BLOCK	TYPE	AVERAGE PROPOSED GRADE	BUILDING HEIGHT
100	С	103.77m	11.65m
200	D	103.14m	11.65m
300	С	103.17m	11.14m
400	С	102.74m	11.41m
500	В	102.75m	11.22m
600	Α	102.74m	11.23m
700	Α	104.47m	11.41m
800	В	103.92m	11.40m

ENSURE ABOVE ELEVATIONS & HEIGHTS ARE REFERENCED



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.
- 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.

 3. Upon notice in writing, the Architect will provide written/graphic clarification or 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.

 5. 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.

5 ×102.56 ×101.71 ×102.08 (102.12 102.22 102.48				124712			×101.16 ×100.95 100.82 ×	×101.11 ×101.13 ×100.88 ×100.88
4881 PIN 04526 - 1427	33118 PIN 04526 - 1428 N 47°	3000 g: FIN 04526;- 1429	33118 PIN 04526 - 1430	PIN 04526 - 1431	3000 PIN 04526 - 1432	127.71 PIN 04526 /P 1433 \ Meas.	33118 PIN 04526 - 1434	14478
6.00 P P2)8Meas.	1 11 04020 - 1420 N 47°	9711104020911420	11104020-1400	108.13 (P1.P2) & Meas.	7 11 04020 - 1402	RETAINING WALL	111/01/02/01/14/04	X 101.00 13.58 (P1\$2) 8 Meas. X10
80 2001 + 18 201 + 10 2.42 S16 S7 - 10 2.42 S17 S17		S5 S11	X102.00	X102.05 X101.80	80 (\$11)	101.30 X 101.30	S17	EASEMENT PIN 1941
102.42 SNING AND AND AND AND AND AND AND A	2 HR FIREWALL 100 BLOCK BLOCK TYPE C	S12 2 HR FIREWAL	2 HR FIREWALL 200 BLOCK BLOCK TYPE D	2 HR FIREWALL	S12)	FIREWALL 40	2 HR FIREWALL 00 BLOCK LOCK TYPE C	S12 100.80 20 100.80 X100.77
8007 8007 4 18739 4 18	3.5 STOREYS 14 STACKED UNITS BLDG AREA 382m ² LVL 01 - 105.22 LVL 00 - 102.31 USF - 101.86	102	3.5 STOREYS 14 STACKED UNITS BLDG AREA 382m ² LVL 01 - 104.59 LVL 00 - 101.68 USF - 101.23			3 14 S BLC LV	.5 STOREYS STACKED UNITS DG AREA 382m ² /L 01 - 104.19 /L 00 - 101.28 USF - 100.83	\$20 \ \(\text{S17} \)
S16) S2 S2	ART 1 3 ART 1 2 ART 1	7 1134	26462		3000	X100 80	\$2 80 80 80 80 80 80 80 80 80 80 80 80 80	5m SETBA 100.77 × 100.82
13 BICYCLE SPACES S4	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	RW/ RW/ RW/ RW/ / / / / / / / / / / / /	RW ^\ R	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	RW/\ RW/\ 2400 F 2	RW/\ RW/\ RW/\ RW/\	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	2000 2000 OVER HEAD WELL SPACES SPACES SPACES SEE SPACES SEE SEE SEE SEE SEE SEE SEE SEE SEE
2996 8736 11733 ×103.33 ×102.79×103.43 ×103.49 ×103.44 ×103.26	X10x 05 N X10x X 10x X 1	×102.81 ×102.85 809 122.38 Meas. (123	×102.38 PRIVÉ ×102.28 (N 47*44*50* E P4.P5) ×102.45	ANTELOPE PRIVATE	\$3 X101.55 X101.33	×101.05	×100.74 ×100.88 127.71 (P1,P4,P5) & Meas. ×100.70 ×1	475 ACCESSORY ENCLOSURE 'B' 100.46 100.46 100.46 100.93
DC S12	\$ \$300 \$	39 40 41 42° / 42° / 40° / 40° / 41° / 42° / 40°	43 / 44 / 45 / 46 / 47 / 48 / 48 / 48 / 48 / 48 / 48 / 48	(1) (48) (V1) (V2) (V2) (V3) (V4) (V4) (V2) (V4) (V4) (V4) (V4) (V4) (V4) (V4) (V4	V3 /V4 /V5 /V6 / ×101.46 / V / V5 /V6 / ×101.46 / V6 / ×101.46		×100.84 (S4) 0000 1030	(S12) DN (S20) ×100.98
ONO SECOND	9000 93 900 93 900 900 93 900 900 900 90	(S2) 3000 3000 S5 (S5)		100 Pl 000/		893	3 V8 ×100.95	2 HR FIREWALL 500 BLOCK BLOCK TYPE B 3.5 STOREYS
2 HR FIREWALL 2 HR FIREWALL 1740 200 800 BLOCK BLOCK TYPE B 3.5 STOREYS 10 STACKED UNITS	112 ×103 21 ×103 58 ×103 58	\$12)	B. 3 14 S BLC LV	OO BLOCK LOCK TYPE C 3.5 STOREYS STACKED UNITS DG AREA 382m ² VL 01 - 104.35 VL-00 - 101.44	Si	2	(V9) (57) ×100 8 ×100 (11)	10 STACKED UNITS BLDG AREA 271m ² LVL 01 - 104.01 LVL 00 - 101.10 USF - 100.65
BLDG AREA 271m ² LVL 01 - 105.36 LVL 00 - 102.45 USF - 102.00	103.80 117 103.80 104.5 104.5 105.0		2 HR FIREWALL	USF - 100.99	XK /	S13	×100 81 60 9016.	2 HR FIREWALL (100.35)
103.95 × 104.30	0	7762	COMMINA	33025		7852 2000 5200	6000 5200 5200 5200 5200 5200 5200 5200	×100.32 100.77 × Since Si
7-103.83 ×103.94 2045 2005 2045 2005 2045 2005 2045 2005 2045 2005 2045 2005 2045 2005 2045 2005 2045 2005 2045 2005 2045 2005 2045 204	103 × 104 5 105 5200 8 20	S13) S21)	AREA (h	AL AMENITY HATCHED) (8,410 SF)	\$10	6 BICYCLE SPACES 5200	53 101.03 ×100.85 00 95 5200 ×101.03 ×101.03 ×101.03 ×100.85 00 95 5200 ×101.03 ×101.0	3601 ×100.68 ×100.7
Z 103.93 × 103.96 104.13	104 61 × 104 61 × 104 61 × 105 60 × 105	6 12 BICYCLE SPACES		X112.36		(\$21)	64 65 2001 1970	2 HR FIREWALL 2 HR FIREWALL 100.62 × 100.62 × 100.62 × 100.74
700 BLOCK BLOCK TYPE A 3.5 STOREYS 12 STACKED UNITS BLDG AREA 328m² LVL 01 - 105.92	104 59 (100) 104 75 (100) 105 17 (99) ×105 25 ((S2) (S14) 2000 / / / / / / / / / / / / / / / / /	↑ RW↑ RW↑ RW↑ RW↑ 2600	RW/\ 2400 RW \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	$ \begin{array}{c ccccc} & & & & & & & & \\ & & & & & & & \\ & & & &$	(S4) 1/30/20 1	/ / /	600 BLOCK BLOCK TYPE A 3.5 STOREYS 12 STACKED UNITS BLDG AREA 328m ² LVL 01 - 104.01

§ PRIVÉ ANTELOPE PRIVATE

PIN 04526 - 1565 93747

124715

675
ACCESSORY

PIN 04526 - 1564

ENCLOSURE 'A'

PIN 04526 - 1563

1 SITE PLAN SP-01 SCALE: 1:250

2 LOCATION PLAN

Current Zoning Designation:	R4A[2622] S183	
Lot Width:	95.99m	
Total Lot Area:	12,294.24m ²	
Average Existing Grade:	102.01 ((104.43+102.30+100.81+100.50)/4)	

Proposed Development - PUD - 8 Blocks of 3.5. Storey Stacked Townhouses

Zoning Mechanism	Required	Provided		
Minimum Lot Width Table 162(A)	No Minimum	95.99m		
Minimum Lot Area Table 162(A)	1,400m ²	12,294.24m ²		
Min. Front Yard Setback Urban Exception 2622	3.5m	Provided		
Min. Interior Side Yard Setback Urban Exception 2622	7.5m min for Northwesterly interior side yard 2.6m min for southeasterly interior side yard within 24m of front lot line (otherwise 7.5m)	Provided		
Min. Rear Yard Setback Urban Exception 2622	3.5m	3.6m		
Maximum Building Height Urban Exception 2622	12m	12m		
Parking Space Rates (Residents) Table 101 (Sch. 1A - Area C)	120 Spaces 1.2 spaces per dwelling unit	120 Spaces		
Minimum Visitor Parking Rates Table 102 (Sch. 1A - Area C)	20 Spaces 0.2 spaces / unit for stacked units - Table 102	20 Spaces		
Bicycle Parking Rates (Residents) Table 111A (Sch. 1A - Area C)	50 Spaces 0.5 spaces / unit for 100 units[111A(b)(i)]	50 Spaces		
Total Amenity Area Table 137(6)	1,410m ² 6m ² / unit for 100 units, and 10% of the gross floor area of each unit.	2,503m² (TBC) 49 Balconies x 4.5m², Private rear yard area, Shared amenity area		
Communal Amenity Area Table 137(6)	705m ² Min. 50% of Total Amenity Area	781m ² (TBC) Central Landscaped Area, area in North East comer of site accessing existing MUP		

SITE PLAN SYMBOLS LEGEND

	BUILDING ENTRANCE	√ FDC	FIRE DEPARTMENT CONNECTION
	BUILDING EXIT	- ф- FН	FIRE HYDRANT
RW	INDICATES REDUCED WIDTH PARKING	DC	DEPRESSED CURB
	BICYCLE PARKING		NEW LIGHT STANDARD
	INTERLOCKING STONE PAVERS	₩ UP	UTILITY POLE TO BE REMOVED
	PROPERTY LINE	—OHW—	OVERHEAD WIRE OHW-OHW-
	SETBACK LINE	X	NEW FENCEXX

SITE PLAN NOTES

- S1 ASPHALT
 S2 INTERLOCK PAVERS
 C2 DEPRESSED CLIPB & TWO LIPES
- S3 DEPRESSED CURB & TWSI, REFER TO CIVIL
 S4 SOFT LANDSCAPING
 S5 HYDRO TRANSFORMERS, REFER TO ELECTRICAL
 S6 EXISTING BUILDING TO BE DEMOLISHED
 S7 SOUND BARRIER, REFER TO CIVIL
- S8 HYDRO SWITCHBOARD, REFER TO CIVIL
 S9 EXISTING RETAINING WALL, REFER TO CIVIL
 S10 LINE DENOTES EXTENT OF UNDERGROUND STORMWATER
 CHAMBER, REFER TO CIVIL
- S11 BALCONY OVERHEAD
 S12 HYDRO CLOSET, REFER TO MECHANICAL
 S13 LINE DENOTES EXTENTS OF AMENITY AREA
 S14 ON SITE SNOW STORAGE AREA
- S15 END OF EXISTING MULTI-USE PATHWAY ON OLD SECOND LINE ROAD
 S16 PROPOSED EXTENSION OF MULTI-USE PATHWAY
 S17 PROPOSED RETAINING WALL, REFER TO CIVIL
 S19 EXISTING EASTERN MULTI-USE PATHWAY
- S20 HYDRO EASEMENT
 S21 CANADA POST BOXES
 S22 COMMUNAL AMENITY AREA, REFER TO LANDSCAPING

3601 PIN 04526 - 1569

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 11 CONCESSION 33 GEOGRAPHIC TOWNSHIP OF MARCH CITY OF OTTAWA

FARLEY, SMITH, & DENIS SURVEYING LTD. 2018

SCALE: 1:100

SURVEY INFO

APPROVED

By Kersten Nitsche at 12:10 pm, Sep 11, 2025

KERSTEN NITSCHE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

Project1 Studio Incorporated
|613.884.3939 | mail@project1 studio.ca

1158 OLD SECOND LINE ROAD

1158 OLD SECOND LINE ROAD OTTAWA, ON

2504 NOTED RAE RMK

10 ISSUED FOR PERMIT COMMENT RESPONSE 25-09-08

25-08-14

9 ISSUED FOR PERMIT

ISSUE RECORD

PROJ SCALE DRAWN REVIEWED

SITE PLAN

K2W 0H9

SP-01