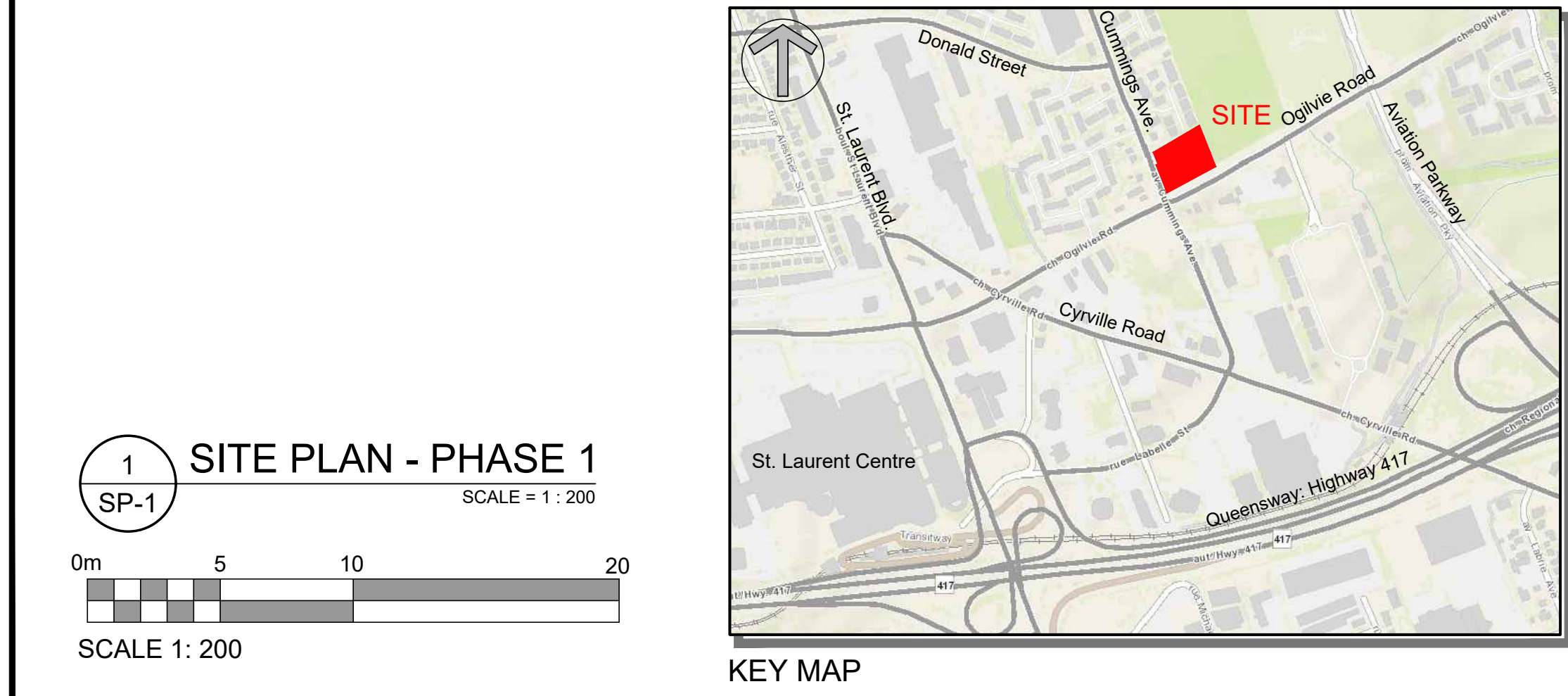
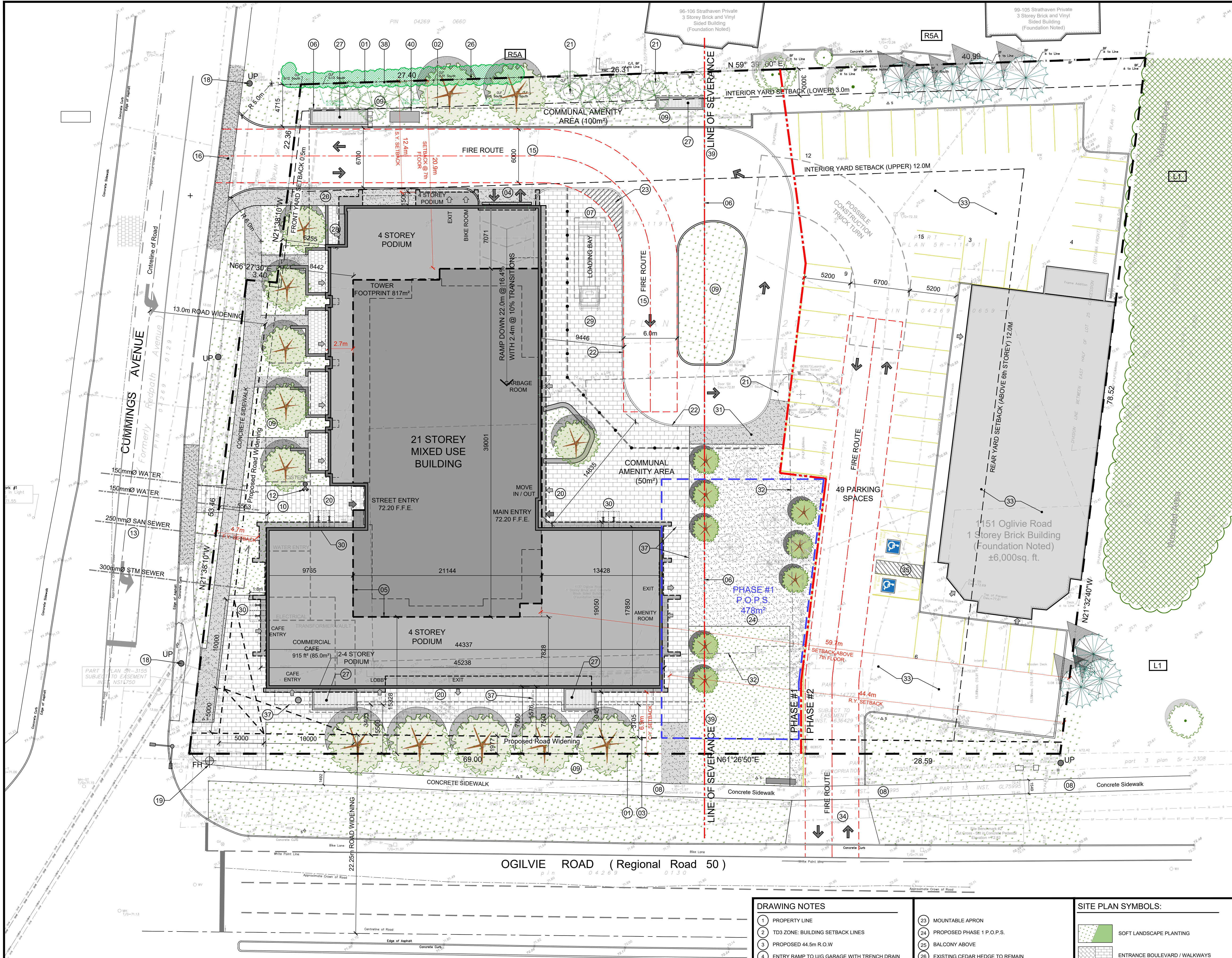




DRAWING NOTES

- PROPERTY LINE
- TD3 ZONE: BUILDING SETBACK LINES
- PROPOSED 4.5m R.O.W
- ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN
- OUTLINE OF TOWER ABOVE
- OUTLINE OF PARKING GARAGE
- LOADING BAY
- EX. CONCRETE SIDEWALK TO REMAIN
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- BELOW GRADE CISTERN IN PARKING GARAGE
- T.B.D. - 1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS CONSTRUCTION (GAS BLOW OFF)
- SIAMENSE CONNECTION
- PROPOSED UTILITIES, SEE CIVIL
- PRIVACY FENCE / GATE
- 6.0m WIDE FIRE ROUTE
- CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1
- 150mm HT CONCRETE BARRIER CURB
- EXISTING HYDRO POLE & OVERHEAD WIRES
- FIRE HYDRANT
- HARD SURFACE WALK, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- FLUSH CURB AROUND ENTRY AREA
- MOUNTABLE APRON
- PROPOSED PHASE 1 P.O.P.S.
- BALCONY ABOVE
- EXISTING CEDAR HEDGE TO REMAIN
- T.B.D. - METAL GRATE - INTAKE / EXHAUST AIR SHAFT
- PRIVATE TERRACES AT GROUND LEVEL
- GARBAGE BIN PICKUP AREA
- SURFACE MOUNTED BIKE RACK
- INTERIM CONNECTION PATHWAY
- EXISTING BUILDING / ASPHALT PARKING LOT TO BE REMOVED
- EXISTING ENTRANCE TO REMAIN
- ACCESSIBLE PARKING WITH 1.5m ACCESS AISLE AND DO
- PROPOSED CITY CYCLING BOULEVARD
- ENTRY CANOPY
- EXISTING CHAIN LINK FENCE TO REMAIN
- PROPOSED FUTURE LINE OF SEVERANCE
- PROPOSED NATURAL GAS METER STATION

SITE PLAN SYMBOLS:

- SOFT LANDSCAPE PLANTING
- ENTRANCE BOULEVARD / WALKWAYS
- PRIVATE PATIOS
- PAVERS @ TERRACE LEVEL
- PROPOSED CITY BOULEVARD: CONCRETE SIDEWALK & ASPHALT CYCLE TRACK
- BIKE RACK (0.6x1.8m BIKE PARKING SPACE)
- MAIN ENTRANCE DOOR
- SERVICE / EXIT DOOR
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SIAMENSE CONNECTION
- FIRE HYDRANT

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	LC6	SITE AREA	0.74 ha.	7,384.8 sq. m. 79,489 sq. ft.
ZONING		REQUIRED		PROVIDED
BUILDING HEIGHT		TD3		TD3 [XXXX]
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN. - PHASE 1 ONLY		259		366
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m @ 0.0m ²		4.5m @ 0.0m ²
FRONT YARD SETBACK: CUMINGS		0.5m		4.7m
CORNER SIDE YARD SETBACK: OGILVIE		0.5m		6.9m
INTERIOR YARD SETBACK: 6 STOREYS & BELOW		3.0m		12.4m
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		20.9m
REAR YARD SETBACK: 6 STOREYS & BELOW		0.0m		44.4m
REAR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		59.7m
AMENITY AREA - TOTAL 6.0m ² PER UNIT		1,626.0m ²		2,055.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT		813.0m ²		1,550.0m ²
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING		130		116
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING		26		26
VEHICLE PARKING: COMMERCIAL - NOT REQUIRED UNDER 200m ²		0		—
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		136		279
BICYCLE PARKING - COMMERCIAL		1		4
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m		6.0m
TOWER FLOOR PLATE - GUIDELINE ONLY		750m ²		817.0m ²

PROJECT DEVELOPER

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LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 18
REGISTERED PLAN 217
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

BUILDING STATISTICS

GROSS BUILDING - AREA	WEST TOWER 'A'
(CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	1,128.2 sq. m. 12,144 sq. ft.
2nd & 3rd FLOOR	2 x 1,339.3 sq. m. 2,678.6 sq. m. 28,832 sq. ft.
4th FLOOR	1,303.3 sq. m. 14,072 sq. ft.
5th FLOOR	260.2 sq. m. 2,801 sq. ft.
6th - 21st FLOOR - TOWER	16 x 650.7 sq. m. 10,411.0 sq. m. 112,084 sq. ft.
22nd AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m. 0.0 sq. ft.
TOTAL AREA	15,785.4 sq. m. 169,913 sq. ft.
TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS)	817 sq. ft. 8,792 sq. ft.

UNIT STATISTICS

UNIT	PERCENTAGE	NUMBER
STUDIO	23.6%	64
1 BEDROOM UNIT	19.2%	52
1 BEDROOM + DEN UNIT	32.1%	87
2 BEDROOM UNIT	17.0%	46
2 BEDROOM + DEN UNIT	8.1%	22
3 BEDROOM UNIT	0.0%	0
TOTAL	100%	271

COMMERCIAL CAFE AREA
85.0 sq. ft.
915 sq. ft.

CAR PARKING

AREA 'X' ON SCHEDULE 1A

MINIMUM REQUIRED	PROVIDED
RESIDENCE - 0.5 PER UNIT AFTER 12	130
VISITOR - 0.1 PER UNIT AFTER 12	26
COMMERCIAL - RESTAURANT - NOT REQUIRED UNDER 200m ²	0
TOTAL	156

PROVIDED

RESIDENCE	PROVIDED
RESIDENCE - 0.45 PER UNIT	116
VISITOR - 0.1 PER UNIT	26
COMMERCIAL - RESTAURANT	5
TOTAL	147

PARKING SPACE SIZE

STANDARD SPACE (2.60 x 5.20)	62	57	119
SMALL CAR SPACE (2.40 x 4.60)	14	13	27
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	0	1	1
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0	0	0

BICYCLE PARKING

REQUIRED	PROVIDED
RESIDENCE - 0.5 PER UNIT (271 UNITS)	136
COMMERCIAL - 1 PER 250m ² GFA	137
TOTAL	137

PROVIDED

EXTERIOR	PROVIDED
PARKING GARAGE	121
TOTAL	283

AMENITY SPACE

EXTERIOR NORTH EDGE: COMMUNAL	100.0 sq. m.
EXTERIOR COURTYARD: COMMUNAL	50.0 sq. m.
EXTERIOR AT GRADE TERRACE: PRIVATE	100.0 sq. m.
1st FL. INTERIOR LOBBY: COMMUNAL	135.0 sq. m.
1st FL. INTERIOR FLEX AREA: COMMUNAL	340.0 sq. m.
5th FLOOR INTERIOR: COMMUNAL	240.0 sq. m.
5th FLOOR TERRACE: COMMUNAL	500.0 sq. m.
ROOF TOP AMENITY ROOM	185.0 sq. m.
ROOF TOP AMENITY TERRACE	0.0 sq. m.
PRIVATE TERRACE	75.0 sq. m.
PRIVATE BALCONIES	330.0 sq. m.
TOTAL	2,055.0 sq. m.
TOTAL COMMUNAL	1,550.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (271) =	1,626.0 sq. m.
REQUIRED COMMUNAL @ 50% =	813.0 sq. m.

LOT COVERAGE

PHASE #2 AREA =	2,622.0 sq. m.	35.5%
PAVED SURFACE =	795.0 sq. m.	10.8%
BUILDING FOOTPRINT =	1,441.0 sq. m.	19.5%
LANDSCAPE OPEN SPACE =	2,048.8 sq. m.	27.7%
P.O.P.S. =	478.0 sq. m.	6.5%
TOTAL =	7,384.8 sq. m.	100.0%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

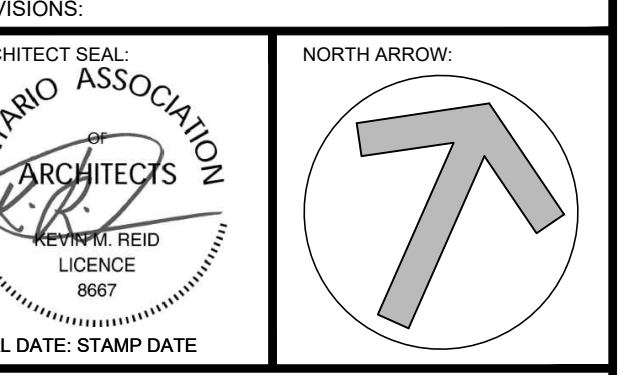
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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025 11 25
2	ISSUED FOR SPA	2025 11 21
3	GENERAL UPDATES	2025 11 06
4	RESPONSE TO ROUND 2 CITY COMMENTS	2025 10 08
5	ISSUED FOR FORMAL SPC SUBMISSION UPDATE	2025 09 02
6	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 06 19
7	RE-ISSUED FOR ZBLA APPLICATION	2025 06 03
8	ISSUED FOR SPC APPLICATION	2025 04 23
9	ISSUED FOR CONSULTANT UPDATE	2025 04 01
10	ISSUED FOR ZBLA APPLICATION	2025 03 05



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PROJECT TITLE:
1137 OGILVIE ROAD

OTTAWA ONTARIO

SHEET TITLE:

**SITE PLAN
PHASE 1 INTERIM**

DRAWN: R.V. CHECKED: K.R.

SCALE: 1:200 SHEET No. **SP-1**

PROJECT No. 2420