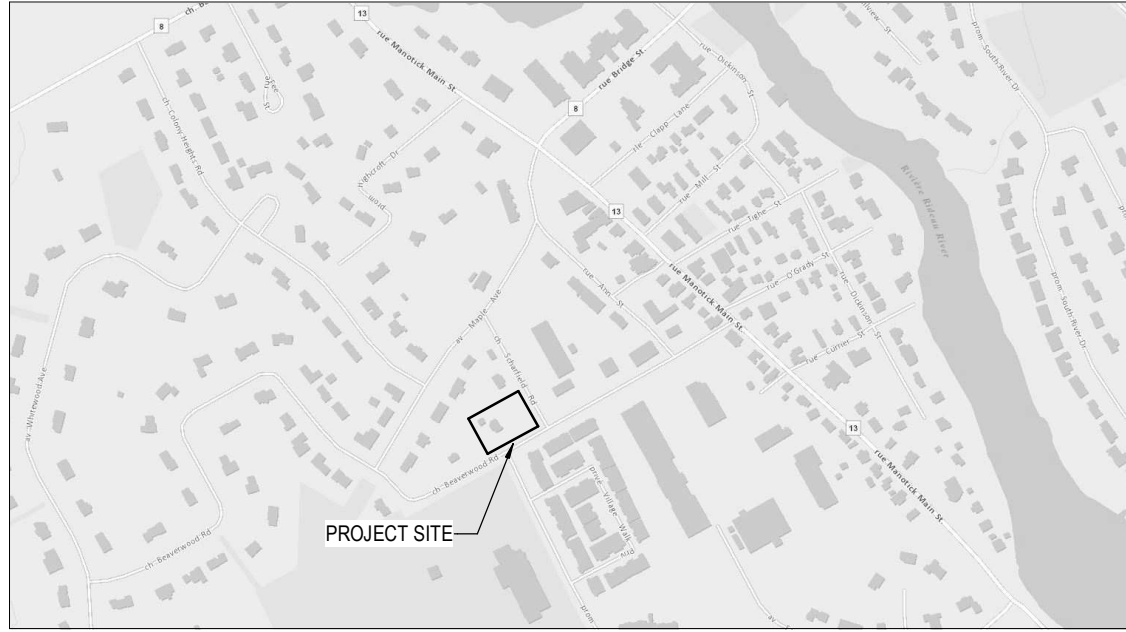


- S1 DEPRESSED CURB. REFER TO CIVIL
- S2 NEW CONCRETE SIDEWALK
- S3 INTERLOCKING STONE WALKWAY
- S4 SOFT LANDSCAPE. REFER TO LANDSCAPE
- S5 RAISED PLANTER. REFER TO LANDSCAPE
- S6 GARDEN BED. REFER TO LANDSCAPE
- S7 LANDSCAPE WALL. REFER TO LANDSCAPE
- S8 SOFT LANDSCAPING OVER PARKADE ROOF
- S9 PAVERS OVER PARKADE ROOF
- S10 CONCRETE WALKWAY OVER PARKADE ROOF
- S11 LINE OF UNDERGROUND PARKING STRUCTURE
- S12 PRIVATE TERRACE
- S13 PERGOLA OR PRIVACY SCREENING. REFER TO LANDSCAPE
- S14 CONCRETE RETAINING WALL. REFER TO STRUCTURE
- S15 LINE OF BALCONY ABOVE
- S16 EXISTING BUS STOP
- S17 CONCRETE STAIRS OR METAL HANDRAIL LINE OF BUILDING BELOW
- S18 GAS BBQ
- S20 FENCE. REFER TO LANDSCAPE
- S21 FENCE & GATE. REFER TO LANDSCAPE

- BUILDING ENTRANCE
- BUILDING EXIT
- FIRE HYDRANT
- UTILITY POLE
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- BICYCLE PARKING

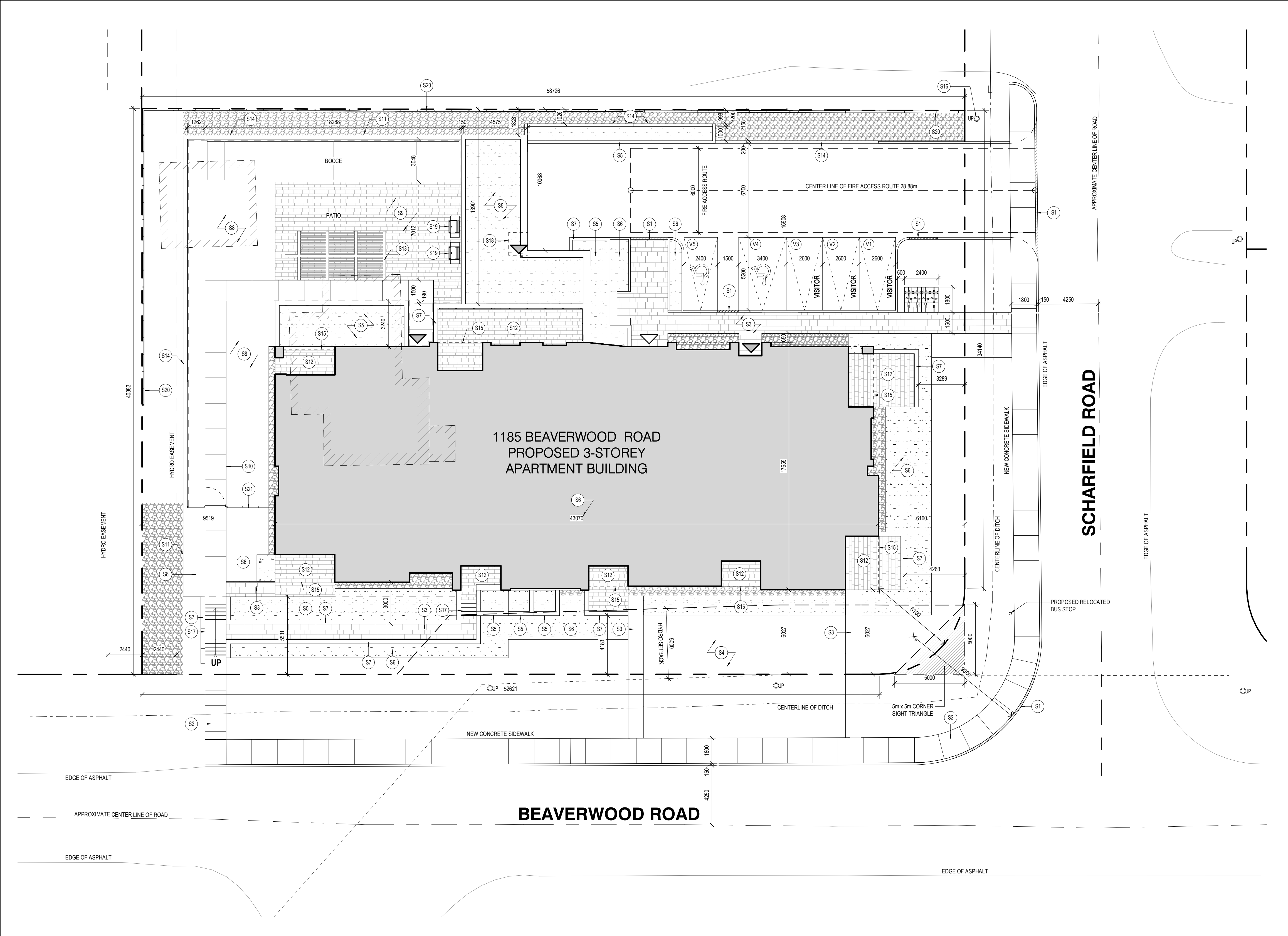


4 SITE PLAN KEYNOTES
SP-1 SCALE: N.T.S.

3 SITE PLAN SYMBOLES LEGEND
SP-1 SCALE: N.T.S.

2 LOCATION PLAN
SP-1 SCALE: N.T.S.

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PROJECT & SITE STATISTICS

General	
Owner	Nivo Holdings 255 Michael Cowpland Drive Ottawa ON K2M 0M5
Applicant	Novatech Engineering Consultants Limited 200-240 Michael Cowpland Drive Ottawa ON K2M 1P6
Address	1185 Beaverwood Road Manotick ON K4M 1L6
Survey Information	Part of Block C Registered Plan 771 City of Ottawa Plan 5R-3519 Part 1 & 2 PIN 04587 - 0025 Annis, O'Sullivan, Vollebek Ltd.
Lot Width	40.39m
Total Lot Area	2,359.5m ²
Gross Floor Area (GFA)	1,789.6m ²
Number of Proposed Residential Units	27

Zoning			
Zoning Mechanism	Existing Zoning [V1P]	Proposed Zoning [V3I]	Provided
Min. Lot Area	1,390m ²	3,645m ² [135m ² / unit]	2,359.5m ²
Min. Lot Width	30m	30m	40.39m
Min. Front Yard Setback	6m	9m	6.16m
Min. Rear Yard Setback	7.5m	9m	9.49m
Min. Interior Side Yard Setback	3m	6m	1.83m
Min. Corner Side Yard Setback	6m	9m	6m
Min. Landscape Area [%]	N/A	30%	50%
Max. Lot Coverage [%]	25%	30%	28%
Maximum Building Height	11m	11m	10.85m
Max. Density [Units / Hectare]	N/A	N/A	170 units / hectare

Parking			
Zoning Mechanism		Required	Provided
Min. Parking Space Rates [Section 101]	Area D Rural - 1 parking space / unit	27	29
Visitor Parking [Section 102]	0.2 spaces / unit beyond 12 units	5	5
Bicycle Parking [Section 111] Table 111A(b)(i)	0.5 spaces / unit	14	17 + 4 visitor

Amenity Area			
Zoning Mechanism		Required	Provided
Total Amenity Area [Table 137]	15m ² / 8 Units, Plus 6m ² / Unit Over 8	234m ²	459m ²
Communal Amenity Area	100% of Amenity Area Req'd for 1st 8 Units	120m ²	324m ²
Communal Amenity Soft Landscaping Area	80% of [120m ²]	96m ²	120m ²
Private Amenity Area	-	-	238m ²

- 9 REISSUED FOR SPC & REZONING 22-12-22
- 8 ISSUED FOR COORDINATION 22-12-19
- 7 ISSUED FOR SPC & REZONING 22-07-15
- 6 ISSUED FOR COORDINATION 22-06-10
- 5 ISSUED FOR REVIEW 22-04-22
- 4 ISSUED FOR COORDINATION 22-04-19
- 3 ISSUED FOR COORDINATION 22-03-28
- 2 ISSUED FOR COORDINATION 22-03-04
- 1 ISSUED FOR COORDINATION 22-02-18

ISSUE RECORD



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Ottawa ON

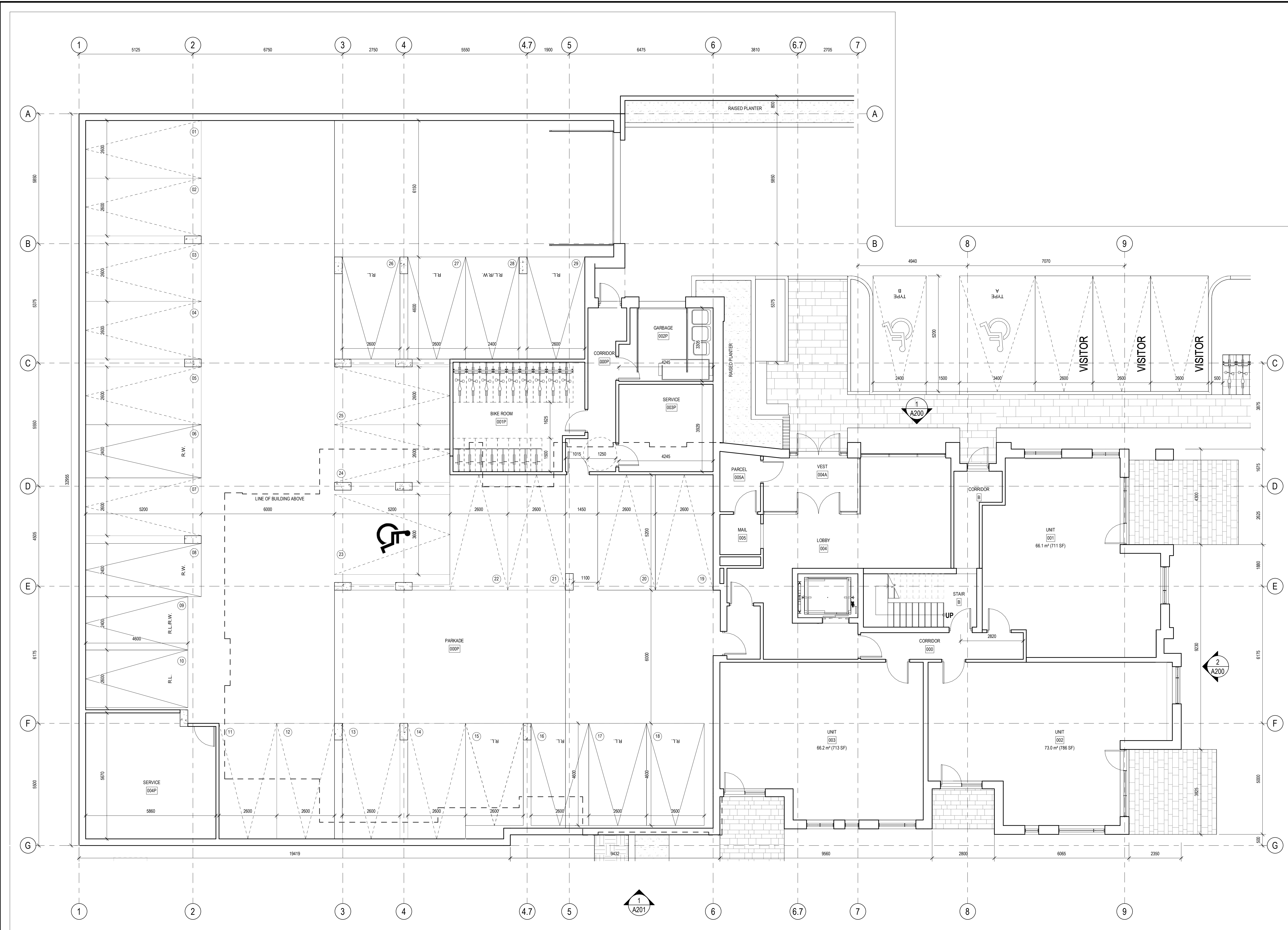
PROJ SCALE DRAWN REVIEWED
2119 NOTED LP/JDH RMK

SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1 : 150

D07-12-22-0114



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4	REISSUED FOR SPC & REZONING	22-12-22
3	ISSUED FOR SPC & REZONING	22-07-15
2	ISSUED FOR REVIEW	22-04-22
1	ISSUED FOR COORDINATION	22-03-04

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PROJ	SCALE	DRAWN	REVIEWED
2119	1 : 75	LP/JDH	RMK

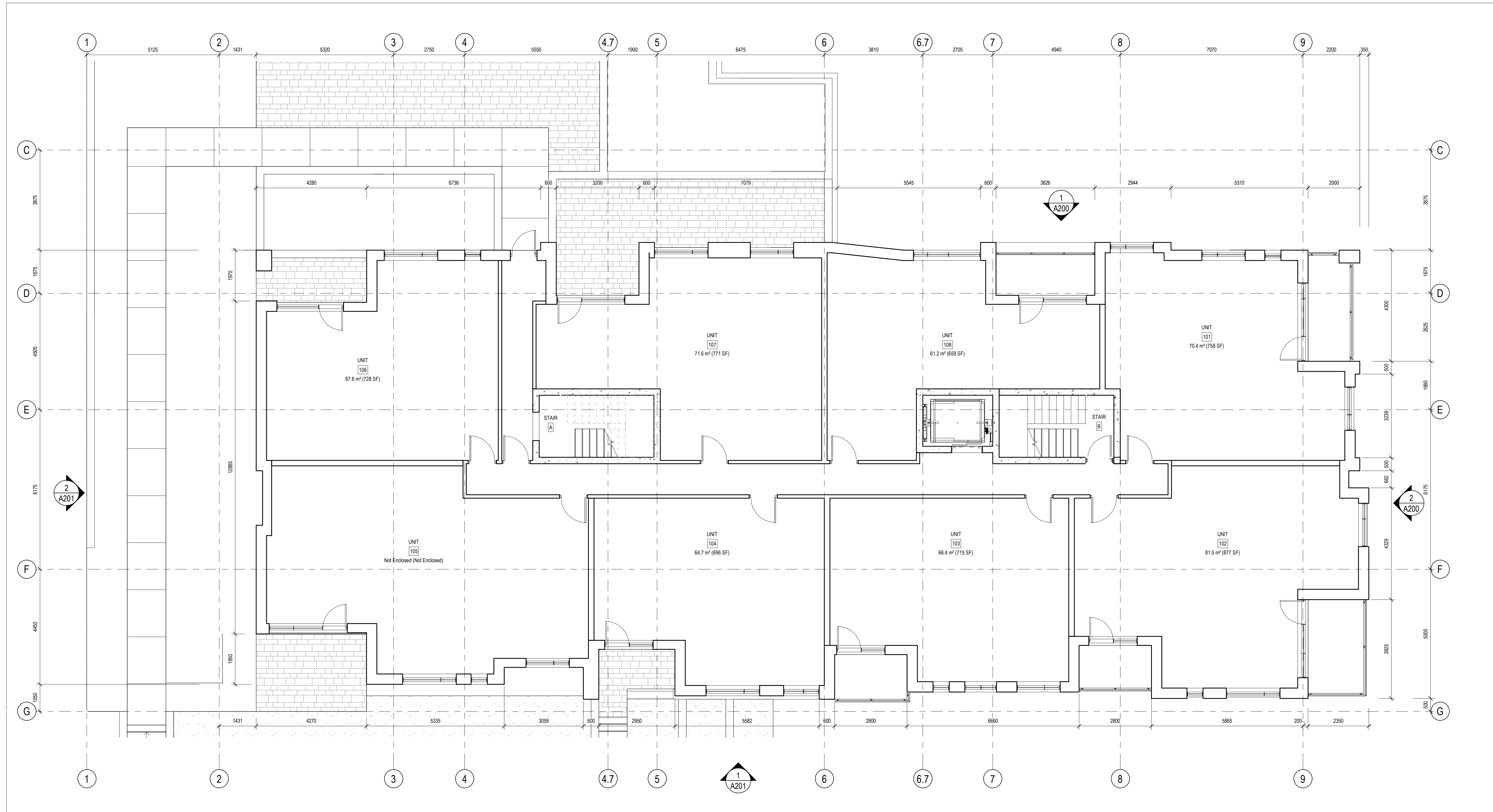
LEVEL 00 - FLOOR PLAN

A100

1 LEVEL 00 - FLOOR PLAN
 A100 SCALE: 1 : 75

D07-12-22-0114

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3	REISSUED FOR SPC & REZONING	22-12-22
2	ISSUED FOR SPC & REZONING	22-07-15
1	ISSUED FOR REVIEW	22-04-22

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PROJ	SCALE	DRAWN	REVIEWED
2119	1 : 75	LP/JDH	RMK

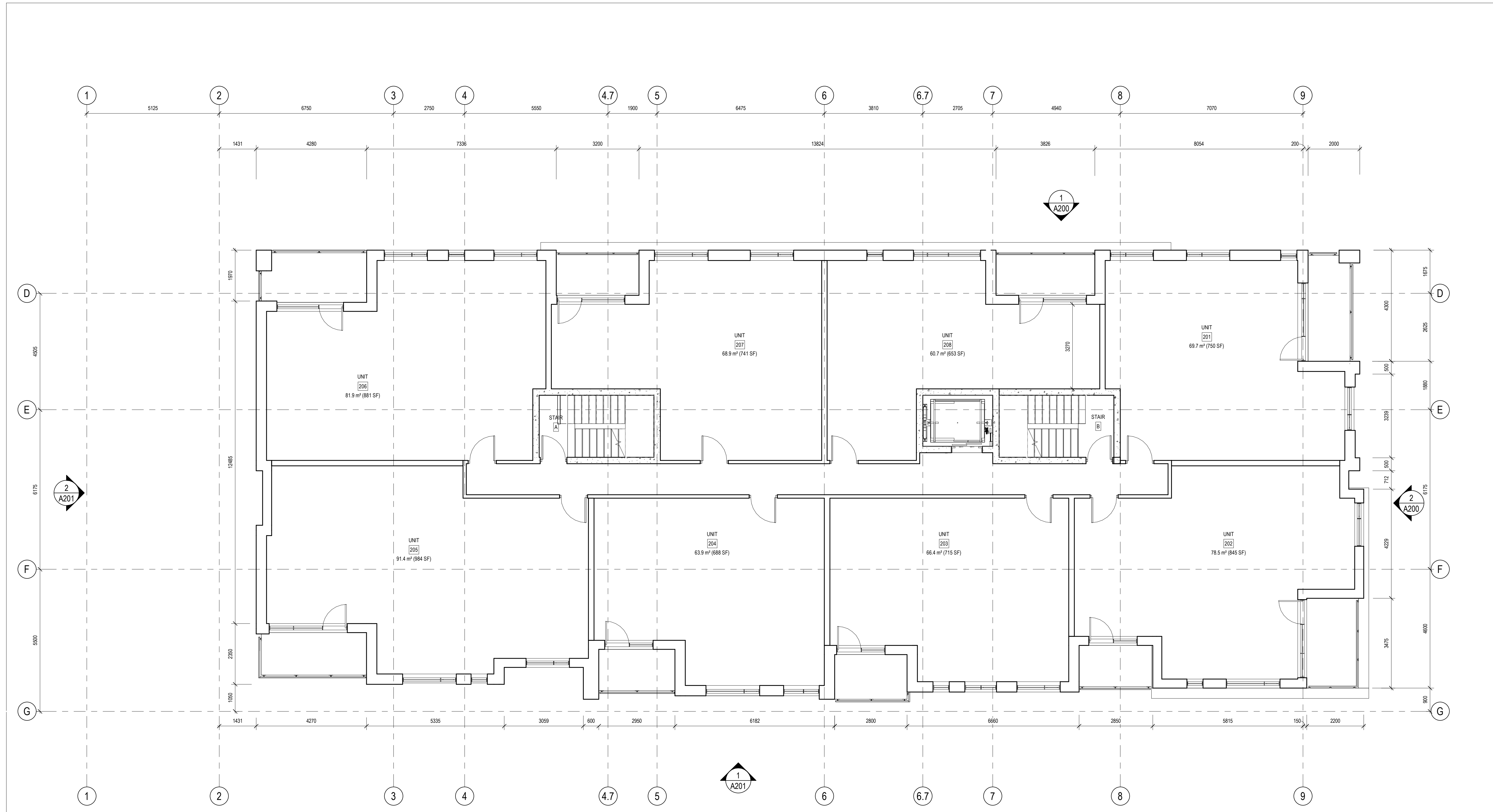
LEVEL 01 - FLOOR PLAN

A101

1 LEVEL 01 - FLOOR PLAN
 A101 SCALE: 1 : 75

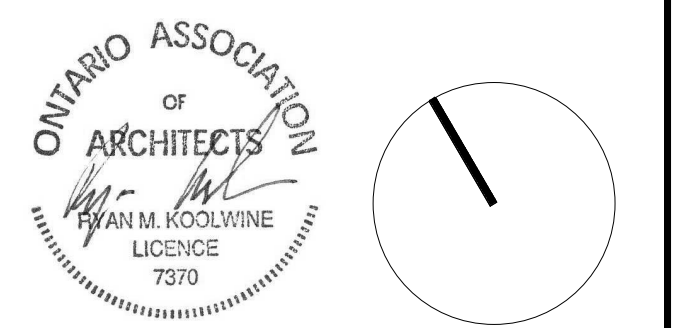
D07-12-22-0114

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ISSUE RECORD	DATE
3 REISSUED FOR SPC & REZONING	22-12-22
2 ISSUED FOR SPC & REZONING	22-07-15
1 ISSUED FOR REVIEW	22-04-22

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
2119	1 : 75	LP/JDH	RMK

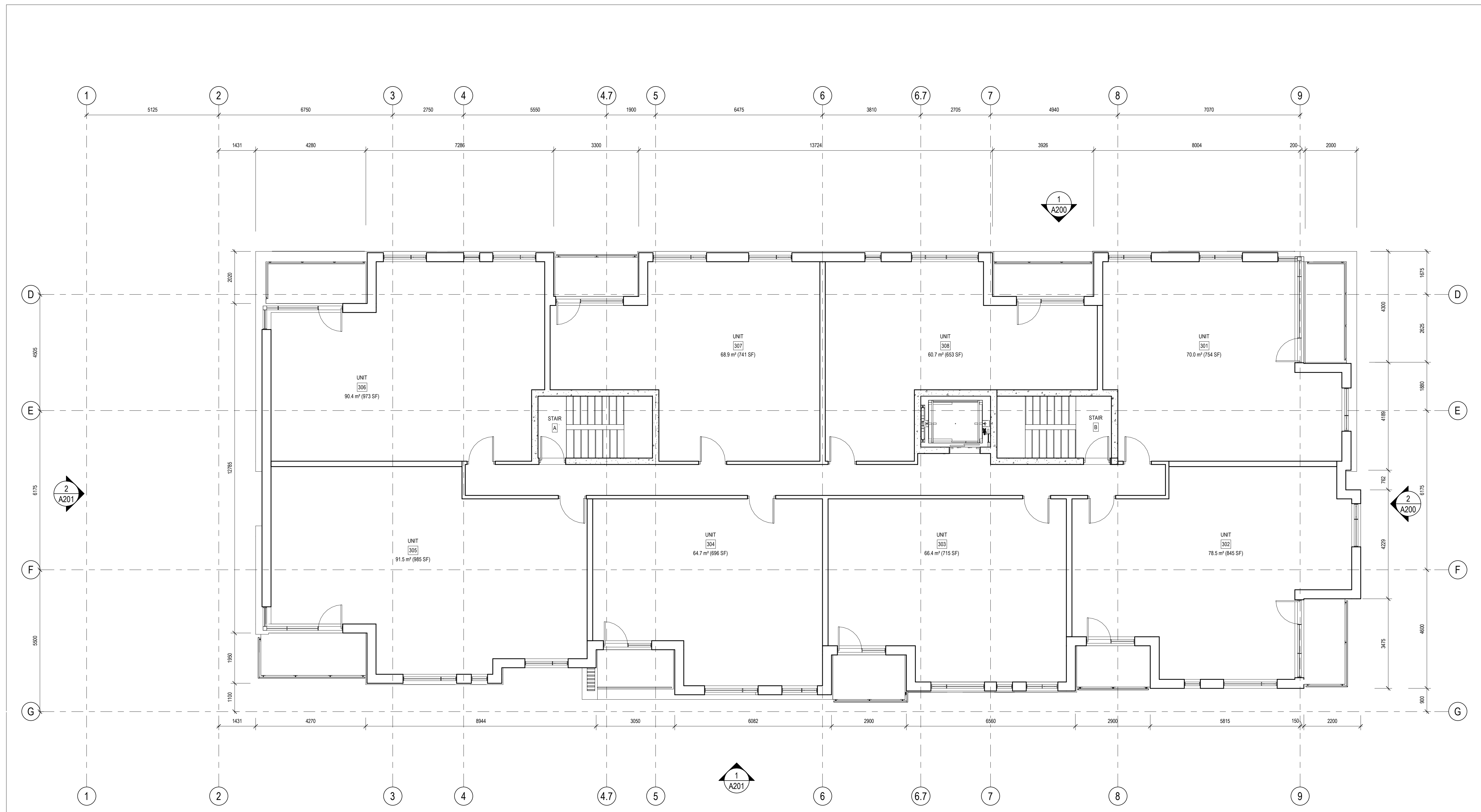
LEVEL 02 - FLOOR PLAN

A102

1 LEVEL 02 - FLOOR PLAN
A102 SCALE: 1 : 75

D07-12-22-0114

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Issue Number	Description	Date
3	REISSUED FOR SPC & REZONING	22-12-22
2	ISSUED FOR SPC & REZONING	22-07-15
1	ISSUED FOR REVIEW	22-04-22

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
2119	1 : 75	LP/JDH	RMK

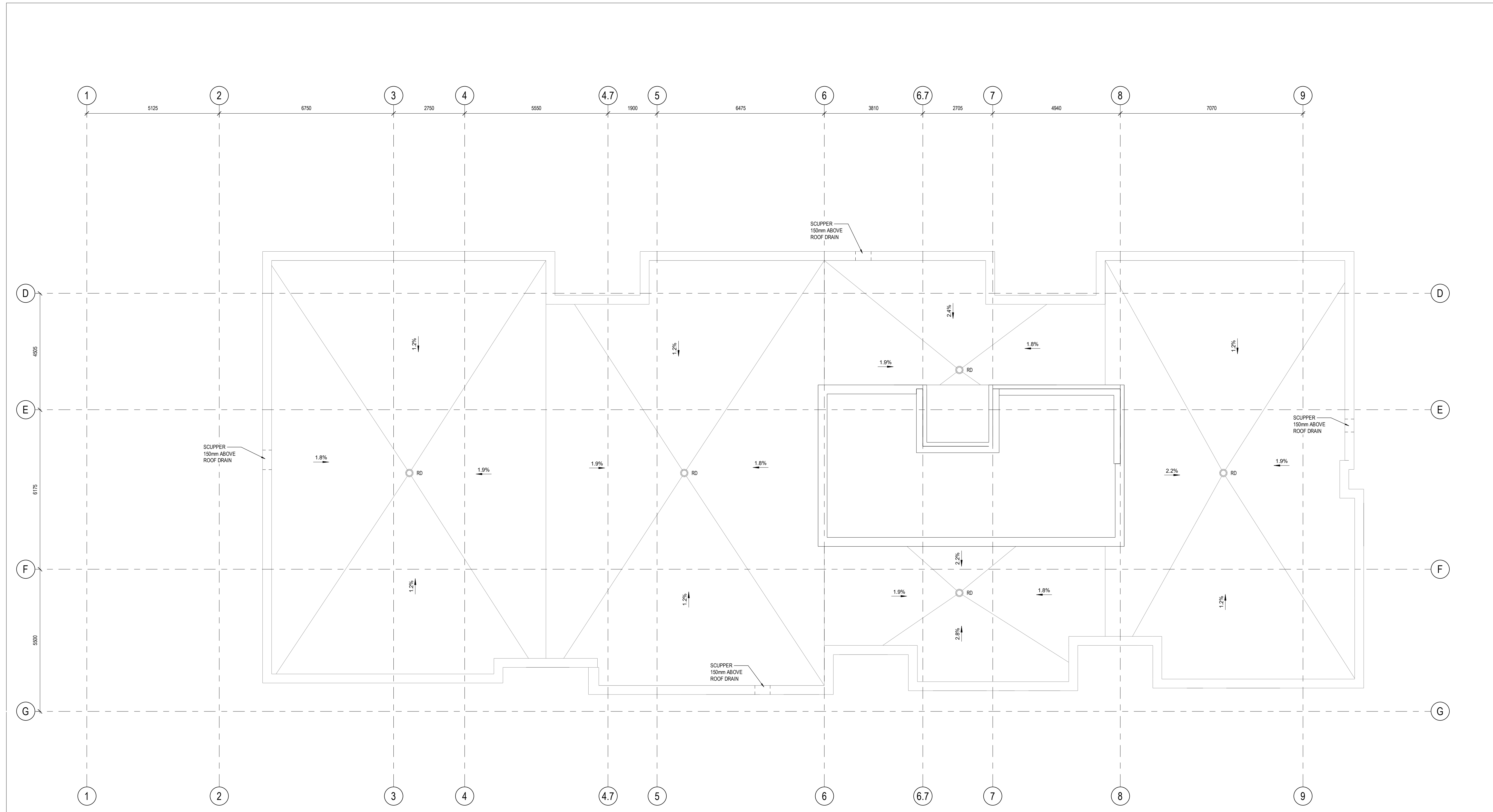
LEVEL 03 - FLOOR PLAN

1 LEVEL 03 - FLOOR PLAN
 A103 SCALE: 1 : 75

A103

D07-12-22-0114

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4	REISSUED FOR SPC & REZONING	22-12-22
3	ISSUED FOR SPC & REZONING	22-07-15
2	ISSUED FOR REVIEW	22-04-22
1	ISSUED FOR COORDINATION	22-04-07

ISSUE RECORD



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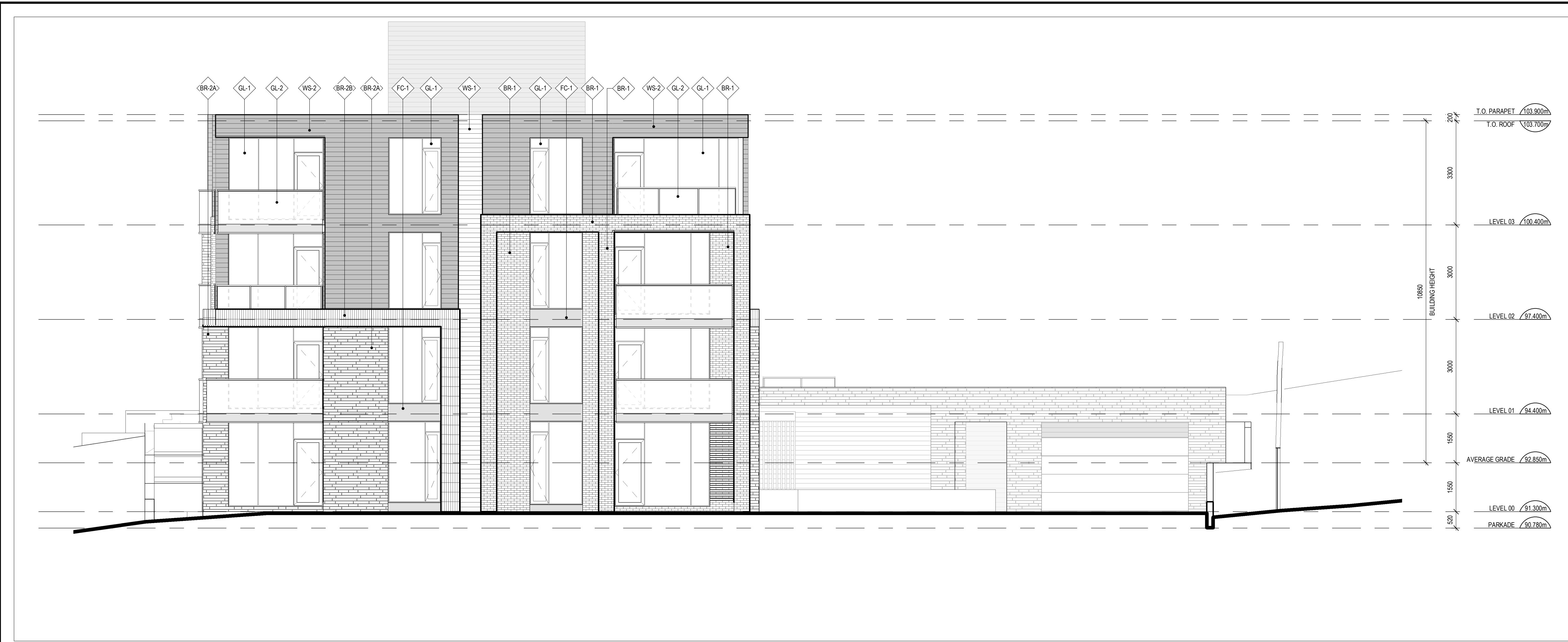
PROJ	SCALE	DRAWN	REVIEWED
2119	1 : 75	LP/JDH	RMK

PENTHOUSE & ROOF PLAN

A104

1 ROOF PLAN
A104 SCALE: 1 : 75

D07-12-22-0114



CLADDING LEGEND:

	BR-1	RED CLAY BRICK FORMAT: MODULAR BOND: RUNNING
	BR-2A	WHITE SILICATE BRICK FORMAT: RANDOM LENGTH BOND: RUNNING
	BR-2B	WHITE SILICATE BRICK FORMAT: RANDOM LENGTH BOND: SOLDIER
	WS-1	PRESSED WOOD SIDING NATURAL STAIN
	WS-2	PRESSED WOOD SIDING COLOUR: DARK GREY
	FC-1	FIBRE CEMENT PANEL COLOUR: DARK GREY
	GL-1	ALUMINUM WINDOW SYSTEM FRAME: DARK GREY GLASS: CLEAR
	GL-2	ALUMINUM GUARD SYSTEM FRAME: DARK GREY GLASS PANELS: CLEAR

CLADDING LEGEND
SCALE: 1:75

2 EAST ELEVATION
A200 SCALE: 1:75



1 NORTH ELEVATION
A200 SCALE: 1:75

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4	REISSUED FOR SPC & REZONING	22-12-22
3	SPC COMMENTS	22-11-28
2	ISSUED FOR SPC & REZONING	22-07-15
1	ISSUED FOR REVIEW	22-04-22

ISSUE RECORD

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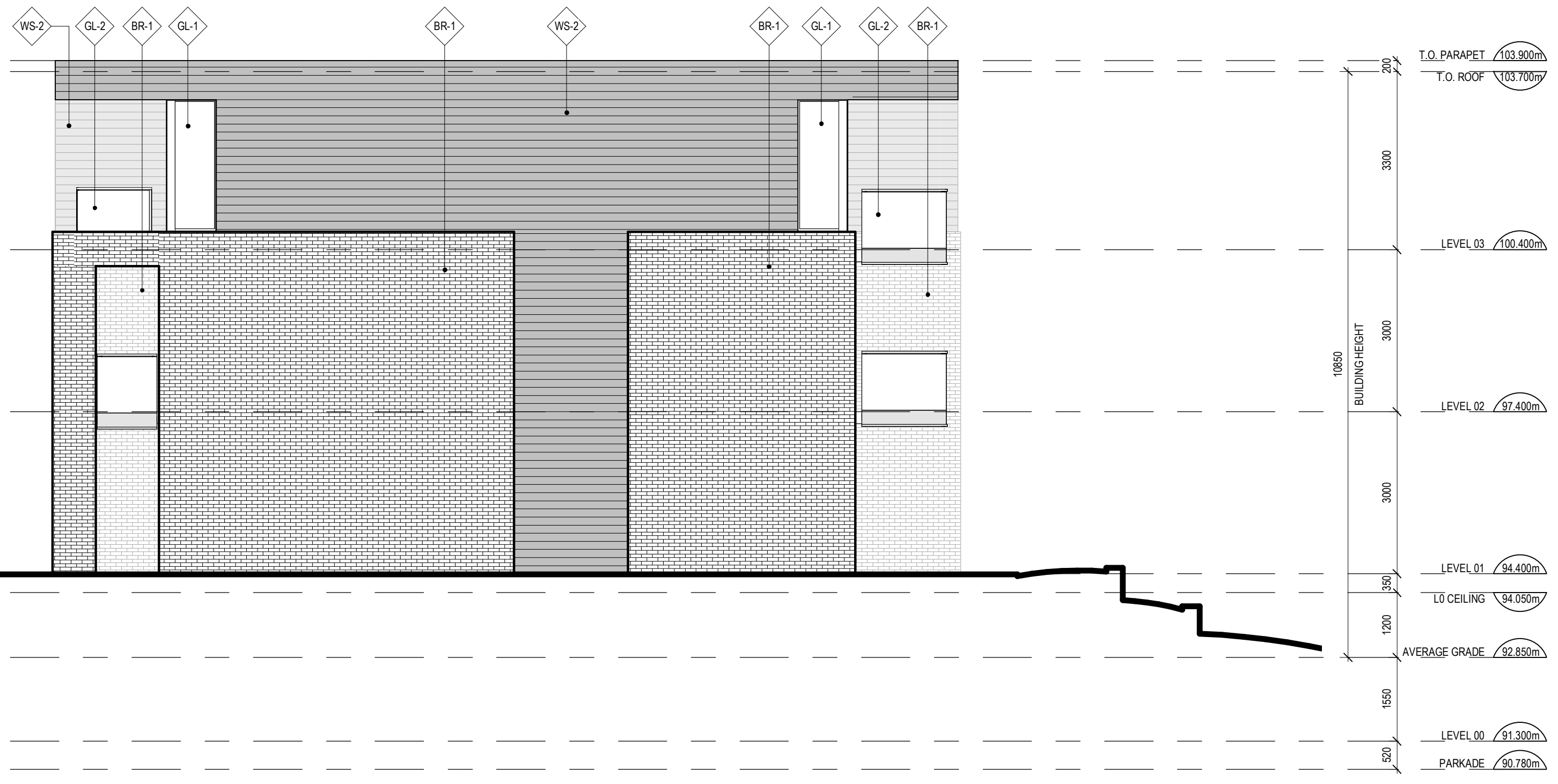
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PROJ	SCALE	DRAWN	REVIEWED
2119	NOTED	LP/JDH	RMK

NORTH & EAST ELEVATIONS

A200

D07-12-22-0114



CLADDING LEGEND:

	BR-1	RED CLAY BRICK FORMAT: MODULAR BOND: RUNNING
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	BR-2B	WHITE SILICATE BRICK FORMAT: RANDOM LENGTH BOND: SOLDIER
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	GL-2	ALUMINUM GUARD SYSTEM FRAME: DARK GREY GLASS PANELS: CLEAR

CLADDING LEGEND
SCALE: 1:75

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2 WEST ELEVATION
A201 SCALE: 1:75



1 SOUTH ELEVATION
A201 SCALE: 1:75

3	REISSUED FOR SPC & REZONING	22-12-22
2	ISSUED FOR SPC & REZONING	22-07-15
1	ISSUED FOR REVIEW	22-04-22

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
2119	NOTED	LP/JDH	RMK

SOUTH & WEST ELEVATIONS

A201

D07-12-22-0114