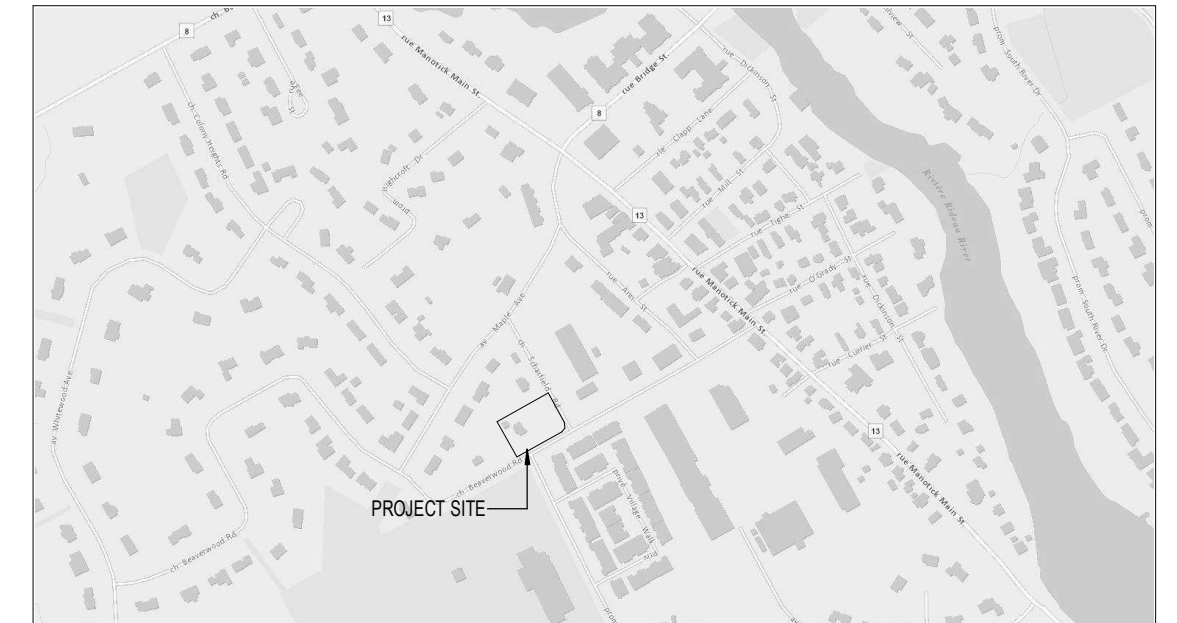


- S1 DEPRESSED CURB, REFER TO CIVIL
- S2 NEW CONCRETE SIDEWALK
- S3 INTERLOCKING STONE WALKWAY
- S4 SOFT LANDSCAPE, REFER TO LANDSCAPE
- S5 RAISED PLANTER, REFER TO LANDSCAPE
- S6 GARDEN BED, REFER TO LANDSCAPE
- S7 LANDSCAPE WALL, REFER TO LANDSCAPE
- S8 SOFT LANDSCAPING OVER PARKADE ROOF
- S9 PATIO PAVERS OVER PARKADE ROOF
- S10 CONCRETE WALKWAY OVER PARKADE ROOF
- S11 LINE OF UNDERGROUND PARKING STRUCTURE
- S12 PRIVATE TERRACE, REFER TO SPEC.
- S13 PERGOLA
- S14 CONCRETE RETAINING WALL, REFER TO STRUCTURE
- S15 LINE OF BALCONY ABOVE
- S16 EXISTING BUS STOP
- S17 CONCRETE STAIRS c/w HANDRAIL
- S18 GAS BBQ
- S19 FENCE
- S20 PARKING GARAGE INTAKE AREA WELL, REFER TO MECH.
- S21 PARKING GARAGE EXHAUST AREA WELL, REFER TO MECH.
- S22 GLASS GUARD, REFER TO SPEC.
- S23 ARTIFICIAL TURF
- S24 PRIVACY SCREEN & GATE, REFER TO SPEC.
- S25 MULTI-LEVEL TRENCH DRAIN, REFER TO MECH.
- S26 DECK DRAIN, REFER TO MECH.
- S27 BENCH
- S28 LINE DENOTES EXTENT OF BATTEN ENTRY CANOPY OVERHEAD, REFER TO PLANS & SPEC.

- BUILDING ENTRANCE
- BUILDING EXIT
- BICYCLE PARKING
- PROPERTY LINE
- SETBACK LINE
- OVERHEAD WIRES
- FH FIRE HYDRANT
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- EXISTING STREET LIGHT TO REMAIN
- EXISTING UTILITY POLE TO REMAIN
- FDC FIRE DEPARTMENT CONNECTION



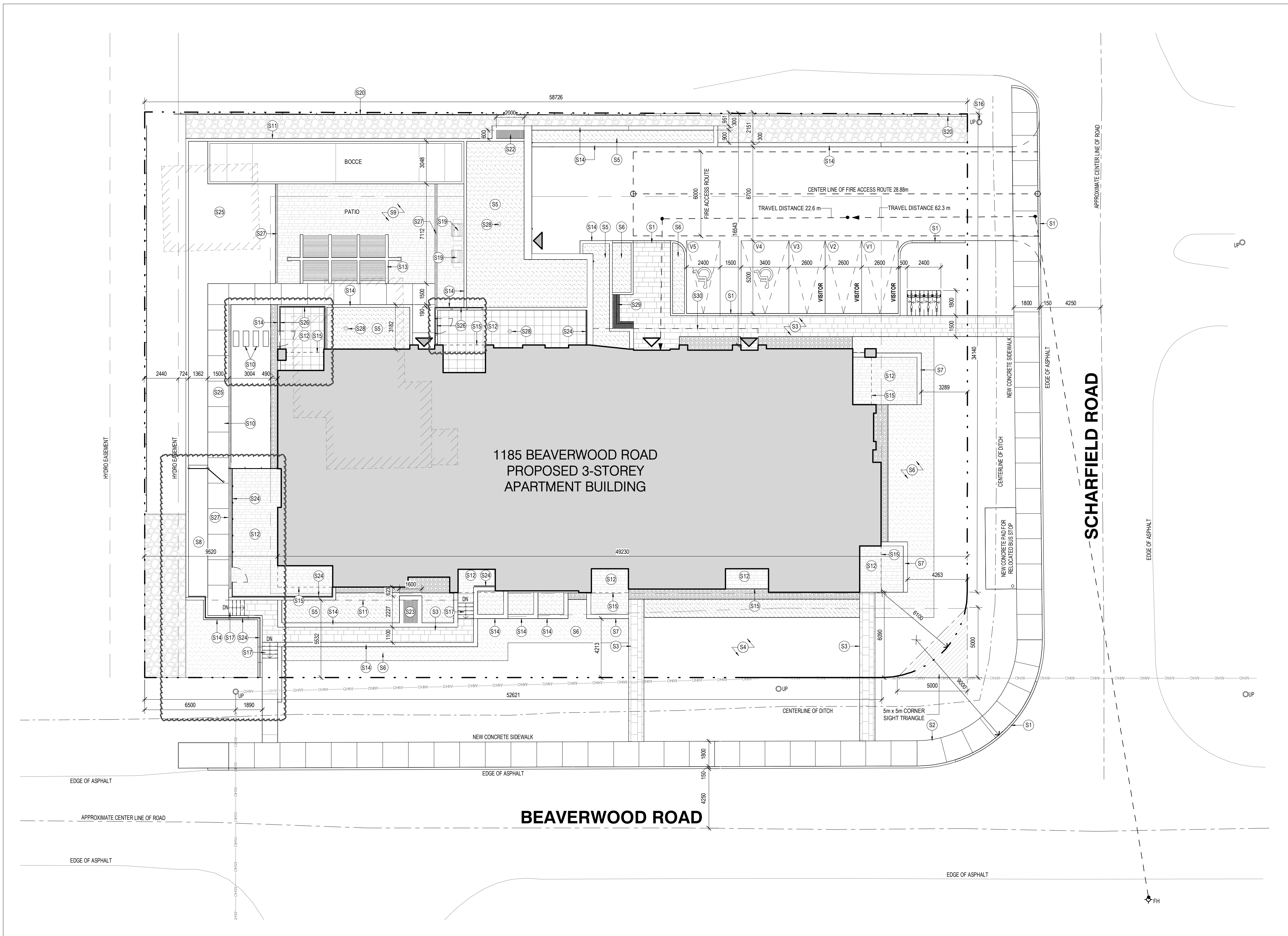
4 SITE PLAN KEYNOTES  
SP-01 SCALE: NTS

3 SITE PLAN SYMBOLS LEGEND  
SP-01 SCALE: NTS

2 LOCATION PLAN  
SP-01 SCALE: NTS

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 proposed 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.



**PROJECT & SITE STATISTICS**

General			
Owner	Nivo Holdings 255 Michael Cowpland Drive Ottawa ON K2M 0M5		
Applicant	Novatech Engineering Consultants Limited 200-240 Michael Cowpland Drive Ottawa ON K2M 1P6		
Address	1185 Beaverwood Road Manotick ON K4M 1L6		
Survey Information	Part of Block C Registered Plan 771 City of Ottawa Plan 5R-3519 Part 1 & 2 PIN 04587 - 0025 Annis, O'Sullivan, Vollebek Ltd.		
Lot Width	40.39m		
Total Lot Area	2,359.5m <sup>2</sup>		
Gross Floor Area (GFA)	1,789.6m <sup>2</sup>		
Number of Proposed Residential Units	27		

Zoning			
Zoning Mechanism	Existing Zoning [V1P]	Proposed Zoning [V3I]	Provided
Min. Lot Area	1,390m <sup>2</sup>	3,645m <sup>2</sup> [135m <sup>2</sup> / unit]	2,359.5m <sup>2</sup>
Min. Lot Width	30m	30m	40.39m
Min. Front Yard Setback	6m	9m	6.16m
Min. Rear Yard Setback	7.5m	9m	9.49m
Min. Interior Side Yard Setback	3m	6m	1.83m
Min. Corner Side Yard Setback	6m	9m	6m
Min. Landscape Area [%]	N/A	30%	50%
Max. Lot Coverage [%]	25%	30%	28%
Maximum Building Height	11m	11m	10.85m
Max. Density [Units / Hectare]	N/A	N/A	170 units / hectare

Parking			
Zoning Mechanism	Required	Provided	
Min. Parking Space Rates [Section 101]	Area D Rural - 1 parking space / unit	27	29
Visitor Parking [Section 102]	0.2 spaces / unit beyond 12 units	5	5
Bicycle Parking [Section 111] Table 111A(b)(i)	0.5 spaces / unit	14	17 + 4 visitor

Amenity Area			
Zoning Mechanism	Required	Provided	
Total Amenity Area [Table 137]	15m <sup>2</sup> / 8 Units, Plus 6m <sup>2</sup> / Unit Over 8	234m <sup>2</sup>	459m <sup>2</sup>
Communal Amenity Area	100% of Amenity Area Req'd for 1st 8 Units	120m <sup>2</sup>	324m <sup>2</sup>
Communal Amenity Soft Landscaping Area	80% of [120m <sup>2</sup> ]	96m <sup>2</sup>	120m <sup>2</sup>
Private Amenity Area	-	-	238m <sup>2</sup>

27 PROPOSED RESIDENTIAL UNITS					
LEVEL	1-BED	1-BED + DEN	2-BED	2 BED + DEN	COUNT
LVL 00	0	2	1	0	3
LVL 01	2	2	3	1	8
LVL 02	2	2	3	1	8
LVL 03	2	2	3	1	8
TOTAL	6	8	10	3	27
PERCENTAGE	22%	30%	37%	11%	

- 31 ISSUED FOR SPC 24-12-03
- 30 ISSUED FOR COORDINATION 24-11-28
- 29 ISSUED FOR COORDINATION 24-11-26
- 28 ISSUED FOR COORDINATION 24-11-08
- 26 SSI-017R1 24-10-10
- 19 ISSUED FOR CONSTRUCTION 2 24-06-21
- 18 ISSUED FOR CONSTRUCTION 24-06-01
- 16 ISSUED FOR TENDER 24-03-01
- 15 REISSUED FOR PERMIT 24-02-07
- 12 ISSUED FOR PERMIT 23-10-16
- 9 REISSUED FOR SPC & REZONING 22-12-22
- 6 ISSUED FOR SPC & REZONING 22-07-15
- 5 ISSUED FOR REVIEW 22-04-22
- 3 ISSUED FOR COORDINATION 22-03-28
- 2 ISSUED FOR COORDINATION 22-03-04
- 1 ISSUED FOR COORDINATION 22-02-18

**ISSUE RECORD**



**1185 BEAVERWOOD**  
1185 Beaverwood Road  
Manotick, ON K4M 1L6

PROJ	SCALE	DRAWN	REVIEWED
2119	NOTED	JDH/BH	RMK

**SITE PLAN**

**SP-01**

1 SITE PLAN  
SP-01 SCALE: 1 : 150