



TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 85, 86 AND 87
REGISTERED PLAN M-27
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

OWNER
HENRY INVESTMENTS
14072375 CANADA INC.
1770 CANAAN RD
CUMBERLAND, ON, K4C 1J5

ENGINEER / PLANNER / LANDSCAPE
NOVATECH
240 MICHAEL COWPLAND DR, SUITE 200
OTTAWA, ON, K2M 1P6

SITE PLAN NOTES

- S1 SOFT LANDSCAPING
- S2 EXISTING STRUCTURE TO BE DEMOLISHED
- S3 INTERLOCKING PAVERS
- S4 PEA GRAVEL
- S5 WOOD LOUVER PRIVACY PANEL
- S6 LINE DENOTES EXTENT OF COVERED BIKE STORAGE
- S7 WOOD PRIVACY FENCE
- S8 EXISTING TREE TO REMAIN
- S9 CHAIN LINK FENCING FROM GROUND TO UNDERSIDE OF ENCLOSURE ROOF. GATES ADDED AS REQUIRED



UNIT COUNT							
BEDS	LVL 0	LVL 1	LVL 2	LVL 3	LVL 4	TOTAL	%
1-BED	2	3	4	4	4	17	41%
1-BED + DEN	2	1	2	2	2	9	22%
2-BED	1	1	2	2	2	8	20%
3-BED	1	1	0	0	0	2	5%
STUDIO	1	1	1	1	1	5	12%
TOTAL	7	7	9	9	9	41	100%

RENTABLE AREA			GROSS FLOOR AREA		
LEVEL	AREA	AREA (SF)	LEVEL	AREA	AREA (SF)
LEVEL 00	421.23 m ²	4534 SF	LEVEL 00	564.67 m ²	6078 SF
LEVEL 01	409.43 m ²	4407 SF	LEVEL 01	552.95 m ²	5952 SF
LEVEL 02	491.36 m ²	5289 SF	LEVEL 02	552.13 m ²	5943 SF
LEVEL 03	491.63 m ²	5292 SF	LEVEL 03	554.37 m ²	5943 SF
LEVEL 04	469.75 m ²	5056 SF	LEVEL 04	530.70 m ²	5712 SF
TOTAL	2283.40 m ²	24378 SF	TOTAL	2752.57 m ²	29628 SF



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 sizes 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 supplemental 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. Pictorial 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 drawings are not to be used for construction unless specifically noted for such purpose.

8	ISSUED FOR SITE PLAN CONTROL	2025-07-02
7	ISSUED FOR COORDINATION	2025-06-10
6	REISSUED FOR SITE PLAN CONTROL	2025-02-04
5	ISSUED FOR COORDINATION	2025-01-27
3	ISSUED FOR SITE PLAN CONTROL	2024-12-19
2	ISSUED FOR COORDINATION	2024-12-11
1	ISSUED FOR COORDINATION	2024-11-14

ISSUE RECORD

project1
studio

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PROJ	SCALE	DRAWN	REVIEWED
2415	NOTED	BH	RMK

SITE PLAN

SP-01