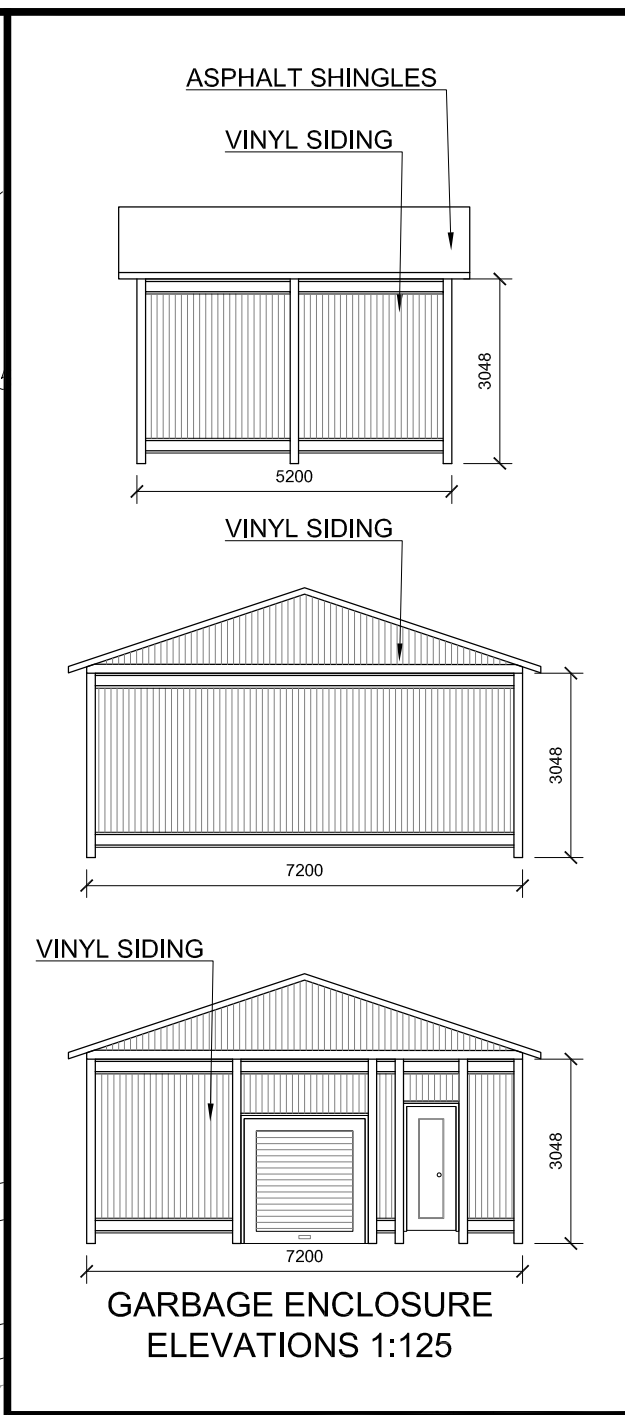
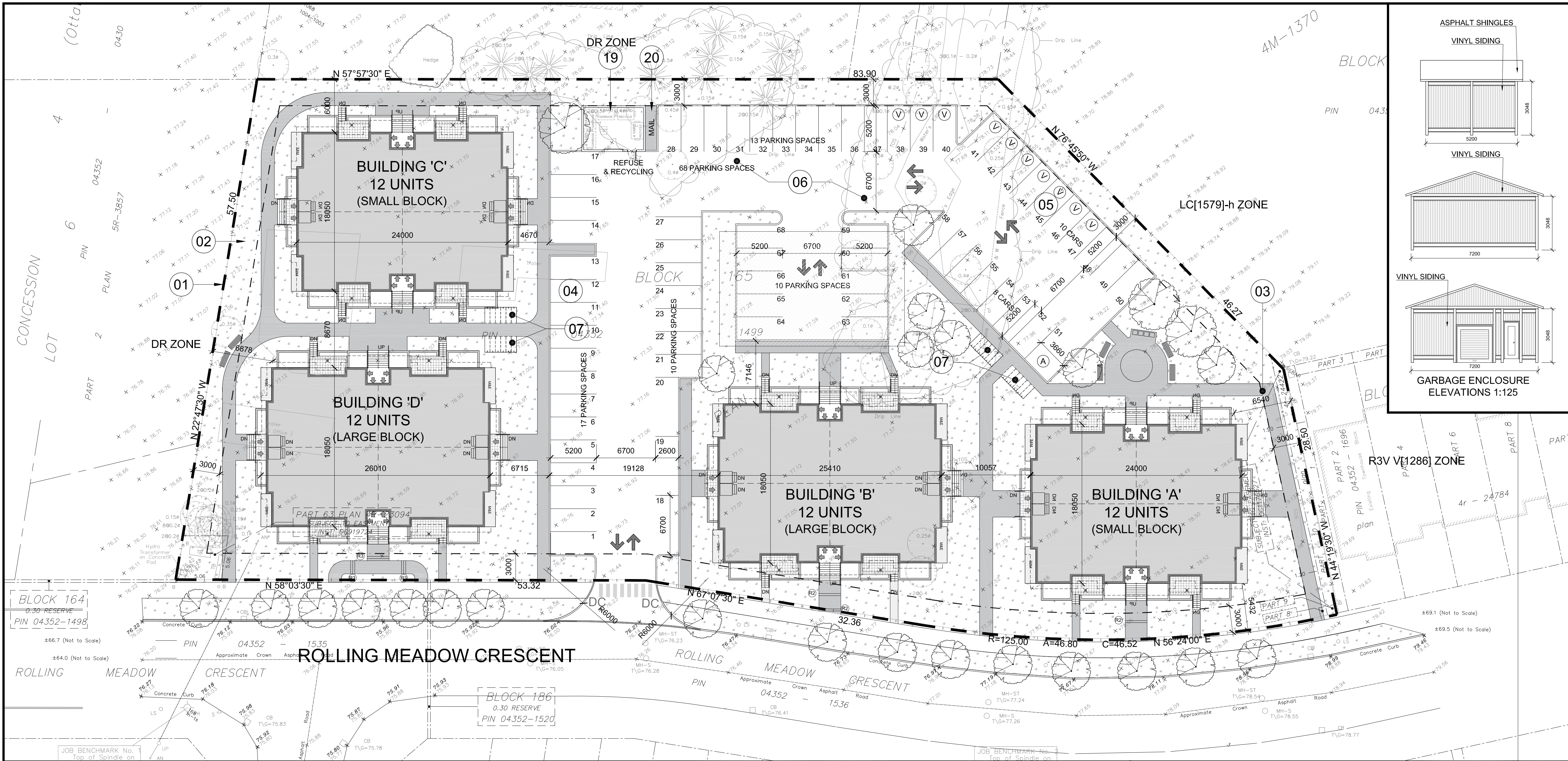
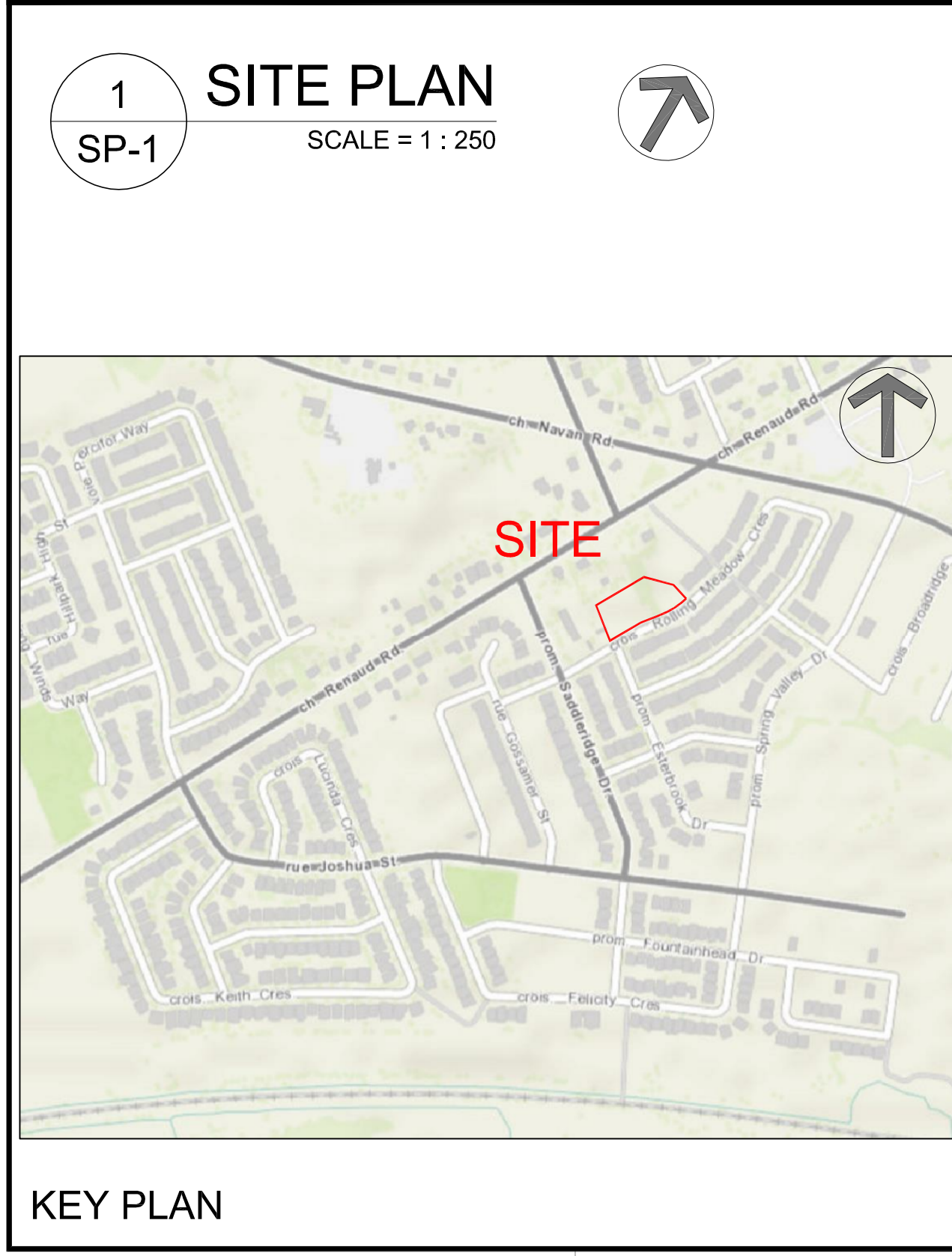




IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.

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

NO.	REVISIONS:	DATE
1	ISSUED FOR SITE PLAN APPROVAL	OCT 12 2018
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KEY PLAN

1	SITE PLAN
SP-1	SCALE = 1 : 250

- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - VISITOR PARKING SPACE
 - ASPHALT DRIVING SURFACE
 - DEPRESSED CURB / SIDEWALK TO CITY STANDARDS
 - 2100 WIDE CONCRETE SIDEWALK: TO CITY STANDARDS
 - BICYCLE PARKING SPACES WITH BOLLARD STYLE RACK
 - FIRE HYDRANT
 - EXISTING APARTMENT BUILDING
 - EXISTING 1500mm HT. BLACK METAL PICKETS
 - EXISTING STREET LIGHT POLE
 - ASPHALT PATH
 - GAS REGULATOR / METER EQUIPMENT AREA
 - EXISTING CONCRETE SIDEWALK WITH STREET CURB
 - ARMOR STONE RETAINING WALL
 - PRIVATE PATIOS
 - GARBAGE ENCLOSURE
 - COMMUNITY MAIL BOX

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - SOFT LANDSCAPING
 - CONCRETE WALK / PATH
 - 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)

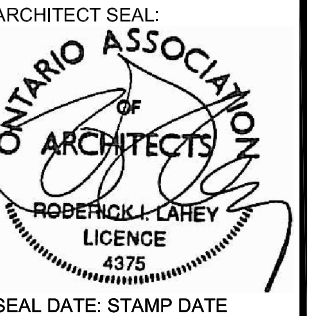
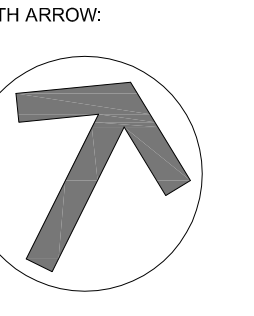
PROJECT DEVELOPER
Claridge Homes
2001 - 201 Gladstone Avenue
Ottawa ON,
Tel.: (613) 233-6030
E-Mail:

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

SURVEYOR
Annis O'Sullivan Vollebek Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
E-Mail: EdL@aovtld.com

PROJECT INFORMATION	
CURRENT ZONING	R3VV(1286)
Zoning By-Law 2017-113	
SITE AREA	6,768.95 sq. m. (2,680) 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. (2,680) 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
AMENITY SPACE	
PRIVATE BALCONY / PATIOS =	361 sq. m.
EXTERIOR AT GRADE =	2,000 sq. m.
TOTAL =	2,361 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	
EXTERIOR	24

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: 

ARCHITECT: 
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: **SPRINGVALLEY TRAILS Z E N**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: RV CHECKED: LL

SCALE: 1:250 SHEET No. **SP-1**

PROJECT No. **1721**