



1 SITE PLAN
SP-01 SCALE: 1:200

1 LOCATION PLAN
SP-01 SCALE: NTS

TOPOGRAPHIC PLAN OF SURVEY OF
PART 1 PLAN OF
REGISTERED PLAN 222
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2017

2 SURVEY INFO
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- BUILDING ENTRANCE
- BUILDING EXIT
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- BICYCLE PARKING

3 SYMBOLS LEGEND
SP-01 SCALE: NTS

- SITE PLAN KEYNOTES**
- EXISTING CURB-CUT TO BE FILLED
 - EXISTING ASPHALT DRIVEWAY AND CURB TO BE REMOVED
 - INTERLOCKING STONE WALKWAY
 - EXISTING CONCRETE WALKWAY TO BE REMOVED
 - EXISTING WALKWAY TO REMAIN
 - EXISTING CURB TO BE REMOVED
 - DEPRESSED CURB
 - AREA WELL (SEE MECHANICAL)
 - RAISED INTERLOCKING STONE WALKWAY
 - RAISED PLANTER (SEE LANDSCAPE)
 - PLANTING BED (SEE LANDSCAPE)
 - INCOMING NATURAL GAS METER STATION MOUNTING WALL
 - EXTERIOR STAIR FROM UNDERGROUND PARKING

4 KEYNOTES
SP-01 SCALE: NTS

SITE & PROJECT STATISTICS

GENERAL INFORMATION
Zoning: AM10 (2299)
Min. Lot Area: No Minimum
Max. Building Height: 30m
Min. Front Yard: 3m
Min. Rear Yard: No Minimum
Min. Side Yard: No Minimum

PROJECT STATISTICS
Lot Area: 1,496.8m²
Building Height: 30m
Front Yard: 3.052m
Rear Yard: 12.3m
Int. Side Yard: 1m
Total Number of Units: 87 units

PARKING CALCULATION

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

Total Parking Provided: 73 spaces
76 including Tandem

VISITOR PARKING CALCULATION

As per Section 102
Required Visitor Parking: 8 spaces
0 spaces for less than 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 11A
Required Parking: 44 spaces
0.5 spaces/unit for 87 units (1140/100)

Total Parking Provided: 45 spaces

AMENITY AREA CALCULATION

As per Table 107
Total Amenity Area Req'd: 522 m²
690 m²

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

Total Amenity Area Provided: 688 m²
538 m²

Level 02: 45 m²
Level 03: 51 m²
Level 04: 94 m²
Level 05: 58 m²
Level 06: 58 m²
Level 07: 64 m²
Level 08: 64 m²
Level 09: 64 m²
Level 10: 64 m²

Communal Amenity Provided: 270 m²
Level 01: 108 m²
Roof Terrace: 161 m²

ZONING
SCALE: NTS

GENERAL ARCHITECTURAL NOTES:
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
2. 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.
3. Upon notice in writing, the Architect will provide written 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.

REVISION RECORD

RE-ISSUED FOR SITE PLAN CONTROL	2019-04-04
ISSUED FOR SITE PLAN APPROVAL	2019-02-26
REVISED AND RE-ISSUED FOR BUILDING PERMIT	2019-01-16
RE-ISSUED FOR SITE PLAN CONTROL	2019-01-15
ISSUED FOR BUILDING PERMIT	2018-07-31
ISSUED FOR COORDINATION	2017-09-11
ISSUED FOR COORDINATION	2017-09-05
ISSUED FOR COORDINATION	2017-08-09
ISSUED FOR COORDINATION	2017-07-21
ISSUED FOR COORDINATION	2017-07-04
ISSUED FOR COORDINATION	2017-06-23

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
1619	SP-01	LB	RMK

SITE PLAN & STATISTICS

SP-01

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APPROVED
By Jamesdo at 11:34 am, May 31, 2019