

IRONCLAD
DEVELOPMENTS INC.

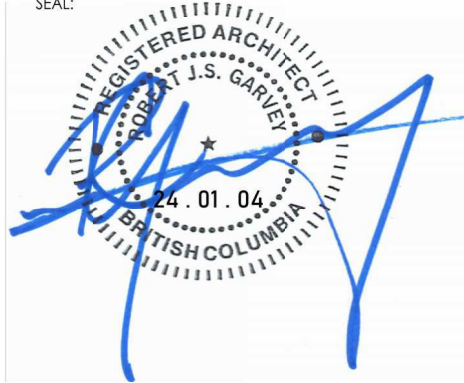
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant



Robert Garvey, AIBC
Principal & CEO
201-57158 Symington Road 20e
Springfield, MB R2J 4L6
cel: 204 . 227 . 9274
e-mail: rgarvey@a77.ca

SEAL:



No.	Date	REVISION
6		
5		
4		
3		
2	24.01.03	Re-Submission
1	23.06.22	Submission

Project Number: 2133

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Noella Leclair Street,
Ottawa, Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

GENERAL PROJECT INFO.
SCALE: N.T.S.

DP00

NOTES:

APPLICATION No. D07-12-23-0095



Zoning Summary

Lot Area	Required	Provided	
Lot Area (Minimum)	NA	99626.10 sq.ft	○
Lot Coverage (Maximum)	NA	27%	○
Lot Depth (Maximum)	NA	90.66m	○
Lot Frontage (Minimum)	NA	90.68m	○
F.A.R (Density Maximum)	NA	1.62	○
Building Height	40m	18.60m	○

Residential Component	Additional Notes	Required	Provided	
Front Setback		3.0m	3.0m	○
Side Setback		3.0m	4.4m	○
Rear Setback		7.5m	7.5m	○
Side Setback		NA	20.8m	○

Parking		Required	Provided	
Total Combined Parking Spaces *	See below requirements	220	195	X
Visitor Parking Spaces	0.2 per 1 pkg spaces	31	31	○
Accessible Parking Spaces	3 per 200-299 pkg spaces	3	4	○
Small Car Stalls	40.0% of required parking	78	73	○
Bicycle Parking	0.5 per 1 unit	79	82	○
Loading Stall(s)	0 Varies			

Surface Parking	127		
Underground Parkade	68		
* Residential parking requirement			
Bachelor	1.20 per unit		
One Bedroom	1.20 per unit		
Two Bedroom	1.20 per unit		
Three Bedroom	1.20 per unit		

Additional notes from Developments:

Development Summary

Amenity Area	Required		Total Provided		Communal Amenity Areas		Private Balcony Amenity Areas			
	f2	m2	f2	m2	Total Provided	Total Provided	f2	m2		
Communal	5070	471.0	13942.6	1295.3	Indoor	1733	161.0	Bldg A	7721	717.3
Private	NA	NA	15416	1432.2	Outdoor	12209.6	1134.3	Bldg B	7695	714.9
TOTAL	10140	942.0	29358.6	2727.5	TOTAL	13942.6	1295.3	TOTAL	15416	1432.2

Suite Count										
Building A		Building B		Suite		Suite Mix				
Suite Type	f2	m2	Qty.	Suite Type	f2	m2	Qty.	Tally		
A1.0	651.6	60.54	15	A1.0	651.6	60.54	16	31	1 BR = 48 31%	
A1.1	774	71.91	4	A1.1	774	71.91	8	12	2 BR = 75 48%	
A2.0	788.9	73.29	0	A2.0	788.9	73.29	5	5	3 BR = 22 14%	
B1.0	957.8	88.98	19	B1.0	957.8	88.98	24	43	Bach. = 12 8%	
B1.1	876.23	81.40	4	B1.1	876.23	81.40	0	4		
B2.0	990.3	92.00	0	B2.0	990.4	92.01	24	24		
B2.1	1080.2	100.35	4	B2.1	1080.2	100.35	0	4		
C1.0	1119	103.96	22	C1.0	1119	103.96	0	22		
D1.0	426.2	39.60	5	D1.0	426.2	39.60	6	11		
D2.0	520.8	48.38	1	D2.0	520.8	48.38	0	1		
Total Suites								157	157	100%

Building Floor Areas					Notes:
	Building A		Building B		
	f2	m2	f2	m2	
Main Floor	13464	1250.85	13501	1254.28	Project Efficiency: 84.5%
Second Floor	13464	1250.85	13455	1250.01	
Third Floor	13464	1250.85	13455	1250.01	
Fourth Floor	13464	1250.85	13455	1250.01	
Fifth Floor	13464	1250.85	13455	1250.01	
Sixth Floor	13464	1250.85	13455	1250.01	
Total Areas	80784	7505	80776	7504	
U/G Parking	17298	1607.04	17298	1607.04	

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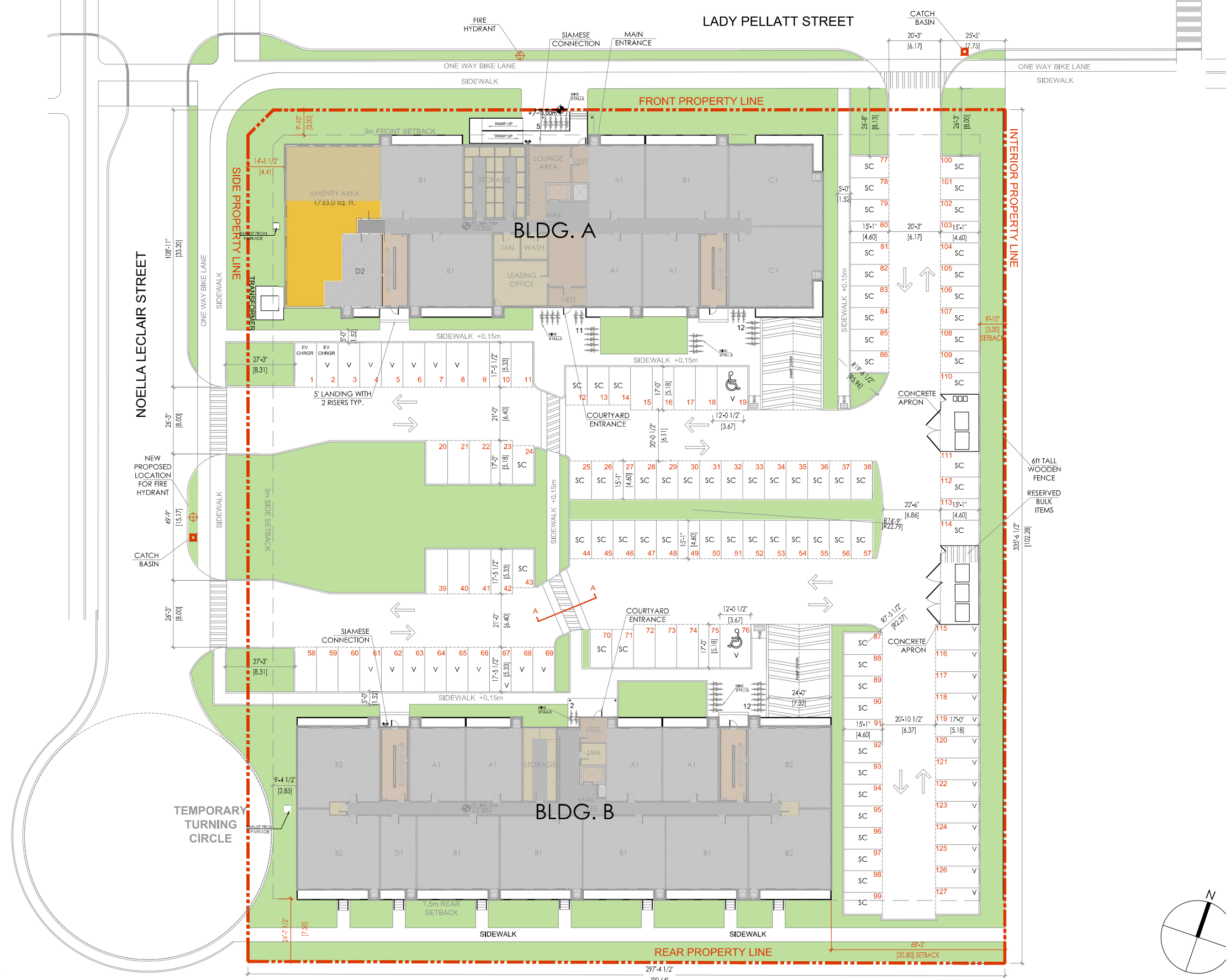
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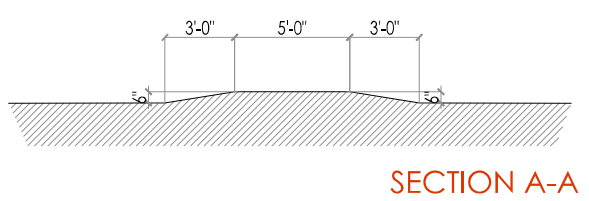
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SCALE: N.T.S.

DP01



LEGEND:
 EV CHRGR -- ELECTRIC VEHICLE CHARGER
 SC ----- SMALL CAR PARKING STALL
 V ----- VISITOR PARKING STALL

NOTES:
 FOR LANDSCAPING DETAILS, PLEASE REFER TO LANDSCAPING PLAN.
 TENANTS SURFACE PARKING WILL BE EQUIPPED WITH BLOCK HEATERS OUTLETS
 FOR FIRE LANE AND GARBAGE TRUCK ROUTES PLEASE REFER TO SHEET DP12
 MAIN FLOOR ELEVATION OF EACH BUILDING IS 0.9M ABOVE GRADE



- BUILDING FOOTPRINT
- PROPERTY LINE
- VERTICAL COMMUNICATION
- LANDSCAPE AREA
- SUPPORTING SPACES
- CORRIDOR
- PEDESTRIAN WALKWAY
- LOBBY/ENTRANCE AREA
- SC - SMALL CAR PARKING

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 REGISTERED ARCHITECT
 ROBERT J.S. GARVEY
 24.01.04
 BRITISH COLUMBIA

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SITE PLAN
 SCALE: 1:500

DP02