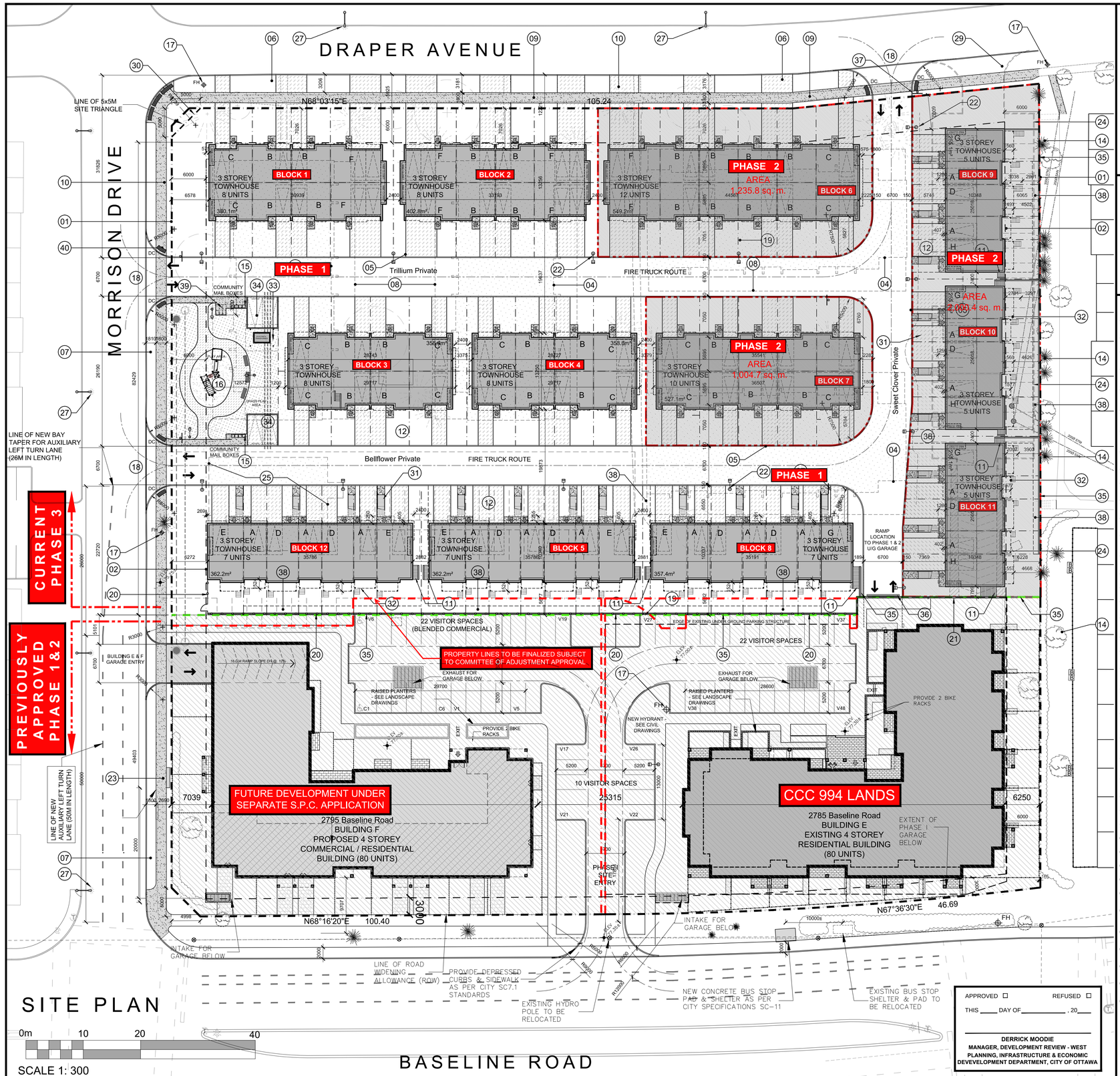

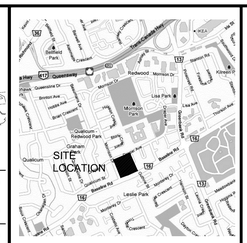

LOCATION PLAN- NTS

NOTE:
READ THIS DRAWING IN CONJUNCTION WITH LANDSCAPE PLAN AS PREPARED BY LAROCQUE+LEVSTEK, GRADING PLAN AND SITE SERVICES PLAN AS PREPARED BY DSEL ENGINEERING CONSULTANTS LTD., AND GEOTECHNICAL INVESTIGATION AS PREPARED BY PATERSON GROUP INC..

GARBAGE AND RECYCLING WILL BE CURB SIDE BY PRIVATE CONTRACTOR

SNOW CLEARING AND STORAGE WILL BE BY PRIVATE CONTRACTOR

DRAWING NOTES

1. PROPERTY LINE (REFER TO SURVEY DRAWING FOR INTERNAL PROPERTY LINES AND PARTS)
2. 6.0M ZONING YARD SETBACK
3. FIRE TRUCK ROUTE
4. EXISTING 2 STOREY APARTMENT BUILDING TO BE REMOVED
5. 1200mm WIDE CONCRETE SIDEWALK AND CURB
6. 1800mm WIDE CITY SIDEWALK, AS PER CITY OF OTTAWA STANDARDS
7. 2000MM WIDE CITY SIDEWALK & CURB, AS PER CITY OF OTTAWA STANDARDS
8. EXISTING WOOD PRIVACY FENCE, TO BE REMOVED
9. EXISTING ASPHALT PATH TO BE REMOVED
10. EXISTING TREES TO BE REMOVED
11. RETAINING WALL WITH STEPS AS REQUIRED, SEE LANDSCAPE AND CIVIL DRAWINGS
12. PRIVATE DRIVEWAY
13. PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
14. EXISTING TREES TO REMAIN, PROTECT AS REQUIRED
15. PROPOSED COMMUNITY MAIL BOX LOCATION
16. PRIVATE PARK WITH SAND FILLED PLAY AREA
17. EXISTING FIRE HYDRANT
18. NEW ENTRY, DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, SEE CIVIL
19. PROPOSED LOT LINE
20. 2.1 TO 2.5 M HT. SOUND BARRIER
21. RETAINING WALL / EXPOSED EXTERIOR WALL OF PHASE 1 PARKING GARAGE
22. LIGHT STANDARD, EXACT LOCATION TO BE CONFIRMED BY ELECTRICAL ENGINEER
23. EXISTING BUS STOP AND BENCH TO BE REPLACED WITH CONCRETE BUS STOP PAD & SHELTER AS PER CITY SPECIFICATIONS SC-11
24. EXISTING PARKING LOT, PHASE 1 GARAGE RAMP TO THE REMOVED UNDER THIS PHASE
25. TEMPORARY SALES CENTER AND PARKING AREA TO BE REMOVED UNDER THIS PHASE
26. RELOCATED PHASE 1 PARKING GARAGE ENTRY
27. EXISTING CITY STREET LIGHT
28. METER CLOSETS
29. CONNECT NEW SIDEWALK TO EXISTING
30. 5.0 m x 5.0 m SIGHT TRIANGLE
31. METAL FRAMED STAIRS TO MAIN LEVEL
32. WOODEN DECK OFF MAIN LEVEL, STEPS VARY
33. HYDRO TRANSFORMER
34. VISITOR PARKING SPACE
35. RETAINING WALL, HEIGHT VARIES SEE LANDSCAPE FOR TYPE
36. TRENCH DRAIN FOR RELOCATED GARAGE ENTRY
37. STOP SIGN (AT ALL INTERSECTIONS)
38. REAR YARD ACCESS EASEMENTS (TO BE CONFIRMED ON SURVEY DRAWING)
39. BICYCLE PARKING WITH RACK
40. TACTILE WALKING SURFACE INDICATOR, SEE CITY DETAIL SD6

APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____, 20____

DERRICK MOODIE
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PROJECT INFORMATION

ZONING Zoning By-Law 2008-250 R5A[1700] S247, S282

SITE AREA INCLUDING ORIGINAL PHASES 7,889.48 sq. m. (84,922) sq. ft.

BUILDING HEIGHT 5 STOREY 18.0 M

OVERALL SITE SETBACK (PHASE 1 & 2)	PROVODED	REQUIRED
FRONT YARD SETBACK (BASELINE ROAD)	3.0 M	3.0 M
MORRISON DRIVE SETBACK	6.0 M	6.0 M
DRAPER AVENUE SETBACK	6.0 M	6.0 M
INTERIOR SIDE YARD SETBACK	6.0 M	6.0 M

PROJECT STATISTICS

BUILDING HEIGHT 4 STOREY 15.6 M

LOT COVERAGE ORIGINAL PHASES

PAVED SURFACE =	1,779.7 sq. m.	22.6 %
BUILDING FOOTPRINT =	2,877.0 sq. m.	36.4 %
LANDSCAPE OPEN SPACE =	3,232.8 sq. m.	41.0 %
TOTAL =	7,889.48 sq. m.	100.0%

GROSS BUILDING FLOOR AREA
(OTTAWA ZONING DEFINITION)

	BUILDING - E	BUILDING - F	
GROUND FLOOR	1,220.4 sq. m, 13,137 sq. ft,	1,112.8 sq. m, 11,978 sq. ft,	
2nd FLOOR	1,300.0 sq. m. 13,993 sq. ft,	1,145.0 sq. m, 12,325 sq. ft,	
3rd FLOOR	1,300.0 sq. m, 13,993 sq. ft,	1,145.0 sq. m, 12,325 sq. ft,	
4th FLOOR	1,175.4 sq. m. 12,652 sq. ft,	1,020.0 sq. m. 10,979 sq. ft,	TOTAL
TOTAL AREA ABOVE GRADE	4,995.8 sq. m, 53,774 sq. ft,	4,422.8 sq. m, 47,607 sq. ft,	9,418.6 sq. m, 101,381 sq. ft.
UNIT STATISTICS			
1 BEDROOM	56	43	99
2 BEDROOM UNIT	24	37	61
TOTAL	80	80	160
COMMERCIAL RETAIL		598.0 sq. m, 6,437 sq. ft.	598.0 sq. m, 6,437 sq. ft.

CAR PARKING

REQUIRED				
RESIDENCE	- 0.5 PER UNIT	40	40	80
VISITOR	- 0.2 PER UNIT	15	15	30
COMM - RETAIL	- 2.5 PER 100 m²		4	4
COMM - MEDICAL	- 4.0 PER 100 m²		17	17
TOTAL		55	76	131
PROVIDED				
RESIDENCE	- 0.5 PER UNIT	40	40	80
VISITOR	- 0.2 PER UNIT	15	15	30
COMM - RETAIL	- 2.5 PER 100 m²		4	4
COMM - MEDICAL	- 4.0 PER 100 m²		17	17
TOTAL		55	76	131

BICYCLE PARKING

REQUIRED				
RESIDENCE	- 0.5 PER UNIT	40	40	80
COMM - RETAIL	- 2.5 PER 100 m²		1	30
COMM - MEDICAL	- 4.0 PER 100 m²		1	30
TOTAL		40	42	82
PROVIDED		40	42	82

PROJECT INFORMATION - PHASE 1 (TOWNHOUSE)

ZONING Zoning By-Law 2008-250 R5A[1700] S247, S282

SITE AREA - PHASE 1 9,123.1 sq. m. (98,200) sq. ft.

BUILDING HEIGHT	4,5 STOREY	17.0 M
FRONT YARD SETBACK (BASELINE ROAD)		3.0 M
FRONT YARD SETBACK (MORRISON DRIVE)		6.0 M
FRONT YARD SETBACK (DRAPER AVENUE)		6.0 M
INTERIOR SIDE YARD SETBACK		6.0 M

PROJECT STATISTICS - PHASE 1

BUILDING HEIGHT	3 STOREY	12.0 M
BUILDING AREA (53 UNITS)		7,342.7 sq. m. (79,036) sq. ft.
FRONT YARD SETBACK (TYPICAL)		6.0 M
CORNER YARD SETBACK (TYPICAL)		6.0 M
INTERIO YARD SETBACK (TYPICAL)		6.0 M

LOT COVERAGE

PAVED SURFACE (ROADS) =	2,345.7 sq. m.	25.7%
PAVED SURFACE (DRIVEWAY) =	1,164.8 sq. m.	12.8%
BUILDING FOOTPRINT =	2,581.9 sq. m.	28.3%
LANDSCAPE OPEN SPACE =	2,645.0 sq. m.	29.0%
LANDSCAPE PARK =	385.7 sq. m.	4.2%
TOTAL =	9,123.1 sq. m.	100.0%

BUILDING STATISTICS

		UNIT COUNT		TOTAL UNIT AREA	
TOWNHOUSE TYPE 'A' (WITH GARAGE)	1,037 sq. ft.	9	15,555 sq. ft./	1,445.1 m²	
TOWNHOUSE TYPE 'B' (WITH GARAGE)	1,282 sq. ft.	16	20,512 sq. ft./	1,905.6 m²	
TOWNHOUSE TYPE 'C' (WITH GARAGE)	1,439 sq. ft.	10	14,390 sq. ft./	1,336.9 m²	
TOWNHOUSE TYPE 'D' (WITH GARAGE)	1,472 sq. ft.	6	8,832 sq. ft./	820.5 m²	
TOWNHOUSE TYPE 'E' (WITH GARAGE)	1,651 sq. ft.	5	8,255 sq. ft./	766.9 m²	
TOWNHOUSE TYPE 'F' (WITH GARAGE)	1,663 sq. ft.	6	9,978 sq. ft./	927.0 m²	
TOWNHOUSE TYPE 'G' (WITH GARAGE)	1,514 sq. ft.	1	1,514 sq. ft./	140.7 m²	
TOTAL UNITS		53	79,036 sq. ft./	7,342.7 m²	

CAR PARKING

REQUIRED		
RESIDENCE	- 1.0 PER UNIT (53 UNITS)	53
VISITOR	- NOT REQUIRED	0
TOTAL		53
PROVIDED		
RESIDENCE	- PRIVATE GARAGE	53
VISITOR	- PRIVATE IN DRIVEWAY	53
VISITOR	- COMMUNAL AT PARK	4
TOTAL		110

PROJECT INFORMATION - PHASE 2 (TOWNHOUSE)

ZONING R5A[1700] S247, S282

SITE AREA - PHASE 2 4,240.9 sq. m. (45,648.7) sq. ft.

TOTAL UNITS	37
TOTAL UNITS AREA	4,700 sq. m. (50,590) sq. ft.

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 ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (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 TITLE / 00 SCALE — DETAIL NUMBER; TITLE; SCALE; DETAIL REFERENCE PAGE; DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- (A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- (B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.
- (C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD
- (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD
- (E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHER WISE.
- (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHER WISE.
- (G) ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 1.5 HRS (AS DETERMINED BY OBC SB-2) UNLESS OTHERWISE STATED.

No.	DESCRIPTION	DATE
21	ISSUED FOR SPC - CITY COMMENTS RESPONSE	Mar. 14,18
20	ISSUED FOR PRIVATE ROAD NAMING APPLICATION	Jan 31,18
19	ISSUED FOR PERMIT - BLOCK 1 & 2	Jan 24,18
18	ISSUED FOR SPC - PHASE 3 REVISED CONCEPT	Nov 27,17
17	ISSUED FOR SITE PLAN APPROVAL - PHASE 3	June 12,17
16	ISSUED FOR AS-BUILT DRAWINGS	June 27,16
15	ISSUED FOR CONDOMINIUM REGISTRATION	Apr 27,16
14	CITY COMMENTS - REVISED SPA	Apr 04,16
13	CITY COMMENTS - REVISED SPA	Feb 03,16
12	ISSUED FOR REVISED SPA	Nov 11,15
11	ISSUED FOR TEMP. ENTRY ACCESS PERMIT	Sep 18,15
10	ISSUED FOR CONSTRUCTION	Oct 17,14
9	ISSUED FOR CONSTRUCTION - FNDTION ONLY	Apr 25,14
8	ISSUED FOR PARTIAL TENDER I	Nov 07,13
7	ISSUED FOR SITE SEVERANCE APPLICATION	Aug 21,13
6	ISSUED FOR FOUNDATION PERMIT	Aug 01,13
5	FINAL SITE PLAN CONTROL	Mar 20,13
4	COMMENTS RE: SITE PLAN CONTROL	Jan 28,13
3	REVISED SITE PLAN CONTROL	Nov 30,12
2	ISSUED FOR DEMOLITION PERMIT	Sept 13,12
1	ISSUED FOR SITE PLAN CONTROL	Sept 04,12

REVISIONS:

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

NORTH ARROW:

CLIENT: Greatwise DEVELOPMENTS

ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3J6 — t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE: FRESH TOWNS — MODERN URBAN LIVING — 2710 DRAPER AVENUE — OTTAWA ONTARIO

SHEET TITLE: SITE PLAN - PROPOSED OVERALL

DRAWN:	CHECKED:
RV	RL
SCALE: 1:300	SHEET No. SP-1
PROJECT No. 1020	

D07-12-14-0076

PLOT DATE: Tuesday, April 03, 2018

Plan No.: #17529

PROJECT DEVELOPER
GreatWise Developments
333 Wilson Avenue
Toronto, ON, M3H 1T2
Phone: (416) 630-6767
Fax: (416) 630-6304

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Tel: (613) 826-0518

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Tel: (613) 836-0856
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SITE PLAN SYMBOLS

- HARD SURFACE WALKWAY
- NEW CITY CONCRETE SIDEWALK
- EXISTING CITY STREET LIGHT
- LIGHT STANDARD
- TWO WAY VEHICLE CIRCULATION
- ENTRANCE LOCATION
- BOLLARD STYLE BIKE RACK
- FH FIRE HYDRANT
- DC DEPRESSED CURB
- STOP SIGN

TOPOGRAPHICAL SKETCH OF:

MORRISON COURT & PART OF DRAPER COURT
(Closed by Judge-s Order CR483411)
PART OF BLOCK G, REGISTERED PLAN 447761
OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN No. 994, CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebekk Ltd.
Field Work Completed May 4, 2017