

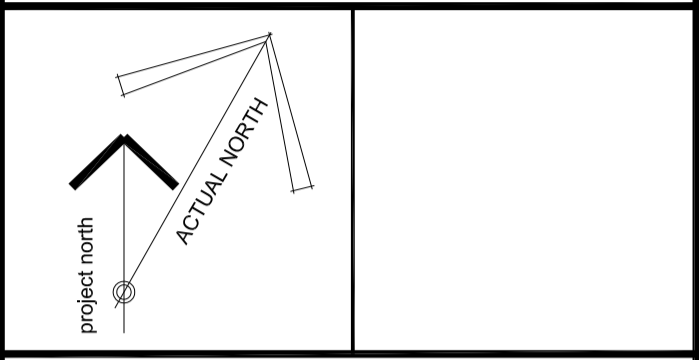
1 SITE PLAN
A100 SCALE: 1:200

GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS; FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

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ISSUE RECORD:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRECONSULTATION	2020-02-07
2	ISSUED FOR CLIENT REVIEW	2020-03-17
3	ISSUED FOR CONSULTANT COORD.	2020-03-30
4	ISSUED FOR COORDINATION	2020-06-12
5	ISSUED FOR SITE PLAN APPLICATION	2020-06-29
6	ISSUED FOR 50% COORDINATION	2020-10-06
7	REISSUED FOR SITE PLAN APPLICATION	2020-10-15
8	ISSUED FOR PERMIT	2020-11-06
9	ISSUED FOR COORDINATION	2020-11-26
10	ISSUED FOR COORDINATION	2021-01-29
11	SITE PLAN ISSUED FOR COORDINATION	2021-02-04
12	SITE PLAN ISSUED FOR COORDINATION	2021-02-10
13	ISSUED FOR COORDINATION	2021-03-24
14	SITE PLAN & ELEVATIONS (SPA)	2021-04-08

Jeff McEwen
JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jeff McEwen at 3:49 pm, Jun 17, 2021

GENERAL SITE PLAN NOTES:		PARKING:		ABBREVIATIONS:	
PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT 4M-1542, CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., SINGED AND DATED DECEMBER 06, 2019		VEHICLE	REQUIRED	PROVIDED	BAL: OUTLINE OF BALCONIES ABOVE *
SITE AND BUILDING DATA, 280 ERIC CZAPNIK WAY:		TENANT PARKING	0	59 EXTERIOR SPACES 13 EXTERIOR SPACES	RET. WALL: RETAINING WALL, REFER TO CIVIL
SITE AREA	1.3 acre / 5174.7m²	VISITOR PARKING	0.1 / UNIT (7 TOTAL)	8	TER: GROUND FLOOR UNIT TERRACE SPACE
GROSS BUILDING AREA B1	2925.8m²	BARRIER FREE PARKING	2 TYPE A 2 TYPE B	2 TYPE A EXTERIOR 2 TYPE B EXTERIOR	* NOTE: BALCONIES ARE CONSIDERED PERMITTED PROJECTIONS
GROSS BUILDING AREA B2	2925.8m²	TOTAL		84	DRAWING LEGEND:
BUILDING AREA (OBC)	2189.7m²	BICYCLE PARKING	0.5 / UNIT (36 TOTAL)	18 EXTERIOR 18 INTERIOR	PROPERTY LINE
ZONING:		INTERIOR PARKING SPACE SIZES:			SET BACK LINE
PART 6 - RESIDENTIAL ZONES:		TOTAL INT. SPACES @ 2600mm		45	MAIN BUILDING ENTRANCE
ZONE RSZ - RESIDENTIAL FIFTH DENSITY ZONE		TOTAL INT. SPACES @ 2400mm		11	EXIT DOOR
AREA 2 ON SCHEDULE 1A		MAX. 40% OF INT. PARKING SPACES ALLOWED TO BE 2400mm			OUTLINE OF NEW 4 STORY BUILDING
ZONING PROVISIONS		% SPACES @ 2400mm		18.6%	OUTLINE OF SINGLE STOREY PODIUM
SETBACKS:		AMENITY AREAS:			SOFT LANDSCAPING, REFER TO LANDSCAPING DRAWINGS
FRONT YARD:	3.0m MINIMUM	REQUIRED: 6m² PER UNIT 72 UNITS x 6m² = 432m² MINIMUM			HARD SURFACE LANDSCAPING, REFER TO LANDSCAPING DRAWINGS
INTERIOR SIDE LOT LINE:	3.0m MINIMUM FOR FIRST 21.0m OF LOT DEPTH, 6m MINIMUM BEYOND	50% AMENITY AREA MUST BE COMMUNAL = 216m² MINIMUM			CONCRETE WALKING SURFACE, REFER TO CIVIL DRAWINGS
REAR YARD LOT LINE:	25% OF LOT DEPTH TO A MAXIMUM OF 7.5m	PRIVATE PROVIDED:			EXTENT OF NEW FIRE ACCESS ROUTE (6m WIDE, MAXIMUM 90m LONG), REFER TO CIVIL DRAWINGS
BUILDING HEIGHT:		68 UNITS - EACH w/ BALCONY / TERRACE OF 5.4m² = 367.2m²			
MAXIMUM:	15.0m (81.85)	4 UNITS - EACH w/ BALCONY / TERRACE OF 12.3m² = 49.2m²			
PROPOSED:	14.923m (81.773)	TOTAL: 416.4m² PRIVATE AMENITY			
SITE:	AREA: 5174.7m²	COMMON PROVIDED:			
LANDSCAPING	REQUIRED	TOTAL: 262m² COMMUNAL			
AREA	30%	SEE SITE PLAN FOR LOCATION / AREA			
		GARBAGE ROOM REQUIREMENTS:			
		TYPE	REQUIRED	PROVIDED	
		GARBAGE	2x 4cu YARD CONTAINERS	2x 4cu YARD CONTAINERS	
		FIBRE RECYCLING	1x 3cu YARD CONTAINERS	2x 3cu YARD CONTAINERS	
		GLASS, METAL & PLASTIC RECYCLING	3x 360L CONTAINERS	4x 360L CONTAINERS	
		ORGANICS	2x 240L GREEN CONTAINER	2x 240L GREEN CONTAINER	
		* CALCULATIONS ARE BASED ON 72 RESIDENTIAL UNITS, DIVIDED BETWEEN 2x INTERIOR GARBAGE ROOMS			

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PROJECT TITLE
HILLPARK APARTMENTS
70 & 80 SILO STREET
OTTAWA (ORLEANS), ON

DRAWING TITLE
SITE PLAN & PLANNING
SCHEDULES

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2019	IC DR	3206	A100
SCALE AS NOTED	REVIEWED TO		

ARCHITECTURAL