

**SITE PLAN LEGEND**

- NEW CONSTRUCTION - BUILDING
- NEW CONSTRUCTION - RETAINING WALL
- GRASS
- INTERLOCK PATHWAY
- CONCRETE PATHWAY
- BALCONIES
- BUILDING ACCESS / EXIT
- PROPERTY LINE
- SETBACK LINE
- ZONING LINE
- TREE/BUSH

**GENERAL NOTES**

- NOTE A:** NO PERMANENT BUILDING OR STRUCTURE SHALL BE PLACED WITHIN 500MM MEASURED RADIIALLY FROM ANY PRIMARY VOLTAGE CONDUCTOR OR EQUIPMENT MEASURED FROM THE CLOSEST PRIMARY CONDUCTOR (AT REST) TO THE CLOSEST POINT OF THE BUILDING OR STRUCTURE.
- NOTE B:** ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR COMMENCEMENT ANY CONSTRUCTION.
- NOTE C:** ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEY.
- NOTE D:** CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE E:** ALL CONTRACTORS MUST COMPLY WITH ALL CURRENT APPLICABLE CODES, REGULATIONS AND BYLAWS.
- NOTE F:** DO NOT SCALE DRAWINGS.

**PROJECT INFORMATION STATISTICS**

**SITE SUMMARY**  
 ADDRESS: 3277 ST-JOSEPH-BOULEVARD  
 ZONING: RSZ (1415), RSZ (1363), RSZ(2168)  
 SITE AREA: 4965.04 m<sup>2</sup>  
 PROPOSED USE: RESIDENTIAL APARTMENTS (273 UNITS)  
 3 LEVELS OF UNDERGROUND PARKING  
 BUILDING AREA: 2907.16 m<sup>2</sup>  
 TOPOGRAPHIC SKETCH OF PART OF LOT 55 CONVESSION 1 GEOGRAPHIC TOWNSHIP OF CUMBERLAND AND PART OF BLOCK 2 REGISTERED PLAN 4M-1542 CITY OF OTTAWA.  
 Prepared by Amis, O'Sullivan, Vollebakk Ltd

ZONING SUMMARY	REQUIRED	PROPOSED
MIN LOT AREA	1000 m <sup>2</sup>	4965.04 m <sup>2</sup>
MIN LOT WIDTH	25 m	66.63 m
BUILDING HEIGHT	10 storeys	9 storeys
<b>MIN YARD SETBACKS</b>		
FRONT YARD:	3 m	3 m
CORNER SIDE YARD:	3 m	3 m
REAR YARD:	7.5 m	7.5 m
INTERIOR SIDE YARD:	1.5-6 m	3-6 m
<b>ROOFTOP TERRACE LANDSCAPING:</b>		
SOFT LANDSCAPING:	-	85.5m <sup>2</sup>
HARD LANDSCAPING:	-	2542.549m <sup>2</sup>
		323.404m <sup>2</sup>

VEHICULAR PARKING	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (273 UNITS)		
EXEMPT UNDER ZONE 'Z'	0	149
SPACES PER DWELLING:		
VISITOR PARKING (273-12) UNITS	27	27
AS PER TABLE 102		
0.1 SPACES PER DWELLING:		
TOTAL VEHICULAR PARKING:	27	176
ACCESIBLE PARKING:	2	7
(INCLUDED IN TOTAL PARKING COUNT)		

BICYCLE PARKING	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (273) UNITS		
AS PER TABLE 111A:		
0.5 SPACES PER DWELLING :	137	139

WASTE MANAGEMENT CONTAINERS	REQUIRED	AMOUNT
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BUILDING 'A' - 172 UNITS	REQUIRED	AMOUNT
GARBAGE (172 X 0.11Y = 18.92Y <sup>2</sup> )	4Y <sup>2</sup>	5
RECYCLING (172 X 0.038Y = 6.54Y <sup>2</sup> )	4Y <sup>2</sup>	2
ORGANICS (240L per 50 UNITS = 4)	240L	4

BUILDING 'B' - 101 UNITS	REQUIRED	AMOUNT
GARBAGE (101 X 0.11Y = 11.11Y <sup>2</sup> )	4Y <sup>2</sup>	3
RECYCLING (101 X 0.038Y = 3.83Y <sup>2</sup> )	4Y <sup>2</sup>	2
ORGANICS (240L per 50 UNITS = 3)	40L	3

BUILDING SUMMARY	GROSS FLOOR AREA	UNIT COUNT
<b>BUILDING A</b>		
P3, P2 & P1:	5 749.29 m <sup>2</sup> (1916.43 m <sup>2</sup> x 3)	22
GROUND FLOOR	1 829.52 m <sup>2</sup>	94
2 <sup>ND</sup> , 5 <sup>TH</sup> FLOOR	7 296.36 m <sup>2</sup> (1824.59 m <sup>2</sup> x 4)	94
6 <sup>TH</sup> , 9 <sup>TH</sup> FLOOR	4 255.64 m <sup>2</sup> (1063.91 m <sup>2</sup> x 4)	56
<b>BUILDING B</b>		
P2:	1 059.32 m <sup>2</sup>	7
P1 & P0:	2 124.88 m <sup>2</sup> (1062.44 m <sup>2</sup> x 2)	10
GROUND FLOOR	997.50 m <sup>2</sup>	10
2 <sup>ND</sup> FLOOR	954.73 m <sup>2</sup>	10
3 <sup>RD</sup> & 4 <sup>TH</sup> FLOOR	1 896.36 m <sup>2</sup> (948.18 m <sup>2</sup> x 2)	24
5 <sup>TH</sup> , 9 <sup>TH</sup> FLOOR	4 345.95 m <sup>2</sup> (869.19 m <sup>2</sup> x 5)	60
<b>TOTAL:</b>	<b>30 511.55 m<sup>2</sup></b>	<b>273</b>

AMENITY SPACE	REQUIRED	PROPOSED
6m <sup>2</sup> REQUIRED PER UNIT:	1638m <sup>2</sup>	2051.61 m <sup>2</sup>
COMMUNAL AMENITIES (50%):	819m <sup>2</sup>	986.3m <sup>2</sup>
TOTAL:	1638m <sup>2</sup>	4090.31m <sup>2</sup>

BREAKDOWN:	REQUIRED	PROPOSED
PRIVATE TERRACES / BALCONIES 'A'		1327m <sup>2</sup>
PRIVATE TERRACES / BALCONIES 'B'		724.61m <sup>2</sup>
COMMUNAL ROOF TERRACE:		688.4m <sup>2</sup>
COMMUNAL GYM:		163.9m <sup>2</sup>
COMMUNAL EXTERIOR FLOOR:		134m <sup>2</sup>
COMMUNAL EXTERIOR GRADE:		1052.4m <sup>2</sup>

UNIT STATISTICS	PROPOSED
STUDIO:	8 units (2.93%)
1 BEDROOM:	126 units (46.15%)
1 BEDROOM + DEN:	75 units (27.47%)
2 BEDROOM:	62 units (22.71%)
3 BEDROOM:	2 units (0.73%)

PARKING:	PROPOSED
BIKE PARKING	
H: HORIZONTAL 0.6M x 1.8M	
V: VERTICAL 0.5M x 1.8M	
S: STACKED 0.37M x 1.8M	
CAR PARKING	
R: RESIDENTIAL	
V: VISITOR	
BF PARKING	
R: RESIDENTIAL	
V: VISITOR	
BF PARKING (TYPE A)	
R: RESIDENTIAL	
V: VISITOR	
BF PARKING (TYPE B)	
R: RESIDENTIAL	
V: VISITOR	

**APPROVED**  
 By Adam Brown at 2:22 pm, Dec 05, 2023

*AR*

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1.20	ISSUED FOR BUILDING PERMIT	2023-08-22
1.19	PERMIT DRAFT 2	2023-08-01
1.17	ANCHOR CLEARANCE	2023-05-04
1.15	PERMIT DRAFT	2023-03-22
1.14	COORDINATION	2023-03-06
1.7	SPA RESUBMISSION	2023-01-24
1.6	SPA RESUBMISSION	2022-11-25
1.5	Coordination	2022-11-10
1.2	RE-ISSUED FOR SITE PLAN APPLICATION	2022-05-09
1.1	ISSUED FOR SPCA	2022-03-22
1.0	COORDINATION 33%	2021-11-10
	revisions	description date

PROJECT NAME / NOM DU PROJET :

**HILLSIDE COMMONS**

DRAWING NAME / NOM DU DESSIN :

**GENERAL SITE PLAN CONTROL**

PROJECT NO. / NO. DE PROJET : 20030

DATE : 2023-03-06

DRAWN BY / DESSINÉ PAR : MP

REVIEWED BY / VÉRIFIÉ PAR : LaG

SCALE / ÉCHELLE : As indicated

PROJECT PHASE / PHASE DU PROJET : 1

DWG NO. / NO. DESSIN :

A003

REVISION NO. / NO. DE RÉVISION : 1.20

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1.20	ISSUED FOR BUILDING PERMIT	2023-08-22
1.19	PERMIT DRAFT 2	2023-08-01
1.15	PERMIT DRAFT	2023-03-22
1.14	COORDINATION	2023-03-06
1.7	SPA RESUBMISSION	2023-01-24
1.6	SPA RESUBMISSION	2022-11-25
1.5	Coordination	2022-11-10
1.2	RE-ISSUED FOR SITE PLAN APPLICATION	2022-05-09
1.1	ISSUED FOR SPCA	2022-03-22
1.0	COORDINATION 33%	2021-11-10
	revisions	description date

**PROJECT NAME / NOM DU PROJET :**

**HILLSIDE COMMONS**

**DRAWING NAME / NOM DU DESSIN :**

**SITE PLAN CONTROL**

**PROJECT NO. / NO. DE PROJET :** 20030

**DATE :** 2023-03-20

**DRAWN BY / DESSINÉ PAR :** MP, ET

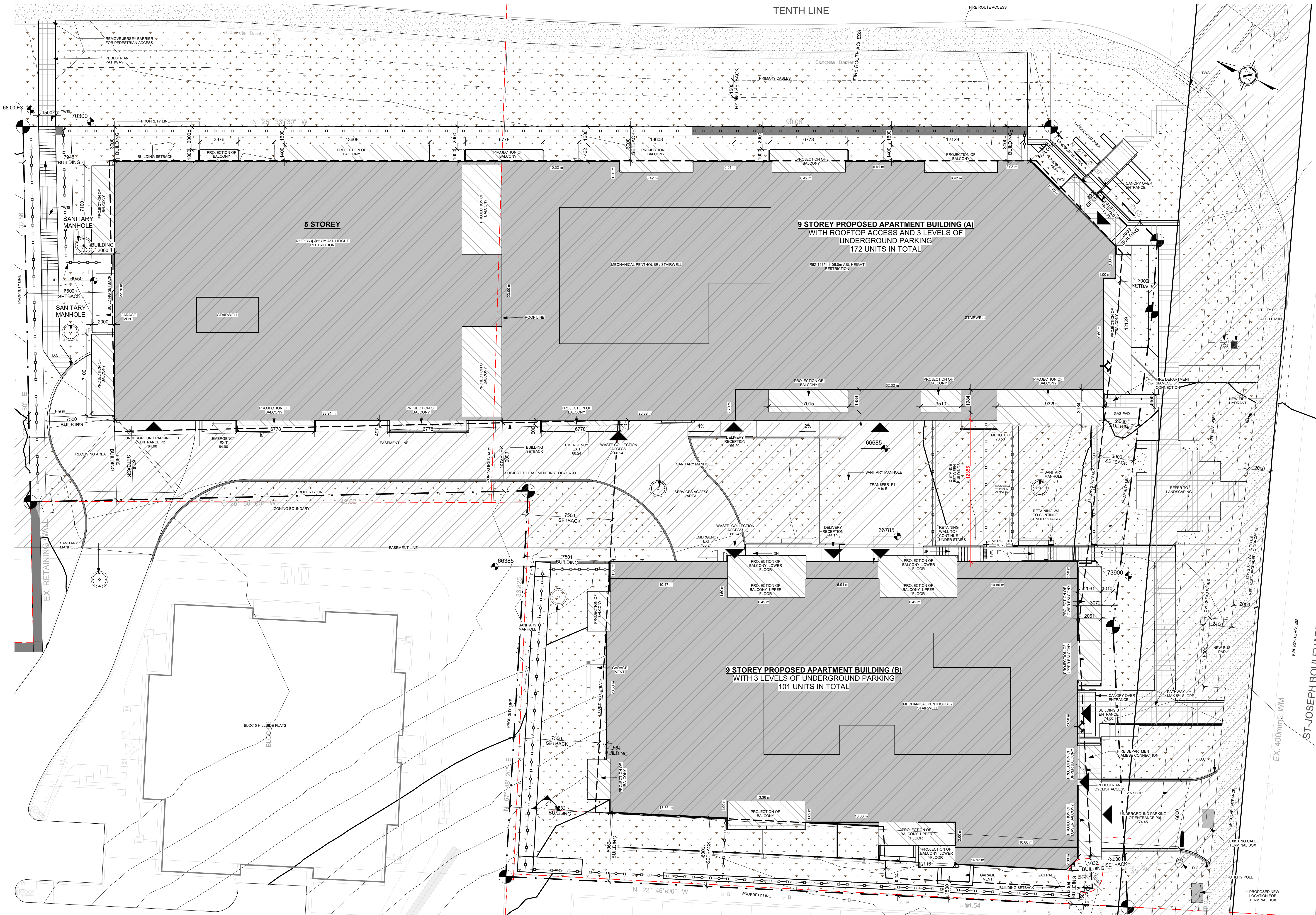
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**SCALE / ÉCHELLE :** 1 : 150

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**DWG NO. / NO. DESSIN :** A004

**REVISION NO. / NO. DE RÉVISION :** 1.20



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By Adam Brown at 2:22 pm, Dec 05, 2023

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1.20	ISSUED FOR BUILDING PERMIT	2023-08-22
1.19	PERMIT DRAFT 2	2023-08-01
1.15	PERMIT DRAFT	2023-03-22
1.6	SPA RESUBMISSION	2022-11-25
revisions	description	date

PROJECT NAME / NOM DU PROJET :

**HILLSIDE COMMONS**

DRAWING NAME / NOM DU DESSIN :

**SITE SERVICE HOOKUPS**

PROJECT NO. / NO. DE PROJET : 20030

DATE : 2023-03-20

DRAWN BY / DESSINÉ PAR : ET

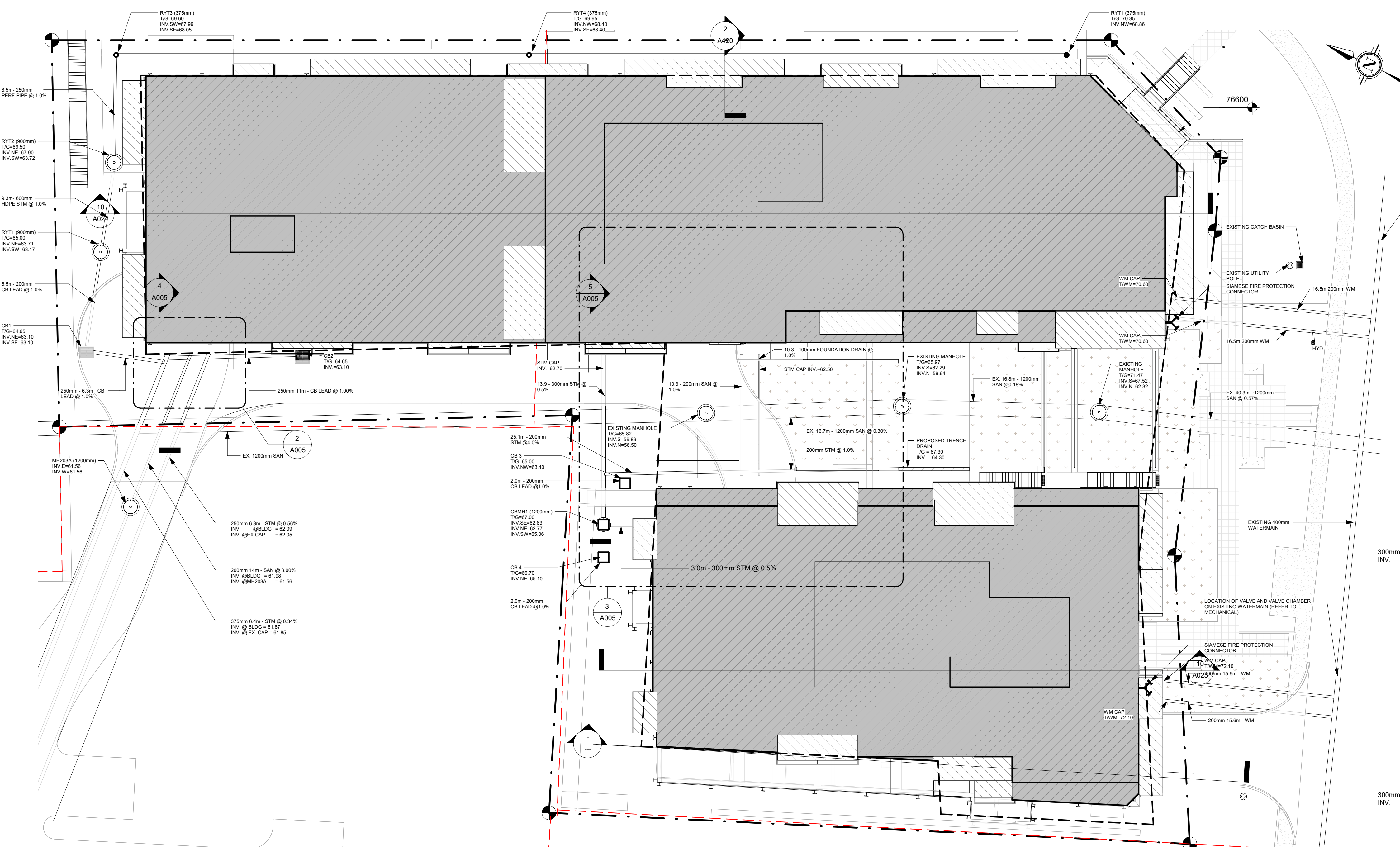
REVIEWED BY / VÉRIFIÉ PAR : LaP

SCALE / ÉCHELLE : As indicated

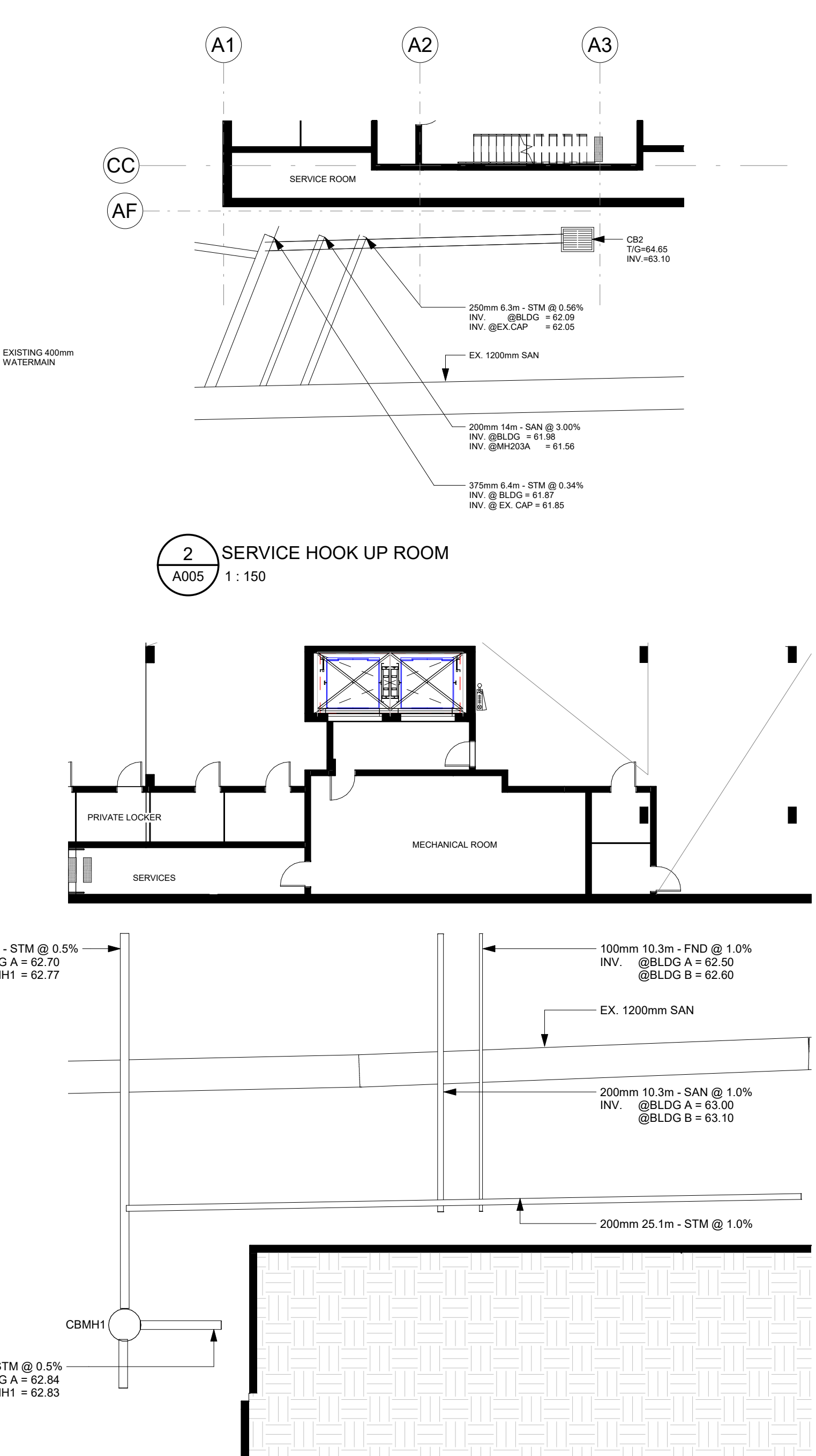
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DWG NO. / NO. DESSIN : A005

REVISION NO. / NO. DE RÉVISION : 1.20

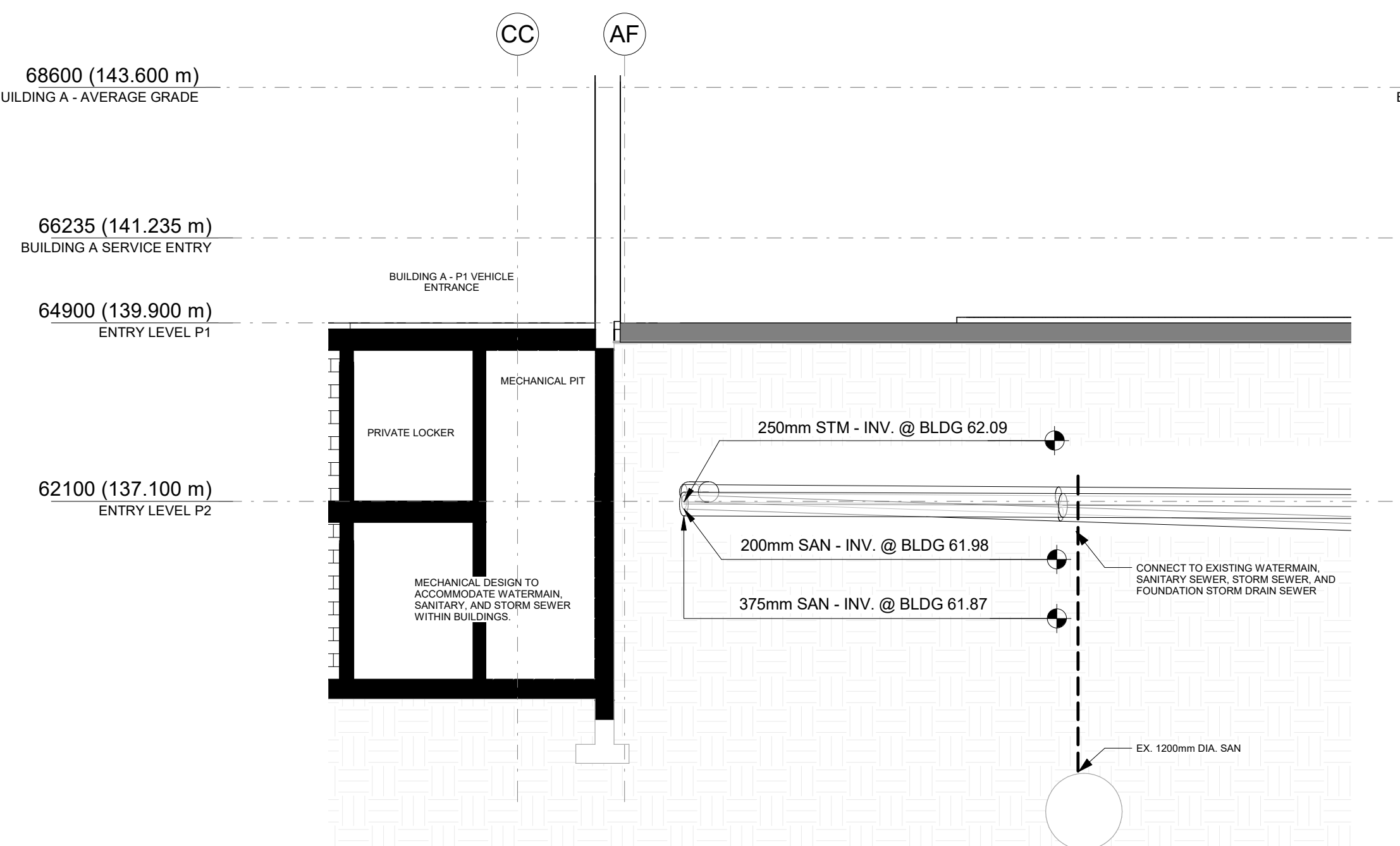


1 SITE PLAN - SERVICE HOOKUPS  
A005 1:200

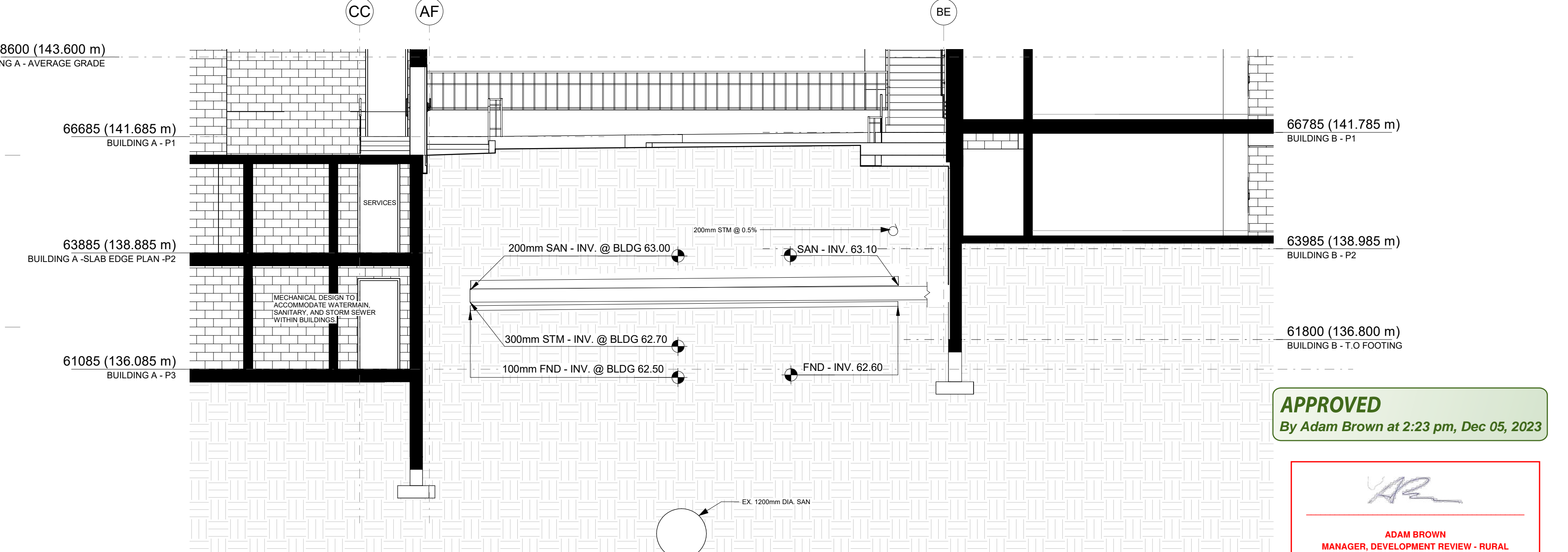


2 SERVICE HOOK UP ROOM  
A005 1:150

3 SITE PLAN - SERVICE HOOKUPS BETWEEN BUILDING A & B  
A005 1:150



4 BUILDING A - SECTION - SERVICE HOOKUPS  
A005 1:75



5 BUILDING A&B - SECTION - SERVICE HOOKUPS  
A005 1:75

**APPROVED**  
By Adam Brown at 2:23 pm, Dec 05, 2023

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