

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.



3 LOCATION PLAN
SP-01 SCALE: NTS

SITE & PROJECT STATISTICS	
GENERAL INFORMATION	
Zoning:	R4S
Overlay:	Mature Neighbourhood
Min. Lot Width:	15 m
Min. Lot Area:	450 m ²
Max. Building Height:	14.5 m
Min. Front Yard:	2.25 m
Min. Rear Yard:	30% Lot Depth (7.48m) and 30% lot area
Min. Int. Side Yard:	3 m with a building wall < 11 m
Min. Landscaped Area:	30% Lot Area
PROJECT STATISTICS	
Dwelling Type:	Apartment Dwelling, Low Rise
Lot Width:	15.3 m
Lot Area:	458.15m ²
Building Height:	13.20 m
Front Yard:	2.27 m
Rear Yard:	8.98 m
Int. Side Yard:	1.5 m
Number of Proposed Units:	15 units
PARKING CALCULATION	
Parking Space Ratio Area:	Area Z
As per Section 101	
Required Parking:	0 spaces
0 spaces within Area Z on Schedule 1A - Section 101(2)	
Resident Parking Provided:	0 spaces
VISITOR PARKING CALCULATION	
As per Section 102	
Required Visitor Parking:	0 spaces
0 spaces for first 12 units - Section 102(2)	
0.1 spaces/unit for 7 units - Table 102	
Visitor Parking Provided:	0 spaces
Total Parking Provided:	0 spaces
BICYCLE PARKING CALCULATION	
As per Table 111A	
Required Parking:	8 spaces
0.5 splend for 15 units(111A(b)(i))	
Total Parking Provided:	8 spaces
AMENITY AREA CALCULATION	
As per Table 127 (3)	
Total Amenity Area Req'd:	162 m ²
15 m ² /unit for first 8 units	
plus 6 m ² /unit for remaining 7 units	
Communal Amenity Req'd:	150 m ²
100% of area for first 8 units	
Communal Amenity Provided:	101.01 m ²
At Grade - Rear Yard:	101.01 m ²
Private Amenity Area Provided:	43.02 m ²
Basement:	9.14 m ²
Level 01:	4.16 m ²
Level 02:	9.88 m ²
Level 03:	9.88 m ²
Level 04:	9.95 m ²
Total Amenity Area Provided:	144.03 m ²

TOPOGRAPHIC PLAN OF SURVEY OF
LOT 9
REGISTERED PLAN 35
(EAST HINCHEY AVENUE LOTS)
CITY OF OTTAWA
ANNIS, OSULLIVAN, VOLLEBEKK LTD. 2020

3 SURVEY INFO
SCALE: NTS

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- BICYCLE PARKING
- UTILITY POLE
- EXISTING ELEVATION
- BOARD FENCE
- CHAIN LINK FENCE

3 SYMBOLS LEGEND
SCALE: NTS

KEYNOTE LEGEND

- OVERHEAD WIRE
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING RETAINING WALL TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING CONCRETE PAD TO BE REMOVED
- EXISTING SHED
- SUNKEN TERRACE
- LANDSCAPED WINDOW WELL
- CLEAR GLASS GUARD
- SOFT LANDSCAPING
- INTERLOCKING CONCRETE PAVERS

3 KEYNOTE LEGEND
SCALE: N.T.S.

ISSUE RECORD

4	ISSUED FOR SITE PLAN CONTROL	20-10-30
3	ISSUED FOR COORDINATION	20-09-16
1	ISSUED FOR COORDINATION	20-05-26

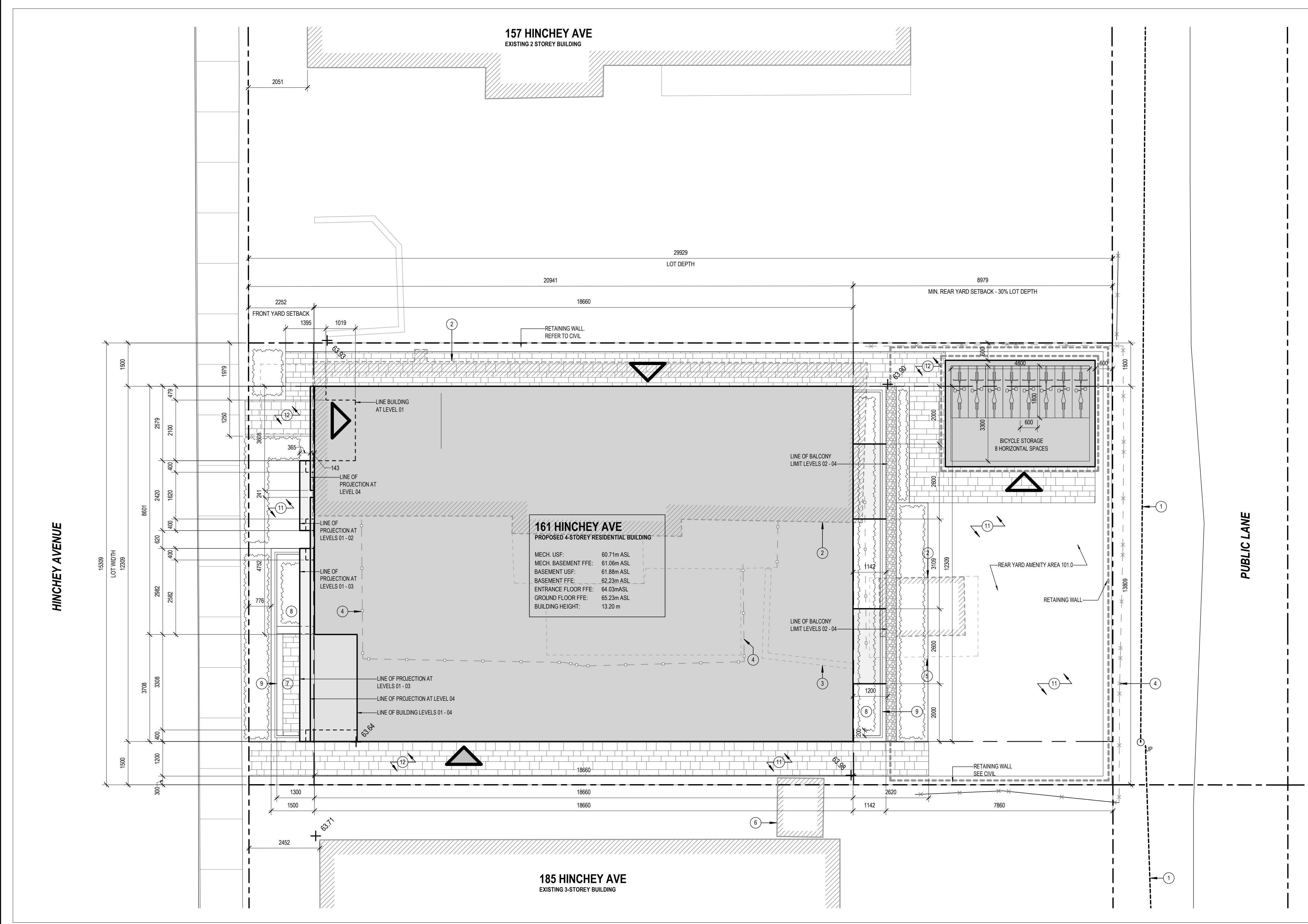


161 HINCHEY
161 Hinchey Avenue
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1931	NOTED	AP	RMK

SITE PLAN

SP-01



1 SITE PLAN
SP-01 SCALE: 1:75

2 ZONING
SP-01 SCALE: NTS

3 KEYNOTE LEGEND
SCALE: N.T.S.