

	ZONING REQUIREMENT	EXISTING	PROPOSED	ZONING BY-LAW REFERENCE NOTES:
1. ZONING DESIGNATION		R4UD D4671 - SUBJECT TO HERITAGE OVERLAY (SEC. 60)		
2. GROSS FLOOR AREA	N/A	283 m ²	283 m ²	
3. LOT AREA	MIN. 225 m ²	386 m ²	386 m ²	
4. LOT WIDTH	MIN. 1.5 m	12.8 m	12.8 m	
5. LOT DEPTH	N/A	30.2 m	30.2 m	
6. LOT COVERAGE	N/A	43 %		
7. BUILDING HEIGHT	MAX. 11 m	7.1 m	10.44 m	
8. FRONT YARD SETBACK (WILBROD STREET)	MIN. 4.5 m	3.94 m	3.25 m	
9. CORNER SIDE YARD SETBACK (COBOURG STREET)	MIN. 4.5 m	0.15 m		
10. INTERIOR SIDE YARD SET BACK (EAST)	1.2 / 0.6 m	2.44 m	1.22 m	
11. REAR YARD SETBACK (NORTH)	MIN. VARIES, MAX. 7.5 m	7.58 m	6.42 m	
11.6 FURTHER YARD ABUTTING INTERIOR LOT LINE AND REAR LOT LINE	MIN. TOTAL AREA EQUAL TO 30% OF LOT WIDTH = 35 m ²	91 m ²		
12. TOTAL LANDSCAPED AREA (SOFT AND HARD LANDSCAPING & ARCHITECTURAL ELEMENTS COMBINED)	30%	35%		
13. PARKING (SPOTS)	1 PER 100 m ² OF GFA = 3.1	2		
14. BYCYCLE PARKING	1 PER 250 m ² OF GFA = 2	0		
15. VEHICLE LOADING SPACE REQUIREMENTS	GFA LESS THAN 350 m ² = 0	0		
16. ACCESSIBLE PARKING SPACE	PUBLIC PARKING AREA LESS THAN 1-19 SPACES = 0	0		

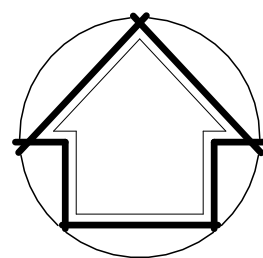
NOTES:
REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS. WHEN DRAWINGS OR NOTES REFERENCE O.B.C. IN ALL CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2012.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH EACH OTHER, SPECIFICATIONS & OTHER CONTRACT DOCUMENTS

- LEGEND:
- 1 EXTERIOR DOOR & WINDOW TAG (SEE SCHEDULE)
 - 1 INTERIOR DOOR TAG (SEE SCHEDULE)
 - W1 EXTERIOR WALL TYPE (SEE A.O.B)
 - P1 INTERIOR PARTITION WALL TYPE (SEE A.O.B)

- LEGEND:
- F1 FLOOR TYPE (SEE A.O.B)
 - R1 ROOF TYPE (SEE A.O.B)
 - P1 POST TYPE (SEE A.O.B)
 - L1 LINTEL TYPE (SEE A.O.B)
 - F1 PAD FOOTING TYPE (SEE A.O.B)
 - W1 WALL FOOTING TYPE (SEE A.O.B)
 - SCD SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19
 - 1 CONSTRUCTION NOTE
 - EXHAUST FAN - VENT TO OUTSIDE

PROJECT NORTH:



BELL
+ASSOCIATES
ARCHITECTURE

186 Pembroke St. E.
Pembroke, ON K8A 3J7
613-629-6988
120 Terence Matthews Cres.
Unit B1, Ottawa, ON K2M 1P7
613-831-9688
info@bell.ca
bellarchitecture.ca

VERSION NO.

1

SEAL:

NOTES:
• ALL CONTRACTORS MUST COMPLY WITH ALL CODES & BYLAWS HAVING JURISDICTION
• IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCEMENT.
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REVISIONS		
NO	ITEM	DATE
1	ISSUED -SITE PLAN APPLICATION	08/09/2025

PROJECT
231 COBOURG STREET, OTTAWA, ONTARIO

CLIENT
UGANDA HIGH COMMISSION

DRAWING
SITE PLAN

SCALE AS INDICATED
DRAWN BY ETY
DATE 07 JAN 23
CHKD BY TJG
APPRD BY JCB
PROJECT NO. 220-31
SHEET NO.

A.1