

SITE INFORMATION

LEGAL DESCRIPTION BLOCK 23, REGISTERED PLAN 4M-1581, PART OF PIN 04273-0581

REFERENCE SURVEY THIS DRAWING IS BASED ON PLAN 4R-03196 PREPARED BY ANNIS O'SULLIVAN, VOLLEBEK LTD. DATED MARCH 20, 2017

MUNICIPAL ADDRESS 745 MIKINAK RD, OTTAWA ON

OWNER MULTIFAITH HOUSING INITIATIVE

DEVELOPMENT INFORMATION

ZONING INFORMATION

ZONE R5Y [2312]

AREA ON SCHEUDLE 1 AREA B

AREA ON SCHEUDLE 1A AREA X

ZONING MECHANISM

REQUIRED PROVIDED

MIN. LOT WIDTH 18m 57.93m

MIN. LOT AREA 450m² 4593m²

MIN. FRONT YARD SETBACK 5m 5m

MIN. CORNER YARD SETBACK 3m 3m

MIN. REAR YARD SETBACK 7.5m 7.5m

MIN. INTERIOR YARD SETBACK 3m N/A

MAX. HEIGHT 16m 10m

AMENITY AREA 312m² +/-2000m²

LANDSCAPED AREA 30% >30%

PARKING, QUEING & LOADING

REQUIRED PROVIDED

RESIDENTIAL SPACES 14 14

VISITOR SPACES 3 4

ACCESSIBLE PARKING 1 1

BICYCLE PARKING 20 20

REFUSE COLLECTION YES YES

GARBAGE ENCLOSURE 20m² 45m²

SITE INFORMATION

REQUIRED PROVIDED

DWELLING UNITS -- 40 STUDIO UNITS

SITE AREA -- 4593m²

BUILDING AREA -- 849m²

LANDSCAPED SPACE 1378m² 3130m²

PARKING + DRIVEWAYS -- 613m²

AMENITY AREA 312m² 2660m²

15m²/ FOR FIRST 8 UNITS = 120m² PROVIDED INSIDE = 160m²

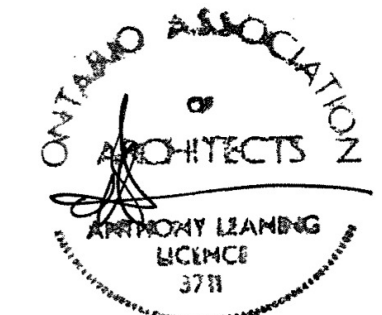
6m²/ FOR NEXT 32 UNITS = 192m² PROVIDED OUTSIDE = 2500m²

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 ANY 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 LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED. CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING

SITE PLAN KEYNOTES:

- 1 NEW BIKE RACKS - SEE LANDSCAPE
- 2 WOOD SCREEN - SEE LANDSCAPE
- 3 STONE RETAINING WALL - SEE LANDSCAPE
- 4 PLANTING - SEE LANDSCAPE
- 5 LIGHT STANDARD - SEE ELECTRICAL
- 6 OUTDOOR COUNTER C/W SINK + BBQ - SEE LANDSCAPE
- 7 PAD MOUNT TRANSFORMER - SEE CIVIL
- 8 GARDEN SHED
- 9 FENCE - SEE LANDSCAPE
- 10 CANOPY OVERHANG
- 11 SHED ROOF OVERHANG
- 12 CONCRETE PATHWAY - SEE LANDSCAPE
- 13 CONCRETE PAVING - SEE CIVIL
- 14 MUNICIPILE UTILITY BOXES - SEE CIVIL
- 15 NEW ASPHALT DRIVEWAY / PARKING LOT - SEE CIVIL
- 16 DOG WALK AREA - SEE LANDSCAPE
- 17 PAINTED LINES THROUGHOUT PARKING LOT
- 18 CONCRETE FILLED GALVANIZED PIPE W/ GALVANIZED CROWN AT 1070mm AFF - PAINTED
- 19 DEPRESSED CURB - SEE CIVIL
- 20 SIGNAGE
- 21 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL
- 22 NEW 2000mm WIDE CONCRETE SIDEWALK TO MEET CITY STANDARDS (SC8) ALONG REINSTATED CURB AS PER CITY STANDARD SC1.4. DEPRESSED THROUGH THE PROPOSED ACCESS
- 23 STONE DUST PATHWAY - SEE LANDSCAPE
- 24 CONCRETE PAVERS - SEE LANDSCAPE
- 25 SNOW STORAGE AREA
- 26 BOULDERS - SEE LANDSCAPE



STAMP

6	2019.03.26	Reissued for Site Plan Control
4	2019.01.24	Reissued for Site Plan Control
2	2018.10.17	Issued for Site Plan Control
1	2018.07.20	Issued for CLC Review

REV DATE ISSUE

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

MULTIFAITH HOUSING INITIATIVE

404 McArthur Ave, Suite 206
Ottawa, ON

PROJECT

MHI VETERAN'S HOUSE

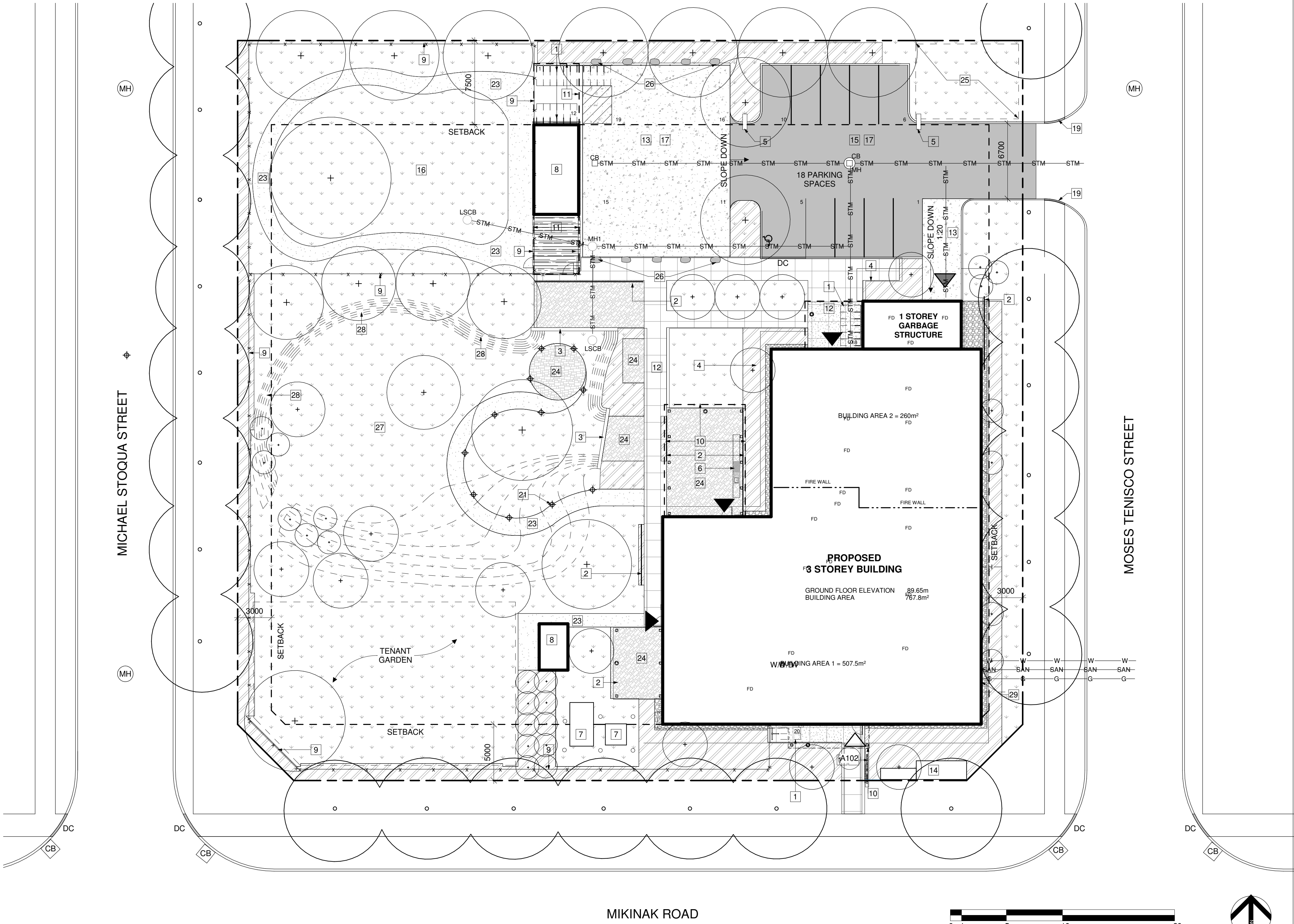
745 Mikinak Road, Ottawa, ON

TITLE

SITE PLAN

PROJECT NO: 2015-0300
DRAWN: AL/RG
APPROVED RG/MB
SCALE As indicated
FIRST ISSUE: 2018.07.20

REV DRAWING NO.



1 SITE PLAN

A.100 1:200

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

APPROVED

By Jamesdo at 11:55 am, Jun 10, 2019

LEGEND:

- NEW GRASS
- STONE DUST PATH
- ASPHALT PAVING
- NEW CONCRETE SIDEWALK
- PLANTING SEE LANDSCAPE PLAN
- NEW PAVERS
- CONCRETE PAD
- MAINTENANCE STRIP SEE LANDSCAPE PLAN

- NEW TREE SEE LANDSCAPE PLAN
- EXISTING CITY TREE

- DC DROPPED CURB
- CB NEW CATCH BASIN PER CIVIL
- MH NEW MANHOLE PER CIVIL
- PROPERTY LINE
- EMERGENCY EXIT
- SERVICE DOORS (2300mm WIDE)
- BUILDING MAIN ENTRANCE
- FENCE PER LANDSCAPE
- w NEW DOMESTIC WATER
- SAN NEW SANITARY
- STM NEW STORM
- H NEW ELECTRICAL SERVICE (BELOW GRADE)
- G GAS