

UNIT COUNT							
UNIT TYPE	LEVEL 00	LEVEL 01	LEVEL 02	LEVEL 03	TOTAL COUNT	PERCENTAGE	
1-BED + DEN	2	2	2	2	8	27%	
2-BED	2	2	4	4	12	40%	
STUDIO	1	1	0	0	2	7%	
TOTAL	7	7	8	8	30	100%	

UNIT AREAS			
NUMBER	UNIT TYPE	AREA	AREA (SF)
001	STUDIO	62.96 m ²	678 SF
002	1-BED + DEN	69.30 m ²	746 SF
003	1-BED + DEN	69.30 m ²	746 SF
004	2-BED	76.70 m ²	828 SF
005	2-BED	77.05 m ²	829 SF
006	1-BED	59.26 m ²	636 SF
007	1-BED	67.11 m ²	722 SF
LEVEL 01			
101	STUDIO	60.61 m ²	652 SF
102	1-BED + DEN	69.33 m ²	746 SF
103	1-BED + DEN	69.08 m ²	744 SF
104	2-BED	76.42 m ²	823 SF
105	2-BED	76.77 m ²	826 SF
106	1-BED	59.05 m ²	636 SF
107	1-BED	66.79 m ²	719 SF

UNIT AREAS			
NUMBER	UNIT TYPE	AREA	AREA (SF)
LEVEL 02			
201	2-BED	76.64 m ²	825 SF
202	1-BED + DEN	69.33 m ²	746 SF
203	1-BED + DEN	69.08 m ²	744 SF
204	2-BED	76.42 m ²	823 SF
205	2-BED	76.77 m ²	826 SF
206	1-BED	59.05 m ²	636 SF
207	1-BED	58.77 m ²	633 SF
208	2-BED	71.58 m ²	770 SF
LEVEL 03			
301	2-BED	75.64 m ²	814 SF
302	1-BED + DEN	68.84 m ²	741 SF
303	1-BED + DEN	69.08 m ²	744 SF
304	2-BED	76.42 m ²	823 SF
305	2-BED	76.05 m ²	819 SF
306	1-BED	58.77 m ²	633 SF
307	1-BED	58.77 m ²	633 SF

GROSS AREA		
LEVEL	AREA	AREA (SF)
LEVEL 00	620.41 m ²	6676 SF
ENTRANCE	99.46 m ²	1071 SF
LEVEL 01	517.13 m ²	5569 SF
LEVEL 02	698.05 m ²	6545 SF
LEVEL 03	605.57 m ²	6518 SF
TOTAL	2450.63 m ²	26378 SF

Site Statistics	
Current Zoning Designation:	-
Lot Width:	30.48m
Total Lot Area:	1856.57m ²
Average Existing Grade:	88.045m
Gross Floor Area (above grade):	1859.39m ²

SITE PLAN BASED ON
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PARKING SCH. (VEHICLE)		
LEVEL	TYPE	COUNT
AVG GRADE	ACCESSIBLE TYPE A	1
AVG GRADE	TYPICAL	16
AVG GRADE	VISITOR	5
TOTAL		23

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
ENTRANCE	22
TOTAL	22

Proposed Development - 3 Storey Low-Rise Apartment Building		
No. of units	30 Units	
Zoning Mechanism GM(XXXX)	Required	Provided
Minimum Lot Width Table 187(6)	No minimum	30.48m
Minimum Lot Area Table 187(9)	No minimum	1856.57m ²
Min. Front Yard Setback Table 187(c)	3m	4.5m
Min. Interior Side Yard Setback Table 187(d)(i)	1.2m for a building < 11m in height 3m for a building > 11m in height	1.5m
Min. Rear Yard Setback Table 187(d)(ii)	3m	33.4m
Maximum Building Height Table 187	13.5m	11m
Maximum FSI Table 187	2	1.05
Parking Space Rates (Residents) 101(RT1) (Sch. 1A - Area C)	36 Spaces 1.2 spaces / unit for 30 units	17 Spaces
Minimum Required Driveway Width 1071(a4)(ii)	6.7m for a double traffic lane	6m
Parking Space Dimensions	Width: 2.6m - 3.1m, Min. Length: 5.2m Type A: Min. Width 3.4m Min. Length: 5.2m	2.6m x 5.2m Type A: 3.4m x 5.2m
Minimum Visitor Parking Rates 102 (Sch. 1A - Area C)	6 Spaces 0.2 spaces / unit for 30 units	6 Spaces
Bicycle Parking Rates (Residents) Table 111A(b)(i) (Sch. 1 - Area C)	15 Spaces 0.5 spaces / unit for 30 units	22 Spaces
Total Amenity Area Table 137(12)	180m ² 6m ² / unit for 30 Units	127.64m ² - balconies
Communal Amenity Area Table 137(12)	90m ² Min. 50% of Total Amenity Area	0m ²
Landscape Buffer for Parking Lot Table 110(1)	Min. 3m abutting a street Min. 1.5m not abutting a street	1.5m North side, 1.5m West side 6.5m South side



2 LOCATION PLAN
SP-01 SCALE: NTS

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	PROPERTY LINE
	SETBACK LINE
	AMENITY AREA
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	NEW STREET LIGHT
	PROPOSED ELEVATION
	TOP OF WALL (mm)

SITE PLAN SYMBOLS
SCALE: NTS

SITE PLAN NOTES	
	INTERLOCKING STONE PATHWAY
	SOFT LANDSCAPING
	DEPRESSED CURB
	ASPHALT
	CONCRETE MEDIAN
	EXISTING CHAIN LINK FENCE
	EXISTING BOARD FENCE
	EXISTING BOARD FENCE TO BE DEMOLISHED
	WINDOW WELLS
	GLASS GUARD SYSTEM

- 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.

OWNER / DEVELOPER
TRIAMI DEVELOPMENTS & INVESTMENTS INC.
1344 YOVILLE DRIVE, UNIT 6B
OTTAWA, ON, K1C 2X8

ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST, SUITE 300
OTTAWA, ON, K1N 5K5

SURVEYOR
ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON, K2E 7S6

PLANNER
ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
333 PRESTON STREET, SUITE 500
OTTAWA, ON, K1S 5N4

CIVIL ENGINEER
T L MAK ENGINEERING CONSULTANTS LTD
1455 YOVILLE DRIVE
ORLEANS, ON, K1C 6Z7

GEOTECHNICAL ENGINEER
PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ON, K2E 7T9

LANDSCAPE ARCHITECT
URBANTYPOLOGY
499 PRESTON STREET
OTTAWA, ON, K1S 4N7

3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

ISSUE RECORD

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

1670 Tenth Line Road
1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

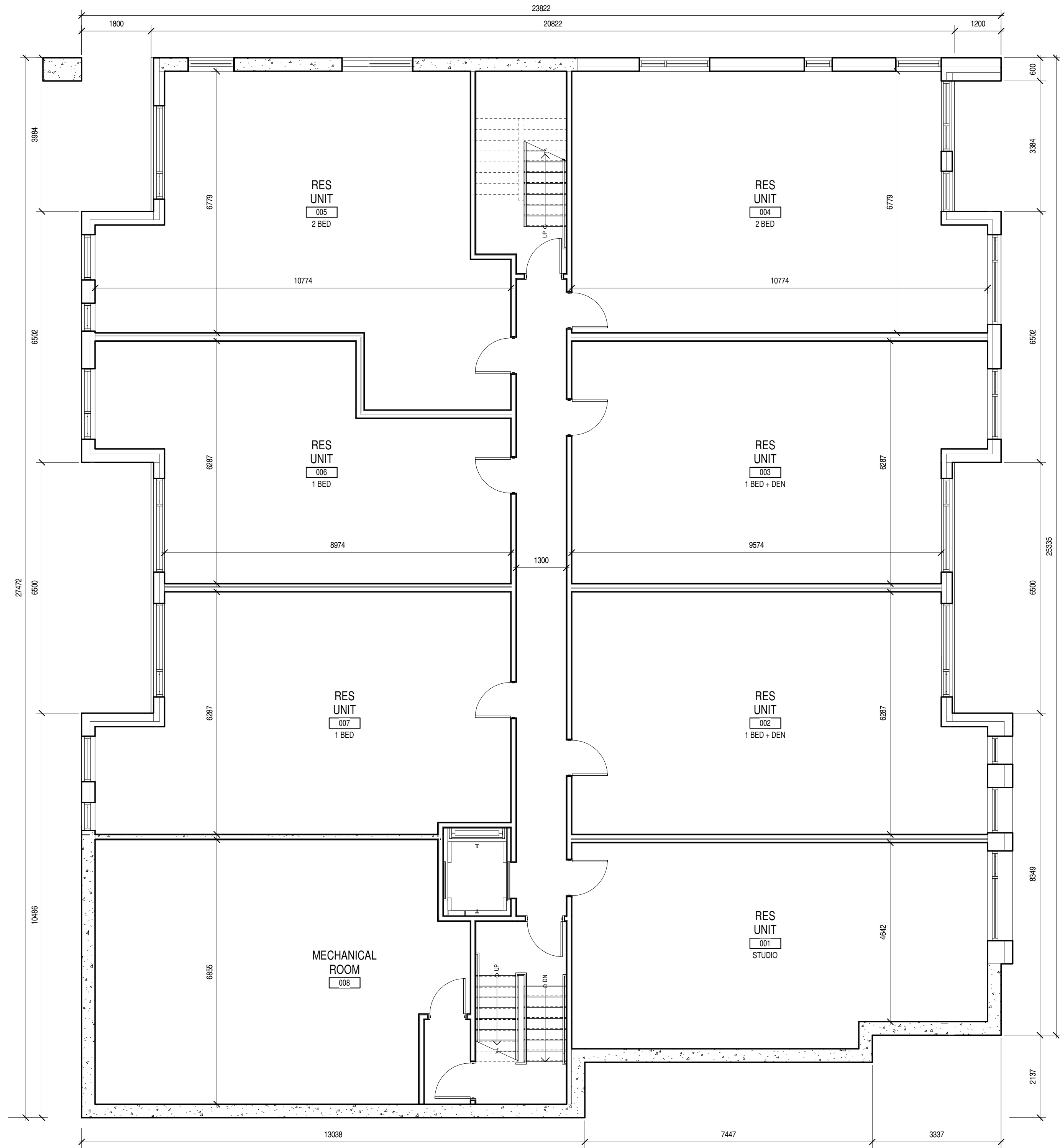
SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1 : 125

FLOOR/ROOF PLAN NOTES

NOTE:
FOR INFORMATION ONLY

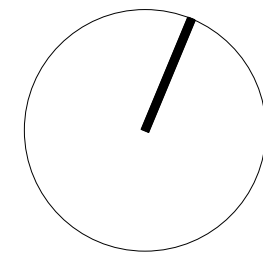


1 LEVEL 00 FLOOR PLAN
A100 SCALE: 1 : 75

- 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.

3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
[613.884.9939] (mail@project1studio.ca)

1670 Tenth Line Road

1670 Tenth Line Road
Ottawa, ON K1E 2H8

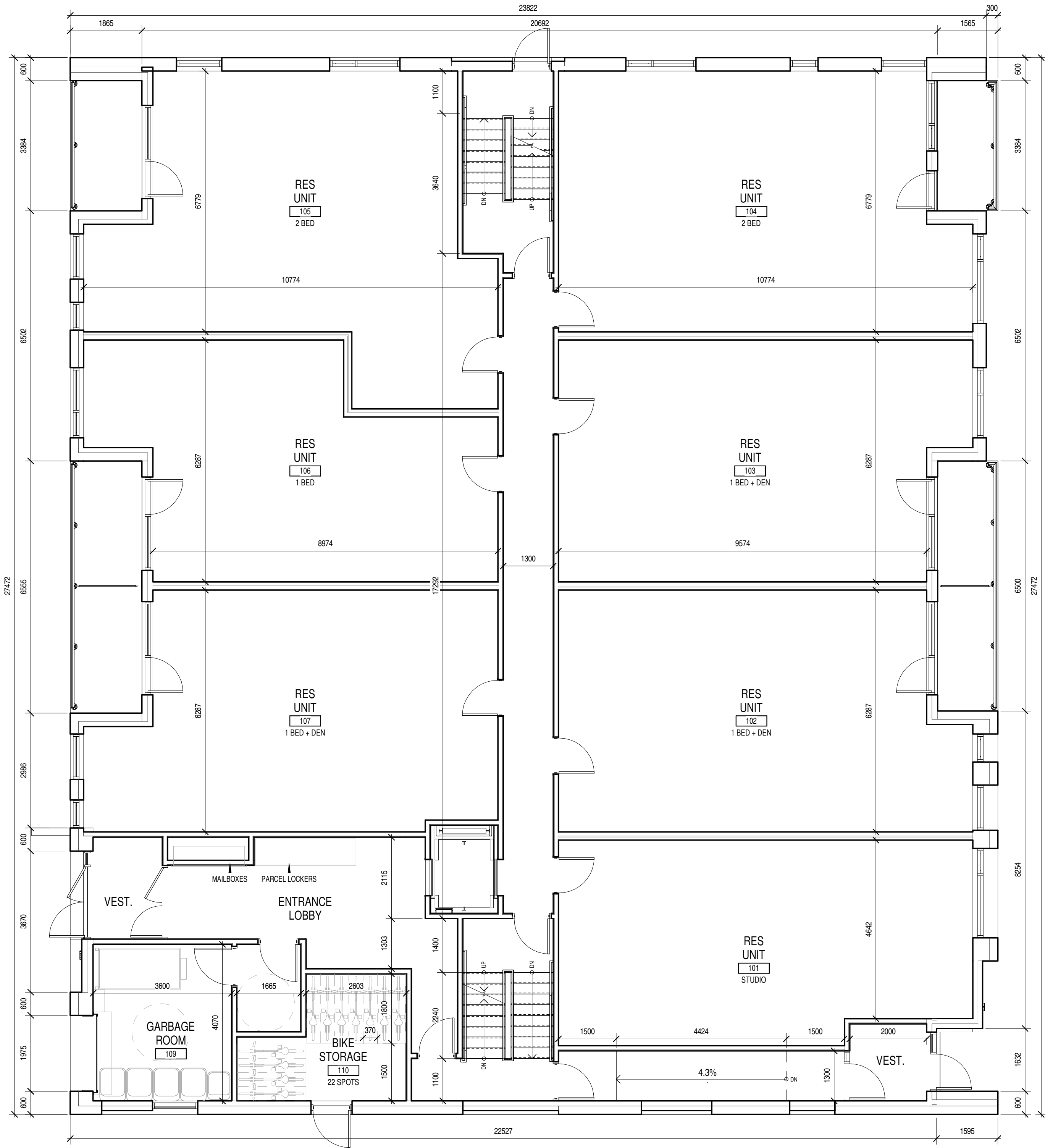
PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

FLOOR PLAN LEVEL 00

A100

FLOOR/ROOF PLAN NOTES

NOTE:
FOR INFORMATION ONLY

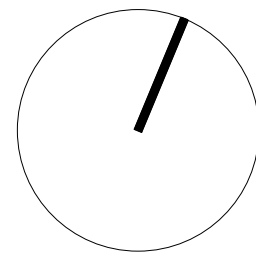


1 LEVEL 01 FLOOR PLAN
A101 SCALE: 1 : 75

- 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.

3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
[613.884.3939] [mail@project1studio.ca]

1670 Tenth Line Road

1670 Tenth Line Road
Ottawa, ON K1E 2H8

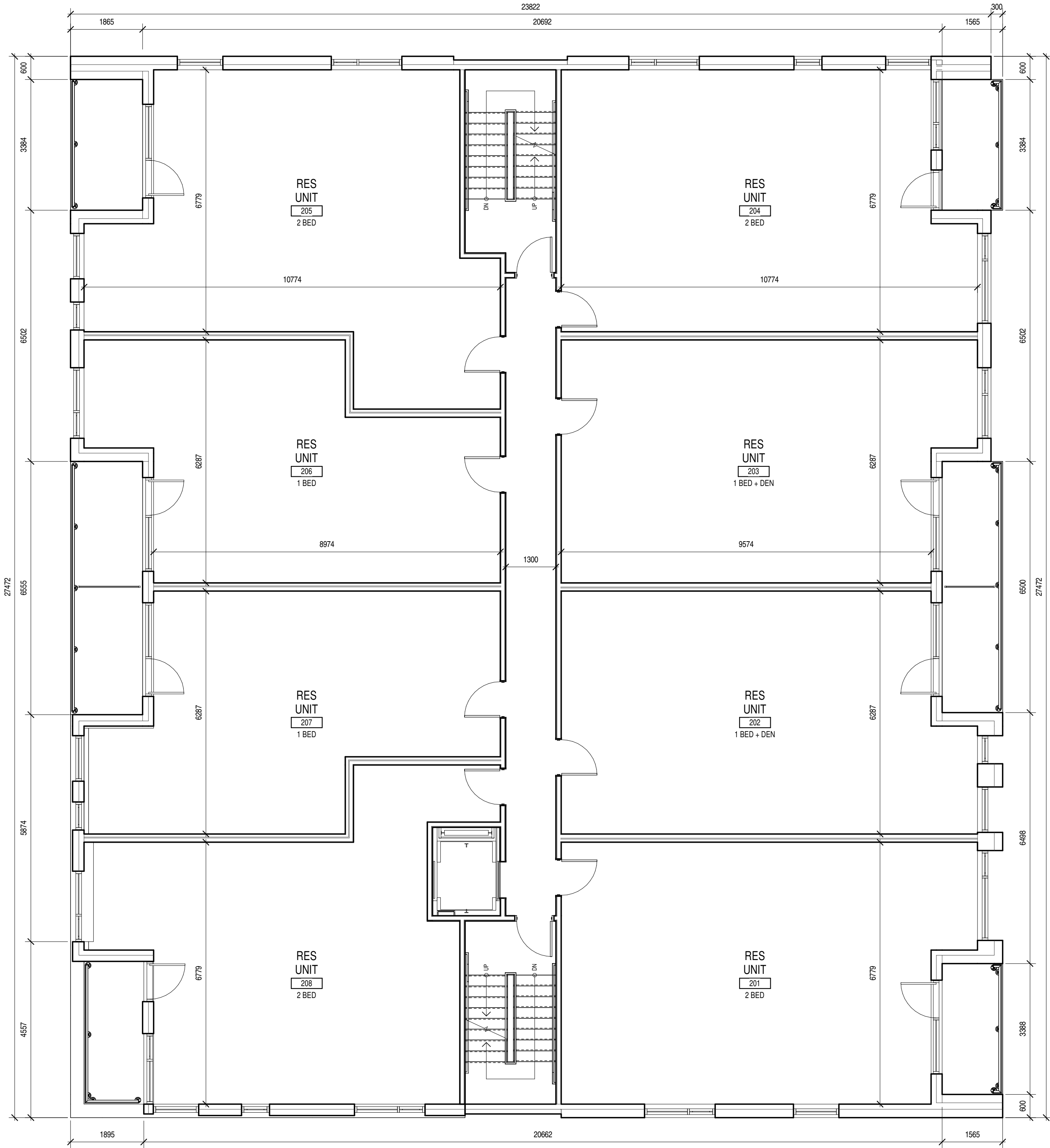
PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

FLOOR PLAN LEVEL 01

A101

FLOOR/ROOF PLAN NOTES

NOTE:
FOR INFORMATION ONLY

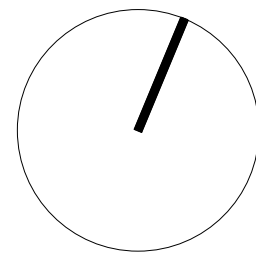


1 LEVEL 02 FLOOR PLAN
A102 SCALE: 1 : 75

- 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.

3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
[613.884.3939] [mail@project1studio.ca]

1670 Tenth Line Road

1670 Tenth Line Road
Ottawa, ON K1E 2H8

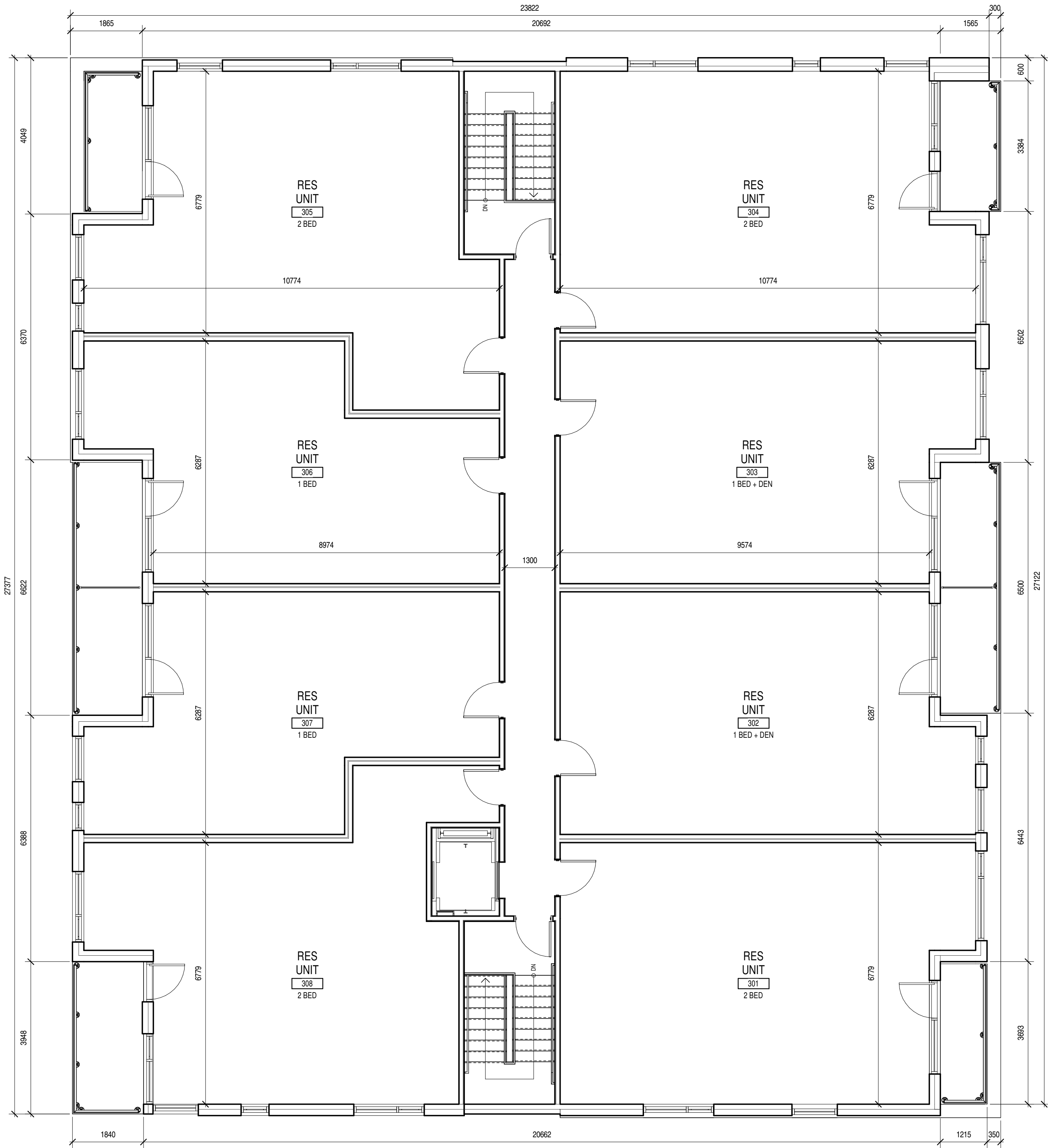
PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

FLOOR PLAN LEVEL 02

A102

FLOOR/ROOF PLAN NOTES

NOTE:
FOR INFORMATION ONLY

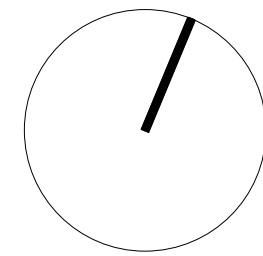


1 LEVEL 03 FLOOR PLAN
A103 SCALE: 1 : 75

- 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.

3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
[613.884.3939] [mail@project1studio.ca]

1670 Tenth Line Road

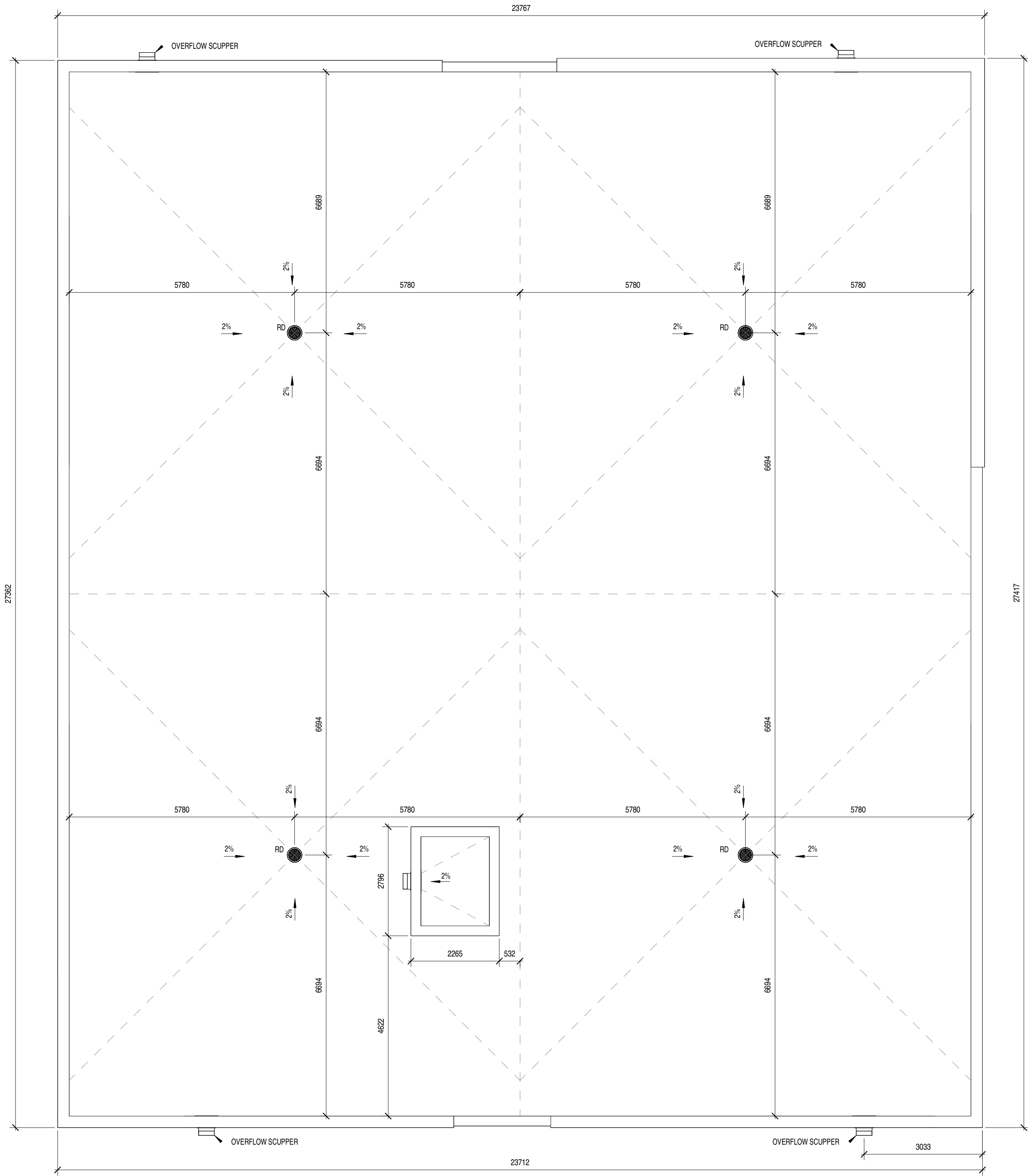
1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

FLOOR PLAN LEVEL 03

A103

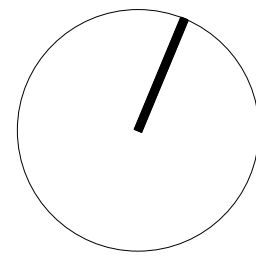
NOTE:
FOR INFORMATION ONLY



- 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.

3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
(613.884.3939) (mail@project1studio.ca)

1670 Tenth Line Road

1670 Tenth Line Road
Ottawa, ON K1E 2H8

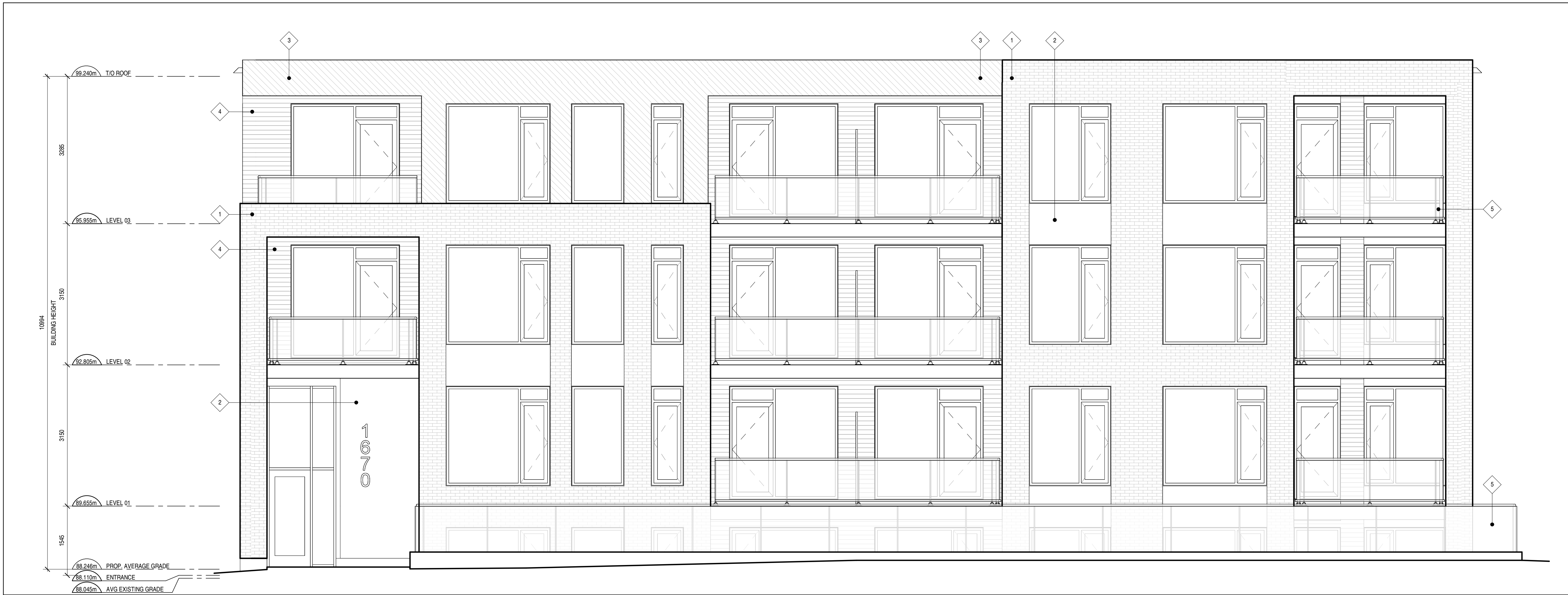
PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

ROOF PLAN

A104



1 WEST ELEVATION - DUVERNAY DRIVE
A201 SCALE: 1 : 50



2 EAST ELEVATION - TENTH LINE ROAD
A201 SCALE: 1 : 50

CLADDING LEGEND:

- 1 BRICK MASONRY
COLOUR: RED
- 2 FIBER CEMENT
COLOUR: CHARCOAL
- 3 FIBER CEMENT PLANKS
COLOUR: CHARCOAL
- 4 WOOD SIDING
COLOUR: CEDAR
- 5 ALUMINUM AND
GLASS RAILING

ELEVATION NOTES

- 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.

3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
(613) 884-3939 | mail@project1studio.ca

1670 Tenth Line Road

1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

WEST & EAST ELEVATIONS

A201



1 NORTH ELEVATION
SCALE: 1 : 50



2 SOUTH ELEVATION
SCALE: 1 : 50

CLADDING LEGEND:

- 1 BRICK MASONRY
COLOUR: RED
- 2 FIBER CEMENT
COLOUR: CHARCOAL
- 3 FIBER CEMENT PLANKS
COLOUR: CHARCOAL
- 4 WOOD SIDING
COLOUR: CEDAR
- 5 ALUMINUM AND
GLASS RAILING

ELEVATION NOTES

- 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.

3	REISSUED FOR ZBA	20-10-16
2	ISSUED FOR ZBA	25-08-15
1	ISSUED FOR PRE-SUBMISSION REVIEW	25-08-12

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
[613.884.3939] [mail@project1studio.ca]

1670 Tenth Line Road

1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

NORTH & SOUTH ELEVATIONS

A202