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

	REQUIRED	PROPOSED
LOT WIDTH.:	10.09m	
LOT AREA.:	none	290.9 m2
HEIGHT:	20m	19.99m
FRONT YARD:	2m Max.	0m
	0m Min.	0m
REAR YARD:	7.5m	7.64m
INTERIOR YARD:	0.0m	0.6m + 1.23m
AMENITY AREA:	72m2	140m2
PARKING SPACES:	0	0
BIKE SPACES:	7	7
M.L.C.:	NO MAX.	

GROSS AREAS

BASEMENT: 140 m2
UPPER BASEMENT: 55 m2
GROUND FLOOR: 164 m2
SECOND FLOOR AREA: 173 m2
THIRD FLOOR: 173 m2
FOURTH FLOOR: 160 m2
FIFTH FLOOR: 144 m2
SIXTH FLOOR: 118 m2

TOTAL GROSS AREA: 932 m2

PROPOSED SITE DEVELOPMENT INFO.

NEW FOOTPRINT AREA: 173 m2
EX. FOOTPRINT AREA: 142 m2
NUMBER OF UNITS: 12 RES. + 1 RETAIL
PARKING SPACES: 0
LOT COVERAGE: 57.7%
MAXIMUM BUILDING HEIGHT: 19.99 m
PROPOSED STOREYS: 6
SOFT LANDSCAPING COVERAGE: 18.8%

SURVEY INFO

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.
FIELD WORK COMPLETED SEPTEMBER 18, 2012
PLAN AMENDED JANUARY 24, 2013

PROPOSED AMENITY AREA

REAR YARD: 76 m2
ROOF TERRACE: 27 m2
6th FLOOR BALCONY: 14 m2
5th FLOOR BALCONY: 13 m2
4th FLOOR BALCONY: 10 m2

TOTAL AMENITY: 140 m2

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).

SITE LEGEND

- NEW TREE- FREEMAN MAPLE
- EX. CONIFEROUS TREE TO REMAIN
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- PROPOSED BUILDING FOOTPRINT
- BYCYCLE PARKING
- PROPOSED/EXISTING ENTRY/EXIT
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE

WASTE COLLECTION LEGEND

- GB - 1 x 240L GREEN BIN CONTAINERS CAN BE STORED AT GARBAGE ROOM
- BB - 1 x 360L BLUE BOX CONTAINERS CAN BE STORED AT GARBAGE ROOM
- B - 2 x 360L BLACK BOX CONTAINERS CAN BE STORED AT GARBAGE ROOM
- G - 4-360L GARBAGE BINS CAN BE STORED AT GARBAGE ROOM

unPoised architecture

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1 PROPOSED SITE & LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

PROPOSED 6 STOREY MIX USE

GARBAGE, RECYCLING AND ORGANIC WASTE TO BE STORED AT BASEMENT LEVEL AND REMOVED PRIVATELY DURING COLLECTION

2 KEY PLAN
SCALE: NTS

394 BRONSON AVE. LOT LOCATION

394 BRONSON AVENUE
6 STOREY
MID RISE MIXED USE BUILDING

APPROVED
By Saide Sayah at 3:42 pm, Apr 22, 2020

SAIDE SAYAH
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PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA