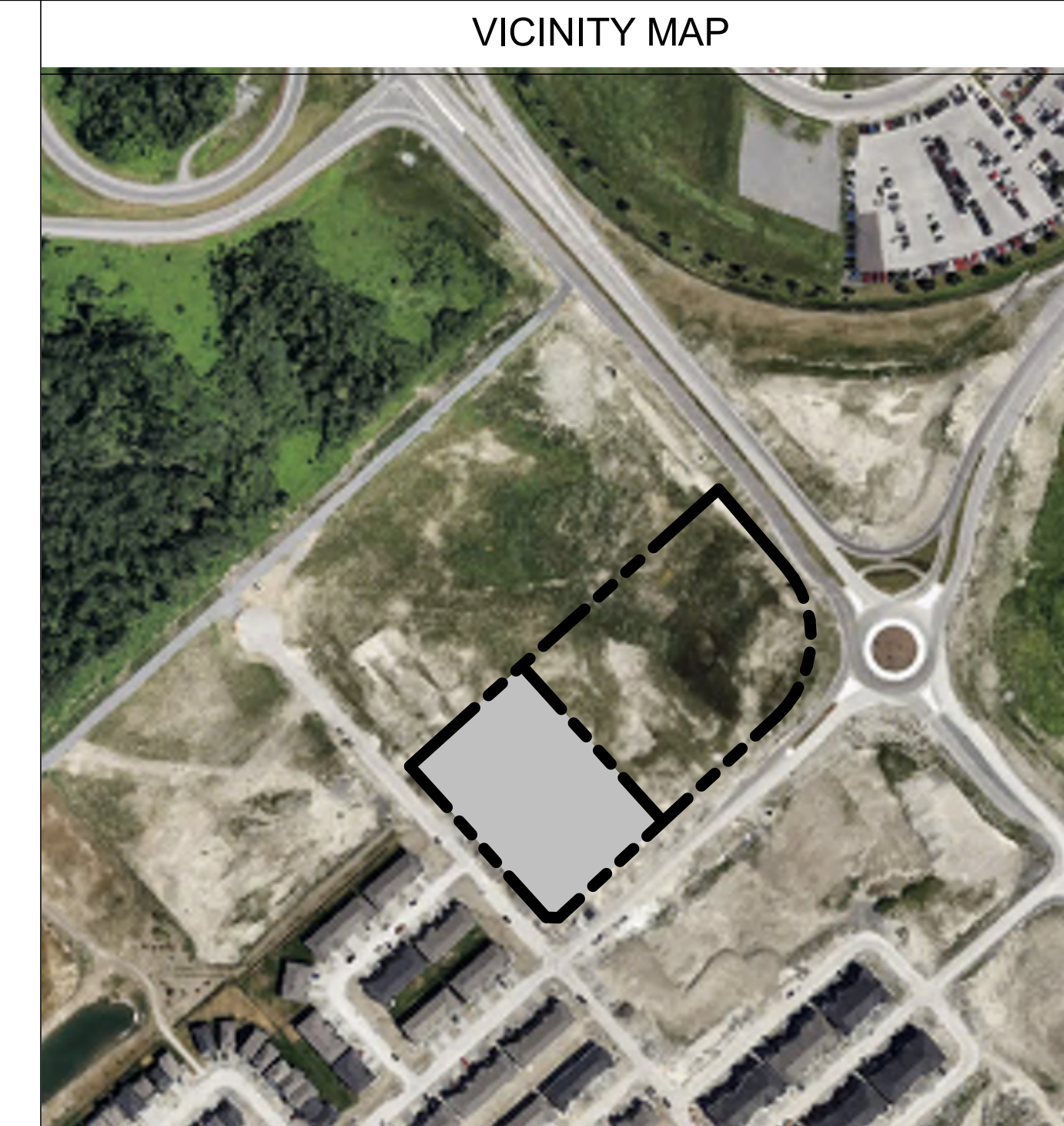


**LIST OF DRAWINGS**

- 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
- A2.00 PARKADE FLOOR PLAN
- 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 <sup>2</sup>	2.40 ACRES	0.973 HECTARES
BUILDING AREA	16,335.42	m <sup>2</sup>	
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 <sup>2</sup>	-	m <sup>2</sup>
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
<b>TOTAL PARKING STALLS</b>			<b>247</b>	<b>212 *</b>
<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 50%		MAX 107	75
ACCESSIBLE TYPE A			3	3

\* SUBJECT TO VARIANCE

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

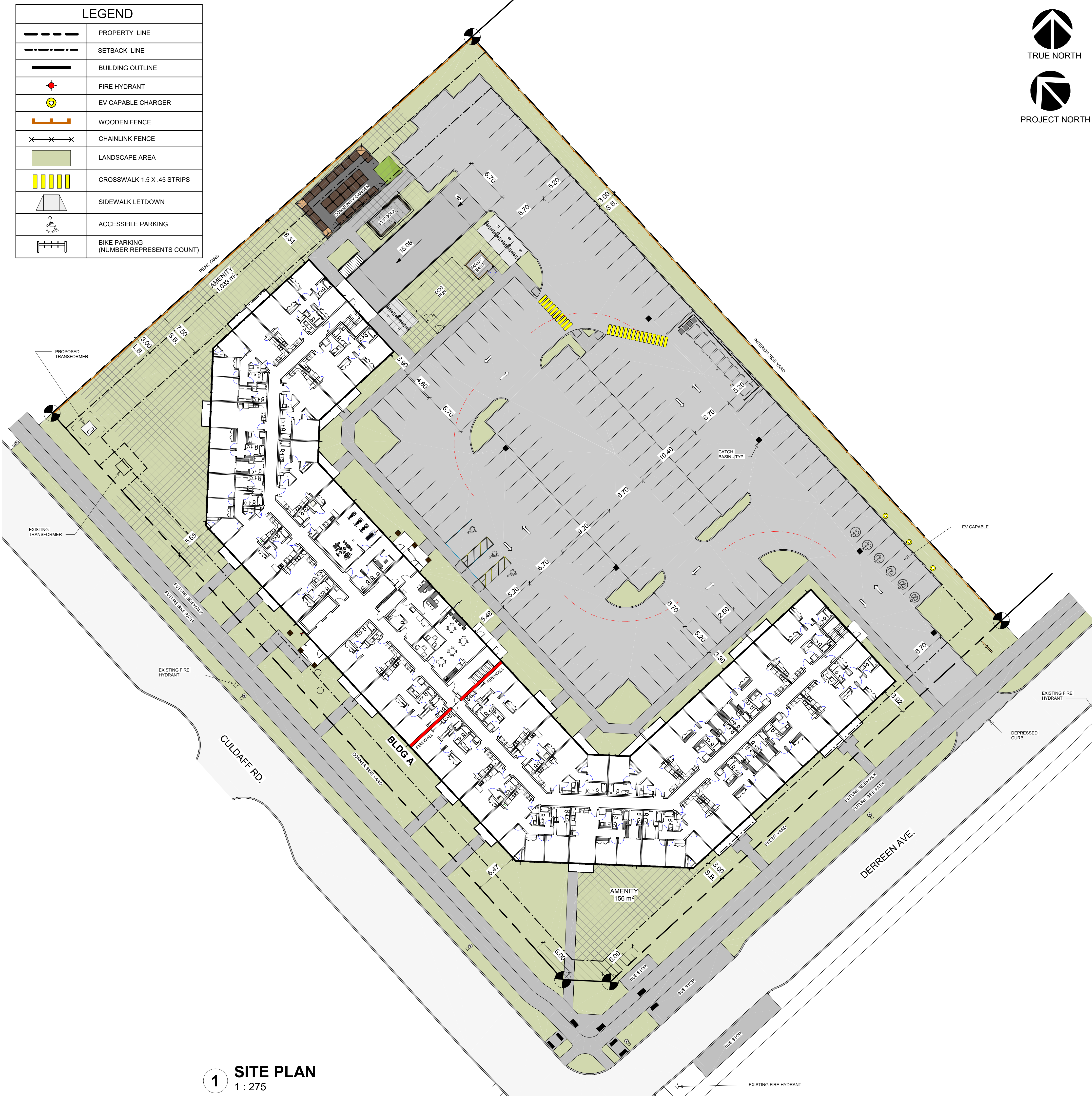
UNIT BREAKDOWN			
BUILDING A			
TOTAL PER BUILDING	177		%
STUDIO	24		13%
1 BED / 1 BATH	24		13%
2 BED / 1 BATH	6		3%
2 BED / 2 BATH	87		51%
3 BED / 2 BATH	36		20%
<b>TOTAL</b>	<b>177 UNITS</b>		

LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA		35%
m <sup>2</sup>		3387 m <sup>2</sup>

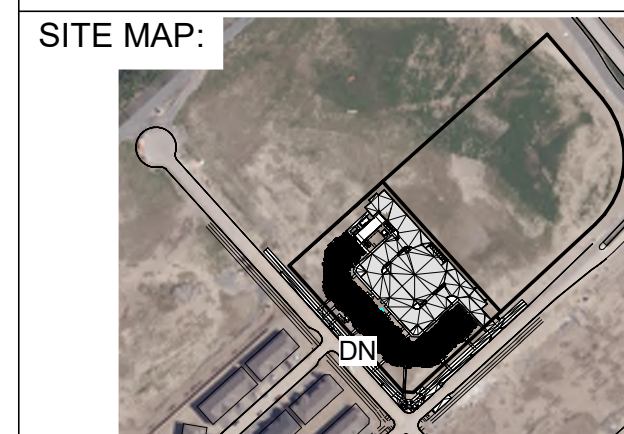
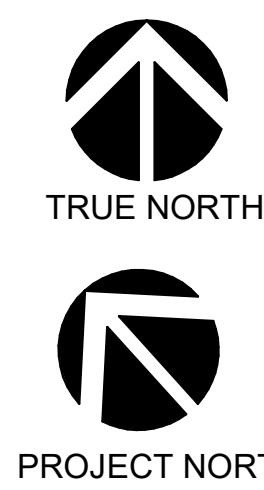
BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	177	89	108
<b>TOTAL BICYCLE</b>			<b>89</b>	<b>108</b>
<b>OTHER BICYCLE PROVISIONS</b>				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	45	40
MIN HORIZONTAL BIKE STALL	50%	-	45	48
MIN SECURED BIKE STALLS	25%	-	22	68

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

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



PROJECT STATUS:  
DEVELOPMENT PERMIT

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

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABLE, ARCHITECT OAA, T: 604.682-6818

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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**

SITE INFORMATION			
PROJECT DESCRIPTION	1 - MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)		
TOTAL UNITS	177 UNITS		
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MUNICIPALITY	CITY OF OTTAWA		
ZONING	GM		
LEGAL DESCRIPTION	-		
LOT AREA	9,728.16 m <sup>2</sup>	2.40 ACRES	0.973 HECTARES
BUILDING AREA	16,335.42 m <sup>2</sup>		
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 <sup>2</sup>	-	m <sup>2</sup>
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

\* SUBJECT TO VARIANCE

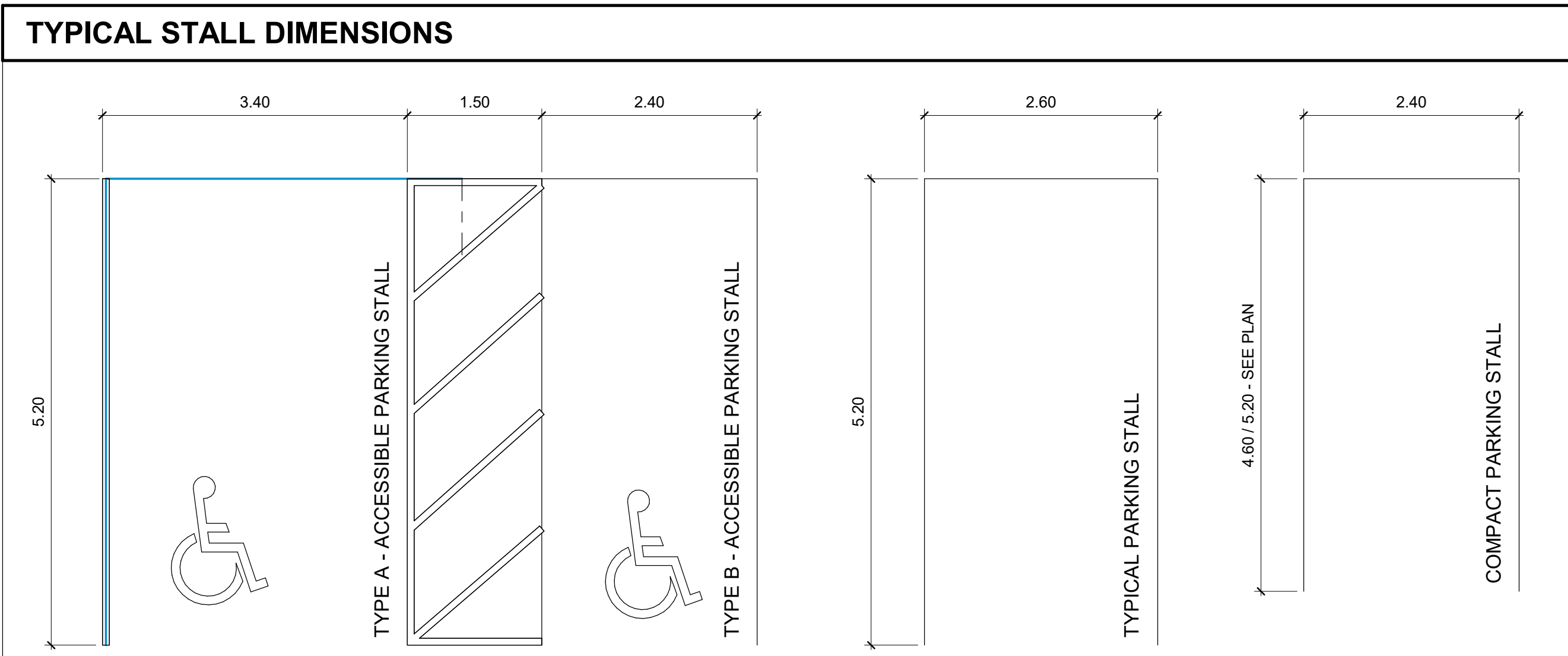
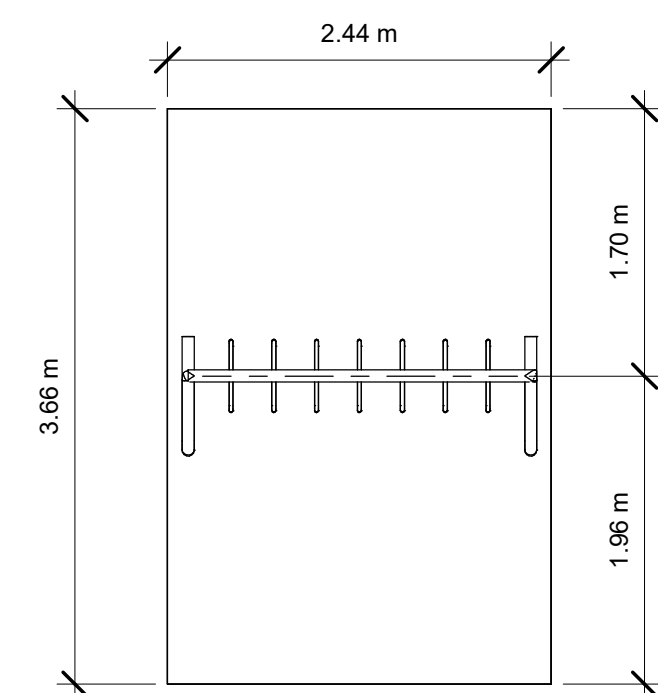
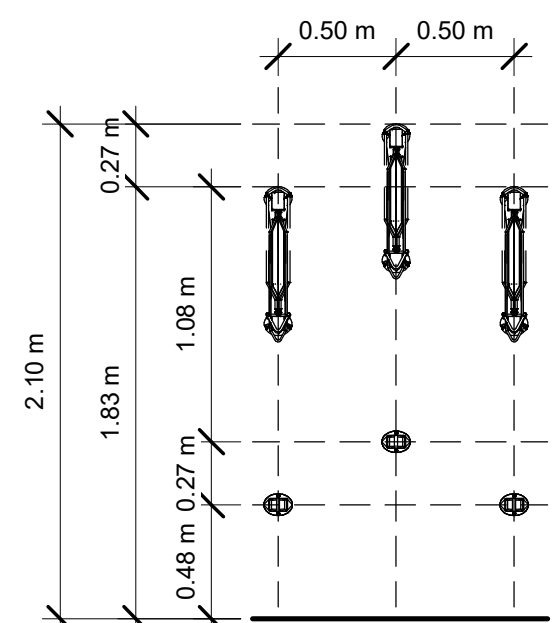
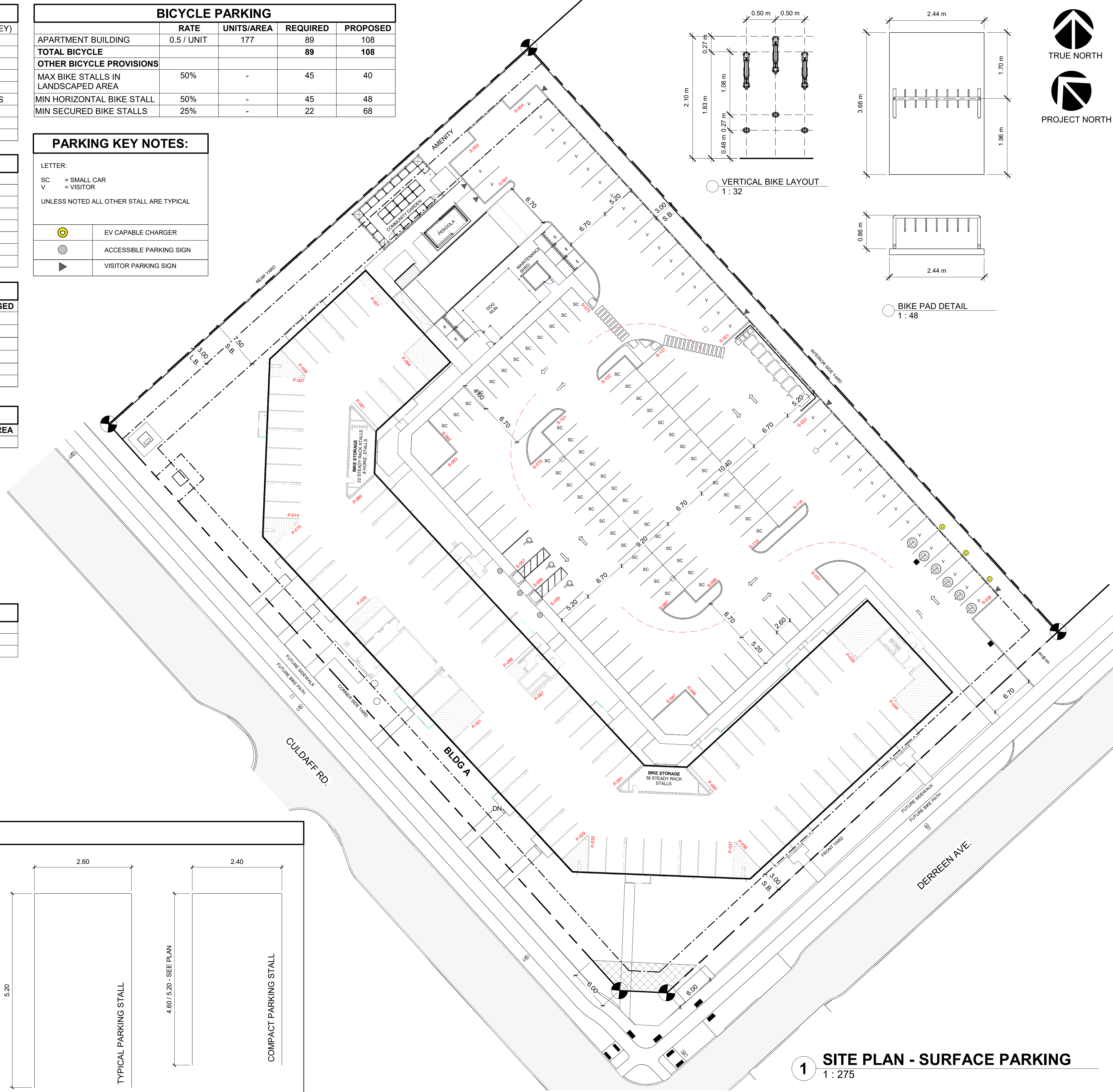
BUILDING INFORMATION				
BUILDING	STOREYS	UNIT COUNT	FOOTPRINT	GROSS BUILDING AREA
A	6	177	2722.57 m <sup>2</sup>	16,335.42 m <sup>2</sup>

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 <sup>2</sup>		35%
		3387 m <sup>2</sup>

BICYCLE PARKING				
APARTMENT BUILDING	RATE	UNITS/AREA	REQUIRED	PROPOSED
	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

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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 www.seymourpacific.ca

SITE MAP:

PROJECT STATUS:  
DEVELOPMENT PERMIT

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

SEAL: ABELARCHITECTURE  
 THOMAS C. ABLE, ARCHITECT OAA, T. 604.682-6818

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PROJECT NAME:  
PALLADIUM TERRACE

PROJECT NUMBER:  
VP 2402

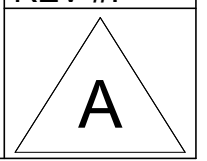
ADDRESS:  
425 CULDAFF RD  
OTTAWA, ON

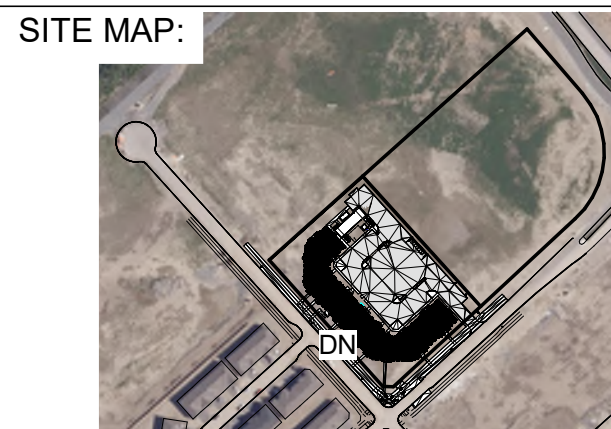
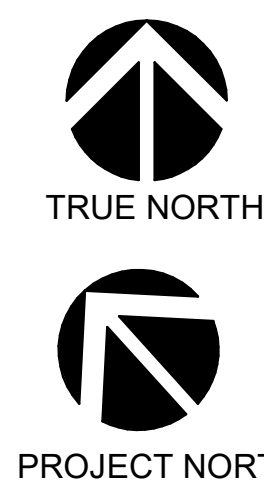
DRAWING TITLE:  
SURFACE & UNDERGROUND PARKING PLAN

DRAWN BY: EC  
 CHECKED BY: CG  
 DATE: OCT 15, 2024  
 SCALE: As indicated  
 DRAWING #: **A1.01**

**1 SITE PLAN - SURFACE PARKING**  
1:275

10/10/2024 7:45:48 AM





PROJECT STATUS:  
DEVELOPMENT PERMIT

Revision Schedule

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

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T: 604.682-6818

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PROJECT NAME:  
PALLADIUM TERRACE

PROJECT NUMBER:  
VP 2402

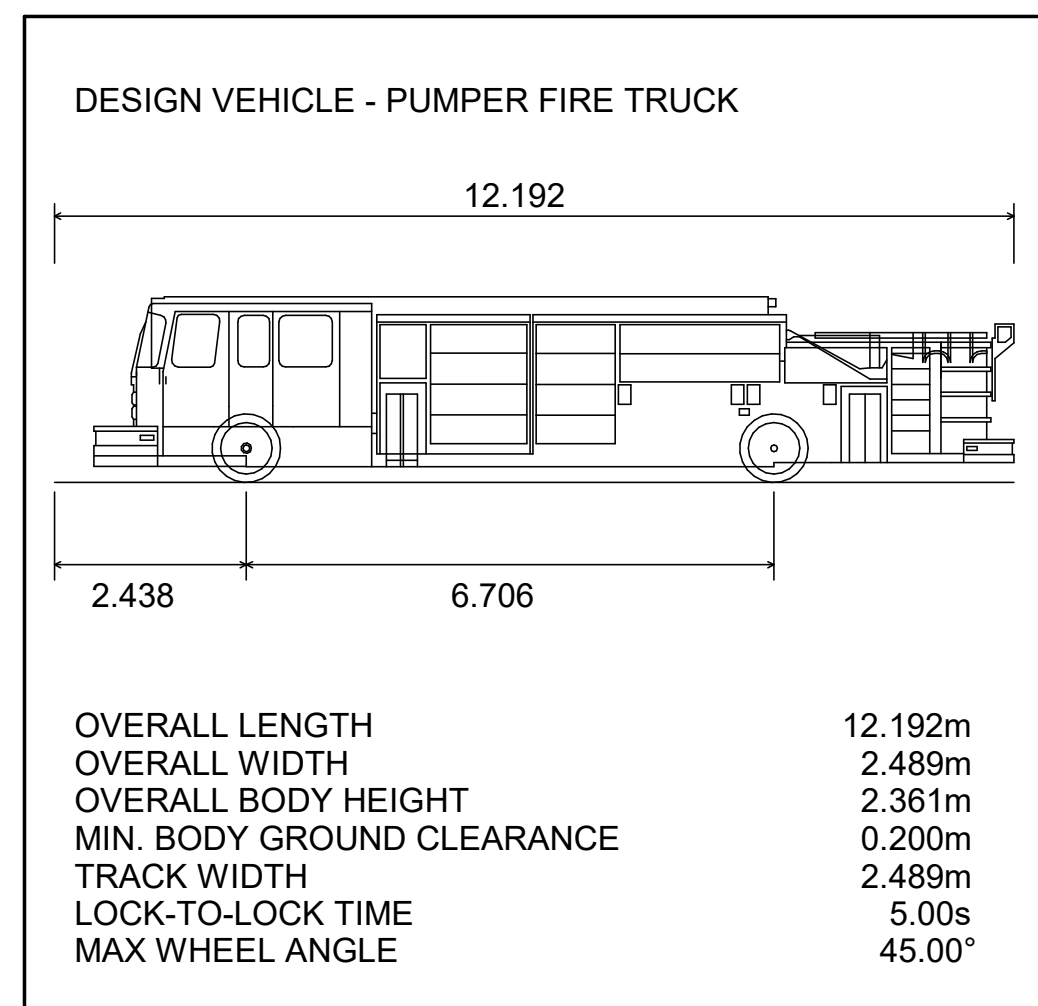
ADDRESS:  
425 CULDAFF RD  
OTTAWA, ON

DRAWING TITLE:  
FIRE + EMERGENCY ACCESS PLAN

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

DRAWING #: **A1.02** REV #: **A**

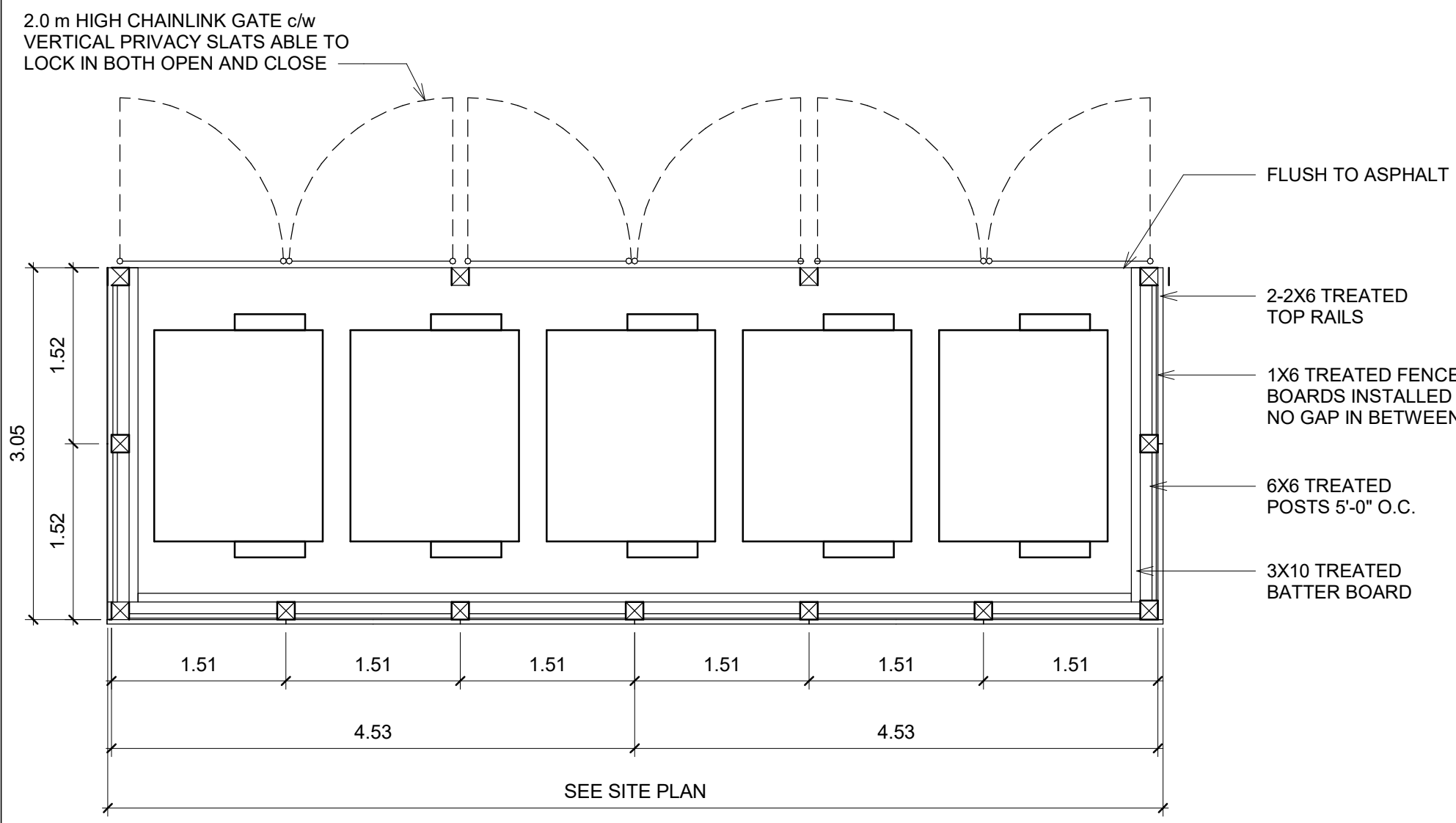
LEGEND	
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	SETBACK LINE
	PATH OF TRAVEL
	BUILDING OUTLINE
	FIRE HYDRANT
	PRINCIPAL ENTRANCE
	FIRE DEPARTMENT CONNECTION



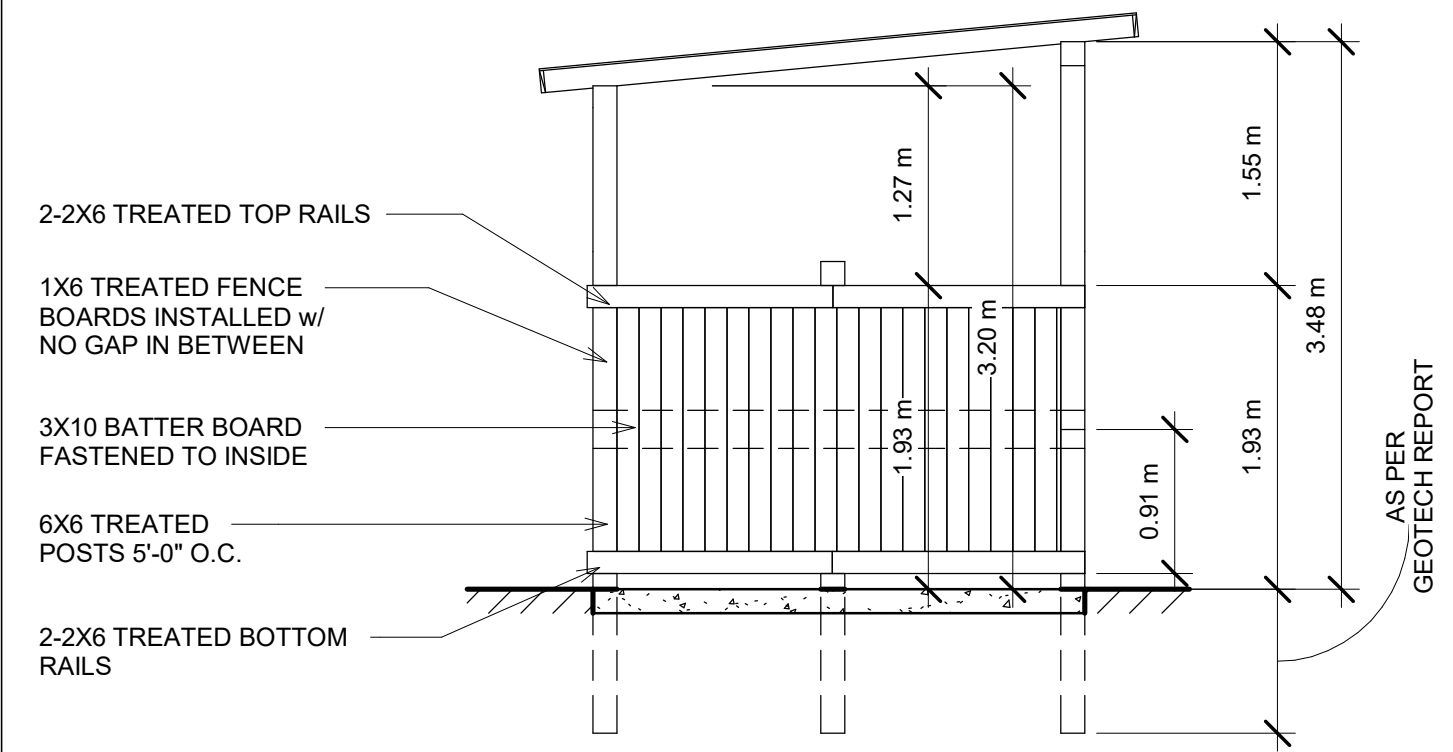
**1 FIRE + EMERGENCY ACCESS PLAN**  
1 : 275

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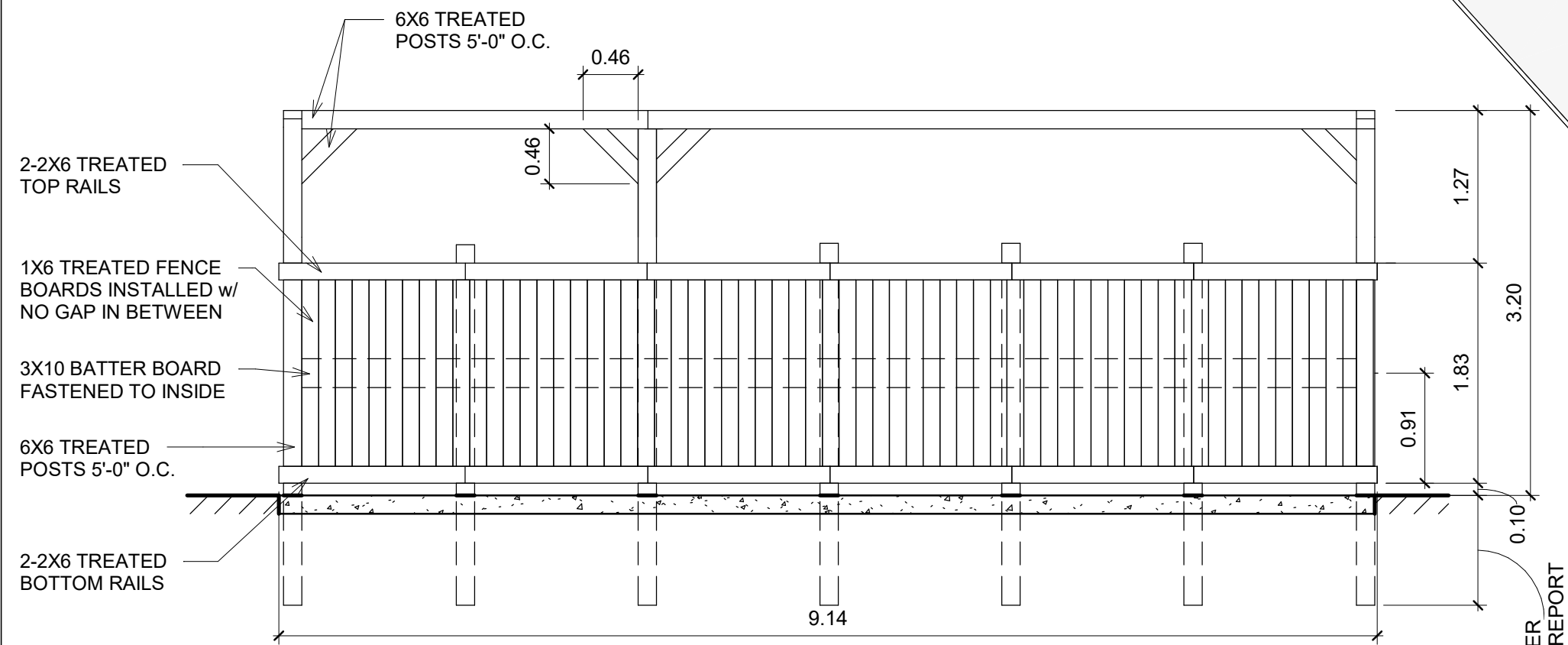
NTS



4 GARBAGE ENCLOSURE  
1 : 48

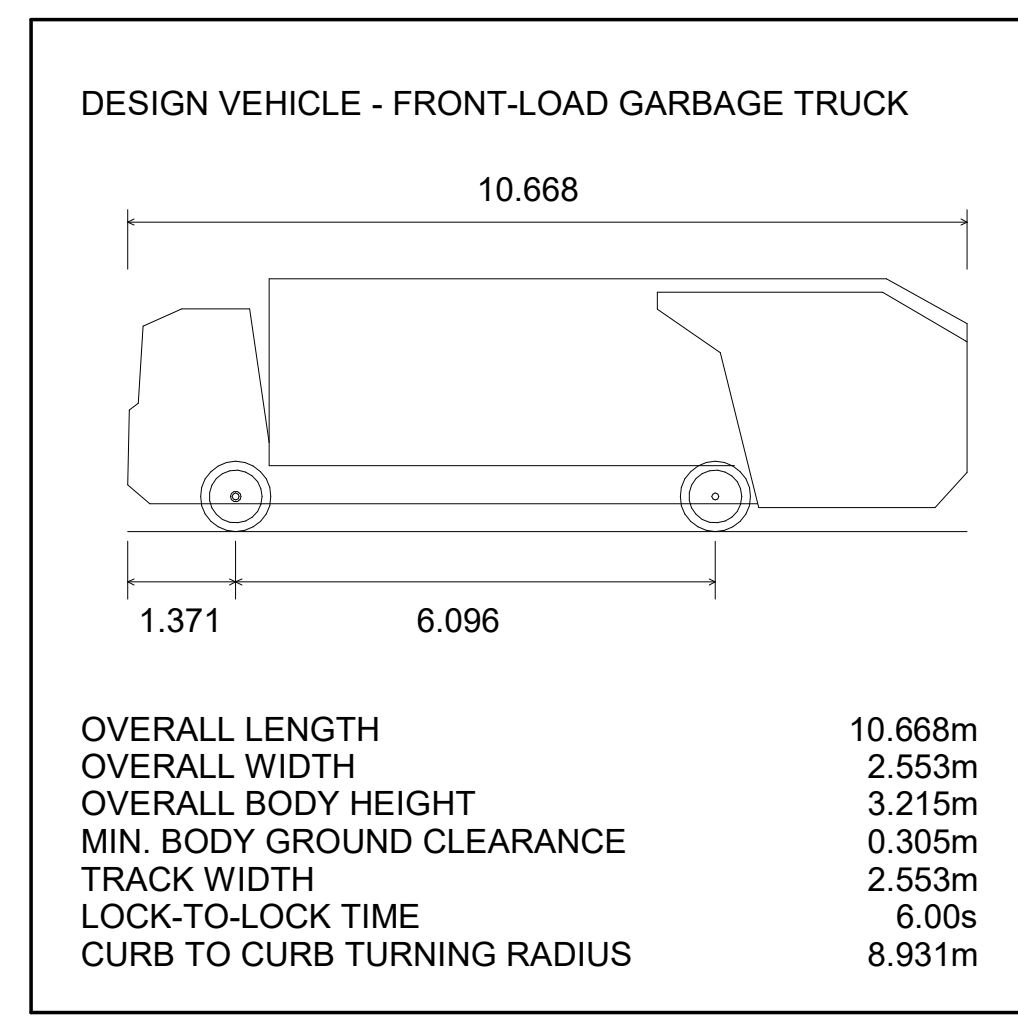


5 GARBAGE ENCLOSURE SIDE ELEVATION  
1 : 48



6 GARBAGE ENCLOSURE ELEVATION  
1 : 48

LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	GARBAGE CANS (NUMBER REPRESENTS Y <sup>3</sup> )
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	FIBRE CANS (NUMBER REPRESENTS Y <sup>3</sup> )
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NTS

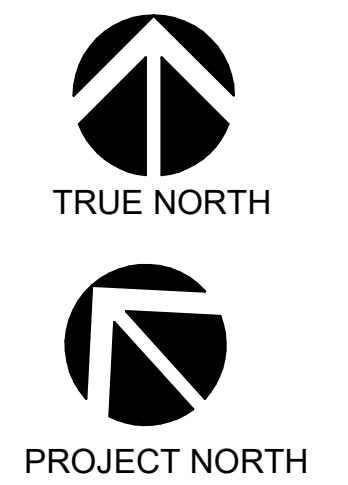


1 WASTE + RECYCLING PLAN  
1 : 275

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

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

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, ARCHITECT OAA, T: 604.682.6818

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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:

PROJECT STATUS:  
DEVELOPMENT PERMIT

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

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABLE, ARCHITECT C.O.A. T: 604.682-6818

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**PROJECT NAME:**  
PALLADIUM TERRACE

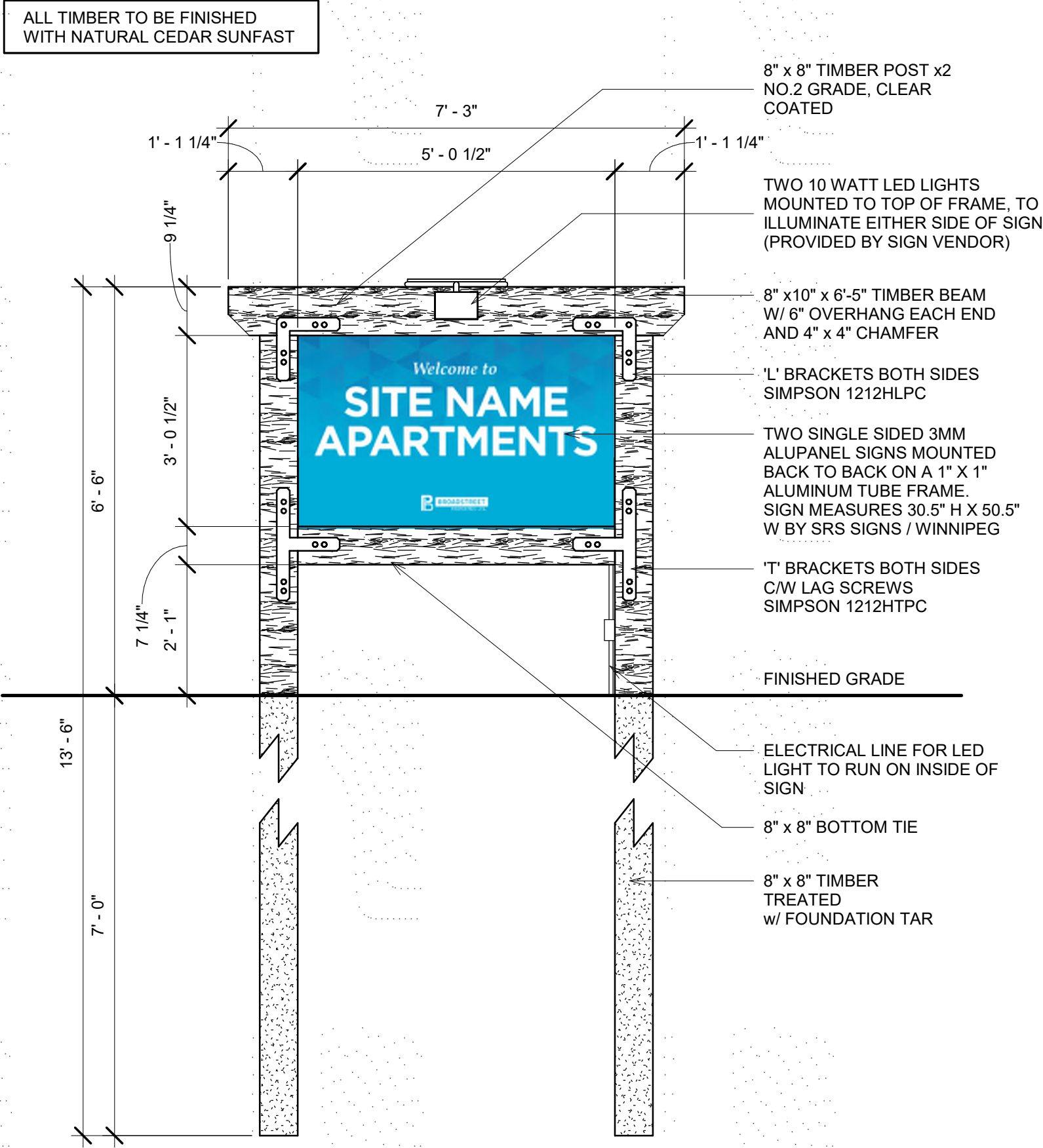
**PROJECT NUMBER:**  
VP 2402

**ADDRESS:**  
425 CULDAFF RD  
OTTAWA, ON

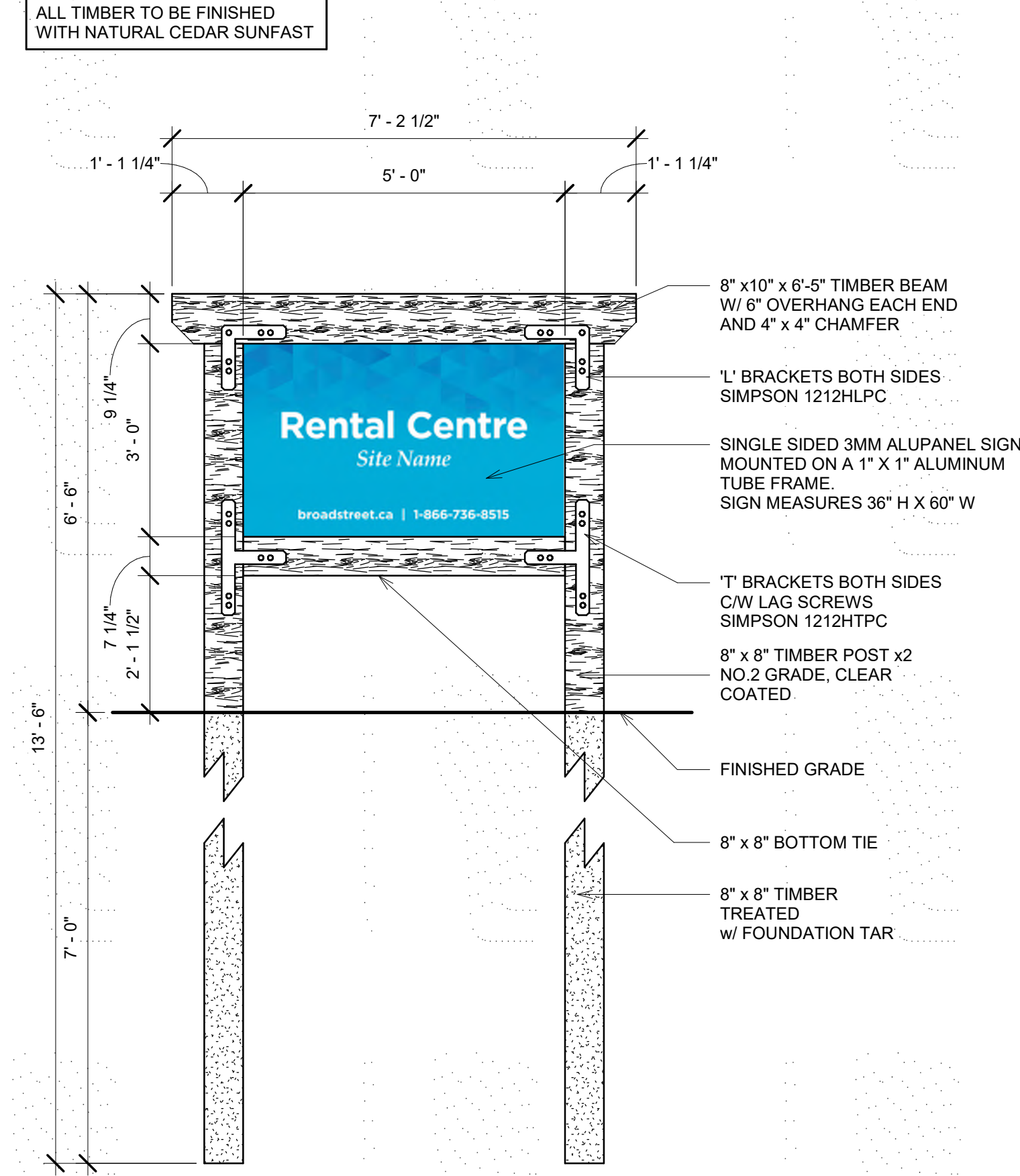
**DRAWING TITLE:**  
SITE ACCESSORIES

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

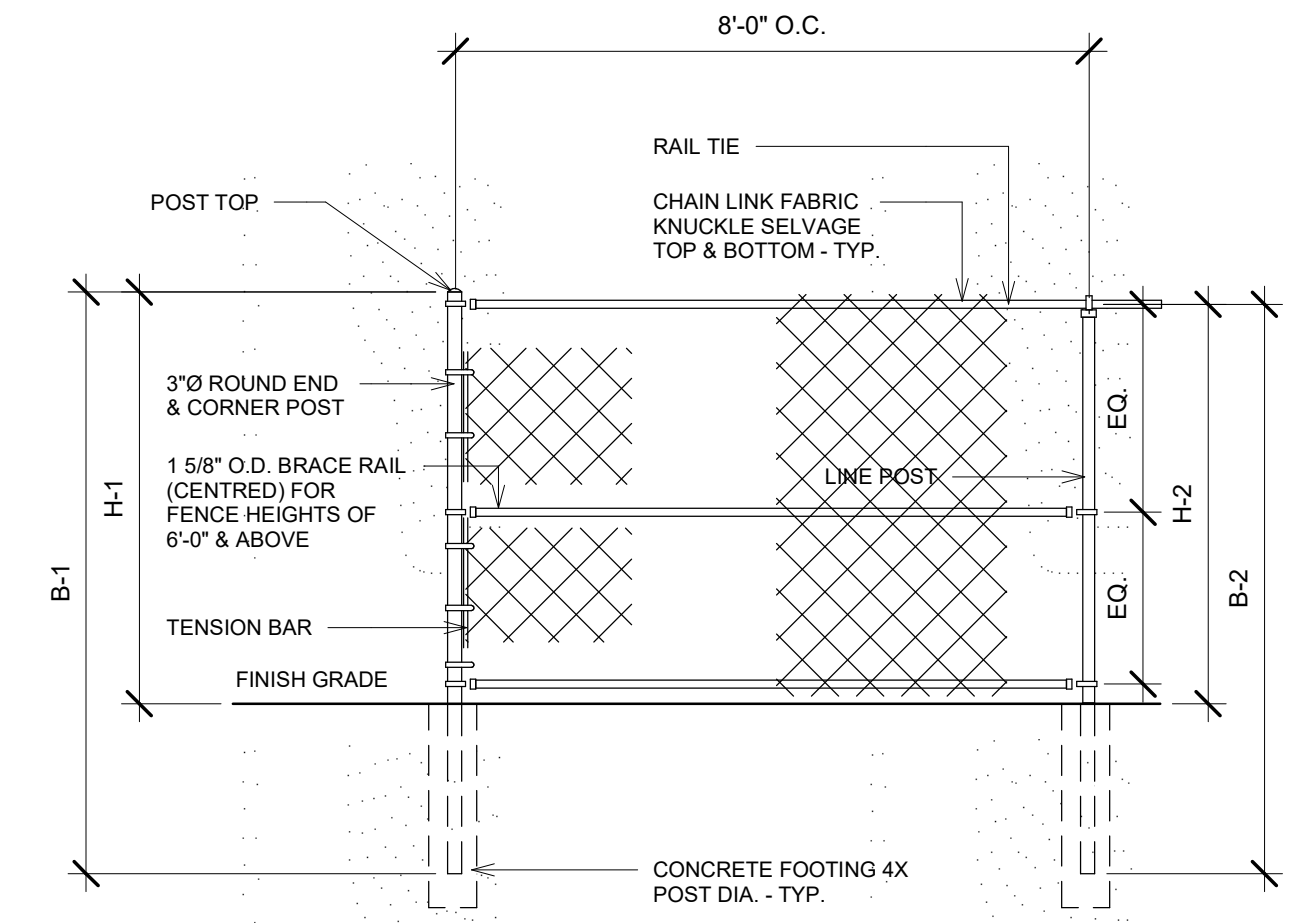
**DRAWING #:** **A1.04** **REV #:** **A**



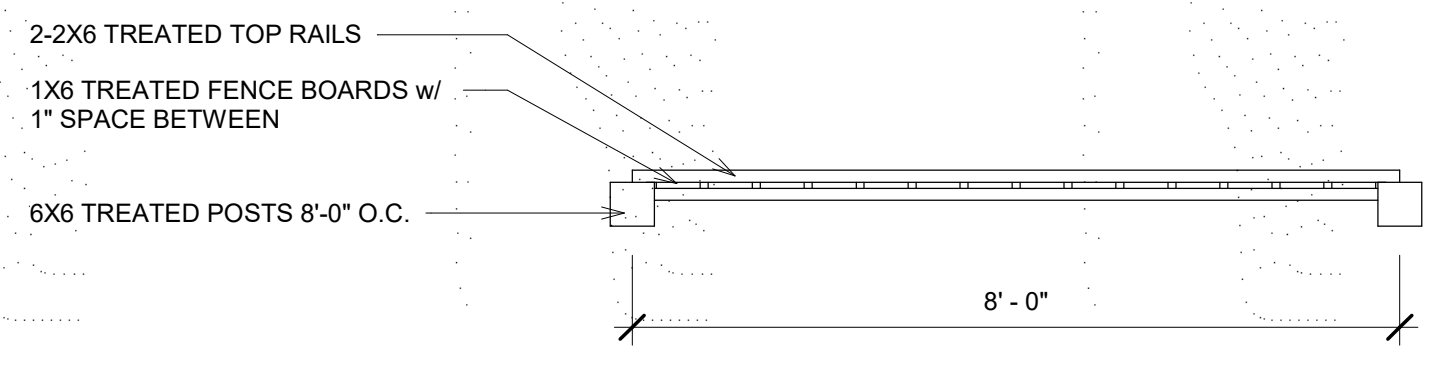
1 ENTRY SIGN  
1 : 24



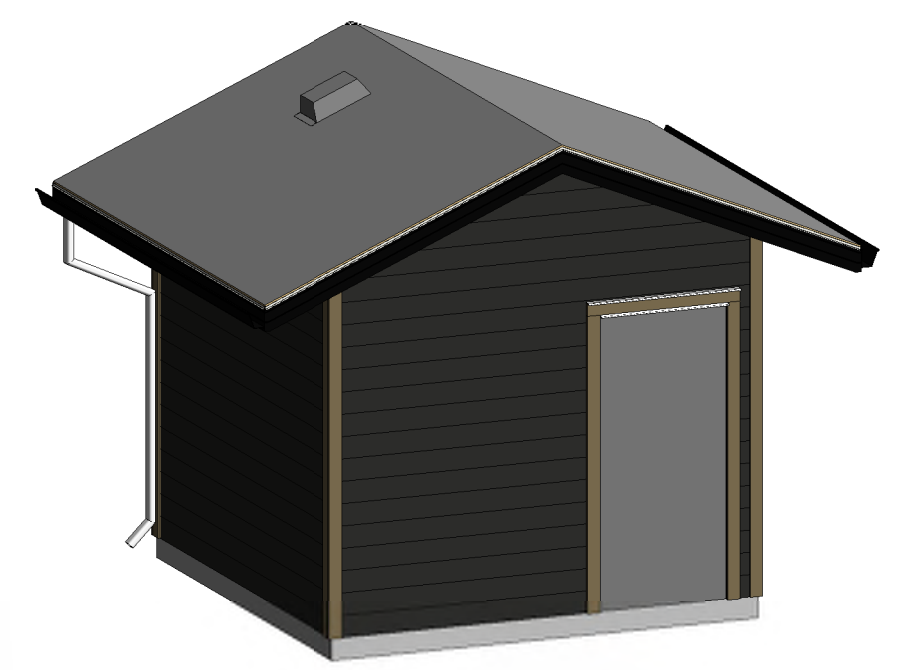
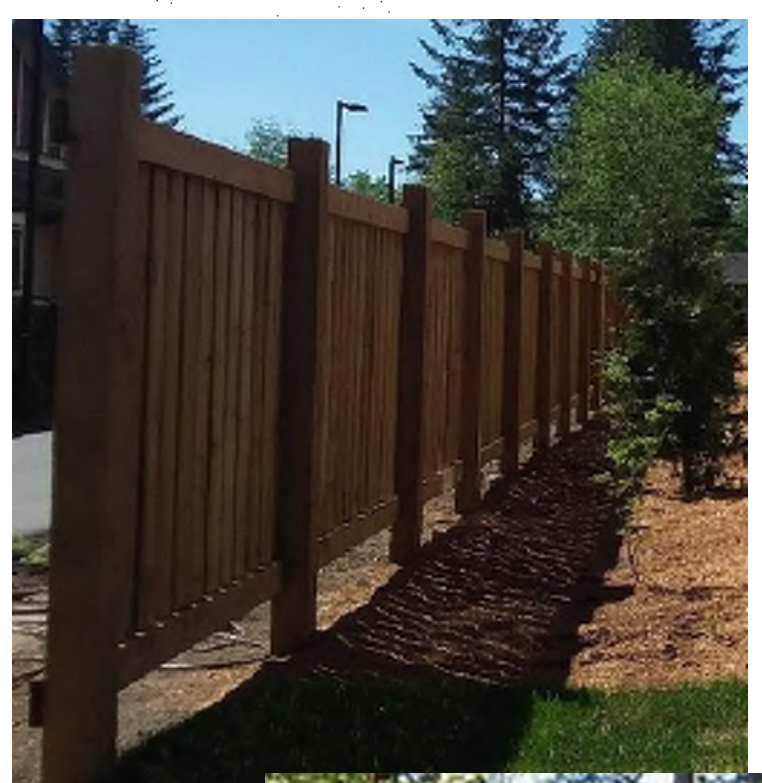
2 RENTAL OFFICE DIRECTION SIGN  
1 : 24



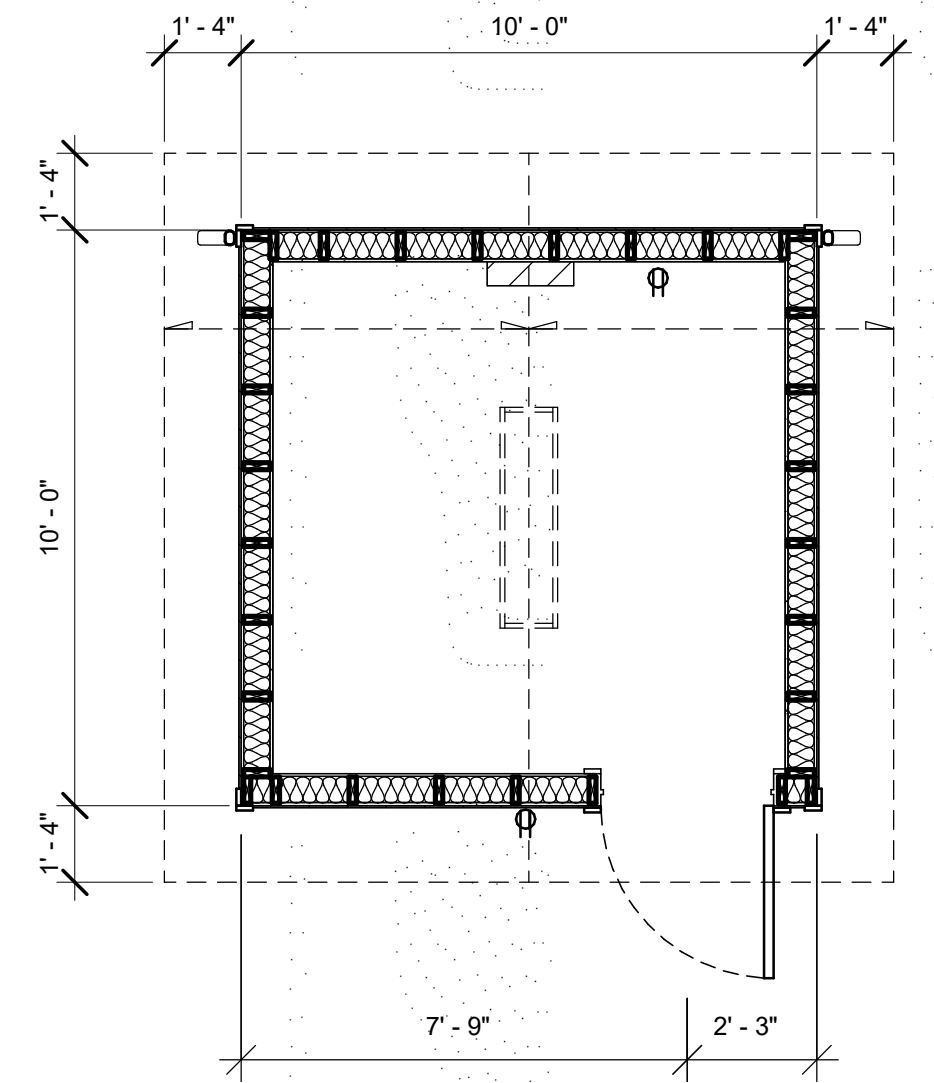
3 CHAINLINK FENCING  
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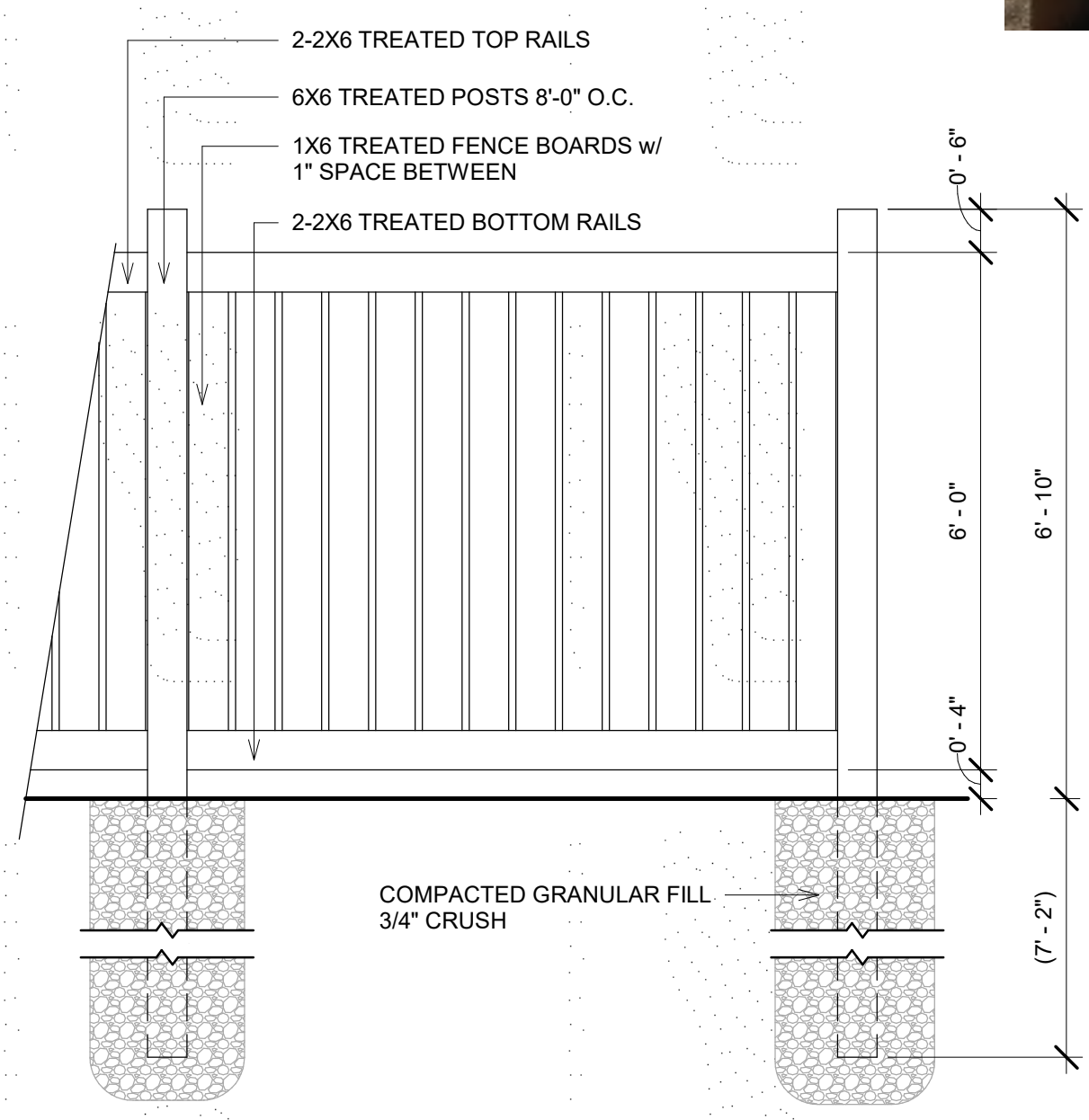
4 SITE FENCE PLAN DETAIL  
1 : 24



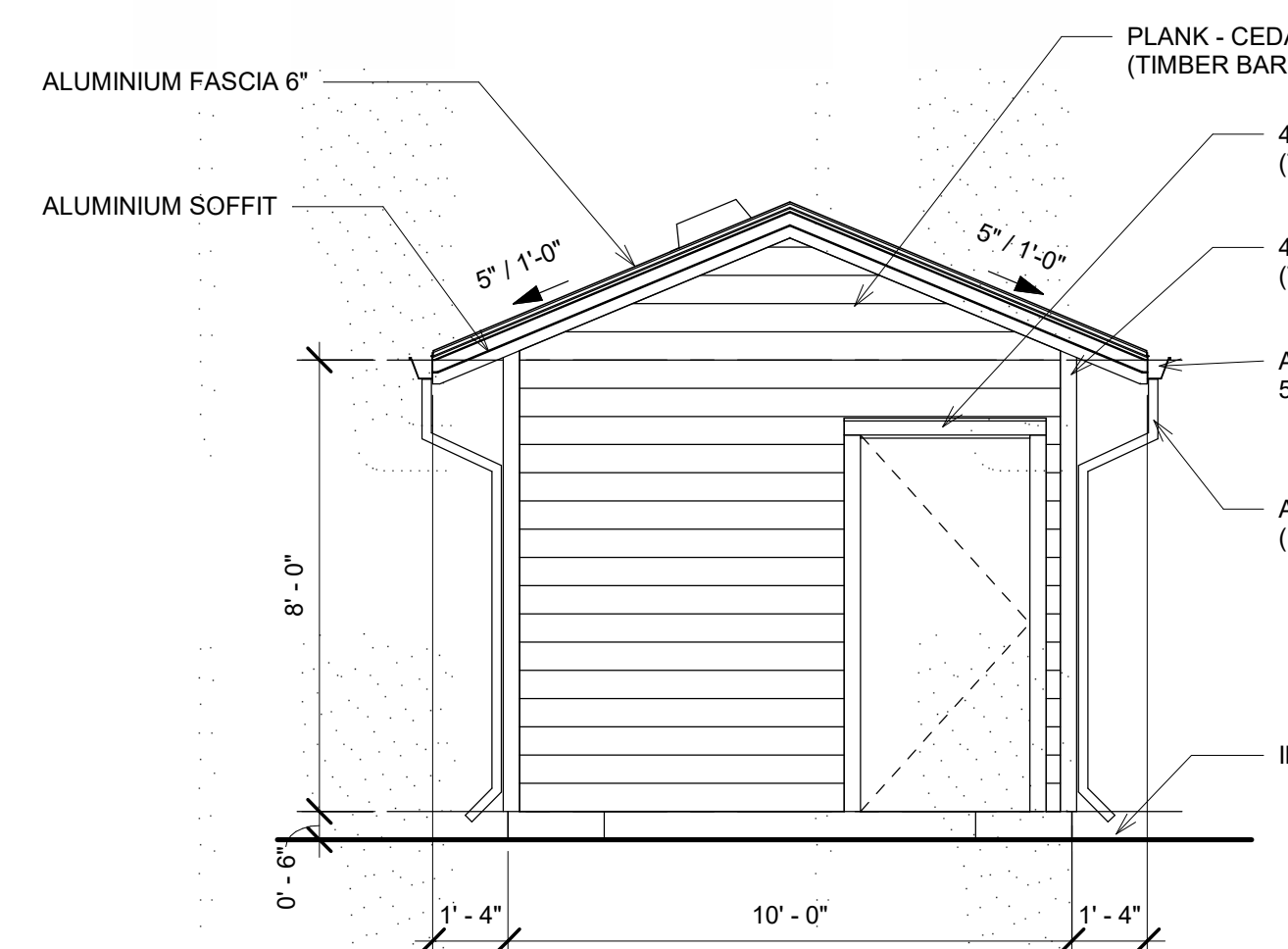
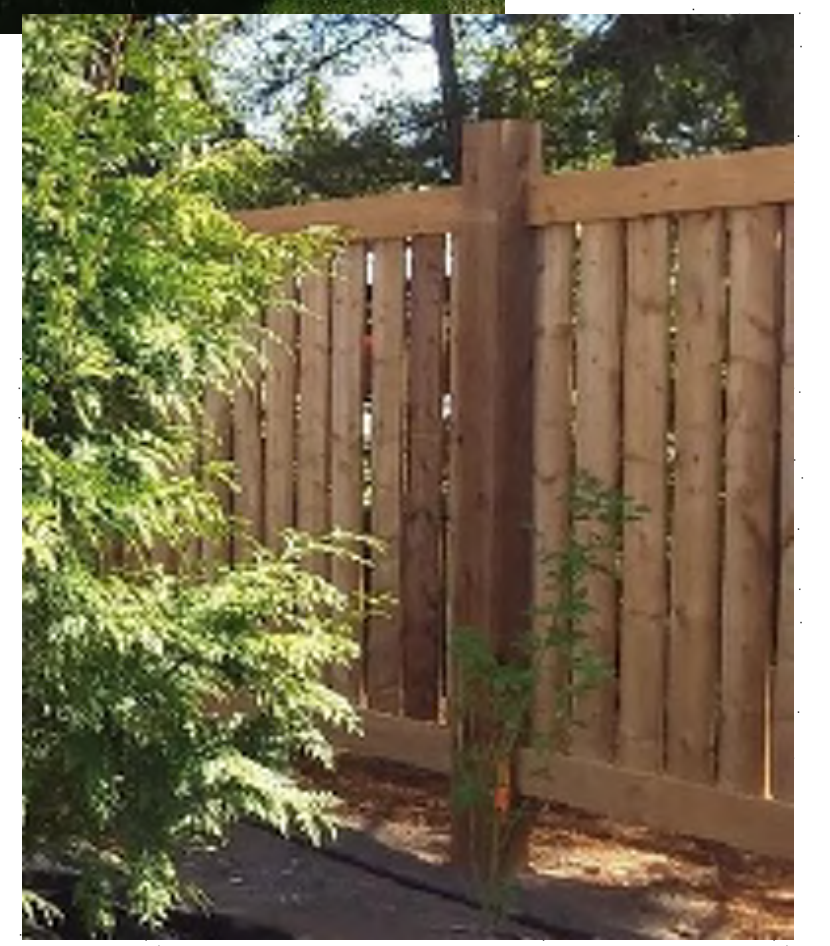
6 MAINTENANCE SHED



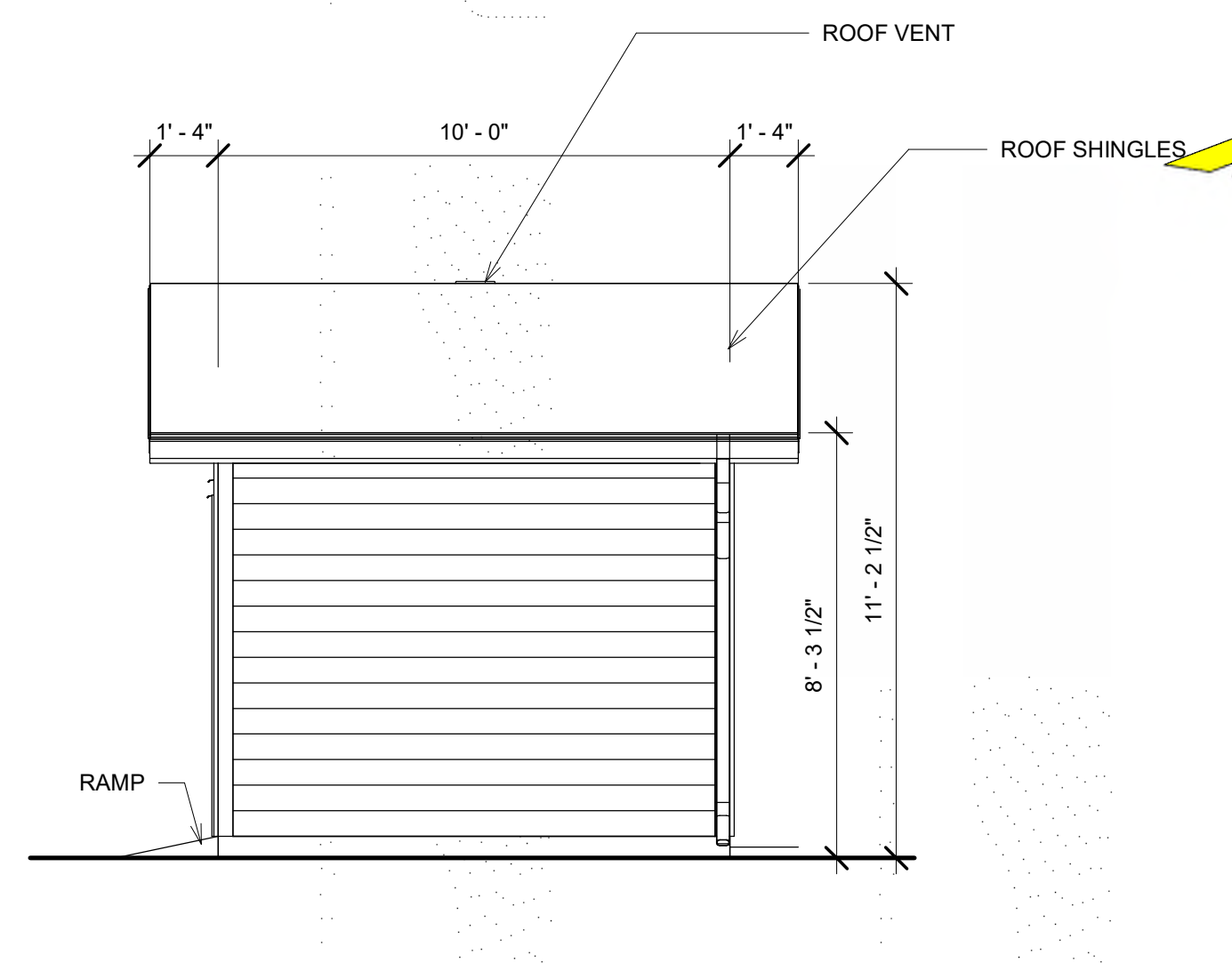
7 MAINTENANCE SHED PLAN  
1 : 40



5 SITE FENCE ELEVATION DETAIL  
1 : 24



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 C. ABLE, ARCHITECT OAA, T: 604.682-6818

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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

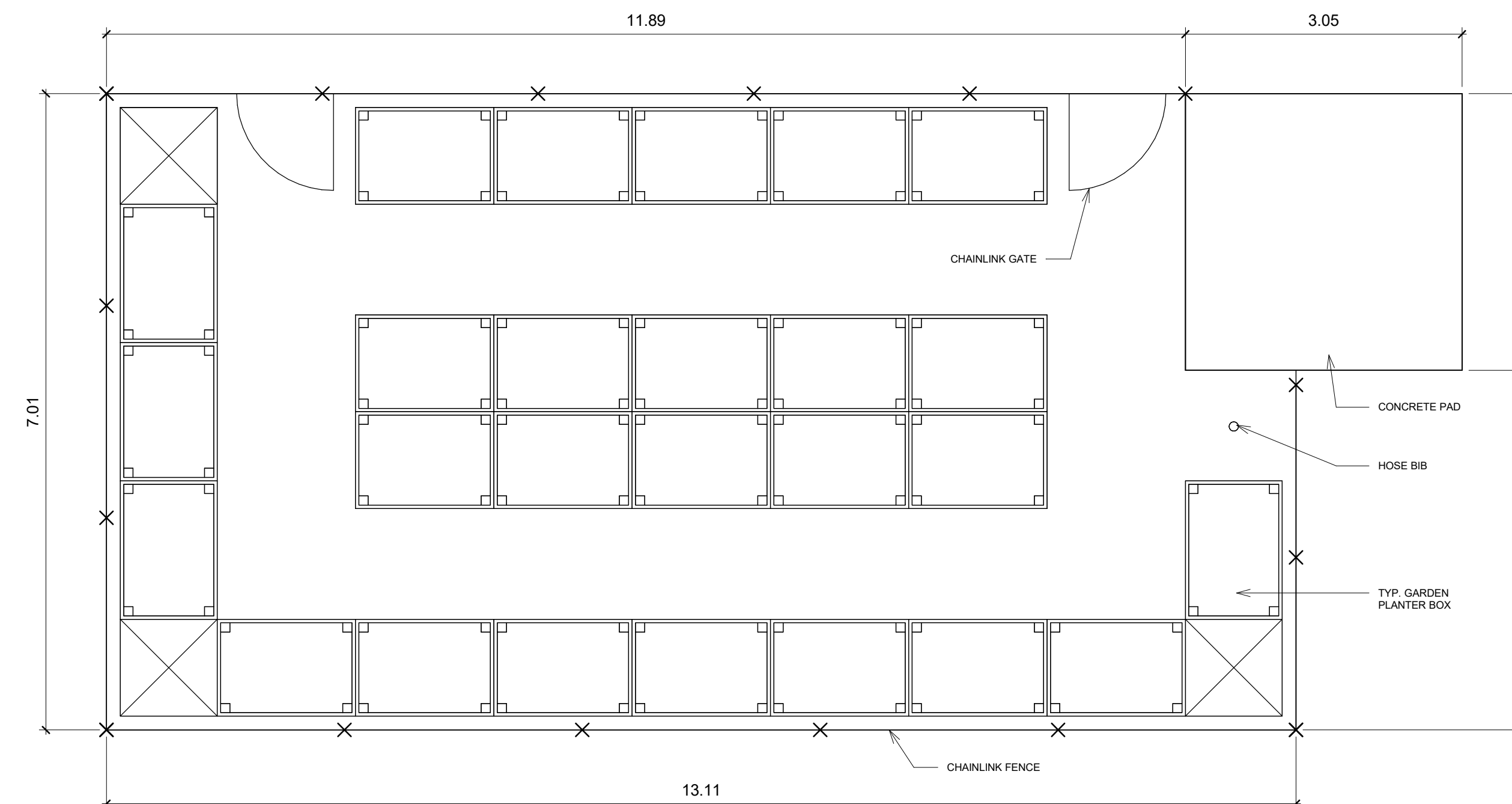
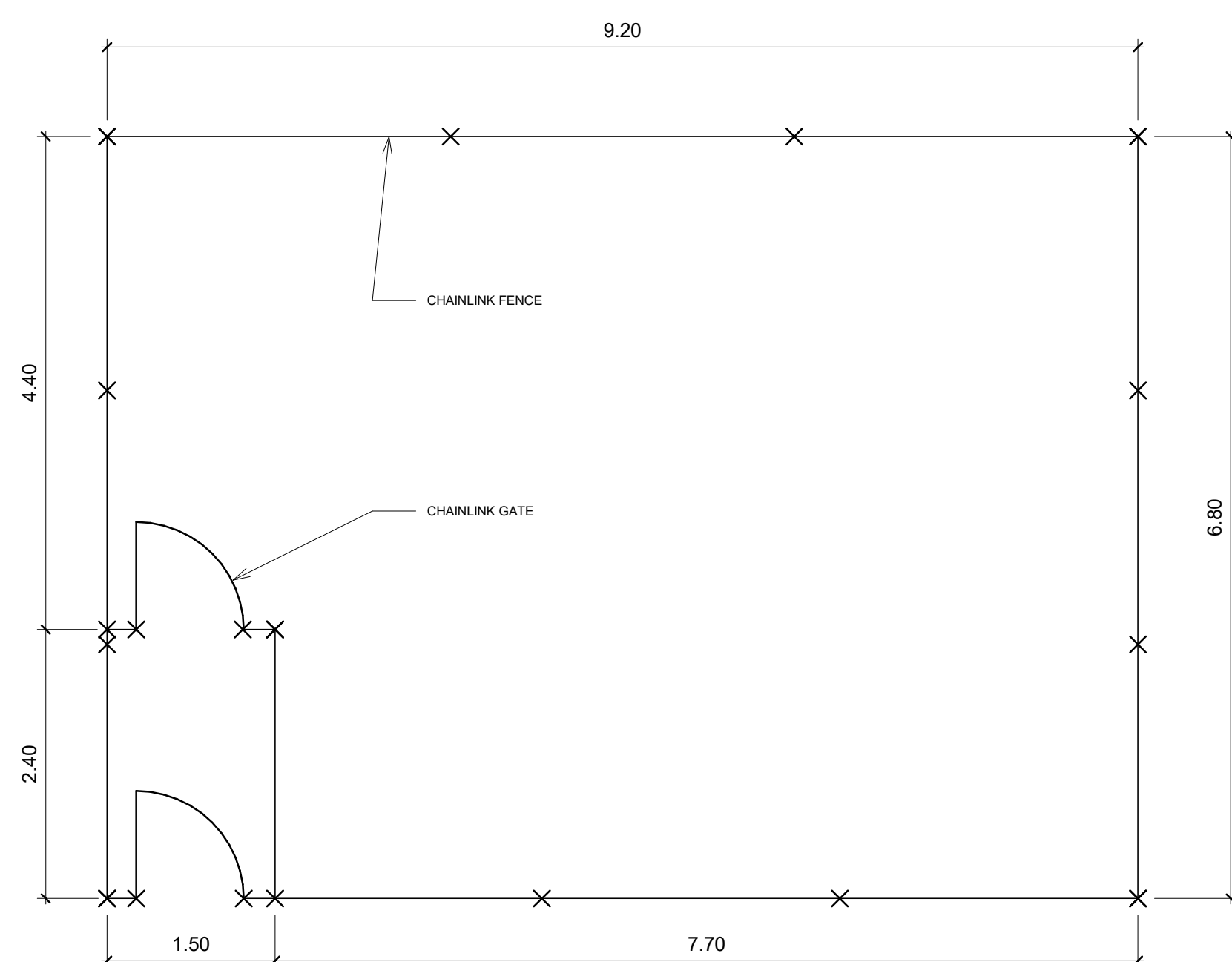
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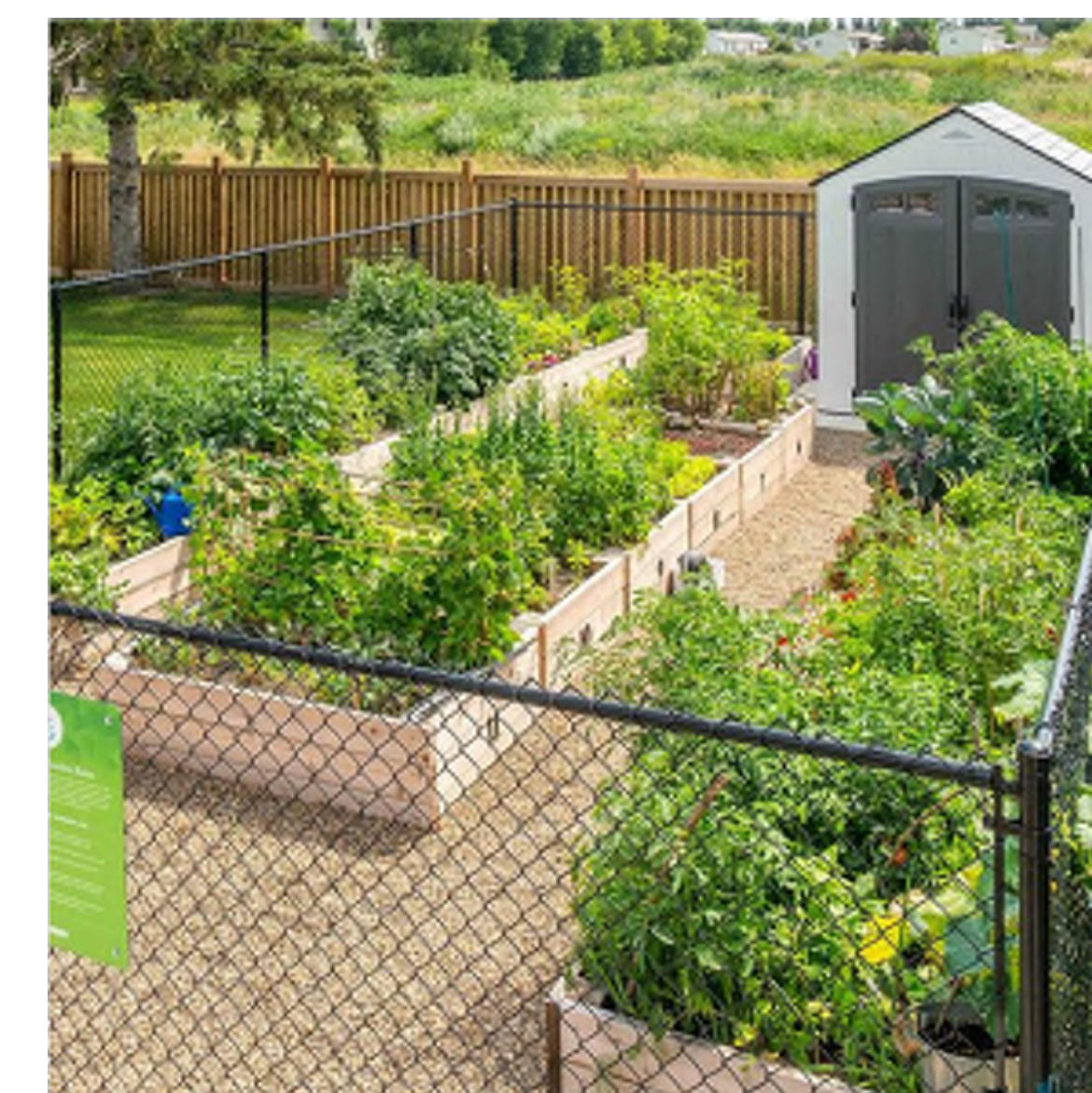
**A1.05**

REV #:

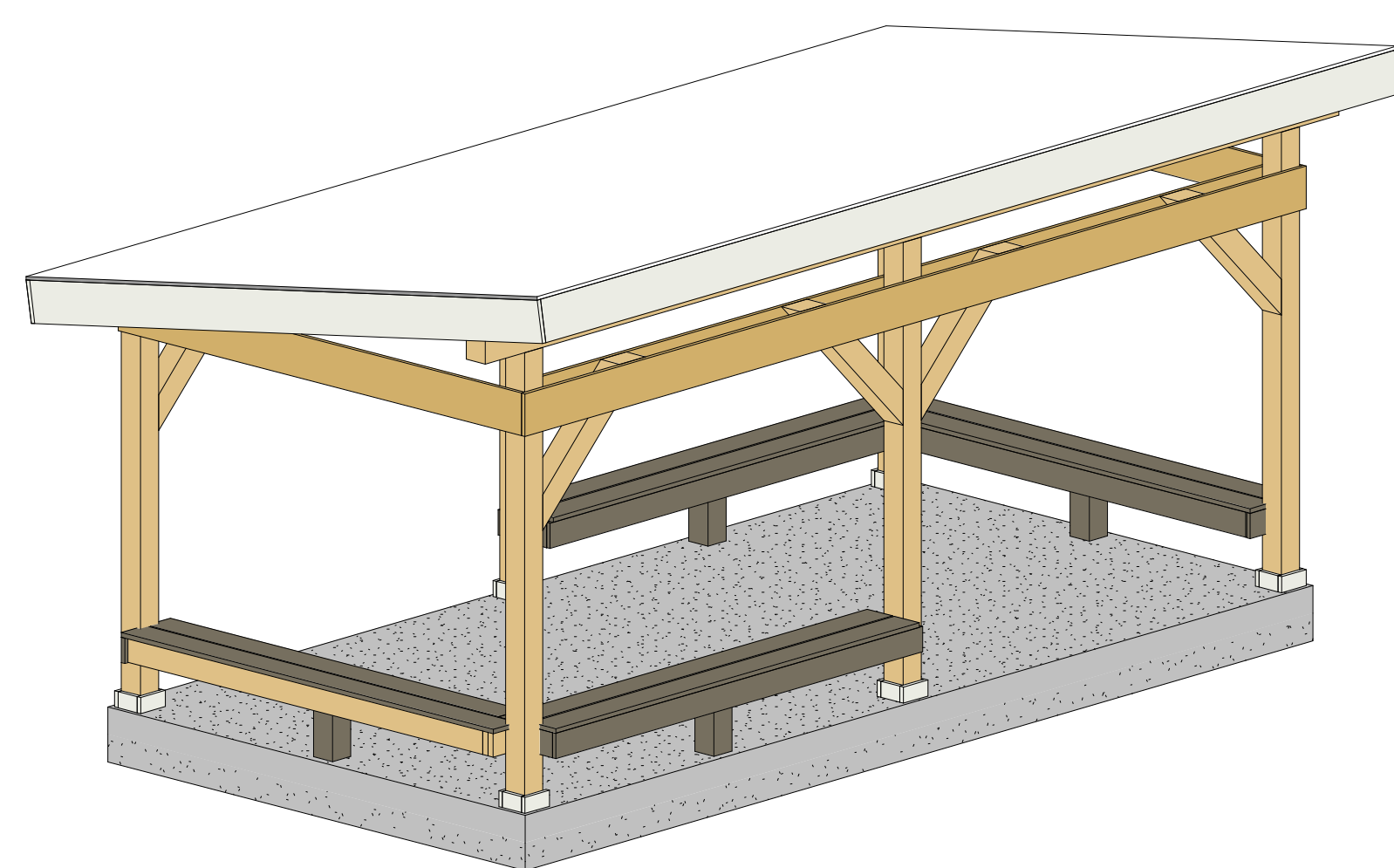
**A**



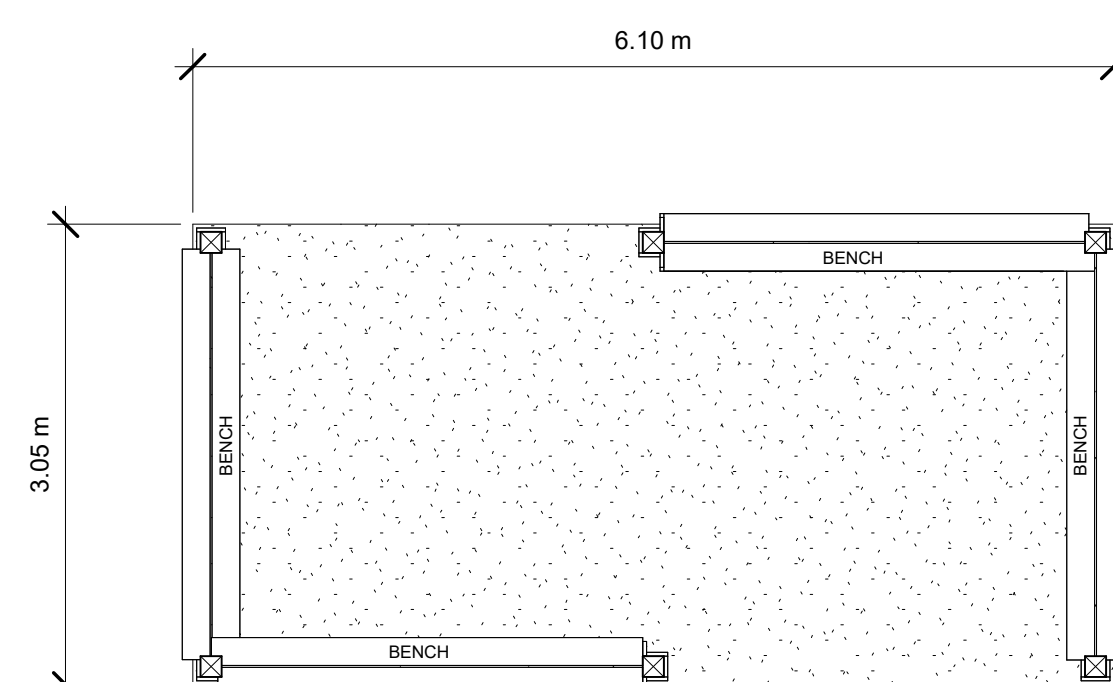
1 DOG RUN  
1 : 50



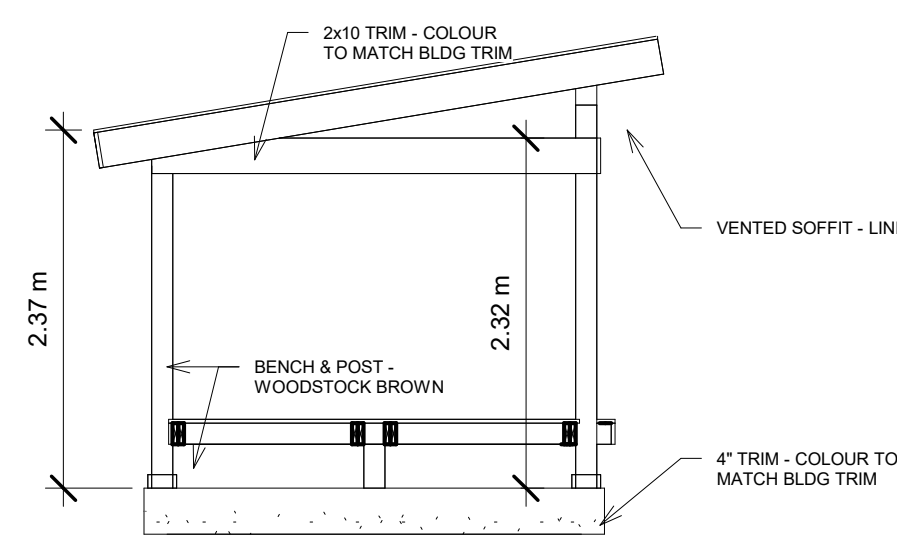
COMMUNITY GARDEN  
1 : 50



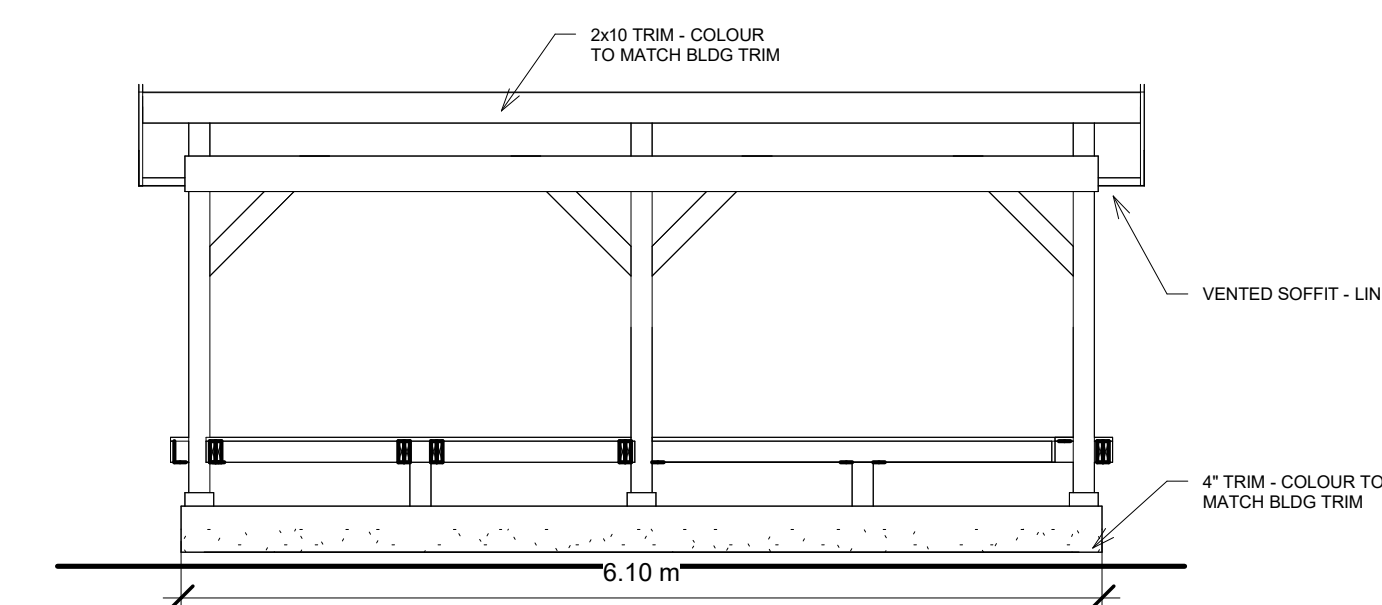
2 PERGOLA - ISO



3 SITE PLAN  
1 : 50



4 END ELEVATION  
1 : 50



5 FRONT ELEVATION  
1 : 50



**(1) WEST VIEW**



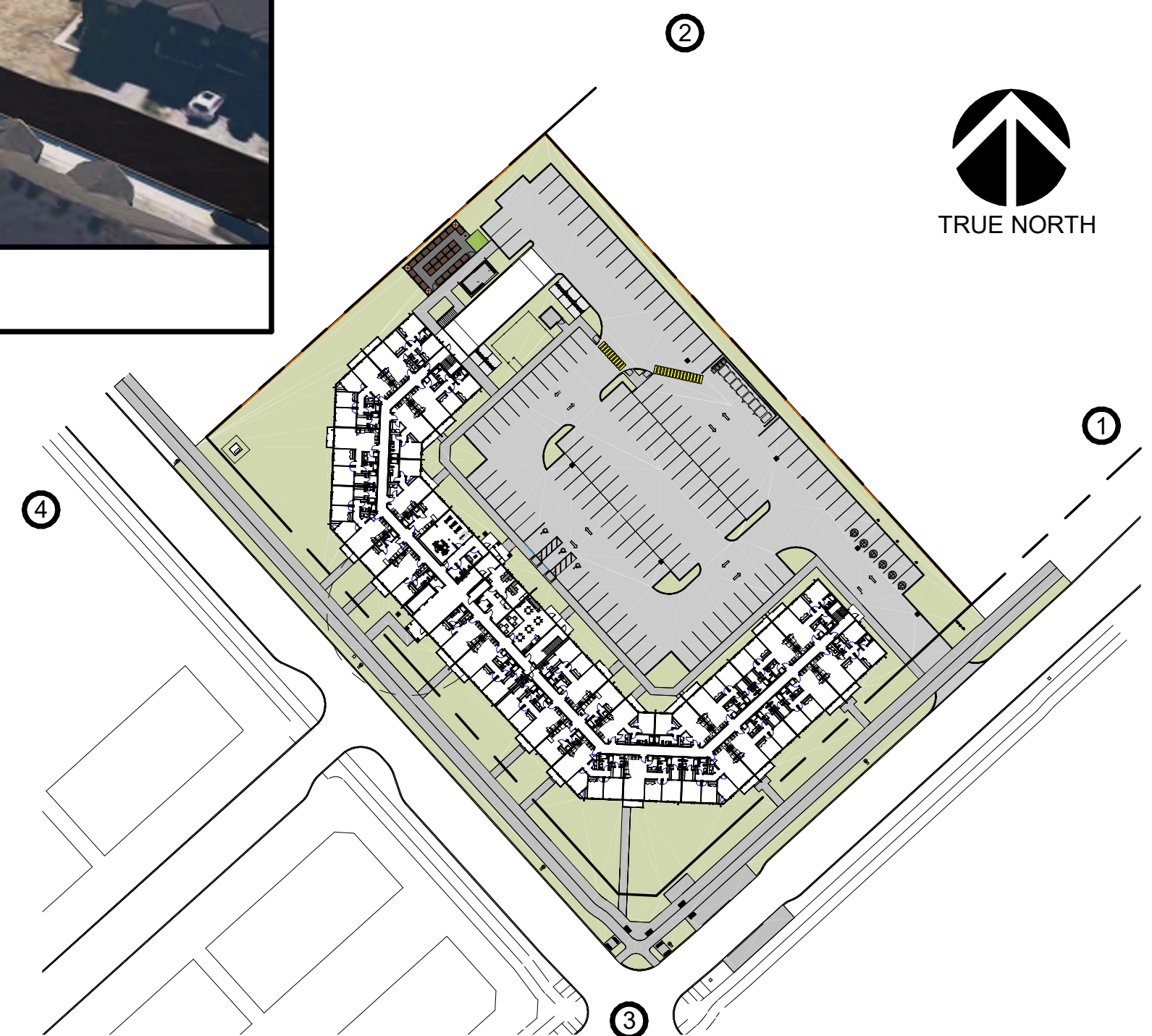
**(2) SOUTH VIEW**



**(3) NORTH VIEW**



**(4) EAST VIEW**



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

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, ARCHITECT OAA, T: 604.682-8818

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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**

10/10/2024 7:46:30 AM



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, ARCHITECT OAA, T. 604.682-6818

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PROJECT NAME:  
PALLADIUM TERRACE

PROJECT NUMBER:  
VP 2402

ADDRESS:  
425 CULDAFF RD  
OTTAWA, ON

DRAWING TITLE:  
SITE PERSPECTIVES

DRAWN BY: EC

CHECKED BY: CG

DATE: OCT 15, 2024

SCALE: 1 : 1000

DRAWING #: **A1.07** REV #: **A**



(1) MAIN ENTRANCE



(2) SOUTH VIEW - CORNER OF CULDAFF RD. & DERREEN AVE.



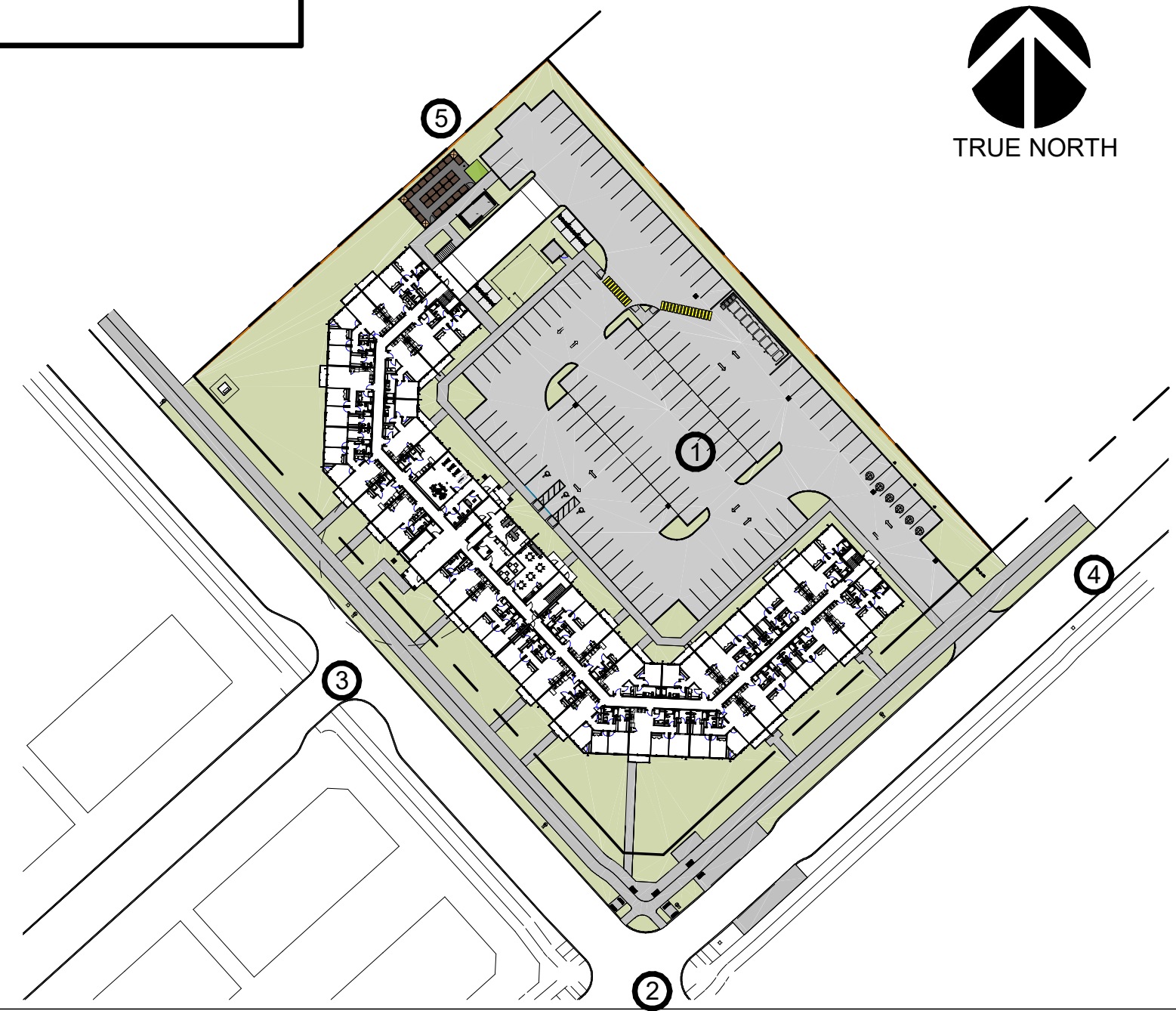
(3) STREET SIDE ENTRANCE



(4) SITE ENTRANCE FROM DERREEN AVE.



(5) AMENITY AREA



10/10/2024 7:46:39 AM