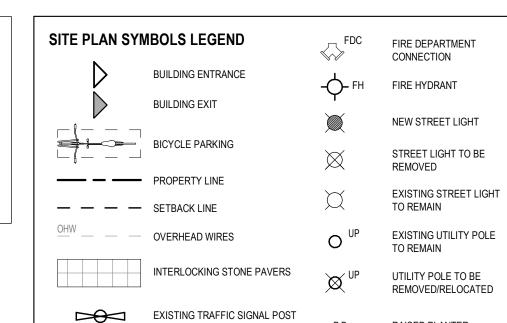


SP-01 SCALE: 1:200

SURVEY INFO
PART OF LOT 31, REGISTERED PLAN 126 &
PART OF LOT 20, CONCESSION 1 AND
PART OF BLOCK 2, REGISTERED PLAN 118
CITY OF OTTAWA

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. FIELD WORK COMPLETED ON NOVEMBER 24, 2021



GENERAL ARCHITECTURAL NOTES:

1. This drawing is the property of

SITE PLAN NOTES

S3 CONCRETE SIDEWALK

S4 SOFT LANDSCAPING

S5 DEPRESSED CURB

S8 CURB TRANSITION

S9 CONCRETE RAMP

S10 PLANTING BED

RAISED PLANTER

S6 LINE OF CANOPY ABOVE

S7 3m x 9m CORNER SIGHT TRIANGLE

S2 EXISTING STRUCTURE TO BE DEMOLISHED

S1 ASPHALT

This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 Drawings are not to be scaled. The Contractor is responsible for checking and working all levels and dimensions and shall report all discoveraging to the

verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

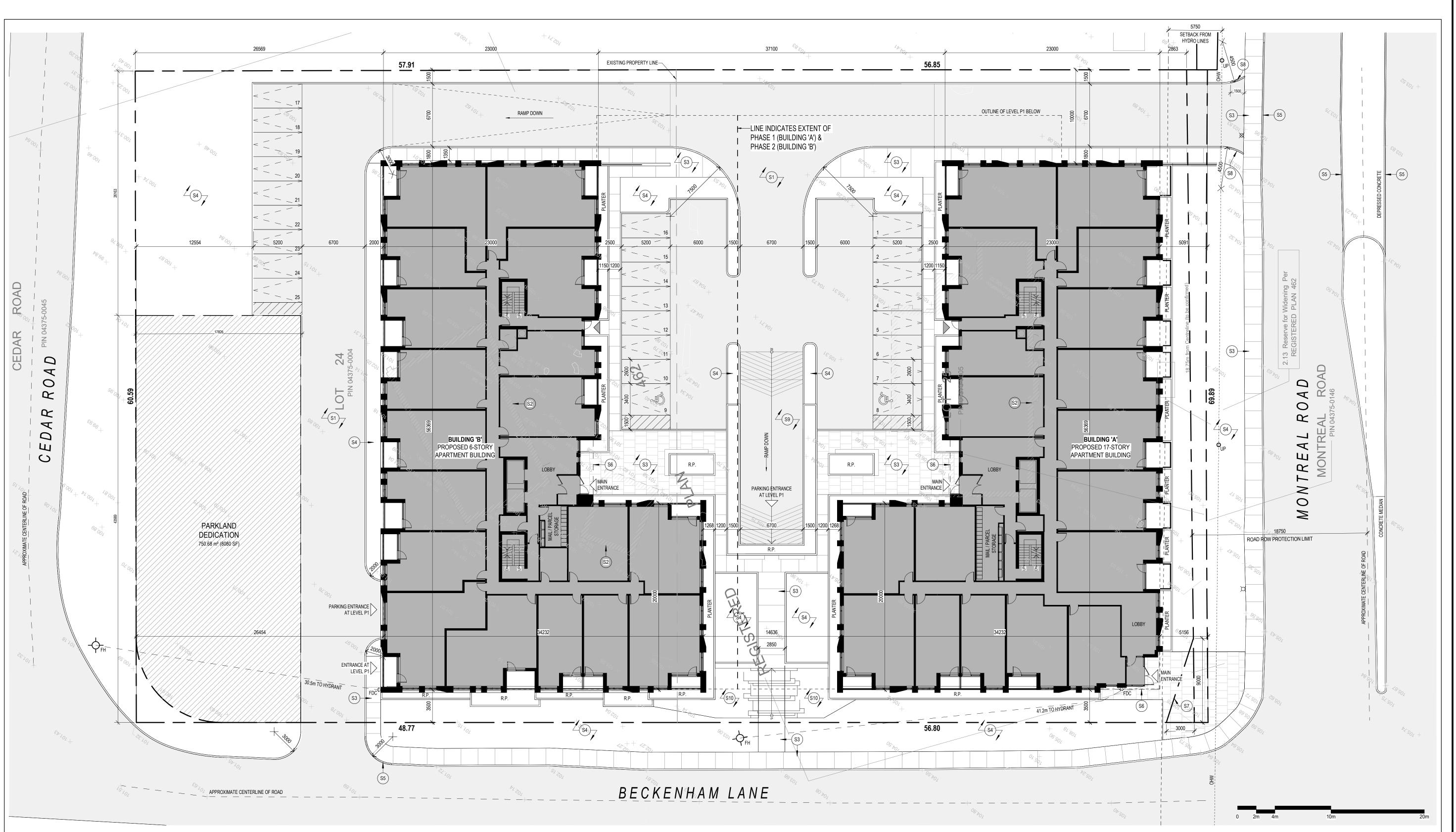
3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.

supplementary information regarding the intent of the Contract Documents.

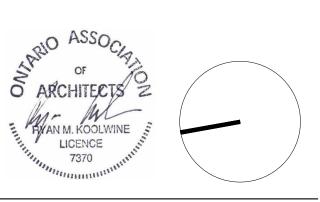
4. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.

Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by

 These documents are not to be used for construction unless specifically noted for such purpose.



1 ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10
ISSUE RECORD





Project1 Studio Incorporated | 613.884.3939 | mail@project1studio.ca

1765 MONTREAL RD

1765 Montreal Road Ottawa, ON

PROJ SCALE DRAWN REVIEWED

2107 NOTED BH JH

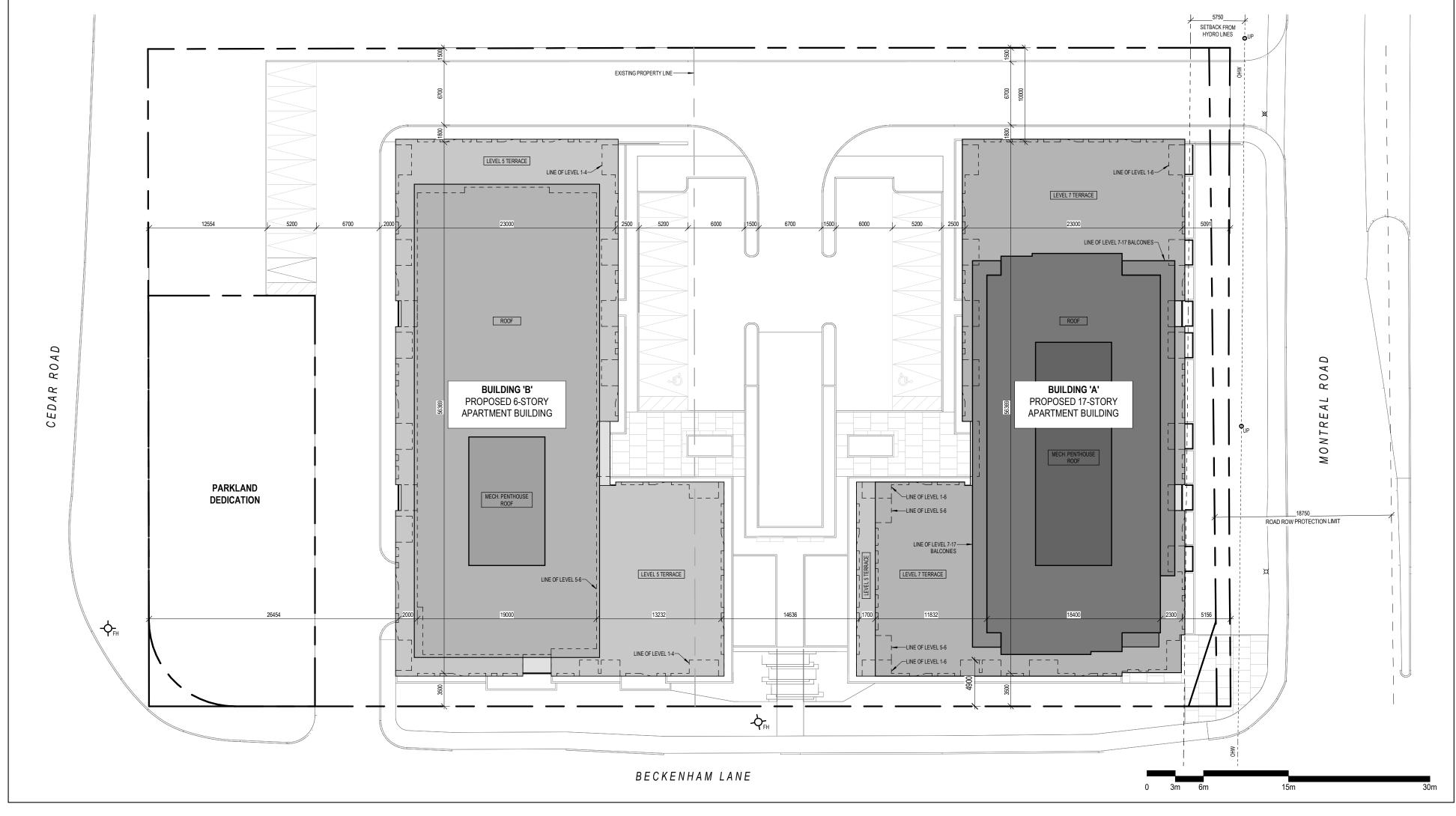
SITE PLAN

SP-01

UNIT COUNT LVL 01 LVL 02 LVL 03 LVL 04 LVL 05 LVL 06 LVL 07 LVL 08 LVL 09 LVL 10 LVL 11 LVL 12 LVL 13 LVL 14 LVL 15 LVL 16 LVL 17 TOTAL COUNT PERCENTAGE 2-BED + DEN

BL	.DG 'B' UNIT	BREAKD	OWN	BL	.DG 'A' UNIT	BREAKD	OWN
NO . /EL 01	BEDS	AREA	AREA (SF)	NO. LEVEL 01	BEDS	AREA	AREA (SF)
3101	1-BED + DEN	66.49 m²	715.64 ft²	A101	1-BED + DEN	66.49 m²	715.64 ft²
3102 3103	STUDIO 2-BED	45.91 m ² 86.11 m ²	494.22 ft² 926.92 ft²	A102 A103	STUDIO 2-BED	45.91 m ² 86.11 m ²	494.22 ft ² 926.92 ft ²
3104	2-BED	88.15 m²	948.86 ft²	A104	2-BED	88.15 m²	948.86 ft²
3105 3106	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft² 620.96 ft²	A105 A106	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft² 620.96 ft²
3107	1-BED + DEN	66.74 m²	718.36 ft²	A107	1-BED + DEN	68.20 m²	734.08 ft²
3108 3109	1-BED + DEN 1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A108 A109	1-BED + DEN 1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²
3110	1-BED + DEN	66.87 m²	719.73 ft²	A110	1-BED + DEN	68.33 m²	735.45 ft²
3111 3112	1-BED + DEN 2-BED	65.52 m ² 87.47 m ²	705.29 ft² 941.48 ft²	A111 A112	1-BED + DEN 1-BED	69.42 m² 53.57 m²	747.18 ft ² 576.60 ft ²
3113	2-BED	79.05 m²	850.87 ft²	A113	1-BED	61.33 m²	660.18 ft²
3114 3115	STUDIO STUDIO	47.22 m ² 47.17 m ²	508.25 ft² 507.77 ft²	A114 A115	STUDIO STUDIO	47.22 m ² 47.22 m ²	508.25 ft ² 508.29 ft ²
3116	2-BED	79.26 m²	853.09 ft²	A116	2-BED	79.21 m²	852.57 ft²
3117 3118	2-BED 1-BED	73.75 m² 55.29 m²	793.81 ft² 595.17 ft²	A117 A118	2-BED 1-BED	73.74 m² 55.39 m²	793.77 ft² 596.25 ft²
/EL 02	4.050	54.00		LEVEL 02	4.050	57.00	000.00.00
3201 3202	1-BED 1-BED	54.66 m ² 61.67 m ²	588.30 ft² 663.84 ft²	A201 A202	1-BED 1-BED	57.63 m² 61.67 m²	620.33 ft² 663.84 ft²
3203	1-BED 2-BED	54.91 m ²	591.05 ft²	A203 A204	1-BED	54.91 m ²	591.05 ft²
3204 3205	2-BED	85.79 m ² 88.15 m ²	923.40 ft² 948.86 ft²	A204 A205	2-BED 2-BED	85.81 m ² 88.12 m ²	923.69 ft ² 948.57 ft ²
3206 3207	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft² 620.96 ft²	A206 A207	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft ² 620.96 ft ²
3208	1-BED + DEN	66.74 m ²	718.36 ft ²	A207 A208	1-BED + DEN	68.20 m ²	734.08 ft²
3209 3210	1-BED + DEN	68.51 m ²	737.46 ft²	A209 A210	1-BED + DEN 1-BED + DEN	68.51 m ²	737.46 ft²
3210 3211	1-BED + DEN 1-BED + DEN	68.27 m ² 66.87 m ²	734.80 ft² 719.73 ft²	A210 A211	1-BED + DEN 1-BED + DEN	68.27 m ² 68.33 m ²	734.80 ft ² 735.45 ft ²
3212 3213	1-BED + DEN 2-BED	65.52 m² 87.47 m²	705.29 ft² 941.48 ft²	A212 A213	1-BED + DEN 2-BED	65.32 m² 77.64 m²	703.07 ft² 835.69 ft²
3214	2-BED	79.05 m²	850.87 ft ²	A214	2-BED	80.70 m²	868.69 ft ²
3215 3216	STUDIO STUDIO	47.22 m ² 47.17 m ²	508.25 ft² 507.77 ft²	A215 A216	STUDIO STUDIO	47.22 m² 47.22 m²	508.25 ft ² 508.29 ft ²
3217	2-BED	79.26 m²	853.09 ft ²	A217	2-BED	79.21 m²	852.57 ft ²
3218 3219	2-BED 1-BED	73.75 m² 52.56 m²	793.81 ft² 565.73 ft²	A218 A219	2-BED 1-BED	73.74 m² 52.66 m²	793.77 ft² 566.81 ft²
/EL 03				LEVEL 03			
3301 3302	1-BED 1-BED	54.18 m ² 61.67 m ²	583.17 ft² 663.84 ft²	A301 A302	1-BED 1-BED	52.10 m ² 61.67 m ²	560.82 ft ² 663.84 ft ²
303	1-BED	54.91 m²	591.05 ft²	A303	1-BED	54.91 m²	591.05 ft²
3304 3305	2-BED 2-BED	85.79 m ² 88.15 m ²	923.40 ft² 948.86 ft²	A304 A305	2-BED 2-BED	85.81 m ² 88.12 m ²	923.69 ft ² 948.57 ft ²
3306	2-BED	84.11 m²	905.36 ft ²	A306	2-BED	84.11 m²	905.36 ft²
307 308	1-BED 1-BED + DEN	57.69 m² 66.74 m²	620.96 ft² 718.36 ft²	A307 A308	1-BED 1-BED + DEN	57.69 m² 68.20 m²	620.96 ft ² 734.08 ft ²
309	1-BED + DEN	68.51 m²	737.46 ft²	A309	1-BED + DEN	68.51 m²	737.46 ft²
3310 3311	1-BED + DEN 1-BED + DEN	68.27 m ² 66.87 m ²	734.80 ft² 719.73 ft²	A310 A311	1-BED + DEN 1-BED + DEN	68.27 m ² 68.33 m ²	734.80 ft ² 735.45 ft ²
312	1-BED + DEN	65.52 m²	705.29 ft²	A312	1-BED + DEN	65.32 m²	703.07 ft²
3313 3314	2-BED 2-BED	87.47 m ² 79.05 m ²	941.48 ft² 850.87 ft²	A313 A314	2-BED 2-BED	83.86 m ² 80.70 m ²	902.69 ft ² 868.69 ft ²
3315	STUDIO	47.22 m ² 47.17 m ²	508.25 ft²	A315	STUDIO STUDIO	47.22 m²	508.25 ft²
3316 3317	STUDIO 2-BED	79.26 m ²	507.77 ft² 853.09 ft²	A316 A317	2-BED	47.22 m ² 79.21 m ²	508.29 ft ² 852.57 ft ²
3318 3319	2-BED 1-BED	73.75 m ² 52.57 m ²	793.81 ft² 565.81 ft²	A318 A319	2-BED 1-BED	73.74 m² 52.75 m²	793.77 ft² 567.78 ft²
/EL 04	I-DED	52.5 <i>1</i> III	303.0111	LEVEL 04	I-DED	52.75 111	307.7011
401 402	1-BED 1-BED	54.18 m ² 61.67 m ²	583.17 ft² 663.84 ft²	A401 A402	1-BED 1-BED	52.10 m ² 61.67 m ²	560.82 ft ² 663.84 ft ²
3403	1-BED	54.91 m ²	591.05 ft ²	A402 A403	1-BED	54.91 m ²	591.05 ft ²
3404 3405	2-BED 2-BED	85.79 m ²	923.40 ft²	A404 A405	2-BED	85.81 m ²	923.69 ft²
406	2-BED	88.15 m ² 84.11 m ²	948.86 ft² 905.36 ft²	A405 A406	2-BED 2-BED	88.12 m ² 84.11 m ²	948.57 ft ² 905.36 ft ²
3407 3408	1-BED 1-BED + DEN	57.69 m ² 66.74 m ²	620.96 ft² 718.36 ft²	A407 A408	1-BED 1-BED + DEN	57.69 m² 68.20 m²	620.96 ft² 734.08 ft²
3409	1-BED + DEN	68.51 m ²	737.46 ft ²	A409	1-BED + DEN	68.51 m ²	737.46 ft²
3410 3411	1-BED + DEN 1-BED + DEN	68.27 m ² 66.87 m ²	734.80 ft² 719.73 ft²	A410 A411	1-BED + DEN 1-BED + DEN	68.27 m ² 68.33 m ²	734.80 ft ² 735.45 ft ²
3412	1-BED + DEN	65.52 m ²	705.29 ft ²	A411	1-BED + DEN	65.32 m ²	703.43 ft ²
3413 3414	2-BED 2-BED	87.47 m² 79.05 m²	941.48 ft² 850.87 ft²	A413 A414	2-BED 2-BED	83.86 m ² 80.70 m ²	902.69 ft² 868.69 ft²
3415	STUDIO	47.22 m ²	508.25 ft ²	A415	STUDIO	47.22 m²	508.25 ft²
3416	STUDIO 2 DED	47.17 m²	507.77 ft²	A416	STUDIO	47.22 m²	508.29 ft²
3417 3418	2-BED 2-BED	79.26 m ² 73.75 m ²	853.09 ft² 793.81 ft²	A417 A418	2-BED 2-BED	79.21 m ² 73.74 m ²	852.57 ft ² 793.77 ft ²
419 /EL 05	1-BED	52.57 m²	565.81 ft²	A419 LEVEL 05	1-BED	52.75 m²	567.78 ft²
501	1-BED + DEN	64.34 m²	692.55 ft²	A501	1-BED	52.84 m²	568.79 ft²
3502 3503	2-BED 2-BED	85.11 m ² 77.45 m ²	916.15 ft² 833.61 ft²	A502 A503	1-BED 1-BED	61.67 m ² 54.91 m ²	663.84 ft² 591.05 ft²
504	2-BED	82.93 m²	892.64 ft ²	A504	2-BED	85.81 m²	923.69 ft ²
505 506	1-BED 1-BED	58.72 m ² 58.93 m ²	632.07 ft² 634.31 ft²	A505 A506	2-BED 2-BED	88.12 m ² 84.11 m ²	948.57 ft ² 905.36 ft ²
507	1-BED	58.83 m²	633.19 ft²	A507	1-BED	57.69 m²	620.96 ft ²
508 509	1-BED 1-BED	58.83 m ² 58.83 m ²	633.19 ft² 633.19 ft²	A508 A509	1-BED + DEN 1-BED + DEN	68.20 m ² 68.51 m ²	734.08 ft² 737.46 ft²
510	2-BED	84.11 m²	905.32 ft²	A510	1-BED + DEN	68.27 m²	734.80 ft²
512 EL 06	1-BED + DEN	67.72 m²	728.98 ft²	A511 A512	1-BED + DEN 1-BED + DEN	68.33 m ² 65.32 m ²	735.45 ft² 703.07 ft²
601	1-BED + DEN	64.34 m²	692.55 ft²	A513	2-BED	83.86 m²	902.69 ft ²
602 603	2-BED 2-BED	85.11 m ² 77.45 m ²	916.15 ft² 833.61 ft²	A514 A515	2-BED 1-BED + DEN	80.70 m ² 68.79 m ²	868.69 ft ² 740.46 ft ²
3604	2-BED	82.93 m²	892.64 ft²	A516	2-BED + DEN	93.91 m²	1,010.84 ft²
605 606	1-BED 1-BED	58.72 m ² 58.93 m ²	632.07 ft² 634.31 ft²	A517 LEVEL 06	2-BED + DEN	101.02 m²	1,087.36 ft²
607	1-BED	58.83 m²	633.19 ft²	A601	1-BED	52.84 m²	568.79 ft²
608 609	1-BED 1-BED	58.83 m ² 58.83 m ²	633.19 ft² 633.19 ft²	A602 A603	1-BED 1-BED	61.67 m ² 54.91 m ²	663.84 ft² 591.05 ft²
610	2-BED	84.11 m²	905.32 ft²	A604	2-BED	85.81 m²	923.69 ft²
611 612	2-BED 1-BED + DEN	78.71 m ² 67.72 m ²	847.21 ft² 728.98 ft²	A605 A606	2-BED 2-BED	88.12 m ² 84.11 m ²	948.57 ft ² 905.36 ft ²
AL UNI		V1.14 III	1 20.00 IL	A607	1-BED	57.69 m²	620.96 ft ²
			_ 	A608 A609	1-BED + DEN 1-BED + DEN	68.20 m ² 68.51 m ²	734.08 ft² 737.46 ft²
				A610	1-BED + DEN	68.27 m²	734.80 ft²
				A611 A612	1-BED + DEN 1-BED + DEN	68.33 m² 65.32 m²	735.45 ft² 703.07 ft²
				A612 A613	2-BED	83.86 m ²	703.07 ft ² 902.69 ft ²
				A614 A615	2-BED 1-BED + DEN	80.70 m ²	868.69 ft²
				A615 A616	1-BED + DEN 2-BED + DEN	68.79 m ² 93.91 m ²	740.46 ft² 1,010.84 ft²
				A617 LEVEL 07	2-BED + DEN	101.02 m²	1,087.36 ft²
				A701	1-BED	48.71 m²	524.28 ft²
				A702	1-BED 2-BED	50.10 m ² 69.61 m ²	539.27 ft²
				μ Δ/113	, · · · ·	1 1000 111 110	/ <u>//</u> u /u #²
				A703 A705 A706	1-BED	57.14 m ²	749.29 ft ² 615.07 ft ² 612.20 ft ²

	.DG 'A' UNIT				DG 'A' UNIT		1
NO. EVEL 01	BEDS	AREA	AREA (SF)	NO. LEVEL 08	BEDS	AREA	AREA (SF)
A101 A102	1-BED + DEN STUDIO	66.49 m² 45.91 m²	715.64 ft² 494.22 ft²	A801 A802	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft ² 539.27 ft ²
A103	2-BED	86.11 m²	926.92 ft²	A803	2-BED	69.61 m ²	749.29 ft²
A104 A105	2-BED 2-BED	88.15 m² 84.11 m²	948.86 ft² 905.36 ft²	A804 A805	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft ² 612.20 ft ²
A106	1-BED	57.69 m²	620.96 ft²	A806	1-BED	56.88 m²	612.20 ft ²
A107 A108	1-BED + DEN 1-BED + DEN	68.20 m² 68.51 m²	734.08 ft² 737.46 ft²	A807 A808	1-BED 1-BED	56.88 m ²	612.20 ft ² 612.20 ft ²
A109	1-BED + DEN	68.27 m²	734.80 ft²	A809	2-BED	72.57 m²	781.09 ft²
A110 A111	1-BED + DEN 1-BED + DEN	68.33 m² 69.42 m²	735.45 ft² 747.18 ft²	A810 A811	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
A112 A113	1-BED 1-BED	53.57 m²	576.60 ft²	LEVEL 09 A901	1-BED	48.11 m²	517.84 ft²
A113	STUDIO	61.33 m² 47.22 m²	660.18 ft² 508.25 ft²	A901 A902	1-BED	50.10 m ²	517.64 ft ²
A115 A116	STUDIO 2-BED	47.22 m² 79.21 m²	508.29 ft² 852.57 ft²	A903 A904	2-BED 1-BED + DEN	69.61 m ² 66.76 m ²	749.29 ft ² 718.56 ft ²
A117	2-BED	73.74 m²	793.77 ft²	A904 A905	1-BED + DEN	56.88 m ²	612.20 ft ²
A118 EVEL 02	1-BED	55.39 m²	596.25 ft²	A906 A907	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
A201	1-BED	57.63 m²	620.33 ft²	A908	1-BED	56.88 m ²	612.20 ft ²
A202 A203	1-BED 1-BED	61.67 m ² 54.91 m ²	663.84 ft² 591.05 ft²	A909 A910	2-BED 2-BED	72.57 m ² 75.52 m ²	781.09 ft ² 812.86 ft ²
A204	2-BED	85.81 m²	923.69 ft²	A911	1-BED	51.56 m ²	554.97 ft²
A205 A206	2-BED 2-BED	88.12 m² 84.11 m²	948.57 ft² 905.36 ft²	LEVEL 10 A1001	1-BED	48.11 m²	517.84 ft²
A207	1-BED	57.69 m²	620.96 ft²	A1002	1-BED	50.10 m ²	539.27 ft²
A208 A209	1-BED + DEN 1-BED + DEN	68.20 m² 68.51 m²	734.08 ft² 737.46 ft²	A1003 A1004	2-BED 1-BED + DEN	69.61 m ² 66.76 m ²	749.29 ft ² 718.56 ft ²
A210	1-BED + DEN	68.27 m²	734.80 ft²	A1005	1-BED	56.88 m²	612.20 ft ²
A211 A212	1-BED + DEN 1-BED + DEN	68.33 m² 65.32 m²	735.45 ft² 703.07 ft²	A1006 A1007	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
A213	2-BED	77.64 m²	835.69 ft²	A1008	1-BED	56.88 m²	612.20 ft ²
A214 A215	2-BED STUDIO	80.70 m ² 47.22 m ²	868.69 ft² 508.25 ft²	A1009 A1010	2-BED 2-BED	72.57 m ² 75.52 m ²	781.09 ft ² 812.86 ft ²
A216	STUDIO	47.22 m²	508.29 ft²	A1011	1-BED	51.56 m ²	554.97 ft ²
A217 A218	2-BED 2-BED	79.21 m² 73.74 m²	852.57 ft² 793.77 ft²	LEVEL 11 A1101	1-BED	48.11 m²	517.84 ft²
A219	1-BED	52.66 m²	566.81 ft²	A1102	1-BED	50.10 m ²	539.27 ft²
A301	1-BED	52.10 m²	560.82 ft²	A1103 A1104	2-BED 1-BED + DEN	69.61 m ² 66.76 m ²	749.29 ft ² 718.56 ft ²
A302	1-BED	61.67 m²	663.84 ft²	A1105	1-BED	56.88 m²	612.20 ft ²
A303 A304	1-BED 2-BED	54.91 m² 85.81 m²	591.05 ft² 923.69 ft²	A1106 A1107	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
A305	2-BED	88.12 m²	948.57 ft²	A1108	1-BED	56.88 m²	612.20 ft²
A306 A307	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft² 620.96 ft²	A1109 A1110	2-BED 2-BED	72.57 m ² 75.52 m ²	781.09 ft ² 812.86 ft ²
A308	1-BED + DEN	68.20 m²	734.08 ft²	A1111	1-BED	51.56 m²	554.97 ft²
A309 A310	1-BED + DEN 1-BED + DEN	68.51 m² 68.27 m²	737.46 ft² 734.80 ft²	LEVEL 12 A1201	1-BED	48.11 m²	517.84 ft²
A311	1-BED + DEN	68.33 m²	735.45 ft²	A1202	1-BED 2-BED	50.10 m ²	539.27 ft²
A312 A313	1-BED + DEN 2-BED	65.32 m² 83.86 m²	703.07 ft² 902.69 ft²	A1203 A1204	1-BED + DEN	69.61 m ² 66.76 m ²	749.29 ft² 718.56 ft²
A314 A315	2-BED STUDIO	80.70 m ² 47.22 m ²	868.69 ft² 508.25 ft²	A1205 A1206	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
A316	STUDIO	47.22 m²	508.29 ft²	A1200	1-BED	56.88 m ²	612.20 ft ²
A317 A318	2-BED 2-BED	79.21 m² 73.74 m²	852.57 ft² 793.77 ft²	A1208 A1209	1-BED 2-BED	56.88 m ² 72.57 m ²	612.20 ft ² 781.09 ft ²
A319	1-BED	52.75 m ²	567.78 ft²	A1210	2-BED	75.52 m ²	812.86 ft ²
EVEL 04 A401	1-BED	52.10 m²	560.82 ft²	A1211 LEVEL 13	1-BED	51.56 m ²	554.97 ft ²
A402	1-BED	61.67 m ²	663.84 ft²	A1301	1-BED	48.11 m²	517.84 ft²
A403 A404	1-BED 2-BED	54.91 m² 85.81 m²	591.05 ft² 923.69 ft²	A1302 A1303	1-BED 2-BED	50.10 m ² 69.61 m ²	539.27 ft ² 749.29 ft ²
A405	2-BED	88.12 m²	948.57 ft ²	A1304	1-BED + DEN	66.76 m ²	718.56 ft ²
A406 A407	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft² 620.96 ft²	A1305 A1306	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
A408	1-BED + DEN	68.20 m²	734.08 ft²	A1307	1-BED	56.88 m²	612.20 ft ²
A409 A410	1-BED + DEN 1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A1308 A1309	1-BED 2-BED	56.88 m ² 72.57 m ²	612.20 ft ² 781.09 ft ²
A411	1-BED + DEN	68.33 m²	735.45 ft²	A1310	2-BED	75.52 m²	812.86 ft ²
A412 A413	1-BED + DEN 2-BED	65.32 m² 83.86 m²	703.07 ft² 902.69 ft²	A1311 LEVEL 14	1-BED	51.56 m ²	554.97 ft²
A414	2-BED	80.70 m²	868.69 ft²	A1401	1-BED	48.11 m²	517.84 ft²
A415 A416	STUDIO STUDIO	47.22 m² 47.22 m²	508.25 ft ² 508.29 ft ²	A1402 A1403	1-BED 2-BED	50.10 m ² 69.61 m ²	539.27 ft ² 749.29 ft ²
A417	2-BED	79.21 m²	852.57 ft²	A1404	1-BED + DEN	66.76 m²	718.56 ft²
A418 A419	2-BED 1-BED	73.74 m² 52.75 m²	793.77 ft² 567.78 ft²	A1405 A1406	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
EVEL 05				A1407	1-BED	56.88 m²	612.20 ft ²
A501 A502	1-BED 1-BED	52.84 m ² 61.67 m ²	568.79 ft² 663.84 ft²	A1408 A1409	1-BED 2-BED	56.88 m ² 72.57 m ²	612.20 ft ² 781.09 ft ²
A503	1-BED	54.91 m²	591.05 ft² 923.69 ft²	A1410 Δ1411	2-BED	75.52 m ²	812.86 ft ²
A504 A505	2-BED 2-BED	85.81 m ² 88.12 m ²	923.69 ft² 948.57 ft²	A1411 LEVEL 15	1-BED	51.56 m²	554.97 ft²
A506 A507	2-BED 1-BED	84.11 m ²	905.36 ft² 620.96 ft²	A1501 A1502	1-BED 1-BED	48.11 m ²	517.84 ft²
A507 A508	1-BED + DEN	57.69 m ² 68.20 m ²	620.96 ft² 734.08 ft²	A1502 A1503	2-BED	50.10 m ² 69.61 m ²	539.27 ft ² 749.29 ft ²
A509 A510	1-BED + DEN 1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A1504 A1505	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft ² 612.20 ft ²
A511	1-BED + DEN	68.33 m²	735.45 ft²	A1506	1-BED	56.88 m²	612.20 ft ²
A512 A513	1-BED + DEN 2-BED	65.32 m ² 83.86 m ²	703.07 ft² 902.69 ft²	A1507 A1508	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
A514	2-BED	80.70 m ²	868.69 ft²	A1509	2-BED	72.57 m²	781.09 ft²
A515 A516	1-BED + DEN 2-BED + DEN	68.79 m² 93.91 m²	740.46 ft² 1,010.84 ft²	A1510 A1511	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
A517	2-BED + DEN 2-BED + DEN	101.02 m ²	1,010.64 ft ²	LEVEL 16			
EVEL 06 A601	1-BED	52.84 m²	568.79 ft²	A1601 A1602	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft ² 539.27 ft ²
A602	1-BED	61.67 m²	663.84 ft²	A1603	2-BED	69.61 m²	749.29 ft²
A603 A604	1-BED 2-BED	54.91 m² 85.81 m²	591.05 ft² 923.69 ft²	A1604 A1605	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft ² 612.20 ft ²
A605	2-BED	88.12 m²	948.57 ft²	A1606	1-BED	56.88 m²	612.20 ft ²
A606 A607	2-BED 1-BED	84.11 m² 57.69 m²	905.36 ft² 620.96 ft²	A1607 A1608	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
A608	1-BED + DEN	68.20 m²	734.08 ft²	A1609	2-BED	72.57 m²	781.09 ft²
A609 A610	1-BED + DEN 1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A1610 A1611	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
A611	1-BED + DEN	68.33 m²	735.45 ft²	LEVEL 17			
A612 A613	1-BED + DEN 2-BED	65.32 m² 83.86 m²	703.07 ft² 902.69 ft²	A1701 A1702	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft ² 539.27 ft ²
A614	2-BED	80.70 m ²	868.69 ft²	A1703	2-BED	69.61 m²	749.29 ft²
A615 A616	1-BED + DEN 2-BED + DEN	68.79 m² 93.91 m²	740.46 ft² 1,010.84 ft²	A1704 A1705	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft ² 612.20 ft ²
A617	2-BED + DEN	101.02 m ²	1,087.36 ft²	A1706	1-BED	56.88 m²	612.20 ft ²
EVEL 07 A701	1-BED	48.71 m²	524.28 ft²	A1707 A1708	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
A702	1-BED	50.10 m ²	539.27 ft²	A1709	2-BED	72.57 m²	781.09 ft²
A703 A705	2-BED 1-BED	69.61 m² 57.14 m²	749.29 ft² 615.07 ft²	A1710 A1711	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
A706	1-BED	56.88 m ²	612.20 ft ²	TOTAL UN			
A707	1-BED	EO 00 2	612.20 ft ²				



→ SITE SETBACK PLAN

SP-02 SCALE: 1:300

L	EASABLE ARE	A		PRIVATE AMENIT	Υ
LEVEL	AREA	AREA (SF)	LEVEL	AREA	AREA (SF)
LEVEL 01	2,422.44 m²	26,075 SF	LEVEL 01	149.41 m²	1,608 SF
LEVEL 02	2,576.31 m ²	27,731 SF	LEVEL 02	132.59 m²	1,427 SF
LEVEL 03	2,576.63 m ²	27,735 SF	LEVEL 03	155.94 m²	1,679 SF
LEVEL 04	2,576.63 m ²	27,735 SF	LEVEL 04	155.94 m²	1,679 SF
LEVEL 05	2,007.86 m ²	21,612 SF	LEVEL 05	160.44 m²	1,727 SF
LEVEL 06	2,086.56 m ²	22,460 SF	LEVEL 06	138.53 m²	1,491 SF
LEVEL 07	469.48 m²	5,053 SF	LEVEL 07	92.13 m²	992 SF
LEVEL 08	661.72 m²	7,123 SF	LEVEL 08	124.27 m²	1,338 SF
LEVEL 09	661.72 m²	7,123 SF	LEVEL 09	124.27 m²	1,338 SF
LEVEL 10	661.72 m²	7,123 SF	LEVEL 10	124.27 m²	1,338 SF
LEVEL 11	661.72 m²	7,123 SF	LEVEL 11	124.27 m²	1,338 SF
LEVEL 12	661.72 m²	7,123 SF	LEVEL 12	124.27 m²	1,338 SF
LEVEL 13	661.72 m²	7,123 SF	LEVEL 13	124.27 m²	1,338 SF
LEVEL 14	661.72 m²	7,123 SF	LEVEL 14	124.27 m²	1,338 SF
LEVEL 15	661.72 m²	7,123 SF	LEVEL 15	124.27 m²	1,338 SF
LEVEL 16	661.72 m²	7,123 SF	LEVEL 16	124.27 m²	1,338 SF
LEVEL 17	661.72 m²	7,123 SF	LEVEL 17	124.27 m²	1,338 SF
TOTAL	21,333.08 m ²	229,627 SF	TOTAL	2,227.64 m²	23,978 SF

	COMMUNAL	AMENITY	
LEVEL	NAME	AREA	AREA (SF)
LEVEL 05	AMENITY ROOM	78.71 m²	847 SF
LEVEL 05	AMENITY TERRACE	270.66 m²	2,913 SF
LEVEL 07	AMENITY ROOM	58.70 m²	632 SF
LEVEL 07	AMENITY ROOM	112.19 m²	1,208 SF
LEVEL 07	AMENITY TERRACE	260.00 m²	2,799 SF
LEVEL 07	AMENITY TERRACE	296.28 m²	3,189 SF
TOTAL		1,076.54 m²	11,588 SF

VEHICLE PARKING			
TYPE	COUNT		
RESIDENT	222		
VISITOR	65		
TOTAL	287		

PARKING
COUNT
256
256

LEVEL	AREA	AREA (SF)
LEVEL 01	1,448.68 m²	15,593 SF
LEVEL 02	1,448.95 m²	15,596 SF
LEVEL 03	1,449.74 m²	15,605 SF
LEVEL 04	1,449.74 m²	15,605 SF
LEVEL 05	1,405.44 m²	15,128 SF
LEVEL 06	1,405.44 m²	15,128 SF
LEVEL 07	749.61 m²	8,069 SF
LEVEL 08	749.61 m²	8,069 SF
LEVEL 09	749.61 m²	8,069 SF
LEVEL 10	749.61 m²	8,069 SF
LEVEL 11	749.61 m²	8,069 SF
LEVEL 12	749.61 m²	8,069 SF
LEVEL 13	749.61 m²	8,069 SF
LEVEL 14	749.61 m²	8,069 SF
LEVEL 15	749.61 m²	8,069 SF
LEVEL 16	749.61 m²	8,069 SF
LEVEL 17	749.61 m²	8,069 SF
TOTAL	16,853.65 m²	181,411 SF

GROSS FLOOR AREA (BLD B.)				
LEVEL	AREA	AREA (SF)		
LEVEL 01	1,451.48 m²	15,624 SF		
LEVEL 02	1,451.48 m²	15,624 SF		
LEVEL 03	1,451.01 m²	15,619 SF		
LEVEL 04	1,451.01 m²	15,619 SF		
LEVEL 05	930.16 m²	10,012 SF		
LEVEL 06	930.16 m²	10,012 SF		
TOTAL	7,665.32 m²	82,509 SF		

Current Zoning Designation:	R1AA (Proposed Rezoning to AM10)				
Lot Width:	69.9m				
Total Lot Area:	8.004.4m ²				
Proposed Development - 17 Storey H	ligh-Rise Apartment Building & 6 Storey	y Mid-Rise Apartment Building			
No. of units 325 Units Total (High-Rise Building '	A' = 227 Units + Mid-Rise Building 'B' = 98 Units)				
Zoning Mechanism	Required	Provided			
Minimum Lot Width T-185(b)	-	69.9m			
Minimum Lot Area T-185(a)	-	8,004.4m ²			
Min. Front Yard Setback S. 186(10)(b)(i)	0m	5.09m			
Min. Frontage within 4.5m of a front lot line S. 186(10)(b)(i)	50%	0% (5.09m)			
Min. Corner Side Yard Setback S. 186(10)(b)(i)	Om	3.5m			
Min. Frontage within 4.5m of a corner lot line S. $186(10)(b)(i)$	50%	65.6%			
Min. Interior Side Yard Setback S. 186(10)(c)	3m (first 20m back from the street) 7.5m (beyond 20m)	10m			
Min. Rear Yard Setback S. 186(10)(d)(i)	3m	26.45m			
Maximum Building Height S. 186(10)(j)	30m	18.55m (BUILDING 'B') 51.75m (BUILDING 'A')			
Minimum Building Height S. 186(10)(e)(ii)	7.5m and 2 stories (within 10m of front/corner side lot lines)	18.55m (BUILDING 'B') 51.75m (BUILDING 'A')			
Parking Space Rates (Residents) 101 (Sch. 1A - Area C)	390 Spaces 1.2 spaces / unit for 325 units - Table 101(R15)	222 Spaces 0.68 Spaces / unit			
Minimum Visitor Parking Rates 102 (Sch. 1A - Area C)	65 Spaces 0.2 spaces / unit for 325 units - Table 102(iii)	65 Spaces 0.2 Spaces / unit			
Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area C)	163 Spaces 0.5 spaces / unit for 325 units[111A(b)(i)]	256 Spaces 0.79 Spaces / unit			
Total Amenity Area Table 137(4)(ii)	1,950m ² 6m ² / unit for 325 units	3,304.2m ²			
Communal Amenity Area Table 137(4)(ii)	975m ² Min. 50% of Total Amenity Area	1,076.5m ²			

OWNER

LANDRIC HOMES 63 MONTRÉAL ROAD, GATINEAU, QC, J8M 1K3

ARCHITECT

PROJECT1 STUDIO 300 - 260 ST-PATRICK STREET OTTAWA, ON, K1N 5K5

PLANNER

ROBINSON CONSULTANTS INC. 100 PALOMINO DRIVE OTTAWA, ON, K2M 1N3

LANDSCAPE ARCHITECT

NOVATECH 200 - 240 MICHAEL COWPLAND DRIVE OTTAWA, ON, K2M 1P6

CIVIL ENGINEER

NOVATECH 200 - 240 MICHAEL COWPLAND DRIVE OTTAWA, ON, K2M 1P6

SURVEYOR

ANNIS O'SULLIVAN VOLLEBEKK LTD. 165 BAY STREET EMBRUN, ON, K0A 1W1

O ARCHITECTS Z BYAN M. KOOLWINE LICENCE 7370

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ENERAL ARCHITECTURAL NOTES:

Electrical Drawings.

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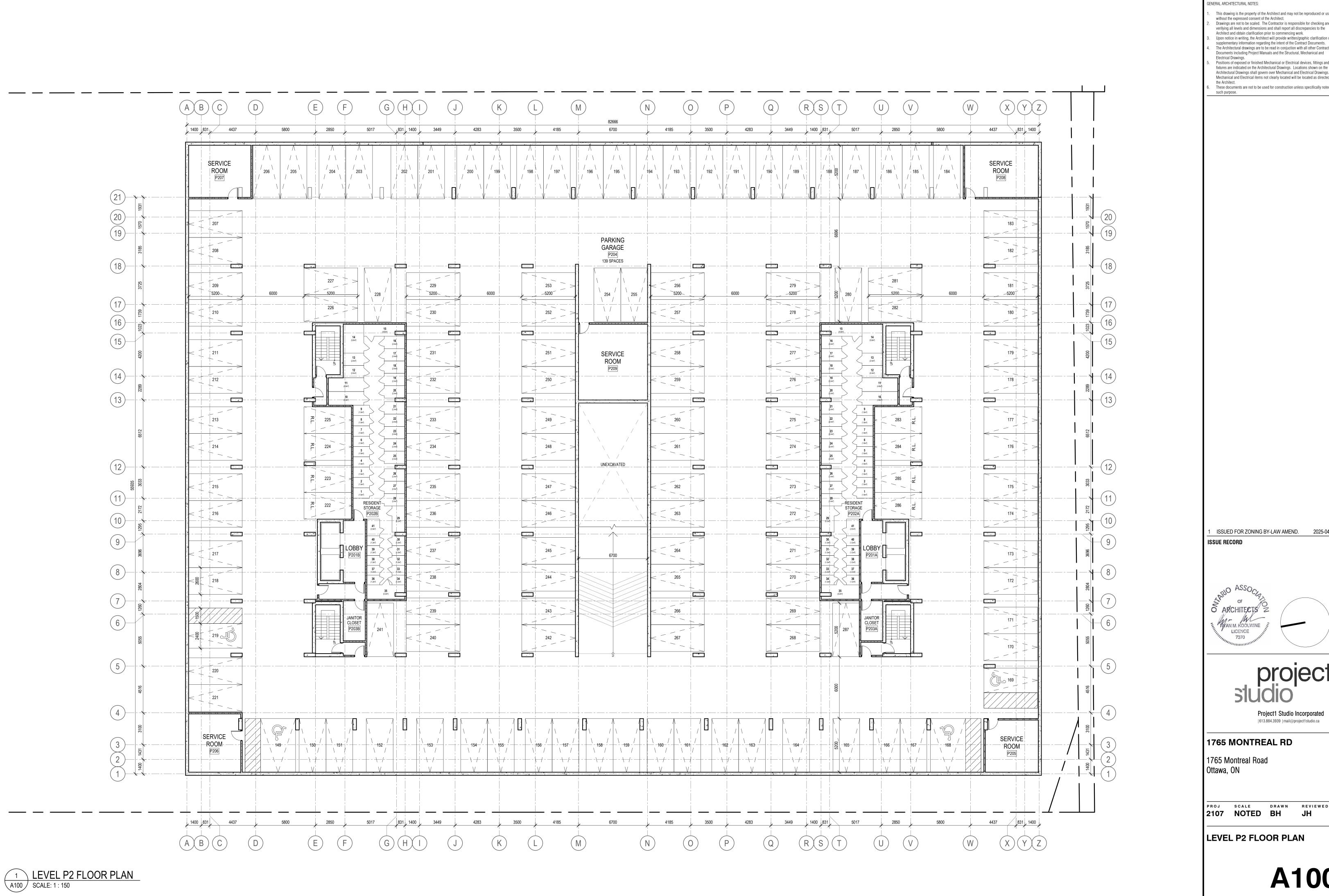
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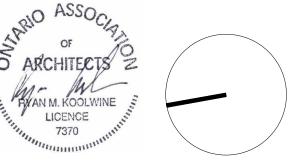
proj scale drawn reviewed
2107 NOTED BH JH

PROJECT STATISTICS AND ZONING INFORMATION



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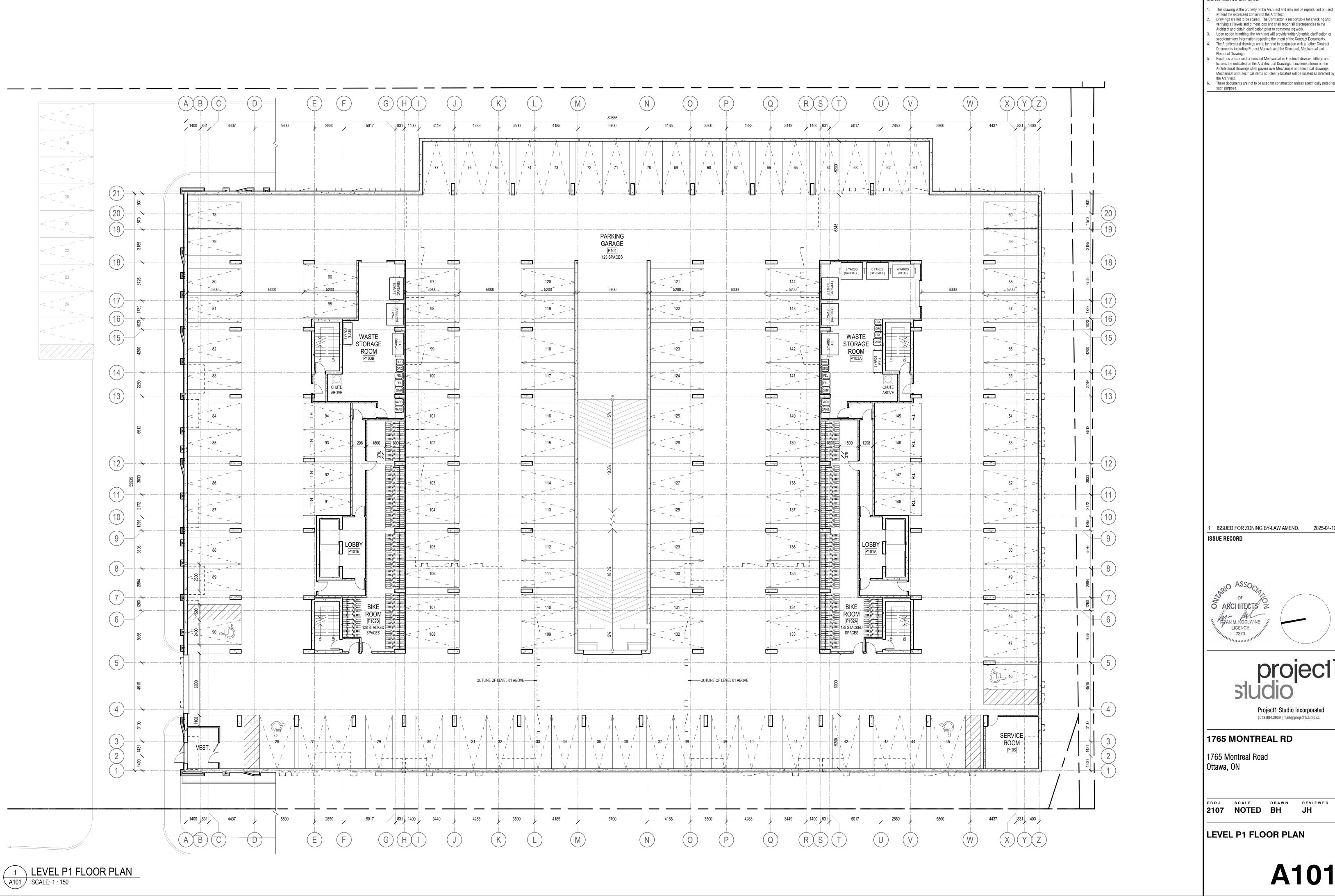




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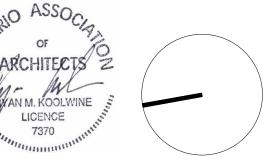
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LEVEL P2 FLOOR PLAN



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LEVEL P1 FLOOR PLAN



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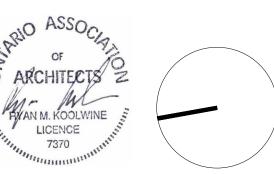
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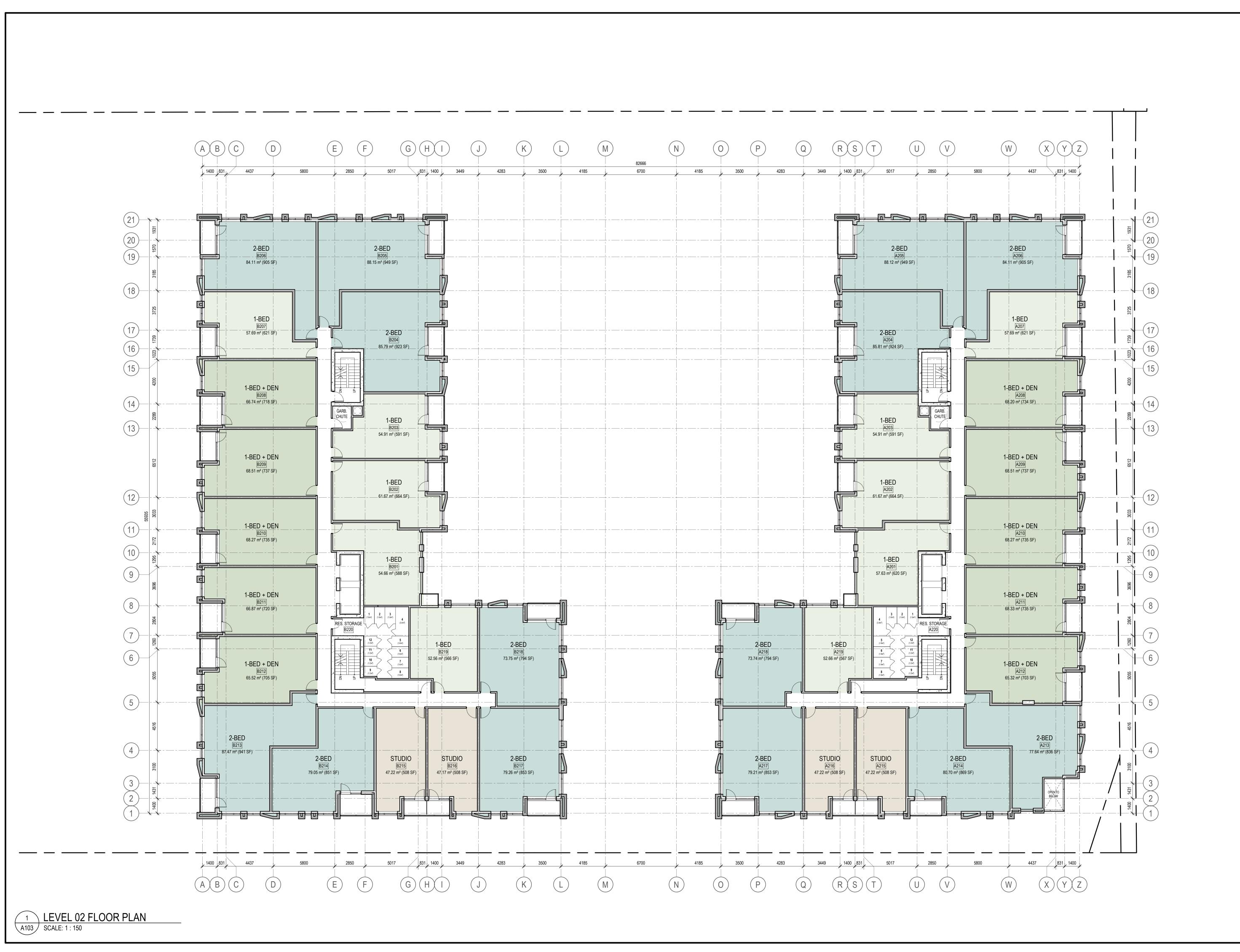
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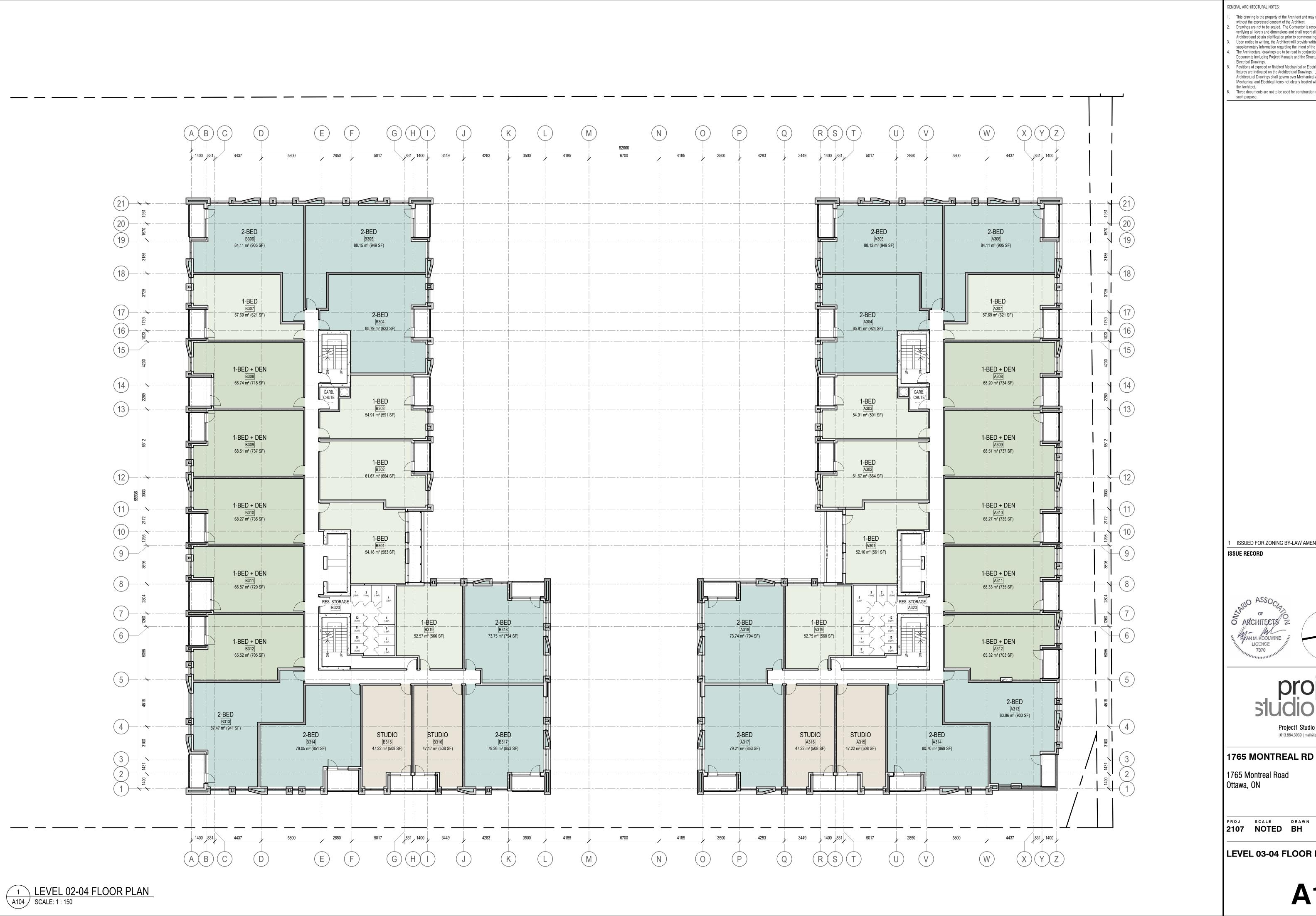
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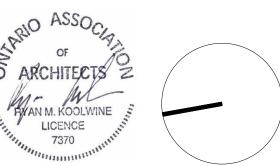
LEVEL 02 FLOOR PLAN

A103



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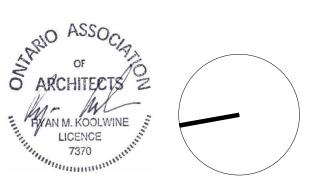
LEVEL 03-04 FLOOR PLAN



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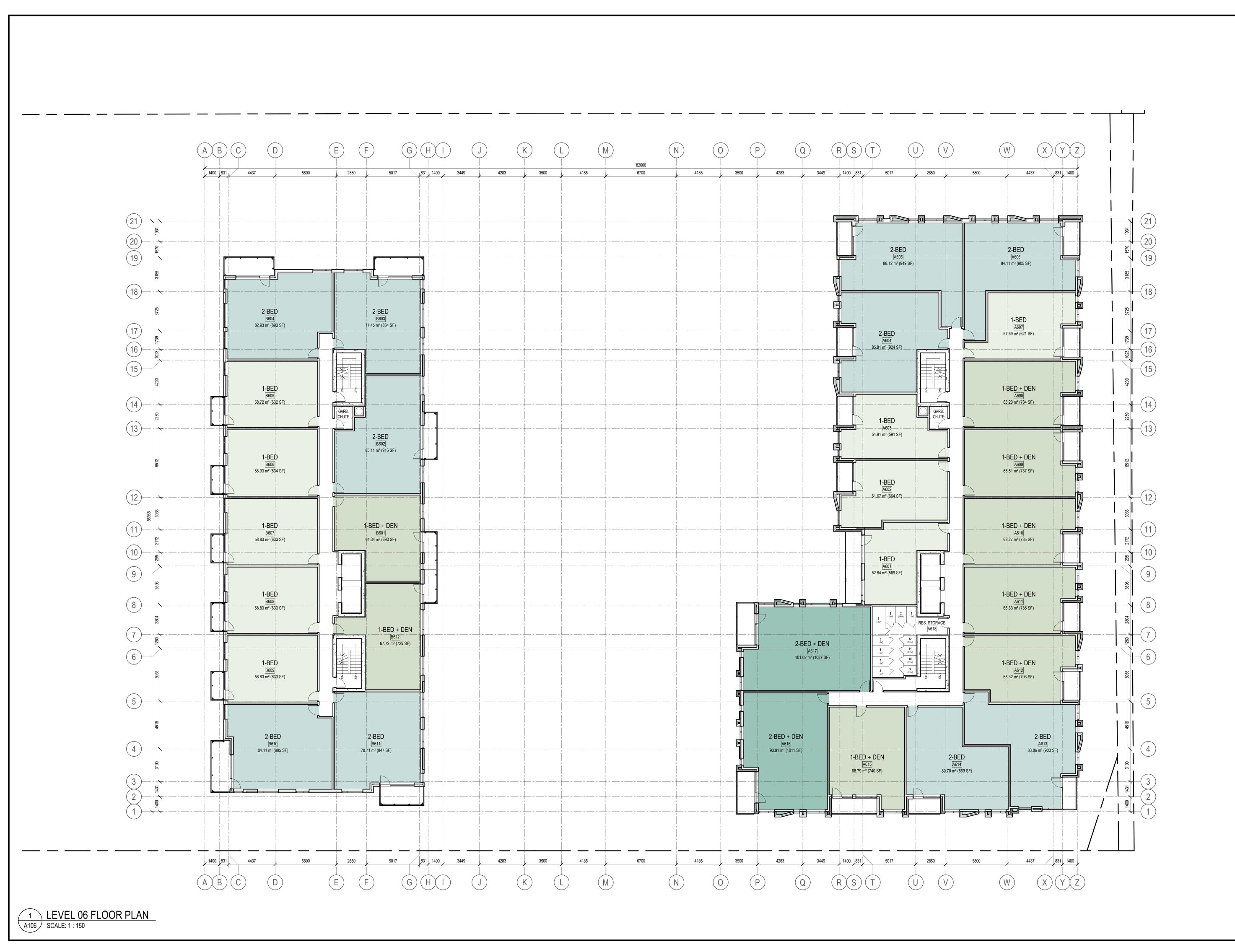
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PROJ SCALE DRAWN
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LEVEL 05 FLOOR PLAN



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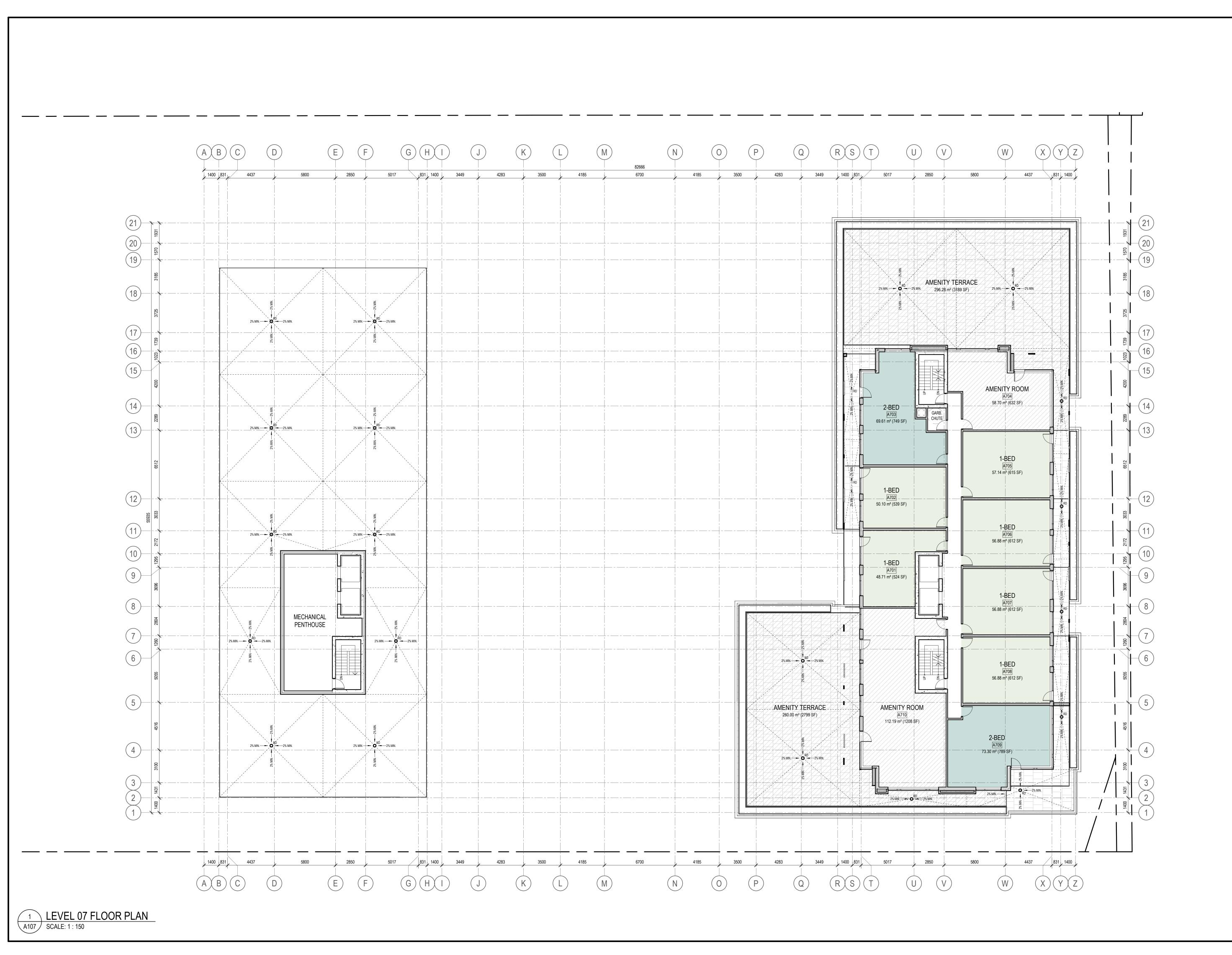
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LEVEL 06 FLOOR PLAN



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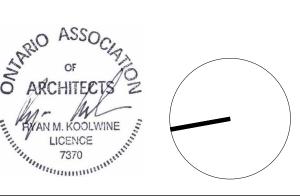
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 Positions of supplementary finished Mechanical as Electrical divisor fittings and
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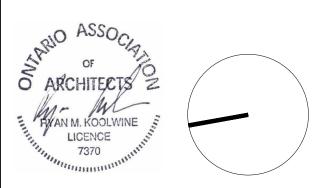
LEVEL 07 FLOOR PLAN

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- supplementary information regarding the intent of the Contract Documents. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by
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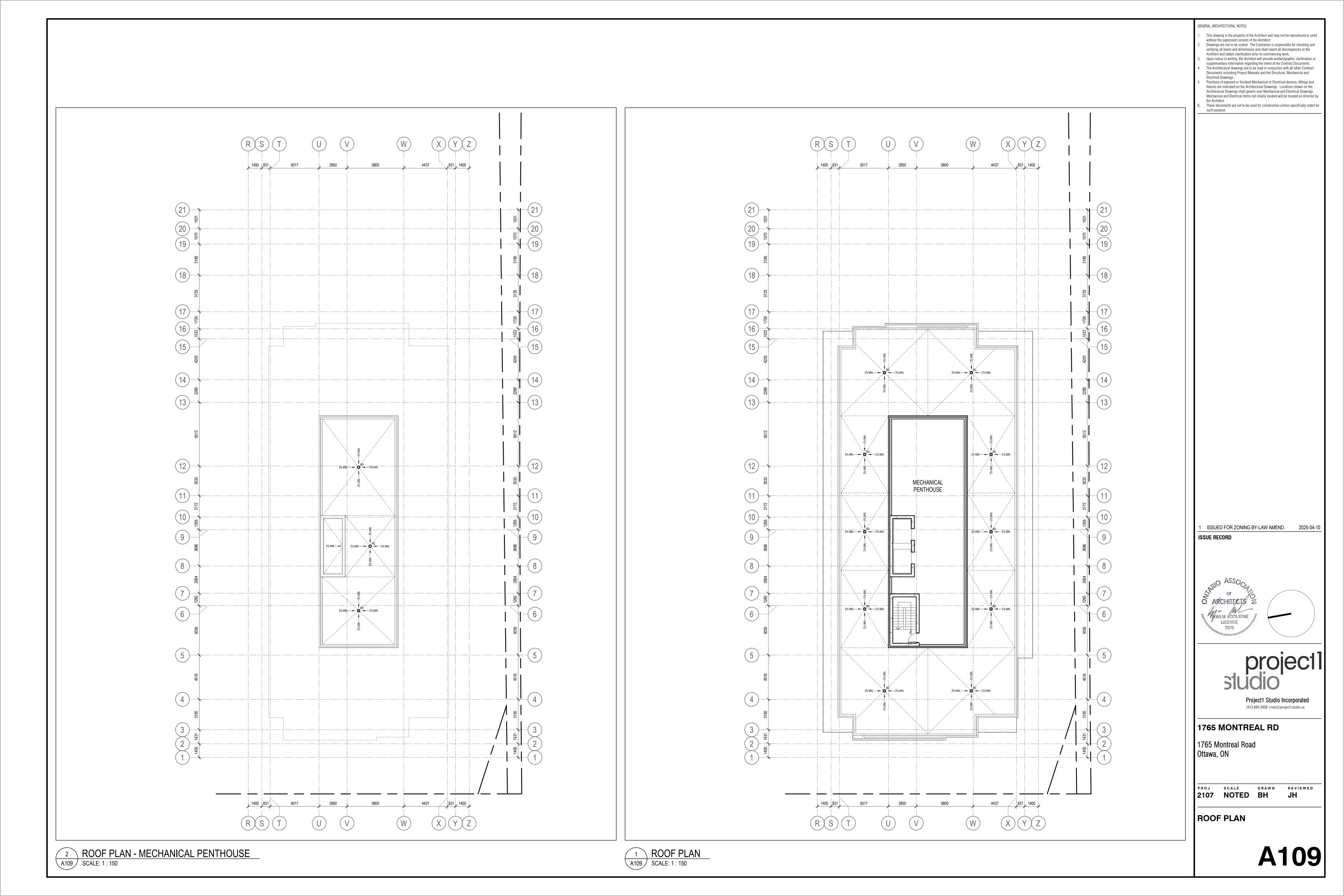
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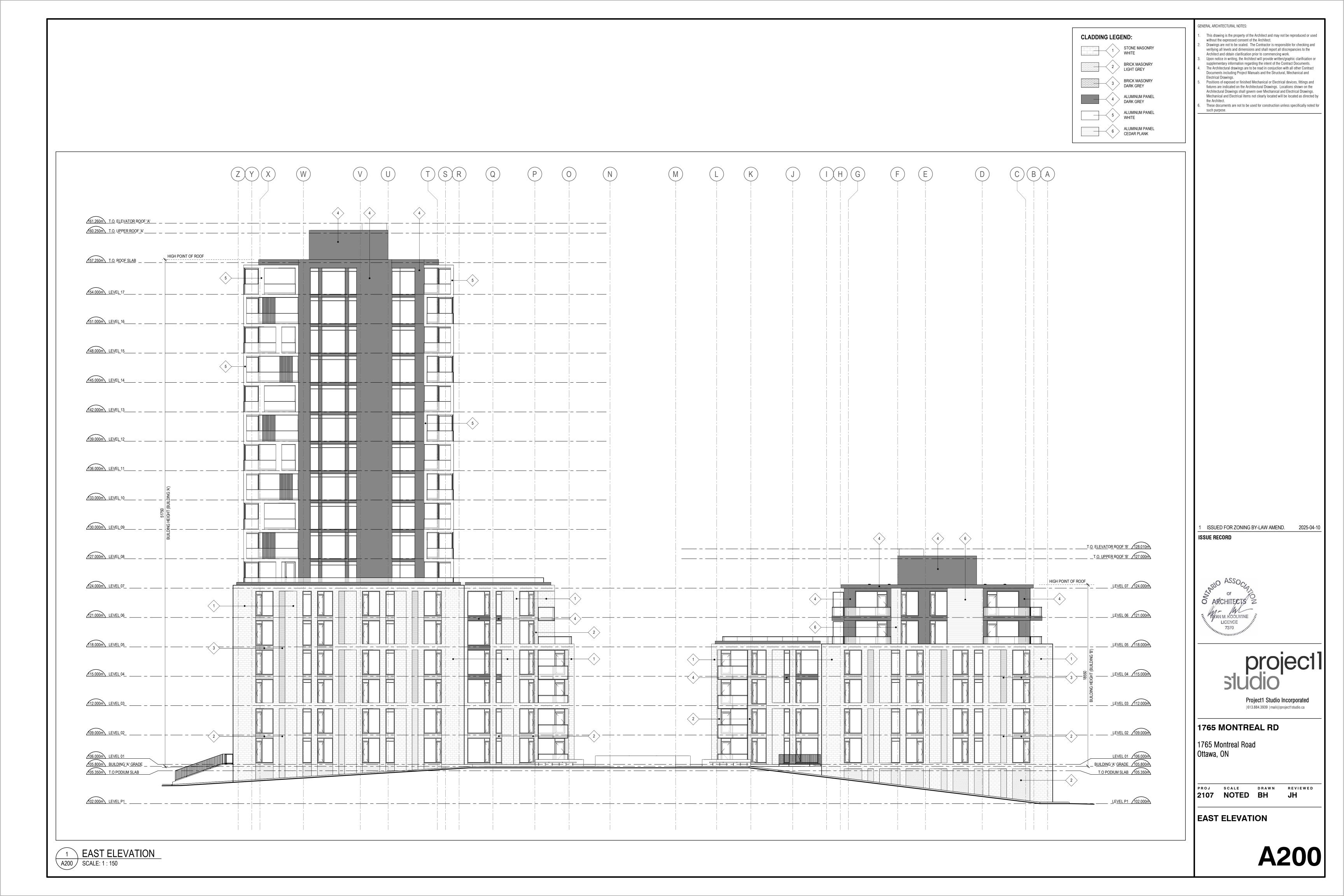
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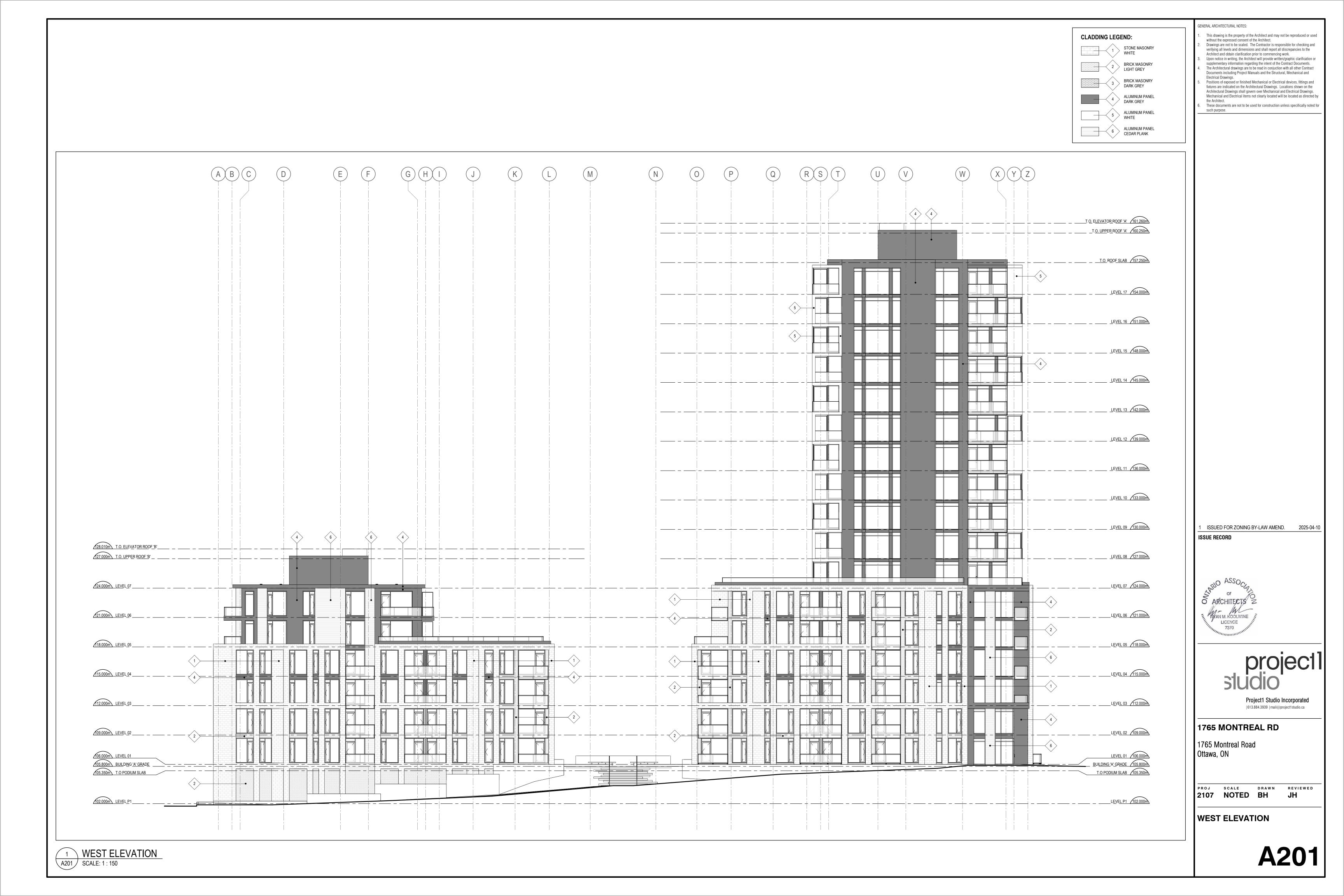
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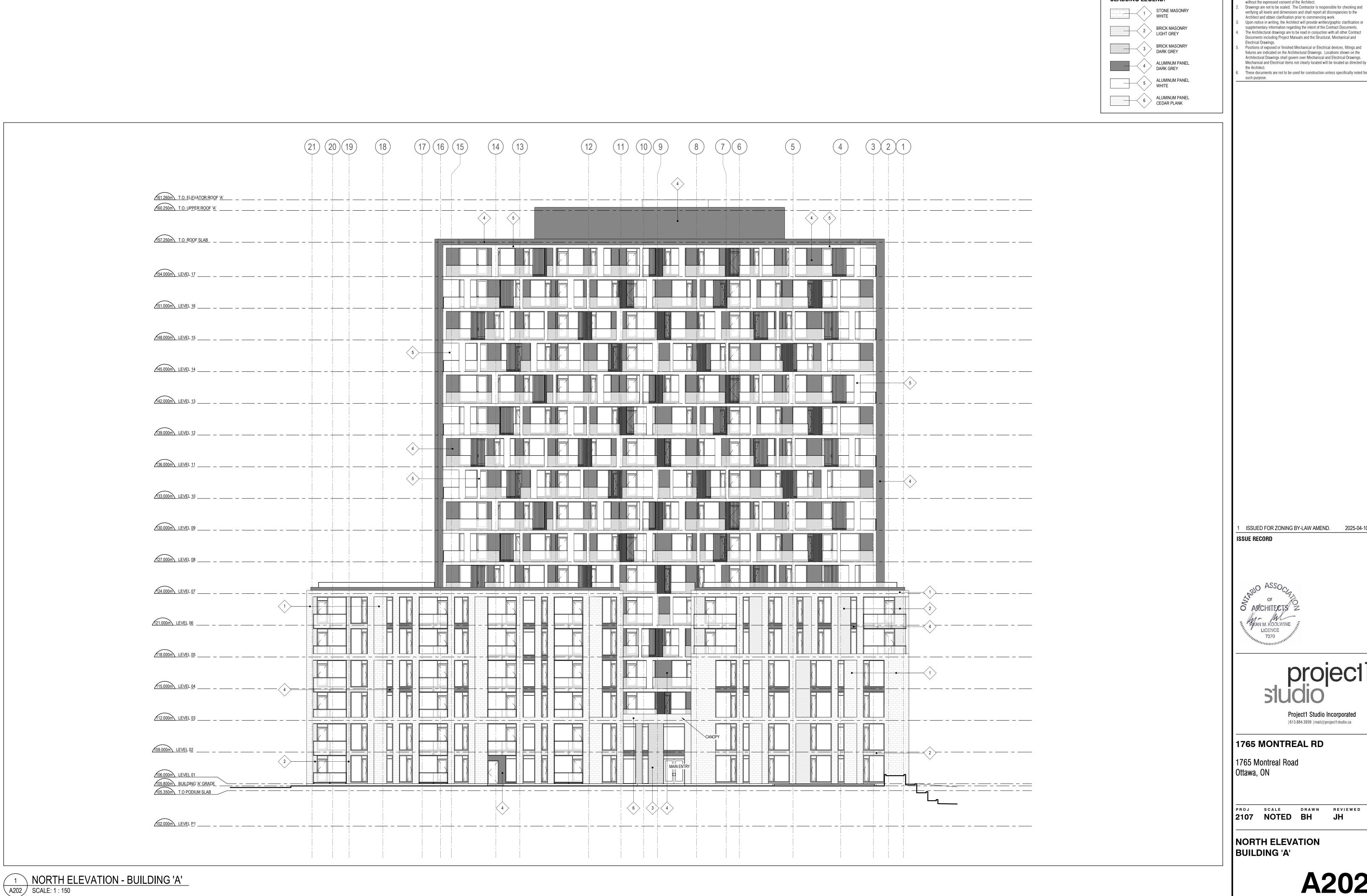
PROJ SCALE DRAWN
2107 NOTED BH DRAWN REVIEWED

LEVEL 08-17 FLOOR PLAN









CLADDING LEGEND:

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