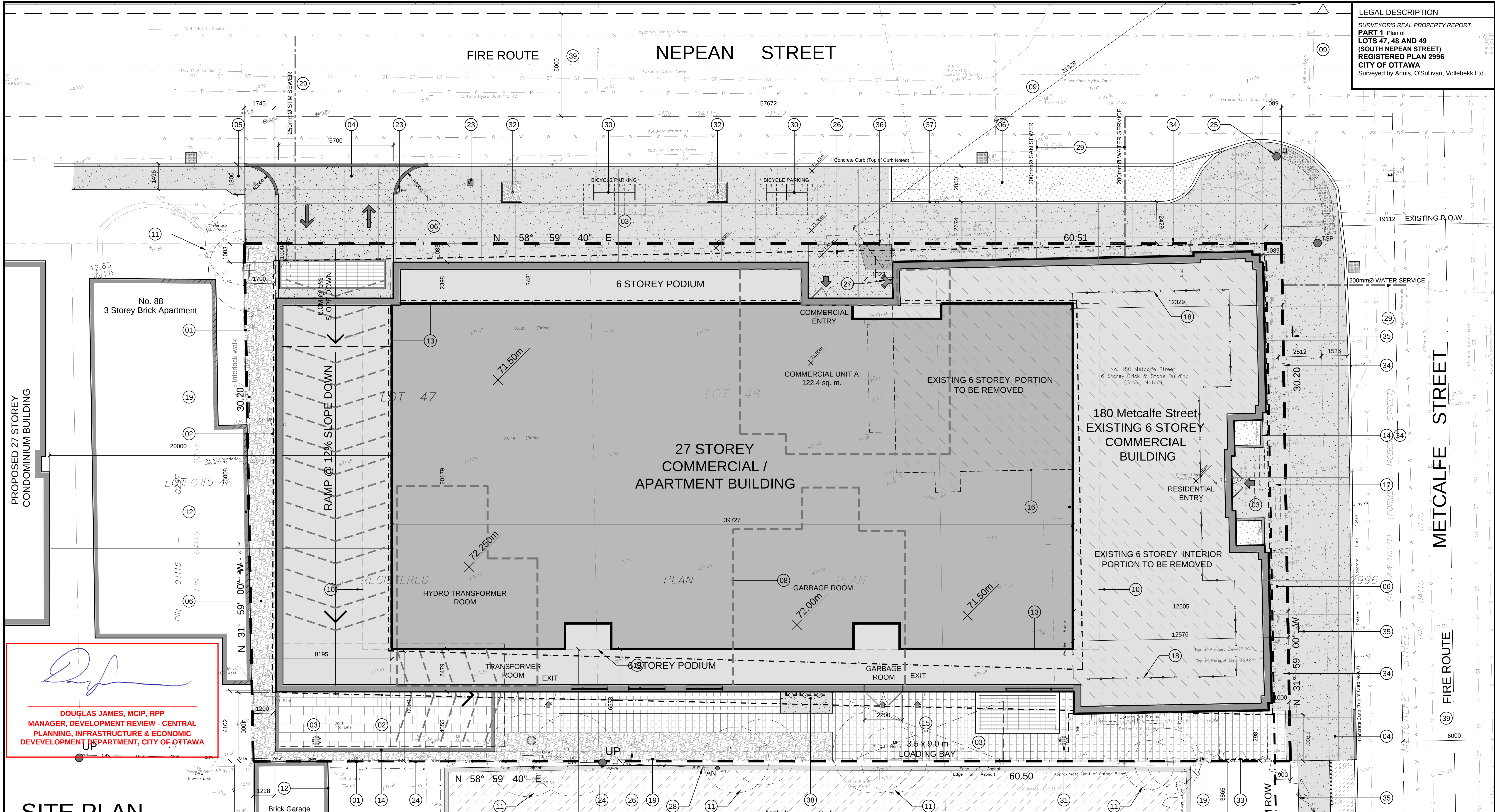




LEGAL DESCRIPTION
SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOTS 47, 48 AND 49
(SOUTH NEPEAN STREET)
REGISTERED PLAN 2996
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.
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- NOTATION SYMBOLS:**
- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 - (00) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
 - (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
 - (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
 - (00) - DETAIL NUMBER
 - (00) - TITLE
 - (00) - DETAIL REFERENCE PAGE
 - (00) - DETAIL CROSS REFERENCE PAGE

- GENERAL NOTES:**
- (A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
 - (B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 SERIES.
 - (C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
 - (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
 - (E) ALL EXTERIOR WALLS ARE TO BE TYPE "W1" UNLESS NOTED OTHER WISE.
 - (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE "P1" UNLESS NOTED OTHER WISE.

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SITE PLAN
0m 2.5 5 7.5 10
SCALE 1:100
APPROVED
By Jamesdo at 2:37 pm, Jun 14, 2019



- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS, SEE SCHEDULE 345
 - HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
 - DEPRESSED CURB TO CITY OF OTTAWA STANDARD DETAIL
 - REPLACE EXISTING CONCRETE STREET CURB AND SIDEWALK TO CITY STANDARDS
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - REPLACE ASPHALT BOULEVARD WITH SOFT LANDSCAPING
 - GARBAGE ROOM
 - EXISTING PRIVATE TERRACE ABOVE
 - EXISTING TREE TO BE REMOVED
 - EXISTING BUILDINGS ON ADJACENT PROPERTY
 - OUTLINE OF TOWER ABOVE
 - LOW PLANTER / RETAINING WALL
 - LOADING SPACE 3.5 x 9.0 M
 - OUTLINE OF EXISTING BUILDING
 - EXISTING CONCRETE ENTRY STEPS TO BE REMOVED
 - 7th FLOOR ROOF TERRACE
 - EXISTING FENCE TO BE REMOVED
 - EXISTING TREE TO BE PRESERVED
 - PROPOSED SERVICES
 - CATCH BASIN
 - EXISTING PARKING METER, TO BE RELOCATED BY CITY OF OTTAWA
 - EXISTING UTILITY POLE AND LINES TO BE REMOVED AS REQUIRED
 - EXISTING UTILITY POLE TO REMAIN

- DRAWING NOTES (Continued)**
- OUTLINE OF UNDERGROUND PARKING LEVEL
 - SIAMENSE CONNECTION
 - EXISTING UTILITY POLE GUIDE WIRE TO BE REMOVED
 - PROPOSED BUILDING SERVICES, SEE CIVIL
 - BICYCLE RACK, SEE LANDSCAPE
 - DECK DRAIN, SEE CIVIL
 - PLANTER WITH TREE
 - REMOVE 1 STOREY ADDITION
 - REMOVE EXISTING METAL GUARD RAILING AND CONCRETE WINDOW WELL
 - EXISTING BOLLARD STYLE BIKE RACK
 - RAISED ENTRANCE WALK WITH DEPRESS AREA 1.10 SLOPE, TO CONFORM TO OBC 3.8.3.2 (7)
 - 150mm WIDE FLUSH CONCRETE CURB EDGER
 - GAS EQUIPMENT / BLOW OFF STATION
 - 6.0m WIDE FIRE ACCESS ROUTE ON CITY STREET

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - PROPOSED CONCRETE SURFACE
 - EXISTING HERITAGE BUILDING
 - ASPHALT SURFACE
 - RIVER STONE
 - BIKE RACK
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - UNIT BALCONY DOOR / FIRE EXIT
 - PROPERTY LINE
 - ZONING SETBACKS
 - EXISTING TREE TO BE REMOVED
 - DECK DRAIN

PROJECT INFORMATION

ZONING	R58(2264) Schedule 345
SITE AREA	1,826.82 sq. m. (19,664 sq. ft.)
BUILDING HEIGHT	As Per COA Decisions D08-02-18/A-00395
FRONT YARD SETBACK	1.0 M
CORNER SIDE YARD SETBACK	0.0 M
INTERIOR YARD SETBACK	2.7 M
REAR YARD SETBACK	1.2 M
LANDSCAPE AREA	11.8%

PROJECT STATISTICS

BUILDING HEIGHT	84.5 M
FRONT YARD SETBACK (EXISTING)	1.0 M
CORNER SIDE YARD SETBACK	1.5 M
INTERIOR YARD SETBACK	2.7 M
REAR YARD SETBACK	1.2 M

AMENITY SPACE

PRIVATE BALCONIES	940.0 sq. m.
COMMUNAL INTERNAL AMENITY - 1st LEVEL	219.3 sq. m.
COMMUNAL INTERNAL AMENITY - 1st LEVEL	200.0 sq. m.
COMMUNAL EXTERIOR PATIO - 7th LEVEL	193.5 sq. m.
COMMUNAL EXTERIOR AMENITY - 7th LEVEL	90.4 sq. m.
COMMUNAL ROOF TOP PATIO	110.5 sq. m.
AT GRADE INTERIOR SIDE YARD	128.0 sq. m.
TOTAL	1,881.7 sq. m.
TOTAL COMMUNAL	941.7 sq. m.

REQUIRED - 6.0M PER UNIT (303) =
REQUIRED COMMUNAL @ 50% = 909 sq. m.

BUILDING STATISTICS

GROSS BUILDING - AREAS	
(CITY OF OTTAWA DEFINITION)	0.0 sq. m.
PARKING LEVEL - P1 & TYPICAL	0 sq. ft.
GROUND FLOOR	490.2 sq. m.
2nd FLOOR	903.8 sq. m.
3rd to 6th FLOOR	4,406 sq. m.
7th FLOOR	450.5 sq. m.
8th to 27th FLOOR	12,854 sq. m.
MECHANICAL PENTHOUSE	0.0 sq. m.
TOTAL AREA	19,104.3 sq. m.
LANDSCAPE AREA	205,636 sq. ft.

UNIT STATISTICS

SUITES	31
1 BEDROOM	121
1 BEDROOM + STUDY	81
2 BEDROOM UNIT	70
TOTAL	203
COMMERCIAL RETAIL	122.4 sq. m.
CAR PARKING	1,317.5 sq. ft.

REQUIRED

RESIDENCE	- 0.5 PER UNIT (303 UNITS)	146
VISITOR	- 0.1 PER UNIT (AFTER 12 UNITS)	29
COMMERCIAL RETAIL	- COMBINED WITH VISITOR	0
TOTAL		175
RESIDENCE	- 0.50 PER UNIT (303 UNITS)	159
VISITOR	- 0.1 PER UNIT (AFTER 12 UNITS)	29
COMMERCIAL RETAIL	- COMBINED WITH VISITOR	0
TOTAL		188

BICYCLE PARKING

REQUIRED	RESIDENCE - 0.5 PER UNIT (303 UNITS)	152
COMMERCIAL	- 1.0 PER 250m ² OF G.F.A.	0
TOTAL		152
PROVIDED	INTERIOR	201
EXTERIOR (ON CITY LAND)		12
TOTAL		201

LANDSCAPE OPEN AREA

BUILDING FOOTPRINT =	1,442.04 sq. m.	78.97%
DRIVING SURFACE =	168.06 sq. m.	9.18%
LANDSCAPE SURFACE =	216.72 sq. m.	11.85%
TOTAL =	1,826.82 sq. m.	100.00%

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PROJECT TITLE:
180 METCALFE STREET

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RV CHECKED: J.S.
SCALE: 1:100 SHEET No.
PROJECT No: 1808 **SP-1**