



1202, CARP ROAD, STITTSVILLE, ON K2S 1B9



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3050, CHEMIN DES QUATRE-BORDEURS
QUÉBEC (Q2) G1W 2K4
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53, SAINT-RAYMOND BOULEVARD,
GATINEAU, QC JBY 1B8



2650, QUEENSWAY DRIVE, SUITE 100,
OTTAWA, ON K2B 8H6



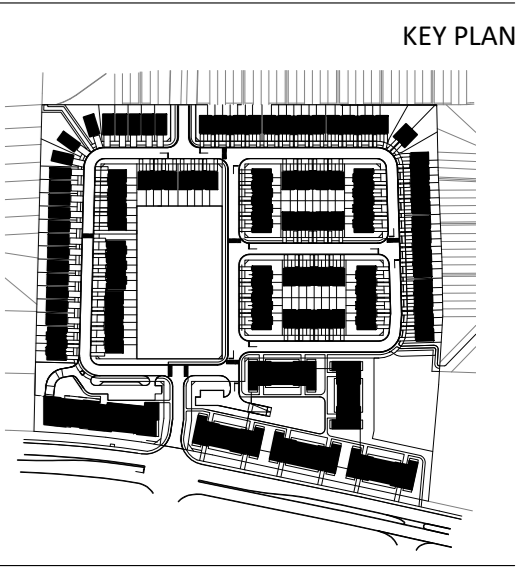
286 Collier Street, Suite 300, Ottawa, ON K1P 2H7
613 720-3700 www.fotenr.com



98, BLANCHARD STREET, SUITE 123,
SAINTE-HERÈSE, QC J7E 4R9



600, TERRY FOX DRIVE, SUITE 100,
KANATA, ON K2L 4K6



ARCHITECT SEAL



ARCHITECT SEAL

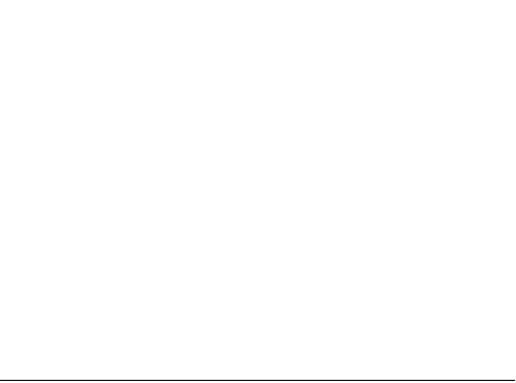


Table with 2 columns: NO, DESCRIPTION, DATE

NOTE
IT IS THE RESPONSIBILITY OF THE APPLICANT/ARCHITECT/CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

FOR COORDINATION
DO NOT USE FOR
CONSTRUCTION
2021-10-14

Table with 2 columns: DATE, DESIGNED, DRAWN, CHECKED, SHEET TITLE

SHEET NO. A100

SITE PLAN LEGEND
EXISTING BUILDING
NEW BUILDING
NEW BUILDING WITH COMMERCIAL SPACE AT-GRADE
GRASS
ASPHALT
LOT LINE
SETBACKS
NEW TREE, SEE LANDSCAPE
FIREWALL
SIDEWALK

LOTS AREAS
Table with 2 columns: NAME, AREAS (sq m)

SITE INFORMATION & DEVELOPMENT STATISTICS
LOT PIN 04487-1709
SITE AREA
TOTAL SITE AREA: ~970,765 sq ft ~90,187 sq m (9.02ha)
TOTAL DEVELOPABLE AREA: ~840,521 sq ft ~78,087 sq m (7.81ha)
NET SITE AREA: ~618,892 sq ft ~57,497 sq m (5.75ha)
UNITS
SINGLES HOUSES: 20 UNITS
TOWNHOUSES: 150 UNITS
CONDOS: 5 BUILDINGS OF EACH 48 UNITS / TOTAL OF 240 UNITS
APARTMENT BUILDING: 159 UNITS
COMMERCIAL SPACES: ~1,800 sq m / ~19,400 sq ft
TOTAL NUMBER OF UNITS: 570
ZONING R3YY
REQUIRED PROVIDED
MINIMUM LOT WIDTH
DETACHED DWELLING 9 m 7.9 m
TOWNHOUSE 6 m 5.8 m
MINIMUM LOT AREA
DETACHED DWELLING 240 sq m 306 sq m
TOWNHOUSE 150 sq m 162 sq m
MAXIMUM BUILDING HEIGHT 14.5 m 14.5 m
SETBACKS
MINIMUM FRONT YARD: 6 m 5.2/6 m
MINIMUM CORNER SIDE YARD: 4.5 m 3.19 m
MINIMUM INTERIOR SIDE YARD:
DETACHED HOUSE: 0.6 m 1.2 m
TOWNHOUSE 1.2 m 1.2 m
MINIMUM REAR YARD: 6 m 6/7.5 m
ZONING AM9
REQUIRED PROVIDED
MINIMUM LOT WIDTH NO MIN. -
MINIMUM LOT AREA NO MIN. -
MAXIMUM BUILDING HEIGHT 15 m 30.2 m
SETBACKS
MINIMUM FRONT YARD & CORNER SIDE YARD:
NON-RESIDENTIAL OR MIXED-USE: NO MIN. 5 m
RESIDENTIAL: 3 m 5 m
MINIMUM INTERIOR SIDE YARD:
ABUTTING A RESIDENTIAL ZONE: 7.5 m 7.5 m
ALL OTHER CASES: NO MIN. -
MINIMUM REAR YARD:
NON-RESIDENTIAL OR MIXED-USE: 10 m 10 m
ABUTTING A STREET: 3 m 3 m
ABUTTING A RESIDENTIAL ZONE: 7.5 m 7.5 m
FOR A RESIDENTIAL BUILDING: 7.5 m 7.5 m
ALL OTHER CASES: NO MIN. -
PARKING RATES
R4 - DETACHED DWELLING: 1 p/unit = 20 40 (DOUBLE GARAGES)
VISITOR: 0 40 (DOUBLE DRIVE AISLES)
R9 - TOWNHOUSES: 1 p/unit = 150 150 (GARAGES)
VISITOR: 0 150 (DRIVE AISLES)
R12 - CONDOS: 0.8 p/unit = 192 218
VISITOR: 0.2 p/unit = 48 7 ext. + 41 int. (48T)
R12 - APARTMENTS: 0.8 p/unit = 128 174
VISITOR: 0.2 p/unit = 32 32
N79 - RETAIL STORE: 3.4 p/100 m² GFA = 49 20 ext. + 29 int. (49T)
GROSS FLOOR AREA
SINGLES: 3,272 sq ft 304 sq m
TOWNHOUSE A: 2,874 sq ft 267 sq m
TOWNHOUSE B: 2,573 sq ft 239 sq m
TOWNHOUSE C: 2,497 sq ft 232 sq m
TOWNHOUSE C (CORNER UNIT): 2,540 sq ft 236 sq m
TOWNHOUSE D: 2,421 sq ft 225 sq m
TOTAL MODEL 01 (ABBBBBA) 21,183 sq ft 1,968 sq m
TOTAL MODEL 02 (ABBBBA) 16,038 sq ft 1,490 sq m
TOTAL MODEL 03 (ABBA) 10,893 sq ft 1,012 sq m
TOTAL MODEL 04 (CCDCDC) 19,763 sq ft 1,836 sq m
TOTAL MODEL 05 (CCDC) 12,422 sq ft 1,154 sq m
TOTAL MODEL 06 (CC) 5,081 sq ft 472 sq m
CONDOS BUILDINGS (A,B,C,D,E): TOTAL: 222,813 sq ft 20,700 sq m
RESIDENTIAL: 44,563 sq ft 4,140 sq m
APARTMENT BUILDING 2: TOTAL: 174,375 sq ft 16,200 sq m
RESIDENTIAL: 155,000 sq ft 14,400 sq m
COMMERCIAL SPACE: 19,375 sq ft 1,800 sq m



6171 HAZELDEAN ROAD - SITE PLAN
1:500