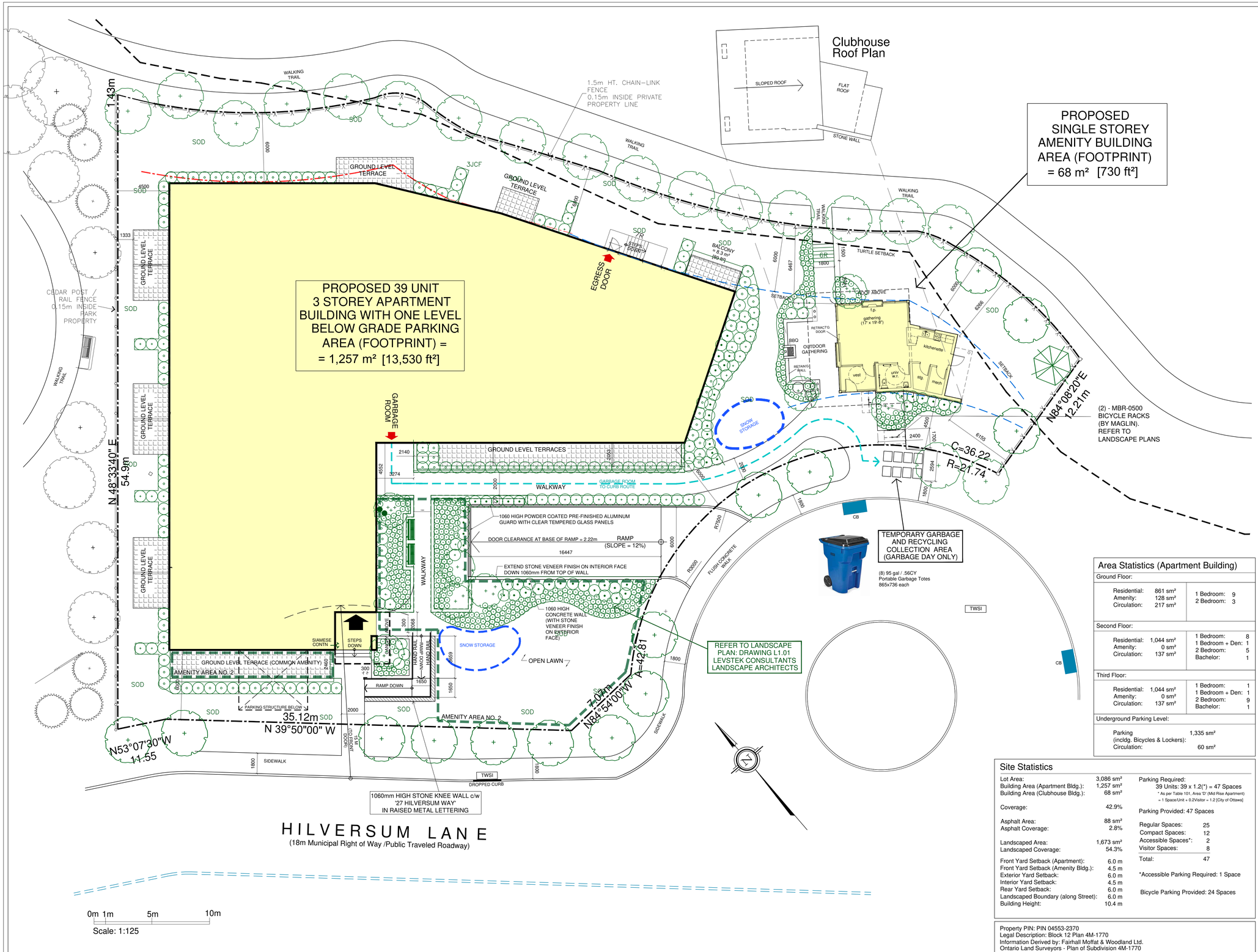

No.:	Issued For:	Date:
1	For SPA	Nov 03-2025
2	For SPA (WITH LANDSCAPE)	Nov 20-2025
3	For SPA	Nov 24-2025
4	For SPA	Jan 12-2026
5	For SPA	Jan 14-2026
6	For SPA	Jan 21-2026
7	For SPA	Jan 22-2026

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.

Do not scale drawings. This drawing may not be used for construction until signed. Architect's copyright reserved.

Metric Scale Drawing: All measurements are in millimeters (mm) unless otherwise noted.

Area Statistics (Apartment Building)

Ground Floor:

Residential:	861 sm²	1 Bedroom:	9
Amenity:	128 sm²	2 Bedroom:	3
Circulation:	217 sm²		

Second Floor:

Residential:	1,044 sm²	1 Bedroom:	8
Amenity:	0 sm²	1 Bedroom + Den:	1
Circulation:	137 sm²	2 Bedroom:	5
		Bachelor:	1

Third Floor:

Residential:	1,044 sm²	1 Bedroom:	1
Amenity:	0 sm²	1 Bedroom + Den:	1
Circulation:	137 sm²	2 Bedroom:	9
		Bachelor:	1

Underground Parking Level:

Parking (incldg. Bicycles & Lockers):	1,335 sm²
Circulation:	60 sm²

Site Statistics

Lot Area:	3,086 sm²
Building Area (Apartment Bldg.):	1,257 sm²
Building Area (Clubhouse Bldg.):	68 sm²
Coverage:	42.9%
Asphalt Area:	88 sm²
Asphalt Coverage:	2.8%
Landscaped Area:	1,673 sm²
Landscaped Coverage:	54.3%
Front Yard Setback (Apartment):	6.0 m
Front Yard Setback (Amenity Bldg.):	4.5 m
Exterior Yard Setback:	6.0 m
Interior Yard Setback:	4.5 m
Rear Yard Setback:	6.0 m
Landscaped Boundary (along Street):	6.0 m
Building Height:	10.4 m

Parking Required:
39 Units: 39 x 1.2(*) = 47 Spaces
* As per Table 101, Area 'D' (Mid Rise Apartment)
= 1 Space/Unit + 0.2/Visitor = 1.2 [City of Ottawa]

Parking Provided: 47 Spaces

Regular Spaces:	25
Compact Spaces:	12
Accessible Spaces*:	2
Visitor Spaces:	8
Total:	47

*Accessible Parking Required: 1 Space

Bicycle Parking Provided: 24 Spaces

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

INVERNESS HOMES

Developer:
Inverness Homes
Carp, ON, 613 831-9111
Invernesshomes.ca

Planning:
Brigette Alchawa, MCIP, RPP
Keeper Co.
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Civil Engineering:
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RCI Land Development
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Landscape Design:
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Surveyor:
John H. Cutri OLS, President
Fairhall Moffatt & Woodland Limited
Ontario Land Surveyors
100-600 Terry Fox Drive, Kanata, ON
(613) 591-2580 / john@fmw.ca

Project North Arrow:

Actual North Arrow:

ONTARIO ASSOCIATION OF ARCHITECTS
PETER MANSFIELD
LICENCE
5450

Architect:
Peter Mansfield, Architect
B. Tech., M. Arch., O.A.A.
122 Bridge Street, Almonte, ON
613-256-5213

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