

SITE PLAN SYMBOLS LEGEND

	BUILDING ENTRANCE		FIRE DEPARTMENT CONNECTION
	BUILDING EXIT		FIRE HYDRANT
	BICYCLE PARKING		NEW STREET LIGHT
	PROPERTY LINE		STREET LIGHT TO BE REMOVED
	SETBACK LINE		EXISTING STREET LIGHT TO REMAIN
	OVERHEAD WIRES		EXISTING UTILITY POLE TO REMAIN
	INTERLOCKING STONE PAVERS		UTILITY POLE TO BE REMOVED/RELOCATED
	EXISTING TRAFFIC SIGNAL POST		
	RAISED PLANTER		

- SITE PLAN NOTES**
- 1 ASPHALT
 - 2 EXISTING STRUCTURE TO BE DEMOLISHED
 - 3 CONCRETE SIDEWALK
 - 4 SOFT LANDSCAPING
 - 5 DEPRESSED CURB
 - 6 LINE OF CANOPY/BUILDING ABOVE
 - 7 BENCH
 - 8 BALCONY ABOVE
 - 9 CONCRETE CURB. SEE CIVIL
 - 10 RAISED TERRACE. SEE CIVIL
 - 11 BUS STOP SIGN
 - 12 BIKE RACK. REFER TO LANDSCAPE

OWNER
 2317916 ONT INC.
 2081 MERIVALE ROAD
 OTTAWA, ON, K2G 1G9

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

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

LANDSCAPE ARCHITECT
 NOVATECH
 240 MICHAEL COWPLAND DRIVE, SUITE 200
 OTTAWA, ON, K2M 1P6

CIVIL ENGINEER
 STANTEC
 300 - 1331 CLYDE AVENUE
 OTTAWA, ON, K2C 3G4

SURVEYOR
 ANNIS O'SULLIVAN VOLLEBEKK LTD.
 14 CONCOURSE GATE, SUITE 500
 OTTAWA, ON, K2E 7S6

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KEY PLAN

1 ISSUED FOR SPC 2023-06-08
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PROJ SCALE DRAWN REVIEWED
 2218 NOTED JH RMK

SITE PLAN

SP-01

1 SITE PLAN
 SP-01 SCALE: 1: 150

RESIDENTIAL UNIT COUNT										
NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	TOTAL COUNT	PERCENTAGE	
1-BED	2	4	4	5	5	5	5	30	25%	
1-BED + DEN	0	4	5	3	3	3	0	18	15%	
2-BED	1	5	6	6	6	6	6	36	30%	
DOUBLE HEIGHT UNIT 1 (3-BED)	0	0	0	0	0	0	1	1	1%	
DOUBLE HEIGHT UNIT 2 (2-BED)	0	0	0	0	0	0	1	1	1%	
DOUBLE HEIGHT UNIT 3 (2-BED)	0	0	0	0	0	0	1	1	1%	
DOUBLE HEIGHT UNIT 4 (2-BED)	0	0	0	0	0	0	1	1	1%	
STUDIO	0	5	6	6	6	6	4	33	27%	
TOTAL	3	18	21	20	20	20	19	121	100%	

RETAIL UNIT LIST			
NUMBER	UNIT TYPE	AREA	AREA (SF)
C1	COMMERCIAL UNIT 1	193.73 m ²	2085 SF
C2	COMMERCIAL UNIT 2	110.36 m ²	1188 SF
C3	COMMERCIAL UNIT 3	119.60 m ²	1287 SF
C4	COMMERCIAL UNIT 4	117.10 m ²	1260 SF
TOTAL		540.80 m ²	5821 SF

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
LEVEL 1	128
TOTAL	128

PARKING SCH. (VEHICLE)	
TYPE	COUNT
DROP OFF	1
RESIDENT	30
RETAIL	7
VISITOR	11
TOTAL	49

PART 1 Plan of PART OF LOTS 1, 2, 3 & 4 (NORTH BEECHWOOD AVENUE) LOT 1 AND PART OF LOT 2 (WEST DOUGLAS AVENUE) REGISTERED PLAN 74 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebæk Ltd.

SURVEY INFO
SCALE: NTS



2 LOCATION PLAN
SCALE: NTS

Site Statistics		
Current Zoning Designation:	TM8	
Lot Width:	61.8m	
Total Lot Area:	1930.5m ²	
Gross Floor Area:	11206m ²	
Building Area:	1544m ²	
Floor Space Index:	5.85	
Proposed Development - 8 Storey Mid-Rise Apartment Building		
No. of Units:	121	
Zoning Mechanism	Required	Provided
Minimum Lot Area Table 197(a)	No Minimum	1930.5m ²
Minimum Lot Width Table 197(b)	No Minimum	32m
Front Yard Setback Table 197(b)(i)	0m for the first 3 storeys 2m above third storey	0m (first 3 storeys) 2m (above sixth storey)
Corner Side Yard Setback Table 197(b)(ii)	Min. 1m, Max. 3m for the first 3 storeys 2m above third storey	1m (first 3 storeys) 2m greater than storeys 1-3
Rear Yard Setback Table 197(b)(iii)	where abutting a residential zone, - 5 metres for the first three storeys except in the case of corner or through lots 20 metres or greater in width, where setback is 3 metres for up to half the lot width measured from the corner side lot line and 7.5 metres for the remaining portion of the lot width - 7.5 metres above the third storey	3m (first three storeys) 3.6m (above third storey)
Max. Interior Side Yard Setback Table 197(d)(i) (abutting residential zone) - East side	Min. 3 metres for a non-residential use building or a mixed-use building abutting a residential zone	3m
Min. Interior Side Yard Setback Table 197(d)(ii) (abutting mixed-use zone) - West side	No minimum	1.5m on Springfield
Minimum Building Height Table 197(g)(i)	6.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(5)	24.4m
Maximum Building Height Table 197(g)(ii)	20m / 6 storeys Add. setback of 2m where building greater than 4 storeys	24.4m / 8 storeys Additional 2m setback provided above 6th storey
Angular Plane Table 197(g)(ii)(2)	Rear lot line abuts an R3 zone. A 45-degree angular plane is required measured at a height of 15 m from a point 7.5 m from the rear lot line projecting upwards towards the front lot line.	A 45-degree angular plane is provided measured at a height of 21.7 m from a point 3.6 m from the rear lot line.
Minimum Width of Landscaped Area Table 197(j)	3m (abutting a residential zone) All other cases: No Minimum - lot abuts a TM zone	0m (rear lot line) 1.5m abutting Interior Side Yard lot lines
Minimum Driveway Width Table 197(j)	6m for parking lots with 20 or more parking spaces	6m
Total Amenity Area Table 137(4)(i)	726m ² 66m ² / unit for 121 units	783m ²
Communal Amenity Area Table 137(4)(ii)	363m ² Min. 50% of Total Amenity Area	296m ²
Parking Requirements (Residential)		
Minimum Parking Spaces Table 101 (Sch. 1A - Area Y)	50 Spaces 0 spaces for the first 12 units - Section 101(4)(b) 0.5 spaces / unit for 109 units - Table 101(R15) - 10% Section 101(6)	30 Spaces
Minimum Visitor Parking Spaces Table 102 (Sch. 1A - Area Y)	11 Spaces 0 spaces for first 12 units - Section 102(2) 0.7 spaces / unit for 109 units - Table 102	11 Spaces
Parking Requirements (Retail)		
Minimum Parking Spaces Table 101 (Sch. 1A - Area Y)	7 Spaces 1.25 spaces / 100m ² x 540m ² - Table 101(N79)	7 Spaces
Bicycle Parking Rates		
Minimum Bicycle Parking Spaces (Residential) Table 111A (Sch. 1 - Area B)	61 Spaces 0.5 spaces / unit for 121 units [111A(b)(i)]	124 Spaces (interior spaces)
Minimum Bicycle Parking Spaces (Retail) Table 111A (Sch. 1 - Area B)	2 Spaces 1 space / 250m ² x 540m ² [111A(a)]	4 Spaces (exterior spaces)

AREA SCH. (COMMUNAL AMENITY)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL 1	OUTDOOR AMENITY AREA	105.09 m ²	1131 SF
LEVEL 2	AMENITY - COMMUNAL TERRACE	41.34 m ²	445 SF
LEVEL 2	AMENITY ROOM	149.43 m ²	1608 SF
TOTAL		295.86 m ²	3185 SF

AREA SCH. (PRIVATE AMENITY)			
LEVEL	AREA	AREA (SF)	
LEVEL 1	19.87 m ²	214 SF	
LEVEL 2	50.54 m ²	544 SF	
LEVEL 3	61.00 m ²	657 SF	
LEVEL 4	127.01 m ²	1367 SF	
LEVEL 5	55.33 m ²	596 SF	
LEVEL 6	55.34 m ²	596 SF	
LEVEL 7	88.61 m ²	952 SF	
LEVEL 8	11.08 m ²	119 SF	
TOTAL	466.78 m ²	5024 SF	

GROSS AREA (OBC)		
LEVEL	AREA	AREA (SF)
LEVEL P1	1759.94 m ²	18944 SF
LEVEL 1	1344.08 m ²	14483 SF
LEVEL 2	1405.25 m ²	15126 SF
LEVEL 3	1405.25 m ²	15126 SF
LEVEL 4	1293.78 m ²	13926 SF
LEVEL 5	1293.35 m ²	13921 SF
LEVEL 6	1293.36 m ²	13922 SF
LEVEL 7	1251.54 m ²	13471 SF
LEVEL 8	189.13 m ²	2036 SF
TOTAL	11235.67 m ²	120840 SF

RENTABLE AREA (RESIDENTIAL)		
LEVEL	AREA	AREA (SF)
LEVEL 1	192.40 m ²	2071 SF
LEVEL 2	1060.44 m ²	11414 SF
LEVEL 3	1235.90 m ²	13303 SF
LEVEL 4	1135.15 m ²	12219 SF
LEVEL 5	1134.88 m ²	12216 SF
LEVEL 6	1134.88 m ²	12216 SF
LEVEL 7	1094.38 m ²	11780 SF
LEVEL 8	189.59 m ²	2036 SF
TOTAL	7157.62 m ²	77044 SF

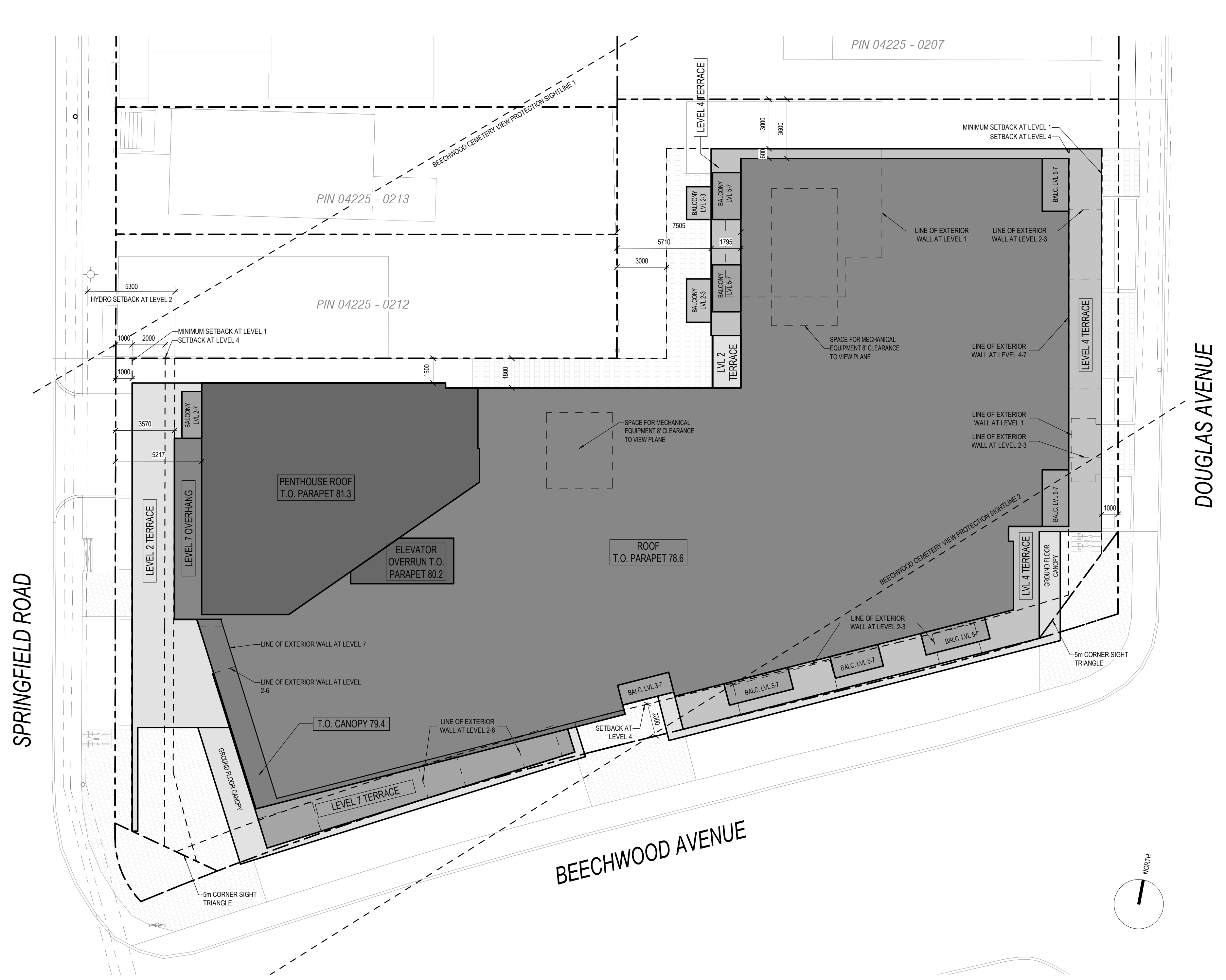
GROSS FLOOR AREA (CITY OF OTTAWA)		
LEVEL	AREA	AREA (SF)
LEVEL 1	497.15 m ²	5351 SF
LEVEL 2	998.02 m ²	10743 SF
LEVEL 3	1160.98 m ²	12497 SF
LEVEL 4	1069.37 m ²	11511 SF
LEVEL 5	1069.37 m ²	11511 SF
LEVEL 6	1069.37 m ²	11511 SF
LEVEL 7	1033.78 m ²	11128 SF
LEVEL 8	147.42 m ²	1587 SF
TOTAL	7045.45 m ²	75837 SF

GROSS LEASABLE F. A. (CITY OF OTTAWA)		
LEVEL	AREA	AREA (SF)
LEVEL 1	488.63 m ²	5260 SF
LEVEL 2	947.33 m ²	10187 SF
LEVEL 3	1103.98 m ²	11983 SF
LEVEL 4	1014.36 m ²	10919 SF
LEVEL 5	1012.59 m ²	10899 SF
LEVEL 6	1012.36 m ²	10897 SF
LEVEL 7	980.50 m ²	10584 SF
LEVEL 8	146.82 m ²	1580 SF
TOTAL	6706.58 m ²	72189 SF

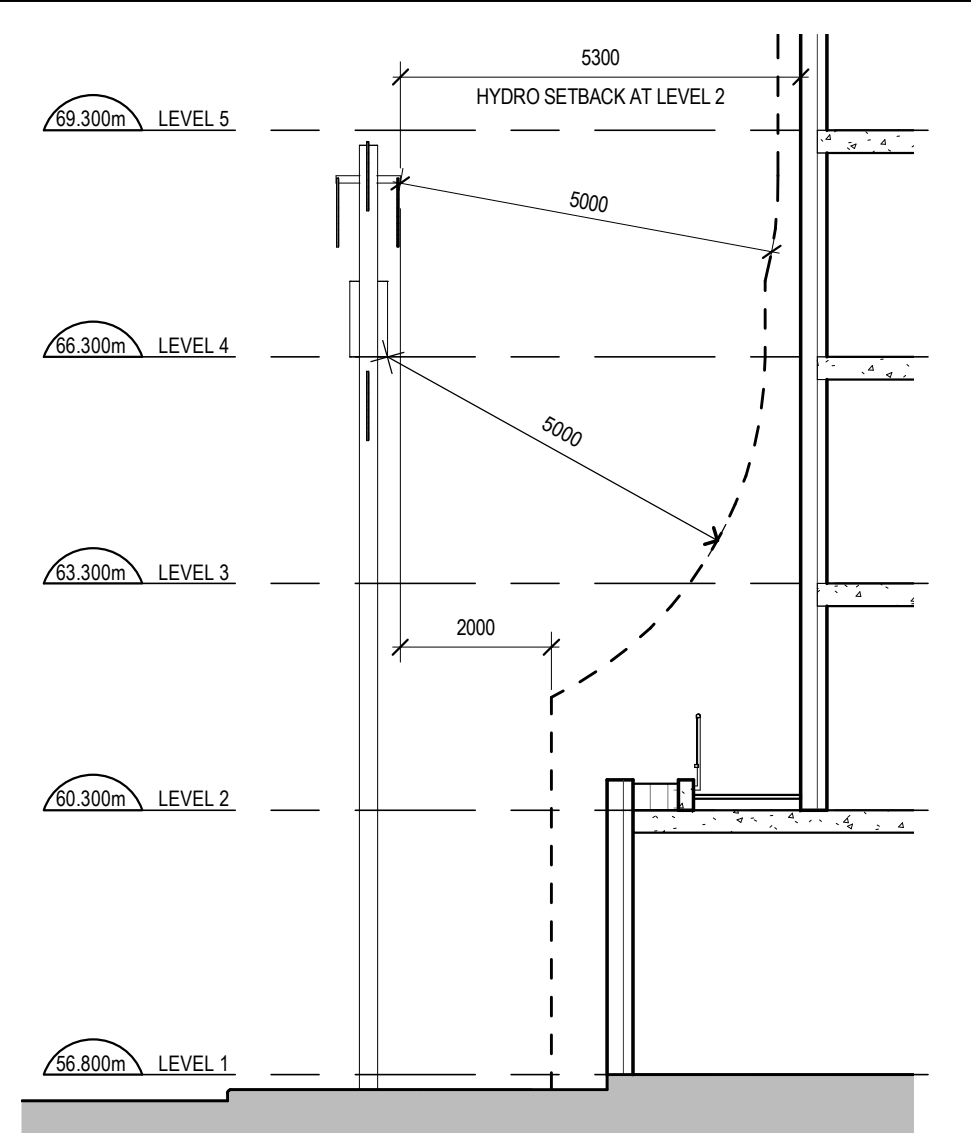
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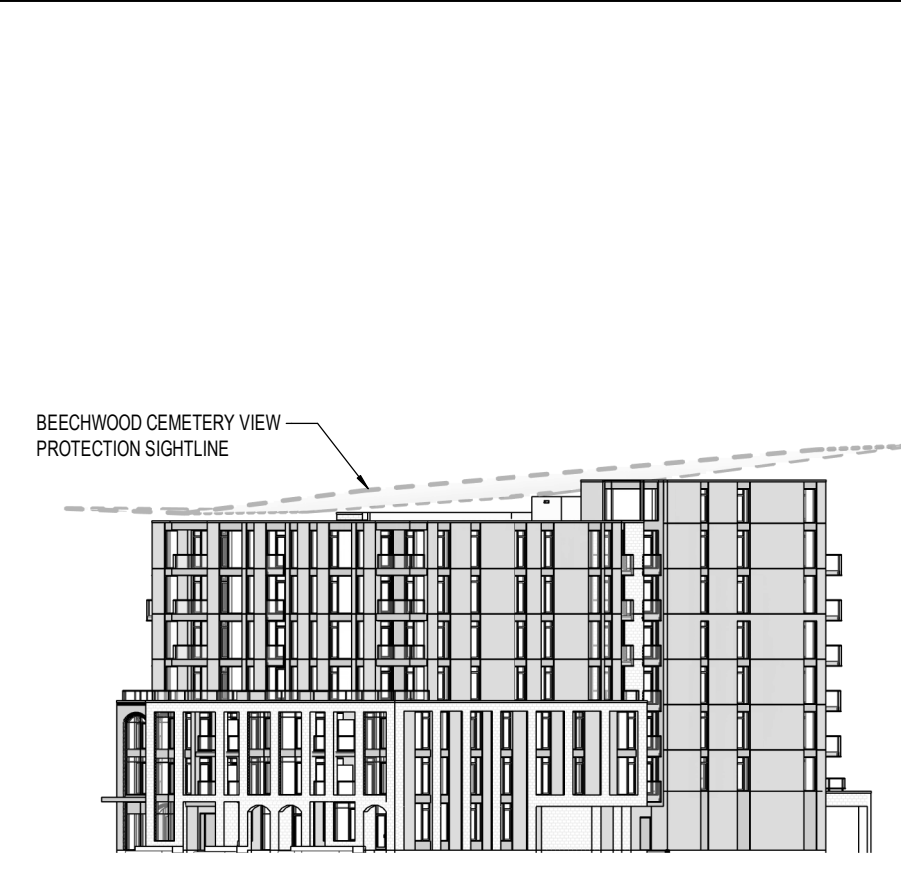
KEY PLAN



1 SITE SETBACK PLAN
SCALE: 1 : 150



3 HYDRO WIRE SECTION
SCALE: 1 : 100



4 VIEW PROTECTION SIGHTLINES
SCALE:

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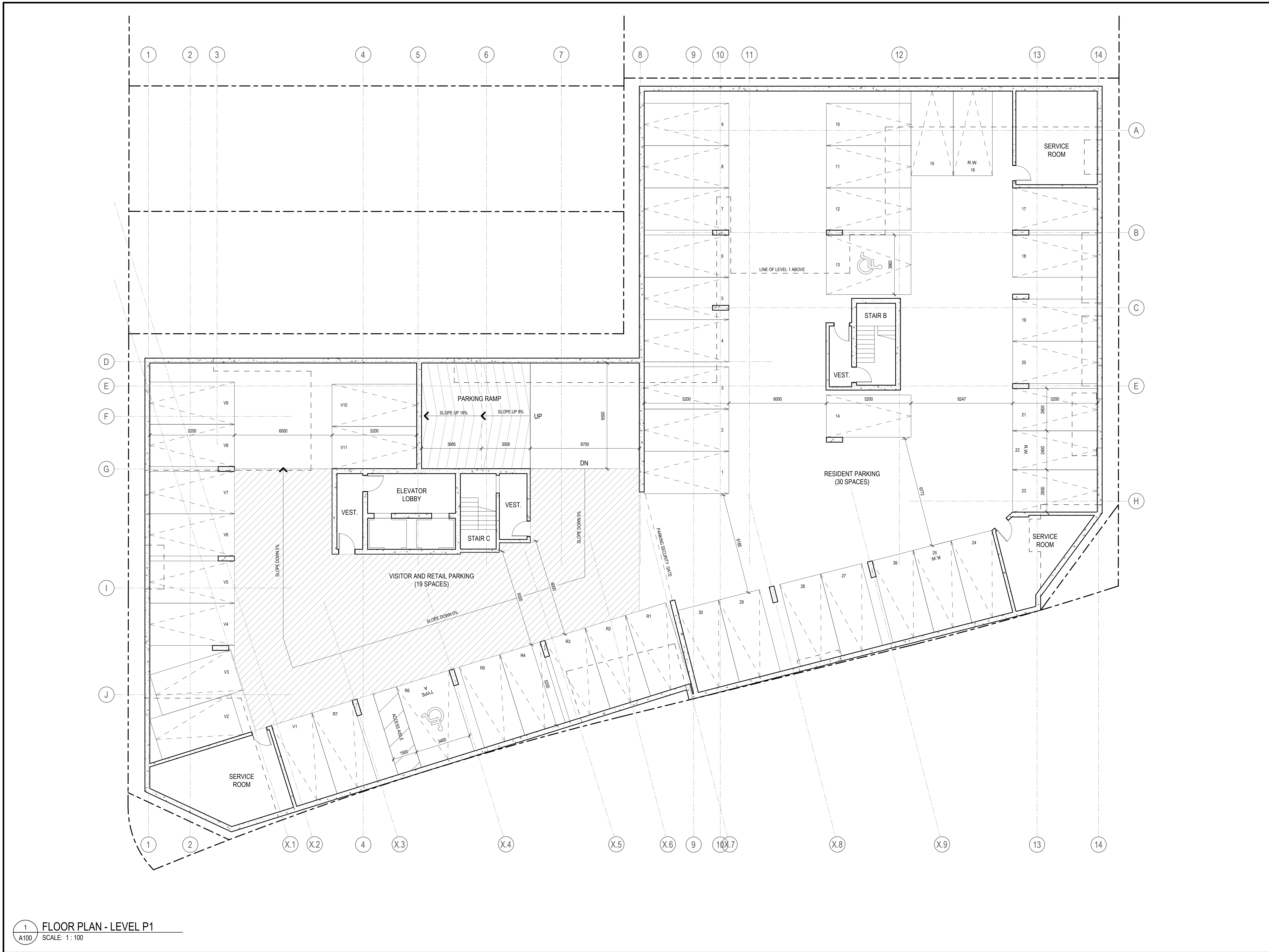


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PROJECT STATISTICS AND ZONING INFORMATION

SP-02



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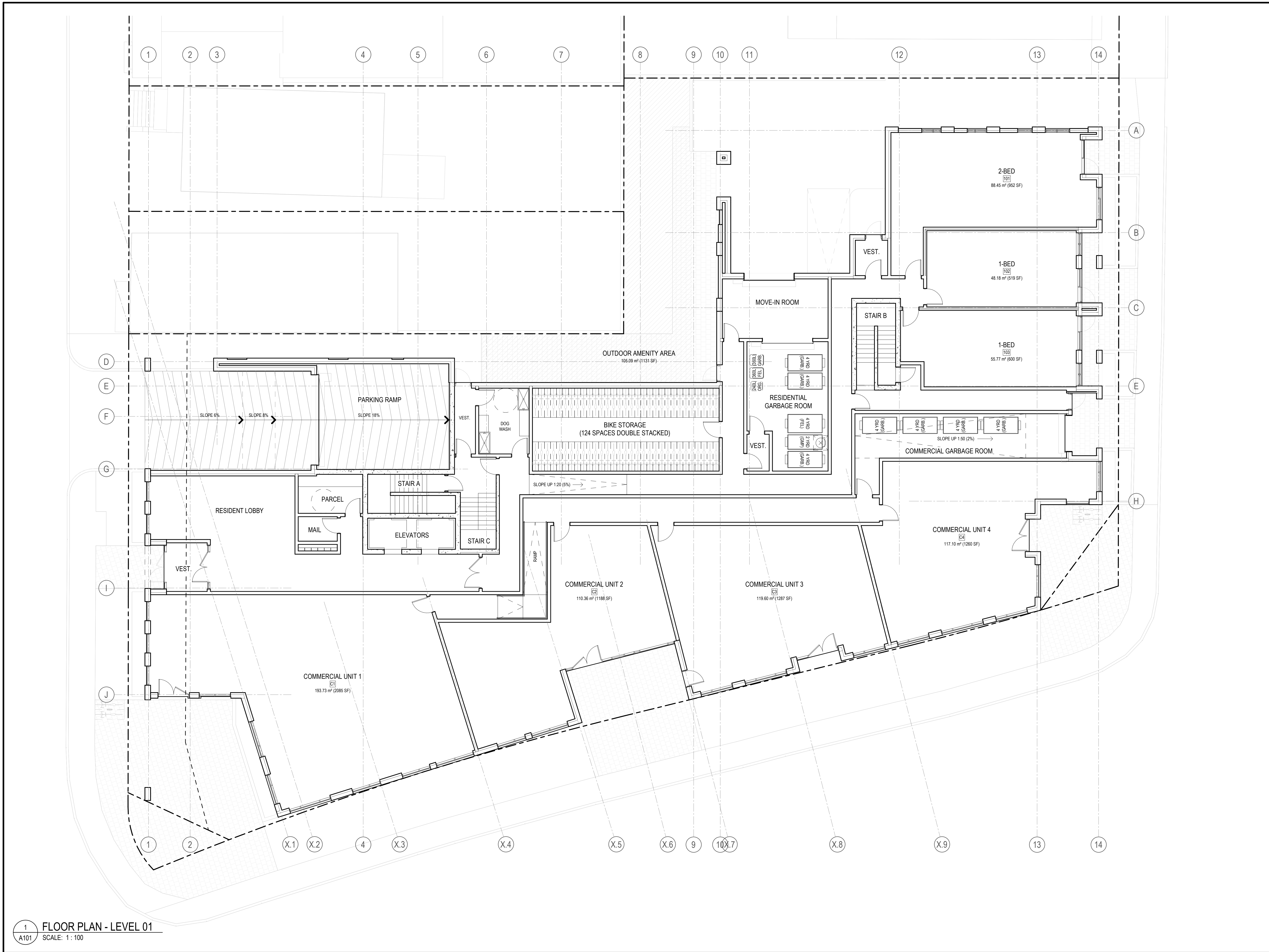
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PROJ	SCALE	DRAWN	REVIEWED
2218	NOTED	JH	RMK

FLOOR PLAN - LEVEL P1

1 FLOOR PLAN - LEVEL P1
A100 SCALE: 1 : 100

A100



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FLOOR PLAN - LEVEL 01

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FLOOR PLAN - LEVEL 02

A102



1 FLOOR PLAN - LEVEL 02
A102 SCALE: 1 : 100

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FLOOR PLAN - LEVEL 03

A103



1 FLOOR PLAN - LEVEL 03
A103 SCALE: 1 : 100

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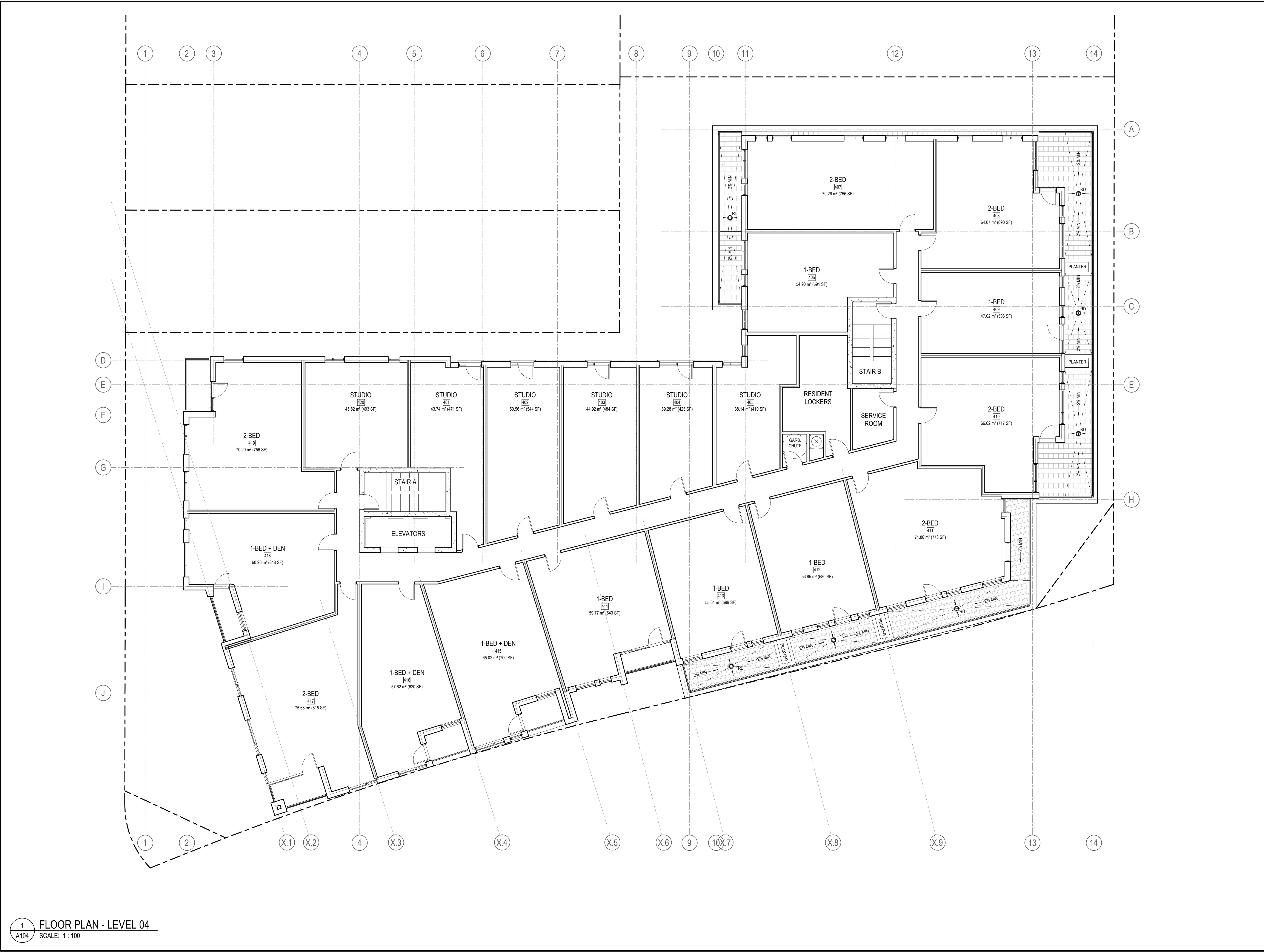
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FLOOR PLAN - LEVEL 04

A104



1 FLOOR PLAN - LEVEL 04
A104 SCALE: 1 : 100

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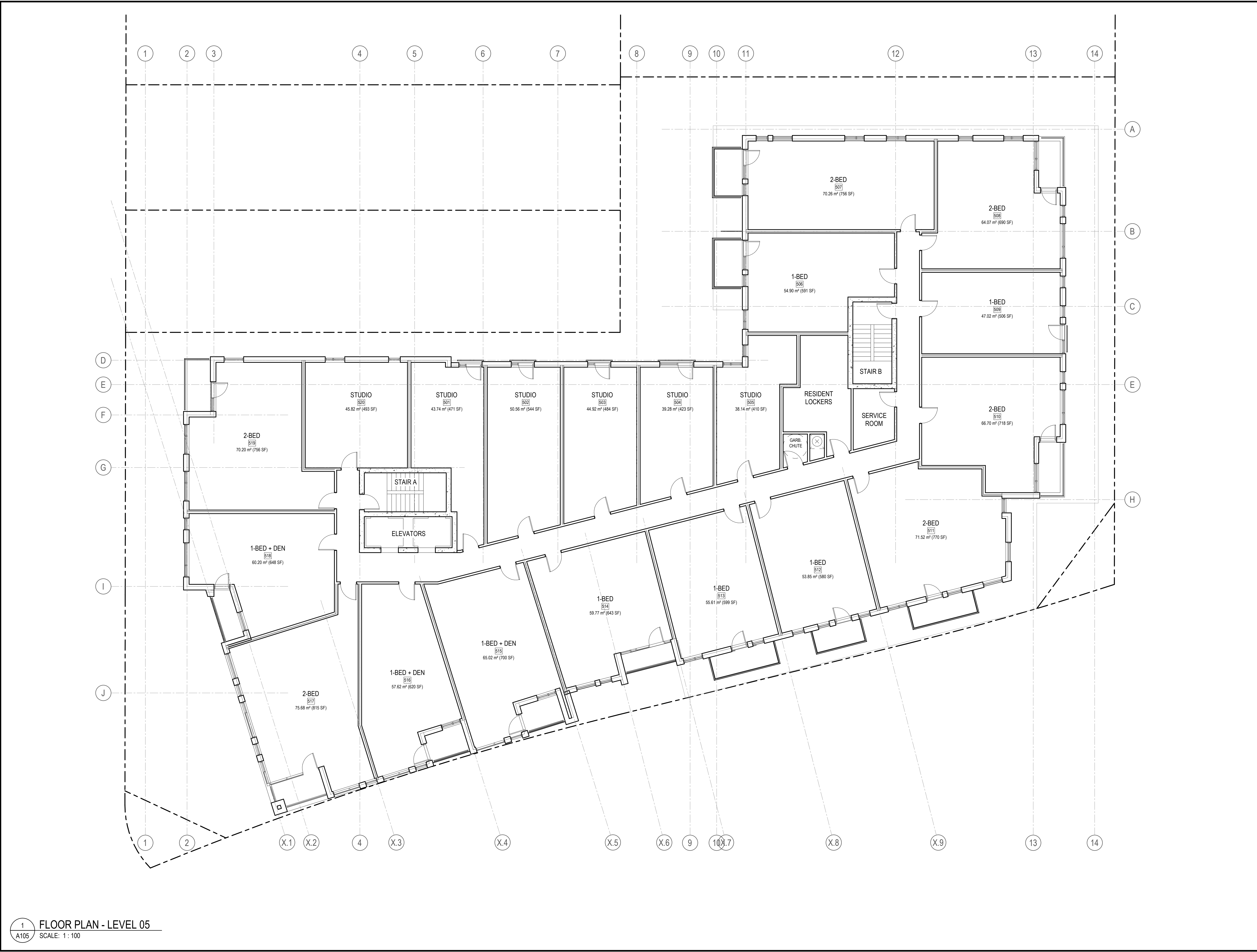
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FLOOR PLAN - LEVEL 05

A105



1 FLOOR PLAN - LEVEL 05
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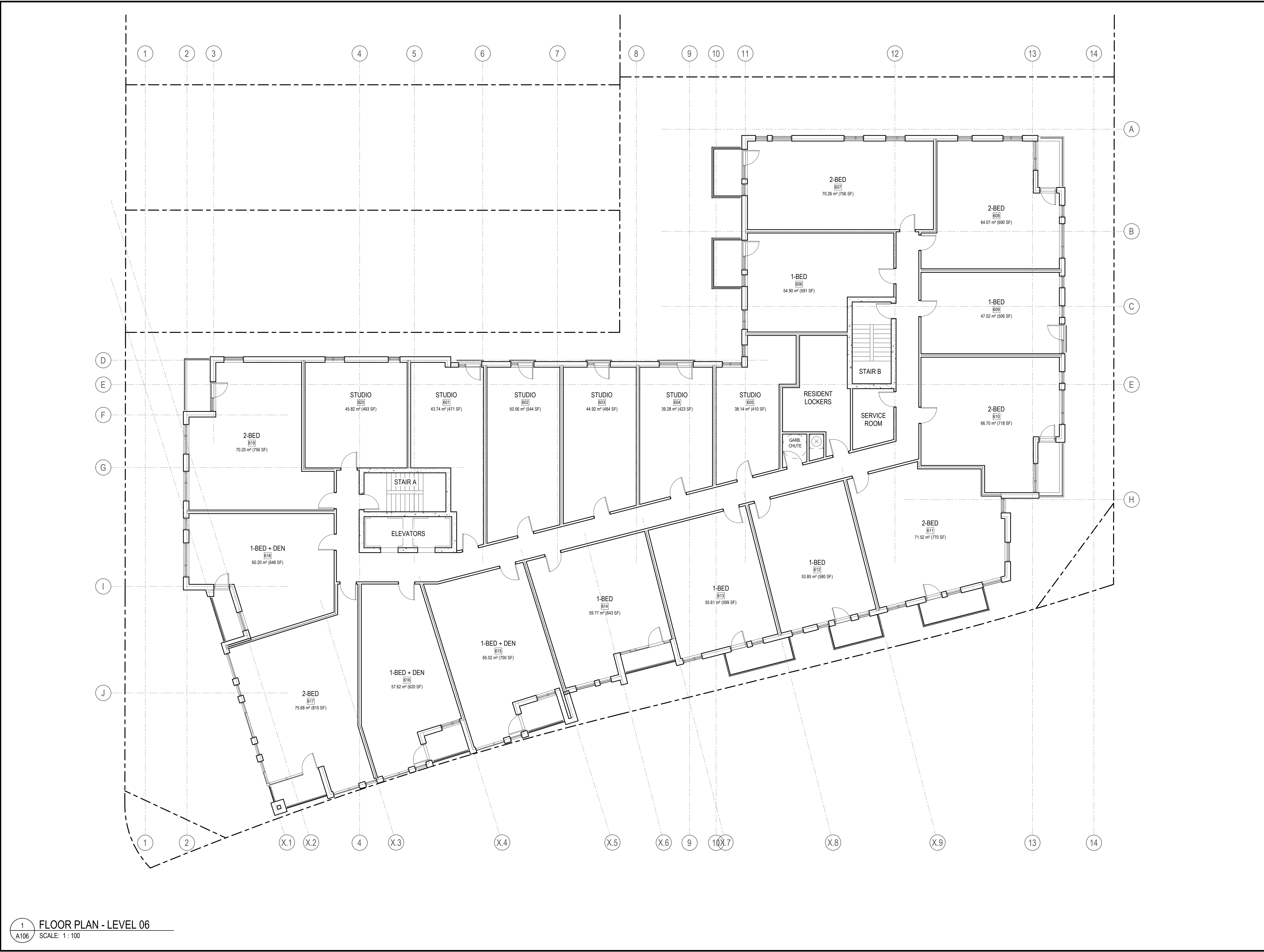
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2218	NOTED	JH	RMK

FLOOR PLAN - LEVEL 06

A106



1 FLOOR PLAN - LEVEL 06
 A106 SCALE: 1 : 100

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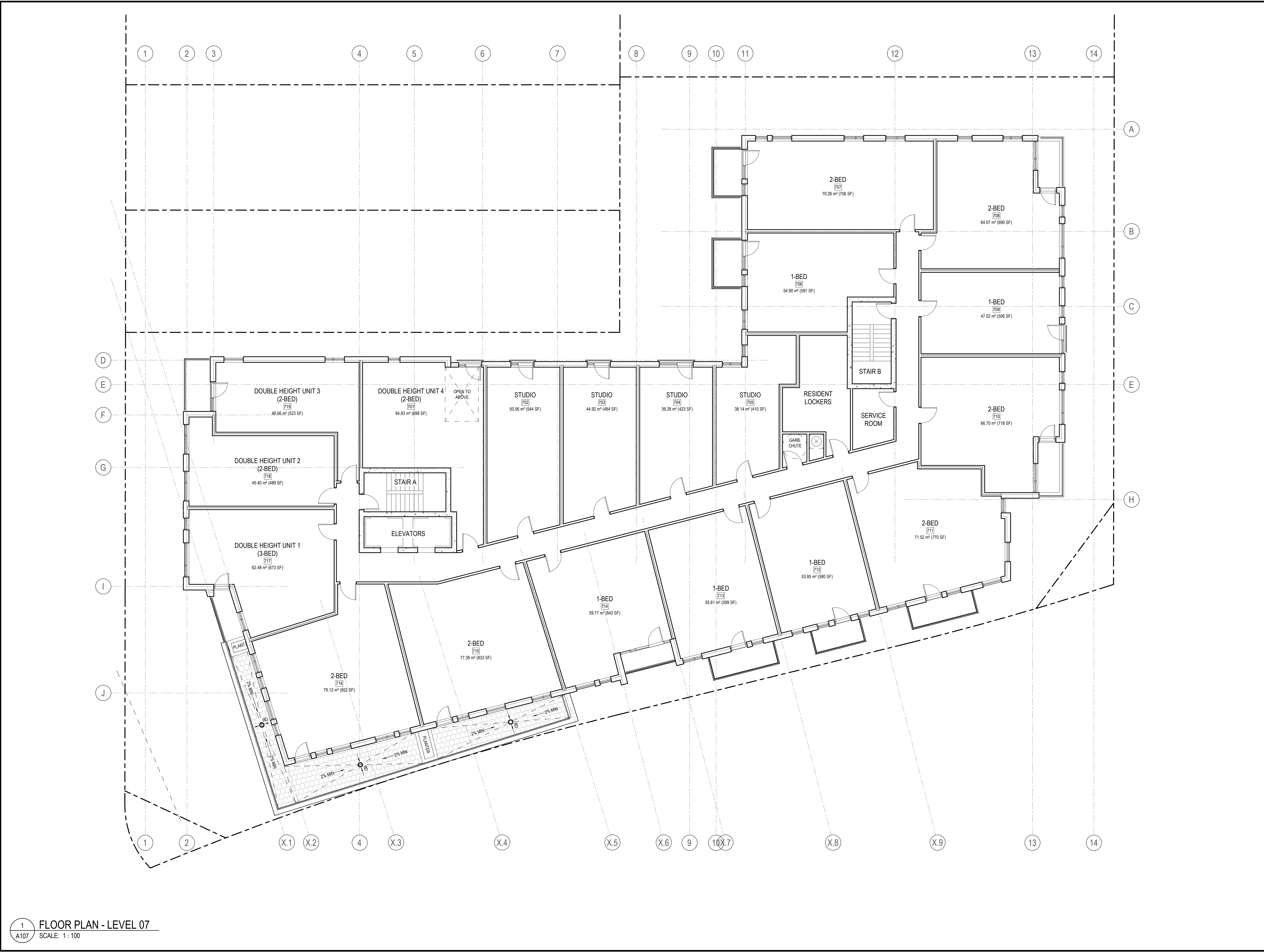
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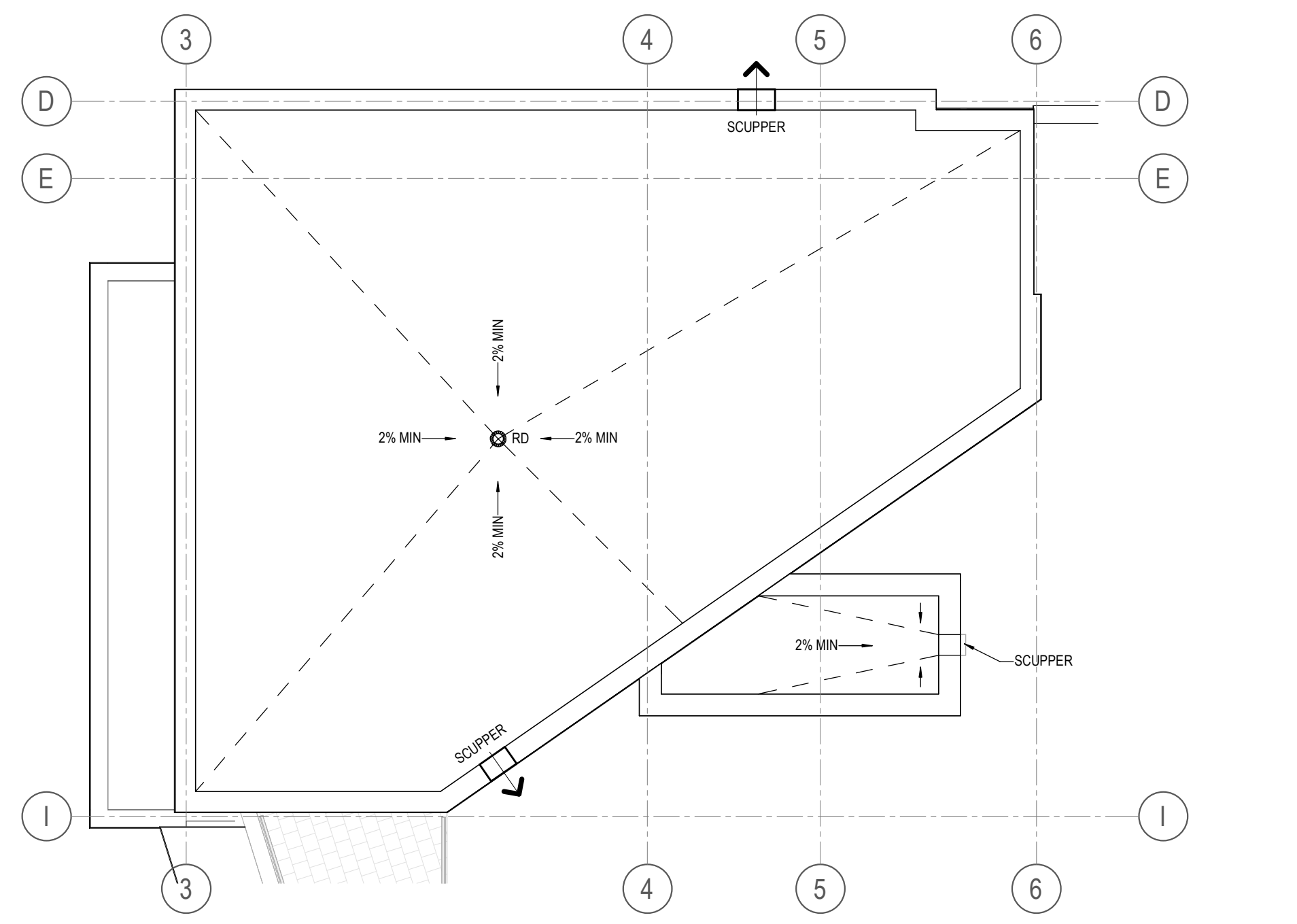
FLOOR PLAN - LEVEL 07

A107

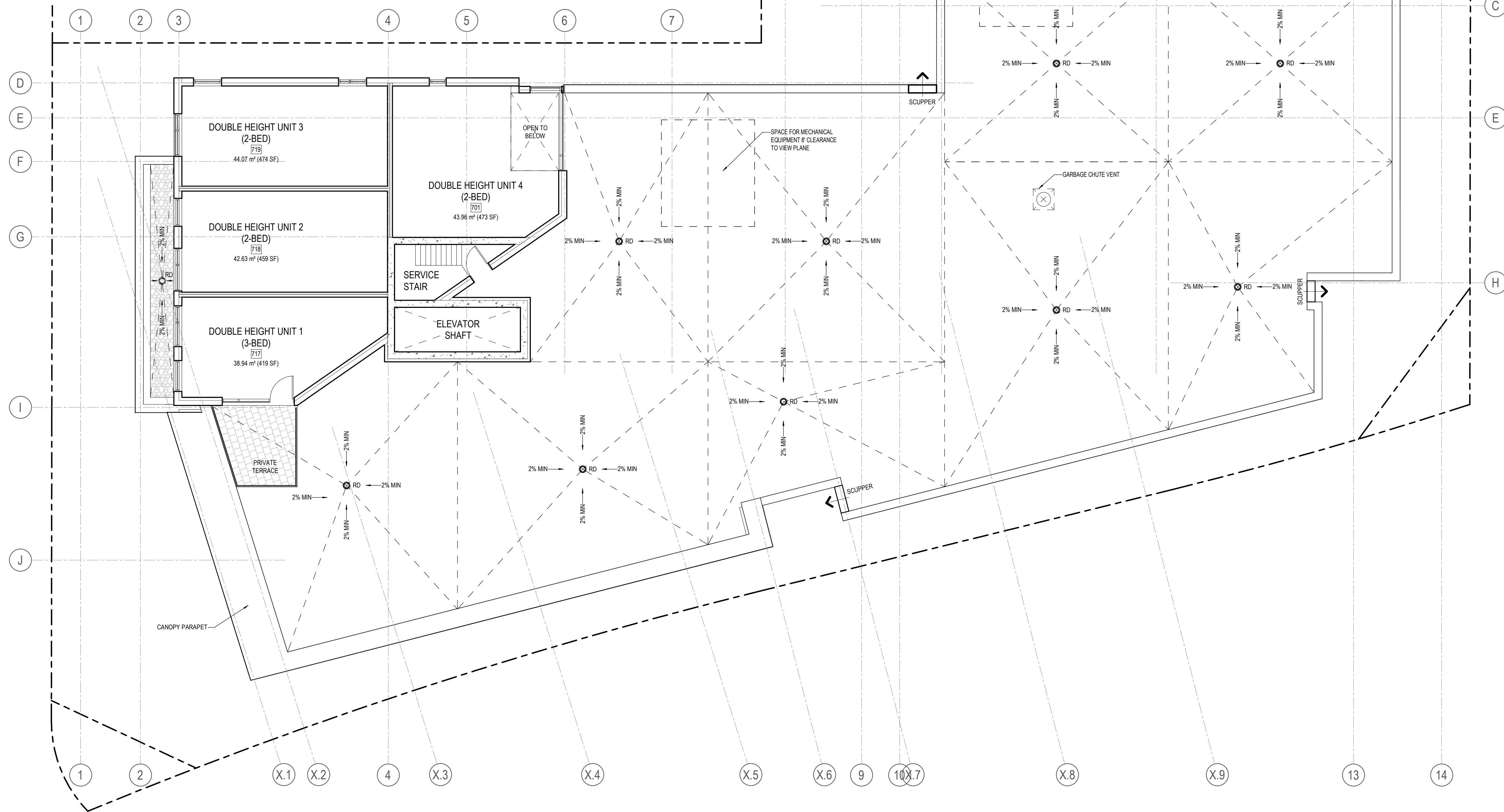


1 FLOOR PLAN - LEVEL 07
 A107 SCALE: 1 : 100

2 UPPER ROOF PLAN
SCALE: 1 : 100



1 FLOOR PLAN - LEVEL 08
SCALE: 1 : 100

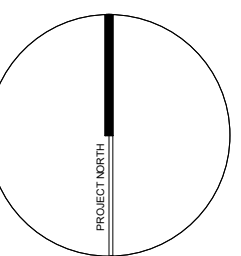


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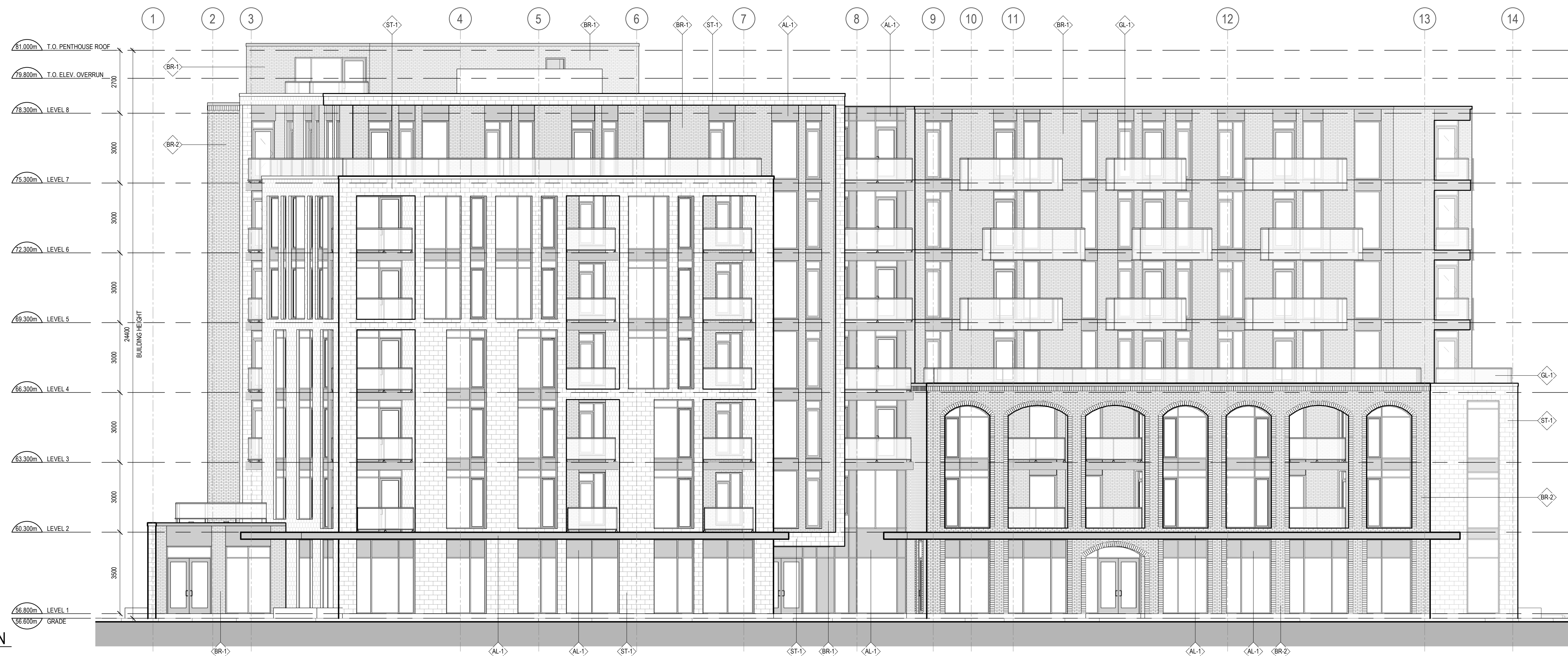
PROJ	SCALE	DRAWN	REVIEWED
2218	NOTED	JH	RMK

FLOOR PLAN - LEVEL 08 & ROOF PLAN

A108



1 WEST ELEVATION
SCALE: 1:100



2 SOUTH ELEVATION
SCALE: 1:100

CLADDING LEGEND:

	AL-1	ALUMINUM COMPOSITE PANEL DARK GREY
	AL-2	ALUMINUM COMPOSITE PANEL ANODISED
	ST-1	ARCHITECTURAL STONE WHITE
	BR-1	BRICK MASONRY BLACK
	BR-2	BRICK MASONRY RED
	GL-1	ALUMINUM AND GLASS RAILING

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.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural drawings are to be read in conjunction 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 the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

KEY PLAN

1 ISSUED FOR SPC 2023-06-08
ISSUE RECORD



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PROJ 2218 SCALE NOTED DRAWN JH REVIEWED RMK
ELEVATIONS

A201



CLADDING LEGEND:

	ALUMINUM COMPOSITE PANEL DARK GREY
	ALUMINUM COMPOSITE PANEL ANODISED
	ARCHITECTURAL STONE WHITE
	BRICK MASONRY BLACK
	BRICK MASONRY RED
	ALUMINUM AND GLASS RAILING

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KEY PLAN

1 EAST ELEVATION
SCALE: 1 : 100



2 NORTH ELEVATION
SCALE: 1 : 100

1 ISSUED FOR SPC 2023-06-08
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PROJ	SCALE	DRAWN	REVIEWED
2218	NOTED	JH	RMK

ELEVATIONS

A202