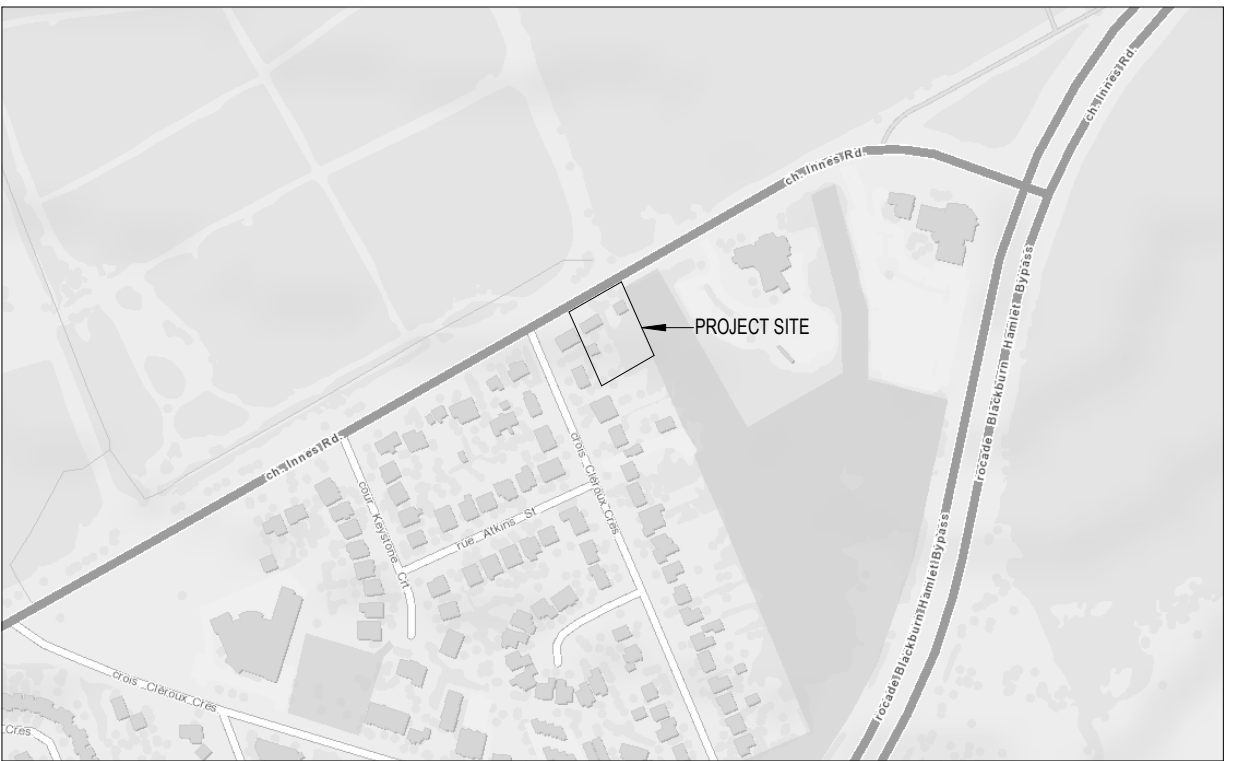


TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 10 CONCESSION 3 (OTTAWA FRONT) (GEOGRAPHIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBECK LTD. SURVEY COMPLETED ON APRIL 19, 2021
PLEASE NOTE PINS AND BEARINGS ARE INDICATED FOR REFERENCE ONLY. SEE SURVEY PLAN.

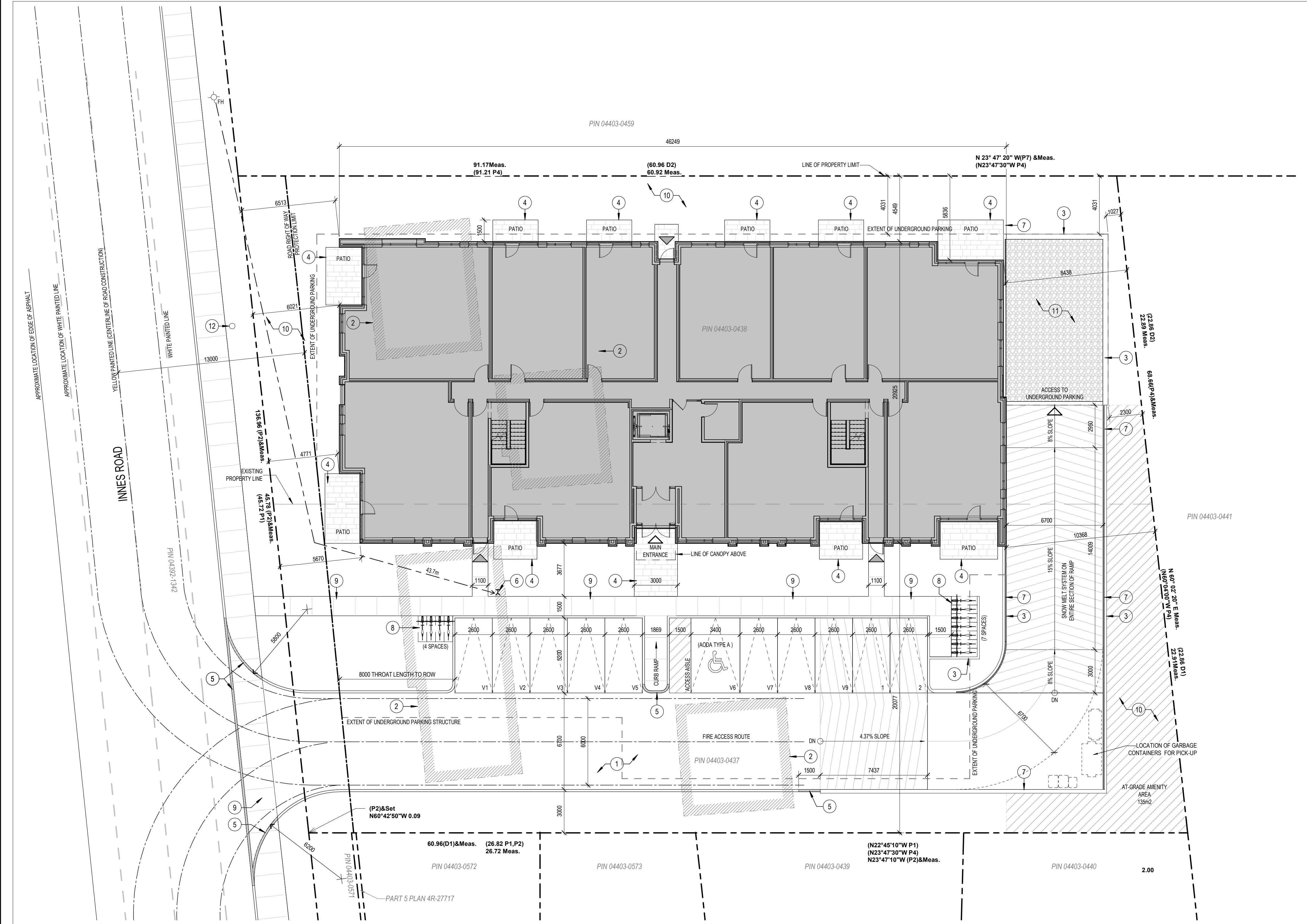
5 SURVEY INFO
SP-01 SCALE: N.T.S.

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



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

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



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>	52 Spaces 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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- 3 REISSUED FOR SITE PLAN CONTROL 23-02-09
- 2 REISSUED FOR SITE PLAN CONTROL 22-11-14
- 1 ISSUED FOR SITE PLAN CONTROL 22-03-07

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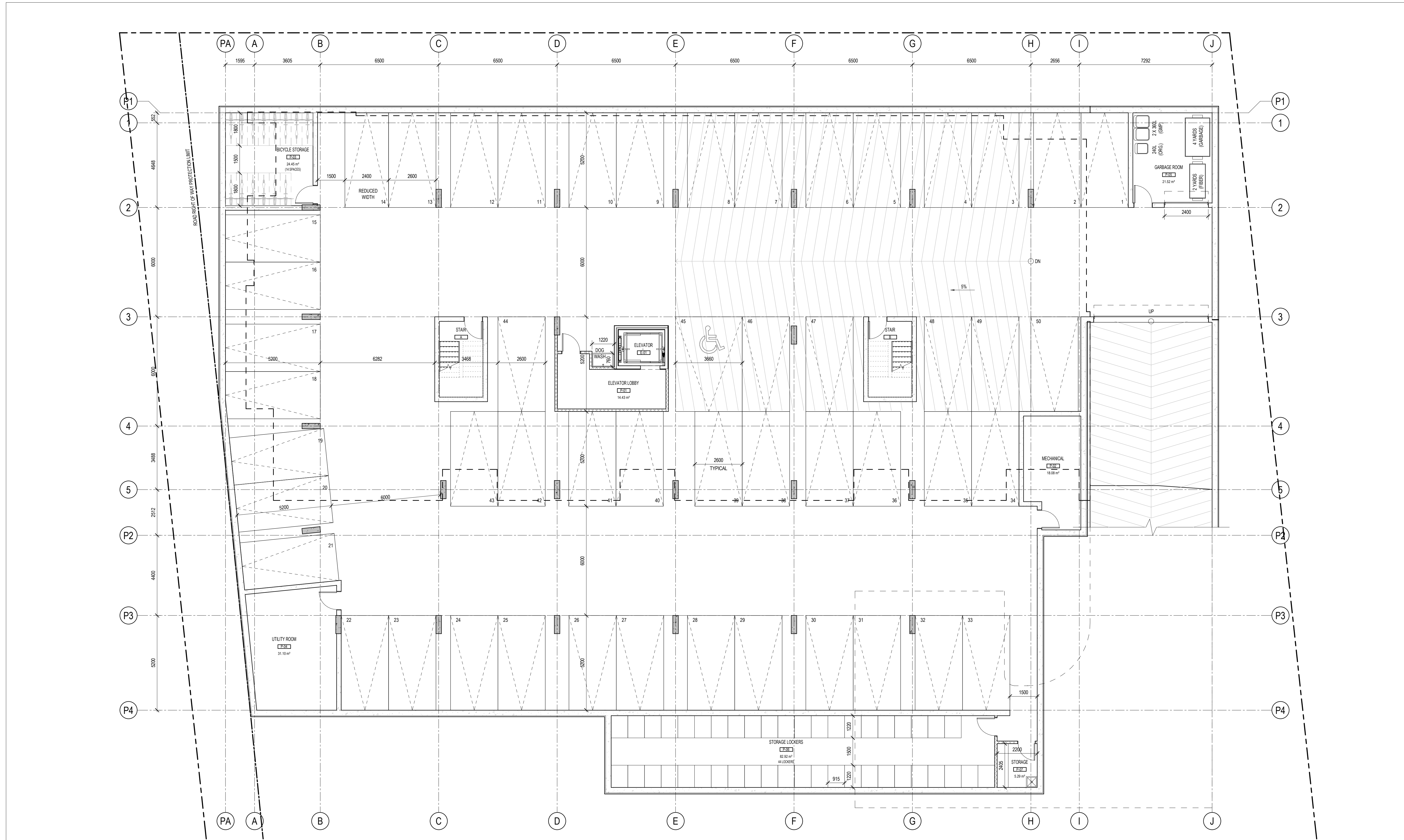
PROJ	SCALE	DRAWN	REVIEWED
2110	NOTED	BH	RMK

SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1 : 150

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

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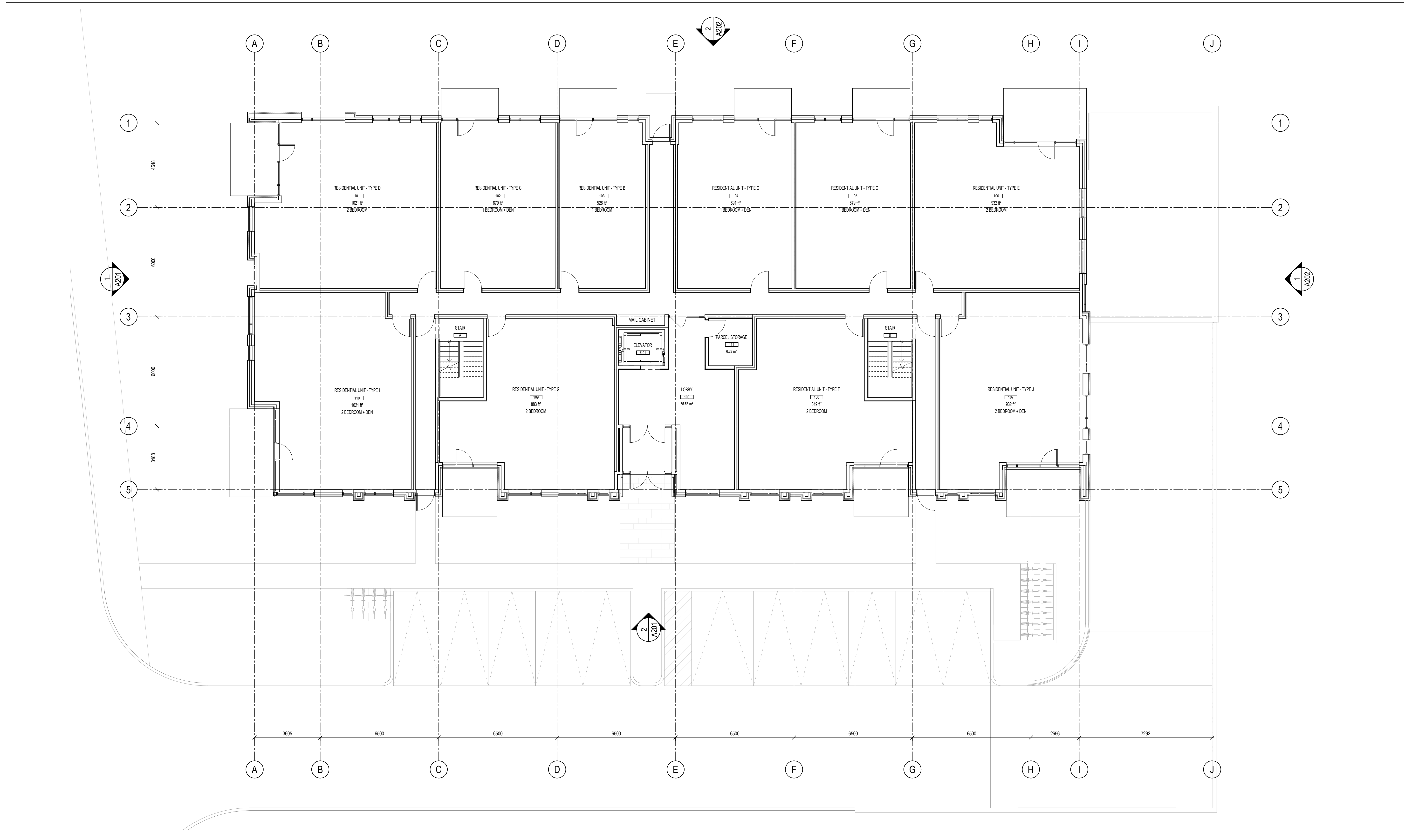
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LEVEL P1 - FLOOR PLAN

A100

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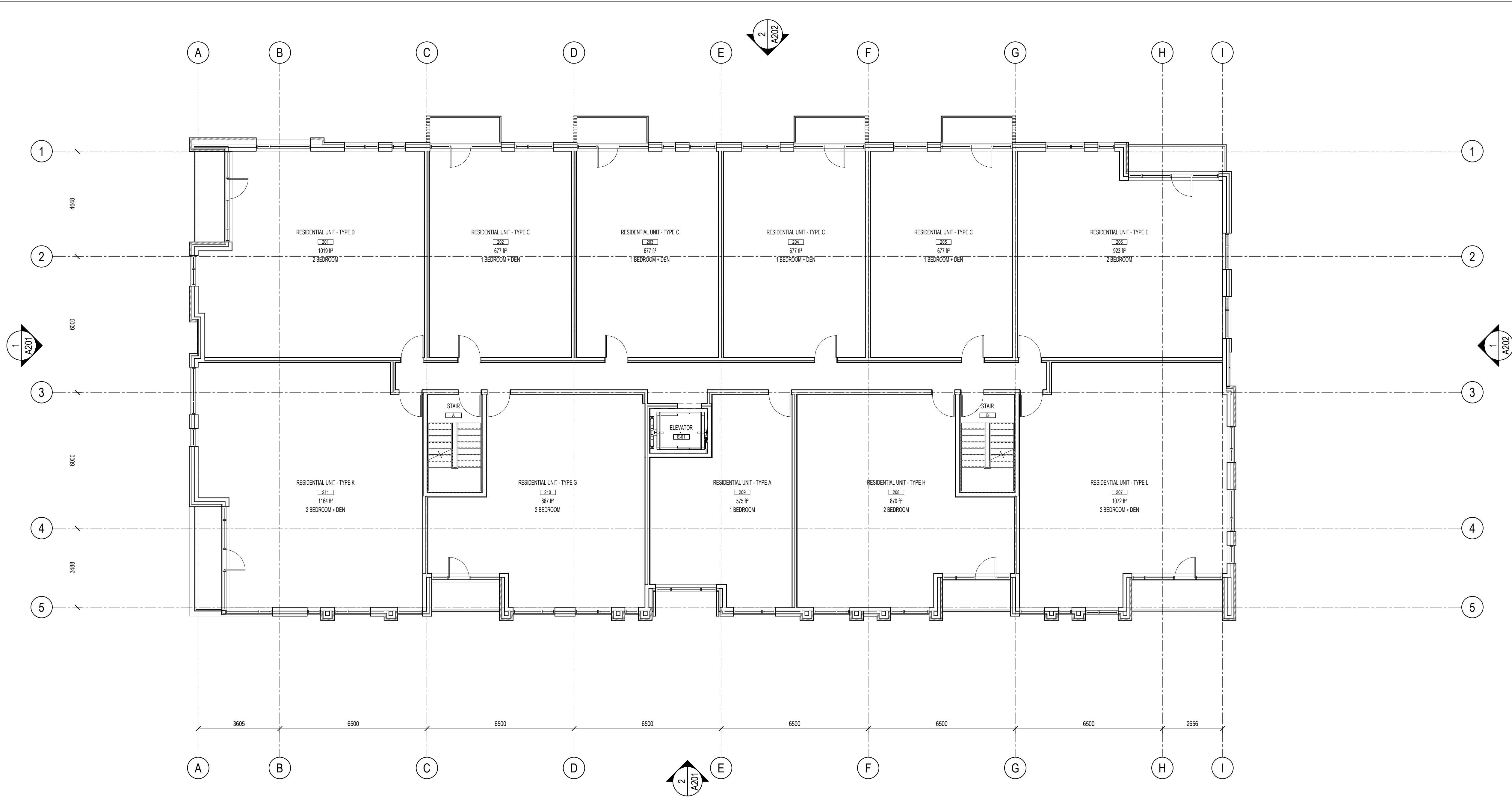
PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	BH	RMK

LEVEL 01 - FLOOR PLAN

A101

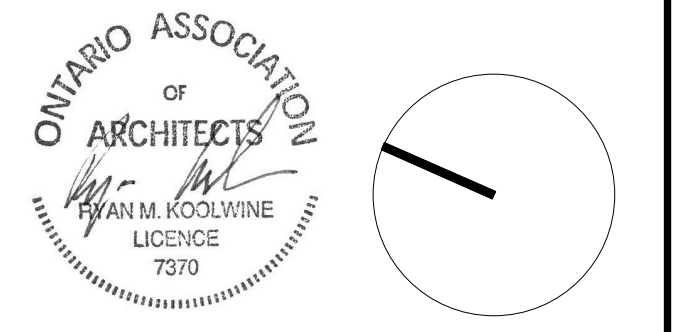
1 LEVEL 01 - FLOOR PLAN
 A101 SCALE: 1 : 100

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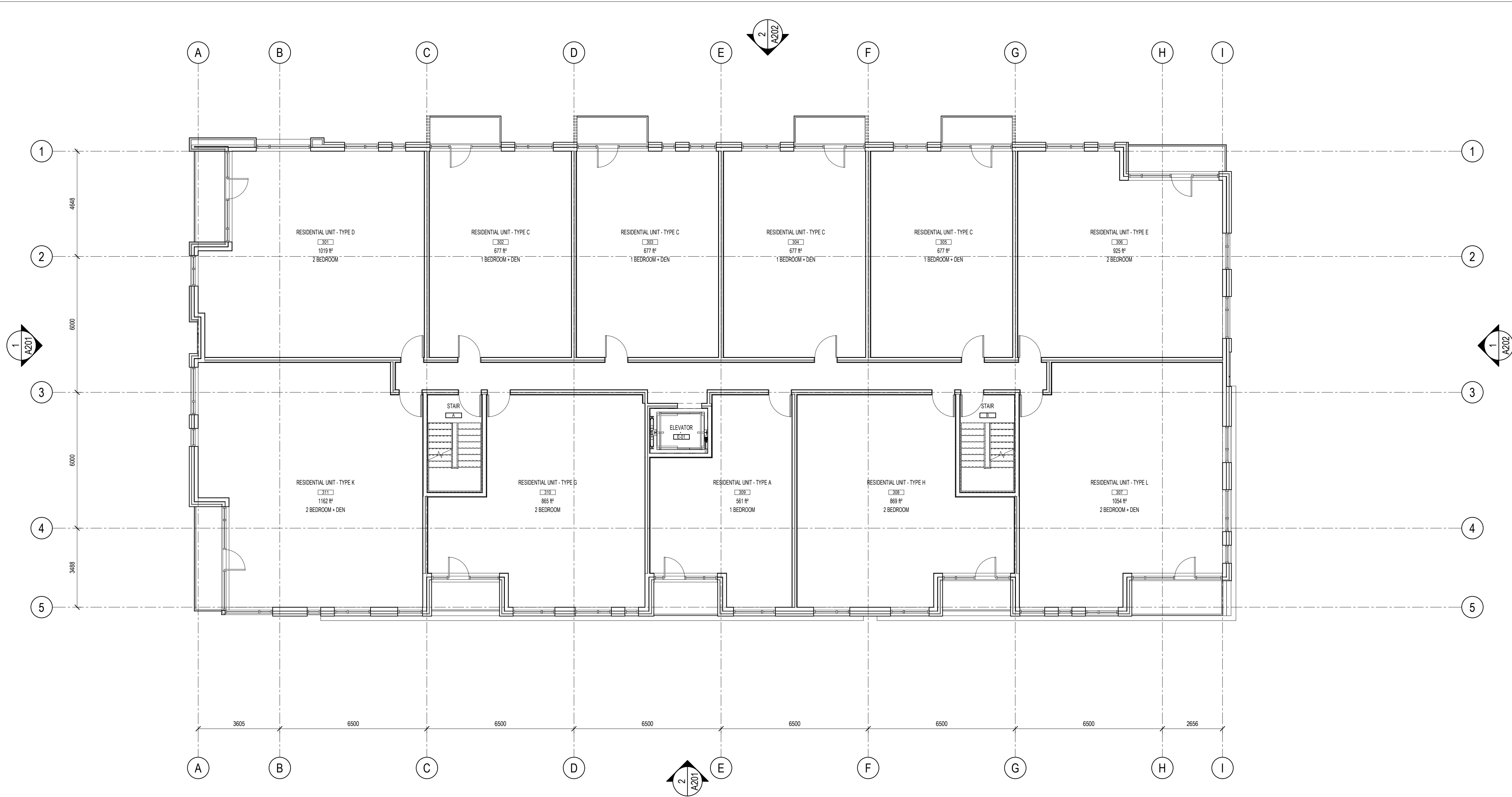
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LEVEL 02 - FLOOR PLAN

A102

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LEVEL 03 - FLOOR PLAN

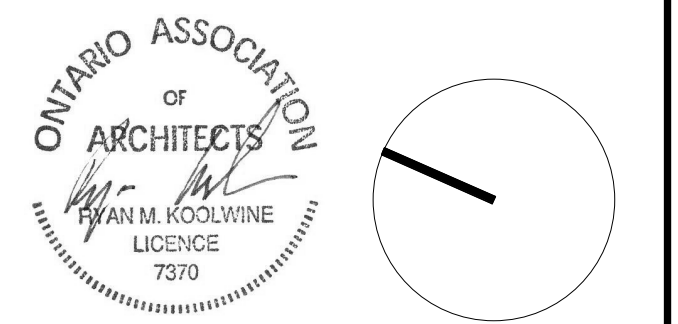
A103

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LEVEL 04 - FLOOR PLAN

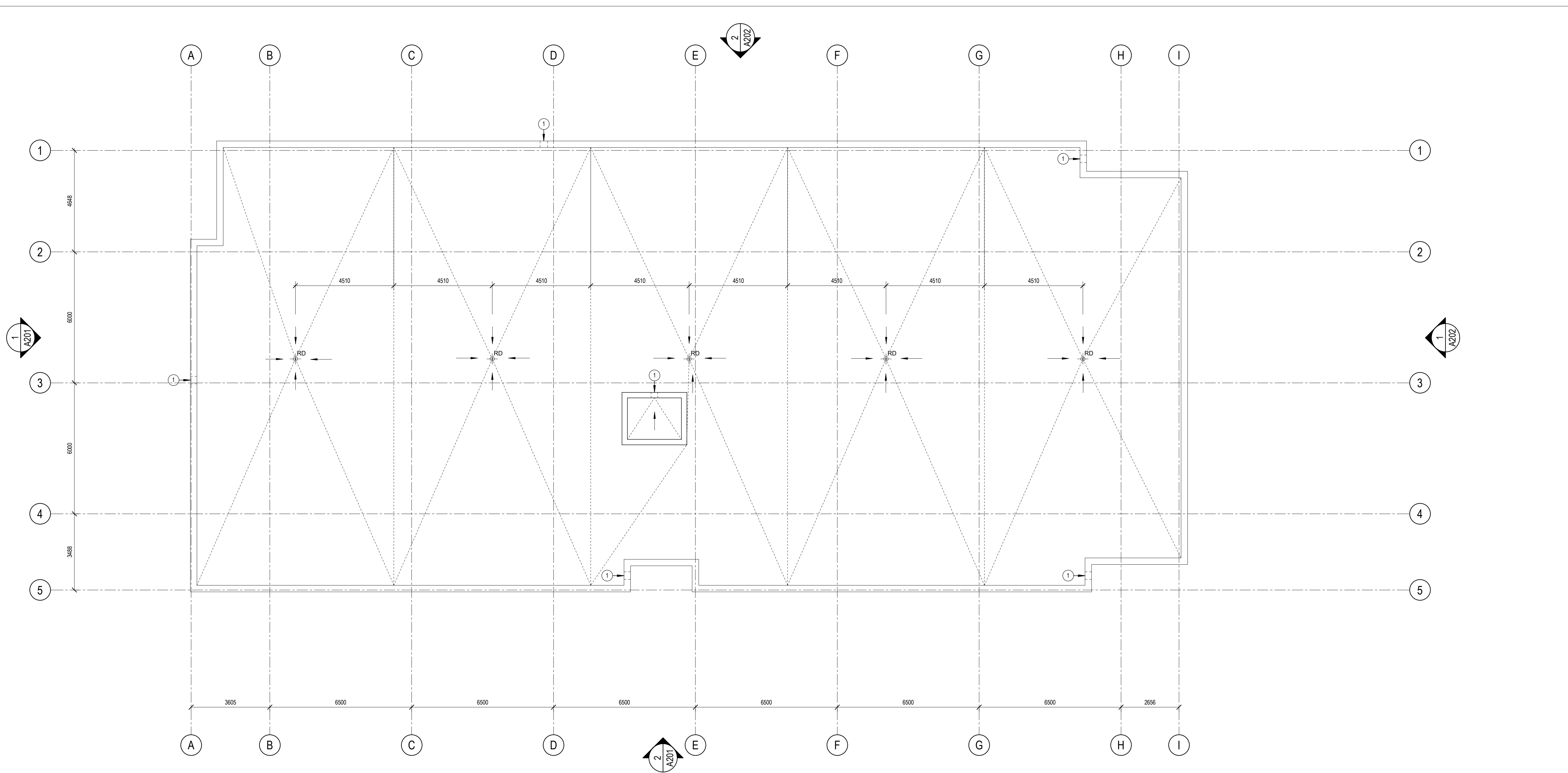
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1 SCUPPER
○

2 KEYNOTE LEGEND
○



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ROOF PLAN

A105

1 ROOF PLAN
A105 SCALE: 1 : 100

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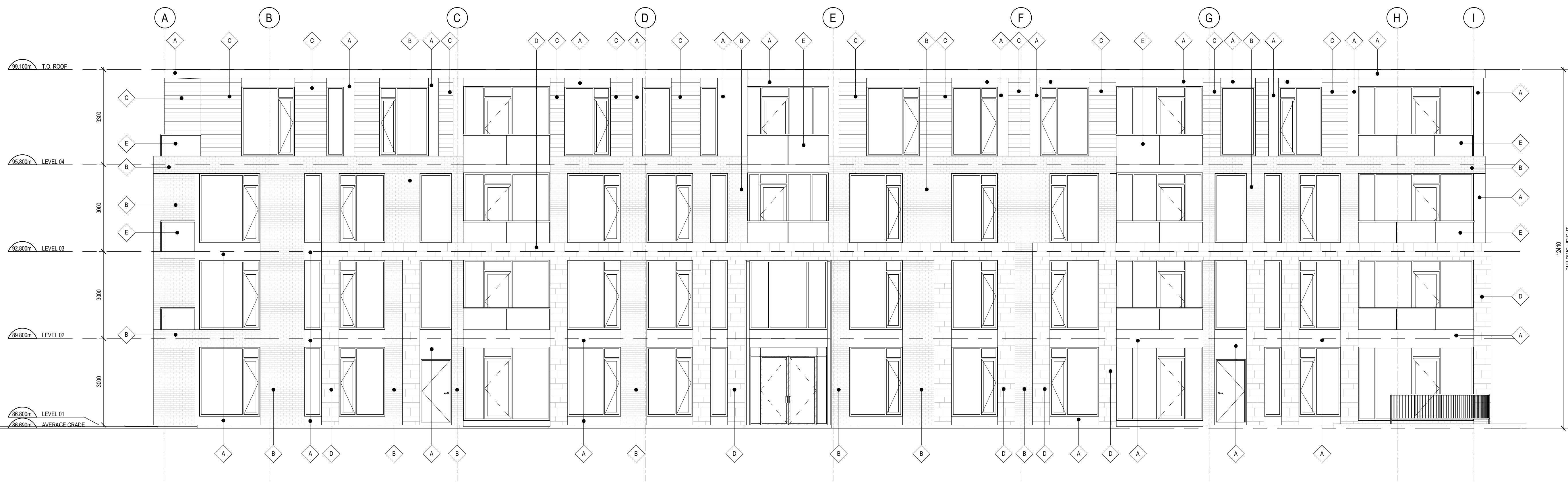
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A	ALUMINUM COMPOSITE PANEL COLOUR: COLOUR: DARK GREY
B	BRICK MASONRY COLOUR: LIGHT GREY
C	CEDAR CLADDING COLOUR: CEDAR WOODGRAIN
D	STONE CLADDING COLOUR: WHITE
E	ALUMINUM AND GLASS GUARD SYSTEM
F	ALUMINUM LOUVRE SYSTEM COLOUR: DARK GREY
G	STEEL GUARDRAIL
H	ALUMINUM AND GLASS GUARD (BIRD-SAFE FRIT)

CLADDING LEGEND
SCALE: 1 : 100



1 NORTH ELEVATION
SCALE: 1 : 75



2 WEST ELEVATION
SCALE: 1 : 75

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NORTH & WEST ELEVATION

A201

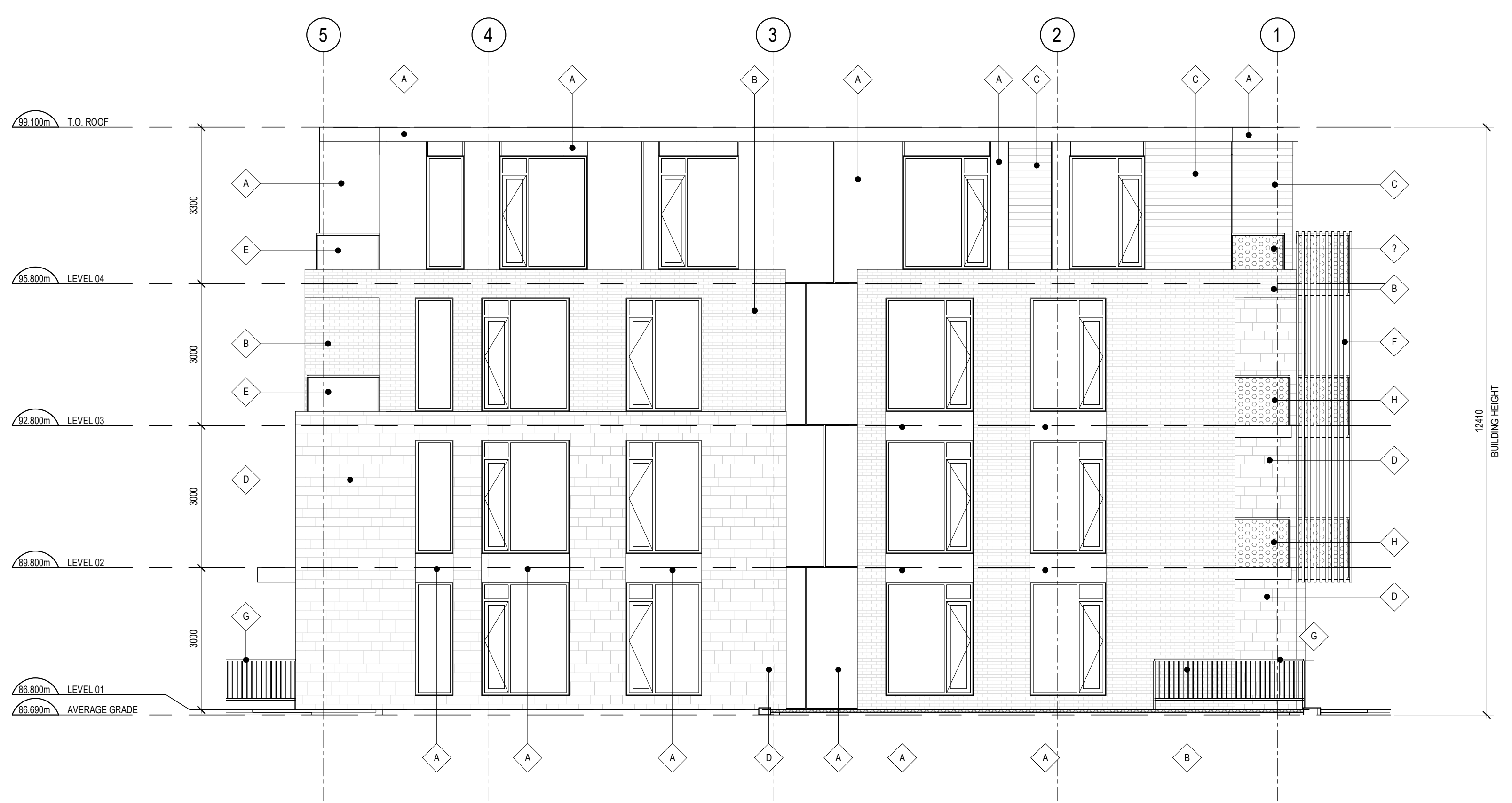
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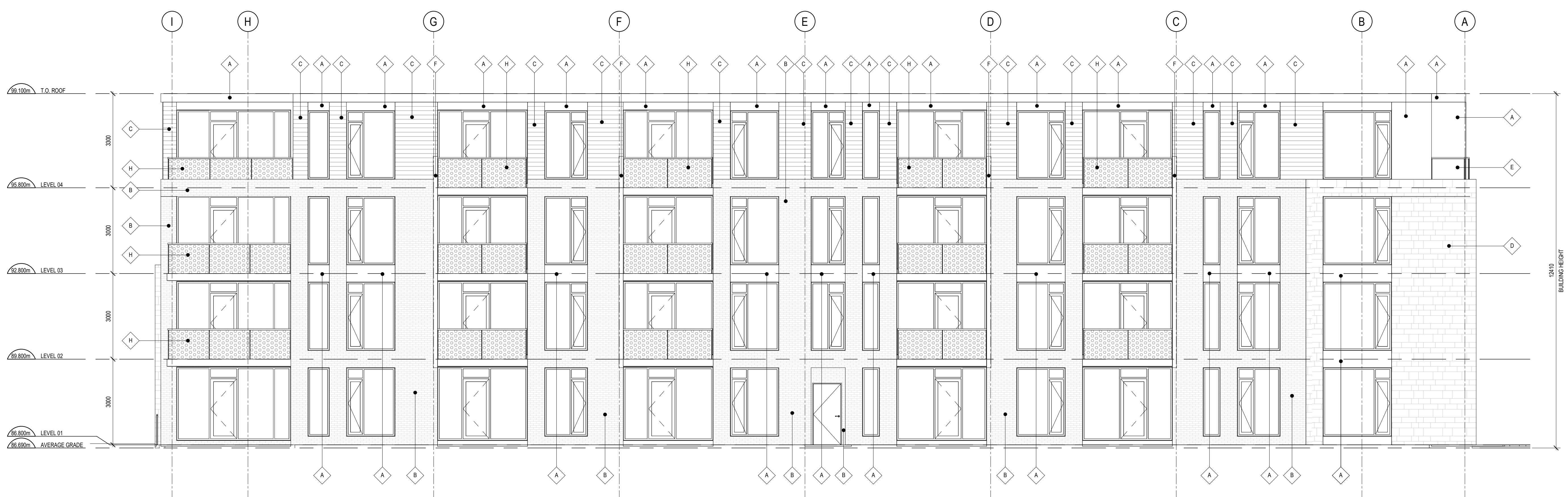
CLADDING LEGEND:

A	ALUMINUM COMPOSITE PANEL COLOUR: COLOUR: DARK GREY
B	BRICK MASONRY COLOUR: LIGHT GREY
C	CEDAR CLADDING COLOUR: CEDAR WOODGRAIN
D	STONE CLADDING COLOUR: WHITE
E	ALUMINUM AND GLASS GUARD SYSTEM
F	ALUMINUM LOUVRE SYSTEM COLOUR: DARK GREY
G	STEEL GUARDRAIL
H	ALUMINUM AND GLASS GUARD (BIRD-SAFE FRIT)

CLADDING LEGEND
SCALE: 1 : 100



1 SOUTH ELEVATION
SCALE: 1 : 75



2 EAST ELEVATION
SCALE: 1 : 75

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SOUTH & EAST ELEVATION

A202