

SITE & PROJECT STATISTICS	
GENERAL INFORMATION	
Zoning:	R4Z
Min. Lot Area:	450m ²
Max. Building Height:	15m
Min. Front Yard:	3m
Min. Rear Yard:	1.5m
Min. Int. Side Yard:	1.5m
PROJECT STATISTICS	
Lot Area:	1,399.44m ²
West Building:	9.8m
East Building:	9.64m
Front Yard:	3m
Rear Yard:	6m
Int. Side Yard:	1.5m
6.0m at 21m	12 units
Number of Proposed Units:	12 units
Existing Units on Site:	1 units
Total Number of Units:	12 units
PARKING CALCULATION	
As per Section 107	
Parking Space Rate Area:	Area C
Residential Units:	12 units
Required Parking:	14 spaces
1.2 spaces/unit for 12 units - Table 107	
Resident Parking Provided:	15 spaces
VISITOR PARKING CALCULATION	
As per Section 102	
Parking Space Rate Area:	Area C
Required Visitor Parking:	2 spaces
0.2 spaces/unit for 12 units - Table 102	
Visitor Parking Provided:	2 spaces
Total Parking Required:	16 spaces
Total Parking Provided:	17 spaces
BICYCLE PARKING CALCULATION	
As per Table 111A	
Dwelling Units:	12 units
Required Parking:	6 spaces
0.5sp/unit for 12 units(111A)(b)(ii)	
Total Parking Provided:	6 spaces
AMENITY AREA CALCULATION	
As per Table 137	
Total Amenity Area Req'd:	N/A
Does not apply to building with less than 9 units - 137 (7)	

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 12 REGISTERED PLAN 162 CITY OF OTTAWA
ARPERENTAGE OUTRISAC SURVEYING INC. 2019

SURVEY INFO
SCALE: NTS

SITE PLAN SYMBOLS LEGEND

	BUILDING ENTRANCE		BOARD FENCE
	EXISTING ELEVATION		BICYCLE PARKING
	UTILITY POLE		

- 1 WINDOW WELL
- 2 ENTRANCE STAIR
- 3 CONCRETE SIDEWALK
- 4 BALCONY
- 5 PRIVACY SCREEN
- 6 INTERLOCKING STONE
- 7 LANDSCAPE STONE RETAINING WALL
- 8 SOFT LANDSCAPING



GENERAL ARCHITECTURAL NOTES:

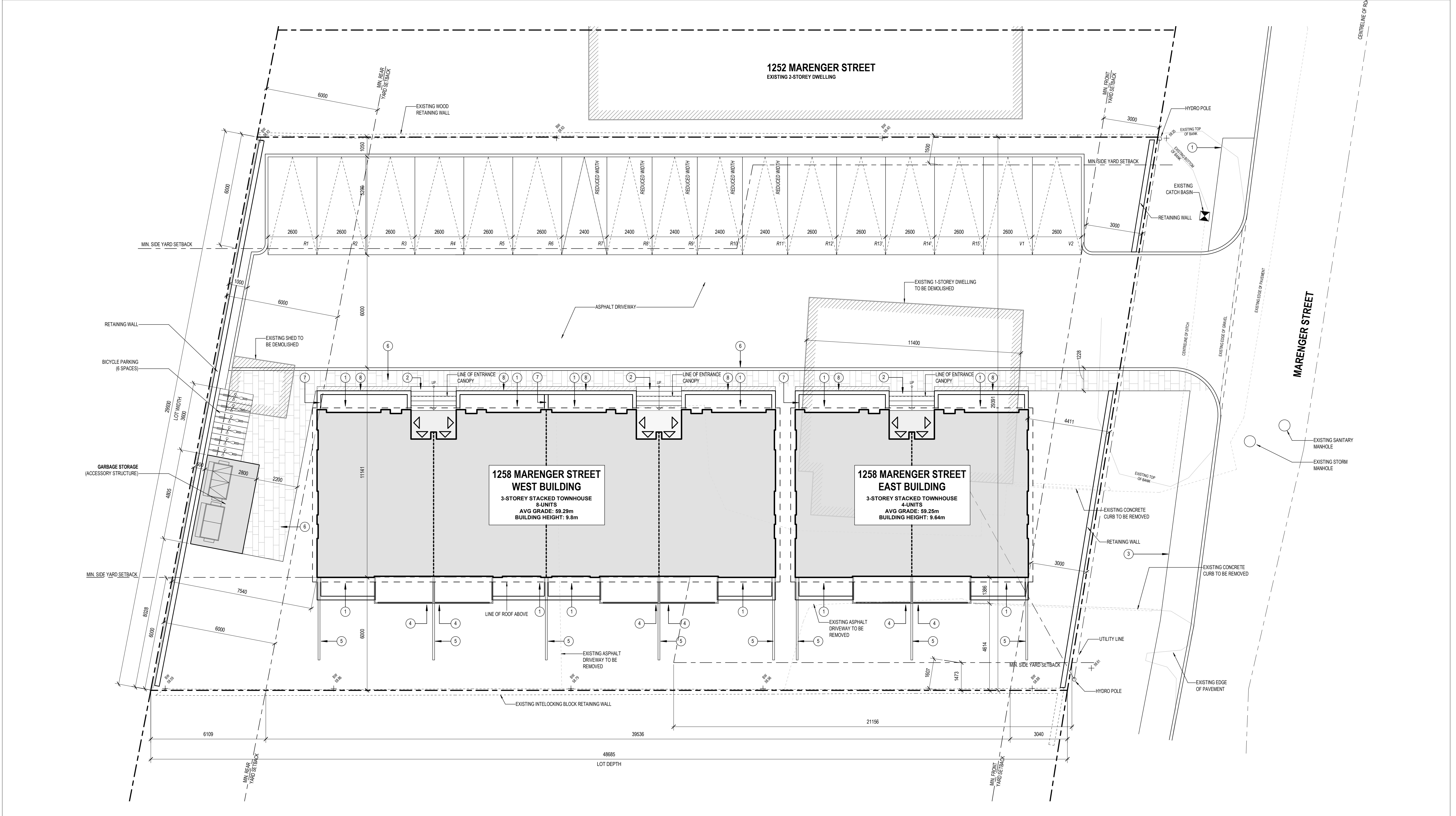
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and 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 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.
6. These documents are not to be used for construction unless specifically noted for such purpose.

3 ZONING
SP-01 SCALE: 1 : 1

SYMBOLS LEGEND
SCALE: NTS

KEYNOTE LEGEND
SCALE: 1 : 1

2 LOCATION PLAN
SP-01 SCALE: 1 : 1



3 ISSUED FOR SITE PLAN CONTROL 20-08-28
2 ISSUED FOR COORDINATION 20-06-26
1 ISSUED FOR COORDINATION 20-02-26

ISSUE RECORD

EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE



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PROJ	SCALE	DRAWN	REVIEWED
1929	NOTED	SB	RMK

SITE PLAN

1 SITE PLAN DRAFTING
SP-01 SCALE: 1 : 100

SP-01