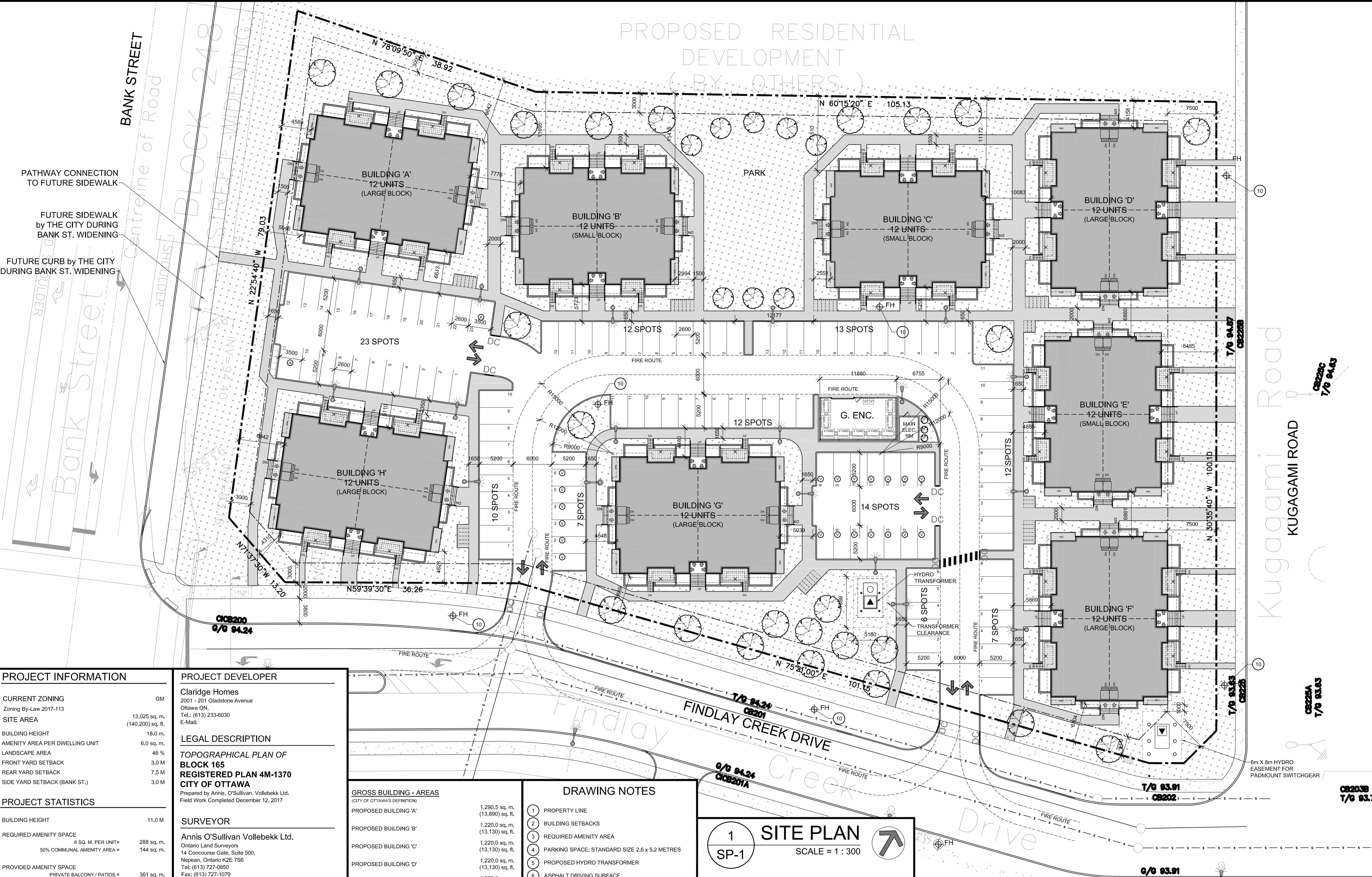
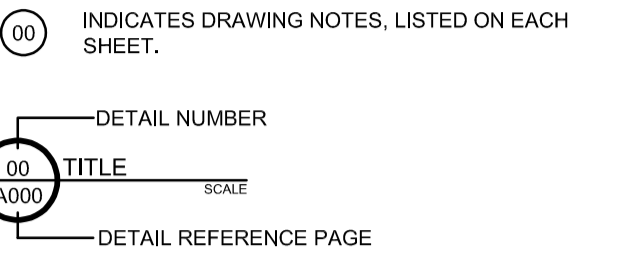


IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS.

**NOTATION SYMBOLS:**



**PROJECT INFORMATION**

CURRENT ZONING	GM
Zoning By-Law 2017-113	
SITE AREA	13,025 sq. m. (140,200) sq. ft.
BUILDING HEIGHT	18.0 m.
AMENITY AREA PER DWELLING UNIT	6.0 sq. m.
LANDSCAPE AREA	46 %
FRONT YARD SETBACK	3.0 M
REAR YARD SETBACK	7.5 M
SIDE YARD SETBACK (BANK ST.)	3.0 M

**PROJECT STATISTICS**

BUILDING HEIGHT	11.0 M
REQUIRED AMENITY SPACE	288 sq. m.
6 SQ. M. PER UNIT =	
50% COMMUNAL AMENITY AREA =	144 sq. m.
PROVIDED AMENITY SPACE	361 sq. m.
PRIVATE BALCONY / PATIOS =	200 sq. m.
COMMUNAL EXTERIOR AREA =	
TOTAL =	561 sq. m.
SITE COVERAGE	
BUILDING FOOTPRINT =	26.5% 3,450.70 sq. m.
DRIVING SURFACE =	27.7% 2,947.51 sq. m.
LANDSCAPE AREA =	45.8% 5,965.78 sq. m.
TOTAL =	100.0% 13,025.45 sq. m.

**CAR PARKING REQUIRED BY ZONING BY-LAW**

RESIDENCE	-1.2 PER UNIT (96 UNITS)	116
VISITOR	-0.2 PER DWELLING UNIT	20
TOTAL		136
PROVIDED		
RESIDENCE	-1.2 PER UNIT (96 UNITS)	96
VISITOR	-0.2 PER DWELLING UNIT	20
TOTAL		116
BICYCLE PARKING		
REQUIRED		
RESIDENCE	-0.5 PER UNIT (96 UNITS)	48
PROVIDED		
EXTERIOR		48

**PROJECT DEVELOPER**

**Claridge Homes**  
 2001 - 201 Gladstone Avenue  
 Ottawa ON,  
 Tel.: (613) 233-6030  
 E-Mail:

**LEGAL DESCRIPTION**

**TOPOGRAPHICAL PLAN OF BLOCK 165 REGISTERED PLAN 4M-1370 CITY OF OTTAWA**  
 Prepared by Anna O'Sullivan, Vollebek Ltd.  
 Field Work Completed December 12, 2017

**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@aovltd.com

**WASTE COLLECTION**

	REQUIRED	PROVIDED
GARBAGE	-0.231 CUBIC YARDS / UNIT	23 YARDS <sup>3</sup>
RECYCLING (GMP)	-0.018 CUBIC YARDS / UNIT	2 YARDS <sup>3</sup>
RECYCLING (FIBRE)	-0.062 CUBIC YARDS / UNIT	6 YARDS <sup>3</sup>
ORGANICS	-240L CONTAINER /50 UNITS	2x 240L
GARBAGE	6 STD BINS	6 STD BINS
RECYCLING (GMP)	1 STD BINS	1 STD BINS
RECYCLING (FIBRE)	2 STD BINS	2 STD BINS
ORGANICS	2x 240L BINS	2x 240L BINS

\*STD BINS=(4.0 YARDS<sup>3</sup>)

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

PROPOSED BUILDING 'A'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'B'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'C'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'D'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'E'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'F'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'G'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'H'	1,290.5 sq. m. (13,890) sq. ft.
TOTAL PROPOSED AREA	9,971.5 sq. m. (107,332) sq. ft.

**UNIT STATISTICS**

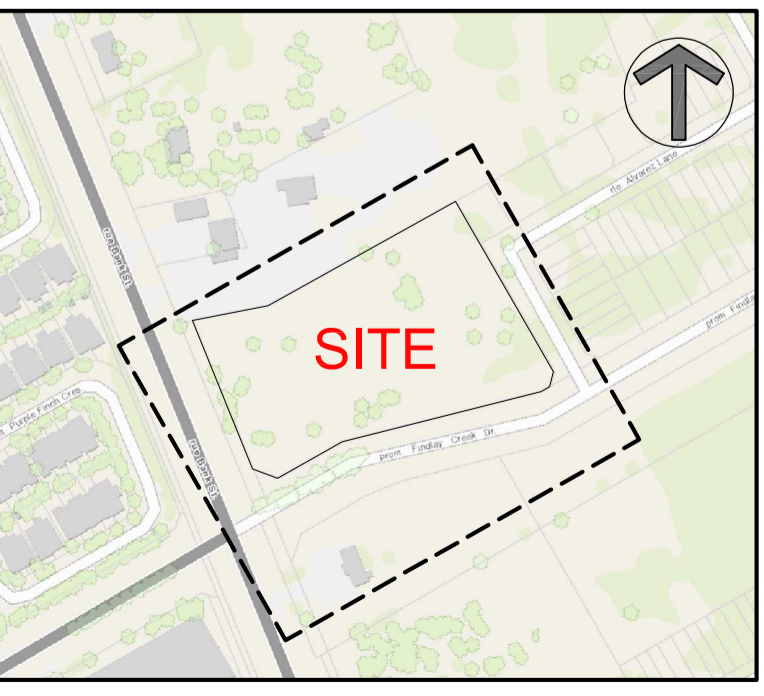
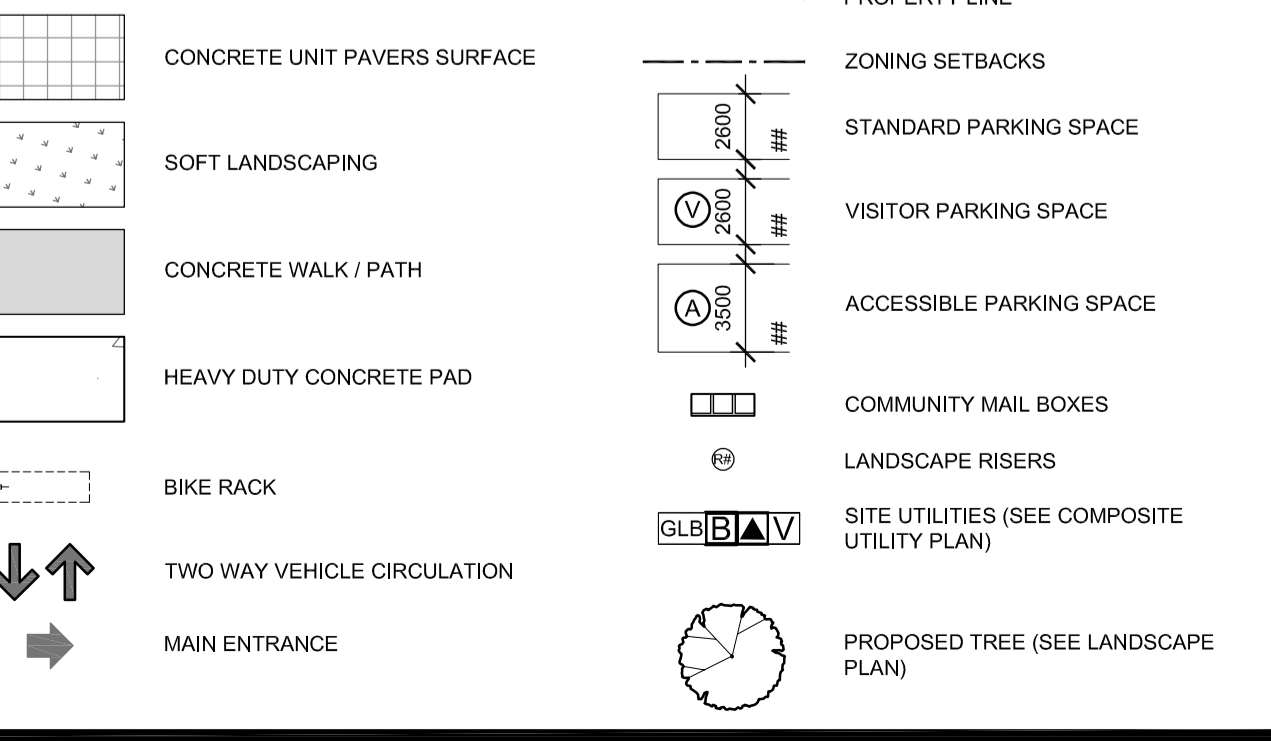
2 BEDROOM UNIT 96

**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
- DEPRESSED CURB / SIDEWALK TO CITY STANDARDS
- 1.8m WIDE CONCRETE SIDEWALK: TO CITY STANDARDS
- BICYCLE PARKING SPACES WITH BOLLARD STYLE RACK
- PROPOSED HYDRANT
- EXISTING FIRE HYDRANT
- DEPRESSED CURB WITH TACTILE WALKING SURFACE INDICATORS AS SHOWN
- NOT IN USE
- CONCRETE WALK / PATH
- EARTH BINS
- TEMPORARY SNOW STORAGE
- NOT IN USE
- EXISTING BELL BOXES
- NEW 2130 HL WOOD BOARD FENCE. SEE LANDSCAPE
- TEMPORARY TREE PROTECTION FENCE. SEE LANDSCAPE
- GUARD RAIL



**SITE PLAN SYMBOLS**



3	RESPONSE TO CITY COMMENTS	2021-05-25
2	ISSUED FOR COORDINATION	2021-04-14
1	ISSUED FOR COORDINATION	2021-03-12
No.	DESCRIPTION	DATE

ARCHITECT SEAL:  
  
 ARCHITECTS  
 RODERICK LAHEY  
 LICENCE 4375  
 SEAL DATE: STAMP DATE

NORTH ARROW:

**CLARIDGE HOMES**

**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:  
**LILYTHORNE BLOCK 240 ZEN**

SHEET TITLE:  
**SITE PLAN**

DRAWN: BIO	CHECKED: CM
SCALE: 1:300	SHEET No. <b>SP-1</b>
PROJECT No. 2105	