

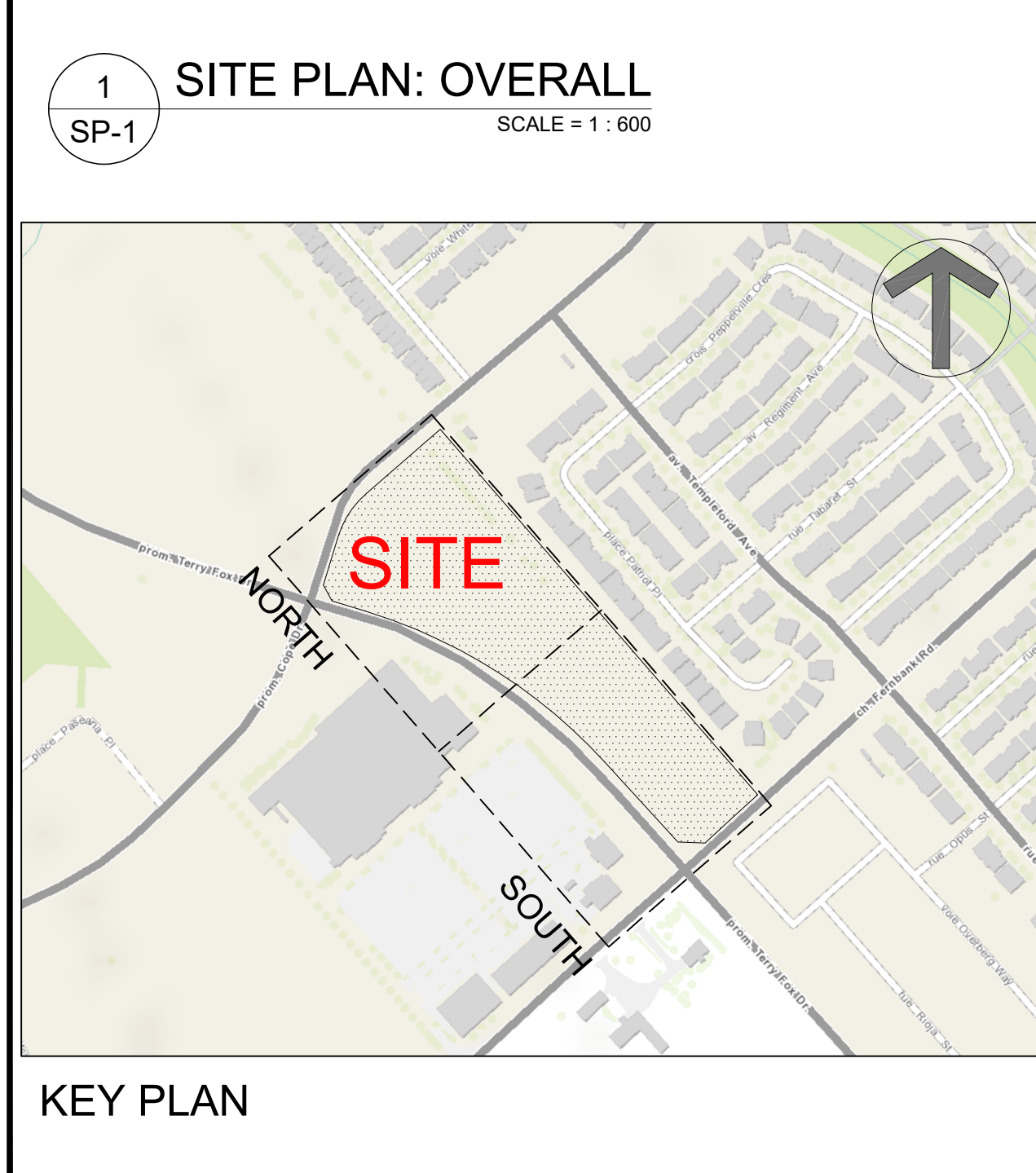
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.  
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.  
DO NOT SCALE DRAWINGS.

- NOTATION SYMBOLS:**
- 00 INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
  - 00 INDICATES ASSEMBLY TYPE, REFER TO TYPICAL ASSEMBLIES SCHEDULE.
  - 00 INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
  - 000 INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
  - 00 DETAIL NUMBER
  - 00 TITLE
  - 00 SCALE
  - 00 DETAIL REFERENCE PAGE

No.	DESCRIPTION	DATE
12	ISSUED FOR REVISED SITE PLAN CONTROL APP.	2025 11 19
11	ISSUED FOR REVIEW AND COMMENT	2025 10 09
10	REVISED DESIGN ISSUED FOR COORDINATION	2025 08 27
9	SITE PLAN THIRD ROUND COMMENTS	2022-04-06
1	ISSUED FOR COORDINATION	2021-02-03

ARCHITECT SEAL:  
ONTARIO ASSOCIATION  
ARCHITECTS  
REYNAUD REID  
LICENCE  
8667  
SEAL DATE: STAMP DATE

NORTH ARROW:  
↑



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**LEGAL DESCRIPTION**  
**TOPOGRAPHICAL PLAN OF**  
PART OF LOT 30 CONCESSION 10, GOULBOURN,  
PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112;  
OTTAWA.  
SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO ONTARIO  
LIMITED OVER PARTS 5, 6, 7, 8 AND 9 PLAN 4R20112 AS IN  
OC455206.

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31  
CONCESSION 10,  
GOULBOURN  
LYING BETWEEN PARTS 3 AND 4 ON 4R17373 AND PART 2  
ON PLAN 4R20112, AS CLOSED BY N599928;  
OTTAWA

PART OF LOT 31, CONCESSION 10, GOULBOURN,  
PART 1 ON PLAN 4R19334  
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.  
Field Work Completed December 14, 2020

- DRAWING NOTES**
- PROPERTY LINE
  - BUILDING SETBACKS
  - REQUIRED AMENITY AREA
  - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
  - PROPOSED HYDRO TRANSFORMER / SWITCHGEAR
  - ASPHALT DRIVING SURFACE
  - IN-GROUND WASTE BINS: 6.5m<sup>3</sup> PER
  - ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE
  - BICYCLE PARKING SPACES (6) WITH RACK
  - PROPOSED HYDRANT
  - EXISTING FIRE HYDRANT
  - TEMPORARY SNOW STORAGE
  - EXISTING BELL UTILITY KIOSK
  - LOW RETAINING WALL
  - TWSI AT ALL CROSSINGS
  - 1.2m x 1.2m EASEMENT WITH CONCRETE BUS PAD
  - 1.5m / 1.8m WIDE CONCRETE WALK, SEE PLAN
  - 1.8m WIDE RAISED CONCRETE CROSS WALK WITH TWSI & TRANSITIONS
  - DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
  - ACCESSIBLE PARKING SPACE WITH ACCESS AISLE
  - SUNSHADE IN AMENITY AREA: SEE LANDSCAPE
  - 3.2m x 4.2m ELECTRICAL SHED
  - PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
  - ELECTRICAL VEHICLE SPACE: ROUGH-IN ONLY
  - CANADA POST MAIL BOXES

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS PATIOS
  - SOFT LANDSCAPING
  - CONCRETE WALK / PATH
  - ASPHALT WALK / PATH
  - BIKE RACK / BIKE PARKING SPOT
  - TWO WAY VEHICLE CIRCULATION
  - MAIN ENTRANCE
  - PROPERTY LINE
  - ZONING SETBACKS
  - STANDARD PARKING SPACE
  - VISITOR PARKING SPACE
  - ELECTRICAL VEHICLE READ PARKING SPACE (NO CHARGER)
  - ACCESSIBLE PARKING SPACE

**PROJECT INFORMATION**

CURRENT ZONING	GM(2411)
USE	PLANNED UNIT DEVELOPMENT
SITE AREA	36,789 sq. m. (395,995) sq. ft.
BUILDING HEIGHT	18.0 m
AMENITY AREA PER DWELLING UNIT	6.0 sq. m
FRONT YARD SETBACK	3.0 M
CORNER YARD SETBACK	3.0 M
REAR YARD SETBACK	M
INTERIOR SIDE YARD SETBACK	7.5 M

**PROJECT STATISTICS**

BUILDING HEIGHT	9.8 M
REQUIRED AMENITY SPACE	6.0 m <sup>2</sup> PER UNIT= 1,152.0 m <sup>2</sup> 50% COMMUNAL AMENITY AREA = 576.0 m <sup>2</sup>
PROVIDED AMENITY SPACE	PRIVATE BALCONY / PATIOS = 2,611.2 m <sup>2</sup> COMMUNAL EXTERIOR AREA= 2,000.0 m <sup>2</sup>
TOTAL	4,611.2 sq. m.
SITE COVERAGE	BUILDING FOOTPRINT = 15.3% 6,800.0 sq. m. DRIVING SURFACE = 25.3% 9,408.0 sq. m. LANDSCAPE AREA = 59.4% 21,581.0 sq. m.
TOTAL	100.0% 36,789.0 sq. m.

**GROSS BUILDING - AREAS**  
(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,256.0 m <sup>2</sup> 13,520 ft <sup>2</sup>
PROPOSED BUILDING 'B'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'C'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'D'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'E'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'F'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'G'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'H'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'J'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'K'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'L'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'M'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'N'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'P'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'Q'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
PROPOSED BUILDING 'R'	1,254.0 m <sup>2</sup> 13,500 ft <sup>2</sup>
TOTAL PROPOSED AREA	20,096.0 m <sup>2</sup> 216,320 ft <sup>2</sup>

**UNIT STATISTICS**  
2 BEDROOM UNIT 192

**CAR PARKING**

REQUIRED by ZONING BY-LAW		
RESIDENCE	- 1.2 PER UNIT (192 UNITS)	230
VISITOR	- 0.2 PER DWELLING UNIT	38
TOTAL		268

**PROVIDED**  
RESIDENCE - 1.32 PER UNIT (192 UNITS) 253  
VISITOR - 0.2 PER DWELLING UNIT 38  
TOTAL 291

**BICYCLE PARKING**

REQUIRED	- 0.5 PER UNIT (192 UNITS)	96
PROVIDED		96

**WASTE COLLECTION**

GUIDELINES		
GARBAGE	- 0.231 YARDS <sup>3</sup> / UNIT	45 YARDS <sup>3</sup>
RECYCLING (GMP)	- 0.018 YARDS <sup>3</sup> / UNIT	4 YARDS <sup>3</sup>
RECYCLING (FIBRE)	- 0.062 YARDS <sup>3</sup> / UNIT	12 YARDS <sup>3</sup>
ORGANICS	- 240L CONTAINER / 50 UNITS	4x 240L

**REQUIRED PROVIDED**

GARBAGE	7 EARTHBINS	7 EARTHBINS
RECYCLING (GMP)	1 EARTHBINS	2 EARTHBINS
RECYCLING (FIBRE)	2 EARTHBINS	2 EARTHBINS
ORGANICS	4x 240L BINS	4x 240L BINS
LARGE ITEM GARBAGE	N/A	8 m <sup>3</sup>
	*EARTHBINS= (6.5 YARDS <sup>3</sup> )	

**SNOW STORAGE**  
TEMPORARILY STORED AND TRUCKED OFF SITE

**CLARIDGE HOMES**

ARCHITECT:  
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PROJECT TITLE:  
**IRON VALLEY 2 Terrace Homes**  
5331 FERNBANK ROAD  
OTTAWA ONTARIO

SHEET TITLE:  
**SITE PLAN (OVERALL)**

DRAWN: R.V. CHECKED: R.V.  
SCALE: 1:600 SHEET No. SP-1  
PROJECT No. 2101