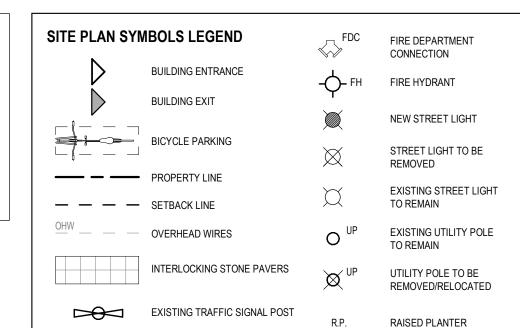


SP-01 SCALE: 1:200

SURVEY INFO
PART OF LOT 31, REGISTERED PLAN 126 &
PART OF LOT 20, CONCESSION 1 AND
PART OF BLOCK 2, REGISTERED PLAN 118
CITY OF OTTAWA

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. FIELD WORK COMPLETED ON NOVEMBER 24, 2021



GENERAL ARCHITECTURAL NOTES:

1. This drawing is the property of

SITE PLAN NOTES

S3 CONCRETE SIDEWALK

S4 SOFT LANDSCAPING

S5 DEPRESSED CURB

S8 CURB TRANSITION

S9 CONCRETE RAMP

S10 PLANTING BED

S6 LINE OF CANOPY ABOVE

S7 3m x 9m CORNER SIGHT TRIANGLE

S2 EXISTING STRUCTURE TO BE DEMOLISHED

S1 ASPHALT

This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the

verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.

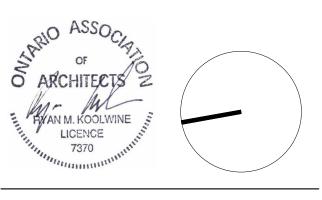
 Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
 The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and

Electrical Drawings.
Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by

 These documents are not to be used for construction unless specifically noted for such purpose.



1 ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10
ISSUE RECORD



project1 Iudio

Project1 Studio Incorporated | 613.884.3939 | mail@project1studio.ca

1765 MONTREAL RD

1765 Montreal Road Ottawa, ON

PROJ SCALE DRAWN REVIEWED

2107 NOTED BH JH

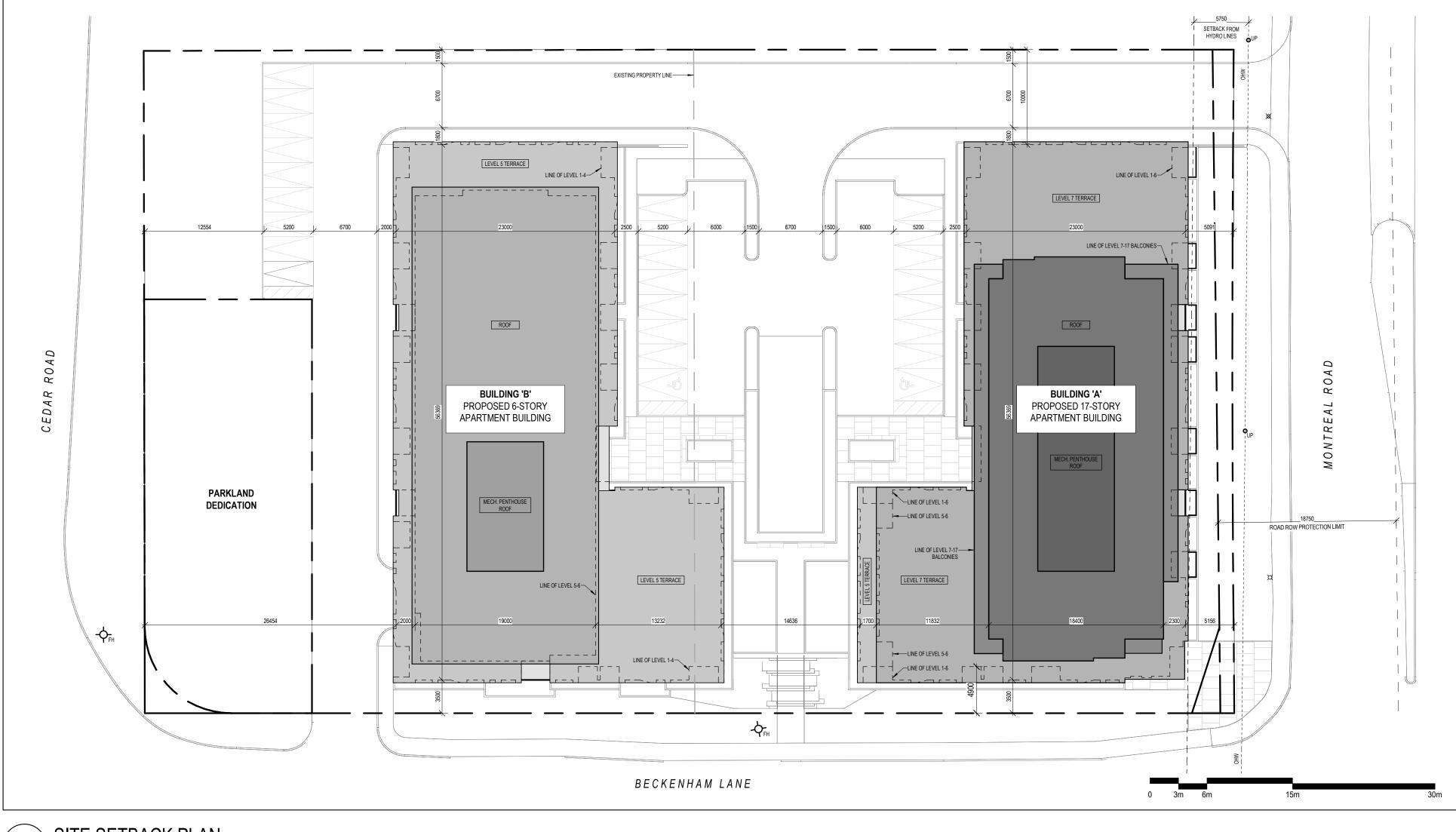
SITE PLAN

**SP-01** 

# **UNIT COUNT** LVL 01 LVL 02 LVL 03 LVL 04 LVL 05 LVL 06 LVL 07 LVL 08 LVL 09 LVL 10 LVL 11 LVL 12 LVL 13 LVL 14 LVL 15 LVL 16 LVL 17 TOTAL COUNT PERCENTAGE 2-BED + DEN

BLDG 'B' UNIT BREAKDOWN		BL	BLDG 'A' UNIT BREAKDOWN				
<b>NO.</b> /EL 01	BEDS	AREA	AREA (SF)	NO. LEVEL 01	BEDS	AREA	AREA (SF)
01 02	1-BED + DEN STUDIO	66.49 m² 45.91 m²	715.64 ft² 494.22 ft²	A101 A102	1-BED + DEN STUDIO	66.49 m² 45.91 m²	715.64 ft² 494.22 ft²
3103	2-BED	86.11 m²	926.92 ft²	A103	2-BED	86.11 m²	926.92 ft²
3104 3105	2-BED 2-BED	88.15 m² 84.11 m²	948.86 ft² 905.36 ft²	A104 A105	2-BED 2-BED	88.15 m <sup>2</sup> 84.11 m <sup>2</sup>	948.86 ft <sup>2</sup> 905.36 ft <sup>2</sup>
3106 3107	1-BED 1-BED + DEN	57.69 m² 66.74 m²	620.96 ft² 718.36 ft²	A106 A107	1-BED 1-BED + DEN	57.69 m² 68.20 m²	620.96 ft <sup>2</sup> 734.08 ft <sup>2</sup>
3108	1-BED + DEN	68.51 m²	737.46 ft²	A108	1-BED + DEN	68.51 m²	737.46 ft²
3109 3110	1-BED + DEN 1-BED + DEN	68.27 m <sup>2</sup> 66.87 m <sup>2</sup>	734.80 ft² 719.73 ft²	A109 A110	1-BED + DEN 1-BED + DEN	68.27 m <sup>2</sup> 68.33 m <sup>2</sup>	734.80 ft <sup>2</sup> 735.45 ft <sup>2</sup>
3111 3112	1-BED + DEN 2-BED	65.52 m <sup>2</sup> 87.47 m <sup>2</sup>	705.29 ft² 941.48 ft²	A111 A112	1-BED + DEN 1-BED	69.42 m <sup>2</sup> 53.57 m <sup>2</sup>	747.18 ft <sup>2</sup> 576.60 ft <sup>2</sup>
3113	2-BED	79.05 m²	850.87 ft <sup>2</sup>	A113	1-BED	61.33 m²	660.18 ft²
3114 3115	STUDIO STUDIO	47.22 m <sup>2</sup> 47.17 m <sup>2</sup>	508.25 ft² 507.77 ft²	A114 A115	STUDIO STUDIO	47.22 m <sup>2</sup> 47.22 m <sup>2</sup>	508.25 ft <sup>2</sup> 508.29 ft <sup>2</sup>
3116 3117	2-BED 2-BED	79.26 m² 73.75 m²	853.09 ft² 793.81 ft²	A116 A117	2-BED 2-BED	79.21 m² 73.74 m²	852.57 ft <sup>2</sup> 793.77 ft <sup>2</sup>
3118	1-BED	55.29 m²	595.17 ft²	A118	1-BED	55.39 m²	596.25 ft²
/EL 02 3201	1-BED	54.66 m²	588.30 ft²	LEVEL 02 A201	1-BED	57.63 m²	620.33 ft²
3202 3203	1-BED 1-BED	61.67 m <sup>2</sup> 54.91 m <sup>2</sup>	663.84 ft² 591.05 ft²	A202 A203	1-BED 1-BED	61.67 m <sup>2</sup> 54.91 m <sup>2</sup>	663.84 ft <sup>2</sup> 591.05 ft <sup>2</sup>
3204 3205	2-BED 2-BED	85.79 m <sup>2</sup> 88.15 m <sup>2</sup>	923.40 ft² 948.86 ft²	A204 A205	2-BED 2-BED	85.81 m <sup>2</sup> 88.12 m <sup>2</sup>	923.69 ft <sup>2</sup> 948.57 ft <sup>2</sup>
3206	2-BED	84.11 m²	905.36 ft²	A206	2-BED	84.11 m²	905.36 ft²
3207 3208	1-BED 1-BED + DEN	57.69 m <sup>2</sup> 66.74 m <sup>2</sup>	620.96 ft² 718.36 ft²	A207 A208	1-BED 1-BED + DEN	57.69 m² 68.20 m²	620.96 ft <sup>2</sup> 734.08 ft <sup>2</sup>
3209 3210	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft² 734.80 ft²	A209 A210	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft² 734.80 ft²
3211	1-BED + DEN	66.87 m²	719.73 ft²	A211	1-BED + DEN	68.33 m²	735.45 ft²
3212 3213	1-BED + DEN 2-BED	65.52 m <sup>2</sup> 87.47 m <sup>2</sup>	705.29 ft² 941.48 ft²	A212 A213	1-BED + DEN 2-BED	65.32 m <sup>2</sup> 77.64 m <sup>2</sup>	703.07 ft <sup>2</sup> 835.69 ft <sup>2</sup>
3214 3215	2-BED STUDIO	79.05 m² 47.22 m²	850.87 ft <sup>2</sup> 508.25 ft <sup>2</sup>	A214 A215	2-BED STUDIO	80.70 m <sup>2</sup> 47.22 m <sup>2</sup>	868.69 ft <sup>2</sup> 508.25 ft <sup>2</sup>
3216	STUDIO	47.17 m²	507.77 ft <sup>2</sup>	A216	STUDIO	47.22 m²	508.29 ft <sup>2</sup>
3217 3218	2-BED 2-BED	79.26 m² 73.75 m²	853.09 ft² 793.81 ft²	A217 A218	2-BED 2-BED	79.21 m² 73.74 m²	852.57 ft <sup>2</sup> 793.77 ft <sup>2</sup>
3219 /EL 03	1-BED	52.56 m <sup>2</sup>	565.73 ft²	A219 LEVEL 03	1-BED	52.66 m <sup>2</sup>	566.81 ft²
3301	1-BED	54.18 m²	583.17 ft²	A301	1-BED	52.10 m²	560.82 ft²
3302 3303	1-BED 1-BED	61.67 m <sup>2</sup> 54.91 m <sup>2</sup>	663.84 ft² 591.05 ft²	A302 A303	1-BED 1-BED	61.67 m <sup>2</sup> 54.91 m <sup>2</sup>	663.84 ft <sup>2</sup> 591.05 ft <sup>2</sup>
304	2-BED 2-BED	85.79 m² 88.15 m²	923.40 ft <sup>2</sup> 948.86 ft <sup>2</sup>	A304 A305	2-BED 2-BED	85.81 m <sup>2</sup> 88.12 m <sup>2</sup>	923.69 ft <sup>2</sup> 948.57 ft <sup>2</sup>
306	2-BED	84.11 m <sup>2</sup>	905.36 ft²	A306	2-BED	84.11 m²	905.36 ft²
3307 3308	1-BED 1-BED + DEN	57.69 m <sup>2</sup> 66.74 m <sup>2</sup>	620.96 ft² 718.36 ft²	A307 A308	1-BED 1-BED + DEN	57.69 m² 68.20 m²	620.96 ft <sup>2</sup> 734.08 ft <sup>2</sup>
309 310	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft² 734.80 ft²	A309 A310	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft <sup>2</sup> 734.80 ft <sup>2</sup>
311	1-BED + DEN	66.87 m²	719.73 ft²	A311	1-BED + DEN	68.33 m²	735.45 ft²
312 313	1-BED + DEN 2-BED	65.52 m <sup>2</sup> 87.47 m <sup>2</sup>	705.29 ft² 941.48 ft²	A312 A313	1-BED + DEN 2-BED	65.32 m <sup>2</sup> 83.86 m <sup>2</sup>	703.07 ft <sup>2</sup> 902.69 ft <sup>2</sup>
3314 3315	2-BED STUDIO	79.05 m <sup>2</sup> 47.22 m <sup>2</sup>	850.87 ft <sup>2</sup> 508.25 ft <sup>2</sup>	A314 A315	2-BED STUDIO	80.70 m <sup>2</sup> 47.22 m <sup>2</sup>	868.69 ft <sup>2</sup> 508.25 ft <sup>2</sup>
316	STUDIO	47.17 m²	507.77 ft <sup>2</sup>	A316	STUDIO	47.22 m²	508.29 ft²
3317 3318	2-BED 2-BED	79.26 m <sup>2</sup> 73.75 m <sup>2</sup>	853.09 ft² 793.81 ft²	A317 A318	2-BED 2-BED	79.21 m <sup>2</sup> 73.74 m <sup>2</sup>	852.57 ft <sup>2</sup> 793.77 ft <sup>2</sup>
319 'EL 04	1-BED	52.57 m <sup>2</sup>	565.81 ft²	A319 LEVEL 04	1-BED	52.75 m²	567.78 ft²
3401	1-BED	54.18 m²	583.17 ft²	A401	1-BED	52.10 m²	560.82 ft²
3402 3403	1-BED 1-BED	61.67 m <sup>2</sup> 54.91 m <sup>2</sup>	663.84 ft² 591.05 ft²	A402 A403	1-BED 1-BED	61.67 m <sup>2</sup> 54.91 m <sup>2</sup>	663.84 ft² 591.05 ft²
404 405	2-BED 2-BED	85.79 m² 88.15 m²	923.40 ft <sup>2</sup> 948.86 ft <sup>2</sup>	A404 A405	2-BED 2-BED	85.81 m <sup>2</sup> 88.12 m <sup>2</sup>	923.69 ft <sup>2</sup> 948.57 ft <sup>2</sup>
406	2-BED	84.11 m²	905.36 ft <sup>2</sup>	A406	2-BED	84.11 m²	905.36 ft²
407 408	1-BED 1-BED + DEN	57.69 m <sup>2</sup> 66.74 m <sup>2</sup>	620.96 ft² 718.36 ft²	A407 A408	1-BED 1-BED + DEN	57.69 m <sup>2</sup> 68.20 m <sup>2</sup>	620.96 ft <sup>2</sup> 734.08 ft <sup>2</sup>
409 410	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft² 734.80 ft²	A409 A410	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft <sup>2</sup> 734.80 ft <sup>2</sup>
3411 3412	1-BED + DEN	66.87 m²	719.73 ft²	A411	1-BED + DEN	68.33 m²	735.45 ft²
413	1-BED + DEN 2-BED	65.52 m <sup>2</sup> 87.47 m <sup>2</sup>	705.29 ft² 941.48 ft²	A412 A413	1-BED + DEN 2-BED	65.32 m <sup>2</sup> 83.86 m <sup>2</sup>	703.07 ft <sup>2</sup> 902.69 ft <sup>2</sup>
3414 3415	2-BED STUDIO	79.05 m² 47.22 m²	850.87 ft <sup>2</sup> 508.25 ft <sup>2</sup>	A414 A415	2-BED STUDIO	80.70 m <sup>2</sup> 47.22 m <sup>2</sup>	868.69 ft <sup>2</sup> 508.25 ft <sup>2</sup>
416	STUDIO	47.17 m²	507.77 ft²	A416	STUDIO	47.22 m²	508.29 ft²
3417 3418	2-BED 2-BED	79.26 m² 73.75 m²	853.09 ft² 793.81 ft²	A417 A418	2-BED 2-BED	79.21 m <sup>2</sup> 73.74 m <sup>2</sup>	852.57 ft <sup>2</sup> 793.77 ft <sup>2</sup>
419   EL 05	1-BED	52.57 m²	565.81 ft²	A419 LEVEL 05	1-BED	52.75 m²	567.78 ft²
501	1-BED + DEN	64.34 m²	692.55 ft²	A501	1-BED	52.84 m²	568.79 ft²
502 503	2-BED 2-BED	85.11 m <sup>2</sup> 77.45 m <sup>2</sup>	916.15 ft² 833.61 ft²	A502 A503	1-BED 1-BED	61.67 m <sup>2</sup> 54.91 m <sup>2</sup>	663.84 ft <sup>2</sup> 591.05 ft <sup>2</sup>
504 505	2-BED 1-BED	82.93 m <sup>2</sup> 58.72 m <sup>2</sup>	892.64 ft² 632.07 ft²	A504 A505	2-BED 2-BED	85.81 m <sup>2</sup> 88.12 m <sup>2</sup>	923.69 ft <sup>2</sup> 948.57 ft <sup>2</sup>
506	1-BED	58.93 m <sup>2</sup> 58.83 m <sup>2</sup>	634.31 ft²	A506	2-BED 1-BED	84.11 m²	905.36 ft²
508	1-BED 1-BED	58.83 m²	633.19 ft <sup>2</sup> 633.19 ft <sup>2</sup>	A507 A508	1-BED + DEN	57.69 m² 68.20 m²	620.96 ft <sup>2</sup> 734.08 ft <sup>2</sup>
509 510	1-BED 2-BED	58.83 m <sup>2</sup> 84.11 m <sup>2</sup>	633.19 ft² 905.32 ft²	A509 A510	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft² 734.80 ft²
512	1-BED + DEN	67.72 m²	728.98 ft²	A511	1-BED + DEN	68.33 m²	735.45 ft²
EL 06 601	1-BED + DEN	64.34 m²	692.55 ft²	A512 A513	1-BED + DEN 2-BED	65.32 m² 83.86 m²	703.07 ft² 902.69 ft²
602	2-BED 2-BED	85.11 m <sup>2</sup> 77.45 m <sup>2</sup>	916.15 ft² 833.61 ft²	A514 A515	2-BED 1-BED + DEN	80.70 m <sup>2</sup> 68.79 m <sup>2</sup>	868.69 ft <sup>2</sup> 740.46 ft <sup>2</sup>
604	2-BED	82.93 m²	892.64 ft²	A516	2-BED + DEN	93.91 m²	1,010.84 ft²
605 606	1-BED 1-BED	58.72 m <sup>2</sup> 58.93 m <sup>2</sup>	632.07 ft <sup>2</sup> 634.31 ft <sup>2</sup>	A517 LEVEL 06	2-BED + DEN	101.02 m²	1,087.36 ft²
607	1-BED 1-BED	58.83 m <sup>2</sup> 58.83 m <sup>2</sup>	633.19 ft² 633.19 ft²	A601 A602	1-BED 1-BED	52.84 m² 61.67 m²	568.79 ft² 663.84 ft²
609	1-BED	58.83 m²	633.19 ft²	A603	1-BED	54.91 m²	591.05 ft²
610 611	2-BED 2-BED	84.11 m <sup>2</sup> 78.71 m <sup>2</sup>	905.32 ft² 847.21 ft²	A604 A605	2-BED 2-BED	85.81 m <sup>2</sup> 88.12 m <sup>2</sup>	923.69 ft² 948.57 ft²
612	1-BED + DEN	67.72 m <sup>2</sup>	728.98 ft²	A606	2-BED	84.11 m²	905.36 ft²
⊣∟ UNI	TS: 98			A607 A608	1-BED 1-BED + DEN	57.69 m² 68.20 m²	620.96 ft² 734.08 ft²
				A609 A610	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft² 734.80 ft²
				A611	1-BED + DEN	68.33 m²	735.45 ft²
				A612 A613	1-BED + DEN 2-BED	65.32 m <sup>2</sup> 83.86 m <sup>2</sup>	703.07 ft² 902.69 ft²
				A614 A615	2-BED 1-BED + DEN	80.70 m <sup>2</sup> 68.79 m <sup>2</sup>	868.69 ft <sup>2</sup> 740.46 ft <sup>2</sup>
				A616	2-BED + DEN	93.91 m²	1,010.84 ft²
				A617 LEVEL 07	2-BED + DEN	101.02 m²	1,087.36 ft²
				A701	1-BED	48.71 m <sup>2</sup>	524.28 ft <sup>2</sup>
				A702 A703	1-BED 2-BED	50.10 m <sup>2</sup> 69.61 m <sup>2</sup>	539.27 ft <sup>2</sup> 749.29 ft <sup>2</sup>
				A705 A706	1-BED 1-BED	57.14 m² 56.88 m²	615.07 ft <sup>2</sup> 612.20 ft <sup>2</sup>
				A706 A707	1-BED	56.88 m <sup>2</sup>	612.20 ft <sup>2</sup>
				A708	1-BED	56.88 m²	612.20 ft <sup>2</sup>

	OWN	BL	DG 'A' UNIT	BREAKD	OWN	BL	DG 'A' UNIT	BREAKD	OWN
	AREA (SF)	NO.	BEDS	AREA	AREA (SF)	NO.	BEDS	AREA	AREA (SF
!	715.64 ft²	LEVEL 01 A101	1-BED + DEN	66.49 m²	715.64 ft²	LEVEL 08 A801	1-BED	48.11 m²	517.84 ft²
!	494.22 ft²	A102	STUDIO	45.91 m²	494.22 ft²	A802	1-BED	50.10 m <sup>2</sup>	539.27 ft²
!	926.92 ft²	A103	2-BED	86.11 m²	926.92 ft²	A803	2-BED	69.61 m²	749.29 ft²
	948.86 ft² 905.36 ft²	A104 A105	2-BED 2-BED	88.15 m <sup>2</sup> 84.11 m <sup>2</sup>	948.86 ft² 905.36 ft²	A804 A805	1-BED + DEN 1-BED	66.76 m² 56.88 m²	718.56 ft² 612.20 ft²
	620.96 ft <sup>2</sup>	A106	1-BED	57.69 m²	620.96 ft <sup>2</sup>	A806	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	718.36 ft²	A107	1-BED + DEN	68.20 m²	734.08 ft²	A807	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	737.46 ft² 734.80 ft²	A108 A109	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft² 734.80 ft²	A808 A809	1-BED 2-BED	56.88 m² 72.57 m²	612.20 ft <sup>2</sup> 781.09 ft <sup>2</sup>
	734.00 ft 719.73 ft <sup>2</sup>	A103	1-BED + DEN	68.33 m <sup>2</sup>	735.45 ft²	A810	2-BED	75.52 m <sup>2</sup>	812.86 ft <sup>2</sup>
	705.29 ft²	A111	1-BED + DEN	69.42 m²	747.18 ft²	A811	1-BED	51.56 m²	554.97 ft²
	941.48 ft²	A112	1-BED	53.57 m²	576.60 ft²	LEVEL 09	4 DED	10.11.2	547.04.02
	850.87 ft² 508.25 ft²	A113 A114	1-BED STUDIO	61.33 m <sup>2</sup> 47.22 m <sup>2</sup>	660.18 ft <sup>2</sup> 508.25 ft <sup>2</sup>	A901 A902	1-BED 1-BED	48.11 m <sup>2</sup> 50.10 m <sup>2</sup>	517.84 ft² 539.27 ft²
	507.77 ft <sup>2</sup>	A114	STUDIO	47.22 m <sup>2</sup>	508.29 ft <sup>2</sup>	A902 A903	2-BED	69.61 m <sup>2</sup>	749.29 ft²
	853.09 ft <sup>2</sup>	A116	2-BED	79.21 m²	852.57 ft²	A904	1-BED + DEN	66.76 m²	718.56 ft²
	793.81 ft²	A117	2-BED	73.74 m²	793.77 ft²	A905	1-BED	56.88 m²	612.20 ft²
	595.17 ft²	A118 LEVEL 02	1-BED	55.39 m²	596.25 ft²	A906 A907	1-BED 1-BED	56.88 m² 56.88 m²	612.20 ft <sup>2</sup> 612.20 ft <sup>2</sup>
	588.30 ft²	A201	1-BED	57.63 m²	620.33 ft²	A908	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	663.84 ft²	A202	1-BED	61.67 m²	663.84 ft²	A909	2-BED	72.57 m²	781.09 ft²
	591.05 ft² 923.40 ft²	A203 A204	1-BED 2-BED	54.91 m <sup>2</sup> 85.81 m <sup>2</sup>	591.05 ft <sup>2</sup> 923.69 ft <sup>2</sup>	A910 A911	2-BED 1-BED	75.52 m² 51.56 m²	812.86 ft <sup>2</sup> 554.97 ft <sup>2</sup>
	948.86 ft <sup>2</sup>	A204 A205	2-BED	88.12 m <sup>2</sup>	948.57 ft <sup>2</sup>	LEVEL 10	I-DED	31.30111	554.97 IC
	905.36 ft <sup>2</sup>	A206	2-BED	84.11 m²	905.36 ft <sup>2</sup>	A1001	1-BED	48.11 m²	517.84 ft²
	620.96 ft <sup>2</sup>	A207	1-BED	57.69 m²	620.96 ft²	A1002	1-BED	50.10 m <sup>2</sup>	539.27 ft <sup>2</sup>
	718.36 ft²	A208	1-BED + DEN	68.20 m <sup>2</sup>	734.08 ft²	A1003	2-BED	69.61 m²	749.29 ft²
	737.46 ft² 734.80 ft²	A209 A210	1-BED + DEN 1-BED + DEN	68.51 m <sup>2</sup> 68.27 m <sup>2</sup>	737.46 ft² 734.80 ft²	A1004 A1005	1-BED + DEN 1-BED	66.76 m² 56.88 m²	718.56 ft² 612.20 ft²
_	719.73 ft <sup>2</sup>	A211	1-BED + DEN	68.33 m <sup>2</sup>	735.45 ft <sup>2</sup>	A1005	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	705.29 ft²	A212	1-BED + DEN	65.32 m²	703.07 ft²	A1007	1-BED	56.88 m²	612.20 ft²
	941.48 ft²	A213	2-BED	77.64 m²	835.69 ft²	A1008	1-BED	56.88 m²	612.20 ft²
	850.87 ft² 508.25 ft²	A214 A215	2-BED STUDIO	80.70 m <sup>2</sup> 47.22 m <sup>2</sup>	868.69 ft <sup>2</sup> 508.25 ft <sup>2</sup>	A1009 A1010	2-BED 2-BED	72.57 m² 75.52 m²	781.09 ft² 812.86 ft²
_	507.77 ft²	A216	STUDIO	47.22 m²	508.29 ft²	A1011	1-BED	51.56 m²	554.97 ft²
	853.09 ft²	A217	2-BED	79.21 m²	852.57 ft²	LEVEL 11			
	793.81 ft²	A218 A219	2-BED 1-BED	73.74 m²	793.77 ft²	A1101 A1102	1-BED	48.11 m²	517.84 ft²
	565.73 ft²	LEVEL 03	I-DED	52.66 m²	566.81 ft²	A1102 A1103	1-BED 2-BED	50.10 m <sup>2</sup> 69.61 m <sup>2</sup>	539.27 ft² 749.29 ft²
	583.17 ft²	A301	1-BED	52.10 m²	560.82 ft²	A1103	1-BED + DEN	66.76 m <sup>2</sup>	749.29 ft <sup>2</sup>
	663.84 ft²	A302	1-BED	61.67 m²	663.84 ft²	A1105	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	591.05 ft²	A303	1-BED	54.91 m <sup>2</sup>	591.05 ft <sup>2</sup>	A1106	1-BED	56.88 m²	612.20 ft²
	923.40 ft² 948.86 ft²	A304 A305	2-BED 2-BED	85.81 m <sup>2</sup> 88.12 m <sup>2</sup>	923.69 ft² 948.57 ft²	A1107 A1108	1-BED 1-BED	56.88 m² 56.88 m²	612.20 ft <sup>2</sup> 612.20 ft <sup>2</sup>
	905.36 ft²	A306	2-BED	84.11 m²	905.36 ft²	A1109	2-BED	72.57 m²	781.09 ft²
	620.96 ft²	A307	1-BED	57.69 m²	620.96 ft²	A1110	2-BED	75.52 m²	812.86 ft <sup>2</sup>
	718.36 ft² 737.46 ft²	A308 A309	1-BED + DEN 1-BED + DEN	68.20 m <sup>2</sup> 68.51 m <sup>2</sup>	734.08 ft² 737.46 ft²	A1111 LEVEL 12	1-BED	51.56 m²	554.97 ft <sup>2</sup>
	734.80 ft <sup>2</sup>	A310	1-BED + DEN	68.27 m <sup>2</sup>	734.80 ft <sup>2</sup>	A1201	1-BED	48.11 m²	517.84 ft²
	719.73 ft²	A311	1-BED + DEN	68.33 m²	735.45 ft²	A1202	1-BED	50.10 m²	539.27 ft²
	705.29 ft²	A312	1-BED + DEN	65.32 m²	703.07 ft²	A1203	2-BED	69.61 m²	749.29 ft²
_	941.48 ft² 850.87 ft²	A313 A314	2-BED 2-BED	83.86 m <sup>2</sup> 80.70 m <sup>2</sup>	902.69 ft² 868.69 ft²	A1204 A1205	1-BED + DEN 1-BED	66.76 m² 56.88 m²	718.56 ft² 612.20 ft²
	508.25 ft²	A315	STUDIO	47.22 m²	508.25 ft²	A1206	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	507.77 ft²	A316	STUDIO	47.22 m²	508.29 ft²	A1207	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	853.09 ft²	A317	2-BED	79.21 m²	852.57 ft²	A1208	1-BED	56.88 m²	612.20 ft²
	793.81 ft² 565.81 ft²	A318 A319	2-BED 1-BED	73.74 m² 52.75 m²	793.77 ft² 567.78 ft²	A1209 A1210	2-BED 2-BED	72.57 m <sup>2</sup> 75.52 m <sup>2</sup>	781.09 ft² 812.86 ft²
	303.01 It	LEVEL 04	1-DED	02.70 III	307.7010	A1211	1-BED	51.56 m <sup>2</sup>	554.97 ft²
	583.17 ft²	A401	1-BED	52.10 m²	560.82 ft²	LEVEL 13		ı	ı
	663.84 ft²	A402	1-BED	61.67 m <sup>2</sup>	663.84 ft²	A1301	1-BED	48.11 m²	517.84 ft²
	591.05 ft² 923.40 ft²	A403 A404	1-BED 2-BED	54.91 m <sup>2</sup> 85.81 m <sup>2</sup>	591.05 ft² 923.69 ft²	A1302 A1303	1-BED 2-BED	50.10 m <sup>2</sup> 69.61 m <sup>2</sup>	539.27 ft² 749.29 ft²
	948.86 ft²	A405	2-BED	88.12 m²	948.57 ft²	A1304	1-BED + DEN	66.76 m²	718.56 ft <sup>2</sup>
	905.36 ft²	A406	2-BED	84.11 m²	905.36 ft²	A1305	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	620.96 ft²	A407 A408	1-BED	57.69 m²	620.96 ft²	A1306	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	718.36 ft² 737.46 ft²	A406 A409	1-BED + DEN 1-BED + DEN	68.20 m <sup>2</sup> 68.51 m <sup>2</sup>	734.08 ft <sup>2</sup> 737.46 ft <sup>2</sup>	A1307 A1308	1-BED 1-BED	56.88 m² 56.88 m²	612.20 ft <sup>2</sup> 612.20 ft <sup>2</sup>
	734.80 ft²	A410	1-BED + DEN	68.27 m²	734.80 ft²	A1309	2-BED	72.57 m²	781.09 ft²
	719.73 ft²	A411	1-BED + DEN	68.33 m²	735.45 ft²	A1310	2-BED	75.52 m²	812.86 ft <sup>2</sup>
	705.29 ft² 941.48 ft²	A412 A413	1-BED + DEN 2-BED	65.32 m²	703.07 ft² 902.69 ft²	A1311 LEVEL 14	1-BED	51.56 m²	554.97 ft <sup>2</sup>
	850.87 ft <sup>2</sup>	A413	2-BED	83.86 m <sup>2</sup> 80.70 m <sup>2</sup>	868.69 ft <sup>2</sup>	A1401	1-BED	48.11 m²	517.84 ft²
	508.25 ft <sup>2</sup>	A415	STUDIO	47.22 m²	508.25 ft²	A1402	1-BED	50.10 m <sup>2</sup>	539.27 ft²
	507.77 ft²	A416	STUDIO	47.22 m²	508.29 ft²	A1403	2-BED	69.61 m²	749.29 ft²
	853.09 ft²	A417 A418	2-BED 2-BED	79.21 m² 73.74 m²	852.57 ft² 793.77 ft²	A1404	1-BED + DEN	66.76 m²	718.56 ft²
	793.81 ft² 565.81 ft²	A418 A419	1-BED	73.74 m <sup>2</sup> 52.75 m <sup>2</sup>	793.77 ft² 567.78 ft²	A1405 A1406	1-BED 1-BED	56.88 m² 56.88 m²	612.20 ft <sup>2</sup> 612.20 ft <sup>2</sup>
_		LEVEL 05				A1407	1-BED	56.88 m²	612.20 ft²
	692.55 ft²	A501	1-BED	52.84 m²	568.79 ft²	A1408	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	916.15 ft² 833.61 ft²	A502 A503	1-BED 1-BED	61.67 m <sup>2</sup> 54.91 m <sup>2</sup>	663.84 ft² 591.05 ft²	A1409 A1410	2-BED 2-BED	72.57 m² 75.52 m²	781.09 ft² 812.86 ft²
	892.64 ft <sup>2</sup>	A503 A504	2-BED	85.81 m <sup>2</sup>	923.69 ft <sup>2</sup>	A1410	2-BED 1-BED	75.52 m² 51.56 m²	554.97 ft <sup>2</sup>
	632.07 ft²	A505	2-BED	88.12 m <sup>2</sup>	948.57 ft <sup>2</sup>	LEVEL 15	<del></del>		
_	634.31 ft²	A506	2-BED	84.11 m²	905.36 ft²	A1501	1-BED	48.11 m²	517.84 ft²
	633.19 ft²	A507 A508	1-BED	57.69 m <sup>2</sup>	620.96 ft <sup>2</sup>	A1502 A1503	1-BED 2-BED	50.10 m <sup>2</sup>	539.27 ft <sup>2</sup>
	633.19 ft² 633.19 ft²	A508 A509	1-BED + DEN 1-BED + DEN	68.20 m <sup>2</sup> 68.51 m <sup>2</sup>	734.08 ft² 737.46 ft²	A1503 A1504	2-BED + DEN	69.61 m <sup>2</sup> 66.76 m <sup>2</sup>	749.29 ft² 718.56 ft²
_	905.32 ft <sup>2</sup>	A510	1-BED + DEN	68.27 m <sup>2</sup>	734.80 ft <sup>2</sup>	A1505	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	728.98 ft²	A511	1-BED + DEN	68.33 m²	735.45 ft²	A1506	1-BED	56.88 m²	612.20 ft <sup>2</sup>
	600 EF #2	A512	1-BED + DEN 2-BED	65.32 m <sup>2</sup>	703.07 ft²	A1507	1-BED	56.88 m²	612.20 ft²
	692.55 ft² 916.15 ft²	A513 A514	2-BED	83.86 m <sup>2</sup> 80.70 m <sup>2</sup>	902.69 ft² 868.69 ft²	A1508 A1509	1-BED 2-BED	56.88 m² 72.57 m²	612.20 ft <sup>2</sup> 781.09 ft <sup>2</sup>
_	833.61 ft²	A515	1-BED + DEN	68.79 m²	740.46 ft <sup>2</sup>	A1510	2-BED	75.52 m²	812.86 ft <sup>2</sup>
_	892.64 ft <sup>2</sup>	A516	2-BED + DEN	93.91 m²	1,010.84 ft²	A1511	1-BED	51.56 m²	554.97 ft²
	632.07 ft²	A517	2-BED + DEN	101.02 m²	1,087.36 ft²	LEVEL 16	4 DED	10 44 2	E47.04.00
	634.31 ft² 633.19 ft²	LEVEL 06 A601	1-BED	52.84 m²	568.79 ft <sup>2</sup>	A1601 A1602	1-BED 1-BED	48.11 m <sup>2</sup> 50.10 m <sup>2</sup>	517.84 ft <sup>2</sup> 539.27 ft <sup>2</sup>
	633.19 ft²	A602	1-BED	61.67 m <sup>2</sup>	663.84 ft <sup>2</sup>	A1602	2-BED	69.61 m <sup>2</sup>	749.29 ft²
	633.19 ft²	A603	1-BED	54.91 m²	591.05 ft²	A1604	1-BED + DEN	66.76 m²	718.56 ft²
	905.32 ft²	A604	2-BED	85.81 m²	923.69 ft²	A1605	1-BED	56.88 m²	612.20 ft²
	847.21 ft²	A605	2-BED	88.12 m <sup>2</sup>	948.57 ft²	A1606	1-BED	56.88 m²	612.20 ft²
	728.98 ft²	A606 A607	2-BED 1-BED	84.11 m <sup>2</sup> 57.69 m <sup>2</sup>	905.36 ft² 620.96 ft²	A1607 A1608	1-BED 1-BED	56.88 m² 56.88 m²	612.20 ft <sup>2</sup> 612.20 ft <sup>2</sup>
		A608	1-BED + DEN	68.20 m <sup>2</sup>	734.08 ft <sup>2</sup>	A1609	2-BED	72.57 m <sup>2</sup>	781.09 ft²
		A609	1-BED + DEN	68.51 m <sup>2</sup>	737.46 ft²	A1610	2-BED	75.52 m <sup>2</sup>	812.86 ft²
		A610	1-BED + DEN	68.27 m²	734.80 ft²	A1611	1-BED	51.56 m²	554.97 ft²
		A611	1-BED + DEN	68.33 m²	735.45 ft²	LEVEL 17	4.000	40.44	F4= 6 : -
		A612	1-BED + DEN	65.32 m <sup>2</sup>	703.07 ft <sup>2</sup>	A1701	1-BED	48.11 m <sup>2</sup>	517.84 ft²
		A613 A614	2-BED 2-BED	83.86 m <sup>2</sup> 80.70 m <sup>2</sup>	902.69 ft² 868.69 ft²	A1702 A1703	1-BED 2-BED	50.10 m <sup>2</sup> 69.61 m <sup>2</sup>	539.27 ft² 749.29 ft²
		A615	1-BED + DEN	68.79 m <sup>2</sup>	740.46 ft²	A1704	1-BED + DEN	66.76 m <sup>2</sup>	718.56 ft²
		A616	2-BED + DEN	93.91 m²	1,010.84 ft²	A1705	1-BED	56.88 m²	612.20 ft <sup>2</sup>
		A617	2-BED + DEN	101.02 m²	1,087.36 ft²	A1706	1-BED	56.88 m²	612.20 ft²
		LEVEL 07	1 DED	10 74 2	E04 00 #2	A1707	1-BED	56.88 m²	612.20 ft²
		A701 A702	1-BED 1-BED	48.71 m <sup>2</sup> 50.10 m <sup>2</sup>	524.28 ft <sup>2</sup> 539.27 ft <sup>2</sup>	A1708 A1709	1-BED 2-BED	56.88 m² 72.57 m²	612.20 ft <sup>2</sup> 781.09 ft <sup>2</sup>
		A703	2-BED	69.61 m²	749.29 ft²	A1710	2-BED	75.52 m²	812.86 ft²
						. —			
		A705 A706	1-BED 1-BED	57.14 m² 56.88 m²	615.07 ft² 612.20 ft²	A1711 TOTAL UNI	1-BED	51.56 m²	554.97 ft <sup>2</sup>



# SITE SETBACK PLAN

SP-02 SCALE: 1:300

LEASABLE AREA			PRIVATE AMENITY			
LEVEL	AREA	AREA (SF)	LEVEL	AREA	AREA (SF)	
LEVEL 01	2,422.44 m²	26,075 SF	LEVEL 01	149.41 m²	1,608 SF	
LEVEL 02	2,576.31 m <sup>2</sup>	27,731 SF	LEVEL 02	132.59 m²	1,427 SF	
LEVEL 03	2,576.63 m <sup>2</sup>	27,735 SF	LEVEL 03	155.94 m²	1,679 SF	
LEVEL 04	2,576.63 m <sup>2</sup>	27,735 SF	LEVEL 04	155.94 m²	1,679 SF	
LEVEL 05	2,007.86 m <sup>2</sup>	21,612 SF	LEVEL 05	160.44 m²	1,727 SF	
LEVEL 06	2,086.56 m <sup>2</sup>	22,460 SF	LEVEL 06	138.53 m²	1,491 SF	
LEVEL 07	469.48 m²	5,053 SF	LEVEL 07	92.13 m²	992 SF	
LEVEL 08	661.72 m²	7,123 SF	LEVEL 08	124.27 m²	1,338 SF	
LEVEL 09	661.72 m²	7,123 SF	LEVEL 09	124.27 m²	1,338 SF	
LEVEL 10	661.72 m²	7,123 SF	LEVEL 10	124.27 m²	1,338 SF	
LEVEL 11	661.72 m²	7,123 SF	LEVEL 11	124.27 m²	1,338 SF	
LEVEL 12	661.72 m²	7,123 SF	LEVEL 12	124.27 m²	1,338 SF	
LEVEL 13	661.72 m²	7,123 SF	LEVEL 13	124.27 m²	1,338 SF	
LEVEL 14	661.72 m²	7,123 SF	LEVEL 14	124.27 m²	1,338 SF	
LEVEL 15	661.72 m²	7,123 SF	LEVEL 15	124.27 m²	1,338 SF	
LEVEL 16	661.72 m²	7,123 SF	LEVEL 16	124.27 m²	1,338 SF	
LEVEL 17	661.72 m²	7,123 SF	LEVEL 17	124.27 m²	1,338 SF	
TOTAL	21,333.08 m²	229,627 SF	TOTAL	2,227.64 m²	23,978 SF	

COMMUNAL AMENITY						
LEVEL	NAME	AREA	AREA (SF)			
EVEL 05	AMENITY ROOM	78.71 m²	847 SF			
EVEL 05	AMENITY TERRACE	270.66 m²	2,913 SF			
EVEL 07	AMENITY ROOM	58.70 m²	632 SF			
EVEL 07	AMENITY ROOM	112.19 m²	1,208 SF			
EVEL 07	AMENITY TERRACE	260.00 m²	2,799 SF			
EVEL 07	AMENITY TERRACE	296.28 m²	3,189 SF			
TOTAL	•	1,076.54 m²	11,588 SF			

VEHICLE PARKING		
TYPE	COUNT	
RESIDENT	222	
VISITOR	65	
TOTAL	287	

PARKING		BICYCLI	E PARKING
COUNT		LEVEL	COUNT
222		LEVEL P1	256
65		TOTAL	256
287			
	•		

LEVEL	AREA	AREA (SF)
LEVEL 01	1,448.68 m²	15,593 SF
LEVEL 02	1,448.95 m²	15,596 SF
LEVEL 03	1,449.74 m²	15,605 SF
LEVEL 04	1,449.74 m²	15,605 SF
LEVEL 05	1,405.44 m²	15,128 SF
LEVEL 06	1,405.44 m²	15,128 SF
LEVEL 07	749.61 m²	8,069 SF
LEVEL 08	749.61 m <sup>2</sup>	8,069 SF
LEVEL 09	749.61 m²	8,069 SF
LEVEL 10	749.61 m²	8,069 SF
LEVEL 11	749.61 m <sup>2</sup>	8,069 SF
LEVEL 12	749.61 m²	8,069 SF
LEVEL 13	749.61 m²	8,069 SF
LEVEL 14	749.61 m <sup>2</sup>	8,069 SF
LEVEL 15	749.61 m²	8,069 SF
LEVEL 16	749.61 m²	8,069 SF
LEVEL 17	749.61 m²	8,069 SF
TOTAL	16,853.65 m²	181,411 SF

GROSS FLOOR AREA (BLD B.)				
LEVEL	AREA	AREA (SF)		
LEVEL 01	1,451.48 m²	15,624 SF		
LEVEL 02	1,451.48 m²	15,624 SF		
LEVEL 03	1,451.01 m²	15,619 SF		
LEVEL 04	1,451.01 m²	15,619 SF		
EVEL 05	930.16 m²	10,012 SF		
LEVEL 06	930.16 m²	10,012 SF		
TOTAL	7,665.32 m²	82,509 SF		

Current Zoning Designation:	R1AA (Proposed Rezoning to AM10)					
Lot Width:	69.9m					
Total Lot Area:	8.004.4m <sup>2</sup>					
Proposed Development - 17 Storey F	ligh-Rise Apartment Building & 6 Storey	/ Mid-Rise Apartment Building				
No. of units 325 Units Total (High-Rise Building '/	A' = 227 Units + Mid-Rise Building 'B' = 98 Units)					
Zoning Mechanism	Required	Provided				
Minimum Lot Width T-185(b)		69.9m				
Minimum Lot Area T-185(a)	-	8,004.4m <sup>2</sup>				
Min. Front Yard Setback S. 186(10)(b)(i)	Om	5.09m				
<b>Min.</b> Frontage within 4.5m of a front lot line S. 186(10)(b)(i)	50%	0% (5.09m)				
Min. Corner Side Yard Setback S. 186(10)(b)(i)	0m	3.5m				
Min. Frontage within 4.5m of a corner lot line S. 186(10)(b)(i)	50%	65.6%				
Min. Interior Side Yard Setback S. 186(10)(c)	3m (first 20m back from the street) 7.5m (beyond 20m)	10m				
Min. Rear Yard Setback S. 186(10)(d)(i)	3m	26.45m				
Maximum Building Height S. 186(10)(j)	30m	18.55m (BUILDING 'B') 51.75m (BUILDING 'A')				
Minimum Building Height S. 186(10)(e)(ii)	7.5m and 2 stories (within 10m of front/corner side lot lines)	18.55m (BUILDING 'B') 51.75m (BUILDING 'A')				
Parking Space Rates (Residents) 101 (Sch. 1A - Area C)	390 Spaces 1.2 spaces / unit for 325 units - Table 101(R15)	222 Spaces 0.68 Spaces / unit				
Minimum Visitor Parking Rates 102 (Sch. 1A - Area C)	65 Spaces 0.2 spaces / unit for 325 units - Table 102(iii)	65 Spaces 0.2 Spaces / unit				
Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area C)	163 Spaces 0.5 spaces / unit for 325 units[111A(b)(i)]	256 Spaces 0.79 Spaces / unit				
Total Amenity Area Table 137(4)(ii)	1,950m <sup>2</sup> 6m <sup>2</sup> / unit for 325 units	3,304.2m <sup>2</sup>				
Communal Amenity Area Table 137(4)(ii)	975m <sup>2</sup> Min. 50% of Total Amenity Area	1,076.5m <sup>2</sup>				

#### **OWNER**

LANDRIC HOMES 63 MONTRÉAL ROAD, GATINEAU, QC, J8M 1K3

#### ARCHITECT

PROJECT1 STUDIO 300 - 260 ST-PATRICK STREET OTTAWA, ON, K1N 5K5

#### PLANNER

ROBINSON CONSULTANTS INC. 100 PALOMINO DRIVE OTTAWA, ON, K2M 1N3

### LANDSCAPE ARCHITECT

NOVATECH 200 - 240 MICHAEL COWPLAND DRIVE OTTAWA, ON, K2M 1P6

### **CIVIL ENGINEER**

NOVATECH 200 - 240 MICHAEL COWPLAND DRIVE OTTAWA, ON, K2M 1P6

### SURVEYOR

ANNIS O'SULLIVAN VOLLEBEKK LTD. 165 BAY STREET EMBRUN, ON, K0A 1W1

1 ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10 ISSUE RECORD

ENERAL ARCHITECTURAL NOTES:

Electrical Drawings.

without the expressed consent of the Architect.

This drawing is the property of the Architect and may not be reproduced or used

Drawings are not to be scaled. The Contractor is responsible for checking and

verifying all levels and dimensions and shall report all discrepancies to the

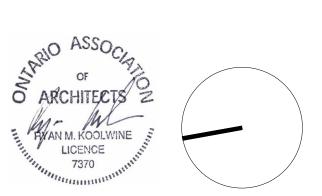
Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.

The Architectural drawings are to be read in conjuction with all other Contract

Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by These documents are not to be used for construction unless specifically noted for

Documents including Project Manuals and the Structural, Mechanical and

Architect and obtain clarification prior to commencing work.





Project1 Studio Incorporated |613.884.3939 | mail@project1studio.ca

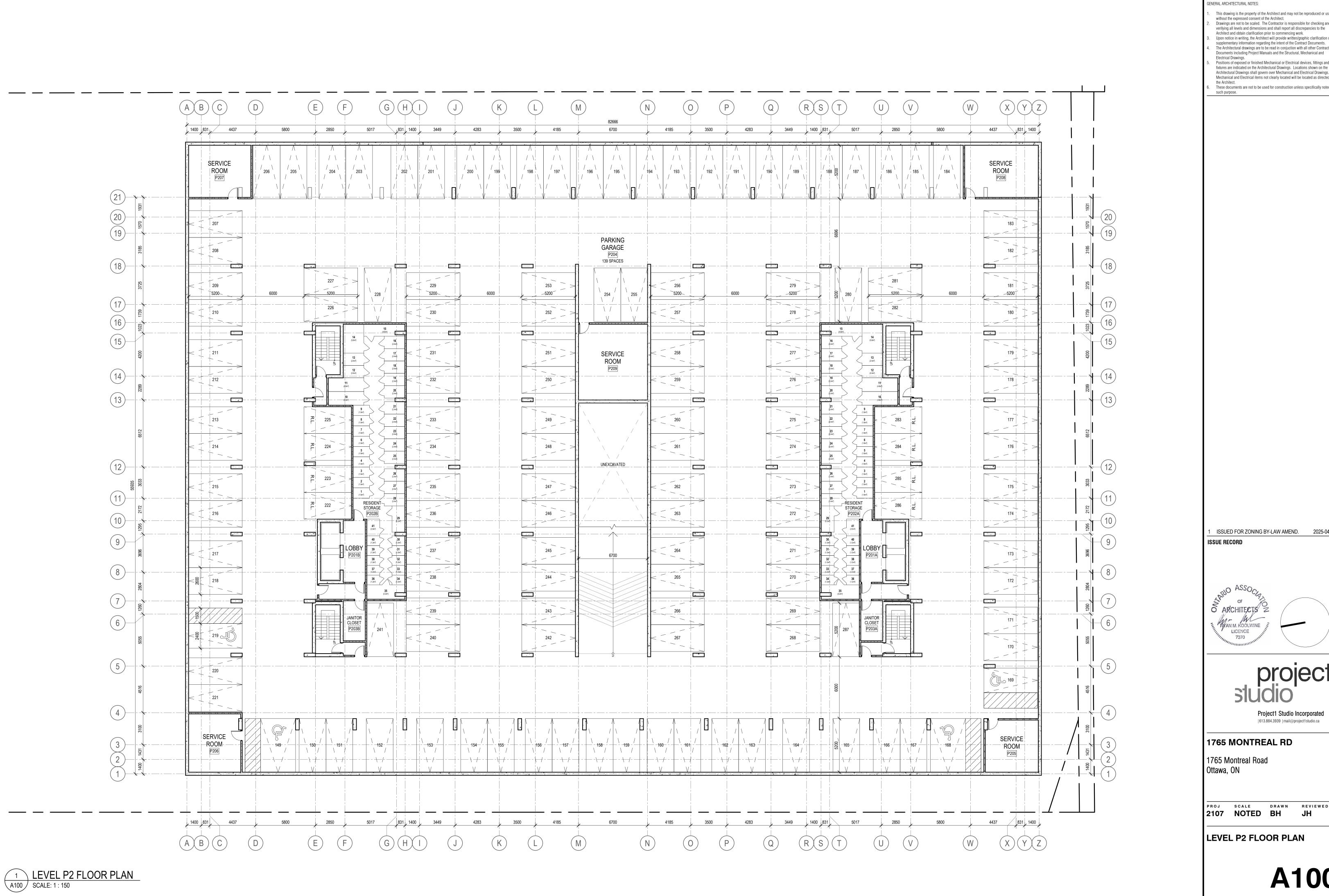
# 1765 MONTREAL RD

1765 Montreal Road Ottawa, ON

PROJ SCALE DRAWN REVIEWED 2107 NOTED BH

JH

PROJECT STATISTICS AND ZONING INFORMATION



- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the
- Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architectural drawings are to be read in conjuction with all other Contract
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.
- Mechanical and Electrical items not clearly located will be located as directed by
- These documents are not to be used for construction unless specifically noted for

ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10



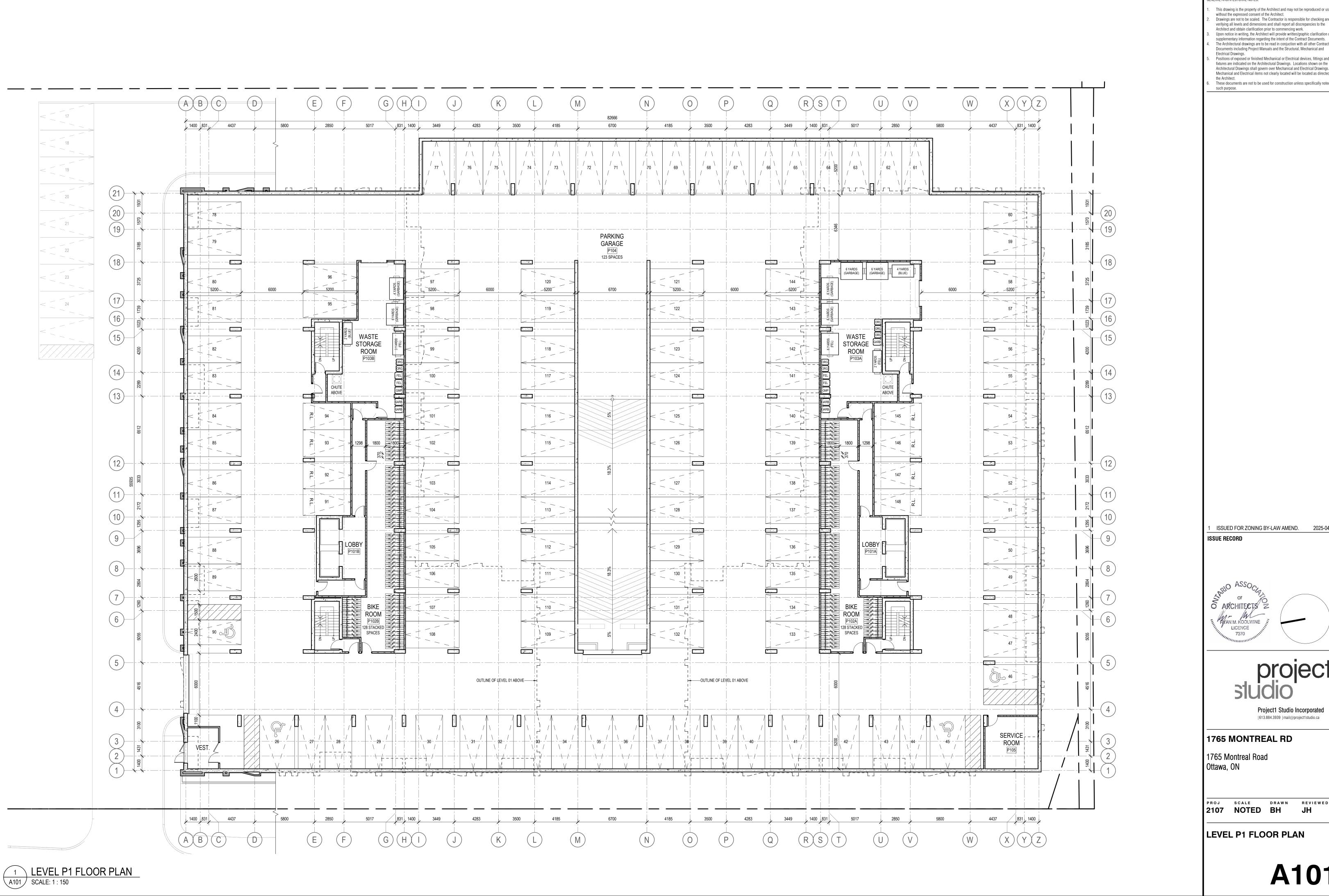


Project1 Studio Incorporated |613.884.3939 | mail@project1studio.ca

1765 MONTREAL RD

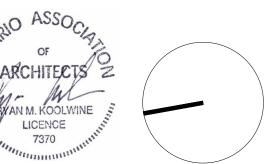
DRAWN REVIEWED

LEVEL P2 FLOOR PLAN



- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. Drawings are not to be scaled. The Contractor is responsible for checking and
- verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work. Upon notice in writing, the Architect will provide written/graphic clarification or
- The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Positions of exposed or finished Mechanical or Electrical devices, fittings and
- fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by
- These documents are not to be used for construction unless specifically noted for

ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10





Project1 Studio Incorporated |613.884.3939 | mail@project1studio.ca

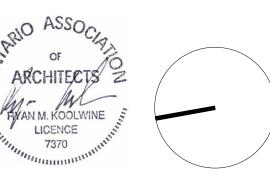
DRAWN REVIEWED JH

**LEVEL P1 FLOOR PLAN** 

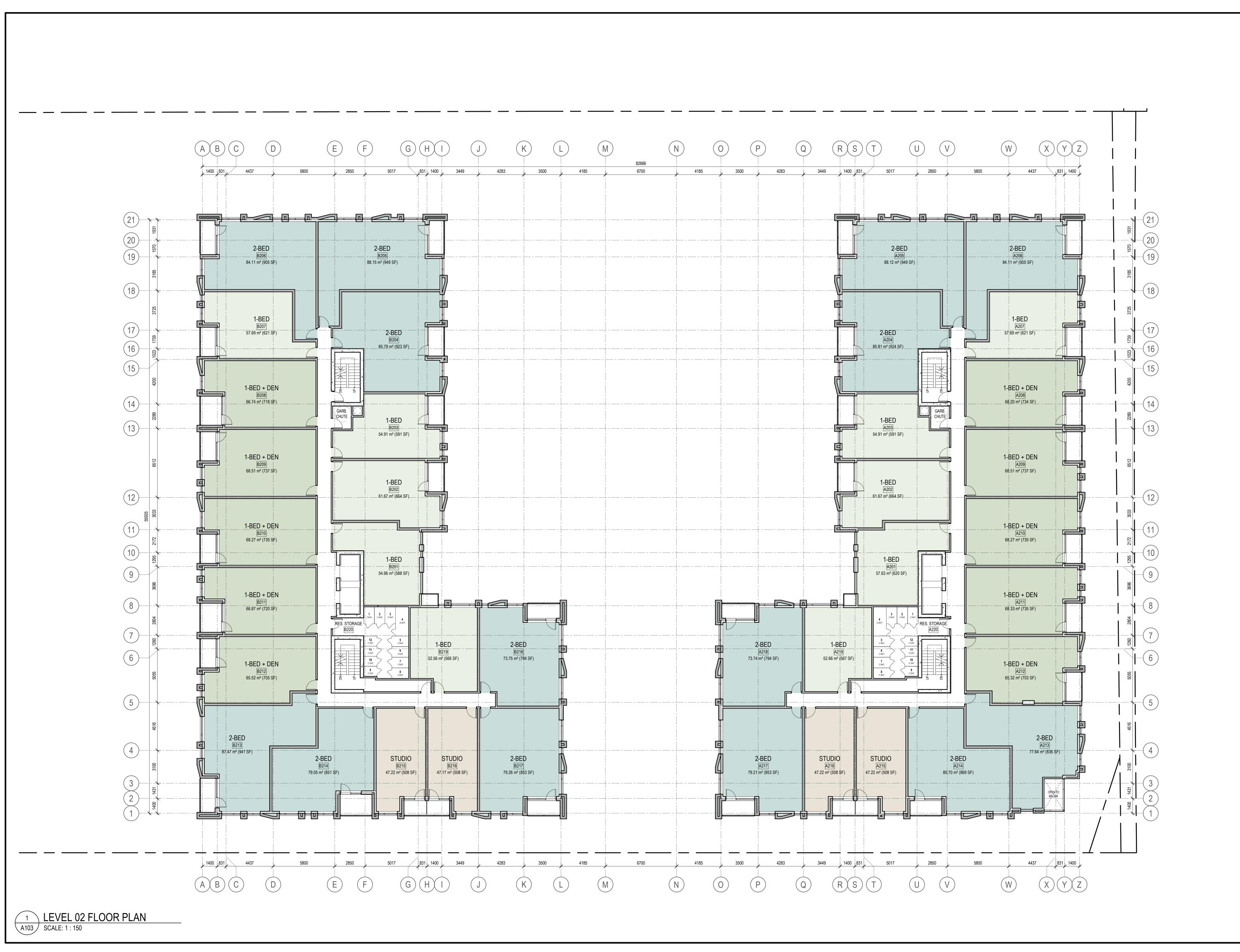


- This drawing is the property of the Architect and may not be reproduced or used
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the
- Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
  - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the
  - Mechanical and Electrical items not clearly located will be located as directed by

ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10







- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.

  Provinge are not to be scaled. The Contractor is responsible for checking and
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.

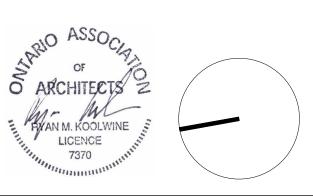
  The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and
- Electrical Drawings.

  Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect
- Mechanical and Electrical items not clearly located will be located as directed by the Architect.

  These documents are not to be used for construction unless specifically noted for

ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10

**ISSUE RECORD** 





Project1 Studio Incorporated |613.884.3939 | mail@project1 studio.ca

1765 MONTREAL RD

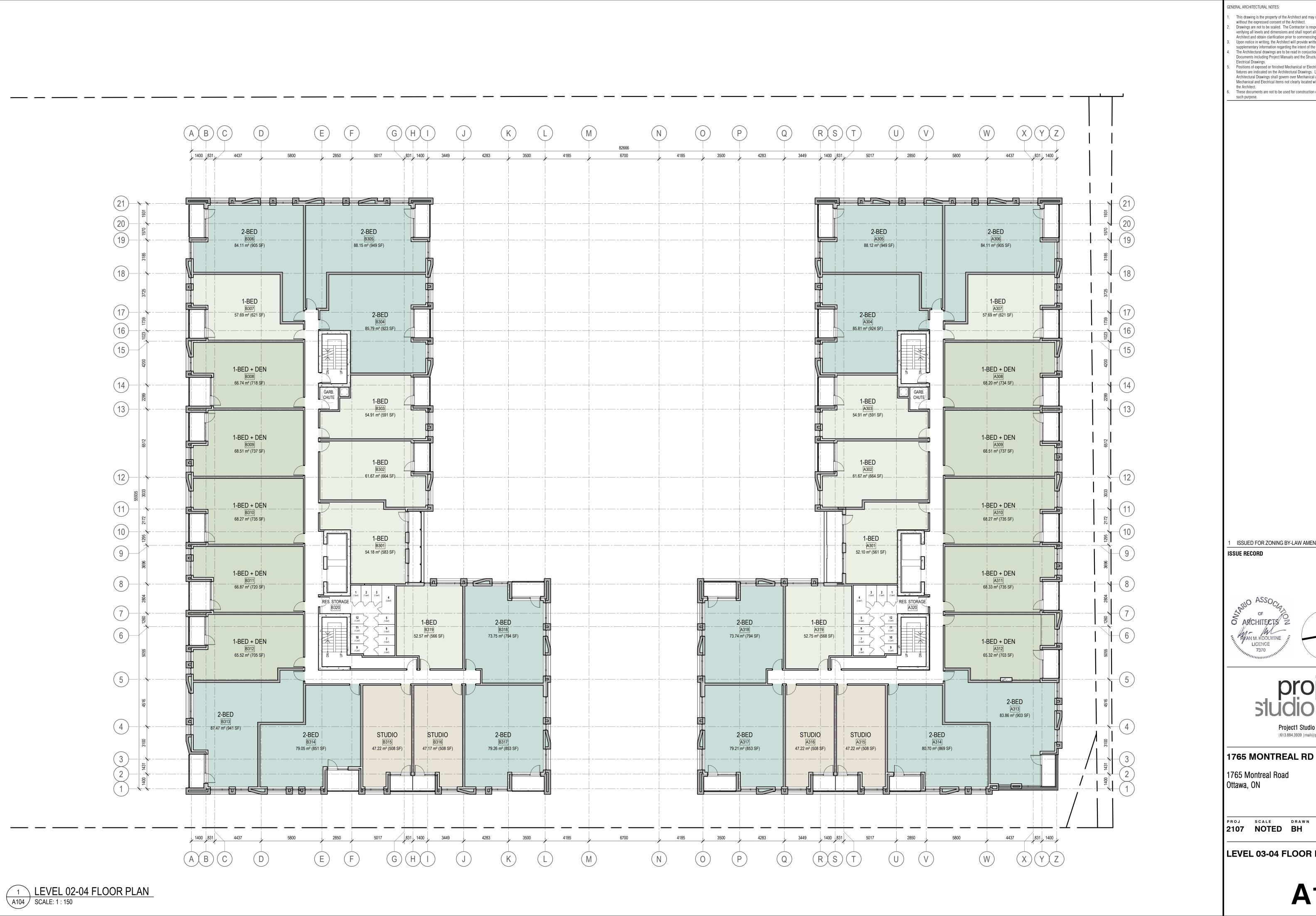
765 WONTREAL

1765 Montreal Road Ottawa, ON

PROJ SCALE DRAWN REVIEWED
2107 NOTED BH JH

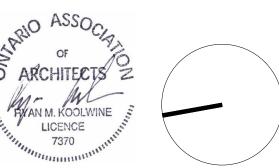
LEVEL 02 FLOOR PLAN

A103



- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.
- Mechanical and Electrical items not clearly located will be located as directed by
- These documents are not to be used for construction unless specifically noted for

ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10

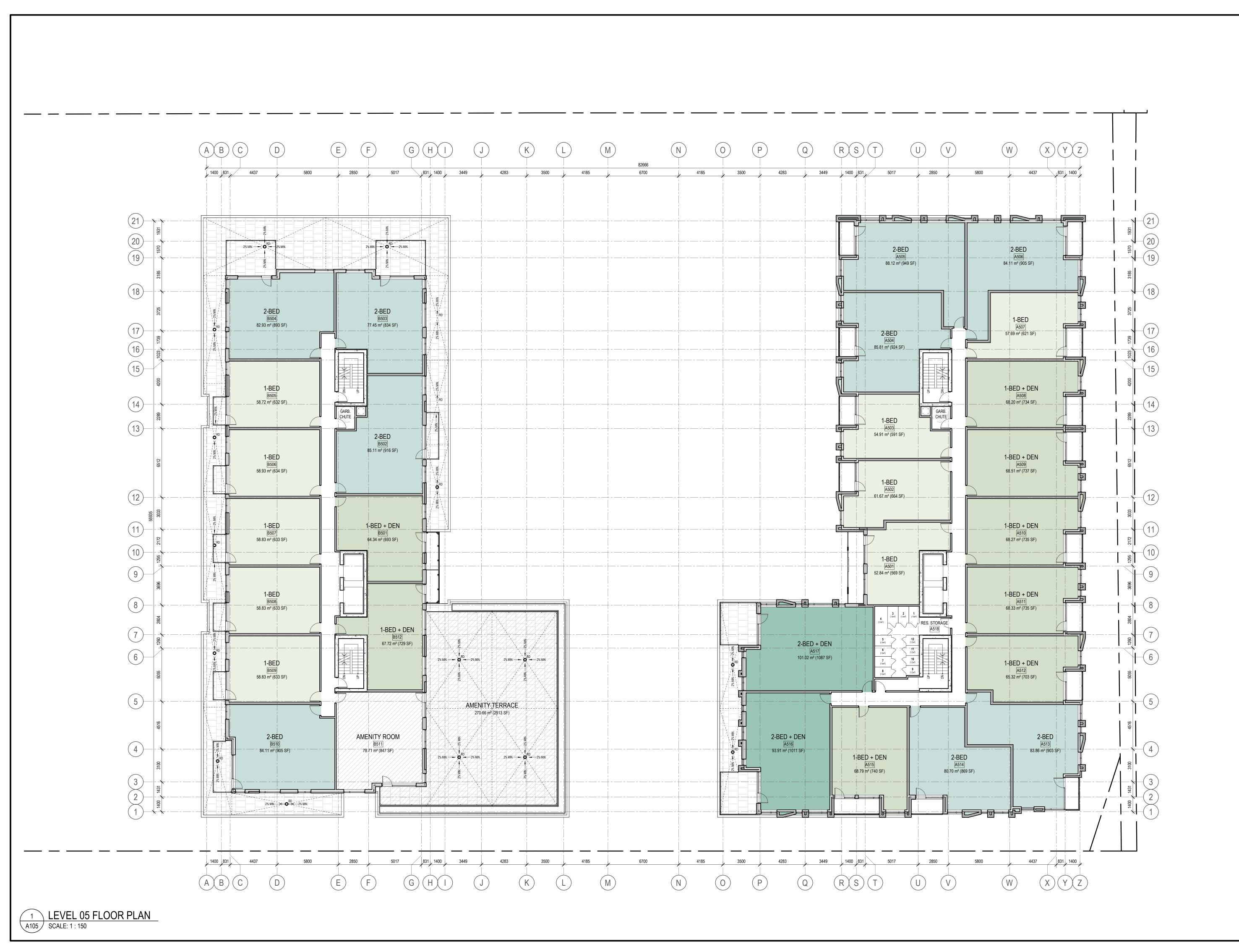




Project1 Studio Incorporated |613.884.3939 | mail@project1studio.ca

DRAWN REVIEWED

LEVEL 03-04 FLOOR PLAN



- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.

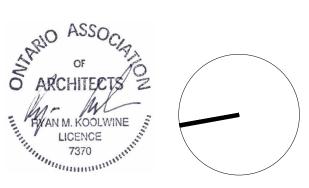
  Provinge are not to be scaled. The Contractor is responsible for checking and
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
   The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and
- Electrical Drawings.

  Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.
- Mechanical and Electrical items not clearly located will be located as directed by the Architect.

  These documents are not to be used for construction unless specifically noted for

1 ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10

ISSUE RECORD





Project1 Studio Incorporated |613.884.3939 | mail@project1 studio.ca

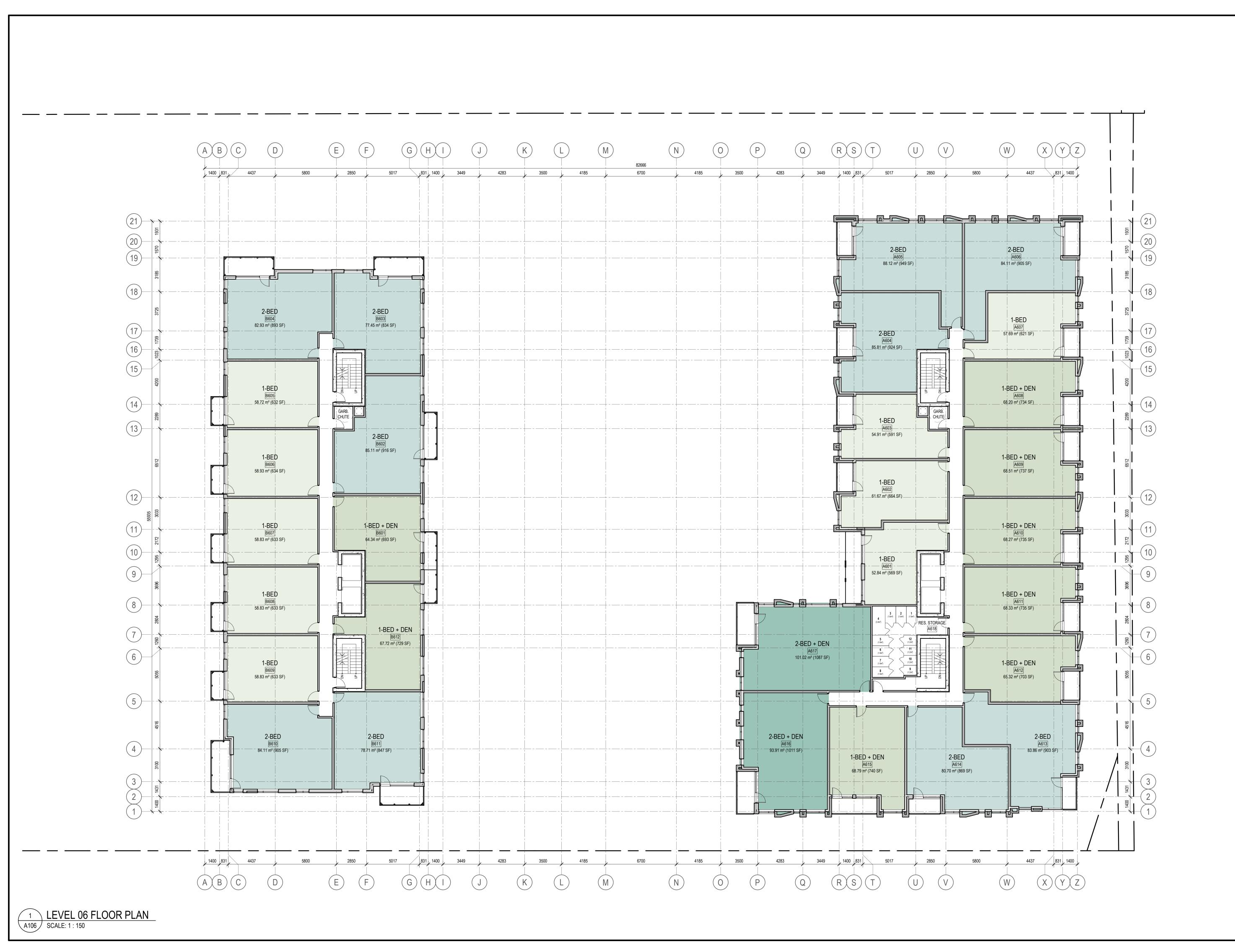
1765 MONTREAL RD

1765 Montreal Road Ottawa, ON

PROJ SCALE DRAWN REVIEWED
2107 NOTED BH JH

LEVEL 05 FLOOR PLAN

A105



- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.

  Drawings are not to be scaled. The Contractor is responsible for checking and
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

  Upon notice in writing, the Architect will provide written/graphic clarification or
- supplementary information regarding the intent of the Contract Documents.

  The Architectural drawings are to be read in conjuction with all other Contract
  Documents including Project Manuals and the Structural, Mechanical and
  Electrical Drawings.
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect
- Mechanical and Electrical items not clearly located will be located as directed by the Architect.

  These documents are not to be used for construction unless specifically noted for

ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10

**ISSUE RECORD** 





Project1 Studio Incorporated | 613.884.3939 | mail@project1studio.ca

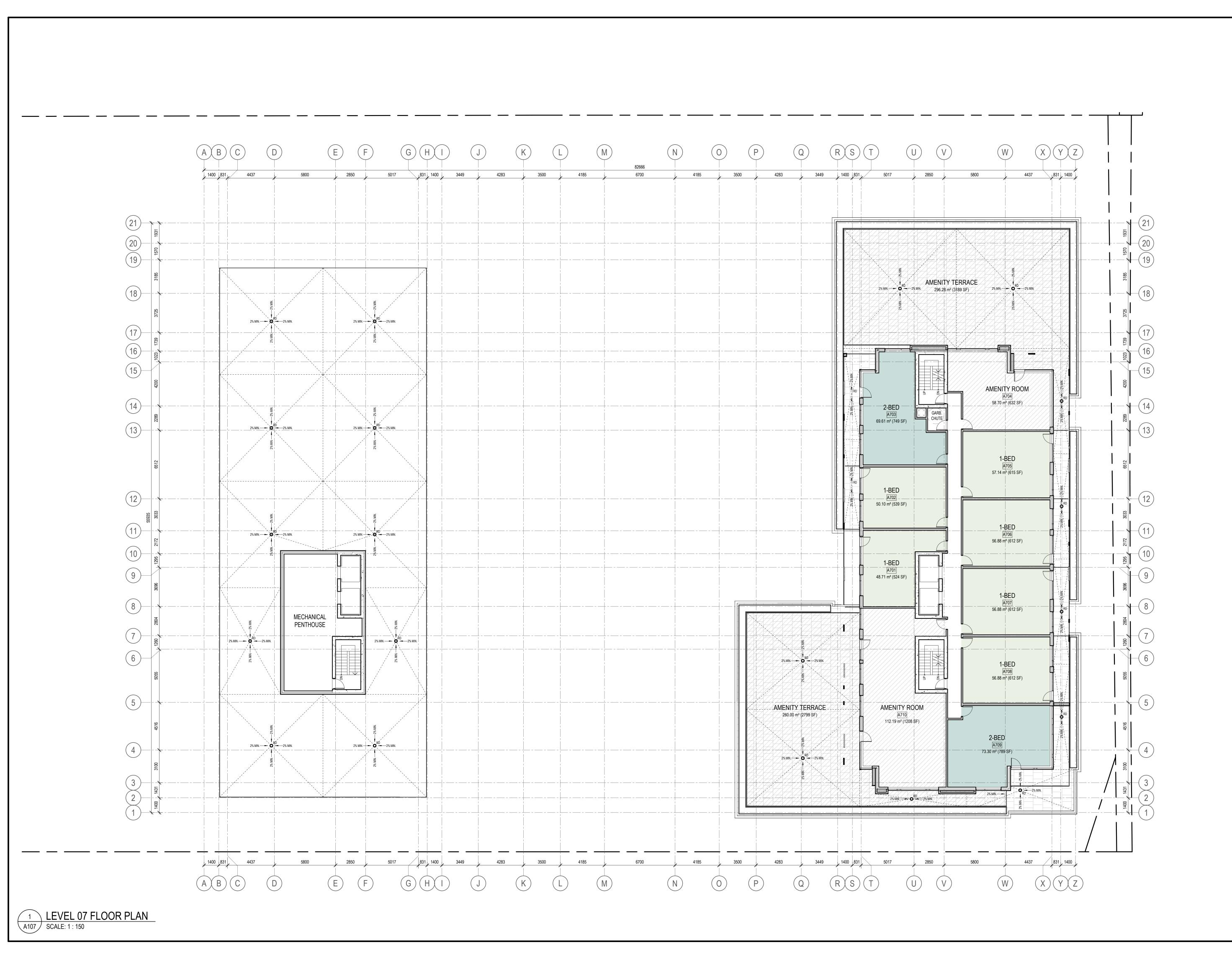
1765 MONTREAL RD

1765 Montreal Road Ottawa, ON

proj scale drawn reviewed
2107 NOTED BH JH

LEVEL 06 FLOOR PLAN

A106



- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.

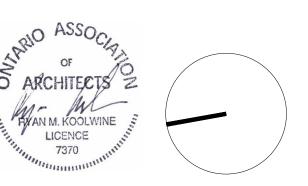
  Drawings are not to be scaled. The Contractor is responsible for checking and
- verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

  3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
- supplementary information regarding the intent of the Contract Documents.

  The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

1 ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10

ISSUE RECORD





Project1 Studio Incorporated | 613.884.3939 | mail@project1studio.ca

1765 MONTREAL RD

1765 Montreal Road Ottawa, ON

PROJ SCALE DRAWN REVIEWED

2107 NOTED BH JH

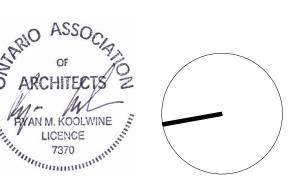
LEVEL 07 FLOOR PLAN

Δ107



- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. Drawings are not to be scaled. The Contractor is responsible for checking and
- verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work. Upon notice in writing, the Architect will provide written/graphic clarification or
- supplementary information regarding the intent of the Contract Documents. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.
- Mechanical and Electrical items not clearly located will be located as directed by These documents are not to be used for construction unless specifically noted for

ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10 ISSUE RECORD





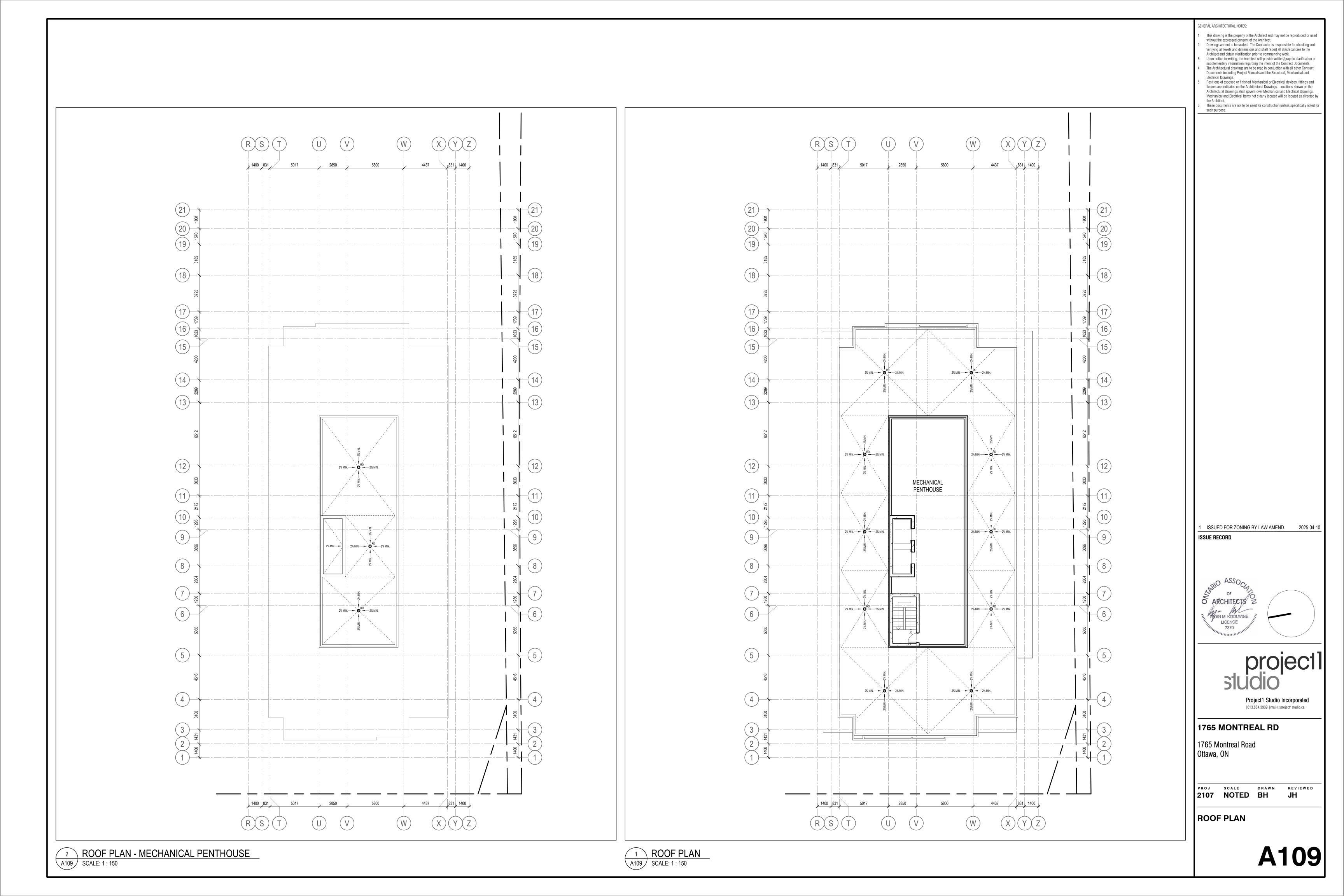
Project1 Studio Incorporated |613.884.3939 | mail@project1studio.ca

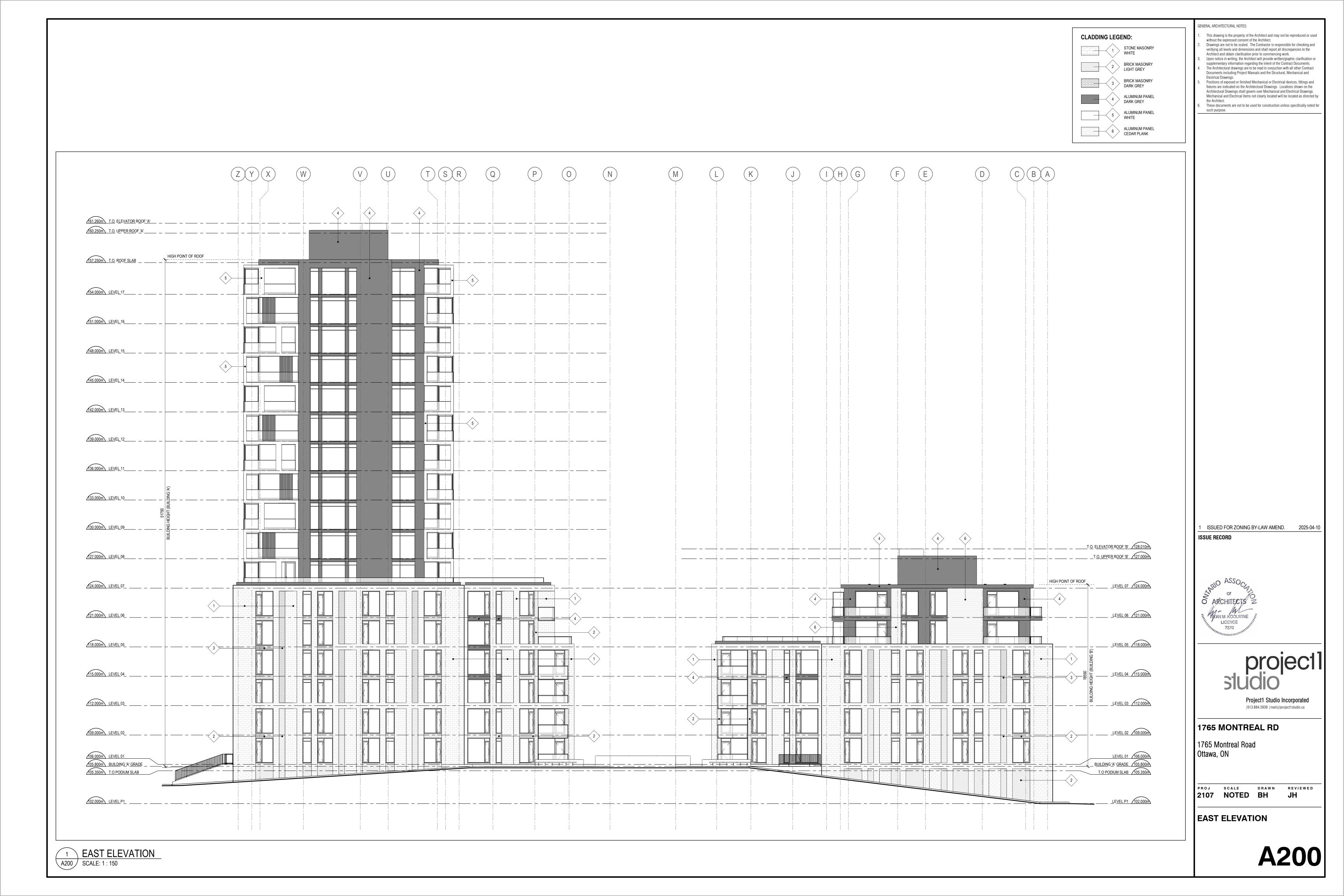
1765 MONTREAL RD

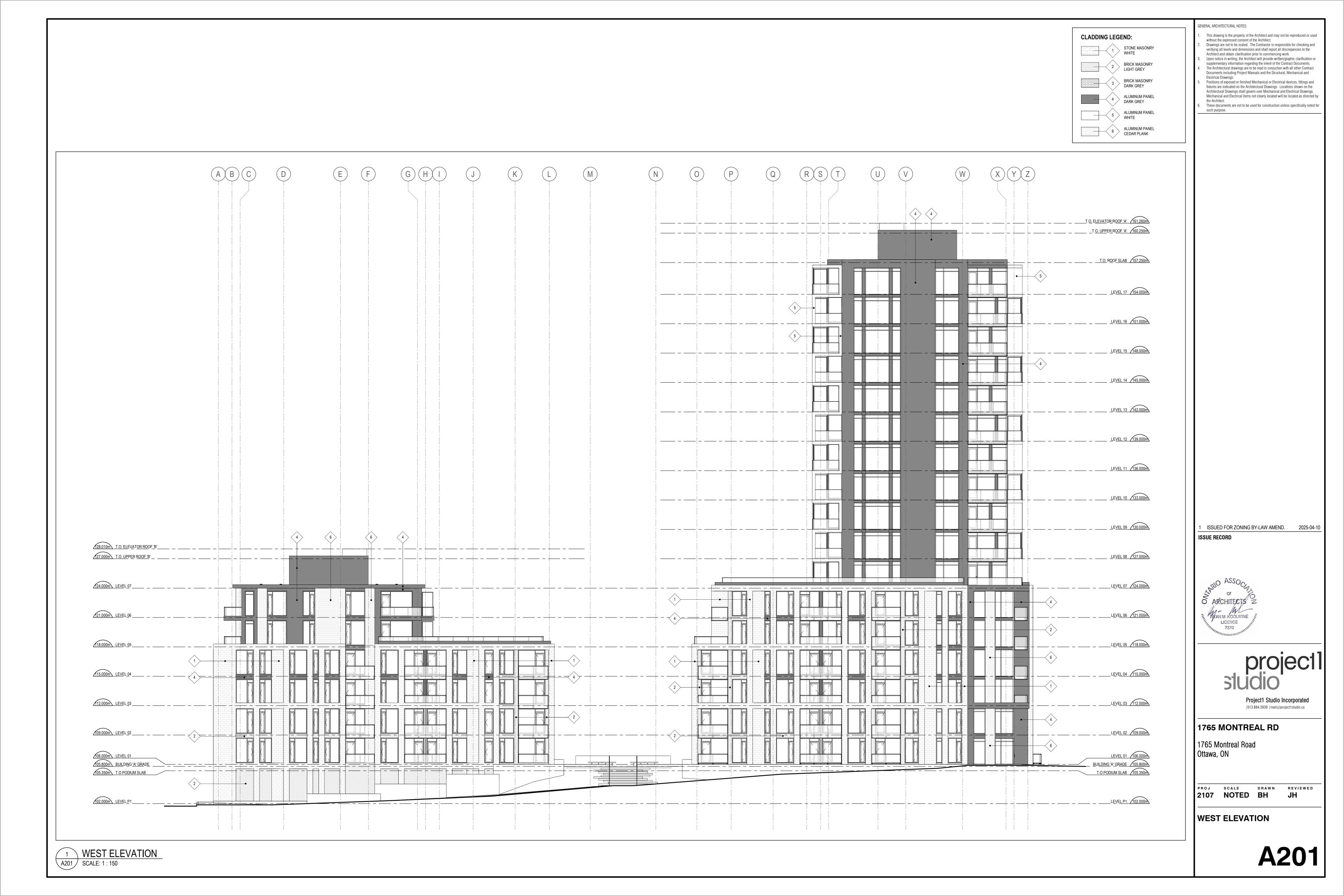
1765 Montreal Road Ottawa, ON

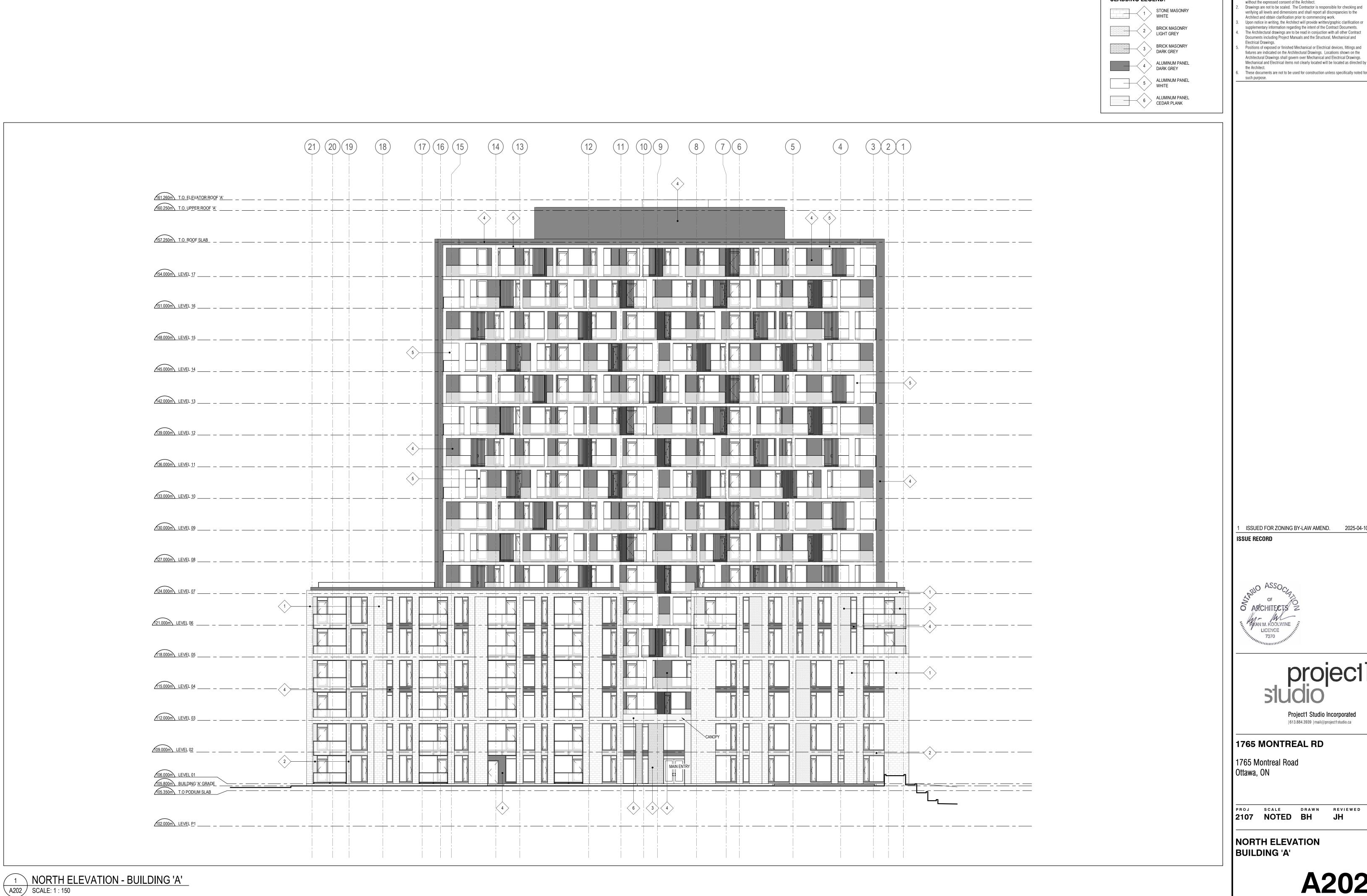
PROJ SCALE DRAWN
2107 NOTED BH DRAWN REVIEWED

LEVEL 08-17 FLOOR PLAN









**CLADDING LEGEND:** 

This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.

Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architectural drawings are to be read in conjuction with all other Contract

Documents including Project Manuals and the Structural, Mechanical and Positions of exposed or finished Mechanical or Electrical devices, fittings and

Mechanical and Electrical items not clearly located will be located as directed by

1 ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10



Project1 Studio Incorporated |613.884.3939 | mail@project1studio.ca

