



PROJECT INFORMATION

ZONING	R5B (H)18	55,880.0 sq. m.
SITE AREA	13,808 acres	610,475 sq. ft.
BUILDING HEIGHT		18.0 M
FRONT YARD SETBACK		3.0 M
REAR YARD SETBACK		VARIES
INTERIOR SIDE YARD SETBACK		VARIES

BUILDING STATISTICS - EXISTING

LOT COVERAGE

PAVED SURFACE =	23,990.0 sq. m.	42.93%
BUILDING FOOTPRINT =	14,250.0 sq. m.	25.50%
LANDSCAPE OPEN SPACE =	17,640.0 sq. m.	31.57%
TOTAL =	55,880.0 sq. m.	100.0%

BUILDING HEIGHTS

740 SPRINGLAND	18.0 M - 6 STOREYS
790 SPRINGLAND	18.0 M - 6 STOREYS
840 SPRINGLAND	18.0 M - 6 STOREYS
2660 NORBERRY	30.0 M - 10 STOREYS
TOTAL	761 UNITS

UNIT COUNT - PER BUILDING

740 SPRINGLAND	168 UNITS
790 SPRINGLAND	171 UNITS
840 SPRINGLAND	171 UNITS
2660 NORBERRY	251 UNITS
TOTAL	761 UNITS

CAR PARKING - OVERALL SITE EXISTING

COVERED	145 SPACES
ABOVE GRADE	88 SPACES
SURFACE	526 SPACES
TOTAL	759 SPACES

RESIDENTIAL:	741 SPACES (0.97/UNIT)
VISITOR:	18 SPACES (0.02/UNIT)

DRAWING NOTES:

- PROPERTY LINE
- 3.0m FRONTYARD SETBACK LINE
- NEW VISITOR PARKING IN EXISTING ENTRANCE DRIVEWAY
- PROPOSED PAD-MOUNT TRANSFORMER
- EXISTING VEHICLE RAMP (TO BE REPLACED)
- SEE LANDSCAPE PLAN FOR NEW LANDSCAPING
- FIRE HYDRANT - EXISTING
- 6.0 METRE WIDE FIRE ACCESS ROUTE
- SIAMSE CONNECTION
- EXTERIOR BIKE STORAGE ON CONCRETE PAD. SEE LANDSCAPE PLANS
- 8% SLOPE MAX. B/F RAMP TO MAIN ENTRANCE
- EXISTING GAS METERS
- LINE OF EXISTING GARAGE TO BE REMOVED
- NEW ENTRANCE TO COVERED PARKING GARAGE - SEE FLOOR PLANS
- NEW RETAINING WALL - SEE CIVIL
- EXISTING SIDEWALK TO BE REMOVED
- EXTEND EXISTING ASPHALT SIDEWALK
- LINE OF EXISTING ENTRANCE CANOPY ABOVE
- EXISTING LOADING/GARAGE STORAGE BAY
- LINE OF 5x5M SITE TRIANGLE
- LINE OF 3x3M SITE TRIANGLE
- 2.0M WIDE CONCRETE SIDEWALK AS PER CITY STANDARDS. DEPRESSED CURBS AT ALL INTERSECTIONS AS PER SC 7.1
- LINE OF LIMITING DISTANCE FROM EXISTING BUILDING, UNLIMITED PERMITTED OPENINGS (7.5M)

SITE PLAN SYMBOLS:

- PUBLIC PARK
- DRIVING SURFACE
- SIDEWALKS / WALKING SURFACE
- RETAINING / PLANTER / DECORATIVE WALL. SEE LANDSCAPE AND CIVIL
- CONCRETE PAVERS, SEE LANDSCAPE AND CIVIL

- PROPERTY LINE
- EXISTING SETBACK LINE
- LINE OF SIGHT TRIANGLE
- EXISTING GAS LINE
- EXISTING UG HYDRO LINE
- EXISTING UG BELL LINE
- EXISTING WATER LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- FIRE HYDRANT
- SIAMSE CONNECTION
- VEHICULAR DIRECTION
- EXISTING TREE TO BE REMOVED - SEE LANDSCAPE PLANS
- EXISTING TREE TO REMAIN
- STREET LIGHT
- EXISTING PARKING SPACE TO BE REMOVED
- EXISTING 2.8M x 5.2M PARKING SPACE
- NEW 2.4M x 5.2M PARKING SPACE
- NEW 2.4M x 4.8M PARKING SPACE
- NEW PAD-MOUNT TRANSFORMER

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.

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
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD
- ALL EXTERIOR WALLS ARE TO BE TYPE "W1" UNLESS NOTED OTHERWISE
- ALL INTERIOR PARTITIONS ARE TO BE TYPE "P1" UNLESS NOTED OTHERWISE
- ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 1.5 HRS (AS DETERMINED BY CBC SB-2) UNLESS OTHERWISE STATED.

ISSUED FOR REVISED SITE PLAN CONTROL 19/07/19

ISSUED FOR SITE PLAN CONTROL 30/05/19

No. DESCRIPTION DATE

REVISIONS:

ARCHITECT SEAL:
NORTH ARROW:
CLIENT:

Greatwise
DEVELOPMENTS

PROJECT DEVELOPER

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URBAN PLANNER

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CIVIL ENGINEER

LANDSCAPE ARCHITECT

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LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF

**BLOCK A
REGISTERED PLAN 749 and
BLOCK D
REGISTERED PLAN 775
CITY OF OTTAWA**

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SURVEYOR

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