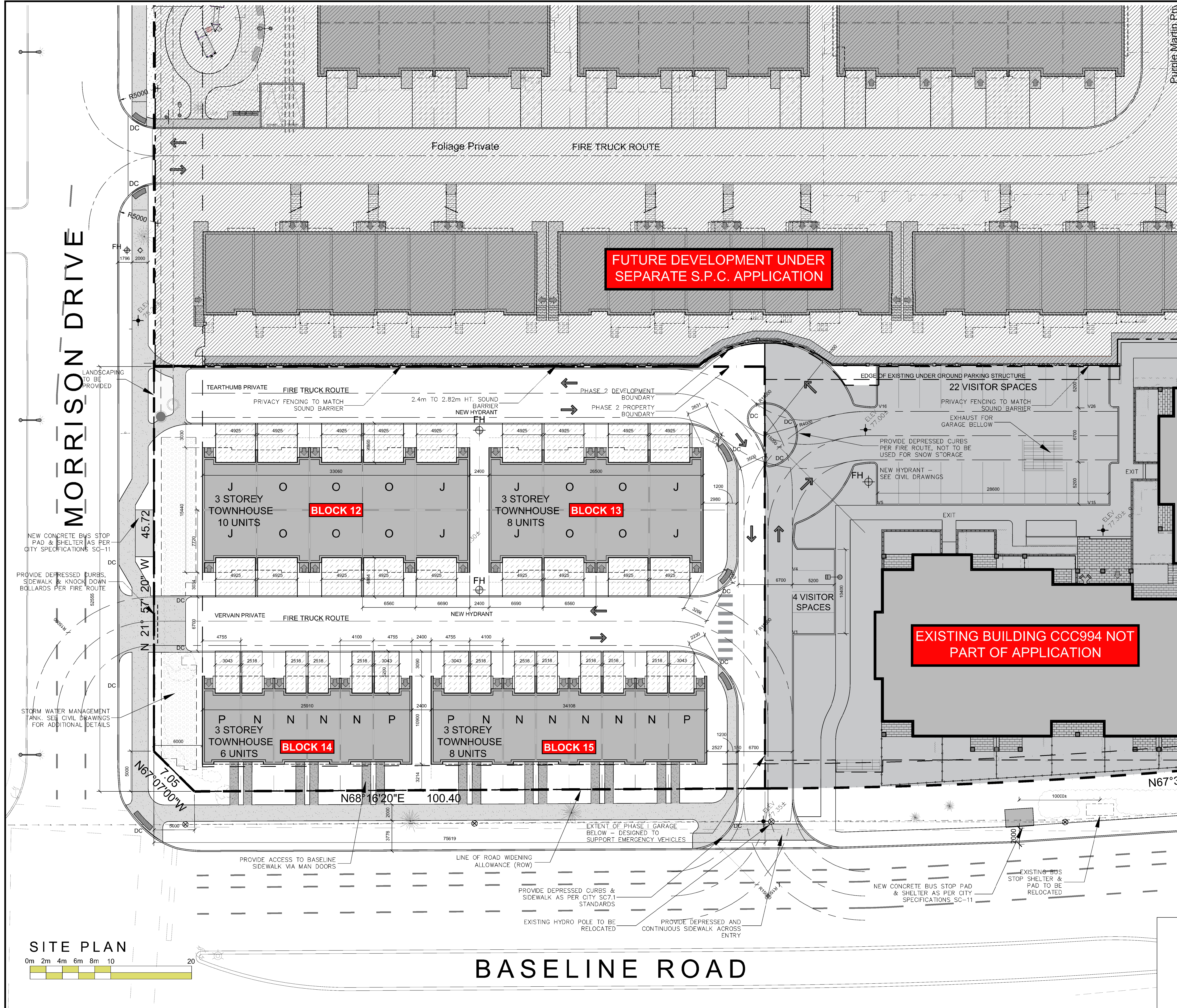




PROJECT INFORMATION			
ZONING	Zoning By-Law 2008-250 RSA(170) S247, S282		
SITE AREA	INCLUDING ORIGINAL PHASES 21,252.5 sq. m. (228,750) sq. ft.		
BUILDING HEIGHT	5 STOREY	18.0 M	
OVERALL SITE SETBACK (PHASE 1, 2 & 3)	PROVIDED	REQUIRED	
FRONT YARD SETBACK (BASELINE ROAD)	3.0 M	3.0 M	
MORRISON DRIVE SETBACK	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 RSA(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 (DRIVEWAYS) =	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		
TOWNHOUSE TYPE 'J' (WITH GARAGE)	1,180 sq. ft.	8
TOWNHOUSE TYPE 'O' (WITH GARAGE)	1,158 sq. ft.	10
TOWNHOUSE TYPE 'P' (WITH GARAGE)	1,235 sq. ft.	4
TOWNHOUSE TYPE 'N' (WITH GARAGE)	1,081 sq. ft.	10
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	

APPROVED ☒ REFUSED ☐

THIS 9 DAY OF September, 2020

ERIN O'CONNELL, MCIP, RPP, MANAGER (A)
DEVELOPMENT REVIEW, WEST
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- INDICATES DETAIL NUMBER.
- 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 A500 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 OTHERWISE.
- F ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.
- G ALL REINFORCED CONCRETE BEAMS, SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 1.5 HRS (AS DETERMINED BY CBC SB-2) UNLESS OTHERWISE STATED.

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA COMMENT RESPONSE	21-07-2020
2	ISSUED FOR SPA COMMENT RESPONSE	30-06-2020
3	ISSUED FOR SPA COMMENT RESPONSE	12-05-2020
4	ISSUED FOR SITE PLAN CONTROL PHASE 2	05-03-2020
5	ISSUED FOR SPA COMMENT RESPONSE	13-02-2020
6	ISSUED FOR ROAD NAMING APPLICATION	31-01-2020
7	ISSUED FOR SITE PLAN CONTROL PHASE 2	09-12-2019
8	ISSUED FOR COORDINATION	05-12-2019
9	ISSUED FOR COORDINATION	26-11-2019
10	ISSUED FOR SITE PLAN CONTROL PHASE 2	16-09-2019
11	ISSUED FOR COORDINATION	05-08-2019
12	ISSUED FOR USE AS BASE SITE PLAN	08-07-2019
13	ISSUED FOR USE IN T.I.A. REPORT	18-06-2019

ARCHITECT SEAL:

CLIENT:

ARCHITECT:

PROJECT TITLE:

2710 DRAPER AVENUE
OTTAWA, ONTARIO

SHEET TITLE: **SITE PLAN - FRESH TOWNS PHASE 2**

DRAWN: L.M.	CHECKED: RLA
SCALE: 1:200	SHEET No.
PROJECT No. 1733	SP-01

PROJECT DEVELOPER GreatWise Developments 333 Wilson Avenue Toronto, ON, M3H 1T2 Phone: (416) 630-6767 Fax: (416) 630-6304	SURVEYOR Annis O'Sullivan Vollebakk 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	SITE PLAN SYMBOLS HARD SURFACE WALKWAY NEW CITY CONCRETE SIDEWALK EXISTING CITY STREET LIGHT LIGHT STANDARD	TWO WAY VEHICLE CIRCULATION ENTRANCE LOCATION BOLLARD STYLE BIKE RACK FIRE HYDRANT DEPRESSED CURB STOP SIGN	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, Vollebakk Ltd. Field Work Completed May 4, 2017
---	--	---	--	--	---	--