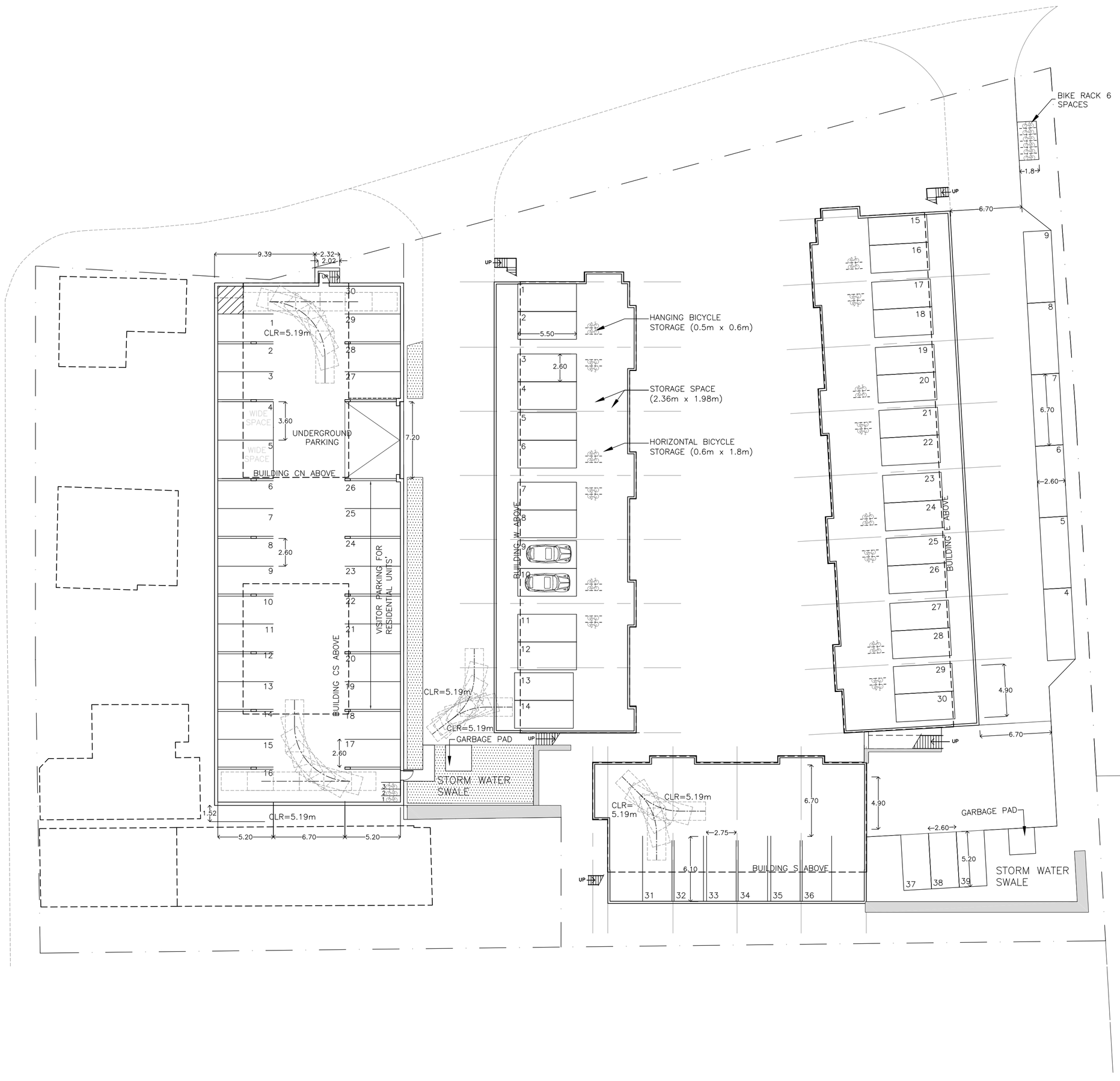
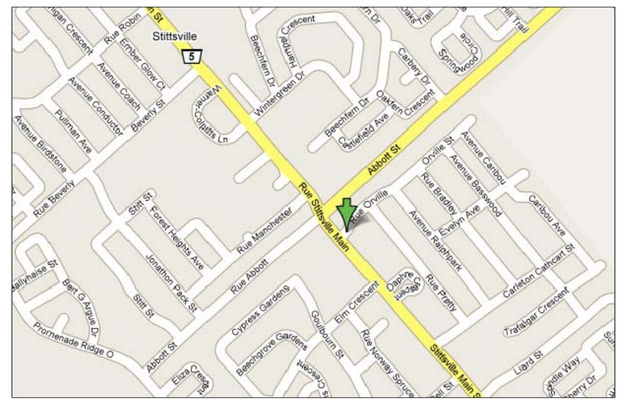


TRUE NORTH

PROJECT NORTH



KEY PLAN – STITTSVILLE, ON
SOURCE: GOOLE MAPS
http://maps.google.ca/maps?f=q&hl=en&geocode=&q=4+Orville,+Stittsville,+ON&sll=45.257458,-75.918574&sspn=0.013352,0.029182&ie=UTF8&ll=45.258908,-75.922608&spn=0.013352,0.029182&z=15

SCALE:
0 10 20 40m

PROJECT DATA

COMMERCIAL LOT:

ZONING: TM9 [1332] H (11)

LOT SIZE: 2374m2

MAX BUILDING COVERAGE (60%): 1424m2
PROPOSED BUILDING COVERAGE (INCLUDES 585m2 EXIST. BUILDINGS): 886m2
NEW BUILDINGS: 2 STORIES + MEZZ

COMMERCIAL GROSS FLOOR AREAS:

EXISTING BUILDINGS: 678m2

BUILDING 'CN':
OFFICE GROUND FLOOR: 180m2
(+ 3 RESIDENTIAL UNITS ABOVE)

BUILDING 'CS':
OFFICE GROUND FLOOR: 121m2
(+ 2 RESIDENTIAL UNITS ABOVE)

PARKING REQUIRED:
EXISTING BUILDINGS:
PROVIDED PARKING = 8.11 SPACES
(BASED ON A PARKING EXEMPTION FOR THE 1st 150m2 OF GROUND FLOOR GFA AND 2.4 SPACES/100m2 OF GFA FOR THE OFFICE USES AND 3.4 SPACES/100m2 OF GFA FOR THE RETAIL USES.

PROPOSED BUILDINGS:

COMMERCIAL GROUND FLOOR SPACES = 0.72 SPACES
(BASED ON A PARKING EXEMPTION FOR THE 1st 150m2 OF GFA IN A BUILDING AND THEN 2.4 SPACES/100m2 FOR THE REMAINDER)

RESIDENTIAL SPACES (UPPER UNITS):
1.2 SPACES PER UNIT = 6 SPACES

TOTAL REQUIRED: 14.83 ROUNDED UP TO 15 SPACES

PARKING PROVIDED:

28 STANDARD SPACES (UNDERGROUND, 2.6m x 5.2m*)
2 WIDE SPACES (UNDERGROUND, 3.6m x 5.2m*)
2 EXTERIOR ACCESSIBLE SPACES
1 EXTERIOR STANDARD SPACE
TOTAL: 33 SPACES
3 UNDERGROUND BICYCLE SPACES (HORIZONTAL MIN. 0.6m x 1.8m)
(VERTICAL MIN. 0.5m x 0.6m)
8 EXTERIOR BICYCLE SPACES (HORIZONTAL MIN. 0.6m x 1.8m)
(VERTICAL MIN. 0.5m x 0.6m)

RESIDENTIAL LOT:

ZONING: R4Z [1210]

LOT SIZE: 4520m2

PROPOSED BUILDING COVERAGE:

BLOCK W: 450m2
BLOCK E: 512m2
BLOCK S: 263m2
TOTAL: 1225m2 (27%)

MIN LANDSCAPED OPEN SPACE (30%): 1356m2
PROPOSED LANDSCAPED OPEN SPACE 50% (SEE LANDSCAPE AND GRADING PLANS PREPARED BY STANTEC.)
PROPOSED SERVICE ROADS (INCLUDING EXTERIOR PARKING SPACES): 1044m2

PROPOSED NO. OF UNITS: 36 UNITS
(18 STACKED TOWNHOUSES, 3 STOREY + MEZZANINE)

UNIT SIZES:

BLOCK W:
7 STACKED TOWNHOUSES (13 UNITS)
GROUND LEVEL, 2-STOREY UNIT: 106m2
UPPER LEVEL, 1 + MEZZ. UNIT: 70m2
DOUBLE UPPER UNIT (1): 125m2

BLOCK E:
8 STACKED TOWNHOUSES (16 UNITS)
GROUND LEVEL, 2-STOREY UNIT: 106m2
UPPER LEVEL, 1 + MEZZ. UNIT: 70m2

BLOCK S:
3 STACKED TOWNHOUSES (7 UNITS)
GROUND LEVEL, 2-STOREY UNIT: 106m2
UPPER LEVEL, 1 + MEZZ. UNIT: 70m2
DOUBLE UPPER UNIT (1): 114m2

PARKING:

PARKING REQUIRED:
(1.4 SPACES PER UNIT): 50 SPACES

PARKING PROVIDED:
36 UNDERGROUND SPACES + 9 EXTERIOR = 45

37 BICYCLE SPACES (31 INTERIOR, 6 EXTERIOR)

**NOTE:

GRADING (SPOT ELEVATIONS) AND LANDSCAPING INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY.

REFER TO LANDSCAPE PLAN PREPARED BY STANTEC CONSULTING LTD. FOR ALL LANDSCAPE DETAIL

REFER TO GRADING PLAN PREPARED BY STANTEC CONSULTING LTD. FOR ALL GRADING AND STORM WATER INFORMATION

EXISTING BUILDING AND SITE INFORMATION DERIVED FROM PLAN OF SURVEY PREPARED BY ANNIS, O'SULLIVAN VOLLEBEKK, LTD. DATED NOV. 22nd, 2005

DHARMA DEVELOPMENTS
45 Armstrong Street Ottawa, ON K1Y 2V6
tel. 613.482.2800 fax. 613.482.7069
contact@dharmadevelopments.com

URBAN PLANNERS
Lloyd Phillips & Associates Ltd.
Urban Planning Consultants
100 PALOMINO DRIVE, KANATA, ONTARIO K2M 1N3
tel : 613.599.9216 fax : 613.599.9219

STRUCTURE
CLELAND JARDINE ENGINEERING LIMITED
200 - 580 TERRY FOX DRIVE, KANATA, ONTARIO , K2K 4B9
tel : 613.591.1533 fax : 613.591.1703

SEAL
D. B. CYR 100077626 PROVINCE OF ONTARIO

CIVIL / MECHANICAL / LANDSCAPE ARCHITECTURE
Stantec
Stantec Consulting Ltd.
1505 Laperriere Avenue
Ottawa ON Canada
K1Z 7T1
Tel. 613.722.4420
Fax. 613.722.2799
www.stantec.com

LEED FOR HOMES CONSULTANT
homes of building solutions
RR # 1 MC DONANDS CORNERS , ON K0G 1M0
tel : 613.278.0467 homesoft@mymaxtco.ca

ARCHITECTURE
JULIA BOURKE **ARCHITECTURE** INC.
2203 avenue Lartigue, Montréal (Quebec) H2L 5B4
tel: 514.522.9137
info@juliabourke.com

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
JULIA BOURKE LICENCE 6149

DATE	REVISION
JANUARY 20, 2010	REVISION TO UNDERGROUND PARKING PLAN
NOVEMBER 13, 2009	REVISION TO UNDERGROUND PARKING PLAN
SEPTEMBER 22, 2009	ISSUE FOR PERMIT
July 17th, 2009	FOR SUBMISSION
July 15th, 2009	FOR UNDERGROUND PARKING PLAN CONTROL
March 25th, 2009	[illegible]
[illegible]18th, 2008	REVISIONS TO SITE PLAN
[illegible] 2008	REVISIONS TO SITE PLAN
FEB. 21st, 2008	REVISIONS TO SITE PLAN
FEB. 6th, 18th, 2008	REVISIONS TO SITE PLAN_IN PROGRESS
AUG. 31, 2007	SITE PLAN CONTROL SUBMISSION, UPDATED SPOT ELEVATIONS
JULY 20, 2007	SITE PLAN CONTROL SUBMISSION COORDINATION
JULY 19, 2007	SITE PLAN CONTROL SUBMISSION COORDINATION
JUNE 29, 2007	DRAFT SITE PLAN CONTROL SUBMISSION
JUNE 15, 2007	UPDATED PROJECT DATA
JUNE 5, 2007	GRADING PLAN COMMENTS
MAY 1,2, 2007	REVISIONS TO RAMP
MAR, 27, 2007	TO SHELY SWITZER FOR COMMENTS ON PARKING
FEB. 08, MAR 08, MAR 27, 2007	UPDATED PROJECT DATA
JAN. 12, 26, 2007	FOR COMMENTS AND FEEDBACK
NOV. 1, 2006	REVISED SITE PLAN AND SECTION

NOT FOR CONSTRUCTION

ORVILLE STATION

MAIN AND ORVILLE STREETS
STITTSVILLE, ONTARIO

DRAWING TITLE

UNDERGROUND PARKING PLAN

DATE	DRAWING NUMBER
NOVEMBER 20, 2009	A-101
SCALE: 1:250	