

1 SITE PLAN
SP01 SCALE: 1:75



LOCATION PLAN
SCALE: NTS

STATISTICS AND ZONING INFORMATION

ZONING DESIGNATION: R4S (480)
ZONING REQUIREMENTS: APARTMENT DWELLING, LOW-RISE
MIN. LOT WIDTH: 15m
MIN. LOT AREA: 450m²
MAX. BUILDING HEIGHT: 14.5m
MIN. FRONT YARD: The average of the front walls of the abutting properties
MIN. REAR YARD: 25% of lot depth but need not be more than 7.5m
MIN. INTERIOR SIDE YARD: 1.5m within 21m of front lot line
6m beyond 21m of front lot line
AVG. EXISTING GRADE: The average of grade elevations taken along both side lot lines at the minimum required front yard setback and at the minimum rear yard setback.

PROJECT STATISTICS

LOT WIDTH: 21.2m
LOT AREA: 654m²
BUILDING HEIGHT: 10.5m
FRONT YARD SETBACK: 3.320m
REAR YARD SETBACK: 6.4m
SIDE YARD SETBACK: 1.5m within 21m of front lot line
6m beyond 21m of front lot line
DWELLING UNITS: 20 units
BICYCLE PARKING CALCULATION: As per Table 111A
REQUIRED PARKING: 10 spaces
0.5sp/dwelling unit [111A(b)(i)]
TOTAL PARKING PROVIDED: 10 spaces
PARKING CALCULATION: As per Sections 101 & 102
REQUIRED PARKING: 4 spaces
0.5sp/dwelling unit beyond 12
PARKING PROVIDED: 2 spaces
REQUIRED VISITOR PARKING: 1 space
0.1sp/dwelling unit beyond 12
VISITOR PARKING PROVIDED: 0 space
TOTAL PARKING REQUIRED: 5 spaces
TOTAL PARKING PROVIDED: 2 spaces
AMENITY AREA CALCULATION: As per Table 137
TOTAL AMENITY REQUIRED: 192m²
15m²/dwelling unit for first 8 units
6m²/dwelling unit beyond 8
COMMUNAL AMENITY REQUIRED: 120m²
100% of Total Amenity Area required for first 8 units
COMMUNAL AMENITY PROVIDED: 129m²
TOTAL AMENITY PROVIDED: 129m²

PROJECT STATISTICS
SCALE: NTS

TOPOGRAPHIC PLAN OF SURVEY OF
PART 1 OF PLAN OF LOT 13 AND PART OF LOT 14
(East Side of Henderson Avenue)
REGISTERED PLAN 37221
CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBERG LTD.

SURVEY INFO
SCALE: NTS

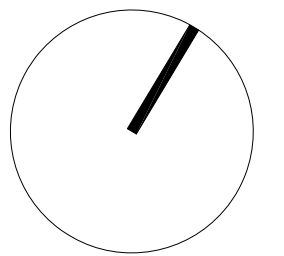
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3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

TCU
TC UNITED GROUP

REVISION RECORD

ISSUED FOR SITE PLAN CONTROL	2018-05-03
ISSUED FOR COORDINATION	2018-04-03
ISSUED FOR COORDINATION	2018-03-29
ISSUED FOR COORDINATION	2018-02-08
ISSUED FOR COORDINATION	2017-12-04
ISSUED FOR COORDINATION	2017-08-30

ISSUE RECORD



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105 HENDERSON

105-109 Henderson Avenue
Ottawa, ON

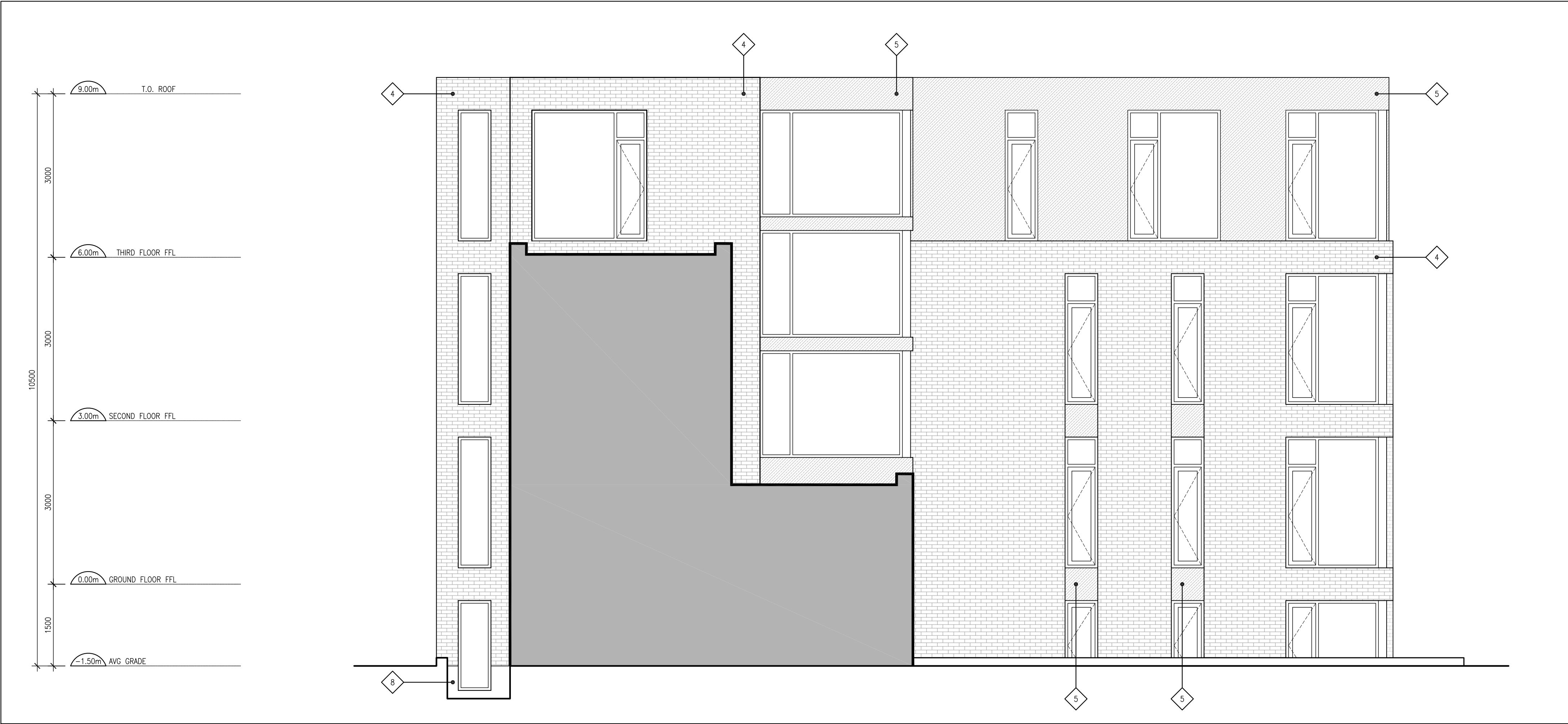
PROJ	SCALE	DRAWN	REVIEWED
1717	NOTED	LB	RMK

SITE PLAN & STATISTICS

SP-01



1 WEST ELEVATION FROM STREET
A201 SCALE: 1:50



2 WEST ELEVATION BEHIND HERITAGE HOUSES
A201 SCALE: 1:50

CLADDING LEGEND	
1	WOOD SIDING EXISTING
2	STUCCO EXISTING
3	ASPHALT SHINGLES EXISTING
4	BRICK
5	FIBER CEMENT COLOR: DARK GREY
6	FIBER CEMENT COLOR: LIGHT GREY
7	GLASS AND STEEL GUARD
8	PAVING
9	ARCHITECTURAL CONCRETE

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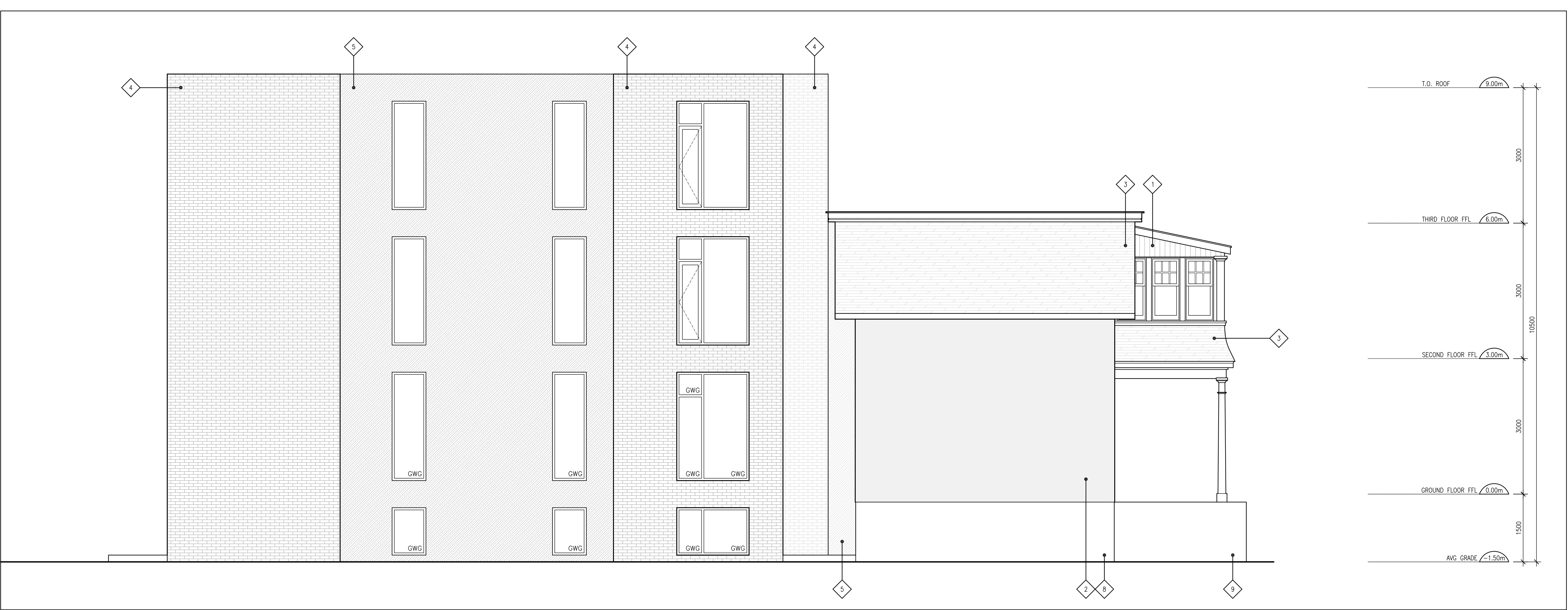
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Ottawa, ON

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WEST ELEVATIONS

A201



CLADDING LEGEND

- 1 WOOD SIDING EXISTING
- 2 STUCCO EXISTING
- 3 ASPHALT SHINGLES EXISTING
- 4 BRICK
- 5 FIBER CEMENT COLOR: DARK GREY
- 6 FIBER CEMENT COLOR: LIGHT GREY
- 7 GLASS AND STEEL GUARD
- 8 PAVING
- 9 ARCHITECTURAL CONCRETE

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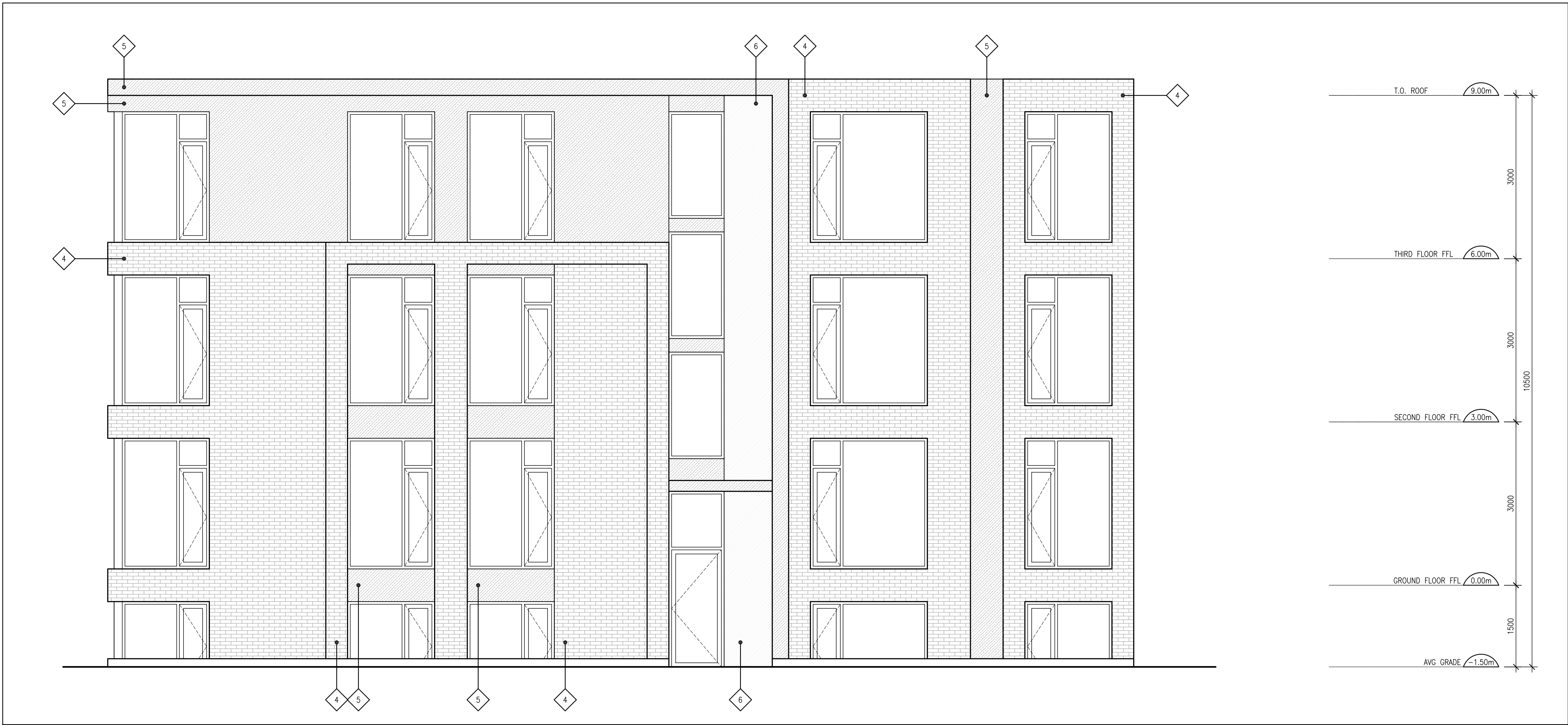
NORTH & SOUTH ELEVATIONS

A202

1 NORTH ELEVATION
A202 SCALE: 1:50



2 SOUTH ELEVATION
A202 SCALE: 1:50



1 EAST ELEVATION
A203 SCALE: 1:50

- CLADDING LEGEND
- 1 WOOD SIDING EXISTING
 - 2 STUCCO EXISTING
 - 3 ASPHALT SHINGLES EXISTING
 - 4 BRICK
 - 5 FIBER CEMENT COLOR: DARK GREY
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EAST ELEVATION

A203