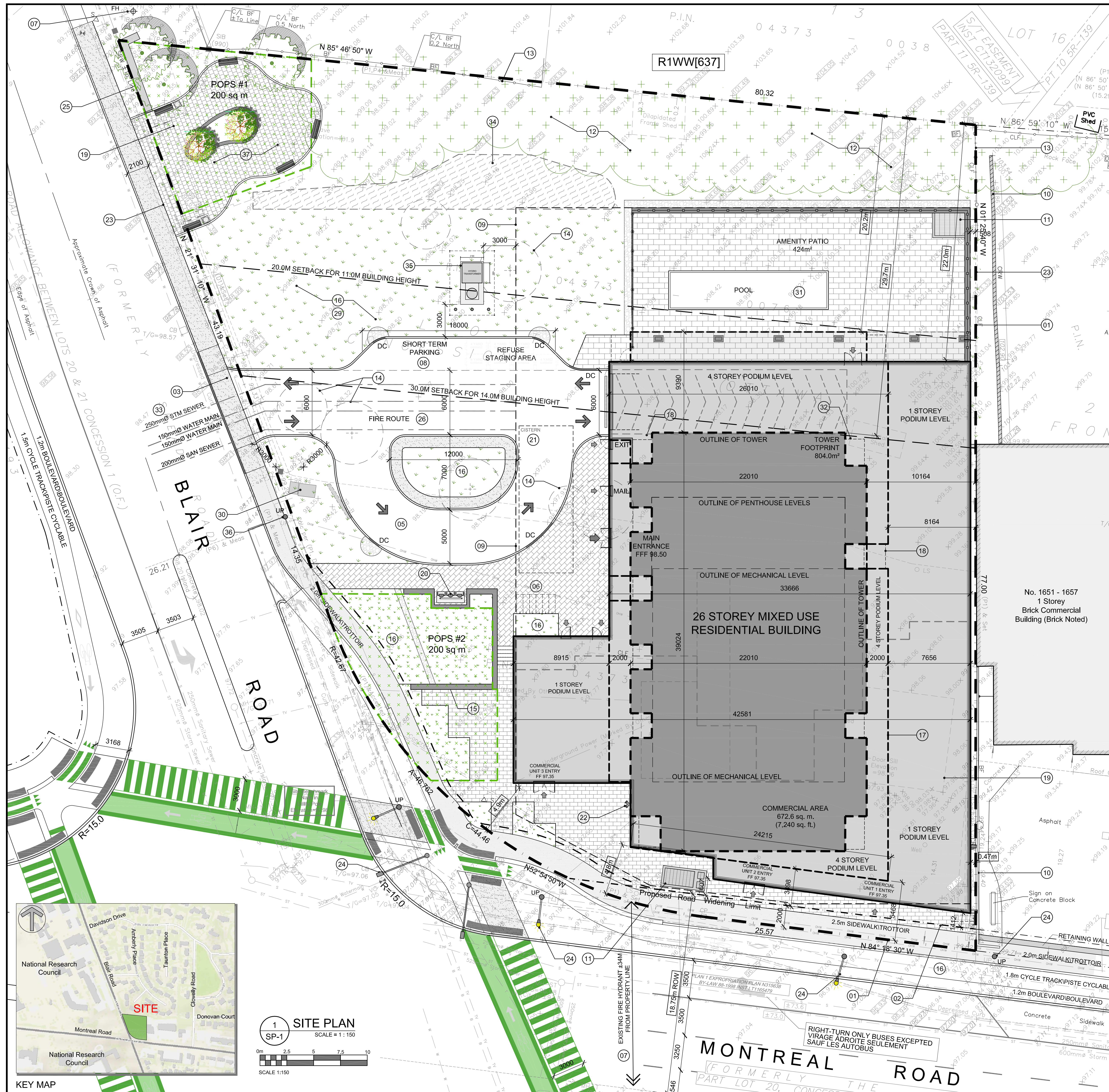




PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation R3K(1631) AM10(2199)	SITE AREA	0.488 ha, 4,881.7 sq. m. (2,540) sq. ft.
ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT - AM10	30.0m	26 STOREYS / 88.0m
BUILDING HEIGHT - R3K	10.0m	26 STOREYS / 88.0m
GRADE (GEODETTIC ELEVATION - ASL)	(GEO. ELEV.) 99.20	(GEO. ELEV.) 99.20
YARD SETBACK (ALL) - AM10	0.0m	SEE SCHEDULE
FRONT YARD SETBACK - R3K	6.0m	SEE SCHEDULE
INTERIOR YARD SETBACK - R3K - NORTH SIDE	3.0m	SEE SCHEDULE
INTERIOR YARD SETBACK - R3K - SOUTH SIDE	1.4m	SEE SCHEDULE
REAR YARD SETBACK - R3K	6.0m	SEE SCHEDULE
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,524m ²	2,679m ²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	762m ²	854m ²
VEHICLE PARKING - RESIDENTIAL AREA C (1.2 per unit)	187	187
VEHICLE PARKING - VISITOR ONLY - AREA C (1.0 per unit)	51	51
VEHICLE PARKING - COMMERCIAL RESTAURANT (1 per 100m ² of GFA)	67	134
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	127	134
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	2	6
BISE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m
DRAWING NOTES		
<ol style="list-style-type: none"> PROPERTY LINE PROPOSED ROAD / INTERSECTION WIDENING CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS ASPHALT DRIVE WAY WITH 150 BARRIER CURBS BICYCLE PARKING SPACE EXISTING FIRE HYDRANT SHORT TERM PARKING OUTLINE OF UNDERGROUND PARKING LEVEL EXISTING RETAINING WALL AIR INTAKE / EXHAUST GRILL EXISTING TREADED AREA TO REMAIN, CLEAN AND MAKE SAFE. EXISTING FENCE CHAIN LINK / BOARD EXISTING TREE TO BE REMOVED CONCRETE RETAINING WALL WITH GUARD RAILING AS REQUIRED, HEIGHT VARIES SOFT LANDSCAPING OUTLINE OF BUILDING ABOVE BALCONY ABOVE EXISTING BUILDING TO BE REMOVED NATURAL GAS EQUIPMENT STORM WATER TANK (CISTERN) IN PARKING GARAGE SIAMSESE CONNECTION EXISTING CHAIN LINK FENCE TO BE REMOVED EXISTING UTILITY STREET LIGHT / TRAFFIC POLE EXISTING STONE WALL TO BE REFURBISHED 4.0 METRE WIDE FIRE ROUTE HARD SURFACE WALKWAY RIVER STONE SPILLWAY SEASONAL SNOW STORAGE EXISTING UTILITY EQUIPMENT REMOVED AS REQUIRED PODIUM LEVEL EXTERIOR AMENITY AREA INTERIOR GARAGE ROOM PROPOSED BUILDING SERVICES, SEE CIVIL BIOSWALE, SEE CIVIL PAD MOUNTED TRANSFORMER REMOVE EXISTING UTILITY / LIGHT POLE HARD SURFACE LEISURE AREA - POPS 		
PROJECT STATISTICS		
GROSS BUILDING - AREAS (CITY OF OTTAWA ZONING AREA)		
PARKING LEVEL	0.0 sq. m.	0.0 sq. m.
GROUND FLOOR	672.6 sq. ft.	7,240 sq. ft.
2nd to 4th FLOOR	3,108.2 sq. m.	33,456 sq. ft.
5th to 22nd FLOOR	11,429.9 sq. m.	123,330 sq. ft.
23rd FLOOR	508.1 sq. m.	5,469 sq. ft.
24th to 26th FLOOR	1,644.4 sq. m.	17,700 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.	0.0 sq. ft.
TOTAL AREA	17,243.0 sq. m.	185,692 sq. ft.
TOWER FOOTPRINT	804.0 sq. m.	8,654 sq. ft.
UNIT STATISTICS		
ONE BEDROOM UNIT	59	
ONE BEDROOM + DEN UNIT	99	
TWO BEDROOM UNIT	68	
TWO BEDROOM + DEN UNIT	34	
TOTAL	254	
COMMERCIAL AREA	672.6 sq. m.	7,240 sq. ft.
CAR PARKING		
REQUIRED BY ZONING BY-LAW		
RESIDENCE	- 0.7 PER UNIT	178
VISITOR	- 0.2 PER UNIT	51
COMMERCIAL	- 10 PER 100m ² GFA	67
TOTAL		296
PROVIDED		
RESIDENCE	- 0.7 PER UNIT	178
VISITOR	- 0.2 PER UNIT	51
COMMERCIAL	- 10 PER 100m ² GFA	59
TOTAL		248
BICYCLE PARKING		
REQUIRED		
RESIDENCE	- 0.5 PER UNIT	127
COMMERCIAL	- 1 PER 250m ² GFA	2
TOTAL		129
PROVIDED		
PARKING LEVEL	- 1.0 PER UNIT	130
EXTERIOR AT GRADE		10
TOTAL		140
LOT COVERAGE		
REQUIRED		
PAVED SURFACE	= 822.8 sq. m.	12.8%
BUILDING FOOTPRINT	= 1,748.2 sq. m.	35.8%
LANDSCAPE OPEN SPACE	= 2,309.7 sq. m.	47.3%
POPS	= 200.0 sq. m.	4.1%
TOTAL	= 4,881.7 sq. m.	100.0%
PROVIDED		
EXTERIOR AT GRADE PATIO	= 424.0 sq. m.	
EXTERIOR NORTH LAWN	= 200.0 sq. m.	
1st FLOOR AMENITY ROOM	= 230.0 sq. m.	
PRIVATE TERRACE (2nd FLOOR)	= 300.0 sq. m.	
PRIVATE TERRACE (5th FLOOR)	= 320.0 sq. m.	
PRIVATE TERRACE (23rd FLOOR)	= 120.0 sq. m.	
PRIVATE BALCONIES	= 1,085.0 sq. m.	
TOTAL	= 2,679.0 sq. m.	
TOTAL COMMUNAL	= 854.0 sq. m.	
REQUIRED - 6.0M ² PER UNIT (254)	= 1,524.0 sq. m.	
REQUIRED COMMUNAL @ 50%	= 762.0 sq. m.	
AMENITY SPACE		
254 UNITS		
GARBAGE	0.110 Y ² PER UNIT	28 Y ²
RECYCLING - GMP	0.018 Y ² PER UNIT	5 Y ²
RECYCLING - FIBRE	0.038 Y ² PER UNIT	10 Y ²
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	5
SOLID WASTE		
254 UNITS		
DRAWING NOTES		
<ol style="list-style-type: none"> PROPERTY LINE PROPOSED ROAD / INTERSECTION WIDENING CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS ASPHALT DRIVE WAY WITH 150 BARRIER CURBS BICYCLE PARKING SPACE EXISTING FIRE HYDRANT SHORT TERM PARKING OUTLINE OF UNDERGROUND PARKING LEVEL EXISTING RETAINING WALL AIR INTAKE / EXHAUST GRILL EXISTING TREADED AREA TO REMAIN, CLEAN AND MAKE SAFE. EXISTING FENCE CHAIN LINK / BOARD EXISTING TREE TO BE REMOVED CONCRETE RETAINING WALL WITH GUARD RAILING AS REQUIRED, HEIGHT VARIES SOFT LANDSCAPING OUTLINE OF BUILDING ABOVE BALCONY ABOVE EXISTING BUILDING TO BE REMOVED NATURAL GAS EQUIPMENT STORM WATER TANK (CISTERN) IN PARKING GARAGE SIAMSESE CONNECTION EXISTING CHAIN LINK FENCE TO BE REMOVED EXISTING UTILITY STREET LIGHT / TRAFFIC POLE EXISTING STONE WALL TO BE REFURBISHED 4.0 METRE WIDE FIRE ROUTE HARD SURFACE WALKWAY RIVER STONE SPILLWAY SEASONAL SNOW STORAGE EXISTING UTILITY EQUIPMENT REMOVED AS REQUIRED PODIUM LEVEL EXTERIOR AMENITY AREA INTERIOR GARAGE ROOM PROPOSED BUILDING SERVICES, SEE CIVIL BIOSWALE, SEE CIVIL PAD MOUNTED TRANSFORMER REMOVE EXISTING UTILITY / LIGHT POLE HARD SURFACE LEISURE AREA - POPS 		
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PROJECT DEVELOPER		
Bertone Development Corporation 1285 Rue Hodge, Saint-Laurent Quebec, H4N 2B6 Tel: (514) 745-1493 Email: dcoutier@bertone.ca		
CONSTRUCTION MANAGER		
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S		



PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation R3K(163) AM10(2199)	SITE AREA	0.488 ha	4,881.7 sq. m. (52,540 sq. ft.)
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT - AM10	30.0m	26 STOREYS / 88.0m	
BUILDING HEIGHT - R3K	10.0m	26 STOREYS / 88.0m	
GRADE (GEODETTIC ELEVATION - ASL)	(GEO. ELEV.) 99.20	(GEO. ELEV.) 99.20	
YARD SETBACK (ALL) - AM10	0.0m	SEE SCHEDULE	
FRONT YARD SETBACK - R3K	6.0m	SEE SCHEDULE	
INTERIOR YARD SETBACK - R3K - NORTH SIDE	3.0m	SEE SCHEDULE	
INTERIOR YARD SETBACK - R3K - SOUTH SIDE	1.4m	SEE SCHEDULE	
REAR YARD SETBACK - R3K	6.0m	SEE SCHEDULE	
AMENITY AREA - TOTAL PER UNIT - 6.0m²	1,524m²	2,679m²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²	762m²	854m²	
VEHICLE PARKING - RESIDENTIAL AREA C (1.2 per unit)	187	187	
VEHICLE PARKING - VISITOR ONLY - AREA C (0.2 per unit)	51	51	
VEHICLE PARKING - COMMERCIAL RESTAURANT (1 per 100m² of GFA)	67	67	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	127	134	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA	2	6	
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	

DRAWING NOTES

- PROPERTY LINE
- PROPOSED ROAD / INTERSECTION WIDENING
- CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY
- REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS
- ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
- BICYCLE PARKING SPACE
- EXISTING FIRE HYDRANT
- SHORT TERM PARKING
- OUTLINE OF UNDERGROUND PARKING LEVEL
- EXISTING RETAINING WALL
- AIR INTAKE / EXHAUST GRILL
- EXISTING TREADED AREA TO REMAIN, CLEAN AND MAKE SAFE.
- EXISTING FENCE CHAIN LINK / BOARD
- EXISTING TREE TO BE REMOVED
- CONCRETE RETAINING WALL WITH GUARD RAILING AS REQUIRED, HEIGHT VARIES
- SOFT LANDSCAPING
- OUTLINE OF BUILDING ABOVE
- BALCONY ABOVE
- EXISTING BUILDING TO BE REMOVED
- NATURAL GAS EQUIPMENT
- STORM WATER TANK (CISTERN) IN PARKING GARAGE
- SIAMSESE CONNECTION
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING UTILITY STREET LIGHT / TRAFFIC POLE
- EXISTING STONE WALL TO BE REBURFISHED
- 4.0 METRE WIDE FIRE ROUTE
- HARD SURFACE WALKWAY
- RIVER STONE SPILLWAY
- SEASONAL SNOW STORAGE
- EXISTING UTILITY EQUIPMENT REMOVED AS REQUIRED
- PODIUM LEVEL EXTERIOR AMENITY AREA
- INTERIOR GARAGE ROOM
- PROPOSED BUILDING SERVICES, SEE CIVIL
- BIOSWALE, SEE CIVIL
- PAD MOUNTED TRANSFORMER
- REMOVE EXISTING UTILITY / LIGHT POLE
- HARD SURFACE LEISURE AREA - POPS

PROJECT STATISTICS

GROSS BUILDING - AREAS

(CITY OF OTTAWA ZONING AREA)

PARKING LEVEL	0.0 sq. m.	0.0 sq. ft.
GROUND FLOOR	672.6 sq. m.	7,240 sq. ft.
2nd to 4th FLOOR	3 x 1,036.1 sq. m.	3,108.2 sq. ft.
5th to 22nd FLOOR	3 x 11,152 sq. ft.	33,456 sq. ft.
23rd FLOOR	18 x 635.0 sq. m.	11,429.9 sq. m.
24th to 26th FLOOR	18 x 635.0 sq. m.	11,429.9 sq. m.
MECHANICAL LEVEL	0.0 sq. m.	0.0 sq. ft.
TOTAL AREA	17,243.0 sq. m.	185,692 sq. ft.
TOWER FOOTPRINT	804.0 sq. m.	8,654 sq. ft.

UNIT STATISTICS

ONE BEDROOM UNIT	59	
ONE BEDROOM + DEN UNIT	93	
TWO BEDROOM UNIT	68	
TWO BEDROOM + DEN UNIT	34	
TOTAL	254	
COMMERCIAL AREA	672.6 sq. m.	7,240 sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.7 PER UNIT	178
VISITOR	- 0.2 PER UNIT	51
COMMERCIAL RESTAURANT	- 10 PER 100m² GFA	67
TOTAL		296

PROVIDED

RESIDENCE	- 0.7 PER UNIT	178
VISITOR	- 0.2 PER UNIT	51
COMMERCIAL RESTAURANT	- 10 PER 100m² GFA	19
TOTAL		248

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT	127
COMMERCIAL RESTAURANT	- 1 PER 250m² GFA	2
TOTAL		129

PROVIDED

PARKING LEVEL	- 1.0 PER UNIT	130
EXTERIOR AT GRADE		10
TOTAL		140

LOT COVERAGE

PAVED SURFACE	= 822.8 sq. m.	12.8%
BUILDING FOOTPRINT	= 1,748.2 sq. m.	35.8%
LANDSCAPE OPEN SPACE	= 2,309.7 sq. m.	47.3%
POPS	= 200.0 sq. m.	4.1%
TOTAL	= 4,881.7 sq. m.	100.0%

AMENITY SPACE

EXTERIOR AT GRADE PATIO	= 424.0 sq. m.
EXTERIOR NORTH LAWN	= 200.0 sq. m.
1st FLOOR AMENITY ROOM	= 230.0 sq. m.
PRIVATE TERRACE (2nd FLOOR)	= 300.0 sq. m.
PRIVATE TERRACE (5th FLOOR)	= 320.0 sq. m.
PRIVATE TERRACE (23rd FLOOR)	= 120.0 sq. m.
PRIVATE BALCONIES	= 1,085.0 sq. m.
TOTAL	= 2,679.0 sq. m.
TOTAL COMMUNAL	= 854.0 sq. m.
REQUIRED - 6.0M² PER UNIT (254)	= 1,524.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 762.0 sq. m.

SOLID WASTE

GARBAGE	0.110 Y² PER UNIT	28 Y²
RECYCLING - GMP	0.018 Y² PER UNIT	5 Y²
RECYCLING - FIBRE	0.038 Y² PER UNIT	10 Y²
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	5

254 UNITS

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND 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. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

Ⓜ INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.

Ⓜ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

Ⓜ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

① - DETAIL NUMBER

① - TITLE

① - DETAIL REFERENCE PAGE

① - DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	REVISED FOR GENERAL UPDATES	Aug. 29, 23
2	REVISED UNIT COUNT	Feb. 14, 23
3	ISSUED FOR ROUND 1 SPC RESPONSE	Jan. 13, 23

ARCHITECT SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**

ARCHITECT: **rla/architecture**

SEAL DATE: STAMP DATE

BERTONE

ARCHITECT:

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PROJECT TITLE:
741 BLAIR ROAD / 1649 MONTREAL ROAD

OTTAWA ONTARIO

SHEET TITLE:
**SITE PLAN
PROPOSED STREET
MODIFICATION**

DRAWN: R.V.	CHECKED: R.V.
SCALE: 1:150	SHEET No.:
PROJECT No. 2037	SP-2