

SITE PLAN LEGEND	
PROPERTY LINE	WALL MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DWG
BUILDING SETBACK LINE	RECEIVED EXTERIOR LIGHT FIXTURE REFER TO ELECTRICAL DWG
LANDSCAPE BUFFER	NEW HEAVY DUTY ASPHALT PAVING (REMARKS OF THE SET TO BE DONE) REFER TO LANDSCAPE DWG
CLIMATE DEPRESSION	DECOMMISSIONED SUBURBAN PAVING (REFER TO ELECTRICAL DWG)
EXISTING TOWN/STREET	LANDSCAPED AREA
PROPOSED LOCATION OF NEW RESIDENTIAL W/ STEEL BOLLS (REFER TO CIVIL DWG)	PAVED CONC. PAD AT LOADING AREA & WASTE COLLECTION
PROPOSED CONCRETE CONNECTION	STEEL BOLLS (REFER TO ELECTRICAL DWG)
HOSE ROLL (REFER TO MECHANICAL DWG)	PARKING COAT
PAVED MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLS	PROPOSED SIGN TO BE POSTED UNDER EXISTING MUNICIPAL PLANT (REFER TO CIVIL DWG)
DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL	PROPOSED CHANGING (REFER TO CIVIL DWG)
BRIDGE MOUNTED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL DWG	CONCRETE UNIT ON CONCRETE PAD (REFER TO MECH DWG)
BRIDGE MOUNTED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OFFER REFER TO ELECTRICAL DWG	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)

CREDIT NOTES:	SITE PLAN - GENERAL NOTES:
THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION. ANY CHANGES OR ADDITIONS TO THE DRAWING MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	1. ALL EXISTING UTILITIES, CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER AREAS ARE TO BE MAINTAINED TO THE SATISFACTION OF THE CITY.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	2. A MINIMUM SETBACK OF 1.5M FROM STREET FRONTAGE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ANY EXISTING DRIVEWAYS TO BE RELOCATED BY THE CONTRACTOR TO A MINIMUM OF 1.5M SETBACK FROM FRONTAGE OR ANY OTHER SETBACK REQUIRED BY THE DEVELOPER/OWNER.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITIES, CABLES, AND DAMAGED DISTURBANCE DURING CONSTRUCTION.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	4. ALL EXISTING DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	5. THE CONTRACTOR/OWNER SHALL MAINTAIN ALL EXISTING UTILITIES, CABLES, AND DAMAGED DISTURBANCE DURING CONSTRUCTION.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	6. ALL EXISTING DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	7. ALL DRIVEWAYS TO BE CONNECTED TO THE EXISTING DRAINAGE SYSTEM.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	8. ALL DRIVEWAYS TO BE CONNECTED TO THE EXISTING DRAINAGE SYSTEM.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND SUCH DATA IS NOT TO BE USED FOR CONSTRUCTION. IF ANY LEGAL LAND DISPOSITION:	10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.



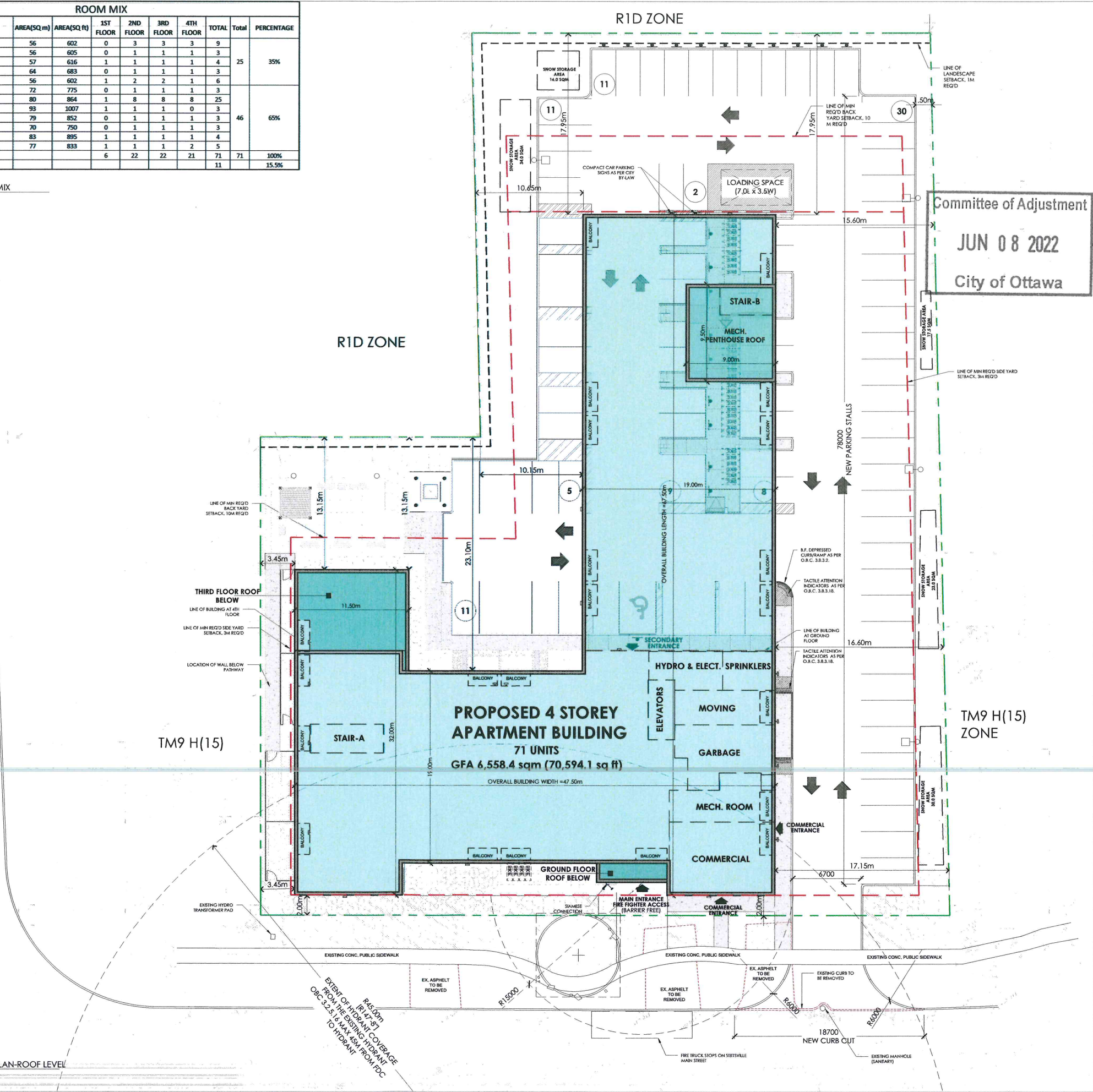
SITE STATISTICS				
ZONING	TM9 H(15)			
TRADITIONAL MAIN STREET ZONE				
COVERAGE CALCULATIONS		SM	SF	ACRES
TOTAL SITE AREA		5008.0	53905.6	1.238
BUILDING AREA		1840.7	19812.6	
Building coverage as a percentage of property area		36.75%		
SETBACKS		REQ'D (m)	PROVIDED (m)	
MAX FRONT YARD		3.0	2.00	
MIN REAR YARD		10.0	17.95	
MIN REAR 45d ANGULAR PLANE		12.85	13.15	
MIN SIDE YARD SECTION 197(3)(d)		3.0	3.45	
MIN INTERIOR SIDE ADJUTING A RESIDENTIAL ZONE		7.5	10.15	
WIDTH OF LANDSCAPE STRIP			1.43m /this requirement has been met by keeping the existing cedar hedge which is playing the role of 1.4m high opaque fence.	
(i) ADJUTING A RESIDENTIAL, MAY BE REDUCED TO 1m WHERE A MINIMUM 1.4m HIGH OPAQUE FENCE IS PROVIDED		1m		
(ii) IN ALL OTHER CASES		NO MIN	VARIES (1.5m to 2m)	
HEIGHT OF BUILDING		MAX	PROVIDED	
(MEASURED TO T/O ROOF DECK)		15m	13.72m	
GROSS FLOOR AREA (GFA) WITHOUT BALCONIES		SM	SF	
GROUND FLOOR		1,101.54	11,856.9	
SECOND FLOOR		1,840.65	19,812.6	
THIRD FLOOR		1,840.65	19,812.6	
FOURTH FLOOR		1,753.00	18,869.1	
TOTAL GFA		6,535.8	70,351.2	
PARKING REQUIREMENTS		REQ'D	PROVIDED	
Residential use				
1.0 PARKING/UNIT		71	72	
VISITOR PARKING-0.2 PARKING /UNIT		14.2	15	
TOTAL NO. OF SPACES		85	87	
BIKE RACKS				
0.5 PARKING/UNIT		35.5	36	
Amenities REQUIREMENTS		REQ'D	PROVIDED	
Residential use				
6 sq m /UNIT		426	458.29	
ACCESSIBLE PARKING		REQ'D	PROVIDED	
20-99 PARKING SPACES, THEN 1 ACCESSIBLE SPACE REQ'D		1	1	
DRIVEWAYS AND AISLE REQUIREMENTS		REQ'D (MIN)	PROVIDED	
TWO-WAY DRIVEWAY		6.7	6.7	
TWO-WAY PARKING AISLE		6.7	6.7	
LOADING REQUIREMENTS		REQ'D	PROVIDED	
IN THE TM9 ZONE, A VEHICLE LOADING SPACE IS REQUIRED FOR USES THAT HAVE A GFA OF 1000 SQ M OR MORE		1	1	

2 SITE STATISTICS
ASP-1 N.E.S.

ROOM MIX										
	AREA(SQ.m)	AREA(SQ.ft)	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL	Total	PERCENTAGE	
1 BDRM TYPE A	56	602	0	3	3	3	9			
1 BDRM TYPE B	56	605	0	1	1	1	3			
1 BDRM TYPE C	57	616	1	1	1	1	4	25	35%	
1 BDRM TYPE D W/DEN	64	683	0	1	1	1	3			
1 BDRM ACC	56	602	1	2	2	1	6			
2 BDRM TYPE A / 1.5 Washroom	72	775	0	1	1	1	3			
2 BDRM TYPE B / 2 Washroom	80	864	1	8	8	8	25			
2 BDRM TYPE C / 2 Washroom	93	1007	1	1	1	0	3	46	65%	
2 BDRM TYPE D / 2 Washroom	79	852	0	1	1	1	3			
2 BDRM TYPE E / 1.5 Washroom	70	750	0	1	1	1	3			
2 BDRM TYPE F / 2 Washroom	83	895	1	1	1	1	4			
2 BDRM ACC	77	833	1	1	1	2	5			
TOTAL			6	22	22	21	71	71	100%	
TOTAL ACC UNITS							11		15.5%	

2 ROOM MIX
ASP-1 N.E.S.

4 SITE PLAN-ROOF LEVEL
ASP-1 N.E.S.



Project North:

True North:

Key Plan:

Committee of Adjustment

JUN 08 2022

City of Ottawa

No.	Date:	Issue/Revision	By:
1	22/03/18	Issued for Site plan Application	AB
Drawing Issues/Revisions:			

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

ONTARIO ASSOCIATION OF ARCHITECTS

ESTHERA GUSMANO MATAJ

LICENCE 1905

MATAJ ARCHITECTS INC.

Architect's Stamp

MATAJ ARCHITECTS

Project:

STITTSTVILLE APARTMENT BUILDING

1364-1370 Stittsville Main St, Stittsville, ON K2S 1V4

Sheet Title:

SITE PLAN - ROOF LEVEL

Design By:

EM

Drawn By:

SF

Approved By:

EM

Scale:

1:200

Date:

22-03-25

Project No.:

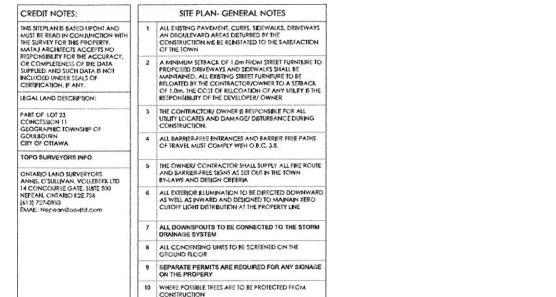
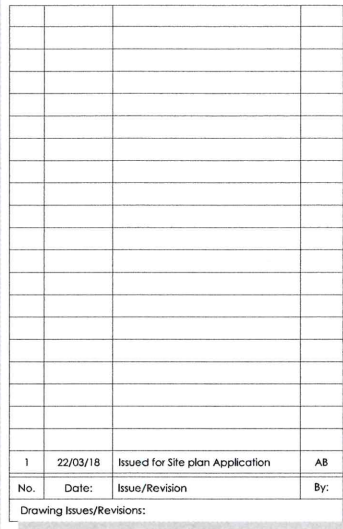
21-061

Drawing No:

ASP-1

Drawing Series:

SITE PLAN APPLICATION

[illegible]

Note:

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF THE COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THOSE INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SECURE/ALONG ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THE WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MAJATA ARCHITECTS INC.

USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp

MATA J ARCHITECTS, INC.

A PROFESSIONAL CORPORATION

STATE OF MICHIGAN

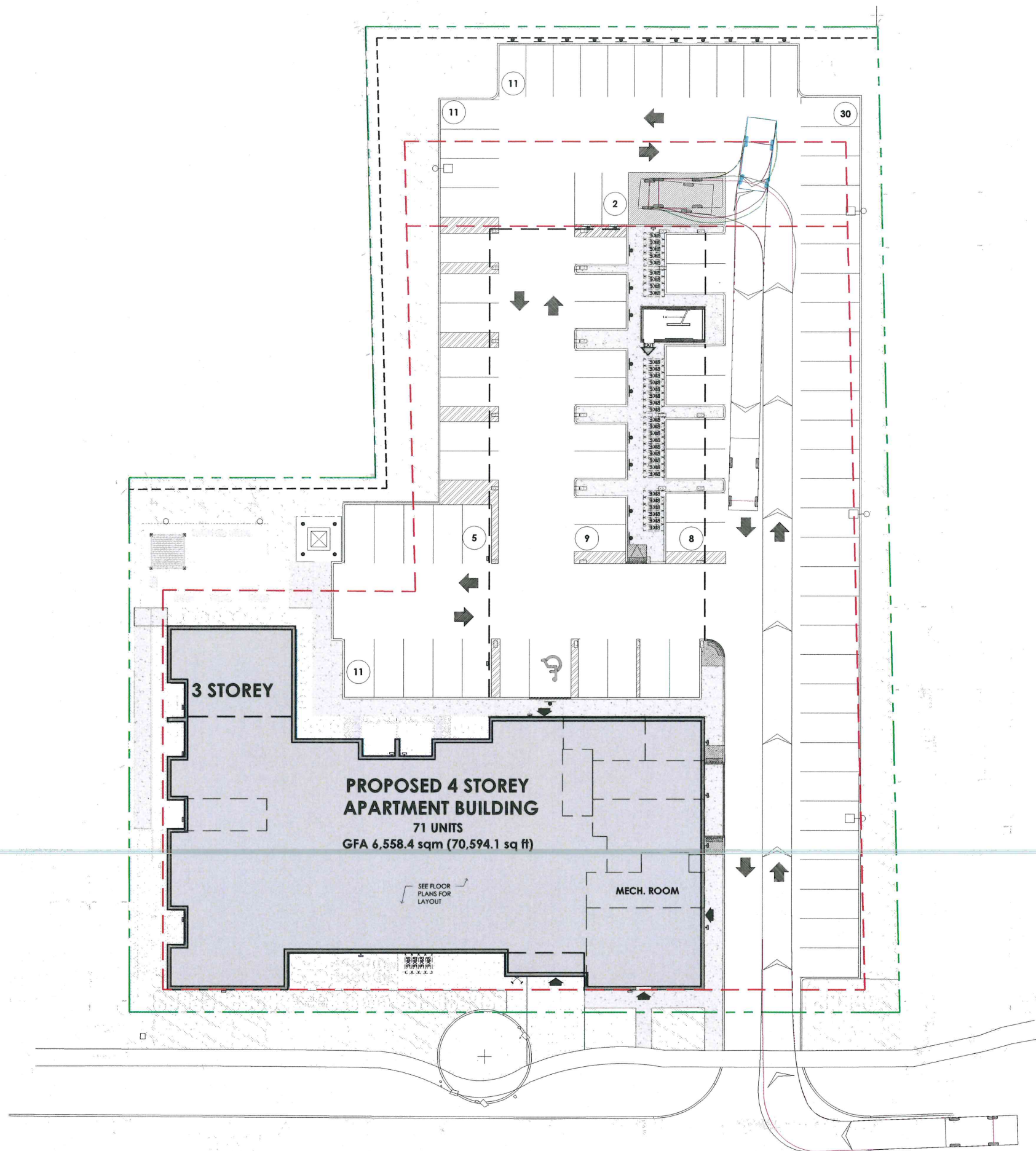
ARCHITECT

JAMES MATA

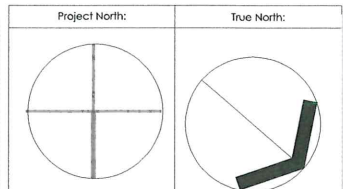
J. ARCHITECT

Project:

Sheet Title:		
<h1>SITE PLAN - GRADE LEVEL</h1>		
Design By: EM	Drawn By: SF	Approved By: EM
Scale: 1:200	Date: 22-03-25	Project No.: 21-061
Drawing No: <h1>ASP-2</h1>		
Drawing Series: <h2>SITE PLAN APPLICATION</h2>		



Committee of Adjustment
JUN 08 2022
City of Ottawa



Key Plan:

No.	Date:	Issue/Revision	By:
1	22/03/18	Issued for Site plan Application	AB

Drawing Issues/Revisions:

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC.
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp



Project:
**STITTVILLE
APARTMENT BUILDING**
1364-1370 Stittville Main St, Stittville,
ON K2S 1V4

Sheet Title:

**SITE PLAN-
LOADING SPACE
TRUCK MANEUVERING**

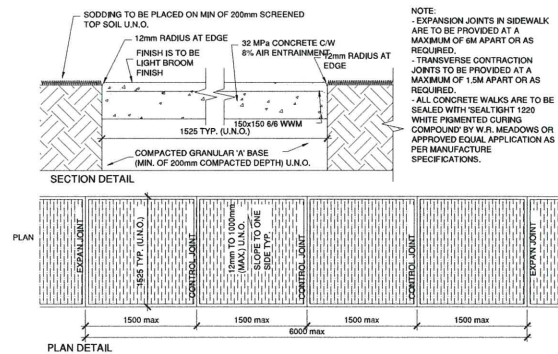
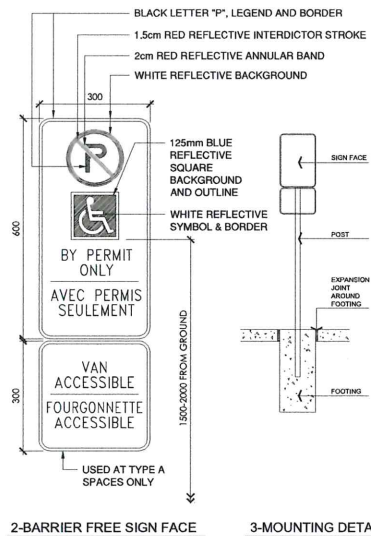
Design By: EM	Drawn By: SF	Approved By: EM
Scale: 1:200	Date: 22-03-25	Project No.: 21-061

Drawing No:

ASP-3

Drawing Series:
SITE PLAN APPLICATION

MOUNTING:
THE SIGN FACE MUST BE
SECURED TO A POST WITH TWO
GALVANIZED 12mm HEX, HEAD
BOLTS AND NUTS WITH FLAT
WASHERS ON BOTH SIDES



1
ASP-3

DETAIL - BF PARKING SIGN

1:10

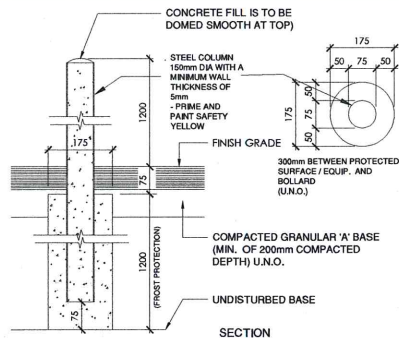


COMPACT CAR PARKING SIGNS LOCATED AS PER SITE PLAN

SIGNAGE FACE:
REFLECTIVE ALUMINUM, WHITE BACKGROUND WITH TOP AND BOTTOM
MOUNTING HOLES

MOUNTING:
THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED
12mm HEX, HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES

2 DETAIL - COMPACT CAR PARKING SIGN
ASP-3 1:10



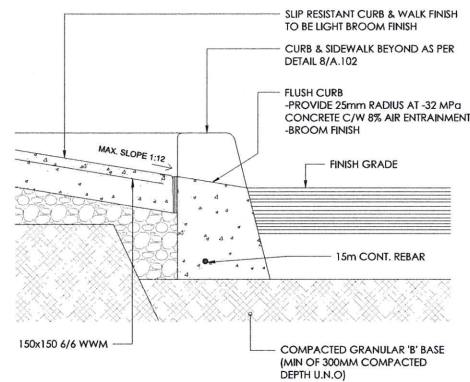
3
ASP-3

DETAIL - TYP BOLLARD

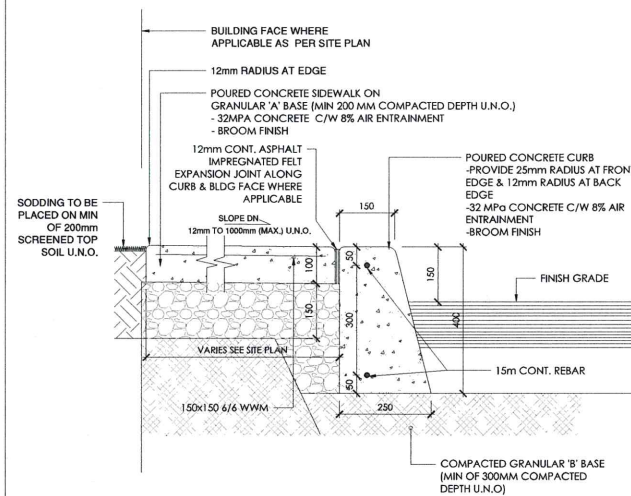
1:10

4
ASP-3

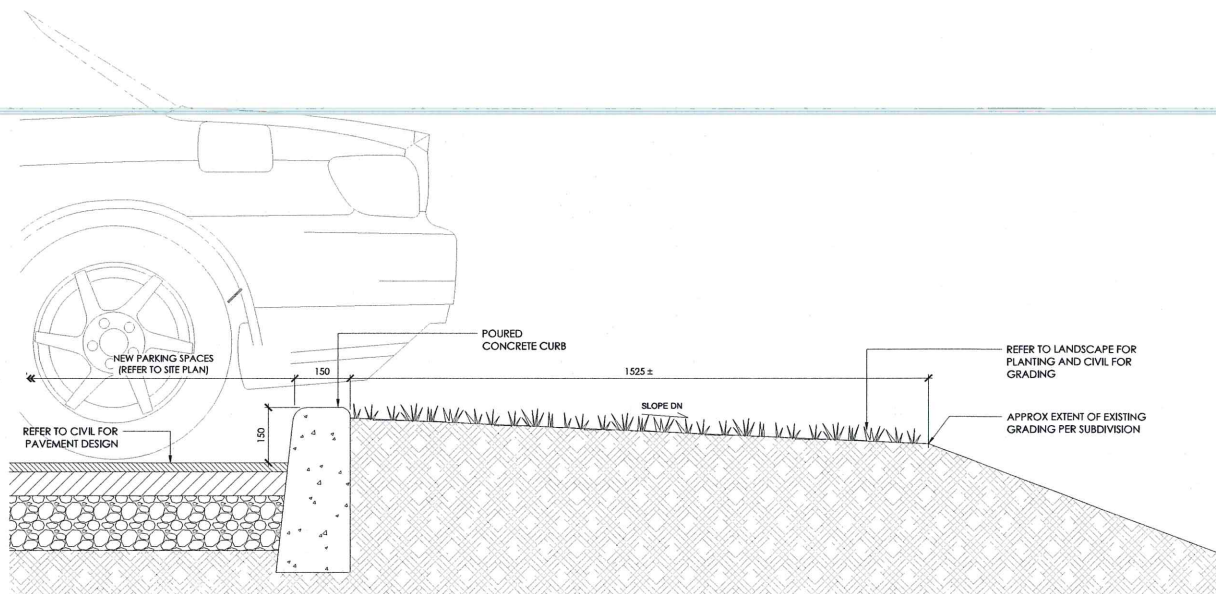
DETAIL - CONC SIDEWALK
1:10



5 SECTION DETAIL - FLUSH CURB @ SIDEWALK
ASP-3 1:10



6 SECTION DETAIL - CONC CURB @ SIDEWALK
ASP-3 1:10



7
ASP-3

DETAIL - CURB AT PARKING

1:10

Key Plan:

City of Ottawa

Drawing Issues/Revisions:

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY
AND COPYRIGHT OF MATAJ ARCHITECTS INC.
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp

MATA | ARCHITECTS

Project:

STITTSVILLE
APARTMENT BUILDING
1364-1370 Stittsville Main St, Stittsville,
ON K2S 1V4

Sheet Title:

SITE PLAN-DETAILS

Design By: EM	Drawn By: SF	Approved By: EM
Scale: 1:10	Date: 22-03-25	Project No.: 21-061

Drawing No:

ASP-4

Drawing Series:
SITE PLAN APPLICATION