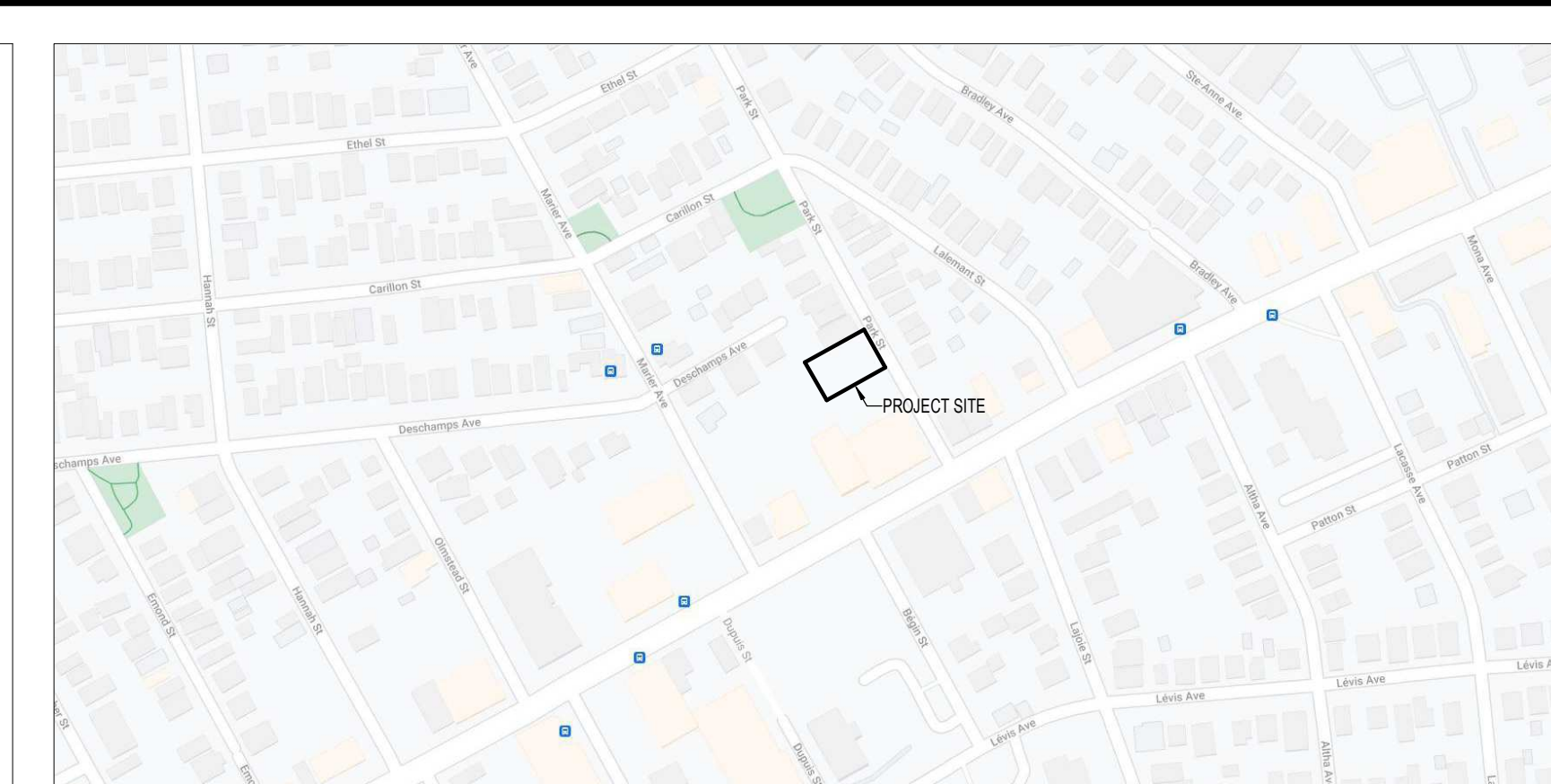


**1 SITE PLAN**  
 SP-01 SCALE: 1:100



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

SITE PLAN BASED ON  
 TOPOGRAPHIC PLAN OF SURVEY OF  
 LOTS 184 AND 185  
 REGISTERED PLAN 246  
 CITY OF OTTAWA  
 SURVEYED BY ANNIS, O'SULLIVAN,  
 VOLLEBEKK LTD.

SITE STATISTICS		
1 Designation	TM3	
2 Number of Units	18 units	
3 GFA	956.75 m <sup>2</sup>	
4 Proposed Use	Low-rise Apartment Building	
ZONING MECHANISM		
	REQUIRED	PROVIDED
5 Min. Lot Width Table 197(b)	No minimum	19.74 m
6 Min. Lot Area Table 197(a)	No minimum	607.97 m <sup>2</sup>
7 Max. Building Height Table 197(g)	20 m	10.6 m
8 Min. Front Yard Setback Table 197(c)	2 m	4.4 m
9 Min. Interior Side Yard Setback Table 197(d)	1.2 m minimum 3.0 m maximum	1.5 m
10 Min. Rear Yard Setback Table 197(f)	7.5 m	6.7 m
11 Resident Parking Area "C", 101 (3)(a), Table 101	3 spaces (18 - 12 units x 0.5)	0 spaces
12 Visitor Parking Table 102 (2), Table 102	1 space (18 - 12 units x 0.1)	0 spaces
13 Bicycle Parking Table 111A (b)	9 (18 units - 12 x 0.5)	10
14 Min. Width of Landscaped Area Table 197(i)	3 m (or 1.4m if fence provided)	1.5m
15 Amenity Area Table 137(4)	108 m <sup>2</sup> 6 m <sup>2</sup> / unit	116 m <sup>2</sup>
16 Maximum Floor Space Index Table 197(h)	No maximum	1.38

- S1 SOFT LANDSCAPING
- S2 INTERLOCKING STONE PATHWAY
- S3 POURED CONCRETE RETAINING WALL
- S4 WINDOW WELL
- S5 BOARD FENCE
- S6 EXISTING BOARD FENCE TO BE REMOVED
- S7 EXISTING GUARD RAIL TO BE REMOVED
- S8 STEEL HANDRAIL

**KEYNOTE LEGEND**  
 SCALE: N.T.S.

- SITE PLAN SYMBOLS LEGEND**
- BUILDING ENTRANCE
  - BUILDING EXIT
  - EXISTING UTILITY POLE
  - PROPERTY LINE
  - SETBACK LINE
  - OVERHEAD WIRES
  - AMENITY AREA
  - BICYCLE PARKING

**SYMBOLS LEGEND**  
 SCALE: NTS

- GENERAL ARCHITECTURAL NOTES:
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  - 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 proposed 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.

ISSUE	ISSUED FOR COORDINATION	DATE
6	ISSUED FOR COORDINATION	23-10-23
5	ISSUED FOR COORDINATION	23-10-19
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

**project1 studio**  
 Project1 Studio Incorporated  
 (613) 884-3939 | mail@project1studio.ca

**266 Park**  
 266 Park Street  
 Ottawa, On

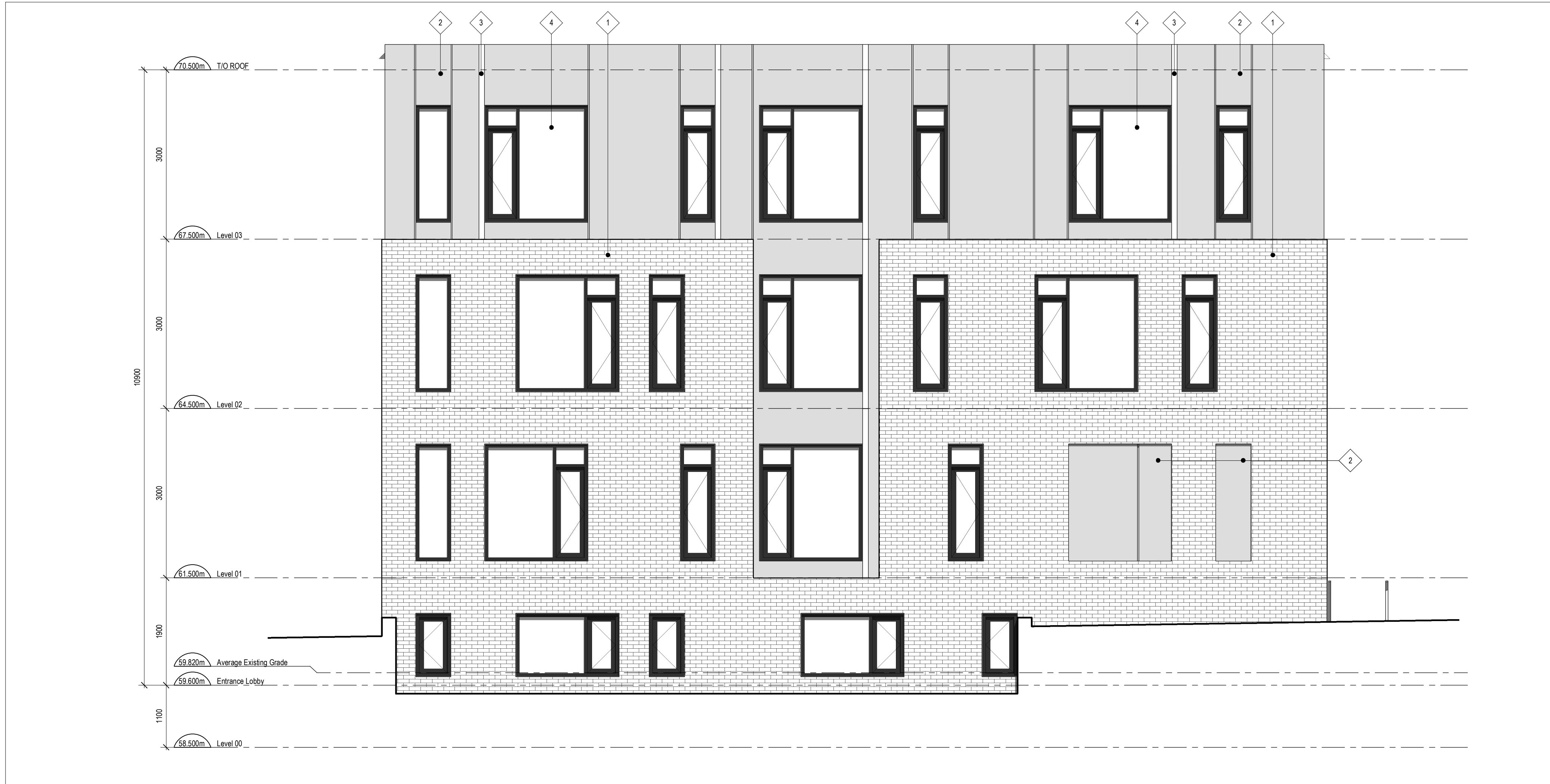
PROJ	SCALE	DRAWN	REVIEWED
2223	NOTED	AR	RMK

**SITE PLAN**

**SP-01**

**CLADDING LEGEND:**

	1	BRICK MASONRY COLOUR: RED
	2	FIBER CEMENT CLADDING COLOUR: CHARCOAL
	3	FIBER CEMENT CLADDING COLOUR: TEAL
	4	CLEAR GLAZING IN ALUMINUM FRAME
	C-1	CONCRETE



1 WEST ELEVATION  
A201 SCALE: 1 : 50



2 EAST ELEVATION  
A201 SCALE: 1 : 50

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6	ISSUED FOR COORDINATION	23-10-23
4	ISSUED FOR SITE PLAN CONTROL	23-03-30
2	ISSUED FOR COORDINATION	23-03-03

**ISSUE RECORD**



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Project1 Studio Incorporated  
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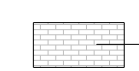


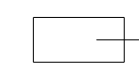
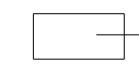
**266 Park**  
266 Park Street  
Ottawa, On

PROJ	SCALE	DRAWN	REVIEWED
2223	NOTED	AR	RMK

**WEST AND EAST ELEVATIONS**

**A201**

**CLADDING LEGEND:**

	1	BRICK MASONRY COLOUR: RED
	2	FIBER CEMENT CLADDING COLOUR: CHARCOAL
	3	FIBER CEMENT CLADDING COLOUR: TEAL
	4	CLEAR GLAZING IN ALUMINUM FRAME
	C-1	CONCRETE



1 NORTH ELEVATION  
A202 SCALE: 1 : 50



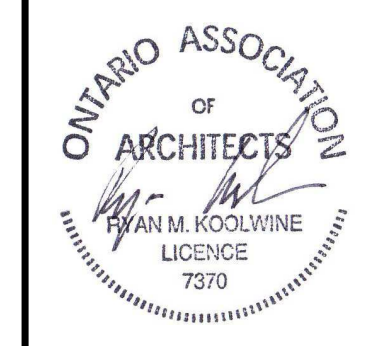
2 SOUTH ELEVATION  
A202 SCALE: 1 : 50

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6	ISSUED FOR COORDINATION	23-10-23
4	ISSUED FOR SITE PLAN CONTROL	23-03-30
2	ISSUED FOR COORDINATION	23-03-03

**ISSUE RECORD**



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PROJ	SCALE	DRAWN	REVIEWED
2223	NOTED	AR	RMK

**NORTH AND SOUTH ELEVATIONS**

**A202**