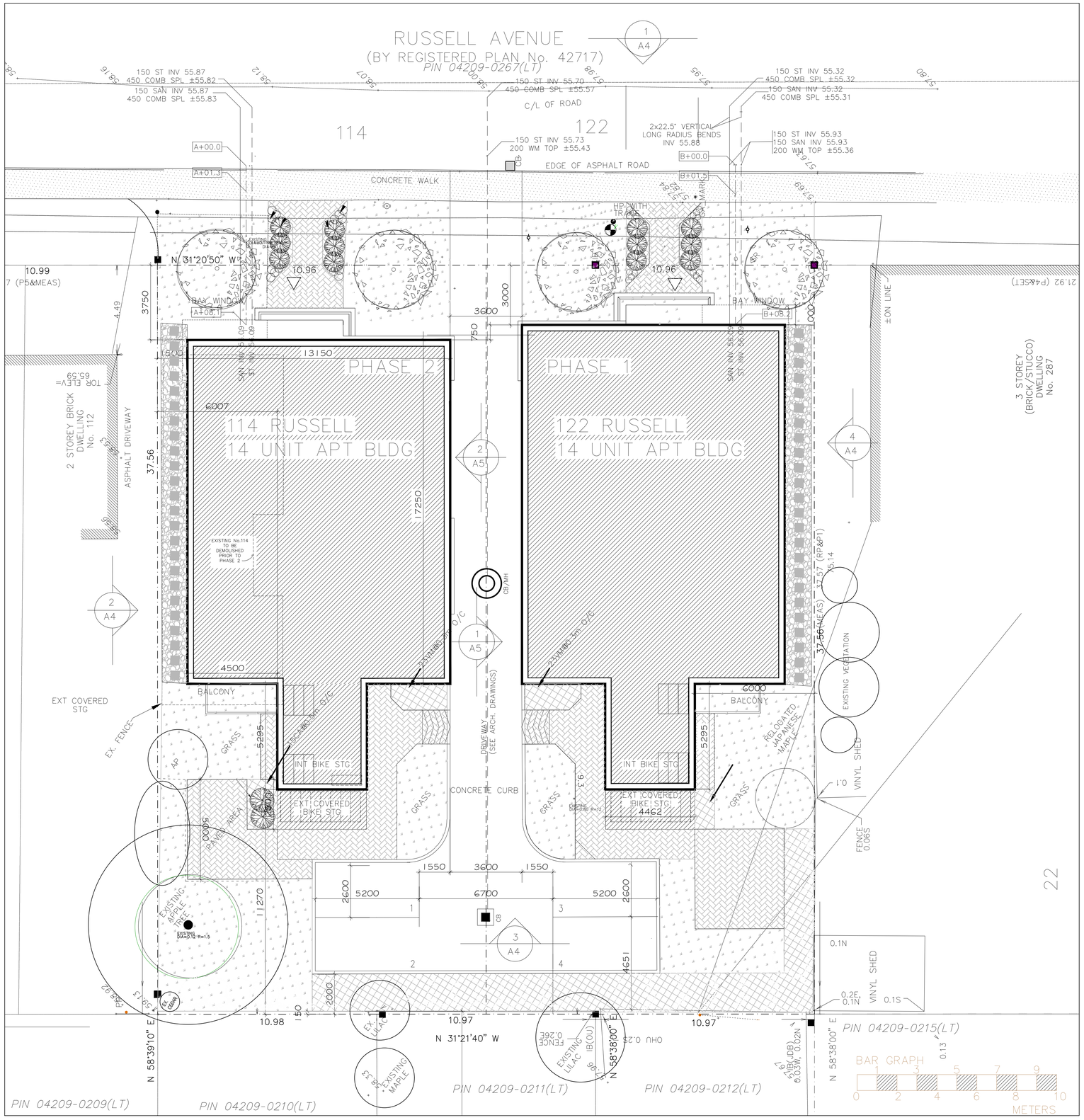

1 A1 SITE PLAN
1:100

1 A1 LOCATION PLAN
REDUCED

ZONING INFORMATION

R4 S [480]

FOR INDIVIDUAL BUILDINGS

	REQUIRED	PROVIDED
LOT WIDTH	15m	10.96m
LOT AREA	450 m2	619 m2
MAX HEIGHT	14.5 m	10.7 m
FRONT YARD	3 m	3 m
REAR YARD	30 % OF LOT DEPTH 25% LOT AREA	11.1 m
INTERIOR SIDE YARD	≤ 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 m2 / FIRST 8 UNITS 6 m2 / 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.

NO.	REVISION	MM/DD/YY DATE
14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04		
03		
02	114 RUSSELL FRONT YARD 3750	1/24/20
01	ISSUED FOR SITEPLAN	10/31/19

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
RESIDENTIAL DEVELOPMENT
114-122 RUSSEL AVENUE
OTTAWA, ON

DRAWING:
SITE PLAN

DATE	OCTOBER, 2019	JOB NO.	1442
SCALE	SCALE	DRAWING NO.	
DRAWN BY	DRAWN		**SP-01**
REVIEWED BY	R.J.W.		

2020-01-28C:\Users\Owner\Desktop\RUSSEL AVENUE FOR SITE PLAN JAN 21.dwg