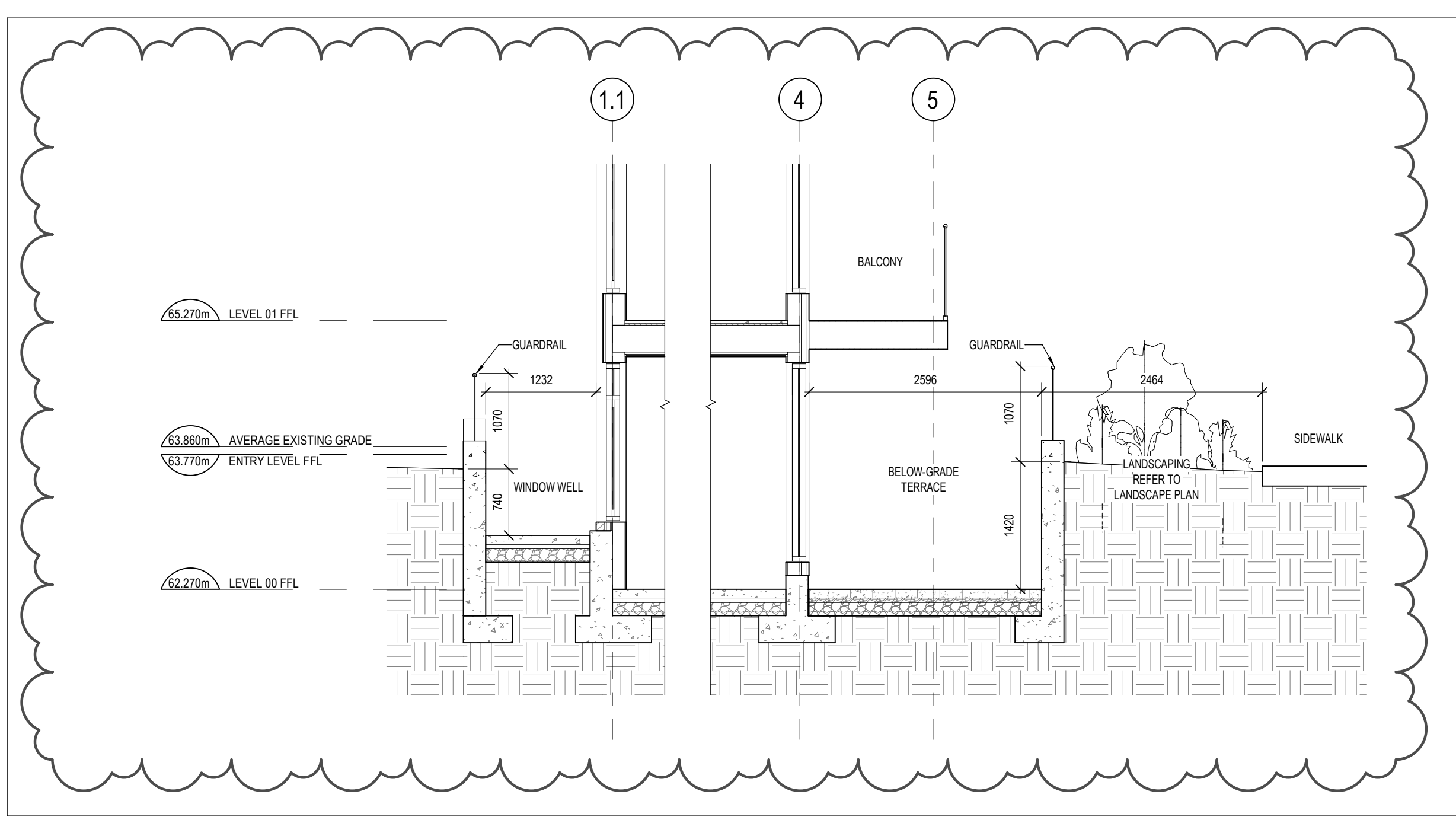


5 SECTION A  
SP-01 SCALE: 1 : 125



6 SECTION B  
SP-01 SCALE: 1 : 50

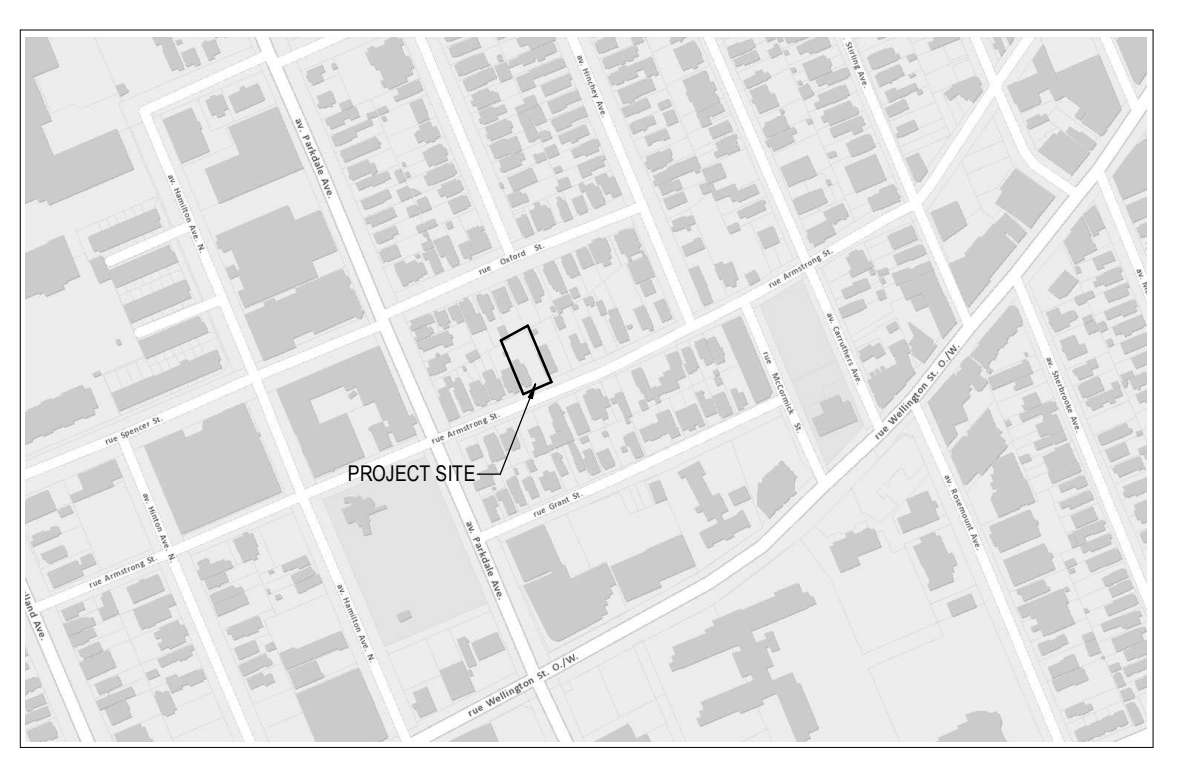
**SITE PLAN SYMBOLS LEGEND**

- BUILDING ENTRANCE
- BUILDING EXIT
- WOOD BOARD FENCE
- OH/W OVERHEAD WIRES
- UP UTILITY POLE
- BICYCLE PARKING
- EXISTING TREE (PRESERVE & PROTECT) REFER TO CIVIL
- EXISTING TREE (TO BE REMOVED) REFER TO CIVIL

**SYMBOLS LEGEND**  
SCALE: N.T.S.

**SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHICAL DETAILS**  
PART 1 - PLAN SHOWING  
LOT 24  
REGISTERED PLAN 99  
CITY OF OTTAWA  
PIN 04094 - 0261 (LT)  
J.D. BARNES LIMITED, 2022

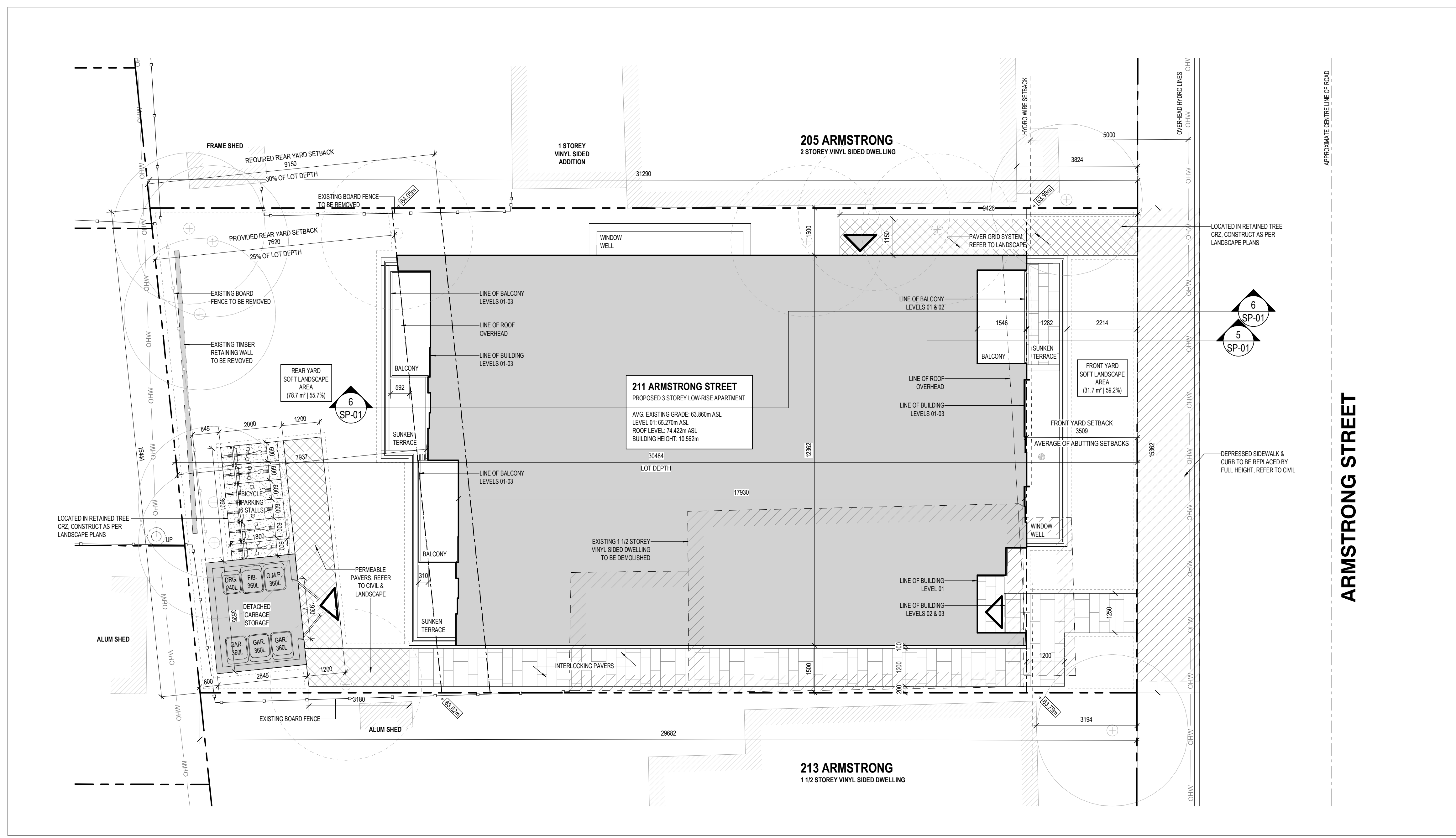
**SURVEY INFO**  
SCALE: N.T.S.



3 LOCATION PLAN  
SP-01 SCALE: N.T.S.

*Andrew McCright*  
**ANDREW MCCRIGHT**  
MANAGER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEVELOPMENT DEPARTMENT CITY OF OTTAWA

**APPROVED**  
By Andrew McCright at 7:35 am, May 23, 2024



4 SITE PLAN  
SP-01 SCALE: 1 : 75

**SITE STATISTICS**

ZONING MECHANISM (S4UB)	REQUIRED	PROVIDED
MIN. LOT WIDTH 162(a)	15m	15.362m
MIN. LOT AREA 162(a)	450m²	468.3m²
MIN. FRONT YARD SETBACK 144(f)(a)	(3824 + 3194) / 2	3,509m
MIN. INTERIOR SIDE YARD SETBACK Table 162A	1.5m	1.5m
MIN. REAR YARD AREA 144(g)(a)	25% of lot area 469.3 * 0.25 = 117.3m²	141.24m²
MIN. REAR YARD SETBACK 144A(i)(i)	(50% of lot depth) 9.15m	(25% of lot depth) 7.62m
MAX. BUILDING HEIGHT Table 162A	11m	10.56m
PARKING SPACE RATES 191(d)(a)	None required for first 12 units	-
MIN. VISITOR PARKING RATES 162(d)	None required for first 12 units	-
BICYCLE PARKING RATES Table 111A(b)(i)	0.5 per dwelling unit	6 Spaces
REAR YARD SOFT LANDSCAPING 161(150)(ii)	50% of the rear yard area must be softly landscaped.	78.7m² / 141.24m² = 55.7%
FRONT YARD SOFT LANDSCAPING Table 161	40% of the front yard area must be softly landscaped.	31.7m² / 53.53m² = 59.2%
MIN. 2-BEDROOM UNIT RATES 161(160)(ii)	25% of dwelling units must have at least two bedrooms.	50% (6 Units)
MIN. GLAZING RATES 161(20)(g)	The front facade must comprise at least 25% windows.	58.093m² / 138.154m² = 42.0%
FAÇADE ARTICULATION / BALCONIES 161(20)(ii)	No additional recession of the front facade is required when balconies are provided for every unit facing a public street on the front facade.	Complies

2 ZONING  
SP-01 SCALE: N.T.S.

**GENERAL ARCHITECTURAL NOTES:**

- This drawing is the property of the Architect and may not be reproduced or used without the express 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 RECORD**

ISSUE NO.	DESCRIPTION	DATE
11	ISSUED FOR SITE PLAN CONTROL	23-05-30
10	ISSUED FOR SITE PLAN CONTROL	23-03-30
9	ISSUED FOR SITE PLAN CONTROL	23-03-15
8	ISSUED FOR SITE PLAN CONTROL	23-02-15
7	ISSUED FOR COORDINATION	23-01-27
6	ISSUED FOR SITE PLAN CONTROL	22-07-26
5	ISSUED FOR SITE PLAN CONTROL	22-06-22
4	ISSUED FOR COORDINATION	22-05-18
3	ISSUED FOR COORDINATION	22-05-13
2	ISSUED FOR COORDINATION	22-04-29
1	ISSUED FOR COORDINATION	22-03-16



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K1Y 2W3

**PROJ SCALE DRAWN REVIEWED**

2203	NOTED	JDH	RMK
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**SITE PLAN**

**SP-01**