



NOTATION SYMBOLS:	
(00)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(01)	INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(02)	INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
(03)	INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
(04)	DETAIL NUMBER
(05)	TITLE
(06)	SCALE
(07)	DETAIL REFERENCE PAGE
(08)	DETAIL CROSS REFERENCE PAGE

- ### PROJECT NOTES
- TRANSFORMER
 - STORM WATER MANAGEMENT TANK
 - CONCRETE SIDEWALK BUILT TO CITY OF OTTAWA STANDARDS
 - BUS STOP TO POTENTIALLY BE RELOCATED
 - EXISTING LIGHT STANDARD
 - EXISTING UTILITY POLE
 - 1300mm WIDE REAR YARD ACCESS EASEMENT (TO BE CONFIRMED ON SURVEY DRAWING)
 - 150mm WIDE MOUNTABLE CURB
 - EXISTING LIGHT STANDARD TO BE RELOCATED
 - NEW FIRE HYDRANT (EXACT LOCATION TO BE CONFIRMED BY CIVIL ENGINEER)
 - COMMON MAIL BOXES
 - PROVIDE DEPRESSED SIDEWALK
 - SHARED DRIVEWAY (REQUIRES JUMA)
 - NEIGHBORING DRIVEWAY
 - HYDRO ONE EASEMENT (1.5m X 3.0m)
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED

LEGEND

UNIT ENTRY POINT	→
GEODETIC ELEVATION MARKER	+
TOP OF CURB MARKER	+
FIRE HYDRANT	+
UTILITY POLE	+
LIGHT STANDARD	+
PROPERTY LINE	---
SETBACK LINE	---
SUBDIVIDED PROPERTY LINE	---
EASEMENT OUTLINE	---
NEW PRIVACY FENCE (SEE LANDSCAPE PLAN)	---
PROPOSED BUILDING OUTLINE	---
NEW PRIVATE DRIVEWAY	---
PUBLIC SIDEWALKS	---

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD
- ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.
- ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 1.5 HRS (AS DETERMINED BY CBC S8-2) UNLESS OTHERWISE STATED.

No.	DESCRIPTION	DATE
14	ISSUED FOR SITE PLAN RESPONSE	09-10-2020
13	ISSUED FOR COORDINATION	21-07-2020
12	ISSUED FOR COORDINATION	17-06-2020
11	ISSUED FOR TOWN HALL	11-06-2020
10	ISSUED FOR TOWN HALL	05-06-2020
9	ISSUED FOR PLAN OF SUBDIVISION	14-04-2020
8	ISSUED FOR PLAN OF SUBDIVISION	08-04-2020

ARCHITECT SEAL:	NORTH ARROW:
SEAL DATE: STAMP DATE	

CLIENT:	

ARCHITECT:	
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PROJECT DEVELOPER
NOR DEVELOPMENTS

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CIVIL ENGINEER
EXP SERVICES INC.

2650 QUEENSVIEW DRIVE
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OTTAWA, ONTARIO
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PHONE: 613 688 1899

TRAFFIC ENGINEER
EXP SERVICES INC.

2650 QUEENSVIEW DRIVE
SUITE 100
OTTAWA, ONTARIO
K2B 8H6

PHONE: 613 688 1899

SITE INFORMATION

ZONING	DR
MAX BUILDING HEIGHT	11.0 M.
LOT AREA	4,051.7 SQ. M.
1169 MAPLE GROVE RD	
STITTSTVILLE, ONTARIO,	
CANADA	
K2S 1B9	
RE-ZONE TO	R3YY
MAX BUILDING HEIGHT	12.0 M.
LOT AREA	4,051.7 SQ. M.
1169 MAPLE GROVE RD	
STITTSTVILLE, ONTARIO,	
CANADA	
K2S 1B9	
SITE AREA	
TOTAL SITE AREA	4,051.7 SQ. M.
RESIDENTIAL UNITS	
TRADITIONAL TOWNHOUSES:	16
SEMI-DETACHED HOUSES:	2
TOTAL UNITS:	18

DEVELOPMENT STATISTICS

SITE SETBACKS (R3YY)	REQUIRED	PROVIDED	PARKING		REQUIRED
FRONT YARD	3.0m	3.0m	TRADITIONAL TOWNS		
(MAPLE GROVE ROAD)			RESIDENTIAL:	1.0 PER DWELLING	
CORNER SIDE YARD	2.5m	2.5m	VISITOR:	0.2 PER DWELLING	
(MYKONOS CRESCENT)			SEMI-DETACHED TOWNS		
TYPICAL INTERIOR SIDE YARD	1.2m	1.2m	RESIDENTIAL:	1.0 PER DWELLING	
REAR YARD	6.0m	3.0m	VISITOR:	0.2 PER DWELLING	
(BENSINGER WAY)			PARKING		
BUILDING FOOTPRINTS	# OF UNITS	TOTAL AREA	REQUIRED	PROVIDED	
BLOCK 1 -	8	7,588 SQFT	TRADITIONAL TOWNS		
BLOCK 2 -	2	2,082 SQFT	RESIDENTIAL:	16	16
BLOCK 3 -	8	7,588 SQFT	VISITOR:	3.2	16
			SEMI-DETACHED TOWNS		
TOTAL -		17,258 SQFT	RESIDENTIAL:	2	2
		(1,603.3 SQM)	VISITOR:	0.4	2
BUILDING STATISTICS	AREA	# OF UNITS	TOTAL UNIT AREA		
TRADITIONAL TOWN TYPE A -	2,414 SQFT	4	9,656 SQFT		
TRADITIONAL TOWN TYPE B -	2,145 SQFT	12	25,740 SQFT		
SEMI-DETACHED TYPE A -	2,610 SQFT	2	5,220 SQFT		
TOTAL -		18	40,616 SQFT		
			(3,773.4 SQM)		
			PARKING		
			TRADITIONAL TOWNS		
			RESIDENTIAL:		
			1.0 PER DWELLING		
			VISITOR:		
			0.2 PER DWELLING		
			SEMI-DETACHED TOWNS		
			RESIDENTIAL:		
			1.0 PER DWELLING		
			VISITOR:		
			0.2 PER DWELLING		
			PARKING		
			REQUIRED		
			PROVIDED		
			TRADITIONAL TOWNS		
			RESIDENTIAL:		
			16		
			3.2		
			16		
			VISITOR:		
			SEMI-DETACHED TOWNS		
			RESIDENTIAL:		
			2		
			0.4		
			2		
			2		
			TOTAL:		
			21.6		
			36		
			*REQUIRED BICYCLE PARKING		
			PROVIDED IN GARAGE		

SITE COVERAGE

SPACE	AREA (sq.m.)
BUILDING FOOTPRINT	1,603.3
PARKING LOT	0.0
SIDEWALKS	0.0
DRIVEWAYS	398.3
TOTAL	2,001.6
LOT AREA	
1869 MAPLE GROVE ROAD	4,051.7
LANDSCAPE SPACE	2,050.1
TOTAL LANDSCAPE SPACE (%)	50.6

ADDITIONAL NOTES

- DEDICATED SNOW STORAGE WILL NOT BE PROVIDED ON THIS SITE - AS ALL UNITS FRONT ONTO PUBLIC STREETS. STREET SNOW REMOVAL WILL BE THE RESPONSIBILITY OF THE CITY OF OTTAWA.
- AS ALL UNITS FRONT ONTO PUBLIC STREETS, ALL UNITS SHOULD BE ELIGIBLE FOR CITY GARBAGE COLLECTION
- BLOCK 2 WILL REQUIRE A JOINT USE MAINTENANCE AGREEMENT GIVEN THE SHARED DRIVEWAY
- EXISTING BUILDING TO BE DEMOLISHED PRIOR TO CONSTRUCTION

PROJECT TITLE:	
1869 MAPLE GROVE ROAD	
OTTAWA	ONTARIO
SHEET TITLE:	
SITE PLAN	
DRAWN:	CHECKED:
L.M.	R.V.
SCALE:	SHEET No.
1:200	SP-00
PROJECT No.	
1921	