

1 SITE PLAN
SP1 1:100

OWNER/APPLICANT:
REZY PROPERTIES INC.
285 MCLEOD ST
OTTAWA, ON
K2P 1A1
613-233-0349

PROJECT MANAGEMENT:
AKG MANAGEMENT INC.
680 EAGLESON ROAD, BOX 45011
OTTAWA, ON
K2M 2G9
613-983-2290

ARCHITECT:
COLIZZA BRUNI ARCHITECTURE INC.
76 CHAMBERLAIN AVENUE
OTTAWA, ON
K1S 1V9
613-236-2944

MECHANICAL & ELECTRICAL ENGINEERING:
COSMEL CORP.
178, GR6BER BLVD, SUITE 105
GATINEAU, QC
J8T 6Z6
819-205-3283

STRUCTURAL ENGINEERING:
GOODEVE STRUCTURAL INC.
77 AURIGA DR.
NEPEAN, ON
K2E 7Z7
613-226-4558

CIVIL ENGINEERING:
STANTEC
1331 CLYDE AVE, SUITE 300
OTTAWA, ON
K2C 3G4
613-722-4420

GEOTECHNICAL ENGINEERING:
PATTERSON GROUP
9 AURIGA DR.
OTTAWA, ON
K2E 7T9
613-226-7381

LANDSCAPE ARCHITECTURE:
STANTEC
1331 CLYDE AVE, SUITE 300
OTTAWA, ON
K2C 3G4
613-722-4420

SURVEYOR:
ANNIS O'SULLIVAN VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS
14 CONCOURSE GATE, SUITE 500,
NEPEAN, ON
K2E 7S6
613-727-0850

PLANNER:
FOTENN PLANNING & DESIGN
386 COOPER ST SUITE 300,
OTTAWA, ON
K2P 2H7
613-730-5709

NOTES:

- REFER TO LANDSCAPE PLAN FOR VEGETATION TYPE AND LOCATION
- ALL NEW EXTERIOR HARD SURFACES, PATHS, AND DRIVES TO BE EQUIPPED WITH SNOW MELTING
- PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PERFORMED ON THE 4TH DAY OF APRIL, 2018 BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

LEGEND:

- NEW SOFT SCAPE
- NEW HARD SCAPE
- NEW RIVER STONE
- PROPERTY LINE
- FLOOR DRAIN
- WINDOW WELL DRAIN
- SOFFIT LIGHT
- WALL MOUNTED LIGHT
- UNIT PANEL CONTROLLED
- PEDESTAL LIGHTING 32"H
- ABOVE FINISHED FLOOR
- ABOVE FINISHED GRADE

DEVELOPMENT INFORMATION			
ZONING: RSB H(18)		TOTAL # OF UNITS: 31	
BYLAW	REQUIREMENT	PROVIDED	
MIN. LOT WIDTH		30.83m	
MIN. LOT AREA		832.1 m ²	
MAX. LOT COVERAGE		67%	
MAX. BUILDING HEIGHT	19m - 13m WITHIN 9m OF FRONT LOT LINE	1.65m	
MIN. FRONT YARD SETBACK		5.7m	
MIN. REAR YARD SETBACK		1.2m	
MIN. INTERIOR SIDE YARD SETBACK		1.2m	
TOTAL PARKING	7+1V	8 U/G	
INDOOR PARKING	7+1V	8 U/G	
OUTDOOR PARKING	N/A	0	
VISITOR PARKING	1	1	
BARRIER-FREE PARKING	0	0	
BICYCLE PARKING	31	31	

UNIT BREAKDOWN			
UNIT TYPE	AREA	CONFIGURATION	# OF UNITS
A	80.14 m ²	2 BR	1
B	44.46 m ²	1 BR	1
B1 (BF)	61.97 m ²	2 BR	4
C	28.66 m ²	1 BR	5
D	58.09 m ²	1 BR & DEN	1
D1 (BF)	72.03 m ²	2 BR	1
D2	56.14 m ²	1 BR & DEN	1
D3	57.90 m ²	1 BR & DEN	1
E	68.72 m ²	2 BR	1
F	63.65 m ²	2 BR	1
G	47.65 m ²	1 BR	1
G1 (BF)	54.63 m ²	1 BR	1
G2 (BF)	56.66 m ²	1 BR	1
H	36.62 m ²	BACHELOR	1
H1 (BF)	37.31 m ²	BACHELOR	1
H2	47.79 m ²	BACHELOR	1
I	75.71 m ²	2 BR	1
J	66.66 m ²	2 BR	1
K	47.66 m ²	BACHELOR	1
L	33.73 m ²	BACHELOR	1
M	105.81 m ²	2 BR & DEN	1
N	46.08 m ²	1 BR	1
O	51.90 m ²	1 BR	1
P	45.74 m ²	1 BR	1
TOTAL			31

BARRIER-FREE UNIT %			
CONFIGURATION	UNITS	BEDROOMS	LOAD
1 BR	2	2	4
2 BR	5	10	20
BACHELOR	1	1	2
1 BR	10	10	20
1 BR & DEN	3	3	6
2 BR	6	10	20
2 BR & DEN	1	2	4
BACHELOR	4	4	8

UNIT FLOOR AREA BY LEVEL			
FLOOR LEVEL	AREA	# OF UNITS	# OF BDRMS
T/O BASEMENT SLAB	97.98 m ²	2	2
T/O MAIN FLOOR SLAB	349.74 m ²	6	9
T/O SECOND FLOOR SUBFLOOR	387.70 m ²	7	10
T/O THIRD FLOOR SUBFLOOR	390.38 m ²	6	9
T/O FOURTH FLOOR SUBFLOOR	251.21 m ²	5	6
T/O FIFTH FLOOR SUBFLOOR	249.99 m ²	5	6
TOTAL	1737.00 m ²	31	42

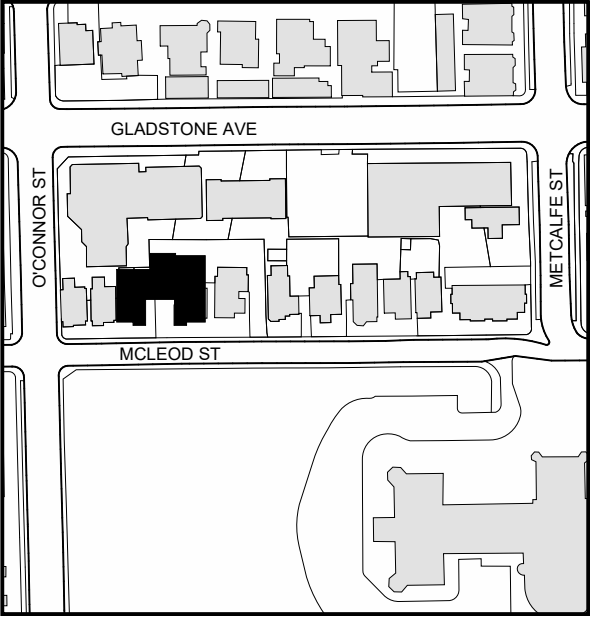
GROSS FLOOR AREA ABOVE/BELOW GRADE			
ABOVE GRADE GFA OF APARTMENTS	1639.02 m ²	84%	
ABOVE GRADE REMAINING GFA	316.81 m ²	16%	
BELOW GRADE GFA OF APARTMENTS	97.98 m ²	21%	
BELOW GRADE REMAINING GFA	364.26 m ²	79%	

GROSS BUILDING AREA BY LEVEL			
FLOOR LEVEL	AREA	PERCENTAGE	
T/O BASEMENT SLAB	483.52 m ²	19%	
T/O MAIN FLOOR SLAB	482.50 m ²	19%	
T/O SECOND FLOOR SUBFLOOR	496.22 m ²	19%	
T/O THIRD FLOOR SUBFLOOR	422.88 m ²	16%	
T/O FOURTH FLOOR SUBFLOOR	333.48 m ²	13%	
T/O FIFTH FLOOR SUBFLOOR	341.66 m ²	13%	
TOTAL	2560.66 m ²		

FLOOR AREA PERCENTAGE			
NAME	AREA	PERCENTAGE	
GFA OF APARTMENTS	1737.00 m ²	72%	
REMAINING GFA	681.07 m ²	28%	
TOTAL	2418.07 m ²		

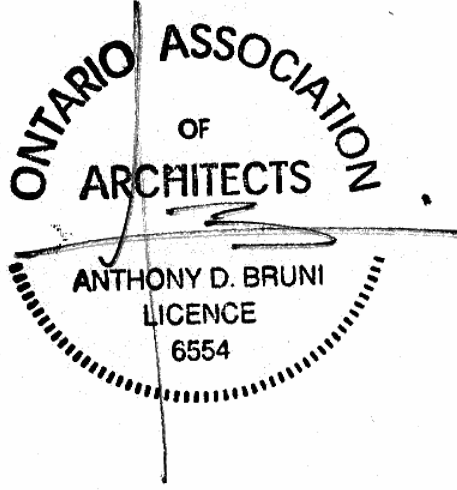
SITE & L.O.S.			
NAME	AREA	PERCENTAGE REQUIRED	PERCENTAGE PROVIDED
LANDSCAPE	283.99 m ²	30%	34%
BUILDING	548.03 m ²	N/A	66%
TOTAL	832.02 m ²		

LOCATION MAP:



GENERAL NOTES
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

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PROJECT NAME

283 & 285 McLEOD STREET

OTTAWA, ON



DRAWING TITLE
SITE PLAN

SCALE

AS NOTED

DRAWN BY

BS

DATE

05/10/24

PROJECT NO.

01917

DRAWING NO.

SP1



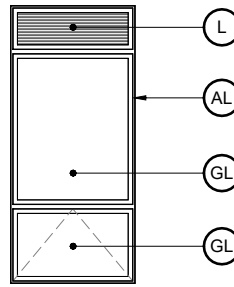
GENERAL NOTES:

- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (RSG) UNLESS NOTED OTHERWISE
- WINDOW & DOOR (COLOUR: BLACK EXTERIOR, WHITE INTERIOR)
- SOFFITS TO BE PRE-FINISHED METAL VENTED. COLOUR: BLACK
- INSTALL LIGHT AT EXTERIOR DOORS
- ALL PRE-FINISHED METALS 3/4" OR LESS TO BE MIN. 26 GA. 4/4" TO BE MIN. 24 GA. 6" OR GREATER TO BE MIN. 22 GA.
- AN ASTERISK (*) WITHIN WINDOW TAG DENOTES REQUIREMENT OF SPRINKLER-PROTECTED WINDOW SYSTEM IN ACCORDANCE WITH CANULC-S136.2021 AS PER CBC 3.1.8.15
- AN ASTERISK (*) WITHIN WINDOW TAG DENOTES REQUIREMENT OF SPRINKLER-PROTECTED WINDOW SYSTEM IN ACCORDANCE WITH CANULC-S136.2021 AS PER CBC 3.1.8.18

MATERIALS LEGEND

- MV - MASONRY VENEER (COLOUR: RED)
- SW - SYNTHETIC WOOD RIBBED SIDING AS PER MANUFACTURER, NEW TECHWOOD CANADA (COLOUR: BLACK OR CHARCOAL GREY, INSTALLED VERTICALLY)
- CB - CEMENT BOARD BY KOL (COLOUR: LIGHT GREY)
- CP - CEMENT PAVING
- SR - SLOPED STEEL ROOFING (COLOUR: BLACK OR CHARCOAL GREY)
- GL - INSULATED GLAZING UNITS
- L - INTEGRATED PRE-FINISHED MECHANICAL LOUVRE (COLOUR: BLACK)
- AL - PRE-FINISHED ANODIZED ALUMINUM WINDOW FRAME (COLOUR: BLACK)
- C - CANOPY

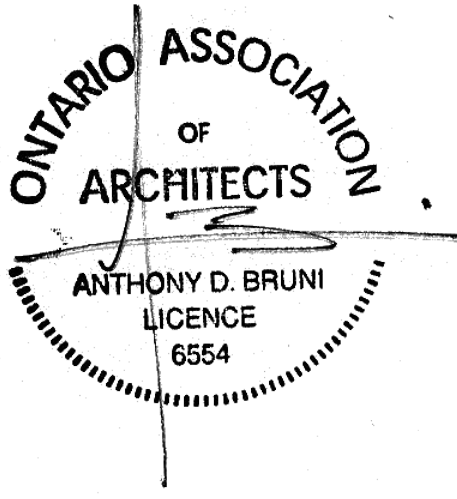
TYPICAL WINDOW LEGEND



GENERAL NOTES

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PROJECT NAME

283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
SOUTH ELEVATION

SCALE

AS NOTED

DRAWN BY

BS

DATE

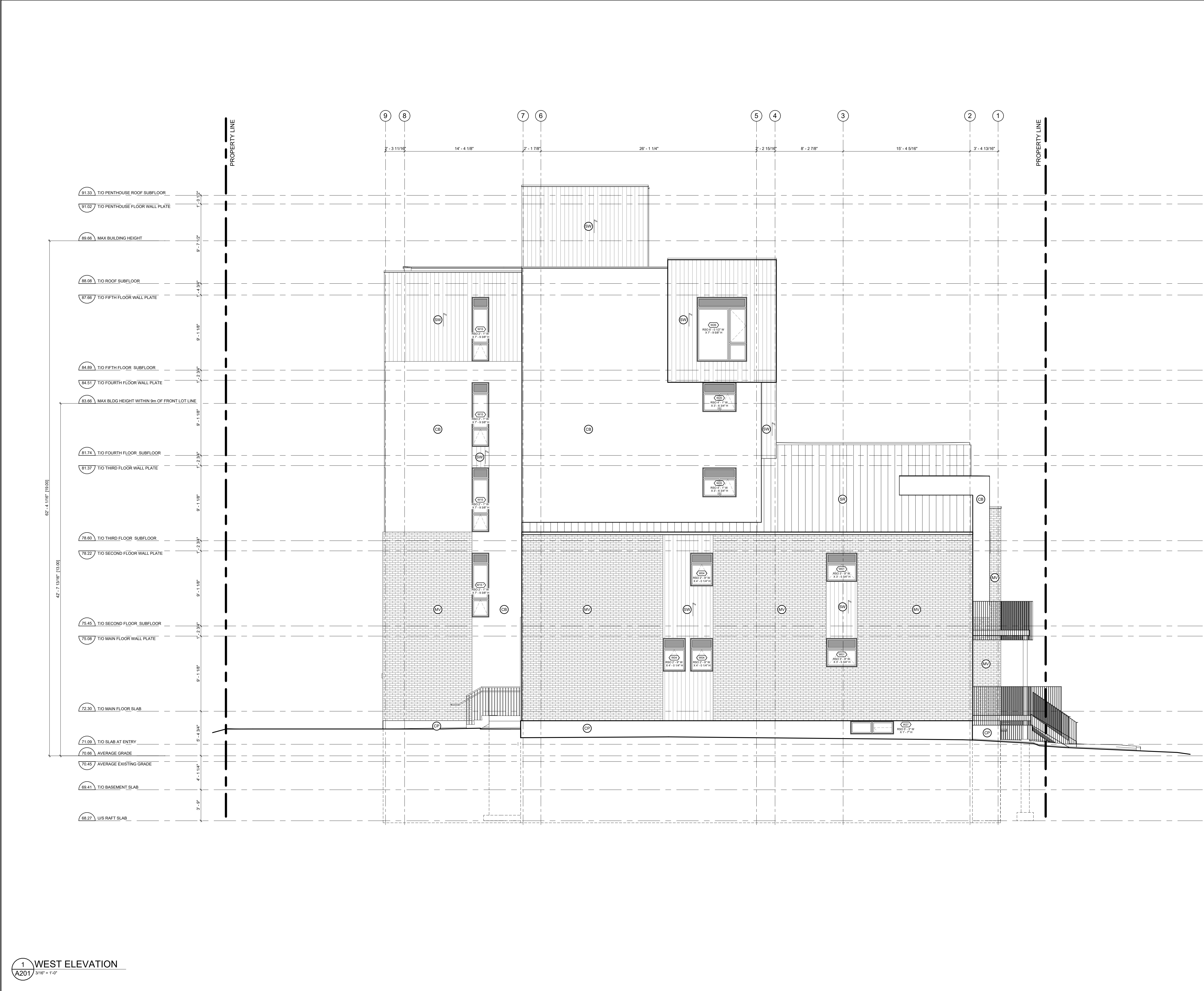
05/10/24

PROJECT NO.

01917

DRAWING NO.

A200



GENERAL NOTES:

- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (RSO) UNLESS NOTED OTHERWISE
- WINDOW & DOOR [COLOUR: 'BLACK' EXTERIOR, 'WHITE' INTERIOR]
- SOFFITS TO BE PRE-FINISHED METAL VENTED. COLOUR: BLACK
- INSTALL LIGHT AT EXTERIOR DOORS
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AL - PRE-FINISHED ANNOZIDIZED ALUMINUM WINDOW FRAME [COLOUR: BLACK]
C - CANOPY

TYPICAL WINDOW LEGEND

GL
AL
GL
GL

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PROJECT NAME

283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE	DRAWING NO.
WEST ELEVATION	A201

SCALE AS NOTED	A201
DRAWN BY BS	
DATE 05/10/24	
PROJECT NO. 01917	



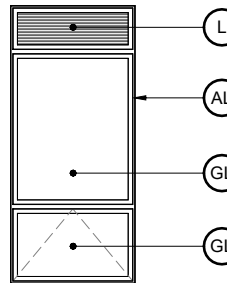
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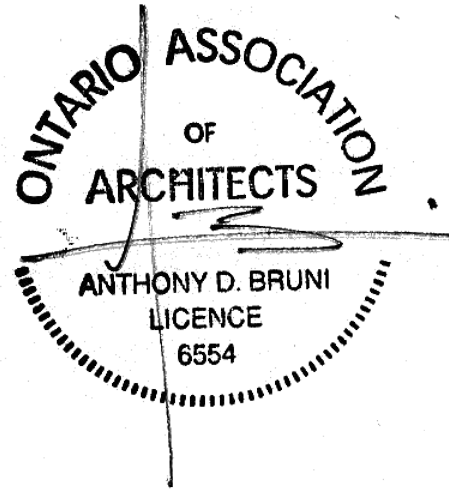
TYPICAL WINDOW LEGEND



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PROJECT NAME

283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
NORTH ELEVATION

SCALE

AS NOTED

DRAWN BY

BS

DATE

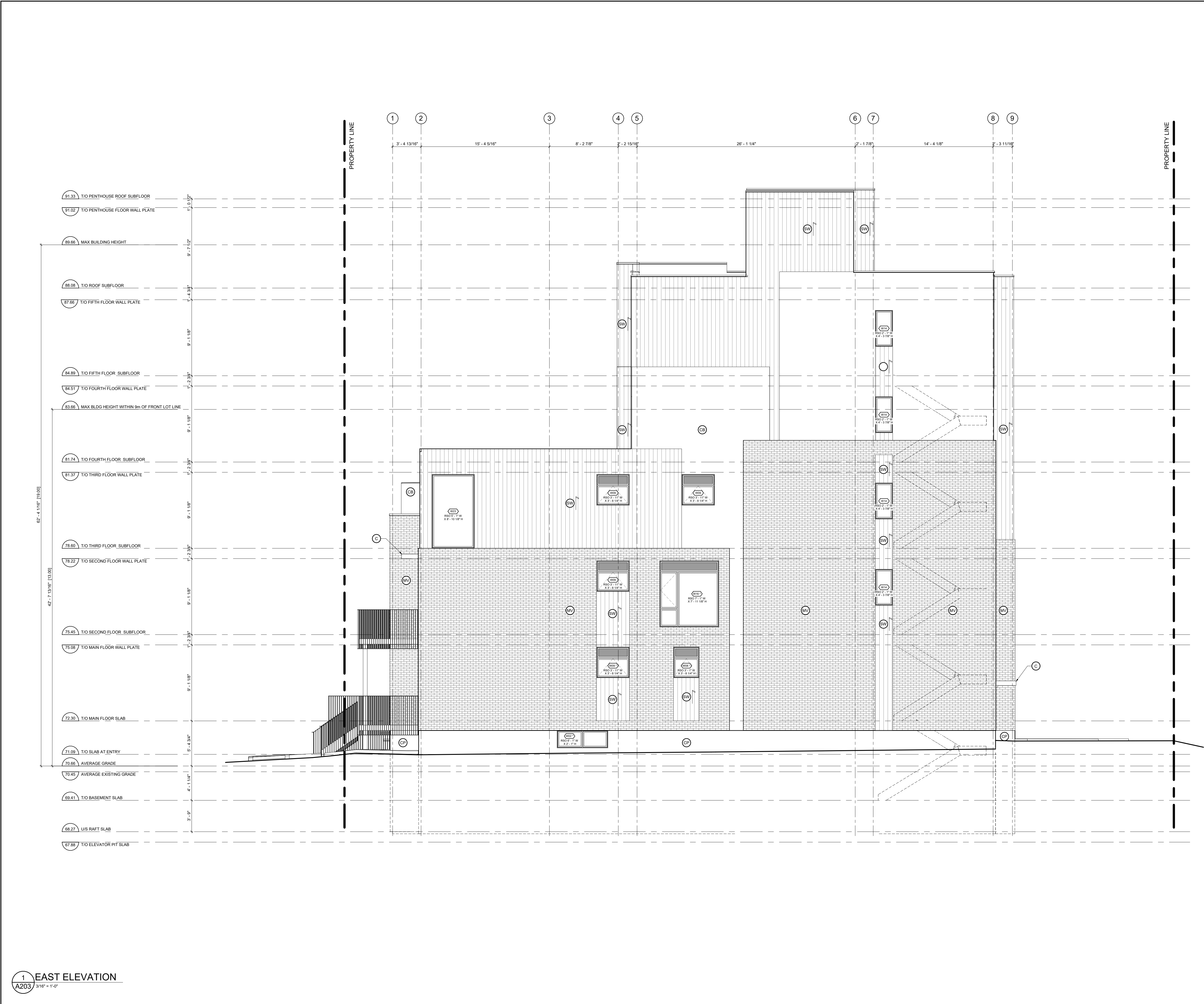
05/10/24

PROJECT NO.

01917

DRAWING NO.

A202



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- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (RSCU) UNLESS NOTED OTHERWISE
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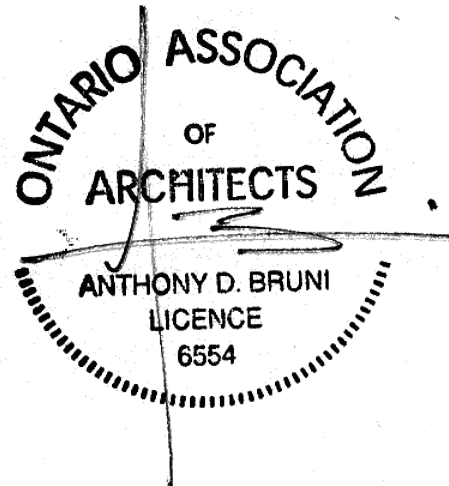
C - CANOPY

TYPICAL WINDOW LEGEND

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PROJECT NAME

283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE	DRAWING NO.
EAST ELEVATION	A203

SCALE	DRAWING NO.
AS NOTED	A203
DRAWN BY BS	
DATE 05/10/24	
PROJECT NO. 01917	