



DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- HARD SURFACE PAVING. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB TO CITY OF OTTAWA STANDARD DETAIL
- REMOVE EXISTING DEPRESSED CURB WITH BARRIER CURB & SIDEWALK. SEE CIVIL DRAWINGS
- EXISTING STREET CURB AND SIDEWALK
- SOFT LANDSCAPING. SEE LANDSCAPE PLAN
- ASPHALT DRIVING SURFACE / PARKING LOT WITH 150 HT. CURB
- GARBAGE / RECYCLING SHED
- EXISTING FIRE HYDRANT
- OUTLINE OF PRIVATE TERRACE ABOVE
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- BUILDING ABOVE
- STRUCTURAL SUPPORT FOR BUILDING ABOVE
- WINDOW WELL WITH RETAINING WALL
- SURFACE PARKING SPACE 2.6 X 5.2 M
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE REMOVED
- EXISTING WOOD FRAMED STEPS, PORCH & BALCONY TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- 1800mm HT. SOLID WOOD PRIVACY FENCE
- 1800mm HT. PRIVACY SCREEN MOUNTED TO WINDOW WELL
- 1200mm HT. GUARD RAILING MOUNTED TO WINDOW WELL
- PROPOSED SERVICES
- CATCH BASIN
- LOW RETAINING WALL

PROJECT INFORMATION

ZONING BY-LAW 2008-250 R4S [479] & TM14 H(17)

SITE AREA 873.7 sq. m.
9,404 sq. ft.

GRADE (GEODETIC ELEVATION) 70.30 m.
14.5 m.

BUILDING HEIGHT - TM14 H(17) 17.0 m.

AMENITY AREA - 1st 8 UNITS (15m²) 120.0 sq. m.
130.0 sq. ft.

AMENITY AREA - AFTER 8 UNITS (6m²) 30%
3.0 M

LANDSCAPE AREA - R4S [479] 30%
3.0 M

FRONT YARD SETBACK - R4S [479] 1.2 M
1.2 M

INTERIOR YARD SETBACK - R4S [479] 1.2 M
1.2 M

CORNER YARD SETBACK - R4S [479] 1.2 M
1.2 M

REAR YARD SETBACK - R4S [479] 1.2 M
1.2 M

INTERIOR YARD SETBACK - TM14 H(17) 1.2 M
1.2 M

REAR YARD SETBACK - TM14 H(17) 7.5 M
7.5 M

PROJECT STATISTICS

AMENITY SPACE PRIVATE BALCONY = 45.0 sq. m.
COMMUNAL INTERIOR = 47.0 sq. m.
EXTERIOR AT GRADE = 72 + 25 sq. m.
3rd FLOOR EXTERIOR PATIO = 71 sq. m.
TOTAL = 260 sq. m.

SITE COVERAGE BUILDING FOOTPRINT = 42.4% 370.5 sq. m.
DRIVING SURFACE = 27.0% 236.0 sq. m.
GARAGE SHED = 2.7% 24.0 sq. m.
LANDSCAPE AREA = 27.9% 243.2 sq. m.
TOTAL = 100.0% 873.70 sq. m.

GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)

LOWER LEVEL 164.8 sq. m.
1,666 sq. ft.

GROUND FLOOR 345.5 sq. m.
3,722 sq. ft.

2nd FLOOR 405.1 sq. m.
4,360 sq. ft.

3rd FLOOR 319.4 sq. m.
3,438 sq. ft.

4th FLOOR 317.2 sq. m.
3,414 sq. ft.

TOTAL AREA ABOVE GRADE 2,914.5 sq. m.
31,371 sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT 20
2 BEDROOM UNIT 11
TOTAL 31

CAR PARKING

REQUIRED

RESIDENCE - 0.5 PER UNIT (19 UNITS) 10
VISITOR - 0.1 PER UNIT (19 UNITS) 2
TOTAL 12

PROVIDED

RESIDENCE - 0.13 PER UNIT (31 UNITS) 4
VISITOR - 0.1 PER UNIT (18 UNITS) 2
TOTAL 6

BICYCLE PARKING

REQUIRED - 0.5 PER UNIT (31 UNITS) 16

PROVIDED INTERIOR 22

LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT
Part 1 Plan of
Part of Lots 2 and 3
East Kent Street
REGISTERED PLAN 30
CITY OF OTTAWA

PROPERTY OWNER
CHSS International Investment
1827 Woodward Drive, Su. 310,
Ottawa, ON, K2C 0P9

PROJECT BUILDER

Roca Homes
24 George Street West,
Ottawa, ON, K1S 3J2
Tel.: (613) 422.3737 Cell: (613) 851-7823
Fax: (613) 422.6837
E-Mail: Roberto@rocahomes.ca

CIVIL ENGINEER

D.B. Gray Engineering Inc.
700 Long Point Circle
Ottawa, ON, K1T 4E9
Tel.: (613) 254-9644
E-Mail: dbgray@rogers.com

HERITAGE PLANNER

Robertson Martin Architects
216 Pretoria Avenue
Ottawa, ON, K1S 1X2
Tel.: (613) 567-1361
Fax: (613) 567-9462
E-Mail: rm@robertsonmartin.com

SURVEYOR

Farley, Smith & Denis Surveying Ltd.
Ontario Land Surveyors
190 Colonnade Road,
Ottawa, Ontario K2E 7J5
Tel.: (613) 727-8226
Fax: (613) 727-1826
E-Mail: radenis@bellnet.ca

URBAN PLANNER

FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel.: (613) 730-5709
Fax: (613) 730-1136
E-Mail: @fotenn.com

NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULE.

INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.

INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.

DETAIL NUMBER

TITLE

SCALE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

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

EXISTING TREE TO BE REMOVED

1 SITE PLAN

SCALE = 1/100

0m 2.5 5 7.5 10

SCALE 1:100

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM) LOT DATE: Friday, December 15, 2017

PLOT SCALE: 1:1

PEN STYLE: 0-RLA-MASTER-100%.ctb

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