

5 SITE PLAN
SP-01 SCALE: 1:75



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

SITE & PROJECT STATISTICS	
GENERAL INFORMATION	
Zoning:	GMA F(3.0)
Min. Lot Area:	No minimum
Max. Building Height:	23.5 m for buildings located on properties abutting the South side of Isabella Street
Min. Front Yard:	3 m
Min. Rear Yard:	7.5 m from any portion of a rear lot line abutting a residential zone
Min. Int. Side Yard:	No minimum
PROJECT STATISTICS	
Lot Area:	341.05 m ²
Building Height:	21.5 m
Front Yard:	3.15 m
Rear Yard:	7.5 m
Int. Side Yard:	0 m
Number of Proposed Units:	19 Units
Retail GFA:	2.59 m ²
PARKING CALCULATION	
As per Section 101	
Required Parking:	4 spaces
Within Area X on Schedule 1A	0 spaces for first 12 units - Section 101(3)
0.5 spaces / unit for 7 units - Table 101	0 spaces for first 500m ² non-residential - Section 101(3)(iii)
Total Resident Parking Provided:	0 spaces
VISITOR PARKING CALCULATION	
As per Section 102	
Required Visitor Parking:	1 spaces
Within Area X on Schedule 1A	0 spaces for first 12 units - Section 102(2)
0.1 spaces/unit for 7 units - Table 102	0.1 spaces/unit for 7 units - Table 102
Total Visitor Parking Provided:	0 spaces
BICYCLE PARKING CALCULATION	
As per Table 111A	
Required Residential Parking:	10 spaces
0.5 spaces/unit for 19 units Section 111A(b)(i)	
Required Non-residential Parking:	0 spaces
1 space/1500m ² of gross floor area 111A(i)	
Total Parking Provided:	10 spaces
AMENITY AREA CALCULATION	
As per Table 137	
Total Amenity Area Req'd:	114 m ²
6m ² /unit @ 19units	
Communal Amenity Req'd:	57 m ²
Min of 50% of Total Amenity Area	
Communal Amenity Provided:	66.4 m ²
Rear Yard Amenity Space:	66.4 m ²
Private Amenity Area Provided:	71.9 m ²
Level 01:	15.76 m ²
Level 02:	8.82 m ²
Level 03:	10.47 m ²
Level 04:	8.82 m ²
Level 05:	8.82 m ²
Level 06:	10.47 m ²
Level 07:	8.82 m ²
Total Amenity Area Provided:	138.3 m ²
GROSS FLOOR AREA CALCULATION	
Level 01:	69.60 m ²
Level 02:	153.41 m ²
Level 03:	153.03 m ²
Level 04:	153.03 m ²
Level 05:	151.20 m ²
Level 06:	151.20 m ²
Level 07:	151.20 m ²
Gross Floor Area:	982.67 m ²
Lot Area:	341.05 m ²
Floor Space Index:	3
Permitted Gross Floor Area:	1023.15 m ²
Proposed Gross Floor Area:	982.67 m ² (2.88 FSI)

2 ZONING
SP-01 SCALE: N.T.S.

PLAN OF SURVEY OF
LOT 32
REGISTERED PLAN 35403
CITY OF OTTAWA
H.K.KEN SHIPMAN SURVEYING LTD. 2019

SURVEY INFO
SCALE: N.T.S.

- SITE PLAN SYMBOLS LEGEND**
- BUILDING ENTRANCE
 - BUILDING EXIT
 - BICYCLE PARKING
 - UTILITY POLE
 - SIAMESE CONNECTION
 - EXISTING ELEVATION

SYMBOLS LEGEND
SCALE: N.T.S.

- 1 EXISTING BOARD FENCE
- 2 INTERLOCKING CONCRETE PAVERS
- 3 EXISTING POWER LINE TERMINATES AT EXISTING UTILITY POLE
- 4 EXISTING CATCH BASIN
- 5 EXISTING METAL SIGN POST
- 6 35 m TO FIRE HYDRANT
- 7 EXISTING AC UNIT
- 8 WOOD PRIVACY SCREEN

KEYNOTE LEGEND
SCALE: N.T.S.

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ISSUE	DESCRIPTION	DATE
7	RE-ISSUED FOR SITE PLAN CONTROL	2020-09-11
6	ISSUED FOR SITE PLAN CONTROL	2020-04-09
4	ISSUED FOR COORDINATION	2020-02-11
3	ISSUED FOR COORDINATION	2020-01-28
2	ISSUED FOR COORDINATION	2020-01-22
1	ISSUED FOR COORDINATION	2019-11-20

ISSUE RECORD



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Project1 Studio Incorporated
[613.884.9339 | mail@project1studio.ca]

114 ISABELLA STREET
114 Isabella Street
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1912	NOTED	AP	RMK

SITE PLAN

SP-01

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FLOOR PLANS PROVIDED FOR INFORMATION PURPOSES ONLY

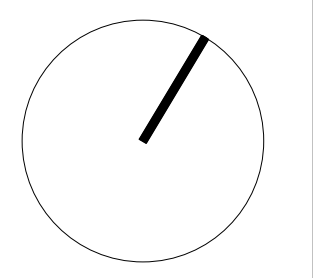
- 1 SCUPPER
- 2 360 L WASTE COLLECTION BIN
- 3 BANK MACHINE
- 4 LINE OF BUILDING ABOVE
- 5 WOOD PRIVACY SCREEN

KEYNOTE LEGEND
 SCALE: N.T.S.

UNIT AREAS			
LEVEL	NAME	AREA (SQUARE METERS)	AREA (SQUARE FEET)
LEVEL 01	UNIT A - 2 BED + DEN	75.57 m ²	813.44 ft ²
LEVEL 02	UNIT B - 2 BED	78.93 m ²	849.55 ft ²
LEVEL 02	UNIT C - 1 BED	44.22 m ²	475.95 ft ²
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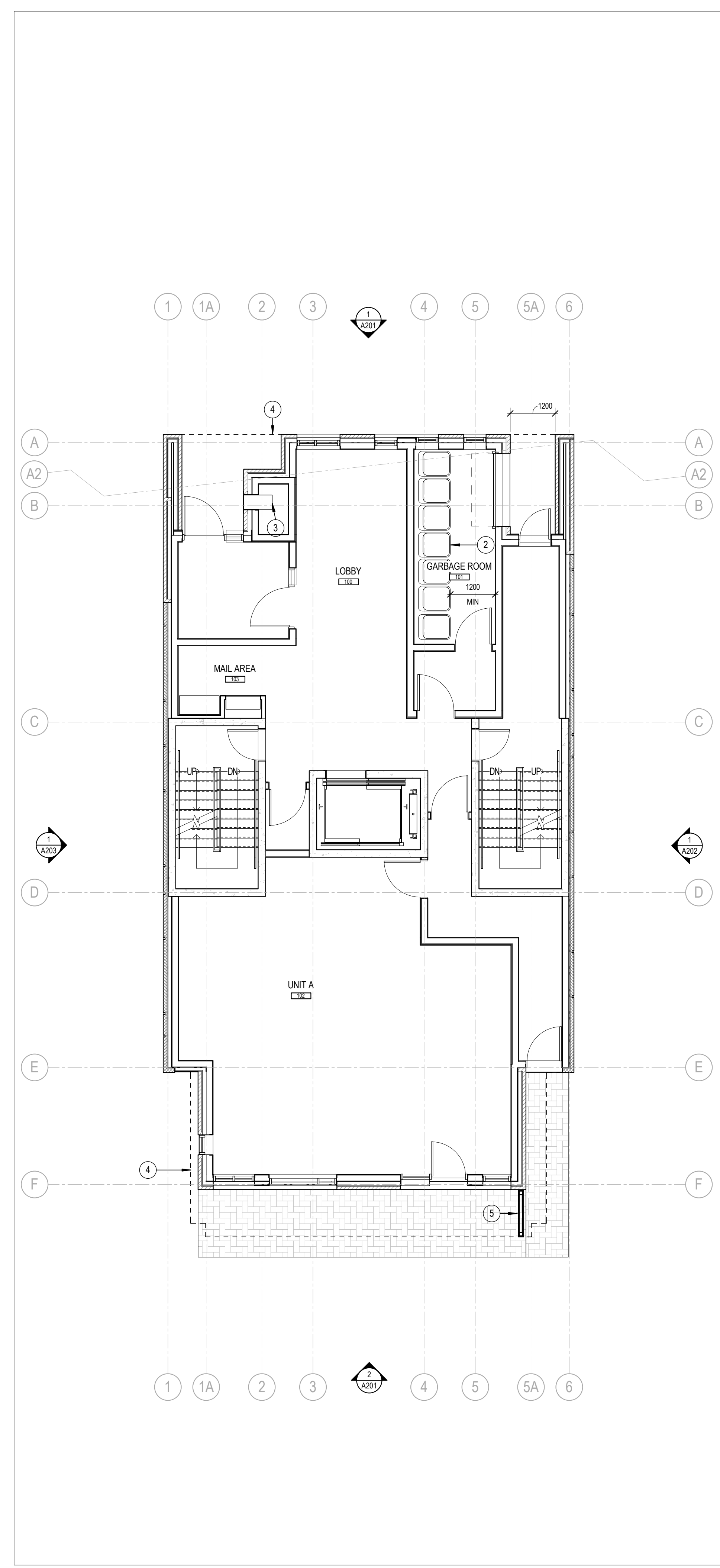
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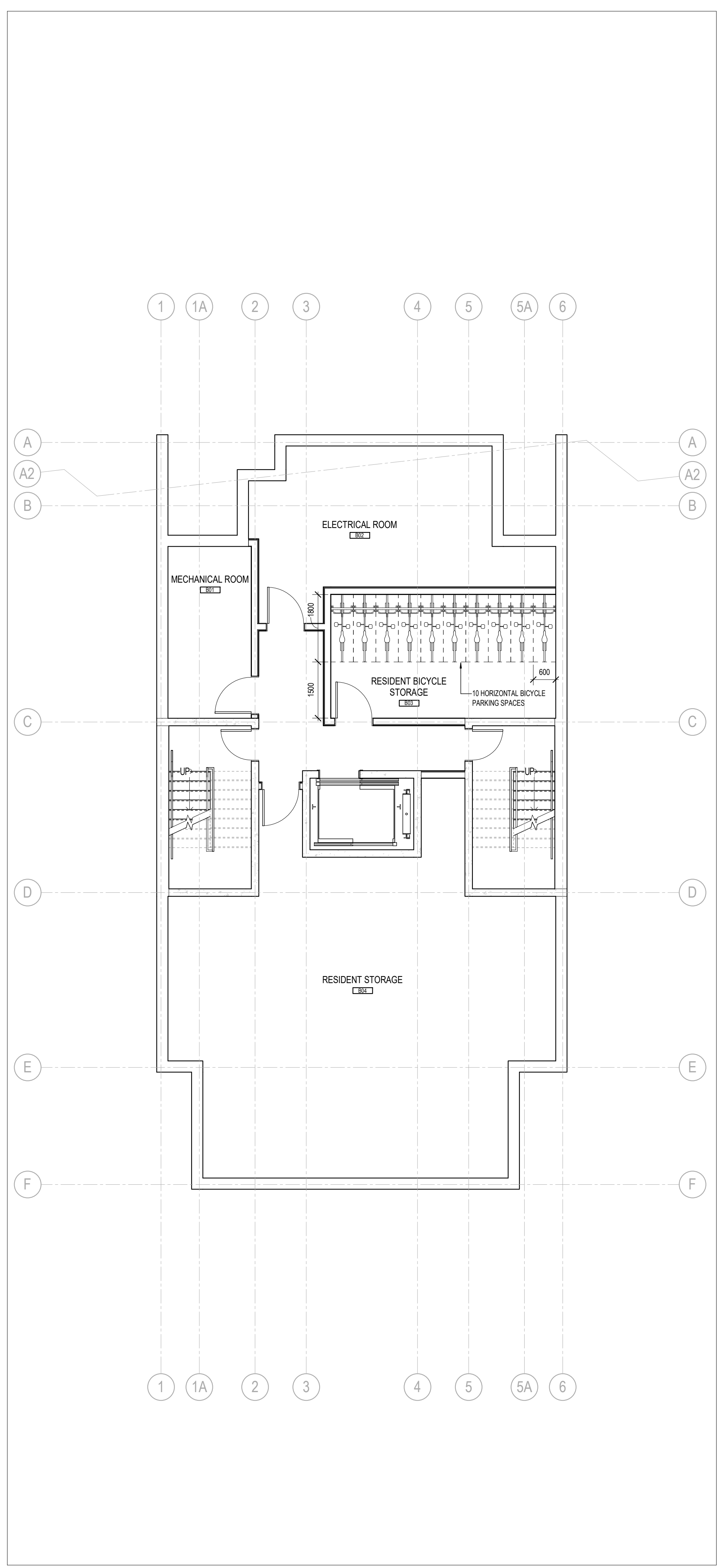
PROJ 1912 SCALE 1 : 75 DRAWN AP REVIEWED RMK

BASEMENT & LEVEL 01 - FLOOR PLANS

A100



2 LEVEL 01 - FLOOR PLAN
 A100 SCALE: 1 : 75



1 BASEMENT - FLOOR PLAN
 A100 SCALE: 1 : 75

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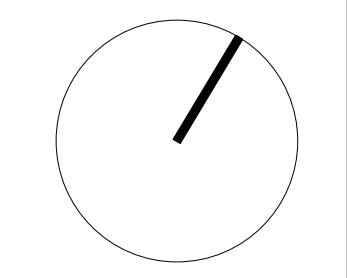
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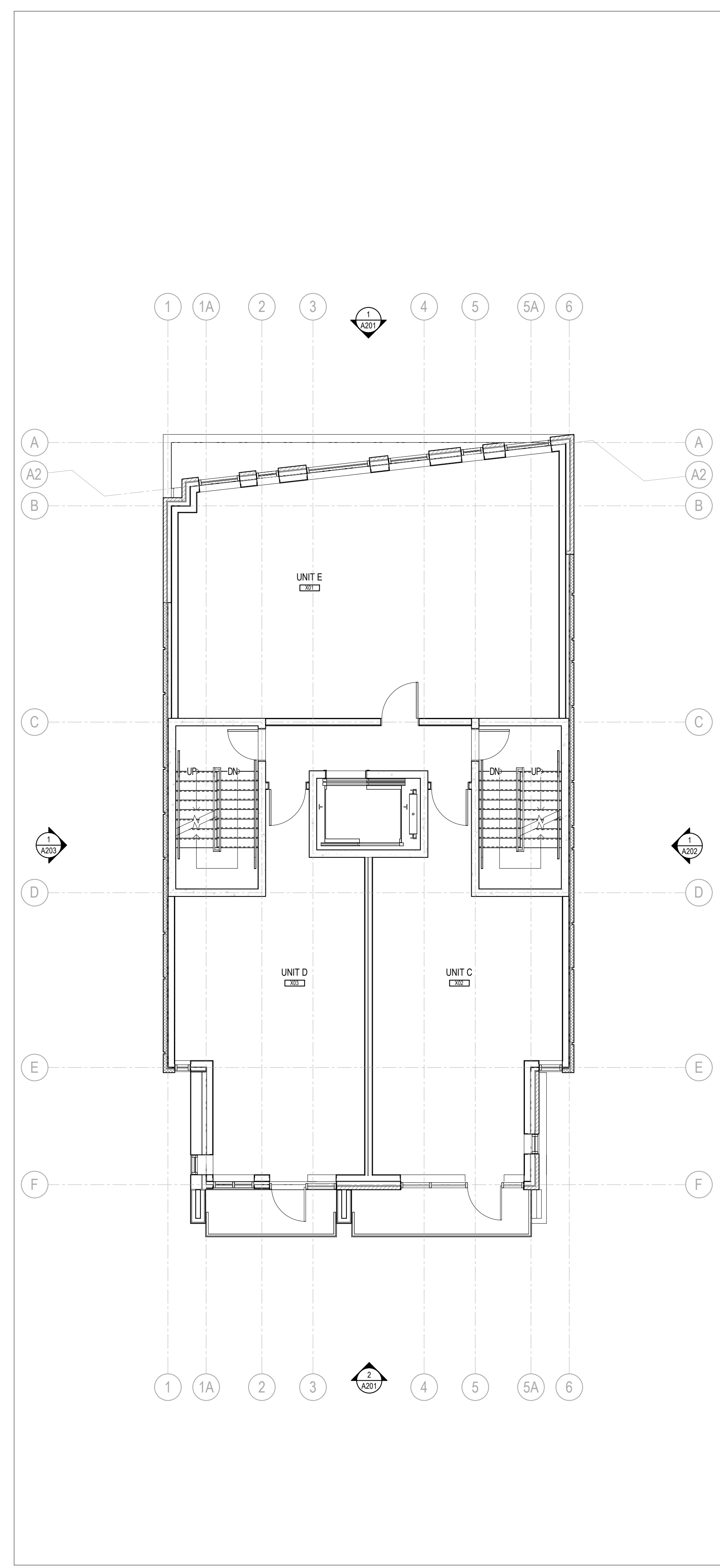
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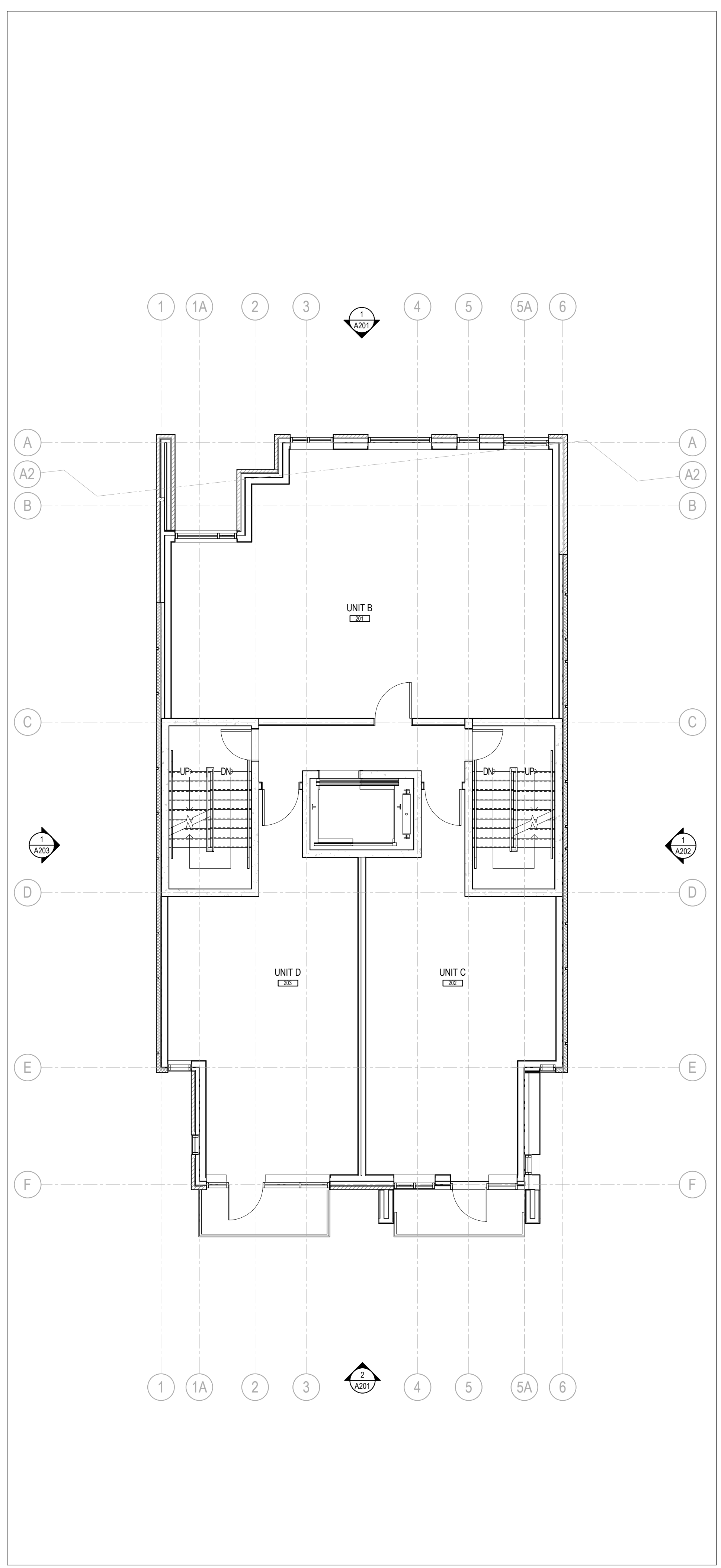
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1912	1 : 75	AP	RMK

LEVEL 02 & 03-04 - FLOOR PLANS

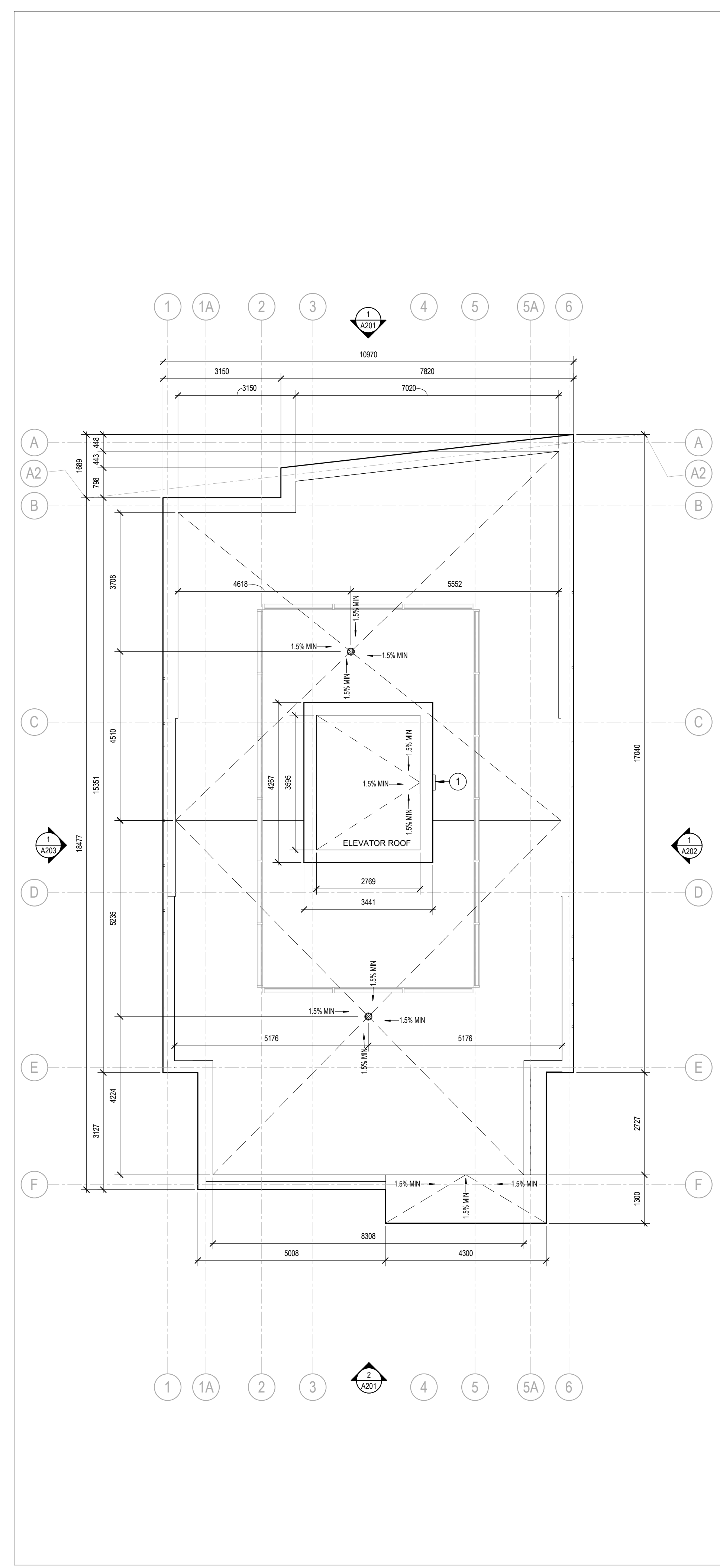
A101



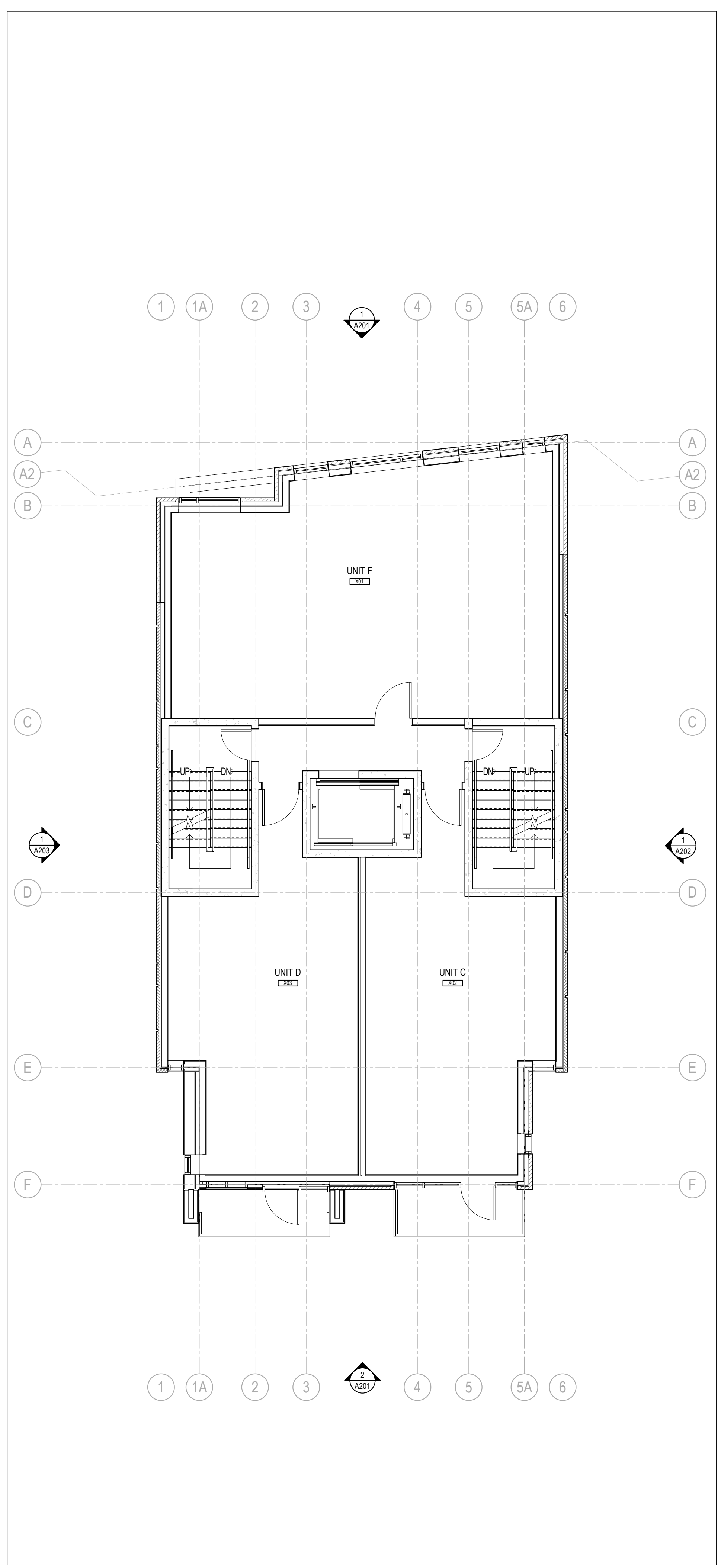
2 LEVELS 03-04 - FLOOR PLANS
A101 SCALE: 1:75



1 LEVEL 02 - FLOOR PLAN
A101 SCALE: 1:75



2 ROOF PLAN
A102 SCALE: 1 : 75



1 LEVELS 05-07 - FLOOR PLANS
A102 SCALE: 1 : 75

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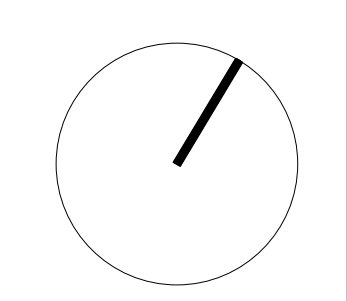
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- 6 ISSUED FOR SITE PLAN CONTROL 2020-04-09
- 5 ISSUED FOR COORDINATION 2020-03-06
- 4 ISSUED FOR COORDINATION 2020-02-11
- 3 ISSUED FOR COORDINATION 2020-01-28
- 2 ISSUED FOR COORDINATION 2020-01-22

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LEVEL 05-07 & ROOF - FLOOR PLANS

A102

GENERAL ARCHITECTURAL NOTES:

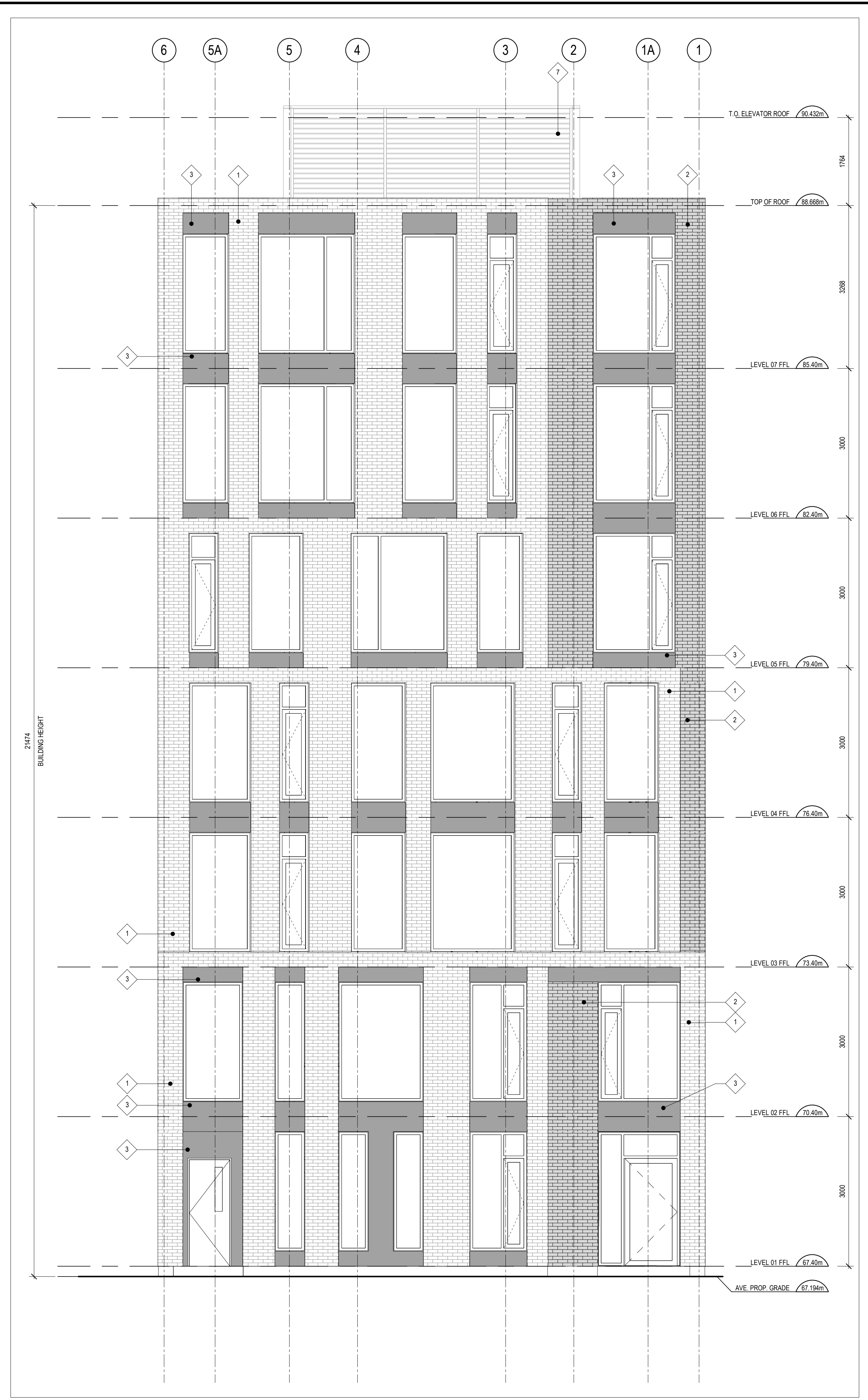
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- CLADDING LEGEND:**
- 1 NAME: MANUFACTURED STONE
COLOUR: LIGHT GREY
 - 2 NAME: BRICK
COLOUR: GRAPHITE
 - 3 NAME: PRE-FINISHED METAL PANEL
COLOUR: GRAPHITE GREY
 - 4 NAME: PRE-FINISHED METAL PANEL
COLOUR: LIGHT GREY
 - 5 NAME: FIBRE CEMENT PANEL
COLOUR: DARK GREY
 - 6 NAME: PRECAST CONCRETE PANEL
COLOUR: GREY PIGMENT
 - 7 NAME: ALUMINUM LOUVERS
COLOUR: GRAPHITE GREY
 - 8 NAME: STEEL AND CLEAR GLASS GUARD
 - 9 NAME: WOOD PRIVACY SCREEN
COLOUR: CEDAR

CLADDING LEGEND
SCALE: N.T.S.



2 SOUTH ELEVATION
A201 SCALE: 1:50



1 NORTH ELEVATION
A201 SCALE: 1:50

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NORTH AND SOUTH ELEVATIONS

A201

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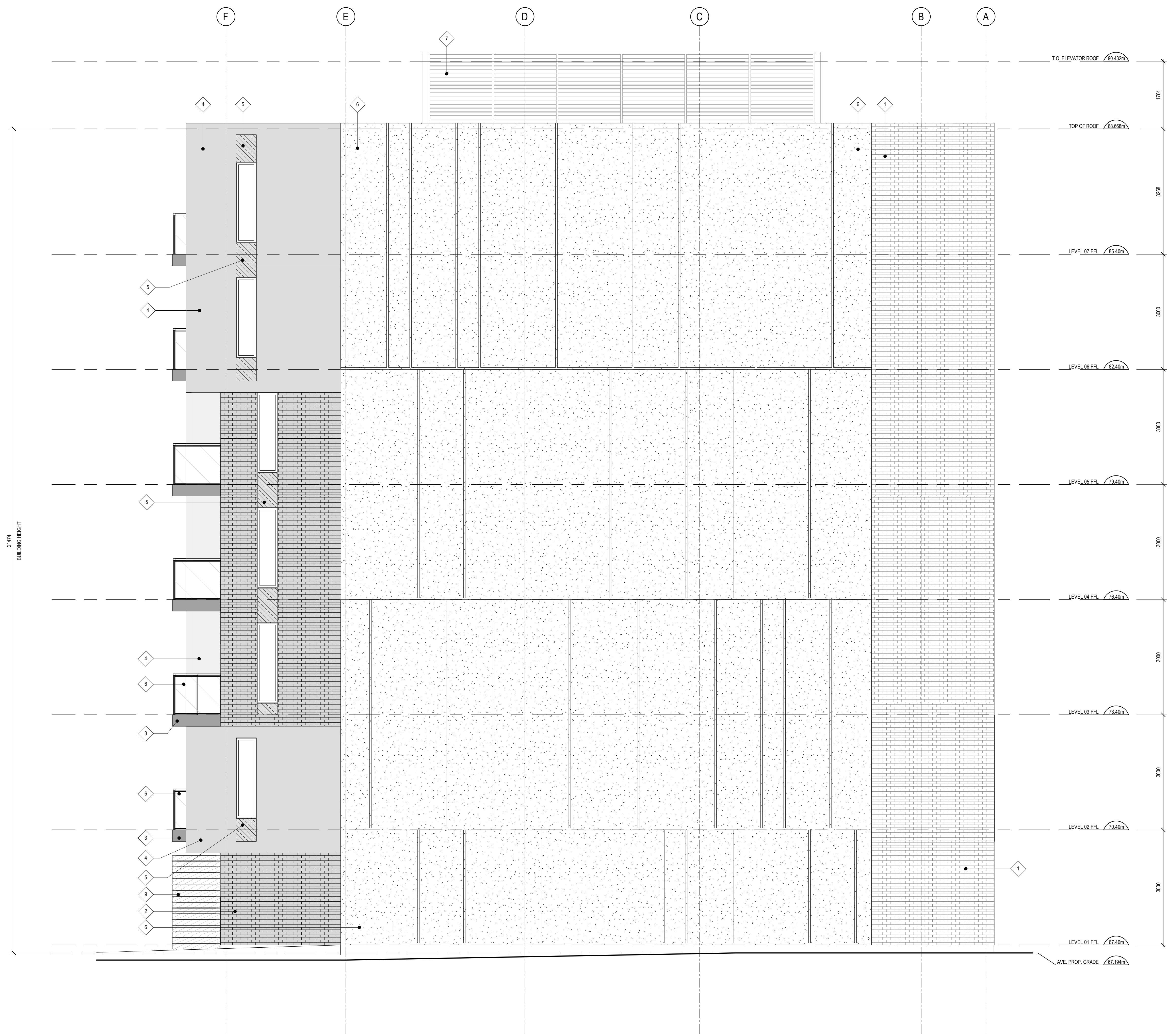
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EAST ELEVATION

A202



1 EAST ELEVATION
A202 SCALE: 1:50

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PROJ	SCALE	DRAWN	REVIEWED
1912	NOTED	AP	RMK

WEST ELEVATION

A203

