

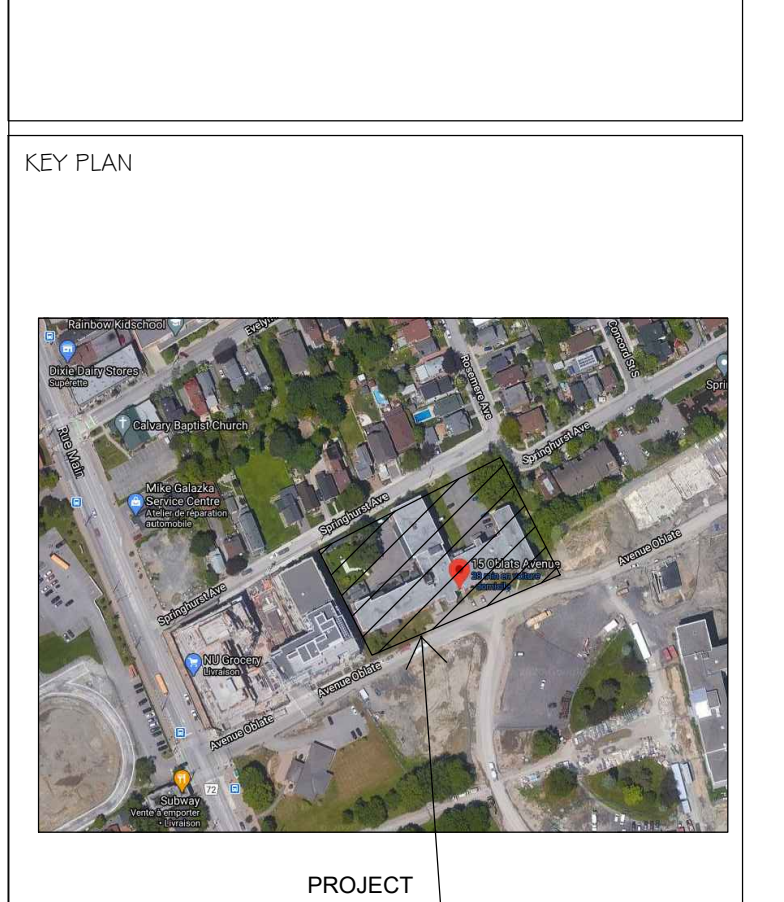


LOTS 4, 5 & 6, PART OF LOT 3, PART OF BLOCK 'A', REGISTERED PLAN 243 AND LOTS 91, 165, 166, 167, 168 AND THE REAR PASSAGE (CLOSED BY BY-LAW 8069, INST. CR215351) REGISTERED PLAN 110574 AND PART OF LOT 'H' CONCESSION D (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD DATED JUNE 28, 2021.

ELEVATION NOTE:
 1. ELEVATIONS ARE GEODETIC.
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ABOVE REFERENCED SURVEY.

ALL SITE SERVICE, GRADING AND DRAINAGE RELATED ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.



- LEGEND:**
- EXISTING BUILDING
 - NEW BUILDING
 - NEW SOD
 - PARKLAND DEDICATION
 - GREEN ROOF
 - HEATING FLOOR
 - GREEN BLOCK
 - MANHOLE, REFER TO CIVIL
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT, REFER TO CIVIL
 - CATCH BASIN, REFER TO CIVIL
 - BUILDING ENTRANCE
 - BICYCLE RACK
 - DIRECTIONAL ARROW
 - PROPERTY LINE
 - SIDE YARD BACK
 - NEW LIGHT STANDARD
 - FIRE ROUTE SIGN
 - STOP SIGN
 - CENTERLINE
 - EXISTING TREES TO BE REMOVED
 - LIGHT
 - TREE GRATE
 - BENCHES
 - ACCESSIBLE PICNIC TABLE
 - PICNIC TABLE

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

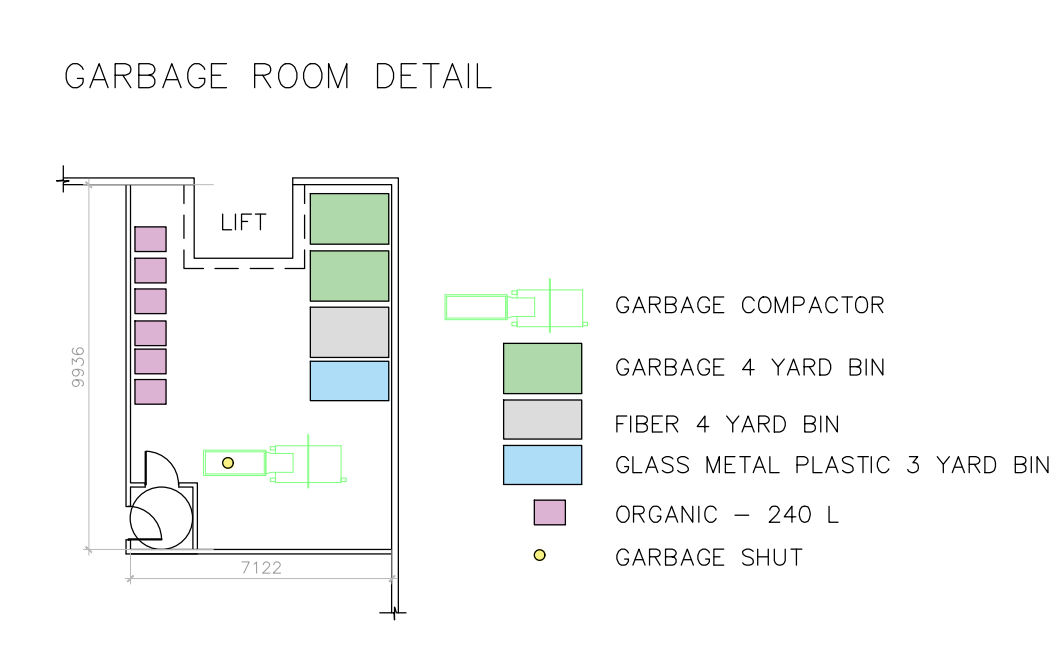
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3 SITE PLAN
 1:200
 SCALE 1:200
 METERS

PROPOSED HEIGHT

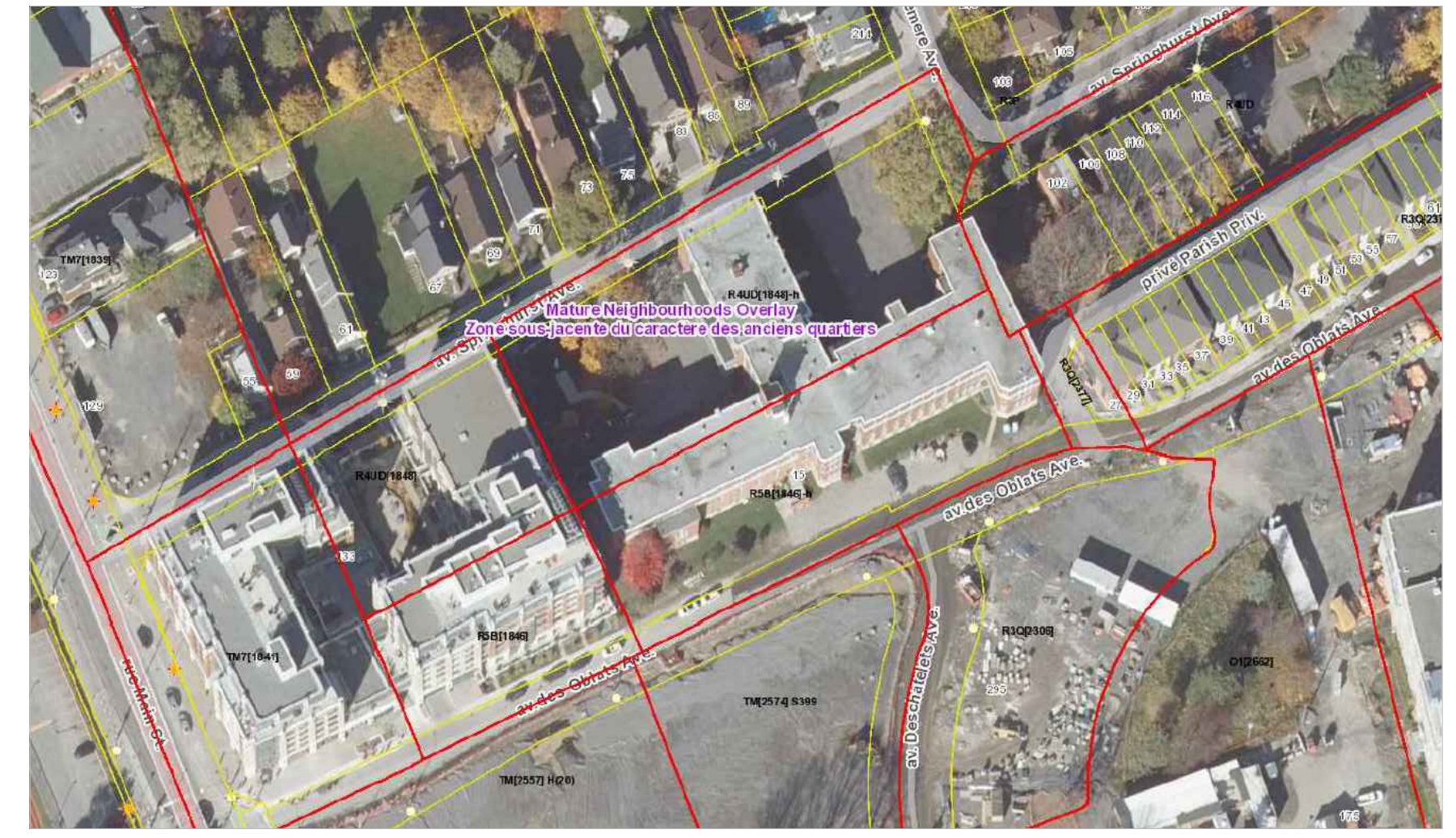
NEW BASEMENT + 4 NEW LEVELS	14.5 M
EXISTING BUILDING, 4 LEVELS	14.5 M
BASEMENT + 4 EXISTING BUILDING + ENCLOSED ROOFTOP AMENITY	18.0 M
NEW ONE LEVEL	3.0 M



LEVEL	TOTAL	STUDIO	STUDIO B.F.	ONE BEDROOM	ONE BEDROOM B.F.	TWO BEDROOM	TWO BEDROOM B.F.	3 BEDROOM	3 BEDROOM B.F.
BASEMENT	20	16	0	1	0	2	0	1	0
FIRST LEVEL	60	46	2	1	0	7	2	1	1
SECOND LEVEL	67	46	2	2	1	11	2	2	1
THIRD LEVEL	66	45	3	2	2	10	2	1	1
FOURTH LEVEL	71	51	4	2	1	10	1	1	1
ROOF	0								
TOTAL	284	204	11	8	4	40	7	6	4
%	100.00%	71.83%	3.87%	2.82%	1.41%	14.08%	2.46%	2.11%	1.41%
TOTAL TWO & THREE BEDROOM UNITS PROVIDED						97 UNITS		20.07%	
BARRIER FREE UNITS PROVIDED						26			

G.B.A.

LEVEL	EXISTING	ADDITION	TOTAL
	SG M	SG FT	SG M
BASEMENT	808	864	1,672
FIRST LEVEL	2,322	24,993	27,315
SECOND LEVEL	2,295	24,704	27,000
THIRD LEVEL	2,295	24,704	27,000
FOURTH LEVEL	2,297	24,289	26,586
TOTAL	9,922	107,354	117,276



1 ZONING PLAN
 N.T.S.

Zoning Mechanism	Required	Proposed	Compliance
Minimum Lot Width	18.0 m	18.0 m	Yes
Minimum Lot Area	540 m ²	4,776 m ²	Yes
Maximum Building Height	14.5 m	14.5 m	Yes
Minimum Front Yard Setback	3 m	0.6 m	No
Minimum Corner Side Yard Setback	3 m	0.6 m	No
Minimum Rear Yard Setback	3 m	0.6 m	No
Minimum Interior Side Yard Setback	For any part of a building located within 22 meters of street lot line: 3 m	North Property Line: 0.6 m East Property Line: 0.6 m	No
Landscaped Area (Total %)	30%	30%	Yes
Permitted Projections Above the Height Limit	See list of permitted projections in Section 64	Enclosed amenity area with washrooms	Yes
Amenity Area	Total: 15 m ² per dwelling unit with a minimum of 6 m ² per unit in excess of 15,376 m ²	Total: 2,281 m ²	Yes
General amenity area for the first 4 units must be located at grade and in the rear yard. Consist of at least 80% of the total amenity area. Be located at grade and in the rear yard and include one interior yard space, both the rear yard and interior side yard, unless the lot has access to a rear lane.	Further than 22 m from street lot line: 1.5 m Within 22 m of street lot line: 0.6 m	Further than 22 m from street lot line: 1.5 m Within 22 m of street lot line: 0.6 m	Yes
Minimum Width of Landscaped Buffer of Parking Lot	3 m	0 m	No
Landscaped Area - Parking Lot	15%	16.2% (hard landscaping)	Yes
Minimum Width of Accessible Pathway	Double traffic lane - 6.0 m	6.7 m	Yes
Location of Parking	No parking space may be established and no general parking area may be provided in the rear yard. In a required and provided front yard. In the extension of a required and provided rear yard.	Proposed parking lot along Springhurst Avenue in an existing condition. 2 proposed car share spaces.	Yes

NO.	REVISION	DATE
9	ISSUED FOR APPROVAL	17/03/23
9	ISSUED FOR APPROVAL	24/01/23
8	ISSUED FOR APPROVAL	28/11/22
7	ISSUED FOR APPROVAL	28/07/22
6	ISSUED FOR APPROVAL	05/07/22
5	ISSUED FOR APPROVAL	16/05/22
4	ISSUED FOR REVIEW	29/03/22
3	ISSUED FOR REVIEW	12/01/22
2	ISSUED FOR REVIEW	28/08/21
1	ISSUED FOR REVIEW	26/04/21

Forum/SLP 15 Oblats Limited Partnership

Forum

SMART LIVING PROPERTIES

ARCHITECT OF RECORD:
WOODMAN ARCHITECT ASSOCIATES LTD.

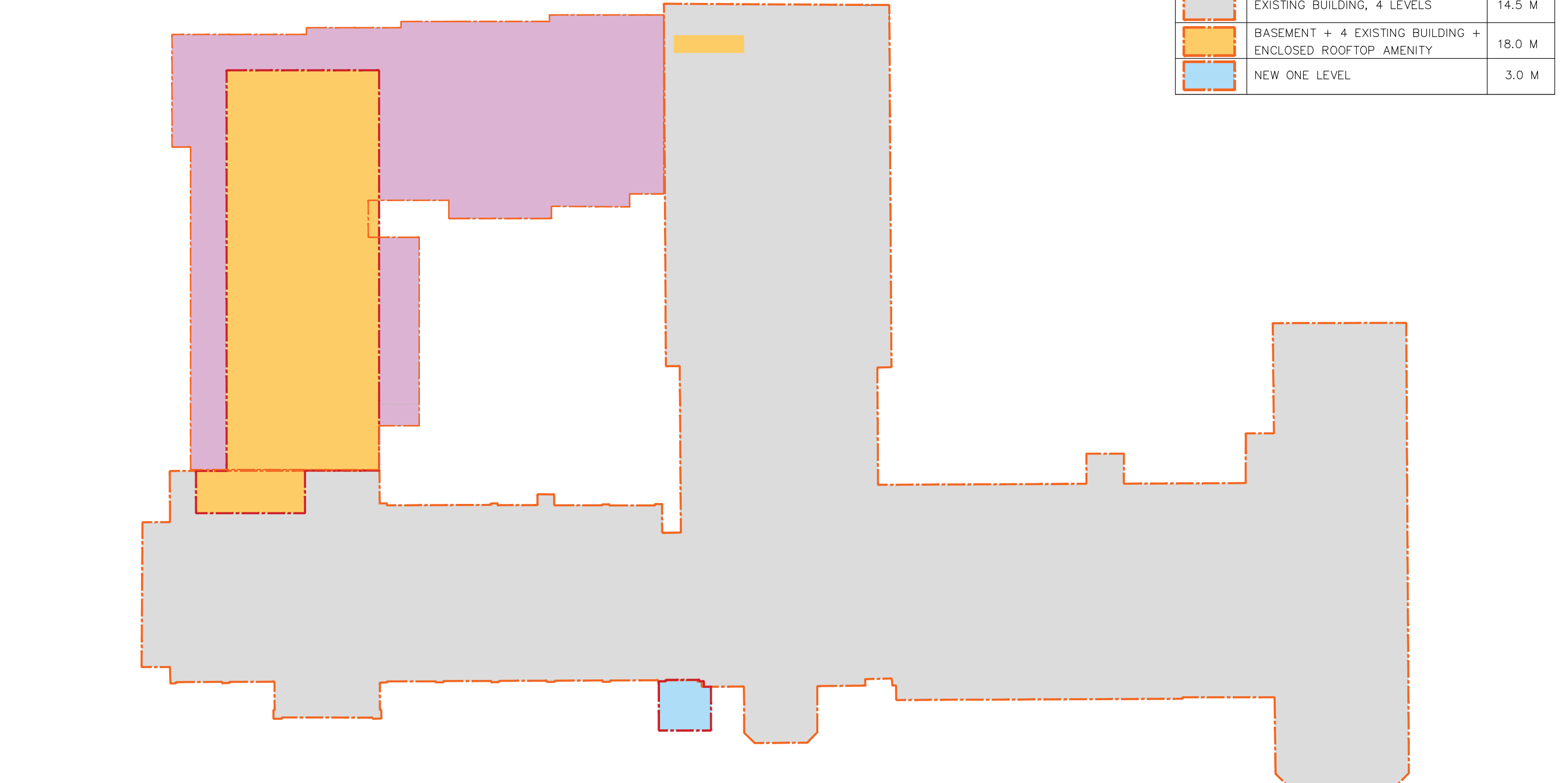
PLANNERS:
FOTENN
 FOTENN PLANNING + DESIGN

CONSULTANTS:
 SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 STRUCTURAL: DM STRUCTURAL INC.
 MECHANICAL: JAIN SUSTAINABILITY CONSULTANTS
 CIVIL: WSP
 ELECTRICAL: JAIN SUSTAINABILITY CONSULTANTS
 LANDSCAPING: JAMES B. LENOX & ASSOCIATES LTD.

15 OBLATS AVE. OTTAWA

DRAWING:
SITE PLAN

DATE: _____ JOB NO.: 2019
 SCALE: A.D. - M.M. - A.S. DRAWING NO.: _____
 DRAWN BY: A.D. - M.M. - A.S. REVIEWED BY: WOODMAN - S.P. SP01



2 KEY PLAN
 N.T.S.