

1. CONCRETE PAVERS, SEE LANDSCAPE PLAN FOR DETAILS
2. NEW ASPHALT IN EXISTING DRIVEWAY
3. UNDERGROUND STORAGE TANK/STREET. REFER TO CIVIL DRAWINGS FOR SPEC.
4. METAL PLANTER
5. VENTILATION GRATE
6. BENCH
7. NEW CONCRETE SIDEWALK
8. FENCED DOG WALK AREA. SEE LANDSCAPE PLAN FOR DETAILS
9. GRASS
10. GARDEN
11. STEPPED TERRACE (RESIDENCE/COMMERCIAL SPACE). SEE LANDSCAPE PLAN FOR DETAILS
12. RESTAURANT ENTRANCE
13. 473 ALBERT MAIN ENTRANCE
14. BICYCLE RACKS
15. COMMERCIAL SOLID WASTE REMOVAL ZONE.
16. EXISTING TREE TO BE REMOVED.
17. ROOT PROTECTION ZONE. SEE LANDSCAPE PACKAGE FOR DETAILS.
18. SIAMSESE CONNECTIONS
19. EXISTING BUS SHELTER LOCATION.
20. EXISTING PARKING RAMP TO BE MAINTAINED.
21. EXISTING SIDEWALK WIDTH TO BE MAINTAINED
22. FIRE HYDRANT
23. EXISTING DRIVEWAY TO BE MAINTAINED
24. 300mm x 300mm MULT. ELEC. RM. AND WATER ENTRY RM. EIA AIRWELL, METER ON INTERIOR.
25. EXISTING GAS METER.
26. NEW CONCRETE CURB
27. EXTENSION TO EXISTING LAY-BY FOR LOADING DROP OFFS.
28. NEW TREE. SEE LANDSCAPE PACKAGE FOR DETAILS.
29. TACTILE WALKING SURFACE INDICATOR AS PER CITY OF OTTAWA STANDARDS.
30. 3000mm x 3000mm ELEC/WATER OIA AIRWELL.
31. EXISTING CURB & SIDEWALK
32. TREE PROTECTION FENCING. SEE DETAILS OF CONSTRUCTION ON LANDSCAPE DRAWINGS.
33. OVERFLOW LOCATION (REFER TO CIVIL & MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS).
34. NEW PRIVACY SCREEN. SEE LANDSCAPE PLAN FOR DETAILS
35. NEW CONCRETE STAIR

ISSUED FOR SITE PLAN CONTROL DEC 06, 2019

no revisions date

stamp | timbre



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

SITE PLAN

project number | numéro du projet **159**

drawn | dessiné **CK / MP**

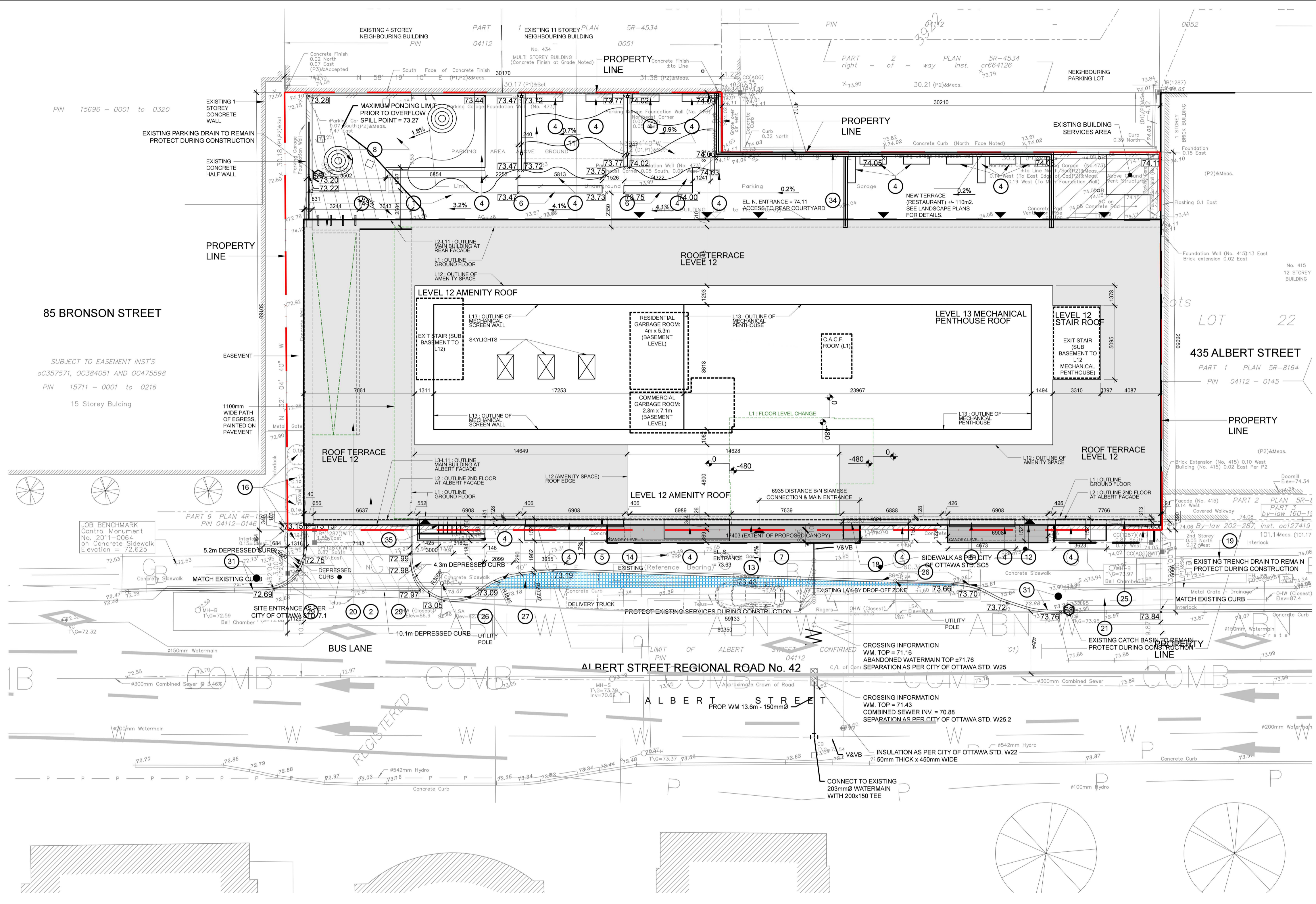
checked | vérifié **JM / JR**

date | date **DEC 06, 2019**

scale | échelle **1 : 50**

drawing number | numéro du dessin

A0-801



1 SITE PLAN
A0-200-800 1 : 150

G.F.A. BREAKDOWN (ALL AREAS PRELIMINARY AND SUBJECT TO CHANGE)			
GROUND FLOOR	EXISTING (sq. m)	PROPOSED (sq. m)	DIFFERENCE
L2	1,063.64	1,017.53	- 46.11 (NEW CURTAIN WALL POSITION, CORE MODIF.)
L3	1,063.64	1,121.19	+ 57.55 (CORE MODIF.)
L4	1,063.64	1,121.19	+ 57.55 (CORE MODIF.)
L5	1,063.64	1,121.19	+ 57.55 (CORE MODIF.)
L6	1,063.64	1,121.19	+ 57.55 (CORE MODIF.)
L7	1,063.64	1,121.19	+ 57.55 (CORE MODIF.)
L8	1,063.64	1,121.19	+ 57.55 (CORE MODIF.)
L9	1,063.64	1,121.19	+ 57.55 (CORE MODIF.)
L10	1,063.64	1,121.19	+ 57.55 (CORE MODIF.)
L11	1,063.64	1,121.19	+ 57.55 (CORE MODIF.)
L12 (RES. AMENITIES)	-	-	-
L13 (MECH. PH)	-	-	-
TOTAL	11,345.18	11,766.4	+421.22

G.L.A. BREAKDOWN (PROPOSED) (ALL AREAS PRELIMINARY AND SUBJECT TO CHANGE)				
GROUND FLOOR	OFFICE (sq. m)	RESTAURANT (sq. m)	RESIDENTIAL (sq. m)	TOTAL (sq. m)
L2	1,017.53	359.31	-	1,376.84
L3	-	-	936.45	936.45
L4	-	-	936.45	936.45
L5	-	-	936.45	936.45
L6	-	-	936.45	936.45
L7	-	-	936.45	936.45
L8	-	-	936.45	936.45
L9	-	-	936.45	936.45
L10	-	-	936.45	936.45
L11	-	-	936.45	936.45
L12	-	-	-	-
TOTAL	1,264.31	359.31	8,428.05	1,0051.67

SUITE COUNT BREAKDOWN			
SUITE TYPE	# PER FLOOR	# TOTAL	
STUDIO	5	45	
1 BEDROOM	7	63	
1.5 BEDROOM	1	9	
2 BEDROOM	4	36	
TOTAL	17	153 SUITES	

RESIDENTIAL SUITE TYPES LEASABLE AREA			
DESCRIPTION	BEDROOM COUNT	AREA (m²)	AREA (ft²)
SUITE x01	STUDIO	43.91 m²	473 ft²
SUITE x02	STUDIO	39.59 m²	426 ft²
SUITE x03	2 BR	71.97 m²	775 ft²
SUITE x04	STUDIO	42.45 m²	457 ft²
SUITE x05	STUDIO	38.37 m²	413 ft²
SUITE x06	1 BR	46.78 m²	504 ft²
SUITE x07	2 BR	78.17 m²	841 ft²
SUITE x08	1 BR	55.20 m²	594 ft²
SUITE x09	1 BR	55.20 m²	594 ft²
SUITE x10	STUDIO	35.53 m²	382 ft²
SUITE x11	STUDIO	35.53 m²	382 ft²
SUITE x12	1 BR	55.20 m²	594 ft²
SUITE x13	1 BR	55.20 m²	594 ft²
SUITE x14	2 BR	85.55 m²	921 ft²
SUITE x15	2 BR	83.87 m²	903 ft²
SUITE x16	1 BR	47.43 m²	511 ft²
SUITE x17	1.5 BR	46.49 m²	500 ft²
TOTAL AREA PER FLOOR		936.45 m²	10,080 ft²

ZONING MATRIX			
Item	Field	Data	
1	LEGAL DESCRIPTION	PLAN 3922 LOT 25 PT LOT 23-PT LOT 24	
2	CURRENT ZONING PERMITTED USES:	R5P(2469)H(37) APARTMENT DWELLINGS (HIGH RISE), RESTAURANT (CONDITIONAL), OFFICE (CURRENT EXCEPTION)	
3	LOT AREA	1,979.01 m² (EXISTING UNCHANGED)	
4	LOT FRONTAGE	60.35 m (EXISTING UNCHANGED)	
5	BUILDING AREA	1,276.40 m² (EXISTING UNCHANGED)	
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: 6m² / DWELLING UNIT = 918m² PROPOSED COMMUNAL AMENITY: GROUND LEVEL, EXTERIOR: 416.65 sq.m L12, INTERIOR: 578.86 sq.m L12, EXTERIOR: 585 sq. m TOTAL: 1,143.86 sq. m	
8	BUILDING HEIGHT	HEIGHTS UNCHANGED; PROPOSED CHANGE TO USE AS FOLLOWS: 34.2M TO TOP OF MAIN ROOF (UNCHANGED) 38.0M TO TOP OF AMENITY PENTHOUSE (L12) [CURRENTLY MECH PENTHOUSE] 41.99M TO TOP OF MECHANICAL/ELEVATOR PENTHOUSE (UNCHANGED)	
9	LOADING ZONE	REQUIRED: RESIDENTIAL: 0 spaces (min) OFFICE (1000-1999m²): 1 spaces (min) RETAIL (350-999m²): 0 spaces (min) PROPOSED: 1 SHARED LOADING ZONE	
10	PARKING	REQUIRED: RESIDENTIAL: 1.5 per unit = 230 spots OFFICE: MAXIMUM: 1.0 per 100m² = 13 spots RETAIL: MAXIMUM: 1.0 per 100m² = 4 spots VISITOR: 0 for 1st 12 units, then 0.1 per dwelling unit = 14 spots PROPOSED: 40 RESIDENTIAL, 7 VISITOR	
11	BICYCLE PARKING	REQUIRED: RESIDENTIAL: 0.5 / UNIT = 77 SPACES RESTAURANT: 1 / 250 m² = 3 SPACES OFFICE: 1 / 250 m² = 5 SPACES TOTAL: 83 SPACES PROPOSED: >83 SPACES DISPERSED BETWEEN INTERIOR & EXTERIOR, 4 SPACES ON GROUND LVL, 79 SPACES IN BASEMENT	
12	LANDSCAPED AREAS	REQUIRED: 593.7 m² (30% OF LOT AREA) PROPOSED: GROUND LEVEL: 416.65 m² L12 ROOF TERRACE: 585 m² TOTAL: 1,001.65 m²	
13	DRIVE AISLES	REQUIRED: Double traffic lane; Minimum: 6m; Maximum: 3.6m for less than 20 parking spaces, 6.7m for 20 or more parking spaces PROPOSED: SEE PLANS	