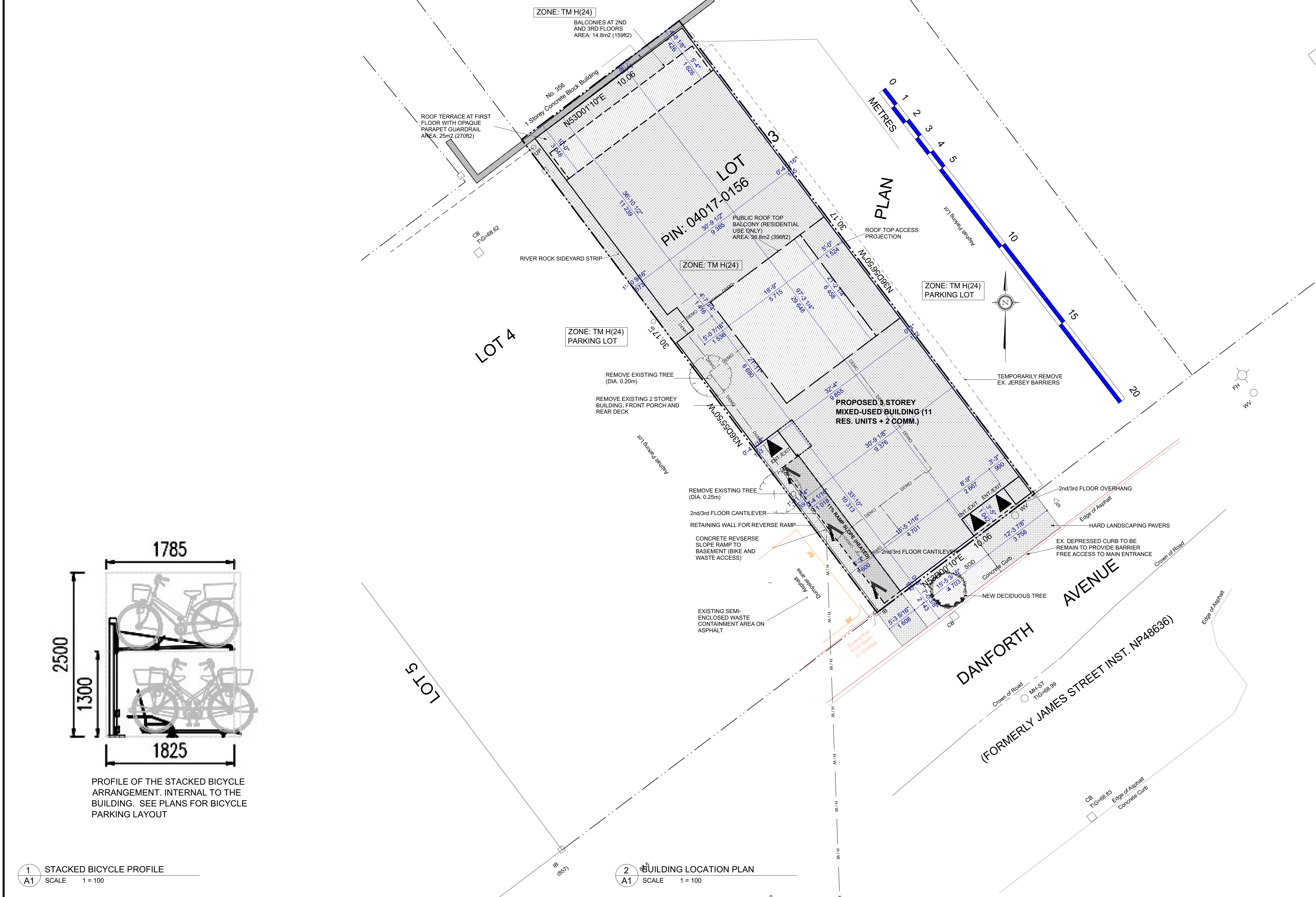


LOT LOCATION

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



ZONE: TM H(24)

BALCONIES AT 2ND AND 3RD FLOORS AREA: 14.8m² (159m²)

ROOF TERRACE AT FIRST FLOOR WITH OPAQUE PARAPET GUARDRAIL AREA: 25m² (270m²)

RIVER ROCK SIDEYARD STRIP

ZONE: TM H(24) PARKING LOT

REMOVE EXISTING TREE (DIA. 0.20m)

REMOVE EXISTING 2 STOREY BUILDING, FRONT PORCH AND REAR DECK

REMOVE EXISTING TREE (DIA. 0.25m)

2nd/3rd FLOOR CANTILEVER

RETAINING WALL FOR REVERSE RAMP

CONCRETE REVERSE SLOPE RAMP TO BASEMENT (BIKE AND WASTE ACCESS)

EXISTING SEMI-ENCLOSED WASTE CONTAINMENT AREA ON ASPHALT

ZONE: TM H(24)

PUBLIC ROOF TOP BALCONY (RESIDENTIAL USE ONLY) AREA: 36.8m² (396m²)

REMOVE EXISTING TREE (DIA. 0.20m)

REMOVE EXISTING 2 STOREY BUILDING, FRONT PORCH AND REAR DECK

REMOVE EXISTING TREE (DIA. 0.25m)

2nd/3rd FLOOR CANTILEVER

RETAINING WALL FOR REVERSE RAMP

CONCRETE REVERSE SLOPE RAMP TO BASEMENT (BIKE AND WASTE ACCESS)

EXISTING SEMI-ENCLOSED WASTE CONTAINMENT AREA ON ASPHALT

PROPOSED 3 STOREY MIXED-USED BUILDING (11 RES. UNITS + 2 COMM.)

ZONE: TM H(24) PARKING LOT

REMOVE EXISTING TREE (DIA. 0.20m)

REMOVE EXISTING 2 STOREY BUILDING, FRONT PORCH AND REAR DECK

REMOVE EXISTING TREE (DIA. 0.25m)

2nd/3rd FLOOR CANTILEVER

RETAINING WALL FOR REVERSE RAMP

CONCRETE REVERSE SLOPE RAMP TO BASEMENT (BIKE AND WASTE ACCESS)

EXISTING SEMI-ENCLOSED WASTE CONTAINMENT AREA ON ASPHALT

NEW DECIDUOUS TREE

HARD LANDSCAPING PAVERS

EX. DEPRESSED CURB TO BE REMAIN TO PROVIDE BARRIER FREE ACCESS TO MAIN ENTRANCE

2nd/3rd FLOOR OVERHANG

Edge of Asphalt

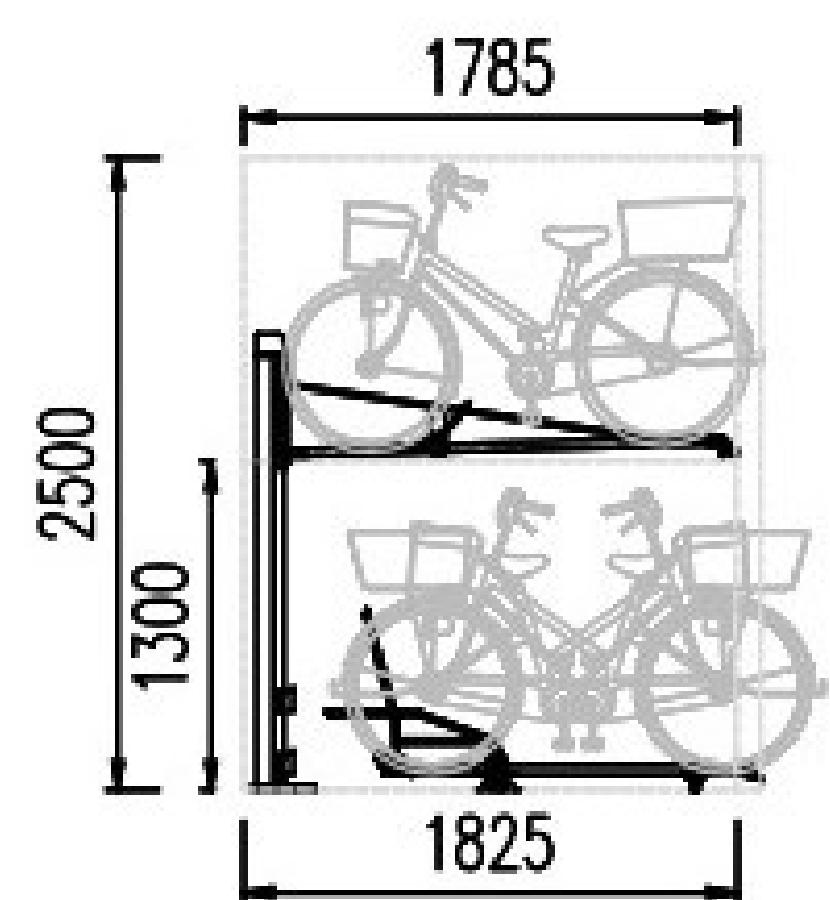
Crown of Road

Edge of Asphalt

Concrete Curb

Edge of Asphalt

Concrete Curb



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		SITE LEGEND	
ZONING: TM H(24) TRADITIONAL MAINSTREET ZONE (SEC. 197-198) CITY OF OTTAWA		NEW DECIDUOUS TREE TO REMAIN	
PROPOSED BUILDING TYPE - 3 STOREY, 13 RES. UNIT + 2 COMM. MIXED USE		DENOTES SOFT LANDSCAPING	
LOT DEPTH: 30.17 m (98.98')		DENOTES HARD LANDSCAPING	
ADJACENT ZONING: NORTH: TM H(24) SOUTH: TM H(24) WEST SIDE: TM H(24) EAST SIDE: TM H(24)		PROPOSED BUILDING FOOTPRINT	
SCHEDULE 1 AREA - AREA 'B' SCHEDULE 1A AREA - AREA 'X'		PROPOSED RIVER ROCK STRIP	
ZONING: TM H(24)	REQUIRED: TM H(24)	PROPOSED: TM H(24)	NOTES
USE: MIX USE	MIX USE	MIX USE	
LOT WIDTH: n/a	n/a	n/a	
LOT AREA: n/a	303.5 m ²	303.5 m ²	
MAX. LOT CVRG.: n/a	88.3%	88.3%	
MAX. HEIGHT: 24m	11.35m	11.35m	
FRONT YARD: 0m	0.15m	0.15m	
REAR YARD: 0.0m	0.38m	0.38m	
INTERIOR YARD: 0m	0.12m	0.12m	
I.Y. @ 21m: n/a	n/a	n/a	
MAX. F.S.I.: n/a	n/a	n/a	
AMENITY AREA: 66 m ²	91 m ²	36.8m ² COMMUNAL	
PARKING SPACES: 0	0	0	STACKED PARKING
VISITOR PARKING: 0	0	0	
BIKE SPACES: 5.5	12	12	
ABBREVIATIONS: M.V. = MINOR VARIANCE REQUIRED L.I.N.D. = LIGHT INDUSTRIAL IND. = INDEPENDENT COMM. = COMMUNAL		SNOW STORAGE AREA	
VARIANCES REQUIRED: NO VARIANCES REQUIRED		PROPOSED EXISTING ENTRY/EXIT	
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		EXISTING STRUCTURE TO BE REMOVED	
PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBECK LTD. JUNE 24, 2020		ACRONYMS	
BUILDING AREAS: TOTAL BUILDING AREA: BASEMENT AREA: 265 m ² FIRST FLOOR AREA: 243 m ² SECOND FLOOR AREA: 256 m ² THIRD FLOOR AREA: 256 m ² TOTAL: 1020 m ²		WASTE COLLECTION LEGEND	
GFA CALCULATIONS: BASEMENT LEVEL: 152.8 m ² - COMM 1 (B01): 100.5 m ² - COMM 2 (B02): 52.3 m ² FIRST FLOOR LEVEL: 184.7 m ² - UNIT 1 (101): 67.9 m ² - UNIT 2 (102): 67.5 m ² - UNIT 3 (103): 69.3 m ² SECOND FLOOR LEVEL: 229.3 m ² - UNIT 4 (201): 67.9 m ² - UNIT 5 (202): 67.5 m ² - UNIT 6 (203): 67.5 m ² - UNIT 7 (204): 68.4 m ² THIRD FLOOR LEVEL: 229.3 m ² - UNIT 8 (301): 67.9 m ² - UNIT 9 (302): 67.5 m ² - UNIT 10 (303): 67.5 m ² - UNIT 11 (304): 68.4 m ² Total GFA: 786.1 m ²		- 1 x 240L (x11 UNITS) GREEN BIN CONTAINERS CAN BE STORED @ BASEMENT STORAGE - 1 x 360L (x11 UNITS) BLUE BIN CONTAINERS CAN BE STORED @ BASEMENT STORAGE - 2 x 360L (x11 UNITS) BLACK BIN CONTAINERS CAN BE STORED @ BASEMENT STORAGE - 3 x 360L (x11 UNITS) WASTE BIN CAN BE STORED @ BASEMENT WASTE ENCLOSURE	
SITE INFORMATION: LOT COVERAGE: 87.9% BUILDING COVERAGE: 87.9% SOFT LANDSCAPING CVRG.: 0.002% HARD LANDSCAPING CVRG.: 19.6% DECKS, PATIOS AND STEPS: 12.09% TOTAL: 100.0%		WASTE COLLECTION TO BE DONE PRIVATELY, ROLLED OUT TO PICK UP LOCATION	
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	
EXISTING PLANTING MATERIAL: CODE, COMMON NAME, QTY, SIZE (DIA.), CONDITION/NOTES		CONIFEROUS TREES	
CONIFEROUS TREES: SEE TREE CONSERVATION PLAN PREPARED BY DENDRON FORESTRY IN CONJUNCTION WITH THIS SITE PLAN		SHRUBS	
SHRUBS: NONE		NEW PLANTING MATERIAL	
NEW PLANTING MATERIAL: NONE		TREE CONSERVATION NOTES - TEMPORARY FENCE NOTES	
TREE CONSERVATION NOTES - TEMPORARY FENCE NOTES: 1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES. 2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE. 3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE. 4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL. 5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE. 6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE. 7. 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 (PTF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).	

OTTAWA CARELTON CONSTRUCTION - BCIN# - 337 SUNNYSIDE AVENUE, UNIT 101 OTTAWA, ON, K1S 0R9

FERNANDO MATOS - BCIN# 22431 613-864-4425

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

IF 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 11-UNIT RESIDENTIAL AND 2-UNIT COMMERCIAL MIXED USE RENTAL BUILDING

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

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

CIVIL ENGINEER: ARCHONOVA 45 BANNER ROAD OTTAWA, ON, K2H 9S9

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

SURVEYOR: ADRI LTD 14 CONTOUR GATE, SUITE 88 OTTAWA, ON, K2E 7S9

NO.	REVISION/ISSUE	DATE
4	SITE PLAN REVISIONS	06/09/21
3	SITE PLAN APPROVAL	02/22/21
2	PRELIMINARY	07/13/20

PROJECT: 349 DANFORTH AVE. MIXED USE BUILDING 349 DANFORTH AVE. OTTAWA, ON K1S 0R9 613-864-4425

DRAWING NAME: SITE & LANDSCAPING PLAN

DRAWN BY: F.M. SHEET: A1

DATE: OCT. 21, 2020

SCALE: AS NOTED

FILE NUMBER: D07-12-20-0140