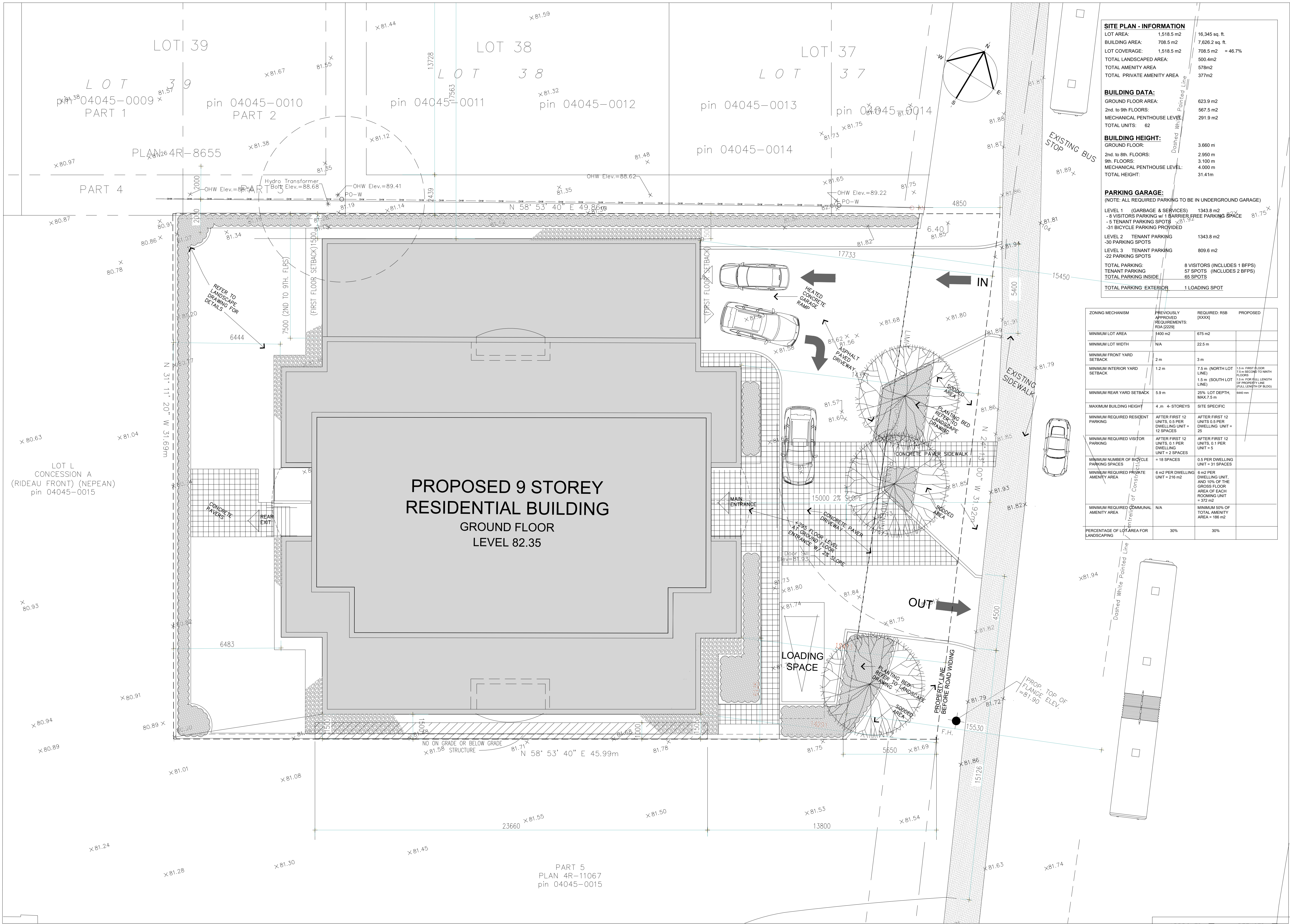
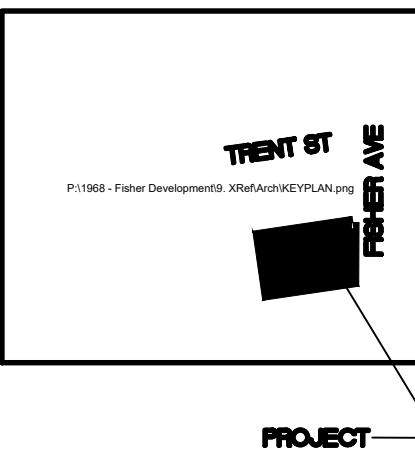




SITE PLAN - INFORMATION		
LOT AREA:	1,518.5 m ²	16,345 sq. ft.
BUILDING AREA:	708.5 m ²	7,626.2 sq. ft.
LOT COVERAGE:	1,518.5 m ²	708.5 m ² = 46.7%
TOTAL LANDSCAPED AREA:		500.4m ²
TOTAL AMENITY AREA		578m ²
TOTAL PRIVATE AMENITY AREA		377m ²
BUILDING DATA:		
GROUND FLOOR AREA:		623.9 m ²
2nd. to 9th FLOORS:		567.5 m ²
MECHANICAL PENTHOUSE LEVEL:		291.9 m ²
TOTAL UNITS:	62	
BUILDING HEIGHT:		
GROUND FLOOR:		3.660 m
2nd. to 8th. FLOORS:		2.950 m
9th. FLOORS:		3.100 m
MECHANICAL PENTHOUSE LEVEL:		4.000 m
TOTAL HEIGHT:		31.41m
PARKING GARAGE:		
(NOTE: ALL REQUIRED PARKING TO BE IN UNDERGROUND GARAGE)		
LEVEL 1 (GARBAGE & SERVICES)		1343.8 m ²
- 8 VISITORS PARKING w/ 1 BARRIER FREE PARKING SPACE		
- 5 TENANT PARKING SPOTS		
- 31 BICYCLE PARKING PROVIDED		
LEVEL 2 TENANT PARKING		1343.8 m ²
- 30 PARKING SPOTS		
LEVEL 3 TENANT PARKING		809.6 m ²
- 22 PARKING SPOTS		
TOTAL PARKING:		8 VISITORS (INCLUDES 1 BFPS)
TENANT PARKING		57 SPOTS (INCLUDES 2 BFPS)
TOTAL PARKING INSIDE:		65 SPOTS
TOTAL PARKING EXTERIOR:		1 LOADING SPOT

ZONING MECHANISM	PREVIOUSLY APPROVED REQUIREMENTS: R2A (2009)	REQUIRED: RSB (XXXX)	PROPOSED
MINIMUM LOT AREA	1400 m ²	675 m ²	
MINIMUM LOT WIDTH	N/A	22.5 m	
MINIMUM FRONT YARD SETBACK	2 m	3 m	
MINIMUM INTERIOR YARD SETBACK	1.2 m	7.5 m (NORTH LOT LINE) 1.5 m (SOUTH LOT LINE)	1.5 m FIRST FLOOR 7.5 m SECOND TO NINTH FLOOR 1.5 m FOR FULL LENGTH OF PROPERTY LINE (FULL LENGTH OF BLDG)
MINIMUM REAR YARD SETBACK	5.9 m	25% LOT DEPTH, MAX 7.5 m	6400 mm
MAXIMUM BUILDING HEIGHT	4 m 4-STOREYS	SITE SPECIFIC	
MINIMUM REQUIRED RESIDENT PARKING	AFTER FIRST 12 UNITS: 0.5 PER DWELLING UNIT = 12 SPACES	AFTER FIRST 12 UNITS: 0.5 PER DWELLING UNIT = 25	
MINIMUM REQUIRED VISITOR PARKING	AFTER FIRST 12 UNITS: 0.1 PER DWELLING UNIT = 2 SPACES	AFTER FIRST 12 UNITS: 0.1 PER UNIT = 5	
MINIMUM NUMBER OF BICYCLE PARKING SPACES	= 18 SPACES	0.5 PER DWELLING UNIT = 31 SPACES	
MINIMUM REQUIRED PRIVATE AMENITY AREA	6 m ² PER DWELLING UNIT = 216 m ²	6 m ² PER DWELLING UNIT, AND 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT = 372 m ²	
MINIMUM REQUIRED COMMUNAL AMENITY AREA	N/A	MINIMUM 50% OF TOTAL AMENITY AREA = 186 m ²	
PERCENTAGE OF LOT AREA FOR LANDSCAPING	30%	30%	

KEY PLAN



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

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

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02	ISSUED FOR ZONING	06/05/2020
01	ISSUED FOR ZONING	10/01/2019
NO.	REVISION	MM/DD/YY DATE

CLIENT: PRESTIGE DESIGN & CONSTRUCTION, 50 CAMELOT DR., NEPEAN, K2G 5X8 613 224 9437
CONSULTANTS: CITIZEN PLANNING & DESIGN, 223 MCLEOD ST., OTTAWA, K2P 0Z8 613 920 5763
LANDSCAPE: GINO KELLO LANDSCAPE ARCHITECTS, 50 CAMELOT DR., NEPEAN, K2G 5X8 613 852 1343
CIVIL: J. J. MAY ENGINEERING LTD., 1455 YONGE ST., OTTAWA, K1G 6Z7 613 837 5516
SURVEYOR: ANNE O'SULLIVAN VOLLERSON LTD., 14 CONCOURSE GATE UNIT 500 NEPEAN, K2E 7Y1 613 727 0850

PROJECT

1110 FISHER AVENUE DEVELOPMENTS
OTTAWA, ONTARIO

DRAWING:

SITE PLAN

DATE	OCTOBER, 2019	JOB NO.	1968
SCALE	1:100	DRAWING NO.	A-001
DRAWN BY	DRAWN		
REVIEWED BY	R.J.W.		