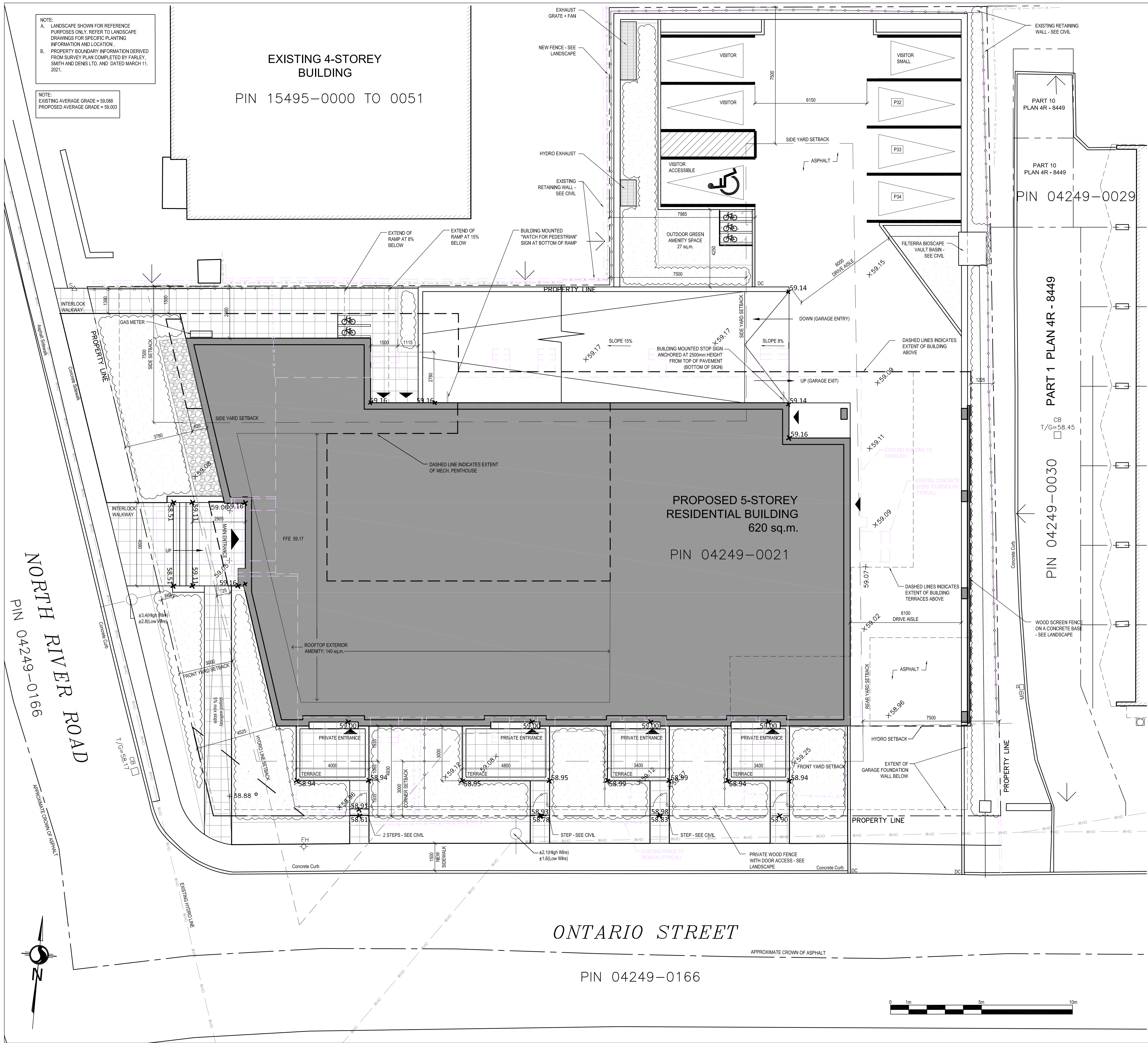




KEY PLAN 	
PROPERTY DESCRIPTION FIVE STOREY RESIDENTIAL BUILDING CITY OF OTTAWA PIN NUMBER 04249-0021 MUNICIPAL ADDRESS 949 North River Road	
SITE INFORMATION LOT AREA: 1673.53sq.m LOT FRONTAGE: 73.28m (corner lot) LOT DEPTH: 43.30m (E to W) and 44.45m (N to S)	
BUILDING INFORMATION BUILDING AREA: 620 sq.m BUILDING FLOOR AREA: +/-5400 sq.m PROPOSED USE: APARTMENT DWELLING, MID-RISE UNIT BREAKDOWN: FIRST FLOOR: 5 UNITS SECOND FLOOR: 11 UNITS THIRD FLOOR: 11 UNITS FOURTH FLOOR: 10 UNITS FIFTH FLOOR: 8 UNITS TOTAL: 45 UNITS UNIT MIX: 2 X 1B, 0 X 1B0, 2 X 2B, 1 X 2B0 6 X 1B, 2 X 1B0, 3 X 2B 6 X 1B, 2 X 1B0, 3 X 2B 4 X 1B, 3 X 1B0, 3 X 2B, 1 X 2B0 2 X 1B, 3 X 1B0, 1 X 2B, 1 X 3B 20 X 1B, 9 X 1B0, 12 X 2B, 3 X 2B0, 1 X 3B	
ZONING TABLE CITY OF OTTAWA ZONING BY-LAW No. 2008-250 R5B REQUIRED PROPOSED MINIMUM LOT AREA 675sq.m 1673.53sq.m MINIMUM LOT WIDTH 22.5m 44.45m MINIMUM FRONT YARD SETBACK (N RIVER ROAD) 3m 4.92m MINIMUM CORNER SIDE YARD SETBACK (ONTARIO ST) 3m 4.5m MINIMUM INTERIOR SIDE YARD SETBACK (TO THE N) 7.5m (ABUTTING A R4 ZONE) 1.5m MINIMUM REAR YARD SETBACK (TO THE E) 25% LOT DEPTH, NOT EXCEEDING 7.5m 1.23m MAXIMUM BUILDING HEIGHT 18m 17.2m HYDRO SETBACK 6m 6m MAXIMUM FLOOR SPACE INDEX N/A GLAZING REQUIREMENTS 25% OF FRONT FACADE, 15% OF CORNER FACADE FRONT: 35% CORNER: 32% VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A) 0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 17 SPACES 34 SPACES TOTAL (1 ACCESSIBLE) VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A) 0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 4 SPACES 4 SPACES (1 ACCESSIBLE) PARKING AREA AND SURROUNDING LANDSCAPING 30% MIN OF 1673.5sq.m = 502.10sq.m 31.6% = 529sq.m AMENITY AREA REQUIREMENTS Table 137 - Apartment building, mid-high rise: 6sq.m per dwelling unit = 276sq.m 50% Communal = 138sq.m - COMMUNAL: 167sq.m ROOFTOP + REAR SPACE - PRIVATE: 272 sq.m TERRACES + BALCONIES - TOTAL = 439 sq.m BICYCLE PARKING SPACES Table 111A - Apartment dwelling, mid-rise: 0.5 per dwelling unit = 23 36 INTERIOR STORAGE SPACES AND 5 EXTERIOR SPOTS	

LEGEND

- SOFT LANDSCAPING
- PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- RIVERSTONE REFER TO LANDSCAPE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- 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

- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
- EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
- NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Entité pour / Object
1	2021.09.22	SITE PLAN CONTROL
2	2022.01.19	COORDINATION - REVIEW 1
3	2022.01.28	COORDINATION
4	2022.02.02	FINAL COORDINATION
5	2022.02.16	FINAL COORDINATION R1
6	2022.03.03	SITE PLAN CONTROL - R1

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(paysagiste / Landscape)

Ingenieur / Engineer
(G&H / Civil)

Client / Client

Architecte / Architect
Collectif d'architectes / Architects Collective

Fig. 1
3500, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

Fig. 2
190 Somerset St W #208
Ottawa ON K2P 0A4
T. 613 654-6122

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Scale / Echelle

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE 7401

Project / Projet

5 STOREY APARTMENT BUILDING

949 NORTH RIVER ROAD

Time / Taille

SITE PLAN

Dessiné par / Drawn by GCG, SC	No. projet / Project number 2121
Vérifié par / Verified by RC	No. dessin / Drawing number Revision / Revision
Echelle / Scale AS SHOWN	
Date de création du dessin / Drawing creation date 2020615	

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