

CLIENT

KEY PLAN

PROJECT

STAMP

TRUE NORTH

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.

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| NO. | REVISION | DD/MM/YY DATE |
|-----|---------------------|---------------|
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| 3 | ISSUED FOR APPROVAL | 08/10/22 |
| 2 | ISSUED FOR APPROVAL | 24/06/22 |
| 1 | ISSUED FOR REVIEW | 16/06/22 |

OWNER

226 ARCADE AVE, OTTAWA, ON K2P 1B3

WOODMAN ARCHITECT ASSOCIATES LTD.

4 BEECHWOOD, SUITE 201 OTTAWA, ONTARIO, CANADA K1L 8L9
TEL: 613 228 9850 • FAX: 613 228 9848 • mail@woodmanarchitect.com

APPLICANT:

CONSULTANTS:
ENGINEERING - MCINTOSH PERRY SURVEY - ANNIS, O'SULLIVAN, VOLLEBEKK LTDA LANDSCAPE - JAMES. B. LENNOX & ASSOCIATES INC.

PROJECT

68 SWEETLAND - 146/170 OSGOOD OTTAWA

DRAWING

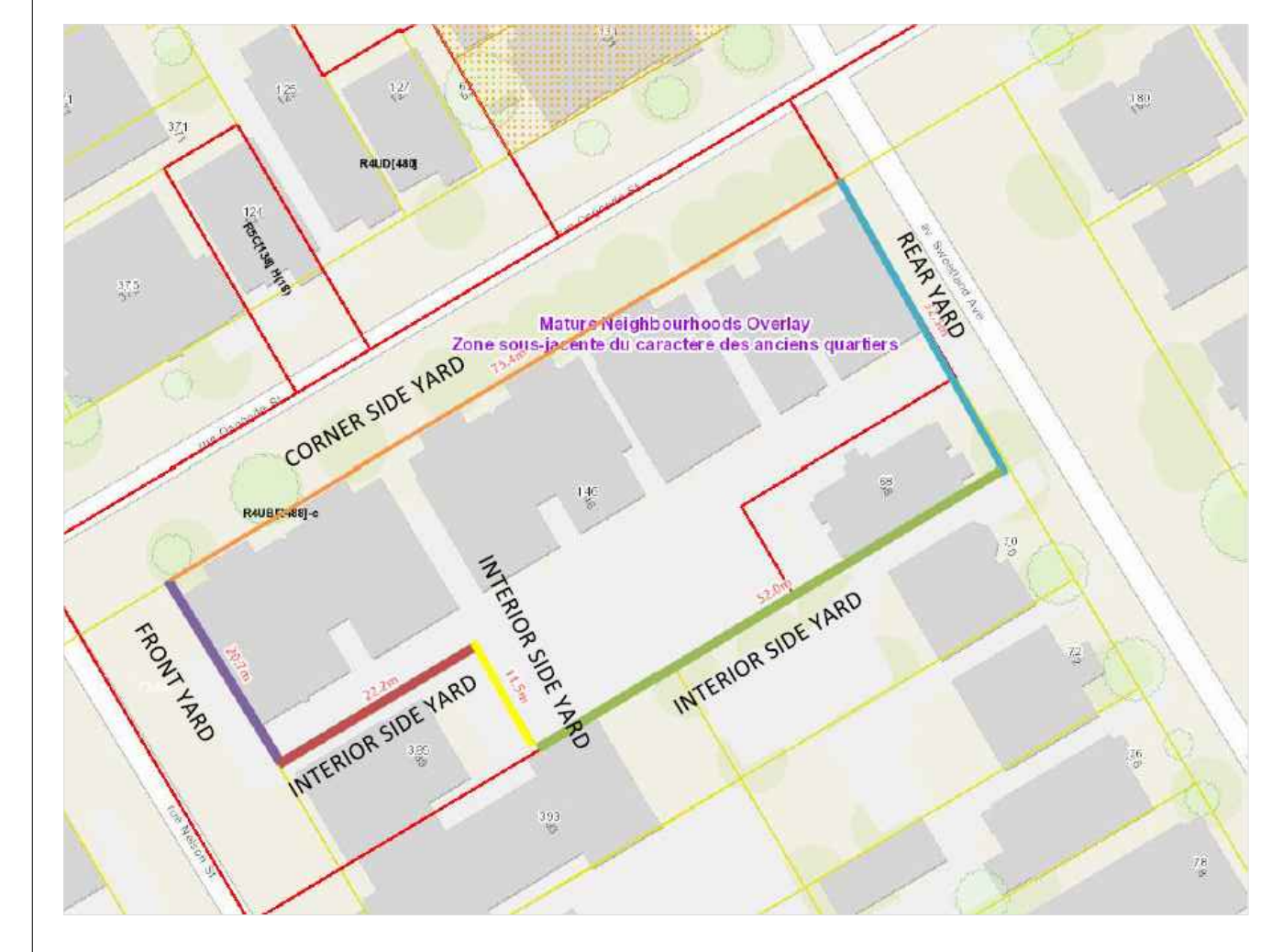
SITE PLAN

DATE: 11/05/2022
SCALE: 1 : 100
DRAWN BY: J.G.
REVIEWED BY: R.W.

JOB No. 2201
REVISION
DRAWING
SP01

REGISTERED PLAN

1 SITE PLAN
SP01 1:100



2 KEY PLAN
N.T.S.

| 68 SWEETLAND | | | | | | | | | | | | | | |
|--------------|--------|------|-------|--------|------|-------|----------|-------|-------|----------|-------|-------|-------|----|
| LEVEL | G.B.A. | | | G.L.A. | | | EXISTING | | | ADDITION | | | TOTAL | |
| | SOFT | SO.M | TOTAL | SOFT | SO.M | TOTAL | SOFT | SO.M | TOTAL | SOFT | SO.M | TOTAL | | |
| BASMENT | 1,071 | 99 | 1,170 | 1,441 | 248 | 1,689 | 31 | 977 | 1,311 | 142 | 1,453 | 1 | 8 | 9 |
| FIRST FLOOR | 1,071 | 99 | 1,170 | 1,441 | 248 | 1,689 | 491 | 619 | 1,110 | 1,069 | 1,518 | 3 | 3 | 6 |
| SECOND FLOOR | 1,071 | 99 | 1,170 | 1,441 | 248 | 1,689 | 531 | 1,386 | 1,069 | 1,454 | 3 | 3 | 6 | 12 |
| THIRD FLOOR | 1,071 | 99 | 1,170 | 1,441 | 248 | 1,689 | 531 | 1,386 | 1,069 | 1,454 | 3 | 3 | 6 | 12 |
| TOTAL | 4,284 | 396 | 4,680 | 5,754 | 974 | 6,728 | 1,094 | 3,369 | 4,463 | 4,084 | 5,547 | 10 | 24 | 34 |

| BUILDING UNIT | LEVEL | G.B.A. | | | G.L.A. | | | TOTAL |
|------------------------|-----------------|-----------|------------|-----------|------------|-----------|------------|-------|
| | | AREA SQ.M | AREA SQ.FT | AREA SQ.M | AREA SQ.FT | AREA SQ.M | AREA SQ.FT | |
| BLOCK A (UNIT 146-152) | MECHANICAL ROOM | 22 | 235 | 0 | 0 | 0 | 22 | |
| | BASMENT LEVEL | 309 | 3,254 | 192 | 2,087 | 65 | 702 | |
| | FIRST FLOOR | 301 | 3,233 | 226 | 2,756 | 193 | 2,001 | |
| | THIRD FLOOR | 302 | 3,234 | 226 | 2,756 | 193 | 2,001 | |
| TOTAL | 934 | 10,056 | 418 | 7,600 | 351 | 4,706 | | |

| BUILDING UNIT | LEVEL | G.B.A. | | | G.L.A. | | | TOTAL |
|------------------------|-----------------|-----------|------------|-----------|------------|-----------|------------|-------|
| | | AREA SQ.M | AREA SQ.FT | AREA SQ.M | AREA SQ.FT | AREA SQ.M | AREA SQ.FT | |
| BLOCK B (UNIT 154-160) | MECHANICAL ROOM | 40 | 435 | 0 | 0 | 0 | 40 | |
| | BASMENT LEVEL | 254 | 2,720 | 113 | 1,216 | 174 | 1,874 | |
| | FIRST FLOOR | 254 | 2,720 | 200 | 2,142 | 176 | 1,918 | |
| | THIRD FLOOR | 254 | 2,720 | 200 | 2,142 | 176 | 1,918 | |
| TOTAL | 798 | 8,635 | 303 | 3,358 | 350 | 3,766 | | |

| BUILDING UNIT | LEVEL | G.B.A. | | | G.L.A. | | | TOTAL |
|------------------------|-----------------|-----------|------------|-----------|------------|-----------|------------|-------|
| | | AREA SQ.M | AREA SQ.FT | AREA SQ.M | AREA SQ.FT | AREA SQ.M | AREA SQ.FT | |
| BLOCK C (UNIT 162-168) | MECHANICAL ROOM | 19 | 205 | 0 | 0 | 0 | 19 | |
| | BASMENT LEVEL | 149 | 1,602 | 100 | 1,079 | 31 | 356 | |
| | FIRST FLOOR | 149 | 1,602 | 100 | 1,079 | 31 | 356 | |
| | THIRD FLOOR | 149 | 1,602 | 100 | 1,079 | 31 | 356 | |
| TOTAL | 466 | 4,911 | 200 | 2,158 | 62 | 664 | | |

| BUILDING UNIT | LEVEL | G.B.A. | | | G.L.A. | | | TOTAL |
|------------------------|-----------------|-----------|------------|-----------|------------|-----------|------------|-------|
| | | AREA SQ.M | AREA SQ.FT | AREA SQ.M | AREA SQ.FT | AREA SQ.M | AREA SQ.FT | |
| BLOCK D (UNIT 168-174) | MECHANICAL ROOM | 11 | 117 | 0 | 0 | 0 | 11 | |
| | BASMENT LEVEL | 220 | 2,371 | 177 | 1,907 | 48 | 525 | |
| | FIRST FLOOR | 221 | 2,381 | 178 | 1,917 | 49 | 526 | |
| | THIRD FLOOR | 221 | 2,381 | 178 | 1,917 | 49 | 526 | |
| TOTAL | 453 | 4,850 | 355 | 3,824 | 96 | 1,057 | | |

| EXISTING | OSGOOD (rooming units) | | | | | | | | | | |
|--------------|------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-------|
| | 1BR | 2BR | 3BR | 4BR | 5BR | 6BR | 7BR | 8BR | 9BR | 10BR | TOTAL |
| BASMENT | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 11 |
| GROUND FLOOR | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 22 |
| FIRST FLOOR | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 22 |
| THIRD FLOOR | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 22 |
| TOTAL | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 77 |

| Zoning Mechanism | Requirement | Provided | Compliance |
|--|--|----------------------|-----------------|
| R4UD [480] XXXX- PUD | | | |
| Zoning Mechanism | PUDS | | Complies |
| Minimum Lot Area | 1,400 m ² | 2,155 m ² | Complies |
| Minimum Lot Width | N/A | | Existing |
| Minimum Front Yard Setback | Must align with the abutting lot's actual yard setbacks abutting each street (not less than 3.5 m and no more than 4.5 m) (144.18) | | Existing |
| Minimum Corner Side Yard Setback | Must align with the abutting lot's actual yard setbacks abutting each street (not less than 3.5 m and no more than 4.5 m) (144.18) | | Existing |
| Minimum Interior Side Yard Setback | 7.5 m from rear property line of 389 Nelson | | Relief required |
| Minimum Rear Yard Setback | 3.5 m for first 18m from street, and 7.5m for that remainder for others | | Existing |
| Interior Yard Area | 30% from abutting properties rear yard setback on to the affecting property | | Relief required |
| Maximum Building Height | As Per Dwelling Type (Low-rise apartment 9 or more units) = 14.5 m | | Complies |
| Zoning Mechanism | Requirement PUDS | | Compliance |
| Minimum Area of Soft Landscaping in the Rear Yard | N/A no rear yard as per Section 135 | | Existing |
| Minimum Area of Soft Landscaping in the Front Yard | 40% | | Existing |

| Zoning Mechanism | Requirement | Provided | Compliance |
|--|--|---|---|
| RAUD [480] XXXX- PUD | | | |
| Zoning Mechanism | PUDS | | Compliance |
| Amenity Area | 7.5m ² per unit 2-7 8m ² per unit above 8 Total = 364.5 m ² • located at grade and in the rear yard • landscaped • 80% soft landscaping | | Need to confirm location as there is no rear yard |
| Principal Entrance | Min. 1 located on the facade. | | Existing |
| Front Facade | 25% windows (can include windows located in doors) | | Existing |
| Front Facade Recessed | 20% | | Existing |
| Minimum separation area between buildings | 1.2 m | | Existing |
| Overall Landscaped Area of Lot | 80% | | Complies |
| The property is considered as within Area X as shown in Schedule 1A in the City of Ottawa Zoning By-law. | | | |
| Zoning Mechanism | Requirement | Provided | Compliance |
| Vehicle Parking Spaces | Residential: 0.25 per DU/ not required for first 12 units (113 units, see 13 = 99) 25 spaces required Visitor: 0.1 per DU/ not required for first 12 units, 10 spaces required | 2 | Relief Required |
| Bicycle Parking Spaces | 0.25 spaces per unit = 30 required | | Complies |
| Dimension of Bicycle Parking Spaces | Min: 0.6m wide/1.8m long (horizontal) = 50% minimum must be horizontal | | Complies |
| Garbage Storage | • Located within principal building within Sandy Hill • Total Volume 3.5 cubic metres. • Located adjacent to a path. | 26 cubic metres: 6 yard container*5= 22.95 m ³ 2 yard container*2= 3.06 m ³ | Complies |
| Garbage Path | • 1.2 m by 1.5m high path for movement between storage and public lane. • Paved or finished with hard landscaping. • Service vent or utility may encroach up to 0.30m into path. | | Complies |



LEGEND:

- EXISTING BUILDING
- PROPOSED ADDITION
- MANHOLE, REFER TO CIVIL
- NEW INTERLOCK/PAVERS
- NEW SOD
- CONCRETE FLOOR
- ASPHALT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- DIRECTIONAL ARROW
- PROPOSED 2.1 m HH CHAIN LINK FENCE
- PROPOSED 2.1 HT. ORNAMENTAL METAL FENCE, REFER TO LANDSCAPE PLAN FOR DETAILS
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE
- BIKE STORAGE

D07-12-22-0106

#18783