

REGISTERED PLAN 15632

CLIENT

KEY PLAN

PROJECT

STAMP

TRUE NORTH

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. COPYRIGHT RESERVED.

NO.	REVISION	DD/MM/YY DATE
2	ISSUED FOR APPROVAL	24/06/22
1	ISSUED FOR REVIEW	16/06/22

OWNER

SMART LIVING PROPERTIES

WOODMAN ARCHITECT ASSOCIATES LTD.

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APPLICANT:

FOTENN

CONSULTANTS:

ENGINEERING – MCINTOSH PERRY
SURVEY – ANNIS, O'SULLIVAN, VOLLEBEKK LTDA
LANDSCAPE – JAMES B. LENNOX & ASSOCIATES INC.

PROJECT

68 SWEETLAND - 146/170 OSGOODE OTTAWA

DRAWING

SITE PLAN

DATE: 11/05/2022
SCALE: 1 : 100
DRAWN BY: J.G.
REVIEWED BY: R.W.

JOB No. 2201
REVISION
DRAWING
SP01

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

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED ON THE 20 MAY 2022.

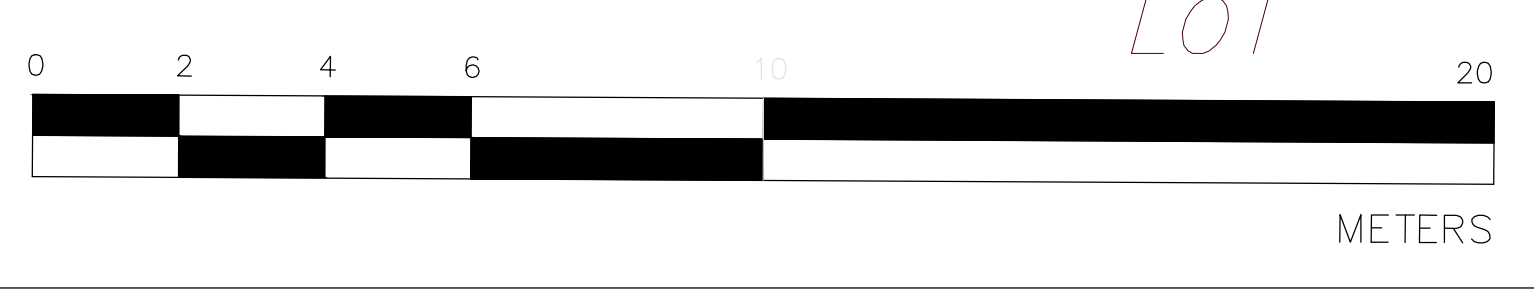
LOT 11 (EAST HENDERSON AVENUE) LOTS AND PART OF LOT 19 (SOUTH OSGOODE STREET) REGISTERED PLAN 37221

ELEVATION NOTES

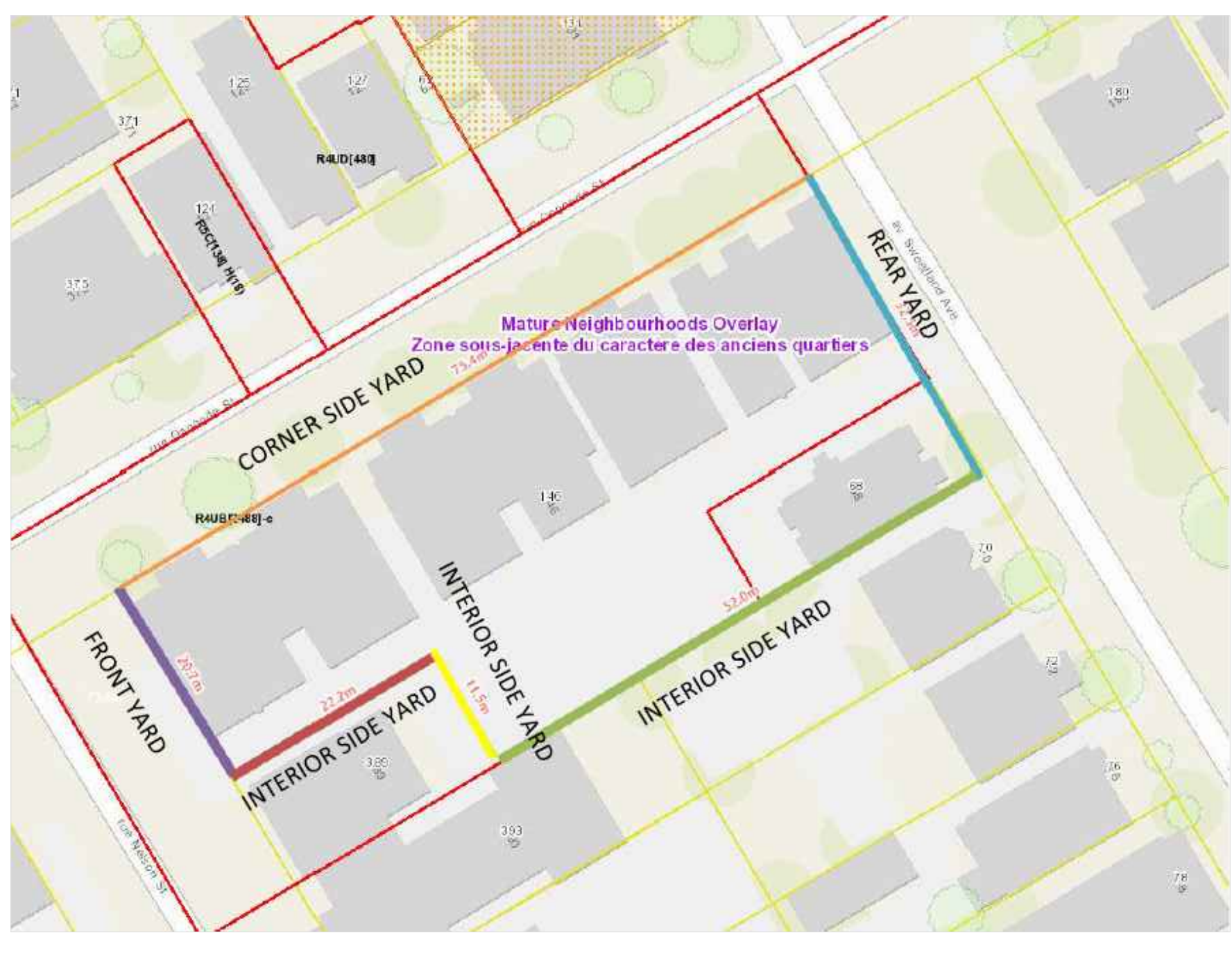
1. Elevations shown are geoid and are referred to the CGVD2011 datum.

2. 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.

Bearing is grid, derived from Can-High 2700. True North CPE coordinates and are referenced to Specialized Control Point (191960005 and 019160010), MTM Zone 9 (17°30' West Longitude / 74°03'00" Central).



1 SITE PLAN
SP01 1:100



2 KEY PLAN
N.T.S.

LEVEL	G.B.A.			G.L.A.			NUMBER OF UNITS
	EXISTING	ADDITION	TOTAL	EXISTING	ADDITION	TOTAL	
BASEMENT	1,071	991	1,547	2,481	243	356	33
FIRST FLOOR	1,071	991	1,547	2,481	243	356	33
SECOND FLOOR	1,071	991	1,547	2,481	243	356	33
THIRD FLOOR	1,071	991	1,547	2,481	243	356	33
TOTAL	4,384	3,964	8,348	10,024	969	10,993	132

BUILDING UNIT	LEVEL	G.B.A.		G.L.A.		AREA SQ.M.	AREA SQ.FT.
		AREA SQ.M.	AREA SQ.FT.	AREA SQ.M.	AREA SQ.FT.		
BLOCK A (UNIT 146-152)	MECHANICAL ROOM	22	235	0	0	257	2,792
	BASEMENT LEVEL	22	235	0	0	257	2,792
	MAIN LEVEL	201	1,328	256	2,756	1,911	20,601
	TERRACE FLOOR	250	1,120	244	2,622	1,977	21,477
TOTAL	545	3,718	244	2,778	3,524	37,662	
BLOCK B (UNIT 154-160)	MECHANICAL ROOM	40	485	0	0	525	5,670
	BASEMENT LEVEL	40	485	0	0	525	5,670
	MAIN LEVEL	233	2,224	211	2,229	1,411	15,111
	SECOND FLOOR	244	2,224	209	2,224	1,708	18,314
TERRACE FLOOR	217	1,925	192	1,925	1,327	14,327	
TOTAL	774	7,341	612	6,178	4,577	49,032	
BLOCK C (UNIT 162-164)	MECHANICAL ROOM	18	205	0	0	223	2,397
	BASEMENT LEVEL	18	205	0	0	223	2,397
	MAIN LEVEL	149	1,054	122	1,315	103	1,113
	SECOND FLOOR	160	1,054	122	1,315	103	1,113
TERRACE FLOOR	106	1,054	122	1,315	103	1,113	
TOTAL	443	6,569	446	4,939	572	6,132	
BLOCK D (UNIT 166-170)	MECHANICAL ROOM	31	321	0	0	352	3,782
	BASEMENT LEVEL	31	321	0	0	352	3,782
	MAIN LEVEL	221	2,071	172	1,937	108	1,168
	SECOND FLOOR	221	2,071	172	1,937	108	1,168
TERRACE FLOOR	221	2,071	172	1,937	108	1,168	
TOTAL	705	6,784	612	6,178	784	8,406	

LEVEL	OSGOODE (ROOMING UNITS)											
	146	148	150	152	154	156	158	160	162	164	166	170
Existing	1	1	1	1	1	1	1	1	1	1	1	1
Basement	1	1	1	1	1	1	1	1	1	1	1	1
Ground Floor	1	1	1	1	1	1	1	1	1	1	1	1
2nd Floor	2	2	2	2	2	2	2	2	2	2	2	2
3rd Floor	2	2	2	2	2	2	2	2	2	2	2	2
4th Floor	2	2	2	2	2	2	2	2	2	2	2	2
TOTAL	14	14	14	14	14	14	14	14	14	14	14	14

R4UD [480] XXXX- PUD

Zoning Mechanism	Requirement PUDS	Provided	Compliance
Minimum Front Yard Landscaping in the Rear Yard	1,400 m ²	2,155 m ²	Complies
Minimum Lot Width	N/A	-	-
Minimum Front Yard Setback Sweetland and Nelson	Must align with the abutting lot's actual yard setbacks abutting each street (not less than 1.5 m and no more than 4.5 m) (144.1b)	Existing	Existing
Minimum Corner Side Yard Setback Osgoode	Must align with the abutting lot's actual yard setbacks abutting each street (not less than 1.5 m and no more than 4.5 m) (144.1b)	Existing	Existing
Minimum Interior Side Yard Setback	7.5 m from rear property line of 389 Nelson	Relief required	Relief required
Minimum Rear Yard Setback	1.5 m for first 18m from street, and 7.5m for the remainder for others.	Relief required	Relief required
Interior Yard Area	N/A no rear yard as per Section 135	-	-
Interior Yard Area	30% in from abutting properties rear yard setback on to the affecting property.	Relief required	Relief required
Maximum Building Height	As Per Dwelling Type (Low-rise apartment 9 or more units) = 34.5 m	Complies	Complies
Zoning Mechanism	Requirement PUDS	Provided	Compliance

Minimum Area of Soft Landscaping in the Rear Yard	N/A no rear yard as per Section 135	-
Minimum Area of Soft Landscaping in the Front Yard	40%	Existing
Amenity Area	7.5m ² per unit 1-7 8m ² per unit above 8 Total = 364.5 m ² • located at grade and in the rear yard • landscaped • 80% soft landscaping	Need to confirm location as there is no rear yard
Principal Entrance	Min. 1 located on the facade.	Existing
Front Façade	25% windows (can include windows located in doors)	Existing
Front Façade Recessed	20%	Existing
Minimum separation area between buildings	1.2 m	Existing
Overall Landscaped Area of Lot	30%	Complies

The property is considered as within Area X as shown in Schedule 1A in the City of Ottawa Zoning By-Law.

Zoning Mechanism	Requirement	Provided	Compliance
Vehicle Parking Spaces Area X	Residential: 0.25 per DUJ not required for first 12 units. (111 units, less 12 = 99) 25 spaces required	2	Relief Required
Bicycle Parking Spaces	Visitor: 0.1 per DUJ not required for first 12 units. 10 spaces required. Total Parking = 95	Complies	Complies
Dimension of Bicycle Parking Spaces	Min: 0.6m wide/1.8m long (horizontal) = 50% minimum must be horizontal Min: 0.5m wide/1.5m long (vertical) Min: 0.37m wide/1.8m long (stacked)	Complies	Complies

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
- PROPOSED 2.1 HT. ORNAMENTAL METAL FENCE, REFER TO LANDSCAPE PLAN FOR DETAILS
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE
- CONCRETE FLOOR