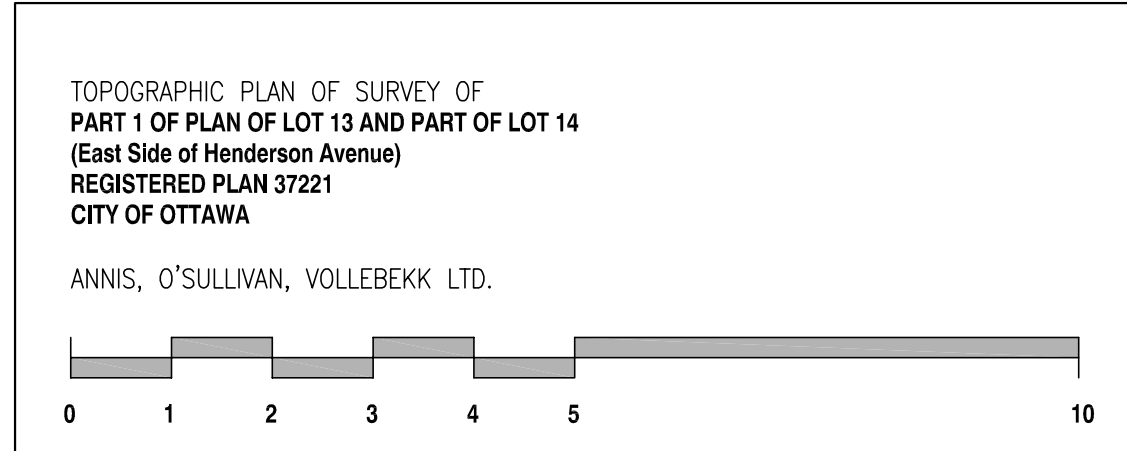


1 SITE PLAN
SP01 SCALE: 1:75



LOCATION PLAN
SCALE: NTS



SURVEY INFO
SCALE: NTS

STATISTICS AND ZONING INFORMATION	
ZONING DESIGNATION:	R1S (48)
ZONING REQUIREMENTS:	APARTMENT DWELLINGS, LOW-RISE
MIN. LOT WIDTH:	15m
MIN. LOT AREA:	450m ²
MAX. BUILDING HEIGHT:	14.5m
MIN. FRONT YARD:	The average of the front walls of the abutting properties. 30% of lot depth and 25% of lot area.
MIN. REAR YARD:	1.5m within 21m of front lot line 6m beyond 21m of front lot line
MIN. INTERIOR SIDE YARD:	The average of grade elevations taken along both side lot lines at the minimum required front yard setback and at the minimum rear yard setback.
AVG. EXISTING GRADE:	
PROJECT STATISTICS	
LOT WIDTH:	21.2m
LOT AREA:	654m ²
BUILDING HEIGHT:	11m
FRONT YARD SETBACK:	968m
REAR YARD SETBACK:	7.148m
SIDE YARD SETBACK:	1.50m at North 2.13m at South
DWELLING UNITS:	20 units
BICYCLE PARKING CALCULATION	As per Table 111A
REQUIRED PARKING:	10 spaces
0.5sp/dwelling unit [111A(b)(i)]	
TOTAL PARKING PROVIDED:	15 spaces
PARKING CALCULATION	As per Sections 101 & 102
REQUIRED PARKING:	4 spaces
0.5sp/dwelling unit beyond 12	
PARKING PROVIDED:	0 spaces
REQUIRED VISITOR PARKING:	1 space
0.1sp/dwelling unit beyond 12	
VISITOR PARKING PROVIDED:	2 space
TOTAL PARKING REQUIRED:	5 spaces
TOTAL PARKING PROVIDED:	2 spaces
AMENITY AREA CALCULATION	
As per Table 137	
TOTAL AMENITY REQUIRED:	192m ²
15m ² /dwelling unit for first 8 units	
6m ² /dwelling unit beyond 8	
COMMUNAL AMENITY REQUIRED:	120m ²
100% of Total Amenity Area required for first 8 units	
COMMUNAL AMENITY PROVIDED:	126.2m ²
PRIVATE AMENITY PROVIDED:	31.2m ²
TOTAL AMENITY PROVIDED:	157.4m ²
LANDSCAPING AREA CALCULATION	
As per Table 168A	
TOTAL LANDSCAPING REQUIRED:	30%
TOTAL LANDSCAPING PROVIDED:	38.8%

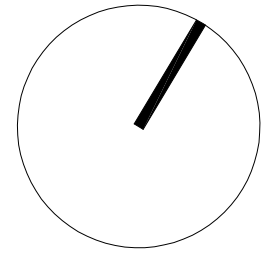
PROJECT STATISTICS
SCALE: NTS

- 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.

REVISION RECORD

RE-ISSUED FOR SITE PLAN CONTROL	2020-02-07
ISSUED FOR COORDINATION	2019-12-05
RE-ISSUED FOR SITE PLAN CONTROL	2019-11-20
ISSUED FOR COORDINATION	2019-11-18
ISSUED FOR COORDINATION	2019-07-19
ISSUED FOR COORDINATION	2019-03-05
ISSUED FOR SITE PLAN CONTROL	2018-05-03
ISSUED FOR COORDINATION	2018-04-03
ISSUED FOR COORDINATION	2018-03-29
ISSUED FOR COORDINATION	2018-02-08
ISSUED FOR COORDINATION	2017-12-04
ISSUED FOR COORDINATION	2017-08-30

ISSUE RECORD



project1
studio

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PROJ	SCALE	DRAWN	REVIEWED
1717	NOTED	LB	RMK

SITE PLAN & STATISTICS

SP-01

D07-12-16-0072