



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

SITE PLAN BASED ON
 TOPOGRAPHIC PLAN OF SURVEY OF
 LOTS 164 AND 165
 REGISTERED PLAN 246
 CITY OF OTTAWA
 SURVEYED BY ANNIS, O'SULLIVAN,
 VOLLEBECK LTD.

SITE STATISTICS		
1. Designation	R4-JD (previously TM3)	
2. Number of Units	18 units	
3. GFA	956.75 m ²	
4. Proposed Use	Low-rise Apartment Building	
ZONING MECHANISM	REQUIRED	PROVIDED
5. Min. Lot Width Table 162A	15 m	19.74 m
6. Min. Lot Area Table 162A	450 m ²	607.97 m ²
7. Max. Building Height Table 162A	14.5 m	10.6 m
8. Min. Front Yard Setback Section 144 (1)(c)	2.5 m	3.7 m
9. Min. Interior Side Yard Setback Table 162A	1.5 m	1.5 m
10. Min. Rear Yard Setback Table 144A (ii)	9.2 m	7.5 m
11. Resident Parking Area "C", 101 (3)(a), Table 101	30% of lot depth	0 spaces
12. Visitor Parking Table 102 (2), Table 102	(18 - 12 units x 0.1)	0 spaces
13. Bicycle Parking Table 111A (b)	9 (18 units - 12 x 0.5)	10
14. Min. Rear Yard Soft Landscaping 161 (15)(b)(iv)	91.2 m ² (Area of Rear Yard: 182.4 m ² x 50%)	116.0 m ²
15. Min. Front Yard Soft Landscaping Table 161	36.3 m ² (Area of Front Yard: 90.7 m ² x 40%)	65.9 m ²
16. Min. Front Facade Glazing 161 (15)(g)	47.3 m ² (25% of the area of the front facade)	65.2 m ²
17. Front Facade Articulation 161 (15)(h)	37.9 m ² (20% of the front facade recessed 0.6m)	78.7 m ²
18. Min. Number of 2-Bedroom Units 161 (16)(b)(i)	5 units (25% of dwelling units)	6 units

- 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.

4	ISSUED FOR SITE PLAN CONTROL	23-03-30
2	ISSUED FOR COORDINATION	23-03-03
1	ISSUED FOR COORDINATION	23-02-02

ISSUE RECORD

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PROJ	SCALE	DRAWN	REVIEWED
2223	NOTED	AR	RMK

SITE PLAN

SP-01

1 SITE PLAN
 SP-01 SCALE: 1:100