



SITE PLAN SYMBOLS:

- TERRACE / LANDSCAPE PLANTING
- HARD SURFACE WALK
- CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
- PAVERS @ TERRACE LEVEL
- PROPERTY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- COMMERCIAL / EXIT DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SIAMESE CONNECTION
- ROOF DRAIN
- PROPOSED SITE LIGHTING

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

GEOTECHNICAL ENGINEER

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WIND / SOUND ENGINEER

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ARBORIST

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LANDSCAPE ARCHITECT

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E-Mail: danielle@wentworthlandscapes.com

TRANSPORTATION ENGINEER

GHD Group Pty Ltd.
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SURVEYOR

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CIVIL ENGINEER

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E-Mail: Sheridan.Gillis@stantec.com

PROJECT INFORMATION

ZONING BY-LAW 2008-250	R85 (2765) S453
SITE AREA	25,686.0 sq. m. 276,482 sq. ft.
REQUIRED	
GRADE (GEODEIC ELEVATION)	76.90m
BUILDING HEIGHT (SCHEDULE 453)	79.0m
FRONT YARD SETBACK	3.0m
CORNER YARD SETBACK	3.0m
REAR YARD SETBACK - GREENBANK ROAD	3.5m
RESIDENTIAL PARKING PER UNIT (AFTER 12 UNITS)	0.5
VISITOR PARKING PER UNIT (AFTER 12 UNITS)	0.2
BICYCLE PARKING PER UNIT	0.5
AMENITY AREA - PER UNIT	6.0 sq. m.
MINIMUM DRIVEWAY WIDTH - EXTERIOR	6.7m
MINIMUM DRIVEWAY / AISLE WIDTH - INTERIOR	6.0m
LANDSCAPE AREA	30%
PROVIDED	
25 STOREY BUILDING HEIGHT	79.0m
AMENITY / MECHANICAL PENTHOUSE HEIGHT	4.5m
FRONT YARD SETBACK	104.0m
CORNER YARD SETBACK	36.3m
REAR YARD SETBACK	3.5m
TOWER SEPARATION	20.1m
AMENITY AREA - PER UNIT	6.0 sq. m.
TOWER FOOTPRINT	956.0 sq. m.

FULL SITE

GROSS BUILDING AREA (CITY OF OTTAWA'S DEFINITION)	
EX. TOWER "A" - 20 STOREY	20,879.0 sq. m. 224,741 sq. ft.
EX. TOWER "B" - 17 STOREY	17,800.0 sq. m. 191,592 sq. ft.
NEW TOWER "C" - 25 STOREY	18,584.0 sq. m. 200,036 sq. ft.
TOTAL AREA	57,263.0 sq. m. 616,375 sq. ft.
FLOOR SPACE INDEX	2.2

RESIDENTIAL UNITS

EX. TOWER "A" - 20 STOREY	303
EX. TOWER "B" - 17 STOREY	235
NEW TOWER "C" - 25 STOREY	234
TOTAL	772

PARKING SPACES

EX. BUILDING - P2 LEVEL	242
EX. BUILDING - P1 LEVEL	238
EX. SURFACE SPACES	37
NEW P2 LEVEL	119
NEW P1 LEVEL	34
NEW SURFACE SPACES	34
TOTAL	783

LOT COVERAGE

PAVED SURFACE	5,583.1 sq. m.	21.7%
TOWER FOOTPRINT	4,139.1 sq. m.	16.1%
OTHER BUILDINGS / COVER RAMPS	672.0 sq. m.	2.6%
LANDSCAPE OPEN SPACE	15,291.8 sq. m.	59.6%
TOTAL	25,686.0 sq. m.	100.0%

PROJECT DEVELOPER

Homestead Land Holdings Ltd.
80 Johnson Street
Kingston, ON K7L 1X7
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Cell: (613) 329-0354
E-Mail: JMangan@homestead.ca

LEGAL DESCRIPTION

URBAN PLANNER

Fotenn Consulting
396 Cooper Street
Suite 300
Ottawa, ON K2P 2H7
Tel: (613) 730-5709
E-Mail: zaki@fotenn.com

PROPOSED - BUILDING "C"

BUILDING STATISTICS		
GROSS BUILDING AREA (CITY OF OTTAWA'S DEFINITION)		
PARKING LEVEL	0.0 sq. m. 0 sq. ft.	
GROUND FLOOR	447.9 sq. m. 4,821 sq. ft.	
2nd FLOOR	641.5 sq. m. 6,905 sq. ft.	
3rd FLOOR	861.9 sq. m. 9,243 sq. ft.	
4th - 21st FLOOR	18 x 789.58 sq. m. 18 x 8,499 sq. ft.	14,212.5 sq. m. 152,982 sq. ft.
22nd - 24th FLOOR	3 x 789.58 sq. m. 3 x 8,499 sq. ft.	2,368.7 sq. m. 25,497 sq. ft.
AMENITY LEVEL	0.0 sq. m. 0 sq. ft.	
MECHANICAL PENTHOUSE	0.0 sq. m. 0 sq. ft.	
TOTAL AREA	18,562.6 sq. m. 199,696 sq. ft.	
TOWER FOOTPRINT	957.9 sq. m. 10,311 sq. ft.	

UNIT STATISTICS

STUDIO UNIT	0
1 BEDROOM UNIT	71
1 BEDROOM + DEN UNIT	24
2 BEDROOM UNIT	138
2 BEDROOM + DEN UNIT	1
TOTAL	234

CAR PARKING

REQUIRED BY ZONING BY-LAW		
RESIDENCE	-0.5 PER UNIT (234 UNITS) (AFTER 12 UNITS)	117
VISITOR	-0.2 PER DWELLING UNIT (AFTER 12 UNITS)	44
TOTAL		155
PROVIDED		
RESIDENCE	-0.95 PER UNIT	222
VISITOR	-0.2 PER DWELLING UNIT (AFTER 12 UNITS)	44
TOTAL		266

BICYCLE PARKING

REQUIRED		
RESIDENCE	-0.5 PER UNIT (234 UNITS)	117
PROVIDED		
UNDERGROUND PARKING LEVEL	141	
EXTERIOR AT GRADE	10	
TOTAL		151

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	325.0 sq. m.
2nd FLOOR COMMUNAL INTERIOR =	560.0 sq. m.
2nd FLOOR COMMUNAL EXTERIOR =	150.0 sq. m.
25th FLOOR COMMUNAL PATIO =	400.0 sq. m.
25th FLOOR COMMUNAL INTERIOR =	380.0 sq. m.
PRIVATE BALCONIES =	1,600.0 sq. m.
TOTAL	3,415.0 sq. m.
TOTAL COMMUNAL	1,815.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (234) =	1,404.0 sq. m.
REQUIRED COMMUNAL @ 50% =	702.0 sq. m.

REFUSE REQUIREMENT (234 UNITS)

GARBAGE	-0.11 PER UNIT	26 YARDS
RECYCLING GMP	-0.018 PER UNIT	5 YARDS
RECYCLING FIBER	-0.038 PER UNIT	9 YARDS
COMPOST	-240L PER 50 UNITS	5

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. COPYRIGHT RESERVED.

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 A900 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- TITLE
- 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 DRYWALL.
- (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- (E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

NO.	DESCRIPTION	DATE (DDMMYY)
1	REVISED AS PER ROUND 3 SPC CITY COMMENTS	2023-01-20
2	REVISED AS PER GENERAL CHANGES	2022-12-21
3	REVISED AS PER ROUND 2 SPC CITY COMMENTS	2022-10-14
4	REVISED AS PER ROUND 2 SPC CITY COMMENTS	2022-07-28
5	REVISED AS PER ROUND 1 SPC CITY COMMENTS	2022-06-24
6	ISSUED FOR SITE PLAN CONTROL	2022-03-29
7	ISSUED FOR OWNER / CONSULTANT REVIEW	2022-03-24
8	ISSUED FOR ZONING APPLICATION	2021-05-26

ARCHITECT SEAL:

CLIENT: **HOMESTEAD**

Homestead Land Holdings Ltd.
80 Johnson Street, Kingston

ARCHITECT:

PROJECT TITLE: **1300 McWatters Road**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN FULL SITE**

DRAWN: R.V.	CHECKED: JS
SCALE: 1:500	SHEET No. SP-1
PROJECT No. 1706	