

COBOURG STREET

AS WIDENED BY BY-LAW NO. 91-82

PIN 04236-0059

Centreline of Construction

RIDEAU STREET

Centreline of Construction

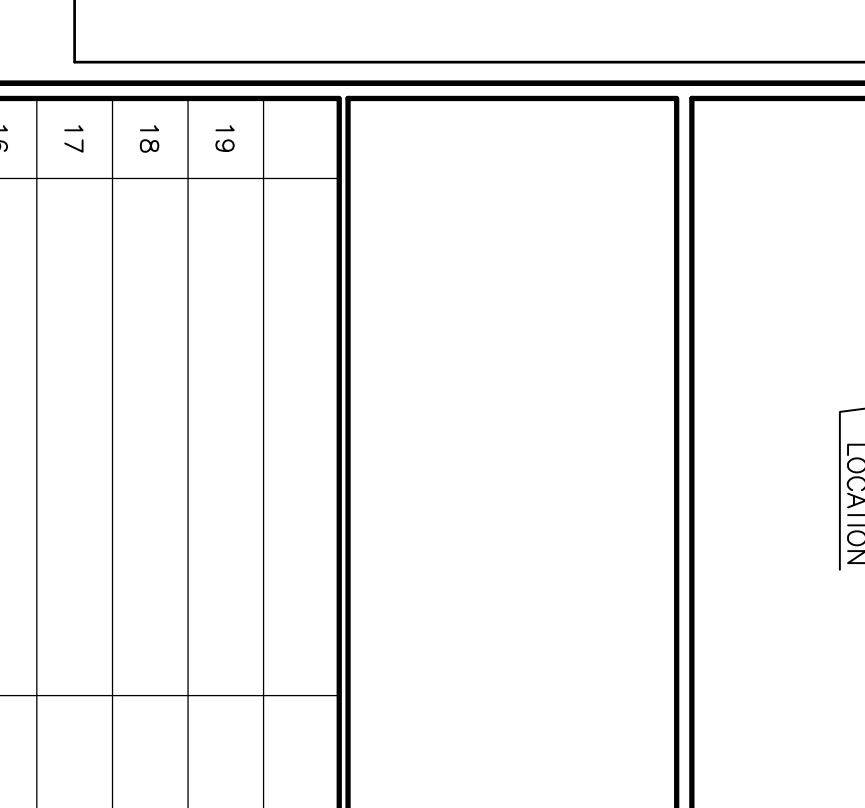
PIN 04236-0366

BLOCK 15335  
CARLETON CONDOMINIUM  
PLAN 335



ITEM	REQUIRED	PROVIDED
Zoning	TM6 F (3.5) H (19)	
Maximum Building Height	19.00 m	51.0 m
Front Yard	1.00 m minimum, plus 2.00m above 6th storey 2.00 m maximum	1.00 m (3.0m above 6th floor)
Interior Yard Set Back	0.00 m 10.00 m above 6th floor	0.00 m 8.20 m
Corner Yard Set Back	1.00 m minimum, plus 2.00m above 6th storey 4.00 m maximum	1.00 m (3.0m above 6th floor)
Rear Yard	7.50 m 10.50 m above the 4th floor	7.50 m 8.20 m
Led Area	3.5	1,345.5 m <sup>2</sup>
FSI	3.5	5.8 (Based on City GFA 7,815 SQ M)
Retail Area		120 m <sup>2</sup>
Restaurant Area		142 m <sup>2</sup>
Office Area		600 m <sup>2</sup>
Residential Units		100 Units
Required Parking Spaces		89 Parking spaces (e surplus)
Amenity Area		150.0 sqm Soft Landscaped Area 65.0 sqm Private Balconies 430.0 sqm Total Amenity Provided

LEVEL	UNIT COUNTING BREAKDOWN	No of Units
MAIN LEVEL		0
		0
		10
		10
		10
		10
		6
		6
		6
		6
		6
		6
		6
		6
		6
TOTAL		100

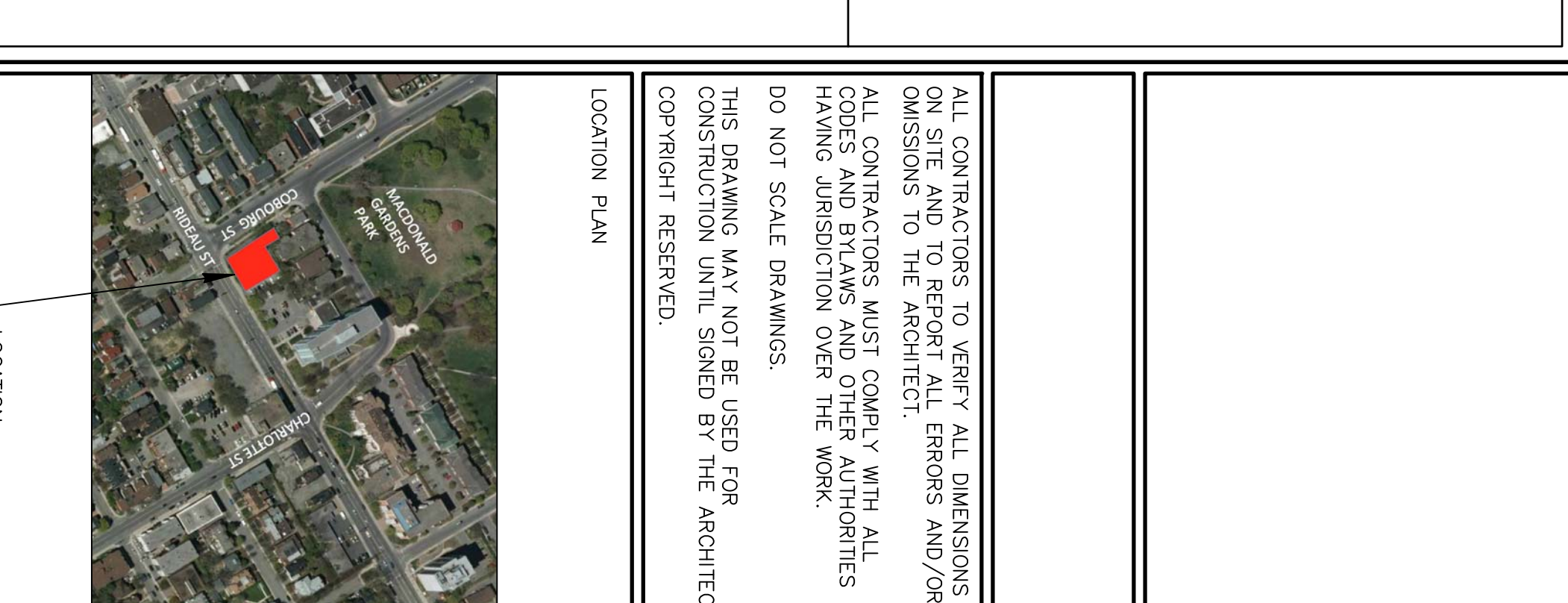


**PLAN OF SURVEY**  
SITE INFORMATION DERIVED FROM SURVEY TITLED:  
TOPOGRAPHIC PLAN OF SURVEY:  
**PART OF LOTS 1, A and 2**  
(South St. Patrick Street)  
**REGISTERED PLAN 43586**  
CITY OF OTTAWA

Prepared by **Amla, Oshilawa, Voloskok Ltd.**  
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Nepean, Ont. K2E 7S6  
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**ELEVATION NOTE**  
1. ELEVATIONS ARE GEODETIC.  
2. INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION IS CORRECT AND THAT THE ELEVATION SHOWN IN THIS PLAN IS CORRECT, THE SURVEYOR SHOWS THE ABOVE REFERENCED SURVEY.

**LEGEND:**  
MANHOLE, REFER TO CIVIL  
NEW INTERLOCK/PAVERS  
NEW INTERLOCK/PAVERS  
NEW PAINTED LINES  
DEPRESSED CURB  
SAWSE CONNECTION  
FIRE HYDRANT, REFER TO CIVIL  
BUILDING ENTRANCE  
BICYCLE RACK  
NEW BUILDING OUTLINE ABOVE  
NEW BUILDING FOOTPRINT  
TO BE REMOVED  
NEW BUILDING LINE ABOVE  
EXISTING CITY LIGHT STANDARD  
EXISTING CITY LIGHT STANDARD



**WOODMAN ARCHITECT ASSOCIATES LTD.**  
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TEL: (613) 228-8800 FAX: (613) 228-8844 [info@woodmanarchitect.com](mailto:info@woodmanarchitect.com)

**CONSULTANTS:**  
STRUCTURAL -  
MECHANICAL -  
ELECTRICAL -

**PROJECT**  
**541-545 RIDEAU ST.**

**DRAWING:**  
**SITE PLAN**

DATE: November 12, 2013  
SCALE: 1:100  
DRAWN BY: P.E.  
CHECKED BY: R.L.M.

JOB NO.:  
DRAWING NO.:  
SP.01

1372