

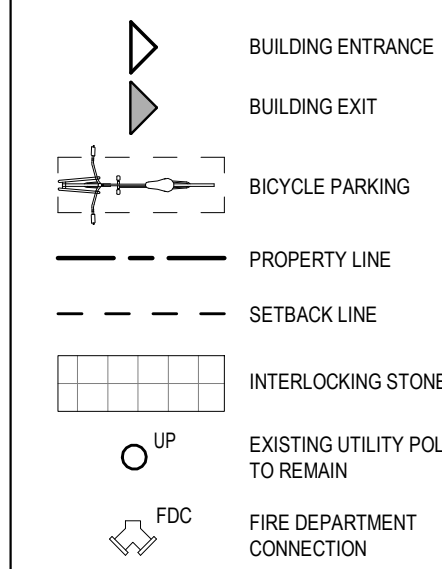
GFA INCLUDING BALCONIES (CITY OF OTTAWA DEFINITION)

LEVEL	AREA	AREA (SF)
LEVEL 01	1194.32 m ²	12896 SF
LEVEL 02	1444.92 m ²	15503 SF
LEVEL 03	1437.58 m ²	15474 SF
LEVEL 04	1424.42 m ²	15332 SF
LEVEL 05	1269.83 m ²	13668 SF
LEVEL 06	1267.18 m ²	13640 SF
TOTAL	8036.25 m ²	86523 SF

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
REGISTERED PLAN 217
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA
STANTEC GEOMATICS LTD.

SURVEY INFO
SCALE: 1 : 100

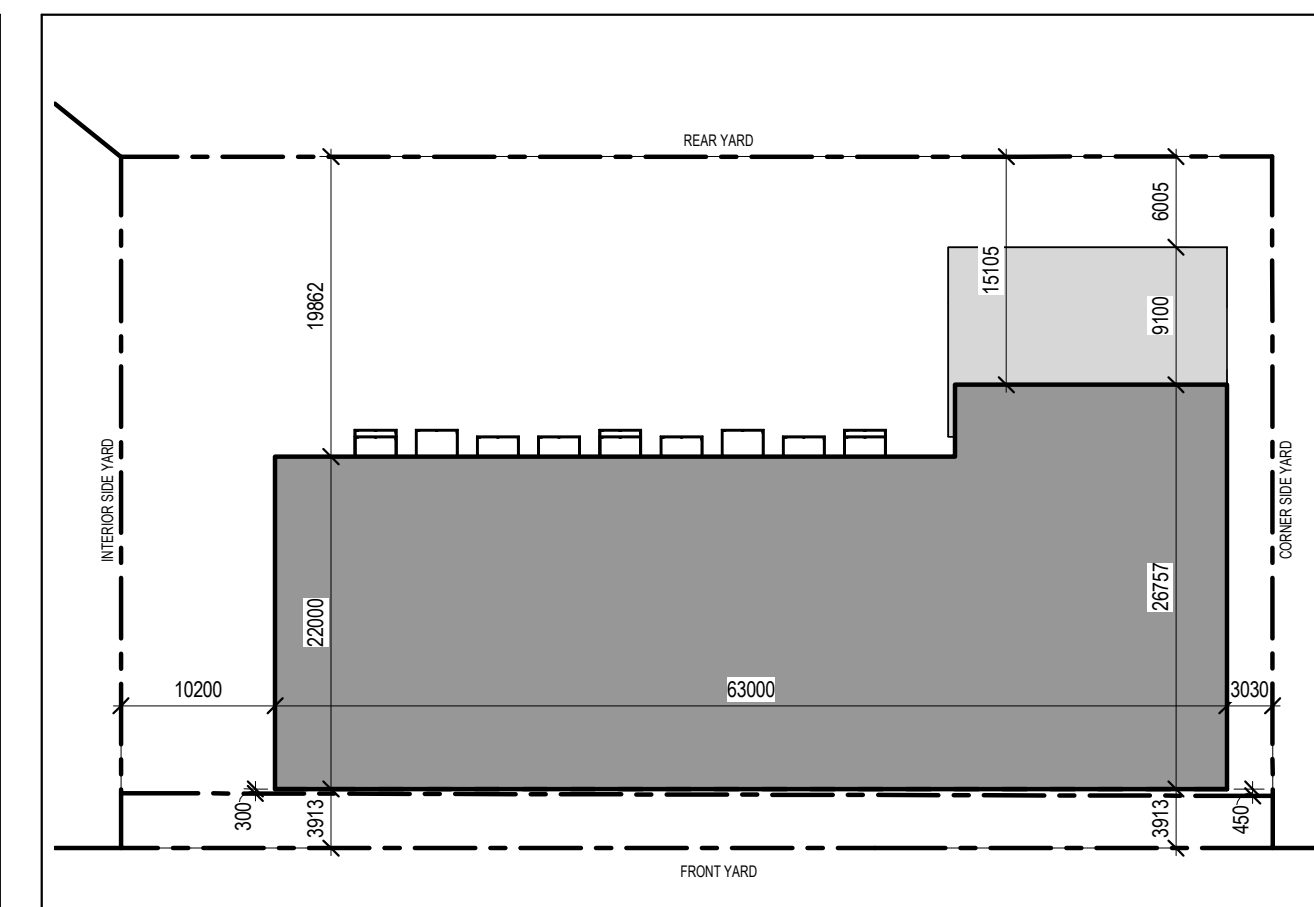
SITE PLAN SYMBOLS LEGEND



4 LOCATION PLAN
SCALE: N.T.S.

- 1 ASPHALT
- 2 RAISED PLANTER
- 3 EXISTING CONCRETE SIDEWALK
- 4 FIRE DEPARTMENT CONNECTION
- 5 RETAINING WALL WITH PAINTED STEEL GUARDS
- 6 CONCRETE WALKWAY
- 7 INTERLOCKING STONE PAVERS
- 8 SOFT LANDSCAPING
- 9 DEPRESSED CURB
- 10 CURB TRANSITION
- 11 CONCRETE RAMP WITH HERRINGBONE & SNOW MELTING
- 12 EV CAR CHARGING STATION

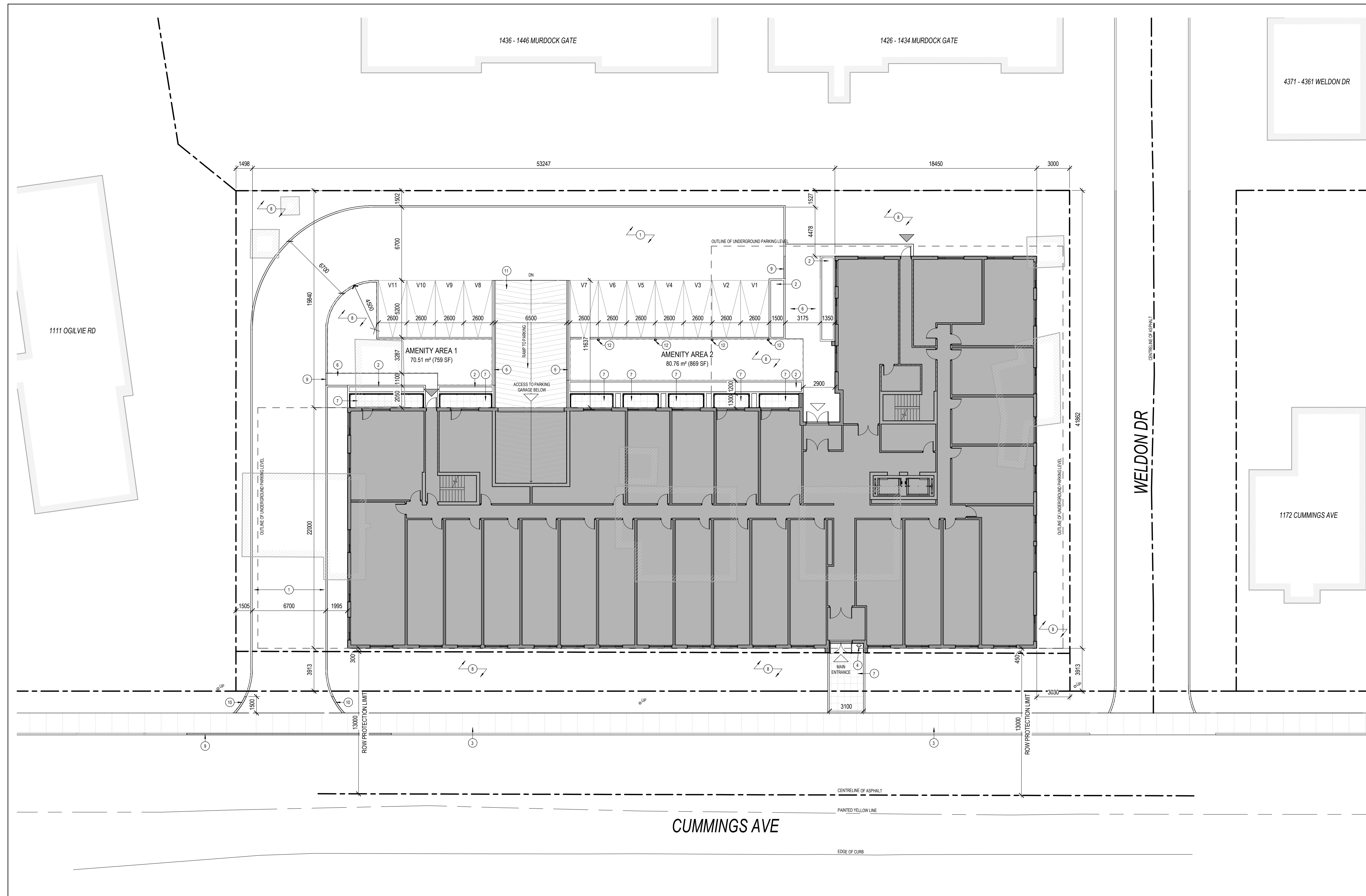
3 KEYNOTE LEGEND
SCALE: N.T.S.



2 ZONING SETBACK SCHEDULE
SCALE: 1 : 500

- 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.

KEY PLAN



1 SITE PLAN
SCALE: 1 : 200

Site Statistics

Current Zoning Designation:	TD1 (Transit Oriented Development Zone)
Lot Width:	76.2m
Total Lot Area:	3487.7m ²
Average Existing Grade:	71.27m
Gross Floor Area:	11734.9m ²
Floor Space Index:	3.36
Proposed Unit Count:	189 Residential Units

Proposed Development - 6 Storey Mid-Rise Apartment Building

Zoning Mechanism	Required	Provided
Minimum Lot Width Table 195(5)	No Minimum	76.2m
Minimum Lot Area Table 195(5)	No Minimum	3487.7m ²
Min. Front Yard Setback Table 195(5)(i)	2m	3m
Corner Side Yard Setback Table 195(5)(i)	3m	3m
Min. Interior Side Yard Setback Table 195(5)(ii)	No Minimum	1.5m
Min. Rear Yard Setback Table 195(5)(i)	6m	6m
Maximum Building Height Table 195(5)(i)	20m	18.3m
Min. Residential Units per Hectare Section 196(14)(g)(i)	52 Units / hectare	189 Units
Min. Parking Space Rates (Zoning bylaw amendment 2023-344)	36 Spaces (1.9 spaces * 189 units)	36 Resident Spaces (54 Total Spaces, 18 visitor)
Minimum Visitor Parking Rates Table 192(Area X) Table 192	18 Spaces No Parking for 12 units, then 0.1 unit	18 Spaces (11 at grade + 7 underground)
Min. Bicycle Parking Rates Table 1114 111(1)	95 Spaces (0.5 spaces / unit for 189 units Min. 50% at Grade)	188 Spaces (188 on level P1)
Outdoor Communal Space at Grade Section 195(8)	70m ² (2% of total lot area)	161m ²
Total Amenity Area Table 137(d)(iii)	1134m ² (6m ² /unit for 189 units)	1142m ²
Communal Amenity Area	567m ² Min. 50% of Total Amenity Area	891m ²

4 SITE & PROJECT STATISTICS
SCALE: 1 : 1

UNIT COUNT

NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	TOTAL COUNT	PERCENTAGE
1BEDROOM	18	17	17	16	16	16	101	53%
1BEDROOM + DEN	1	1	1	1	1	1	6	3%
2BEDROOM	2	5	5	5	3	3	23	12%
STUDIO	7	10	10	10	11	11	59	31%
TOTAL	28	33	33	33	31	31	189	100%

AMENITY AREAS (COMMUNAL)

LEVEL	NAME	AREA	AREA (SF)
LEVEL P1	AMENITY - FITNESS ROOM	133.21 m ²	1434 SF
AVG. GRADE	AMENITY AREA 1	70.51 m ²	759 SF
AVG. GRADE	AMENITY AREA 2	80.78 m ²	869 SF
LEVEL 01	AMENITY ROOM	72.06 m ²	776 SF
LEVEL 01	UNIVERSAL W.C.	8.34 m ²	90 SF
T.O. ROOF	AMENITY - ROOFTOP TERRACE	526.87 m ²	5671 SF
TOTAL		891.74 m ²	9599 SF

LEASABLE FLOOR AREA

LEVEL	AREA	AREA (SF)
LEVEL 01	1243.29 m ²	13383 SF
LEVEL 02	1478.12 m ²	15924 SF
LEVEL 03	1459.47 m ²	15710 SF
LEVEL 04	1446.28 m ²	15568 SF
LEVEL 05	1282.35 m ²	13803 SF
LEVEL 06	1277.18 m ²	13747 SF
TOTAL	8178.70 m ²	88035 SF

AMENITY AREAS (PRIVATE)

LEVEL	AREA	AREA (SF)
LEVEL 01	37.96 m ²	409 SF
LEVEL 02	37.12 m ²	400 SF
LEVEL 03	41.71 m ²	449 SF
LEVEL 04	40.54 m ²	436 SF
LEVEL 05	57.28 m ²	617 SF
LEVEL 06	35.61 m ²	383 SF
TOTAL	250.22 m ²	2693 SF

GROSS FLOOR AREA

LEVEL	AREA	AREA (SF)
LEVEL P1	2036.78 m ²	21924 SF
LEVEL 01	1618.34 m ²	17420 SF
LEVEL 02	1616.87 m ²	17404 SF
LEVEL 03	1606.22 m ²	17289 SF
LEVEL 04	1593.03 m ²	17147 SF
LEVEL 05	1422.55 m ²	15312 SF
LEVEL 06	1417.39 m ²	15257 SF
T.O. ROOF	311.03 m ²	3348 SF
TOTAL	11622.21 m ²	125100 SF

PARKING SCH. (BICYCLE)

LEVEL	COUNT
LEVEL P1	188
TOTAL	188

PARKING SCH. (VEHICLE)

LEVEL	COUNT
LEVEL P1	43
AVG. GRADE	11
TOTAL	54

- ISSUE RECORD**
- | ISSUE NO. | DESCRIPTION | DATE |
|-----------|--------------------------------|------------|
| 9 | REISSUED FOR SITE PLAN CONTROL | 2024-04-02 |
| 8 | REISSUED FOR SITE PLAN CONTROL | 2024-03-08 |
| 7 | REISSUED FOR SITE PLAN CONTROL | 2024-02-28 |
| 6 | REISSUED FOR SITE PLAN CONTROL | 2023-11-29 |
| 5 | REISSUED FOR SITE PLAN CONTROL | 2023-09-01 |
| 4 | ISSUED FOR SITE PLAN CONTROL | 2023-04-12 |
| 3 | ISSUED FOR COORDINATION | 2023-03-31 |
| 2 | ISSUED FOR COORDINATION | 2023-03-15 |
| 1 | ISSUED FOR COORDINATION | 2023-03-15 |



1184 CUMMINGS
1184 Cummings Avenue
Gloucester, ON

PROJ SCALE DRAWN REVIEWED

2231	NOTED	BH	RK
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SITE PLAN

SP-01