

LOTS 13, 14 And 15
(East Side Russell Avenue)
REGISTERED PLAN 32846
CITY OF OTTAWA
Based on Annis, O'Sullivan, Vollebek Ltd.
Field Work Completed May 8, 2013

Existing Zoning	
I1A Area (approx.)	973.3 m ² (67%)
R4H Area (approx.)	473.2 m ² (33%)

Proposed Zoning: (Rezoning I1A to R4H)

R4H Area		
Setbacks for R4H	Required	Proposed
Front Yard (Mann)	3.0 m (min)	3.0 m
Front Yard (Russell)	4.5 m (min)	4.5 m
Rear Yard	7.5 m (min)	7.5 m (EXISTING CONDITION)
Side Yard	1.2 m (min)	1.2 m (EXISTING CONDITION)
Building Height R4H	11.0 m (max)	11.97 m
Building Height I1A	15.0 m (max)	12.0 m

Total Site AREA: 1446 m²

Landscaped Proposed Area	430 m ² 29.7% of Site Area
Maximum Building Height Proposed	11.97 m
Storey Proposed	4
Total Building Area	839 m ²
Proposed Lot Coverage	58%
Proposed Gross Area	3147 m ²
First floor	837 m ²
Second floor	837 m ²
Third floor	787 m ²
Fourth floor	686 m ²

Parking By Law Requirements

Parking Calculations:
Based on Zoning By Law
0.5 Per Dwelling Unit
0.5 X 60 = **30 Spaces**

Visitor Parking (Based on Table 102(a))
None for first 12 and 0.02 per remaining units.
60-12-48x0.02 = 9.6 or **10 spaces**

Parking Summary
Required spaces: 30
Required visitors parking: 10
Total required: 40 spaces
Parking provided: 6 spaces

Bicycle Parking - Table 111A (b)
0.5 Per Unit
60 units x 0.5 = 30 Spaces
Provided bicycle parking = 30 Interior + 5 exterior

Amenities space (Section 137)
Calculation
6 m² per unit - 60 Units = 360m²

Provided at basement	130m ²
Provided at Roof top	150m ²
Provided outdoor	80m ²
Total	360m ²

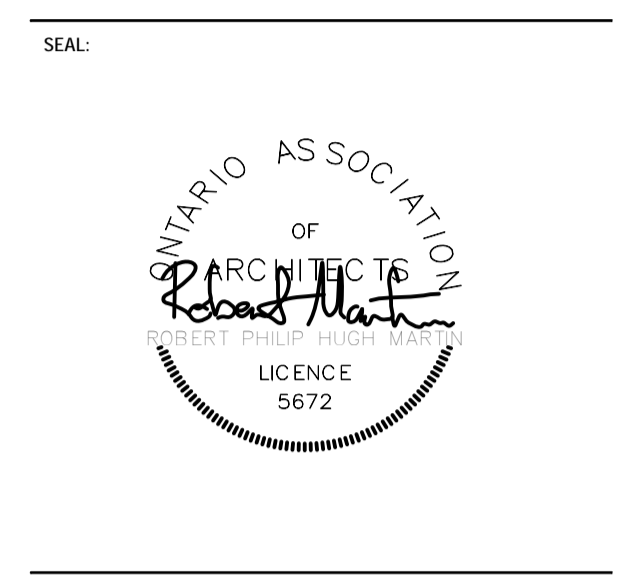
Waste Collection
A 59 sq.m. Garbage Room is located at the first floor.
2 x 6 Cu. Yd. Bins are provided for garbage.
4 x 2 Cu. Yd. Bins are provided for recycling.
2 x 240 L. Bins are provided for compost.
Private collection as needed.

LEGEND

- PROPERTY LINE
- - - SET BACK
- - - - DEMOLITION UNLESS OTHERWISE INDICATED
- [Hatched Box] PROPOSED 3 STOREY ADDITION
- [Hatched Box] RENOVATED EXISTING
- [Hatched Box] PROPOSED NEW ENTRANCE - 1 STOREY
- [Dotted Box] PERMEABLE PAVING
- [Stippled Box] ASPHALT
- [Stippled Box] STONE DUST PATH
- MHS1 MAINTENANCE HOLE (STORM SEWER)
- MHS MAINTENANCE HOLE (SANITARY)
- MH MAINTENANCE HOLE (UNIDENTIFIED)
- UP UTILITY POLE
- CB CATCH BASIN
- TIG TOP OF GRATE
- GM GAS METER
- LS LIGHT STANDARD
- △ S SIGN
- CLF CHAIN LINK FENCE
- BF BOARD FENCE
- DIAMETER
- + 65.00 TOP OF CONCRETE CURB ELEVATION
- + 45.00 LOCATION OF ELEVATION
- OVERHEAD UTILITY WIRES
- ▲ MAIN DOOR / EXIT DOOR
- [L.F.F.] INTERIOR FINISH FLOOR

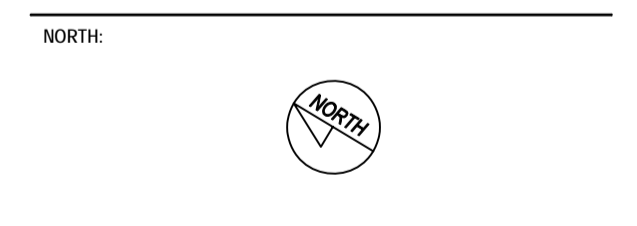
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RMA



01	ISSUED FOR SITE PLAN	AUGUST 12, 2013
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PROJECT:
87 MANN AVE.
ADAPTIVE REUSE

87 MANN
DRAWING: OTTAWA, ONTARIO

SITE PLAN

DESIGNED BY: RM, LB
APPROVED BY: RM

DRAWN BY: NB

DATE: MAY, 2013
SCALE: AS SHOWN

RMA PROJECT NUMBER: 13330
SHEET NUMBER: