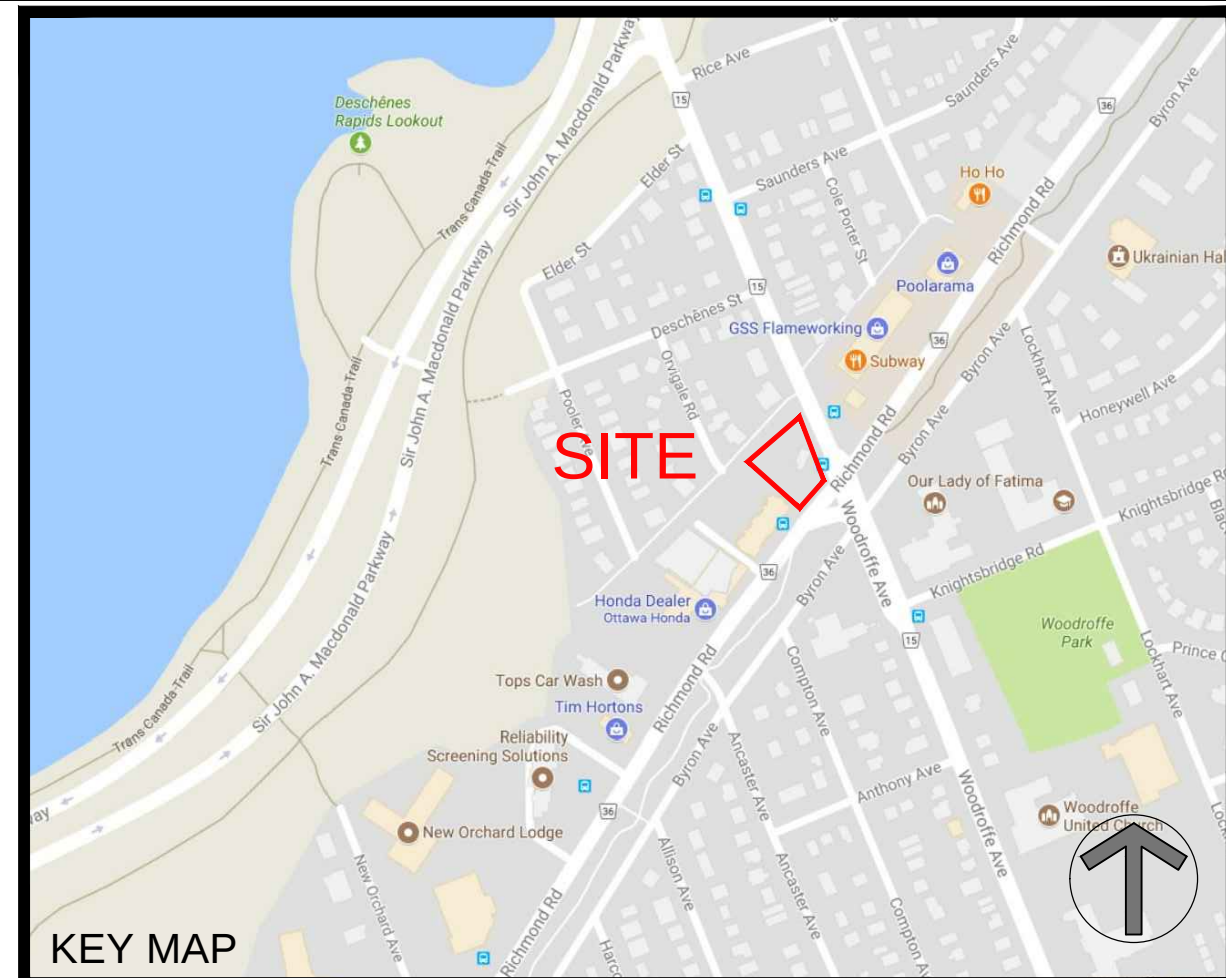
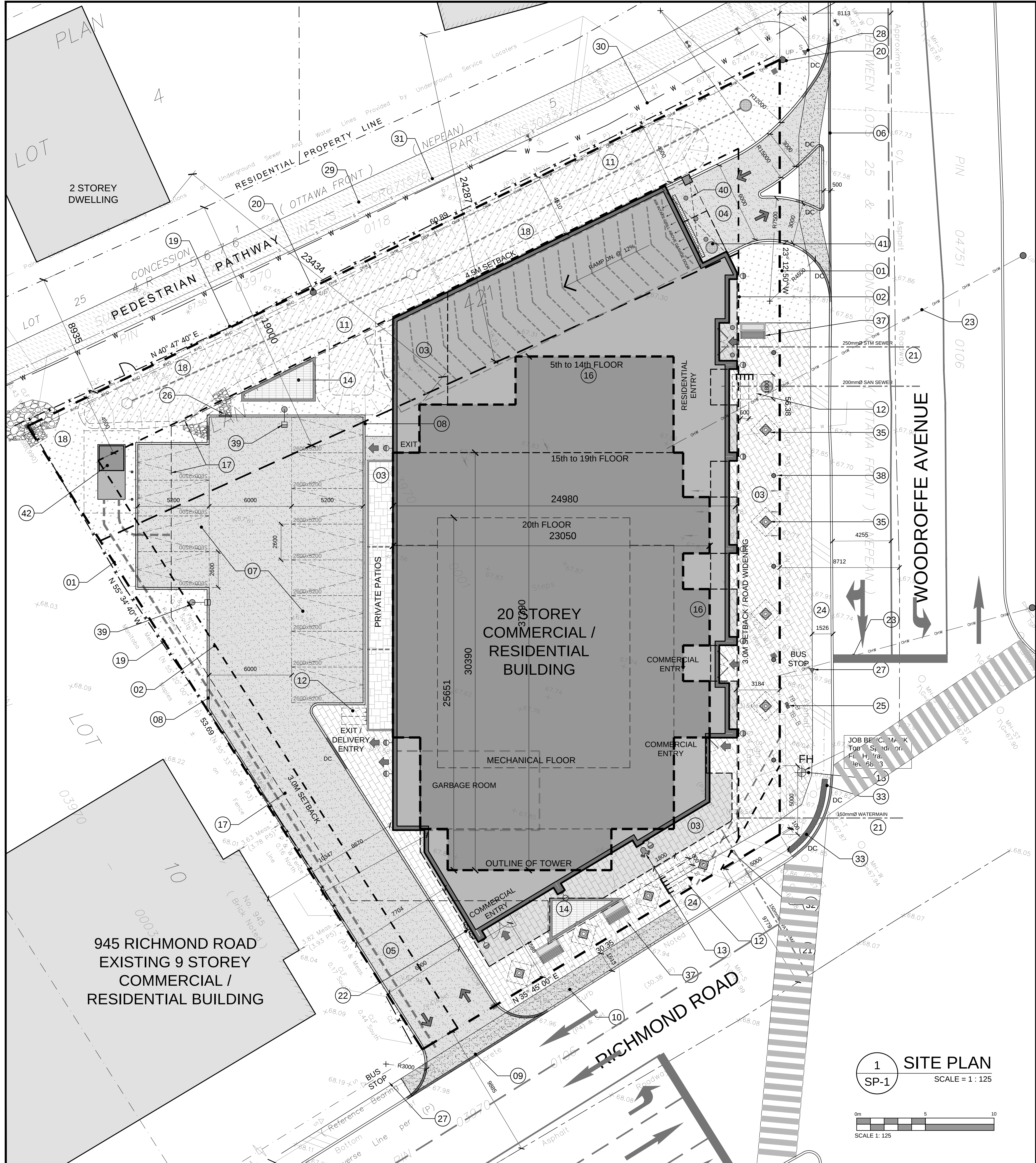




- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - RAISED PATIO AT GROUND LEVEL, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
 - PARKING GARAGE ENTRY DRIVEWAY / RAMP WITH TRENCH DRAIN
 - 2 WAY DRIVEWAY TO EXTERIOR PARKING LOT / GARAGE LOADING AREA
 - DEPRESSED CURB / SIDEWALK TO CITY STANDARDS
 - COMMERCIAL / VISITOR ASPHALT PARKING LOT
 - 150mm BARRIER CURB
 - EXISTING ENTRY DRIVEWAY TO REMAIN
 - EXISTING DEPRESSED CURB AND SIDEWALK TO BE REMOVED AND REPLACED WITH STREET CURB AND WALK TO CITY STANDARD
 - SWALE - SEE CIVIL PLAN
 - BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
 - FREE STANDING SIAMENSE CONNECTION
 - AIR INTAKE / EXHAUST GRILL
 - EXISTING FIRE HYDRANT
 - OUTLINE OF BUILDING ABOVE
 - OUTLINE OF UNDERGROUND PARKING LEVELS
 - EXISTING TREE / PLANT MATERIAL TO BE REMOVED
 - REMOVE EXISTING 1200mm HT. CHAIN LINK FENCE, REPLACE WITH 1500mm HT. BLACK METAL PICKETS
 - EXISTING UTILITY POLE
 - PROPOSED LOCATION OF UNDERGROUND UTILITIES
 - GAS REGULATOR / METER EQUIPMENT AREA
 - EXISTING HYDRO / UTILITY LINES TO BE REMOVED
 - EXISTING CONCRETE SIDEWALK WITH STREET CURB
 - EXISTING BELL EQUIPMENT
 - DEPRESSED CURB / SPILLWAY FOR OVERLAND FLOW ROUTE
 - EXISTING BUS STOP
 - TEMPORARY BUS STOP
 - EXISTING 2400mm WIDE RECREATION PATHWAY
 - EXISTING 1220mm Ø WATER MAIN
 - EXISTING 1350mm Ø SANITARY SEWER COLLECTOR
 - 5.0 x 5.0 M SITE TRIANGLE
 - TWISI WITH A DEPRESSED CURB TO BE LOCATED AND INSTALLED AS PER CITY REQUIREMENTS
 - PRIVATE PATIOS AT GRADE
 - TREE GRATE - SEE LANDSCAPE PLAN
 - SITE FURNITURE - SEE LANDSCAPE PLAN
 - CONCRETE PLANTER WITH ATTACHED BENCH - SEE LANDSCAPE PLAN
 - LIGHT BOLLARD - SEE LANDSCAPE PLAN
 - POLE MOUNTED LIGHT SEE ELECTRICAL
 - CISTERN LOCATED IN P1 LEVEL
 - MANHOLE FOR ACCESS TO CISTERN
 - PAD MOUNTED TRANSFORMER C/W GROUNDING LOOP (SEE ELECTRICAL SITE PLAN)

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - ASPHALT / CONCRETE SURFACE
 - CITY RECREATION PATHWAY
 - WASHED RIVER STONE SURFACE
 - NEW CITY SIDEWALK
 - SOFT LANDSCAPING
 - BIKE RACK
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - COMMERCIAL DOOR / FIRE EXIT
 - PROPERTY LINE
 - ZONING SETBACKS
 - EXTERIOR LIGHTING

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
E-Mail: EdL@aovltd.com

LANDSCAPE ARCHITECT
Kallala Design
26 O'Rourke Road
Low, Quebec, J0X 2C0
Tel: (819) 775-6705
Email: kallaladesign@xplornet.com

CIVIL ENGINEER
David Schaeffer Engineering Ltd.
120 Iber Road, Unit 203
Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Cell: (613) 836-7183
Email: rfrel@DSEL.ca

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN SHOWING
LOTS 11 AND 12
REGISTERED PLAN 421
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
Field Work Completed January 18, 2008

PROJECT DEVELOPER
Azure Urban Developments Inc.
929 Richmond Road
Ottawa ON,
Tel.: (613) 234-4346
E-Mail: jthomas@azureurban.com

URBAN PLANNER
Stantec
1331 Clyde Avenue, Suite 400
Ottawa ON K2C 3G4
Phone: (613) 724-4096
Cell: (613) 762-7068
E-Mail: Nancy.Meloshe@stantec.com

PROJECT INFORMATION			
ZONING	Zoning By-Law 2017-113	TM(1935) H(47)	
SITE AREA	2,357.84 sq. m. (25,380) sq. ft.		
BUILDING HEIGHT	47.0 M		
PROJECT STATISTICS			
BUILDING HEIGHT	64.0 M		
AVERAGE MEAN GRADE	(GEO. ELEV.) 68.00		
GROSS BUILDING - AREAS			
(CITY OF OTTAWA'S DEFINITION)			
PARKING LEVELS (3 LEVELS U/G)		N/A	
GROUND FLOOR	524.9 sq. m. (5,675) sq. ft.		
2nd to 4th FLOOR	3 x 917.4 sq. m. 3 x (9,875) sq. ft.	2,752.3 sq. m. (29,713) sq. ft.	
5th FLOOR	519.6 sq. m. (5,593) sq. ft.		
6th to 14th FLOOR	9 x 598.2 sq. m. 9 x (6,439) sq. ft.	5,383.8 sq. m. (57,951) sq. ft.	
15th to 18th FLOOR	4 x 569.9 sq. m. 4 x (6,148) sq. ft.	2,039.8 sq. m. (21,956) sq. ft.	
19th FLOOR		497.9 sq. m. (5,369) sq. ft.	
20th - AMENITY FLOOR		230.0 sq. m. (2,478) sq. ft.	
MECHANICAL FLOOR		N/A	
TOTAL AREA		11,969.2 sq. m. (128,713) sq. ft.	
UNIT STATISTICS			
STUDIO UNIT		18	
1 BEDROOM UNIT		72	
1 BEDROOM + DEN UNIT		6	
2 BEDROOM UNIT		79	
TOTAL		175	
COMMERCIAL RETAIL	244.2 sq. m. (2,629) sq. ft.		
AMENITY AREA			
EXTERIOR COMMUNAL AT GRADE	444.0 sq. m. 4,756 sq. ft.		
EXTERIOR PRIVATE AT GRADE	36.0 sq. m. 388 sq. ft.		
5th FLOOR AMENITY ROOM	80.0 sq. m. 860 sq. ft.		
5th FLOOR COMMUNAL ROOF TOP PATIO	392.0 sq. m. 4,225 sq. ft.		
20th FLOOR COMMUNAL AMENITY ROOM	103.0 sq. m. 1,109 sq. ft.		
20th FLOOR COMMUNAL ROOF TOP PATIO	145.0 sq. m. 1,560 sq. ft.		
PRIVATE BALCONIES	1,200.0 sq. m. 12,917 sq. ft.		
TOTAL =	2,260.0 sq. m. 23,250 sq. ft.		
REQUIRED (175 UNITS X 6 m²) = 1,050 m² / 11,302 ft²			
CAR PARKING			
REQUIRED BY ZONING BY-LAW			
RESIDENCE	-0.5 PER UNIT (175 UNITS)	88	
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)	16	
COMMERCIAL RETAIL	-2.5 PER 100m² OF G.F.A. (AFTER 150m²)	0	
TOTAL		104	
PROVIDED			
RESIDENCE	-0.57 PER UNIT (175 UNITS)	100	
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)	16	
COMMERCIAL RETAIL	-2.5 PER 100m² OF G.F.A. AFTER 150m²	0	
TOTAL		116	
BICYCLE PARKING			
REQUIRED			
RESIDENCE	-0.5 PER UNIT (175 UNITS)	88	
COMMERCIAL RETAIL	-1.0 PER 250m² OF G.F.A.	2	
TOTAL		90	
PROVIDED			
EXTERIOR		8	
UNDERGROUND PARKING LEVEL		105	
TOTAL		113	
LOT COVERAGE			
PAVED SURFACE =	519.0 sq. m.	22.0%	
BUILDING FOOTPRINT =	1,067.5 sq. m.	45.3%	
LANDSCAPE OPEN SPACE =	771.3 sq. m.	32.7%	
TOTAL =	2,357.8 sq. m.	100.0%	

APPROVED
By Derrick Moodie at 2:52 pm, Nov 28, 2018

Derrick Moodie
DERRICK MOODIE
MANAGER
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR 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.
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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
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

LRT ALIGNMENT DISCLAIMER
APPROXIMATE LRT TUNNEL AND SHORING ALLOWANCE LOCATION TAKEN FROM CITY OF OTTAWA DRAWINGS: CONFEDERATION LINE WEST LRT EXTENSION - TUNNEY'S PASTURE STATION TO BASELINE STATION, PLAN AND PROFILE - NEW ORCHARD STATION 55+170 - 59+170 SHEET 16, DATED JUNE 2, 2016 & GENERAL ARRANGEMENT - RICHMOND ROAD TUNNEL SHEET 102, DATED FEBRUARY 10, 2016

REVISED AS PER TIA ADDENDUM #2	Nov. 27, 18
ISSUED FOR TENDER	Oct. 1, 18
ISSUED FOR BUILDING PERMIT	Sept. 6, 18
REVISED AS PER & SPC COMMENTS #2	Aug 15, 18
REVISED BUILDING LOCATION	June 29, 18
REVISED AS PER ZONING & SPC COMMENTS	June 17, 18
ISSUED FOR ZONING AMENDMENT / SITE PLAN CONTROL	Nov. 30, 17
ISSUED FOR DESIGN CONCEPT	Oct. 01, 17

REVISIONS:

ARCHITECT SEAL:

NORTH ARROW:

CLIENT:

THE AZURE
929 Richmond Road
OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: RV
SCALE: 1:125
PROJECT No: 1719

CHECKED: M.L.
SHEET No: **SP-1**