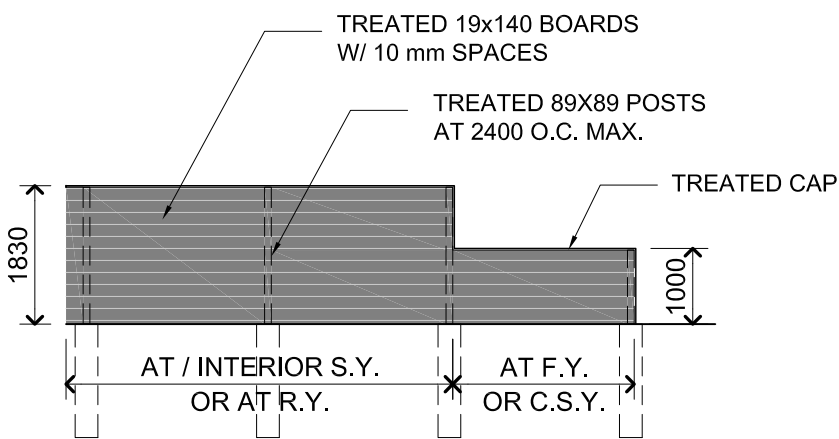
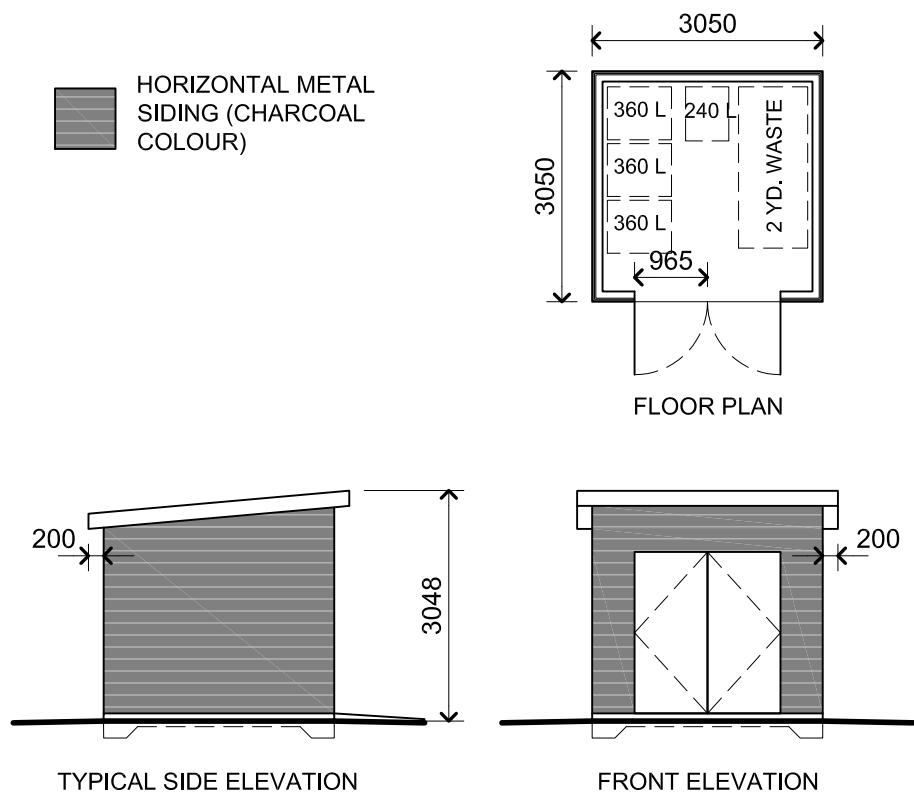


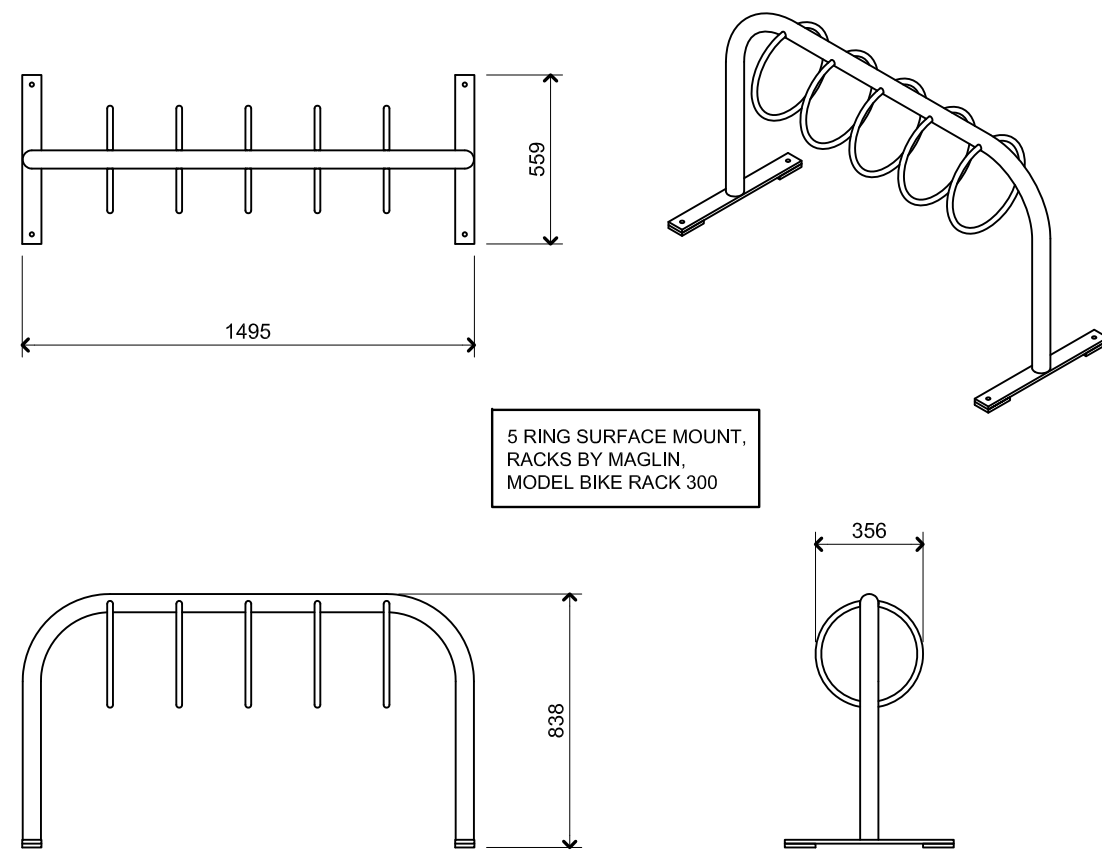
ZONING TABLE:			R4U-A
FRONTAGE:	REQUIRED	PROPOSED	
LOT AREA:	22 m	24.4 m	
HEIGHT:	660 m²	710 m²	
F. YARD:	11 m	10.9 m	
C. S. YARD:	6 m	6.4 m	
I. S. YARD:	4.5 m	5.4 m	
R. Y. YARD:	1.2 m	3.8 m	
PARKING:	1.2 m	2.0 m	
	0	1	
SOFT LANDSCAPING:			
F.Y. SOFT LANDS.:	112.1 m² (71%)		
F.Y. AREA:	157.5 m²		
R.Y. SOFT LANDS.:	37.3 m² (51%)		
R.Y. AREA:	72.6 m²		
AMENITY AREA:			
TOTAL AMENITY	COMMUNAL	PROPOSED	
6 m² / DU x 10	50% REQUIRED	127 m² COMMON	
= 60 m²	(50 m² PROVIDED)	+ 15 m² BALC.	
ALL UPPER LEVEL UNITS EQUIPPED WITH BALCONIES			
PROPOSED UNITS: 10 TOTAL (5 BSMNT/1ST & 5 2ND/3RD)			
BUILDING GFA: 848.5 m²			



2
A0
FENCE
DETAILS
1 : 100



3
A0
WASTE SHED
DETAILS
1 : 100



4
A0
BIKE RACK
DETAILS
1 : 20

CLIENT & OWNER :
METRO DEVELOPMENT CORP.
292 MCARTHUR AVENUE,
OTTAWA, ON, K1L 6P2
613-739-1254

SURVEYOR :
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE, SUITE 500,
OTTAWA, ON, K2E 7S6
613-727-0850

CIVIL ENGINEER:
D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE,
OTTAWA, ON, K1T4E9
613-425-8044

LANDSCAPE ARCHITECT :
JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE,
OTTAWA, ON, K2H 5A8
613-722-5168

CONSULTING PLANNER :
P H ROBINSON CONSULTING
100 PALOMINO DRIVE,
OTTAWA, ON, K2M 1N3
613-599-9216



KEY PLAN - N.T.S.

rev. / issue	description	date
01	ISSUED FOR SITE PLAN CONTROL REVISION	11 MAR. 2021
01	ISSUED FOR SITE PLAN CONTROL	15 DEC. 2020

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

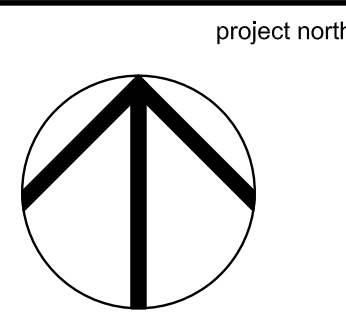
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS A BUILDING PERMIT IN RESPECT OF THIS PROJECT HAS BEEN GRANTED BY AUTHORITIES AND THEY ARE ISSUED FOR CONSTRUCTION.

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Kristopher D. Benes, OAA, MRAIC, LEED AP

OPA open plan
architects inc.
architecture | interiors | concepts

2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2
613.883.5090 | info@openplan.ca

project

240 FERLAND STREET
3 STOREY (+ BASEMENT)
STACKED TOWN HOMES

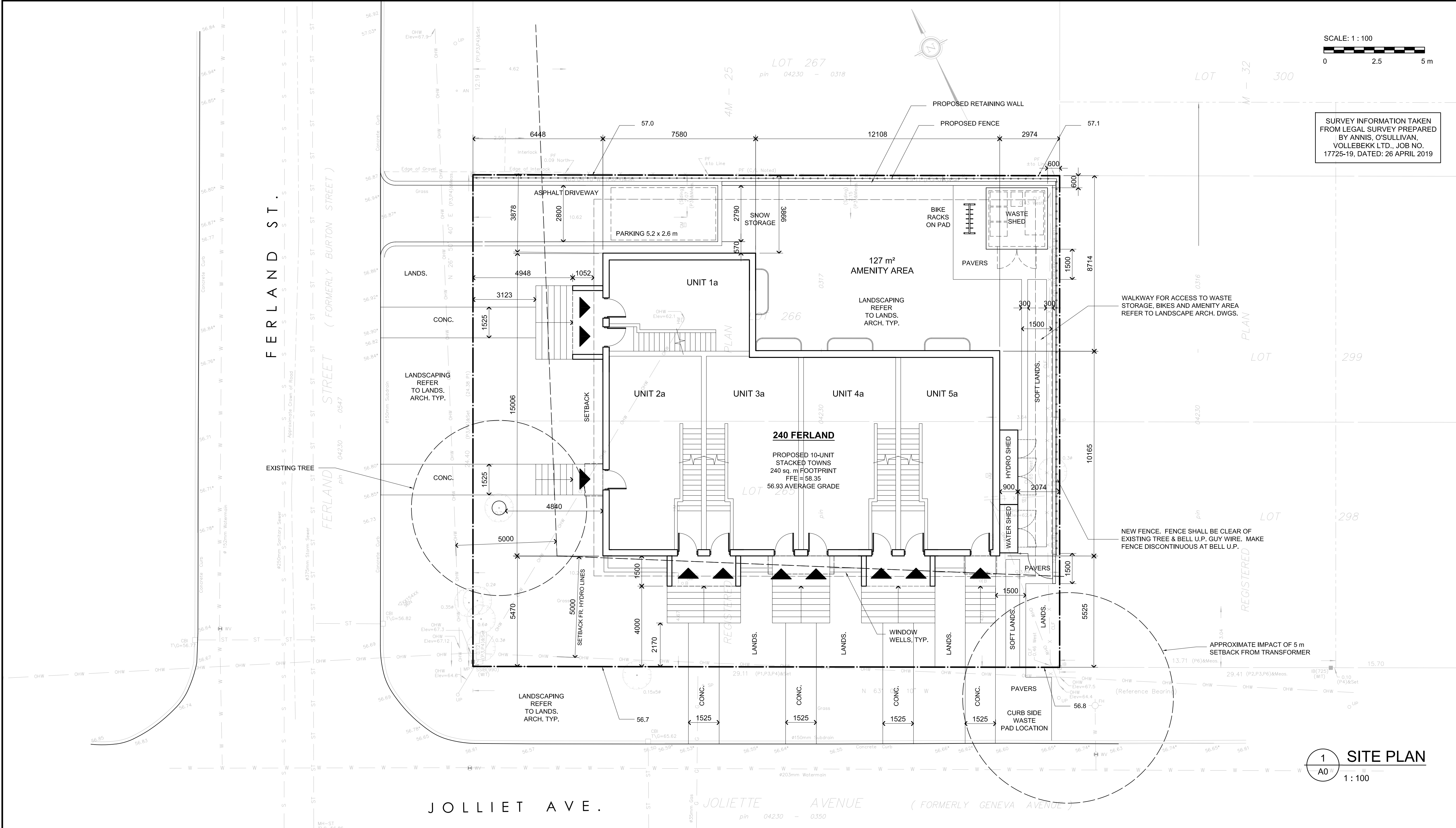
drawing

SITE PLAN

drawn	KDB	date	DECEMBER 2020
approved	KDB	revision	0
project no.	1907	scale	AS SHOWN
drawing no.			

A0

17691



1
A0
SITE PLAN
1 : 100

D07-12-20-0109