

LOT 5 AND PART OF LOT 6
REGISTERED PLAN 7
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2021

SURVEY INFO
SCALE: 1: 100

SITE PLAN SYMBOLS LEGEND

	BUILDING ENTRANCE		FIRE DEPARTMENT CONNECTION
	BUILDING EXIT		FIRE HYDRANT
	BICYCLE PARKING		EXISTING UTILITY POLE TO REMAIN
	PROPERTY LINE		RAISED PLANTER
	OVERHEAD WIRES		
	INTERLOCKING STONE PAVERS		

- SITE PLAN NOTES**
- S1 ASPHALT
 - S2 EXISTING STRUCTURE TO BE DEMOLISHED
 - S3 CONCRETE SIDEWALK
 - S4 SOFT LANDSCAPING
 - S5 DEPRESSED CURB
 - S6 LINE OF CANOPY ABOVE
 - S7 INTERLOCKING PAVERS
 - S8 2 VISITOR BIKE PARKING SPACES C/W BIKE RACKS
 - S9 RAMP TRAFFIC SIGNAL
 - S10 SNOW-MELT SYSTEM ON CONCRETE PARKING RAMP C/W HERRINGBONE PATTERN
 - S11 WINDOW WELL REFER TO LANDSCAPE
 - S12 RETAINING WALL REFER TO LANDSCAPE
 - S13 NEIGHBOURING GARAGE TO BE DEMOLISHED
 - S14 AREA WELL REFER TO MECHANICAL
 - S15 CONCRETE GAS PAD. REFER TO MECH.
 - S16 BOLLARDS FOR TRANS FOR ELECT. EQUIPMENT. COORDINATE BOLLARD PLACEMENT WITH REQUIREMENTS
 - S17 GLASS GUARD
 - S18 PREFAB PLANTER. REFER TO LANDSCAPE. INSTALL DIRECTLY ON TOP OF PODIUM ASSEMBLY.
 - S19 CONCRETE RAMP. REFER TO CIVIL

- GENERAL ARCHITECTURAL NOTES**
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Site Benchmark
Corner of Perkins
in Utility Pole
Elevation=43.45

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Project1 Studio Incorporated
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PROJ	SCALE	DRAWN	REVIEWED
2214	NOTED	JH	RMK

SITE PLAN



1 SITE PLAN
A1 SCALE: 1: 100

A1

#19176

OWNER
DALHOUSIE NON-PROFIT HOUSING CO-OPERATIVE INC.
224-211 BRUNSON AVENUE
OTTAWA, ON, K1R 6H5

ARCHITECT
PROJECT1 STUDIO
260 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
FARLEY, SMITH & DENIS SURVEYING LTD.
30 COLONNADE ROAD, UNIT 275
OTTAWA, ON, K2E 7J6

RESIDENTIAL UNIT SCHEDULE				
LEVEL	NUMBER	UNIT TYPE	BEDS	AREA
T.O. LVL 0 SLAB				
T.O. LVL 0 SLAB	001	TYPE O	1BED + DEN	68.48 m ²
T.O. LVL 0 SLAB	002	TYPE P	2BED	79.65 m ²
T.O. LVL 0 SLAB	003	TYPE Q	1BED + DEN	71.86 m ²
T.O. LVL 1 SLAB				
T.O. LVL 1 SLAB	101	TYPE K	STUDIO	50.31 m ²
T.O. LVL 1 SLAB	102	TYPE C-BF	1BED + DEN	59.80 m ²
T.O. LVL 1 SLAB	103	TYPE L	1BED	60.19 m ²
T.O. LVL 1 SLAB	104	TYPE M	2BED	73.14 m ²
T.O. LVL 1 SLAB	105	TYPE F	3BED	101.54 m ²
T.O. LVL 1 SLAB	106	TYPE G1-BF	2BED + DEN	96.50 m ²
T.O. LVL 1 SLAB	107	TYPE H	1BED	52.21 m ²
T.O. LVL 1 SLAB	108	TYPE N	2BED	78.87 m ²
T.O. LVL 2 TOPPING				
T.O. LVL 2 TOPPING	201	TYPE B	1BED	54.43 m ²
T.O. LVL 2 TOPPING	202	TYPE C-BF	1BED + DEN	59.75 m ²
T.O. LVL 2 TOPPING	203	TYPE D	1BED + DEN	61.16 m ²
T.O. LVL 2 TOPPING	204	TYPE E	2BED	81.36 m ²
T.O. LVL 2 TOPPING	205	TYPE F	3BED	101.54 m ²
T.O. LVL 2 TOPPING	206	TYPE G	2BED + DEN	96.49 m ²
T.O. LVL 2 TOPPING	207	TYPE H	1BED	50.87 m ²
T.O. LVL 2 TOPPING	208	TYPE I	1BED	58.66 m ²
T.O. LVL 2 TOPPING	209	TYPE J-BF	3BED	96.62 m ²
T.O. LVL 2 TOPPING	210	TYPE A	2BED	74.32 m ²
T.O. LVL 3 TOPPING				
T.O. LVL 3 TOPPING	301	TYPE B	1BED	54.43 m ²
T.O. LVL 3 TOPPING	302	TYPE C-BF	1BED + DEN	59.75 m ²
T.O. LVL 3 TOPPING	303	TYPE D	1BED + DEN	61.16 m ²
T.O. LVL 3 TOPPING	304	TYPE E	2BED	81.36 m ²
T.O. LVL 3 TOPPING	305	TYPE F	3BED	101.54 m ²
T.O. LVL 3 TOPPING	306	TYPE G	2BED + DEN	96.49 m ²
T.O. LVL 3 TOPPING	307	TYPE H	1BED	50.87 m ²
T.O. LVL 3 TOPPING	308	TYPE I	1BED	58.66 m ²
T.O. LVL 3 TOPPING	309	TYPE J	3BED	96.62 m ²
T.O. LVL 3 TOPPING	310	TYPE A	2BED	74.32 m ²
T.O. LVL 4 TOPPING				
T.O. LVL 4 TOPPING	401	TYPE B	1BED	53.84 m ²
T.O. LVL 4 TOPPING	402	TYPE C-BF	1BED + DEN	59.17 m ²
T.O. LVL 4 TOPPING	403	TYPE D	1BED + DEN	60.62 m ²
T.O. LVL 4 TOPPING	404	TYPE E	2BED	79.62 m ²
T.O. LVL 4 TOPPING	405	TYPE F	3BED	100.78 m ²
T.O. LVL 4 TOPPING	406	TYPE G4-BF	2BED + DEN	95.15 m ²
T.O. LVL 4 TOPPING	407	TYPE H	1BED	50.89 m ²
T.O. LVL 4 TOPPING	408	TYPE I	1BED	58.64 m ²
T.O. LVL 4 TOPPING	409	TYPE J	3BED	93.96 m ²
T.O. LVL 4 TOPPING	410	TYPE A	2BED	72.99 m ²
TOTAL	41			2989.44 m²

UNIT COUNT						
BEDS	LVL 1	LVL 2	LVL 3	LVL 4	TOTAL	%
1-BED	2	3	3	3	11	27%
1-BED + DEN	1	2	2	2	9	22%
2-BED	2	2	2	2	9	22%
2-BED + DEN	1	1	1	1	4	10%
3-BED	1	2	2	2	7	17%
STUDIO	1	0	0	0	1	2%
TOTAL	8	10	10	10	41	100%

AMENITY AREAS (COMMUNAL)			
LEVEL	NAME	AREA (M)	AREA (SF)
T.O. LVL 1 SLAB	AMENITY ROOM	60.85 m ²	655.03 m ²
T.O. LVL 1 SLAB	OUTDOOR AMENITY	66.07 m ²	711.21 m ²
T.O. ROOF TERRACE	ROOF TOP TERRACE	189.78 m ²	2042.16 m ²
TOTAL		316.71 m²	3408.01 m²

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
T.O. SERVICE LEVEL SLAB	21
T.O. ENTRY SLAB	2
TOTAL	23

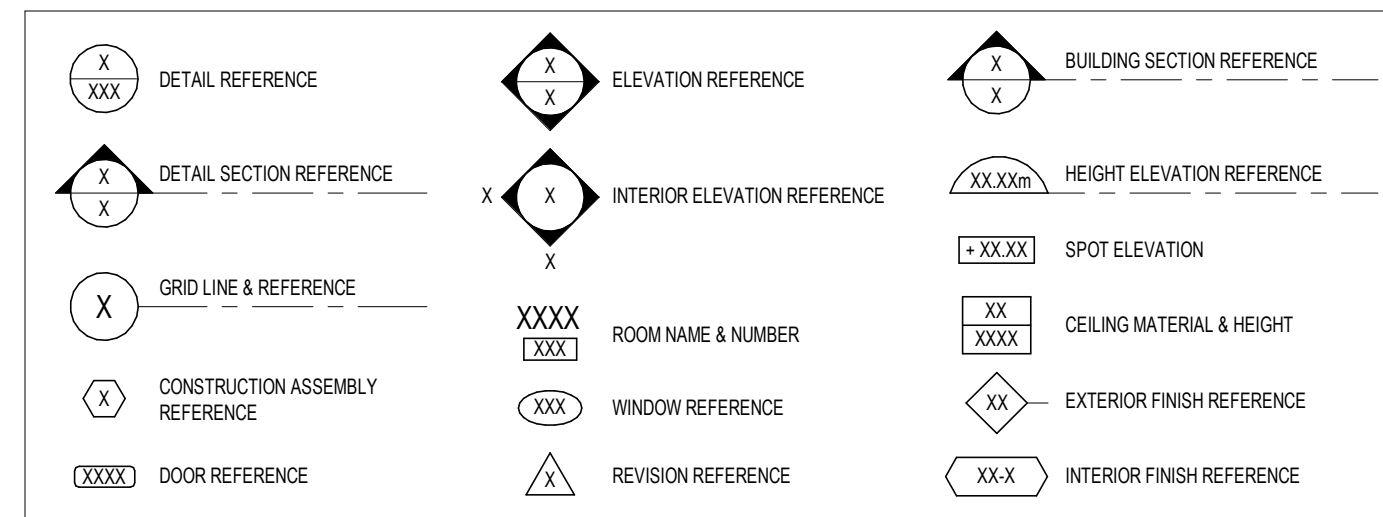
RENTABLE AREA (RESIDENTIAL)		
LEVEL	AREA	AREA (SF)
T.O. LVL 0 SLAB	220.01 m ²	2398 SF
T.O. LVL 1 SLAB	575.17 m ²	6191 SF
T.O. LVL 2 TOPPING	734.20 m ²	7903 SF
T.O. LVL 3 TOPPING	734.20 m ²	7903 SF
T.O. LVL 4 TOPPING	726.87 m ²	7813 SF
TOTAL	2989.44 m²	32118 SF

PARKING SCH. (VEHICLE)	
LEVEL	COUNT
T.O. LVL 0 SLAB	16
TOTAL	16

GROSS AREA (OBC)		
NAME	AREA	AREA (SF)
LEVEL 0 - GROUP C	270.38 m ²	2910 SF
LEVEL 0 - GROUP F3	824.26 m ²	8719 SF
LEVEL 1	803.01 m ²	8644 SF
LEVEL 2	800.77 m ²	8619 SF
LEVEL 3	800.92 m ²	8621 SF
LEVEL 4	792.40 m ²	8529 SF
PENTHOUSE - GROUP C	79.88 m ²	849 SF
PENTHOUSE - GROUP F	28.79 m ²	310 SF
TOTAL	4199.40 m²	45202 SF

3 LOCATION PLAN

SCALE: NTS



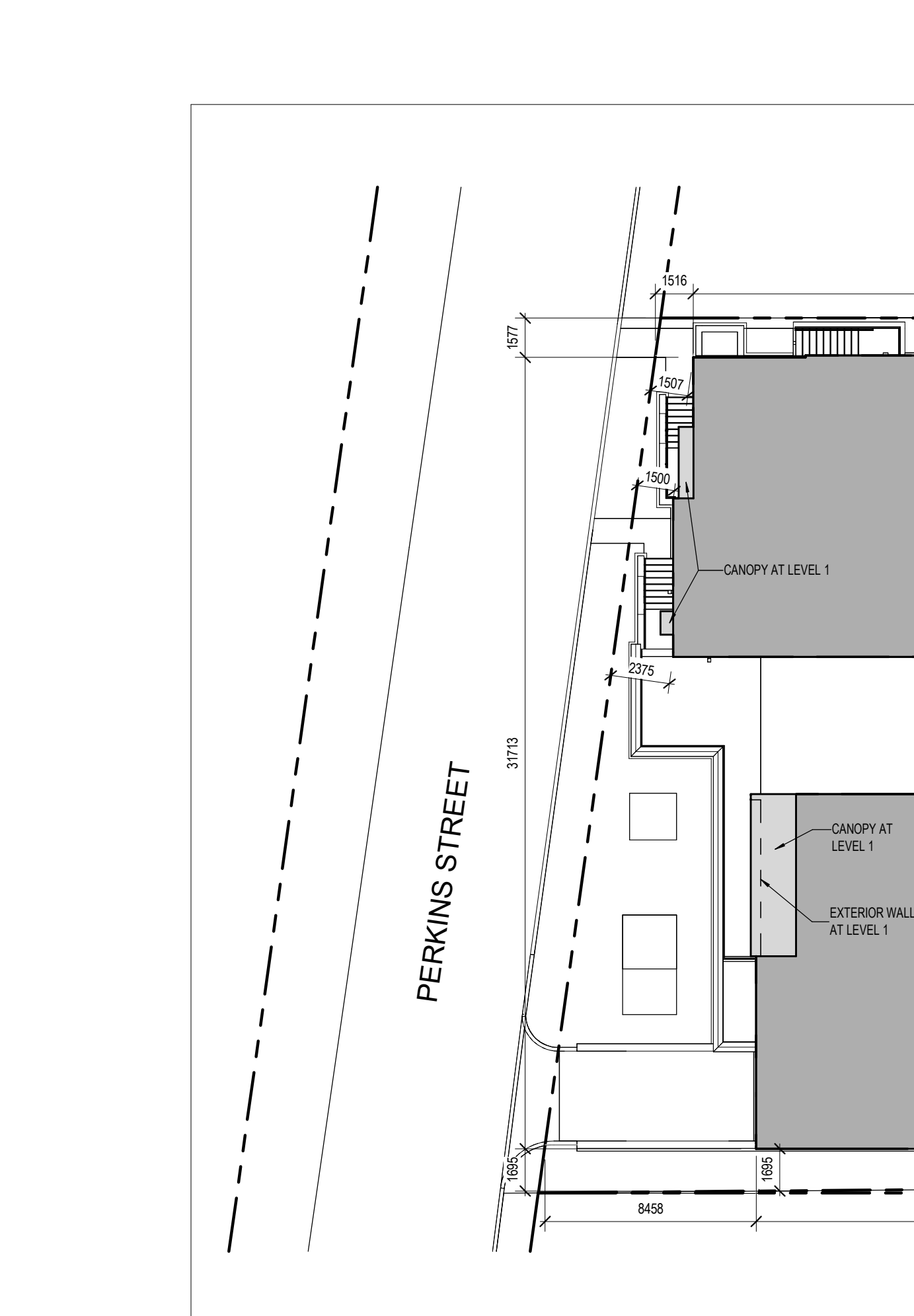
4 NOTATION LEGEND

SCALE: NTS



1 SITE SETBACK PLAN

SCALE: 1:200



Site Statistics	
Current Zoning Designation:	R4-LD (291)
Total Lot Width:	35.1
Total Lot Area:	1215.1m ²
Average Existing Grade:	62.775
Gross Floor Area:	4199.2m ²
Floor Space Index:	3.37

Proposed Development - 4 Storey Low-Rise Apartment Building		
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 162A, Row R4-LD	15m	35.1m
Minimum Lot Area Table 162A, Row R4-LD	450m ²	1215.1m ²
Min. Front Yard Setback Section 144(1)(a)	1.45m	2.5m
Corner Side Yard Setback Table 162A, Row R4-LD	4.5m	-
Min. Interior Side Yard Setback Table 162A, Row R4-LD, Section 144(2)(a)	1.5m	1.5m
Min. Rear Yard Setback Section 135(1), Table 162A, Row R4-LD	4.5m	1.5m
Maximum Building Height Table 162A, Row R4-LD	14.5m	14.5m
Parking Space Rates (Residents) 101 (Sch. 1A - Area X)	13 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces / unit for 29 units - Table 101(R15) - 10% Section 101(6)	13 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area X)	3 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 29 units - Table 102	3 Spaces
Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area B)	20.5 Spaces 0.5 spaces / unit for 41 units (11A)(b)(i))	44 Spaces (42 interior resident spaces) (2 visitor exterior spaces)
Total Amenity Area Table 137	NA	316.7m ²
Minimum Landscaped Area Section 151 (B)	364.5m ²	370m ²

2 SITE & PROJECT STATISTICS

SCALE: 1:1



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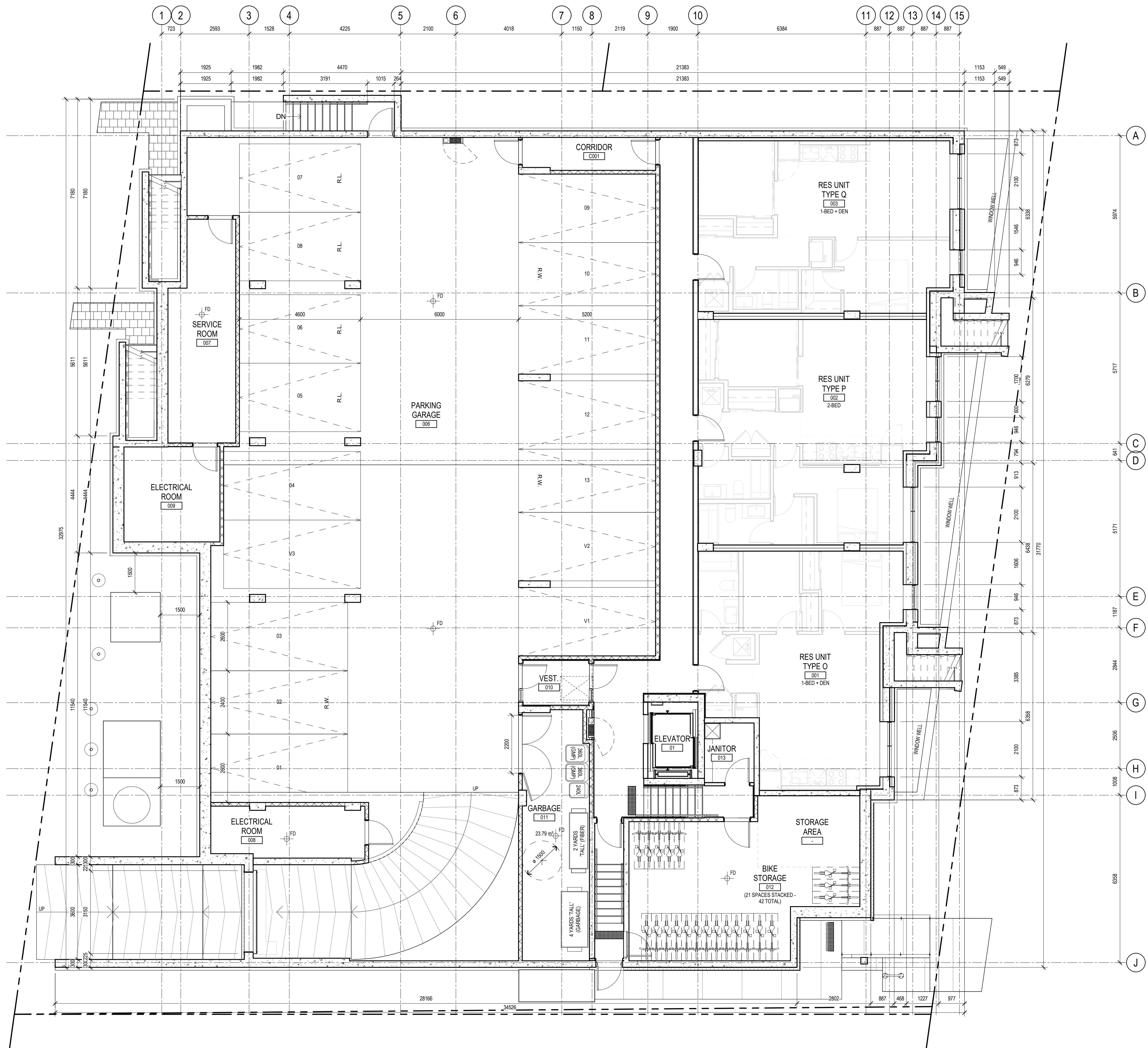
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PROJ SCALE DRAWN REVIEWED
2214 NOTED JH RMK

PROJECT INFORMATION

A2

D07-12-24-0095 #19176



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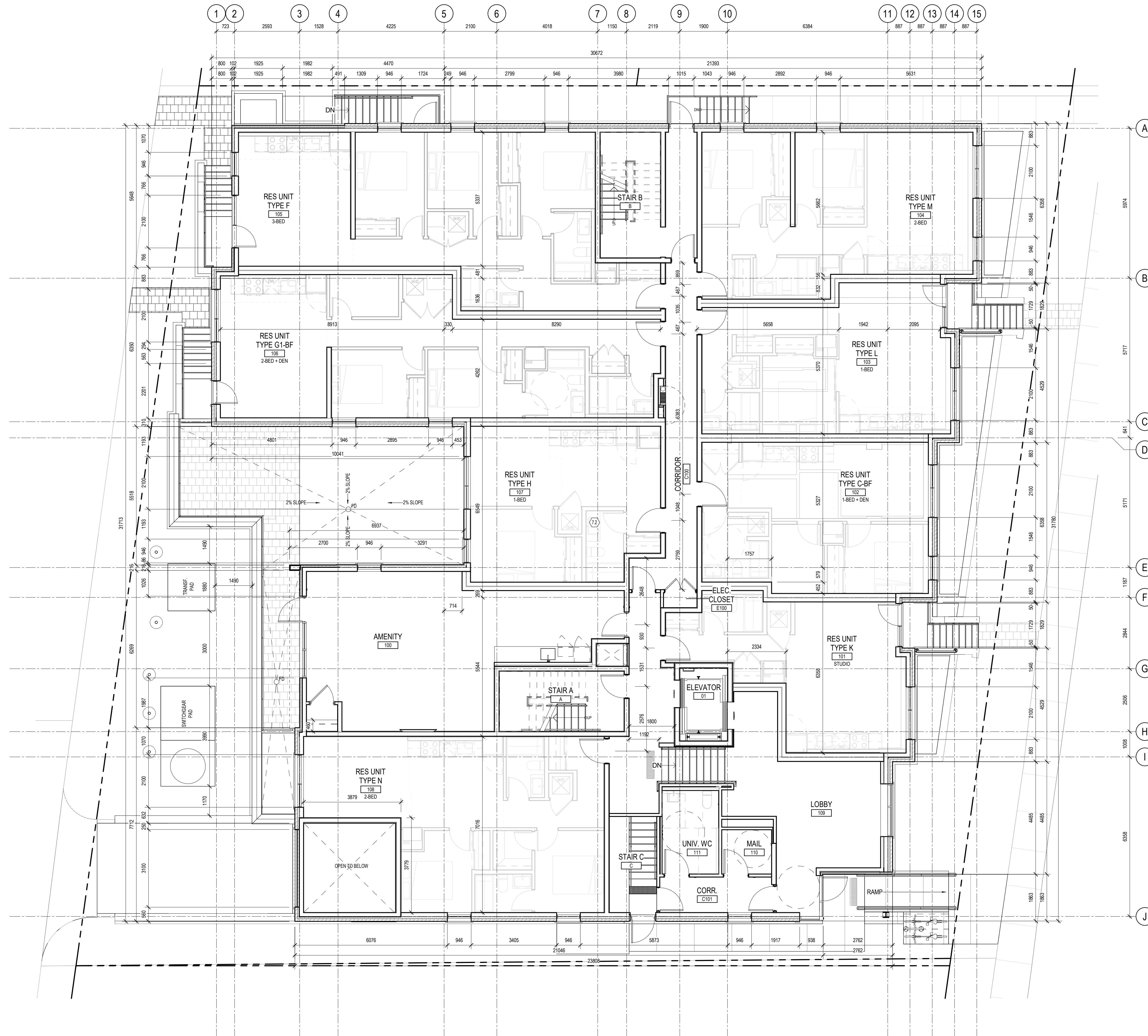
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2214	NOTED	JH	RMK

**FLOOR PLAN - LEVEL 0/
 BASEMENT**



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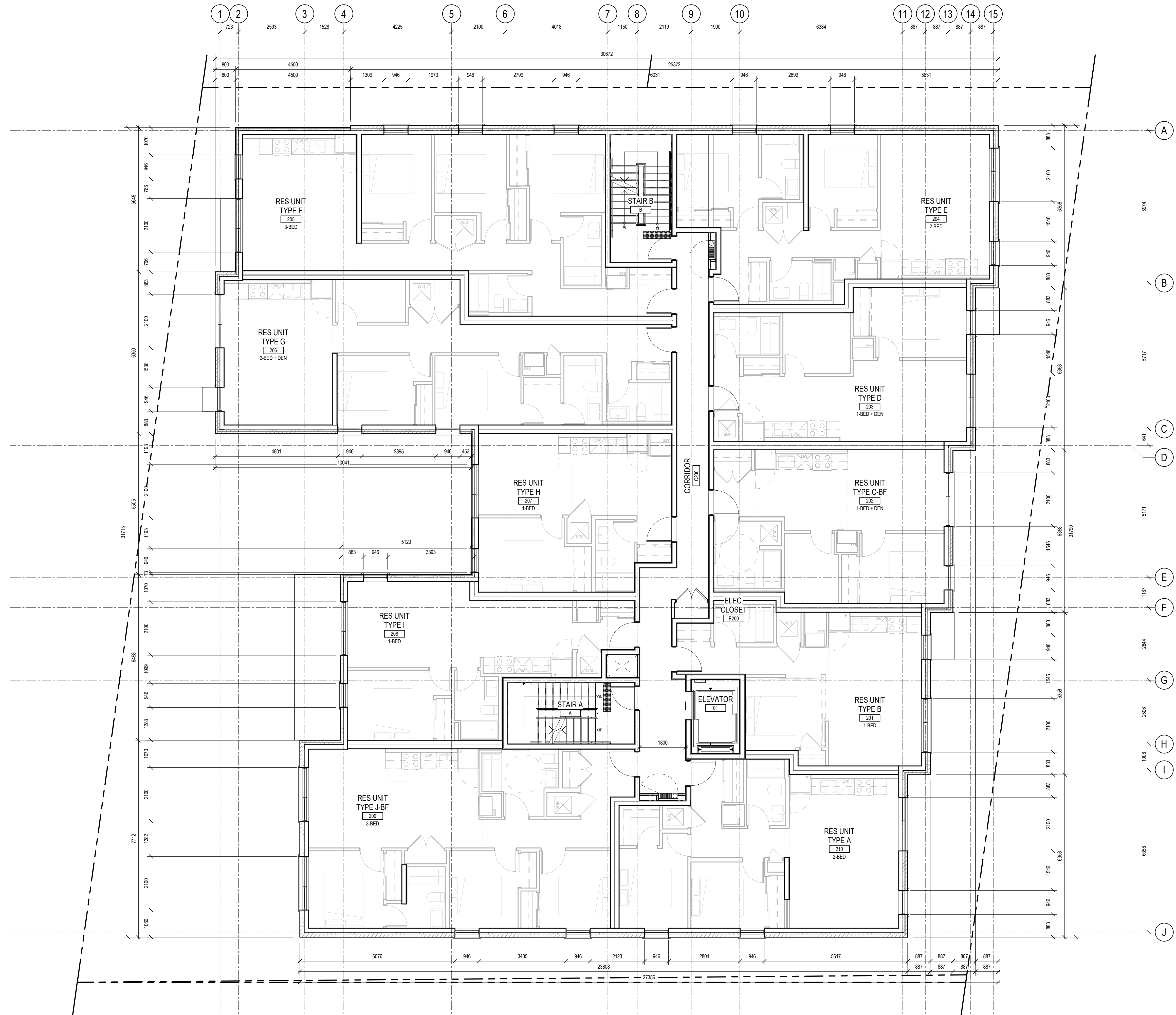
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2214	NOTED	JH	RMK

FLOOR PLAN - LEVEL 1

1 FLOOR PLAN - LEVEL 1
 A4 SCALE: 1 : 75

A4

#19176



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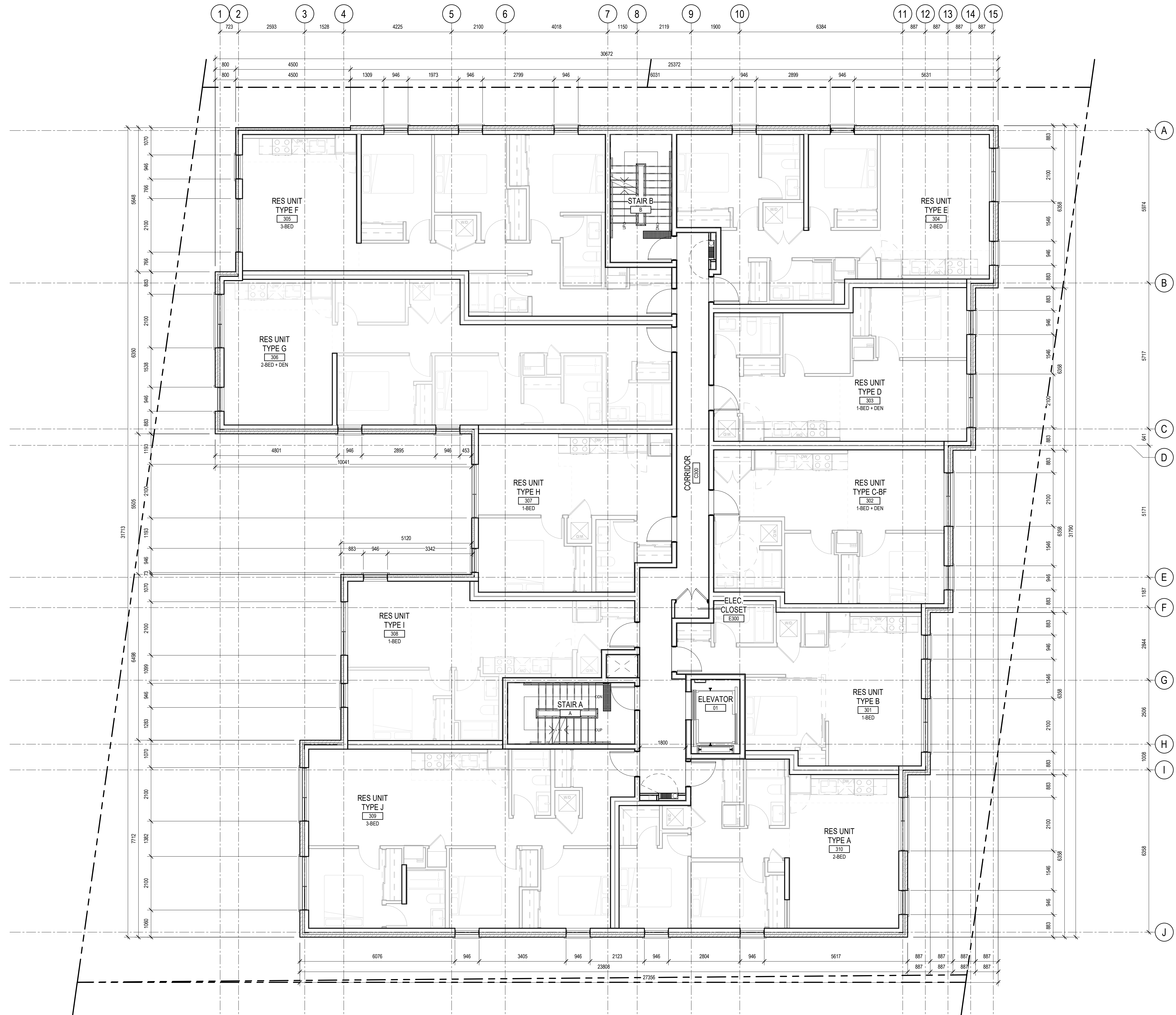
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FLOOR PLAN - LEVEL 2

1 FLOOR PLAN - LEVEL 2
 A5 SCALE: 1 : 75

A5

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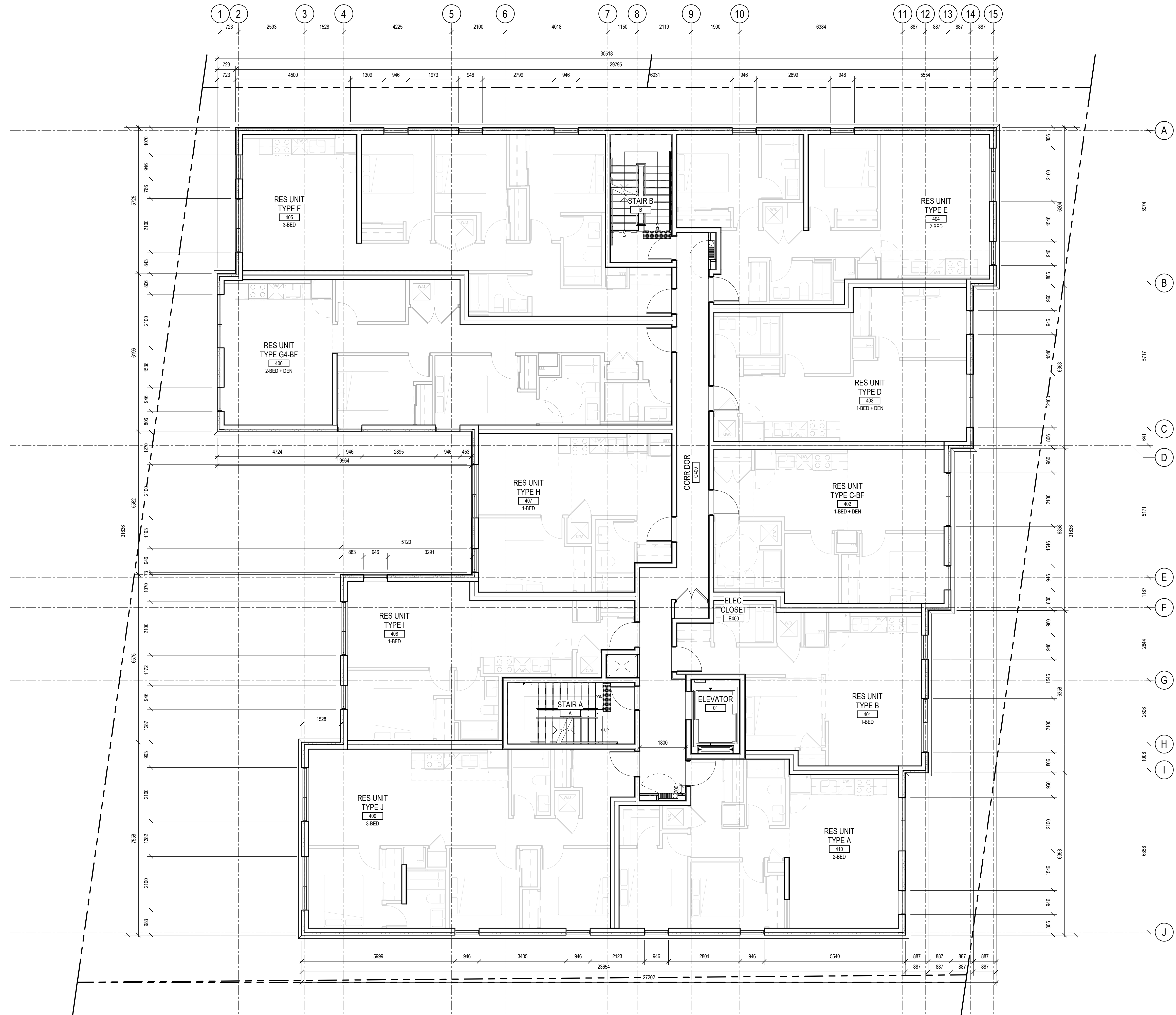
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FLOOR PLAN - LEVEL 3



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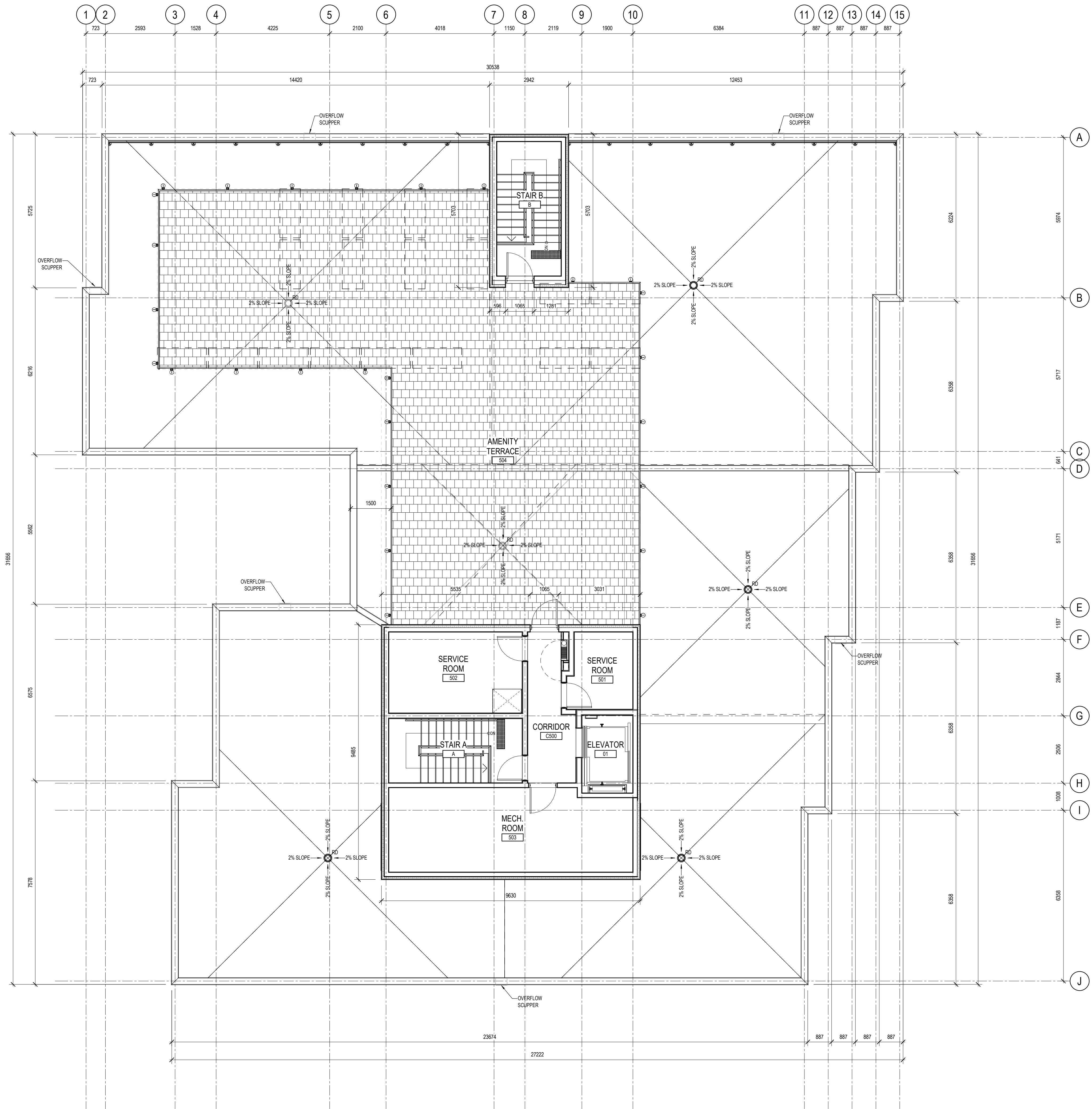
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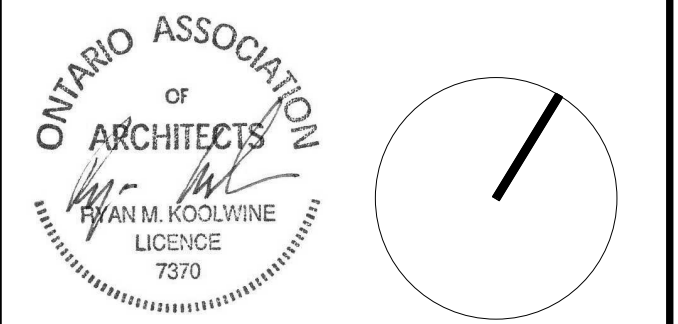
FLOOR PLAN - LEVEL 4



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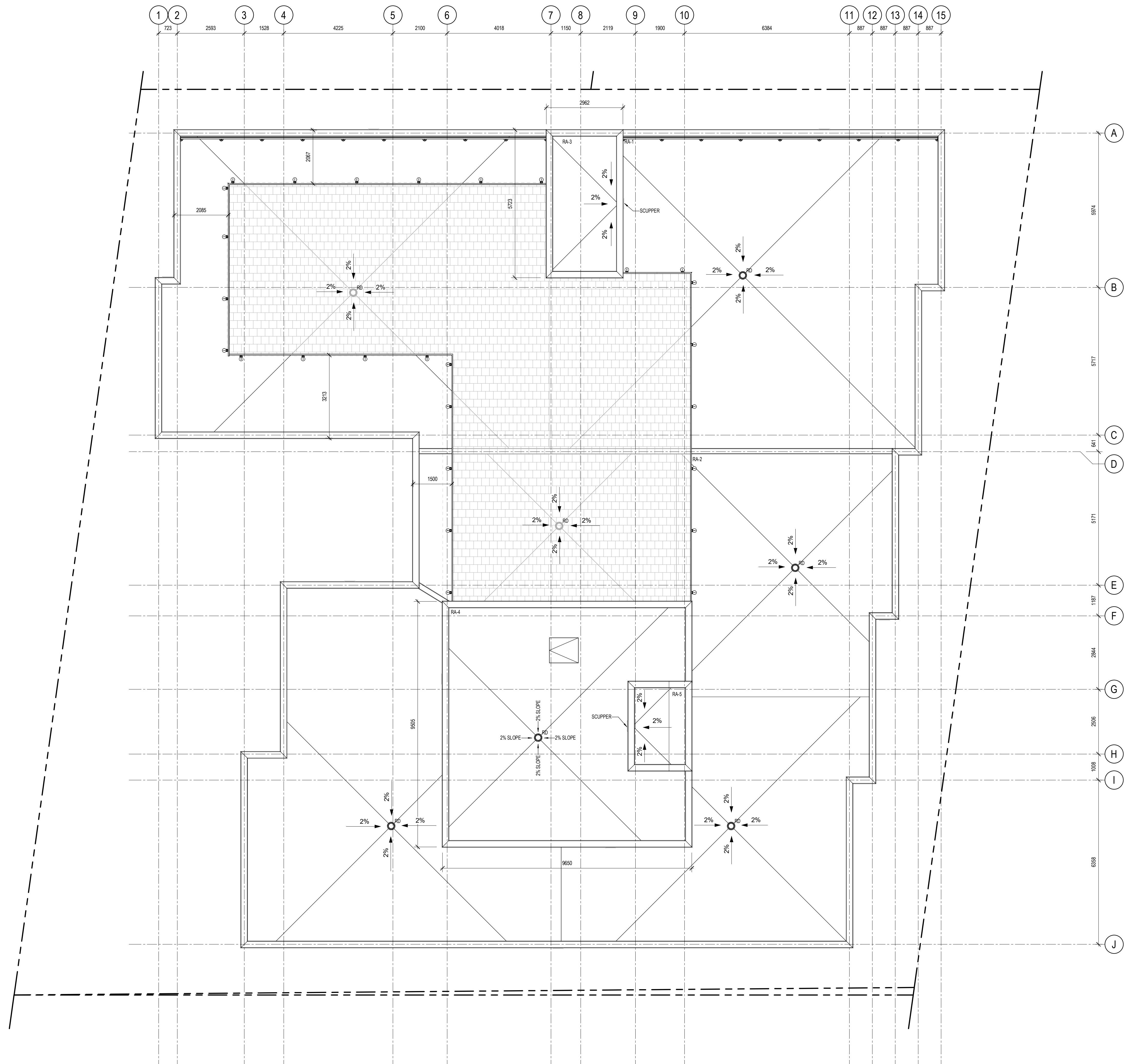
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FLOOR PLAN - PENTHOUSE



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ROOF PLAN



1 EAST ELEVATION
A10 SCALE: 1:100



2 NORTH ELEVATION
A10 SCALE: 1:100

CLADDING LEGEND:

- BR-1 BRICK COLOUR: RED
- BR-2 BRICK COLOUR: RED SOLDIER COURSE
- BL-1 STONE BLOCK
- C-1 CONCRETE
- AL-1 RESERVED
- AL-2 RESERVED
- AL-3 ALUMINUM PANEL DARK GREY
- ST-1 PREFINISHED STEEL CLADDING LIGHT GREY
- PR-G PARAPET DARK GREY
- FL-1 ALUMINUM FLASHING DARK GREY

ALUMINUM COMPOSITE PANEL FIRE RATING GENERAL NOTE:
ALL ALUMINUM COMPOSITE PANELS IN NORTH AND SOUTH FACADE TO BE FIRE RATED PANELS WITH MINERAL FIBER CORE (NO POLYETHYLENE PERMITTED). REFER TO SPECIFICATIONS

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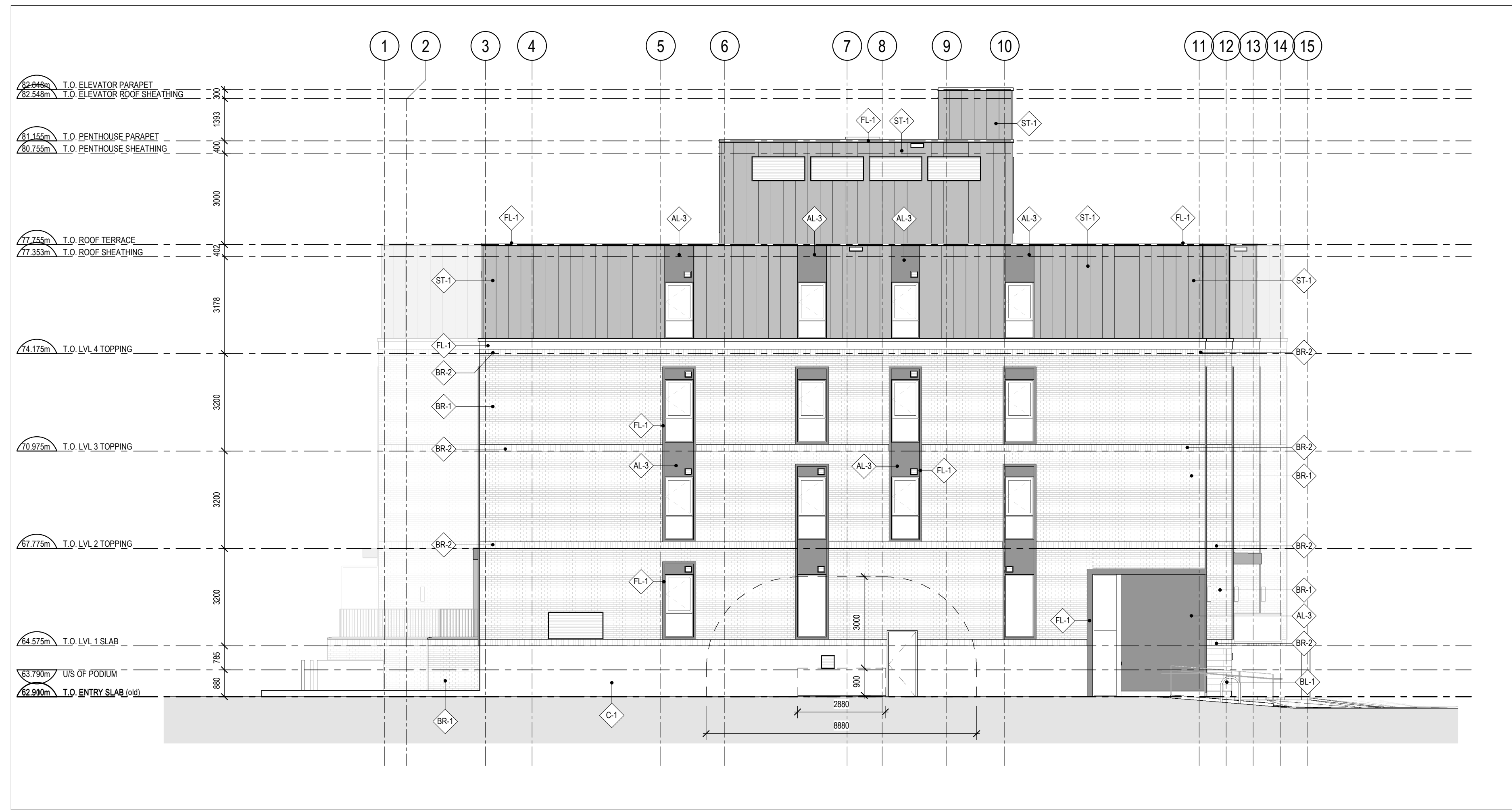
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2214	NOTED	JH	RMK

ELEVATIONS - EAST & NORTH

A10



1 WEST ELEVATION
A11 SCALE: 1:100



2 SOUTH ELEVATION
A11 SCALE: 1:100

CLADDING LEGEND:

- BR-1 BRICK COLOUR: RED
- BR-2 BRICK COLOUR: RED SOLDIER COURSE
- BL-1 STONE BLOCK
- C-1 CONCRETE
- AL-1 RESERVED
- AL-2 RESERVED
- AL-3 ALUMINUM PANEL DARK GREY
- ST-1 PREFINISHED STEEL CLADDING LIGHT GREY
- PR-G PARAPET DARK GREY
- FL-1 ALUMINUM FLASHING DARK GREY

ALUMINUM COMPOSITE PANEL FIRE RATING GENERAL NOTE:

ALL ALUMINUM COMPOSITE PANELS IN NORTH AND SOUTH FACADE TO BE FIRE RATED PANELS WITH MINERAL FIBER CORE (NO POLYETHYLENE PERMITTED). REFER TO SPECIFICATIONS

- 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.

16 REISSUED FOR SPA 2024-10-29
7 ISSUED FOR SPA 2024-08-23

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
2214	NOTED	JH	RMK

ELEVATIONS - WEST & SOUTH

A11