

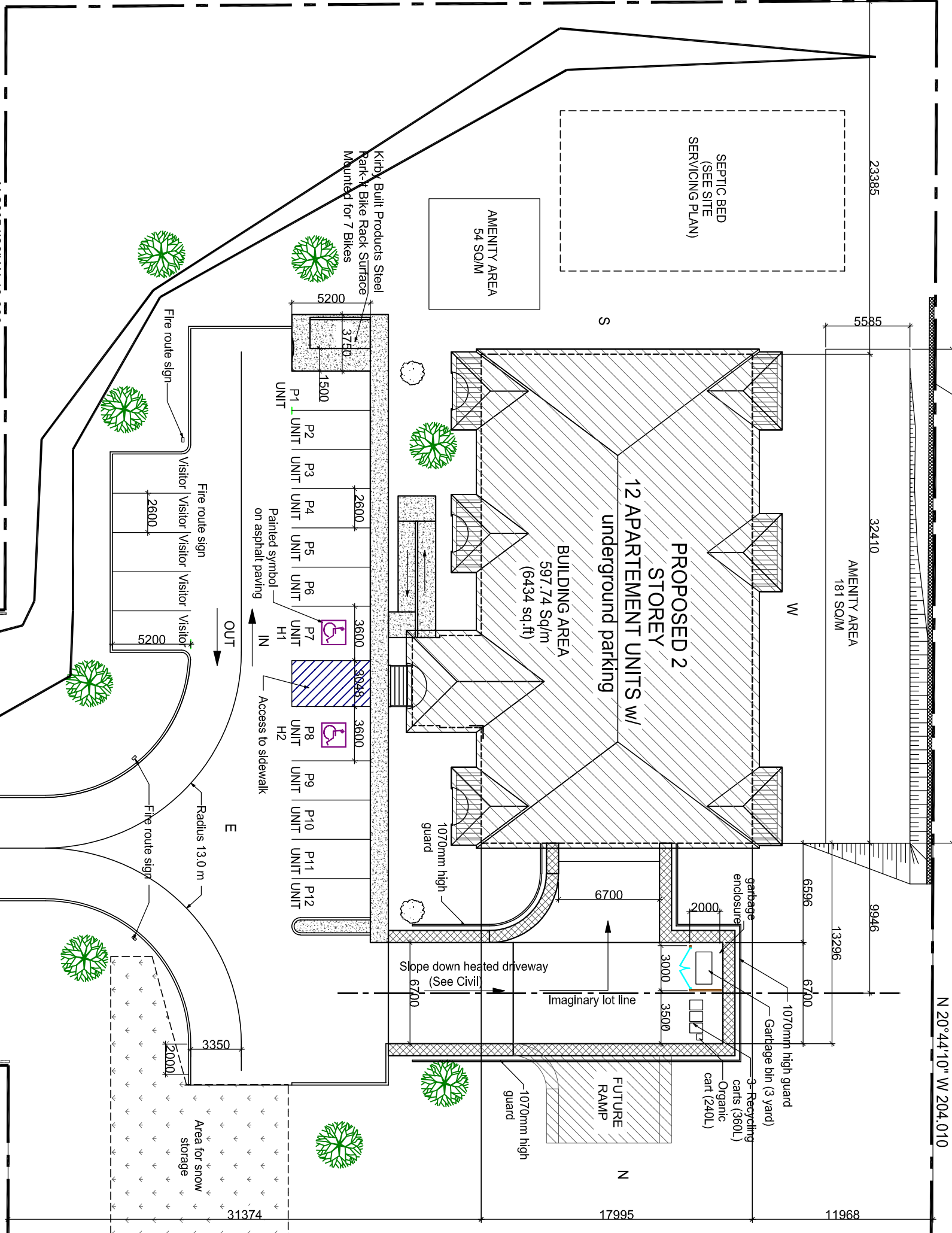
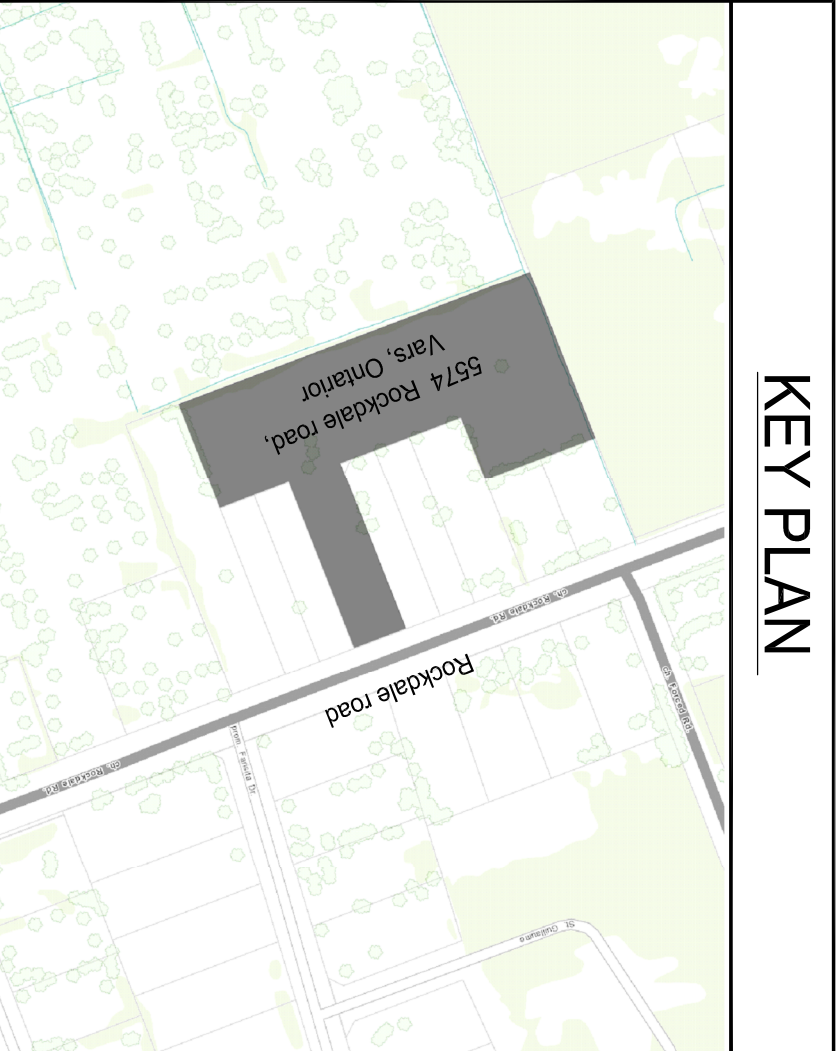
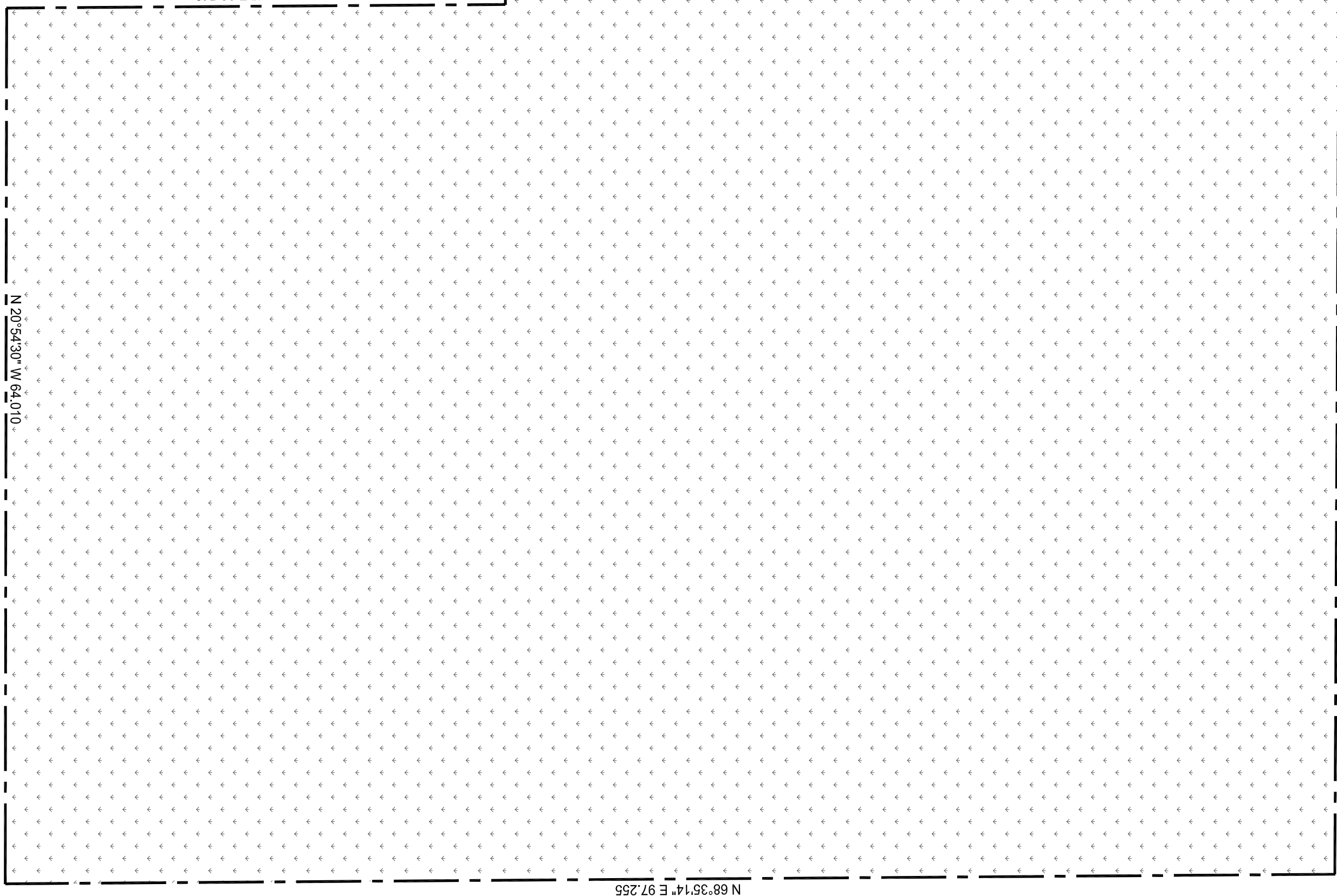
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#5		
#4		
#3		
#2	Issued for Municipal approval	December 1, 2017
#1	For client review	July 28th, 2015
No.	Revision	Date

A. Dagenais & Assoc. Inc.
CONSULTING ENGINEERS & ARCHITECT
INGÉNIEURS CONSEILS ET ARCHITECTE
921 Lakes Drive, P.O. Box 160
Emmetsburg, Ontario, K0A 1W0
(613) 883-0700

12 Unit Apartment Building
at 5574 Rockdale road, Vars Ontario
Client: Bergeron Construction 2010 Inc.
Site Plan
Drawn by: AL
Checked by: A.F.D.
Date: Dec. 2014
Scale: As shown
Folder #: 013-286

Stamp: Professional Engineer
A. DAGENAIS
09/09/15
Page number:
SP1
of
1



KEY PLAN

DATA

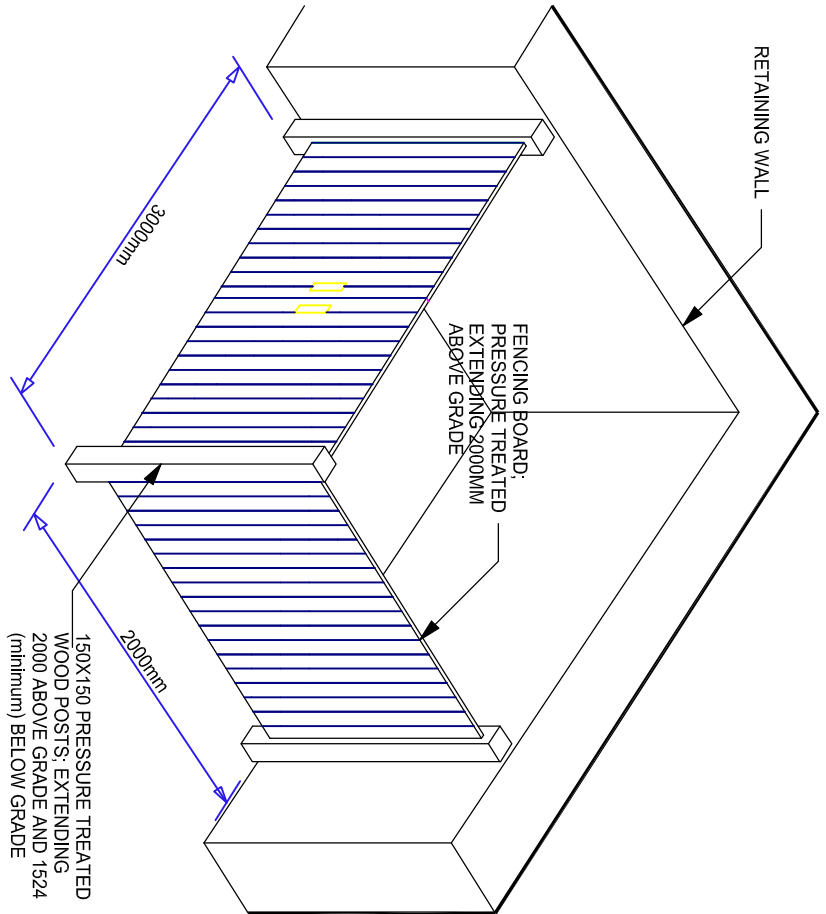
PROJECT :	BUILDING OF 12 RESIDENTIAL APARTMENT UNITS
ZONING	2 storey + elevator with basement garage (15 parkings) - V3E
BUILDING SIZE	- 32,410 m x 17,985 m (irregular)
BUILDING AREA	- 6453 SQ/FT (599.50 m2)
LOT AREA -	17765,7 sq.m
MIN. LOT AREA RECD -	900 sq.m
LOT WIDTH -	30,00m
MIN. LOT WIDTH RECD -	24,0 m
FRONT YARD -	+/- 30,600 m
MIN. FRONT YARD RECD -	9,0 m
SIDE YARD -	+/- 34,310 m
MIN. SIDE YARD RECD -	3,5 m
REAR YARD -	
MIN. REAR YARD RECD -	11,968 m
LANDSCAPE OPEN SPACE -	11,0 m
LANDSCAPE OPEN SPACE REQ. -	+/- 35,37 %
LOT COVERAGE -	25 %
MAX. LOT COVERAGE -	3,36 %
BUILDING HEIGHT -	25 %
MAX. BUILDING HEIGHT -	+/- 9,6 m
DENSITY -	15,0 m
MAXIMUM DENSITY -	6,75 units per hectare
AMENITY AREA PROVIDED	99 units per hectare
AMENITY AREA REQUIRED	300 sq/m
	6 sq/m per unit (20 x 12 units = 240 sq/m)
	10% of gross floor area (10% x 597,94 = 59,79 sq/m)
	Total - 240 sq/m + 59,79 sq/m = 299,79 sq/m

NUMBER OF PARKING FOR UNITS	GARAGE 15 parking in building + 12 exterior parking = 27 Parking
NUMBER OF PARKING REQUIRED FOR UNITS-	1 Parking x 12 = 12 Parkings
NUMBER OF VISITOR PARKING	5 Parkings
NUMBER OF VISITOR PARKING REQUIRED	0,2 Parking x 12 = 2,4 Parkings
TOTAL NUMBER OF PROVIDED PARKINGS	27 + 5 = 32 Parkings
TOTAL NUMBER OF REQUIRED PARKINGS	12 + 2,4 = 14,4 Parkings

LEGEND :

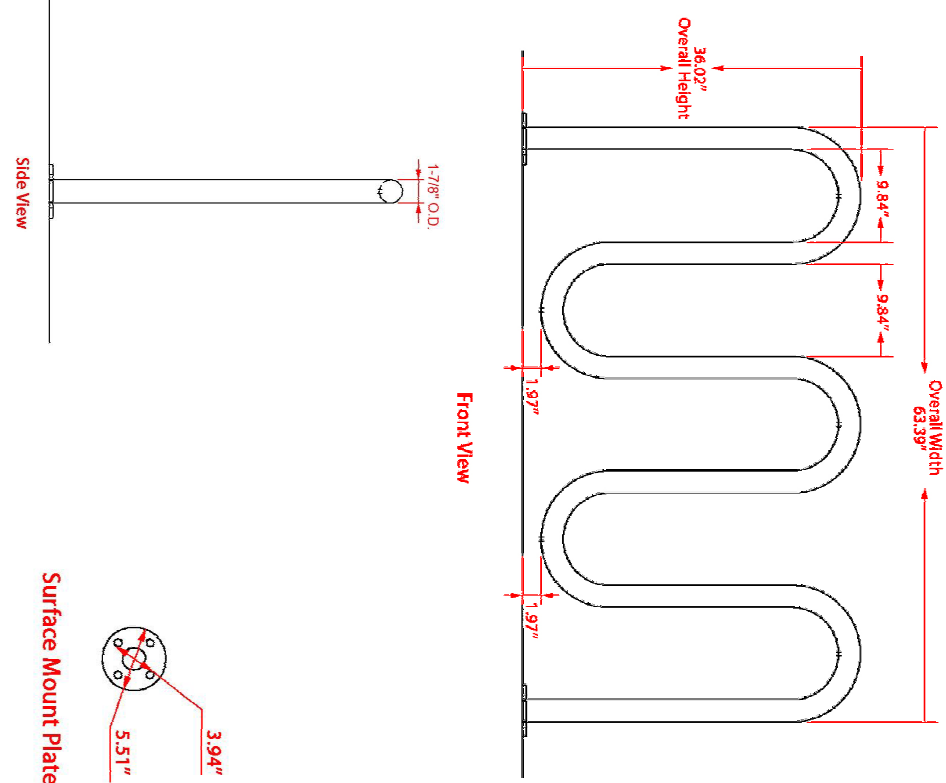
PROPOSED ADDITION	GREEN (SOD & SEED)
BALCONY	ASPHALT PAVEMENT
SIDEWALK CONCRETE OR INTERLOCK	RETAINING WALL

GARBAGE ROOM ENCLOSURE



Specification Sheet

Pack#17 Bike Rack, Surface Mount



Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	63,38" W x 36,02" H	48 lbs
Type of Mount:	Surface mount	Footprint: 66,94" W x 58,02" H	
Size of Tubing:	1-1/8" O.D. x 11-gauge		

Bike Rack Specification Sheet

SITE PLAN

Scale: 1 :300

PROPERTY BOUNDARY DERIVES FROM SURVEY DONE BY DUTRISAC SURVEYING INC. ON JULY 5TH 2005

PART 5 OF LOT 24
CONCESSION 7
REGISTERED PLAN 4R20412
CUMBERLAND
CITY OF OTTAWA