



READ STREET/ DRUMMOND STREET
43 UNIT APARTMENT BUILDING
MERRICKVILLE - WOLFORD
ONTARIO

GENERAL NOTES:

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- This drawing is the exclusive property of Ignite Architecture Inc. copyright reserved.

Note: Preliminary
 Drawing Set
 Not to be used for
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SITE ADDRESS:

Read Street/ Drummond Street
 Merrickville-Wolford
 ON

OWNER INFORMATION:

Gerry Constantineau
 Moderna Homes Design Inc
 5758 Fernbank Rd
 Stittsville, ON



Ignite Architecture Inc.
 533 Landswood Way
 Ottawa, ON K2S 0A6
 Phone: 613 - 912 - 1832
 Email: nicole@ignitearchitecture.ca

DRAWING TITLE:

COVER PAGE

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|-----------------|----------------|
| PROJECT: | DWG NO: |
| 23-10 | A |

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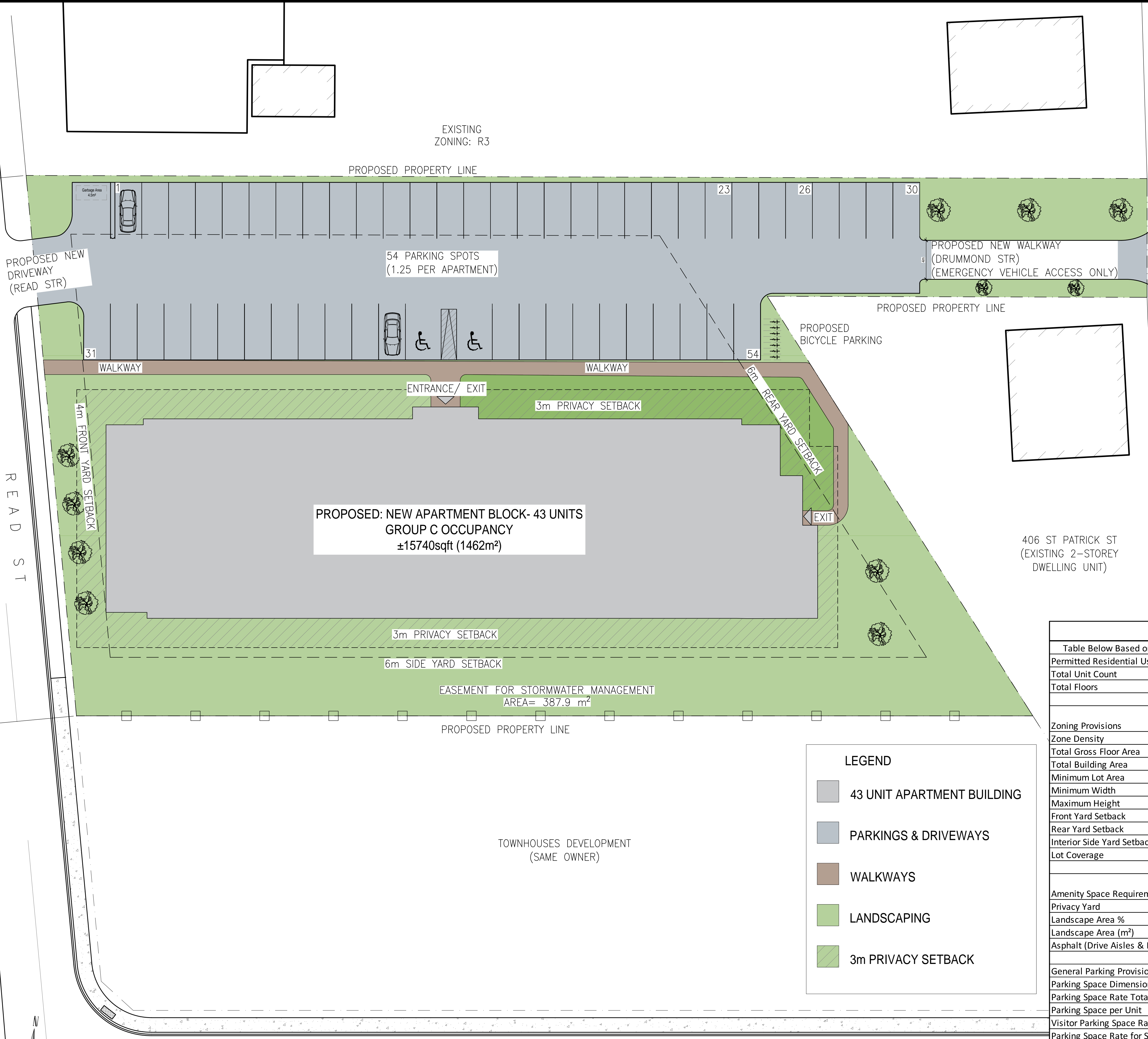
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DRAWING TITLE:

SITE PLAN

PROJECT: DWG NO:

23-10 **A0**



PROPOSED: NEW APARTMENT BLOCK- 43 UNITS
 GROUP C OCCUPANCY
 ±15740sqft (1462m²)

54 PARKING SPOTS
 (1.25 PER APARTMENT)

PROPOSED NEW DRIVEWAY
 (READ STR)

PROPOSED NEW WALKWAY
 (DRUMMOND STR)
 (EMERGENCY VEHICLE ACCESS ONLY)

PROPOSED BICYCLE PARKING

ENTRANCE/ EXIT

EXIT

406 ST PATRICK ST
 (EXISTING 2-STOUREY DWELLING UNIT)

EASEMENT FOR STORMWATER MANAGEMENT
 AREA= 387.9 m²

LEGEND

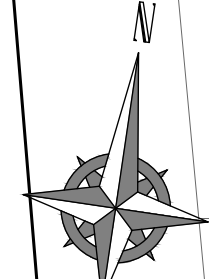
- 43 UNIT APARTMENT BUILDING
- PARKINGS & DRIVEWAYS
- WALKWAYS
- LANDSCAPING
- 3m PRIVACY SETBACK

ZONING CONFORMANCE TABLE

Table Below Based on R3 Zoning, Village of Merrickville- Wolford By Law No. 23-08 & 22-10

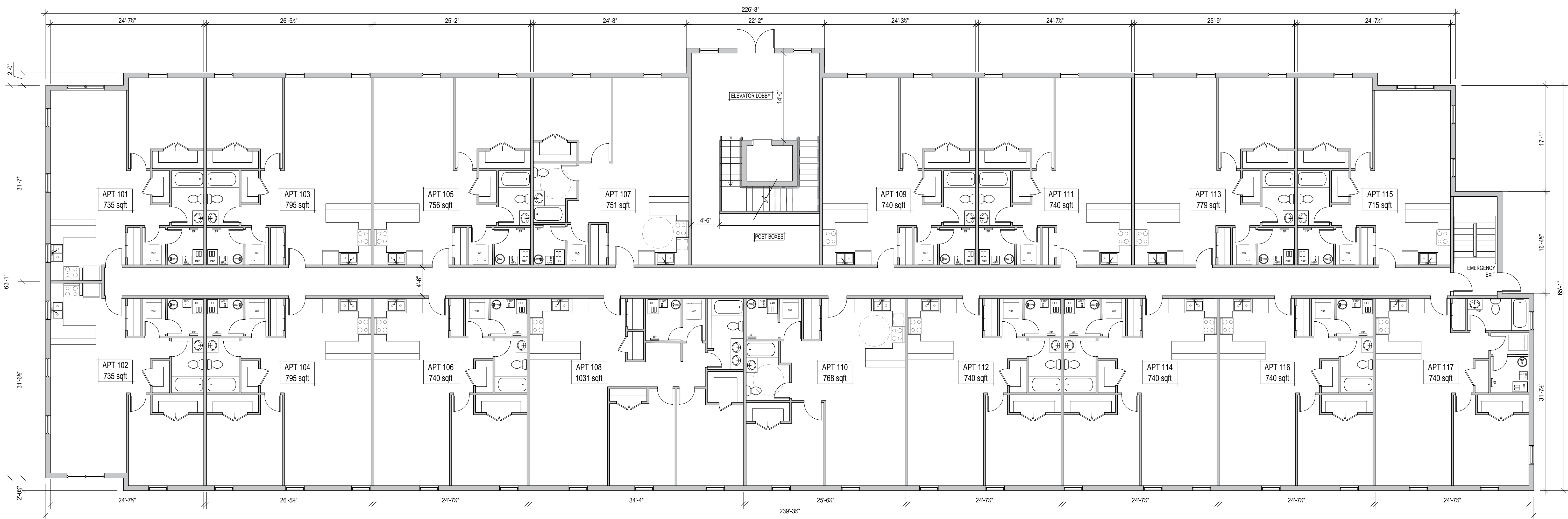
| Permitted Residential Uses | Apartment Dwelling | | |
|--|--------------------|--------------------|---------------------|
| Total Unit Count | 43 Units | | |
| Total Floors | 3.0 storeys | | |
| Zoning Provisions | Required | Provided | Minor Variance Req. |
| Zone Density | 42.6 | 43 | No |
| Total Gross Floor Area | | 4386m ² | |
| Total Building Area | | 1462m ² | |
| Minimum Lot Area | 890m ² | 5117m ² | |
| Minimum Width | 30m | 55.6m | |
| Maximum Height | 11m | +/-10m | |
| Front Yard Setback | 4m | 4m | |
| Rear Yard Setback | 6m | 6m | |
| Interior Side Yard Setback | 6m | 6m | |
| Lot Coverage | N/A | 29% | |
| Amenity Space Requirements | Required | Provided | Minor Variance Req. |
| Privacy Yard | 3m | 3m | |
| Landscape Area % | 30% | 40.00% | |
| Landscape Area (m ²) | 1535m ² | 2071m ² | |
| Asphalt (Drive Aisles & Parking Spaces) | | 1584m ² | |
| General Parking Provisions | Required | Provided | |
| Parking Space Dimensions | 2.75m x 5.75m | 2.75m x 5.75m | |
| Parking Space Rate Total | 53 | 53 | |
| Parking Space per Unit | 1.25 | 1.25 | |
| Visitor Parking Space Rates | 0 | 0 | |
| Parking Space Rate for Small Car (40% Allowable) | 0 | 0 | |
| Bicycle Parking | 0 | 7 | |
| Drive Aisle Provisions | 6m | 6m | |
| Fire Route Provisions | Yes | Yes | |
| Winter Snow Storage | N/A | N/A | |

1 **SITE PLAN**
 SCALE: 1/16" = 1'-0"

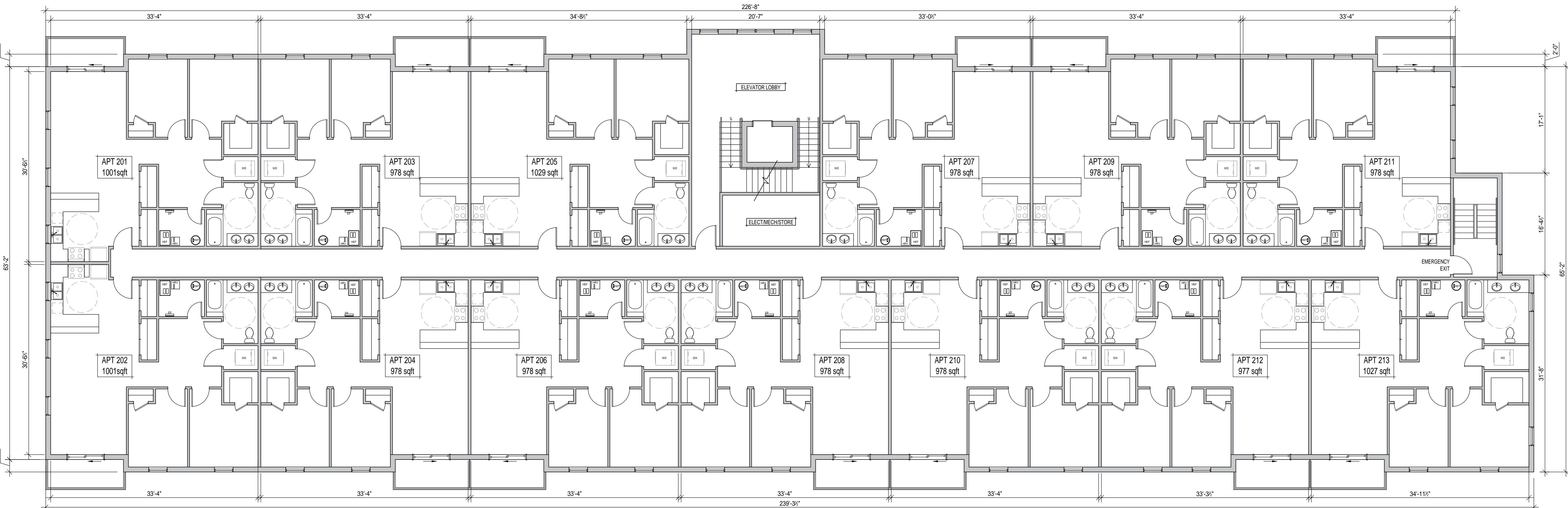


LEWIS ST WEST

TOWNHOUSES DEVELOPMENT
 (SAME OWNER)



1 GROUND FLOOR LAYOUT
A1 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR LAYOUT
A1 SCALE: 1/8" = 1'-0"

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DRAWING TITLE:

FLOOR PLANS

PROJECT: DWG NO:

23-10 **A1**

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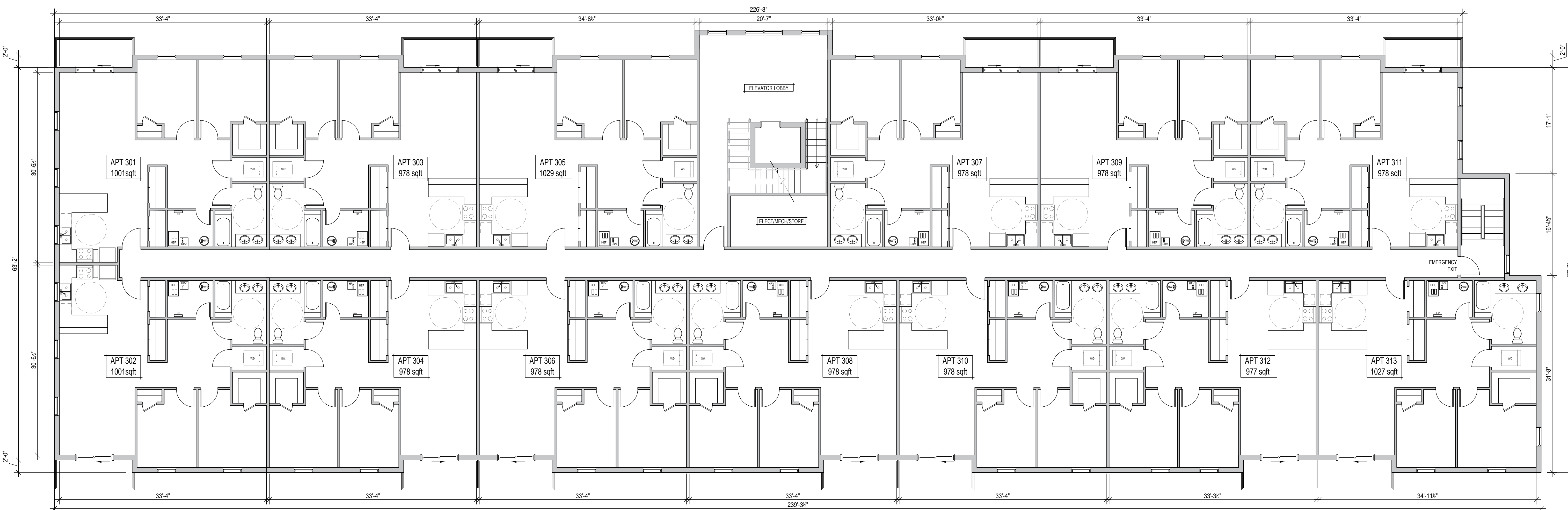
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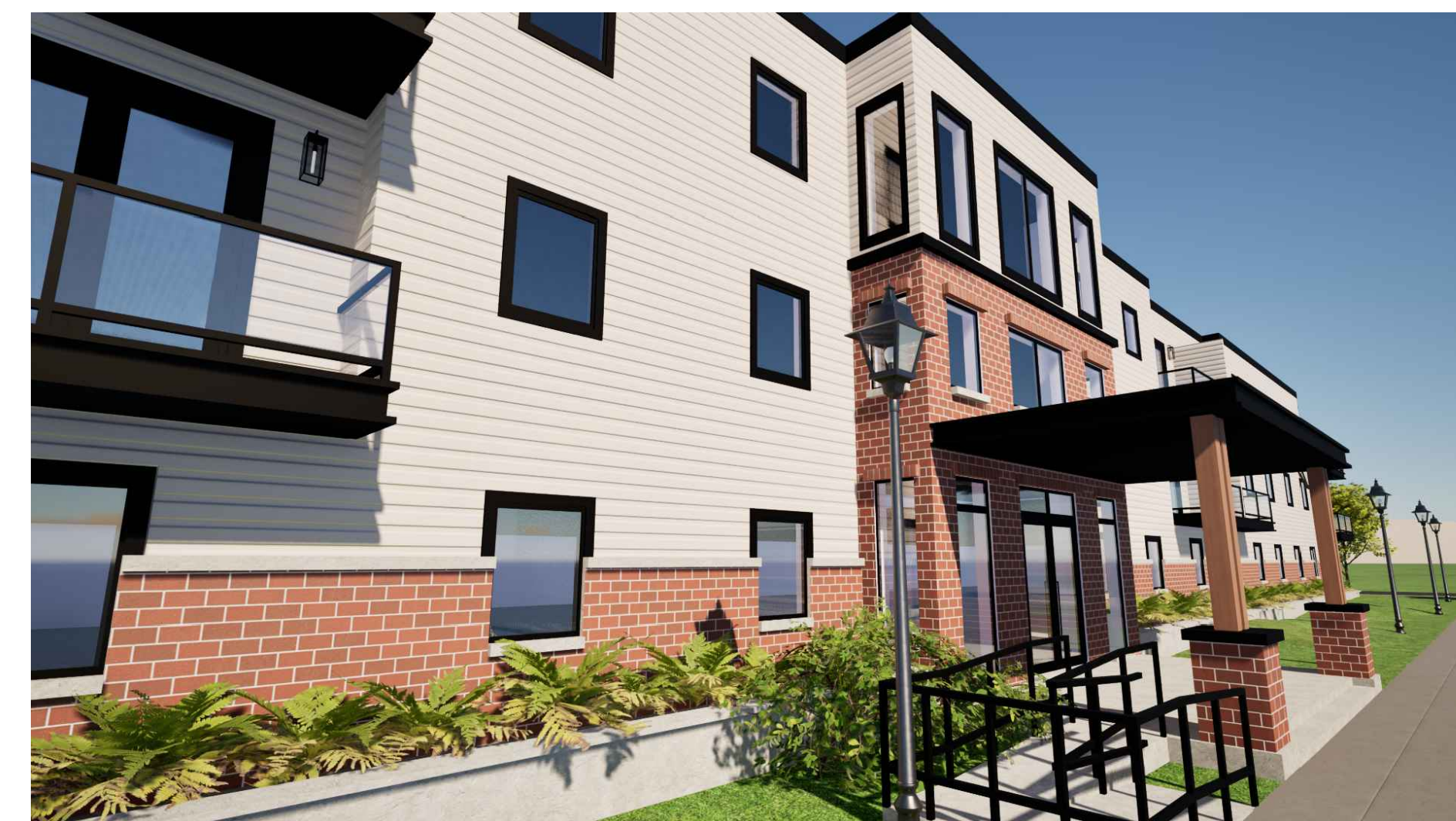
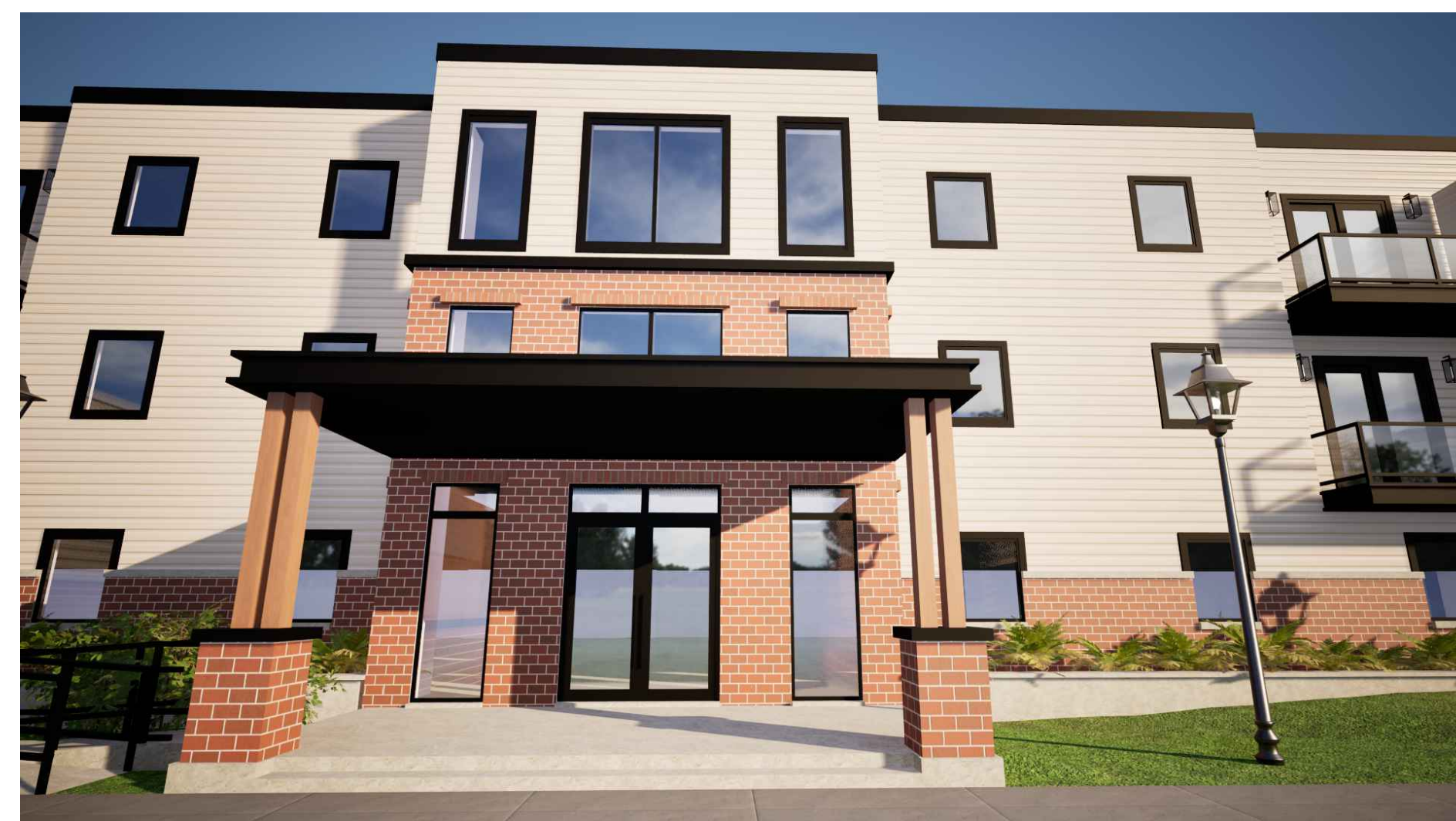
FLOOR PLANS

PROJECT: DWG NO:

23-10 A2



1 THIRD FLOOR LAYOUT
SCALE: 1/8" = 1'-0"



2 PERSPECTIVE VIEWS
SCALE: NTS

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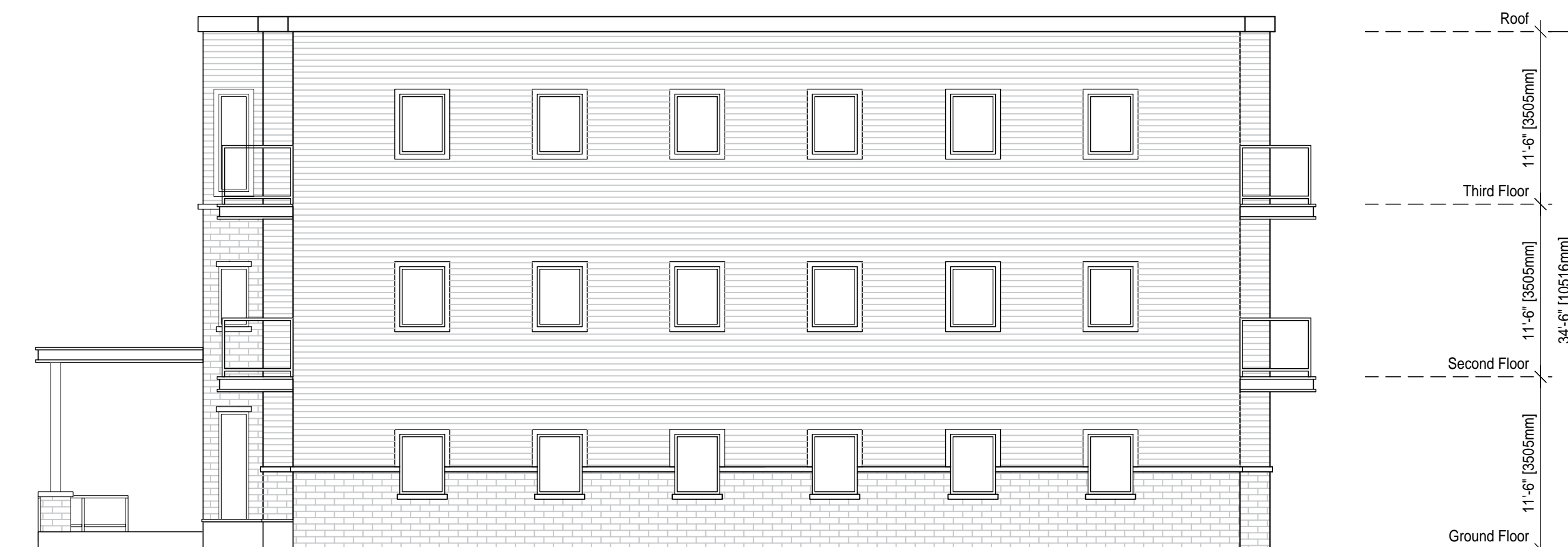
1 FRONT ELEVATION
A3 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A3 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
A3 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
A3 SCALE: 1/8" = 1'-0"

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DRAWING TITLE:

ELEVATIONS

PROJECT: DWG NO:

23-10 A3