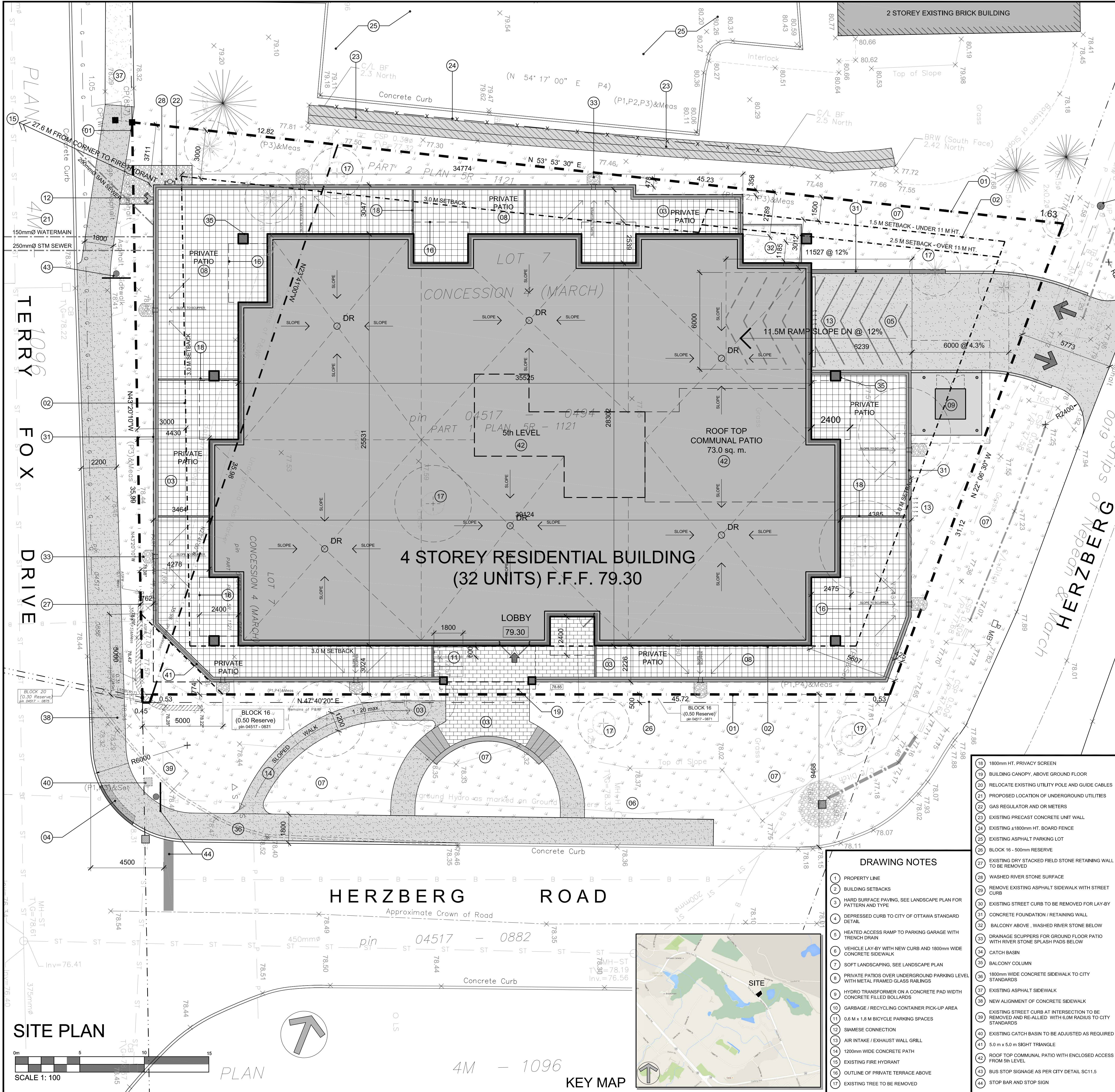




PROJECT INFORMATION

ZONING BY-LAW 2008-250 RSC (1866) (H25)

SITE AREA
1,698.66 sq. m.
18,284 sq. ft.

GRADE (GEODETIC ELEVATION) 78.03 m.

BUILDING HEIGHT 25.0 m.

AMENITY AREA PER DWELLING UNIT 6.0 sq. m.

LANDSCAPE AREA 30%

FRONT YARD SETBACK 3.0 M

CORNER YARD SETBACK 3.0 M

REAR YARD SETBACK 3.0 M

INTERIOR SIDE YARD SETBACK (VARIES) 1.5, 2.5 & 6.0 M

PROJECT STATISTICS

AMENITY SPACE	PRIVATE BALCONY	=	568.0 sq. m.
	COMMUNAL INTERIOR	=	37.1 sq. m.
	COMMUNAL ROOF TOP PATIO	=	73.0 sq. m.
	EXTERIOR AT GRADE	=	0.0 sq. m.
TOTAL		=	677.1 sq. m.

SITE COVERAGE	BUILDING FOOTPRINT	=	54.4%	914.0 sq. m.
	DRIVING SURFACE	=	4.7%	80.1 sq. m.
	LANDSCAPE AREA	=	40.9%	686.6 sq. m.
	TOTAL	=	100.0%	1,680.7 sq. m.

GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)

PARKING LEVEL - P1	1,423 sq. m.
GROUND FLOOR	605.73 sq. m.
2nd - 4th FLOOR	3 x 780.4 sq. m.
	3 x 8,400 sq. ft.
TOTAL AREA ABOVE GRADE	2,945.9 sq. m.
	31,720 sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT	15
2 BEDROOM UNIT	17
TOTAL	32

CAR PARKING

REQUIRED	- 1.0 PER UNIT (32 UNITS)	32
RESIDENCE	- 0.2 PER UNIT (32 UNITS)	6
VISITOR		
TOTAL		38

PROVIDED	- 1.05 PER UNIT (32 UNITS)	36
RESIDENCE	- 0.1 PER DWELLING UNIT	3
VISITOR		
TOTAL		39

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT (32 UNITS)	16
PROVIDED		
INTERIOR		14
EXTERIOR		2

PROJECT DEVELOPER

280 Herzberg Development Corp.
118 Iber Road, Ottawa, ON, K2S 1E9
Tel. 613-836-3070
Fax. 613-836-3065

LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF BLOCK 3
REGISTERED PLAN 4M-1096 and
PART OF LOT 7
CONCESSION 4
Geographic Township of March
CITY OF OTTAWA

SURVEYOR

Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
EMAIL: AndyS@aovltd.com

PLANNER

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200 - 240 Michael Cowpland Drive
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Fax: 613 254-5867
Email: a.thompson@novatech-eng.com
Email: m.Chown@novatech-eng.com

MECHANICAL / ELECTRICAL ENGINEER

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1600 Carling Avenue, Suite 530
Ottawa, Ontario K1Z 1G3
Tel: 613 230-1186
Fax: 613 230-2598
Email: smithandandersons.com

STRUCTURAL ENGINEER

TO BE NAMED

CIVIL ENGINEER

David Schaeffer Engineering Ltd.
120 Iber Road, Unit 203
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Tel: (613) 836-0856
Fax: (613) 836-7183
Email: afober@DSEL.ca

LANDSCAPE ARCHITECT

James B. Lennox & Associates Inc.
Landscape Architects
3332 Carling Ave.
Ottawa, Ontario K2H 5A8
Tel: 613-722-5168
Fax: 1-866-343-3942
Email: JL@jbla.ca

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 A800 SERIES.

INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.

DETAIL NUMBER

TITLE

SCALE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

APPROVED
By Derrick Moodie at 12:36 pm, Feb 25, 2019

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

REVISIONS:		
REVISOR	REVISION	DATE
1	REVISED AS PER SPC & ZONING AMENDMENT COMMENTS, June 25, 2018	July 16, 18
2	REVISED AS PER SPC & ZONING AMENDMENT COMMENTS	June 5, 18
3	REVISED AS PER SPC & ZONING AMENDMENT COMMENTS	Apr. 6, 18
4	ISSUED FOR SPC & ZONING AMENDMENT APP.	Apr. 4, 17
5	ISSUED FOR DESIGN CONCEPT	Nov. 16

CLIENT:

280 Herzberg Development Corp.

ARCHITECT:

RODERICK LAHEY ARCHITECT INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
t:613.724.9932 f:613.724.1209 www.roderricklahey.ca

PROJECT TITLE:

280 HERZBERG

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN: RV

CHECKED: R.L.A.

SCALE: 1:100

SHEET NO:

PROJECT NO: 1610

SP-1