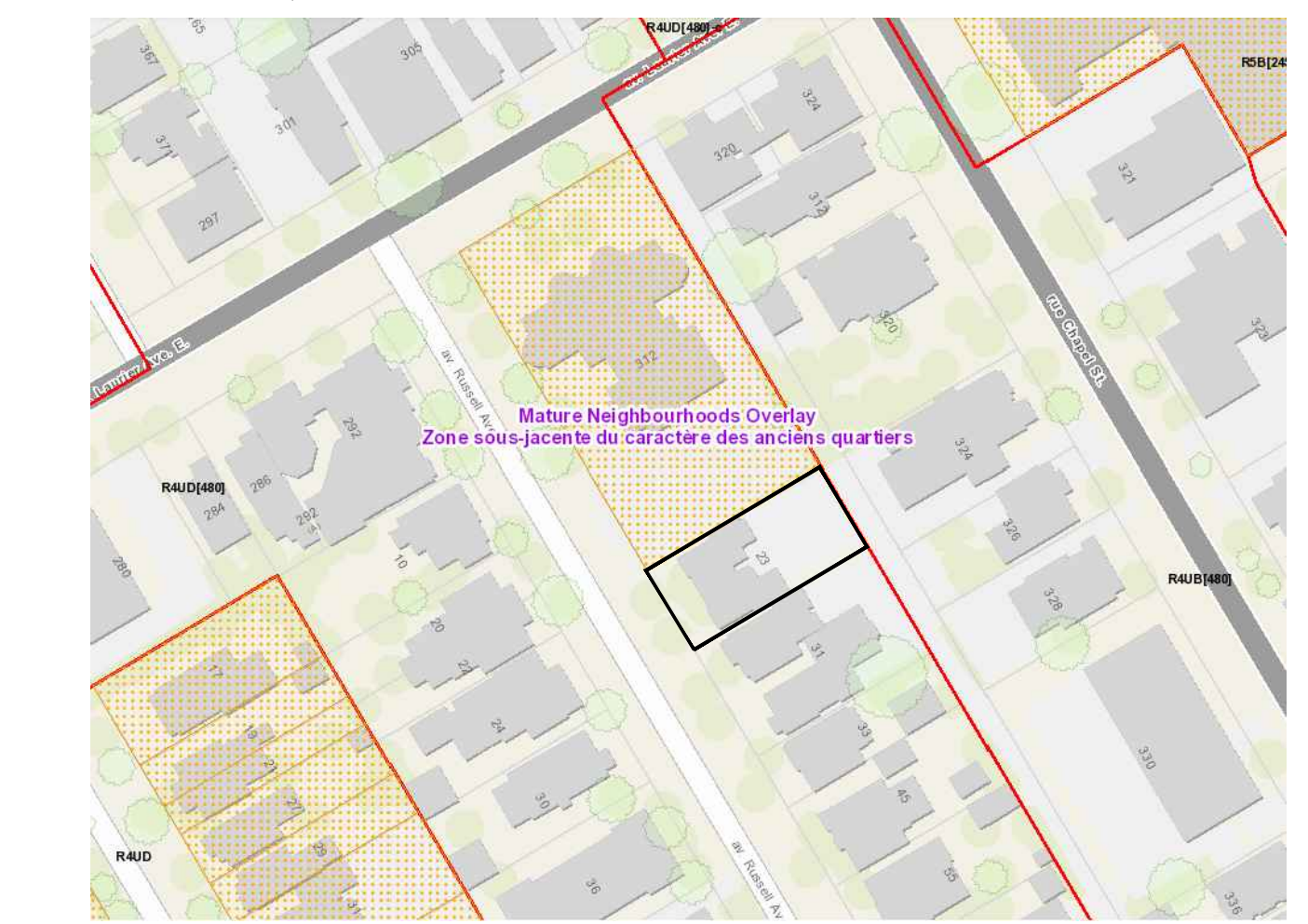


- LEGEND:**
- EXISTING BUILDING - 3 LEVELS + BASEMENT
 - PROPOSED ADDITION - 3 LEVELS + BASEMENT
 - PROPOSED ADDITION - ONE LEVEL + BASEMENT
 - MANHOLE, REFER TO CIVIL
 - NEW INTERLOCK/PAVERS
 - NEW SOD
 - CONCRETE FLOOR
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT, REFER TO CIVIL
 - CATCH BASIN, REFER TO CIVIL
 - BUILDING ENTRANCE
 - DIRECTIONAL ARROW
 - PROPERTY LINE
 - SIDE YARD BACK
 - EXISTING CITY LIGHT STANDARD
 - NEW LIGHT STANDARD
 - FIRE ROUTE SIGN
 - STOP SIGN
 - CENTERLINE
 - EXISTING TREE



1 SITE PLAN
1:100



2 KEY PLAN
N.T.S.

LEVEL	GROSS BUILDING AREA						GROSS FLOOR AREA					
	SQ M			SQ FT			SQ M			SQ FT		
	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL
BASEMENT	170	141	311	1 831	1 518	3 349	63	68	131	678	732	1 410
MAIN LEVEL	167	126	293	1 799	1 356	3 155	116	73	189	1 249	786	2 034
SECOND LEVEL	167	117	284	1 799	1 259	3 058	117	88	205	1 259	943	2 202
THIRD LEVEL	123	130	253	1 324	1 399	2 723	89	88	177	958	947	1 905
TOTAL	627	514	1 141	6 753	5 533	12 286	385	317	702	4 144	3 408	7 552

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED ON THE 1st DAY OF DECEMBER 2021.

ELEVATION NOTES

- Elevations shown are spot elevations and are referred to the CGVD88 geoid datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been disturbed or destroyed and that its relative elevation and location agree with the information shown on this drawing.

Bearings are magnetic and are related to the magnetic declination of Russell Avenue shown to be N43°17'42"W on Plan 46-5785.

For compliance purposes, a notation of 0.004' counter clockwise was applied to bearings on plan P1.

Table 1: Zoning Summary

Zoning Mechanism	Requirement	Provided	Compliance
Minimum Lot Area	450m ²	566.21m ²	✓
Minimum Lot Width	15m	16.62m	✓
Minimum Front Yard Setback	Must align with the abutting lot; actual yard setback shall be each street (not less than 1.5 m and no more than 4.5 m) (144 lb)	Existing appears to align	✓
Minimum Interior Side Yard Setback	1.5 m	Existing building 0 m (both sides)	✗
Minimum Rear Yard Setback	30% of lot depth 10.6m	Addition North - 3.85 m South - 3 m to 1.2m	✗
Minimum Rear Yard Area	25% of lot area (566 m ²) = 141.5 m ²	65.20 m ²	✗
Maximum Building Height	14.5m	10.2m	✓
Minimum Landscaped Area	30% of lot area = 169.8 m ²	215 m ² combined front, rear and side yards (achieving 30%)	✓
Minimum Area of Soft Landscaping in the Rear Yard	50% of the rear yard 32.60 m ²	65.20 m ² total landscaped area in rear yard. 33.36 m ² is soft landscaped (52.11%)	✓
Minimum Area of Soft Landscaping in the Front Yard	40%	~40%	✓
Principal Entrance	At least one principal entrance to a ground floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street	2 principal entrances along Russell Avenue are provided within the existing building	✓
Front Façade Fenestration	25% of front facade (166.64 m ²) windows = 41.66 m ²	19.63 m ² windows in front facade (11.78%)	✗
Front Façade Articulation	20% of area of front facade must be recessed an additional 0.6 metres from front setback line = 33.33 m ²	24.36 m ² (14.61%) is recessed	✗
Number of Bedrooms	At least 25% of dwelling units (7 in proposed addition) must have at least two bedrooms (may be rounded down to the nearest whole number) = 2 units	2 large units are provided consisting of a three-bedroom and a four-bedroom unit	✓
Exit stairs	Project a maximum of 2.2 metres into required rear yard	N/A	✓
Distance of exit stairs from interior lot line	1m	N/A	✓

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: 5 spaces Visitor: 1 space Residential: 0.5/unit after the first 12 units Visitor: 0.5/unit after the first 12 units	0 spaces	✗
Bicycle Parking Spaces	0.5 spaces per unit = 11 spaces	39 spaces	✓
Minimum Number of Horizontal Bicycle Parking Spaces	50% must be horizontal = 5.5 spaces	13 horizontal bike provided	✓
Dimension of Bicycle Parking Spaces	Min: 0.6m wide/1.8m long (horizontal) - 50% minimum must be horizontal Min: 0.5m wide/1.5m long (vertical)	0.5m wide/1.5m long (vertical)	✓
Garbage Storage	Where 4 or more spaces provided, must be securely anchored to ground attached to heavy base such as concrete	3.56 cubic metres	✓
Garbage Path	• Located within principal building within 5m of curb • Total Volume 3.5 cubic metres • Located adjacent to a path	2 yard containers: 1.52 m ³ 360 ft cartons = 1.88 m ³ 240 ft car = 0.24 m ³	✓

NUMBER OF UNITS

EXISTING	LEVEL	BACHELOR	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
1	BASEMENT			1		1
2	MAIN	6				6
3	SECOND	6				6
4	THIRD		1			1
TOTAL		12	1	1	0	14
NEW	LEVEL	BACHELOR	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
1	BASEMENT	3				3
2	MAIN			1		1
3	S/C COND				1	1
4	THIRD	1				1
TOTAL		4	0	1	2	7
TOTAL	LEVEL	BACHELOR	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
1	EXISTING BUILDING	12	1	1	0	14
2	PROPOSED ADDITION	4	0	1	2	7
TOTAL		16	1	2	2	21

TWO BEDROOM UNITS REQUIRED: 2
TWO BEDROOM: 3

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.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED.

7	ISSUED FOR PERMIT	01/13/23
6	ISSUED FOR PERMIT	11/24/22
5	ISSUED FOR PERMIT	23/08/22
4	ISSUED FOR REVIEW	13/07/22
3	ISSUED FOR REVIEW	11/07/22
2	ISSUED FOR REVIEW	06/07/22
1	ISSUED FOR REVIEW	25/03/22

NO. REVISION DD/MM/YY DATE

SMART LIVING PROPERTIES

ARCHITECT OF RECORD: **WOODMAN ARCHITECT ASSOCIATES LTD.**

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ENGINEERING: PEARSON ENGINEERING
LANDSCAPING: JAMES B. LENNOX & ASSOCIATES LTD.
STRUCTURAL: D+W STRUCTURAL INC.

PROJECT: **29 RUSSELL OTTAWA**

DRAWING: **SITE PLAN**

DATE: 23/08/2022 JOB No. 2118
SCALE: 1 : 100 REVISION
DRAWN BY: J.G. DRAWING
REVIEWED BY: R.W. **SP01**

#18819