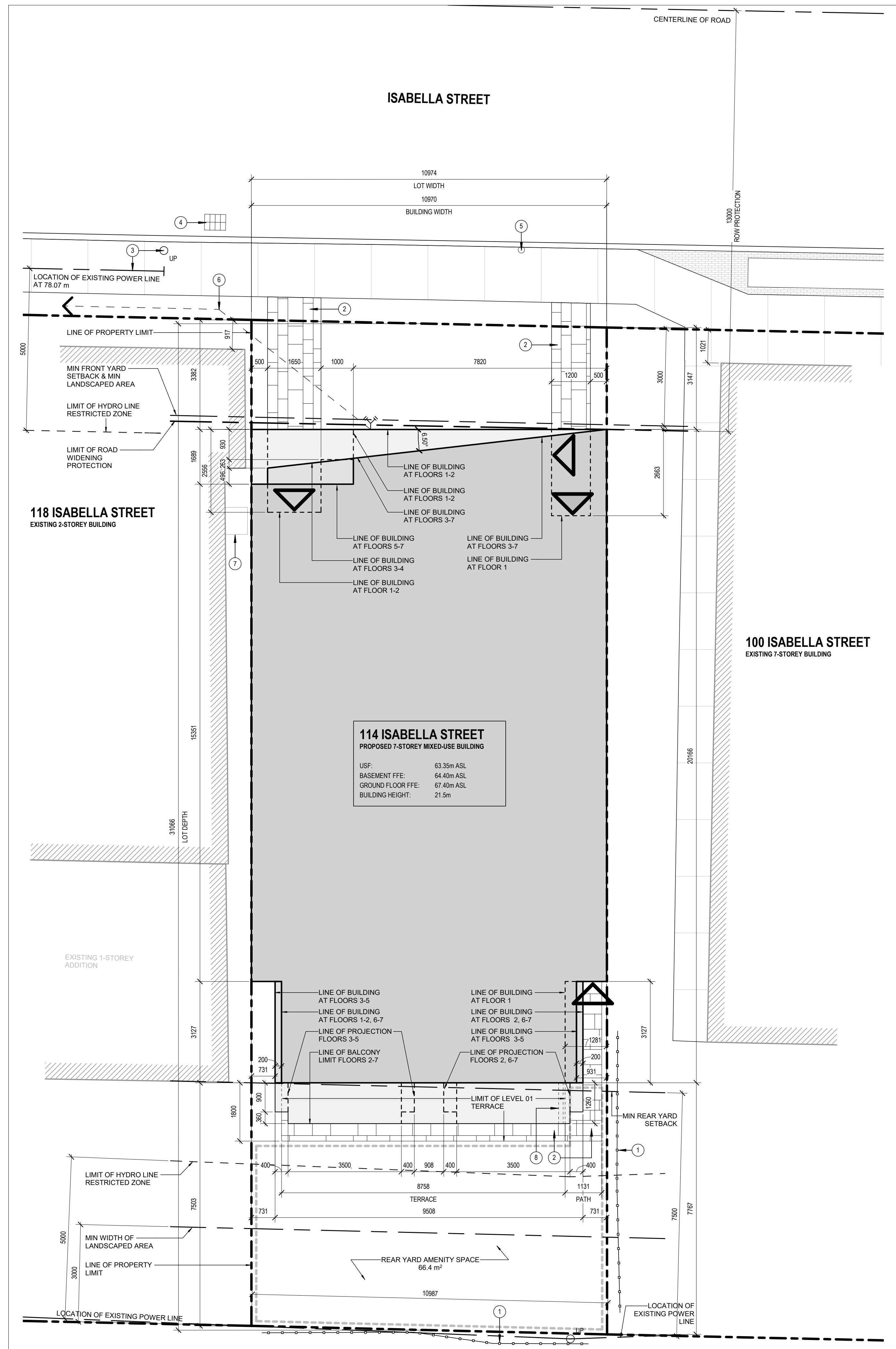


*D.J.*

**DOUGLAS JAMES, MCIP, RPP**  
**MANAGER, DEVELOPMENT REVIEW - CENTRAL**  
**PLANNING, INFRASTRUCTURE & ECONOMIC**  
**DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
*By Jamesdo at 4:16 pm, May 03, 2021*



**5 SITE PLAN**  
 SP-01 SCALE: 1 : 75



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

SITE & PROJECT STATISTICS	
<b>GENERAL INFORMATION</b>	
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
<b>PROJECT STATISTICS</b>	
Lot Area:	341.05 m <sup>2</sup>
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 <sup>2</sup>
<b>PARKING CALCULATION</b>	
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 <sup>2</sup> non-residential - Section 101(3)(ii)
0 spaces for first 500m <sup>2</sup> non-residential - Section 101(3)(iii)	
Total Resident Parking Provided:	0 spaces
<b>VISITOR PARKING CALCULATION</b>	
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	
Total Visitor Parking Provided:	0 spaces
<b>BICYCLE PARKING CALCULATION</b>	
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 <sup>2</sup> of gross floor area 111A(i)	
Total Parking Provided:	10 spaces
<b>AMENITY AREA CALCULATION</b>	
As per Table 137	
Total Amenity Area Req'd:	114 m <sup>2</sup>
6m <sup>2</sup> /unit @ 19units	
Communal Amenity Req'd:	57 m <sup>2</sup>
Min of 50% of Total Amenity Area	
Communal Amenity Provided:	66.4 m <sup>2</sup>
Rear Yard Amenity Spaces:	66.4 m <sup>2</sup>
Private Amenity Area Provided:	71.9 m <sup>2</sup>
Level 01:	15.76 m <sup>2</sup>
Level 02:	8.82 m <sup>2</sup>
Level 03:	10.47 m <sup>2</sup>
Level 04:	8.82 m <sup>2</sup>
Level 05:	8.82 m <sup>2</sup>
Level 06:	10.47 m <sup>2</sup>
Level 07:	8.82 m <sup>2</sup>
Total Amenity Area Provided:	138.3 m <sup>2</sup>
<b>GROSS FLOOR AREA CALCULATION</b>	
Level 01:	69.60 m <sup>2</sup>
Level 02:	153.41 m <sup>2</sup>
Level 03:	153.03 m <sup>2</sup>
Level 04:	153.03 m <sup>2</sup>
Level 05:	151.20 m <sup>2</sup>
Level 06:	151.20 m <sup>2</sup>
Level 07:	151.20 m <sup>2</sup>
Gross Floor Area:	982.67 m <sup>2</sup>
Lot Area:	341.05 m <sup>2</sup>
Floor Space Index:	3
Permitted Gross Floor Area:	1023.15 m <sup>2</sup>
Proposed Gross Floor Area:	982.67 m <sup>2</sup> (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.

**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 proposed 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.

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**



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

**114 ISABELLA STREET**  
 114 Isabella Street  
 Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1912	NOTED	AP	RMK

**SITE PLAN**

**SP-01**