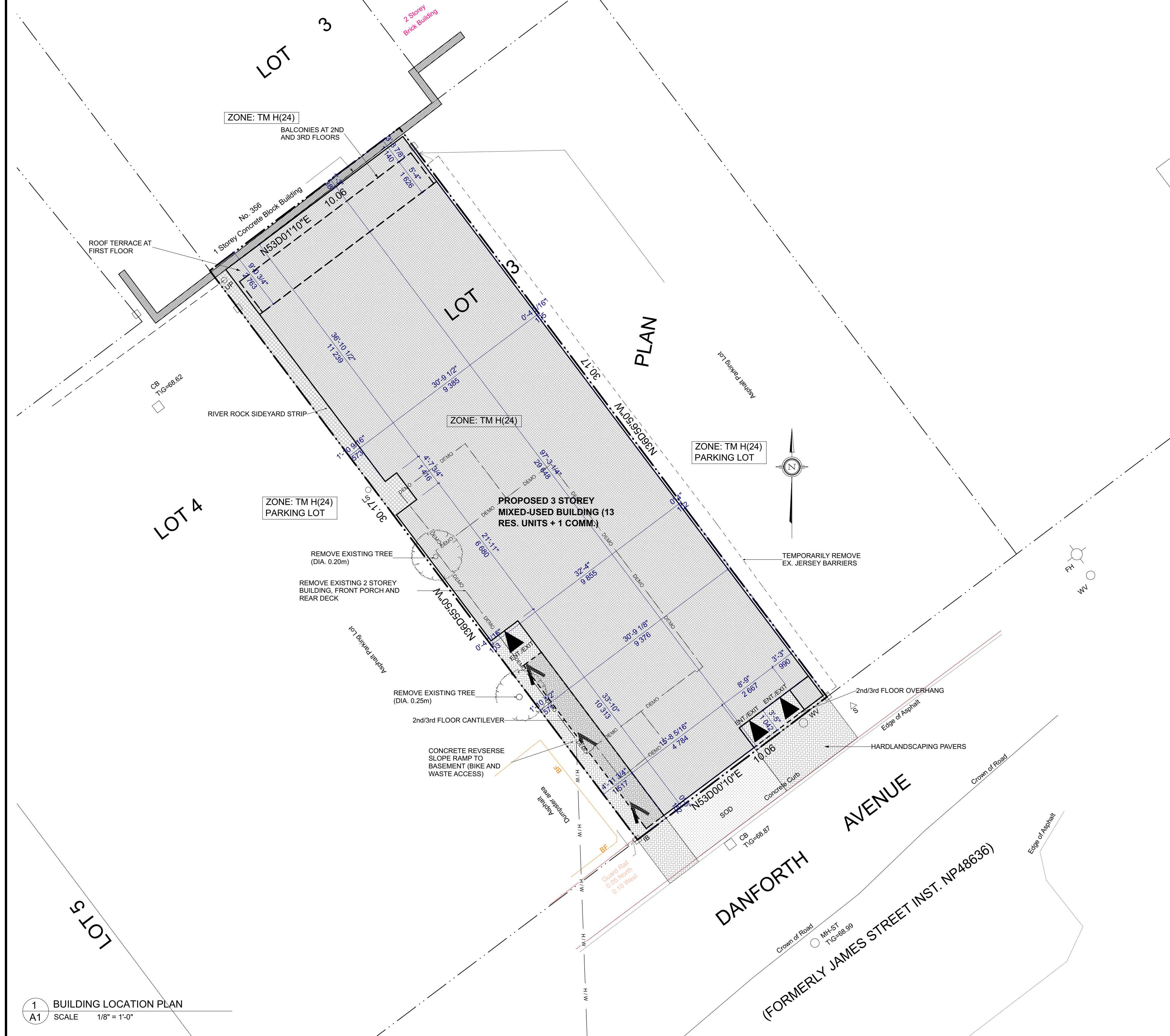


2 KEY PLAN & CONTEXT
A1 SCALE N.T.S.



1 BUILDING LOCATION PLAN
A1 SCALE 1/8" = 1'-0"

SITE OF PLAN OF PART OF LOT 3 REGISTERED PLAN 204, CITY OF OTTAWA

ZONING: TM H(24)
TRADITIONAL MAINSTREET ZONE (SEC. 197-198) CITY OF OTTAWA.

PROPOSED BUILDING TYPE: - 3 STOREY, 13 RES. UNIT + 2 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 USE	REQUIRED MIX USE	PROPOSED MIX USE	NOTES
LOT WIDTH:	n/a	10.98m	
LOT AREA:	n/a	303.5 m ²	
MAX. LOT CVRG.:	n/a	88.3%	
MAX. HEIGHT:	24m	11.35m	
FRONT YARD:	0m	0.15m	
REAR YARD:	0.0m	0.38m	
INTERIOR YARD:	0m	0.12m	
I.Y. @ 21m:	n/a	n/a	
MAX. F.S.I.:	78 m ²	80 m ²	39m ² COMM.
AMENITY AREA:	0	0	
PARKING SPACES:	0	0	
VISITOR PARKING:	0	0	
BIKE SPACES:	6.5	7	

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: - m²
- COMM 1: - m²
- COMM 2: - m²
FIRST FLOOR LEVEL: - m²
- UNIT 1: - m²
- UNIT 2: - m²
- UNIT 3: - m²
SECOND FLOOR LEVEL: - m²
- UNIT 4: - m²
- UNIT 5: - m²
- UNIT 6: - m²
- UNIT 7: - m²
- UNIT 8: - m²
THIRD FLOOR LEVEL: - m²
- UNIT 9: - m²
- UNIT 10: - m²
- UNIT 11: - m²
- UNIT 12: - m²
- UNIT 13: - m²
Total GFA: - m²

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%

SNOW REMOVAL REQUIREMENTS:
PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW THROUGHOUT THE WINTER.

SITE LEGEND

- EX. DECIDUOUS TREE TO REMAIN
- EX. CONIFEROUS TREE TO REMAIN
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- EXISTING BUILDING FOOTPRINT TO REMAIN
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD DECKS/ BALCONIES
- CAR PARKING SPACE (ASPHALT)
- BICYCLE PARKING (ASPHALT)
- WASTE CONTAINMENT AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY EXIT
- TEMPORARY PROTECTION FENCE
- B - EX. BOLLARD TO REMAIN
- U.P. EX. UTILITY POLE
- EX. CHAINED LINK
- EX. BOARD FENCE TO REMAIN (BF)
- NEW OPAQUE BOARD FENCE (2m HIGH) (BF-N)
- TEMP. TREE PROTECTION FENCE, 1.8m HIGH PLYWOOD HOARDING
- PROPERTY LINE
- EXISTING STRUCTURE TO BE REMOVED
- ACRONYMS
- LSU LIGHT SINGLE UNIT TRUCK
- MSU MEDIUM SINGLE UNIT TRUCK

WASTE COLLECTION LEGEND

- GB - 1 x 240L (x13 UNITS) GREEN BIN CONTAINERS CAN BE STORED @ BASEMENT STORAGE
- BB - 2 x 360L (x13 UNITS) BLUE BOX CONTAINERS CAN BE STORED @ BASEMENT STORAGE
- B - 2 x 360L (x13 UNITS) BLACK BOX CONTAINERS CAN BE STORED @ BASEMENT STORAGE
- G - 3 YARD (x13 UNITS) WASTE BIN CAN BE STORED @ BASEMENT WASTE ENCLOSURE

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

EXISTING PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
CONIFEROUS TREES				
SHRUBS				
NONE				

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

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 BRESTH HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.
* TREE PROTECTION FENCE (PTF) TO BE ERRECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

CONSULTANTS:
STRUCTURAL: MDV
MECHANICAL: MDV
ELECTRICAL: MDV

4		
3	SITE PLAN SUBMISSION	10/20/20
2	PRELIMINARIES	07/13/20
1		

NO. REVISOR/ISSUE DATE

PROJECT: 349 DANFORTH AVE.

349 DANFORTH AVE.
OTTAWA, ON - M5S 1K5

DRAWING NAME: SITE & LANDSCAPING PLAN

DRAWN BY: F.M. SHEET: A1

DATE: OCT. 21, 2020

SCALE: AS NOTED

349 DANFORTH AVENUE
SCOPE OF WORK: NEW 3 STOREY 14-UNIT MIXED USE

FILE NUMBER: D00-00-00-0000