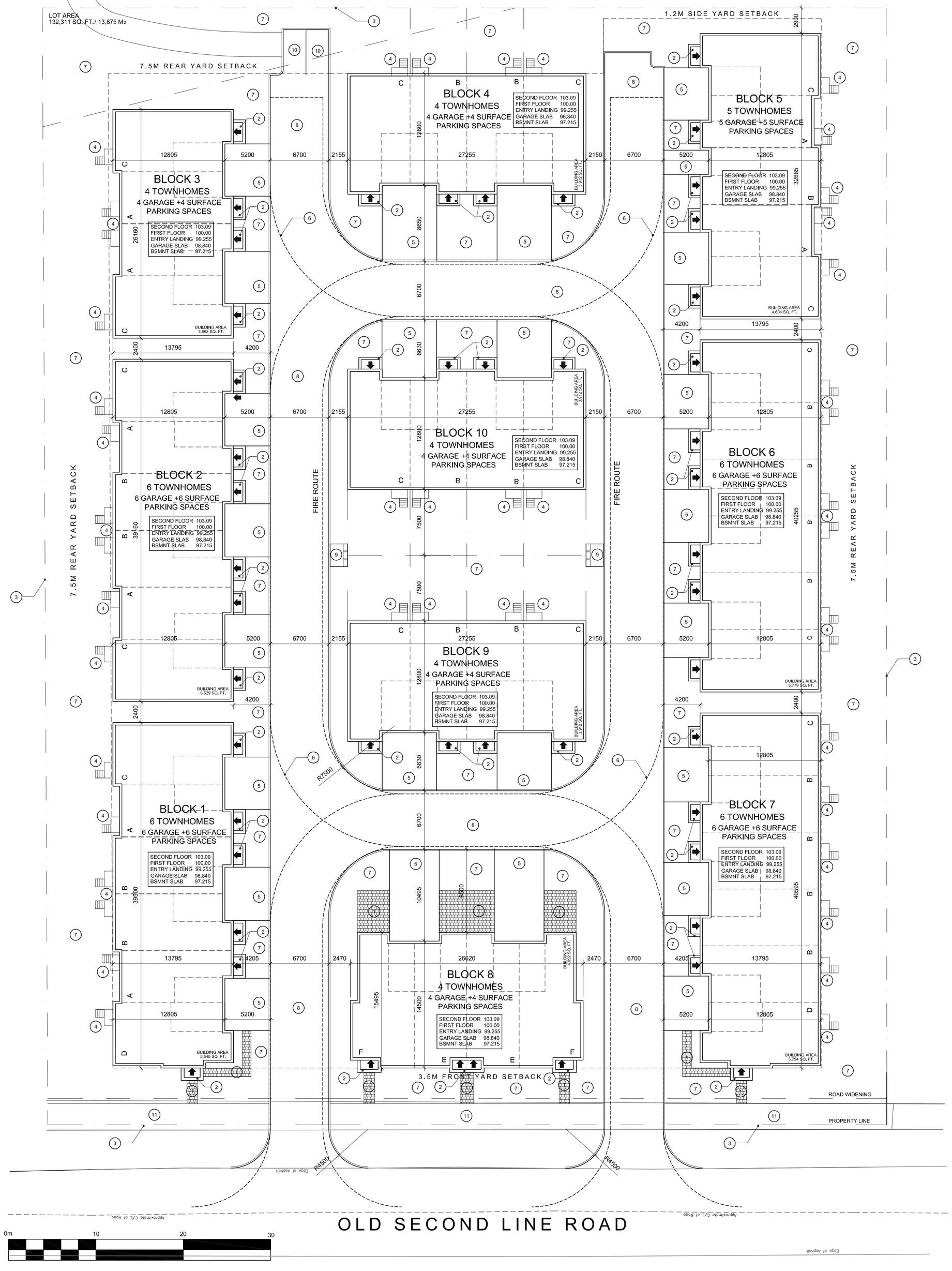
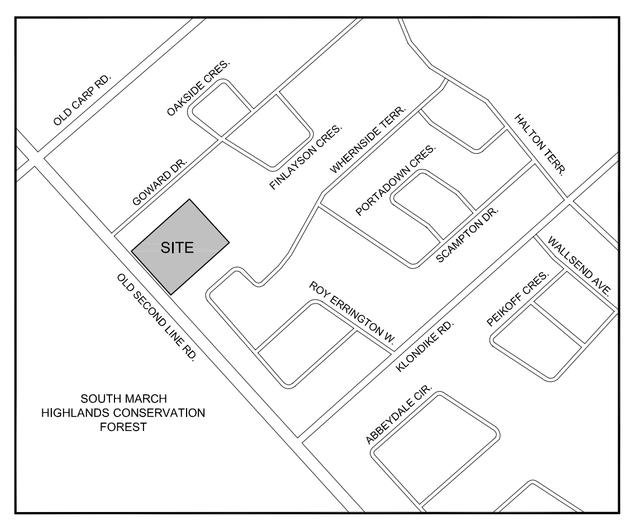


SITE PLAN
SCALE 1:250



SITE LOCATION PLAN

PROJECT INFORMATION

ZONING R3

PROJECT STATISTICS

BUILDING HEIGHT	10.0 M
MIN. FRONT & CORNER YARD SETBACK	3,5-4.2 M
MIN. INTERIOR YARD SETBACK	1.2 M
MIN. REAR YARD SETBACK	7.5 M

BUILDING STATISTICS

TOWNHOMES (WITH ATTACHED GARAGE)

TOTAL UNITS 49

BUILDING AREAS

BLOCK 1	BUILDING AREA 5,545 SQ. FT. / 515 SQ.M.
BLOCK 2	BUILDING AREA 5,529 SQ. FT. / 513.6 SQ.M.
BLOCK 3	BUILDING AREA 3,662 SQ. FT. / 340 SQ.M.
BLOCK 4	BUILDING AREA 3,912 SQ. FT. /363.4 SQ.M.
BLOCK 5	BUILDING AREA 4,604 SQ. FT. / 427.7 SQ.M.
BLOCK 6	BUILDING AREA 5,779 SQ. FT. /536.8 SQ.M.
BLOCK 7	BUILDING AREA 5,794 SQ. FT. / 538.3 SQ.M.
BLOCK 8	BUILDING AREA 4,092 SQ. FT. / 380.2 SQ.M.
BLOCK 9	BUILDING AREA 3,912 SQ. FT. / 363.4 SQ.M.
BLOCK 10	BUILDING AREA 3,912 SQ. FT. / 363.4 SQ.M.

TOTAL AREA	4,341.8 sq. m, 46,734.75 sq. ft.
SITE AREA	13,875 sq. m. (132,311 sq. ft.)
LOT COVERAGE	31.2%

CAR PARKING

REQUIRED

TOWNHOMES/GARAGE	- 1.0 PER UNIT (49 UNITS)	49
VISITOR	NOT REQUIERED	0
TOTAL		49

PROVIDED

TOWNHOMES/GARAGE	- 1.0 GARAGE + 1.0 DRIVEWAY SURFACE SPACE PER UNIT (49 UNITS)	98
VISITOR	- 2.0 CONVENIENCE SPACES	2
TOTAL		100

DRAWING NOTES:

1. PRECAST PAVERS
2. PRECAST CONCRETE STAIRS
3. PROPERTY LINE
4. WOOD STAIRS AND LANDING
5. ASPHALT DRIVEWAY
6. FIRE ROUTE
7. GRASS
8. PRIVATE STREET ASPHALT SURFACE
9. COMMUNITY MAILBOXES
10. VISITOR PARKING
11. CONCRETE SIDEWALK

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 / A000 — DETAIL NUMBER / DETAIL REFERENCE PAGE; TITLE; SCALE

No.	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION	APR 13 2018

REVISIONS:

NORTH ARROW:

LEGAL DESCRIPTION

Topographic Plan of Survey of
Part of Lot 11
Concession 3
Geographic Township of March
City of Ottawa

SURVEYOR

Farley, Smith & Denis Surveying ltd
190 Colonnade Road
Ottawa Ontario K2E7J5
Tel: (613) 727-8226

CLIENT: THEBERGE HOMES

ARCHITECTURAL DESIGN

URBANDIVA Design Inc.
4980 OPEONGO ROAD,
Ottawa Ontario K0M 3M0
Tel: (613) 805-5850

URBANDIVA Design Inc.

PROJECT DEVELOPER

Theberge Homes
904 Lady Ellen Place
Ottawa Ontario K1Z 5L5
Tel: (613) 421-1515
Fax: (613) 695-1944

PROJECT TITLE:

1158 OLD SECOND LINE

OTTAWA ONTARIO

CIVIL ENGINEER

exp Services Inc.
100-2650 Queensview Drive
Ottawa, ON K2B 8H6
Tel: (613) 688-1899
Fax: (613) 852-8753
bruce.thomas@**exp**.com

SHEET TITLE:

SITE PLAN

LANDSCAPE ARCHITECT

Gino Aiello
50 Camelot Drive
Nepean, ON K2G5X8
Tel: (613) 852-1343
gino@gjala.com

BCIN: 29498

SCALE: 1:250

SHEET No. SP-1

PROJECT No. 1802

PAPER SIZE: ARCH D | PLOT DATE: Friday, April 13, 2018