

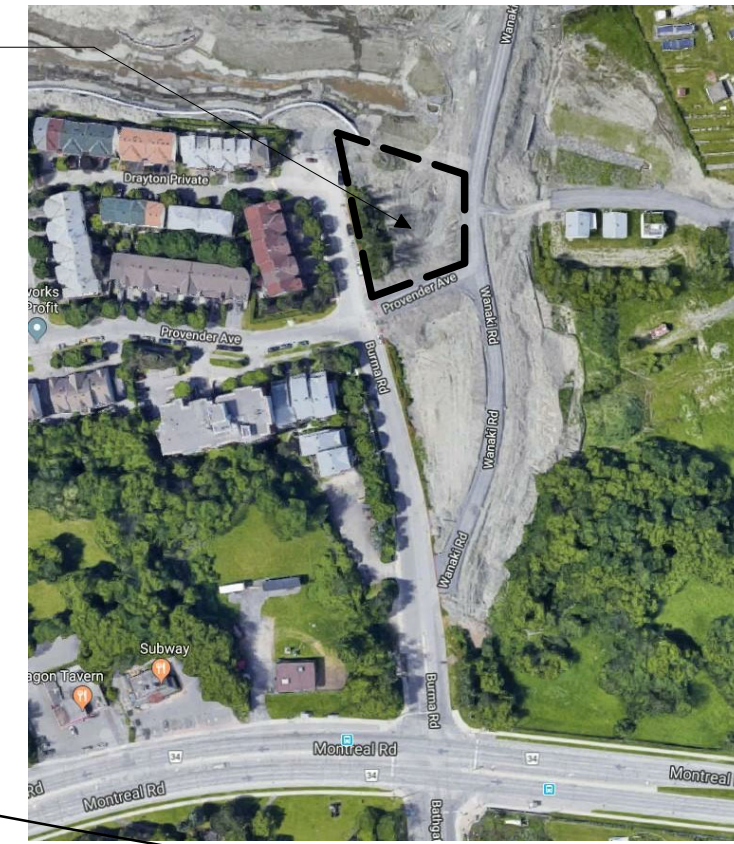
GENERAL NOTES:

LEGAL DESCRIPTION:
BLOCK 29
REGISTERED PLAN 4M-1581
CITY OF OTTAWA

ADDRESS:
455 WANAKI ROAD (BLOCK 29),
OTTAWA, ONTARIO

SURVEY INFORMATION FROM:
THIS DRAWING IS BASED ON A SURVEY PREPARED
BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., MAY 2ND, 2019

PROPOSED SITE



LOW-RISE APARTMENT ZONE: R4Y(2311)		
PERFORMANCE STANDARDS	REQUIRED	PROVIDED
MIN. LOT WIDTH	18m	19.24m
MIN. LOT AREA	450sqm	1015sqm
MIN. FRONT YARD SETBACK (FOR A CORNER THROUGH LOT)	AS PER SECTION 135 (2) - CORNER SIDE YARD SETBACK APPLIES : 3m	4.4m
MIN CORNER YARD SETBACK (AS PER SECTION 135(2))	APPLIES TO PROVENDER AVE. AS WELL AS BURMA RD. AND WANAKI RD. : 3m	3m
MIN. INTERIOR SIDE YARD SETBACK	N/a	N/A
MIN. REAR YARD SETBACK	AS PER SECTION 135 (1) - FRONT YARD SETBACK APPLIES: 5m	5m
MAX. BUILDING HEIGHT	16m	11.8m
LANDSCAPE AREA	30% OF LOT AREA = 338.2 SQM	505.6 SQM
AMENITY AREA TABLE 137(2)	TOTAL AMENITY AREA: 15SQM PER DWELLING UNIT UP TO 8 UNITS, PLUS 6SQM PER UNIT IN EXCESS OF 8: 120SQM	120SQM
	COMMUNAL AMENITY AREA: 100% OF AMENITY AREA REQUIRED FOR FIRST 12 UNITS: 120SQM	214SQM
	LAYOUT OF COMMUNAL AMENITY AREA -BE LOCATED AT GRADE AND IN THE REAR YARD -BE LANDSCAPED -CONSIST OF AT LEAST 80% SOFT LANDSCAPING (96SQM) -BE LOCATED AT GRADE AND IN THE INTERIOR YARD THAT ABUTS BOTH THE REAR YARD AND INTERIOR SIDE YARD, UNLESS THE LOT HAS ACCESS TO A REAR LANE.	130SQM
PARKING REQUIREMENTS		
MIN. PARKING SPACE RATES (SECTION 101(3))	AREA X ON SCHEDULE 1A, NO OFF-STREET MOTOR VEHICLE PARKING REQUIRED FOR THE FIRST 12 UNITS: 0 SPACES REQUIRED	8 SPACES
MIN. VISITOR PARKING RATES SECTION 102(2)	AREA X ON SCHEDULE 1A, NO VISITOR PARKING REQUIRED FOR THE FIRST 12 UNITS: 0 SPACES REQUIRED	0 SPACES
MIN. BICYCLE PARKING SPACE RATES (TABLE 111A(b)(i))	1 PER DWELLING UNIT:	9 SPACES

CSV ARCHITECTS

sustainable design - conception écologique

613.564.8118 402-1066 Somerset St. W
www.csv.ca Ottawa, Ontario, K1Y 4T3

CIVIL ENGINEER
NOVA TECH
SUITE 200, 240 MICHAEL COWPLAND DR.
613-254-9643
g.mcdonald@novatech-eng.com

LANDSCAPE ARCHITECT
GINO J. AIELLO LANDSCAPE ARCHITECT
50 CAMELOT DR.
613-852-1343
gino@gjala.com



GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS.
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT AN ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS, ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT AND ISSUED FOR CONSTRUCTION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED
- INDIVIDUAL UTILITY COMPANIES MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REQUIRES THE PERMISSION OF THE ARCHITECT FOR USE IN ANY MANNER OTHER THAN SPECIFIED
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS AT ALL TIMES.
- INLET PROTECTION FILTER CLOTH IS REQUIRED.

NOTES:

- LANDSCAPE WALL - SEE LANDSCAPING
- DEPRESSED CURB B.F. ACCESS
- CURB CUT FOR OVERFLOW - SEE CIVIL
- PAINTED PARKING LINES
- ASPHALT PARKING / DRIVEWAY W/ HEAVY DUTY ASPHALT - SEE CIVIL
- CONCRETE PATH - SEE LANDSCAPE
- TIERED LIGHT WELL - SEE LANDSCAPE
- PRECAST CONCRETE STAIRS W/ GUARDRAIL
- WOOD FENCE - SEE LANDSCAPE
- GARBAGE ENCLOSURE: GARBAGE 1 X 2 YARD BIN FIBER 1 X 360L CART GLASS, METAL AND PLASTIC 1 X 360L CART ORGANICS 1 X 240L CART
- AMENITY SPACE
- COMMUNITY MAILBOX
- DOWNSPOUT - SEE ALSO CIVIL

STAMP

REV DATE	ISSUE
3 2019/09/17	ISSUED FOR SPCA COMMENTS
2 2019/06/27	ISSUED FOR SITE PLAN CONTROL

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.
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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

HABITAT FOR HUMANITY

Client Street Address,
Province, Postal Code,
Country
PROJECT

HABITAT GREATER OTTAWA

455 WANAKI ROAD (BLOCK 29),
OTTAWA, ONTARIO

TITLE

SITE PLAN

PROJECT NO: 2018-0320
DRAWN: RP
APPROVED AL
SCALE As indicated
FIRST ISSUE: 04/23/19

REV DRAWING NO.

3

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D07-12-19-0117

