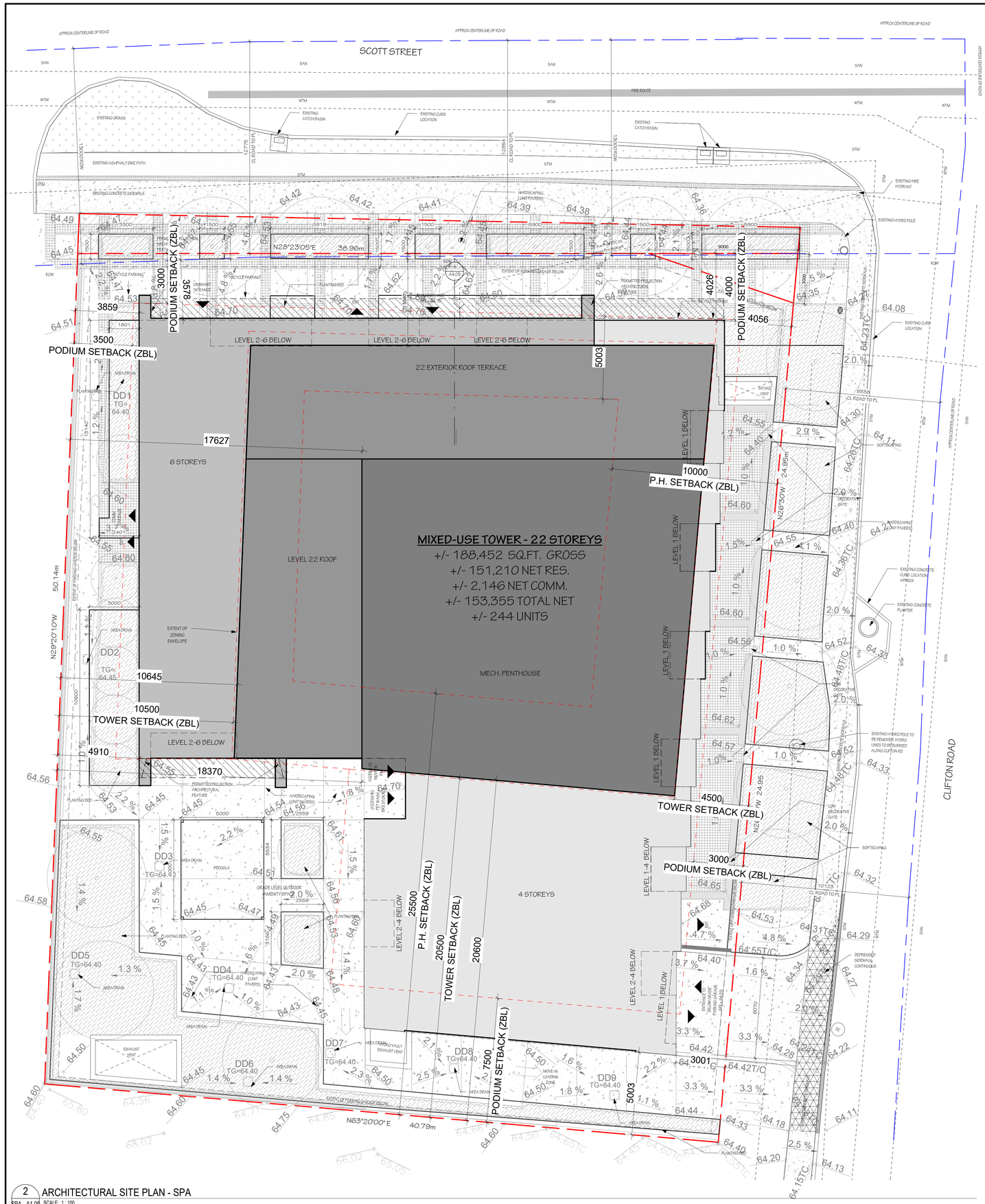
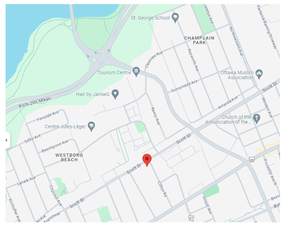


2 ARCHITECTURAL SITE PLAN - SPA

SPA - A1.00 SCALE: 1 : 100



Note: all existing site information as per site survey plan dated March 2, 2018 and prepared by STANTEC GEOMATICS ltd. Ref No. 161613828-110

LOTS 24 AND 25 AND PART OF LOTS 45, 46, 47 AND 48 REGISTERED PLAN 369 CITY OF OTTAWA

Note: Bearings and Lengths of all property boundaries noted on the site plan are reflect the original survey, and do not account for changes to the corner site triangle.

Snow Storage Strategy: Snow to be collected and relocated off site.

ZONING TABLE

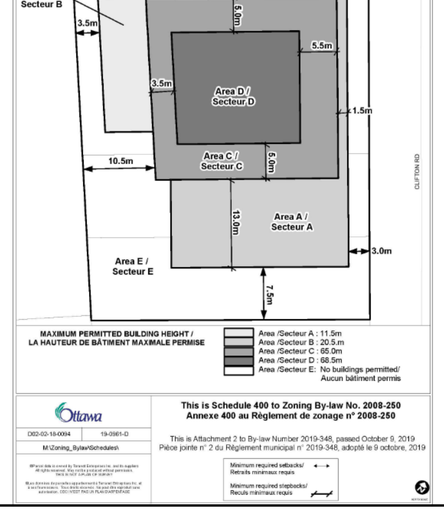
Current Zoning	TM[2581] S400-h		
Site Area	2,176.48 m²	23,427.43 ft²	
Total Gross Building Area	18,109 m²	194,923 ft²	
Total Gross Floor Area (City Def.)	14,373 m²	154,707 ft²	
Residential Gross Floor Area (City Def.)	14,178 m²	152,609 ft²	
Comm./Retail Gross Floor Area (City Def.)	195 m²	2,098 ft²	
Number of Dwelling Units	244 units		
	Unit Type	No. of Units	Percentage
	Studio	57	23%
	1 Bed	60	25%
	1 Bed - Internal	3	1%
	1 Bed + Den Internal	3	1%
	1 Bed + Den	52	21%
	2 Beds - 1 Internal	20	8%
	2 Beds	39	16%
	2 Beds + Den	10	4%
	REQUIRED	PROVIDED	
Lot Area	N/A	2,176.48 m²	23,427.43 ft²
Lot Frontage	N/A	38.92 m	
Minimum Lot Width	N/A	38.92 m	
Setbacks: Front Yard	REFER TO ZONING ENVELOPE	4.0m	
Setbacks: Corner Side Yard	REFER TO ZONING ENVELOPE	3.0 m	
Setbacks: Interior Side Yard	REFER TO ZONING ENVELOPE	3.0 m	
Setbacks: Rear yard	REFER TO ZONING ENVELOPE	5.0 m	
Maximum Building Height	68.5m - REFER TO ZONING ENVELOPE	68.5m (excludes permitted mech. projection)	
Amenity Area Total of 6m² per dwelling unit of which 50% is required to be communal	Total (6m² per dwelling unit): 1,463m² Communal (50% of required total): 732 m²	Private Amenity Space: 1,186 m² Common Amenity Space: 799 m² Total Amenity Space: 1,988 m²	
Percentage of Site Landscaping 30% of site to be landscaped	30% Site Area = 651.87m²	Landscaped Area = 930 m²	
Parking Residential: .5 spaces/ unit after first 12 Visitors: .1 spaces/unit after first 12	Minium Required: Residential: No Minimum Visitors: .1 = 25 spaces	Total Provided: 91 (0.37 ratio) Residential: 66 spaces (0.27 ratio) Visitors: 23 spaces (0.1 ratio)	
Bycycle Parking Requirements Residential: 1.0 spaces/ unit	Minium Required: Residential: 244 units x 1.0 = 244	Total Provided: 250 (1.02 ratio) At Grade Int.: 30 spaces At Grade Ext.: 15 spaces Indoor: Vertical: 41 spaces Indoor: Horizontal Double Stacked: 166 spaces	

LEGEND:

- 32-Asphalt
- 32-Building Existing
- 32-Building New
- 32-Conc Curb Depressed
- 32-Conc Curb To City of Ottawa Standards SC7
- 32-Conc Retaining Wall
- 32-Concrete pavers
- 32-Concrete-Paver-02
- 32-Concrete-Sidewalk
- 32-Grass
- 32-Mech Grate
- 32-Planting-01
- 32-Planting-02
- 32-Site Utilities
- Herringbone Concrete Recess Pattern 12mm Deep Chevron Traction Groves 300mm O.C
- PROPOSED FIRE ROUTE
- ROAD WIDENING EASEMENT
- AREA IMPACTED BY ROAD WIDENING EASEMENT
- DEPRESSED SIDEWALK, CONTINUOUS
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- PLANTERS
- HAI-PROPERTY LINE
- HAI-SITE-ASPHALT
- HAI-SITE-BUILDING-ABOVE
- HAI-SITE-BUILDING-BELOW
- HAI-SITE-BUILDING-EXISTING
- HAI-SITE-BUILDING-OUTLINE
- HAI-SITE-CONC
- HAI-SITE-CONC-CURB-DETAIL TO CITY OF OTTAWA STANDARD6
- HAI-SITE-CONC-CURB-DEPRESSED TO CITY OF OTTAWA STANDARD SC-7
- HAI-SITE-CONC-CURB-TO BE REBUILT
- HAI-SITE-ELEC
- HAI-SITE-FENCE
- HAI-SITE-FURNISHINGS
- HAI-SITE-MULCH
- HAI-SITE-NEIGHBOURING-LOTS
- HAI-SITE-PAVERS
- HAI-SITE-PLANTING
- HAI-SITE-RETAINING WALL
- HAI-SITE-SETBACK-LINE
- HAI-SITE-SIDEWALK
- HAI-SITE-SIDEWALK_JOINT
- HAI-SITE-SOFT-LANDSCAPE
- HAI-SITE-TREES
- HAI-SITE-UTILITIES
- EXISTING MAN HOLE
- FIRE DEPARTMENT CONNECTION
- EXISTING UTILITY POLE

SCALE 1:100

0 5 10 15 20 25



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COLONNADE BRIDGEPORT

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NOT FOR CONSTRUCTION

D	241101	Reissued for SPC
C	241101	Reissued for ZDLA
B	240920	Issued for ZDLA
A	240731	Issued for SPC
no.	date	revision

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

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

DO NOT SCALE DRAWINGS.

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HOBIN ARCHITECTURE

PROJECT
1950 SCOTT STREET

DRAWING TITLE
SITE PLAN-SPA

DRAWN	DATE	SCALE
PB	07/31/2024	As indicated

PROJECT 2126

ONTARIO ASSOCIATION OF ARCHITECTS
PATRICK J. HOBIN
LICENCE 3049

DRAWING NO.
SPA - A1.00
REVISION NO. D

ZON-400-02-24-0094-A
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