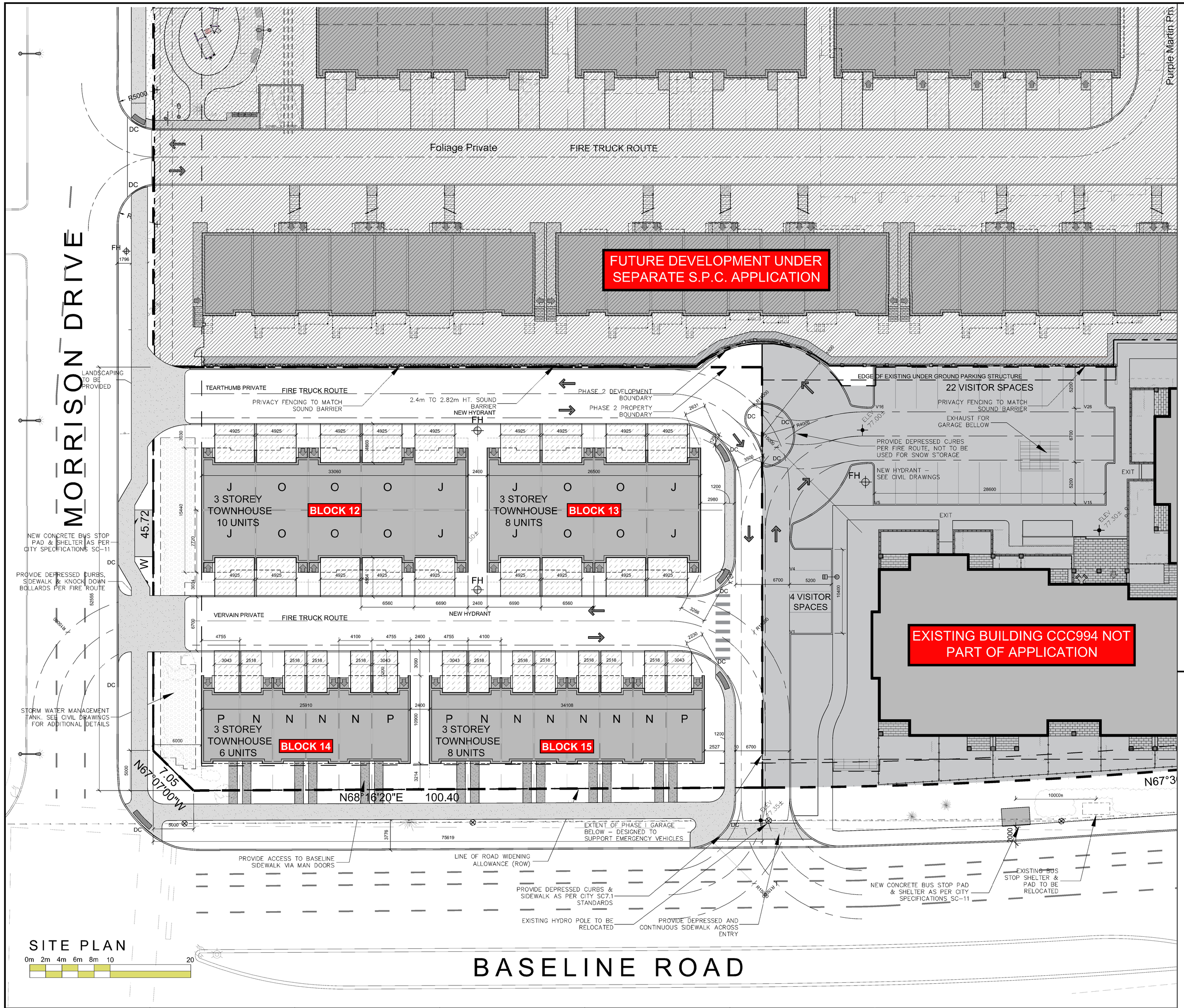

SITE PLAN

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
TOTAL		46

ENTRANCE DRIVEWAY TO PHASE 2 AND CONDO BECOMES SHARED PROPERTY

ALL WORKS ON CONDO LAND (CCC994) ARE TO BE DONE IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT

LEGEND

- EXTENTS OF FUTURE DEVELOPMENT UNDER SEPARATE S.P.C APPLICATION
- EXTENTS OF PHASE 1 PROPERTY BOUNDARY
- EXTENTS OF PHASE 2 DEVELOPMENT BOUNDARY
- PROPERTY LINE
- FOOTPRINT OF FUTURE BLOCKS OF TOWNHOUSES
- SIDEWALKS
- FOOTPRINT OF PRIVATE DRIVEWAY
- UNIT MAIN ENTRY
- PRIVATE ROAD DIRECTION OF TRAVEL

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 A500 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 EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD
- (E) ALL EXTERIOR 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. FRR OF 1.5 HRS (AS DETERMINED BY OBC SB-2) UNLESS OTHERWISE STATED.

No.	DESCRIPTION	DD-MM-YYYY
12	ISSUED FOR SPA COMMENT RESPONSE	2-03-2020
11	ISSUED FOR SITE PLAN CONTROL PHASE 2	05-03-2020
10	ISSUED FOR SPA COMMENT RESPONSE	13-02-2020
9	ISSUED FOR ROAD NAMING APPLICATION	31-01-2020
8	ISSUED FOR SITE PLAN CONTROL PHASE 2	09-12-2019
7	ISSUED FOR COORDINATION	05-12-2019
6	ISSUED FOR COORDINATION	26-11-2019
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 LAHEY, LICENCE 4375, SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: Greatwise DEVELOPMENTS

ARCHITECT:
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
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	

D07-12-19-0009

SITE PLAN SYMBOLS	
HARD SURFACE WALKWAY	TWO WAY VEHICLE CIRCULATION
NEW CITY CONCRETE SIDEWALK	ENTRANCE LOCATION
EXISTING CITY STREET LIGHT	BOLLARD STYLE BIKE RACK
LIGHT STANDARD	FH FIRE HYDRANT
	DC DEPRESSED CURB
	STOP SIGN

PROJECT DEVELOPER
GreatWise Developments
333 Wilson Avenue
Toronto, ON, M3H 1T2
Phone: (416) 630-6767
Fax: (416) 630-6304

SURVEYOR
Annis O'Sullivan Vollebekk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079

LANDSCAPE ARCHITECT
Larocque Levstek
5871 Hugh Crescent
Ottawa, (Osgoode) ON K0A 2W0
Tel: (613) 826-0518

CIVIL ENGINEER
David Schaeffer Engineering Ltd.
120 Iber Road, Unit 203
Stittsville . Ontario . Canada . K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183

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: Thursday, March 12, 2020

Plan No.: #18021