

LEGAL DESCRIPTION

SITE AREA

ZONE R4Z[2840]-h

SCHEDULE 1:

SCHEDULE 1A:

APARTMENT BUILDING AREA 775 m²

TOWNHOUSE BUILDING AREA 324 m²

APARTMENT GROSS FLOOR AREA 3101 m² TOWNHOUSE GROSS FLOOR AREA 648.5 m²

APARTMENT BUILDING HEIGHT 13.09 m 4 STOREYS TOWNHOUSE BUILDING HEIGHT 6.79 m 2 STOREYS

AREA C

AREA C

2,775 m²

1 OVERALL SITE NEW A100 1:200

<u>PROVIDED</u>

EFERENCE SURVEY irhall, Moffatt & Woodland Ltd
eference # 1 (c) - 355 NP b # V22200
JNICIPAL ADDRESS
56 Capilano Drive
l

PARKING QUEING + LOADING REQUIRED

ZONING PROVISION

LANDSCAPED AREA

<u>REQUIRED</u>

Min 30% lot area =

832.5 m²

<u>PROVIDED</u>

41.32% - 1146m²

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR **UNKNOWN SUBSURFACE CONDITIONS**
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC.
- TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB **EXCAVATION** THE ACCURACY OF THE POSITION OF UTILITIES IS NOT
- GUARANTEED CONTRACTOR TO VERIFY PRIOR TO **EXCAVATION** 8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR
- 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- 1 SHADE STRUCTURE
- 2 TANDEM NEXT CONCRETE BLOCK RETAINING WALL
- 3 CANOPY STRUCTURE
- 4 CEDAR FENCE 1800mm HIGH. GATES AS SHOWN
- 5 1070mm HIGH STAINLESS STEEL GUARD ANCHORED TO CONCRETE BLOCK RETAINING WALL
- 6 WINDOW WELL
- 7 GARDEN PLOTS
- 8 HYDRO TRANSFORMER
- 9 600mm DEEP TACTILE INDICATION SURFACE CAST INTO CONCRETE WALKWAY
- 10 TYPE 2 ELECTRIC CAR CHARGING STATION WITH DUAL CHARGERS
- 11 1800x600mm BICYCLE PARKING SPACE c/w PARKING RACK/RING CENTERED BETWEEN EVERY TWO PARKING SPACES.
- 12 EXISTING GUY WIRE TO REMAIN
- 13 SIAMESE CONNECTION
- 14 DOWNSPOUT
- 15 GATE

SITE PLAN LEGEND:

NEW BUILDING EXISTING ASPHALT PAVING NEW ASPHALT PAVING

> EXISTING GRASS NEW GRASS AND SOFT LANDSCAPING

EXISTING CONCRETE SIDEWALK

NEW CONCRETE SIDEWALK CRUSHED STONE

NEW CONCRETE PAD

BUILDING MAIN ENTRANCE

SECONDARY ENTRANCE / EMERGENCY EXIT

SERVICE ENTRANCE

PROPERTY LINE

-x-x- FENCE PER LANDSCAPE

-wtr-wtr- NEW DOMESTIC WATER

-san-san- NEW SANITARY

—st——st— NEW STORM

—H——H— NEW ELECTRICAL SERVICE (BELOW GRADE)

--OHW---OHW- EXISTING OVERHEAD WIRE

DC DROPPED CURB

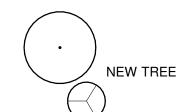
NEW CATCH BASIN PER CIVIL NEW MANHOLE PER CIVIL

EXISTING CATCH BASIN - TO REMAIN

EXISTING MANHOLE - TO REMAIN

EXISTING LIGHT STANDARD - TO REMAIN EXISTING FIRE HYDRANT - TO REMAIN

EXISTING UTILITY POLE -TO REMAIN



sustainable design · conception écologique 613.564.8118 190 O'Connor Street, Suite 100 Ottawa, Ontario,K2P 2R3 www.csv.ca



CSV ARCHITECTS







Chorley+Bisset

MECHANICAL & ELECTRICAL ENGINEER Chorley + Bisset Consulting Engineers 250 City Centre Ave., Ottawa, ON 613-241-0030 email@chorley.com

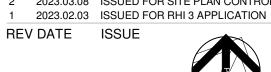
McINTOSH CIVIL ENGINEER PERRY McIntosh Perry 115 Walgreen Road RR3 Carp, ON 613-836-2184 info@mcintoshperry.com

FOTENN Planning + Design

LANDSCAPE ARCHITECT Fotenn 396 Cooper St, Suite 300 Ottawa, ON 613-730-5709 info@fotenn.com

STAMP

5 2023.07.07 ISSUED FOR SPC COMMENT RESPONSE 3 2023.06.23 ISSUED FOR 33% REVIEW 2 2023.03.08 ISSUED FOR SITE PLAN CONTROL



NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS. 2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS. 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS. 4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE

ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

OTTAWA SALUS

200 Scott Street Ottawa Ontario K1Z 6T2 Salusottawa.org

PROJECT

TITLE

REV

SALUS 56 CAPILANO

56 Capilano Drive, Ottawa, ON

SITE PLAN

PROJECT NO: 2019-0291

DRAWN: AS, KV APPROVED: DH SCALE: 1:200

DRAWING NO.

A100 #18926

0028

23

2

00