



| AVERAGE GRADE CALCULATION | |
|---------------------------|--|
| 67.20 | |
| 67.30 | |
| 65.65 | |
| 65.55 | |
| 66.65 | |
| 65.98 | |
| 67.45 | |
| TOTAL: 66.54 | |

MATERIAL LEGEND:

- TYP. BALLASTED ROOF
- TERRACE ROOF (PAVERS)
- BALCONIES
- PLANTERS

UNIT DISTRIBUTION SUMMARY

| Level | Name | Count | Area |
|---------|-------------------|-------|------------------------|
| Level 1 | One Bedroom | 4 | 247.83 m ² |
| Level 1 | One Bedroom (BF) | 1 | 62.80 m ² |
| | | 5 | 310.62 m ² |
| Level 2 | One Bedroom | 8 | 508.47 m ² |
| Level 2 | Studio | 1 | 52.64 m ² |
| Level 2 | Two Bedroom | 3 | 301.49 m ² |
| | | 12 | 862.60 m ² |
| Level 3 | One Bedroom | 10 | 633.62 m ² |
| Level 3 | One Bedroom + Den | 4 | 318.80 m ² |
| Level 3 | Studio | 1 | 42.36 m ² |
| Level 3 | Two Bedroom | 4 | 383.70 m ² |
| | | 19 | 1378.55 m ² |
| Level 4 | One Bedroom | 10 | 639.32 m ² |
| Level 4 | One Bedroom + Den | 4 | 318.80 m ² |
| Level 4 | Studio | 1 | 42.46 m ² |
| Level 4 | Two Bedroom | 4 | 385.27 m ² |
| | | 19 | 1385.85 m ² |
| Level 5 | One Bedroom | 6 | 384.39 m ² |
| Level 5 | One Bedroom + Den | 4 | 318.80 m ² |
| Level 5 | Studio | 1 | 42.44 m ² |
| Level 5 | Two Bedroom | 6 | 561.11 m ² |
| | | 17 | 1306.75 m ² |
| Level 6 | One Bedroom | 8 | 508.25 m ² |
| Level 6 | One Bedroom + Den | 4 | 318.80 m ² |
| Level 6 | Studio | 1 | 42.36 m ² |
| Level 6 | Two Bedroom | 4 | 374.70 m ² |
| | | 17 | 1244.13 m ² |
| Level 7 | One Bedroom | 4 | 258.14 m ² |
| Level 7 | Studio | 1 | 42.36 m ² |
| Level 7 | Two Bedroom | 6 | 584.97 m ² |
| | | 15 | 1214.29 m ² |
| Level 8 | One Bedroom | 5 | 366.75 m ² |
| Level 8 | One Bedroom + Den | 1 | 81.03 m ² |
| Level 8 | Studio | 1 | 38.19 m ² |
| Level 8 | Two Bedroom | 5 | 487.01 m ² |
| | | 12 | 973.97 m ² |
| Level 9 | One Bedroom | 5 | 368.96 m ² |
| Level 9 | Studio | 1 | 39.21 m ² |
| Level 9 | Two Bedroom | 5 | 553.73 m ² |
| | | 11 | 913.90 m ² |
| | | 127 | 9590.67 m ² |

| BICYCLE PARKING TYPES | |
|-----------------------|-------|
| 1.5 m | 0.5 m |
| 1.5 m | 0.6 m |

ZONING INFORMATION

ZONE DESIGNATION - TM [2900] 480

| PROVISION | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | NO MIN. | 2181.2 |
| MIN. LOT WIDTH | NO MIN. | NORTH PROPERTY LINE 48.8m SOUTH PROPERTY LINE 49.6m |
| MAX. FRONT YARD SETBACK - RICHMOND RD. | AS PER SCHEDULE 480 | SEE REVISED SCHEDULE 480 |
| MIN. CORNER SIDE YARD SETBACK - TWEEDSMUIR AVE. | TRANSPARENT WINDOWS AND ACTIVE ENTRANCES | |
| MIN. INTERIOR SIDE YARD SETBACK | | |
| MIN. REAR YARD SETBACK | MIN. 50% GROUND FLOOR FACADE TO A HEIGHT OF 4.5m FACING THE MAIN STREET MUST COMPROMISE TRANSPARENT WINDOWS AND ACTIVE ENTRANCES | 55.36% |
| TRANSPARENT GLAZING | AS PER SCHEDULE 480 | SEE REVISED SCHEDULE 480 |
| BUILDING HEIGHT | ABUTTING A RESIDENTIAL ZONE - 3m; (may be reduced to 1m where a min. 1.4m high opaque fence is provided.) | 1.2m AS A FENCE IS PROVIDED |
| MIN. WIDTH OF LANDSCAPED AREA | ALONG THE MOST WESTERN SIDE LOT LINE ABUTTING A RESIDENTIAL ZONE AS PER SCHEDULE 480 - NO MIN. | NONE |
| ACTIVE ENTRANCES | ALL OTHER CASES - NO MIN. | NONE |
| AMENITY AREA | MIN. ONE ACTIVE ENTRANCE PER EACH RESIDENTIAL OR NON-RESIDENTIAL USE ON GROUND FLOOR | 3 RETAIL UNITS ABUTTING RICHMOND RD. WITH INDIVIDUAL ACTIVE ENTRANCES AND 3 RESIDENTIAL ENTRANCES ALONG TWEEDSMUIR AVE. |
| MIN. VEHICULAR PARKING | 762m ² | TOTAL: 1524.88m ² |
| AREA Y ON SCHEDULE 1A | RESIDENTIAL: 0.5 UNIT AFTER FIRST 12 UNITS 10% REDUCTION WHEN ALL PARKING IS UNDERGROUND RESIDENTIAL VISITOR: 0.1 UNIT AFTER FIRST 12 UNITS RETAIL UNITS: <500m ² : 0 REQUIRED >500m ² : 1.25 PER 100m ² OF GFA RESTAURANT: <350m ² : 0 REQUIRED >350m ² : 5 PER 100m ² | 52 SPACES 12 SPACES 0 PROVIDED 0 PROVIDED 0 SPACES |
| PARKING SPACE DIMENSIONS | MIN. 2.6m WIDE x 5.2m LONG UP TO 50% MAY BE REDUCED TO 2.4m WIDE AND 4.6m LONG | 32 SPACES ARE 2.6m WIDE x 5.2m LONG |
| DRIVEWAY WIDTH | 6m (MIN.) 6.7m (MAX.) | 6m |
| PARKING ACCESS AISLE WIDTH | WITHIN 16m OF THE REAR LOT LINE IN AN UNDERGROUND PARKING GARAGE - 5.2m ALL OTHER CASES - 5.8m | 5.1m 5.8m |
| ACCESSIBLE PARKING | RESIDENTIAL: 1.75/UNIT RETAIL: 1 PER 250m ² OF GFA | 159 SPACES (1.25 PER UNIT) 2 SPACES |



3019 Carling Ave, Suite 201B,
Ottawa, K2K 2A3

- ALL SITE INFORMATION TAKEN FROM PLAN OF SURVEY AS PREPARED BY FARLEY, SMITH, AND DENIS OLS, DATED SEPTEMBER 10, 2020. PART OF LOT 4 AND ALL OF LOTS 5, 6 & 42, REGISTERED PLAN 263, CITY OF OTTAWA.
- REFER TO LANDSCAPE PLANS FOR SIDEWALK, DEMARCATION OF PEDESTRIAN CLEARWAY, PAVING, AND PLANTING STRATEGIES
- ALL BUILDING SETBACKS AND STEPBACKS TO CONFORM TO THE ZONING AND HEIGHT SCHEDULE ATTACHED TO SITE PLAN SHEET A01.00
- PERMITTED PROJECTION DECORATIVE CORNICE DETAIL OMITTED FROM SITE PLAN FOR CLARITY
- PROJECTING CANOPIES @ GROUND LEVEL SUBJECT TO EASEMENT.

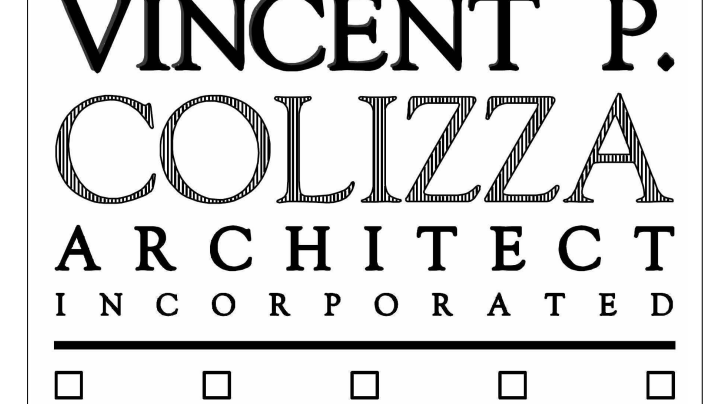
| No. | DESCRIPTION | DATE | CHD |
|-----|---------------------------------|------------|-----|
| 16 | Updated Site Plan | 2025-08-12 | |
| 15 | Revised Parking - P1-P2 | 2025-07-14 | |
| 14 | Issued to Consultants | 2025-06-06 | |
| 13 | Full Arch. Set | 2025-04-17 | |
| 12 | Schematic Design | 2025-04-09 | |
| 7 | Issued for SPA | 2024-03-05 | |
| 6 | Revised as per City Comments R2 | 2023-11-14 | |
| 5 | Revised as per City Comments | 2023-08-28 | |
| 3 | Revised for Zoning Amendment | 2023-04-04 | |
| 2 | Revised for Zoning Amendment | 2023-04-04 | |
| 1 | Issued for Zoning Amendment | 2023-04-03 | |

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

| | |
|---|-----------------------|
| THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT. | DATE |
| | 03/05/2024 |
| DRAWN | SH |
| DATE | 03/05/2024 |
| CHECKED | VPC |
| DATE PRINTED | 2025-08-12 8:10:17 PM |



249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Site Plan

| | |
|-----------------------|--------------------|
| SCALE As indicated | DWG. NO. A01.00 |
| PROJ. NO. 2219 | |