

LEGAL DESCRIPTION
 PIN 041930192; JG NPT TWP LOT 18

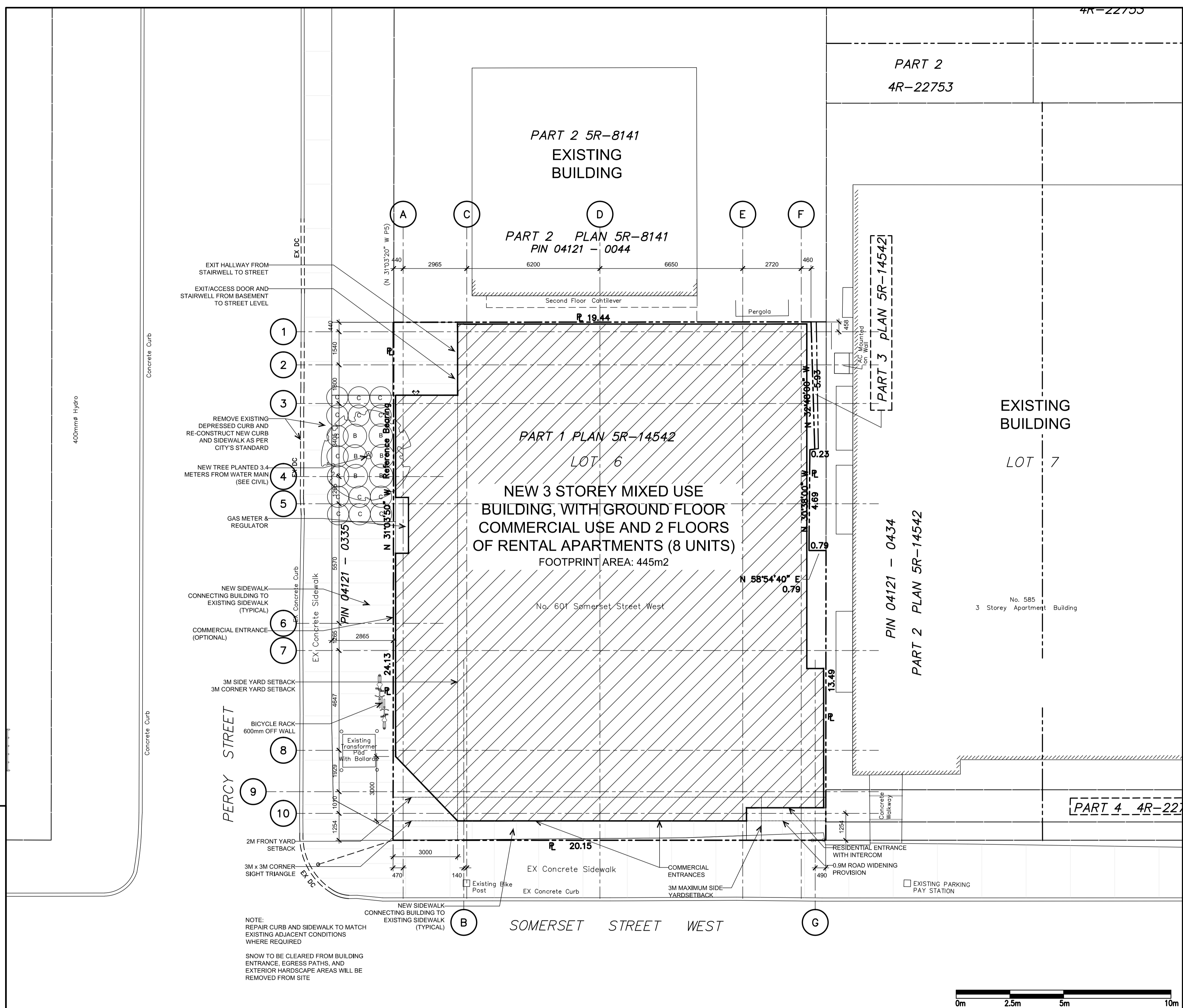
ZONING SUMMARY	REQUIRED	PROVIDED
Minimum Lot Area:	No Minimum	478.63 m ²
Minimum Lot Width:	No Minimum	20.14 m
Building Height:	15 m	11 m
Maximum FSI:	No Maximum	-
Minimum width of landscaped area	No Minimum	-
Amenity Space	None Required	-
A minimum area of ground floor facade facing the main street, must comprise transparent windows and active entrances	50%	43.6%*
YARDS		
(Max) Front Yard	2 m	0 m
Rear Yard	No Minimum	0 m
Corner Yard	3 m	0 m*
Corner Sight Triangle	3m x 3m	3m x 3m
(Max) Interior Side Yard	3 m	0 m
(Min) Interior Side Yard	No Minimum	0 m
TM (L4) ZONE		
Max GFA of Retail Use	225 m ²	263 m ² *
Minimum Building Height within 20 Meters of Front Lot Line [Section 197(g)(i)]	6.7m	5 m**
VEHICLE & BICYCLE PARKING		
Mixed-use building	No off-street motor vehicle parking	
Visitor parking spaces	0	0
Residential Bicycle (0.50 per dwelling)	8 units x 0.5 = 4.5	8
Commercial Bicycle (1 per 250 m ²)	2	2
*Minor Variance Required - Confirmed as Granted in Full-Force and Effect Committee of Adjustment File #D08-02-17/A-00319		
**Minor Variance Required - Re-issued for Committee of Adjustment Feb.07, 2018		

LANDSCAPE - PLANTS	
A	1 Ivory Silk Japanese Tree Lilac (<i>Syringa reticulata</i>) 60mm cal. Balled and Burlapped Condition Tree Form.
B	6 Annabelle Hydrangea (<i>Hydrangea arborescens</i>) 5 gallon pot potted condition Plant 1 meter O.C.
C	15 Strawberries and Cream Ribbon Grass (<i>Phalaris arundinacea</i>) 2 gallon pot potted condition.

LEGEND

- 1HR FIRE-RATE SEPARATION TO FLOOR & WALL . REFER ALSO TO FLOOR PLANS
- WINDOW TYPE, REFER TO WINDOW SCHEDULE
- PARTITION TYPE
- DOOR TAG
- COMPACTED FILL OVER EXISTING FOUNDATIONS
- SIAMESE CONNECTION
- EX DC EXISTING DEPRESSED CURB
- FAP FIRE ANNUNCIATION PANEL
- RD ROOF DRAIN

GENERAL NOTE: ALL AREAS ARE APPROXIMATE



APPROVED REFUSED
 THIS DAY OF _____, 20____
 DOUGLAS JAMES, MCIP, RPP, MANAGER
 DEVELOPMENT REVIEW, CENTRAL BRANCH

no.	date	revision / issue	by
6	Feb.23, 2018	Re-Issue for Minor Site Plan Control Application	A.L.
5	Feb.07, 2018	Re-Issue for Minor Variance	A.L.
4	Jan.19, 2018	Re-Submission for Site Plan Control Application	A.L.
3	Dec.22, 2017	Building Permit Submission	A.L.
2	Nov.1, 2017	Re-Submission for Site Plan Control Application	A.L.
1	Aug.1, 2017	Issued for Site Plan Control Application	A.L.

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north point

professional stamp

project title
601 SOMERSET STREET WEST
 Ottawa Ontario

drawing title	
SITE PLAN / LANDSCAPE PLAN	
date Feb. 07, 2018	job.no. 1716
scales 1:100	drawing no. A001
drawn	
approved	
plot date	

1 DO NOT SCALE THIS DRAWING.
 2 CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.
 3 THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL.