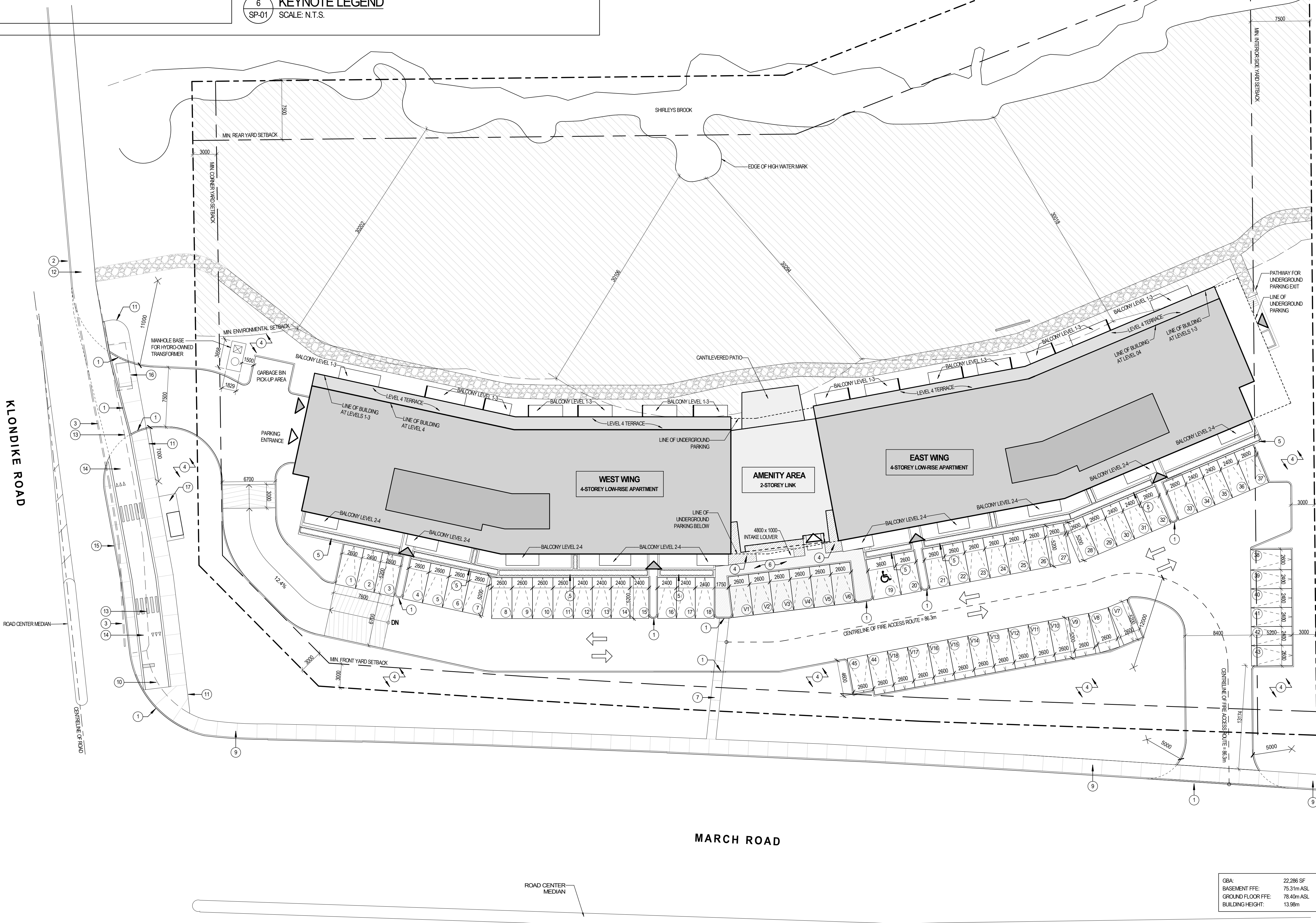


GENERAL NOTES - SITE PLAN

1. FRONTAGE ALONG KLONDIKE ROAD TO BE MODIFIED AS PER RMA 2018-TP0-080-B.

- | | | |
|-------------------------------|--|---|
| 1 DEPRESSED CURB | 9 EXISTING CONCRETE SIDEWALK | 16 EXISTING BUS STOP AND CONCRETE PAD TO BE REMOVED |
| 2 EXISTING CURB | 10 EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED | 17 RELOCATED BUS STOP AND CONCRETE PAD |
| 3 EXISTING CURB TO BE REMOVED | 11 NEW CONCRETE SIDEWALK | |
| 4 SOFT LANDSCAPE | 12 EXISTING MULTI-USE PATHWAY | |
| 5 RAISED PLANTER | 13 EXISTING MULTI-USE PATHWAY TO BE RELOCATED | |
| 6 INTERLOCKING STONE WALKWAY | 14 RELOCATED MULTI-USE PATHWAY | |
| 7 CONCRETE WALKWAY | 15 NEW RAISED CONCRETE STRIP | |

6 KEYNOTE LEGEND
SP-01 SCALE: N.T.S.



5 SITE PLAN
SP-01 SCALE: 1 : 250

SITE PLAN SYMBOLS LEGEND

- | | |
|--|----------------------------|
| | BUILDING ENTRANCE |
| | BUILDING EXIT |
| | FIRE HYDRANT |
| | NEW STREET LIGHT |
| | STREET LIGHT TO BE REMOVED |
| | BICYCLE PARKING |

2 SYMBOLS LEGEND
SP-01 SCALE: N.T.S.

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 10
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF MARCH
CITY OF OTTAWA
J.D. BARNES LTD. 2018

3 SURVEY INFO
SP-01 SCALE: 1 : 1

SITE & PROJECT STATISTICS

GENERAL INFORMATION

Zoning: 3M
Min. Lot Area: No minimum
Min. Front Yard: 3.0m
Min. Corner Yard: 3.0m
Min. Int. Side Yard: 3.0m
Min. Rear Yard: 7.5m
Max. Building Height: 18.0m
Max. Floor Space Index: 2
Min. Width Landscaped Area: Street sides - 3.0m
South side - 3.0m
East side - No minimum

PROJECT STATISTICS

Lot Area: 12,204.3m²
Front Yard: 17.813m
Corner Yard: 12.972m
Int. Side Yard: 7.5m
Rear Yard: 37.844m
Building Height: 13.98m

Number of Residential Units: 92

PARKING CALCULATION

As per Section 101

Parking Space Rate Area:	Area C
Required Resident Parking:	110 spaces
1.2 spaces per unit	

Resident Parking Provided: 110 spaces (65 underground & 45 surface)

VISITOR PARKING CALCULATION

As per Section 102

Required Visitor Parking: 18 spaces

0.2 spaces per unit

Provided Visitor Parking: 18 spaces

BICYCLE PARKING CALCULATION

As per Table 111A

Required Parking: 46 spaces

0.5 spaces/res. unit - Table 111A(b)(i)

Total Parking Provided: 48 spaces

AMENITY AREA CALCULATION

As per Table 137

Total Amenity Area Required: 552m²
6m² per res. unit, and 10% of the gross floor area of each rooming unit

Communal Amenity Required: 276m²
Min. 50% of Total Amenity Area

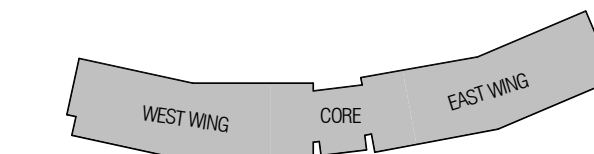
Private Amenity Area Provided: 732.20m²
Level 01: 245.30m²
Level 02: 151.00m²
Level 03: 136.04m²
Level 04: 199.86m²

Communal Amenity Provided: 283.96m²
Level 01: 178.11m²
Level 02: 105.85m²

Total Amenity Area Provided: 1,016.76m²

4 ZONING
SP-01 SCALE: N.T.S.

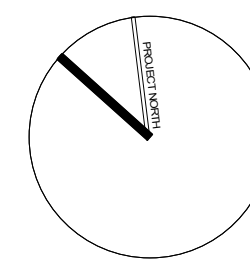
- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.



KEY PLAN

8	RE-ISSUED FOR SITE PLAN CONTROL	2021-02-18
7	COORDINATION	2021-01-22
6	RE-ISSUED FOR SITE PLAN CONTROL	2020-10-30
5	ISSUED FOR COORDINATION	2020-10-27
4	ISSUED FOR COORDINATION	2020-09-03
3	ISSUED FOR SITE PLAN CONTROL	2020-05-12
2	ISSUED FOR COORDINATION	2020-03-27
1	ISSUED FOR COORDINATION	2020-03-06

ISSUE RECORD



project1
studio

Project1 Studio Incorporated
(613) 884-9399 | email@project1studio.ca

788 MARCH ROAD

788 MARCH ROAD
OTTAWA, ON

PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

SITE PLAN

SP-01

#17779

D07-12-18-0128