

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- DRIVING SURFACE SURFACE
- SOFT LANDSCAPING
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL / FIRE EXIT
- PROPERTY LINE

PROJECT INFORMATION

ZONING BY-LAW 2008-250: TM (103) / R4G
 SITE AREA: 2,513.18 sq. m. / 27,952 sq. ft.
 TM (103) ZONING REQUIREMENT: BUILDING HEIGHT 1,986 sq. m.
 AMENITY AREA - 6m² PER UNIT (331 UNITS): 1,986 sq. m.
 FRONT YARD SETBACK: <15m, HIGH 2.0 m. MAX. >15m, HIGH 2.0 m. MIN.
 INTERIOR YARD SETBACK (EAST): 0 m. MIN 3.0 m. MAX.
 REAR YARD SETBACK: 4.5 m. MIN.
 INTERIOR YARD SETBACK (WEST): 3.0 m. MIN.
 LANDSCAPE AREA - ABUTTING RES.: 3.0 m.

PROJECT STATISTICS

GRADE (GEODETIC ELEVATION)	63.40 m. (208)
BUILDING HEIGHT	92.0 m.
REAR YARD SETBACK - ANGULAR PLANE @ 45°	74.5 m. H.
REAR YARD SETBACK	7.5 m.
TOWER FLOOR PLATE AREA	753.5 sq. m. / 8,110 sq. ft.
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m

GROSS BUILDING FLOOR AREA

OTTAWA ZONING DEFINITION

UG PARKING LEVELS	000 sq. m. / 000 sq. ft.
GROUND FLOOR	847.4 sq. m. / 9,121 sq. ft.
MEZZANINE LEVEL	335.6 sq. m. / 3,612.6 sq. ft.
2nd FLOOR	1,545.8 sq. m. / 16,637 sq. ft.
3rd to 5th FLOOR	3 x 1,288.8 sq. m. / 3 x (13,960) sq. ft. / 3,866.4 sq. m. / 41,780 sq. ft.
6th FLOOR - AMENITY	0.0 sq. m. / 0.0 sq. ft.
7th & 30th FLOOR	24 x 606.84 sq. m. / 24 x (6,533) sq. ft. / 14,559.8 sq. m. / 156,408 sq. ft.
MECHANICAL PENTHOUSE	000.0 sq. m. / 000 sq. ft.
TOTAL AREA ABOVE GRADE	21,043.4 sq. m. / 226,563 sq. ft.

UNIT STATISTICS

2 STOREY TOWNS	5
STUDIO UNIT	64
1 BEDROOM UNIT	120
1 BEDROOM UNIT + DEN	52
2 BEDROOM UNIT + DEN	6
2 BEDROOM UNIT	84
TOTAL	331
COMMERCIAL RETAIL UNIT	159.7 sq. m. / 1,719 sq. ft.

CAR PARKING

REQUIRED	
RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS) (MIN. INDUCTION: ALL UNITS)
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS - MAX. 30)
TOTAL	174
PROVIDED	
RESIDENCE	- 0.49 PER UNIT (331 UNITS)
VISITOR	- 0.1 PER UNIT (331 UNITS)
TOTAL	213

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (331 UNITS)
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.
TOTAL	167
PROVIDED	
BELOW GRADE LEVEL	275
GROUND FLOOR	0
TOTAL	275

AMENITY SPACE

AT GRADE EXTERIOR SIDE YARDS	700.0 sq. m.
PRIVATE BALCONIES	1,709.8 sq. m.
3rd FLOOR - PRIVATE EXTERIOR	214.3 sq. m.
6th FLOOR - INTERIOR	372.9 sq. m.
6th FLOOR - EXTERIOR	875.8 sq. m.
TOTAL	3,872.0 sq. m.
TOTAL COMMUNAL	1,948.7 sq. m.
REQUIRED - 6.0m² PER UNIT (331) =	1,986 sq. m.
REQUIRED COMMUNAL @ 50% =	993 sq. m.

LOT COVERAGE

PAVED SURFACE =	22.0 sq. m.	0.8%
BUILDING FOOTPRINT =	1,631.1 sq. m.	65.0%
LANDSCAPE OPEN SPACE =	859.0 sq. m.	34.2%
TOTAL =	2,512.1 sq. m.	100.0%

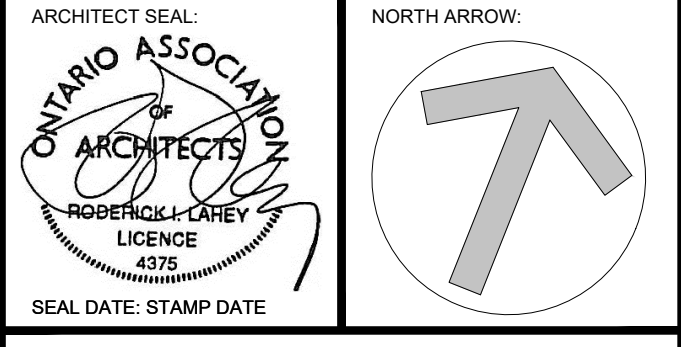
LEGAL DESCRIPTION
 TOPOGRAPHIC PLAN OF SURVEY OF
 LOTS 28 AND 29
 REGISTERED PLAN 184
 CITY OF OTTAWA

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

ISSUED FOR SITE PLAN APPROVAL	Apr. 06, 21
REVISED PROJECT DESIGN	Feb. 09, 21
REVISED PROJECT DESIGN	Mar. 30, 20
ISSUED FOR PUBLIC MEETING	Jan. 27, 20
ISSUED FOR ZONING AMENDMENT	Jan. 21, 20
No. DESCRIPTION	DATE



CLIENT:
SCOTT STREET DEVELOPMENT INC.

PROJECT TITLE:
2050 SCOTT STREET

OTTAWA	ONTARIO
SHEET TITLE: SITE PLAN	
DRAWN: V.M.	CHECKED: K.R.
SCALE: 1:125	SHEET No.:
PROJECT No.:	SP-1
1928	

