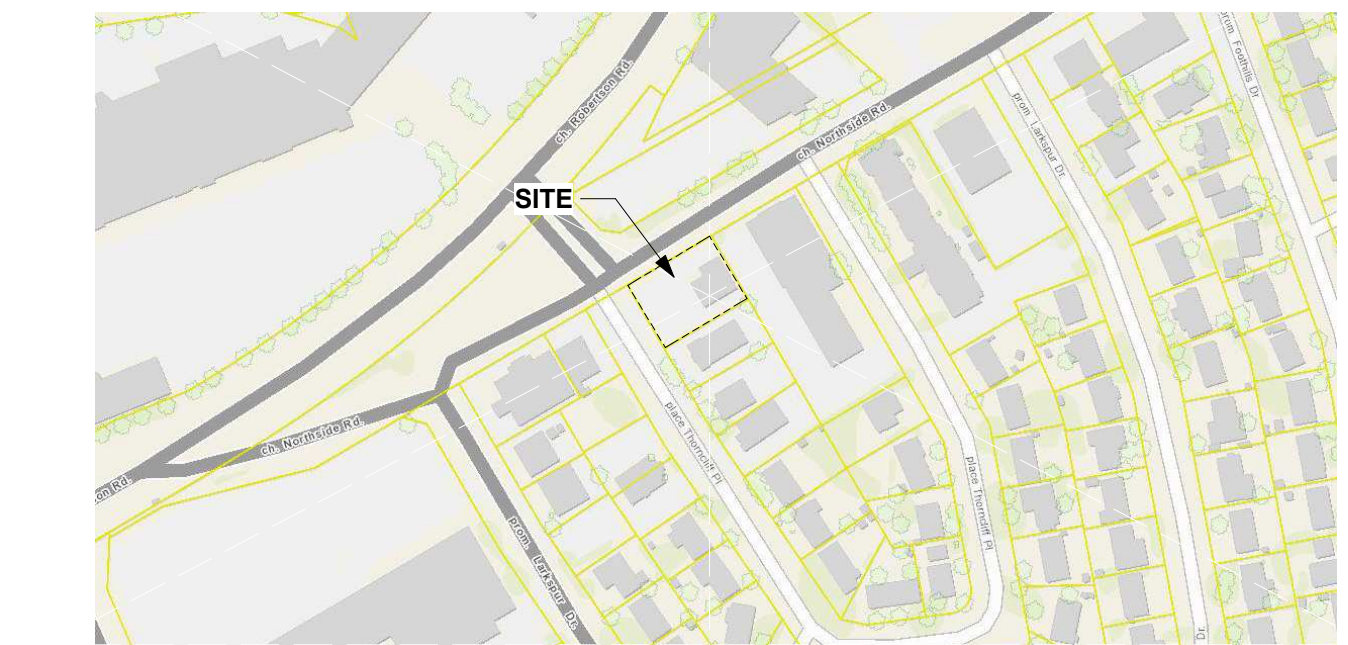


**SITE CONTEXT**



**LEGEND**

**SURFACES**

- GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED

**LINES**

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

**VEGETATION**

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

**SYMBOLS**

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

**PARKING**

- BIKE PARKING  
H: HORIZONTAL 0.6M x 1.8M  
V: VERTICAL 0.5M x 1.5M  
S: STACKED 0.37M x 1.8M
- CAR PARKING  
R: RESIDENTIAL  
V: VISITOR
- BF PARKING  
R: RESIDENTIAL  
V: VISITOR
- BF PARKING (TYPE A)  
R: RESIDENTIAL  
V: VISITOR
- BF PARKING (TYPE B)  
R: RESIDENTIAL  
V: VISITOR

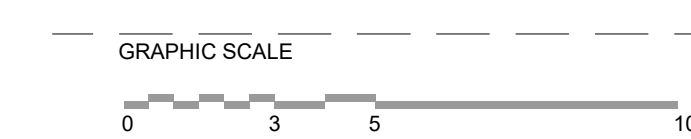
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- NOTE-E:**
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- NOTE-F:**
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**SURVEY INFO**

TOPOGRAPHIC SURVEY OF :  
42 NORTH SIDE ROAD

LOT 378 & LOT 377  
NORTH SIDE ROAD  
REGISTERED PLAN NO.403318  
CITY OF OTTAWA  
ADV - 2021



**PROJECT INFORMATION**

**SITE SUMMARY**

ADDRESS 42 NORTH SIDE ROAD  
CURRENT ZONING CM9 H(18.5)  
SITE AREA 1233.62 m<sup>2</sup>  
PROPOSED USE RESIDENTIAL - 51 UNITS  
BUILDING AREA 886.70 m<sup>2</sup>

**ZONING SUMMARY**

	REQUIRED	PROPOSED
LOT AREA	0.00 m <sup>2</sup>	1233.62 m <sup>2</sup>
LOT WIDTH	0.00 m	40.52 m
MIN. LOT WIDTH	0.00 m	0.00 m
MAX. BUILDING HEIGHT	13.00 m	16.25 m
MAX. PARAPET HEIGHT	0.30 m	0.30 m

**SET BACKS**

	REQUIRED	PROPOSED
- FRONT YARD	3.00 m (max.)	3.00 m (max.)
- CORNER SIDE YARD	3.00 m (max.)	2.00 m (max.)
- INTERIOR SIDE YARD	3.00 m (max.)	3.00 m (max.)
- REAR YARD	7.50 m (max.)	1.50 m (max.)
- MAX. FSI	2	2.62

**MIN LANDSCAPED REQ**

	REQUIRED	PROPOSED
MIN LANDSCAPED REQ	3.00 m	2.00 m
VEHICULAR PARKING	3.00 m	3.00 m

**VEHICULAR PARKING**

	REQUIRED	PROPOSED
MIN RES. PARKING SPACES	55	10
MIN VISITOR PARKING SPACES	10	10
MIN ACCESSIBLE PRKG SPACES	1	2
TOTAL PARKING SPACES	65	59

**BICYCLE PARKING**

	REQUIRED	PROPOSED
MIN PARKING SPACES	26	35

**WASTE MANAGEMENT CONTAINERS**

	REQUIRED	PROPOSED
GARBAGE (3y bins)	2	2
FIBER (2y bins)	1	1
RECYCLING (360L carts)	2	2
ORGANICS (240L carts)	1	1

**AMENITY AREA**

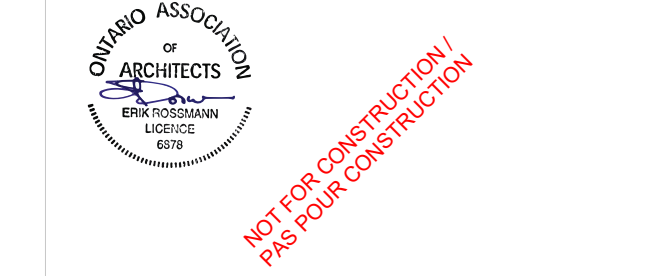
	REQUIRED	PROPOSED
PRIVATE (balconies)	153.00 m <sup>2</sup>	415.02m <sup>2</sup>
COMMUNAL INT.	153.00 m <sup>2</sup>	127.18m <sup>2</sup>
COMMUNAL AT GRADE		29.37m <sup>2</sup>

**BUILDING SUMMARY**

	UNITS	GFA - OBC	GFA - CITY
BASEMENT P2	0	1096.07 m <sup>2</sup>	0.00 m <sup>2</sup>
BASEMENT P1	0	1081.39 m <sup>2</sup>	0.00 m <sup>2</sup>
LEVEL 1	0	800.73 m <sup>2</sup>	349.69 m <sup>2</sup>
LEVEL 2	0	860.28 m <sup>2</sup>	780.85 m <sup>2</sup>
LEVEL 3	0	779.36 m <sup>2</sup>	702.16 m <sup>2</sup>
LEVEL 4	0	779.36 m <sup>2</sup>	702.16 m <sup>2</sup>
LEVEL 5	0	779.36 m <sup>2</sup>	702.16 m <sup>2</sup>
ROOF	0	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>

**KEYNOTE DESCRIPTIONS**

- 1 BALCONY ABOVE
- 2 OUTLINE OF BUILDING ABOVE(LEVEL 2)
- 3 NEW STONE PATHWAY
- 4 EXISTING CONCRETE SIDEWALK
- 5 NEW CONCRETE PATHWAY
- 6 NEW ASPHALT PATHWAY
- 7 UNDERGROUND P1-P2 PARKING OUTLINE
- 8 PRIVACY SCREEN
- 9 1.8m PRIVACY FENCE
- 10 3x HORIZONTAL BICYCLE SPACES
- 11 EXISTING CONCRETE CURB DEPRESSION TO BE REMOVED TO MATCH EXISTING CONTINUOUS CURB AND SIDEWALK
- 12 SIAMESE CONNECTION
- 13 PROPOSED FIRE ROUTE SIGN LOCATION



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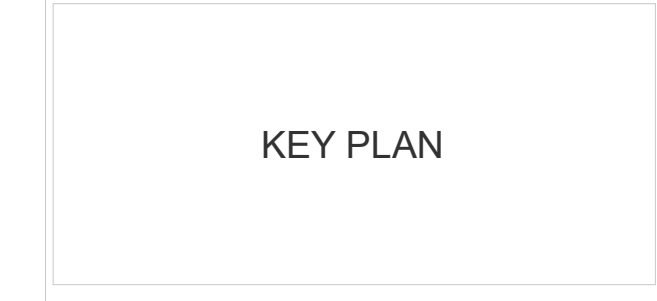
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**KEY PLAN / PLAN CLÉ :**



**CLIENT :**



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revision	description	date
1.1	SPC SUB.#2	22-04-25
1.0	SPC SUB.#1	21-12-21

**PROJECT NAME / NOME DU PROJET :**

**42 Northside Road**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **21087**

DATE : **10/08/19**

DRAWN BY / DESSINÉ PAR : **Author**

REVIEWED BY / VÉRIFIÉ PAR : **Checker**

SCALE / ÉCHELLE : **As indicated**

PROJECT PHASE / PHASE DU PROJET : **1**

DWG NO. / NO. DESSIN : **A050**

REVISION NO. / NO. DE RÉVISION : **1.1**

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**KEY PLAN / PLAN CLÉ :**

KEY PLAN



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revision	description	date
1.1	SPC SUB.#2	22-04-25
1.0	SPC SUB.#1	21-12-21

**PROJECT NAME / NOM DU PROJET :**

**42 Northside Road**

**DRAWING NAME / NOM DU DESSIN :**  
**P1 PARKING LEVEL**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **21087**

DATE : **10/08/19**

DRAWN BY / DESSINÉ PAR : **Author**

REVIEWED BY / VÉRIFIÉ PAR : **Checker**

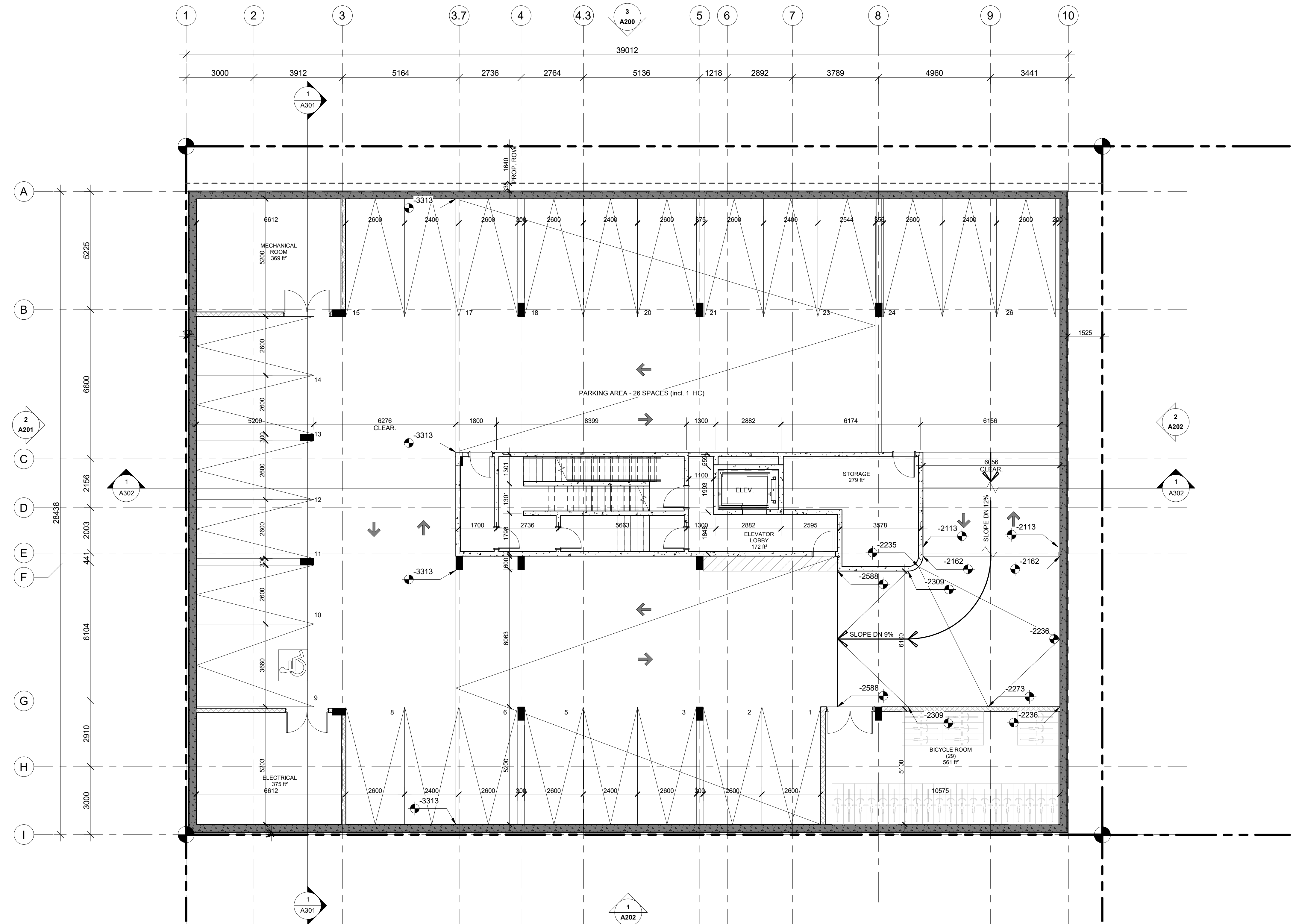
SCALE / ÉCHELLE : **1 : 100**

PROJECT PHASE / PHASE DU PROJET : **1**

DWG NO. / NO. DESSIN :

**A100.1**

REVISION NO. / NO. DE RÉVISION : **1.1**



**1 FLOOR PLAN LEVEL P1**  
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**KEY PLAN / PLAN CLÉ :**

KEY PLAN

**CLIENT :**



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1.1	SPC SUB.#2	22-04-25
1.0	SPC SUB.#1	21-12-21
revision	description	date

**PROJECT NAME / NOM DU PROJET :**

**42 Northside Road**

**DRAWING NAME / NOM DU DESSIN :**

**P2 PARKING LEVEL**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **21087**

DATE : **10/08/19**

DRAWN BY / DESSINÉ PAR : **Author**

REVIEWED BY / VÉRIFIÉ PAR : **Checker**

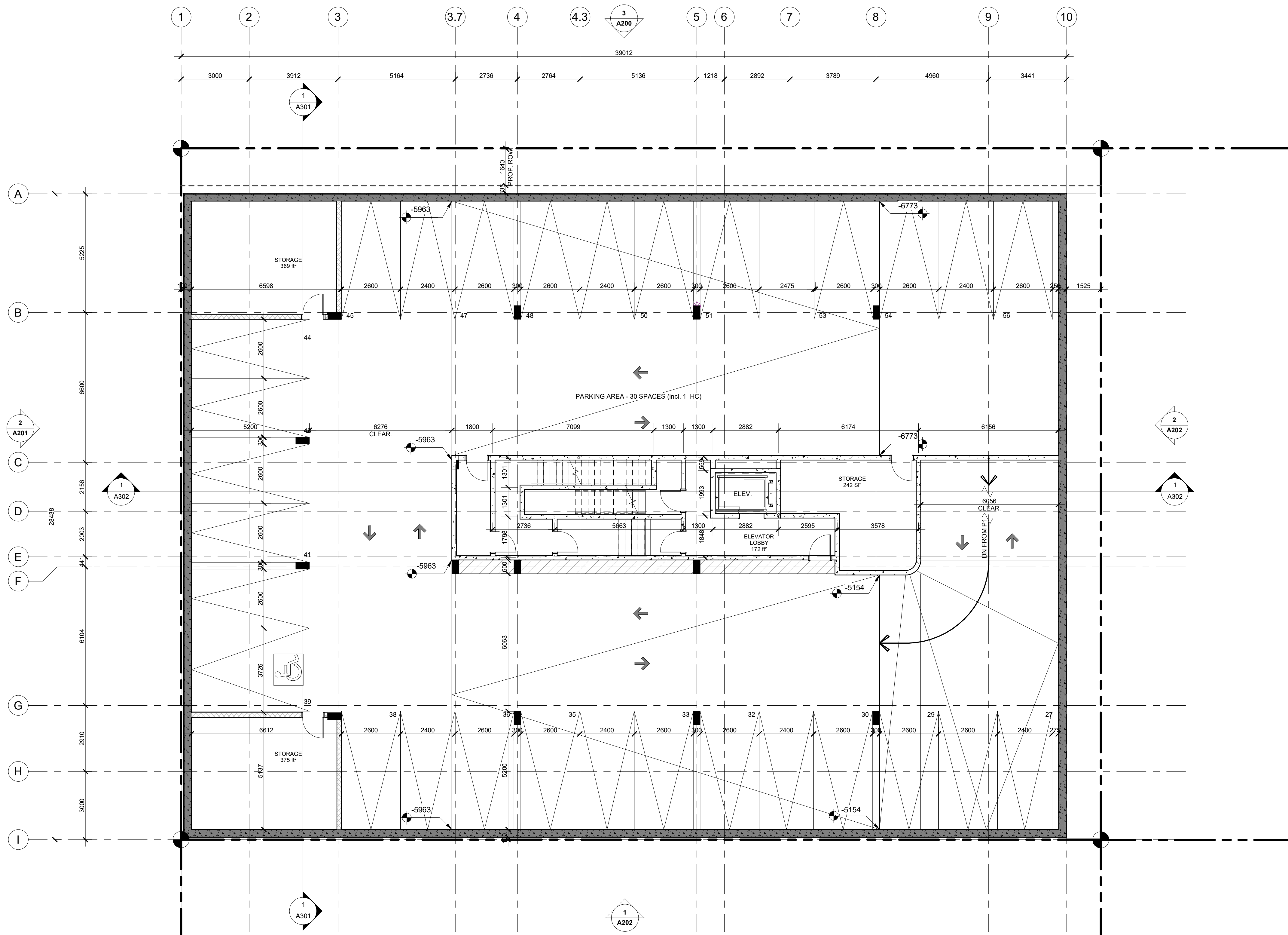
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PROJECT PHASE / PHASE DU PROJET : **1**

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**A100.2**

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**SPECIFIC NOTES**

- BALCONY ABOVE
- ROOF CANOPY ABOVE
- BUILDING ABOVE
- PRIVACY SCREEN
- 1.8m PRIVACY FENCE
- 3x HORIZONTAL BICYCLE SPACES

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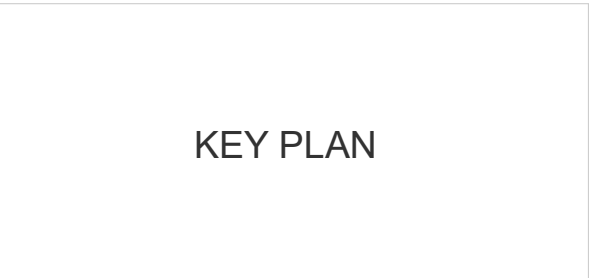
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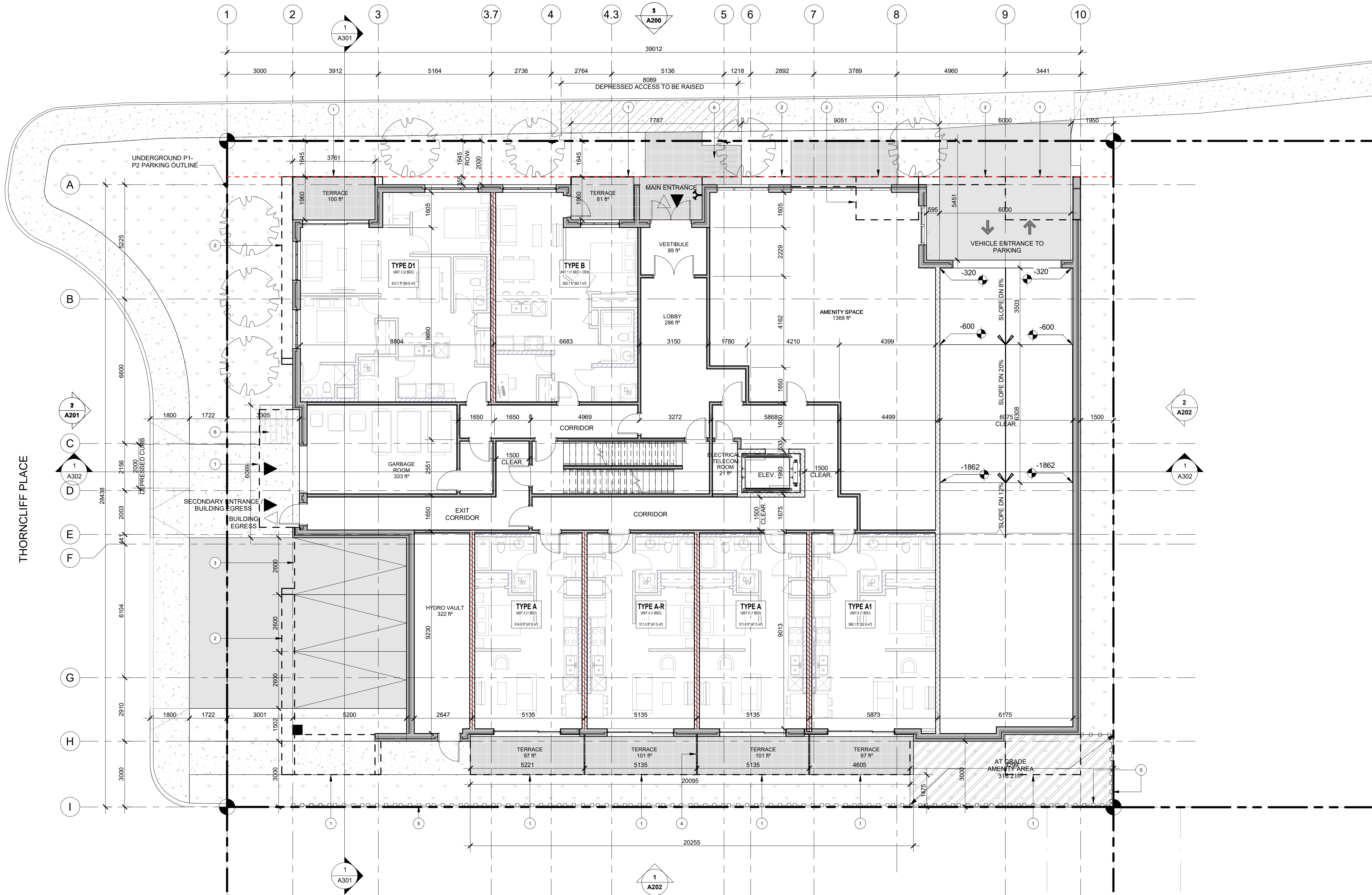
**FLOOR LEVEL 1**

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REVIEWED BY / VÉRIFIÉ PAR :	<b>Checker</b>
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PROJECT PHASE / PHASE DU PROJET :	<b>1</b>
DWG NO. / NO. DESSIN :	<b>A103</b>

REVISION NO. / NO. DE RÉVISION : 1.1

NORTHSIDE ROAD



**1 FLOOR PLAN LEVEL 1**

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1.1	SPC SUB.#2	22-04-25
1.0	SPC SUB.#1	21-12-21
revision	description	date

**PROJECT NAME / NOM DU PROJET :**

**42 Northside Road**

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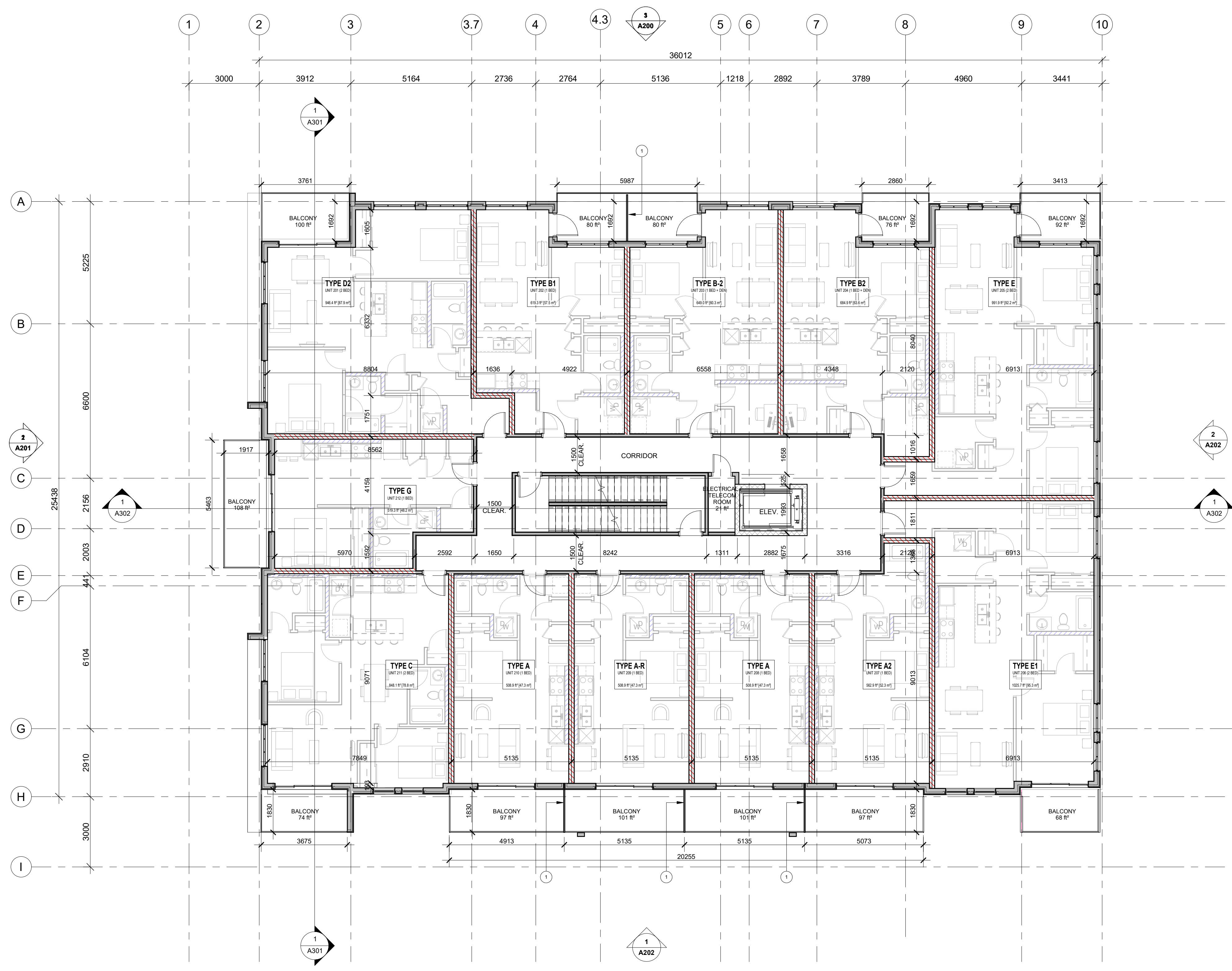
**FLOOR LEVEL 2**

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PROJECT NO. / NO. DE PROJET : **21087**  
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REVIEWED BY / VÉRIFIÉ PAR : **Checker**  
SCALE / ÉCHELLE : **1 : 100**  
PROJECT PHASE / PHASE DU PROJET : **1**  
DWG NO. / NO. DESSIN :

**A104**

REVISION NO. / NO. DE RÉVISION : **1.1**



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**TRANSPORTATION**  
STANTEC CONSULTING LTD  
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**KEY PLAN / PLAN CLÉ :**

KEY PLAN

**CLIENT :**



Tel : XXX-XXX-XXXX | www.WEBSITE.com

1.1	SPC SUB.#2	22-04-25
1.0	SPC SUB.#1	21-12-21
revision	description	date

**PROJECT NAME / NOM DU PROJET :**

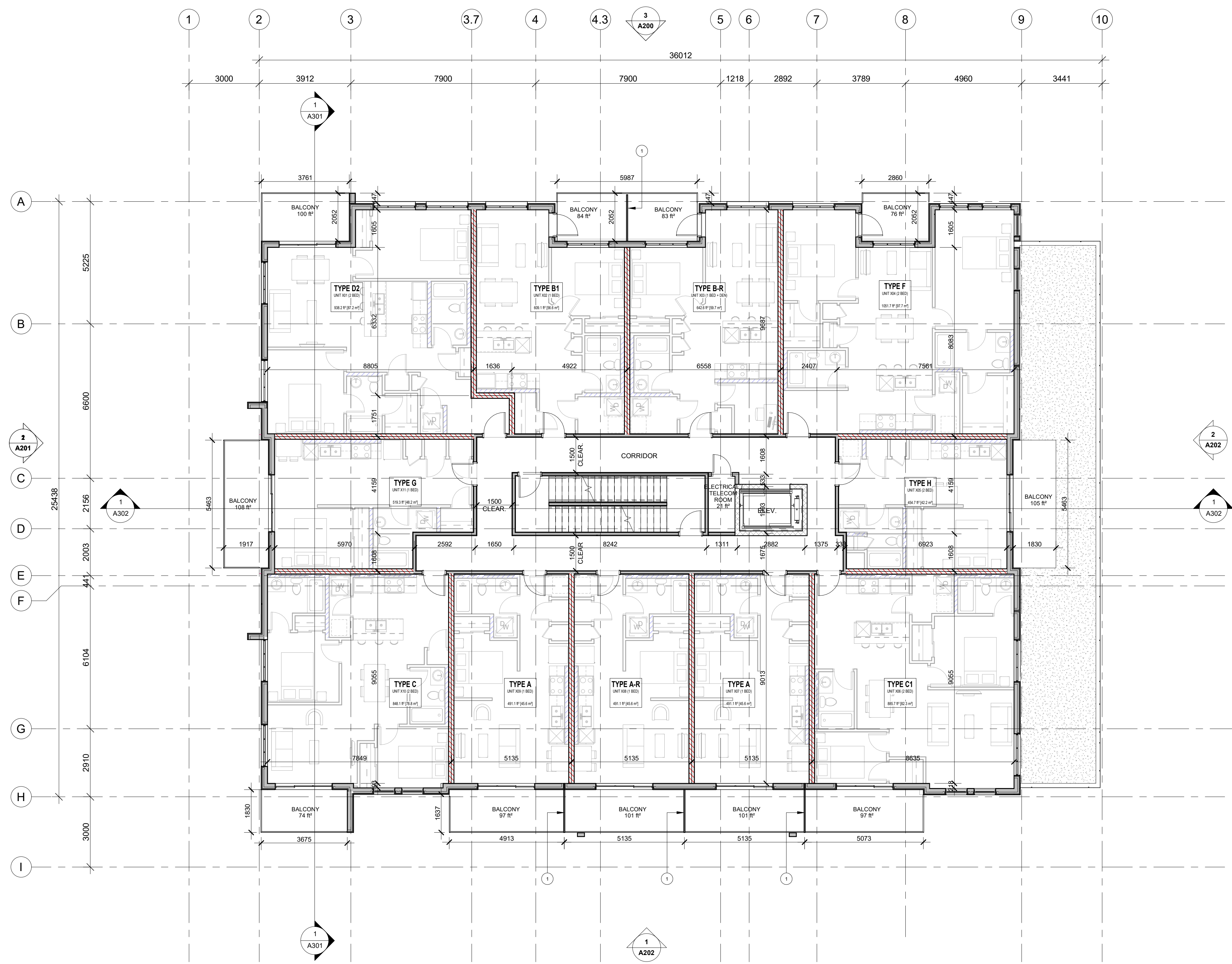
**42 Northside Road**

**DRAWING NAME / NOM DU DESSIN :**

**TYPICAL FLOOR LEVEL 3 TO 5**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET :	<b>21087</b>
DATE :	<b>10/08/19</b>
DRAWN BY / DESSINÉ PAR :	<b>Author</b>
REVIEWED BY / VÉRIFIÉ PAR :	<b>Checker</b>
SCALE / ÉCHELLE :	<b>1 : 100</b>
PROJECT PHASE / PHASE DU PROJET :	<b>1</b>
DWG NO. / NO. DESSIN :	<b>A105</b>
REVISION NO. / NO. DE RÉVISION :	<b>1.1</b>



**1 TYPICAL FLOOR LEVEL 3-5**  
1 : 100





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KOLLAARD ASSOCIATES ENGINEERS  
210 PRESCOTT STREET, KEMPTVILLE, ON K0G1J0

LANDSCAPE  
LASHLEY + ASSOCIATES CORPORATION  
SUITE 202, 950 GLADSTONE AVENUE

PLANNING  
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100 Palomino Drive, Ottawa, Ontario K2M 1N3

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**KEY PLAN / PLAN CLÉ :**

KEY PLAN

**CLIENT :**



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1.1	SPC SUB.#2	22-04-25
1.0	SPC SUB.#1	21-12-21
revision	description	date

**PROJECT NAME / NOM DU PROJET :**

**42 Northside Road**

**DRAWING NAME / NOM DU DESSIN :**

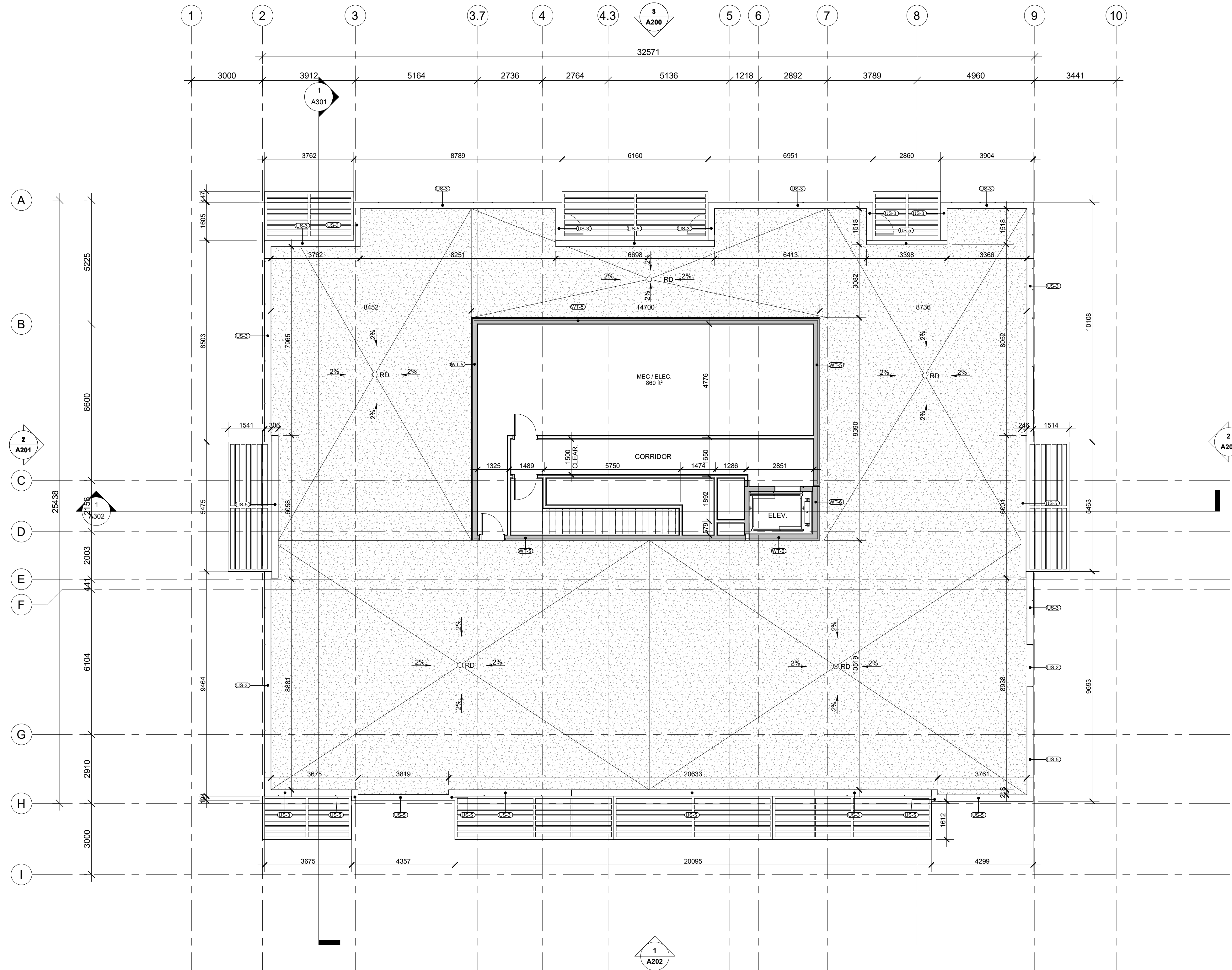
**TYPICAL ROOF PLAN**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **21087**  
DATE : **11/25/21**  
DRAWN BY / DESSINÉ PAR : **Author**  
REVIEWED BY / VÉRIFIÉ PAR : **Checker**  
SCALE / ÉCHELLE : **As indicated**  
PROJECT PHASE / PHASE DU PROJET : **1**  
DWG NO. / NO. DESSIN :

**A106**

REVISION NO. / NO. DE RÉVISION : **1.1**



**1 ROOF PLAN**  
1 : 100









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**KEY PLAN / PLAN CLÉ :**

KEY PLAN

**CLIENT :**



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1.1	SPC SUB.#2	22-04-25
1.0	SPC SUB.#1	21-12-21
revision	description	date

**PROJECT NAME / NOM DU PROJET :**

**42 Northside Road**

**DRAWING NAME / NOM DU DESSIN :**  
**NORTH ELEVATION WITH AND WITHOUT CONTEXT**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **21087**  
DATE : **10/23/19**  
DRAWN BY / DESSINÉ PAR : **Author**  
REVIEWED BY / VÉRIFIÉ PAR : **Checker**  
SCALE / ÉCHELLE : **As indicated**  
PROJECT PHASE / PHASE DU PROJET : **1**  
DWG NO. / NO. DESSIN : **A200**  
REVISION NO. / NO. DE RÉVISION : **1.1**



**1 NORTH ELEVATION**  
1 : 100

**GENERAL NOTES**

NOTE-A : ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE-B : ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.

NOTE-C : CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

NOTE-D : REFER TO LANDSCAPE PLANN FOR ALL EXTERIOR LANDSCAPING.

NOTE-E : DO NOT SCALE DRAWINGS.

NOTE-F : ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

**SPECIFIC NOTES**

- VEHICULAR ENTRANCE
- MAIN ENTRANCE
- WASTE ROOM
- EGRESS DOOR
- ROOF CANOPY
- FROSTED GLASS PRIVACY SCREEN
- HYDRO ROOM ENTRANCE
- FIXED SUN SHADE
- 1.8m PRIVACY FENCE

**MATERIAL LEGEND**

**BR-1 MEDIUM BROWN BRICK**  
MANUFACTURER : BRAMPTON BRICK  
COLOR :  
SQ.FT. :

**WT-2 DARK GRAY FIBROCIMENT PANELS**  
MANUFACTURER : JAMES HARDIE  
COLOR : WHITE  
SQ.FT. :

**WT-3 WHITE FIBROCIMENT PANELS**  
MANUFACTURER : JAMES HARDIE  
COLOR : DARK GREY  
SQ.FT. :

**WT-4 BROWN FIBROCIMENT PANELS**  
MANUFACTURER : JAMES HARDIE  
COLOR : CEDAR  
SQ.FT. :

**WT-5 BROWN FIBROCIMENT LAP SIDING**  
MANUFACTURER : JAMES HARDIE  
COLOR : CEDAR  
SQ.FT. :



**3 NORTH ELEVATION WITH CONTEXT**  
1 : 160





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**PROJECT TEAM / ÉQUIPE DU PROJET :**  
  
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210 PRESCOTT STREET, KEMPTVILLE, ON K0G1J0

LANDSCAPE  
LASHLEY + ASSOCIATES CORPORATION  
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PLANNING  
PAUL ROBINSON CONSULTING  
100 Palomino Drive, Ottawa, Ontario K2M 1N3

TRANSPORTATION  
STANTEC CONSULTING LTD  
400 - 1331 CLYDE AVENUE OTTAWA ON K2C 3G4

400 - 1331 CLYDE AVENUE OTTAWA ON K2C 3G4

**KEY PLAN / PLAN CLÉ :**

KEY PLAN

**CLIENT :**



Tel : XXX-XXX-XXXX | www.WEBSITE.com

revision	description	date
1.1	SPC SUB.#2	22-04-25
1.0	SPC SUB.#1	21-12-21

**PROJECT NAME / NOM DU PROJET :**

**42 Northside Road**

**DRAWING NAME / NOM DU DESSIN :**  
**WEST ELEVATION WITH AND WITHOUT CONTEXTE**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **21087**  
DATE : **12/10/21**  
DRAWN BY / DESSINÉ PAR : **Author**  
REVIEWED BY / VÉRIFIÉ PAR : **Checker**  
SCALE / ÉCHELLE : **As indicated**  
PROJECT PHASE / PHASE DU PROJET : **1**  
DWG NO. / NO. DESSIN : **A201**  
REVISION NO. / NO. DE RÉVISION : **1.1**



**1 WEST ELEVATION**  
1:100

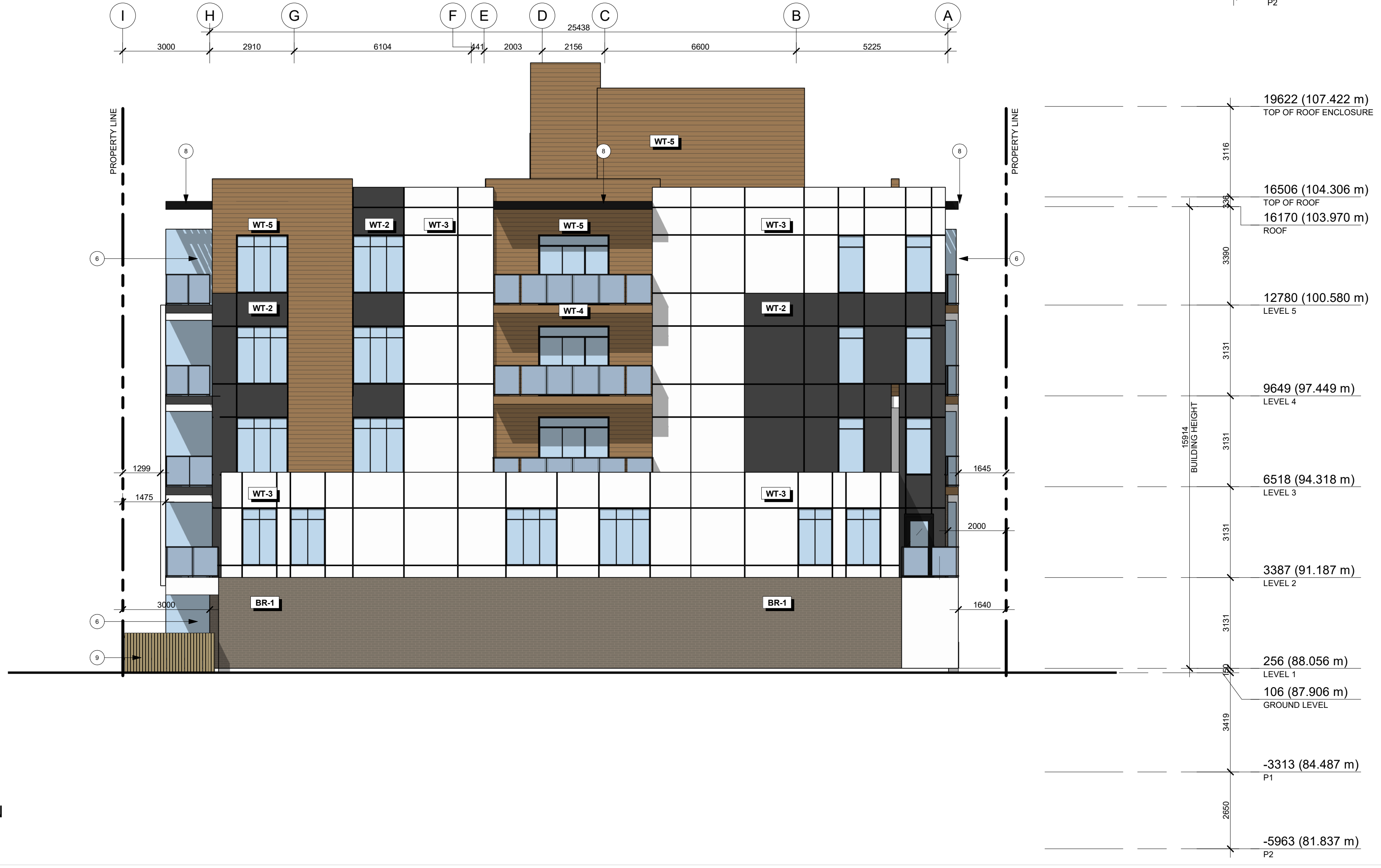


**2 WEST ELEVATION WITH CONTEXT**  
1:160





1 SOUTH ELEVATION  
1:100



2 EAST ELEVATION  
1:100

**GENERAL NOTES**

NOTE-A: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

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NOTE-E: DO NOT SCALE DRAWINGS.

NOTE-F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

**SPECIFIC NOTES**

- VEHICULAR ENTRANCE
- MAIN ENTRANCE
- WASTE ROOM
- EGRESS DOOR
- ROOF CANOPY
- FROSTED GLASS PRIVACY SCREEN
- HYDRO ROOM ENTRANCE
- FIXED SUN SHADE
- 1.8m PRIVACY FENCE

**MATERIAL LEGEND**

	<b>BR-1 MEDIUM BROWN BRICK</b> MANUFACTURER: BRAMPTON BRICK COLOR: BRAMPTON SQ.FT.:
	<b>WT-2 DARK GRAY FIBROCIMENT PANELS</b> MANUFACTURER: JAMES HARDIE COLOR: WHITE SQ.FT.:
	<b>WT-3 WHITE FIBROCIMENT PANELS</b> MANUFACTURER: JAMES HARDIE COLOR: DARK GREY SQ.FT.:
	<b>WT-4 BROWN FIBROCIMENT PANELS</b> MANUFACTURER: JAMES HARDIE COLOR: CEDAR SQ.FT.:
	<b>WT-5 BROWN FIBROCIMENT LAP SIDING</b> MANUFACTURER: JAMES HARDIE COLOR: CEDAR SQ.FT.:



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**PROJECT TEAM / ÉQUIPE DU PROJET :**

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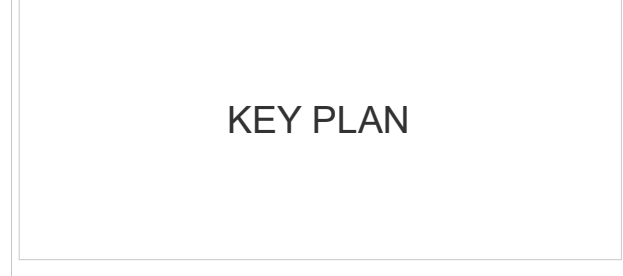
LANDSCAPE  
LASHLEY + ASSOCIATES CORPORATION  
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**KEY PLAN / PLAN CLÉ :**



**CLIENT :**



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1.1	SPC SUB.#2	22-04-25
1.0	SPC SUB.#1	21-12-21
revision	description	date

**PROJECT NAME / NOM DU PROJET :**

**42 Northside Road**

**DRAWING NAME / NOM DU DESSIN :**  
**SOUTH & EAST ELEVATIONS**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET :	<b>21087</b>
DATE :	<b>10/23/19</b>
DRAWN BY / DESSINÉ PAR :	<b>Author</b>
REVIEWED BY / VÉRIFIÉ PAR :	<b>Checker</b>
SCALE / ÉCHELLE :	<b>1 : 100</b>
PROJECT PHASE / PHASE DU PROJET :	<b>1</b>
DWG NO. / NO. DESSIN :	<b>A202</b>

REVISION NO. / NO. DE RÉVISION : **1.1**