

GENERAL NOTES

- ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED MARCH 31st, 2023 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- WHEEL STOPS TO BE 100MM HIGH AND PLACED 600MM FROM FRONT OF PARKING STALL. TYP.
- ANY SNOW ACCUMULATED IN SURFACE PARKING AREAS IS TO BE TRUCKED OFF SITE.
- FIRE FIGHTING TO TAKE PLACE FROM HEMLOCK ROAD.
- REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SITE LIGHTING, AND FURNITURE DETAILS.
- REFER TO CIVIL DRAWINGS FOR SERVING AND GRADING.

SITE PLAN LEGEND

- ▲ PRINCIPAL ENTRY
- ➔ VISITOR PARKING
- ➔ DIRECTION OF TRAVEL
- T PROPOSED TRANSFORMER LOCATION
- ⊕ FIRE HYDRANT
- B.F. BARRIER-FREE PARKING SIGNAGE
- VIS VISITOR PARKING SIGNAGE
- NO NO PARKING SIGNAGE
- F FIRE LANE SIGNAGE
- S STOP SIGN
- CONCRETE ROAD OVER UNDERGROUND PARKING
- CONCRETE
- LANDSCAPING - SOD
- LANDSCAPING - PEA GRAVEL
- LANDSCAPING - OTHER
- LOW IMPACT DEVELOPMENT AREA
- TREE TO BE TRANSPLANTED - ORIGINAL LOCATION
- TREE TO BE TRANSPLANTED - NEW LOCATION

1 BLOCK 5 SITE PLAN
SCALE: 1:200

Site Information

LAND USE DISTRICT	RSY [2312]	Residential Fifth Density Zone, Subzone Y, Urban Exception Z312
LEGAL DESCRIPTION / PIN	Block 5, Registered Plan 4M-1718/ PIN 04273-1231	
MUNICIPAL ADDRESS	1255 Hemlock Road, Ottawa, ON	
COMMUNITY	Wateridge Village	
SITE AREA	4,174 SM / 1.03 AC	44,930 SF / 0.417 HA
AMENITY AREA	Required: 606 SM / 120 SM	Provided: 1,689 88 SM / 189.45 SM
LOT WIDTH	Required: 18.0m	Provided: 39.29m

Development Statistics

PROPOSED USES	One (1) Apartment Dwelling, Low Rise; one (1) accessory utility installation structure in rear yard
UNITS TOTAL	89
SETBACKS	Required / Provided: Front yard (Hemlock Road) 5.0m / 5.11m; Corner side yard (Oshedinnaa Street) 3.0m / 3.50m; Rear yard (Kijigong Street) 5.0m / 12.33m; Interior side yard 3.0m / 4.01m
PROJECTIONS INTO SETBACKS	Greatest: Front yard (Hemlock Road) 1.80m; Corner side yard (Oshedinnaa Street) 0.64m; Rear yard (Kijigong Street) None; Interior side yard 0.61m
DENSITY	Units/ Ha: Minimum 105, Maximum N/A, Proposed 213
HEIGHT	Maximum 16.00m, Proposed 13.79m
SITE COVERAGE	41.66%

Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING A		
LEVEL 1	18,719.1	1,739.06
LEVEL 2	18,466.8	1,715.62
LEVEL 3	18,466.8	1,715.62
LEVEL 4	18,466.8	1,715.62
GFA	74,119.4	6,885.91
TOTAL GFA	74,119 SF	6,886 SM
SITE COVERAGE	18,719 SF	1,739 SM
		41.66%

Area Calculations - Parkade

BLDG / LEVEL	GROSS FLOOR AREA		UNDERGROUND PARKING
	SF	SM	
BUILDING A			
PARKADE	31,628.1	2,938.34	89

Landscape Calculations

BLOCK 5	AREA
HARDSCAPE	330
CONCRETE	295
UNIT PAVEMENT	27
PEA GRAVEL	8
SOFTSCAPE	1,134
PLANT BEDS	646
SOD	488
TOTAL	1,464 SM
SITE COVERAGE	35.1%

Vehicle Parking

TYPE	RATE	UNITS	STALLS	
			REQUIRED	PROVIDED
Building A				
Resident	0.50 stalls/unit	89	35	89
Visitor	0.10 stalls/unit	89	8	8
Barrier-Free	Traffic & Parking Bylaw, Part C	89	1 of 89	2
Total Stalls			42	97
			Deficiency	55
			Surplus	

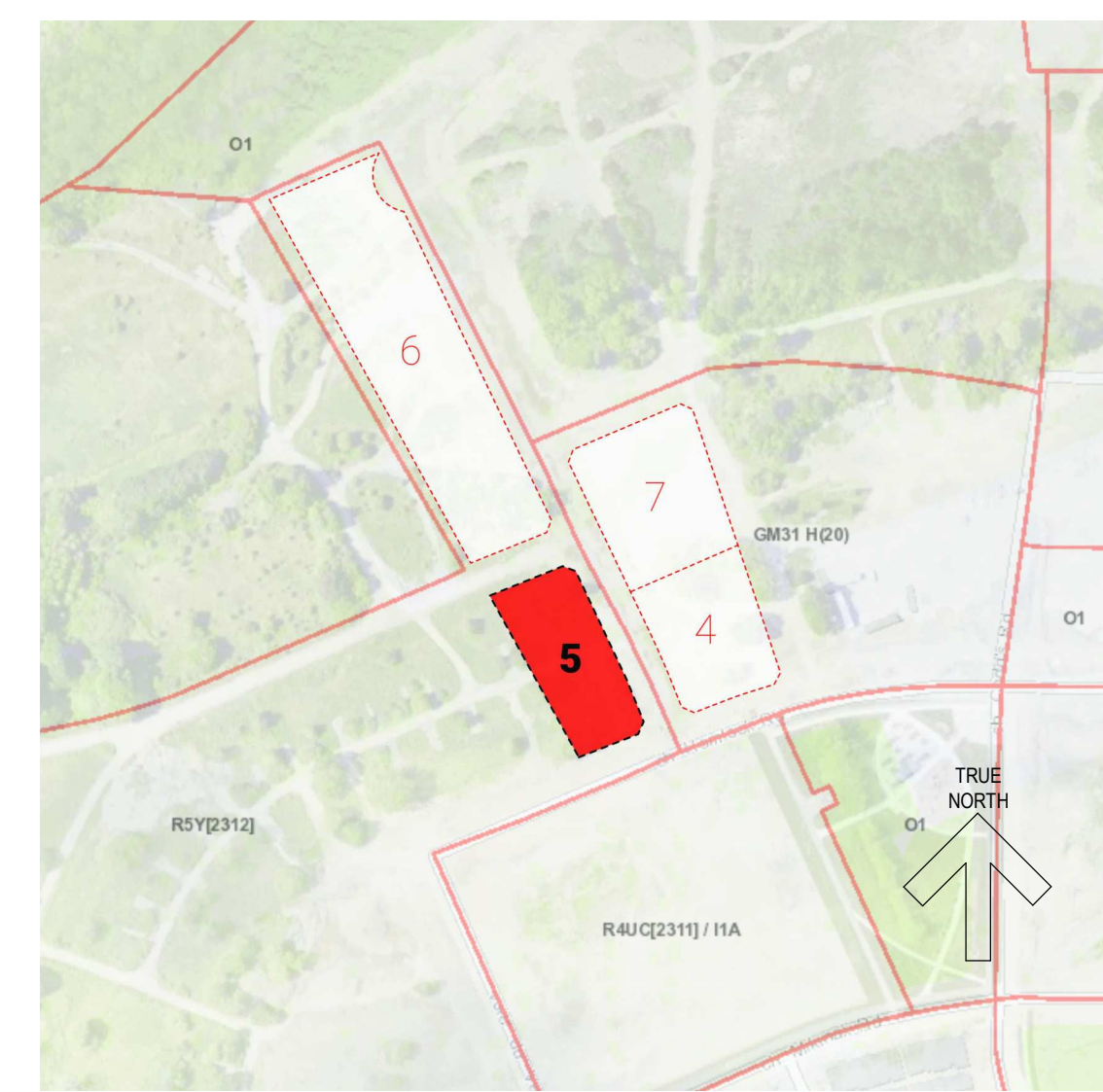
*NOTE: Required resident parking determined by: total units - 12 units, x required rate, x 10% reduction for all below grade stalls
*NOTE: Required visitor parking determined by: total units - 12 units, x required rate

Unit Types - Building A

IDENTIFIER	SIZE	DESCRIPTION	PROVIDED AREA	BUILDING A	QTY	%
UNIT A	< 60 SM	BEDROOM WASHROOM	46.38	11	11	12.36%
UNIT B2	< 60 SM	1	50.82	547.02	8	8.99%
UNIT B	< 60 SM	1 + DEN	57.42	618.11	36	40.45%
GIALLO	< 60 SM	1 + DEN	64.32	692.37	4	4.49%
AZURRO	< 60 SM	1 + DEN	59.08	635.91	3	3.37%
GRIGIO	< 60 SM	1 + DEN	64.65	695.89	3	3.37%
ARGENTO	> 60 SM	2	87.24	939.04	16	17.98%
UNIT G	> 60 SM	2	81.82	880.70	1	1.12%
ORO	> 60 SM	2 + DEN	89.90	967.69	3	3.37%
UNIT I	> 60 SM	3	109.21	1175.53	4	4.49%
BUILDING TOTAL					89	
TOTAL					89	100%

Accessible Suite Breakdown - Building A

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	19	21.35%		
1 BEDROOM + DEN	46	51.69%	73.0%	65
1 BEDROOM ACCESSIBLE	11	12.36%		
2 BEDROOM	17	19.10%		
2 BEDROOM + DEN	3	3.37%	22.5%	20
2 BEDROOM ACCESSIBLE	4	4.49%		
3 BEDROOM	4	4.49%	4.5%	4
3 BEDROOM ACCESSIBLE	1	1.12%		
SUBTOTAL	89	100%		
ACCESSIBLE TOTALS	16	17.98%		



SITE CONTEXT MAP

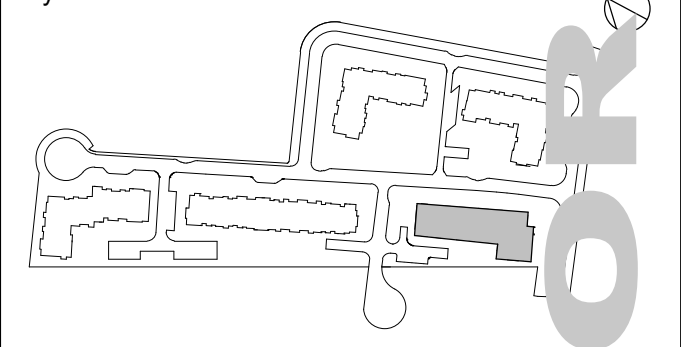
DATE	ISSUED FOR	REV
2023-12-20	PRE-SPA REVIEW	A
2024-03-05	PRE-SPA REVIEW	B
2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D



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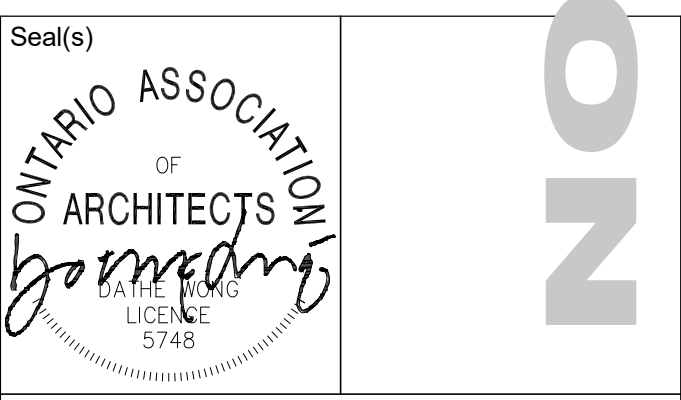
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
SITE PLAN CONTROL APPLICATION



Consultants

- Civil: Arcadis Professional Services (Canada) Inc.
- Landscape: Arcadis Professional Services (Canada) Inc.
- Architecture: NORR Architects Engineers Planners
- Structural: Cunliffe & Associates
- Mechanical: Goodley, Weedmark & Associates Ltd.
- Electrical: Goodley, Weedmark & Associates Ltd.
- Owner: Rohit at Wateridge 5 Ltd.



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Client
ROHIT COMMUNITIES

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Project
Wateridge Village Block 5

1255 HEMLOCK ROAD
OTTAWA, ON

Drawing Title
SITE PLAN, CONTEXT, AND STATISTICS

Scale
As indicated

Project No.
NCCA22-0243

Drawing No.
DP10-01