



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..

GARAGE AND RECYCLING WILL BE CURB SIDE BY PRIVATE CONTRACTOR

SNOW CLEARING AND STORAGE WILL BE BY PRIVATE CONTRACTOR

- DRAWING NOTES**
- PROPERTY LINE (REFER TO SURVEY DRAWING FOR INTERNAL PROPERTY LINES AND PARTS)
 - 6.0M ZONING YARD SETBACK
 - FIRE TRUCK ROUTE
 - EXISTING 2 STOREY APARTMENT BUILDING TO BE REMOVED
 - 1200mm WIDE CONCRETE SIDEWALK AND CURB
 - 1800mm WIDE CITY SIDEWALK, AS PER CITY OF OTTAWA STANDARDS
 - 2000mm WIDE CITY SIDEWALK & CURB, AS PER CITY OF OTTAWA STANDARDS
 - EXISTING WOOD PRIVACY FENCE, TO BE REMOVED
 - EXISTING ASPHALT PATH TO BE REMOVED
 - EXISTING TREES TO BE REMOVED
 - RETAINING WALL WITH STEPS AS REQUIRED. SEE LANDSCAPE AND CIVIL DRAWINGS
 - PRIVATE DRIVEWAY
 - PEDESTRIAN CROSS WALK WITH DEPRESSIONED CURBS
 - EXISTING TREES TO REMAIN, PROTECT AS REQUIRED
 - PROPOSED COMMUNITY MAIL BOX LOCATION
 - PRIVATE PARK WITH SAND FILLED PLAY AREA
 - EXISTING FIRE HYDRANT
 - NEW ENTRY, DEPRESSIONED CURB AND SIDEWALK TO CITY STANDARDS. SEE CIVIL
 - PROPOSED LOT LINE
 - 2.1 TO 2.5 M HT. SOUND BARRIER
 - RETAINING WALL / EXPOSED EXTERIOR WALL OF PHASE 1 PARKING GARAGE
 - LIGHT STANDARD, EXACT LOCATION TO BE CONFIRMED BY ELECTRICAL ENGINEER
 - EXISTING BUS STOP AND BENCH TO BE REPLACED WITH CONCRETE BUS STOP PAD & SHELTER AS PER CITY SPECIFICATIONS SC-11
 - EXISTING PARKING LOT, PHASE 1 GARAGE RAMP TO THE REMOVED UNDER THIS PHASE
 - TEMPORARY SALES CENTER AND PARKING AREA TO BE REMOVED UNDER THIS PHASE
 - RELOCATED PHASE 1 PARKING GARAGE ENTRY
 - EXISTING CITY STREET LIGHT
 - METER CLOSETS
 - CONNECT NEW SIDEWALK TO EXISTING
 - 5.0 m x 5.0 m SIGHT TRIANGLE
 - METAL FRAMED STAIRS TO MAIN LEVEL
 - WOODEN DECK OFF MAIN LEVEL, STEPS VARY
 - HYDRO TRANSFORMER
 - VISITOR PARKING SPACE
 - RETAINING WALL, HEIGHT VARIES SEE LANDSCAPE FOR TYPE
 - TRENCH DRAIN FOR RELOCATED GARAGE ENTRY
 - STOP SIGN (AT ALL INTERSECTIONS)
 - REAR YARD ACCESS EASEMENTS (TO BE CONFIRMED ON SURVEY DRAWING)
 - BICYCLE PARKING WITH RACK
 - TACTILE WALKING SURFACE INDICATOR, SEE CITY DETAIL S06

PROJECT INFORMATION

ZONING Zoning By-Law 2008-250 RSA[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)

	PROVIDED	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
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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	TOTAL
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. 10,970 sq. ft.	
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

	56	43	99
1 BEDROOM			
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

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

PROVIDED

	-0.5 PER UNIT	40	40	80
RESIDENCE				
VISITOR	-0.2 PER UNIT	15	15	30
COMM - RETAIL	-2.5 PER 100 m²	4	4	4
COMM - MEDICAL	-4.0 PER 100 m²	17	17	17
TOTAL		40	42	82

BICYCLE PARKING

REQUIRED

	-0.5 PER UNIT	40	40	80
RESIDENCE				
VISITOR	-0.2 PER UNIT	15	15	30
COMM - RETAIL	-2.5 PER 100 m²	4	4	4
COMM - MEDICAL	-4.0 PER 100 m²	17	17	17
TOTAL		40	42	82

PROVIDED

	-0.5 PER UNIT	40	40	80
RESIDENCE				
VISITOR	-0.2 PER UNIT	15	15	30
COMM - RETAIL	-2.5 PER 100 m²	4	4	4
COMM - MEDICAL	-4.0 PER 100 m²	17	17	17
TOTAL		40	42	82

PROJECT INFORMATION - PHASE 1 (TOWNHOUSE)

ZONING Zoning By-Law 2008-250 RSA[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

	3 STOREY	12.0 M
BUILDING HEIGHT		
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	
INTERIOR YARD SETBACK (TYPICAL)	6.0 M	

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%

<u>BUILDING STATISTICS</u>		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)	1,683 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

	-1.0 PER UNIT (53 UNITS)	53
RESIDENCE		
VISITOR	-NOT REQUIRED	0
TOTAL		53

PROVIDED

	-PRIVATE GARAGE	53
RESIDENCE		
VISITOR	-PRIVATE IN DRIVEWAY	53
VISITOR	-COMMUNAL AT PARK	4
TOTAL		110

PROJECT INFORMATION - PHASE 2 (TOWNHOUSE)

ZONING RSA[1700] S247, S282

SITE AREA - PHASE 2 4,240.9 sq. m. (45,643.7) 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:

- 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
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD.
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD.
- ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.
- ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 1.5 HRS (AS DETERMINED BY CBC S8-2) UNLESS OTHERWISE STATED.

ISSUED FOR SPEC - CITY COMMENTS RESPONSE	Apr. 25, 18
ISSUED FOR SPEC - CITY COMMENTS RESPONSE	Mar. 14, 18
ISSUED FOR PRIVATE ROAD NAMING APPLICATION	Jan. 31, 18
ISSUED FOR PERMIT - BLOCK 1 & 2	Jan. 24, 18
ISSUED FOR SPEC - PHASE 3 REVISED CONCEPT	Nov. 27, 17
ISSUED FOR SITE PLAN APPROVAL - PHASE 3	June 27, 16
ISSUED FOR AS-BUILT DRAWINGS	June 27, 16
ISSUED FOR CONDOMINIUM REGISTRATION	Apr. 27, 16
CITY COMMENTS - REVISED SPA	Apr. 04, 16
CITY COMMENTS - REVISED SPA	Feb. 03, 16
ISSUED FOR REVISED SPA	Nov. 11, 15
ISSUED FOR TEMP. ENTRY ACCESS PERMIT	Sep. 18, 15
ISSUED FOR CONSTRUCTION	Oct. 17, 14
ISSUED FOR CONSTRUCTION - FNDN ONLY	Apr. 25, 14
ISSUED FOR PARTIAL TENDER I	Nov. 07, 13
ISSUED FOR SITE SEVERANCE APPLICATION	Aug. 21, 13
ISSUED FOR FOUNDATION PERMIT	Aug. 01, 13
FINAL SITE PLAN CONTROL	Mar. 20, 13
COMMENTS RE: SITE PLAN CONTROL	Jan. 28, 13
REVISED SITE PLAN CONTROL	Nov. 30, 12
ISSUED FOR DEMOLITION PERMIT	Sep. 13, 12
ISSUED FOR SITE PLAN CONTROL	Sep. 04, 12

REVISIONS:

ARCHITECT SEAL: OTTAWA ASSOCIATION OF ARCHITECTS, RODERICK LAHEY ARCHITECT INC., LICENCE 4278

SEAL DATE: STAMP DATE

CLIENT: Grealwise DEVELOPMENTS

ARCHITECT: rla/architecture, roderick lahey architect inc., 56 beech street, ottawa, ontario k1s 3j6, t. 613.724.9932 f. 613.724.1209 rla@architecture.ca

PROJECT TITLE: FRESH TOWNS, 2710 DRAPER AVENUE, OTTAWA, ONTARIO

SHEET TITLE: SITE PLAN - PROPOSED OVERALL

DRAWN: RV, CHECKED: RL

SCALE: 1:300, SHEET NO: SP-1

PROJECT NO: 1020

PROJECT DEVELOPER
GreatWise Developments
333 Wilson Avenue
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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 HYDRANT
- DC DEPRESSIONED CURB
- STOP SIGN

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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 HYDRANT
- DC DEPRESSIONED 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, Vollebakk Ltd.
Field Work Completed May 4, 2017

APPROVED ☐ **REFUSED** ☐
THIS ____ DAY OF ____, 20__

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

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