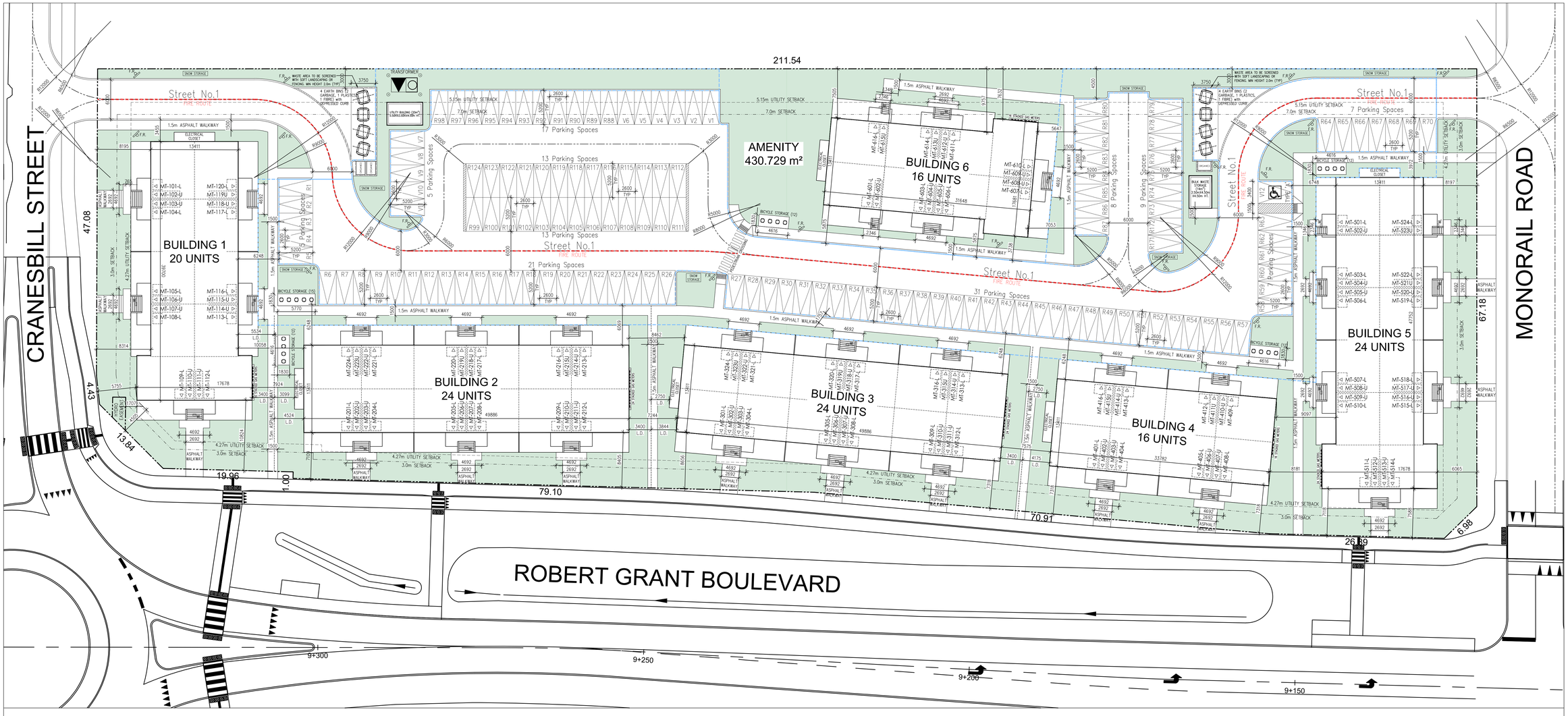

1 / A100 ARCHITECTURAL SITE PLAN

SCALE: 1:250

SITE STATISTICS

PROVISION	REQUIRED	PROPOSED		COMPLIANCE
NET LOT AREA (excludes dedication):	NO MINIMUM	13932.545 m²		**N/A**
DEDICATION AREA (easement):	NO MINIMUM	N/A		**N/A**
GROSS LOT AREA (includes dedication):	NO MINIMUM	13932.545 m²		**N/A**
BUILDING AREA	NO MINIMUM	3529.640 m²		**N/A**
LOT COVERAGE (building area/net lot area):	NO MINIMUM	3529.640 m²		**N/A**
GROSS FLOOR AREA	NO MINIMUM	###########		**N/A**
NET F.S.I. (gross floor area/net lot area):	2.0 MAX	####		**YES**
GROSS F.S.I. (gross floor area/gross lot area):	N/A	####		**N/A**
BUILDING HEIGHTS (mid-point of roof):				
STACKED DWELLINGS:	12.00 m	11.62m (MID-POINT)		**YES**
SETBACKS :				
MIN. FRONT YARD (WEST):	3.00 m	5.75 m		**YES**
MIN INTERIOR SIDE YARD (NORTH):	7.00m	7.50 m		**YES**
MIN REAR YARD (EAST):	3.00m	6.06 m		**YES**
MIN CORNER SIDE YARD (SOUTH):	3.00m	4.50 m		**YES**
NUMBER OF STACKED TOWNHOUSE UNITS :		**124 SUITES**		
2 BED INTERIOR:	NO MINIMUM	**76 SUITES**		
3 BED END:	NO MINIMUM	**48 SUITES**		
TOTAL PARKING SPACES :		**136 PS**		
RESIDENT PARKING SPACES (STACKED-TOWNS):	**0.9 SPACES/UNIT = (124x0.9) MIN. 112 SP**	**124**	**1:1**	**YES**
VISITOR PARKING SPACES (STACKED-TOWNS) (INCLUDES BARRIER FREE PS) :	**0.1 SPACES/UNIT = (124x0.1) MIN. 12 SP**	**12**	**0.1:1**	**YES**
BARRIER FREE PARKING SPACES DEDICATED FOR VISITORS :	**0**	**1**	**N/A**	**N/A**
BICYCLE SPACES (STACKED-TOWNS):				
BICYCLE SPACES :	**0.5 SPACES/UNIT = (124x0.5) MIN. 62**	**63**		**YES**
TOTAL LANDSCAPE :	**30%**	6235.998m² (44.76% OF NET LOT AREA)		**YES**
LANDSCAPED OPEN SPACE AREA :				
SOFT LANDSCAPE AREA :	**N/A**	3333.738m² (53.46% OF LANDSCAPING)		**N/A**
HARD LANDSCAPE AREA :	**N/A**	2902.260m² (46.54% OF LANDSCAPING)		**N/A**
LANDSCAPED PARKING AREA :				
TOTAL PARKING AREA :	**N/A**	5413.200m²		**N/A**
PAVED PARKING AREA :	**86% MAX**	3793.092m² (70.07 % OF PARKING AREA)		**YES**
LANDSCAPED PARKING AREA :	**15% MIN**	1620.108 m² (29.93 % OF PARKING AREA)		**YES**
AMENITY:				
TOTAL AMENITY AREA: (6 m² PER METRO UNIT INCULDES PRIVATE + COMMUNAL)	**124 UNITS X 6 m² =744 m²**	LOWER PATIO = 19.880 m² X 24 END UNITS LOWER PATIO = 16.483m² X 38 INT. UNITS UPPER BALCONY AREA 6.828m² X 62 UNITS = 1527.045m², TOTAL PRIVATE AREA =PRIVATE 1527.045m² + COMMUNAL 430.729m² =1957.773m² TOTAL AMENITY		**YES**
COMMUNAL AMENITY AREA: (50% OF REQUIRED)	**744 m/12 =372 m²**	AREA WEST OF BUILDING 6 = 430.729m² TOTAL COMMUNAL AREA		**YES**

LEGEND

- MAIN ENTRANCE
- BARRIER FREE PARKING (2400 x 5200 SEE PLAN)
- R10 — RESIDENT PARKING (2600 x 5200)
- V10 — VISITOR PARKING (2600 x 5200)
- H&V — FIRE HYDRANT, REFER TO CIVIL DRAWINGS
- LS — LIGHT POLE, REFER TO ELECTRICAL DRAWINGS
- LB — LIGHT BOLLARD, REFER TO ELECTRICAL DRAWINGS
- WL — WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DWGS
- F.R. — FIRE ROUTE SIGN AS PER CITY STANDARD
- H.S. — BARRIER FREE PARKING SIGN, AS PER CITY STANDARD
- S.S. — STOP SIGN
- I.S. — IDLE FREE ZONE SIGN
- P.S. — POPS SIGN
- TACTILE INDICATOR
- TRANSFORMER
- DC — DEPRESSED CURB
- G — GAS METER
- H — HYDRO METER
- NFHB — NON FREEZABLE HOSE BIB
- EVCS — ELECTRIC VEHICLE CHARGING STATION
- SIAMESE CONNECTION
- XXX — SUITE NUMBER
- FIRE BREAK BLOCK
- LLE — LOWER LEVEL ELEVATION
- FFE — FIRST FLOOR ELEVATION
- AREA DRAIN
- DENOTES FIRE ROUTE
- DENOTES AMENITY BOUNDARY
- DENOTES PARKING LOT LANDSCAPING BOUNDARY
- DENOTES SOFT LANDSCAPING AREA
- DENOTES DECORATIVE FENCING

SCALE=1:250

20 15 10 5 0 10 20

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

NO:	DATE:	ISSUED FOR:
1	2024.04.30	COORDINATION
2	2025.06.25	SPA SUBMISSION #1
3	2025.10.20	SPA SUBMISSION #2

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ADDITIONAL NOTES:

THE DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF SRN ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY SRN ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. SRN ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO APPROPRIATE ENGINEERS DRAWINGS BEFORE PROCEEDING WITH ANY WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (UNDERTAKEN OTHERWISE NOTED). NO INVESTIGATION HAS BEEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

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ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE ERECTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/ RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

PLAN OF SURVEY OF
BLOCK 140
REGISTERED PLAN 4M-1544
CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

APPLICANT:
MINTO CANADA
200-180 KENT STREET
OTTAWA ON K1P 0B6

CIVIL ENGINEER:
DAVID SCHAEFER ENGINEERING LTD.
120 IBEIR ROAD, UNIT 103
STITTVILLE, ON K4S 1E9

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6

NO:	DATE:	REVISION COMMENT:

SRN ARCHITECTS
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

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CLIENT:
Minto Canada
200-180 Kent Street
Ottawa, Ontario K1P 0B6

PROJECT:
Abbott's Run
Block 13
Ottawa, Ontario

DRAWING TITLE:
SITE PLAN

DATE: 2025-10-20	SCALE: 1:250
DRAWN BY: AB	CHECKED BY: GF
PROJECT NUMBER: S25016	DRAWING NUMBER: A100

File:H:\Acad SRN-Projects\2025\S25016-Minto\Abbott's Run-Stacked-Block-13\Drawings\1-DESIGN\1-ACAD\S25016-A100.DWG\PRINT.dwg Plotted: Oct 20, 2025 By:Andrew B