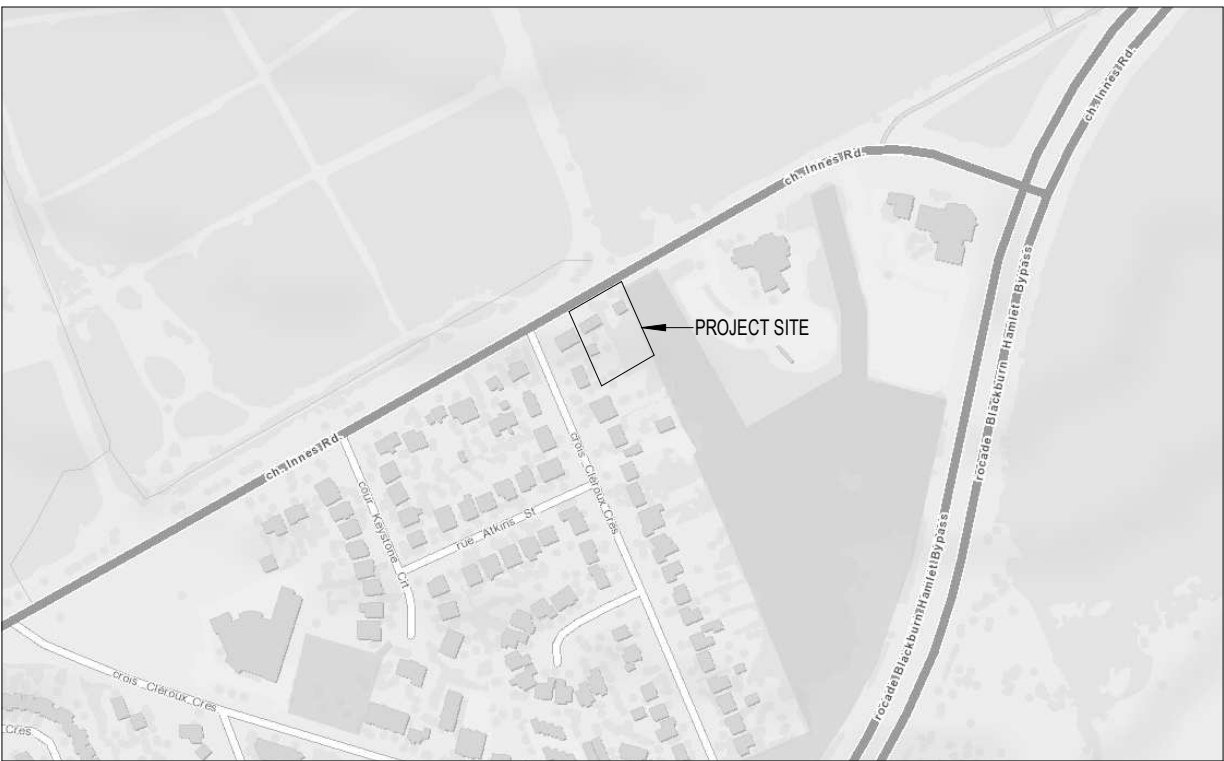


TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 10
CONCESSION 3 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBECK LTD.

5 SURVEY INFO
SP-01 SCALE: N.T.S.

- 1 ASPHALT
- 2 EXISTING STRUCTURE TO BE DEMOLISHED
- 3 RETAINING WALL
- 4 INTERLOCKING STONE PAVERS
- 5 DEPRESSED CURB
- 6 FIRE DEPARTMENT CONNECTION
- 7 STEEL GUARD MOUNTED TO TOP OF RETAINING WALL
- 8 OUTDOOR BICYCLE PARKING SPACES
- 9 NEW CONCRETE SIDEWALK
- 10 SOFT LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 11 RIVERSTONE
- 12 LIGHT STANDARD

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



3 LOCATION PLAN
SP-01 SCALE: 1 : 50

- 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 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.

Site Statistics		
Zoning Designation:	R4Z	
Lot Width:	45.78m	
Total Lot Area:	2,775.8m ²	
Proposed Development - 43 Unit Low-Rise Apartment		
Zoning Mechanism	Required	Provided
Minimum Lot Width	18m	45.78m
Minimum Lot Area	450m ²	2,775.8m ²
Min. Front Yard Setback	3m	4.78m
Min. Interior Side Yard Setback	6m	6m
Min Rear Yard Setback	1m <i>(Where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line.)</i>	8.432m <i>(1m at corner of parking structure)</i>
Maximum Building height	15m	12.41m
Parking Space Rates Table 101	52 Spaces <i>(1.2spaces/unit Row R11 - Area "C")</i>	54 Spaces 49 Underground Spaces 5 Surface Parking Spaces
Minimum Visitor Parking Rates Table 102	9 Spaces <i>(0.2spaces/unit - Area "C")</i>	9 Spaces
Bicycle Parking Rates Table 111A(b)(i)	22 Spaces <i>(43 units x 0.5)</i>	31 Spaces
Soft Landscaping	833m ² <i>(30% of Lot Area)</i>	1121m ² (40.4%)

2 ZONING
SP-01 SCALE: N.T.S.

- ISSUED FOR SITE PLAN CONTROL 22-03-07
- ISSUED FOR COORDINATION 22-03-03
- ISSUED FOR COORDINATION 22-02-01
- ISSUED FOR COORDINATION 21-11-23
- ISSUED FOR COORDINATION 21-11-05
- ISSUED FOR COORDINATION 21-09-27

ISSUE RECORD

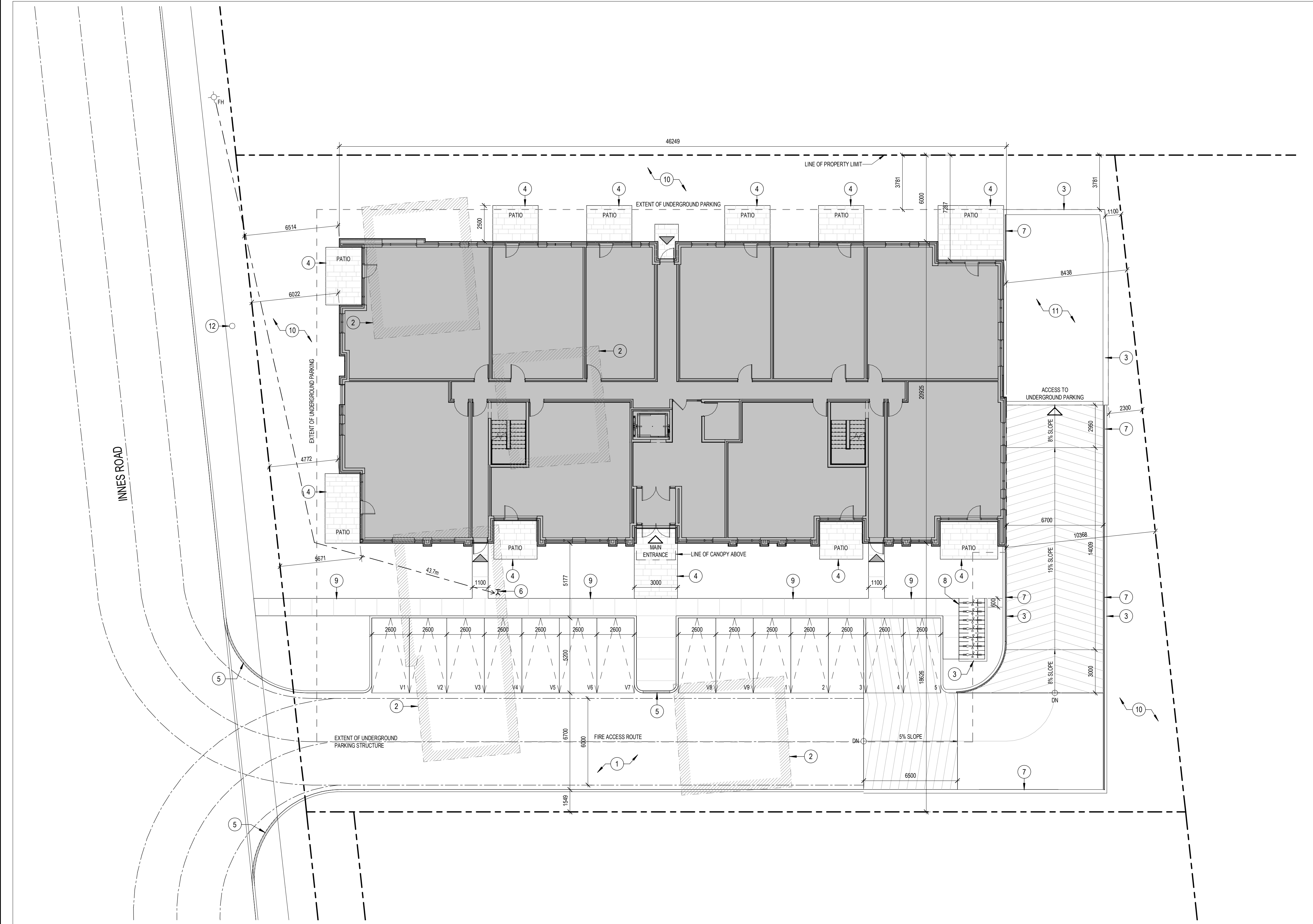


3040 INNES ROAD
3040 Innes Road
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	NOTED	BH	RMK

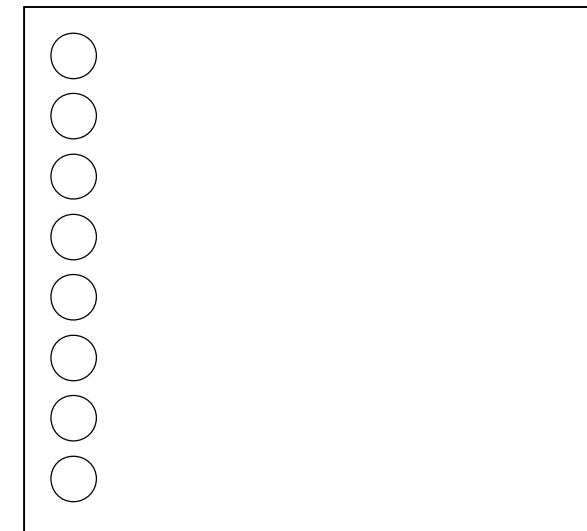
SITE PLAN

SP-01

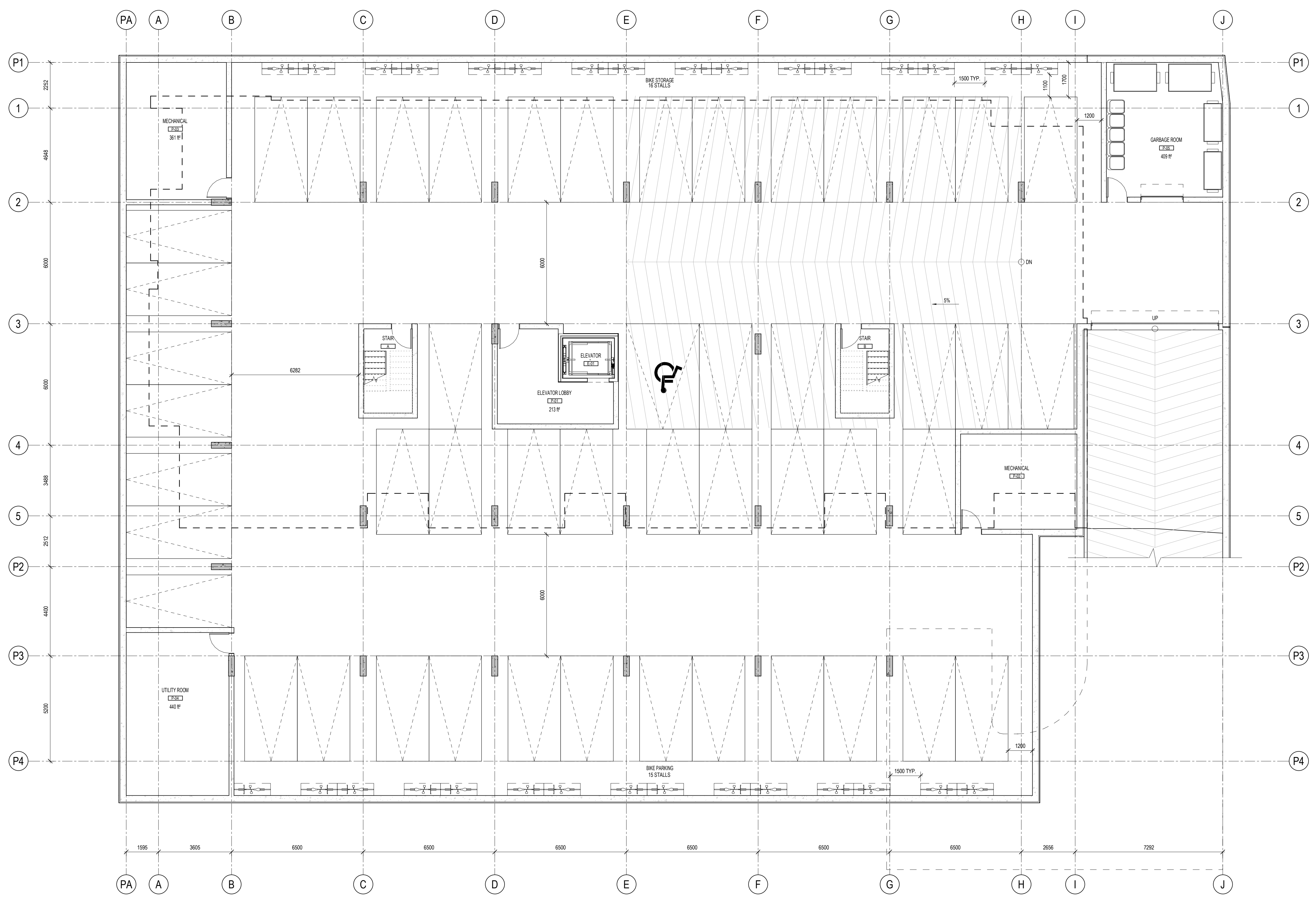


1 SITE PLAN
SP-01 SCALE: 1 : 150

- 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.

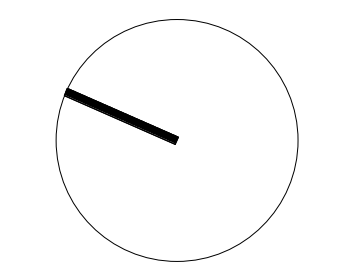


KEYNOTE LEGEND
SCALE: N.T.S.



- 7 ISSUED FOR SITE PLAN CONTROL 22-03-07
- 6 ISSUED FOR COORDINATION 22-03-03
- 4 ISSUED FOR COORDINATION 21-11-23
- 3 ISSUED FOR COORDINATION 21-11-05

ISSUE RECORD



project1 studio

Project1 Studio Incorporated
613.984.9339 | mail@project1studio.ca

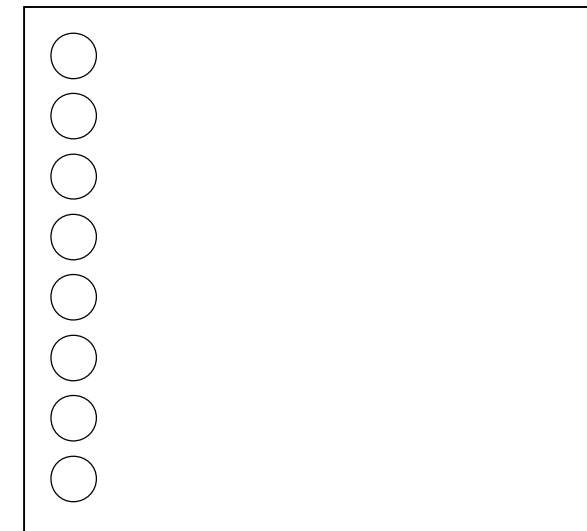
3040 INNES ROAD
3040 Innes Road
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	BH	RMK

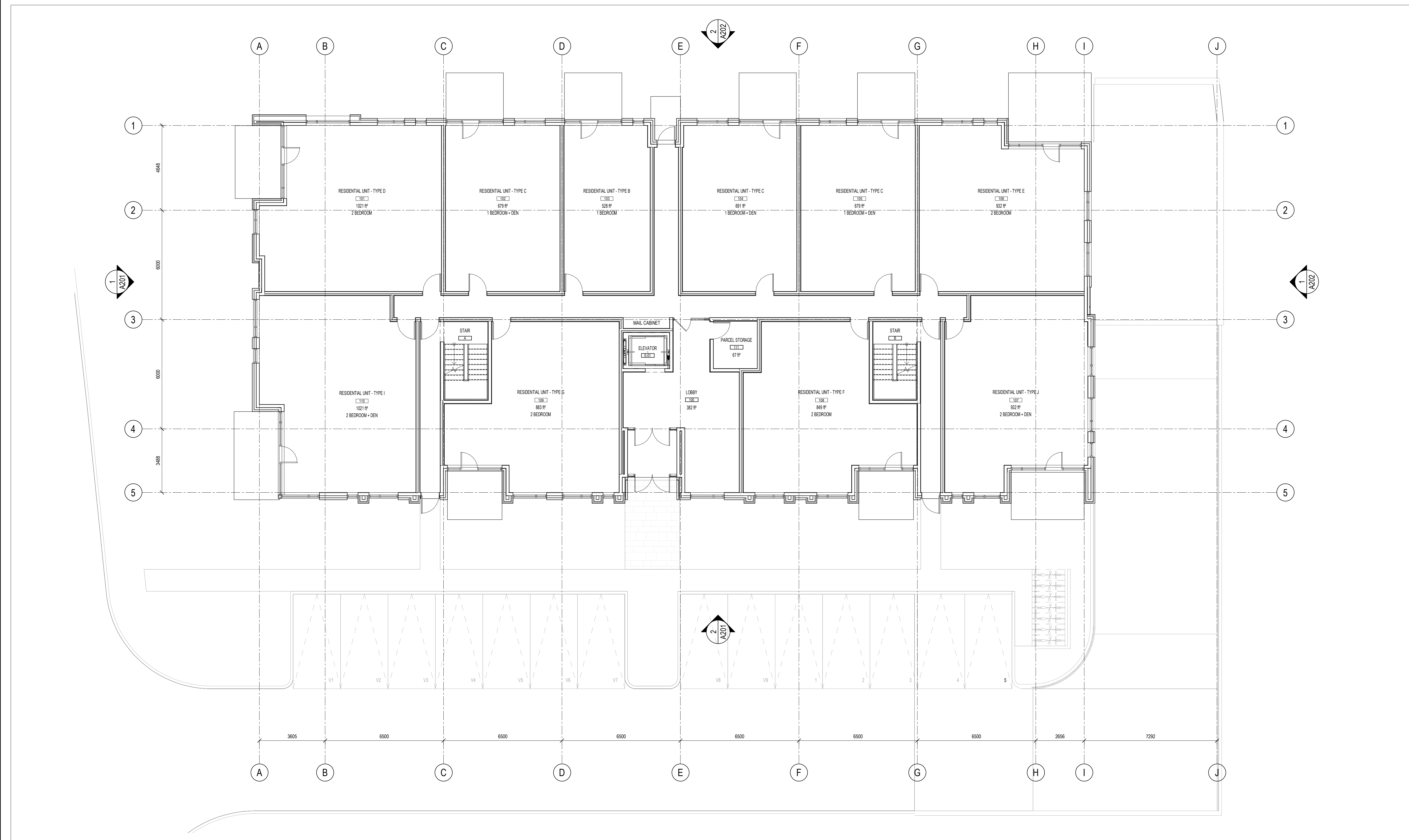
LEVEL P1 - FLOOR PLAN

A100

- 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.

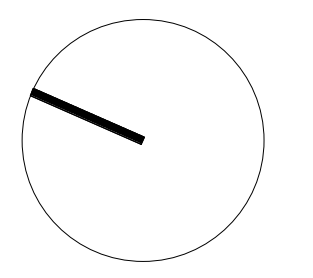


KEYNOTE LEGEND
SCALE: N.T.S.



ISSUE RECORD

7	ISSUED FOR SITE PLAN CONTROL	22-03-07
6	ISSUED FOR COORDINATION	22-03-03
4	ISSUED FOR COORDINATION	21-11-23
3	ISSUED FOR COORDINATION	21-11-05



project1 studio

Project1 Studio Incorporated
613.884.9339 | mail@project1studio.ca

3040 INNES ROAD
3040 Innes Road
Ottawa, ON

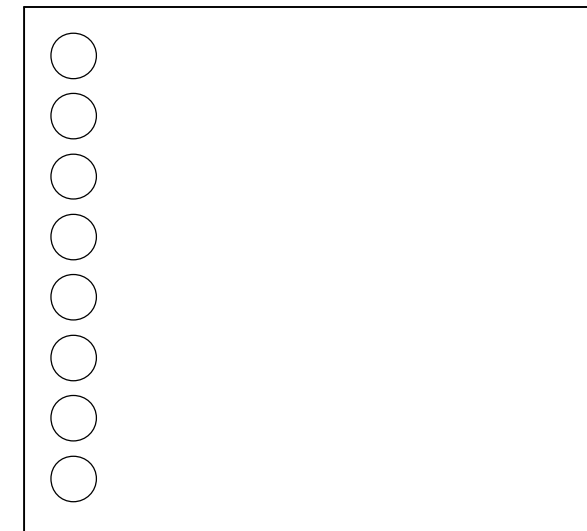
PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	BH	RMK

LEVEL 01 - FLOOR PLAN

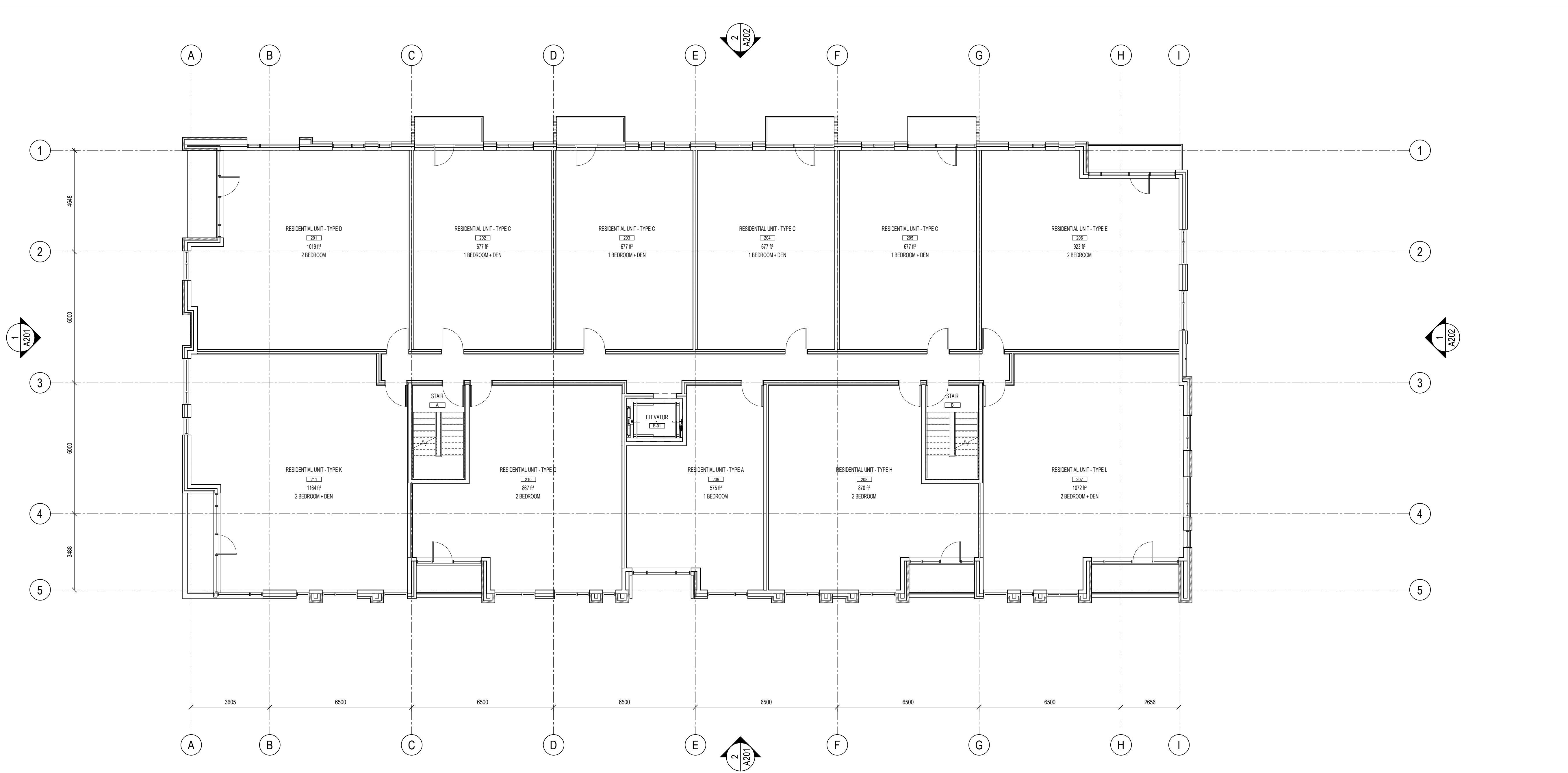
A101

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.

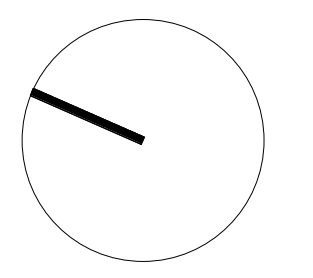


KEYNOTE LEGEND
SCALE: N.T.S.



7	ISSUED FOR SITE PLAN CONTROL	22-03-07
6	ISSUED FOR COORDINATION	22-03-03
4	ISSUED FOR COORDINATION	21-11-23
3	ISSUED FOR COORDINATION	21-11-05

ISSUE RECORD



project1 studio

Project1 Studio Incorporated
613.884.9339 | mail@project1studio.ca

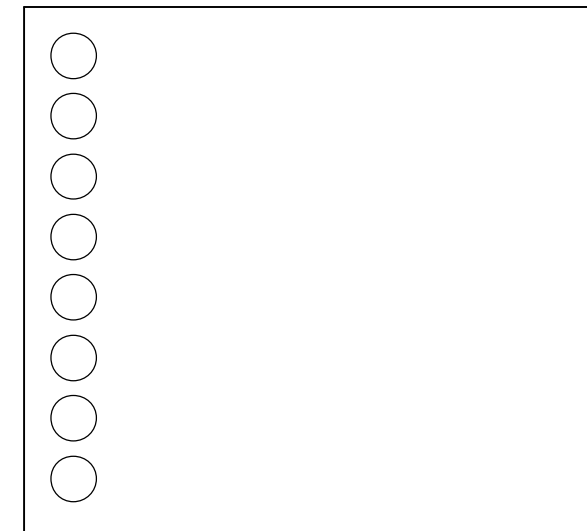
3040 INNES ROAD
3040 Innes Road
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	BH	RMK

LEVEL 02 - FLOOR PLAN

A102

- 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.

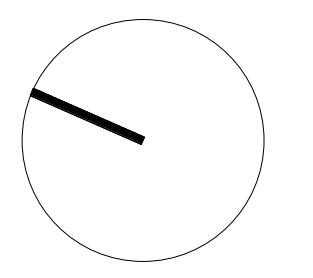


KEYNOTE LEGEND
SCALE: N.T.S.



- 7 ISSUED FOR SITE PLAN CONTROL 22-03-07
6 ISSUED FOR COORDINATION 22-03-03
4 ISSUED FOR COORDINATION 21-11-23
3 ISSUED FOR COORDINATION 21-11-05

ISSUE RECORD



project1 studio

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

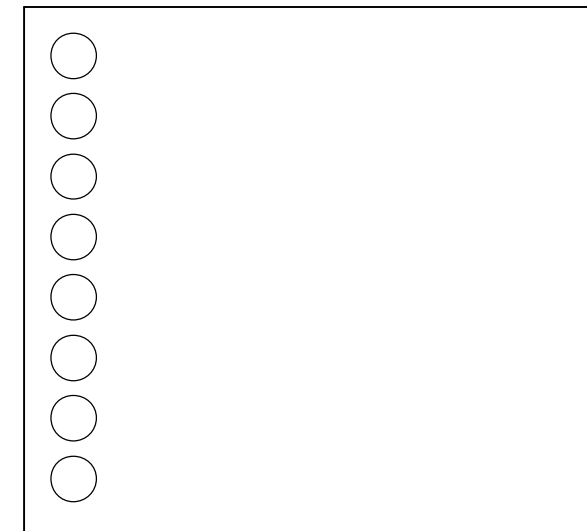
3040 INNES ROAD
3040 Innes Road
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	BH	RMK

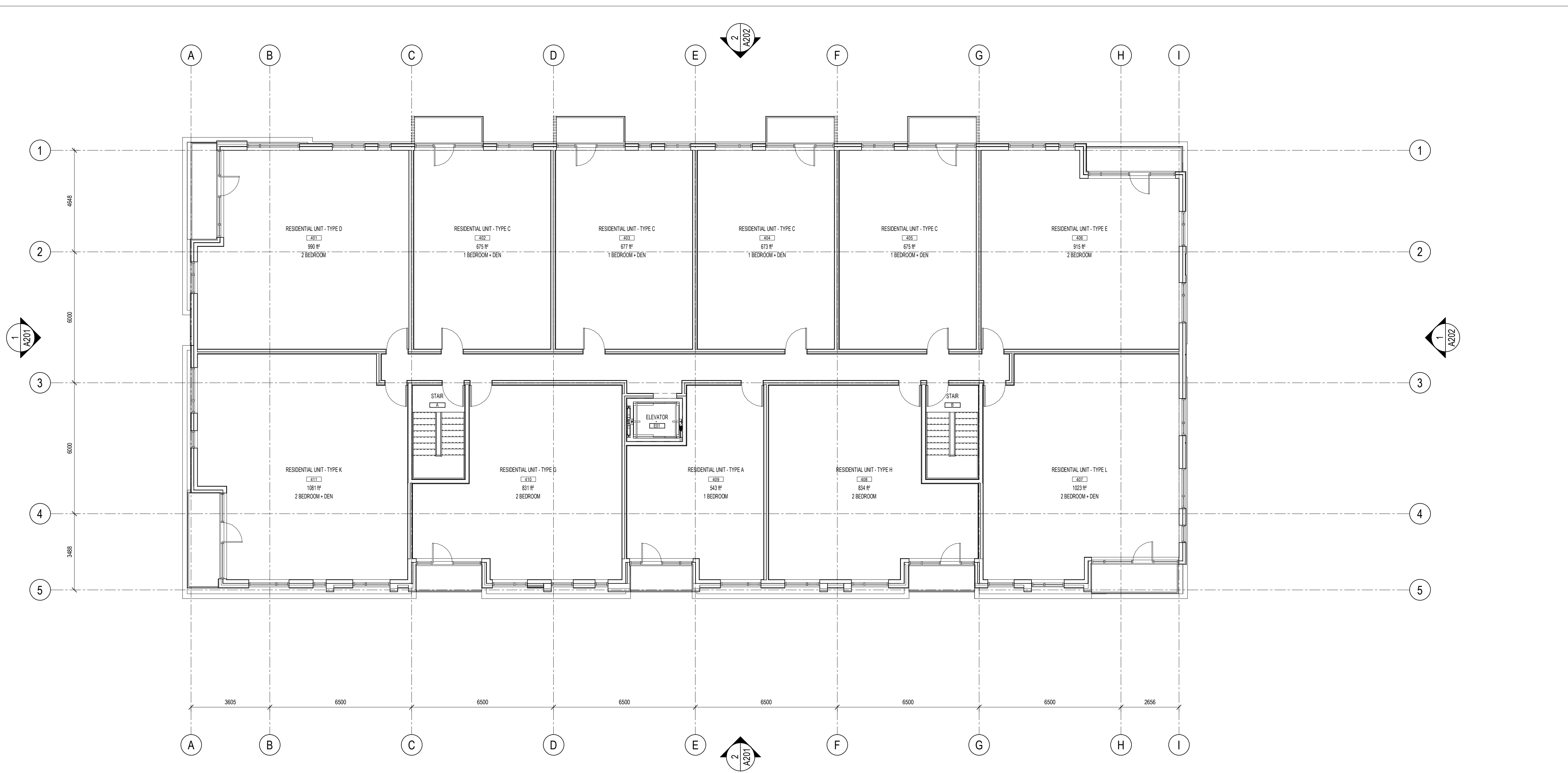
LEVEL 03 - FLOOR PLAN

A103

- 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.

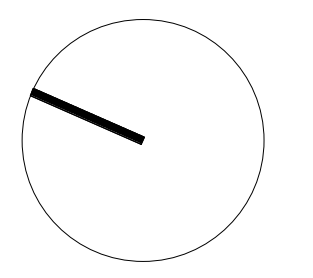


KEYNOTE LEGEND
SCALE: N.T.S.



- 7 ISSUED FOR SITE PLAN CONTROL 22-03-07
- 6 ISSUED FOR COORDINATION 22-03-03
- 4 ISSUED FOR COORDINATION 21-11-23
- 3 ISSUED FOR COORDINATION 21-11-05

ISSUE RECORD



project1 studio

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

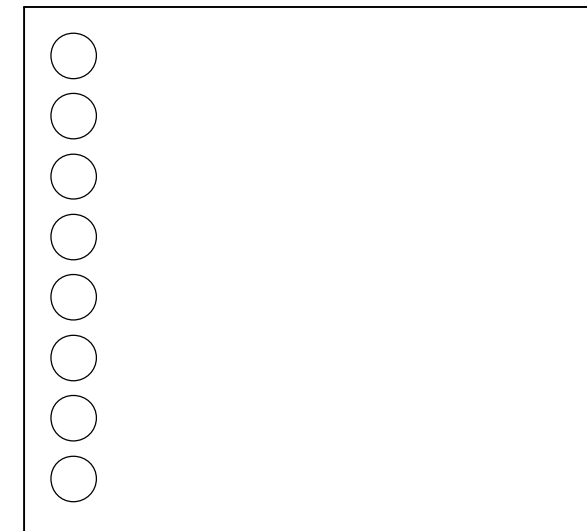
3040 INNES ROAD
3040 Innes Road
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	BH	RMK

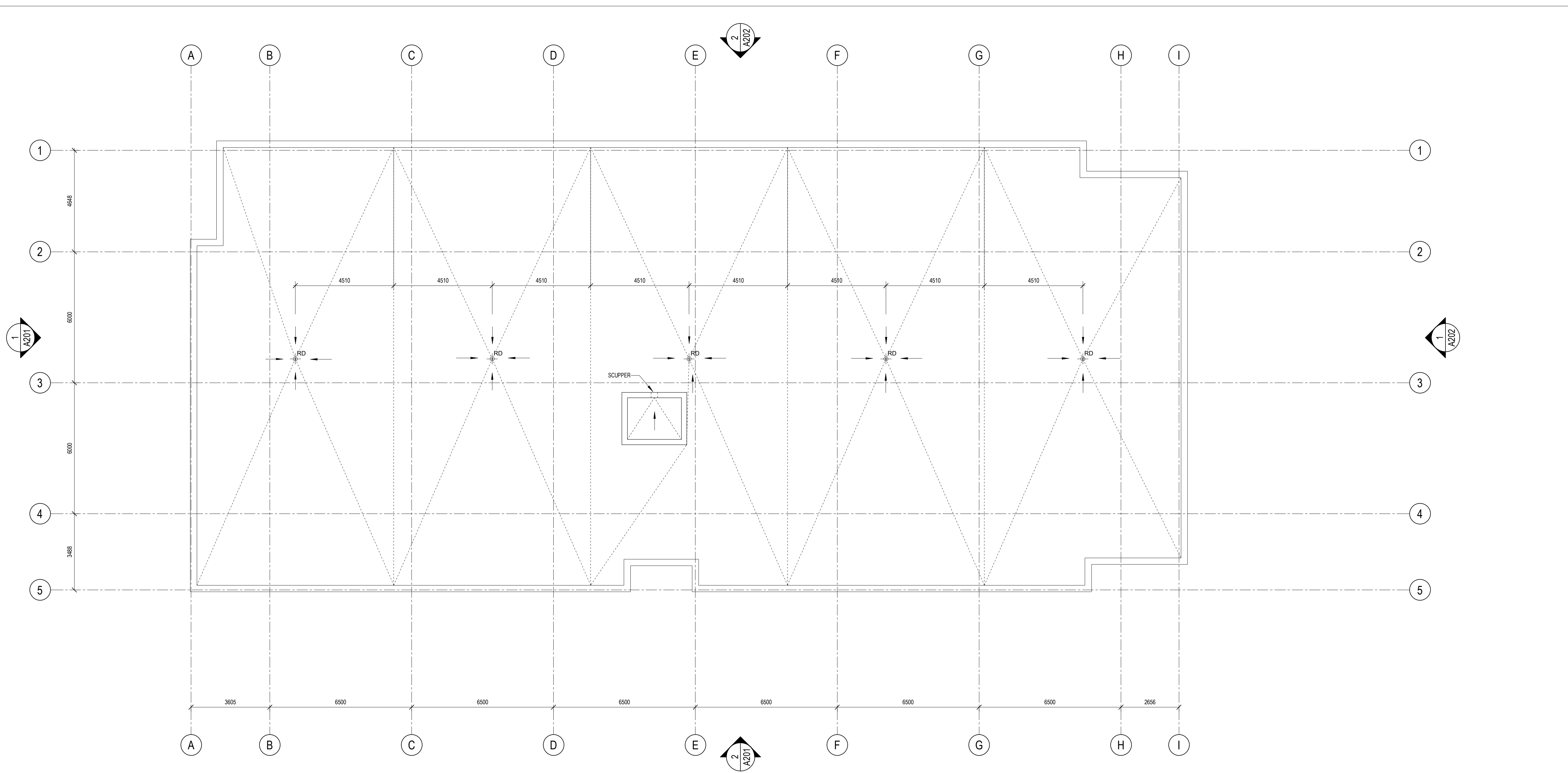
LEVEL 04 - FLOOR PLAN

A104

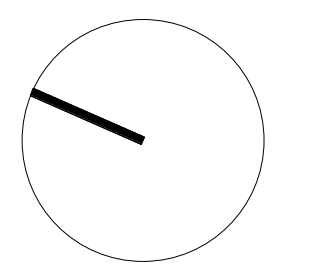
- GENERAL ARCHITECTURAL NOTES:
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all 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
SCALE: N.T.S.



- ISSUE RECORD
- | | | |
|---|------------------------------|----------|
| 7 | ISSUED FOR SITE PLAN CONTROL | 22-03-07 |
| 6 | ISSUED FOR COORDINATION | 22-03-03 |
| 4 | ISSUED FOR COORDINATION | 21-11-23 |
| 3 | ISSUED FOR COORDINATION | 21-11-05 |



**project1
studio**








Project1 Studio Incorporated
[613.884.9399] | email@project1studio.ca

3040 INNES ROAD
3040 Innes Road
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	BH	RMK

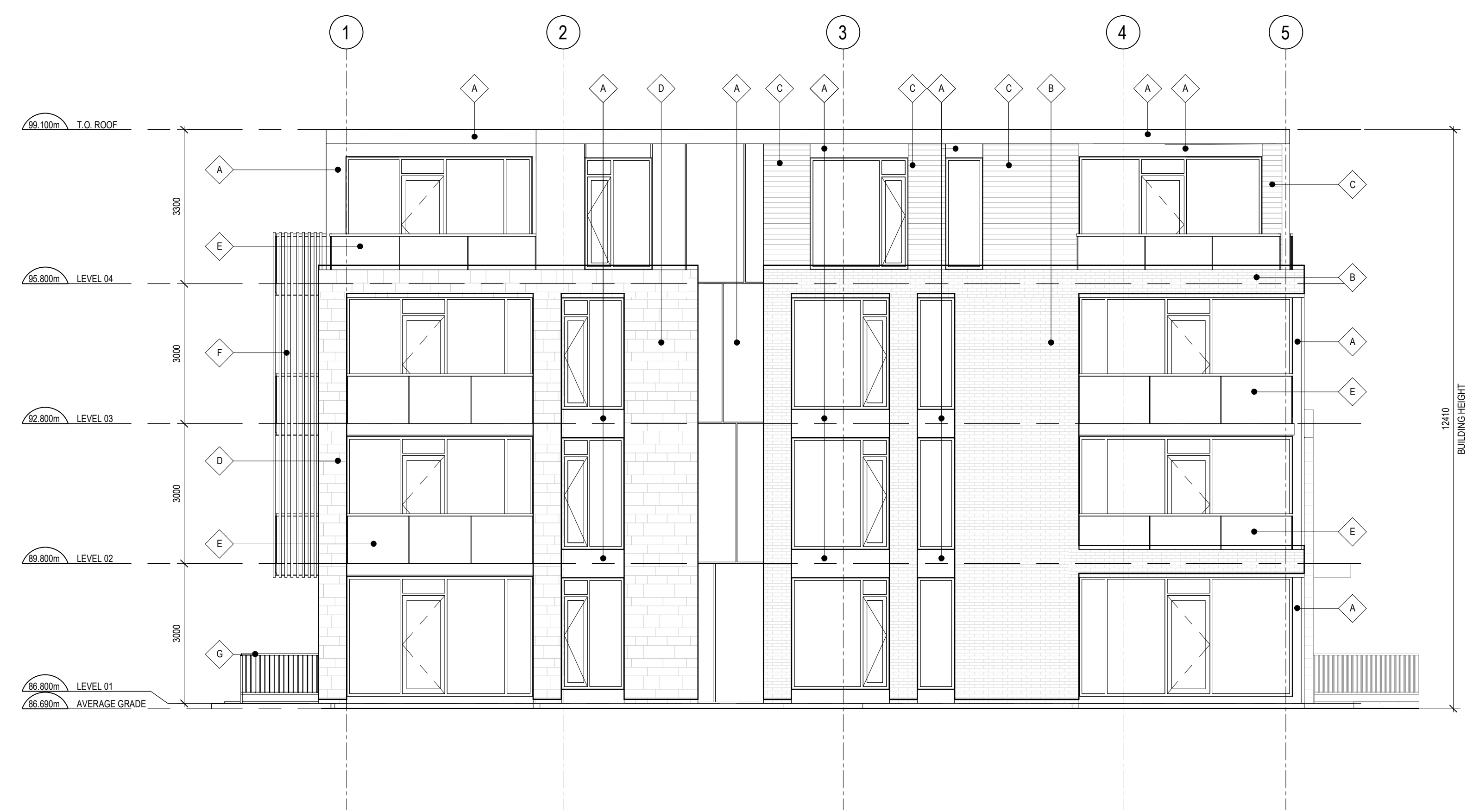
ROOF PLAN

A105

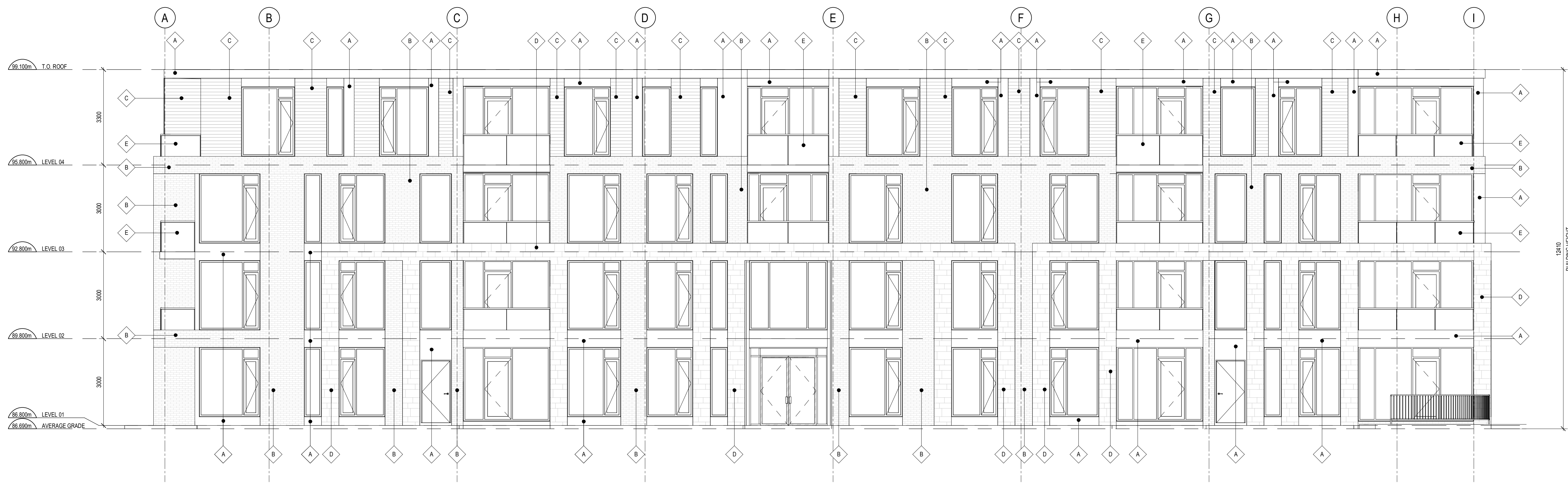
- CLADDING LEGEND:**
-  ALUMINUM COMPOSITE PANEL
COLOUR: COLOUR: DARK GREY
 -  BRICK MASONRY
COLOUR: LIGHT GREY
 -  CEDAR CLADDING
COLOUR: CEDAR WOODGRAIN
 -  STONE CLADDING
COLOUR: WHITE
 -  ALUMINUM AND GLASS GUARD SYSTEM
 -  ALUMINUM LOUVRE SYSTEM
COLOUR: DARK GREY
 -  STEEL GUARDRAIL

 **CLADDING LEGEND**
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.



1 NORTH ELEVATION
A201 SCALE: 1 : 75



2 WEST ELEVATION
A201 SCALE: 1 : 75

- 7 ISSUED FOR SITE PLAN CONTROL 22-03-07
- 6 ISSUED FOR COORDINATION 22-03-03
- 4 ISSUED FOR COORDINATION 21-11-23
- 3 ISSUED FOR COORDINATION 21-11-05

ISSUE RECORD



project1 studio
Project1 Studio Incorporated
1613.984.9399 | mail@project1studio.ca

3040 INNES ROAD
3040 Innes Road
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	NOTED	BH	RMK

NORTH & WEST ELEVATION

A201

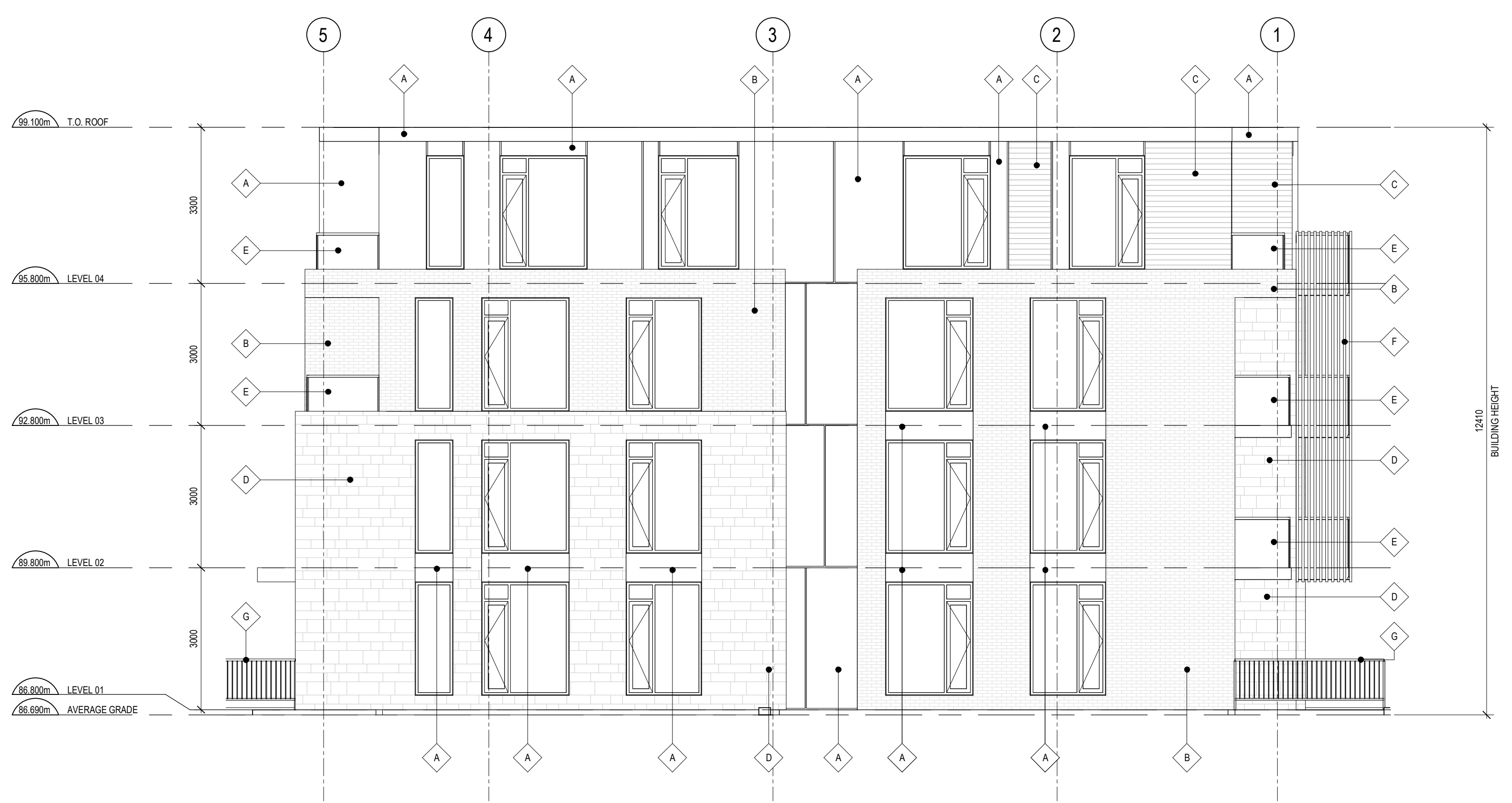
GENERAL ARCHITECTURAL NOTES:

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 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.

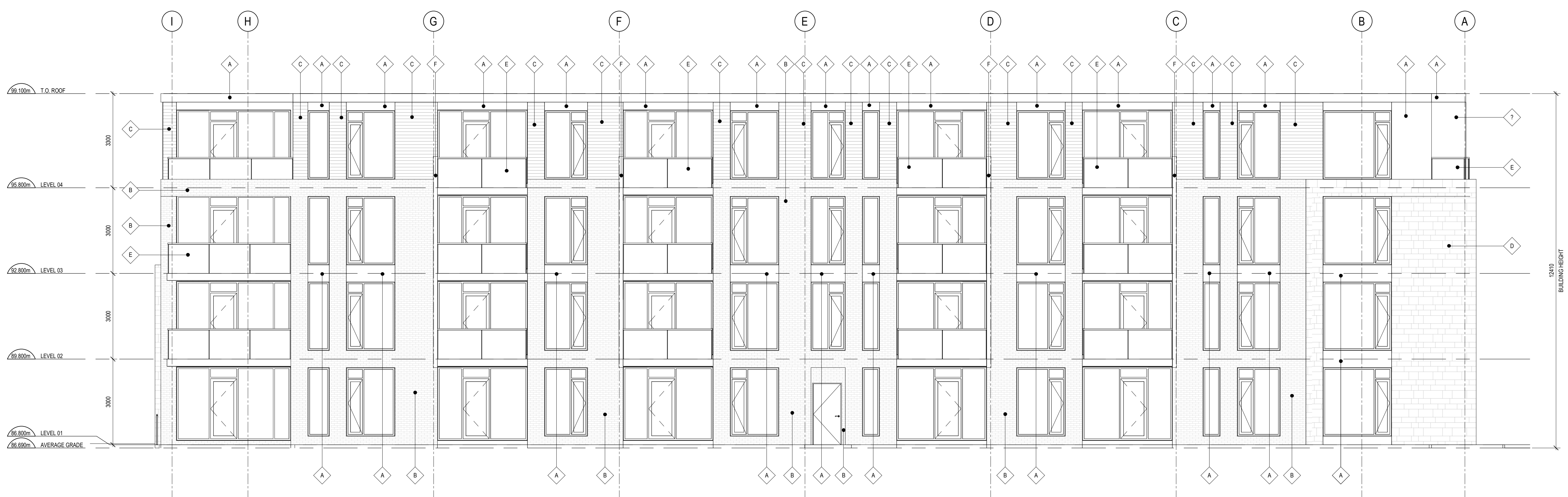
CLADDING LEGEND:

- A ALUMINUM COMPOSITE PANEL
COLOUR: DARK GREY
- B BRICK MASONRY
COLOUR: LIGHT GREY
- C CEDAR CLADDING
COLOUR: CEDAR WOODGRAIN
- D STONE CLADDING
COLOUR: WHITE
- E ALUMINUM AND GLASS GUARD SYSTEM
- F ALUMINUM LOUVRE SYSTEM
COLOUR: DARK GREY
- G STEEL GUARDRAIL

CLADDING LEGEND
SCALE: 1 : 100



1 SOUTH ELEVATION
A202 SCALE: 1 : 75



2 EAST ELEVATION
A202 SCALE: 1 : 75

- 7 ISSUED FOR SITE PLAN CONTROL 22-03-07
- 6 ISSUED FOR COORDINATION 22-03-03
- 4 ISSUED FOR COORDINATION 21-11-23
- 3 ISSUED FOR COORDINATION 21-11-05

ISSUE RECORD

project1 studio
Project1 Studio Incorporated
1613 584 9399 | mail@project1studio.ca

3040 INNES ROAD
3040 Innes Road
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	NOTED	BH	RMK

SOUTH & EAST ELEVATION

A202