



GENERAL NOTES:
 UNLESS OTHERWISE NOTED:
 A. SITE DEMOLITION PLAN AND SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE AND CIVIL PACKAGE DRAWINGS.
 B. ALL CONSTRUCTED ELEMENTS ARE TO BE RETAINED.
 C. PROTECTION MEASURES ARE TO BE TAKEN TO PREVENT DAMAGE TO EXISTING STRUCTURES OR LANDSCAPE FROM OCCURRING.
 D. PROTECTION ZONE FOR TREES NOT BEING REMOVED SHALL BE RESPECTED (REFER TO LANDSCAPE PLAN).
 E. PROPERTY LINE ALONG ALBERT STREET TO BE REVISED IN RESPONSE TO THE ROAD MODIFICATION APPROVAL ACCEPTED BY THE CITY OF OTTAWA. THIS MAY AFFECT, BUT IS NOT LIMITED TO, THE LOCATION OF THE RAMP, SIDEWALK, CYCLE TRACK, BUS STOP SHELTER, AND LANDSCAPING ELEMENTS.
 F. ANY PARKING SIGNAGE MOVED OR REMOVED DURING CONSTRUCTION WILL BE REINSTATED.
 G. ANY TURE DISTURBED DURING CONSTRUCTION WILL BE REINSTATED UPON COMPLETION.
 H. MATERIAL EXCAVATED FROM THE SITE WILL BE REMOVED AS SOON AS POSSIBLE.
 I. SIDEWALK/CURB TO BE REINSTATED WHERE PRIVATE DRIVEWAYS HAVE BEEN DEMOLISHED OR WHERE DAMAGED THROUGH CONSTRUCTION PROCESS.
 J. DELIVERIES TO RESTAURANTS AND LEASABLE AREAS IS THROUGH THE BUILDING.
SPECIFIC NOTES:
 1. NEW PARKING VENTILATION GRADE TO BE REVISIONED IN RESPONSE TO THE ROAD MODIFICATION APPROVAL ACCEPTED BY THE CITY OF OTTAWA. THIS MAY AFFECT, BUT IS NOT LIMITED TO, THE LOCATION OF THE RAMP, SIDEWALK, CYCLE TRACK, BUS STOP SHELTER, AND LANDSCAPING ELEMENTS.
 2. EXISTING PARKING GARAGE EXHAUST TO REMAIN.
 3. UNDERGROUND STORAGE TANK/CISTERN. REFER TO CIVIL DRAWINGS FOR SPEC.
 4. METAL CLAD PLANTER
 5. 473 ALBERT MAIN ENTRANCE (RELOCATED).
 6. MOVE IN ENTRANCE.
 7. PROPOSED ENTRANCE LIGHTING.
 8. PROPOSED COVERED WALKWAY LIGHTING.
 9. NEW CONCRETE SIDEWALK.
 10. TYPICAL DIMENSION OF PROPOSED NEW WINDOWS - REPLACE EXISTING W/ BRONZE COLOURED FRAMED, DOUBLE-GLAZED WINDOWS, SEE ELEVATION
 11. TYPICAL DIMENSION OF PROPOSED SINGLE JULIET BALCONIES, BRONZE COLOURED FRAMED JULIET BALCONY INSERTION, EXISTING CONC. PANEL REMOVED, SEE ELEVATION
 12. RELOCATED SIAMSESE CONNECTIONS.
 13. NEW GAS METER.
 14. DIESEL STATION.
 15. EXISTING ASPHALT DRIVEWAY TO BE MAINTAINED.
 16. EXISTING PARKING RAMP TO BE MAINTAINED.
 17. EXISTING ASPHALT DRIVEWAY EXTENDED TO STREET
 18. EXISTING CURB & SIDEWALK
 19. NEW CONCRETE CURB.
 20. TACTILE WALKING SURFACE INDICATOR AS PER CITY OF OTTAWA STANDARDS.
 21. EXTENSION TO EXISTING LAY-BY FOR LOADING DROP OFFS.
 22. EXISTING BUS SHELTER LOCATION.
 23. EXISTING UTILITY POST TO REMAIN.
 24. EXISTING MAN HOLE TO REMAIN.

RESIDENTIAL G.L.A. BREAKDOWN

LEVEL	AREA (m ²)	AREA (ft ²)
LEVEL 01	141.11 m ²	1,519 ft ²
LEVEL 02	842.65 m ²	9,070 ft ²
LEVEL 03	931.05 m ²	10,022 ft ²
LEVEL 04	931.05 m ²	10,022 ft ²
LEVEL 05	931.05 m ²	10,022 ft ²
LEVEL 06	931.05 m ²	10,022 ft ²
LEVEL 07	931.05 m ²	10,022 ft ²
LEVEL 08	931.05 m ²	10,022 ft ²
LEVEL 09	931.05 m ²	10,022 ft ²
LEVEL 10	931.05 m ²	10,022 ft ²
LEVEL 11	915.07 m ²	9,850 ft ²
TOTAL	9,347.24 m ²	100,613 ft ²

RESIDENTIAL LEASABLE AREA

DESCRIPTION	BDRM. COUNT	AREA (m ²)	AREA (ft ²)
LEVEL 01			
TOWN #1	2 BEDROOM	84.94 m ²	914 ft ²
TOWN #2	1.5 BEDROOM	56.17 m ²	605 ft ²
		141.11 m ²	1,519 ft ²
LEVEL 02			
SUITE 202	1 BEDROOM	44.63 m ²	480 ft ²
SUITE 203	1 BEDROOM	60.86 m ²	655 ft ²
SUITE 204	1 BEDROOM	57.91 m ²	623 ft ²
SUITE 205	2 BEDROOM	98.73 m ²	1,063 ft ²
SUITE 206	2 BEDROOM	88.33 m ²	951 ft ²
SUITE 207	1 BEDROOM	57.59 m ²	620 ft ²
SUITE 208	1 BEDROOM	40.99 m ²	441 ft ²
SUITE 209	STUDIO	30.45 m ²	328 ft ²
SUITE 210	STUDIO	30.45 m ²	328 ft ²
SUITE 211	1.5 BEDROOM	43.94 m ²	473 ft ²
SUITE 212	1.5 BEDROOM	62.27 m ²	670 ft ²
SUITE 213	2 BEDROOM	82.50 m ²	888 ft ²
SUITE 214	2 BEDROOM	83.04 m ²	894 ft ²
SUITE 215	1.5 BEDROOM	60.95 m ²	656 ft ²
		842.65 m ²	9,070 ft ²
LEVEL 03-10 [TYPICAL]			
SUITE x01	1 BEDROOM	43.73 m ²	471 ft ²
SUITE x02	1 BEDROOM	45.42 m ²	489 ft ²
SUITE x03	1 BEDROOM	61.55 m ²	662 ft ²
SUITE x04	1 BEDROOM	58.59 m ²	631 ft ²
SUITE x05	2 BEDROOM	99.40 m ²	1,070 ft ²
SUITE x06	2 BEDROOM	88.33 m ²	951 ft ²
SUITE x07	1 BEDROOM	57.59 m ²	620 ft ²
SUITE x08	1 BEDROOM	40.99 m ²	441 ft ²
SUITE x09	STUDIO	30.45 m ²	328 ft ²
SUITE x10	STUDIO	30.45 m ²	328 ft ²
SUITE x11	1.5 BEDROOM	43.94 m ²	473 ft ²
SUITE x12	1.5 BEDROOM	62.27 m ²	670 ft ²
SUITE x13	2 BEDROOM	82.50 m ²	888 ft ²
SUITE x14	2 BEDROOM	83.71 m ²	901 ft ²
SUITE x15	1.5 BEDROOM	58.25 m ²	627 ft ²
SUITE x16	1 BEDROOM	43.89 m ²	472 ft ²
		931.05 m ²	10,022 ft ²
LEVEL 11			
SUITE 1101	2 BEDROOM	76.83 m ²	827 ft ²
SUITE 1102	1 BEDROOM	45.42 m ²	489 ft ²
SUITE 1103	1 BEDROOM	61.55 m ²	662 ft ²
SUITE 1104	1 BEDROOM	58.59 m ²	631 ft ²
SUITE 1105	2 BEDROOM	99.40 m ²	1,070 ft ²
SUITE 1106	2 BEDROOM	88.33 m ²	951 ft ²
SUITE 1107	1 BEDROOM	57.59 m ²	620 ft ²
SUITE 1108	1 BEDROOM	40.98 m ²	441 ft ²
SUITE 1109	2 BEDROOM	61.77 m ²	665 ft ²
SUITE 1110	1.5 BEDROOM	43.94 m ²	473 ft ²
SUITE 1111	1.5 BEDROOM	62.60 m ²	674 ft ²
SUITE 1112	2 BEDROOM	81.57 m ²	878 ft ²
SUITE 1113	2 BEDROOM	83.10 m ²	895 ft ²
SUITE 1114	1 BEDROOM	53.39 m ²	575 ft ²
		915.07 m ²	9,850 ft ²
TOTAL		9,347.24 m ²	100,613 ft ²

RESIDENTIAL SUITE COUNTS

SUITE TYPE	COUNT
1 BEDROOM	67
1.5 BEDROOM	30
2 BEDROOM	43
STUDIO	18
TOTAL	158

GFA AREA SCHEDULE

LEVEL	EXISTING AREA	PROPOSED AREA	DIFFERENCE
SUB-BASEMENT (PARK./MECH.)	-	-	-
BASEMENT (PARK./MECH.)	-	-	-
LEVEL 01 (RES./AMENITY)	708.78 m ²	152.31 m ²	-556.47 m ² [NEW EXT. WALL LOCATION, REPROGRAM]
LEVEL 02 (RESIDENTIAL)	1,063.64 m ²	1,009.52 m ²	-54.12 m ² [NEW FLOOR OPENING @ LOBBY, CORE MODIF.]
LEVEL 03 (RESIDENTIAL)	1,063.64 m ²	1,094.73 m ²	+31.09 m ² [CORE MODIF.]
LEVEL 04 (RESIDENTIAL)	1,063.64 m ²	1,094.73 m ²	+31.09 m ² [CORE MODIF.]
LEVEL 05 (RESIDENTIAL)	1,063.64 m ²	1,094.73 m ²	+31.09 m ² [CORE MODIF.]
LEVEL 06 (RESIDENTIAL)	1,063.64 m ²	1,094.73 m ²	+31.09 m ² [CORE MODIF.]
LEVEL 07 (RESIDENTIAL)	1,063.64 m ²	1,094.73 m ²	+31.09 m ² [CORE MODIF.]
LEVEL 08 (RESIDENTIAL)	1,063.64 m ²	1,094.73 m ²	+31.09 m ² [CORE MODIF.]
LEVEL 09 (RESIDENTIAL)	1,063.64 m ²	1,094.73 m ²	+31.09 m ² [CORE MODIF.]
LEVEL 10 (RESIDENTIAL)	1,063.64 m ²	1,094.73 m ²	+31.09 m ² [CORE MODIF.]
LEVEL 11 (RESIDENTIAL)	1,057.27 m ²	1,079.50 m ²	+22.23 m ² [CORE MODIF.]
LEVEL 12 (AMENITIES)	-	-	-
LEVEL 13 (MECH.)	-	-	-
TOTAL	11,338.81 m ²	10,999.21 m ²	-339.60 m ²

INTERRENT REIT
 485 BANK ST #207, OTTAWA, ON K2P 1Z2
 owner | propriétaire

CLELAND JARDINE ENGINEERING LTD.
 structural engineers | ingénieur structure

Smith + Andersen
 530 - 1600 Carling Avenue Ottawa Ontario K1Z 1G3
 1 613 230 1186 smithandanderson.com
 MEP engineers | ingénieur MEP

PARSONS
 1223 MICHAEL STREET, SUITE 100, OTTAWA, ONTARIO K1V 7T2
 Tel: 613-738-4160 Fax: 613-738-7105
 civil engineers | ingénieur civil

Forest and Field Landscape Architecture
 5 - 864 College Street Toronto Ontario M6H 1A3
 1 647 933 1151 forestandfield.ca
 landscape architects | architectes paysagistes

nord du projet
 nord actuel
 true north

ISSUED FOR SITE PLAN CONTROL MAR 05, 2021
 no revisions date
 stamp | timbre

ONTARIO ASSOCIATION OF ARCHITECTS
 ANDREW REEVES
 LICENCE 6464

architect | architecte

linebox STUDIO

general notes | note générale
 1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 2. DO NOT SCALE THE DRAWINGS.
 3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

473 ALBERT
 PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

project number | numéro du projet **159**

drawn | dessiné **CK / LI / MP / JH**
 checked | vérifié **JM / AR**

date | date **03/23/20**

scale | échelle **As indicated**

drawing number | numéro du dessin **A0-801**

1 PROPOSED SITE PLAN
 A0-801 1:150 A0-200

Douglas James

DOUGLAS JAMES, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW - CENTRAL
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Douglas James at 1:42 pm, Jul 14, 2021

ZONING MATRIX

Item	Field	Data	Item	Field	Data
1	LEGAL DESCRIPTION	PLAN 3922 LOT 25 S PT LOT 23/PT LOT 24	9	LOADING ZONE	REQUIRED: RESIDENTIAL: 0 spaces (min) PROPOSED: 1 SHARED LOADING ZONE
2	CURRENT ZONING PERMITTED USES:	RSP[2469]H[37] APARTMENT DWELLINGS (HIGH RISE), RESTAURANT (CONDITIONAL), OFFICE (CURRENT EXCEPTION)	10	PARKING	REQUIRED: RESIDENTIAL: 1.5 per unit = 237 spots VISITOR: 0 FOR 1ST 12 UNITS, THEN 0.1 PER DWELLING UNIT = 14 SPOTS PROPOSED: RESIDENTIAL: 42 VISITOR: 10 TOTAL: 52
3	LOT AREA	1,979.01 m ² (EXISTING UNCHANGED)	11	BICYCLE PARKING	REQUIRED: RESIDENTIAL: 0.5 / UNIT = 79 SPACES TOTAL: 79 SPACES PROPOSED: BASEMENT 36 HORIZONTAL BASEMENT 18 VERTICAL LEVEL 01 32 HORIZONTAL TOTAL: 86
4	LOT FRONTAGE	60.35 m (EXISTING UNCHANGED)	12	LANDSCAPED AREAS	REQUIRED: 593.7 m ² (30% OF LOT AREA) PROPOSED: GROUND LEVEL: 162 m ² L12 ROOF TERRACE: 585 m ² TOTAL: 747 m ²
5	BUILDING AREA	1,276.40 m ² (EXISTING UNCHANGED)	13	DRIVE AISLES	REQUIRED: DOUBLE TRAFFIC LANE: MIN: 6m; MAX: 3.6m FOR LESS THAN 20 PARKING SPACES, 6.7m FOR 20 OR MORE PARKING SPACES PROPOSED: SEE PLANS
6	BUILDING SETBACKS	FRONT YARD REQUIRED: 3m FRONT YARD (EXISTING): 0m REAR YARD (REQUIRED): 7.5m REAR YARD (EXISTING): 4.7m INTERIOR SIDE YARD (REQUIRED): 1.5m FOR FIRST 21m, THEN 6m INTERIOR SIDE YARD (EXISTING): 0m (EAST) 1.5m (WEST)			
7	AMENITY SPACE	REQUIRED: 6m ² x 158 DWELLING UNITS = 948m ² PROPOSED COMMUNAL AMENITY: GROUND LEVEL, EXTERIOR: 162.81 m ² GROUND LEVEL, INTERIOR: 382.53 m ² L12, INTERIOR: 187.15 m ² L12, EXTERIOR: 585.39 m ² TOTAL: 1,317.88 m ²			
8	BUILDING HEIGHT	HEIGHTS UNCHANGED; PROPOSED CHANGE TO USE AS FOLLOWS: 34.2M TO TOP OF MAIN ROOF (UNCHANGED) 37.6M TO TOP OF AMENITY PENTHOUSE (L12) (CURRENTLY MECH PENTHOUSE) 41.99M TO TOP OF MECHANICAL/ELEVATOR PENTHOUSE (UNCHANGED)			

D07-12-19-0203