

1 LOCATION PLAN
SP-01 SCALE: NTS

SITE & PROJECT STATISTICS

GENERAL INFORMATION	
229m ²	REB11953(118)
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:	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:	28 m
Front Yard:	0 m
Rear Yard:	16.5m for Ground Level 4.2m for Level 02 Terrace 7.5m for Levels 02-04 8m for Levels 05-06 10.5m for Levels 07-09
Int. Side Yard:	0.9m
Total Number of Units:	49

PARKING CALCULATION	
As per Section 101	
Required Resident Parking:	19 spaces
Section 101 (2)	
Within Area 7 on Schedule 1a	
Resident Parking Provided:	9 spaces

VISITOR PARKING CALCULATION	
As per Section 102	
Required Visitor Parking:	4 spaces
0 spaces for first 12 units - Section 102(2)	
0.1 spaces/unit for 3.7 units - Table 102	
Visitor Parking Provided:	4 spaces
TOTAL PARKING PROVIDED:	13 SPACES

BICYCLE PARKING CALCULATION	
As per Table 1114	
Required Parking:	24 spaces
0 spaces/lot (11A6)(ii)	
Total Parking Provided:	50 spaces

AMENITY AREA CALCULATION	
As per Table 137	
Total Amenity Area Rec'd:	294 m ²
6m/Unit	
Communal Amenity Rec'd:	147 m ²
Min of 50% of Total Amenity Area	
Private Amenity Area:	278.8 m ²
Level 01 (0 m ²)	
Level 02 (04.4 m ²)	
Level 03 (17.6 m ²)	
Level 04 (17.6 m ²)	
Level 05 (24.1 m ²)	
Level 06 (17.6 m ²)	
Level 07 (81.3 m ²)	
Level 08 (43.1 m ²)	
Level 09 (43.1 m ²)	
Communal Amenity Area:	133.8 m ²
Roof Terrace (133.8 m ²)	
Total Amenity Area:	412.6 m ²

LANDSCAPE AREA CALCULATION	
As per Table 137	
Lot Area:	643 m ²
Landscape Area Provided:	139.7 m ²
Level 01 (09.8 m ²)	
Level 02 (18.6 m ²)	
Level 03 (10.2 m ²)	
Level 07 (3.3 m ²)	
Roof Terrace (87.3 m ²)	
% of Landscaped Area:	22.0%

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.

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2 SITE PLAN
SP-01 SCALE: 1:75

ADDITIONAL INFORMATION:

Owner Information
249339 Ontario Inc.
88 Spadina Avenue
Ottawa, ON K1Y 2C1

Applicant Information
Dan Nixon
88 Spadina Avenue
Ottawa, ON K1Y 2C1
(613) 233-4210

Contractor Information
Independent Development Group Ltd.
88 Spadina Avenue
Ottawa, ON K1Y 2C1
(613) 233-4210

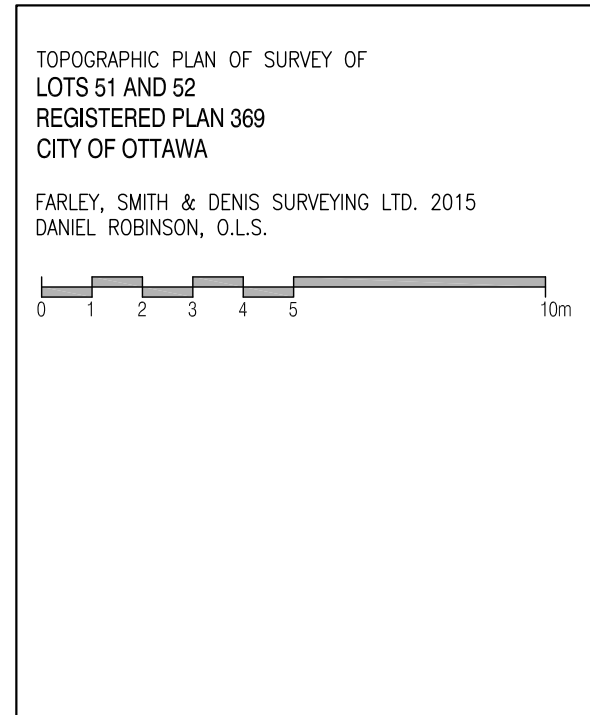
Civil Engineer:
Kallard Associates Engineers
210 Prescott Street - Unit 1
Kemptville, ON K0G 1J0

Architect:
Project1 Studio Inc.
260 St. Patrick Street - Suite 300
Ottawa, ON K1N 5K5

Landscape Architect:
John Wright
300 - 1860 Scott Street
Ottawa ON K1Z 8L8

SITE PLAN SYMBOLS LEGEND

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



AGENT INFORMATION
SCALE: NTS

LEGEND
SCALE: NTS

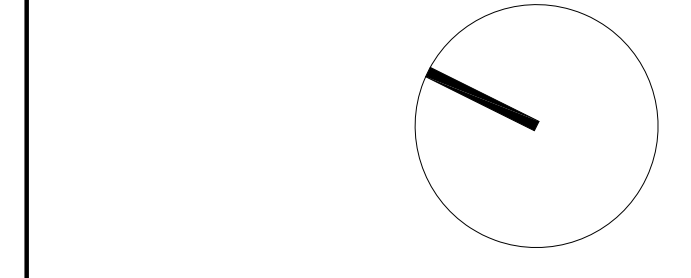
SURVEY INFO
SCALE: NTS

STATISTICS
SCALE: NTS

REVISION RECORD

REVISION	DATE
RE-ISSUED FOR SITE PLAN CONTROL	2018-02-07
ISSUED FOR COORDINATION	2018-02-02
ISSUED FOR COORDINATION	2018-01-29
ISSUED FOR COORDINATION	2018-01-26
ISSUED FOR COORDINATION	2018-01-10
ISSUED FOR COORDINATION	2018-01-02

ISSUE RECORD



1946 SCOTT
1946 Scott Street
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1715	SP-01	LB	RMK

SITE PLAN & STATISTICS

SP-01