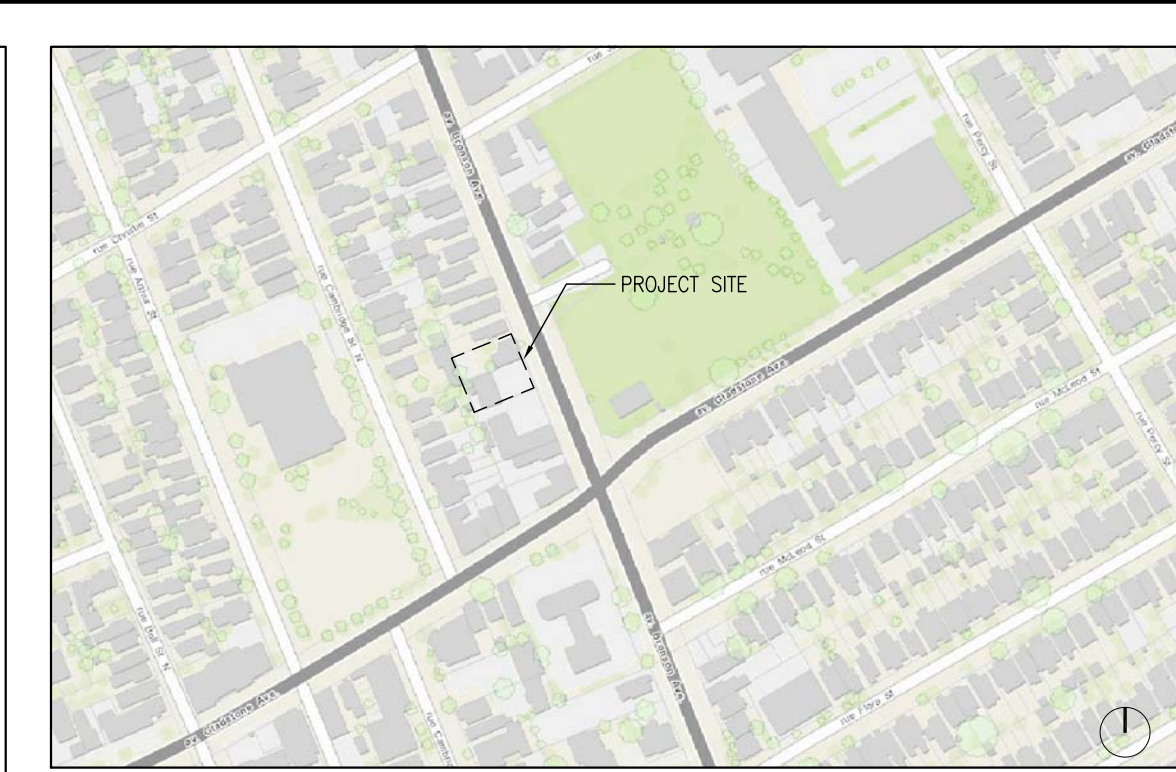


**2 SITE PLAN**  
SP-01 SCALE: 1:75



**1 LOCATION PLAN**  
SP-01 SCALE: NTS

**SITE & PROJECT STATISTICS**

**GENERAL INFORMATION**

Zoning: TM(214)  
 Min. Lot Area: No minimum  
 Min. Building Height: 6.7m to 20m from front lot line  
 Max. Building Height: Front: Must be setback an additional 2.0m from provided setback above 4 storey or 15m, whichever is lesser  
 Rear: May not project above a 49° angular plane measured 7.5m from rear lot line at 15m height  
 Max. Front Yard: 2.0m  
 Min. Rear Yard: 7.5m  
 Max. Int. Side Yard: South side: 3.0m  
 Min. Side Yard: North side: 1.2m

**PROJECT STATISTICS**

Lot Area: 828m<sup>2</sup>  
 Building Height: 18.95m  
 Front Yard: 3.17m  
 Rear Yard: 7.5m  
 Int. Side Yard: South side: 3.0m for Level 1 & 1.2m for Levels 2-6  
 North side: 1.2m  
 Number of Residential Units: 44  
 Commercial Area: 172m<sup>2</sup>

**PARKING CALCULATION**  
 As per Section 107  
 Required Parking: 0 space  
 Within Area For Schedule 1A  
 0 spaces for first 12 res. units - Section 107(4)  
 0 spaces for first 200m<sup>2</sup> non-residential - Section 107(4)  
 0 spaces for 32 res. units - Table 101  
 Total Parking Provided: 4 spaces

**VISITOR PARKING CALCULATION**  
 As per Section 102  
 Required Visitor Parking: 4 spaces  
 Within Area For Schedule 1A  
 0 spaces for first 12 res. units - Section 102(2)  
 0.1 spaces/m<sup>2</sup> for 32 res. units - Table 102  
 Total Parking Provided: 3 spaces

**BICYCLE PARKING CALCULATION**  
 As per Table 111  
 Required Parking: 23 spaces  
 Within Area For Schedule 1  
 0.5 spaces/unit (111A)(i)  
 1sp/250m<sup>2</sup> retail space (111A)(e)  
 Total Parking Provided: 28 spaces

**AMENITY AREA CALCULATION**  
 As per Table 137  
 Total Amenity Area Req'd: 264m<sup>2</sup>  
 6m<sup>2</sup>/unit  
 Communal Amenity Req'd: 132m<sup>2</sup>  
 Min of 50% of Total Amenity Area  
 Total Amenity Area Provided: 371m<sup>2</sup>  
 Level 01: 0m<sup>2</sup>  
 Level 02: 32.2m<sup>2</sup>  
 Level 03: 39.6m<sup>2</sup>  
 Level 04: 35.9m<sup>2</sup>  
 Level 05: 32.7m<sup>2</sup>  
 Level 06: 34.3m<sup>2</sup>  
 Level 07: 136.3m<sup>2</sup>  
 Communal Amenity Provided: 136m<sup>2</sup>  
 Level 07: 136.3m<sup>2</sup>

TOPOGRAPHIC PLAN OF SURVEY OF  
 PART 1 PLAN OF  
 REGISTERED PLAN 3459  
 CITY OF OTTAWA  
 ANNIS, O'SULLIVAN, VOLLEBEK LTD. 2017

**SURVEY INFO**  
SCALE: NTS

**SITE PLAN SYMBOLS LEGEND**

- BUILDING ENTRANCE
- BUILDING EXIT
- FIRE HYDRANT
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- BICYCLE PARKING

**LEGEND**  
SCALE: NTS

**STATISTICS**  
SCALE: NTS

- GENERAL ARCHITECTURAL NOTES:**
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
  - Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
  - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  - 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.
  - These documents are not to be used for construction unless specifically noted for such purpose.

**REVISION RECORD**

ISSUED FOR	DATE
ISSUED FOR SITE PLAN CONTROL	2017-11-30
ISSUED FOR COORDINATION	2017-11-29
ISSUED FOR COORDINATION	2017-11-29
ISSUED FOR COORDINATION	2017-11-17
ISSUED FOR COORDINATION	2017-10-30
ISSUED FOR COORDINATION	2017-10-12
ISSUED FOR COORDINATION	2017-10-02

**ISSUE RECORD**



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PROJ	SCALE	DRAWN	REVIEWED
1723	NOTED	LB	RMK

**SITE PLAN & STATISTICS**

**SP-01**