



Scale 1:150

MISC:
DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BOUNDARY INFORMATION COMPILED FROM EXISTING SURVEY RECORDS.
TOPOGRAPHICAL PLAN OF PART OF THE CARLETON UNIVERSITY CAMPUS BEING PARTS OF LOTS "L", "M", "N" CONCESSION BY (RURAL FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN NEW CITY OF OTTAWA
Prepared by Fairall Mollat & Woodard Ltd.

ELEVATION NOTES
1. Elevations shown are referred to geoid datum.
2. It is the responsibility of the user to refer to the job book to verify that the job book has not been altered or displaced and that its relative elevation and description agree with the information shown on this drawing.

UTILITY NOTES
1. This drawing cannot be accepted as a surveying plan of the utility and it will be the responsibility of the user to contact the respective utility authorities for verification.
2. A minimum 1.0m underground pipe for the proposed utility activities is mandatory before any work involving breaking ground, including etc.
3. Landmark utility shown on this plan as derived from City of Ottawa.

GENERAL NOTES
1. Refer to Landscape drawings for information on trees to be retained.
2. Refer to Civil drawings for existing services and new service connections, and new grading and drainage information.

ZONING INFORMATION

ZONE DESIGNATION
R-1 (R-1) - MEDIUM DENSITY RESIDENTIAL

ZONING REQUIREMENTS:

MIN. LOT WIDTH REQUIRED: NO MINIMUM
LOT WIDTH PROVIDED (NORTH PROPERTY LINES): 33.00M
LOT WIDTH PROVIDED (SOUTH PROPERTY LINES): 33.00M
MIN. LOT AREA REQUIRED (M²): NO MINIMUM
LOT AREA PROVIDED: 11,538.5M²
MAX. BUILDING HEIGHT: NO MAXIMUM
BUILDING HEIGHT: 45.70M
FLOOR GRADE (1ST LEVEL (E2.70)): 7.5M
MIN. FRONT YARD SETBACK: 7.5M
FRONT YARD SETBACK: 4.0M
MIN. REAR YARD SETBACK: 7.5M
REAR YARD SETBACK: 7.5M
MIN. INTERIOR SIDE YARD SETBACK: 0.9M
INTERIOR SIDE YARD SETBACK: 0.9M
MIN. CORNER SIDE YARD SETBACK: 7.5M
BUILDING CORNER YARD SETBACK: 0.9M
MIN. WIDTH OF LANDSCAPED AREA ALONG LOT LINES: 3.0M
PROPOSED LANDSCAPED AREA WIDTH: 4.0M

PARKING REQUIREMENTS
NOTE: PARKING SPACE RATES PROVIDED IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2009-259 SECTIONS 151 - 152, TABLE 151 - 152
MIN. RESIDENT PARKING STALLS REQUIRED (STALLS/DWELLING UNIT): N/A
MIN. VISITOR PARKING STALLS REQUIRED: 10/A
REQUIRED RESIDENTIAL BICYCLE PARKING (0.05 PER DWELLING UNIT):

DEVELOPMENT INFORMATION

PROPOSED:

GROUND FLOOR G.F.A. (RESIDENTIAL): 2,075.93M² = 22,521.59 SF / 2,075.93M²
2ND TO 4TH FLOOR G.F.A. (RESIDENTIAL): 2,224.58M² = 23,825.12 SF / 4,300.51M²
4TH TO 10TH FLOOR G.F.A. (RESIDENTIAL): 1,166.26M² = 12,577.81 SF / 1,854.11M²
10TH TO 12TH FLOOR G.F.A. (RESIDENTIAL): 1,166.26M² = 12,577.81 SF / 1,854.11M²
ENTRANCE G.F.A. (RESIDENTIAL): 121.33M² = 1,305.81 SF / 181.33M²
TOTAL BUILDING G.F.A. (RESIDENTIAL): 5,754.14M² / 61,780.46 SF

PROPOSED # UNITS (RESIDENTIAL): 204 UNITS
(11 UNITS / FLOOR X 3 FLOOR = 33)
(14 UNITS / FLOOR X 3 FLOOR = 42)
(20 UNITS / FLOOR X 4 FLOOR = 80)
(18 UNITS / FLOOR X 4 FLOOR = 72)
(8 UNITS / FLOOR X 3 FLOOR = 24)
TOTAL UNITS: 204

PROPOSED BICYCLE PARKING:

REQUIRED RESIDENTIAL BICYCLE PARKING (0.05 PER DWELLING UNIT): 10.2 STALLS
BIKE STORAGE (0.5 PER DWELLING UNIT): 102 STALLS
BICYCLE PARKING PROVIDED (ON SURFACE + XX LEVEL 1): 102 STALLS

AMENITY AREA CALCULATIONS - PROPOSED:

NOTE: CALCULATIONS DONE IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2009-259 SECTION 157 - AMENITY AREA

TOTAL AMENITY AREA REQUIRED:

RESIDENTIAL TOTAL REQUIRED AMENITY AREA (MIN.): 1224.0M²
COMMUNAL AREA (MIN.): 612.0M²
CODE OF BY-LAW TOTAL AMENITY AREA: 1836.0M²
TOTAL RESIDENTIAL AMENITY AREA PROVIDED: 961.64M²

AMENITY AREA PROVIDED:

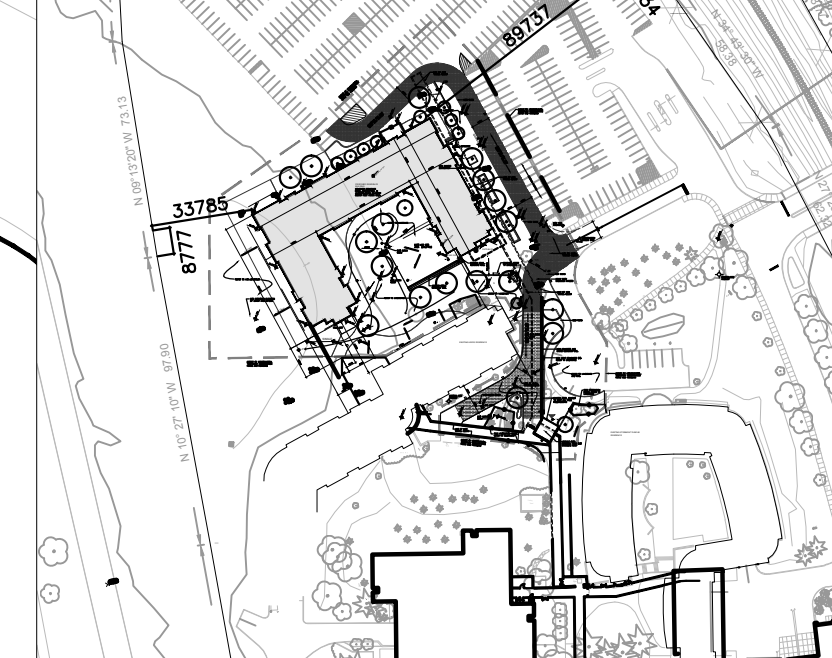
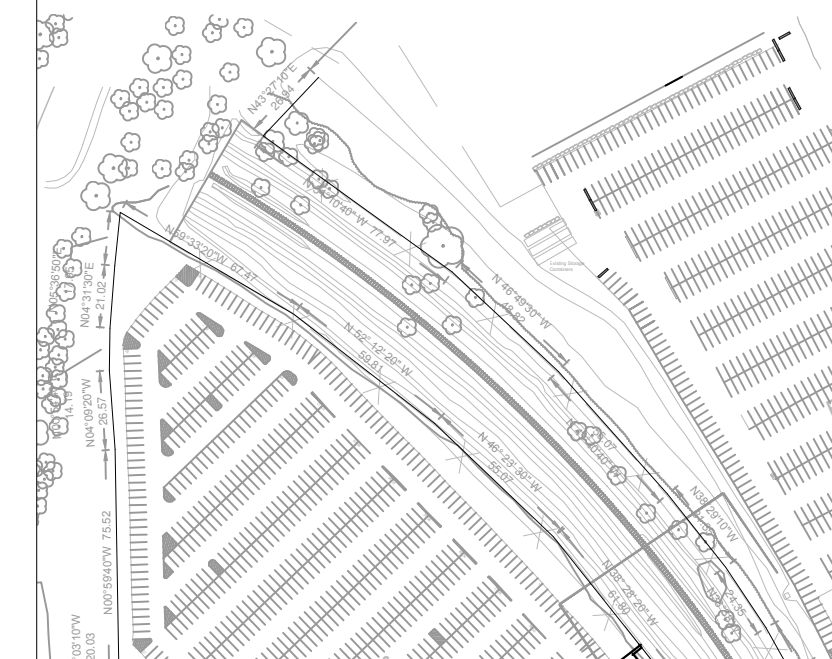
OUTDOOR AMENITY AREA - PATIO AND BBQ AREA: 427.50M²
INDOOR AMENITY AREA - LEVEL 1 (COMMUNAL): 410.13M²
INDOOR AMENITY AREA - LEVEL 2 (COMMUNAL): 531.73M²
INDOOR AMENITY AREA - LEVEL 3 (COMMUNAL): 93.31M²
TOTAL AMENITY AREA PROVIDED: 961.64M²

LANDSCAPED AREA PROVIDED: 3M
PROPOSED LANDSCAPED AREA ALONG ALL LOT LINES: 3M

No.	DESCRIPTION	DATE
4	ISSUED 100%	2015-09-02
3	ISSUED 95%	2015-04-23
2	SITE PLAN CONTROL APPLICATION	2015-04-15
1	ISSUED 80%	2015-02-07

REVISIONS	
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.	
DO NOT SCALE THE DRAWINGS	
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT.	

DATE	DRAWN
2015-02-09	BR, WJW, JV
DATE	CHECKED
2015-09-25	VPC



CARLETON UNIVERSITY
1125 COLONEL BY DRIVE,
OTTAWA, ON, K1S 5B6

SITE PLAN
NEW PARKING LAYOUT

1 PROPOSED SITE PLAN
SCALE: 1 : 200

2 KEY PLAN
SCALE: N.T.S.

SCALE: 1:200
DWG. NO.: A100
PROJ. NO.: 0114