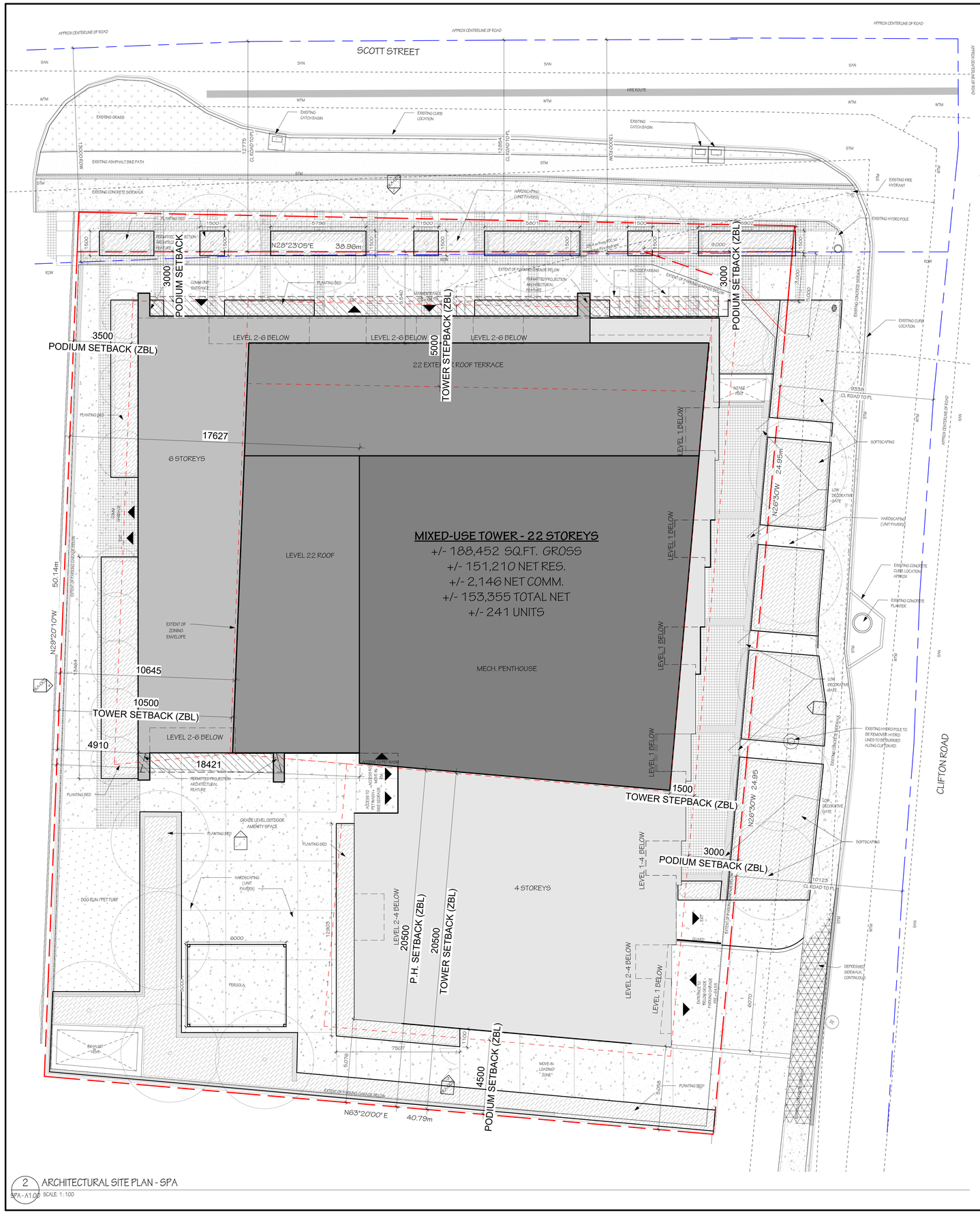
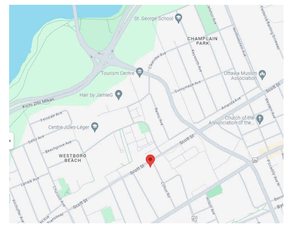


2 ARCHITECTURAL SITE PLAN - SPA

SPA - A1.00 SCALE: 1:100

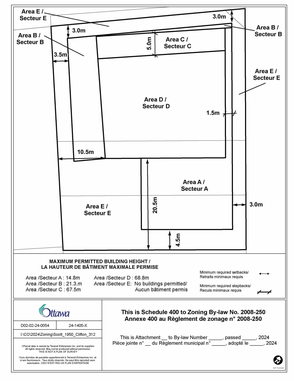


Note: all existing site information as per site survey plan dated March 2, 2018 and prepared by STANTEC GEOMATICS ltd. Ref No. 161613828-110

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	241 units		
	Unit Type:	No. of Units:	Percentage:
	Studio	60	25%
	1 Bed	88	37%
	1 Bed - Internal	3	1%
	1 Bed + Den Internal	-	0%
	1 Bed + Den	32	13%
	2 Beds - 1 Internal	2	1%
	2 Beds	43	18%
	2 Beds + Den	13	5%
	REQUIRED	PROVIDED	
Lot Area	N/A	2,176.48 m²	23,427.43 ft
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: Rearyard	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 units of which 50% is required to be communal	Total (6m² per dwelling unit): 1,446m² Communal (50% of required total): 723 m²	Private Amenity Space: 1,186 m² Common Amenity Space: 789 m² Total Amenity Space: 1,968 m²	
Percentage of Site Landscaping 30% of site to be landscaped	30% Site Area = 651.879m²	Landscaped Area = 930 m²	
Parking Residential: 5 spaces/ unit after first 12 Visitors: .1 spaces/unit	Minium Required: Residential: No Minimum Visitors: .1 = 25 spaces	Total Provided: 88 (0.37 ratio) Residential: 63 spaces (0.28 ratio) Visitors: 25 spaces (0.1 ratio)	
Bycycle Parking Requirements Residential: 1.0 spaces/ unit	Minium Required: Residential: 241 units x 1.0 = 241	Total Provided: 257 (1.06 ratio) At-Grade Ext.: 15 spaces Indoor: Horizontal Double Stacked: 242 spaces located at P2	

SITE PLAN LEGEND

TREES - REFER TO LANDSCAPE FOR TYPE.

- BUILDING WALL MOUNTED LIGHT
- LIGHT STANDARD
- EXISTING UTILITY POLE
- TRAFFIC SIGNAL POST
- WATER VALVE
- HANDHOLE (REFER TO SURVEY PLAN) BELL BOX
- CATCH BASIN INLET
- CATCH BASIN
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- MAINTINANCE HOLE
- EXISTING MAN HOLE
- EXISTING FIRE HYDRANT
- TRANSFORMER
- 32-Asphalts
- 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 Grooves 300mm O.C
- HAI-SITE-FENCE
- ROAD WIDENING EASEMENT
- AREA IMPACTED BY ROAD WIDENING EASEMENT
- TRASH CAN
- FIRE DEPARTMENT CONNECTION
- CONCRETE CURB TO BE REBUILT
- BOLLARDS
- PLANTERS
- DEPRESSED ROLL CURB PER CITY OF OTTAWA STANDARDS
- HAI-EXCAVATION-1-1
- HAI-EXCAVATION-1-5
- HAI-EXCAVATION-3-1
- HAI-PROPERTY LINE
- HAI-SITE-ASPHALT
- HAI-SITE-BUILDING-ABOVE
- HAI-SITE-BUILDING-BELOW
- HAI-SITE-BUILDING-EXISTING
- HAI-SITE-BUILDING-OUTLINE
- HAI-SITE-FIRE ROUTE
- HAI-SITE-NEIGHBOURING-LOTS
- HAI-SITE-SETBACK-LINE
- HAI-SITE-SIDEWALK_JOINT

SCALE 1:100

0 5 10 15 20 25

MORLEY HOPPNER

COLONNADE BRIDGEPORT

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NOT FOR CONSTRUCTION

F	250214	Releasued for SPC
E	241211	Releasued for ZBA/SPC
D	241101	Releasued for SPC
C	241101	Releasued for ZBLA
B	240920	Issued for ZBLA
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

DRAWING NO. SPA - A1.00

REVISION NO. F

ONTARIO ASSOCIATION OF ARCHITECTS PATRICK J. HOBIN LICENCE 3049

ZBA #D02-02-24-0034
SPA #D07-12-24-0072
#19152

SPA - A1.00- RF- SITE PLAN-SPA