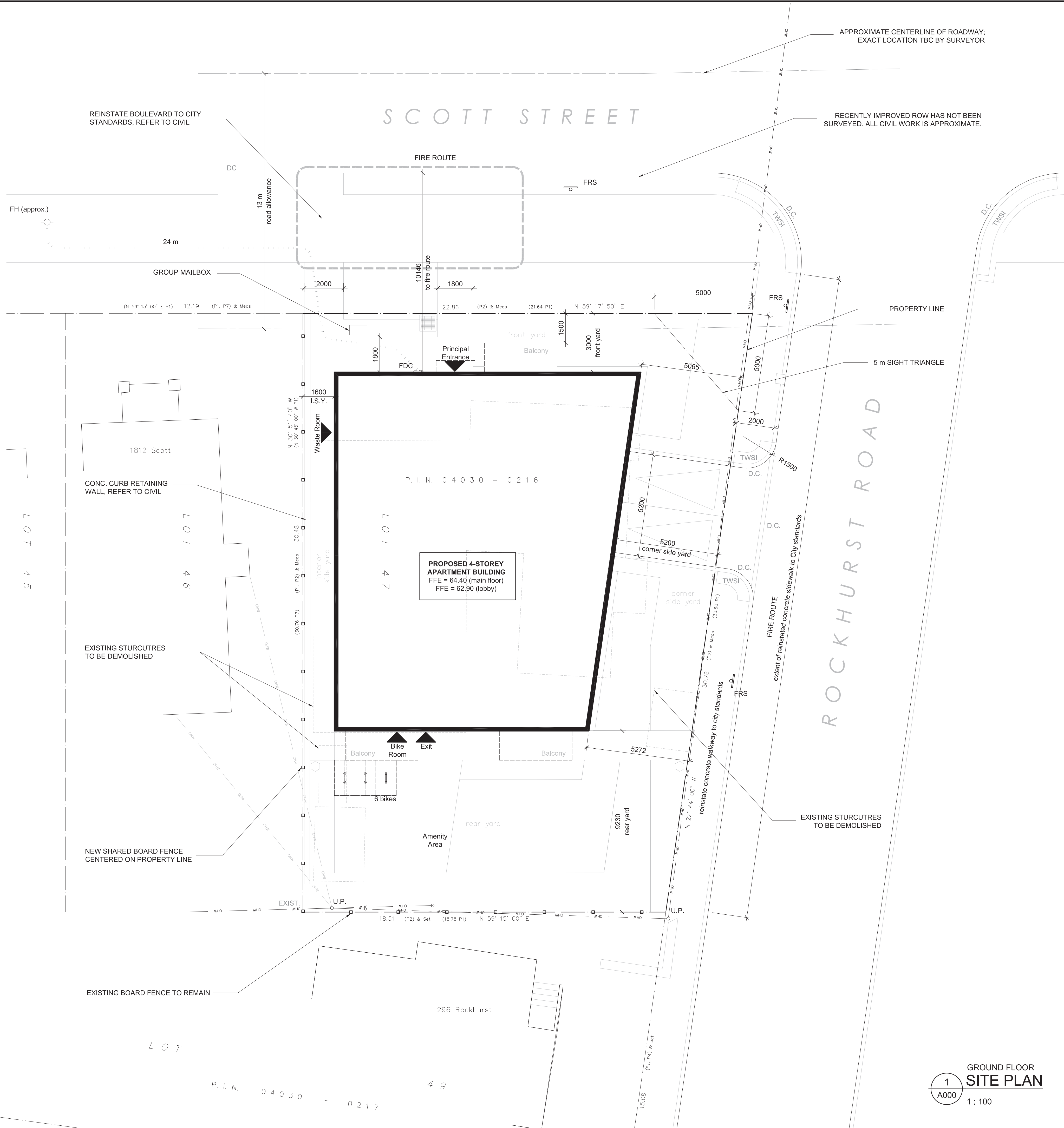


1806 Scott Street, Ottawa

Unit breakdown:

Zoning Data:	bach.	1-bed	1-b+d	2-bed	total
Zone: R1MM (existing)					
Adjacent zones:					
north: O1					
south: R1MM					
east: R1MM					
west: R1MM					
Proposed building area: 260.3 m ²					
Proposed GFA: 816.0 m ²					
level B					133.2
level 1					133.2
level 2					133.2
level 3					133.2
level 4					133.2
Proposed use: Apartment Dwelling, Low-Rise					
Proposed number of units: 16					
Proposed car parking: 2					
Proposed amenity area: 186 m ² (96 m ² required)					
Communal:					158 m ² , exterior
Private:					50 m ² , balconies
Bikes: 16					
10 stacked in bike room at lobby level					
06 at corner side yard					

RAUD Zoning	Requirement	Provided	Compliance
Minimum Lot Width (m)	15 m	22.86 m	yes
Minimum Lot Area (m ²)	450 m ²	629.87 m ²	yes
Minimum FY Setback Scott St. s. 144(1)(d), Table 162A	RAUD: 4.5 m	3 m	no
Min. CSY Setback, Rockhurst Rd. s. 144(1)(g), Table 162A	RAUD: 4.5 m	5 m	yes
Min. RY Setback, Table 144A	30% of lot depth: 9.23 m	9.23 m	yes
Min. ISY Setback (m), s. 144(2) b) (i), Table 162A	1.5 m	1.8 m	yes
Minimum Building Height, Table 162A	14.5 m / 4 storeys	14.5 m / 4 storeys	yes
Two-bedroom dwelling units, s. 18(1)(b)	At least 25% of dwelling units must have at least two bedrooms	20% of dwelling units are 2-bedroom	yes
Minimum fenestration s. 18(1)(g)	Front facade (Scott St.) must comprise at least 25% windows	25.8%	yes
	Corner side facade (Rockhurst Rd.) must comprise at least 15% windows	65.12 m ² / 243.08 m ²	yes
Parking Requirements Area X on Schedule 1A	0.5/unit, less the first 12 units (resident); 2 required. 0/unit, less the first 12 units (visitor); 0 required. Total parking required = 2 spaces.	2 provided	yes
Bicycle Parking Table 111A	0.5 per dwelling unit; 8 required	16 provided	yes



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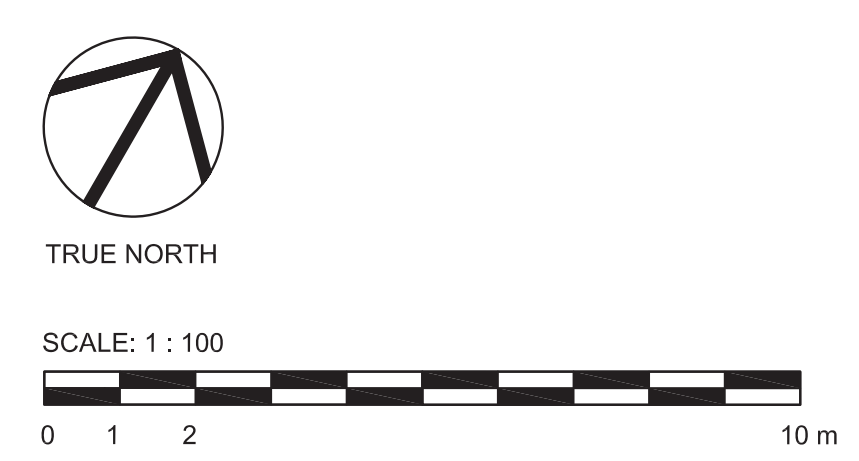
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project
**1806 SCOTT STREET, OTTAWA
RENTAL APARTMENT BUILDING**

drawing
Site Plan

drawn	KDB	date	JUNE 2023
approved	KDB	revision	1
project no.	2120	scale	AS SHOWN
drawing no.	A000		

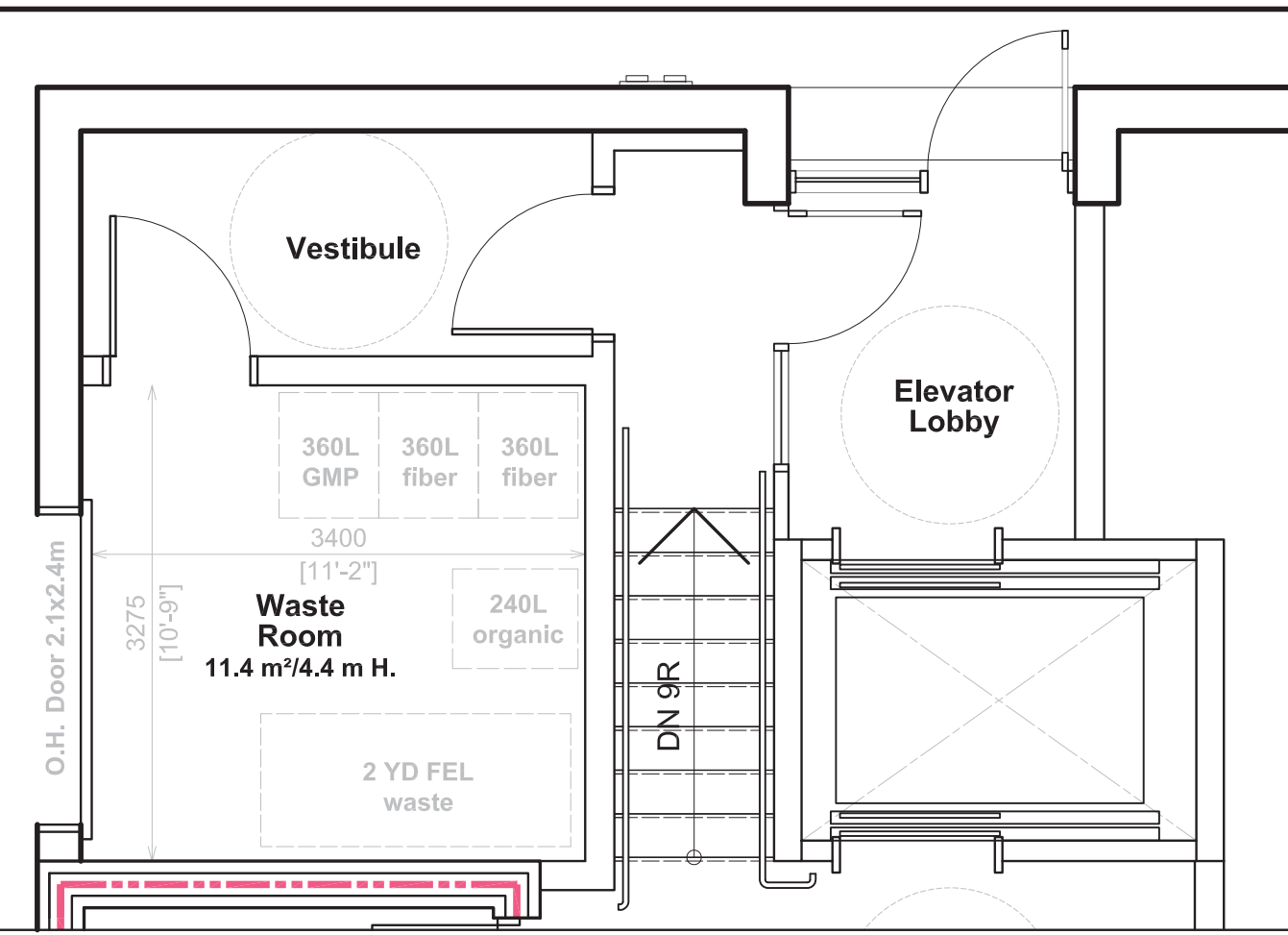
GROUND FLOOR
SITE PLAN
1:100



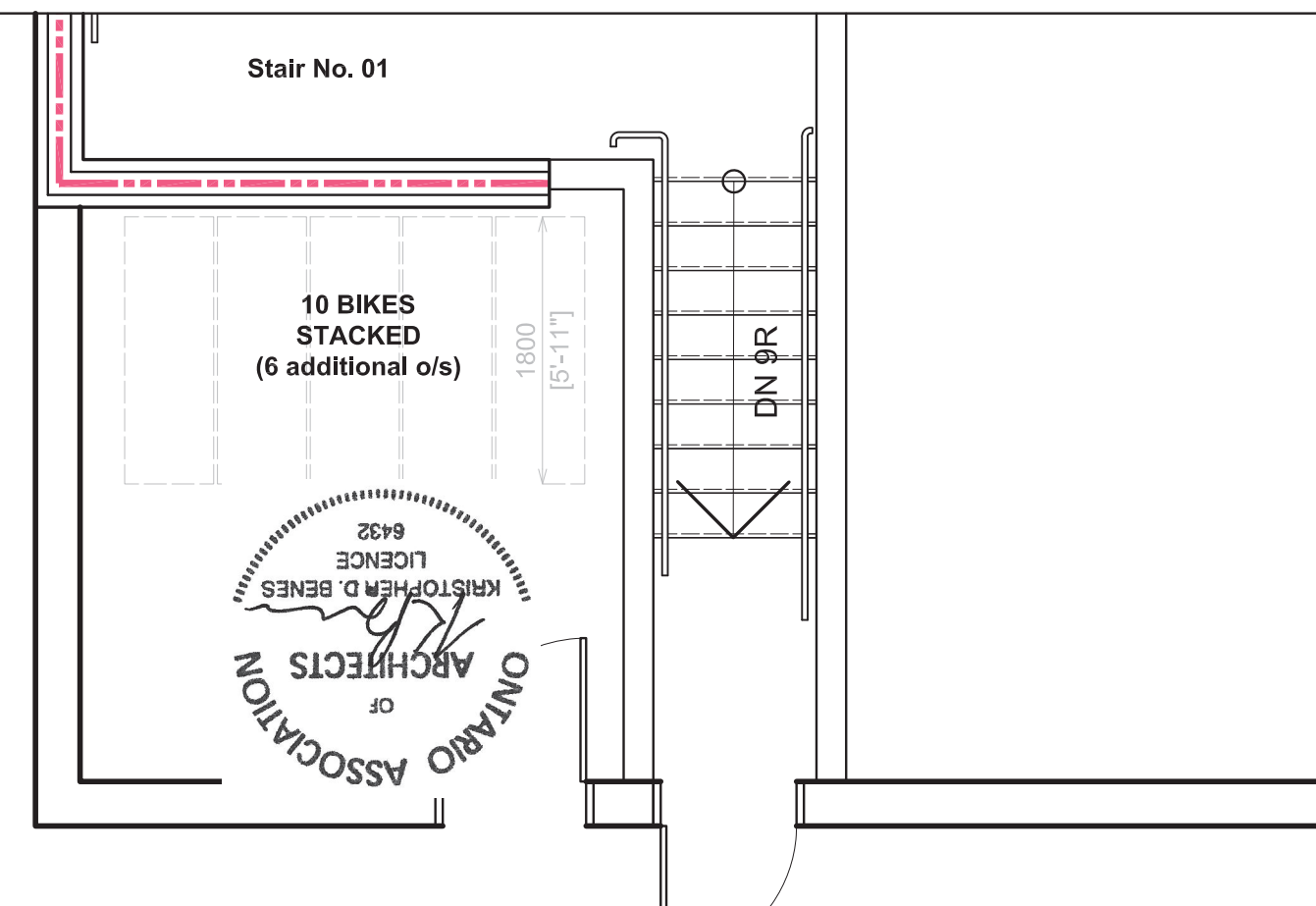
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SURVEY PREPARED FARLEY, SMITH &
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JANUARY 17, 2022, FILE NO. 650-21

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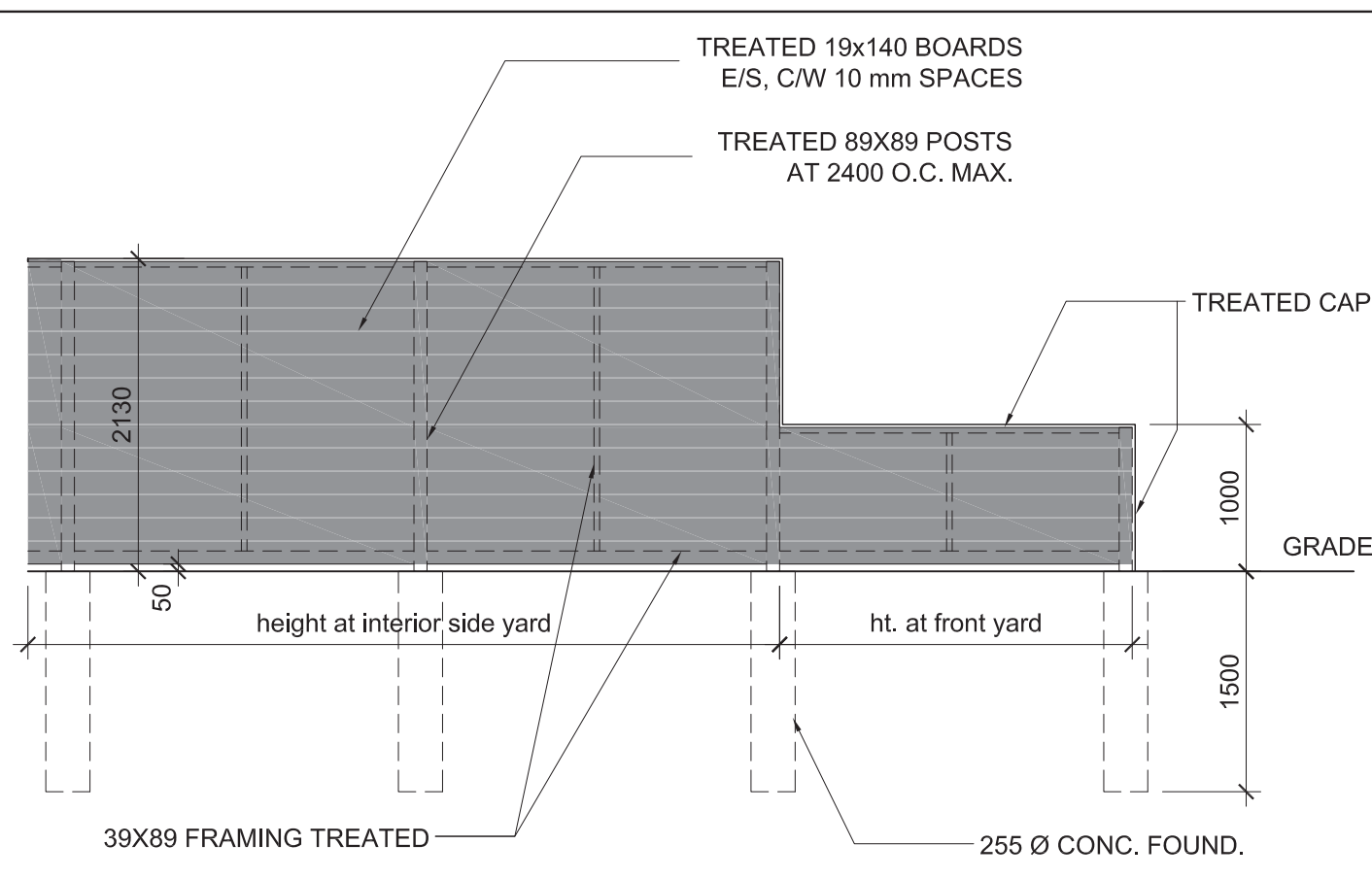
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2
A001
GARBAGE ROOM PART PLAN
1:50



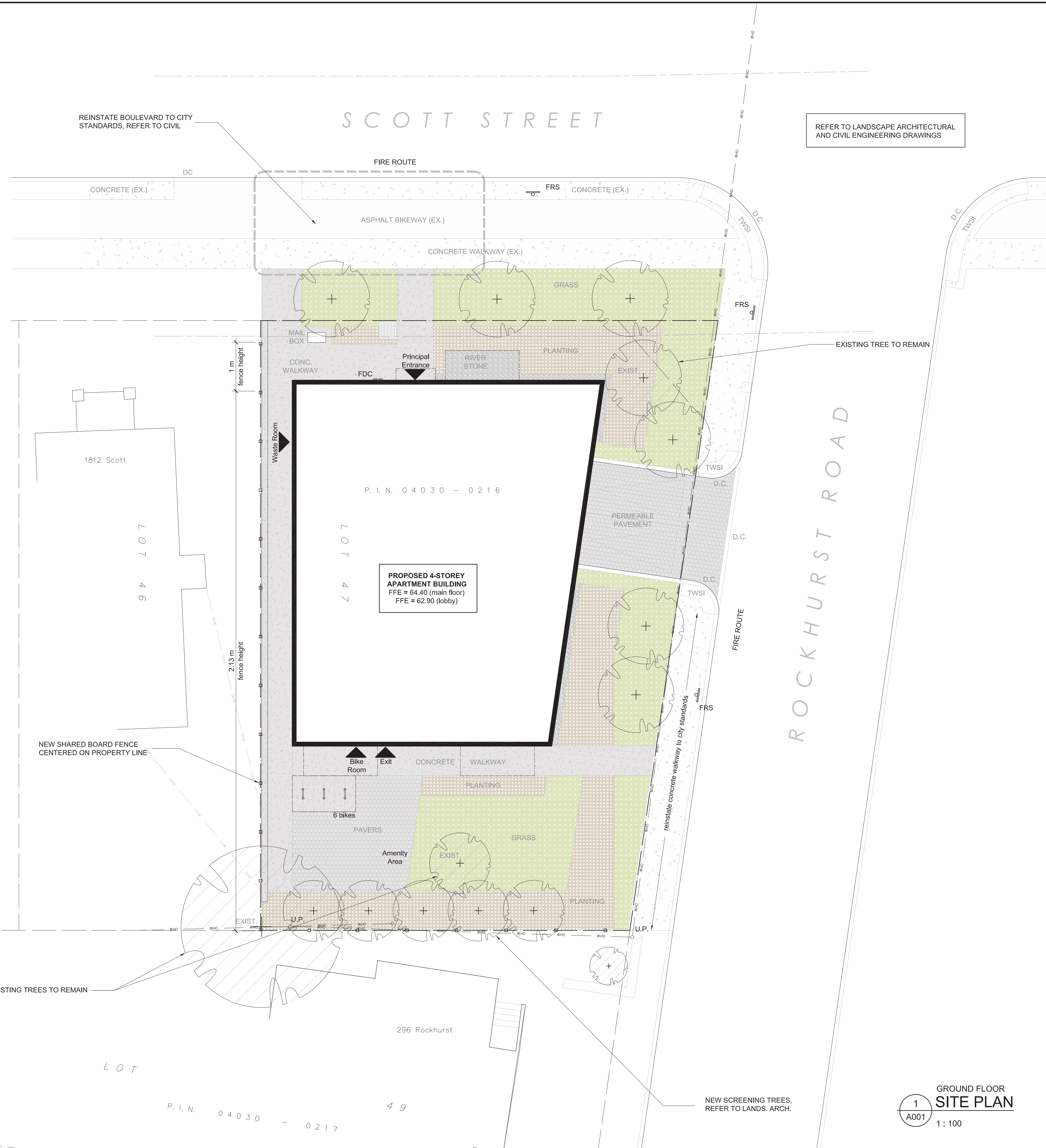
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A001
BIKE ROOM PART PLAN
1:50



4
A001
NEW BOARD FENCE ELEVATION
1:50



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1
A001
GROUND FLOOR SITE PLAN
1:100

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project

1806 SCOTT STREET, OTTAWA RENTAL APARTMENT BUILDING

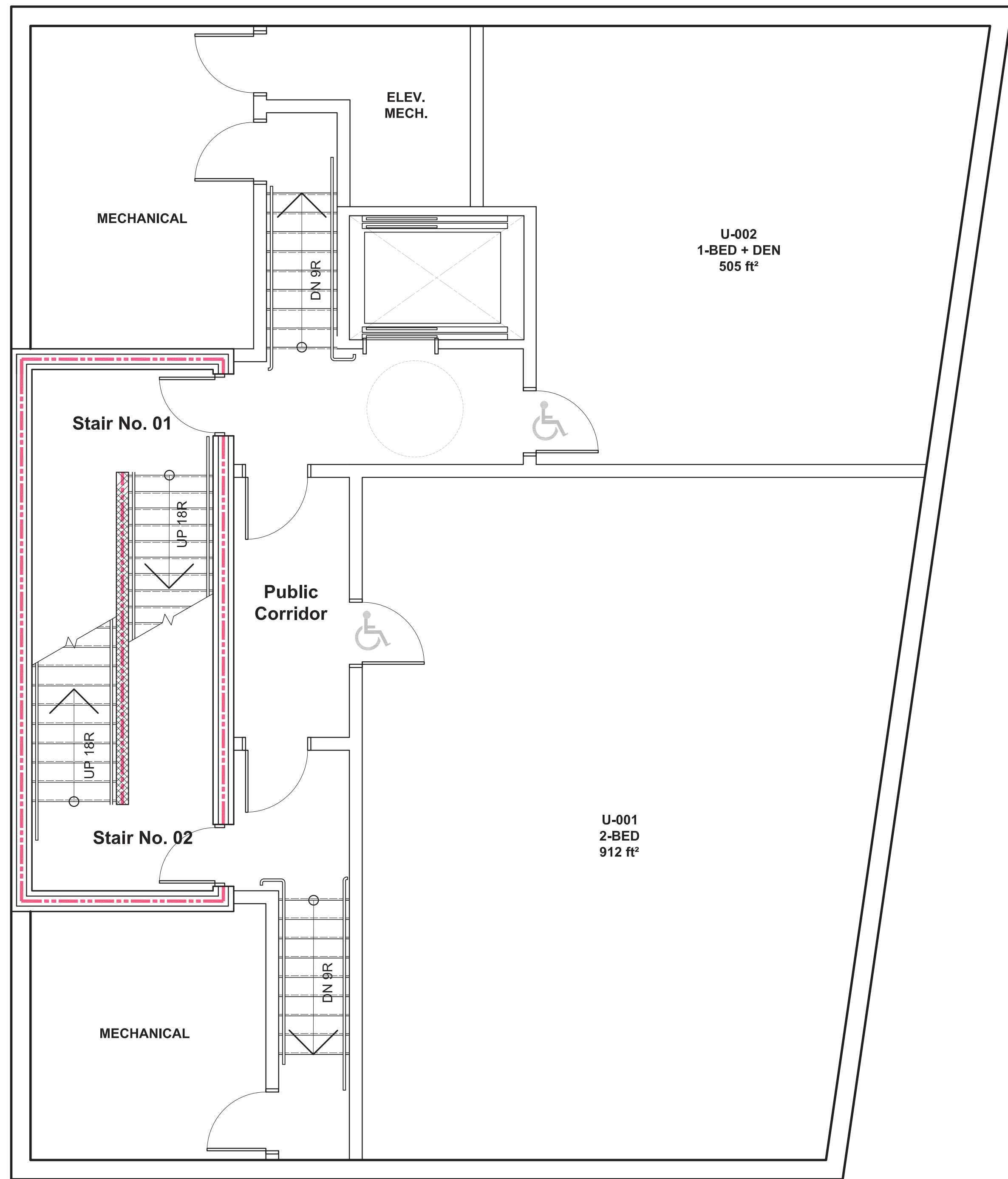
drawing

**Site Plan
Surfacing, Landscape
& Details**

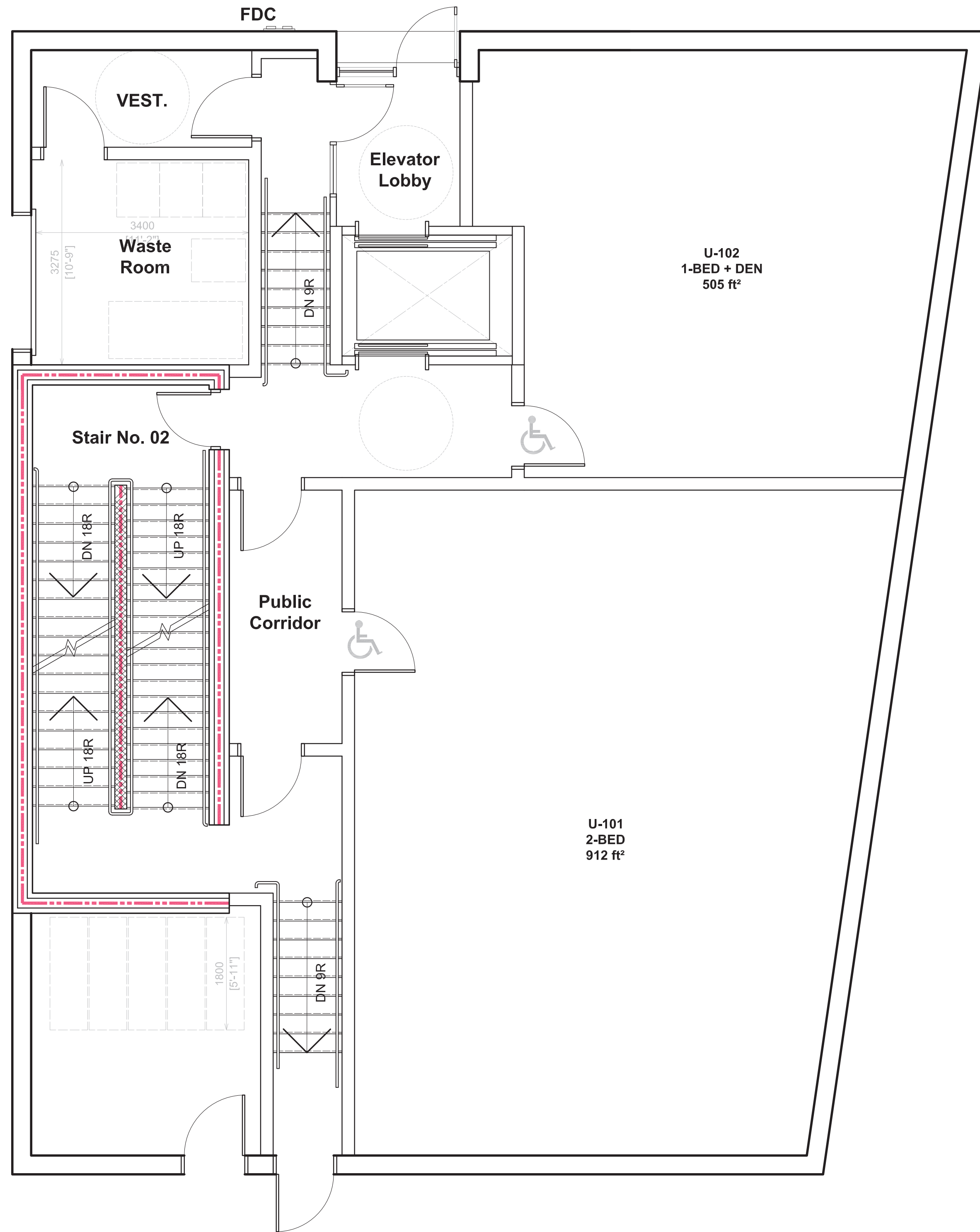
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approved	KDB	revision	1
project no.	2120	scale	AS SHOWN
drawing no.	A001		

D07-12-23-0006 & D02-02-23-0007

####



1
A100
BASEMENT FLOOR
FLOOR PLAN
1 : 50



2
A100
GROUND FLOOR
FLOOR PLAN
1 : 50

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RENTAL APARTMENT BUILDING

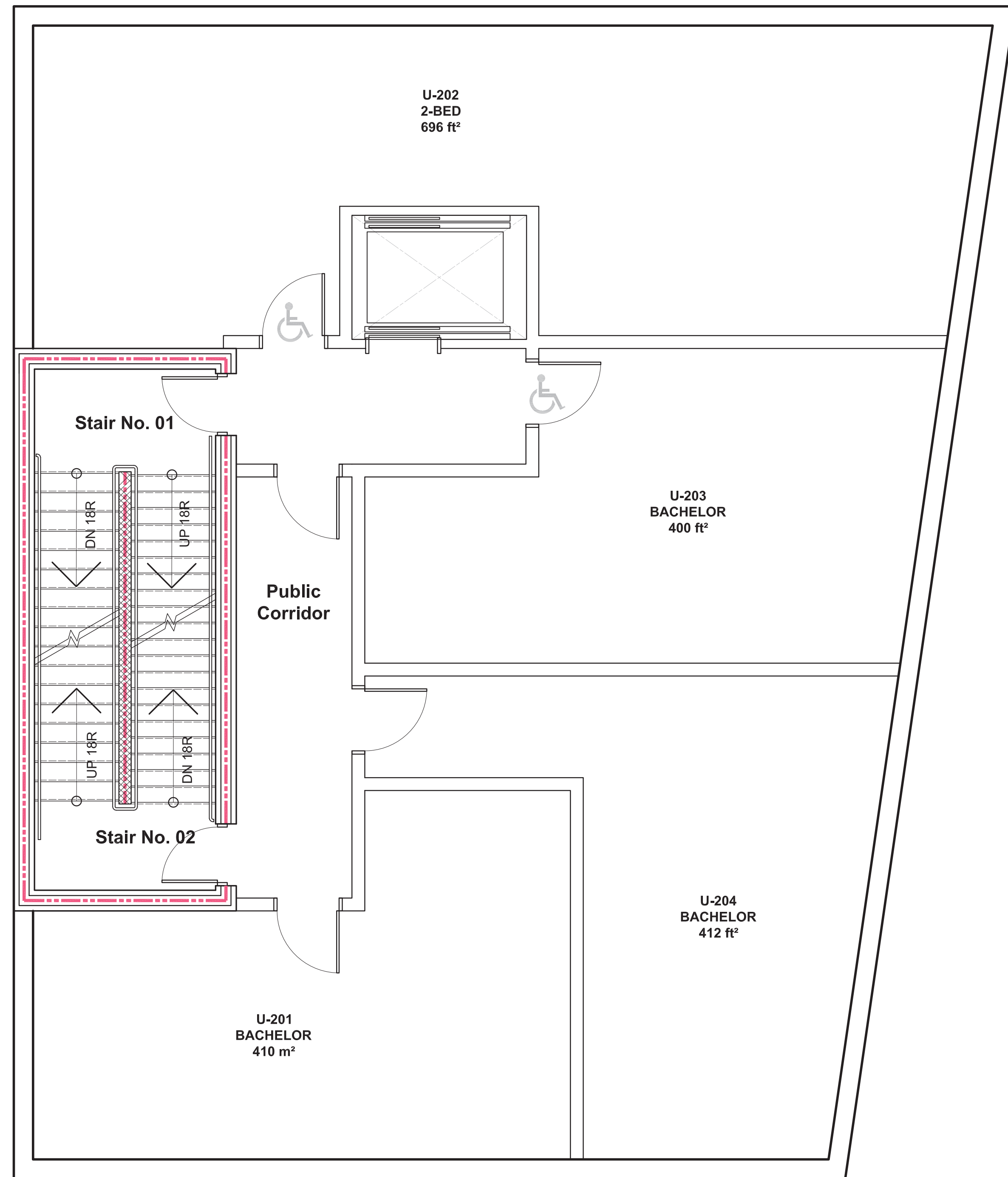
drawing
FLOOR PLANS
GROUND & BASEMENT

drawn	KDB	date	JUNE 2023
approved	KDB	revision	1
project no.	2120	scale	1 : 50
drawing no.	A100		

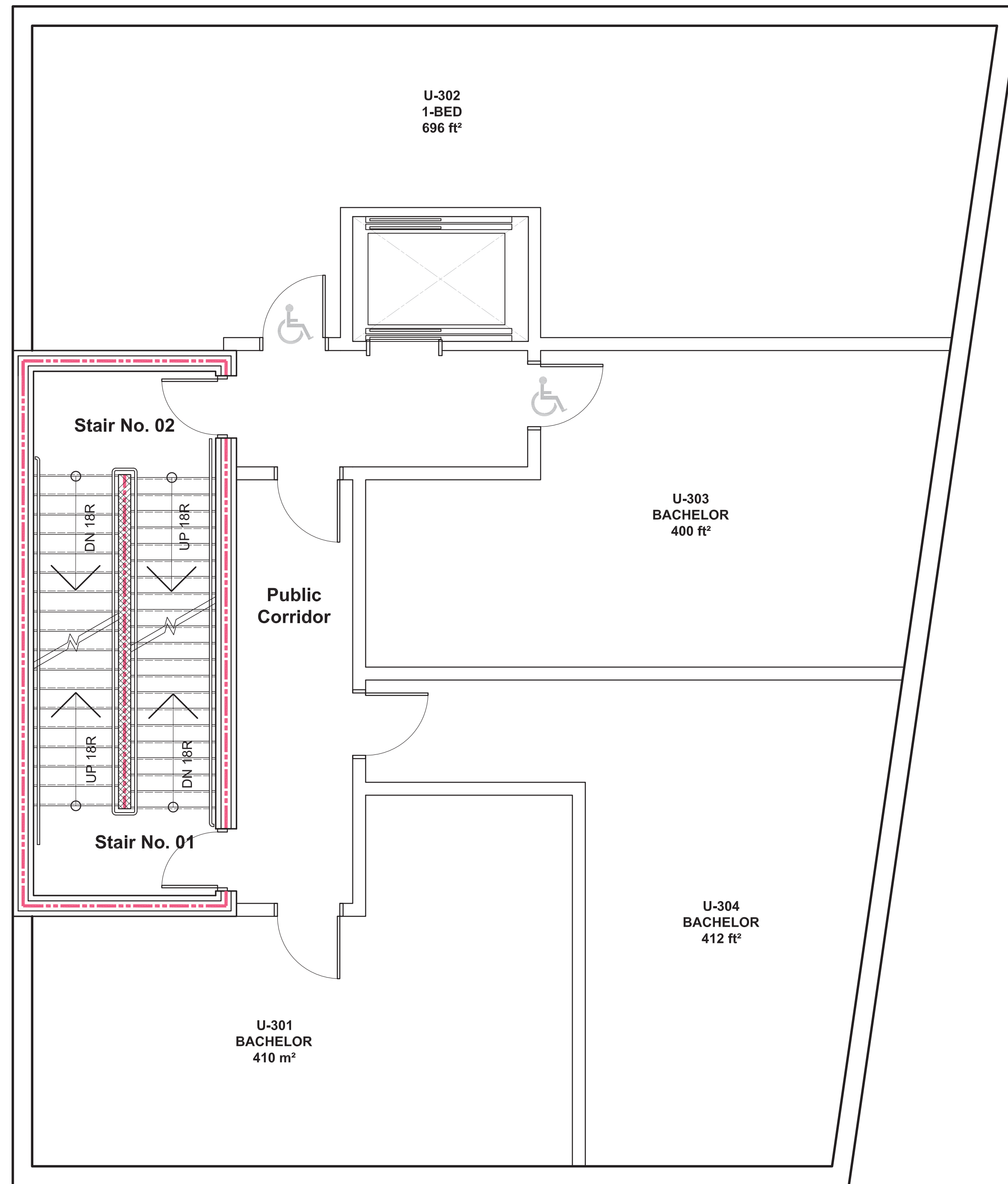
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1
A101 1:50
2nd FLOOR
FLOOR PLAN



2
A101 1:50
3rd FLOOR (4th IS SIM.)
FLOOR PLAN

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project
1806 SCOTT STREET, OTTAWA
RENTAL APARTMENT BUILDING

drawing
FLOOR PLAN
2ND, 3RD & 4TH

drawn	KDB	date	JANUARY 2022
approved	KDB	revision	△
project no.	2120	scale	1:50
drawing no.			

A101

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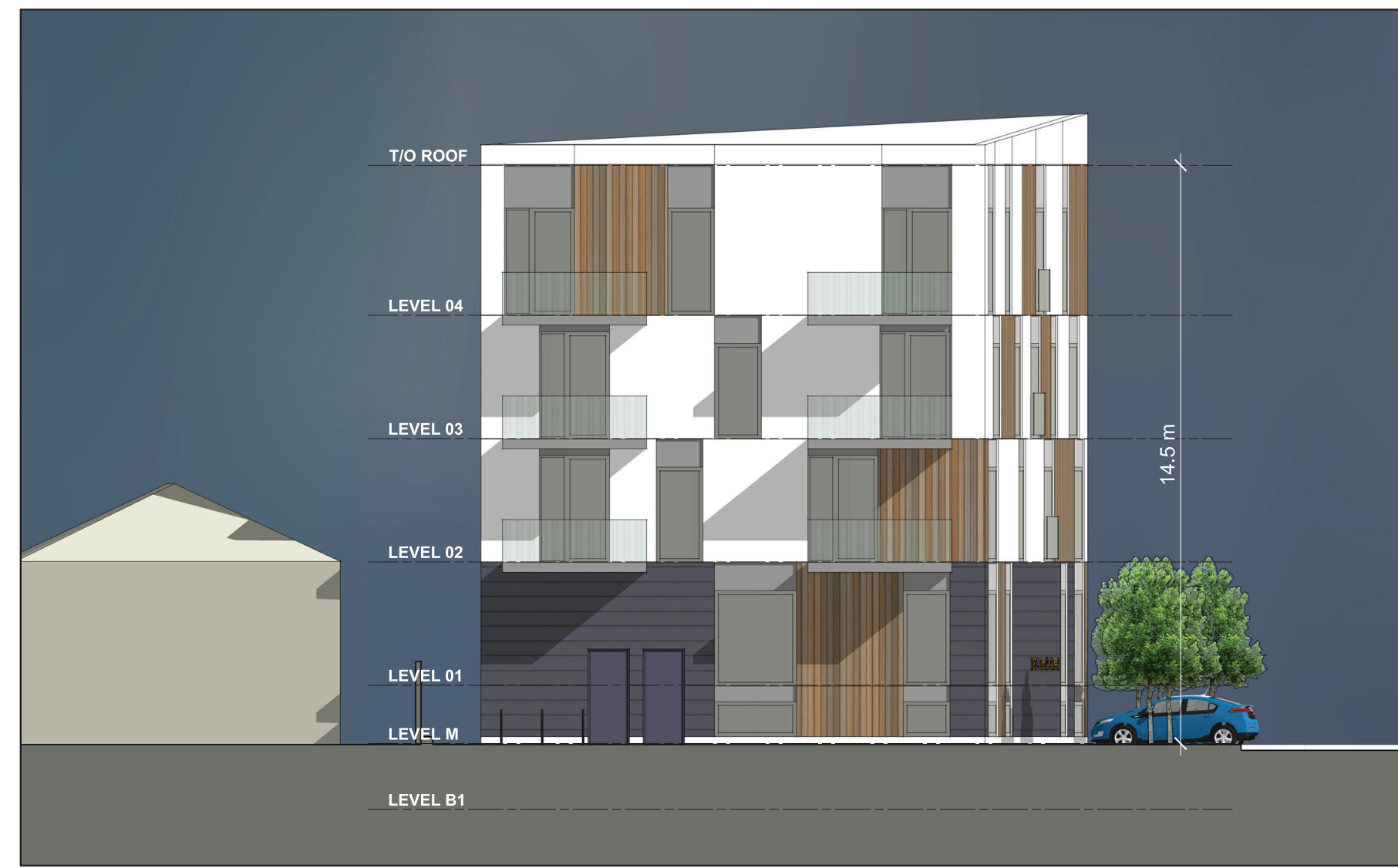
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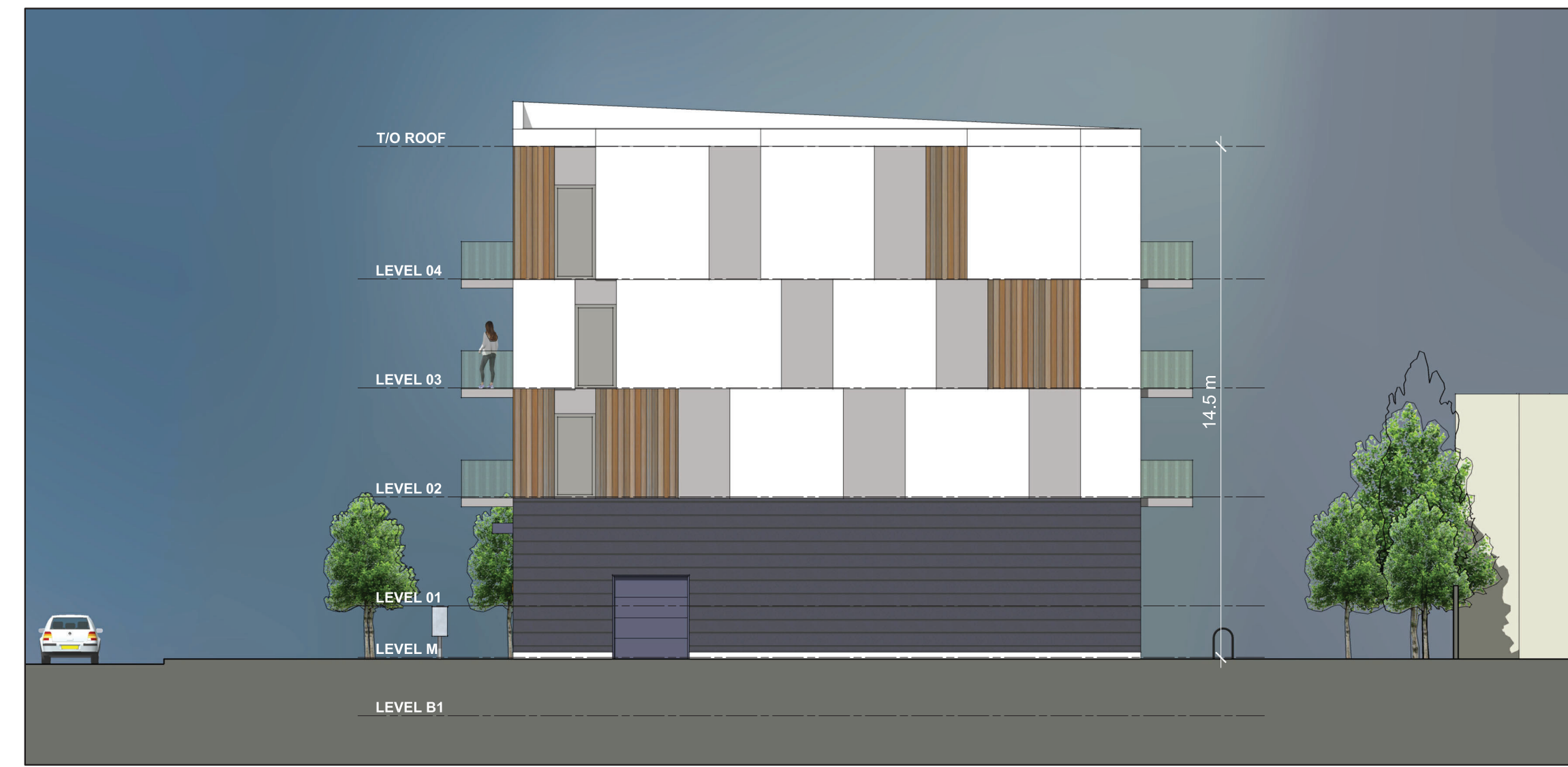
1 EAST ELEVATION
A200 1:150



2 NORTH ELEVATION
A200 1:150



3 SOUTH ELEVATION
A200 1:150



4 WEST ELEVATION
A200 1:150

- TREATED WOOD ACCENT SIDING OR METAL SIDING RESEMBLING WOOD
- WHITE ALUMINUM COMPOSITE PANEL OR WHITE EIFS STUCCO
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- CHARCOAL HORIZONTAL ACCENT SIDING
- GLAZING
- SPANDREL PANEL
- BALCONY GLASS

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**1806 SCOTT STREET, OTTAWA
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drawing
BUILDING ELEVATIONS

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drawing no.	A200		

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