

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 COLLECTION BY CITY OF OTTAWA AT UNIT DRIVEWAYS
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
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 - 1800mm WIDE CITY SIDEWALK, AS PER CITY OF OTTAWA STANDARDS
 - EXISTING WOOD PRIVACY FENCE, TO BE REMOVED
 - REMOVE AND RE-ALINE EXISTING ASPHALT PATH
 - EXISTING TREES 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
 - 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
 - 5.0 m x 5.0 m SIGHT TRIANGLE
 - HYDRO TRANSFORMER
 - VISITOR PARKING SPACE
 - EXISTING ARMOR STONE RETAINING WALL TO BE REPLACES WITH POURED CONCRETE
 - 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)	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)

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

	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. 4,169.5 m²

CAR PARKING

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

APPROVED
By Derrick Moodie at 9:17 am, Oct 26, 2018

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

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:

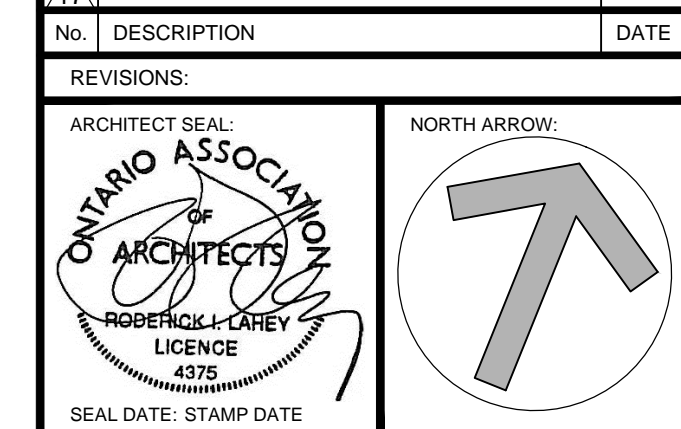
- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL 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 S8-2) UNLESS OTHERWISE STATED.

REVISIONS:

No.	DESCRIPTION	DATE
26	ISSUED FOR SPC, PLANNER 2, COMMENTS 2 RESPONSE	Oct. 1, 18
24	ISSUED FOR SPC, PLANNER 2, COMMENTS 1 RESPONSE	Sept. 21, 18
23	ISSUED FOR SPC - CITY COMMENTS 4 RESPONSE	June 18, 18
22	ISSUED FOR SPC - CITY COMMENTS RESPONSE	Apr. 25, 18
21	ISSUED FOR SPC - CITY COMMENTS RESPONSE	Mar. 14, 18
20	ISSUED FOR PRIVATE ROAD NAMING APPLICATION	Jan. 31, 18
19	ISSUED FOR PERMIT - BLOCK 1 & 2	Jan. 24, 18
18	ISSUED FOR SPC - PHASE 3 REVISED CONCEPT	Nov. 27, 17
17	ISSUED FOR SITE PLAN APPROVAL - PHASE 3	June 12, 17



CLIENT:
Greatwise DEVELOPMENTS

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PROJECT TITLE:
FRESH TOWNS
MODERN URBAN LIVING
2710 DRAPER AVENUE
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN - PHASE 1

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

PROJECT DEVELOPER
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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
- 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

PLOT DATE: Monday, October 22, 2018

Plan No.: #17529