



LEGEND		DEVELOPMENT INFORMATION				SITE & L.O.S.				GROSS BUILDING AREA BY LEVEL				
	EXISTING SIDEWALK	ZONING: R4 — RESIDENTIAL FOURTH DENSITY		TOTAL # OF UNITS: 45		NAME		AREA	% REQUIRED	% PROVIDED	FLOOR LEVEL		AREA	PERCENTAGE
	PROPOSED TEMPORARY ASPHALT ACCESS LANE	BYLAW	REQUIREMENT	PROVIDED		BUILDING	938.2 m²		38%		TO MAIN FLOOR SLAB		941.9 m²	25%
	EXISTING TURF TO BE RETAINED	MIN. LOT WIDTH	18.0 M	30.0 M		LANDSCAPE	683.9 m²		40%	28%	TO SECOND FLOOR		945.9 m²	25%
	PROPOSED PLANTING BED W/ WEED BARRIER FABRIC & SHREDED BARK MULCH	MIN. LOT AREA	540 SQ M	2478.0 SQ M		LANDSCAPE	93.9 m²		4%		TO THIRD FLOOR		945.9 m²	25%
		MAX. LOT COVERAGE	38%			LANDSCAPE	10.5 m²		0%		TO FOURTH FLOOR		928.1 m²	25%
		MAX. BUILDING HEIGHT	14.5 M	13.2 M		PARKING	751.6 m²		30%		TOTAL		3761.8 m²	
		MIN. FRONT YARD SETBACK	3.0 M	3.0 M		TOTAL	2478.0 m²				BUILDING AREA (PER OBC 2024)		945.9 SQ M	
		MIN. REAR YARD SETBACK	3.0 M	4.0 M		UNIT BREAKDOWN						GROSS BUILDING AREA (PER OBC 2024)		3761.8 SQ M
		MIN. INTERIOR SIDE YARD SETBACK	3.0 M	7.0 M		NO. STUDIO UNITS = 17								
		MIN. CORNER SIDE YARD SETBACK	3.0 M	1.9 M / 3.0 M		NO. 1-BED UNITS = 14								
	PROPERTY LINE					NO. 2-BED UNITS = 14								
	POINT OF ENTRY					TOTAL NO. UNITS: 45								
	PROPOSED ELEVATION	TOTAL PARKING	21	25		UNIT SIZE AND TYPE								
	EXISTING ELEVATION	INDOOR PARKING	N/A	0		STUDIO TYPE A (ST-A) = 45.26 SQ.M (16)								
		OUTDOOR PARKING	0.25 / UNIT = 11	23		STUDIO TYPE B (ST-B) = 45.26 SQ.M (1)								
		VISITOR PARKING	0.2 / UNIT = 9	0		1-BED TYPE A (1BD-A) = 67.91 SQ.M (11)								
		BARRIER-FREE PARKING	N/A	2		1-BED TYPE B (1BD-B) = 63.99 SQ.M (3)								
		DRIVEWAY WIDTH	MIN. 3.0 M, MAX. 6.7 M	6.0 M		1-BED TYPE C (1BD-C) = 67.91 SQ.M (7)								
		BICYCLE PARKING	0.5 / UNIT = 22	27		2-BED TYPE A (2BD-A) = 83.57 SQ.M (7)								
		TOTAL AMENITY AREA	270.0 SQ.M	328.1 SQ.M		2-BED TYPE C (2BD-C) = 93.61 SQ.M (3)								
		COMMUNAL AMENITY AREA (50% OF TOTAL AMENITY AREA)	135.0 SQ.M	164.0 SQ.M		2-BED TYPE F (2BD-F) = 96.03 SQ.M (2)								
						2-BED TYPE G (2BD-G) = 92.02 SQ.M (1)								
														
														

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

	PROJECT NAME OCH HEATHERINGTON MURB - LOT 13 OTTAWA, ON
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DRAWING TITLE SITE PLAN	SCALE AS NOTED	DRAWING NO. SP1	SEAL
	DRAWN BY BS		
	DATE 26/04/09		
	PROJECT NO. 018-24		

CONSULTANT CONTACTS

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