



- ### DRAWING NOTES
- PROPERTY LINE
 - PROPOSED ROAD WIDENING
 - DEPRESSED CURB / SIDEWALK AT DRIVEWAY
 - REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS
 - ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
 - BICYCLE PARKING SPACE
 - EXISTING FIRE HYDRANT
 - SHORT TERM LAY-BY PARKING
 - OUTLINE OF UNDERGROUND PARKING LEVEL
 - EXISTING RETAINING WALL
 - AIR INTAKE / EXHAUST GRILL
 - EXISTING TREE AREA TO REMAIN
 - EXISTING FENCE CHAIN LINK / BOARD
 - EXISTING TREE TO BE REMOVED
 - CONCRETE RETAINING WALL
 - SOFT LANDSCAPING
 - OUTLINE OF BUILDING ABOVE
 - BALCONY ABOVE
 - EXISTING BUILDING TO BE REMOVED
 - NATURAL GAS EQUIPMENT
 - STORM WATER TANK - SEE CIVIL PLAN
 - SIAMSESE CONNECTION
 - EXISTING CHAIN LINK FENCE TO BE REMOVED
 - EXISTING UTILITY STREET LIGHT / TRAFFIC POLE
 - EXISTING STONE WALL TO BE REFURBISHED
 - 4.0 METRE WIDE FIRE ROUTE
 - HARD SURFACE WALKWAY
 - RIVER STONE SPILLWAY
 - SEASONAL SNOW STORAGE
 - EXISTING UTILITY EQUIPMENT TO BE REMOVED
 - PODIUM LEVEL EXTERIOR AMENITY AREA
 - INTERIOR GARBAGE ROOM
 - PROPOSED BUILDING SERVICES. SEE CIVIL
 - RIVER ROCK SWALE. SEE CIVIL

PROJECT INFORMATION

Zoning: Zoning By-Law 2008-250 R3K1631 AM10(2199)

SITE AREA: 4,881.7 sq. m. (62,540 sq. ft.)

BUILDING HEIGHT - AM10: 30.0 m

BUILDING HEIGHT - R3K: 10.0 m

YARD SETBACK (ALL) - R3K: 0.0 m

FRONT YARD SETBACK - R3K: 6.0 m

INTERIOR YARD SETBACK - R3K - NORTH SIDE: 1.4 m

INTERIOR YARD SETBACK - R3K - SOUTH SIDE: 6.0 m

REAR YARD SETBACK - R3K: 0.2 per unit

PARKING AREA 'C': 1.2 per unit

VISITOR PARKING AREA 'C': 0.2 per unit

COMMERCIAL PARKING - RESTAURANT: 10 per 100m² of GFA

BICYCLE PARKING: 0.5 per unit

BICYCLE PARKING - COMMERCIAL: 1 per 250m² of GFA

AMENITY SPACE: 6.0 m² per unit

PROJECT STATISTICS

BUILDING HEIGHT: 88.0 m

BUILDING HEIGHT - STOREYS: 28

AVERAGE MEAN GRADE (GEO. ELEV.): 99.20

FRONT YARD SETBACK: 3.4 m

CORNER SIDE YARD SETBACK: 4.8 m

INTERIOR YARD SETBACK: 0.5 m

REAR YARD SETBACK: 11.0 m

GROSS BUILDING - AREAS

(GTY OF OTTAWA ZONING AREA)

PARKING LEVEL: 0.0 sq. m. (0.00 sq. ft.)

GROUND FLOOR: 614.8 sq. m. (6,619 sq. ft.)

2nd to 4th FLOOR: 3 x 988.9 sq. m. 2,966.6 sq. m. (31,932 sq. ft.)

5th to 22nd FLOOR: 18 x 628.95 sq. m. 11,321.2 sq. m. (121,880 sq. ft.)

23rd FLOOR: 548.9 sq. m. (5,887 sq. ft.)

24th to 26th FLOOR: 3 x 548.1 sq. m. 1,644.4 sq. m. (17,700 sq. ft.)

MECHANICAL LEVEL: 0.0 sq. m. (0.00 sq. ft.)

TOTAL AREA: 17,093.9 sq. m. (183,097 sq. ft.)

TOWER FOOTPRINT: 793.48 sq. m. (8,541 sq. ft.)

UNIT STATISTICS

ONE BEDROOM UNIT: 87

TWO BEDROOM + DEN UNIT: 36

TWO BEDROOM UNIT: 69

TWO BEDROOM + DEN UNIT: 61

TOTAL: 254

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE: -1.2 PER UNIT 305

VISITOR: -0.2 PER UNIT 51

COMMERCIAL RESTAURANT: -10 PER 100m² GFA 61

TOTAL: 417

PROVIDED

RESIDENCE: -0.7 PER UNIT 177

VISITOR: -0.2 PER UNIT 51

COMMERCIAL RESTAURANT: -10 PER 100m² GFA 61

TOTAL: 289

BICYCLE PARKING

REQUIRED

RESIDENCE: -0.5 PER UNIT 127

COMMERCIAL RESTAURANT: -1 PER 250m² GFA 2

TOTAL: 129

PROVIDED

PARKING LEVEL: -1.0 PER UNIT 254

EXTERIOR AT GRADE: 10

TOTAL: 264

- ### SITE PLAN SYMBOLS
- CONCRETE UNIT PAVERS SURFACE
 - CONCRETE WALK
 - ASPHALT DRIVEWAY
 - SOFT LANDSCAPING
 - BIKE RACK
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - COMMERCIAL DOOR / FIRE EXIT
 - PROPERTY LINE
 - CITY STREET LIGHTING

PROJECT DEVELOPER

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CONSTRUCTION MANAGER

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LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 20
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
Prepared by Farley, Smith & Denis Surveying Ltd

URBAN PLANNER

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NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

DETAIL NUMBER

TITLE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

REVISIONS:

| No. | DESCRIPTION | DATE |
|-----|----------------------------------|-------------|
| 1 | REVISED UNIT COUNT | Feb. 14, 23 |
| 2 | ISSUED FOR ROUND 1 SPC RESPONSE | Jan. 13, 23 |
| 3 | ISSUED FOR SPC APPLICATION | Aug. 31, 22 |
| 4 | ISSUED TO CONSULTANT | Aug. 22, 22 |
| 5 | ISSUED FOR CONSULTANT REVIEW | Aug. 08, 22 |
| 6 | ISSUED FOR REVIEW | July 27, 22 |
| 7 | ISSUED FOR UDRP | Sept 10, 21 |
| 8 | ISSUED FOR ZONING AMENDMENT APP. | May 10, 21 |

ARCHITECT'S SEAL

ARCHITECT: **RLA**

ARCHITECTURE: **rla / architecture**

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PROJECT TITLE: **741 BLAIR ROAD / 1649 MONTREAL ROAD**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN EXISTING CONDITIONS**

DRAWN: R.V. CHECKED: R.V.

SCALE: 1:150 SHEET No. **SP-1**

PROJECT No. **2037**

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