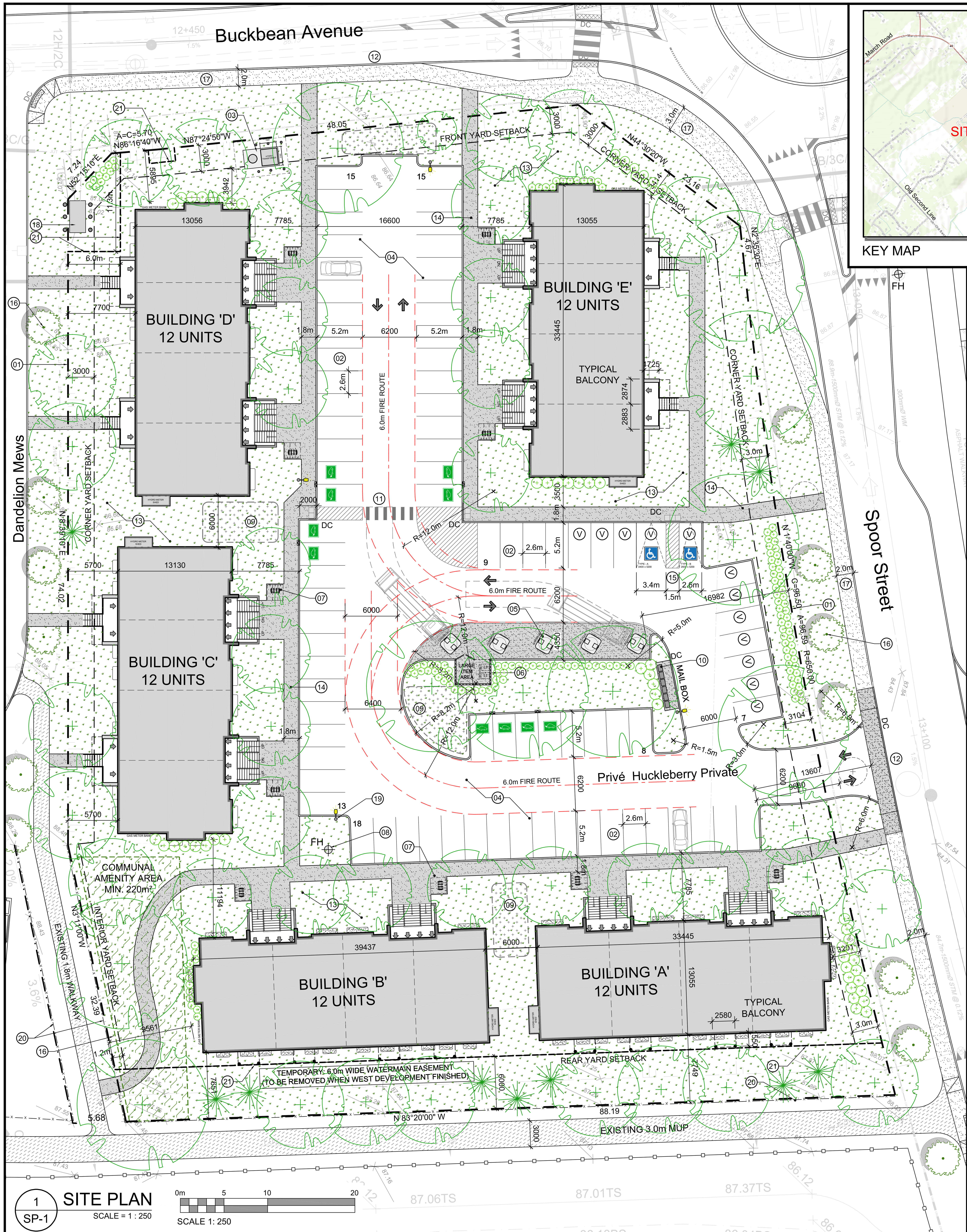
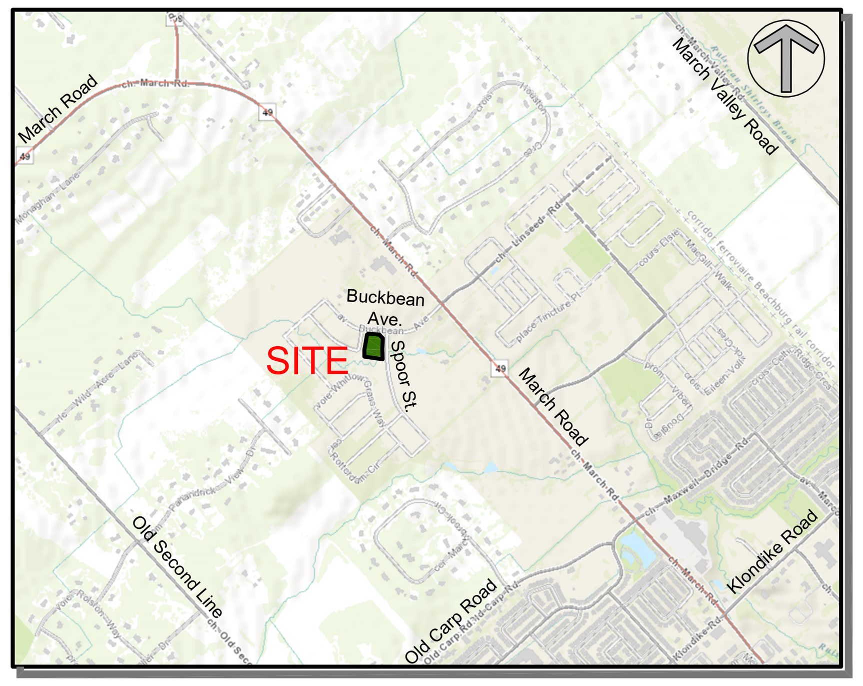


1 SP-1 SITE PLAN

SCALE = 1 : 250

SCALE 1: 250



KEY MAP

PROJECT INFORMATION

Zoning By-law 2008-250 / 2026-50	R4Z / N4B	SITE AREA	0.9 ha.	9,219.4 m² 99,237 ft²

ZONING	REQUIRED	PROVIDED
ZONE: PLANNED UNIT DEVELOPMENT: STACKED STYLE TOWNHOUSE	R4Z / N4B	R4Z / N4B
BUILDING HEIGHT	14.5m	9.3m
MINIMUM LOT WIDTH	7.5m	53.8m
MINIMUM LOT AREA	1,400m²	9,219.4m²
FRONT YARD SETBACK: BUCKBEAN AVENUE	3.0m	5.8m
CORNER YARD SETBACK: SPOOR STREET & DANDELION MEWS	3.0m	6.8m & 5.7m
INTERIOR YARD SETBACK: PATHWAY	1.2m	9.6m
REAR YARD SETBACK	6.0m	7.7m
BUILDING SETBACK TO A PRIVATE WAY	1.8m	4.8m
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	6.0m
AMENITY AREA - TOTAL 6.0m² PER UNIT	360.0m²	380.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	180.0m²	220.0m²
VEHICLE PARKING: RESIDENTIAL - 1.2 PER UNIT	72	73
VEHICLE PARKING: VISITOR - 0.2 PER UNIT	12	12
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	30	30
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.2m / 6.7m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A RESIDENTIAL ZONE	3.0m	9.6m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.0m	3.0m
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	15%	26.5%
MINIMUM LANDSCAPED AREA - IN A PLANNED UNIT DEVELOPMENT	25%	43.3%
MINIMUM AGGREGATED SOFT LANDSCAPE AREA - 3.0m SETBACK & LOT WIDTH 12m>	40%	97.5%

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.

PROJECT DEVELOPER

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Email: sdennis@patersongroup.ca

LEGAL DESCRIPTION

PRELIMINARY 4M-PLAN
BLOCK 73
Geographic Township of March
CITY OF OTTAWA
Surveyed by Annis , O'Sullivan , Vollebekk Ltd.

SURVEYOR

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

DRAWING NOTES

1. PROPERTY LINE
2. PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
3. PROPOSED HYDRO TRANSFORMER
4. ASPHALT DRIVING SURFACE
5. IN GROUND WASTE / RECYCLING BINS
6. ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSER 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
7. BICYCLE PARKING SPACES 0.6m x 1.8m (6) WITH RACK
8. PROPOSED HYDRANT
9. SEASONAL SNOW STORAGE
10. CANADA POST MAIL BOXES ON CONCRETE SURFACE
11. 1.8m WIDE PAINTED CROSSWALK WITH TWSI & DC
12. DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
13. SOFT LANDSCAPED AREA, SEE LANDSCAPING
14. 1.8m WIDE CONCRETE WALK
15. ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
16. PROPOSED SUBDIVISION TREES TO BE PLANTED BY OTHERS
17. EXISTING CITY SIDEWALK, WIDTH VARIES
18. EXISTING HYDRO TRANSFORMER WITH EASEMENT
19. LIGHT POLE: LOCATION TO BE CONFIRMED BY ELEC.
20. EXISTING CHAIN LINK FENCE TO REMAIN, ALTER AS REQUIRED FOR NEW CONNECTION PATH
21. EXISTING UTILITY EASEMENT

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS PATIOS
- SOFT LANDSCAPING
- COMMUNAL AMENITY SPACE
- SNOW STORAGE
- CONCRETE WALK / PATH
- BIKE RACK / BIKE PARKING SPOT (0.6 x 1.8m)
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- PROPERTY LINE
- ZONING SETBACKS
- STANDARD PARKING SPACE 2.6m x 5.2m
- VISITOR PARKING SPACE 2.6m x 5.2m
- ELECTRICAL VEHICLE READ PARKING SPACE WITH CHARGING POST
- ACCESSIBLE PARKING SPACE WITH 1.5 AISLE DEPRESSED CURB & TWSI

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,256.0 m² 13,520 ft²
PROPOSED BUILDING 'B'	1,256.0 m² 13,520 ft²
PROPOSED BUILDING 'C'	1,256.0 m² 13,520 ft²
PROPOSED BUILDING 'D'	1,256.0 m² 13,520 ft²
PROPOSED BUILDING 'E'	1,256.0 m² 13,520 ft²
TOTAL PROPOSED AREA	6,280.0 m² 67,600 ft²

UNIT STATISTICS

2 BEDROOM UNIT	60

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT	72
VISITOR	- 0.2 PER DWELLING UNIT	12
TOTAL		84

PROVIDED

RESIDENCE	- 1.2 PER UNIT	73
VISITOR	- 0.2 PER DWELLING UNIT	12
TOTAL		85

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT	30
PROVIDED		30

WASTE COLLECTION

GUIDELINES

GARBAGE	- 0.231 YARDS³ / UNIT	13.9 YARDS³
RECYCLING (GMP)	- 0.018 YARDS³ / UNIT	1.1 YARDS³
RECYCLING (FIBRE)	- 0.062 YARDS³ / UNIT	3.7 YARDS³
ORGANICS	- 240L CONTAINER / 50 UNITS	1.2 x 240L

	REQUIRED	PROVIDED
GARBAGE	3 EARTHBINS	3 EARTHBINS
RECYCLING (GMP)	1 EARTHBINS	1 EARTHBINS
RECYCLING (FIBRE)	1 EARTHBINS	1 EARTHBINS
ORGANICS	2 x 240L BINS	2 x 240L BINS
LARGE ITEM GARBAGE	N/A	5 m²

*EARTHBINS= (6.5 YARDS³)

AMENITY REQUIREMENT

REQUIRED AMENITY SPACE

6.0 m² PER UNIT=	360.0 m²
50% COMMUNAL AMENITY AREA =	180.0 m²

PROVIDED AMENITY SPACE

16 BALCONIES @ 4.0 m² =	64.0 m²
24 BALCONIES @ 4.8 m² =	115.2 m²
COMMUNAL EXTERIOR AREA =	220.0 m²
TOTAL =	399.2 m²

SITE COVERAGE

BUILDING FOOTPRINT =	22.7%	2,093.5 m²
DRIVING SURFACE =	27.2%	2,509.3 m²
LANDSCAPE AREA =	50.1%	4,616.6 m²
TOTAL =	100.0%	9,219.4 m²
HARD SURFACE WALK AREA =	6.7%	621.0 m²
SOFT LANDSCAPE AREA =	43.3%	3,995.6 m²

No.	DESCRIPTION	DATE
7		
6	ISSUED FOR UPDATED LANDSCAPE PLAN	2026 10 26
5	REVISED AS PER ROUND 2 CITY COMMENTS	2026 09 14
4	REVISED AS PER ROUND 1 CITY COMMENTS	2026 07 24
3	ISSUED FOR SPC APPLICATION	2026 03 27
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2026 03 16
1	ISSUED FOR PRELIMINARY REVIEW	2026 01 13

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS KEVIN M. REID LICENCE 8667

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: CLARIDGE HOMES

ARCHITECT: rla/architecture roderick lahey architect inc. 56 beech street, ottawa, ontario K1S 3J6 t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:

COPPERWOOD ESTATES

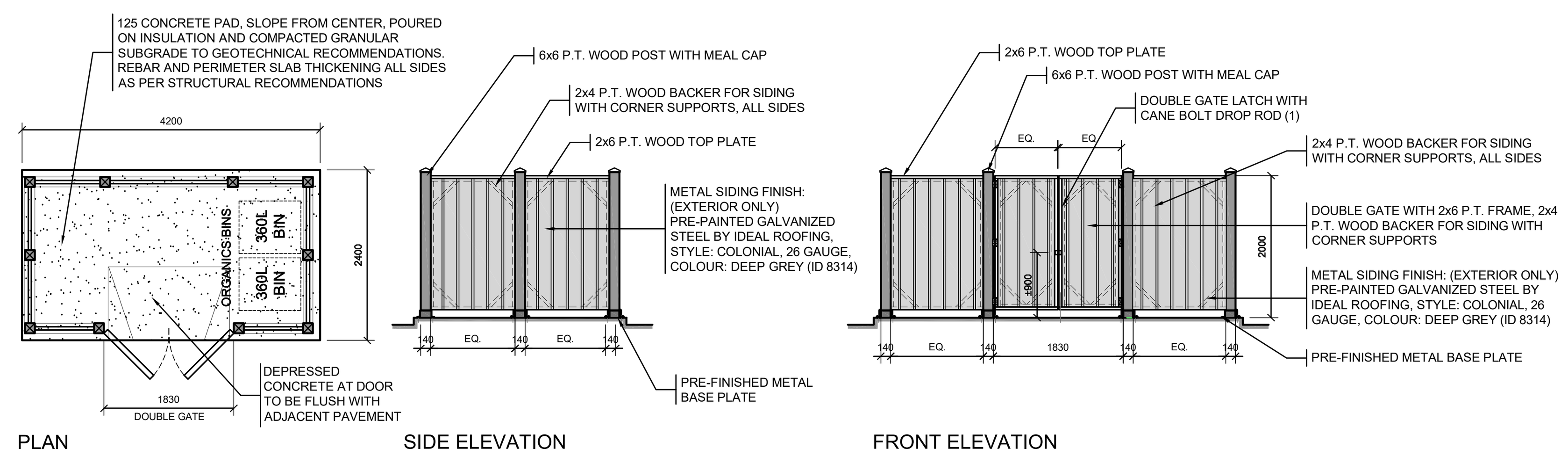
1100 SPOOR STREET
BLOCK 73: NORTH KANATA
OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN: R.V.	CHECKED: RV
SCALE: 1:250	SHEET No. SP-1
PROJECT No. 2513	

D07-12-26-0035



GARBAGE ENCLOSER DETAIL

OTHER 2 ELEVATION SIMILAR
FASTENERS AND HARDWARE TO BE EXTERIOR GRADE
EXPOSED WOOD TO BE STAINED DARK GREY