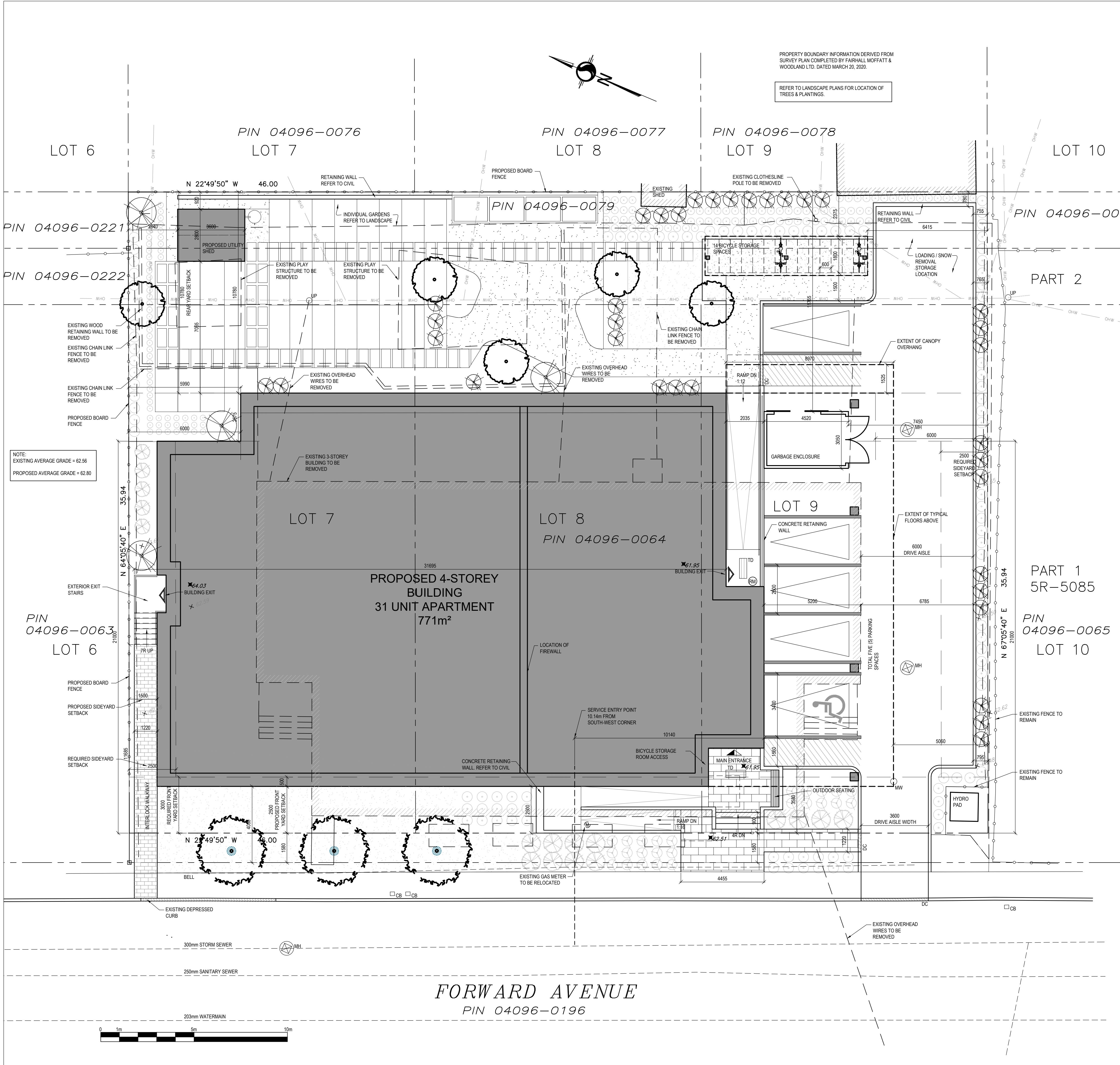




KEY PLAN

PROPOSED SITE

PROPERTY DESCRIPTION

THREE STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04096-0064
MUNICIPAL ADDRESS	159 Forward Avenue

SITE INFORMATION

LOT AREA:	1,653m²
LOT FRONTAGE:	46.00m
LOT DEPTH:	35.94m

BUILDING INFORMATION

BUILDING AREA:	641m²
GROSS FLOOR AREA:	3,104m²
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE
UNIT BREAKDOWN:	
BASEMENT:	6 UNITS 1- STUDIO, 2- 1 BD, 3- 2 BD
FIRST FLOOR:	9 UNITS 1- STUDIO, 3- 1 BD, 3- 2BD, 2- 3BD
SECOND FLOOR:	8 UNITS 2- 1 BD, 3- 2BD, 3- 3BD
THIRD FLOOR:	8 UNITS 2- 1 BD, 3- 2BD, 3- 3BD
TOTAL:	31 UNITS 2- STUDIO, 9- 1 BD, 12- 2 BD, 9- 3BD

ZONING TABLE

R4S [486]	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED PROPOSED
MINIMUM LOT AREA	450m² 1,653m²
MINIMUM LOT WIDTH	15m 46.00m
FRONT YARD SETBACK	3m 2.5m
MINIMUM INTERIOR SIDE YARD SETBACK	within 21m of front lot line: <11m building height = 1.5m >11m building height = 2.5m greater than 21m from front lot line: 6m 1.5m NORTH PROPERTY LINE 5.1m SOUTH PROPERTY LINE
MINIMUM REAR YARD SETBACK	For any lot depth greater than 25m, a distance equal to 30% lot depth = 10.78m and 25% area of lot = 417.5m² 10.78m [417.5m²]
MAXIMUM BUILDING HEIGHT	14.5m 12.8m
MAXIMUM FLOOR SPACE INDEX	N/A
LANDSCAPED AREA	30% = 496m² 30% = 504m²
VEHICLE PARKING REQUIREMENTS (AREA Z, SCHEDULE 1A)	0 parking spaces required 3 SPACES
VISITOR PARKING REQUIREMENTS (AREA Z, SCHEDULE 1A)	0.1 / DWELLING UNIT AFTER 12 UNITS 1.9 SPACES REQUIRED 2 SPACES
AMENITY AREA REQUIREMENTS	15m² per unit for the first 8 units = 120m² 5m² per dwelling unit in excess of 8 = 138m² Total = 258m² 375m² REAR YARD AMENITY
BICYCLE PARKING SPACES	0.5 per dwelling unit = 15.5 20 INTERIOR BICYCLE STORAGE SPACES [VERTICALLY STACKED] 14 EXTERIOR BICYCLE STORAGE SPACES

LEGEND

SOFT LANDSCAPING	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
UNIT PAVERS REFER TO LANDSCAPE	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
ASPHALT PAVING	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
CONCRETE	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
RIVERSTONE REFER TO LANDSCAPE	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
EXISTING BUILDING ELEMENT TO BE REMOVED	NEW GROUND ELEVATION REFER TO CIVIL
EXISTING FENCE	
NEW BOARD FENCE REFER TO LANDSCAPE	
LOT LINE	
SETBACK LINE	
DESIGNATED BUILDING ENTRANCE / EXIT	
FIRE HYDRANT. REFER TO CIVIL	
CATCH BASIN	
MANHOLE	
FLOOR DRAIN	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
LIGHT STANDARD	
DEPRESSED CURB	

No.	Date	Envs pour / Object
1	2020-03-30	COORDINATION
2	2020-04-28	SITE PLAN CONTROL
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Ingenieur / Engineer
(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(paysagiste / Landscape)

Client / Client

Architecte / Architect

figu.r

Colectif d'architectes / Architects Collective

fig. 1
3500, Saint-Antoine O.
Montréal QC H4C 1A8
T. 514. 881-9122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0A4
T. 613. 696-6122

Droit d'auteur / Copyright

Seau / Seal

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant 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.

PROJET / Project

FOUR STOREY APARTMENT BUILDING

159 Forward Avenue
Ottawa, ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by
MD

No. projet / Project number
2021

Vérifié par / Verified by
RC

No. dessin / Drawing number

Revision / Revision

Echelle / Scale
AS SHOWN

Date de création du dessin / Drawing creation date
2020-03-01

A105