

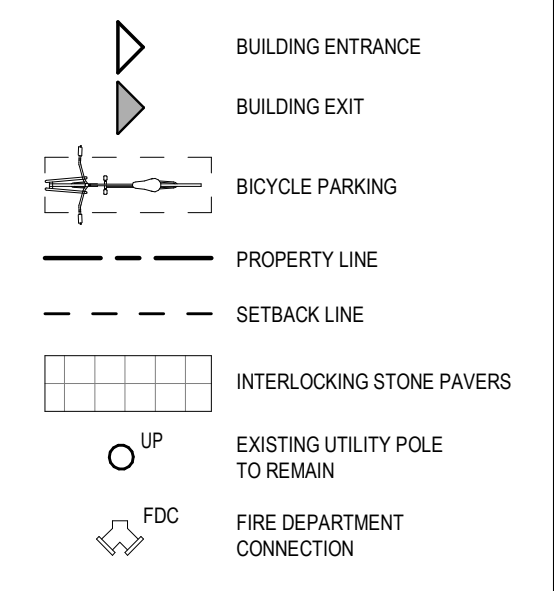
GFA INCLUDING BALCONIES (CITY OF OTTAWA DEFINITION)

LEVEL	AREA	AREA (SF)
LEVEL 01	1204.47 m ²	12965 SF
LEVEL 02	1461.22 m ²	15728 SF
LEVEL 03	1446.67 m ²	15593 SF
LEVEL 04	1436.10 m ²	15447 SF
LEVEL 05	1276.10 m ²	13736 SF
LEVEL 06	1273.04 m ²	13703 SF
TOTAL	8096.80 m ²	87173 SF

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
REGISTERED PLAN 217
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA
STANTEC GEOMATICS LTD.

SURVEY INFO
SCALE: 1 : 100

SITE PLAN SYMBOLS LEGEND

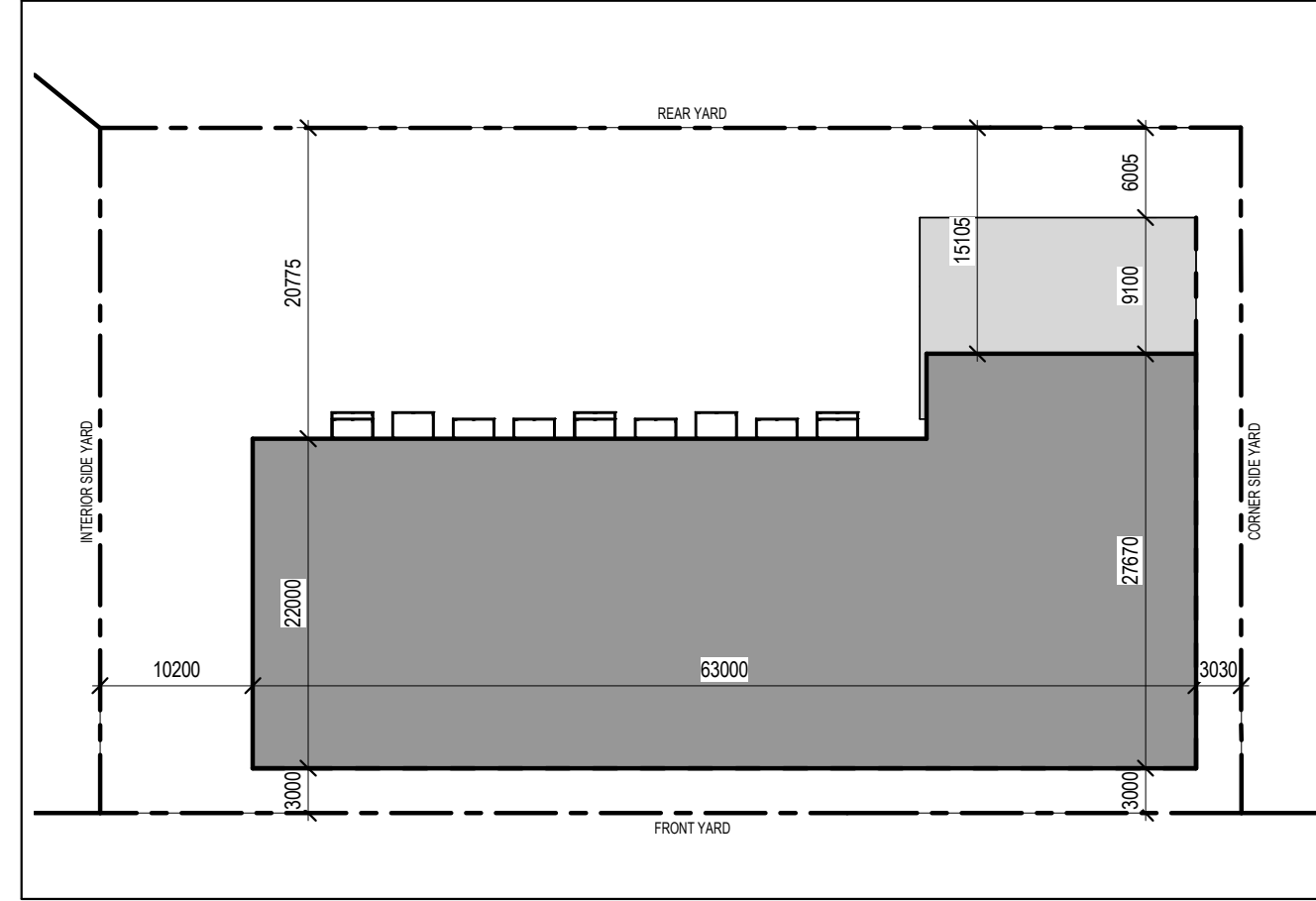


4 LOCATION PLAN
SCALE: N.T.S.

KEYNOTE LEGEND

- 1 ASPHALT
- 2 RAISED PLANTER
- 3 EXISTING CONCRETE SIDEWALK
- 4 FIRE DEPARTMENT CONNECTION
- 5 RETAINING WALL WITH PAINTED STEEL GUARDS
- 6 CONCRETE WALKWAY
- 7 INTERLOCKING STONE PAVERS
- 8 SOFT LANDSCAPING
- 9 DEPRESSED CURB
- 10 CURB TRANSITION
- 11 CONCRETE RAMP WITH HERRINGBONE & SNOW MELTING
- 12 EV CAR CHARGING STATION

3 KEYNOTE LEGEND
SCALE: N.T.S.

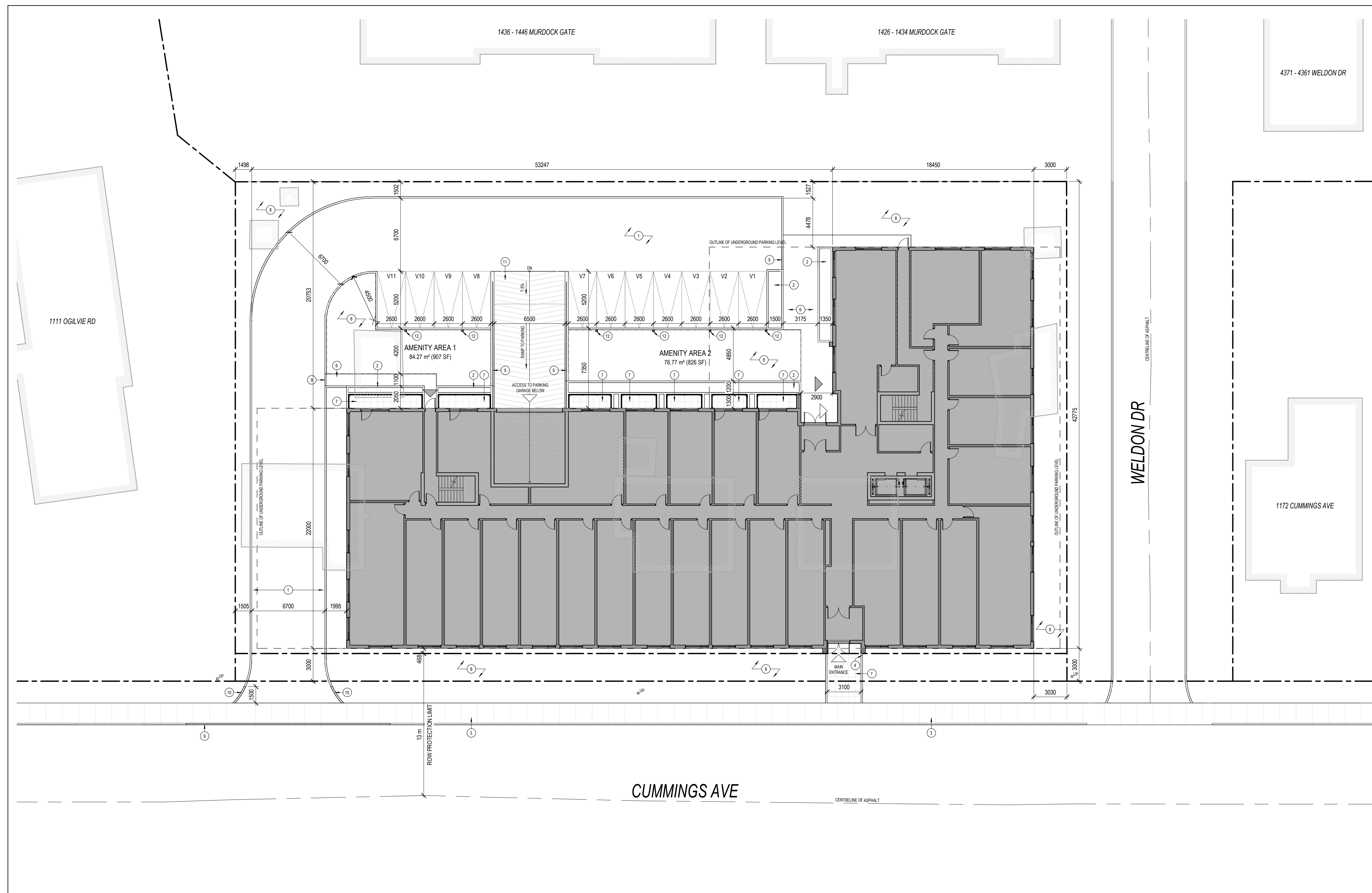


2 ZONING SETBACK SCHEDULE
SCALE: 1 : 500

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KEY PLAN



1 SITE PLAN
SCALE: 1 : 200

Site Statistics	
Current Zoning Designation:	T01 (Transit Oriented Development Zone)
Lot Width:	76.2m
Total Lot Area:	3487.7m ²
Average Existing Grade:	71.27m
Gross Floor Area:	11734.9m ²
Floor Space Index:	3.36
Proposed Unit Count:	189 Residential Units

Proposed Development - 6 Storey Mid-Rise Apartment Building		
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 195(5)	No Minimum	76.2m
Minimum Lot Area Table 195(5)	No Minimum	3487.7m ²
Min. Front Yard Setback Table 195(c)(i)	2m	3m
Corner Side Yard Setback Table 195(c)(i)	3m	3m
Min. Interior Side Yard Setback Table 195(d)(i)	No Minimum	1.5m
Min. Rear Yard Setback Table 195(d)(i)	6m	6m
Maximum Building Height Table 195(g)(i)	20m	18.3m
Min. Residential Units per Hectare Section 196(4)(g)(i)	52 Units 150 units / hectare	189 Units
Parking Space Rates 101(2)(Area X) 101(1)(c)(i)	81 Spaces No Parking for 12 units, then 0.5 / unit 10% reduction for Below Grade Parking	36 Resident Spaces (54 Total Spaces, 18 visitor)
Minimum Visitor Parking Rates 102(2)(Area X) Table 102	18 Spaces No Parking for 12 units, then 0.1 / unit	18 Spaces (11 at grade + 7 underground)
Bicycle Parking Rates Table 111.4 111(1)	85 Spaces 0.5 spaces / unit for 189 units Min. 50% at Grade	188 Spaces (188 on level P1)
Outdoor Communal Space at Grade Section 195(8)	70m ² (2% of total lot area)	161m ²
Total Amenity Area Table 137(d)(ii)	1134m ² 6m ² / unit for 189 units	1156m ²
Communal Amenity Area Table 137(d)(iii)	567m ² Min. 50% of Total Amenity Area	906m ²

4 SITE & PROJECT STATISTICS
SCALE: 1 : 1

UNIT COUNT								
NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	TOTAL COUNT	PERCENTAGE
1-BEDROOM	18	17	17	17	17	17	103	54%
1-BEDROOM + DEN	1	1	1	1	1	1	6	3%
2-BEDROOM	2	5	5	5	3	3	23	12%
STUDIO	7	10	10	10	10	10	57	30%
TOTAL	28	33	33	33	31	31	189	100%

AMENITY AREAS (COMMUNAL)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL P1	AMENITY - FITNESS ROOM	133.21 m ²	1434 SF
AVG. GRADE	AMENITY AREA 1	84.27 m ²	907 SF
AVG. GRADE	AMENITY AREA 2	76.77 m ²	826 SF
LEVEL 01	AMENITY ROOM	77.08 m ²	833 SF
LEVEL 01	UNIVERSAL W.C.	8.34 m ²	90 SF
T.O. ROOF	AMENITY - ROOFTOP TERRACE	526.87 m ²	5671 SF
TOTAL		906.53 m ²	9758 SF

LEASABLE FLOOR AREA			AMENITY AREAS (PRIVATE)		
LEVEL	AREA	AREA (SF)	LEVEL	AREA	AREA (SF)
LEVEL 01	1253.72 m ²	13495 SF	LEVEL 01	37.96 m ²	409 SF
LEVEL 02	1486.98 m ²	16006 SF	LEVEL 02	37.12 m ²	400 SF
LEVEL 03	1474.52 m ²	15972 SF	LEVEL 03	41.71 m ²	449 SF
LEVEL 04	1462.67 m ²	15744 SF	LEVEL 04	40.54 m ²	435 SF
LEVEL 05	1298.79 m ²	13980 SF	LEVEL 05	57.28 m ²	617 SF
LEVEL 06	1293.21 m ²	13920 SF	LEVEL 06	35.61 m ²	383 SF
TOTAL	8269.89 m ²	89016 SF	TOTAL	250.22 m ²	2693 SF

GROSS FLOOR AREA			PARKING SCH. (BICYCLE)	
LEVEL	AREA	AREA (SF)	LEVEL	COUNT
LEVEL P1	2052.15 m ²	22089 SF	LEVEL P1	188
LEVEL 01	1534.93 m ²	16598 SF	TOTAL	188
LEVEL 02	1633.74 m ²	17586 SF		
LEVEL 03	1621.28 m ²	17451 SF		
LEVEL 04	1609.42 m ²	17324 SF		
LEVEL 05	1438.99 m ²	15489 SF		
LEVEL 06	1433.41 m ²	15428 SF		
T.O. ROOF	311.03 m ²	3348 SF		
TOTAL	11734.94 m ²	126314 SF		

PARKING SCH. (VEHICLE)	
LEVEL	COUNT
LEVEL P1	43
AVG. GRADE	11
TOTAL	54

- 6 REISSUED FOR SITE PLAN CONTROL 2023-11-29
- 5 REISSUED FOR SITE PLAN CONTROL 2023-09-01
- 4 ISSUED FOR SITE PLAN CONTROL 2023-04-12
- 3 ISSUED FOR COORDINATION 2023-03-31
- 2 ISSUED FOR COORDINATION 2023-03-15
- 1 ISSUED FOR COORDINATION 2023-03-02

ISSUE RECORD



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Gloucester, ON

PROJ SCALE DRAWN REVIEWED
2231 NOTED BH RK

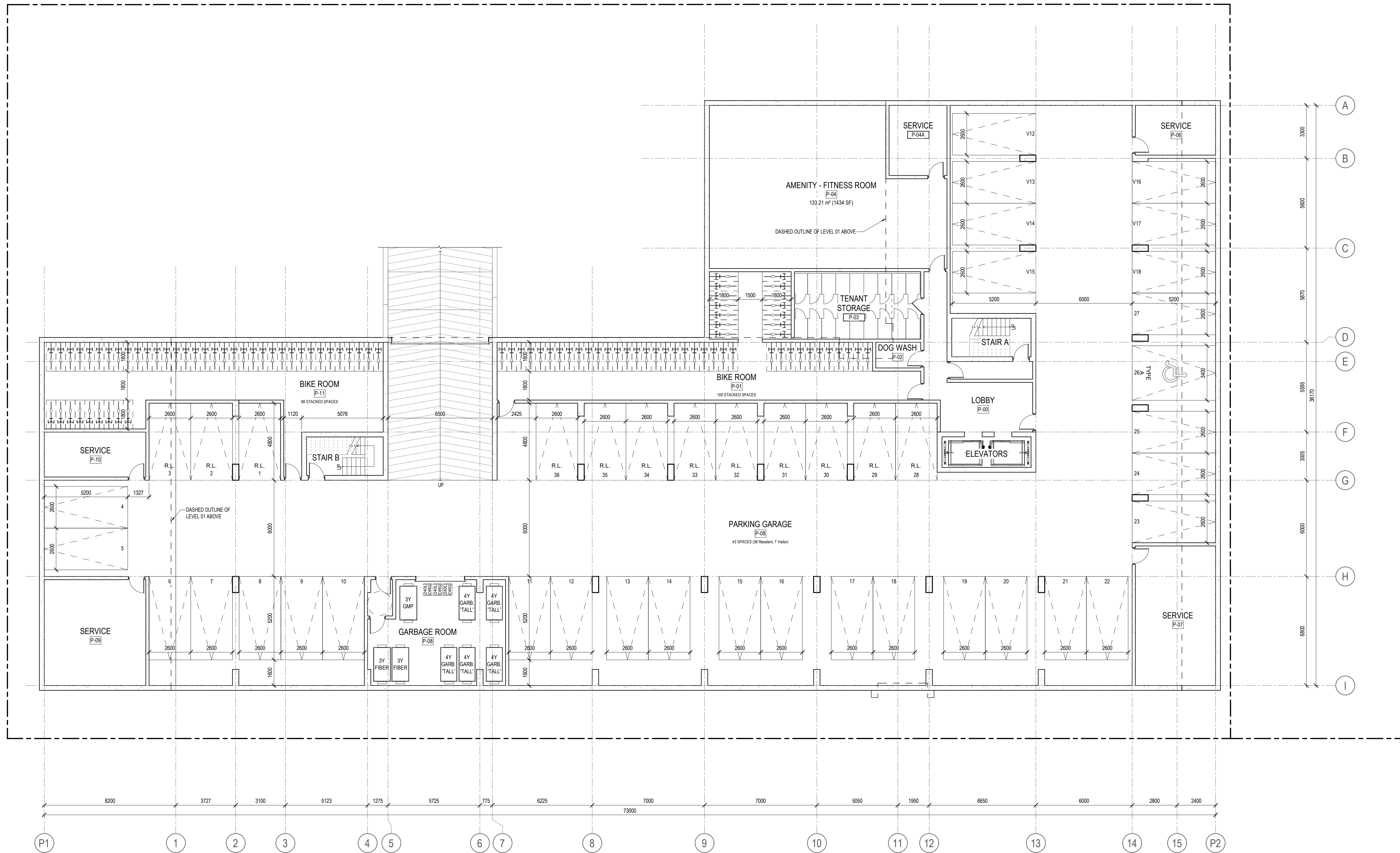
SITE PLAN

SP-01

NOTE
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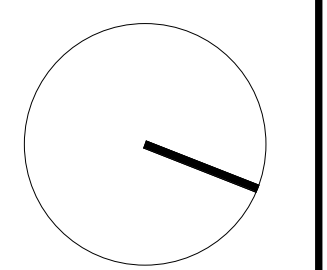
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KEY PLAN



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| 4 | ISSUED FOR SITE PLAN CONTROL | 2023-04-12 |
| 1 | ISSUED FOR COORDINATION | 2023-03-02 |

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2231	1 : 125	BH	RK

FLOOR PLAN - LEVEL P1

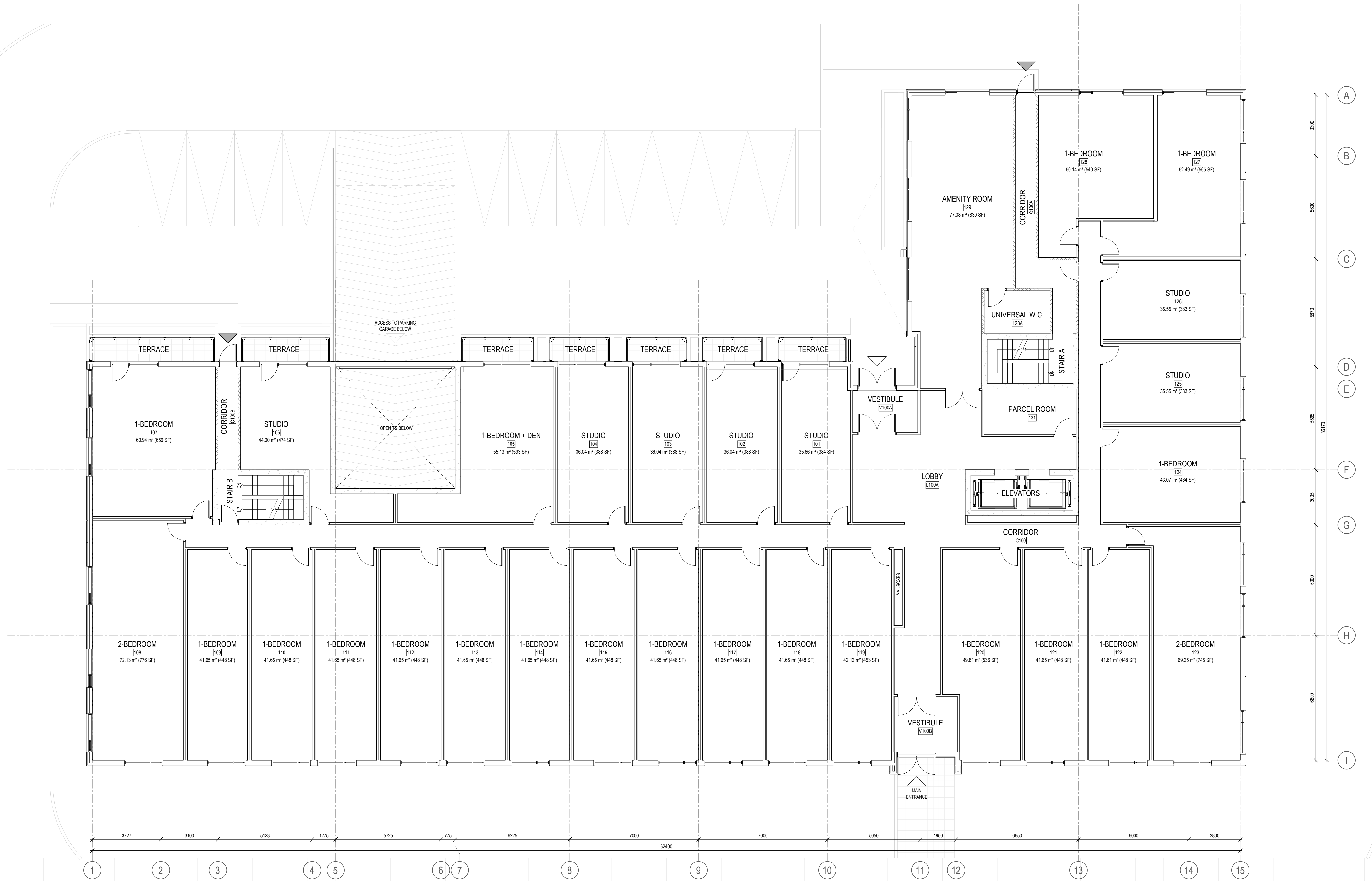
A100

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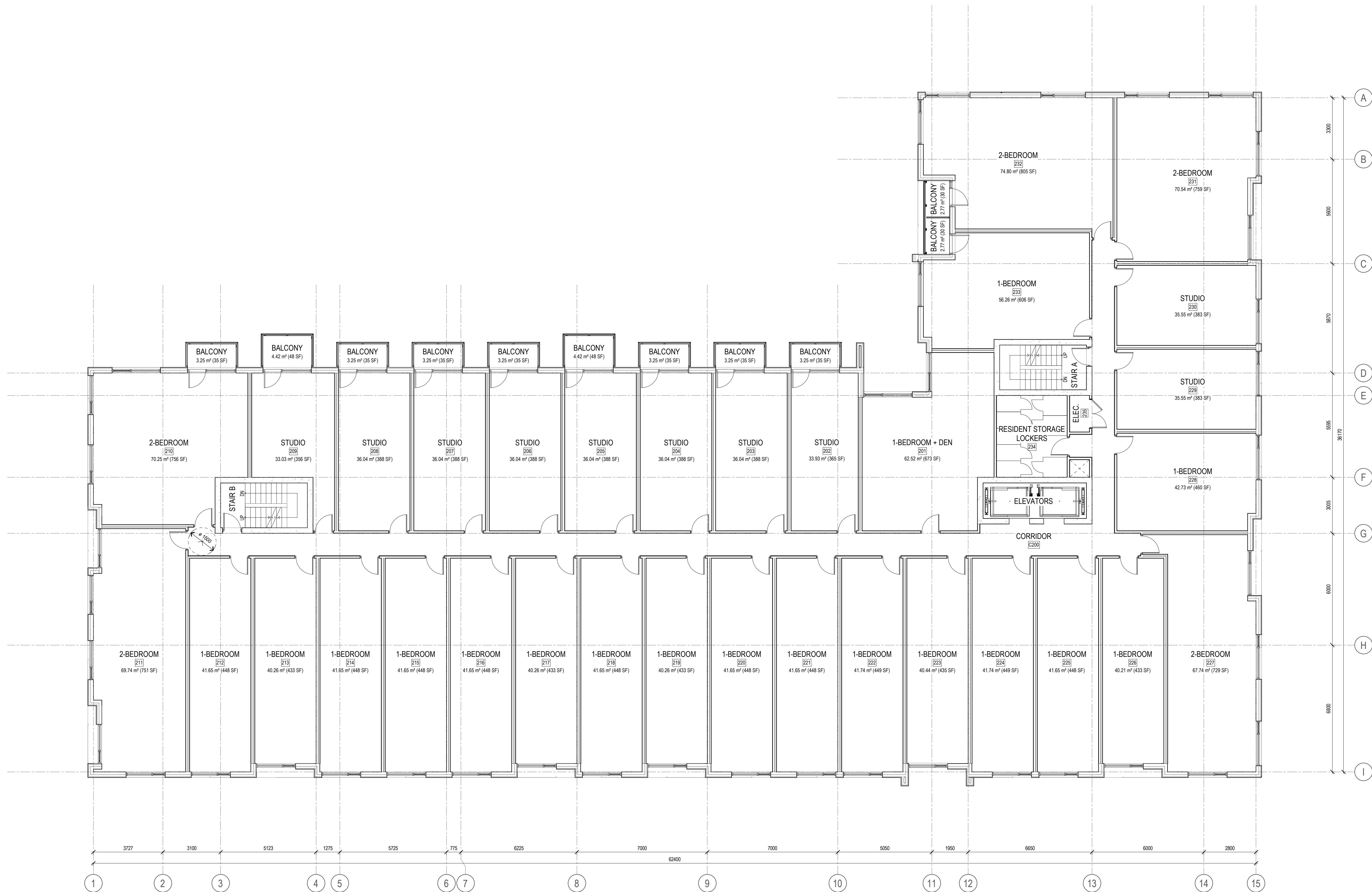
FLOOR PLAN - LEVEL 01

A101

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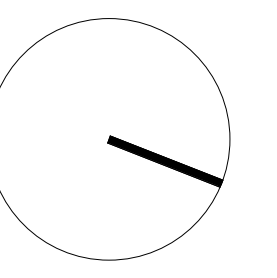
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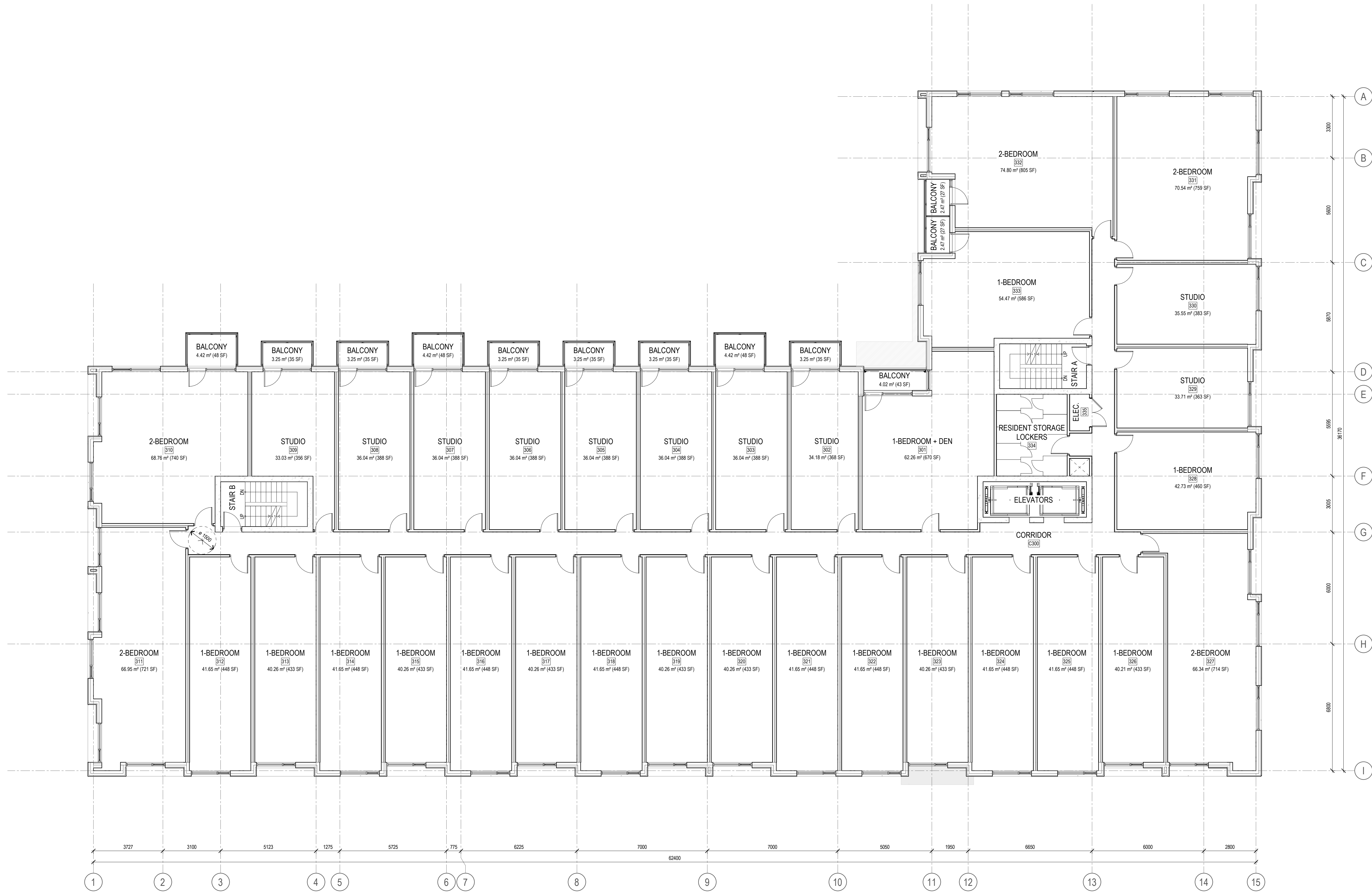
FLOOR PLAN - LEVEL 02

A102

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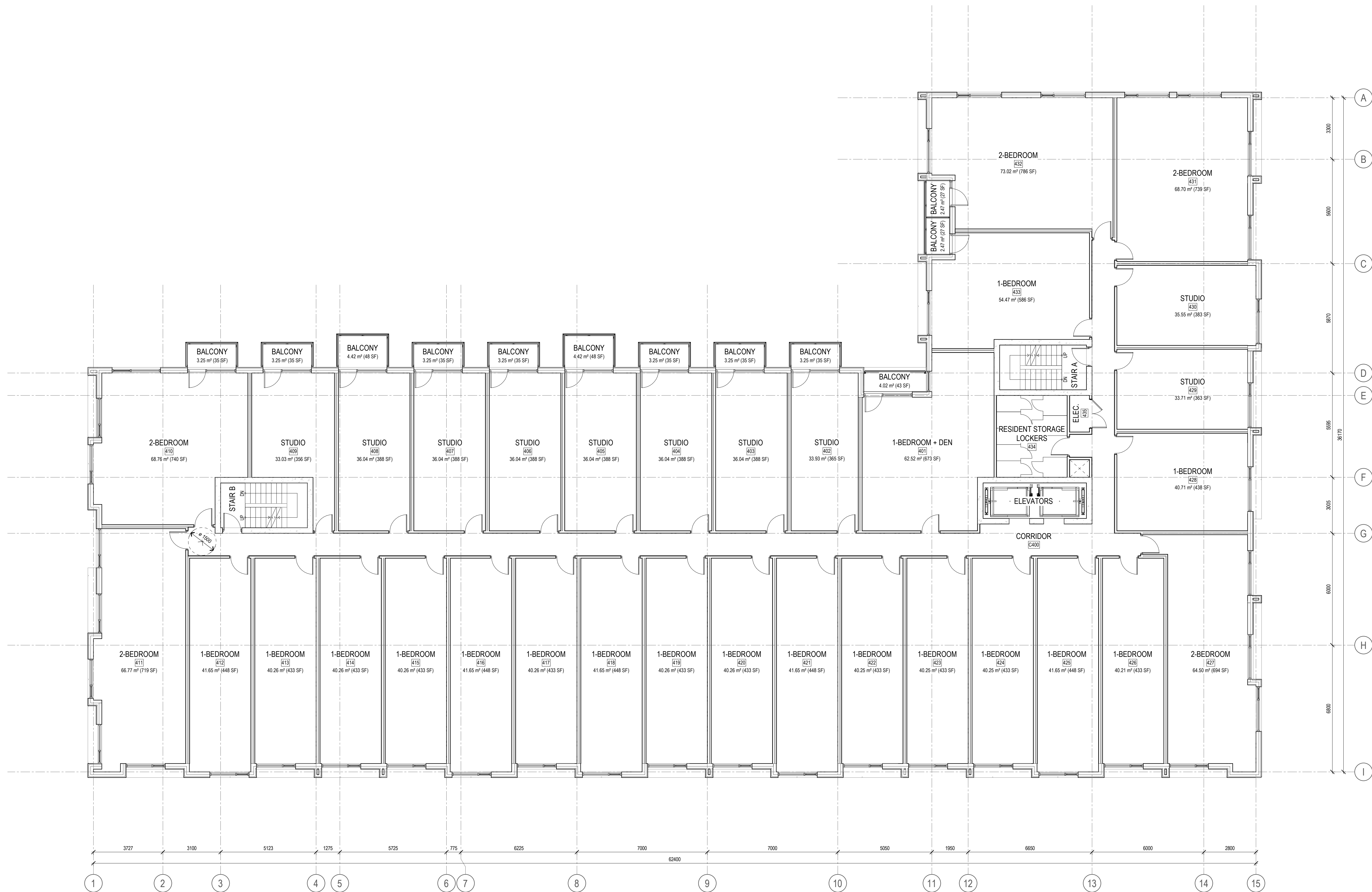
FLOOR PLAN - LEVEL 03

A103

NOTE
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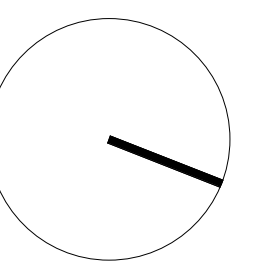
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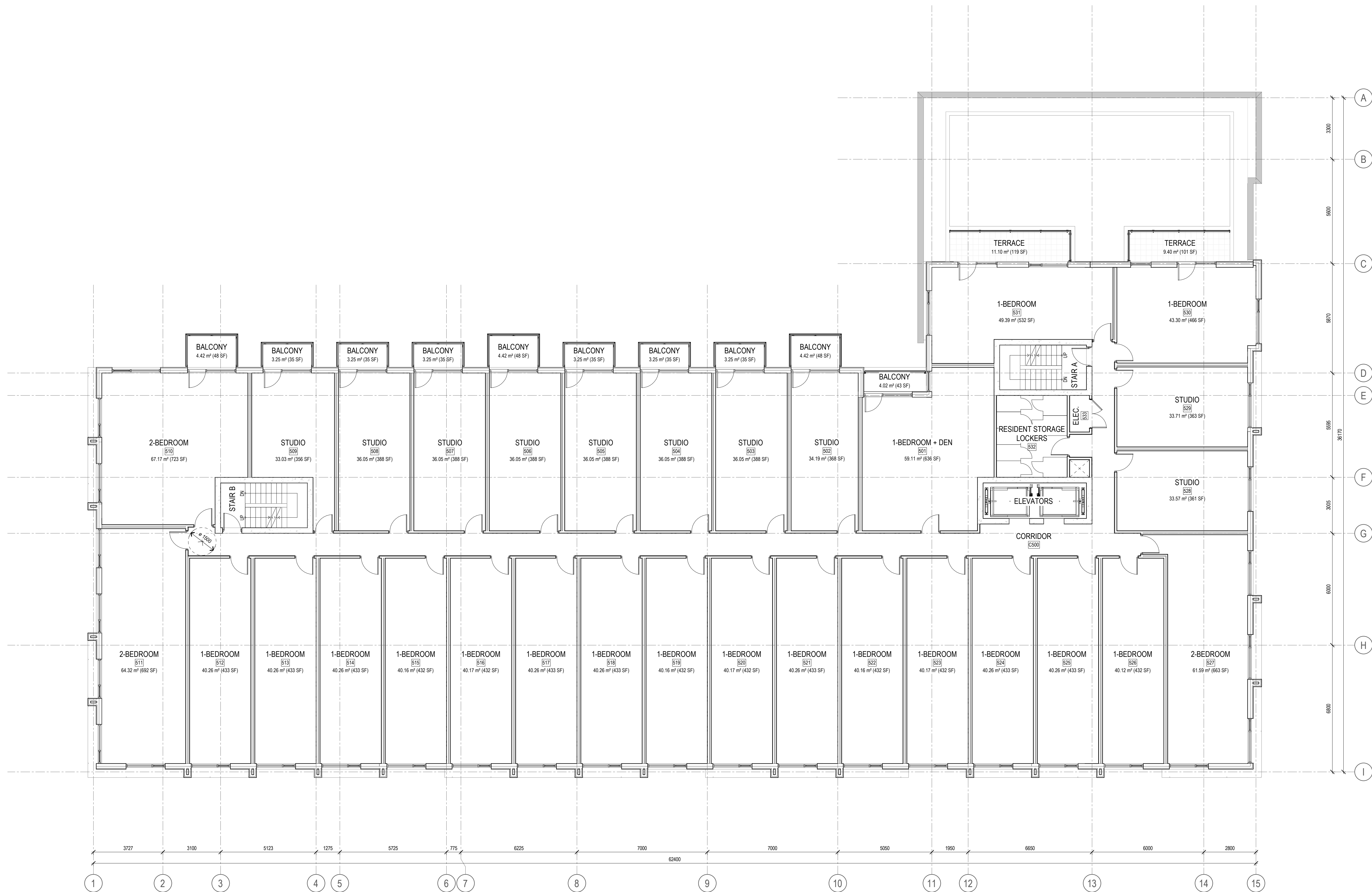
FLOOR PLAN - LEVEL 04

A104

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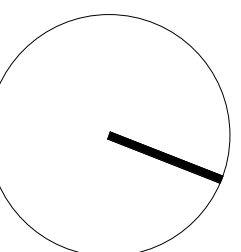
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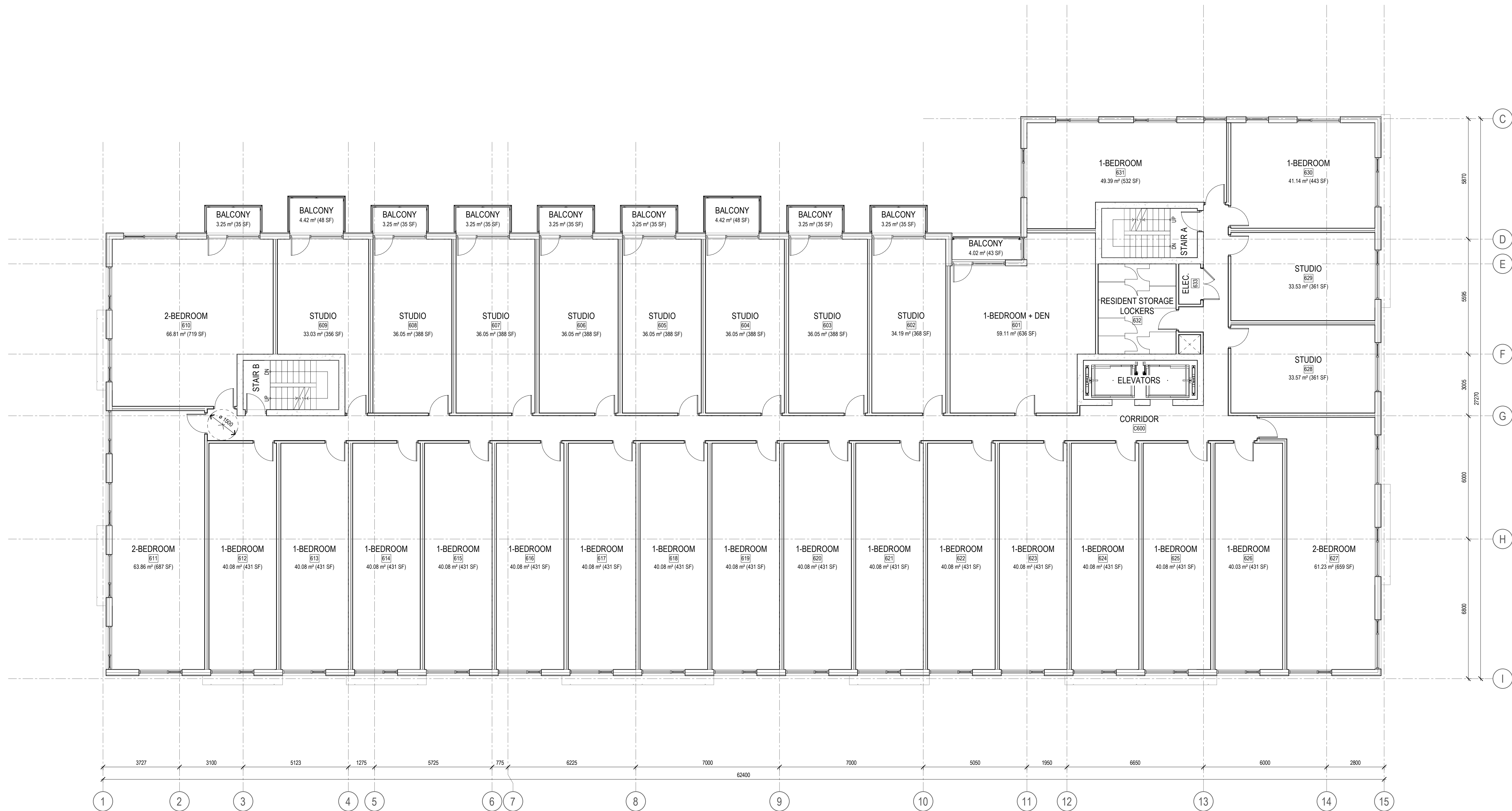
FLOOR PLAN - LEVEL 05

A105

NOTE
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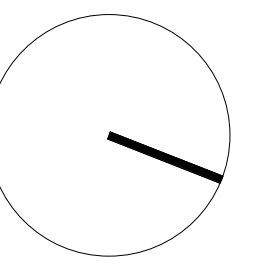
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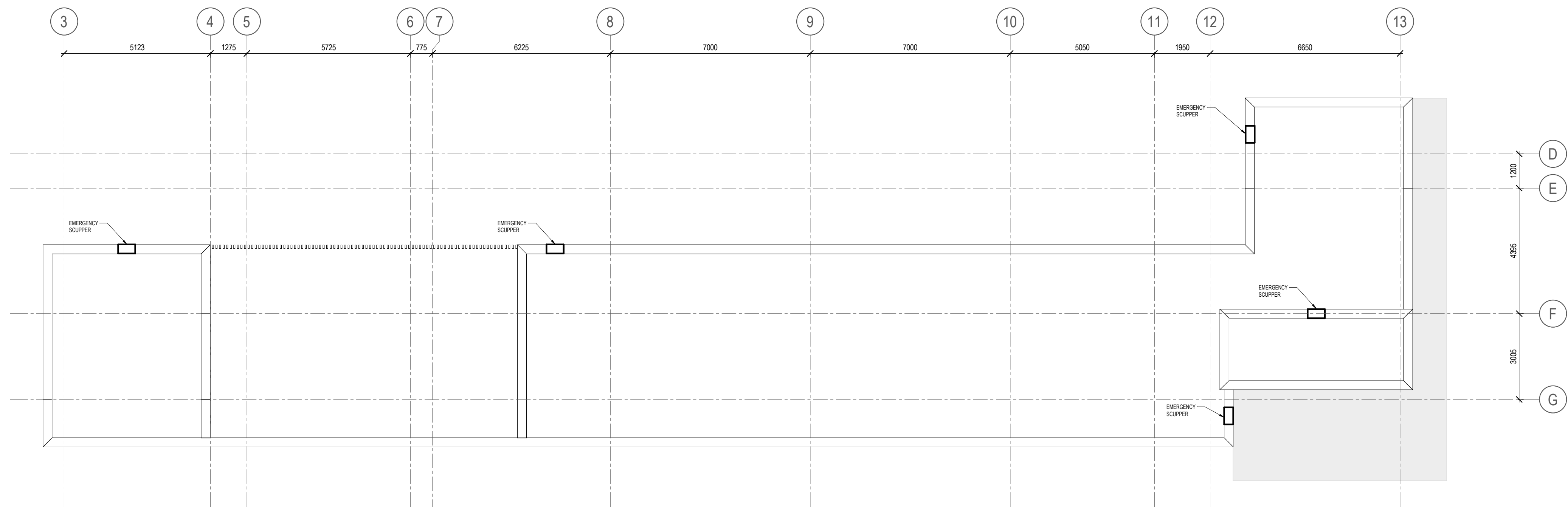
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FLOOR PLAN - LEVEL 06

A106

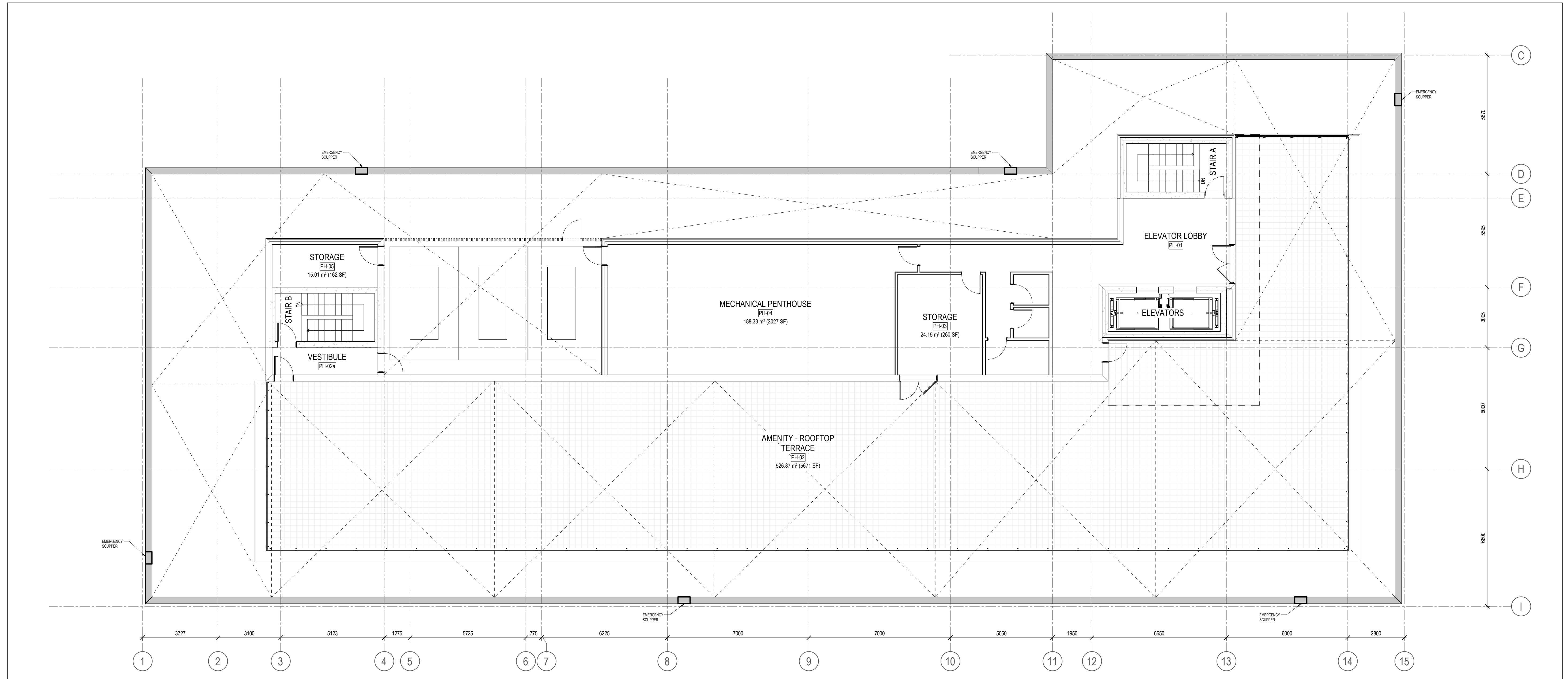


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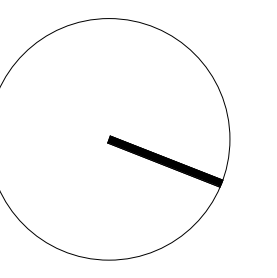
KEY PLAN

2 T.O. PENTHOUSE ROOF
A107 SCALE: 1 : 100



- | | | |
|---|--------------------------------|------------|
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2231	NOTED	BH	RK

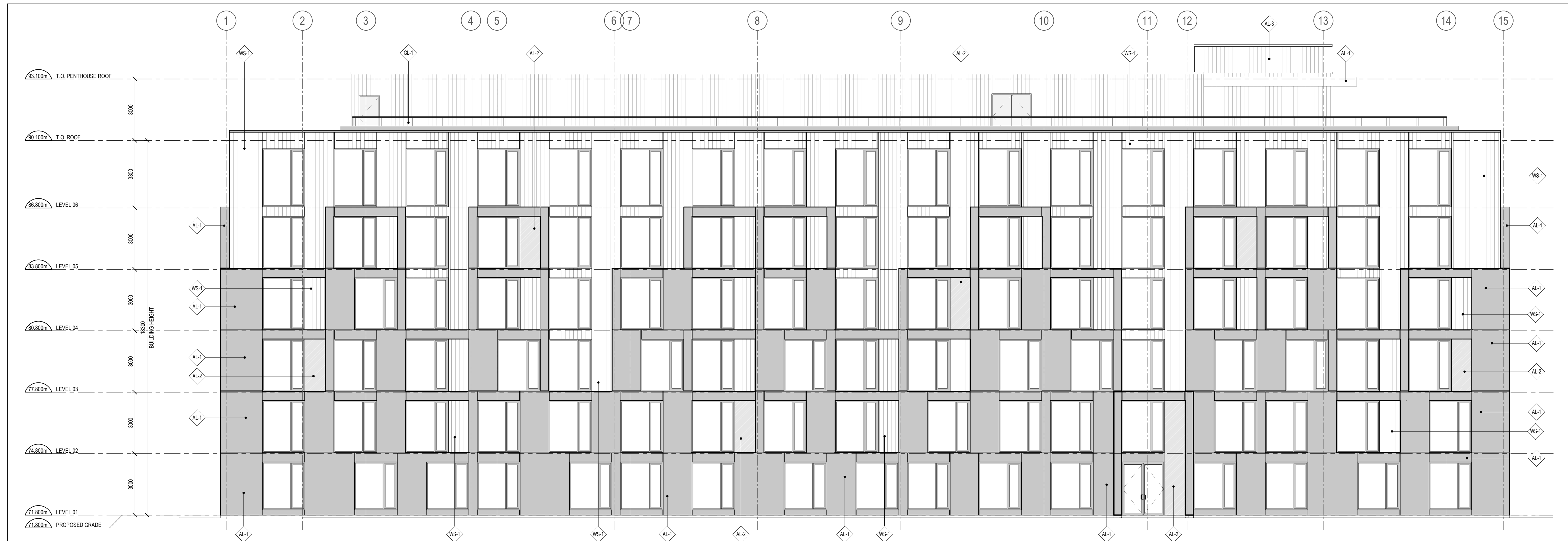
ROOF PLANS

1 ROOF PLAN
A107 SCALE: 1 : 100

A107



1 SOUTH ELEVATION
A201 SCALE: 1:100



2 EAST ELEVATION
A201 SCALE: 1:100

CLADDING LEGEND:

[Symbol]	AL-1	ALUMINUM PANEL BLACK
[Symbol]	AL-2	ALUMINUM PANEL COPPER
[Symbol]	AL-3	ALUMINUM PANEL LIGHT GREY
[Symbol]	AL-4	ALUMINUM LOUVRES LIGHT GREY
[Symbol]	WS-1	WOOD SIDING CEDAR WOODGRAIN
[Symbol]	GL-1	ALUMINUM AND GLASS RAILING
[Symbol]	GL-2	FRITTED ALUMINUM PANEL COPPER FINISH

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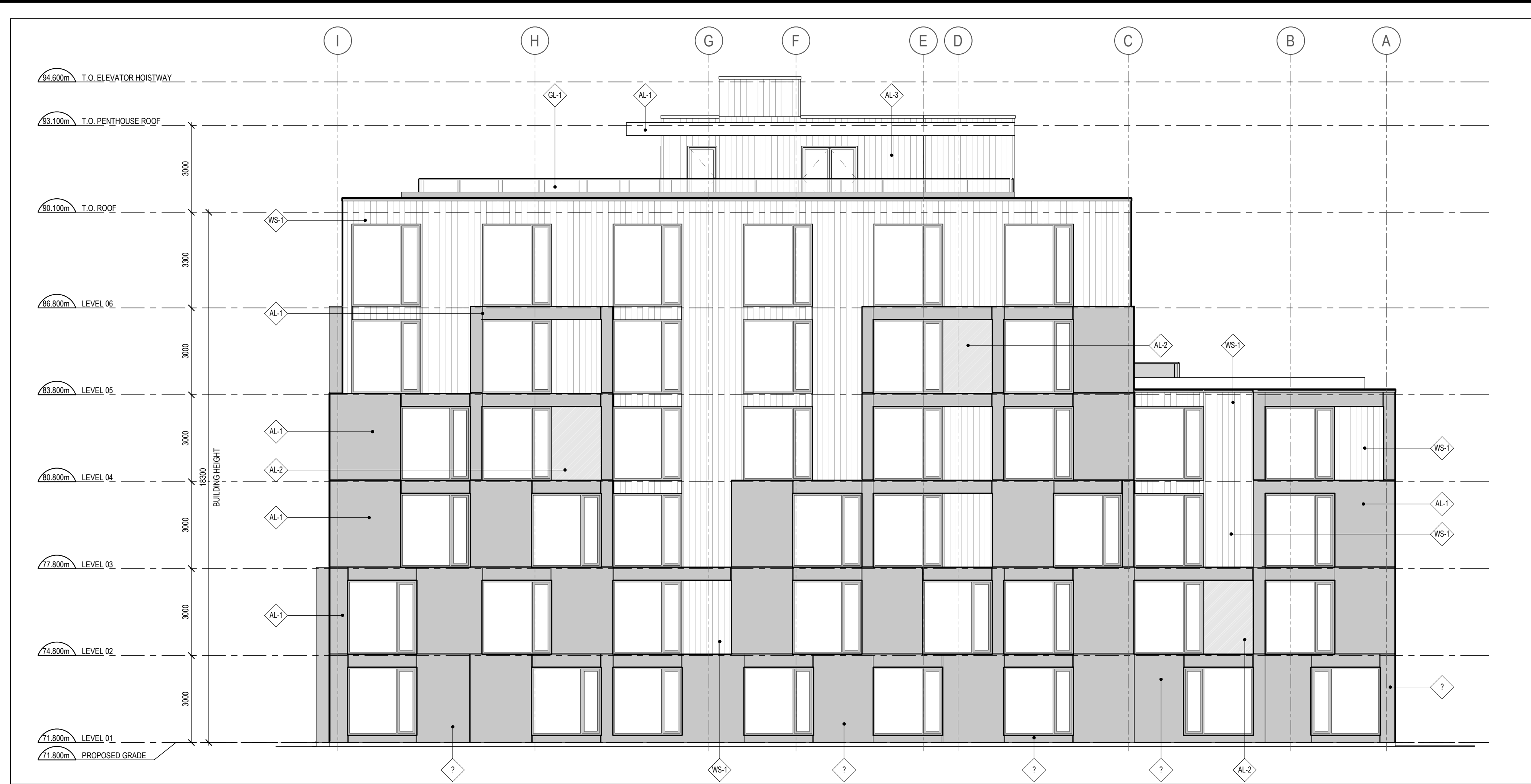
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1184 Cummings Avenue
Gloucester, ON

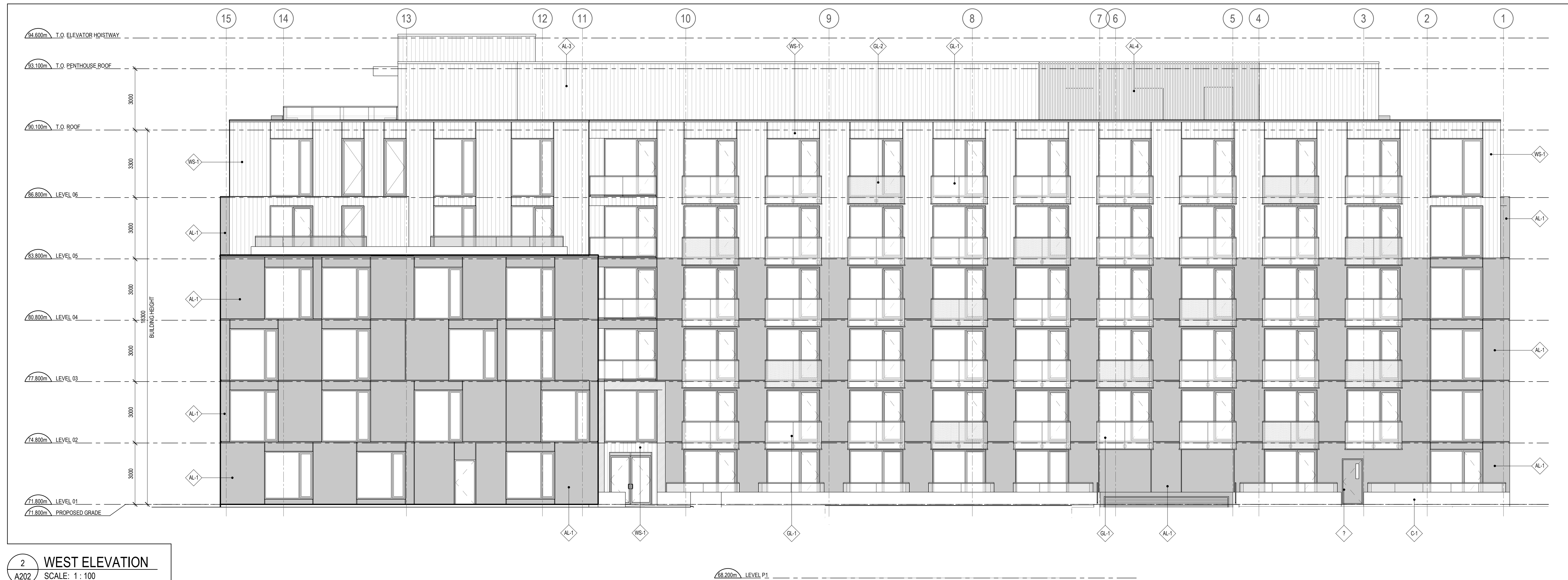
PROJ	SCALE	DRAWN	REVIEWED
2231	NOTED	BH	RK

SOUTH AND EAST ELEVATIONS

A201



1 NORTH ELEVATION
A202 SCALE: 1 : 100



2 WEST ELEVATION
A202 SCALE: 1 : 100

CLADDING LEGEND:

[Symbol]	AL-1	ALUMINUM PANEL BLACK
[Symbol]	AL-2	ALUMINUM PANEL COPPER
[Symbol]	AL-3	ALUMINUM PANEL LIGHT GREY
[Symbol]	AL-4	ALUMINUM LOUVRES LIGHT GREY
[Symbol]	WS-1	WOOD SIDING CEDAR WOODGRAIN
[Symbol]	GL-1	ALUMINUM AND GLASS RAILING
[Symbol]	GL-2	FRITTED ALUMINUM PANEL COPPER FINISH

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.

KEY PLAN

6	REISSUED FOR SITE PLAN CONTROL	2023-11-29
5	REISSUED FOR SITE PLAN CONTROL	2023-09-01
4	ISSUED FOR SITE PLAN CONTROL	2023-04-12
1	ISSUED FOR COORDINATION	2023-03-02

ISSUE RECORD



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1184 CUMMINGS
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2231	NOTED	BH	RK

NORTH AND WEST ELEVATIONS

A202