

HALTON TERRACE

**1104 HALTON
86 UNIT APARTMENT BUILDING**

DEVELOPMENT INFORMATION

ZONING : R4S
 LOT AREA : 7,175 Sq.M. (77,226 Sq.Ft.)
 LOT WIDTH : 25 MIN.
 FRONT SETBACK : 6M MIN; PROVIDED - 6M
 REAR SETBACK : 7M MIN; PROVIDED - 7.0M
 SIDE SETBACK : PROVIDED-4.5M
 LOT COVERAGE : 31.2%
 AVERAGE GRADE : 83.91M
 BUILDING HEIGHT : 14.5M MAX; PROVIDED 13.4M
 GROSS AREA (AS PER BY-LAW) : 6,771 Sq.M.
 LANDSCAPED AREA : 3,301 Sq.M.
 AMENITY AREA : 516 Sq.M. MIN; PROVIDED - 1,091 Sq.M.
 - COMMUNAL : 258 Sq.M. MIN; PROVIDED - 606 Sq.M.
 (67 Sq.M. INDOOR, 539 Sq.M. OUTDOOR/COURTYARD)
 - PATIOS : 89 Sq.M.
 - BALCONIES : 395 Sq.M.

PARKING

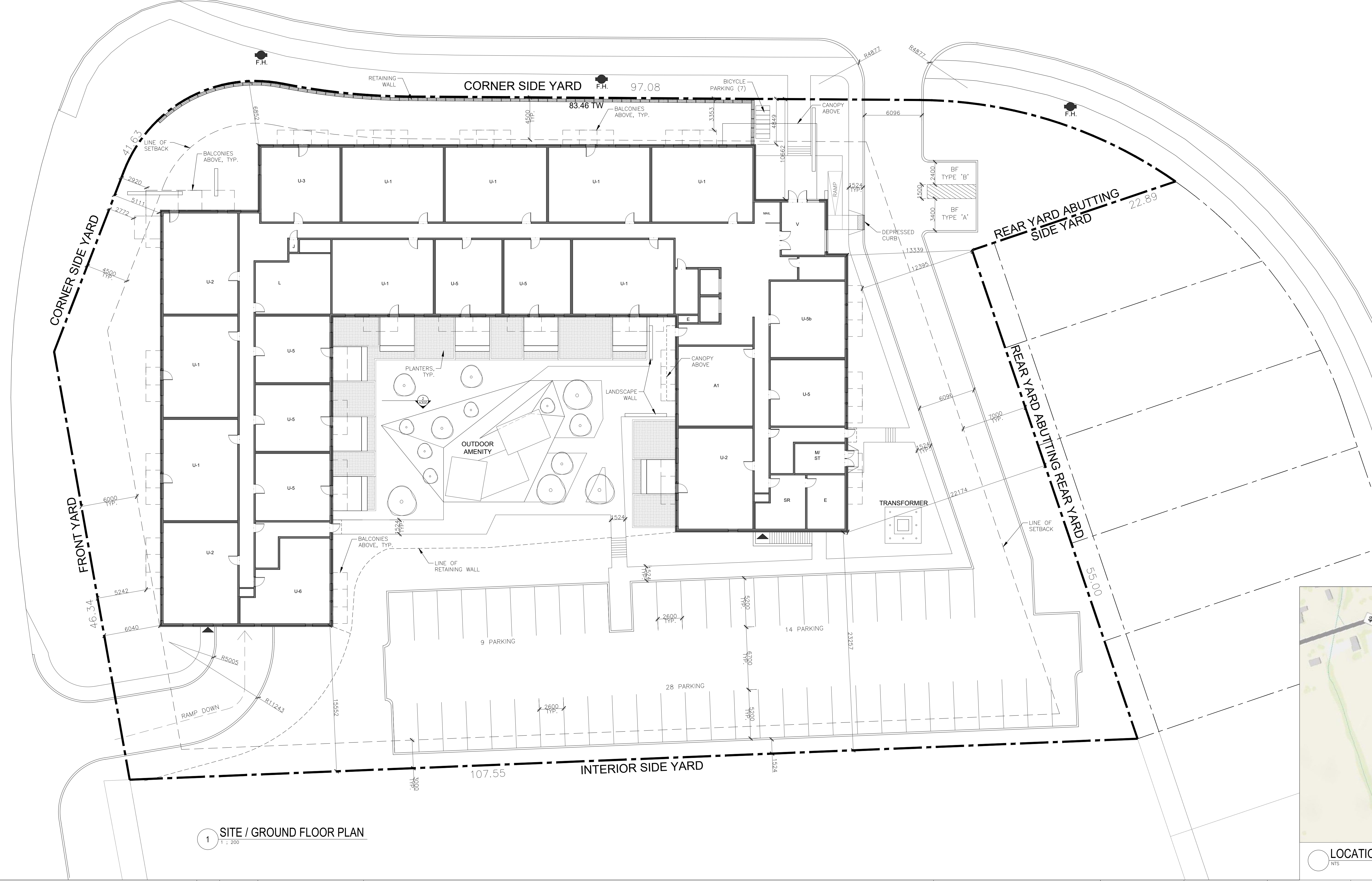
PARKING REQUIRED: 121 SPACES (1.2/UNIT + 0.2/UNIT VISITOR)
 PARKING PROVIDED: 121 SPACES (1.2/UNIT + 0.2/UNIT VISITOR)
 INDOOR PARKING: 68 SPACES
 OUTDOOR PARKING: 53 SPACES
 VISITOR PARKING: 18 SPACES
 BARRIER-FREE PARKING: 5 SPACES
 BICYCLE PARKING REQUIRED: 5/UNIT = 43 SPACES
 BICYCLE PARKING PROVIDED: 45 SPACES (7 OUTDOOR, 38 INDOOR)

UNIT BREAKDOWN

UNIT TYPE	# OF UNITS	Sq.METRES (Ft²)
UNIT 1	32	91.9 M² (990 Ft²)
UNIT 2	18	93.6 M² (1007 Ft²)
UNIT 3	4	73.9 M² (844 Ft²)
UNIT 4	6	85.9 M² (924 Ft²)
UNIT 5	24	61.1 M² (658 Ft²)
UNIT 5b	1	69.4 M² (747 Ft²)
UNIT 6	1	76.1 M² (820 Ft²)
TOTAL UNITS	86	7071 M² (76,108 Ft²)

ABBREVIATIONS:

U-1	UNIT TYPE 1	DEVELOPER/OWNER:	MAPLE LEAF CUSTOM HOMES
U-2	UNIT TYPE 2		144 CONSTANCE CREEK DR
U-3	UNIT TYPE 3		DUNROBIN, ON
U-4	UNIT TYPE 4		K0A 1T0
U-5	UNIT TYPE 5	ARCHITECT:	COLIZZA BRUNI ARCHITECTURE INC.
U-5b	UNIT TYPE 5b		76 CHAMBERLAIN AVE.
U-6	UNIT TYPE 6		OTTAWA, ON.
A1	AMENITY		K1S 1V9
B	BIKE STORAGE	SURVEYOR:	ANNIS O'SULLIVAN VOLLEBEKK LTD
E	ELEVATOR CHASE		14 CONCORSE GATE, SUITE 500
GR	GARBAGE ROOM		OTTAWA, ON
J	JANITOR CLOSET		K2E 7S6
L	LOCKER ROOM		
MR	MECHANICAL ROOM	CIVIL ENGINEER:	NOVATECH ENGINEERING CONSULTANTS
S	SERVICE ROOM		240 MICHAEL COWPLAND DR.
SR	SPRINKLER ROOM		KANATA, ON.
V	VESTIBULE		K2M 1P6
WS	WATER SERVICES	LANDSCAPE ARCHITECT:	NOVATECH ENGINEERING CONSULTANTS
			240 MICHAEL COWPLAND DR.
			KANATA, ON.
			K2M 1P6
		PLANNER:	Q9 PLANNING + DESIGN
			24 KIRKSTALL AVE.
			NEPEAN, ON.
			K2G3M5



1 SITE / GROUND FLOOR PLAN
1 : 200



LOCATION PLAN

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO	REV DATE	REV DESCRIPTION
1	OCT 20, 2021	ISSUED FOR SITE PLAN CONTROL
2	OCT 26, 2021	ADJUSTED FOR SITE PLAN CONTROL

PROJECT NAME
**1104 HALTON
 86 UNIT APARTMENT
 BUILDING**
 OTTAWA, ON

DRAWING TITLE
SITE PLAN

SCALE
 AS NOTED
 DRAWN BY
 EA
 DATE
 10/26/21
 PROJECT NO.
 03020

DRAWING NO.
SP1



COLIZZA BRUNI
 architecture

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