

2 LOCATION PLAN
SP-01 SCALE: 1 : 3

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 24
CONCESSION 10
GEOGRAPHICAL TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2018

3 SURVEY INFO
SP-01 SCALE: 1 : 1

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- LS LIGHT STANDARD

4 SYMBOLS LEGEND
SP-01 SCALE: 1 : 1

- EXISTING BUILDING TO BE DEMOLISHED
- INTERLOCKED CONCRETE PAVERS
- ASPHALT DRIVE AISLE
- SOFT LANDSCAPING
- DEPRESSED CURB
- INTEGRATED CONCRETE PLANTER
- GARBAGE ENCLOSURE
- STEEL & CLEAR GLASS GUARD
- PRIVACY SCREENS
- MOUNTABLE CURB AS PER CITY'S STDs
- RETAINING WALL
- VISITOR BICYCLE PARKING

KEYNOTE LEGEND
SP-01 SCALE: N.T.S.

STATISTICS AND ZONING INFORMATION

ZONING DESIGNATION: TM9 [1736] H15

Dwelling Units: 43
Commercial Area: 583.31m²
Unit 105: 160.72m²
Unit 106: 131.16m²
Unit 107: 131.14m²
Unit 108: 161.11m²

BICYCLE PARKING CALCULATION
As per Table 111A

Required Parking: 24 spaces
0.5sp/dwelling unit [111A(i)]
1/250m² commercial [111A(e)]

Total Parking Provided: 30 spaces

PARKING CALCULATION

As per Section 101 & Section 102

Parking Space Rate Area: Area C

Residential Parking:
Required Parking: 44 spaces
1 space/unit
Parking Provided: 48 spaces

Visitor Parking:
Required Parking: 9 spaces
0.2 spaces/unit
Parking Provided: 9 spaces

Retail Parking:
Required Parking: 10 spaces
No parking for first 150m²
2.5 spaces/100m² (385m²)
Parking Provided: 10 spaces

Total Required Parking: 63 spaces

Total Parking Provided: 67 spaces

AMENITY AREA CALCULATION

As per Table 137

Total Amenity Area Req'd: 258 m²

6m²/unit

Communal Amenity Req'd: 129 m²

50% of Amenity Area

Communal Amenity Provided: 164.7 m²

Roof Top Amenity Spaces: 164.7 m²

Private Amenity Provided: 268.5 m²

Level 01: 68.6m²

Level 02: 52.9m²

Level 03: 53.6m²

Level 04: 92.4m²

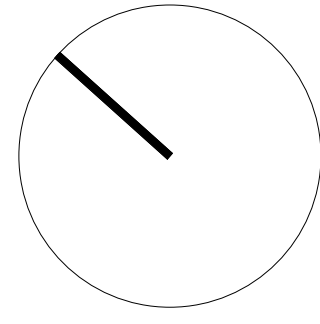
Total Amenity Area Provided: 433.2m²

5 ZONING & STATISTICS
SP-01 SCALE: 1 : 1

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 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.
6. These documents are not to be used for construction unless specifically noted for such purpose.

15 ISSUED FOR COORDINATION	2019-07-30
14 ISSUED FOR COORDINATION	2019-06-25
13 RE-ISSUED FOR SITE PLAN CONTROL	2019-06-24
12 ISSUED FOR COORDINATION	2019-06-19
11 ISSUED FOR COORDINATION	2019-06-18
10 ISSUED FOR COORDINATION	2019-06-12
9 ISSUED FOR COORDINATION	2019-06-03
8 ISSUED FOR COORDINATION	2019-05-30
7 ISSUED FOR COORDINATION	2019-04-16
6 ISSUED FOR COORDINATION	2019-04-01
5 ISSUED FOR SITE PLAN CONTROL	2019-01-17
4 ISSUED FOR COORDINATION	2019-01-04
3 ISSUED FOR COORDINATION	2019-01-03
2 ISSUED FOR COORDINATION	2018-12-21
1 ISSUED FOR COORDINATION	2018-12-12
0 ISSUED FOR COORDINATION	2018-09-19

ISSUE RECORD



**project1
studio**

Project1 Studio Incorporated
[613.884.9399 / mail@project1studio.ca]

1531 STITTSVILLE MAIN

1531 Stittsville Main Street
Stittsville, ON

PROJ	SCALE	DRAWN	REVIEWED
1811	NOTED	LB	RMK

SITE PLAN

SP-01

- 1

FIRE-HOSE CABINET
- 2

INTEGRATED CONCRETE PLANTER
- 3

ALUMINUM & CLEAR GLASS GUARD

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.

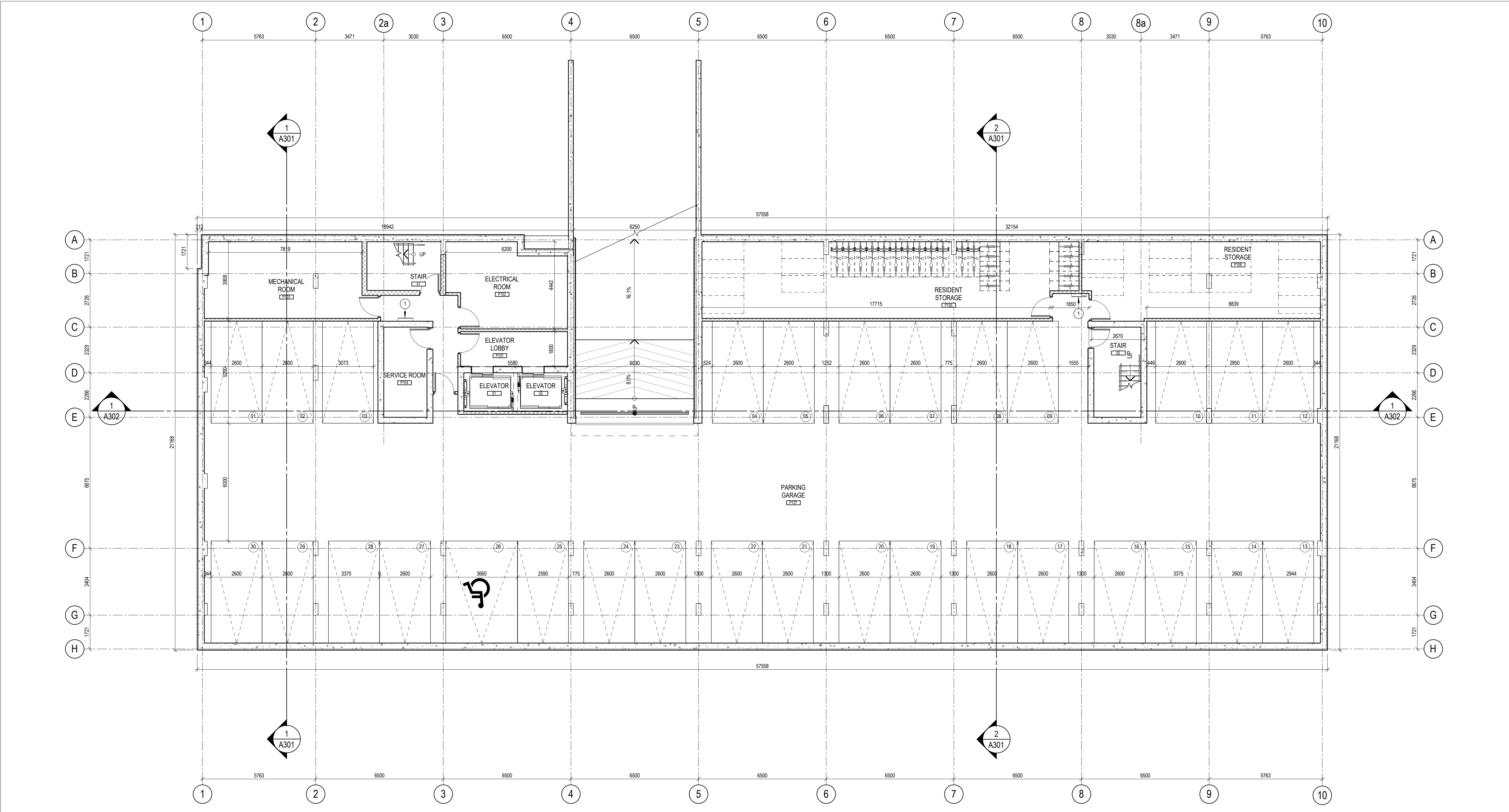
4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.

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.

KEYNOTE LEGEND

SP-01SCALE: N.T.S.



1

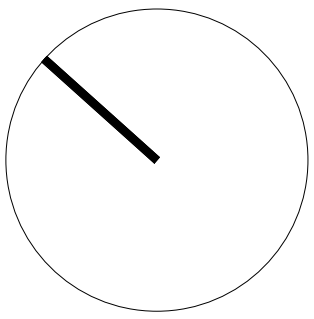
A100

LEVEL P1 FLOOR PLAN

SCALE: 1 : 100

10	ISSUED FOR COORDINATION	2019-07-30
9	ISSUED FOR COORDINATION	2019-06-25
8	RE-ISSUED FOR SITE PLAN CONTROL	2019-06-24
7	ISSUED FOR COORDINATION	2019-06-13
6	ISSUED FOR COORDINATION	2019-05-30
5	ISSUED FOR COORDINATION	2019-04-24
4	ISSUED FOR SITE PLAN CONTROL	2019-01-17
3	ISSUED FOR COORDINATION	2019-01-03
2	ISSUED FOR COORDINATION	2018-12-17
1	ISSUED FOR COORDINATION	2018-12-06
0	ISSUED FOR COORDINATION	2018-09-19

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
1613.884.9399 | mail@project1studio.ca

1531 STITTSTVILLE MAIN

1531 Stittsville Main Street
Stittsville, ON

PROJ	SCALE	DRAWN	REVIEWED
1811	1 : 100	LB	RMK

LEVEL P1 - FLOOR PLAN

A100

- 1

FIRE-HOSE CABINET
- 2

INTEGRATED CONCRETE PLANTER
- 3

ALUMINUM & CLEAR GLASS GUARD

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.

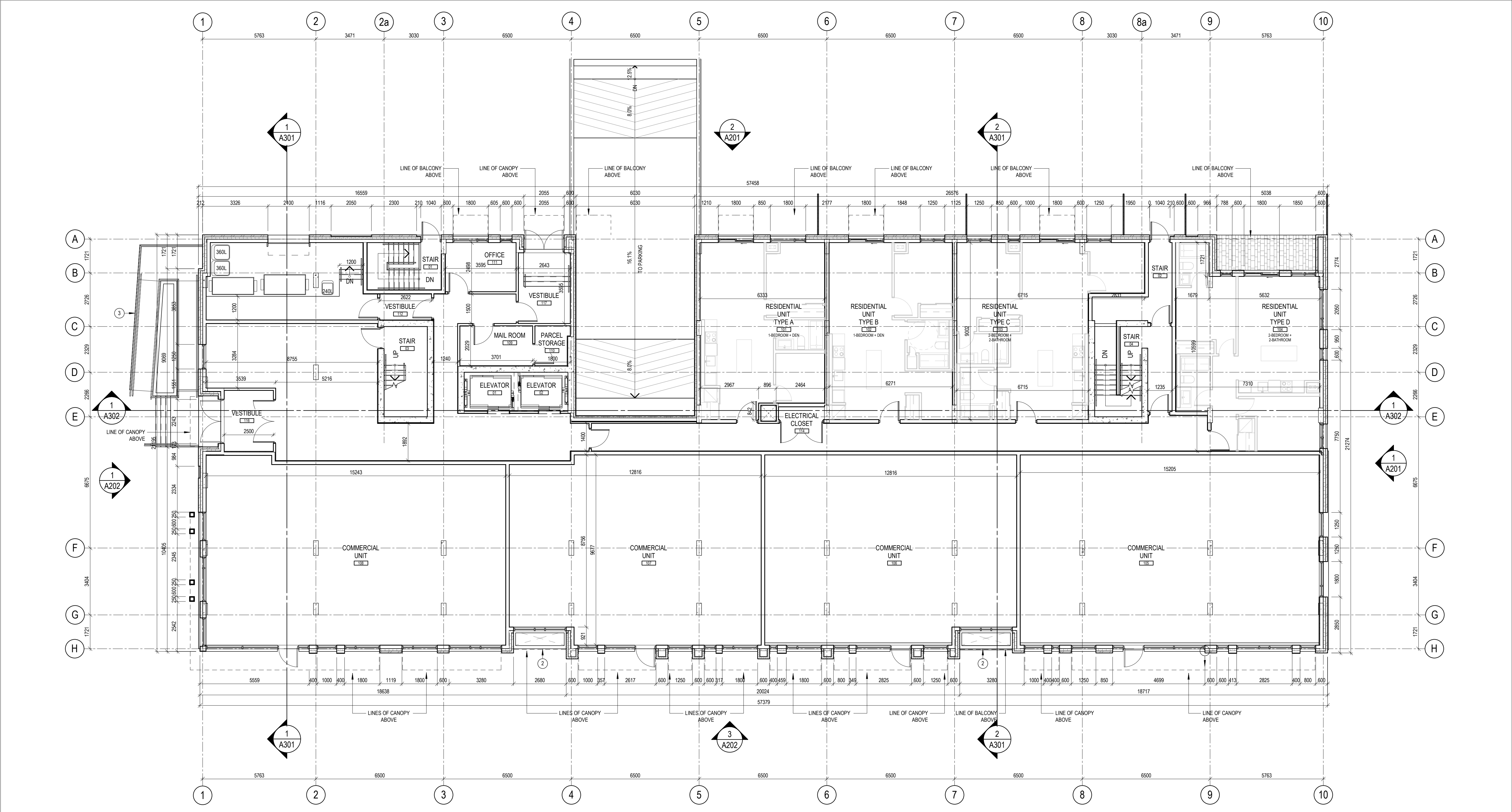
4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.

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.

KEYNOTE LEGEND

SP-01 SCALE: N.T.S.

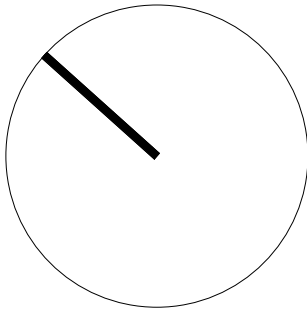


1 A101 LEVEL 01 FLOOR PLAN

SCALE: 1 : 100

11	ISSUED FOR COORDINATION	2019-07-30
10	ISSUED FOR COORDINATION	2019-07-18
9	ISSUED FOR COORDINATION	2019-06-25
8	RE-ISSUED FOR SITE PLAN CONTROL	2019-06-24
7	ISSUED FOR COORDINATION	2019-06-13
6	ISSUED FOR COORDINATION	2019-05-30
5	ISSUED FOR COORDINATION	2019-04-24
4	ISSUED FOR SITE PLAN CONTROL	2019-01-17
3	ISSUED FOR COORDINATION	2019-01-03
2	ISSUED FOR COORDINATION	2018-12-17
1	ISSUED FOR COORDINATION	2018-12-06
0	ISSUED FOR COORDINATION	2018-09-19

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
1615.884.5939 | mail@project1studio.ca

1531 STITTSVILLE MAIN

1531 Stittsville Main Street
Stittsville, ON

PROJ	SCALE	DRAWN	REVIEWED
1811	1 : 100	LB	RMK

LEVEL 01 - FLOOR PLAN

A101

- 1

FIRE-HOSE CABINET
- 2

INTEGRATED CONCRETE PLANTER
- 3

ALUMINUM & CLEAR GLASS GUARD

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.

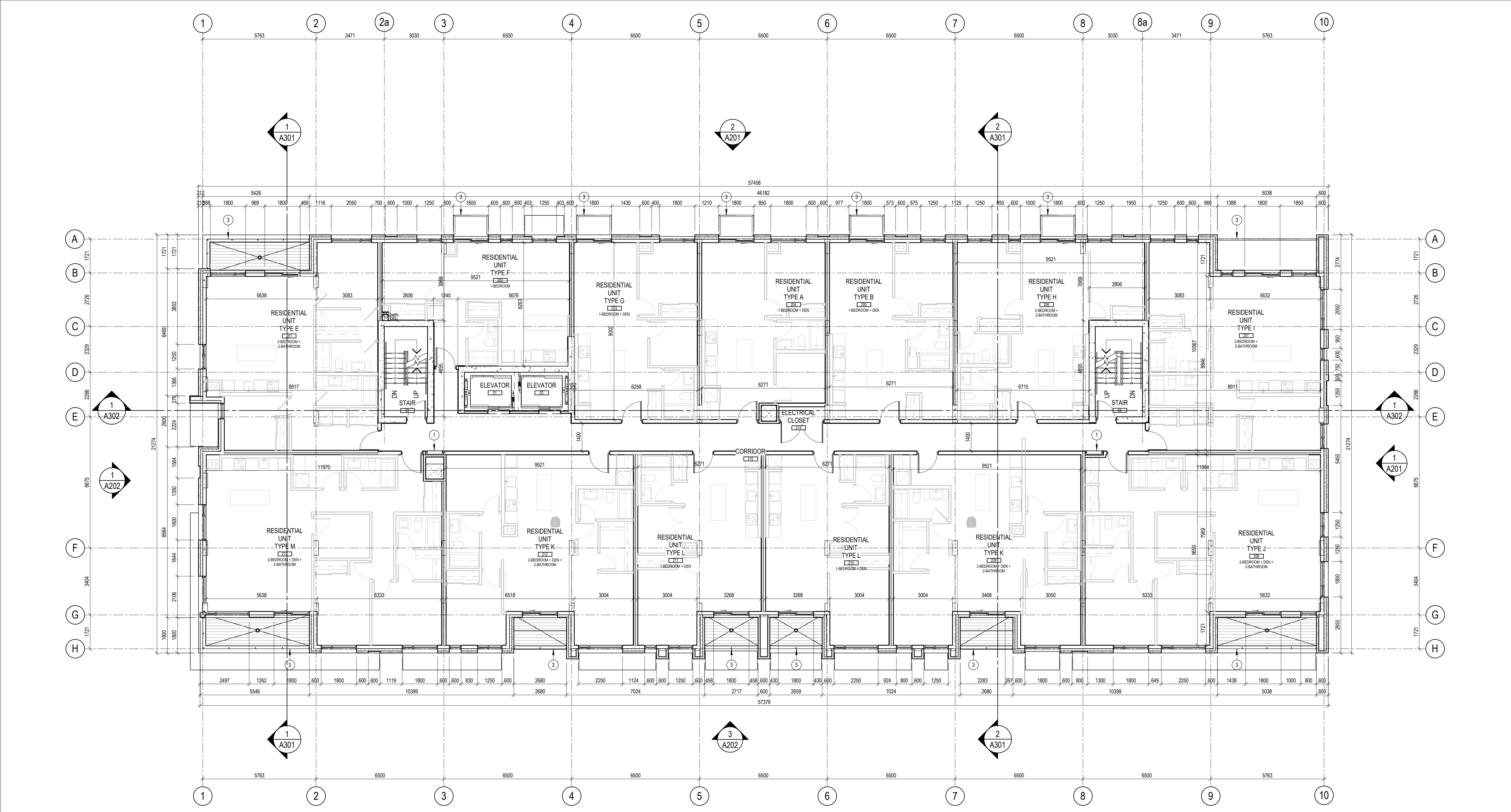
4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.

5. Positions of 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.

6. These documents are not to be used for construction unless specifically noted for such purpose.

KEYNOTE LEGEND

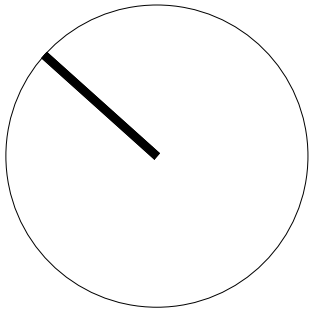
SP-01 SCALE: N.T.S.



1 LEVEL 02 FLOOR PLAN
A102 SCALE: 1 : 100

7	ISSUED FOR COORDINATION	2019-07-30
6	ISSUED FOR COORDINATION	2019-07-18
5	ISSUED FOR COORDINATION	2019-06-25
4	ISSUED FOR COORDINATION	2019-06-13
3	ISSUED FOR COORDINATION	2019-05-30
2	ISSUED FOR COORDINATION	2019-04-24
1	ISSUED FOR COORDINATION	2018-12-06
0	ISSUED FOR COORDINATION	2018-09-19

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
1615 884-9399 | mail@project1studio.ca

1531 STITTSVILLE MAIN

1531 Stittsville Main Street
Stittsville, ON

PROJ	SCALE	DRAWN	REVIEWED
1811	1 : 100	LB	RMK

LEVEL 02 - FLOOR PLAN

A102

- 1

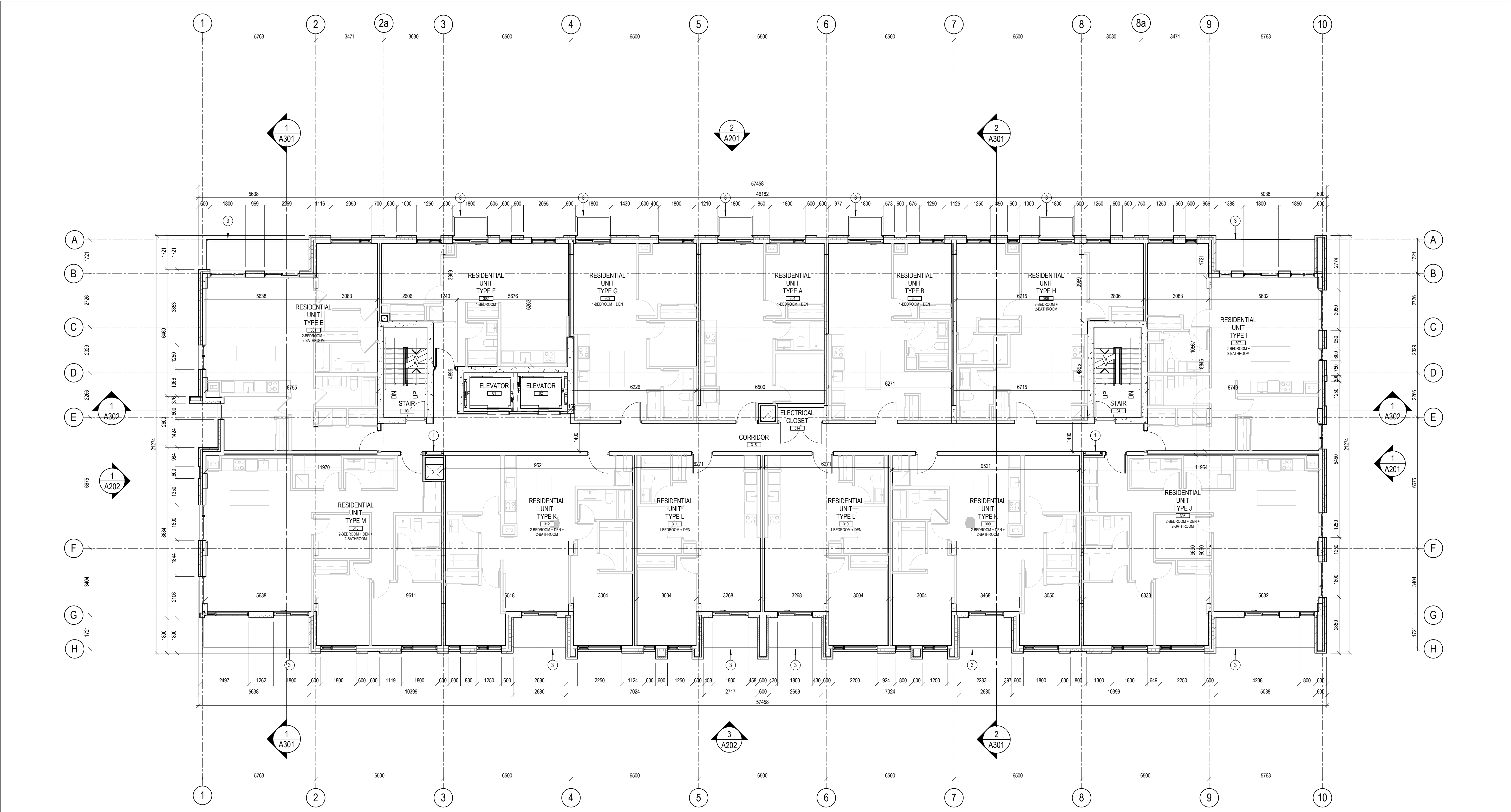
FIRE-HOSE CABINET
- 2

INTEGRATED CONCRETE PLANTER
- 3

ALUMINUM & CLEAR GLASS GUARD

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.

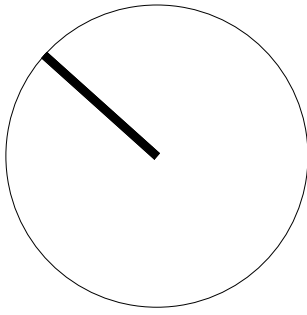
KEYNOTE LEGEND
SP-01 SCALE: N.T.S.



1 LEVEL 03 FLOOR PLAN
A103 SCALE: 1 : 100

7	ISSUED FOR COORDINATION	2019-07-30
6	ISSUED FOR COORDINATION	2019-07-18
5	ISSUED FOR COORDINATION	2019-06-25
4	ISSUED FOR COORDINATION	2019-06-13
3	ISSUED FOR COORDINATION	2019-05-30
2	ISSUED FOR COORDINATION	2019-04-24
1	ISSUED FOR COORDINATION	2018-12-06
0	ISSUED FOR COORDINATION	2018-09-19

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
1615 884 9339 | mail@project1studio.ca

1531 STITTSVILLE MAIN

1531 Stittsville Main Street
Stittsville, ON

PROJ	SCALE	DRAWN	REVIEWED
1811	1 : 100	LB	RMK

LEVEL 03 - FLOOR PLAN

A103

- 1

FIRE-HOSE CABINET
- 2

INTEGRATED CONCRETE PLANTER
- 3

ALUMINUM & CLEAR GLASS GUARD

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.

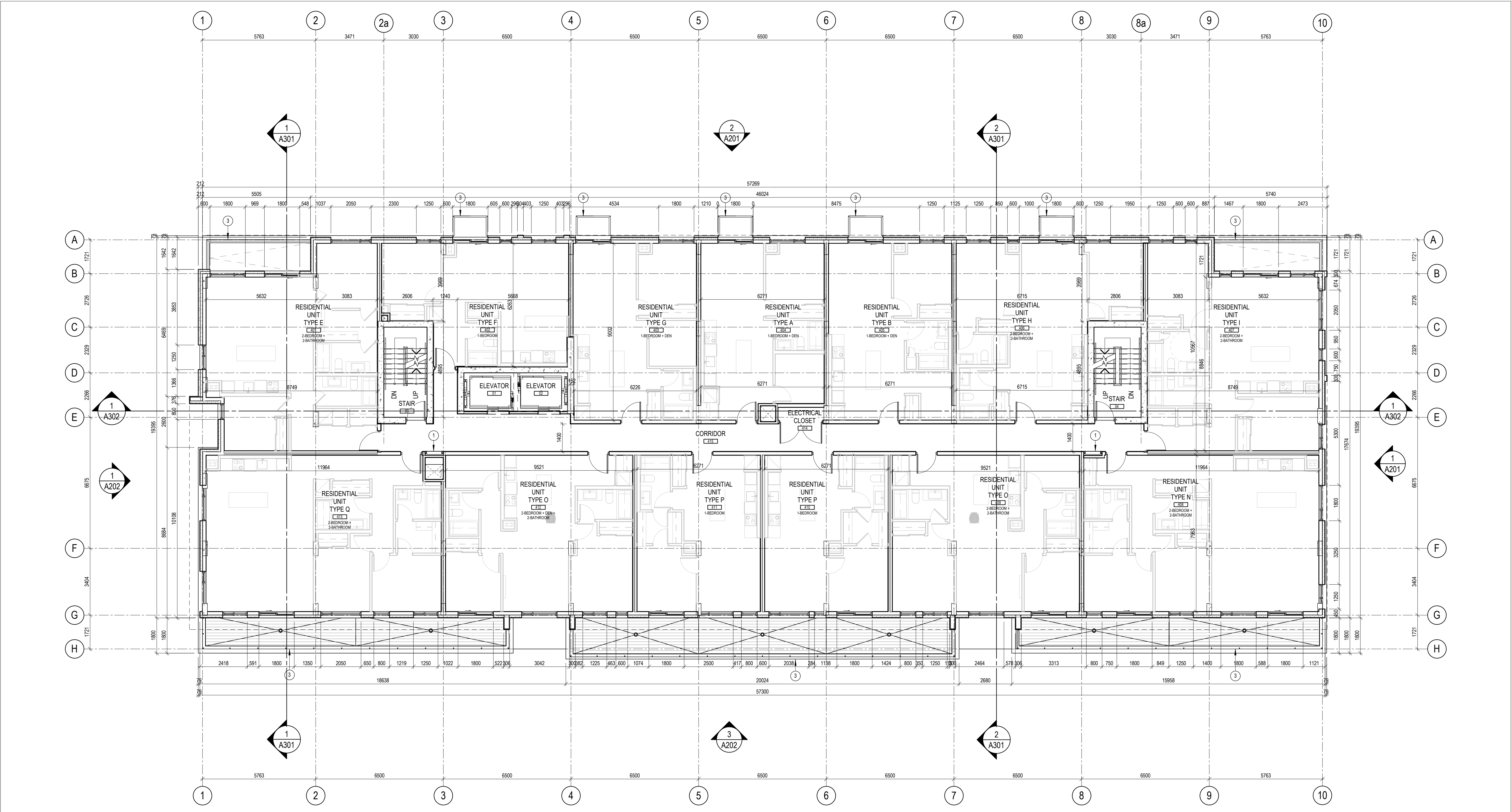
5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.

6. Mechanical and Electrical items not clearly located will be located as directed by the Architect.

7. These documents are not to be used for construction unless specifically noted for such purpose.

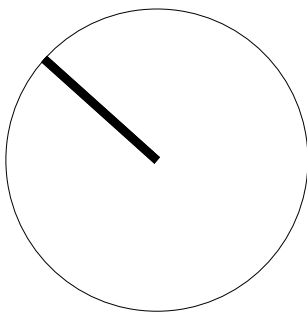
KEYNOTE LEGEND

SP-01 SCALE: N.T.S.



7	ISSUED FOR COORDINATION	2019-07-30
6	ISSUED FOR COORDINATION	2019-07-18
5	ISSUED FOR COORDINATION	2019-06-25
4	ISSUED FOR COORDINATION	2019-06-13
3	ISSUED FOR COORDINATION	2019-05-30
2	ISSUED FOR COORDINATION	2019-04-24
1	ISSUED FOR COORDINATION	2018-12-06
0	ISSUED FOR COORDINATION	2018-09-19

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
1613.884.9399 | mail@project1studio.ca

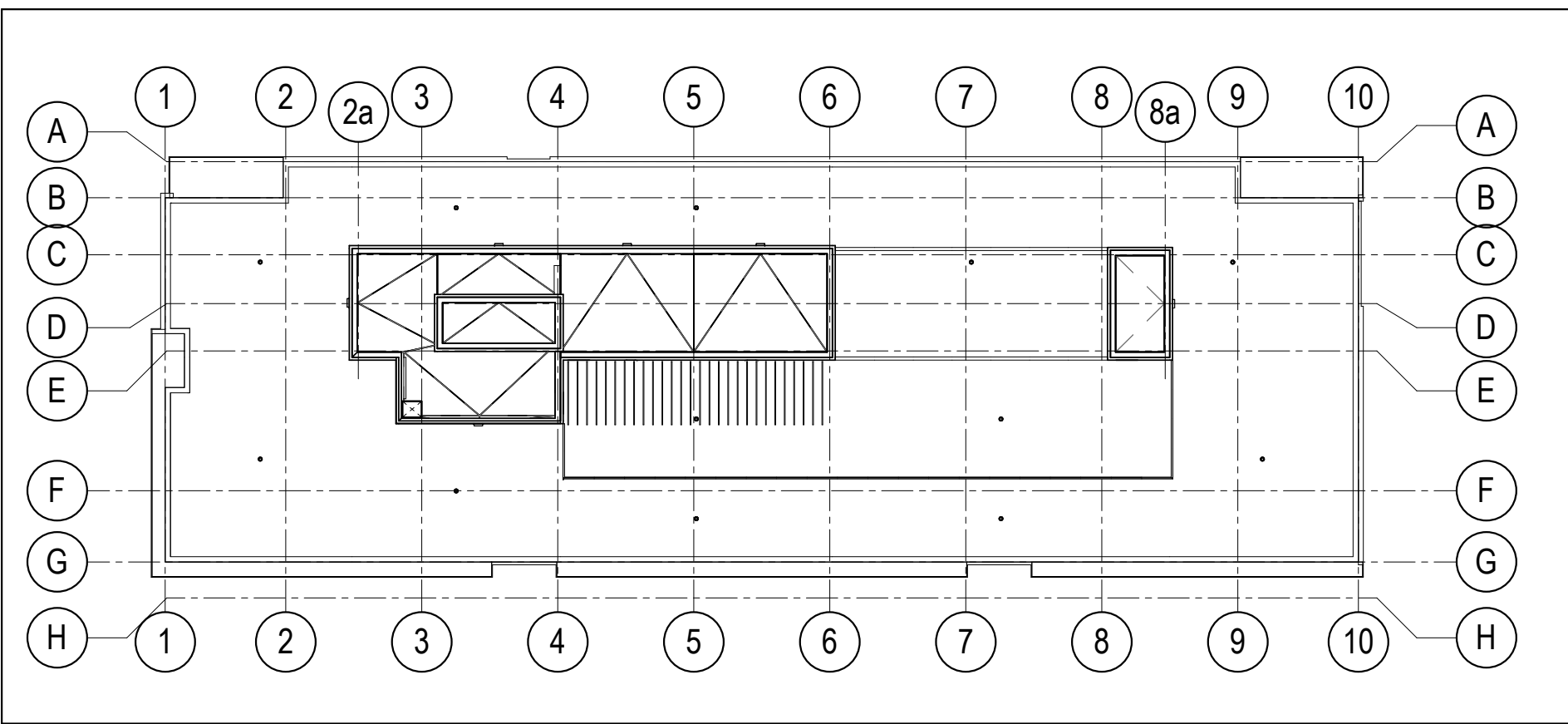
1531 STITTSVILLE MAIN

1531 Stittsville Main Street
Stittsville, ON

PROJ	SCALE	DRAWN	REVIEWED
1811	1 : 100	LB	RMK

LEVEL 04 - FLOOR PLAN

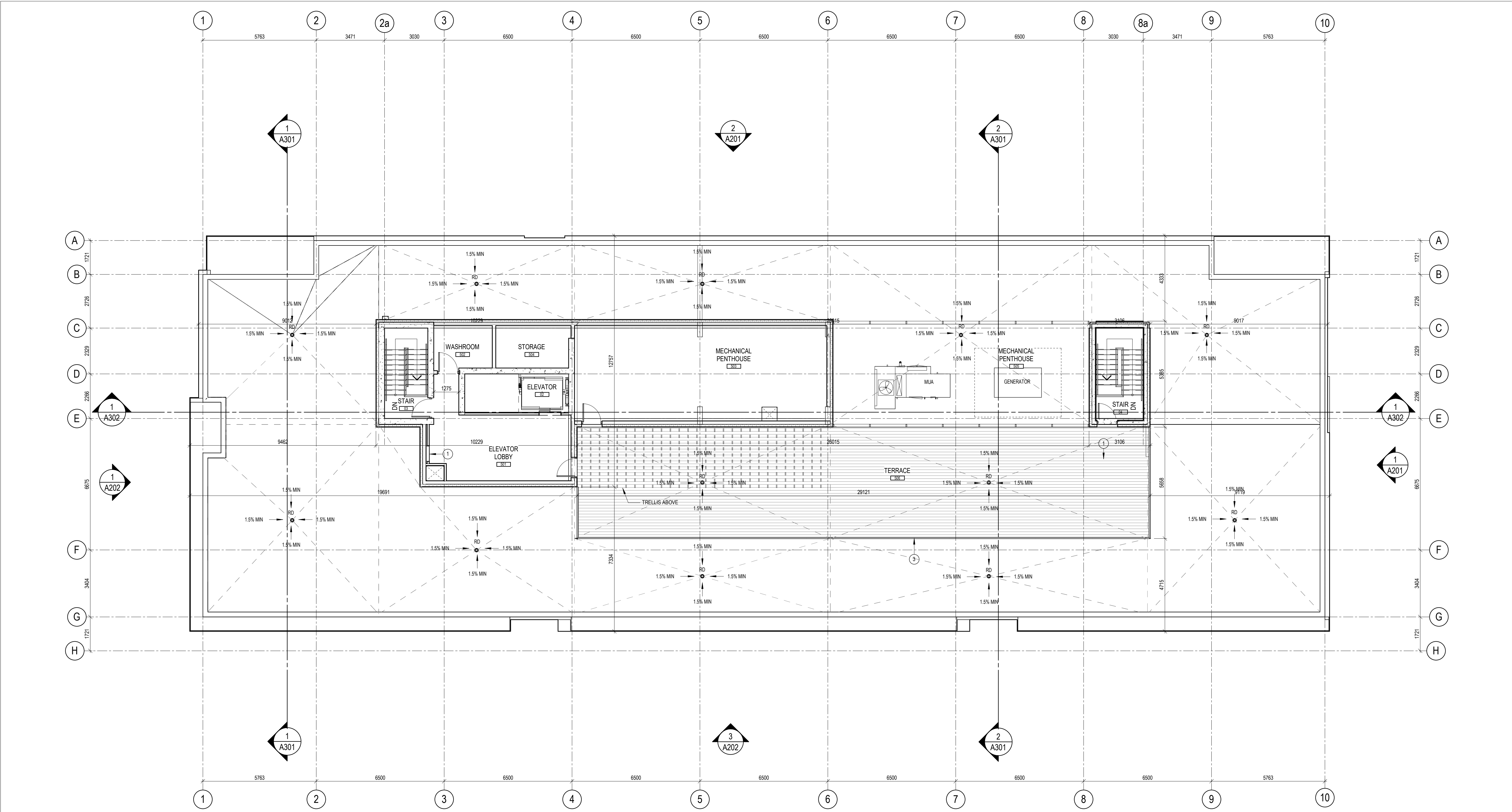
A104



2 UPPER ROOF PLAN
A105 SCALE: 1 : 300

- 1 FIRE-HOSE CABINET
- 2 INTEGRATED CONCRETE PLANTER
- 3 ALUMINUM & CLEAR GLASS GUARD

KEYNOTE LEGEND
SP-01 SCALE: N.T.S.

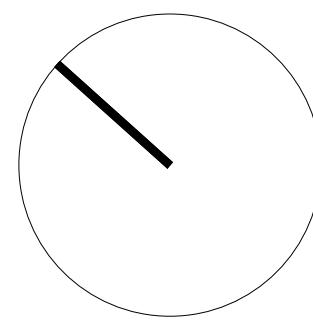


1 ROOF PLAN
A105 SCALE: 1 : 100

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 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.
6. These documents are not to be used for construction unless specifically noted for such purpose.

6	ISSUED FOR COORDINATION	2019-07-30
5	ISSUED FOR COORDINATION	2019-07-18
4	ISSUED FOR COORDINATION	2019-06-25
3	RE-ISSUED FOR SITE PLAN CONTROL	2019-06-24
2	ISSUED FOR COORDINATION	2019-04-24
1	ISSUED FOR COORDINATION	2018-12-06
0	ISSUED FOR COORDINATION	2018-09-19

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
[613.884.9339 | mail@project1studio.ca]

1531 STITTSVILLE MAIN

1531 Stittsville Main Street
Stittsville, ON

PROJ	SCALE	DRAWN	REVIEWED
1811	As indicated	LB	RMK

LEVEL ROOF - FLOOR PLAN

A105



1 EAST ELEVATION
A201 SCALE: 1 : 100



2 NORTH ELEVATION
A201 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.
6. These documents are not to be used for construction unless specifically noted for such purpose.

5 ISSUED FOR COORDINATION 2019-07-30
4 ISSUED FOR COORDINATION 2019-06-25
3 RE-ISSUED FOR SITE PLAN CONTROL 2019-06-24
2 ISSUED FOR COORDINATION 2019-04-24
1 ISSUED FOR SITE PLAN CONTROL 2019-01-17
0 ISSUED FOR COORDINATION 2018-09-19

ISSUE RECORD

project1
studio

Project1 Studio Incorporated
1615 884 3939 | mail@project1studio.ca

1531 STITTSVILLE MAIN

1531 Stittsville Main Street
Stittsville, ON

PROJ	SCALE	DRAWN	REVIEWED
1811	NOTED	LB	RMK

EAST & NORTH ELEVATIONS

A201



1 WEST ELEVATION
A202 SCALE: 1 : 100



3 SOUTH ELEVATION
A202 SCALE: 1 : 100

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 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.
- These documents are not to be used for construction unless specifically noted for such purpose.

1 BRICK
COLOUR: RED

2 FIBRE CEMENT PANEL
COLOUR: DARK GREY

3 FIBRE CEMENT PANEL
COLOUR: LIGHT GREY

4 FIBRE CEMENT PANEL
COLOUR & PATTERN: GREY STONE

5 CEDAR SIDING
COLOUR: NATURAL

6 CORRUGATED STEEL SIDING
COLOUR: DARK GREY

7 STEEL AND CLEAR GLASS GUARD

8 ACOUSTICAL LOUVERS

3 CLADDING LEGEND
A202 SCALE: N.T.S.

5 ISSUED FOR COORDINATION 2019-07-30
4 ISSUED FOR COORDINATION 2019-06-25
3 RE-ISSUED FOR SITE PLAN CONTROL 2019-06-24
2 ISSUED FOR COORDINATION 2019-04-24
1 ISSUED FOR SITE PLAN CONTROL 2019-01-17
0 ISSUED FOR COORDINATION 2018-09-19

ISSUE RECORD

project1
studio

Project1 Studio Incorporated
1615 884 3939 | mail@project1studio.ca

1531 STITTSVILLE MAIN

1531 Stittsville Main Street
Stittsville, ON

PROJ	SCALE	DRAWN	REVIEWED
1811	NOTED	LB	RMK

WEST & SOUTH ELEVATIONS

A202