



| 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, VOLLEBEK LTD. DATED ON THE 1st DAY OF DECEMBER 2021.

ELEVATION NOTES
 1. Elevations shown are precise and are referred to the CGVD03 geoid datum.
 2. It is the responsibility of the user of the information to verify that the benchmark has not been altered or disturbed and that its relative elevation and description agree with the information shown on this drawing.
 Bearings are astronomic and are referred to the eastern level of Russell Avenue shown to be N 5° 12' 10" W or thereabouts.
 For comparison purposes, a rotation of 0° 34' 00" counter clockwise was applied to bearings on plan P-1.

Table 1: Zoning Summary

| Zoning Mechanism | Requirement | Provided | Compliance |
|--|--|--|------------|
| Minimum Lot Area | 450m ² | 566.21m ² | ✓ |
| Minimum Lot Width | 15m | 16.02m | ✓ |
| Minimum Front Yard Setback | Must align with the abutting lots actual yard setbacks abutting each street (not less than 1.5 m and no more than 4.5 m) (144.1b) | 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 | 4.09 m | ✗ |
| 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 | 220 m ² combined front, rear and side yards (achieving 38.87%) | ✓ |
| Minimum Area of Soft Landscaping in the Rear Yard | 50% of the rear yard 32.60 m ² | 65.57 m ² total landscaped area in rear yard. 43.29 m ² is soft landscaped (63.12%) Courtyard area - 27m ² | ✓ |
| 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 façade (166.64 m ²) windows = 41.66 m ² | 19.63 m ² windows in front façade (11.78%) Existing non-complying condition. | ✗ |
| Front Façade Articulation | 20% of area of front façade must be recessed an additional 0.6 metres from front setback line. | 24.36 m ² (14.61%) is recessed. Existing non-complying condition. | ✗ |
| Number of Bedrooms | At least 25% of dwelling units (7 in proposed addition) must have at least five 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 Total: 6 spaces | 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/1.5m long (horizontal) - 50% minimum must be horizontal Min: 0.5m wide/1.5m long (vertical) | 0.5m wide/1.5m long (vertical) | ✓ |
| Garbage Storage | Located within principal building within Sandy Hill Total Volume 3.5 cubic metres Located adjacent to a path | 3.56 cubic metres: 2 yard container = 1.52 m ³ 240 l cartons = 1.80 m ³ 240 l car = 0.24 m ³ | ✓ |
| Garbage Path | 1.2 m by 1.5 m 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 | | ✓ |

NUMBER OF UNITS

| LEVEL | BACHELOR | 2 BEDROOM | 3 BEDROOM | 4 BEDROOM | TOTAL |
|------------|----------|-----------|-----------|-----------|-------|
| EXISTING | | | | | |
| 1 BASEMENT | 6 | 1 | 1 | 1 | 9 |
| 2 MAIN | 6 | 1 | 1 | 1 | 9 |
| 3 SECOND | 6 | 1 | 1 | 1 | 9 |
| 4 THIRD | | 1 | 1 | 1 | 3 |
| TOTAL | 12 | 4 | 4 | 4 | 24 |
| NEW | | | | | |
| 1 BASEMENT | 3 | 1 | 1 | 1 | 6 |
| 2 MAIN | 1 | 1 | 1 | 1 | 4 |
| 3 SECOND | 1 | 1 | 1 | 1 | 4 |
| 4 THIRD | 1 | 1 | 1 | 1 | 4 |
| TOTAL | 6 | 4 | 4 | 4 | 18 |
| TOTAL | 18 | 8 | 8 | 8 | 42 |

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.

| | | |
|-----|--|---------------|
| 9 | ISSUED FOR REVIEW -RESPOND TO COMMENTS | 10/04/23 |
| 8 | ISSUED FOR PERMIT | 22/03/23 |
| 7 | ISSUED FOR PERMIT | 13/01/23 |
| 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:

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FOTENN

FOTENN CONSULTANTS INC.

CONSULTANTS:

SURVEY: ANNIS, O'SULLIVAN, VOLLEBEK LTD.

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**