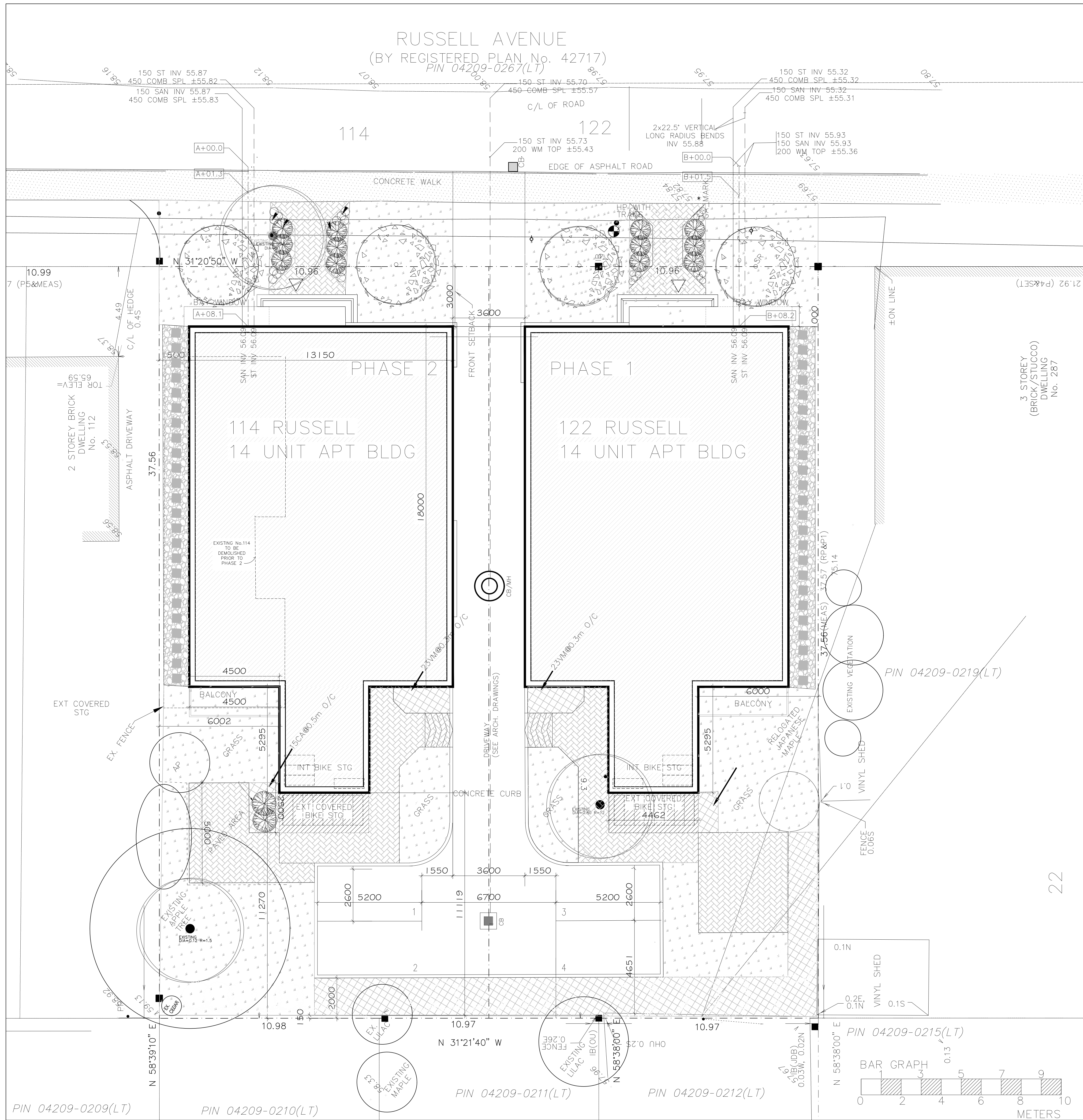




1 SITE PLAN
A1 1:100



1 LOCATION PLAN
A1 REDUCED

ZONING INFORMATION

R4 S [480]

FOR INDIVIDUAL BUILDINGS

	REQUIRED	PROVIDED
LOT WIDTH	15m	10.96m
LOT AREA	450 m ²	619 m ²
MAX HEIGHT	14.5 m	10.7 m
FRONT YARD	3 m	3 m
REAR YARD	30 % OF LOT DEPTH	11.1 m
INTERIOR SIDE YARD	25% LOT AREA	
	≤ 11m = 1500	1.5 m
PARKING AREA X		
0 FOR FIRST 12 UNITS (14 units - 12) = 2		
PARKING REQUIRED 0.5 STALLS PER DWELLING	0.5 X 2 = 1	2
VISITOR PARKING REQUIRED 0.1 STALLS PER DWELLING	0.1 X 2 = 0.2	0
AMENITY : 15 m ² / FIRST 8 UNITS 6 m ² / UNITS ABOVE 8	15 X 8 = 120 m ² 6 X 6 = 36 m ² TOTAL = 156 m ²	190.2 m ²
REQUIRED BICYCLE : 0.5 / UNIT	0.5 X 14 = 7	8

SURVEY INFORMATION OF
PART OF LOTS 20 AND 21
EAST SIDE OF SWEETLAND AVENUE
REGISTERED PLAN No. 42717
CITY OF OTTAWA
TAKEN FROM DRAWING PREPARED BY
J.D. BARNES LIMITED, DATED
MAY 13, 2019

KEY PLAN



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS
ON SITE AND TO REPORT ALL ERRORS AND/OR
OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL
CODES AND BYLAWS AND OTHER AUTHORITIES
HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR
CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
COPYRIGHT RESERVED.

14		
13		
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03		
02		
01	ISSUED FOR SITEPLAN	10/31/19
ND.	REVISION	MM/DD/YY DATE

WOODMAN ARCHITECT
ASSOCIATES LTD.

201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1L8L9
TEL: 613 228 9850, FAX: 613 228 9848, mailbox@woodmanarchitect.com

CONSULTANTS:

STRUCTURAL -
MECHANICAL -
ELECTRICAL -

PROJECT

114-112 RUSSEL AVENUE

DRAWING:

SITE PLAN

DATE	OCTOBER, 2019	JOB NO.	1442
SCALE	SCALE	DRAWING NO.	
DRAWN BY	DRAWN		
REVIEWED BY	R.J.W.		

SP-01