

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

TOPOGRAPHIC PLAN OF SURVEY OF PART 1 PLAN OF PART OF LOTS 15 & 16 REGISTERED PLAN 222 CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2017

<sup>2</sup> SURVEY INFO SP-01 SCALE: NTS

BUILDING ENTRANCE

BUILDING EXIT

FDC 5- FIRE DEPARTMENT CONNECTION

FH. FIRE HYDRANT

NEW STREET LIGHT

STREET LIGHT TO BE REMOVED

#### 3 SYMBOLS LEGEND SP-01 SCALE: NTS

#### SITE PLAN KEYNOTES

1) EXISTING CURB-CUT TO BE FILLED EXISTING ASPHALT DRIVEWAY AND CURB TO BE REMOVED (3) INTERLOCKING STONE WALKWAY

EXISTING CONCRETE WALKWAY TO BE REMOVED (5) EXISTING WALKWAY TO REMAIN (6) EXISTING CURB TO BE REMOVED 7 DEPRESSED CURB

(8) AREA WELL (SEE MECHANICAL) (9) RAISED INTERLOCKING STONE (10) RAISED PLANTER (SEE LANDSCAPE)

(11) PLANTING BED (SEE LANDSCAPE) 12 INCOMING NATURAL GAS METER STATION MOUNTING WALL (13) EXTERIOR STAIR FROM UNDERGROUND PARKING

4 KEYNOTES SP-01 SCALE: NTS

### SITE & PROJECT STATISTICS

AM10 [2299] Min. Lot Area: No Minimum Max. Building Height: Min. Front Yard: Min. Rear Yard No Minimum

No Minimum

PROJECT STATISTICS 1,496.8m2 Building Height: 30m Front Yard: Rear Yard: 12.3m Int. Side Yard:

Total Number of Units: 87 units

PARKING CALCULATION As per Section 101

Min. Int. Side Yard:

Required Parking: 38 spaces 0 spaces for first 12 units - Section 101(3) 0.5 spaces/ unit for 125 units - Table 101

76 Including Tandem

Total Parking Provided: 73 spaces

## VISITOR PARKING CALCULATION

Required Visitor Parking: 8 spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces/unit for 125 units - Table 102 Total Parking Provided: 8 spaces

#### BICYCLE PARKING CALCULATION As per Table 111A

Required Parking: 44 spaces 0.5sp/unit for 87 units[111A(b)(i)] Total Parking Provided: 45 spaces

AMENITY AREA CALCULATION Total Amenity Area Req'd: 522 m2

Communal Amenity Req'd: 261 m2 Min of 50% of Total Amenity Area Total Amenity Area Provided: 688 m2

Level 02: Level 03: Level 04: Level 05: Level 06: Level 07: Level 08: Level 09: Level 10:

Communal Amenity Provided: 270 m2 Roof Terrace:

ZONING SCALE: NTS

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

This drawing is the property of the Architect and may not be reproduced or used

supplementary information regarding the intent of the Contract Documents. The Architectural drawings are to be read in conjuction with all other Contract

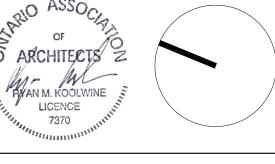
ENERAL ARCHITECTURAL NOTES:

Documents including Project Manuals and the Structural, Mechanical and Electrical 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 6. These documents are not to be used for construction unless specifically noted for such purpose.

#### REVISION RECORD

ISSUE RECORD	
ISSUED FOR COORDINATION	2017-06-2
ISSUED FOR COORDINATION	2017-07-0
ISSUED FOR COORDINATION	2017-07-2
ISSUED FOR COORDINATION	2017-08-0
ISSUED FOR COORDINATION	2017-09-0
ISSUED FOR COORDINATION	2017-09-1
ISSUED FOR BUILDING PERMIT	2018-07-3
RE-ISSUED FOR SITE PLAN CONTROL	2019-01-1
REVISED AND RE-ISSUED FOR BUILDING PERMIT	2019-01-1
ISSUED FOR SITE PLAN APPROVAL	2019-02-2
RE-ISSUED FOR SITE PLAN CONTROL	2019-04-0





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SITE PLAN & STATISTICS

REVIEWED

RMK