



KEY MAP

- ### DRAWING NOTES
- PROPERTY LINE
  - BUILDING SETBACKS
  - HARD SURFACE PAVING. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
  - EXISTING DEPRESSED CURB AND SIDEWALK TO BE REPLACED WITH BARRIER CURB AND 2.0 M WIDE SIDEWALK TO CITY STANDARD
  - TREE WITH GRATE - SEE LANDSCAPE PLAN
  - EXISTING SHARED ENTRY DRIVEWAY TO REMAIN
  - STORM WATER TANK - SEE CIVIL PLAN
  - EXTERIOR BICYCLE PARKING SPACES WITH RACK
  - SIAMSESE CONNECTION
  - HYDRO EXHAUST GRILL
  - EXISTING FIRE HYDRANT
  - OUTLINE OF BUILDING ABOVE
  - EXISTING UTILITY POLE
  - PROPOSED LOCATION OF UNDERGROUND UTILITIES
  - GAS REGULATOR / METER EQUIPMENT AREA
  - EXISTING HYDRO / UTILITY LINES TO BE ADJUSTED
  - EXISTING CONCRETE SIDEWALK WITH STREET CURB
  - EXISTING UTILITY POLE TO BE RELOCATED
  - EXISTING ASPHALT PARKING / LOADING AREA
  - EXISTING 1 STOREY CONCRETE BLOCK GARAGE TO BE REMOVED. REPAIR ASPHALT AS REQUIRED
  - EXISTING DEPRESSED CURB AND WALK
  - EXISTING PARKING SPACE
  - EXISTING UTILITY BOX
  - EXISTING GAS EQUIPMENT TO BE RELOCATED
  - REMOVE EXISTING 1 STOREY COMMERCIAL BUILDING

- ### SITE PLAN SYMBOLS
- CONCRETE UNIT PAVERS SURFACE
  - ASPHALT SURFACE
  - NEW CITY SIDEWALK
  - EXISTING CONCRETE SIDEWALK
  - BICYCLE PARKING SPACE
  - TWO WAY VEHICLE CIRCULATION
  - MAIN ENTRANCE
  - COMMERCIAL DOOR / FIRE EXIT
  - PROPERTY LINE
  - ZONING SETBACKS

### PROJECT INFORMATION

ZONING: Zoning By-Law 2017-113 TM [86] / R4T

SITE AREA: 1,187.3 sq. m. (12,780 sq. ft.)

BUILDING HEIGHT (TM): 20.0 m

FRONT SIDE YARD SETBACK ABOVE 4th: +2.0 m

INTERIOR SIDE YARD SETBACK - EAST ONLY (TM): 3.0 m

REAR YARD SETBACK (TM): 7.5 m

AMENITY SPACE (6.0M X 40 UNITS): 240 sq. m.

FRONT SIDE YARD SETBACK (R4): 3.0 m

INTERIOR SIDE YARD SETBACK (R4) - TOTAL 1.6 m: 0.9 m

### PROJECT STATISTICS

BUILDING HEIGHT: 22.0 M

AMENITY SPACE: 2nd FLOOR PRIVATE PATIOS = 134.4 sq. m.

COMMUNAL INTERIOR ROOF TOP = 53.0 sq. m.

COMMUNAL EXTERIOR ROOF TOP = 179.5 sq. m.

TOTAL = 369.9 sq. m.

### BUILDING STATISTICS

#### GROSS BUILDING - AREAS (CITY OF OTTAWA'S DEFINITION)

BASEMENT LEVEL	0.0 sq. m.
GROUND FLOOR	484.4 sq. m.
TYPICAL FLOORS (2 - 5)	4 x 445.6 sq. m. = 1,782.2 sq. m.
6th FLOOR	417.2 sq. m.
MECHANICAL / AMENITY LEVEL	0.0 sq. m.
TOTAL AREA ABOVE GRADE	2,683.8 sq. m.
EXISTING DWELLING - 75 NORMAN	200.0 sq. m.
EXISTING DWELLING - 75 NORMAN	2,153.8 sq. m.

### UNIT STATISTICS

1 BEDROOM UNIT	15
1 BEDROOM + STUDY UNIT	25
TOTAL	40
COMMERCIAL AREA	484.4 sq. m.
EXISTING DWELLING - 75 NORMAN	5,214 sq. ft.

### CAR PARKING

REQUIRED	
RESIDENCE - AREA 'Z' - NON REQUIRED	0
VISITOR - 0.1 PER UNIT AFTER 12 UNITS	3
COMMERCIAL RETAIL - AREA 'Z' - NON REQUIRED	0
75 NORMAN STREET - AREA 'Z' - NON REQUIRED	0
TOTAL	4
PROVIDED	
RESIDENCE	0
VISITOR	0
COMMERCIAL RETAIL	0
75 NORMAN STREET	5
TOTAL	5

### BICYCLE PARKING

REQUIRED	
RESIDENCE - 0.5 PER UNIT (40 UNITS)	20
COMMERCIAL - 1 per 250 m <sup>2</sup> of gla	2
TOTAL	20
PROVIDED	
BASEMENT LEVEL	40
AT GRADE	4
TOTAL	44

### LOT COVERAGE

PAVED SURFACE =	196.5 sq. m.	16.5%
BUILDING FOOTPRINT =	823.75 sq. m.	69.4%
LANDSCAPE OPEN SPACE =	176.05 sq. m.	14.1%
TOTAL =	1,187.3 sq. m.	100.0%

### CIVIL ENGINEER

**David Schaeffer Engineering Ltd.**  
120 Iber Road, Unit 203  
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### LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of  
LOTS 43, 47 AND 48  
AND PART OF LOT 46  
REGISTERED PLAN 194250  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

### LANDSCAPE ARCHITECT

**James B. Lennox & Associates Inc.**  
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### PROJECT DEVELOPER

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### GEOTECHNICAL ENGINEER

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### SURVEYOR

**Annis O'Sullivan Vollebakk Ltd.**  
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### URBAN PLANNER

**FoTenn Consultants Inc.**  
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ARCHITECT: **THE PROPERTIES GROUP**  
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ARCHITECT: **rla/architecture**  
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PROJECT TITLE: **70 BEECH STREET**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: RV	CHECKED: M.L.
SCALE: 1:125	SHEET No.
PROJECT No: 1724	<b>SP-1</b>