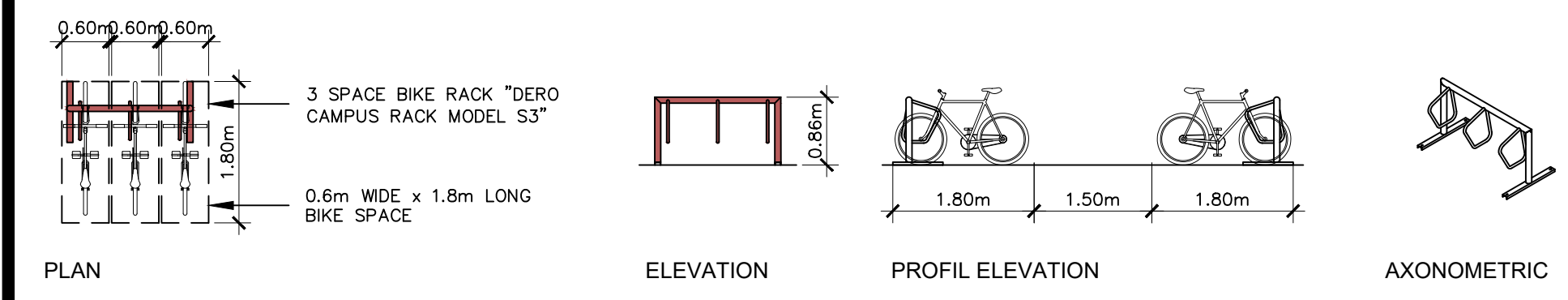


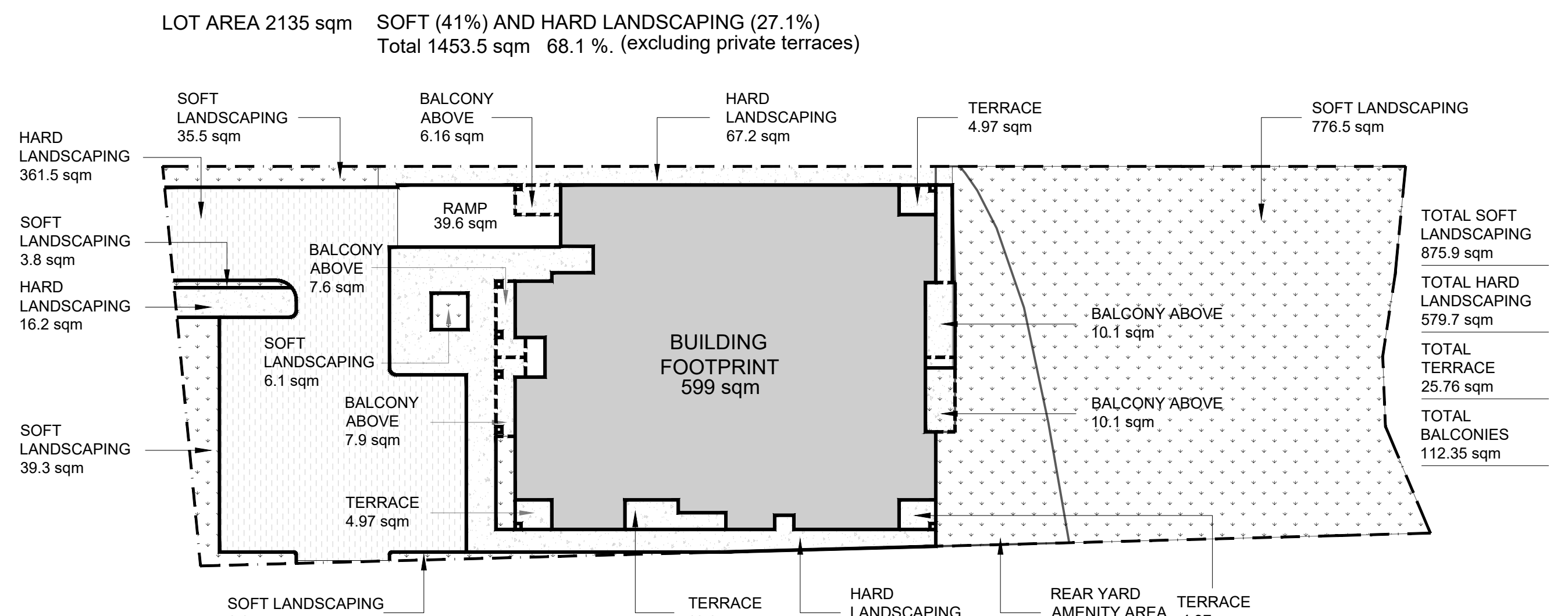
1 SITE PLAN
SP-01 SCALE = 1:150



2 TYP. BICYCLE RACK
SP-01 SCALE = N.T.S.



2 LOCATION PLAN
SP-01 N.T.S.



3 AREA BREAK DOWN
SP-01 SCALE = --

NOTE: SNOW WILL NOT BE STORED ON SITE AND WILL BE REMOVED OFF SITE AS REQUIRED

NOTE: GRADES SHOWN ON THIS DRAWING ARE EXISTING AND HAVE BEEN TAKEN FROM A SURVEY DRAWING. COORDINATE ALL NEW GRADING WORK WITH CIVIL AND LANDSCAPING.

SITE INFORMATION DERIVED FROM SURVEY TITLED, TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 3 AND 4 REGISTERED PLAN 547 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

ELEVATION NOTE:
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

SITE STATISTICS		5497 MANOTICK MAIN	
Zone	VM9 Village Mixed Use		
Proposed Land Use	Apartment dwelling, low-rise		RELIEF REQUIRED
ITEM	REQUIRED	PROVIDED	
Lot Area	1350 SQ. M.	2135 SQM.	
Lot Width	20 M. MIN.	27.2 M.	
Maximum Building Height	6.7 M. MIN. - 11.0M MAX	12.55 M - 3 STOREYS	RELIEF REQUIRED
Front Yard	3.0 M MAX.	21.7 M	RELIEF REQUIRED
Side Yard	Corner 3.0 M MIN. - 4.5 MAX. Interior NO MIN.	N/A 1.2M	
Rear Yard	(30.0 M FROM TOP OF SLOPE)	27.96 M FROM TOP OF SLOPE TO BUILDING 26.66 M FROM TOP OF SLOPE TO BALCONY	RELIEF REQUIRED
Building Footprint	NO MAX	599 SQM.	
Lot Coverage	NO MAX		
Min. Landscaped Buffer for Parking Lot	3 M	1.4 M	RELIEF REQUIRED
Number of Dwelling units		21 UNITS (12 ONE BEDROOM, 9 TWO BEDROOMS)	
Parking Spaces Required			
Resident	1.0 PER x 21 = 21 SPACES	21 SPACES	
Visitor	0.2 PER x 21 = 4.2 SPACES	4 SPACES	
		(10 SURFACE) (16 UNDERGROUND)	
		TOTAL = 26 SPACES	
Required Bike Racks	0.5 PER x 21 = 10.5 SPACES TOTAL = 11 SPACES	(11 INTERIOR) (2 EXTERIOR)	
Landscaping			
Hard		565.7 SQM	
Soft		867.8 SQM	
Amenity			
Total	6.0 SQM PER x 21 = 126 SQM	136.92 SQM + 140 SQM = 276.92 SQM	
Communal	50% OF TOTAL = 63 SQM	140 SQM	

CLIENT:

12213559 CANADA.
BUILDING COMMUNITIES
B-996 St. - Augustin Rd,
Embrun ON, K0A1W0

P2 concepts
139 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6A8

TATHAM
ENGINEERING
5335 Conotek Rd Unit 103,
Gloucester, ON K1U 9L4

brian k. clark
A.R.C.H.I.T.E.C.T
141 Catherine Street, Unit 102
Ottawa, Ontario K2P 1C3

- LEGEND:
- PROPOSED NEW BUILDING
 - S.D., REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
 - ASPHALT, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
 - NEW CONCRETE, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
 - DESIGNATED FIRE ROUTE, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
 - PARKING SPACE (V FOR VISITOR)
 - NEW VEGETATION/PLANTING/TREES, REFER TO LANDSCAPING FOR REQUIREMENTS.
 - EXISTING TREES TO BE REMOVED/RETAINED, REFER TO LANDSCAPING FOR REQUIREMENTS.
 - PROPERTY LINE
 - ADJACENT LOT PROPERTY LINES
 - EXISTING OVERHEAD HYDRO LINE
 - ENTRANCES
 - NEW BIKE RACKS
 - NEW CONCRETE CURB
 - D.C. DEPRESSED CURB
 - ARM MOUNTED AREA LIGHT ON POLE
 - BOLLARD LUMIERE
 - WALL PACK

No.	REVISIONS	BY	DATE
27	ZBLA SUBMISSION	JP	OCT. 05 2023
26	FOR COORDINATION	JP	AUG. 29 2023
25	SPC RESUBMISSION	JC	JULY 18 2023
24	FOR REVIEW	JP	APR. 26 2023
23	FOR COORDINATION	JP	APR. 4 2023
22	FOR COORDINATION	JP	FEB. 02 2023
21	FOR COORDINATION	JP	NOV. 23 2022
20	FOR COORDINATION	PE	SEPT. 27 2022
19	FOR REVIEW	PE	SEP 01 2022
18	FOR REVIEW	PE	AUG 11 2022
17	FOR REVIEW	PE	JUNE 06 2022
16	FOR REVIEW	PE	JUNE 02 2022
15	FOR REVIEW	PE	MAY 09 2022

DESIGNED BY: P.E.
DRAWN BY: P.E.
APPROVED BY: B.K.

PROJECT: 5497 MANOTICK MAIN

DRAWING TITLE: SITE PLAN

PROJECT NO. 0387
DATE: SEPT. 27, 2022

SP-01