

UNIT COUNT							
UNIT TYPE	LEVEL 00	LEVEL 01	LEVEL 02	LEVEL 03	TOTAL COUNT	PERCENTAGE	
1-BED + DEN	2	2	2	2	8	27%	
2-BED	2	2	4	4	12	40%	
STUDIO	1	1	0	0	2	7%	
TOTAL	7	7	8	8	30	100%	

UNIT AREAS			
NUMBER	UNIT TYPE	AREA	AREA (SF)
001	STUDIO	62.96 m <sup>2</sup>	678 SF
002	1-BED + DEN	69.30 m <sup>2</sup>	746 SF
003	1-BED + DEN	69.30 m <sup>2</sup>	746 SF
004	2-BED	76.70 m <sup>2</sup>	828 SF
005	2-BED	76.25 m <sup>2</sup>	821 SF
006	1-BED	60.06 m <sup>2</sup>	646 SF
007	1-BED	67.11 m <sup>2</sup>	722 SF
LEVEL 01			
101	STUDIO	60.61 m <sup>2</sup>	652 SF
102	1-BED + DEN	69.33 m <sup>2</sup>	746 SF
103	1-BED + DEN	69.08 m <sup>2</sup>	744 SF
104	2-BED	76.42 m <sup>2</sup>	823 SF
105	2-BED	75.97 m <sup>2</sup>	818 SF
106	1-BED	59.85 m <sup>2</sup>	644 SF
107	1-BED	66.79 m <sup>2</sup>	719 SF

UNIT AREAS			
NUMBER	UNIT TYPE	AREA	AREA (SF)
LEVEL 02			
201	2-BED	76.64 m <sup>2</sup>	825 SF
202	1-BED + DEN	69.33 m <sup>2</sup>	746 SF
203	1-BED + DEN	69.08 m <sup>2</sup>	744 SF
204	2-BED	76.42 m <sup>2</sup>	823 SF
205	2-BED	75.97 m <sup>2</sup>	818 SF
206	1-BED	59.85 m <sup>2</sup>	644 SF
207	1-BED	59.57 m <sup>2</sup>	641 SF
208	2-BED	70.78 m <sup>2</sup>	762 SF
LEVEL 03			
301	2-BED	75.64 m <sup>2</sup>	814 SF
302	1-BED + DEN	68.84 m <sup>2</sup>	741 SF
303	1-BED + DEN	69.08 m <sup>2</sup>	744 SF
304	2-BED	76.42 m <sup>2</sup>	823 SF
305	2-BED	75.25 m <sup>2</sup>	810 SF
306	1-BED	59.57 m <sup>2</sup>	641 SF
307	1-BED	59.57 m <sup>2</sup>	641 SF
308	2-BED	70.78 m <sup>2</sup>	762 SF
TOTAL 30		2072.51 m <sup>2</sup>	22306 SF

GROSS AREA		
LEVEL	AREA	AREA (SF)
LEVEL 00	620.41 m <sup>2</sup>	6676 SF
ENTRANCE	99.46 m <sup>2</sup>	1071 SF
LEVEL 01	517.13 m <sup>2</sup>	5568 SF
LEVEL 02	698.05 m <sup>2</sup>	6545 SF
LEVEL 03	605.57 m <sup>2</sup>	6418 SF
TOTAL	2450.63 m <sup>2</sup>	26378 SF

LEASABLE AREA		
LEVEL	AREA	AREA (SF)
LEVEL 00	481.68 m <sup>2</sup>	5185 SF
LEVEL 01	478.05 m <sup>2</sup>	5146 SF
LEVEL 02	557.64 m <sup>2</sup>	6002 SF
LEVEL 03	555.14 m <sup>2</sup>	5970 SF
TOTAL	2072.51 m <sup>2</sup>	22306 SF

GROSS FLOOR AREA (CITY OF OTTAWA)		
LEVEL	AREA	AREA (SF)
LEVEL 00	452.29 m <sup>2</sup>	4880 SF
LEVEL 01	453.61 m <sup>2</sup>	4883 SF
LEVEL 02	524.27 m <sup>2</sup>	5643 SF
LEVEL 03	524.27 m <sup>2</sup>	5643 SF
TOTAL	1954.44 m <sup>2</sup>	21037 SF

BUILDING AREA	
AREA	623.39 m <sup>2</sup>

Site Statistics	
Current Zoning Designation:	-
Lot Width:	30.48m
Total Lot Area:	1856.57m <sup>2</sup>
Average Existing Grade:	88.045m
Gross Floor Area (above grade):	1859.39m <sup>2</sup>

SITE PLAN BASED ON  
TOPOGRAPHIC PLAN OF SURVEY OF  
PART OF LOT B  
CONCESSION 11  
GEOGRAPHIC TOWNSHIP OF CUMBERLAND  
CITY OF OTTAWA  
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PARKING SCH. (VEHICLE)			
LEVEL	TYPE	ACCESSIBLE TYPE A	COUNT
AVG GRADE	REDUCED LENGTH		1
AVG GRADE	TYPICAL		6
AVG GRADE	VISITOR		6
TOTAL			23

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
ENTRANCE	22
TOTAL	22

Proposed Development - 3 Storey Low-Rise Apartment Building		
No. of units	30 Units	
Zoning Mechanism GM(XXXX) H(13.5)	Required	Provided
Minimum Lot Width Table 187(6)	No minimum	30.48m
Minimum Lot Area Table 187(9)	No minimum	1856.57m <sup>2</sup>
Min. Front Yard Setback Exception XXXX	4m or 3m with projection or below grade terrace	4.1m
Min. Interior Side Yard Setback Table 187(d)(i)	1.2m for a building < 11m in height 3m for a building > 11m in height	1.5m
Min. Rear Yard Setback Table 187(d)(ii)	3m	33m
Maximum Building Height	13.5m	11m
Maximum FSI Table 187	2	1.05
Parking Space Rates (Residents) Exception XXXX (Sch. 1A - Area X)	9 Spaces 0.5 spaces/dwelling, less first 12 units	17 Spaces
Minimum Required Driveway Width 10711(4)(i)	6m	6m
Parking Space Dimensions 1965(3) Reduced length	Width: 2.6m - 3.1m, Min. Length: 5.2m Type A: Min. Width 3.4m Min. Length: 5.2m	2.6m x 5.2m, RL: 9 spaces (35%) 2.6m x 4.6m Type A: 3.4m x 5.2m
Minimum Visitor Parking Rates 102 (Sch. 1A - Area C)	6 Spaces 0.2 spaces / unit for 30 units	6 Spaces
Bicycle Parking Rates (Residents) Table 111(A)(ii) (Sch. 1 - Area C)	15 Spaces 0.5 spaces / unit for 30 units	22 Spaces
Total Amenity Area Table 137(2)	189m <sup>2</sup> 6m <sup>2</sup> / unit for 30 units	181.65m <sup>2</sup> (127.64m <sup>2</sup> - balconies 54m <sup>2</sup> - outdoor amenity area)
Communal Amenity Area Exception XXXX	54m <sup>2</sup>	54m <sup>2</sup>
Landscape Buffer for Parking Lot Exception XXXX	Min. 1.5m abutting a street Min. 1.5m not abutting a street	1.5m North side, 1.5m West side 1.5m South side



2 LOCATION PLAN  
SP-01 SCALE: NTS

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	PROPERTY LINE
	SETBACK LINE
	AMENITY AREA
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	NEW STREET LIGHT
	PROPOSED ELEVATION
	TOP OF WALL (mm)

SITE PLAN SYMBOLS  
SCALE: NTS

SITE PLAN NOTES	
	INTERLOCKING STONE PATHWAY
	SOFT LANDSCAPING
	DEPRESSED CURB
	ASPHALT
	CONCRETE MEDIAN
	EXISTING CHAIN LINK FENCE
	EXISTING BOARD FENCE
	EXISTING BOARD FENCE TO BE DEMOLISHED
	WINDOW WELLS
	GLASS GUARD SYSTEM

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**OWNER / DEVELOPER**  
TRIAMI DEVELOPMENTS & INVESTMENTS INC.  
1344 YOVILLE 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 YOVILLE 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

4	REISSUED FOR ZBA	26-01-16
3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

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**project1 studio**

Project1 Studio Incorporated  
[613.884.9339] | mail@project1studio.ca

**1670 Tenth Line Road**  
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PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

**SITE PLAN**

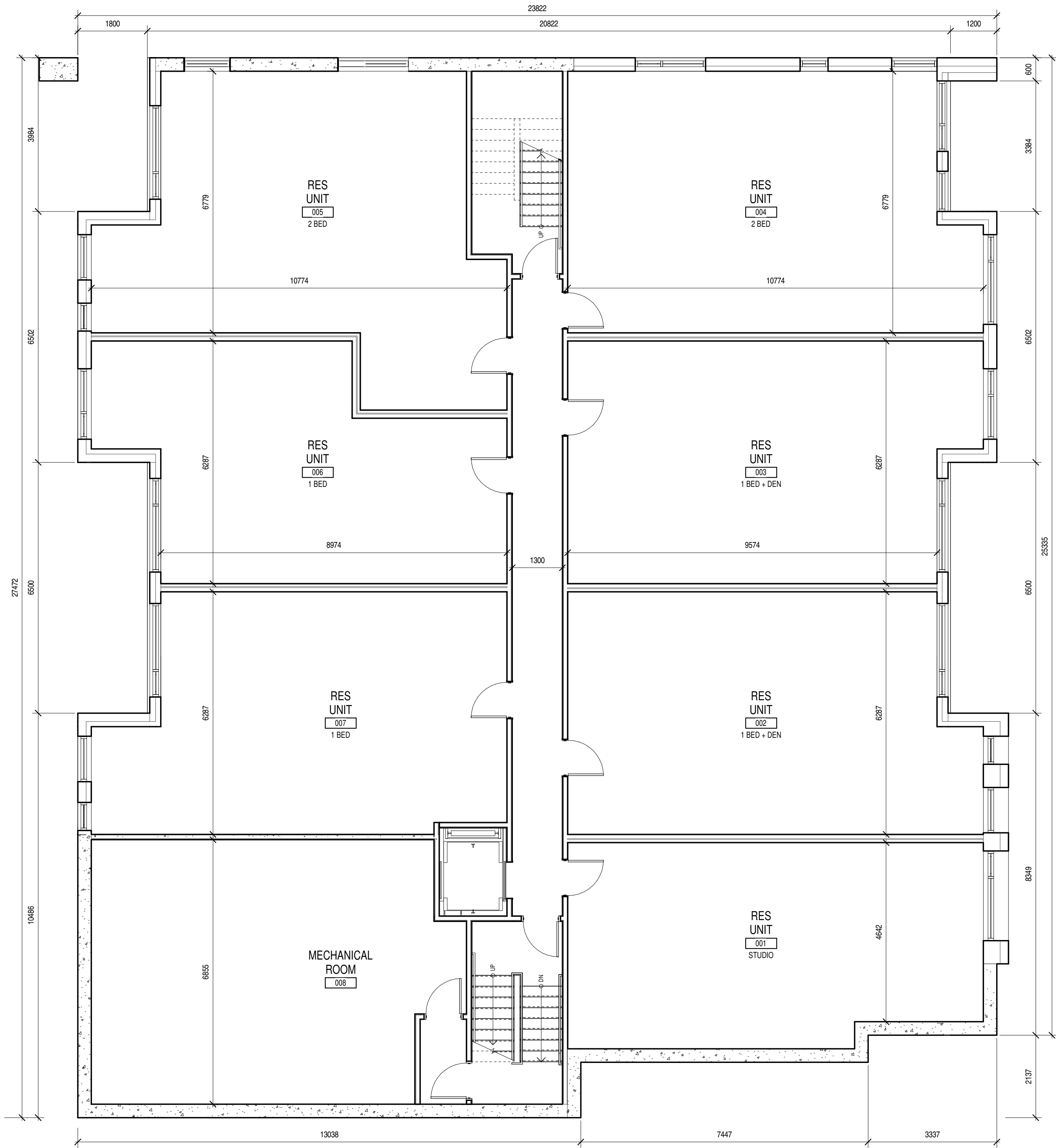
**SP-01**

1 SITE PLAN  
SP-01 SCALE: 1 : 125



FLOOR/ROOF PLAN NOTES

NOTE:  
FOR INFORMATION ONLY



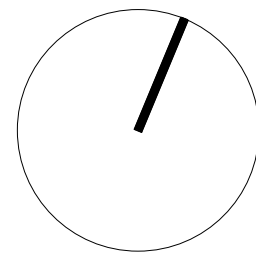
1 LEVEL 00 FLOOR PLAN  
A100 SCALE: 1 : 75

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3	REISSUED FOR ZBA	20-10-16
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Project1 Studio Incorporated  
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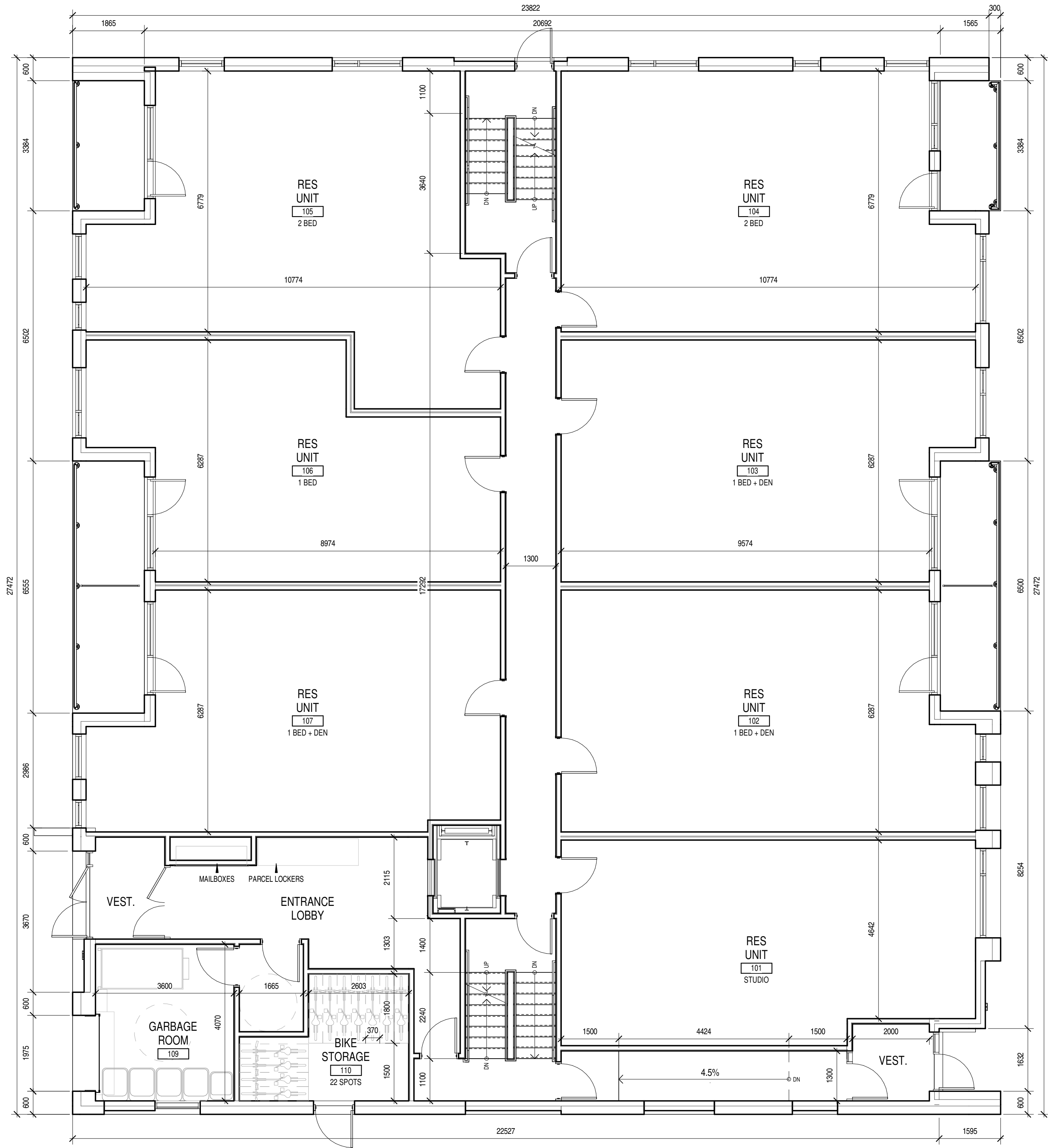
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FLOOR PLAN LEVEL 00

A100

FLOOR/ROOF PLAN NOTES

NOTE:  
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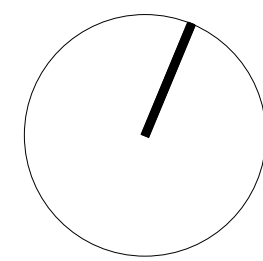


1 LEVEL 01 FLOOR PLAN  
A101 SCALE: 1 : 75

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[613.884.3939] [mail@project1studio.ca]

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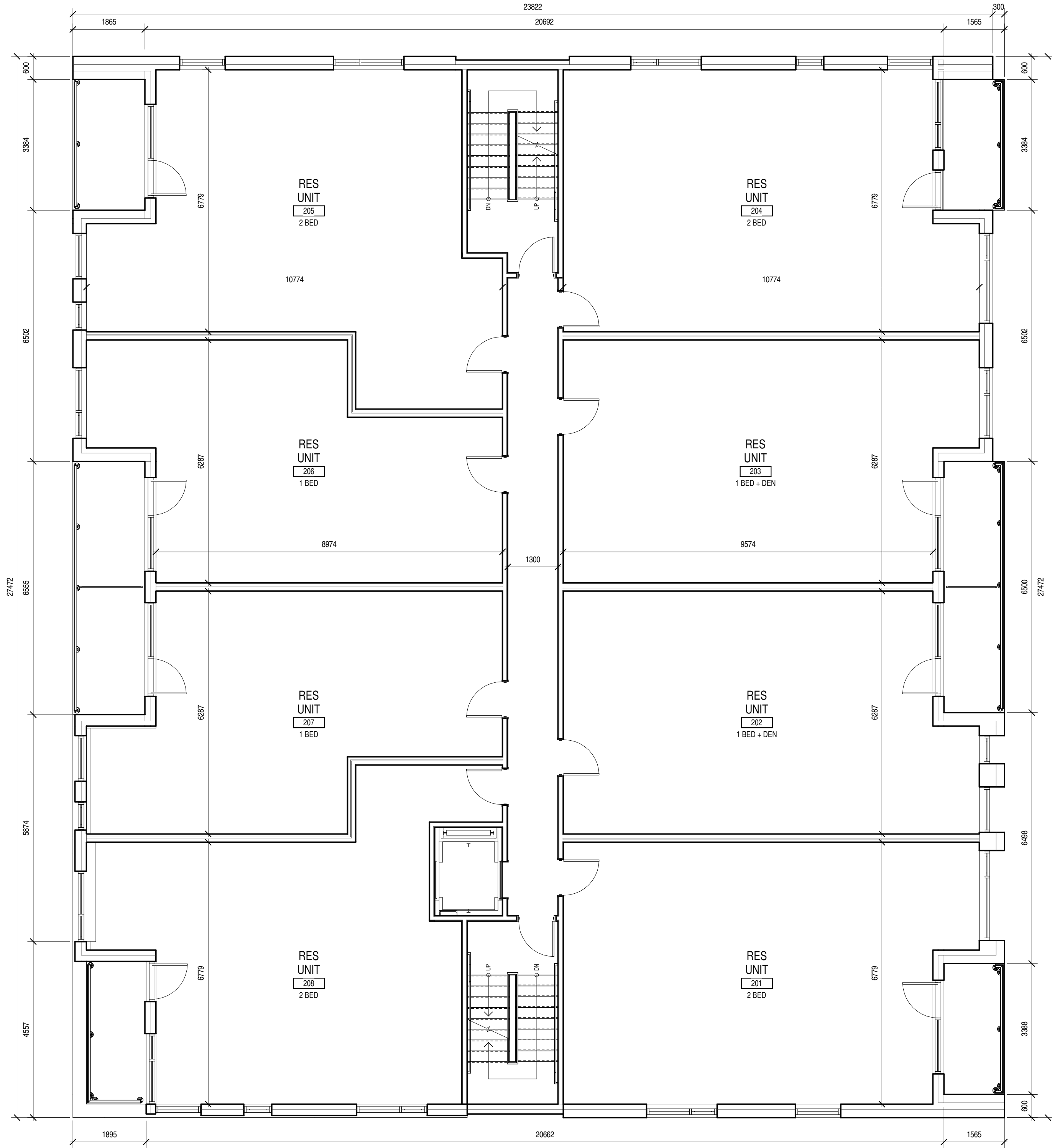
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FLOOR PLAN LEVEL 01

A101

FLOOR/ROOF PLAN NOTES

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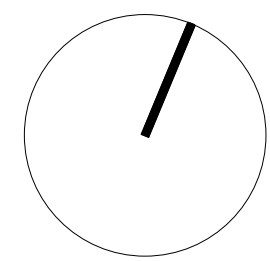


1 LEVEL 02 FLOOR PLAN  
A102 SCALE: 1 : 75

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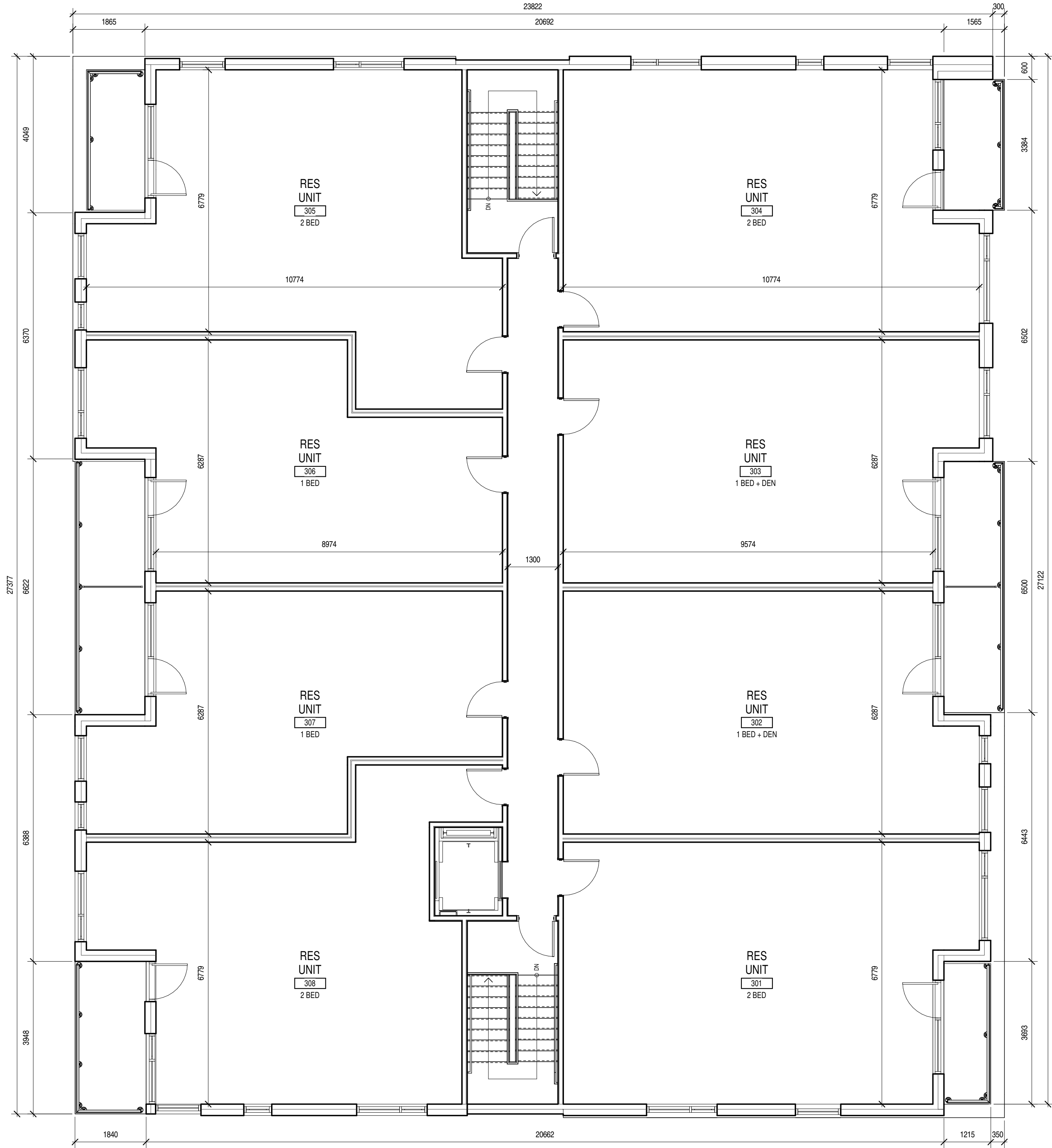
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FLOOR PLAN LEVEL 02

A102

FLOOR/ROOF PLAN NOTES

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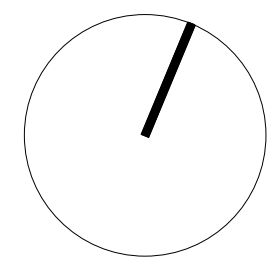


1 LEVEL 03 FLOOR PLAN  
A103 SCALE: 1 : 75

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(613.884.3939) (mail@project1studio.ca)

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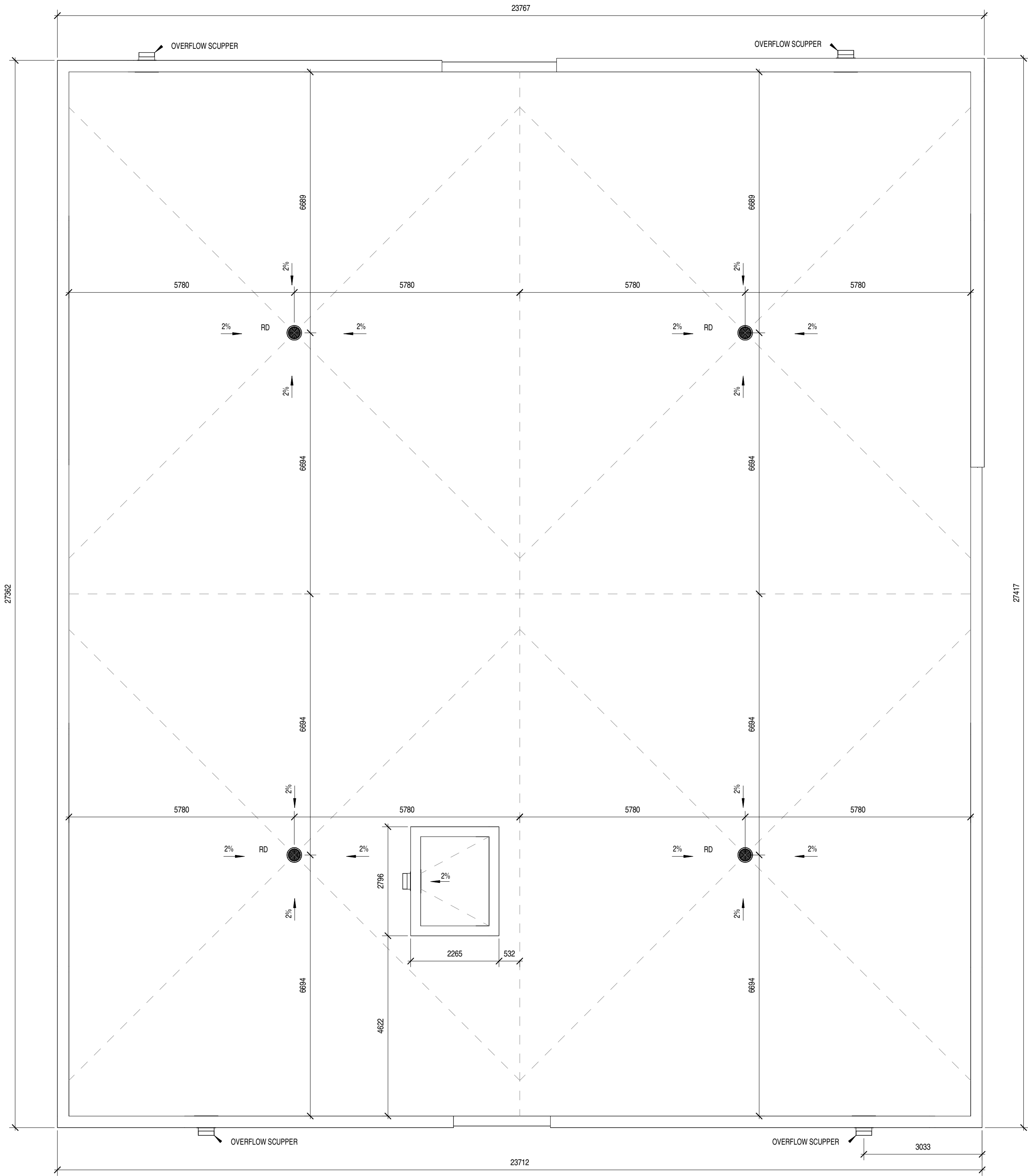
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FLOOR PLAN LEVEL 03

A103

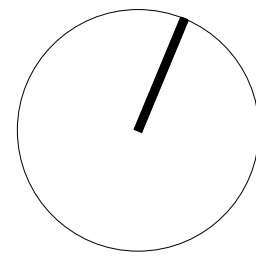
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Project1 Studio Incorporated  
(613.884.3939) (mail@project1studio.ca)

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ROOF PLAN

A104



- CLADDING LEGEND:**
- 1 BRICK MASONRY  
COLOUR: RED
  - 2 FIBER CEMENT  
COLOUR: CHARCOAL
  - 3 FIBER CEMENT PLANKS  
COLOUR: CHARCOAL
  - 4 WOOD SIDING  
COLOUR: CEDAR
  - 5 ALUMINUM AND  
GLASS RAILING

**ELEVATION NOTES**

1 WEST ELEVATION - DUVERNAY DRIVE  
A201 SCALE: 1 : 75



2 EAST ELEVATION - TENTH LINE ROAD  
A201 SCALE: 1 : 75

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4	REISSUED FOR ZBA	26-01-16
3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

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**project1  
studio**

Project1 Studio Incorporated  
[613.884.9939] [mail@project1studio.ca]

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**WEST & EAST ELEVATIONS**

**A201**





1 NORTH ELEVATION  
A202 SCALE: 1 : 75



2 SOUTH ELEVATION  
A202 SCALE: 1 : 75

#### CLADDING LEGEND:

- 1 BRICK MASONRY  
COLOUR: RED
- 2 FIBER CEMENT  
COLOUR: CHARCOAL
- 3 FIBER CEMENT PLANKS  
COLOUR: CHARCOAL
- 4 WOOD SIDING  
COLOUR: CEDAR
- 5 ALUMINUM AND  
GLASS RAILING

#### ELEVATION NOTES

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4	REISSUED FOR ZBA	26-01-16
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2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

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NORTH & SOUTH ELEVATIONS

A202