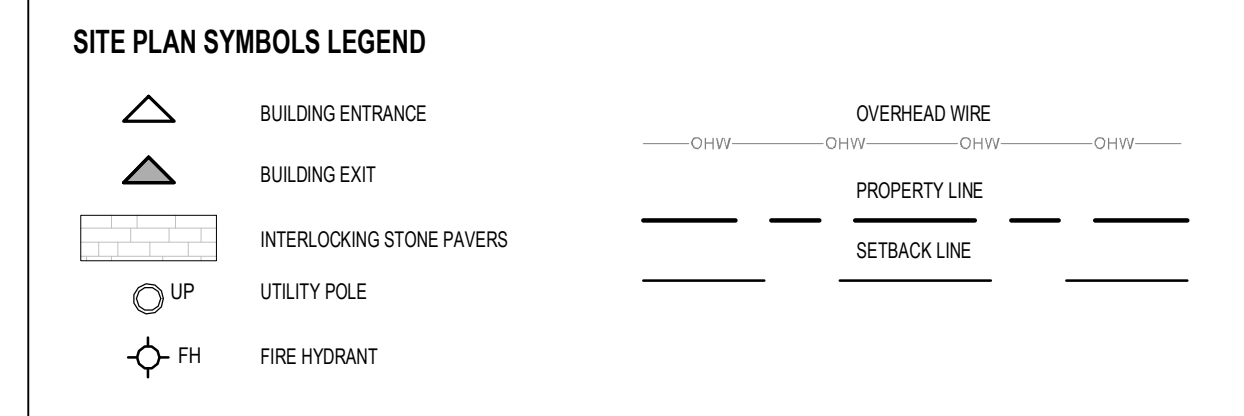


2 LOCATION PLAN
SP-01 SCALE: NTS



- SITE PLAN NOTES**
- S1 SOFT LANDSCAPING
 - S2 RAISED PLANTER
 - S3 PRIVATE RESIDENTIAL TERRACE
 - S4 LINE DENOTES EXTENT OF PARKING GARAGE BELOW
 - S5 DEPRESSED CURB
 - S6 EXISTING STONE RETAINING WALL TO BE DEMOLISHED
 - S7 EXTENT OF EXISTING 3 STOREY APARTMENT BUILDING TO BE DEMOLISHED
 - S8 EXISTING TREE TO BE REMOVED
 - S9 EXTENT OF EXISTING SIDEWALK

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOTS 11 AND 12 AND PART OF
LOTS 3 AND 4
BLOCK 'X'
REGISTERED PLAN 102
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLBECK LTD. 2025

SURVEY INFO
SCALE: 1 : 100

- GENERAL ARCHITECTURAL NOTES:**
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 3. Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
 4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 5. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

ISSUE RECORD

4	ISSUED FOR SITE PLAN CONTROL	26-04-30
3	ISSUED FOR COORDINATION	26-02-17
2	ISSUED FOR COORDINATION	26-01-20
1	ISSUED FOR COORDINATION	26-01-15



project1 studio
Project1 Studio Incorporated
[613.884.3939] [mail@project1studio.ca]

441 ECHO
441 Echo Drive
Ottawa, ON K1S 1N6

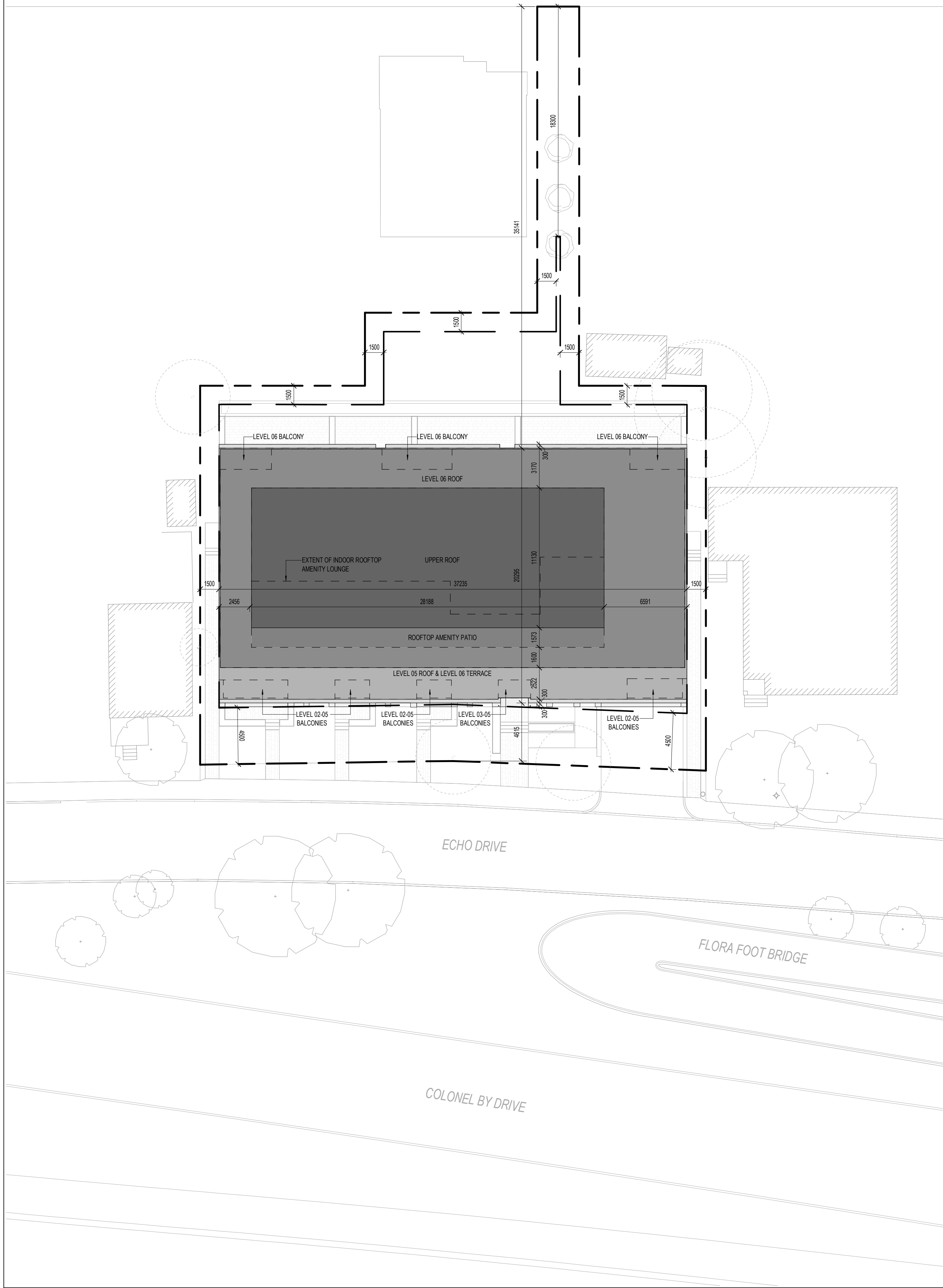
PROJ	SCALE	DRAWN	REVIEWED
2514	NOTED	SDL/BH	RMK

SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1 : 100

MCGILLIVRAY STREET



UNIT COUNT								
NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	TOTAL COUNT	PERCENTAGE
1-BED	2	5	5	5	5	0	22	42%
1-BED + DEN	3	1	1	1	1	1	8	15%
2-BED	2	4	4	4	4	1	19	37%
2-BED + DEN	0	0	0	0	0	1	1	2%
3-BED	0	0	0	0	0	2	2	4%
TOTAL	7	10	10	10	10	2	52	100%

GROSS BUILDING AREA		
LEVEL	AREA	AREA (SF)
LEVEL 1	722.24 m ²	7,774 SF
LEVEL 2	794.46 m ²	7,798 SF
LEVEL 3	722.19 m ²	7,774 SF
LEVEL 4	712.53 m ²	7,670 SF
LEVEL 5	712.53 m ²	7,670 SF
LEVEL 6	616.33 m ²	6,634 SF
ROOF	217.55 m ²	2,342 SF
TOTAL	4,427.82 m²	47,851 SF

LEVEL P1	1,170.54 m ²	12,600 SF
LEVEL P2	1,170.54 m ²	12,600 SF
LEVEL P3	566.86 m ²	6,102 SF
TOTAL	2,907.93 m²	31,301 SF

TOTAL	7,335.75 m²	78,962 SF
--------------	-------------------------------	------------------

LEASABLE AREA (RESIDENTIAL)		
LEVEL	AREA	AREA (SF)
LEVEL 1	481.08 m ²	5,178 SF
LEVEL 2	646.81 m ²	6,962 SF
LEVEL 3	646.89 m ²	6,944 SF
LEVEL 4	633.83 m ²	6,822 SF
LEVEL 5	633.83 m ²	6,822 SF
LEVEL 6	539.76 m ²	5,810 SF
TOTAL	3,580.39 m²	38,539 SF

PARKING SCH. (BICYCLE)		
LEVEL	TYPE	COUNT
LEVEL P1	STACKED	56
TOTAL		56

COMMUNAL AMENITY			
LEVEL	NAME	AREA	AREA (SF)
ROOF	AMENITY LOUNGE	91.23 m ²	982 SF
ROOF	AMENITY TERRACE	138.99 m ²	1,496 SF
TOTAL		230.22 m²	2,478 SF

PRIVATE AMENITY		
LEVEL	AREA	AREA (SF)
LEVEL 1	120.15 m ²	1,293 SF
LEVEL 2	21.64 m ²	233 SF
LEVEL 3	25.41 m ²	274 SF
LEVEL 4	25.97 m ²	280 SF
LEVEL 5	26.52 m ²	285 SF
LEVEL 6	99.57 m ²	1,072 SF
TOTAL	319.27 m²	3,437 SF

PARKING SCH. (VEHICLE)		
LEVEL	TYPE	COUNT
LEVEL P1	VISITOR	4
LEVEL P1	RESIDENT	16
LEVEL P2	RESIDENT - EV	13
LEVEL P2	RESIDENT	9
LEVEL P3	RESIDENT	12
TOTAL		54

SITE STATISTICS		
Current Zoning Designation:	R4UD	
Lot Width:	40.2m	
Total Lot Area:	1,394.32m ²	
Average Existing Grade:	65.49m	

Proposed Development - 6 Storey Mid-Rise Apartment Building		
No. of units	52 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width	15.0m	40.2m
Table 152(a)		
Minimum Lot Area	450m ²	1,394.32m ²
Table 152(a)		
Min. Front Yard Setback	4.5m	4.6m
Table 152(a)		
Min. Interior Side Yard Setback	1.5m	1.5m
Table 152(a)		
Min. Rear Yard Setback	18.3m	35.1m
Table 144(a)(ii)		
Maximum Building Height	14.5m	19.5m
Table 152(a)		
Parking Space Rates (Residents)	18 Spaces	50 Spaces
101 (Sch. 1A - Area X)	0 spaces for the first 12 units - Section 101(2)	
	0.5 spaces / unit for 40 units - Table 101(R15)	
	Minus 10% - Section 101(6)	
Minimum Visitor Parking Rates	4 Spaces	4 Spaces
101 (Sch. 1A - Area X)	0 spaces for first 12 units - Section 102(2)	
	0.1 spaces / unit for 40 units - Table 102	
Minimum Spaces Capable of Level 2 EV Charging	13 Spaces	13 Spaces
	25% spaces / unit for 52 units	
Bicycle Parking Rates (Residents)	26 Spaces	56 Spaces
Table 111A (Sch. 1 - Area X)	0.5 spaces / unit for 52 units [111A(b)(ii)]	
Total Amenity Area	312m ²	549.49m ²
Table 137(4)(i)	6m ² / unit for 52 units	
Communal Amenity Area	156m ²	230.22m ²
Table 137(4)(ii)	Min. 50% of Total Amenity Area	

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.

4 ISSUED FOR SITE PLAN CONTROL 26-04-30

ISSUE RECORD



project1 studio

Project1 Studio Incorporated
1(613) 884-3939 | mail@project1studio.ca

441 ECHO
441 Echo Drive
Ottawa, ON K1S 1N6

PROJ	SCALE	DRAWN	REVIEWED
2514	NOTED	BH	RMK

PROJECT STATISTICS AND ZONING INFORMATION

SP-02