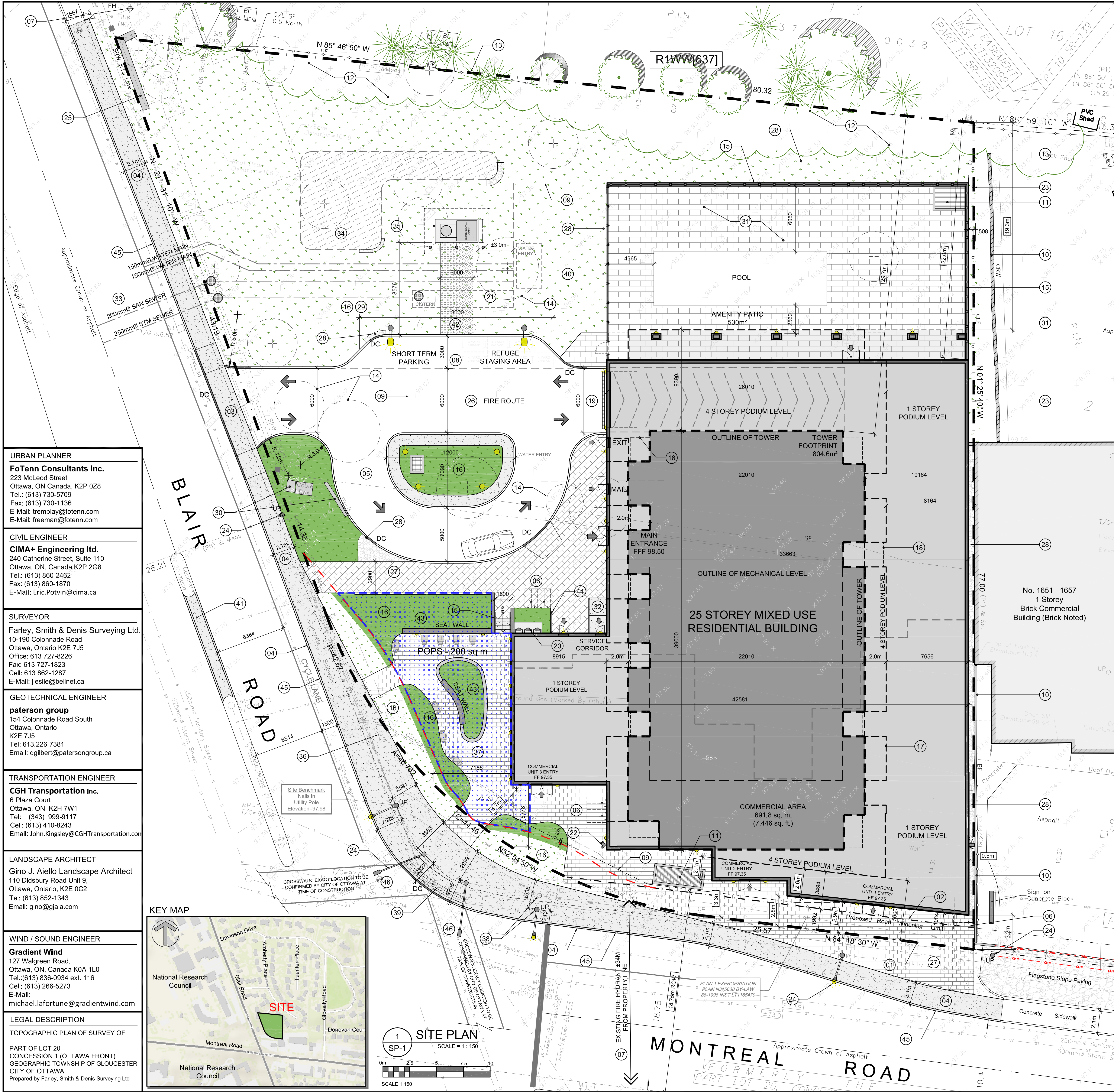




PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	AM10(2894) S476	SITE AREA	0.488 ha.
			4,881.7 sq. m. (92,546) sq. ft.
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	81.5m	25 STOREYS / 76.0m	
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 98.62	(GEO. ELEV.) 98.62	
FRONT YARD SETBACK	2.1m	2.9m	
CORNER SIDE YARD SETBACK	5.5m	5.7m	
INTERIOR YARD SETBACK	0.5m	0.5m	
REAR YARD SETBACK	11.0m	19.3m	
AMENITY AREA - TOTAL PER UNIT - 6.0m²	1,512m²	2,540m²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²	756m²	800m²	
VEHICLE PARKING - RESIDENTIAL AREA C (0.7 per unit)	176	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	130	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA	3	6	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
DRAWING NOTES			
1	PROPERTY LINE		
2	PROPOSED ROW (ROAD / INTERSECTION WIDENING)		
3	CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY		
4	REPLACE EXISTING CURB & SIDEWALK WITH NEW 2.1m MINIMUM WIDE SIDEWALK TO CITY STANDARDS		
5	ASPHALT DRIVE WAY WITH 150 BARRIER CURBS		
6	BICYCLE PARKING SPACE		
7	EXISTING FIRE HYDRANT		
8	SHORT TERM PARKING		
9	OUTLINE OF UNDERGROUND PARKING LEVEL		
10	EXISTING RETAINING WALL		
11	AIR INTAKE / EXHAUST GRILL		
12	EXISTING TREED AREA TO REMAIN, CLEAN AND MAKE SAFE.		
13	EXISTING FENCE CHAIN LINK / BOARD		
14	EXISTING TREE TO BE REMOVED		
15	CONCRETE RETAINING WALL WITH GUARD RAILING AS REQUIRED HEIGHT VARIES		
16	SOFT LANDSCAPING		
17	OUTLINE OF BUILDING ABOVE		
18	BALCONY ABOVE		
19	PARKING GARAGE ACCESS WITH TRENCH DRAIN		
20	NATURAL GAS EQUIPMENT		
21	STORM WATER TANK (CISTERN) IN PARKING GARAGE WITH OVERFLOW / ACCESS MANHOLE		
22	SIAMSE CONNECTION		
23	EXISTING CHAIN LINK / BOARD FENCE TO BE REMOVED		
24	EXISTING UTILITY STREET LIGHT / TRAFFIC POLE		
25	EXISTING STONE WALL TO REMAIN		
26	6.0 METRE WIDE FIRE ROUTE		
27	HARD SURFACE WALKWAY		
28	RIVER STONE EDGED / SPILLWAY		
29	SEASONAL SNOW STORAGE		
30	EXISTING UTILITY EQUIPMENT REMOVED AS REQUIRED AT GRADE EXTERIOR AMENITY AREA		
31	ENTRY TO SERVICE CORRIDOR		
32	PROPOSED BUILDING SERVICES, SEE CIVIL		
33	RAIN GARDEN, SEE CIVIL		
34	PAD MOUNTED TRANSFORMER		
35	REMOVE EXISTING UTILITY / LIGHT POLE		
36	POPS - 200m² LEISURE AREA		
37	RELOCATED HYDRO / UTILITY POLE		
38	DEPRESSED SIDEWALK & TWSI AS PER DETAIL SC7.5		
39	2.1m HT. PRIVACY SCREEN		
40	REINSTATE 150mm HT. CONCRETE MEDIUM		
41	TURFSTONE PAVES 100 BY PERMICON UTILITY ACCESS		
42	RAISED PLANTER		
43	SCREEN WALL		
44	EXISTING STREET CURB LOCATION TO REMAIN		
45	PAINTED LINE CROSSWALK		
PROJECT STATISTICS			
GROSS BUILDING - AREAS (CITY OF OTTAWA ZONING AREA)			
PARKING LEVEL	0.0 sq. m.	0.0 sq. ft.	
GROUND FLOOR	690.0 sq. m.	7,426 sq. ft.	
2nd FLOOR	1,031.0 sq. m.	11,100 sq. ft.	
3rd & 4th FLOOR	2 x 1,031.0 sq. m.	2,062.0 sq. m.	
5th FLOOR	2 x 1,031.0 sq. m.	2,062.0 sq. m.	
6th to 25th FLOOR	20 x 638.0 sq. m.	12,760.0 sq. m.	
MECHANICAL LEVEL	0.0 sq. m.	0.0 sq. ft.	
TOTAL AREA	184,833 sq. ft.	184,833 sq. ft.	
TOWER FOOTPRINT	804.6 sq. m.	8,661 sq. ft.	
UNIT STATISTICS			
STUDIO UNIT	0.4%	1	
ONE BEDROOM UNIT	20.2%	51	
TWO BEDROOM UNIT	30.6%	77	
TWO BEDROOM + DEN UNIT	38.7%	100	
TOTAL	100.0%	252	
COMMERCIAL AREA	690 sq. m.	7,426 sq. ft.	
CAR PARKING			
REQUIRED BY ZONING BY-LAW			
RESIDENCE	- 0.7 PER UNIT	176	
VISITOR	- 0.2 PER UNIT	50	
COMMERCIAL	- 3.4 PER 100m² GFA	16	
TOTAL		242	
PROVIDED			
RESIDENCE	- 0.7 PER UNIT	178	
VISITOR	- 0.2 PER UNIT	50	
COMMERCIAL	- 3.4 PER 100m² GFA	16	
TOTAL		244	
BICYCLE PARKING			
REQUIRED			
RESIDENCE	- 0.5 PER UNIT	126	
COMMERCIAL	- 1 PER 250m² GFA	3	
TOTAL		129	
PROVIDED			
PARKING LEVEL	- 0.5 PER UNIT	126	
EXTERIOR AT GRADE		10	
TOTAL		136	
LOT COVERAGE			
PAVED SURFACE =	426.5 sq. m.	8.7%	
BUILDING FOOTPRINT =	1,769.0 sq. m.	36.2%	
LANDSCAPE OPEN SPACE =	2,286.2 sq. m.	46.9%	
POPS #1 =	200.0 sq. m.	4.1%	
POPS #2 =	200.0 sq. m.	4.1%	
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 (25th 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 Y³ PER UNIT	28 Y³	
RECYCLING - GMP	0.018 Y³ PER UNIT	5 Y³	
RECYCLING - FIBRE	0.038 Y³ PER UNIT	10 Y³	
ORGANICS	1 - 240 L BIN PER 50 UNITS	5	
CONSTRUCTION MANAGER			
Vuze Construction			
Street, City			
Quebec, ###			
Tel: (819) 664-4195			
Email: mchenier@vuzeconstruction.com			
PROJECT DEVELOPER			
Bertone Development Corporation			
1285 Rue Hodge, Saint-Laurent			
Quebec, H4N 2B6			
Tel: (514) 745-1493			
Email: dcloutier@bertone.ca			
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 A500 SERIES.			
INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.			
DETAIL NUMBER			
TITLE			
SCALE			
DETAIL REFERENCE PAGE			
DETAIL CROSS REFERENCE PAGE			
REVISIONS:			
NO.	DESCRIPTION	DATE	
1	ADDITION SPC CITY COMMENT RESPONSE	Jan. 30, 25	
2	ISSUED FOR BUILDING PERMIT	Dec. 13, 24	
3	ADDITION SITE PLAN CONTROL REVISIONS	Dec. 06, 24	
4	ADDITION SITE PLAN CONTROL REVISIONS	Oct. 31, 24	
5	REVISED POPS SIZE AND DESIGN	Oct. 04, 24	
6	ISSUED FOR CIVIL REVISIONS	Sept. 11, 24	
7	ISSUED FOR GENERAL DESIGN REVISIONS	Aug. 15, 24	
8	REVISED FOR GENERAL UPDATES	Oct. 5, 23	
9	REVISED UNIT COUNT	Feb. 14, 23	
10	ISSUED FOR ROUND 1 SPC RESPONSE	Jan. 13, 23	
11	ISSUED FOR SPC APPLICATION	Aug. 31, 22	
12	ISSUED TO CONSULTANT	Aug. 22, 22	
13	ISSUED FOR CONSULTANT REVIEW	Aug. 08, 22	
14	ISSUED FOR REVIEW	July 27, 22	
15	ISSUED FOR UDRP	Sept 10, 21	
16	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21	
ARCHITECT SEAL			
ARCHITECT:			
SEAL DATE: STAMP DATE			
CLIENT:			
ARCHITECT:			
56 beech street, ottawa, ontario K1S 3J6 t. 613.724.9932 f. 613.724.1209 rla@architecture.ca			
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.		
PROJECT NO. 2037			