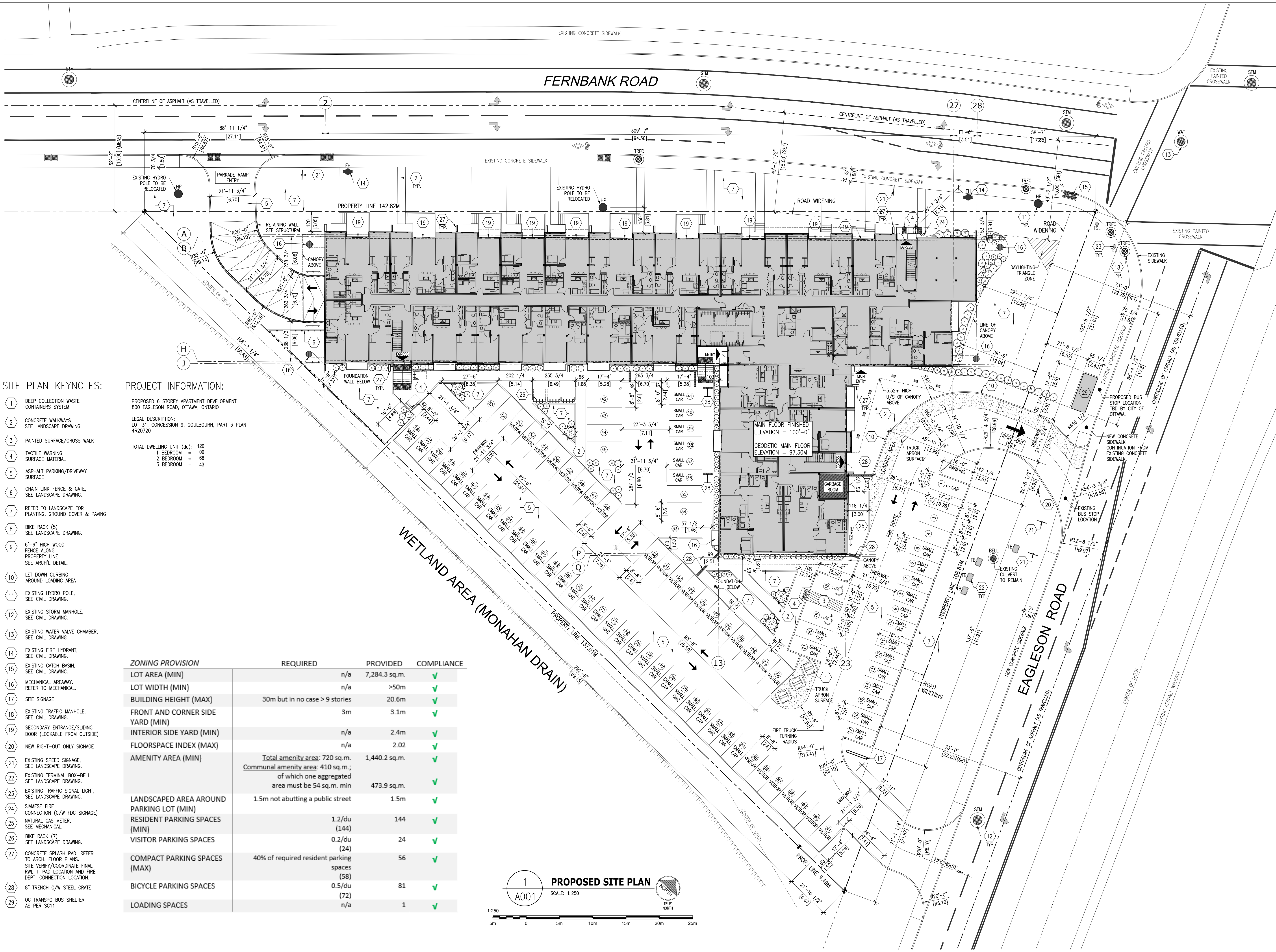




SITE PLAN KEYNOTES:

- 1 DEEP COLLECTION WASTE CONTAINERS SYSTEM
- 2 CONCRETE WALKWAYS SEE LANDSCAPE DRAWING.
- 3 PAINTED SURFACE/CROSS WALK
- 4 TACTILE WARNING SURFACE MATERIAL
- 5 ASPHALT PARKING/DRIVEWAY SURFACE
- 6 CHAIN LINK FENCE & GATE, SEE LANDSCAPE DRAWING.
- 7 REFER TO LANDSCAPE FOR PLANTING, GROUND COVER & PAVING
- 8 BIKE RACK (5) SEE LANDSCAPE DRAWING.
- 9 6'-6" HIGH WOOD FENCE ALONG PROPERTY LINE SEE ARCH'L DETAIL.
- 10 LET DOWN CURBING AROUND LOADING AREA
- 11 EXISTING HYDRO POLE, SEE CIVIL DRAWING.
- 12 EXISTING STORM MANHOLE, SEE CIVIL DRAWING.
- 13 EXISTING WATER VALVE CHAMBER, SEE CIVIL DRAWING.
- 14 EXISTING FIRE HYDRANT, SEE CIVIL DRAWING.
- 15 EXISTING CATCH BASIN, SEE CIVIL DRAWING.
- 16 MECHANICAL AREAWAY, REFER TO MECHANICAL.
- 17 SITE SIGNAGE
- 18 EXISTING TRAFFIC MANHOLE, SEE CIVIL DRAWING.
- 19 SECONDARY ENTRANCE/SLIDING DOOR (LOCKABLE FROM OUTSIDE)
- 20 NEW RIGHT-OUT ONLY SIGNAGE
- 21 EXISTING SPEED SIGNAGE, SEE LANDSCAPE DRAWING.
- 22 EXISTING TERMINAL BOX-BELL SEE LANDSCAPE DRAWING.
- 23 EXISTING TRAFFIC SIGNAL LIGHT, SEE LANDSCAPE DRAWING.
- 24 SIAMESE FIRE CONNECTION (C/W FDC SIGNAGE)
- 25 NATURAL GAS METER, SEE MECHANICAL.
- 26 BIKE RACK (7) SEE LANDSCAPE DRAWING.
- 27 CONCRETE SPLASH PAD, REFER TO ARCH. FLOOR PLANS. SITE VERIFY COORDINATE FINAL RWL + PAD LOCATION AND FIRE DEPT. CONNECTION LOCATION.
- 28 8" TRENCH C/W STEEL GRATE
- 29 OC TRANSPO BUS SHELTER AS PER SC11

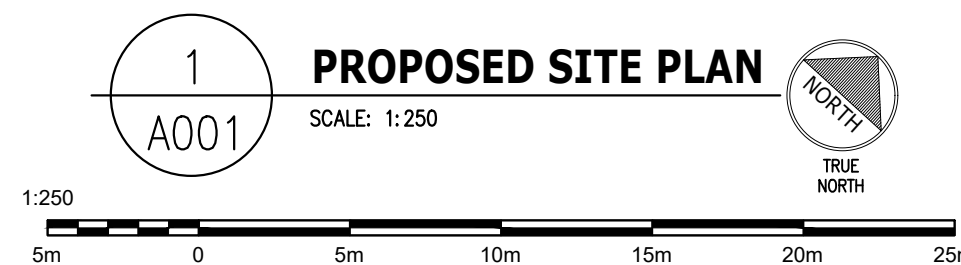
PROJECT INFORMATION:

PROPOSED 6 STOREY APARTMENT DEVELOPMENT
800 EAGLESON ROAD, OTTAWA, ONTARIO

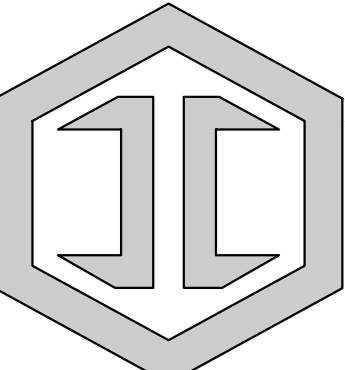
LEGAL DESCRIPTION:
LOT 31, CONCESSION 9, GOULBOURN, PART 3 PLAN
4R20720

TOTAL DWELLING UNIT (du): 120
1 BEDROOM = 09
2 BEDROOM = 68
3 BEDROOM = 43

ZONING PROVISION	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA (MIN)	n/a	7,284.3 sq.m.	✓
LOT WIDTH (MIN)	n/a	>50m	✓
BUILDING HEIGHT (MAX)	30m but in no case > 9 stories	20.6m	✓
FRONT AND CORNER SIDE YARD (MIN)	3m	3.1m	✓
INTERIOR SIDE YARD (MIN)	n/a	2.4m	✓
FLOORSPEACE INDEX (MAX)	n/a	2.02	✓
AMENITY AREA (MIN)	Total amenity area: 720 sq.m. Communal amenity area: 410 sq.m.; of which one aggregated area must be 54 sq.m. min	1,440.2 sq.m. 473.9 sq.m.	✓ ✓
LANDSCAPED AREA AROUND PARKING LOT (MIN)	1.5m not abutting a public street	1.5m	✓
RESIDENT PARKING SPACES (MIN)	1.2/du (144)	144	✓
VISITOR PARKING SPACES	0.2/du (24)	24	✓
COMPACT PARKING SPACES (MAX)	40% of required resident parking spaces (58)	56	✓
BICYCLE PARKING SPACES	0.5/du (72)	81	✓
LOADING SPACES	n/a	1	✓



IRONCLAD DEVELOPMENTS INC.



Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph: 204-777-1972
info@icdev.ca

IRONCLAD
DEVELOPMENTS INC.

GENERAL NOTES:

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL AND ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATION AS REQUIRED.
- THE SURVEY AND PLAN ARE CORRECT IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 7TH DAY OF MARCH, 2018, SIGNED AND CERTIFIED BY BRIAN J. WEBSTER ON 4TH DAY OF APRIL, 2018.
- SLOPE PARKING LOT 2% DOWN TO DRAIN TO CATCH BASINS.
- REFER TO CIVIL DRAWING FOR GRADING OF PARKING AREA.
- ALL SIGNAGES TO BE IN COMPLIANCE WITH THE LATEST EDITION OF ONTARIO TRAFFIC MANUAL AND OTHER APPLICABLE CODES.

Revised
28/03/2019 2:50:19 PM

1	ISSUED FOR CONSTRUCTION	2019/03/07
2	ISSUED FOR DEVELOPMENT PERMIT ONLY	2018/12/04
REV#	REVISION DESCRIPTION	DATE
Consultant:		
ROB GARVEY ARCHITECTURE 77 INC. 201-57158 SYMINGTON RD 20E SPRINGFIELD, MB R2J 4L6 T: 204-227-9274 E: RGARVEY@A77.CA		
Stamp		
All drawings and specifications are the property of Ironclad Developments Inc. and cannot be reproduced or used without the written consent of the Design Manager. The contractor shall verify all dimensions, datums and levels noted on the drawings with the conditions on site and shall be responsible for reporting any errors or omissions to Ironclad Developments Inc. for adjustments. This drawing shall not be scaled.		
Project: EAGLESON APARTMENTS		
800 EAGLESON ROAD OTTAWA, ON.		
Drawing Title: Proposed Site Plan		
Project no. 1802	Designed by MR/JM	
Drawn by TT	Reviewed by R/G	
Date 07 MAR 2019	Revision Date 28 MAR 2019	
Reference no.	Scale AS NOTED	
Sheet no.	Revision no.	
A001		