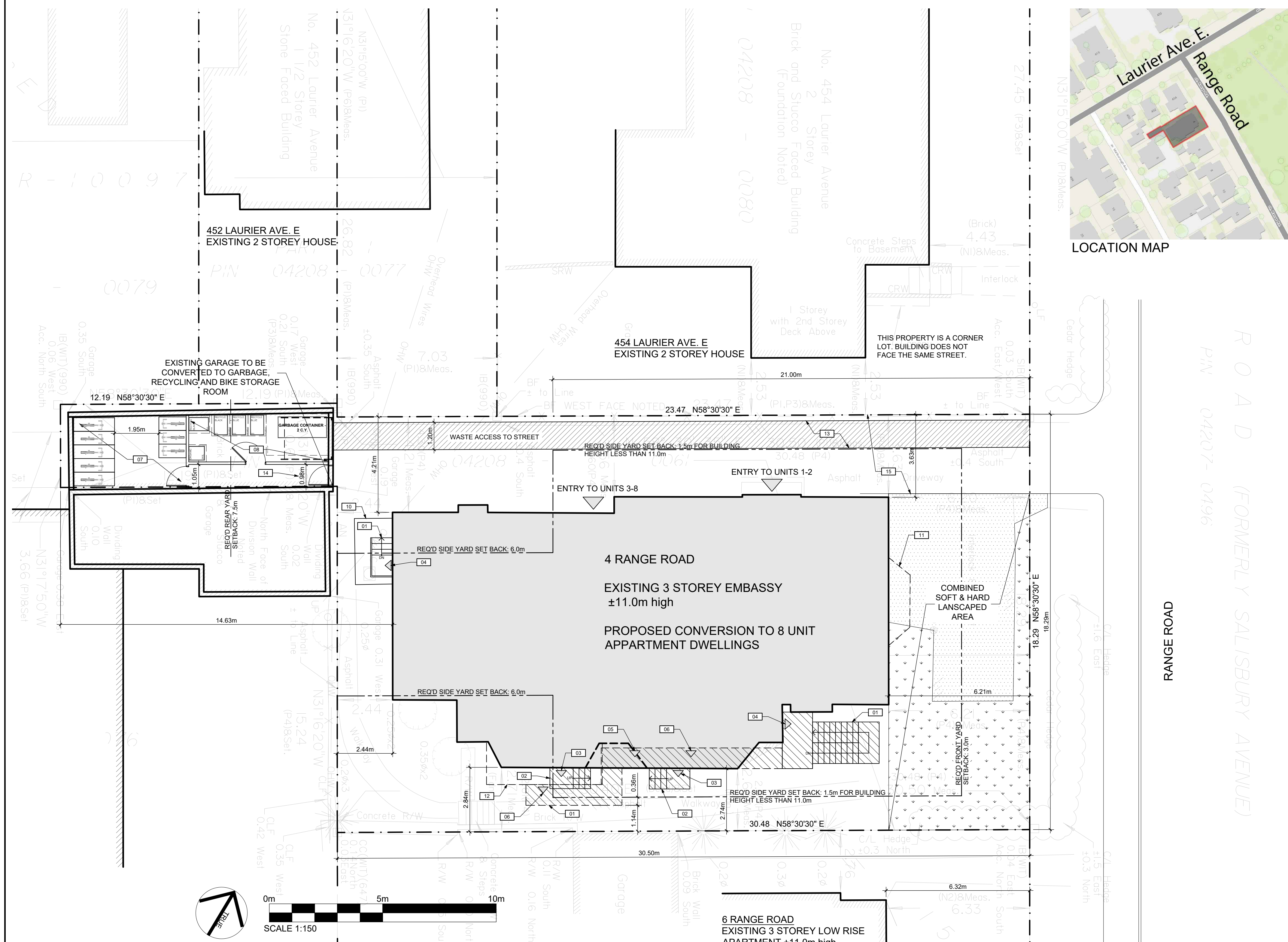
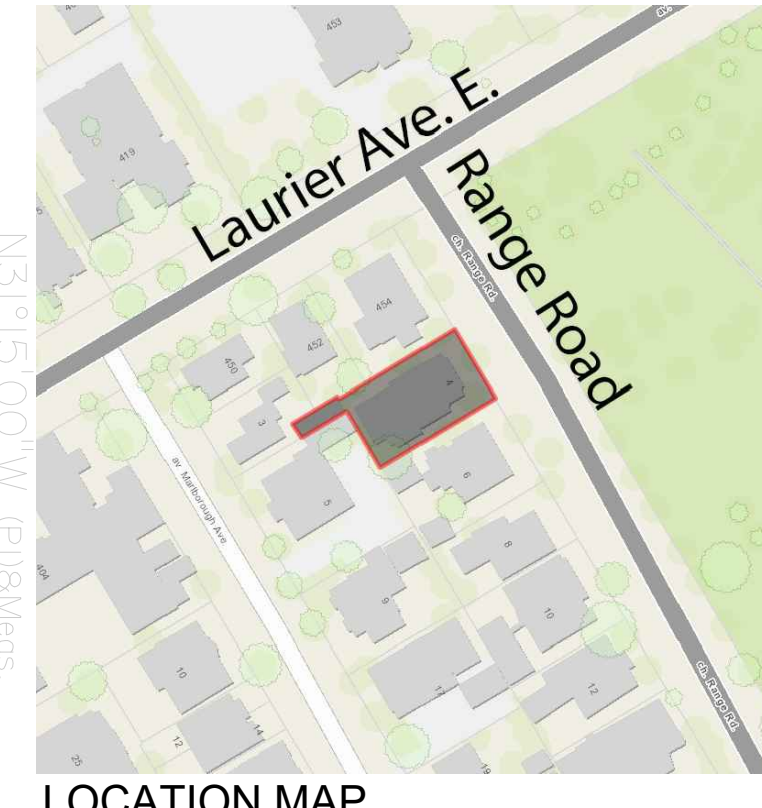


2 PROPOSED BIKE STORAGE & GARBAGE ROOM (FORMERLY PARKING GARAGE)



1 SITE PLAN



LOCATION MAP

PROJECT INFO

4 RANGE ROAD, OTTAWA
 PART 1 PLAN OF PART OF BLOCK 26 REGISTERED PLAN 15632
 SURVEY INFORMATION BASED ON DRAWING PREPARED BY ANNIS, OSULLIVAN, VOLLEBERG LTD.

DESCRIPTION

EXISTING BUILDING/USE
 - (3) STOREY SINGLE FAMILY HOME (FORMER EMBASSY)
 - BUILDING AREA: 230 m²
 - BUILDING HEIGHT: 11.0m
 - FACING 1 STREET
 - MUNICIPAL ZONING: R4F [492]

PROPOSED
 - (3) STOREY LOW RISE APARTMENT BUILDING - 8 DWELLING UNITS

OCCUPANT LOAD
 EXISTING:
 8 BEDROOMS X 2 PEOPLE/BEDROOM = 16
 PROPOSED:
 14 BEDROOMS X 2 PEOPLE/BEDROOM = 28

FINISHED FLOOR AREAS (EXISTING & NEW)
 - BASEMENT: 179 m²
 - GROUND: 197 m²
 - SECOND: 197 m²
 - THIRD: 132 m²

R4F [492]

Not Subject to Section 60 (Heritage Overlay)

Zone Provision	Requirement	Provided	Compliance
Lot Width (min)	12m	18.29m	Yes
Lot Area (min)	360m ²	602.77m ²	Yes
Building Height (max)	11m	11m	Yes
Front Yard Setback (min)	3m	6.1m*	Yes
Rear Yard Setback (min)	25% of lot depth, but not more than 7.5m	14.63m*	Yes
Interior Side Yard Setback (min)	For the first 21m from the Front Lot Line and where a building is less than 11m in height: 1.5m No parking required for first 12 units	3.56m north* 2.63m south*	Yes
Parking (Area X)		0 spaces	Yes
Bicycle Parking (min)	0.5 per dwelling unit	4 spaces (garage)	Yes
Section 111A	4 spaces required		
Amenity Area (min)	15m ² per dwelling unit for the first 8 units	109.43m ²	no
Landscaped Area (min)	120m ² required	30% soft landscape	Yes
Number of Dwelling Units (max)	4	8	No
Waste Management (Section 143)	1.2m wide path for the movement of garbage containers between a garbage storage area and the street	1.2m	Yes
Waste Management (Section 143)	Garbage Location	Must be located within the principal building (Subject to Schedule 383) and have a minimum floor area of 2m ²	Within the Accessory Building (Garage) Size: 13 m ²
Accessory Buildings (Section 55)	0m from common side lot line	0m to southern Interior Lot Line*	Yes
Section 111)	Required Setback from an Interior Side Lot Line or Rear Lot Line not abutting a Street:	0.35 to northern Interior Lot Line*	
For Shared garages or carports erected on a common side lot line (Table 55 (3) (b))		0.38m from Rear Lot Line*	
Bicycle Parking (Section 111) - Aisle	Minimum width of 1.5 metres	0.9m	No
Bicycle Parking (Section 111) - Parking space	Horizontal: 0.6m x 1.8m	0.6m x 1.8m	Yes
Bicycle Parking (Section 111) - Parking rate	Vertical: 0.5m x 1.5m	5 Horizontal 3 Vertical	Yes N/A

* denotes an existing condition

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SHEAN ARCHITECTS INC. COPYRIGHT RESERVED.

KEY NOTES

- 01 PROPOSED EXIT STAIR
- 02 PROPOSED EXIT STAIR (WELL) FROM BASEMENT
- 03 PROPOSED EXIT FROM BASEMENT
- 04 PROPOSED EXIT FROM GROUND
- 05 PROPOSED EXIT FROM SECOND FLOOR
- 06 PROPOSED EXIT FROM THIRD FLOOR
- 07 PROPOSED BIKE STORAGE ROOM - 5 HOR. SPACES @ 0.6m x 1.8m + 3 VERT. @ 0.6m x 1.2m
- 08 PROPOSED RECYCLE ROOM IN ACCESSORY BUILDING - 13m²
- 09 RESERVED
- 10 EXISTING CONCRETE PAD
- 11 LINE OF BAY WINDOW ABOVE
- 12 LINE OF DORMER ABOVE
- 13 WASTE MANAGEMENT PATH - 1.2M
- 14 PROPOSED BICYCLE AISLE WIDTH
- 15 EXISTING ASPHALT DRIVEWAY (TO REMAIN)

No.	DATE	DESCRIPTION
01	AUG 19 2020	

ARCHITECT'S SEAL:	PROJECT NORTH:
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PROJECT:
 4 RANGE ROAD
 OTTAWA, ONTARIO
 K1N 8J3

DRAWING TITLE:
 SITE PLAN

DATE:	2020/06/17	DRAWING No:	
SCALE:	1:100		
DRAWN BY:	JAH		
JOB No:	20-069		