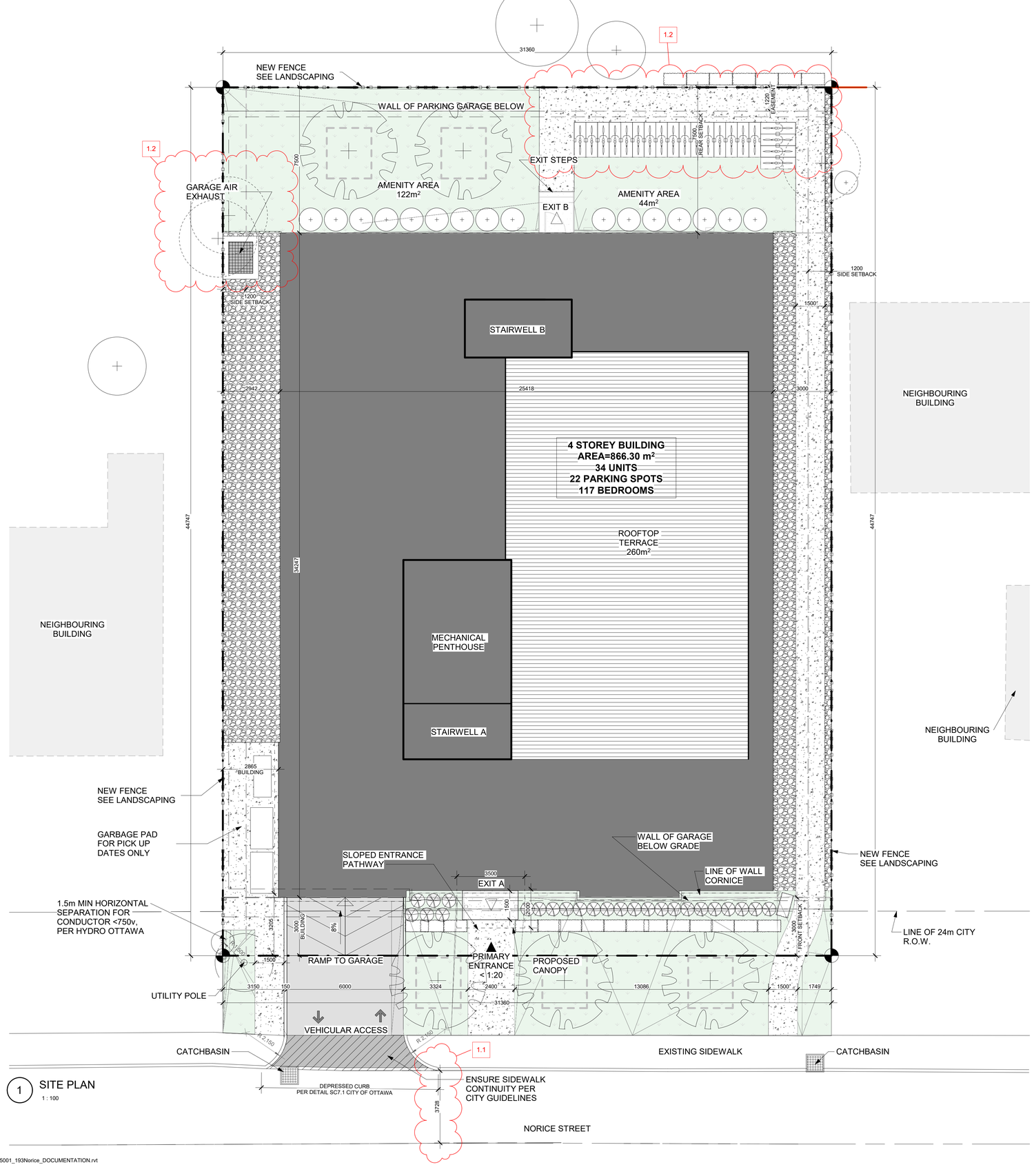
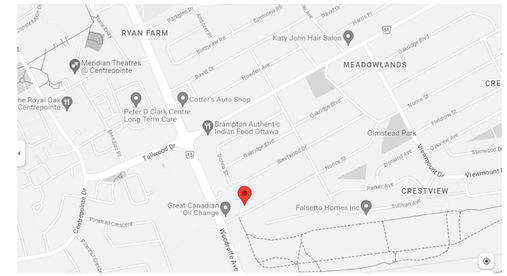


1 SITE PLAN
1 : 100



SITE CONTEXT

LEGEND

SURFACES

- GRASS
- RIVERSTONE
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING

LINES

- PROPERTY LINE
- SETBACK LINE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- XX.XXm EXISTING GRADE ELEVATION
- XX.XXm PROPOSED GRADE ELEVATION
- LOT CORNERS

PARKING

- BIKE PARKING H: HORIZONTAL 0.6M x 1.8M V: VERTICAL 0.5M x 1.5M S: STACKED 0.37M x 1.8M
- CAR PARKING R: RESIDENTIAL V: VISITOR
- BF PARKING R: RESIDENTIAL V: VISITOR
- BF PARKING (TYPE A) R: RESIDENTIAL V: VISITOR

GENERAL NOTES

NOTE-A :
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE-B :
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.

NOTE-C :
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

NOTE-D :
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.

NOTE-E :
- DO NOT SCALE DRAWINGS.

NOTE-F :
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF :
PART OF LOT 32
CONCESSION 1 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
MAY 3, 2024

0m 0.5m 1m 2m 4m

PROJECT INFORMATION

SITE SUMMARY	SITE SUMMARY
ADDRESS	193 NORICE ST, NEPEAN, ON
CURRENT ZONING	LC[2127]
SITE AREA	1403.05 m²
PROPOSED USE	RESIDENTIAL
BUILDING AREA	866.30 m²

ZONING SUMMARY	REQUIRED	PROPOSED
LOT AREA	0.00 m²	1403.05 m²
LOT WIDTH	0.00 m	31.39 m
MIN. LOT WIDTH	0.00 m	
MAX. BUILDING HEIGHT	12.50 m	12.50 m
MAX. PARAPET HEIGHT *Above max. building*	n/a	1.20 m
SET BACKS :		
- FRONT YARD	3.00 m *(min.)*	3.00 m *(min.)*
- INTERIOR SIDE YARD	1.20 m *(min.)*	3.00 m *(min.)*
- REAR YARD	7.50 m *(min.)*	7.50 m *(min.)*

VEHICULAR PARKING	REQUIRED	PROPOSED
MIN PARKING SPACES	15	15
MIN VISITOR PARKING SPACES	7	7
MIN ACCESSIBLE PRKG SPACES* *incl. in parking count	1	1

BICYCLE PARKING	REQUIRED	PROPOSED
MIN PARKING SPACES	17	20

WASTE CONTAINERS	REQUIRED	PROPOSED
GARBAGE (0.231 y³ / unit)	8	8
RECYCLING GMP (0.018 y³ / unit)	1	2
RECYCLING FEL (0.062 y³ / unit)	2.108	3
ORGANICS (indiv. Kit Catcher) 240L	1	2

AMENITY AREA	REQUIRED	PROPOSED
6m² / UNIT + 10% gross = (6 x 34) + 10% of (2758.23 m²) = 204m² + 276m² = 480m²	486.00 m²	
COMMUNAL - EXT. = 50% (min)	240.00 m²	
Exterior on grade		166.00 m²
Rooftop Terrace		260.00 m²
COMMUNAL - INT.		61.95 m²
TOTAL		487.95 m²

BUILDING SUMMARY

	UNITS	GFA - OBC	GFA - CITY
LEVEL 1	7	866.30 m²	547.80 m²
LEVEL 2	9	865.61 m²	736.81 m²
LEVEL 3	9	865.61 m²	736.81 m²
LEVEL 4	9	864.79 m²	736.81 m²

PRIME ARCHITECTURE

L450-323 Coventry Rd, Ottawa, ON K1K 3X6
Tel : 819-416-6228

ONTARIO ASSOCIATION OF ARCHITECTS
LLUDD G. AP GWYN
LICENCE
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3332 Carling Avenue, Ottawa, ON K2H 5A8
416-231-4181

KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

Tel : 613-791-2237 | www.karnakdevelopments.com

rev.	description	date
1.2	PERMIT REV 01	2025-07-11
1.1	SPA REVISION	2025-06-23
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

DWG NO. / NO. DESSIN :

A050

REVISION NO. / NO. DE RÉVISION : 1.2

D07-12-24-0101
#17254

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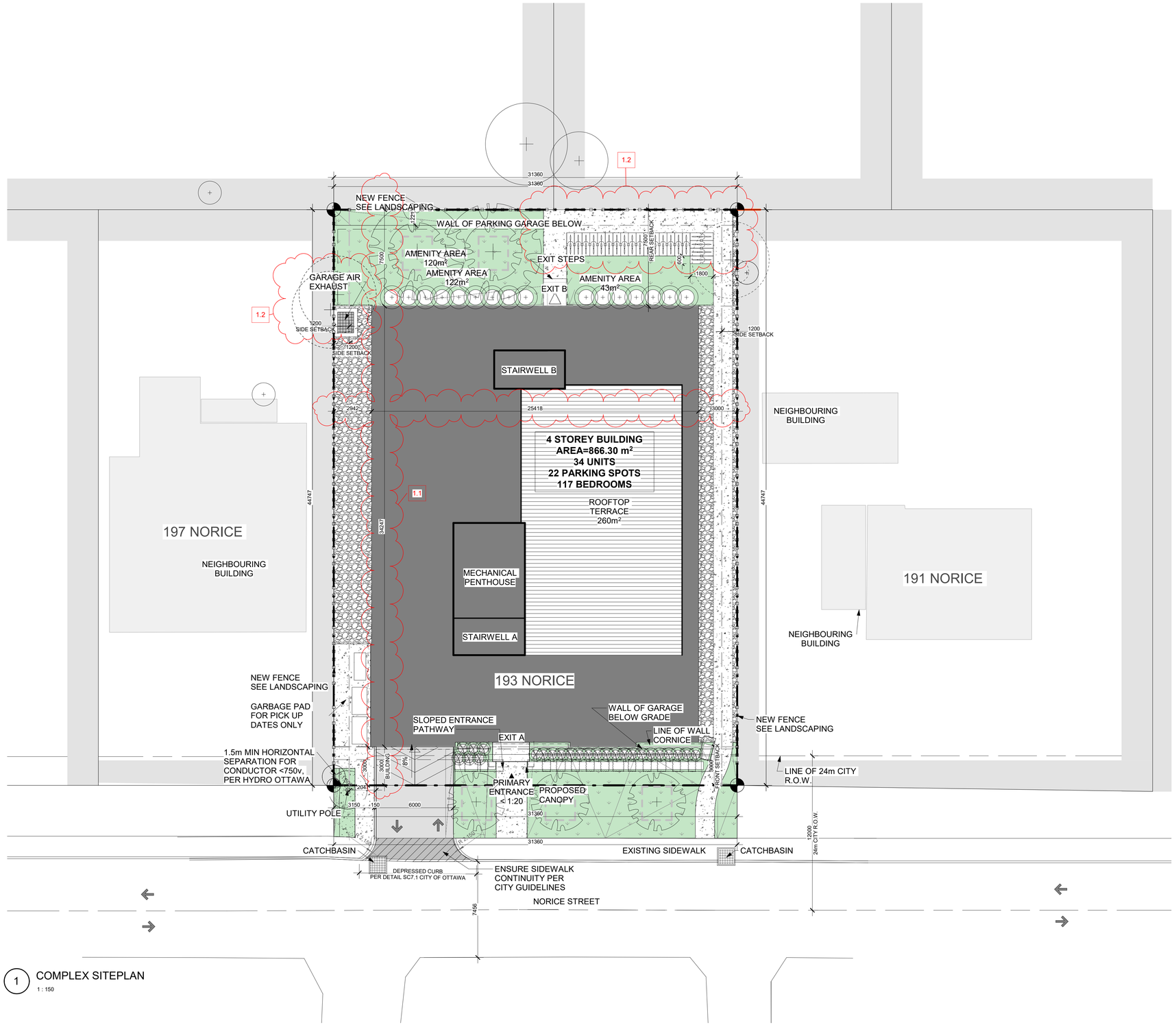
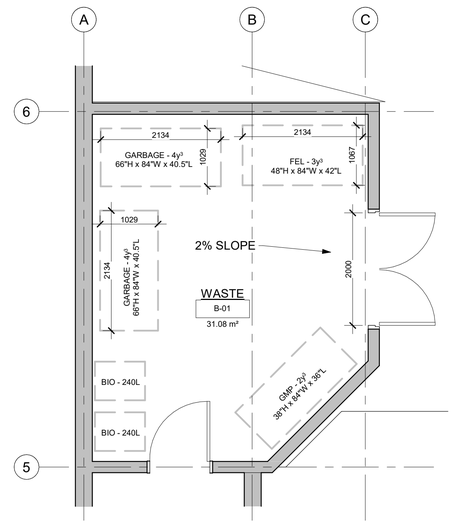


1 COMPLEX SITEPLAN
1 : 150



2 LEVEL P1 - WASTE ROOM
1 : 50

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193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

COMPLEX PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**08/28/20**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
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PROJECT PHASE / PHASE DU PROJET :	**3**

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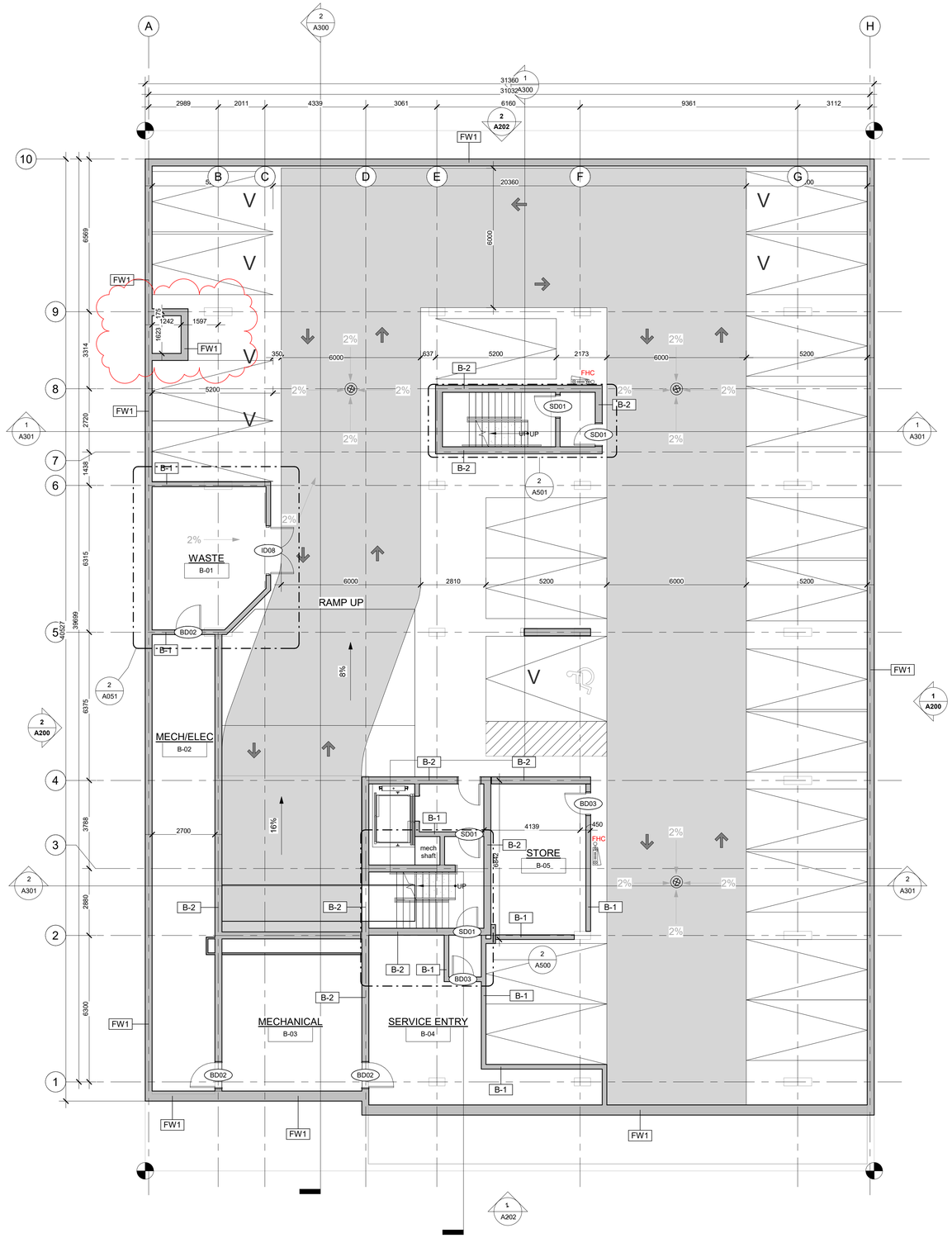

1 PARKING LEVEL - P1

1 : 100

TYPICAL DRAWINGS NOTES:

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STAGGER ALL JOINTS OF MULTIPLE GYPSUM BOARD LAYERS.

INNER LAYERS MUST BE TAPED BUT NOT SANDED.

INSTALL GYPSUM BOARD WITH NO JOINTS GREATER THAN 6mm.

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KEY PLAN / PLAN CLÉ :

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rev.	description	date
1.2	PERMIT REV 01	2025-07-11
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

P1 PARKING LEVEL

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

DWG NO. / NO. DESSIN :

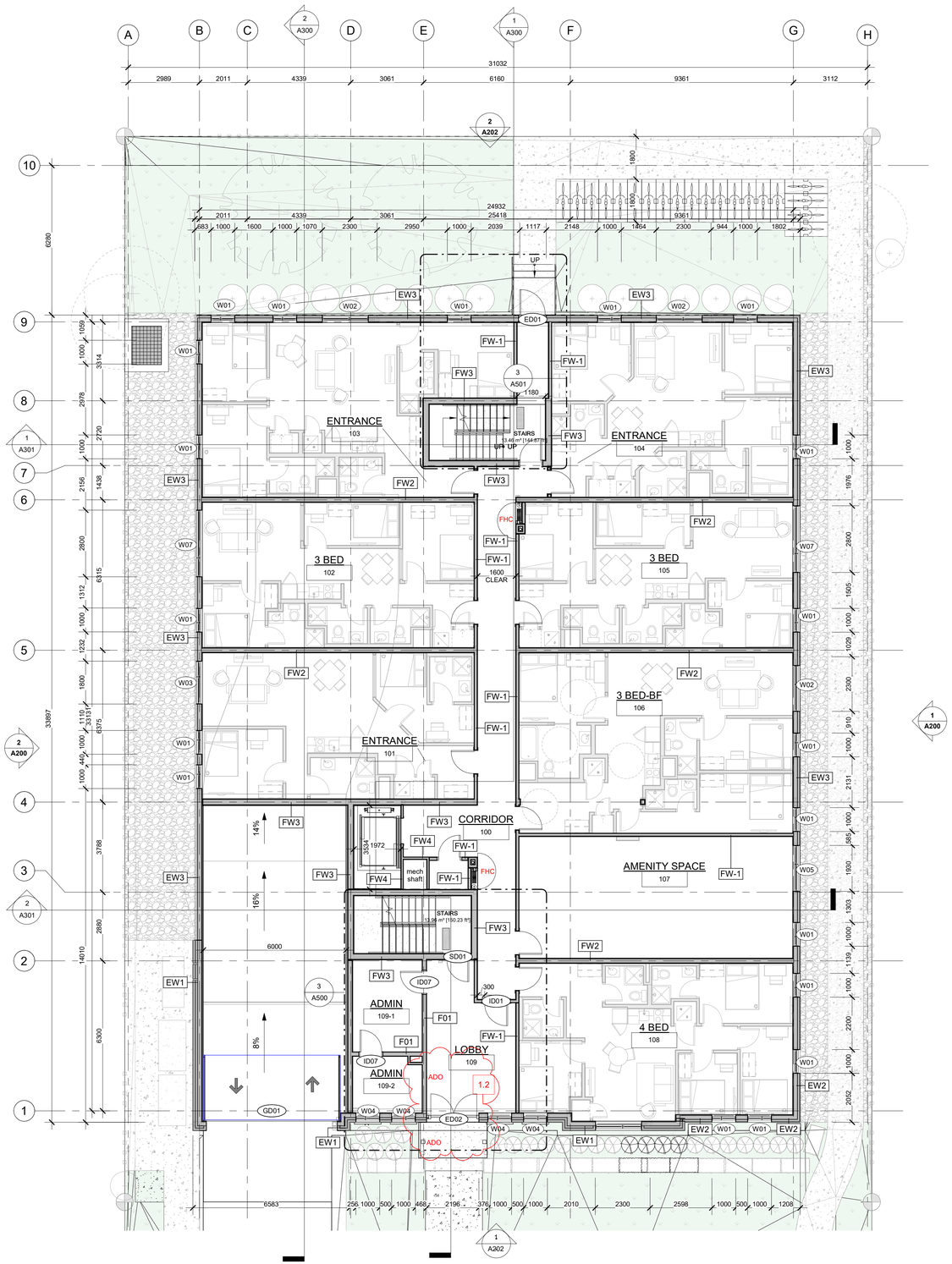
A100.1

REVISION NO. / NO. DE RÉVISION : 1.2

D07-12-24-0101

#17254

Autodesk Docs://193 Norice/25001_193Norice_DOCUMENTATION.rvt



1 LEVEL 1
1 : 100

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DRAWING NAME / NOM DU DESSIN :

GROUND FLOOR

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

DWG NO. / NO. DESSIN :

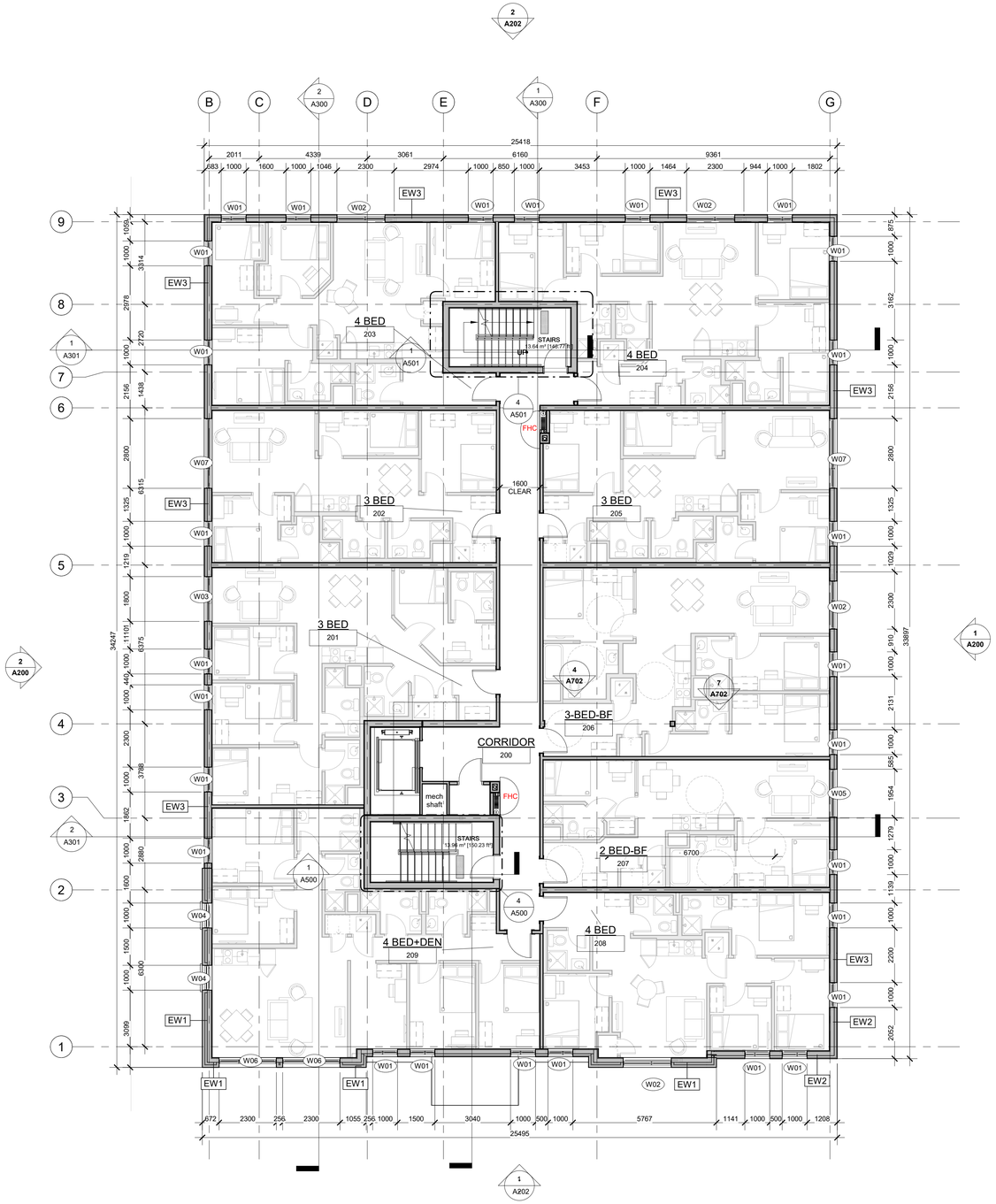
A101

REVISION NO. / NO. DE RÉVISION : 1.2

D07-12-24-0101

#17254

Autodesk Docs://193 Norice/25001_193Norice_DOCUMENTATION.rvt



1 LEVEL 2
1 : 100

TYPICAL DRAWINGS NOTES:

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STAGGER ALL JOINTS OF MULTIPLE GYPSUM BOARD LAYERS.

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TAPE ALL GYPSUM BOARD JOINTS WITH DRYWALL COMPOUND.

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TRIM AND EXTEND THERMAL AND ACOUSTIC BATT INSULATION CONTINUOUSLY BEHIND AND AROUND ALL ELECTRICAL BOXES.

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GRIND HIGH-POINTS AND SKIM-COAT ALL EXPOSED CONCRETE SURFACES WITH DRYWALL COMPOUND.

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PRIME ARCHITECTURE

L450-323 Coventry Rd, Ottawa, ON K1K 3X6
Tel : 819-416-6228

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
10722

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416-231-4181

KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

Tel : 613-791-2237 | www.karnakdevelopments.com

rev.	description	date
1.3	SPA	2025-09-15
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

FLOOR LEVEL 2

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

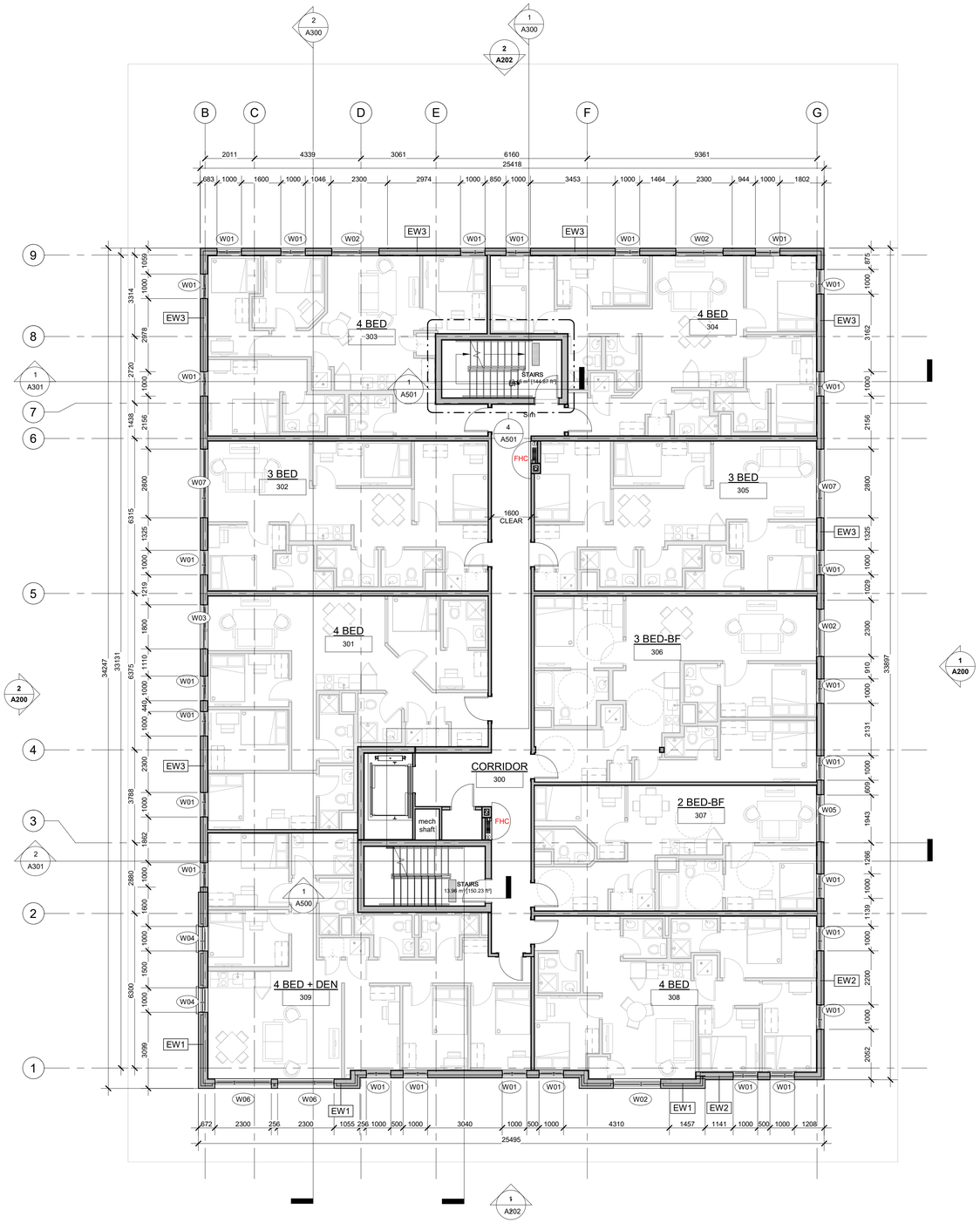
DWG NO. / NO. DESSIN :

A102

REVISION NO. / NO. DE RÉVISION : 1.3

D07-12-24-0101

#17254



1 LEVEL 3
1 : 100

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KEY PLAN / PLAN CLÉ :

CLIENT :

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rev.	description	date
1.3	SPA	2025-09-15
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

FLOOR LEVEL 3

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**06/03/24**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

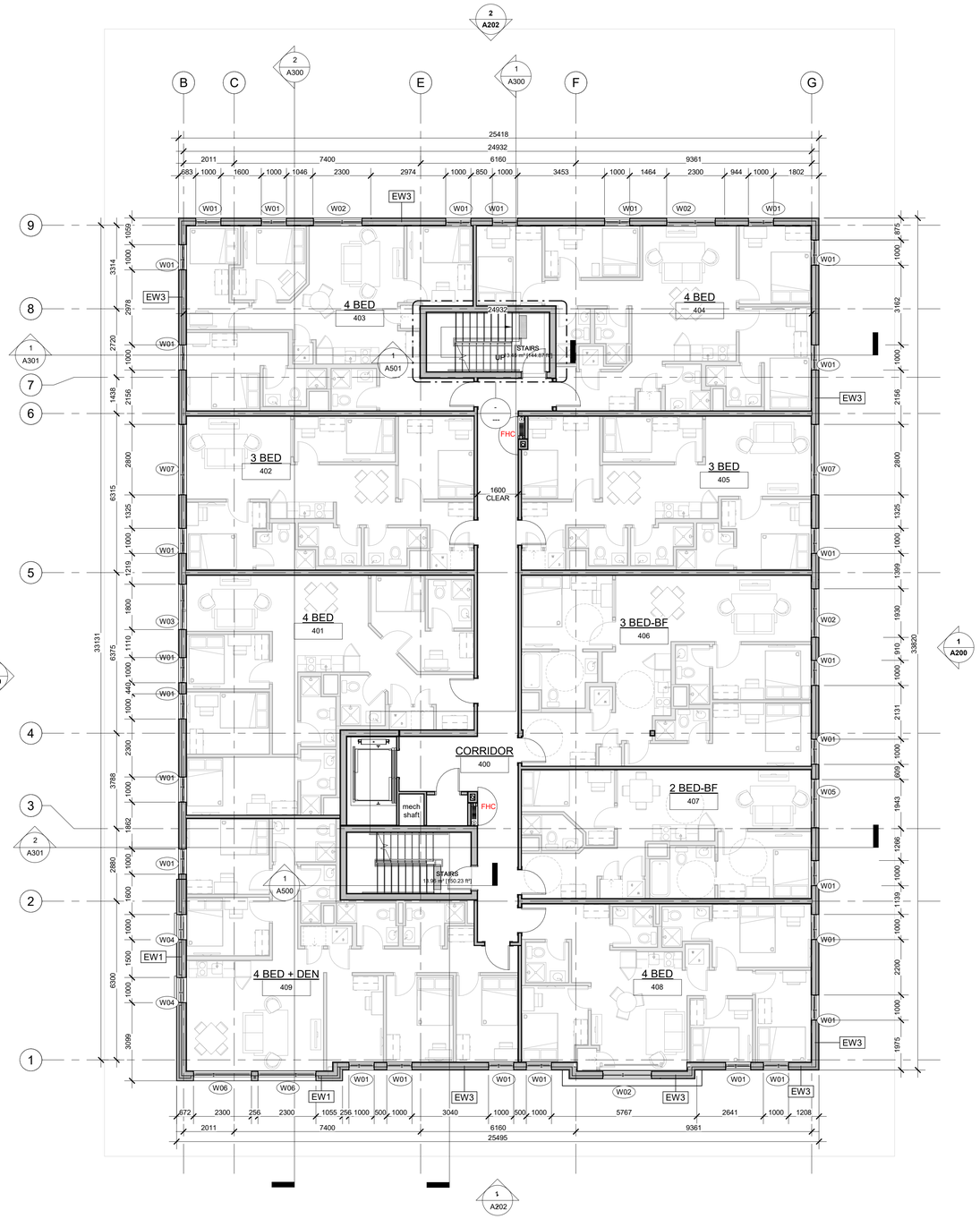
DWG NO. / NO. DESSIN :

A103

REVISION NO. / NO. DE RÉVISION : 1.3

D07-12-24-0101

#17254



1 LEVEL 4
1 : 100

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1.3	SPA	2025-09-15
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

FLOOR LEVEL 4

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**10/08/19**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

DWG NO. / NO. DESSIN :

A104

REVISION NO. / NO. DE RÉVISION : 1.3

D07-12-24-0101

#17254

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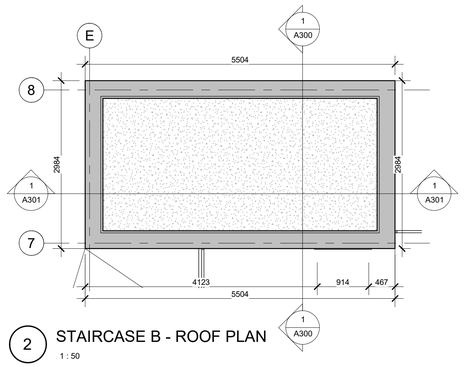

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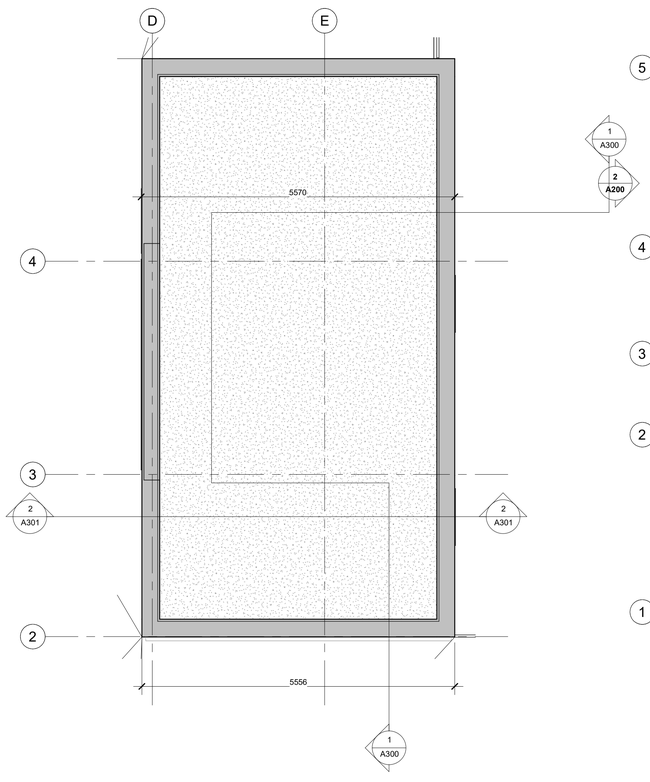
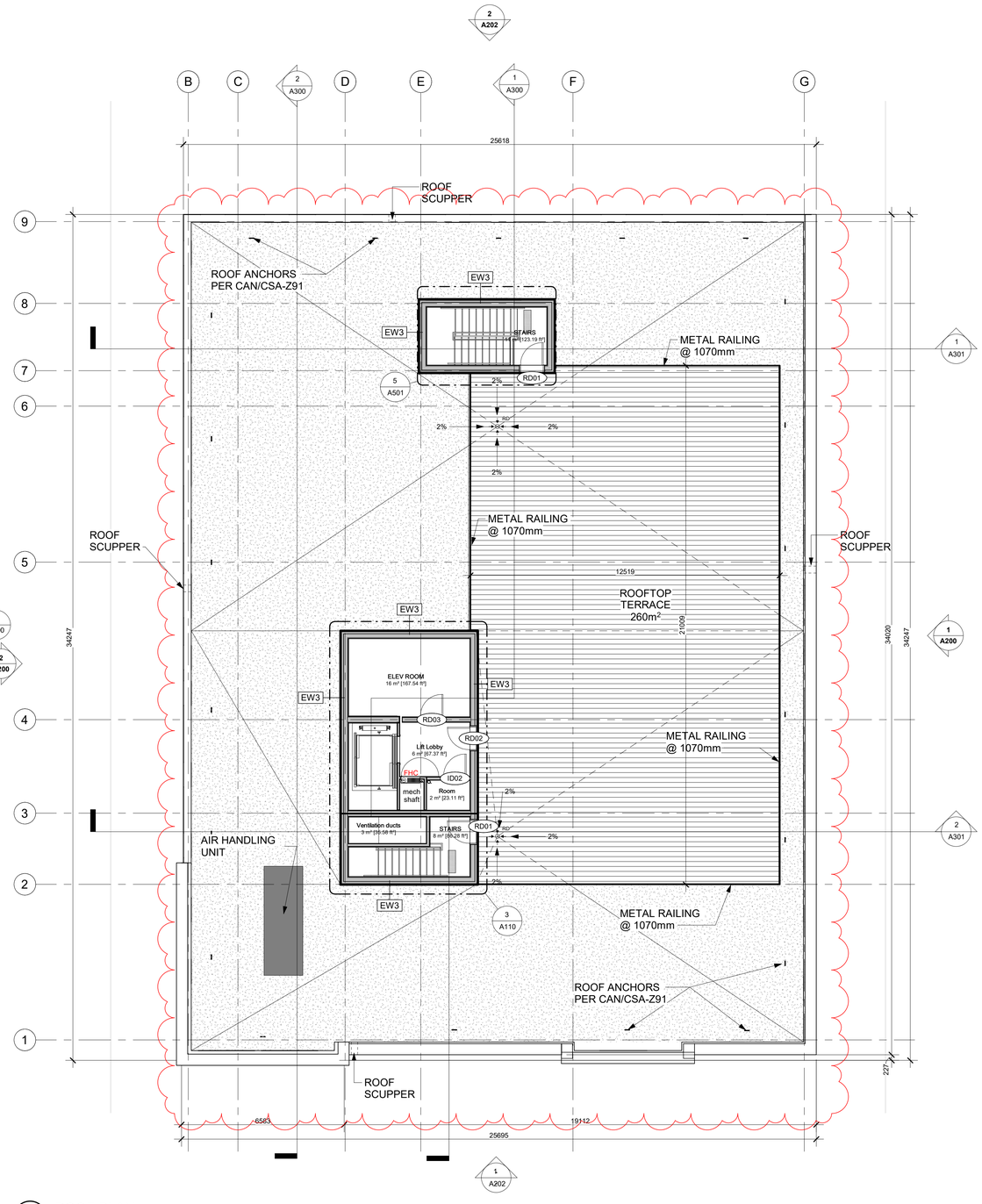


3 MECHANICAL PENTHOUSE - ROOF PLAN
1 : 50



1 ROOF PLAN
1 : 100

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GRIND HIGH-POINTS AND SKIM-COAT ALL EXPOSED CONCRETE SURFACES WITH DRYWALL COMPOUND.

MISCELLANEOUS METAL:

- CONTINUOUSLY WELD ALL STEEL COMPONENTS
- FILL AND GRIND ALL STEEL CONNECTIONS SMOOTH
- FINISH ALL EXPOSED STEEL SURFACES WITH PAINT

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- STAGGER GYPSUM LAYERS AT JOINTS

ACCESS LADDERS MUST CONFORM TO THE REQUIREMENTS OF ENGINEERING DATA SHEET 2-04, ISSUED BY THE MINISTRY OF LABOUR.

PRIME ARCHITECTURE

L450-323 Coventry Rd, Ottawa, ON K1K 3X6
Tel : 819-416-6228

ONTARIO ASSOCIATION OF ARCHITECTS
LLUDD G. AP GWYN
LICENCE
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819-243-8383

Landscape Architect:
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416-231-4181

KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

Tel : 613-791-2237 | www.karnakdevelopments.com

rev.	description	date
1.2	PERMIT REV 01	2025-07-11
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

ROOF PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**03/18/22**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

DWG NO. / NO. DESSIN :

A110

REVISION NO. / NO. DE RÉVISION : 1.2

D07-12-24-0101

#17254

Autodesk Docs://193 Norice/25001_193Norice_DOCUMENTATION.rvt

2 WEST ELEVATION

1 : 100

1 EAST ELEVATION

1 : 100

TYPICAL DRAWINGS NOTES:

EXTEND ALL PARTITIONS TO U/S DECK OR SLAB U.N..

STAGGER ALL JOINTS OF MULTIPLE GYPSUM BOARD LAYERS.

INNER LAYERS MUST BE TAPED BUT NOT SANDED.

INSTALL GYPSUM BOARD WITH NO JOINTS GREATER THAN 6mm.

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FIRE-STOP CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL RATED STEEL STUD PARTITIONS AT TOP AND BOTTOM AND ALL PENETRATIONS.

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ELEVATION LEGEND

FC-01	**FIBER CEMENT CLADDING** BLACK
BR-01	**BRICK VENEER** SEASHELL
FC-02	**BRICK VENEER** LIGHT GREY
CR-01	**CONCRETE** SMOOTH
MP-02	**METAL PANEL** BLACK

PRIME ARCHITECTURE

L450-323 Coventry Rd, Ottawa, ON K1K 3X6
Tel : 819-416-6228

ONTARIO ASSOCIATION OF ARCHITECTS
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KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

Tel : 613-791-2237 | www.karnakdevelopments.com

rev.	description	date
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

ELEVATION - EAST & WEST

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**10/23/19**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

DWG NO. / NO. DESSIN :

A200

REVISION NO. / NO. DE RÉVISION : 1.0

D07-12-24-0101

#17254

Autodesk Docs://193 Norice/25001_193Norice_DOCUMENTATION.rvt

1 SOUTH ELEVATION

1 : 100

2 NORTH ELEVATION

1 : 100

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CR-01	**CONCRETE** SMOOTH
MP-02	**METAL PANEL** BLACK

PRIME ARCHITECTURE

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KEY PLAN / PLAN CLÉ :

CLIENT :

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rev.	description	date
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

ELEVATION - NORTH & SOUTH

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

DWG NO. / NO. DESSIN :

A202

REVISION NO. / NO. DE RÉVISION : 1.0

D07-12-24-0101

#17254

Autodesk Docs://193 Norice/25001_193Norice_DOCUMENTATION.rvt