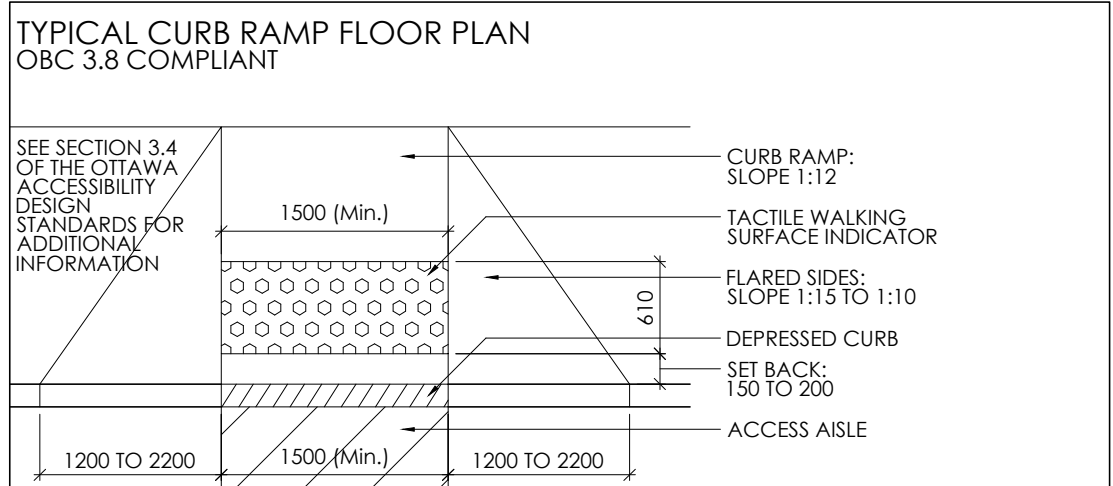
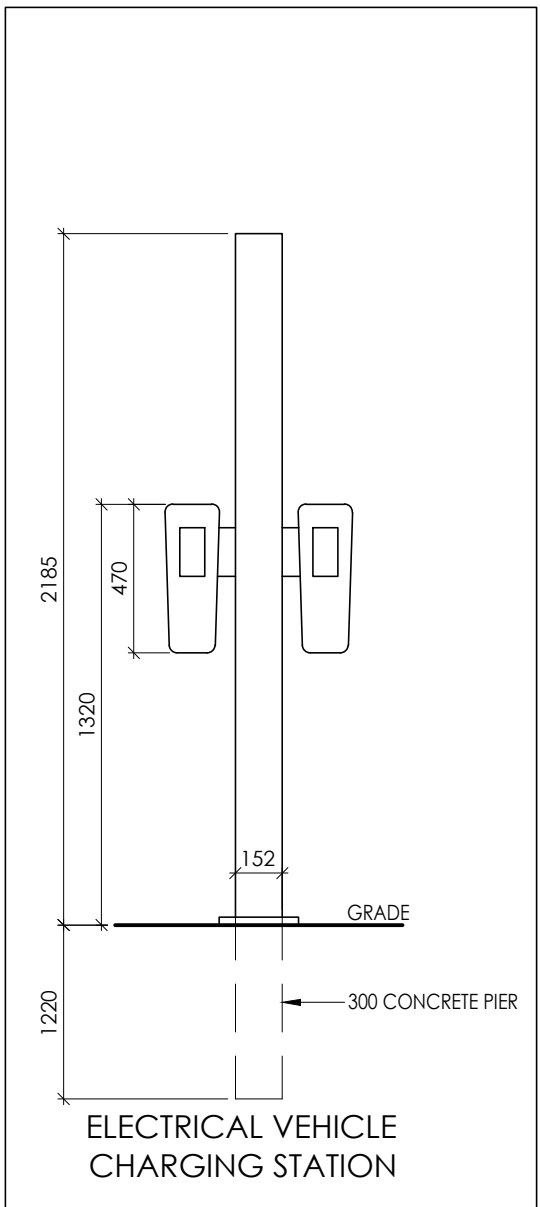
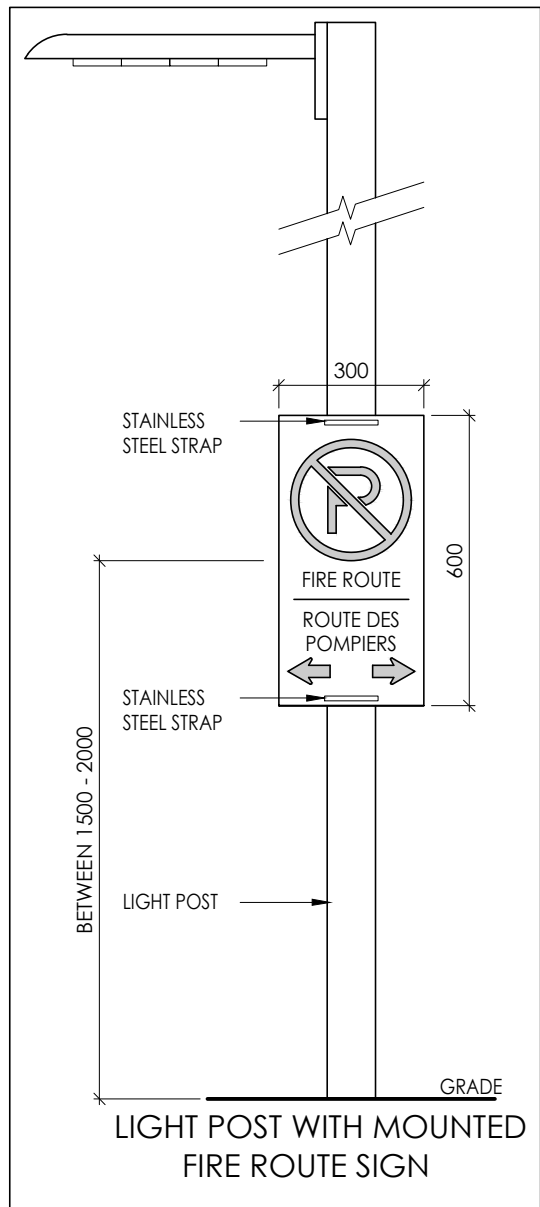
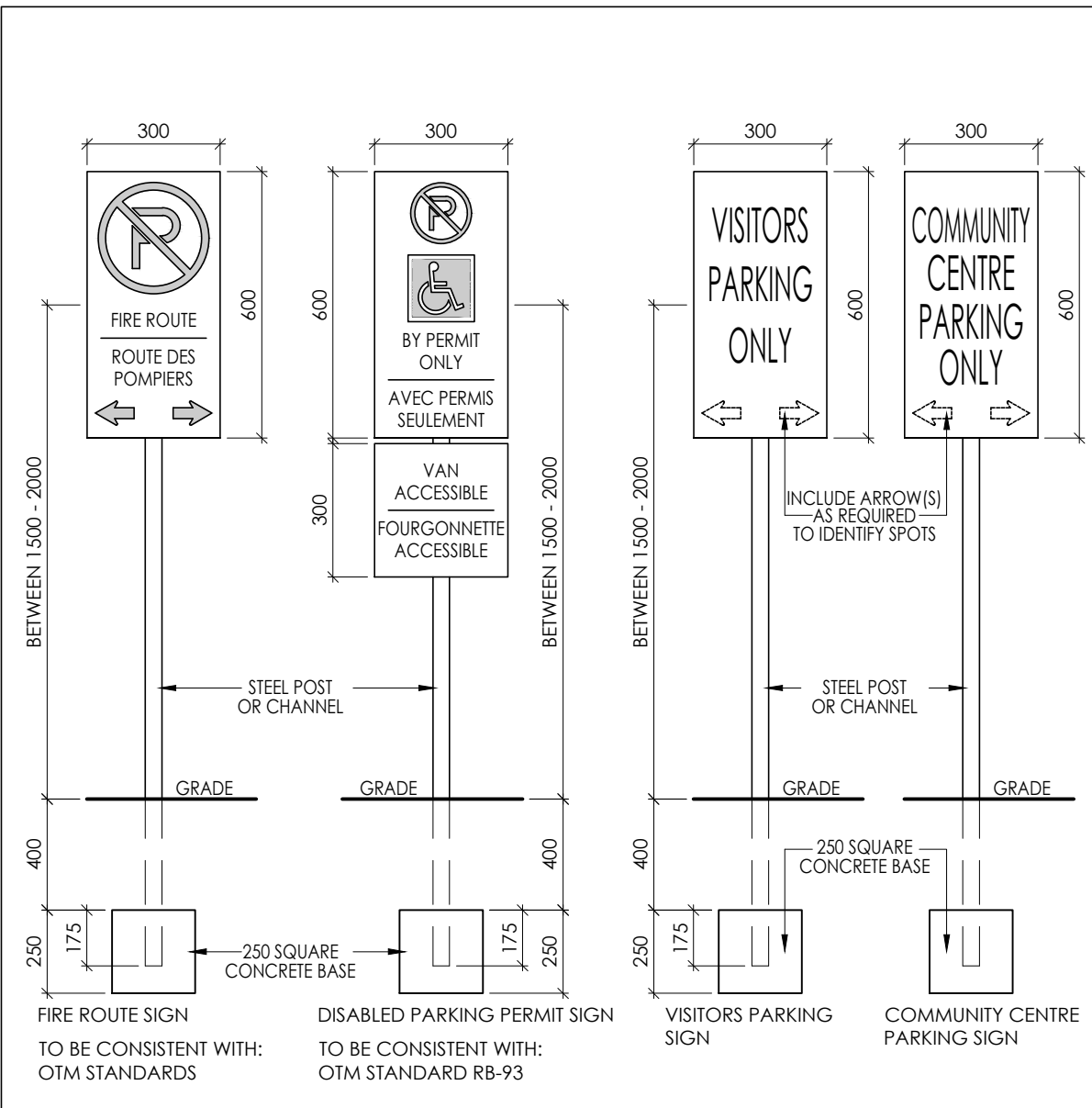
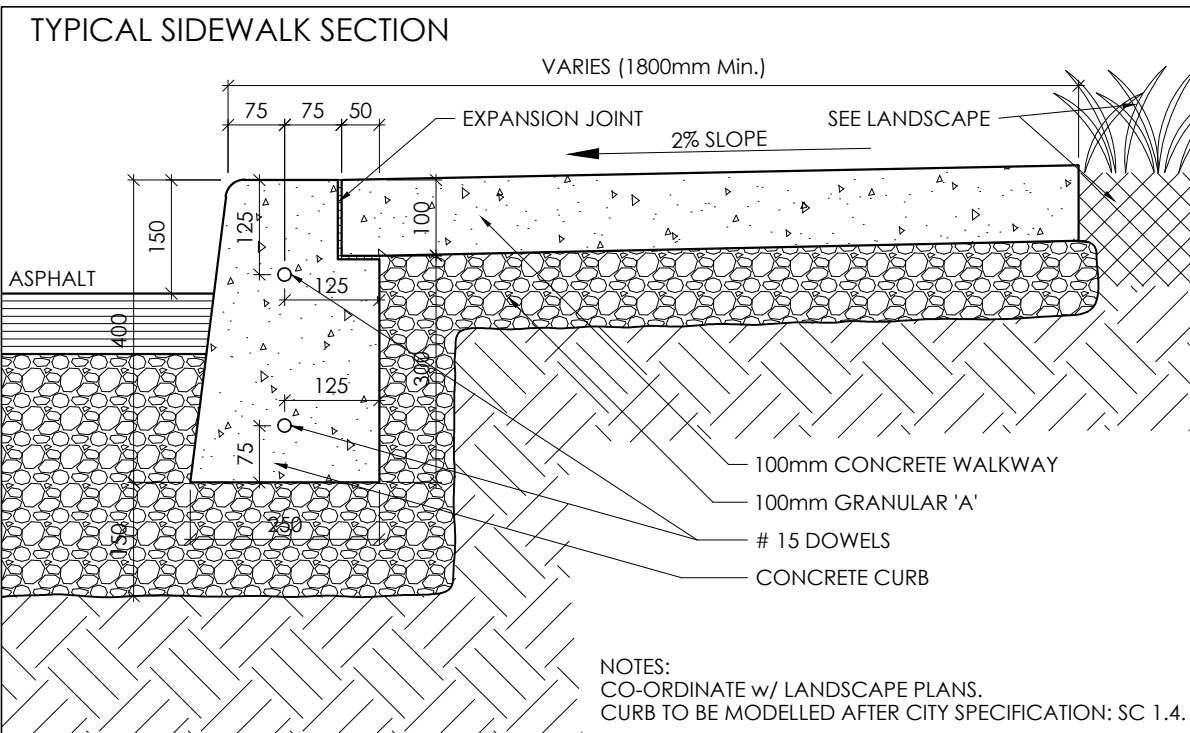
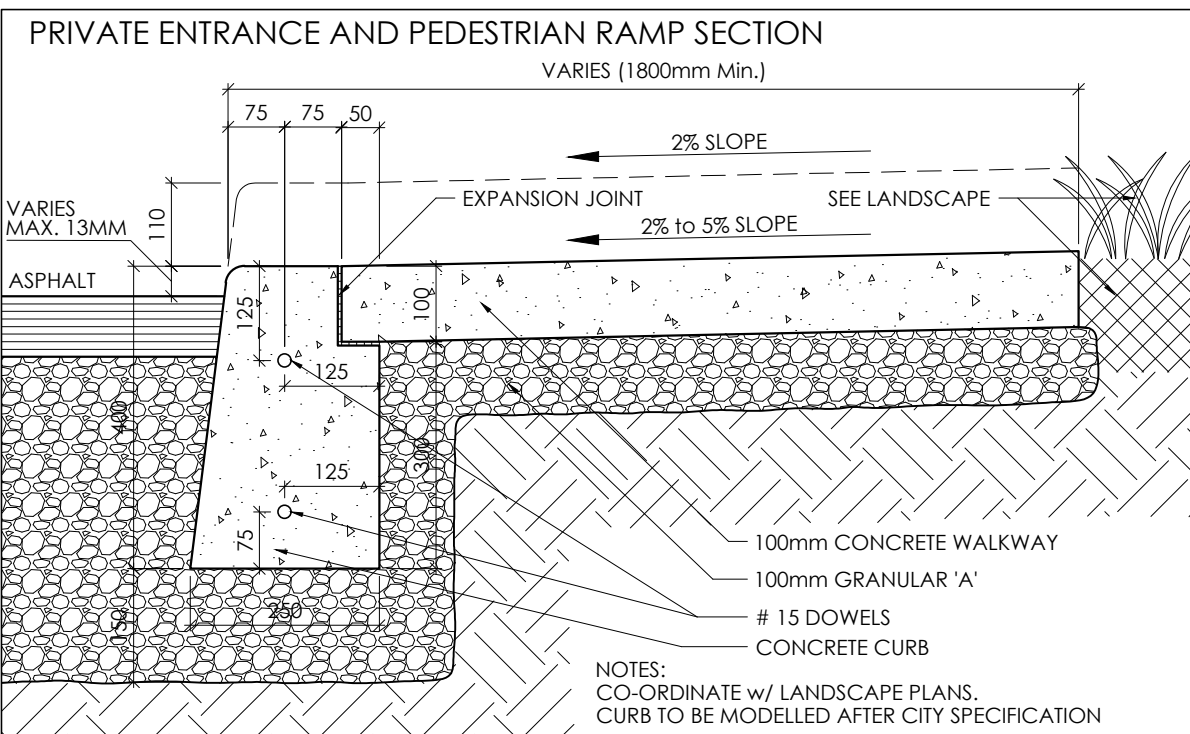
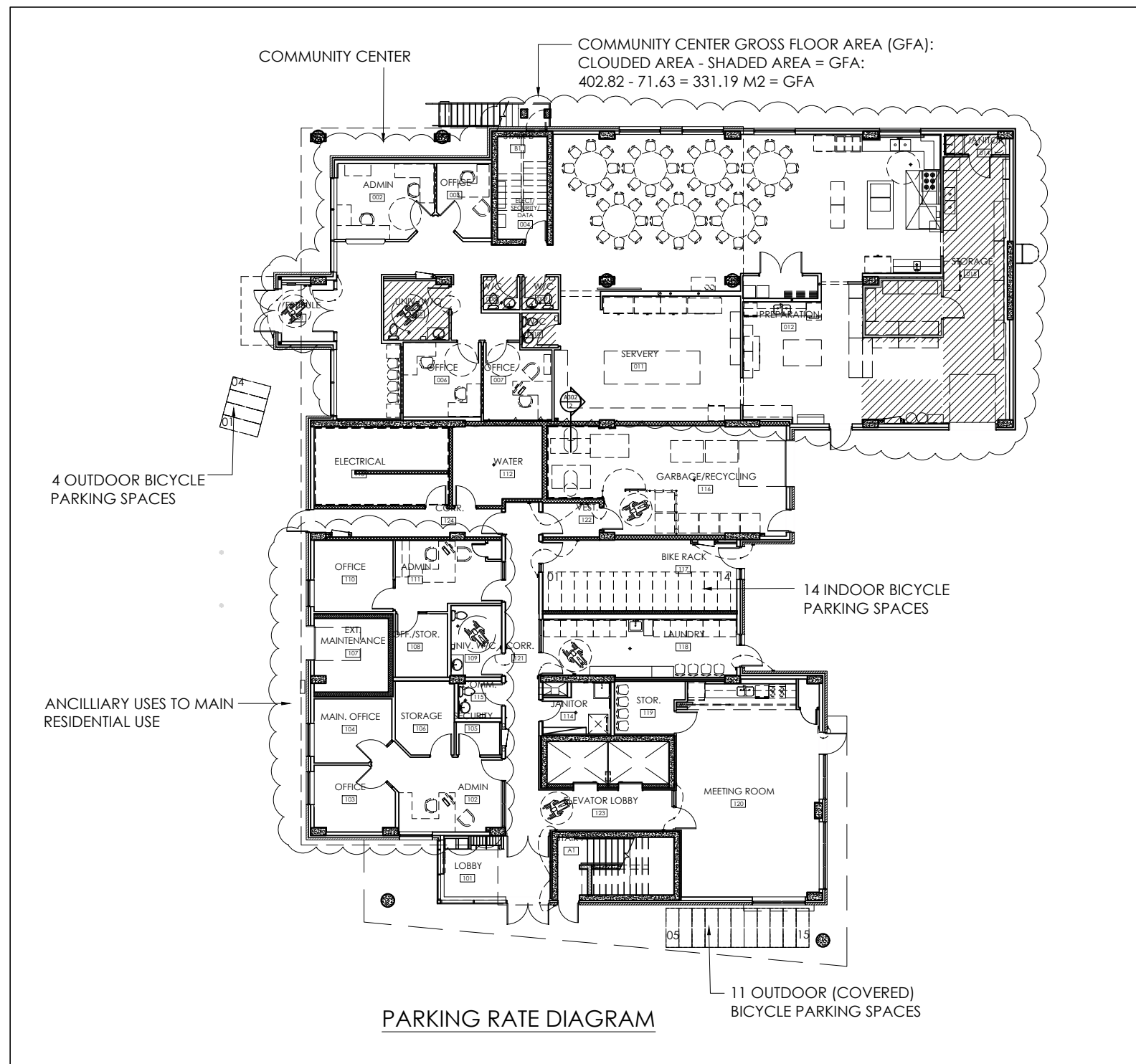
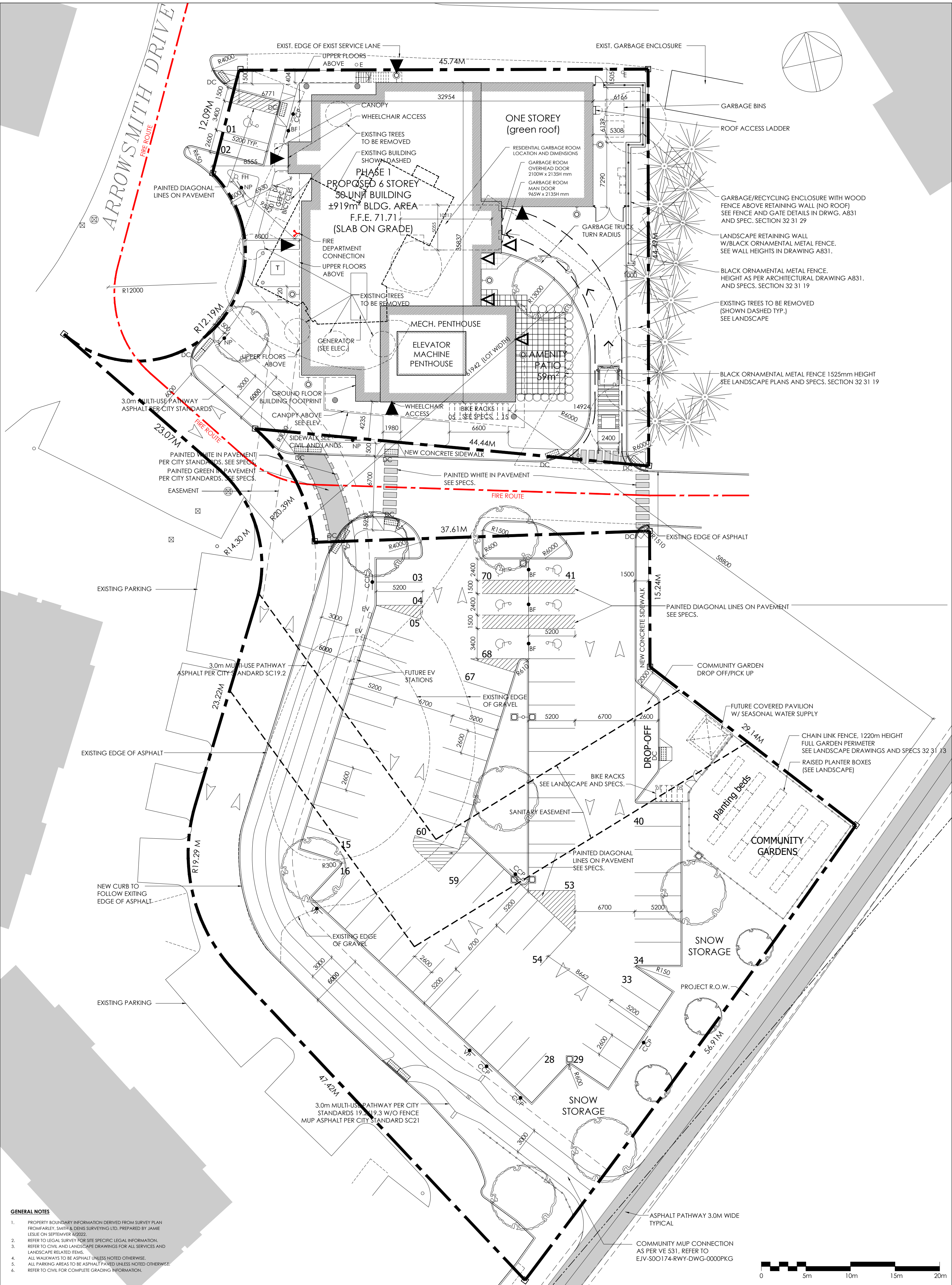




SITE STATISTICS ZONING: R5AA [3022]			PART OF BLOCK D REGISTERED PLAN 848 CITY OF OTTAWA
AREA (m ²):	6,018 (100%)		
SITE (TOTAL):			
MECHANISM	REQUIRED	PROVIDED	
LOT COVERAGE	---	919 (15.4%)	
LANDSCAPE	30%	2321 (38.3%)	
ASPHALT	---	2778 (46.1%)	
MINIMUM LOT AREA	675m ²	6,018m ²	
MINIMUM FRONT YARD SETBACK	2.5m	6m	
MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.5m	
MINIMUM REAR YARD SETBACK	3.0m	6.2m	
MAXIMUM BUILDING HEIGHT	NO MINIMUM	17.859m	
NUMBER OF UNITS	NO MINIMUM	50 UNITS	
PARKING CALCULATIONS:			
NEW BUILDING:			
FLOOR:	OCCUPANCY:	PARKING RATE:	PARKING REQUIRED:
2-6	RESIDENTIAL (50 UNITS)	DWELLING IN A MIXED USE BUILDING: 0.88/unit	0.88x50 = 44
1	COMMUNITY CENTER (402.82 M2 GFA)	4/100M2 GFA	402.82 M2 X4/100M2 = 16.11
	VISITORS	0.2/UNIT	0.2x50 = 10
PARKING PROVIDED:			70 SPACES
PARKING SPACE:	2.6m X 5.2m	PROVIDED:	2.6 x 5.2
ACCESSIBLE PARKING SPACE SIZE PROVISIONS	REQUIRED (BY AODA): TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2	PROVIDED:	TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2
ACCESSIBLE PARKING	REQUIRED: TYPE A: 3 TYPE B: 4	PROVIDED:	TYPE A: 3 TYPE B: 4
MIN AISLE WIDTH	REQUIRED: 6.7 m	PROVIDED:	6.7 m
AMENITY SPACE	REQUIRED: 1.28m ² /UNIT x 50 UNITS = 64m ²	PROVIDED:	COMMON ROOM = 64m ²
BICYCLE PARKING CALCULATIONS:			
APT. DWELLING UNIT	REQUIRED: 0.5/UNIT 50 UNITS X 0.5 = 25 SPACES	PROVIDED:	25 SPACES
RETAIL FOOD STORE (SIMILAR)	REQUIRED: 1/250 M2 GFA 331.19X 1/250 = 1.32	PROVIDED:	4 SPACES
BICYCLE PARKING SPACE: 0.6X1.8M WITH 1.5M AISLE			
GROSS FLOOR AREA (GFA)			
GROUND FLOOR			477.64 M2
SECOND FLOOR			588.61 M2
THIRD FLOOR			588.61 M2
FOURTH FLOOR			588.61 M2
FIFTH FLOOR			588.61 M2
SIXTH FLOOR			588.61 M2
TOTAL:			3240.69 M2



- GENERAL NOTES
- PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN PROWPERLEY, SMITH & BROSIE SURVEYING LTD. PREPARED BY JAMIE LESLIE ON SEPTEMBER 2022.
 - REFER TO LEGAL SURVEY FOR SITE SPECIFIC LEGAL INFORMATION.
 - REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL SERVICES AND LANDSCAPE RELATED ITEMS.
 - ALL WALKWAYS TO BE ASPHALT UNLESS NOTED OTHERWISE.
 - ALL PARKING AREAS TO BE ASPHALT PAVED UNLESS NOTED OTHERWISE. REFER TO CIVIL FOR COMPLETE GRADING INFORMATION.
 -

NO.	REVISION	DATE
6	REISSUED FOR ZONING BY-LAW AMEND.	JAN. 17/2025
7	REVISED FOR SITE PLAN APPLICATION	JAN. 27/25
8	REVISED FOR SITE PLAN APPLICATION	FEB. 27/25
9	ISSUED FOR BP COMMENTS	MAY 14/25
10	ISSUED FOR SITE PLAN RESUBMISSION	DEC 10/25

LEGEND

- MH MANHOLE- SANITARY AND STORM (SEE CIVIL) ('E' DENOTES EXISTING)
- CB CATCHBASIN (SEE CIVIL) ('E' DENOTES EXISTING)
- FH FIRE HYDRANT (SEE CIVIL) ('E' DENOTES EXISTING)
- U/P UTILITY POLE
- DESIGNATED BUILDING EXIT
- DENOTES ALTERNATE EXIT
- TYPICAL CURB (REFER: CITY OF OTTAWA STANDARDS)
- DEPRESSED CURB (REFER: CITY OF OTTAWA STANDARDS)
- PROPERTY LINE
- DESIGNATED BARRIER FREE PARKING SPACE
- ELECTRIC VEHICLE CHARGING STATION
- BARRIER FREE PARKING SIGN
- FIRE ROUTE SIGN
- NO PARKING SIGN
- VISITOR PARKING ONLY SIGN
- COMMUNITY CENTRE PARKING ONLY SIGN (SEE ELEC.)
- LIGHT STANDARD W/ STRAP ON FIRE ROUTE SIGN (SEE ELEC.)
- LIGHT POST (SEE ELEC.)
- WALL SCONCE (SEE ELEC.)
- BOLLARD LIGHT (SEE ELEC.)
- SIAMESE CONNECTION
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- DIAGONAL PAINTED LINES
- TRANSFORMER W/ BOLLARD (SEE ELEC.)
- SITE FENCING (SEE LANDSCAPE)
- EXISTING TREES (SEE LANDSCAPE AND TREE CONSERVATION REPORT)
- TREES TO BE REMOVED (SEE LANDSCAPE AND TREE CONSERVATION REPORT)
- PROPOSED TREES (SEE LANDSCAPE AND TREE CONSERVATION REPORT)

CONSTRUCTION

Vandenberg & Wildeboer
A R C H I T E C T S

www.vandenberg-wildeboer.com Telephone: 613.387.0144 Fax: 613.371.6602 email:info@vandenberg-wildeboer.com
1786 OLD STONE LANE • 160 RAINBOW BLVD. W. • OTTAWA, ONTARIO • K1G 3H8

PROJECT TITLE
WIGWAMEN
2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

DRAWING TITLE
SITE PLAN

DESIGNED BY: RV
DRAWN BY: JN, NG
START DATE: 2022
SCALE: 1:250
PROJECT NO.: 2200

DRAWING NO. **A000**