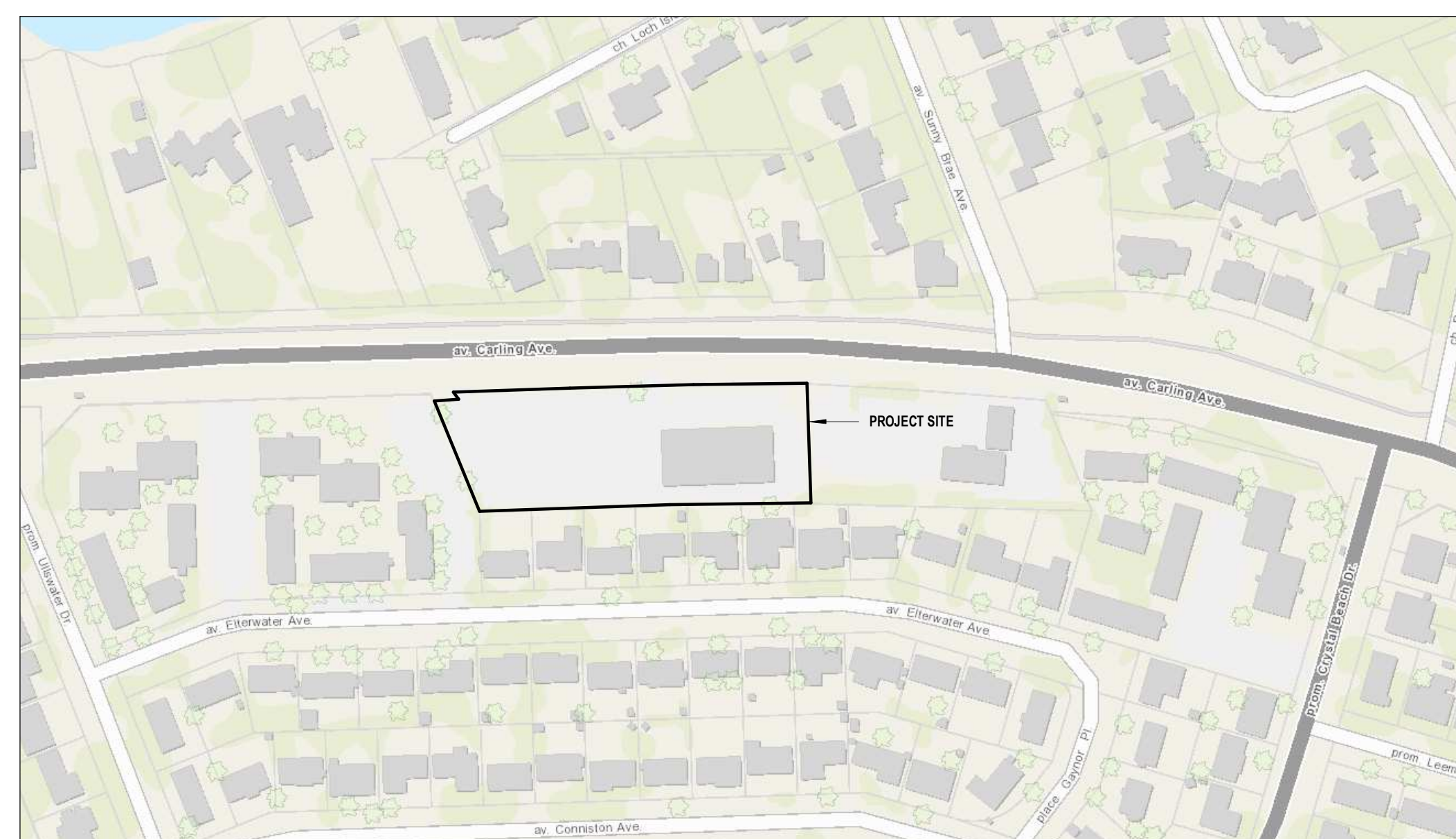


2 SETBACK DIAGRAM  
SP-01 SCALE: 1: 500



3 LOCATION PLAN  
SP-01 SCALE: 1: 2000

SITE STATISTICS	
1. Designation	GM20(2628) H(18.5)
2. Lot Width	142.82 m
3. Lot Area	6,162.601 m <sup>2</sup>
4. Number of Units	TOTAL: 186 units West Building: 88 units East Building: 98 units
5. GFA	TOTAL: 12,585.69 m <sup>2</sup> West Building: 6638.51 m <sup>2</sup> East Building: 5947.18 m <sup>2</sup>
6. FSI	2.0
7. Building Height	19.2 m (6 storeys)
8. Proposed Use	Mid-rise Apartment Building
9. ZONING MECHANISM	REQUIRED PROVIDED
10. Min. Front Yard Setback	3m 6.125 m
11. Min. Interior Side Yard Setback	3 m 3 m
12. Min. Rear Yard Setback	7.5 m 7.81 m
13. Max. Floor Space Index	2.0 2.0
14. Min. Separation of Buildings	3 m 11.5 m
15. Min. Separation of Building from Private Way	1.8 m Min. 1.5 m to Parking Min. 2.3 m to Drive aisle
16. Resident Parking	224 247
17. Visitor Parking	37 37
18. Reduced Size Parking Spaces	Max. 115 Reduced width: 23 stalls Up to 50% Reduced length: 2 stalls
19. Bicycle Parking	93 96
20. Total Amenity Area	1,116 m <sup>2</sup> 1,750 m <sup>2</sup>
21. Communal Amenity Area	558 m <sup>2</sup> TOTAL: 558 m <sup>2</sup> (Total Required West Building Roof Terrace: 246 m <sup>2</sup> East Building Roof Terrace: 247 m <sup>2</sup> East Building Lobby: 65 m <sup>2</sup> )
22. Private Amenity Area	1,192 m <sup>2</sup>

LEGAL DESCRIPTION:  
This property is legally described as  
PART OF BLOCK C  
REGISTERED PLAN 420102  
AND  
PART OF LOT 12  
CONCESSION 1 (OTTAWA FRONT)  
GEOGRAPHIC TOWNSHIP OF  
NEPEAN  
CITY OF OTTAWA

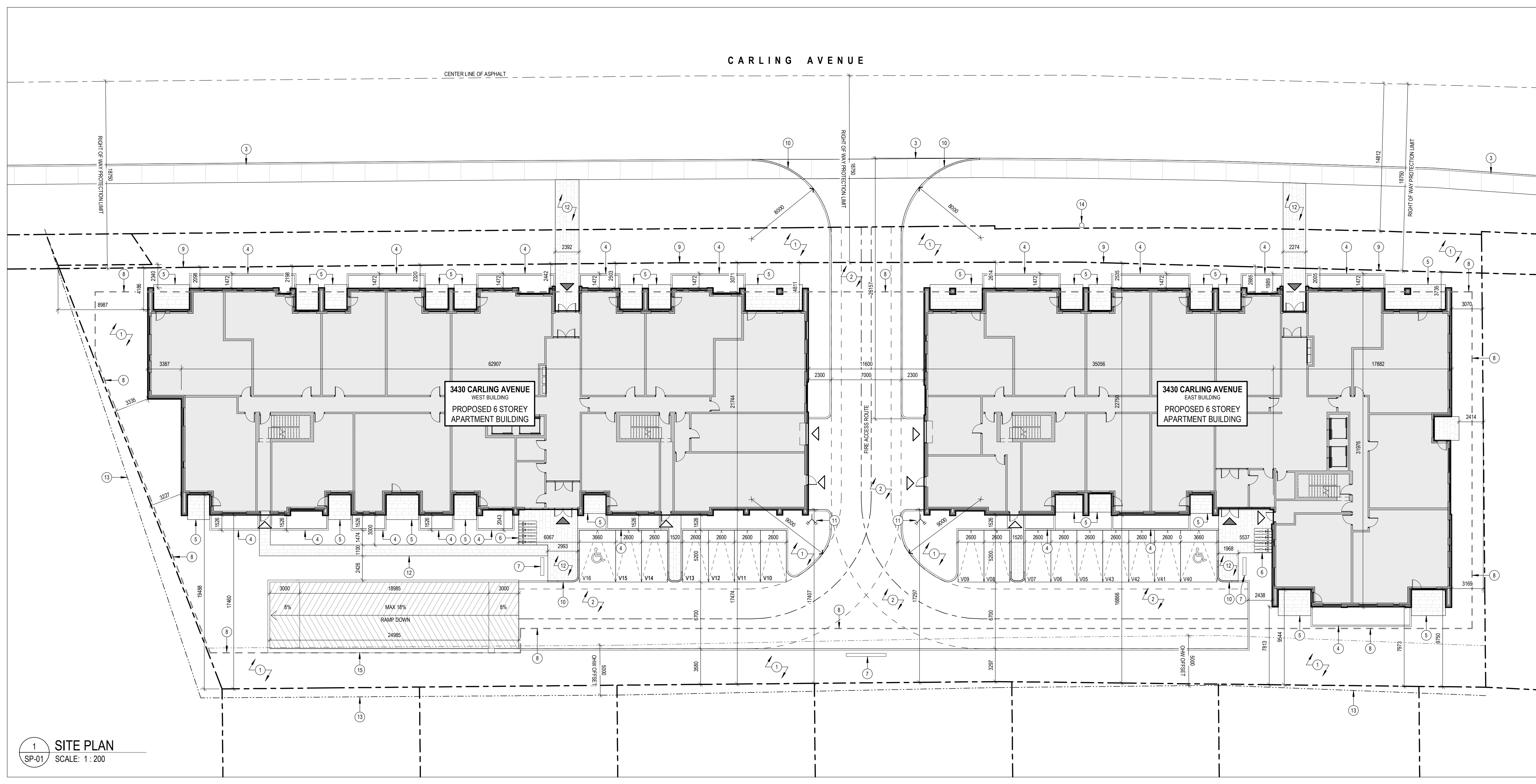
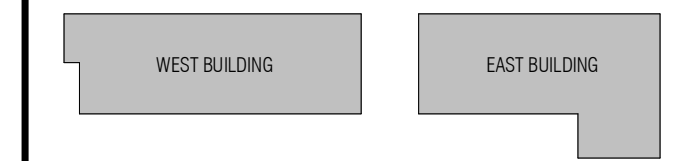
TOPOGRAPHICAL INFORMATION  
Property boundary and topographic lines  
have been derived  
from the plan prepared by  
Statintec Geomatics, Ltd. 2021

KEYNOTE LEGEND

1	SOFT LANDSCAPING
2	ASPHALT DRIVE AISLE
3	CONCRETE SIDEWALK
4	RAISED PLANTER
5	PRIVATE PATIOS
6	BIKE RACK
7	ADDRESS MARQUEE
8	OUTLINE OF UNDERGROUND PARKING
9	RIGHT OF WAY PROTECTION LIMIT
10	DEPRESSED CURB
11	SIAMENSE CONNECTION
12	STONE PAVERS
13	OVERHEAD WIRE
14	EXISTING FIRE HYDRANT
15	RETAINING WALL

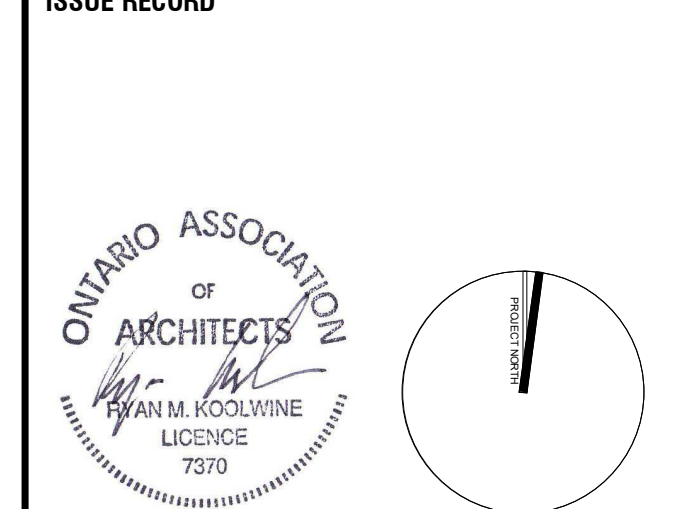
GENERAL ARCHITECTURAL NOTES:

- 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.



1 SITE PLAN  
SP-01 SCALE: 1: 200

6	ISSUED FOR SITE PLAN CONTROL	22-12-16
5	ISSUED FOR COORDINATION	22-12-13
4	RE-ISSUED FOR RE-ZONING	22-12-09
2	ISSUED FOR COORDINATION	22-11-02
1	ISSUED FOR COORDINATION	22-10-26



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3430 CARLING  
3430 Carling Avenue  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2204	NOTED	AR/GS	RK

SITE PLAN  
**SP-01**