

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



LOCATION PLAN

| 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 | 11.6m |
| 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: 1205SQM | 1475SQM |
| | COMMUNAL AMENITY AREA: 100% OF AMENITY AREA REQUIRED FOR FIRST 12 UNITS: 1205SQM | 1475SQM EXTERIOR 285SQM INTERIOR 185SQM PRIVATE AMENITY 1915SQM TOTAL |
| LAYOUT OF COMMUNAL AMENITY AREA -BE LOCATED AT GRADE AND IN THE REAR YARD -BE LANDSCAPED -CONSIST OF AT LEAST 80% SOFT LANDSCAPING (965SQM) -BE LOCATED AT GRADE AND IN THE REAR YARD AND MAY INCLUDE ON INTERIOR YARD THAT ABUTS BOTH THE REAR YARD AND INTERIOR SIDE YARD, UNLESS THE LOT HAS ACCESS TO A REAR LANE. | | |
| PARKING REQUIREMENTS | REQUIRED | PROVIDED |
| 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 |



APPROVED
By Jenny Kluge at 2:31 pm, Jan 16, 2020

J Kluge
JENNY KLUGE
PLANNER
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS AT ALL TIMES.
- INLET PROTECTION FILTER CLOTH IS REQUIRED.
- SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE AT OR BELOW GRADE LEVEL.

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
- BIKE PARKING W/ RACK

CSV ARCHITECTS

sustainable design - conception écologique

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LANDSCAPE ARCHITECT
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STAMP

| REV DATE | ISSUE |
|--------------|------------------------------|
| 5 2019/10/22 | ISSUED FOR SP COMMENTS |
| 4 2019/10/04 | ISSUED FOR 33% REVIEW |
| 3 2019/09/17 | ISSUED FOR SPCA COMMENTS |
| 2 2019/06/27 | ISSUED FOR SITE PLAN CONTROL |

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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.

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