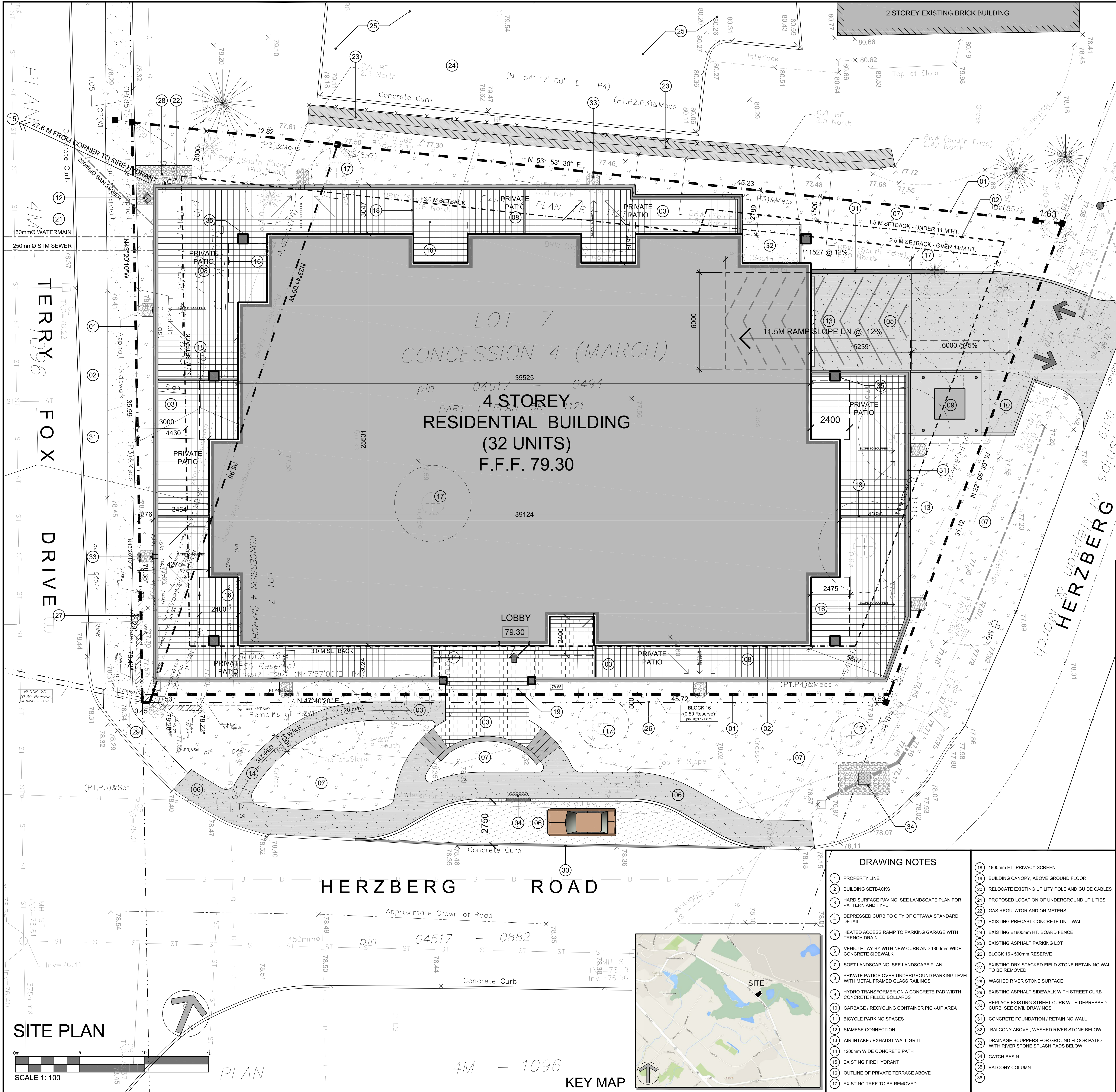




PROJECT INFORMATION

ZONING BY-LAW 2008-250 RSC (1866) H25 & IPI(1549)

SITE AREA	1,698.66 sq. m. 18,284 sq. ft.
GRADE (GEODETIC ELEVATION)	78.03 m.
BUILDING HEIGHT	25.0 m.
AMENITY AREA PER DWELLING UNIT	6.0 sq. m.
LANDSCAPE AREA	30%
FRONT YARD SETBACK	3.0 M
CORNER YARD SETBACK	3.0 M
REAR YARD SETBACK	3.0 M
INTERIOR SIDE YARD SETBACK (VARIES)	1.5, 2.5 & 6.0 M

PROJECT STATISTICS

AMENITY SPACE	PRIVATE BALCONY = 568.0 sq. m. COMMUNAL INTERIOR = 37.1 sq. m. EXTERIOR AT GRADE = 0.0 sq. m. TOTAL = 605.1 sq. m.
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SITE COVERAGE	BUILDING FOOTPRINT = 54.4% 914.0 sq. m. DRIVING SURFACE = 4.7% 80.1 sq. m. LANDSCAPE AREA = 40.9% 686.6 sq. m. TOTAL = 100.0% 1,680.7 sq. m.
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GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)	1,423 sq. m. 15,312 sq. ft.
PARKING LEVEL - P1	605.73 sq. m. 6,520 sq. ft.
GROUND FLOOR	3 x 780.4 sq. m. 2,341.2 sq. m. 25,200 sq. ft.
2nd - 4th FLOOR	3 x 780.4 sq. m. 2,341.2 sq. m. 25,200 sq. ft.
TOTAL AREA ABOVE GRADE	2,946.9 sq. m. 31,720 sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT	15
2 BEDROOM UNIT	17
TOTAL	32

CAR PARKING

REQUIRED	
RESIDENCE	- 1.0 PER UNIT (32 UNITS)
VISITOR	- 0.2 PER UNIT (32 UNITS)
TOTAL	38

PROVIDED	
RESIDENCE	- 1.05 PER UNIT (32 UNITS)
VISITOR	- 0.065 PER DWELLING UNIT
TOTAL	39

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT (32 UNITS)
PROVIDED	
INTERIOR	14
EXTERIOR	2

PROJECT DEVELOPER

280 Herzberg Development Corp.
118 Iber Road, Ottawa, ON, K2S 1E9
Tel. 613-836-3070
Fax. 613-836-3065

LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF BLOCK 3
REGISTERED PLAN 4M-1096 and
PART OF LOT 7
CONCESSION 4
Geographic Township of March
CITY OF OTTAWA

SURVEYOR

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Ontario Land Surveyors
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PLANNER

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LANDSCAPE ARCHITECT

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CIVIL ENGINEER

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Email: alobert@DSEL.ca

SITE PLAN SYMBOLS

	CONCRETE UNIT PAVERS SURFACE
	PROPOSED CONCRETE SURFACE
	EXISTING CONCRETE CITY SIDEWALK
	WASHED RIVER STONE SURFACE
	ASPHALT DRIVING SURFACE
	SOFT LANDSCAPING
	BIKE RACK
	TWO WAY VEHICLE CIRCULATION
	MAIN ENTRANCE
	UNIT BALCONY DOOR / FIRE EXIT
	PROPERTY LINE
	ZONING SETBACKS
	AIR INTAKE / EXHAUST WALL GRILL
	EXISTING TREE TO BE REMOVED

DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB TO CITY OF OTTAWA STANDARD DETAIL
- HEATED ACCESS RAMP TO PARKING GARAGE WITH TRENCH DRAIN
- VEHICLE LAY-BY WITH NEW CURB AND 1800mm WIDE CONCRETE FILLED BOLLARDS
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- PRIVATE PATIOS OVER UNDERGROUND PARKING LEVEL WITH METAL FRAMED GLASS RAILINGS
- HYDRO TRANSFORMER ON A CONCRETE PAD WITH CONCRETE FILLED BOLLARDS
- GARBAGE / RECYCLING CONTAINER PICK-UP AREA
- BICYCLE PARKING SPACES
- SIAMSESE CONNECTION
- AIR INTAKE / EXHAUST WALL GRILL
- 1200mm WIDE CONCRETE PATH
- EXISTING FIRE HYDRANT
- OUTLINE OF PRIVATE TERRACE ABOVE
- EXISTING TREE TO BE REMOVED
- 1800mm HT. PRIVACY SCREEN
- BUILDING CANOPY, ABOVE GROUND FLOOR
- RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
- PROPOSED LOCATION OF UNDERGROUND UTILITIES
- GAS REGULATOR AND OR METERS
- EXISTING PRECAST CONCRETE UNIT WALL
- EXISTING 1800mm HT. BOARD FENCE
- EXISTING ASPHALT PARKING LOT
- BLOCK 16 - 500mm RESERVE
- EXISTING DRY STACKED FIELD STONE RETAINING WALL TO BE REMOVED
- WASHED RIVER STONE SURFACE
- EXISTING ASPHALT SIDEWALK WITH STREET CURB
- REPLACE EXISTING STREET CURB WITH DEPRESSED CURB, SEE CIVIL DRAWINGS
- CONCRETE FOUNDATION / RETAINING WALL
- BALCONY ABOVE, WASHED RIVER STONE BELOW
- DRAINAGE SCUPPERS FOR GROUND FLOOR PATIO WITH RIVER STONE SPLASH PADS BELOW
- CATCH BASIN
- BALCONY COLUMN

MECHANICAL / ELECTRICAL ENGINEER

Smith + Anderson
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STRUCTURAL ENGINEER

TO BE NAMED



SITE PLAN



SCALE 1: 100

KEY MAP