

### SITE PLAN LEGEND

- BUILDING AREA
- SOFT LANDSCAPING. REFER TO LANDSCAPE DRAWINGS
- HARD LANDSCAPING. REFER TO LANDSCAPE DRAWINGS
- ASPHALT. REFER TO LANDSCAPE DRAWINGS
- BUILDING ENTRANCE / EXIT (GROUND FLOOR)
- BUILDING EXIT (GROUND FLOOR)
- TRAFFIC DIRECTION
- R.D. ROOF DRAIN
- CAR PARKING  
R3 : RESIDENTIAL 1131 TERON RD  
V3 : VISITOR 1131 TERON RD
- BARRIER-FREE PARKING (TYPE B)
- BARRIER-FREE PARKING (TYPE A)

### SIGNS

SIGNS SHALL BE PROVIDED FOR ALL VISITOR PARKINGS, BARRIER FREE PARKINGS & FIRE ROUTES  
ALL THE SIGNS SHALL FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA

THE PARKING SIGNS WILL BE LABELED AS:  
"VISITOR ONLY"  
"RESIDENT ONLY"  
"ACCESSIBLE PARKING"  
AND REINFORCED: "UNAUTHORIZED VEHICLES TOWED AWAY"

GENERAL NOTE:  
WHEN RETAINING WALLS ARE GREATER THAN 1 METER IN HEIGHT THE DESIGN WILL BE DONE BY A STRUCTURAL ENGINEER

PARKING, DRIVEWAY, PATHWAY AND TERRACE LIGHTING TO BE PROVIDED WITH LIGHTING FIXTURES LOCATED ON BUILDINGS

ROOF SCUPERS LOCATED AT A MAXIMUM OF 150mm ABOVE DRAINS

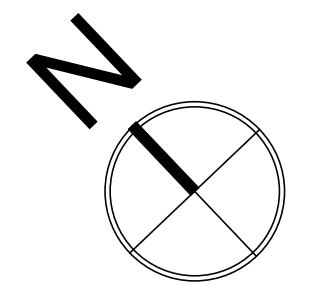


**KEY PLAN**

**LEGAL DESCRIPTION:**  
This property is legally described as Part of Lot 5, Concession 4, Geographic Township of March, City of Ottawa

**TOPOGRAPHICAL INFORMATION:**  
Property boundary and topographic lines have been derived from the plan prepared by Fairhall Mcfat & Woodland

0 2 m 5 m 10 m



PROJECT STATISTICS	
PROPERTY AREA	1391 sq.m.
BUILDING HEIGHT	11 m
GROSS FLOOR AREA	2 004 sq.m.

UNIT STATISTICS	PROVIDED
BACHELOR	4
1 BEDROOM	23
2 BEDROOMS	3

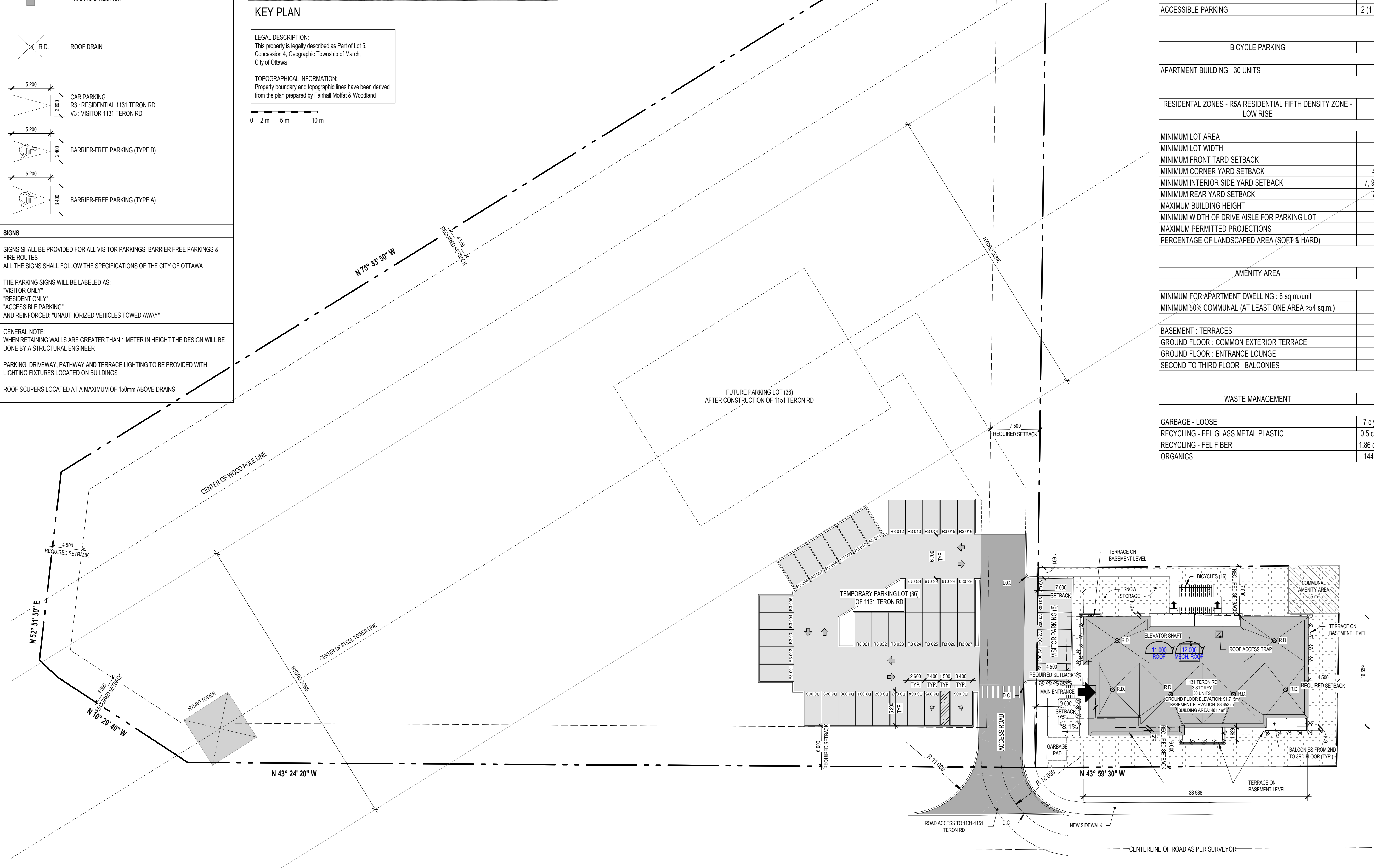
PARKING	REQUIRED	PROVIDED
APARTMENT BUILDING - 30 UNITS	36 (1.2 RATIO)	36
VISITORS	6 (0.2 RATIO)	6
TOTAL	42	42
ACCESSIBLE PARKING	2 (1 TYPE A + 1 TYPE B)	2

BICYCLE PARKING	REQUIRED	PROVIDED
APARTMENT BUILDING - 30 UNITS	15 (0.5 RATIO)	16

RESIDENTIAL ZONES - R5A RESIDENTIAL FIFTH DENSITY ZONE - LOW RISE	REQUIRED	PROVIDED
MINIMUM LOT AREA	540 sq.m.	1391 sq.m.
MINIMUM LOT WIDTH	18 m	34.3 m
MINIMUM FRONT YARD SETBACK	6 m	6 m
MINIMUM CORNER YARD SETBACK	4.5 m (SCH. 327)	4.5 m
MINIMUM INTERIOR SIDE YARD SETBACK	7.9 & 12 m (SCH. 327)	7.9 & 12 m
MINIMUM REAR YARD SETBACK	7.5 m (SCH. 327)	7.5 m
MAXIMUM BUILDING HEIGHT	11 m (SCH. 327)	11 m
MINIMUM WIDTH OF DRIVE AISLE FOR PARKING LOT	6.7 m	6.7 m
MAXIMUM PERMITTED PROJECTIONS	2 m	1.9 m
PERCENTAGE OF LANDSCAPED AREA (SOFT & HARD)	30%	46.4% (645 / 1391 sq.m.)

AMENITY AREA	REQUIRED	PROVIDED
MINIMUM FOR APARTMENT DWELLING : 6 sq.m./unit	180 sq.m.	276 sq.m.
MINIMUM 50% COMMUNAL (AT LEAST ONE AREA >54 sq.m.)	90 sq.m.	90 sq.m.
BASEMENT : TERRACES	-	60 sq.m.
GROUND FLOOR : COMMON EXTERIOR TERRACE	-	56 sq.m.
GROUND FLOOR : ENTRANCE LOUNGE	-	34 sq.m.
SECOND TO THIRD FLOOR : BALCONIES	-	126 sq.m.

WASTE MANAGEMENT	REQUIRED	PROVIDED
GARBAGE - LOOSE	7 c.yd. (0.231 c.yd./UN.)	15 x 360 L (7.06 c.yd.)
RECYCLING - FEL GLASS METAL PLASTIC	0.5 c.yd. (0.018 c.yd./UN.)	2 x 240L (0.63 c.yd.)
RECYCLING - FEL FIBER	1.86 c.yd. (0.062 c.yd./UN.)	4 x 360 L (1.88 c.yd.)
ORGANICS	144L (240L / 50 UNITS)	1 x 240L



**GENERAL SITE PLAN**

1 : 300

2 / 100

**GENERAL NOTES** Notes générales

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- The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals. / Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels.
- The dimensions on these documents must be read and not measured. / Les dimensions sur ces documents doivent être lues et non mesurées.

PLANNER Planificateur  
**FOTENN Planning and Urban design**  
223, McLeod Street, Ottawa, ON K2P 0Z8  
T 613 730 5709 fotenn.com

STRUCTURE Structure  
**FIRM**  
ADDRESS  
PHONE NUMBER

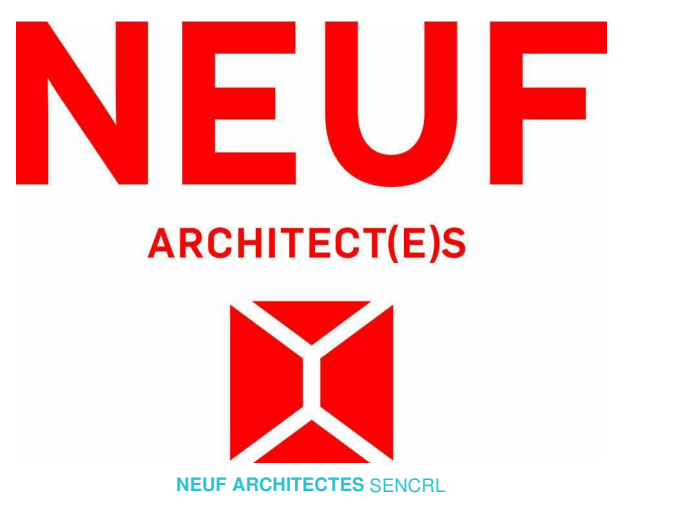
MECHANICAL / ELECTRICAL Électrique / Mécanique  
**FIRM**  
ADDRESS  
PHONE NUMBER

LANDSCAPE ARCHITECT Architecture de paysage  
**FIRM**  
ADDRESS  
PHONE NUMBER

CIVIL Civil  
**FIRM**  
ADDRESS  
PHONE NUMBER

ARCHITECTS Architectes  
**NEUF architect(e)s**  
630, René-Lévesque W. Boul. 32e étage, Montréal QC H3B 1S6  
T 514 847 1117 NEUFArchitectes.com

SCEAU / Seal



CLIENT Client  
**11021028 CANADA INC.**  
47 Clarence Street Suite 406, Ottawa, ON K1N 9K1

PROJECT Ouvrage  
**1131 TERON ROAD**

LOCATION Emplacement  
**OTTAWA**

NO PROJ. No.  
**12003.00**

NO	REVISION	DATE (yy-mm-dd)
1	ISSUED FOR SITE PLAN CONTROL	2019.07.05
2	ISSUED FOR COMMENTS	2019.09.11
3	ISSUED FOR SITE PLAN CONTROL R1	2019.09.18
4	ISSUED FOR SITE PLAN CONTROL R2	2019.10.16
5	ISSUED FOR SITE PLAN CONTROL R3	2019.10.21
6	ISSUED FOR SITE PLAN CONTROL R4	2019.10.23

**Preliminary  
DO NOT USE FOR  
CONSTRUCTION**

DRAWN BY Dessiné par  
**A.C.A.**

CHECKED BY Vérifié par  
**Ant.C.**

DATE (mm.dd.yy)  
**18/07/24**

SCALE Échelle  
**Comme indiqué**

DRAWING TITLE Titre du dessin  
**GENERAL SITE PLAN**

REVISION Révision  
**6**

DWG NUMBER No. Dessin  
**A100**

X-XXXXX  
X-XXXXX