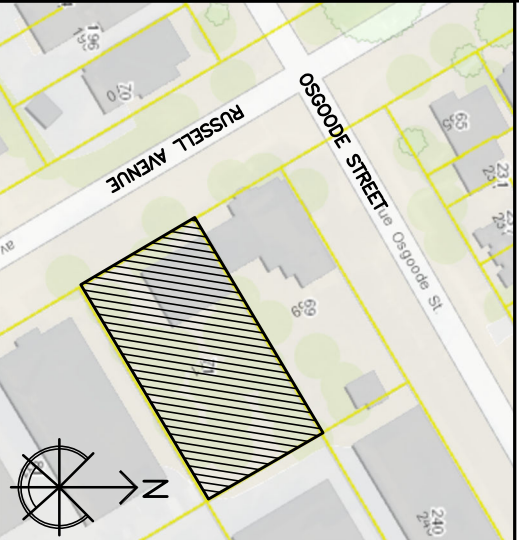


APARTMENT BUILDING

71 RUSSELL AVENUE
OTTAWA, ONT.

CLIENT:
Philip Ho
& Brent McElnernan



0. LOCATION PLAN
SP Scale: NTS

SUSAN D. SMITH ARCHITECT
341 VERMILION ROAD
OTTAWA, ONT. K1M 1A4
613-722-5327 s.d.smith@sdsarch.co

CIVIL ENGINEERING

MINOSH PERRY
150 WALGREEN ROAD, R33,
OTTAWA, ONT. K2B 8K2
TEL: 613.836.2184
FAX: 613.836.3742
www.michiosperry.com

LANDSCAPE PLAN

MSE
2611 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ON, K2B 8K2
TEL: 613.829.2800
FAX: 613.829.8299
MSP.COM

LANDSCAPE PLAN

MSE
2611 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ON, K2B 8K2
TEL: 613.829.2800
FAX: 613.829.8299
MSP.COM

ENVIRONMENTAL SITE ASSESSMENT

MSE
2611 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ON, K2B 8K2
TEL: 613.829.2800
FAX: 613.829.8299
MSP.COM

GEOTECHNICAL STUDY

MSE
2611 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ON, K2B 8K2
TEL: 613.829.2800
FAX: 613.829.8299
MSP.COM

SURVEY PLAN

FAIRLEY, SMITH & DENNIS SURVEYING LTD.
190 COLONNADE ROAD
OTTAWA, ONT. K2E 7A5
TEL: (613) 727-8226
FAX: (613) 727-8226

No.	REVISION	DATE
1		
2		
3		

NOTES:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site.
2. All work to comply with Ontario building code. Drawings include thickness of gypsum board on stud walls in conjunction with structural drawings.

LOCATION PLAN,
SITE PLAN, ZONING
INFORMATION,
LEGEND
& PROPOSED
RENDERING

Scale	AS NOTED
Drawn	ZK
Checked	SJS
Date	JAN/2018
Job #	1765

SP

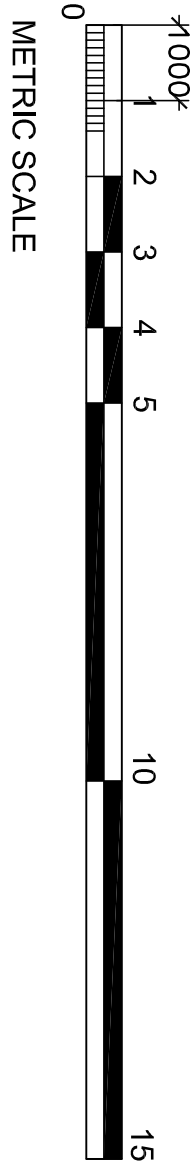
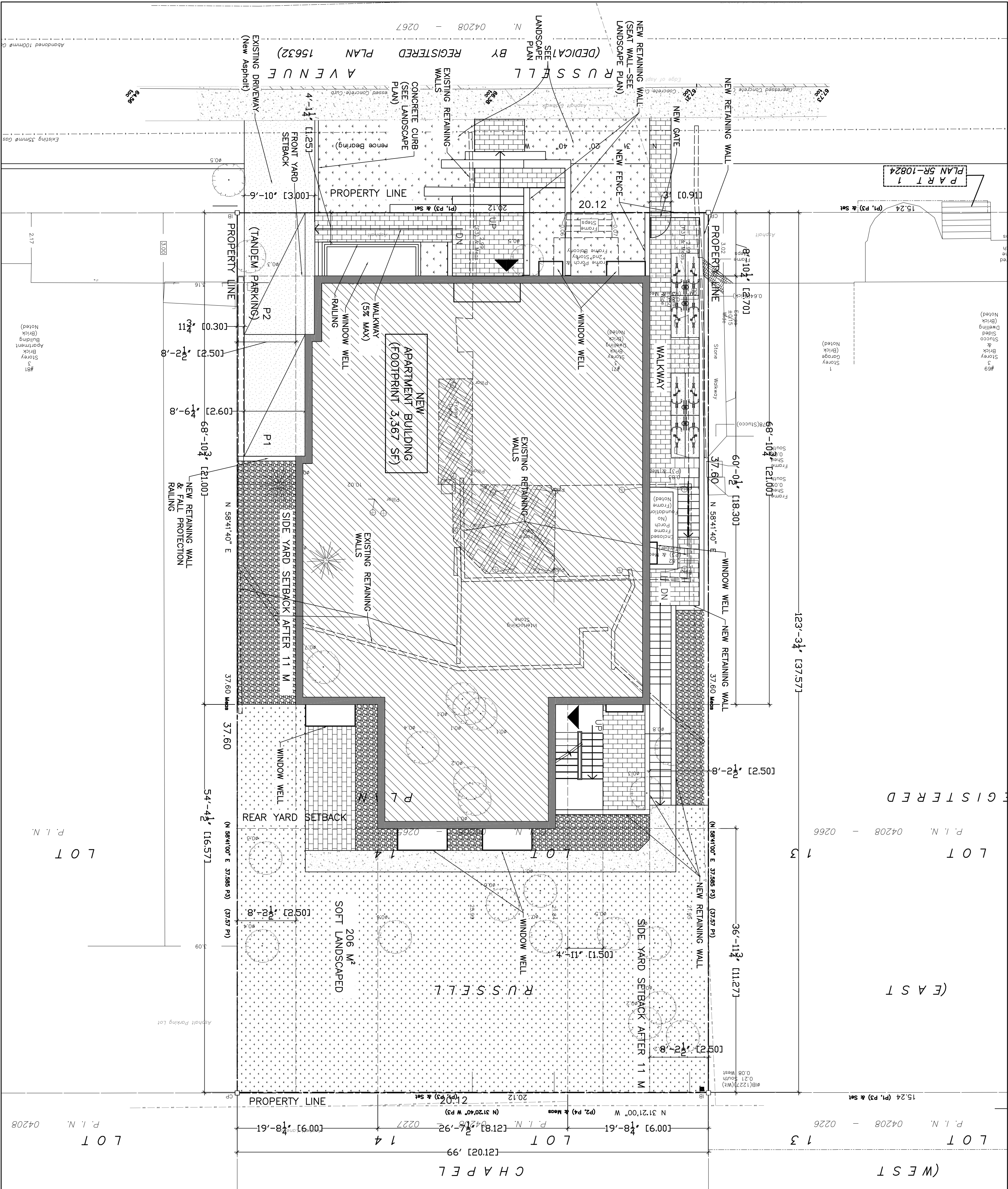
DWG#



2. PROPOSED RENDERING
SP Scale: NTS

16 UNIT APARTMENT BUILDING:
3 BEDROOM UNIT: 5
2 BEDROOM UNIT: 10
1 BEDROOM UNIT: 1

ZONING INFORMATION, PLAN S6319 LOT 14 RUSSELL E. PIN 042080265		
R4S [480]	REQUIRED FOR LOW RISE APARTMENT	PROPOSED 4 STOREY, 16 UNITS
MINIMUM DWELLING TYPE	15 m	20.12 m
MINIMUM LOT WIDTH	54.0 m ²	756.4 m ²
MINIMUM LOT AREA	14.5 m	12.75 m
MAXIMUM BUILDING HEIGHT	coverage of neighboring buildings =2.56 m	2.7 m
MINIMUM FRONT YARD SETBACK	3m	N/A
MINIMUM CORNER SIDE YARD SETBACK	30% lot depth =11.27 m	11.27 m
MINIMUM REAR YARD SETBACK	1.5 m within 21 m from front lot line & 6 m after 21 m	6 m after 21 m
MINIMUM INTERIOR SIDE YARD SETBACK	8 units @15m ² =120 m ² 8 units @6m ² =48 m ² TOTAL: 168 m ²	Total: 206 m ² SOFT LANDSCAPED (MIN. REQUIREMENT OF 80 % SOFT LANDSCAPED AREA AT REAR YARD)
AMENITY SPACE	30%	226.92 m ²
MINIMUM LANDSCAPED AREA		
Parking Rate	(16-12)/2=2	2
Motor Vehicle	8 spaces	8 spaces outdoor (bicycle storage in basement)
Bicycle Parking (0.5/unit)		



1. SITE PLAN
SP Scale: 1:100

SITE PLAN LEGEND:	
LINE PATTERNS:	HATCH:
PROPERTY LINE	CONCRETE TO THE CITY
SETBACK LINE	SOFT LANDSCAPING
DEMOLITION	SIDEWALK
PROPOSED BUILDING	ASPHALT
	EXISTING BUILDING
	PEASTONE
	PROPOSED BUILDING
	SOFT-LANDSCAPED (AMENITY SPACE-REAR YARD)
	ENTRANCE
	BICYCLE RACK

CITY FILE NUMBER: ---