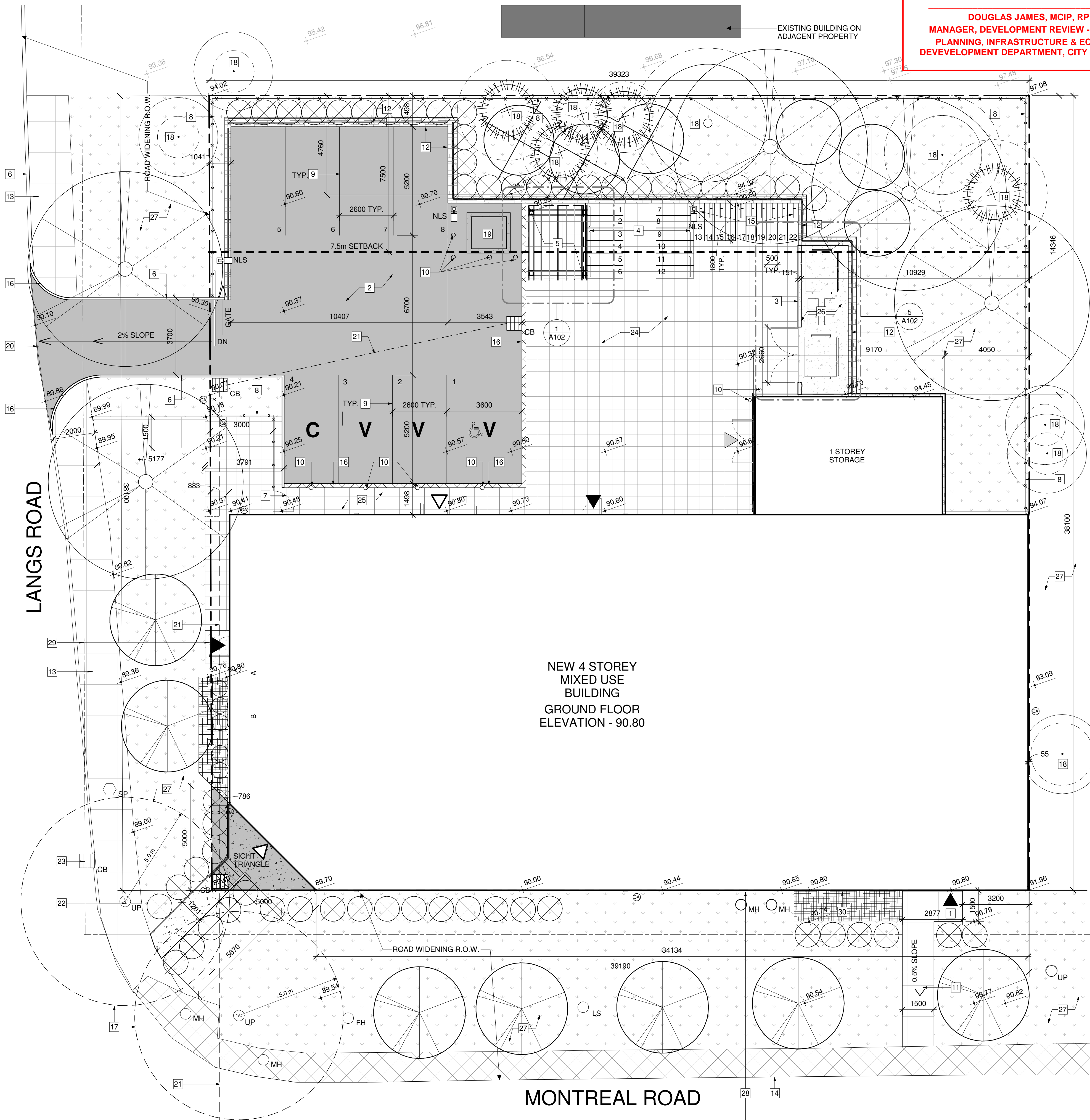


APPROVED
By Douglas James at 9:03 am, Feb 06, 2019

Douglas James
DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



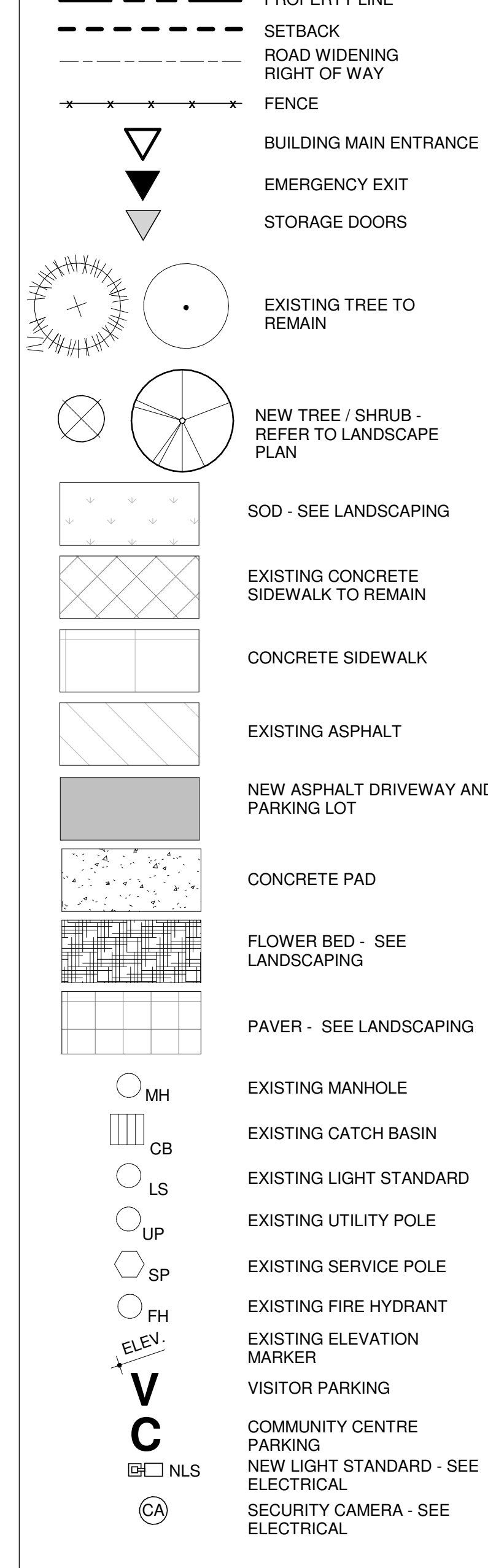
GENERAL NOTES:

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
11. 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 7 BIKE WAVE RACK
- 5 PERMANENT SHADE STRUCTURE
- 6 POURED IN PLACE CONCRETE CURB - SEE CIVIL
- 7 NEW SECURITY GATE
- 8 NEW FENCE - SEE LANDSCAPING DRWGS
- 9 PAINTED LINES THROUGHOUT PARKING LOT
- 10 CONCRETE FILLED GALVANIZED PIPE W/ GALVANIZED CROWN AT 1070mm AFF - PAINTED
- 11 SLOPED PATHWAY - SEE CIVIL
- 12 NEW RETAINING WALL C/W 1070mm HIGH GALVANIZED STEEL 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 VERTICAL BIKE STORAGE RACK MOUNTED TO RETAINING WALL
- 16 DEPRESSED CURB - SEE CIVIL
- 17 5m HYDRO POLE SETBACK PER HYDRO - HYDRO LINE SETBACKS
- 18 EXISTING TREE TO REMAIN - SEE LANDSCAPING
- 19 TRANSFORMER ON CONCRETE PAD - 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)
- 29 ROAD WIDENING PER REGISTERED PLAN 486
- 30 FIRE DEPARTMENT CONNECTION

LEGEND:



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%
PARKING QUEING & LOADING PROVISIONS		
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 ² x 42 UNITS = 252 m ²	EXTERNAL = 145.5 m ² INTERNAL = 112.6 m ² TOTAL = 258.1 m ²

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

sustainable design · conception écologique
613.564.8118
www.csv.ca
402.1066 Somerset St. W.
Ottawa, Ontario, K1Y 4T3



CIVIL ENGINEERS
MCINTOSH PERRY
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R.R. 3 CARP, ON, K0A 1L0
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LANDSCAPE ARCHITECTS
LASHLEY+ASSOCIATES
950 GLADSTONE AVE.
SUITE 202, OTTAWA, ON, K1Y 3B6
613-233-8579



STAMP

REV DATE	ISSUE
13 2019/01/15	Issued for Tender
12 2019/01/11	Re-issued for Permit
11 2018/12/04	Issued for Class A Estimate
9 2018/11/19	Issued for Building Permit
8 2018/11/07	Issued for 66% Class B Estimate
5 2018/10/12	Issued for Updated Class C
4 2018/10/12	Re-issued for CoA
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

NOTE
1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
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,RP
APPROVED: JS
SCALE: 1:100
FIRST ISSUE: 02/12/18

DRAWING NO. **A100** REV

13
#17662