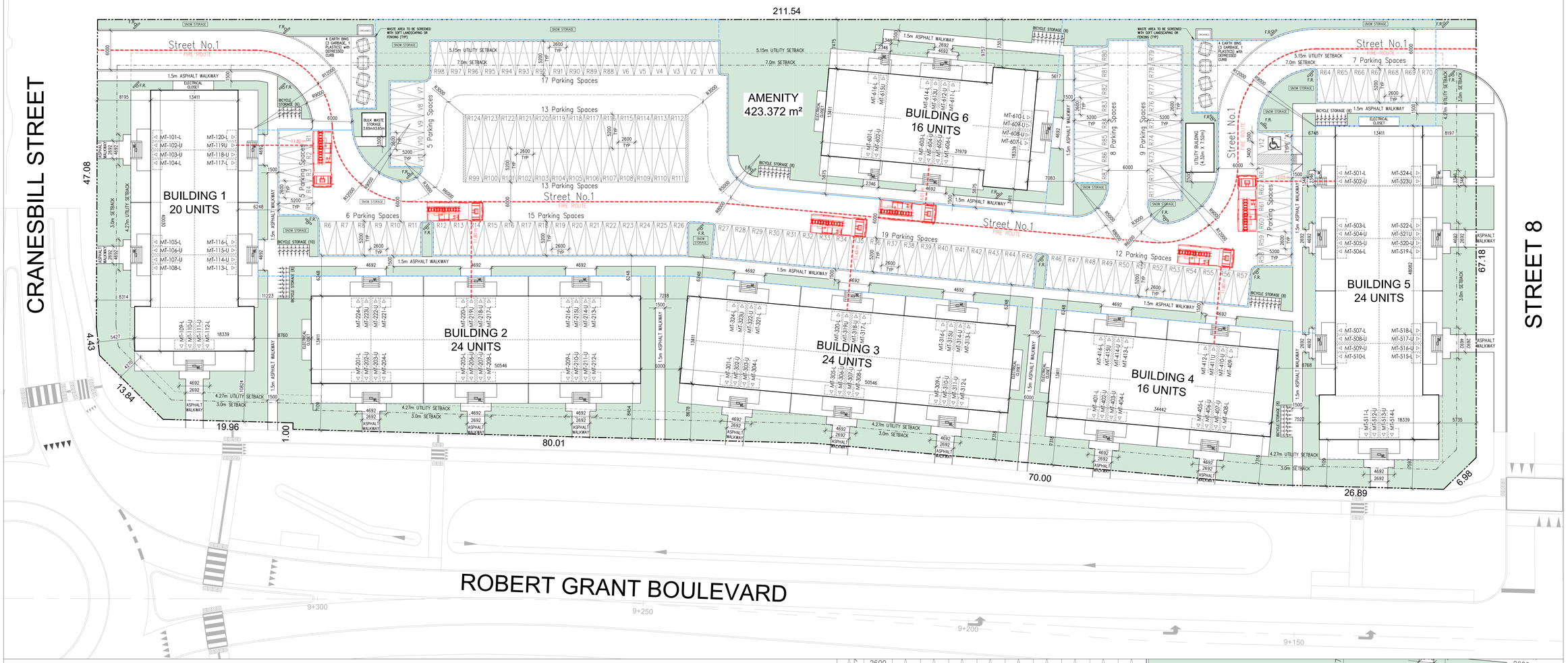



1 A100 ARCHITECTURAL SITE PLAN
SCALE: 1:250

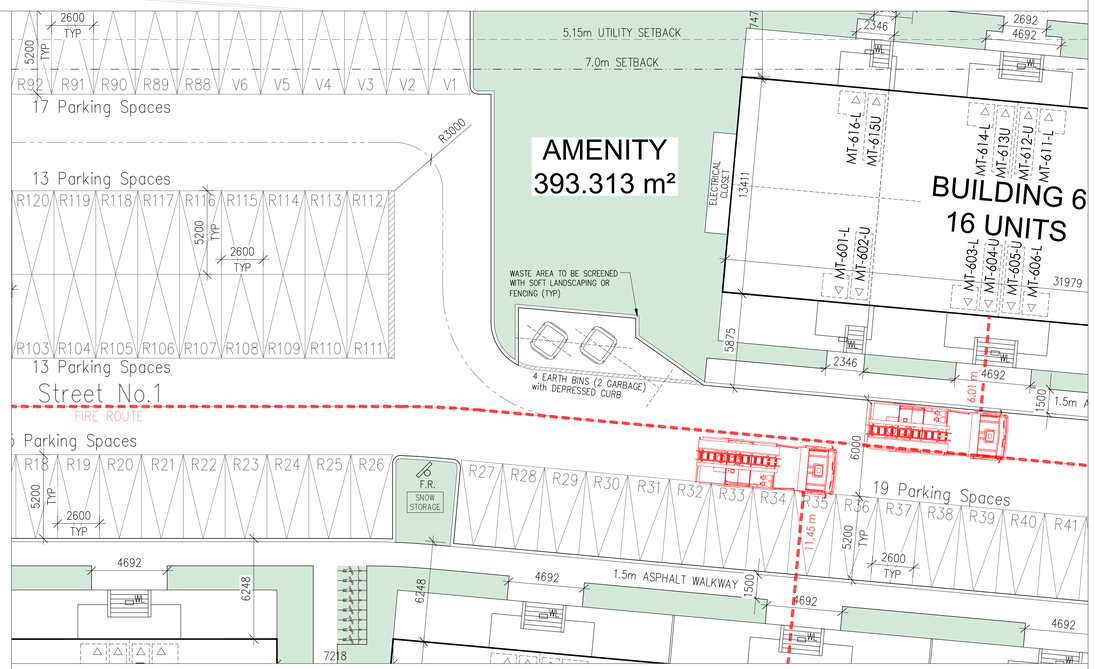
## SITE STATISTICS

| PROVISION | REQUIRED | PROPOSED | | COMPLIANCE |
|---|---|---|---|---|
| **NET LOT AREA** (excludes dedication): | NO MINIMUM | 13932.545 m² | | **N/A** |
| **DEDICATION AREA** (easement): | NO MINIMUM | N/A | | **N/A** |
| **GROSS LOT AREA** (includes dedication): | NO MINIMUM | 13932.545 m² | | **N/A** |
| **BUILDING AREA** | NO MINIMUM | 3583.023 m² | | **N/A** |
| **LOT COVERAGE** (building area/net lot area): | NO MINIMUM | 3583.023 m² | | **N/A** |
| **GROSS FLOOR AREA** | NO MINIMUM | 10642.193 m² | | **N/A** |
| **NET F.S.I.** (gross floor area/net lot area): | NO MINIMUM | 0.76 | | **N/A** |
| **GROSS F.S.I.** (gross floor area/gross lot area): | NO MINIMUM | 0.76 | | **N/A** |
| **BUILDING HEIGHTS** (mid-point of roof): | | | | |
| STACKED DWELLINGS: | 11.00 m | 11.62m (MID-POINT) | | **NO** |
| **SETBACKS :** | | | | |
| MIN. FRONT YARD (WEST): | 3.00 m | 5.43 m | | **YES** |
| MIN INTERIOR SIDE YARD (NORTH): | 7.00m | 7.30 m | | **YES** |
| MIN REAR YARD (EAST): | 3.00m | 5.74 m | | **YES** |
| MIN CORNER SIDE YARD (SOUTH): | 3.00m | 4.27 m | | **YES** |
| **NUMBER OF STACKED TOWNHOUSE UNITS :** | | **124 SUITES** | | |
| 2 BED INTERIOR: | NO MINIMUM | **76 SUITES** | | |
| 3 BED END: | NO MINIMUM | **48 SUITES** | | |
| **TOTAL PARKING SPACES :** | | **136 PS** | | |
| RESIDENT PARKING SPACES (STACKED-TOWNS): | **0.9 SPACES/UNIT = (124x0.9) MIN. 112 SP** | **124** | **1:1** | **YES** |
| VISITOR PARKING SPACES (STACKED-TOWNS) ( INCLUDES BARRIER FREE PS ) : | **0.1 SPACES/UNIT = (124x0.1) MIN. 12 SP** | **12** | **0.1:1** | **YES** |
| BARRIER FREE PARKING SPACES DEDICATED FOR VISITORS : | **0** | **1** | **N/A** | **N/A** |
| **BICYCLE SPACES (STACKED-TOWNS):** | | | | |
| BICYCLE SPACES : | **0.5 SPACES/UNIT = (124x0.5) MIN. 62** | **62** | | **YES** |
| **TOTAL LANDSCAPE :** | **30%** | 6178.343m² (44.34% OF NET LOT AREA) | | **YES** |
| **LANDSCAPED OPEN SPACE AREA :** | | | | |
| SOFT LANDSCAPE AREA : | **N/A** | 3243.920m² (52.50% OF LANDSCAPING) | | **N/A** |
| HARD LANDSCAPE AREA : | **N/A** | 2934.423m² (47.50% OF LANDSCAPING) | | **N/A** |
| **LANDSCAPED PARKING AREA :** | | | | |
| TOTAL PARKING AREA : | **N/A** | 5411.410m² | | **N/A** |
| PAVED PARKING AREA : | **85% MAX** | 3795.744m² (70.14 % OF PARKING AREA) | | **YES** |
| LANDSCAPED PARKING AREA : | **15% MIN** | 1615.666 m² (29.86 % OF PARKING AREA) | | **YES** |
| **AMENITY:** | | | | |
| TOTAL AMENITY AREA: (6 m² PER METRO UNIT INCULDES PRIVATE + COMMUNAL) | **124 UNITS X 6 m² =744 m²** | LOWER PATIO = 19.889 m² X 24 END UNITS LOWER PATIO = 16.483m² X 38 INT. UNITS UPPER BALCONY AREA 6.628m² X 62 UNITS = 1527.045m² TOTAL PRIVATE AREA +PRIVATE 1527.045m² + COMMUNAL 423.372m² =1950.417m² TOTAL AMENITY | | **YES** |
| COMMUNAL AMENITY AREA: (50% OF REQUIRED) | **746 m/12 =372 m²** | AREA WEST OF BUILDING 6 = 423.372m² TOTAL COMMUNAL AREA | | **YES** |

## LEGEND

| | |
|---|---|
| | MAIN ENTRANCE |
| 1830 610 | BICYCLE PARKING, REFER TO LANDSCAPE DRAWINGS |
| 2600 5200 SEE PLAN | BARRIER FREE PARKING |
| R10 2600 | RESIDENT PARKING |
| V10 2600 5200 | VISITOR PARKING |
| H&V | FIRE HYDRANT, REFER TO CIVIL DRAWINGS |
| LS | LIGHT POLE, REFER TO ELECTRICAL DRAWINGS |
| LB | LIGHT BOLLARD, REFER TO ELECTRICAL DRAWINGS |
| WL | WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DWGS |
| F.R. | FIRE ROUTE SIGN AS PER CITY STANDARD |
| H.S. | BARRIER FREE PARKING SIGN, AS PER CITY STANDARD |
| S.S. | STOP SIGN |
| I.S. | IDLE FREE ZONE SIGN |
| P.S. | POPS SIGN |
| | TACTILE INDICATOR |
| DC | TRANSFORMER |
| | DEPRESSED CURB |
| G | GAS METER |
| H | HYDRO METER |
| NFHB | NON FREEZABLE HOSE BIB |
| EVCS | ELECTRIC VEHICLE CHARGING STATION |
| | SIAMESE CONNECTION |
| XXX | SUITE NUMBER |
| | FIRE BREAK BLOCK |
| LLE | LOWER LEVEL ELEVATION |
| FFE | FIRST FLOOR ELEVATION |
| | AREA DRAIN |
| | DENOTES FIRE ROUTE |
| | DENOTES AMENITY BOUNDARY |
| | DENOTES PARKING LOT LANDSCAPING BOUNDARY |
| | DENOTES SOFT LANDSCAPING AREA |
| | DENOTES DECORATIVE FENCING |

SCALE=1:250
20 15 10 5 0 10 20




2 A100 OPTIONAL SITE PLAN W/ ADDITIONAL WASTE COLLECTION
SCALE: 1:150

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

| NO: | DATE: | ISSUED FOR: |
|---|---|---|
| 1 | 2024.04.28 | COORDINATION |

minto

ADDITIONAL NOTES:

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**PLAN OF SURVEY OF**
**BLOCK 140**
**REGISTERED PLAN 4M-1544**
**CITY OF OTTAWA**
**SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**

**APPLICANT:**
MINTO CANADA
200-180 KENT STREET
OTTAWA ON K1P 0B6

**CIVIL ENGINEER:**
DAVID SCHAEFER ENGINEERING LTD.
120 IBER ROAD, UNIT 103
STITTVILLE, ON K4S 1E9

**SURVEYOR:**
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6

**PRELIMINARY, NOT FOR CONSTRUCTION**
**ALL AREAS CALCULATIONS ARE PRELIMINARY**

| NO: | DATE: | REVISION COMMENT: |
|---|---|---|

SRN ARCHITECTS
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

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CLIENT:
Minto Canada
200-180 Kent Street
Ottawa, Ontario K1P 0B6

PROJECT:
Abbott's Run
Block 13
Ottawa, Ontario

DRAWING TITLE:
SITE PLAN

| DATE: 2025-04-28 | SCALE: 1:250 |
|---|---|
| DRAWN BY: AB | CHECKED BY: GF |
| PROJECT NUMBER: S25016 | DRAWING NUMBER: A100 |