

UNIT COUNT						
UNIT TYPE	LEVEL 00	LEVEL 01	LEVEL 02	LEVEL 03	TOTAL COUNT	PERCENTAGE
1-BED + DEN	2	2	2	2	8	27%
2-BED	2	2	4	4	12	40%
STUDIO	1	1	0	0	2	7%
TOTAL	7	7	8	8	30	100%

UNIT AREAS			
NUMBER	UNIT TYPE	AREA	AREA (SF)
LEVEL 00			
001	STUDIO	62.96 m <sup>2</sup>	678 SF
002	1-BED + DEN	69.30 m <sup>2</sup>	746 SF
003	1-BED + DEN	69.30 m <sup>2</sup>	746 SF
004	2-BED	76.70 m <sup>2</sup>	828 SF
005	2-BED	77.05 m <sup>2</sup>	829 SF
006	1-BED	59.26 m <sup>2</sup>	638 SF
007	1-BED	67.11 m <sup>2</sup>	722 SF
LEVEL 01			
101	STUDIO	60.61 m <sup>2</sup>	652 SF
102	1-BED + DEN	69.33 m <sup>2</sup>	746 SF
103	1-BED + DEN	69.08 m <sup>2</sup>	744 SF
104	2-BED	76.42 m <sup>2</sup>	823 SF
105	2-BED	76.77 m <sup>2</sup>	826 SF
106	1-BED	59.05 m <sup>2</sup>	636 SF
107	1-BED	66.79 m <sup>2</sup>	719 SF

UNIT AREAS			
NUMBER	UNIT TYPE	AREA	AREA (SF)
LEVEL 02			
201	2-BED	76.64 m <sup>2</sup>	825 SF
202	1-BED + DEN	69.33 m <sup>2</sup>	746 SF
203	1-BED + DEN	69.08 m <sup>2</sup>	744 SF
204	2-BED	76.42 m <sup>2</sup>	823 SF
205	2-BED	76.77 m <sup>2</sup>	826 SF
206	1-BED	59.05 m <sup>2</sup>	636 SF
207	1-BED	58.77 m <sup>2</sup>	633 SF
208	2-BED	71.58 m <sup>2</sup>	770 SF
LEVEL 03			
301	2-BED	75.64 m <sup>2</sup>	814 SF
302	1-BED + DEN	68.84 m <sup>2</sup>	741 SF
303	1-BED + DEN	69.08 m <sup>2</sup>	744 SF
304	2-BED	76.42 m <sup>2</sup>	823 SF
305	2-BED	76.05 m <sup>2</sup>	819 SF
306	1-BED	58.77 m <sup>2</sup>	633 SF
307	1-BED	58.77 m <sup>2</sup>	633 SF

GROSS AREA		
LEVEL	AREA	AREA (SF)
LEVEL 00	620.41 m <sup>2</sup>	6678 SF
ENTRANCE	99.46 m <sup>2</sup>	1071 SF
LEVEL 01	517.13 m <sup>2</sup>	5568 SF
LEVEL 02	698.05 m <sup>2</sup>	7495 SF
LEVEL 03	605.57 m <sup>2</sup>	6518 SF
TOTAL	2450.63 m <sup>2</sup>	26378 SF

Site Statistics	
Current Zoning Designation:	-
Lot Width:	30.48m
Total Lot Area:	1956.57m <sup>2</sup>
Average Existing Grade:	88.045m
Gross Floor Area (above grade):	1839.39m <sup>2</sup>

SITE PLAN BASED ON  
TOPOGRAPHIC PLAN OF SURVEY OF  
PART OF LOT 8  
CONCESSION 11  
GEOGRAPHIC TOWNSHIP OF CLUMBERLAND  
CITY OF OTTAWA  
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.

PARKING SCH. (VEHICLE)		
LEVEL	TYPE	COUNT
AVG GRADE	ACCESSIBLE TYPE A	1
AVG GRADE	TYPICAL	16
AVG GRADE	VISITOR	6
TOTAL		23

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
ENTRANCE	22
TOTAL	22

Proposed Development - 3 Storey Low-Rise Apartment Building		
No. of units	30 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width 156(a)	-	30.48m
Minimum Lot Area 156(a)	-	1856.57m <sup>2</sup>
Min. Front Yard Setback 156(a)	-	4.5m
Min. Interior Side Yard Setback 156(a)	-	1.5m
Min. Rear Yard Setback 156(a)	-	33.4m
Maximum Building Height 156(a)	-	10.4m
Parking Space Rates (Residents) 107/107(1) (Sch. 1A - Area C)	36 Spaces 1.2 spaces / unit for 30 units	17 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area C)	6 Spaces 0.2 spaces / unit for 30 units	6 Spaces
Bicycle Parking Rates (Residents) Table 111A(b)(i) (Sch. 1 - Area C)	15 Spaces 0.5 spaces / unit for 30 units	22 Spaces
Total Amenity Area Table 137(12)	180m <sup>2</sup> 6m <sup>2</sup> / unit for 30 units	127.64m <sup>2</sup> - balconies
Communal Amenity Area Table 137(12)	90m <sup>2</sup> Min. 50% of Total Amenity Area	0m <sup>2</sup>
Landscape Buffer for Parking Lot Table 110(1)	Min. 3m abutting a street Min. 1.5m not abutting a street	1.5m North side 1.5m West side 6.5m South side



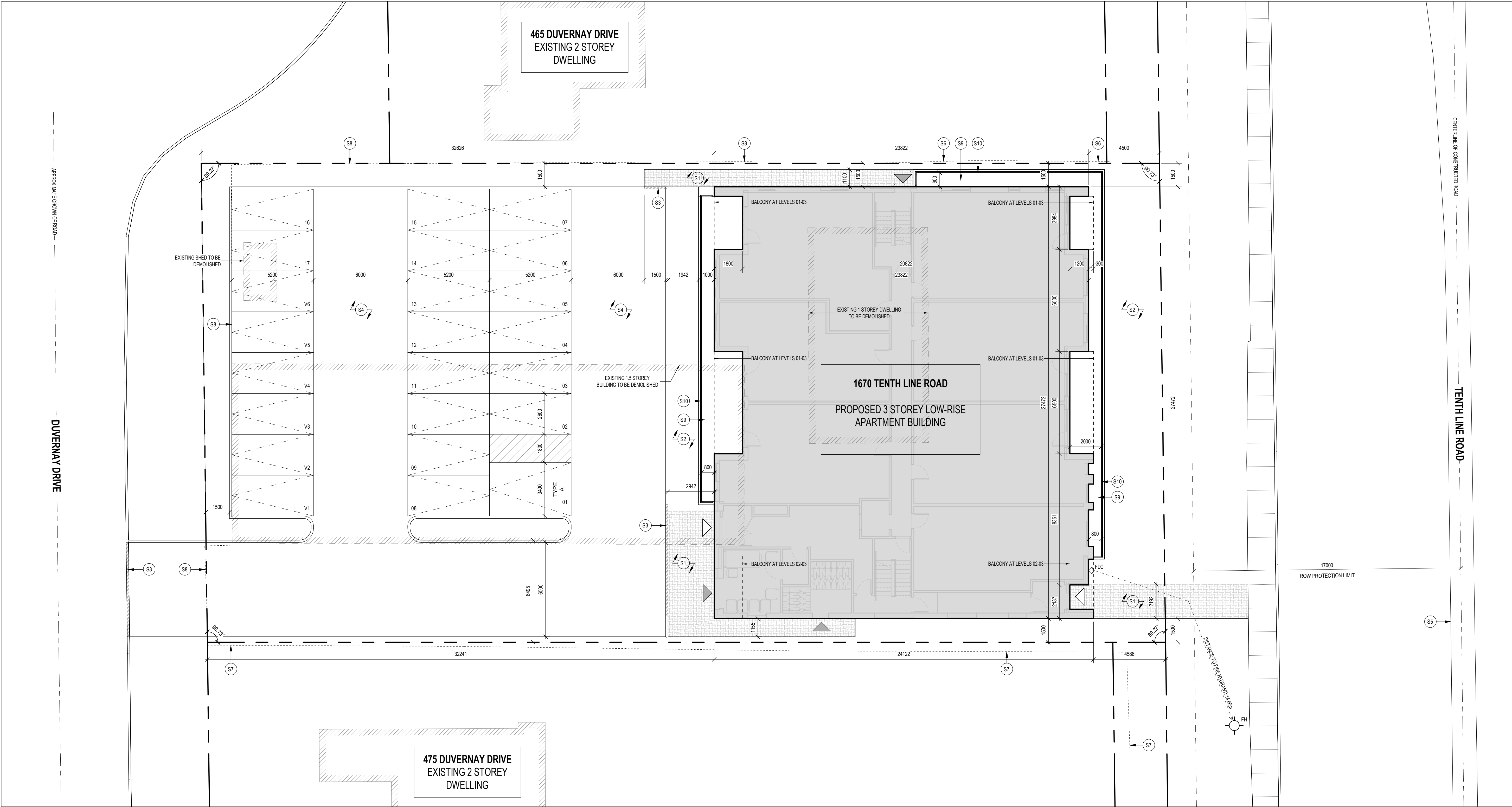
2 LOCATION PLAN  
SP-01 SCALE: NTS

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	PROPERTY LINE
	SETBACK LINE
	AMENITY AREA
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	NEW STREET LIGHT

SITE PLAN SYMBOLS  
SCALE: NTS

SITE PLAN NOTES	
S1	INTERLOCKING STONE PATHWAY
S2	SOFT LANDSCAPING
S3	DEPRESSED CURB
S4	ASPHALT
S5	CONCRETE MEDIAN
S6	EXISTING CHAIN LINK FENCE
S7	EXISTING BOARD FENCE
S8	EXISTING BOARD FENCE TO BE DEMOLISHED
S9	WINDOW WELLS
S10	GLASS GUARD SYSTEM

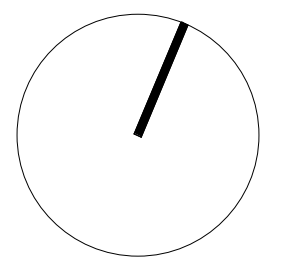
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1 SITE PLAN  
SP-01 SCALE: 1 : 125

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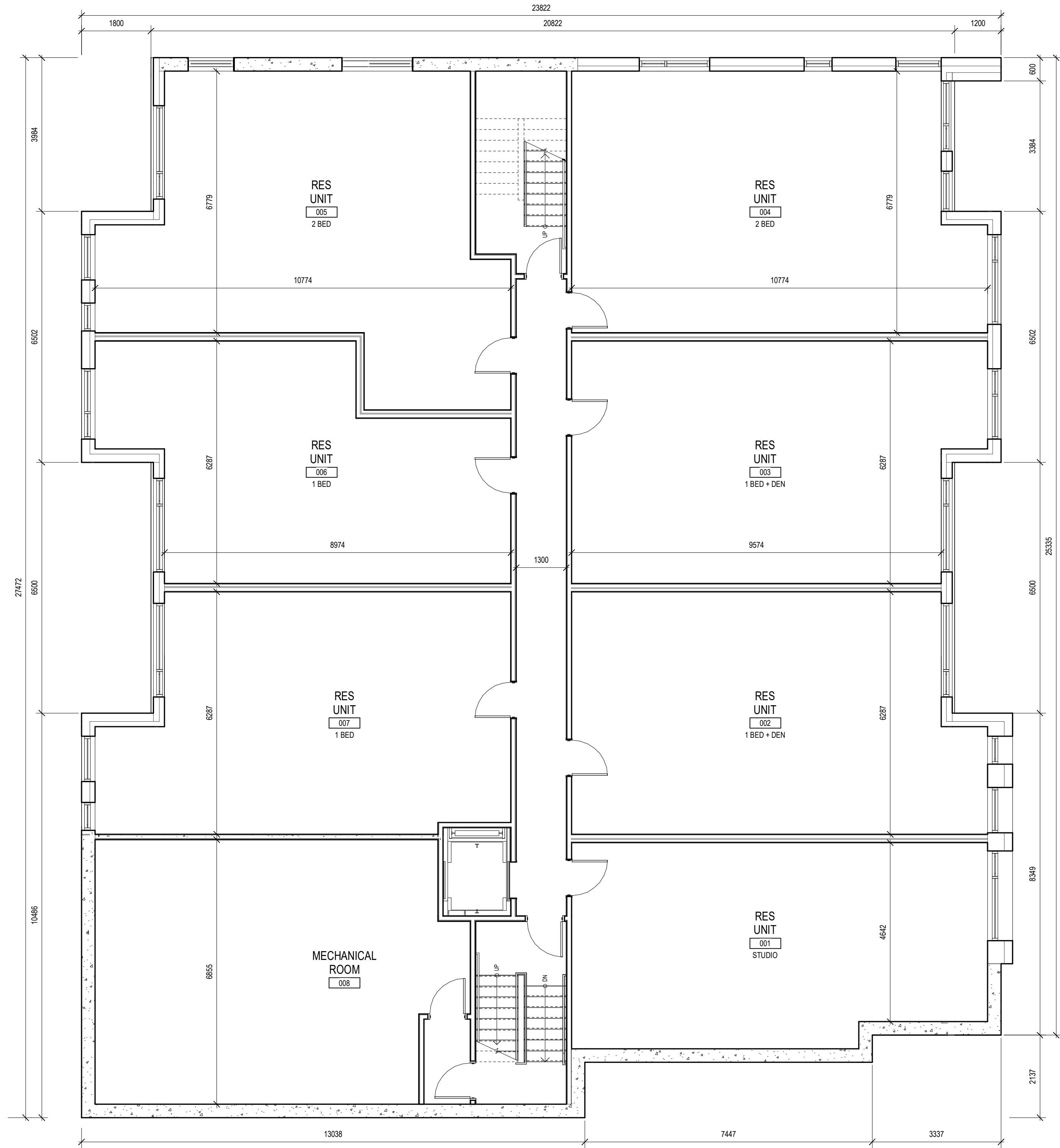
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SITE PLAN

SP-01

FLOOR/ROOF PLAN NOTES

NOTE:  
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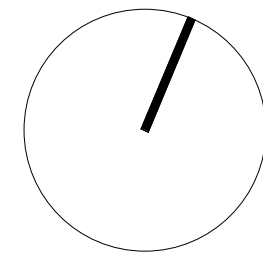


1 LEVEL 00 FLOOR PLAN  
A100 SCALE: 1 : 75

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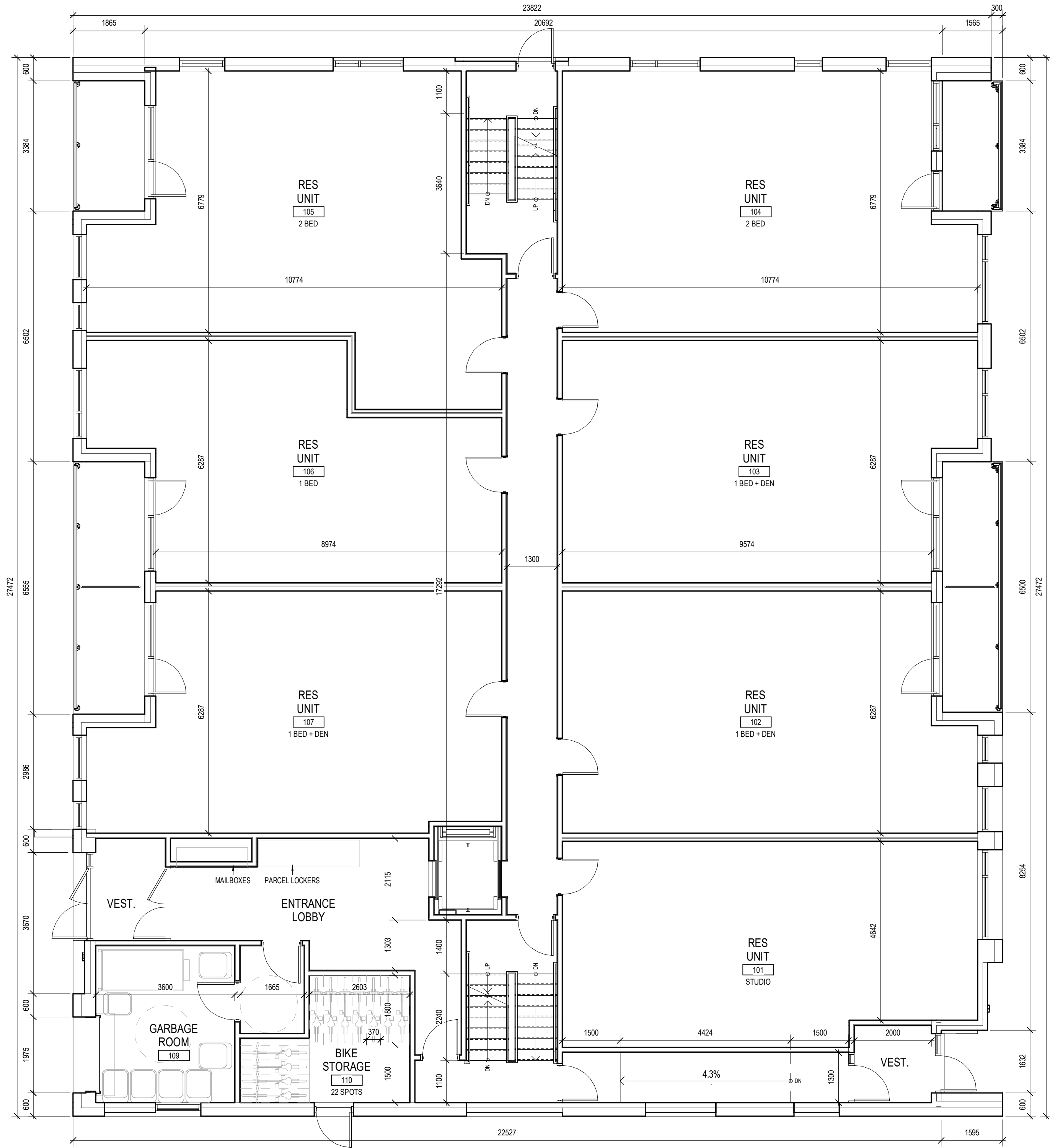
FLOOR PLAN LEVEL 00

A100



FLOOR/ROOF PLAN NOTES

NOTE:  
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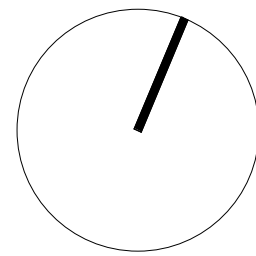


1 LEVEL 01 FLOOR PLAN  
A101 SCALE: 1 : 75

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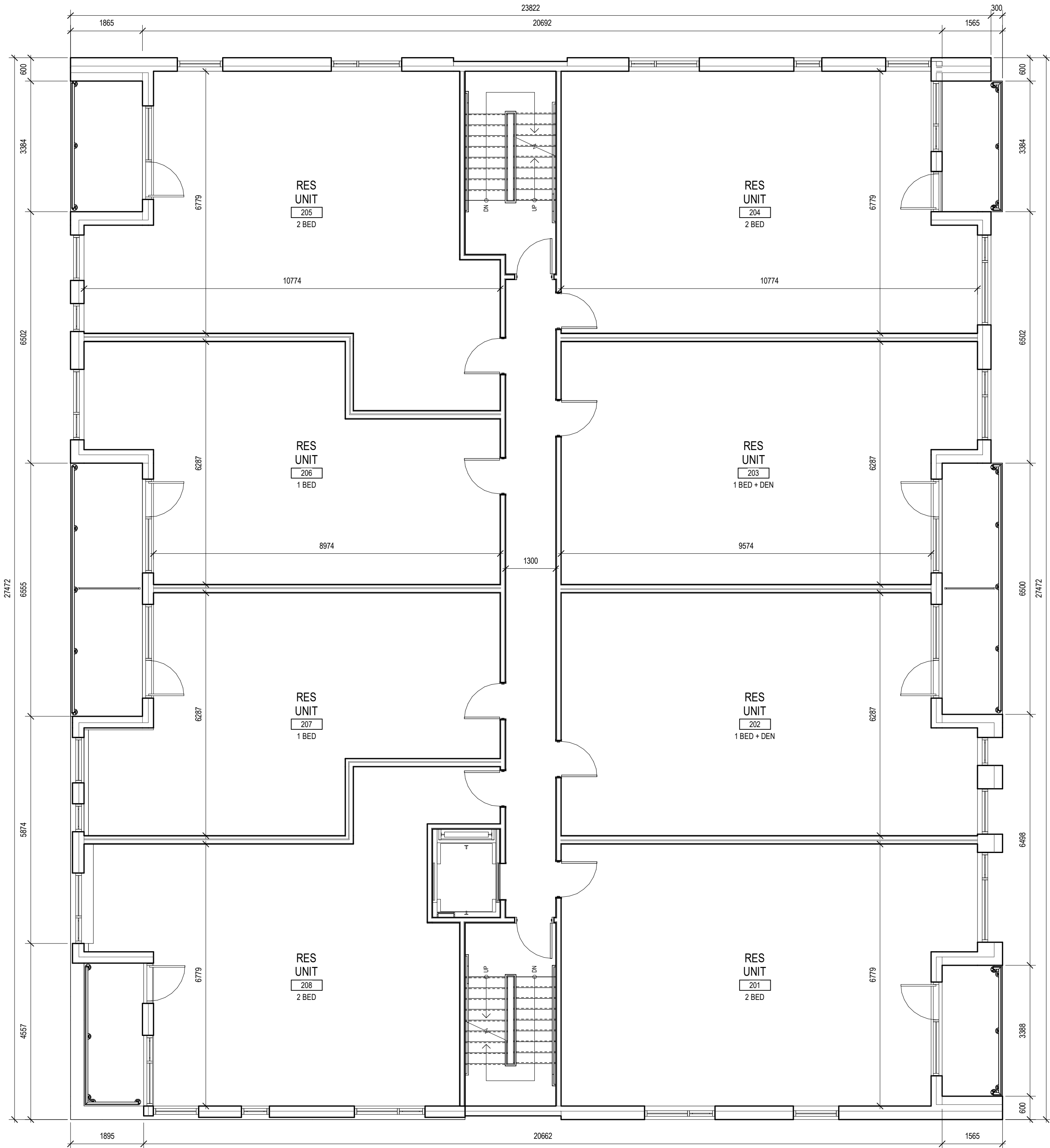
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FLOOR PLAN LEVEL 01

A101

FLOOR/ROOF PLAN NOTES

NOTE:  
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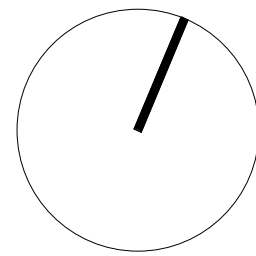


1 LEVEL 02 FLOOR PLAN  
A102 SCALE: 1 : 75

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FLOOR PLAN LEVEL 02

A102

NOTE:  
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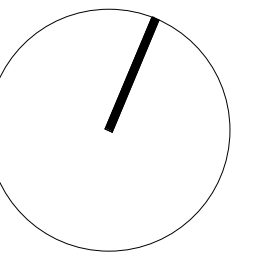
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The Architect's drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.

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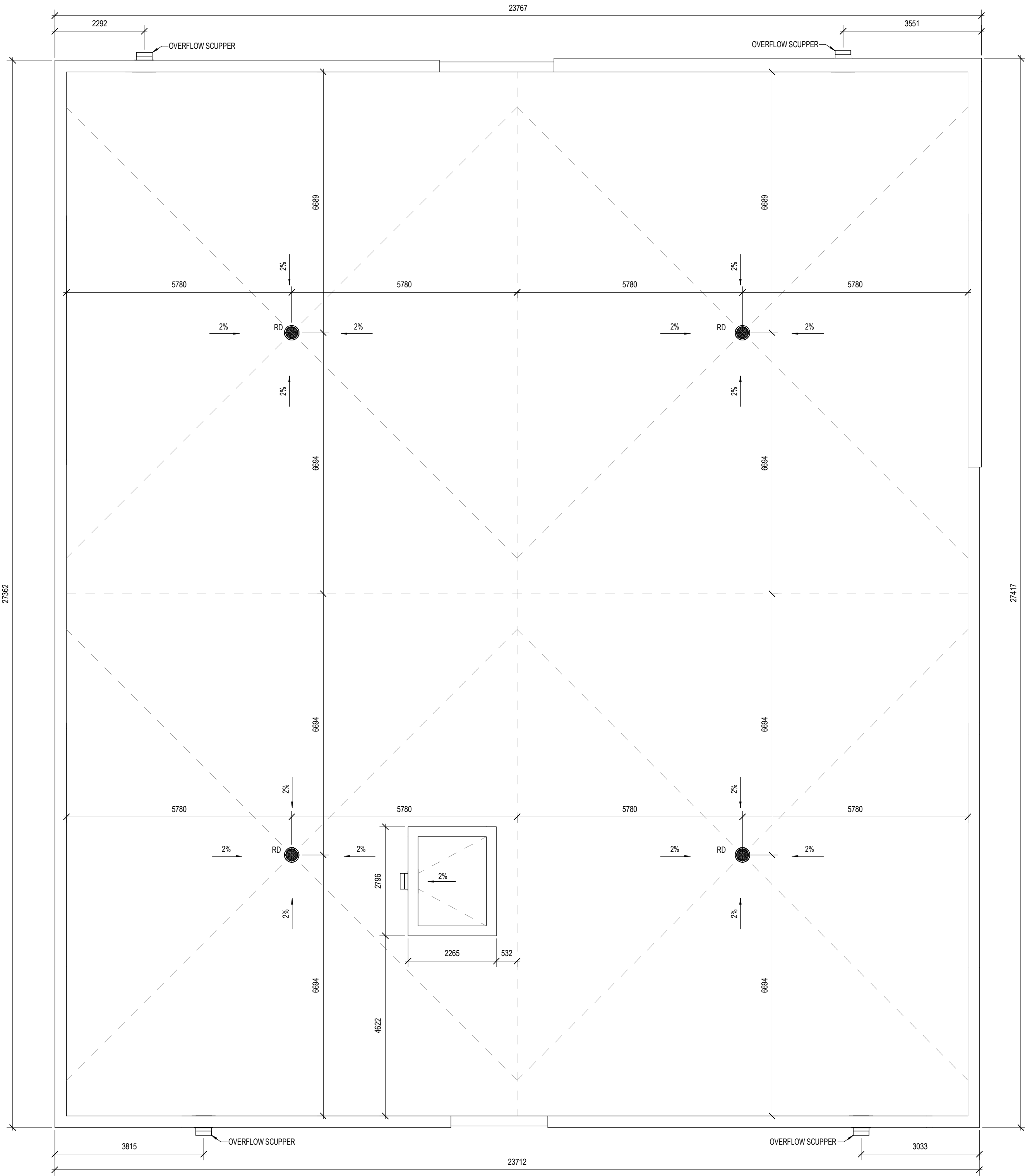
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### FLOOR PLAN LEVEL 03

# A103

NOTE:  
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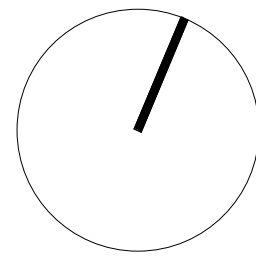


1 ROOF PLAN  
A104 SCALE: 1 : 75

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ROOF PLAN

A104



1 WEST ELEVATION  
A201 SCALE: 1 : 50



2 EAST ELEVATION  
A201 SCALE: 1 : 50

#### CLADDING LEGEND:

- 1 BRICK MASONRY  
COLOUR: RED
- 2 FIBER CEMENT  
COLOUR: CHARCOAL
- 3 FIBER CEMENT PLANKS  
COLOUR: CHARCOAL
- 4 WOOD SIDING  
COLOUR: CEDAR
- 5 ALUMINUM AND  
GLASS RAILING

#### ELEVATION NOTES

#### GENERAL ARCHITECTURAL NOTES:

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PROJ SCALE DRAWN REVIEWED  
2424 NOTED AR RMK

WEST & EAST ELEVATIONS

A201





1 NORTH ELEVATION  
A202 SCALE: 1 : 50



2 SOUTH ELEVATION  
A202 SCALE: 1 : 50

CLADDING LEGEND:

- 1 BRICK MASONRY  
COLOUR: RED
- 2 FIBER CEMENT  
COLOUR: CHARCOAL
- 3 FIBER CEMENT PLANKS  
COLOUR: CHARCOAL
- 4 WOOD SIDING  
COLOUR: CEDAR
- 5 ALUMINUM AND  
GLASS RAILING

ELEVATION NOTES

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NORTH & SOUTH ELEVATIONS

A202