

SITE PLANNING INFO

LOT AREA = 1,592.45 sq.m. (17,141 sq.ft.)
 MINIMUM LOT AREA = NO MINIMUM
 MINIMUM LOT WIDTH = NO MINIMUM
 MINIMUM FRONT YARD SETBACK = 3m
 MINIMUM INTERIOR SIDE YARD SETBACK = NO MINIMUM
 MINIMUM REAR YARD SETBACK = NO MINIMUM

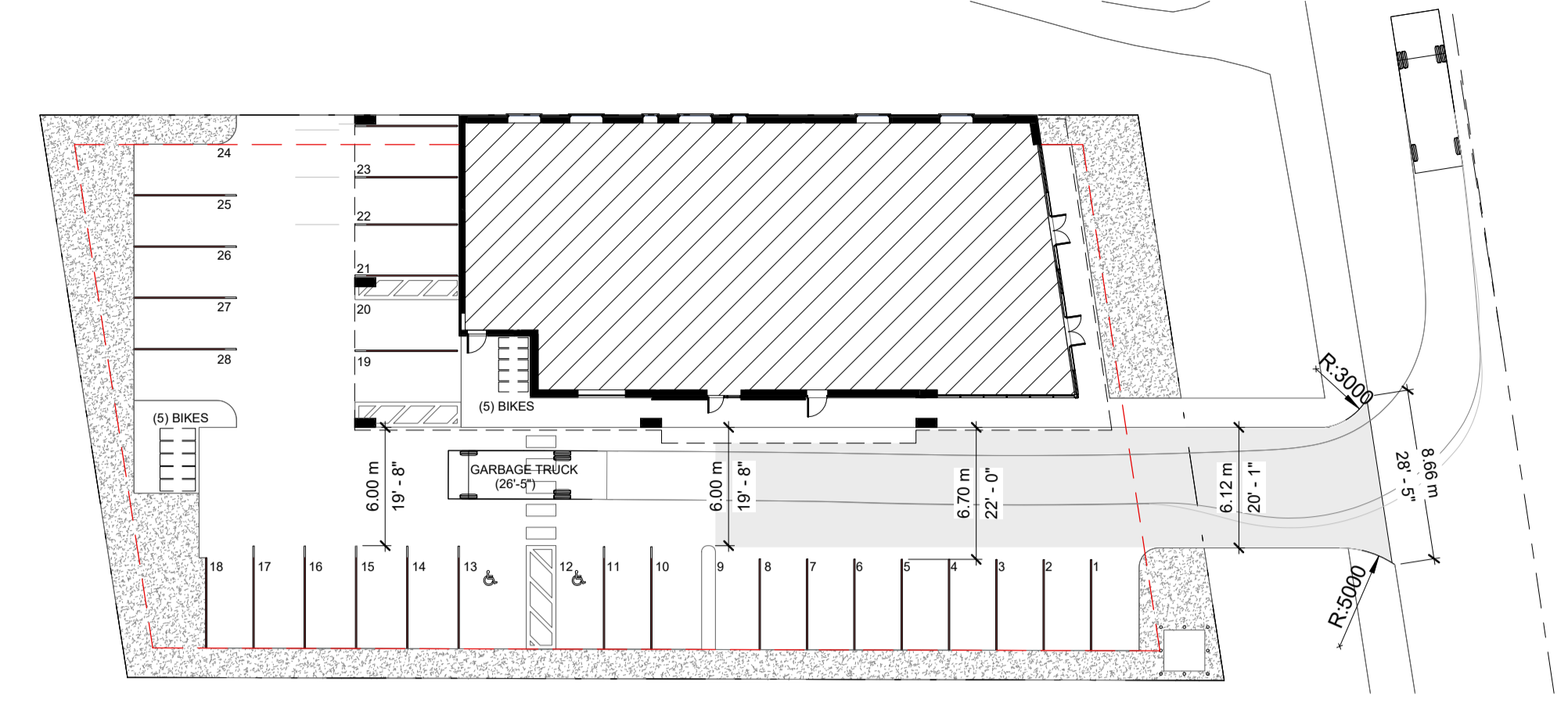
BUILDING AREA = 603 sq.m. (6,491 sq.ft.)
 PARKING LOT AREA = 633.5 sq.m. (6,819 sq.ft.)
 LANDSCAPED AREA = 220.8 sq.m. (sq.ft.) / 35% OF PARKING LOT AREA (15% OF PARKING AREA REQUIRED)
 GROSS FLOOR AREA = 2,121 sq.m. (22,830 sq.ft.)
 GROSS FLOOR AREA DWELLING UNITS ONLY = 1,201 sq.m. (12,927 sq.ft.)
 MAXIMUM FLOOR SPACE INDEX = NONE

AMENITY AREA REQUIRED = 10% GFA OF DWELLING UNITS + 108 sq.m. (per Section 137 (5), column II) = 228 sq.m.
 AMENITY AREA PROVIDED = 231 sq.m. (2,486 sq.ft.) @ NORTH LANDSCAPE BUFFER, ROOF & BASEMENT ROOMS

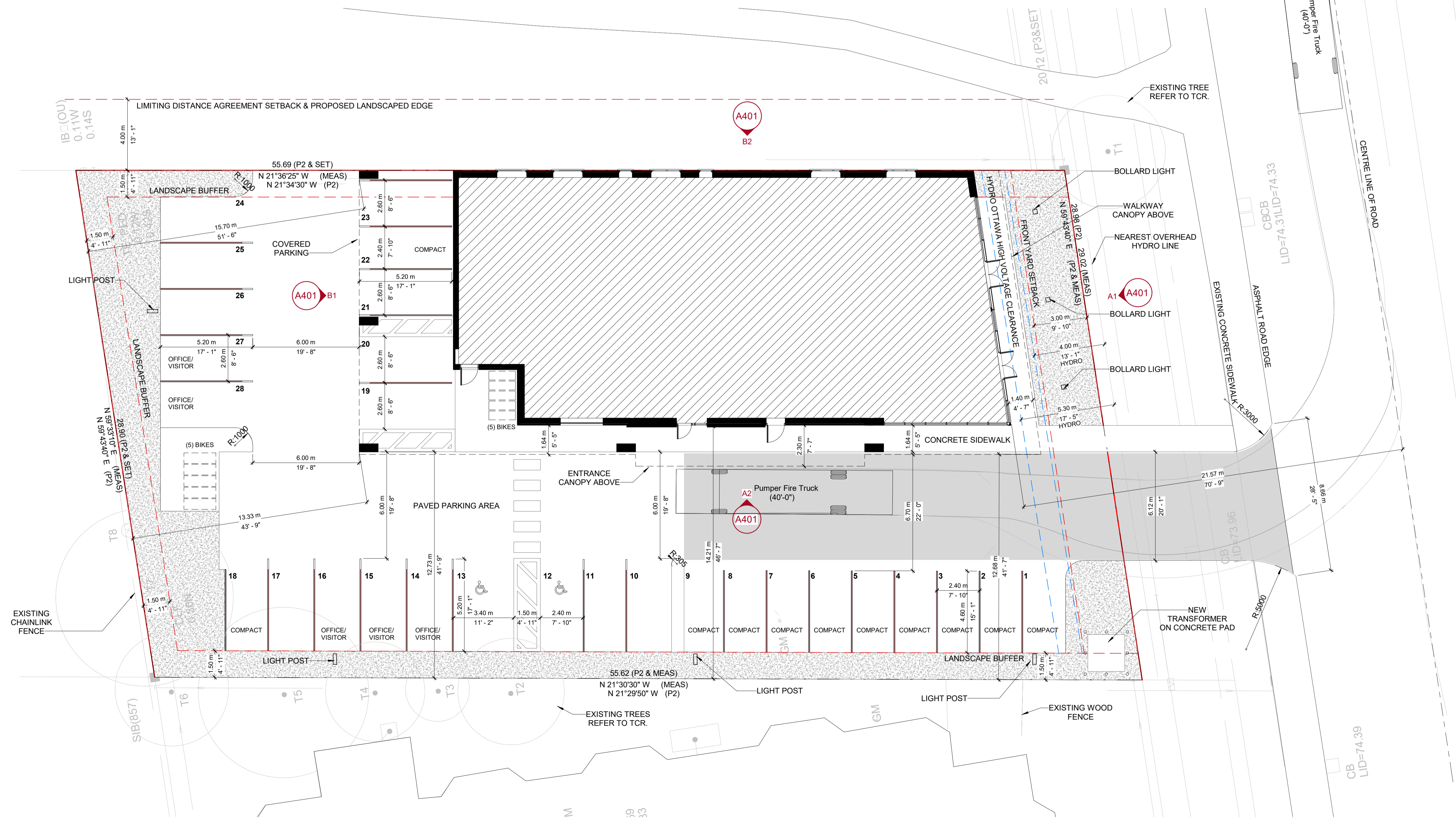
APPROXIMATE BUILDING HEIGHT = 4 STOREYS @ 17.90m (MAX. BLDG HEIGHT = 30m)
 FIRST FLOOR HEIGHT & GLAZING = 4.5m FIRST FLOOR HEIGHT, MINIMUM 50% GLAZING @ GROUND FLOOR FACADE

TOTAL PARKING REQUIRED = 24, PROVIDED = 28
 ACCESSIBLE PARKING REQUIRED = 2, PROVIDED = 2
 BICYCLE PARKING REQUIRED = 10, PROVIDED = 10

DWELLING UNIT AND OFFICE AREAS		
NAME	AREA	
	m ²	ft ²
LEVEL 01		
1-BED	53.34	574.14
1-BED + DEN	69.28	745.68
OFFICE #1	65.59	706.05
OFFICE #2	89.15	959.62
LEVEL 02		
1-BED	56.71	610.46
1-BED + DEN	68.48	737.09
2-BED	81.50	877.30
2-BED	80.88	870.60
LAW OFFICE	118.98	1280.66
LEVEL 03		
1-BED	56.71	610.46
1-BED	56.71	610.46
1-BED	51.65	555.97
1-BED + DEN	68.61	738.49
2-BED	80.51	866.56
2-BED	81.52	877.50
LEVEL 04		
1-BED	56.71	610.46
1-BED	51.56	554.99
1-BED	56.37	606.75
1-BED + DEN	68.27	734.90
2-BED	81.52	877.50
2-BED	81.12	873.15
TOTAL UNITS: 21	1475.19	15878.78



2 GARBAGE COLLECTION ACCESS
 A101 1:300



A1 SITE PLAN
 A101 1:125

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SEAL
 ONTARIO ASSOCIATION OF ARCHITECTS
 DINO DI SANIO
 LICENCE 7209

GENERAL NOTES
 DO NOT SCALE DRAWINGS.
 CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES.

PROJECT NORTH TRUE NORTH

A 2022-12-21 ISSUED FOR SITE PLAN APPLICATION	
No.	DATE DESCRIPTION
REVISIONS	
PROJECT	
4-Storey Mixed Use Building	
2663 Innes Road Ottawa, Ontario	
IDEA #	CLIENT #
22541	
SHEET NAME	
SITE PLAN	
DATE	SCALE
2022-12-21	AS NOTED.
CHECKED BY	DRAWN BY
SHEET No.	A101