

**GENERAL NOTES:**

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

**KEYNOTES:**

- 1 S.O.G CONCRETE PAD
- 2 NEW ASPHALT DRIVEWAY / PARKING LOT - SEE CIVIL
- 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 SLOPED PATHWAY - SEE CIVIL
- 12 NEW RETAINING WALL C/W 1070mm HIGH PREFINISHED ALUMINUM GUARDRAIL - SEE STRUCTURAL
- 13 NEW 2000mm WIDE CONCRETE SIDEWALK TO MEET CITY STANDARDS (SC8) ALONG REINSTATED CURB AS PER CITY STANDARD SC1.4. DEPRESSED THROUGH THE PROPOSED ACCESS
- 14 EXISTING CONCRETE CURB
- 15 EXTENT OF AMENITY SPACE
- 16 DEPRESSED CURB - SEE CIVIL
- 17 5m HYDRO POLE SETBACK PER HYDRO - HYDRO LINE SETBACKS
- 18 EXISTING TREE TO REMAIN - SEE LANDSCAPING
- 19 TRANSFORMER - SEE ELECTRICAL
- 20 ENTRANCE AS PER CITY STANDARDS SC7.1
- 21 STORM LINE BELOW - SEE CIVIL
- 22 HYDRO POLE TO BE RELOCATED - SEE ELECTRICAL
- 23 INSTALL SEDIMENT FILTER SOCKS ON EXISTING CATCH BASINS - SEE CIVIL
- 24 HEAVY DUTY UNIT PAVERS - SEE LANDSCAPE
- 25 LIGHT DUTY UNIT PAVERS - SEE LANDSCAPE
- 26 HEAVY DUTY CONCRETE - SEE LANDSCAPE
- 27 CONTRACTOR TO GRADE - SEE CIVIL
- 28 ROW PROTECTION OF 37.5M (18.75M TO CENTERLINE OF PAVEMENT)

**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

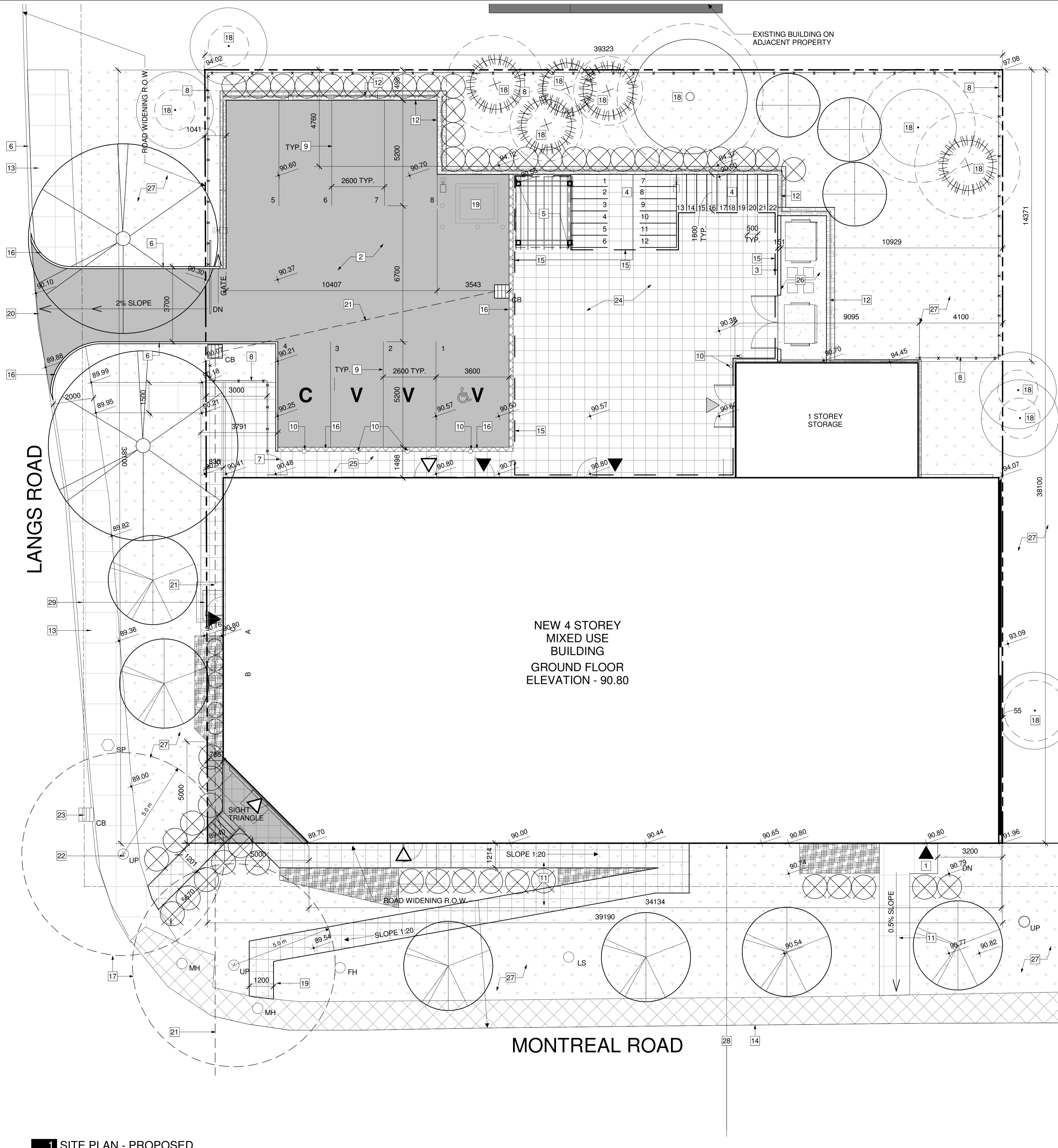
**SURVEY INFORMATION FROM:**

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	NONE	1.86:1
MINIMUM INTERIOR SIDEYARD SETBACK	N/A	0.193 m
MINIMUM REAR YARD SETBACK	7.5 m	14.43 m
GROUND FLOOR FACADE GLAZING	50% OF GROUND FLOOR FACADE	50%
<b>PARKING QUEING &amp; LOADING PROVISIONS</b>		
MINIMUM DRIVEWAY WIDTH	3.6 m	3.6 m
MINIMUM NUMBER OF VEHICLE LOADING SPACES	N/A	0
PARKING RATES (RESIDENTIAL)	NONE REQUIRED SECTION 101 (4) (a)	4 SPACES
PARKING SPACE DIMENSIONS	2.6 m x 5.2 m	2.6 m x 5.2 m
PARKING RATES (COMMUNITY CENTRE)	NONE REQUIRED SECTION 101 (4)(d)(iii)	1 SPACE
BICYCLE PARKING RATES	21 SPACES	22 SPACES (12 HORIZONTAL SPACES & 10 VERTICAL SPACES)
BICYCLE SPACE DIMENSIONS	0.6 m x 1.8 m	0.6 m x 1.8 m - HORIZONTAL 0.5 m x 1.8 m - VERTICAL
MINIMUM BICYCLE PARKING AISLE WIDTH	1.5 m	1.5 m
VISITOR PARKING	3	3
LANDSCAPED BUFFER	ABUTTING A STREET - 3 m NOT ABUTTING A STREET - 1.5 m	1.04 m 1.5 m
AMENITY AREA	6 m <sup>2</sup> x 42 UNITS = 252 m <sup>2</sup>	EXTERNAL = 145.5 m <sup>2</sup> INTERNAL = 112.6 m <sup>2</sup> TOTAL = 258.1 m <sup>2</sup>

**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
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT STANDARD
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION MARKER
- VISITOR PARKING
- COMMUNITY CENTRE PARKING



NEW 4 STOREY  
MIXED USE  
BUILDING  
GROUND FLOOR  
ELEVATION - 90.80

MONTREAL ROAD

LANGS ROAD