

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.

- NOTATION SYMBOLS:**
- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 - INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
 - INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
 - INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - DETAIL NUMBER
 - TITLE SCALE
 - DETAIL REFERENCE PAGE

REVISIONS:	
3	REVISED FOR COORDINATION
2	REVISED FOR SITE PLAN COMMENTS
1	ISSUED FOR SITE PLAN APPROVAL
No.	DESCRIPTION
DATE	

ARCHITECT SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
RODERICK LAHEY
LICENCE 4375
SEAL DATE: STAMP DATE

NORTH ARROW:
↑

CLIENT:

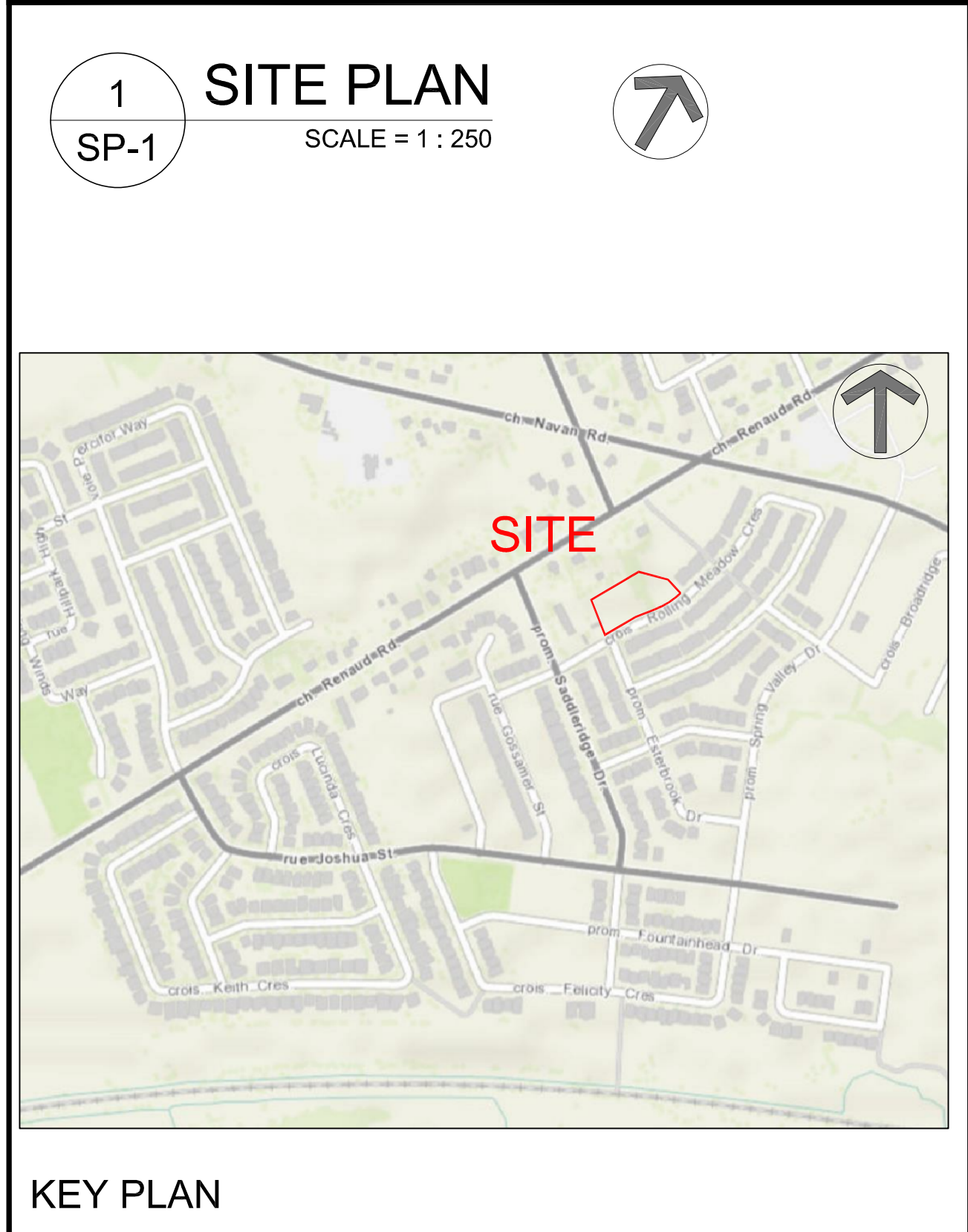
ARCHITECT:

PROJECT TITLE:
SPRINGVALLEY TRAILS
Z E N

SHEET TITLE:
SITE PLAN

OTTAWA ONTARIO

DRAWN: RV	CHECKED: LL
SCALE: 1:250	SHEET No. SP-1
PROJECT No. 1721	



1 SITE PLAN
SCALE = 1 : 250

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- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - REQUIRED AMENITY AREA
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER
 - ASPHALT DRIVING SURFACE
 - DEPRESSED CURB / SIDEWALK TO CITY STANDARDS
 - 1.8m WIDE CONCRETE SIDEWALK: TO CITY STANDARDS
 - BICYCLE PARKING SPACES WITH BOLLARD STYLE RACK
 - FIRE HYDRANT
 - EXISTING APARTMENT BUILDINGS
 - NOT IN USE
 - EXISTING STREET LIGHT POLE
 - CONCRETE WALK / PATH
 - EARTH BINS
 - TEMPORARY SNOW STORAGE
 - COMMUNAL AMENITY AREA
 - EXISTING BELL BOXES
 - NEW 2130 HL WOOD BOARD FENCE, SEE LANDSCAPE
 - TEMPORARY TREE PROTECTION FENCE, SEE LANDSCAPE
 - GUARD RAIL

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - SOFT LANDSCAPING
 - ASPHALT WALK / PATH
 - HEAVY DUTY CONCRETE PAD
 - BIKE RACK
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - PROPERTY LINE
 - ZONING SETBACKS
 - STANDARD PARKING SPACE
 - VISITOR PARKING SPACE
 - ACCESSIBLE PARKING SPACE
 - COMMUNITY MAIL BOXES
 - UNDERGROUND STORAGE GALLERY (SEE CIVIL)
 - PROPOSED TREE (SEE LANDSCAPE PLAN)
 - EXISTING TREE TO BE REMOVED (SEE LANDSCAPE PLAN)

PROJECT DEVELOPER
Claridge Homes
2001 - 201 Gladstone Avenue
Ottawa ON,
Tel.: (613) 233-6030
E-Mail:

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF
BLOCK 165
REGISTERED PLAN 4M-1370
CITY OF OTTAWA
Prepared by Annis O'Sullivan, Vollebakk Ltd.
Field Work Completed December 12, 2017

SURVEYOR
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PROJECT INFORMATION	
CURRENT ZONING	R3VV(1286)
Zoning By-Law 2017-113	
SITE AREA	6,768.95 sq. m. (72,860) sq. ft.
BUILDING HEIGHT	11.0 m.
AMENITY AREA PER DWELLING UNIT	6.0 sq. m.
LANDSCAPE AREA	30%
FRONT YARD SETBACK	3.0 M
REAR YARD SETBACK	6.0 M
INTERIOR SIDE YARD SETBACK	1.8 M
PROPOSED ZONING	R4Y
Zoning By-Law 2017-113	
SITE AREA	6,768.95 sq. m. (72,860) sq. ft.
BUILDING HEIGHT	11.0 m.
AMENITY AREA PER DWELLING UNIT	6.0 sq. m.
LANDSCAPE AREA	30%
FRONT YARD SETBACK	3.0 M
REAR YARD SETBACK	3.0 M
INTERIOR SIDE YARD SETBACK	3.0 M
PROJECT STATISTICS	
BUILDING HEIGHT	11.0 M
REQUIRED AMENITY SPACE	6 SQ. M. PER UNIT= 288 sq. m. 50% COMMUNAL AMENITY AREA = 144 sq. m.
PROVIDED AMENITY SPACE	PRIVATE BALCONY / PATIOS = 361 sq. m. COMMUNAL EXTERIOR AREA= 200 sq. m. TOTAL = 561 sq. m.
SITE COVERAGE	BUILDING FOOTPRINT = 33.6% 2,278.43 sq. m. DRIVING SURFACE = 25.9% 1,751.40 sq. m. LANDSCAPE AREA = 40.5% 2,739.12 sq. m. TOTAL = 100.0% 6,768.95 sq. m.

GROSS BUILDING - AREAS	
(CITY OF OTTAWA'S DEFINITION)	
PROPOSED BUILDING 'A'	1,135.5 sq. m. (12,222) sq. ft.
PROPOSED BUILDING 'B'	1,235.7 sq. m. (13,301) sq. ft.
PROPOSED BUILDING 'C'	1,135.5 sq. m. (12,222) sq. ft.
PROPOSED BUILDING 'D'	1,235.7 sq. m. (13,301) sq. ft.
TOTAL PROPOSED AREA	4,742.4 sq. m. (51,046) sq. ft.
UNIT STATISTICS	
2 BEDROOM UNIT	48
CAR PARKING	
REQUIRED by ZONING BY-LAW	
RESIDENCE	- 1.2 PER UNIT (48 UNITS) 58
VISITOR	- 0.2 PER DWELLING UNIT 10
TOTAL	68
PROVIDED	
RESIDENCE	- 1.2 PER UNIT (48 UNITS) 58
VISITOR	- 0.2 PER DWELLING UNIT 10
TOTAL	68
BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (48 UNITS) 24
PROVIDED	24
EXTERIOR	