

CONSTRUCTION MANAGER
 Vuze Construction
 Street _____ City _____
 Quebec, ### ##
 Tel: (819) 664-4195
 Email: mchenier@vuzeconstruction.com

PROJECT DEVELOPER
Theberge Developments Ltd.
 1600 Laperriere Ave Suite 205
 Ottawa, ON K1Z 1B7
 Tel: (613) 421-1515
 Cell: (613) 880-5491
 Email: jeremy@thebergehomes.com

PROJECT DEVELOPER
Starwood Group Inc.
 188 Eglinton Avenue East Suite 800
 Toronto, Ontario, M4P 2X7
 Tel: (416) 482-4822
 Fax: (416) 482-8224

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
 Ottawa, ON Canada, K2P 2H7
 Tel: (613) 730-5709
 Fax: (613) 730-1136
 E-Mail: nahal@fotenn.com
 E-Mail: alain@fotenn.com

CIVIL ENGINEER
McINTOSH PERRY
 115 Walgreen Road
 Ottawa, ON K0A 1L0
 Tel: (613) 836-2184
 Fax: (613) 836-3742
 Email: r.robineau@mcintoshperry.com

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
 Landscape Architects
 3332 Carling Ave.
 Ottawa, Ontario K2H 5A8
 Tel: 613-722-5188
 Fax: 1-866-343-3942
 Email: ml@jbla.ca

TRANSPORTATION ENGINEER
CHG Transportation Inc.
 13 Markham Avenue
 Ottawa, ON K2G 3Z1
 Tel: (343) 999-9117
 Cell: (613) 697-3797
 Email: Christopher.Gordon@CHGTransportation.com
 Email: john.kingsley@chgtransportation.com

WIND / NOISE ENGINEER
Gradient Wind Engineering
 127 Walgreen Road,
 Ottawa, ON, Canada K0A 1L0
 Tel: (613) 836-0934
 Cell: (613) 226-5273
 Email: joshua.foster@gradientwind.com

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 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 2) - 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 2)	NOT REQUIRED	230
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	104	8
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	2	9
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m
ST. JOSEPH BOULEVARD FRONTAGE MINIMUM GROUND FLOOR GLAZING	50%	± 65%

PROJECT STATISTICS	
GROSS BUILDING (GFA DEFINED PER SECTIONAL CITY OF OTTAWA BYLAWS (OFFICE, GARAGE FLOOR AREA))	N/A
PARKING LEVELS (3 TYPICAL)	N/A
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	2,085.9 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 2 NONE REQUIRED 0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS) 20
COMMERCIAL RETAIL	- AREA 2 NONE REQUIRED 0
TOTAL	20
PROVIDED	
RESIDENCE	- 0.6 PER UNIT 124
VISITOR	- 0.1 PER UNIT (AFTER 12) 20
TOTAL	144
LOCATION	
P2 LEVEL UNDER GROUND PARKING	45
P3 LEVEL UNDER GROUND PARKING	44
P1 LEVEL UNDER GROUND PARKING	42
GROUND FLOOR PARKING	13
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 AMENITY ROOM COMMUNAL =	360.0 sq. m,
1st FLOOR TERRACE COMMUNAL =	310.0 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 - 6.0M² 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

DRAWING NOTES

- PROPERTY LINE
- PROPOSED ROAD WIDENING
- HARD SURFACE PAVING. SEE LANDSCAPE PLAN
- CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
- CONCRETE SIDEWALK TO BE REPLACED WITH NEW BARRIER CURB / SIDEWALK
- SOFT LANDSCAPING. SEE LANDSCAPE PLAN
- 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
- OUTLINE OF BELOW GRADE PARKING GARAGE
- OUTLINE OF UPPER FLOORS
- AMENITY / PRIVATE TERRACE
- RETAINING WALL WITH GUARD RAIL AS REQUIRED WHERE ADJACENT GRADE IS > 900mm BELOW T/O WALL
- EXISTING FIRE HYDRANT
- AT GRADE VENTILATION GRILL (INTAKE / EXHAUST)
- SIAMSE CONNECTION
- EXISTING CITY SIDEWALK
- PRIVACY SCREEN
- PROPOSED SERVICES
- GAS EQUIPMENT LOCATION
- EXISTING STREET LIGHT / TRAFFIC POLE
- BICYCLE PARKING SPACE WITH RACK
- LINE OF BALCONY ABOVE
- 150mm WIDE BARRIER CURB - SEE CIVIL FOR HEIGHTS
- REINSTATE EXISTING BOARD FENCE
- 150mm WIDE BARRIER CURB
- PROPOSED TREES. SEE LANDSCAPE FOR DETAILS
- EXISTING TREE TO REMAIN. PROTECT AS REQUIRED
- WATER ENTRY IN P1 PARKING GARAGE
- HYDRO POLE WITH OH WIRES
- CISTERN AT GROUND FLOOR
- POSSIBLE COMMERCIAL PATIO
- EXISTING TREE TO BE REMOVED
- LINE OF MAIN ELECTRICAL ROOM BELOW
- LINE OF SECONDARY ELECTRICAL ROOM BELOW
- SIDE-WALL VENTILATION GRILL (INTAKE / EXHAUST)
- LINE OF L1 PODIUM TERRACE ABOVE
- TRENCH DRAIN. SEE CIVIL & MECHANICAL
- ACCESS HATCHES FOR CISTERN @ L1 LEVEL
- 150mm H. CURB FOR TREE PLANTER. SEE LANDSCAPE
- AREA OF TEMPORARY LOADING FOR DELIVERIES (3.5m X 9.0m)
- CATCH BASIN / MANHOLE - SEE CIVIL
- RE-ROUTED EXISTING SERVICES - SEE CIVIL
- APPROXIMATE LOCATION OF EMERGENCY GENERATOR ON MPHOUSE ROOF - SEE FLOOR PLANS
- EXISTING COMMUNICATIONS LINE (BELL - TBC) TO BE RELOCATED
- GROUND FLOOR COLUMN
- 1200mm H. PRIVACY WALL
- PROVIDE DEPRESSED CURBS & TWIS PER CITY OF OTTAWA STANDARDS
- EXISTING GUY-WIRE TO BE RETAINED AND CONNECTED TO EXISTING HYDRO POLE
- PROVIDE CONTRASTING COLOUR AND PATTERN FOR DRIVEWAY @ ENTRANCE. SEE LANDSCAPE FOR DETAILS
- LINE OF HYDRO CONNECTION TO PRIMARY ELECTRICAL ROOM BELOW. SEE ELECTRICAL DRAWINGS

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

ARCHITECT: rla/architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t. 613.724.9932 f. 613.724.1209 ra@architecture.ca

PROJECT TITLE: 3030 St. JOSEPH BOULIVARD

OTTAWA ONTARIO

SHEET TITLE: SITE PLAN

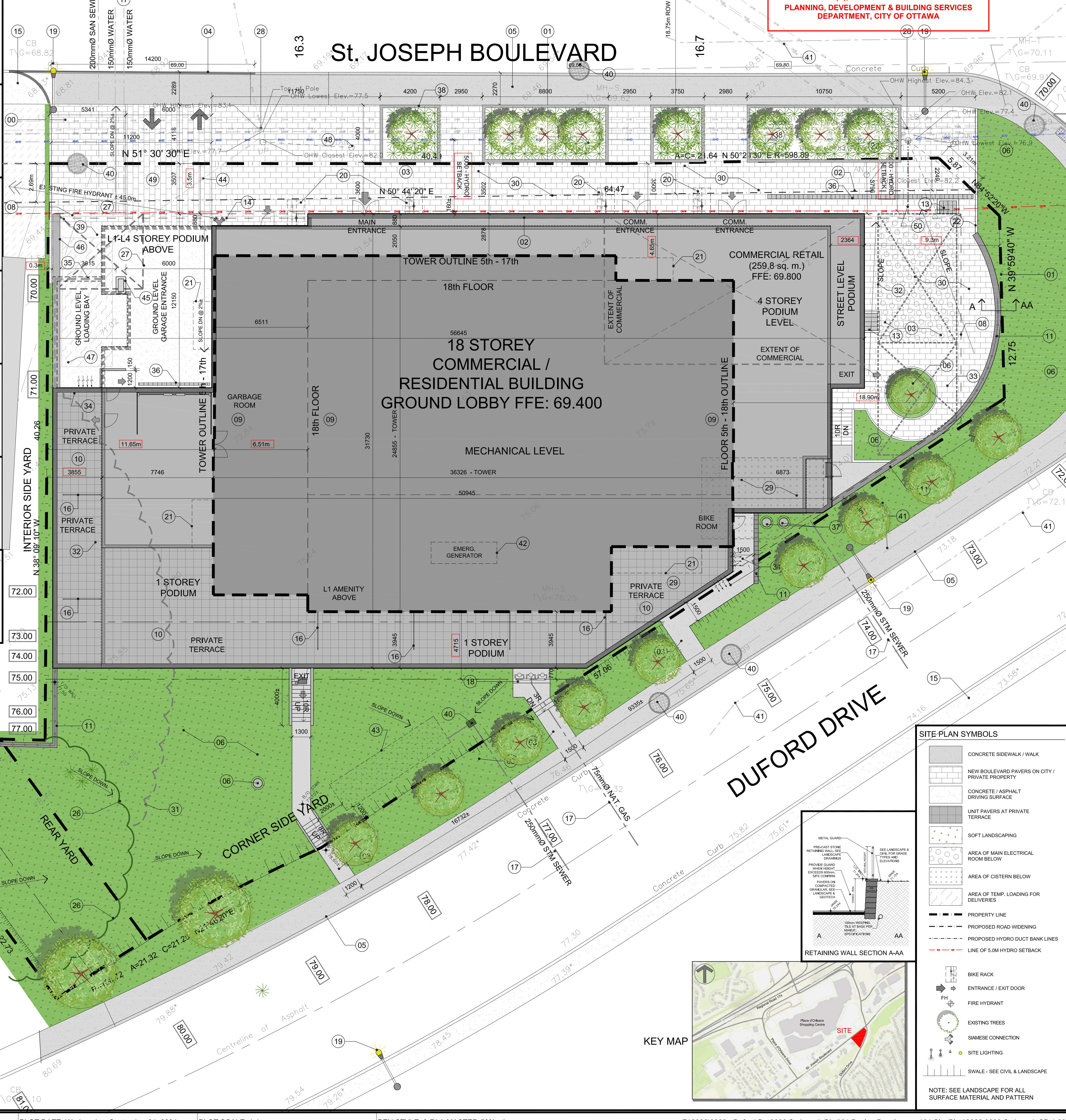
DRAWN: R.V.	CHECKED: R.V.
SCALE: 1:125	SHEET No.: SP-1
PROJECT No.: 2222	

1 SITE PLAN
 SCALE = 1 : 125

0m 5 10
 SCALE 1: 125

APPROVED
 By sevignyo at 7:43 pm, Jan 08, 2025

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



SITE PLAN SYMBOLS

- CONCRETE SIDEWALK / WALK
- NEW BOULEVARD PAVERS ON CITY / PRIVATE PROPERTY
- CONCRETE / ASPHALT DRIVING SURFACE
- UNIT PAVERS AT PRIVATE TERRACE
- SOFT LANDSCAPING
- AREA OF MAIN ELECTRICAL ROOM BELOW
- AREA OF CISTERN BELOW
- AREA OF TEMP. LOADING FOR DELIVERIES
- PROPOSED ROAD WIDENING
- PROPOSED HYDRO DUCT BANK LINES
- LINE OF 5.0M HYDRO SETBACK
- BIKE RACK
- ENTRANCE / EXIT DOOR
- FIRE HYDRANT
- EXISTING TREES
- SIAMSE CONNECTION
- EXISTING GUY-WIRE TO BE RETAINED AND CONNECTED TO EXISTING HYDRO POLE
- SWALE - SEE CIVIL & LANDSCAPE

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

