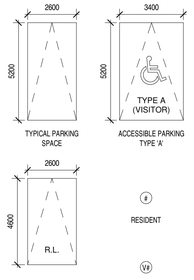
PARKING SPACE LEGEND



PARKING SCHEDULE (VEHICLE)

TYPE	COUNT
VEHICLE (BF TYPE A - VISITOR)	1
VEHICLE (REDUCED LENGTH)	8
VEHICLE (TYP.)	9
VEHICLE (VISITOR)	5
TOTAL	23

PARKING SCHEDULE (BICYCLE)

TYPE	COUNT
BICYCLE	22
TOTAL	22

UNIT COUNT

BEDS	LVL 0	LVL 1	LVL 2	LVL 3	TOTAL	%
1 BED	3	2	2	2	9	30%
1 BED + DEN	1	2	1	1	5	17%
1 BED + DEN BF	1	1	1	1	4	13%
2 BED	2	2	3	3	10	33%
2 BED BF	0	0	1	1	2	7%
TOTAL	7	7	8	8	30	100%

RESIDENTIAL UNIT SCHEDULE

LEVEL	NUMBER	UNIT TYPE	BEDS	AREA
LEVEL 00				
LEVEL 00	001	TYPE G	1 BED	58.62 m²
LEVEL 00	002	TYPE E-BF	1 BED + DEN BF	66.28 m²
LEVEL 00	003	TYPE E	1 BED + DEN	66.25 m²
LEVEL 00	004	TYPE D	2 BED	73.27 m²
LEVEL 00	005	TYPE C	2 BED	85.34 m²
LEVEL 00	006	TYPE B2	1 BED	58.62 m²
LEVEL 00	007	TYPE F	1 BED	70.23 m²
LEVEL 01				
LEVEL 01	101	TYPE G	1 BED	58.62 m²
LEVEL 01	102	TYPE E-BF	1 BED + DEN BF	66.28 m²
LEVEL 01	103	TYPE E	1 BED + DEN	66.25 m²
LEVEL 01	104	TYPE D	2 BED	73.27 m²
LEVEL 01	105	TYPE C	2 BED	85.34 m²
LEVEL 01	106	TYPE B2	1 BED	58.62 m²
LEVEL 01	107	TYPE F	1 BED + DEN	70.23 m²
LEVEL 02				
LEVEL 02	201	TYPE D-MIR	2 BED	73.36 m²
LEVEL 02	202	TYPE E-BF	1 BED + DEN BF	66.27 m²
LEVEL 02	203	TYPE E	1 BED + DEN	66.25 m²
LEVEL 02	204	TYPE D-BF	2 BED BF	73.27 m²
LEVEL 02	205	TYPE C	2 BED	86.22 m²
LEVEL 02	206	TYPE B2	1 BED	58.40 m²
LEVEL 02	207	TYPE B1	1 BED	56.16 m²
LEVEL 02	208	TYPE A	2 BED	80.42 m²
LEVEL 03				
LEVEL 03	301	TYPE D-MIR	2 BED	72.16 m²
LEVEL 03	302	TYPE E-BF	1 BED + DEN BF	65.75 m²
LEVEL 03	303	TYPE E	1 BED + DEN	66.23 m²
LEVEL 03	304	TYPE D-BF	2 BED BF	73.27 m²
LEVEL 03	305	TYPE C	2 BED	84.89 m²
LEVEL 03	306	TYPE B2	1 BED	58.29 m²
LEVEL 03	307	TYPE B1	1 BED	56.11 m²
LEVEL 03	308	TYPE A	2 BED	80.54 m²

SITE STATISTICS

Current Zoning Designation:	GM[3090] H(13.5) / CM2[3090] *H(13.5)* - **Under Section 109/110 Zoning By-law (2008-250) applies**
Lot Width:	30.48m
Total Lot Area:	1857.76m²
Average Existing Grade:	88.045m

Proposed Development - 3 Storey Low-Rise Apartment Building

No. of units 30 Units

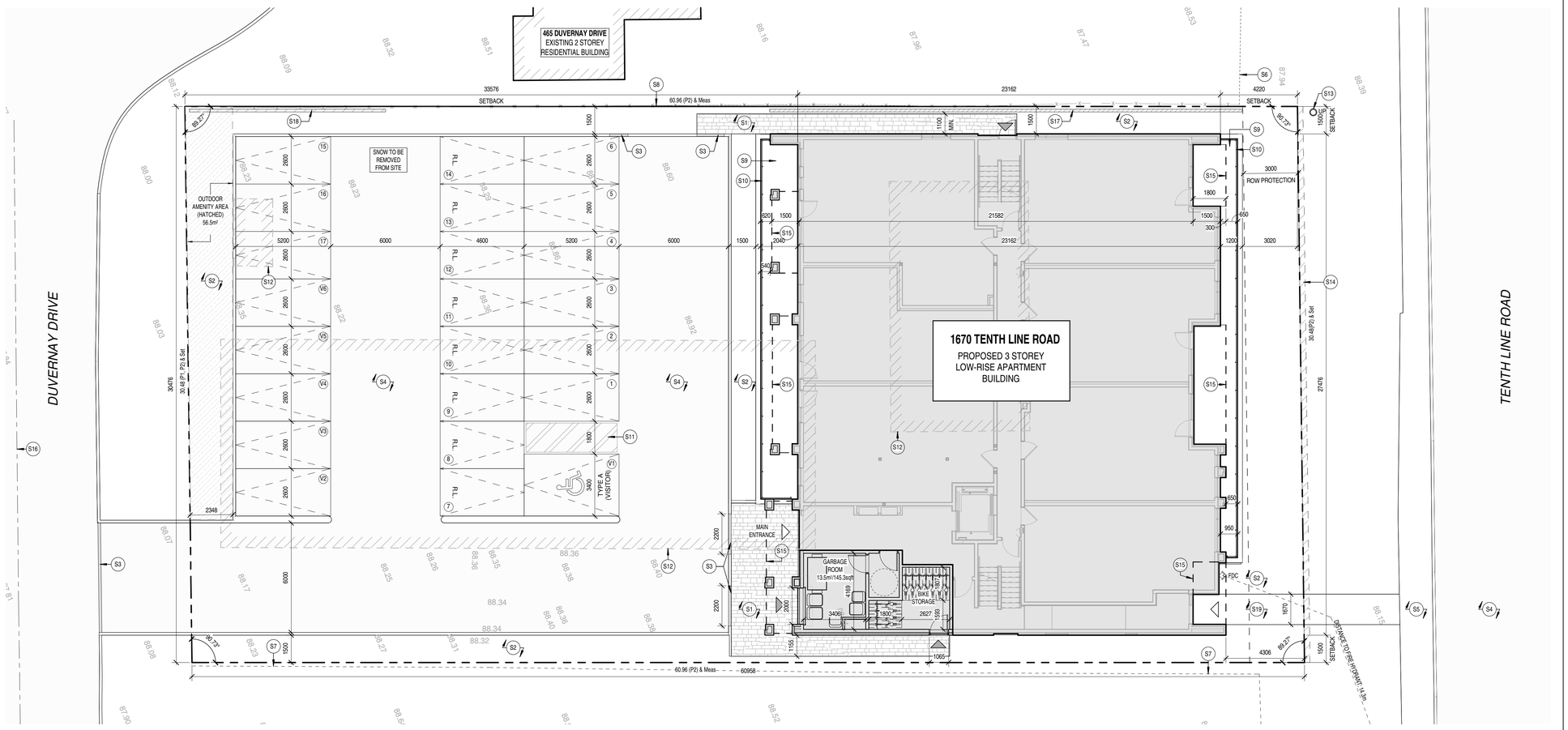
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 187(b) *(ZBL 2026-50 Table 907(b))*	No Minimum	30.48m
Minimum Lot Area Table 187(a) *(ZBL 2026-50 Table 907(a))*	No Minimum	1857.76m²
Min. Front Yard Setback Exception [3090]	4m or 3m with projection or below grade terrace	4.22m
Min. Interior Side Yard Setback Table 187(d)(ii) *(ZBL 2026-50 Table 907(d))*	1.2m for a building ≤ 11m in height 3m for a building >11m in height 2m	1.5m
Min. Rear Yard Setback Table 187(e)(i) *(ZBL 2026-50 Table 907(f))*	3m	33.6m
Maximum Building Height Exception [3090]	13.5m	11m
Minimum Required Building Height Exception [3090]	2 Storeys	3 Storeys
Minimum Front Façade Articulation Exception [3090]	66.5m² *20% recessed an additional 0.6m*	128m², 38.5%
Minimum Glazing of Ground Floor Façade Facing Minor Corridor *ZBL 2026-50 Section 907(4)*	35m² *25% minimum*	72m², 52%
Parking Space Rates (Residents) Exception [3090] (Sch. 1A - Area X)	9 Spaces 0 spaces for the first 12 units 0.5 spaces / unit for units thereafter - (Exception [3090])	17 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area C) *(ZBL 2026-50 Section 603(3)(a) - Area B)*	6 Spaces 0.2 spaces / unit for 30 units - Table 102	6 Spaces
Min. Landscaped Buffer of a Parking Lot Exception [3090]	Min. 1.5m abutting a street Min. 1.5m not abutting a residential zone	1.5m
Bicycle Parking Rates (Residents) Table 111A(b)(i) (Sch. 1 - Area C) *ZBL 2026-50 Table 613B(vi) - Area E (appealed)* *ZBL 2026-50 Section 613(23) (appealed)*	15 Spaces 0.5 spaces / unit for 30 units [111A(b)(i)] *23 Long-term Spaces* *3 Short-Term Spaces* *5% of total spaces required inclusive*	22 Spaces
Total Amenity Area Table 137(4)(i) *(ZBL 2026-50 Section 208(1))*	180m² 6m² / unit for 30 units	198.4m2 (141.86m2 - balconies 56.5m2 - outdoor amenity area)
Communal Amenity Area Exception [3090]	54m²	56.5m²



2 SP-01 LOCATION PLAN
SCALE: NTS

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- BICYCLE PARKING
- INTERLOCKING STONE PAVERS
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE TO BE REPLACED
- UP UTILITY POLE



3 SP-01 SITE PLAN
SCALE: 1 : 125

TOPOGRAPHICAL PLAN OF SURVEY OF
PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2021

SURVEY INFO
SCALE: N.T.S.

SITE PLAN NOTES

S1	INTERLOCKING STONE PAVERS
S2	SOFT LANDSCAPING
S3	DEPRESSED CURB
S4	ASHPHALT
S5	EXISTING ASHPHALT SIDEWALK
S6	EXISTING CHAIN LINK FENCE
S7	EXISTING WOOD FENCE
S8	EXISTING CHAIN LINK FENCE TO BE REPLCED w/ MIN. 1.5m TALL OPAQUE FENCE
S9	WINDOW WELL
S10	GLASS GUARD SYSTEM
S11	ACCESS AISLE
S12	OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
S13	APPROXIMATE LOCATION OF HIGH-VOLTAGE POLE AND GUY WIRE, REFER TO MECH.
S14	300mm CITY RESERVE
S15	OUTLINE OF BALCONY ABOVE
S16	APPROXIMATE CROWN OF ROAD
S17	PROPOSED RETAINING WALL, REFER TO CIVIL
S18	PROPOSED CONCRETE CURB, REFER TO CIVIL
S19	CONCRETE WALKWAY

GROSS FLOOR AREA (CITY OF OTTAWA)

LEVEL	AREA	AREA (SF)
LEVEL 00	448.20 m²	4824 SF
LEVEL 01	456.57 m²	4914 SF
LEVEL 02	531.53 m²	5721 SF
LEVEL 03	531.53 m²	5721 SF
TOTAL	1967.84 m²	21182 SF

GROSS AREA (OBC)

LEVEL	AREA	AREA (SF)
LEVEL 01	619.56 m²	6669 SF
LEVEL 02	617.22 m²	6644 SF
LEVEL 03	610.79 m²	6574 SF
TOTAL	1847.57 m²	19887 SF

LEASABLE AREA (RESIDENTIAL)

LEVEL	AREA	AREA (SF)
LEVEL 00	478.61 m²	5152 SF
LEVEL 01	478.61 m²	5152 SF
LEVEL 02	560.36 m²	6032 SF
LEVEL 03	557.25 m²	5998 SF
TOTAL	2074.83 m²	22333 SF

AMENITY SCH. (COMMUNAL)

LEVEL	NAME	AREA
ENTRY LEVEL	OUTDOOR AMENITY	56.51 m²
TOTAL		56.51 m²

AMENITY SCHEDULE (PRIVATE)

LEVEL	COMMENTS	AREA
LEVEL 01	PVT AMENITY	34.03 m²
LEVEL 02	PVT AMENITY	55.25 m²
LEVEL 03	PVT AMENITY	52.57 m²
		141.86 m²

GENERAL ARCHITECTURAL NOTES:

1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
2. 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.
4. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
5. 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.
6. These documents are not to be used for construction unless specifically noted for such purpose.

OWNER / DEVELOPER
TRIAMI DEVELOPMENTS & INVESTMENTS INC.
1344 YOUVILLE DRIVE, UNIT 6B
OTTAWA, ON, K1C 2X8

ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST, SUITE 300
OTTAWA, ON, K1N 5K5

SURVEYOR
ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON, K2E 7S6

PLANNER
ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
333 PRESTON STREET, SUITE 500
OTTAWA, ON, K1S 5N4

CIVIL ENGINEER
T L MAK ENGINEERING CONSULTANTS LTD
1455 YOUVILLE DRIVE
ORLEANS, ON, K1C 6Z7

GEOTECHNICAL ENGINEER
PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ON, K2E 7T9

LANDSCAPE ARCHITECT
URBANTYPOLOGY
499 PRESTON STREET
OTTAWA, ON, K1S 4N7

13	REISSUED FOR SPC	26-10-20
12	ISSUED FOR BUILDING PERMIT	26-09-15
11	ISSUED FOR COORDINATION	26-09-11
10	ISSUED FOR COORDINATION	26-09-01
9	ISSUED FOR COORDINATION	26-08-13
8	ISSUED FOR COORDINATION	26-07-02
6	ISSUED FOOR COORDINATION	26-06-22
3	ISSUED FOR CLIENT REVIEW	26-05-11
1	ISSUED FOR REVIEW	26-02-27

ISSUE RECORD

ONTARIO ASSOCIATION OF ARCHITECTS
IVAN M. KOOIJMANS LICENCE 7370

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1670 TENTH LINE

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Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	NL	RMK

SITE PLAN

SP-01

D07-12-25-0018

#19397