



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

- PROPERTY LINE (REFER TO SURVEY DRAWING FOR INTERNAL PROPERTY LINES AND PARTS)
- 6.0M ZONING YARD SETBACK
-
- 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
-
- PRIVATE DRIVEWAY
-
- EXISTING TREES TO REMAIN, PROTECT AS REQUIRED
- PROPOSED COMMUNITY MAIL BOX LOCATION
- PRIVATE PARK WITH SAND FILLED PLAY AREA
-
- NEW ENTRY, DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS SC7.1
- PROPOSED LOT LINE
-
- RETAINING WALL / EXPOSED EXTERIOR WALL OF PHASE 1 PARKING GARAGE
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- 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
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-
- 5.0 m x 5.0 m SIGHT TRIANGLE
-
-
- HYDRO TRANSFORMER
- VISITOR PARKING SPACE
-
-
- BICYCLE PARKING WITH RACK
- TACTILE WALKING SURFACE INDICATOR, SEE CITY DETAIL SD6
- BELOW GROUND WATER STORAGE SYSTEM

PROJECT INFORMATION			
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)			
FRONT YARD SETBACK (BASELINE ROAD)	PROVIDED	REQUIRED	
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)			
ZONING	Zoning By-Law 2008-250 RSA[1700] S247, S282		
SITE AREA - PHASE 1	7,692.7 sq. m. (82,804) 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 (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		
INTERIOR YARD SETBACK (TYPICAL)	6.0 M		

LOT COVERAGE			
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	0
TOWNHOUSE TYPE 'B' (WITH GARAGE)	1,282 sq. ft.	16	20,512 sq. ft.
TOWNHOUSE TYPE 'C' (WITH GARAGE)	1,439 sq. ft.	10	14,390 sq. ft.
TOWNHOUSE TYPE 'D' (WITH GARAGE)	1,472 sq. ft.	0	0
TOWNHOUSE TYPE 'E' (WITH GARAGE)	1,651 sq. ft.	0	0
TOWNHOUSE TYPE 'F' (WITH GARAGE)	1,683 sq. ft.	6	9,078 sq. ft.
TOWNHOUSE TYPE 'G' (WITH GARAGE)	2,099 sq. ft.	0	0
TOWNHOUSE TYPE 'K' (WITH GARAGE)	1,778 sq. ft.	0	0
TOTAL UNITS	32	44,880 sq. ft.	4,169.5 m²

CAR PARKING			
REQUIRED			
RESIDENCE	- 1.0 PER UNIT (32 UNITS)	32	
VISITOR	- NOT REQUIRED	0	
TOTAL		32	
PROVIDED			
RESIDENCE	- PRIVATE GARAGE	36	
VISITOR	- PRIVATE IN DRIVEWAY	36	
VISITOR	- COMMUNAL AT PARK	4	
TOTAL		76	

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:	
(01)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(02)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(03)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
(04)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
(05)	DETAIL NUMBER
(06)	TITLE
(07)	SCALE
(08)	DETAIL REFERENCE PAGE
(09)	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, PLANNER 2, COMMENTS 1	Sept. 21, 18
2	RESPONSE	
3	ISSUED FOR SPC - CITY COMMENTS 4 RESPONSE	June 18, 18
4	RESPONSE	
5	ISSUED FOR SPC - CITY COMMENTS RESPONSE	Apr. 25, 18
6	RESPONSE	
7	ISSUED FOR SPC - CITY COMMENTS RESPONSE	Mar. 14, 18
8	RESPONSE	
9	ISSUED FOR PRIVATE ROAD NAMING APPLICATION	Jan. 31, 18
10	RESPONSE	
11	ISSUED FOR PERMIT - BLOCK 1 & 2	Jan. 24, 18
12	RESPONSE	
13	ISSUED FOR SPC - PHASE 3 REVISED CONCEPT	Nov. 27, 17
14	RESPONSE	
15	ISSUED FOR SITE PLAN APPROVAL - PHASE 3	June 12, 17
16	RESPONSE	

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
SEAL DATE: STAMP DATE	

CLIENT:

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
MODERN URBAN LIVING
2710 DRAPER AVENUE
OTTAWA ONTARIO

SITE PLAN - PHASE 1

DRAWN:	CHECKED:
RV	RV
SCALE:	SHEET No.
1:300	SP-1
PROJECT No.	
1733	

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 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 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, Vollebakk Ltd. Field Work Completed May 4, 2017
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