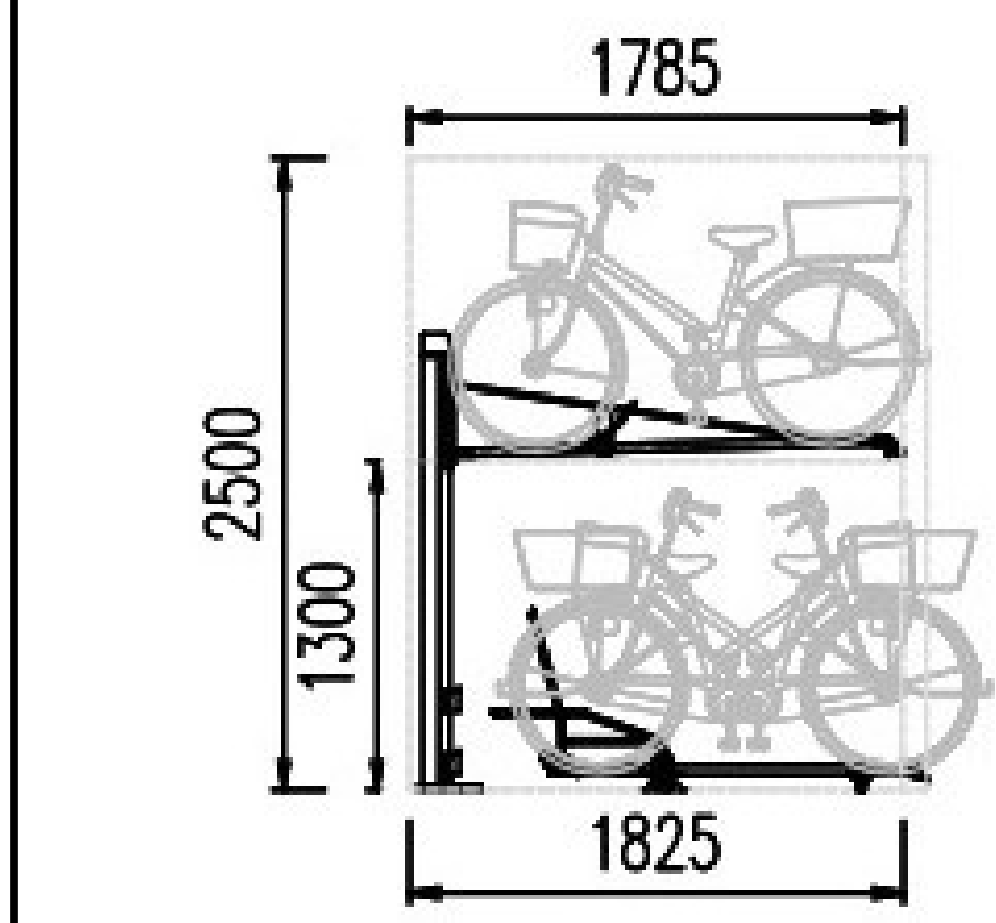


2 KEY PLAN & CONTEXT
A1 SCALE N.T.S.

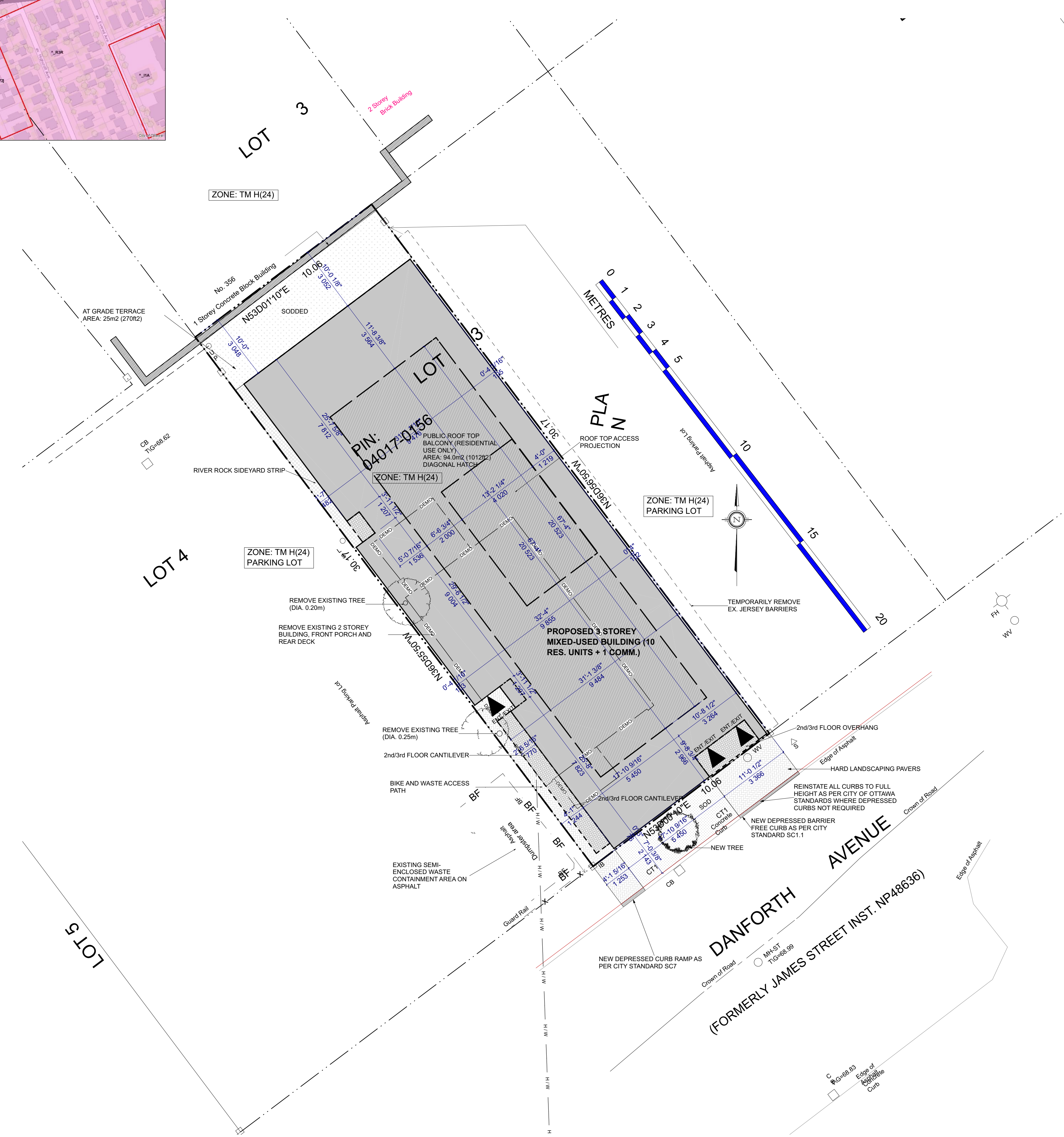
APPROVED
By Jack Smith at 10:03 am, Aug 17, 2023

Jack Smith
JACK SMITH
PLANNER I
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA



PROFILE OF THE STACKED BICYCLE ARRANGEMENT. INTERNAL TO THE BUILDING. SEE PLANS FOR BICYCLE PARKING LAYOUT

1 STACKED BICYCLE PROFILE
A1 SCALE 1 = 100



2 BUILDING LOCATION PLAN
A1 SCALE 1 = 100

SITE OF PLAN OF PART OF LOT 3 REGISTERED PLAN 204, CITY OF OTTAWA PIN: 04017-0156

ZONING: TM H(24)
TRADITIONAL MAINSTREET ZONE (SEC. 197-198) CITY OF OTTAWA;
PROPOSED BUILDING TYPE - 3 STOREY, 11 RES. UNIT + 1 COMM. MIXED USE
LOT DEPTH: 30.17 m (98.98')

ADJACENT ZONING:
NORTH: TM H(24)
SOUTH: TM H(24)
WEST SIDE: TM H(24)
EAST SIDE: TM H(24)

SCHEDULE 1 AREA: AREA 'B'
SCHEDULE 1A AREA: AREA 'X'

ZONING	REQUIRED	PROPOSED	NOTES
TM H(24)	TM H(24)	TM H(24)	
USE	MIX USE	MIX USE	
LOT WIDTH:	n/a	10.98m	
LOT AREA:	n/a	303.5 m ²	
MAX. LOT COVGR:	n/a	81.9%	
MAX. HEIGHT:	24m	9.53m	
FRONT YARD:	0m	0.076m	
REAR YARD:	0m	3.048m	
INTERIOR YARD:	0m	0.076m	
L.Y @ 21m	n/a	n/a	
MAX. F.S.I.:	n/a	n/a	
AMENITY AREA:	69 m ²	119.0 m ²	94.0m ² COMM.
PARKING SPACES:	0	0	
VISITOR PARKING:	0	0	
BIKE SPACES:	5	8	STACKED PARKING

ABBREVIATIONS:
M.V. = MINOR VARIANCE REQUIRED
L. IND. = LIGHT INDUSTRIAL
IND. = INDEPENDENT
COMM. = COMMUNAL

VARIANCES REQUIRED
NO VARIANCES REQUIRED

SURVEY INFO
PART OF LOT 3 REGISTERED PLAN 204, CITY OF OTTAWA
SITE OF PLAN OF PART OF LOT 3 REGISTERED PLAN 204, CITY OF OTTAWA
PREPARED BY:
ANNIS, O'SULLIVAN, VOLLEBECK LTD.
JUNE 24, 2020

BUILDING AREAS
TOTAL BUILDING AREA
BASEMENT AREA: 0 m²
FIRST FLOOR AREA: 243 m²
SECOND FLOOR AREA: 256 m²
THIRD FLOOR AREA: 256 m²
TOTAL: 755 m²
GFA CALCULATIONS
BASEMENT LEVEL: 0 m²
FIRST FLOOR LEVEL: 131.9 m²
- COMM 1 (101): 46.7 m²
- UNIT 1 (102): 42.7 m²
- UNIT 2 (103): 42.5 m²
SECOND FLOOR LEVEL: 229.3 m²
- UNIT 3 (201): 67.9 m²
- UNIT 4 (202): 47.5 m²
- UNIT 5 (203): 67.5 m²
- UNIT 6 (204): 46.4 m²
THIRD FLOOR LEVEL: 229.3 m²
- UNIT 7 (301): 67.9 m²
- UNIT 8 (302): 47.5 m²
- UNIT 9 (303): 67.5 m²
- UNIT 10 (304): 46.4 m²
Total GFA: 590.5 m²

SITE INFORMATION
LOT COVERAGE:
- BUILDING COVERAGE: 81.9%
- SOFT LANDSCAPING COVGR: 0.00%
- HARD LANDSCAPING COVGR: 18.08%
- DECKS, PATIOS AND STEPS: 0.00%
TOTAL: 100.0%

SNOW REMOVAL REQUIREMENTS
PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW THROUGHOUT THE WINTER. ALL ON SITE SNOW ACCUMULATION TO BE REMOVED ACCORDINGLY AWAY FROM THE SITE PRIVATELY.

EXISTING PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
CONFERRUS TREES				
SHRUBS				
NONE				
NEW PLANTING MATERIAL				
CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
CT1	Green Pillar Pin Oak	2	70mm caliper	WB Staked
DECIDUOUS TREES				
CONFERRUS TREES				
SHRUBS				
NONE				

TREE CONSERVATION NOTES - TEMPORARY FENCE NOTES

- ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES;
- DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
- DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
- DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
- TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
- DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
- ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.
* TREE PROTECTION FENCE (PFF) TO BE ERRECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

SITE LEGEND

- NEW DECIDUOUS TREE TO REMAIN
- NEW CONFERRUS TREE TO REMAIN
- PROPOSED SOFT LANDSCAPING
- PROPOSED HARD LANDSCAPING
- PROPOSED BUILDING FOOTPRINT
- PROPOSED RIVER ROCK STRIP
- PROPOSED DECKS/BALCONIES
- PROPOSED/EXISTING ENTRY/EXIT
- EXISTING STRUCTURE TO BE REMOVED
- ACRONYMS
- WASTE COLLECTION LEGEND

 - GB - 1 x 240L (x10 UNITS) GREEN BIN CONTAINERS @ 1ST FL. WASTE ENCLOSURE
 - BB - 2 x 360L (x10 UNITS) BLUE BOX CONTAINERS @ 1ST FL. WASTE ENCLOSURE
 - B - 2 x 360L (x10 UNITS) BLACK BOX CONTAINERS @ 1ST FL. WASTE ENCLOSURE
 - G - 3 YD BIN (x10 UNITS) WASTE BIN @ 1ST FL. WASTE ENCLOSURE
 - 2 x 360L (x1 COMM.) WASTE BINS @ 1ST FL. WASTE ENCLOSURE

- WASTE COLLECTION TO BE DONE PRIVATELY. ROLLED OUT TO PICK UP LOCATION.

OWNER/DEVELOPER:
FRANK FORCIBI
337 SUNNYSIDE AVE.
OTTAWA, ON, K1S 0R9

APPLICANT:
FERNANDO MARTOS
337 SUNNYSIDE AVE.
OTTAWA, ON, K1S 0R9

CIVIL ENGINEER:
ARCHONDA
45 BANNER ROAD
OTTAWA, ON, K1R 0A8

LANDSCAPING:
DENDRON FORESTRY SERVICES
OTTAWA, ON, K1S 0R9

SURVEYOR:
ADRI LTD
14 CONCOURSE GATE,
SUITE 500
OTTAWA, ON, K2E 7S9

CONSULTANTS:
STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISIONS	DATE
4	REVISED	06/09/23
3	SITE PLAN REVISIONS	06/09/23
2	SITE PLAN REVISIONS	06/22/23
1	PRELIMINARY	01/13/23

PROJECT: **349 DANFORTH AVE. MIXED USE BUILDING**
349 DANFORTH AVE.
OTTAWA, ON K1S 0A1
613-864-4425

DRAWING NAME: **SITE & LANDSCAPING PLAN**

DRAWN BY: F.M. SHEET: **A1**

DATE: OCT. 21, 2020
SCALE: AS NOTED

RA RESOLVING ARCHITECTURE

REGULATORY ARCHITECTURE
337 SUNNYSIDE AVENUE, UNIT 101
OTTAWA, ON, K1S 0R9

QUALIFICATION INFO
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER.
COPYRIGHT RESERVED
GENERAL NOTES:

349 DANFORTH AVENUE
SCOPE OF WORK: NEW 3 STOREY 10-UNIT RESIDENTIAL AND 1-UNIT COMMERCIAL - MIXED USE RENTAL BUILDING

FILE NUMBER: D07-12-20-0140