



**PROJECT DEVELOPER**  
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**SITE PLAN SYMBOLS**  
HARD SURFACE WALKWAY  
NEW CITY CONCRETE SIDEWALK  
EXISTING CITY STREET LIGHT  
LIGHT STANDARD

TWO WAY VEHICLE CIRCULATION  
ENTRANCE LOCATION  
BOLLARD STYLE BIKE RACK  
FIRE HYDRANT  
DEPRESSED CURB  
STOP SIGN

**TOPOGRAPHICAL SKETCH OF:**  
MORRISON COURT & PART OF DRAPER COURT  
(Closed by Judge's Order CR483411)  
PART OF BLOCK G, REGISTERED PLAN 447761  
OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN No. 994, CITY OF OTTAWA  
Prepared by Annis, O'Sullivan, Vollebakk Ltd.  
Field Work Completed May 4, 2017

**PROJECT INFORMATION**  
ZONING Zoning By-Law 2008-250 RSA(1700) S247, S282  
SITE AREA INCLUDING ORIGINAL PHASES 21,252.5 sq. m. (228,760) sq. ft.  
BUILDING HEIGHT 5 STOREY 18.0 M

**OVERALL SITE SETBACK (PHASE 1 & 2)**  
FRONT YARD SETBACK (BASELINE ROAD) 3.0 M  
MORRISON DRIVE SETBACK 6.0 M  
DRAPER AVENUE SETBACK 6.0 M  
INTERIOR SIDE YARD SETBACK 6.0 M

**PROVIDED REQUIRED**  
3.0 M 3.0 M  
6.0 M 6.0 M  
6.0 M 6.0 M  
6.0 M 6.0 M

**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 A900 SERIES.  
INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.  
DETAIL NUMBER  
TITLE  
SCALE  
DETAIL REFERENCE PAGE  
DETAIL CROSS REFERENCE PAGE

**PROJECT INFORMATION - PHASE 2 (TOWNHOUSE)**  
ZONING Zoning By-Law 2008-250 RSA(1700) S247, S282  
SITE AREA - PHASE 2 6,737.4 sq. m. (72,520) sq. ft.  
BUILDING HEIGHT 4.5 STOREY 17.0 M  
FRONT YARD SETBACK (BASELINE ROAD) 3.0 M  
FRONT YARD SETBACK (MORRISON DRIVE) 6.0 M  
FRONT YARD SETBACK (DRAPER AVENUE) 6.0 M  
INTERIOR SIDE YARD SETBACK 6.0 M

**PROJECT STATISTICS - PHASE 2**  
BUILDING HEIGHT 3 STOREY 12.0 M  
BUILDING AREA (54 UNITS) 4,234.3 sq. m. (45,578) sq. ft.  
FRONT YARD SETBACK (TYPICAL) 6.0 M  
CORNER YARD SETBACK (TYPICAL) 6.0 M  
INTERIOR YARD SETBACK (TYPICAL) 6.0 M

**LOT COVERAGE**  
PAVED SURFACE (ROADS) = 0.0 sq. m. 0.0%  
PAVED SURFACE (DRIVEWAYS) = 1,124.3 sq. m. 16.7%  
BUILDING FOOTPRINT = 2,775.1 sq. m. 41.2%  
LANDSCAPE OPEN SPACE = 2,838.0 sq. m. 42.1%  
LANDSCAPE PARK = 0.0 sq. m. 0.0%  
TOTAL = 6,737.4 sq. m. 100.0%

**BUILDING STATISTICS**  
TOWNHOUSE TYPE 'A' (WITH GARAGE) 1,081 sq. ft. 9 9,239 sq. ft. 903.0 m<sup>2</sup>  
TOWNHOUSE TYPE 'B' (WITH GARAGE) 1,282 sq. ft. 14 17,948 sq. ft. 1,667.4 m<sup>2</sup>  
TOWNHOUSE TYPE 'C' (WITH GARAGE) 1,439 sq. ft. 9 6,634 sq. ft. 602.1 m<sup>2</sup>  
TOWNHOUSE TYPE 'D' (WITH GARAGE) 1,500 sq. ft. 6 13,500 sq. ft. 1,254.2 m<sup>2</sup>  
TOWNHOUSE TYPE 'E' (WITH GARAGE) 1,605 sq. ft. 6 9,630 sq. ft. 892.5 m<sup>2</sup>  
TOWNHOUSE TYPE 'F' (WITH GARAGE) 1,663 sq. ft. 2 3,326 sq. ft. 309.0 m<sup>2</sup>  
TOWNHOUSE TYPE 'F' (WITH GARAGE) 1,663 sq. ft. 4 1,784 sq. ft. 165.4 m<sup>2</sup>  
TOWNHOUSE TYPE 'H-B' (WITH GARAGE) 1,700 sq. ft. 1 1,700 sq. ft. 157.9 m<sup>2</sup>  
TOWNHOUSE TYPE 'K' (WITH GARAGE) 1,645 sq. ft. 3 4,935 sq. ft. 458.5 m<sup>2</sup>  
TOTAL UNITS 54 75,488 sq. ft. 7,012.9 m<sup>2</sup>

**CAR PARKING**  
**REQUIRED**  
RESIDENCE - 1.0 PER UNIT (54 UNITS) 54  
VISITOR - NOT REQUIRED 0  
TOTAL 54  
**PROVIDED**  
RESIDENCE - PRIVATE GARAGE 66  
VISITOR - PRIVATE IN DRIVEWAY 66  
VISITOR - COMMUNAL AT PARK (PHASE 1) 4  
TOTAL 136

**DRAWING NOTES**  
1 PROPERTY LINE (REFER TO SURVEY DRAWING FOR INTERNAL PROPERTY LINES AND PARTS)  
2 6.0M ZONING YARD SETBACK  
3 -  
4 TYPICAL 150mm WIDE BARRIER CURB  
5 TYPICAL 150mm WIDE MOUNTABLE CURB  
6 1800mm WIDE CITY SIDEWALK, AS PER CITY OF OTTAWA STANDARDS, BUILT UNDER PHASE 1  
7 -  
8 -  
9 -  
10 LANDSCAPING STAIRS TO BE SPECIFIED AND ACCOMMODATED BY LANDSCAPE ARCHITECT  
11 RETAINING WALL WITH STEPS AS REQUIRED, SEE LANDSCAPE AND CIVIL DRAWINGS  
12 PRIVATE DRIVEWAY  
13 -  
14 EXISTING TREES TO REMAIN, PROTECT AS REQUIRED  
15 -  
16 -  
17 EXISTING FIRE HYDRANT  
18 PRIVACY FENCING  
19 PROPOSED LOT LINE  
20 2.4 TO 2.82 M HT. SOUND BARRIER  
21 RETAINING WALL / EXPOSED EXTERIOR WALL OF PHASE 1 PARKING GARAGE  
22 SITE LIGHTING; EXACT LOCATION TO BE DETERMINED BY ELECTRICAL ENGINEER  
23 -  
24 -  
25 -  
26 EXISTING PHASE 1 PARKING GARAGE ENTRY RAMP TO REMAIN  
27 -  
28 -  
29 -  
30 -  
31 METAL FRAMED STAIRS TO MAIN LEVEL  
32 WOODEN DECK OFF MAIN LEVEL, STEPS VARY  
33 -  
34 -  
35 RETAINING WALL, HEIGHT VARIES SEE PATERSON STONE STRONG WALL DRAWING  
36 -  
37 -  
38 REAR YARD ACCESS EASEMENTS (TO BE CONFIRMED ON SURVEY DRAWING)  
39 -  
40 -  
41 EXISTING FIRE HYDRANT TO BE RELOCATED  
42 BELOW GROUND WATER STORAGE SYSTEM

**GENERAL NOTES:**  
A REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.  
B FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.  
C ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD  
D ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD  
E ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.  
F ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.  
G ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 1.5 HRS (AS DETERMINED BY CBC S8-2) UNLESS OTHERWISE STATED.

**REVISIONS:**  
No. DESCRIPTION DATE  
1 ISSUED FOR SPC - PHASE 3-2 COMMENT RESPONSE Aug. 14, 19  
2 ISSUED FOR SPC - PHASE 3-2 COMMENT RESPONSE Jul. 25, 19  
3 ISSUED FOR COORDINATION Jul. 23, 19  
4 ISSUED FOR COORDINATION Jul. 16, 19  
5 ISSUED FOR SPC - PHASE 3-2 COMMENT RESPONSE Jun. 12, 19  
6 ISSUED FOR COORDINATION Jun. 11, 19  
7 ISSUED FOR COORDINATION Jun. 6, 19  
8 ISSUED FOR SPC - PHASE 3-2 COMMENT RESPONSE Apr. 9, 19  
9 ISSUED FOR SPC - PHASE 2 Dec. 6, 18  
10 ISSUED FOR SPC - PHASE 2 REVISED CONCEPT Oct. 31, 18  
11 ISSUED PHASE 2 REVISED CONCEPT Sept. 4, 18  
12 ISSUED FOR SPC - CITY COMMENTS 4 RESPONSE Aug. 7, 18  
13 ISSUED FOR SPC - CITY COMMENTS 4 RESPONSE June 18, 18  
14 ISSUED FOR SPC - CITY COMMENTS RESPONSE Apr. 25, 18  
15 ISSUED FOR SPC - CITY COMMENTS RESPONSE Mar. 14, 18  
16 ISSUED FOR PRIVATE ROAD NAMING APPLICATION Jan 31, 18  
17 ISSUED FOR PERMIT - BLOCK 1 & 2 Jan 24, 18  
18 ISSUED FOR SPC - PHASE 3 REVISED CONCEPT Nov 27, 17  
19 ISSUED FOR SITE PLAN APPROVAL - PHASE 3 June 12, 17

**CLIENT:**  
GreatWise DEVELOPMENTS

**ARCHITECT:**  
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**PROJECT TITLE:**  
FRESH TOWNS  
2710 DRAPER AVENUE  
OTTAWA ONTARIO

**SHEET TITLE:**  
SITE PLAN - PHASE 3-2

**DRAWN:**  
R.V.  
SCALE: 1:300  
PROJECT No. 1733

**CHECKED:**  
R.V.  
SHEET No. SP-2