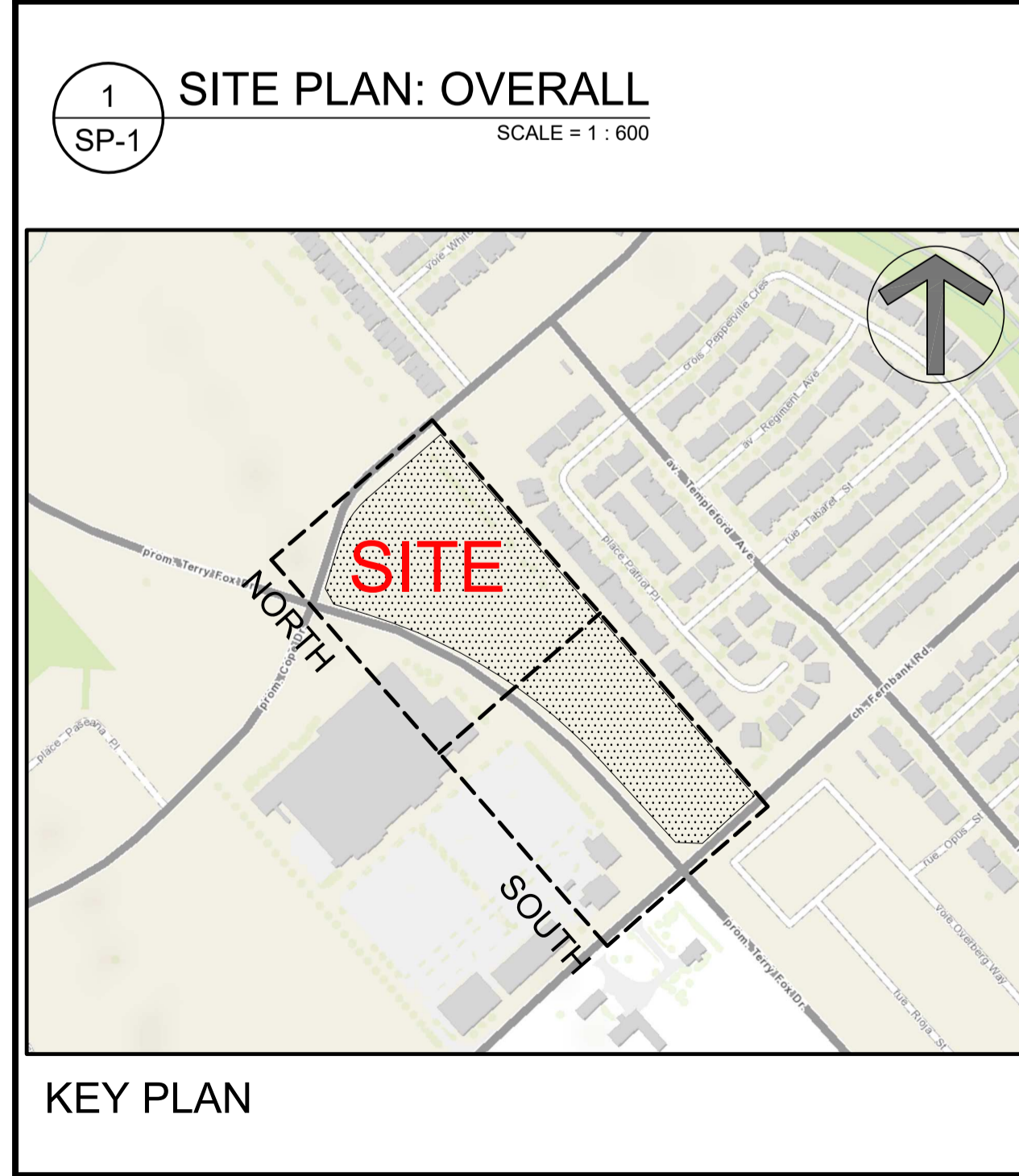


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ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
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DO NOT SCALE DRAWINGS.

NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLY TYPE, REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- (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.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE



1 SITE PLAN: OVERALL
SCALE = 1 : 600

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

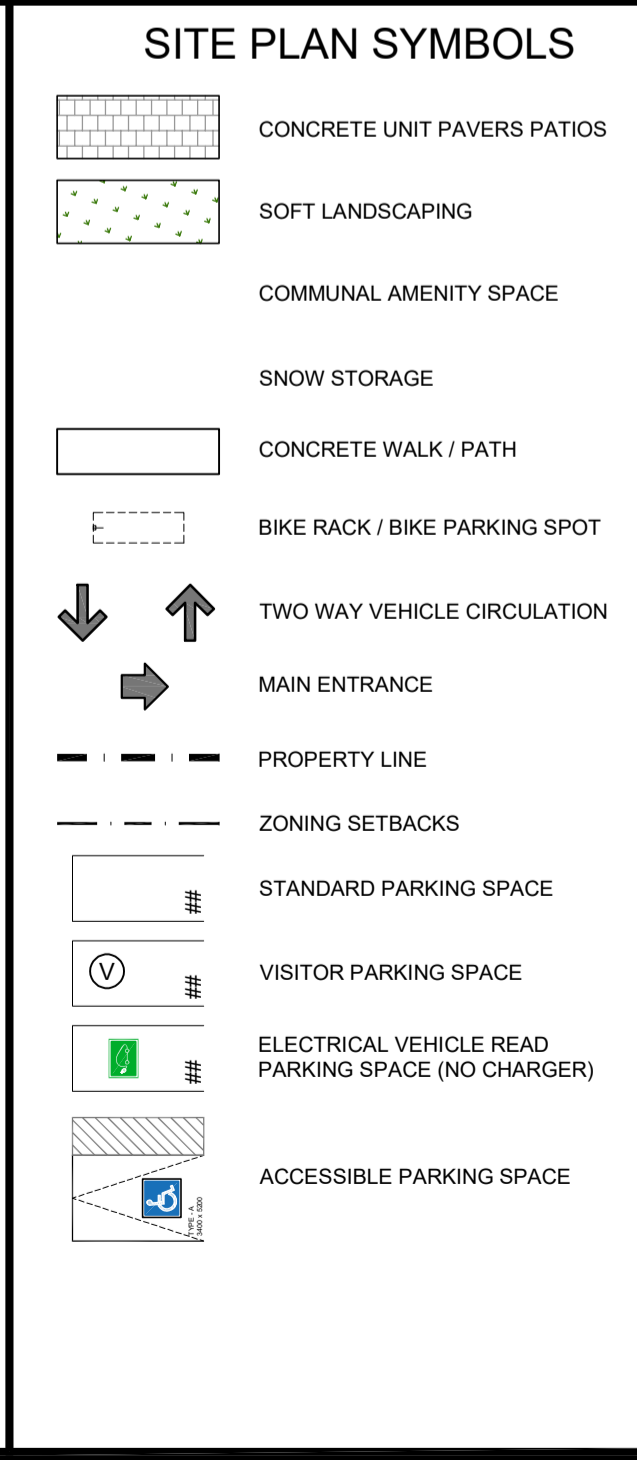
LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF
PART OF LOT 30 CONCESSION 10, GOULBOURN,
PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112,
OTTAWA.
SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA
LIMITED OVER PARTS 5, 6, 7, 8 AND 9 PLAN 4R20112 AS IN
OC455206.

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, Vollebek Ltd.
Field Work Completed December 14, 2020

- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - OVERLAPPING 5x15m SITE TRIANGLE
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER / SWITCHGEAR
 - ASPHALT DRIVING SURFACE
 - IN-GROUND WASTE BINS: 6.5m³ PER
 - ORGANIC WASTE / OVER SIZED GARBAGE ENCLUSER
 - BICYCLE PARKING SPACES (6) WITH RACK
 - PROPOSED HYDRANT
 - EXISTING FIRE HYDRANT
 - SEASONAL SNOW STORAGE
 - EXISTING BELL UTILITY KIOSK
 - LOW RETAINING WALL
 - DEPRESSED CURB & TWSI AT ALL CROSSINGS
 - 1.2m x 8.2m EASEMENT WITH CONCRETE BUS PAD
 - 1.5m / 1.8m WIDE CONCRETE WALK, SEE PLAN
 - 1.8m WIDE RAISED CONCRETE CROSS WALK WITH TWSI & TRANSITIONS
 - DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
 - ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
 - SUNSHADE: SEE LANDSCAPE
 - 3.2m x 4.2m ELECTRICAL SHED
 - PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
 - ELECTRICAL VEHICLE SPACE : 2 PER BUILDING
 - CANADA POST MAIL BOXES



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 = 1,152.0 m²
50% COMMUNAL AMENITY AREA = 576.0 m²

PROVIDED AMENITY SPACE
PRIVATE BALCONY / PATIOS = 512.0 m²
COMMUNAL EXTERIOR AREA = 700.0 m²
TOTAL = 1,212 m²

SITE COVERAGE
BUILDING FOOTPRINT = 18.2% 6,700.0 sq. m.
DRIVING SURFACE = 27.3% 10,061.0 sq. m.
LANDSCAPE AREA = 54.5% 20,028.0 sq. m.
TOTAL = 100.0% 36,789.0 sq. m.

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

PROPOSED BUILDING 'A'	1,256.0 m ²
PROPOSED BUILDING 'B'	1,254.0 m ²
PROPOSED BUILDING 'C'	1,254.0 m ²
PROPOSED BUILDING 'D'	1,254.0 m ²
PROPOSED BUILDING 'E'	1,254.0 m ²
PROPOSED BUILDING 'F'	1,254.0 m ²
PROPOSED BUILDING 'G'	1,254.0 m ²
PROPOSED BUILDING 'H'	1,254.0 m ²
PROPOSED BUILDING 'J'	1,254.0 m ²
PROPOSED BUILDING 'K'	1,254.0 m ²
PROPOSED BUILDING 'L'	1,254.0 m ²
PROPOSED BUILDING 'M'	1,254.0 m ²
PROPOSED BUILDING 'N'	1,254.0 m ²
PROPOSED BUILDING 'P'	1,254.0 m ²
PROPOSED BUILDING 'Q'	1,254.0 m ²
PROPOSED BUILDING 'R'	1,254.0 m ²
TOTAL PROPOSED AREA	20,096.0 m²

UNIT STATISTICS
2 BEDROOM UNIT 192

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT (192 UNITS)	230
VISITOR	- 0.2 PER DWELLING UNIT	38
TOTAL		268

PROVIDED

RESIDENCE	- 1.32 PER UNIT (192 UNITS)	253
VISITOR	- 0.2 PER DWELLING UNIT	38
TOTAL		291

BICYCLE PARKING

REQUIRED - 0.5 PER UNIT (192 UNITS) 96

PROVIDED 96

WASTE COLLECTION

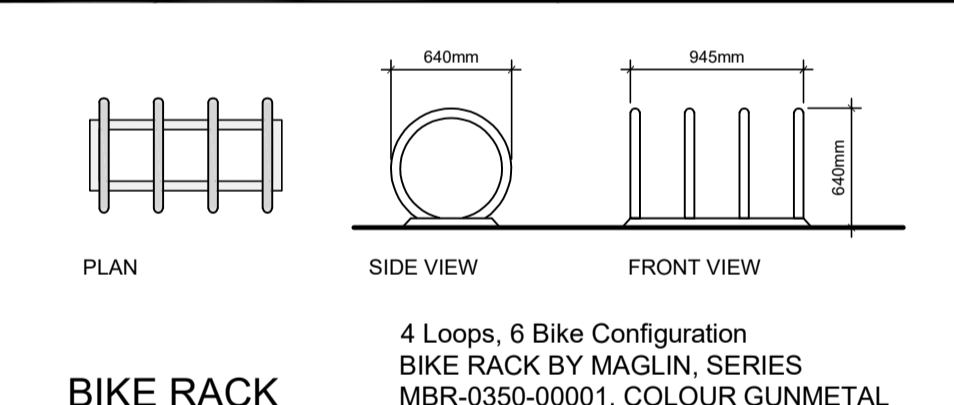
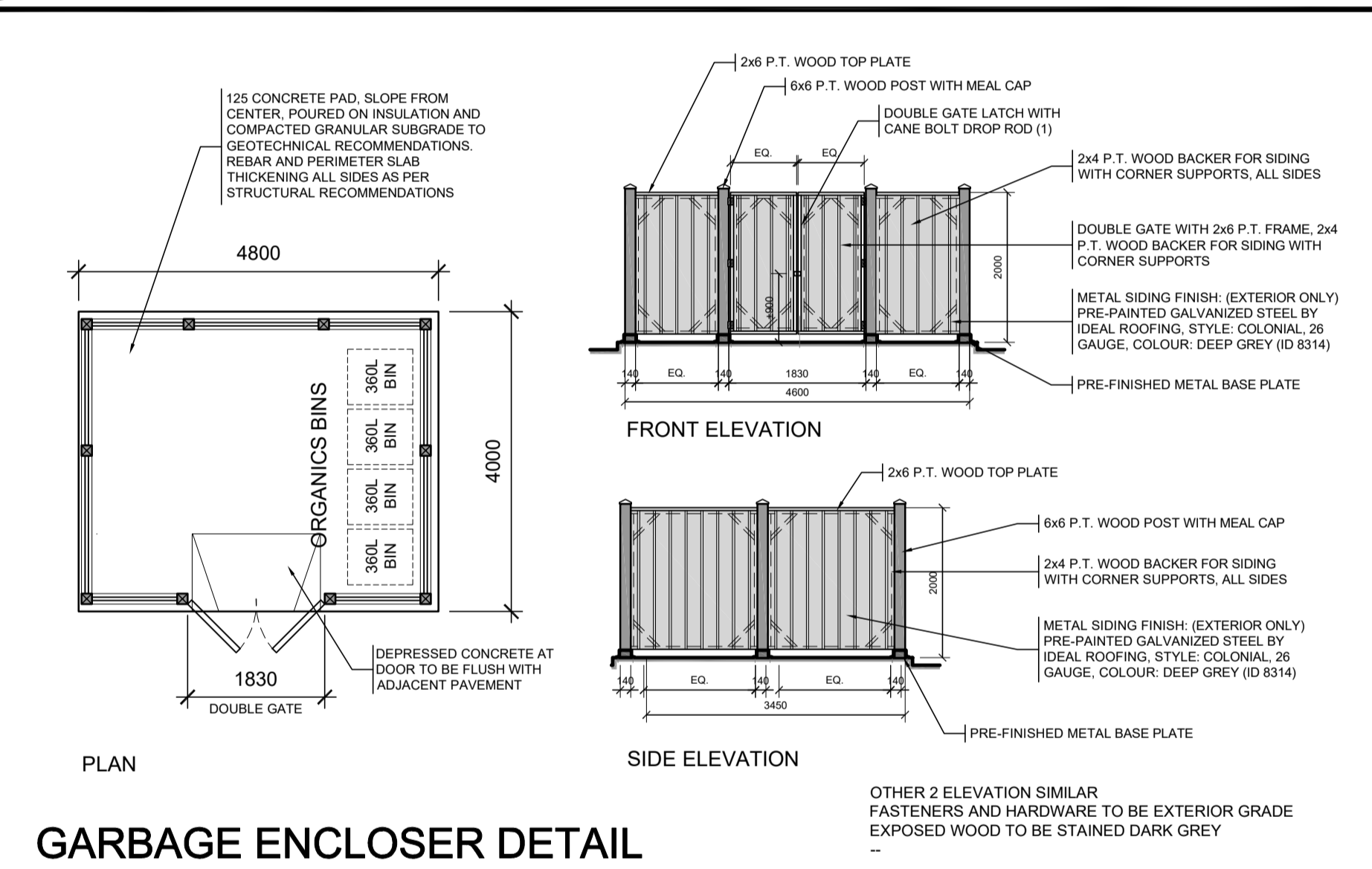
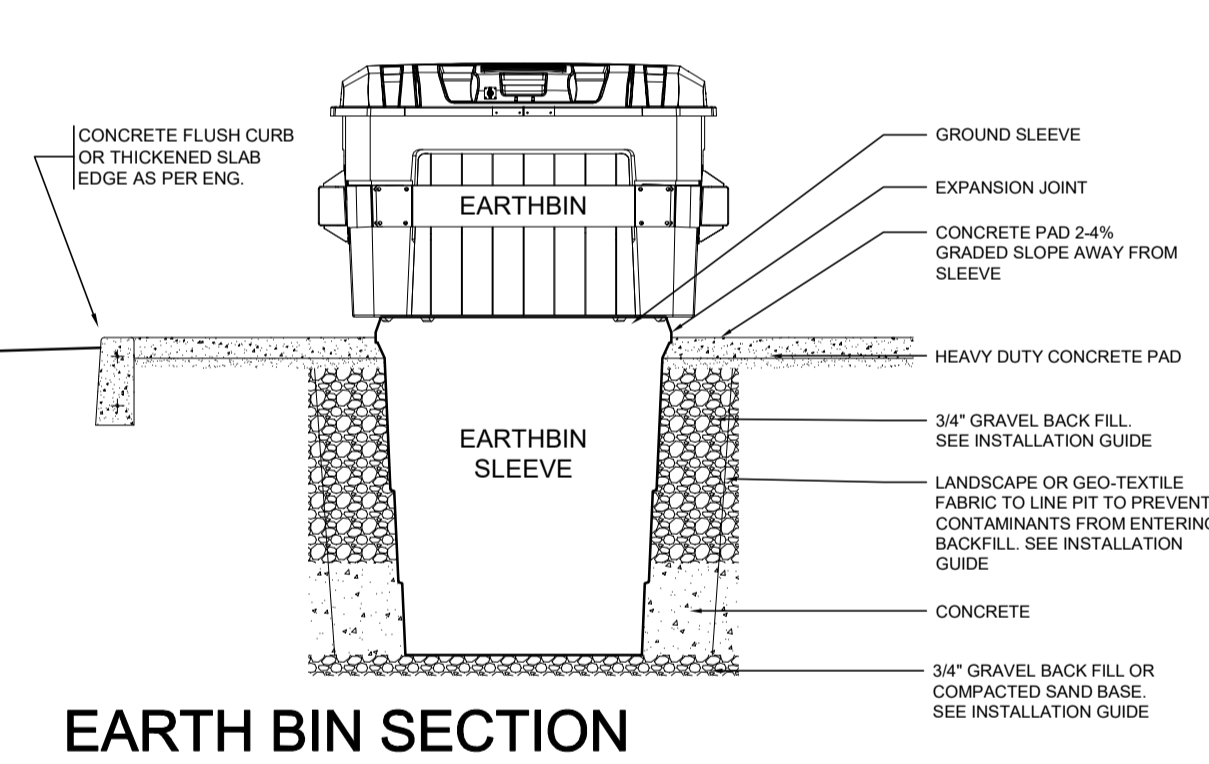
GUIDELINES

GARBAGE	- 0.231 YARDS ³ / UNIT	45 YARDS ³
RECYCLING (GMP)	- 0.018 YARDS ³ / UNIT	4 YARDS ³
RECYCLING (FIBRE)	- 0.062 YARDS ³ / UNIT	12 YARDS ³
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 m ² *EARTHbins= (6.5 YARDS ³)

SNOW STORAGE
TEMPORARILY STORED AND TRUCKED OFF SITE



REVISIONS:

No.	DESCRIPTION	DATE
13	REVISED AS PER ROUND 1 SPC COMMENTS	2026 03 16
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

ARCHITECT SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
REVYANN 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
1.613.724.9932 F.613.724.1209 rlaarchitecture.ca

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

SHEET TITLE:
SITE PLAN (OVERALL)

DRAWN: R.V.
CHECKED: R.V.
SCALE: 1:600
SHEET No.: SP-1
PROJECT No.: 2101



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- DETAIL NUMBER
- TITLE SCALE
- DETAIL REFERENCE PAGE

No.	DESCRIPTION	DATE
13	REVISED AS PER ROUND 1 SPC COMMENTS	2026 03 16
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9	SITE PLAN THIRD ROUND COMMENTS	2022-04-06
1	ISSUED FOR COORDINATION	2021-02-03

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS
 ARCHITECT: R.V. REID
 LICENCE: 8667
 SEAL DATE: STAMP DATE
 CLIENT: CLARIDGE HOMES
 NORTH ARROW:

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 (NORTH END)
 DRAWN: R.V. CHECKED: R.V.
 SCALE: 1:300 SHEET No.
 PROJECT No. **SP-2**
 2101

DRAWING NOTES

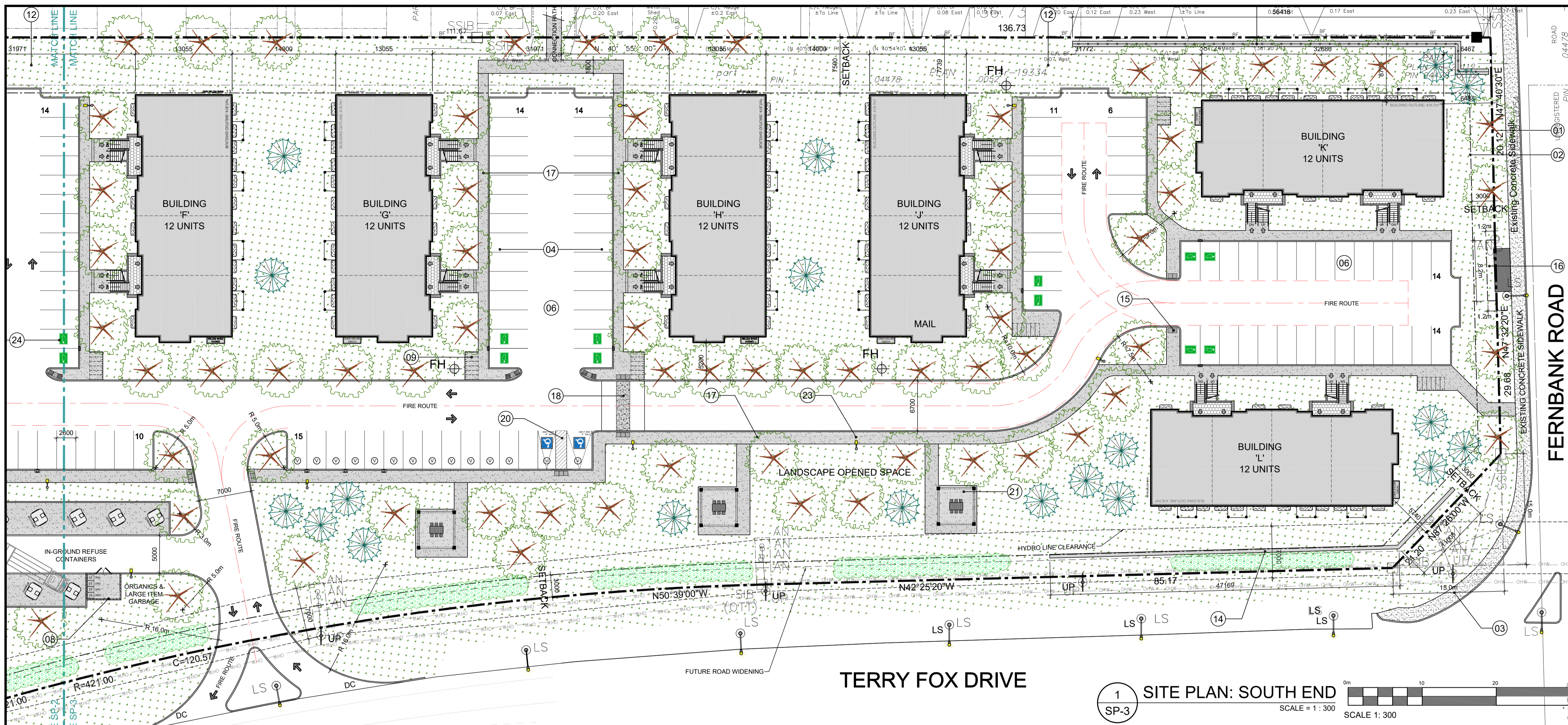
- PROPERTY LINE
- BUILDING SETBACKS
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- ASPHALT DRIVING SURFACE
- IN-GROUND WASTE BINS: 6.5m² PER
- ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE
- BICYCLE PARKING SPACES (6) WITH RACK
- PROPOSED HYDRANT
- EXISTING FIRE HYDRANT
- SEASONAL SNOW STORAGE
- EXISTING BELL UTILITY KIOSK
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- DEPRESSED CURB & TWSI AT ALL CROSSINGS
- 1.2m x 8.2m EASEMENT WITH CONCRETE BUS PAD
- 1.5m / 1.8m WIDE CONCRETE WALK, SEE PLAN
- 1.8m WIDE RAISED CONCRETE CROSS WALK WITH TWSI & TRANSITIONS
- DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
- SUNSHADE: SEE LANDSCAPE
- 3.2m x 4.2m ELECTRICAL SHED
- PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
- ELECTRICAL VEHICLE SPACE: 2 PER BUILDING
- CANADA POST MAIL BOXES

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS PATIOS
- SOFT LANDSCAPING
- COMMUNAL AMENITY SPACE
- SNOW STORAGE
- CONCRETE WALK / 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

1 SITE PLAN: NORTH END
 SP-2
 SCALE = 1 : 300
 SCALE 1: 300

D07-12-25-0151



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 - ①-⑩ DETAIL NUMBER
 - ①① TITLE SCALE
 - ①①① DETAIL REFERENCE PAGE

No.	DESCRIPTION	DATE
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

ARCHITECT SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**
 ARCHITECT: **CLARIDGE HOMES**
 SEAL DATE: STAMP DATE
 CLIENT: **CLARIDGE HOMES**

1 SITE PLAN: SOUTH END
 SP-3
 SCALE = 1 : 300

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

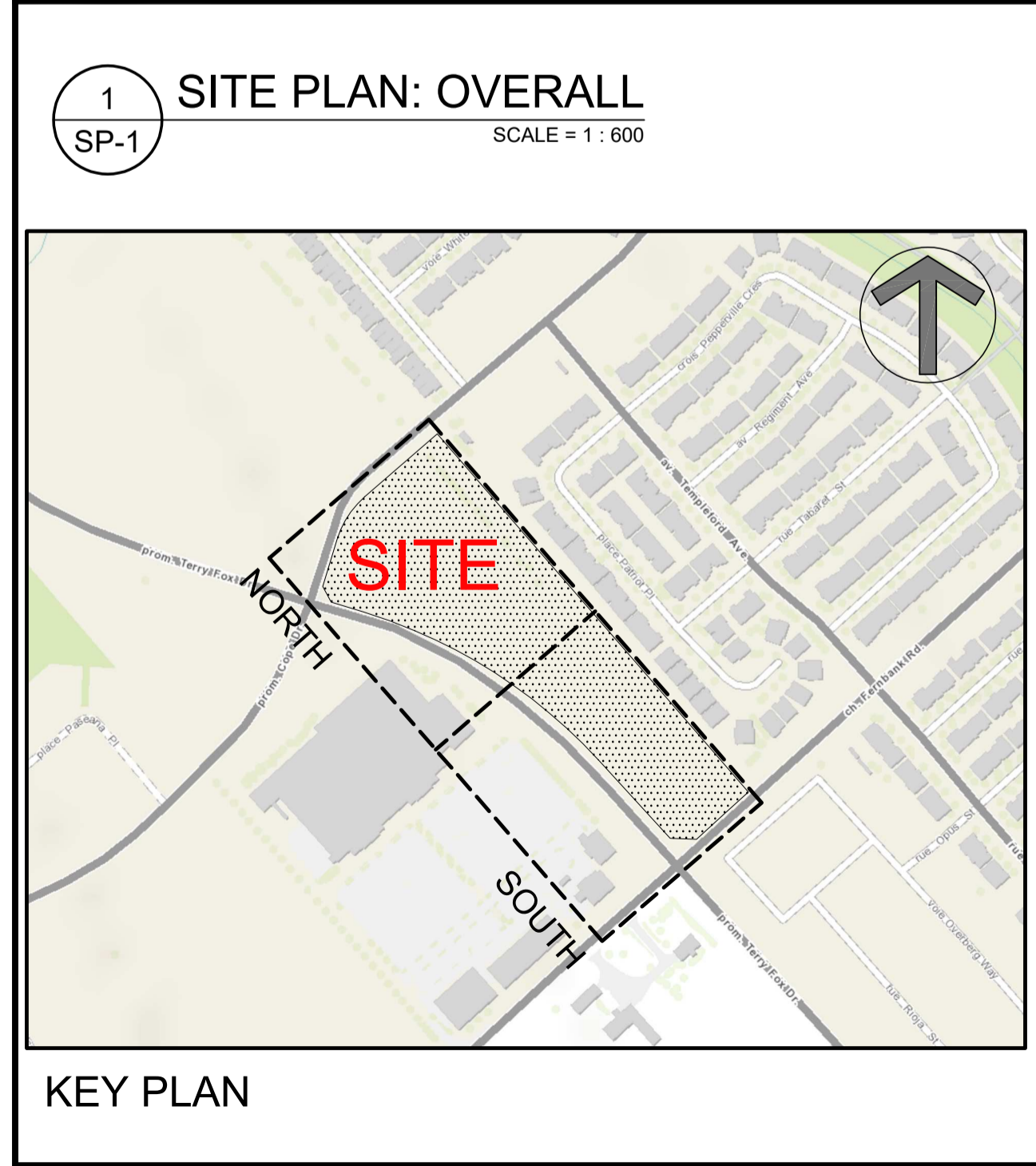
TRANSPORTATION ENGINEER
Novatech Eng. Consultants Limited
 200 - 240 Michael Cowpland Drive
 Ottawa, Ontario, K2M 1P6
 Tel: 613 254-9643
 Email: B.Byvelds@novatech-eng.com

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
 3332 Carling Ave.
 Ottawa, Ontario, K2H 5A8
 Tel: 613-722-5168
 Email: ml@jbla.ca

CIVIL ENGINEER
Novatech Eng. Consultants Limited
 200 - 240 Michael Cowpland Drive
 Ottawa, Ontario, K2M 1P6
 Tel: 613 254-9643
 Email: D.Blair@novatech-eng.com

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

PROJECT DEVELOPER
Claridge Homes
 2001 - 201 Gladstone Avenue
 Ottawa, ON,
 Tel.: (613) 233-6030
 E-Mail: shawn.malhotra@claridgehomes.com
 E-Mail: marc.stpierre@claridgehomes.com



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

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF
 PART OF LOT 30 CONCESSION 10, GOULBOURN,
 PART 1 ON 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, Vollebek Ltd.
 Field Work Completed December 14, 2020

- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - OVERLAPPING 5x15m SITE TRIANGLE
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER / SWITCHGEAR
 - ASPHALT DRIVING SURFACE
 - IN-GROUND WASTE BINS: 6.5m² PER
 - ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE
 - BICYCLE PARKING SPACES (6) WITH RACK
 - PROPOSED HYDRANT
 - EXISTING FIRE HYDRANT
 - SEASONAL SNOW STORAGE
 - EXISTING BELL UTILITY KIOSK
 - LOW RETAINING WALL
 - DEPRESSED CURB & TWSI AT ALL CROSSINGS
 - 1.2m x 8.2m EASEMENT WITH CONCRETE BUS PAD
 - 1.5m / 1.8m WIDE CONCRETE WALK, SEE PLAN
 - 1.8m WIDE RAISED CONCRETE CROSS WALK WITH TWSI & TRANSITIONS
 - DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
 - ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
 - SUNSHADE: SEE LANDSCAPE
 - 3.2m x 4.2m ELECTRICAL SHED
 - PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
 - ELECTRICAL VEHICLE SPACE: 2 PER BUILDING
 - CANADA POST MAIL BOXES

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS PATIOS
 - SOFT LANDSCAPING
 - COMMUNAL AMENITY SPACE
 - SNOW STORAGE
 - CONCRETE WALK / 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: GMJ2411
 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: 3.0 m
 INTERIOR SIDE YARD SETBACK: 7.5 m

PROJECT STATISTICS

BUILDING HEIGHT: 9.8 M
 REQUIRED AMENITY SPACE: 6.0 m² PER UNIT = 1,152.0 m²
 50% COMMUNAL AMENITY AREA = 576.0 m²

PROVIDED AMENITY SPACE: PRIVATE BALCONY / PATIOS = 512.0 m²
 COMMUNAL EXTERIOR AREA = 700.0 m²
 TOTAL = 1,212 m²

SITE COVERAGE

BUILDING FOOTPRINT =	18.2%	6,700.0 sq. m.
DRIVING SURFACE =	27.3%	10,061.0 sq. m.
LANDSCAPE AREA =	54.5%	20,028.0 sq. m.
TOTAL =	100.0%	36,789.0 sq. m.

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

PROPOSED BUILDING	AREA (m ²)	AREA (sq. ft.)
PROPOSED BUILDING 'A'	1,256.0 m ²	13,520 ft ²
PROPOSED BUILDING 'B'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'C'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'D'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'E'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'F'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'G'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'H'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'J'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'K'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'L'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'M'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'N'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'P'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'Q'	1,254.0 m ²	13,500 ft ²
PROPOSED BUILDING 'R'	1,254.0 m ²	13,500 ft ²
TOTAL PROPOSED AREA	20,096.0 m ²	216,320 ft ²

UNIT STATISTICS
 2 BEDROOM UNIT: 192

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	PER UNIT (192 UNITS)	TOTAL
RESIDENCE	- 1.2 PER UNIT (192 UNITS)	230
VISITOR	- 0.2 PER DWELLING UNIT	38
TOTAL		268

PROVIDED

RESIDENCE	PER UNIT (192 UNITS)	TOTAL
RESIDENCE	- 1.32 PER UNIT (192 UNITS)	253
VISITOR	- 0.2 PER DWELLING UNIT	38
TOTAL		291

BICYCLE PARKING

REQUIRED: - 0.5 PER UNIT (192 UNITS) = 96
 PROVIDED: 96

WASTE COLLECTION

GUIDELINES

TYPE	REQUIRED	PROVIDED
GARBAGE	- 0.231 YARDS ² / UNIT	45 YARDS ²
RECYCLING (GMP)	- 0.018 YARDS ² / UNIT	4 YARDS ²
RECYCLING (FIBRE)	- 0.062 YARDS ² / UNIT	12 YARDS ²
ORGANICS	- 240L CONTAINER / 50 UNITS	4x 240L

REQUIRED PROVIDED

TYPE	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 m ² *EARTHbins= (6.5 YARDS ²)

SNOW STORAGE
 TEMPORARILY STORED AND TRUCKED OFF SITE

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