

1 OVERALL SITE NEW
A100 1:200

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	18m	44.86m
MIN. LOT AREA	1,400 m ²	2,774.84 m ²
MIN. FRONT YARD SETBACK	Avg. of nearest lots to max of 3 m	3 m
MIN. REAR YARD SETBACK	4.5 m	4.5 m
MIN. INTERIOR YARD SETBACK	West Lot Line: 3m East Lot Line: To Be Confirmed by City Staff	3 m 3 m
MAX. HEIGHT	Low-rise apartment: 14.5 m Townhouse: 11 m	Low-rise apartment: 13.09 m Townhouse: 6.79 m
AMENITY AREA	Low-rise apartment: 15m ² /unit for first 8 units + 6m ² /unit thereafter = 396 m ² Minimum 120 m ² communal, 80% soft landscaped May not be located in front yard	245m ² exterior amenity space (labelled on site plan). + 285m ² interior amenities (Tenant Resource Centre, & Multi-purpose Rm.)
LANDSCAPED AREA	Min 30% lot area = 832.5 m ²	41.32% - 1146m ²

PARKING QUEUING + LOADING	REQUIRED	PROVIDED
RESIDENTIAL SPACES	0	0
VISITOR SPACES	12	15
ACCESSIBLE PARKING	0	1
BICYCLE PARKING	27	14 Exterior Spaces + 13 Interior Spaces (Located in appartment basement)
GARBAGE COLLECTION	1 x 6 Yard bin	2 x 4 Yard bin
GMP COLLECTION	1 x Yard bin	3 x 240L Bins
FIBRE COLLECTION	2 x Yard bin	8 x 240L Bins
ORGANICS COLLECTION	1 x 240L Bin	1 x 240L Bin

LEGAL DESCRIPTION
Part 2, 4R-27938 PIN 04678-0068

REFERENCE SURVEY
Fairhall, Moffatt & Woodland Ltd V22200

MUNICIPAL ADDRESS
56 Capilano Drive

SITE AREA 2,775 m²

APARTMENT BUILDING AREA 775 m²
TOWNHOUSE BUILDING AREA 324 m²

APARTMENT GROSS FLOOR AREA 3101 m²
TOWNHOUSE GROSS FLOOR AREA 648.5 m²

APARTMENT BUILDING HEIGHT 13.09 m 4 STOREYS
TOWNHOUSE BUILDING HEIGHT 6.79 m 2 STOREYS

ZONE R4Z(2840)-h

SCHEDULE 1: AREA C
SCHEDULE 1A: AREA C

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- SHADE STRUCTURE
- TANDEM NEXT CONCRETE BLOCK RETAINING WALL
- CANOPY STRUCTURE
- CEDAR FENCE 1800mm HIGH. GATES AS SHOWN
- 1070mm HIGH STAINLESS STEEL GUARD ANCHORED TO CONCRETE BLOCK RETAINING WALL
- WINDOW WELL
- GARDEN PLOTS
- HYDRO TRANSFORMER
- 600mm DEEP TACTILE INDICATION SURFACE CAST INTO CONCRETE WALKWAY
- TYPE 2 ELECTRIC CAR CHARGING STATION WITH DUAL CHARGERS
- 1800x600mm BICYCLE PARKING SPACE c/w PARKING RACK/RING CENTERED BETWEEN EVERY TWO PARKING SPACES.
- EXISTING GUY WIRE TO REMAIN

SITE PLAN LEGEND:

- NEW BUILDING
- EXISTING ASPHALT PAVING
- NEW ASPHALT PAVING
- EXISTING GRASS
- NEW GRASS AND SOFT LANDSCAPING
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- CRUSHED STONE
- NEW CONCRETE PAD
- BUILDING MAIN ENTRANCE
- SECONDARY ENTRANCE / EMERGENCY EXIT
- SERVICE ENTRANCE
- PROPERTY LINE
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- DC DROPPED CURB
- CB NEW CATCH BASIN PER CIVIL
- MH NEW MANHOLE PER CIVIL
- CB EXISTING CATCH BASIN - TO REMAIN
- MH EXISTING MANHOLE - TO REMAIN
- LS EXISTING LIGHT STANDARD - TO REMAIN
- FH EXISTING FIRE HYDRANT - TO REMAIN
- UP EXISTING UTILITY POLE - TO REMAIN
- NT NEW TREE

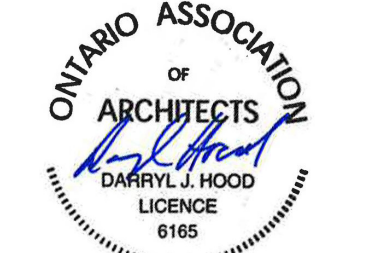


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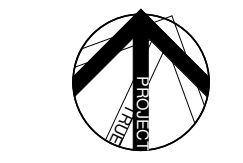
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2 2023.03.08 ISSUED FOR SITE PLAN CONTROL
1 2023.02.03 ISSUED FOR RHI 3 APPLICATION
REV DATE ISSUE



NOTES
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CLIENT
OTTAWA SALUS
200 Scott Street
Ottawa Ontario
K1Z 6T2
Salusottawa.org

PROJECT
SALUS 56 CAPILANO
56 Capilano Drive, Ottawa, ON

TITLE
SITE PLAN

PROJECT NO: 2019-0291
DRAWN: AS
APPROVED: DH
SCALE: 1 : 200

REV DRAWING NO.
2 A100



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PROJECT

SALUS 56 CAPILANO

56 Capilano Drive, Ottawa, ON

TITLE

APARTMENT ELEVATIONS

PROJECT NO: 2019-0291
 DRAWN: AS, KV
 APPROVED: DH
 SCALE: 1 : 100

REV DRAWING NO.

2 A301

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECTS' REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

ELEVATION KEYNOTES:

- 1 OVERFLOW SCUPPER FLASHING COLOUR TO MATCH PARAPET CAP FLASHING
- 2 FUTURE PHOTOVOLTAIC ARRAY
- 3 ROOF ACCESS HATCH
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- 6 MECHANICAL VENTILATION WELL
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- 9 WALL MOUNTED EXTERIOR LIGHT
- 10 1070mm HIGH STAINLESS STEEL GUARD ANCHORED TO CONCRETE BLOCK RETAINING WALL
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- 12 STANDING SEAM METAL ROOF

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
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1 ELEVATION - NORTH

A301 1:100



3 ELEVATION - EAST

A301 1:100

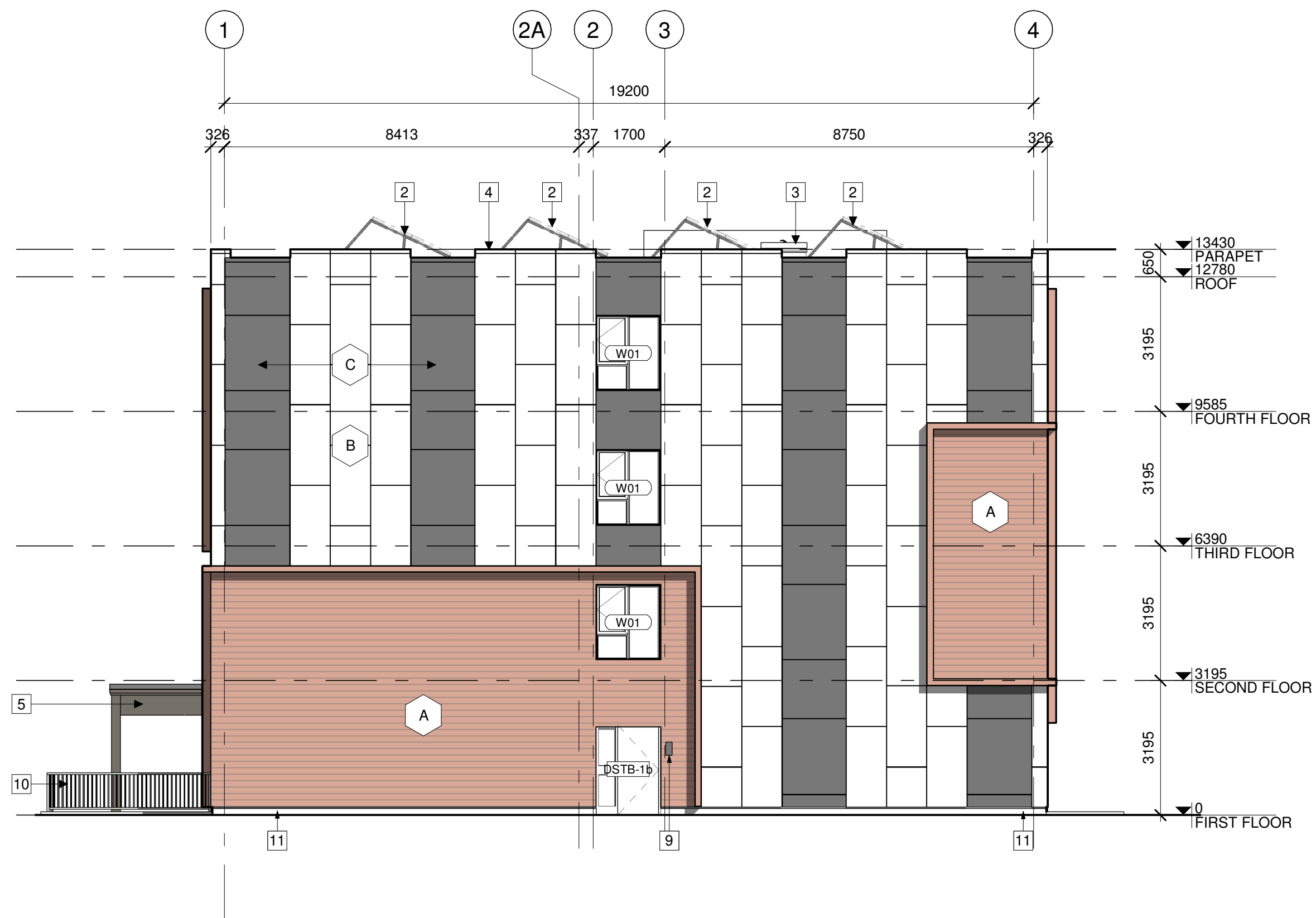


2 NORTH/EAST PERSPECTIVE VIEW

A301



1 ELEVATION - SOUTH
A302 1:100



2 ELEVATION - WEST
A302 1:100



3 SOUTH/WEST PERSPECTIVE VIEW
A302

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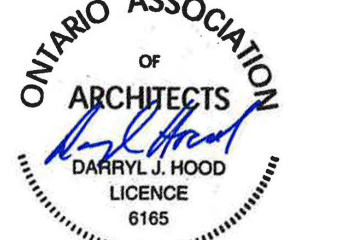
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APARTMENT ELEVATIONS

PROJECT NO: 2019-0291
DRAWN: AS, KV
APPROVED: DH
SCALE: 1:100

REV DRAWING NO.

2 A302



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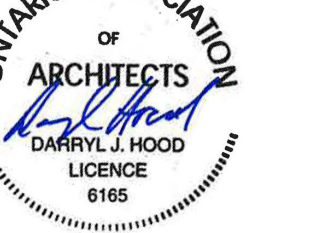
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PROJECT

SALUS 56 CAPILANO

56 Capilano Drive, Ottawa, ON

TITLE

TOWNHOUSE ELEVATIONS

PROJECT NO: 2019-0291
 DRAWN: AS, KV
 APPROVED: DH
 SCALE: 1 : 100

REV DRAWING NO.

2 A310

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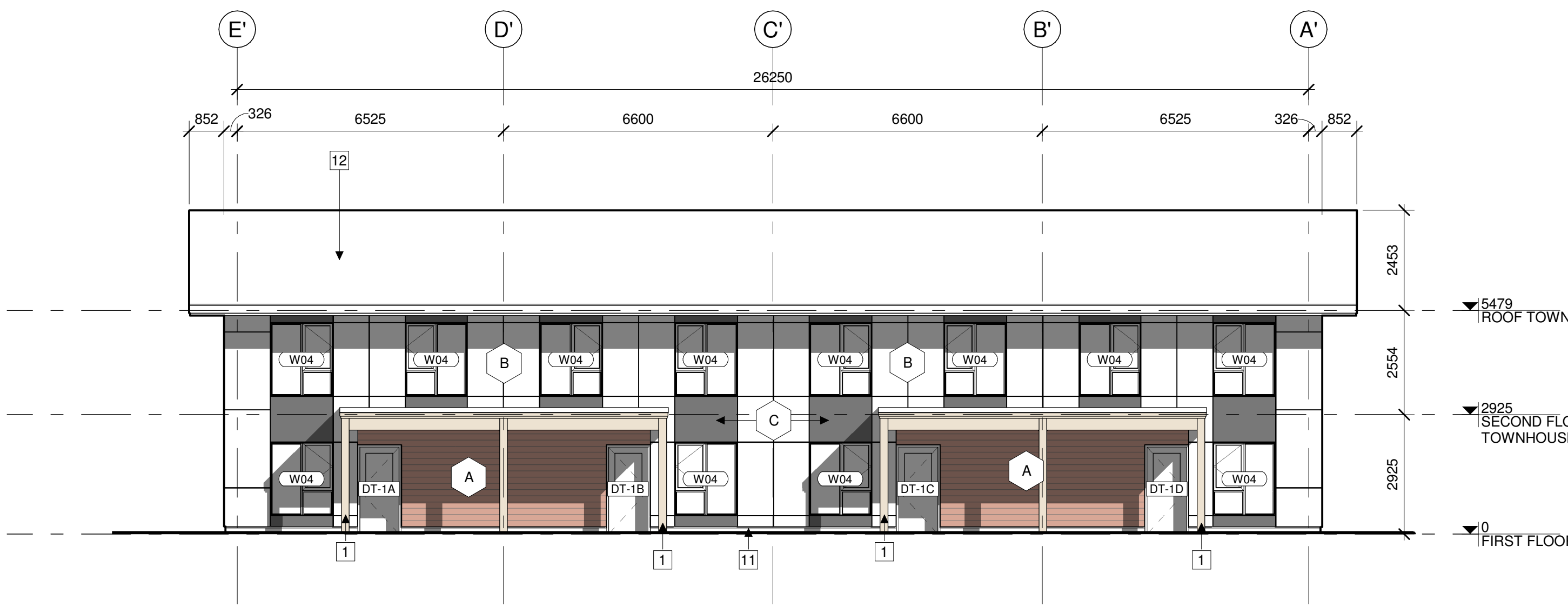
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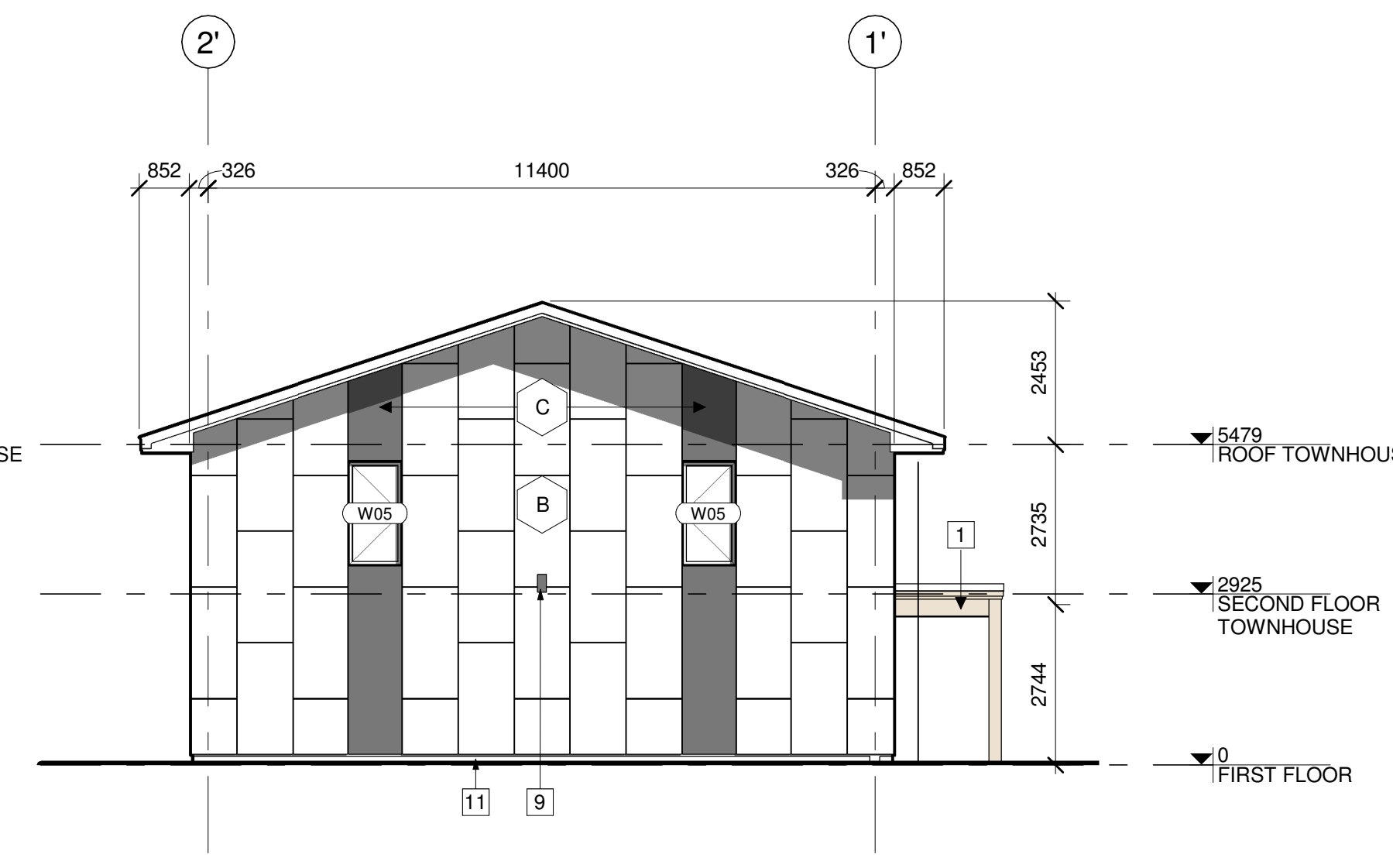
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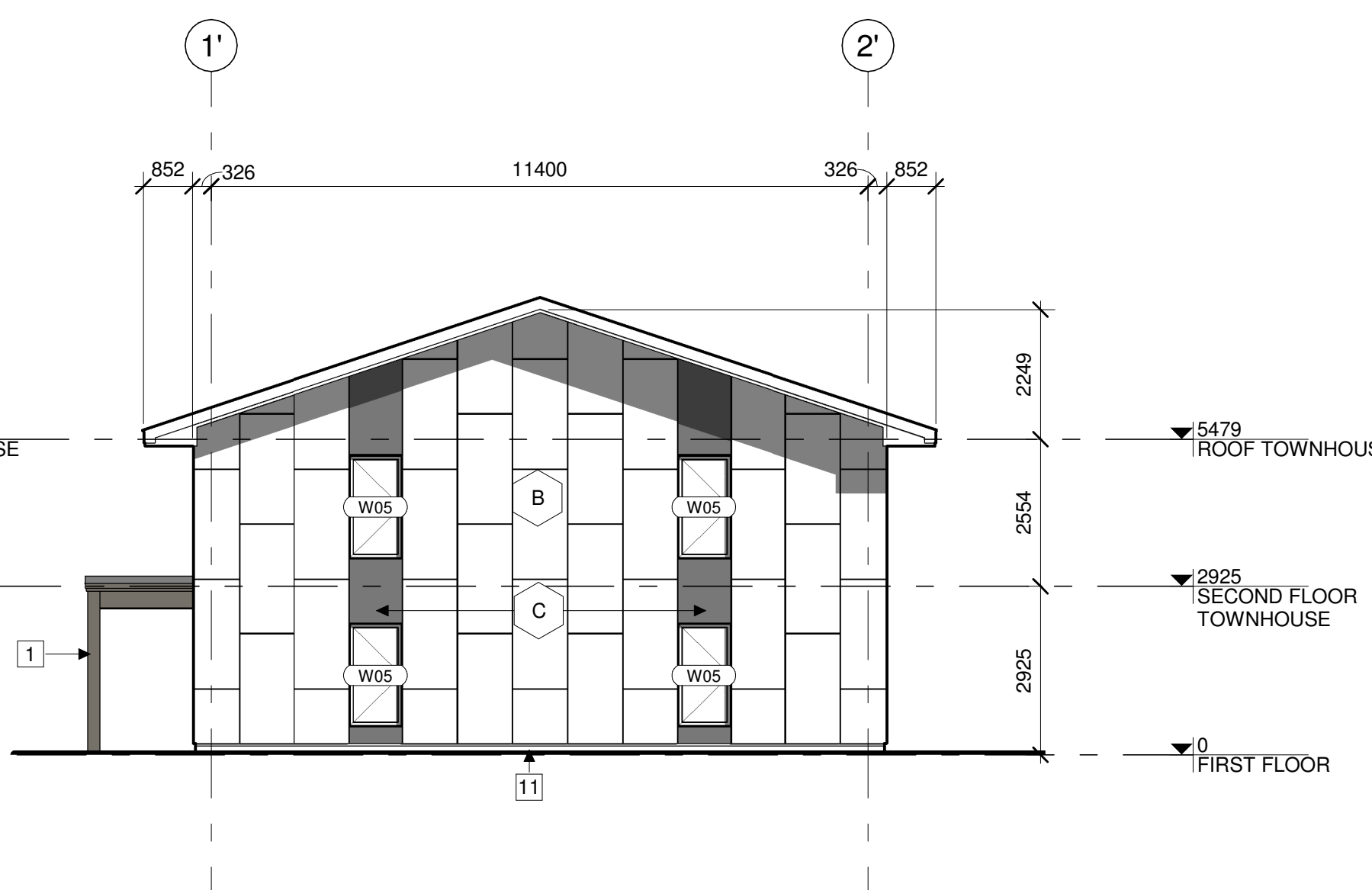
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 A310 1:100



2 TOWNHOUSES EAST ELEVATION
 A310 1:100



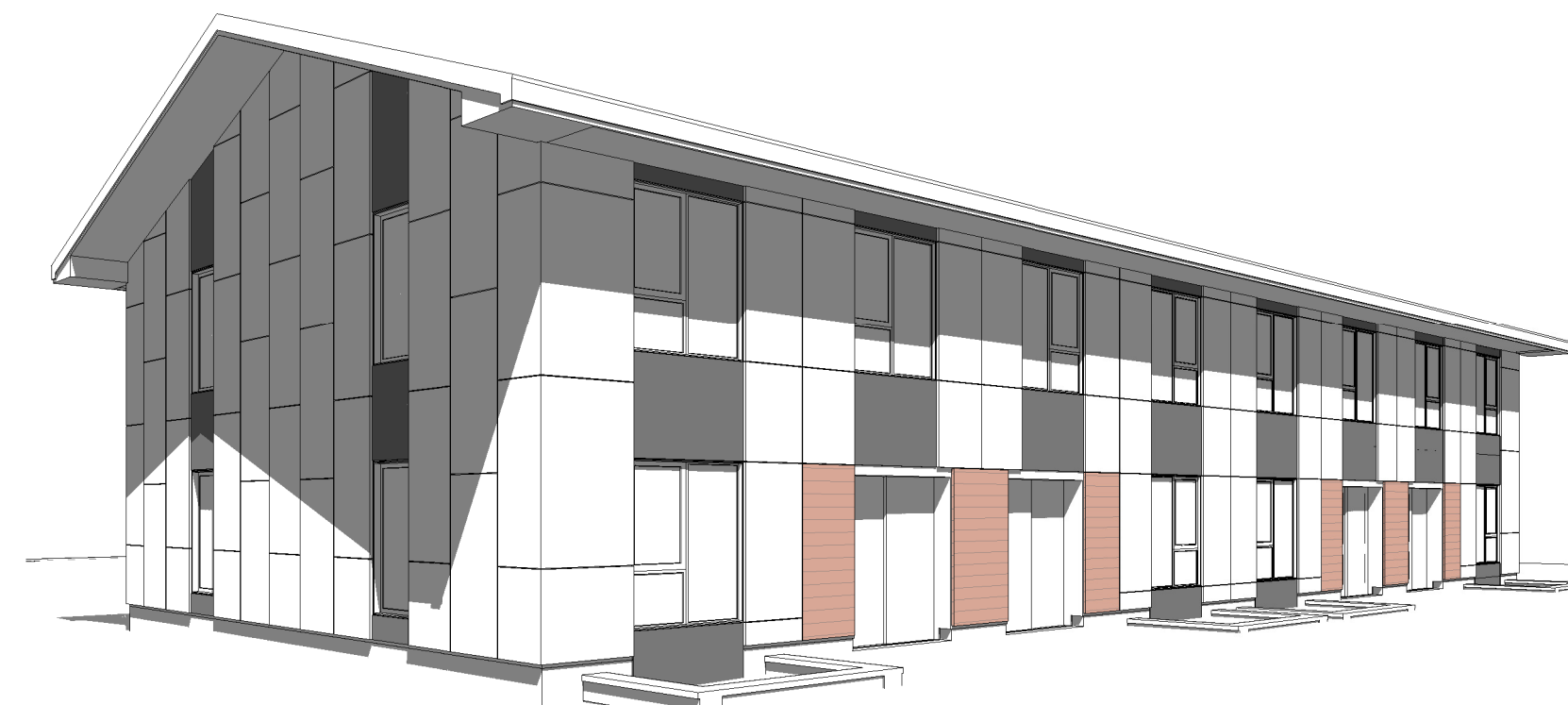
3 TOWNHOUSES SOUTH ELEVATION
 A310 1:100



4 TOWNHOUSES WEST ELEVATION
 A310 1:100



5 TOWNHOUSE NORTH/EAST PERSPECTIVE VIEW
 A310



6 TOWNHOUSE SOUTH/WEST PERSPECTIVE VIEW
 A310