SITE INFORMATION					
PROJECT DESCRIPTION	1 - MULTIFAMILY	Y RESIDENTIAL AF	PARTMENT (6 STOREY)		
TOTAL UNITS 177 UNITS					
ROOF TYPE	GABLE ROOF				
CIVIC ADDRESS	425 CULDAFF R	D.			
MUNICIPALITY	CITY OF OTTAW	/A			
ZONING	GM		**************************************		
LEGAL DESCRIPTION	4R35406; SUBJE	PART 1 AND 2 ON ENT IN GROSS OVER D; CITY OF OTTAWA			
LOT AREA	9,728.16 m ²	0.973 HECTARES			
BUILDING AREA	16,335.42	m ²			
DENSITY	74.2 DU/ACRE (FSI) 1.68				
FLOOR SPACE INDEX (FSI)					

	Z	ONING SU	MMARY		
		REQU	JIRED	PROP	OSED
٠.	MAX. BUILDING HEIGHT	18.0	m	18.0) 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
٠.	MIN. LOT AREA	No minimum	m ²	-	m ²
	MIN. LOT WIDTH	No minimum	m	- · ·	m

٠.	VE	ì			
		REQUIRED	UNITS/AREA	REQUIRED	PROPOSE
· .	APARTMENT - REGULAR	1.2 / UNIT	177	212	177
٠.	VISITORS	0.2 / UNIT	177	35	35
	TOTAL PARKING STALLS			247	212 *
	OTHER PARKING PROVISIONS				
	SMALL CAR	MAX 50%		MAX 107	90
	ACCESSIBLE TYPE A			3	3

* SUBJECT TO VARIANCE

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

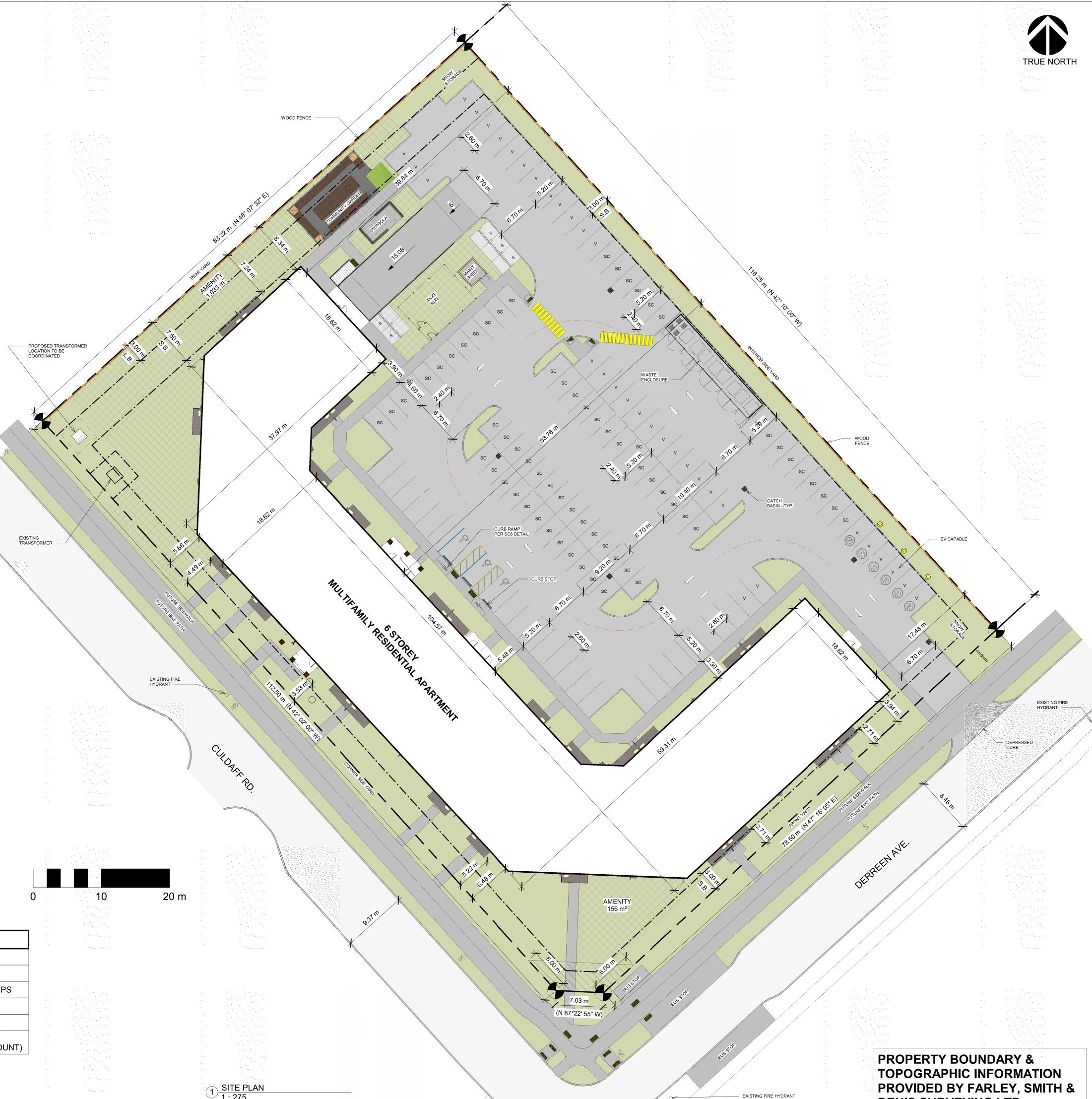
UNIT B	REAKDOWN	
	BUILDING A	
TOTAL PER BUILDING	177	
31111	141111	%
STUDIO	24	13%
1 BED / 1BATH	24	13%
2 BED / 1 BATH	6	3%
2 BED / 2 BATH	87	51%
3 BED / 2 BATH	36	20%
TOTAL	177 UNITS	

LANDSCAPE			
	REQUIRED	PROPOSED	
PERCENTAGE OF LOT AREA	***************************************	35%	
m ²		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	6m² / DU	1062 m ²	1331.35 m ²		
COMMUNITY AMENITY AREA (50% MIN OF TOTAL)		531 m²	1331.35 m²		

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



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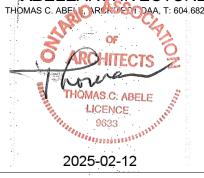
SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

	R	Revision Schedul	е
No.		Description	Revision Date
Α	ISSUED F	OR D.P.	OCT 15, 2024
В	RE-ISSUE	D FOR D.P.	FEB 14, 2025
	٠.		
	٠.		
	٠.		

SEAL: ABELEARCHITECTURE



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CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD OTTAWA, ON

DRAWING TITLE:

SITE PLAN

EC DRAWN BY: CHECKED BY: CG DATE:

FEB 14, 2025 As indicated

SCALE: DRAWING #:

DENIS SURVEYING LTD.

<u>A1.00</u>

B