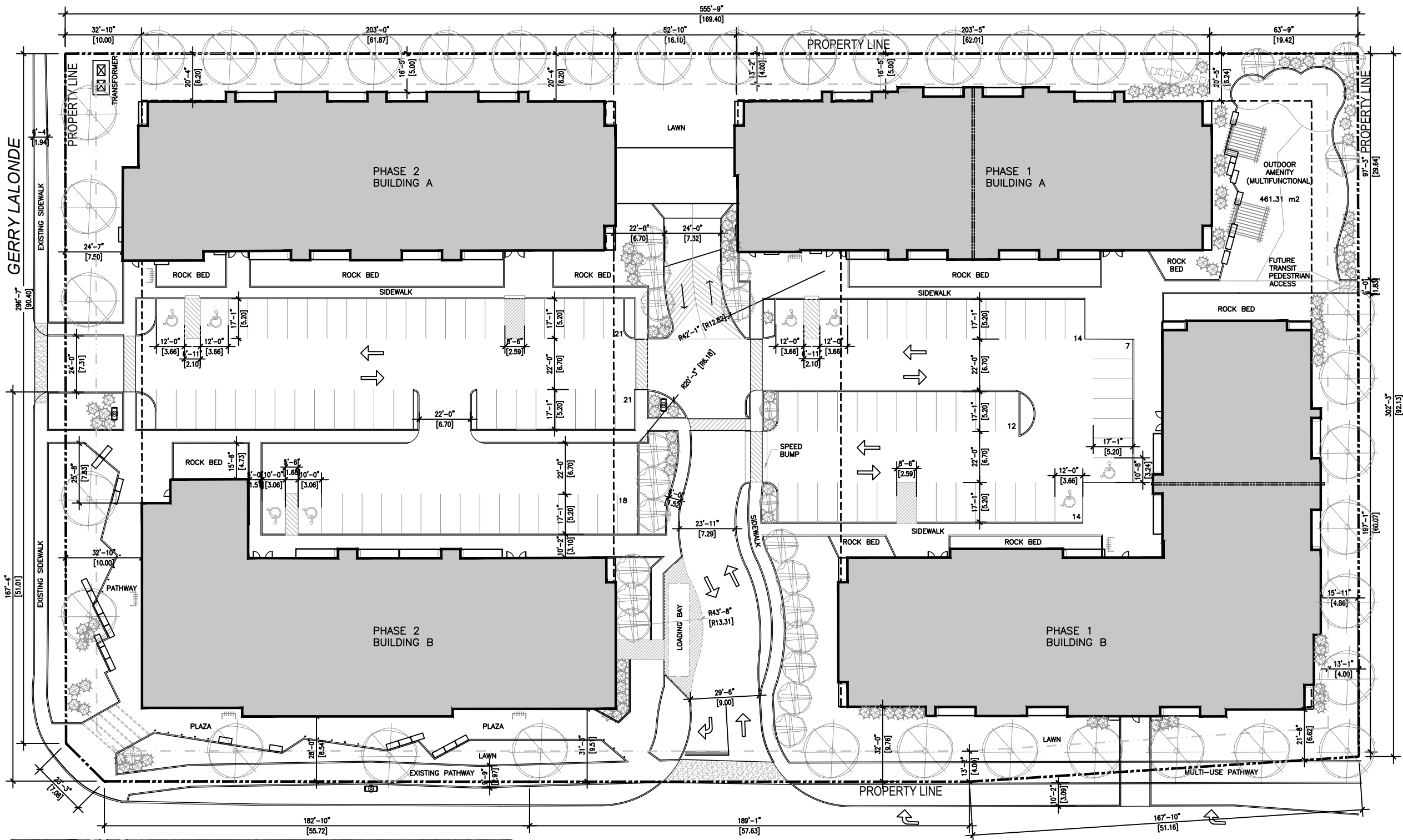




LEGEND:

- OUTLINE- FLOOR ABOVE
- UNDERGROUND PARKADE
- REQUIRED SETBACK (4.00m)
- ALTERNATIVE PATHWAY (ESTIMATED)
- TRAFFIC DIRECTION
- SLAB SEATING
- LOADING SPACE
- PEDESTRIAN ACCESS (PAINTED)
- DEPRESSED SIDEWALK
- FIRE WALL
- FIRE HYDRANT

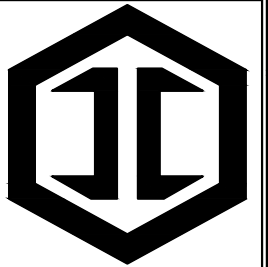
PROPOSED SITE PLAN

SCALE

1:500



Ironclad Developments Inc.



IRONCLAD
DEVELOPMENTS INC.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

Consultant



ROB GARVEY
ARCHITECTURE 77 INC.

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

DEVELOPMENT DESCRIPTION:

LEGAL ADDRESS:
Pt. Lot 2, Con.11, Geographic Twp. Of Cumberland
(Old Survey), now in City of Ottawa

LOT AREA: 1.61 HA

COMMERCIAL SPACE: 377.7 m2

PROPOSED UNITS = 251 UNITS

1 Bedroom: 72 units
2 Bedroom: 113 units
3 Bedroom: 66 units

REQUIRED PARKING: 364
(INCLUDING VISITOR STALLS AND RETAIL
STALLS @ 3.4/100)
1.4 RATIO
PROPOSED PARKING: 398
(INCLUDING VISITOR STALLS AND RETAIL
STALLS @ 3.4/100)

Surface Stalls: 107
Underground Stalls: 291

PROPOSED BICYCLE PARKING= 285

REV.	DESCRIPTION OF WORK REVISED	DATE

2168 Tenth Line Road
Orleans, Ottawa;

Site Plan

Project Number: 1901

29-04-2020 Rev Date 03-08-2020

Drawn By J.P.M./D.D.

Checked By

PA2.0

Scale 1:500

GM-2334 Zoning Table
(Tenth Line, Ottawa, ON)

ZONING PROVISION	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA (MIN)	n/a	1.61 HA	✓
LOT WIDTH (MIN)	n/a	52m	✓
BUILDING HEIGHT (MAX)	21.0m	20.8m	✓
FRONT AND CORNER SIDE YARD SETBACK (MIN)	4m	6.6m	✓
REAR YARD SETBACK (MIN)	4m	5.0m	✓
INTERIOR SIDE YARD SETBACK (MIN)	4m	4.8m	✓
FLOORSPACE INDEX (MAX)	2.0	1.52	✓
AMENITY AREA (MIN)	Total amenity area: 6 sq.m. per dwelling unit (1,506 sq.m.) Communal amenity area: 50% of required amenity area, of which one aggregated area must be min. 54 sq.m. in area (753 sq.m.) 2,682.1 sq.m 1,681.1 sq.m ✓ ✓		
LANDSCAPED AREA WIDTH ABUTTING A STREET (MIN)	4.0m	6.6m	✓
RESIDENT PARKING SPACES (MIN)	1.2 per dwelling unit (301)	330	✓
VISITOR PARKING SPACES (MIN)	0.2 per dwelling unit (50)	50	✓
COMMERCIAL PARKING SPACES (MIN)	Personal Service/Retail Uses: 3.4 per 100 sq.m. of floor area (13)	18	✓
COMPACT PARKING SPACES (MAX)	40% of required resident spaces (120)	22	✓
RESIDENT BICYCLE PARKING SPACES (MIN)	0.5 per dwelling unit (125)	285	✓
COMMERCIAL BICYCLE PARKING SPACES (MIN)	1 per 250 sq.m. of floor area (2)	15	✓
LOADING SPACES (MIN)	n/a	1	✓

1901 - 10th Line - General Suite Information				
Suite Types	Square Footage/Suite	# of Bedroom	# of Bathroom	Balcony Area
A1.0	583.82	1	1	31.57
A1.2	554.57	1	1	31.57
A2.0	794.17	1	1	41.67
B1.1	909.43	2	2	68.46
B2.3	898.1	2	2	41.67
B3.1	919.83	2	2	105.23
C1.0	1046.1	3	2	41.67

1901 - 10th Lane - 63 Suites (Building A, Phase-1)			Building Floor Areas (SQ.FT.)	
Suite Types	# of units	Total Sq.Ft.	Underground Parking	100,826.99
			Covered Grade Parking	-
A1.0	12	7,006	Main Floor	12,868.10
A1.2	0	-	Second Floor	12,868.10
A2.0	0	-	Third Floor	11,996.09
B1.1	36	32,739	Fourth Floor	11,996.09
B2.3	1	898	Fifth Floor	11,996.09
B3.1	0	-	Sixth Floor	11,996.09
C1.0	14	14,645		
Total/bldg	63	55,289	Vertical Access	
			- Elevators	349.23
			- Staircases	4,101.72
1 bed (type A)	12	7,005.84		
2 bed (type B)	37	33,637.58	Suite Balconies (Total)	2,940.74
3 bed (type C)	14	14,645.40		
Total	63	55,288.82		73,720.56

1901 - 10th Lane - 70 Suites (Building B, Phase-1)			Building Floor Areas (SQ.FT.)	
Suite Types	# of units	Total Sq.Ft.	Underground Parking	100,826.99
			Covered Grade Parking	-
A1.0	15	8,757	Main Floor	19,465.69
A1.2	10	5,546	Second Floor	19,195.57
A2.0	0	-	Third Floor	18,133.63
B1.1	20	18,189	Fourth Floor	18,133.63
B2.3	1	898	Fifth Floor	14,882.72
B3.1	4	3,679	Sixth Floor	N/A
C1.0	20	20,922		
Total/bldg	70	57,991	Vertical Access	
			- Elevators	299.34
			- Staircases	3,510.24
1 bed (type A)	25	14,303.00		
2 bed (type B)	25	22,766.02	Suite Balconies (Total)	3,454.44
3 bed (type C)	20	20,922.00		
Total	70	57,991.02		89,811.24

1901 - 10th Lane - 55 Suites (Building A, Phase-2)			Building Floor Areas (SQ.FT.)	
Suite Types	# of units	Total Sq.Ft.	Underground Parking	100,826.99
			Covered Grade Parking	-
A1.0	10	5,838	Main Floor	12,559.28
A1.2	0	-	Second Floor	14,349.33
A2.0	0	-	Third Floor	14,349.33
B1.1	30	27,283	Fourth Floor	14,349.33
B2.3	1	898	Fifth Floor	14,349.33
B3.1	0	-	Sixth Floor	N/A
C1.0	14	14,645		
Total/bldg	55	48,665	Vertical Access	
			- Elevators	264.70
			- Staircases	2,742.50
1 bed (type A)	10	5,838.20		
2 bed (type B)	31	28,181.00	Suite Balconies (Total)	2,994.55
3 bed (type C)	14	14,645.40		
Total	55	48,664.60		69,956.60

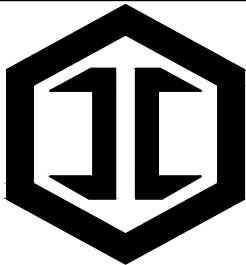
1901 - 10th Lane - 63 Suites (Building B, Phase-2)			Building Floor Areas (SQ.FT.)	
Suite Types	# of units	Total Sq.Ft.	Underground Parking	100,826.99
			Covered Grade Parking	-
A1.0	24	14,012	Main Floor	15,481.71
A1.2	0	-	Second Floor	15,481.71
A2.0	1	794	Third Floor	15,481.71
B1.1	20	18,189	Fourth Floor	13,509.24
B2.3	0	-	Fifth Floor	13,509.24
B3.1	0	-	Sixth Floor	13,509.24
C1.0	18	18,830		
Total/bldg	63	51,824	Vertical Access	
			- Elevators	254.00
			- Staircases	2,961.90
1 bed (type A)	25	14,011.68	Suite Balconies (Total)	2,876.94
2 bed (type B)	20	18,188.60	Commercial Space	4,065.69
3 bed (type C)	18	18,829.80	Amenity Space	2,832.36
Total	63	51,030.08		93,870.90
Total all bldg. areas				327,359.30

GENERAL PROJECT INFORMATION

SCALE

N.T.S.

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