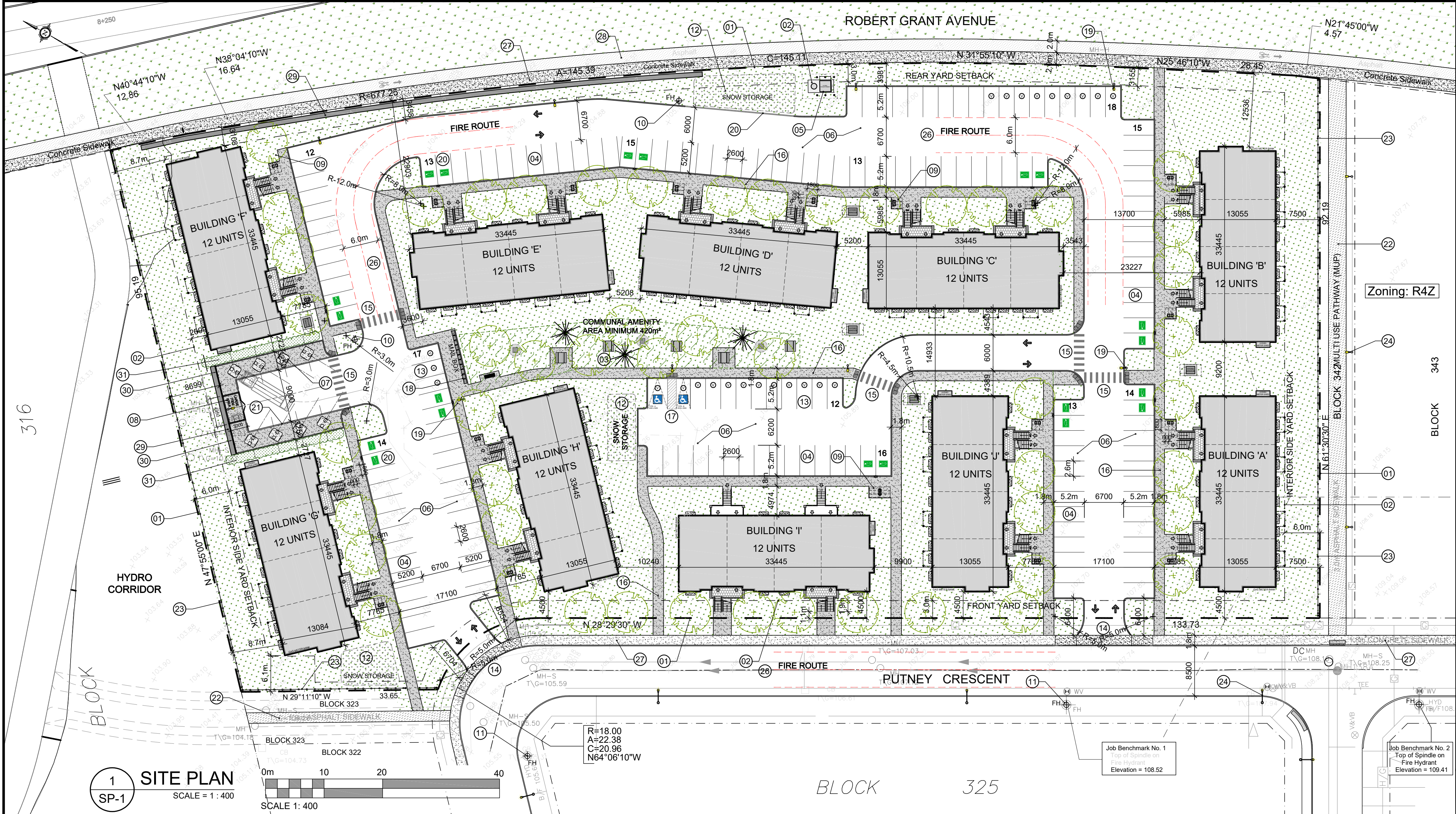




GROSS BUILDING - AREAS	
(CITY OF OTTAWA'S DEFINITION)	
PROPOSED BUILDING 'A'	1,256.0 m ² / 13,520 ft ²
PROPOSED BUILDING 'B'	1,256.0 m ² / 13,520 ft ²
PROPOSED BUILDING 'C'	1,256.0 m ² / 13,520 ft ²
PROPOSED BUILDING 'D'	1,256.0 m ² / 13,520 ft ²
PROPOSED BUILDING 'E'	1,256.0 m ² / 13,520 ft ²
PROPOSED BUILDING 'F'	1,256.0 m ² / 13,520 ft ²
PROPOSED BUILDING 'G'	1,256.0 m ² / 13,520 ft ²
PROPOSED BUILDING 'H'	1,256.0 m ² / 13,520 ft ²
PROPOSED BUILDING 'I'	1,256.0 m ² / 13,520 ft ²
PROPOSED BUILDING 'J'	1,256.0 m ² / 13,520 ft ²
TOTAL PROPOSED AREA	12,560.0 m ² / 135,200 ft ²

UNIT STATISTICS	
2 BEDROOM UNIT	120

CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	- 1.2 PER UNIT
VISITOR	- 0.2 PER DWELLING UNIT
TOTAL	168
PROVIDED	
RESIDENCE	- 1.23 PER UNIT
VISITOR	- 0.2 PER DWELLING UNIT
TOTAL	172

BICYCLE PARKING	
REQUIRED / PROVIDED	- 0.5 PER UNIT
	60

WASTE COLLECTION	
GUIDELINES	
GARBAGE	- 0.231 YARDS ³ / UNIT 28 YARDS ³
RECYCLING (GMP)	- 0.018 YARDS ³ / UNIT 2 YARDS ³
RECYCLING (FIBRE)	- 0.062 YARDS ³ / UNIT 7.4 YARDS ³
ORGANICS	- 240L CONTAINER / 50 UNITS 3 x 240L
REQUIRED PROVIDED	
GARBAGE	5 EARTHBINS 5 EARTHBINS
RECYCLING (GMP)	1 EARTHBINS 1 EARTHBINS
RECYCLING (FIBRE)	2 EARTHBINS 2 EARTHBINS
ORGANICS	3 x 240L BINS 3 x 240L BINS
LARGE ITEM GARBAGE	N/A 8 m ²
	*EARTHBINS= (6.5 YARDS ³)

AMENITY SPACE	
REQUIRED AMENITY SPACE	
6.0 m ² PER UNIT =	720.0 m ²
50% COMMUNAL AMENITY AREA =	360.0 m ²
PROVIDED AMENITY SPACE	
PRIVATE BALCONY / PATIOS =	320.0 m ²
COMMUNAL EXTERIOR AREA =	420.0 m ²
TOTAL =	740.0 m ²

SITE COVERAGE	
BUILDING FOOTPRINT =	22.6% 4,187.0 m ²
DRIVING SURFACE =	29.2% 5,430.0 m ²
LANDSCAPE AREA =	48.2% 8,954.4 m ²
TOTAL =	100.0% 18,571.4 m ²
PARKING LOT ABUTTING LOT LINE	2,080 m ²
LANDSCAPED BUFFER FOR PARKING LOT @ LOT LINE	44.0% / 900 m ²
PARKING LOT AREA	5,430.0 m ²
LANDSCAPE BUFFER @ PARKING LOT	88.0% / 4,783 m ²

DRAWING NOTES	
1	PROPERTY LINE
2	BUILDING SETBACKS
3	REQUIRED AMENITY AREA
4	PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
5	PROPOSED HYDRO TRANSFORMER
6	ASPHALT DRIVING SURFACE
7	IN GROUND WASTE BINS
8	ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
9	BICYCLE PARKING SPACES 0.6m x 1.8m (6) WITH RACK
10	PROPOSED HYDRANT
11	EXISTING FIRE HYDRANT
12	SEASONAL SNOW STORAGE
13	VISITOR PARKING SPACE: 2.6 x 5.2 METRES
14	DEPRESSED STREET CURB, SIDEWALK TO BE CONTINUOUS AND DEPRESSED @ DRIVEWAY, AS PER OTTAWA DETAIL SGT.1
15	DEPRESSED CURB AND TWSI AT ALL CROSSINGS
16	1.8m WIDE CONCRETE WALK
17	ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
18	CANADA POST MAIL BOXES
19	PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
20	ELECTRICAL VEHICLE SPACE: 2 PER BUILDING
21	FLUSH / MOUNTABLE CURB
22	EXISTING ASPHALT MUP AND OR CONNECTION PATH
23	1.5m HT. BLACK VINYL COATED CHAIN LINK FENCE
24	EXISTING STREET / PATH LIGHTING
25	GRANULAR ACCESS ROAD FOR DRY POND
26	6.0m WIDE FIRE TRUCK ACCESS ROUTE
27	EX. 1.8m AND OR WIDE CONCRETE CITY SIDEWALK
28	EX. 2.0m WIDE ASPHALT CYCLE TRACK
29	LOW RETAINING WALL, SEE CIVIL & LANDSCAPE
30	2.0m HT. SOLID WOOD PRIVACY SCREEN
31	PERIMETER SCREENING AT EDGE OF IN GROUND BINS

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.

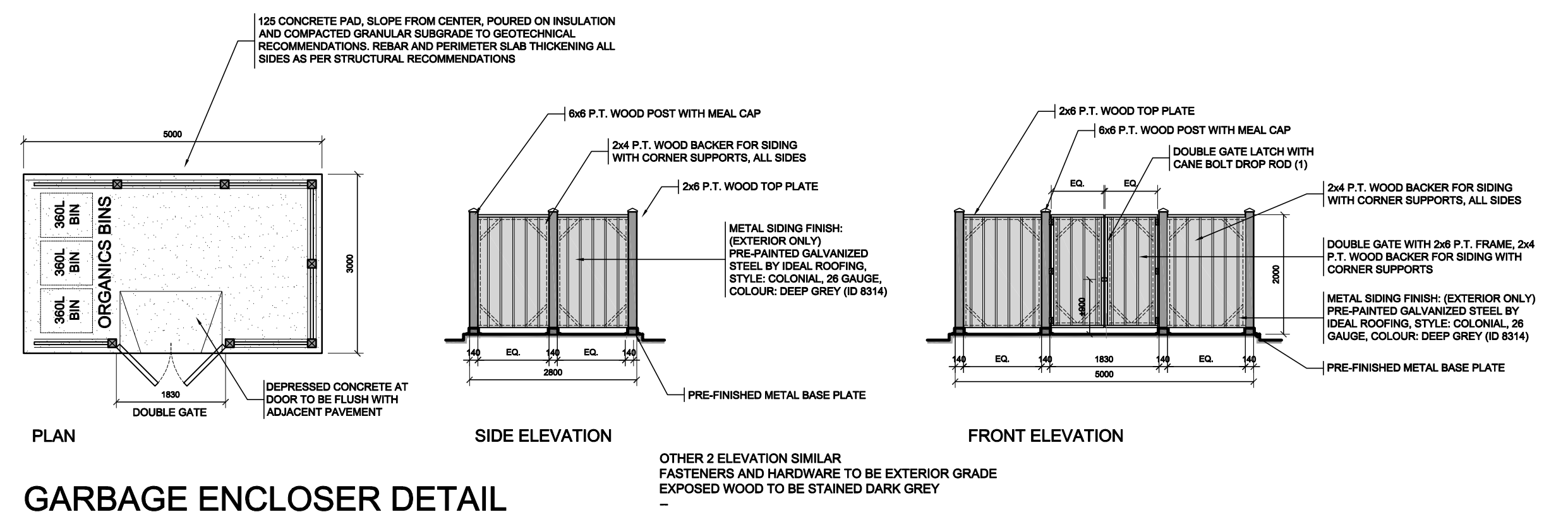
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

REVISIONS:	
No.	DESCRIPTION
5	REVISED AS PER ROUND #1 CITY COMMENTS
4	ISSUED FOR SPC APPLICATION
3	ISSUED FOR OWNER / CONSULTANT REVIEW
2	ISSUED FOR OWNER / CONSULTANT REVIEW
1	ISSUED FOR PRELIMINARY REVIEW
No.	DATE

ARCHITECT SEAL:	
NORTH ARROW:	
CLARIDGE HOMES	
ARCHITECT:	
PROJECT TITLE:	
OTTAWA ONTARIO	
SHEET TITLE:	
DRAWN: R.V.	
CHECKED: RV	
SCALE: 1:400	
PROJECT No. 2602	
SP-1	



PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	R4Z	SITE AREA	1.85 ha. 18,571.4 m ² 199,900 ft ²
ZONING		REQUIRED	PROVIDED
ZONE: PLANNED UNIT DEVELOPMENT: STACKED		R4Z	R4Z
BUILDING HEIGHT		14.5m	9.3m
DENSITY - MAXIMUM FLOOR SPACE INDEX		n/a	n/a
FRONT YARD SETBACK: PUTNEY		3.0m	4.5m
INTERIOR YARD SETBACK		1.5m & 6.0m	6.1m
INTERIOR YARD SETBACK: MUP		6.0m	7.5m
INTERIOR YARD SETBACK: HYDRO CORRIDOR		6.0m	8.7m
REAR YARD SETBACK: ROBERT GRANT		3.0m	3.1m
BUILDING SETBACK TO A PRIVATE WAY		1.8m	3.0m
BUILDING SEPARATION (UNDER 14.5m HT.)		1.2m	5.2m
AMENITY AREA - TOTAL 6.0m ² PER UNIT		720.0m ²	740.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT		360.0m ²	420.0m ²
VEHICLE PARKING: RESIDENTIAL - 1.2 PER UNIT		144	148
VEHICLE PARKING: VISITOR - 0.2 PER UNIT		24	24
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		60	60
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	6.2m / 6.7m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET		3.0m	4.5m
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT		3.0m	3.0m
LANDSCAPED BUFFER FOR PARKING LOT		15%	88%
LANDSCAPED BUFFER FOR PARKING LOT @ LOT LINE		15%	44%

SITE PLAN SYMBOLS	
	CONCRETE WALK / PATH
	SOFT LANDSCAPING
	COMMUNAL AMENITY SPACE
	ASPHALT MUP / WALK
	SNOW STORAGE
	BIKE RACK / BIKE PARKING SPOT 0.6m x 1.8m
	TWO WAY VEHICLE CIRCULATION
	MAIN ENTRANCE
	PROPERTY LINE
	ZONING SETBACKS
	STANDARD PARKING SPACE 2.6m x 5.2m
	VISITOR PARKING SPACE 2.6m x 5.2m
	ELECTRICAL VEHICLE READ PARKING SPACE (NO CHARGER) 2.6m x 5.2m
	ACCESSIBLE PARKING SPACE TYPE 'A': 3.4m x 5.2m TYPE 'B': 2.4m x 5.2m
	SITE FURNITURE: SEE LANDSCAPE DRAWING

LEGAL DESCRIPTION
SKETCH TO ILLUSTRATE EXISTING CONDITIONS ON
BLOCK 324, PLAN 4M1619
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Field Work Completed September 17, 2020

TRANSPORTATION ENGINEER
Arcadis Canada Inc.
500 - 333 Preston Street
Ottawa, Ontario, K1S 5N4
Tel: 613 225-1311
Mobile:
Email: ben.pascoloneveu@arcadis.com

CIVIL ENGINEER
Arcadis Canada Inc.
500 - 333 Preston Street
Ottawa, Ontario, K1S 5N4
Tel: (613) 233-6030
E-Mail: shawn.mahotra@claridgohomes.com
E-Mail: marc.stpierre@claridgohomes.com
E-Mail: victoria.st.pierre@claridgohomes.com

PROJECT DEVELOPER
Claridge Homes
505 Preston Avenue
Ottawa, ON, K1S 4N7
Tel: (613) 233-6030
E-Mail: shawn.mahotra@claridgohomes.com
E-Mail: marc.stpierre@claridgohomes.com
E-Mail: victoria.st.pierre@claridgohomes.com

GEOTECHNICAL ENGINEER
Paterson Group
9 Auriga Drive
Ottawa, Ontario K2E 7T9
Tel: 613.226-7381
Email: sdennis@patersongroup.ca

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
3332 Carling Ave.
Ottawa, Ontario, K2M 5A8
Tel: 613-722-5168
Email: ml@jbla.ca
Email: lc@jbla.ca

URBAN PLANNER
Novatech Eng. Consultants Limited
200 - 240 Michael Cowpland Drive
Ottawa, Ontario, K2M 1P6
Tel: 613 254-9643
Email: r.tran@novatech-eng.com

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
E-Mail: _____@aovltd.com