



PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation	AM10(2894) S476	SITE AREA 0.488 ha. 4,881.7 sq. m. (92,546) sq. ft.
ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	81.5m	25 STOREYS / 76.0m
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 98.62	(GEO. ELEV.) 98.62
FRONT YARD SETBACK	2.1m	2.9m
CORNER SIDE YARD SETBACK	5.5m	5.7m
INTERIOR YARD SETBACK	0.5m	0.5m
REAR YARD SETBACK	11.0m	19.3m
AMENITY AREA - TOTAL PER UNIT - 6.0m²	1,512m²	2,540m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²	756m²	800m²
VEHICLE PARKING - RESIDENTIAL AREA C (0.7 per unit)	176	178
VEHICLE PARKING - VISITOR ONLY - AREA C (0.2 per unit)	50	50
VEHICLE PARKING - COMM. RETAIL / PERSONAL SERVICE (3.4 per 100m² of GFA)	16	16
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	126	130
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA	3	6
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m
DRAWING NOTES		
1	PROPERTY LINE	
2	PROPOSED ROW (ROAD / INTERSECTION WIDENING)	
3	CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY	
4	REPLACE EXISTING CURB & SIDEWALK WITH NEW 2.1m MINIMUM WIDE SIDEWALK TO CITY STANDARDS	
5	ASPHALT DRIVE WAY WITH 150 BARRIER CURBS	
6	BICYCLE PARKING SPACE	
7	EXISTING FIRE HYDRANT	
8	SHORT TERM PARKING	
9	OUTLINE OF UNDERGROUND PARKING LEVEL	
10	EXISTING RETAINING WALL	
11	AIR INTAKE / EXHAUST GRILL	
12	EXISTING TREED AREA TO REMAIN, CLEAN AND MAKE SAFE.	
13	EXISTING FENCE CHAIN LINK / BOARD	
14	EXISTING TREE TO BE REMOVED	
15	CONCRETE RETAINING WALL WITH GUARD RAILING AS REQUIRED HEIGHT VARIES	
16	SOFT LANDSCAPING	
17	OUTLINE OF BUILDING ABOVE	
18	BALCONY ABOVE	
19	PARKING GARAGE ACCESS WITH TRENCH DRAIN	
20	NATURAL GAS EQUIPMENT	
21	STORM WATER TANK (CISTERN) IN PARKING GARAGE WITH OVERFLOW / ACCESS MANHOLE	
22	SIAMSE CONNECTION	
23	EXISTING CHAIN LINK / BOARD FENCE TO BE REMOVED	
24	EXISTING UTILITY STREET LIGHT / TRAFFIC POLE	
25	EXISTING STONE WALL TO REMAIN	
26	6.0 METRE WIDE FIRE ROUTE	
27	HARD SURFACE WALKWAY	
28	RIVER STONE EDGED / SPILLWAY	
29	SEASONAL SNOW STORAGE	
30	EXISTING UTILITY EQUIPMENT REMOVED AS REQUIRED	
31	AT GRADE EXTERIOR AMENITY AREA	
32	ENTRY TO SERVICE CORRIDOR	
33	PROPOSED BUILDING SERVICES, SEE CIVIL	
34	RAIN GARDEN, SEE CIVIL	
35	PAD MOUNTED TRANSFORMER	
36	REMOVE EXISTING UTILITY / LIGHT POLE	
37	POPS - 200m² LEISURE AREA	
38	RELOCATED HYDRO / UTILITY POLE	
39	DEPRESSED SIDEWALK & TWSI AS PER DETAIL SC7.5	
40	2.1m HT. PRIVACY SCREEN	
41	REINSTATE 150mm HT. CONCRETE MEDIUM	
42	TURFSTONE PAVES 100 BY PERMICON UTILITY ACCESS	
43	RAISED PLANTER	
44	SCREEN WALL	
45	EXISTING STREET CURB LOCATION TO REMAIN	
46	PAINTED LINE CROSSWALK	
PROJECT STATISTICS		
GROSS BUILDING - AREAS (CITY OF OTTAWA ZONING AREA)		
PARKING LEVEL	0.0 sq. m.	0.0 sq. ft.
GROUND FLOOR	690.0 sq. m.	7,426 sq. ft.
2nd FLOOR	1,031.0 sq. m.	11,100 sq. ft.
3rd & 4th FLOOR	2 x 1,031.0 sq. m.	2,062.0 sq. ft.
5th FLOOR	638.0 sq. m.	6,867 sq. ft.
6th to 25th FLOOR	20 x 638.0 sq. m.	12,760.0 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.	0.0 sq. ft.
TOTAL AREA	184,833 sq. ft.	
TOWER FOOTPRINT	804.6 sq. m.	8,661 sq. ft.
UNIT STATISTICS		
STUDIO UNIT	0.4%	1
ONE BEDROOM UNIT	20.2%	77
TWO BEDROOM UNIT	30.6%	109
TWO BEDROOM + DEN UNIT	9.1%	23
TOTAL	100.0%	252
COMMERCIAL AREA	690 sq. m.	7,426 sq. ft.
CAR PARKING		
REQUIRED BY ZONING BY-LAW		
RESIDENCE	- 0.7 PER UNIT	176
VISITOR	- 0.2 PER UNIT	50
COMMERCIAL	- 3.4 PER 100m² GFA	16
TOTAL		242
PROVIDED		
RESIDENCE	- 0.7 PER UNIT	178
VISITOR	- 0.2 PER UNIT	50
COMMERCIAL	- 3.4 PER 100m² GFA	16
TOTAL		244
BICYCLE PARKING		
REQUIRED		
RESIDENCE	- 0.5 PER UNIT	126
COMMERCIAL	- 1 PER 250m² GFA	3
TOTAL		129
PROVIDED		
PARKING LEVEL	- 0.5 PER UNIT	126
EXTERIOR AT GRADE		10
TOTAL		136
LOT COVERAGE		
PAVED SURFACE =	426.5 sq. m.	8.7%
BUILDING FOOTPRINT =	1,769.0 sq. m.	36.2%
LANDSCAPE OPEN SPACE =	2,286.2 sq. m.	46.9%
POPS #1 =	200.0 sq. m.	4.1%
POPS #2 =	200.0 sq. m.	4.1%
TOTAL =	4,881.7 sq. m.	100.0%
AMENITY SPACE		
EXTERIOR AT GRADE PATIO =	420.0 sq. m.	
EXTERIOR NORTH LAWN =	200.0 sq. m.	
1st FLOOR AMENITY ROOM =	180.0 sq. m.	
PRIVATE TERRACE (2nd FLOOR) =	300.0 sq. m.	
PRIVATE TERRACE (5th FLOOR) =	320.0 sq. m.	
PRIVATE TERRACE (25th FLOOR) =	120.0 sq. m.	
PRIVATE BALCONIES =	1,000.0 sq. m.	
TOTAL =	2,540.0 sq. m.	
TOTAL COMMUNAL =	800.0 sq. m.	
REQUIRED - 6.0m² PER UNIT (252) =	1,512.0 sq. m.	
REQUIRED COMMUNAL @ 50% =	756.0 sq. m.	
SOLID WASTE		
GARBAGE	0.110 Y³ PER UNIT	28 Y³
RECYCLING - GMP	0.018 Y³ PER UNIT	5 Y³
RECYCLING - FIBRE	0.038 Y³ PER UNIT	10 Y³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	5
CONSTRUCTION MANAGER		
Vuze Construction	Street _____ City _____	
Quebec, ### ###		
Tel: (819) 664-4195		
Email: mchenier@vuzeconstruction.com		
PROJECT DEVELOPER		
Bertone Development Corporation	1285 Rue Hodge, Saint-Laurent	
Quebec, H4N 2B6		
Tel: (514) 745-1493		
Email: dcloutier@bertone.ca		
NOTATION SYMBOLS:		
INDICATES DRAWING NOTES, LISTED ON EACH SHEET.		
INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.		
INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.		
INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.		
DETAIL NUMBER		
TITLE		
SCALE		
DETAIL REFERENCE PAGE		
DETAIL CROSS REFERENCE PAGE		
REVISIONS:		
NO.	DESCRIPTION	DATE
1	ADDITION SPC CITY COMMENT RESPONSE	Jan. 30, 25
2	ISSUED FOR BUILDING PERMIT	Dec. 13, 24
3	ADDITION SITE PLAN CONTROL REVISIONS	Dec. 06, 24
4	ADDITION SITE PLAN CONTROL REVISIONS	Oct. 31, 24
5	REVISED POPS SIZE AND DESIGN	Oct. 04, 24
6	ISSUED FOR CIVIL REVISIONS	Sept. 11, 24
7	ISSUED FOR GENERAL DESIGN REVISIONS	Aug. 15, 24
8	REVISED FOR GENERAL UPDATES	Oct. 5, 23
9	REVISED UNIT COUNT	Feb. 14, 23
10	ISSUED FOR ROUND 1 SPC RESPONSE	Jan. 13, 23
11	ISSUED FOR SPC APPLICATION	Aug. 31, 22
12	ISSUED TO CONSULTANT	Aug. 22, 22
13	ISSUED FOR CONSULTANT REVIEW	Aug. 08, 22
14	ISSUED FOR REVIEW	July 27, 22
15	ISSUED FOR UDRP	Sept 10, 21
16	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21
ARCHITECT SEAL:		
ARCHITECT: BERTONE ASSOCIATES		
SEAL DATE: STAMP DATE		
CLIENT:		
PROJECT TITLE:		
741 BLAIR ROAD / 1649 MONTREAL ROAD		
OTTAWA ONTARIO		
SHEET TITLE:		
SITE PLAN EXISTING CONDITIONS		
DRAWN: R.V. CHECKED: R.V.		
SCALE: 1:150 SHEET NO. SP-1		
PROJECT NO. 2037		