



KEY MAP

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 CURBS & SIDEWALK. SEE CIVIL DRAWINGS
- EXISTING STREET CURB AND SIDEWALK
- SOFT LANDSCAPING. SEE LANDSCAPE PLAN
- ASPHALT DRIVING SURFACE / PARKING LOT WITH 150 HT. CURB
- GARAGE ROOM
- 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
- OUTLINE OF ROOF TOP ACCESS
- EXISTING TREE TO BE PRESERVED
- PROPOSED SERVICES
- CATCH BASIN
- LOW RETAINING WALL
- EXISTING STREET SIGNAGE
- EXISTING PARKING METER. TO BE REMOVED AND REPLACED BY CITY OF OTTAWA
- EXISTING UTILITY POLE. REMOVED LINES AS REQUIRED
- 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT
- HYDRO TRANSFORMER AND EQUIPMENT
- SIAMESE CONNECTION

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.
138.0 sq. m.

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 | = | 10.2 sq. m. |
| COMMUNAL INTERIOR | = | 47.7 sq. m. |
| EXTERIOR AT GRADE | = | 100.0 sq. m. |
| 5th FLOOR EXTERIOR PATIO | = | 102.0 sq. m. |
| TOTAL | = | 259.9 sq. m. |

SITE COVERAGE

| | | | |
|--------------------|---|--------|--------------|
| BUILDING FOOTPRINT | = | 50.9% | 445.1 sq. m. |
| DRIVING SURFACE | = | 26.2% | 228.8 sq. m. |
| LANDSCAPE AREA | = | 22.9% | 199.8 sq. m. |
| TOTAL | = | 100.0% | 873.7 sq. m. |

GROSS BUILDING FLOOR AREA
(OTTAWA ZONING DEFINITION)

| | |
|-------------------------------|----------------|
| LOWER LEVEL | 164.9 sq. m. |
| GROUND FLOOR | 1,775 sq. ft. |
| 2nd FLOOR | 303.8 sq. m. |
| 3rd FLOOR | 3,279 sq. ft. |
| 4th FLOOR | 406.0 sq. m. |
| 5th FLOOR | 4,370 sq. ft. |
| 6th FLOOR | 317.4 sq. m. |
| 7th FLOOR | 3,416 sq. ft. |
| 8th FLOOR | 317.4 sq. m. |
| 9th FLOOR | 3,416 sq. ft. |
| TOTAL AREA ABOVE GRADE | 1,509.4 sq. m. |
| | 16,247 sq. ft. |

UNIT STATISTICS

| | |
|----------------|----|
| STUDIO | 5 |
| 1 BEDROOM UNIT | 20 |
| 2 BEDROOM UNIT | 6 |
| 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 | - 0.21 PER UNIT (19 UNITS) | 4 |
| VISITOR | - 0.1 PER UNIT (19 UNITS) | 2 |
| TOTAL | | 6 |

BICYCLE PARKING

REQUIRED - 0.5 PER UNIT (31 UNITS) 16

PROVIDED INTERIOR 31

LEGAL DESCRIPTION

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

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

LANDSCAPE ARCHITECT

Novatech Eng. Consultants Limited
200 - 240 Michael Cowpland Drive
Ottawa, Ontario, K2M 1P6
Tel: (613) 254-9643
Fax: (613) 254-5867
E-Mail: r.james@novatech-eng.com

CIVIL ENGINEER

D.B. Gray Engineering Inc.
700 Long Point Circle
Ottawa, ON, K1T 4E9
Tel.: (613) 425-8044
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

PROJECT BUILDER

Roca Homes
24 George Street West,
Ottawa, ON, K1S 3J2
Tel.: (613) 422-3737 Cell: (613) 851-7823
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E-Mail: Roberto@rocahomes.ca

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
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E-Mail: mcelligott@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

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: Tuesday, August 14, 2018

PLOT SCALE: 1:1

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

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Plan No.: #16789

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