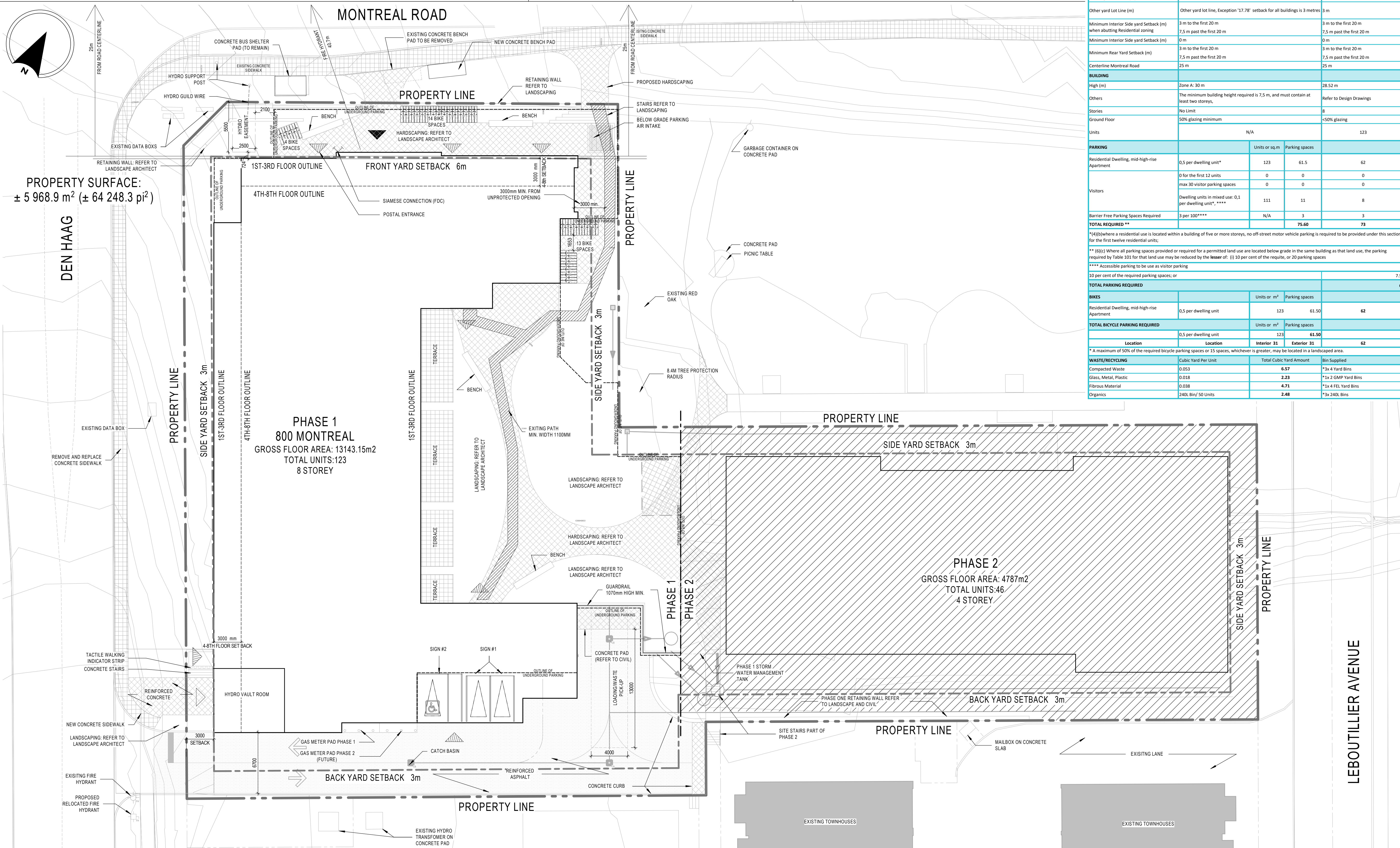


SITE ABBREVIATIONS		STREET SIGNS		SITE LEGEND	
AD	AREA DRAIN	FOR ALL THE SIGNS FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA			MAIN ENTRANCE
CB	CATCH BASIN	1	STOP SIGN		BUILDING ENTRANCE
D.C.	DEPRESSED CURVE	2	FIRE ROUTE SIGN		MECH. SERVICE ACCESS
UP	UTILITY POLE	3	PRIORITY TO PEDESTRIAN SIGN		FIRE HYDRANT (FH)
RM	REMOTE MONITOR	4	DROP OFF ZONE ONLY SIGN		SEWER CONNECTION (FDC)
STM MH	STORMWATER MANHOLE	THE PARKING SIGNS WILL BE LABELED AS: "VISITOR ONLY" (SIGN #1) "RESIDENT ONLY" (SIGN #2) "ACCESSIBLE PARKING" AND REINFORCED. "UNAUTHORIZED VEHICLES WILL BE TOWED AWAY"			STREET SIGNAGE
FDC	FIRE DEPARTMENT CONNECTION				PROPERTY LINE
SC	SIAMOSE CONNECTION				TWIS
GW	GUIDE WIRE				BICYCLE PARKING AT GROUND LEVEL 1800mm x 600mm
LS	LIGHT STANDARD (REFER TO ELEC.)				REGULAR PARKING SPOT
FH	FIRE HYDRANT				ACCESSIBLE PARKING SPOT TYPE A
TWIS	TACTILE WALKING INDICATOR STRIP				
MUP	MULTI-USE PATHWAY				
GENERAL NOTES: REFER TO CIVIL AND LANDSCAPING FOR SITE COORDINATION. REFER TO CIVIL FOR STREET CURB AND SURFACE SLOPE DETAILS. PRECAST RETAINING WALL TO BE ENGINEERED AND SUPPLIED BY OTHERS.					



KEY PLAN



800 MONTREAL ROAD		
PHASE 1		
120 DEN HAAG DRIVE		
Part 2 - PIN 04269-0137		
Bylaw 2008-250		
Zoning - AM10 (1779) - Area 'Y'		
	Required (By-law)	Proposed
Lot area (sq.m)	5966.43 sq.m (10.60 ha)	N/A
Phase 1 Lot area (sq.m)	N/A	3,933.21 sq.m
Gross floor area of the building (sq.m)	N/A	13143.15 sq.m
Ratio Max. (F.S.L.)	None (By-Law 2015-45)	3.34
Building Footprint (sq.m)	N/A	1844.74 sq.m (14.9%)
Landscape Area Min. (sq.m)	15%	1522.32 sq.m (18.7%)
Asphalt/Concrete Area (sq.m)	566.15	566.15 sq.m (14.4%)
SETBACK (m)		
Minimum Front Yard Setback (m)	The minimum front yard setback for all buildings is 6 m	6 m
Corner yard Setback (m)	At least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building.	Refer to Site Plan
Other yard Lot Line (m)	Other yard lot line, Exception '17.78' setback for all buildings is 3 metres	3 m
Minimum Interior Side yard Setback (m) when abutting Residential zoning	3 m to the first 20 m	3 m to the first 20 m
Minimum Interior Side yard Setback (m)	7.5 m past the first 20 m	7.5 m past the first 20 m
Minimum Rear Yard Setback (m)	3 m to the first 20 m	3 m to the first 20 m
Cornerline Montreal Road	7.5 m past the first 20 m	7.5 m past the first 20 m
Centerline Montreal Road	25 m	25 m
BUILDING		
High (m)	Zone A: 30 m	28.52 m
Others	The minimum building height required is 7.5 m, and must contain at least two storeys.	Refer to Design Drawings
Stories	No Limit	8
Ground Floor	50% glazing minimum	<50% glazing
Units	N/A	123
PARKING		
	Units or sq.m	Parking spaces
Residential Dwelling, mid-high-rise Apartment	0.5 per dwelling unit*	123
Visitors	0 for the first 32 units max 30 visitor parking spaces	0 0
Barrier Free Parking Spaces Required	3 per 100****	3
TOTAL REQUIRED **		73
* (4)(b) where a residential use is located within a building of five or more storeys, no off-street motor vehicle parking is required to be provided under this section for the first twelve residential units;		
** (6)(c) Where all parking spaces provided or required for a permitted land use are located below grade in the same building as that land use, the parking required by Table 101 for that land use may be reduced by the lesser of: (i) 10 per cent of the required, or 20 parking spaces		
**** Accessible parking to be used as visitor parking		
10 per cent of the required parking spaces; or		7.56
TOTAL PARKING REQUIRED		68
BIKES		
Residential Dwelling, mid-high-rise Apartment	0.5 per dwelling unit	123
TOTAL BICYCLE PARKING REQUIRED		62
	Units or m ²	Parking spaces
Location	Interior 31	Exterior 31
	123	62
* A maximum of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area.		
WASTE/RECYCLING	Cubic Yard Per Unit	Total Cubic Yard Amount
Compacted Waste	0.053	6.57
Glass, Metal, Plastic	0.038	2.23
Fibrous Material	0.038	4.71
Organics	240L Bin/ 50 Units	2.48

NOTES GÉNÉRALES / General Notes

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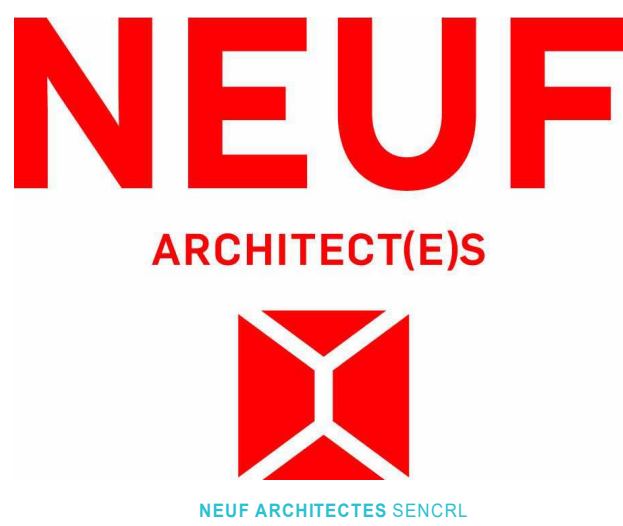
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OUVRAGE Project
800 MONTREAL ROAD

EMPLACEMENT Location NO PROJET No.
 120 DEN HAAG DR, OTTAWA 12263

NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
B	Issued for Coordination 30%	2020.12.20
C	Issued for internal review - Architect	2021.01.25
D	Issued for Coordination 60%	2021.05.25
E	Issued for SPA Rev 1	2021.10.25
F	Reissued for SPA Rev 1	2022.02.14
G	Issued for 80% Review	2022.03.05
H	Issued for UDRP	2022.03.08
I	Reissued for SPA Rev 2	2022.12.21
J	Issued for Permit Review	2023.03.24
K	Issued for Permit	2023.03.01
L	Issued for City Comments	2023.07.19

DESSIN PAR Drawn by VERIFIÉ PAR Checked
 AV AJ
 DATE (aa mm ii) ECHELLE Scale
 2021.10.25 As indicated
 TITRE DU DESSIN Drawing Title

SITE PLAN - OVERALL

REVISION Revision NO. DESSIN Dwg Number
L A101