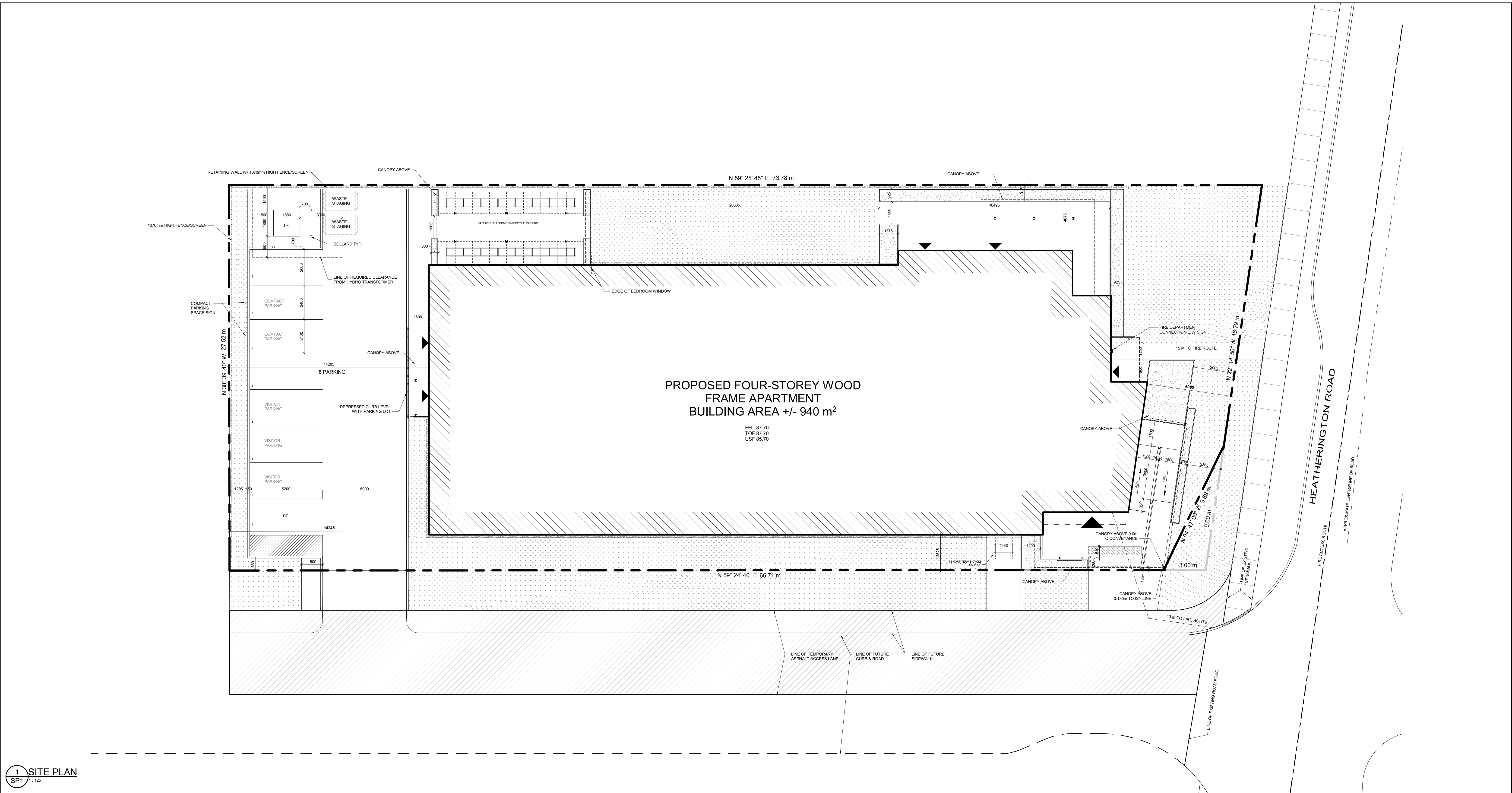




1 SITE PLAN
SP1 1:125

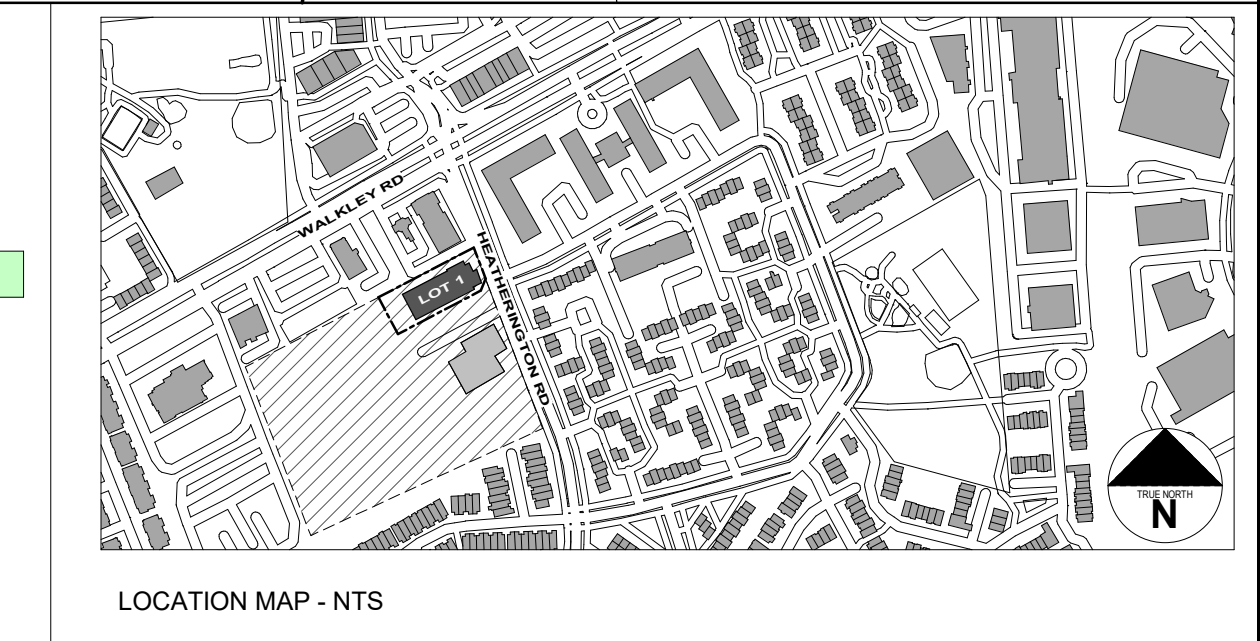
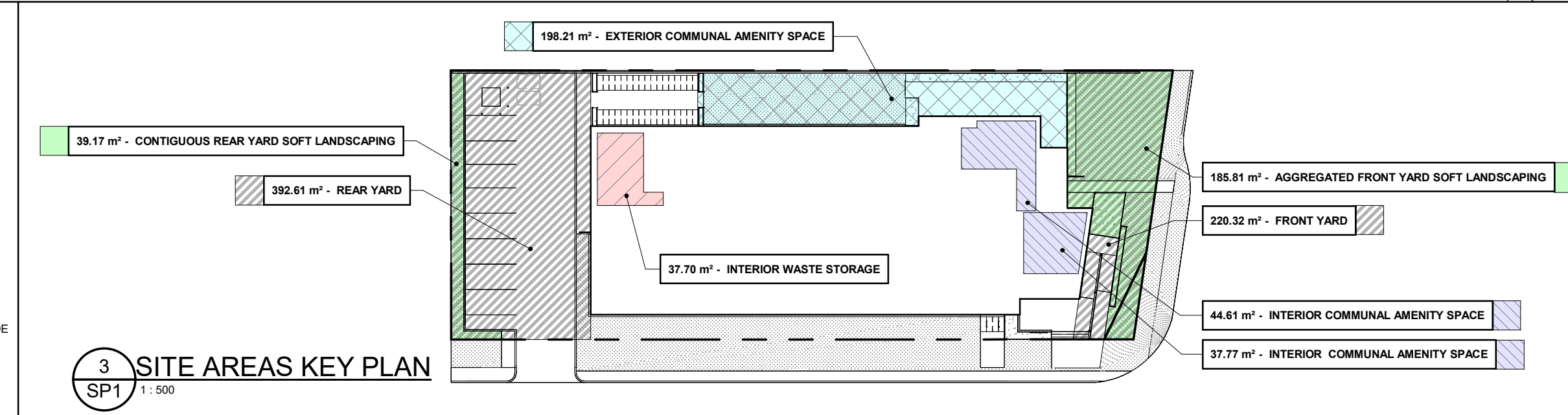
LEGEND

- 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%	48%
MAX. BUILDING HEIGHT	14.5 M	14.5 M
MIN. FRONT YARD SETBACK	4.5M	5.0 M
MIN. REAR YARD SETBACK	7.5 M	14.2 M
MIN. INTERIOR SIDE YARD SETBACK (NORTH)	1.2 M (TOTAL 2.4M)	4.0 M
MIN. INTERIOR SIDE YARD SETBACK (SOUTH)	1.2 M (TOTAL 2.4M)	2.5 M
MIN. EXTERIOR SIDE YARD SETBACK	2.45 M	2.5 M
TOTAL PARKING	N/A	8
INDOOR PARKING	N/A	0
VISITOR PARKING	0.17 (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	3417.45T	3417.45T
TOTAL AMENITY AREA	270.0 SQ.M	37.77+44.61+198.21+280.59 SQ.M
COMMUNAL AMENITY AREA (50% OF TOTAL AMENITY AREA)	135.0 SQ.M	300.59 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	
*GROSS AREA MEASURED TO OUTSIDE OF CLADDING		
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	
*TOTAL INCLUDES TRIANGULAR CONVEYANCE		

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



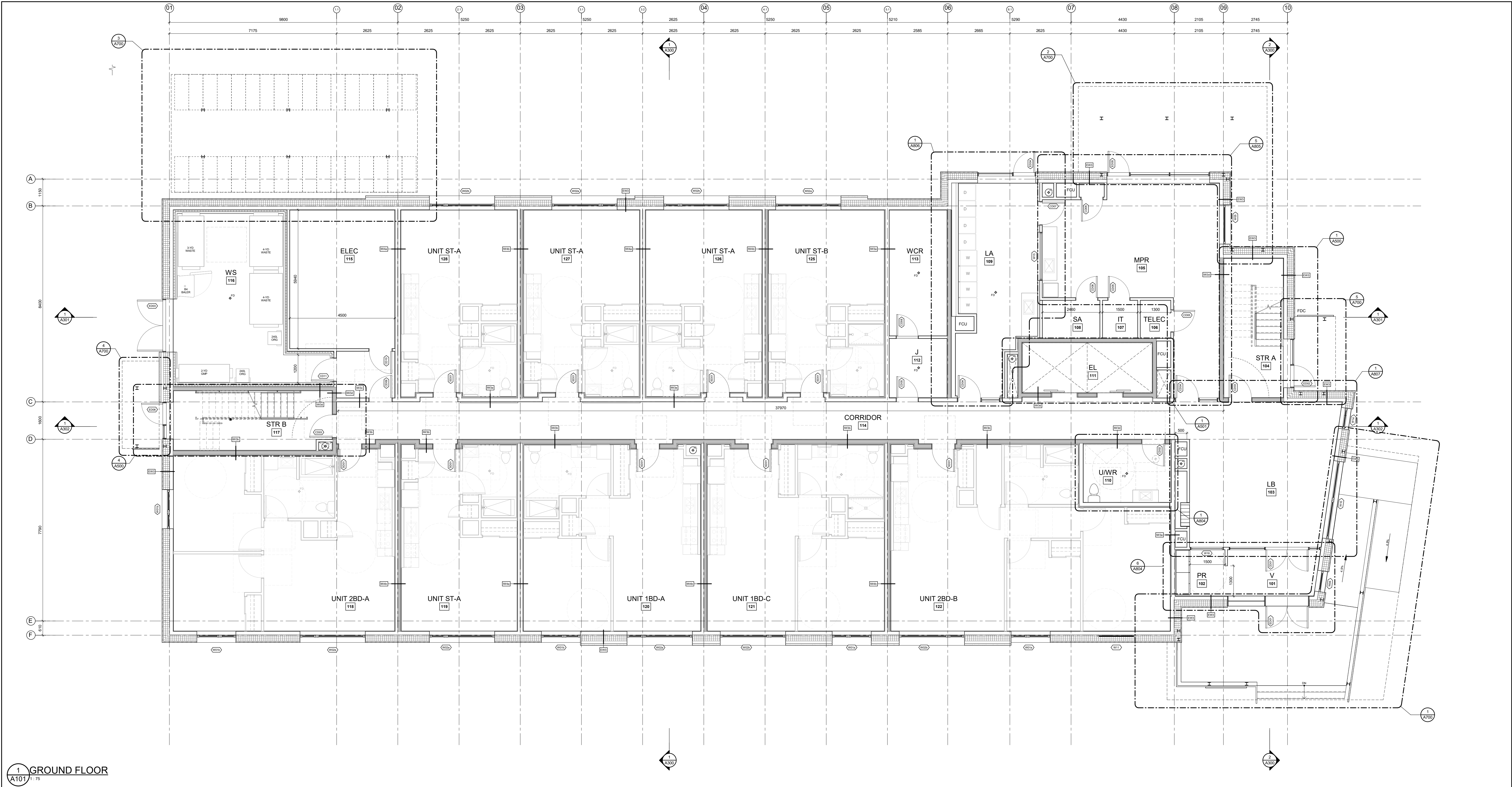
GENERAL NOTES	
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03	2026/07/31 ISSUED FOR 33% CD
04	2026/08/21 RE-ISSUED FOR SPC APPLICATION

NOTES	
*PROPERTY BOUNDARY INFORMATION WAS DERIVED FROM: DRAFT R PLAN OF SURVEY OF PART OF LOT A, CONCESSION 4 (RIDEAU FRONT), (GEOGRAPHIC TOWNSHIP OF GLOUCESTER), CITY OF OTTAWA BY STATEC GEOMATICS LTD.	
*CONCRETE SIDEWALKS TO BE CONSTRUCTED TO CITY OF OTTAWA STANDARD DETAIL SC4	

PROJECT NAME OCH HEATHERINGTON MURB - LOT 1 OTTAWA, ON	DRAWING TITLE SITE PLAN	SCALE AS NOTED DRAWN BY BS DATE 26/08/21 PROJECT NO. 018-24	DRAWING NO. SP1	SEAL ONTARIO ASSOCIATION OF ARCHITECTS ANTHONY D. BRUNI LICENCE 6554	COLIZZA BRUNI architecture 76 CHAMBERLAIN AVE. • OTTAWA • ONTARIO • K1S 1V9 T 613.236.2944 • F 613.236.6777 • www.colizzabruni.com
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PLAN NO.: 19455



1 GROUND FLOOR
A101/1-75

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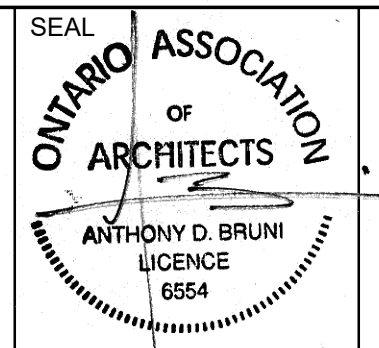


PROJECT NAME
OCH HEATHERINGTON MURB - LOT 1
OTTAWA, ON

DRAWING TITLE
GROUND FLOOR PLAN

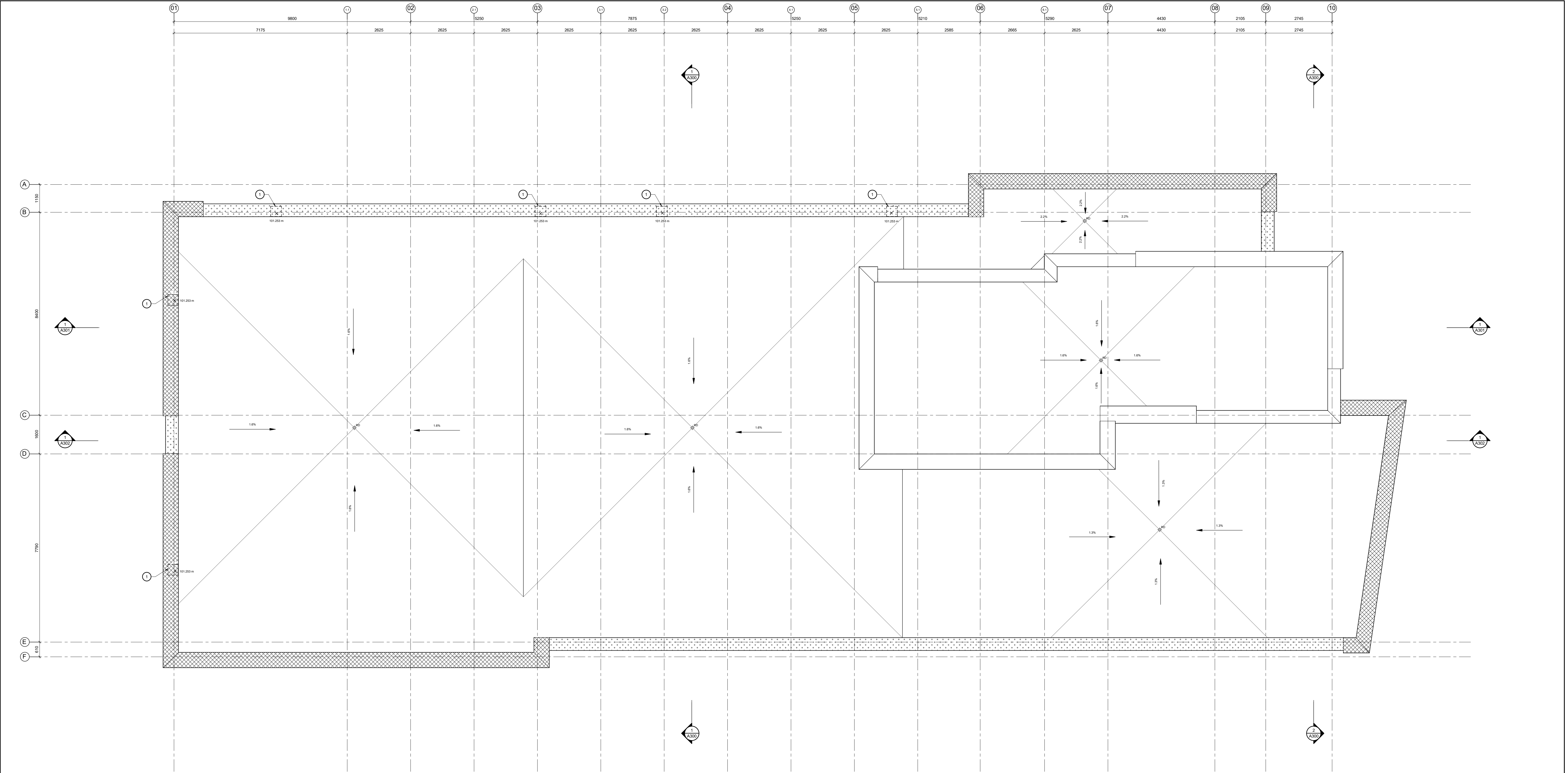
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DRAWING NO.
A101



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ABBREVIATIONS	
EL	ELEVATOR
ELEC	ELECTRICAL
EL CL	ELEVATOR CLOSET
FCU	FAN COIL UNIT
FDC	FIRE DEPARTMENT CONNECTION
IT	IT ROOM
J	JANITOR
LA	LAUNDRY ROOM
LB	LOBBY
MECH	MECHANICAL
MP	MECHANICAL PENTHOUSE
MPR	MULTI PURPOSE ROOM
O	OFFICE
PR	PANTRY ROOM
RL	RAN WATER LEADER
SA	STORAGE AREA
STR	STAIRS
ST	STUDIO
WCR	WATER CONNECTION ROOM
WR	WASHROOM
WS	WASTE STORAGE
UWR	UNIVERSAL WASHROOM
V	VESTIBULE



1 ROOF PLAN
A106 1:75

ROOF PLAN DRAWING NOTES:
1. ROOF OVERFLOW SCUPPER

PARAPET HEIGHTS
450mm MAX FROM ROOF SURFACE
750mm MAX FROM ROOF SURFACE

GENERAL NOTES
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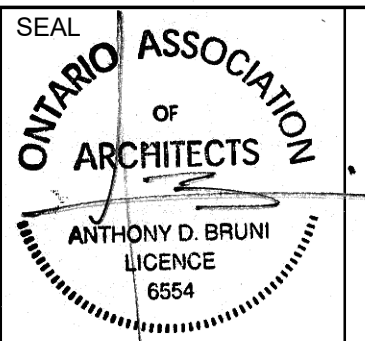


PROJECT NAME
**OCH
HEATHERINGTON
MURB - LOT 1**
OTTAWA, ON

DRAWING TITLE
ROOF PLAN

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1 NORTH ELEVATION
A200 1:75

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MATERIALS LEGEND

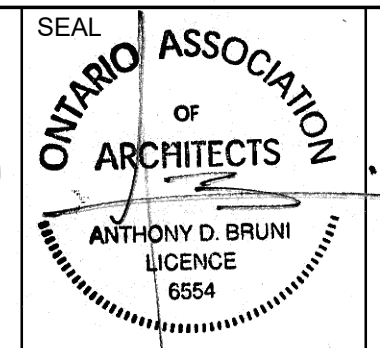
MS - 38mm PRE-FINISHED HORIZONTAL METAL SIDING CLADDING MORIN PULSE P-1 C/W MOUNTING CLIPS [COLOUR: REGAL WHITE]	C - CANOPY
MC - M400mm x 175mm FORMA BRICK TILE [COLOUR: CLAY]	RS - THROUGH WALL ROOF SCUPPER C/W FLASHING
CB - CONCRETE FACED INSULATED WALL PANELS CFI TECH-CRETE OR EQ.	OS - THROUGH WALL OVERFLOW SCUPPER C/W FLASHING
CS - CORRUGATED PERFORATED METAL SCREEN / GUARD MORIN C-37 C/W 51% OPEN AREA [COLOUR: REDWOOD]	
MP - PRE-FINISHED METAL FLASHING. [COLOUR: TO BE CONFIRMED]	
MP - METAL CORTEN PLANTER	

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

DRAWING TITLE
**BUILDING
ELEVATION**

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DRAWING NO.
A200



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1 SOUTH ELEVATION
A201 1:75

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				PROJECT NAME OCH HEATHERINGTON MURB - LOT 1 OTTAWA, ON
				DRAWING TITLE BUILDING ELEVATION
				SCALE AS NOTED DRAWN BY EK DATE 26/08/21 PROJECT NO. 018-24
				DRAWING NO. A201
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1 EAST ELEVATION
A202

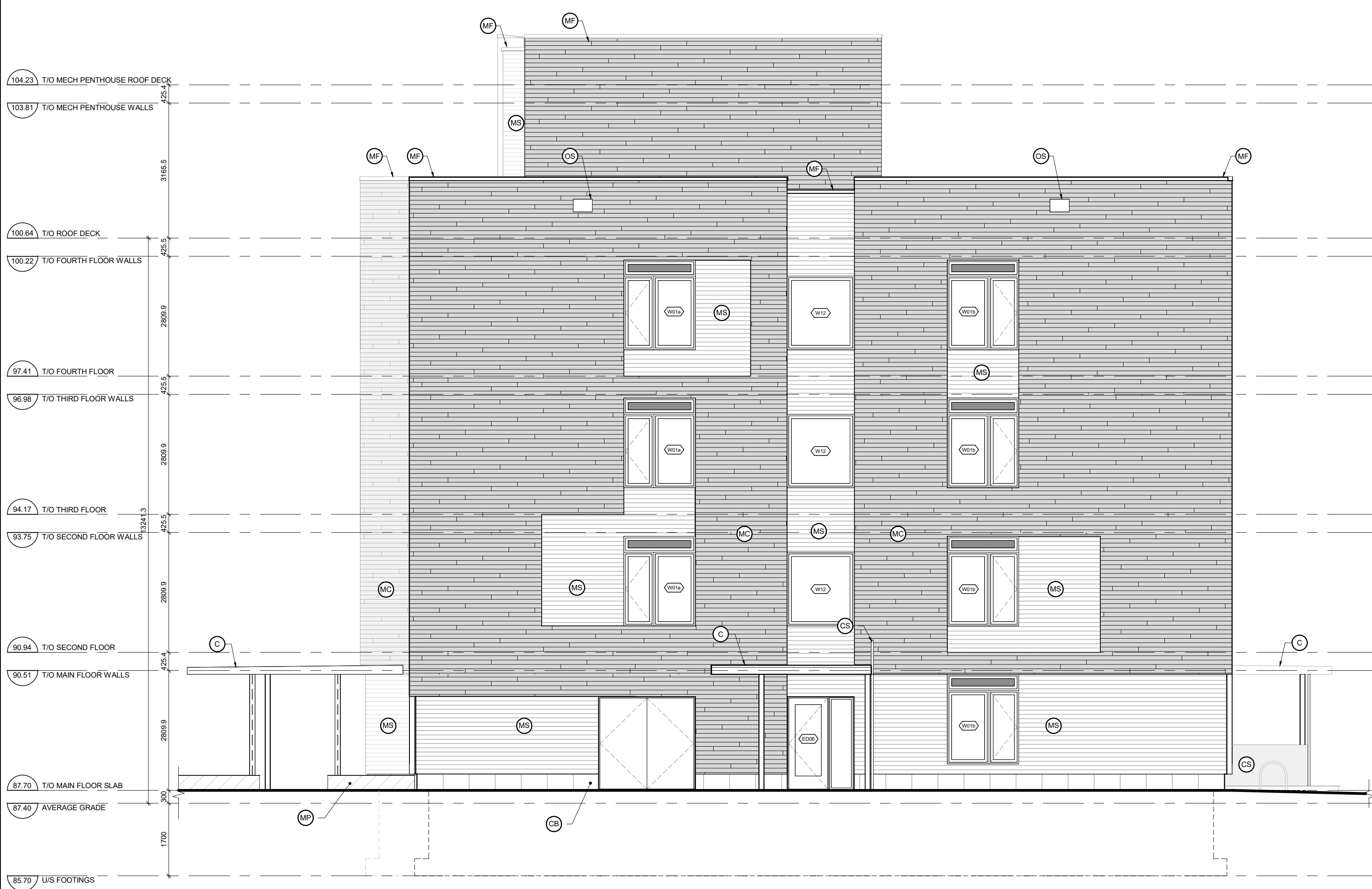
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MF - PRE-FINISHED METAL FLASHING. (COLOUR: TO BE CONFIRMED)
MP - METAL CORTEN PLANTER.

C - CANOPY
RS - THROUGH WALL ROOF SCUPPER C/W FLASHING
OS - THROUGH WALL OVERFLOW SCUPPER C/W FLASHING



2 WEST ELEVATION
A202

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

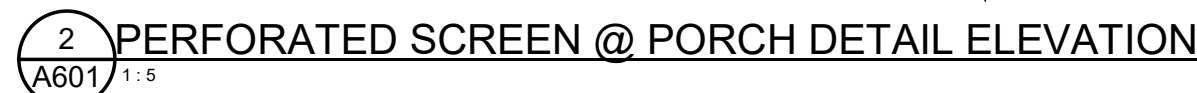
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TITLE
**BUILDING
ELEVATION**

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PROJECT
NAME

OCH
HEATHERINGTON
MURB - LOT 1
OTTAWA, ON

DRAWING TITLE	TYP. SITE DETAILS
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