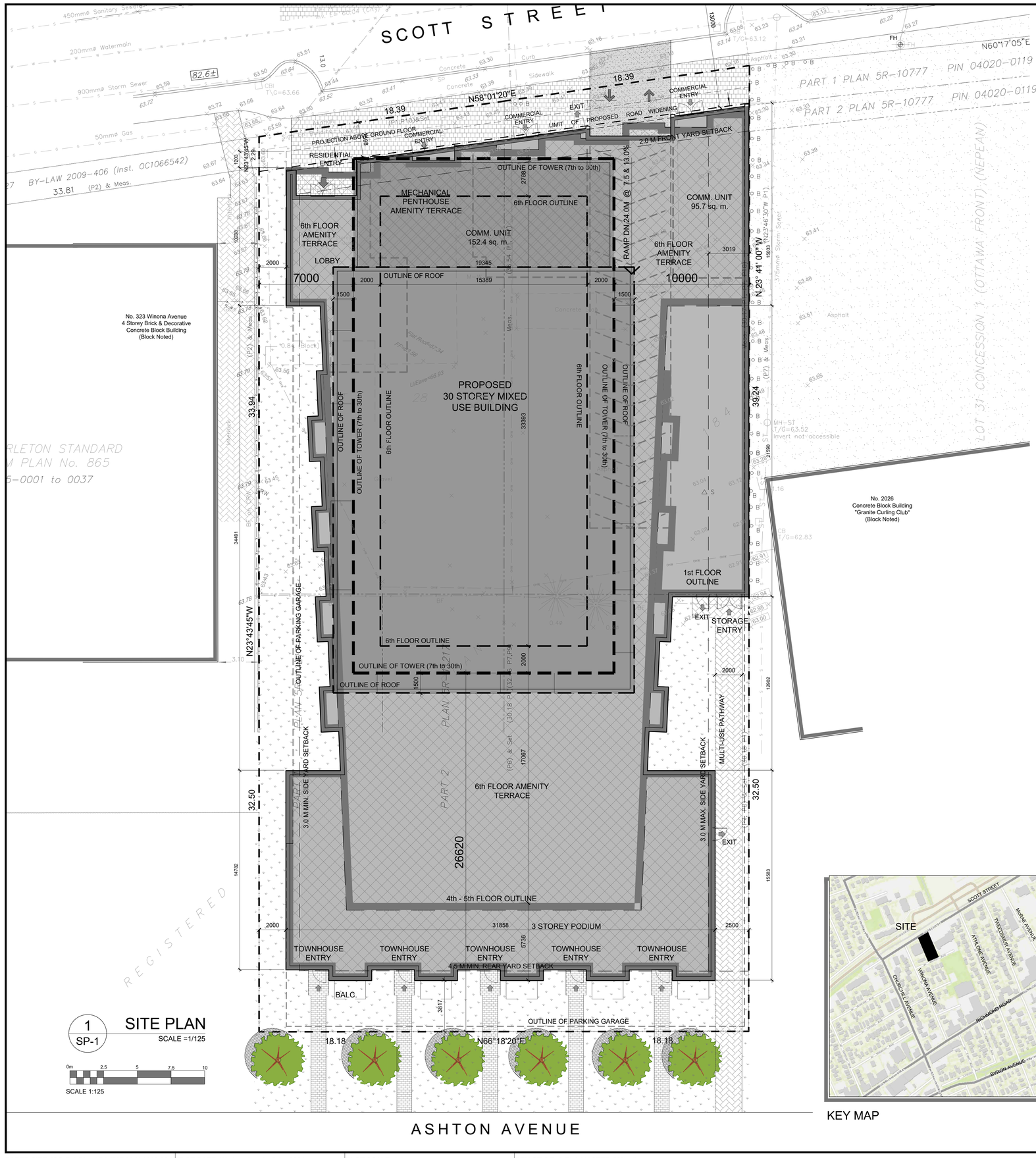
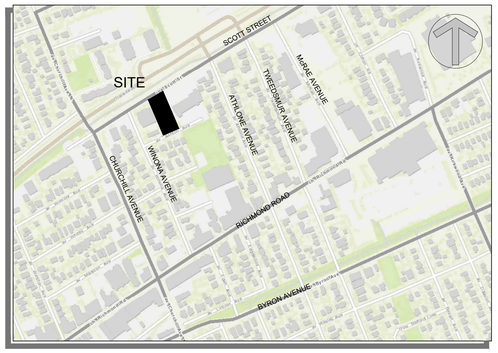


1 SP-1 SITE PLAN

SCALE =1/125

SCALE 1:125



KEY MAP

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- DRIVING SURFACE SURFACE
- SOFT LANDSCAPING
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL / FIRE EXIT
- PROPERTY LINE

PROPERTY OWNER

Surface Development
88 Spadina Avenue
Ottawa, Ontario, K1Y 2C1
Tel: (613) 225-5507
E-Mail: jakub@surfacedevelopments.com

URBAN PLANNER

FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel.: (613) 730-5709
Fax: (613) 730-1136
E-Mail: casagrande@fotenn.com

SURVEYOR

FARLEY, SMITH & DENIS SURVEYING LTD.
Ontario Land Surveyors
190 Colonnade Road
Ottawa, Ontario K2E 7J5
Tel: (613) 727-8226
Fax: (613) 727-1826
Email: _____

CIVIL ENGINEER

David Schaeffer Engineering ltd.
120 Iber Road, Unit 203
Stittsville, Ontario, K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
Email: rfreel@DSEL.ca

GEOTECHNICAL ENGINEER

Paterson Group
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: 613.226-7381
Email: kevin@ulra.ca

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF

LOTS 28 AND 29
REGISTERED PLAN 184
CITY OF OTTAWA

PROJECT INFORMATION

ZONING BY-LAW 2008-250	TM (103) / R4G
SITE AREA	2,513.18 sq. m. 27,052 sq. ft.

TM (103) ZONING REQUIREMENT

BUILDING HEIGHT	TM (103) - 20 m.
AMENITY AREA - 6m² PER UNIT (331 units)	1,986 sq. m.
FRONT YARD SETBACK	<15m. HIGH 2.0 m. MAX. >15m. HIGH 2.0 m. MIN.
INTERIOR YARD SETBACK (EAST)	0 m. MIN 3.0 m. MAX.
REAR YARD SETBACK	4.5 m. MIN.
INTERIOR YARD SETBACK (WEST)	3.0 m. MIN.
LANDSCAPE AREA - ABUTTING RES.	3.0 m.

PROJECT STATISTICS

GRADE (GEODETIC ELEVATION)	63.40 m. easl
BUILDING HEIGHT	92.0 m
REAR YARD SETBACK - ANGULAR PLANE @ 45°	74.5 m ht.
REAR YARD SETBACK	7.5 m.
TOWER FLOOR PLATE AREA	753.5 sq. m. 8,110 sq. ft.
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m

GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)

U/G PARKING LEVELS		000 sq. m. 000 sq. ft.
GROUND FLOOR		847.4 sq. m. 9,121 sq. ft.
MEZZANINE LEVEL		335.6 sq. m. 3,612.6 sq. ft.
2nd FLOOR		1,545.6 sq. m. 16,637 sq. ft.
3rd to 5th FLOOR	3 x 1,259.8 sq. m. 3 x (13,560) sq. ft.	3,779.3 sq. m. 40,680 sq. ft.
6th FLOOR - AMENITY		0.0 sq. m. 000 sq. ft.
7th & 30th FLOOR	24 x 606.84 sq. m. 24 x (6,532) sq. ft.	14,530.8 sq. m. 156,408 sq. ft.
MECHANICAL PENTHOUSE		000.0 sq. m. 000 sq. ft.
TOTAL AREA ABOVE GRADE		21,048.4 sq. m. 226,563 sq. ft.

UNIT STATISTICS

2 STOREY TOWNS	5
STUDIO UNIT	64
1 BEDROOM UNIT	120
1 BEDROOM UNIT + DEN	52
2 BEDROOM UNIT + DEN	6
2 BEDROOM UNIT	84
TOTAL	331
COMMERCIAL RETAIL UNIT	159.7 sq. m. 1,719 sq. ft.

CAR PARKING

REQUIRED

RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS) (10% REDUCTION - ALL U/G)	144
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS - MAX. 30)	30
TOTAL		174

PROVIDED

RESIDENCE	- 0.49 PER UNIT (331 UNITS)	183
VISITOR	- 0.1 PER UNIT (331 UNITS)	30
TOTAL		213

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (331 UNITS)	166
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	1
TOTAL		167

PROVIDED

BELOW GRADE LEVEL	275
GROUND FLOOR	0
TOTAL	275

AMENITY SPACE

AT GRADE EXTERIOR SIDE YARDS =	700.0 sq. m.	
PRIVATE BALCONIES =	1,709.8 sq. m.	
3rd FLOOR - PRIVATE EXTERIOR =	214.3 sq. m.	
6th FLOOR - INTERIOR =	372.9 sq. m.	
6th FLOOR - EXTERIOR =	875.8 sq. m.	
TOTAL =	3,872.0 sq. m.	
TOTAL COMMUNAL =	1,948.7 sq. m.	
REQUIRED - 6.0M² PER UNIT (331) =	1,986 sq. m.	
REQUIRED COMMUNAL @ 50% =	993 sq. m.	

LOT COVERAGE

PAVED SURFACE =	22.0 sq. m.	0.8%
BUILDING FOOTPRINT =	1,631.1 sq. m.	65.0%
LANDSCAPE OPEN SPACE =	859.0 sq. m.	34.2%
TOTAL =	2,512.1 sq. m.	100.0%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- 00 — INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- 00 — INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- 00 — INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 — INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 TITLE SCALE — DETAIL NUMBER; DETAIL REFERENCE PAGE; DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
5	ISSUED FOR SITE PLAN APPROVAL	Apr. 06, 21
4	REVISED PROJECT DESIGN	Feb. 09, 21
3	REVISED PROJECT DESIGN	Mar. 30, 20
2	ISSUED FOR PUBLIC MEETING	Jan. 27, 20
1	ISSUED FOR ZONING AMENDMENT	Jan. 21, 20

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK J. LAREY — LICENCE 4375 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT:

SCOTT STREET DEVELOPMENT INC.

ARCHITECT:

rla/architecture

PROJECT TITLE:

2050 SCOTT STREET

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN: V.M.	CHECKED: K.R.
SCALE: 1:125	SHEET No. SP-1
PROJECT No. 1928	

D - - -

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM) | PLOT DATE: Wednesday, April 14, 2021 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA MASTER-50%.ctb | F:\2019\1928 - 2050 Scott Street - Surface Development\01_Design Development\1928 Site Plan 2021 03 10.dwg

Plan No.: #_____