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PROJECT DEVELOPER
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LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY
PART 1 Plan of
PART OF LOTS 1, 2, 3 AND 4
REGISTERED PLAN 17
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

URBAN PLANNER
Fotenn Consultants Inc.
 396 Cooper Street, Suite 300
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LANDSCAPE ARCHITECT
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 Landscape Architects
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TRANSPORTATION ENGINEER
CHG Transportation Inc.
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 Tel: (343) 999-9117
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WIND / NOISE ENGINEER
Gradient Wind Engineering
 127 Walgreen Road,
 Ottawa, ON, Canada K0A 1L0
 Tel: (613) 836-0934
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SURVEYOR
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 Ontario Land Surveyors
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 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: Andys@aovltd.com

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation AM3(205) S438	SITE AREA	0.264 ha.	2,643.97 sq. m. (28,459 sq. ft.)
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	16 STOREYS / 52.4m	18 STOREYS / 58.0m	
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	6.0m	
GRADE (GEODETIC ELEVATION - ASL)	72.40m ASL	72.40m ASL	
DENSITY - MAXIMUM FLOOR SPACE INDEX	4.25	5.1	
FRONT YARD SETBACK - AS PER SCHEDULE S438	9.0m	9.3m	
CORNER YARD SETBACK (Saint Joseph / Duford Avenue)	3.5m / 0.0m	3.5m / 0.3m	
INTERIOR SIDE YARD SETBACK	0.0m	0.3m	
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,212m ²	1,635m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	606m ²	785m ²	
RESIDENTIAL PARKING (AREA Z' - MIN. 0 / MAX. 1.75 PER UNIT)	MIN. 0 / MAX. 354	124	
VISITOR PARKING - 0.1 PER UNIT AFTER 12 UNITS	20	19	
COMMERCIAL PARKING (AREA Z')	NOT REQUIRED	230	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	104	8	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	2	8	
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	
ST. JOSEPH BOULEVARD FRONTAGE MINIMUM GROUND FLOOR GLAZING	50%	± 65%	

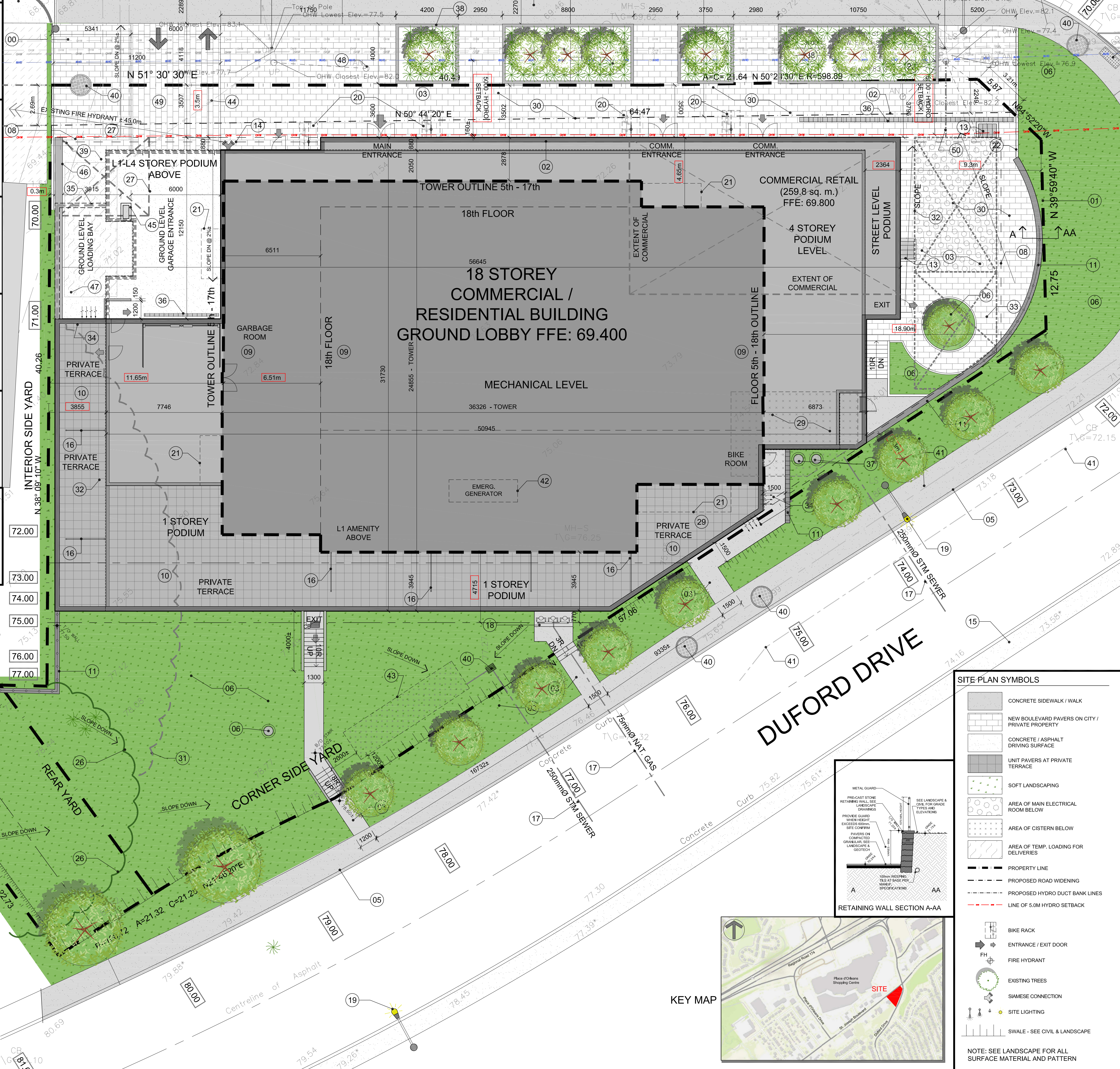
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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NOTATION SYMBOLS:

- Ⓢ INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- Ⓜ INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLY SCHEDULE.
- Ⓦ INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- Ⓝ INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- Ⓝ - DETAIL NUMBER
- Ⓝ - TITLE
- Ⓝ - SCALE
- Ⓝ - DETAIL REFERENCE PAGE
- Ⓝ - DETAIL CROSS REFERENCE PAGE



PROJECT STATISTICS

GROSS BUILDING (GFA DEFINED PER SECTIONAL CITY OF OTTAWA BYLAWS (OFFICIAL ZONING BY-LAW))

PARKING LEVELS (3 TYPICAL)

GROUND FLOOR	259.8 sq. m. (2,798 sq. ft.)
1st FLOOR	452.4 sq. m. (4,870 sq. ft.)
2nd FLOOR	1,042.5 sq. m. (11,221 sq. ft.)
3rd & 4th FLOOR	2,085.0 sq. m. (22,442 sq. ft.)
5th to 17th FLOOR	13 x 714.0 sq. m. (13 x 7,685 sq. ft.)
18th FLOOR	552.0 sq. m. (5,941 sq. ft.)
MECHANICAL LEVEL	N/A
TOTAL AREA	13,674.6 sq. m. (147,192 sq. ft.)

UNIT STATISTICS

STUDIO UNIT	0
1 BEDROOM UNIT	25
1 BEDROOM + DEN UNIT	114
2 BEDROOM UNIT	65
3 BEDROOM UNIT	3
TOTAL	207

COMMERCIAL RETAIL: 190.0 sq. m. (2,050 sq. ft.)

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- AREA Z' NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	20
COMMERCIAL RETAIL	- AREA Z' NONE REQUIRED	0
TOTAL		20

PROVIDED

RESIDENCE	- 0.6 PER UNIT	124
VISITOR	- 0.1 PER UNIT (AFTER 12)	20
TOTAL		144

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (206 UNITS)	103
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	2
TOTAL		105

PROVIDED

EXTERIOR	8
INDOOR ON MEZZANINE FLOOR	230
TOTAL	238

LOT COVERAGE

PAVED SURFACE =	43.7 sq. m.	1.6%
BUILDING FOOTPRINT =	1,618.9 sq. m.	61.2%
LANDSCAPE OPEN SPACE =	981.4 sq. m.	37.2%
TOTAL =	2,643.97 sq. m.	100.0%

AMENITY SPACE

AT GRADE COMMUNAL =	150.0 sq. m.
GRND FLOOR AMENITY ROOM COMMUNAL =	175.0 sq. m.
1st FLOOR TERRACE COMMUNAL =	360.0 sq. m.
1st FLOOR TERRACE COMMUNAL =	30.0 sq. m.
ROOF INTERIOR COMMUNAL =	140.0 sq. m.
ROOF TOP COMMUNAL =	145.0 sq. m.
PRIVATE TERRACE =	885.0 sq. m.
PRIVATE BALCONIES =	395.0 sq. m.
TOTAL =	2,250.0 sq. m.
TOTAL COMMUNAL =	885.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (207) =	1,242.0 sq. m.
REQUIRED COMMUNAL @ 50% =	621.0 sq. m.

SOLID WASTE (207 UNITS)

GARBAGE - COMPACTED	- 0.11 PER UNIT	11 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	8 YARDS
COMPOST	- 240L PER 50 UNITS	4

ISSUED FOR OPA, ZA & SPC APPLICATION R03 Sept 04, 24

ISSUED FOR FOUNDATION PERMIT Aug. 15, 24

ISSUED FOR OPA, ZA & SPC APPLICATION R02 July 31, 24

ISSUED FOR OPA, ZA & SPC APPLICATION R01 Mar 15, 24

ISSUED FOR 33% REVIEW Sept 15, 23

ISSUED FOR OPA, ZA & SPC APPLICATION June 09, 23

ISSUED FOR OWNER / CONSULTANT REVIEW May 30, 23

ISSUED FOR OWNER REVIEW Dec. 22, 22

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR OPA, ZA & SPC APPLICATION R03	Sept 04, 24
2	ISSUED FOR FOUNDATION PERMIT	Aug. 15, 24
3	ISSUED FOR OPA, ZA & SPC APPLICATION R02	July 31, 24
4	ISSUED FOR OPA, ZA & SPC APPLICATION R01	Mar 15, 24
5	ISSUED FOR 33% REVIEW	Sept 15, 23
6	ISSUED FOR OPA, ZA & SPC APPLICATION	June 09, 23
7	ISSUED FOR OWNER / CONSULTANT REVIEW	May 30, 23
8	ISSUED FOR OWNER REVIEW	Dec. 22, 22

ARCHITECT SEAL: **rla / architecture**
 ARCHITECTS: **roderick lahey architect inc.**
 56 beech street, ottawa, ontario K1S 3J6
 T: 613.724.9932 F: 613.724.1209 rla@architecture.ca

CLIENT: **St. Joseph Inc.**
MASTERCRAFT STARWOOD
 Investment Builders Since 1951

ARCHITECT: **rla / architecture**
 roderick lahey architect inc.

PROJECT TITLE: **3030 St. JOSEPH BOULIVARD**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: R.V. CHECKED: R.V.
 SCALE: 1:125 SHEET No. **SP-1**
 PROJECT No. **2222**