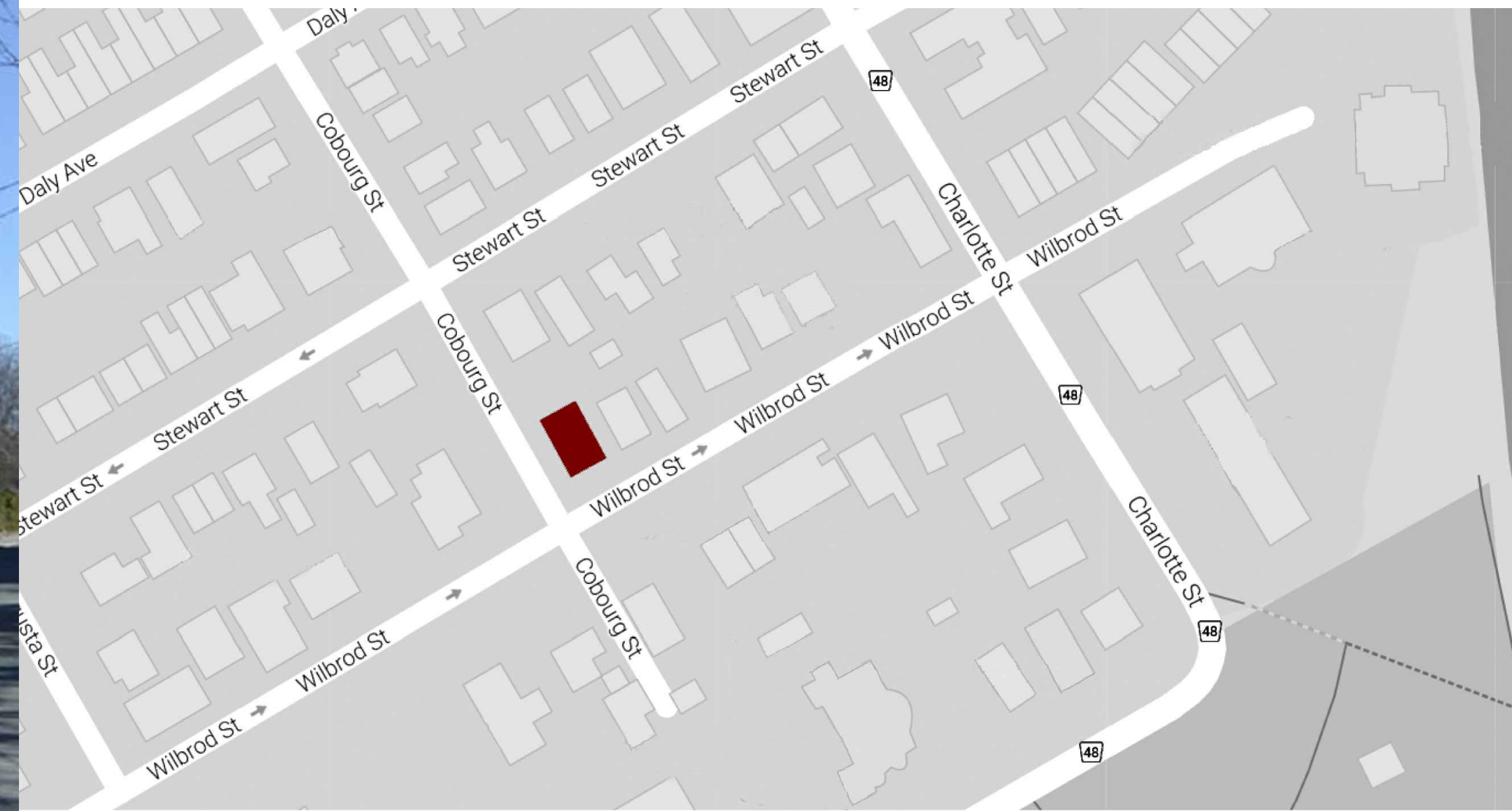
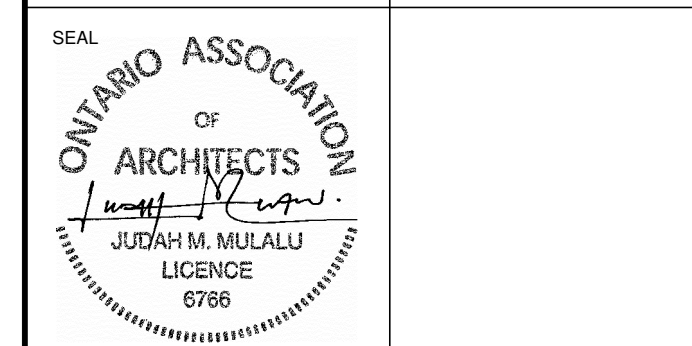
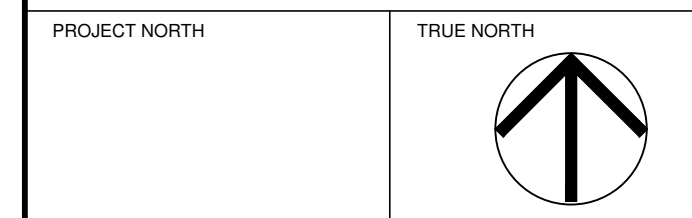


PROPOSED CHANCERY BUILDING - UGANDA HIGH COMMISSION

231 COBOURG STREET, OTTAWA, ONTARIO K1N 8J2



DRAWINGS ARE NOT TO BE SCALED.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
CALL RIGHTS RESERVED. THE USE OF ANY PART OF THIS DRAWING REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS AN INFRINGEMENT IS STRICTLY PROHIBITED.



ISSUE		
NO.	DATE	DESCRIPTION
1	19 Apr. 2017	Site Plan Control & Heritage Review
2	06 Nov 2017	Consultants Coordination
3	22 Nov. 2017	SPA Revision 1

CLIENT:
Uganda High Commission
350 Sparks Street, Suite 1210
Ottawa, Ontario. K1R 7S8

PROJECT:
New Chancery Building
231 Cobourg Street, Ottawa, Ontario. K1N 8J2

PROJECT NO.:
A14014

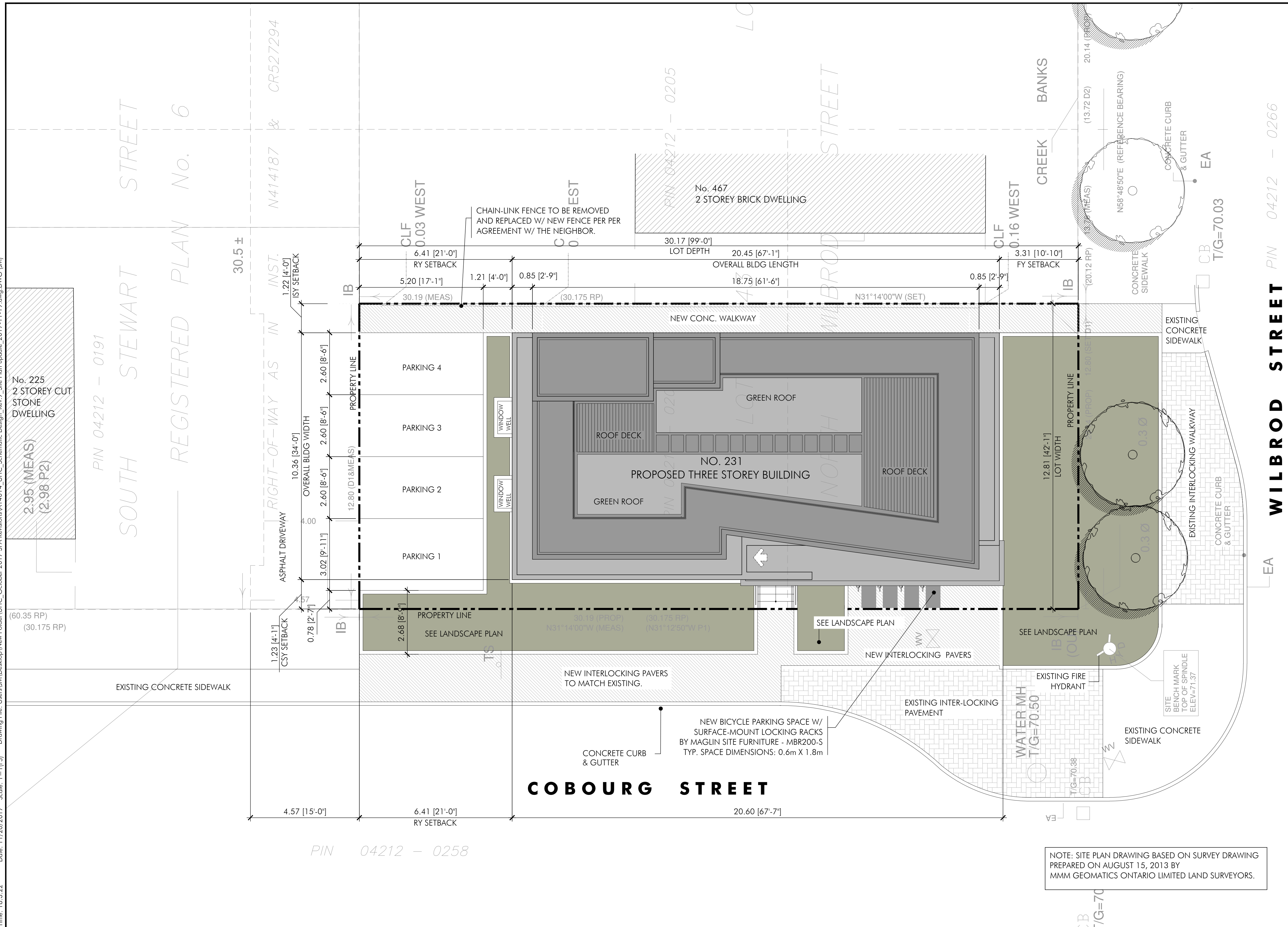
DRAWING TITLE:
Cover Page, Location Plan & Zoning Info

SCALE: N.T.S.
DATE: April 2017
DRAWN BY: [1024]
REVIEWED BY:
SHEET NO: A0

ZONING INFORMATION:

	ZONING REQUIREMENTS:	EXISTING	PROPOSED	ZONING BYLAW REFERENCE NOTES:
1. ZONING DESIGNATION		R4M [481] - Subject to Heritage Overlay (Sec.60)	Zoning By-Law Amendment Application is in Progress	City of Ottawa Zoning By-law 2008-250 Consolidation - Principal dwelling type per highest density use permitted: Low rise apartment Building
2. GROSS FLOOR AREA	N/A	283 m ²	320 m ²	Part1-Admin. & Interp. (Sec. 54) - Gross Floor Area Definition
3. LOT AREA	Min. 540 m ²	386 m ²	386 m ²	Part 6 – Residential Zones - Table 162A – R4-M Subzone Provisions
4. LOT WIDTH	Min. 18 m	12.8 m	12.8 m	Part 6 – Residential Zones - Table 162A – R4-M Subzone Provisions
5. LOT DEPTH	N/A	30.2 m	30.2 m	
6. LOT COVERAGE	N/A	49%	52%	
7. BUILDING HEIGHT	Max. 14.5 m	7.7 m	10.44 m	Part 6 – Residential Zones - Table 162A – R4-M Subzone Provisions
8. FRONT YARD SETBACK (Wilbrod Street)	MIN. 3 m	3.94 m	3.31 m	Part 6 – Residential Zones - Table 162A – R4-M Subzone Provisions
9. CORNER SIDE YARD SETBACK (Cobourg Street)	MIN. 3 m	0.15 m	1.23 m	Part 6 – Residential Zones - Table 162A – R4-M Subzone Provisions
10. INTERIOR SIDE YARD SET BACK (East)	1.5 m	2.44 m	1.22 m	Part 6 – Residential Zones - Table 162B – Additional Provisions- Endnote #3(a)
11. REAR YARD SETBACK (North)	Min. VARIES, Max. 7.5m	7.58 m	6.41 m	Part 6 – Residential Zones - Table 162B – Additional Provisions- Endnote #3
11.a FURTHER YARD ABUTTING INTERIOR LOT LINE AND REAR LOT LINE	Min. Total area equal to 30% of lot depth by 30% of Lot Width = 35 m ²	97 m ²	82 m ²	Part 6 – Residential Zones - Section 161-12.1 (iii)
12. TOTAL LANDSCAPED AREA (SOFT AND HARD LANDSCAPING & ARCHITECTURAL ELEMENTS COMBINED)	30%	35 %	32 %	
13. PARKING (SPOTS)	1 PER 100 m ² of GFA = 3.1	2	4	Part 4 – Parking, Queuing and Loading Provisions- Table 101- Area X on schedule 1A - N59 - OFFICE
14. BICYCLE PARKING	1 PER 250 m ² of GFA = 2	0	4	Part 4 – Parking, Queuing and Loading Provisions- Table 111A- Land Use (e)
15. VEHICLE LOADING SPACE REQUIREMENT	GFA less than 350 m ² = 0	0	0	Part 4 – Parking, Queuing and Loading Provisions- Table 113A- Land Use (b)
16. PARKING FOR THE PHYSICALLY DISABLED	Public Parking Area less than 1-19 spaces = 0	0	0	City of Ottawa traffic and parking by-law 2003-530 - Part C- 122. (1)

Date: 11/20/2017 18:33:22 Drawing File: Users\MM\Desktop\New Folder\UHC_October 2017 SPA Revisions\A14014_UHC_Schematic Design_Rev 9_Site Plan update_2017.1.19.dwg DWG [JM]



NOTE: SITE PLAN DRAWING BASED ON SURVEY DRAWING PREPARED ON AUGUST 15, 2013 BY MMM GEOMATICS ONTARIO LIMITED LAND SURVEYORS.

TEN 2 FOUR ARCHITECTURE INC.
 2161 Yonge Street - Suite 701
 Toronto, Ontario, CA. M4S 3A6
 T 416.440.1024 F 416.484.1024

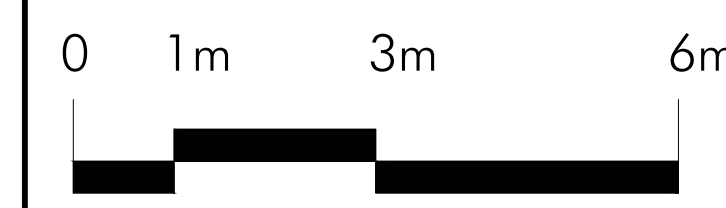
DRAWINGS ARE NOT TO BE SCALED.
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 ALL RIGHTS RESERVED. THE USE OF ANY PART OF THIS DRAWING REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS AN INFRINGEMENT IS STRICTLY PROHIBITED.

PROJECT NORTH TRUE NORTH

SEAL
 ONTARIO ASSOCIATION OF ARCHITECTS
 JUDAH M. MULALU
 LICENCE 6786

ISSUE

NO.	DATE	DESCRIPTION
1	15 June, 2015	To Consultants for Coordination
2	22 June, 2015	For Inception Report
3	31 July, 2015	UHC: Schematic Design Review
4	06 Feb. 2017	Consultants Coordination
5	13 Feb. 2017	Inception Report: Heritage & SPA
6	22 Mar. 2017	Consultants Coordination
7	04 Apr. 2017	Consultation: Ward 12 Councillor & Action Sandy Hill
8	19 Apr. 2017	Site Plan Control & Heritage Review
9	06 Nov. 2017	Consultants Coordination
10	22 Nov. 2017	SPA Revision 1



CLIENT:
 Uganda High Commission
 350 Sparks Street, Suite 1210
 Ottawa, Ontario. K1R 7S8



PROJECT:
 New Chancery Building
 231 Cobourg Street, Ottawa, Ontario. K1N 8J2

PROJECT NO.:
 A14014

DRAWING TITLE:
Proposed Site Plan

SCALE: 1:150	DATE: April 2017	SHEET NO.:
DRAWN BY: [1024]	REVIEWED BY:	A1