

**5 SITE PLAN**  
SP-01 SCALE: 1:75



**4 LOCATION PLAN**  
SP-01 SCALE: N.T.S.

SITE & PROJECT STATISTICS	
<b>GENERAL INFORMATION</b>	
Zoning:	GMA F(3.0)
Min. Lot Area:	No minimum
Max. Building Height:	23.5 m for buildings located on properties abutting the South side of Isabella Street
Min. Front Yard:	3 m
Min. Rear Yard:	7.5 m from any portion of a rear lot line abutting a residential zone
Min. Int. Side Yard:	No minimum
<b>PROJECT STATISTICS</b>	
Lot Area:	341.05 m <sup>2</sup>
Building Height:	21.5 m
Front Yard:	3.15 m
Rear Yard:	7.5 m
Int. Side Yard:	0 m
Number of Proposed Units:	19 Units
Retail GFA:	2.59 m <sup>2</sup>
<b>PARKING CALCULATION</b>	
As per Section 101	
Required Parking:	4 spaces
Within Area X on Schedule 1A	0 spaces for first 12 units - Section 101(3)
0.5 spaces / unit for 7 units - Table 101	0 spaces for first 500m <sup>2</sup> non-residential - Section 101(3)(ii)
Total Resident Parking Provided:	0 spaces
<b>VISITOR PARKING CALCULATION</b>	
As per Section 102	
Required Visitor Parking:	1 spaces
Within Area X on Schedule 1A	0 spaces for first 12 units - Section 102(2)
0.1 spaces/unit for 7 units - Table 102	0.1 spaces/unit for 7 units - Table 102
Total Visitor Parking Provided:	0 spaces
<b>BICYCLE PARKING CALCULATION</b>	
As per Table 111A	
Required Residential Parking:	10 spaces
0.5 spaces/unit for 19 units Section 111A(b)(i)	
Required Non-residential Parking:	0 spaces
1 space/1500m <sup>2</sup> of gross floor area 111A(i)	
Total Parking Provided:	20 spaces
<b>AMENITY AREA CALCULATION</b>	
As per Table 137	
Total Amenity Area Req'd:	114 m <sup>2</sup>
6m <sup>2</sup> /unit @ 19units	
Communal Amenity Req'd:	57 m <sup>2</sup>
Min of 50% of Total Amenity Area	
Communal Amenity Provided:	66.4 m <sup>2</sup>
Rear Yard Amenity Spaces:	66.4 m <sup>2</sup>
Private Amenity Area Provided:	71.9 m <sup>2</sup>
Level 01:	15.76 m <sup>2</sup>
Level 02:	8.82 m <sup>2</sup>
Level 03:	10.47 m <sup>2</sup>
Level 04:	8.82 m <sup>2</sup>
Level 05:	8.82 m <sup>2</sup>
Level 06:	10.47 m <sup>2</sup>
Level 07:	8.82 m <sup>2</sup>
Total Amenity Area Provided:	138.3 m <sup>2</sup>
<b>GROSS FLOOR AREA CALCULATION</b>	
Level 01:	69.60 m <sup>2</sup>
Level 02:	153.41 m <sup>2</sup>
Level 03:	153.03 m <sup>2</sup>
Level 04:	153.03 m <sup>2</sup>
Level 05:	151.20 m <sup>2</sup>
Level 06:	151.20 m <sup>2</sup>
Level 07:	151.20 m <sup>2</sup>
Gross Floor Area:	982.67 m <sup>2</sup>
Lot Area:	341.05 m <sup>2</sup>
Floor Space Index:	3
Permitted Gross Floor Area:	1023.15 m <sup>2</sup>
Proposed Gross Floor Area:	982.67 m <sup>2</sup> (2.88 FSI)

**2 ZONING**  
SP-01 SCALE: N.T.S.

PLAN OF SURVEY OF  
LOT 32  
REGISTERED PLAN 35403  
CITY OF OTTAWA  
H.K.KEN SHIPMAN SURVEYING LTD. 2019

**SURVEY INFO**  
SCALE: N.T.S.

**SITE PLAN SYMBOLS LEGEND**

	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	UTILITY POLE
	SIAMESE CONNECTION
	EXISTING ELEVATION

**SYMBOLS LEGEND**  
SCALE: N.T.S.

**KEYNOTE LEGEND**  
SCALE: N.T.S.

1	EXISTING BOARD FENCE
2	INTERLOCKING CONCRETE PAVERS
3	EXISTING POWER LINE TERMINATES AT EXISTING UTILITY POLE
4	EXISTING CATCH BASIN
5	EXISTING METAL SIGN POST
6	35 m TO FIRE HYDRANT
7	EXISTING AC UNIT
8	WOOD PRIVACY SCREEN

**KEYNOTE LEGEND**  
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**ISSUE RECORD**

6	ISSUED FOR SITE PLAN CONTROL	2020-04-09
4	ISSUED FOR COORDINATION	2020-02-11
3	ISSUED FOR COORDINATION	2020-01-28
2	ISSUED FOR COORDINATION	2020-01-22
1	ISSUED FOR COORDINATION	2019-11-20



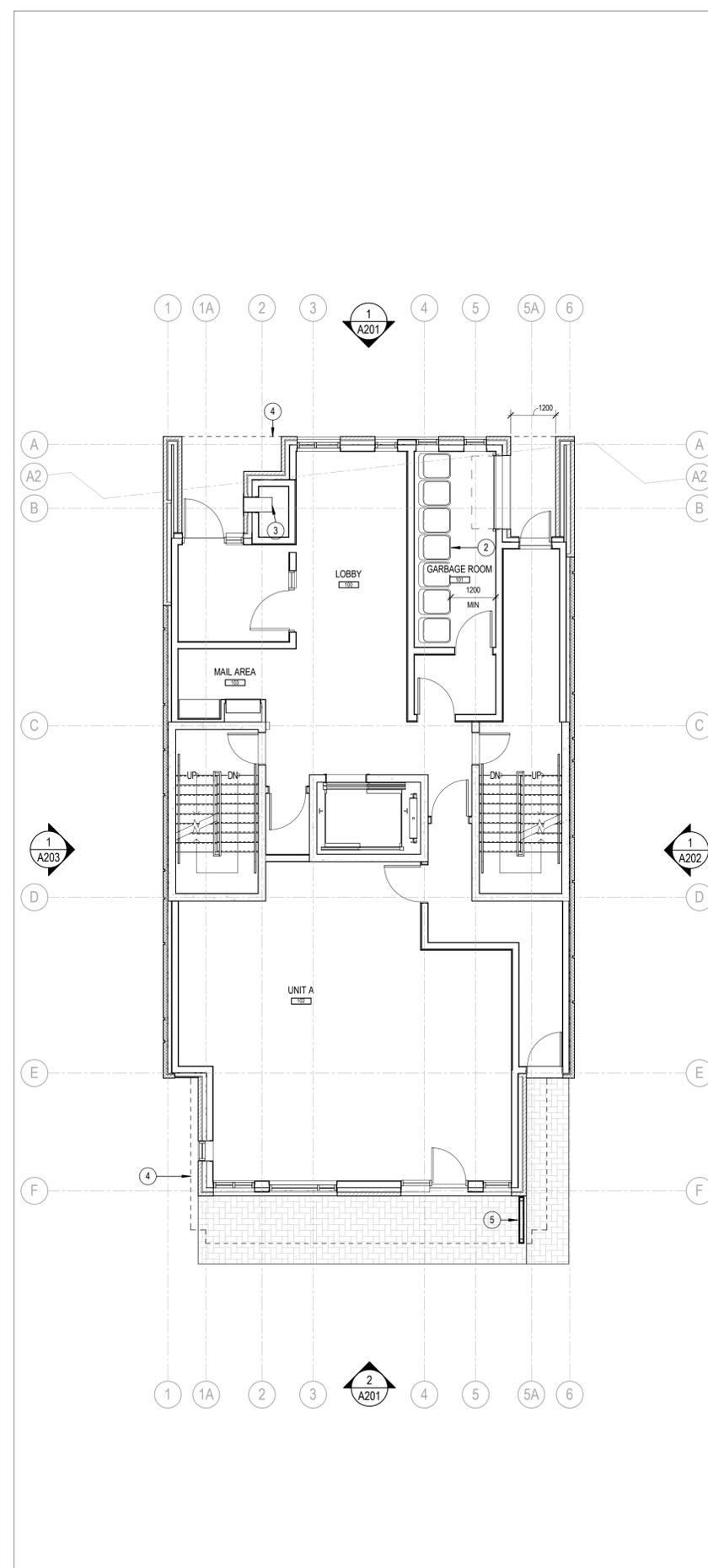
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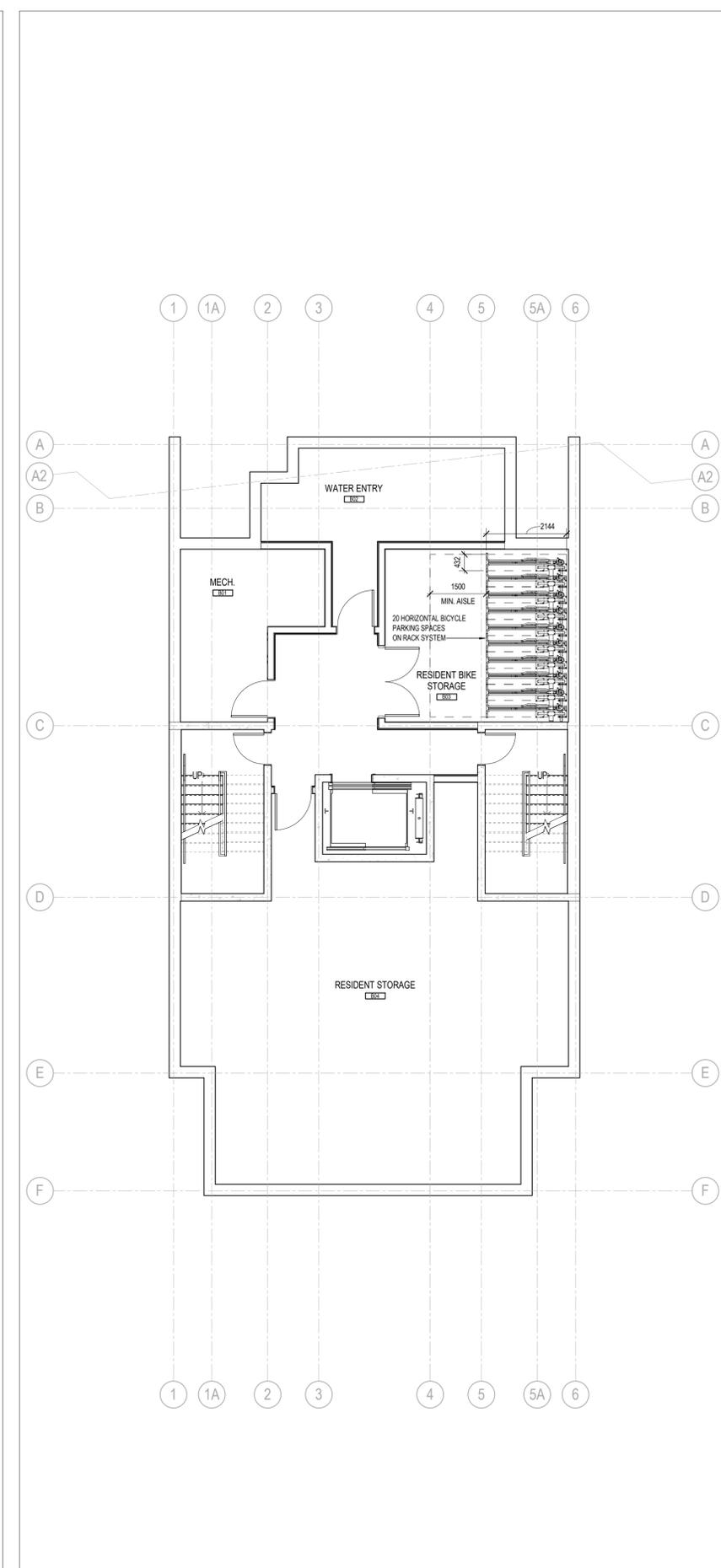
PROJ	SCALE	DRAWN	REVIEWED
1912	NOTED	AP	RMK

**SITE PLAN**

**SP-01**



**2**  
A100 LEVEL 01 - FLOOR PLAN  
SCALE: 1 : 75



**1**  
A100 BASEMENT - FLOOR PLAN  
SCALE: 1 : 75

FLOOR PLANS PROVIDED FOR INFORMATION PURPOSES ONLY

- 1 SCUPPER
- 2 360 L WASTE COLLECTION BIN
- 3 BANK MACHINE
- 4 LINE OF BUILDING ABOVE
- 5 WOOD PRIVACY SCREEN

**KEYNOTE LEGEND**  
SCALE: N.T.S.

**UNIT AREAS**

LEVEL	NAME	AREA (SQUARE METERS)	AREA (SQUARE FEET)
LEVEL 01	UNIT A - 2 BED + DEN	75.57 m <sup>2</sup>	813.44 ft <sup>2</sup>
LEVEL 02	UNIT B - 2 BED	78.93 m <sup>2</sup>	849.55 ft <sup>2</sup>
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 4 ISSUED FOR COORDINATION 2020-02-11  
 3 ISSUED FOR COORDINATION 2020-01-28  
 2 ISSUED FOR COORDINATION 2020-01-22

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1912	1 : 75	AP	RMK

**BASEMENT & LEVEL 01 - FLOOR PLANS**

**A100**

GENERAL ARCHITECTURAL NOTES:

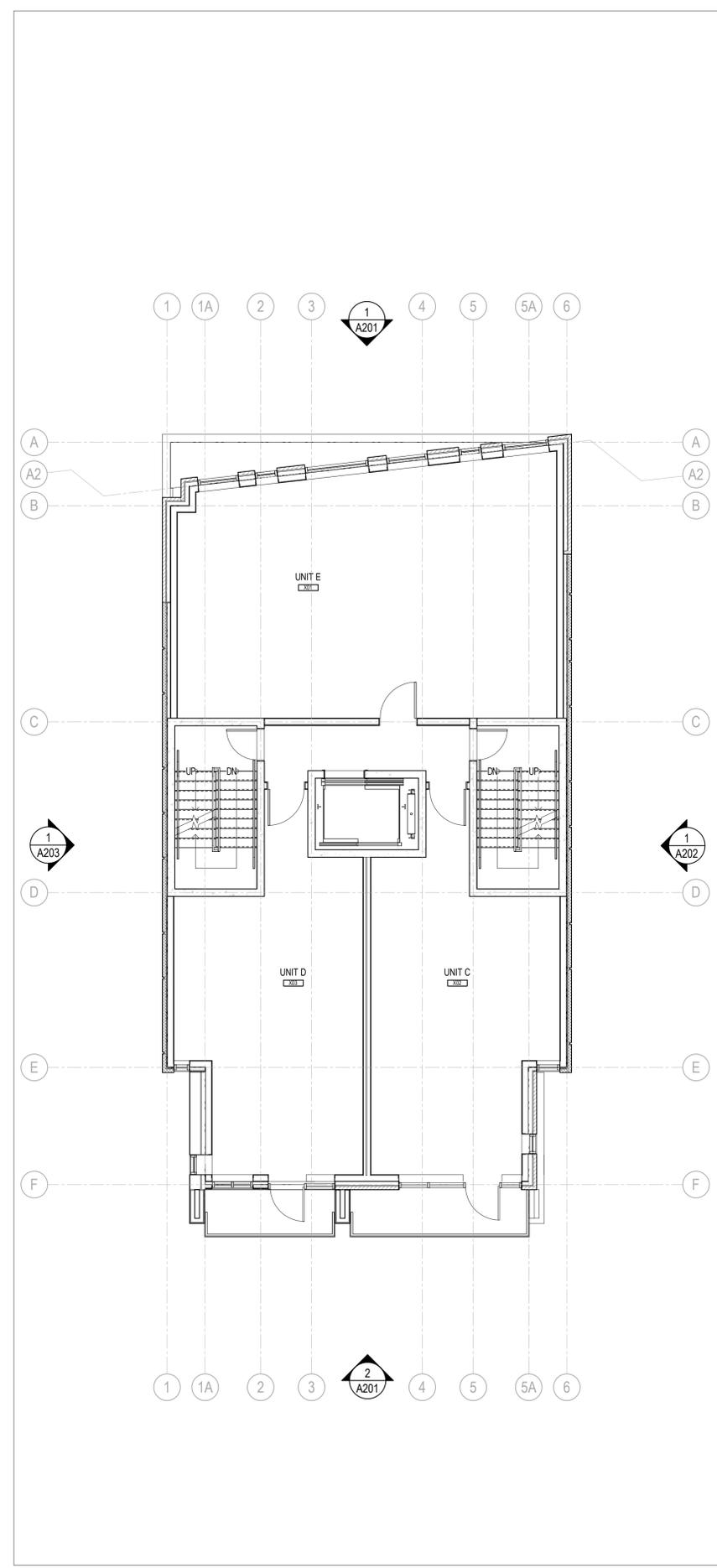
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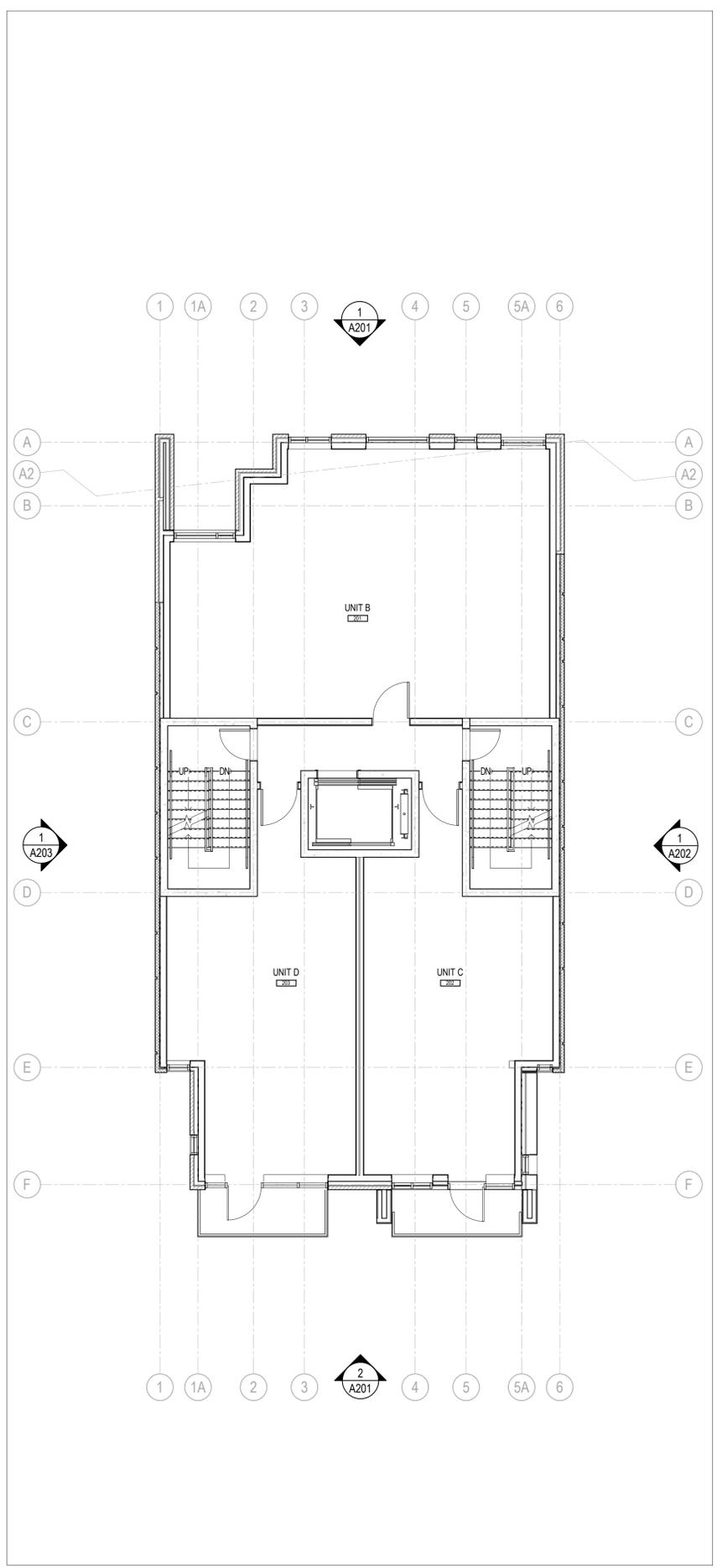
- 1 SCUPPER
- 2 360 L WASTE COLLECTION BIN
- 3 BANK MACHINE
- 4 LINE OF BUILDING ABOVE
- 5 WOOD PRIVACY SCREEN

KEYNOTE LEGEND  
SCALE: N.T.S.

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LEVEL 01	UNIT A - 2 BED + DEN	75.57 m <sup>2</sup>	813.44 R <sup>2</sup>
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2 LEVELS 03-04 - FLOOR PLANS  
A101 SCALE: 1:75



1 LEVEL 02 - FLOOR PLAN  
A101 SCALE: 1:75

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3 ISSUED FOR COORDINATION 2020-01-28  
2 ISSUED FOR COORDINATION 2020-01-22

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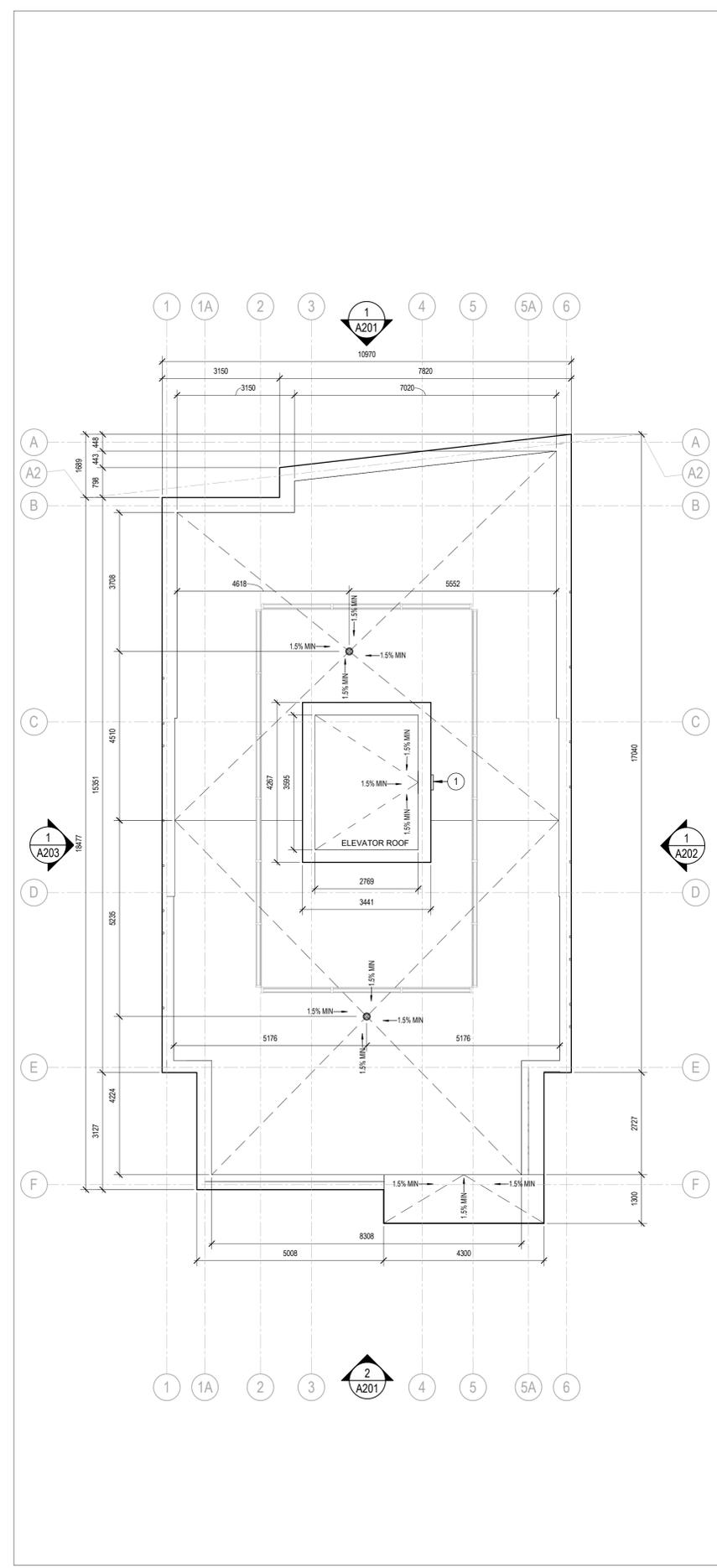
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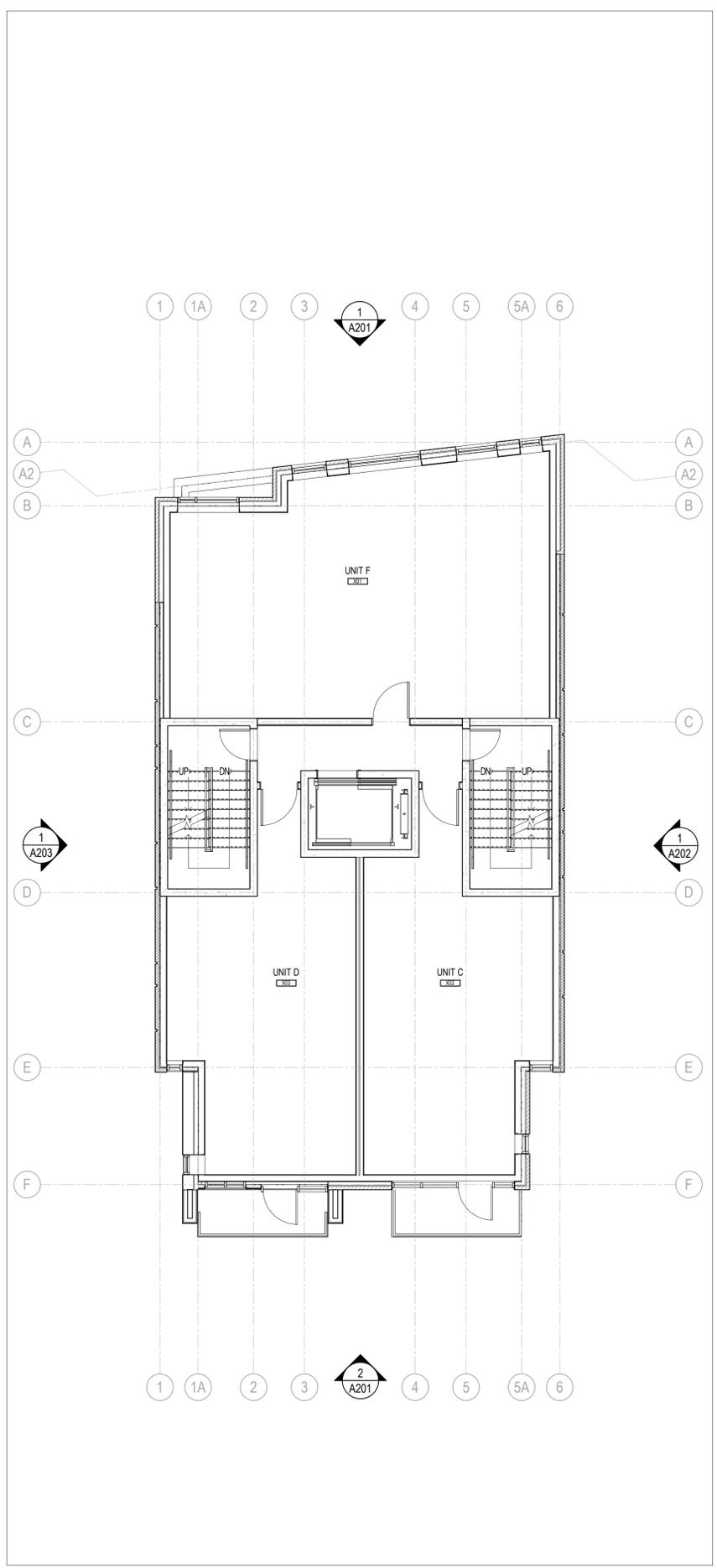
PROJ 1912 SCALE 1:75 DRAWN AP REVIEWED RMK

LEVEL 02 & 03-04 - FLOOR PLANS

A101



2 ROOF PLAN  
A102 SCALE: 1 : 75



1 LEVELS 05-07 - FLOOR PLANS  
A102 SCALE: 1 : 75

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- 6 ISSUED FOR SITE PLAN CONTROL 2020-04-09
- 5 ISSUED FOR COORDINATION 2020-03-06
- 4 ISSUED FOR COORDINATION 2020-02-11
- 3 ISSUED FOR COORDINATION 2020-01-28
- 2 ISSUED FOR COORDINATION 2020-01-22

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1912	1 : 75	AP	RMK

LEVEL 05-07 & ROOF - FLOOR PLANS

A102



**CLADDING LEGEND:**

1	NAME: MANUFACTURED STONE COLOUR: LIGHT GREY
2	NAME: BRICK COLOUR: GRAPHITE
3	NAME: PRE-FINISHED METAL PANEL COLOUR: GRAPHITE GREY
4	NAME: PRE-FINISHED METAL PANEL COLOUR: LIGHT GREY
5	NAME: FIBRE CEMENT PANEL COLOUR: DARK GREY
6	NAME: PRECAST CONCRETE PANEL COLOUR: GREY PIGMENT
7	NAME: ALUMINUM LOUVERS COLOUR: GRAPHITE GREY
8	NAME: STEEL AND CLEAR GLASS GUARD
9	NAME: WOOD PRIVACY SCREEN COLOUR: CEDAR

**CLADDING LEGEND**  
SCALE: N.T.S.

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6 ISSUED FOR SITE PLAN CONTROL 2020-04-09  
4 ISSUED FOR COORDINATION 2020-02-11



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1912	NOTED	AP	RMK

**NORTH AND SOUTH ELEVATIONS**

**A201**

2 SOUTH ELEVATION  
A201 SCALE: 1:50

1 NORTH ELEVATION  
A201 SCALE: 1:50

**CLADDING LEGEND:**

- 1 NAME: MANUFACTURED STONE  
COLOUR: LIGHT GREY
- 2 NAME: BRICK  
COLOUR: GRAPHITE
- 3 NAME: PRE-FINISHED METAL PANEL  
COLOUR: GRAPHITE GREY
- 4 NAME: PRE-FINISHED METAL PANEL  
COLOUR: LIGHT GREY
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COLOUR: DARK GREY
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COLOUR: GREY PIGMENT
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COLOUR: CEDAR

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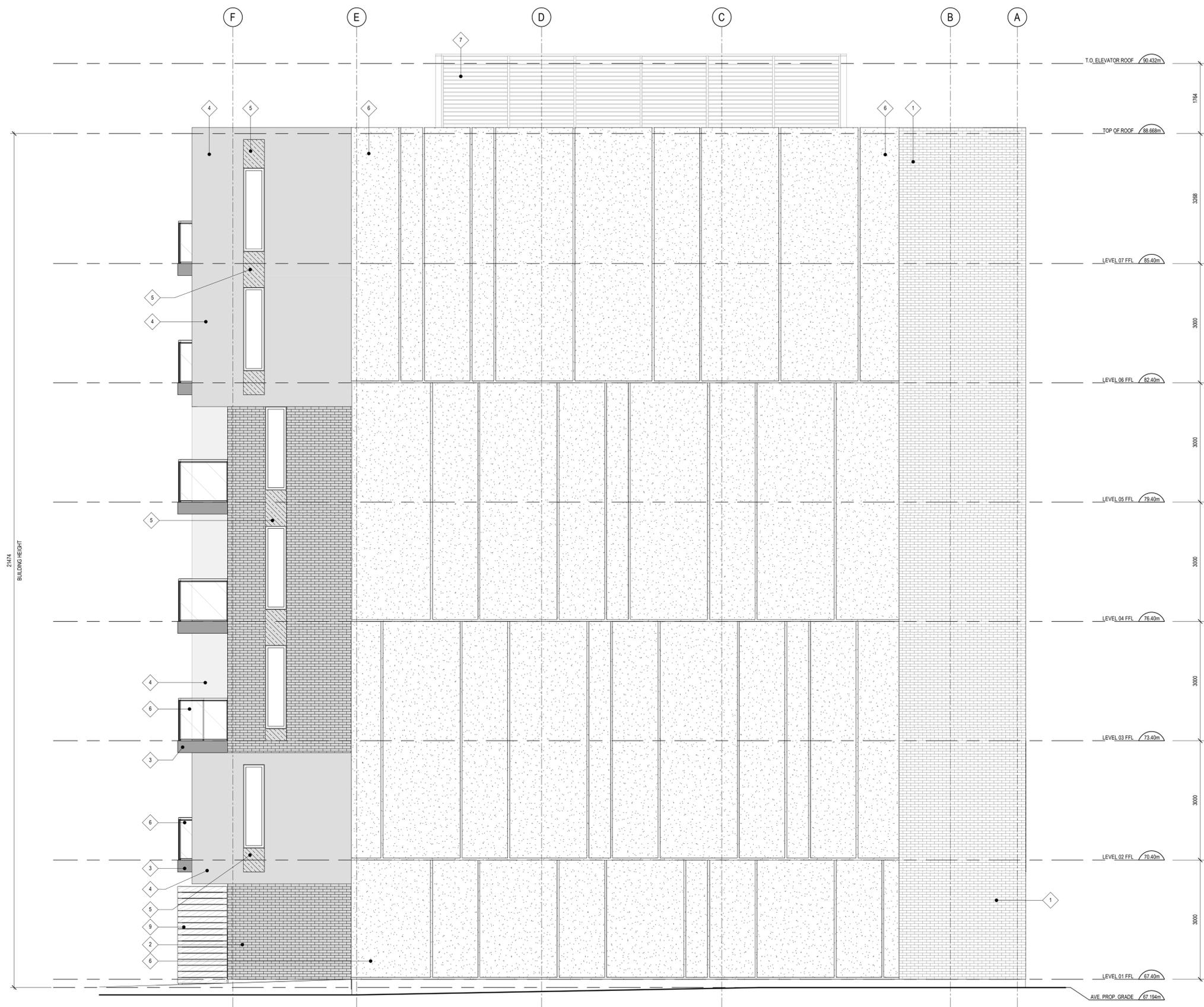
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PROJ	SCALE	DRAWN	REVIEWED
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**EAST ELEVATION**

**A202**



1 EAST ELEVATION  
A202 SCALE: 1:50

**CLADDING LEGEND:**

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- 2 NAME: BRICK  
COLOUR: GRAPHITE
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COLOUR: GRAPHITE GREY
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COLOUR: DARK GREY
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SCALE: N.T.S.

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**WEST ELEVATION**

**A203**

