

KEY MAP

- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - HARD SURFACE PAVING. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
 - EXISTING DEPRESSED CURB AND SIDEWALK TO BE REPLACED WITH BARRIER CURB AND 2.0 M WIDE SIDEWALK TO CITY STANDARD
 - TREE WITH GRATE - SEE LANDSCAPE PLAN
 - EXISTING SHARED ENTRY DRIVEWAY TO REMAIN
 - STORM WATER TANK - SEE CIVIL PLAN
 - EXTERIOR BICYCLE PARKING SPACES WITH RACK
 - SIAMSESE CONNECTION
 - HYDRO EXHAUST GRILL
 - EXISTING FIRE HYDRANT
 - OUTLINE OF BUILDING ABOVE
 - EXISTING UTILITY POLE
 - PROPOSED LOCATION OF UNDERGROUND UTILITIES
 - GAS REGULATOR / METER EQUIPMENT AREA
 - EXISTING HYDRO / UTILITY LINES TO BE ADJUSTED
 - EXISTING CONCRETE SIDEWALK WITH STREET CURB
 - EXISTING UTILITY POLE TO BE RELOCATED
 - EXISTING ASPHALT PARKING / LOADING AREA
 - EXISTING 1 STOREY CONCRETE BLOCK GARAGE TO BE REMOVED. REPAIR ASPHALT AS REQUIRED
 - EXISTING DEPRESSED CURB AND WALK
 - EXISTING PARKING SPACE
 - EXISTING UTILITY BOX
 - EXISTING GAS EQUIPMENT TO BE RELOCATED
 - REMOVE EXISTING 1 STOREY COMMERCIAL BUILDING

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - ASPHALT SURFACE
 - NEW CITY SIDEWALK
 - EXISTING CONCRETE SIDEWALK
 - BICYCLE PARKING SPACE
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - COMMERCIAL DOOR / FIRE EXIT
 - PROPERTY LINE
 - ZONING SETBACKS

PROJECT INFORMATION

ZONING Zoning By-Law 2017-113 TM [86] / R4T

SITE AREA 1,187.3 sq. m. (12,780) sq. ft.

BUILDING HEIGHT (TM) 20.0 m

FRONT SIDE YARD SETBACK ABOVE 4th -2.0 m

INTERIOR SIDE YARD SETBACK - EAST ONLY (TM) 3.0 m

REAR YARD SETBACK (TM) 7.5 m

AMENITY SPACE (6.0M X 40 UNITS) 240 sq. m.

FRONT SIDE YARD SETBACK (R4) 3.0 m

INTERIOR SIDE YARD SETBACK (R4) - TOTAL 1.6 m 0.9 m

PROJECT STATISTICS

BUILDING HEIGHT 22.0 M

AMENITY SPACE

2nd FLOOR PRIVATE PATIOS = 194.4 sq. m.

COMMUNAL INTERIOR ROOF TOP = 53.0 sq. m.

COMMUNAL EXTERIOR ROOF TOP = 179.5 sq. m.

TOTAL = 366.9 sq. m.

BUILDING STATISTICS

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

BASEMENT LEVEL 0.0 sq. m.

GROUND FLOOR 484.4 sq. m. (5,214) sq. ft.

TYPICAL FLOORS (2 - 5) 4 x 445.6 sq. m. 1,782.2 sq. m. (19,184) sq. ft.

6th FLOOR 417.2 sq. m. (4,491) sq. ft.

MECHANICAL / AMENITY LEVEL 0.0 sq. m.

TOTAL AREA ABOVE GRADE 2,683.8 sq. m. (28,889) sq. ft.

EXISTING DWELLING - 75 NORMAN 200.0 sq. m. (2,150) sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT 15

1 BEDROOM + STUDY UNIT 25

TOTAL 40

COMMERCIAL AREA 484.4 sq. m. (5,214) sq. ft.

EXISTING DWELLING - 75 NORMAN 1

CAR PARKING

REQUIRED

RESIDENCE - AREA 'Z' - NON REQUIRED 0

VISITOR - 0.1 PER UNIT AFTER 12 UNITS 3

COMMERCIAL RETAIL - AREA 'Z' - NON REQUIRED 0

75 NORMAN STREET - AREA 'Z' - NON REQUIRED 0

TOTAL 4

PROVIDED

RESIDENCE 0

VISITOR 0

COMMERCIAL RETAIL 5

75 NORMAN STREET 5

TOTAL 10

BICYCLE PARKING

REQUIRED

RESIDENCE - 0.5 PER UNIT (40 UNITS) 20

COMMERCIAL 20

TOTAL 40

PROVIDED

BASEMENT LEVEL 40

AT GRADE 4

TOTAL 44

LOT COVERAGE

PAVED SURFACE = 196.5 sq. m. 16.9%

BUILDING FOOTPRINT = 823.75 sq. m. 69.4%

LANDSCAPE OPEN SPACE = 176.05 sq. m. 14.1%

TOTAL = 1,187.3 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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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 A500 SERIES.

INDICATES DOOR TYPE. REFER TO DOOR SCHEDULES AND DETAILS ON A500 SERIES.

DETAIL NUMBER

TITLE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

CIVIL ENGINEER

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LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOTS 43, 47 AND 48
AND PART OF LOT 46
REGISTERED PLAN 194250
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

LANDSCAPE ARCHITECT

James B. Lennox & Associates Inc.
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PROJECT DEVELOPER

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GEOTECHNICAL ENGINEER

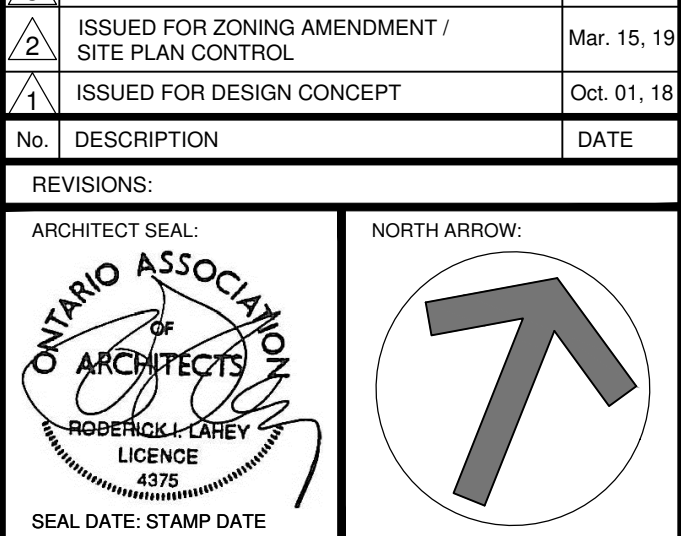
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SURVEYOR

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PROJECT TITLE:
70 BEECH STREET

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RV	CHECKED: M.L.
SCALE: 1:125	SHEET No.:
PROJECT No. 1724	SP-1