

SITE PLAN  
1:250

NOTES GÉNÉRALES General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions appearing on these documents must be verified by the contractor prior to construction.
- Veuillez aviser l'architecte de toute dimension erronée et/ou divergente entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

ARCHITECTURE DE PAYSAGE Landscape Architect  
**James B. Lennox & Associates Inc.**  
3332 Carling Ave.  
Ottawa, Ontario K2H 5A8  
T 613 722 5168

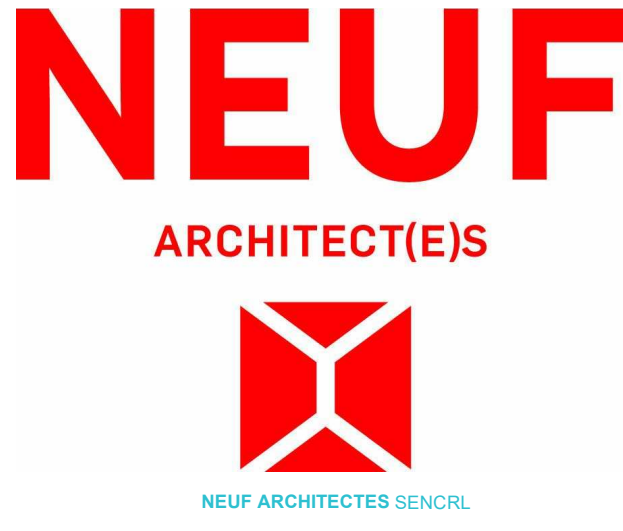
CIVIL CIVIL  
**R.V. Anderson Associates Limited**  
1750 Courtwood Crescent, Suite 220  
Ottawa, ON K2C 2B5  
T 613 226 1844

ARPENTEUR Surveyor  
**Stantec Geomatics Ltd.**  
600 - 1331 Cyclo Avenue  
Ottawa, ON K2C 3G4  
T 613 722 4420

URBANISTE Urban Planner  
**Fotenn Planning + Design**  
396 Cooper Street - Suite 300  
Ottawa, ON K2P 2P7  
T 613 730 5709

ARCHITECTES Architect  
**NEUF architect(e)s** SENCRAL  
630, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6  
T 514 847 1117 NEUFArchitectes.com

SCEAU / Seal



OUVRAGE Project  
**320 McRAE AVENUE**

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

NO REVISION DATE  
1.0 SITE PLAN APPROVAL 2020/03/20

DESSIN PAR Drawn by VERIFIER PAR Checked  
DH HG  
DATE 20/03/20 ÉCHELLE Scale  
1 : 250

**SITE PLAN & PROJECT INFORMATION**

REVISION Revision NO. DESSIN Dwg Number  
**1.0 A-101**

PROJECT INFORMATION		PROJECT STATISTICS		BUILDING STATISTICS	
ZONING		SCOTT STREET BUILDING		SCOTT STREET BUILDING	
TM[2489] S382-h	79.75m	GROUND FLOOR	748 m2	STUDIO	58
GM[2490] H(15)-h	VARIABLES	LEVEL 2	957 m2	1 BED	71
O1	5.0m-7.0m	LEVEL 3	1056 m2	1 BED+	76
SITE AREA	5260m <sup>2</sup>	LEVEL 4	890 m2	2 BED	37
BUILDING HEIGHT (TM[2489] S382-h)	78m	LEVELS 5 & 6	(928m <sup>2</sup> x 2) 1856 m2	2 BED+	14
BUILDING HEIGHT (GM[2490] H(15)-h)	15m	LEVEL 7 (AMENITY)	-	3 BED	5
FLOOR SPACE INDEX	PER SCHEDULE 382	LEVELS 8-23	(568m <sup>2</sup> x 16) 9088 m2	TOWNHOUSE	3
SETBACKS (TM[2489] S382-h)	PER SCHEDULE 382	LEVELS 24-26	(518m <sup>2</sup> x 3) 1554 m2	TOTAL	264
SETBACKS (GM[2490] H(15)-h)	PER SCHEDULE 382	TOTAL	16,149 m2	McRAE AVENUE BUILDING	181
FRONT	2.0m	McRAE AVENUE BUILDING (INC. LINK)		STUDIO	3
REAR	6.4m	GROUND FLOOR	1000 m2	1 BED	16
INTERIOR YARD	1.2m	LEVEL 2	1163 m2	1 BED+	-
INTERIOR YARD (ABUTTING PARK)	0.0m	LEVEL 3	1129 m2	2 BED	10
		LEVEL 4	1129 m2	2 BED+	17
		TOTAL	4,421 m2	3 BED	-
		PROJECT TOTAL (INC. COMMERCIAL)	20,570 m2	TOWNHOUSE	8
		(COMMERCIAL / RETAIL)	841 m2	TOTAL	54
				TOTAL BICYCLE PARKING SPACES PROVIDED	163
				(INC. 10 EXTERIOR SPACES)	

C:\Fichiers Revit\Local\A\_12087\_ARCH\_R18\_dheard.rvt