

**PROPOSED 39 UNIT
3 STOREY APARTMENT
BUILDING WITH ONE LEVEL
BELOW GRADE PARKING
AREA (FOOTPRINT) =
= 1,257 m² [13,530 ft²]**

**PROPOSED
SINGLE STOREY
AMENITY BUILDING
AREA (FOOTPRINT)
= 68 m² [730 ft²]**

Area Statistics (Apartment Building)			
Ground Floor:			
Residential:	861 sm ²	1 Bedroom:	9
Amenity:	128 sm ²	2 Bedroom:	3
Circulation:	217 sm ²		
Second Floor:			
Residential:	1,044 sm ²	1 Bedroom:	8
Amenity:	0 sm ²	1 Bedroom + Den:	1
Circulation:	137 sm ²	2 Bedroom:	5
		Bachelor:	1
Third Floor:			
Residential:	1,044 sm ²	1 Bedroom:	1
Amenity:	0 sm ²	1 Bedroom + Den:	1
Circulation:	137 sm ²	2 Bedroom:	9
		Bachelor:	1
Underground Parking Level:			
Parking (inclg. Bicycles & Lockers):	1,335 sm ²		
Circulation:	60 sm ²		

Site Statistics			
Lot Area:	3,086 sm ²	Parking Required:	39 Units: 39 x 1.2(1) = 47 Spaces
Building Area (Apartment Bldg.):	1,257 sm ²		+ 14 per Table 101, Area 17 (Mid Rise Apartment)
Building Area (Clubhouse Bldg.):	68 sm ²		= 1 Space/Unit + 0.2/Visitor + 1.2 (City of Ottawa)
Coverage:	42.9%	Parking Provided:	47 Spaces
Asphalt Area:	88 sm ²	Regular Spaces:	25
Asphalt Coverage:	2.8%	Compact Spaces:	12
Landscaped Area:	1,673 sm ²	Accessible Spaces:	2
Landscaped Coverage:	54.3%	Visitor Spaces:	8
Front Yard Setback (Apartment):	6.0 m	Total:	47
Front Yard Setback (Amenity Bldg.):	4.5 m	*Accessible Parking Required:	1 Space
Exterior Yard Setback:	6.0 m		
Interior Yard Setback:	4.5 m		
Rear Yard Setback:	6.0 m	Bicycle Parking Provided:	24 Spaces
Landscaped Boundary (along Street):	6.0 m		
Building Height:	11.84 m		

Property PIN: PIN 04553-2370
 Legal Description: Block 12 Plan 4M-1770
 Information Derived by: Fairhall Moffatt & Woodland Ltd.
 Ontario Land Surveyors - Plan of Subdivision 4M-1770

No.:	Issued For:	Date:
1	For SPA	Nov 03-2025
2	For SPA (WITH LANDSCAPE)	Nov 20-2025
3	For SPA	Nov 24-2025
4	For SPA	Jan 12-2026
5	For SPA	Jan 14-2026
6	For SPA	Jan 21-2026
7	For SPA	Jan 22-2026
8	For SPA	Feb 03-2026
9	SPA Review Comments	Mar 19-2026
10	For SPA	Apr 07-2026
11	For SPA (With Plan No.)	Apr 07-2026
11	For SPA	Apr 09-2026

It is the responsibility of the appropriate Contractor to verify all dimensions on site and report all errors and/or omissions to the Architect.
 All Contractors must comply with pertinent codes & by-laws.
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 Metric Scale Drawing: All measurements are in millimeters (mm) unless otherwise noted.

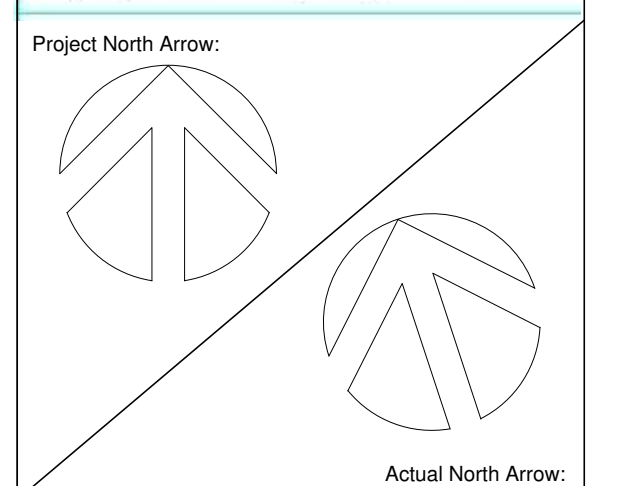
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Project Title:
 Proposed 39 Unit Apartment Building
 391 Hilversum Lane, Carp, ON

Drawing List:
 Site Plan

Job No.:	2404	Drawing No.:	A0.0
Scale:	As Noted		
Date:	Nov 03-2025		
Drawn By:	PM	Reviewed By:	PM