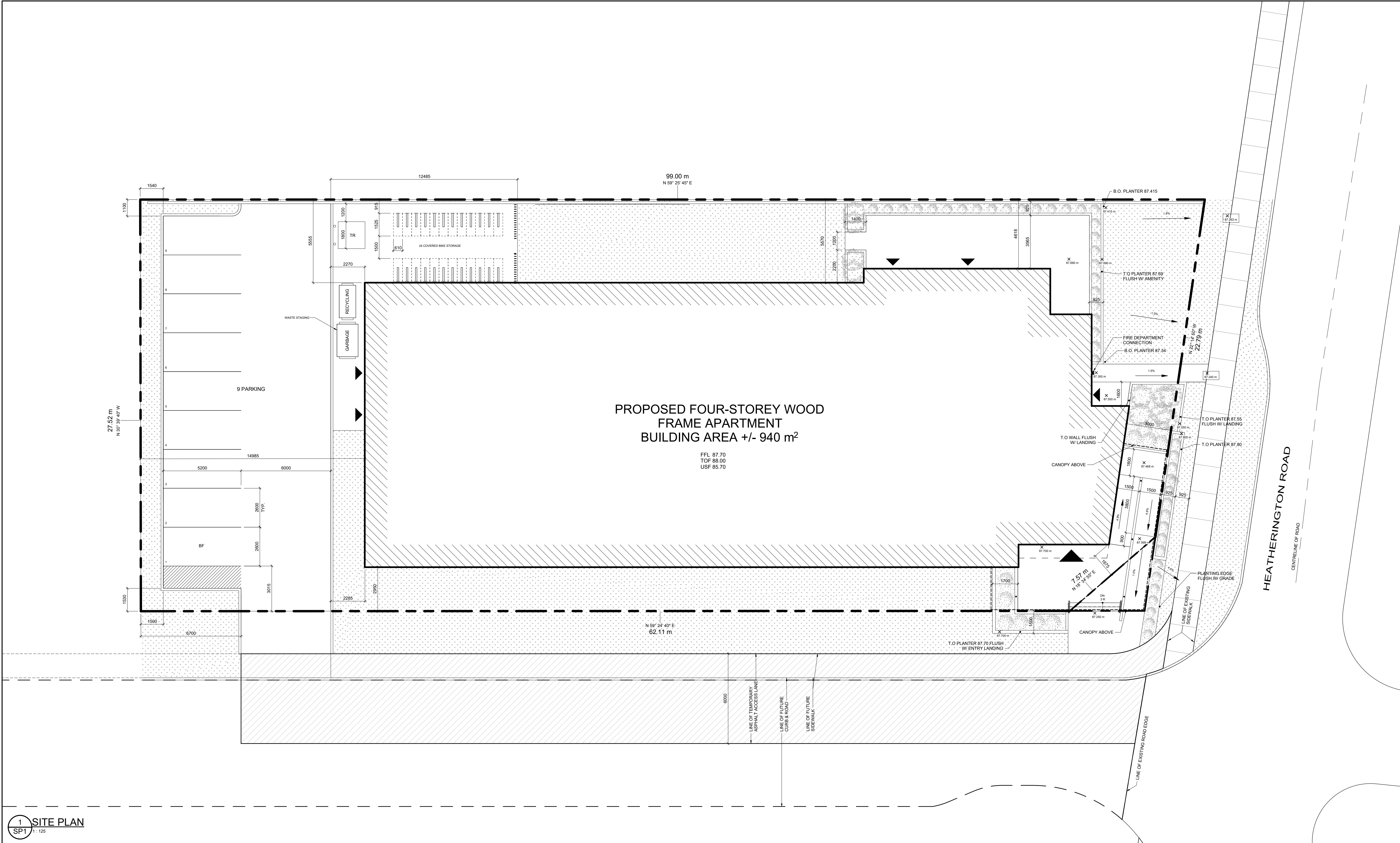




1 SITE PLAN
SP1 1-125

LEGEND

EXISTING SIDEWALK

PROPOSED TEMPORARY ASPHALT ACCESS LANE

EXISTING TURF TO BE RETAINED

PROPOSED PLANTING BED w/ WEED BARRIER FABRIC & SHREDED BARK MULCH

PROPERTY LINE

POINT OF ENTRY

PROPOSED ELEVATION

EXISTING ELEVATION

TRANSFORMER

DEVELOPMENT INFORMATION			SITE & L.O.S.		GROSS BUILDING AREA BY LEVEL			
ZONING: R4M (2882) — RESIDENTIAL FOURTH DENSITY			TOTAL # OF UNITS: 45		BUILDING AREA (PER OBC 2024)			
BYLAW	REQUIREMENT	PROVIDED	NAME	AREA	PERCENTAGE	PERCENTAGE		
MIN. LOT WIDTH	18.0 M	27.5 M	BUILDING	936.2 m²	49%	T/O MAIN FLOOR SLAB	936.9 m²	25%
MIN. LOT AREA	540 SQ.M	1902.0 SQ.M	LANDSCAPE	615.6 m²	32%	T/O SECOND FLOOR	945.9 m²	25%
MAX. LOT COVERAGE	50%	50%	LANDSCAPE	55.3 m²	3%	T/O THIRD FLOOR	945.1 m²	25%
MAX. BUILDING HEIGHT	14.5 M	14.5 M	PARKING	294.5 m²	15%	T/O FOURTH FLOOR	928.6 m²	25%
MIN. FRONT YARD SETBACK	3.0 M	3.0 M / 1.7 M	TOTAL: 4	1902.0 m²		TOTAL	3760.5 m²	
MIN. REAR YARD SETBACK	4.0 M	15.0 M	UNIT BREAKDOWN					
MIN. INTERIOR SIDE YARD SETBACK (NORTH)	3.0 M	4.6 M	NO. STUDIO UNITS = 17					
MIN. INTERIOR SIDE YARD SETBACK (SOUTH)	3.0 M	3.0 M	NO. 1-BED UNITS = 14					
			NO. 2-BED UNITS = 14					
			TOTAL NO. UNITS = 45					
			UNIT SIZE AND TYPE					
			STUDIO TYPE A (ST-A) = 45.26 SQ.M (16)					
			STUDIO TYPE B (ST-B) = 45.26 SQ.M (1)					
			1-BED TYPE A (1BD-A) = 67.91 SQ.M (10)					
			1-BED TYPE B (1BD-B) = 63.09 SQ.M (3)					
			1-BED TYPE C (1BD-C) = 67.91 SQ.M (1)					
			2-BED TYPE A (2BD-A) = 83.57 SQ.M (7)					
			2-BED TYPE B (2BD-B) = 95.87 SQ.M (1)					
			2-BED TYPE C (2BD-C) = 93.61 SQ.M (3)					
			2-BED TYPE D (2BD-D) = 92.81 SQ.M (2)					
			2-BED TYPE E (2BD-E) = 90.04 SQ.M (1)					
TOTAL AMENITY AREA			TOTAL AMENITY AREA (PER OBC 2024)					
COMMUNAL AMENITY AREA (50% OF TOTAL AMENITY AREA)			GROSS BUILDING AREA (PER OBC 2024)					

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO.	REV DATE	REV DESCRIPTION
02	2026/02/27	ISSUED FOR CONSULTANT COORD.
03	2026/03/06	ISSUED FOR SPC APPLICATION

PROJECT NAME

OCH
HEATHERINGTON
MURB - LOT 1
OTTAWA, ON

DRAWING TITLE

SITE PLAN

SCALE
AS NOTED

DRAWN BY
BS

DATE
26/04/09

PROJECT NO.
018-24

DRAWING NO.

SP1

SEAL

CONSULTANT CONTACTS

OWNER/APPLICANT:
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39 AURIGA DR
OTTAWA, ON
K2E 7Y8
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MECHANICAL & ELECTRICAL ENGINEERING:
BPA ENGINEERING
1960 ROBERTSON RD.
NEPEAN, ON
K2H 5B9
613-596-6454

STRUCTURAL ENGINEERING:
CUNLIFFE & ASSOCIATES
200-1550 CARLING AVE.
OTTAWA, ON
K1Z 8S8
613-729-7242

PASSIVE HOUSE CONSULTANT:
GREEN REASON INC.
215 MCROBERTS AVE
YORK, ON
M6E 4P3
416-656-6606

ENVELOPE CONSULTANT:
SENSE ENGINEERING
2-76 CHAMBERLAIN AVENUE
OTTAWA, ON
K1S 1V9
613-884-4785

ENERGY MODELLING CONSULTANT:
ARBORUS CONSULTING
2-43 ECCLES ST
OTTAWA, ON
K1R 6S3
613-612-6821

CIVIL ENGINEERING:
D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE
OTTAWA, ON
K1T 4E9
613-425-8044

GEOTECHNICAL ENGINEERING:
PATTERSON GROUP
9 AURIGA DR.
OTTAWA, ON
K2E 7T9
613-226-7381

LANDSCAPE ARCHITECTURE:
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