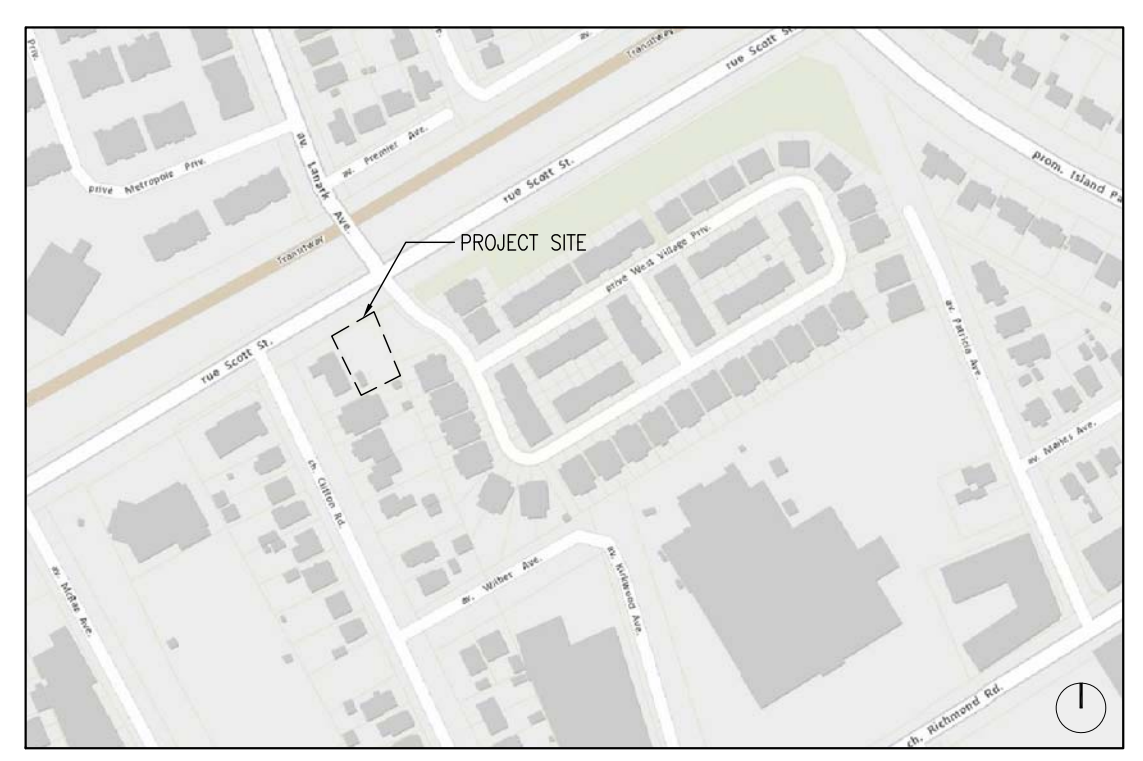


2 SITE PLAN
SP-01 SCALE: 1:75



SITE & PROJECT STATISTICS

GENERAL INFORMATION	
Zoning:	RS(1195)(H18)
Min. Lot Area:	No Minimum
Min. Lot Width:	22.5 m
Max. Building Height:	18 m
Min. Front Yard:	3m
Min. Rear Yard:	7.5m
Min. Int. Side Yard:	East side: 7.5m West side: 1.5m (closer than 21m from front lot line) and 6m (further than 21m from front lot line)

PROJECT STATISTICS

Lot Area:	642 m ²
Lot Width:	22 m
Building Height:	36.6 m
Front Yard:	0.5 m
Rear Yard:	16.5m for Ground Level 9.1m for Levels 02-08 10.6m for Levels 09-12
Int. Side Yard:	0.9m
Total Number of Units:	48

PARKING CALCULATION
As per Section 101

Required Parking:	22 spaces
Section 101 (2)	
Where Area From Schedule 1a	
Total Parking Provided:	9 spaces

VISITOR PARKING CALCULATION
As per Section 102

Required Visitor Parking:	4 spaces
0 spaces for first 12 units - Section 100(2)	
0.7 spaces/unit for 44 units - Table 102	
Total Parking Provided:	4 spaces

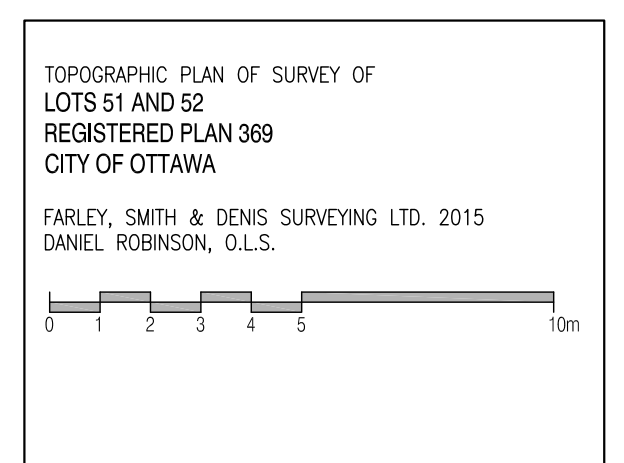
BICYCLE PARKING CALCULATION
As per Table 11A

Required Parking:	28 spaces
0.5 spaces/unit (11 ABW)	
Total Parking Provided:	32 spaces

AMENITY AREA CALCULATION
As per Table 107

Total Amenity Area Req'd:	336 m ²
6m ² /unit	
Communal Amenity Req'd:	168 m ²
Min of 50% of Total Amenity Area	
Private Amenity Area:	363.5 m²
Level 01 (0 m ²)	
Level 02 (15.5 m ²)	
Level 03 (15.5 m ²)	
Level 04 (15.5 m ²)	
Level 05 (15.5 m ²)	
Level 06 (15.5 m ²)	
Level 07 (15.5 m ²)	
Level 08 (15.5 m ²)	
Level 09 (44.5 m ²)	
Level 10 (44.5 m ²)	
Level 11 (44.5 m ²)	
Level 12 (44.5 m ²)	
Communal Amenity Area:	161 m²
Roof Terrace (22 m ²)	
Roof Lounge (39 m ²)	
Total Amenity Area:	524.5 m²

STATISTICS
SCALE: NTS



SURVEY INFO
SCALE: NTS

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- FIRE HYDRANT
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- BICYCLE PARKING
- POST & RING BICYCLE RACK

LEGEND
SCALE: NTS

ADDITIONAL INFORMATION:

Owner Information 249505 Ontario Inc. 88 Spadina Avenue Ottawa, ON K1Y 2C1	Civil Engineer: Kobus Associates Engineers 210 Prescott Street - Unit 1 Kemptville, ON K0G 1J0
Applicant Information Dan Nixon 88 Spadina Avenue Ottawa, ON K1Y 2C1 (613) 233-4210	Architect: Project1 Studio Inc. 260 St. Patrick Street - Suite 300 Ottawa, ON K1N 9K5
Contractor Information Independent Development Group Ltd. 88 Spadina Avenue Ottawa, ON K1Y 2C1 (613) 233-4210	Landscape Architect: John Wright 200 - 1960 Scott Street Ottawa ON K1Z 8L8

AGENT INFORMATION
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 exposed 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.



REVISION RECORD

ISSUED FOR SITE PLAN CONTROL	2017-09-01
ISSUED FOR COORDINATION	2017-08-17
ISSUED FOR COORDINATION	2017-08-16
ISSUED FOR COORDINATION	2017-08-11
ISSUED FOR COORDINATION	2017-08-03

ISSUE RECORD



1946 SCOTT
1946 Scott Street
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1715	SP-01	LB	RMK

SITE PLAN & STATISTICS

SP-01