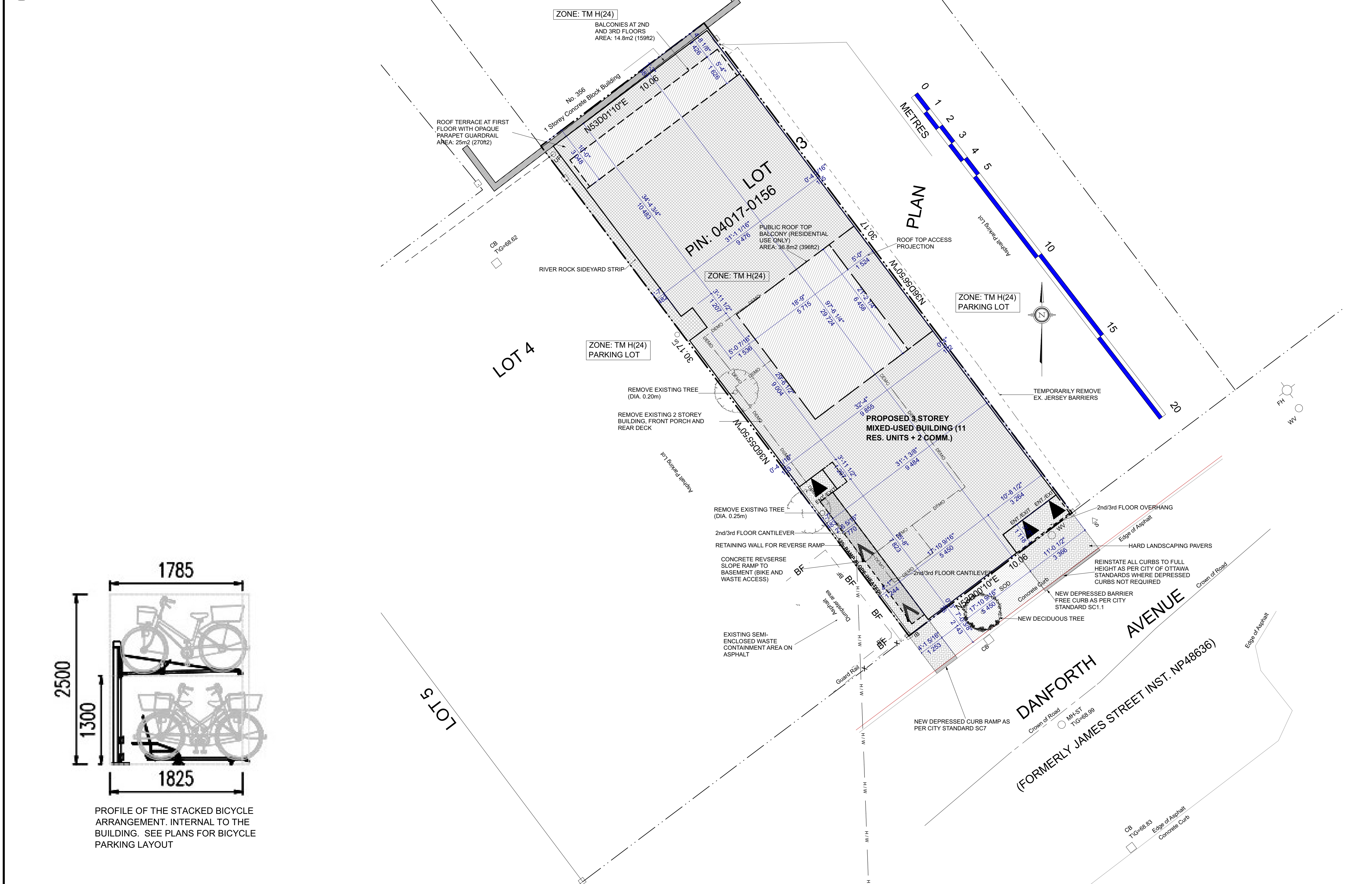
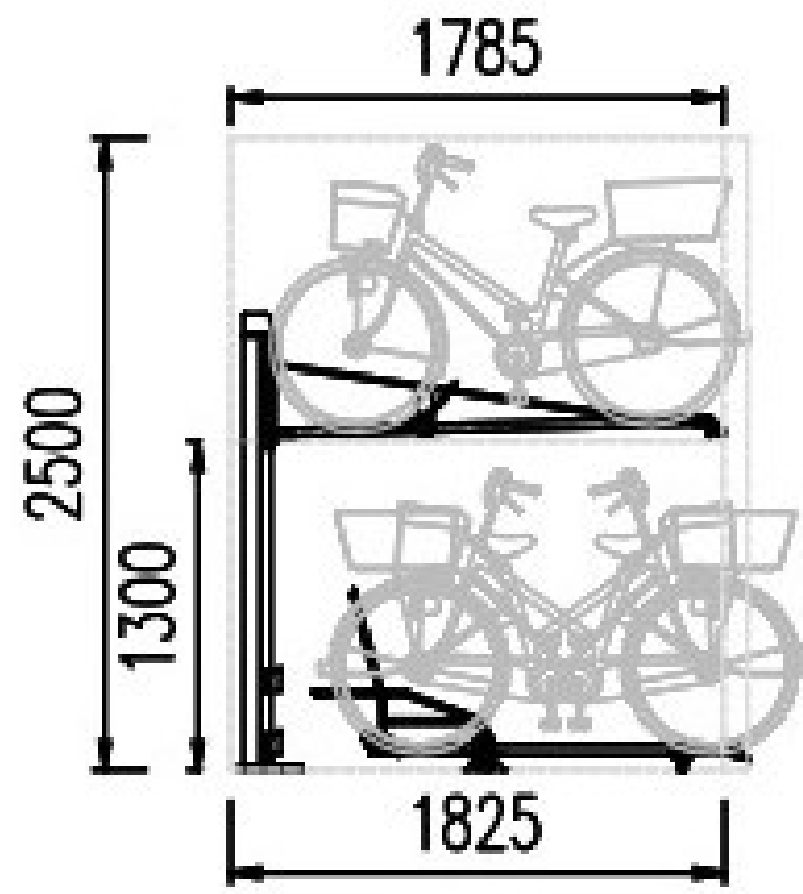


2 KEY PLAN & CONTEXT
A1 SCALE N.T.S.



2 BUILDING LOCATION PLAN
A1 SCALE 1 = 100



1 STACKED BICYCLE PROFILE
A1 SCALE 1 = 100

SITE LEGEND	
	NEW DECIDUOUS TREE TO REMAIN
	DENOTES SOFT LANDSCAPING
	DENOTES HARD LANDSCAPING
	PROPOSED BUILDING FOOTPRINT
	PROPOSED RIVER ROCK STRIP
	PROPOSED DECKS/BALCONIES
	SNOW STORAGE AREA
	PROPOSED/EXISTING ENTRY/EXIT
	EXISTING STRUCTURE TO BE REMOVED
	ACRONYMS
	WASTE COLLECTION LEGEND
	EXISTING PLANTING MATERIAL
	NEW PLANTING MATERIAL
	TREE CONSERVATION NOTES - TEMPORARY FENCE NOTES

SITE 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	10.00m	
LOT AREA:	n/a	303.5 m ²	
MAX. LOT COV.:	n/a	88.3%	
MAX. HEIGHT:	24m	11.30m	
FRONT YARD:	0m	0.076m	
REAR YARD:	0m	0.39m	
INTERIOR YARD:	0m	0.076m	
L.Y @ 21m	n/a	n/a	
MAX. F.S.I.	n/a	n/a	
AMENITY AREA:	66 m ²	185.7 m ²	131.1m ² COMM.
PARKING SPACES:	0	0	
VISITOR PARKING:	0	0	
BIKE SPACES:	5.5	12	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, VOLLEBEKK LTD.
JUNE 24, 2020

BUILDING AREAS
TOTAL BUILDING AREA
BASEMENT AREA: 265 m²
FIRST FLOOR AREA: 243 m²
SECOND FLOOR AREA: 256 m²
THIRD FLOOR AREA: 256 m²
TOTAL: 1020 m²

GFA CALCULATIONS
BASEMENT LEVEL: 53.4 m²
- COMM 1 (B01): 53.4 m²
- AMENITY (B02): 94.3 m²
FIRST FLOOR LEVEL: 184.7 m²
- UNIT 1 (101): 67.9 m²
- UNIT 2 (102): 47.5 m²
- UNIT 3 (103): 69.3 m²
SECOND FLOOR LEVEL: 229.3 m²
- UNIT 4 (201): 67.9 m²
- UNIT 5 (202): 47.5 m²
- UNIT 6 (203): 67.5 m²
- UNIT 7 (204): 46.4 m²
THIRD FLOOR LEVEL: 229.3 m²
- UNIT 8 (301): 67.9 m²
- UNIT 9 (302): 47.5 m²
- UNIT 10 (303): 67.5 m²
- UNIT 11 (304): 46.4 m²
Total GFA: 696.7 m²

SITE INFORMATION
LOT COVERAGE:
- BUILDING COVERAGE: 87.9%
- SOFT LANDSCAPING COV. 0.002%
- HARD LANDSCAPING COV. 19.8%
- DECKS, PATIOS AND STEPS 12.09%
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				

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 (PPF) TO BE ERRECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

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

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

CIVIL ENGINEER:
ARCHONDA
45 BARNER ROAD
OTTAWA, ON
K1H 3R9

LANDSCAPING:
DENDRON FORESTRY SERVICES
OTTAWA, ON
K1S 0R9

SURVEYOR:
ADRI LTD
14 CONROUSE GATE
SUITE 801
OTTAWA, ON
K2E 7S9

CONSULTANTS:
STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISIONS	DATE
4	REVISIONS	11/22/21
3	SITE PLAN REVISIONS	06/09/21
2	SITE PLAN REVISIONS	10/22/20
1	PRELIMINARY	07/13/20

PROJECT: 349 DANFORTH AVE.
MIXED USE BUILDING
349 DANFORTH AVE.
OTTAWA, ON K1S 0A1
613-884-4425

DRAWING NAME:
SITE & LANDSCAPING PLAN

DRAWN BY: F.M.
DATE: OCT. 21, 2020
SCALE: AS NOTED

OTTAWA CARELTON CONSTRUCTION - BCIN# - 337 SUNNYSIDE AVENUE, UNIT 101 OTTAWA, ON, K1S 0R9
FERNANDO MATOS - BCIN# 22431 613-884-4425
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 ALL APPLICABLE 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 1-UNIT COMMERCIAL - MIXED USE RENTAL BUILDING

FILE NUMBER: D07-12-20-0140