

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- OTTAWA HYDRO SETBACK / CLEARANCES
- PROPOSED RETAINING WALL
- EXISTING HYDRO TRANSFORMER ON CONCRETE PAD
- PLAYGROUND AREA
- SNOW STORAGE
- NEW LANDSCAPE STAIR
- EXISTING TREE TO REMAIN, REFER TO LANDSCAPE
- BOLLARDS ALONG PROPOSED WOONERF, TYP.
- EASEMENT
- PARKING GARAGE SIGNAL
- DEPRESSED CURB
- EXISTING (NONCOMPLIANT) BIKE RACKS TO REMAIN. EXISTING RACKS NOT INCLUDED IN NEW BIKE PARKING COUNT
- NEW HYDRO TRANSFORMER ON CONCRETE PAD

SITE PLAN LEGEND:

- AREA NOT IN SCOPE
- EXISTING BUILDING (NOT IN SCOPE)
- EXTENT OF EASEMENT
- ASPHALT PAVING - NEW
- ASPHALT PAVING - EXISTING
- CONCRETE SIDEWALK - NEW
- CONCRETE SIDEWALK - EXISTING
- GRASS - NEW
- GRASS - EXISTING
- PAVER TYPE 1 - NEW
- CONCRETE PAD

- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS

- CATCH BASIN
- CATCH BASIN EXISTING
- LIGHT STANDARD
- LIGHT STANDARD EXISTING
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- SIAMESE CONNECTION
- DROPPED CURB

STAMP

1	2024-07-15	Issued for SPC
REV DATE		ISSUE

NOTES

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CLIENT

BETTER LIVING CO-OPERATIVE
 OTTAWA
 ONTARIO, CANADA

PROJECT

BLOCK 3 REDEVELOPMENT

1360 OGLIVIE ROAD

GLOUCESTER, ON K1J 9M6

TITLE

OVERALL SITE PLAN

PROJECT NO: 2022-2040

DRAWN: KM

APPROVED: PM

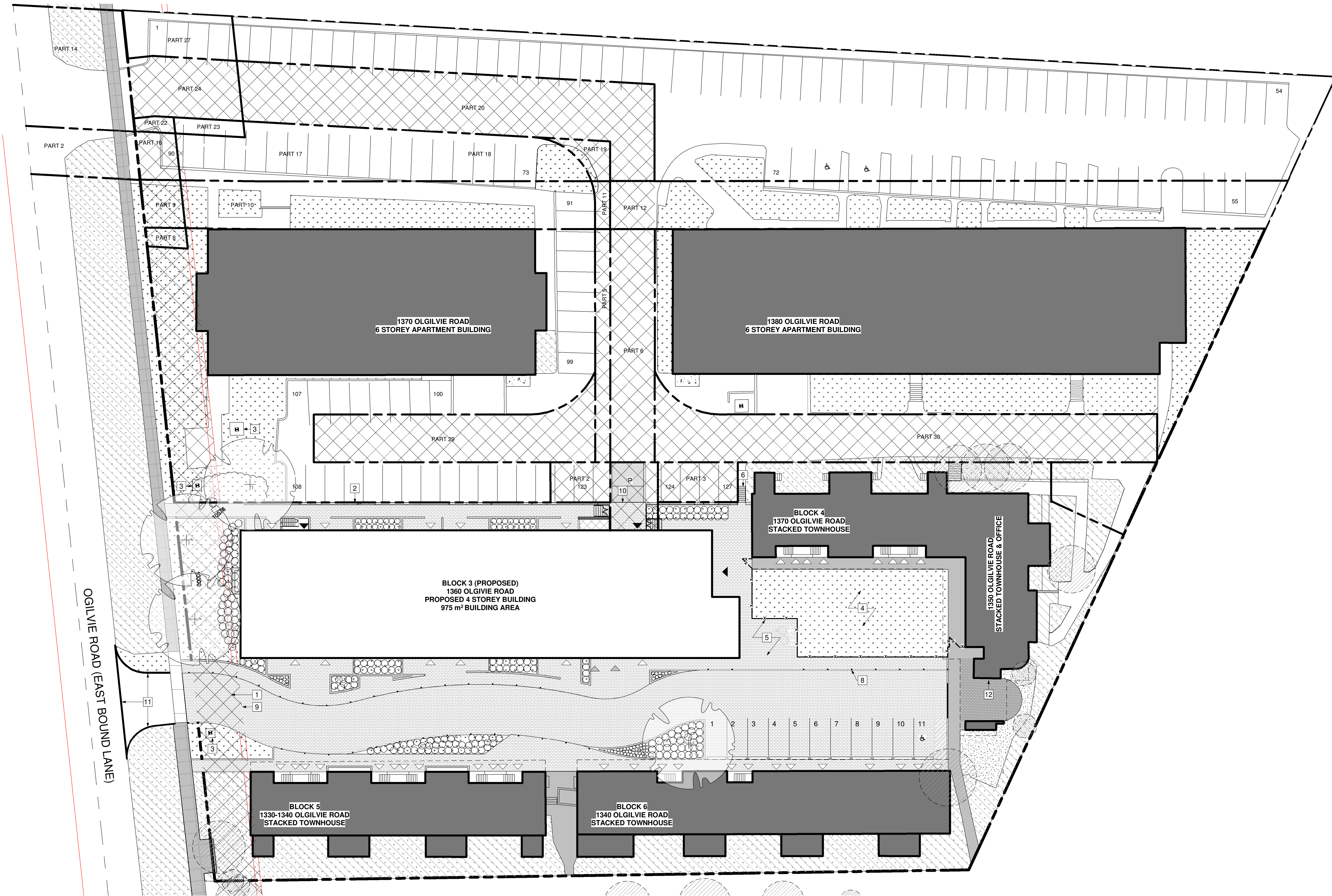
SCALE: As indicated

DATE PRINTED: 2024-07-15 2:34:08 PM

REV DRAWING NO.

1

A100



DEVELOPMENT INFO

LEGAL DESCRIPTION	BLOCKS C, D, AND L REGISTERED PLAN 4M-172 CITY OF OTTAWA
REFERENCE SURVEY	BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JULY 5, 2023
MUNICIPAL ADDRESS	1360 OGLIVIE RD, OTTAWA, ON K1J 9M6
SITE AREA	12,912m ²
BUILDING AREA	975m ²
GROSS FLOOR AREA	3,900m ²
BUILDING HEIGHT	14.15m , 4 STOREYS
ZONE	AM10 H(40)

ZONING INFO

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	No minimum	47.68m
MIN. LOT AREA	No minimum	5367m ²
MIN. FRONT YARD SETBACK	Minimum: 0m	6.1m
MIN. INTERIOR SIDE YARD SETBACK	No minimum	N/A
MIN. REAR YARD SETBACK	7.5m	N/A
MAX. HEIGHT	40m	14.15m
AMENITY AREA	468m ²	552m ²
LANDSCAPED AREA	no minimum	349.5m ²

ZONING PROVISION

REQUIRED	PROVIDED
GROUND FACADE ACTIVATION	The ground floor facade facing a public street of a building located within 4.5 m of the front lot line must include: a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line
MINIMUM GLAZING OF GROUND FLOOR FACADE	50% of the surface area of the ground floor facade facing Oglivie, from the average grade up 4.5 metres, must be comprised of transparent glazing and active customer or resident entrance access doors

PARKING QUEING + LOADING

REQUIRED	PROVIDED
RESIDENTIAL SPACES	94
VISITOR SPACES	16
ACCESSIBLE PARKING	3
BICYCLE PARKING	39
DRIVEWAY WIDTH	3m @ single traffic lane, 4m for double traffic lane

ACCOMODATIONS LEGEND

DWELLING UNIT TYPE	3(NEW)	4	5	6	TOTAL
1-BEDROOM	26			1	27
2-BEDROOM	4	7	6	6	23
3-BEDROOM	9	7	6	4	26
4-BEDROOM				1	1
5-BEDROOM				1	1
1-B(SENIOR)					0
2-B(SENIOR)					0
TOTAL	39	14	12	13	78

- NOTES:**
- PARKING FIGURES IN TABLE REFLECT BLC SITE ONLY
 - TOTAL SITE PARKING(INCLUDING BLC SITE): 170 SPACES

PARKING LEGEND

DWELLING UNIT TYPE	3(NEW)	4	5	6	TOTAL	TOTAL REQUIRED PARKING	TOTAL PARKING PROVIDED
APARTMENT (1.2)	39				39	47	
STACKED (1.2)	0	14	12	13	39	47	36
VISITOR PARKING (0.2)						16	7
						109	total: 43

AMENITY LEGEND

DWELLING UNITS	3(NEW)	4	5	6	TOTAL	TOTAL REQUIRED AMENITY SPACE (m2)	TOTAL AMENITY SPACE PROVIDED (m2)
	39	14	12	13	78	468	552

SITE PLAN GENERAL NOTES:

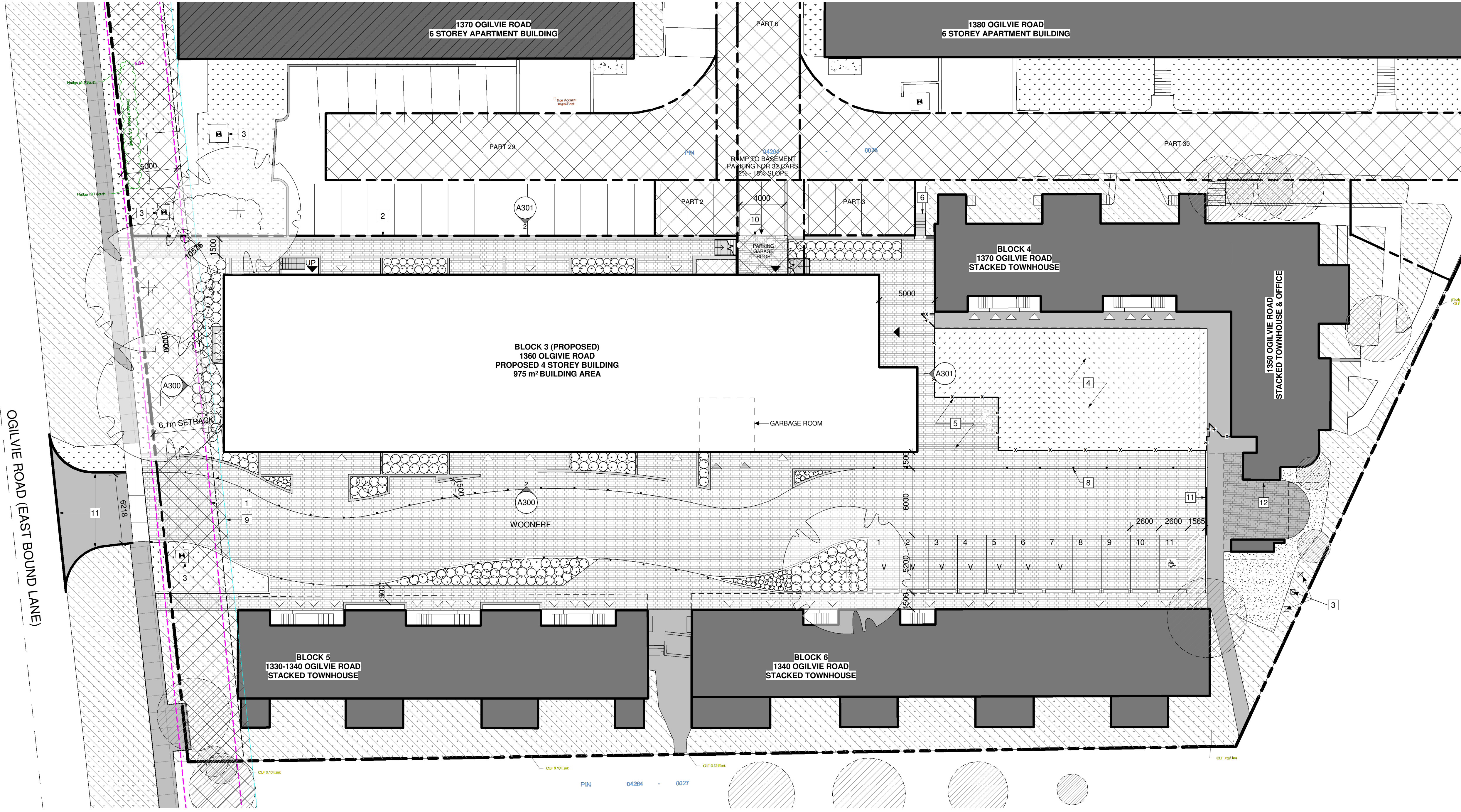
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- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- OTTAWA HYDRO SETBACK / CLEARANCES
- PROPOSED RETAINING WALL
- EXISTING HYDRO TRANSFORMER ON CONCRETE PAD
- PLAYGROUND AREA
- SNOW STORAGE
- NEW LANDSCAPE STAIR
- EXISTING TREE TO REMAIN, REFER TO LANDSCAPE
- BOLLARDS ALONG PROPOSED WOONERF, TYP.
- EASEMENT
- PARKING GARAGE SIGNAL
- DEPRESSED CURB
- EXISTING (NONCOMPLIANT) BIKE RACKS TO REMAIN. EXISTING RACKS NOT INCLUDED IN NEW BIKE PARKING COUNT
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- CONCRETE PAD
- EMERGENCY EXIT
- SERVICE DOORS
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- LIGHT STANDARD EXISTING
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- SIAMESE CONNECTION
- DROPPED CURB



1 PROPOSED SITE PLAN
 A110 1 : 200

DEVELOPMENT INFO	
LEGAL DESCRIPTION	BLOCKS C, D, AND L REGISTERED PLAN 4M-172 CITY OF OTTAWA
REFERENCE SURVEY	BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS, O'SULLIVAN VOLLEBECK LTD. DATED JULY 5, 2023
MUNICIPAL ADDRESS	1360 OGLIVIE RD, OTTAWA, ON K1J 9M6
SITE AREA	12,912m ²
BUILDING AREA	975m ²
GROSS FLOOR AREA	3,900m ²
BUILDING HEIGHT	14.15m, 4 STOREYS
ZONE	AM10 H(40)

ZONING INFO	
MIN. LOT WIDTH	47.68m
MIN. LOT AREA	5367m ²
MIN. FRONT YARD SETBACK	6.1m
MIN. INTERIOR SIDE YARD SETBACK	N/A
MIN. REAR YARD SETBACK	7.5m
MAX. HEIGHT	14.15m
AMENITY AREA	468m ²
LANDSCAPED AREA	349.5m ²
AMENITY BREAKDOWN	
Ground Floor Amenity:	83m ²
Balconies:	227m ²
Playground:	242m ²

ZONING PROVISION	REQUIRED	PROVIDED
GROUND FACADE ACTIVATION	The ground floor facade facing a public street of a building located within 4.5 m of the front lot line must include a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line	Building is located within 6.1m of the front lot line. No active entrances face Ogilvie Rd.
MINIMUM GLAZING OF GROUND FLOOR FACADE	50% of the surface area of the ground floor facade facing Ogilvie, from the average grade up 4.5 metres, must be comprised of transparent glazing and active customer or resident entrance access doors	7.7 m ² / 72m ² = 10.7% glazing

PARKING QUEING + LOADING	REQUIRED	PROVIDED
RESIDENTIAL SPACES	94	43
VISITOR SPACES	16	7
ACCESSIBLE PARKING	-	3
BICYCLE PARKING	39	39
DRIVEWAY WIDTH	3m @ single traffic lane 6m @ double traffic lane	4m for single traffic lane, driveway to parking garage 6m for double traffic lane, parking lot

DWELLING UNIT TYPE	BLOCK				TOTAL
	3(NEW)	4	5	6	
1-BEDROOM	26			1	27
2-BEDROOM	4	7	6	6	23
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4-BEDROOM				1	1
5-BEDROOM				1	1
1-B(SENIOR)					0
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DWELLING UNIT TYPE	BLOCK				TOTAL	TOTAL REQUIRED PARKING	TOTAL PARKING PROVIDED
	3(NEW)	4	5	6			
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STACKED (1.2)	0	14	12	13	39	47	36
VISITOR PARKING (0.2)						16	7
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DWELLING UNITS	BLOCK				TOTAL	TOTAL REQUIRED AMENITY SPACE (m ²)	TOTAL AMENITY SPACE PROVIDED (m ²)
	3(NEW)	4	5	6			
	39	14	12	13	78	468	552

STAMP

1 2024-07-15 Issued for SPC
 REV DATE ISSUE

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CLIENT

BETTER LIVING CO-OPERATIVE
 OTTAWA
 ONTARIO, CANADA

PROJECT

BLOCK 3 REDEVELOPMENT

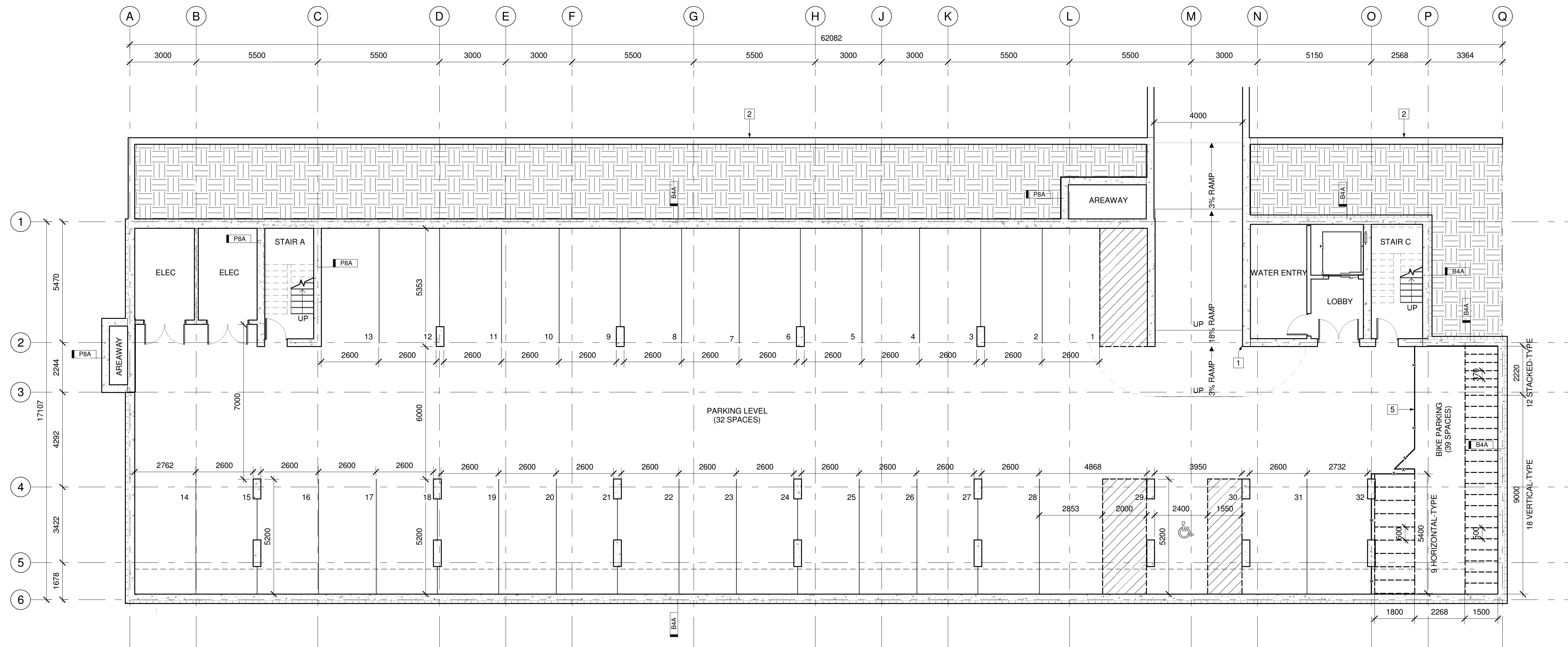
1360 OGLIVIE ROAD
 GLOUCESTER, ON K1J 9M6
 TITLE

UNDERGROUND PARKING PLAN

PROJECT NO: 2022-2040
 DRAWN: DF
 APPROVED: PM
 SCALE: 1 : 100
 DATE PRINTED: 2024-07-15 2:34:13 PM

REV DRAWING NO.

1 A201



1 UNDERGROUND PARKING LEVEL
 A201 1:100

GENERAL REFERENCE PLAN NOTES:

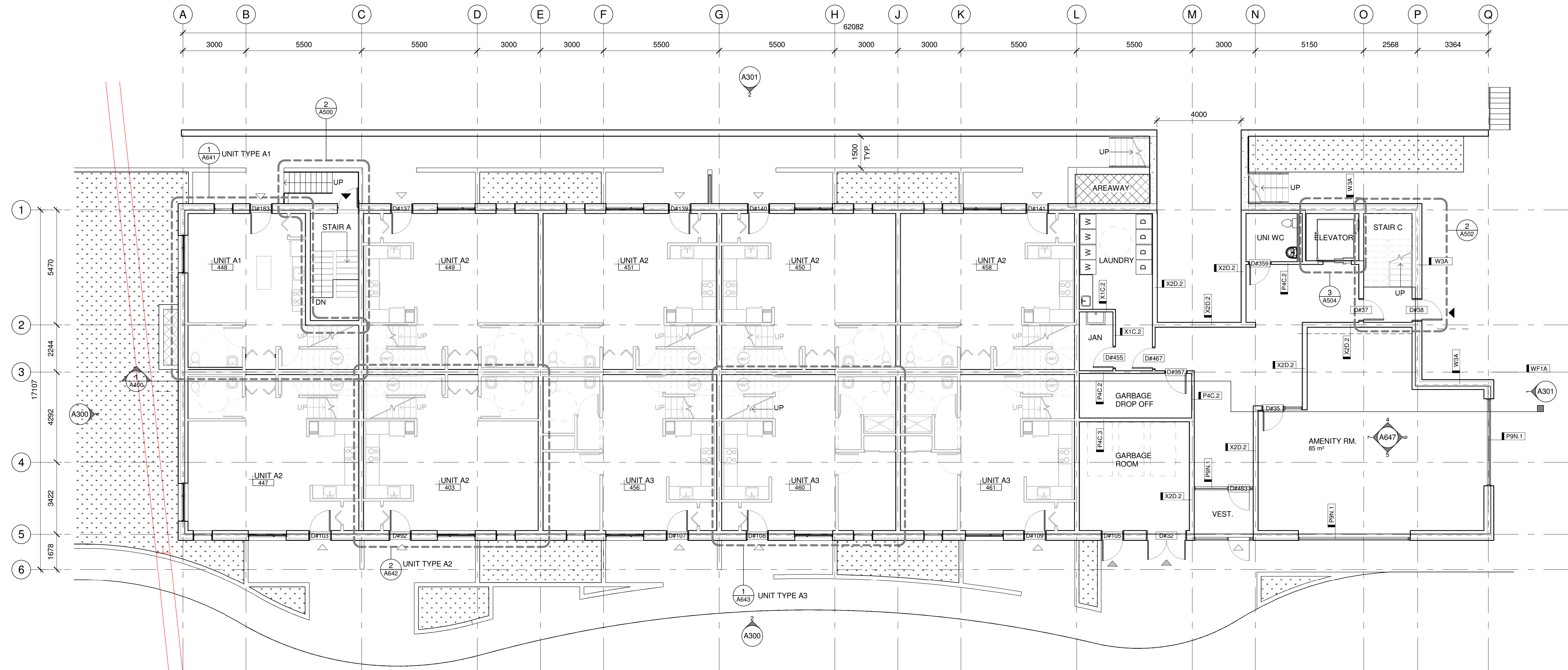
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3. ALL WINDOW DIMENSIONS ARE TO THE CENTER OR OUTSIDE OF FRAME.

UNDERGROUND PARKING PLAN KEYNOTES:

- 1 PARKING GARAGE SIGNAL
- 2 RETAINING WALL PER STRUCTURAL DOCUMENTS
- 3 NOT IN USE
- 4 PIPE SLEEVE
- 5 SECURE BIKE STORAGE. CHAINLINK FENCE W/ ACCESS DOOR. SECURE FENCE TO FLOOR SLAB AND TO U/S SLAB ABOVE

LEGEND:

- [Hatched Box] NOT IN CONTRACT
- [Solid Box] NEW CONSTRUCTION
- [Line with 45] 45 MIN. FIRE RESISTANCE RATING
- [Line with 60] 60 MIN. FIRE RESISTANCE RATING
- [Line with 90] 90 MIN. FIRE RESISTANCE RATING
- [Dotted Box] SHEAR WALL PER STRUCTURAL
- [Solid Box] LOAD-BEARING WALL PER STRUCTURAL
- [Arc] DOOR
- [Square with Circle] DOOR OPERATOR



1 GROUND FLOOR KEY PLAN
A202 1:100

GENERAL REFERENCE PLAN NOTES:

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2. ALL DOOR DIMENSIONS ARE TO THE CENTRE OR INSIDE OF FRAME.
3. ALL WINDOW DIMENSIONS ARE TO THE CENTER OR OUTSIDE OF FRAME.

REFERENCE PLAN KEYNOTES:

- 1 MAILBOXES
- 2 GARBAGE BINS
- 3 CANOPY ABOVE
- 4 FIRE DEPARTMENT CONNECTION
- 5 FIRE ALARM CONTROL PANEL

LEGEND:

- NOT IN CONTRACT
- NEW CONSTRUCTION
- 45 MIN. FIRE RESISTANCE RATING
- 60 MIN. FIRE RESISTANCE RATING
- 90 MIN. FIRE RESISTANCE RATING
- SHEAR WALL PER STRUCTURAL
- LOAD-BEARING WALL PER STRUCTURAL
- DOOR
- DOOR OPERATOR

STAMP

REV DATE	ISSUE
1 2024-07-15	Issued for SPC



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CLIENT

BETTER LIVING CO-OPERATIVE
OTTAWA
ONTARIO, CANADA

PROJECT

BLOCK 3 REDEVELOPMENT

1360 OGLIVIE ROAD
GLOUCESTER, ON K1J 9M6

TITLE

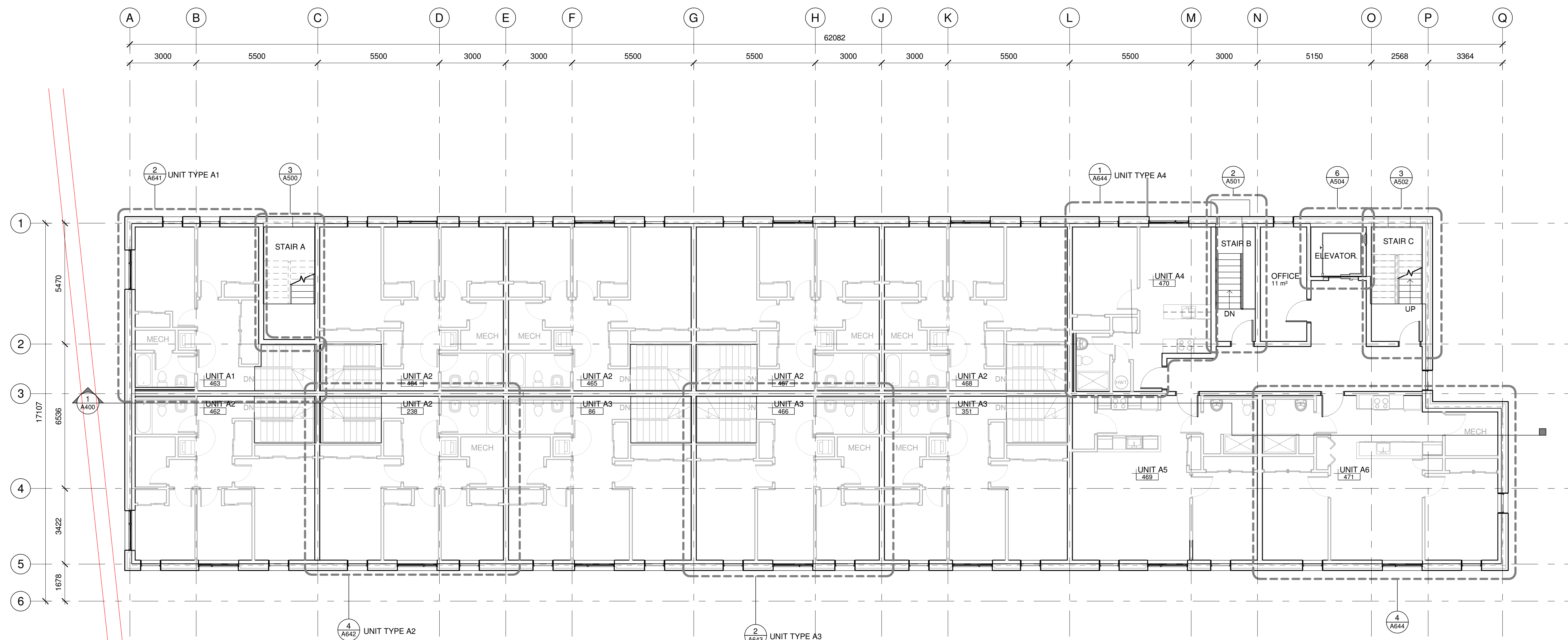
GROUND FLOOR PLAN

PROJECT NO: 2022-2040
DRAWN: KM, DF
APPROVED: PM
SCALE: 1:100
DATE PRINTED: 2024-07-15 2:34:16 PM

REV DRAWING NO.

1

A202



1 SECOND FLOOR KEY PLAN
A203 | 1:100

GENERAL REFERENCE PLAN NOTES:

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3. ALL WINDOW DIMENSIONS ARE TO THE CENTER OR OUTSIDE OF FRAME.

REFERENCE PLAN KEYNOTES:

- 1 MAILBOXES
- 2 GARBAGE BINS
- 3 CANOPY ABOVE
- 4 FIRE DEPARTMENT CONNECTION
- 5 FIRE ALARM CONTROL PANEL

LEGEND:

- NOT IN CONTRACT
- NEW CONSTRUCTION
- 45 MIN. FIRE RESISTANCE RATING
- 60 MIN. FIRE RESISTANCE RATING
- 90 MIN. FIRE RESISTANCE RATING
- SHEAR WALL PER STRUCTURAL
- LOAD-BEARING WALL PER STRUCTURAL
- DOOR
- DOOR OPERATOR

STAMP

REV DATE	ISSUE
1 2024-07-15	Issued for SPC



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CLIENT

BETTER LIVING CO-OPERATIVE
OTTAWA, CANADA

PROJECT

BLOCK 3 REDEVELOPMENT

1360 OGILVIE ROAD
GLOUCESTER, ON K1J 9M6

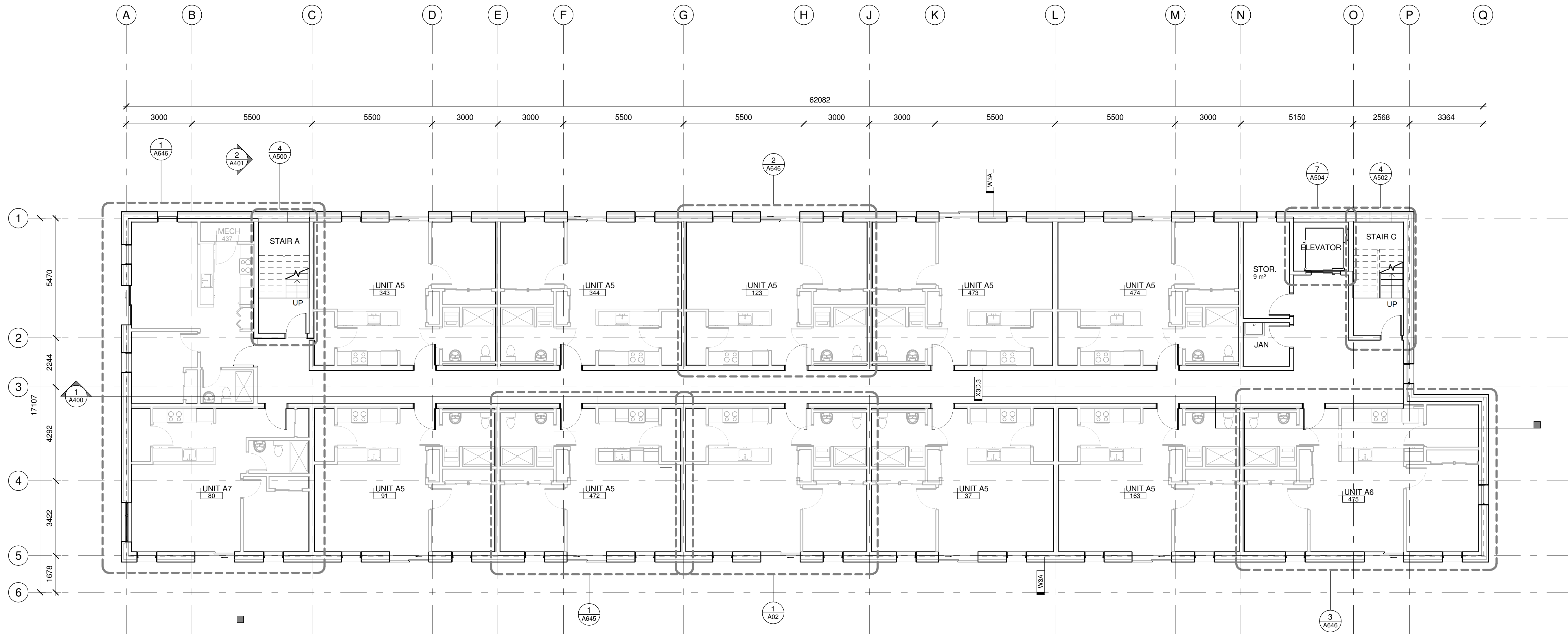
TITLE

SECOND FLOOR PLAN

PROJECT NO: 2022-2040
DRAWN: KM, DF
APPROVED: PM
SCALE: 1:100
DATE PRINTED: 2024-07-15 2:34:19 PM

REV DRAWING NO.

1 A203



1 THIRD FLOOR KEY PLAN
A204 1:100

STAMP

REV DATE	ISSUE
4	2024-07-15 Issued for SPC
3	2024-06-21 Issued for Coordination
2	2023-12-01 Issued for 33%
1	2023-09-13 Issued for Structural Coordination



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CLIENT

**BETTER LIVING
CO-OPERATIVE**
OTTAWA
ONTARIO, CANADA

PROJECT

**BLOCK 3
REDEVELOPMENT**

1360 OGILVIE ROAD
GLOUCESTER, ON K1J 9M6

TITLE

**THIRD AND FOURTH
FLOOR PLAN (TYP.)**

PROJECT NO: 2022-2040
DRAWN: KM, DF
APPROVED: PM
SCALE: 1:100
DATE PRINTED: 2024-07-15 2:34:22 PM

REV DRAWING NO.

4 A204

GENERAL REFERENCE PLAN NOTES:

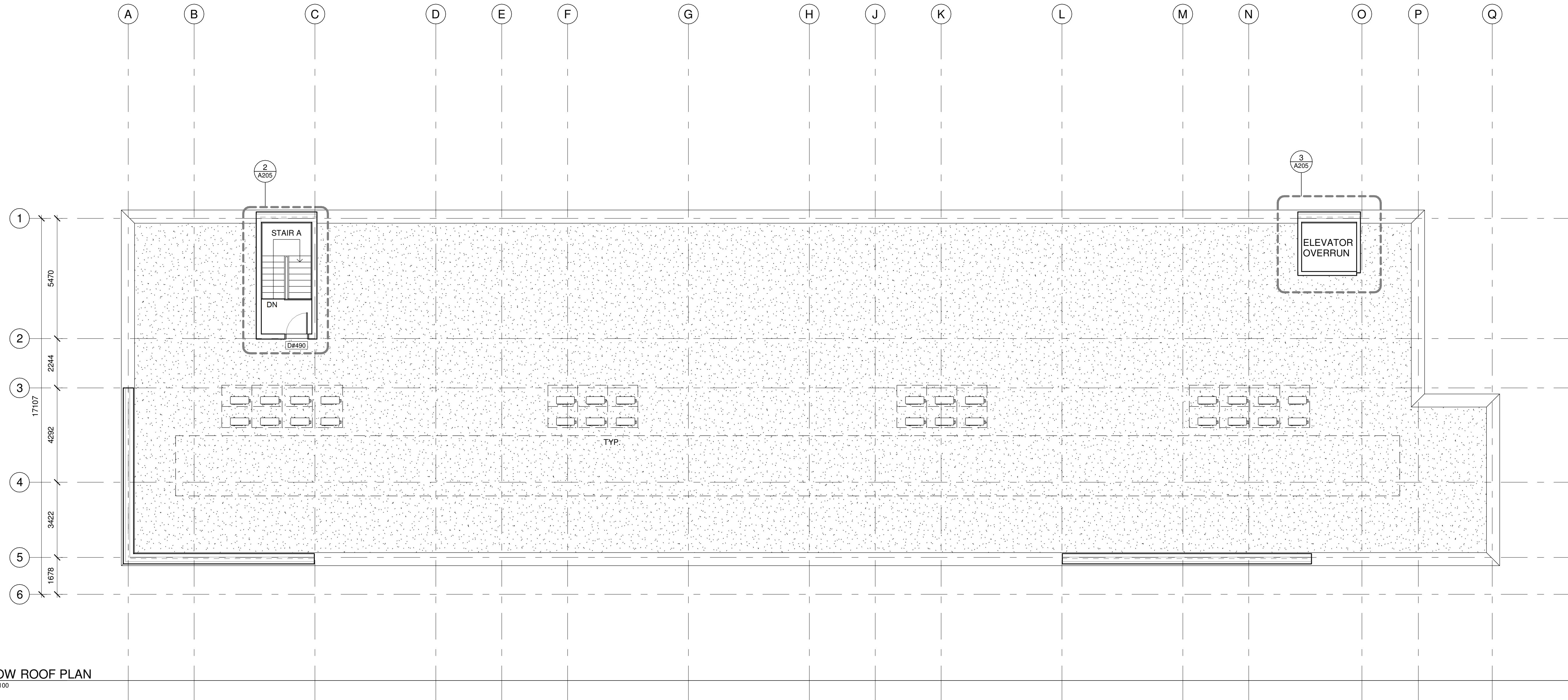
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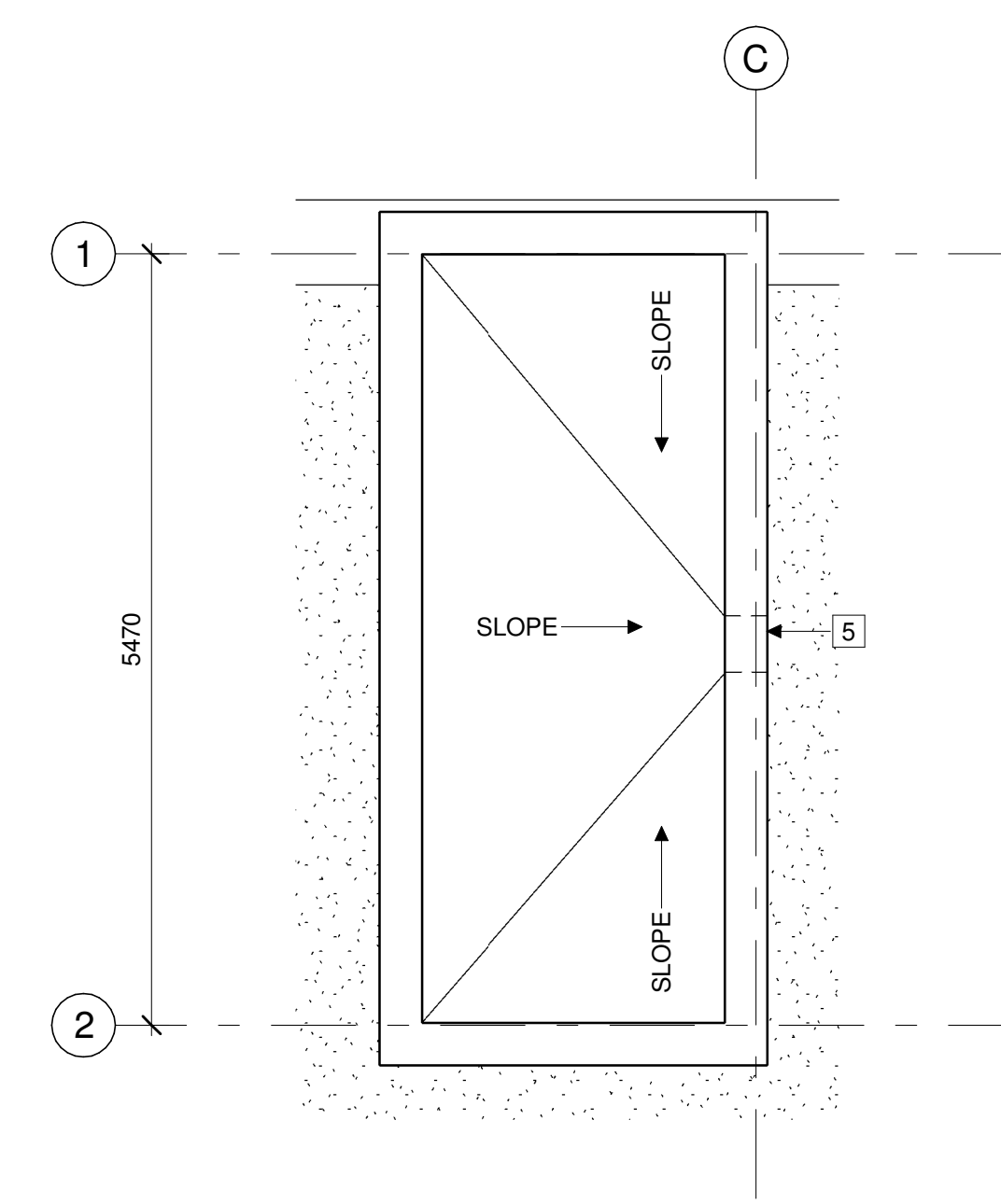
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- 2 GARBAGE BINS
- 3 CANOPY ABOVE
- 4 FIRE DEPARTMENT CONNECTION
- 5 FIRE ALARM CONTROL PANEL

LEGEND:

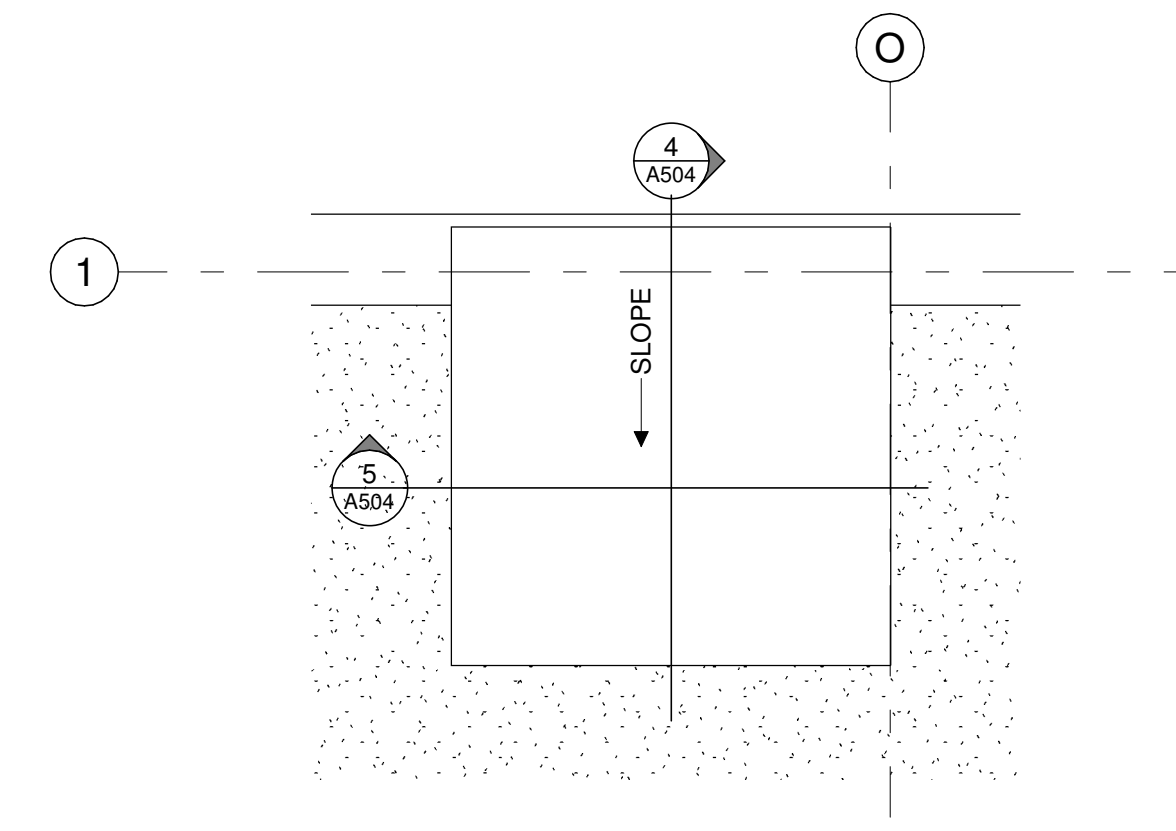
- NOT IN CONTRACT
- NEW CONSTRUCTION
- 45 MIN. FIRE RESISTANCE RATING
- 60 MIN. FIRE RESISTANCE RATING
- 90 MIN. FIRE RESISTANCE RATING
- SHEAR WALL PER STRUCTURAL
- LOAD-BEARING WALL PER STRUCTURAL
- DOOR
- DOOR OPERATOR



1 LOW ROOF PLAN
A205 1:100



2 STAIR A ROOF
A205 1:50



3 ELEVATOR OVERRUN
A205 1:50

ROOF PLAN NOTES:

- 1. NOTES
- 2. NOTES

ROOF PLAN KEYNOTES:

- 1 ROOF DRAIN
- 2 ROOF FASCIA
- 3 PARAPET STRUCTURE
- 4 ELEVATOR OVERRUN
- 5 ROOF SCUPPER
- 6 CONDENSOR UNIT PER MECHANICAL
- 7 AREA OF SOLAR PANEL ARRAY
- 8 SAFETY CONTROL ZONE PERIMETER

ROOF PLAN LEGEND:



EXPOSED BUILDING FACE: 792m²
EXPOSED UNPROTECTED OPENINGS: 186m² (23.5%)
T 3.2.3.1.D.
MAX. EBF = 150 m² OR MORE
LD = 7m
PERMITTED UNPROTECTED OPENINGS = 66%

2 WEST ELEVATION
A300 1:100



EXPOSED BUILDING FACE: 202.6m²
EXPOSED UNPROTECTED OPENINGS: 29.3m² (14.5%)
T 3.2.3.1.D.
MAX. EBF = 150 m² OR MORE
LD = 18m
PERMITTED UNPROTECTED OPENINGS = 100%

4 NORTH ELEVATION (OGILVIE RD.)
A300 1:100

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

ELEVATION KEYNOTES:

- 1 CURTAIN WALL
- 2 CANOPY
- 3 JULIETTE BALCONY
- 4 PREFINISHED METAL FLASHING
- 5 CONCRETE UPSTAND
- 6 ELEVATOR OVERRUN & ROOFTOP ACCESS
- 7 GARAGE DOOR
- 8 ROOF FASCIA
- 9 FINISHED GRADE
- 10 CEMENT PAVEMENT

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
		BRICK VENEER MANUFACTURER: COLOUR:
		ALUMINUM COMPOSITE PANEL MANUFACTURER: COLOUR:
		ALUMINUM COMPOSITE PANEL MANUFACTURER: COLOUR:
		WOOD SIDING MANUFACTURER: COLOUR:
		FASCIA MANUFACTURER: COLOUR:

STAMP

REV	DATE	ISSUED FOR	ISSUE
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CLIENT

BETTER LIVING CO-OPERATIVE
OTTAWA
ONTARIO, CANADA

PROJECT

BLOCK 3 REDEVELOPMENT

1360 OGILVIE ROAD
GLOUCESTER, ON K1J 9M6

EXTERIOR ELEVATIONS

PROJECT NO: 2022-2040
DRAWN: DF
APPROVED: PM
SCALE: As indicated
DATE PRINTED: 2024-07-15 2:34:30 PM

REV DRAWING NO.

1 A300

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2 EAST ELEVATION
A301 | 1:100



1 SOUTH ELEVATION
A301 | 1:100

ELEVATION NOTES:

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TITLE

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