

LANGS ROAD

1 SITE PLAN - PROPOSED
A100 1:100

EXISTING BUILDING ON ADJACENT PROPERTY

NEW 4 STOREY MIXED USE BUILDING
GROUND FLOOR ELEVATION - 90.80

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 S.O.G CONCRETE PAD
- 2 NEW ASPHALT DRIVEWAY/PARKING LOT
- 3 NEW 2390 WIDE X 7245 LONG X 2000mm HEIGHT GARBAGE/RECYCLING BIN/COMPOST ENCLOSURE
- 4 BIKE STORAGE (21 BIKES)
- 5 PERMANENT SHADE STRUCTURE
- 6 POURED IN PLACE CONCRETE CURB
- 7 NEW SECURITY GATE
- 8 NEW FENCE - SEE LANDSCAPING DRWGS
- 9 PAINTED LINES THROUGHOUT PARKING LOT
- 10 PAINTED CONCRETE FILLED GALVANIZED BOLLARD
- 11 1:20 SLOPED PATHWAY
- 12 NEW RETAINING WALL C/W 1070mm HIGH GUARD RAIL & FENCE
- 13 NEW 2000mm WIDE CONCRETE SIDEWALK TO MEET CITY STANDARDS (SC8). DEPRESSED THROUGH THE PROPOSED ACCESS
- 14 EXISTING CONCRETE CURB
- 15 EXTENT OF AMENITY SPACE
- 16 DEPRESSED CURB
- 17 5m HYDRO POLE SETBACK PER HYDRO - HYDRO LINE SETBACKS
- 18 EXISTING TREE TO REMAIN - SEE LANDSCAPING

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

BY-LAW REQUIREMENT	PROVIDED
MAXIMUM FSI	1.86:1
MINIMUM INTERIOR SIDEYARD SETBACK	0.193 m
MINIMUM REAR YARD SETBACK	14.43 m
GROUND FLOOR FACADE GLAZING	50% OF GROUND FLOOR FACADE
PARKING QUEING & LOADING PROVISIONS	
MINIMUM DRIVEWAY WIDTH	3.6 m
MINIMUM NUMBER OF VEHICLE LOADING SPACES	0
PARKING RATES (RESIDENTIAL)	15 SPACES
PARKING SPACE DIMENSIONS (COMMUNITY CENTRE)	2.6 m x 5.2 m
PARKING RATES (COMMUNITY CENTRE)	1 SPACE
BICYCLE PARKING RATES	21 SPACES
BICYCLE SPACE DIMENSIONS	0.6 m x 1.8 m
MINIMUM BICYCLE PARKING AISLE WIDTH	1.5 m
VISITOR PARKING	3
LANDSCAPED BUFFER	ABUTTING A STREET - 3 m NOT ABUTTING A STREET - 1.5 m
AMENITY AREA	6 m ² x 42 UNITS = 252 m ²

LEGEND:

- PROPERTY LINE
- - - SETBACK
- - - ROAD WIDENING RIGHT OF WAY
- FENCE
- AMENITY SPACE
- ▽ BUILDING MAIN ENTRANCE
- ▽ EMERGENCY EXIT
- ▽ STORAGE DOORS
- EXISTING TREE TO REMAIN
- NEW TREE - REFER TO LANDSCAPE PLAN
- EXISTING GRASS
- NEW SOD - SEE LANDSCAPING
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT DRIVEWAY AND PARKING LOT
- NEW CONCRETE PAD
- FLOWER BED - SEE LANDSCAPING
- MH EXISTING MANHOLE
- CB EXISTING CATCH BASIN
- EXISTING LIGHT STANDARD
- UP EXISTING UTILITY POLE
- FH EXISTING FIRE HYDRANT
- ▽ ELEV. EXISTING ELEVATION MARKER

SITE AREA:

1493 m²

NEW BUILDING AREA:

733 m²

NEW GROSS FLOOR AREA:

2773 m²

BUILDING HEIGHT:

16.2 m - 4 Storeys

GROUND FLOOR HEIGHT:

4 m

CSV ARCHITECTS

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CONSULTANT ROLE: CIVIL
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STAMP

3 2018/08/28 Re-issued for Site Plan Control
2 2018/04/19 Issued for Site Plan Control
1 2018/04/03 Issued for Planning Review

REV DATE ISSUE

NOTE
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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
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
233 Murray Street
Ottawa, Ontario
K1N 5M9

PROJECT

NEW SUPPORTIVE HOUSING

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.

A100

REV

3

#17662