

Project
OTTAWA RE-PROVISION
BHC - EARNSCLIFFE

Prepared For
Foreign & Commonwealth
Office



HOK Architects Corporation
205 Catherine Street, Suite 101
Ottawa, Ontario K2P 1C3 Canada
t +1 613 226 9650 f +1 613 226 9656

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in Association with
WYG
5th Floor, Longcross Court
47 Newport Road
Canterbury, CT24 0AD
United Kingdom

MACE
155 Moorgate
London, EC3M 6XB
United Kingdom

GLEEDS
95 New Cavendish Street
London, W1W 6XF
United Kingdom

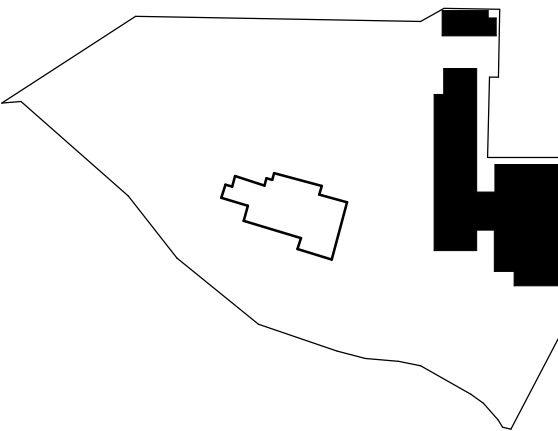
SMITH + ANDERSEN
1600 Carling Avenue, Suite 530
Ottawa, Ontario, K1Z 1G3

CUNLIFFE & ASSOCIATES INC.
102-1737 Woodward Drive
Ottawa, Ontario, K2C 0P9

CSW LANDSCAPE ARCHITECTS LTD.
319 McRae Avenue, Suite 502
Ottawa, Ontario, K1Z 0B9

NOVATECH ENGINEERING CONSULTANTS LIMITED
2401 Michael Cowpland Drive, Suite 200
Ottawa, Ontario, K2M 1P6

Key Plan



Professional Seals



No.	Description	Date
1	ISSUES FOR REVISED RIBA STAGE 3	2019-10-11
2	ISSUED FOR NCC REVIEW	2019-10-16
3	ISSUED FOR RIBA STAGE 3 APPROVAL	2019-10-16
4	ISSUED FOR REVIEW	2019-10-20
5	ISSUED FOR SPA	2019-11-08

Project No: 18.32318.00

Sheet Title

SITE PLAN

Original drawing is A0. Do not scale contents of this drawing.

Sheet Number

A101

SITE PLAN GENERAL NOTES

LEGAL DESCRIPTION
PIN: 04218035 5, 042180383, 042180384, 042180388
GEOGRAPHIC TOWNSHIP OF NEREAM
CITY OF OTTAWA

FOREIGN AND COMMONWEALTH OFFICE (OWNER)
140 SUSSEX DRIVE, OTTAWA, ON

LAND USE CLASSIFICATION
OIL [342]

ZONING INFORMATION	REQUIRED	PROVIDED
PART 8-01 OPEN SPACE AND LEISURE ZONES (SECTIONS 179 & 180)		
MINIMUM LOT WIDTH	NO MIN.	YES
MINIMUM LOT AREA	NO MIN.	YES
MINIMUM FRONT YARD SETBACK (M)	7.5	VARIES
MINIMUM REAR YARD SETBACK (M)	7.5	YES
MINIMUM INTERIOR SIDE YARD SETBACK (M)	7.5	VARIES
MINIMUM CORNER SIDE YARD SETBACK (M)	7.5	N/A
MAXIMUM HEIGHT (M)	11' MAX.	13.8
LOT COVERAGE (%)	20	18.15
(LOT COVERAGE INCLUDES RESIDENCE AND POOL HOUSE)		

GROSS BUILDING AREA - PROPOSED BUILDING (AS DEFINED BY ZONING BY-LAW)

GROUND LEVEL: 328.25' (INCLUDES GUARD HOUSE)

LEVEL 2: 680.6m²

LEVEL 3: 614m²

MECHANICAL PH: 0

TOTAL: 1,295 m²

PROPOSED SITE BOUNDARY AREA: 9,276.84M² INCLUDES LANDSCAPED AREA BETWEEN SUBJECT PROPERTY AND SUSSEX DRIVE.

BUILDING FOOTPRINT: BRITISH HIGH COMMISSION 1199.0M² GUARD HOUSE 117.2M²

BUILDING HEIGHT - PROPOSED BUILDING

13.8 m, 3 STOREYS

SURVEYOR
THIS DRAWING BASED ON A SURVEY PREPARED BY ANNIS O'SULLIVAN VOLLEBECK LTD.

SITE PLAN LEGEND

---	PROPERTY LINE	MHE	EXISTING MAN HOLE
---	PROJECT SITE BOUNDARY	MHP	PROPOSED MANHOLE REFER TO CIVIL
---	EXISTING CHAIN LINK FENCE	CBE	EXISTING CATCH BASIN
---	SLOPE STABILITY SET-BACK LIMIT OF HAZARD LANDS	CBP	PROPOSED CATCH BASIN (REFER TO CIVIL)
---	SLOPE STABILITY SET-BACK EROSION ACCESS ALLOWANCE	CBMH	PROPOSED CATCH BASIN MANHOLE (REFER TO CIVIL)
---	SLOPE STABILITY SET-BACK TOP OF SLOPE	GM	PROPOSED GAS METER (REFER TO MECH)
---	30 m SET-BACK FROM OTTAWA RIVER HIGH WATER MARK	SG	PROPOSED SWITCH GEAR (REFER TO ELEC)
---	BUILDING TO REMAIN, NOT INCLUDED IN THIS SCOPE OF WORK	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
▲	BUILDING ACCESS	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
FHE	EXISTING FIRE HYDRANT	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
FHP	PROPOSED FIRE HYDRANT	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
LSE	EXISTING LIGHT STANDARD	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
TP	PROPOSED FIRE DEPARTMENT CONNECTION	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
OP	FLAG POLE	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
LSCE	EXISTING LIGHT STANDARD WITH SECURITY CAMERA	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
WM	WATER METER AND CHAMBER (REFER TO CIVIL)	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
---	EXISTING TREE TO REMAIN	TR	PROPOSED TRANSFORMER (REFER TO ELEC)
---	PROPOSED TREE - REFER TO LANDSCAPE	TR	PROPOSED TRANSFORMER (REFER TO ELEC)

SITE PARKING

NEW PARKING: 3 EXTERIOR SPACES, 21 COVERED, 2 COVERED BARRIER FREE (26 TOTAL - excludes access to neighbouring parking spaces)

EXISTING RESIDENCE PARKING: 2-4 EXTERIOR SPACES

KEYNOTES LEGEND

No.	DESCRIPTION
S01	REFER TO LANDSCAPE AND CIVIL FOR DETAILS OF HA-HA.
S02	APPROXIMATE LOCATION OF 2ND VEHICULAR EGRESS C/W GATE (SUBJECT TO AGREEMENT WITH NEIGHBOURING PROPERTY).
S03	RE-INSTATE VEGETATION AND SOD/GRASS IN AREA DISTURBED BY CONTRACTOR LAYDOWN.
S04	BINE RACKS.
S05	VEHICLE GATE.



1 SITE PLAN

SCALE: 1 : 250