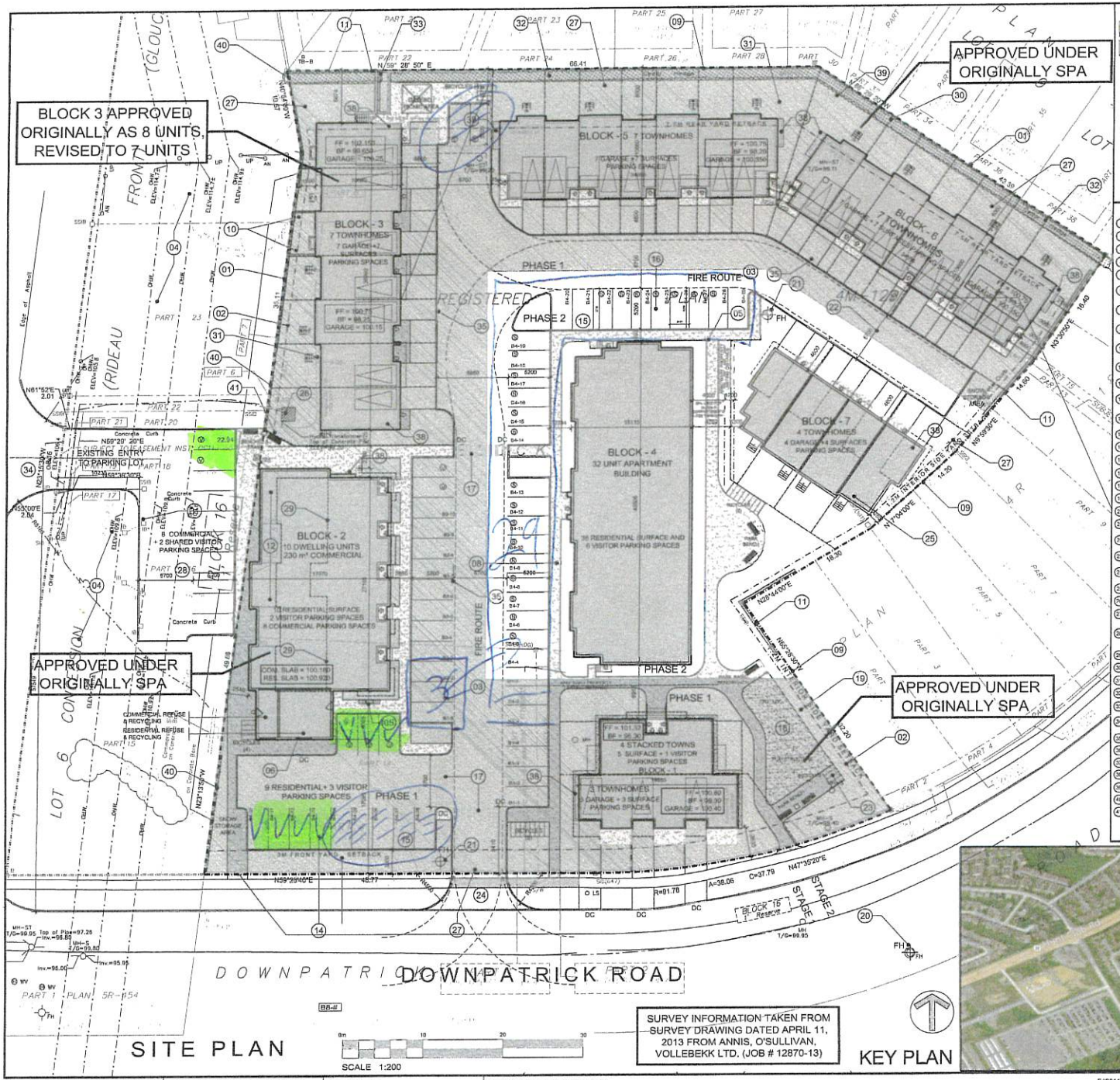
7 SLOTS for Sale

OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. _____ PART 3 OF 4 PARTS, SHEET ___ OF ___ SHEETS

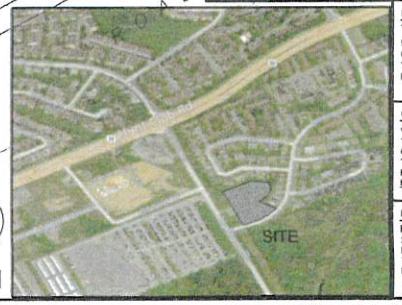


SITE PLAN

SCALE 1:200

SURVEY INFORMATION TAKEN FROM SURVEY DRAWING DATED APRIL 11, 2013 FROM ANNIS, O'SULLIVAN, VOLLEBEKK LTD. (JOB # 12870-13)

KEY PLAN



SITE PLAN SYMBOLS

- HARD SURFACE WALKWAY
- NEW CITY CONCRETE SIDEWALK
- LIGHT STANDARD
- TWO WAY VEHICLE CIRCULATION
- ENTRANCE LOCATION
- BOLLARD STYLE BIKE RACK
- EXISTING GRADE
- FH PROPOSED FIRE HYDRANT
- V VISITOR PARKING SPOT
- S SMALL CAR PARKING 2400 x 5200
- S SMALL CAR PARKING 2400 x 4600
- DC DEPRESSED CURB

DRAWING NOTES

1. PROPERTY LINE
2. EXISTING ZONING SETBACK
3. FIRE TRUCK ROUTE
4. HYDRO CORRIDOR
5. PROPOSED COMMUNITY MAIL BOX LOCATION
6. COMMERCIAL & RESIDENTIAL GARBAGE / RECYCLING AREA INSIDE BLOCK 2
7. PRECAST CONCRETE UNIT PLANTER WALL, SEE LANDSCAPE PLAN
8. HARD SURFACE WALKWAY TYPICAL1500mm WIDE
9. EXISTING CHAIN LINK OR WOOD FENCE, PROTECT & REPAIR AS REQUIRED
10. LOW UNIT BLOCK RETAINING WALL WITH COPING UNIT
11. CONCRETE UNIT BLOCK RETAINING WALL
12. SECOND FLOOR ROOF TOP PRIVATE TERRACES WITH PRIVACY SCREENS
13. LIGHT STANDARD, EXACT LOCATION TO BE CONFIRMED BE ELECTRICAL ENGINEER
14. VISITOR PARKING SPOT (2600x5200)
15. STANDARD PARKING SPOT (2600x5200)
16. SMALL PARKING SPOT (2400x4600)
17. PEDESTRIAN CROSS WALK
18. TOT LOT (SAND FILLED PLAY AREA)
19. BENCHES AND TRASH CAN
20. EXISTING FIRE HYDRANT
21. PROPOSED FIRE HYDRANT
22. EXISTING COMMERCIAL BUILDING TO BE REMOVED
23. BIKE RACK
24. NEW ENTRY WITH DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, SEE CIVIL
25. LANDSCAPED MAINTENANCE EDGE
26. HYDRO TRANSFORMER
27. REMOVE EXISTING TREES
28. RECONFIGURED EXISTING ENTRY AND PARKING LOT ON LEASED HYDRO LANDS FOR COMMERCIAL UNITS
29. COMMERCIAL UNIT
30. PROPOSED LOT LINE
31. REMOVE EXISTING CONCRETE CURBING
32. EXISTING CEDAR HEDGE TO PROTECTED
33. REMOVE PORTION OF CEDAR HEDGE
34. EXISTING ASPHALT ENTRY TO COMMERCIAL PARKING LOT ON HYDRO LANDS
35. DEPRESSED CURB AT ALL DRIVEWAYS
36. PRIVATE BALCONIES
37. EXTERIOR DECK ABOVE GRADE
38. METER CLOSET
39. TEMPORARY CONSTRUCTION FENCE
40. 1200mm HIGH BLACK CHAIN LINK FENCE
41. 1800mm HIGH WOOD PRIVACY FENCE

PROJECT INFORMATION

ZONING

SITE AREA

PROJECT STATISTICS

BUILDING HEIGHT

MIN. FRONT & CORNER YARD SETBACK

MIN. INTERIOR YARD SETBACK

MIN. REAR YARD SETBACK

MIN. WIDTH OF LANDSCAPE AREA

AMENITY SPACE — PRIVATE / COMMUNAL / TOTAL

BUILDING STATISTICS

GROSS BUILDING - AREAS

BUILDING BLOCK 1 (TOWNS / STACKED TOWNS)

BUILDING BLOCK 2 (MIXED USE)

BUILDING BLOCK 3 (TOWNHOMES)

BUILDING BLOCK 4 (STACKED TOWNS)

BUILDING BLOCK 5 (TOWNHOMES)

BUILDING BLOCK 6 (TOWNHOMES)

BUILDING BLOCK 7 (TOWNS / STACKED TOWNS)

TOTAL AREA

BUILDING STATISTICS

TOWNHOMES (WITH GARAGE)	27
APARTMENT FLATS	32
STACKED TOWNS	4
DWELLING UNITS	10
TOTAL UNITS	74
COMMERCIAL (RETAIL)	

CAR PARKING

REQUIRED

TOWNHOMES/GARAGE	- 1.0 PER UNIT (10 UNITS)	10
STACKED TOWNS	- 1.2 PER UNIT (4 UNITS)	5
DWELLING UNIT	- 1.0 PER UNIT (10 UNITS)	10
APARTMENT BUILDING	- 1.2 PER UNIT (32 UNITS)	38
VISITOR	- 0.2 PER UNIT (48 UNITS)	9
COMMERCIAL RETAIL	- 3.4 PER 100m² OF G.F.A.	8
TOTAL		80

PROVIDED

TOWNHOMES/GARAGE	- 1.0 PER UNIT (27 UNITS)	27
STACKED TOWNS	- 1.2 PER UNIT (4 UNITS)	5
DWELLING UNIT	- 1.0 PER UNIT (10 UNITS)	10
APARTMENT BUILDING	- 1.2 PER UNIT (32 UNITS)	38
VISITOR	- 0.2 PER UNIT (48 UNITS)	9
COMMERCIAL RETAIL	- 3.4 PER 100m² OF G.F.A.	8
TOTAL		97

PARKING SPACE SIZE

STANDARD CAR SPACE	2600 X 5200	77
SMALL CAR SPACE	2400 X 4600	0
SMALL CAR SPACE	2400 X 4200	20

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (53 UNITS)	27
COMMERCIAL	- 1.0 PER 250 M² OF G.F.A.	1

PROVIDED

AT GRADE	28

LEGAL DESCRIPTION

PART OF BLOCK 17
PART OF BLOCK 16 (1' RESERVE)
REGISTERED PLAN 4M-129
PART OF LOT 6
CONCESSION 3 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebekk Ltd.

PROJECT DEVELOPER

Theberge Homes
904 Lady Ellen Place
Ottawa, Ontario K1Z 5L5
Tel: (613) 421-1515
Fax: (613) 695-1944

CIVIL ENGINEER

exp Services Inc.
100-2650 Queensview Drive
Ottawa, ON K2B 8H6
Tel: (613) 688-1899
Fax: (613) 852-8753
www.exp.com

LANDSCAPE ARCHITECT

Kallala Designs
26 O'Rourke Road
Low, Quebec, J0X 2C0
Tel: (819) 422-3313
Fax: (613) 422-1029

IF IN THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

NOTATION SYMBOLS:

- (N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (A) INDICATES ASSEMBLIES; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- (W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- (D01) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A600 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

A. REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
B. FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A600 SERIES.
C. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF FRAMING.
D. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
E. ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
F. ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.
G. ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 2 HRS (AS DETERMINED BY OBC 9.10.8) UNLESS OTHERWISE STATED.

No.	DESCRIPTION	DATE
1	REVISION TO BUILDING PERMIT BLOCK 4	Nov. 1, 2018
2	ISSUED FOR BUILDING PERMIT BLOCK 4 & 7	Sept. 5, 2018
3	REVISED AS PER AHJ/NCC's SPA, CITY COMMENTS May 7, 2018	May 9, 2018
4	REVISED BLOCK 4 & 7	March 15, 18
5	ISSUED FOR CONSTRUCTION BLOCK 1	JUL 27, 2017
6	ISSUED FOR BUILDING PERMIT & TENDER BLOCK 3	MAY 1, 2017
7	ISSUED FOR CONDO REGISTRATION	SEPTM. 2016
8	ISSUED FOR BUILDING PERMIT BLOCK 5	MAY12, 2016
9	REVISED BLOCK 3 FOOTPRINT AS PER CIVIL	DEC 3, 2015
10	REVISED CONDOMINIUM PHASING	MAY 11, 2015
11	ISSUED FOR ROAD NAMING APPLICATION	MAR 11, 2015
12	ISSUED FOR BUILDING CONST. BLOCK 2	DEC 12, 2014
13	ISSUED FOR BUILDING CONST. BLOCK 1	NOV 24, 2014
14	ISSUED FOR BUILDING PERMIT BLOCK 2	OCT 6, 2014
15	ISSUED FOR BUILDING PERMIT BLOCK 1	OCT 1, 2014
16	ISSUED FOR SITE PLAN AGREEMENT	Sept 12, 2014
17	GENERAL REVISIONS	AUG 5, 2014
18	GENERAL REVISIONS	July 17, 2014
19	REVISED BLOCK 3 & TRANSFORMER LOCATION	JULY 3 2014
20	GENERAL REVISION AS PER CITY COMMENTS	DEC 2 2013
21	GENERAL REVISION AS PER CITY COMMENTS	OCT 3 2013
22	REVISED DARKSIDE ENCO LOCATION	SEPT 11 2013
23	REVISED AS PER S.P.C. COMMENTS	AUG 21 2013
24	ISSUED FOR MINOR VARIANCE	AUG 7 2013
25	ISSUED FOR SITE PLAN CONTROL APP.	MAY 17 2013
26	PRELIMINARY FOR DISCUSSION ONLY	MAY 2 2013

REVISIONS

ARCHITECT SEAL

NORTH ARROW

SEAL DATE STAMP DATE

CLIENT

THEBERGE HOMES

ARCHITECT:

PROJECT TITLE

3700 DOWNPATRICK

OTTAWA ONTARIO

SHEET TITLE

SITE PLAN

DRAWN	CHECKED
R.V.	RLA
SCALE: 1:200	SHEET No. SP-1
PROJECT No. 1119	

D07-12-18-0042

16471

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM) | PLOT DATE: Wednesday, November 06, 2019 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2011\1119 - Downpatrick & Uplands\01_Drawings\05_Site Plans\1119_Site Plan 2018 To City.dwg