

3 LOCATION PLAN
 SP-01 SCALE: N.T.S

SITE & PROJECT STATISTICS

Zoning Designation: RAT

PROJECT STATISTICS

Lot Area: 1,491m²
 Building Height: XXXX
 Front Yard: 1.3m
 Rear Yard: 2.75m
 Int. Side Yard: 1.2m
 Number of Proposed Units: 57 (Tower) + (6) Existing Dwelling

PARKING CALCULATION
 As per Section 107

Distance to LRT: 395m

Required Parking: 26 spaces
 0 spaces for first 12 units - Section 107(3)
 0.5 spaces/unit for 51 units - Table 107

Resident Parking Provided: 0 spaces

VISITOR PARKING CALCULATION
 As per Section 102

Required Visitor Parking: 5 spaces
 0 spaces for first 12 units - Section 102(3)
 0.1 spaces/unit for 51 units - Table 102

Visitor Parking Provided: 2 spaces

Total Parking Provided: 2 spaces

BICYCLE PARKING CALCULATION
 As per Table 111A

Required Parking: 32 spaces
 0.5 spaces/unit for 63 units [111A)(i)]

Total Resident Parking: 36 spaces

GROSS FLOOR AREA
 As per Section 54

Total Residential GFA: 2879.9m²
 Tower Level 00: 143.8m²
 Tower Level 01: 271.7m²
 Tower Level 02: 271.7m²
 Tower Level 03: 260.7m²
 Tower Level 04: 260.7m²
 Tower Level 05: 260.7m²
 Tower Level 06: 260.7m²
 Tower Level 07: 260.7m²
 Tower Level 08: 260.7m²
 Tower Level 09: 260.7m²
 Heritage Level 00: 81.6m²
 Heritage Level 01: 67.8m²
 Heritage Level 02: 126.3m²
 Heritage Level 03: 92.1m²

AMENITY AREA CALCULATION
 As per Table 137

Total Amenity Area Req'd: 378m²
 6m²/unit for 63 units

Communal Amenity Req'd: 189m²
 Min of 50% of Total Amenity Area

Private Amenity Area Provided: 82.6m²
 Tower Level 00: -
 Tower Level 01: -
 Tower Level 02: -
 Tower Level 03: 11.8m²
 Tower Level 04: 11.8m²
 Tower Level 05: 11.8m²
 Tower Level 06: 11.8m²
 Tower Level 07: 11.8m²
 Tower Level 08: 11.8m²
 Tower Level 09: 11.8m²
 Heritage Level 00: -
 Heritage Level 01: -
 Heritage Level 02: -
 Heritage Level 03: -

Communal Amenity Provided: 309.2m²
 Heritage Level 01: 42.7m²
 All Grade Parkspaces: 131.7m²
 Roof Terrace: 134.8m²

Total Amenity Area Provided: 391.8m²

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 40 CONCESSION A (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2019

SURVEY INFO
 SCALE: NTS

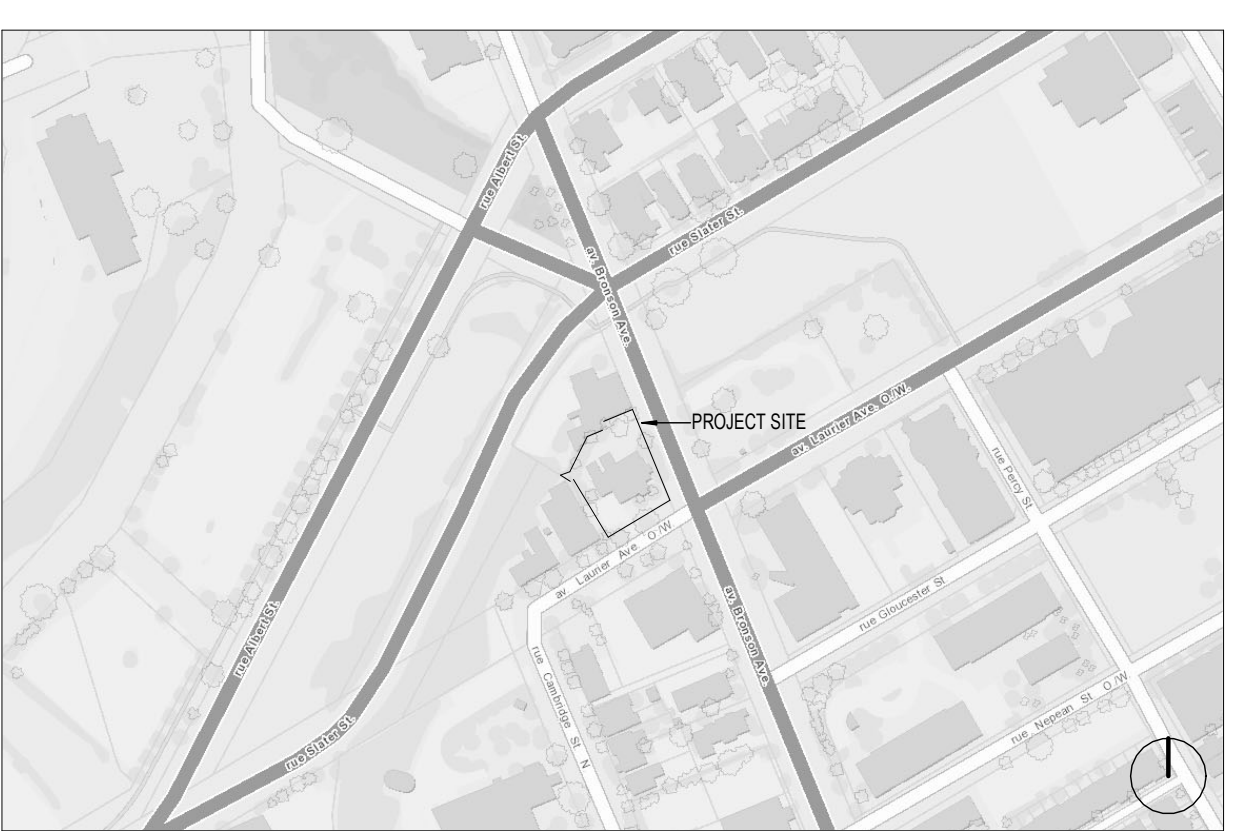
- SITE PLAN LEGEND**
- BUILDING ENTRANCE
 - BUILDING EXIT
 - FIRE HYDRANT
 - NEW STREET LIGHT
 - STREET LIGHT TO BE REMOVED
 - BICYCLE PARKING
 - AMENITY AREAS AT GRADE

LEGEND
 SCALE: NTS

- 1 PORTION OF EXISTING BUILDING TO BE DEMOLISHED
- 2 EXISTING ASPHALT WALKWAY TO BE REMOVED
- 3 EXISTING CONCRETE WALKWAY TO BE REMOVED
- 4 EXISTING INTERLOCK WALKWAY TO BE REMOVED
- 5 EXISTING ASPHALT DRIVEWAY & PARKING TO BE REMOVED
- 6 EXISTING STONE RETAINING WALL TO BE PROTECTED
- 7 EXISTING STAIR TO BE MODIFIED TO SUIT NEW GRADING
- 8 EXISTING CONCRETE GABLE & WOOD STAIRS TO REMAIN
- 9 RETAINING WALL (REFER TO CIVIL)
- 10 DEPRESSED CURB (REFER TO CIVIL)
- 11 STEEL PICKET GUARD CW HANDRAIL AS REQUIRED
- 12 INTERLOCKING STONE (REFER TO LANDSCAPE)
- 13 SOFT LANDSCAPING (REFER TO LANDSCAPE)
- 14 WINDOW WELL
- 15 2.74m TALL WOOD SOUND BARRIER

2 ZONING
 SP-01 SCALE: 1:1

KEYNOTE LEGEND
 SCALE: N.T.S.



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 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.

- 14 ISSUED FOR HERITAGE PERMIT 2020-11-19
 13 ISSUED FOR COORDINATION 2020-11-13
 12 RE-ISSUED FOR SITE PLAN CONTROL 2020-09-14
 11 RE-ISSUED FOR SITE PLAN CONTROL 2020-07-31
 10 ISSUED FOR COORDINATION 2020-07-29
 9 ISSUED FOR COORDINATION 2020-07-21
 8 ISSUED FOR COORDINATION 2020-07-20
 6 ISSUED FOR SITE PLAN CONTROL 2019-12-09
 5 ISSUED FOR COORDINATION 2019-11-05
 4 ISSUED FOR COORDINATION 2019-10-18
 3 ISSUED FOR COORDINATION 2019-09-26
 2 ISSUED FOR COORDINATION 2019-08-27
 1 ISSUED FOR COORDINATION 2019-04-02

ISSUE RECORD



project1 studio
 Project1 Studio Incorporated
 (613.884.9339 | email@project1studio.ca)

593 LAURIER
 593 LAURIER AVE.
 OTTAWA, ON

PROJ	SCALE	DRAWN	REVIEWED
1908	NOTED	LB	RMK

SITE PLAN

SP-01

1 SITE PLAN
 SP-01 SCALE: 1:100