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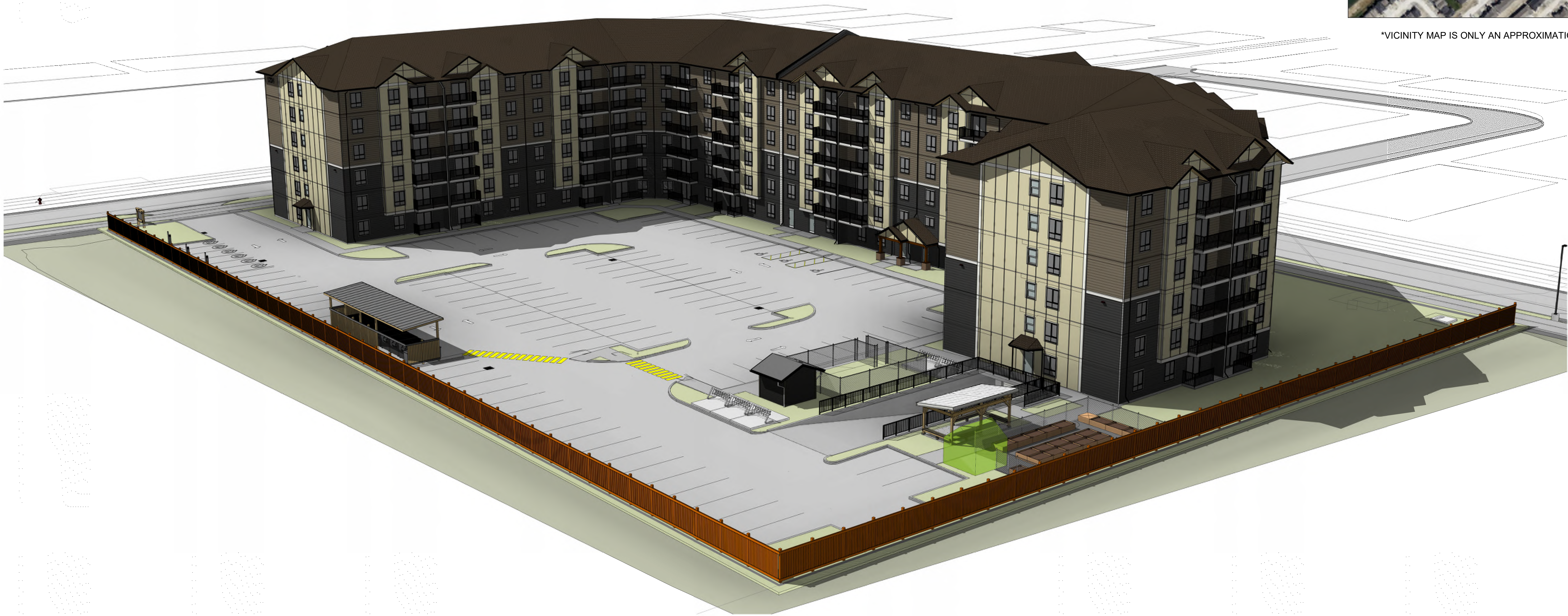
PALLADIUM TERRACE

425 CULDAFF RD OTTAWA, ON

VICINITY MAP




VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION



PROJECT TEAM:


APPLICANT:



BROADSTREET
PROPERTIES' LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

CONSTRUCTION:



SEYMOUR PACIFIC
DEVELOPMENTS LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

STRUCTURAL
ENGINEERING:

-

CIVIL ENGINEERING:

NOVATECH
240 Michael Cowpland Drive
Suite 200, Ottawa, ON
K2M 1P6
613.254.9643

LANDSCAPE ARCHITECT:

-

MECHANICAL & ELECTRICAL
ENGINEERING:

-

ARCHITECT:

ABELEARCHITECTURE
Thomas Abele, Architect OAA
2001 – 1755 Haro Street
Vancouver, B.C. V6G 1H2
604-682-6818

SITE INFORMATION			
PROJECT DESCRIPTION	1 - MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)		
TOTAL UNITS	177 UNITS		
CIVIC ADDRESS	425 CULDAFF RD.		
MUNICIPALITY	CITY OF OTTAWA		
ZONING	GM		
LEGAL DESCRIPTION	-		
LOT AREA	9,728.16 m ²	2.40 ACRES	0.973 HECTARES
BUILDING AREA	16,335.42	m ²	
DENSITY	74.2 DU/ACRE		
FLOOR SPACE INDEX (FSI)	1.68		

ZONING SUMMARY				
	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	18 m		18 m	
MIN. FRONT YARD S.B.	3.0	m	7.0	m
MIN. REAR YARD S.B.	7.5	m	7.5	m
MIN. INTERIOR SIDE YARD S.B.	3.0	m	3.0	m
MIN. CORNER SIDE YARD S.B.	3.0	m	3.0	m
MIN. LOT AREA	No minimum	m ²	-	m ²
MIN. LOT WIDTH	No minimum	m	-	m

VEHICULAR PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.2 / UNIT	177	212	177
VISITORS	0.2 / UNIT	177	35	35
TOTAL PARKING STALLS			247	212 *
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 50%		MAX 107	75
ACCESSIBLE TYPE A			3	3




* SUBJECT TO VARIANCE

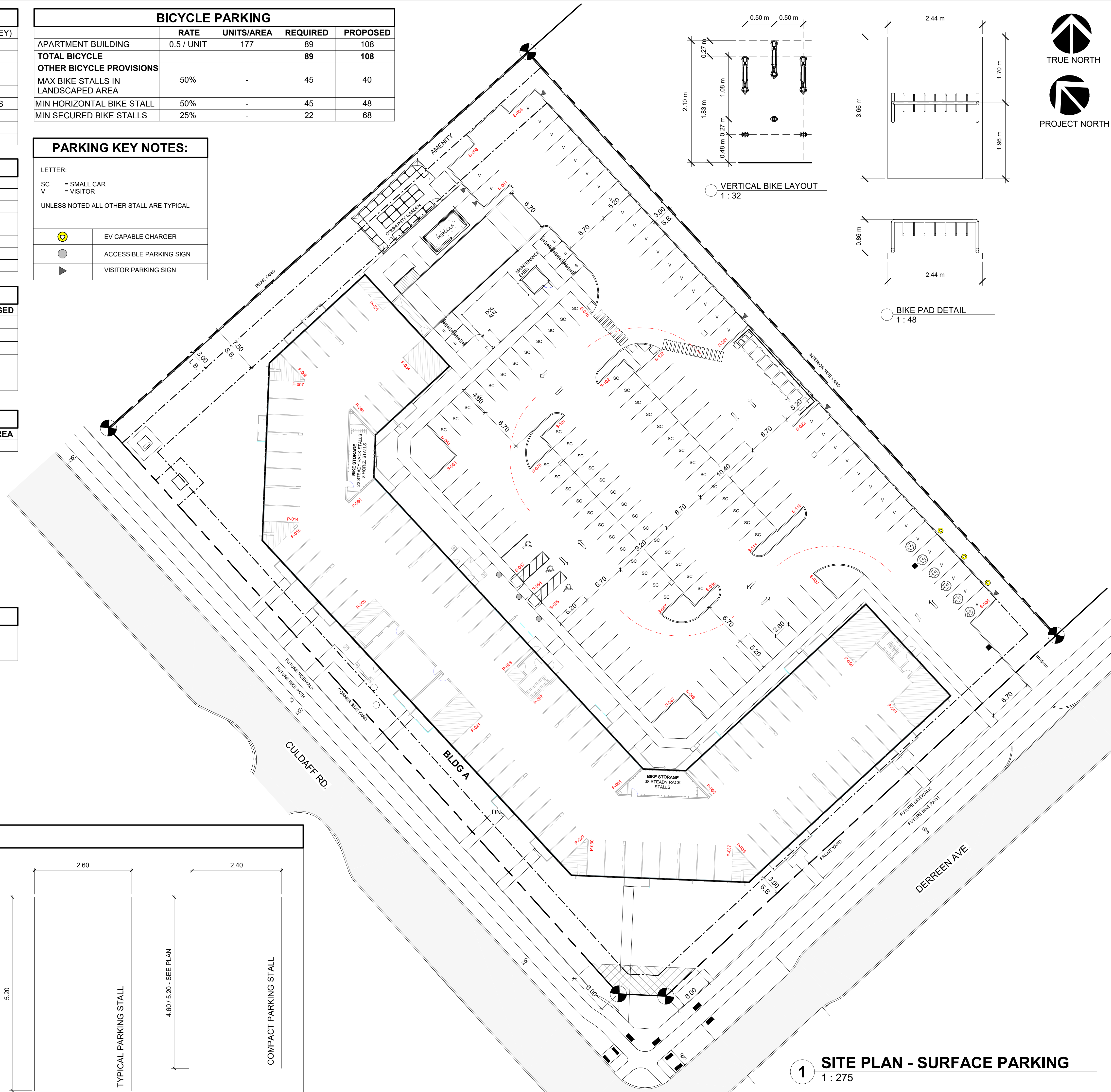
BUILDING INFORMATION				
BUILDING	STOREYS	UNIT COUNT	FOOTPRINT	GROSS BUILDING AREA
A	6	177	2722.57 m ²	16,335.42 m ²

UNIT BREAKDOWN		
	BUILDING A	
TOTAL PER BUILDING	177	
		%
STUDIO	24	13%
1 BED / 1BATH	24	13%
2 BED / 1 BATH	6	3%
2 BED / 2 BATH	87	51%
3 BED / 2 BATH	36	20%
TOTAL	177 UNITS	

LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA		35%
m ²		3387 m ²

BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	177	89	108
TOTAL BICYCLE			89	108
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	45	40
MIN HORIZONTAL BIKE STALL	50%	-	45	48
MIN SECURED BIKE STALLS	25%	-	22	68

PARKING KEY NOTES:	
LETTER:	
SC	= SMALL CAR
V	= VISITOR
UNLESS NOTED ALL OTHER STALL ARE TYPICAL	
	EV CAPABLE CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN



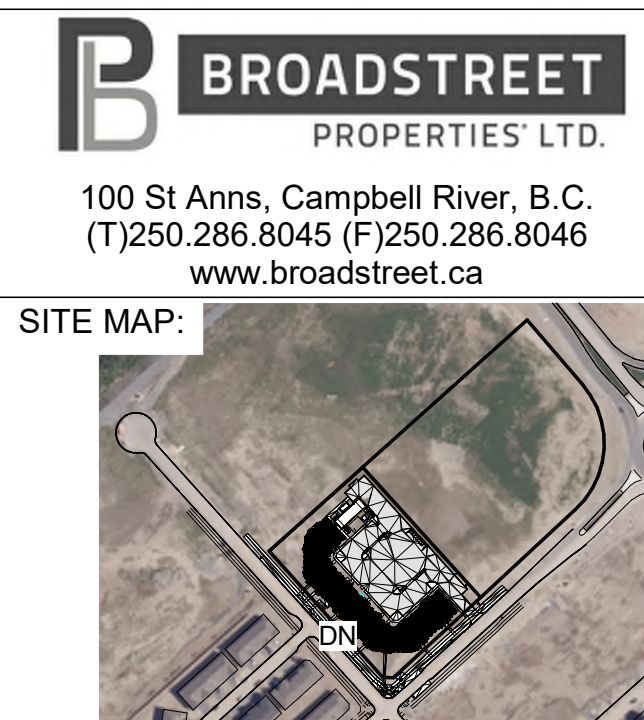
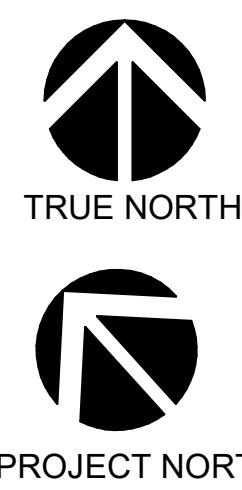
TYPICAL STALL DIMENSIONS

The diagram illustrates the dimensions for three types of parking stalls, all with a height of 5.20 units.

- TYPE A - ACCESSIBLE PARKING STALL:** Total width is 3.40 units. It includes a wheelchair icon and a diagonal hatched pattern.
- TYPE B - ACCESSIBLE PARKING STALL:** Total width is 2.40 units. It includes a wheelchair icon and a diagonal hatched pattern.
- TYPICAL PARKING STALL:** Total width is 2.60 units.
- COMPACT PARKING STALL:** Total width is 2.40 units. The height is noted as 4.60 / 5.20 - SEE PLAN.

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PROJECT STATUS:
DEVELOPMENT PERMIT

[illegible]

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT OAA, T: 604.682-6818

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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF R
OTTAWA, ON

DRAWING TITLE:
FIRE + EMERGENCY ACCESS PLAN

DRAWN BY: EC

CHECKED BY:

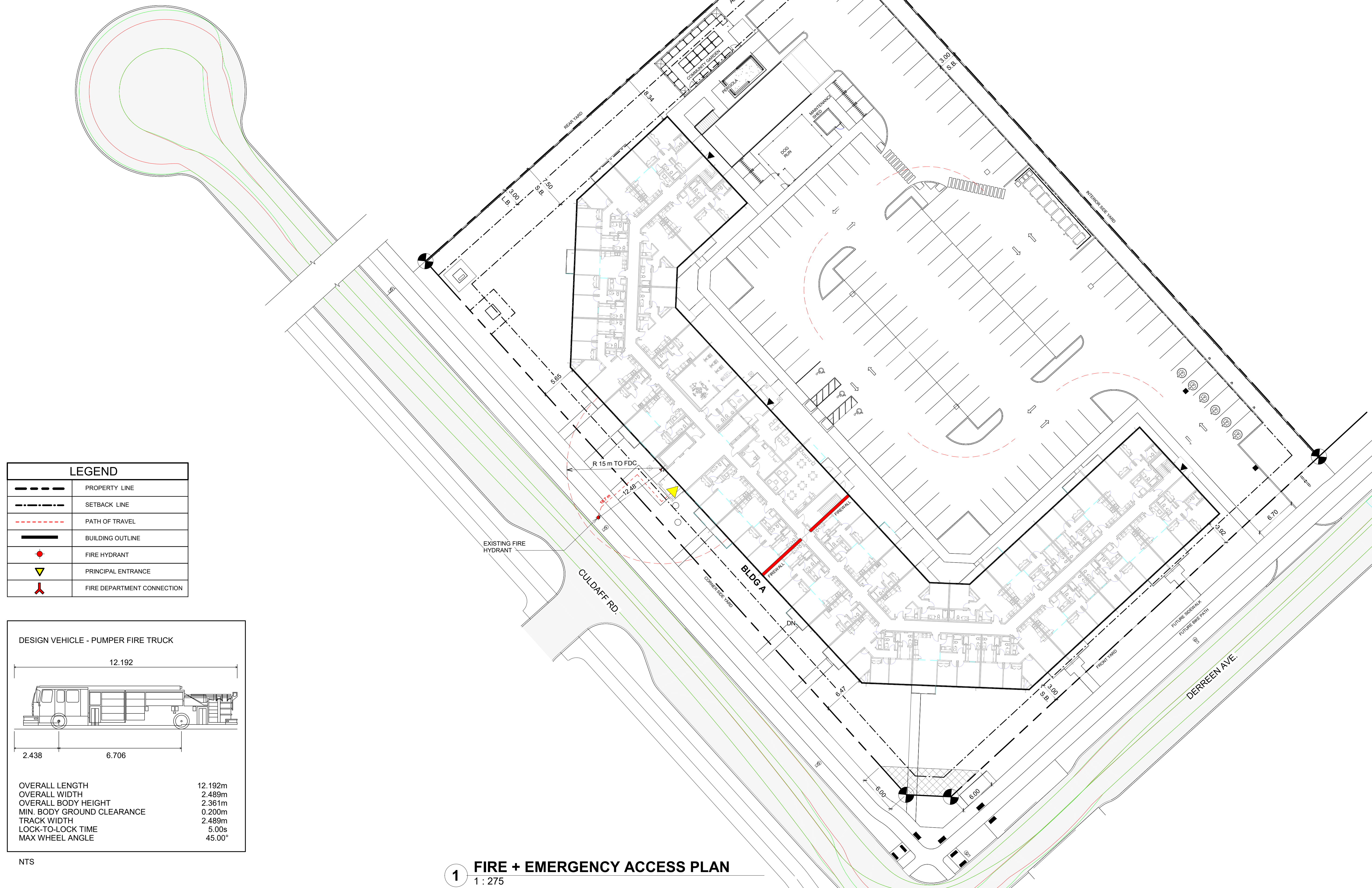
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SCALE: As indicated

DRAWING #

REV #

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Architectural floor plan of a room with five square tables and chairs. The room has a total width of 3.05 and a total length of 4.53. The tables are arranged in a row, with a 1.52 gap between the wall and the first table, and 1.51 gaps between each table. The chairs are positioned around the tables. The plan includes dimensions for the tables, chairs, and the overall room layout.

Technical drawing of a fence section showing dimensions and materials. The drawing includes the following labels and dimensions:

- 2-2X6 TREATED TOP RAILS**: Indicated by a line pointing to the top rail.
- 1X6 TREATED FENCE BOARDS INSTALLED w/ NO GAP IN BETWEEN**: Indicated by a line pointing to the fence boards.
- 3X10 BATTER BOARD FASTENED TO INSIDE**: Indicated by a line pointing to the batter board.
- 6X6 TREATED POSTS 5'-0" O.C.**: Indicated by a line pointing to the fence posts.
- 2-2X6 TREATED BOTTOM RAILS**: Indicated by a line pointing to the bottom rail.

Dimensions shown on the right side of the drawing:

- 1.27 m**: Height from the top rail to the top of the fence boards.
- 1.55 m**: Total height of the fence section.
- 3.48 m**: Total height of the fence section, including the batter board.
- 1.83 m**: Height from the bottom rail to the top of the fence boards.
- 3.20 m**: Height from the bottom rail to the top of the fence boards, including the batter board.
- 0.91 m**: Height from the bottom rail to the top of the fence boards.

AS PER GEOTECH REPORT

6X6 TREATED POSTS 5'-0" O.C.

0.46

0.46

2-2X6 TREATED TOP RAILS

1X6 TREATED FENCE BOARDS INSTALLED w/ NO GAP IN BETWEEN

3X10 BATTER BOARD FASTENED TO INSIDE

6X6 TREATED POSTS 5'-0" O.C.

2-2X6 TREATED BOTTOM RAILS

9.14

1.27

3.20

1.83

0.91


0.10

AS PER GEOTECH REPORT

6 GARBAGE ENCLOSURE ELEVATION

WASTE CALCULATIONS		
	REQUIRED	PROPOSED
GARBAGE	19.3 y ³	20 y ³
GMP	3 y ³	4 y ³
FIBRE	6.7 y ³	6 y ³
ORGANICS	870 L	960 L

OVERALL LENGTH	10.668m
OVERALL WIDTH	2.553m
OVERALL BODY HEIGHT	3.215m
MIN. BODY GROUND CLEARANCE	0.305m
TRACK WIDTH	2.553m
LOCK-TO-LOCK TIME	6.00s
CURB TO CURB TURNING RADIUS	8.931m



TRUE NORTH

PROJECT NORTH



PROJECT STATUS:

DEVELOPMENT PERMIT

[illegible]

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT OAA, T: 604.682-6818

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PROJECT NAME

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE

WASTE + RECYCLING PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: OCT 15, 2024

SCALE: As indicated

DRAWING #

REV #:

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1 WASTE + RECYCLING PLAN

PROJECT STATUS:

Revision Schedule

[illegible]

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OTTAWA, ON

DRAWING TITLE:
SITE ACCESSORIES

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DATE: OCT 15, 2024

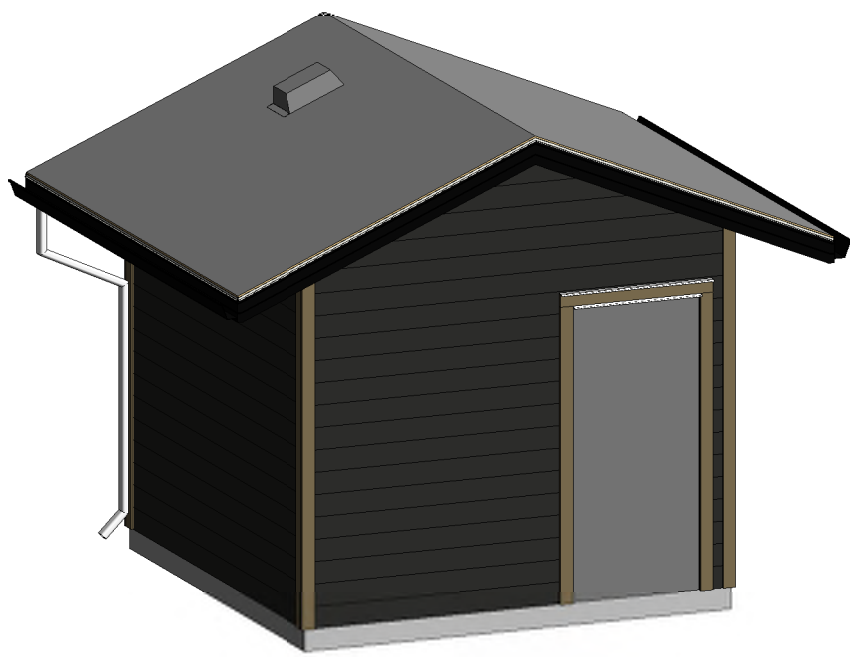
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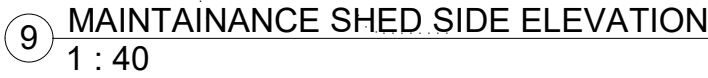
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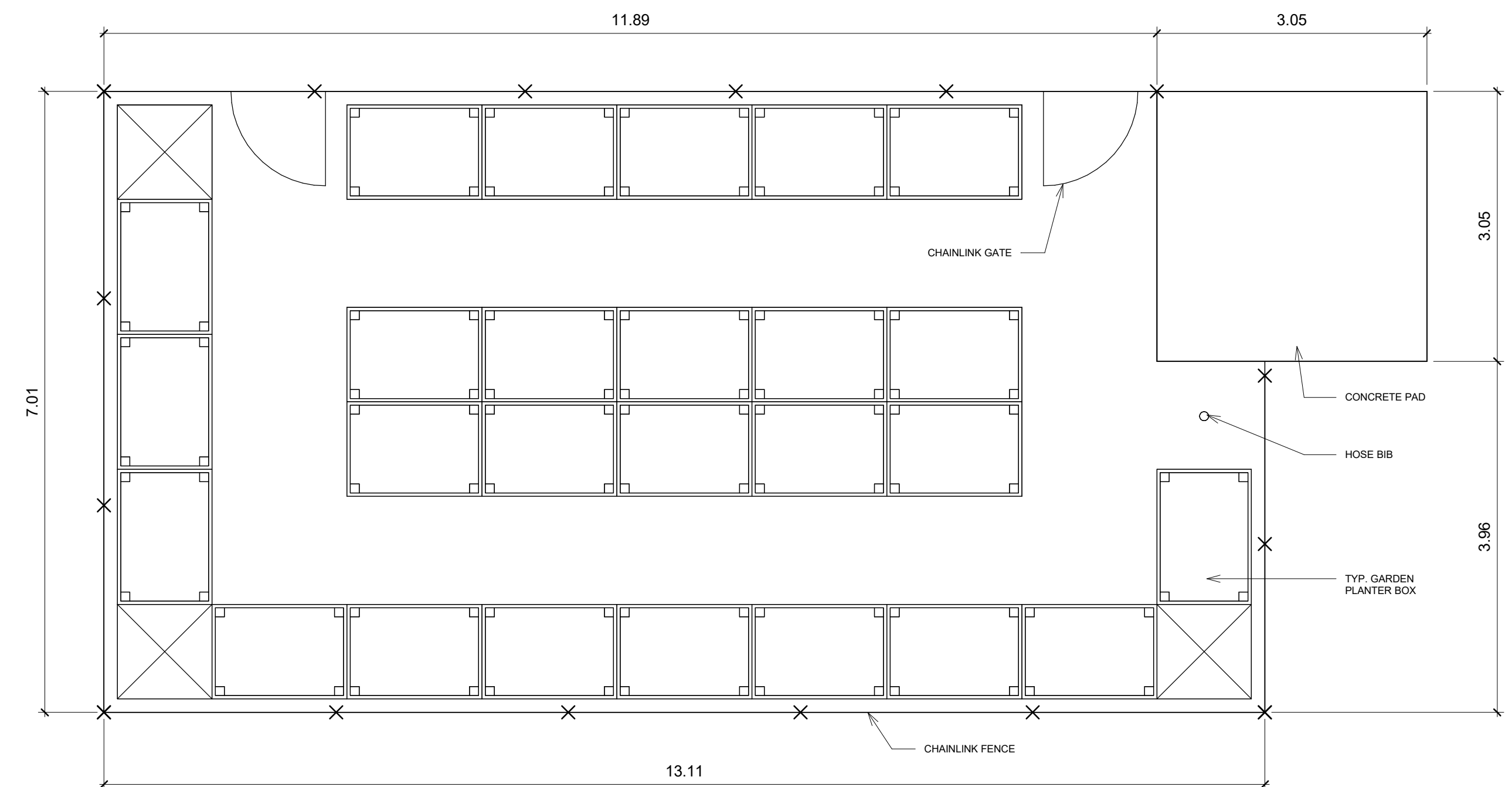
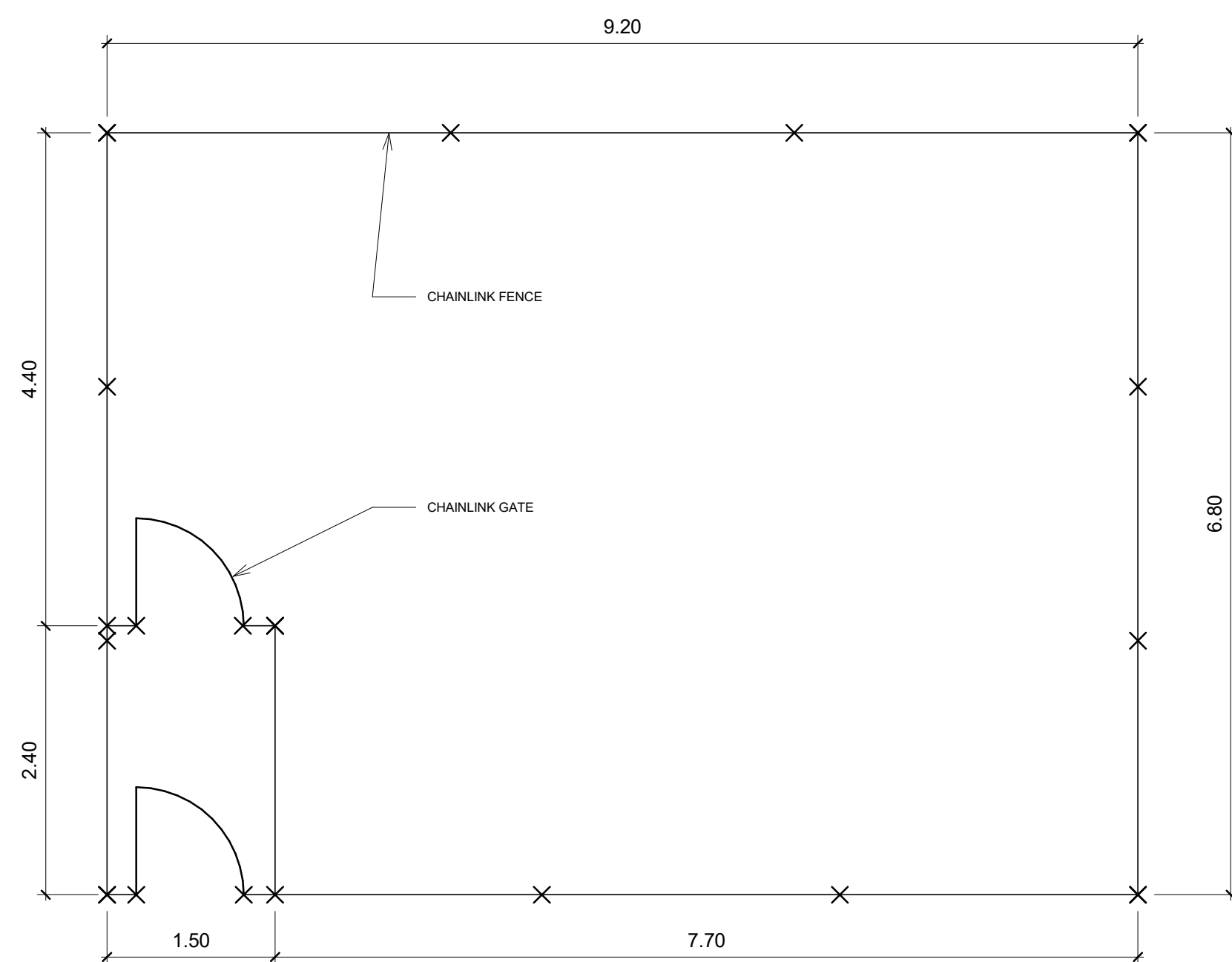
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⑥ MAINTENANCE SHED





100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
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SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

[illegible]

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THOMAS C. ABELE, ARCHITECT OAA, T: 604.682-6818

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PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

SITE ACCESSORIES

DRAWN BY: Author

CHECKED BY:	CG
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DATE:	OCT 15, 2024
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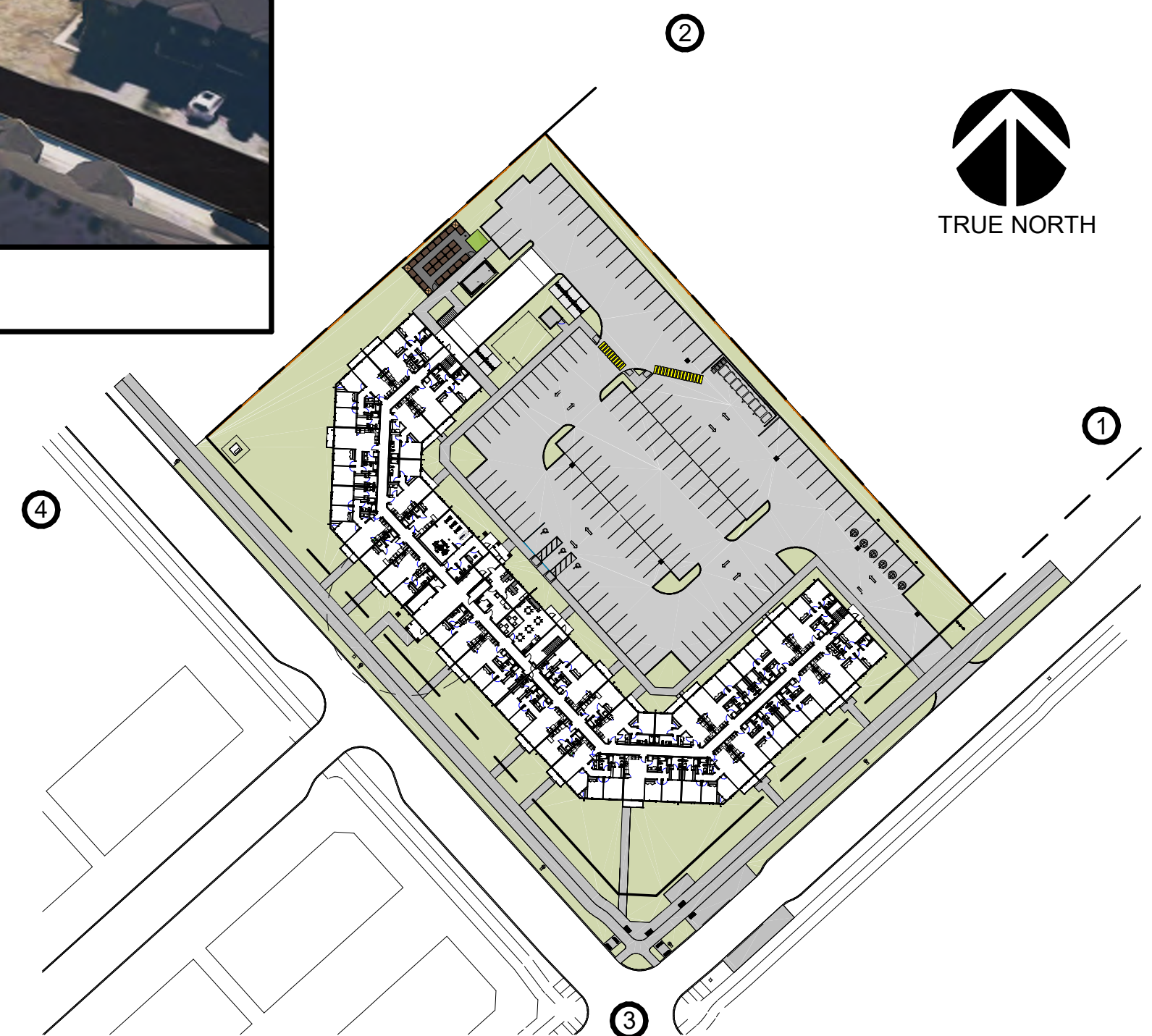
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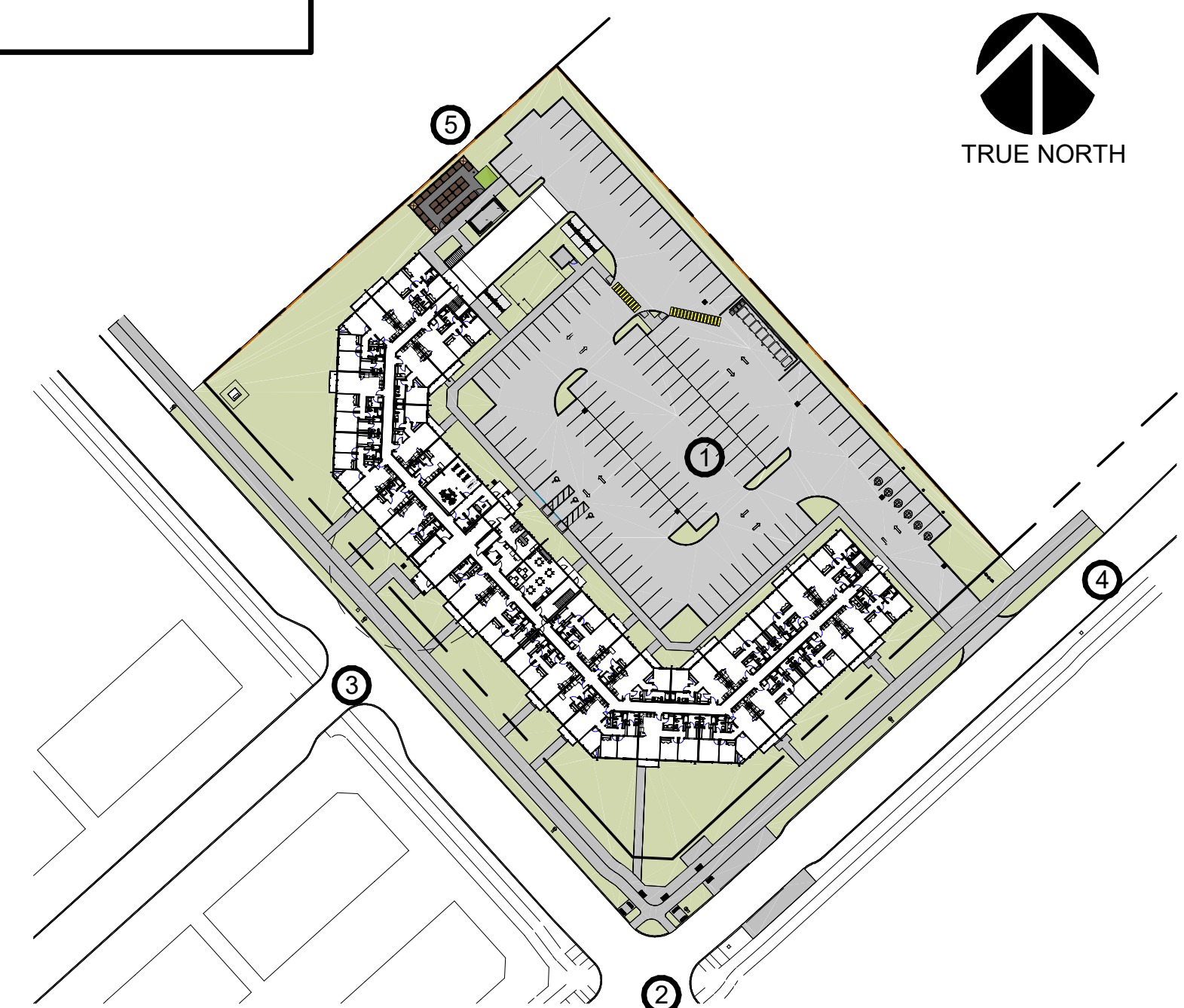
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SCALE:	1 : 1000
DRAWING #:	REV

A1.07

REV #:

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