

2 LOCATION PLAN
SP-01 SCALE: N.T.S.

SITE & PROJECT STATISTICS

GENERAL INFORMATION

Zoning: TM(2214)
Min. Lot Area: No minimum
Min. Building Height: 6.7m for 20m from front lot line
Max. Building Height: Front: Must be setback an additional 2.0m from provided setback above 4 storeys or 15m, whichever is lesser
Rear: May not project above a 45° 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. Int. Side Yard: North side: 1.2m

PROJECT STATISTICS

Lot Area: 828m²
Building Height: 19.374m
Front Yard: 3.177m
Rear Yard: 7.5m
Int. Side Yard: South side: 3.0m for Levels 1 & 6 & 2.4m for Levels 2-5
North side: 1.2m

Number of Residential Units: 51
Retail GFA: 184.7m²

PARKING CALCULATION

As per Section 101

Required Parking: 0 space
Within Area Y on Schedule 1A
0 space for first 12 res. units - Section 101(4)
0 space for 39 res. units - Table 101
0 space for first 500m² non-residential - Section 101(4)(d)(ii)

Total Parking Provided: 0 space

VISITOR PARKING CALCULATION

As per Section 102

Required Parking: 4 spaces
Within Area Y on Schedule 1A
0 space for first 12 res. units - Section 102(2)
0.1 spaces/unit for 39 res. units - Table 102

Total Parking Provided: 2 spaces

BICYCLE PARKING CALCULATION

As per Table 111A

Required Parking: 27 spaces
Within Area B on Schedule 1
0.5 spaces/res. unit - Table 111A(i)(i)
1 space per 250m² retail

Total Parking Provided: 29 spaces

AMENITY AREA CALCULATION

As per Table 137

Total Amenity Area Required: 306m²
6m²/res. unit

Communal Amenity Provided: 153m²
Min. 50% of Total Amenity Area

Private Amenity Area Provided: 216.9m²
Level 02: 28.2m²
Level 03: 34.1m²
Level 04: 34.7m²
Level 05: 31.3m²
Level 06: 88.6m²

Communal Amenity Provided: 183.2m²
Rear Yard: 75.6m²
Roof: 107.6m²

Total Amenity Area Provided: 400.1m²

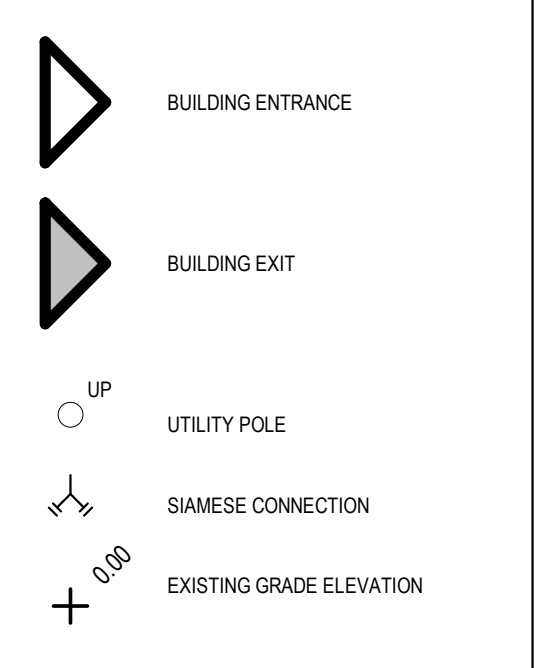
GLAZING AT FRONT FACADE

Ground Floor - measured to a height of 4.5m: 50.1%

TOPOGRAPHIC PLAN OF SURVEY OF
PART 1 PLAN OF
PARTS OF LOTS 137 & 138
REGISTERED PLAN 3459
CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBEK LTD. 2017

SURVEY INFO
SCALE: N.T.S.



ISSUE RECORD

- 1 EXISTING CONCRETE PLANTER TO BE REMOVED
- 2 EXISTING 2-STORY BUILDING TO BE DEMOLISHED
- 3 EXISTING 1-STORY BUILDING TO BE DEMOLISHED
- 4 EXISTING SHIPPING CONTAINER TO BE REMOVED
- 5 DEPRESSED CURB
- 6 INTERLOCKED CONCRETE PAVERS
- 7 CONCRETE WALKWAY
- 8 INTEGRATED PLANTER
- 9 SOFT LANDSCAPING
- 10 ASPHALT DRIVE AISLE
- 11 BOARD FENCE
- 12 WINDOW WELL
- 13 STEEL & CLEAR GLASS GUARD
- 14 PAD MOUNT TRANSFORMER
- 15 AREA WELL
- 16 CONCRETE CURB
- 17 GAS BLOW-OFF STATION

1 STATISTICS
SCALE: N.T.S.

KEYNOTE LEGEND
SP-01 SCALE: N.T.S.

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 proposed 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.



- 42 ISSUED FOR COORDINATION 2019-05-14
- 41 ISSUED FOR COORDINATION 2019-05-10
- 39 RE-ISSUED FOR SITE PLAN CONTROL 2019-04-04
- 39 ISSUED FOR BUILDING PERMIT 2019-04-03
- 37 ISSUED FOR COORDINATION 2019-03-01
- 36 ISSUED FOR MINOR VARIANCE 2019-01-31
- 33 ISSUED FOR COORDINATION 2019-01-03
- 32 RE-ISSUED FOR MINOR VARIANCE 2018-12-20
- 31 ISSUED FOR COORDINATION 2018-12-19
- 28 ISSUED FOR COORDINATION 2018-11-21
- 26 ISSUED FOR COORDINATION 2018-11-09
- 25 ISSUED FOR COORDINATION 2018-11-08
- 24 ISSUED FOR COORDINATION 2018-11-02
- 23 ISSUED FOR COORDINATION 2018-10-29
- 20 ISSUED FOR COORDINATION 2018-10-01
- 19 ISSUED FOR COORDINATION 2018-09-21
- 17 ISSUED FOR MINOR VARIANCE 2018-08-16
- 16 ISSUED FOR COORDINATION 2018-08-15
- 15 ISSUED FOR COORDINATION 2018-07-05
- 14 ISSUED FOR COORDINATION 2018-06-01
- 13 ISSUED FOR COORDINATION 2018-05-18
- 11 REVISED FOR SITE PLAN CONTROL 2018-04-09
- 10 ISSUED FOR SITE PLAN CONTROL 2017-11-30
- 9 ISSUED FOR COORDINATION 2017-11-29
- 8 ISSUED FOR COORDINATION 2017-11-28
- 6 ISSUED FOR COORDINATION 2017-11-17
- 5 ISSUED FOR COORDINATION 2017-10-30
- 4 ISSUED FOR COORDINATION 2017-10-12
- 3 ISSUED FOR COORDINATION 2017-10-02

project1 studio
Project1 Studio Incorporated
613.884.9339 | mail@project1studio.ca

440 BRONSON
440-444 Bronson Avenue
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1723	NOTED	LB	RMK

SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1 : 75