



PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	AM102894 9476	SITE AREA	0.488 ha, 4,881.7 sq. m, (52,540) sq. ft.
BUILDING HEIGHT	81.5m	REQUIRED	25 STOREYS / 78.0m
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 98.62	PROVIDED	(GEO. ELEV.) 98.62
FRONT YARD SETBACK	2.1m		2.9m
CORNER SIDE YARD SETBACK	5.5m		5.7m
INTERIOR YARD SETBACK	11.0m		0.5m
REAR YARD SETBACK	0.5m		19.3m
AMENITY AREA - TOTAL PER UNIT	6.0m²		2,540m²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m²		800m²
VEHICLE PARKING - RESIDENTIAL AREA C (0.7 per unit)	170		178
VEHICLE PARKING - VISITOR ONLY - AREA C (0.2 per unit)	50		50
VEHICLE PARKING - COMM. RETAIL / PERSONAL SERVICE (3.4 per 100m² of GFA)	16		16
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	126		190
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA	3		6
ASIS & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m		6.0m

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:

- (N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (D) INDICATES ASSEMBLY TYPE, REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (W) INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON AR30 SERIES.
- (DO) INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON AR30 SERIES.
- (#) - DETAIL NUMBER
- (T) - TITLE
- (R) - REVISION
- (REF) - DETAIL REFERENCE PAGE
- (XREF) - DETAIL CROSS REFERENCE PAGE

DRAWING NOTES

- PROPERTY LINE
- PROPOSED ROW (ROAD / INTERSECTION WIDENING)
- CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH 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 PARKING
- OUTLINE OF UNDERGROUND PARKING LEVEL
- EXISTING RETAINING WALL
- AIR INTAKE / EXHAUST GRILL
- EXISTING TREED AREA TO REMAIN, CLEAN AND MAKE SAFE.
- EXISTING FENCE CHAIN LINK / BOARD
- EXISTING TREE TO BE REMOVED
- CONCRETE RETAINING WALL WITH GUARD RAILING AS REQUIRED, HEIGHT VARIES
- SOFT LANDSCAPING
- OUTLINE OF BUILDING ABOVE
- BALCONY ABOVE
- PARKING GARAGE ACCESS WITH TRENCH DRAIN
- NATURAL GAS EQUIPMENT
- STORM WATER TANK (CISTERN) IN PARKING GARAGE
- SIAMASE CONNECTION
- EXISTING CHAIN LINK / BOARD FENCE TO BE REMOVED
- EXISTING UTILITY / STREET LIGHT / TRAFFIC POLE
- EXISTING STONE WALL TO REMAIN
- 6.0 METRE WIDE FIRE ROUTE
- HARD SURFACE WALKWAY
- RIVER STONE EDGED / SPILLWAY
- SEASONAL SNOW STORAGE
- EXISTING UTILITY EQUIPMENT REMOVED AS REQUIRED
- AT GRADE EXTERIOR AMENITY AREA
- ENTRY TO SERVICE CORRIDOR
- PROPOSED BUILDING SERVICES, SEE CIVIL
- BIOSWALE, SEE CIVIL
- PAD MOUNTED TRANSFORMER
- REMOVE EXISTING UTILITY / LIGHT POLE
- POPS - 200m² LEISURE AREA
- RELOCATED HYDRO POLE
- NEW CURB LOCATION AS PER CITY OF OTTAWA'S STREET ALIGNMENT PLAN
- 2.1m HT. PRIVACY SCREEN
- REINSTATE 150mm HT. CONCRETE MEDIUM
- TURFSTONE PAVEMENT 100 BY PERMICON UTILITY ACCESS
- RAISED PLANTER
- SCREEN WALL
- PROPOSED EDGE OF CITY SIDEWALK

PROJECT STATISTICS

GROSS BUILDING - AREAS

PARKING LEVEL	0.0 sq. m, 0.00 sq. ft.
GROUND FLOOR	691.8 sq. m, 7,446 sq. ft.
2nd FLOOR	1,040.0 sq. m, 11,194 sq. ft.
3rd & 4th FLOOR	2 x 1,040.0 sq. m, 2 x 11,194 sq. ft.
5th FLOOR	638.45 sq. m, 6,883 sq. ft.
6th to 25th FLOOR	21 x 638.45 sq. m, 13,428.5 sq. m, 144,543 sq. ft.
MECHANICAL LEVEL	21 x 6,883 sq. ft., 0.0 sq. m, 0.00 sq. ft.
TOTAL AREA	17,240.1 sq. m, 185,571 sq. ft.
TOWER FOOTPRINT	804.6 sq. m, 8,661 sq. ft.

UNIT STATISTICS

STUDIO UNIT	0.4%	1
ONE BEDROOM UNIT	18.0%	48
ONE BEDROOM + DEN UNIT	40.1%	101
TWO BEDROOM UNIT	17.0%	43
TWO BEDROOM + DEN UNIT	23.5%	59
TOTAL	100.0%	252
COMMERCIAL AREA		691.8 sq. m, 7,446 sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.7 PER UNIT	176
VISITOR	- 0.2 PER UNIT	50
COMMERCIAL (25% OF GARAGE)	- 3.4 PER 100m² GFA	16
TOTAL		242

PROVIDED

RESIDENCE	- 0.7 PER UNIT	178
VISITOR	- 0.2 PER UNIT	50
COMMERCIAL (25% OF GARAGE)	- 3.4 PER 100m² GFA	16
TOTAL		244

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT	126
COMMERCIAL (25% OF GARAGE)	- 1 PER 250m² GFA	3
TOTAL		129

PROVIDED

PARKING LEVEL	- 1.0 PER UNIT	186
EXTERIOR AT GRADE		10
TOTAL		196

LOT COVERAGE

PAVED SURFACE =	426.5 sq. m, 4.6%
BUILDING FOOTPRINT =	1,769.0 sq. m, 18.6%
LANDSCAPE OPEN SPACE =	2,286.2 sq. m, 24.1%
POPS #1 =	200.0 sq. m, 2.1%
POPS #2 =	200.0 sq. m, 2.1%
TOTAL =	4,881.7 sq. m, 100.0%

AMENITY SPACE

EXTERIOR AT GRADE PATIO =	420.0 sq. m,
EXTERIOR NORTH LAWN =	200.0 sq. m,
1st FLOOR AMENITY ROOM =	180.0 sq. m,
PRIVATE TERRACE (2nd FLOOR) =	300.0 sq. m,
PRIVATE TERRACE (5th FLOOR) =	320.0 sq. m,
PRIVATE TERRACE (23rd FLOOR) =	120.0 sq. m,
PRIVATE BALCONIES =	1,000.0 sq. m,
TOTAL =	2,540.0 sq. m,
TOTAL COMMUNAL =	800.0 sq. m,
REQUIRED - 6.0m² PER UNIT (252) =	1,512.0 sq. m,
REQUIRED COMMUNAL @ 50% =	756.0 sq. m,

SOLID WASTE

GARBAGE	0.110 Y² PER UNIT	28 Y²
RECYCLING - GMP	0.018 Y² PER UNIT	5 Y²
RECYCLING - FIBRE	0.038 Y² PER UNIT	10 Y²
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	5

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- CONCRETE WALK
- BIOSWALE - SEE CIVIL
- UTILITY ACCESS ROAD: TURFSTONE PAVEMENT 100 BY PERMICON
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL / EXIT DOOR
- PROPERTY LINE
- EXTERIOR LIGHTING
- CITY STREET LIGHTING

REVISIONS:

No.	DESCRIPTION	DATE
1	ADDITION SITE PLAN CONTROL REVISIONS	Dec. 06, 24
2	ADDITION SITE PLAN CONTROL REVISIONS	Oct. 31, 24
3	REVISED POPS SIZE AND DESIGN	Oct. 04, 24
4	ISSUED FOR CIVIL REVISIONS	Sept. 11, 24
5	ISSUED FOR GENERAL DESIGN UPDATES	Aug. 15, 24
6	ISSUED FOR GENERAL UPDATES	Oct. 5, 23
7	REVISED UNIT COUNT	Feb. 14, 23
8	ISSUED FOR ROUND 1 SPC RESPONSE	Jan. 13, 23
9	ISSUED FOR SPC APPLICATION	Aug. 31, 22
10	ISSUED TO CONSULTANT	Aug. 22, 22
11	ISSUED FOR CONSULTANT REVIEW	Aug. 08, 22
12	ISSUED FOR REVIEW	July 27, 22
13	ISSUED FOR UDRP	Sept 10, 21
14	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21

ARCHITECT SEAL

NORTH ARROW

CLIENT:

ARCHITECT:

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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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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

