

ALL SITE SERVICE, GRADING AND DRAINAGE RELATED ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.

PART OF LOT 13 (SOUTH MCLEOD STREET), REGISTERED PLAN 30 CITY OF OTTAWA. ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. DATED ON THE 22nd DAY OF OCTOBER 2019.

ELEVATION NOTES

- Elevations shown are geoidic, and are referred to the CGVD2011 geoidic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Bearings are azimuthic, derived from the Southern Limit of McLeod Street, shown on the NSR-4750/E on plan (P2). Site Area = 1056.9 square metres.

LEGEND:

- EXISTING BUILDING
- PROPOSED ADDITION
- MANHOLE, REFER TO CIVIL
- NEW INTERLOCK/PAVERS
- NEW SOD
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- DIRECTIONAL ARROW
- PROPERTY LINE
- SIDE YARD BACK
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE
- CONCRETE FLOOR

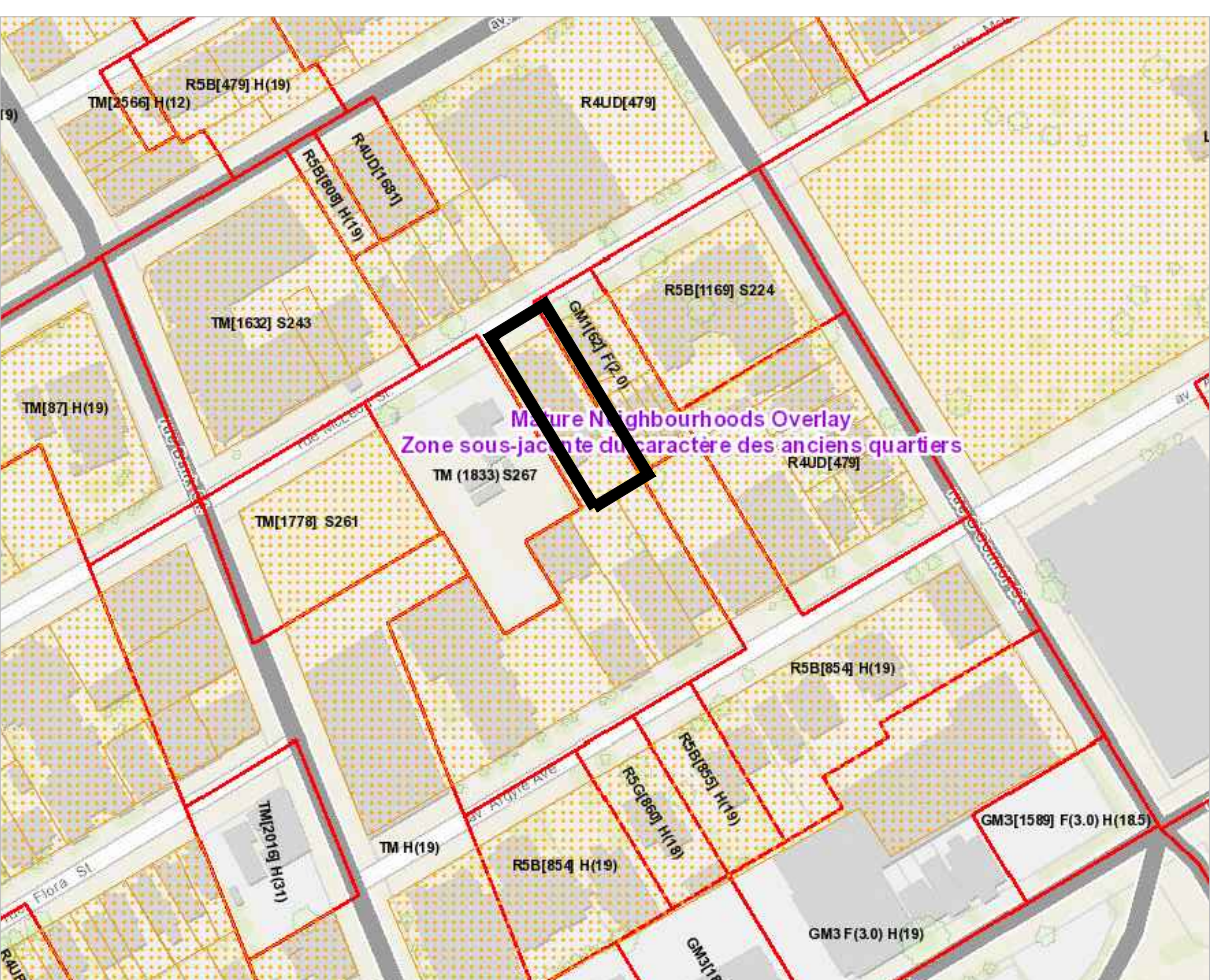
330 McLeod Zoning Table

Zoning Mechanism	Required	Proposed	Compliance
R4UD Zone (Section 162)	Low-rise apartment, 9 or more units		
Minimum Lot Area	450 m ²	1,056.79 m ²	YES
Minimum Lot Width	15 m	20.12 m	YES
Maximum Building Height	14.5 m	15.5 m	NO
Minimum Front Yard Setback Section 144	Yard setback must align with the average of the abutting lots' corresponding yard setback abutting the street. = 3.5 m	4.54 m (existing building)	YES
Minimum Rear Yard Setback Section 144	At least 25% of the lot area and a setback of 30% of the lot depth. = 15.7 m setback = 264.07 m ² area	Setback: 5.1 m Area: approx. 104.23 m ² (9.8% of lot area)	NO
Minimum Interior Side Yard Setback	1.5 m	Existing Building: East - 3.5 m West - 1.3 m Proposed Addition: East - 1.5 m West - 4.2 m	YES NO YES YES
Amenity Area Section 137	Total: 7.5 m ² / rooming unit for first 8 units, 3 m ² / additional rooming unit = 270 m ² Communal: 100% of the amenity area Communal amenity area must: - be located at grade and in the rear yard; - be landscaped; - consist of at least 80% soft landscaping; and - be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane.	Total: 447 m ² Rooftop: 185 m ² Rear Yard: 109 m ²	YES YES NO
Urban Exception 479	Additional permitted use: Dwelling Unit		YES

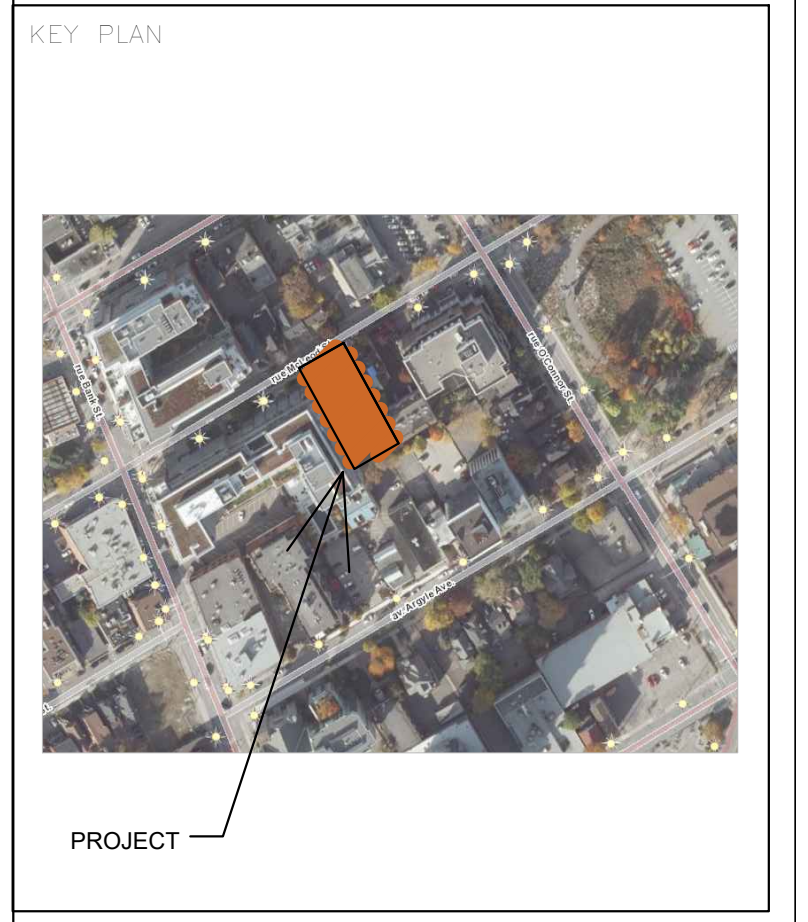
Parking Provisions	Required	Proposed	Compliance
Vehicle Parking Spaces Area X Schedule 1A	Residential: 16.5 spaces (78 rooming units, existing and proposed)	Residential: 0 spaces	NO
Rooming House: 0.25 spaces/unit (after 12 units) Visitor: Not required	Total: 16 spaces		
Bicycle Parking Spaces Rooming unit: 0.25 spaces/unit	Residential: 20 spaces	46 spaces	YES
Bicycle Space Provisions	Horizontal: 0.6 m x 1.8 m Vertical: 0.5 m x 1.5 m Stacked: 0.37 x 1.8 m Aisle: 1.5 m	0.37 m x 1.8 m	YES

LEVEL	G.F.A					
	SQ. FT.			SQ. M.		
	EXISTING	NEW	TOTAL	EXISTING	NEW	TOTAL
BASEMENT	1145	1238	2383	106	115	221
MAIN LEVEL	1382	1330	2712	128	124	252
2	3485	1330	4815	324	124	447
3	3485	1330	4815	324	124	447
4	3485	1330	4815	324	124	447
TOTAL	9 497	5 228	14 725	882	486	1 368

NUMBER OF UNITS	
EXISTING BUILDING	48
PROPOSED BUILDING	30
TOTAL	78



KEY PLAN
N.T.S.



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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#	Description	DATE
1	ISSUED FOR REVIEW	11/02/22
2	ISSUED FOR APPROVAL	10/18/22
3	ISSUED FOR COORDINATION	10/28/22
4	ISSUED FOR APPROVAL	12/19/22

PLANNER:

FOTENN

CLIENT:

SMART LIVING PROPERTIES

ARCHITECT:

WOODMAN ARCHITECT ASSOCIATES LTD.

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 - E.L.E.C.T.R.I.C.A.L. -
 - L.A.N.D.S.C.A.P.I.N.G. -

CLIENT:

PROJECT:

330 MCLEOD

DRAWING:

SITE PLAN

DATE: 13/05/2022 JOB NO: 2211 - A
SCALE: 1:100 DRAWING NO: **SP01**
DRAWN BY: JG/AS
REVIEWED BY: RW

SITE PLAN
SP01 1:100