



SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- DRIVING SURFACE SURFACE
- SOFT LANDSCAPING
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL / FIRE EXIT
- PROPERTY LINE
- BICYCLE PARKING 600mm x 1800mm

PROJECT INFORMATION

ZONING BY-LAW 2008-250
 ZONE: TM (103) / R4G
 ZONE AREA: 2,513.18 sq. m. / 27,952 sq. ft.
TM (103) ZONING REQUIREMENT
 BUILDING HEIGHT: TM (103) - 20 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 | 733.6 sq. m. |
| 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. |
| GROUND FLOOR | 668.5 sq. m. |
| MEZZANINE LEVEL | 335.6 sq. m. |
| 2nd FLOOR | 1,545.8 sq. m. |
| 3rd to 5th FLOOR | 3,779.3 sq. m. |
| 6th FLOOR - AMENITY | 0.0 sq. m. |
| 7th & 30th FLOOR | 14,530.8 sq. m. |
| MECHANICAL PENTHOUSE | 000.0 sq. m. |
| TOTAL AREA ABOVE GRADE | 20,859.8 sq. m. |

UNIT STATISTICS

| | |
|-------------------------|---------------|
| TOWNHOUSES | 5 |
| STUDIO UNIT | 13 |
| 1 BEDROOM UNIT | 169 |
| 1 BEDROOM UNIT + DEN | 33 |
| 2 BEDROOM UNIT | 111 |
| TOTAL | 331 |
| COMMERCIAL RETAIL UNIT | 152.3 sq. m. |
| DAYCARE COMMERCIAL UNIT | 2,059 sq. ft. |

CAR PARKING

| | | |
|-----------|-----------------------------|-----|
| RESIDENCE | - 0.5 PER DWELLING UNIT | 144 |
| VISITOR | - 0.1 PER DWELLING UNIT | 30 |
| TOTAL | | 174 |
| PROVIDED | | |
| RESIDENCE | - 0.49 PER UNIT (331 UNITS) | 183 |
| VISITOR | - 0.1 PER UNIT (331 UNITS) | 30 |
| TOTAL | | 213 |

BICYCLE PARKING

| | | |
|-------------------|---------------------------------------|-----|
| RESIDENCE | - 0.5 PER UNIT (331 UNITS) | 166 |
| COMMERCIAL RETAIL | - 1.0 PER 250m ² OF G.F.A. | 1 |
| TOTAL | | 167 |
| PROVIDED | | |
| BELOW GRADE LEVEL | | 250 |
| GROUND FLOOR | | 22 |
| MEZZANINE | | 72 |
| TOTAL | | 353 |

AMENITY SPACE

| | |
|---|----------------|
| AT GRADE EXTERIOR SIDE YARDS | 700.0 sq. m. |
| GROUND FLOOR AMENITY | 83.4 sq. m. |
| MEZZANINE | 173.4 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 | 4,128.8 sq. m. |
| TOTAL COMMUNAL | 2,205.5 sq. m. |
| REQUIRED - 6.0m ² 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:

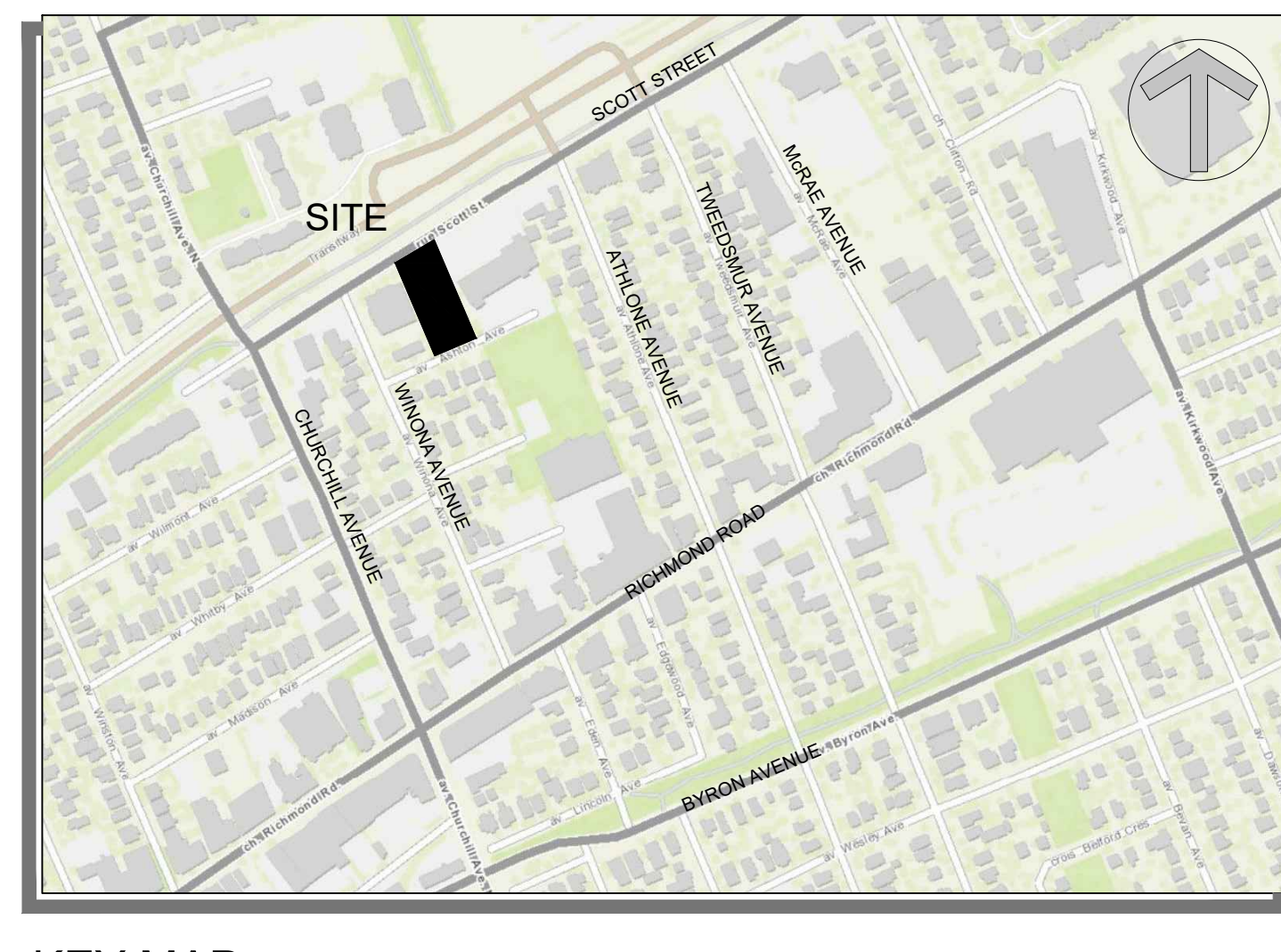
- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.

REVISIONS:

| No. | DESCRIPTION | DATE |
|-----|-------------------------------|-------------|
| 1 | ISSUED FOR INTERNAL REVIEW | Jan. 21, 22 |
| 2 | ISSUED FOR UDRP RESUBMISSION | Aug. 18, 21 |
| 3 | ISSUED FOR SITE PLAN COMMENTS | Jul. 05, 21 |
| 4 | ISSUED FOR SITE PLAN APPROVAL | Apr. 06, 21 |
| 5 | REVISED PROJECT DESIGN | Feb. 09, 21 |
| 6 | REVISED PROJECT DESIGN | Mar. 30, 20 |
| 7 | ISSUED FOR PUBLIC MEETING | Jan. 27, 20 |
| 8 | ISSUED FOR ZONING AMENDMENT | Jan. 21, 20 |

ARCHITECT SEAL: **Ontario Association of Architects**
 ARCHITECT: **ria/architecture**
 LICENSE # 4375
 SEAL DATE: STAMP DATE
 CLIENT: **SCOTT STREET DEVELOPMENT INC.**

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.: **SP-1**
 PROJECT No.: **1928**



1 SITE PLAN
 SP-1
 SCALE = 1/125
 SCALE 1:125