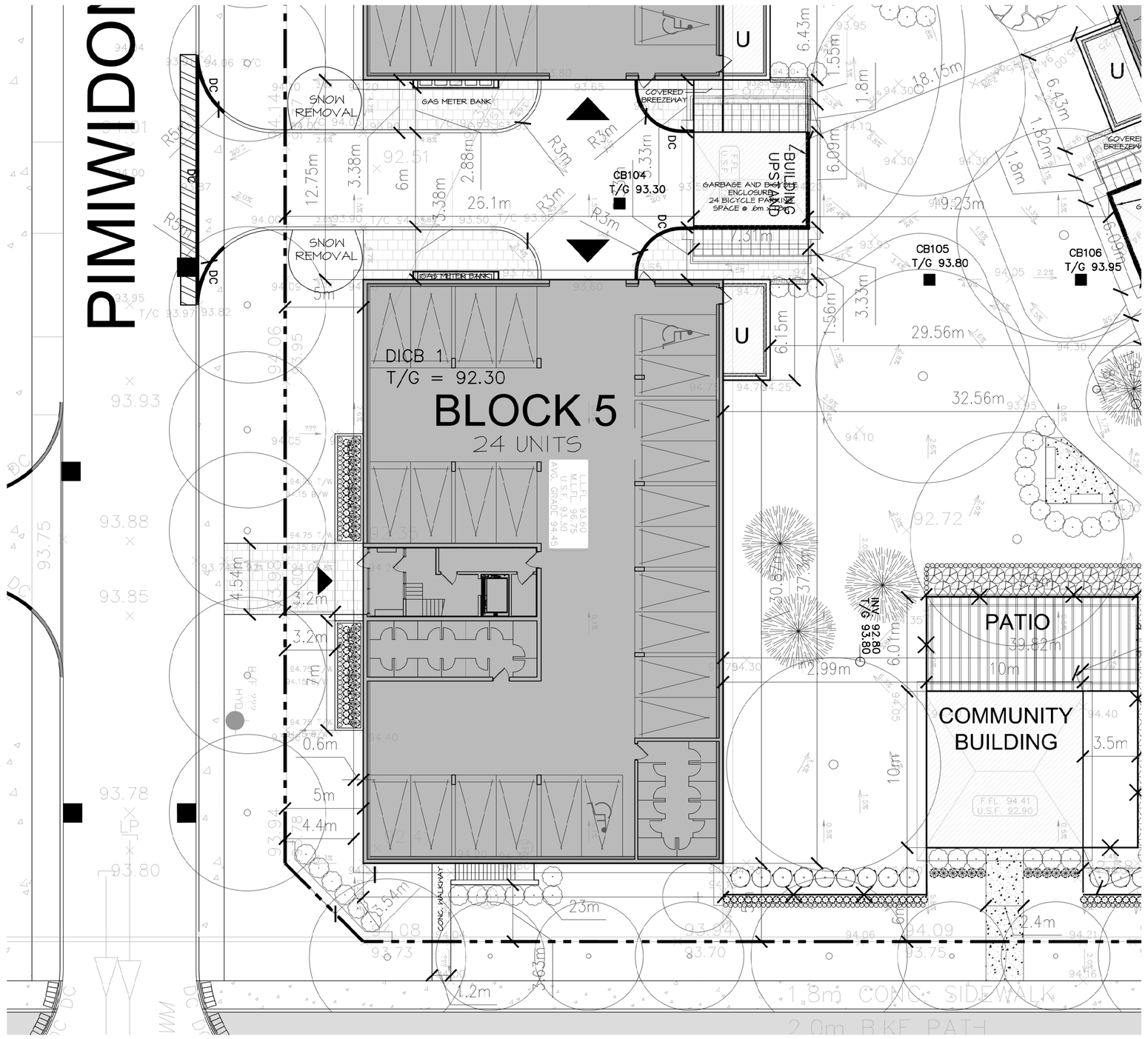

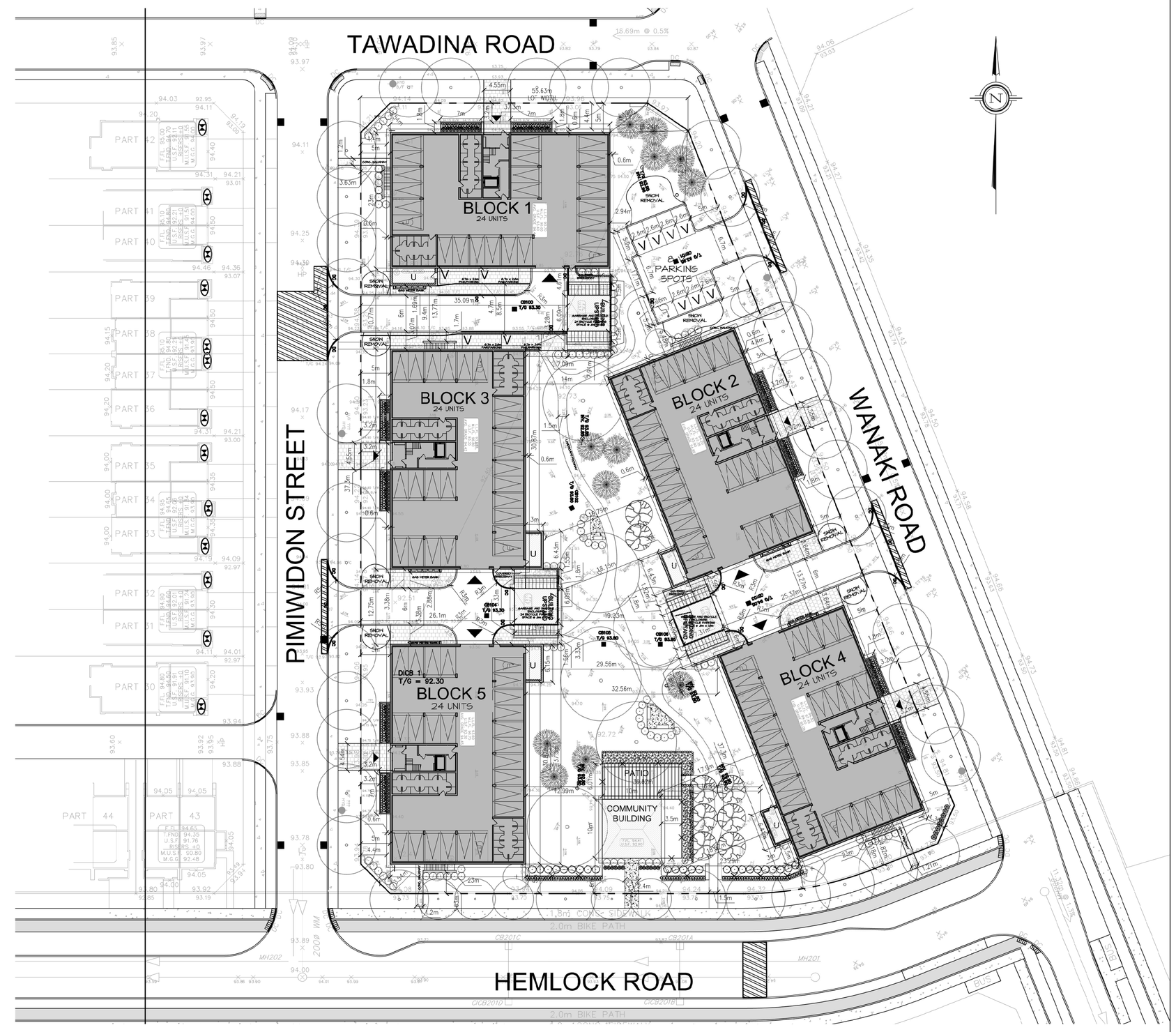

SITE DATA

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)

BLOCK 1	24 UNITS	932.5m²	
BLOCK 2	24 UNITS	928.5m²	
BLOCK 3	24 UNITS	928.5m²	
BLOCK 4	24 UNITS	884m²	
BLOCK 5	24 UNITS	884m²	
COMMUNITY BLDG.		100m²	
TOTAL	120 UNITS	4,657.5m²	

LOT COVERAGE

TOTAL LOT AREA:	10,541m²
TOTAL GROSS BUILDING AREA:	4,657.5m²
TOTAL LOT COVERAGE	44.2%
TOTAL HARD SURFACE AREA: 1,680m²	
TOTAL LOT COVERAGE	15.9%
TOTAL LANDSCAPE AREA:	4,454m²
TOTAL LOT COVERAGE	41%

APPROVAL SIGNATURE

APPROVED ☐ REFUSED ☐

DATE _____

_____

DERRICK MOODIE, ACTING MANAGER, DEVELOPMENT REVIEW, SUBURBAN SERVICES

SITE DATA - CONTINUED

COMMUNITY BUILDING

HEIGHT 5m

AMENITY AREA:

6,238m² TOTAL AMENITY AREA:
84.4m² PRIVATE BALCONIES IN UNITS +
100m² COMMUNITY BUILDING +
116m² COMMUNITY BUILDING PATIO +
4,938m² TOTAL EXTERIOR LANDSCAPE AREA (SEATING, PATHWAY, LAWN)

SURVEY INFORMATION

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6

CONTACT:
ANDREW BROXHAM
TEL. 613-727-4593

PLAN OF SUBDIVISION OF
PART OF LOTS 22 And 23 CONCESSION 1
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
AND
BLOCKS 27 And 28
REGISTERED PLAN 4M-1581
CITY OF OTTAWA

GRAPHIC SCALE

1 : 500

5m 10m 20m 50m

SITE STATISTICS

PLANNED UNIT DEVELOPMENT ZONING MECHANISM

ZONING: R5Y - RESIDENTIAL FIFTH DENSITY ZONE EXCEPTION [2312]

DWELLING TYPE: PUD - 120 APARTMENT UNITS		REQUIRED	PROPOSED
MIN. WIDTH OF PRIVATE DRIVEWAY		6.0m	6.0m
MIN. SEPARATION AREA BETWEEN BUILDINGS		3.0m MIN.	3.33m MIN.
SETBACKS	FRONT YARD - TAWADINA RD.	5m	5m
	INTERIOR SIDE YARD	5m	N/A
	CORNER SIDE YARD - PIMIWIDON ST. AND WANAKI RD.	5m	5m
	REAR YARD - HEMLOCK RD.	5m	5m
MIN. LOT WIDTH		N/A	55.63m
MIN. LOT AREA		1400m²	10541m²
MAX. BUILDING HEIGHT		16m	14.6m

CONSULTANTS

ARCHITECT
HOBIN ARCHITECTURE INC.
63 PAMILLA STREET,
OTTAWA, ON K1S 3K7

CONTACT:
BILL RITCEY
TEL. 613-236-7200
FAX. 613-265-2005

SITE SERVICES & GRADING
IBI GROUP, OTTAWA
333 PRESTON STREET, SUITE 400
OTTAWA, ON K1S 5N4

CONTACT:
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GEOTECHNICAL
PATERSON GROUP CONSULTING ENGINEERS.
154 COLONNADE ROAD SOUTH,
OTTAWA, ON K2E 7J5

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FAX. 613-226-6344

LANDSCAPE ARCHITECT
LASHLEY + ASSOCIATES CORP./
450 GLADSTONE AVE. SUITE 202,
OTTAWA, ON K1Y 3E6

CONTACT:
DAVID LASHLEY
TEL. 613-233-8571
FAX. 613-233-4051

PARKING REQUIREMENTS - RESIDENTS

(PARKING PROVISIONS 2008-250 SECTION 106)

RESIDENTS REQUIRE
54 RESIDENT SPACES
[120. (120-12)x0.5]

PROVIDED
120 RESIDENT SPACES
10 of which are B.F.
@ 2.4mx5.2m /w 1.5m access isle

10% VISITORS (0.1x108)

12 VISITORS
7 @ 2.6mx5.2m
1 B.F. @ 3.66mx5.2m
4 @ 2.6mx6.7m

65 SPACES

132 TOTAL

BICYCLE
0.5 x 120 UNITS = 60 SPACES

BICYCLE
60 OUTDOOR SPACES
@ .6m x 1.8m

LOCATION MAP

N.T.S.

no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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uniform
URBAN DEVELOPMENTS

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hobinarc.com
HOBIN ARCHITECTURE

project title
WATERIDGE FLATS
BLOCK 5
STYLE A, PEAKED ROOF
TAWADINA ROAD, OTTAWA, ONTARIO

drawing title
SITE PLAN

drawn	date	scale
HL	SEPT/20	1:500

project 2012

drawing no. SP-1

revision no.

ONTARIO ASSOCIATION OF ARCHITECTS
ARNE J. HOBIN
LICENCE
3049

D07-12-15-0149 #17076