

		UNIT COUNTS																														
NAME	TOTAL COUNT	PERCENTAGE	LVL.01	LVL.02	LVL.03	LVL.04	LVL.05	LVL.06	LVL.07	LVL.08	LVL.09	LVL.10	LVL.11	LVL.12	LVL.13	LVL.14	LVL.15	LVL.16	LVL.17	LVL.18	LVL.19	LVL.20	LVL.21	LVL.22	LVL.23	LVL.24	LVL.25	LVL.26	LVL.27	LVL.28	LVL.29	LVL.30
1-BED	167	42%	0	2	2	2	1	1	11	11	11	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	
1-BED + DEN	80	20%	0	14	14	14	13	13	4	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2-BED	125	31%	0	6	6	6	6	4	4	4	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
STUDIO	29	7%	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
TOTAL	401	100%	0	23	23	23	21	21	20	20	20	10	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11

GROSS AREA (OBC)		
LEVEL	AREA	AREA (SF)
LEVEL 01	1425.39 m²	15343 SF
LEVEL 02	1748.16 m²	18817 SF
LEVEL 03	1748.16 m²	18817 SF
LEVEL 04	1748.16 m²	18817 SF
LEVEL 05	1566.45 m²	16850 SF
LEVEL 06	1566.45 m²	16850 SF
LEVEL 07	1356.41 m²	14600 SF
LEVEL 08	1356.41 m²	14600 SF
LEVEL 09	1356.41 m²	14600 SF
LEVEL 10	746.20 m²	8032 SF
LEVEL 11	746.20 m²	8032 SF
LEVEL 12	746.20 m²	8032 SF
LEVEL 13	746.20 m²	8032 SF
LEVEL 14	746.20 m²	8032 SF
LEVEL 15	746.20 m²	8032 SF
LEVEL 16	746.20 m²	8032 SF
LEVEL 17	746.20 m²	8032 SF
LEVEL 18	746.20 m²	8032 SF
LEVEL 19	746.20 m²	8032 SF
LEVEL 20	746.20 m²	8032 SF
LEVEL 21	746.20 m²	8032 SF
LEVEL 22	746.20 m²	8032 SF
LEVEL 23	746.20 m²	8032 SF
LEVEL 24	746.20 m²	8032 SF
LEVEL 25	746.20 m²	8032 SF
LEVEL 26	746.20 m²	8032 SF
LEVEL 27	746.20 m²	8032 SF
LEVEL 28	746.20 m²	8032 SF
LEVEL 29	746.20 m²	8032 SF
LEVEL 30	746.20 m²	8032 SF
TOTAL	29540.11 m²	317867 SF

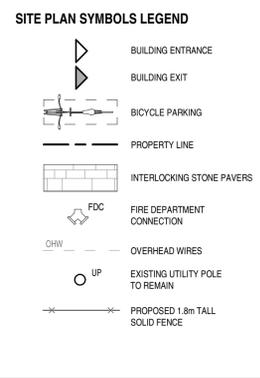
LEASABLE AREA (RESIDENTIAL)		
LEVEL	AREA	AREA (SF)
LEVEL 02	1533.65 m²	16723 SF
LEVEL 03	1533.65 m²	16723 SF
LEVEL 04	1533.65 m²	16723 SF
LEVEL 05	1411.41 m²	15192 SF
LEVEL 06	1411.41 m²	15192 SF
LEVEL 07	1207.51 m²	12987 SF
LEVEL 08	1207.51 m²	12987 SF
LEVEL 09	1207.51 m²	12987 SF
LEVEL 10	584.10 m²	6287 SF
LEVEL 11	655.71 m²	7058 SF
LEVEL 12	655.68 m²	7058 SF
LEVEL 13	655.68 m²	7058 SF
LEVEL 14	655.68 m²	7058 SF
LEVEL 15	655.68 m²	7058 SF
LEVEL 16	655.68 m²	7058 SF
LEVEL 17	655.68 m²	7058 SF
LEVEL 18	655.68 m²	7058 SF
LEVEL 19	655.68 m²	7058 SF
LEVEL 20	655.68 m²	7058 SF
LEVEL 21	655.68 m²	7058 SF
LEVEL 22	655.68 m²	7058 SF
LEVEL 23	655.68 m²	7058 SF
LEVEL 24	655.68 m²	7058 SF
LEVEL 25	655.68 m²	7058 SF
LEVEL 26	655.68 m²	7058 SF
LEVEL 27	655.68 m²	7058 SF
LEVEL 28	655.68 m²	7058 SF
LEVEL 29	655.68 m²	7058 SF
LEVEL 30	655.68 m²	7058 SF
TOTAL	24803.91 m²	266867 SF

AMENITY SCH. (PRIVATE)		
LEVEL	AREA	AREA (SF)
LEVEL 02	116.56 m²	1258 SF
LEVEL 03	112.27 m²	1208 SF
LEVEL 04	112.27 m²	1208 SF
LEVEL 05	126.65 m²	1362 SF
LEVEL 06	102.15 m²	1103 SF
LEVEL 07	284.21 m²	3059 SF
LEVEL 08	170.94 m²	1840 SF
LEVEL 09	170.94 m²	1840 SF
LEVEL 10	117.53 m²	1265 SF
LEVEL 11	111.89 m²	1203 SF
LEVEL 12	98.59 m²	1061 SF
LEVEL 13	98.59 m²	1061 SF
LEVEL 14	98.59 m²	1061 SF
LEVEL 15	98.59 m²	1061 SF
LEVEL 16	98.59 m²	1061 SF
LEVEL 17	98.59 m²	1061 SF
LEVEL 18	98.59 m²	1061 SF
LEVEL 19	98.59 m²	1061 SF
LEVEL 20	98.59 m²	1061 SF
LEVEL 21	98.59 m²	1061 SF
LEVEL 22	98.59 m²	1061 SF
LEVEL 23	98.59 m²	1061 SF
LEVEL 24	98.59 m²	1061 SF
LEVEL 25	98.59 m²	1061 SF
LEVEL 26	98.59 m²	1061 SF
LEVEL 27	98.59 m²	1061 SF
LEVEL 28	98.59 m²	1061 SF
LEVEL 29	98.59 m²	1061 SF
LEVEL 30	98.59 m²	1061 SF
TOTAL	3298.97 m²	35358 SF

AMENITY SCH. (COMMUNAL)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL 01	LO1 AMENITY ROOM 2	201.48 m²	2160 SF
LEVEL 01	OUTDOOR AMENITY	238.87 m²	2571 SF
LEVEL 01	LO1 AMENITY ROOM 1	100.00 m²	1076 SF
LEVEL 10	LO10 AMENITY ROOM	71.75 m²	772 SF
LEVEL 10	AMENITY TERRACE	630.58 m²	6788 SF
TOTAL		1242.68 m²	13378 SF

PARKING SCH. (BICYCLE)		
LEVEL	COUNT	
LEVEL P1	7	220
LEVEL P2	220	440
TOTAL		447

PARKING SCH. (VEHICLE)		
LEVEL	TYPE	COUNT
LEVEL 01	VISITOR	6
LEVEL P1	VISITOR	24
LEVEL P1	RESIDENT	41
LEVEL P2	RESIDENT	73
LEVEL P3	RESIDENT	87
TOTAL		231



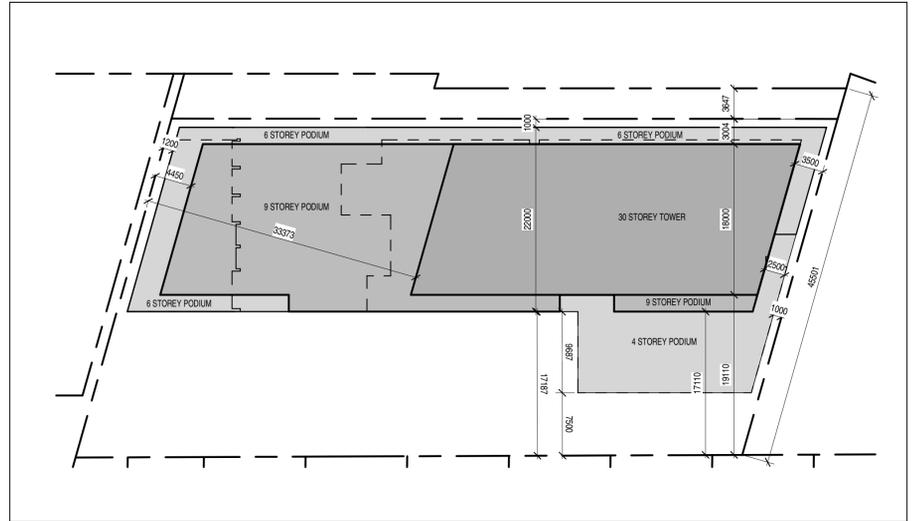
SITE PLAN SYMBOLS
SCALE: NTS

SURVEY INFO
SCALE: 1 : 100

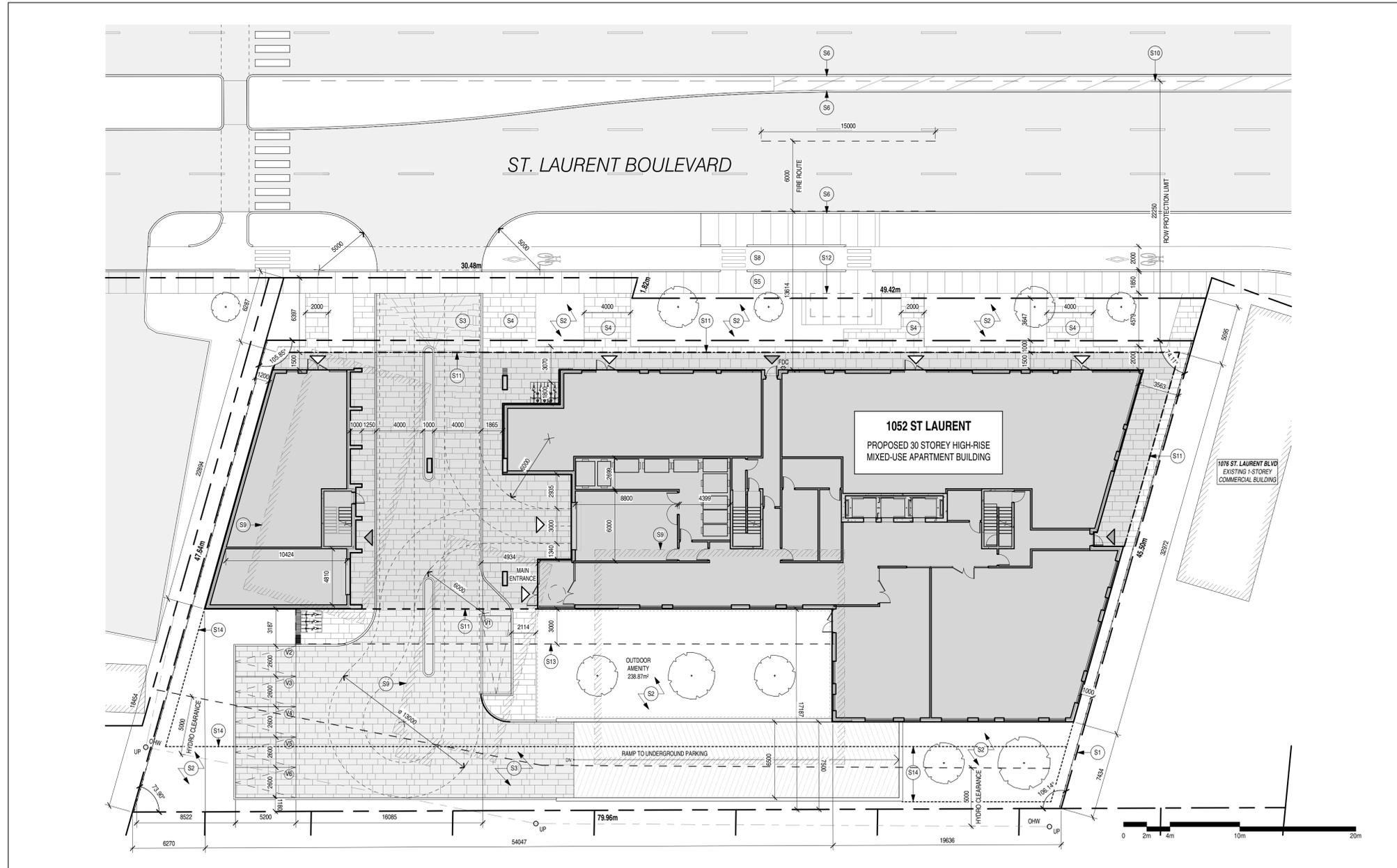
SITE PLAN NOTES

S1 PROPERTY LINE
S2 SOFT LANDSCAPING
S3 HARD LANDSCAPING
S4 INTERLOCKING STONE PAVERS
S5 CONCRETE SIDEWALK
S6 CONCRETE CURB
S8 BICYCLE LANE
S9 EXISTING STRUCTURE TO BE DEMOLISHED
S10 CALCULATED CENTERLINE OF ROAD BETWEEN BACK OF CURBS
S11 OUTLINE OF BUILDING ABOVE
S12 BUS SHELTER
S13 OUTLINE OF CANOPY ABOVE
S14 OUTLINE OF UNDERGROUND PARKING BELOW

SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF SURVEY
PART OF LOTS 1, 2, 3 & 4 REGISTERED PLAN 79
CITY OF OTTAWA
STANTEC GEOMATICS LTD. 2025



4 SETBACK PLAN
SP-01 SCALE: 1 : 400



1 SITE PLAN
SP-01 SCALE: 1 : 200



2 LOCATION PLAN
SP-01 SCALE: NTS

Site Statistics	
Current Zoning Designation:	AMAM10(2199)
Proposed Zoning Designation:	AM
Lot Width:	79401m
Total Lot Area:	3561m²

Proposed Development - 30 Storey High-Rise Mixed-Use Building		
No. of units	Required	Provided
Minimum Lot Width (185(5))	No Minimum	79.4m
Minimum Lot Area (185(5))	No Minimum	3561m²
Min. Front Yard Setback Table 185(5)(i)	No Minimum	1m
Min. Interior Side Yard Setback Table 185(5)(ii)	No Minimum	1m
Min. Rear Yard Setback Table 185(5)(iii)	7.5m abutting residential zone	7.5m
Maximum Building Height Table 185(7)(i) & (iv)	15m (<30m from property line abutting R4 zone) 20m (>30-30m from property line abutting R4 zone) 30m (>30 from property line abutting R4 zone)	92.3m
Parking Space Rates (Residents) 101 (Sch. 14 - Area X)	195 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces/unit for 389 units - Table 101(R15) - 10% Section 101(5)	201 Spaces
Minimum Visitor Parking Rates 101 (Sch. 14 - Area X)	30 Spaces Areas X, Y and Z no more than 30 visitor parking spaces are required - Section 102(2)	30 Spaces
Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area B)	201 Spaces 0.5 spaces / unit for 401 units [111A(i)]	440 Spaces
Bicycle Parking Rates (Retail) Table 111A (Sch. 1 - Area B)	3 Spaces 1 space / 250m² x 600.5m² [111A(e)]	7 Spaces
Total Amenity Area Table 1374(4)(i)	2406m² 6m² / unit for 401 units	4539m²
Communal Amenity Area Table 1374(4)(ii)	1233m² Min. 50% of Required Total Amenity Area	1240m²

3 SITE & PROJECT STATISTICS
SP-01 SCALE: 1 : 1

GENERAL ARCHITECTURAL NOTES

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- 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.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- 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.
- These documents are not to be used for construction unless specifically noted for such purpose.

KEY PLAN

2 ISSUED FOR COORDINATION 25-10-17
1 ISSUED FOR COORDINATION 25-09-15

ISSUE RECORD



1052 ST LAURENT
1052 St. Laurent Boulevard
Ottawa, ON
K1K 3B4

PROJ SCALE DRAWN REVIEWED
2502 NOTED NL RMK

SITE PLAN

SP-01

CLADDING LEGEND:

-  1 BRICK MASONRY RED
-  2 ALUMINUM PANEL BRONZE
-  3 PRECAST CONCRETE WHITE
-  4 PRECAST CONCRETE GREY
-  5 ALUMINUM AND GLASS RAILING
-  6 SPANDELR PANEL DARK

ELEVATION NOTES

E1 3m DEEP CANOPY

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1	ISSUED FOR COORDINATION	25-09-15

ISSUE RECORD



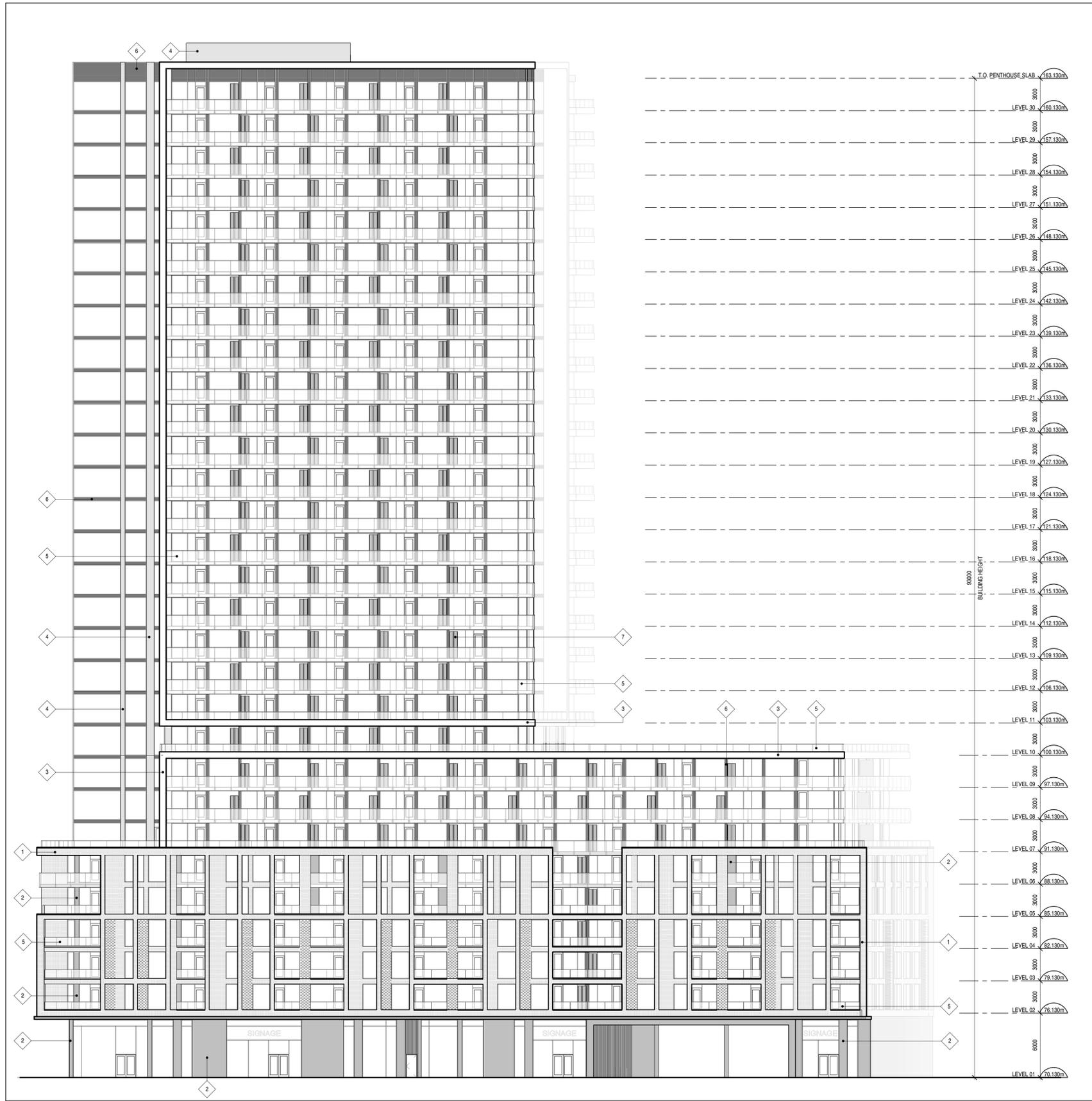
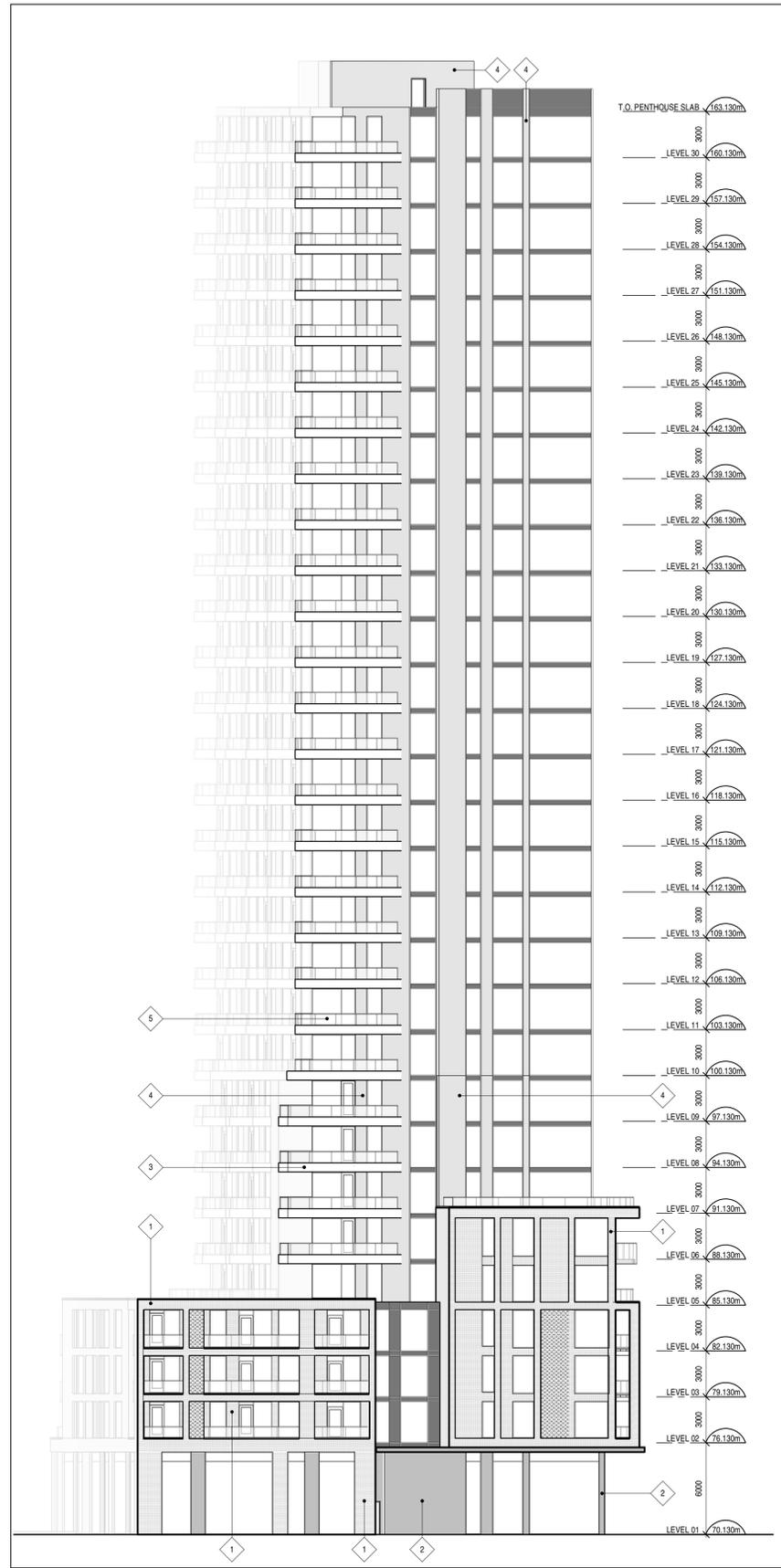
Project1 Studio Incorporated
 (613.884.9339) | mail@project1studio.ca

1052 ST LAURENT
 1052 St. Laurent Boulevard
 Ottawa, ON
 K1K 3B4

PROJ	SCALE	DRAWN	REVIEWED
2502	NOTED	NL	RMK

ELEVATIONS

A200



CLADDING LEGEND:

-  1 BRICK MASONRY RED
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-  3 PRECAST CONCRETE WHITE
-  4 PRECAST CONCRETE GREY
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-  6 SPANDREL PANEL DARK

ELEVATION NOTES

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ISSUE RECORD

project1 studio

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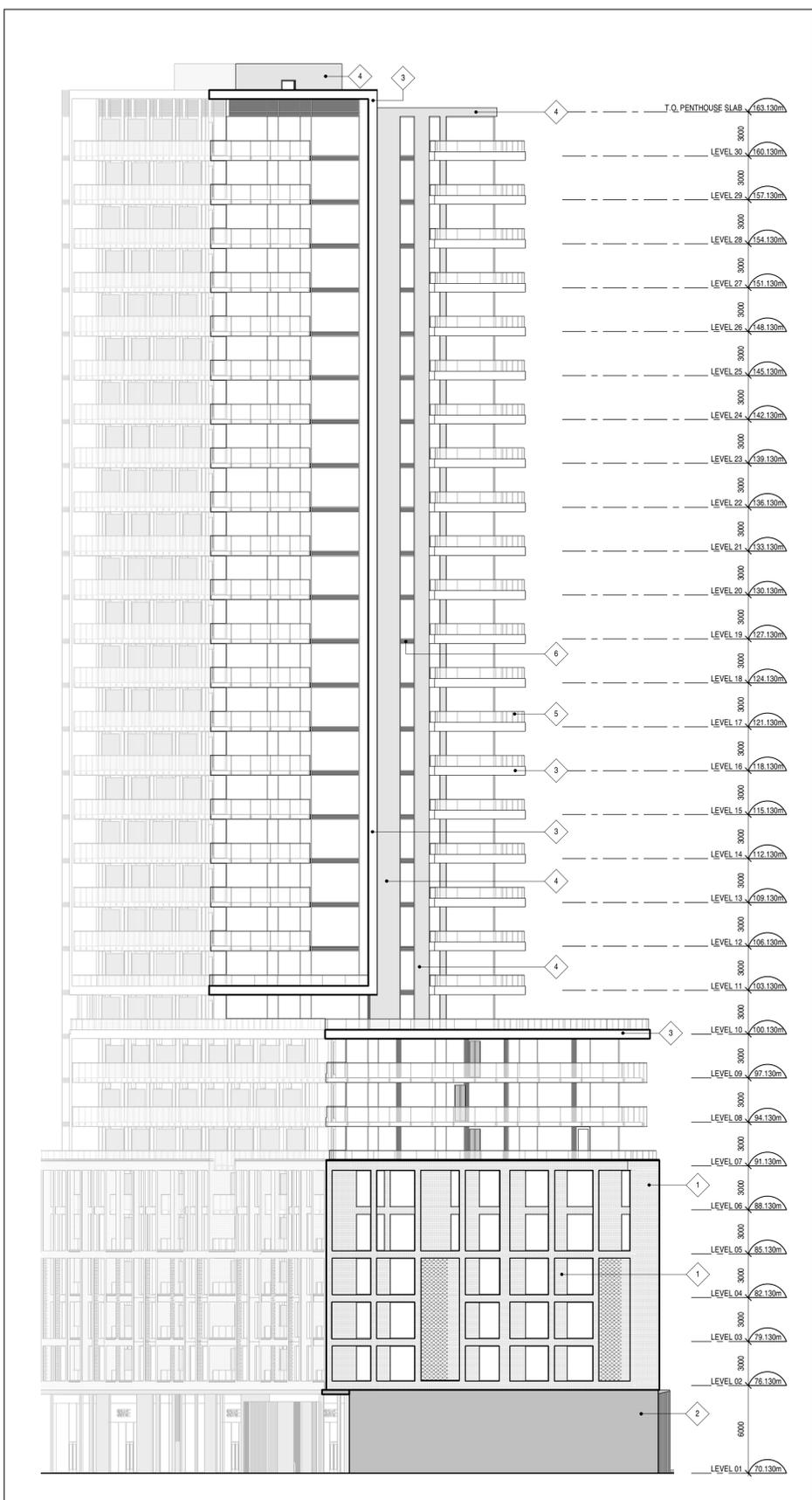
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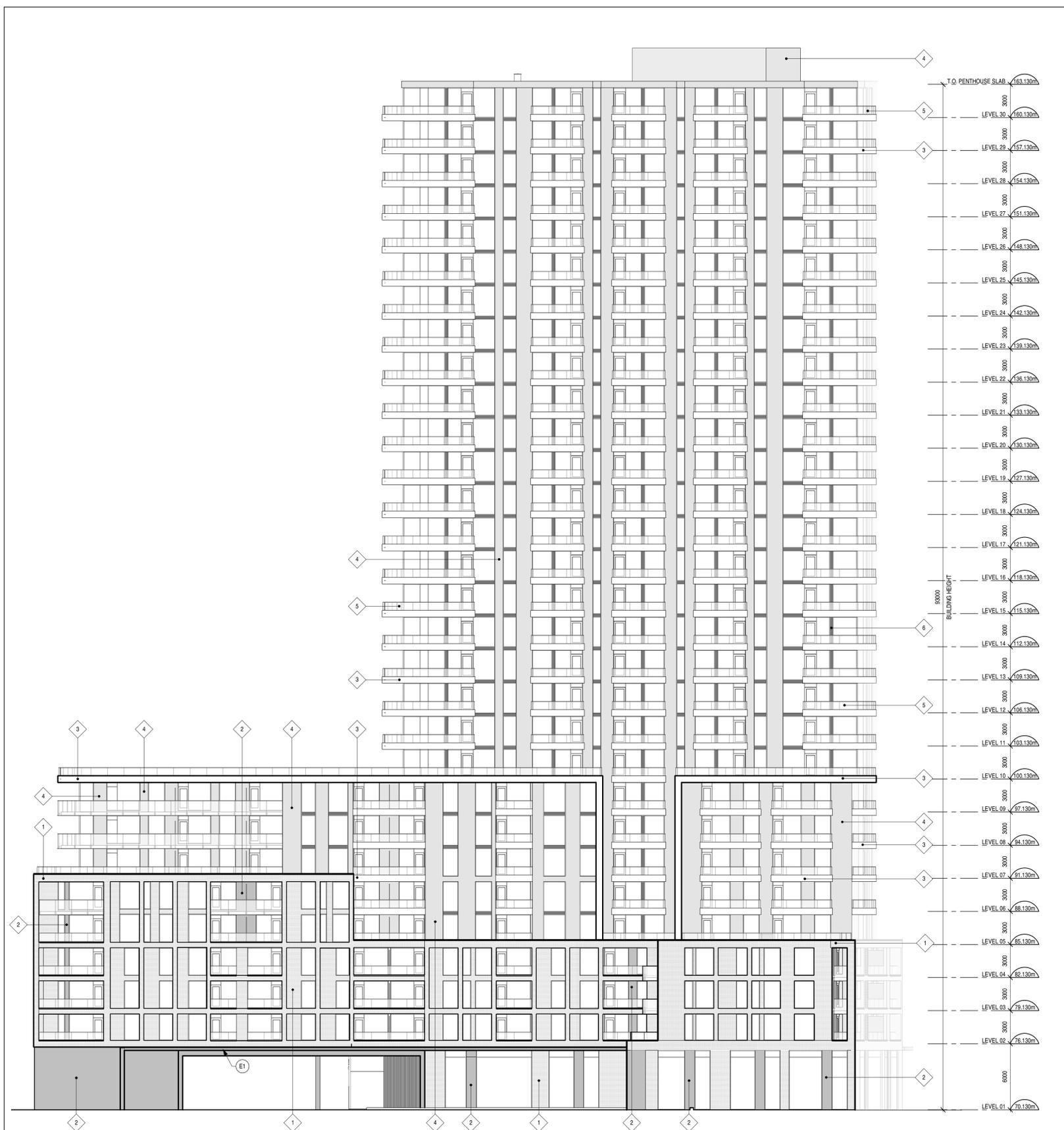
PROJ	SCALE	DRAWN	REVIEWED
2502	NOTED	NL	RMK

ELEVATIONS

A201



2 NORTH ELEVATION
 A201 SCALE: 1 : 200



1 WEST ELEVATION
 A201 SCALE: 1 : 200