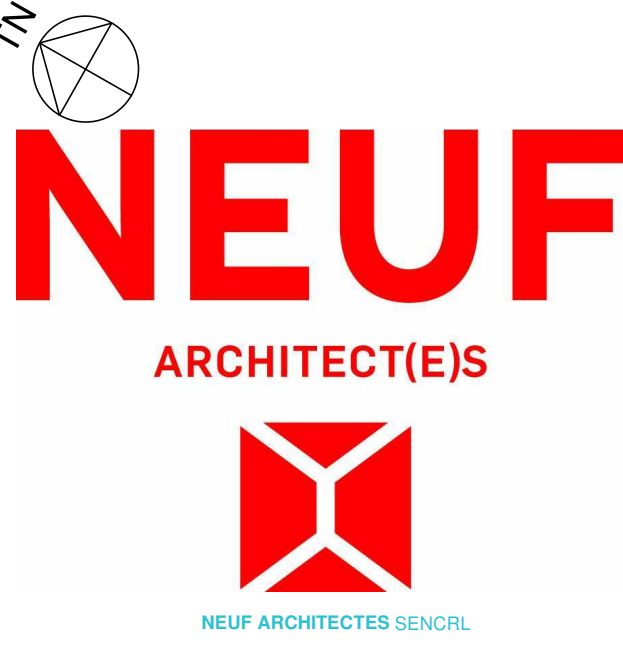


SITE PLAN
1 : 250

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OUVRAGE / Project
320 McRAE AVENUE

EMPLACEMENT Location NO PROJET No.
1976 SCOTT ST & 320 12087
McRAE AVE
OTTAWA, ON

NO REVISION DATE
SITE PLAN APPROVAL 2020 03 20
SITE PLAN APPROVAL RESUBMISSION 2020 09 23
SITE PLAN APPROVAL UPDATE 2021 03 10
SITE PLAN APPROVAL UPDATE 2021 04 30
SITE PLAN APPROVAL UPDATE 2021 05 26

DESSINÉ PAR Drawn by VÉRIFIÉ PAR Checked
DH HG
DATE 20/03/20 ÉCHELLE Scale
1 : 250
TITRE DU DESSIN Drawing Title

SITE PLAN & PROJECT INFORMATION

REVISION Revision NO. DESSIN Dwg Number

PROJECT INFORMATION		PROJECT STATISTICS		BUILDING STATISTICS	
ZONING		SCOTT STREET BUILDING		SCOTT STREET BUILDING	
TM[2489] S382-h	79.75m	GROUND FLOOR	678 m2	STUDIO	50
GM[2490] H(15)-h	VARIABLES	LEVEL 2	1025 m2	1 BED	158
01	5.0m-7.0m	LEVEL 3	1089 m2	2 BED	55
SITE AREA	5260m2	LEVEL 4	938 m2	3 BED	7
BUILDING HEIGHT (TM[2489] S382-h)	78m	LEVELS 5 & 6	(943m2 x 2) 1886 m2	GUEST SUITE	2
BUILDING HEIGHT (GM[2490] H(15)-h)	15m	LEVEL 7 (AMENITY)	-	TOWNHOUSE	3
FLOOR SPACE INDEX	PER SCHEDULE 382	LEVELS 8-23	(568m2 x 16) 9088 m2	TOTAL	275
SETBACKS (TM[2489] S382-h)	FRONT 2.0m	LEVELS 24-26	(519m2 x 3) 1557 m2	McRAE AVENUE BUILDING	
SETBACKS (GM[2490] H(15)-h)	REAR 6.4m	TOTAL	16,261 m2	STUDIO	6
FRONT 2.0m	INTERIOR YARD 1.2m	McRAE AVENUE BUILDING (INC. LINK)		1 BED	28
REAR 6.4m	INTERIOR YARD (ABUTTING PARK) 0.0m	GROUND FLOOR	1007 m2	2 BED	19
INTERIOR YARD 1.2m		LEVEL 2	1178 m2	3 BED	0
INTERIOR YARD (ABUTTING PARK) 0.0m		LEVEL 3	1149 m2	TOWNHOUSE	8
		LEVEL 4	1149 m2	TOTAL	61
		TOTAL	4,483 m2	PROJECT TOTAL	336
		LANDSCAPE OPEN SPACE			
		DRIVING SURFACE	300m2 (6%)		
		BUILDING FOOTPRINT	2958m2 (56%)		
		PROPOSED PARK AREA	526m2 (10%)		
		LANDSCAPE OPEN SPACE	1476m2 (28%)		
		TOTAL	5260m2 (100%)		
		PROJECT TOTAL (INC. COMMERCIAL)	20,744 m2		
		(COMMERCIAL / RETAIL)	820 m2		