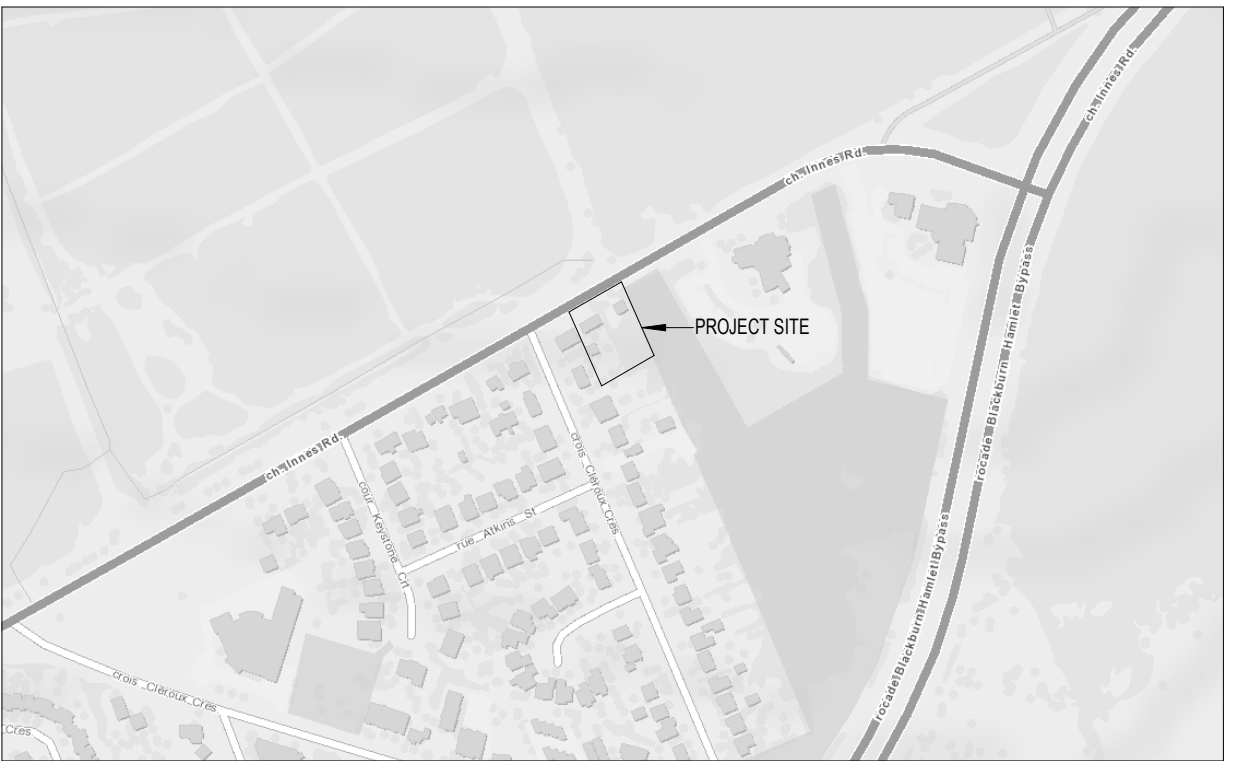


TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 10 CONCESSION 3 (OTTAWA FRONT) (GEOGRAPHIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. SURVEY COMPLETED ON APRIL 19, 2021  
PLEASE NOTE PINS AND BEARINGS ARE INDICATED FOR REFERENCE ONLY. SEE SURVEY PLAN.

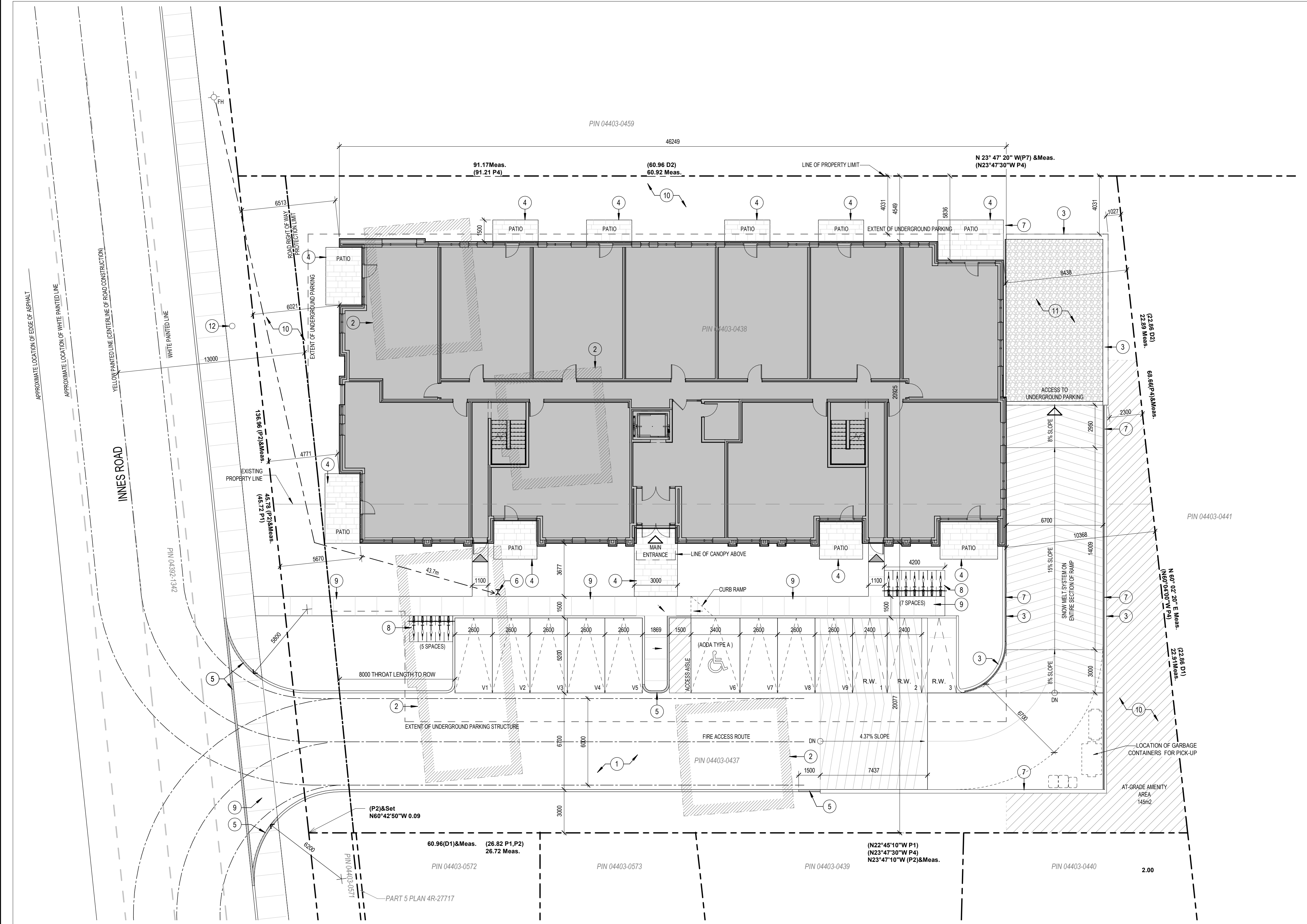
5 SURVEY INFO  
SCALE: N.T.S.

- 1 ASPHALT
- 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  
SCALE: N.T.S.

4 KEYNOTE LEGEND  
SCALE: N.T.S.



Site & Project Statistics		
Zoning Designation:	R4Z	
Lot Width:	45.78m	
Total Lot Area:	2775.6m <sup>2</sup>	
Average Existing Grade:	86.6m	
Gross Floor Area:	5424.8m <sup>2</sup>	
Proposed Unit Count:	47 Residential Units	
Proposed Development - 47 Unit Low-Rise Apartment		
Zoning Mechanism	Required	Provided
Minimum Lot Width 162(a)	18m	45.78m
Minimum Lot Area 162(a)	450m <sup>2</sup>	2775.6m <sup>2</sup>
Min. Front Yard Setback 162(a)	3m	4.78m
Min. Interior Side Yard Setback 162(a)	6m	6m
Min. Rear Yard Setback 162(a)	1m	8.438m (1m at corner of parking structure)
Maximum Building Height 162(a)	15m	12.41m
Parking Space Rates 107	56 Spaces 1.2 spaces/unit Row R11 - Area "C"	56 Spaces (53 underground spaces, 3 surface spaces)
Minimum Visitor Parking Rates 102	9 Spaces 0.2 spaces/unit - Area "C"	9 Spaces
Bicycle Parking Rates Table 111A	24 Spaces 0.5 spaces/unit for 47 units(11A)(i)(j)	32 Spaces (20 underground spaces, 12 surface spaces)
Landscaped Area 167 (B)	832.7m <sup>2</sup> 30% of Lot Area (2775.6m <sup>2</sup> )	1159.8m <sup>2</sup> (41.8%)
Total Amenity Area 137 (12)	282m <sup>2</sup> 6m <sup>2</sup> /unit @ 47 units	382m <sup>2</sup>
Communal Amenity Area 137 (12)	141m <sup>2</sup> 50% of total amenity area	145m <sup>2</sup>

2 ZONING  
SCALE: N.T.S.

TOTAL AMENITY AREA CALCULATION	
AT-GRADE AMENITY AREA	145m <sup>2</sup>
LEVEL 01 PATIOS	80m <sup>2</sup>
LEVEL 02 BALCONIES	49m <sup>2</sup>
LEVEL 03 BALCONIES	56m <sup>2</sup>
LEVEL 04 BALCONIES	52m <sup>2</sup>
TOTAL	382m <sup>2</sup>
COMMUNAL AMENITY AREA CALCULATION	
AT-GRADE AMENITY AREA	145m <sup>2</sup>

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect.
- 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.

- 5 REISSUED FOR SITE PLAN CONTROL 23-10-13
- 4 REISSUED FOR SITE PLAN CONTROL 23-08-01
- 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

ISSUE RECORD



project1 studio

Project1 Studio Incorporated  
[613.884.9339 | mail@project1studio.ca]

3040 INNES ROAD  
3040 Innes Road  
Ottawa, ON

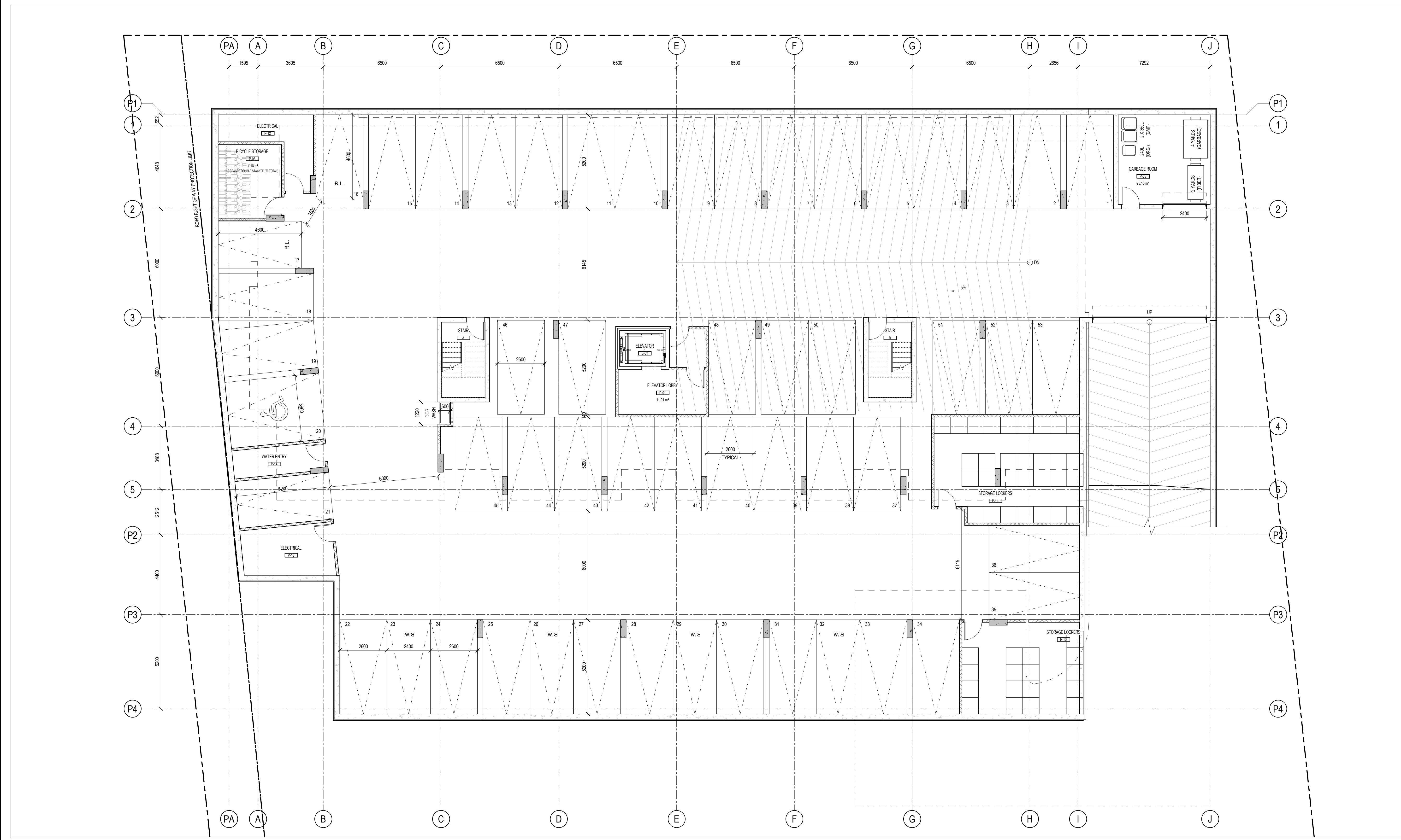
PROJ SCALE DRAWN REVIEWED  
2110 NOTED JH/BH RMK

SITE PLAN

SP-01

1 SITE PLAN  
SCALE: 1 : 150

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  - 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.



ISSUE RECORD		
5	REISSUED FOR SITE PLAN CONTROL	23-10-13
4	REISSUED FOR SITE PLAN CONTROL	23-08-01
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



**project1 studio**  
 Project1 Studio Incorporated  
 (613.884.9339 | mail@project1studio.ca)

**3040 INNES ROAD**  
 3040 Innes Road  
 Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	1:100	JH/BH	RMK

**LEVEL P1 - FLOOR PLAN**

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

**A100**

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- 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/graphic 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.



ISSUE RECORD		
5	REISSUED FOR SITE PLAN CONTROL	23-10-13
4	REISSUED FOR SITE PLAN CONTROL	23-08-01
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



**project1 studio**  
 Project1 Studio Incorporated  
 (613) 884-9339 | mail@project1studio.ca

**3040 INNES ROAD**  
 3040 Innes Road  
 Ottawa, ON

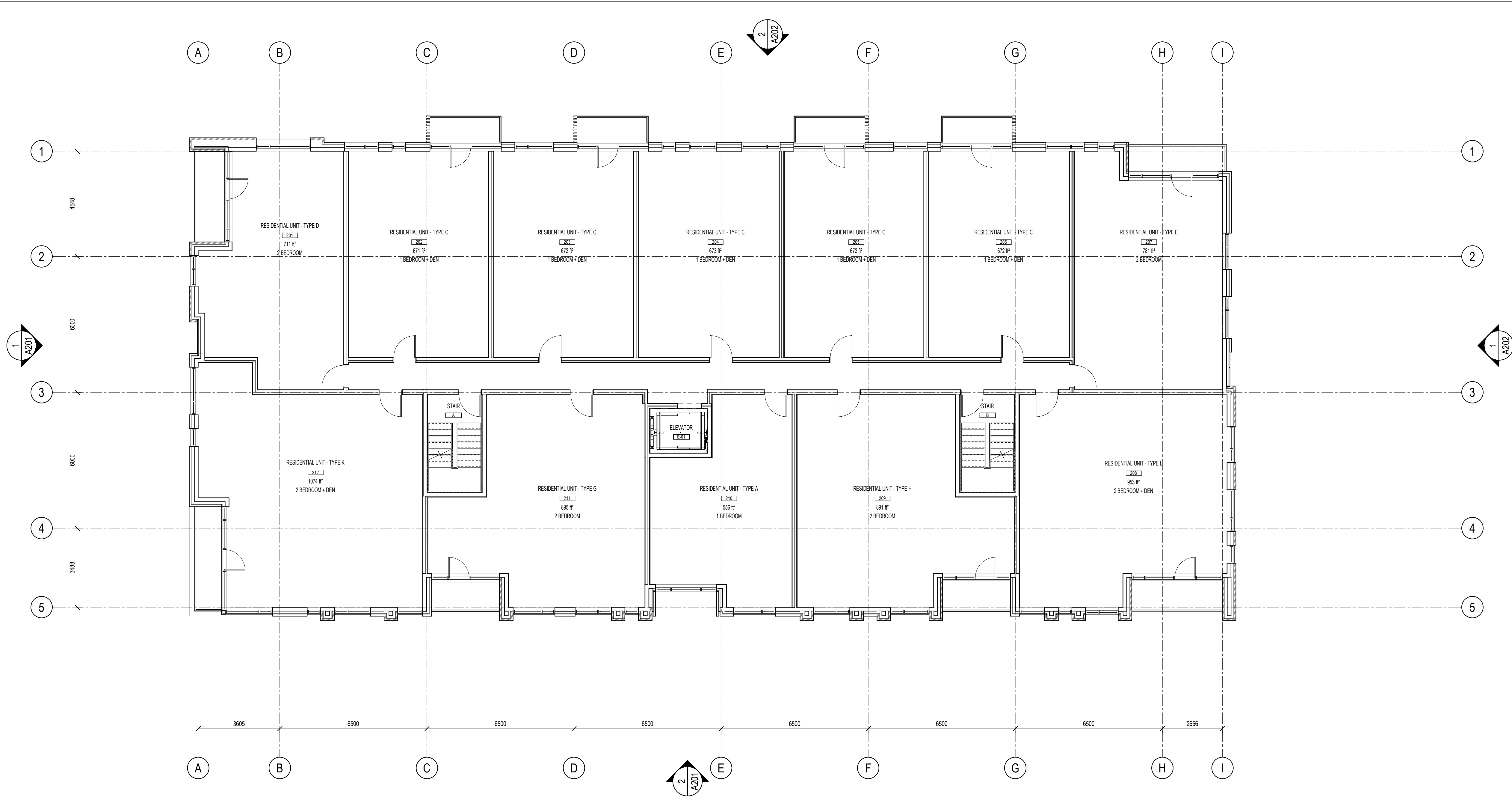
PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	JH/BH	RMK

**LEVEL 01 - FLOOR PLAN**

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

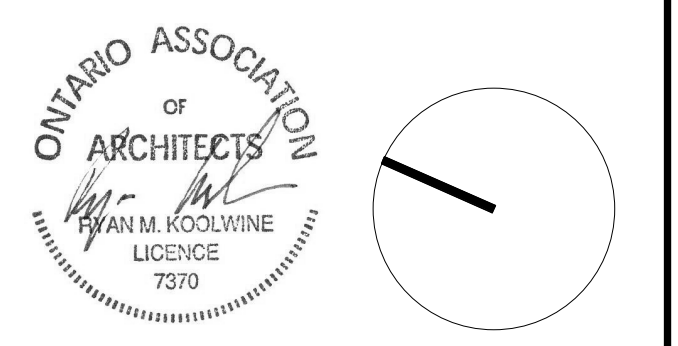
**A101**

- GENERAL ARCHITECTURAL NOTES:
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  2. 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.
  3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
  4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  5. 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.
  6. These documents are not to be used for construction unless specifically noted for such purpose.



ISSUE	DATE
5 REISSUED FOR SITE PLAN CONTROL	23-10-13
4 REISSUED FOR SITE PLAN CONTROL	23-08-01
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

ISSUE RECORD



**project1 studio**

Project1 Studio Incorporated  
613.884.9339 | mail@project1studio.ca

**3040 INNES ROAD**  
3040 Innes Road  
Ottawa, ON

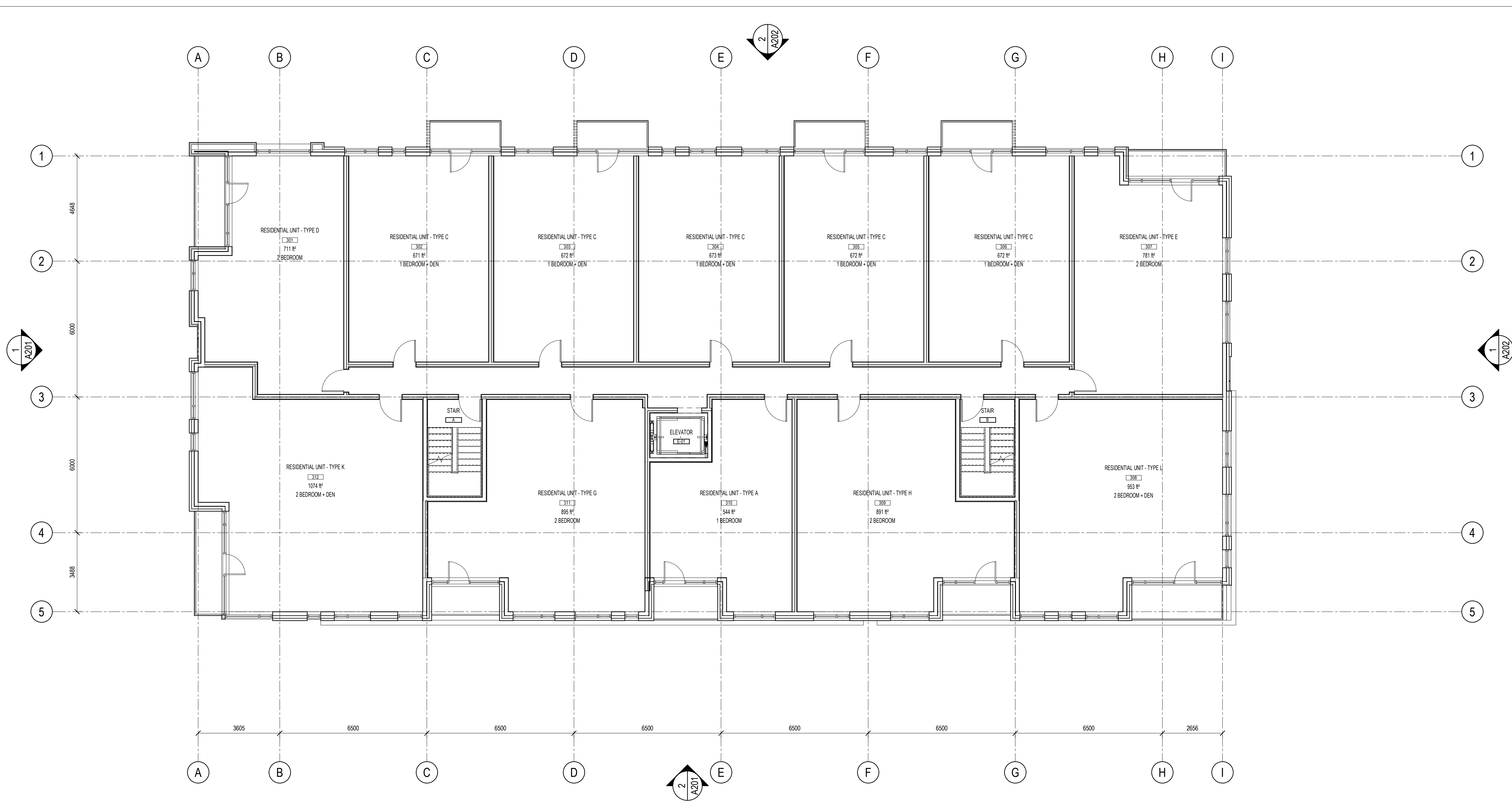
PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	JH/BH	RMK

LEVEL 02 - FLOOR PLAN

**A102**

1 LEVEL 02 - FLOOR PLAN  
A102 SCALE: 1 : 100

- GENERAL ARCHITECTURAL NOTES:
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  2. 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.
  3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
  4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  5. 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.
  6. These documents are not to be used for construction unless specifically noted for such purpose.



ISSUE	DATE
5 REISSUED FOR SITE PLAN CONTROL	23-10-13
4 REISSUED FOR SITE PLAN CONTROL	23-08-01
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

ISSUE RECORD



**project1 studio**  
Project1 Studio Incorporated  
[613.884.9339 | mail@project1studio.ca]

**3040 INNES ROAD**  
3040 Innes Road  
Ottawa, ON

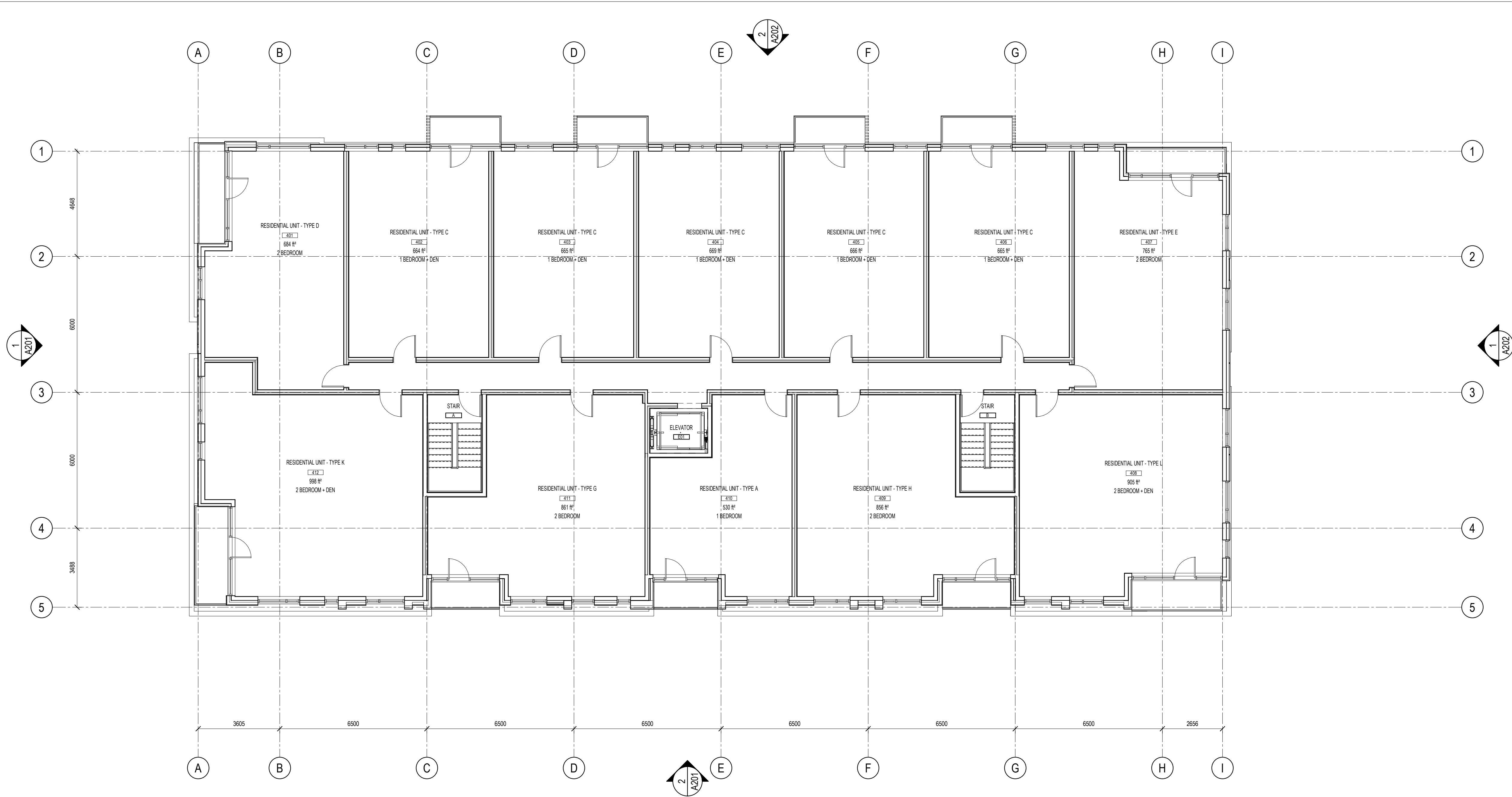
PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	JH/BH	RMK

LEVEL 03 - FLOOR PLAN

**A103**

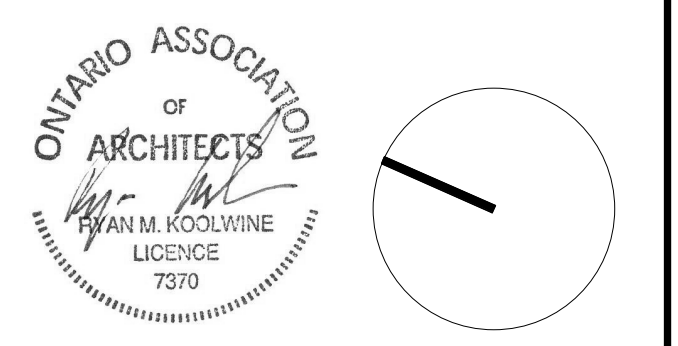
**1 LEVEL 03 - FLOOR PLAN**  
A103 SCALE: 1 : 100

- GENERAL ARCHITECTURAL NOTES:
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  2. 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.
  3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
  4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  5. 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.
  6. These documents are not to be used for construction unless specifically noted for such purpose.



5	REISSUED FOR SITE PLAN CONTROL	23-10-13
4	REISSUED FOR SITE PLAN CONTROL	23-08-01
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

**ISSUE RECORD**



**project1 studio**

Project1 Studio Incorporated  
613.884.9339 | mail@project1studio.ca

**3040 INNES ROAD**  
3040 Innes Road  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	JH/BH	RMK

**LEVEL 04 - FLOOR PLAN**

**A104**


1 LEVEL 04 - FLOOR PLAN  
A104 SCALE: 1 : 100



GENERAL ARCHITECTURAL NOTES:

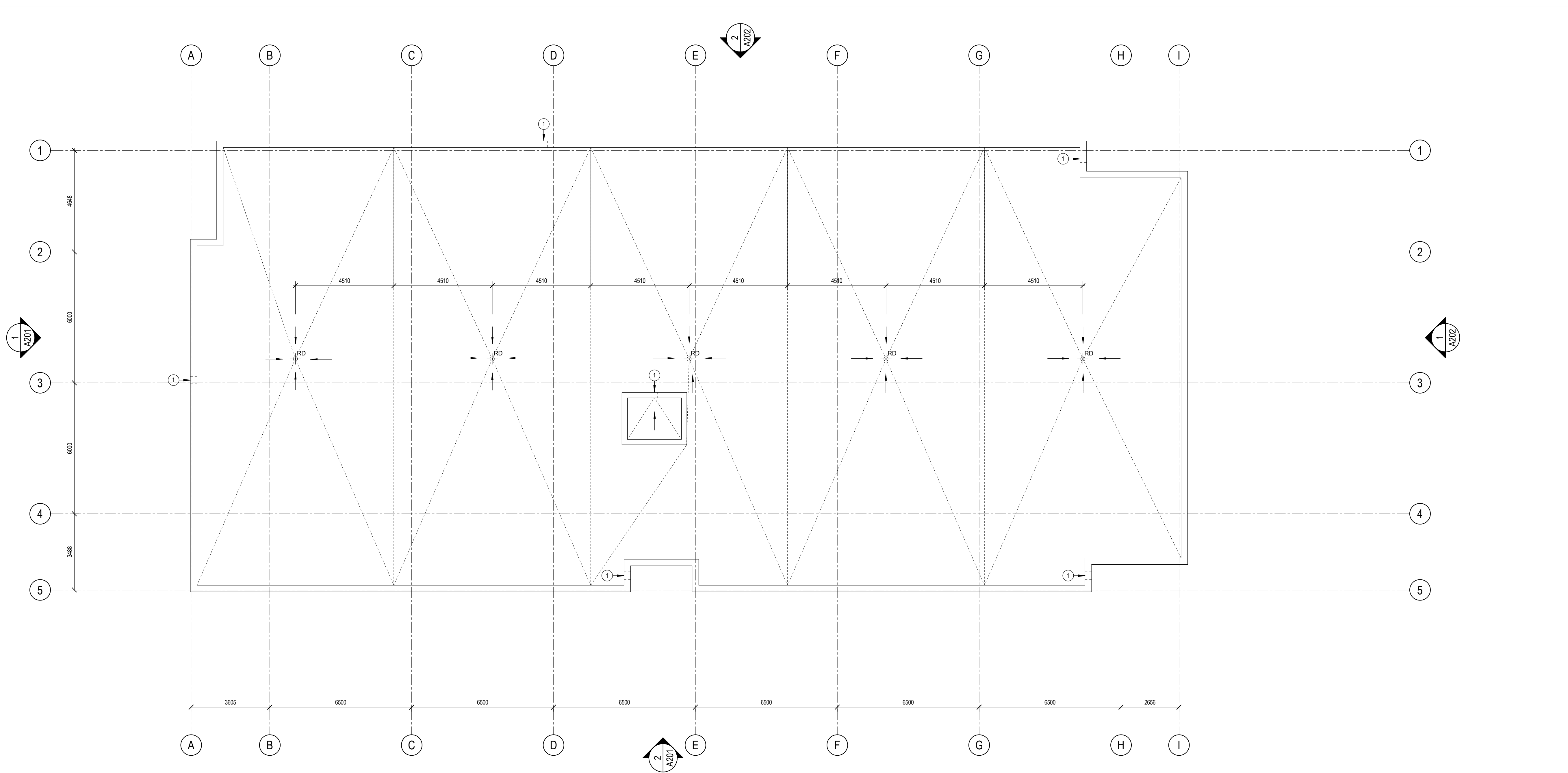
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and 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.

1 SCUPPER



2 KEYNOTE LEGEND

A105



ISSUE RECORD		
5	REISSUED FOR SITE PLAN CONTROL	23-10-13
4	REISSUED FOR SITE PLAN CONTROL	23-08-01
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



**project1 studio**  
Project1 Studio Incorporated  
[613.884.9339 | mail@project1studio.ca]

**3040 INNES ROAD**  
3040 Innes Road  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	1 : 100	JH/BH	RMK









**ROOF PLAN**

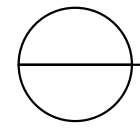
**A105**

1 ROOF PLAN  
A105 SCALE: 1 : 100

**GENERAL ARCHITECTURAL NOTES:**

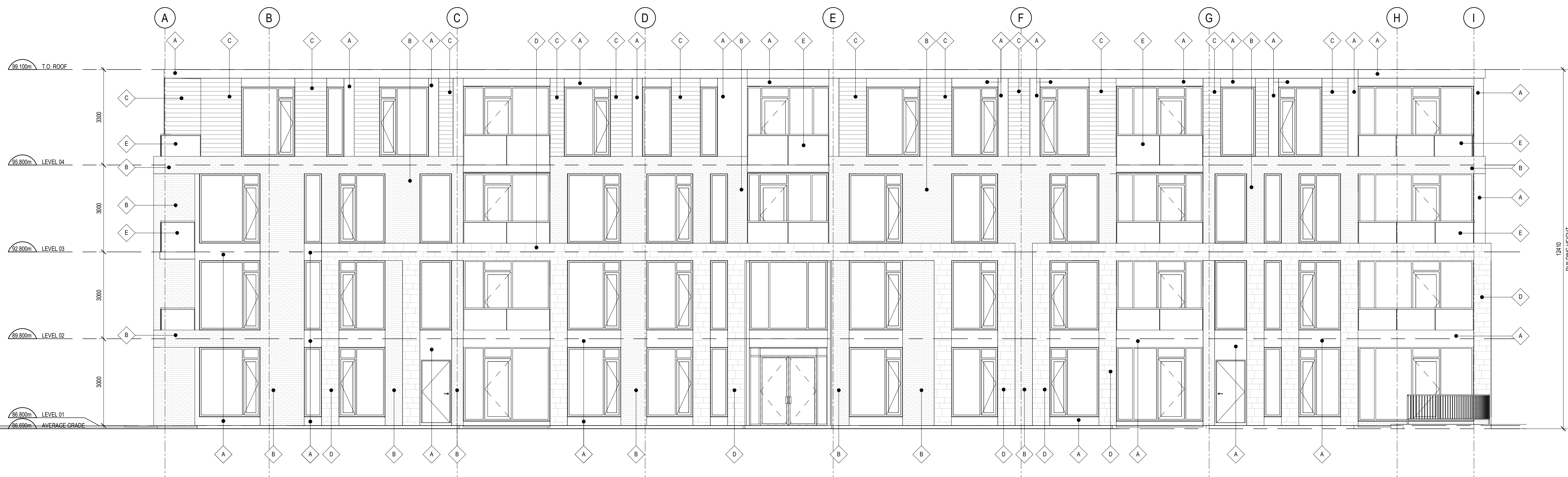
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and 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.

- CLADDING LEGEND:**
-  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 (BIRD-SAFE FRIT)

 **CLADDING LEGEND**  
SCALE: 1 : 100



**1 NORTH ELEVATION**  
A201 SCALE: 1 : 75



**2 WEST ELEVATION**  
A201 SCALE: 1 : 75

ISSUE	DESCRIPTION	DATE
5	REISSUED FOR SITE PLAN CONTROL	23-10-13
4	REISSUED FOR SITE PLAN CONTROL	23-08-01
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

**ISSUE RECORD**



**project1 studio**  
Project1 Studio Incorporated  
1613.884.9399 | mail@project1studio.ca

**3040 INNES ROAD**  
3040 Innes Road  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	NOTED	JH/BH	RMK

**NORTH & WEST ELEVATION**

**A201**



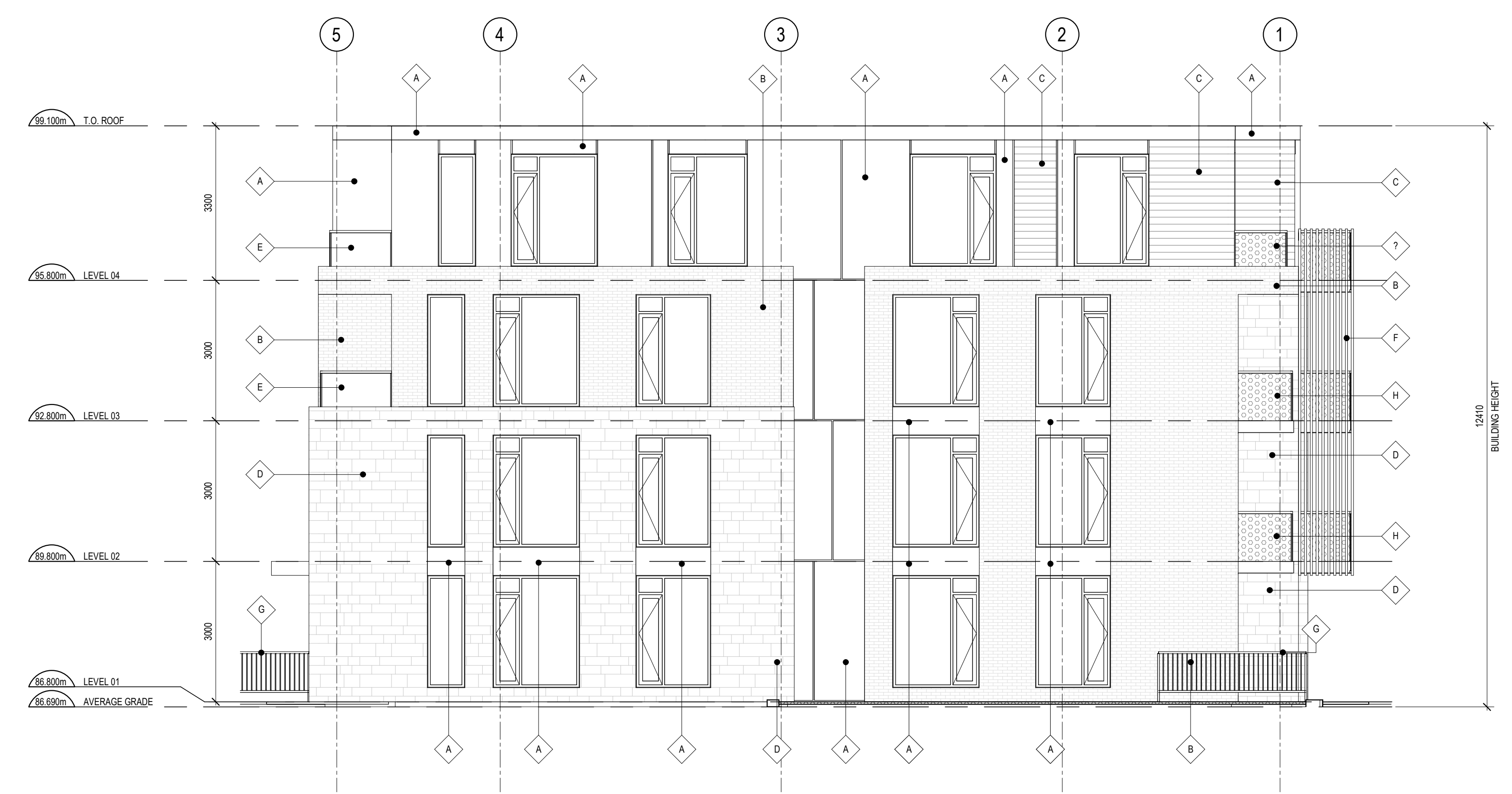
**GENERAL ARCHITECTURAL NOTES:**

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- 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.

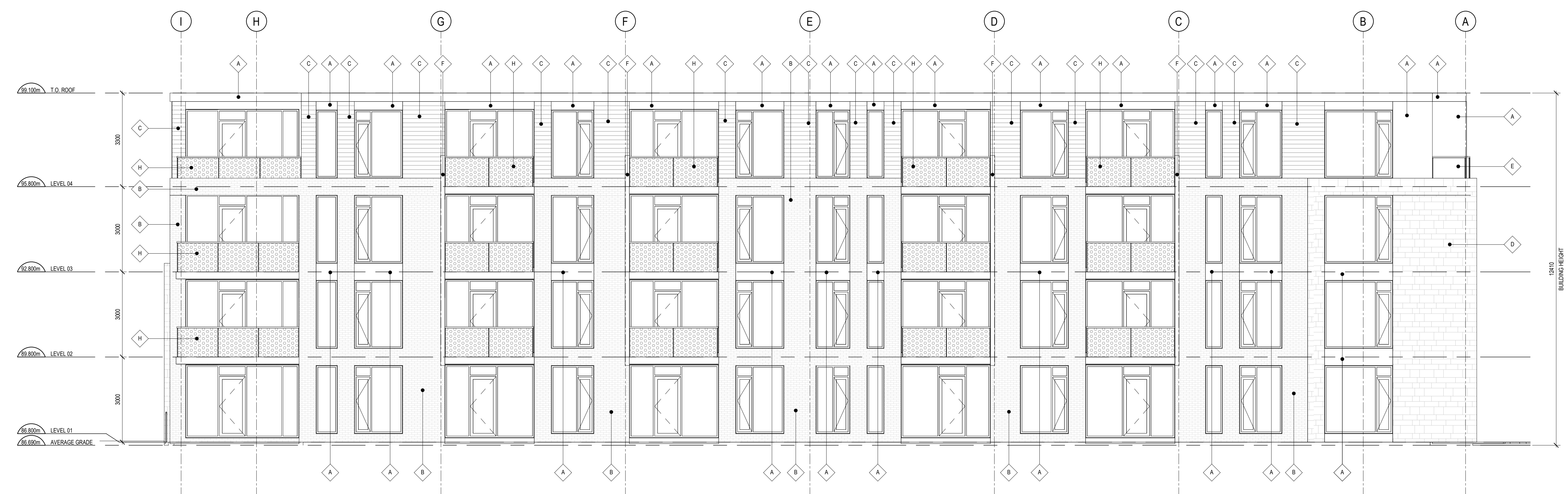
**CLADDING LEGEND:**

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

5	REISSUED FOR SITE PLAN CONTROL	23-10-13
4	REISSUED FOR SITE PLAN CONTROL	23-08-01
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

**ISSUE RECORD**



**project1 studio**  
Project1 Studio Incorporated  
1613.884.9399 | mail@project1studio.ca

**3040 INNES ROAD**  
3040 Innes Road  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2110	NOTED	JH/BH	RMK

**SOUTH & EAST ELEVATION**

**A202**