

LIST OF DRAWINGS

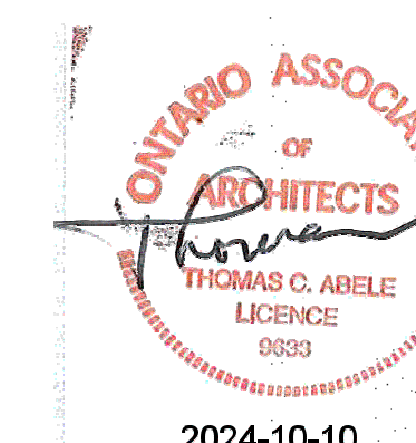
- A0.00 COVER PAGE
- A1.00 SITE PLAN
- A1.01 SURFACE & UNDERGROUND PARKING PLAN
- A1.02 FIRE + EMERGENCY ACCESS PLAN
- A1.03 WASTE + RECYCLING PLAN
- A1.04 SITE ACCESSORIES
- A1.05 SITE ACCESSORIES
- A1.06 SURROUNDING AREA PERSPECTIVE
- A1.07 SITE PERSPECTIVES
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- A2.01 FIRST FLOOR PLAN
- A2.02 SECOND FLOOR PLAN
- A2.03 THIRD FLOOR PLAN
- A2.04 FOURTH FLOOR PLAN
- A2.05 FIFTH FLOOR PLAN
- A2.06 SIXTH FLOOR PLAN
- A2.07 ROOF PLAN
- A3.00 ELEVATION - COLOUR
- A3.01 ELEVATION - COLOUR

PALLADIUM TERRACE

425 CULDAFF RD OTTAWA, ON



VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION



PROJECT TEAM:

APPLICANT:

B BROADSTREET
PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

CONSTRUCTION:

SEYMOUR PACIFIC
DEVELOPMENTS LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

**STRUCTURAL
ENGINEERING:**

-

CIVIL ENGINEERING:

NOVATECH
240 Michael Cowpland Drive
Suite 200, Ottawa, ON
K2M 1P6
613.254.9643

LANDSCAPE ARCHITECT:

-

**MECHANICAL & ELECTRICAL
ENGINEERING:**

-

ARCHITECT:

ABELEARCHITECTURE
Thomas Abele, Architect OAA
2001 – 1755 Haro Street
Vancouver, B.C. V6G 1H2
604-682-6818

SITE INFORMATION			
PROJECT DESCRIPTION	1 - MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)		
TOTAL UNITS	177 UNITS		
CIVIC ADDRESS	425 CULDAFF RD.		
MUNICIPALITY	CITY OF OTTAWA		
ZONING	GM		
LEGAL DESCRIPTION	-		
LOT AREA	9,728.16 m ²	2.40 ACRES	0.973 HECTARES
BUILDING AREA	16,335.42	m ²	
DENSITY	74.2 DU/ACRE		
FLOOR SPACE INDEX (FSI)	1.68		

ZONING SUMMARY				
	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	18 m		18 m	
MIN. FRONT YARD S.B.	3.0	m	7.0	m
MIN. REAR YARD S.B.	7.5	m	7.5	m
MIN. INTERIOR SIDE YARD S.B.	3.0	m	3.0	m
MIN. CORNER SIDE YARD S.B.	3.0	m	3.0	m
MIN. LOT AREA	No minimum	m ²	-	m ²
MIN. LOT WIDTH	No minimum	m	-	m

VEHICULAR PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.2 / UNIT	177	212	177
VISITORS	0.2 / UNIT	177	35	35
TOTAL PARKING STALLS			247	212 *
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 50%		MAX 107	75
ACCESSIBLE TYPE A			3	3

BUILDING INFORMATION				
BUILDING	STOREYS	UNIT COUNT	FOOTPRINT	GROSS BUILDING AREA
A	6	177	2722.57 m ²	16,335.42 m ²

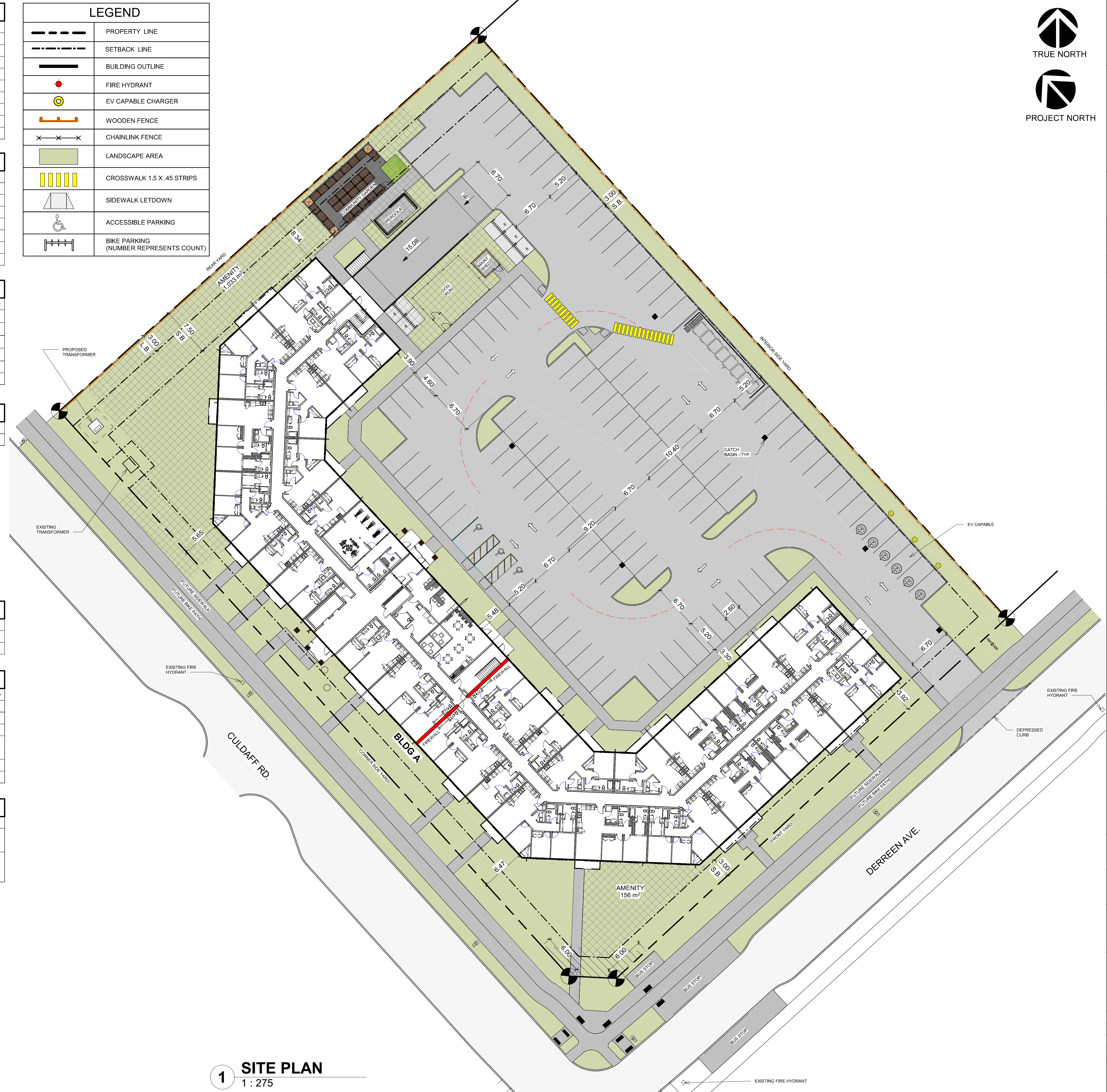
UNIT BREAKDOWN		
TOTAL PER BUILDING	BUILDING A	%
	177	
STUDIO	24	13%
1 BED / 1 BATH	24	13%
2 BED / 1 BATH	6	3%
2 BED / 2 BATH	87	51%
3 BED / 2 BATH	36	20%
TOTAL	177 UNITS	

LANDSCAPE		
PERCENTAGE OF LOT AREA	REQUIRED	PROPOSED
m ²		35%
		3387 m ²

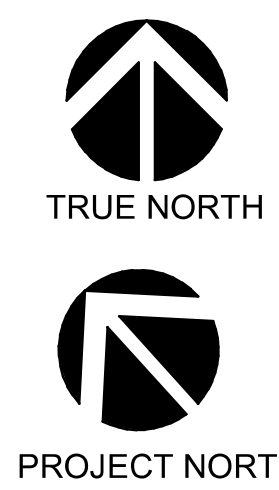
BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	177	89	108
TOTAL BICYCLE			89	108
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	45	40
MIN HORIZONTAL BIKE STALL	50%	-	45	48
MIN SECURED BIKE STALLS	25%	-	22	68

AMENITY			
	RATE	REQUIRED	
TOTAL AMENITY SPACE	6m ² / DU	1062 m ²	1331.35 m ²
COMMUNITY AMENITY AREA (50% MIN OF TOTAL)		531 m ²	1331.35 m ²

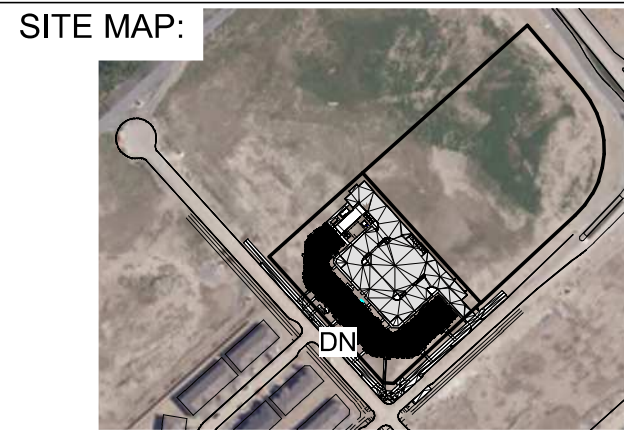
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	BUILDING OUTLINE
	FIRE HYDRANT
	EV CAPABLE CHARGER
	WOODEN FENCE
	CHAINLINK FENCE
	LANDSCAPE AREA
	CROSSWALK 1.5 X .45 STRIPS
	SIDEWALK LETDOWN
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)



1 SITE PLAN
1 : 275



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PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024

SEAL: **ABELEARCHITECTURE**
THOMAS G. ABELE ARCHITECTURE
THOMAS G. ABELE
LICENSE
9333
2024-10-10

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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
SITE PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: OCT 15, 2024
SCALE: As indicated
DRAWING #: **A1.00** REV #: **A**

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* SUBJECT TO VARIANCE

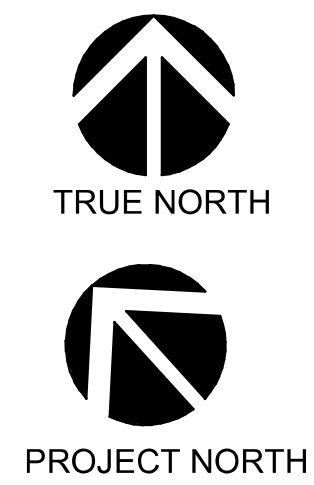
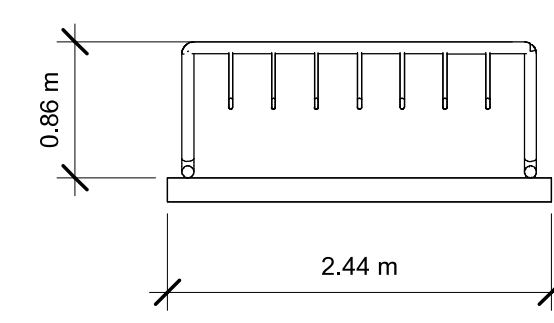
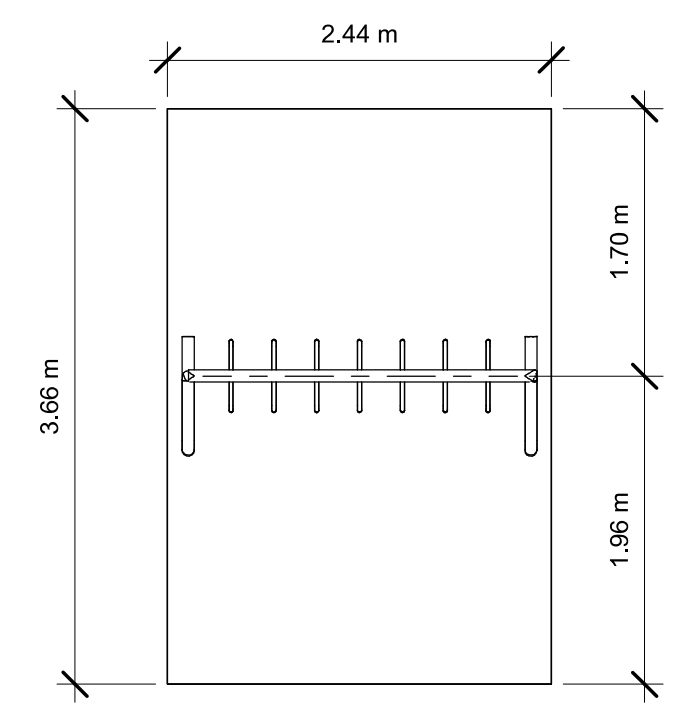
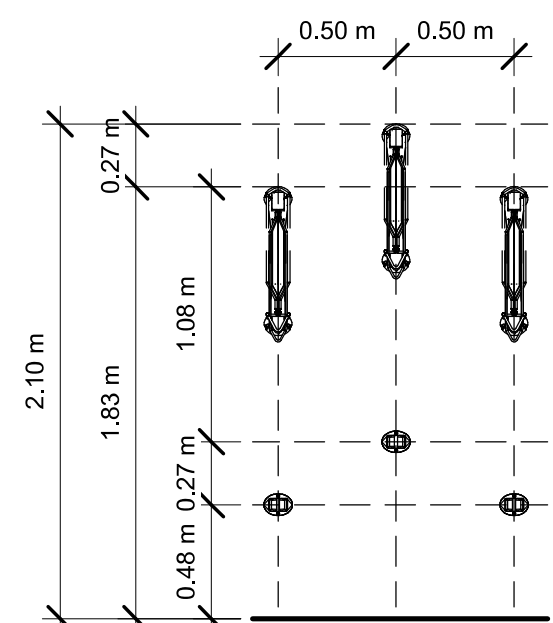
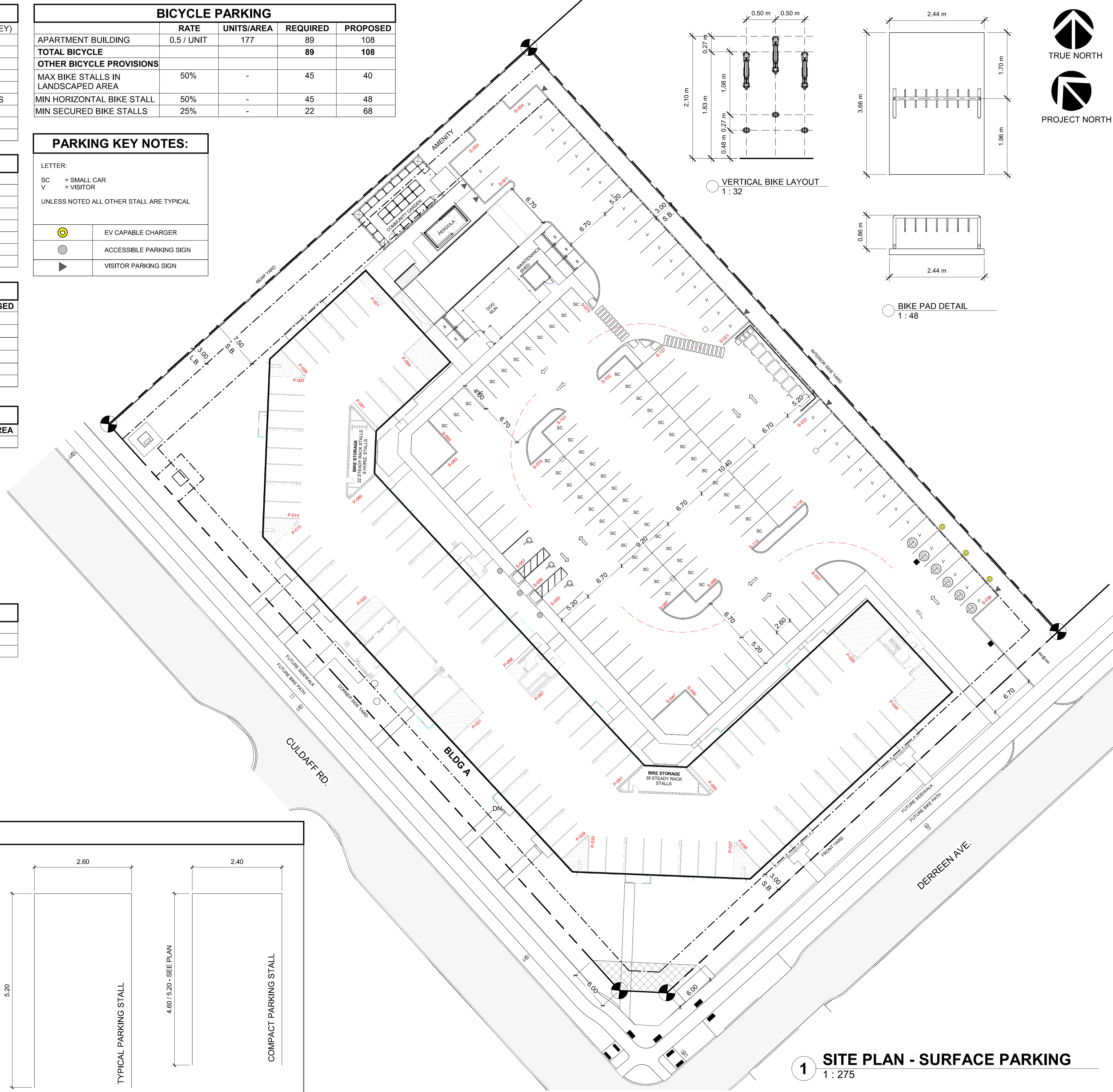
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LANDSCAPE		
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MIN HORIZONTAL BIKE STALL	50%	-	45	48
MIN SECURED BIKE STALLS	25%	-	22	68

PARKING KEY NOTES:	
LETTER:	
SC	= SMALL CAR
V	= VISITOR
UNLESS NOTED ALL OTHER STALL ARE TYPICAL	
	EV CAPABLE CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN



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SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024

SEAL: **ABELEARCHITECTURE**
 THOMAS G. ABELE ARCHITECTS
 THOMAS G. ABELE
 LICENSE
 9333
 2024-10-10

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PROJECT NAME: PALLADIUM TERRACE

PROJECT NUMBER: VP 2402

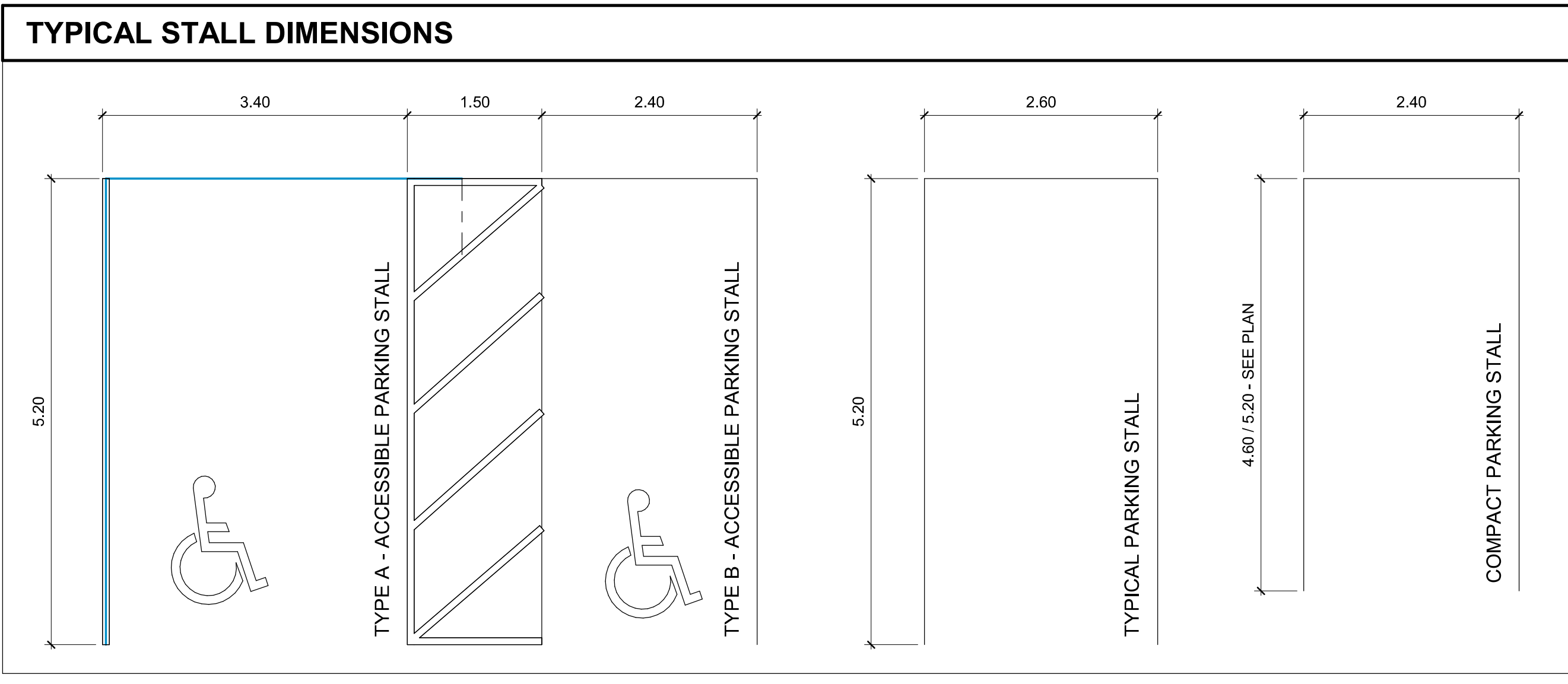
ADDRESS: 425 CULDAFF RD OTTAWA, ON

DRAWING TITLE: SURFACE & UNDERGROUND PARKING PLAN

DRAWN BY: EC
 CHECKED BY: CG
 DATE: OCT 15, 2024
 SCALE: As indicated

DRAWING #: **A1.01**

REV #: **A**

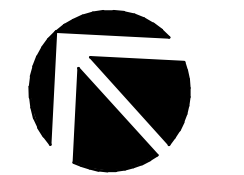


1 SITE PLAN - SURFACE PARKING
 1 : 275

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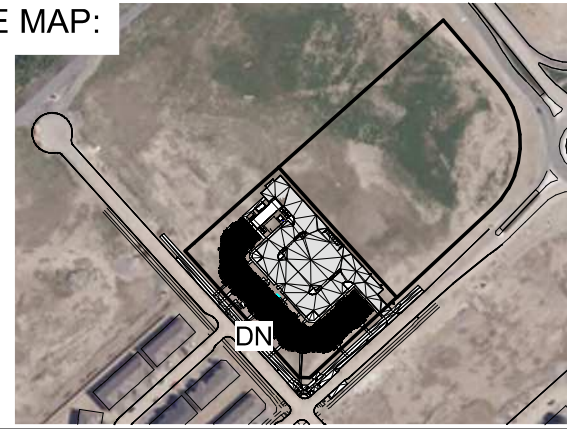


TRUE NORTH



PROJECT NORTH

SITE MAP:



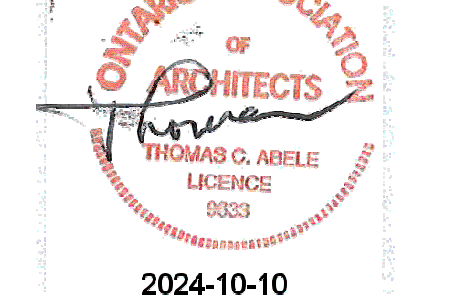
PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABLE ARCHITECTURE INC. T: 604-682-6818



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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

FIRE + EMERGENCY ACCESS PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: OCT 15, 2024

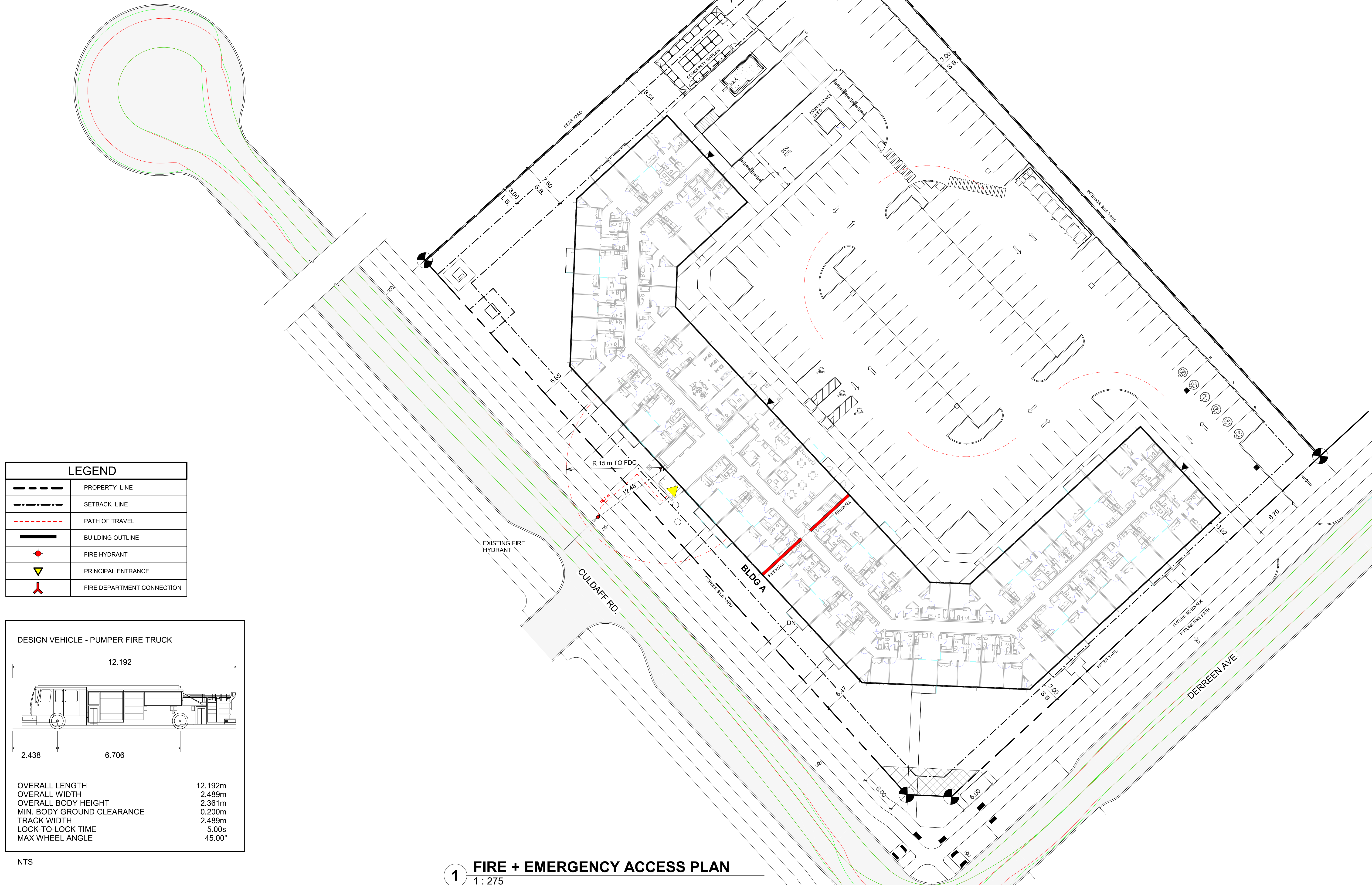
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DRAWING #:

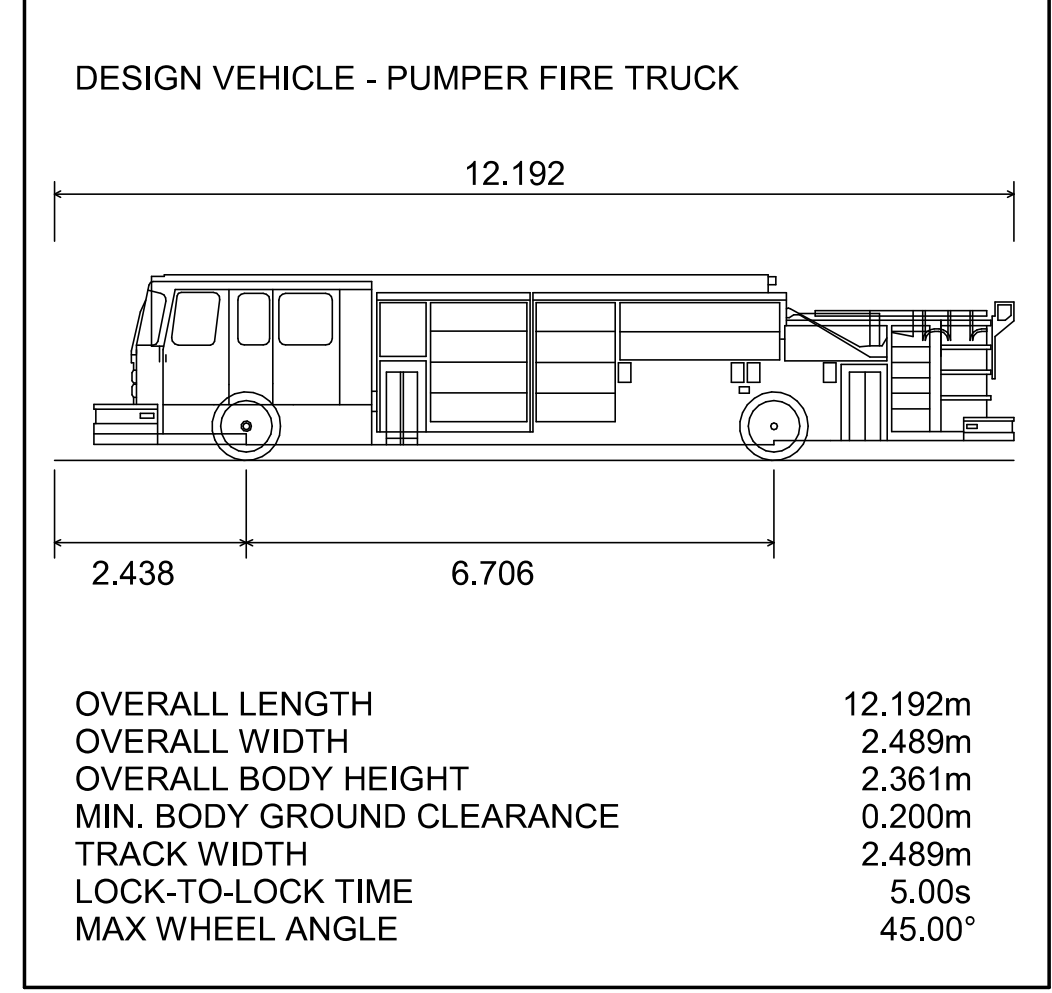
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REV #:

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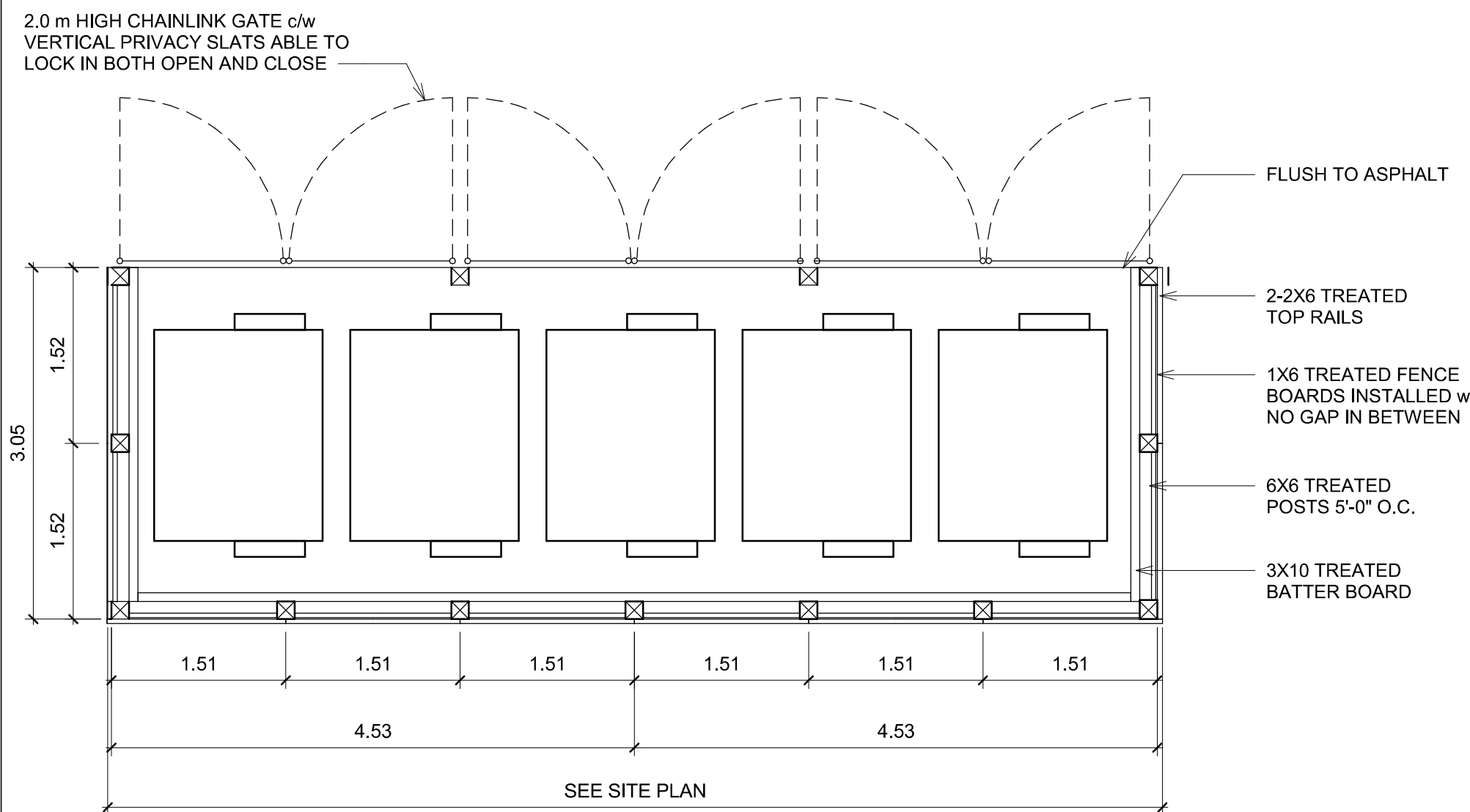


	PROPERTY LINE
	SETBACK LINE
	PATH OF TRAVEL
	BUILDING OUTLINE
	FIRE HYDRANT
	PRINCIPAL ENTRANCE
	FIRE DEPARTMENT CONNECTION

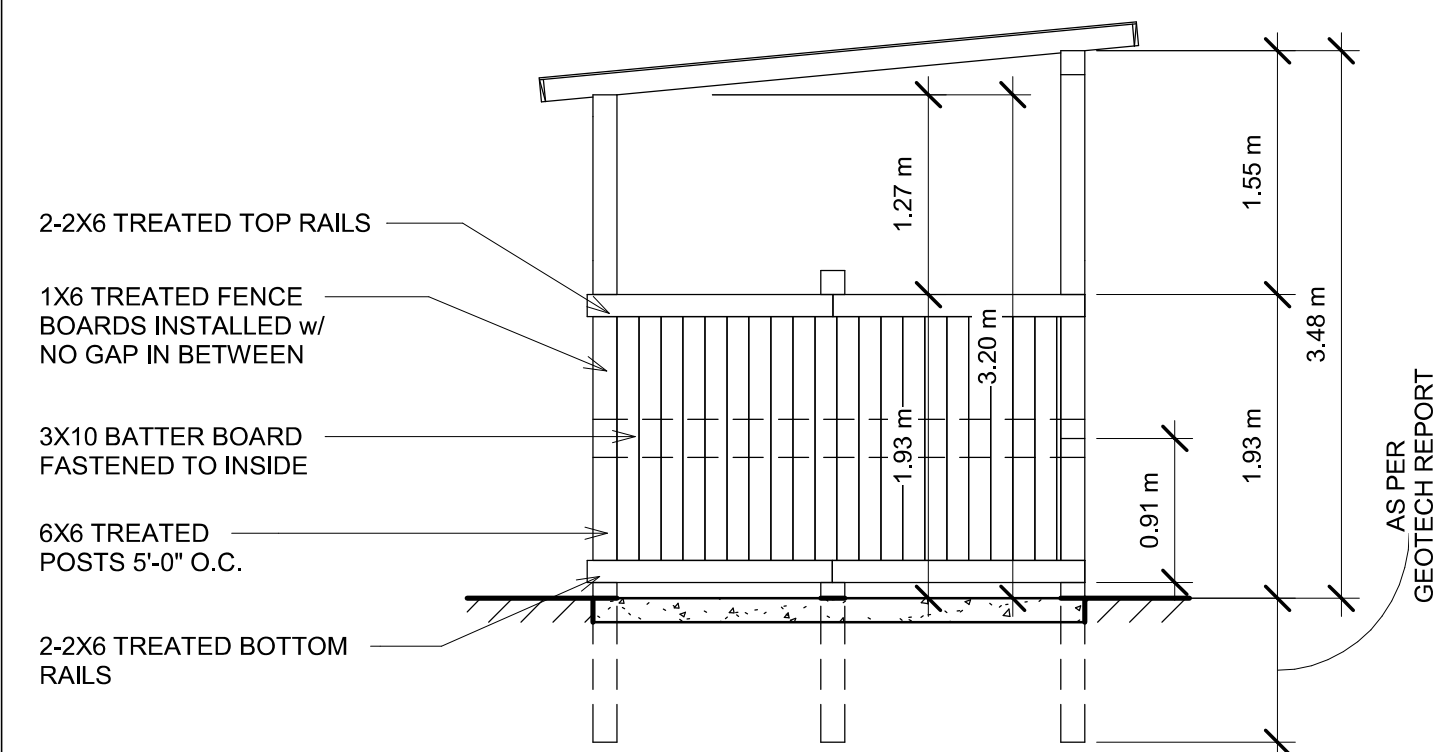


1 FIRE + EMERGENCY ACCESS PLAN
1 : 275

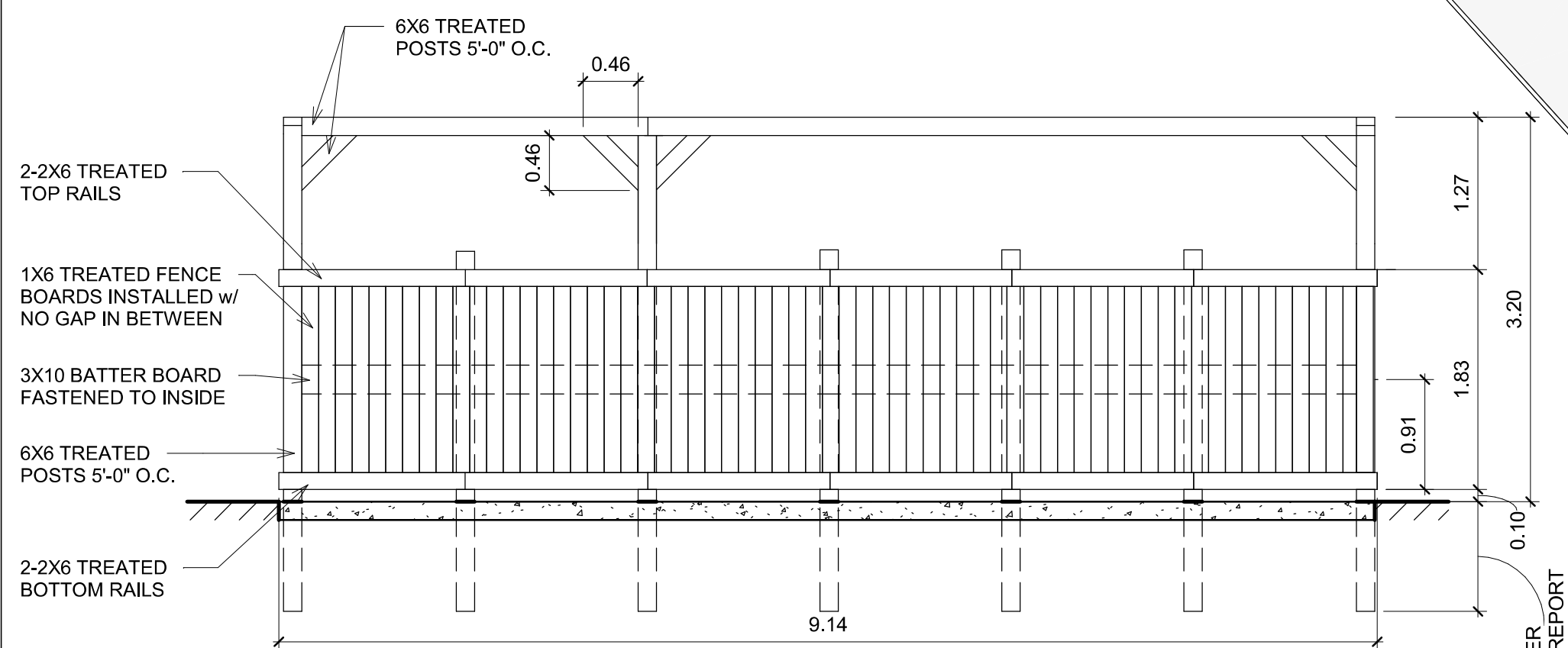
NTS



4 GARBAGE ENCLOSURE
1 : 48



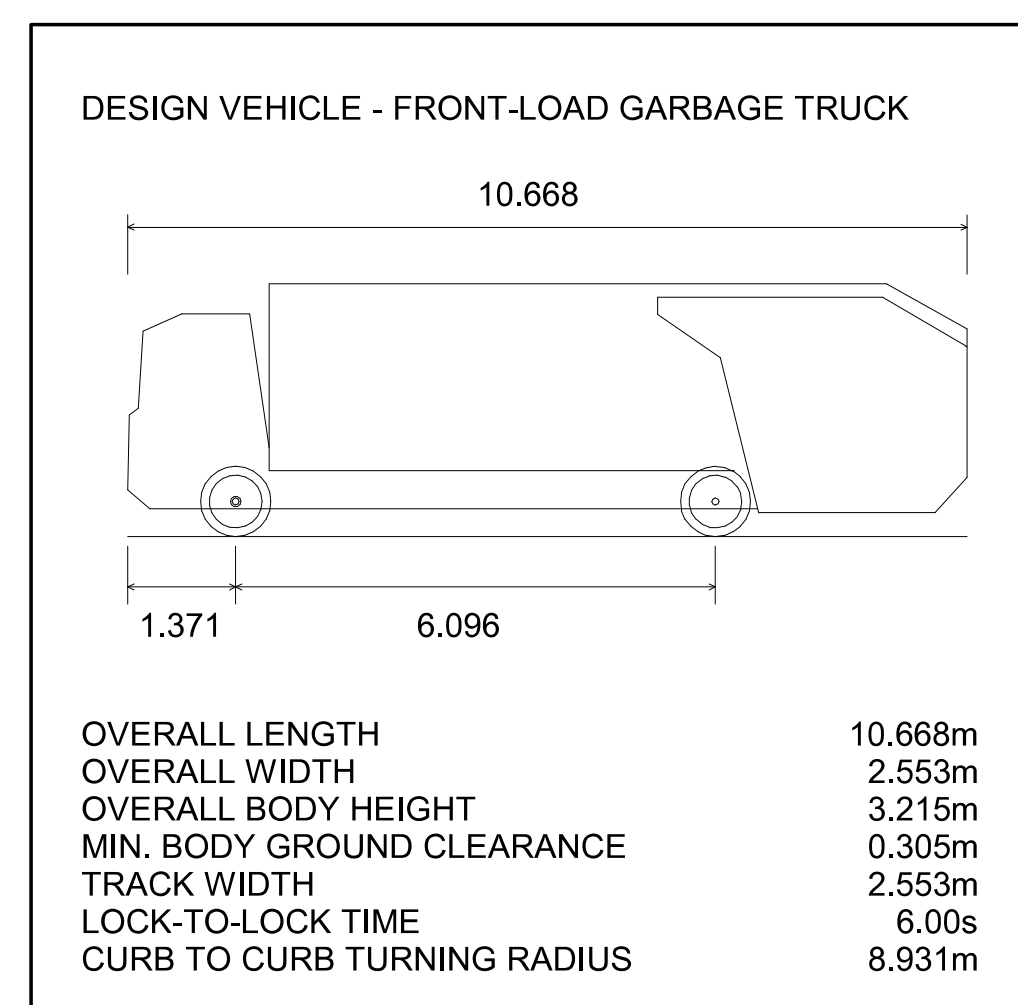
5 GARBAGE ENCLOSURE SIDE ELEVATION
1 : 48



6 GARBAGE ENCLOSURE ELEVATION
1 : 48

WASTE CALCULATIONS		
	REQUIRED	PROPOSED
GARBAGE	19.3 y ³	20 y ³
GMP	3 y ³	4 y ³
FIBRE	6.7 y ³	6 y ³
ORGANICS	870 L	960 L

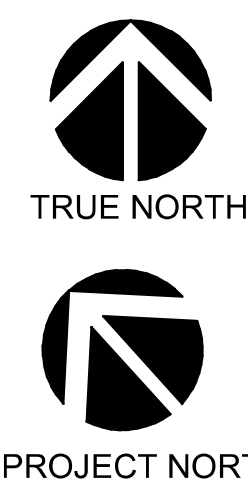
LEGEND	
	GARBAGE CANS (NUMBER REPRESENTS Y ³)
	FIBRE CANS (NUMBER REPRESENTS Y ³)
	GMP CANS (NUMBER REPRESENTS Y ³)
	240 L ORGANIC CANS



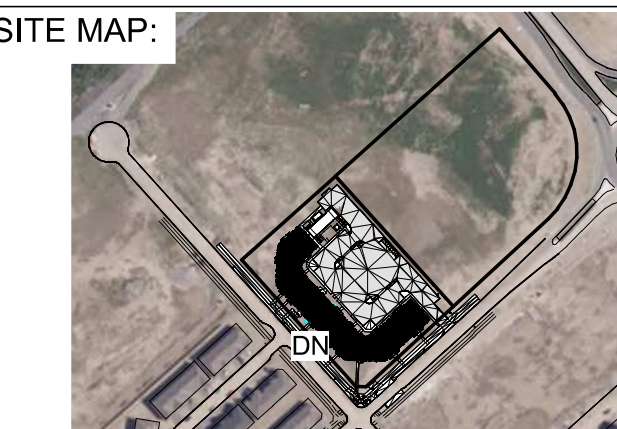
NTS



1 WASTE + RECYCLING PLAN
1 : 275



SITE MAP:



PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE ARCHITECTURE INC. T: 604-682-6818



2024-10-10

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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

WASTE + RECYCLING PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: OCT 15, 2024

SCALE: As indicated

DRAWING #:

A1.03

REV #:

A

SITE MAP:

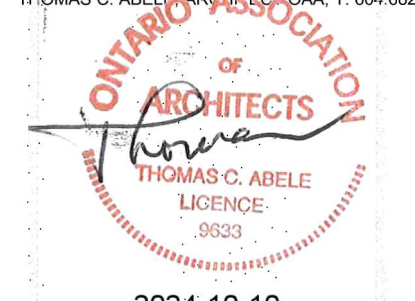
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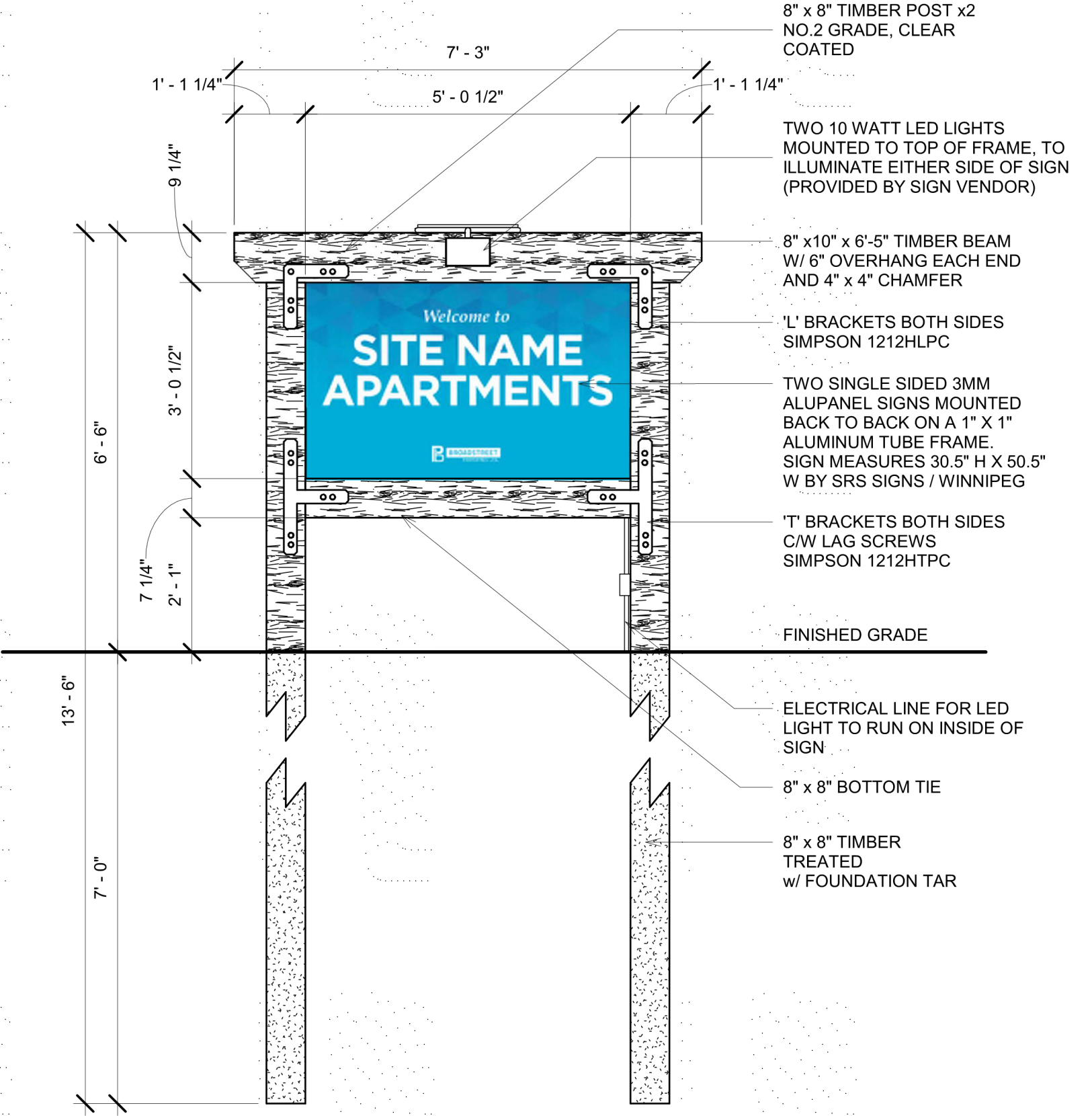
DRAWING TITLE: **SITE ACCESSORIES**

DRAWN BY: Author
CHECKED BY: CG
DATE: OCT 15, 2024
SCALE: As indicated

DRAWING #: **A1.04**

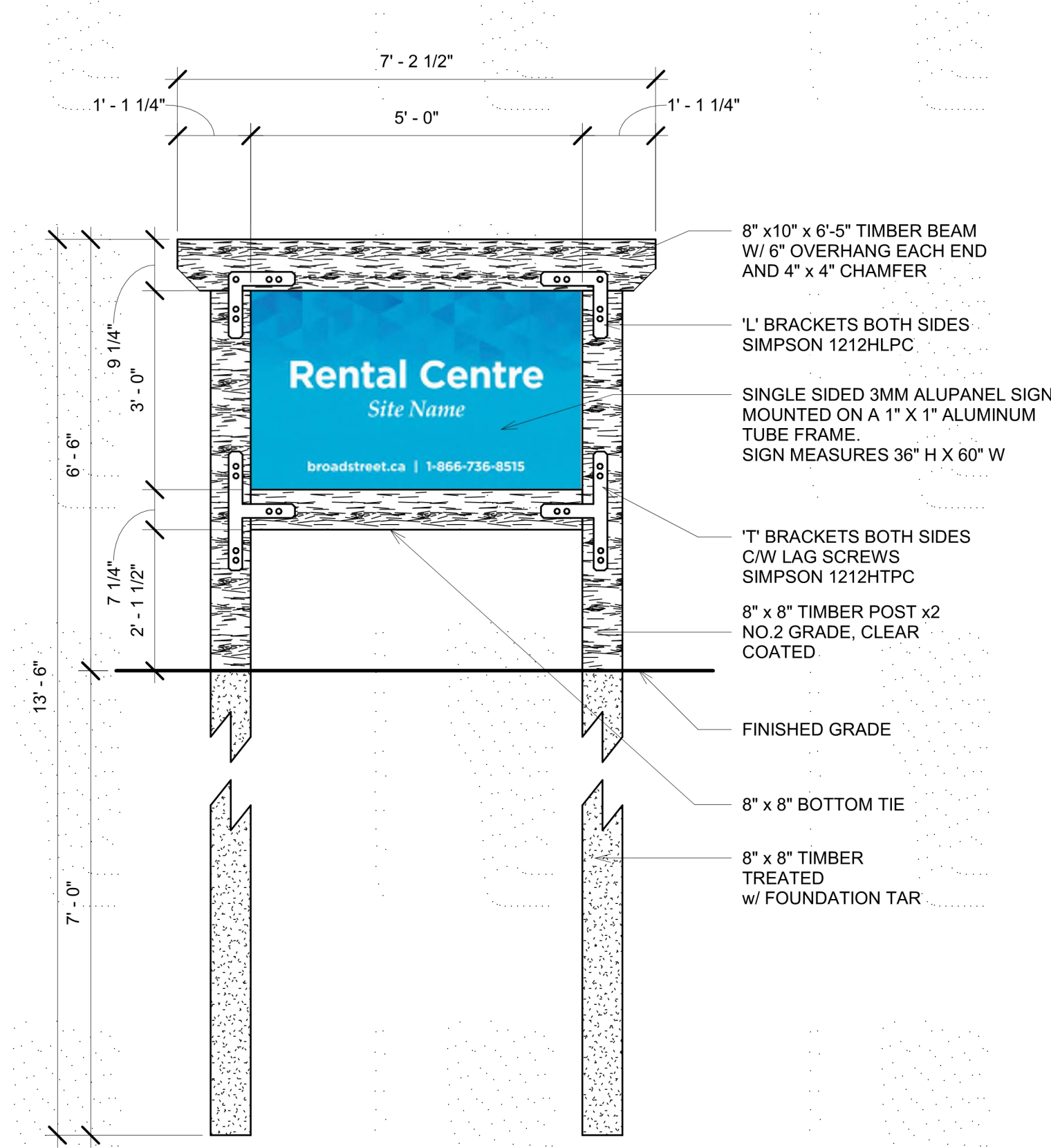
REV #: **A**

ALL TIMBER TO BE FINISHED WITH NATURAL CEDAR SUNFAST

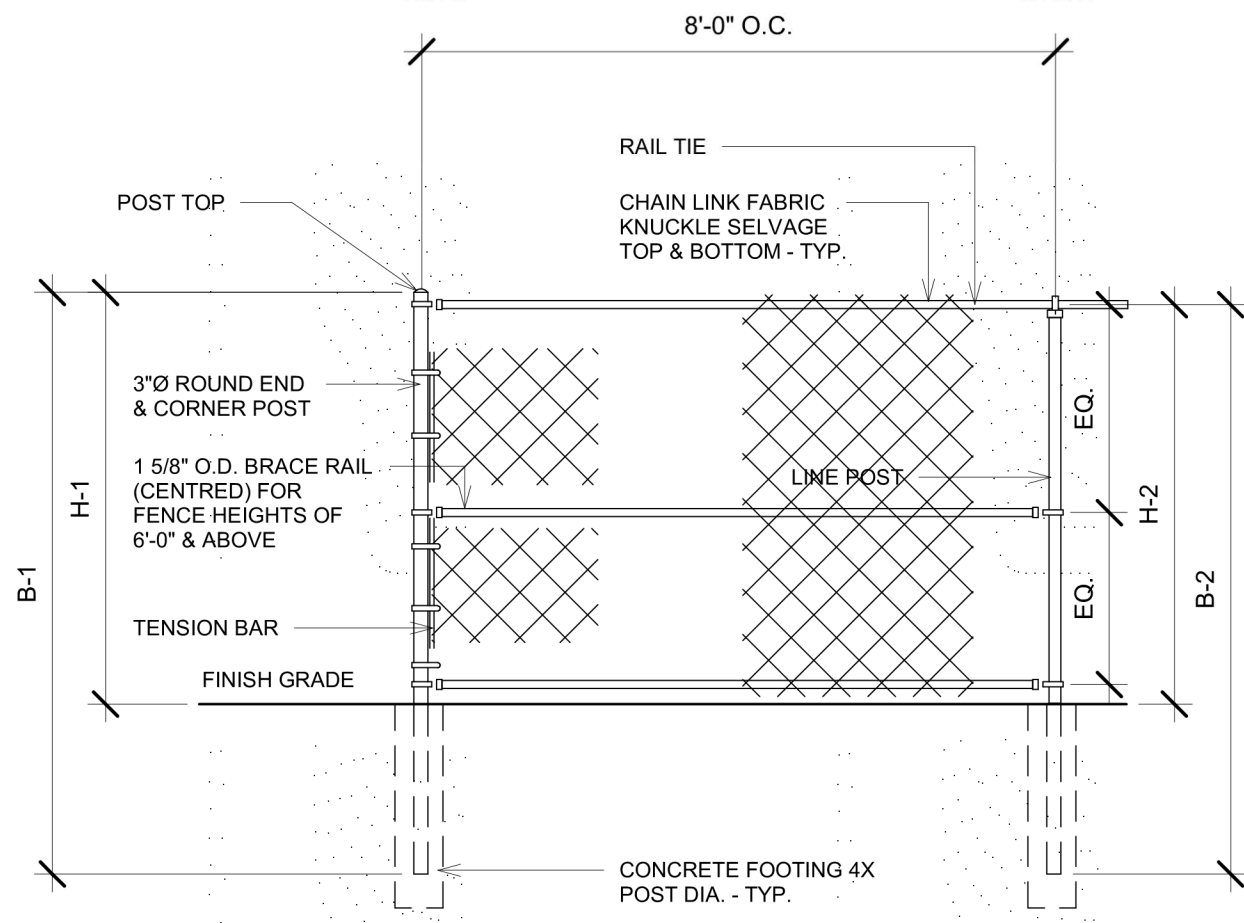


1 ENTRY SIGN
1 : 24

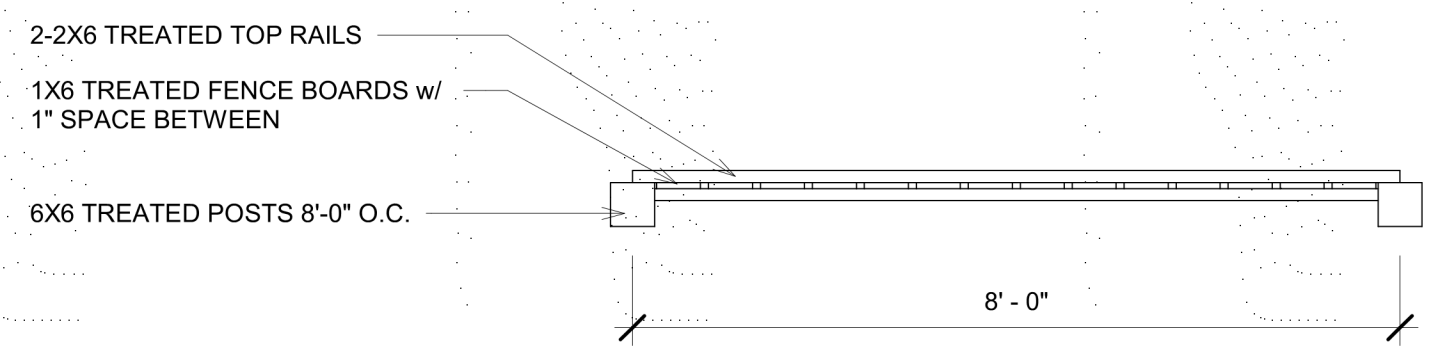
ALL TIMBER TO BE FINISHED WITH NATURAL CEDAR SUNFAST



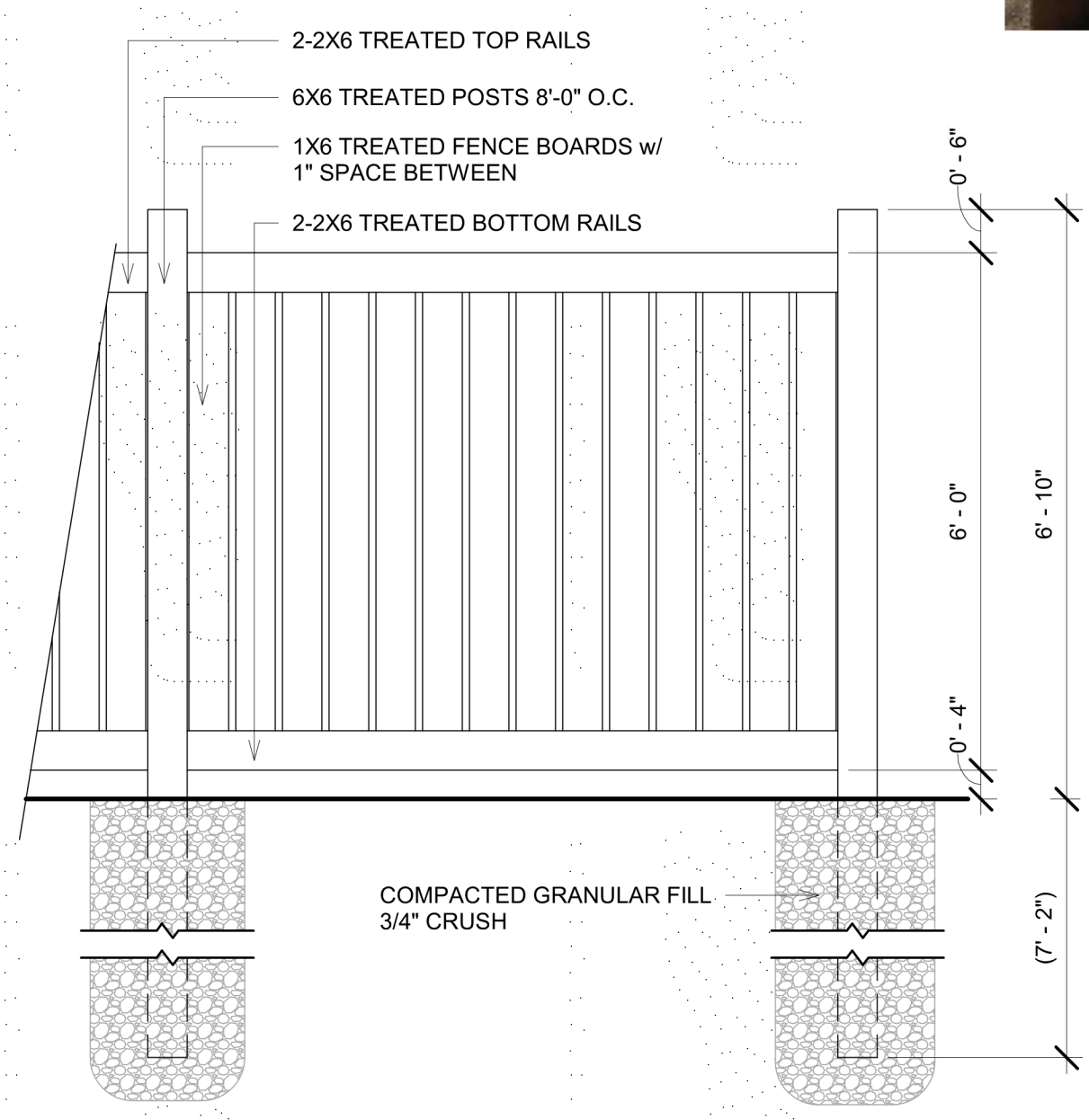
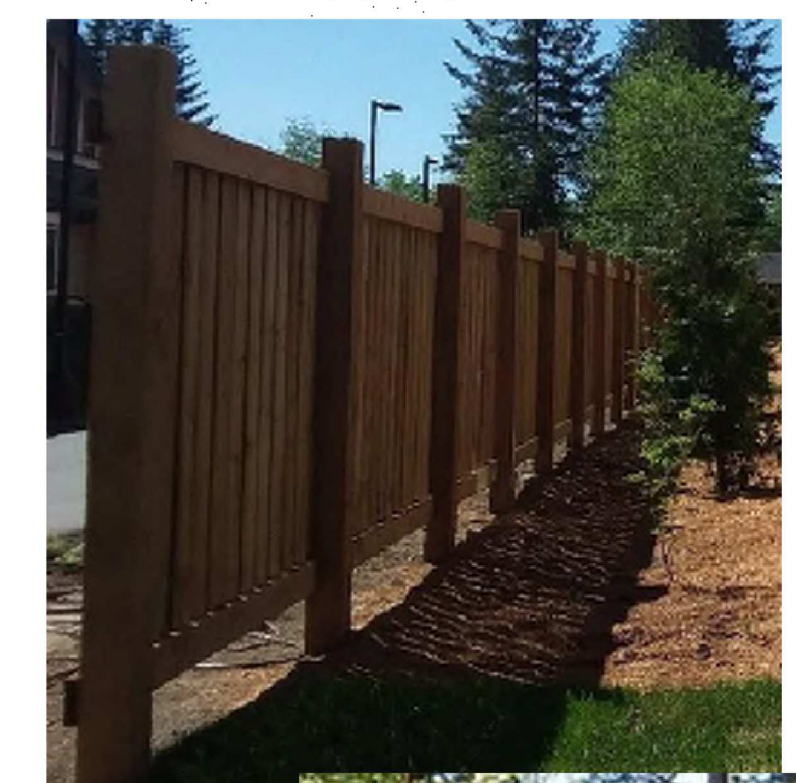
2 RENTAL OFFICE DIRECTION SIGN
1 : 24



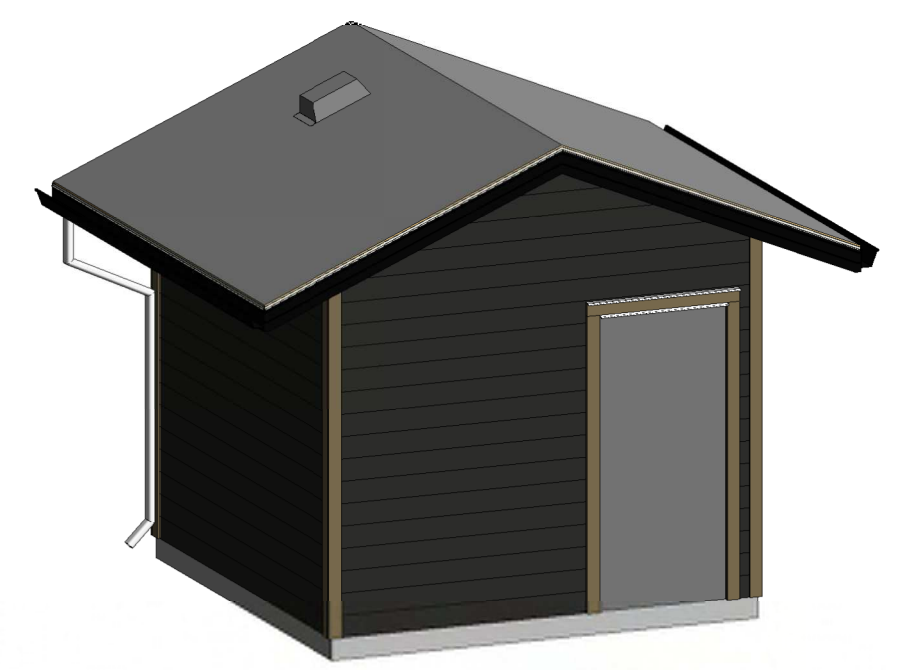
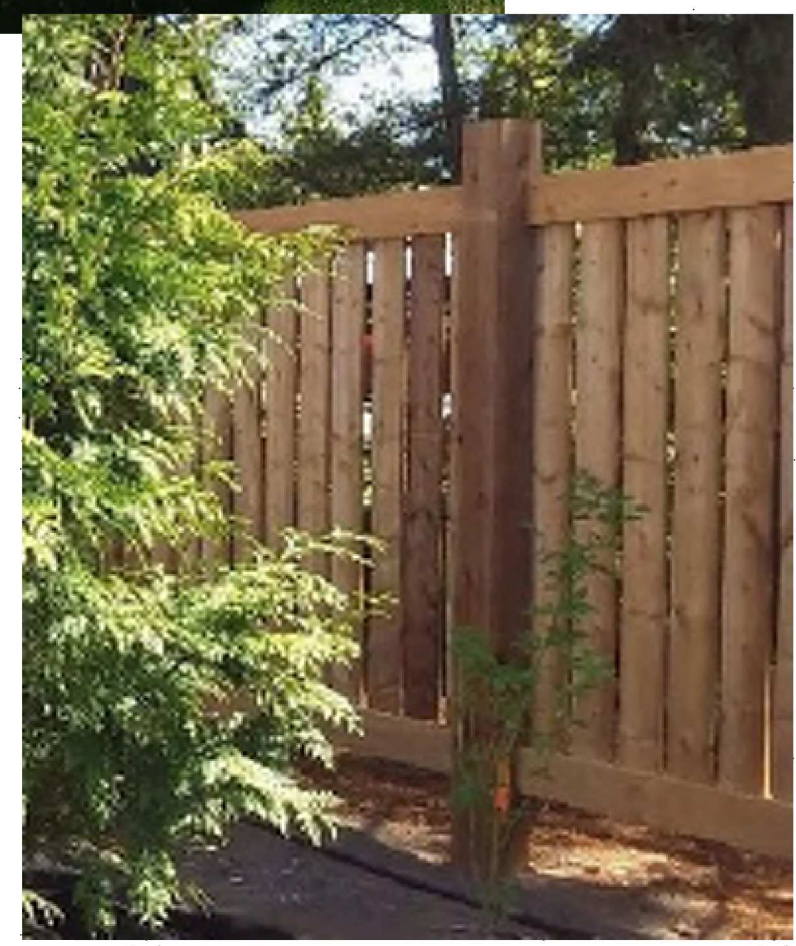
3 CHAINLINK FENCING
1 : 24



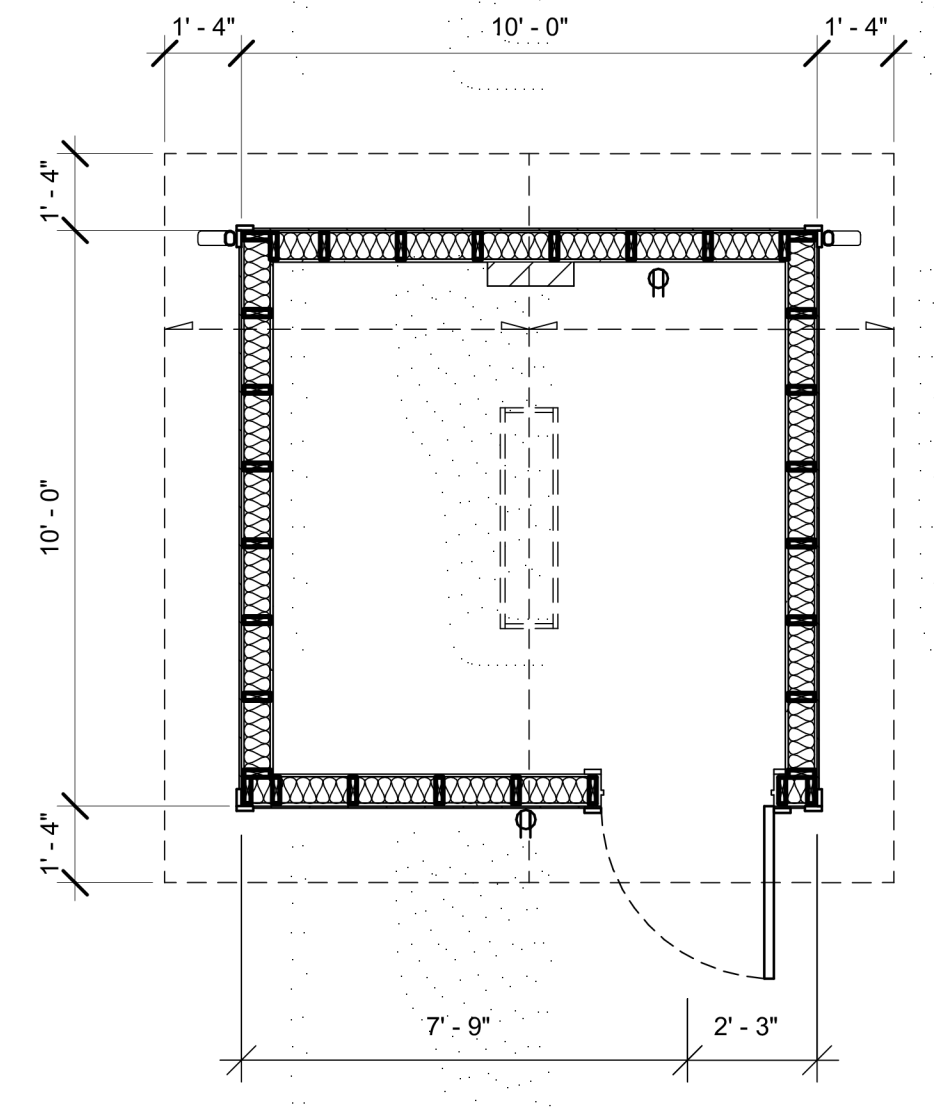
4 SITE FENCE PLAN DETAIL
1 : 24



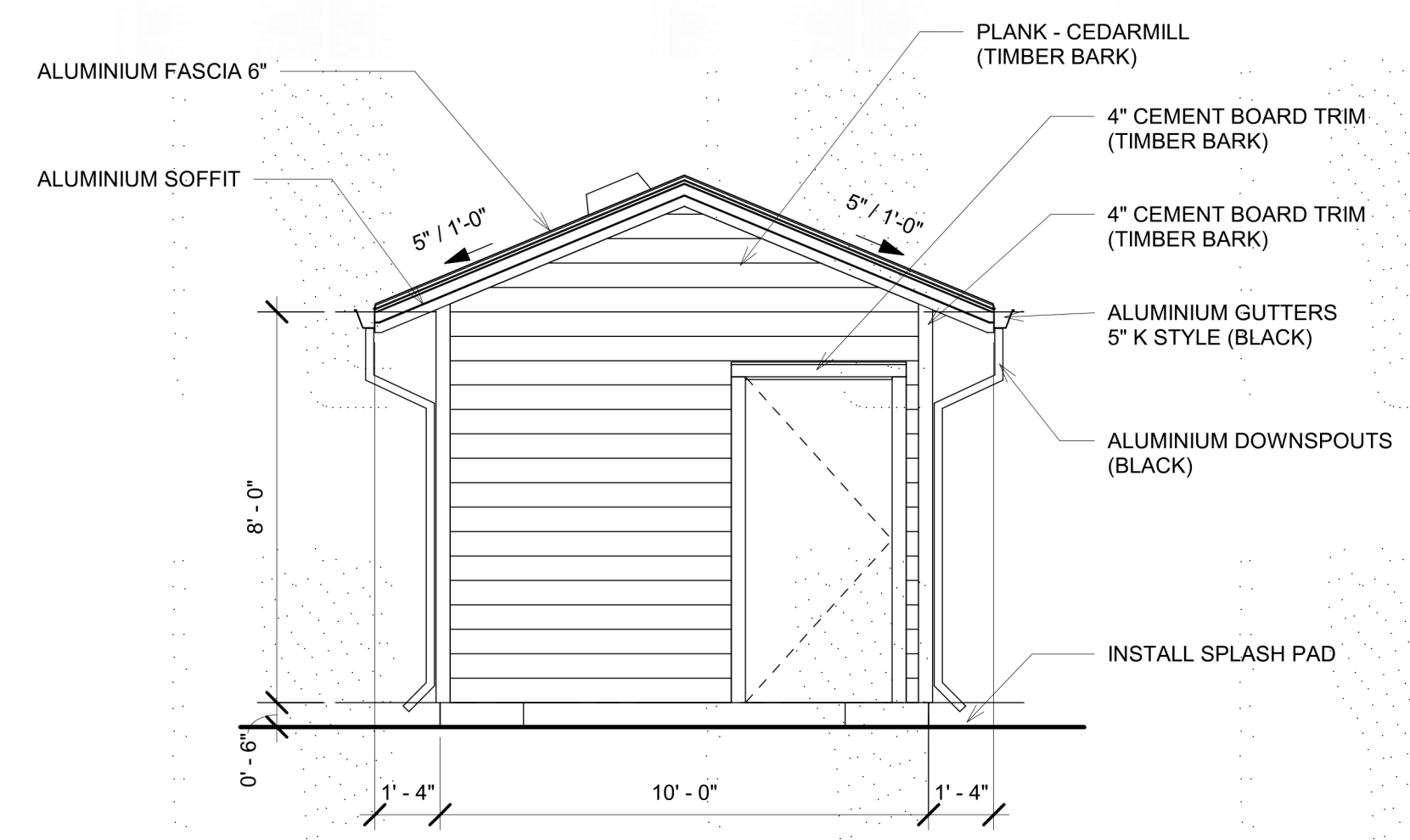
5 SITE FENCE ELEVATION DETAIL
1 : 24



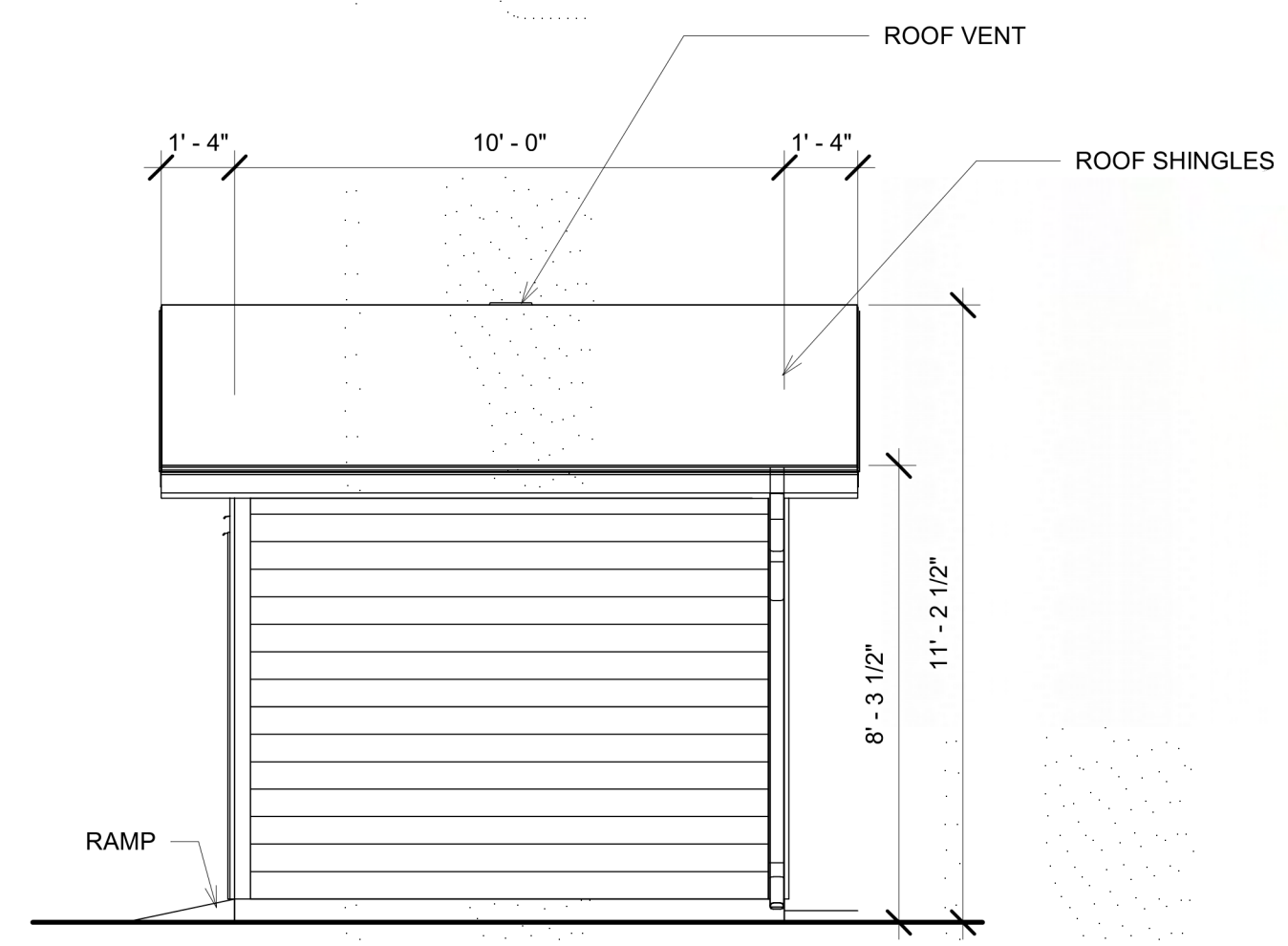
6 MAINTENANCE SHED



7 MAINTENANCE SHED PLAN
1 : 40



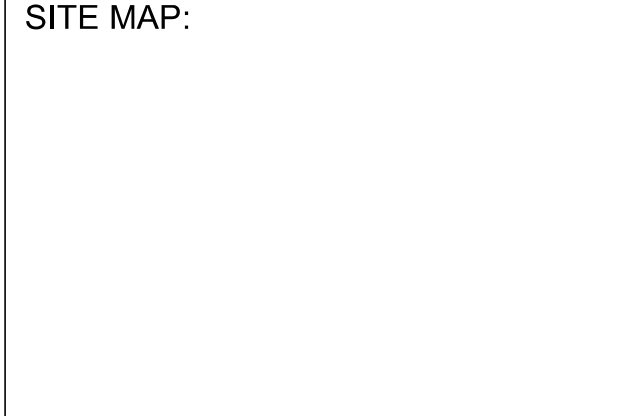
8 MAINTENANCE SHED FRONT ELEVATION
1 : 40



9 MAINTENANCE SHED SIDE ELEVATION
1 : 40

10/10/2024 7:46:18 AM

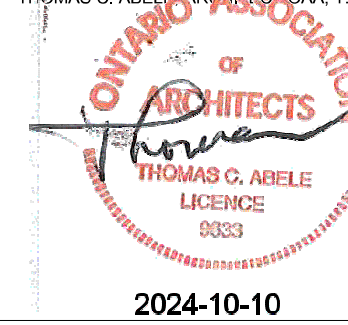
SITE MAP:



PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024

SEAL: **ABELEARCHITECTURE**
THOMAS G. ABELLE ARCHITECTURE INC. T: 604.682-6818

2024-10-10

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PROJECT NAME:
PALLADIUM TERRACE

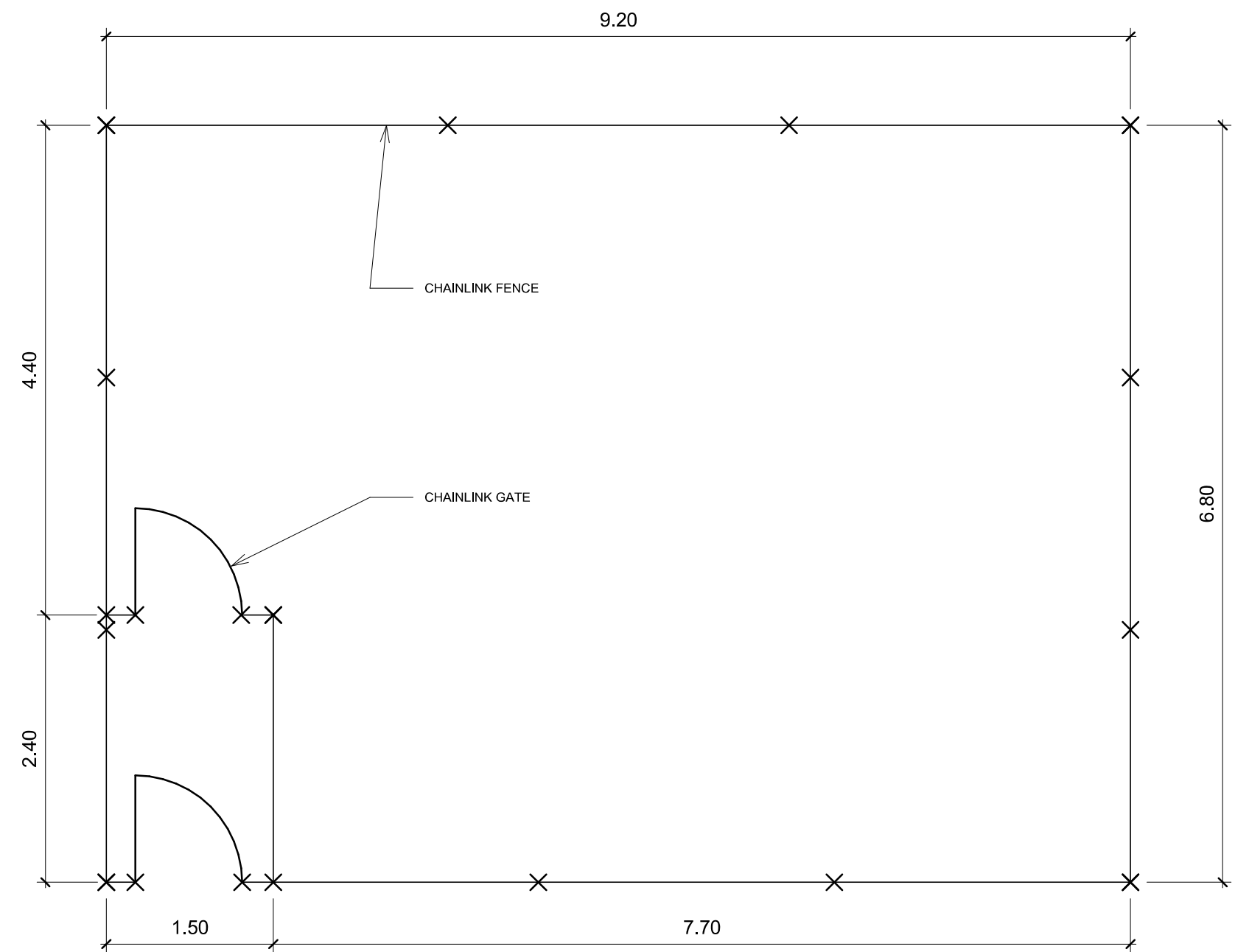
PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

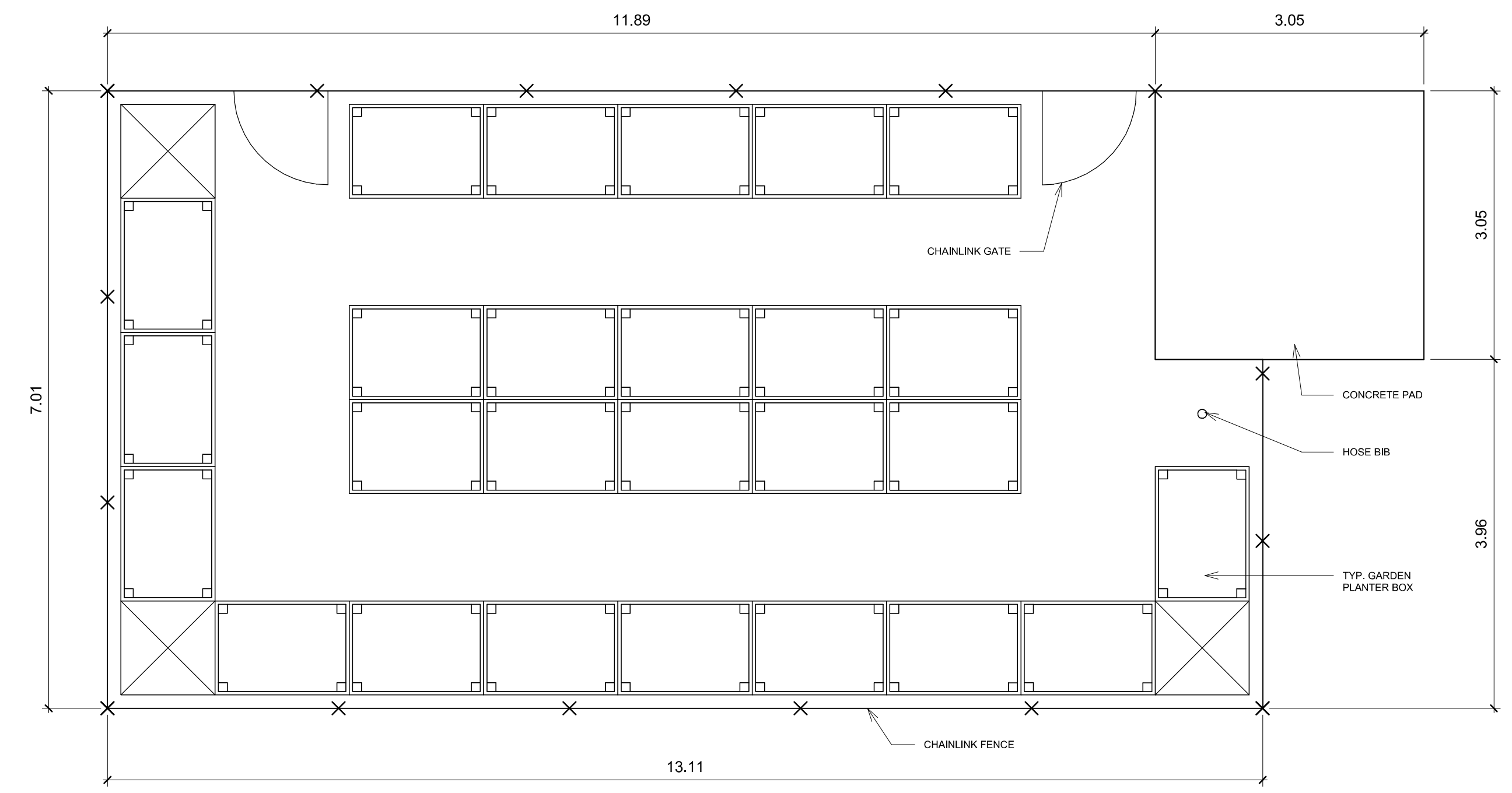
DRAWING TITLE:
SITE ACCESSORIES

DRAWN BY: Author
CHECKED BY: CG
DATE: OCT 15, 2024
SCALE: 1 : 50

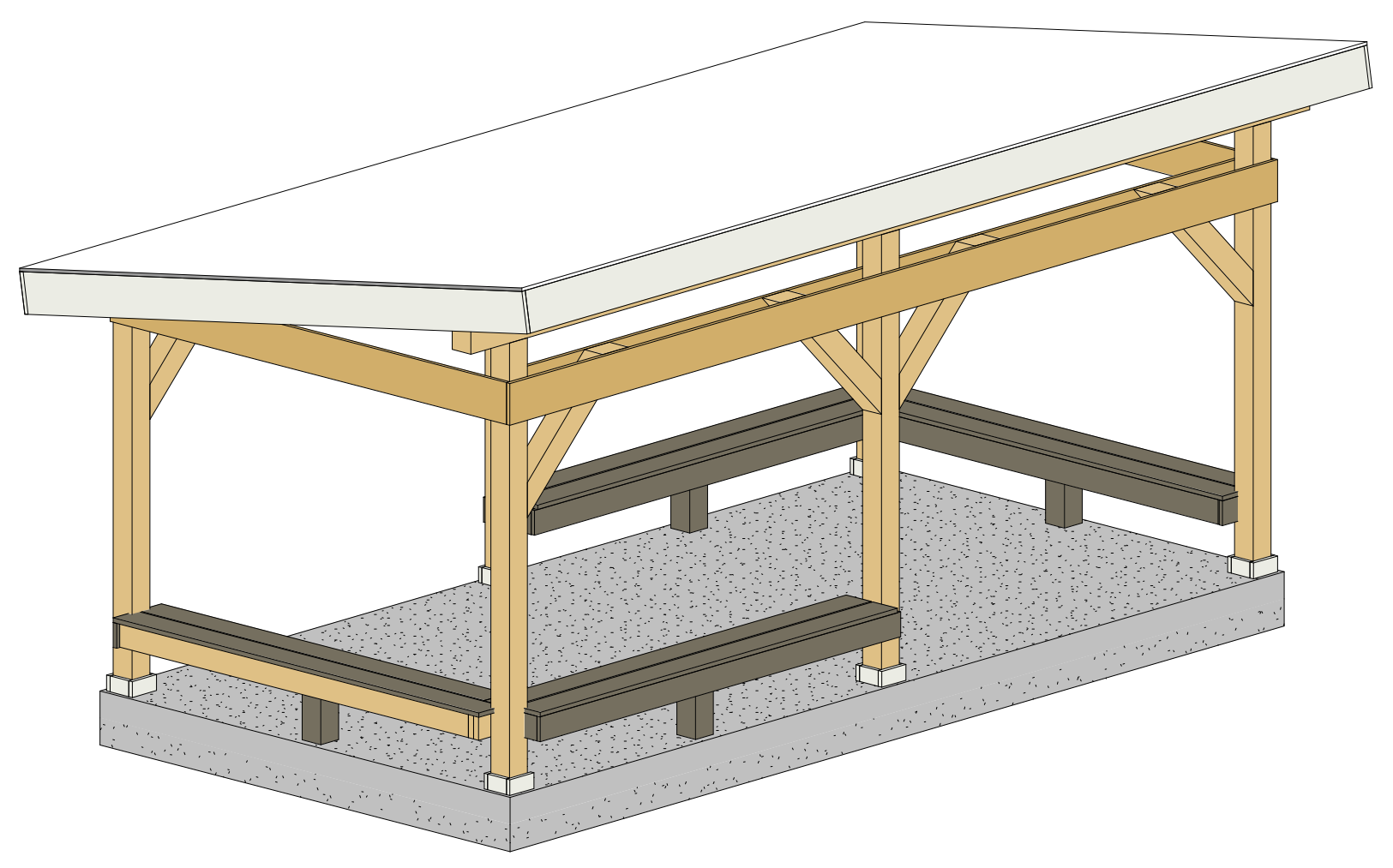
DRAWING #: **A1.05** REV #: **A**



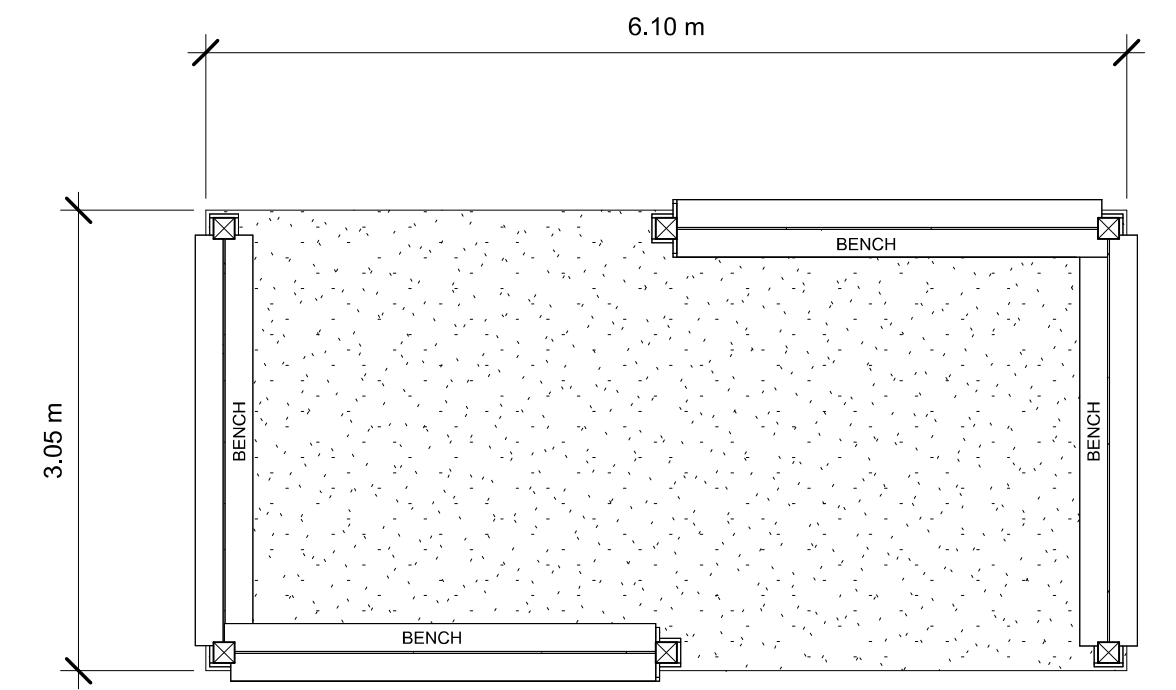
1 DOG RUN
1 : 50



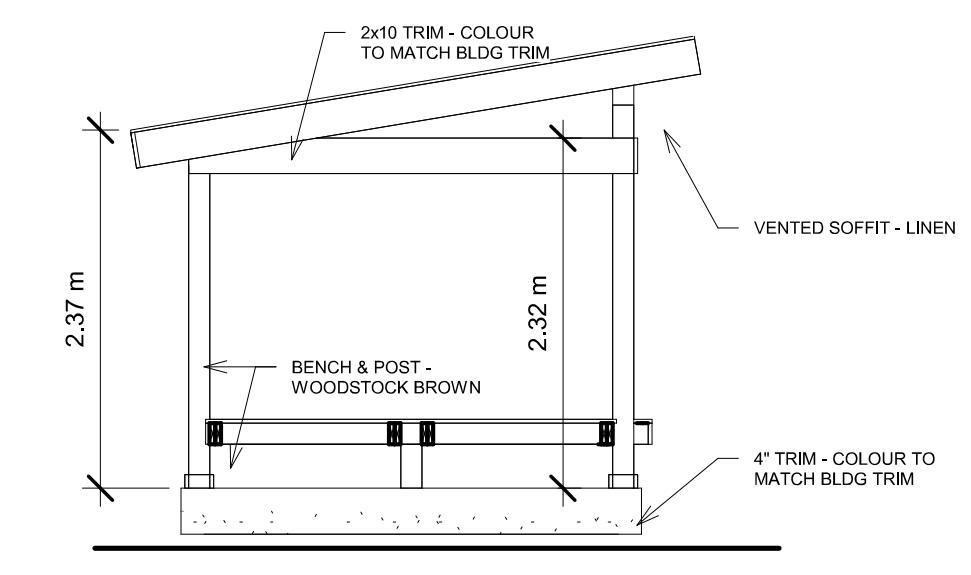
2 COMMUNITY GARDEN
1 : 50



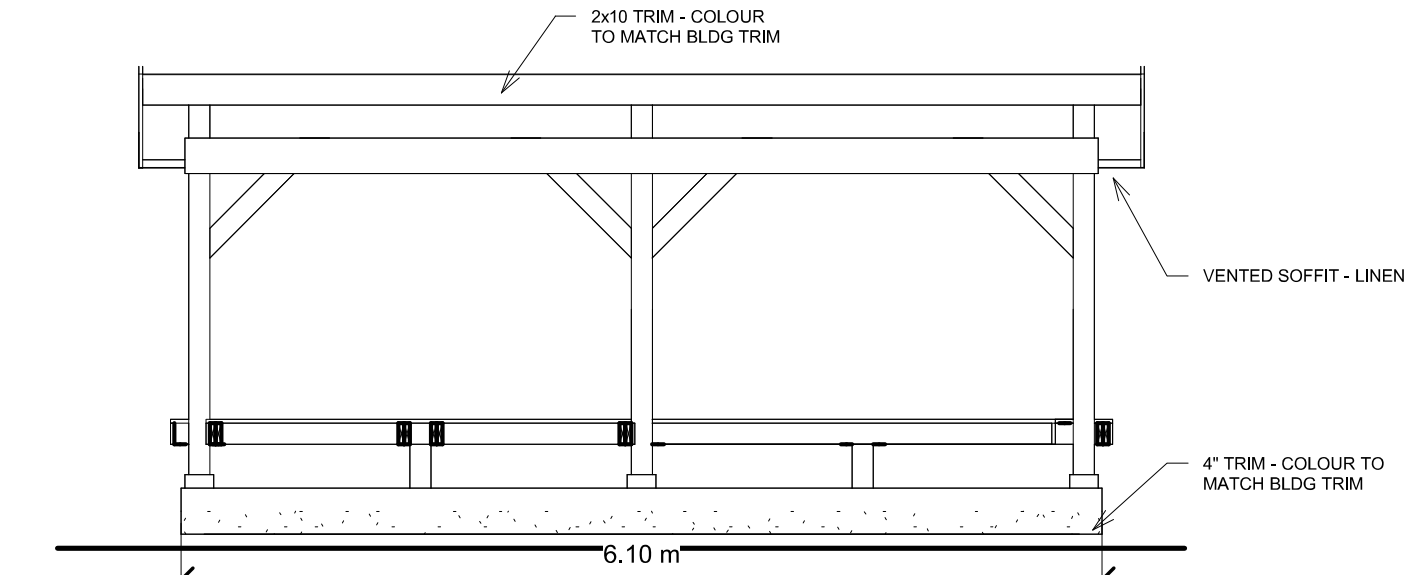
3 PERGOLA - ISO



4 SITE PLAN
1 : 50



5 END ELEVATION
1 : 50



6 FRONT ELEVATION
1 : 50



(1) WEST VIEW



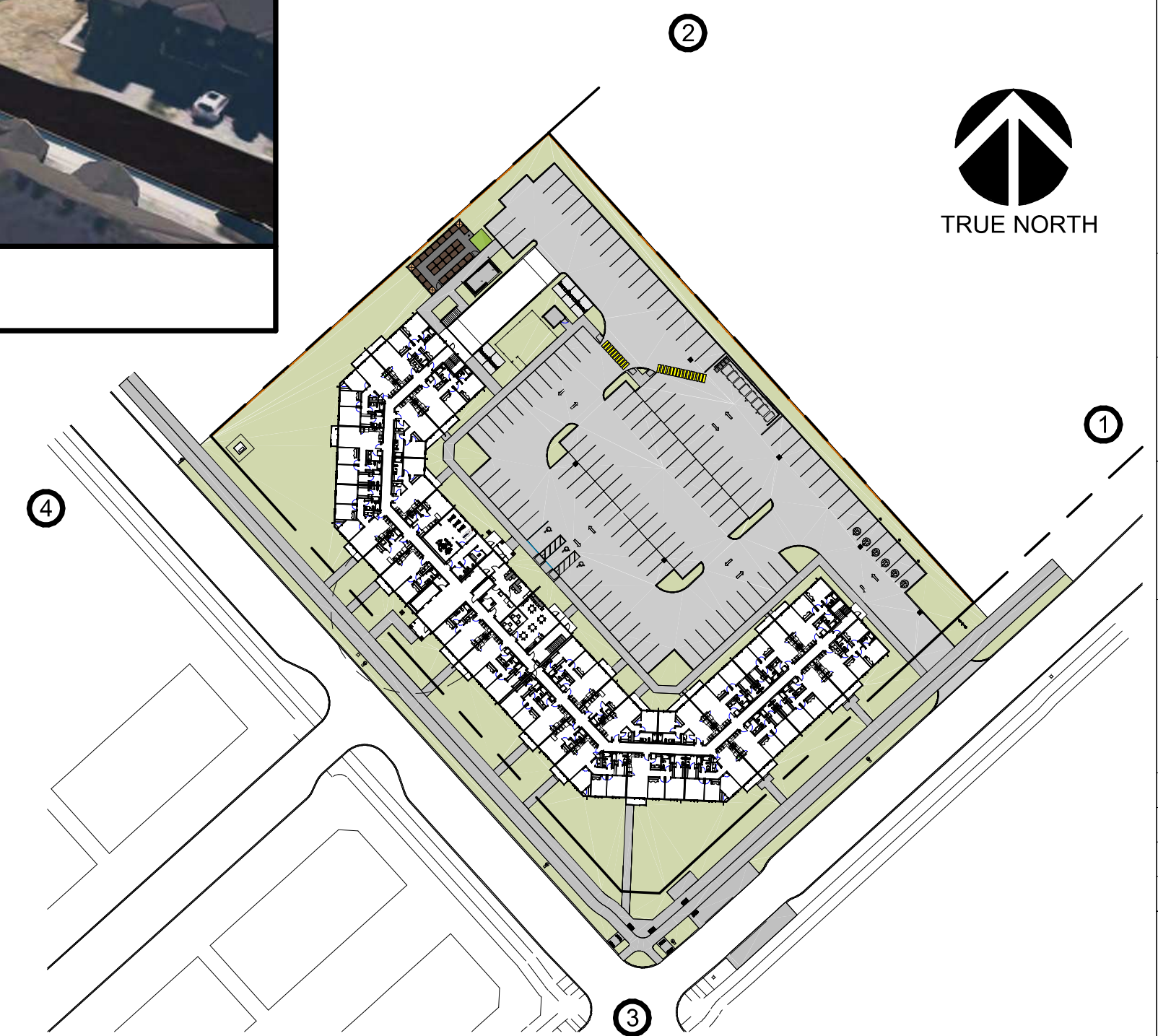
(2) SOUTH VIEW



(3) NOTRH VIEW



(4) EAST VIEW

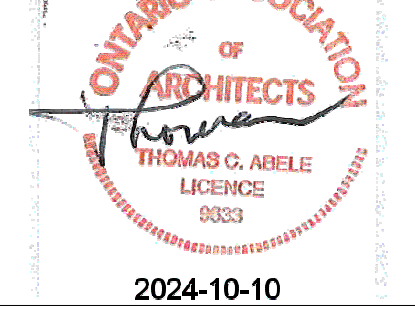


SITE MAP:

PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024

SEAL: **ABELEARCHITECTURE**
THOMAS G. ABELE ARCHITECTURE INC. T: 604-682-6818



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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
SURROUNDING AREA PERSPECTIVE

DRAWN BY: EC
CHECKED BY: CG
DATE: OCT 15, 2024
SCALE: 1 : 1000

DRAWING #: **A1.06** REV #: **A**

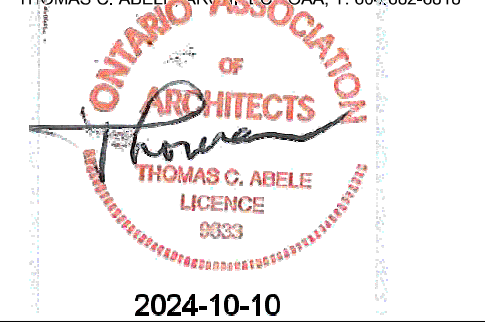
SITE MAP:

PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024

SEAL: **ABELEARCHITECTURE**



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PROJECT NAME:
PALLADIUM TERRACE

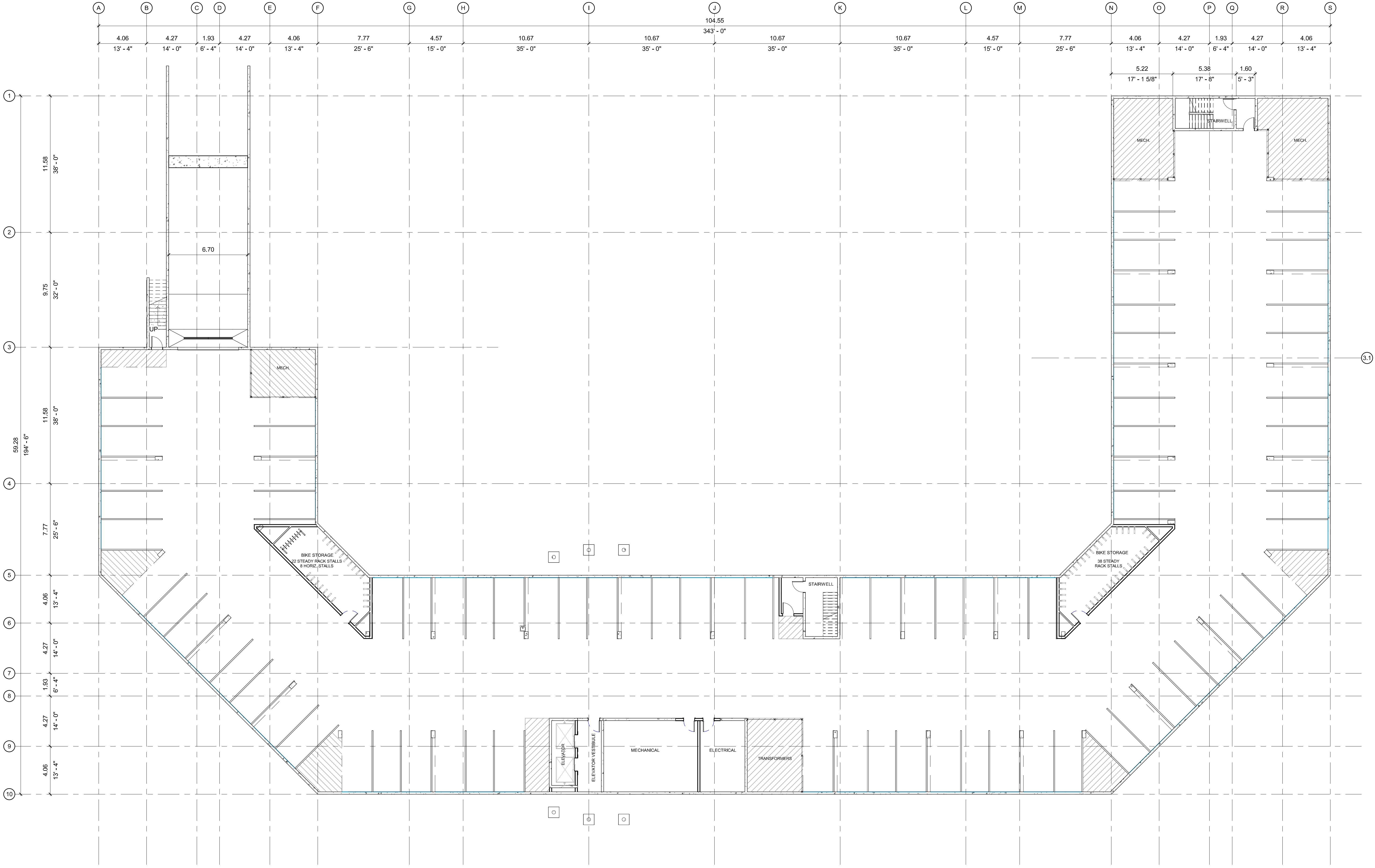
PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
PARKADE FLOOR PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: OCT 15, 2024
SCALE: 1:150

DRAWING #: **A2.00** REV #: **A**



1 PARKADE FLOOR PLAN
1:150

