

PLAN OF SURVEY
GEOGRAPHIC TOWNSHIP
OF CITY OF OTTAWA

SITE INFORMATION DERIVED FROM SURVEY TITLED,
TOPOGRAPHIC PLAN OF SURVEY.

BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF CORONATION STREET SHOWN ON PLAN 5R-7688 AS HAVING A BEARING OF N71°06'00"W

ELEVATION NOTE
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THE ABOVE REFERENCED SURVEY.

LEGEND:

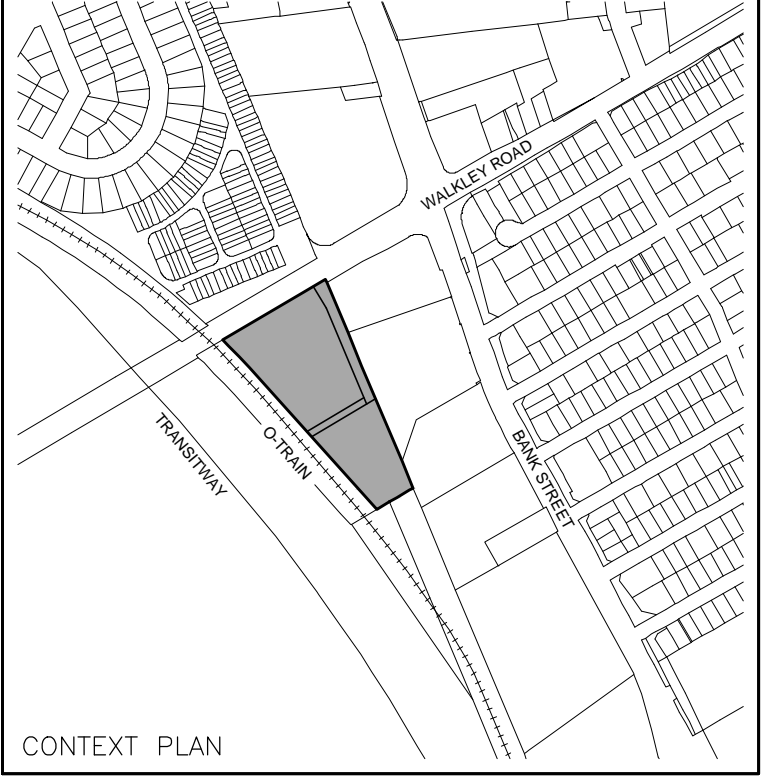
| | |
|--|------------------------------|
| | MANHOLE, REFER TO CIVIL |
| | NEW INTERLOCK/PAVERS |
| | NEW INTERLOCK/PAVERS |
| | NEW PAINTED LINES |
| | DEPRESSED CURB |
| | SIAMSESE CONNECTION |
| | FIRE HYDRANT, REFER TO CIVIL |
| | BUILDING ENTRANCE |
| | BIKE RACK |
| | EXISTING BUILDING FOOTPRINT |
| | NEW BUILDING FOOTPRINT |
| | TO BE REMOVED |
| | NEW BUILDING LINE ABOVE |
| | EXISTING CITY LIGHT STANDARD |
| | EXISTING CITY LIGHT STANDARD |

F.S.I

| PHASE | G.F.A M2 |
|--------------------------------|-------------|
| HOTEL | 6345 M2 |
| RESIDENTIAL BUILDING BLOCK "A" | 7695 M2 |
| RESIDENTIAL BUILDING BLOCK "B" | 9450 M2 |
| RESIDENTIAL BUILDING BLOCK "C" | 9681 M2 |
| TOTAL | 33171 M2 |
| AREA LOT | 18553.92 M2 |
| F.S.I | 1.8 |

OTTAWA ONTARIO
655 - 755 ANAND PRIVATE

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
DO NOT SCALE DRAWINGS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED.



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| 04 | ISSUED FOR COORDINATION | 05/17/16 |
| 03 | ISSUED FOR COORDINATION | 04/28/16 |
| 02 | ISSUED FOR COORDINATION | 05/30/14 |
| 01 | ISSUED FOR COORDINATION | 12/11/13 |
| NO. | REVISION | DATE |

WOODMAN ARCHITECT ASSOCIATES LTD.
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CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

PROJECT
655-755 ANAND PRIVATE PHASE 2

DRAWING:

| | | |
|-------------|---------------|-------------|
| DATE | JUN. 11, 2014 | DRAWING NO. |
| SCALE | AS NOTED | |
| DRAWN BY | A.V | SP01 |
| REVIEWED BY | J.G | |
| JOB NO. | 1148 | |

SITE PLANNING STATISTICS - Entire Lot for By-law purposes

| ITEM | REQUIRED | PROVIDED |
|------------------------------|--|--------------|
| Zone | GM1 (1404) F(2.0) H(50)-h | |
| Maximum Building Height | 50.0 m | 49.6 m |
| Front Yard | 0 m | 3 m |
| Side Yard | 3 m | 6.5 m South |
| Rear Yard | 7.5 m | 7.5 m |
| Lot Area | | 18553.92sq m |
| FSI | 2.0 | 1.8 |
| Landscaped Area (Front Yard) | 3.0 m | 3.0 m |
| Landscaped Area (Side Yard) | No Requirements | |
| Landscaped Area (Rear Yard) | No Requirements | |
| Amenity Area | 6.2 sq m per Dwelling units (Block A= 116 units Block B= 246 units) x 6.2= 2244.4 sq m | 5846 sq m |

RESIDENTIAL BUILDING "BLOCK "B AND C" STATISTICS (PHASE 2)

| ITEM | REQUIRED | PROVIDED |
|--------------------------|---|---|
| Building Height | 50.0 m Max. | 49.6 m |
| Building Footprint | | 1408 sq m |
| Building GFA | (As defined in Part 1 Administration, Interpretation and Definitions (Sections 1-54) Section 54 | 19131.5 sq m |
| Total Building Area | | 34505 sq m |
| Number of Dwelling Units | | 246 Units |
| Required Parking | [246 units x 0.5] 123 + [246 units x 0.2(visitor)] 49 = 172 | 304 Spaces |
| Required Bike Racks | 0.5 spaces per Dwelling Unit (246 units x 0.5)= 123 | 132 Spaces |
| Amenity Area | 6.2 sq m per Dwelling units (246 x 6.2= 1525) | Amenity (lounge and gym) 397sq m Balcony 1525 sq m Landscaping 862 sq m Amenity provided 2910 sq m |

PARKING STATISTICS FOR PHASE 2

| ITEM | REQUIRED | PROVIDED | PROVIDED TOTAL |
|----------------------|------------|-----------|----------------|
| Main Level | | 3 Spaces | |
| Street level Parking | | 5 Spaces | |
| | | 44 Spaces | |
| | | 83 Spaces | |
| | | 83 Spaces | |
| | | 85 Spaces | |
| | 172 Spaces | | 303 Spaces |

C:\24\2016\1148 655-755 Anand Private (1172 Walkley Rd phase 2)\1148 Site Plan in Progress\SP01-SP02 SITE PLAN.dwg
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PARTIAL SITE PLAN
1:150

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048