

SITE PLAN PART OF LOT 134  
REGISTERED PLAN 3459  
CITY OF OTTAWA

ZONING

TM[2214]

LOT INFO: 6 STOREY MIXED USE MIDRISE

LOT AREA: 304.4 m2

LOT WIDTH: 20m

REQUIRED none

PROPOSED 10.09m

LOT AREA: 304.4 m2

none

304.4 m2

HEIGHT: 20m

20m

19.946m

FRONT YARD: 2m Max.

2m Max.

1.33m

REAR YARD: 7.5m

7.5m

7.54m

INTERIOR YARD: 0.0m

0.0m

0.6m

AMENITY AREA: 150m2

150m2

150m2

PARKING SPACES: 0

0

0

BIKE SPACES: 4

4

7

M.L.C.: NO MAX.

NO MAX.

7

BUILDING AREAS

BASEMENT AREA: 110.0m2

FIRST FLOOR AREA: 144m2

SECOND FLOOR AREA: 166m2

THIRD FLOOR AREA: 166m2

FOURTH FLOOR AREA: 152m2

FIFTH FLOOR AREA: 135.7m2

SIXTH FLOOR AREA: 110m2

TOTAL: 983.7 m2

PROPOSED SITE DEVELOPMENT INFO.

NEW GROSS FLOOR AREA: 532.5 m2

EX. GROSS FLOOR AREA: DEMO

NUMBER OF UNITS: 13 RES. + 1 COMM.

PARKING SPACES: 0

LOT COVERAGE: 48.6%

MAXIMUM BUILDING HEIGHT: 20 m

PROPOSED STOREYS: 6

SOFT LANDSCAPING COVERAGE: 26.4%

SURVEY INFO

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.

FIELD WORK COMPLETED SEPTEMBER 18, 2012

PLAN AMENDED JANUARY 24, 2013

NEW CONIFEROUS TREE

EX. CONIFEROUS TREE TO REMAIN

DENOTES SOFT LANDSCAPING

DENOTES HARD LANDSCAPING

PROPOSED BUILDING FOOTPRINT

ROAD ALLOWANCE AREA

PROPOSED ASPHALT DRIVEWAY

PROPOSED WOOD DECKS/ BALCONIES

CAR PARKING SPACE (ASPHALT)

BYCYCLE PARKING (ASPAHLT)

WASTE CONTAINMENT AREA

SNOW STORAGE AREA

PROPOSED/EXISTING ENTRY/EXIT

TEMPORARY PROTECTION FENCE

EX. UTILITY POLE

EX. CHAINED LINK/BOARD FENCE

PROPERTY LINE

WASTE COLLECTION LEGEND

GB - 1 x 240L GREEN BIN  
CONTAINERS CAN BE STORED  
AT GARBAGE ROOM

BB - 3 x 360L BLUE BOX CONTAINERS  
CAN BE STORED AT GARBAGE  
ROOM

B - 3 x 360L BLACK BOX  
CONTAINERS CAN BE STORED  
AT GARBAGE ROOM

G - 4 YARD WASTE CONTAINERS  
CAN BE STORED AT GARBAGE  
ROOM

EXISTING PLANTING MATERIAL

| CODE             | COMMON NAME | QTY. | SIZE (DIA.) | CONDITION/NOTES |
|------------------|-------------|------|-------------|-----------------|
| DECIDUOUS TREES  |             |      |             |                 |
| TBD              |             |      |             |                 |
| CONIFEROUS TREES |             |      |             |                 |
| TBD              |             |      |             |                 |
| SHRUBS           |             |      |             |                 |
| TBD              |             |      |             |                 |

NEW PLANTING MATERIAL

TBD

TREE CONSERVATION NOTES

1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) OF TREES;

2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;

3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;

4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;

5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;

6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;

7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

\* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.

\* TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

1 SITE DEVELOPMENT PLAN  
SCALE: 1:100

2 SITE KEY PLAN  
SCALE: NTS

SOMA  
STUDIO

OTTAWA CARLETON  
Construction Ltd.

SOMA PRO DESIGNS - BOWNE 33578  
2277 PROSPECT AVE.  
OTTAWA, ON K1H 7G2

FERNANDO MATOS - DCNH: 22431  
613-884-4425

QUALIFICATION INFO  
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:  
DO NOT SCALE DRAWINGS  
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012  
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION  
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER.  
COPYRIGHT RESERVED  
GENERAL NOTES:

394 BRONSON AVENUE  
PROPOSED 6 STOREY  
MID RISE APARTMENT DWELLING

CONSULTANTS:  
STRUCTURAL -  
MECHANICAL -  
ELECTRICAL -  
MOY

| NO. | REVISION/ISSUE | DATE       |
|-----|----------------|------------|
| 9   |                |            |
| 8   |                |            |
| 7   |                |            |
| 6   |                |            |
| 5   |                |            |
| 4   |                |            |
| 3   |                |            |
| 2   |                |            |
| 1   | ISSUED FOR SPA | 26/25/2018 |

PROJECT:  
394 BRONSON AVENUE  
OTTAWA, ON K1R 6J6

SITE PLAN & NOTES

DRAWN BY: L.T.

DATE: MAY 16, 2018

SCALE: AS NOTED

SHEET:  
SPD-1