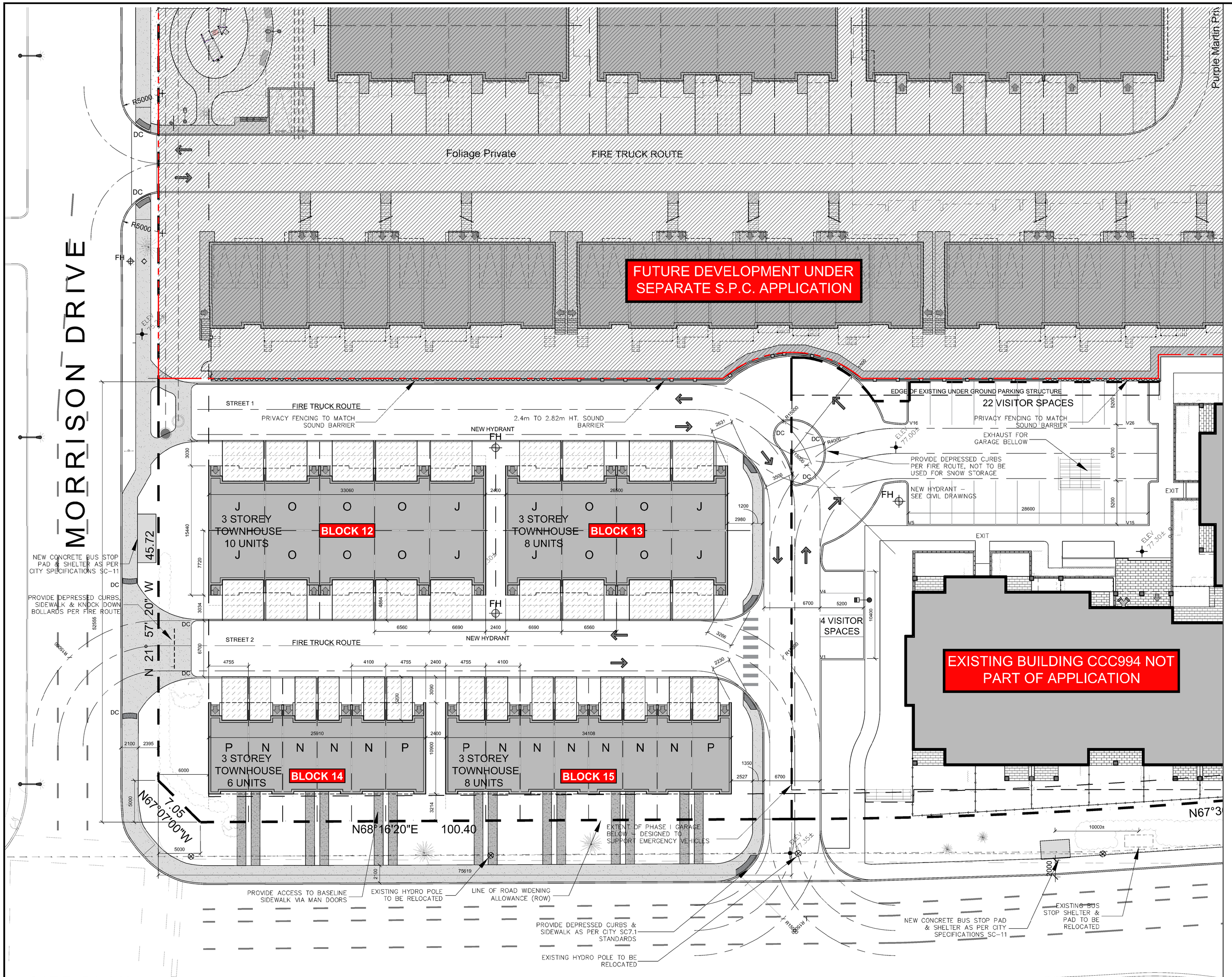

SITE PLAN

0m 2m 4m 6m 8m 10 20

PROJECT INFORMATION

ZONING	Zoning By-Law 2008-250	R5A[17C0] 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 & 3)	PROVODED	REQUIRED
FRONT YARD SETBACK (BASELINE ROAD)	3.0 M	3.0 M
MORRISON DRIVE SETBACK	6.0 M	6.0 M
DRAPER AVENUE SETBACK	6.0 M	6.0 M
INTERIOR SIDE YARD SETBACK	6.0 M	6.0 M

PROJECT INFORMATION - PHASE 2 (TOWNHOUSE)

ZONING	Zoning By-Law 2008-250	R5A[170] S247, S282
SITE AREA - PHASE 2		3,947.5 sq. m. (42,491) sq. ft.
BUILDING HEIGHT	3 STOREY	9.0 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

LOT COVERAGE

PAVED SURFACE (ROADS) =	1,094.8 sq. m.	27.7%
PAVED SURFACE (DRIVEWAY) =	624.9 sq. m.	15.8%
BUILDING FOOTPRINT =	1,260.2 sq. m.	31.9%
LANDSCAPE OPEN SPACE =	967.6 sq. m.	24.6%
LANDSCAPE PARK =	0.0 sq. m.	0.0%
TOTAL =	3,947.5 sq. m.	100.0%

BUILDING STATISTICS

		UNIT COUNT		TOTAL UNIT AREA
TOWNHOUSE TYPE 'J' (WITH GARAGE)	1,180 sq. ft.	8	9,940 sq. ft.	923.5 m²
TOWNHOUSE TYPE 'O' (WITH GARAGE)	1,158 sq. ft.	10	11,580 sq. ft.	1,075.8 m²
TOWNHOUSE TYPE 'P' (WITH GARAGE)	1,235 sq. ft.	4	4,940 sq. ft.	458.9 m²
TOWNHOUSE TYPE 'N' (WITH GARAGE)	1,081 sq. ft.	10	10,810 sq. ft.	1,004.3 m²
TOTAL UNITS		32	37,270 sq. ft./	3,462.5 m²

CAR PARKING

REQUIRED		
RESIDENCE	- 1.0 PER UNIT (32 UNITS)	32
VISITOR	- NOT REQUIRED	0
TOTAL		32

PROVIDED		
RESIDENCE	- PRIVATE GARAGE	32
VISITOR	- PRIVATE IN DRIVEWAY (BLOCKS 14 & 15 ONLY)	14
VISITOR	- COMMUNAL AT PARK (PHASE 1)	4
TOTAL		50

ENTRANCE DRIVEWAY TO PHASE 2 AND CONDO BECOMES SHARED PROPERTY

PROVIDE TACTILE WALKING SURFACE INDICATOR AT EACH UNCONTROLLED INTERSECTION

**BLOCK 13 IS SUBJECT TO THE APPROVAL OF A MINOR VARIANCE (NORTH-EAST AND SOUTH-EAST BALCONY CORNERS ARE OVER 1800mm SETBACK FROM EDGE OF DRIVING SURFACE REQUIRED IN A P.U.D.)

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:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- 00 INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- (W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 DETAIL NUMBER / A0.01 TITLE / SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

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 EXTER OR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD

E. ALL EXTER OR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHER WISE.

F. ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHER WISE.

G. ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FIR OF 1.5 HRS (AS DETERMINED BY OBC SB-2) UNLESS OTHERWISE STATED.

No.	DESCRIPTION	DD-MM-YYYY
5	ISSUED FOR SITE PLAN CONTROL PHASE 2	16-09-2019
4	ISSUED FOR SITE PLAN CONTROL PHASE 2	13-09-2019
3	ISSUED FOR COORDINATION	05-09-2019
2	ISSUED FOR USE AS BASE SITE PLAN	08-07-2019
1	ISSUED FOR USE IN T.I.A. REPORT	18-06-2019

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS – RODERICK J. LAHEY – LICENCE 4375 – SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: Greatwise DEVELOPMENTS

ARCHITECT:
rla/architecture
roderick lahey architect inc.
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t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: FRESH TOWNS – MODERN URBAN LIVING
2710 DRAPER AVENUE
OTTAWA ONTARIO

SHEET TITLE: SITE PLAN - FRESH TOWNS PHASE 2

DRAWN:	CHECKED:
L.M.	RLA
SCALE: 1:200	SHEET No. SP-01
PROJECT No. 1733	

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
- FH FIRE HYDRANT
- DC 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, Vollebekk Ltd.
Field Work Completed May 4, 2017

PLOT DATE: Monday, September 16, 2019

Plan No.: #_____ D0_____