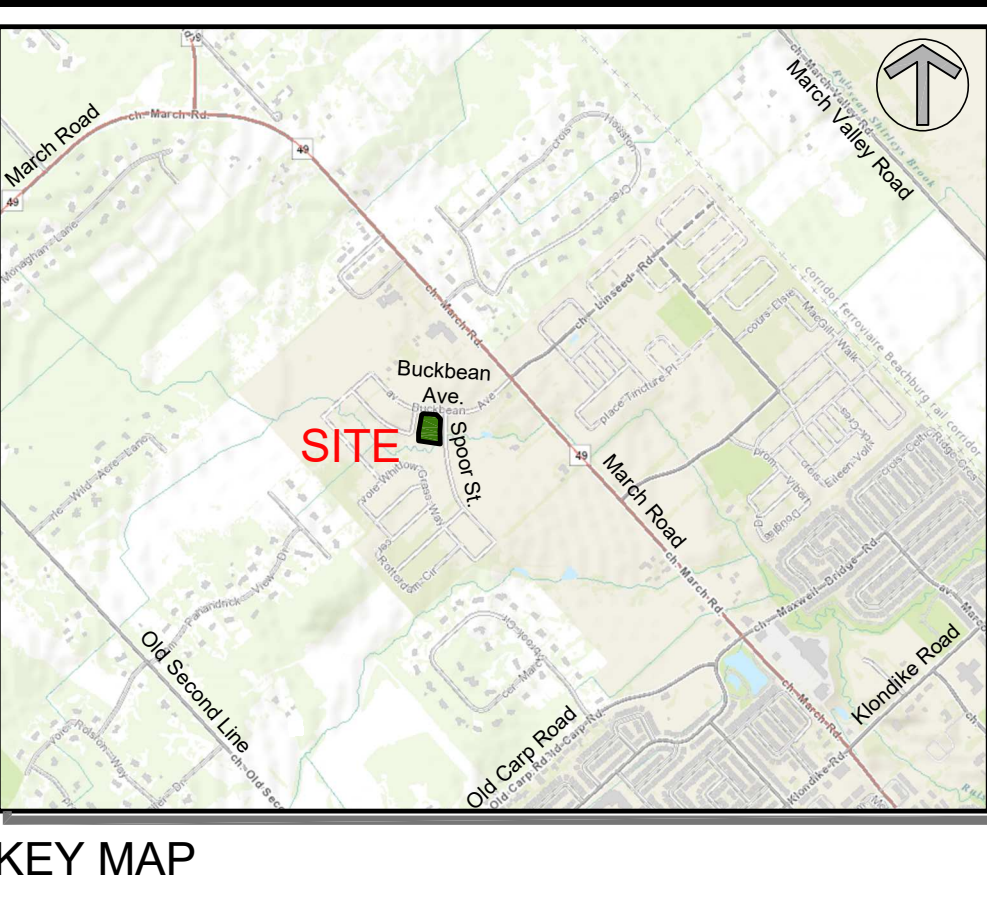
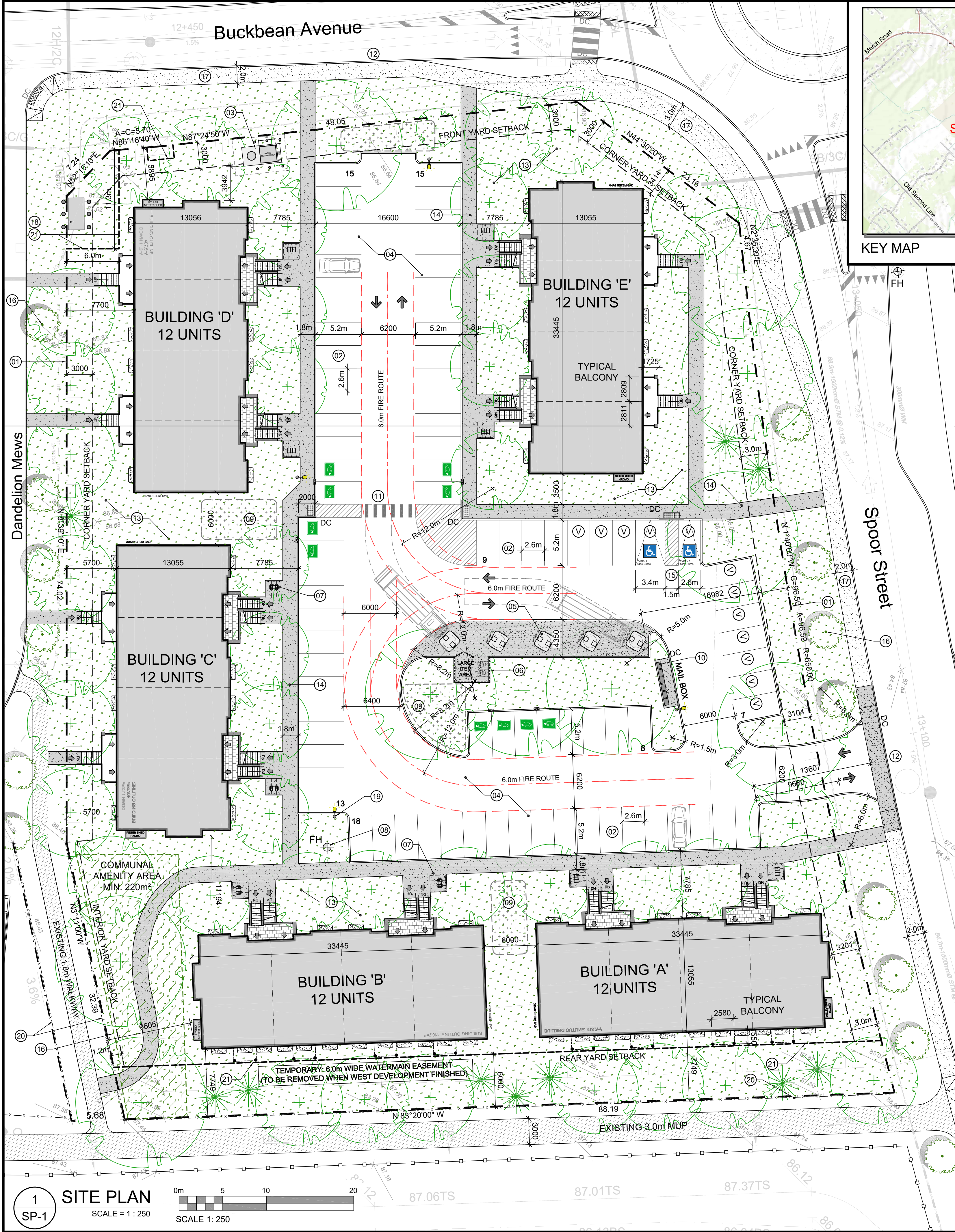




PROJECT INFORMATION			
Zoning By-law 2008-250 / 2026-50	R4Z / N4B	SITE AREA	0.9 ha.
			9,219.4 m ² 99,237 ft ²
ZONING	REQUIRED	PROVIDED	
ZONE: PLANNED UNIT DEVELOPMENT: STACKED STYLE TOWNHOUSE	R4Z / N4B	R4Z / N4B	
BUILDING HEIGHT	14.5m	9.3m	
MINIMUM LOT WIDTH	7.5m	53.8m	
MINIMUM LOT AREA	1,400m ²	9,219.4m ²	
FRONT YARD SETBACK: BUCKBEAN AVENUE	3.0m	5.8m	
CORNER YARD SETBACK: SPOOR STREET & DANDELION MEWS	3.0m	6.8m & 5.7m	
INTERIOR YARD SETBACK: PATHWAY	1.2m	9.6m	
REAR YARD SETBACK	6.0m	7.7m	
BUILDING SETBACK TO A PRIVATE WAY	1.8m	4.8m	
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	6.0m	
AMENITY AREA - TOTAL 6.0m ² PER UNIT	360.0m ²	380.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT	180.0m ²	220.0m ²	
VEHICLE PARKING: RESIDENTIAL - 1.2 PER UNIT	72	73	
VEHICLE PARKING: VISITOR - 0.2 PER UNIT	12	12	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	30	30	
WALKWAY & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.2m / 6.7m	
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A RESIDENTIAL ZONE	3.0m	9.6m	
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.0m	3.0m	
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	15%	26.5%	
MINIMUM LANDSCAPED AREA - IN A PLANNED UNIT DEVELOPMENT	25%	43.3%	
MINIMUM AGGREGATED SOFT LANDSCAPED AREA - 3.0m SETBACK & LOT WIDTH 12m+	40%	97.5%	

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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LEGAL DESCRIPTION
PRELIMINARY 4M-PLAN
BLOCK 73
Geographic Township of March
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
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Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
E-Mail: TravisH@aovltd.com

- DRAWING NOTES**
- PROPERTY LINE
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER
 - ASPHALT DRIVING SURFACE
 - IN GROUND WASTE / RECYCLING BINS
 - ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
 - BICYCLE PARKING SPACES 0.6m x 1.8m (6) WITH RACK
 - PROPOSED HYDRANT
 - SEASONAL SNOW STORAGE
 - CANADA POST MAIL BOXES ON CONCRETE SURFACE
 - 1.8m WIDE PAINTED CROSSWALK WITH TWSI & DC
 - DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
 - SOFT LANDSCAPED AREA, SEE LANDSCAPING
 - 1.8m WIDE CONCRETE WALK
 - ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
 - PROPOSED SUBDIVISION TREES TO BE PLANTED BY OTHERS
 - EXISTING CITY SIDEWALK, WIDTH VARIES
 - EXISTING HYDRO TRANSFORMER WITH EASEMENT
 - LIGHT POLE: LOCATION TO BE CONFIRMED BY ELEC.
 - EXISTING CHAIN LINK FENCE TO REMAIN, ALTER AS REQUIRED FOR NEW CONNECTION PATH
 - EXISTING UTILITY EASEMENT

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS PATIOS
 - SOFT LANDSCAPING
 - COMMUNAL AMENITY SPACE
 - SNOW STORAGE
 - CONCRETE WALK / PATH
 - BIKE RACK / BIKE PARKING SPOT (0.6 x 1.8m)
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - PROPERTY LINE
 - ZONING SETBACKS
 - STANDARD PARKING SPACE 2.6m x 5.2m
 - VISITOR PARKING SPACE 2.6m x 5.2m
 - ELECTRICAL VEHICLE READ PARKING SPACE WITH CHARGING POST
 - ACCESSIBLE PARKING SPACE WITH 1.5 AISLE DEPRESSED CURB & TWSI

GROSS BUILDING - AREAS	
(CITY OF OTTAWA'S DEFINITION)	
PROPOSED BUILDING 'A'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'B'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'C'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'D'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'E'	1,256.0 m ² 13,520 ft ²
TOTAL PROPOSED AREA	6,280.0 m ² 67,600 ft ²

UNIT STATISTICS	
2 BEDROOM UNIT	60

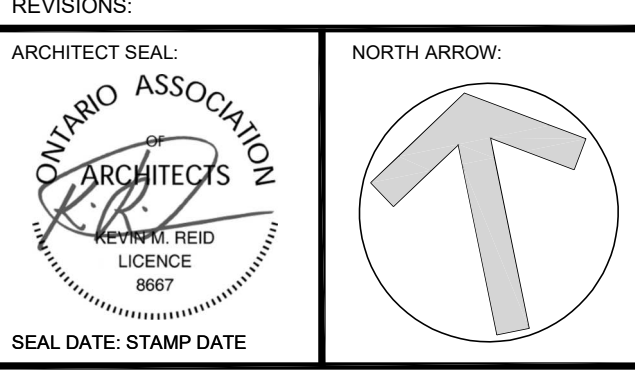
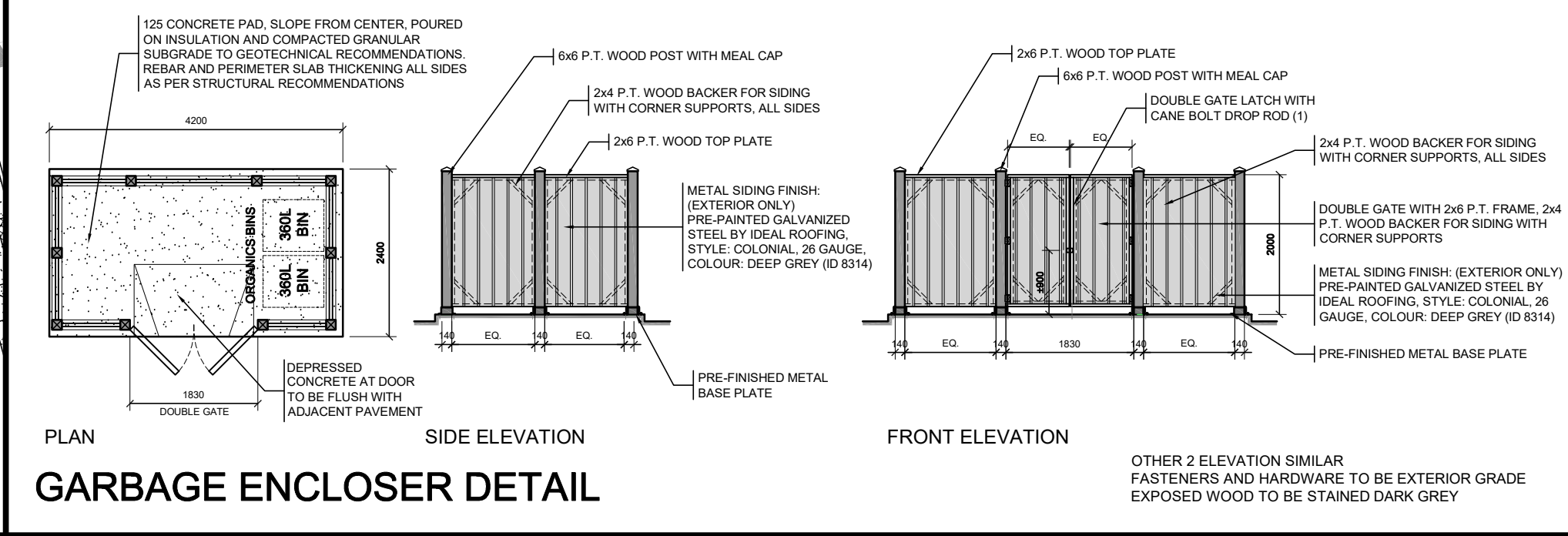
CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	- 1.2 PER UNIT 72
VISITOR	- 0.2 PER DWELLING UNIT 12
TOTAL	84
PROVIDED	
RESIDENCE	- 1.2 PER UNIT 73
VISITOR	- 0.2 PER DWELLING UNIT 12
TOTAL	85

BICYCLE PARKING	
REQUIRED	- 0.5 PER UNIT 30
PROVIDED	30

WASTE COLLECTION		
<u>GUIDELINES</u>		
GARBAGE	- 0.231 YARDS ³ / UNIT	13.9 YARDS ³
RECYCLING (GMP)	- 0.018 YARDS ³ / UNIT	1.1 YARDS ³
RECYCLING (FIBRE)	- 0.062 YARDS ³ / UNIT	3.7 YARDS ³
ORGANICS	- 240L CONTAINER / 50 UNITS 1.2 x 240L	
	<u>REQUIRED</u>	<u>PROVIDED</u>
GARBAGE	3 EARTHBINS	3 EARTHBINS
RECYCLING (GMP)	1 EARTHBINS	1 EARTHBINS
RECYCLING (FIBRE)	1 EARTHBINS	1 EARTHBINS
ORGANICS	2 x 240L BINS	2 x 240L BINS

AMENITY REQUIREMENT	
REQUIRED AMENITY SPACE	
6.0 m ² PER UNIT =	360.0 m ²
50% COMMUNAL AMENITY AREA =	180.0 m ²
PROVIDED AMENITY SPACE	
16 BALCONIES @ 4.0 m ² =	64.0 m ²
24 BALCONIES @ 4.8 m ² =	115.2 m ²
COMMUNAL EXTERIOR AREA =	220.0 m ²
TOTAL =	399.2 m ²

SITE COVERAGE	
BUILDING FOOTPRINT =	22.7%
DRIVING SURFACE =	27.2%
LANDSCAPE AREA =	50.1%
TOTAL =	100.0%
HARD SURFACE WALK AREA =	6.7%
SOFT LANDSCAPE AREA =	43.3%



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roderick lahey architect inc.
56 beach street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
COPPERWOOD ESTATES

1100 SPOOR STREET
BLOCK 73: NORTH KANATA
OTTAWA ONTARIO

SHEET TITLE:	
SITE PLAN	
DRAWN: R.V.	CHECKED: RV
SCALE: 1:250	SHEET No. SP-1
PROJECT No. 2513	