

ZONING TABLE	2008 - 250 - R5B H(19)	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	675m ²	716m ²
MINIMUM LOT WIDTH	22.5m	13.8m
FRONT YARD SETBACK	1.85m (per Section 123)	1.85m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m within 21m of front lot line 6m in all other circumstances	North side - 0.485m South side - 1.5m
MINIMUM REAR YARD SETBACK	7.5m	12.8m
MAXIMUM BUILDING HEIGHT	19m	10.2m
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 214.8m ²	38.7% = 277m ²
VEHICLE PARKING REQUIREMENTS (AREA A, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling low-rise apartment 0.5 per dwelling unit = 8 spaces	0 SPACES
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0.1 / DWELLING UNIT AFTER 12 UNITS 2 SPACES REQUIRED	0 SPACES
AMENITY AREA REQUIREMENTS	15m ² per unit for the first 8 units = 120m ² 6m ² per dwelling unit in excess of 8 = 114m ² Total = 234m ²	128m ² REAR YARD AMENITY 109m ² BALCONIES
BICYCLE PARKING SPACES	0.5 per dwelling unit = 14	16

KEY PLAN

PROPERTY DESCRIPTION

TCU - THREE STOREY RESIDENTIAL BUILDING

CITY OF OTTAWA PIN NUMBER: 042070051

MUNICIPAL ADDRESS: 244 FOUNTAIN PLACE

SITE INFORMATION

LOT AREA: 716m²

LOT FRONTAGE: 15.68m

LOT DEPTH: 55.23m

BUILDING INFORMATION

BUILDING AREA: 364m²

BUILDING FLOOR AREA: 1,460m²

PROPOSED USE: APARTMENT DWELLING, LOW-RISE

UNIT BREAKDOWN:

BASEMENT: 6 UNITS 2- STUDIO (B/F), 1- 1 BD, 3- 1 BD (B/F)

FIRST FLOOR: 7 UNITS 1- STUDIO, 5- 1 BD, 1- 2 BD

SECOND FLOOR: 7 UNITS 1- STUDIO, 5- 1 BD, 1- 2 BD

THIRD FLOOR: 7 UNITS 1- STUDIO, 5- 1 BD, 1- 2 BD

TOTAL: 27 UNITS 4- STUDIO, 20- 1 BD, 3- 2 BD

LEGEND

- LANDSCAPED AREA REFER TO LANDSCAPE
- RIVERSTONE REFER TO LANDSCAPE
- UNIT PAVERS
- ASPHALT PAVING
- CONCRETE
- FIRE ROUTE
- EXISTING FENCE
- NEW SCREEN FENCE
- NEW BOARD FENCE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FIRE HYDRANT. REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- ELECTRICAL POST
- LIGHT STANDARD
- DEPRESSED CURB
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
- PROPOSED GROUND ELEVATION. REFER TO CIVIL

No.	Date	Émis par / Object
1	2018-02-16	COORDINATION
2	2018-05-24	COORDINATION
3	2018-08-17	COORDINATION
4	2018-08-28	COORDINATION
5	2018-10-26	SITE PLAN CONTROL

Ingenieur / Engineer (Civil / Civil)

Ingenieur / Engineer (Mechanics & Electrical / Mécanique & Électrique)

Ingenieur / Engineer (Structure / Structure)

Client / Client

Architecte / Architect

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Seal / Sceau

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et signer immédiatement l'architecte de toutes erreurs ou omissions.
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Projet

244 FOUNTAIN PLACE
THREE STOREY APARTMENT BUILDING

244 Fountain Place, Ottawa ON

Time / Titre

SITE PLAN

Drawn by / Dessiné par: MD
Project number / Numéro de projet: 1749

Verified by / Vérifié par: RC
No. dessin / Drawing number: AS SHOWN

Scale / Échelle: AS SHOWN

Date de création du dessin / Drawing creation date: 2018-02-16

Revision / Révision: 0

