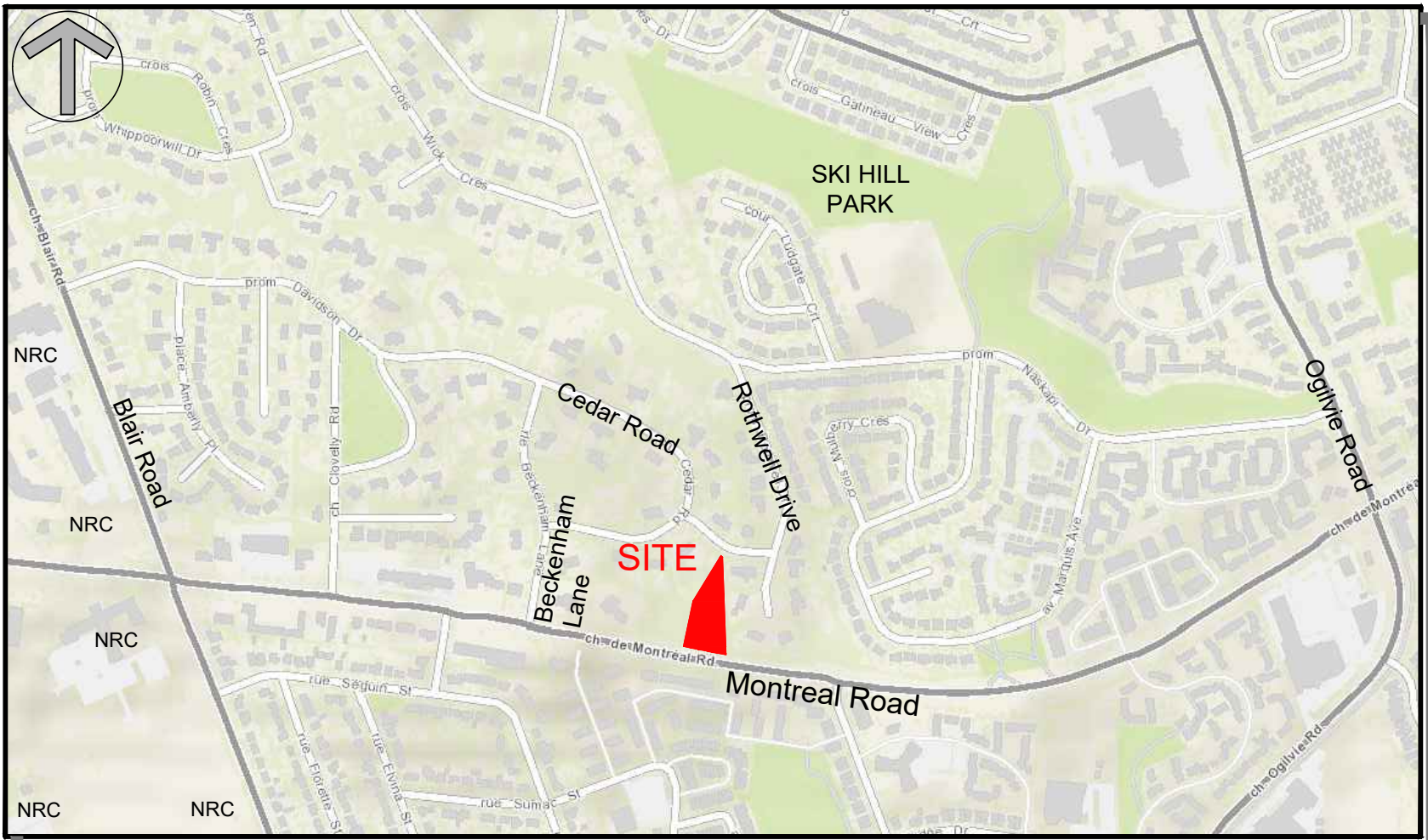
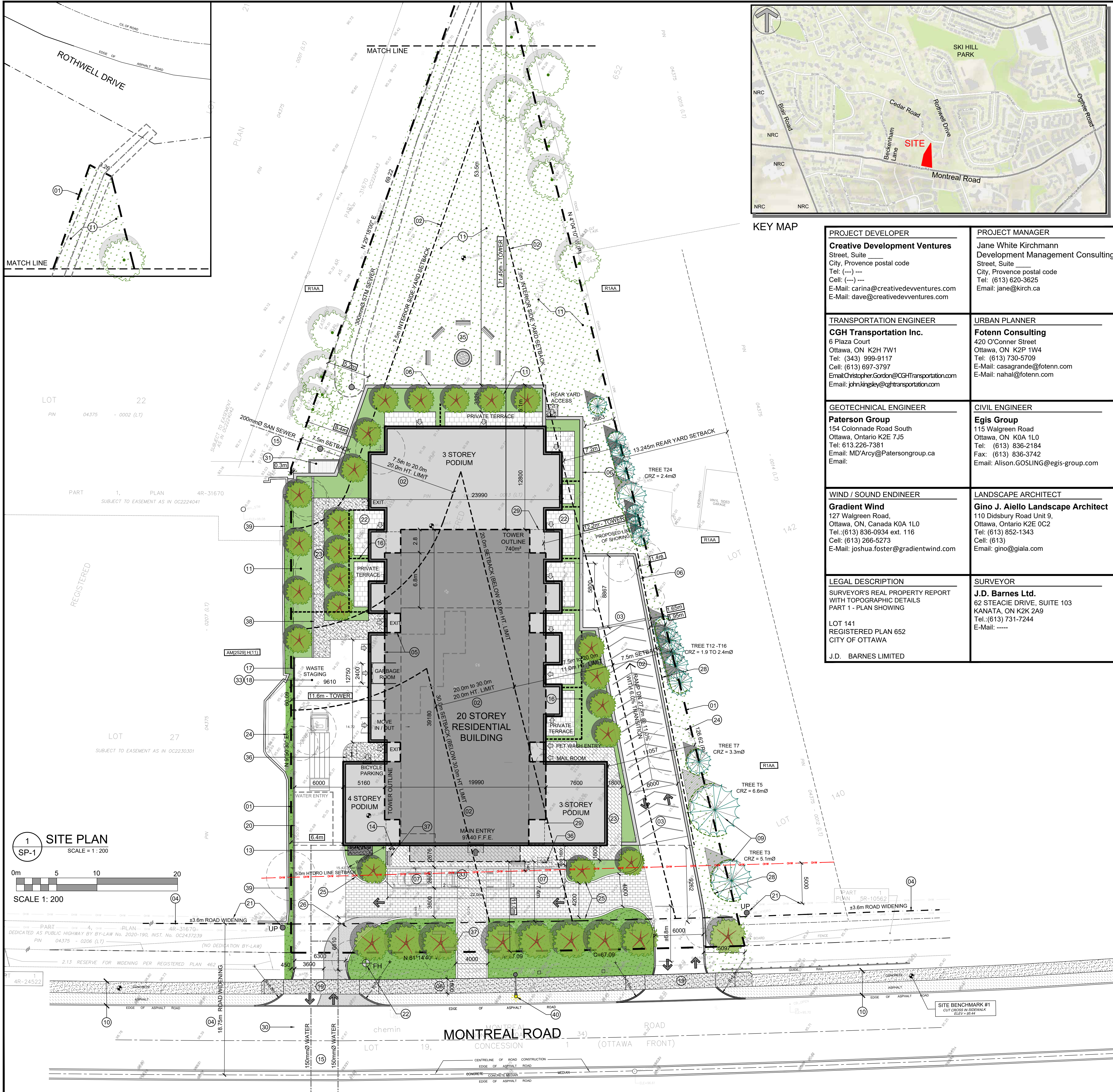




PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	R1A	SITE AREA	0.44 ha.
			4,361.3 sq. m.
			46,945 sq. ft.
ZONING		REQUIRED	PROVIDED
ZONE		AM	AM
BUILDING HEIGHT - 0m to 20m FROM "R1, R2 & R3" ZONE		11.0m	20 STOREYS / 64.0m
BUILDING HEIGHT - 20m to 30m FROM "R1 to R4" ZONE		20.0m	20 STOREYS / 64.0m
BUILDING HEIGHT - AFTER 30m FROM "R1 to R4" ZONE		9 STOREYS / 30.0m	20 STOREYS / 64.0m
GRADE: TAKEN FROM EXPOSED PARKING GARAGE		94.40m ASL	94.40m ASL
DENSITY - GFA		n/a	2.75
FRONT YARD SETBACK		3.0m	11.0m
INTERIOR YARD SETBACK EAST (MAIN BUILDING) - ABUTTING "R1" ZONE		7.5m	7.2m
INTERIOR YARD SETBACK EAST (PARKING GARAGE) - ABUTTING "R1" ZONE		7.5m	1.4m
INTERIOR YARD SETBACK WEST (MAIN BUILDING) - ABUTTING "R1" ZONE		7.5m	8.4m
INTERIOR YARD SETBACK WEST (PARKING GARAGE) - ABUTTING "R1" ZONE		7.5m	5.2m
INTERIOR YARD SETBACK WEST (MAIN BUILDING) - ABUTTING "AM" ZONE		0.0m	4.6m
INTERIOR YARD SETBACK WEST (PARKING GARAGE) - ABUTTING "AM" ZONE		0.0m	0.3m
REAR YARD SETBACK (PARKING GARAGE) - ABUTTING "R1" ZONE		7.5m	53.5m
AMENITY AREA - TOTAL 6.0m ² PER UNIT		1,146.0m ²	2,210.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT		573.0m ²	1,100.0m ²
VEHICLE PARKING - RESIDENTIAL - 1.2 PER UNIT		229	141
VEHICLE PARKING - VISITOR - 0.2 PER UNIT		38	19
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		96	134
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	6.0m

NOTATION SYMBOLS:	
(00)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
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(00)	DETAIL NUMBER
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(00)	DETAIL CROSS REFERENCE PAGE

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GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Cell: (613) 266-5273 Email: MD@rcy@patersongroup.ca Email: joshua.foster@gradientwind.com	CIVIL ENGINEER Egis Group 115 Walgreen Road Ottawa, ON K0A 1L0 Tel: (613) 836-2184 Fax: (613) 836-3742 Email: Alison.GOSLING@egis-group.com
WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road, Ottawa, Ontario K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	LANDSCAPE ARCHITECT Gino J. Aiello Landscape Architect 110 Didsbury Road Unit 9, Ottawa, Ontario K2E 0C2 Tel: (613) 852-1343 Cell: (613) Email: gino@giala.com
LEGAL DESCRIPTION SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS PART 1 - PLAN SHOWING LOT 141 REGISTERED PLAN 652 CITY OF OTTAWA J.D. BARNES LIMITED	SURVEYOR J.D. Barnes Ltd. 62 STEACIE DRIVE, SUITE 103 KANATA, ON K2K 2A9 Tel: (613) 731-7244 E-Mail: ----

SITE PLAN SYMBOLS:	
(Symbol)	SOFT LANDSCAPE PLANTING
(Symbol)	ENTRANCE BOULEVARD / WALKWAYS
(Symbol)	PRIVATE PATIOS
(Symbol)	PAVERS @ TERRACE LEVEL
(Symbol)	PROPOSED CITY BOULEVARD: CONCRETE SIDEWALK & ASPHALT CYCLE TRACK
(Symbol)	BIKE RACK
(Symbol)	MAIN ENTRANCE DOOR
(Symbol)	SERVICE / EXIT DOOR
(Symbol)	VEHICULAR DIRECTION
(Symbol)	EXISTING TREE TO REMAIN
(Symbol)	EXISTING TREE TO BE REMOVED
(Symbol)	PROPOSED TREE
(Symbol)	SIAMSESE CONNECTION
(Symbol)	FIRE HYDRANT

BUILDING STATISTICS	
GROSS BUILDING - AREA (CITY OF OTTAWA DEFINITION)	
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	574.5 sq. m.
2nd & 3rd FLOOR	2 x 1,096.8 sq. m.
4th FLOOR	2,193.3 sq. m.
5th FLOOR	5,810 sq. ft.
6th - 16th FLOOR - TOWER	11 x 593.6 sq. m.
17th & 18th FLOOR	11,056.0 sq. m.
19th FLOOR	455.0 sq. m.
MECHANICAL PENTHOUSE	0.0 sq. m.
TOTAL AREA	11,948.1 sq. m.
TOWER FOOTPRINT AREA (NOT INCLUDING BALCONIES / PROJECTIONS)	738.7 sq. m.
UNIT STATISTICS	
STUDIO UNIT	1.6%
1 BEDROOM UNIT	14.7%
1 BEDROOM + DEN UNIT	40.3%
2 BEDROOM UNIT	31.4%
2 BEDROOM + DEN UNIT	4.2%
3 BEDROOM	7.9%
TOTAL	191

CAR PARKING	
AREA "C" on SCHEDULE 1A	
MINIMUM REQUIRED	
RESIDENCE	- 1.2 PER DWELLING UNIT
VISITOR	- 0.2 PER DWELLING UNIT
TOTAL	267
PROVIDED	
RESIDENCE	- 0.73 PER UNIT
VISITOR	- 0.1 PER UNIT
TOTAL	160
LOCATION	
EXTERIOR - SHORT TERM	
P3 LEVEL PARKING GARAGE	3
P2 LEVEL PARKING GARAGE	47
P1 LEVEL PARKING GARAGE	52

DRAWING NOTES	
1	PROPERTY LINE
2	AM ZONING BUILDING SETBACK LINES
3	HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
4	PROPOSED 37.5m R.O.W.
5	OUTLINE OF TOWER ABOVE
6	OUTLINE OF PARKING GARAGE
7	SHORT TERM LAY-BY PARKING
8	1.8m WIDE CONCRETE SIDEWALK TO CITY STANDARDS
9	EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
10	EX. SIDEWALK & ASPHALT BOULEVARD TO REMAIN
11	SOFT LANDSCAPING. SEE LANDSCAPE PLAN
12	BELOW GRADE CISTERN IN PARKING GARAGE
13	1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)
14	SIAMSESE CONNECTION
15	PROPOSED UTILITIES. SEE CIVIL
16	PRIVACY SCREEN / GATE
17	2.1m HT. SOLID WOOD PRIVACY FENCE
18	TEMPORARY SNOW STORAGE
19	CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY. SEE CITY DETAIL SC 7.1
20	150mm HT CONCRETE BARRIER CURB
21	EXISTING HYDRO POLE & OVERHEAD WIRES
22	FIRE HYDRANT
23	UNIT PAVEMENT WALK
24	EXISTING TREE TO BE REMOVED
25	FLUSH CURB AROUND ENTRY AREA
26	MOUNTABLE APRON
27	EXISTING UTILITY POLE
28	TREE / HEDGE PROTECTION ZONE
29	BALCONY ABOVE
30	6.0m WIDE FIRE ROUTE
31	METAL GRATE - INTAKE / EXHAUST AIR SHAFT
32	PRIVATE TERRACES AT GROUND LEVEL
33	ACCESSIBLE PASSENGER LOADING AREA
34	GARBAGE BIN PICKUP AREA
35	FIRE PIT WITH SEATING
36	SURFACE MOUNTED BIKE RACK
37	BENCH: SEE LANDSCAPE
38	TRENCH DRAIN: SEE CIVIL
39	RETAINING WALL ON NEIGHBORING PROPERTY
40	EXISTING STREET LIGHT

CAR PARKING	
PARKING SPACE TYPE	
STANDARD SPACE (2.60 x 5.20)	120
SMALL CAR SPACE (2.40 x 4.60)	33
PARALLEL SPACE - SHORT TERM (2.80 x 6.70)	3
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	2
ELECTRIC VEHICLE SPACE (2.60 x 5.20)	2

BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (191 UNITS)
TOTAL	96
PROVIDED	
EXTERIOR	4
GROUND FLOOR	110
PARKING GARAGE	20
TOTAL	134

AMENITY SPACE	
REAR YARD - COMMUNAL = 600.0 sq. m.	
AT GRADE TERRACE - PRIVATE = 290.0 sq. m.	
4th FLOOR INTERIOR - COMMUNAL = 200.0 sq. m.	
4th FLOOR TERRACE - COMMUNAL = 300.0 sq. m.	
ROOF TOP AMENITY TERRACE = 100.0 sq. m.	
PRIVATE TERRACE = 220.0 sq. m.	
PRIVATE BALCONIES = 500.0 sq. m.	
TOTAL = 2,210.0 sq. m.	
TOTAL COMMUNAL = 1,100.0 sq. m.	
REQUIRED - 6.0m ² PER UNIT (191) = 1,146.0 sq. m.	
REQUIRED COMMUNAL @ 50% = 573.0 sq. m.	

WASTE REQUIREMENT	
(191 UNITS)	
GARBAGE	- 0.11 PER UNIT 21 YARDS
RECYCLING GMP	- 0.018 PER UNIT 4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 7 YARDS
COMPOST	- 240L PER 50 UNITS 4

LOT COVERAGE	
PAVED SURFACE = 807.3 sq. m. 18.5%	
BUILDING FOOTPRINT = 1,294.6 sq. m. 29.7%	
LANDSCAPE OPEN SPACE = 2,259.4 sq. m. 51.8%	
TOTAL = 4,361.3 sq. m. 100.0%	

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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ARCHITECT SEAL: OTTAWA ASSOCIATION OF ARCHITECTS JANE WHITE KIRCHMANN REGISTERED ARCHITECT 8667 SEAL DATE: STAMP DATE	NORTH ARROW:
--	------------------

CLIENT:

ARCHITECT:

roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
1.613.724.9932 1.613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
1815 MONTREAL ROAD

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:
R.V.

CHECKED:
R.V.

SCALE:
1:200

SHEET No.
SP-1

PROJECT No.
2405