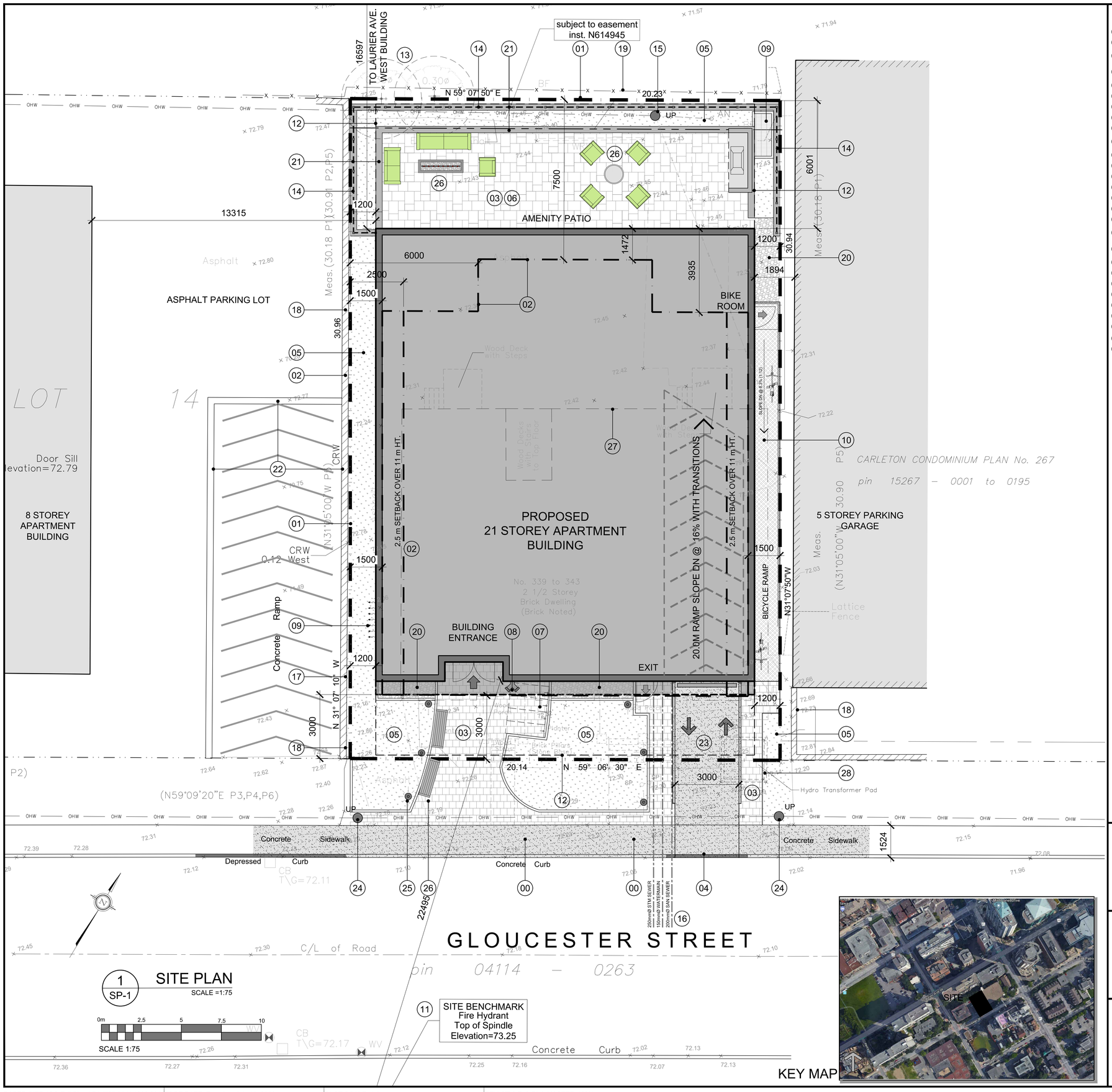

1 SP-1 SITE PLAN
SCALE =1:75

KEY MAP

DRAWING NOTES

1. PROPERTY LINE
2. EXISTING BUILDING SETBACKS
3. HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
4. DEPRESSED CURB AND SIDEWALK TO CITY OF OTTAWA STANDARD DETAIL
5. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
6. PRIVATE PATIOS OVER UNDERGROUND PARKING LEVEL
7. BICYCLE PARKING SPACES
8. SIAMESE CONNECTION
9. AIR INTAKE / EXHAUST GRILL
10. 1100mm WIDE ACCESS WALK TO BICYCLE ROOM, HANDRAILS AS REQUIRED
11. EXISTING FIRE HYDRANT
12. OUTLINE OF UNDERGROUND PARKING LEVELS
13. EXISTING TREE TO BE REMOVED
14. 1800mm HT. PRIVACY SCREEN
15. RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
16. PROPOSED LOCATION OF UNDERGROUND UTILITIES
17. GAS REGULATOR AND OR METERS
18. EXISTING PRECAST CONCRETE UNIT WALL ON ADJACENT PROPERTY
19. EXISTING ±1800mm HT. BOARD FENCE ON ADJACENT PROPERTY
20. WASHED RIVER STONE SURFACE
21. LOW LANDSCAPE WALL
22. EXISTING RAMP AND RETAINING WALL TO U/G PARKING
23. ENTRY DRIVEWAY TO U/G PARKING GARAGE
24. EXISTING UTILITY POLE
25. BOLLARD LIGHTING
26. SITE / PATIO FURNITURE
27. EXISTING 2 1/2 STOREY BUILDING TO BE REMOVED
28. EXISTING HYDRO TRANSFORMER TO BE REMOVED

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE CITY SIDEWALK
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- UNIT BALCONY DOOR / FIRE EXIT
- PROPERTY LINE
- ZONING SETBACKS

PROJECT INFORMATION

ZONING BY-LAW 2008-250	R5Q H(64)
SITE AREA	623.8 sq. m. 6,715 sq. ft.
GRADE (GEODETIC ELEVATION)	72.40 m.
BUILDING HEIGHT	64.0 m.
AMENITY AREA (6m²)	696.0 sq. m.
LANDSCAPE AREA	30%
FRONT YARD SETBACK	3.0 m
INTERIOR SIDE YARD SETBACK UNDER 11m HT.	1.5 m
INTERIOR SIDE YARD SETBACK OVER 11m HT.	2.5 m
INTERIOR SIDE YARD SETBACK OVER 21 m BACK	6.0 m
REAR YARD SETBACK	7.5 m

PROJECT STATISTICS

BUILDING HEIGHT	64.0 m.
FRONT YARD SETBACK	3.0 m
INTERIOR SIDE YARD SETBACK	1.2 m
REAR YARD SETBACK	6.0 m

AMENITY SPACE

EXTERIOR AT GRADE =		174.3 sq. m.
1st FLOOR COMMUNAL INTERIOR =		80.8 sq. m.
6th FLOOR EXTERIOR PATIO =		45.6 sq. m.
6th FLOOR COMMUNAL INTERIOR =		155.2 sq. m.
22nd LEVEL EXTERIOR PATIO =		114.2 sq. m.
ROOF LEVEL EXTERIOR PATIO =		144.5 sq. m.
(ALL COMMUNAL)	TOTAL =	714.6 sq. m.

SITE COVERAGE

BUILDING FOOTPRINT =	60.0%	374.6 sq. m.
DRIVING SURFACE =	2.3%	14.4 sq. m.
LANDSCAPE AREA =	37.7%	243.2 sq. m.
TOTAL =	100.0%	623.8 sq. m.

GROSS BUILDING FLOOR AREA
(OTTAWA ZONING DEFINITION)

BELOW GRADE LEVELS (3)		0.0 sq. m. 0.0 sq. ft.
GROUND FLOOR		0.0 sq. m. 0.0 sq. ft.
2nd TO 5th FLOOR	4 x 291.3 sq. m. 4 x 3,136 sq. ft.	1,165.4 sq. m. 12,544 sq. ft.
6th FLOOR		151.0 sq. m. 1,625 sq. ft.
7th TO 21st FLOOR	15 x 291.3 sq. m. 15 x 3,136 sq. ft.	4,370.2 sq. m. 47,040 sq. ft.
MECHANICAL LEVEL		0.0 sq. m. 0.0 sq. ft.
TOTAL AREA ABOVE GRADE		5,686.6 sq. m. 61,210 sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT	97
2 BEDROOM UNIT	19
TOTAL	116

CAR PARKING

REQUIRED

RESIDENCE	- AREA Z - NON REQUIRED	0
VISITOR	- 0.1 PER UNIT (AFTER 12 UNITS)	10
TOTAL		10

PROVIDED

RESIDENCE	- 0.017 PER UNIT (116 UNITS)	2
VISITOR	- 0.1 PER UNIT (104 UNITS)	10
TOTAL		12

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT (116 UNITS)	58

PROVIDED

GROUND FLOOR - ABOVE RAMP	22
PARKING LEVEL P3	116
EXTERIOR	4
TOTAL	142

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

No.	DESCRIPTION	DATE
2	ISSUED FOR SPC & ZONING AMENDMENT	July 16, 19
1	ISSUED FOR DESIGN CONCEPT	Feb.15, 18

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK LAHEY LICENCE 4375
SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT:
upscale HOMES
324 Donald Street, Ottawa, ON, K1K 1M5

ARCHITECT:
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56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
341 GLOUCESTER AVENUE
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RV
CHECKED: R.V.
SCALE: 1:75
SHEET No. SP-1
PROJECT No. 1735

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LEGAL DESCRIPTION
SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of **LOT 15**
(North Gloucester Street)
REGISTERED PLAN 2996
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

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David Schaeffer Engineering ltd.
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