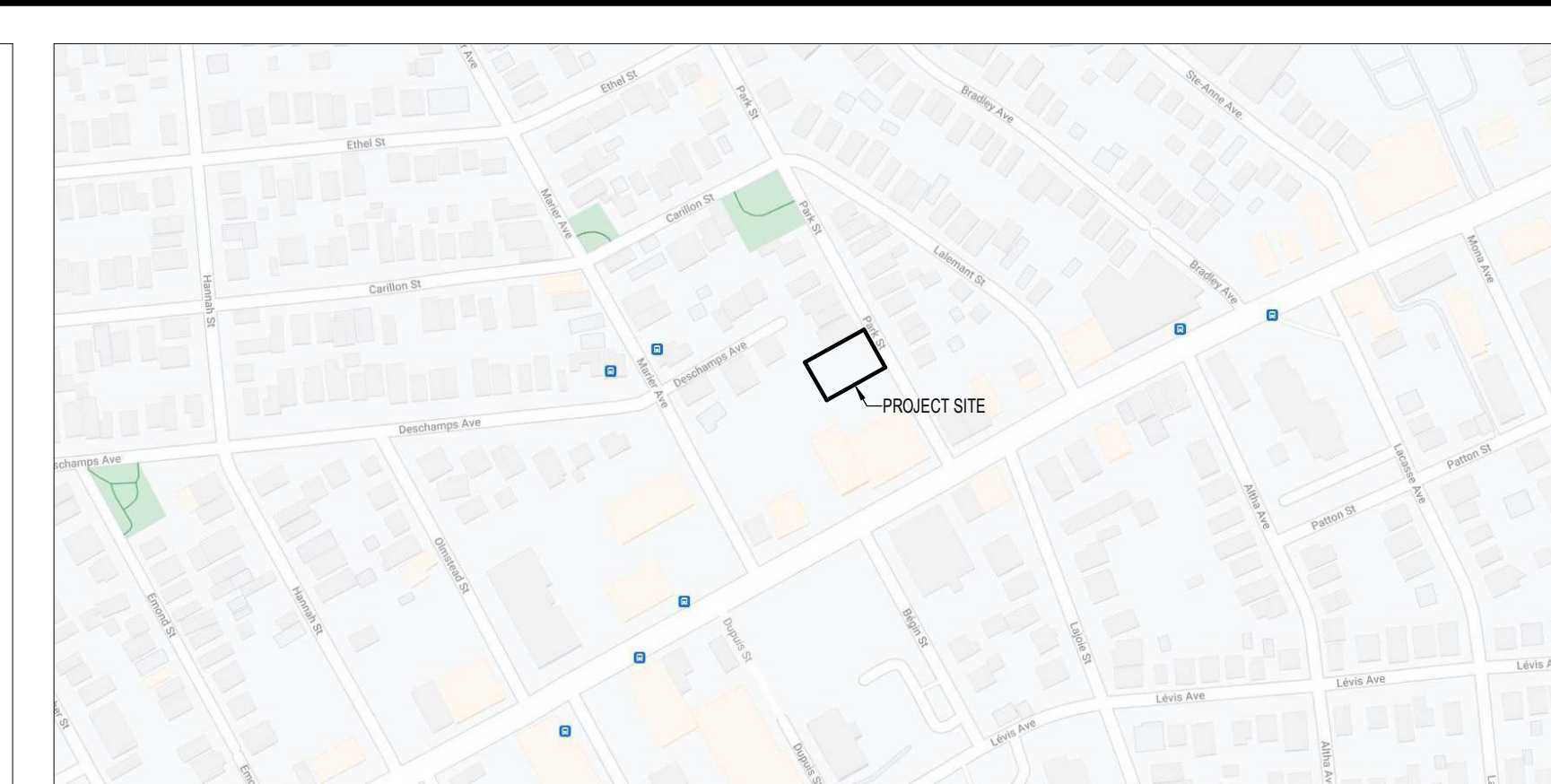
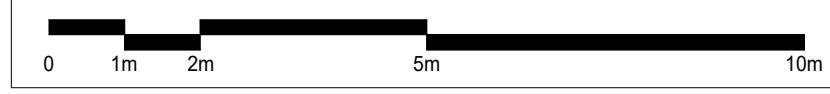


1 SITE PLAN
SP-01 SCALE: 1:100



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

SITE STATISTICS

1 Designation	TM3 (2939)	
2 Number of Units	18 units	
3 GFA	956.75 m²	
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 m²
7 Max. Building Height Table 197(4)(e)	20 m	10.7 m
8 Max. Front Yard Setback Table 197(4)(a)	5 m	4.7 m
9 Min. Interior Side Yard Setback Table 197(6)	1.2 m	1.5 m
10 Min. Rear Yard Setback Exception 2939	6.7 m	6.7 m
11 Resident Parking Exception 2939	0 spaces	0 spaces
12 Visitor Parking Exception 2939	0 spaces	0 spaces
13 Bicycle Parking Table 111A (b)	9 (18 units - 18 x 0.5)	20 (Stacked)
14 Min. Width of Landscaped Area Table 197(f)	3 m in North yard (or 1.4m if fence)	1.5m
15 Amenity Area Table 137(4)	108 m² / unit	110 m²
16 Maximum Floor Space Index Table 197(h)	No maximum	1.38

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.

DEVELOPPER:
CONCORDE PROPERTIES
438 TROUSSEUR AVE,
OTTAWA, ON K1Z 5N5
APPRIANT:
FOTENM PLANNING + DESIGN
396 COOPER ST SUITE 300,
OTTAWA, ON K2P 2H7

ARCHITECT:
PROJECT1 STUDIO
280 ST. PATRICK ST #300,
OTTAWA, ON K1N 8K5

LANDSCAPE:
RUKLAND & ASSOCIATES LTD.
1750 COURTWOOD CRESCENT #200,
OTTAWA, ON K2C 2B5

ENGINEER:
D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE,
OTTAWA, ON K1T 4E9

SURVIVOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONTOUR GATE, SUITE 500,
NEPEAN, ON K2E 7S6

- 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
 - OHW / OVERHEAD WIRES
 - AMENITY AREA
 - BICYCLE PARKING

SYMBOLS LEGEND
SCALE: NTS

- 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.

ISSUE RECORD

13	RE-ISSUED FOR SITE PLAN CONTROL	24-10-29
10	RE-ISSUED FOR SITE PLAN CONTROL	24-09-05
9	RE-ISSUED FOR SITE PLAN CONTROL	24-07-26
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



project1 studio
Project1 Studio Incorporated
[613.884.3939] | mail@project1studio.ca

266 Park
266 Park Street
Ottawa, On

PROJ	SCALE	DRAWN	REVIEWED
2223	NOTED	AR	RMK

SITE PLAN

SP-01