

Architectural Drawing / 22-02-021 OCH Friel Street 922/27101 A010 A010 A010 Building R22-01

5/27/2025, 11:59:36 AM

Site Plan Developed Based On Site Survey
By Farley, Smith & Densi Surveying LTD.:

Site Area: 7235.9m²

LOTS 1 AND 2 (West Friel Street) ,
PART OF LOT 19 (North Rideau Street) ,
PART OF LOTS 1, 2, 3 AND 4 (East Friel Street) ,
PART OF LOTS 1, 2 AND 3 (West Chapel Street) ,
PART OF FRIEL STREET
(As Closed by By-Law 203-72, Inst. CR616467)
REGISTERED PLAN 43586
CITY OF OTTAWA

Gross Floor Area (SPA)		
Level	Gross Floor Area (m ²)	Gross Floor Area (ft ²)
Level P1	99.35 m ²	1069.42 ft ²
Level 1	170.56 m ²	1835.86 ft ²
Level 2	688.62 m ²	7412.29 ft ²
Level 3	688.62 m ²	7412.29 ft ²
Level 4	688.62 m ²	7412.29 ft ²
Level 5	688.62 m ²	7412.29 ft ²
Level 6	688.62 m ²	7412.29 ft ²
Level 7	336.23 m ²	3619.10 ft ²
Level 8	456.93 m ²	4918.08 ft ²
Level 9	456.93 m ²	4918.08 ft ²
Level 10	456.93 m ²	4918.08 ft ²
Level 11	456.93 m ²	4918.08 ft ²
Level 12	456.93 m ²	4918.08 ft ²
Level 13	456.93 m ²	4918.08 ft ²
Level 14	456.93 m ²	4918.08 ft ²
Level 15	456.93 m ²	4918.08 ft ²
Level 16	456.93 m ²	4918.08 ft ²
Level 17	456.93 m ²	4918.08 ft ²
Level 18	456.93 m ²	4918.08 ft ²
Level 19	456.93 m ²	4918.08 ft ²
Level 20	456.93 m ²	4918.08 ft ²
Mech. Penthouse	188.07 m ²	2034.14 ft ²
Grand total	10027.01 m ²	107929.86 ft ²

Amenity Areas (SPA)		
Level	Name	Area
Level 1	Outdoor Seating Area	120.40 m ²
Level 1	East Garden	246.87 m ²
Level 1	Private Garden	31.50 m ²
Level 1	Children's Play	225.04 m ²
Level 1	Games Lounge	71.19 m ²
Level 1	Library	29.15 m ²
Level 1	Flexible Seating	58.22 m ²
Level 1	Area + Activities	113.44 m ²
Level 1	WHI	36.67 m ²
Level 1	Wellness	52.08 m ²
Level 1	Bookable	28.27 m ²
Level 7	Resident Terrace	142.83 m ²
Level 7	Quiet Seating	48.31 m ²
Level 7	Elevator Machine Room	43.39 m ²
Grand total	1027.37 m ²	

POPS Space (SPA)		
Level	Name	Area
Level 1	POPS Space	200.41 m ²
Grand total	200.41 m ²	

Exemption A - Mech, Service + Electrical (SPA)		
Level	Area (m ²)	Area (ft ²)
Level P1	Not Placed	0.00 m ²
Level P1	190.67 m ²	2052.35 ft ²
Level 1	26.53 m ²	285.53 ft ²
Level 2	7.74 m ²	83.36 ft ²
Level 3	7.74 m ²	83.36 ft ²
Level 4	7.74 m ²	83.36 ft ²
Level 5	7.74 m ²	83.36 ft ²
Level 6	7.74 m ²	83.36 ft ²
Level 7	7.74 m ²	83.36 ft ²
Level 8	7.74 m ²	83.36 ft ²
Level 9	7.74 m ²	83.36 ft ²
Level 10	7.74 m ²	83.36 ft ²
Level 11	7.74 m ²	83.36 ft ²
Level 12	7.74 m ²	83.36 ft ²
Level 13	7.74 m ²	83.36 ft ²
Level 14	7.74 m ²	83.36 ft ²
Level 15	7.74 m ²	83.36 ft ²
Level 16	7.74 m ²	83.36 ft ²
Level 17	7.74 m ²	83.36 ft ²
Level 18	7.74 m ²	83.36 ft ²
Level 19	7.74 m ²	83.36 ft ²
Level 20	7.74 m ²	83.36 ft ²
Mech. Penthouse	200.25 m ²	2160.53 ft ²
Grand total	614.40 m ²	6613.31 ft ²

Exemption B - Common Circulation (SPA)		
Level	Area (m ²)	Area (ft ²)
Level P1	143.79 m ²	1547.76 ft ²
Level 2	99.03 m ²	1065.96 ft ²
Level 3	99.03 m ²	1065.96 ft ²
Level 4	99.03 m ²	1065.96 ft ²
Level 5	99.03 m ²	1065.96 ft ²
Level 6	99.03 m ²	1065.96 ft ²
Level 7	99.03 m ²	1065.96 ft ²
Level 8	99.03 m ²	1065.96 ft ²
Level 9	99.03 m ²	1065.96 ft ²
Level 10	99.03 m ²	1065.96 ft ²
Level 11	99.03 m ²	1065.96 ft ²
Level 12	99.03 m ²	1065.96 ft ²
Level 13	99.03 m ²	1065.96 ft ²
Level 14	99.03 m ²	1065.96 ft ²
Level 15	99.03 m ²	1065.96 ft ²
Level 16	99.03 m ²	1065.96 ft ²
Level 17	99.03 m ²	1065.96 ft ²
Level 18	99.03 m ²	1065.96 ft ²
Level 19	99.03 m ²	1065.96 ft ²
Level 20	99.03 m ²	1065.96 ft ²
Mech. Penthouse	25.32 m ²	272.13 ft ²
Grand total	2030.91 m ²	21860.53 ft ²

Exemption C - Parking + Loading (SPA)		
Level	Area (m ²)	Area (ft ²)
Level P1	397.10 m ²	4274.33 ft ²
Level 1	397.10 m ²	4274.33 ft ²
Level 2	397.10 m ²	4274.33 ft ²
Level 3	397.10 m ²	4274.33 ft ²
Level 4	397.10 m ²	4274.33 ft ²
Level 5	397.10 m ²	4274.33 ft ²
Level 6	397.10 m ²	4274.33 ft ²
Level 7	397.10 m ²	4274.33 ft ²
Level 8	397.10 m ²	4274.33 ft ²
Level 9	397.10 m ²	4274.33 ft ²
Level 10	397.10 m ²	4274.33 ft ²
Level 11	397.10 m ²	4274.33 ft ²
Level 12	397.10 m ²	4274.33 ft ²
Level 13	397.10 m ²	4274.33 ft ²
Level 14	397.10 m ²	4274.33 ft ²
Level 15	397.10 m ²	4274.33 ft ²
Level 16	397.10 m ²	4274.33 ft ²
Level 17	397.10 m ²	4274.33 ft ²
Level 18	397.10 m ²	4274.33 ft ²
Level 19	397.10 m ²	4274.33 ft ²
Level 20	397.10 m ²	4274.33 ft ²
Mech. Penthouse	36.99 m ²	397.10 ft ²
Grand total	3971.00 m ²	42743.33 ft ²

Exemption D - Common Laundry, Storage, WCs (SPA)		
Level	Area (m ²)	Area (ft ²)
Level P1	21.98 m ²	236.62 ft ²
Level 1	14.91 m ²	160.48 ft ²
Level 2	14.91 m ²	160.48 ft ²
Level 3	14.91 m ²	160.48 ft ²
Level 4	14.91 m ²	160.48 ft ²
Level 5	14.91 m ²	160.48 ft ²
Level 6	14.91 m ²	160.48 ft ²
Level 7	14.91 m ²	160.48 ft ²
Level 8	14.91 m ²	160.48 ft ²
Level 9	14.91 m ²	160.48 ft ²
Level 10	14.91 m ²	160.48 ft ²
Level 11	14.91 m ²	160.48 ft ²
Level 12	14.91 m ²	160.48 ft ²
Level 13	14.91 m ²	160.48 ft ²
Level 14	14.91 m ²	160.48 ft ²
Level 15	14.91 m ²	160.48 ft ²
Level 16	14.91 m ²	160.48 ft ²
Level 17	14.91 m ²	160.48 ft ²
Level 18	14.91 m ²	160.48 ft ²
Level 19	14.91 m ²	160.48 ft ²
Level 20	14.91 m ²	160.48 ft ²
Mech. Penthouse	14.91 m ²	160.48 ft ²
Grand total	149.10 m ²	1604.80 ft ²

Unit Schedule - By Typical Level (SPA)		
Level	1 Bedroom	2 Bedroom
Level 2	0	2
Level 3	0	2
Level 4	0	2
Level 5	0	2
Level 6	0	2
Level 7	0	2
Level 8	0	2
Level 9	0	2
Level 10	0	2
Level 11	0	2
Level 12	0	2
Level 13	0	2
Level 14	0	2
Level 15	0	2
Level 16	0	2
Level 17	0	2
Level 18	0	2
Level 19	0	2
Level 20	0	2
Suite Total	199	149

DMHC Accessible / DMHC Barrier Free Unit Schedule - By Typical Level (SPA)		
Level	1 Bedroom	2 Bedroom
Level 2	4	2
Level 3	4	2
Level 4	4	2
Level 5	4	2
Level 6	4	2
Level 7	4	2
Level 8	4	2
Level 9	4	2
Level 10	4	2
Level 11	4	2
Level 12	4	2
Level 13	4	2
Level 14	4	2
Level 15	4	2
Level 16	4	2
Level 17	4	2
Level 18	4	2
Level 19	4	2
Level 20	4	2
Suite Total	32	22

Unit Schedule - By Typical Level (SPA)		
Level	1 Bedroom	2 Bedroom
Level 2	4	2
Level 3	4	2
Level 4	4	2
Level 5	4	2
Level 6	4	2
Level 7	4	2
Level 8	4	2
Level 9	4	2
Level 10	4	2
Level 11	4	2
Level 12	4	2
Level 13	4	2
Level 14	4	2
Level 15	4	2
Level 16	4	2
Level 17	4	2
Level 18	4	2
Level 19	4	2
Level 20	4	2
Suite Total	199	149

Unit Schedule - By Typical Level (SPA)		
Level	1 Bedroom	2 Bedroom
Level 2	4	2
Level 3	4	2
Level 4	4	2
Level 5	4	2
Level 6	4	2
Level 7	4	2
Level 8	4	2
Level 9	4	2
Level 10	4	2
Level 11	4	2
Level 12	4	2
Level 13	4	2
Level 14	4	2
Level 15	4	2
Level 16	4	2
Level 17	4	2
Level 18	4	2
Level 19	4	2
Level 20	4	2
Suite Total	199	149

Site Plan - Full

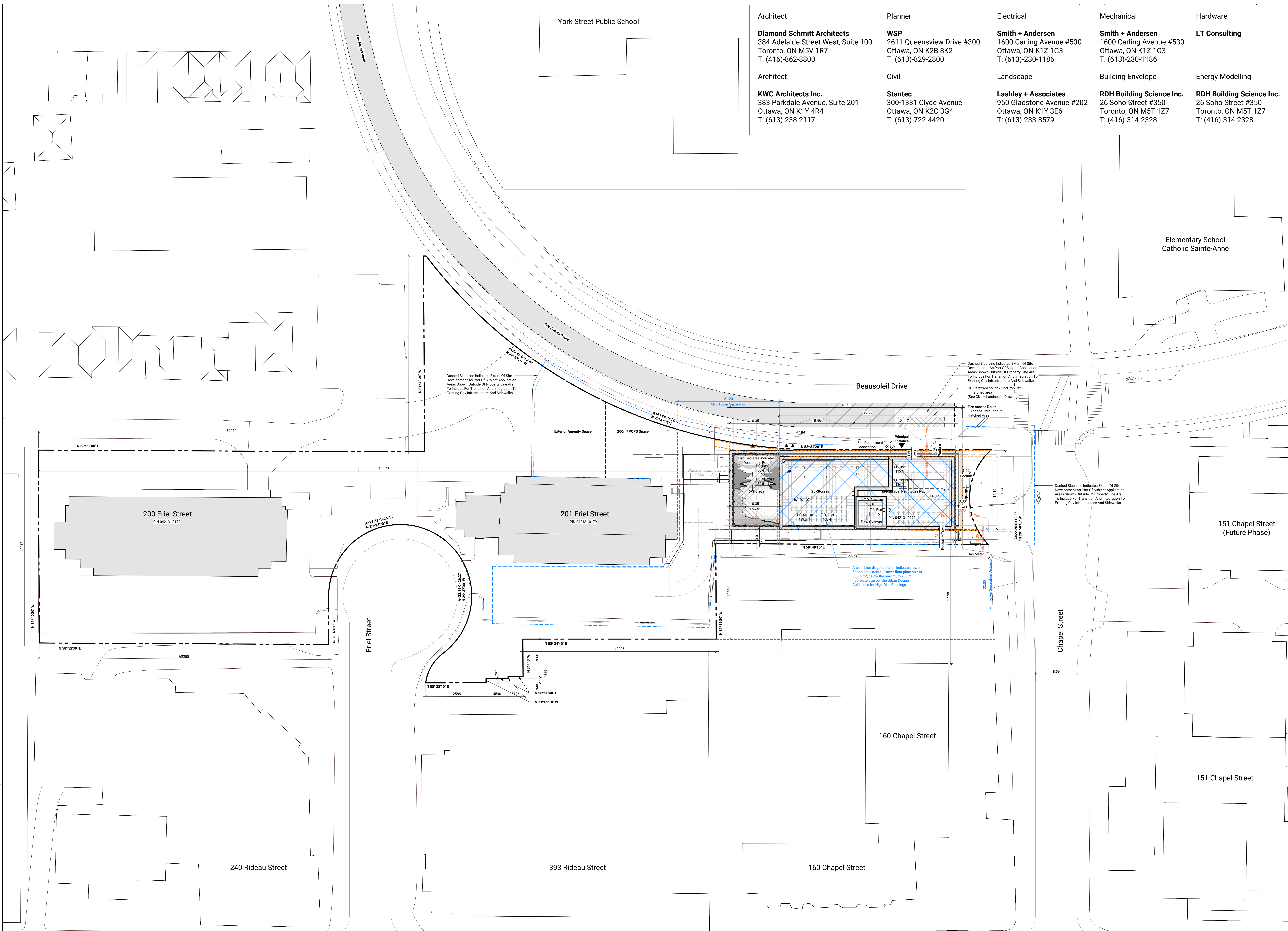
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Site Plan As Indicated

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007-12-23-0034 (SPC)



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SMC

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Issued

No.	Date	Description
1	22 MAR 2023	Issued For Rezoning and Site Plan Control
3	18 MAY 2023	Issued For Rezoning and Site Plan Control - Resubmission #1
4	14 JUN 2023	Issued For Zoning By Law Amendment
6	25 AUG 2023	Issued For 100% Design Development
9	17 MAY 2024	Issued For 30% Construction Documents
10	11 JUL 2024	Issued For 60% Construction Documents
11	07 AUG 2024	Issued For Building Permit
12	27 SEP 2024	Issued For 90% Construction Documents
13	22 NOV 2024	Issued For Building Permit Rev. 1
14	02 JAN 2025	Issued For 90% Construction Documents R1
15	31 JUL 2025	Issued For 90% Construction Documents R2
18	30 JAN 2026	Issued For 100% Construction Documents
19	05 MAR 2026	Issued For Tender
20	02 APR 2026	Issued For Tender Addendum 01

Site Plan Symbols Legend

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Site Plan - Full

1:250

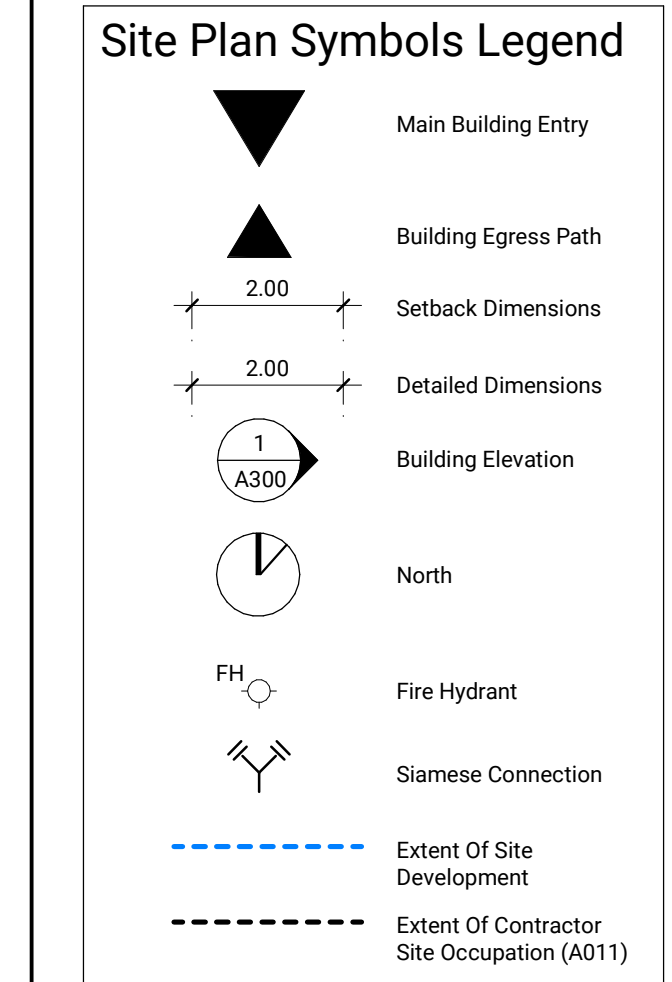
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Site Plan As Indicated

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007-12-23-0034 (SPC)

Issued	No.	Date	Description
	1	22 MAR 2007	Issued for Rezonning and Site Plan Control
	2	18 MAY 2007	Issued for Rezonning and Site Plan Control
	3	13 JUL 2007	Issued for Site Plan Control - Rebusiniss #2
	6	25 AUG 2007	Issued for 100% Design Development
	7	18 SEP 2007	Issued for Site Plan Control - Rebusiniss
	8	11 DEC 2007	Issued for Site Plan Control - Rebusiniss #4
	9	17 MAY 2004	Issued for 30% Construction Documents
	10	11 JUL 2004	Issued for 60% Construction Documents
	11	25 SEP 2004	Issued for 90% Construction Documents
	12	27 SEP 2004	Issued For 99% Construction Documents
	13	22 NOV 2004	Issued For Building Permit Rev. 1
	14	20 JUN 2005	Issued For 99% Construction Documents
	15	31 JAN 2006	Issued For 99% Construction Documents
	16	30 JAN 2006	Issued For 100% Construction Documents
	17	06 MAR 2006	Issued For Tender
	18	02 JUN 2006	Issued For Tender Addendum 01
	19	04 MAY 2006	Issued For Tender Addendum 05



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