



Scale 1:150

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

BOUNDARY INFORMATION COMPILED FROM EXISTING SURVEY RECORDS.
TOPOGRAPHICAL PLAN OF PART OF THE CARLETON UNIVERSITY CAMPUS BEING PARTS OF LOTS "L", "M", "N" CONCESSION BY (RURAL FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN NOW CITY OF OTTAWA
Prepared by Fairall Mollat & Woodland Ltd.

ELEVATION NOTES
1. Elevations shown are relative to geoid datum.
2. It is the responsibility of the user to refer to the geoid datum to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agree with the information shown on this drawing.

UTILITY NOTES
1. This drawing cannot be accessed as a utility drawing as it will be the responsibility of the user to contact the respective utility authorities for information.
2. A utility easement or underground part by the present utility authority is necessary before any work involving trenching, grading, and/or laying out.
3. Underground utility shown on this plan are based on City of Ottawa GENERAL NOTES
1. Refer to Landscape drawings for information on trees to be retained.
2. Refer to Civil drawings for existing services and new service connections, and new grading and drainage information.

ZONING INFORMATION
ZONE DESIGNATION: R-1 (1-1) - MEDIUM RESIDENTIAL ZONE
ZONING REQUIREMENTS:
NOTE: ZONING REQUIREMENTS PROVIDED IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2009-259 SECTIONS 171-173.
MIN. LOT WIDTH REQUIRED: NO MINIMUM
LOT WIDTH PROVIDED (NORTH PROPERTY LINE): 33.00M
LOT WIDTH PROVIDED (SOUTH PROPERTY LINE): 33.00M
MIN. LOT AREA REQUIRED (M²): NO MINIMUM
LOT AREA PROVIDED: 11,538.5M²
MAX. BUILDING HEIGHT: NO MAXIMUM
BUILDING HEIGHT: 45.70M
FLOOR GRADE (1ST LEVEL (E2.70)): 7.5M
MIN. FRONT YARD SETBACK: 7.5M
FRONT YARD SETBACK: 4.0M
MIN. REAR YARD SETBACK: 7.5M
REAR YARD SETBACK: 7.5M
MIN. INTERIOR SIDE YARD SETBACK: 0.9M
INTERIOR SIDE YARD SETBACK: 0.9M
MIN. CORNER SIDE YARD SETBACK: 7.5M
BUILDING CORNER YARD SETBACK: 0.9M
MIN. WIDTH OF LANDSCAPED AREA ALONG LOT LINES: 3.0M
PROPOSED LANDSCAPED AREA WIDTH: 4.0M

PARKING REQUIREMENTS
NOTE: PARKING SPACE RATES PROVIDED IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2009-259 SECTIONS 151 - 162, TABLES 151 - 162
MIN. RESIDENT PARKING STALLS REQUIRED (STALLS/DWELLING UNIT): N/A
MIN. VISITOR PARKING STALLS REQUIRED: 10/A
REQUIRED RESIDENTIAL BICYCLE PARKING (0.05 PER DWELLING UNIT)

DEVELOPMENT INFORMATION
PROPOSED:
GROUND FLOOR G.F.A. (RESIDENTIAL) 2,075.93M² = 22,521.59 SF / 2,075.93M²
2ND TO 4TH FLOOR G.F.A. (RESIDENTIAL) 2,224.58M² = 23,823.12 SF / 4,300.51M²
5TH TO 10TH FLOOR G.F.A. (RESIDENTIAL) 3,166.20M² = 34,088.30 SF / 7,600.54M²
11TH TO 15TH FLOOR G.F.A. (RESIDENTIAL) 3,166.20M² = 34,088.30 SF / 7,600.54M²
TOTAL BUILDING G.F.A. (RESIDENTIAL) 11,632.91M² = 125,521.21 SF / 27,729.15M²

PROPOSED # UNITS (RESIDENTIAL): 204 UNITS
(11 UNITS / FLOOR X 3 FLOOR = 33)
(14 UNITS / FLOOR X 4 FLOOR = 56)
(20 UNITS / FLOOR X 4 FLOOR = 80)
(18 UNITS / FLOOR X 4 FLOOR = 72)
(8 UNITS / FLOOR X 3 FLOOR = 24)
TOTAL UNITS: 204

PROPOSED BICYCLE PARKING:
REQUIRED RESIDENTIAL BICYCLE PARKING (0.05 PER DWELLING UNIT): 102 STALLS
BICYCLE PARKING PROVIDED (ON SURFACE + XX LEVEL 1): 102 STALLS

AMENITY AREA CALCULATIONS - PROPOSED
NOTE: CALCULATIONS DONE IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2009-259 SECTION 157 - AMENITY AREA
TOTAL AMENITY AREA REQUIRED:
RESIDENTIAL TOTAL REQUIRED AMENITY AREA (MIN.): 1224.0M²
COMMUNAL AMENITY AREA (MIN.): 612.0M²
TOTAL REQUIRED AMENITY AREA: 1836.0M²
AMENITY AREA PROVIDED:
OUTDOOR AMENITY AREA - PATIO AND BBQ AREA: 4272.50M²
INDOOR AMENITY AREA - LEVEL 1 (COMMUNAL): 4109.33M²
INDOOR AMENITY AREA - LEVEL 2 (COMMUNAL): 5317.20M²
TOTAL AMENITY AREA PROVIDED: 9618.03M²

LANDSCAPED AREA PROVIDED:
PROPOSED LANDSCAPED AREA ALONG ALL LOT LINES: 3M

Carleton UNIVERSITY
Canada's Capital University

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVEL DATINGS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO VINCENT COLIZZA ARCHITECT INC. IMMEDIATELY.
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No.	DESCRIPTION	DATE
4	ISSUED 100%	2015-09-02
3	ISSUED 95%	2015-04-23
2	SITE PLAN CONTROL APPLICATION	2015-04-15
1	ISSUED 80%	2015-02-07

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE THE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT.

DATE: 2015-09-25
DRAWN: BR, WJW, JV
DATE: 2015-02-09
CHECKED: VPC
DATE PRINTED: 2015-09-25

Project North True North

srm ARCHITECTS INC.

VINCENT P. COLIZZA ARCHITECT INCORPORATED

CARLETON UNIVERSITY
1125 COLONEL BY DRIVE, OTTAWA, ON, K1S 5B6

DWG. TITLE: SITE PLAN NEW PARKING LAYOUT
SCALE: 1:200
DWG. NO.: A100
PROJ. NO.: 0114