



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**
- 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 DEPRESSED 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, DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS SC7.1
 - 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
 - EXISTING PHASE 1 PARKING GARAGE ENTRY RAMP TO REMAIN
 - 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
 - EXISTING ARMOR STONE RETAINING WALL TO BE REPLACES WITH POURED CONCRETE
 - 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 SD6
 - EXISTING FIRE HYDRANT TO BE RELOCATED

PROJECT INFORMATION

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|------------------------------------|---|
| ZONING | Zoning By-Law 2008-250 RSA[1700] S247, S282 |
| SITE AREA | INCLUDING ORIGINAL PHASES 21,252.5 sq. m. (228,760) sq. ft. |
| BUILDING HEIGHT | 5 STOREY 18.0 M |
| OVERALL SITE SETBACK (PHASE 1 & 2) | PROVIDED 3.0 M REQUIRED 3.0 M |
| FRONT YARD SETBACK (BASELINE ROAD) | 6.0 M 6.0 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 INFORMATION - PHASE 1 (TOWNHOUSE)

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|-------------------------------------|---|
| ZONING | Zoning By-Law 2008-250 RSA[1700] S247, S282 |
| SITE AREA - PHASE 1 | 7,892.7 sq. m. (82,880) 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 |

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|-------------------------------------|------------|--------|
| 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 |

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| PROJECT STATISTICS - PHASE 1 | | |
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| BUILDING HEIGHT | 3 STOREY | 12.0 M |
| BUILDING AREA (32 UNITS) | 4,169.5 sq. m. (44,880) 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

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|----------------------------|----------------|--------|
| PAVED SURFACE (ROADS) = | 2,459.1 sq. m. | 32% |
| PAVED SURFACE (DRIVEWAY) = | 702.8 sq. m. | 9% |
| BUILDING FOOTPRINT = | 1,500.1 sq. m. | 20% |
| LANDSCAPE OPEN SPACE = | 2,545.0 sq. m. | 34% |
| LANDSCAPE PARK = | 385.7 sq. m. | 5% |
| TOTAL = | 7,692.7 sq. m. | 100.0% |

BUILDING STATISTICS

| TOWNHOUSE TYPE | UNIT COUNT | TOTAL UNIT AREA |
|----------------------------------|---------------|-----------------|
| TOWNHOUSE TYPE 'A' (WITH GARAGE) | 1,037 sq. ft. | 0 |
| TOWNHOUSE TYPE 'B' (WITH GARAGE) | 1,282 sq. ft. | 16 |
| TOWNHOUSE TYPE 'C' (WITH GARAGE) | 1,439 sq. ft. | 10 |
| TOWNHOUSE TYPE 'D' (WITH GARAGE) | 1,472 sq. ft. | 0 |
| TOWNHOUSE TYPE 'E' (WITH GARAGE) | 1,651 sq. ft. | 0 |
| TOWNHOUSE TYPE 'F' (WITH GARAGE) | 1,683 sq. ft. | 6 |
| TOWNHOUSE TYPE 'G' (WITH GARAGE) | 2,099 sq. ft. | 0 |
| TOWNHOUSE TYPE 'H' (WITH GARAGE) | 1,778 sq. ft. | 0 |
| TOTAL UNITS | 32 | 44,880 sq. ft. |

CAR PARKING

| REQUIRED | RESIDENCE | VISITOR | TOTAL |
|---------------------------|-------------------------------|---------|-------|
| - 1.0 PER UNIT (32 UNITS) | 32 | 0 | 32 |
| - NOT REQUIRED | | | |
| PROVIDED | RESIDENCE - PRIVATE GARAGE | 32 | |
| | VISITOR - PRIVATE IN DRIVEWAY | 32 | |
| | VISITOR - COMMUNAL AT PARK | 4 | |
| | TOTAL | 68 | |

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 OBC SB-2) UNLESS OTHERWISE STATED.

| No. | DESCRIPTION | DATE |
|-----|--|-------------|
| 1 | ISSUED FOR SPC - CITY COMMENTS 4 RESPONSE | Aug. 7, 18 |
| 2 | ISSUED FOR SPC - CITY COMMENTS 4 RESPONSE | June 18, 18 |
| 3 | ISSUED FOR SPC - CITY COMMENTS 4 RESPONSE | Apr. 25, 18 |
| 4 | ISSUED FOR SPC - CITY COMMENTS RESPONSE | Mar. 14, 18 |
| 5 | ISSUED FOR PRIVATE ROAD NAMING APPLICATION | Jan. 31, 18 |
| 6 | ISSUED FOR PERMIT - BLOCK 1 & 2 | Jan. 24, 18 |
| 7 | ISSUED FOR SPC - PHASE 3 REVISED CONCEPT | Nov. 27, 17 |
| 8 | ISSUED FOR SITE PLAN APPROVAL - PHASE 3 | June 12, 17 |

REVISIONS:

ARCHITECT SEAL:

SEAL DATE: STAMP DATE

CLIENT:

ARCHITECT:

56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 raarchitecture.ca

PROJECT TITLE:

2710 DRAPER AVENUE
OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN - PROPOSED OVERALL**

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

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| PROJECT DEVELOPER GreatWise Developments 333 Wilson Avenue Toronto, ON, M3H 1T2 Phone: (416) 630-6767 Fax: (416) 630-6304 | SURVEYOR Annis O'Sullivan Vollebakk Ltd. 5871 Hugh Crescent 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 | LANDSCAPE ARCHITECT Larocque Levstek 5871 Hugh Crescent 120 Iber Road, Unit 203 Ottawa, (Osgoode) ON K0A 2W0 Tel: (613) 826-0518 | CIVIL ENGINEER David Schaeffer Engineering Ltd. 120 Iber Road, Unit 203 Stittsville, Ontario, Canada K2S 1E9 Tel: (613) 836-0856 Fax: (613) 836-7183 | 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 FIRE HYDRANT 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, Vollebakk Ltd. Field Work Completed May 4, 2017 |
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