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 Vuze Construction  
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**PROJECT DEVELOPER**  
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 Ottawa, ON K1Z 1B7  
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 Email: joeytheberge@thebergehomes.com  
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**PROJECT DEVELOPER**  
**Starwood Group Inc.**  
 188 Eglinton Avenue East Suite 800  
 Toronto, Ontario, M4P 2X7  
 Tel: (416) 482-4822  
 Fax: (416) 482-8224

**LEGAL DESCRIPTION**  
 TOPOGRAPHICAL PLAN OF SURVEY  
 PART 1 Plan of  
 PART OF LOTS 1,2,3 AND 4  
 REGISTERED PLAN 17  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

**URBAN PLANNER**  
**Fotenn Consultants Inc.**  
 396 Cooper Street, Suite 300  
 Ottawa, ON Canada, K2P 2H7  
 Tel: (613) 730-5709  
 Fax: (613) 730-1136  
 E-Mail: nahal@fotenn.com  
 E-Mail: alain@fotenn.com

**CIVIL ENGINEER**  
**McINTOSH PERRY**  
 115 Walgreen Road  
 Ottawa, ON K0A 1L0  
 Tel: (613) 836-2184  
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**LANDSCAPE ARCHITECT**  
**James B. Lennox & Associates Inc.**  
 Landscape Architects  
 3332 Carling Ave.  
 Ottawa, Ontario K2H 5A8  
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 Fax: 1-866-343-3942  
 Email: ml@jbla.ca

**TRANSPORTATION ENGINEER**  
**CHG Transportation Inc.**  
 13 Markham Avenue  
 Ottawa, ON K2G 3Z1  
 Tel: (343) 999-9117  
 Cell: (613) 697-3797  
 Email: Christopher.Gordon@CHGTransportation.com  
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**WIND / NOISE ENGINEER**  
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 127 Walgreen Road,  
 Ottawa, ON, Canada K0A 1L0  
 Tel: (613) 836-0934  
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**SURVEYOR**  
**Annis O'Sullivan Vollebakk Ltd.**  
 Ontario Land Surveyors  
 14 Concourse Gate, Suite 500,  
 Nepean, Ontario K2E 7S6  
 Tel: (613) 727-0850  
 Fax: (613) 727-1079  
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# St. JOSEPH BOULEVARD

**PROJECT INFORMATION**

Zoning By-law 2006-250 Consolidation AMJ2705/5438

	REQUIRED	PROVIDED
BUILDING HEIGHT	18 STOREYS / 52.4m	18 STOREYS / 59.5m
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	4.0m
GRADE (GEODEIC ELEVATION - ASL)	72.40m ASL	72.40m ASL
DENSITY - MAXIMUM FLOOR SPACE INDEX	4.25	5.1
FRONT YARD SETBACK - AS PER SCHEDULE S438	9.0m	9.3m
CORNER YARD SETBACK (Saint Joseph / Duford Avenue)	3.5m / 0.0m	3.5m / 0.3m
INTERIOR SIDE YARD SETBACK	0.0m	0.3m
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	1,212m <sup>2</sup>	1,635m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	606m <sup>2</sup>	785m <sup>2</sup>
RESIDENTIAL PARKING (AREA "Z" - MIN. 0 / MAX. 1.75 PER UNIT)	MIN. 0 / MAX. 354	141
VISITOR PARKING - 0.1 PER UNIT AFTER 12 UNITS	19	19
COMMERCIAL PARKING (AREA "Z")	NOT REQUIRED	0
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	101	202
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA	2	8
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m
ST. JOSEPH BOULEVARD FRONTAGE MINIMUM GROUND FLOOR GLAZING	50%	± 65%

**NOTATION SYMBOLS:**

① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

Ⓜ INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.

Ⓜ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

Ⓜ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

① - DETAIL NUMBER

① - TITLE

① - DETAIL REFERENCE PAGE

① - DETAIL CROSS REFERENCE PAGE

**PROJECT STATISTICS**

**GROSS BUILDING**  
 (CITY OF OTTAWA'S DEFINITION)

FLOOR	AREA (sq. m.)	AREA (sq. ft.)
GROUND FLOOR	259.8	(2,796)
1st FLOOR	452.4	(4,870)
2nd FLOOR	1,042.5	(11,221)
3th & 4th FLOOR	2 x 1,042.5	2 x (11,221)
5th to 17th FLOOR	13 x 689.25	13 x (7,419)
18th FLOOR	8,960.2	(96,447)
MECHANICAL LEVEL	517.5	(5,541)
TOTAL AREA	13,261.4	(142,745)

**UNIT STATISTICS**

UNIT TYPE	QUANTITY
STUDIO UNIT	4
1 BEDROOM UNIT	46
1 BEDROOM + DEN UNIT	39
2 BEDROOM UNIT	103
2 BEDROOM + DEN UNIT	7
3 BEDROOM UNIT	3
TOTAL	202

**CAR PARKING**

REQUIRED BY ZONING BY-LAW

TYPE	AREA "Z" NONE REQUIRED	QUANTITY
RESIDENCE	- AREA "Z" NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	19
COMMERCIAL RETAIL	- AREA "Z" NONE REQUIRED	0
TOTAL		19

PROVIDED

TYPE	QUANTITY	
RESIDENCE	- 0.7 PER UNIT	141
VISITOR	- 0.1 PER UNIT	19
TOTAL		160

**LOCATION**

TYPE	QUANTITY
P3 LEVEL UNDER GROUND PARKING	49
P2 LEVEL UNDER GROUND PARKING	47
P1 LEVEL PARKING	17
GROUND FLOOR PARKING	17
TOTAL	160

**BICYCLE PARKING**

REQUIRED

TYPE	QUANTITY	
RESIDENCE	- 0.5 PER UNIT (202 UNITS)	101
COMMERCIAL RETAIL	- 1.0 PER 250m <sup>2</sup> OF G.F.A.	2
TOTAL		103

PROVIDED

TYPE	QUANTITY
EXTERIOR	8
INDOOR ON GROUND FLOOR	202
TOTAL	210

**LOT COVERAGE**

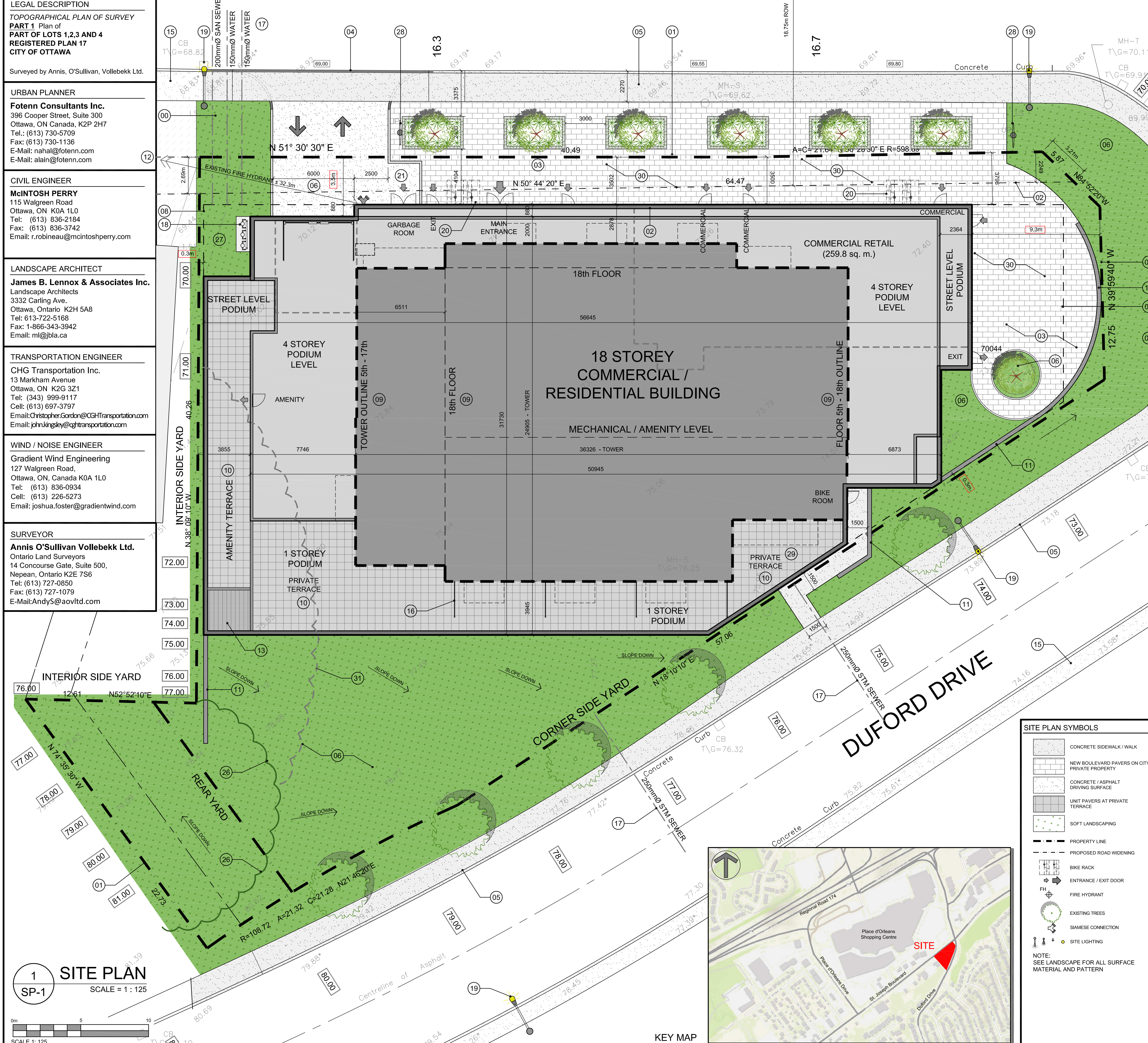
TYPE	AREA (sq. m.)	PERCENTAGE
PAVED SURFACE	43.7	1.6%
BUILDING FOOTPRINT	1,618.9	61.2%
LANDSCAPE OPEN SPACE	981.4	37.2%
TOTAL	2,643.97	100.0%

**AMENITY SPACE**

TYPE	AREA (sq. m.)
AT GRADE COMMUNAL	150.0
1st FLOOR AMENITY ROOM COMMUNAL	450.0
1st FLOOR TERRACE COMMUNAL	85.0
PRIVATE TERRACE	300.0
PRIVATE BALCONIES	550.0
ROOF TOP COMMUNAL	100.0
TOTAL	1,635.0
TOTAL COMMUNAL	785.0
REQUIRED - 6.0M <sup>2</sup> PER UNIT (202)	1,212.0
REQUIRED COMMUNAL @ 50%	606.0

**SOLID WASTE (202 UNITS)**

TYPE	QUANTITY	
GARBAGE	- 0.11 PER UNIT	23 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	8 YARDS
COMPOST	- 240L PER 50 UNITS	4



- DRAWING NOTES**
- PROPERTY LINE
  - PROPOSED ROAD WIDENING
  - HARD SURFACE PAVING, SEE LANDSCAPE PLAN
  - CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
  - CONCRETE SIDEWALK TO BE REPLACED WITH NEW BARRIER CURB / SIDEWALK
  - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
  - OUTLINE OF BELOW GRADE PARKING GARAGE
  - OUTLINE OF UPPER FLOORS
  - AMENITY / PRIVATE TERRACE
  - RETAINING WALL WITH GUARD RAIL AS REQUIRED
  - EXISTING FIRE HYDRANT
  - VENTILATION GRILL (INTAKE / EXHAUST)
  - SIAMSESE CONNECTION
  - EXISTING CITY SIDEWALK
  - PRIVACY SCREEN
  - PROPOSED SERVICES
  - GAS EQUIPMENT LOCATION
  - EXISTING STREET LIGHT / TRAFFIC POLE
  - BICYCLE PARKING SPACE WITH RACK
  - SERVICE ENTRANCE - MOVE IN/OUT
  - 150mm WIDE BARRIER CURB
  - RE-INSTATE EXISTING BOARD FENCE
  - 150mm WIDE BARRIER CURB
  - PROPOSED TREES, SEE LANDSCAPE FOR DETAILS
  - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
  - WATER ENTRY IN P1 PARKING GARAGE
  - HYDRO POLE WITH OH WIRES
  - CISTERN AT GROUND FLOOR
  - POSSIBLE COMMERCIAL PATIO
  - EXISTING TREE TO BE REMOVED

- SITE PLAN SYMBOLS**
- CONCRETE SIDEWALK / WALK
  - NEW BOULEVARD PAVERS ON CITY / PRIVATE PROPERTY
  - CONCRETE / ASPHALT DRIVING SURFACE
  - UNIT PAVERS AT PRIVATE TERRACE
  - SOFT LANDSCAPING
  - PROPERTY LINE
  - PROPOSED ROAD WIDENING
  - BIKE RACK
  - ENTRANCE / EXIT DOOR
  - FH - FIRE HYDRANT
  - EXISTING TREES
  - SIAMSESE CONNECTION
  - SITE LIGHTING
- NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN



**1 SITE PLAN**  
 SP-1  
 SCALE = 1 : 125

**CLIENT:** St. Joseph Inc.  
**MASTERCRAFT STARWOOD**  
 Investment Builders Since 1951

**ARCHITECT:** rla/architecture  
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**PROJECT TITLE:** 3030 St. JOSEPH BOULIVARD

**OTTAWA ONTARIO**

**SHEET TITLE:** SITE PLAN

**DRAWN:** R.V.  
**CHECKED:** R.V.  
**SCALE:** 1:125  
**SHEET No.:** SP-1  
**PROJECT No.:** 2222