



1040 SOMERSET ST W, OTTAWA
SITE PLAN APPLICATION & ZONING BY LAW
AMENDMENT - RESUBMISSION 1

PERSPECTIVE VIEW SOMERSET ST W

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NO	ISSUANCE	DATE
01	SPA/ZONING BY LAW AMENDMENT	03-04-2013
02	SPA/ZONING BY LAW AMENDMENT	10-30-2013



PERSPECTIVE VIEW BREEZEHILL AV NORTH



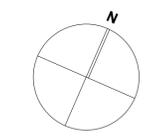
PERSPECTIVE VIEW SOUTH-EAST CORNER

aA

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SPA/ZONING BY LAW AMENDMENT

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RENDERINGS

2013-10-30 date of issue

A1.2

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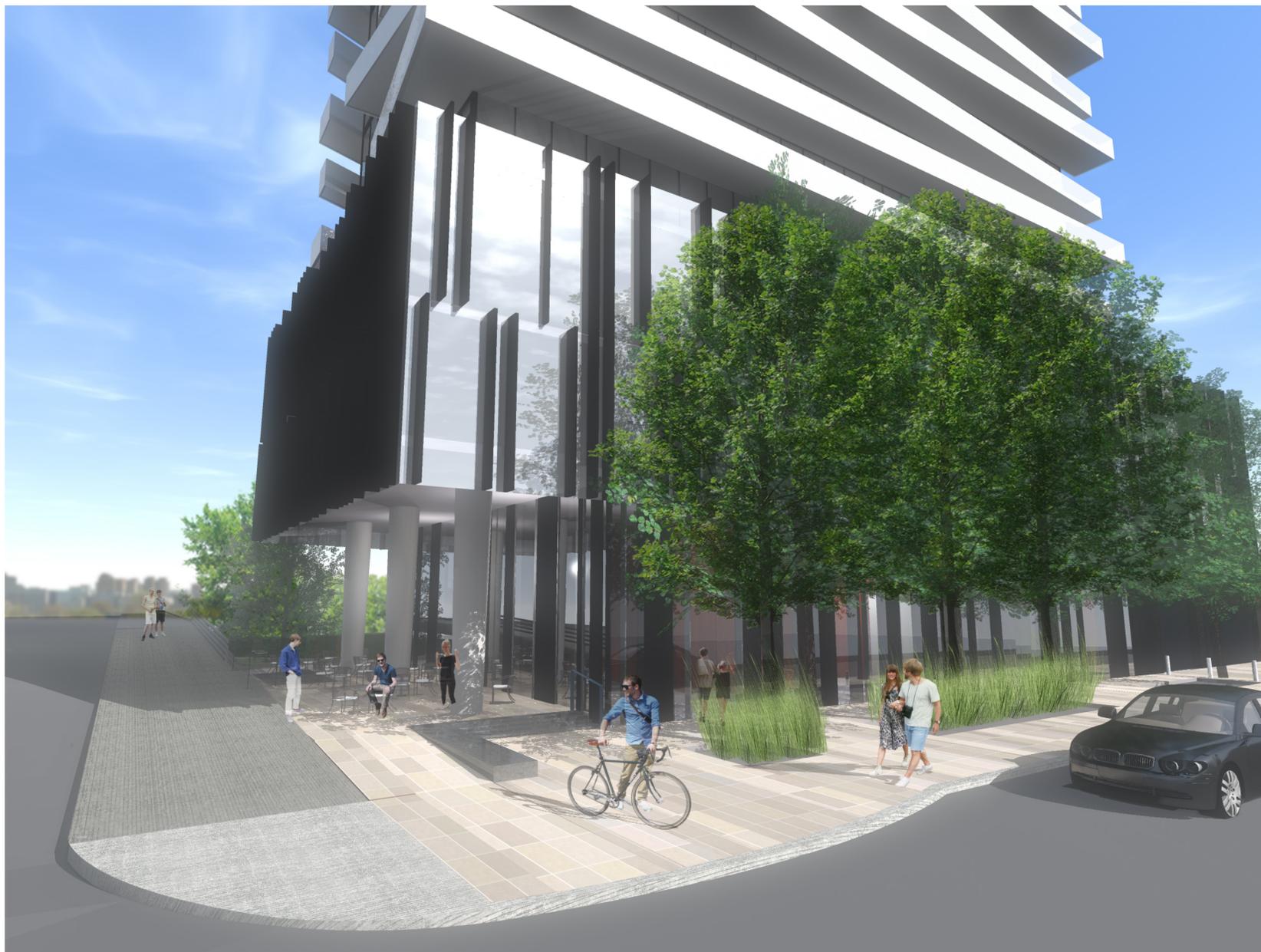
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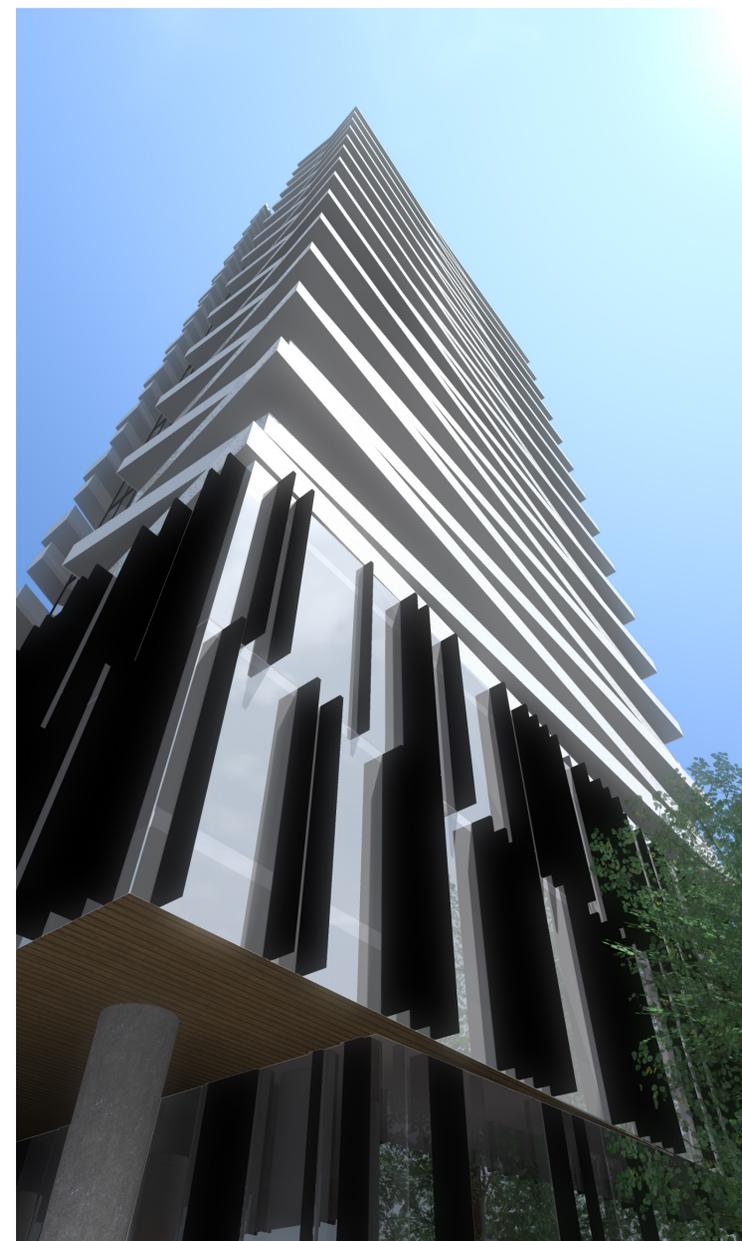
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PERSPECTIVE VIEW NORTH-WEST CONER SOMERSET ST W AND BREEZEHILL AV NORTH



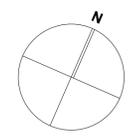
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RENDERINGS

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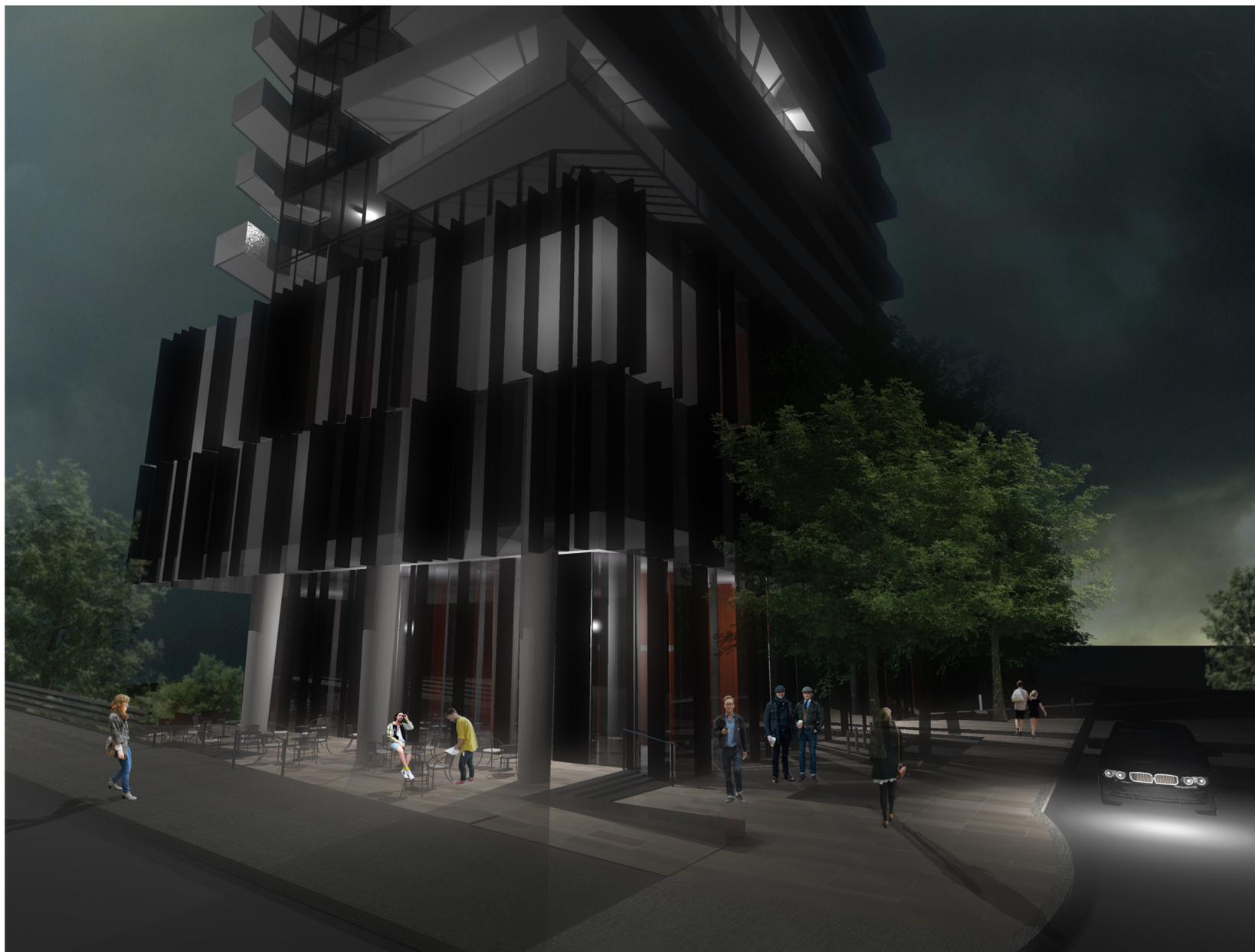
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PERSPECTIVE VIEW NORTH-WEST CONER SOMERSET ST W AND BREEZEHILL AV NORTH



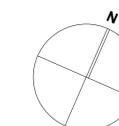
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RENDERINGS

2013-10-30

date of issue

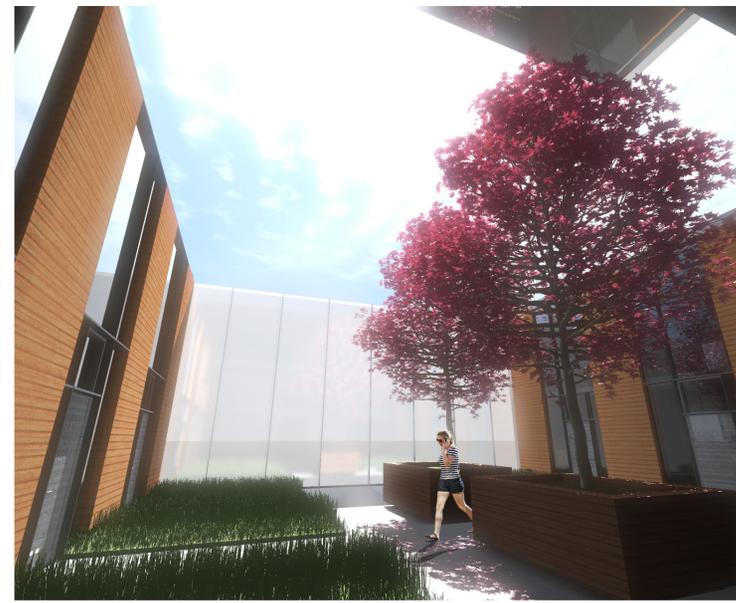
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ROOF PLAN



PERSPECTIVE VIEW PODIUM COURT



PERSPECTIVE VIEW PODIUM COURT

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Level	FLOOR AREA										PARKING						
	Levels	GCA/level	Total GCA	MECH	Bicycle Parking	Communal Indoor Amenity	Communal Outdoor Amenity	Private Amenity (Balconies)	Retail GFA	Residential GFA	Total GFA	Resident Vehicle Parking	Visitor Vehicle Parking	Retail Vehicle Parking	Resident Bike Parking	Retail Bike Parking	
P7	1	1,329	1,329	27	40	1,094				27	24	24			16		
P6	1	1,329	1,329	27	40	1,094				27	24	24			16		
P5	1	1,329	1,329	27	40	1,094				27	24	24			16		
P4	1	1,329	1,329	27	40	1,094				27	24	24			16		
P3	1	1,329	1,329	27	98	1,094				27	24	24			44		
P2	1	1,329	1,329	27	98	1,094				27	24	24			44		
P1	1	1,329	1,329	179	26	1,013				27	8	10			10		
Subtotal Below Grade	7		9,303	338	382	0	7,577	0	0	0	189	189	152	10	0	162	0
Ground	1	1,061	1,061	21		276			206	186	392						4
Mezzanine	1	414	414	8	100		141			0					63		
Level 2	1	1,165	1,165	23		42	99			979	979						
Level 3	1	1,152	1,152	23		53				986	986						
Level 4	1	663	663	13		204	263	164		357	357						
Level 5-32	28	663	18,564	371				4,284		15,568	15,568						
Mech	1	383	383														
Subtotal Above Grade	32		23,402	843	100	91	716	362	4,448	206	18,076	18,282	0	0	0	63	4
Indoor Amenity Deductions							716										
PROJECT TOTALS			32,705				206	17,549	17,751		152	10		225	4		

Level	RESIDENTIAL UNITS										Total Units						
	BACD per Level	BACD Total	BACD %	1B per Level	1B Total	1BR %	1BRD per Level	1BRD Total	1BRD %	2BR per Level		2BR Total	2BR %	2BRD per Level	2BRD Total	2BRD %	
Ground																0	
Mezzanine																0	
Level 2							7	7		9	9					16	
Level 3							7	7		3	3					10	
Level 4	2	2		2	2					2	2					6	
Level 5-32	2	56		3	84		1	28		3	84					252	
Mech																	
PROJECT TOTALS		58	20%		86	30%		42	15%		98	35%		0	0%		284

	PROVIDED	REQUIRED/PERMITTED
Site Area	1,342 sm	
Total Residential Units	284 units	
Floor Area		
GFA Above Grade	17,755 sm	
FSI	13.23	
Communal Indoor Amenity	716 sm	
Communal Outdoor Amenity	362 sm	
TOTAL Communal Amenity	1,078 sm	852 sm
Private Amenity (balconies)	4,448 sm	852 sm
Total Amenity	5,526 sm	1,704 sm
Parking		
Visitor Vehicle Parking	10 spaces	54 spaces
Resident Vehicle Parking	152 spaces	128 spaces
Retail Vehicle Parking	0 spaces	5 spaces
Residential Bike Parking	225 spaces	142 spaces
Retail Bike Parking	4 spaces	0 spaces

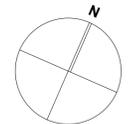
PROJECT STATISTICS



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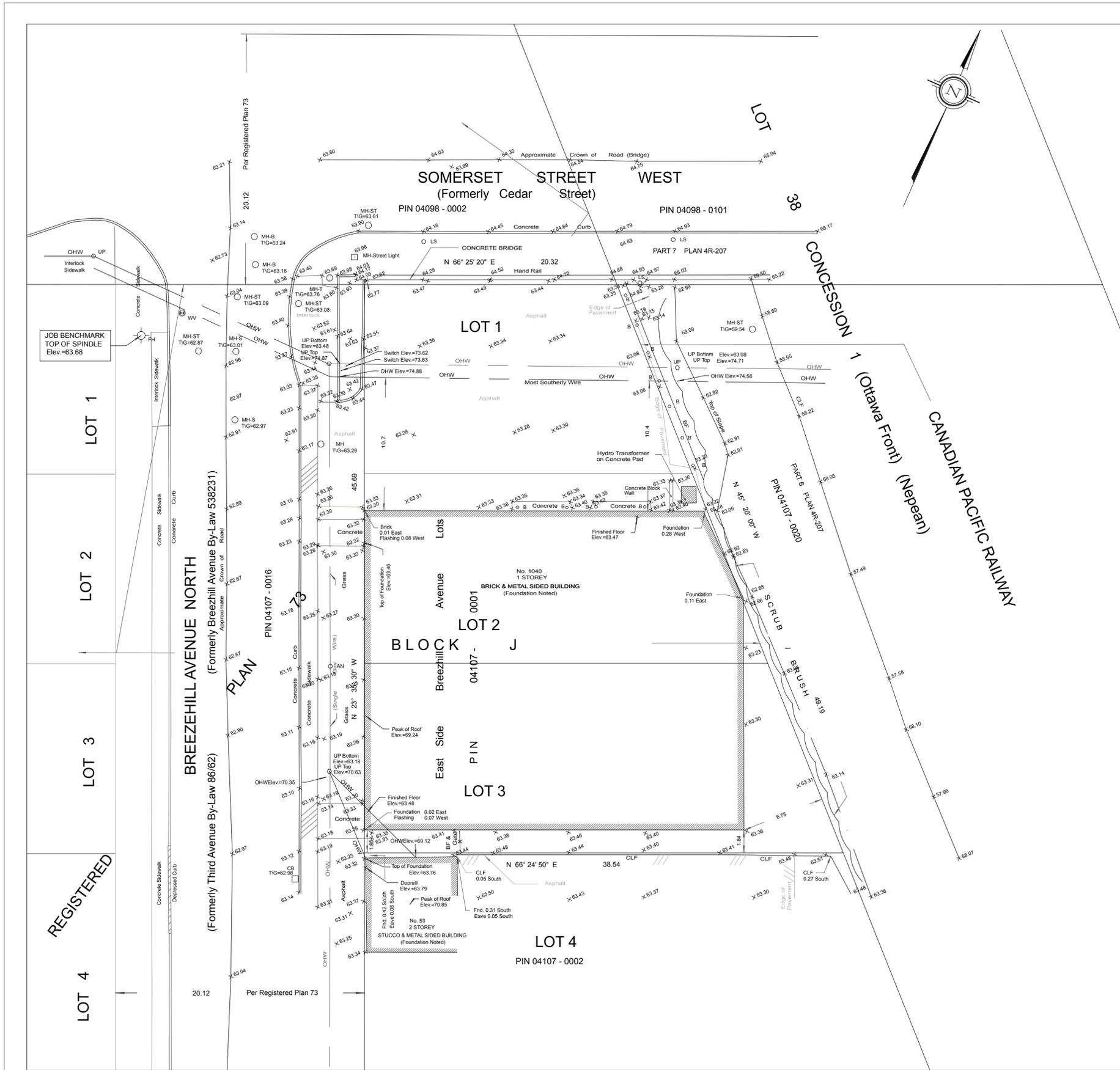


STATISTICS & RENDERINGS

2013-10-30

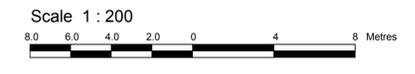
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A1.5



TOPOGRAPHICAL PLAN OF
LOTS 1, 2 and 3
East Side Breezhill Avenue North
PART OF BLOCK J
REGISTERED PLAN 73
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd.
 Field Work Completed April 5, 2012



Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Date: Edward M. Lancaster, O.L.S.

Notes & Legend

- Denotes**
- MH-ST Maintenance Hole (Storm Sewer)
 - MH-S Maintenance Hole (Sanitary)
 - MH-B Maintenance Hole (Bell)
 - MH-T Maintenance Hole (Traffic)
 - MH Maintenance Hole (Unidentified)
 - Overhead Wires
 - UP Utility Pole
 - AN Anchor
 - LS Light Standard
 - CB Catch Basin
 - ⊕ FH Fire Hydrant
 - ⊕ WV Water Valve
 - T/G Top of Grate
 - B Bollard
 - CLF Chain Link Fence
 - BF Board Fence
 - +55.00 Location of Elevations
 - +65.00 Location of Elevations (Top of Curb)
 - Fnd. Foundation
 - Switch Electrical Transformer on UP
 - Property Line

Bearings are grid.
 SITE AREA = 1345. m²

BOUNDARY INFORMATION COMPILED FROM FIELD SURVEY,
 REGISTRY OFFICE RECORDS AND OFFICE RECORDS.

ELEVATION NOTES

- Elevations shown are referred to geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@aosvltd.com

Job No. 12909-12 Claridge Lts 1 2 3 PL 73 T F

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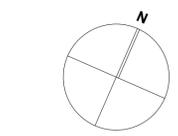
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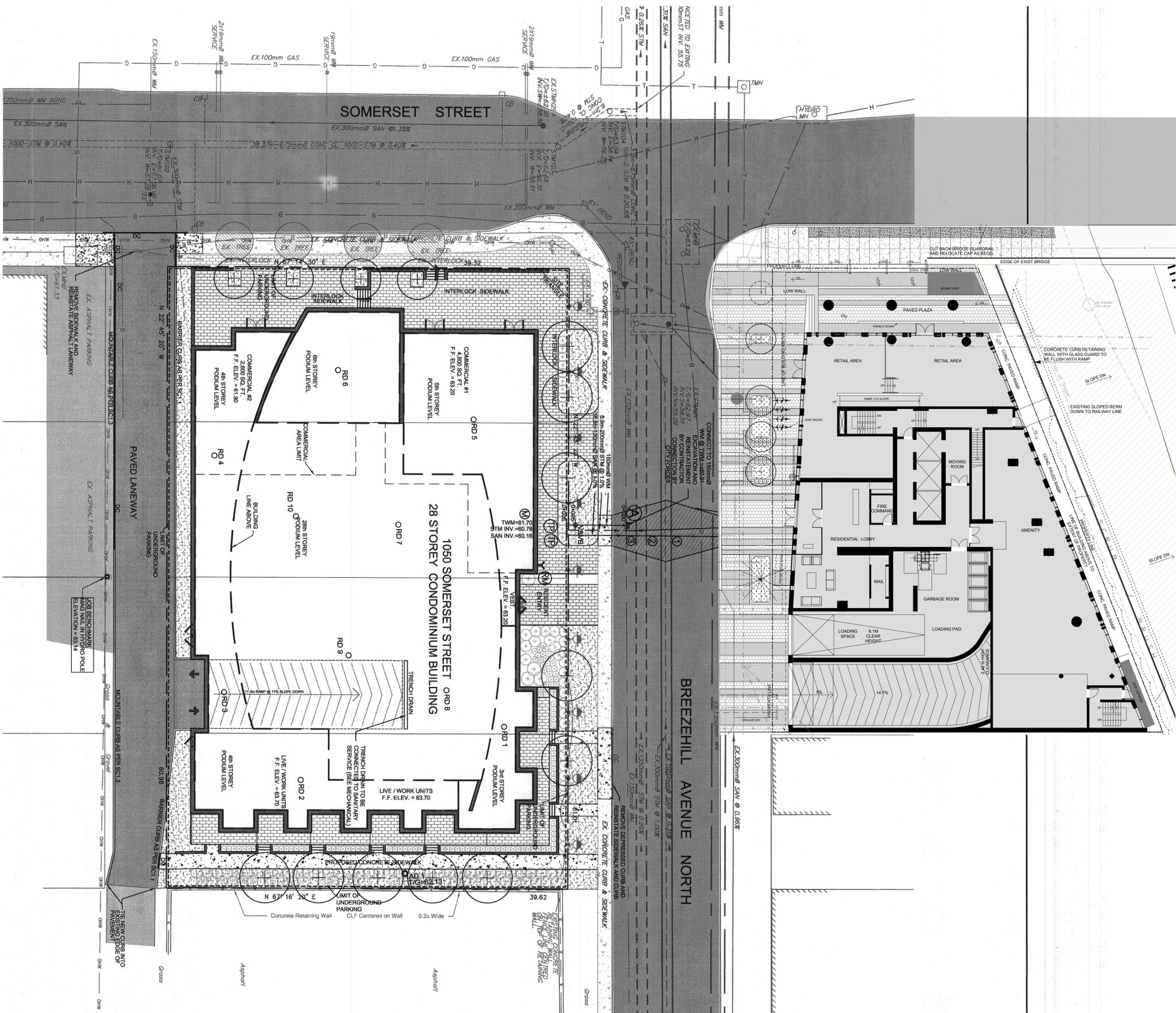
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SURVEY

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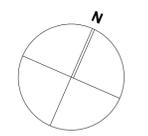
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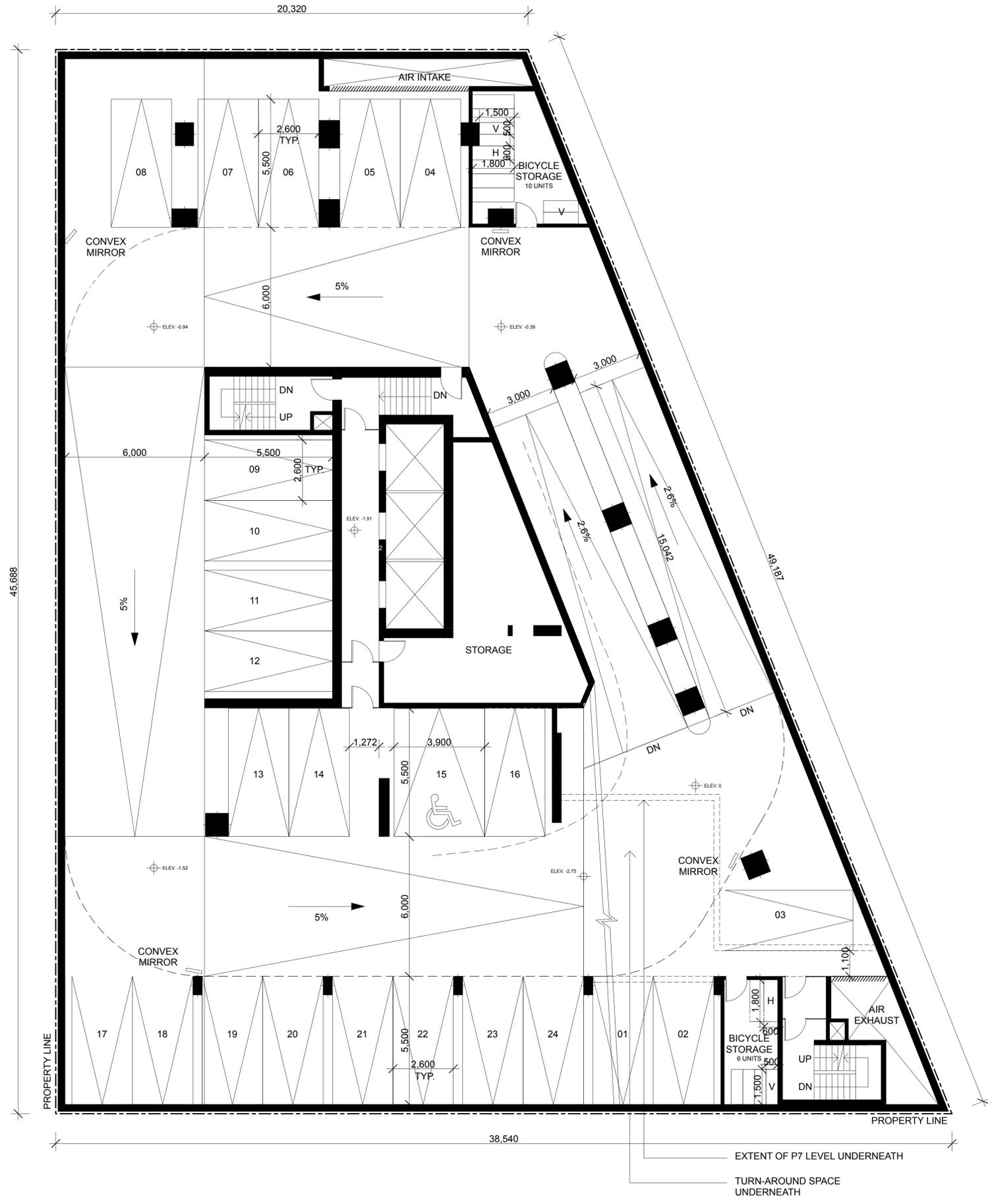
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CONTEXT PLAN

1:200 scale
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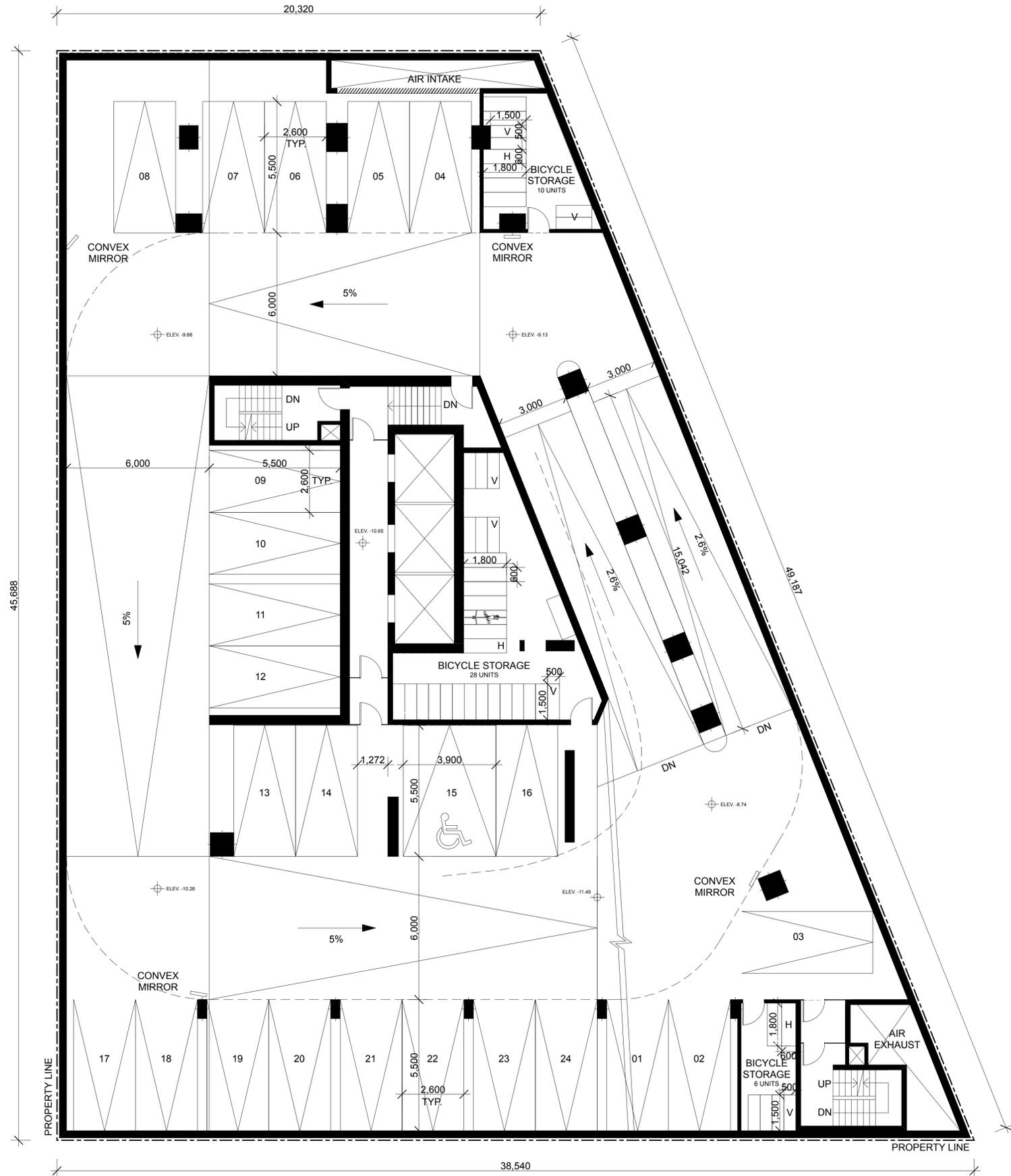
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P4-P7 LEVEL

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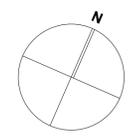
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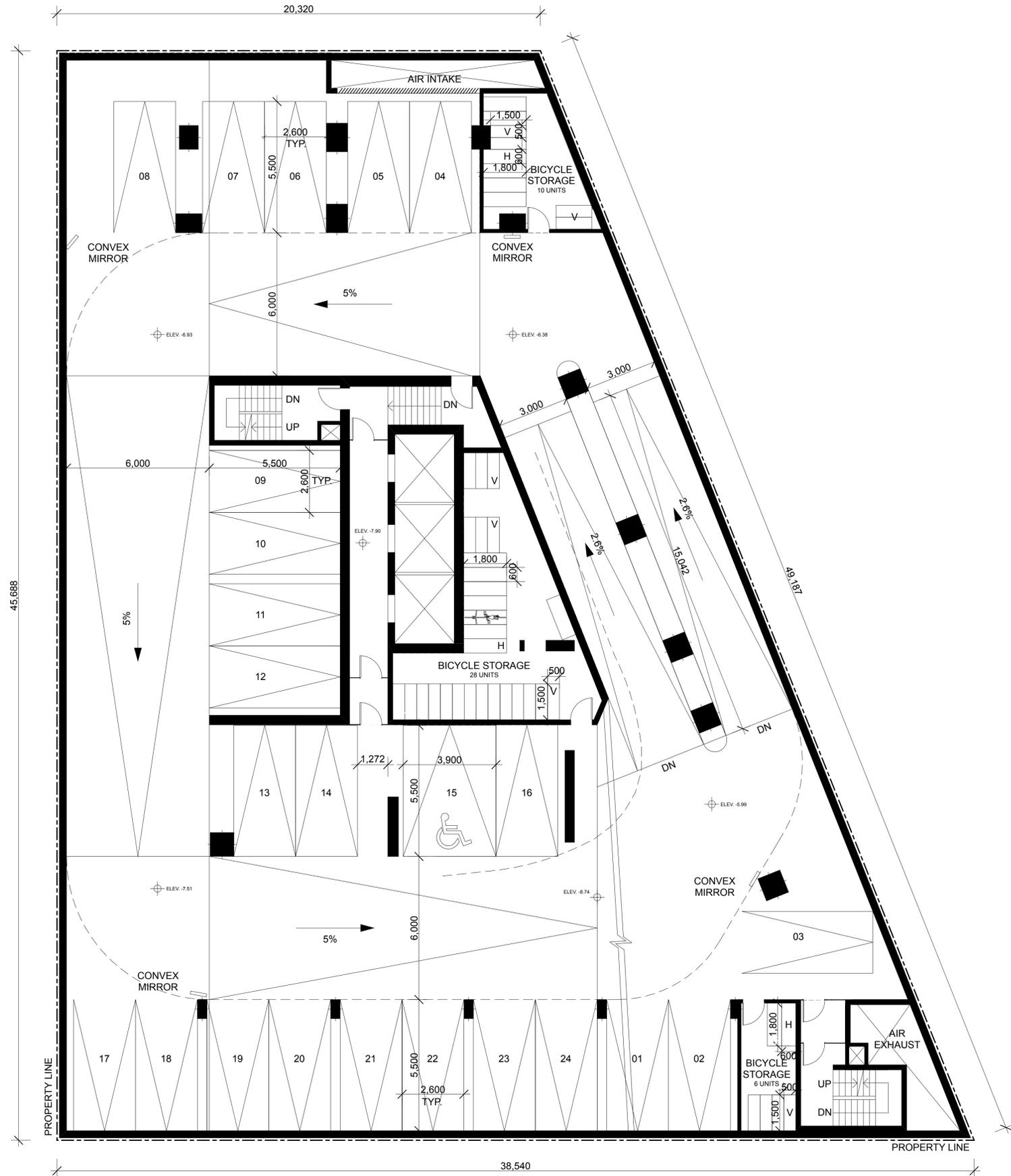
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P3 LEVEL

1:100 scale
 2013-10-30 date of issue

A2.2



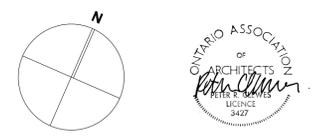
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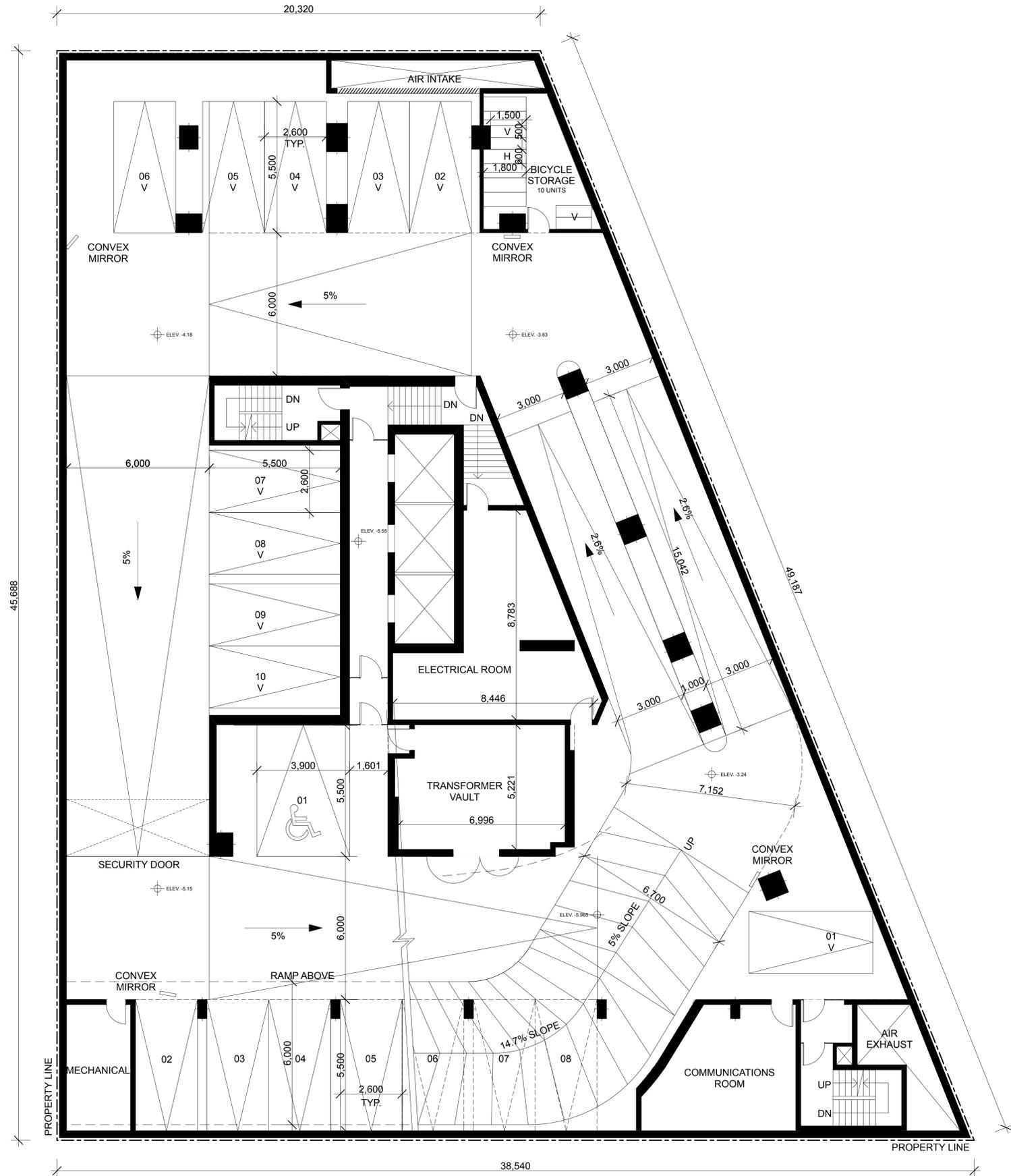
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P2 LEVEL
 1:100 scale
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A2.3



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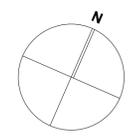
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P1 LEVEL

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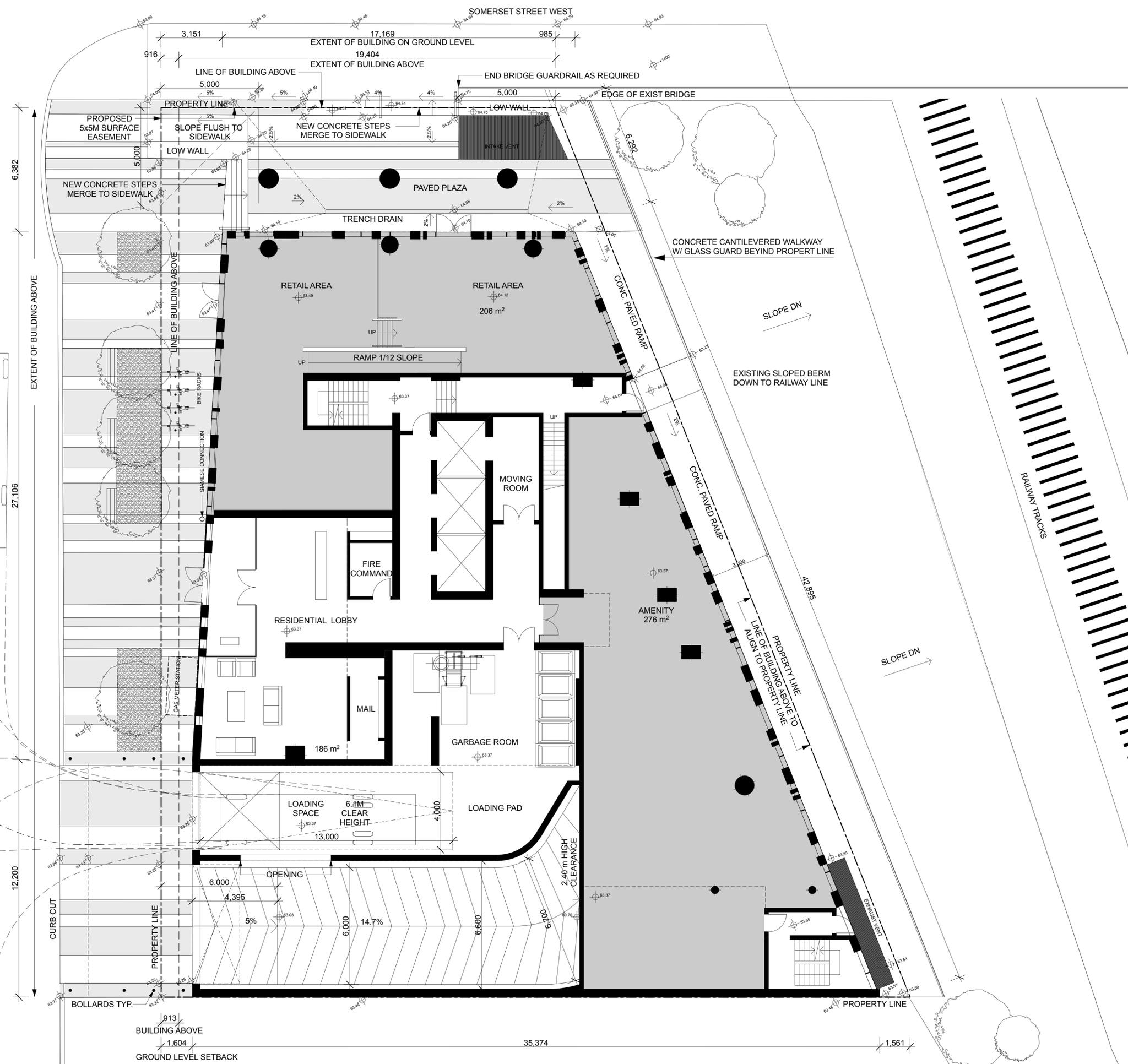
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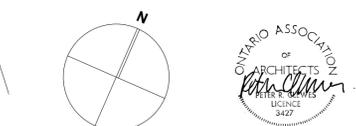
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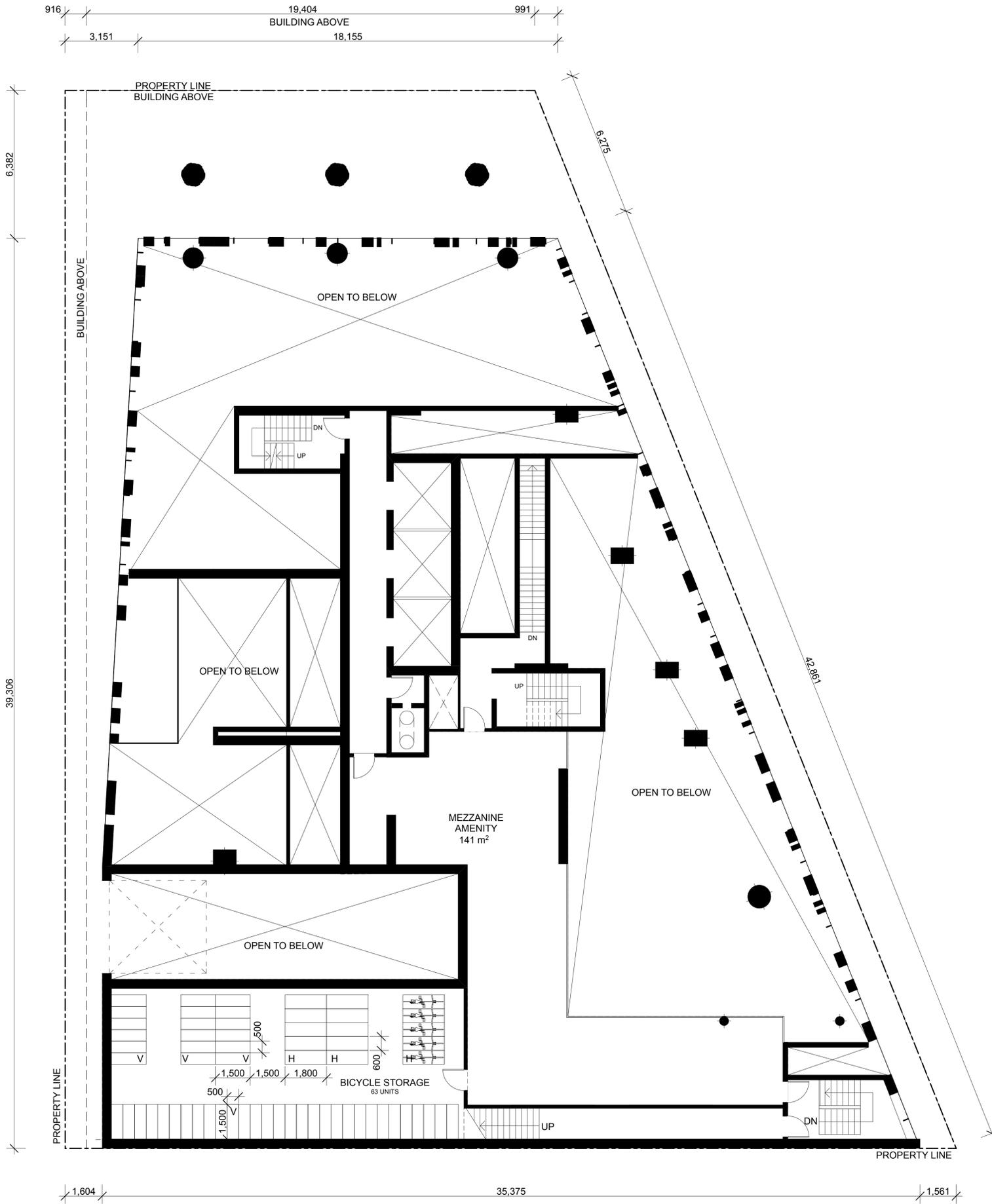
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SITE PLAN & GROUND FLOOR PLAN
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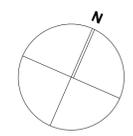
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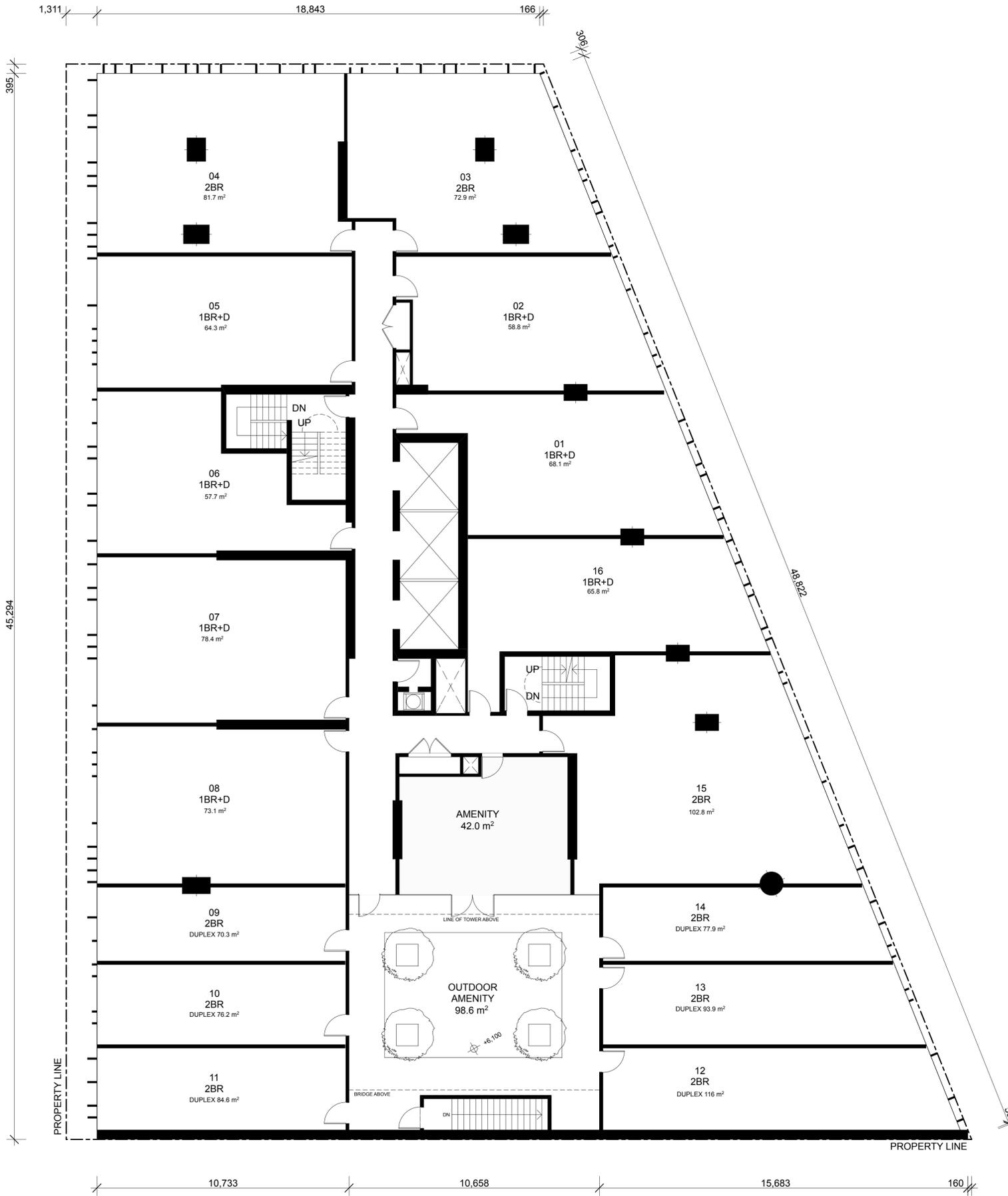
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MEZZANINE PLAN

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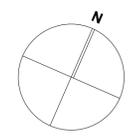
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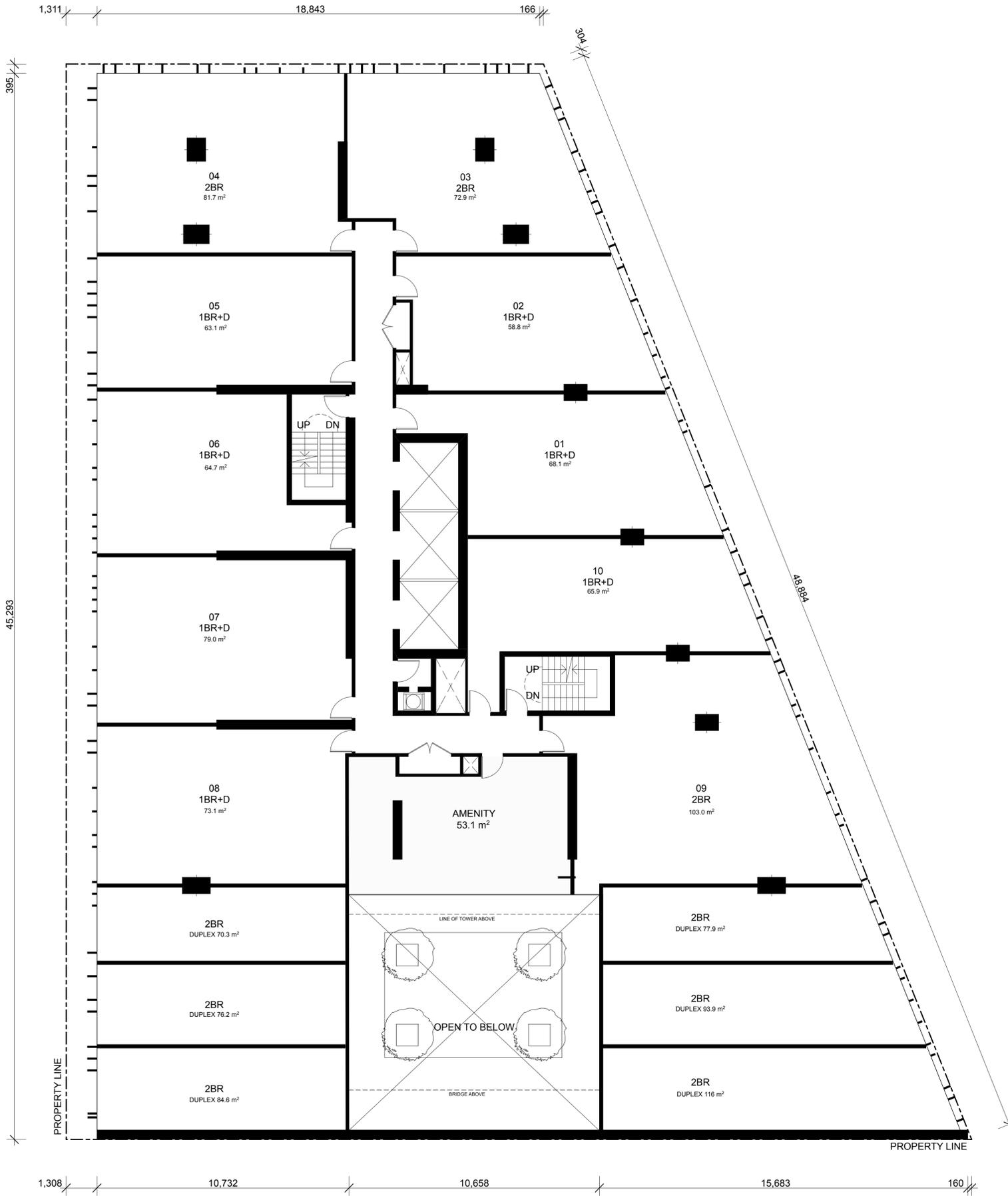
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LEVEL 2 PLAN

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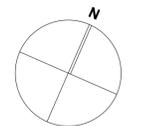
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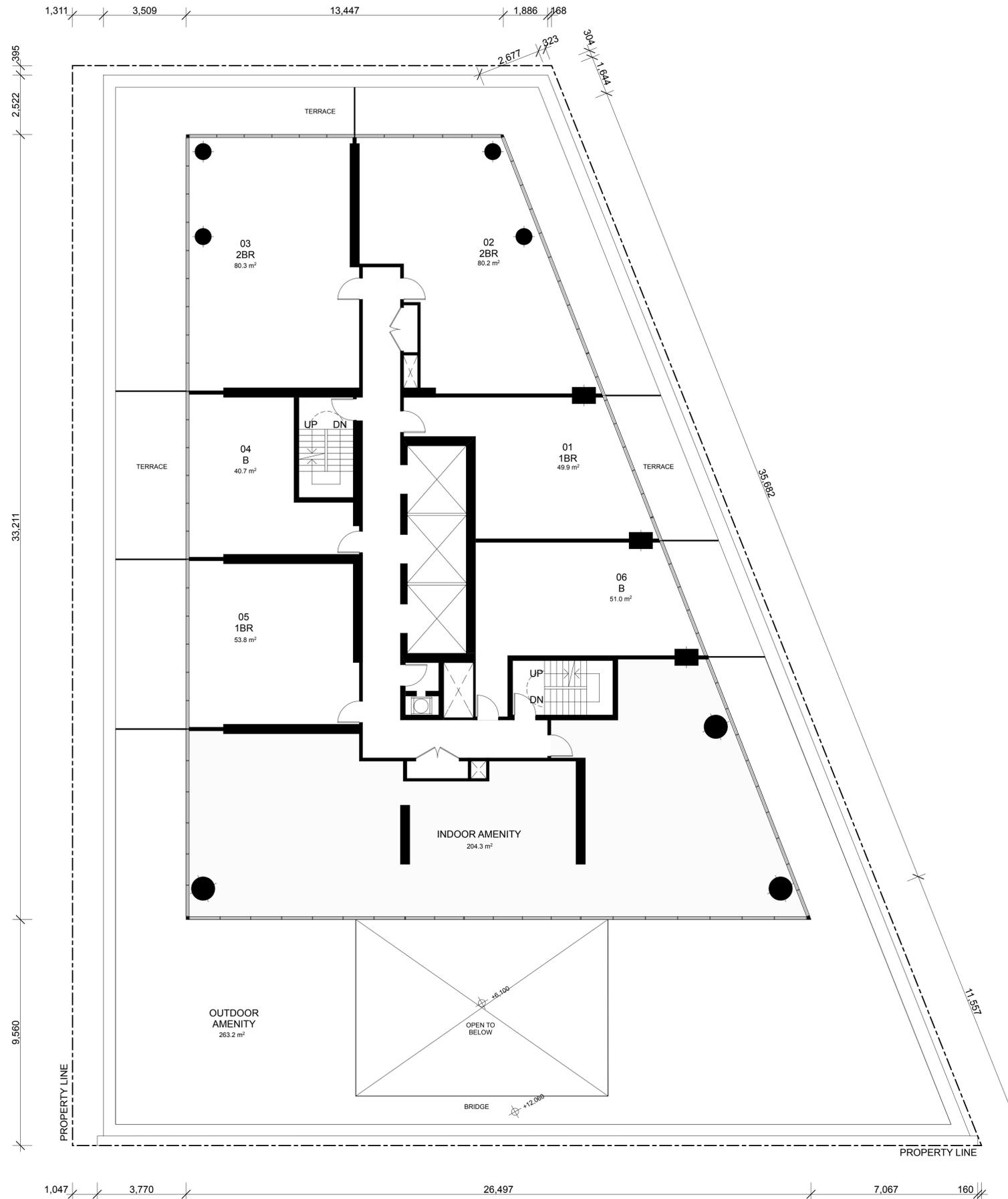
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LEVEL 3 PLAN

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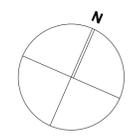
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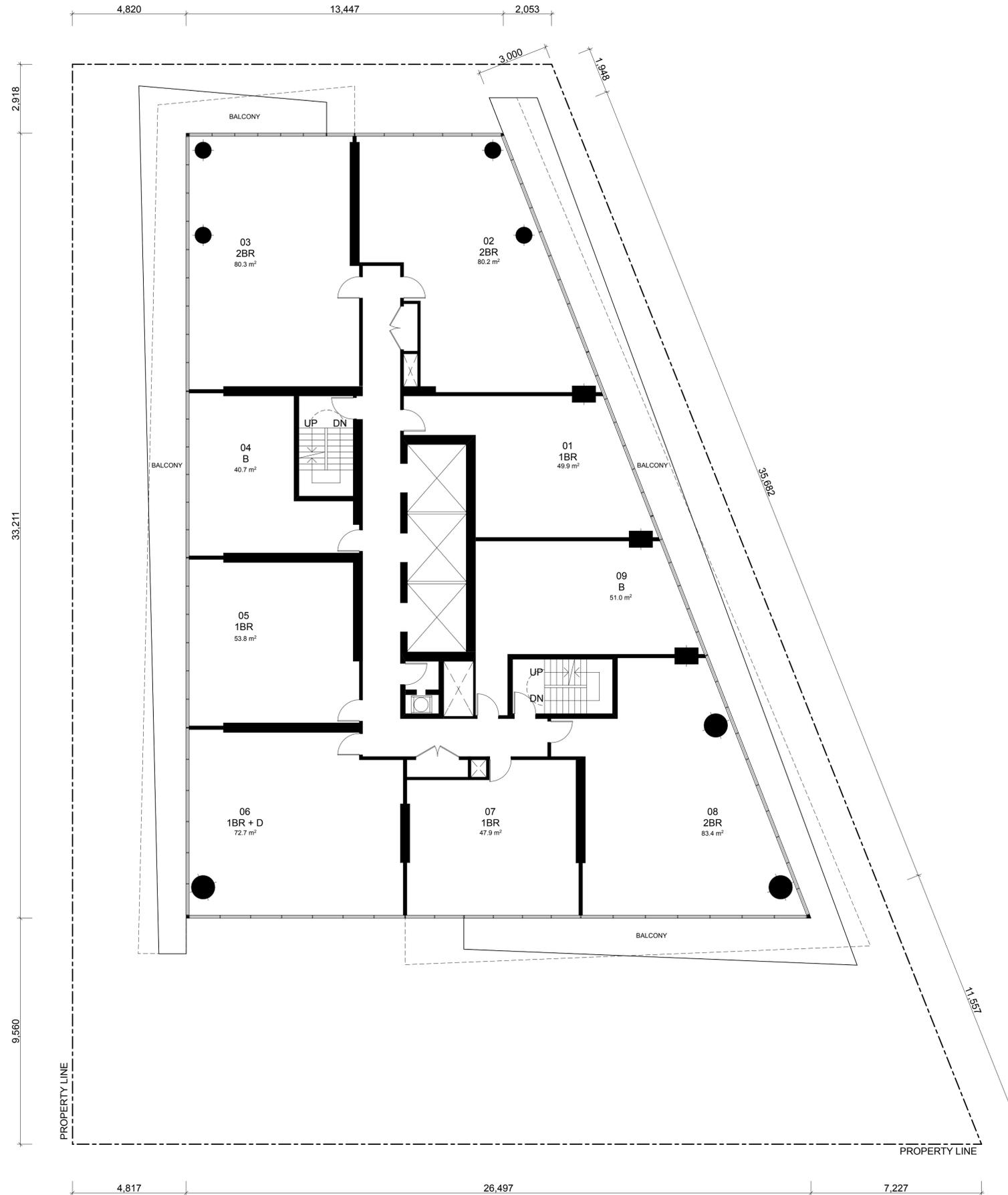
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LEVEL 4 PLAN

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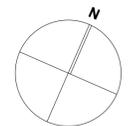
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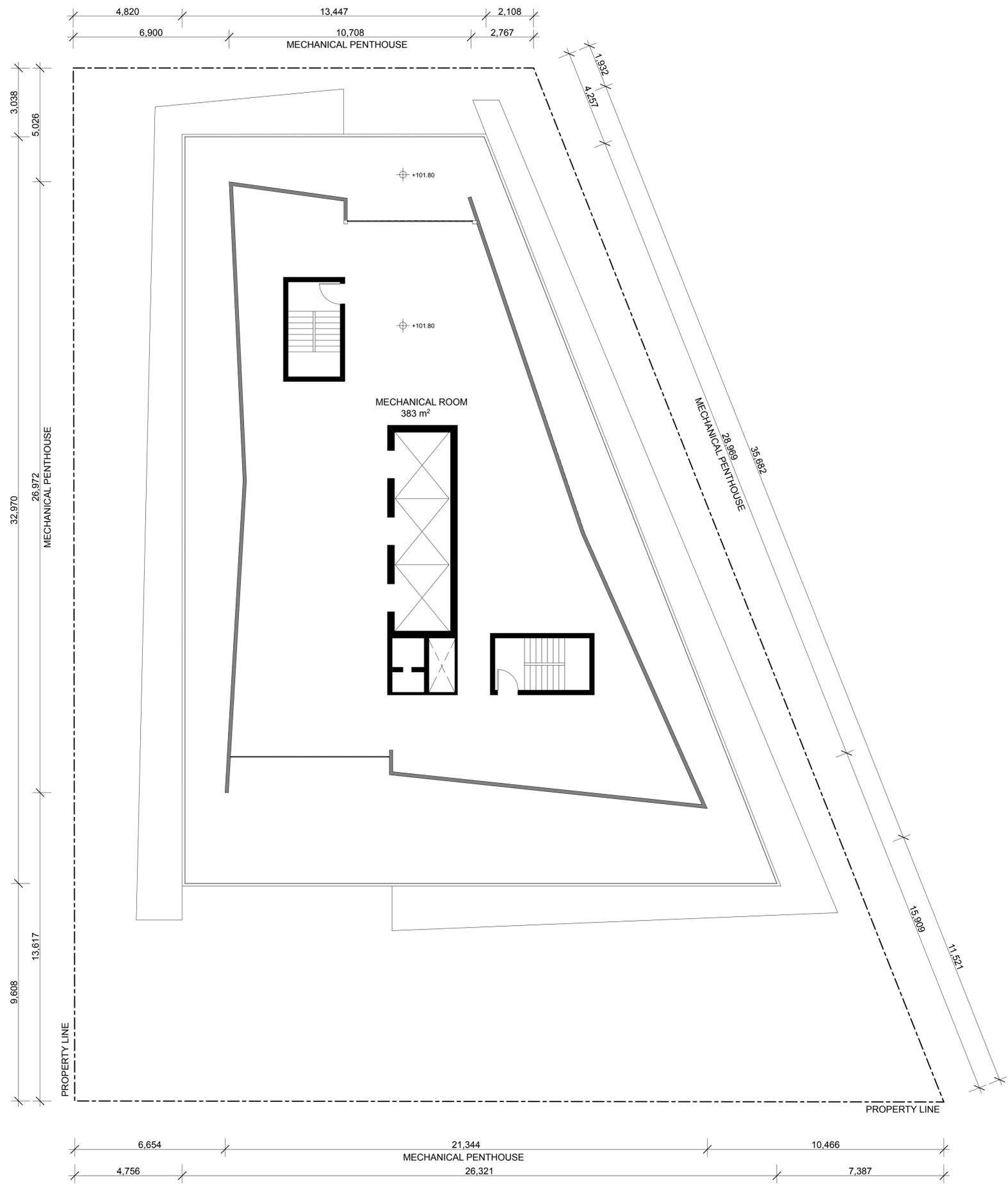
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TYPICAL TOWER PLAN

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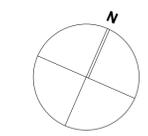
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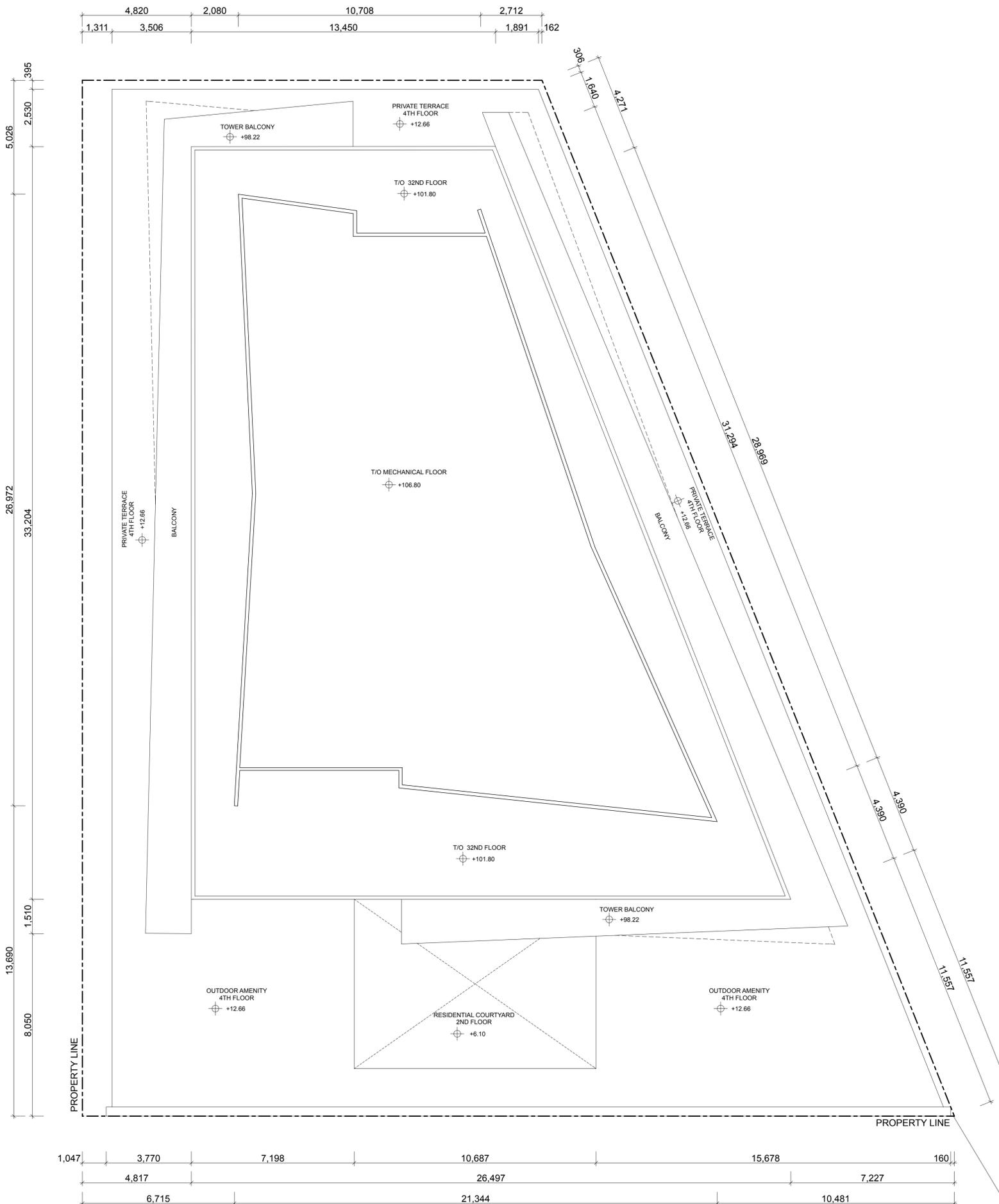
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MECHANICAL PENTHOUSE PLAN

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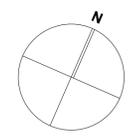
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ROOF PLAN

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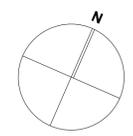
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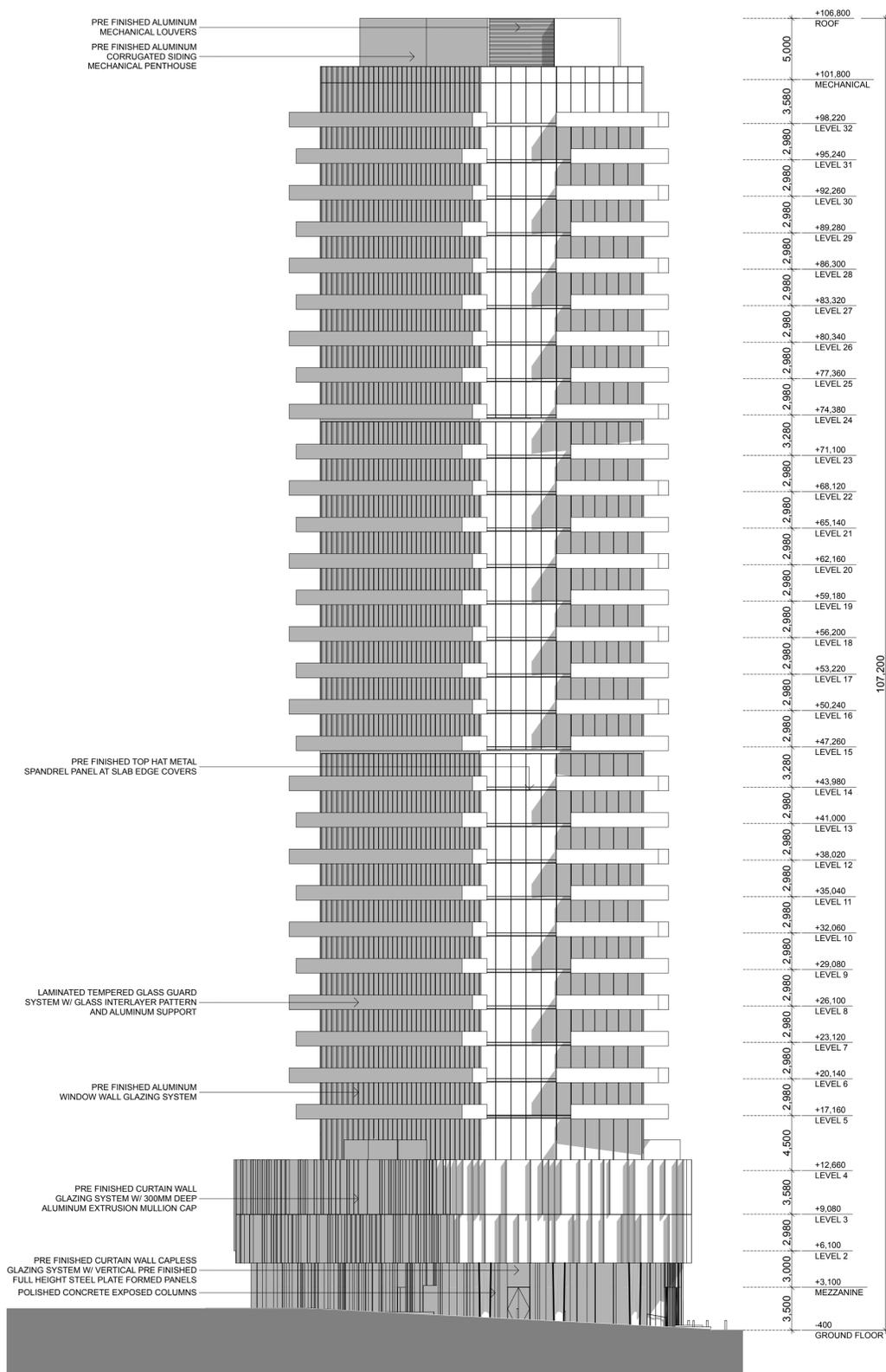
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ELEVATIONS

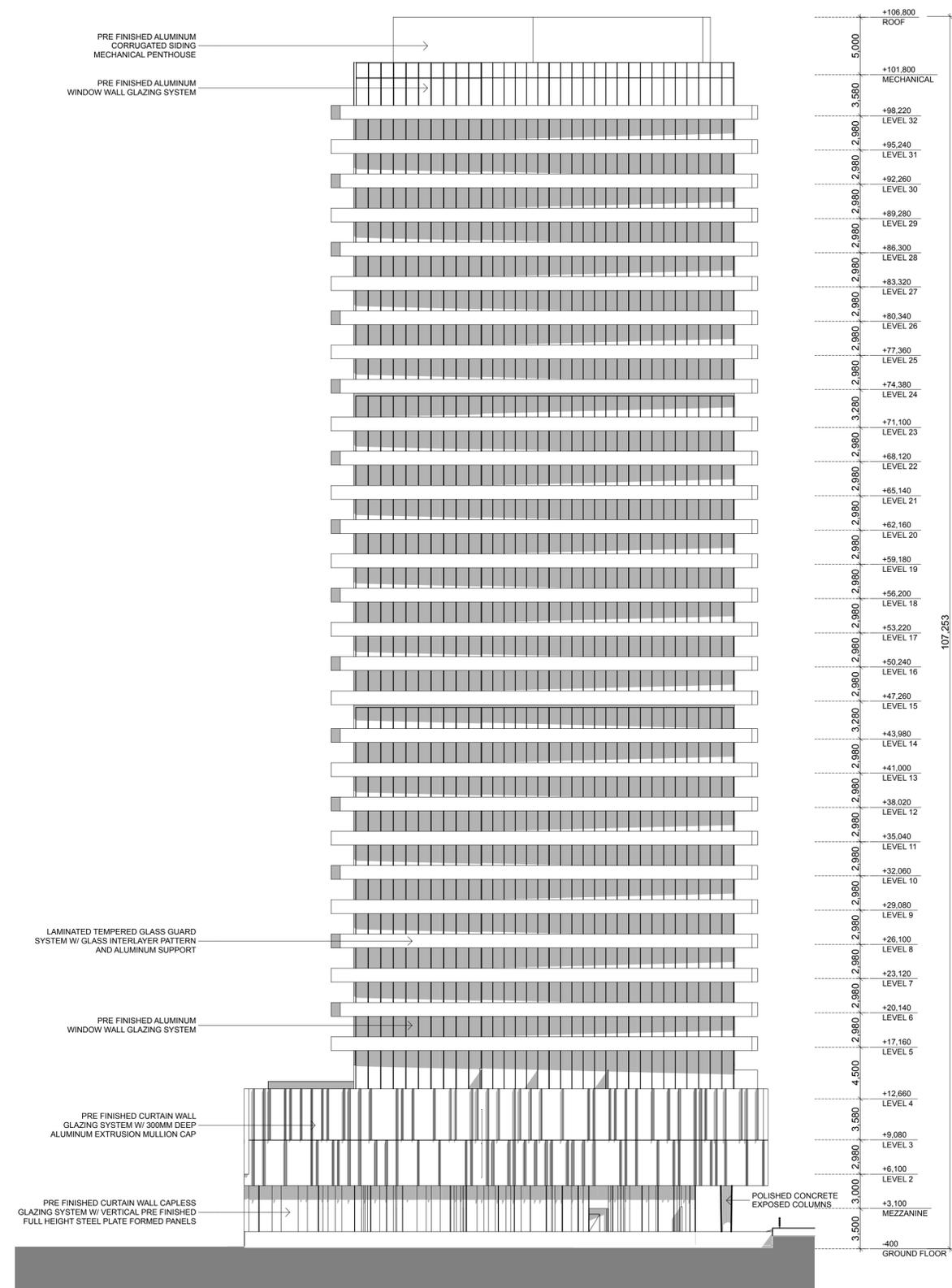
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A3.1



NORTH ELEVATION

SCALE: 1:250



EAST ELEVATION

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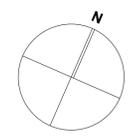
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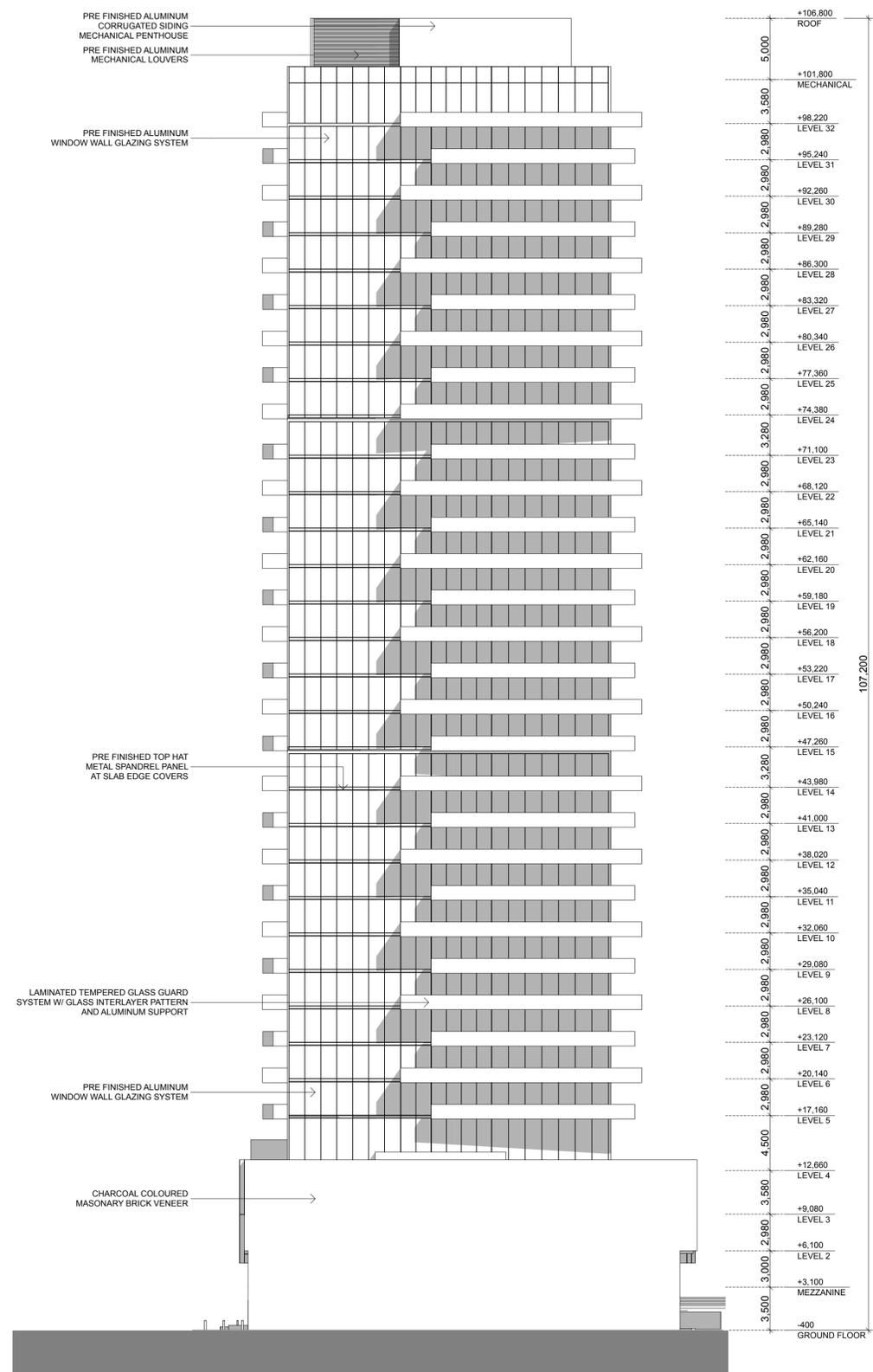
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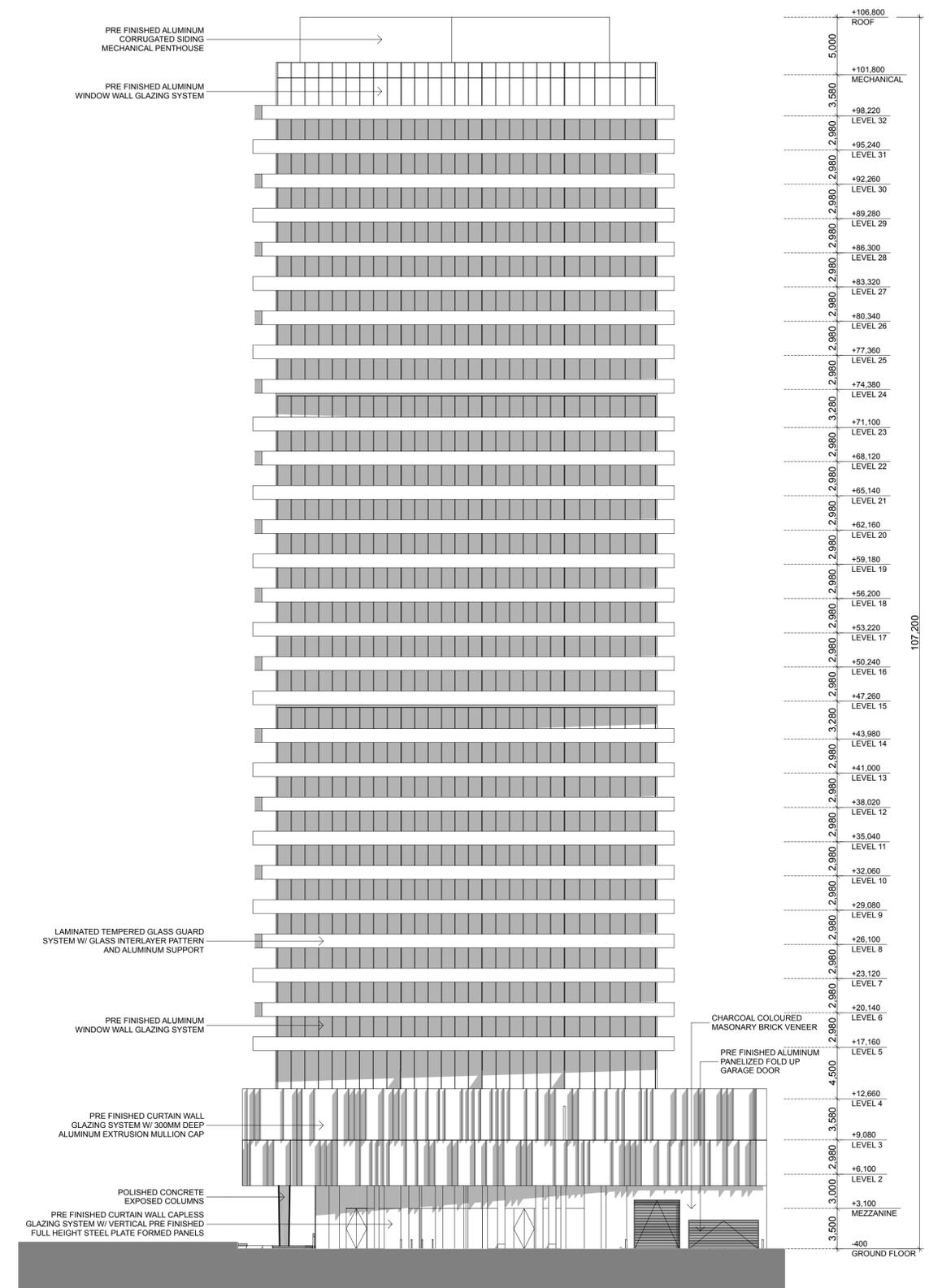
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A3.2



SOUTH ELEVATION
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WEST ELEVATION
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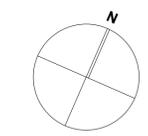
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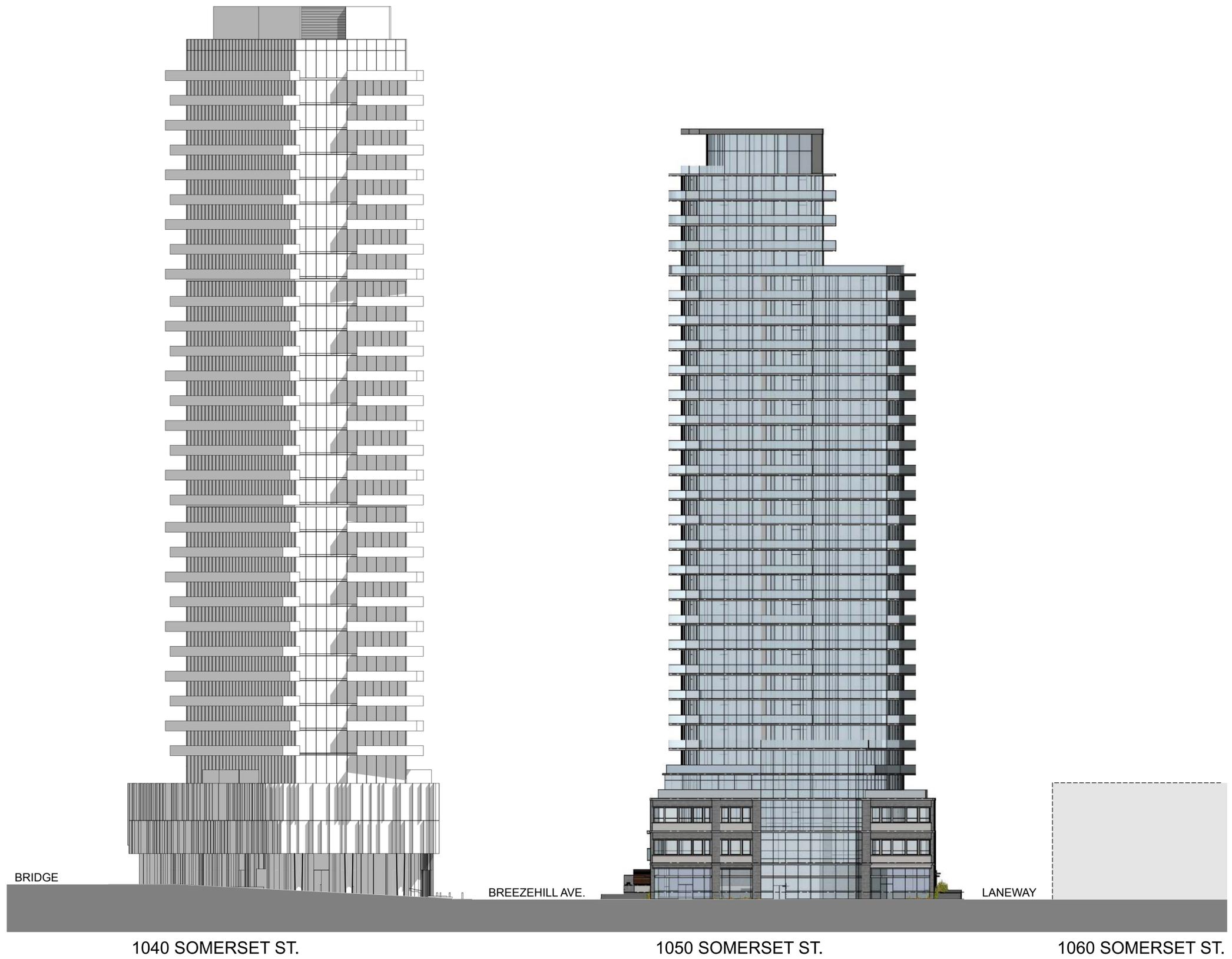
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 OTTAWA, ON K1Y 4L3

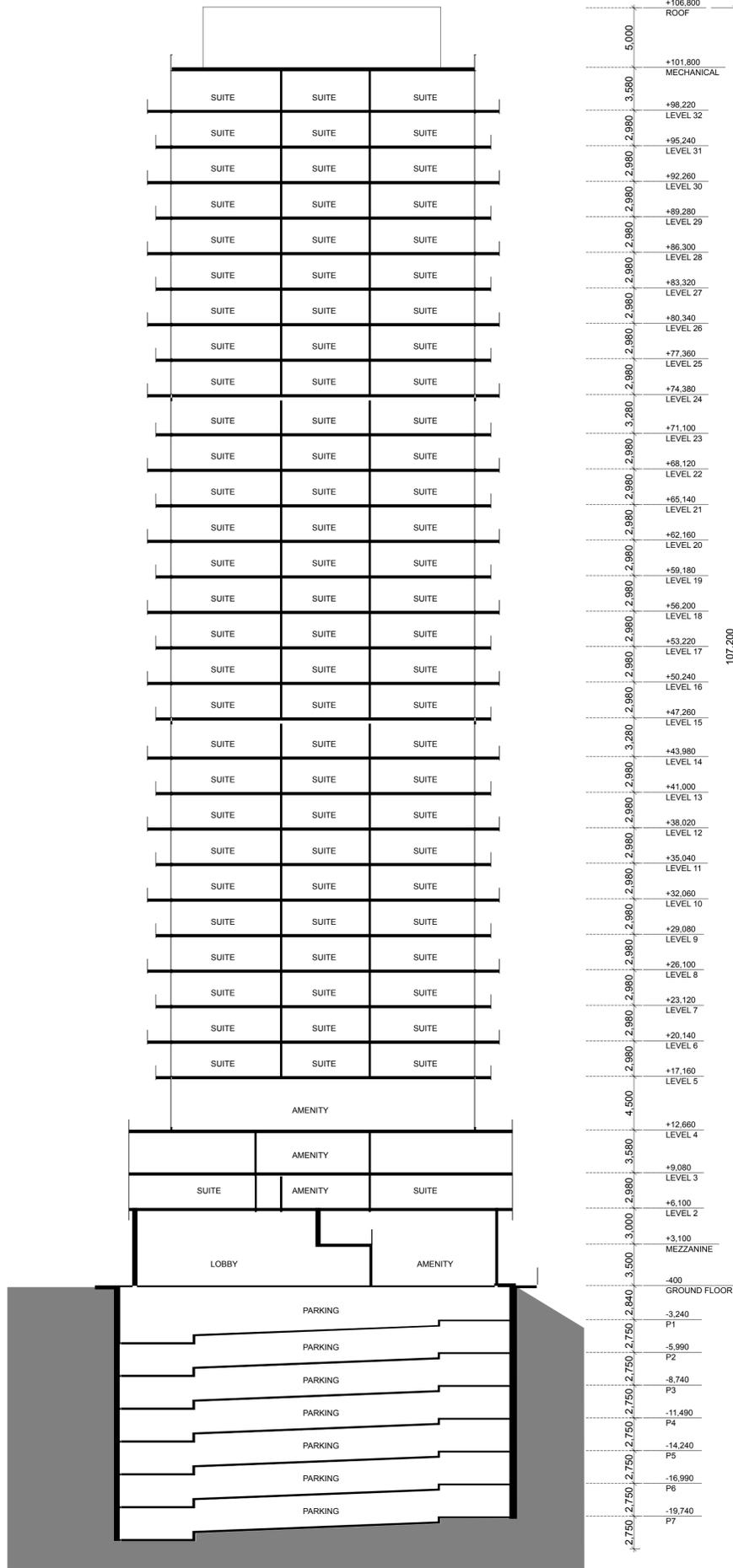


SOMERSET ST. W. ELEVATION

1:250 scale
 2013-10-30 date of issue

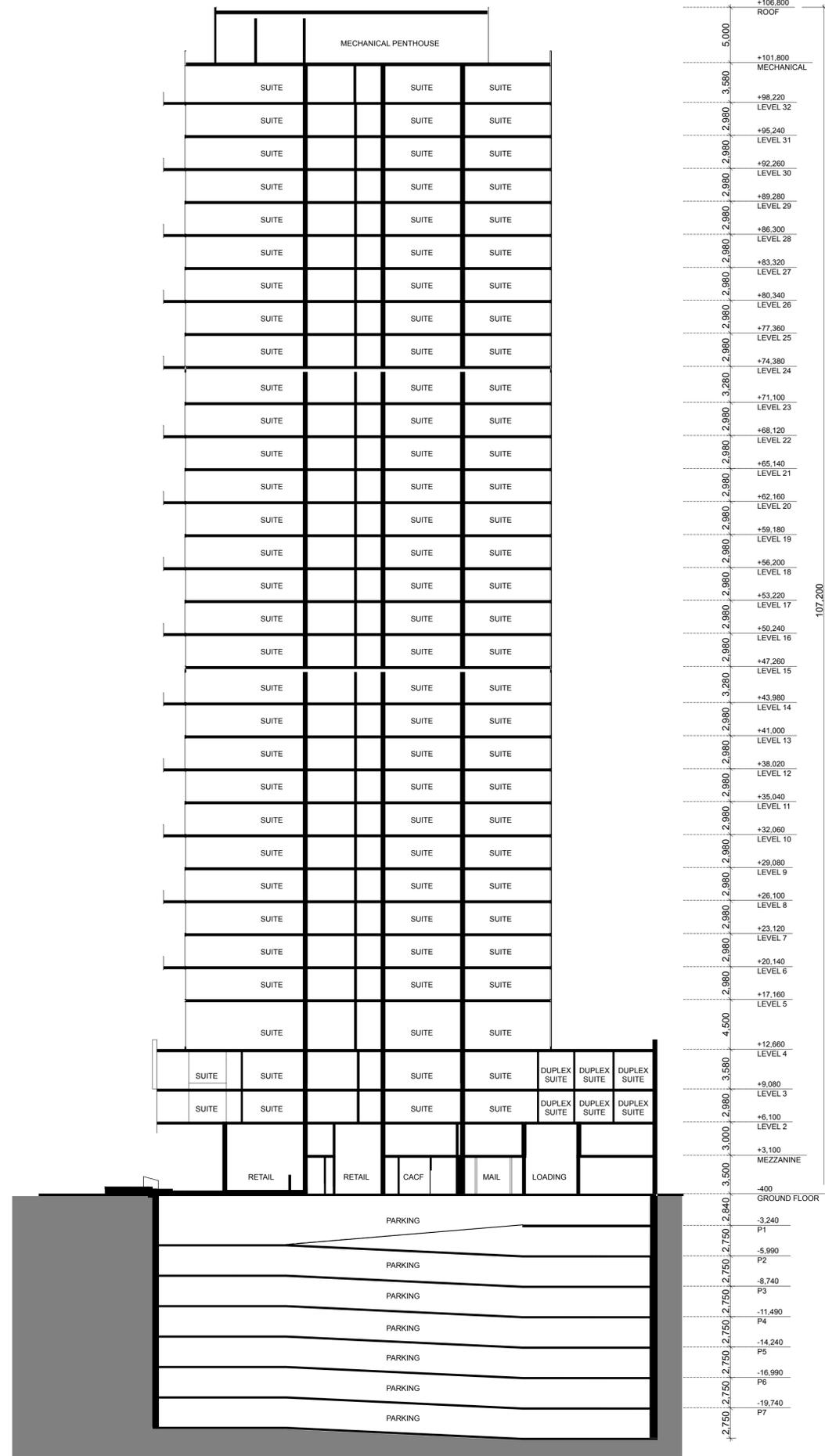


A3.3



EAST-WEST SECTION

SCALE: 1:250



NORTH-SOUTH SECTION

SCALE: 1:250

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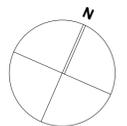
NO	ISSUANCE	DATE
01	SPA/ZONING BY LAW AMENDMENT	03-04-2013
02	SPA/ZONING BY LAW AMENDMENT	10-30-2013



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SECTIONS

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A3.4

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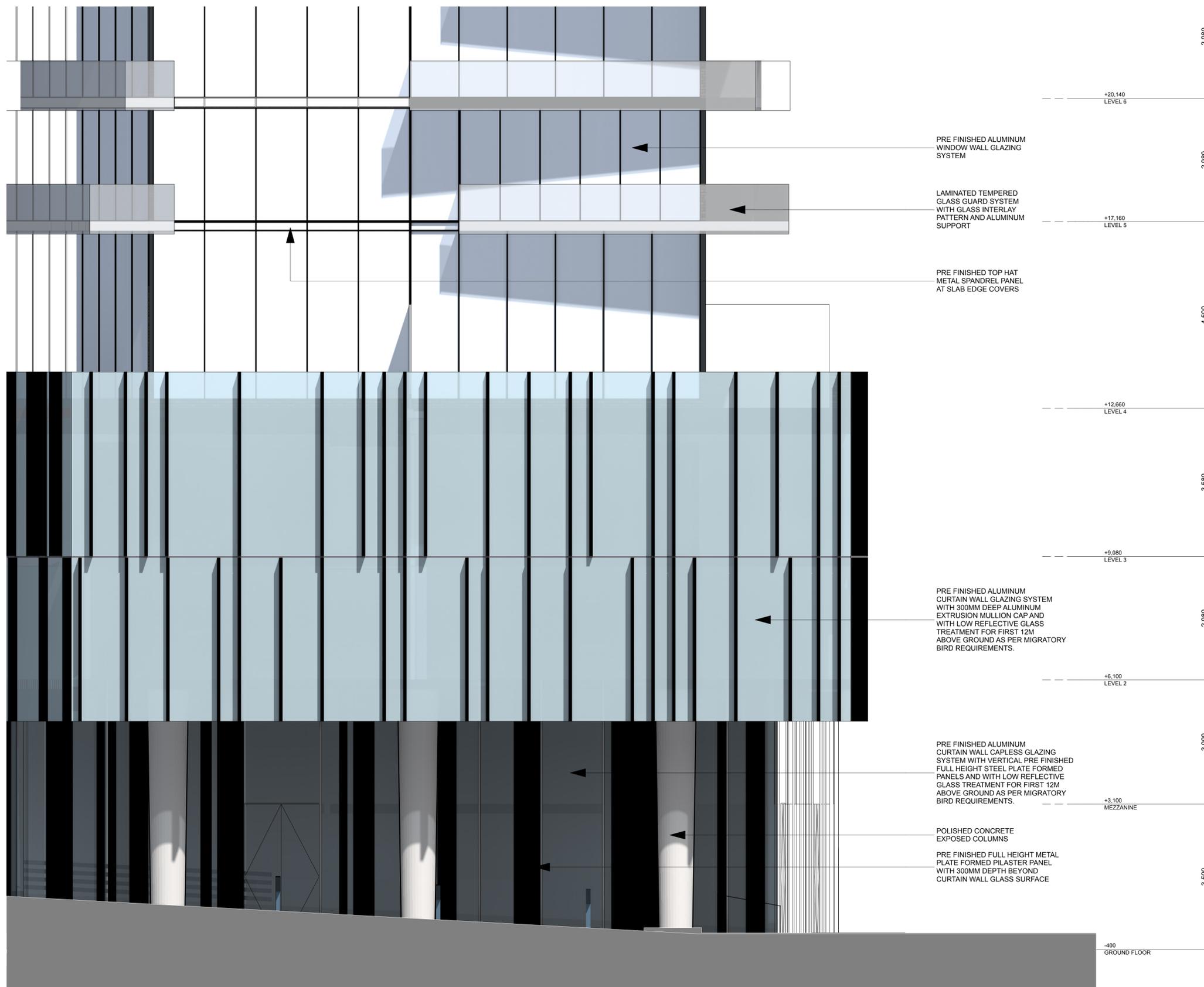
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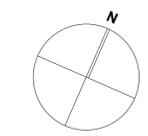
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NORTH ELEVATION 1:50

1:50 scale
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A3.5

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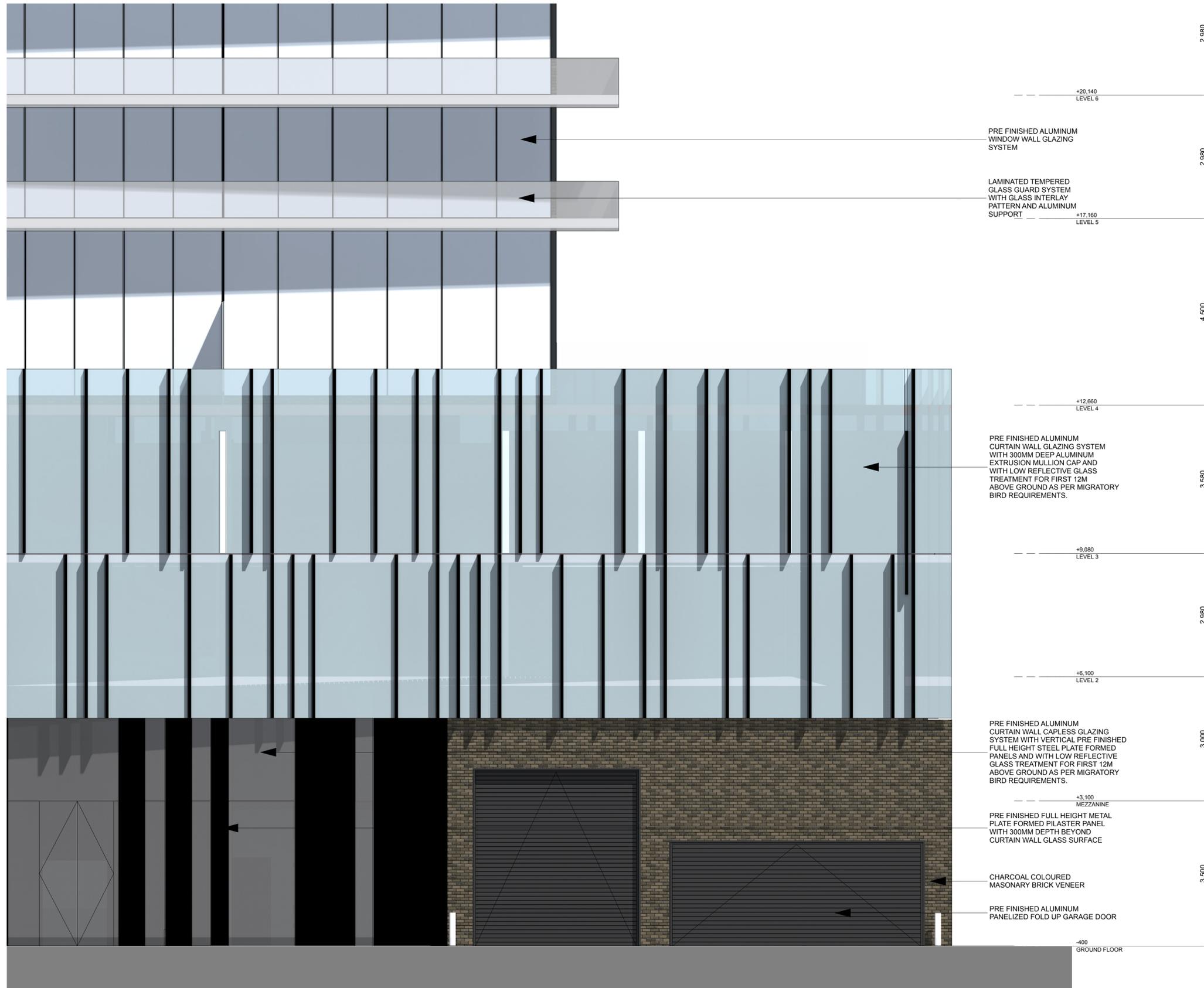
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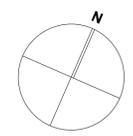
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02	SPA/ZONING BY LAW AMENDMENT	10-30-2013



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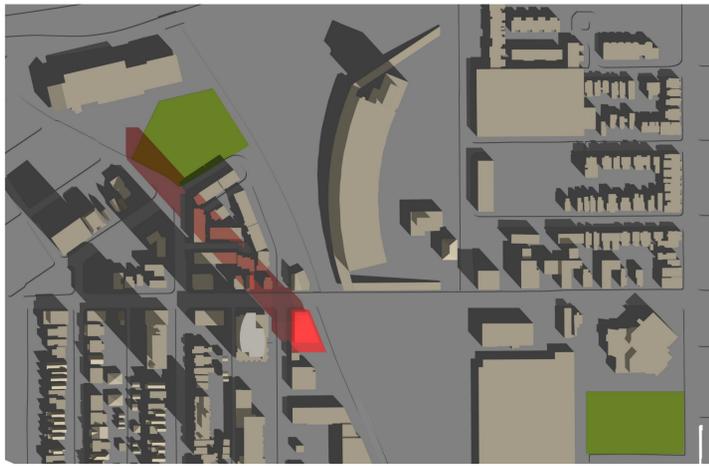
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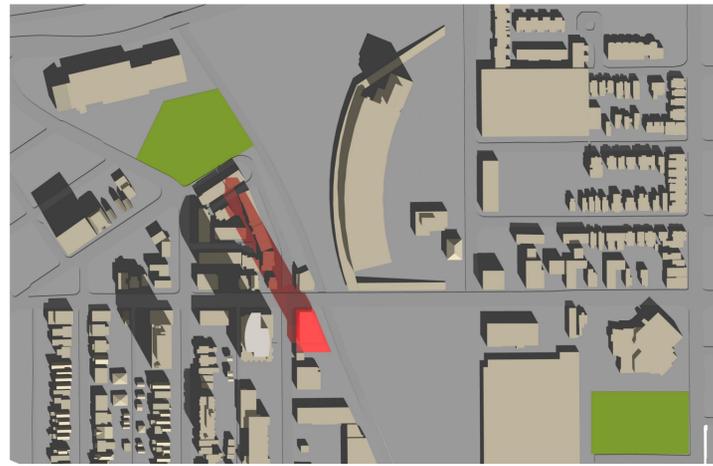
WEST ELEVATION 1:50

1:50 scale
 2013-10-30 date of issue

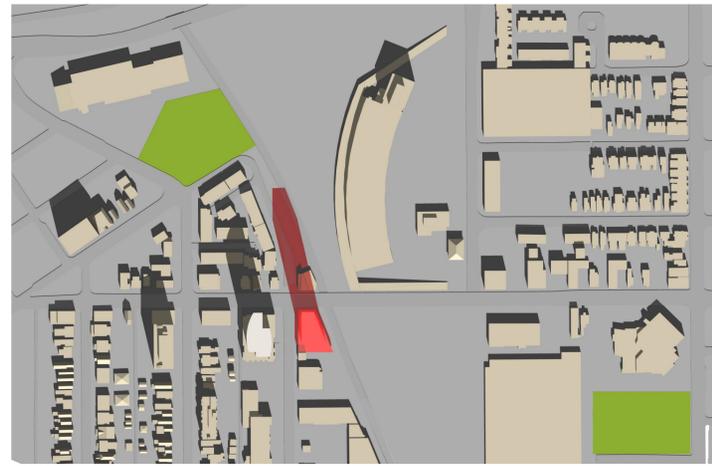
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9:18



10:18



11:18



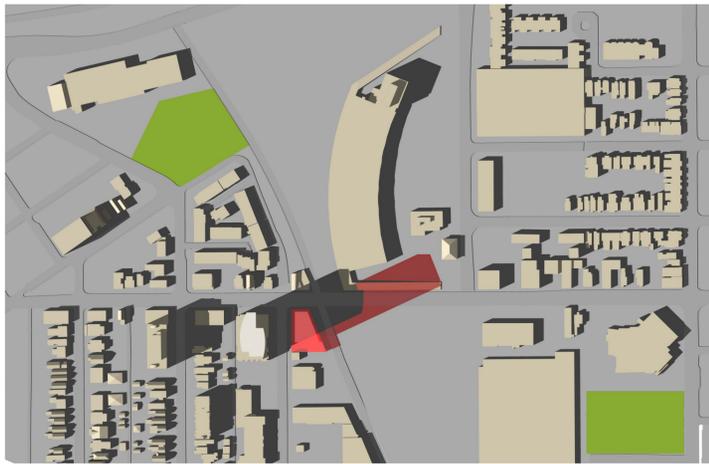
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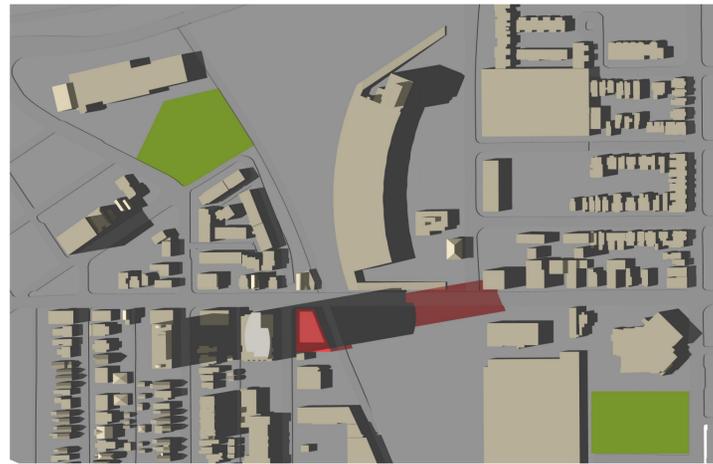
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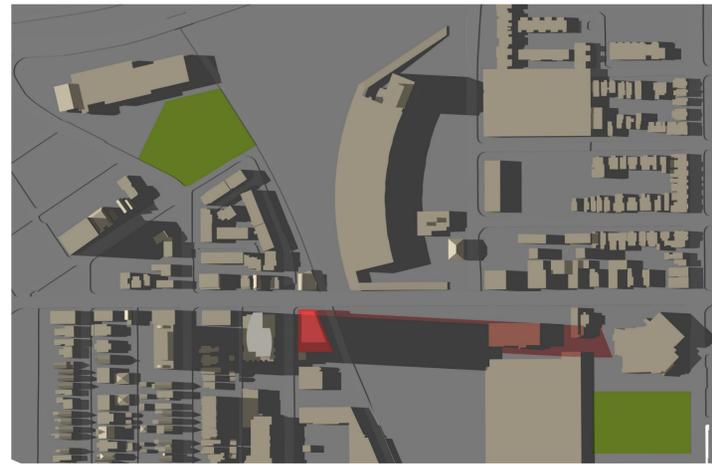
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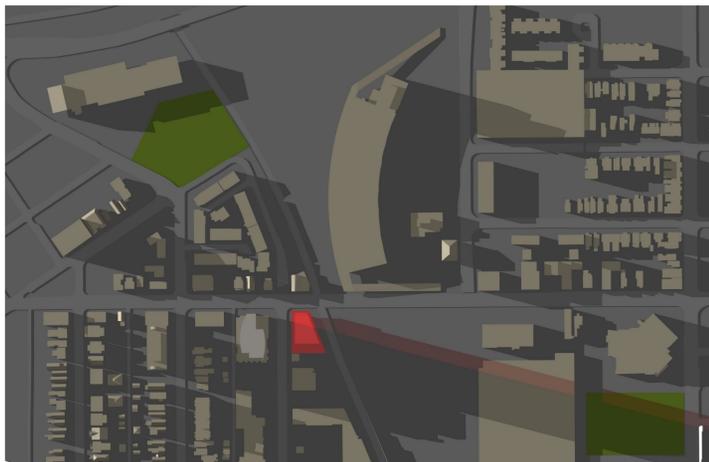
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16:18



17:18



18:18

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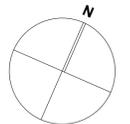
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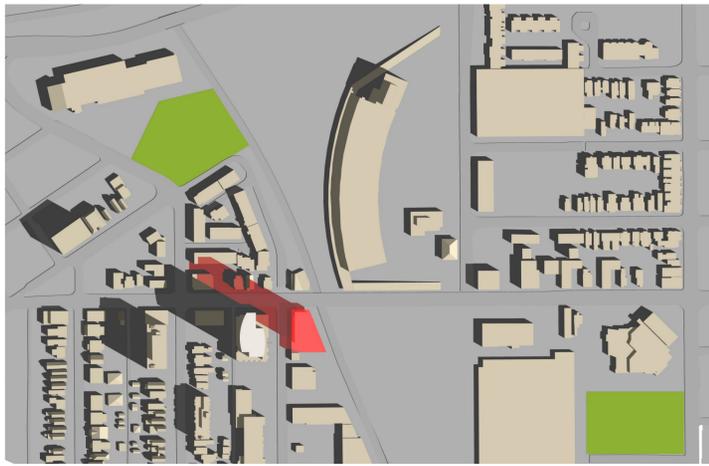
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SHADOW STUDIES
 MARCH 21 / SEPTEMBER 21

2013-10-30 date of issue

A4.1



9:18



10:18



11:18



12:18



13:18



14:18



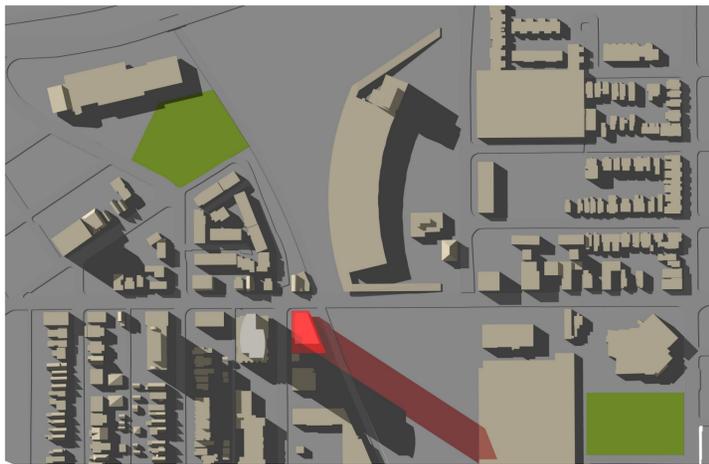
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16:18



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SHADOW STUDIES
JUNE 21

2013-10-30 date of issue

A4.2