



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	TM (103) / R4G
SITE AREA	2,513.18 sq. m. 27,952 sq. ft.
TM (103) ZONING REQUIREMENT	TM (103) - 20 m.
BUILDING HEIGHT	1,986 sq. m.
AMENITY AREA - 6m ² 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	96.6 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	000 sq. m.
UG PARKING LEVELS	900 sq. ft.
GROUND FLOOR	668.5 sq. m.
MEZZANINE LEVEL	335.6 sq. m.
2nd FLOOR	3,613 sq. ft.
3rd to 5th FLOOR	1,545.6 sq. m.
6th FLOOR - AMENITY	16,637 sq. ft.
7th & 30th FLOOR	3,779.3 sq. m.
MECHANICAL PENTHOUSE	0.0 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	191.3 sq. m.

CAR PARKING

REQUIRED	
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

REQUIRED	
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	77
TOTAL	349

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.
REQUIRED COMMUNAL @ 50%	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%

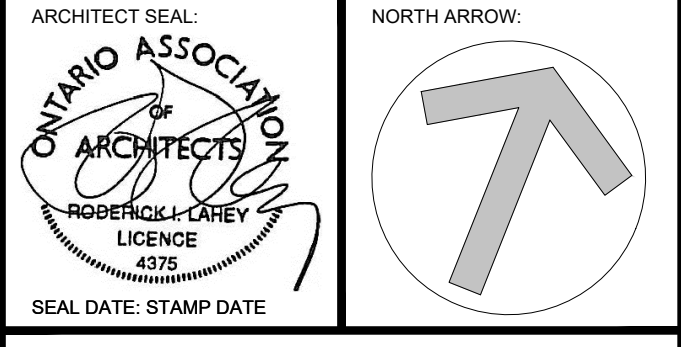
LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 28 AND 29
REGISTERED PLAN 184
CITY OF OTTAWA

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.
DO NOT SCALE DRAWINGS.
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NOTATION SYMBOLS:

(N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(A) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
(W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
(D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
000 - DETAIL NUMBER
00 - TITLE
SCALE - DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

ISSUED FOR INTERNAL REVIEW	Jan. 21, 22
ISSUED FOR UDRP RESUBMISSION	Aug. 18, 21
ISSUED FOR SITE PLAN COMMENTS	Jul. 05, 21
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	



SCOTT STREET DEVELOPMENT INC.

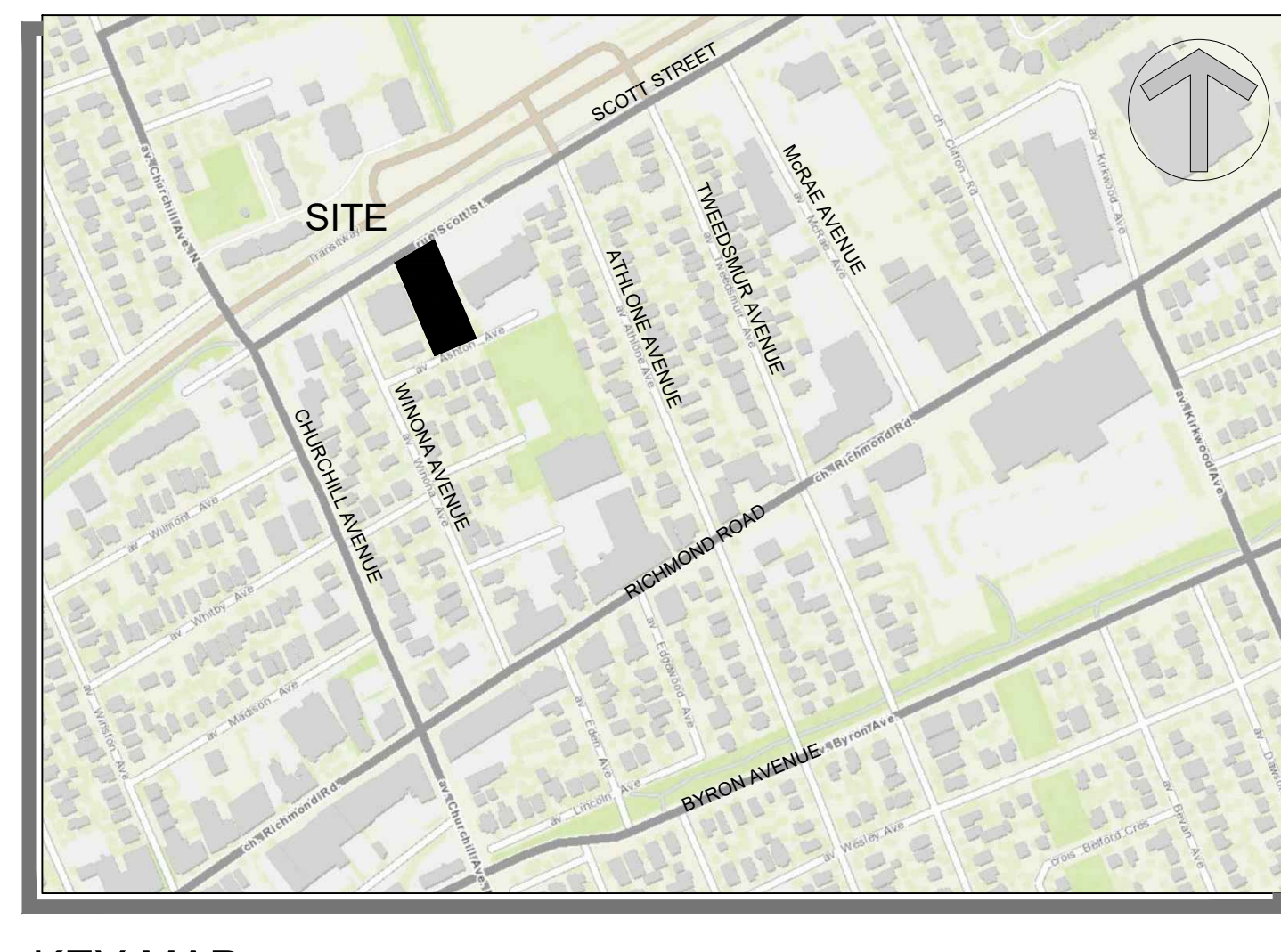
ria/architecture

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	



KEY MAP

