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
- ROOF DRAIN
- CAR PARKING (5 200 × 2 600)
  R3 : RESIDENTIAL 1131 TERON RD
  R5 : RESIDENTIAL 1151 TERON RD
  V3 : VISITOR 1131 TERON RD
  V5 : VISITOR 1151 TERON RD
  C : COMMERCIAL
- BARRIER-FREE PARKING (TYPE B) (5 200 × 2 400)
- BARRIER-FREE PARKING (TYPE A) (5 200 × 3 400)

SIGNS

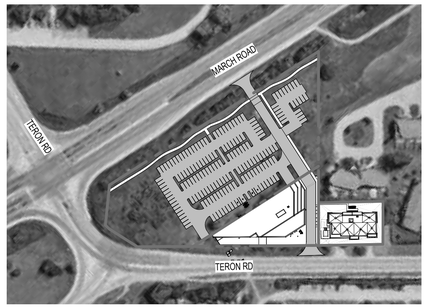
SIGNS SHALL BE PROVIDED FOR ALL VISITOR PARKINGS, BARRIER FREE PARKINGS & FIRE ROUTES
ALL THE SIGNS SHALL FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA

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

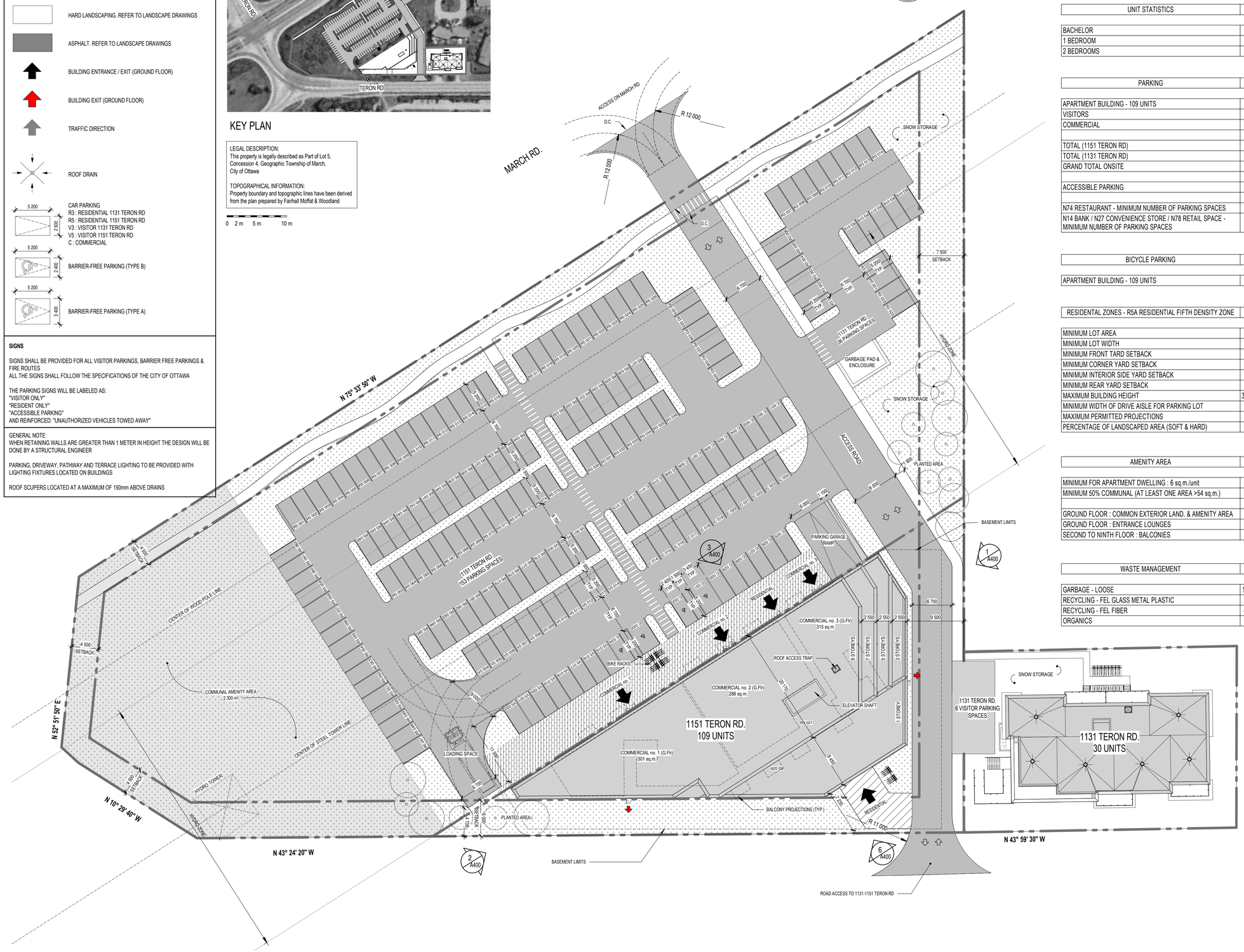


KEY PLAN

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 Moffat & Woodland

0 2 m 5 m 10 m



PROJECT STATISTICS	
PROPERTY AREA	13 424 sq.m.
BUILDING HEIGHT	30 m
GROSS BUILDING FLOOR AREA	10 005 sq.m.
GROSS COMMERCIAL FLOOR AREA (GROUND FLOOR)	904 sq.m.

UNIT STATISTICS	PROVIDED
BACHELOR	16
1 BEDROOM	53
2 BEDROOMS	40

PARKING	REQUIRED	PROVIDED
APARTMENT BUILDING - 109 UNITS	131 (1.2 RATIO)	46 + 85 = 131
VISITORS	22 (0.2 RATIO)	22
COMMERCIAL	TBD	34
TOTAL (1151 TERON RD)	131 + 22 = 153	187
TOTAL (1131 TERON RD)	42	36 + 6 = 42
GRAND TOTAL ONSITE		229
ACCESSIBLE PARKING	6 (3 TYPE A + 3 TYPE B)	2 + 4 = 6
N74 RESTAURANT - MINIMUM NUMBER OF PARKING SPACES	(10 / 100 sq.m.) 90	TBD
N14 BANK / N27 CONVENIENCE STORE / N78 RETAIL SPACE - MINIMUM NUMBER OF PARKING SPACES	(3.4 / 100 sq.m.) 31	TBD

BICYCLE PARKING	REQUIRED	PROVIDED
APARTMENT BUILDING - 109 UNITS	55 (0.5 RATIO)	64

RESIDENTAL ZONES - R5A RESIDENTIAL FIFTH DENSITY ZONE	REQUIRED	PROVIDED
MINIMUM LOT AREA	540 sq.m.	13 424 sq.m.
MINIMUM LOT WIDTH	18 m	28.8 m
MINIMUM FRONT TARD SETBACK	6 m (SCH. 327)	6 m
MINIMUM CORNER YARD SETBACK	N/A	N/A
MINIMUM INTERIOR SIDE YARD SETBACK	7.5 m (SCH. 327)	7.5 m
MINIMUM REAR YARD SETBACK	0 m (SCH. 327)	0 m
MAXIMUM BUILDING HEIGHT	30 m / 9 storeys (SCH. 327)	30 m / 9 storeys
MINIMUM WIDTH OF DRIVE AISLE FOR PARKING LOT	6.7 m	6.7 m
MAXIMUM PERMITTED PROJECTIONS	2 m	2 m
PERCENTAGE OF LANDSCAPED AREA (SOFT & HARD)	30%	41% (5 546 / 13 424 sq.m.)

AMENITY AREA	REQUIRED	PROVIDED
MINIMUM FOR APARTMENT DWELLING : 6 sq.m./unit	654 sq.m.	3 152 sq.m.
MINIMUM 50% COMMUNAL (AT LEAST ONE AREA >54 sq.m.)	327 sq.m.	2 498 sq.m.
GROUND FLOOR : COMMON EXTERIOR LAND. & AMENITY AREA	-	2 300 sq.m.
GROUND FLOOR : ENTRANCE LOUNGES	-	198 sq.m.
SECOND TO NINTH FLOOR : BALCONIES	-	654 sq.m.

WASTE MANAGEMENT	REQUIRED	PROVIDED
GARBAGE - LOOSE	12.0 c.yd. (0.110 c.yd./UN.)	3 x 4-yard containers
RECYCLING - FEL GLASS METAL PLASTIC	2.0 c.yd. (0.018 c.yd./UN.)	1 x 2-yard container
RECYCLING - FEL FIBER	4.1 c.yd. (0.038 c.yd./UN.)	1 x 2-y. + 1 x 4-y. container
ORGANICS	523L (240L / 50 UNITS)	3 x 240L

GENERAL NOTES Notes générales

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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

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SCEAU / Seal

NEUF ARCHITECT(E)S

CLIENT Client

PROJECT Ouvrage
1151 TERON ROAD

LOCATION Emplacement
OTTAWA

NO PROJET No.
12003.02

NO	REVISION	DATE (yy-mm-dd)
1	ISSUED FOR COMMENTS	2019.08.22
2	ISSUED FOR COMMENTS	2019.09.11
3	ISSUED FOR SITE PLAN CONTROL	2019.09.18
4	ISSUED FOR SITE PLAN CONTROL R1	2019.10.16
5	ISSUED FOR SITE PLAN CONTROL R2	2019.10.24

DRAWN BY Dessiné par
A.CA.

CHECKED BY Vérifié par
Ant.C.

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

SCALE Échelle
Comme indiqué

DRAWING TITLE Titre du dessin
SITE PLAN

REVISION Révision
5

DWG NUMBER No. Dessin
A100

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