





Breezehill Ave. N.

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04	SPA / ZONING BYLAW AMENDMENT	08-25-2015
05	SPA / ZONING BYLAW AMENDMENT	11-27-2020



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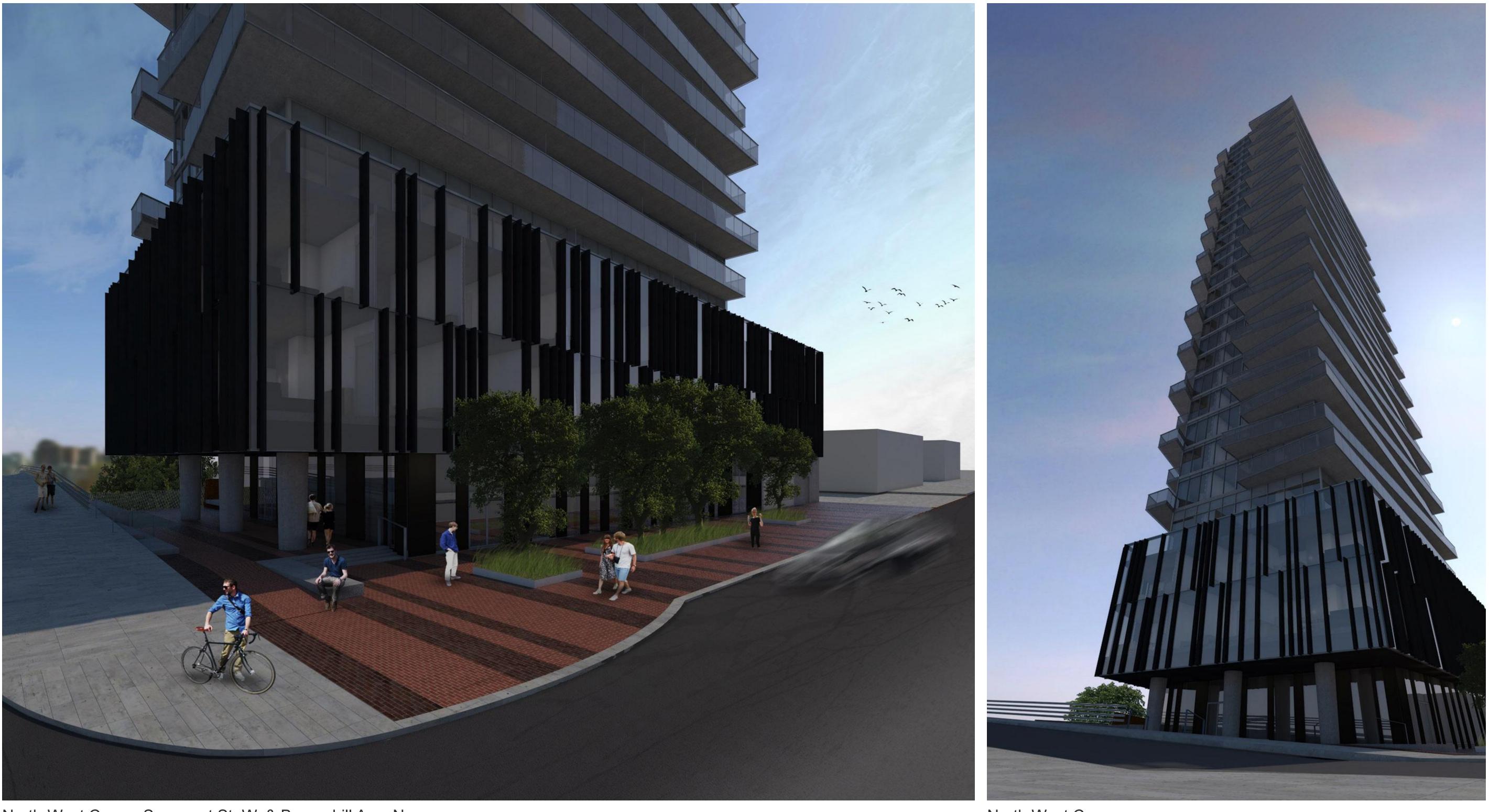
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1040 SOMERSET ST

1040 Somerset St. West Ottawa ON K1Y 4L3

Perspectives

21062 1:0.85 2020-12-01



North-West Corner Somerset St. W. & Breezehill Ave. N

North West Corner

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Perspectives

21062 1:1.33 2020-12-01



Night View - North West Corner

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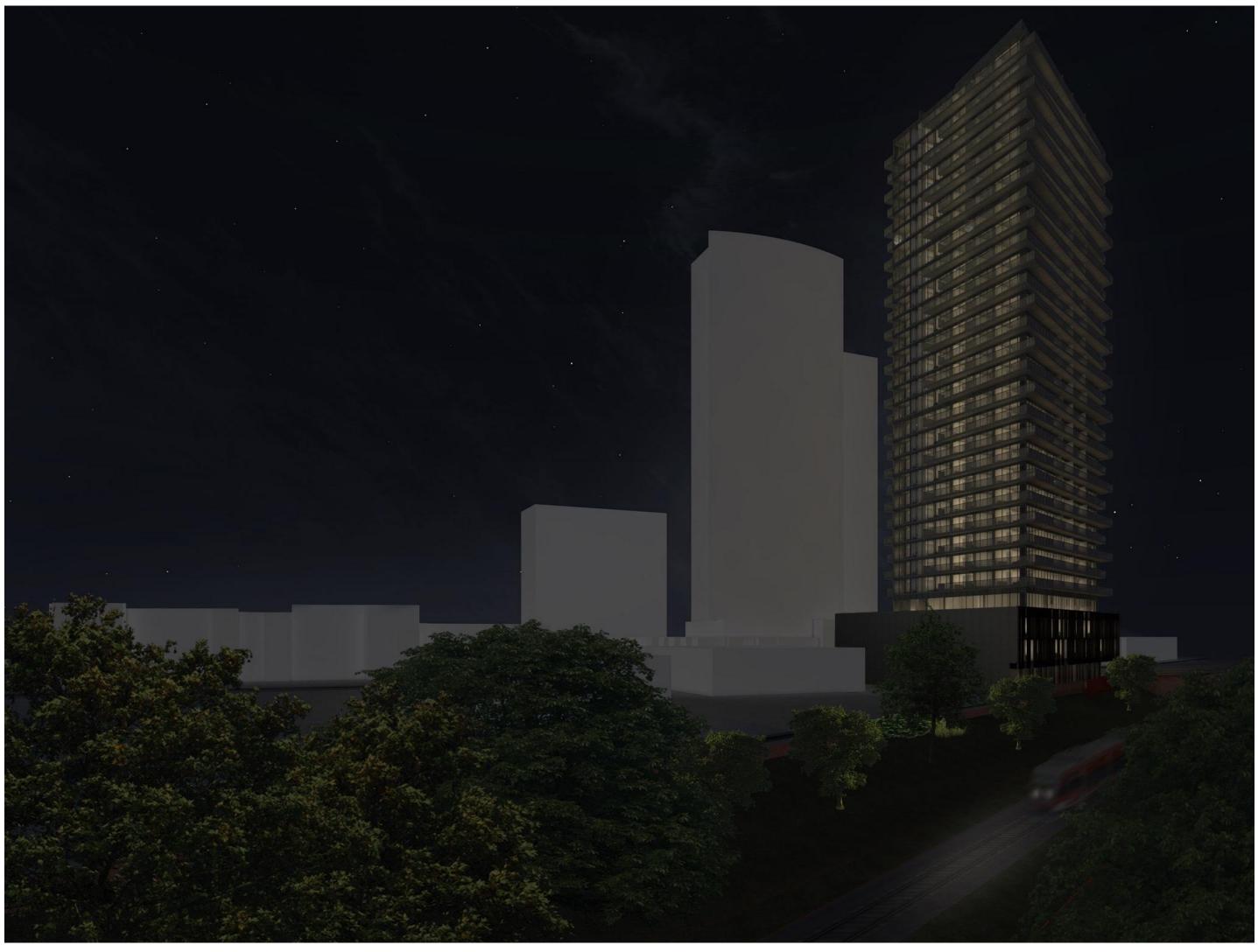
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Perspectives

21062 1:1 2020-12-01

1.4



Night View - From South

FLOOR AREA

Level	Levels	GCA / Level	Total GCA	Mech.	Bike Parking	Park. Area	Indoor Amenity	Outdoor Amenity	Personal Amenity	GFA - Retail	GFA - Res.	GFA - Total	Resident Parking	Visitor Parking	Bike Parking
P7	1	1,317.72	1,317.72	24.14		1,140.25							28		
P6	1	1,317.72	1,317.72	24.14		1,140.25							28		
P5	1	1,317.72	1,317.72	24.14		1,140.25							28		
P4	1	1,317.72	1,317.72	24.14		1,140.25							28		29
P3	1	1,317.72	1,317.72	24.14	54.44	1,140.25							28		29
P2	1	1,317.72	1,317.72	24.14	54.44	1,140.25							28		29
P1	1	1,317.72	1,317.72	136.20		1,080.18								21	14
P1 - Mezz	1	284.69	185.47	53.56		149.53									74
	-														
Subtotal Below Grade	8		9,409.51 m ²	334.60 m ²	108.88 m ²	8,071.21 m ²							168	21	175
Ground Floor	1	1,047.55	1,047.55	10.93	147.21		239.79			141.28		141.28			93
Level 2	1	1,261.77	1,261.77	10.93			68.44				1,028.82				
Level 3	1	1,254.69	1,254.69	11.06			68.44				1,020.45				
Level 4	1	666.04	666.04	11.07			192.10	378.28	209.84		368.40				
Levels 5-30	26	666.04	17,317.04						3,815.11		14,500.20	14,500.20			
Mechanical	1	386.14	386.14												
Subtotal Above Grade	31		21,933.23 m ²		147.21 m ²		568.77 m ²	378.28 m ²	4,024.95 m ²	141.28 m ²	16,917.87 m ²	17,059.15 m ²			93
Project Totals	39		31,342.74 m ²		256 09 m ²	8,071.21 m ²	568.77 m ²	378 28 m ²	4,024.95 m ²	141 28 m ²	16 917 87 m ²	17,059.15 m ²	168	21	268

UNITS

Туре	Qty.
1 Bedroom	82
1 Bedroom + Den	66
2 Bedroom	112
2 Bedroom	2
2 Bedroom + Den	2
3 Bedroom	2
Studio	2
	268

AMENITY

Amenity Type

Balcony	4,024.95
Indoor	568.77
Outdoor	378.28

Req.

10% of Unit Area: 1,692.6 m² 50% of total to be common amenity: 846.3 m²

Area

BIKE PARKING

Туре

Туре	Qty.
Horizontal Bike Rack	142
Vertical Bike Rack	126
	268

Req.

1 per unit: 268 Stalls

50% of total to be horizontal: 134 Stalls

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PARKING

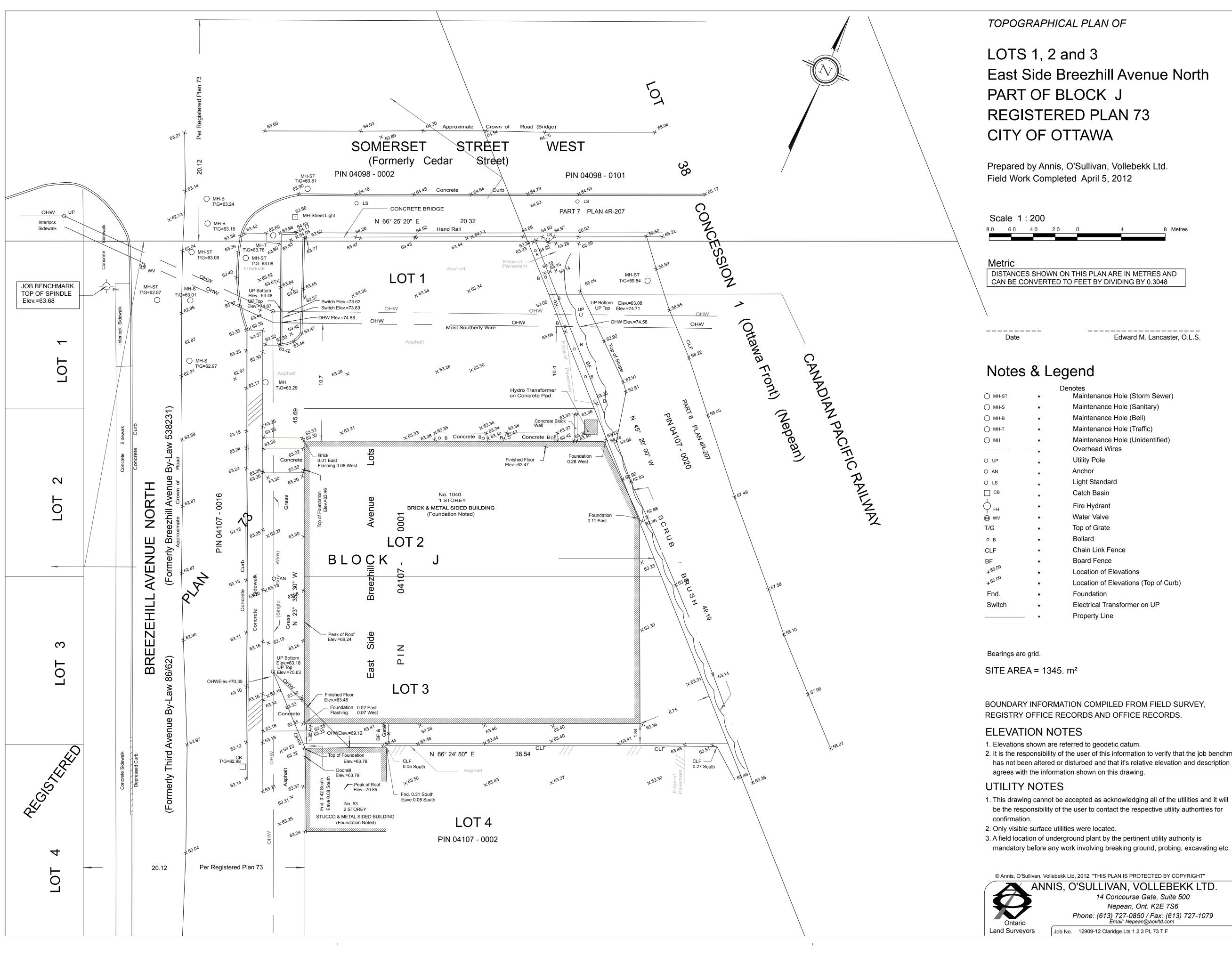
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Statistics

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2:1, 1:1.91	_
2020-12-01	_





-----Edward M. Lancaster, O.L.S.

Maintenance Hole (Storm Sewer) Maintenance Hole (Sanitary) Maintenance Hole (Bell) Maintenance Hole (Traffic) Maintenance Hole (Unidentified)

Location of Elevations (Top of Curb)

2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description

be the responsibility of the user to contact the respective utility authorities for

mandatory before any work involving breaking ground, probing, excavating etc.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7S6

Phone: (613) 727-0850 / Fax: (613) 727-1079 Email: Nepean@aovltd.com Job No. 12909-12 Claridge Lts 1 2 3 PL 73 T F

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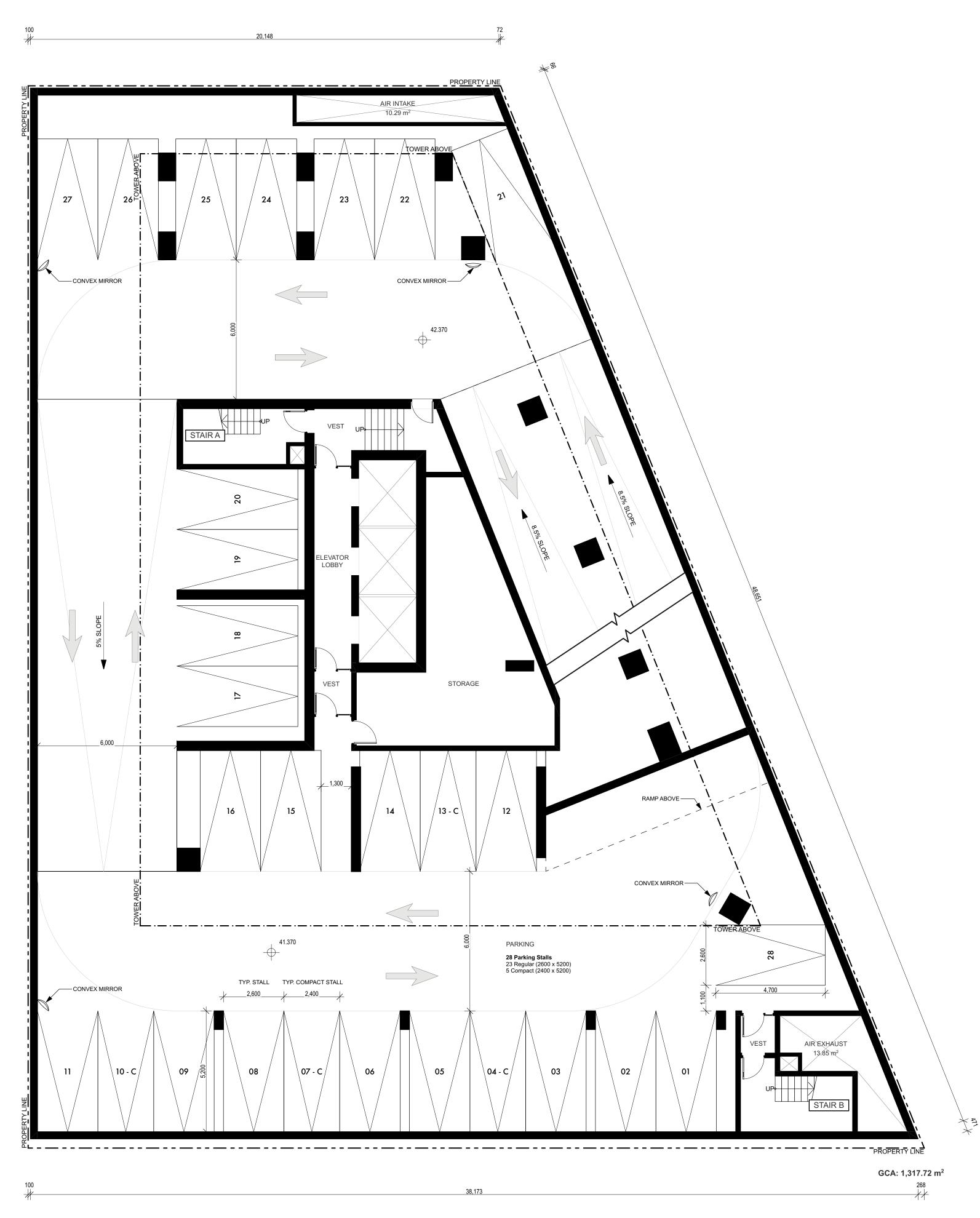
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Survey

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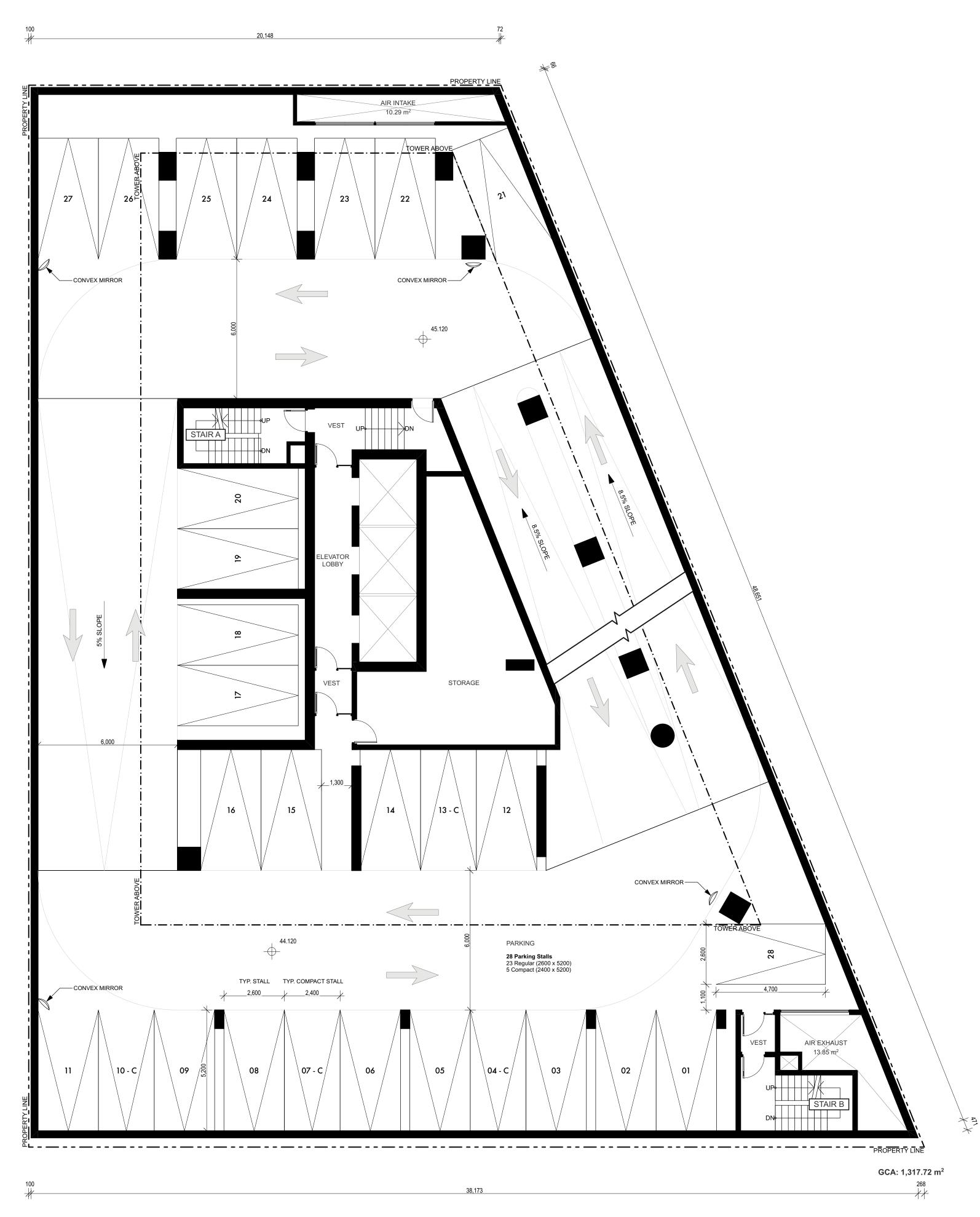
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Parking Level 7

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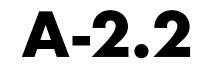
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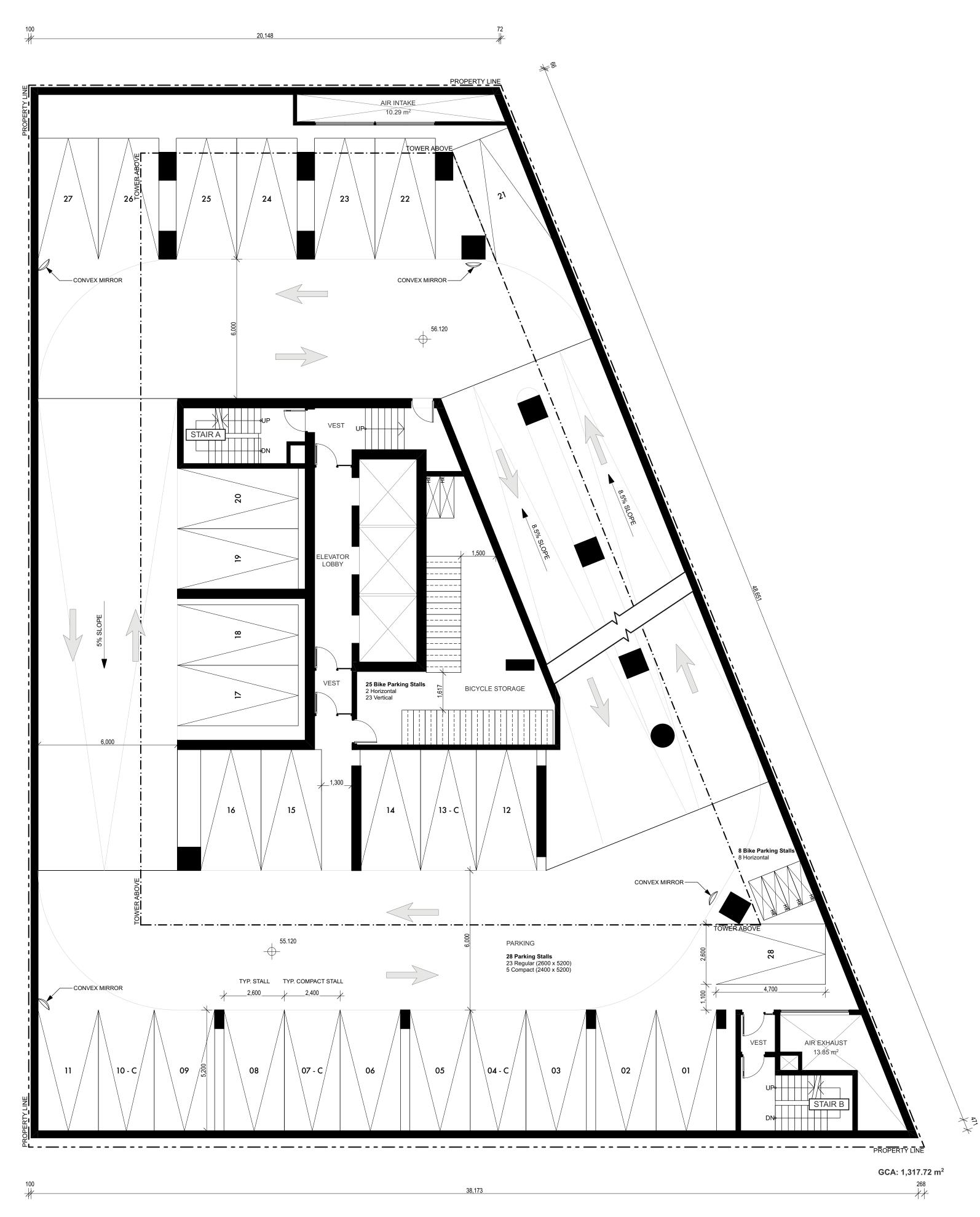
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Parking Levels 5-6

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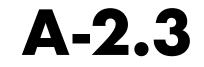
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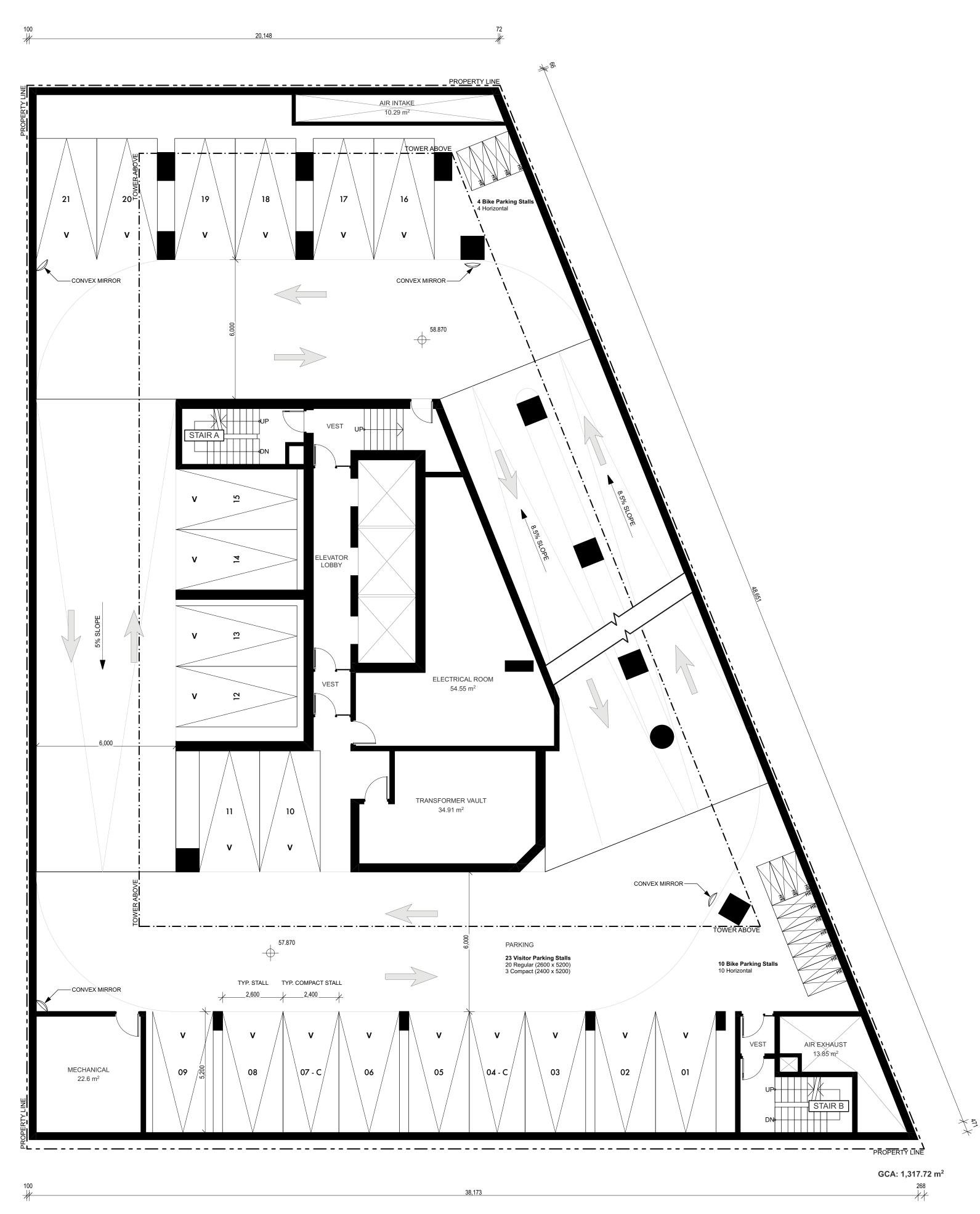
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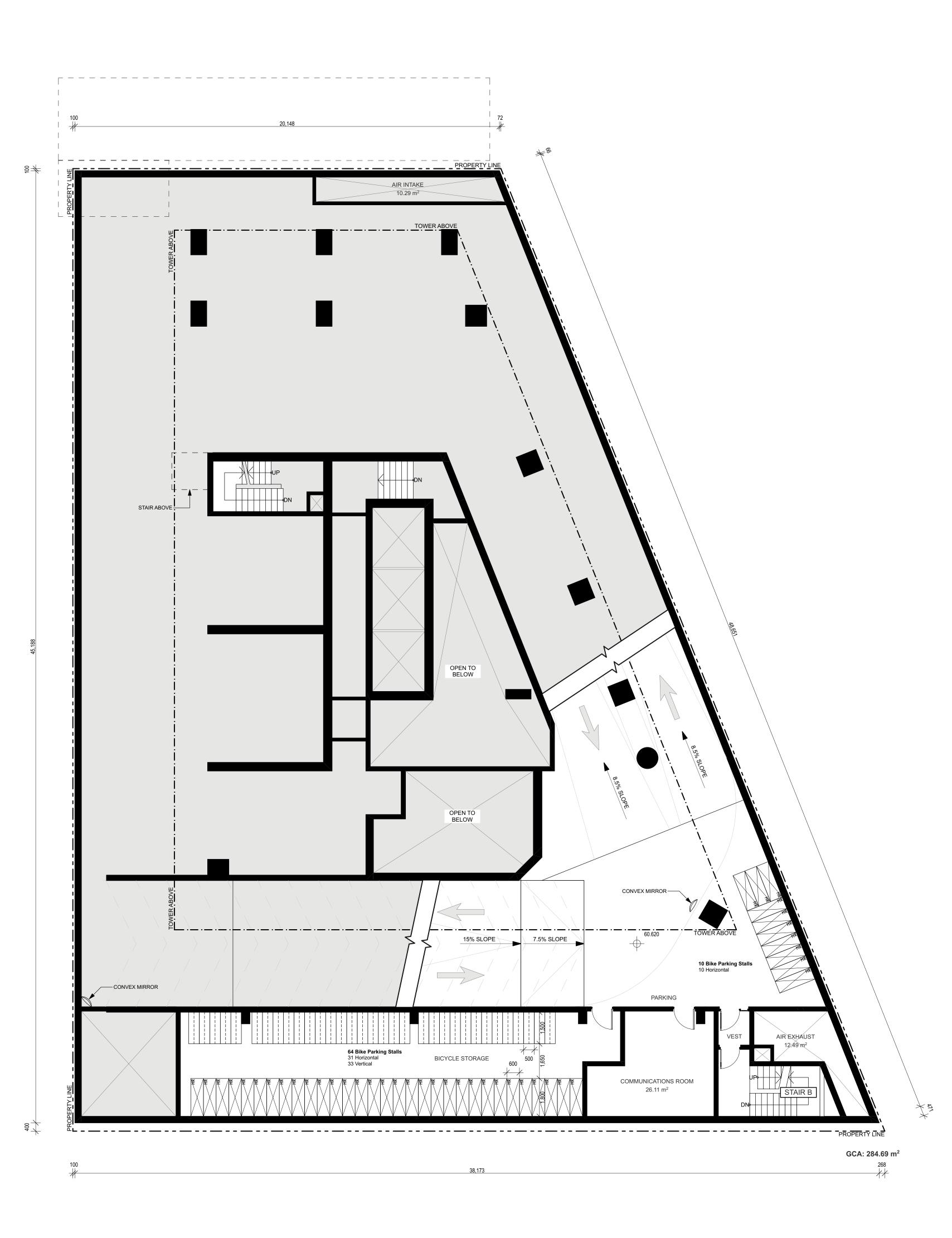
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Parking Level 1

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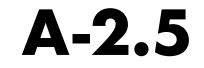
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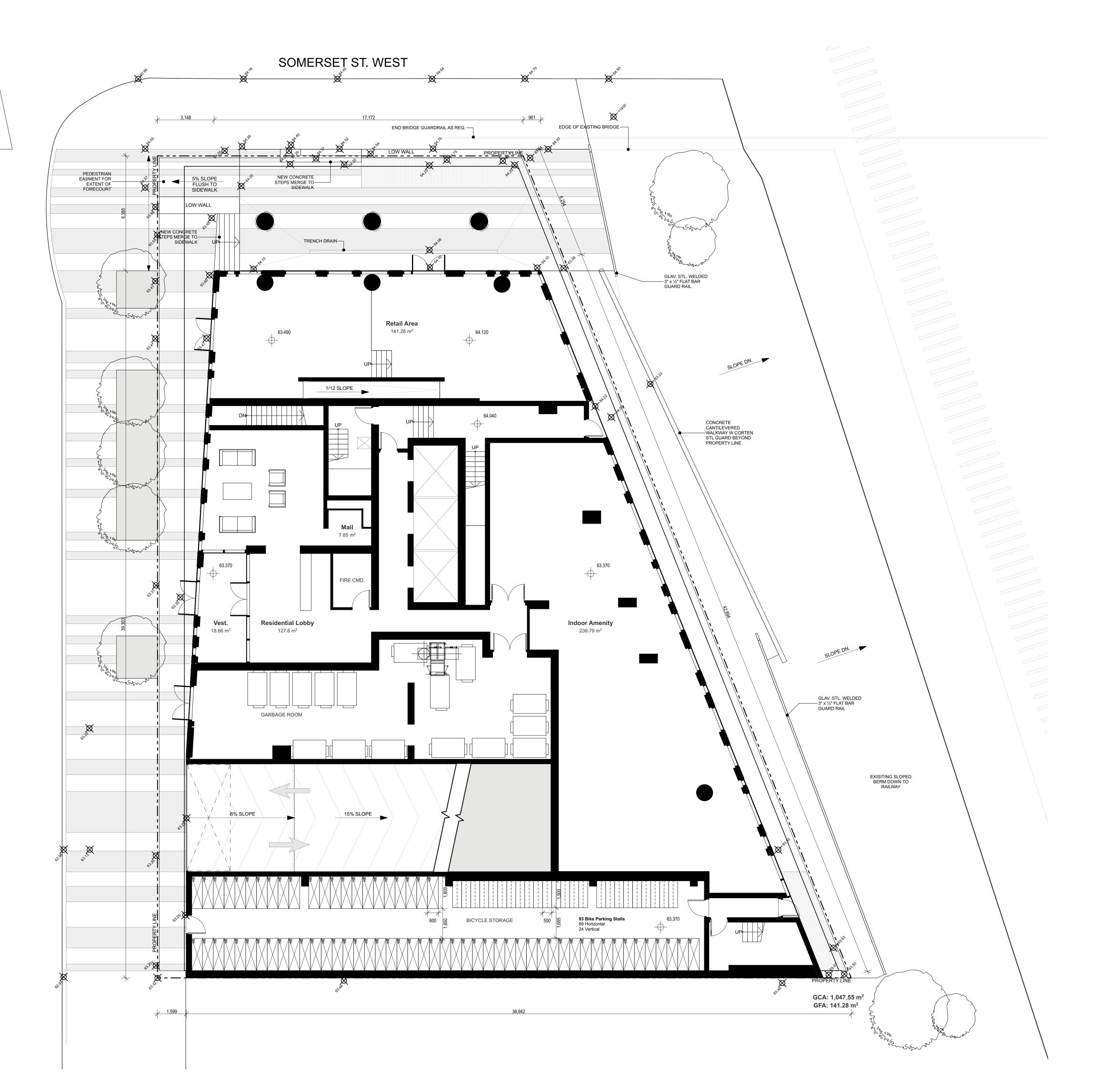
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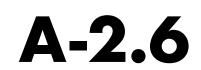
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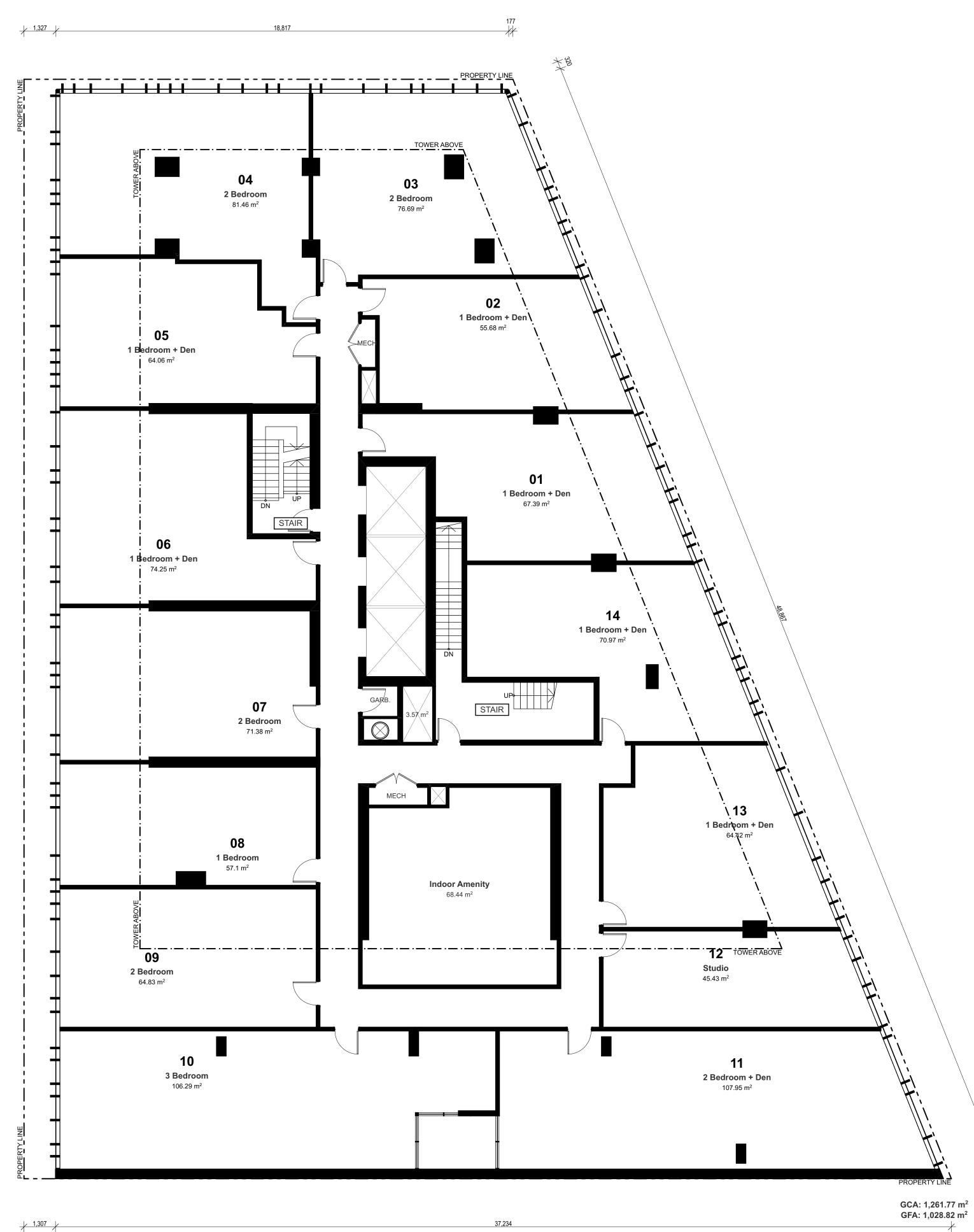
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Ground Floor

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05	SPA / ZONING BYLAW AMENDMENT	11-27-2020



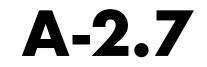
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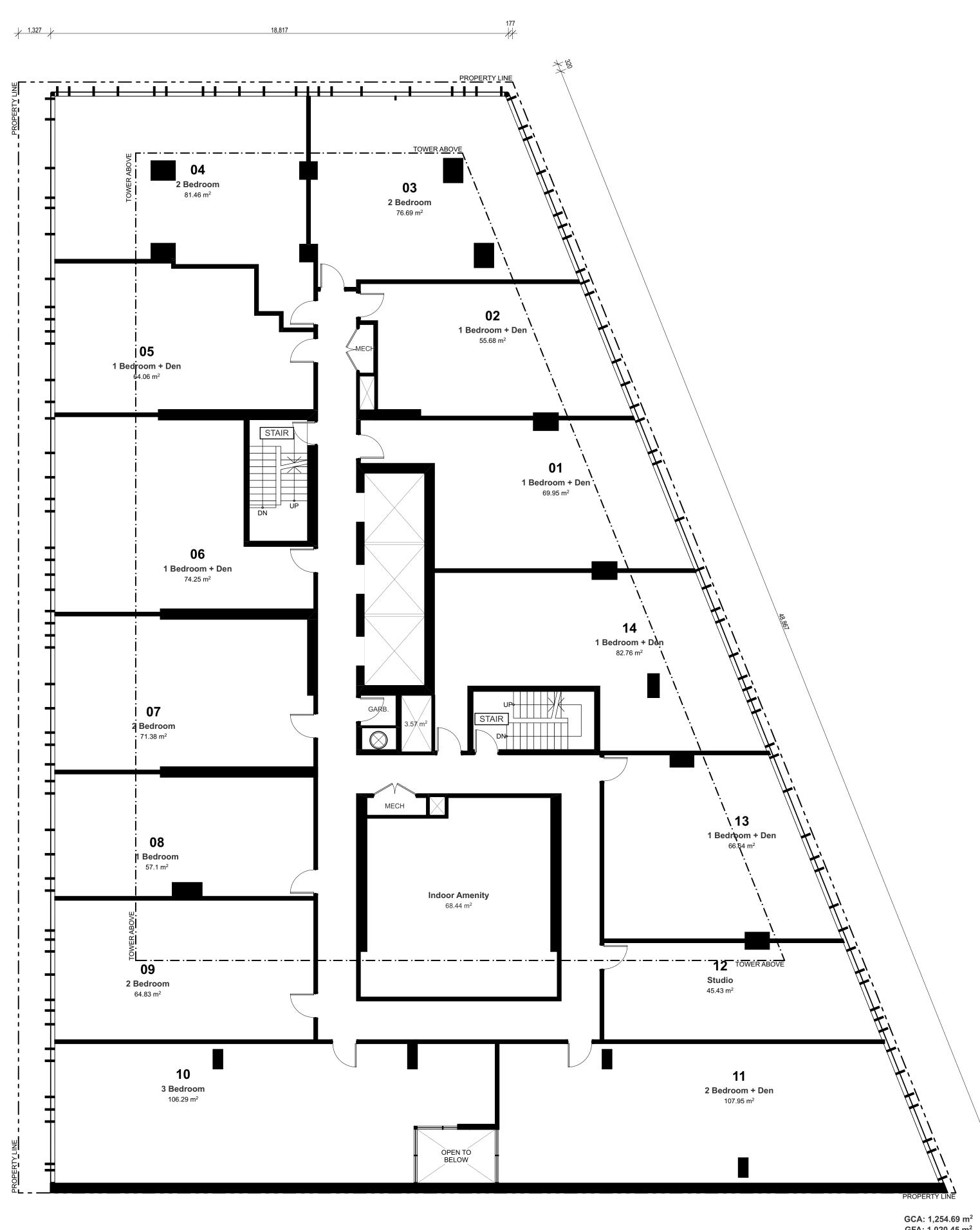
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Level 2





GCA: 1,254.69 m² GFA: 1,020.45 m²

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05	SPA / ZONING BYLAW AMENDMENT	11-27-2020



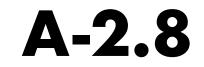
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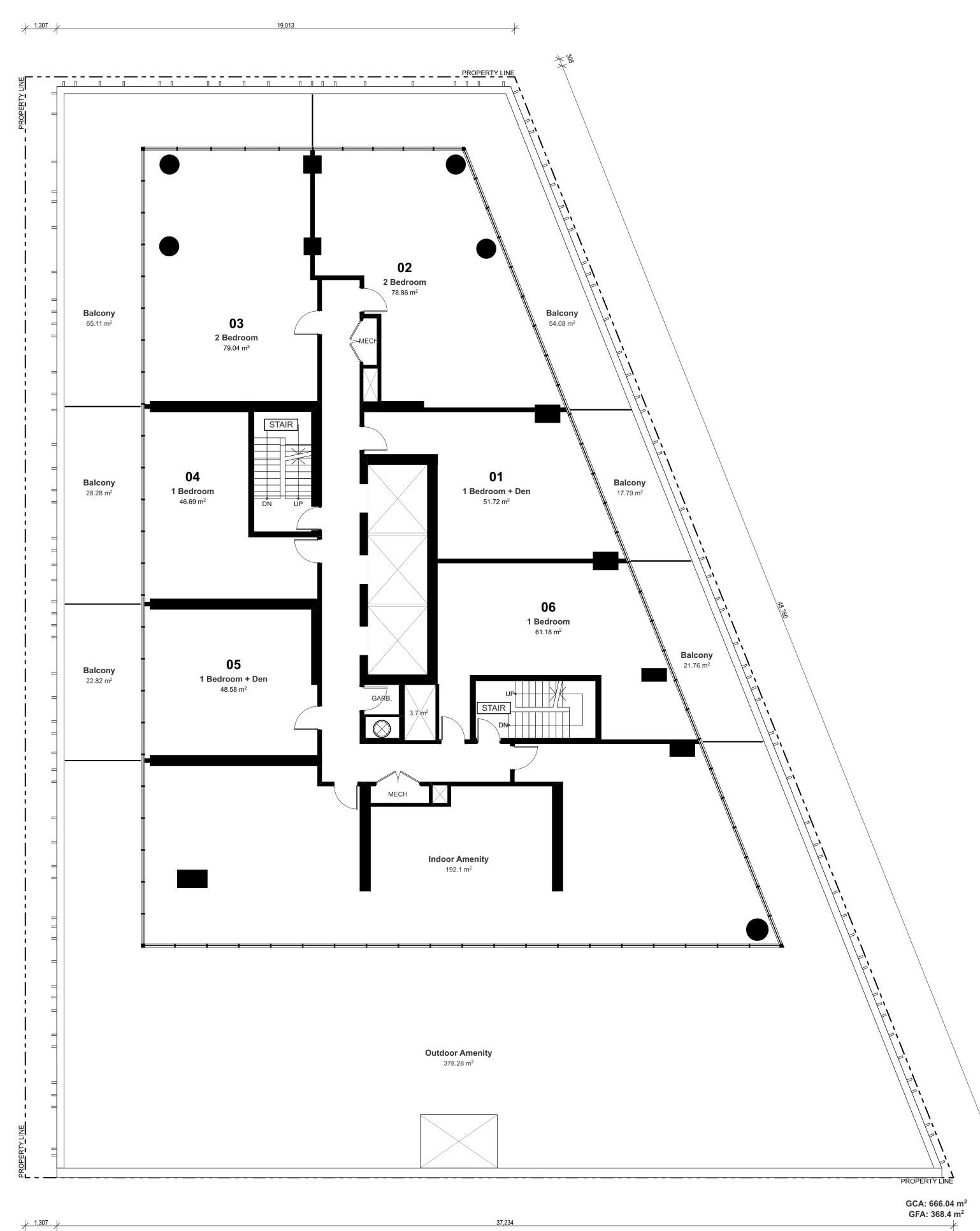
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Level 3





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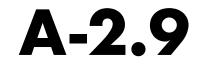
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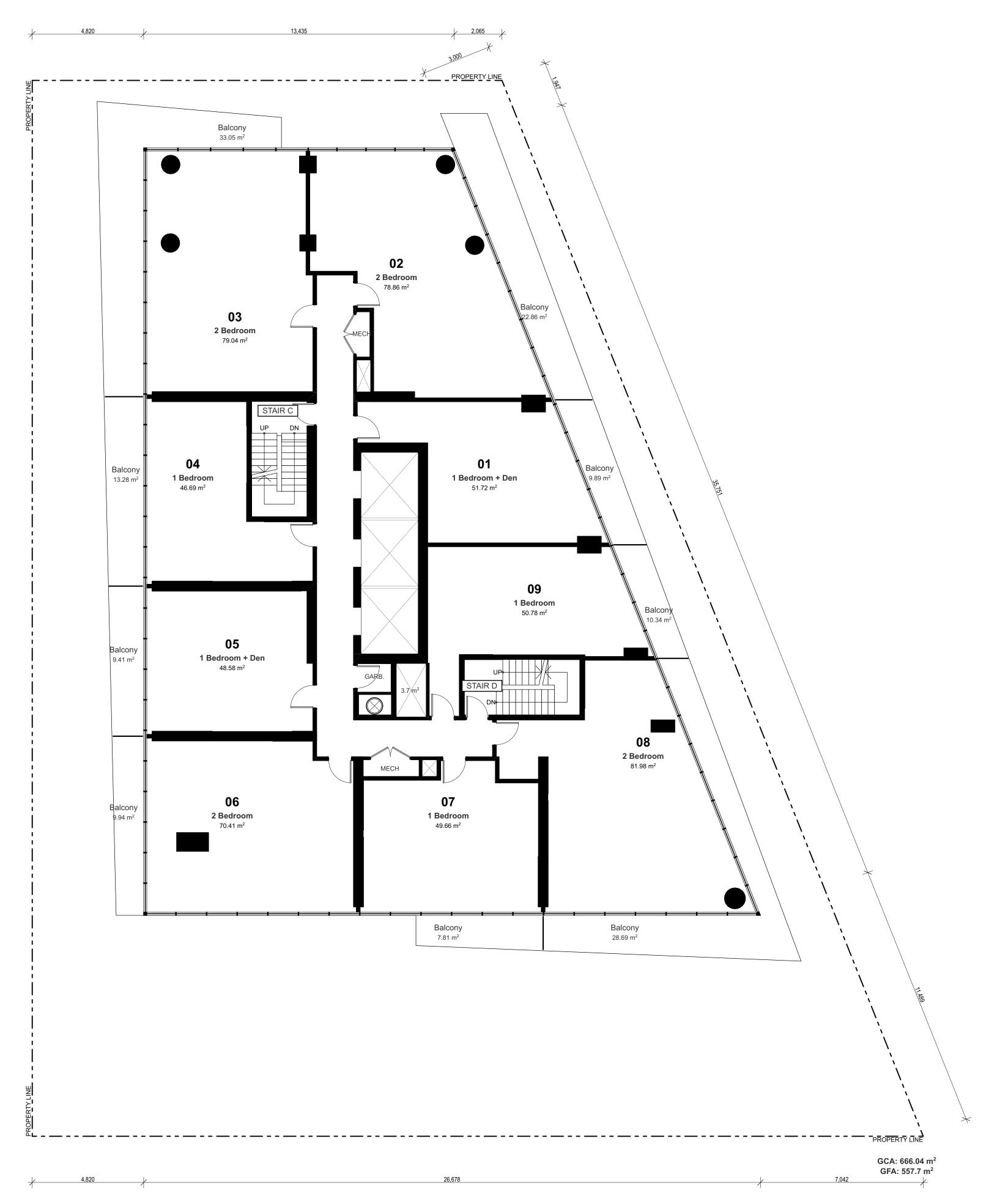
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Level 4





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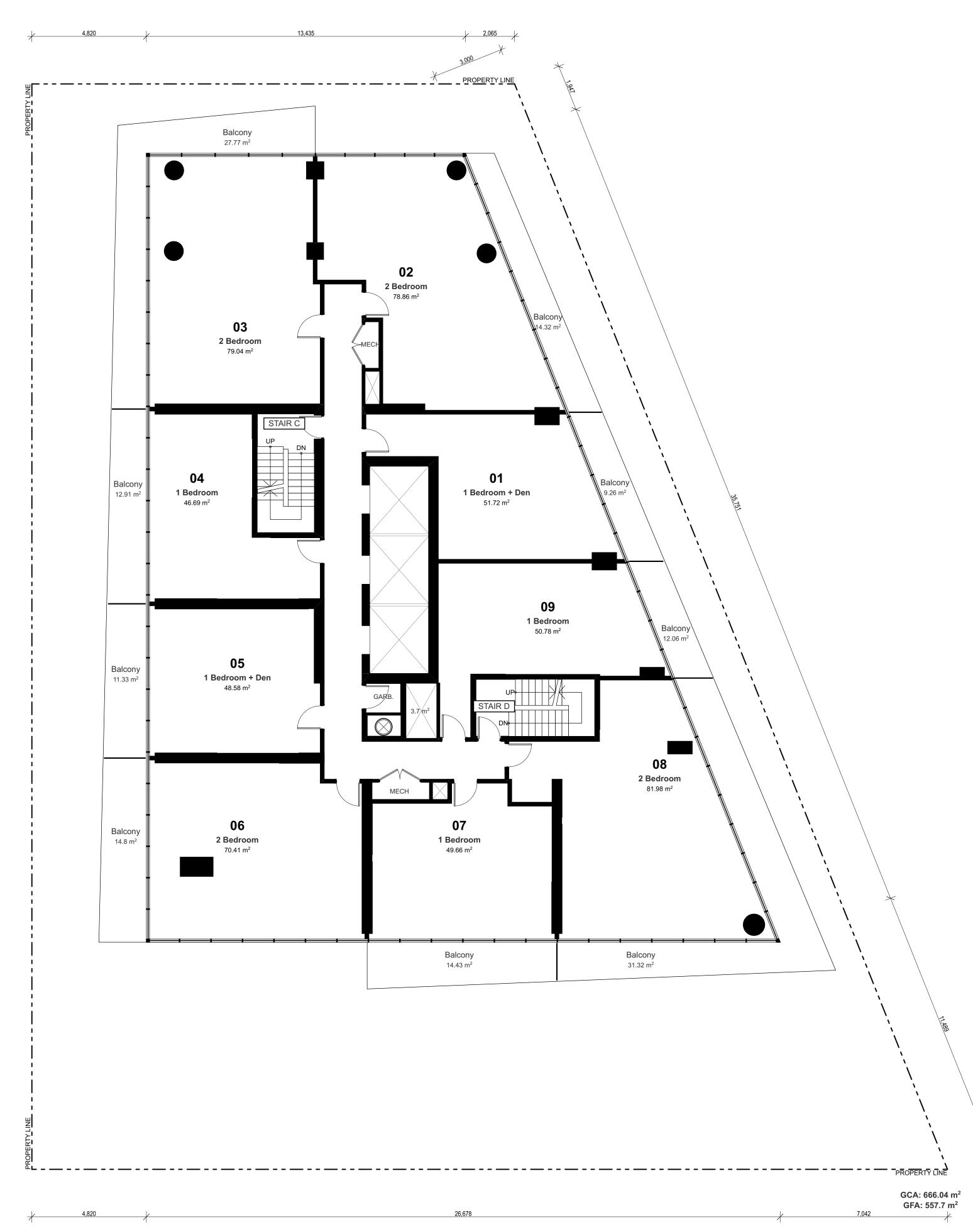
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Typical Odd Levels

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A-2.10



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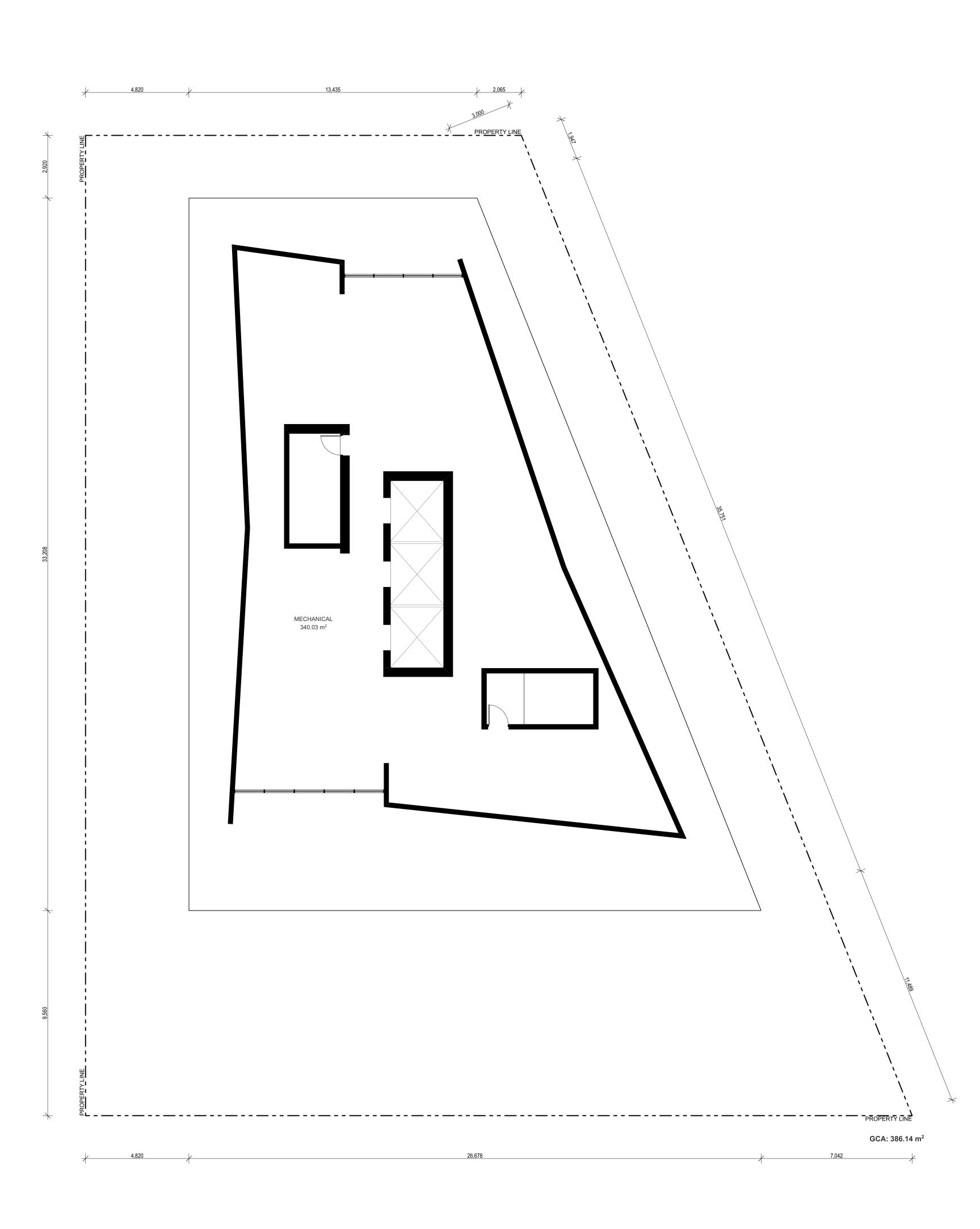
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Typical Even Levels

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Mechanical Penthouse

21062

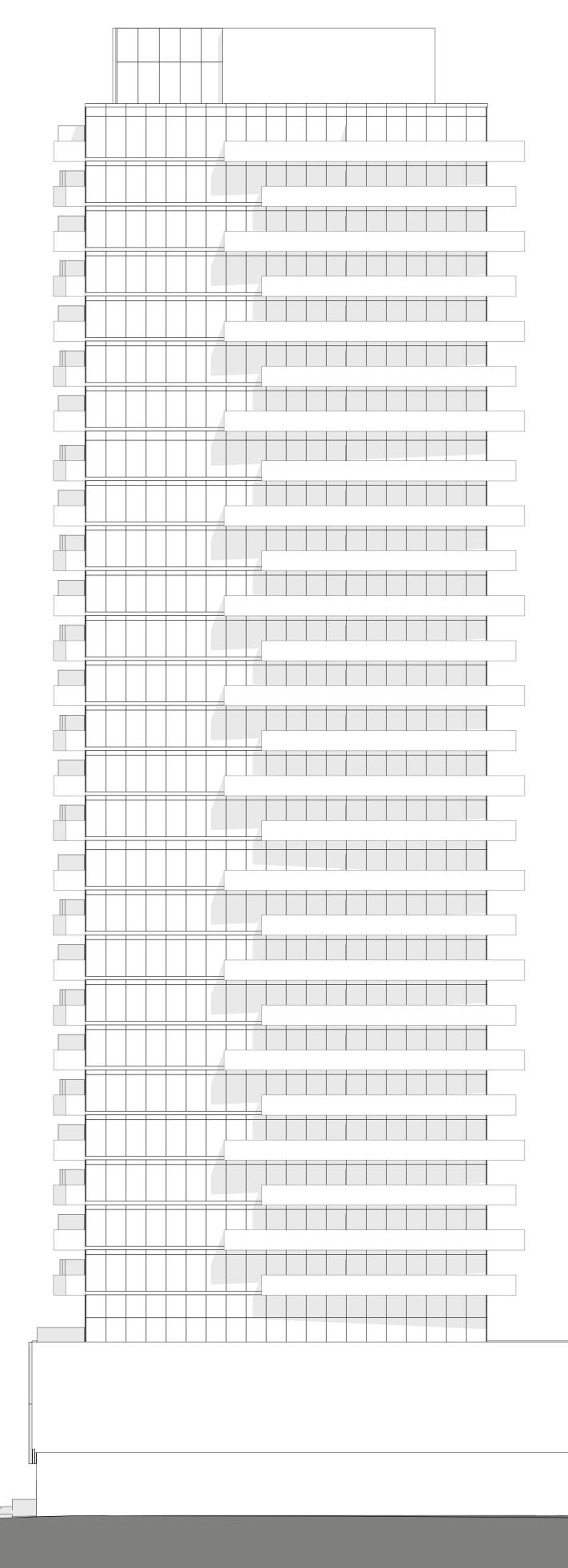
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2020-12-01



-+98.640 Roof			+98.640 Roof
+93.640 Mechanical		+93.640 Mechanical	+93.640 Mechanical
+90.060 Level 30		+90.060 Level 30	+90.060 Level 30
+87.080 Level 29			+87.080 Level 29
+84.100 Level 28			+84.100 Level 28
+81.120 Level 27			+81.120 Level 27
+78.140 Level 26			+78.140 Level 26
+75.160 Level 25		+75.160 Level 25	+75.160 Level 25
+72.180 Level 24			+72.180 Level 24
+68.900 Level 23 - Recirc		+68.900 Level 23 - Recirc	+68.900 Level 23 - Recirc
+65.920 Level 22		+65.920 Level 22	+65.920 Level 22
+62.940 Level 21		+62.940 Level 21	+62.940 Level 21
+59.960 Level 20		+59.960 Level 20	+59.960 Level 20
+56.980 Level 19			+56.980 Level 19
+54.000 Level 18			+54.000 Level 18
+51.020 Level 17			+51.020 Level 17
+48.040 Level 16			+48.040 Level 16
+45.060 Level 15		+45.060 Level 15	+45.060 Level 15
+41.780 Level 14 - Recirc		+41.780 Level 14 - Recirc	+41.780 Level 14 - Recirc
+38.800 Level 13			+38.800 Level 13
+35.820 Level 12		+35.820 Level 12	+35.820 Level 12
+32.840 Level 11			+32.840 Level 11
+29.860 Level 10			+29.860 Level 10
+26.880 Level 9			+26.880 Level 9
+23.900 Level 8			+23.900 Level 8
+20.920 Level 7		+20.920 Level 7	+20.920 Level 7
+17.940 Level 6		+17.940 Level 6	+17.940 Level 6
+14.960 Typical Lv. 5-30		+14.960 Typical Lv. 5-30	+14.960 Typical Lv. 5-30
+10.460/		+10.460	+10.460
+10.460 Level 4		+10.460 Level 4	+10.460 Level 4 +7.480
+7.480 Level 3 +4.500		+7.480 Level 3	+7.480 Level 3 +4.500
+4.500 Level 2		+4.500 Level 2	+4.500 Level 2
Ground Floor	MUP MUR	Ground Floor	±0.000 Ground Floor







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Roof	4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
+93.640	5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
Hechanical	6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
+90.060 Level 30	7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.
+87.080	© architectsAlliance, 2020
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+84.100 Level 28	02 SPA / ZONING BYLAW AMENDMENT 10-30-2013
Level 28	03 SPA / ZONING BYLAW AMENDMENT 07-02-2015

05

+78.140 Level 26

+81.120 Level 27

+75.160 Level 25

+72.180 Level 24

+68.900 Level 23 - Recirc

+65.920 Level 22

+62.940 Level 21

+59.960 Level 20

+56.980 Level 19

+54.000 Level 18

+51.020 Level 17

+48.040 Level 16

+45.060 Level 15

+41.780 Level 14 - Recirc

+38.800 Level 13

+35.820 Level 12

+32.840 Level 11

+29.860 Level 10

+26.880 Level 9

+23.900 Level 8

+20.920 Level 7

+17.940 Level 6

+14.960 Typical Lv. 5-30

+10.460 Level 4

+7.480 Level 3

+4.500 Level 2

Ground Floor



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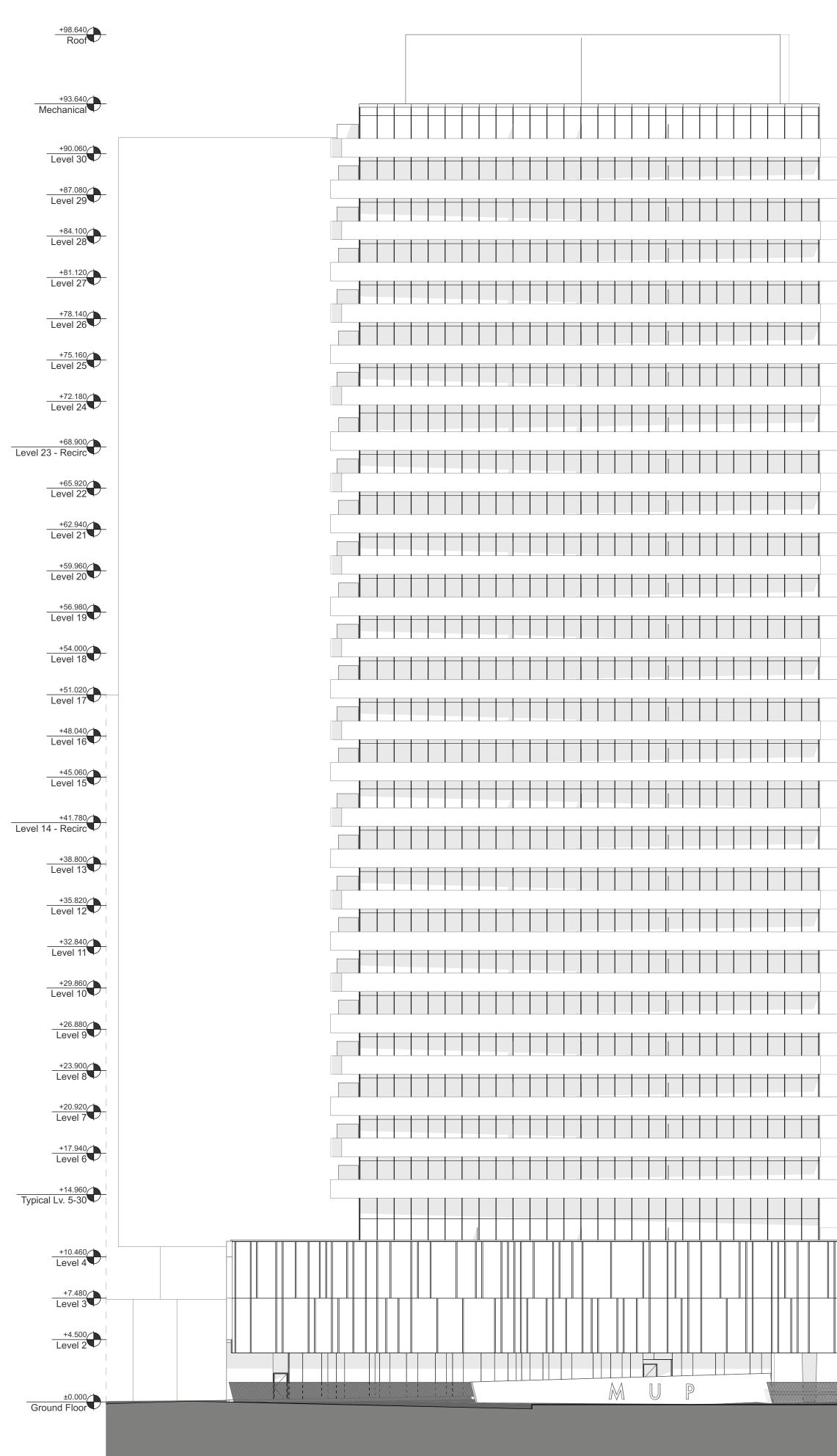
Elevations

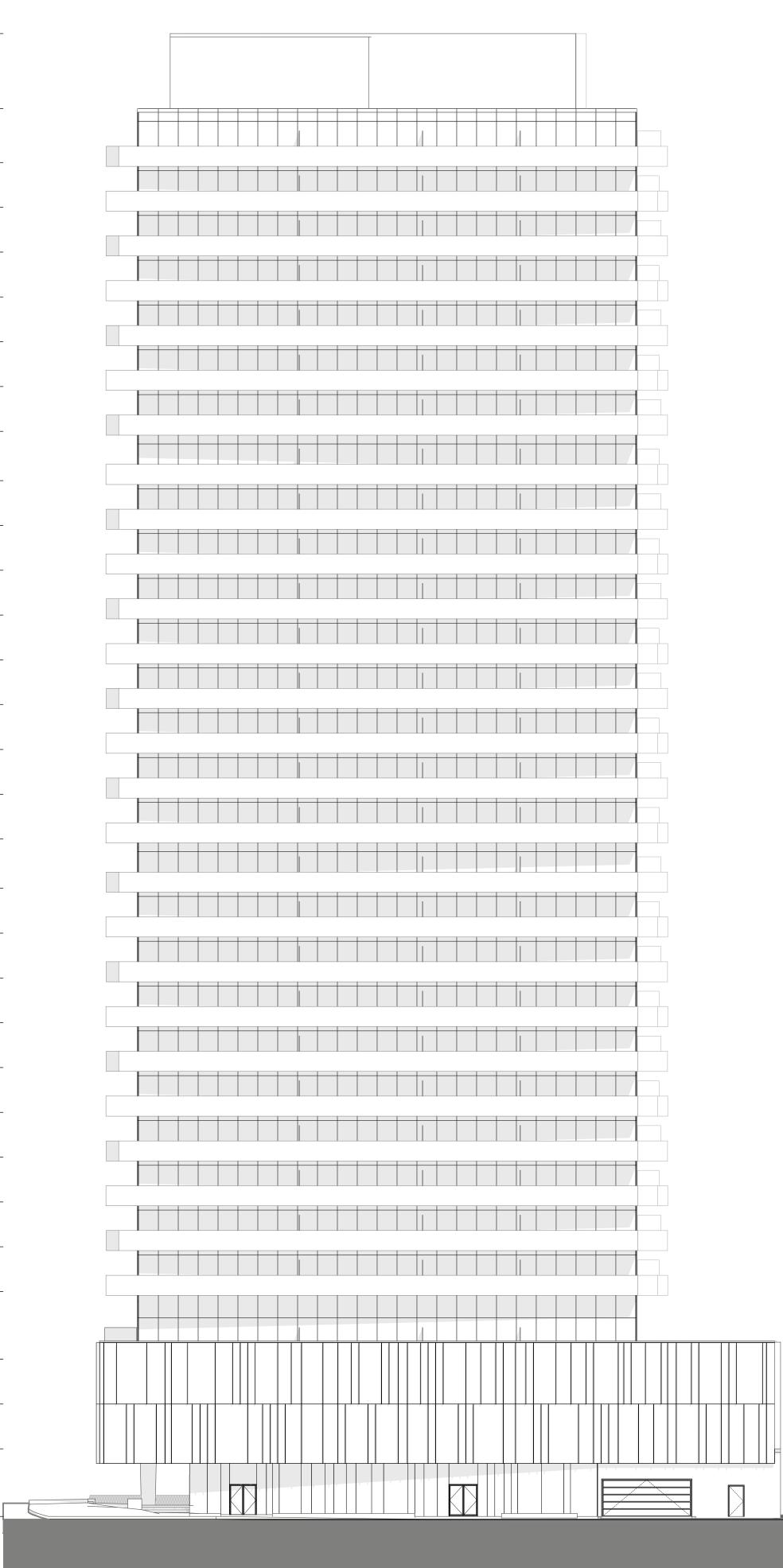
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+87.080 Level 29 +84.100 Level 28 +81.120 Level 27 +78.140 Level 26 +75.160 Level 25 +72.180 Level 24 +68.900 Level 23 - Recirc +65.920 Level 22 +62.940 Level 21 +59.960 Level 20 +56.980 Level 19 +54.000 Level 18 +51.020 Level 17 +48.040 Level 16 +45.060 Level 15 +41.780 Level 14 - Recirc +38.800 Level 13 +35.820 Level 12 +32.840 Level 11 +29.860 Level 10 +26.880 Level 9 +23.900 Level 8 +20.920 Level 7 +17.940 Level 6 +14.960 Typical Lv. 5-30

+98.640 Roof

+93.640 Mechanical

> +90.060 Level 30

+10.460 Level 4 +7.480 Level 3

+4.500 Level 2

±0.000 Ground Floor



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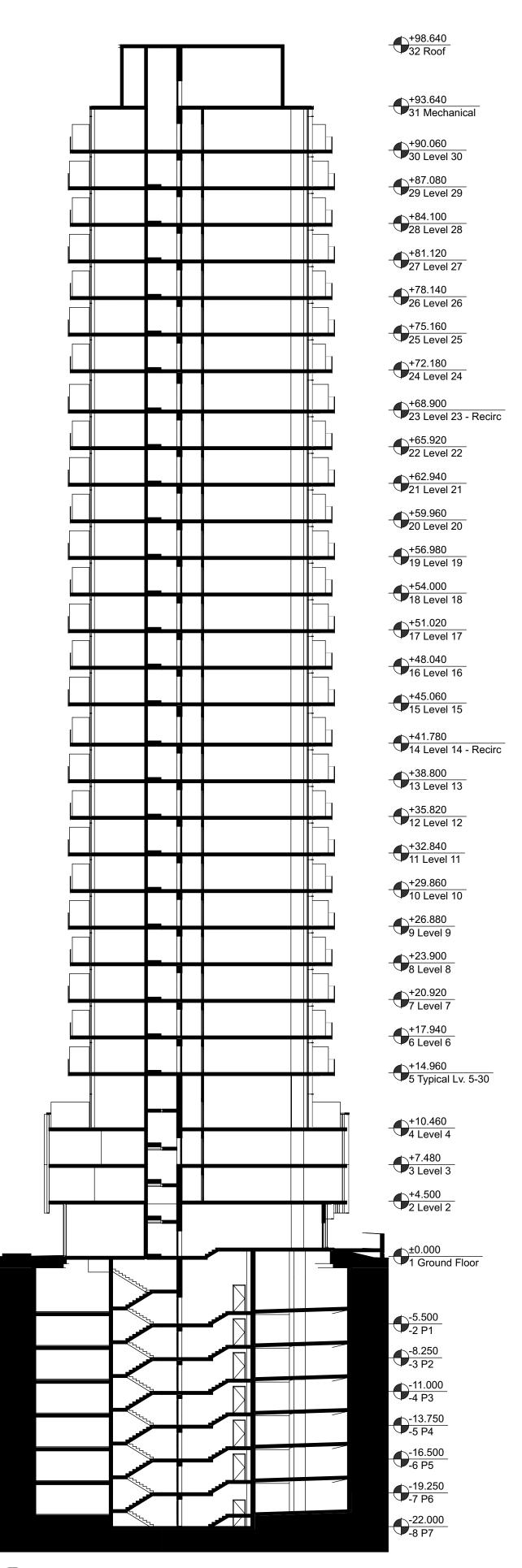
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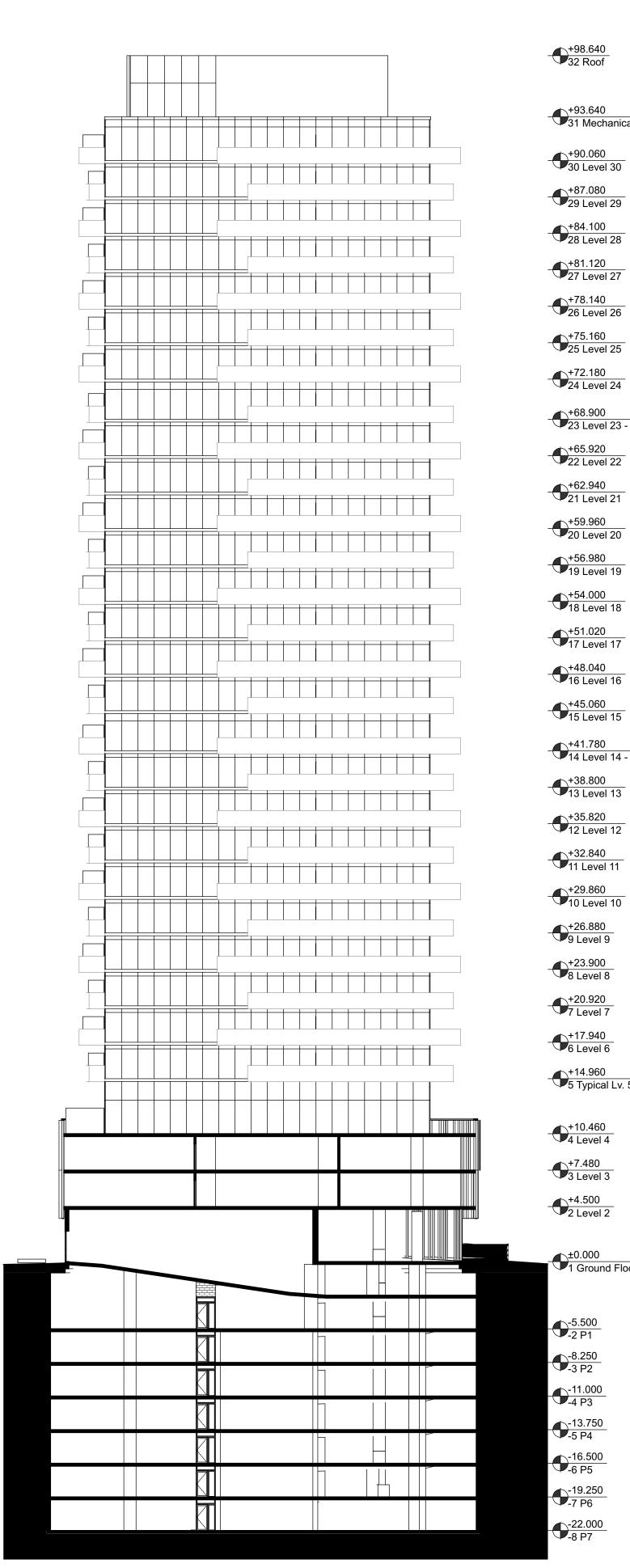
Elevations

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Sections

21062 1:250 2020-12-01



+93.640 31 Mechanical

+90.060 30 Level 30

+75.160 25 Level 25

+72.180 24 Level 24

+68.900 23 Level 23 - Recirc

+65.920 22 Level 22

+59.960 20 Level 20

+56.980 19 Level 19

+54.000 18 Level 18

+51.020 17 Level 17

+48.040 16 Level 16

+45.060 15 Level 15

+41.780 14 Level 14 - Recirc

+35.820 12 Level 12

+32.840 11 Level 11

+23.900 8 Level 8

+20.920 7 Level 7

+14.960 5 Typical Lv. 5-30

+4.500 2 Level 2

±0.000 1 Ground Floor

				- 98.640 32 Roof
			7	+93.640 31 Mecha
			-	+90.060 30 Level 3
			-	
			-	
			-	+81.120 27 Level 2
			-	
			-	+75.160 25 Level 2
			-	+72.180 24 Level 2
				+68.900 23 Level 2
			4	+65.920 22 Level 2
			-	- 0 +62.940 21 Level 2
			4	
			4	+56.980 19 Level
			4	+54.000 18 Level 2
			4	+51.020 17 Level 2
			4	+48.040 16 Level 2
			4	+45.060 15 Level
				+41.780 14 Level 2
				+38.800 13 Level
				+35.820 12 Level
				+29.860 10 Level
				+23.900 8 Level 8
				+20.920 7 Level 7
				+17.940 6 Level 6
				●6 Level 6 ●+14.960 5 Typical
				↓ 5 Typical
	,26			+10.460 4 Level 4
				+7.480 3 Level 3
				±0.000 1 Ground
				↓ 1 Ground
				- <u>5.500</u> -2 P1
	\rightarrow			
	-+	$ \longrightarrow $		- <u>-11.000</u> -4 P3
	-+			
	\rightarrow	$ \rightarrow $		-16.500 -6 P5
				- <u>19.250</u> -7 P6
				- <u>-22.000</u> -8 P7



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SPA / ZONING BYLAW AMENDMENT	11-27-2020
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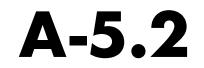
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Sections

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540 oof

640 /lechanical

060 evel 30

.080 .evel 29

.100 .evel 28

120 evel 27

140 evel 26

.160 .evel 25

180 evel 24

900

evel 23 - Recirc

.920 .evel 22

940 evel 21

960 evel 20

.980 .evel 19

.000 .evel 18

020

evel 17

.040 .evel 16

060 evel 15

.780 .evel 14 - Recirc

.800 .evel 13

5.820 .evel 12

840 evel 11

.860 .evel 10

880 vel 9

.900 vel 8

0.920 vel 7

940 vel 6

.960 /pical Lv. 5-30

460 vel 4

480 evel 3

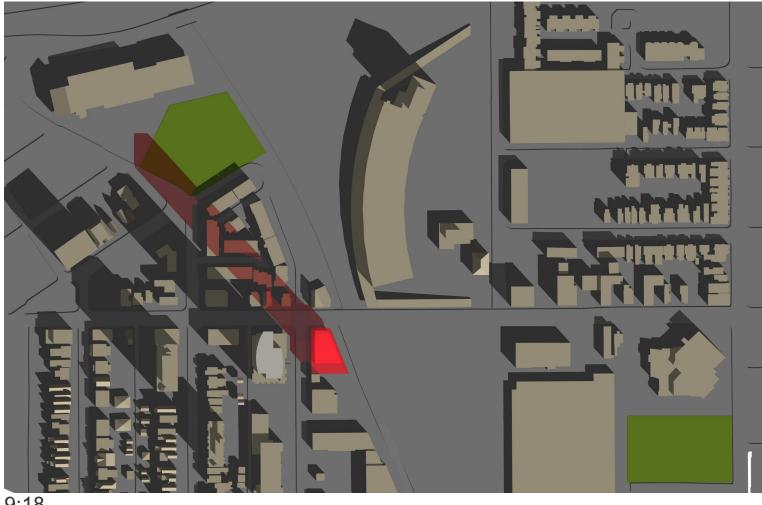
500 vel 2

.000 Ground Floor

50

250

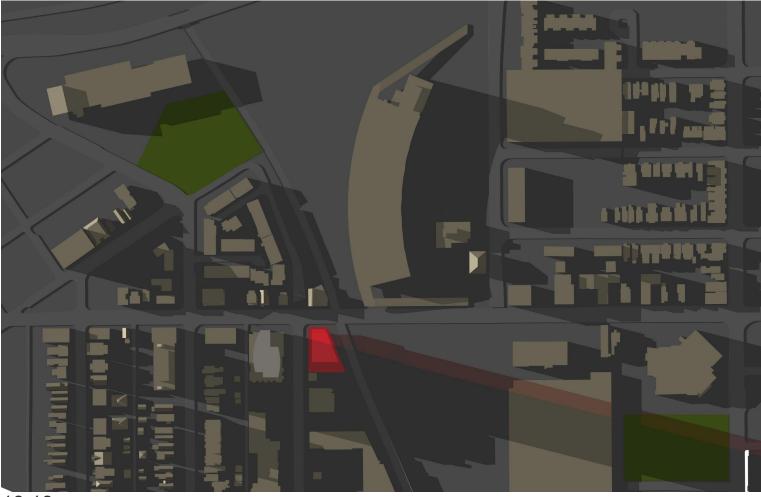
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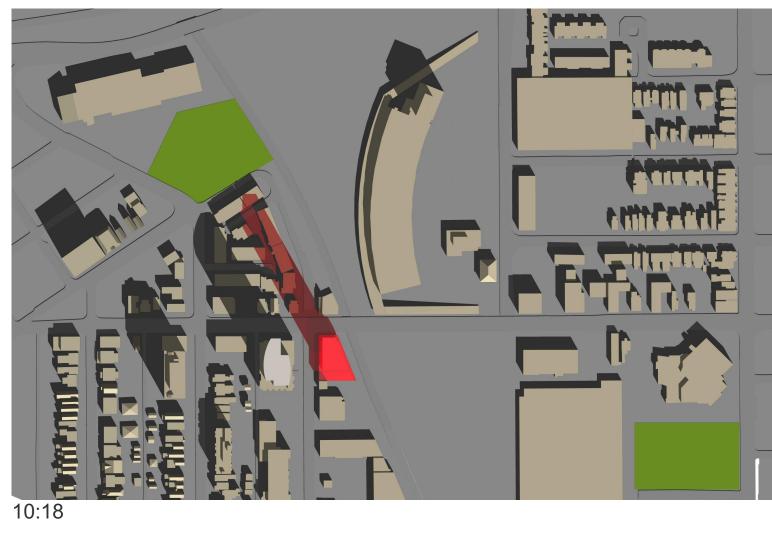


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InterviewInter

18:18





Here

17:18

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01	SPA / ZONING BYLAW AMENDMENT	03-04-2013
02	SPA / ZONING BYLAW AMENDMENT	10-30-2013
03	SPA / ZONING BYLAW AMENDMENT	07-02-2015
04	SPA / ZONING BYLAW AMENDMENT	08-25-2015
05	SPA / ZONING BYLAW AMENDMENT	11-27-2020



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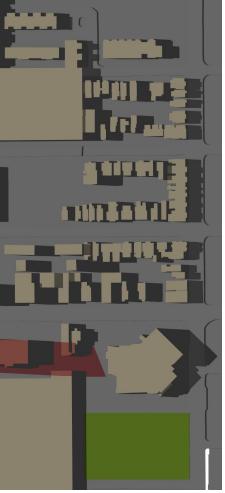
Sun Study - March / September 21

21062

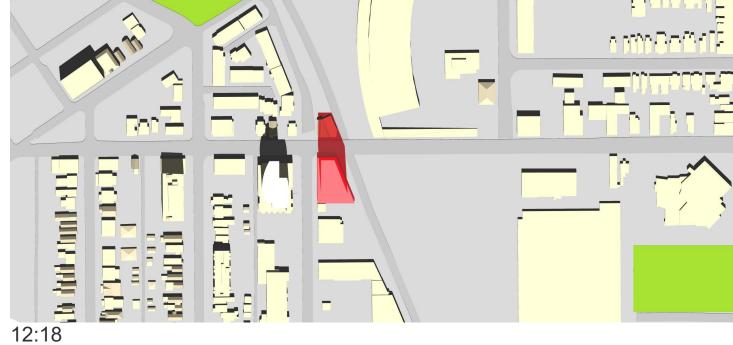
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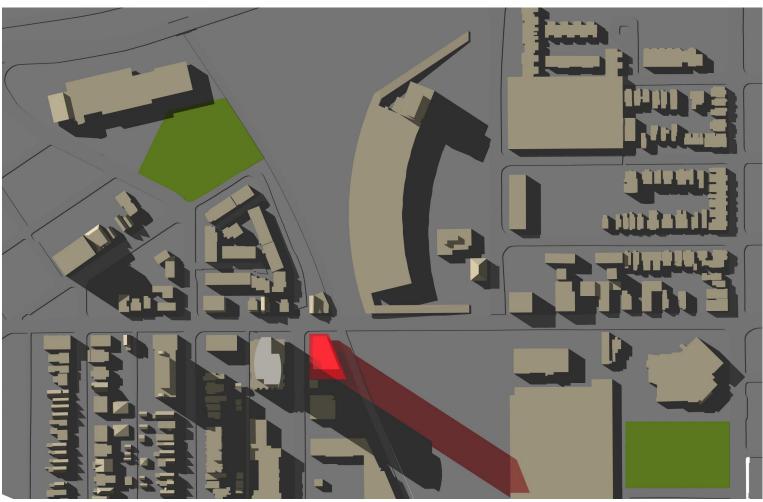








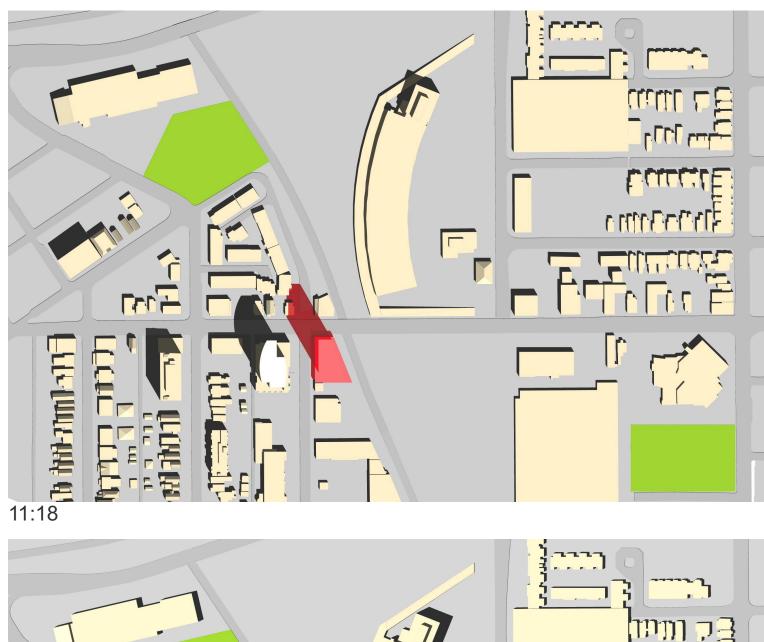
















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