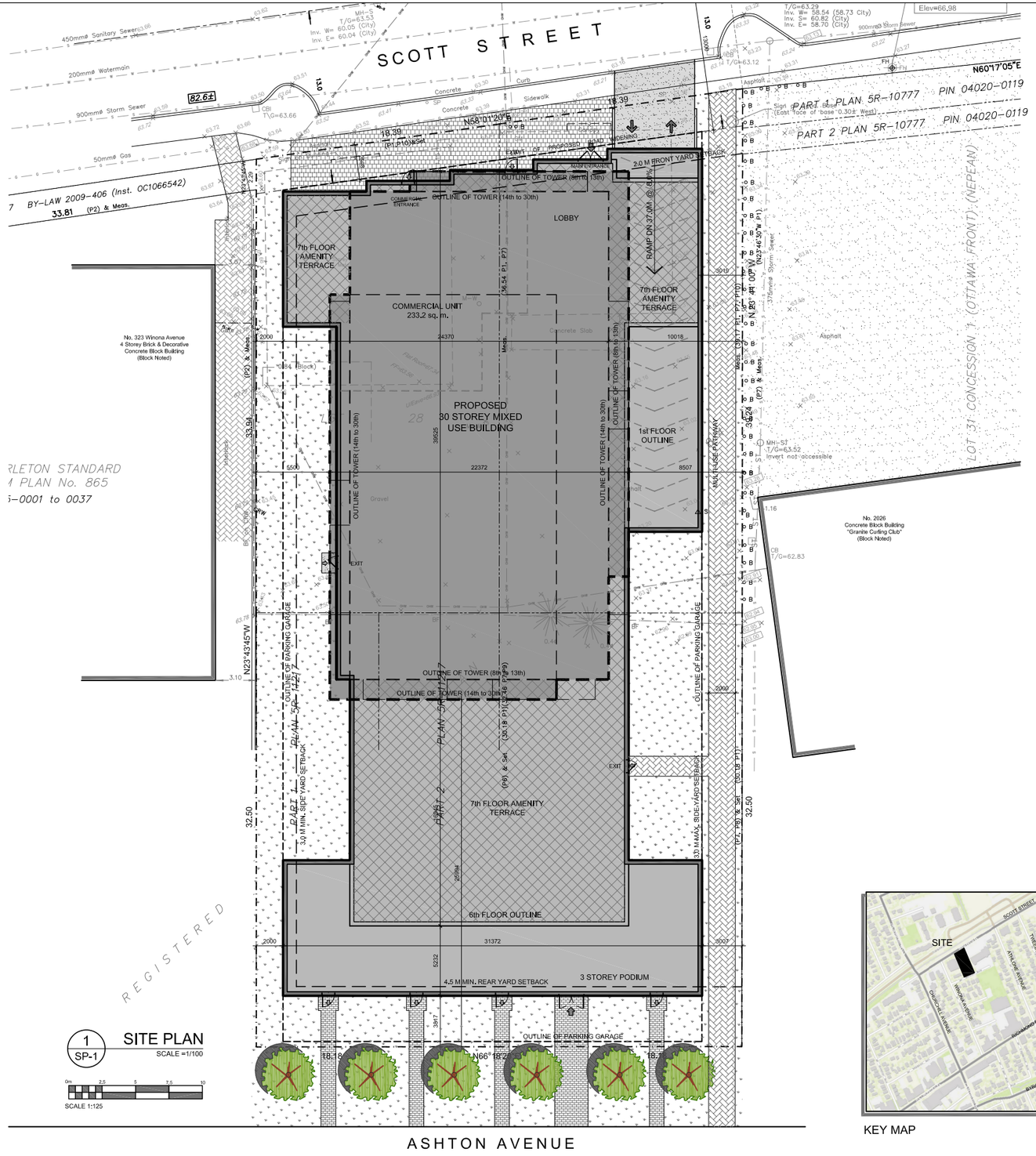
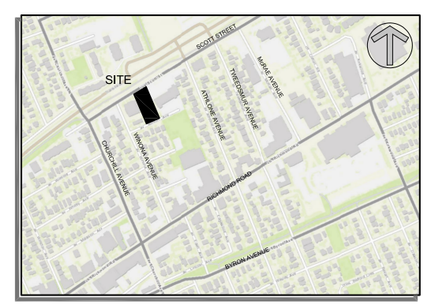


1 SP-1 SITE PLAN
SCALE =1/100
SCALE 1:125



KEY MAP

PROJECT INFORMATION

ZONING BY-LAW 2008-250	TM (103)
SITE AREA	2,513.18 sq. m. 27,052 sq. ft.
TM (103) ZONING REQUIREMENT	
BUILDING HEIGHT	TM (103) - 20 m.
AMENITY AREA - 6m² PER UNIT (353 units)	2,118 sq. m.
FRONT YARD SETBACK	<15m. HIGH 2.0 m. MAX. >15m. HIGH 2.0 m. MIN.
INTERIOR YARD SETBACK (EAST)	0 m. MIN 3.0 m. MAX.
REAR YARD SETBACK	4.5 m. MIN.
INTERIOR YARD SETBACK (WEST)	3.0 m. MIN.
LANDSCAPE AREA - ABUTTING RES.	3.0 m.

PROJECT STATISTICS

GRADE (GEODETIC ELEVATION)	63.40 m. easl
BUILDING HEIGHT	92.0 m
REAR YARD SETBACK - ANGULAR PLANE @ 45°	74.5 m ht.
REAR YARD SETBACK	7.5 m.
TOWER FLOOR PLATE AREA	753.5 sq. m. 8,110 sq. ft.
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m

GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)

U/G PARKING LEVELS		000 sq. m. 000 sq. ft.
GROUND FLOOR		911.5 sq. m. 9,140 sq. ft.
2nd & 3rd FLOOR	2 x 1,268.4 sq. m. 2 x (13,653) sq. ft.	2,536.8 sq. m. 27,306 sq. ft.
4th FLOOR		1,080.1 sq. m. 11,626 sq. ft.
5th & 6th FLOOR	2 x 1,053.7 sq. m. 2 x (11,342) sq. ft.	2,107.4 sq. m. 22,684 sq. ft.
7th FLOOR - AMENITY		0.0 sq. m. 000 sq. ft.
8th FLOOR		565.6 sq. m. 6,088 sq. ft.
9th & 14th FLOOR	6 x 609.07 sq. m. 6 x (6,556) sq. ft.	3,654.4 sq. m. 39,336 sq. ft.
15th & 30th FLOOR	16 x 609.91 sq. m. 16 x (6,565) sq. ft.	9,758.5 sq. m. 105,040 sq. ft.
MECHANICAL PENTHOUSE		000.0 sq. m. 000 sq. ft.
TOTAL AREA ABOVE GRADE		20,552.0 sq. m. 221,220 sq. ft.

UNIT STATISTICS

STUDIO UNIT	30
1 BEDROOM UNIT	214
2 BEDROOM UNIT	109
TOTAL	353
COMMERCIAL RETAIL UNIT	233.2 sq. m. 2,510 sq. ft.

CAR PARKING

REQUIRED

RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS) (10% REDUCTION - ALL U/G)	154
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS - MAX. 30)	30
TOTAL		188

PROVIDED

RESIDENCE	- 0.49 PER UNIT (353 UNITS)	174
VISITOR	- 0.1 PER UNIT (353 UNITS)	30
TOTAL		204

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (353 UNITS)	177
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	1
TOTAL		178

PROVIDED

BELOW GRADE LEVEL	292
GROUND FLOOR	0
TOTAL	292

AMENITY SPACE

AT GRADE EXTERIOR SIDE YARDS =	700.0 sq. m.
PRIVATE BALCONIES =	1,130.0 sq. m.
4th FLOOR - PRIVATE EXTERIOR =	197.0 sq. m.
7th FLOOR - INTERIOR =	592.0 sq. m.
7th FLOOR - EXTERIOR =	538.0 sq. m.
TOTAL =	3,157.0 sq. m.
TOTAL COMMUNAL =	1,830.0 sq. m.
REQUIRED - 6.0M² PER UNIT (353) =	2,118 sq. m.
REQUIRED COMMUNAL @ 50% =	1,059 sq. m.

LOT COVERAGE

PAVED SURFACE =	22.0 sq. m.	0.8%
BUILDING FOOTPRINT =	1,631.1 sq. m.	65.0%
LANDSCAPE OPEN SPACE =	859.0 sq. m.	34.2%
TOTAL =	2,512.1 sq. m.	100.0%

RODERICK LAHEY ARCHITECT INC

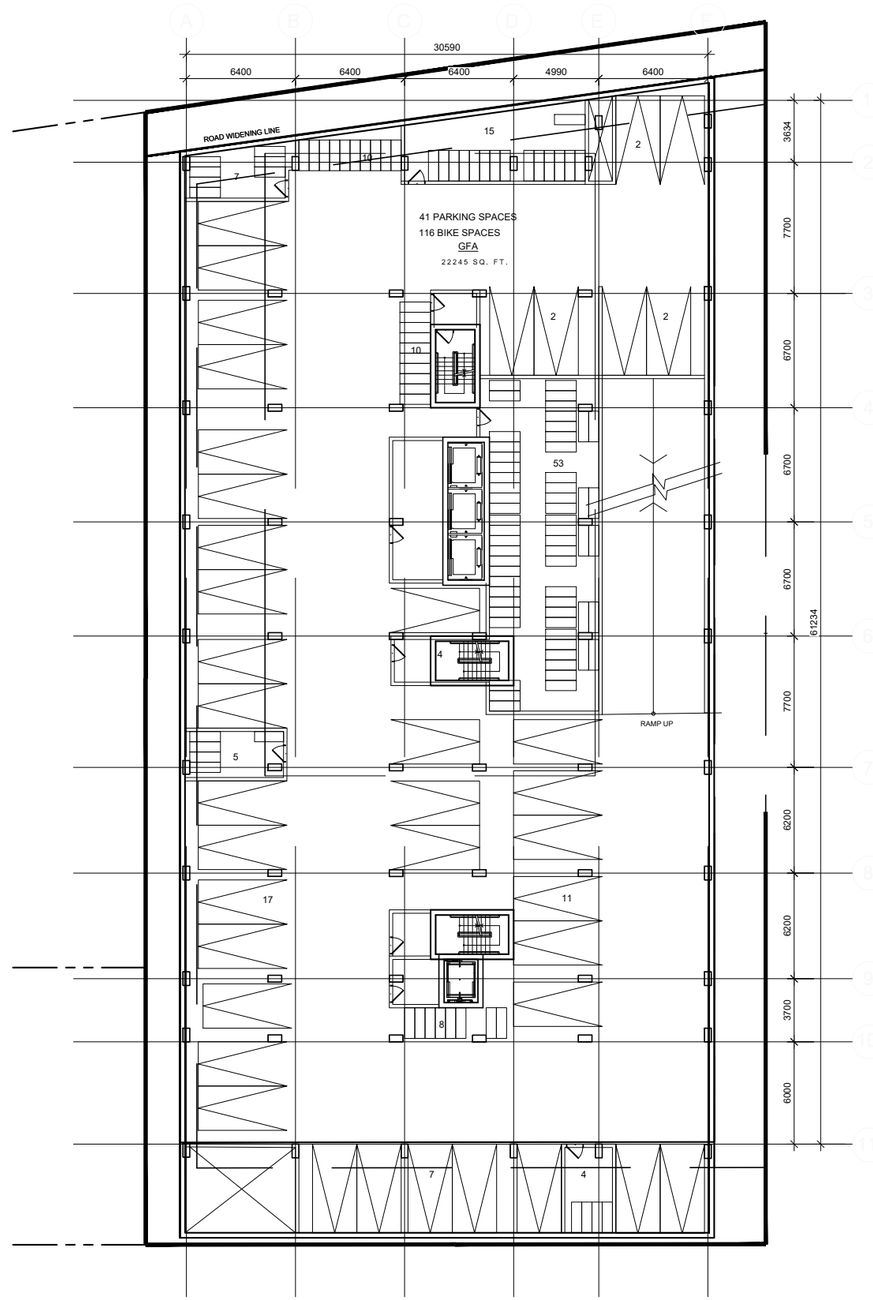
SITE PLAN
SCALE 1:350
PLOT DATE: May 5, 2020

ISSUED FOR: UDRP

2046 SCOTT STREET
OTTAWA ONTARIO

SURFACE

SHEET # 9
PROJ. # 1928



RODERICK LAHEY
ARCHITECT INC

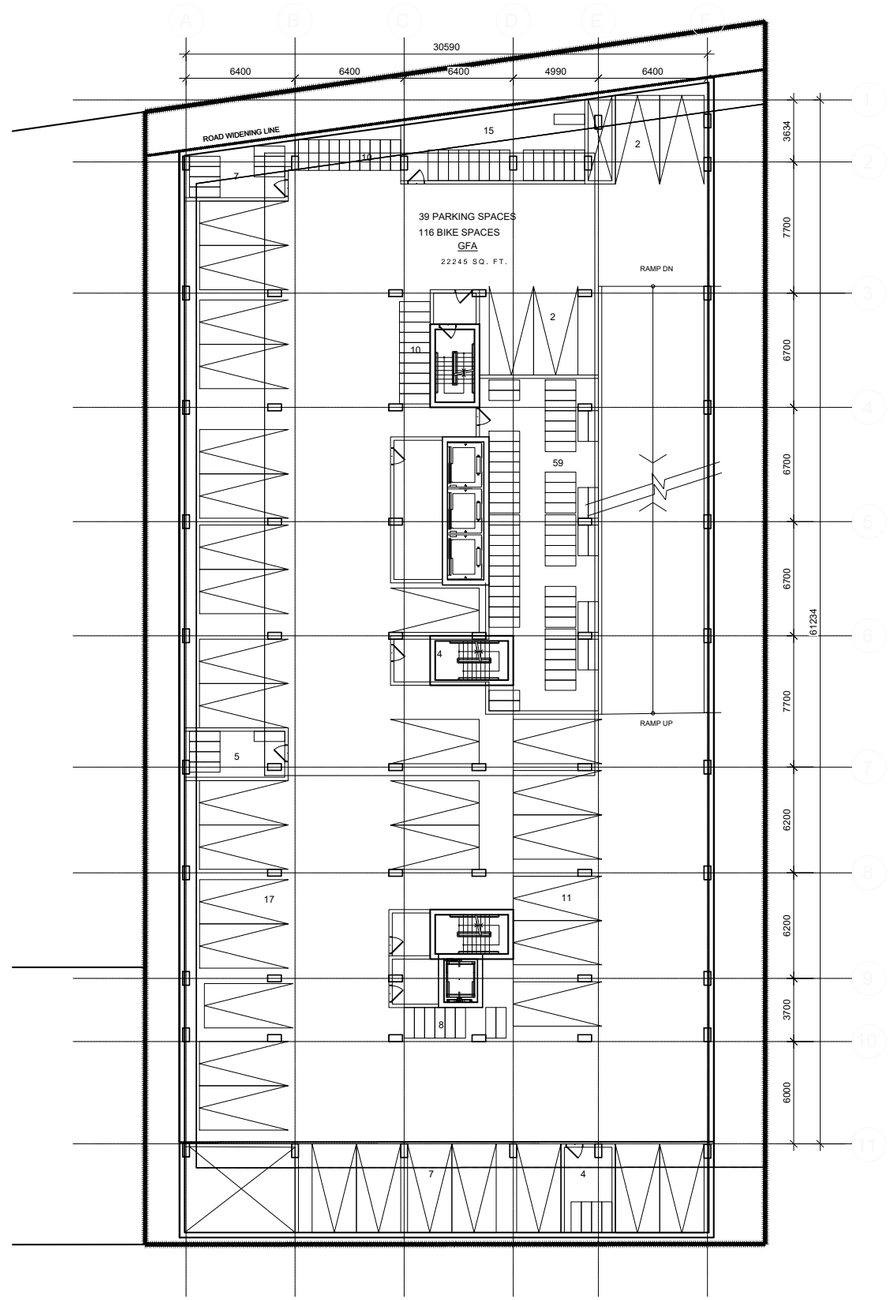
P2-P5 PARKING PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
2

PROJ. # 1928



RODERICK LAHEY
ARCHITECT INC

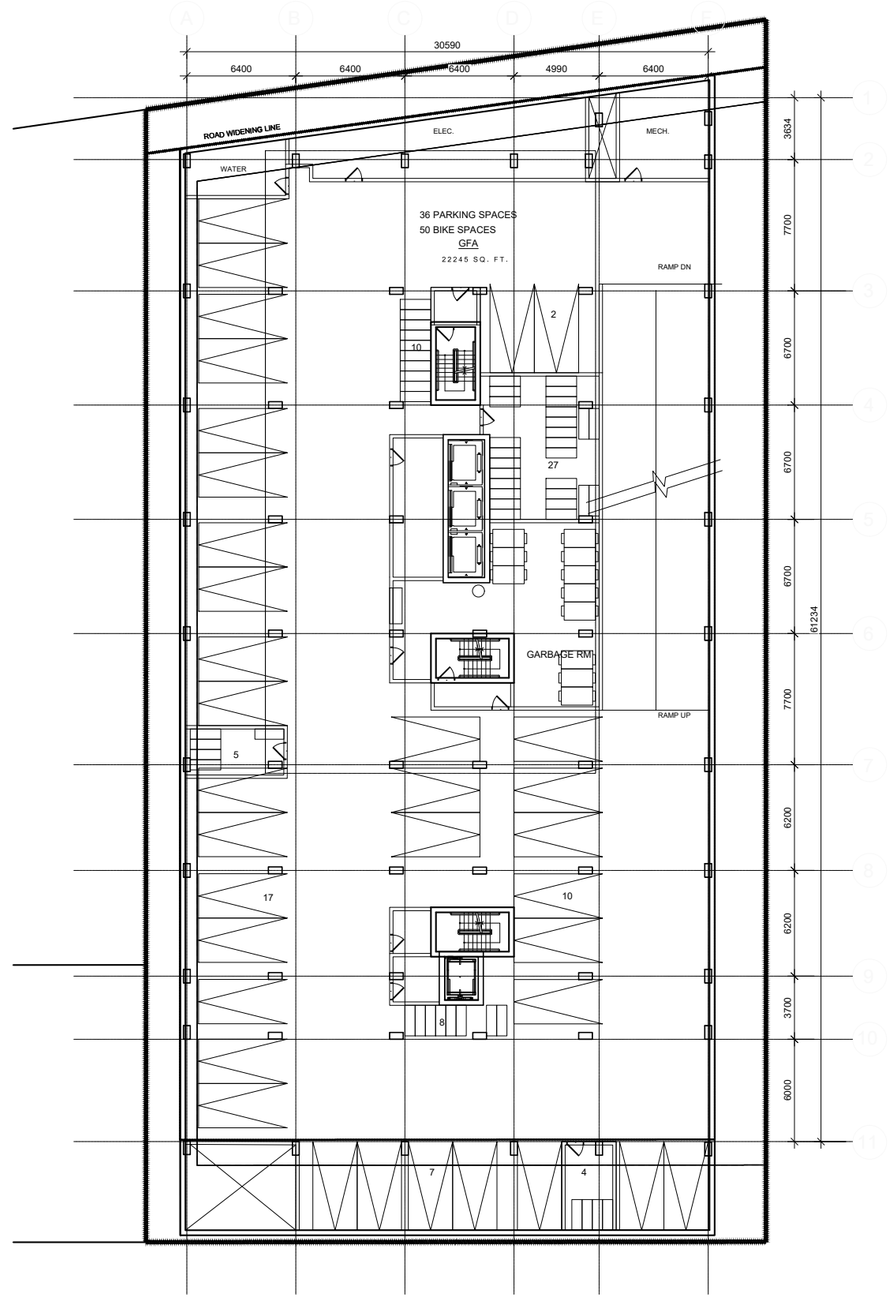
P2-P4 PARKING PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
2

PROJ. # 1928



RODERICK LAHEY
ARCHITECT INC

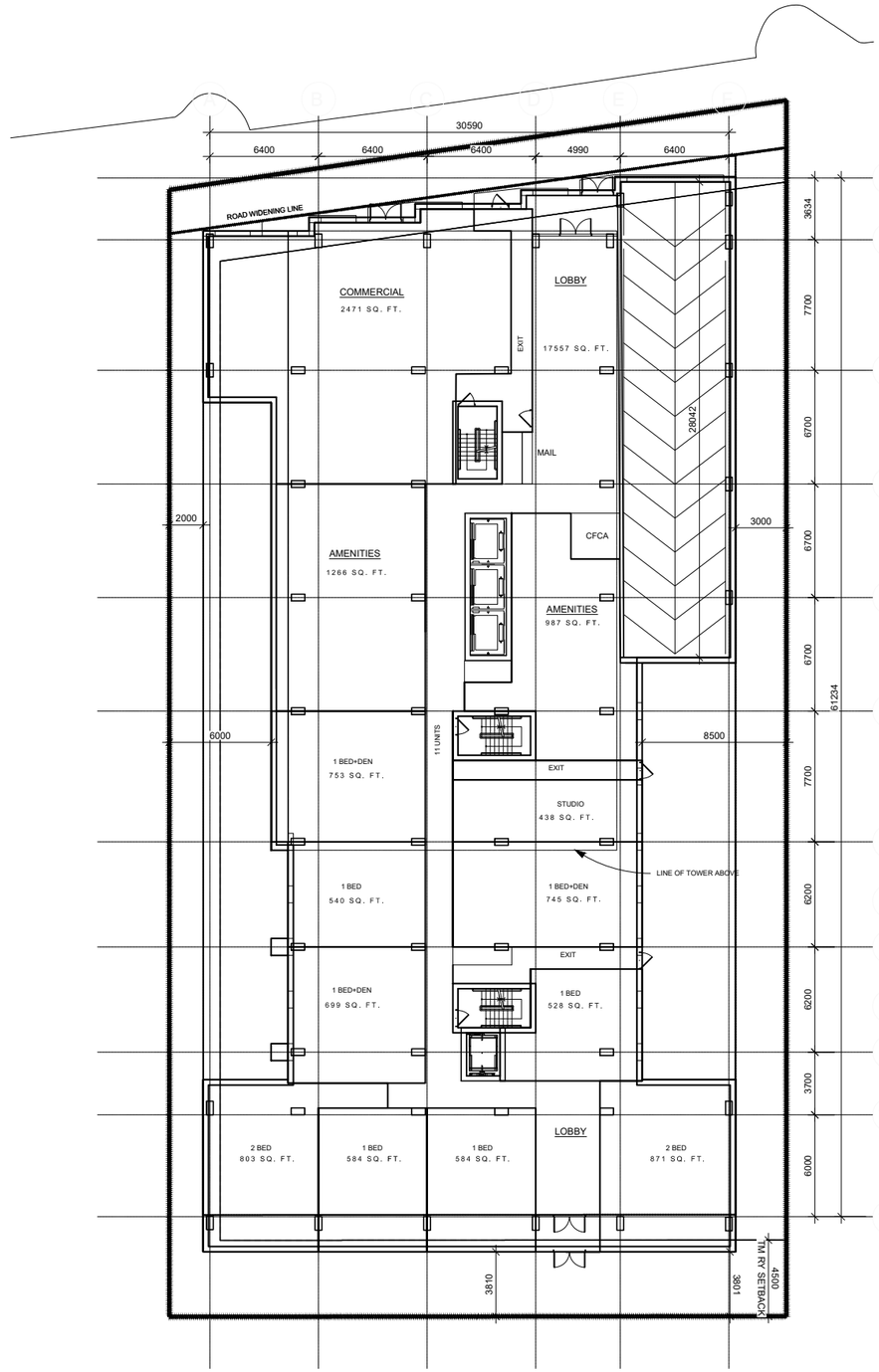
PARKING P1 PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
3

PROJ. # 1928



CITY GFA
9140 SQ. FT.

RODERICK**LAHEY**
ARCHITECT INC

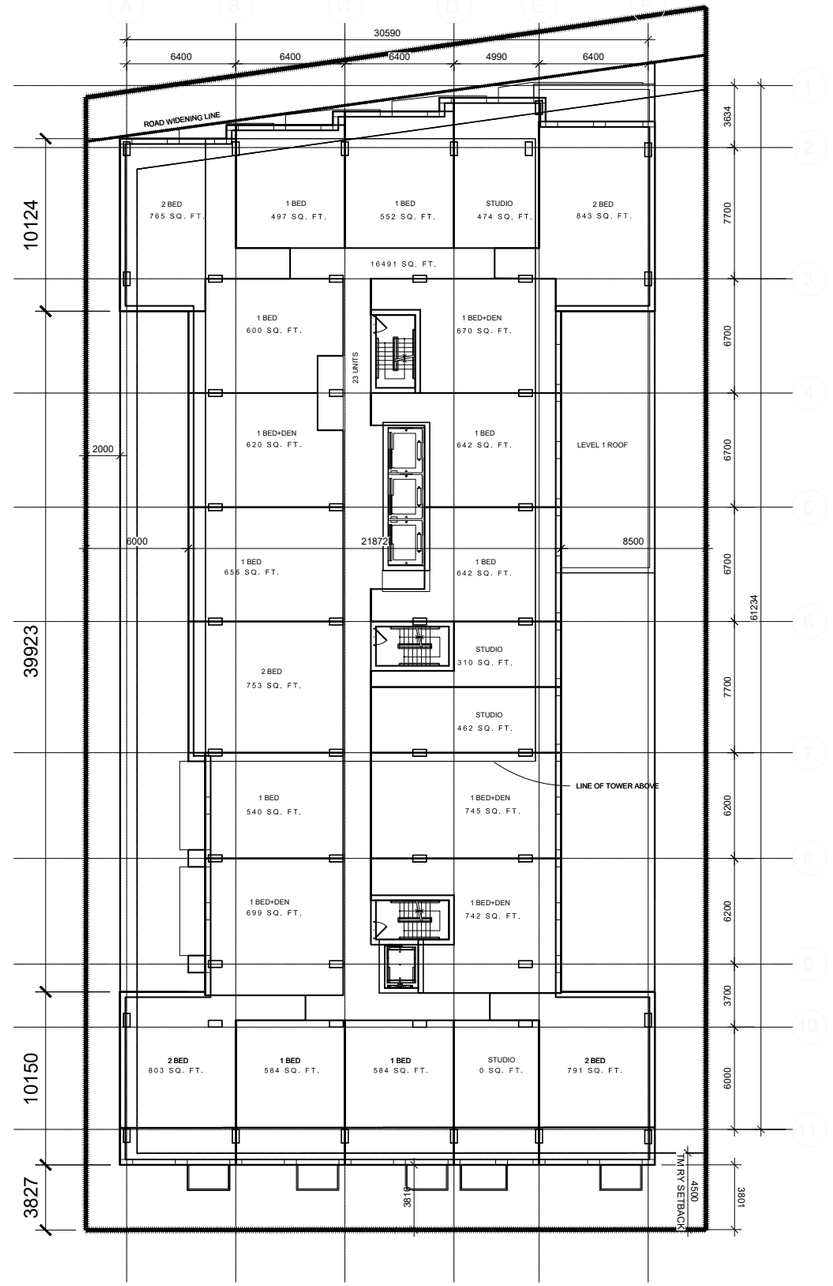
GROUND FLOOR PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
4

PROJ. # 1928



CITY GFA
13653 SQ. FT.

RODERICK LAHEY
ARCHITECT INC

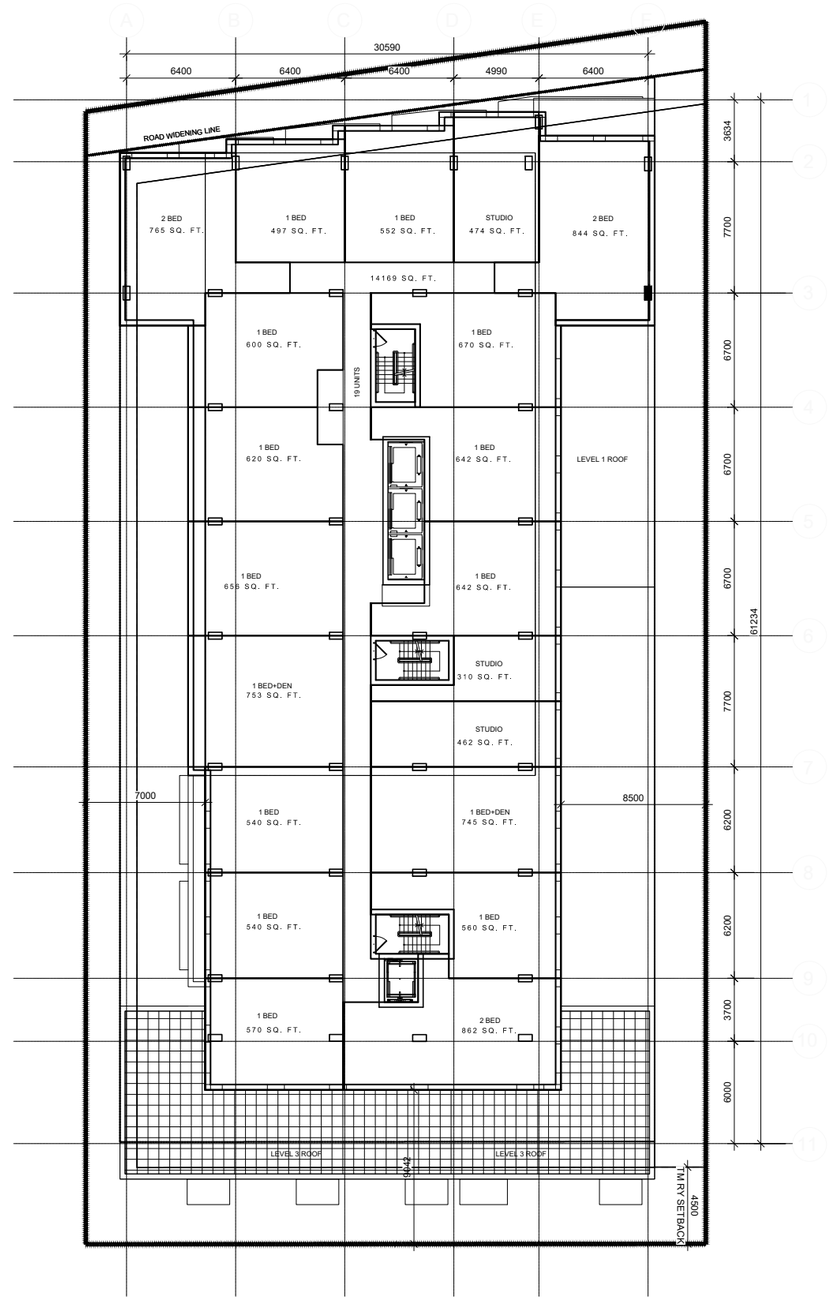
LEVEL 2-3 PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
5

PROJ. # 1928



CITY GFA
11626 SQ. FT.

RODERICK**LAHEY**
ARCHITECT INC

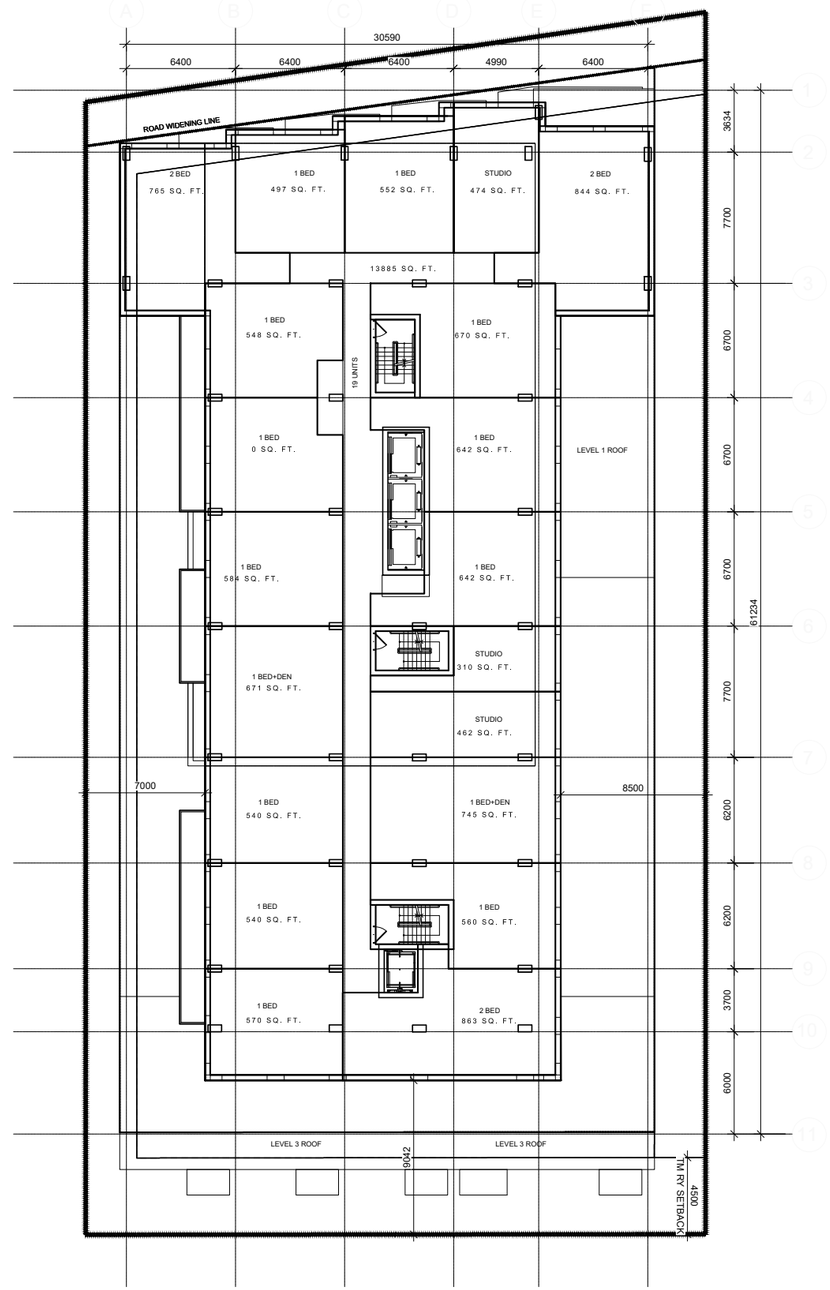
LEVEL 4 FLOOR PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
6

PROJ. # 1928



CITY GFA
11342 SQ. FT.

RODERICK LAHEY
ARCHITECT INC

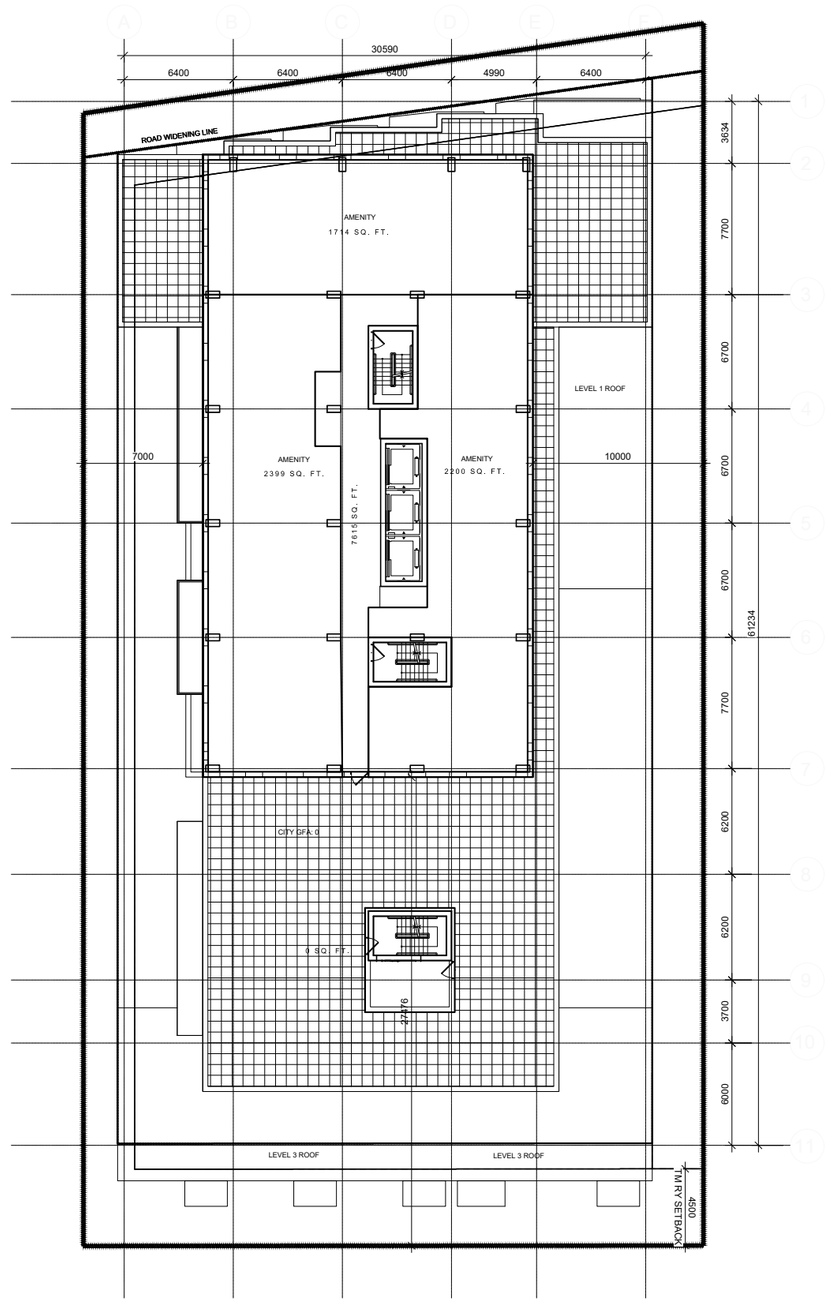
LEVEL 5-6 FLOOR PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
7

PROJ. # 1928



RODERICK LAHEY
ARCHITECT INC

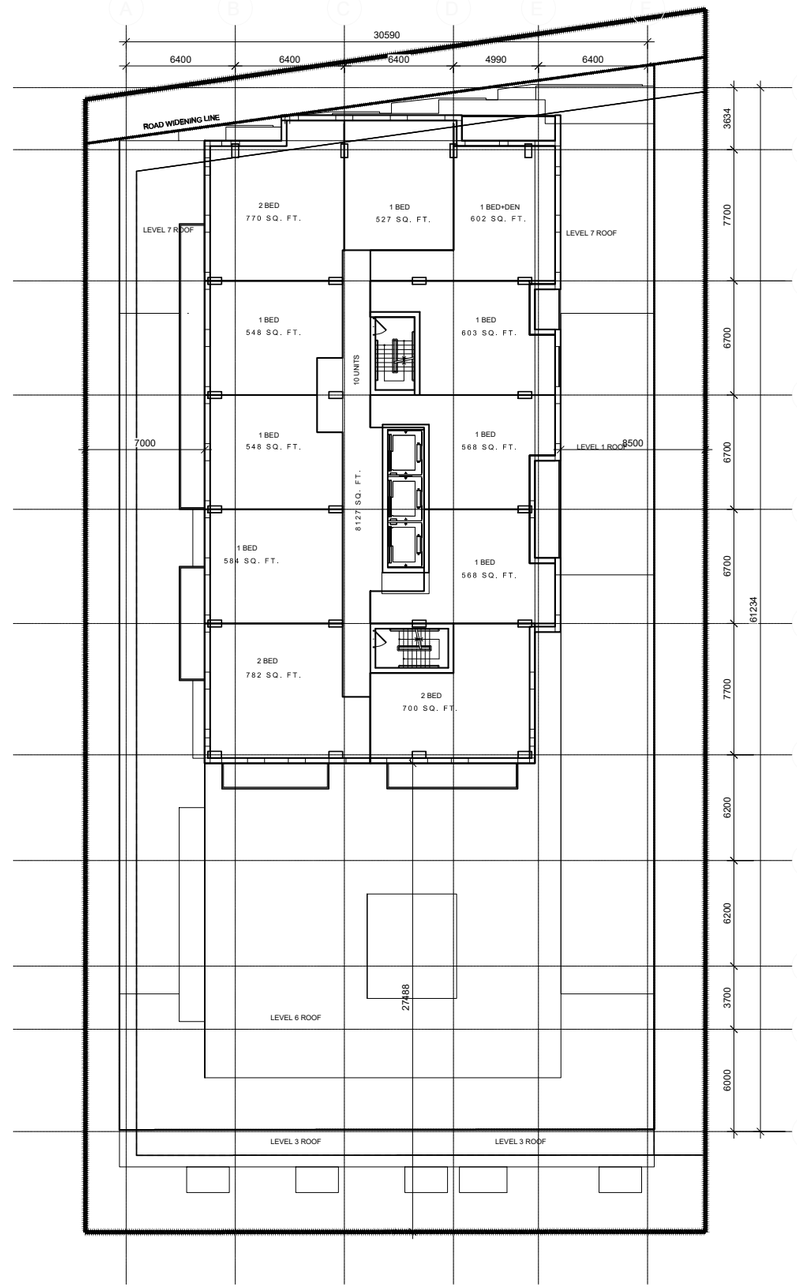
LEVEL 7 FLOOR PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
8

PROJ. # 1928



CITY GFA
6512 SQ. FT.

RODERICK LAHEY
ARCHITECT INC

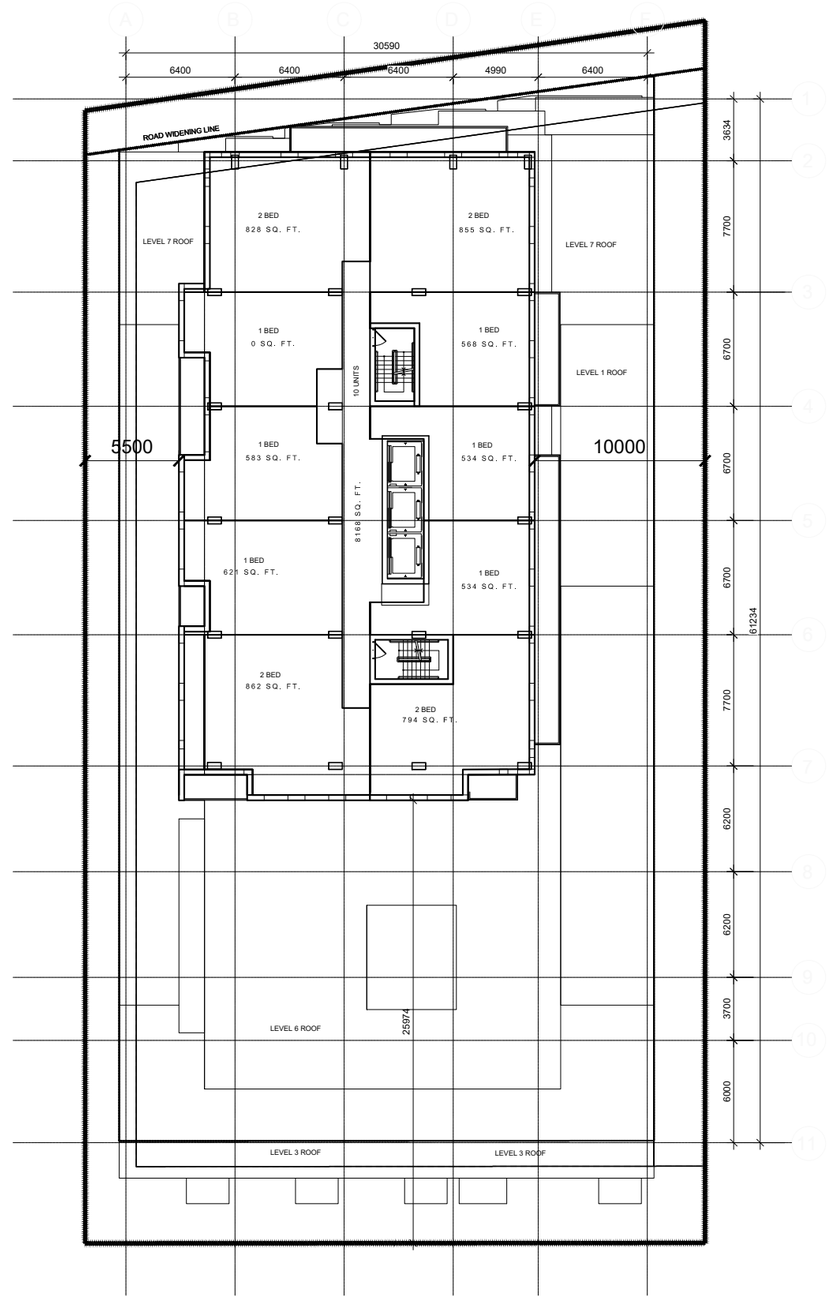
LEVEL 8-13 FLOOR PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
10

PROJ. # 1928



CITY GFA
6522 SQ. FT.

RODERICK LAHEY
ARCHITECT INC

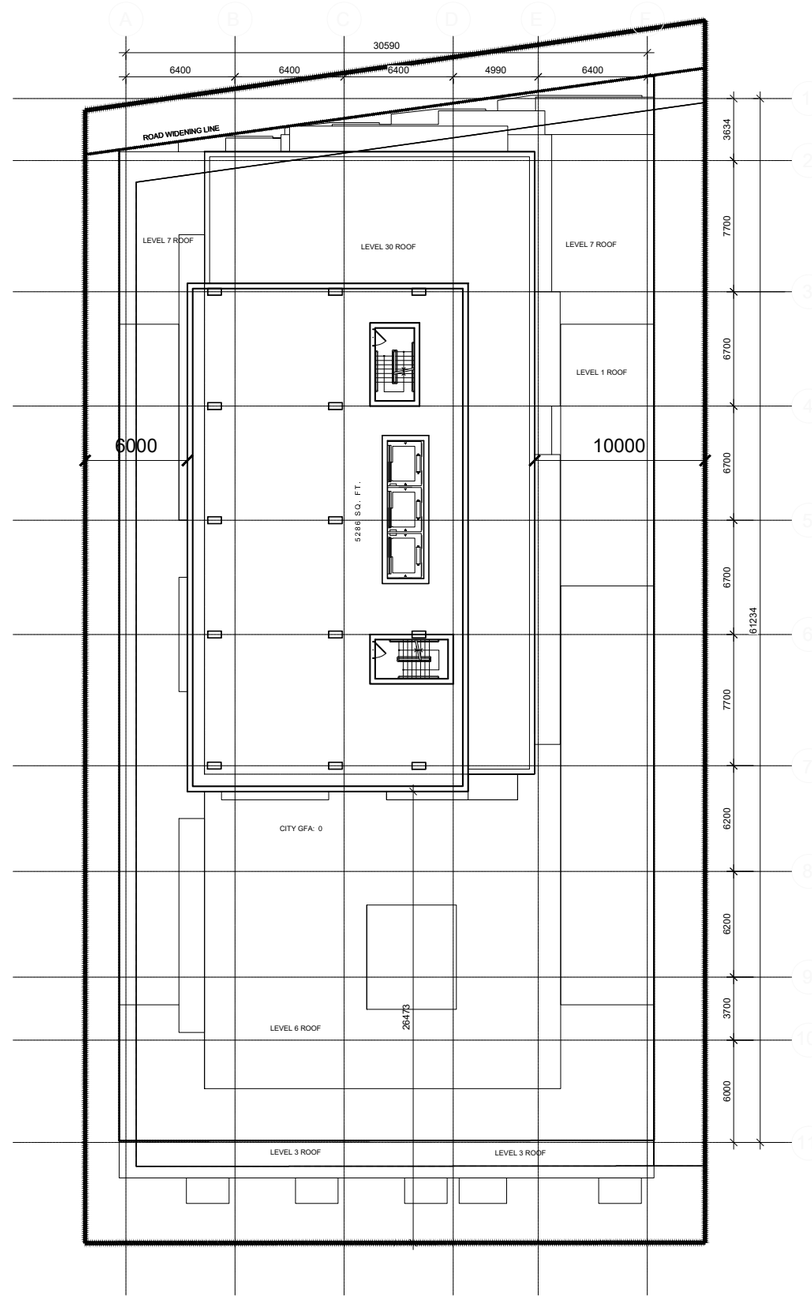
LEVEL 14-30 FLOOR PLAN
SCALE 1:350

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
11

PROJ. # 1928



RODERICK LAHEY
ARCHITECT INC

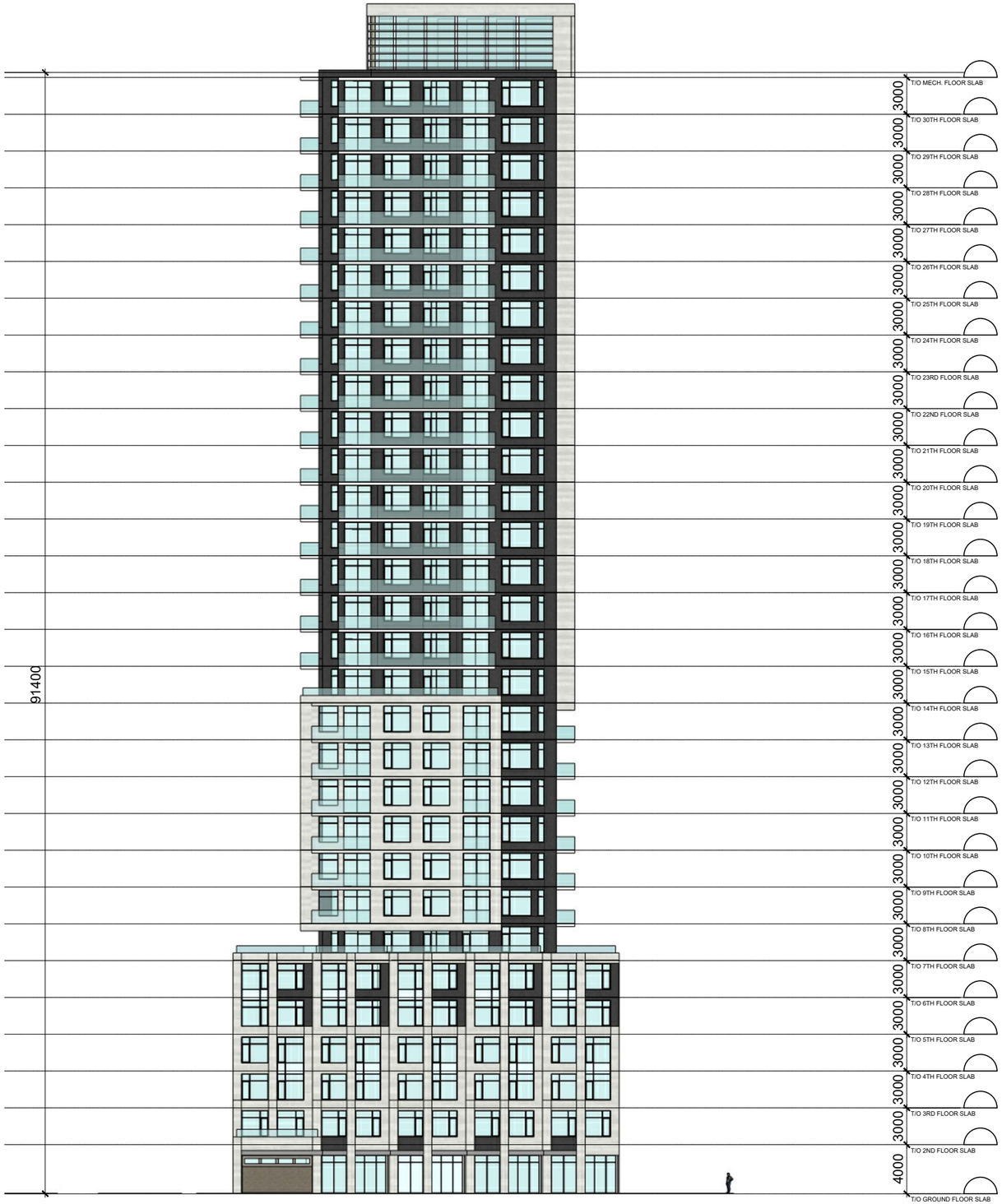
MECH. ROOF PLAN
SCALE 1:350

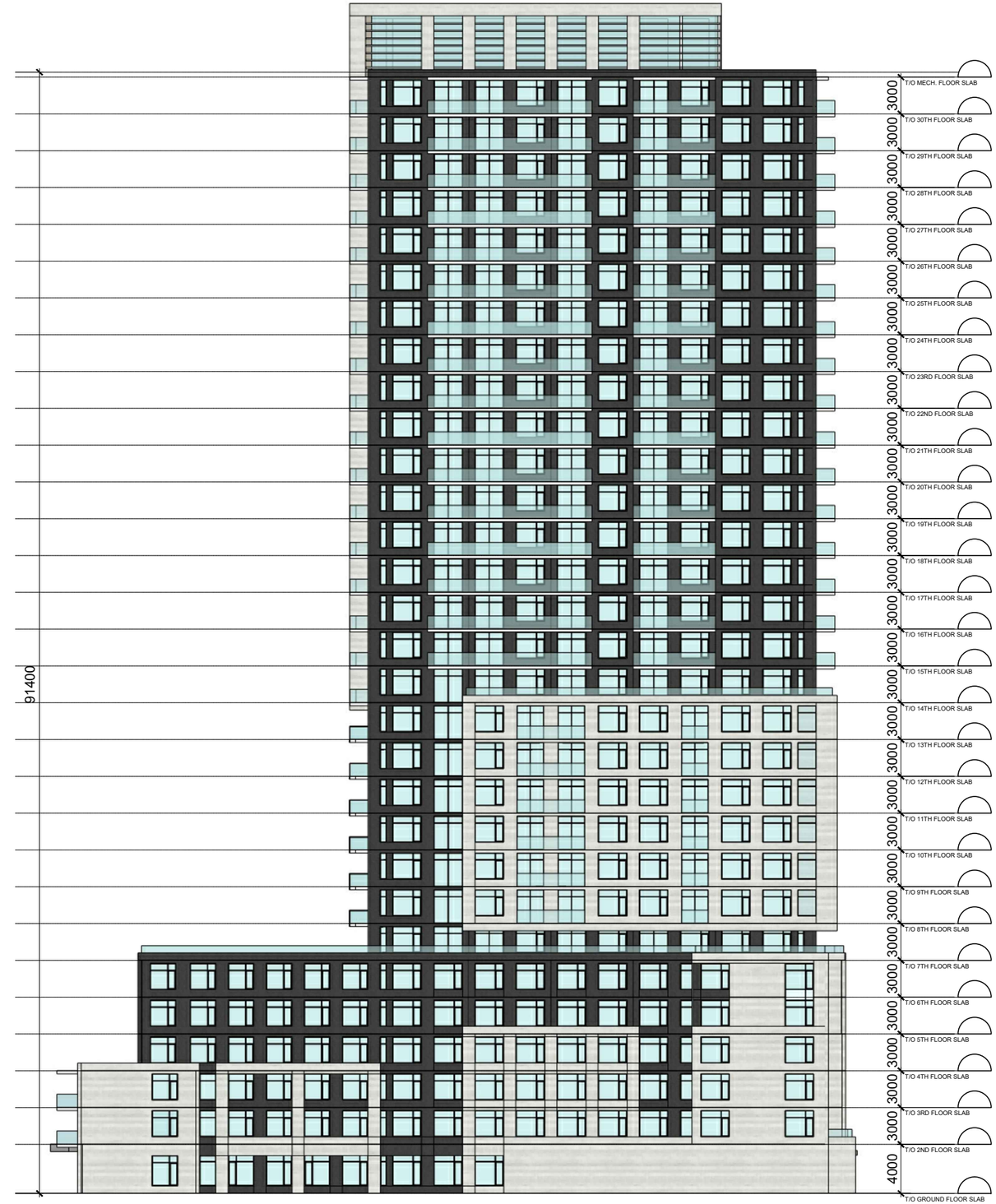
PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
12

PROJ. # 1928





RODERICK**LAHEY**
ARCHITECT INC

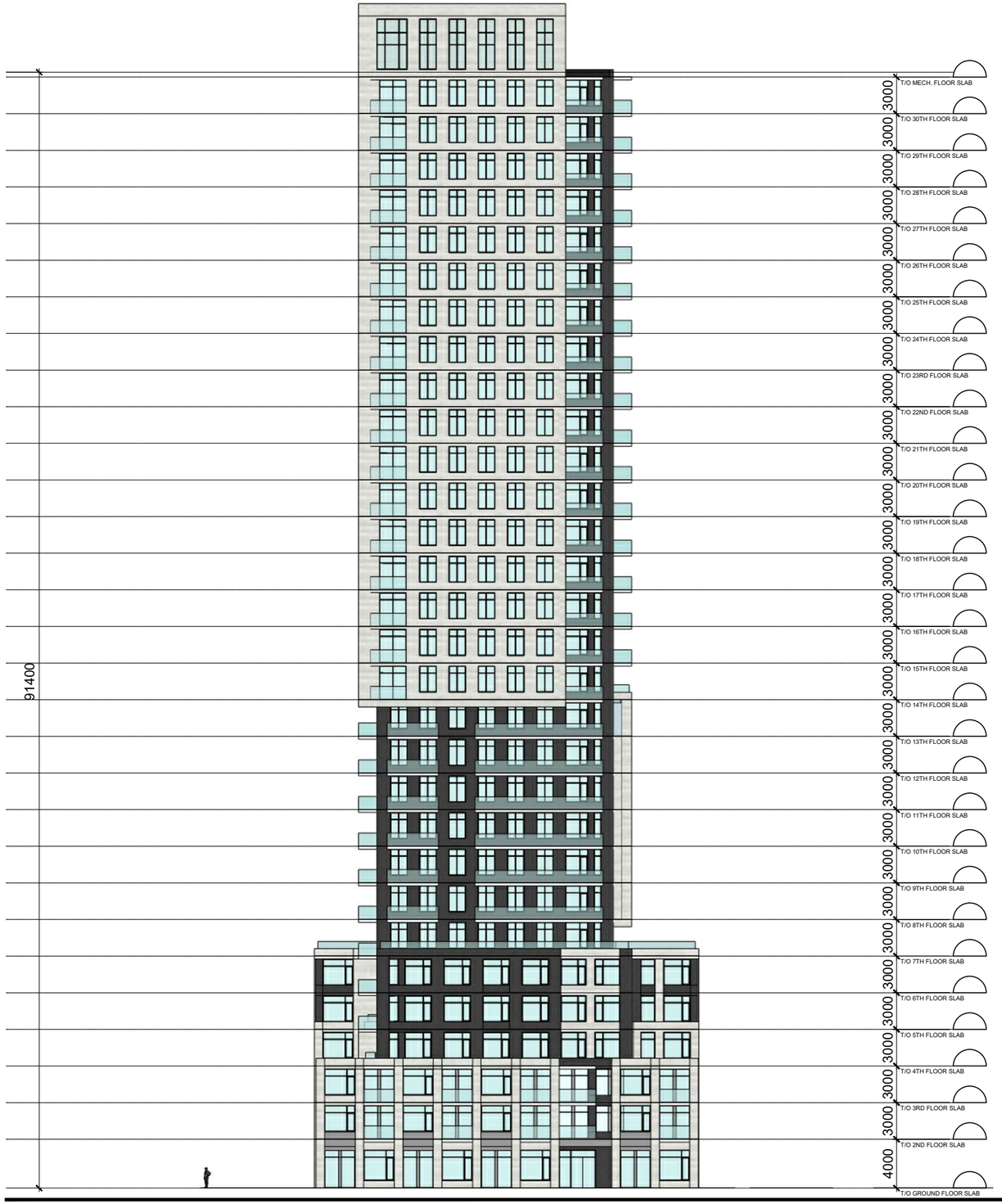
NIRTH ELEVATION A ND EAST ELEVATION
SCALE 1:400

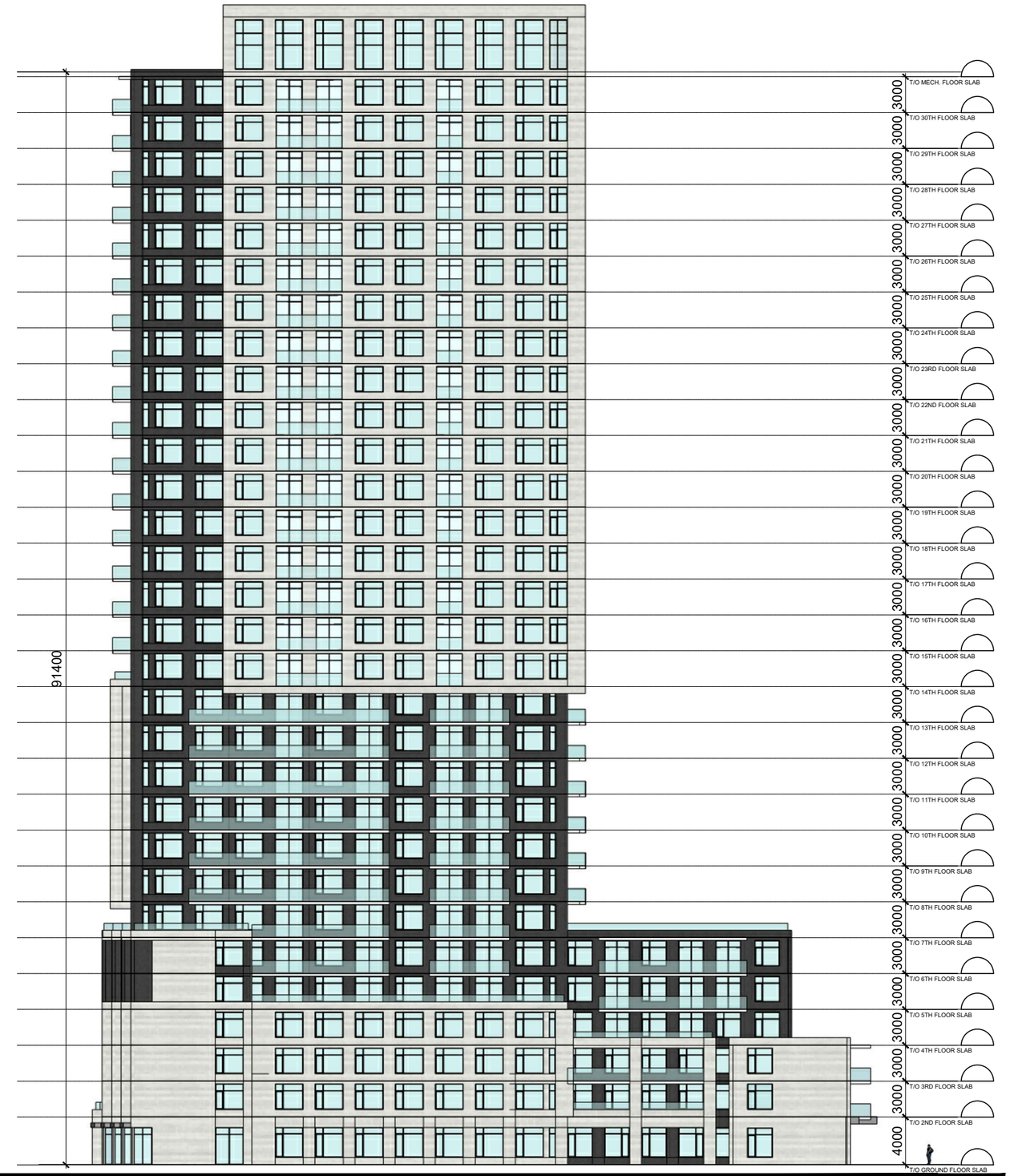
PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
13

PROJ. # 1928





RODERICK**LAHEY**
ARCHITECT INC

SOUTH ELEVATION AND WEST ELEVATION
SCALE 1:400

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
14

PROJ. # 1928

RODERICK**LAHEY**
ARCHITECT INC

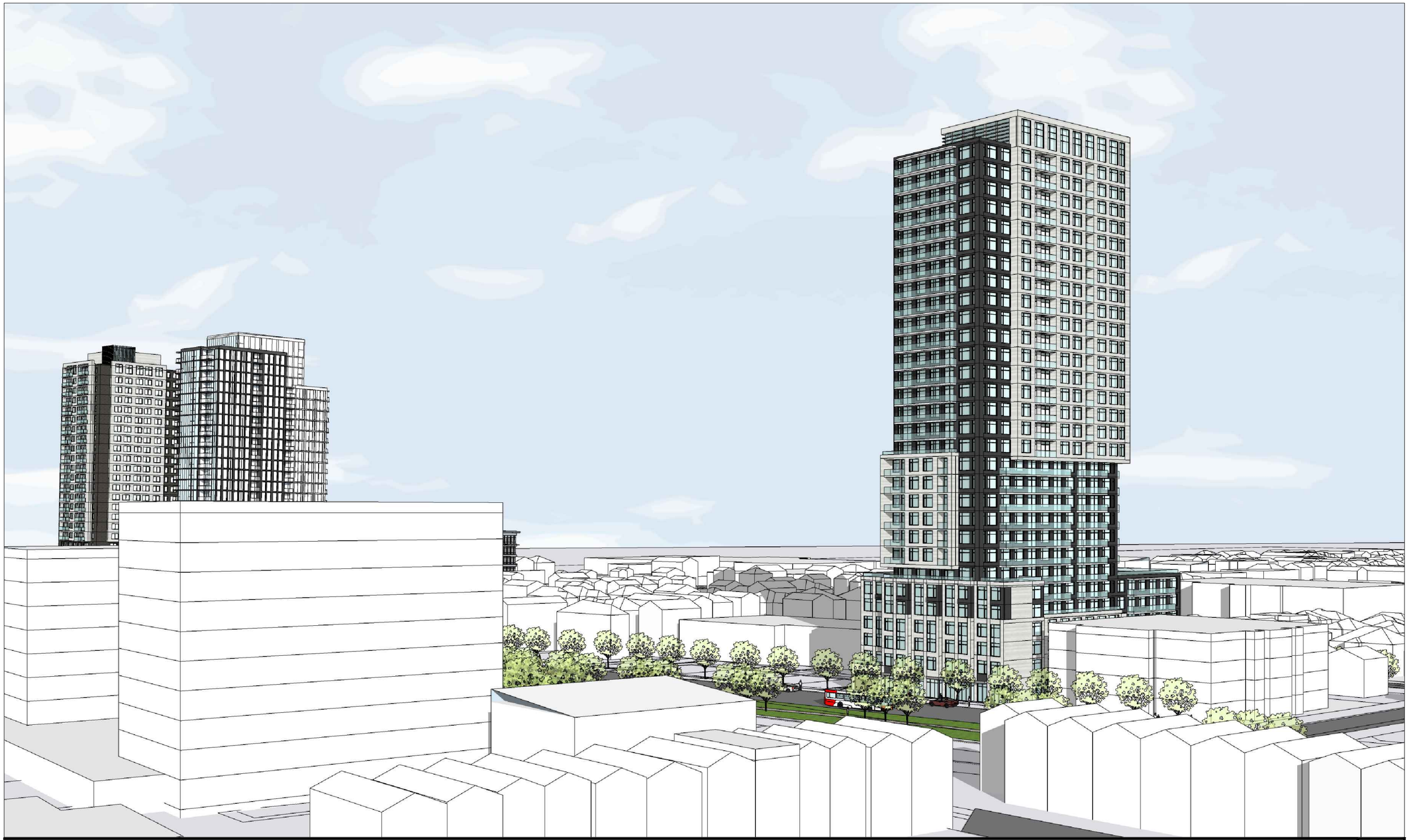
PERSPECTIVE VIEW

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
15

PROJ. # 1928



RODERICK LAHEY
ARCHITECT INC

PERSPECTIVE VIEW

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
16

PROJ. # 1928

RODERICK LAHEY
ARCHITECT INC

PERSPECTIVE VIEW

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET # 17

PROJ. # 1928

RODERICKLAHEY
ARCHITECT INC

PERSPECTIVE VIEW

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
18

PROJ. # 1928

RODERICK LAHEY
ARCHITECT INC

PERSPECTIVE VIEW

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
19

PROJ. # 1928

RODERICK**LAHEY**
ARCHITECT INC

PERSPECTIVE VIEW

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
20

PROJ. # 1928

RODERICK LAHEY
ARCHITECT INC

PERSPECTIVE VIEW

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
21

PROJ. # 1928

RODERICK**LAHEY**
ARCHITECT INC

PERSPECTIVE VIEW

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
22

PROJ. # 1928

RODERICK**LAHEY**
ARCHITECT INC

PERSPECTIVE VIEW

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
23

PROJ. # 1928

RODERICK**LAHEY**
ARCHITECT INC

PERSPECTIVE VIEW

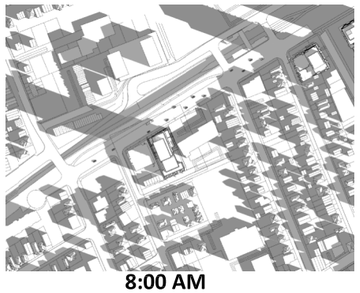
PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
24

PROJ. # 1928

MARCH.21 (DST)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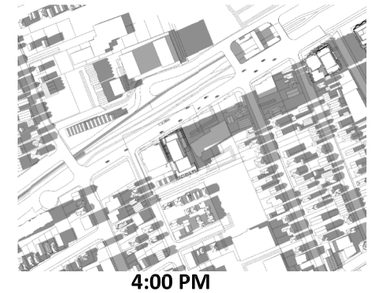
10:00 AM

12:00 PM

2:00 PM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JUNE.21 (DST)

8:00 AM

10:00 AM

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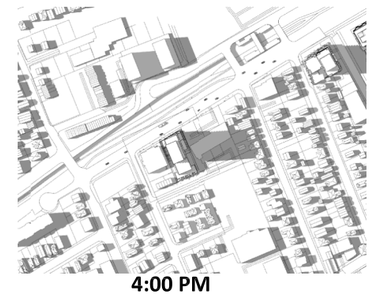
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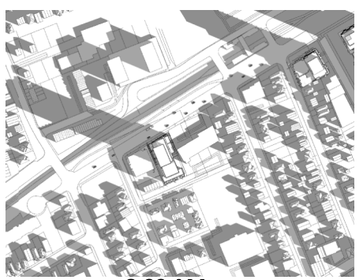
SEPTEMBER.21 (DST)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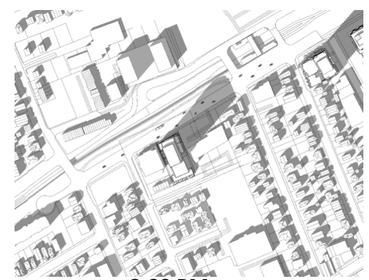
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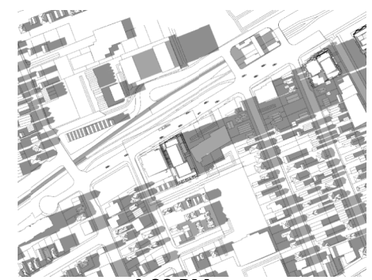
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DECEMBER.21

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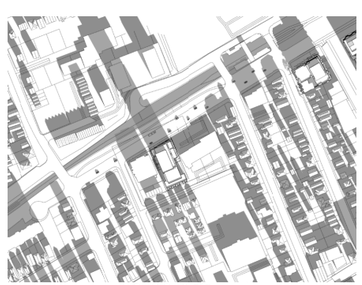
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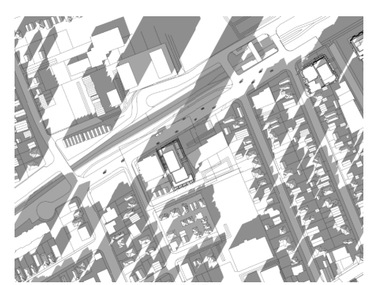
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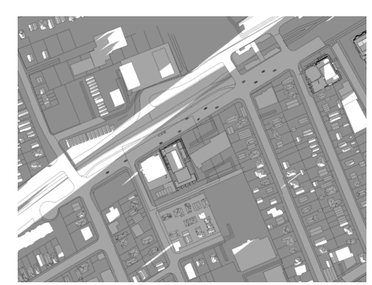
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IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- NOTE — INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- TYP — INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- W01 — INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 100A — INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE
- SHEET
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
1	ISSUED FOR REZONING	May 5, 20

REVISIONS:

ARCHITECT SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK LAHEY — LICENCE 4375

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT:

ARCHITECT:

rla/architecture
roderick lahey architect inc.
56 beach street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

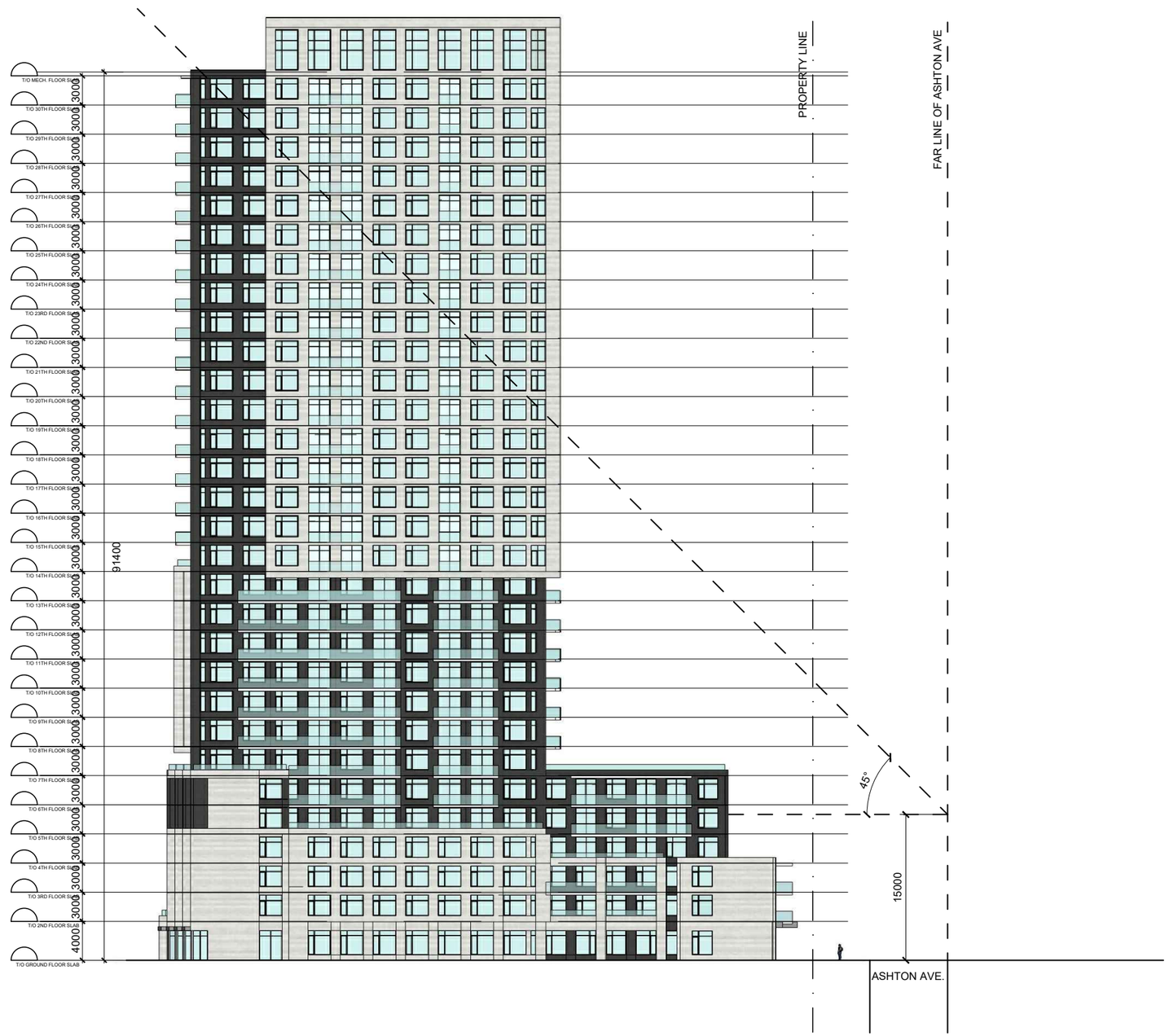
PROJECT TITLE:

2046
SCOTT STREET
OTTAWA ONTARIO

SHEET TITLE:

SUNSHADE STUDY

DRAWN:	CHECKED:
RLA	RLA
SCALE:	SHEET No.
PROJECT No. 1928	A-9



RODERICK LAHEY
ARCHITECT INC

ANGULAR PROJECTION
SCALE 1:500

PLOT DATE: May 5, 2020

2046 SCOTT STREET
OTTAWA ONTARIO

SHEET #
14

PROJ. # 1928