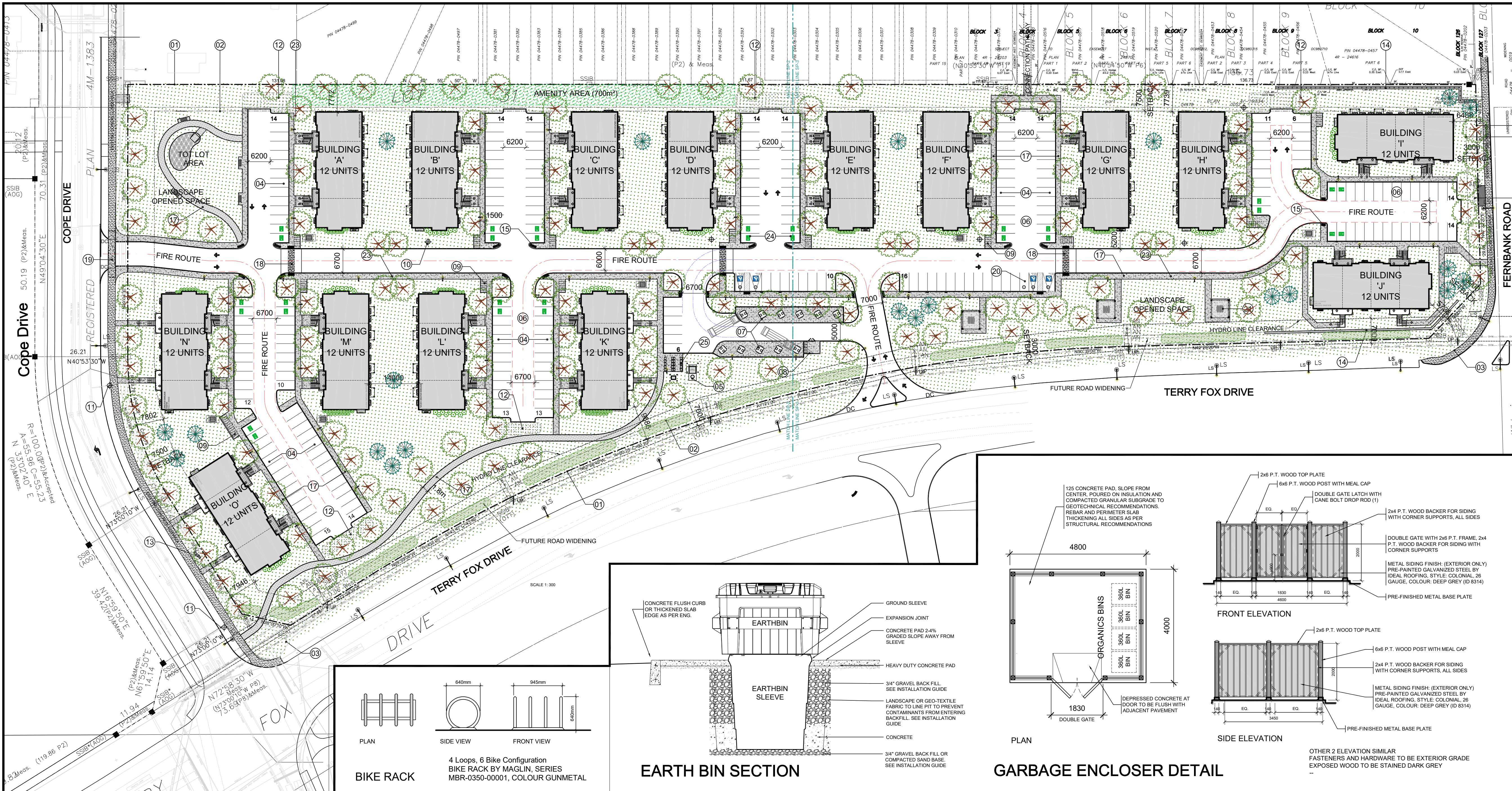




IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.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

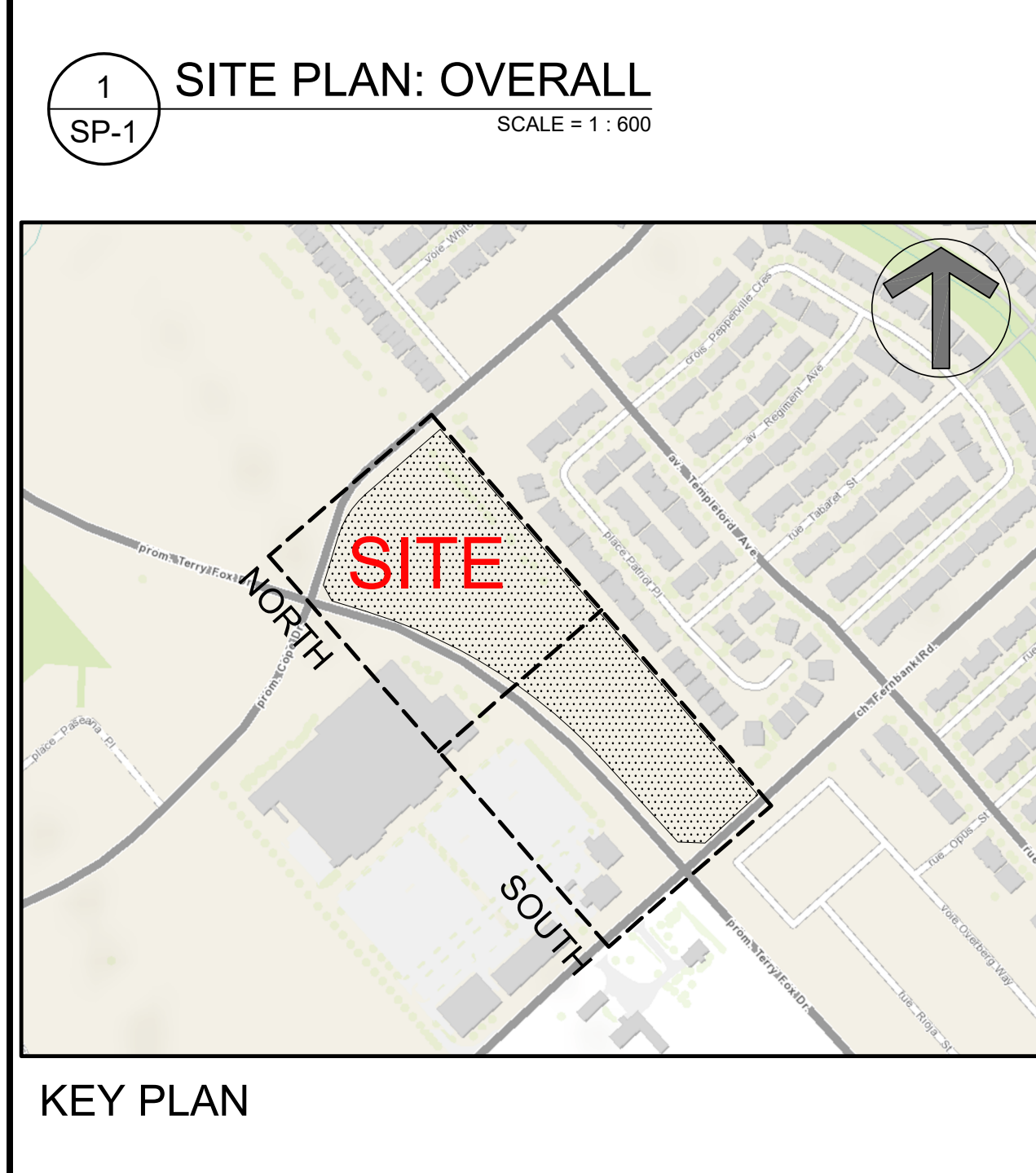
NOTATION SYMBOLS:	
	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
	DETAIL NUMBER
	TITLE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

No.	DESCRIPTION	DATE
17	REVISED AS PER ROUND 2 SPC COMMENTS	2026 06 25
16	REVISED AS PER CONSULTANT COORDINATION	2026 06 22
15	REVISED AS PER ELECTRICAL COORDINATION	2026 06 11
14	REVISED AS PER OWNER / CITY MEETING	2026 05 06
13	REVISED AS PER ROUND 1 SPC COMMENTS	2026 03 16
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:

SEAL DATE: STAMP DATE

NORTH ARROW:



SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
E-Mail: TravisH@aovltd.com

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 OTTAWA
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 N599528;
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
 - OVERLAPPING 5x15m SITE TRIANGLE
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER / MINISUB
 - ASPHALT DRIVING SURFACE
 - IN-GROUND WASTE BINS: 6.5m³ PER
 - ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE
 - BICYCLE PARKING SPACES (6) WITH RACK
 - PROPOSED HYDRANT
 - EXISTING FIRE HYDRANT
 - SEASONAL SNOW STORAGE
 - EXISTING BELL UTILITY KIOSK
 - LOW RETAINING WALL
 - DEPRESSED CURB & TWSI AT ALL CROSSINGS
 - 1.2m x 8.2m EASEMENT WITH CONCRETE BUS PAD
 - 1.5m / 1.8m WIDE ASPHALT / CONCRETE WALK, SEE PLAN
 - 1.8m WIDE RAISED CONCRETE CROSS WALK WITH TWSI & TRANSITIONS
 - DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
 - SUNSHADE: SEE LANDSCAPE
 -
 - PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
 - ELECTRICAL VEHICLE SPACE: 2 PER BUILDING
 - CANADA POST MAIL BOXES

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS PATIOS
 - SOFT LANDSCAPING
 - COMMUNAL AMENITY SPACE
 - SNOW STORAGE
 - CONCRETE WALK / PATH
 - ASPHALT WALKING 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 ² PER UNIT= 1,080.0 m ² 50% COMMUNAL AMENITY AREA = 540.0 m ²
PROVIDED AMENITY SPACE	PRIVATE BALCONY / PATIOS = 512.0 m ² COMMUNAL EXTERIOR AREA= 700.0 m ² TOTAL = 1,212.0 m ²
SITE COVERAGE	BUILDING FOOTPRINT = 17.07% 6,280.5 m ² DRIVING SURFACE = 27.3% 10,061.0 m ² LANDSCAPE AREA = 54.5% 20,028.0 m ² TOTAL = 100.0% 36,789.0 m ²

GROSS BUILDING - AREAS	
(CITY OF OTTAWA'S DEFINITION)	
PROPOSED BUILDING 'A'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'B'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'C'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'D'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'E'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'F'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'G'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'H'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'I'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'J'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'K'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'L'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'M'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'N'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'O'	1,254.0 m ² 13,500 ft ²
TOTAL PROPOSED AREA	18,842.0 m ² 202,820 ft ²
UNIT STATISTICS	
2 BEDROOM UNIT	180

CAR PARKING	
REQUIRED by ZONING BY-LAW	
RESIDENCE	- 1.2 PER UNIT (180 UNITS) 216
VISITOR	- 0.2 PER DWELLING UNIT 36
TOTAL	252
PROVIDED	
RESIDENCE	- 1.2 PER UNIT 216
VISITOR	- 0.2 PER DWELLING UNIT 36
TOTAL	252
BICYCLE PARKING	
REQUIRED	- 0.5 PER UNIT (180 UNITS) 90
PROVIDED	90
WASTE COLLECTION	
GUIDELINES	
GARBAGE	- 0.231 YARDS ² / UNIT 40 YARDS ²
RECYCLING (GMP)	- 0.018 YARDS ² / UNIT 4 YARDS ²
RECYCLING (FIBRE)	- 0.062 YARDS ² / UNIT 11 YARDS ²
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 ²
*EARTHbins= (6.5 YARDS ²)	
SNOW STORAGE	
TEMPORARILY STORED AND TRUCKED OFF SITE	

ARCHITECT:

56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

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