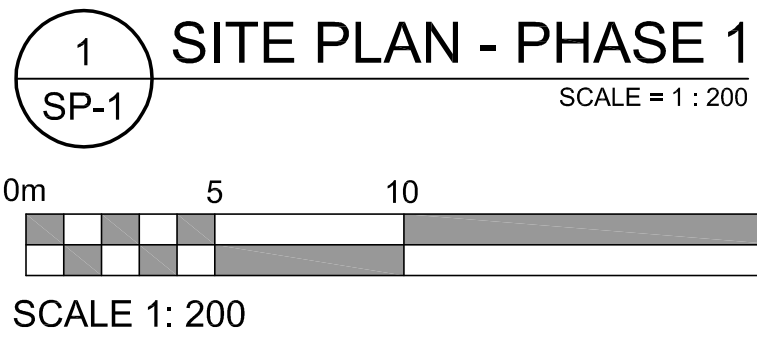
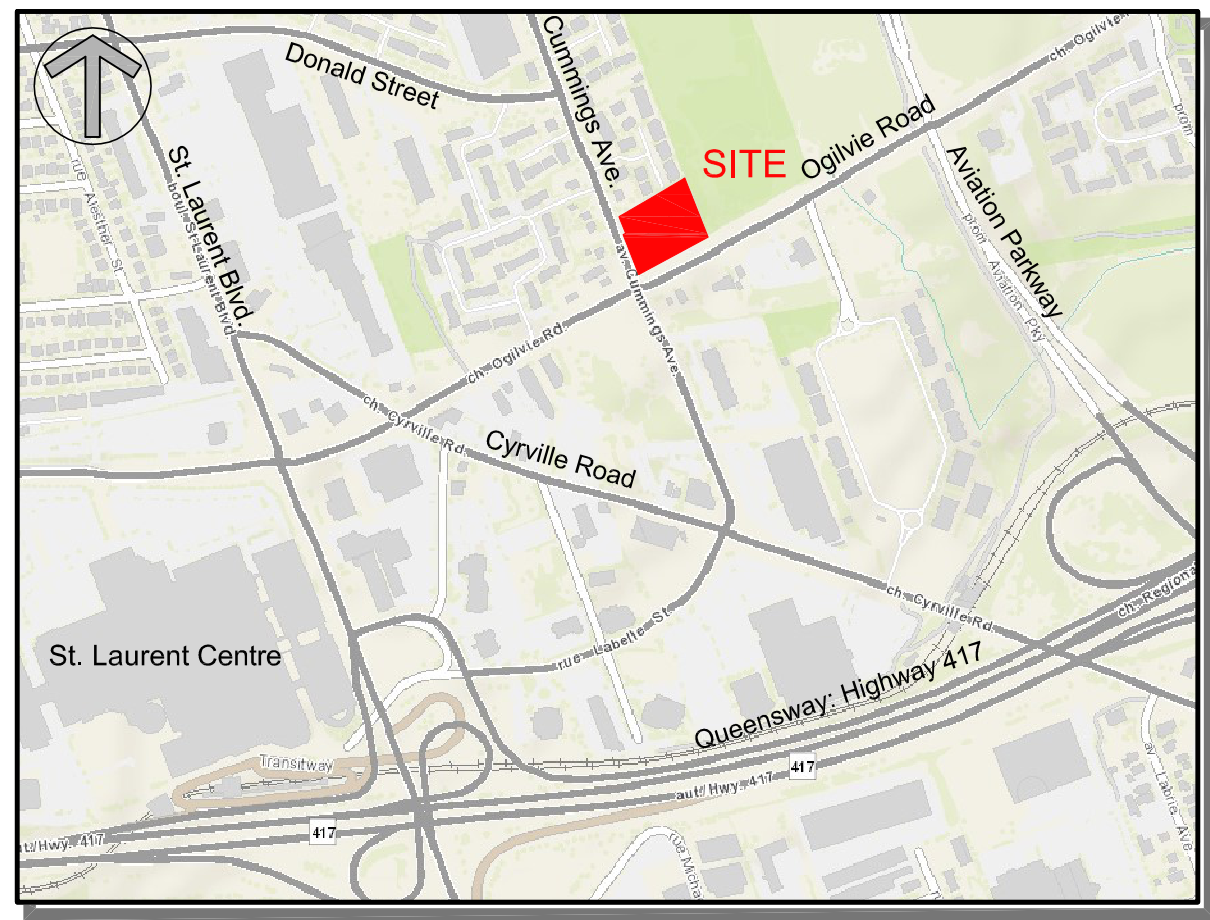
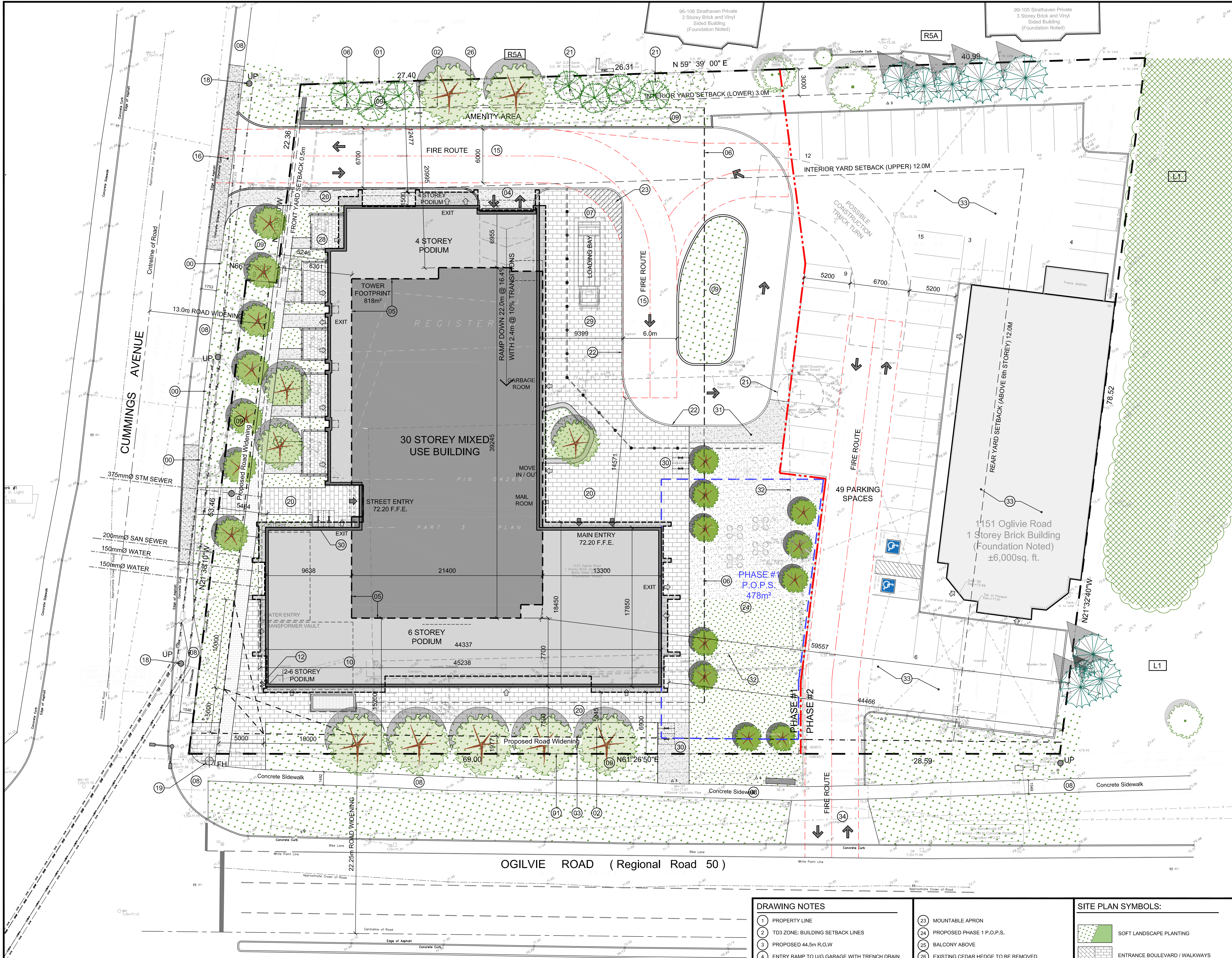


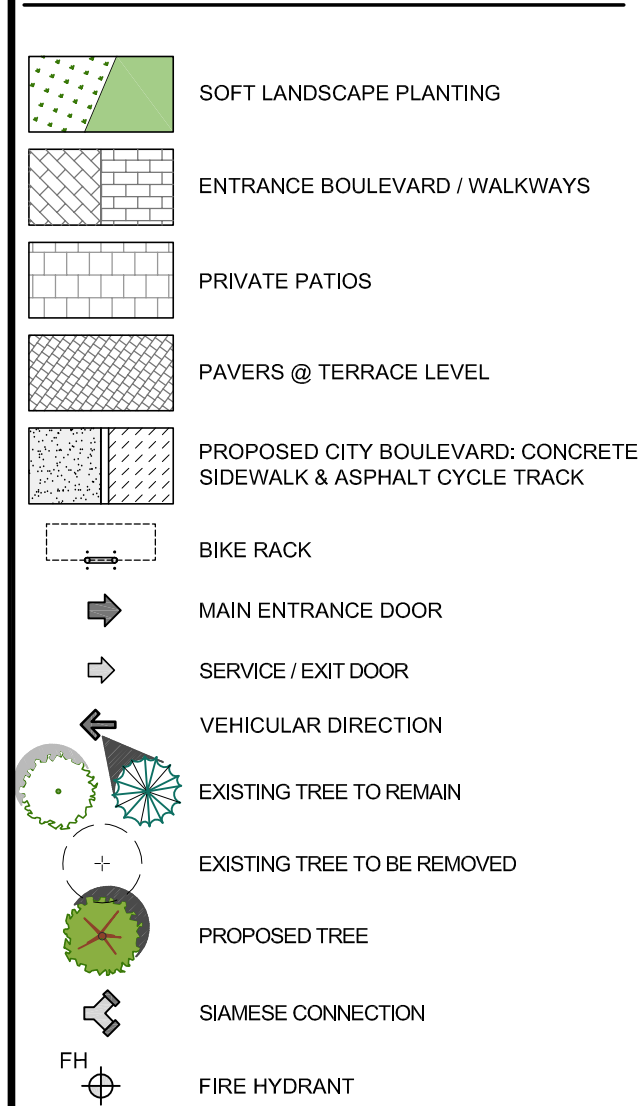


DRAWING NOTES

- PROPERTY LINE
- TD3 ZONE: BUILDING SETBACK LINES
- PROPOSED 44.5m R.O.W
- ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN
- OUTLINE OF TOWER ABOVE
- OUTLINE OF PARKING GARAGE
- LOADING BAY
- EX. CONCRETE SIDEWALK TO REMAIN
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- BELOW GRADE CISTERN IN PARKING GARAGE
- T.B.D., 1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)
- SIAMSESE CONNECTION
- PROPOSED UTILITIES, SEE CIVIL
- PRIVACY FENCE / GATE
- 8.0m WIDE FIRE ROUTE
- CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1
- 150mm HT CONCRETE BARRIER CURB
- EXISTING HYDRO POLE & OVERHEAD WIRES
- FIRE HYDRANT
- HARD SURFACE WALK, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- FLUSH CURB AROUND ENTRY AREA

- 23 MOUNTABLE APRON
- 24 PROPOSED PHASE 1 P.O.P.S.
- 25 BALCONY ABOVE
- 26 EXISTING CEDAR HEDGE TO BE REMOVED
- 27 T.B.D.: METAL GRATE - INTAKE / EXHAUST AIR SHAFT
- 28 PRIVATE TERRACES AT GROUND LEVEL
- 29 GARBAGE BIN PICKUP AREA
- 30 SURFACE MOUNTED BIKE RACK
- 31 INTERIM CONNECTION PATHWAY
- 32 EXISTING BUILDING / ASPHALT PARKING LOT TO BE REMOVED
- 33 EXISTING BUILDING AND PARKING TO REMAIN AS CONSTRUCTION STAGING AREA
- 34 EXISTING ENTRANCE TO REMAIN

SITE PLAN SYMBOLS:



PROJECT INFORMATION				
Zoning By-law 2008-250 Consolidation	LC6	SITE AREA	0.74 ha.	7,384.8 sq. m. 79,489 sq. ft.
ZONING		REQUIRED		PROVIDED
BUILDING HEIGHT		TD3		TD3 [XXXX]
DENSITY: RESIDENTIAL USE, 350 units/hectare :PHASE 1 ONLY		30 STOREYS / 90.0m		30 STOREYS / 97.0m
DENSITY: NON RESIDENTIAL USE, F.S.I.: PHASE 1 ONLY		259		436
ALLOWABLE PROJECTION - AMENITY LEVEL		1.5		0.0
FRONT YARD SETBACK: CUMMINGS		0.0m @ 0.0m ²		4.5m @ 200.0m ²
CORNER SIDE YARD SETBACK: OGLIVIE		0.5m		4.7m
INTERIOR YARD SETBACK: 6 STOREYS & BELOW		3.0m		12.4m
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		20.9m
REAR YARD SETBACK: 6 STOREYS & BELOW		0.0m		44.4m
REAR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		59.5m
AMENITY AREA - TOTAL 6.0m ² PER UNIT		2,634.0m ²		2,665.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT		1,317.0m ²		1,940.0m ²
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING		214		222
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING		30		30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		218		451
BIKE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m		6.0m
TOWER FLOOR PLATE - GUIDELINE ONLY		750m ²		806.0m ²

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LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 18
REGISTERED PLAN 217
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

BUILDING STATISTICS	
GROSS BUILDING - AREA	WEST TOWER 'A'
(CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	1,506.1 sq. m. 16,212 sq. ft.
2nd & 3rd FLOOR	2 x 1,466.0 sq. m. 2,932.0 sq. m. 31,580 sq. ft.
4th FLOOR	1,439.0 sq. m. 15,479 sq. ft.
5th FLOOR	1,125.1 sq. m. 12,111 sq. ft.
6th FLOOR	1,215.3 sq. m. 13,083 sq. ft.
7th FLOOR	597.2 sq. m. 6,428 sq. ft.
8th - 30th FLOOR - TOWER	23 x 680.422 sq. m. 23 x 7,294 sq. ft. 168,452 sq. ft.
31st AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m. 0.0 sq. ft.
TOTAL AREA	24,463.7 sq. m. 263,325 sq. ft.
TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS)	818.0 sq. m. 8,805 sq. ft.
UNIT STATISTICS	
STUDIO	36.0% 158
1 BEDROOM UNIT	23.7% 104
1 BEDROOM + DEN UNIT	15.0% 68
2 BEDROOM UNIT	20.0% 90
2 BEDROOM + DEN UNIT	4.3% 19
3 BEDROOM UNIT	0.0% 0
TOTAL	100% 439

CAR PARKING	
AREA % on SCHEDULE 1A	
MINIMUM REQUIRED	
RESIDENCE	- 0.5 PER UNIT AFTER 12 214
VISITOR	- 0.1 PER UNIT AFTER 12 30
COMMERCIAL - RESTAURANT	- 1 PER 250m ² GFA
COMMERCIAL - RETAIL	- 1 PER 250m ² GFA
TOTAL	244
PROVIDED	
RESIDENCE	- 0.5 PER UNIT 222
VISITOR	- 0.1 PER UNIT 30
COMMERCIAL - RESTAURANT	- 1 PER 250m ² GFA
COMMERCIAL - RETAIL	- 1 PER 250m ² GFA
TOTAL	252

PARKING SPACE SIZE	
STANDARD SPACE (2.80 x 5.20)	54 77 46 177
SMALL CAR SPACE (2.40 x 4.60)	25 25 17 67
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	0 0 4 4
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0 0 4 4

BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (439 UNITS) 220
PROVIDED	
EXTERIOR	12
PARKING GARAGE	439
TOTAL	451

AMENITY SPACE	
EXTERIOR NORTH EDGE: COMMUNAL =	100.0 sq. m.
EXTERIOR COURTYARD: COMMUNAL =	50.0 sq. m.
EXTERIOR AT GRADE TERRACE: PRIVATE =	100.0 sq. m.
1st FL. INTERIOR LOBBY: COMMUNAL =	180.0 sq. m.
1st FL. INTERIOR FLEX AREA: COMMUNAL =	500.0 sq. m.
7th FLOOR INTERIOR: COMMUNAL =	270.0 sq. m.
7th FLOOR TERRACE: COMMUNAL =	710.0 sq. m.
ROOF TOP AMENITY ROOM =	130.0 sq. m.
ROOF TOP AMENITY TERRACE =	0.0 sq. m.
PRIVATE TERRACE =	75.0 sq. m.
PRIVATE BALCONIES =	550.0 sq. m.
TOTAL =	2,665.0 sq. m.
TOTAL COMMUNAL =	1,940.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (439) =	2,634.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,317.0 sq. m.

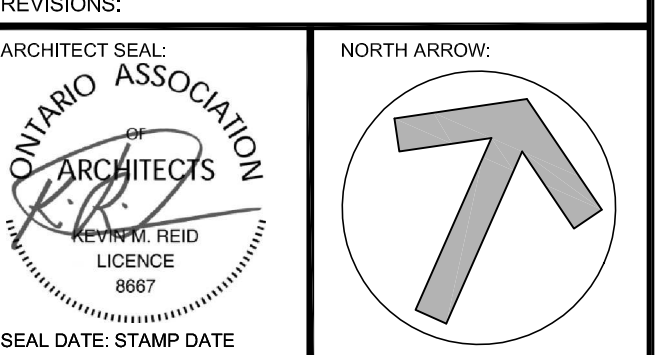
LOT COVERAGE	
PHASE #2 AREA =	2,622.0 sq. m. 35.5%
PAVED SURFACE =	795.0 sq. m. 10.8%
BUILDING FOOTPRINT =	1,441.0 sq. m. 19.5%
LANDSCAPE OPEN SPACE =	2,048.8 sq. m. 27.7%
P.O.P.S. =	478.0 sq. m. 6.5%
TOTAL =	7,384.8 sq. m. 100.0%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.
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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- SCORE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:	
GENERAL REVISIONS; NOT ISSUED	2025 06 02
ISSUED FOR SPC APPLICATION	2025 04 23
ISSUED FOR CONSULTANT UPDATE	2025 04 01
ISSUED FOR ZBLA APPLICATION	2025 03 05
No. DESCRIPTION	DATE



TCU Development Corporation

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PROJECT TITLE:
1137 OGLIVIE ROAD

OTTAWA **ONTARIO**

SITE PLAN
PHASE 1 INTERIM

DRAWN: R.V.	CHECKED: K.R.
SCALE: 1:200	SHEET No. SP-1
PROJECT No. 2420	