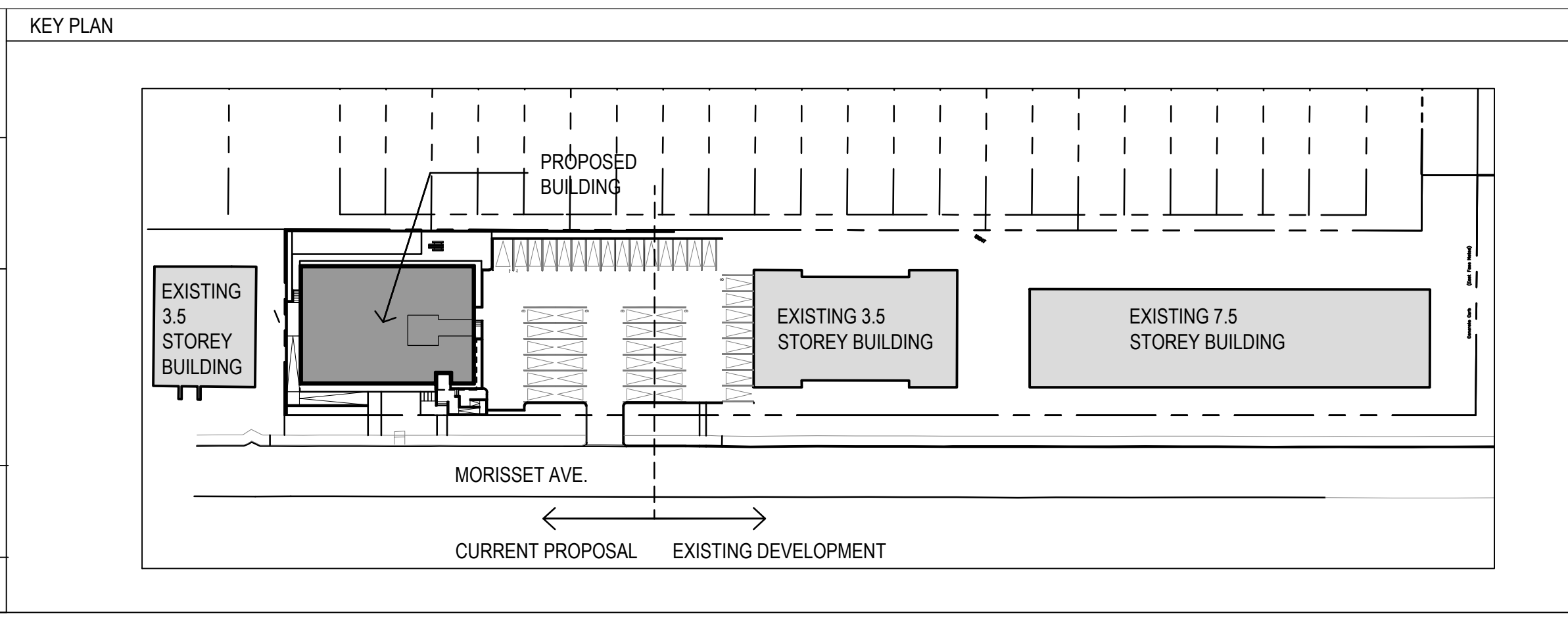


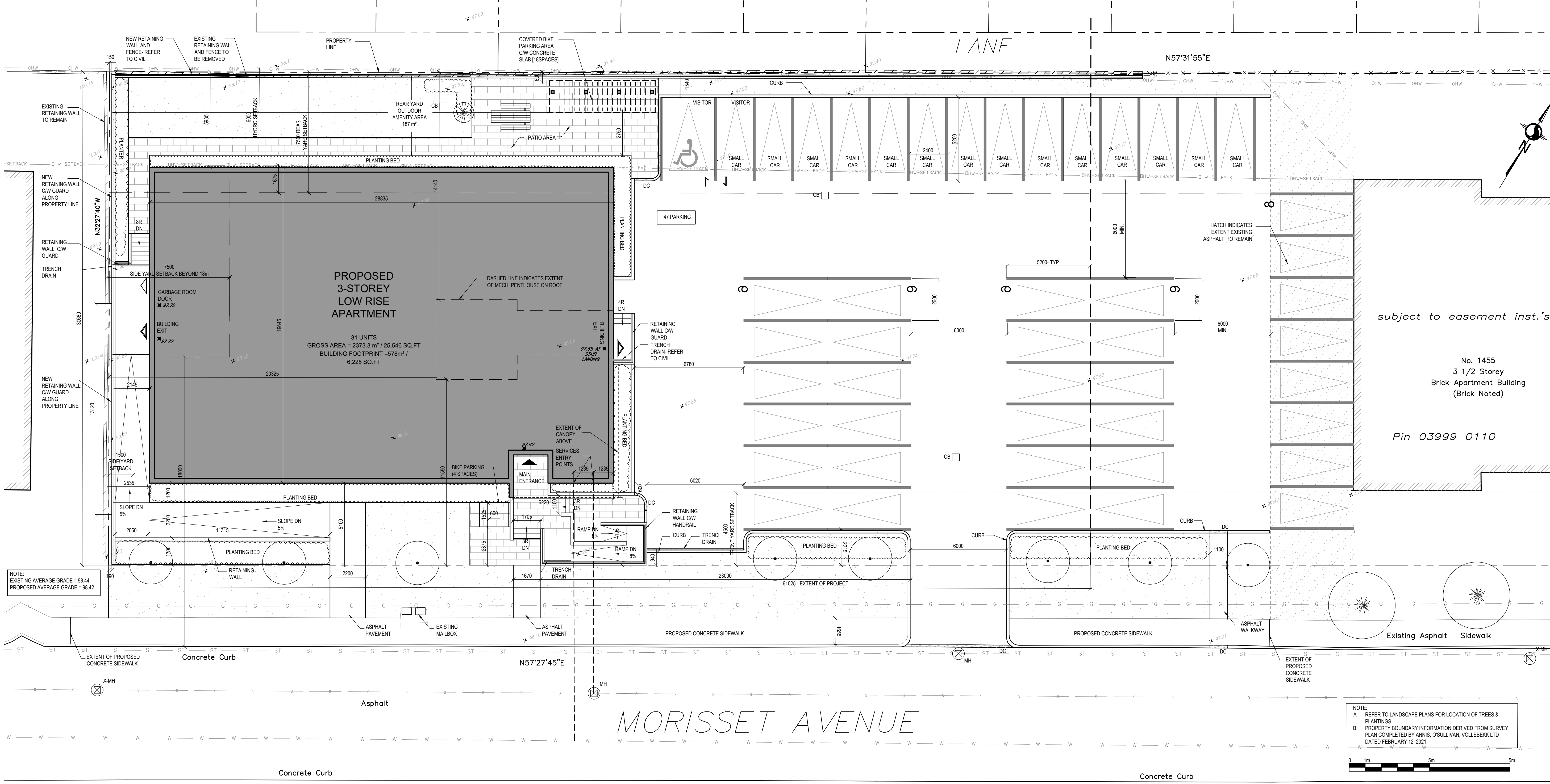
LOCATION PLAN	
	PROPOSED SITE
PROPERTY DESCRIPTION	
THREE STOREY LOW RISE APARTMENT BUILDING	
CITY OF OTTAWA PIN NUMBER	03999 0110
MUNICIPAL ADDRESS	1435/1455 MORISSET AVE., OTTAWA, ON
SITE INFORMATION	
LOT AREA:	6,092 m <sup>2</sup>
LOT FRONTAGE:	88.4 m
LOT DEPTH:	30.7m

BUILDING INFORMATION		
FLOOR AREA:	563m <sup>2</sup> [6,060 sf]	
GROSS AREA:	2252m <sup>2</sup> [24,240 sf]	
PROPOSED USE:	APARTMENT DWELLING, LOW RISE	
UNIT BREAKDOWN:		
FIRST FLOOR:	7 UNITS 4-1B, 3-2B	TOTAL UNITS IN EXISTING 3.5 AND 7.5 STOREY BUILDING: 135
SECOND FLOOR:	8 UNITS 4-1B, 4-2B	
THIRD FLOOR:	8 UNITS 4-1B, 4-2B	
FOURTH FLOOR:	8 UNITS 4-1B, 4-2B	
TOTAL:	31 UNITS 16 1B, 15 2B	DEVELOPMENT TOTAL: 166
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
MINIMUM LOT AREA	1,400m <sup>2</sup>	6,092m <sup>2</sup>
MINIMUM LOT WIDTH	N/A	61m CURRENT SCOPE 196.5m EXISTING
FRONT YARD SETBACK	4.5m	4.5m
MINIMUM REAR YARD SETBACK	7.5m	5.9m
MINIMUM SIDE YARD SETBACK	1.5m FROM 18m FROM STREET, 7.5M BEYOND 18m	2.5m
HYDRO SETBACK	6m	6m
MAXIMUM BUILDING HEIGHT	11m	11.1m
MAXIMUM FLOOR SPACE INDEX	N/A	N/A

LANDSCAPED AREA	
30% OF LOT AREA 50% OF REAR YARD 40% OF FRONT YARD	
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	
0.5/ UNIT-TENANT AFTER FIRST 12 UNITS = 10	64 SPACES TOTAL
67 SPACES REQUIRED FOR EXISTING UNITS 77 SPACES TOTAL REQUIRED	45 SPACES WITHIN AREA OF WORK 19 SPACES EXISTING
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	
0.1 / DWELLING UNIT AFTER 12 UNITS 19 UNITS = 2	15 SPACES TOTAL 2 SPACES WITHIN AREA OF WORK 13 SPACES EXISTING
13 SPACES REQUIRED FOR EXISTING UNITS 15 SPACES TOTAL REQUIRED	
AMENITY AREA REQUIREMENTS	
6m <sup>2</sup> per dwelling unit = 186m <sup>2</sup>	187 m <sup>2</sup> REAR YARD AMENITY
BICYCLE PARKING SPACES	
0.5 PER DWELLING UNIT 31 UNITS = 16 REQUIRED	22 SPACES PROVIDED (18 EXT. COVERED & 4 EXT.)



No.	Date	Empr./Objet
1	2021-03-18	FOR COORD.
2	2021-03-29	FOR COORD.
3	2021-05-12	FOR COORD.
4	2021-05-17	FOR COORD.
5	2021-05-26	FOR COORD.
6	2021-06-18	SITE PLAN CONTROL



Ingenieur / Engineer  
(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer  
(Structure / Structure)

Architecte / Architect  
(Paysagiste / Landscape)

**FOTENN**  
Planning + Design

Ingenieur / Engineer  
(Civil / Civil)

**LRJ**  
Landscape & Recreation

Client / Client

**Firm Capital**

Collectif d'architectes / Architects Collective

Architecte / Architect  
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fig. 2  
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Ottawa ON K2P 5A4  
T. 613 956-6122

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Scale / Échelle

**ONTARIO ASSOCIATION OF ARCHITECTS**  
ROBERTO CAMPOS  
LICENCE 7401

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Projet

**3-STOREY LOW RISE APARTMENT**

1435/1455 MORISSET AVE  
OTTAWA, ON

Drawn by / Dessiné par  
RD

No. projet / Project number  
2104

Verified by / Vérifié par  
MD

No. dessin / Drawing number  
AS SHOWN

Échelle / Scale  
AS SHOWN

Date de création du dessin / Drawing creation date  
2021-03-17

Revision / Révision  
0

**A-105**

LEGEND	
	SOFT LANDSCAPING
	UNIT PAVERS REFER TO LANDSCAPE
	ASPHALT PAVING
	RIVERSTONE REFER TO LANDSCAPE
	EXISTING BUILDING ELEMENT TO BE REMOVED
	EXISTING FENCE
	PRIVACY FENCE
	LOT LINE
	SETBACK LINE
	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	NEW GROUND ELEVATION REFER TO CIVIL
	FIRE DEPARTMENT CONNECTION
	DESIGNATED BUILDING ENTRANCE / EXIT
	FIRE HYDRANT. REFER TO CIVIL
	CATCH BASIN
	MANHOLE
	AREA DRAIN. REFER TO CIVIL
	UTILITY POLE
	OVERHEAD UTILITY WIRES
	UNDERGROUND POWER
	LIGHT STANDARD
	DEPRESSED CURB
	TRAFFIC SIGNAL POST
NOTE: 'X'-E INDICATES EXISTING TO REMAIN	