

PROJECT TEAM / ÉQUIPE DU PROJET :

Civil Engineer:
DB Gray Engineering
700 Long Point Cir, Gloucester, ON K1T 4E9
613-425-8044

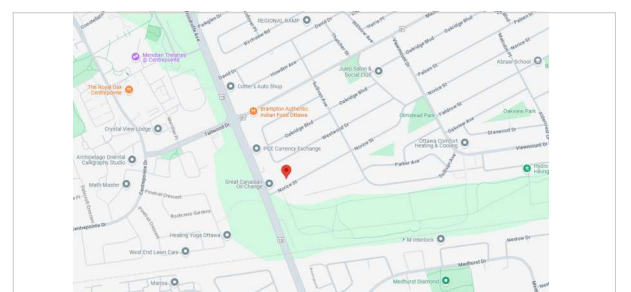
Structural Engineer:
Metaligna
404 Hartney Street, Amprior, ON K7S 3G7
613-680-0185

Mechanical Engineer:
Groupe LCA
Unité 6 - 15 Rue de Valcour, Gatineau, QC J8T 8H1
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Electrical Engineer:
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Landscape Architect:
James B. Lennox & Associates
3332 Carling Avenue, Ottawa, ON K2H 5A8
416-231-4181

KEY PLAN / PLAN CLÉ :



CLIENT :



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

1.7 SPA REVISION	2026-03-10
1.4 Coordination	2025-10-05
1.2 PERMIT REV 01	2025-07-11
1.1 SPA REVISION	2025-06-23
1.0 SPA REVISION	2025-04-28
rev.	description
date	

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

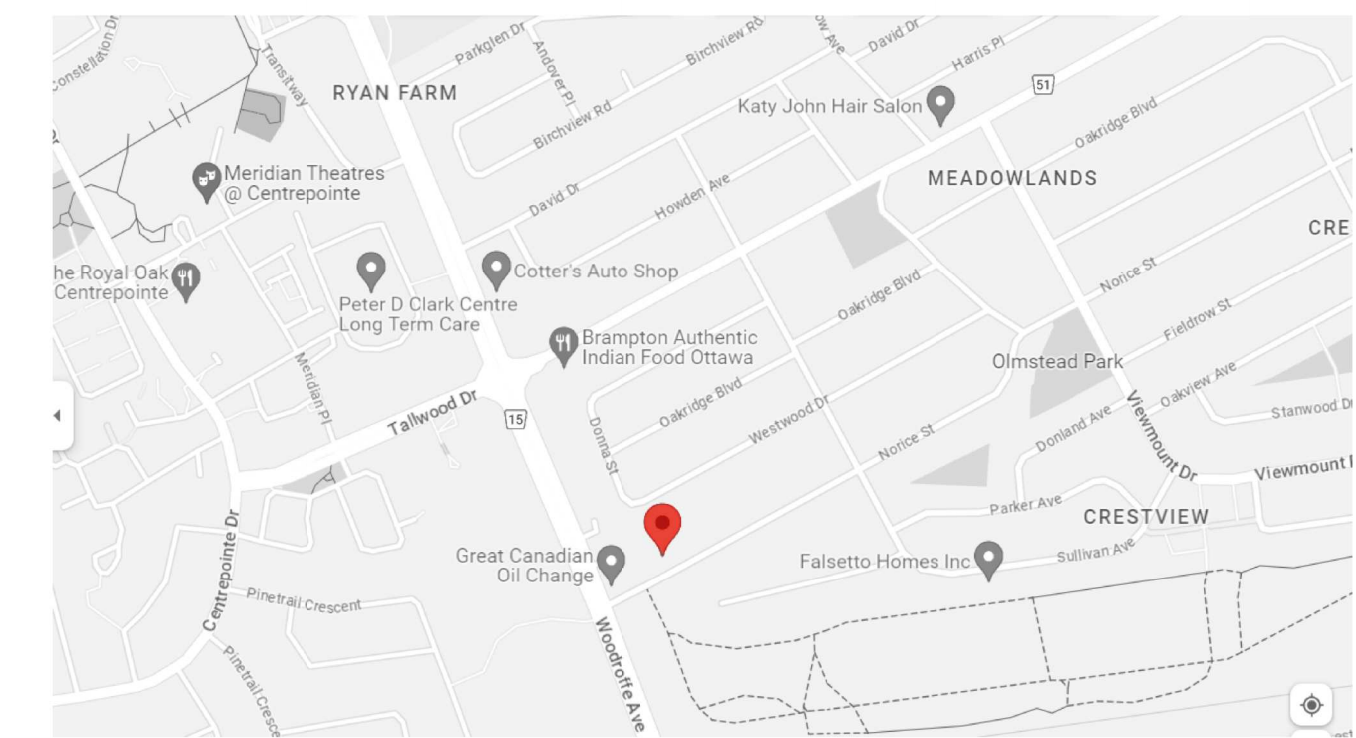
SITE PLAN

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 :	1.7

Autodesk Docs // 193 Norice/25001_193Norice_DOCUMENTATION.rvt

#17254



SITE CONTEXT

LEGEND

SURFACES

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

LINE

- 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

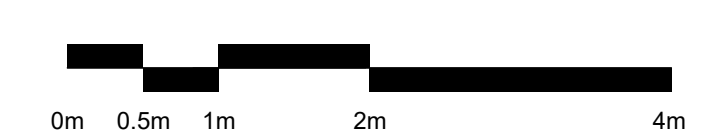
- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS
- BIKE PARKING
- CAR PARKING
- BF PARKING
- BF PARKING (TYPE A)

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,
VOLLEBERG LTD.
MAY 3, 2024



PROJECT INFORMATION

SITE SUMMARY		SITE SUMMARY	
ADDRESS	193 NORICE ST, NEPEAN, ON	CURRENT ZONING	L2(2127)
SITE AREA	1403.05 m ²	PROPOSED USE	RESIDENTIAL
BUILDING AREA	866.30 m ²		

ZONING SUMMARY	REQUIRED	PROPOSED
LOT AREA	0.00 m ²	1403.05 m ²
LOT WIDTH	0.00 m	31.39 m
MIN. LOT WIDTH	0.00 m	12.50 m
MAX. BUILDING HEIGHT	n/a	12.50 m
MAX. PARAPET HEIGHT	n/a	1.20 m
Abv. max. building		

SET BACKS	REQUIRED	PROPOSED
- 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*	1	1
*incl. in parking count		

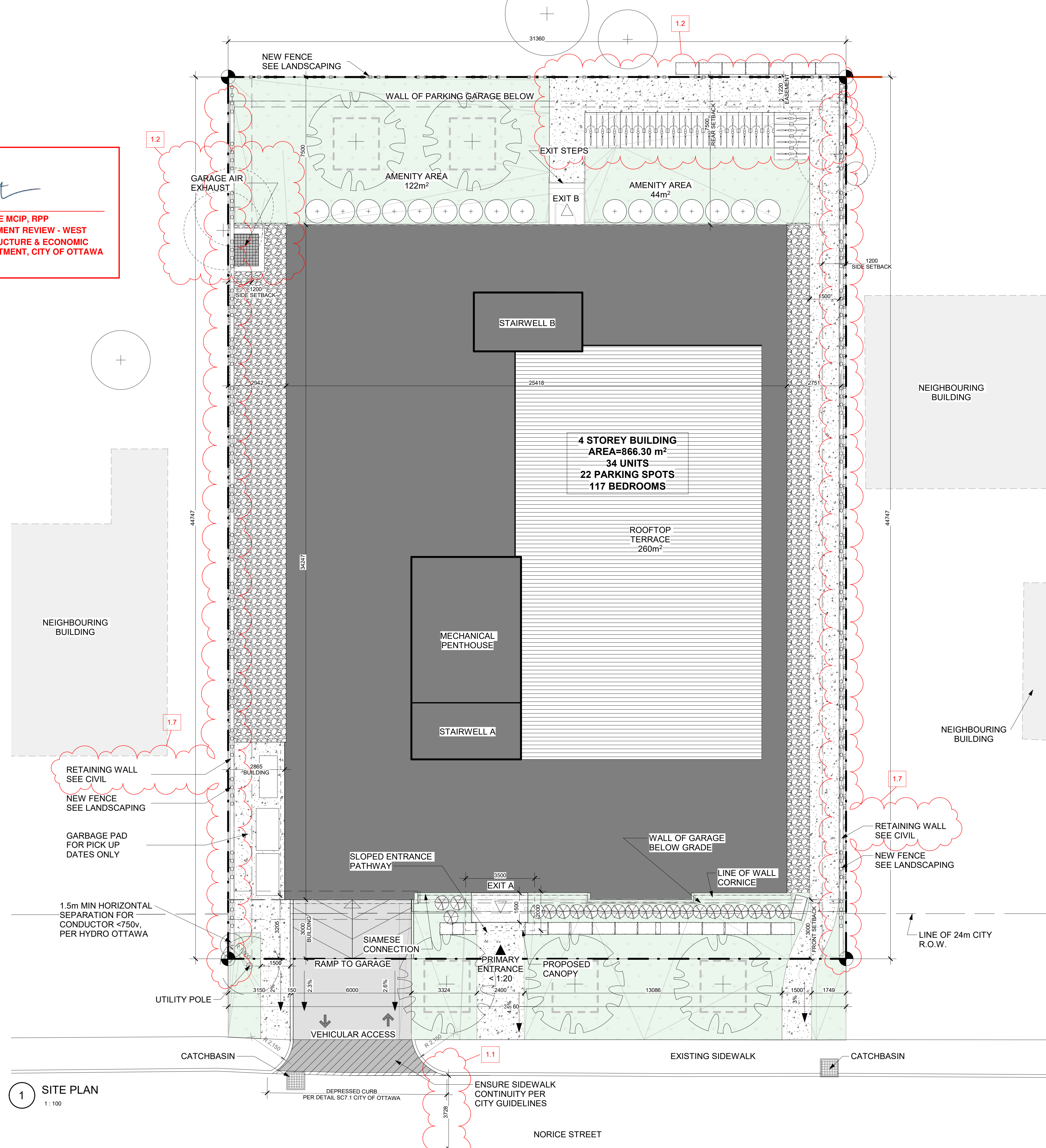
BICYCLE PARKING	REQUIRED	PROPOSED
MIN PARKING SPACES	17	20

WASTE CONTAINERS	REQUIRED	PROPOSED
GARBAGE (0.231 y ³ / unit)	8	8
RECYCLING GMP (0.018 y ³ / unit)	1	2
RECYCLING FEL (0.002 y ³ / unit)	2, 108	3
ORGANICS (indiv. Kit Catcher) 240L	1	2


AMENITY AREA	REQUIRED	PROPOSED
6m ² / UNIT + 10% gross = (6 x 34) + 10% of (2758.23 m ²)	486.00 m ²	
= 204m ² + 276m ² = 480m ²		
COMMUNAL - EXT. = 50% (min)	240.00 m ²	166.00 m ²
Exterior on grade		260.00 m ²
Rooftop Terrace		61.95 m ²
COMMUNAL - INT.		
TOTAL		487.95 m ²

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

SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



1 SITE PLAN
1:100


SEAN MOORE MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW - WEST
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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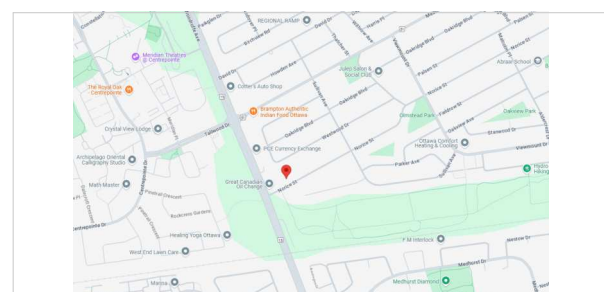
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COMPLEX PLAN

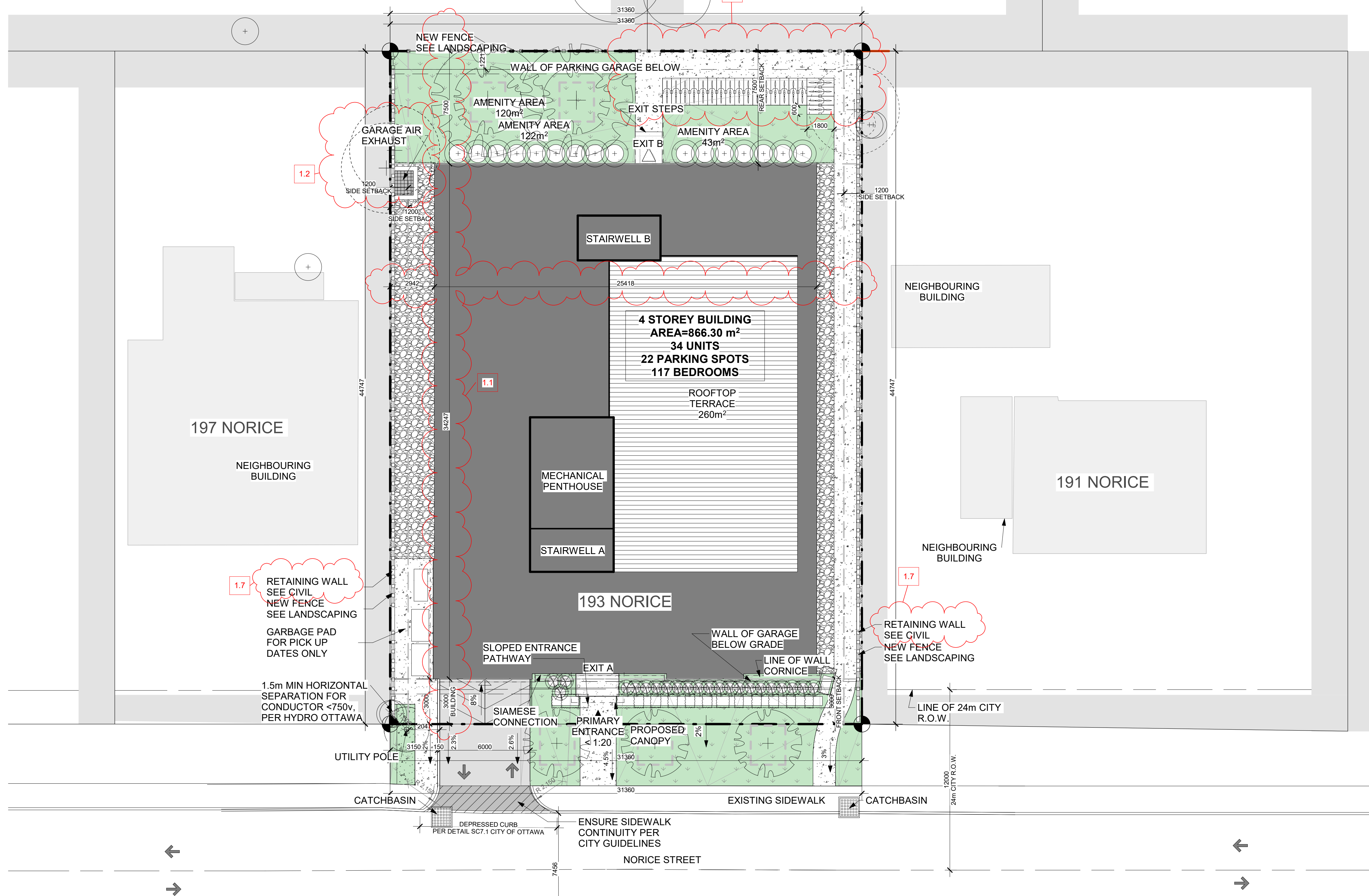
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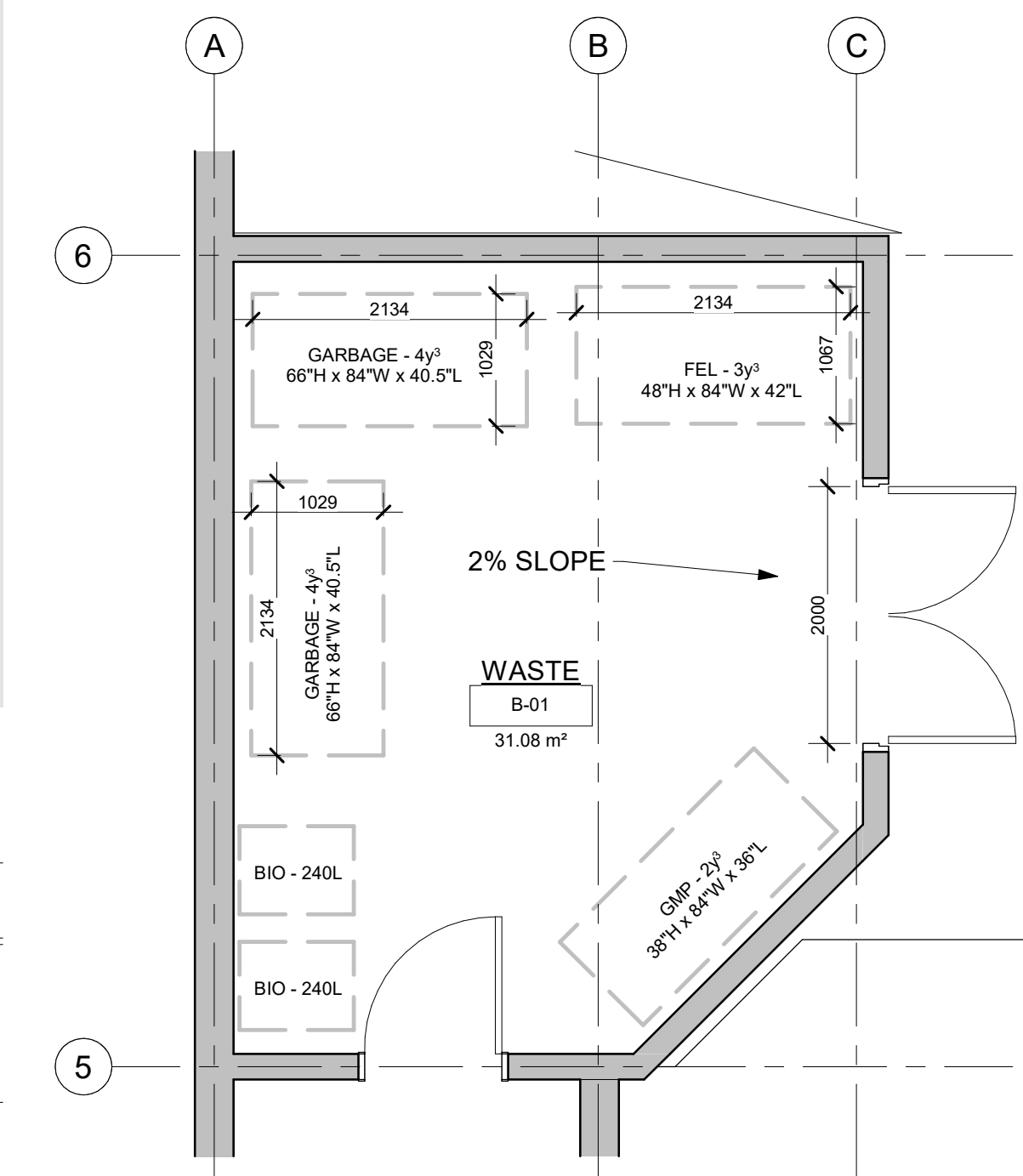
A051

REVISION NO. / NO. DE RÉVISION :

1.7



1 COMPLEX SITEPLAN
1:150



2 LEVEL P1 - WASTE ROOM
1:50