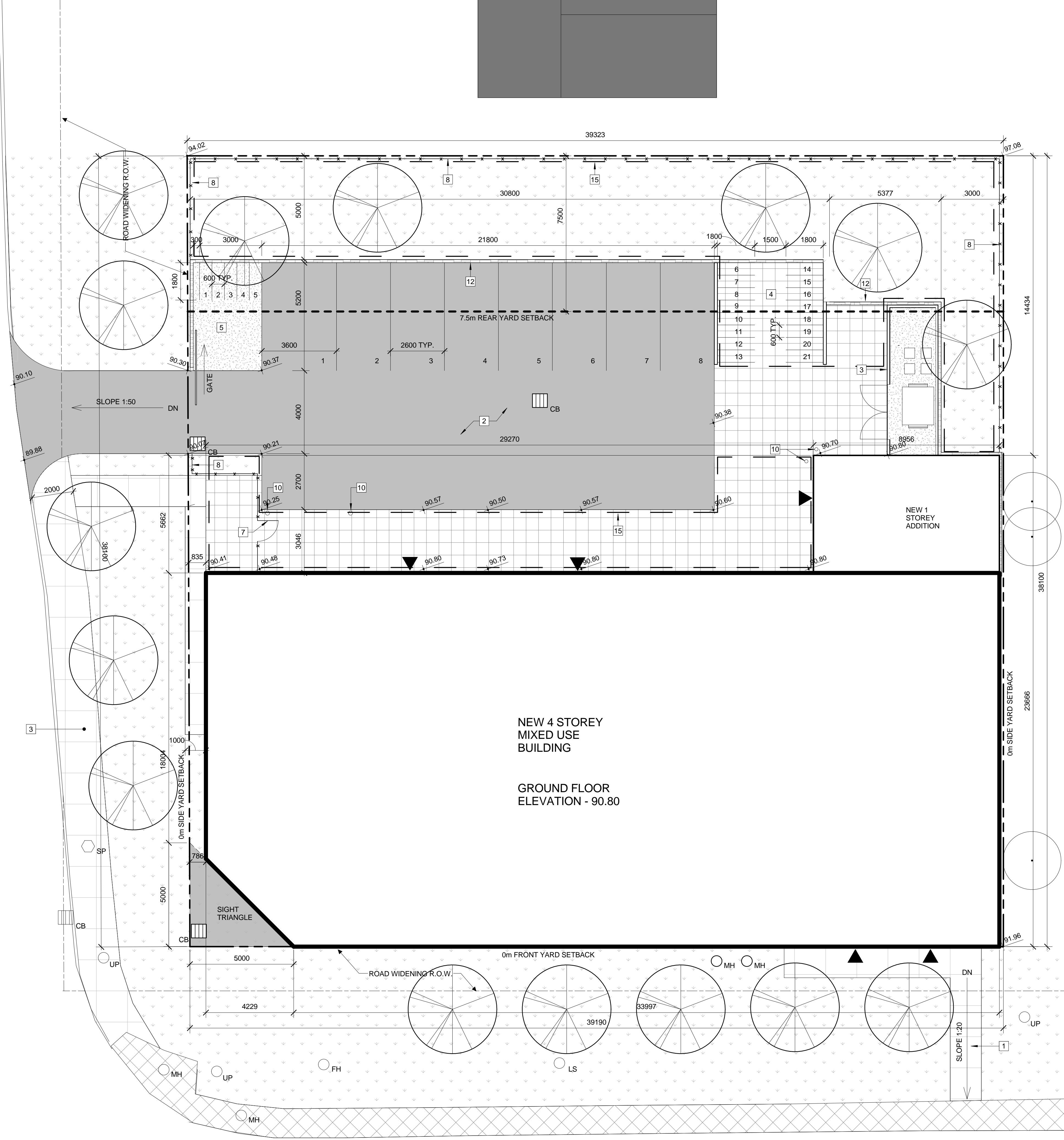
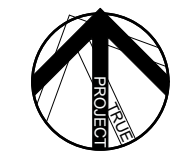


LANGS ROAD



MONTREAL ROAD



**GENERAL NOTES:**

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS.
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT AN ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO PLAY OUT PLANTING BEDS, PATHWAYS, ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT AND ISSUED FOR CONSTRUCTION
8. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED
9. INDIVIDUAL UTILITY COMPANIES MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
10. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REQUIRES THE PERMISSION OF THE ARCHITECT FOR USE

**KEYNOTES:**

- 1 NOT USED
- 2 NEW ASPHALT DRIVEWAY/PARKING LOT
- 3 NEW GARBAGE/RECYCLING BIN/COMPOST ENCLOSURE
- 4 BIKE STORAGE (16 BIKES)
- 5 BIKE STORAGE (5 BIKES)
- 6 PRE-CAST CONCRETE CURB
- 7 NEW SECURITY GATE
- 8 NEW FENCE
- 9 PAINTED PAVEMENT MARKINGS
- 10 PAINTED CONCRETE FILLED GALVANIZED BOLLARD
- 11 OUTDOOR STORAGE ENCLOSURE
- 12 NEW RETAINING WALL
- 13 NEW 2000mm WIDE CONCRETE SIDEWALK TO MEET CITY STANDARDS (SC8) . DEPRESSED THROUGH THE PROPOSED ACCESS
- 14 EXISTING CONCRETE CURB
- 15 AMENITY SPACE

**LEGEND:**

- BUILDING ENTRANCE
- EXISTING CONCRETE SIDEWALK
- PAVING STONES
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVING
- NEW SOD
- CONCRETE PAD
- NEW RETAINING WALL
- PROPERTY LINE
- SETBACK
- FENCE
- AMENITY
- NEW TREE
- EXISTING TREE TO REMAIN
- CB EXISTING CATCH BASIN
- CB NEW CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT STANDARD
- EXISTING MANHOLE
- NEW MANHOLE
- EXISTING ROAD SIGN
- ELEVATION MARKER
- NEW ELEVATION
- EXISTING ELEVATION

**LEGAL DESCRIPTION**

PLAN 486 S PT LOT 6 RF; 4R25842  
PART 2 & PLAN 486 PT LOT 6 PIN  
042750071 & 042750072  
CITY OF OTTAWA

**ADDRESS:**  
765 MONTREAL ROAD,  
OTTAWA, ONTARIO

**SURVEY INFORMATION FROM:**  
THIS DRAWING IS BASED ON A SURVEY PREPARED  
BY FARLEY, SMITH & DENIS SURVEYING  
LTD. DATED NOVEMBER 14, 2016.

**ZONE PROVISIONS**

MAXIMUM FSI  
MINIMUM INTERIOR  
SIDEYARD SETBACK  
MINIMUM REAR YARD  
SETBACK  
GROUND FLOOR  
FACADE GLAZING

**PARKING QUEING & LOADING PROVISIONS**

MINIMUM DRIVEWAY WIDTH  
MINIMUM NUMBER OF VEHICLE  
LOADING SPACES  
PARKING RATES  
(RESIDENTIAL)  
PARKING SPACE DIMENSIONS  
PARKING RATES  
(COMMUNITY CENTRE)  
BICYCLE PARKING RATES  
BICYCLE SPACE DIMENSIONS  
MINIMUM BICYCLE PARKING AISLE  
WIDTH  
VISITOR PARKING  
LANDSCAPED BUFFER  
AMENITY AREA

**SITE AREA:**

1493 m<sup>2</sup>

**NEW BUILDING AREA:**

733 m<sup>2</sup>

**NEW GROSS FLOOR AREA:**

2773 m<sup>2</sup>

**BUILDING HEIGHT:**

13.6 m - 4 Storeys

**GROUND FLOOR HEIGHT:**

4 m

BY-LAW REQUIREMENT	PROVIDED
NONE	1.86:1
N/A	0.193 m
7.5 m	14.43 m
50% OF GROUND FLOOR FACADE	63.7%
3 m	4 m
N/A	0
15 SPACES	4 SPACES
2.6 m x 5.2 m	2.6 m x 5.2 m
1 SPACE	1 SPACE
21 SPACES	21 SPACES
0.6 m x 1.8 m	0.6 m x 1.8 m
1.5 m	1.5 m
3	3
ABUTTING A STREET - 3 m NOT ABUTTING A STREET - 1.5 m	3 m 1.5 m
6 m <sup>2</sup> x 42 UNITS = 252 m <sup>2</sup>	EXTERNAL = 367 m <sup>2</sup> INTERNAL = 112.56 m <sup>2</sup> TOTAL = 479.56 m <sup>2</sup>

**CONSULTANT ROLE:** CIVIL  
**CONSULTANT NAME:** WSP  
**ADDRESS:** 2611 QUEENSWAY DR.  
SUITE 300, OTTAWA, ON K2B 8K2  
**PHONE:** 613-829-2800  
**EMAIL:** WWW.WSP.COM

**CONSULTANT ROLE:** STRUCTURAL  
**CONSULTANT NAME:** MCINTOSH PERRY  
**ADDRESS:** 115 WALGREEN RD.  
R.R. 3 CARP, ON, K0A 1L0  
**PHONE:** 613-8362184  
**EMAIL:** INFO@MCINTOSHPERRY.COM

**CONSULTANT ROLE:** MECHANICAL  
**CONSULTANT NAME:** JP2G  
**ADDRESS:** 1150 MORRISON DR.  
SUITE 410, OTTAWA, ON, K2H 8S9  
**PHONE:** 613-828-7800  
**EMAIL:** OTTAWA@JP2G.COM

**CONSULTANT ROLE:** ELECTRICAL  
**CONSULTANT NAME:** JP2G  
**ADDRESS:** 1150 MORRISON DR.  
SUITE 410, OTTAWA, ON, K2H 8S9  
**PHONE:** 613-828-7800  
**EMAIL:** OTTAWA@JP2G.COM

**STAMP**

2	2018/04/19	Issued for Site Plan Control
1	2018/04/03	Issued for Planning Review

**REV DATE** **ISSUE**

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4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

**CLIENT**

**SHEPHERDS OF GOOD HOPE**

Client Street Address,  
Province, Postal Code,  
Country

**PROJECT**

**SHEPHERDS OF GOOD HOPE**

765 Montreal Road, Ottawa, Ontario

**TITLE**

**SITE PLAN**

**PROJECT NO:** 2017-0780  
**DRAWN:** JW  
**APPROVED:** AL  
**SCALE:** 1 : 100  
**FIRST ISSUE:** 02/12/18

**DRAWING NO.** **REV**