

- ### DRAWING NOTES
- PROPERTY LINE
 - BUILDING SETBACKS
 - HARD SURFACE WALK
 - PARKING SPACE, STANDARD SIZE 2.6 x 5.2 METRES
 - VISITOR PARKING SPACE
 - ASPHALT PARKING SURFACE
 - BICYCLE PARKING SPACES (DESIGN DETAILS PROVIDED ON PLAN 1)
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING CONCRETE SIDEWALK WITH STREET CURB
 - PRIVATE PATIOS ABOVE / BELOW GRADE
 - GARBAGE ENCLOSURE
 - COMMUNITY MAIL BOX
 - UTILITY CLOSETS
 - PROPOSED HYDRO TRANSFORMER
 - 1.8 METRE CONCRETE SIDEWALK WITH STREET CURB
 - EXISTING ROGERS VAULT
 - EXISTING HYDRO TRANSFORMER
 - GUARD RAIL

- ### SITE PLAN SYMBOLS
- CONCRETE UNIT PAVERS SURFACE
 - SOFT LANDSCAPING
 - CONCRETE WALK / PATH
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - PROPERTY LINE
 - ZONING SETBACKS
 - STANDARD PARKING SPACE
 - VISITOR PARKING SPACE
 - ACCESSIBLE PARKING SPACE
 - COMMUNITY MAIL BOXES
 - LANDSCAPE RISERS
 - SITE UTILITIES (SEE COMPOSITE UTILITY PLAN)

PROJECT DEVELOPER

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SURVEYOR

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LEGAL DESCRIPTION

PLAN OF SUBDIVISION OF PART OF LOT 21 AND BROKEN FRONT CONCESSION (RIDEAU FRONT) Geographic Township of Gloucester REGISTERED PLAN 4M-1470 CITY OF OTTAWA SURVEYED BY ANNIS O'SULLIVAN VOLLEBEK LTD.

PROJECT INFORMATION

ZONING	Zoning By-Law 2008-250	GM
USE	PLANNED UNIT DEVELOPMENT	
SITE AREA	23,888.7 sq. m. (257,135) sq. ft.	
MAX. BUILDING HEIGHT	18.0 m.	
FRONT YARD SETBACK	3.0 M	
INTERIOR SIDE YARD SETBACK (RES. BUILDING > 11M)	3.0 M	
INTERIOR SIDE YARD SETBACK (NON-RES. BUILDING ABUTTING RES. ZONE)	5.0 M	
REAR YARD SETBACK (ABUTTING RES. ZONE)	7.5 M	
REAR YARD SETBACK (RESIDENTIAL BUILDING)	7.5 M	
AMENITY AREA PER DWELLING UNIT	6.0 sq. m.	
COMMUNAL AMENITY AREA	50%	
WIDTH OF LANDSCAPE AREA (ABUTTING A STREET)	3.0 M	
WIDTH OF LANDSCAPE AREA (ABUTTING RES. ZONE)	3.0 M	
WIDTH OF LANDSCAPE AREA AROUND PARKING	1.5 M	

PROJECT STATISTICS

PLANNING UNIT DEVELOPMENT COMPRISED OF STACKED TOWNHOUSES

BUILDING HEIGHT	11.0 M
AMENITY SPACE (720 sq. m. req.)	PRIVATE BALCONY / PATIO = 1092 sq. m. EXTERIOR AT GRADE = 540 sq. m. PARK = 540 sq. m. TOTAL = 2172 sq. m.
SITE COVERAGE (residential only)	BUILDING FOOTPRINT = 21.1% 4,387 sq. m. DRIVING SURFACE = 26.3% 5,458 sq. m. LANDSCAPE AREA = 52.6% 10,913 sq. m. TOTAL = 100.0% 20,758 sq. m.

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'B'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'C'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'D'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'E'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'F'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'G'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'H'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'I'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'J'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'K'	1,220.0 sq. m. (13,130) sq. ft.
TOTAL PROPOSED AREA	12,693.5 sq. m. (136,620) sq. ft.

REVISIONS

2	ISSUED FOR CONSULTANT REVIEW	OCT 15 2021
1	ISSUED FOR PRELIMINARY REVIEW	FEB 26 2021

UNIT STATISTICS

PROPOSED 2 BEDROOM UNIT	120
TOTAL	120

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT (120 UNITS)	144
VISITOR	- 0.2 PER DWELLING UNIT	24
TOTAL		168

PROVIDED

RESIDENCE	- 1.2 PER UNIT (72 UNITS)	144
VISITOR	- 0.2 PER DWELLING UNIT	24
TOTAL		168

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (120 UNITS)	60
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PROVIDED

EXTERIOR	60
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SNOW STORAGE

NO SNOW STORAGE IS PROVIDED ON SITE. TO BE MANAGED UNDER SEPARATE CONTRACT

- ### 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 A900 SERIES.
 - INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - DETAIL NUMBER
 - TITLE
 - SCALE
 - DETAIL REFERENCE PAGE

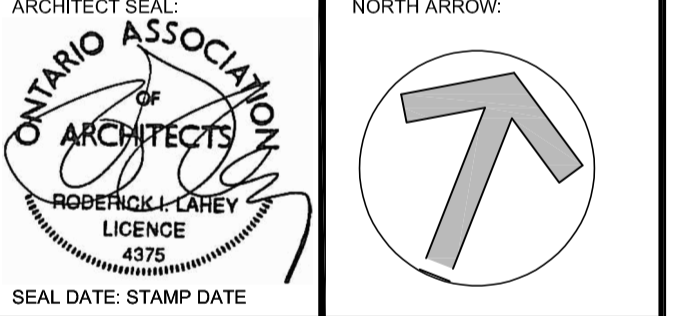
ARCHITECT

rla / architecture
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PROJECT TITLE: **SPRATT ROAD**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**



ARCHITECT: **rla / architecture**
 roderick lahey architect inc.

PROJECT TITLE: **SPRATT ROAD**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: CM	CHECKED: RV
SCALE: 1:400	SHEET No.
PROJECT No: 1721	SP-1

