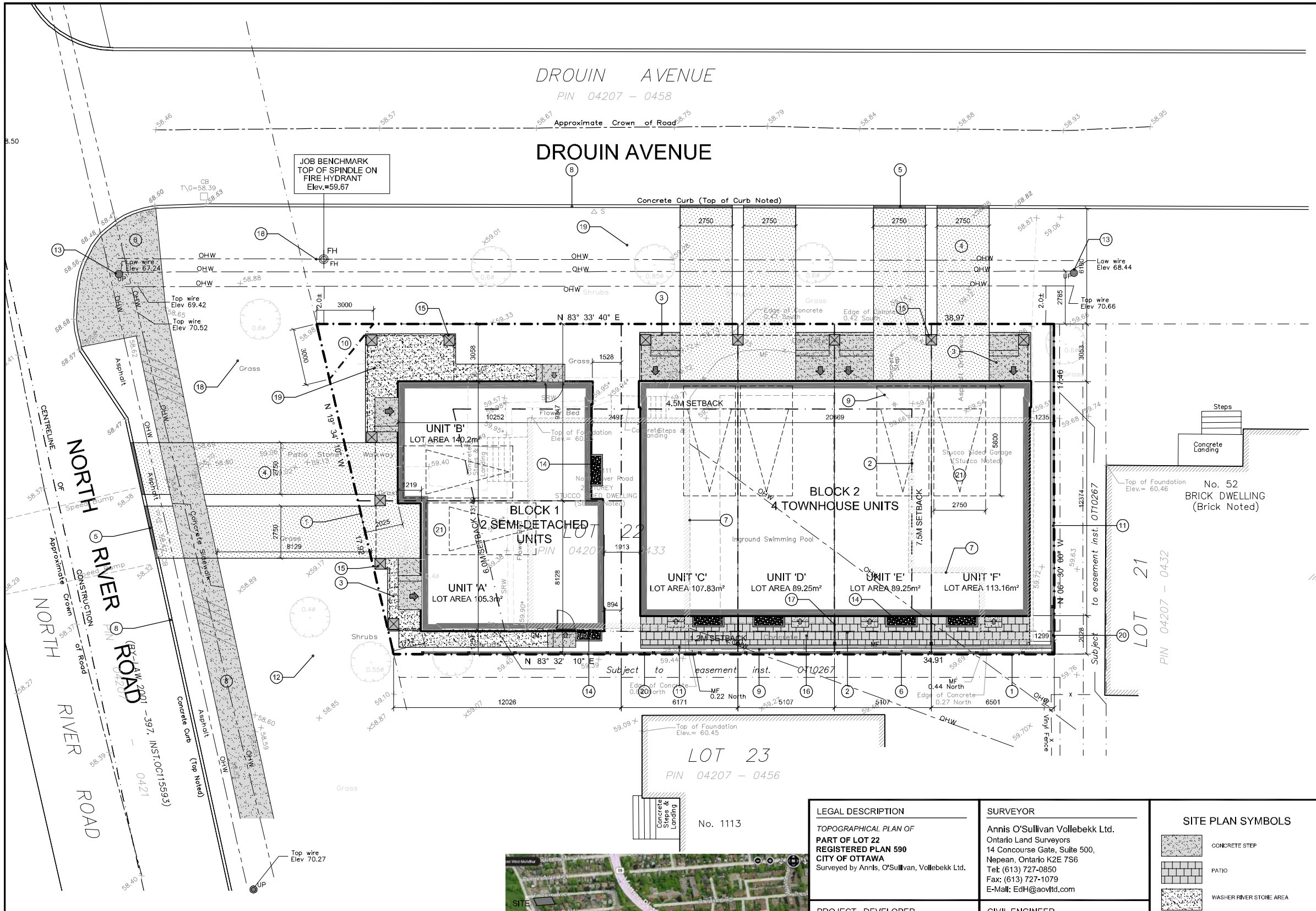

SITE PLAN

0m 2.5 5 7.5 10

SCALE 1:100

KEY MAP

PROJECT INFORMATION

ZONING — Zoning By-Law 2008-250 R3M

SITE AREA - EXISTING — 644.78 sq. m. (6,940 sq. ft.)

PROJECT STATISTICS

REQUIRED ZONING	
LOT WIDTH	N/A
LOT AREA	1400 M2
BUILDING HEIGHT	8.0 & 10.0 M
FRONT YARD SETBACK	6.0 M
CORNER SIDE YARD SETBACK	4.5 M
INTERIOR YARD SETBACK	1.2 M
REAR YARD SETBACK	7.5 M

PROPOSED ZONING	
LOT WIDTH	N/A
LOT AREA	644.8 M2
BUILDING HEIGHT	11.0 M
FRONT YARD SETBACK	1.7 M
CORNER SIDE YARD SETBACK	3.0 M
INTERIOR YARD SETBACK	1.2 M
REAR YARD SETBACK	1.2 M

BUILDING STATISTICS

GROSS BUILDING - AREAS
(CITY OF OTTAWA DEFINITION)

SEMI-DETACHED UNIT 'A'	197.5 sq. m. 2,126 sq. ft.
SEMI-DETACHED UNIT 'B'	189.6 sq. m. 2,041 sq. ft.
TOWNHOUSE UNIT 'C'	191.3 sq. m. 2,059 sq. ft.
TOWNHOUSE UNIT 'D'	191.3 sq. m. 2,059 sq. ft.
TOWNHOUSE UNIT 'E'	191.3 sq. m. 2,059 sq. ft.
TOWNHOUSE UNIT 'F'	191.3 sq. m. 2,059 sq. ft.
BLOCK 1 (SEMI-DETACHED UNITS)	387.1 sq. m. 4,167 sq. ft.
BLOCK 2 (TOWNHOUSE UNITS)	765.2 sq. m. 8,236 sq. ft.
TOTAL AREA	1,152.3 sq. m. 12,403 sq. ft.

BUILDING STATISTICS

TOWNHOMES	4
SEMI-DETACHED	2
TOTAL UNITS	6

CAR PARKING

REQUIRED		
SEMI-DETATCHED UNIT	- 1.0 PER UNIT (2 UNITS)	2
TOWNHOUSE'S UNIT	- 1.0 PER UNIT (4 UNITS)	4
PROVIDED		
SEMI-DETATCHED UNIT	- 2.0 PER UNIT (2 UNITS)	4
TOWNHOUSE'S UNIT	- 2.0 PER UNIT (4 UNITS)	8

DRAWING NOTES

1. PROPERTY LINE
2. BUILDING SETBACKS (AS PER ZONING BY-LAW)
3. HARD SURFACE PRIVATE PATIO / ENTRY STEPS
4. DRIVEWAY
5. DEPRESSED CURB TO CITY OF OTTAWA STANDARDS
6. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
7. EXISTING 1 STOREY BUILDING TO BE REMOVED
8. EXISTING CITY STREET CURB AND OR SIDEWALK
9. REMOVE EXISTING METAL FENCE
10. CORNER SIT TRIANGLE
11. LOW RETAINING WALL
12. EXISTING TREE TO REMAIN
13. EXISTING UTILITY POLES WITH OVERHEAD LINES
14. WINDOW WELL
15. PRIVATE PATIO AT SECOND LEVEL WITH SUPPORT COLUMNS
16. REAR YARD PRIVATE PATIOS AT GRADE
17. PRIVACY SCREENS
18. EXISTING FIRE HYDRANT
19. REMOVE EXISTING TREE
20. 2100mm HT. SOLID WOOD PRIVACY FENCE
21. PARKING SPACE IN GARAGE

SITE PLAN SYMBOLS

- CONCRETE STEP
- PATIO
- WASHER RIVER STONE AREA
- ASPHALT DRIVEWAY
- MAIN ENTRANCE
- SECONDARY ENTRANCE / EXIT
- FH FIRE HYDRANT
- PROPERTY LINE
- PROPOSED ROAD WIDENING

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF
PART OF LOT 22
REGISTERED PLAN 590
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

SURVEYOR
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Fax: 1-866-343-3942
E-Mail: lc@jbla.ca

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.

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NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (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 / TITLE / PAGE — DETAIL NUMBER; DETAIL REFERENCE PAGE; DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

A. REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

B. FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.

C. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.

D. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.

E. ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHER WISE.

F. ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHER WISE.

No.	DESCRIPTION	DATE
1	ISSUED FOR ZONING AMENDMENT SPC	July 29,13

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK LAHEY LICENCE 4376 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: SHERBROOKE URBAN DEVELOPMENTS LTD

ARCHITECT:
RODERICKLAHEY ARCHITECT INC
1501 CARLING AVENUE, SUITE 200 OTTAWA, ONTARIO K1Z 7M1
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
1111 NORTH RIVER ROAD
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:	CHECKED:
RV	R.L.A.
SCALE: 1:100	SHEET No. SP-1
PROJECT No. 1132	