



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



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

**TOPOGRAPHIC PLAN OF SURVEY OF  
PART OF LOTS 5 AND 6  
REGISTERED PLAN 220  
CITY OF OTTAWA**

SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

**STATISTICS AND ZONING INFORMATION**

ZONING DESIGNATION: TM12(1839) H(14.5)  
ZONING REQUIREMENTS: APARTMENT DWELLING, LOW RISE

MIN. LOT AREA: N/A  
MIN. LOT WIDTH: N/A  
MAX. BUILDING HEIGHT: 14.5m  
MIN. BUILDING HEIGHT: 6.7m for 20m from front lot line  
MIN. FRONT YARD: The average of the front walls of the abutting properties.  
MIN. REAR YARD: 7.5m  
MIN. INTERIOR SIDE YARD: 1.2m  
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: 11.6m  
LOT AREA: 333m<sup>2</sup>  
BUILDING HEIGHT: 9.80m  
FRONT YARD SETBACK: 4.035m  
REAR YARD SETBACK: 7.5m  
SIDE YARD SETBACK: 1.2m  
DWELLING UNITS: 12 units

**BICYCLE PARKING CALCULATION**

As per Table 111A  
REQUIRED PARKING: 6 spaces  
0.5sp/dwelling unit [111A(b)(i)]  
TOTAL PARKING PROVIDED: 6 spaces

**PARKING CALCULATION**

As per Sections 101 & 102  
PARKING SPACE RATE AREA: Area X  
REQUIRED PARKING: 0 space  
0.5sp/dwelling unit beyond 12  
PARKING PROVIDED: 0 space  
REQUIRED VISITOR PARKING: 0 space  
0.1sp/dwelling unit beyond 12  
VISITOR PARKING PROVIDED: 0 space  
TOTAL PARKING REQUIRED: 0 space  
TOTAL PARKING PROVIDED: 0 space

**AMENITY AREA CALCULATION**

As per Table 137  
TOTAL AMENITY REQUIRED: 72m<sup>2</sup>  
6m<sup>2</sup>/dwelling unit as per table 137 (4)  
COMMUNAL AMENITY REQUIRED: 36m<sup>2</sup>  
50% of Total Amenity Area  
COMMUNAL AMENITY PROVIDED: 72.0m<sup>2</sup>  
TOTAL AMENITY PROVIDED: 72.0m<sup>2</sup>

**PROJECT 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 geographic 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**

RE-ISSUED FOR SITE PLAN CONTROL	2018-12-13
ISSUED FOR COORDINATION	2018-10-30
ISSUED FOR SITE PLAN CONTROL	2018-09-20
ISSUED FOR COORDINATION	2018-09-05
ISSUED FOR COORDINATION	2017-04-18

**ISSUE RECORD**



**24 HAWTHORNE**  
24 Hawthorne Avenue  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1711	1:75	LB	RMK

**SITE PLAN**

**SP-01**