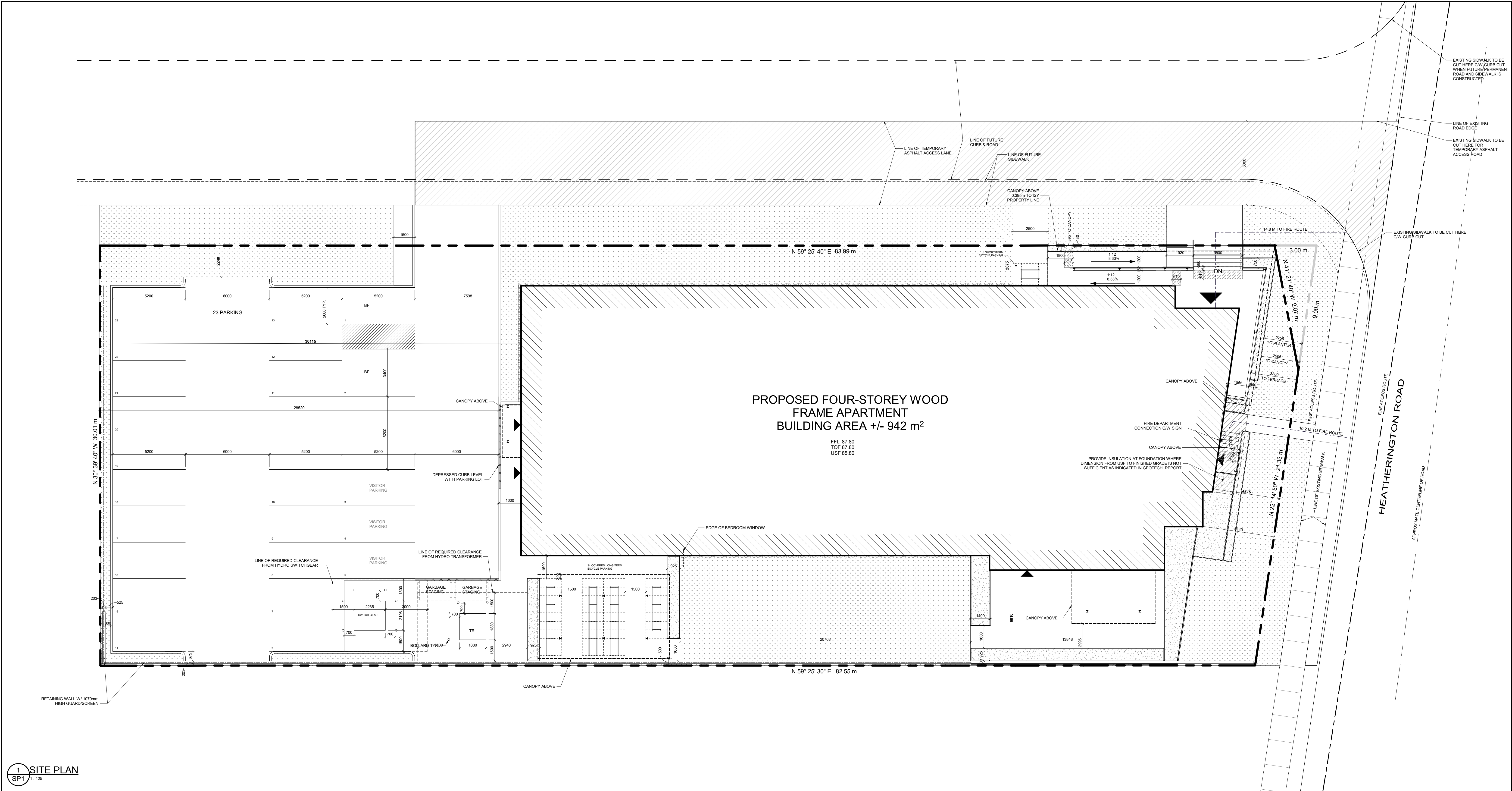




1 SITE PLAN
SP1 1:125

LEGEND

- EXISTING SIDEWALK
- PROPOSED TEMPORARY ASPHALT ACCESS LANE
- EXISTING TURF TO BE RETAINED
- PROPOSED PLANTING BED - REFER TO LANDSCAPE DRAWINGS
- PROPOSED STONES - REFER TO LANDSCAPE DRAWINGS
- TACTILE WALKING SURFACE INDICATOR
- INSULATED FOUNDATION AS INDICATED IN GEOTECH. REPORT
- PROPERTY LINE
- POINT OF ENTRY
- TR
- TRANSFORMER

DEVELOPMENT INFORMATION

ZONING: R4 - RESIDENTIAL FOURTH DENSITY TOTAL # OF UNITS: 45

BYLAW	REQUIREMENT (NAC 2982)	PROVIDED
MIN. LOT WIDTH	10.0 M	30.0 M
MIN. LOT AREA	N/A	2500.81 SQ.M
MAX. LOT COVERAGE	37%	37%
MAX. BUILDING HEIGHT	14.5 M	14.5 M
MIN. FRONT YARD SETBACK	4.5 M	4.8 M
MIN. REAR YARD SETBACK	7.5 M	29.9 M
MIN. INTERIOR SIDE YARD SETBACK (NORTH)	1.2 M (TOTAL 2.4M)	2.87 M
MIN. INTERIOR SIDE YARD SETBACK (SOUTH)	1.2 M (TOTAL 2.4M)	6.81 M
MIN. EXTERIOR SIDE YARD SETBACK (FUTURE)	2.45 M	2.87 M
TOTAL PARKING	N/A	23
INDOOR PARKING	N/A	0
OUTDOOR PARKING	N/A	23
VISITOR PARKING	0.11 / (UNITS-12) = 3.3	3
BARRIER-FREE PARKING	N/A	2
DRIVEWAY WIDTH	MIN. 3.0 M, MAX. 6.7 M	6.0 M
BICYCLE PARKING	34 LIT, 4 ST	34 LIT, 4ST
TOTAL AMENITY AREA	270.9 SQ.M	30.78 + 44.62 + 250.16 = 325.56 SQ.M
COMMUNAL AMENITY AREA (50% OF TOTAL AMENITY AREA)	135.9 SQ.M	325.56 SQ.M

GROSS BUILDING AREA BY LEVEL

FLOOR LEVEL	AREA	PERCENTAGE
T/O MAIN FLOOR SLAB	941.2 m²	25%
T/O SECOND FLOOR	942.9 m²	25%
T/O THIRD FLOOR	943.0 m²	25%
T/O FOURTH FLOOR	924.2 m²	25%
TOTAL	3751.3 m²	

GROSS AREA MEASURED TO OUTSIDE OF CLADDING

SITE & LANDSCAPE TO OPEN SPACE

NAME	AREA	%
BUILDING	971.3 m²	38%
LANDSCAPE	782.2 m²	31%
PARKING	788.2 m²	31%
TOTAL	2541.6 m²	

*TOTAL INCLUDES TRIANGULAR CONVEYANCE

UNIT BREAKDOWN

NO. STUDIO UNITS = 17
NO. 1-BED UNITS = 14
NO. 2-BED UNITS = 14
TOTAL NO. UNITS = 45

UNIT SIZE AND TYPE

STUDIO TYPE A (ST-A) = 46.07 SQ.M (18)
STUDIO TYPE B (ST-B) = 45.73 SQ.M (1)
1-BED TYPE A (1BD-A) = 66.95 SQ.M (11)
1-BED TYPE B (1BD-B) = 63.49 SQ.M (3)
1-BED TYPE C (1BD-C) = 69.27 SQ.M (1)
2-BED TYPE A (2BD-A) = 86.09 SQ.M (7)
2-BED TYPE C (2BD-C) = 98.11 SQ.M (3)
2-BED TYPE F (2BD-F) = 100.35 SQ.M (2)
2-BED TYPE G (2BD-G) = 66.45 SQ.M (1)

*AREA TAKEN TO CENTER OF PARTY WALLS AND OUTSIDE OF ALL OTHER WALLS

3 SITE AREAS KEY PLAN
SP1 1:500

GENERAL NOTES

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NOTES

*PROPERTY BOUNDARY INFORMATION WAS DERIVED FROM: DRAFT PLAN OF SURVEY OF PART OF LOT A, CONVEYANCE 4 (RIDEAU FRONT), (GEOGRAPHIC TOWNSHIP OF GLOUCESTER), CITY OF OTTAWA, BY STATEC GEOMATICS LTD.

*CONCRETE SIDEWALKS TO BE CONSTRUCTED TO CITY OF OTTAWA STANDARD DETAIL SC4

PROJECT NAME
OCH
HEATHERINGTON
MURB - LOT 13
OTTAWA, ON

DRAWING TITLE
SITE PLAN

SCALE
AS NOTED
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DATE
26/08/21
PROJECT NO.
018-24

DRAWING NO.
SP1

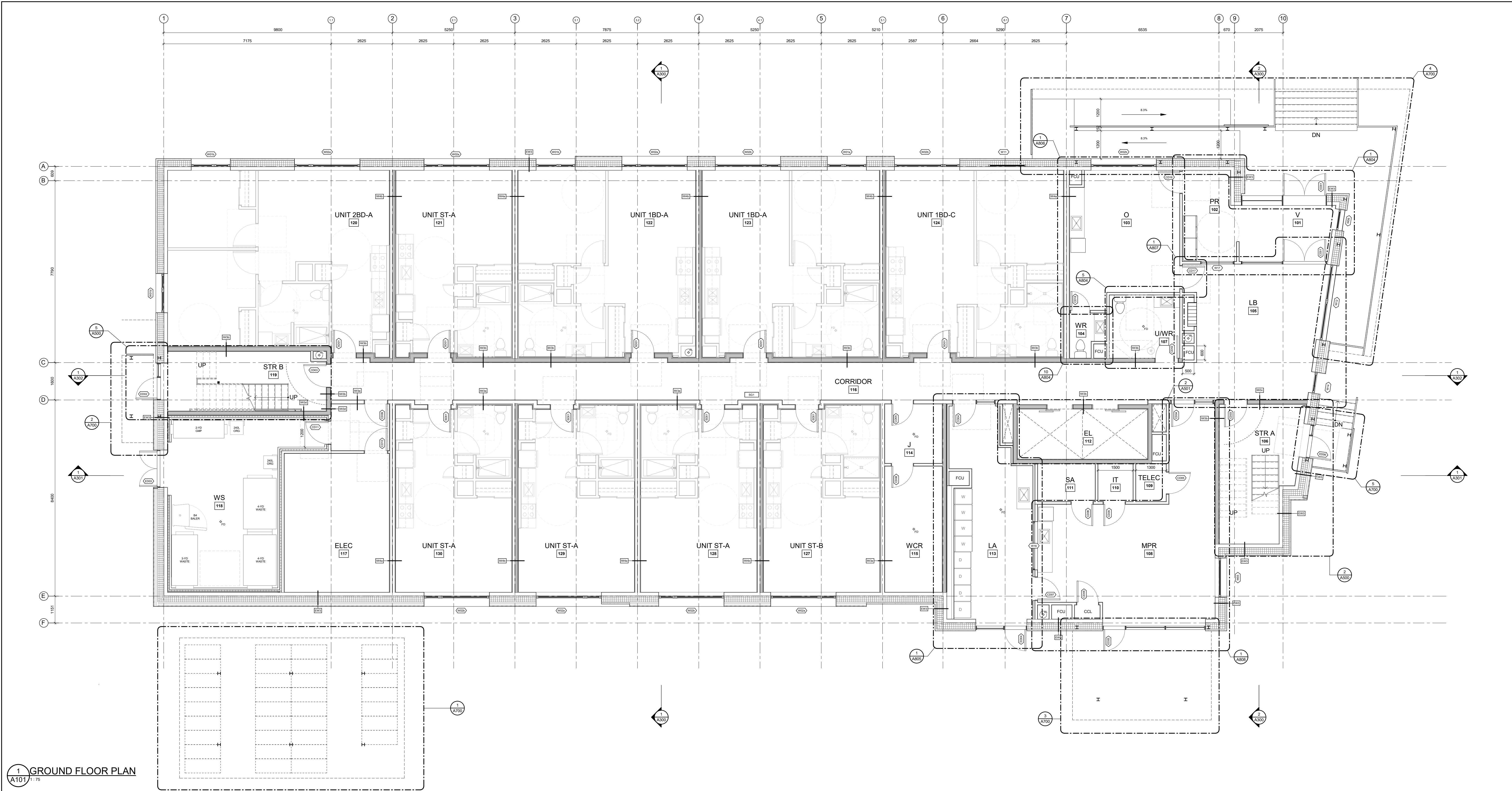
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LOCATION MAP - NTS

PLAN NO.:19455



1 GROUND FLOOR PLAN
A101/1-75

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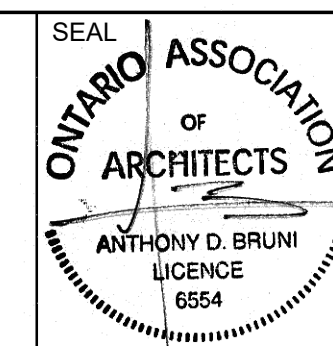


PROJECT NAME
**OCH
HEATHERINGTON
MURB - LOT 13**
OTTAWA, ON

DRAWING
TITLE
**GROUND
FLOOR PLAN**

SCALE
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018-24

DRAWING NO.
A101

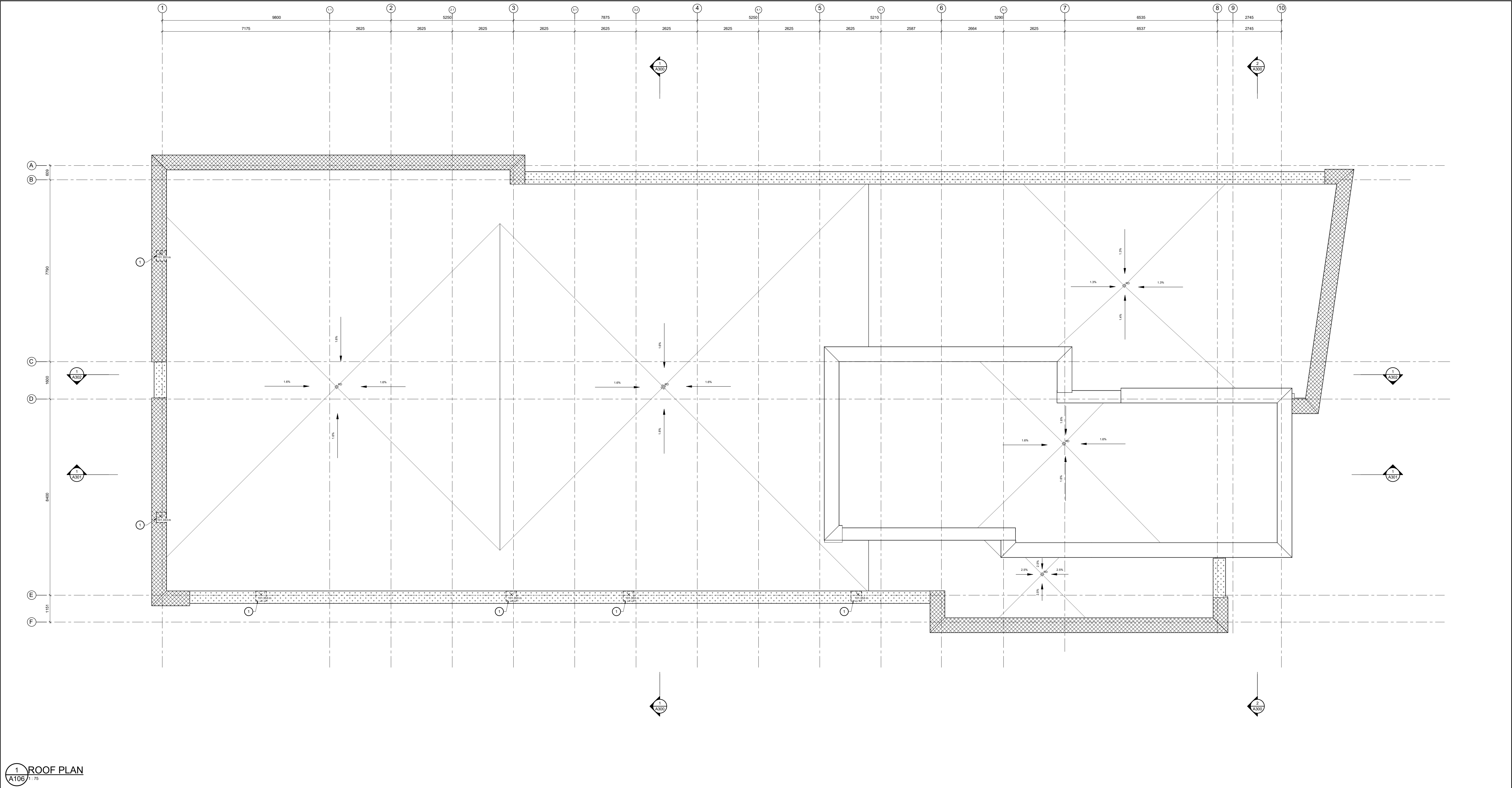


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PLAN NO.:19455

ABBREVIATIONS	
CCL	COATS CLOSET
EL	ELEVATOR
ELEC	ELECTRICAL
EL CL	ELEVATOR CLOSET
FCU	FAN COIL UNIT
FDC	FIRE DEPARTMENT CONNECTION
J	JANITOR
LA	LAUNDRY ROOM
MECH	MECHANICAL
LB	LOBBY
MP	MECHANICAL PENTHOUSE
MPR	MULTI PURPOSE ROOM
PR	PARCEL ROOM
RL	RAIN WATER LEADER
SA	STORAGE AREA
STR	STAIRS
ST	STUDIO
WCR	WATER CONNECTION ROOM
WR	WASHROOM
WS	WASTE STORAGE
UWR	UNIVERSAL WASHROOM
UT	UTILITY ROOM
V	VESTIBULE



ROOF PLAN DRAWING NOTES:

1. ROOF OVERFLOW SCUPPER

PARAPET HEIGHTS

450mm MAX FROM ROOF SURFACE

750mm MAX FROM ROOF SURFACE

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ROOF PLAN

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1 NORTH ELEVATION
A200 1:75

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MATERIALS LEGEND

MS - 38mm PRE-FINISHED HORIZONTAL METAL SIDING CLADDING MORIN PULSE P-1 C/W MOUNTING CLIPS (COLOUR: REGAL WHITE)
MC - M400mm x 175mm FORMA BRICK TILE (COLOUR: CLAY)
CB - CONCRETE FACED INSULATED WALL PANELS OF TECH-CRETE OR EQ.
CS - CORRUGATED PERFORATED METAL SCREEN / GUARD MORIN C-37 C/W 51% OPEN AREA (COLOUR: REDWOOD)
MF - PRE-FINISHED METAL FLASHING. (COLOUR: TO BE CONFIRMED)
MP - METAL CORTEN PLANTER.

C - CANOPY
RS - THROUGH WALL ROOF SCUPPER C/W FLASHING
OS - THROUGH WALL OVERFLOW SCUPPER C/W FLASHING

PROJECT NAME
OCH HEATHERINGTON MURB - LOT 13
OTTAWA, ON

DRAWING TITLE
BUILDING ELEVATION

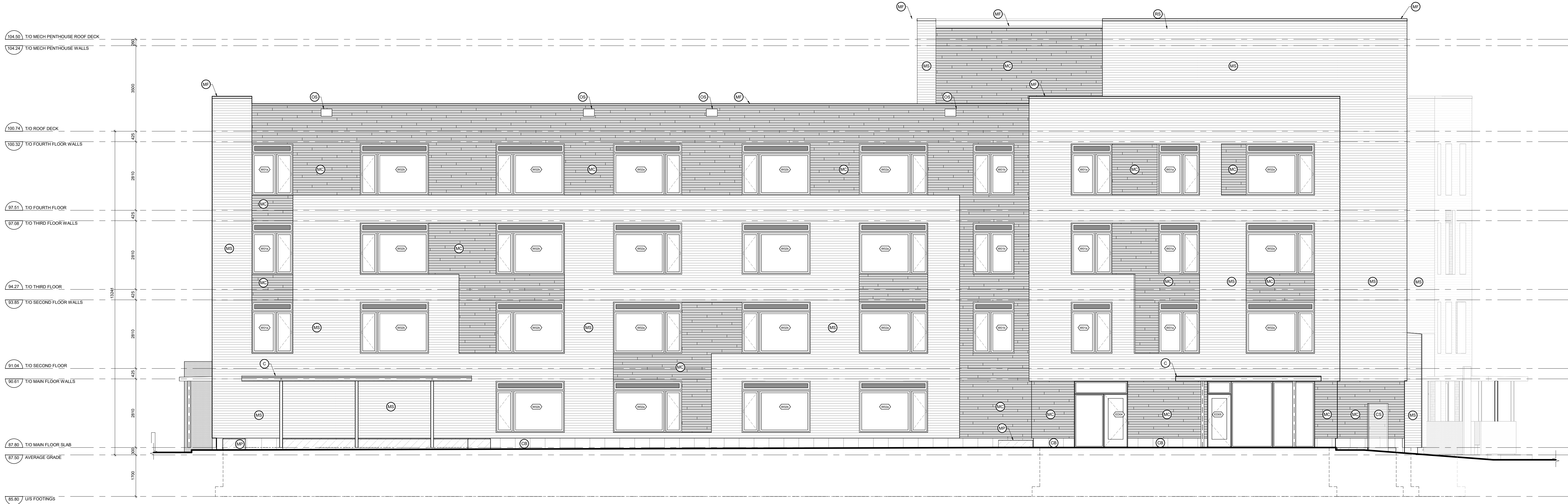
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1 SOUTH ELEVATION
A201 1:75

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PROJECT NAME
OCH HEATHERINGTON MURB - LOT 13
OTTAWA, ON

DRAWING TITLE
BUILDING ELEVATION

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1 EAST ELEVATION
A202 1:75

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PROJECT NAME
OCH HEATHERINGTON MURB - LOT 13
OTTAWA, ON

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PLAN NO.:19455

DDT-12-25-0034



1 WEST ELEVATION
A203 1:75

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PROJECT NAME
OCH HEATHERINGTON MURB - LOT 13
OTTAWA, ON

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A203

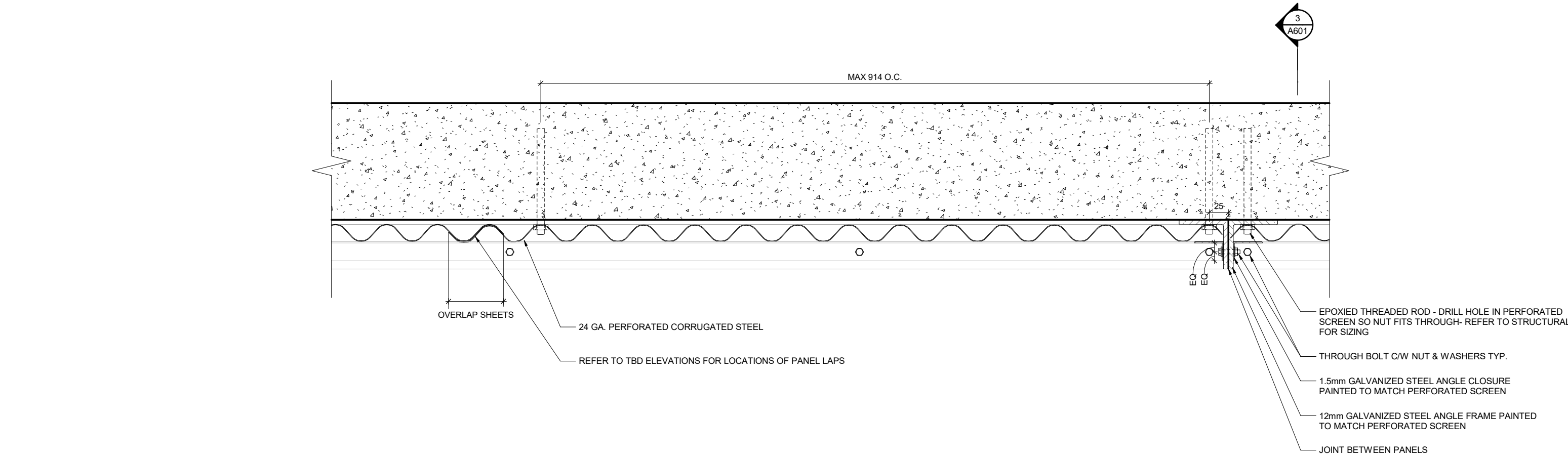
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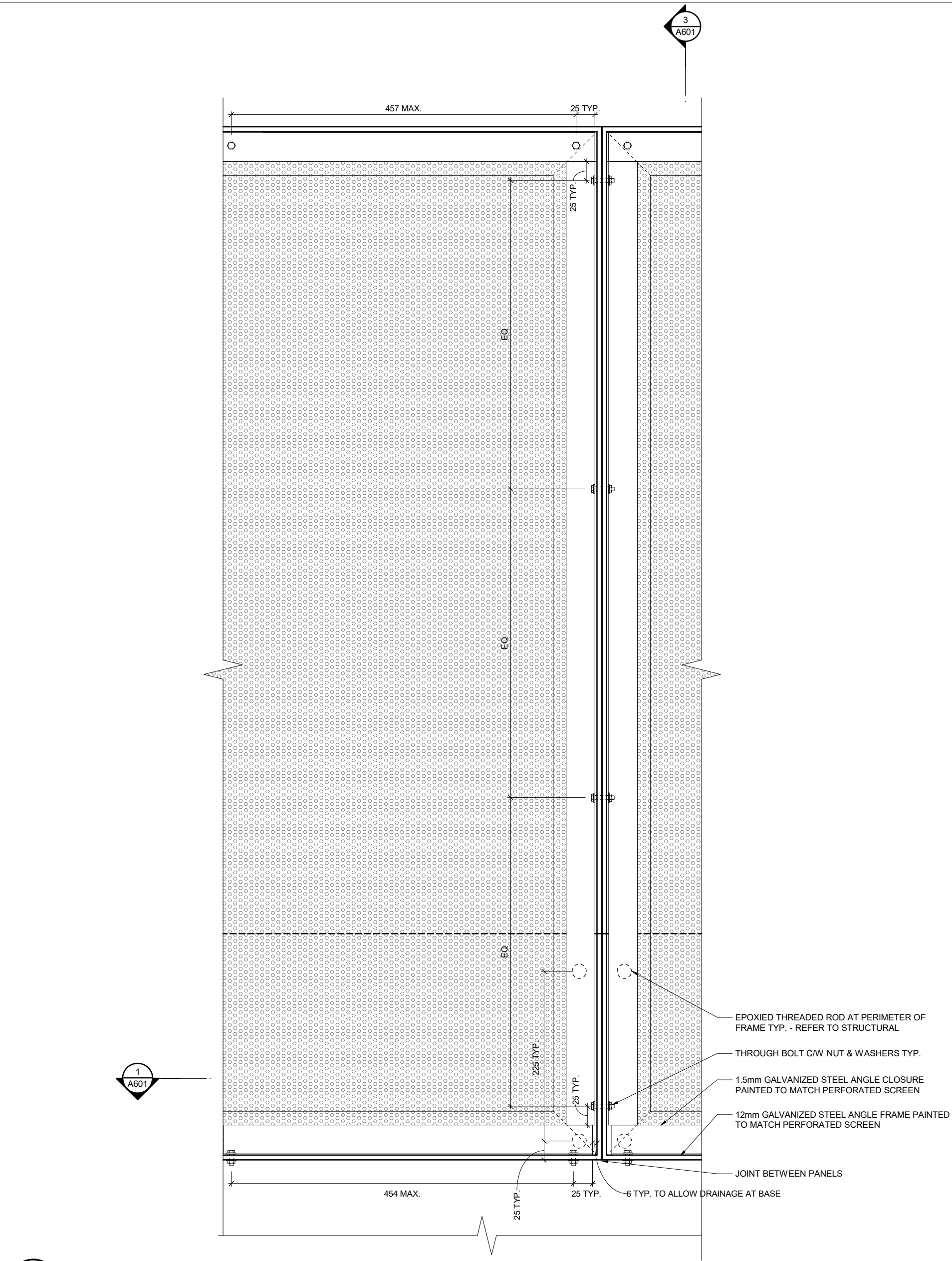
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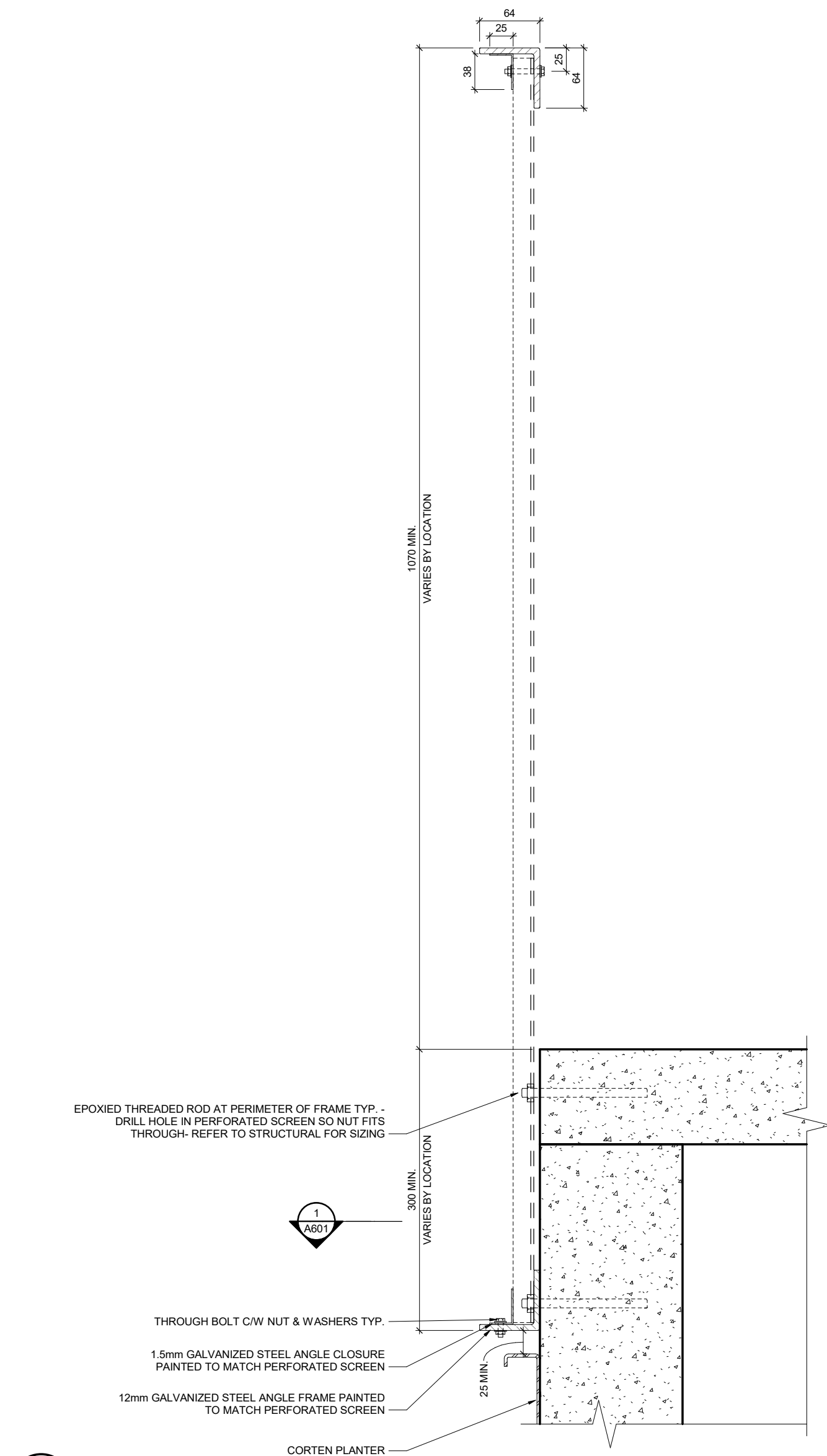
DOT-12-25-0034



1 PERFORATED SCREEN @ PORCH DETAIL PLAN
A601 1:5



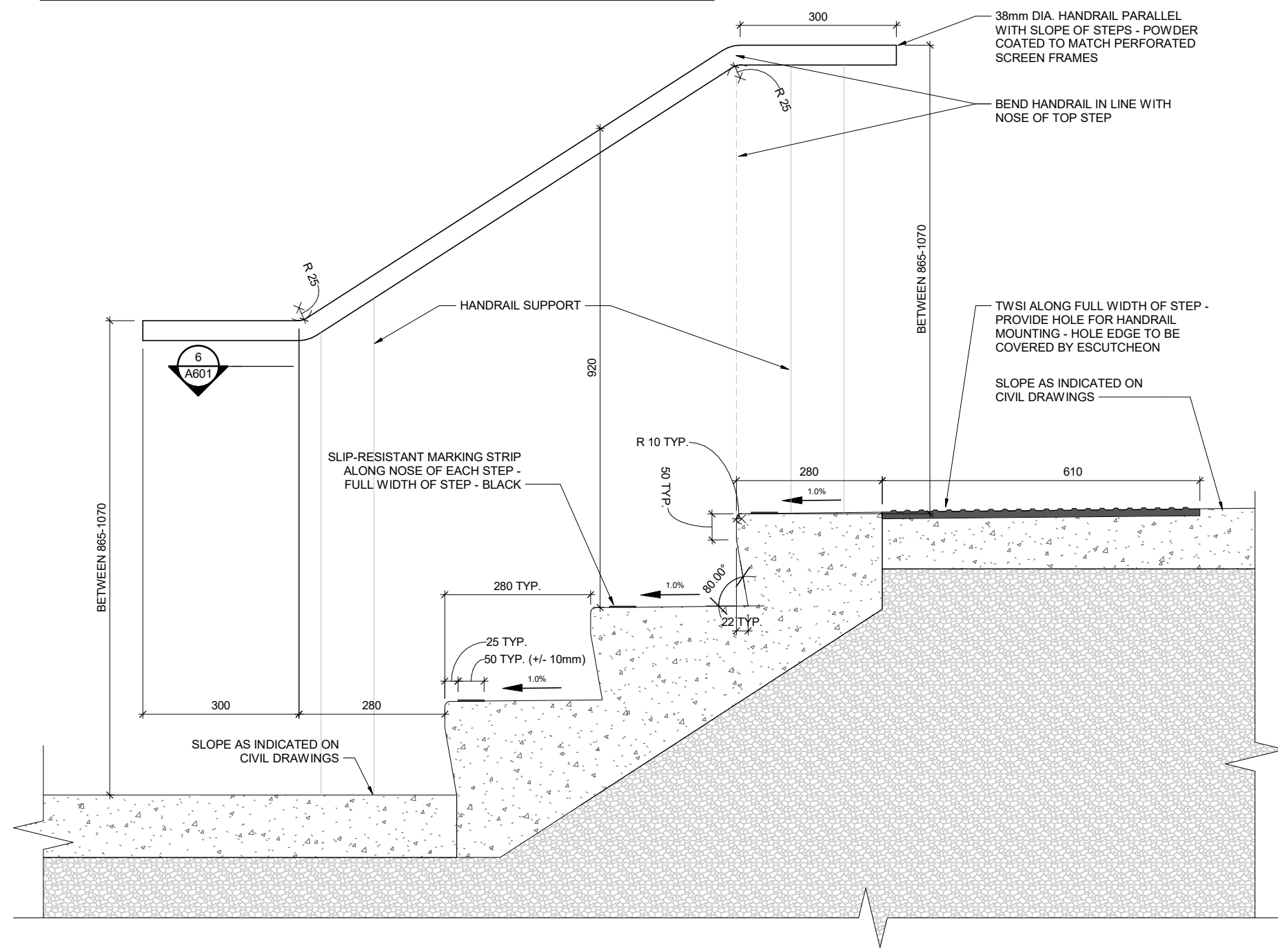
2 PERFORATED SCREEN @ PORCH DETAIL ELEVATION
A601 1:5



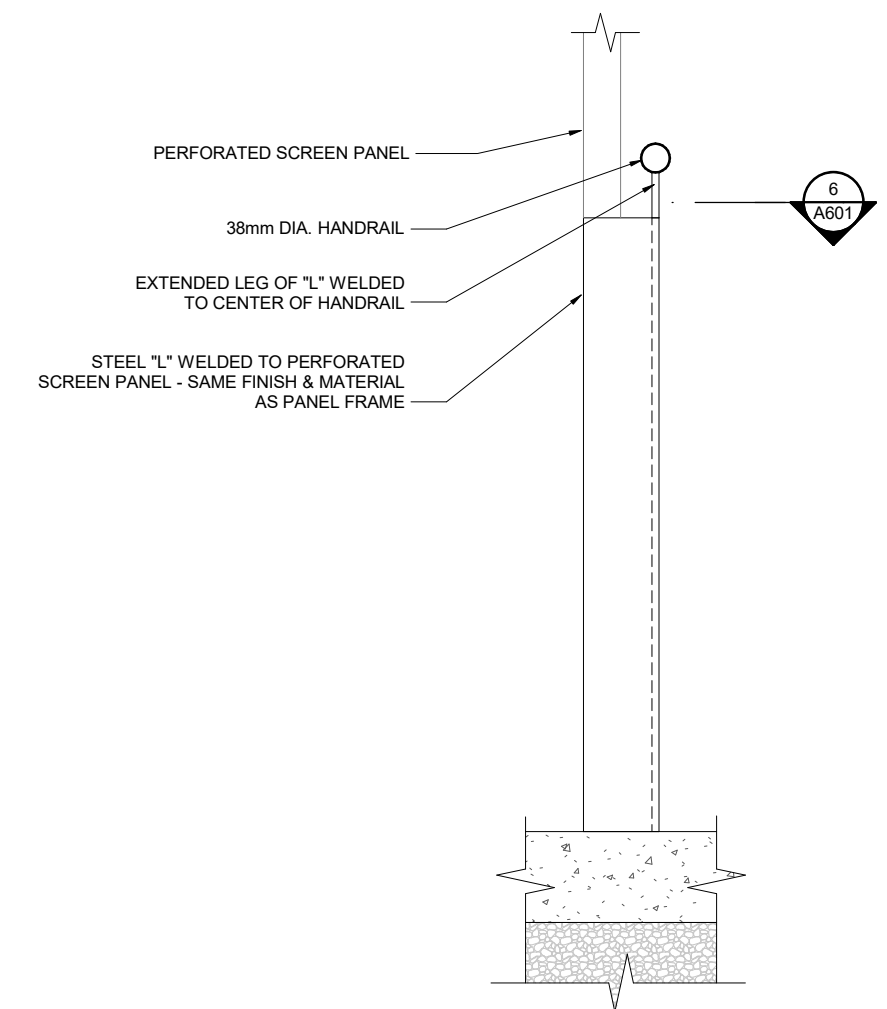
3 PERFORATED SCREEN @ PORCH DETAIL SECTION
A601 1:5

NUMBER OF STEPS VARIES - REFER TO SITE PLAN

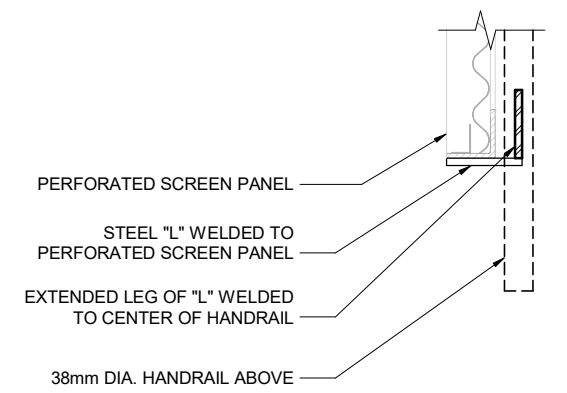
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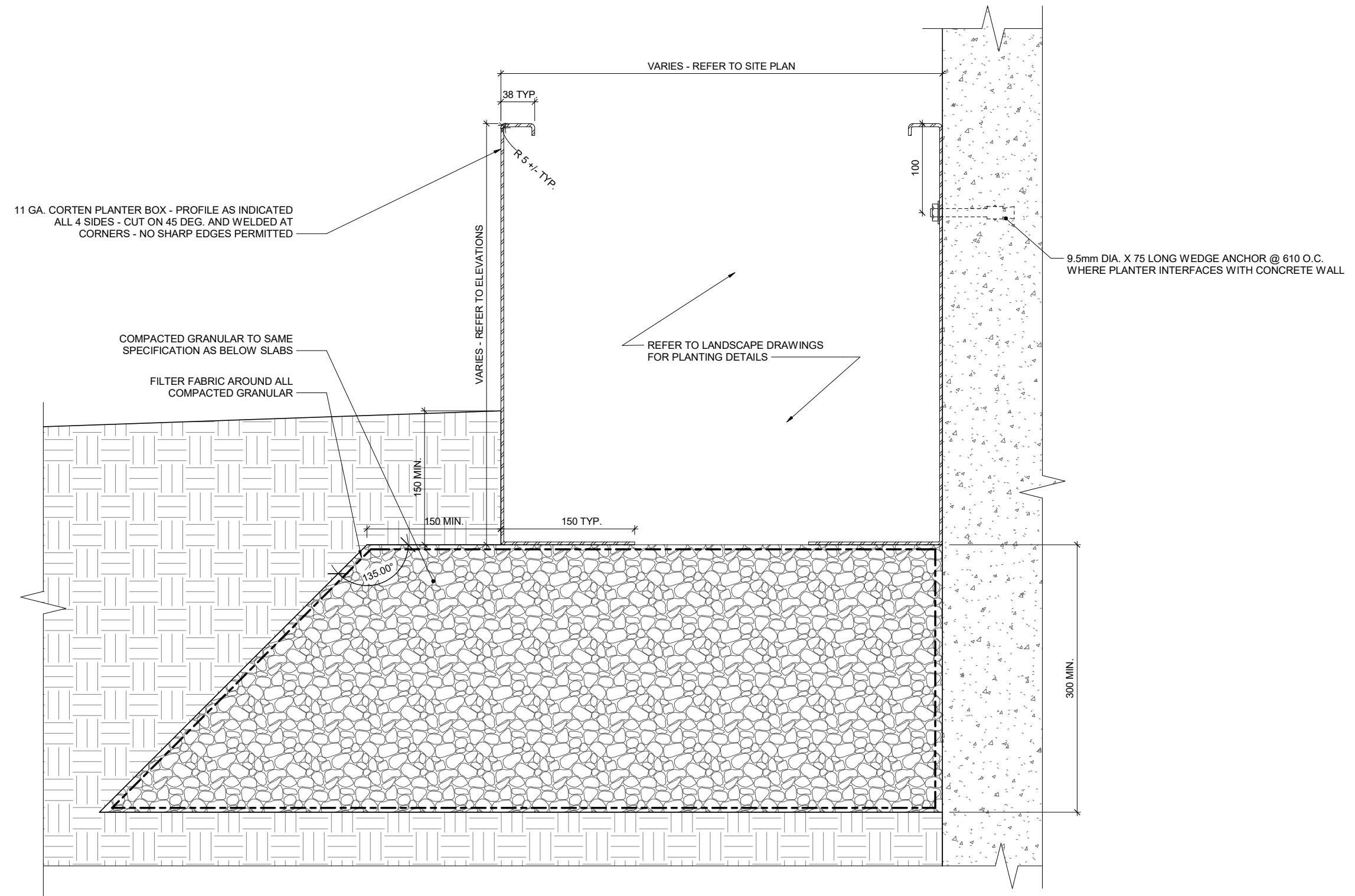
4 EXTERIOR STAIRS TYP.
A601 1:10



5 HANDRAIL SUPPORT ELEVATION TYP.
A601 1:10



6 HANDRAIL SUPPORT DETAIL PLAN TYP.
A601 1:10



7 CORTEN PLANTER SECTION TYP.
A601 1:5

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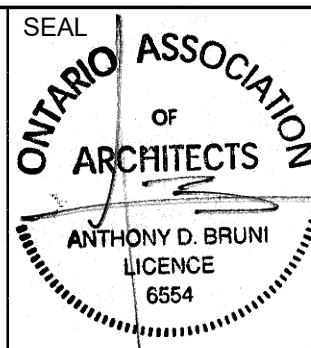


PROJECT NAME
OCH HEATHERINGTON MURB - LOT 13
OTTAWA, ON

DRAWING TITLE
TYP. SITE DETAILS

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