

IT IS 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 UNLESS SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS.

- NOTATION SYMBOLS:**
- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 - (A) INDICATES ASSEMBLY TYPE, REFER TO TYPICAL ASSEMBLIES SCHEDULE.
 - (W) INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
 - (D) INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - DETAIL NUMBER
 - (30) TITLE SCALE
 - (A000) DETAIL REFERENCE PAGE

No.	DESCRIPTION	DATE
9	SITE PLAN THIRD ROUND COMMENTS	2022-04-06
8	SITE PLAN SECOND ROUND COMMENTS	2022-02-17
7	SITE PLAN COMMENT RESPONSE	2021-11-04
6	REVISED CONSULTANT COORDINATION	2021-07-12
5	REVISED CONSULTANT COORDINATION	2021-06-03
4	FOR COORDINATION	2021-04-30
3	REVISED CONSULTANT COORDINATION	2021-04-07
2	REVISED PRELIMINARY COMMENTS	2021-02-25
1	ISSUED FOR COORDINATION	2021-02-03

ARCHITECT SEAL: **RODERICK LOHEY ARCHITECTS** (Professional Seal)
 CLIENT: **CLARIDGE HOMES**
 PROJECT DEVELOPER: **Claridge Homes**
 SURVEYOR: **Annis O'Sullivan Vollebek Ltd.**

CLARIDGE HOMES
 2001 - 201 Gladstone Avenue
 Ottawa, ON
 Tel: (613) 233-6030
 E-Mail: [redacted]

rla / architecture
 roderick lohey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE: **TERRY FOX ZEN**
 5331 FERNBANK STREET
 OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN (NORTH-WEST)**

DRAWN: BIO	CHECKED: CM
SCALE: 1:300	SHEET No. SP-1
PROJECT No. 2101	

SITE PLAN SYMBOLS

- [Grid Pattern] CONCRETE UNIT PAVERS SURFACE
- [Dotted Pattern] SOFT LANDSCAPING
- [Solid Grey] CONCRETE WALK / PATH
- [Stippled] HEAVY DUTY CONCRETE PAD
- [Dashed] BIKE RACK / BIKE PARKING SPOT
- [Double Arrow] TWO WAY VEHICLE CIRCULATION
- [Single Arrow] MAIN ENTRANCE
- [Dashed Line] PROPERTY LINE
- [Dashed Line] ZONING SETBACKS
- [Empty Box] STANDARD PARKING SPACE
- [Circle with V] VISITOR PARKING SPACE
- [Circle with A] ACCESSIBLE PARKING SPACE
- [DC] DEPRESSED CURB w/ TWSI CONSTRUCTED TO CITY STANDARDS
- [Box with M] COMMUNITY MAIL BOXES
- [Circle with R] LANDSCAPE RISERS
- [GLB|A|V] SITE UTILITIES (SEE COMPOSITE UTILITY PLAN)
- [Circle with T] PROPOSED TREE (SEE LANDSCAPE PLAN)
- [Square with P] PROPOSED FIRE ROUTE SIGNAGE

PROJECT DEVELOPER

Claridge Homes
 2001 - 201 Gladstone Avenue
 Ottawa, ON
 Tel: (613) 233-6030
 E-Mail: [redacted]

SURVEYOR

Annis O'Sullivan Vollebek Ltd.
 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: Edl@aovtld.com

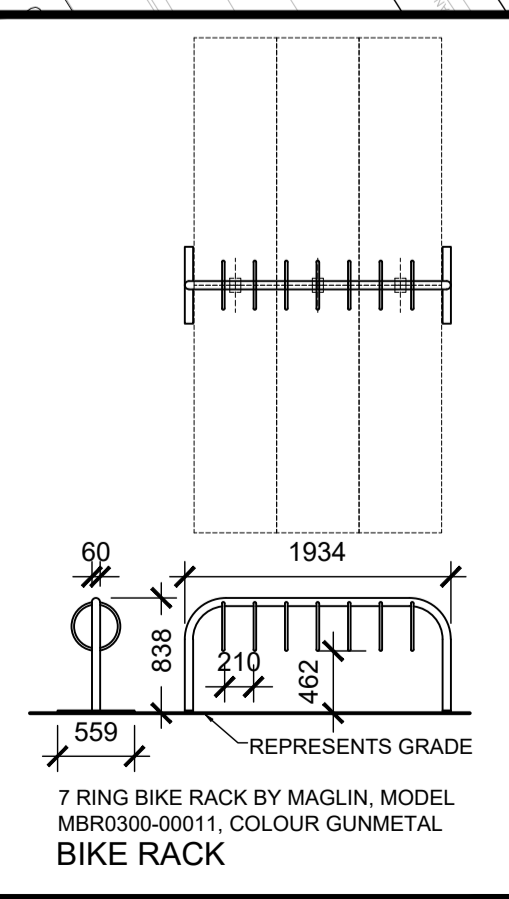
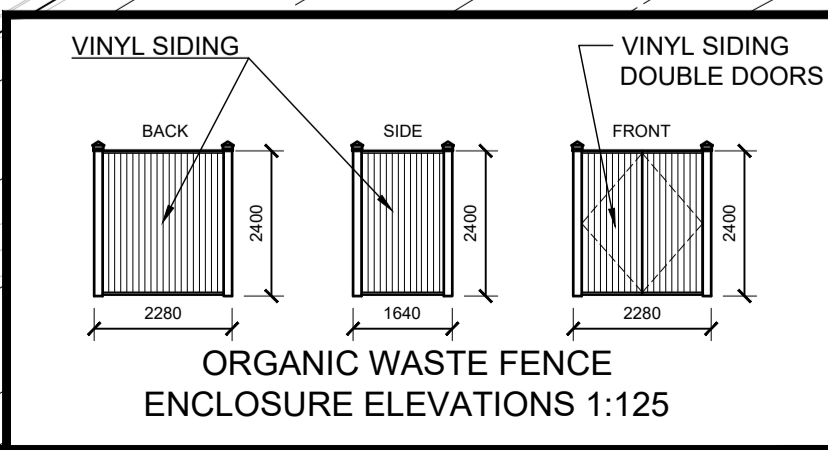
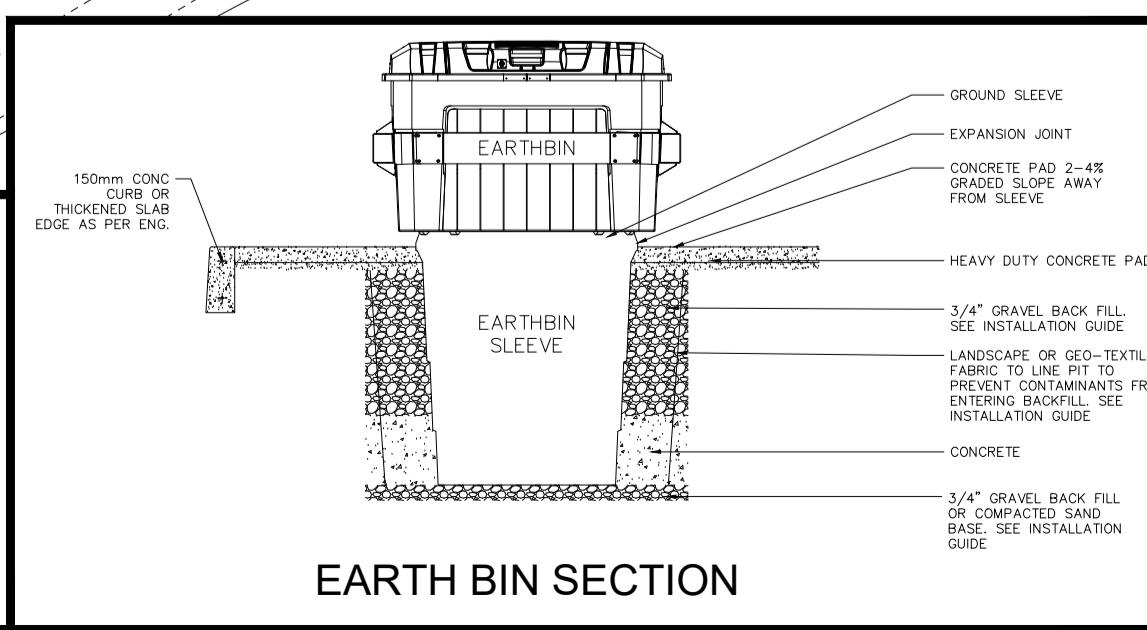
LEGAL DESCRIPTION

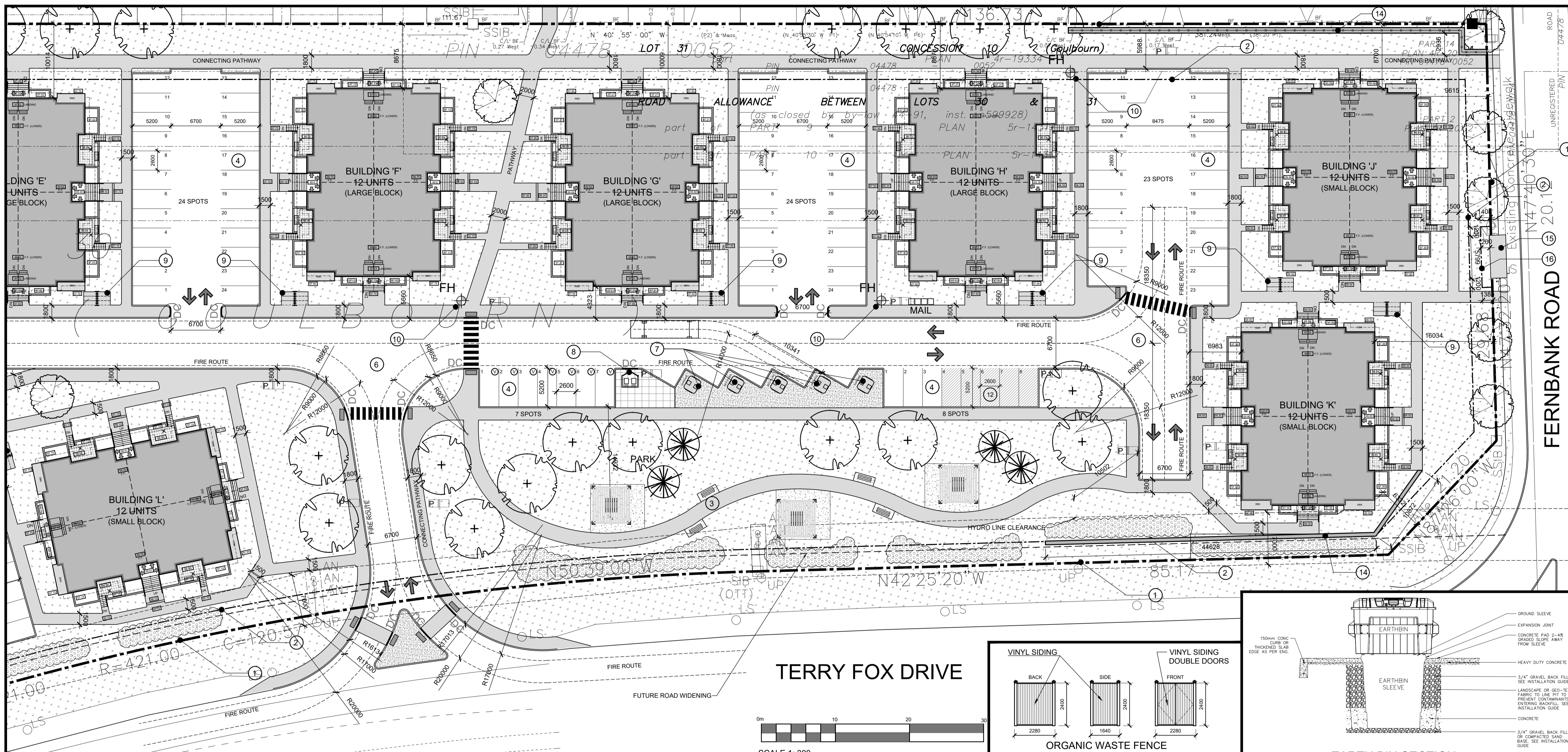
TOPOGRAPHICAL PLAN OF PART OF LOT 30 CONCESSION 10, GOULBOURN, PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112; OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA LIMITED OVER PARTS 5, 6, 7, 8 AND 9 PLAN 4R20112 AS IN OC455206.

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 CONCESSION 10, GOULBOURN LYING BETWEEN PARTS 3 AND 4 ON 4R17373 AND PART 2 ON PLAN 4R20112, AS CLOSED BY N599928; OTTAWA

PART OF LOT 31, CONCESSION 10, GOULBOURN, PART 1 ON PLAN 4R19334 CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd.
 Field Work Completed December 14, 2020





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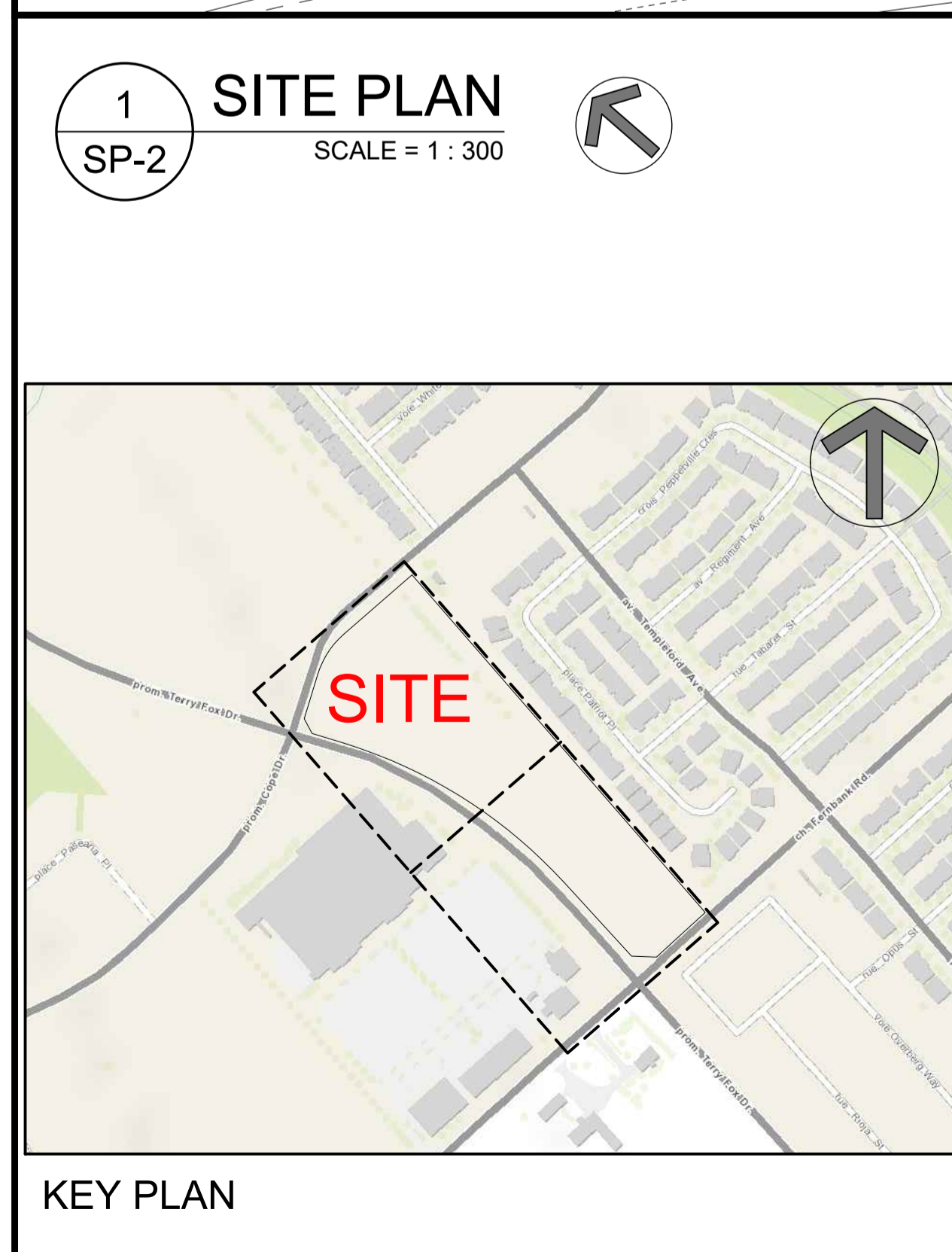
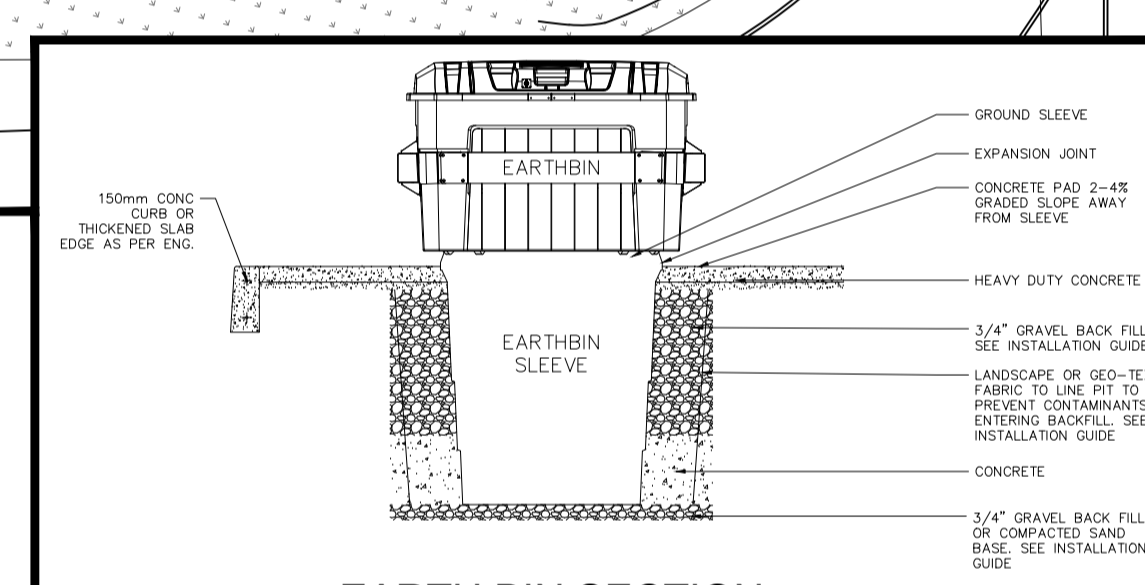
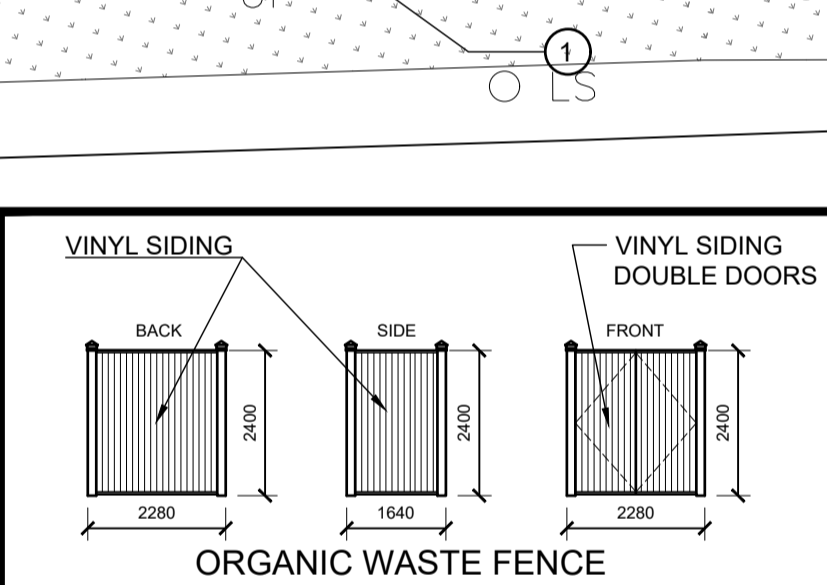
NOTATION SYMBOLS:

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3	REVISED CONSULTANT COORDINATION	2021-04-07
2	REVISED PRELIMINARY COMMENTS	2021-02-25
1	ISSUED FOR COORDINATION	2021-02-03

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:



- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - REQUIRED AMENITY AREA
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER
 - ASPHALT DRIVING SURFACE
 - EARTH BINS
 - ORGANIC WASTE SHED
 - BICYCLE PARKING SPACES
 - PROPOSED HYDRANT
 - EXISTING FIRE HYDRANT
 - TEMPORARY SNOW STORAGE
 - EXISTING BELL BOXES
 - RETAINING WALL, SEE CIVIL
 - PROPOSED CONCRETE BUS PAD
 - 1.2m x 1.2m EASEMENT FOR BUS PAD

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - SOFT LANDSCAPING
 - CONCRETE WALK / PATH
 - HEAVY DUTY CONCRETE PAD
 - BIKE RACK / BIKE PARKING SPOT
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - PROPERTY LINE
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 - STANDARD PARKING SPACE
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 - ACCESSIBLE PARKING SPACE
 - DEPRESSED CURB w/ TWSI CONSTRUCTED TO CITY STANDARDS
 - COMMUNITY MAIL BOXES
 - LANDSCAPE RISERS
 - SITE UTILITIES (SEE COMPOSITE UTILITY PLAN)
 - PROPOSED TREE (SEE LANDSCAPE PLAN)
 - PROPOSED FIRE ROUTE SIGNAGE

PROJECT DEVELOPER
 Claridge Homes
 2001 - 201 Gladstone Avenue
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 Tel.: (613) 233-6030
 E-Mail: info@claridgehomes.com

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 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: EdL@aovltd.com

LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF PART OF LOT 30 CONCESSION 10, GOULBOURN, PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112; OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA LIMITED OVER PARTS 5, 6, 7, 8 AND 9 PLAN 4R20112 AS IN OC455206.

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 CONCESSION 10, GOULBOURN LYING BETWEEN PARTS 3 AND 4 ON 4R17373 AND PART 2 ON PLAN 4R20112, AS CLOSED BY N599928; OTTAWA

PART OF LOT 31, CONCESSION 10, GOULBOURN, PART 1 ON PLAN 4R19334 CITY OF OTTAWA

Prepared by Annis O'Sullivan, Vollebek Ltd.
 Field Work Completed December 14, 2020

WASTE COLLECTION

GUIDELINES	REQUIRED	PROVIDED
GARBAGE - 0.231 CUBIC YARDS / UNIT	45 YARDS ³	45 YARDS ³
RECYCLING (GMP) - 0.018 CUBIC YARDS / UNIT	4 YARDS ³	4 YARDS ³
RECYCLING (FIBRE) - 0.062 CUBIC YARDS / UNIT	12 YARDS ³	12 YARDS ³
ORGANICS - 240L CONTAINER /50 UNITS	4x 240L	4x 240L
GARBAGE	7 EARTH BINS	7 EARTH BINS
RECYCLING (GMP)	1 EARTH BINS	2 EARTH BINS
RECYCLING (FIBRE)	2 EARTH BINS	2 EARTH BINS
ORGANICS	4x 240L BINS	4x 240L BINS

*EARTH BINS= (6.5 YARDS³)

SNOW STORAGE
 TEMPORARILY STORED AND TRUCKED OFF SITE

PROJECT INFORMATION

CURRENT ZONING: GM(2411)
 USE: PLANNED UNIT DEVELOPMENT

SITE AREA
 36,789 sq. m. (395,995) sq. ft.

BUILDING HEIGHT
 18.0 m

AMENITY AREA PER DWELLING UNIT
 6.0 sq. m.

FRONT YARD SETBACK
 3.0 M

REAR YARD SETBACK
 3.0 M

INTERIOR SIDE YARD SETBACK
 7.5 M

PROJECT STATISTICS

REQUIRED AMENITY SPACE	PROVIDED AMENITY SPACE
6 SQ. M. PER UNIT = 288 sq. m.	PRIVATE BALCONY / PATIOS = 361 sq. m.
50% COMMUNAL AMENITY AREA = 144 sq. m.	COMMUNAL EXTERIOR AREA = 200 sq. m.
	TOTAL = 561 sq. m.

SITE COVERAGE

BUILDING FOOTPRINT	DRIVING SURFACE	LANDSCAPE AREA	TOTAL
33.6% 2,278.43 sq. m.	25.9% 1,751.40 sq. m.	40.5% 2,739.12 sq. m.	100.0% 6,768.95 sq. m.

CAR PARKING REQUIRED BY ZONING BY-LAW

RESIDENCE	VISITOR	TOTAL
- 1.2 PER UNIT (192 UNITS) 230	- 0.2 PER DWELLING UNIT 38	268
PROVIDED		
RESIDENCE - 1.2 PER UNIT (192 UNITS) 230	VISITOR - 0.2 PER DWELLING UNIT 38	TOTAL 268

BICYCLE PARKING

REQUIRED	PROVIDED
RESIDENCE - 0.5 PER UNIT (192 UNITS) 96	EXTERIOR 96

GROSS BUILDING - AREAS
 (CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	PROPOSED BUILDING 'B'	PROPOSED BUILDING 'C'	PROPOSED BUILDING 'D'	PROPOSED BUILDING 'E'	PROPOSED BUILDING 'F'	PROPOSED BUILDING 'G'	PROPOSED BUILDING 'H'	PROPOSED BUILDING 'J'	PROPOSED BUILDING 'K'	PROPOSED BUILDING 'L'	PROPOSED BUILDING 'M'	PROPOSED BUILDING 'N'	PROPOSED BUILDING 'P'	PROPOSED BUILDING 'Q'	PROPOSED BUILDING 'R'	TOTAL PROPOSED AREA
1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	20,084.0 sq. m. (216,182) sq. ft.

UNIT STATISTICS

2 BEDROOM UNIT	TOTAL
192	192

CLARIDGE HOMES

ARCHITECT:
 rla/architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

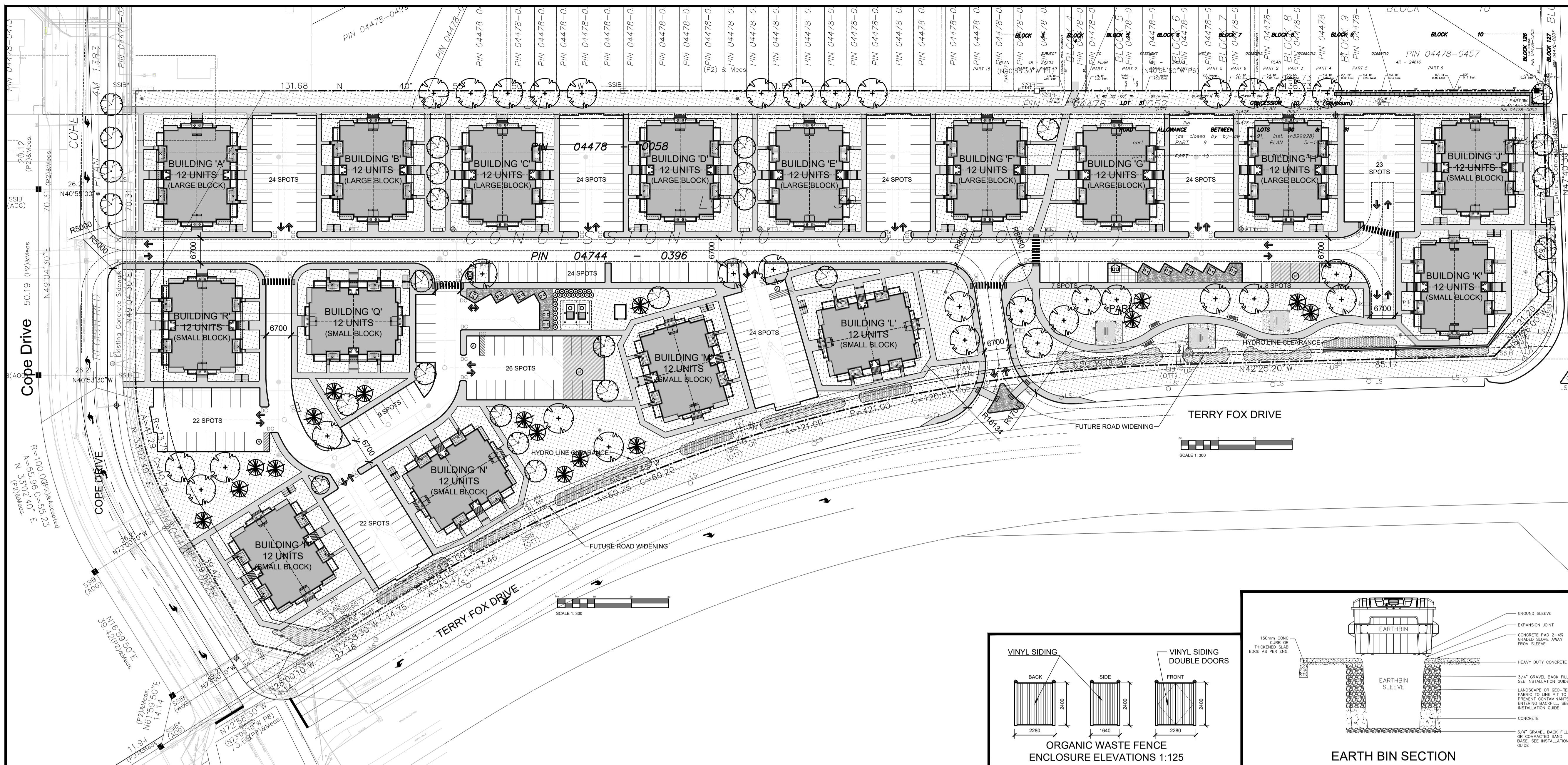
PROJECT TITLE:
 TERRY FOX ZEN
 5331 FERNBANK STREET
 OTTAWA ONTARIO

SHEET TITLE:
 SITE PLAN (SOUTH-EAST)

DRAWN: BIO
CHECKED: CM

SCALE: 1:300
SHEET No.: SP-2

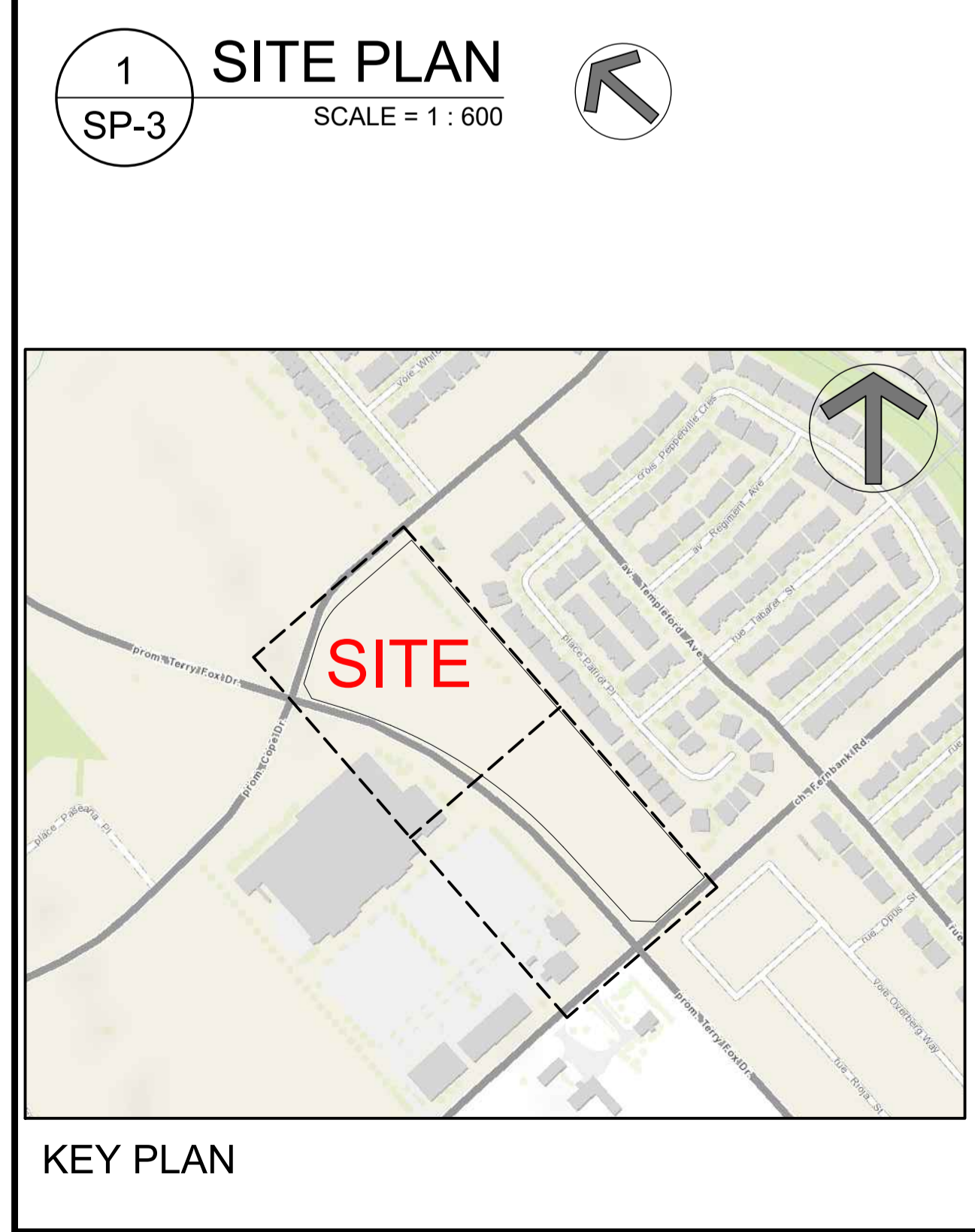
PROJECT No.: 2101



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- ①-⑩ DETAIL NUMBER
- Ⓢ/Ⓛ TITLE SCALE
- ①-⑩ DETAIL REFERENCE PAGE



- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - REQUIRED AMENITY AREA
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER
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 - EARTH BINS
 - ORGANIC WASTE SHED
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 - EXISTING BELL BOXES
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 - 1.2m x 1.2m EASEMENT FOR BUS PAD

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PROJECT DEVELOPER
 Claridge Homes
 2001 - 201 Gladstone Avenue
 Ottawa, ON
 Tel: (613) 233-6030
 E-Mail: [redacted]

SURVEYOR
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LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF
 PART OF LOT 30 CONCESSION 10,
 GOULBOURN,
 PART 1 PLAN 4R17373, EXCEPT PART 4,
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 OTTAWA.
 SUBJECT TO AN EASEMENT IN FAVOUR
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**ROAD ALLOWANCE BETWEEN LOTS 30
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 AS CLOSED BY N599928;
 OTTAWA**

**PART OF LOT 31, CONCESSION 10,
 GOULBOURN,
 PART 1 ON PLAN 4R19334
 CITY OF OTTAWA**

Prepared by Annis O'Sullivan, Vollebek Ltd.
 Field Work Completed December 14, 2020

WASTE COLLECTION

GUIDELINES

GARBAGE	- 0.231 CUBIC YARDS / UNIT	45 YARDS ³
RECYCLING (GMP)	- 0.018 CUBIC YARDS / UNIT	4 YARDS ³
RECYCLING (FIBRE)	- 0.062 CUBIC YARDS / UNIT	12 YARDS ³
ORGANICS	- 240L CONTAINER /50 UNITS	4x 240L

	REQUIRED	PROVIDED
GARBAGE	7 EARTH BINS	7 EARTH BINS
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SNOW STORAGE
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PROJECT INFORMATION

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AMENITY AREA PER DWELLING UNIT
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 3.0 M

REAR YARD SETBACK
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PROJECT STATISTICS

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288 sq. m.	361 sq. m.
50% COMMUNAL AMENITY AREA =	COMMUNAL EXTERIOR AREA=
144 sq. m.	200 sq. m.
TOTAL =	TOTAL =
100.0%	6,768.95 sq. m.

CAR PARKING REQUIRED BY ZONING BY-LAW

RESIDENCE	VISITOR	TOTAL
- 1.2 PER UNIT (192 UNITS)	- 0.2 PER DWELLING UNIT	268
230	38	268
PROVIDED		
- 1.2 PER UNIT (192 UNITS)	- 0.2 PER DWELLING UNIT	268
230	38	268
TOTAL		
230	38	268

BICYCLE PARKING

RESIDENCE	PROVIDED EXTERIOR
- 0.5 PER UNIT (192 UNITS)	
96	96

GROSS BUILDING - AREAS
 (CITY OF OTTAWA'S DEFINITION)

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UNIT STATISTICS

2 BEDROOM UNIT	TOTAL
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REVISIONS:

No.	DESCRIPTION	DATE
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4	FOR COORDINATION	2021-04-30

ARCHITECT SEAL:
 ONTARIO ASSOCIATION OF ARCHITECTS
 RODERICK LAHEY
 LICENCE 4375
 SEAL DATE: STAMP DATE

CLIENT:
 CLARIDGE HOMES

ARCHITECT:
 rla / architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
 TERRY FOX ZEN
 5331 FERNBANK STREET
 OTTAWA ONTARIO

SHEET TITLE:
 SITE PLAN (OVERALL)

DRAWN: BIO
CHECKED: CM
SCALE: 1:600
SHEET No.: SP-3
PROJECT No.: 2101