

253-255-257 YORK ST. & 78-80 NELSON ST. COMBINED (YORK STREET IS A FRONTAGE)

SITE PLAN OF SURVEY, PART 1 PLAN AND PART 2 PLAN OF PART OF LOTS 11 AND 12 (South Clarence Street) REGISTERED PLAN 43586, CITY OF OTTAWA

P.L.N. 04213-0213 & P.L.N. 04213-0128

RAID RESIDENTIAL FOURTH GENSITY ZONE (SEC. 161-162 CITY OF OTTAWA)

DWELLING TYPE: 4 STOREY & 3 STOREY RESIDENTIAL ADDITION TO EXISTING THREE STOREY LOW RISE APARTMENT BUILDING (RENTALS)

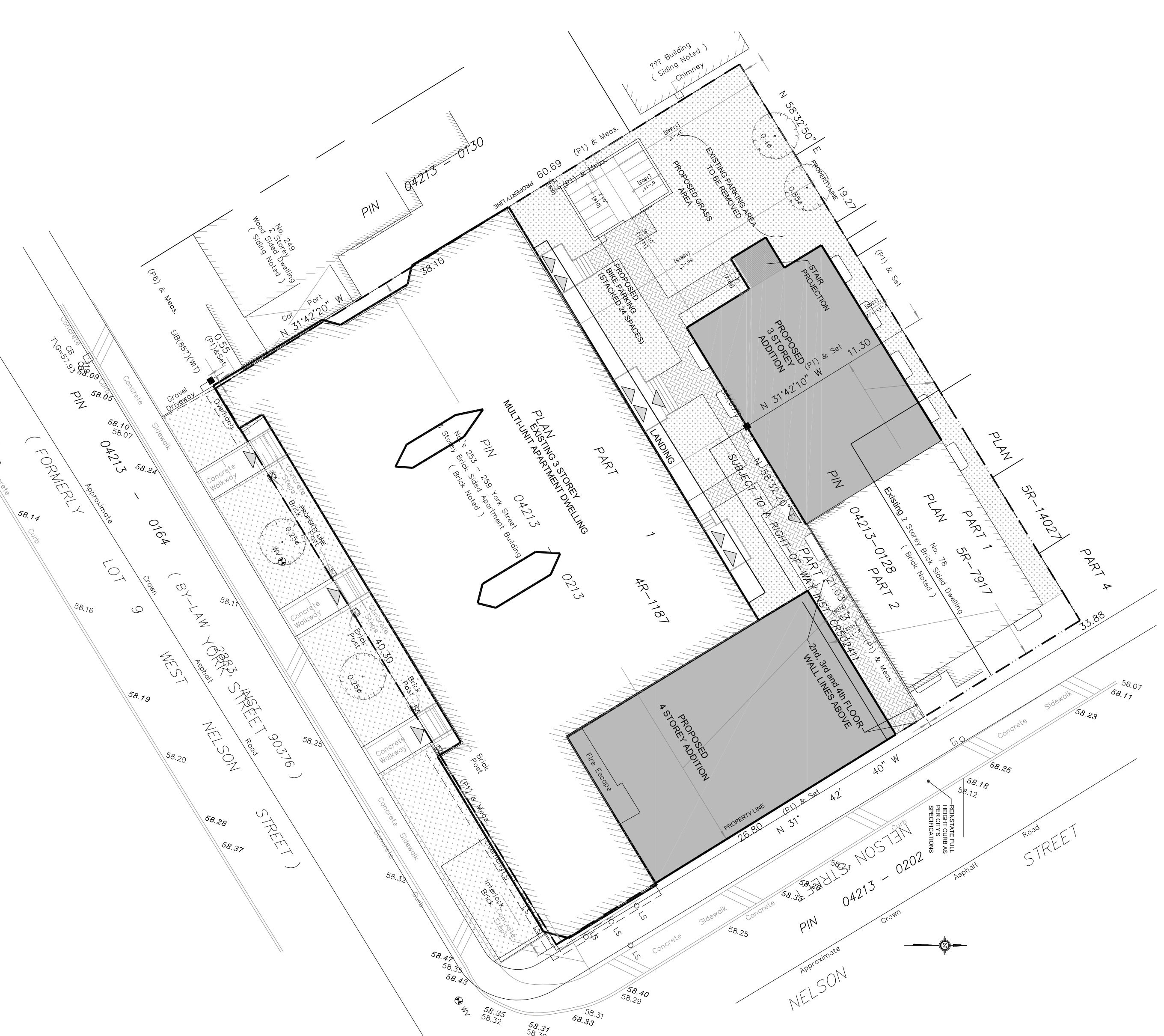
PREPARED BY: FARLEY, SMITH & DENNIS SURVEYING LTD.

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	450 m <sup>2</sup>	1555 m <sup>2</sup>	
B) MINIMUM LOT WIDTH	15m	38.10m	
C) MINIMUM LOT DEPTH	NA	40.30m	
D) MINIMUM FRONT YARD SET BACK	AVERAGE	0m	
E) MINIMUM INTERIOR SIDE YARD SETBACK	(0m)-4.5 m / 2 = 2.25	0 m	
F) MINIMUM CORNER YARD SET BACK	1.2m	1.5m	
G) MINIMUM REAR YARD AREA (SEE BY-LAW PROVISIONS AMENDMENTS (CHANGED SECTION))	SEE ZONE PROVISIONS ACCORDING TO OMB (CHANGED SECTION)	0 m	
H) MINIMUM REAR YARD SET BACK	30% of 40.30 m = 12.09m <sup>2</sup> (CHANGED SECTION)	228 m <sup>2</sup>	
I) MINIMUM BUILDING HEIGHT	1.2m	0 m	
J) MINIMUM BUILDING HEIGHT	14.5 m	12.34 m	
K) VEHICLE PARKING	0.5 PER UNITS IN EXCESS OF 12	39 / 0.5 = 78	
L) BICYCLE PARKING	0.5 PER UNITS	20 / 0.5 = 40	
M) WINDOW TO WALL RATIO ALONG THE NELSON STREET FRONTAGE	0.25 PER ROOMING UNIT	31 x 0.25 = 7.75	
		TOTAL: 17.75	33.38%

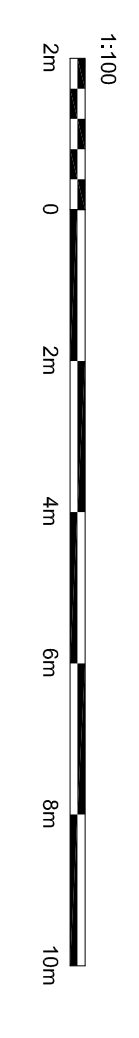
PROPOSED SITE DEVELOPMENT INFO.	EXISTING	PROPOSED ADDITION	TOTAL
LOT COVERAGE	72.5%		
SOFT LANDSCAPING COVERAGE	282 m <sup>2</sup>	315.6 m <sup>2</sup>	1105.1 m <sup>2</sup>
HARD LANDSCAPING	54.5 m <sup>2</sup>	315.6 m <sup>2</sup>	1105.6 m <sup>2</sup>
ASPHALT	0 m <sup>2</sup>		
GARAGE REQUIREMENT	PROVIDED		
GARAGE REQUIREMENT	0.241 CUBIC YARDS PER 3.1 CUBIC YARD		
GARAGE REQUIREMENT	FOR EACH 231 LITRE		
RECYCLING	PROVIDE ONE 300L BLUE CART & ONE 300L BLACK CART FOR EACH		
ORGANICS	KITCHEN CATCHER-CONTAINER FOR EACH DWELLING UNIT AND ONE CONTAINER PER 50 UNITS		
SNOW REMOVAL REQUIREMENT	PROVIDE ONE 300L GREEN CONTAINER PER 50 UNITS		

FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
BASEMENT	788.5 m <sup>2</sup>	315.6 m <sup>2</sup>	1105.1 m <sup>2</sup>
GROUND FLOOR	790 m <sup>2</sup>	315.6 m <sup>2</sup>	1105.6 m <sup>2</sup>
SECOND FLOOR	790 m <sup>2</sup>	315.6 m <sup>2</sup>	1105.6 m <sup>2</sup>
THIRD FLOOR	672 m <sup>2</sup>	315.6 m <sup>2</sup>	987.6 m <sup>2</sup>
FOURTH FLOOR	0	177.8 m <sup>2</sup>	177.8 m <sup>2</sup>
TOTAL BUILDING AREA	3041.5 m <sup>2</sup>	1440.2 m <sup>2</sup>	4481.7 m <sup>2</sup>

- PROPOSED SHRUB (SEE LANDSCAPE PLAN)
- PROPOSED REMAINING WALL
- TREE PROTECTION FENCING
- PROPOSED/EXISTING ENTRAVERT
- EX UTILITY POLE
- EX CHANGED LINKBOARD FENCE
- PROPERTY LINE



1 SITE PLAN  
SPD-1 SCALE: 1:200



253-255-257 YORK ST. & 78-80 NELSON ST. COMBINED PROPOSED ADDITION AND RENOVATION



OTTAWA CARLETON CONSTRUCTION GROUP LTD. - REG. NO. 112762  
OTTAWA, ON N1S 1N0  
FERRANDELLI 613-944-4455

QUALIFICATION INFO  
The undersigned has reviewed and taken responsibility for the design and the preparation of this site plan and the information contained therein and certifies that it and the data on which it is based are true and correct and that the undersigned is a duly qualified professional engineer.

RESPONSIBILITIES  
I DO NOT SOLICIT BUSINESS  
ALL SERVICES ARE CONDUCTED TO BE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND REGULATIONS THEREUNDER AND THE BY-LAWS OF THE CITY OF OTTAWA.  
ALL CONSULTANTS SHALL BE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND REGULATIONS THEREUNDER AND THE BY-LAWS OF THE CITY OF OTTAWA.  
GENERAL NOTES:  
CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.  
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