



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

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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**  
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**PROJECT DEVELOPER**  
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**GEOTECHNICAL ENGINEER**  
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### 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 4.0 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. / 0 sq. ft.

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. / 0 sq. ft.

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.

### 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%

**CLIENT:**  
**THE PROPERTIES GROUP**  
 236 Metcalfe Street, Ottawa, Ontario K2P 1R3

**PROJECT TITLE:**  
**70 BEECH STREET**

OTTAWA ONTARIO

### SITE PLAN

DRAWN: RV

CHECKED: M.L.

SCALE: 1:125

SHEET No. SP-1

PROJECT No. 1724