

2 LOCATION PLAN
SP-01 SCALE: 1:3

TOPOGRAPHIC PLAN OF SURVEY OF
PART 1 PLAN OF
PART OF LOTS 15 & 16
REGISTERED PLAN 222
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2017

3 SURVEY INFO
SP-01 SCALE: 1:1

SITE PLAN SYMBOLS LEGEND

△ BUILDING ENTRANCE
▲ BUILDING EXIT

4 SYMBOLS LEGEND
SP-01 SCALE: 1:1

STATISTICS AND ZONING INFORMATION

ZONING DESIGNATION: TM9 [1736] H15

BICYCLE PARKING CALCULATION
As per Table 111A

Dwelling Units: 44
Required Parking: 22 spaces
0.5sp/dwelling unit [111A(b)]

Total Parking Provided: 24 spaces

PARKING CALCULATION
As per Section 101 & Section 102

Parking Space Rate Area: Area C

Mixed-Use Building: 44 units
Required Parking: 44 spaces
1 space/unit
Parking Provided: 44 spaces

Visitor Parking:
Required Parking: 9 spaces
0.2 spaces/unit
Parking Provided: 9 spaces

Retail Parking:
Required Parking: 9 spaces
No parking for first 150m²
2.5 spaces/100m² (275m²)
Parking Provided: 9 spaces

Total Required Parking: 62 spaces
Total Parking Provided: 62 spaces

AMENITY AREA CALCULATION
As per Table 137

Total Amenity Area Req'd: 282 m²
6m²/unit

Communal Amenity Req'd: 141 m²
50% of Amenity Area

Communal Amenity Provided: 145 m²
Rooftop Amenity Space: 145 m²

Private Amenity Provided: 352 m²

Total Amenity Area Provided: 499 m²

GROSS BUILDING AREA CALCULATION

GROUND LEVEL: 12,475 sqft
SECOND LEVEL: 12,175 sqft
THIRD LEVEL: 12,175 sqft
FOURTH LEVEL: 11,200 sqft

TOTAL AREA: 48,025 sqft

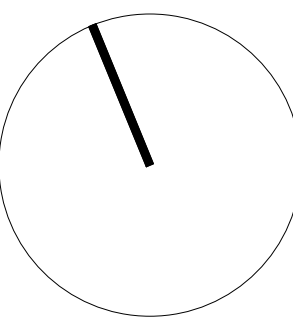
5 ZONING
SP-01 SCALE: 1:1

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ISSUED FOR SITE PLAN CONTROL	2019-01-17
ISSUED FOR COORDINATION	2019-01-04
ISSUED FOR COORDINATION	2019-01-03
ISSUED FOR COORDINATION	2018-12-21
ISSUED FOR COORDINATION	2018-12-12
ISSUED FOR COORDINATION	2018-09-19

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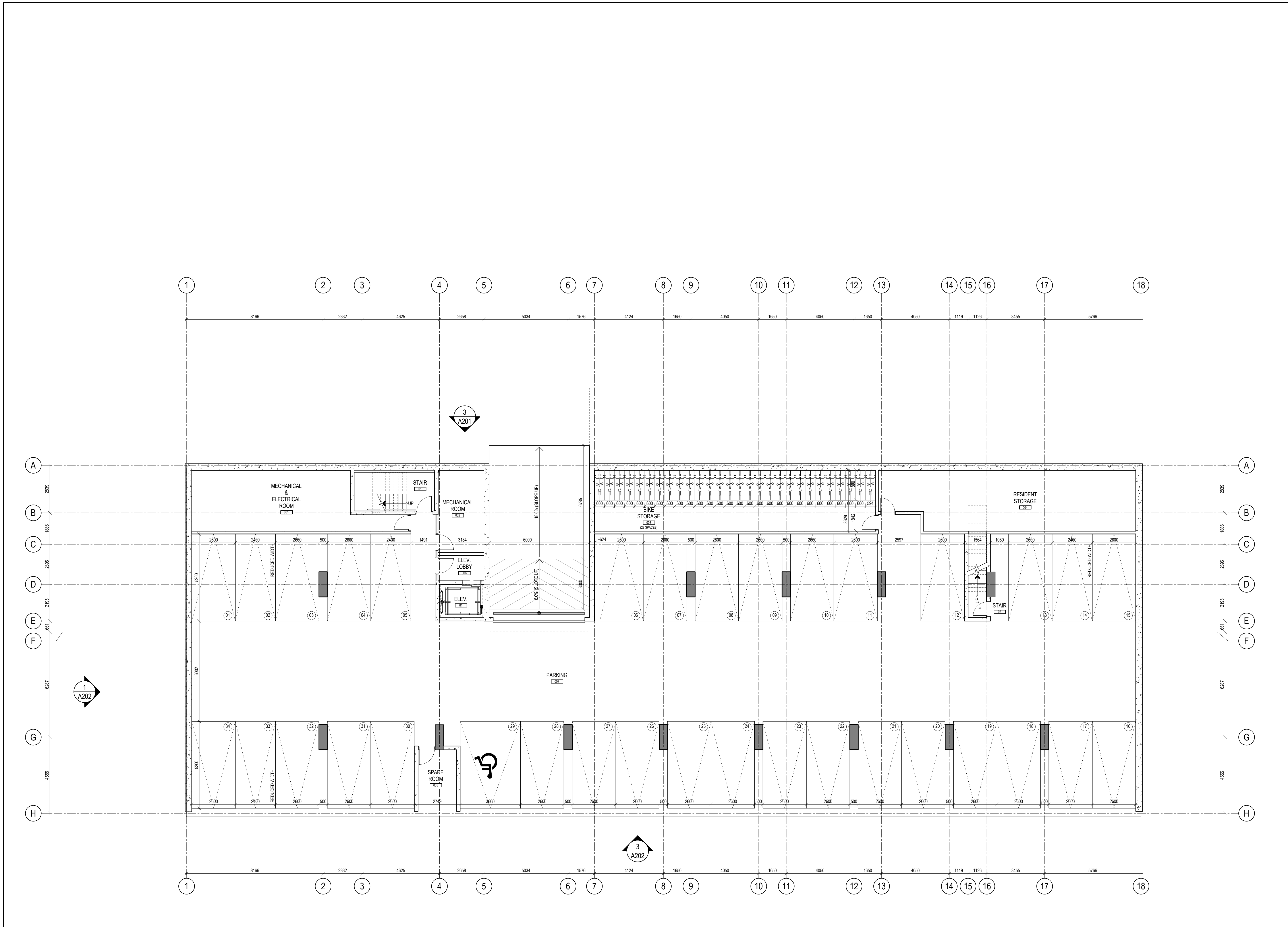
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PROJ	SCALE	DRAWN	REVIEWED
1811	NOTED	SP	RMK

SITE PLAN

SP-01

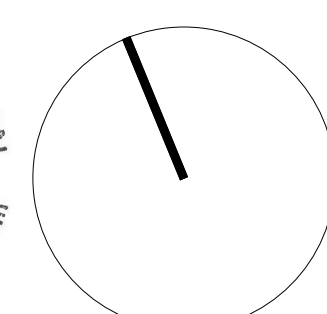


1 LEVEL P1
A100 SCALE: 1:100

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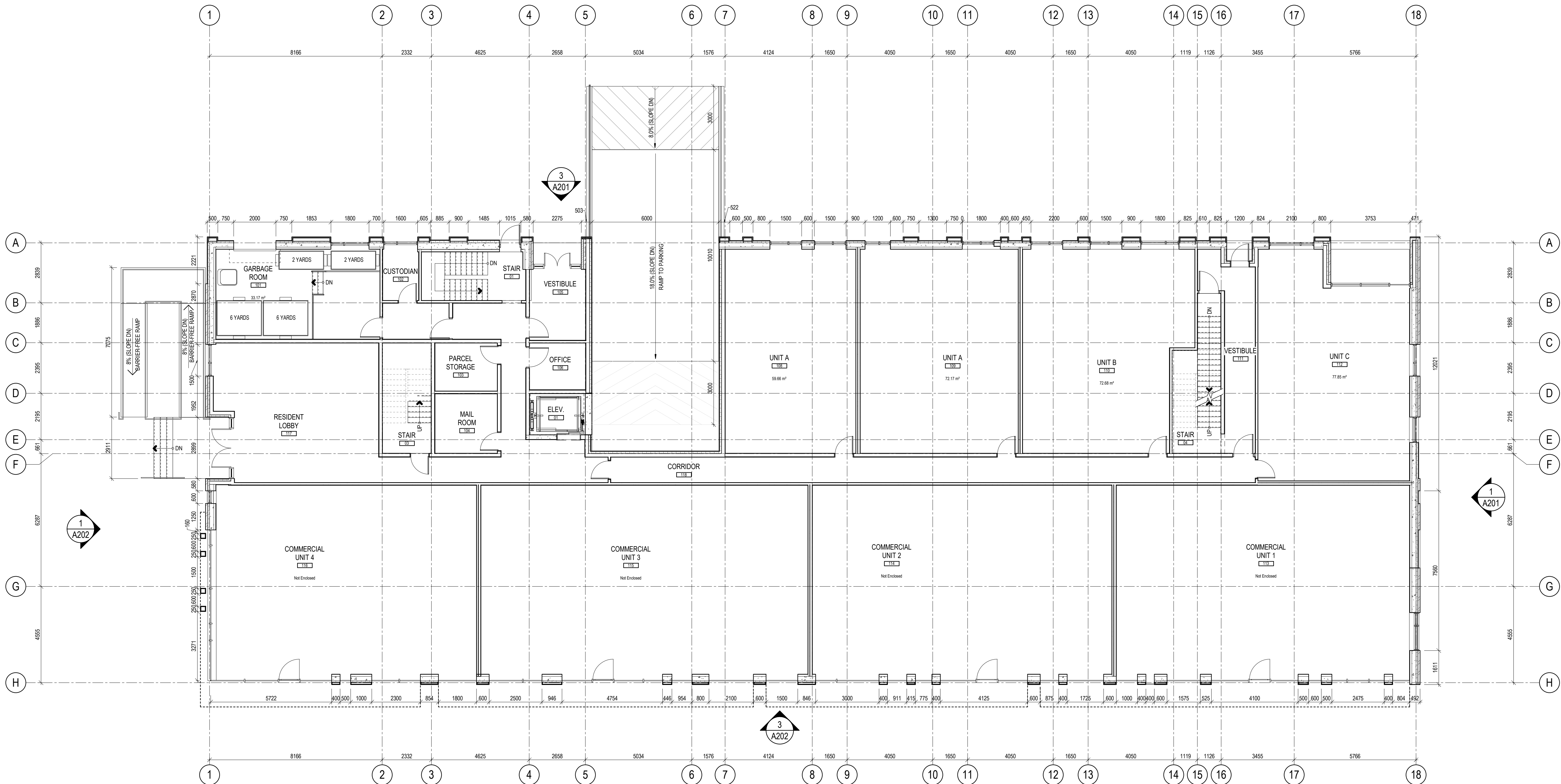
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MIXED USE BUILDING - LEVEL
P1 - FLOOR PLAN

A100

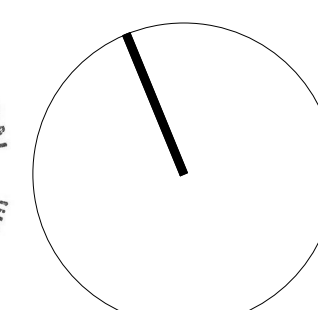


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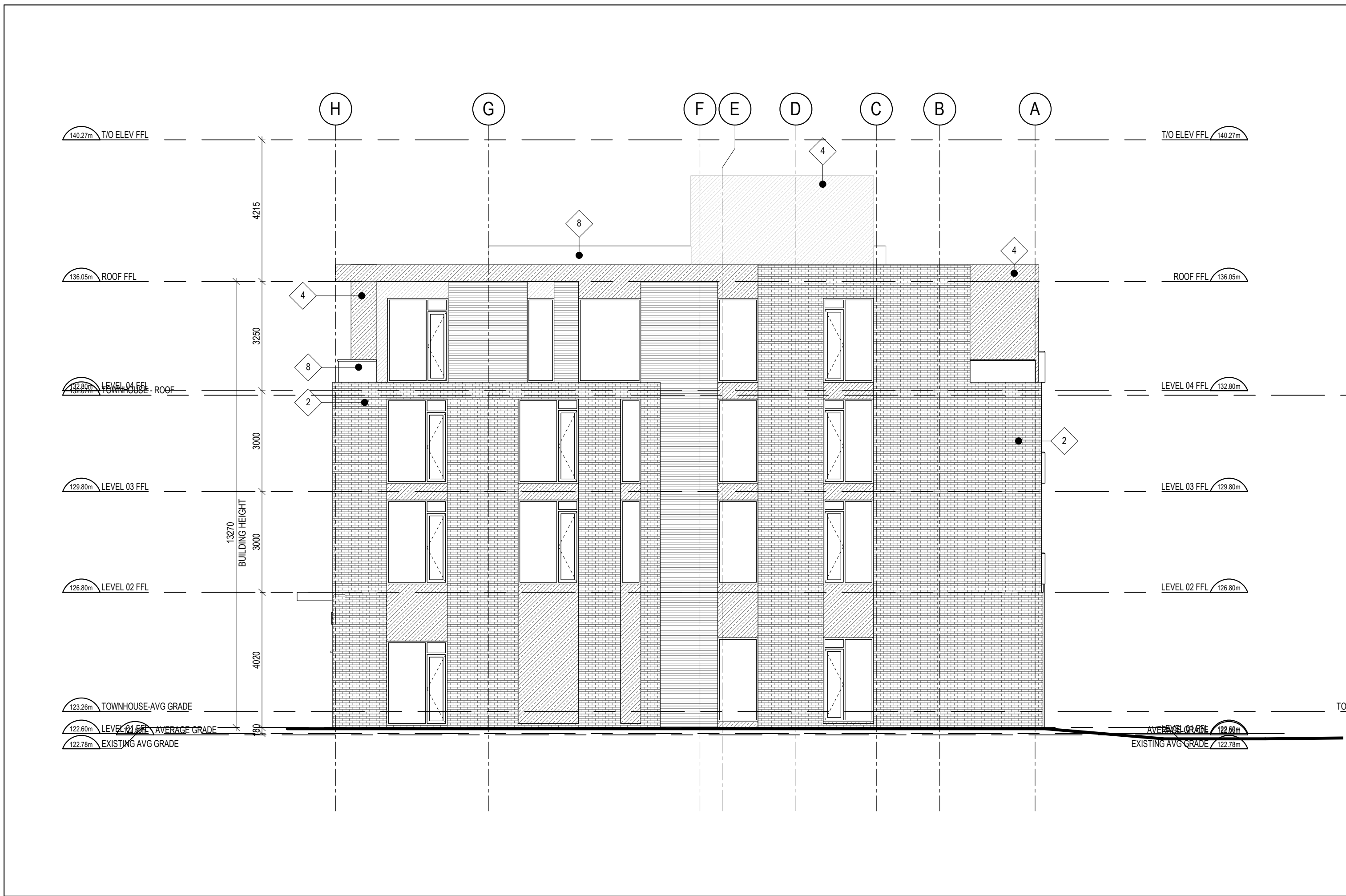
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MIXED USE BUILDING - LEVEL
01 - FLOOR PLAN

A101



1 EAST ELEVATION
A201 SCALE: 1:100



3 NORTH ELEVATION
A201 SCALE: 1:100

7	NAME: ? DESCRIPTION: ? TYPE: ?
2	NAME: BRICK DESCRIPTION: GREY TYPE: BR-1
3	NAME: FIBRE CEMENT PANEL DESCRIPTION: LIGHT GREY TYPE: FC-1
4	NAME: FIBRE CEMENT PANEL DESCRIPTION: DARK GREY TYPE: FC-2
5	NAME: STONE DESCRIPTION: ARRISCRAFT TYPE: ST-1
6	NAME: WOOD DESCRIPTION: CEDAR TYPE: WD-1
7	NAME: STEEL SIDING DESCRIPTION: DARK GREY TYPE: SD-1
8	NAME: CLEAR GLASS DESCRIPTION: with ALUMINUM GUARDRAIL TYPE: G-1

2 CLADDING LEGEND
A203 SCALE: 1:50

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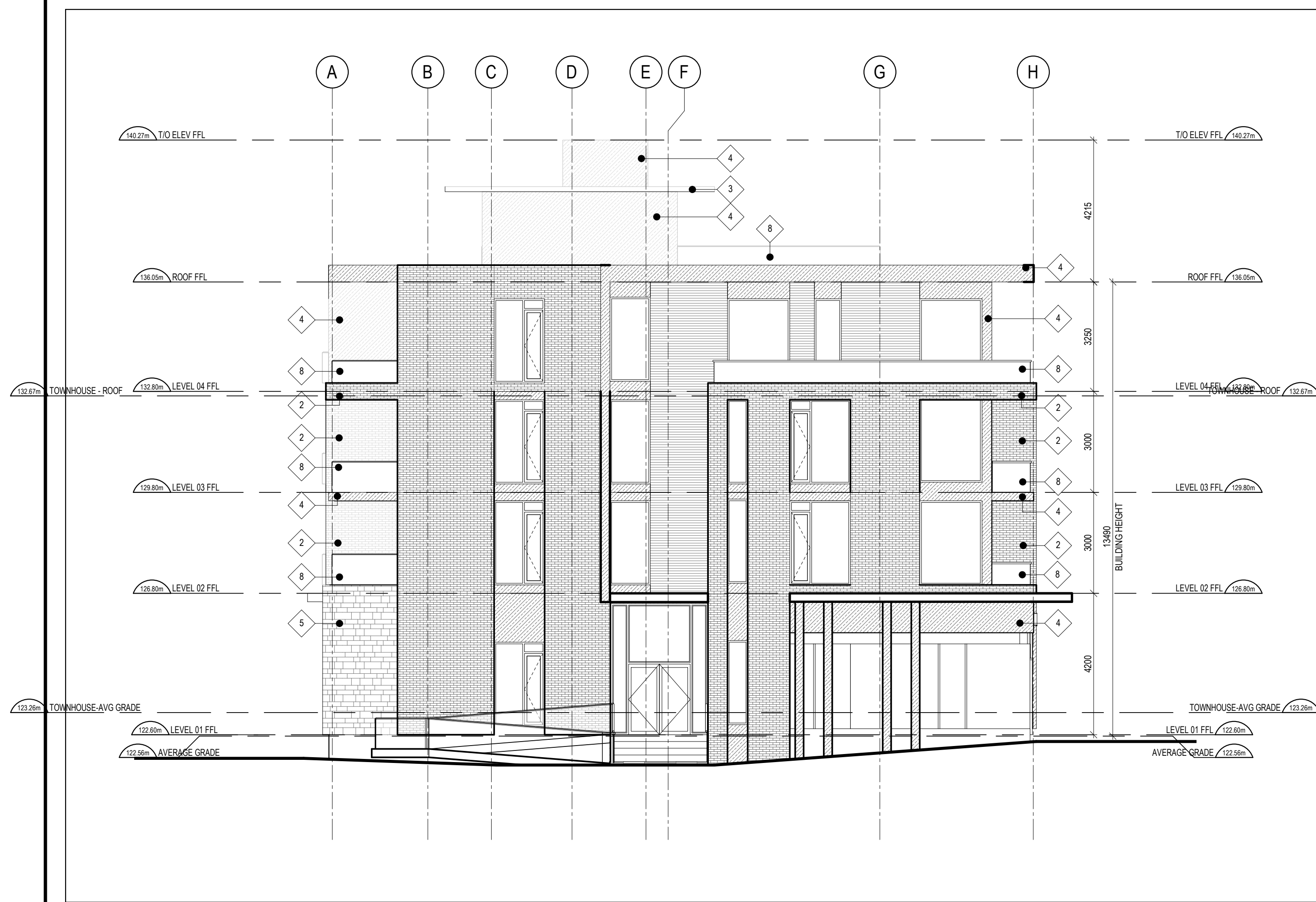
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MIXED USE BUILDING - EAST
and NORTH ELEVATION

A201



1 WEST ELEVATION
A202 SCALE: 1:100



3 SOUTH ELEVATION
A202 SCALE: 1:100

1	NAME: ? DESCRIPTION: ? TYPE: ?
2	NAME: BRICK DESCRIPTION: GREY TYPE: BR-1
3	NAME: FIBRE CEMENT PANEL DESCRIPTION: LIGHT GREY TYPE: FC-1
4	NAME: FIBRE CEMENT PANEL DESCRIPTION: DARK GREY TYPE: FC-2
5	NAME: STONE DESCRIPTION: ARRISCRAFT TYPE: ST-1
6	NAME: WOOD DESCRIPTION: CEDAR TYPE: WD-1
7	NAME: STEEL SIDING DESCRIPTION: DARK GREY TYPE: SD-1
8	NAME: CLEAR GLASS DESCRIPTION: with ALUMINIUM GUARDRAIL TYPE: G-1

2 CLADDING LEGEND
A203 SCALE: 1:50

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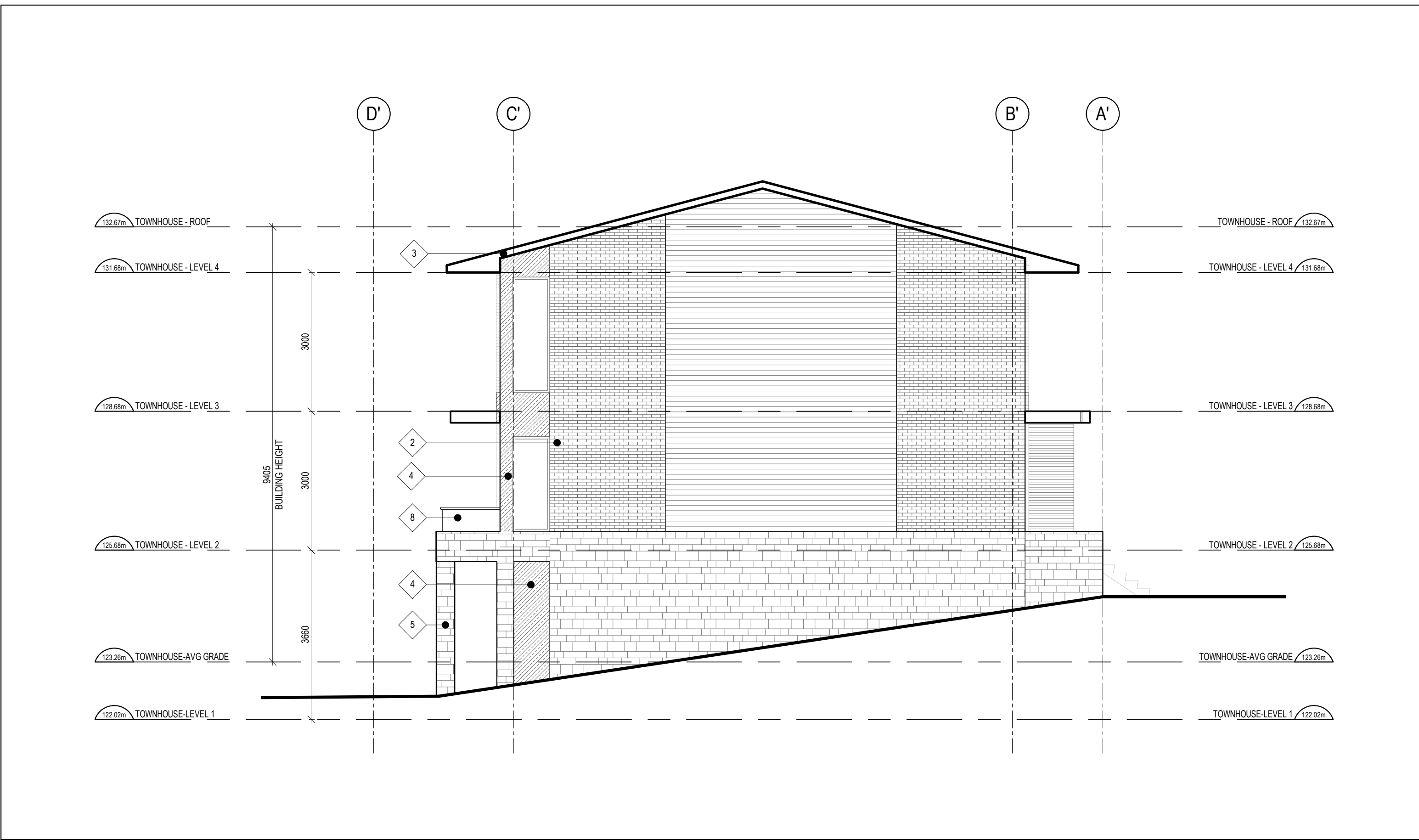
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MIXED USE BUILDING - WEST
AND SOUTH ELEVATION

A202



3 TOWNHOUSES - EAST ELEVATION
A203 SCALE: 1 : 75



5 TOWNHOUSES - NORTH ELEVATION
A203 SCALE: 1 : 75

1	NAME: ? DESCRIPTION: ? TYPE: ?
2	NAME: BRICK DESCRIPTION: GREY TYPE: BR-1
3	NAME: FIBRE CEMENT PANEL DESCRIPTION: LIGHT GREY TYPE: FC-1
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7	NAME: STEEL SIDING DESCRIPTION: DARK GREY TYPE: SD-1
8	NAME: CLEAR GLASS DESCRIPTION: with ALUMINIUM GUARDRAIL TYPE: G-1

2 CLADDING LEGEND
A203 SCALE: 1:50

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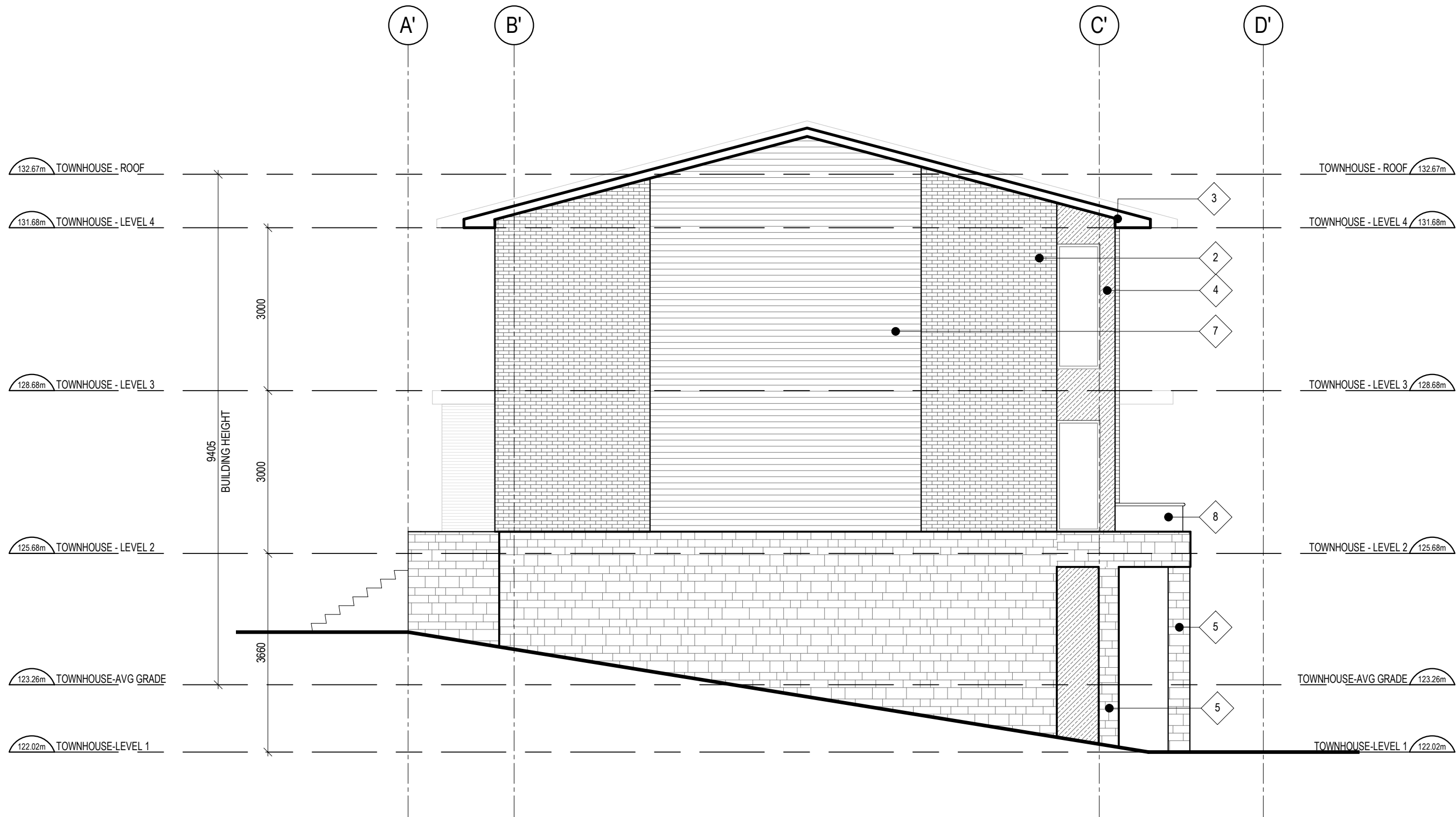
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ROW HOUSES - EAST and
NORTH ELEVATIONS

A203



1 TOWNHOUSES - WEST ELEVATION
A204 SCALE: 1:75



2 TOWNHOUSES - SOUTH ELEVATION
A204 SCALE: 1:75

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DESCRIPTION: GREY
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- NAME: FIBRE CEMENT PANEL
DESCRIPTION: DARK GREY
TYPE: FC-2
- NAME: STONE
DESCRIPTION: ARRISCRAFT
TYPE: ST-1
- NAME: WOOD
DESCRIPTION: CEDAR
TYPE: WD-1
- NAME: STEEL SIDING
DESCRIPTION: DARK GREY
TYPE: SD-1
- NAME: CLEAR GLASS
DESCRIPTION: with ALUMINUM GUARDRAIL
TYPE: G-1

2 CLADDING LEGEND
A203 SCALE: 1:50

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ROW HOUSES - WEST and
SOUTH ELEVATIONS

A204