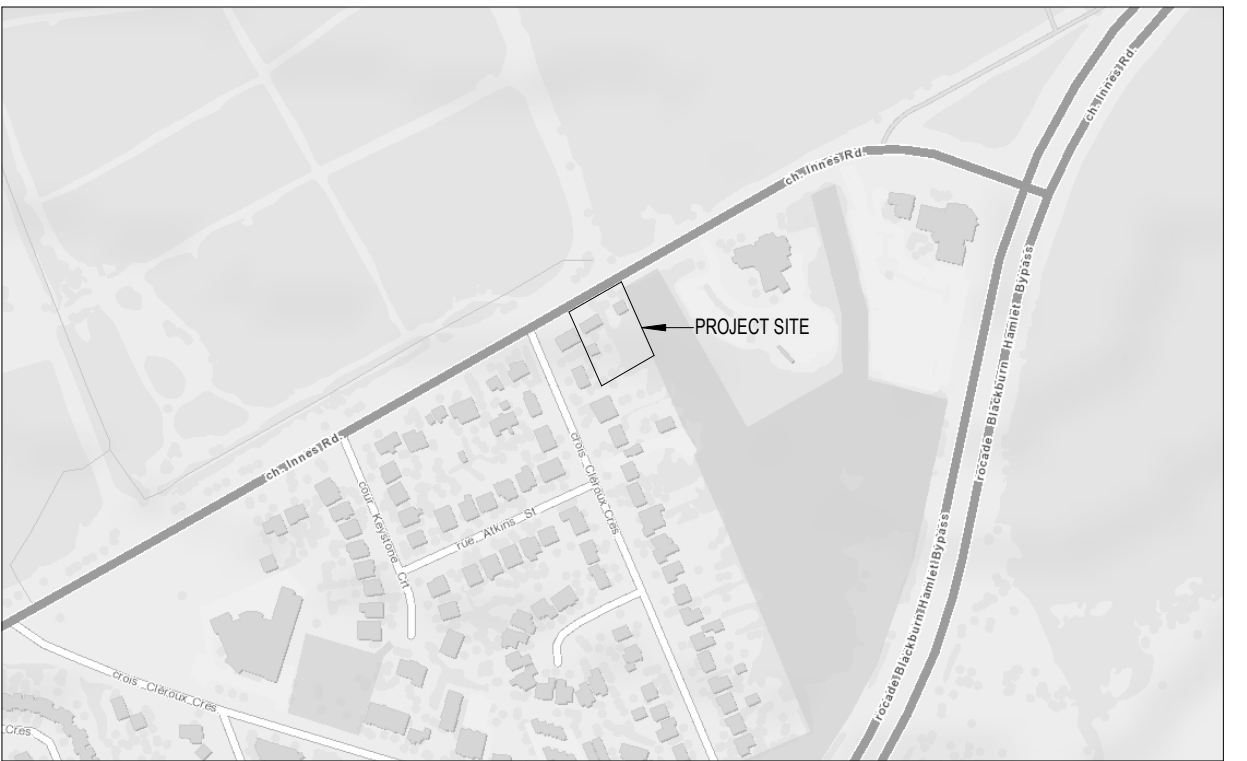


TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 10 CONCESSION 3 (OTTAWA FRONT) (GEOGRAPHIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBECK LTD.
SURVEY COMPLETED ON APRIL 19, 2021

5 SURVEY INFO
SP-01 SCALE: N.T.S.

- 1 EXISTING STRUCTURE TO BE DEMOLISHED
- 2 RETAINING WALL
- 3 INTERLOCKING STONE PAVERS
- 4 DEPRESSED CURB
- 5 FIRE DEPARTMENT CONNECTION
- 6 STEEL GUARD MOUNTED TO TOP OF RETAINING WALL
- 7 OUTDOOR BICYCLE PARKING SPACES
- 8 NEW CONCRETE SIDEWALK
- 9 SOFT LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 10 RIVERSTONE
- 11 LIGHT STANDARD

4 KEYNOTE LEGEND
SP-01 SCALE: N.T.S.



3 LOCATION PLAN
SP-01 SCALE: N.T.S.

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Site Statistics		
Zoning Designation:	R4Z	
Lot Width:	45.78m	
Total Lot Area:	2,775.8m ²	
Proposed Development - 43 Unit Low-Rise Apartment		
Zoning Mechanism	Required	Provided
Minimum Lot Width	18m	45.78m
Minimum Lot Area	450m ²	2,775.6m ²
Min. Front Yard Setback	3m	4.78m
Min. Interior Side Yard Setback	6m	6m
Min Rear Yard Setback	1m <i>(Where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line.)</i>	8.438m <i>(1m at corner of parking structure)</i>
Maximum Building height	15m	12.41m
Parking Space Rates Table 101	52 Spaces <i>(1.2spaces/unit Row R11 - Area "C")</i>	50 Underground Spaces 2 Surface Parking Spaces
Minimum Visitor Parking Rates Table 102	9 Spaces <i>(0.2spaces/unit - Area "C")</i>	9 Spaces <i>(9 provided at grade)</i>
Bicycle Parking Rates Table 111A(B)(i)	22 Spaces <i>(43 units x 0.5)</i>	25 Spaces <i>(11 provided at grade)</i>
Soft Landscaping	833m ² <i>(30% of Lot Area)</i>	866m ² <i>(31.2%)</i>
Total Amenity Area Table 137 (11)	330m ² <i>(15m²/unit @ 8 units + 6m²/unit @ 35 units)</i>	372m ²
Communal Amenity Area Table 137 (11)	120m ² <i>(100% of Amenity Area @ 8 units)</i>	135m ²

2 ZONING
SP-01 SCALE: N.T.S.

TOTAL AMENITY AREA CALCULATION	
AT-GRADE AMENITY AREA	135m ²
LEVEL 01 PATIOS	80m ²
LEVEL 02 BALCONIES	49m ²
LEVEL 03 BALCONIES	56m ²
LEVEL 04 BALCONIES	52m ²
TOTAL	372m ²
COMMUNAL AMENITY AREA CALCULATION	
AT-GRADE AMENITY AREA	135m ²

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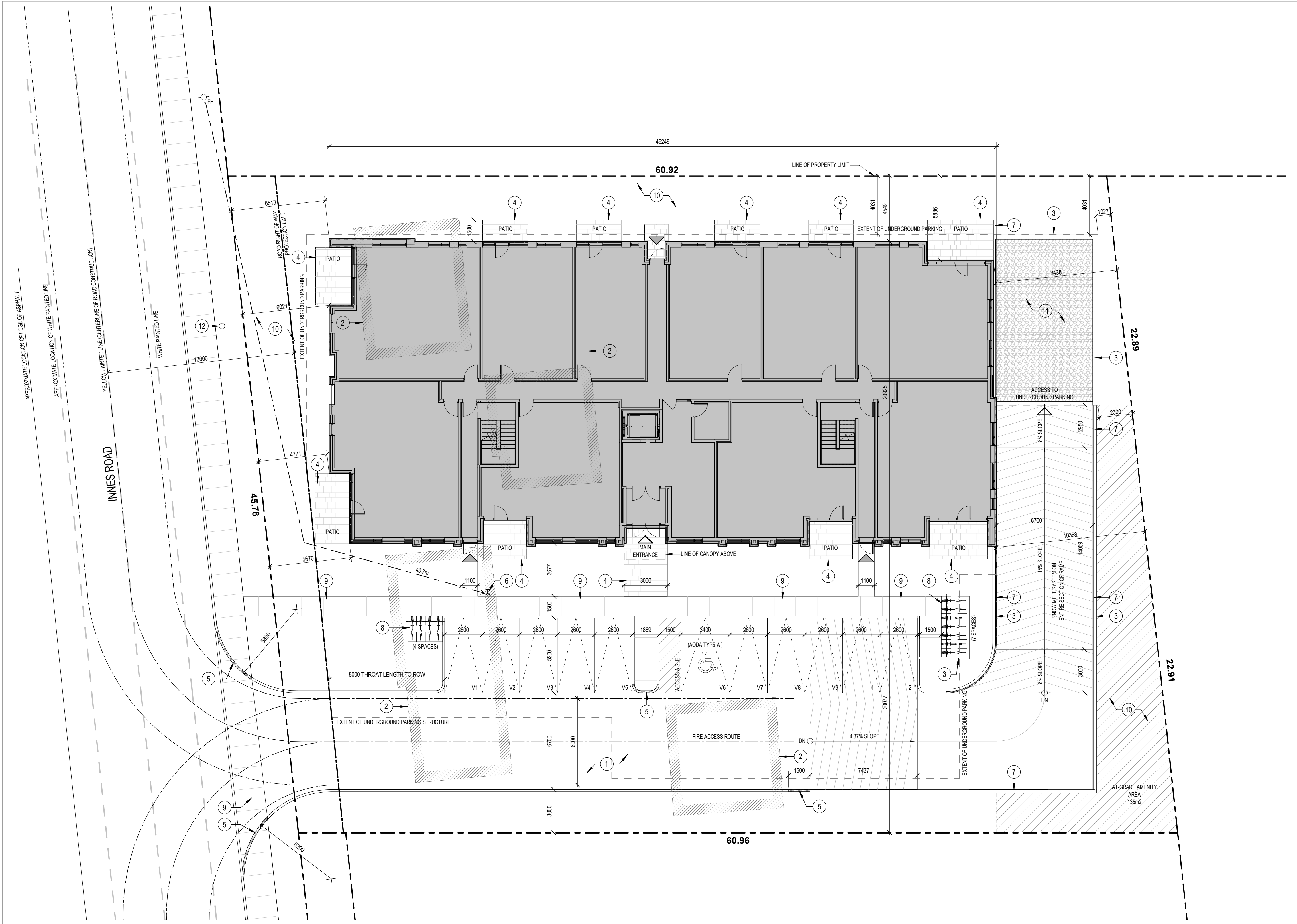
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PROJ	SCALE	DRAWN	REVIEWED
2110	NOTED	BH	RMK

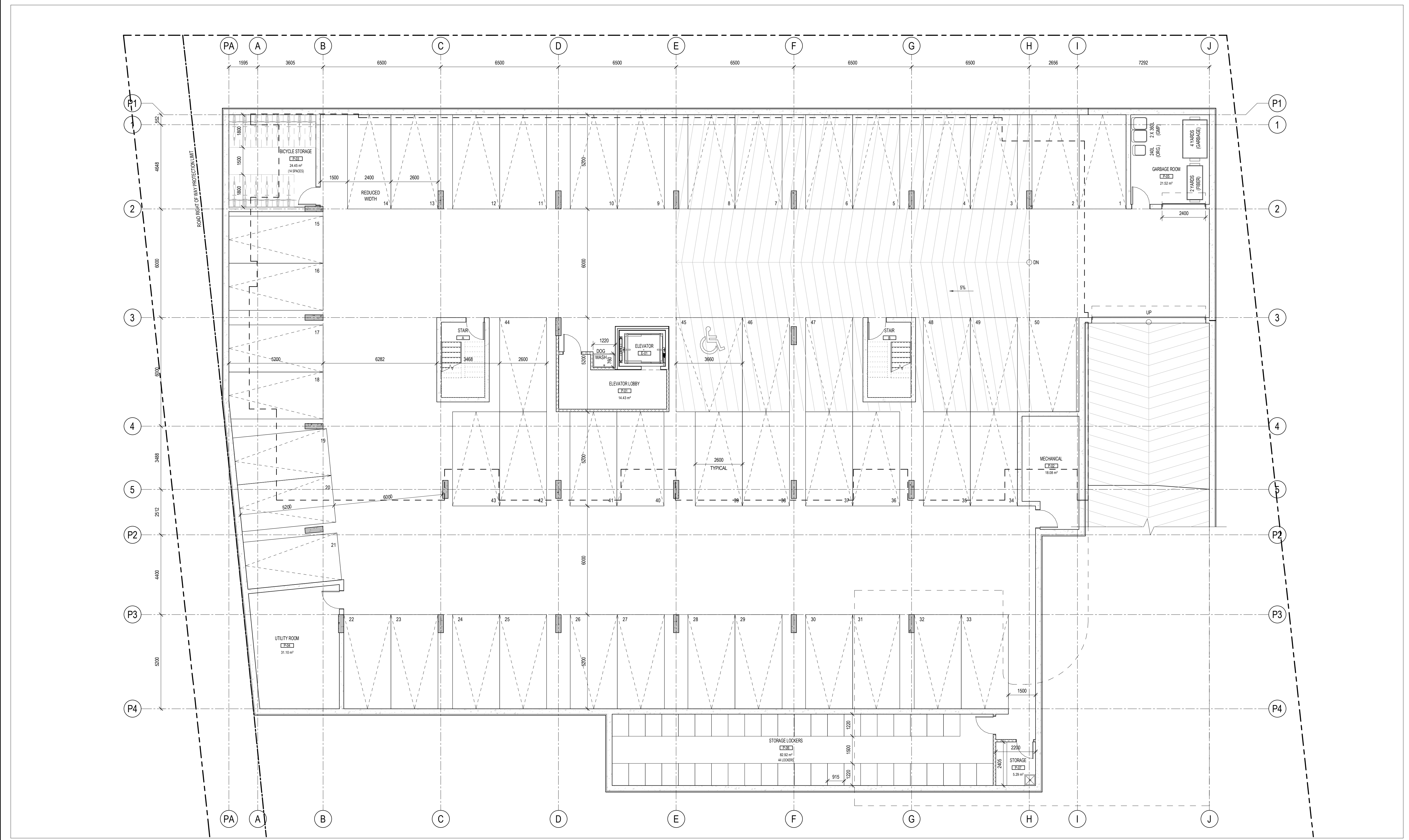
SITE PLAN

SP-01



1 SITE PLAN
SP-01 SCALE: 1 : 150

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LEVEL P1 - FLOOR PLAN

1 LEVEL P1 - FLOOR PLAN
 A100 SCALE: 1:100

A100

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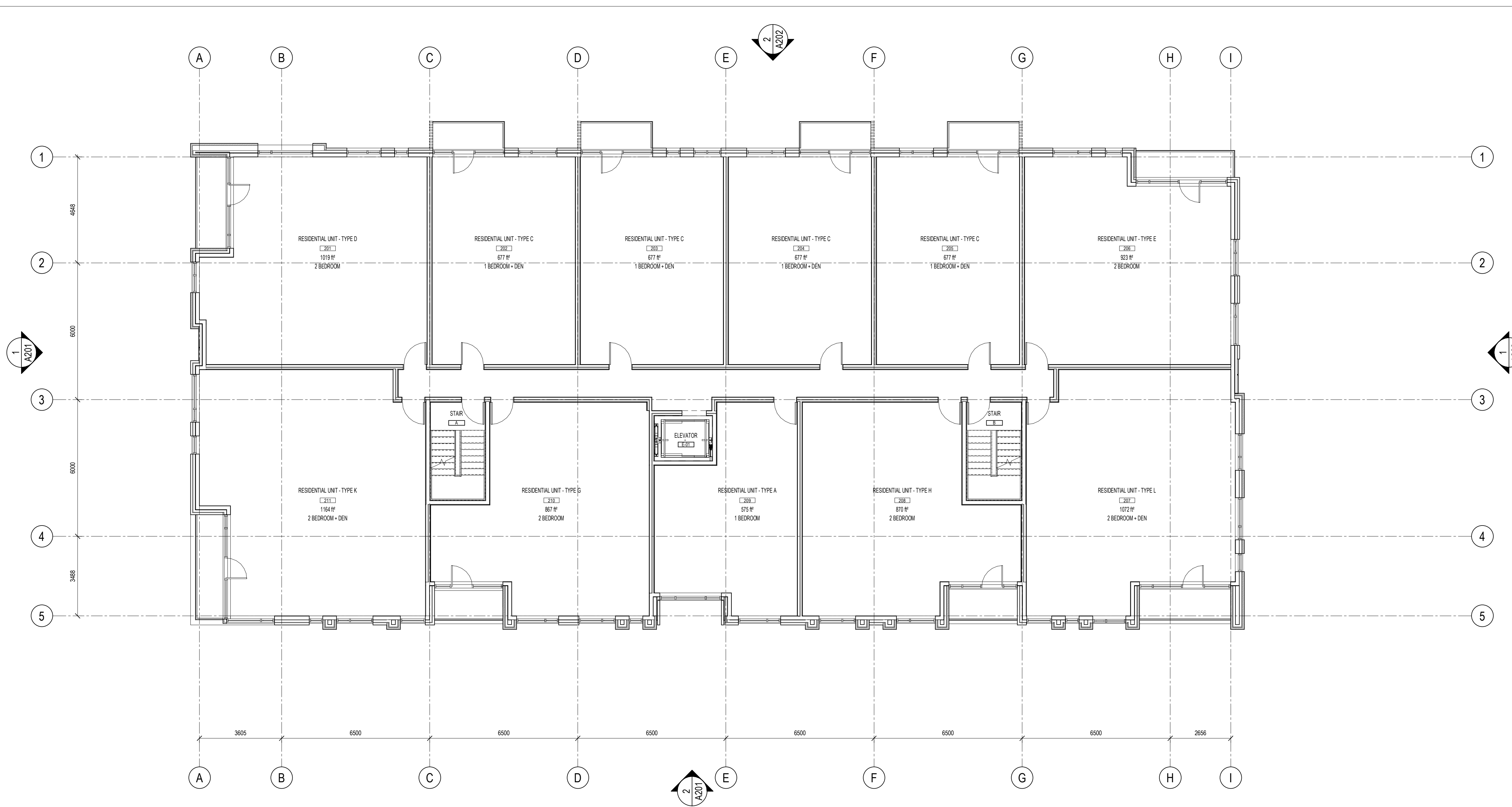
PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	BH	RMK

LEVEL 01 - FLOOR PLAN

A101

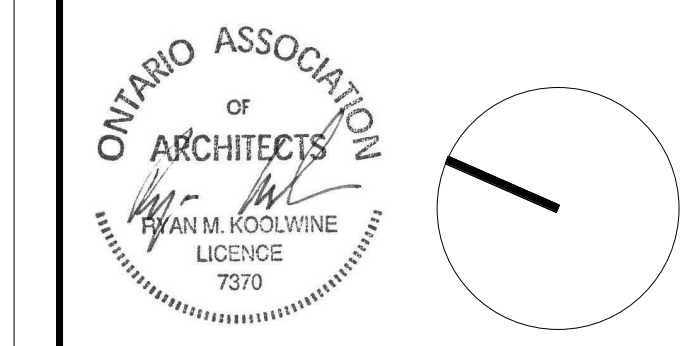
1 LEVEL 01 - FLOOR PLAN
 SCALE: 1 : 100

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LEVEL 02 - FLOOR PLAN

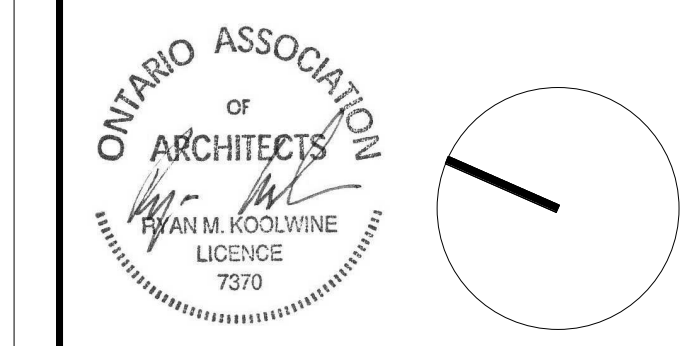
A102

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LEVEL 03 - FLOOR PLAN

A103

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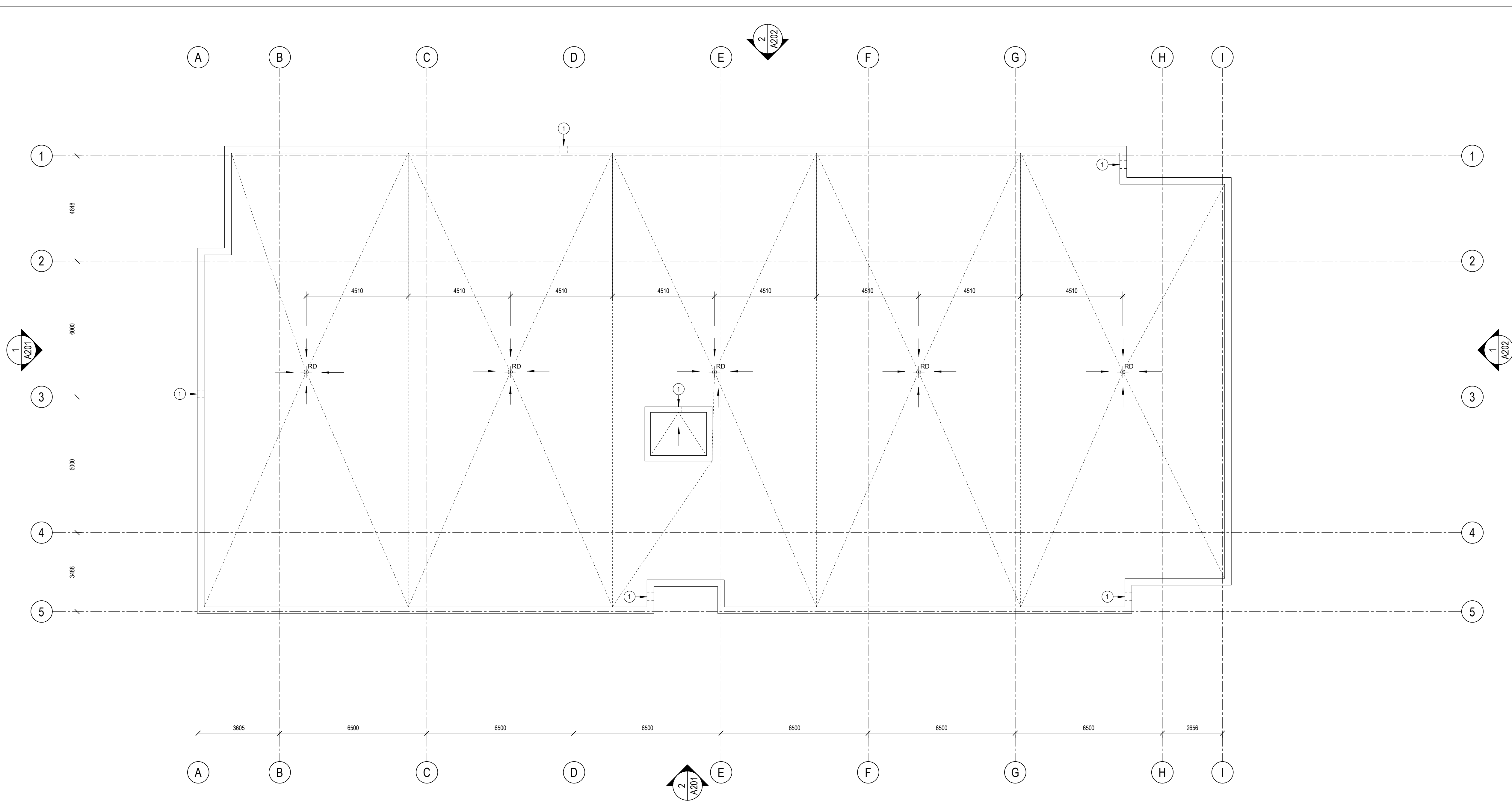
LEVEL 04 - FLOOR PLAN

A104

1 SCUPPER

2 KEYNOTE LEGEND

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
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ROOF PLAN

A105

CLADDING LEGEND:

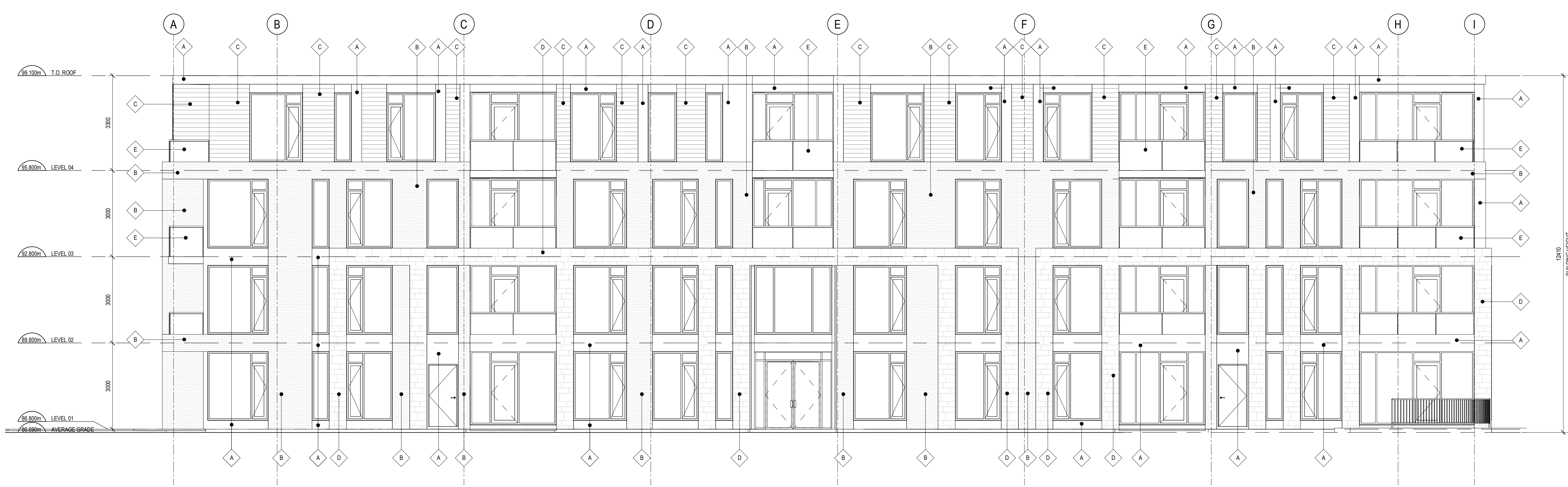
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COLOUR: COLOUR: DARK GREY
-  BRICK MASONRY
COLOUR: LIGHT GREY
-  CEDAR CLADDING
COLOUR: CEDAR WOODGRAIN
-  STONE CLADDING
COLOUR: WHITE
-  ALUMINUM AND GLASS GUARD SYSTEM
-  ALUMINUM LOUVRE SYSTEM
COLOUR: DARK GREY
-  STEEL GUARDRAIL
-  ALUMINUM AND GLASS GUARD (BRD-SAFE FRIT)

 **CLADDING LEGEND**
SCALE: 1 : 100

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1 NORTH ELEVATION
A201 SCALE: 1 : 75



2 WEST ELEVATION
A201 SCALE: 1 : 75

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
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NORTH & WEST ELEVATION

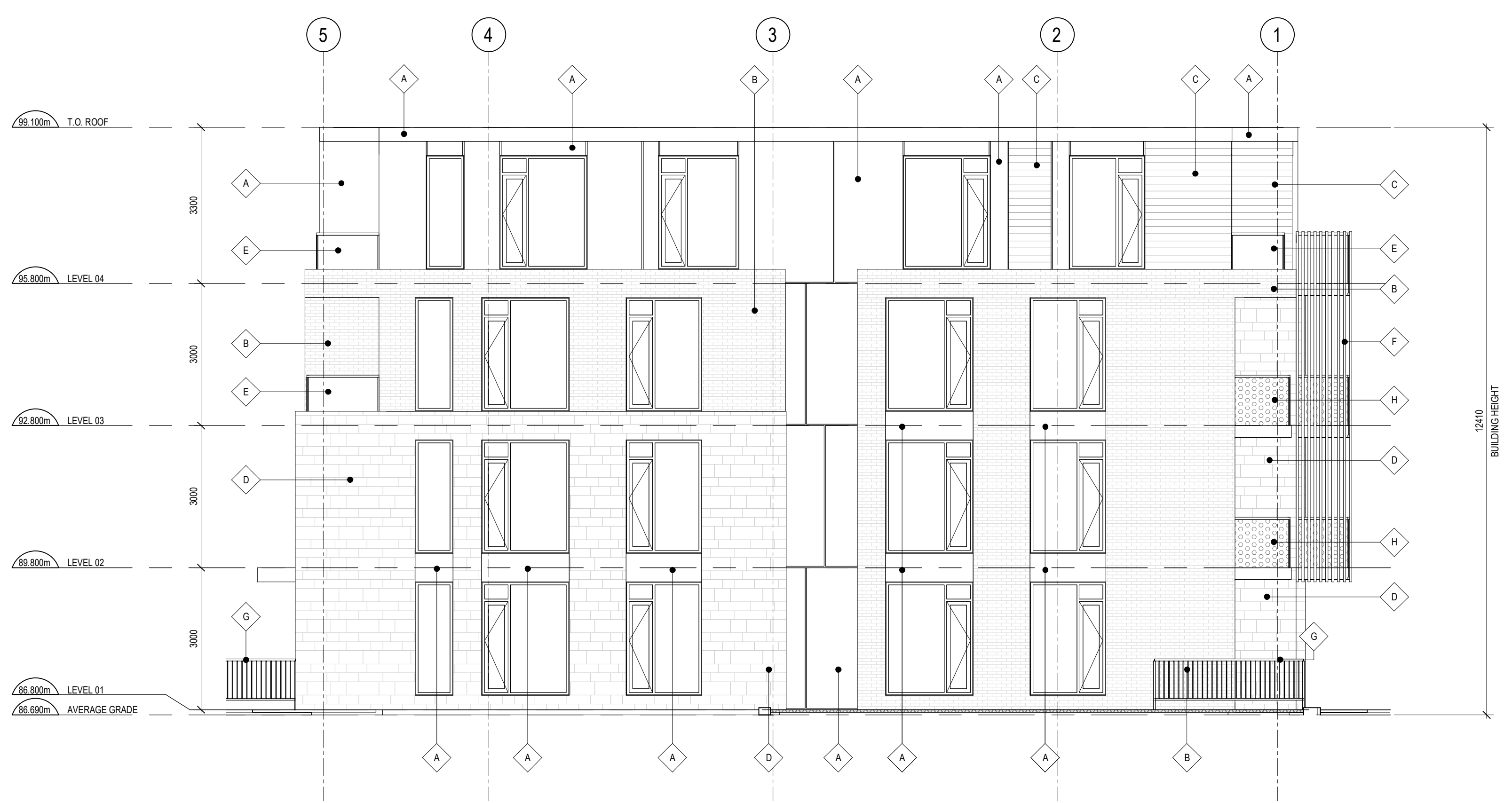
A201

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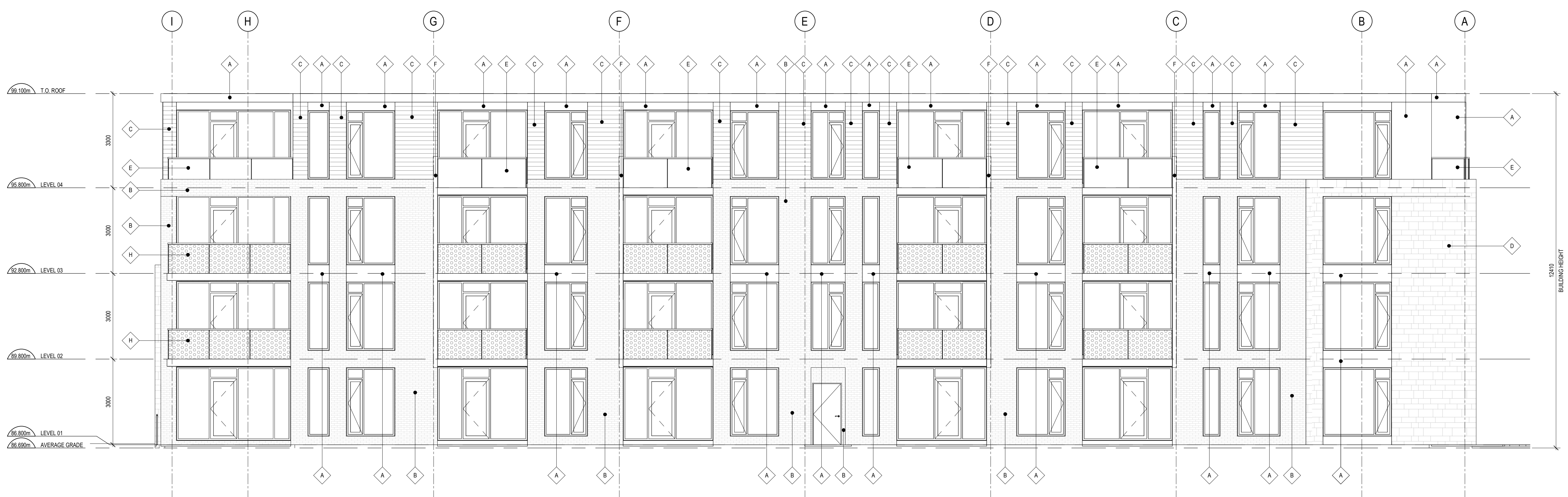
-  ALUMINUM COMPOSITE PANEL
COLOUR: COLOUR: DARK GREY
-  BRICK MASONRY
COLOUR: LIGHT GREY
-  CEDAR CLADDING
COLOUR: CEDAR WOODGRAIN
-  STONE CLADDING
COLOUR: WHITE
-  ALUMINUM AND GLASS GUARD SYSTEM
-  ALUMINUM LOUVRE SYSTEM
COLOUR: DARK GREY
-  STEEL GUARDRAIL
-  ALUMINUM AND GLASS GUARD (BRD-SAFE FRIT)

 **CLADDING LEGEND**
SCALE: 1 : 100

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1 SOUTH ELEVATION
SCALE: 1 : 75



2 EAST ELEVATION
SCALE: 1 : 75

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SOUTH & EAST ELEVATION

A202