

SYMBOLS LEGEND		NOTES	
EXITS	PROPERTY LINE	• FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS, OSULLIVAN, VOLLEBEKK LTD., REGISTERED PLANS #4797 & 42482, SUBMITTED SEPARATELY.	
PATH OF EXIT	DRIVE AISLE	• FOR NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLANS BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPARATELY.	
EXISTING BUILDINGS	600 MIN	• ZONING GFA INCLUDES AREA MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS TO THE EXTERIOR FACE OF PARTY WALLS SEPARATING DIFFERENT USES, AS DEFINED IN CITY OF OTTAWA ZONING BY-LAW DEFINITION (2008-250).	
AIRWELLS WITH STEEL GRATE	800 MIN		
AREA DRAINS	1000 MIN		
SNOW MELT AREA	1200 MIN		
SIAMESE CONNECTION	1400 MIN		
PROPOSED DEPRESSED CURB	1600 MIN		
SOLID WASTE COLLECTION REQUIREMENTS			
ZONING MECHANISM	REGULATION	PROPOSED	
Residential Waste	Garbage (Compacted) = 0.053y/unit Require 18y Recycling (GMP) = 0.018y/unit Require 12y Recycling (Fibres) = 0.038y/unit Require 12y Organics = 240L container/50 units Require 6 containers	Garbage (Compacted) = 6 x 3y <sup>1</sup> containers Total = 18y <sup>1</sup> Recycling (GMP) = 2 x 3y <sup>1</sup> containers Recycling (Fibres) = 4 x 3y <sup>1</sup> containers Organics = 7 x 240L containers Total = 1680L	

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#### SOLID WASTE COLLECTION REQUIREMENTS

ZONING MECHANISM	REGULATION	PROPOSED
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OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
Residential (Rental)	297 units / Ground to 21st floors	Ground = 1 caretaker unit = 90m <sup>2</sup> (excluded) 2 <sup>nd</sup> to 16 units = 939m <sup>2</sup> 3 <sup>rd</sup> to 16 units = 946m <sup>2</sup> 4 <sup>th</sup> to 11 units = 15 units/floor = 934m <sup>2</sup> / floor 12 <sup>th</sup> to 15 units = 932m <sup>2</sup> 13 <sup>th</sup> to 17 units = 15 units/floor = 934m <sup>2</sup> / floor 18 <sup>th</sup> to 20 <sup>th</sup> = 14 units = 876m <sup>2</sup> 21 <sup>st</sup> to 12 units = 772m <sup>2</sup> TOTAL = 18,309m <sup>2</sup> (without Ground)
		Minimum 15% (44 units) required to be Barrier-Free (BF) to be distributed throughout residential storeys. 8 x Studios (1BF units = 15%) 191 x 1 Bedroom (31BF units = 16%) 98 x 2 Bedroom (15BF units = 15%) 47BF units = 15%
Commercial	Ground	Commercial = 453m <sup>2</sup> Office = 72m <sup>2</sup>
	TOTAL	18,834m <sup>2</sup>

MIXED-USE WITH GROUND FLOOR COMMERCIAL - ZONING - MD2 (2031) S307		
ZONING RULE	REQUIREMENT	PROVIDED
Minimum lot area	No minimum	3,109.10m <sup>2</sup>
Minimum lot width	No minimum	42.45m on George Street. 40.40m on back portion.
Minimum front yard	No minimum, 1m maximum.	0.72m on George Street
Minimum interior side yard	No minimum	0.70m on West side of building. 1.94m on East side of building.
Minimum rear yard	No minimum	6.29m to 1 storey volume. 5.47m to 4th to 17th floor overhang.
Maximum building height	70m as per Schedule 307. No projections permitted beyond building height.	70m all inclusive.
Maximum floor space index	Not applicable	Not applicable
Minimum width of landscape area	No minimum except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces, or outdoor commercial patio, the whole yard must be landscaped.	Whole yard to be landscaped.

GENERAL NOTES  
1. These architectural documents are the exclusive property of NEUF architect(e)s inc. and cannot be used, copied, or reproduced without written pre-authorization.  
2. The contractor is responsible for checking and verifying all dimensions with respect to the project. Any discrepancy should be reported to the architect.  
3. The architect must be notified of all errors, omissions, and discrepancies between these documents and those of the other professionals.  
4. Do not scale drawings. The dimensions on these documents must be read and not measured.  
5. These drawings are to be read in conjunction with all material relevant to the project.

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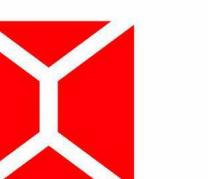
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Seal

**NEUF**  
ARCHITECT(E)S  


  
**CLARIDGE HOMES**

Project  
**141 GEORGE STREET**

Location  
**OTTAWA**

No.  
**12810**

NO. REVISION	DATE (yyyy/mm/dd)
000 FOR COORDINATION	2024.11.22
RRR RE-ISSUED FOR FOUNDATION PERMIT	2024.12.09
TTT FOR COORDINATION	2025.01.13
VVV RE-ISSUED FOR SITE PLAN APPROVAL	2025.01.24
001 FOR CONSTRUCTION	2025.01.21
FOR CLIENT USE	2025.01.29
002 SI-01	2025.02.24
004 SI-03	2025.03.21
WWW FOR COORDINATION	2025.04.11
006 SI-05	2025.04.25
008 RE-ISSUED FOR SITE PLAN APPROVAL	2025.05.28
009 SI-07	2025.06.05
010 SI-08	2025.06.30
XXX RE-ISSUED FOR SITE PLAN APPROVAL	2025.07.14
YYV RE-ISSUED FOR SITE PLAN APPROVAL	2025.08.06
012 SI-10	2025.08.29
ZZZ RE-ISSUED FOR SITE PLAN APPROVAL	2025.08.29

Drawn by  
**SJ**

Checked by  
**LH**

Scale  
As indicated

Drawing Title

**SITE PLAN**

Revision  
**ZZZ**

Dwg Number  
**A100**

19325

