

OWNER
230 LISGAR STREET INC.
1524 ARNHEM STREET
OTTAWA, ON, K2C 1V1

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

PLANNER
FOTENN
396 COOPER STREET, SUITE 300
OTTAWA, ON, K2P 2H7

SURVEYOR
J.D. BARNES LTD
62 STEACIE DRIVE, SUITE 103
KANATA, ON, K2K 2A9

CIVIL ENGINEER
NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ON, K2M 1P6

LANDSCAPE ARCHITECT
JAMES B LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE
OTTAWA, ON, K2H 5A8

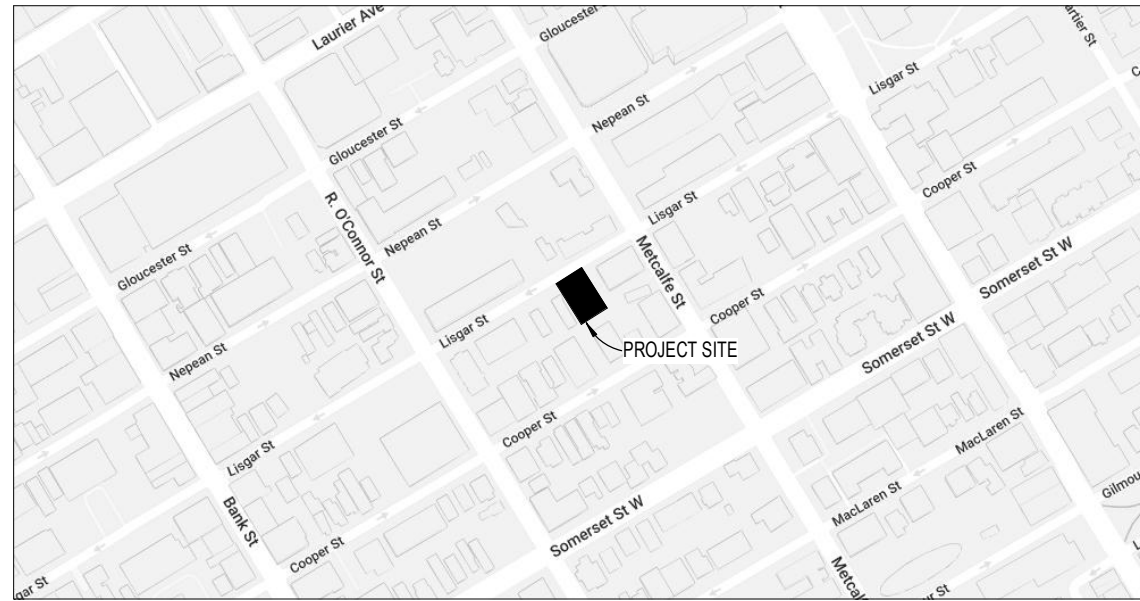
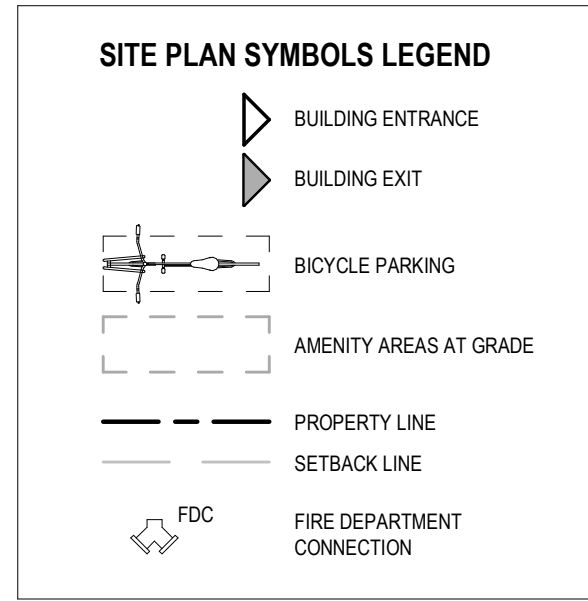
AREA SCH. (COMMUNAL AMENITY)

| LEVEL | NAME | AREA |
|----------|-----------------|-----------------------|
| LEVEL 01 | AMENITY ROOM | 31.72 m ² |
| LEVEL 01 | AMENITY AREA | 121.14 m ² |
| LEVEL 01 | PATIO (AMENITY) | 15.05 m ² |
| TOTAL | | 167.92 m ² |

AREA SCH. (PRIVATE AMENITY)

| LEVEL | NAME | AREA |
|----------|---------|-----------------------|
| LEVEL 02 | TERRACE | 33.89 m ² |
| LEVEL 02 | BALCONY | 28.43 m ² |
| LEVEL 03 | TERRACE | 27.85 m ² |
| LEVEL 04 | TERRACE | 15.53 m ² |
| LEVEL 09 | TERRACE | 31.14 m ² |
| TOTAL | | 134.85 m ² |

- 1 ASPHALT
- 2 EXISTING STRUCTURE TO BE DEMOLISHED
- 3 SOFT LANDSCAPING
- 4 INTERLOCKING STONE PAVERS
- 5 DEPRESSED CURB
- 6 OUTDOOR BICYCLE PARKING SPACE
- 7 BUILT-IN CONCRETE BENCH
- 8 DASHED OUTLINE OF UNDERGROUND PARKING
- 9 DASHED LINE OF CANOPY ABOVE
- 10 STORM WATER MANAGEMENT TANK
- 11 WOOD FENCE
- 12 GATE
- 13 RETAINING WALL REFER TO CIVIL
- 14 ARCHITECTURAL FENCE



3 SURVEY INFO
SCALE: 1:1

SP-01

PART OF LOT 47 (South Side of Lisgar Street) ON REGISTERED PLAN No. 12281, BEING ALL OF PIN 04115-0216 (LT), AND PART OF LOT 47 (South Side of Lisgar Street) ON REGISTERED PLAN No. 12281 BEING ALL OF PIN 04115-0217 (LT), IN THE CITY OF OTTAWA
J.D. BARNES LIMITED

UNIT COUNT

| NAME | TOTAL COUNT | LVL 01 | LVL 02 | LVL 03 | LVL 04 | LVL 05 | LVL 06 | LVL 07 | LVL 08 | LVL 09 | PERCENTAGE |
|-------|-------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------|
| 1-BED | 37 | 3 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 1 | 76% |
| 2-BED | 12 | 0 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 3 | 24% |
| TOTAL | 49 | 3 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 100% |

Site Statistics

| | |
|---------------------------|---|
| Zoning Designation: | RAU(47F) |
| Lot Width: | 20.1m |
| Total Lot Area: | 691.6m ² |
| At-Grade Landscaped Area: | 294.3m ² (36% of Total Lot Area) |
| Average Existing Grade: | 71.45m |
| Gross Floor Area: | 410.4m ² |

Proposed Development - 49 Unit Mid-Rise Apartment

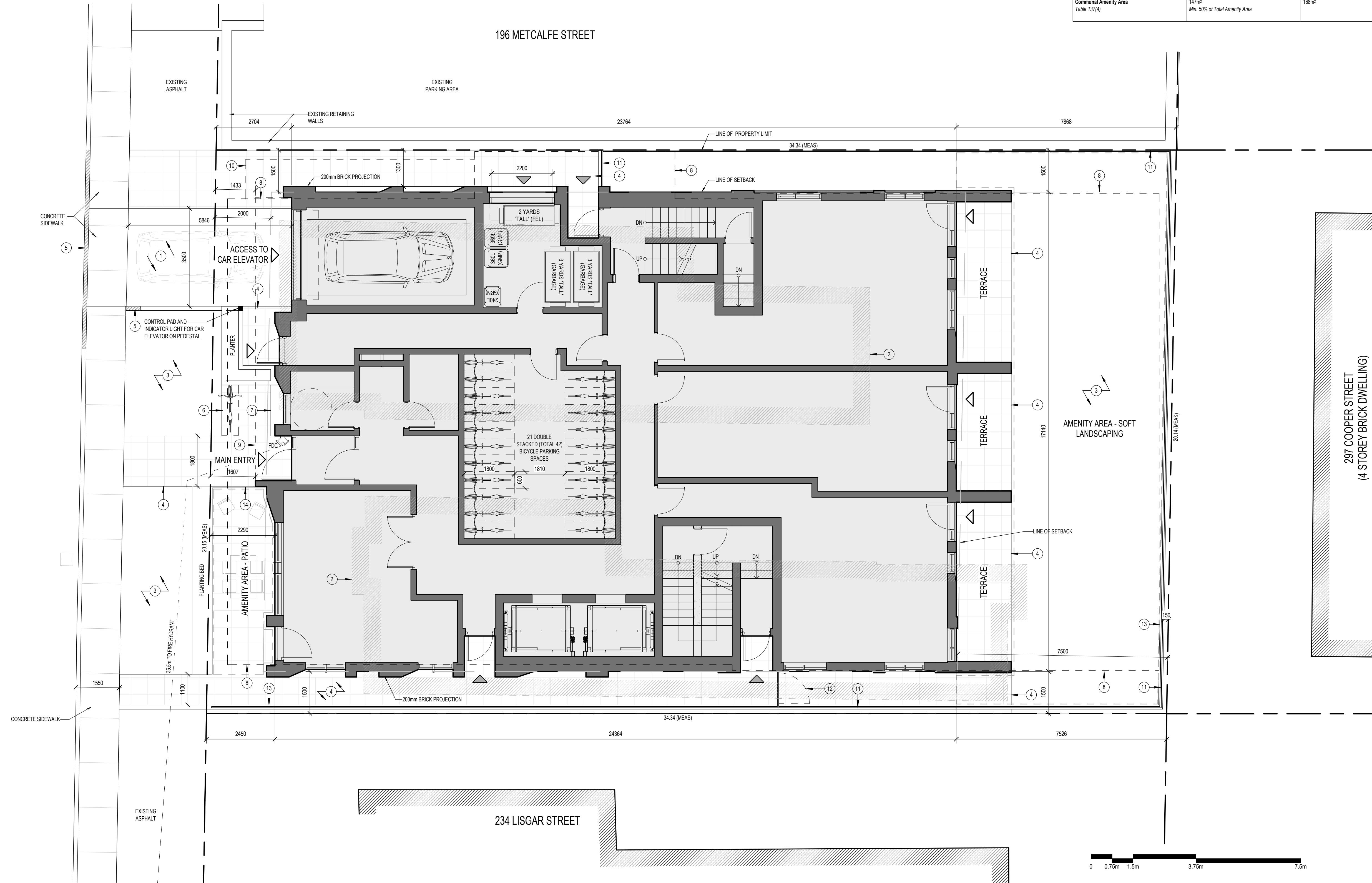
| Zoning Mechanism | Required | Provided |
|--|--|---------------------|
| Minimum Lot Width (152(a)) | 15m | 20.1m |
| Minimum Lot Area (162(a)) | 450m ² | 691.6m ² |
| Min. Front Yard Setback (162(a)) | 4.5m | 2m |
| Min. Interior Side Yard Setback (162(a)) | 1.5m | 1.5m |
| Min. Rear Yard Setback (162(a)) | 7.5m | 7.5m |
| Maximum Building Height (162(a)) | 14.5m | 28.15m |
| Parking Space Rates (151 (Sch. 1A - Area X)) | 19 Spaces 0 spaces for first 12 units - Section 101(3) 0.5 spaces / unit for 37 units - Table 101(R11-1) | 22 Spaces |
| Minimum Visitor Parking Rates (102 (Sch. 1A - Area X)) | 4 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces/unit for 37 units - Table 102(I) | 4 Spaces |
| Bicycle Parking Rates (Table 111A (Sch. 1 - Area B)) | 25 Spaces 0.5 spaces/unit for 49 units (111A(B)(i)) | 43 Spaces |
| Total Amenity Area (Table 137(4)) | 294m ² 6m ² /unit @ 49 units | 303m ² |
| Communal Amenity Area (Table 137(4)) | 147m ² Min. 50% of Total Amenity Area | 168m ² |

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LISGAR STREET

APPROXIMATE CENTRELINE OF ROAD



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1 ISSUED FOR SITE PLAN CONTROL 2022-11-15

ISSUE RECORD

project1 studio
Project1 Studio Incorporated
[613.884.3939] [mail@project1studio.ca]

230 LISGAR
230 Lisgar Street
Ottawa, ON

| PROJ | SCALE | DRAWN | REVIEWED |
|------|-------|-------|----------|
| 2206 | NOTED | BH/JH | RK |

SITE PLAN

1 SITE PLAN
SCALE: 1:75

SP-01

SP-01

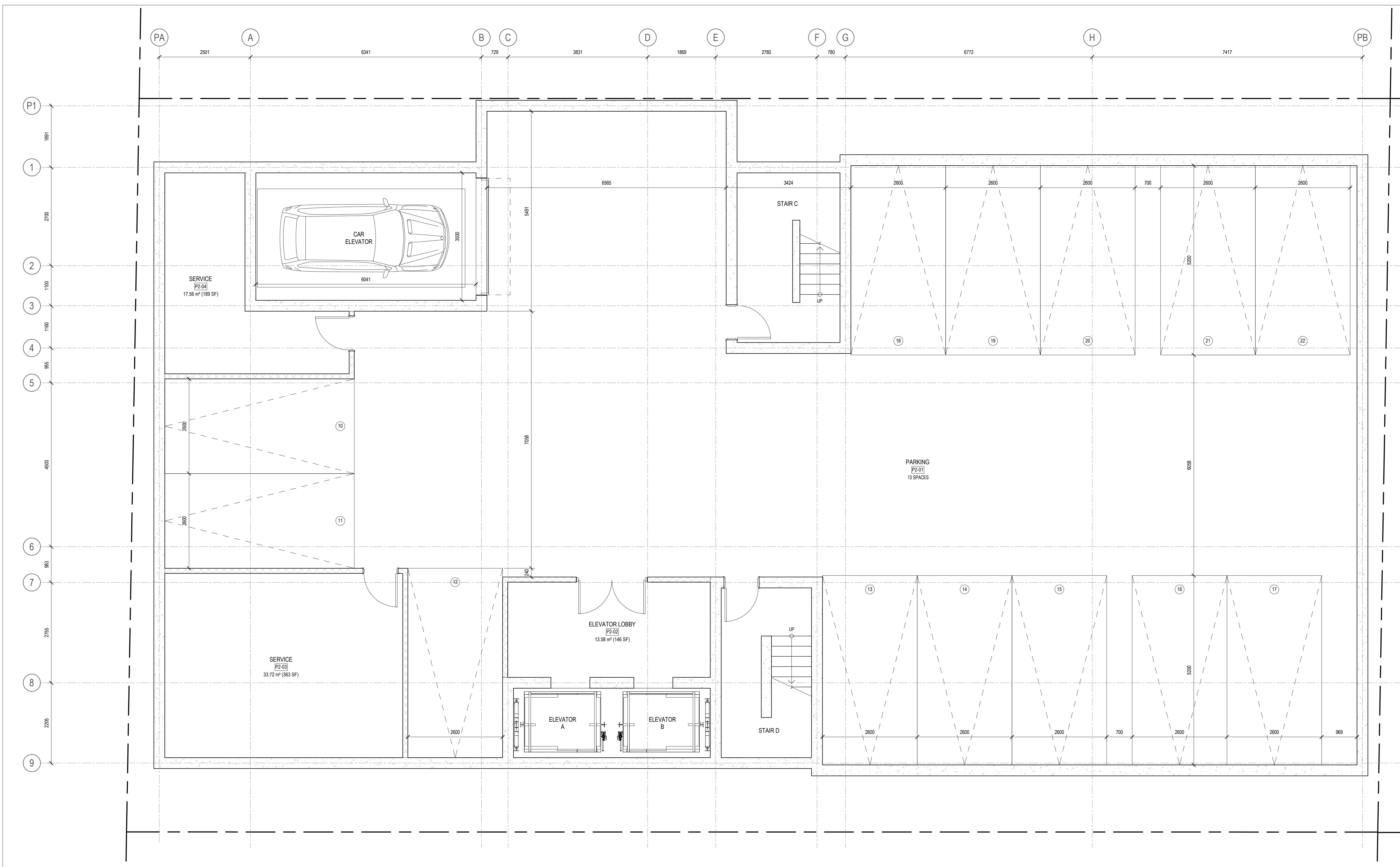
18902

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
 - 2 SCUPPER
 - 3 GLASS AND ALUMINUM GUARD
-
- 2 KEYNOTE LEGEND
 - A100a SCALE: N.T.S.

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| 2206 | 1 : 50 | BH/JH | RK |

FLOOR PLAN - LEVEL P2

1 LEVEL P2 - FLOOR PLAN
 A100a SCALE: 1 : 50

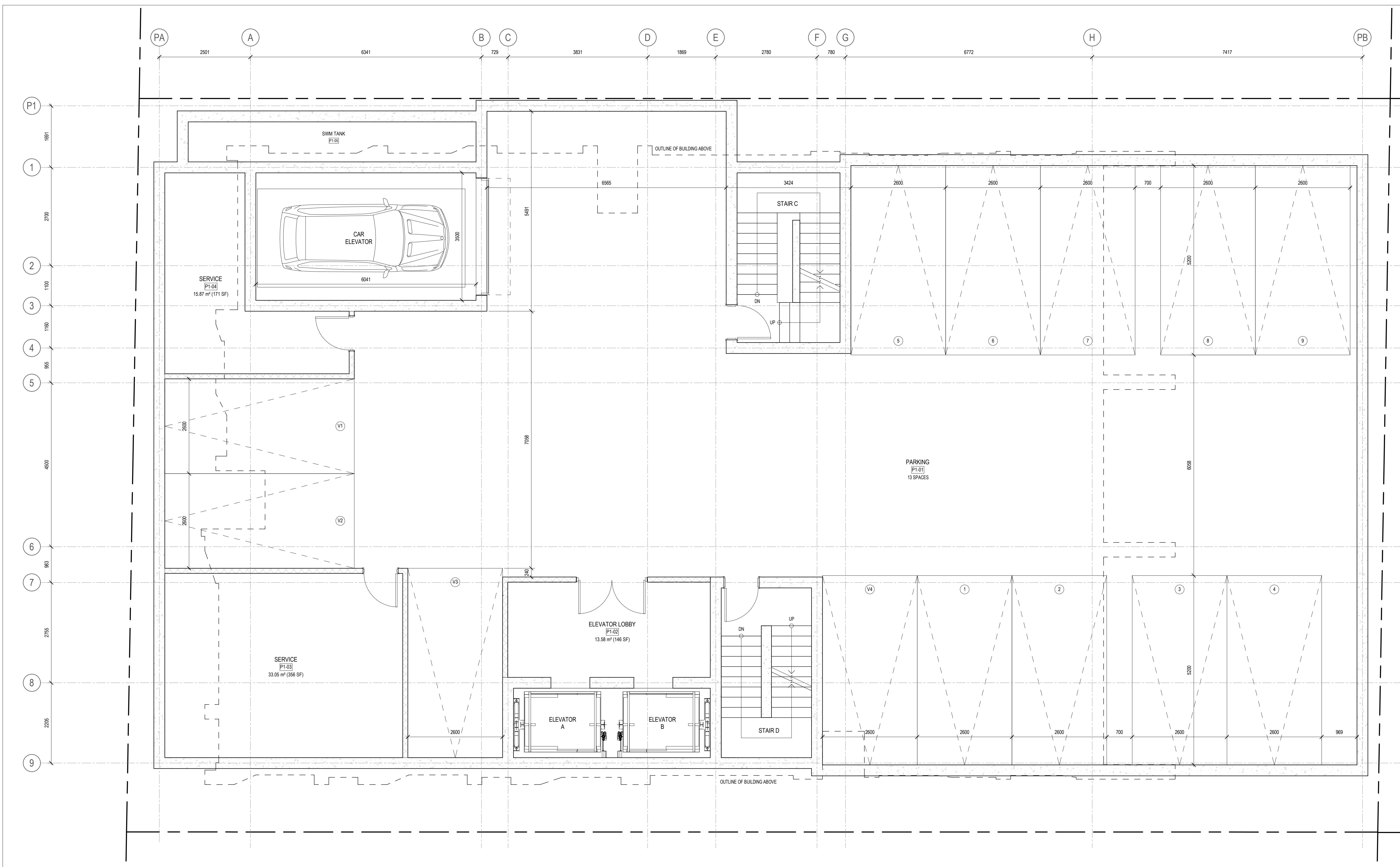
A100a
 # 18902

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
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- 2 KEYNOTE LEGEND
 - A100b SCALE: N.T.S.

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| 2206 | 1 : 50 | BH/JH | RK |

FLOOR PLAN - LEVEL P1

2 LEVEL P1 - FLOOR PLAN
 A100b SCALE: 1 : 50

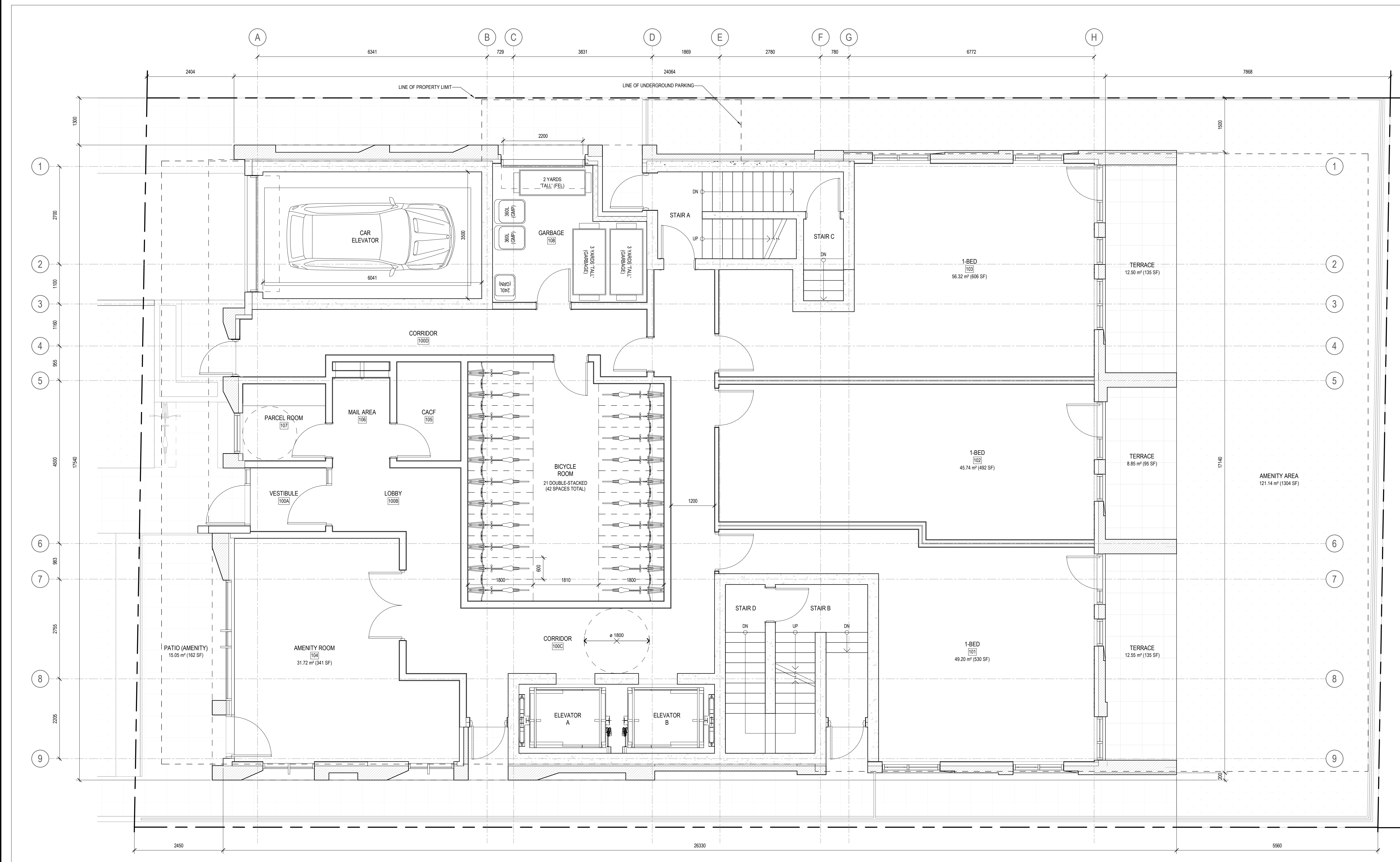
A100b

18902
 0071222-0166

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
 - 2 SCUPPER
 - 3 GLASS AND ALUMINUM GUARD
-
- 2 KEYNOTE LEGEND
 - A101 SCALE: N.T.S.

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|------|--------|-------|----------|
| 2206 | 1 : 50 | BH/JH | RK |

FLOOR PLAN - LEVEL 01

1 LEVEL 01 - FLOOR PLAN
 A101 SCALE: 1 : 50

A101

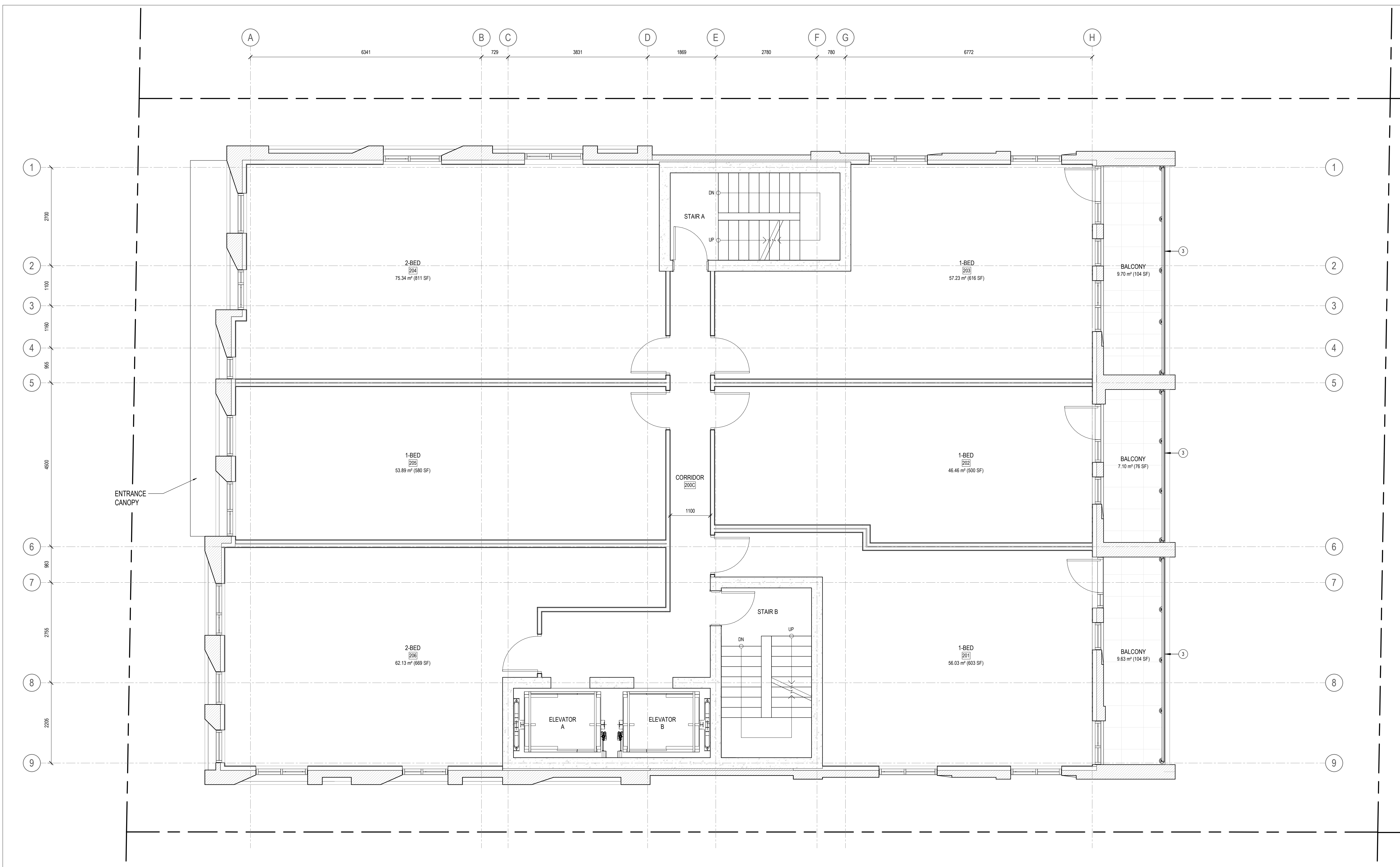
18902

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
 - 2 SCUPPER
 - 3 GLASS AND ALUMINUM GUARD
-
- 2 KEYNOTE LEGEND
 - A102 SCALE: N.T.S.

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KEY PLAN



1 LEVEL 02 - FLOOR PLAN
A102 SCALE: 1 : 50

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|------|--------|-------|----------|
| 2206 | 1 : 50 | BH/JH | RK |

FLOOR PLAN - LEVEL 02

A102

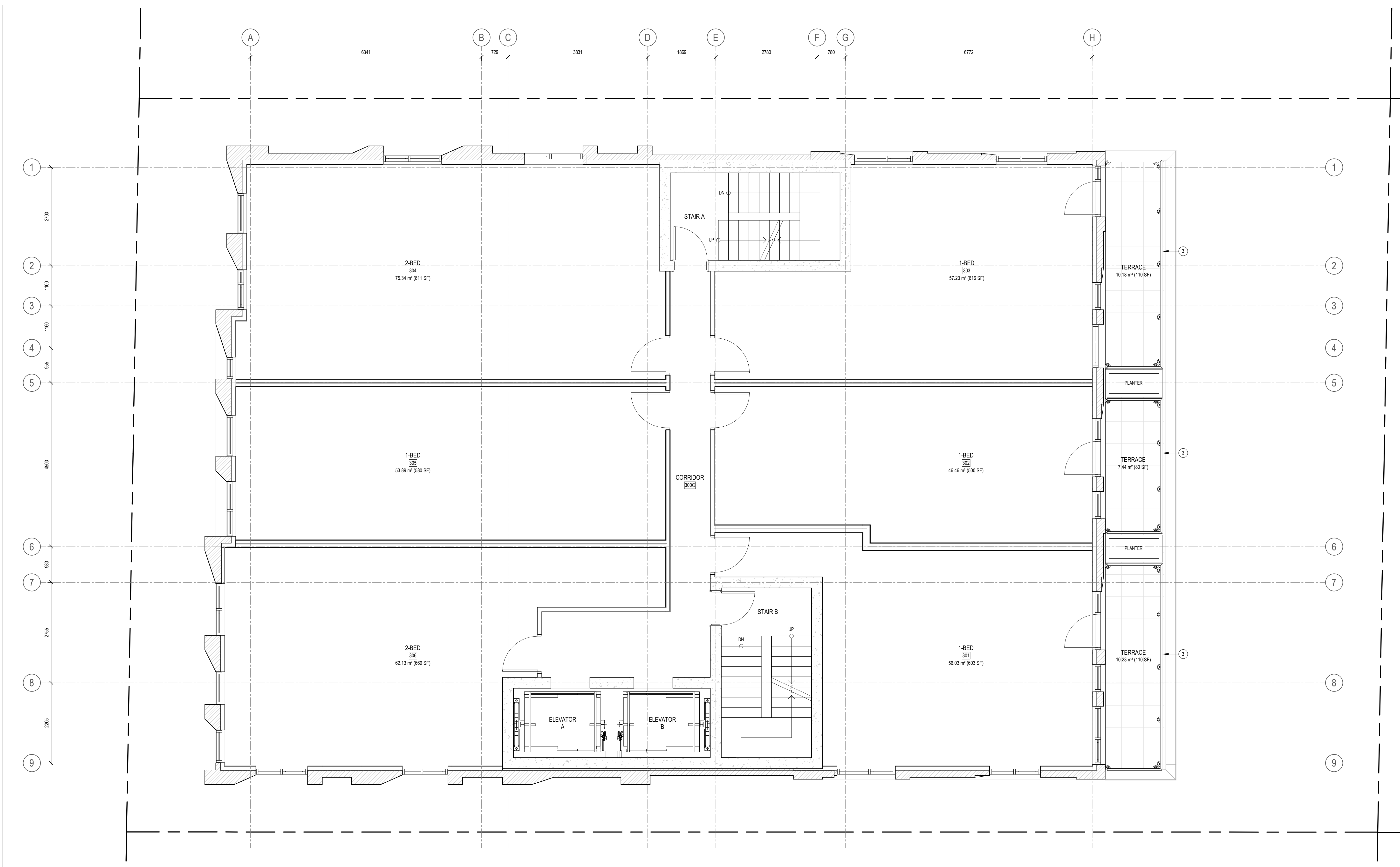
18902

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
 - 2 SCUPPER
 - 3 GLASS AND ALUMINUM GUARD
-
- 2 KEYNOTE LEGEND
 - A103 SCALE: N.T.S.

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KEY PLAN



1 LEVEL 03 - FLOOR PLAN
A103 SCALE: 1 : 50

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| 2206 | 1 : 50 | BH/JH | RK |

FLOOR PLAN - LEVEL 03

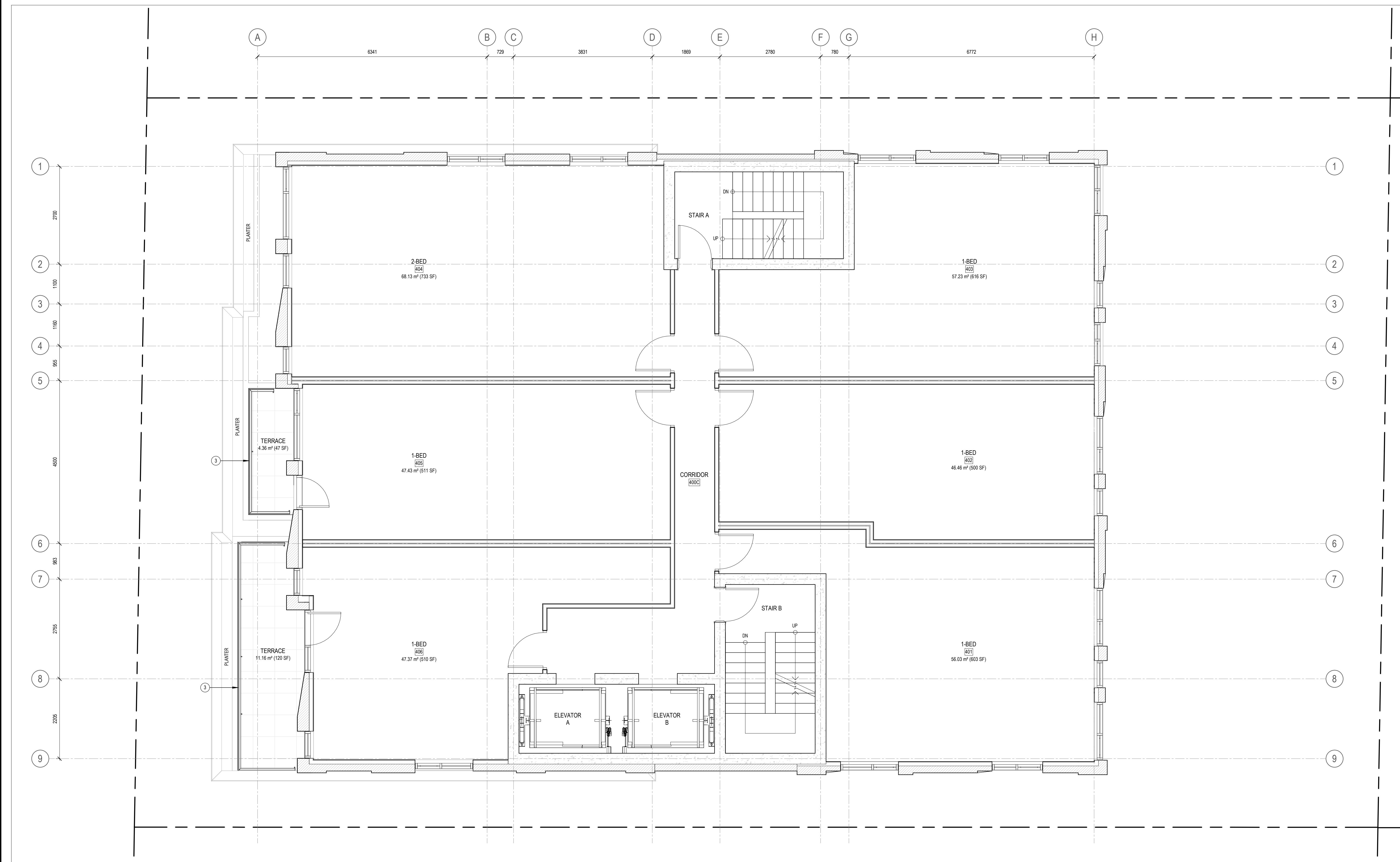
A103

18902

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
 - 2 SCUPPER
 - 3 GLASS AND ALUMINUM GUARD
-
- 2 KEYNOTE LEGEND
 - A104 SCALE: N.T.S.

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| 2206 | 1 : 50 | BH/JH | RK |

FLOOR PLAN - LEVEL 04

1 LEVEL 04 - FLOOR PLAN
 A104 SCALE: 1 : 50

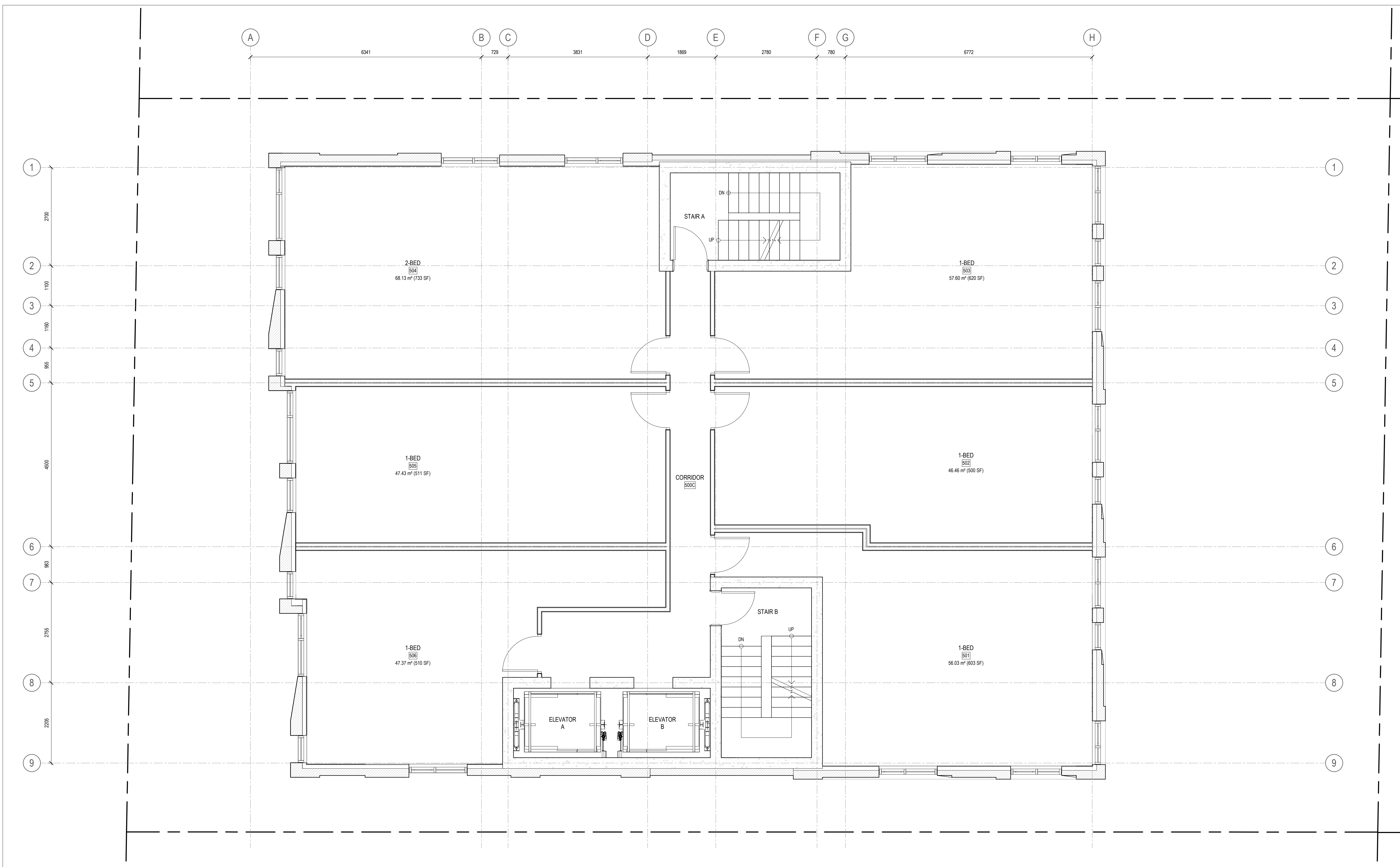
A104
 # 18902

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
 - 2 SCUPPER
 - 3 GLASS AND ALUMINUM GUARD
-
- 2 KEYNOTE LEGEND
 - A105 SCALE: N.T.S.

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| 2206 | 1 : 50 | BH/JH | RK |

FLOOR PLAN - LEVEL 05

1 LEVEL 05 - FLOOR PLAN
 A105 SCALE: 1 : 50

A105

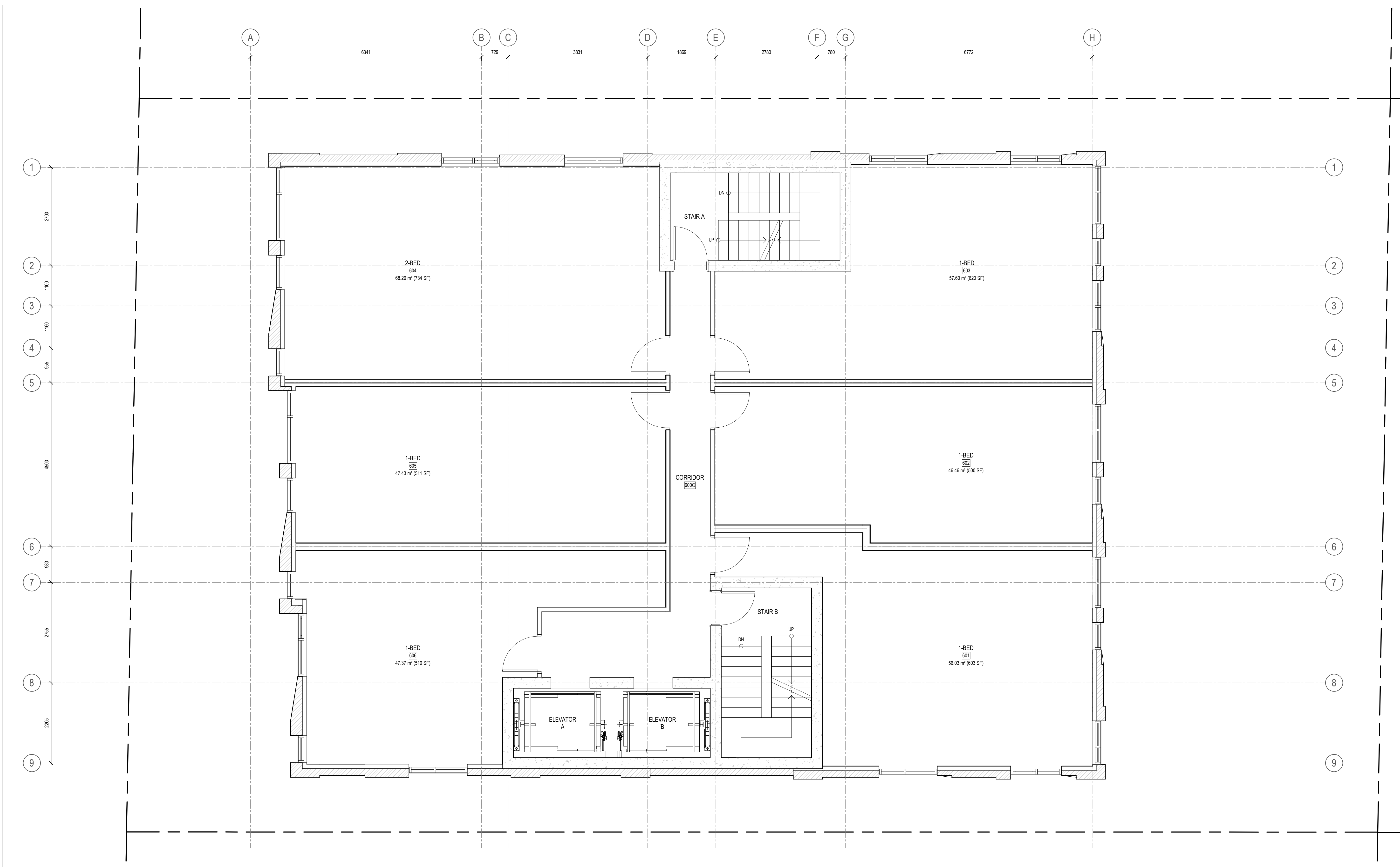
18902

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
 - 2 SCUPPER
 - 3 GLASS AND ALUMINUM GUARD
-
- 2 KEYNOTE LEGEND
 - A106 SCALE: N.T.S.

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FLOOR PLAN - LEVEL 06

1 LEVEL 06 - FLOOR PLAN
 A106 SCALE: 1 : 50

A106

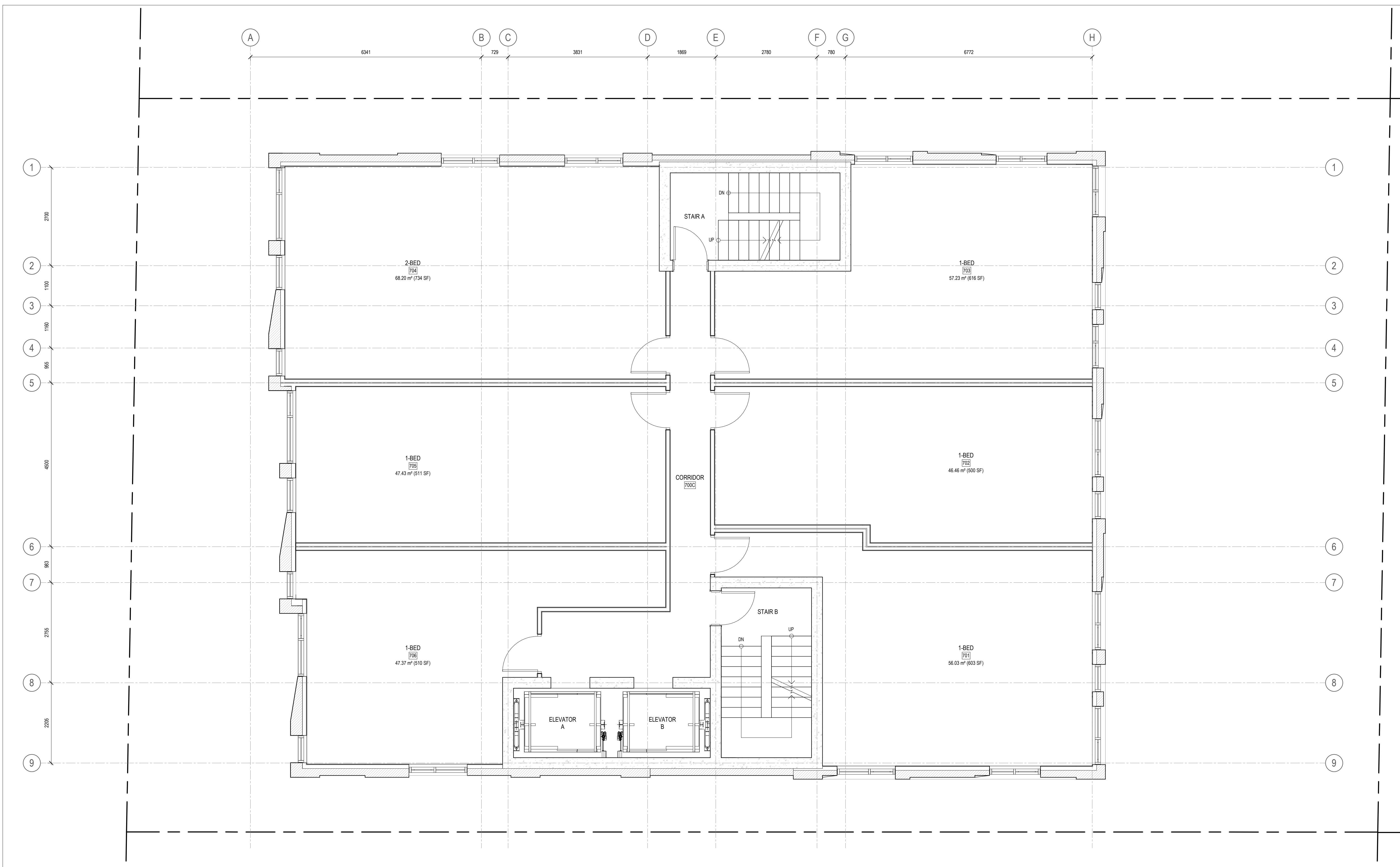
18902
 0071222-0166

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
 - 2 SCUPPER
 - 3 GLASS AND ALUMINUM GUARD
-
- 2 KEYNOTE LEGEND
 - A107 SCALE: N.T.S.

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FLOOR PLAN - LEVEL 07

1 LEVEL 07 - FLOOR PLAN
 A107 SCALE: 1 : 50

A107

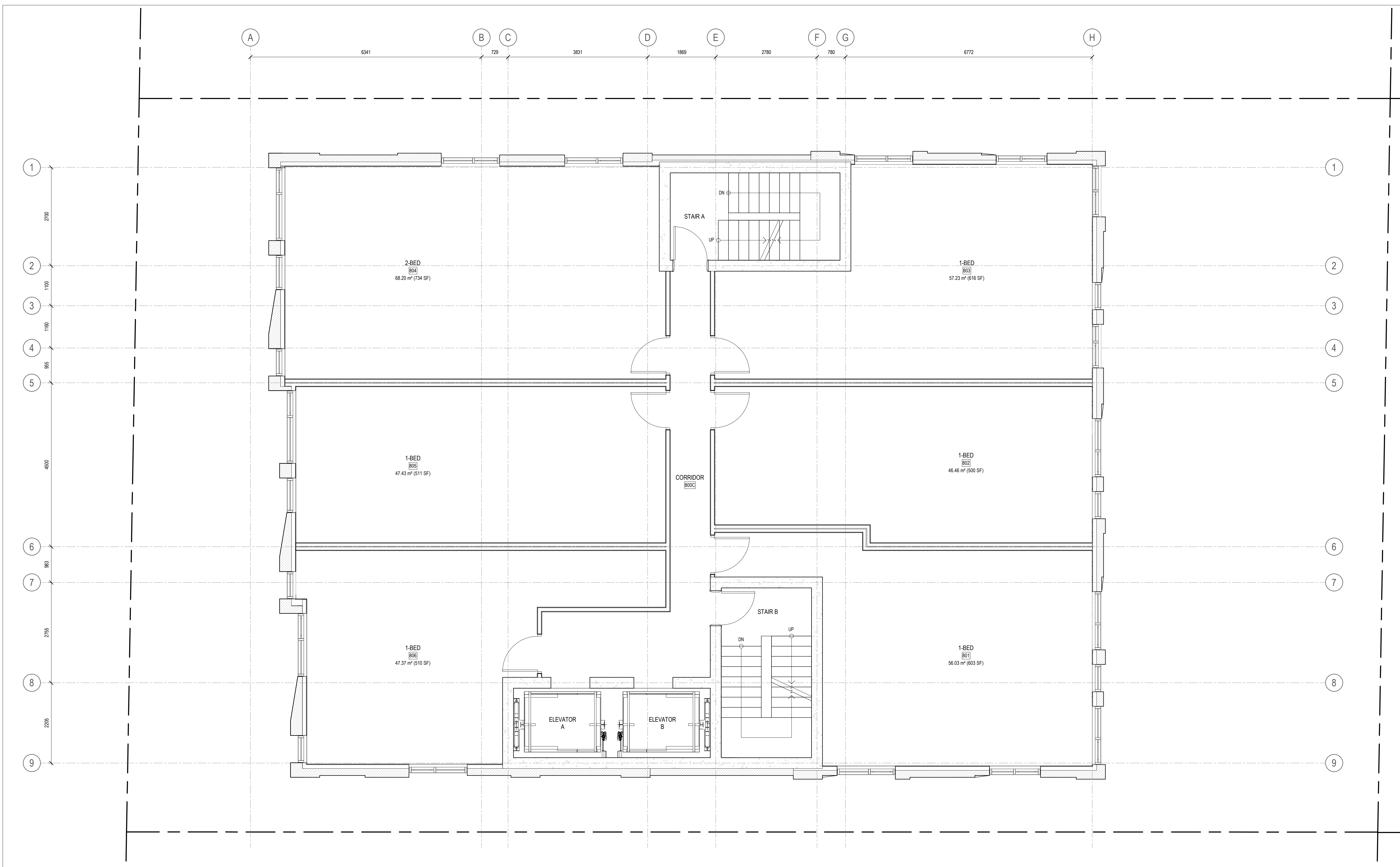
18902
 00712-22-0166

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
 - 2 SCUPPER
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- 2 KEYNOTE LEGEND
 - A108 SCALE: N.T.S.

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FLOOR PLAN - LEVEL 08

1 LEVEL 08 - FLOOR PLAN
 A108 SCALE: 1 : 50

A108

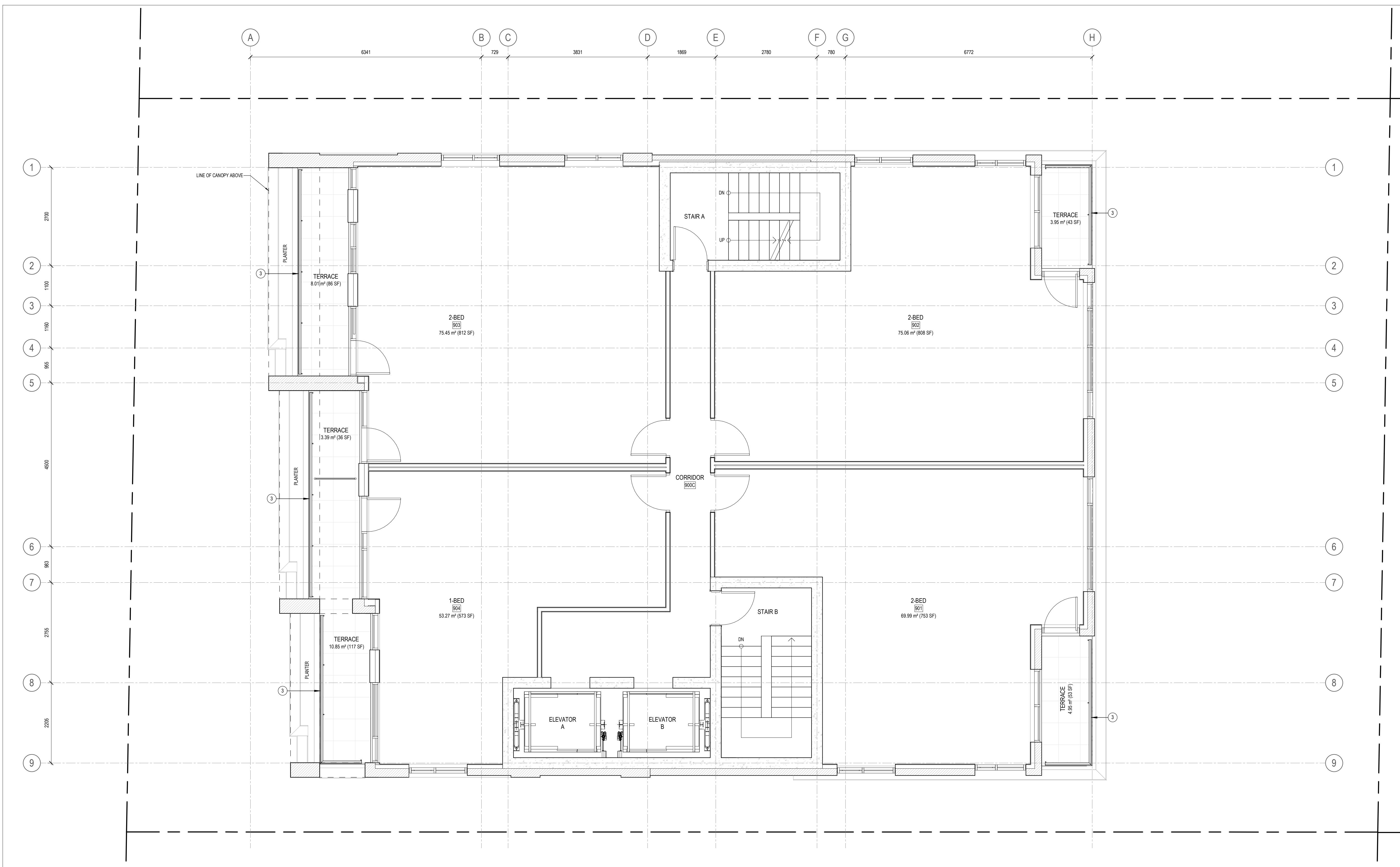
18902
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 Project1 Studio Incorporated
 (613) 884-3939 | mail@project1studio.ca

230 LISGAR
 230 Lisgar Street
 Ottawa, ON

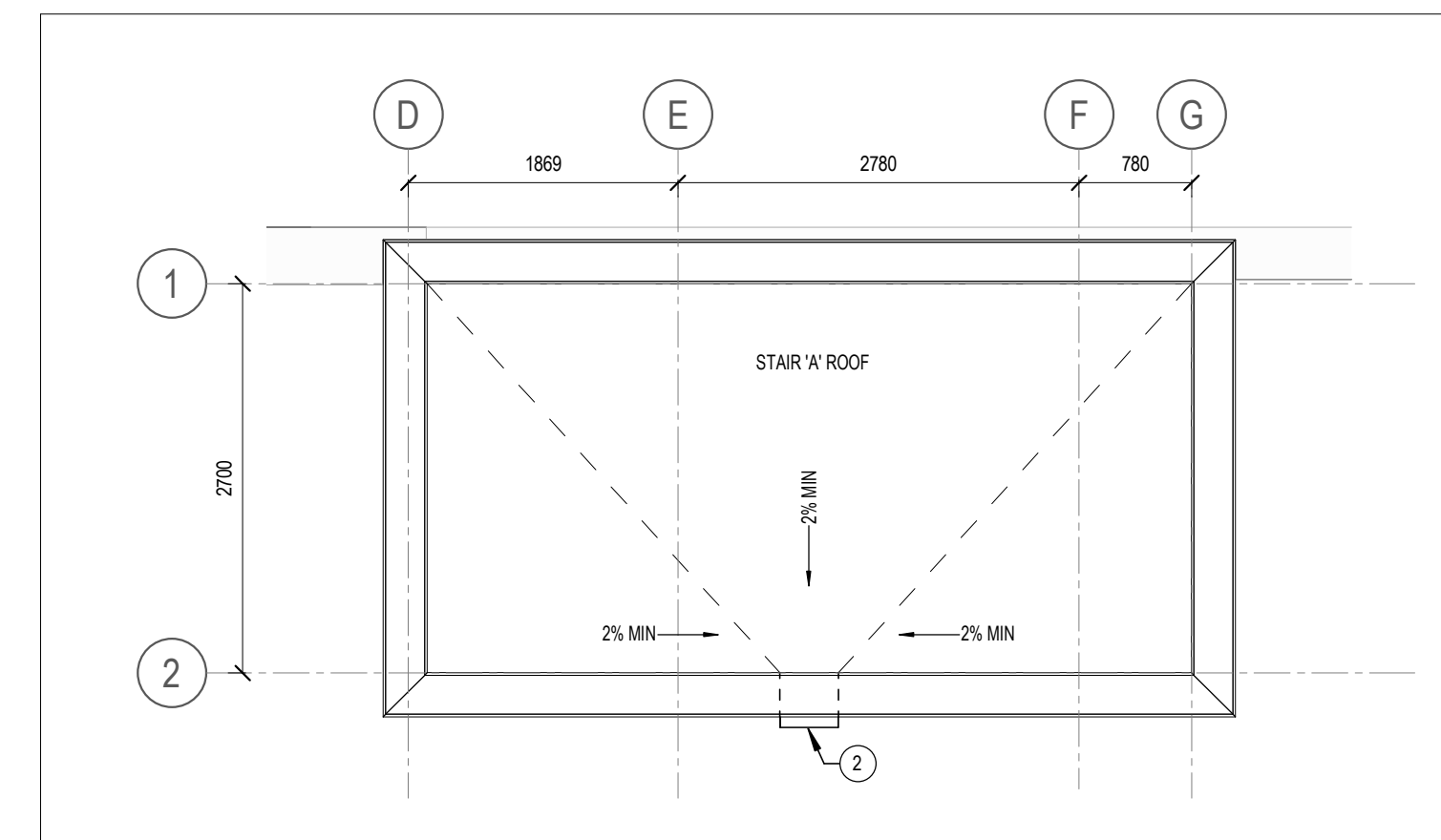
| PROJ | SCALE | DRAWN | REVIEWED |
|------|--------|-------|----------|
| 2206 | 1 : 50 | BH/JH | RK |

FLOOR PLAN - LEVEL 09

1 LEVEL 09 - FLOOR PLAN
 A109 SCALE: 1 : 50

A109

18902
 0071222-0166

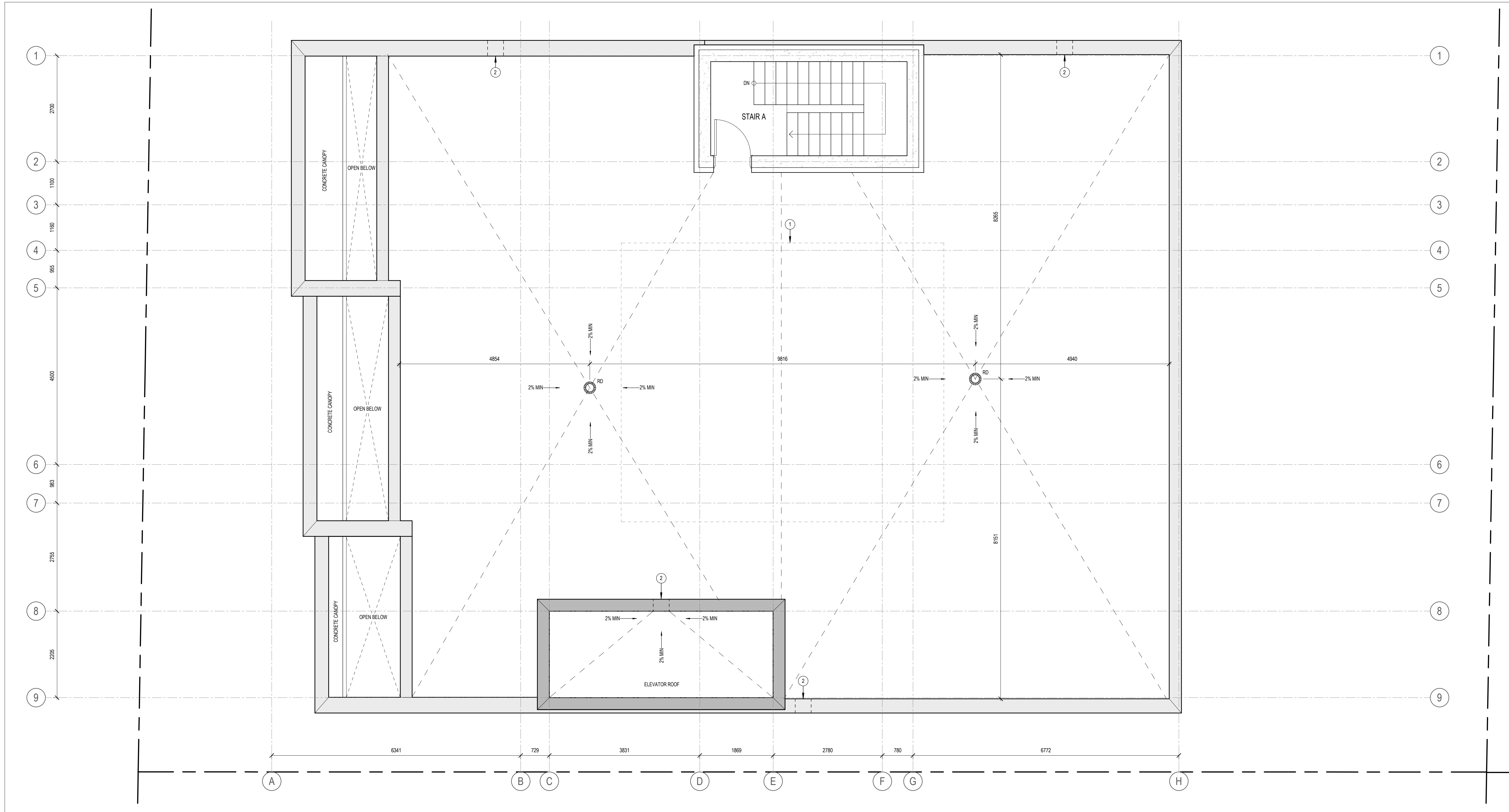


3 STAIR 'A' ROOF PLAN
A110 SCALE: 1 : 50

2 KEYNOTE LEGEND
A110 SCALE: N.T.S.

- 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.
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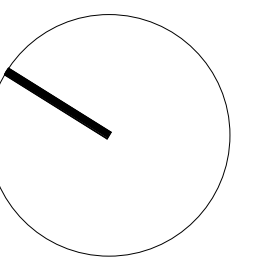
KEY PLAN



1 ROOF PLAN
A110 SCALE: 1 : 50

- 2 REISSUED FOR SITE PLAN CONTROL 2023-05-18
1 ISSUED FOR SITE PLAN CONTROL 2022-11-15

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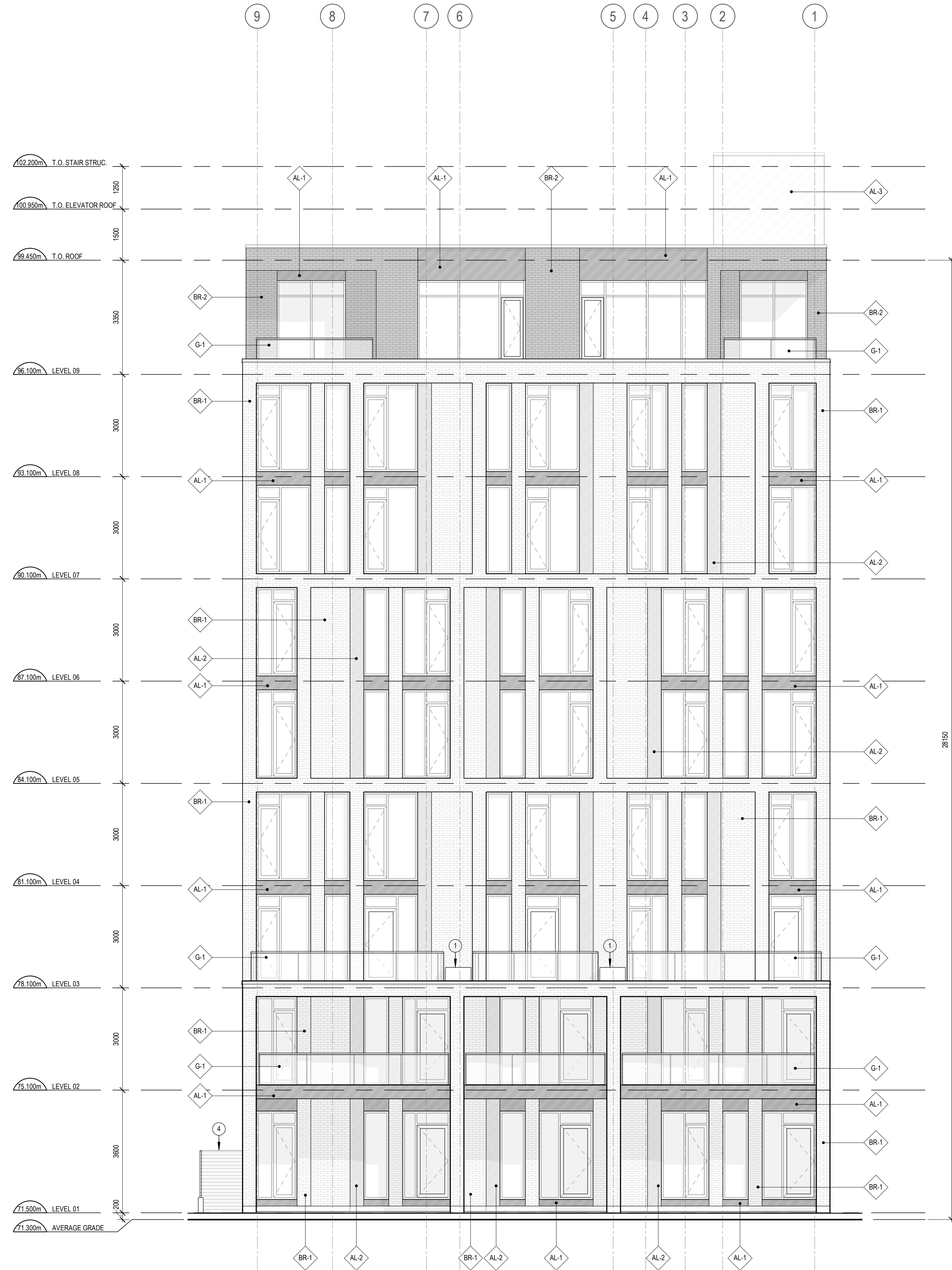
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| PROJ | SCALE | DRAWN | REVIEWED |
|------|--------|-------|----------|
| 2206 | 1 : 50 | BH/JH | RK |

ROOF PLAN

A110



CLADDING LEGEND:

- AL-1 ALUMINUM PANEL DARK GREY
- AL-2 ALUMINUM PANEL METALLIC COPPER COLOUR
- AL-3 STEEL CLADDING GREY
- BR-1 BRICK MASONRY RED
- BR-2 BRICK MASONRY BLACK
- C-1 CONCRETE
- G-1 ALUMINUM AND GLASS RAILING

- 1 PLANTER
- 2 PRIVACY SCREEN
- 3 OUTDOOR COVERED BENCH
- 4 WOOD GATE
- 5 WOOD FENCE

KEYNOTE LEGEND

A201 SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

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KEY PLAN

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| PROJ | SCALE | DRAWN | REVIEWED |
|------|-------|-------|----------|
| 2206 | NOTED | BH/JH | RK |








SOUTH ELEVATION






A201

1 SOUTH ELEVATION
 A201 SCALE: 1 : 75



CLADDING LEGEND:

-  AL-1 ALUMINUM PANEL DARK GREY
-  AL-2 ALUMINUM PANEL METALLIC COPPER COLOUR
-  AL-3 STEEL CLADDING GREY
-  BR-1 BRICK MASONRY RED
-  BR-2 BRICK MASONRY BLACK
-  C-1 CONCRETE
-  G-1 ALUMINUM AND GLASS RAILING

-  1 PLANTER
-  2 PRIVACY SCREEN
-  3 OUTDOOR COVERED BENCH
-  4 WOOD GATE
-  5 WOOD FENCE

2 KEYNOTE LEGEND
A202 SCALE: N.T.S.

- GENERAL ARCHITECTURAL NOTES:**
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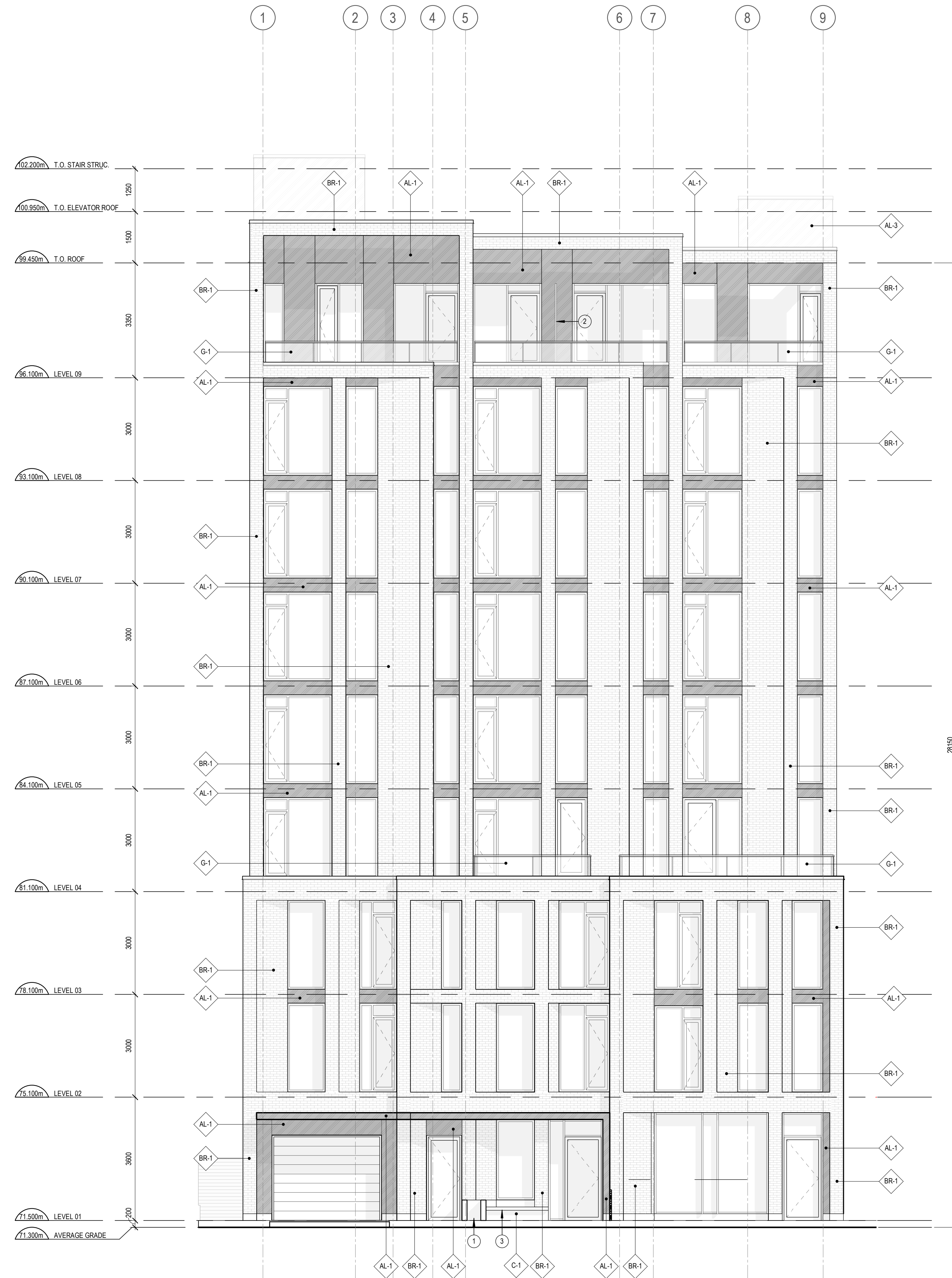
| PROJ | SCALE | DRAWN | REVIEWED |
|------|-------|-------|----------|
| 2206 | NOTED | BH/JH | RK |

EAST ELEVATION




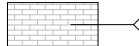
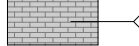
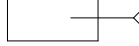
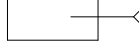
A202






18902

1 EAST ELEVATION
A202 SCALE: 1 : 75



CLADDING LEGEND:

-  AL-1 ALUMINUM PANEL DARK GREY
-  AL-2 ALUMINUM PANEL METALLIC COPPER COLOUR
-  AL-3 STEEL CLADDING GREY
-  BR-1 BRICK MASONRY RED
-  BR-2 BRICK MASONRY BLACK
-  C-1 CONCRETE
-  G-1 ALUMINUM AND GLASS RAILING

-  1 PLANTER
-  2 PRIVACY SCREEN
-  3 OUTDOOR COVERED BENCH
-  4 WOOD GATE
-  5 WOOD FENCE

2 KEYNOTE LEGEND
A203 SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

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| PROJ | SCALE | DRAWN | REVIEWED |
|------|-------|-------|----------|
| 2206 | NOTED | BH/JH | RK |

NORTH ELEVATION

A203

18902

1 NORTH ELEVATION
A203 SCALE: 1 : 75



CLADDING LEGEND:

| | |
|--|--|
| | ALUMINUM PANEL DARK GREY |
| | ALUMINUM PANEL METALLIC COPPER COLOUR |
| | STEEL CLADDING GREY |
| | BRICK MASONRY RED |
| | BRICK MASONRY BLACK |
| | CONCRETE |
| | ALUMINUM AND GLASS RAILING |

KEY PLAN

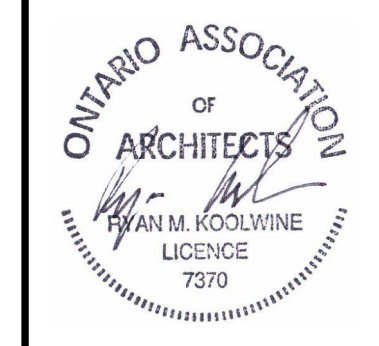
| | |
|--|-----------------------|
| | PLANTER |
| | PRIVACY SCREEN |
| | OUTDOOR COVERED BENCH |
| | WOOD GATE |
| | WOOD FENCE |

2 KEYNOTE LEGEND
A204 SCALE: N.T.S.

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| | | | |
|------|-------|-------|----------|
| PROJ | SCALE | DRAWN | REVIEWED |
| 2206 | NOTED | BH/JH | RK |

WEST ELEVATION

1 WEST ELEVATION
A204 SCALE: 1 : 75

A204

18902
0071222-0166