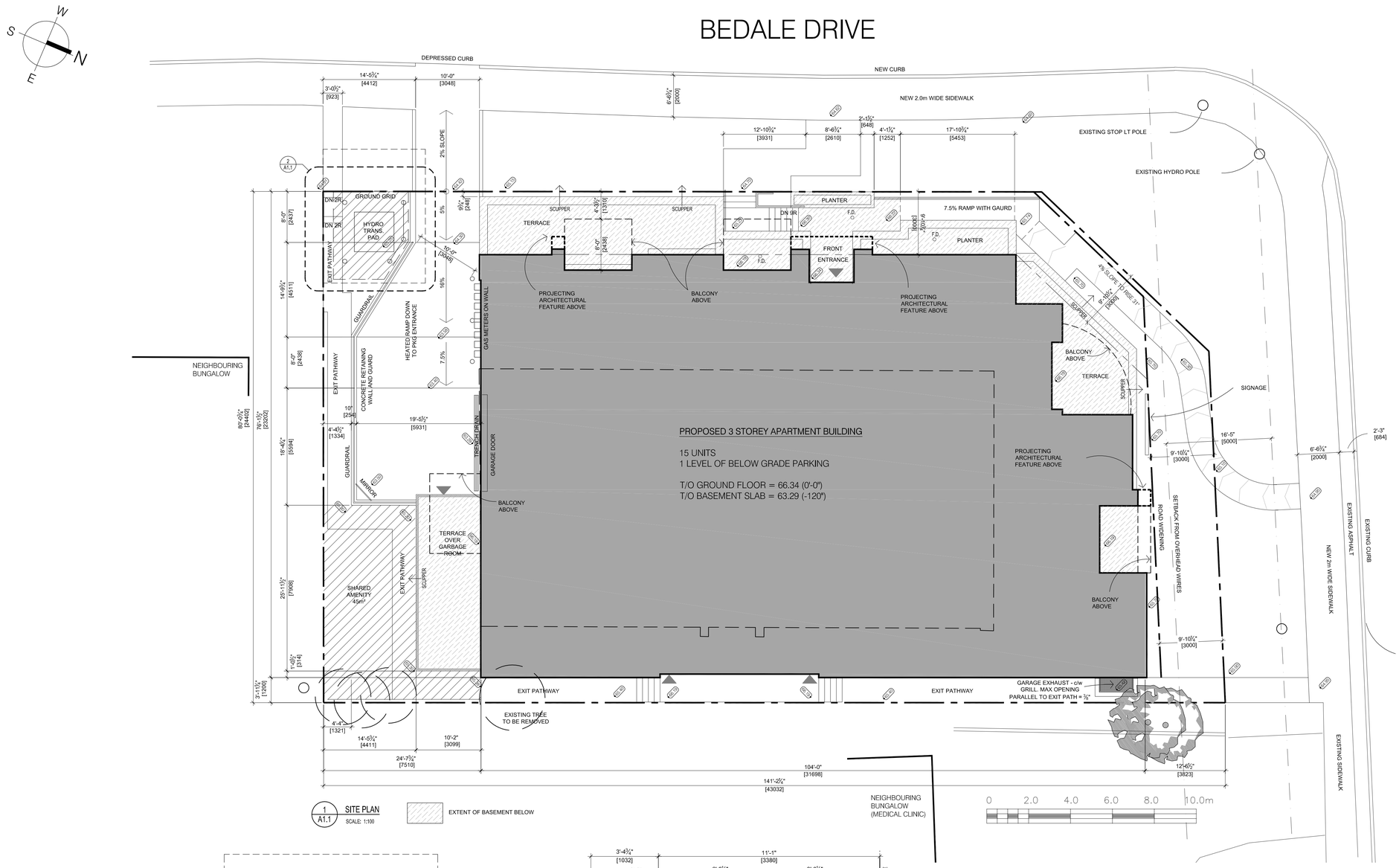
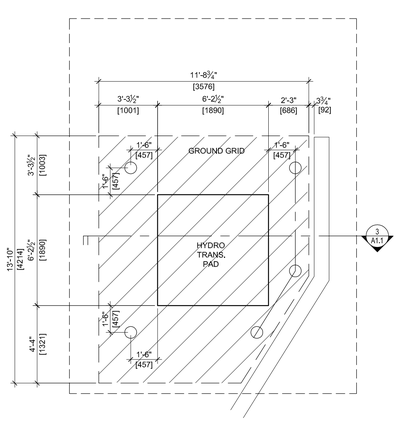
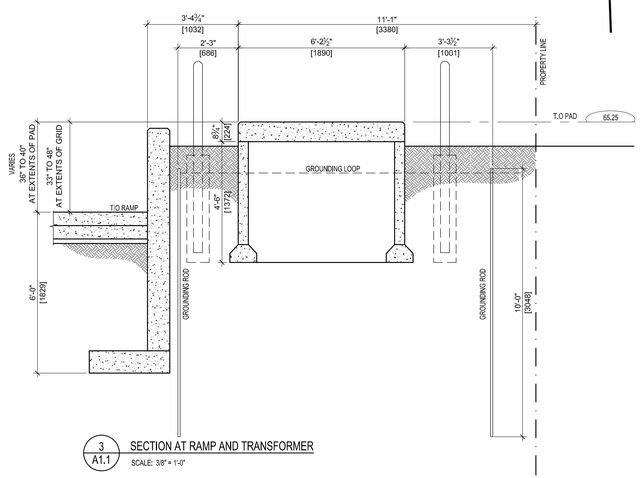


1 A1.1 SITE PLAN
SCALE: 1:100

EXTENT OF BASEMENT BELOW



2 A1.1 TRANSFORMER PAD ENLARGED PLAN
SCALE: 1/4" = 1'-0"



3 A1.1 SECTION AT RAMP AND TRANSFORMER
SCALE: 3/8" = 1'-0"

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No.	Y / M / D	REVISION
5.	2016-11-25	SITE PLAN CONTROL COMMENTS
4.	2016-09-12	PRELIMINARY TENDER
3.	2016-07-26	PROGRESS PRINT / COORDINATION
2.	2016-06-24	PROGRESS PRINT / COORDINATION
1.	2016-05-31	PROGRESS PRINT / COORDINATION

LOT AREA = 1006.7sq.m.
BUILDING FOOTPRINT = 604sq.m. (60% OF LOT AREA)
HARD+SOFT LANDSCAPING = 292sq.m. (29% OF LOT AREA)
DRIVEWAY = 111sq.m. (11% OF LOT AREA)

ZONING:

LC(2127) ZONING DESIGNATION
12,5m HEIGHT LIMIT, 11,5m BUILDING HEIGHT PROPOSED
7,5m MINIMUM REAR YARD SETBACK, 4,4m PROVIDED
1,2m MIN. SIDE YARD REQUIRED, 1,2m PROVIDED
3m MIN. CORNER SIDE YARD SETBACK, 3m PROVIDED
3m MIN. FRONT YARD SETBACK, 3m PROVIDED
3sq.m./DU SHARED AMENITY SPACE REQ'D AND PROVIDED IN REAR YARD

PROPOSED BUILDING:

3 STOREY APARTMENT BUILDING
15 UNITS
1 LEVEL OF UNDERGROUND PARKING (18 SPACES)
15 BIKE CAGES
BALCONIES OR TERRACES FOR EACH UNIT'S PRIVATE AMENITY

PARKING REQUIREMENTS:

1,2 RESIDENT SPACES REQUIRED PER D.U.
18 REQUIRED: 15 PROVIDED
0,2 VISITOR SPACES REQUIRED PER D.U.
3 REQUIRED: 3 PROVIDED
A TOTAL OF 20 SPACES REQUIRED: 18 PROVIDED

It is the responsibilty of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. This drawing may not be used for construction until issued as such. Copyright reserved.

ONTARIO ASSOCIATION OF ARCHITECTS
ROSALINE J. HILL
M.O.E.V.C.E.
5997

CARDEL - CARLING LOWRISE
3368 CARLING AVE. OTTAWA ON K2H 5A8

SITE PLAN

Drawn By:	Date:	
RJH/AW	Nov. 2015	A1.1
Project No: 1515	Scale: 1:100	