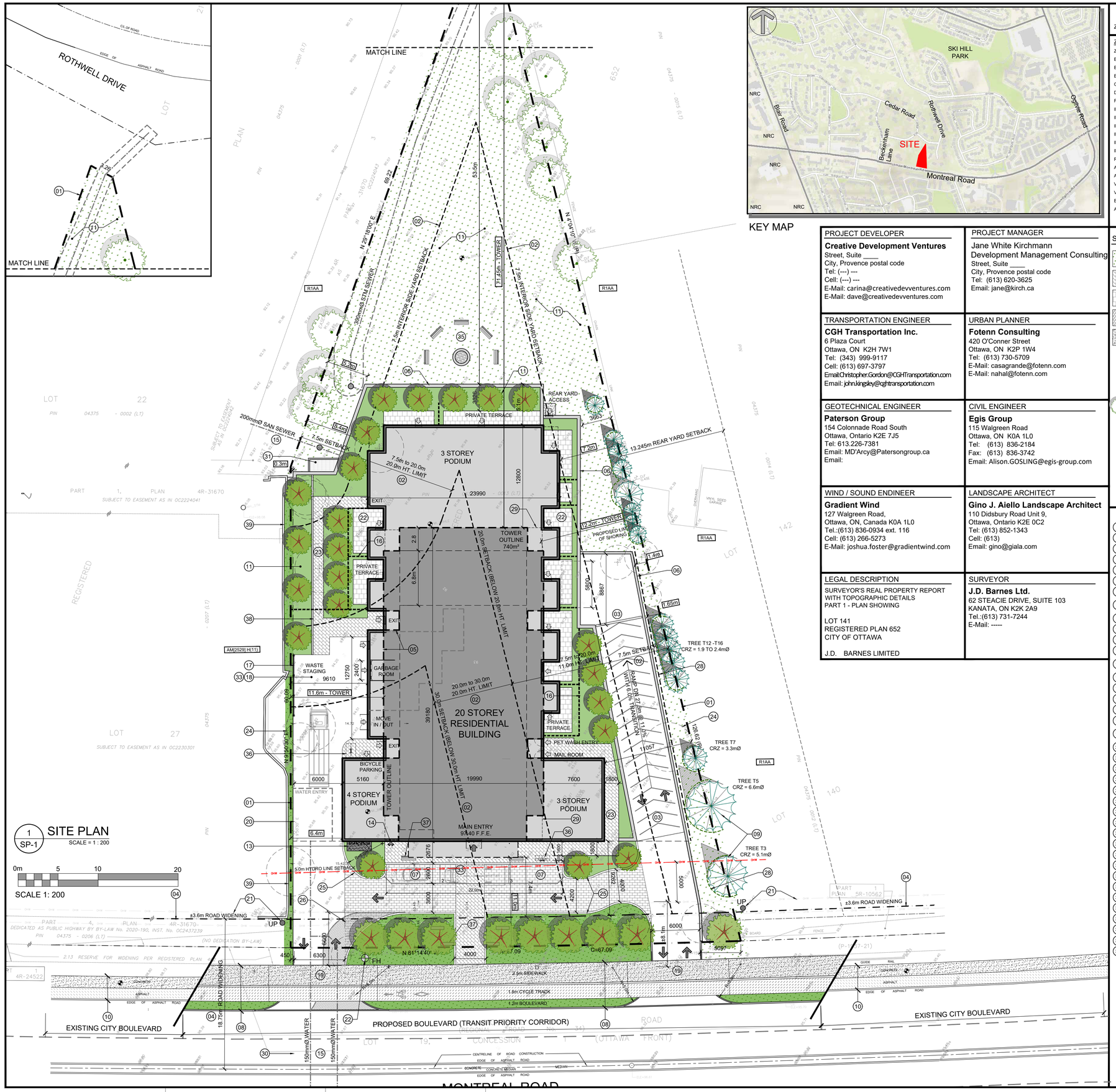

1 SP-1 SITE PLAN
SCALE = 1 : 200

0m 5 10 20
SCALE 1: 200

KEY MAP

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation R1AA SITE AREA 0.44 ha. 4,361.3 sq. m / 46,945 sq. ft.

ZONING	REQUIRED	PROVIDED
ZONE	AM	AM____S____
BUILDING HEIGHT - 0m TO 20m FROM "R1, R2 & R3" ZONE	11.0m	20 STOREY'S / 64.0m
BUILDING HEIGHT - 20m TO 30m FROM "R1 to R4" ZONE	20.0m	20 STOREY'S / 64.0m
BUILDING HEIGHT - AFTER 30m FROM "R1 to R4" ZONE	9 STOREY'S / 30.0m	20 STOREY'S / 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 "R" ZONE	7.5m	7.2m
INTERIOR YARD SETBACK EAST (PARKING GARAGE) - ABUTTING "R" ZONE	7.5m	1.4m
INTERIOR YARD SETBACK WEST (MAIN BUILDING) - ABUTTING "R" ZONE	7.5m	8.4m
INTERIOR YARD SETBACK WEST (PARKING GARAGE) - ABUTTING "R" 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 "R" ZONE	7.5m	53.5m
AMENITY AREA - TOTAL 6.0m² PER UNIT	1,146.0m²	2,210.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	573.0m²	1,100.0m²
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

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:

- 00 — INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- 00 — INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- 00 — INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 — INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / TITLE / SCALE — DETAIL NUMBER; DETAIL REFERENCE PAGE; DETAIL CROSS REFERENCE PAGE

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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:

- SOFT LANDSCAPE PLANTING
- ENTRANCE BOULEVARD / WALKWAYS
- PRIVATE PATIOS
- PAVERS @ TERRACE LEVEL
- PROPOSED CITY BOULEVARD: CONCRETE SIDEWALK & ASPHALT CYCLE TRACK
- BIKE RACK
- MAIN ENTRANCE DOOR
- SERVICE / EXIT DOOR
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SIAMESE CONNECTION
- FH — FIRE HYDRANT

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. FUTURE PROPOSED CITY SIDEWALK & CYCLE TRACK AS PER TRANSIT PRIORITY CORRIDOR DESIGN
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. SIAMESE 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 PAVER 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

BUILDING STATISTICS

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

PARKING LEVEL		0.0 sq. m. / 000 sq. ft.
GROUND FLOOR		574.5 sq. m. / 6,184 sq. ft.
2nd & 3rd FLOOR	2 x 1,096.6 sq. m. / 2 x 11,804 sq. ft.	2,193.3 sq. m. / 23,608 sq. ft.
4th FLOOR		539.8 sq. m. / 5,810 sq. ft.
5th FLOOR		600.5 sq. m. / 6,464 sq. ft.
6th - 16th FLOOR - TOWER	11 x 593.6 sq. m. / 11 x 6,389 sq. ft.	6,529.1 sq. m. / 70,279 sq. ft.
17th & 18th FLOOR	2 x 528.0 sq. m. / 2 x 5,683 sq. ft.	1,056.0 sq. m. / 11,366 sq. ft.
19th FLOOR		455.0 sq. m. / 4,897 sq. ft.
MECHANICAL PENTHOUSE		0.0 sq. m. / 000 sq. ft.
TOTAL AREA		11,948.1 sq. m. / 128,608 sq. ft.
TOWER FOOTPRINT AREA (NOT INCLUDING BALCONIES / PROJECTIONS)		738.7 sq. m. / 7,951 sq. ft.

UNIT STATISTICS

STUDIO UNIT	1.6%	3
1 BEDROOM UNIT	14.7%	28
1 BEDROOM + DEN UNIT	40.3%	77
2 BEDROOM UNIT	31.4%	60
2 BEDROOM + DEN UNIT	4.2%	8
3 BEDROOM	7.9%	15
TOTAL		191

CAR PARKING
AREA 'C' on SCHEDULE 1A

MINIMUM REQUIRED		
RESIDENCE	- 1.2 PER DWELLING UNIT	229
VISITOR	- 0.2 PER DWELLING UNIT	38
TOTAL		267
PROVIDED		
RESIDENCE	- 0.72 PER UNIT	141
VISITOR	- 0.1 PER UNIT	19
TOTAL		160

LOCATION	
EXTERIOR - SHORT TERM	3
P3 LEVEL PARKING GARAGE	47
P2 LEVEL PARKING GARAGE	58
P1 LEVEL PARKING GARAGE	52

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 (2.60 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)	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 - 6.0m² 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%

No.	DESCRIPTION	DATE
9		
8		
7		
6	ISSUED FOR CITY COMMENT LETTER RESPONSE	2025 10 06
5	ISSUED FOR ZBLA APPLICATION	2024 12 13
4	ISSUED FOR OWNER / CONSULTANT REVIEW	2024 12 03
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2024 10 25
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2024 09 03
1	ISSUED FOR OPA / ZBLA PRE-CONSULT APP.	2024 08 20

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS — RODERICK REID LICENCE 8667 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: CREATIVE DEV VENTURES — Development with Purpose

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PROJECT TITLE:
1815 MONTREAL ROAD
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN
PROPOSED STREET MODIFICATION

DRAWN:	CHECKED:
R.V.	R.V.
SCALE: 1:200	SHEET No. SP-2
PROJECT No. 2405	

D07-12-22-0

DWG # _____