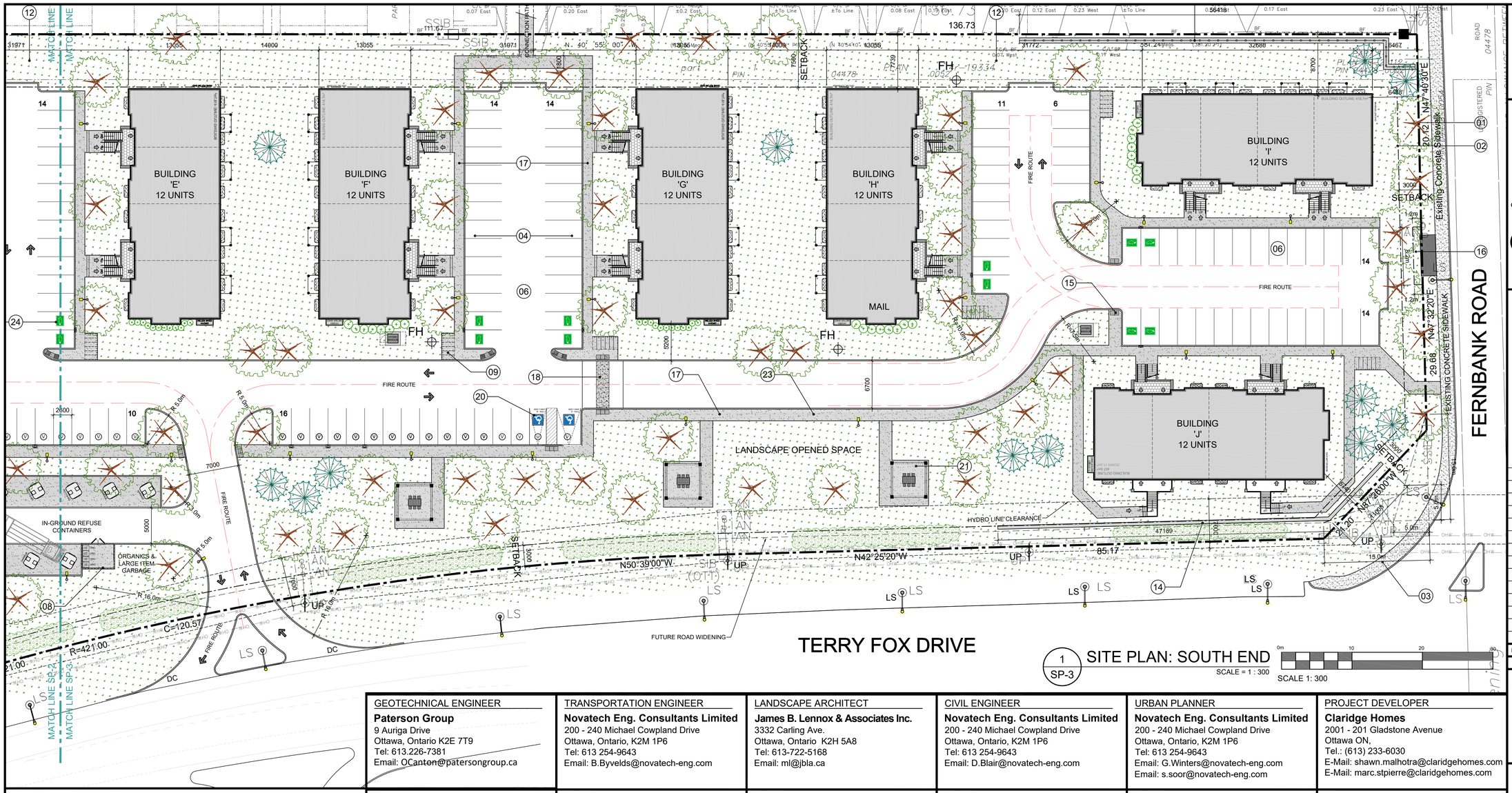


1 SP-3 SITE PLAN: SOUTH END

SCALE = 1 : 300

SCALE 1: 300

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.

NOTATION SYMBOLS:

- 00 — INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- 00 — INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- 00 — INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 — INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / A000 — DETAIL NUMBER / TITLE / SCALE / DETAIL REFERENCE PAGE

No.	DESCRIPTION	DATE
16	REVISED AS PER ROUND 2 SPC COMMENTS	2026 06 25
15	REVISED AS PER CONSULTANT COORDINATION	2026 06 22
14	REVISED AS PER OWNER / CITY COMMENTS	2026 06 03
13	REVISED AS PER ROUND 1 SPC COMMENTS	2026 03 20
12	ISSUED FOR REVISED SITE PLAN CONTROL APP.	2025 11 19
11	ISSUED FOR REVIEW AND COMMENT	2025 10 09
10	REVISED DESIGN ISSUED FOR COORDINATION	2025 08 27
9	SITE PLAN THIRD ROUND COMMENTS	2022-04-06
1	ISSUED FOR COORDINATION	2021-02-03

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS — KEVIN M. REID LICENCE 8667

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: CLARIDGE HOMES

ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3J6 — t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: IRON VALLEY 2 Terrace Homes — 5331 FERNBANK ROAD — OTTAWA ONTARIO

SHEET TITLE: SITE PLAN (SOUTH END)

DRAWN: R.V. | CHECKED: R.V.

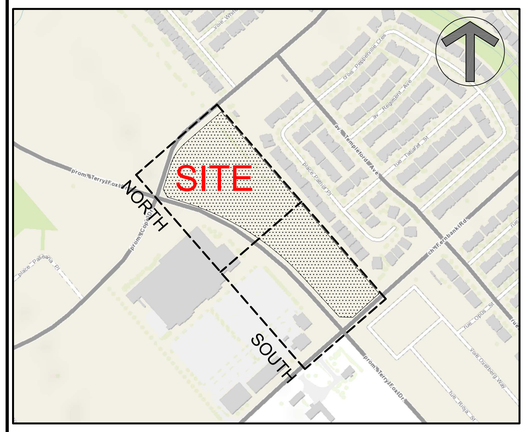
SCALE: 1:300 | SHEET No. SP-3

PROJECT No. 2101

D07-12-25-0151

1 SP-1 SITE PLAN: OVERALL

SCALE = 1 : 600



KEY PLAN

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LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF

PART OF LOT 30 CONCESSION 10, GOULBOURN, PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112; OTTAWA.
SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA LIMITED OVER PARTS 5,6, 7, 8 AND 9 PLAN 4R20112 AS IN OC455206.

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 CONCESSION 10, GOULBOURN
LYING BETWEEN PARTS 3 AND 4 ON 4R17373 AND PART 2 ON PLAN 4R20112, AS CLOSED BY N599928; OTTAWA

PART OF LOT 31, CONCESSION 10, GOULBOURN, PART 1 ON PLAN 4R19334
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebekk Ltd.
Field Work Completed December 14, 2020

DRAWING NOTES

1. PROPERTY LINE
2. BUILDING SETBACKS
3. OVERLAPPING 5x15m SITE TRIANGLE
4. PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
5. PROPOSED HYDRO TRANSFORMER / MINISUB
6. ASPHALT DRIVING SURFACE
7. IN-GROUND WASTE BINS: 6.5m³ PER
8. ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSER
9. BICYCLE PARKING SPACES (6) WITH RACK
10. PROPOSED HYDRANT
11. EXISTING FIRE HYDRANT
12. SEASONAL SNOW STORAGE
13. EXISTING BELL UTILITY KIOSK
14. LOW RETAINING WALL
15. DEPRESSED CURB & TWSI AT ALL CROSSINGS
16. 1.2m x 8.2m EASEMENT WITH CONCRETE BUS PAD
17. 1.5m /1.8m WIDE ASPHALT / CONCRETE WALK, SEE PLAN
18. 1.8m WIDE RAISED CONCRETE CROSS WALK WITH TWSI & TRANSITIONS
19. DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
20. ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
21. SUNSHADE: SEE LANDSCAPE
22. -
23. PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
24. ELECTRICAL VEHICLE SPACE: : 2 PER BUILDING
25. CANADA POST MAIL BOXES

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS PATIOS
- SOFT LANDSCAPING
- COMMUNAL AMENITY SPACE
- SNOW STORAGE
- CONCRETE WALK / PATH
- ASPHALT WALKING PATH
- BIKE RACK / BIKE PARKING SPOT
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- PROPERTY LINE
- ZONING SETBACKS
- STANDARD PARKING SPACE
- VISITOR PARKING SPACE
- ELECTRICAL VEHICLE READ PARKING SPACE (NO CHARGER)
- ACCESSIBLE PARKING SPACE

PROJECT INFORMATION

CURRENT ZONING	GM[2411]
USE	PLANNED UNIT DEVELOPMENT
SITE AREA	36,789 sq. m. (395,995) sq. ft.
BUILDING HEIGHT	18.0 m.
AMENITY AREA PER DWELLING UNIT	6.0 sq. m.
FRONT YARD SETBACK	3.0 M
CORNER YARD SETBACK	3.0 M
REAR YARD SETBACK	____ M
INTERIOR SIDE YARD SETBACK	7.5 M

PROJECT STATISTICS

BUILDING HEIGHT		9.8 M
REQUIRED AMENITY SPACE		
6.0 m² PER UNIT=		1,080.0 m²
50% COMMUNAL AMENITY AREA =		540.0 m²
PROVIDED AMENITY SPACE		
PRIVATE BALCONY / PATIOS =		512.0 m²
COMMUNAL EXTERIOR AREA=		700.0 m²
TOTAL =		1,212.0 m²
SITE COVERAGE		
BUILDING FOOTPRINT =	17.07%	6,280.5 m²
DRIVING SURFACE =	27.3%	10,061.0 m²
LANDSCAPE AREA =	54.5%	20,028.0 m²
TOTAL =	100.0%	36,789.0 m²

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'B'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'C'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'D'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'E'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'F'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'G'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'H'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'I'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'J'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'K'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'L'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'M'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'N'	1,254.0 m² / 13,500 ft²
PROPOSED BUILDING 'O'	1,254.0 m² / 13,500 ft²
TOTAL PROPOSED AREA	18,842.0 m² / 202,820 ft²

UNIT STATISTICS

2 BEDROOM UNIT	180

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT (180 UNITS)	216
VISITOR	- 0.2 PER DWELLING UNIT	36
TOTAL		252

PROVIDED

RESIDENCE	- 1.2 PER UNIT	216
VISITOR	- 0.2 PER DWELLING UNIT	36
TOTAL		252

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT (180 UNITS)	90
PROVIDED		90

WASTE COLLECTION

GUIDELINES

GARBAGE	- 0.231 YARDS³ / UNIT	40 YARDS³
RECYCLING (GMP)	- 0.018 YARDS³ / UNIT	4 YARDS³
RECYCLING (FIBRE)	- 0.062 YARDS³ / UNIT	11 YARDS³
ORGANICS	- 240L CONTAINER / 50 UNITS	4x 240L

	REQUIRED	PROVIDED
GARBAGE	7 EARTHBINS	7 EARTHBINS
RECYCLING (GMP)	1 EARTHBINS	2 EARTHBINS
RECYCLING (FIBRE)	2 EARTHBINS	2 EARTHBINS
ORGANICS	4x 240L BINS	4x 240L BINS
LARGE ITEM GARBAGE	N/A	8 m²

*EARTHBINS= (6.5 YARDS³)

SNOW STORAGE

TEMPORARILY STORED AND TRUCKED OFF SITE

PAPER SIZE: A1 | PLOT DATE: Thursday, June 25, 2026 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2021\2101 - Terry Fox Zen Flats\01 Design Development\01 Site Plan\2101 Iron Valley 2 SP-1 2026 06 22.dwg | #.....