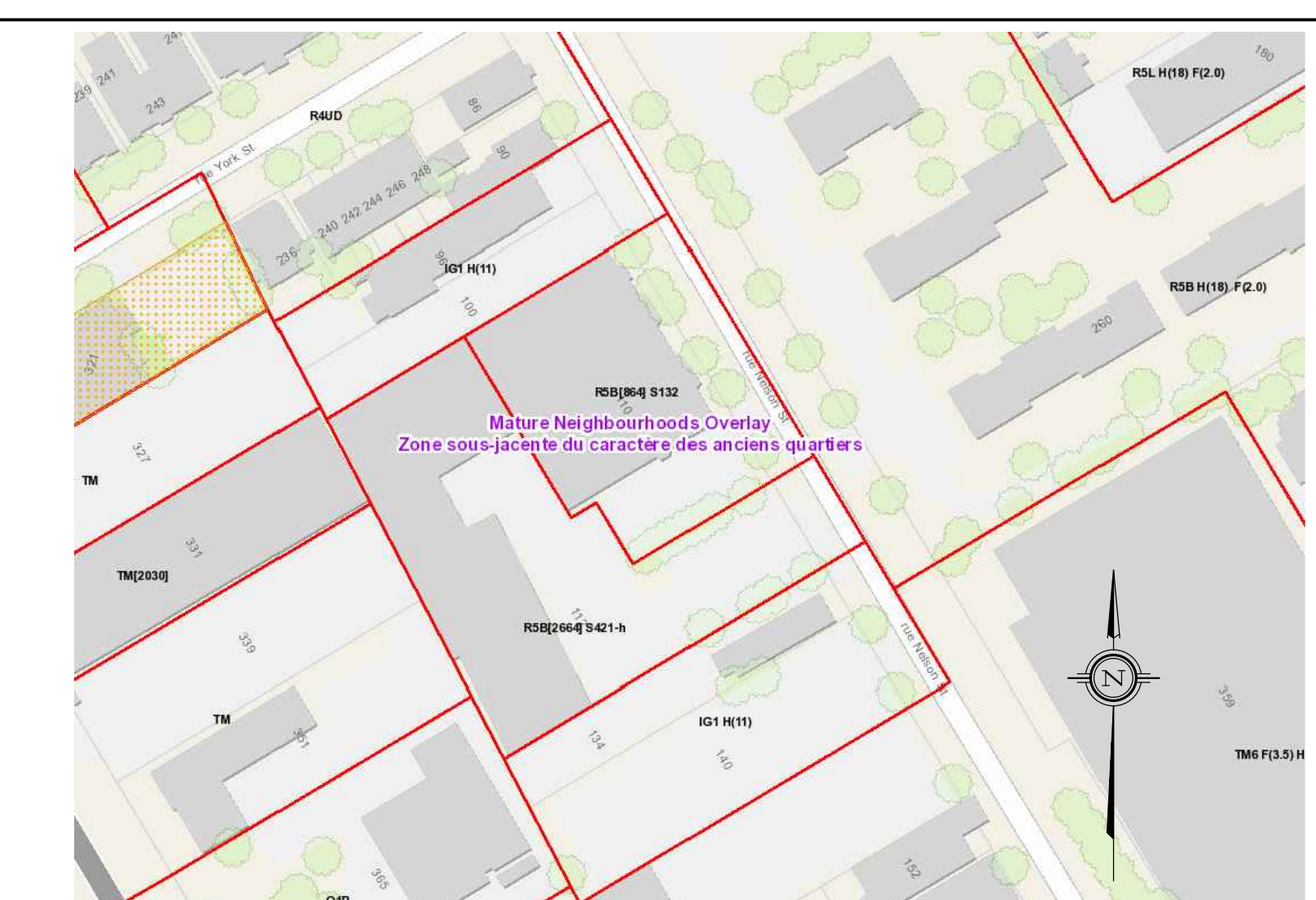


AVERAGE GRADE = 59.47 m

FILL	STOREY	HEIGHT IN. M.
[Purple Box]	9	29.00
[Green Box]	6	17.12
[Yellow Box]	5	15.32
[Orange Box]	1	4.55

1 SITE PLAN
1/120



2 ZONING PLAN
1/120

LEGEND:

M.H.	MANHOLE, REFER TO CIVIL	NEW LIGHT STANDARD	
	FIRE DEPARTMENT CONNECTION		FIRE ROUTE SIGN
	FIRE HYDRANT, REFER TO CIVIL		STOP SIGN
C.B.	CATCH BASIN, REFER TO CIVIL		CENTERLINE
	BUILDING ENTRANCE		EXISTING TREES TO BE REMOVED
	BICYCLE RACK		NEW TREE
	DIRECTIONAL ARROW		EXISTING TREE
	EXISTING CITY LIGHT STANDARD		PROJECTION LINE BASEMENT
	CATCH BASIN		PROPERTY LINE
			CONCRETE
			PROPOSED FLUSH PAVERS
			NEW SOD

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF NORTH PART OF LOT 3 AND PART OF LOTS 4, 5, AND 6 (West Side of Nelson Street) REGISTERED PLAN 43586 CITY OF OTTAWA AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON THE 18th OF MAY 2021 AND 25th OF NOVEMBER 2022.

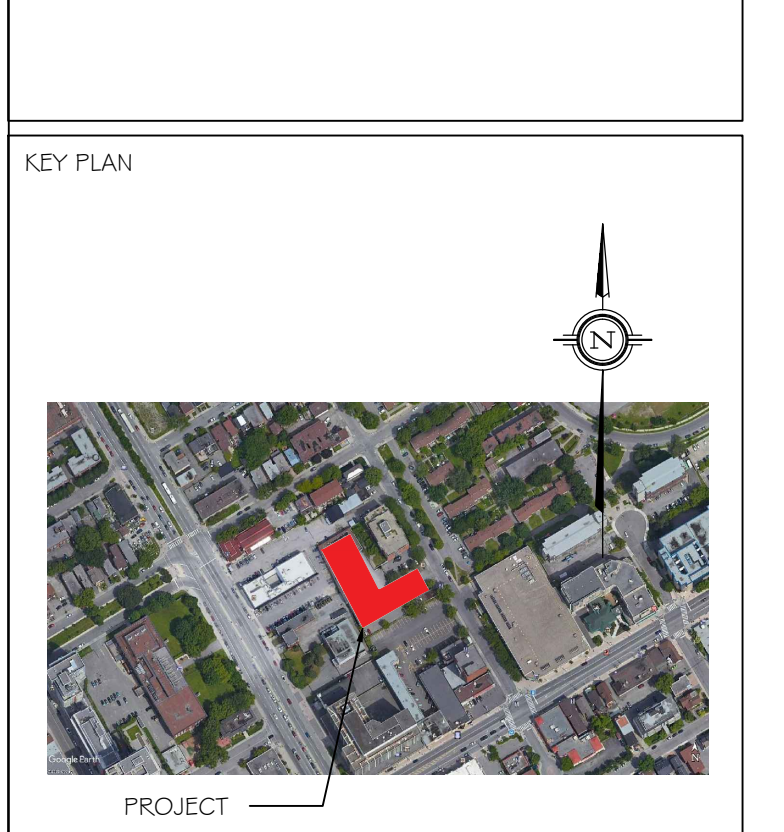
For bearing comparisons, a rotation of 0°42'50" counter-clockwise was applied to bearings on plan P3.

ELEVATION NOTE

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.

2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

AREA = 3649 sq m



LEVEL	G.B.A		G.F.A.		G.L.A.	
	AREA SQ M	AREA SQ FT	AREA SQ M	AREA SQ FT	AREA SQ M	AREA SQ FT
1	2073	22 311	1775	19 108	492	5 298
2	1975	21 256	1690	18 194	481	5 183
3	1975	21 256	1690	18 194	1 583	17 034
4	1975	21 256	1690	18 194	1 583	17 034
5	1975	21 256	1690	18 194	1 583	17 034
6	1939	20 868	1 658	17 851	1 504	16 151
7	1 584	17 051	1 274	13 718	1 159	12 480
8	1 584	17 051	1 274	13 718	1 337	14 394
9	1 584	17 051	1 274	13 718	1 224	13 170
TOTAL UPPER LEVELS	16 663	179 356	14 018	150 889	10 945	117 815

LEVEL	G.B.A		G.F.A.		G.L.A.	
	AREA SQ M	AREA SQ FT	AREA SQ M	AREA SQ FT	AREA SQ M	AREA SQ FT
PARKING LEVEL 1	3037	32 689	518	5 573	0	0
TOTAL PARKING LEVELS	3037	32 689	518	5 573	0	0
TOTAL PARKING-UPPER LEVELS	19 700	212 045	14 536	156 462	10 945	117 815

LEVEL	VISITOR PARKING		SCOOTERS		RESIDENT PARKING		CAR-SHARE	
	SPACES	AREA SQ M	SPACES	AREA SQ M	SPACES	AREA SQ M	SPACES	AREA SQ M
PARKING LEVEL 1	17	9	9	18	5	9	5	9
TOTAL	17	9	9	18	5	9	5	9

Zoning Mechanism	Requirement	Proposed	Compliance
Minimum Lot Area	1,400 m ²	3,642 m ²	Yes
Minimum Lot Width	18.4 m	28 m	Yes
Maximum Building Height	30 m	30 m	Yes
Permitted projections above height limit	Mechanical/Service Penthouse: 4.5 m	Height of Mechanical Penthouse: 4.5 m	Yes
Maximum heights for individual storeys Schedule 421	1 storey: 4 m 4 storeys: 14 m 5 storeys: 17 m 9 storeys: 30 m	1 storey: 4 m 4 storeys: 14 m 5 storeys: 17 m 9 storeys: 30 m	Yes
Minimum Front Yard Setback Schedule 421	Along Nelson: 3 m and additional 2 m setback above 5th storey	3m and additional 2m setback above 5th storey	Yes
Minimum Rear Yard Setback Schedule 421	3 m - 6.3 m	2 m to retaining wall 3 m - 7.7 m to building	No
Minimum Interior Side Yard Setback Schedule 421	Southern interior lot line: 1.5m - 4.5m with additional 1.5m setback above 4th storey	4.4m - 6.6 m	Yes
	Eastern interior lot line (abutting 110 Nelson): 4.5m with additional 1.5m setback above 4th storey with a 1.7m setback above 5th storey	4.5 with additional 1.5 setback above 4th storey with a 1.7 m setback above 5th storey	Yes
	Northern interior lot line (abutting 100 Nelson): 4.5m with an additional 1.5m setback above 4th storey to a maximum height of 5 storeys	4.5 with an additional 1.5m setback above the 4th storey	Yes
Minimum Landscaped Area	30% x 3,642 m ² = 1,093 m ²	1,480 m ²	Yes
Amenity Area	Total min. 6m ² /unit = 421 x 6 = 2,526 m ² a minimum of 50% of the required total must be communal = 1,263 m ²	Total: 2,590 m ² Private Balcony: 1,073 m ² Communal: 1,517 m ²	Yes
Min. Vehicle Parking Spaces	0.4/DU - 12 units = (421-12 x 0.4) = 164 spaces	18 spaces	No
Min. Visitor Parking	0.04/DU	17 spaces	Yes
	17 spaces		
Parking Space Dimensions	Min: 2.6m wide / 5.2m long	Min: 2.6m wide / 5.2m long	Yes
Bicycle Parking Spaces	0.5 spaces per unit = 421 x 0.5 = 210 spaces	482 spaces	Yes
Access Aisle for Bicycle Parking	Minimum width: 1.5m	Minimum width: 1.5m	Yes
Dimension and type of Bicycle Parking Spaces	Min: 0.6m wide/1.8m long (horizontal) Min: 0.5m wide/1.5m long (vertical)	0.6m wide/1.8m long (horizontal) 0.5m wide/1.5m long (vertical)	Yes
	Minimum 50% must be horizontal at ground level	Minimum 50% must be horizontal at ground level	Yes
Driveway Width	Minimum width of a driveway providing access to a parking lot or parking garage is 6 m for a double traffic lane for a parking garage.	Double traffic lane providing access to parking garage is 6.7m wide.	Yes
Alse Width	Min. 6.0 m	6.0 m	Yes

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

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

COPYRIGHT RESERVED.

SMART LIVING PROPERTIES
Atelier Ave, Ottawa, ON K2P 1B9

ARCHITECT OF RECORD:
WOODMAN ARCHITECT
ARCHITECTS INC.

PLANNERS:
FOTENN
POTENI PLANNING & DESIGN

CONSULTANTS:
SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
STRUCTURAL: DWR STRUCTURAL INC.
MECHANICAL: JAIN SUSTAINABILITY CONSULTANTS
CIVIL: WSP
ELECTRICAL: JAIN SUSTAINABILITY CONSULTANTS
LANDSCAPING: JAMES B. LENOX & ASSOCIATES INC.

PROJECT:
112-134 NELSON ST OTTAWA

DRAWING:
SITE PLAN

DATE: 02-22-2023
SCALE: 1:125
DRAWN BY: JUAN GOMEZ
REVIEWED BY: WOODMAN

JOB NO.: 2009
DRAWING NO.:
SP01