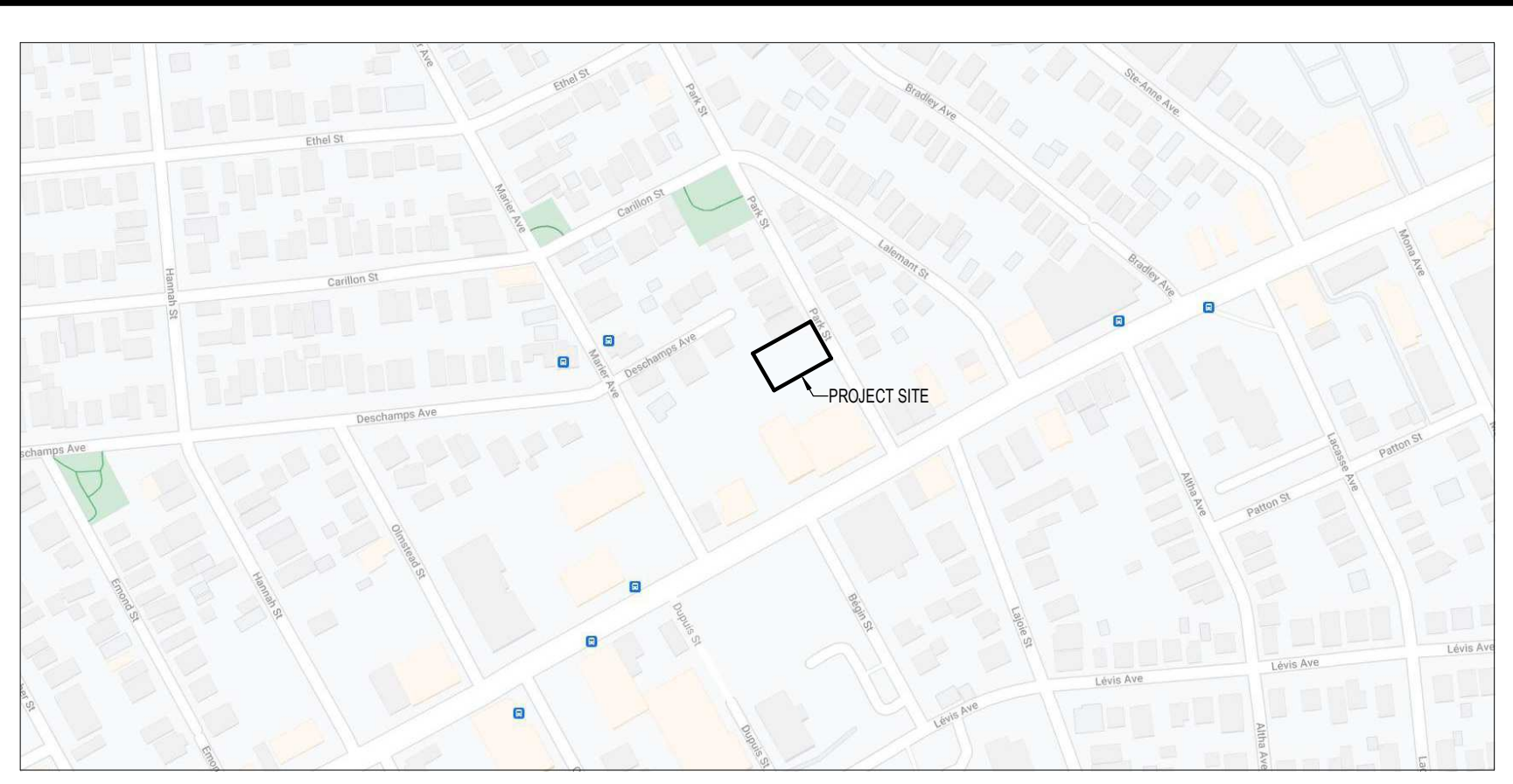


1 SITE PLAN
SP-01 SCALE: 1:100



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

SITE PLAN BASED ON
TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 184 AND 185
REGISTERED PLAN 246
CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN,
VOLLEBEKK LTD.

SITE STATISTICS		
1 Designation	TM3	
2 Number of Units	18 units	
3 GFA	956.75 m ²	
4 Proposed Use	Low-rise Apartment Building	
ZONING MECHANISM	REQUIRED	PROVIDED
5 Min. Lot Width Table 197(b)	No minimum	19.74 m
6 Min. Lot Area Table 197(a)	No minimum	607.97 m ²
7 Max. Building Height Table 197(g)	20 m	10.6 m
8 Min. Front Yard Setback Table 197(c)	2 m	3.7 m
9 Min. Interior Side Yard Setback Table 197(d)	1.2 m minimum 3.0 m maximum	1.5 m
10 Min. Rear Yard Setback Table 197(i)	7.5 m	7.5 m
11 Resident Parking Area "C", 101 (3)(a), Table 101	3 spaces (18 - 12 units x 0.5)	0 spaces
12 Visitor Parking Table 102 (2), Table 102	1 space (18 - 12 units x 0.1)	0 spaces
13 Bicycle Parking Table 111A (b)	9 (18 units - 12 x 0.5)	10
14 Min. Width of Landscaped Area Table 197(i)	3 m (or 1.4m if fence provided)	1.5m
15 Amenity Area Table 137(4)	108 m ² 6 m ² / unit	110 m ²
16 Maximum Floor Space Index Table 197(h)	No maximum	1.38

- (S1) SOFT LANDSCAPING
- (S2) INTERLOCKING STONE PATHWAY
- (S3) POURED CONCRETE RETAINING WALL
- (S4) WINDOW WELL
- (S5) PROPOSED BOARD FENCE
- (S6) EXISTING BOARD FENCE TO BE REMOVED
- (S7) EXISTING GUARD RAIL TO BE REMOVED
- (S8) EXISTING CONCRETE RETAINING WALL
- (S9) STEEL HANDRAIL
- (S10) HARD LANDSCAPING

KEYNOTE LEGEND
SCALE: N.T.S.

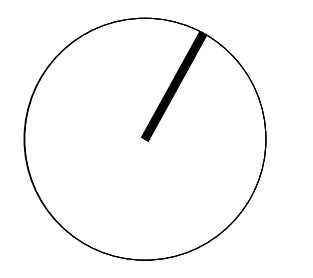
- SITE PLAN SYMBOLS LEGEND**
- BUILDING ENTRANCE
 - BUILDING EXIT
 - EXISTING UTILITY POLE
 - PROPERTY LINE
 - SETBACK LINE
 - OVERHEAD WIRES
 - AMENITY AREA
 - BICYCLE PARKING

SYMBOLS LEGEND
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 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.

8	ISSUED FOR COORDINATION	24-07-23
7	ISSUED FOR COORDINATION	24-07-08
6	ISSUED FOR COORDINATION	23-10-23
5	ISSUED FOR COORDINATION	23-10-19
4	ISSUED FOR SITE PLAN CONTROL	23-03-30
2	ISSUED FOR COORDINATION	23-03-03
1	ISSUED FOR COORDINATION	23-02-02

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
2223	NOTED	AR	RMK

SITE PLAN

SP-01