





	SITE OF PLAN OF PART OF LOT 3 REGISTERED PLAN 204, CITY OF OTTAWA	SITE LEGEND	-
	PIN: 04017-0156 ZONING: TM H(24)	NEW DECIDUOUS TREE TO REMAIN	
	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')	DENOTES SOFT LANDSCAPING	
	ADJACENT ZONING: NORTH: TM H(24) SOUTH: TM H(24)	DENOTES HARD LANDSCAPING	
	SOUTH: TM H(24) WEST SIDE: TM H(24) EAST SIDE: TM H(24)		OTTAWA CARELTON CONSTRUCTION - BCIN#: 337 SUNNYSIDE AVENUE, UNIT 101 OTTAWA, ON. K1S-0R9
X	SCHEDULE 1 AREA: AREA 'B' SCHEDULE 1A AREA: AREA 'X'	PROPOSED BUILDING FOOTPRINT	FERNANDO MATOS - BCIN#: 22431 613-884-4425
	REQUIRED PROPOSED NOTES ZONING TM H(24) TM H(24) USE MIX USE MIX USE	PROPOSED RIVER ROCK STRIP	QUALIFICATION INFO SMALL BUILDINGS The undersigned has reviewed and takes
	LOT WIDTH.: n/a 10.06m LOT AREA.: n/a 303.5 m2 MAX. LOT CVRG.: n/a 81.9%	PROPOSED DECKS/BALCONIES	responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
	MAX. HEIGHT: 24m 9.53m FRONT YARD: 0m 0.076m REAR YARD: 0.0m 3.048m		
	INTERIOR YARD: 0m 0.076m I.Y @ 21m n/a n/a MAX. F.S.I.: n/a n/a	·	RESPONSIBILITIES: DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN
	AMENITY AREA: 60 m2 119.0 m2 94.0m2 COMM. PARKING SPACES: 0 0 0 VISITOR PARKING: 0 0 0		ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006 ALL CONTRACTORS MUST WORK IN
	BIKE SPACES: 5 8 STACKED PARKIN ABBREVIATIONS:	G 	ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION IT IS THE RESPONSIBILITY OF THE APPROPRIATE
	M.V. = MINOR VARIANCE REQUIRED L. IND. = LIGHT INDUSTRIAL IND. = INDEPENDENT	PROPOSED/EXISTING ENTRY/EXIT	CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
	COMM. = COMMUNAL VARIANCES REQUIRED		COPYRIGHT RESERVED GENERAL NOTES:
	NO VARIANCES REQUIRED		
	SURVEY INFO PART OF LOT 3 REGISTERED PLAN 204, CITY OF OTTAWA	N.	
	SITE OF PLAN OF PART OF LOT 3 REGISTERED PLAN 204, CITY OF OTTAWA		
	PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JUNE 24, 2020		
	BUILDING AREAS	-	Ļ Ŭ
	BUILDING AREAS		DENTIAL
	BASEMENT AREA: 0 m2 FIRST FLOOR AREA: 243 m2 SECOND FLOOR AREA: 256 m2	EXISTING STRUCTURE TO BE REMOVED	
	THIRD FLOOR AREA: 256 m2		
	GFA CALCULATIONS	ACRONYMS	U NTA
	BASEMENT LEVEL: 0 m2 - N/A		
	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		H /
	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	GB - 1 x 240L (x10 UNITS) GREEN BIN	
	Total GFA: 590.5 m2	CONTAINERS @ 1ST FL. WASTE ENCLOSURE	
		BB - 2 x 360L (x10 UNITS) BLUE BOX CONTAINERS @ 1ST FL. WASTE ENCLOSURE	
кт. О	SITE INFORMATION LOT COVERAGE: -BUILDING COVERAGE 81.9%	B - 2 x 360L (x10 UNITS) BLACK BOX CONTAINERS @ 1ST FL. WASTE	ANFO WORK: NEW COMMERCI
24.	-BUILDING COVERAGE 81.9% -SOFT LANDSCAPING CVRG. 0.02% -HARD LANDSCAPING CVRG. 18.08% -DECKS. PATIOS AND STEPS 0.0%	G - 3 YD BIN (x10 UNITS) WASTE BIN	
	TOTAL: 100.0%	@ 1ST FL. WASTE ENCLOSURE	
	SNOW REMOVAL REQUIREMENTS	@ 1ST FL. WASTE ENCLOSURE WASTE COLLECTION TO BE DONE	о ш Э
	REMOVAL AND STORAGE OF SNOW THROUGHOUT THE WINTER. ALL ON SITE SNOW ACCUMULATION TO BE REMOVED ACCORDINGLY AWAY FROM THE SITE	PRIVATELY, ROLLED OUT TO PICK UP LOCATION	34 SCOP ND 1-
	PRIVATELY		AN CO SC
	EXISTING PLANTING MATERIAL CODE COMMON NAME QTY. SIZE (DIA.)	CONDITION/NOTES	
	CONIFEROUS TREES	ONSERVATION PLAN	
/	PREPARED B		OWNER/DEVELOPER: FRANK PORCARI 337 SUNNYSIDE AVE.
	NONE FORESTRY IN		337 SUNNYSIDE AVE. OTTAWA, ON. K1S 0R9 APPLICANT:
			FERNANDO MATOS 337 SUNNYSIDE AVE., SUITE 101 OTTAWA, ON.
	NEW PLANTING MATERIAL CODE COMMON NAME QTY. SIZE (DIA.)	CONDITION/NOTES	K1S-0R9 Civil Engineer: ARCH-NOVA
	DECIDUOUS TREES		45 BANNER ROAD OTTAWA, ON. K2H-8X5
\searrow			LANDSCAPING: DENDRON FORESTRY SERVICES OTTAWA, ON. K1S 5B2
	CONIFEROUS TREES CT1 Green Pillar Pin Oak 2 70mm caliper	WB Staked	K1S 5B2 SURVEYOR: AOV LTD. 14 CONCOURSE GATE,
]	SHRUBS		14 CONCOURSE GATE, SUITE 500 OTTAWA, ON. K2E-7S6
	NONE		CONSULTANTS:
	TREE CONSERVATION NOTES - TEMPO	RARY FENCE NOTES	STRUCTURAL - TBD MECHANICAL - TBD ELECTRICAL - TBD M/D/Y
	1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) OF TREES; 2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ C		4 REVISIONS 05/17/22 3 SITE PLAN REVISIONS 09/08/21
	 DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TRE DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CR2 TUNNEL OR BORE WHEN DIGGING WITHIN THE CR2 OF A TREE; 	E;	2 SITE PLAN SUBMISSION 10/22/20 1 PRELIMINARIES 01/13/20
	6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF A 7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT ANY TREE'S CANOPY.		NO. REVISION/ISSUE DATE PROJECT: 349 DANFORTH AVE.
	* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER /		MIXED USE BUILDING 349 DANFORTH AVE. OTTAWA, ON K2A-0E1 613-884-4425
	(DBH). THE CRZ IS CALCULATED AS DBH X 10 CM. * TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REM CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH F (SEE DIA CRAM PEI OW)		DRAWING NAME: SITE & LANDSCAPING
	(SEE DIAGRAM BELOW).		DRAWN SHEET:
			DATE: OCT. 21, 2020
			SCALE: AS NOTED