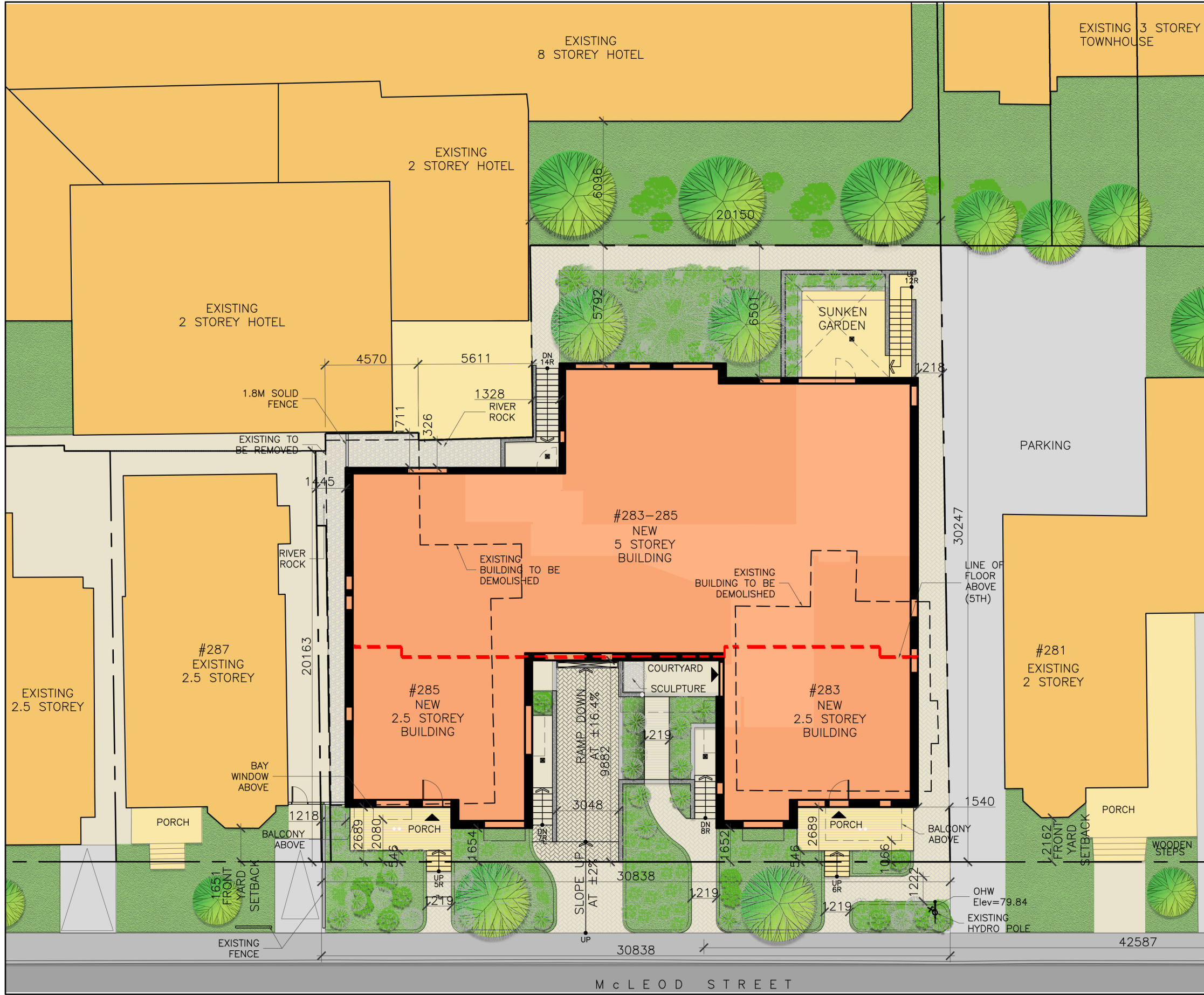


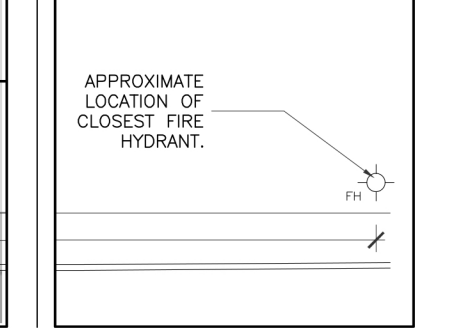
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DEVELOPMENT INFORMATION			# OF UNITS
ZONING BYLAW (478) - R4UD (479)			31
SITE AREA (SQ.M)	832	8955 SQ.FT	
% L.O.S (SQ.M)	259	2728 SQ.FT	30%
AREAS ABOVE GRADE			SQ.FT
TOTAL GROSS BUILDING AREA			22802
TOTAL GROSS FLOOR AREA OF APARTMENTS			18431
BUILDING EFFICIENCY ABOVE GRADE			81%
AREAS BELOW GRADE			SQ.FT
TOTAL GROSS BUILDING AREA			5205
TOTAL GROSS FLOOR AREA OF APARTMENTS			1033
BUILDING EFFICIENCY BELOW GRADE			20%
AREAS ABOVE GRADE (INCLUDING BASEMENT UNITS)			SQ.FT
TOTAL GROSS BUILDING AREA			23825
TOTAL GROSS FLOOR AREA OF APARTMENTS			19464
BUILDING EFFICIENCY			82%
PARKING AREA			UNITS
UNDERGROUND PARKING			7+1V/15TS
GROSS AREA BY FLOOR			
LEVEL	TOTAL	APART	UNITS
FIRST FLOOR	5325	3929	6
2ND & THIRD	20227	8715	13
4TH TO 5TH	7250	5787	10
BASEMENT	5205	1033	2
UNIT	AREA (SQ.FT)	CONFIGURATION	# OF UNITS
TYPE A	925	2BR	1
TYPE B	707	2BR	2
TYPE B2	498	1BR	1
TYPE B1 (BF)	707	2BR	2
TYPE C	454	1BR	5
TYPE D1	803	2BR	1
TYPE D2	652	1BR & DEN	1
TYPE D	628	1BR & DEN	2
TYPE E	769	2BR	1
TYPE F	959	2BR	1
TYPE G	558	1BR	1
TYPE G1 (BF)	664	1BR	2
TYPE H	434	BACHELOR	1
TYPE H1 (BF)	447	BACHELOR	1
TYPE I	850	2BR	1
TYPE J	925	2BR	1
TYPE K	421	BACHELOR	1
TYPE L	458	BACHELOR	1
TYPE M	1188	2BR & DEN	1
TYPE N	514	1BR	1
TYPE O	519	1BR	1
TYPE P	486	1BR	1
TYPE Q	388	BACHELOR	1
UNIT	# OF UNITS	REQUIRED BY THE CODE	PROVIDED
2BR	11	2	2
1BR	15	2	2
BACHELOR	5	1	1
AMENITY AREA	OUTDOOR (SQ.FT)	INDOOR (SQ.FT)	
COMMUNAL	1785	248	
PRIVATE	724		
AMENITY AREA	SQ.FT	SQ.M	
TOTAL	2758	256	
REQUIRED	2009	186	

UNIT	# OF UNITS	REQUIRED BY THE CODE	PROVIDED
2BR	11	2	2
1BR	15	2	2
BACHELOR	5	1	1

AMENITY AREA	OUTDOOR (SQ.FT)	INDOOR (SQ.FT)
COMMUNAL	1785	248
PRIVATE	724	
AMENITY AREA	SQ.FT	SQ.M
TOTAL	2758	256
REQUIRED	2009	186



NO.	REV. DATE	REV. DESCRIPTION
01	APR 25/23	FOR ZONING AMENDMENT RESUBMISSION

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PROJECT NAME
283 + 285 MCLEOD ST
OTTAWA, ON

OTTAWA, ON



SCALE
AS NOTED

DRAWN BY
DAVID MURCIA

DATE
5/8/23

PROJECT NO.
09-17

DRAWING TITLE
SITE PLAN

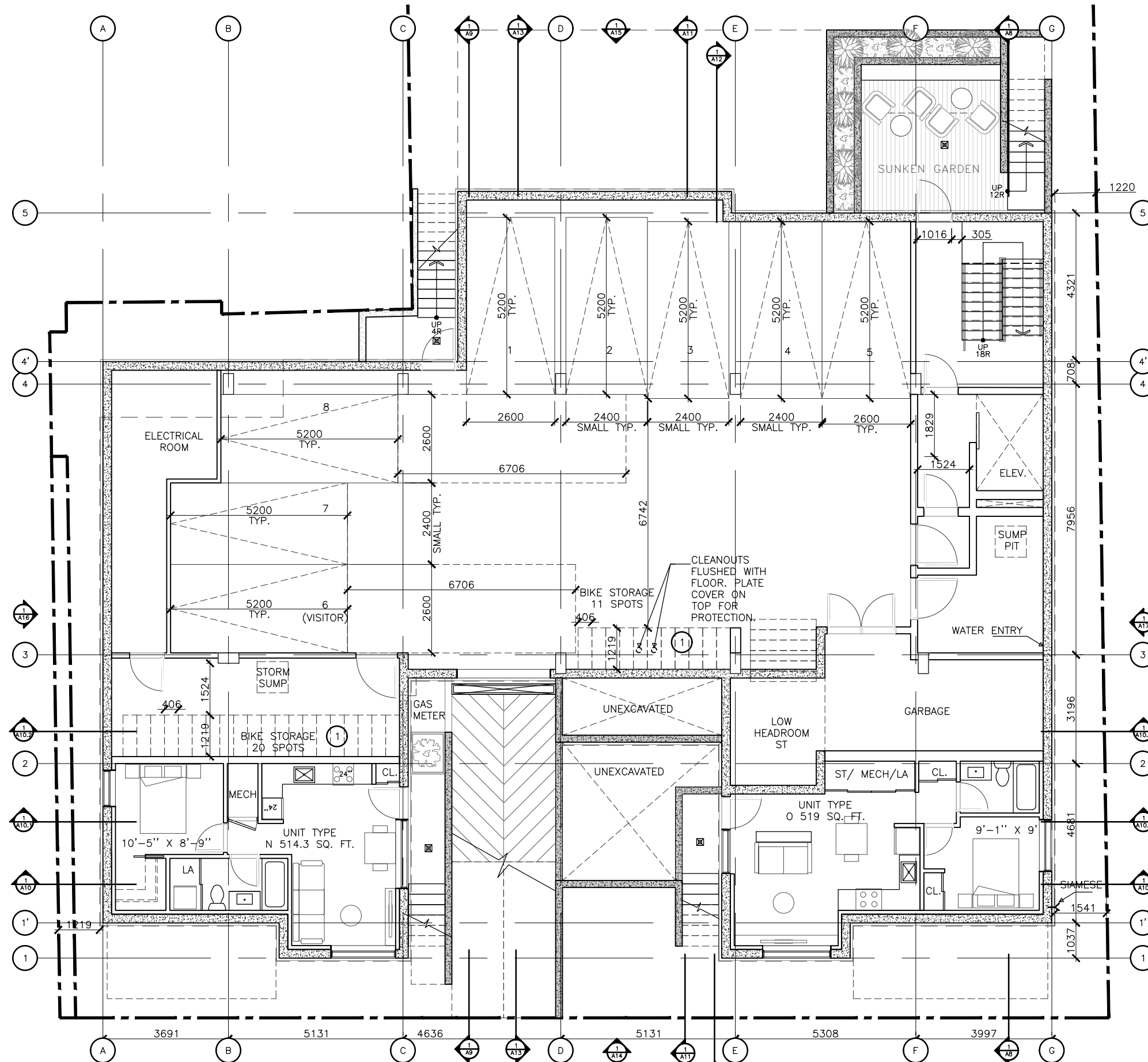
DRAWING NO.

SP1

PLAN NO: 18721
D01-01-21-0014 & D02-02-21-0084

1 SITE PLAN
SP1 1:200

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- NOTES**
- 1 31 BICYCLE PARKING SPOTS AS PER MANUFACTURER. MADRAX DIRECT WALL MOUNT SERIES.

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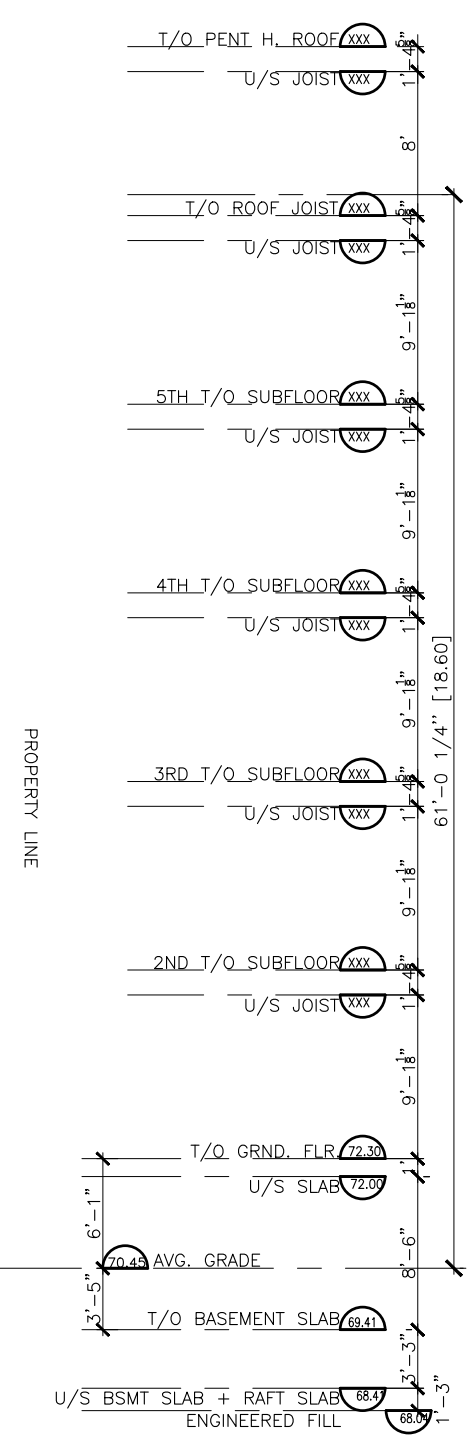
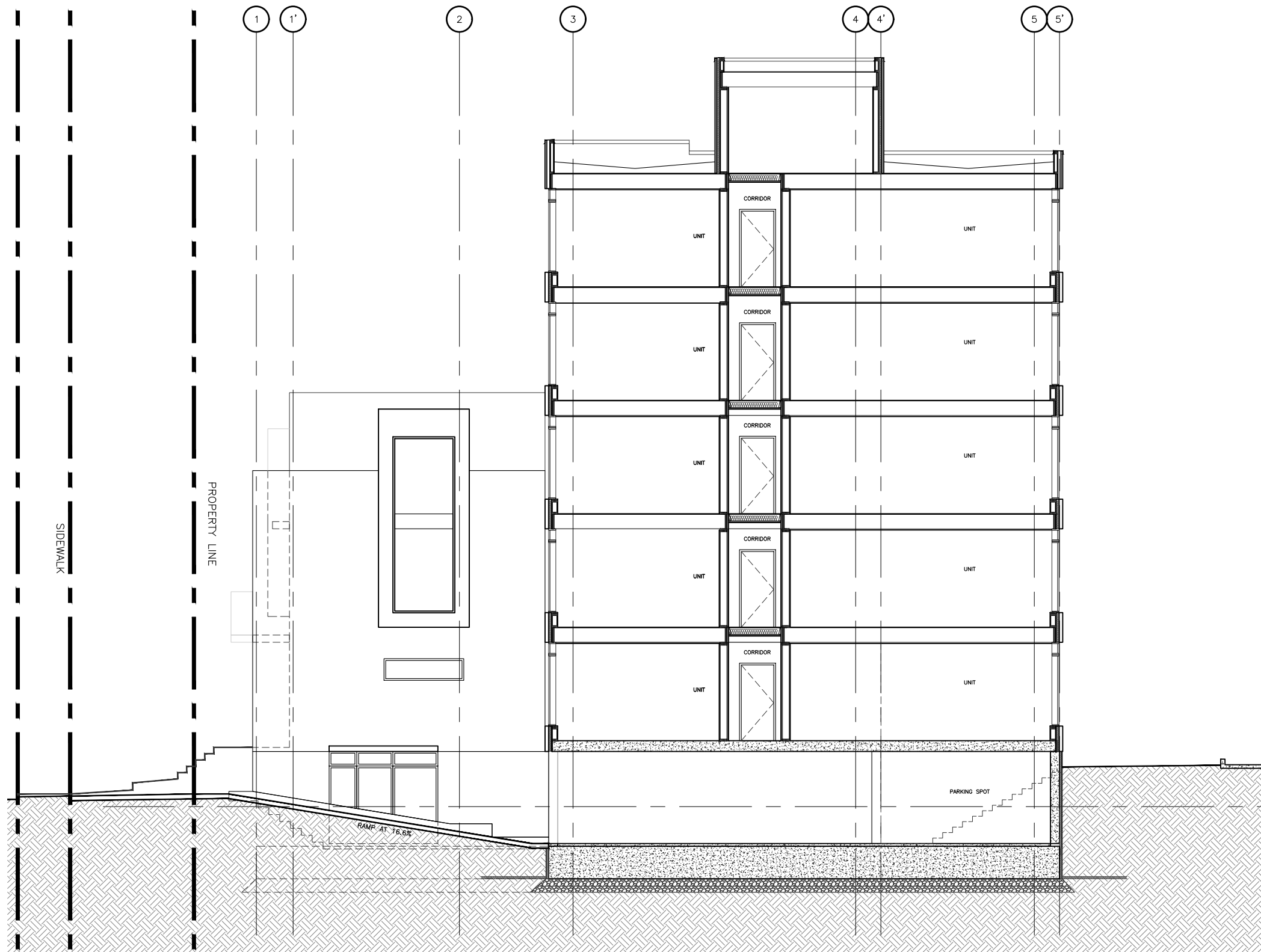
OTTAWA, ON
DRAWING TITLE
SECOND FLOOR PLAN

SCALE
AS NOTED
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DAVID MURCIA
DATE
5/3/23
PROJECT NO.
01917

DRAWING NO.
A1

1
A1 **BASEMENT FLOOR PLAN**
3/32" = 1'-0"

P:\2017\01917_285+285_MCLEOD\2.0_ARCH\2.3_DRAWINGS\2.3.1_DD\2.3.1.5_SECTIONS\220608_283+285_MCLEOD_SECTIONS.dwg - LAYOUT A9 SECTION B - PLOT DATE 8-May-23 - LAST SAVED BY DM - LAST SAVED DATE May 8, 2023



SECTION B
 1
 A9 3/32" = 1'-0"

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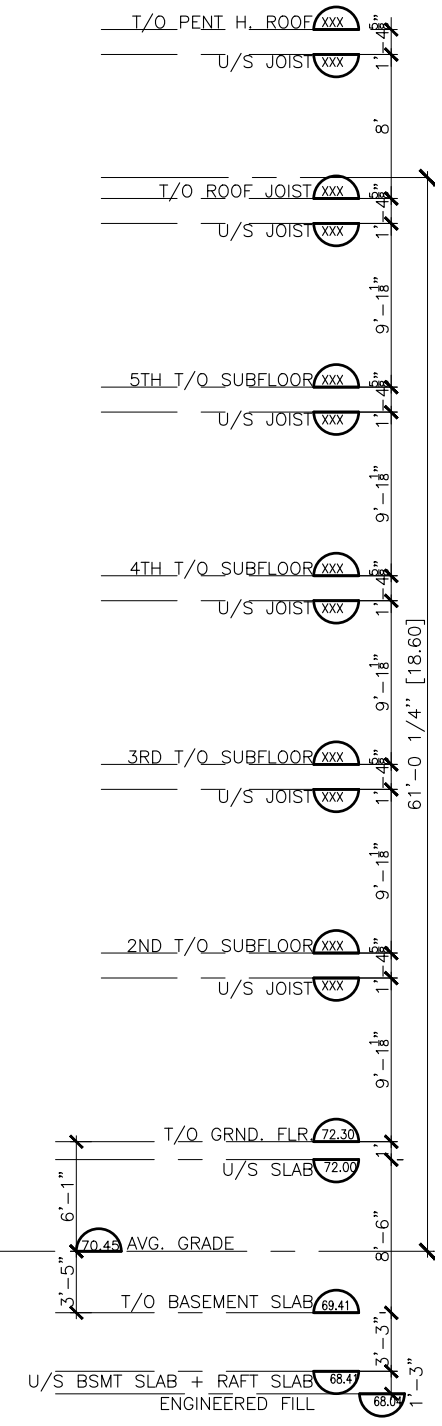
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SCALE
 AS NOTED
DRAWN BY
 DAVID MURCIA
DATE
 5/8/23
PROJECT NO.
 01917

DRAWING NO.

A9

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MATERIAL LEGEND

- (CB) FIBER CEMENT BOARD
- (SW) SYNTHETIC WOOD RIBBED SIDING AS PER MANUFACTURER. NEW TECHWOOD CANADA.
- (AP) ALUMINUM PANEL
- (BV) BRICK VENEER

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DRAWING TITLE
FRONT ELEVATION

SCALE
AS NOTED
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DATE
5/8/23
PROJECT NO.
01917

DRAWING NO.
A14

1
A14 FRONT ELEVATION
3/32" = 1'-0"

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MATERIAL LEGEND

- (CB) FIBER CEMENT BOARD
- (SW) SYNTHETIC WOOD RIBBED SIDING AS PER MANUFACTURER. NEW TECHWOOD CANADA.
- (AP) ALUMINUM PANEL
- (BV) BRICK VENEER

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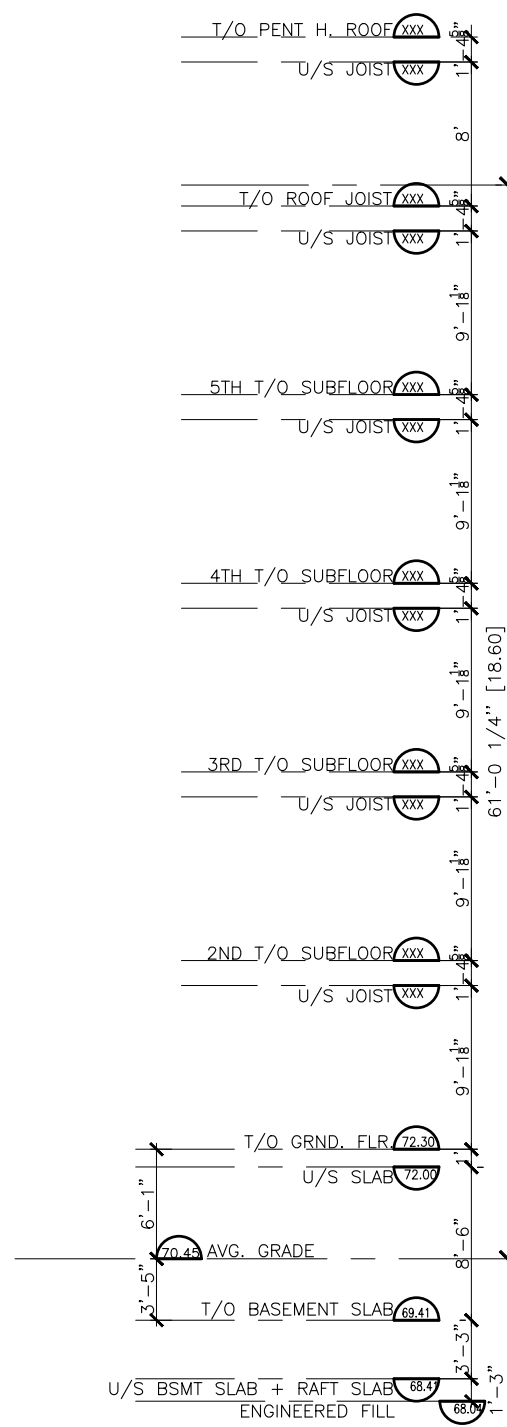
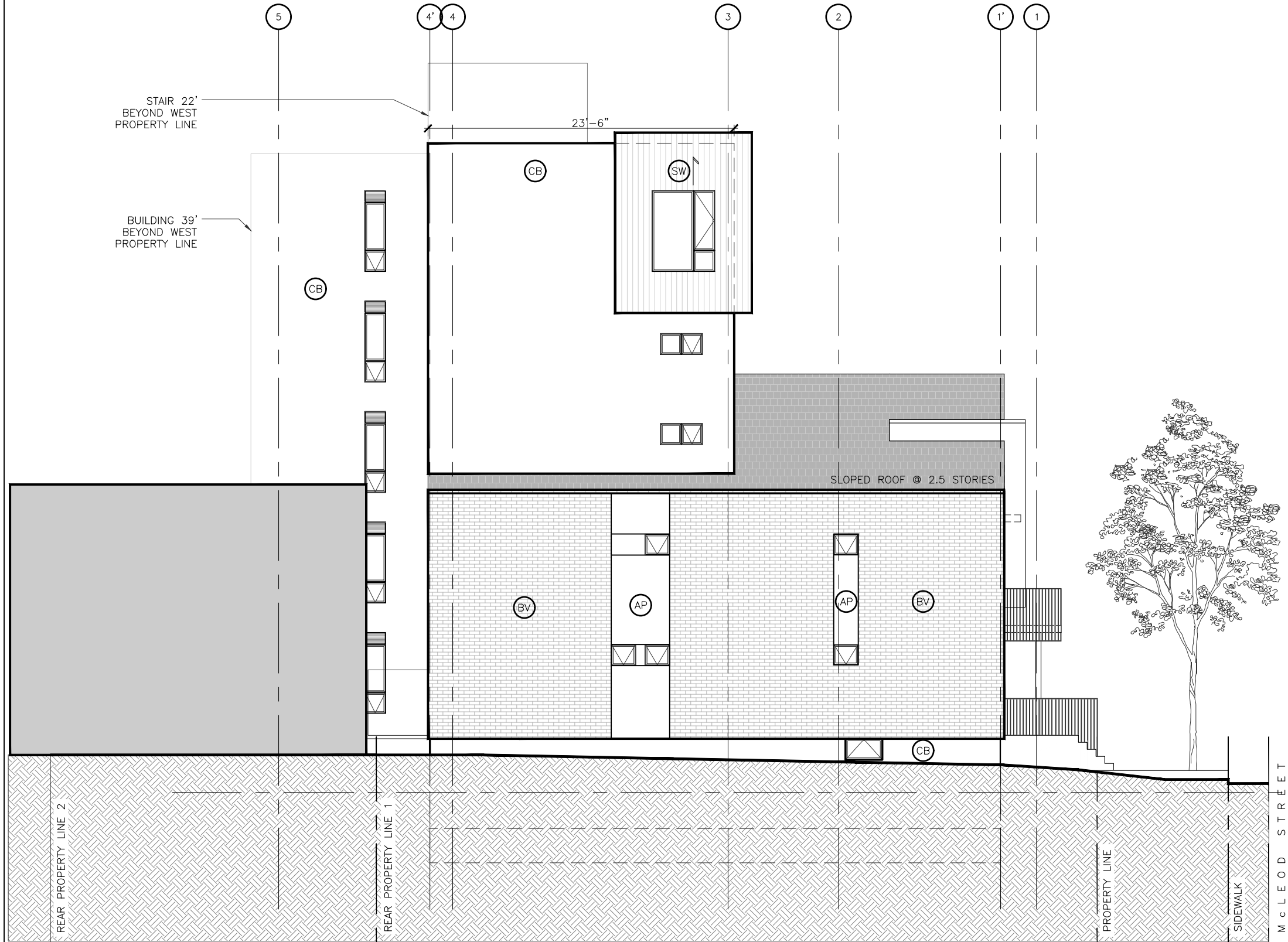
DRAWING TITLE
BACK ELEVATION

SCALE
AS NOTED
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DATE
5/8/23
PROJECT NO.
01917

DRAWING NO.
A15

1
A15 BACK ELEVATION
3/32" = 1'-0"

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MATERIAL LEGEND

- (CB) FIBER CEMENT BOARD
- (SW) SYNTHETIC WOOD RIBBED SIDING AS PER MANUFACTURER. NEW TECHWOOD CANADA.
- (AP) ALUMINUM PANEL
- (BV) BRICK VENEER

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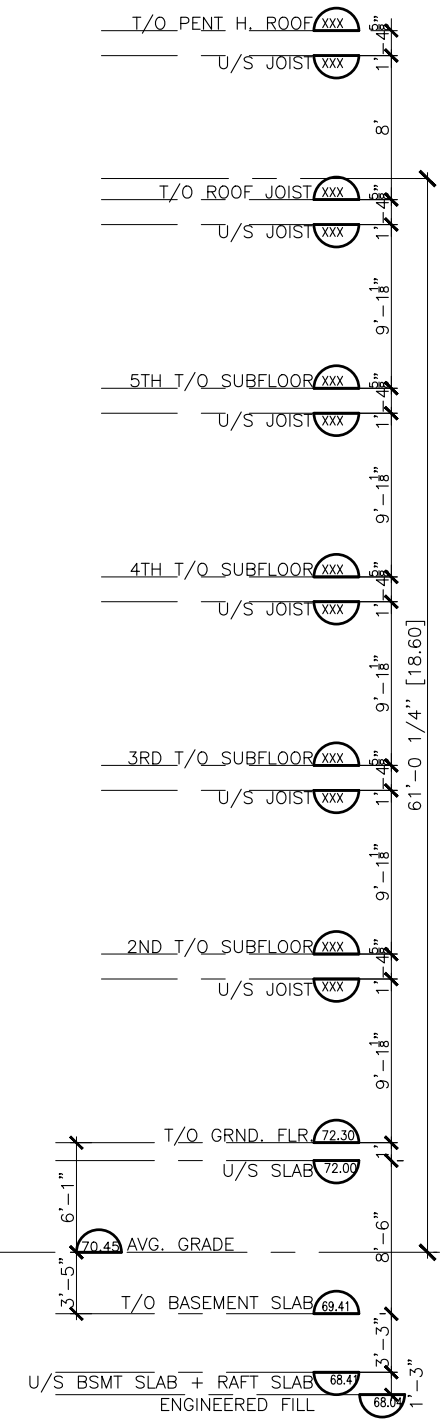
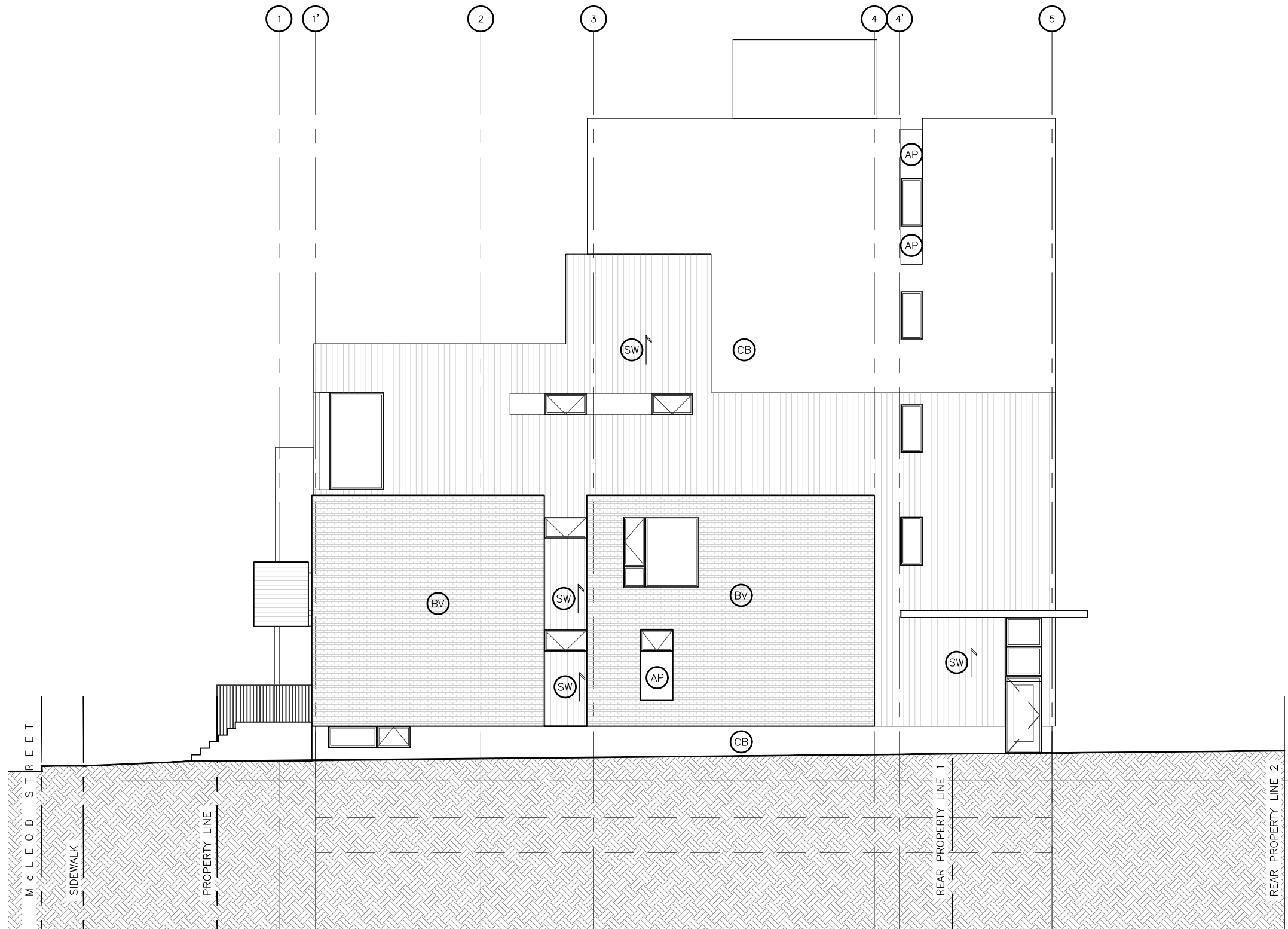
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OTTAWA, ON

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	DRAWING TITLE
	SOUTH-WEST ELEVATION
	SCALE
	AS NOTED
DRAWN BY	DRAWING NO.
DAVID MURCIA	
DATE	
5/8/23	A16
PROJECT NO.	
01917	

1
A16 SOUTH-WEST ELEVATION
3/32" = 1'-0"

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MATERIAL LEGEND

- (CB) FIBER CEMENT BOARD
- (SW) SYNTHETIC WOOD RIBBED SIDING AS PER MANUFACTURER. NEW TECHWOOD CANADA.
- (AP) ALUMINUM PANEL
- (BV) BRICK VENEER

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DRAWING TITLE
NORTH-EAST
ELEVATION

SCALE
AS NOTED

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DATE
5/8/23

PROJECT NO.
01917

DRAWING NO.

A17

1 NORTH-EAST ELEVATION
A17 3/32" = 1'-0"



VIEW FROM ACROSS THE STREET

283 + 285 MCLEOD ST. DESIGN IMAGE 1

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MAY 2023



STREET VIEW LOOKING WEST ALONG MCLEOD

283 + 285 MCLEOD ST. DESIGN IMAGE 2

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STREET VIEW LOOKING EAST ALONG MCLEOD

283 + 285 MCLEOD ST. DESIGN IMAGE 3

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VIEW LOOKING EAST

283 + 285 MCLEOD ST. DESIGN IMAGE 4

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VIEW LOOKING WEST

283 + 285 MCLEOD ST. DESIGN IMAGE 5

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VIEW INTO ENTRY COURT LOOKING EAST

283 + 285 MCLEOD ST. DESIGN IMAGE 6

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VIEW INTO ENTRY COURT LOOKING EAST

283 + 285 MCLEOD ST. DESIGN IMAGE 7

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VIEW FROM THE REAR YARD

283 + 285 MCLEOD ST. DESIGN IMAGE 8

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MAY 2023