

SITE / GROUND FLOOR PLAN
1 : 200

**1104 HALTON
103 UNIT APARTMENT BUILDING**

DEVELOPMENT INFORMATION

ZONING : R5A (MID-RISE)
 MIN LOT AREA : REQUIRED 1,000 Sq.M; PROVIDED : 7,292 Sq.M.
 MIN L.O.S : REQUIRED: 2188 Sq.M (30% of the lot area)
 PROVIDED: 3,296 Sq.M (45% of the lot area)
 MIN LOT WIDTH : REQUIRED: 25M; PROVIDED: 57M
 MIN FRONT YARD SETBACK : REQUIRED: 6M; PROVIDED: 6M
 MIN REAR YARD SETBACK: REQUIRED: 7.5M; PROVIDED : 15.5M
 MIN CORNER SIDE YARD SETBACK : REQUIRED: 4.5M; PROVIDED 4.85M
 BUILDING HEIGHT : VARIES

BUILDING AREA: 2,490 Sq.M
 GROSS AREA (AS PER BY-LAW) : 10,661 Sq.M.
 LOT COVERAGE : 34%
 AVERAGE GRADE : TBD
 AMENITY AREA: REQUIRED: 618 Sq.M.; PROVIDED : 1,091 Sq.M.
 - COMMUNAL : REQUIRED: 309 Sq.M ; PROVIDED : 606 Sq.M.
 (67 Sq.M. INDOOR, 539 Sq.M. OUTDOOR/COURTYARD)
 - PATIOS(AT GROUND): 8 X 11.1 Sq.M = 89 Sq.M
 - BALCONIES: 70 X 5.6 Sq.M = 392 Sq.M

PARKING

PARKING REQUIRED: 145 SPACES (1.0/UNIT + 0.2/UNIT VISITOR)
 PARKING PROVIDED: 124 SPACES (1.0/UNIT + 0.2/UNIT VISITOR)
 INDOOR PARKING: 68 SPACES
 OUTDOOR PARKING: 56 SPACES
 VISITOR PARKING: 21 SPACES
 BARRIER-FREE PARKING: 5 SPACES
 BICYCLE PARKING REQUIRED: .5/UNIT = 52 SPACES
 BICYCLE PARKING PROVIDED: 72 SPACES (19 OUTDOOR, 53 INDOOR)

UNIT BREAKDOWN

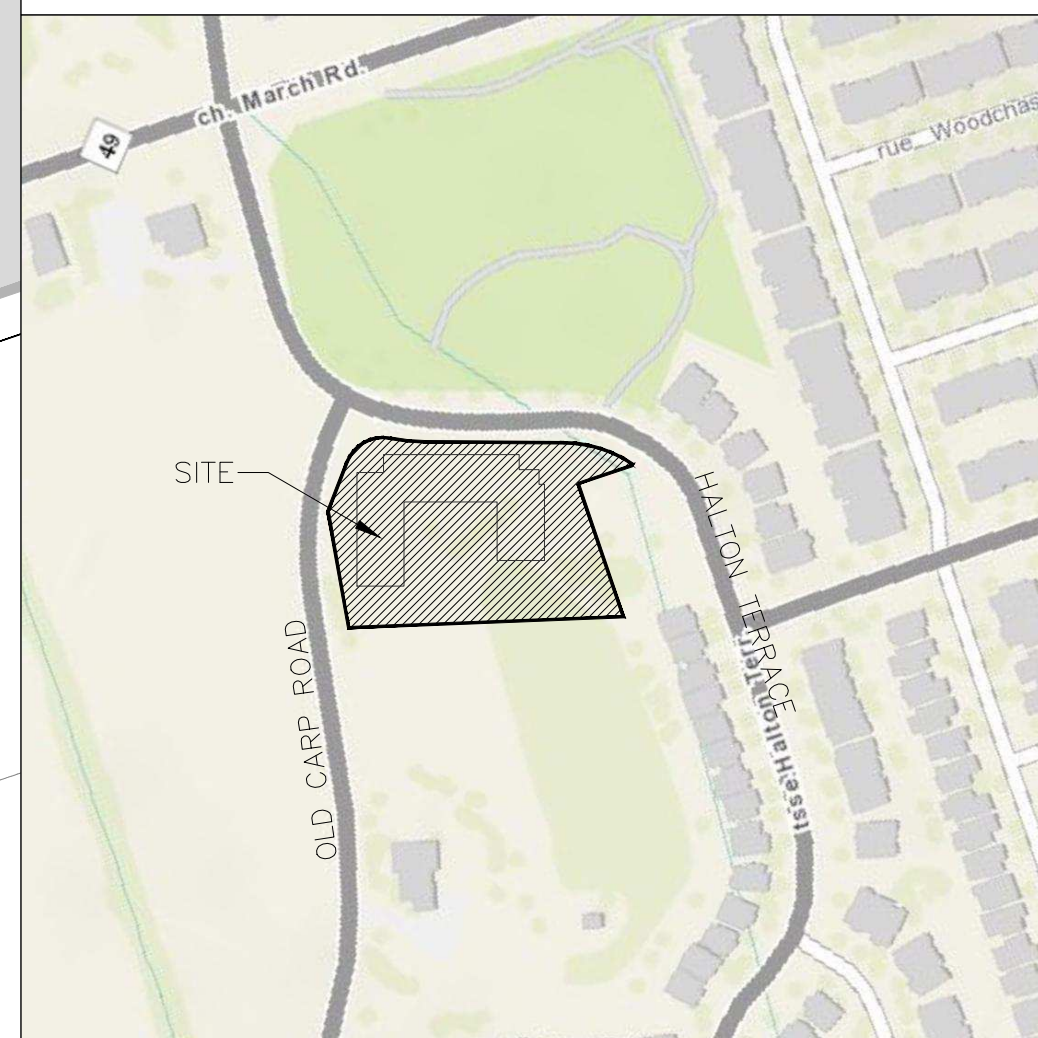
9 TWO BEDROOM + DEN UNITS
 59 TWO BEDROOM UNITS
 35 ONE BEDROOM + DEN UNITS

TOTAL UNITS: 103

ABBREVIATIONS:

U-1	UNIT TYPE 1	DEVELOPER/OWNER:	MAPLE LEAF CUSTOM HOMES
U-2	UNIT TYPE 2		144 CONSTANCE CREEK DR
U-3	UNIT TYPE 3		DUNROBIN, ON
U-4	UNIT TYPE 4		KOA 1T0
U-5	UNIT TYPE 5	ARCHITECT:	COLIZZA BRUNI ARCHITECTURE INC.
U-5b	UNIT TYPE 5b		76 CHAMBERLAIN AVE.
U-6	UNIT TYPE 6		OTTAWA, ON.
A1	AMENITY		K1S 1V9
B	BIKE STORAGE	SURVEYOR:	H.A. KEN SHIPMAN SURVEYING LTD.
E	ELEVATOR CHASE		6563 FOURTH LINE RD
GR	GARAGE ROOM		NORTH GOWER, ON
J	JANITOR CLOSET		KOA 2T0
L	LOCKER ROOM		
MR	MECHANICAL ROOM	CIVIL ENGINEER:	NOVATECH ENGINEERING CONSULTANTS
S	SERVICE ROOM		240 MICHAEL COWPLAND DR.
SR	SPRINKLER ROOM		KANATA, ON.
V	VESTIBULE		K2M 1P6
WS	WATER SERVICES	LANDSCAPE ARCHITECT:	NOVATECH ENGINEERING CONSULTANTS
			240 MICHAEL COWPLAND DR.
			KANATA, ON.
			K2M 1P6
		PLANNER:	O9 PLANNING + DESIGN
			C-43 ECCLES STREET,
			OTTAWA, ON.
			K1R 6S3

PROPERTY LOT REFERENCE:
 H.A.KEN SHIPMAN SURVEYING LTD.
 FILE NO.: 19-11905 REF NO.: MCH.-34
 DATE: OCT 11TH, 2019



LOCATION PLAN
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GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO	REV DATE	REV DESCRIPTION
1	OCT 20, 2021	ISSUED FOR SITE PLAN CONTROL
2	OCT 26, 2021	ADJUSTED FOR SITE PLAN CONTROL
3	SEP 12, 2023	ISSUED FOR REVIEW
4	OCT 6, 2023	ISSUED FOR SPC COORDINATION
5	NOV 7, 2023	ISSUED FOR SPC RESUBMISSION

PROJECT NAME
**1104 HALTON
103 UNIT APARTMENT
BUILDING**
 OTTAWA, ON

DRAWING TITLE
SITE PLAN

SCALE
 AS NOTED
 DRAWN BY
 DM
 DATE
 11/9/23
 PROJECT NO.
 #030-20

DRAWING NO.
SP1



COLIZZA BRUNI
 architecture

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