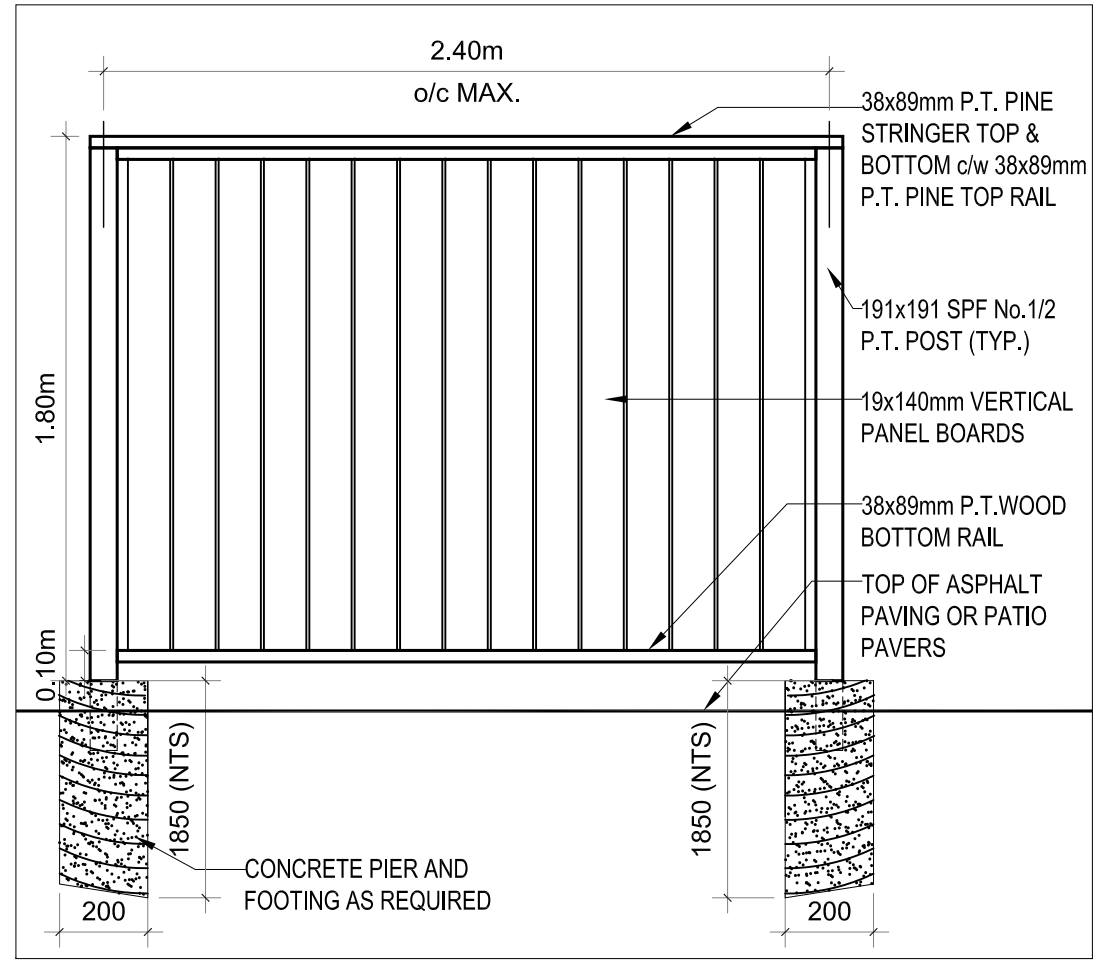
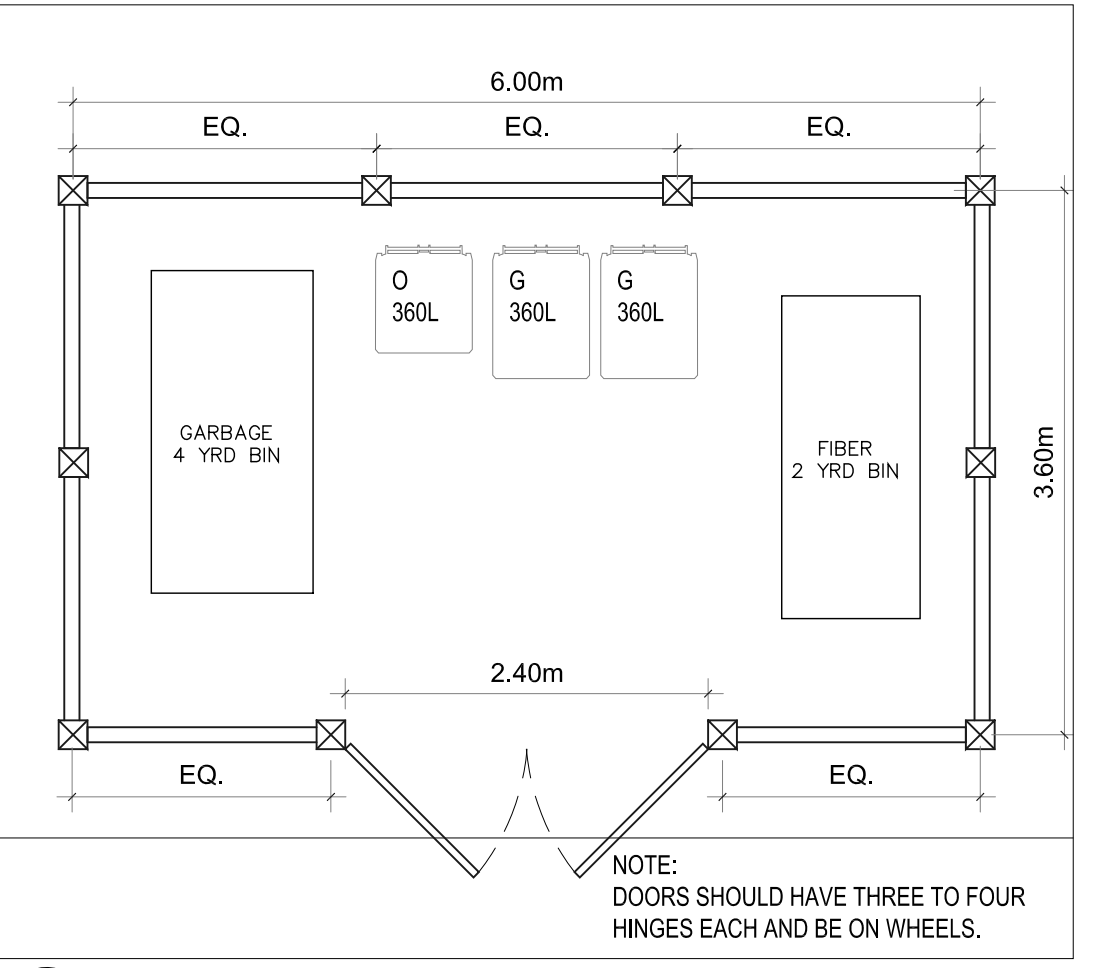


1 SITE PLAN
SCALE: 1:200



3 GARBAGE ENCLOSURE SCREEN
SCALE: 1:25



2 GARBAGE ENCLOSURE PLAN
SCALE: 1:50

ZONING INFORMATION
44 ECCLES ST

	PROVIDED	REQUIRED
LOT WIDTH	43.57m	n/a
LOT DEPTH	59.49m	n/a
LOT AREA	2577.3m ²	n/a
FRONT YARD	2.37 m (ex.)	3.0 m
REAR YARD	35.21 m (ex.)	7.5 m
INTERIOR SIDE YARD	4.25 m (ex.)	3.0 m
INTERIOR SIDE YARD	4.25 m (ex.)	3.0 m
LOT COVERAGE	24.1%	N/A
BUILDING HEIGHT	±15.6 (ex.)	13.5m (MAX)
FLOOR SPACE INDEX	0.75	1.5 (MAX)

BUILDING INFORMATION

LEGAL DESCRIPTION: LOTS 14 & 15 AND PARTS OF LOTS 5 & 6, REGISTERED PLAN 4908, CITY OF OTTAWA

REFERENCE SURVEY: FARLEY, SMITH & DENIS SURVEYING LTD. DECEMBER 20, 2021

MUNICIPAL ADDRESS: 44 ECCLES STREET, OTTAWA

SITE AREA: 2577.3m² (27,741.8 ft²)

BUILDING FOOTPRINT AREA: 658.6m² (7,089 ft²)

GROSS FLOOR AREA: BSMT LVL -258.7m² (2,785 ft²)
GND FL - 436m² (4,693 ft²)
2ND FL - 436m² (4,693 ft²)
3RD FL - 436m² (4,693 ft²)
1566.7m² (16,864 ft²)

BUILDING HEIGHT: 15.6m (51-2.5') EXISTING

ZONE: GM(65) F(1.5) H(13.5) AREA A SCHEDULE 342 MATURE NEIGHBOURHOOD OVERLAY

UNIT MIX: TOTAL 46 DWELLINGS
34x 1 ROOM SUITES
12x 1 ROOM SUITES (BARRIER FREE)

PROJECTIONS: PROVIDED 0.6m AND REQUIRED MIN. 0.6m FROM LOT LINE.
CANOPY PROJECTION: PROVIDED 3.69m AND REQUIRED MAX. 1.8m INTO SIDEYARD.

PARKING: 0.5 PER UNIT (FIRST 12 UNITS EXEMPT) 0.1 PER UNIT (VISITORS)
20 REQUIRED
20 PROVIDED (46 EXISTING)

BICYCLE PARKING: 0.5 PER UNIT / PROVIDED 6 REQUIRED 23 SPACES

EXTERIOR AMENITY SPACE ±54m² (±581 ft²)

INTERIOR AMENITY SPACE ±6m² (±635 ft²) PER DWELLING UNIT

- SITE PLAN LEGEND**
- PROPERTY LINES
 - - - SET BACK LINES
 - - - CANOPY
 - x - x - x - x - EXISTING FENCE
 - ▽ BUILDING ENTRANCE
 - EXISTING BUILDING TO REMAIN
 - UNIT PAVERS. REFER TO LANDSCAPING DRAWINGS FOR TYPE AND LOCATIONS.
 - ASPHALT PAVING.
 - CONCRETE PAVING.
 - PRECAST CONCRETE RETAINING WALL/CURB
 - EXISTING TREES TO REMAIN. REFER TO LANDSCAPING DRAWINGS. FOR TYPE AND LOCATIONS.
 - NEW TREES. REFER TO LANDSCAPING DRAWINGS FOR TYPE AND LOCATIONS.
 - NEW SHRUB AND PERENNIAL PLANTINGS. REFER TO LANDSCAPING DRAWINGS.
 - NEW SOD. REFER TO LANDSCAPING DRAWINGS.
 - EX CB EXISTING CATCH BASIN
 - LS EXISTING LIGHT STANDARD
 - UP EXISTING UTILITY POLE

- SITE PLAN GENERAL NOTES:**
- A. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS.
 - B. DO NOT SCALE THIS DRAWING.
 - C. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANTS FOR UNKNOWN SURFACE CONDITIONS.
 - D. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT.
 - E. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT.
 - F. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION.
 - G. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION.
 - H. INDIVIDUAL UTILITY COMPANIES MUST BE CONTRACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING.
 - I. CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS IS REQUIRED.
 - J. REFER TO LANDSCAPE DRAWINGS FOR NEW LANDSCAPING AND TREES.
 - K. REFER TO ENGINEERING DRAWINGS FOR EXTENT OF ROAD AND SERVICING DEVELOPMENT.
 - L. ALL CURBS SHALL BE 150mm WIDE BY 150mm HIGH UNLESS



STAMP

02 2022/04/04 REISSUED FOR SITE PLAN APPROVAL
01 2022/02/08 ISSUED FOR SITE PLAN APPROVAL

REV DATE ISSUE

- NOTES**
1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
 2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
 4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT
CORNERSTONE HOUSING
OTTAWA
ONTARIO, CANADA

PROJECT
CORNERSTONE 44 ECCLES

44 ECCLES ST., STREET,
Ottawa, Ontario

TITLE
SITE PLAN

PROJECT NO: 2021-1100
DRAWN: CGM
APPROVED: AL
SCALE: As shown
DATE ISSUED: 2022/01/19

REV DRAWING NO.
A100

D07-12-22-0024
#18671