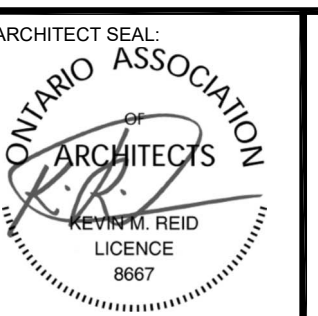
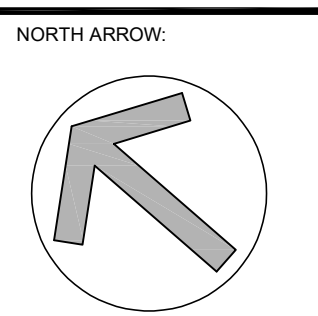


IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE

No.	DESCRIPTION	DATE
12	ISSUED FOR REVISED SITE PLAN CONTROL APP.	2025 11 19
11	ISSUED FOR REVIEW AND COMMENT	2025 10 09
10	REVISED DESIGN ISSUED FOR COORDINATION	2025 08 27
9	SITE PLAN THIRD ROUND COMMENTS	2022-04-06
1	ISSUED FOR COORDINATION	2021-02-03

ARCHITECT SEAL:  ARCHITECTS
NORTH ARROW: 

SEAL DATE: STAMP DATE

CLIENT:

1
SP-3

SITE PLAN: SOUTH END

SCALE = 1 : 300

GEOTECHNICAL ENGINEER
Paterson Group
154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: 613.226-7381
Email: kpickard@patersongroup.ca
Email: mdarcy@patersongroup.ca

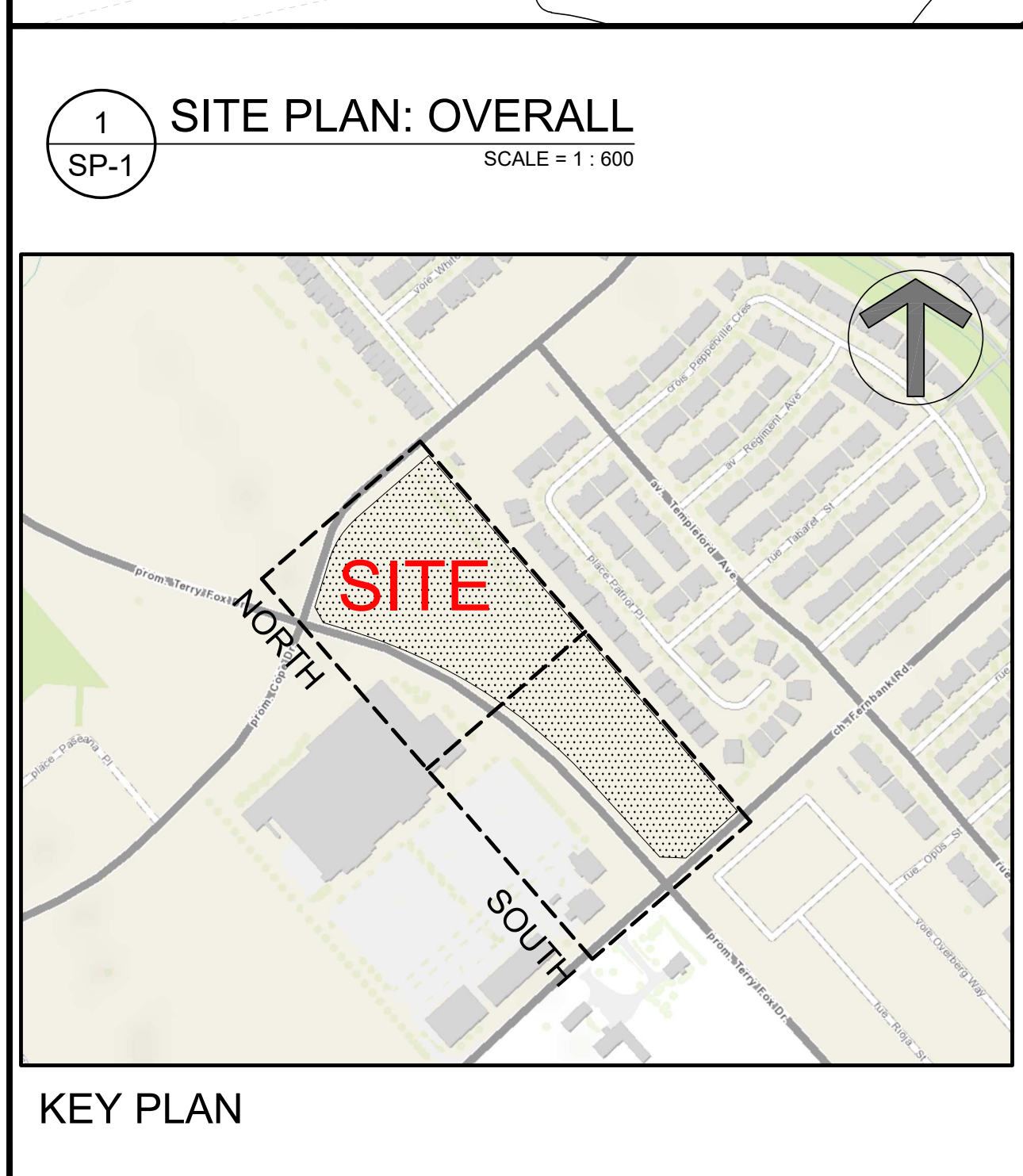
TRANSPORTATION ENGINEER
Novatech Eng. Consultants Limited
200 - 240 Michael Cowpland Drive
Ottawa, Ontario, K2M 1P6
Tel: 613 254-9643
Email: B.Byvelds@novatech-eng.com

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
Landscape Architects
3332 Carling Ave.
Ottawa, Ontario K2H 5A8
Tel: 613-722-5168
Email: ml@bla.ca

CIVIL ENGINEER
Novatech Eng. Consultants Limited
200 - 240 Michael Cowpland Drive
Ottawa, Ontario, K2M 1P6
Tel: 613 254-9643
Email: D.Blair@novatech-eng.com

URBAN PLANNER
Novatech Eng. Consultants Limited
200 - 240 Michael Cowpland Drive
Ottawa, Ontario, K2M 1P6
Tel: 613 254-9643
Email: G.Winters@novatech-eng.com
Email: s.soor@novatech-eng.com

PROJECT DEVELOPER
Claridge Homes
2001 - 201 Gladstone Avenue
Ottawa, ON,
Tel.: (613) 233-6030
E-Mail: shawn.malhotra@claridgehomes.com
E-Mail: marc.stpierre@claridgehomes.com



SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
E-Mail: TravisH@aovltd.com

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF
PART OF LOT 30 CONCESSION 10, GOULBOURN,
PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112;
OTTAWA.
SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA
LOCATED OVER PARTS 5, 6, 7, 8 AND 9 PLAN 4R20112 AS IN
OC455206.

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31
CONCESSION 10,
GOULBOURN
LYING BETWEEN PARTS 3 AND 4 ON 4R17373 AND PART 2
ON PLAN 4R20112, AS CLOSED BY N599928;
OTTAWA

PART OF LOT 31, CONCESSION 10, GOULBOURN,
PART 1 ON PLAN 4R19334
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Field Work Completed December 14, 2020

- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - REQUIRED AMENITY AREA
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER / SWITCHGEAR
 - ASPHALT DRIVING SURFACE
 - IN-GROUND WASTE BINS: 6.5m³ PER
 - ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE
 - BICYCLE PARKING SPACES (6) WITH RACK
 - PROPOSED HYDRANT
 - EXISTING FIRE HYDRANT
 - TEMPORARY SNOW STORAGE
 - EXISTING BELL UTILITY KIOSK
 - LOW RETAINING WALL
 - TWSI AT ALL CROSSINGS
 - 1.2m x 1.2m EASEMENT WITH CONCRETE BUS PAD
 - 1.5m / 1.8m WIDE CONCRETE WALK, SEE PLAN
 - 1.8m WIDE RAISED CONCRETE CROSS WALK WITH TWSI & TRANSITIONS
 - DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
 - ACCESSIBLE PARKING SPACE WITH ACCESS AISLE
 - SUNSHADE IN AMENITY AREA: SEE LANDSCAPE
 - 3.2m x 4.2m ELECTRICAL SHED
 - PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
 - ELECTRICAL VEHICLE SPACE: ROUGH-IN ONLY
 - CANADA POST MAIL BOXES

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS PATIOS
 - SOFT LANDSCAPING
 - CONCRETE WALK / PATH
 - ASPHALT WALK / PATH
 - BIKE RACK / BIKE PARKING SPOT
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - PROPERTY LINE
 - ZONING SETBACKS
 - STANDARD PARKING SPACE
 - VISITOR PARKING SPACE
 - ELECTRICAL VEHICLE READ PARKING SPACE (NO CHARGER)
 - ACCESSIBLE PARKING SPACE

PROJECT INFORMATION

CURRENT ZONING	GM[2411]
USE	PLANNED UNIT DEVELOPMENT
SITE AREA	36,789 sq. m. (395,995) sq. ft.
BUILDING HEIGHT	18.0 m
AMENITY AREA PER DWELLING UNIT	6.0 sq. m
FRONT YARD SETBACK	3.0 M
CORNER YARD SETBACK	3.0 M
REAR YARD SETBACK	___ M
INTERIOR SIDE YARD SETBACK	7.5 M

PROJECT STATISTICS

BUILDING HEIGHT	9.8 M
REQUIRED AMENITY SPACE	6.0 m ² PER UNIT = 1,152.0 m ² 50% COMMUNAL AMENITY AREA = 576.0 m ²
PROVIDED AMENITY SPACE	PRIVATE BALCONY / PATIOS = 2,611.2 m ² COMMUNAL EXTERIOR AREA = 2,000.0 m ²
TOTAL	4,611.2 sq. m.
SITE COVERAGE	BUILDING FOOTPRINT = 1,125.0 sq. m. DRIVING SURFACE = 1,125.0 sq. m. LANDSCAPE AREA = 2,361.2 sq. m.
TOTAL	100.0% 36,789.0 sq. m.

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'B'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'C'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'D'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'E'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'F'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'G'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'H'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'J'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'K'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'L'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'M'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'N'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'P'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'Q'	1,254.0 m ² 13,500 ft ²
PROPOSED BUILDING 'R'	1,254.0 m ² 13,500 ft ²
TOTAL PROPOSED AREA	20,096.0 m ² 216,320 ft ²

UNIT STATISTICS

2 BEDROOM UNIT	192
----------------	-----

CAR PARKING

REQUIRED by ZONING BY-LAW		
RESIDENCE	- 1.2 PER UNIT (192 UNITS)	230
VISITOR	- 0.2 PER DWELLING UNIT	38
TOTAL		268

PROVIDED

RESIDENCE	- 1.32 PER UNIT (192 UNITS)	253
VISITOR	- 0.2 PER DWELLING UNIT	38
TOTAL		291

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT (192 UNITS)	96
PROVIDED		96

WASTE COLLECTION

GUIDELINES		
GARBAGE	- 0.231 YARDS ² / UNIT	45 YARDS ²
RECYCLING (GMP)	- 0.018 YARDS ² / UNIT	4 YARDS ²
RECYCLING (FIBRE)	- 0.062 YARDS ² / UNIT	12 YARDS ²
ORGANICS	- 240L CONTAINER / 50 UNITS	4x 240L
REQUIRED		
GARBAGE	7 EARTHBINS	7 EARTHBINS
RECYCLING (GMP)	1 EARTHBINS	2 EARTHBINS
RECYCLING (FIBRE)	2 EARTHBINS	2 EARTHBINS
ORGANICS	4x 240L BINS	4x 240L BINS
LARGE ITEM GARBAGE	N/A	8 m ² *EARTHBINS = (6.5 YARDS ²)

SNOW STORAGE

TEMPORARILY STORED AND TRUCKED OFF SITE	
---	--

CLARIDGE HOMES

ARCHITECT: **rla/architecture**
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
IRON VALLEY 2 Terrace Homes
5331 FERNBANK ROAD
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN (SOUTH END)

DRAWN: R.V. CHECKED: R.V.
SCALE: 1:300 SHEET No.
PROJECT No. 2101 **SP-3**