

1 SITE PLAN
SP-01 SCALE: 1:75



3 LOCATION PLAN
SP-01 SCALE: N.T.S.

SITE & PROJECT STATISTICS	
GENERAL INFORMATION	
Zoning:	R4H Mature Neighbourhood
Overlay:	
Min. Lot Width:	12 m
Min. Lot Area:	380 m ²
Max. Building Height:	11 m
Min. Front Yard:	4.512 m
Min. Rear Yard:	28% lot depth and 25% lot area
Min. Int. Side Yard:	1.5 m with a building wall equal or less than 11 m
Max. Permitted Units:	4
PROJECT STATISTICS	
Dwelling Type:	Apartment Dwelling, Low-rise
Combined Lot Width:	20.139 m
Combined Lot Area:	614.2 m ²
Building Height:	10.9 m
Front Yard:	4.512 m
Rear Yard:	8.54 m
Int. Side Yard:	1.5 m
Number of Proposed Units:	16 units
PARKING CALCULATION	
Parking Space Ratio Area:	Area X
As per Section 101	
Required Parking:	2 spaces
0 spaces for first 12 units - Section 101(3)	
0.5 spaces/unit for 16 units - Table 101	
Resident Parking Provided:	0 spaces
VISITOR PARKING CALCULATION	
As per Section 102	
Required Visitor Parking:	0 spaces
0 spaces for first 12 units - Section 102(2)	
0.1 spaces/unit for 4 units - Table 102	
Visitor Parking Provided:	0 spaces
Total Parking Provided:	0 spaces
BICYCLE PARKING CALCULATION	
As per Table 111A	
Required Parking:	8 spaces
0.5sp/unit for 16 units(11A)(b)(i)	
Total Resident Parking:	8 spaces
Visitor Parking:	0 spaces
Total Parking Provided:	16 spaces
AMENITY AREA CALCULATION	
As per Table 137	
Total Amenity Area Req'd:	168 m ²
15 m ² /unit for first 8 units	
plus 6 m ² /unit for remaining 8 units	
Communal Amenity Req'd:	120 m ²
100% of the amenity area for the first 8 units	
Communal Amenity Provided:	138.0 m ²
All Grade Rear Yard:	138.0 m ²
Private Amenity Area Provided:	61.22 m ²
Basement:	7.74 m ²
Level 01:	14.67 m ²
Level 02:	19.63 m ²
Level 03:	19.18 m ²
Total Amenity Area Provided:	199.22 m ²

PLAN OF LOTS 153 AND 153
REGISTERED PLAN 88291
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2019

SURVEY INFO
SCALE: N.T.S.

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	EXISTING ELEVATION
	BOARD FENCE

SYMBOLS LEGEND
SCALE: N.T.S.

	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	INTERLOCKING CONCRETE PAVERS
	WINDOW WELL
	SOFT LANDSCAPING
	OVERHEAD WIRE
	EXISTING FENCE TO BE REMOVED
	STEEL AND CLEAR GLASS GUARD
	EXISTING ASPHALT DRIVEWAY TO BE DEMOLISHED
	EXISTING DEPRESSED CURB
	EXISTING DEPRESSED CURB TO BE REMOVED
	EXISTING RETAINING WALL TO BE REMOVED
	SUNKEN TERRACE

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ISSUE	ISSUED FOR	DATE
4	ISSUED FOR SITE PLAN CONTROL	2020-03-04
3	ISSUED FOR COORDINATION	2020-03-02
2	ISSUED FOR COORDINATION	2020-02-19
1	ISSUED FOR COORDINATION	2020-01-31

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
1922	NOTED	AP	RMK

SITE PLAN

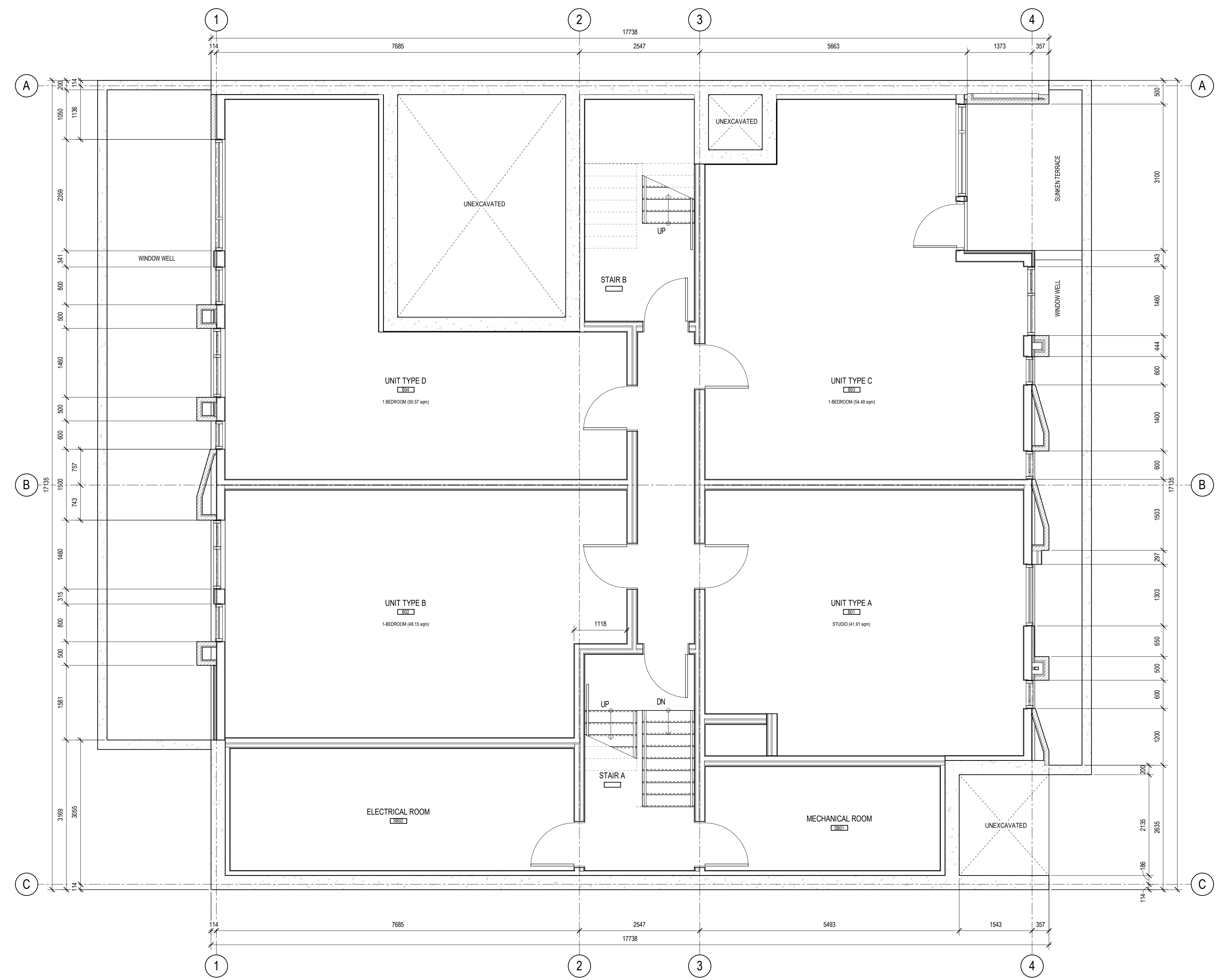
SP-01

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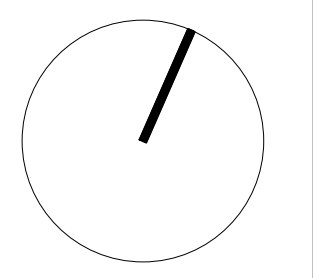
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4 ISSUED FOR SITE PLAN CONTROL 2020-03-04
 2 ISSUED FOR COORDINATION 2020-02-19

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BASEMENT LEVEL - FLOOR PLAN

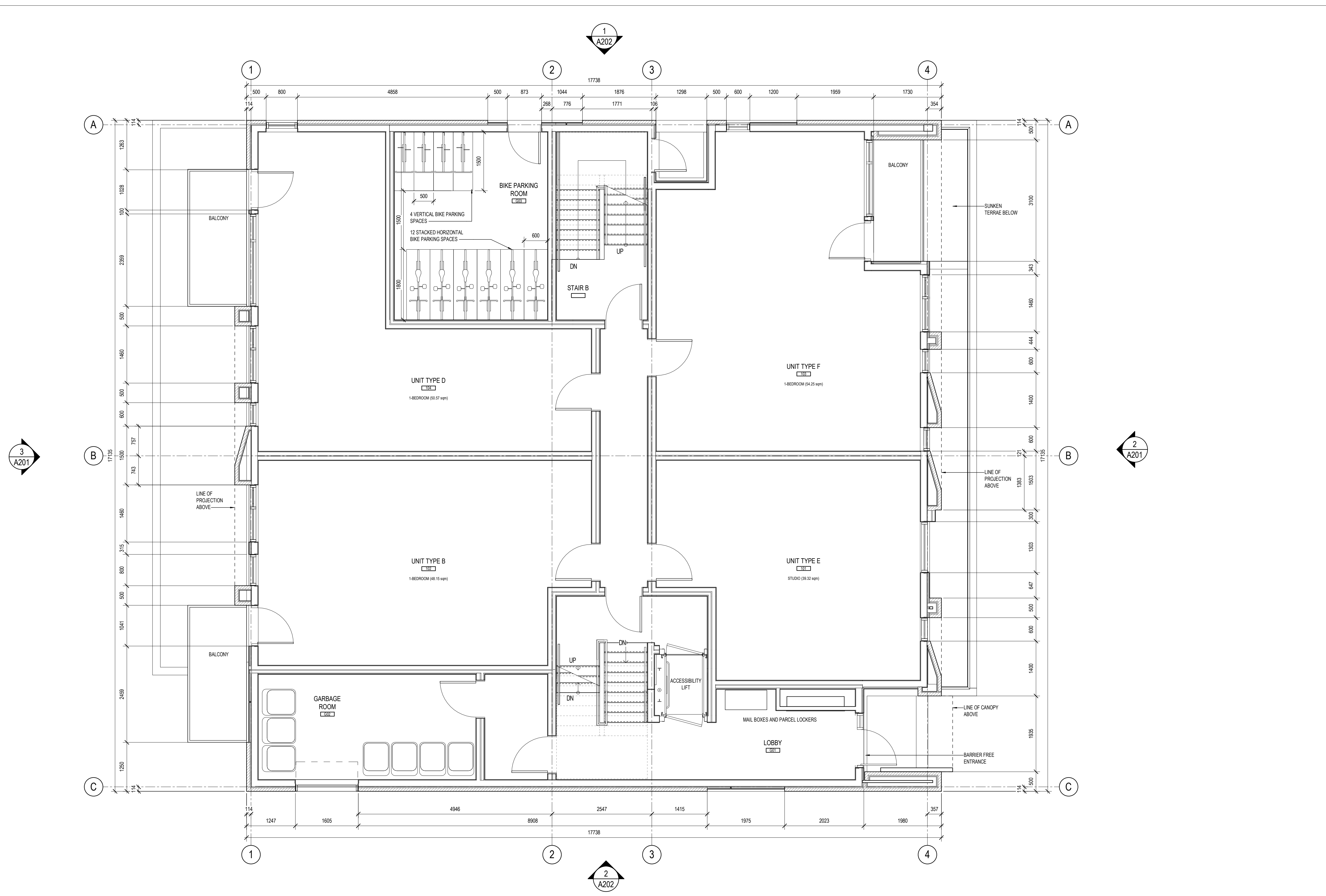
A100

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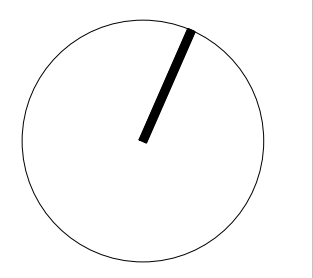
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LEVEL 01 - FLOOR PLAN

A101

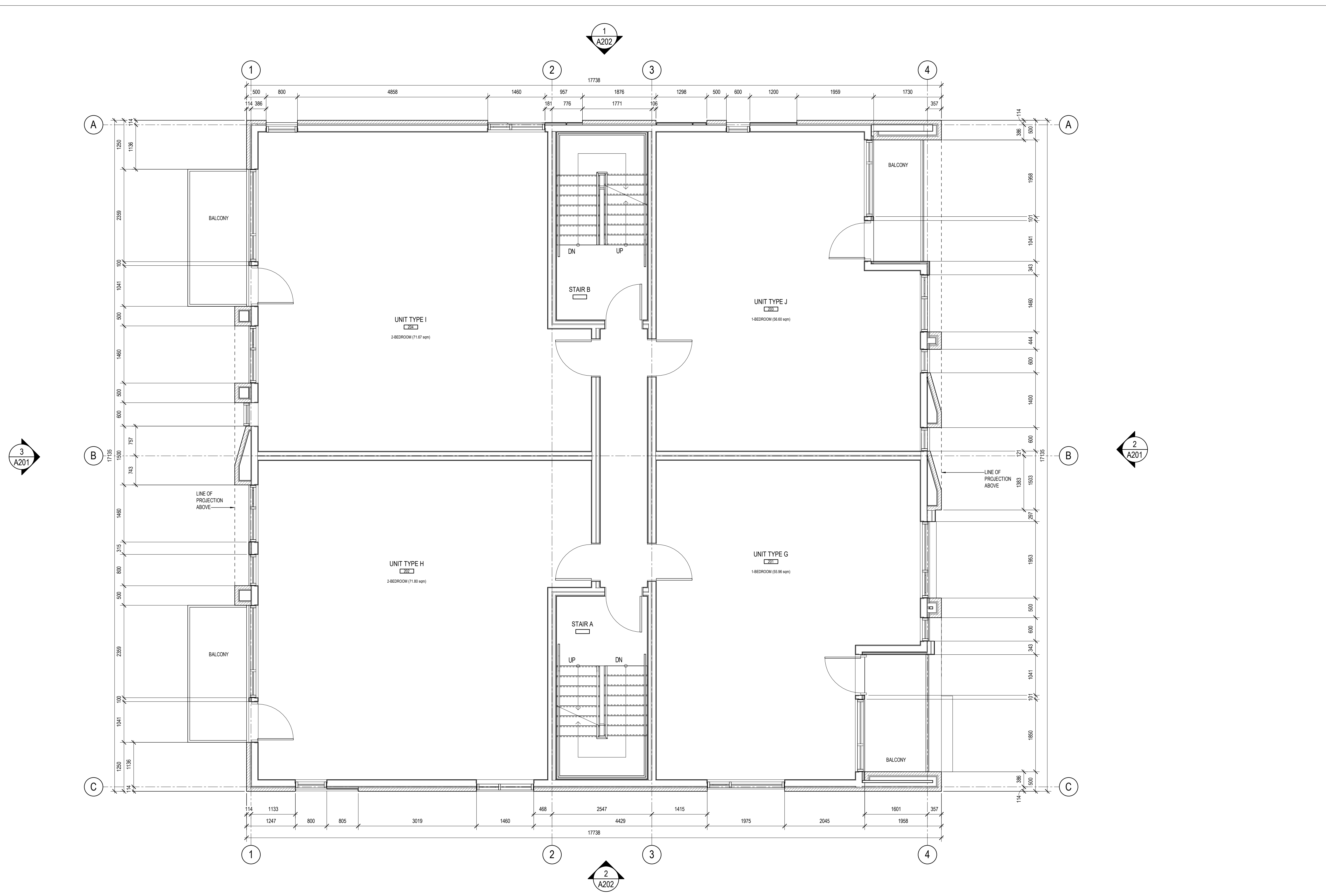
1 LEVEL 01 - FLOOR PLAN
 A101 SCALE: 1 : 50

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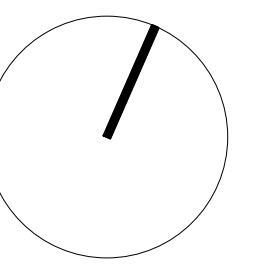
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LEVEL 02 - FLOOR PLAN

A102

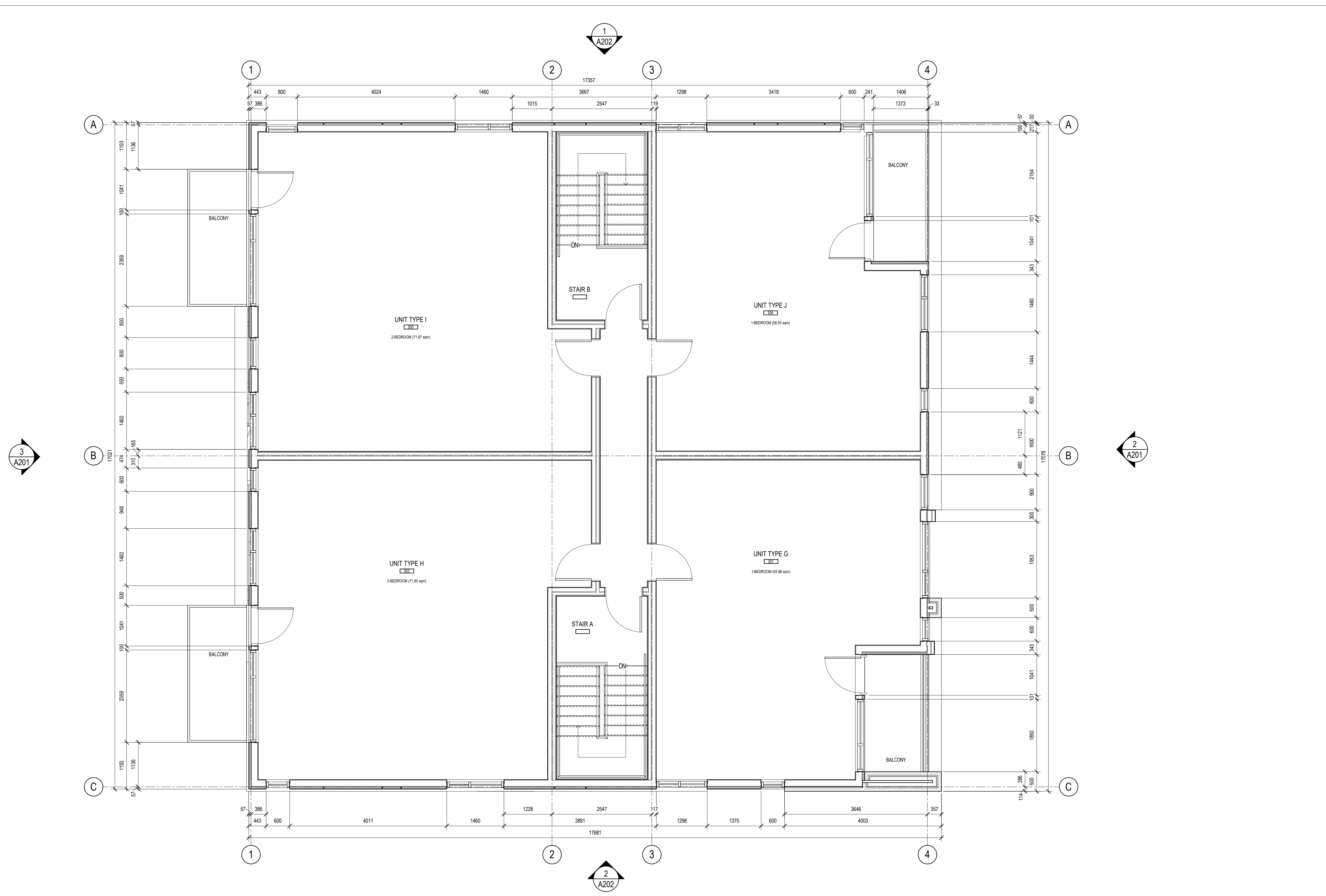
1 LEVEL 02 - FLOOR PLAN
 A102 SCALE: 1 : 50

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GENERAL ARCHITECTURAL NOTES:

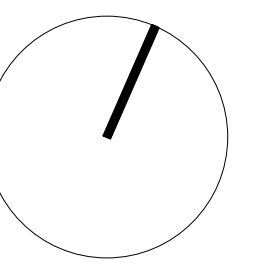
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LEVEL 03 - FLOOR PLAN

A103

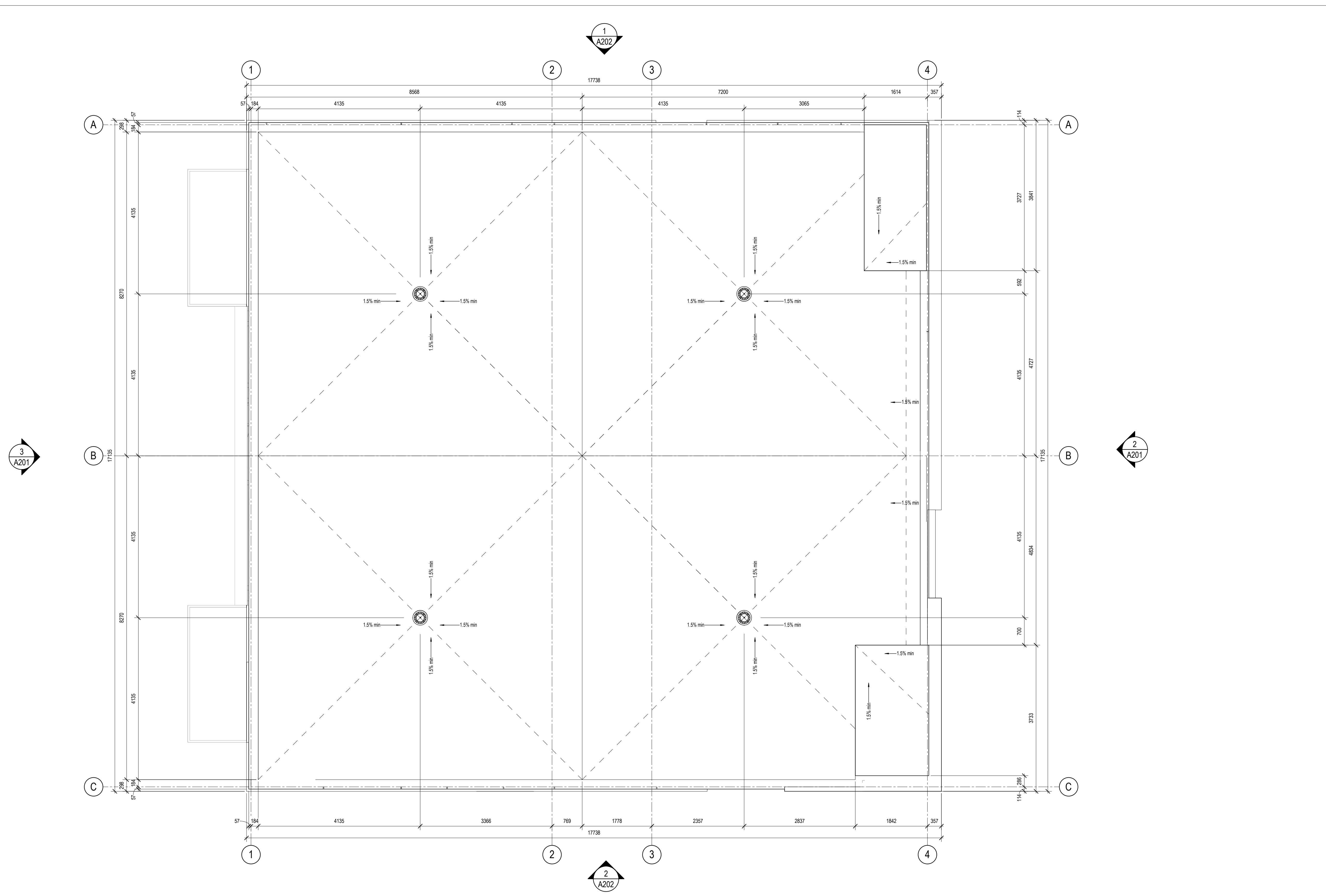
1 LEVEL 03 - FLOOR PLAN
 A103 SCALE: 1 : 50

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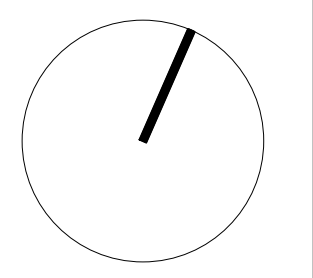
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ROOF PLAN

A104

1 ROOF PLAN
 A104 SCALE: 1 : 50

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CLADDING LEGEND:

1	NAME: BRICK COLOUR: RASHBERRY VELOUR
2	NAME: FIBRE CEMENT PANEL TYPE A COLOUR: DARK GREY
3	NAME: HIGH DENSITY WOOD VENEER PANEL COLOUR: CEDAR
4	NAME: PAINTED METAL - MATTE FINISH COLOUR: DARK GREY
5	NAME: PAVING
6	NAME: STEEL AND CLEAR GLASS

CLADDING LEGEND
 SCALE: N.T.S.



3 WEST ELEVATION
 A201 SCALE: 1 : 50



2 EAST ELEVATION
 A201 SCALE: 1 : 50

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EAST AND WEST ELEVATION

A201

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CLADDING LEGEND:

- 1 NAME: BRICK
COLOUR: RASHBERRY VELOUR
- 2 NAME: FIBRE CEMENT PANEL TYPE A
COLOUR: DARK GREY
- 3 NAME: HIGH DENSITY WOOD VENER PANEL
COLOUR: CEDAR
- 4 NAME: PAINTED METAL - MATTE FINISH
COLOUR: DARK GREY
- 5 NAME: PAVING
- 6 NAME: STEEL AND CLEAR GLASS

CLADDING LEGEND
 SCALE: N.T.S.



2 SOUTH ELEVATION
 A202 SCALE: 1 : 50



1 NORTH ELEVATION
 A202 SCALE: 1 : 50

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NORTH AND SOUTH ELEVATION

A202