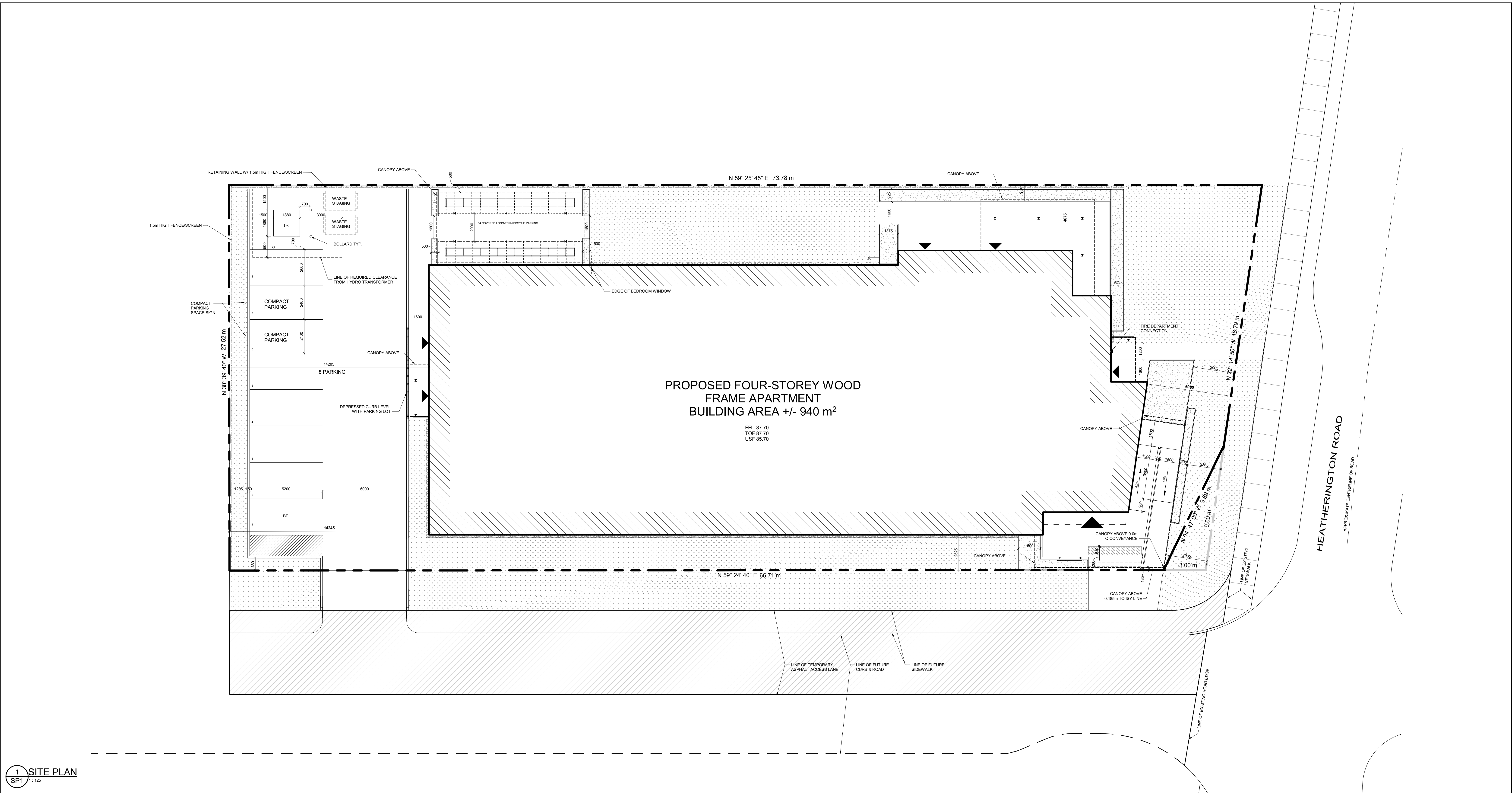




1 SITE PLAN
SP1 1:125

LEGEND

- EXISTING SIDEWALK
- PROPOSED TEMPORARY ASPHALT ACCESS LANE
- EXISTING TURF TO BE RETAINED
- PROPOSED PLANTING BED - REFER TO LANDSCAPE DRAWINGS
- PROPOSED STONES - REFER TO LANDSCAPE DRAWINGS
- TACTILE WALKING SURFACE INDICATOR
- PROPERTY LINE
- POINT OF ENTRY
- TRANSFORMER

DEVELOPMENT INFORMATION			
ZONING: R4M (2062) - RESIDENTIAL FOURTH DENSITY	TOTAL # OF UNITS: 45		
BYLAW	REQUIREMENT (M4C 2362)	PROVIDED	
MIN. LOT WIDTH	10 M	27.3 M	
MIN. LOT AREA	N/A	1960.19 SQ.M	
MAX. LOT COVERAGE		48%	
MAX. BUILDING HEIGHT	14.5 M	14.5 M	
MIN. FRONT YARD SETBACK	4.5M	6 M	
MIN. REAR YARD SETBACK	7.5 M	14.2 M	
MIN. INTERIOR SIDE YARD SETBACK (NORTH)	2.4 M	4.6 M	
MIN. INTERIOR SIDE YARD SETBACK (SOUTH)	2.4 M	2.5 M	
TOTAL PARKING	N/A	8	
INDICOR PARKING	N/A	0	
VISITOR PARKING	0.1 / (UNITS-12) + 3.3	3	
BARRIER-FREE PARKING	N/A	1	
DRIVEWAY WIDTH	MIN. 3.0 M MAX. 6.7 M	6.0 M	
BICYCLE PARKING	0.75 PER UNIT + 34	34	
TOTAL AMENITY AREA	270.0 SQ.M	27.22+37.77+44.61+198.21=307.81 SQ.M	
MUNICIPAL AMENITY AREA (50% OF TOTAL AMENITY AREA)	135.0 SQ.M	307.81 SQ.M	

GROSS BUILDING AREA BY LEVEL			
FLOOR LEVEL	AREA	PERCENTAGE	
T/O MAIN FLOOR SLAB	950.3 m²	25%	
T/O SECOND FLOOR	960.1 m²	25%	
T/O THIRD FLOOR	965.0 m²	25%	
T/O FOURTH FLOOR	944.2 m²	25%	
TOTAL	3819.6 m²		

SITE & L.O.S.			
NAME	AREA	%	
BUILDING	966.4 m²	49%	
LANDSCAPE	695.1 m²	35%	
PARKING	311.9 m²	16%	
TOTAL	1973.3 m²		

*GROSS AREA MEASURED TO OUTSIDE OF CLADDING

*TOTAL INCLUDES TRIANGULAR CONVEYANCE

*AREA TAKEN TO CENTER OF PARTY WALLS AND OUTSIDE OF ALL OTHER WALLS

UNIT BREAKDOWN

NO. STUDIO UNITS = 17
NO. 1-BED UNITS = 14
NO. 2-BED UNITS = 14
TOTAL NO. UNITS = 45

UNIT SIZE AND TYPE

STUDIO TYPE A (ST-A) = 46.07 SQ.M (10)
STUDIO TYPE B (ST-B) = 45.73 SQ.M (1)
1-BED TYPE A (1BD-A) = 68.95 SQ.M (10)
1-BED TYPE B (1BD-B) = 63.49 SQ.M (3)
1-BED TYPE C (1BD-C) = 69.27 SQ.M (1)
2-BED TYPE A (2BD-A) = 86.08 SQ.M (7)
2-BED TYPE B (2BD-B) = 97.76 SQ.M (1)
2-BED TYPE C (2BD-C) = 98.11 SQ.M (3)
2-BED TYPE D (2BD-D) = 85.95 SQ.M (2)
2-BED TYPE E (2BD-E) = 92.05 SQ.M (1)

3 SITE AREAS KEY PLAN
SP1 1:500

LOCATION MAP - NTS

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO.	REV DATE	REV DESCRIPTION
02	2026/02/27	ISSUED FOR CONSULTANT COORD.
03	2026/03/06	ISSUED FOR SPC APPLICATION
04	2026/06/05	ISSUED FOR DD
05	2026/06/25	ISSUED FOR COORDINATION
06	2026/07/15	ISSUED FOR CONSULTANT COORD.
07	2026/07/24	ISSUED FOR ZONING COORDINATION
08	2026/07/27	ISSUED FOR CONSULTANT COORD.
09	2026/07/31	ISSUED FOR ZONING REVIEW

PROJECT NAME

OCH
HEATHERINGTON
MURB - LOT 1
OTTAWA, ON

DRAWING TITLE

SITE PLAN

SCALE
AS NOTED
DRAWN BY
BS
DATE
26/07/31
PROJECT NO.
018-24

DRAWING NO.

SP1

SEAL

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1 NORTH ELEVATION
A200 1:75

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05	2026/06/25	ISSUED FOR COORDINATION
09	2026/07/31	ISSUED FOR ZONING REVIEW

MATERIALS LEGEND

MS - METAL SIDING. (PRODUCT MATERIAL TO BE CONFIRMED)
MC - MASONRY OR CONCRETE FAÇADE CLADDING (PRODUCT MATERIAL TO BE CONFIRMED)
CB - CONCRETE BOARDS
CC - CORTEN CLADDING
CS - CORRUGATED METAL SCREEN / GUARD
MF - PRE-FINISHED METAL FLASHING. (COLOUR: TO BE CONFIRMED)
MP - METAL CORTEN PLANTER

C - CANGPY
SC - THROUGH WALL ROOF SCUPPER C/W FLASHING
OS - THROUGH WALL OVERFLOW SCUPPER C/W FLASHING

PROJECT NAME
**OCH
HEATHERINGTON
MURB - LOT 1**
OTTAWA, ON

DRAWING TITLE
**BUILDING
ELEVATION**

SCALE
AS NOTED
DRAWN BY
EK
DATE
26/07/31
PROJECT NO.
018-24

DRAWING NO.
A200

SEAL

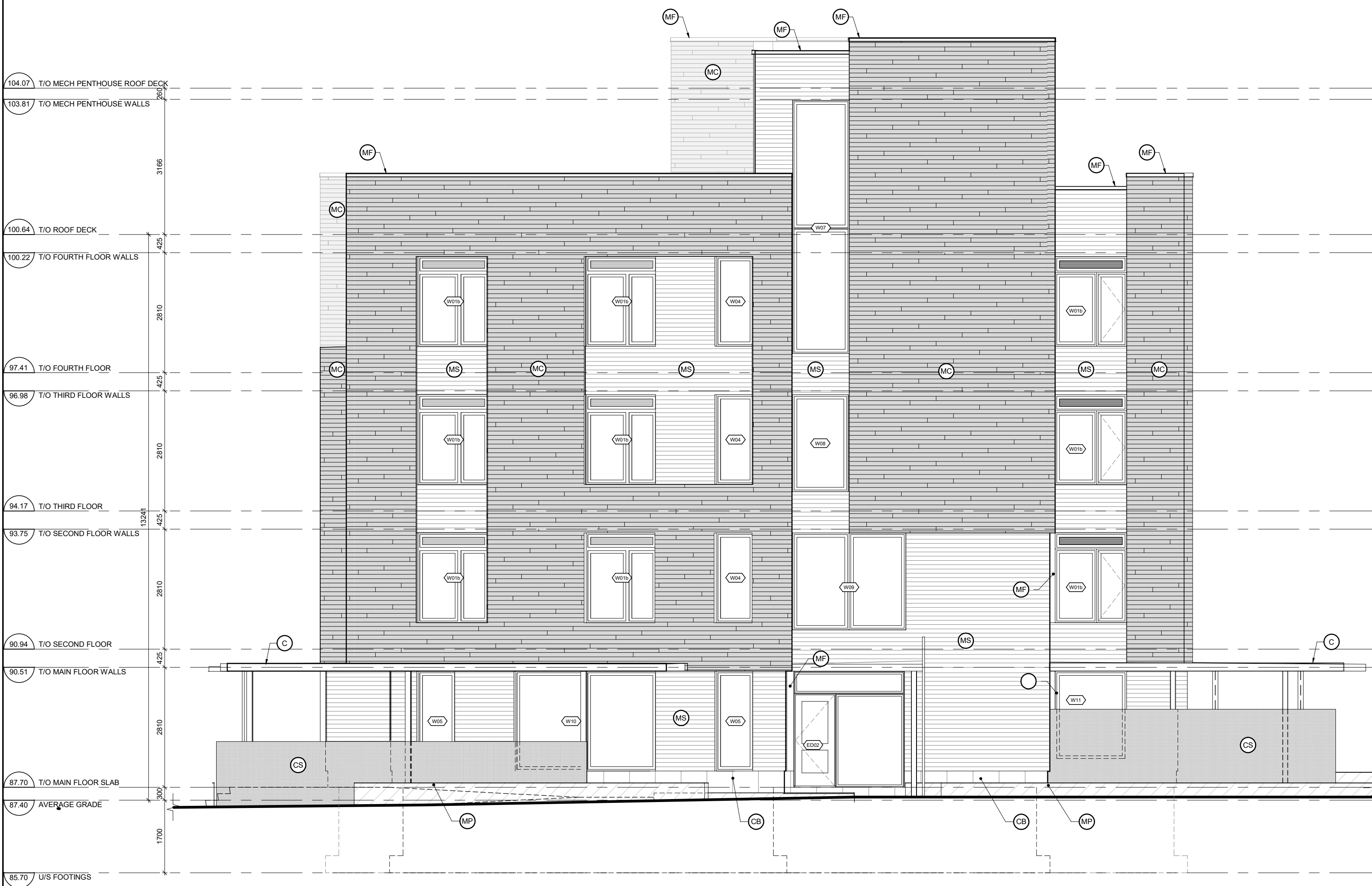
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1 SOUTH ELEVATION
A201
1:75

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	03	2026/03/06	ISSUED FOR SPC APPLICATION	MS - METAL SIDING (PRODUCT MATERIAL TO BE CONFIRMED)	C - CANOPY	OCH HEATHERINGTON MURB - LOT 1 OTTAWA, ON	BUILDING ELEVATION	AS NOTED	A201			
	04	2026/06/05	ISSUED FOR DD	MC - MASONRY OR CONCRETE FAÇADE CLADDING (PRODUCT MATERIAL TO BE CONFIRMED)	SC - THROUGH WALL ROOF SCUPPER C/W FLASHING							
	05	2026/06/25	ISSUED FOR COORDINATION		OS - THROUGH WALL OVERFLOW SCUPPER C/W FLASHING							
	09	2026/07/31	ISSUED FOR ZONING REVIEW	CB - CONCRETE BOARDS								
				CC - CORTEN CLADDING								
				CS - CORRUGATED METAL SCREEN / GUARD								
				MF - PRE-FINISHED METAL FLASHING (COLOUR: TO BE CONFIRMED)								
				MP - METAL CORTEN PLANTER								



1 EAST ELEVATION
A202
1:75

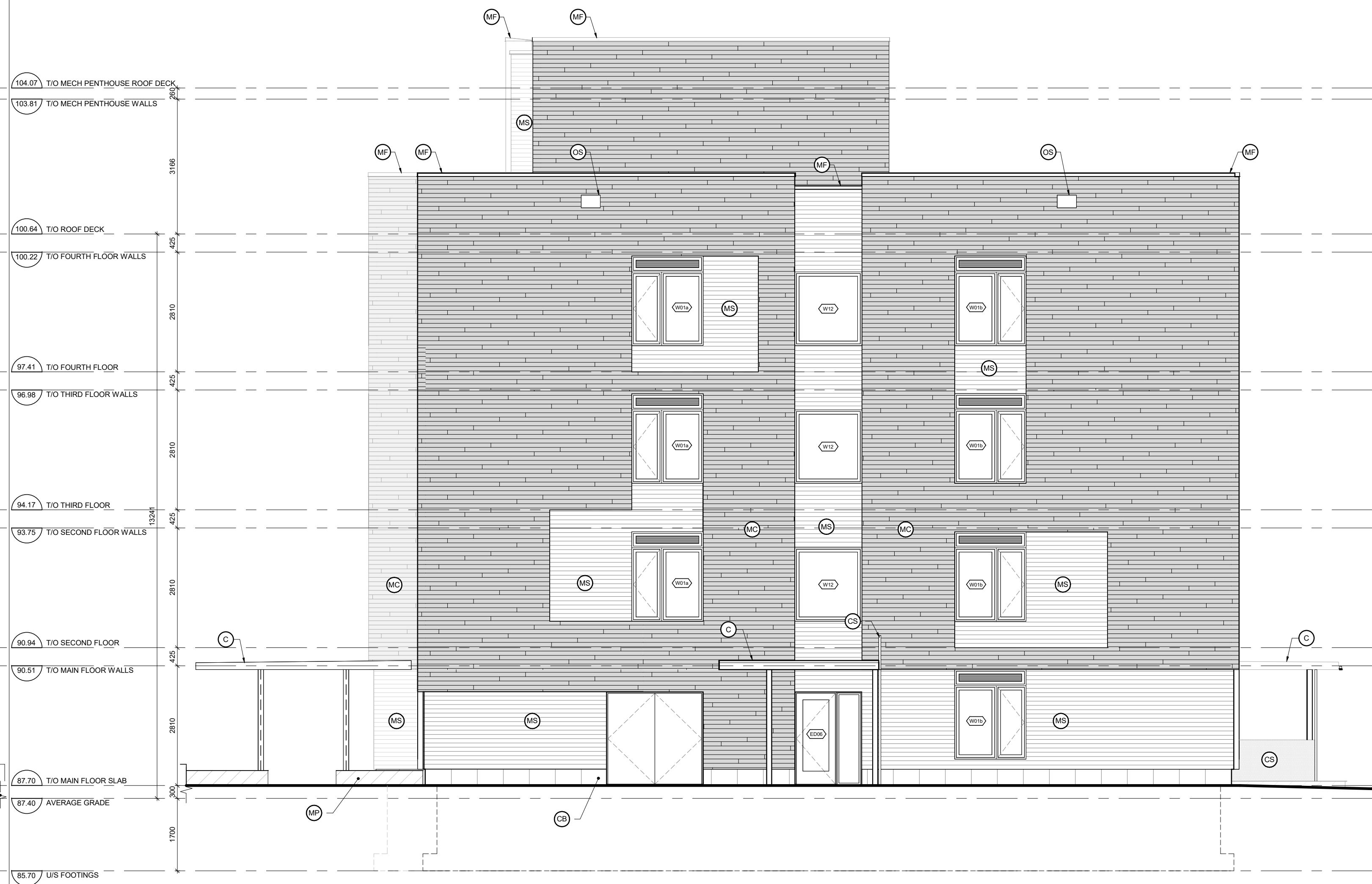
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2 WEST ELEVATION
A202
1:75

PROJECT NAME
OCH HEATHERINGTON MURB - LOT 1
OTTAWA, ON

DRAWING TITLE
BUILDING ELEVATION

SCALE
AS NOTED
DRAWN BY
EK
DATE
26/07/31
PROJECT NO.
018-24

DRAWING NO.
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