

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



SITE LEGEND

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

ZONING

REQUIRED	PROPOSED	NOTES
TM H(24)	TM H(24)	MIX USE
USE	MIX USE	
LOT WIDTH:	n/a	10.06m
LOT AREA:	n/a	303.5 m ²
MAX. LOT COV.:	n/a	81.9%
MAX. HEIGHT:	24m	9.53m
FRONT YARD:	0m	0.078m
REAR YARD:	0.0m	3.048m
INTERIOR YARD:	0m	0.078m
1Y @ 21m:	n/a	n/a
MAX. F.S.I.:	n/a	n/a
AMENITY AREA:	60 m ²	106.2 m ² 79.0m ² COMM.
PARKING SPACES:	0	0
VISITOR PARKING:	0	0
BIKE SPACES:	5	8

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, VOLLEBEK LTD.
JUNE 24, 2020

BUILDING AREAS

TOTAL BUILDING AREA	755 m ²
BASEMENT AREA:	0 m ²
FIRST FLOOR AREA:	343 m ²
SECOND FLOOR AREA:	256 m ²
THIRD FLOOR AREA:	256 m ²

GFA CALCULATIONS

BASEMENT LEVEL:	0 m ²
N/A	
FIRST FLOOR LEVEL:	131.9 m ²
- COMM 1 (101):	46.7 m ²
- UNIT 1 (102):	42.7 m ²
- UNIT 2 (103):	42.5 m ²
SECOND FLOOR LEVEL:	229.3 m ²
- UNIT 3 (201):	67.9 m ²
- UNIT 4 (202):	47.5 m ²
- UNIT 5 (203):	67.5 m ²
- UNIT 6 (204):	46.4 m ²
THIRD FLOOR LEVEL:	229.3 m ²
- UNIT 7 (301):	67.9 m ²
- UNIT 8 (302):	47.5 m ²
- UNIT 9 (303):	67.5 m ²
- UNIT 10 (304):	46.4 m ²
Total GFA:	590.5 m ²

WASTE COLLECTION LEGEND

GB	- 1 x 260L (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
C	- 3 YD BIN (x10 UNITS) WASTE BIN @ 1ST FL. WASTE ENCLOSURE
	- 2 x 360L (x1 COMM.) WASTE BINS @ 1ST FL. WASTE ENCLOSURE

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
CONIFEROUS TREES				
SHRUBS				
NONE				

NEW PLANTING MATERIAL

SEE TREE CONSERVATION PLAN PREPARED BY DENDRON FORESTRY IN CONJUNCTION WITH THIS SITE PLAN

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

FERNANDO MATOS - BCIN# 22431 613-884-4425

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 a degree.

RESPONSIBILITIES:
QUALIFICATION INFO
SMALL BUILDINGS

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006

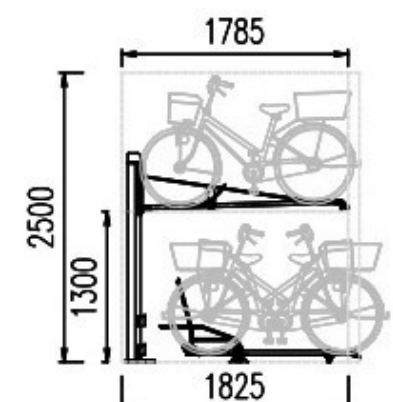
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND PLANS HAVING JURISDICTION

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

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GENERAL NOTES

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



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

1 STACKED BICYCLE PROFILE
SCALE 1 = 100

2 BUILDING LOCATION PLAN
SCALE 1 = 100

CONTRACTORS

STRUCTURAL - TBD	
MECHANICAL - TBD	
ELECTRICAL - TBD	
MEV	

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/20	PRELIMINARY
2	02/02/20	SITE PLAN SUBMISSION
3	02/02/21	SITE PLAN REVISIONS
4	01/24/22	REVISIONS

PROJECT: 349 DANFORTH AVE. MIXED USE BUILDING
349 DANFORTH AVE. OTTAWA, ON K2E 7S4
613-884-4425

DATE: OCT. 21, 2020

FILE NUMBER: 007-12-20-0740