



DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB TO CITY OF OTTAWA STANDARD DETAIL
- REMOVE EXISTING DEPRESSED CURB WITH BARRIER CURB & SIDEWALK, SEE CIVIL DRAWINGS
- EXISTING STREET CURB AND SIDEWALK
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- ASPHALT DRIVING SURFACE / PARKING LOT WITH 150 HT. CURB
- GARBAGE / RECYCLING SHED
- EXISTING FIRE HYDRANT
- OUTLINE OF PRIVATE TERRACE ABOVE
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- BUILDING ABOVE
- STRUCTURAL SUPPORT FOR BUILDING ABOVE
- WINDOW WELL WITH RETAINING WALL
- SURFACE PARKING SPACE 2.6 X 5.2 M
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE REMOVED
- EXISTING WOOD FRAMED STEPS, PORCH & BALCONY TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- 1800mm HT. SOLID WOOD PRIVACY FENCE
- 1800mm HT. PRIVACY SCREEN MOUNTED TO WINDOW WELL
- 1200mm HT. GUARD RAILING MOUNTED TO WINDOW WELL
- PROPOSED SERVICES
- CATCH BASIN
- LOW RETAINING WALL

PROJECT INFORMATION

ZONING BY-LAW 2008-250 R4S [479] & TM14 H(17)

SITE AREA 873.7 sq. m.
9,404 sq. ft.

GRADE (GEODEIC ELEVATION) 70.30 m.
14.5 m.

BUILDING HEIGHT - TM14 H(17) 17.0 m.

AMENITY AREA - 1st 8 UNITS (15m²) 120.0 sq. m.
130.0 sq. ft.

AMENITY AREA - AFTER 8 UNITS (6m²) 30%
3.0 M

LANDSCAPE AREA - R4S [479] 30%
3.0 M

FRONT YARD SETBACK - R4S [479] 1.2 M
1.2 M

INTERIOR YARD SETBACK - R4S [479] 1.2 M
1.2 M

CORNER YARD SETBACK - R4S [479] 1.2 M
1.2 M

REAR YARD SETBACK - R4S [479] 1.2 M
1.2 M

INTERIOR YARD SETBACK - TM14 H(17) 1.2 M
1.2 M

REAR YARD SETBACK - TM14 H(17) 7.5 M
7.5 M

PROJECT STATISTICS

AMENITY SPACE PRIVATE BALCONY = 45.0 sq. m.
COMMUNAL INTERIOR = 47.0 sq. m.
EXTERIOR AT GRADE = 72 + 25 sq. m.
3rd FLOOR EXTERIOR PATIO = 71 sq. m.
TOTAL = 260 sq. m.

SITE COVERAGE BUILDING FOOTPRINT = 42.4% 370.5 sq. m.
DRIVING SURFACE = 27.0% 236.0 sq. m.
GARAGE SHED = 2.7% 24.0 sq. m.
LANDSCAPE AREA = 27.9% 243.2 sq. m.
TOTAL = 100.0% 873.70 sq. m.

GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)

LOWER LEVEL	164.8 sq. m.
GROUND FLOOR	1,866 sq. ft.
2nd FLOOR	345.5 sq. m.
3rd FLOOR	405.1 sq. m.
4th FLOOR	4,360 sq. ft.
5th FLOOR	319.4 sq. m.
6th FLOOR	3,438 sq. ft.
7th FLOOR	317.2 sq. m.
8th FLOOR	3,414 sq. ft.
TOTAL AREA ABOVE GRADE	2,914.5 sq. m. 31,371 sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT	20
2 BEDROOM UNIT	11
TOTAL	31

CAR PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (19 UNITS)	10
VISITOR	- 0.1 PER UNIT (19 UNITS)	2
TOTAL		12

PROVIDED

RESIDENCE	- 0.13 PER UNIT (31 UNITS)	4
VISITOR	- 0.1 PER UNIT (19 UNITS)	2
TOTAL		6

BICYCLE PARKING

REQUIRED - 0.5 PER UNIT (31 UNITS) 16

PROVIDED INTERIOR 22

LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT
Part 1 Plan of
Part of Lots 2 and 3
East Kent Street
REGISTERED PLAN 30
CITY OF OTTAWA

PROPERTY OWNER
CHSS International Investment
1827 Woodward Drive, Su. 310,
Ottawa, ON, K2C 0P9

LANDSCAPE ARCHITECT

Novatech Eng. Consultants Limited
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Ottawa, Ontario, K2M 1P6
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Fax: (613) 254-5867
E-Mail:

CIVIL ENGINEER

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700 Long Point Circle
Ottawa, ON, K1T 4E9
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E-Mail: dbgray@rogers.com

HERITAGE PLANNER

Robertson Martin Architects
216 Pretoria Avenue
Ottawa, ON, K1S 1X2
Tel.: (613) 567-1361
Fax: (613) 567-9462
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PROJECT BUILDER

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24 George Street West,
Ottawa, ON, K1S 3J2
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SURVEYOR

Farley, Smith & Denis Surveying Ltd.
Ontario Land Surveyors
190 Colonnade Road,
Ottawa, Ontario K2E 7J5
Tel.: (613) 727-8226
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E-Mail: radenis@bellnet.ca

URBAN PLANNER

FoTenn Consultants Inc.
223 McLeod Street
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E-Mail: @fotenn.com

NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLY SCHEDULE.
INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
DETAIL NUMBER
TITLE
SCALE
DETAIL REFERENCE PAGE
DETAIL CROSS REFERENCE PAGE

REVISIONS:

2	ISSUED FOR SPC & ZONING AMENDMENT	Dec. 15, 17
1	ISSUED FOR DESIGN CONCEPT	July 15, 17
No.	DESCRIPTION	DATE

ARCHITECT:

RODERICK LAHEY ARCHITECTS INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
Kent & McLeod
443-447 KENT STREET &
423-425 MCLEOD STREET
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RV	CHECKED: J.S.
SCALE: 1:100	SHEET NO. SP-1
PROJECT NO. 1643	