



LEVEL	GROSS BUILDING AREA						GROSS FLOOR AREA					
	SQ M			SQ FT			SQ M			SQ FT		
	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL
BASEMENT	170	141	311	1 831	1 518	3 349	63	68	131	678	732	1 410
MAIN LEVEL	167	126	293	1 799	1 356	3 155	116	73	189	1 249	786	2 034
SECOND LEVEL	167	117	284	1 799	1 259	3 058	117	88	205	1 259	943	2 202
THIRD LEVEL	123	130	253	1 324	1 399	2 723	89	88	177	958	947	1 905
TOTAL	627	514	1 141	6 753	5 533	12 286	385	317	702	4 144	3 408	7 552

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED ON THE 1st DAY OF DECEMBER 2021.

ELEVATION NOTES

- Elevations shown are precise and are referred to the CGVD03 geoid datum.
- It is the responsibility of the user of the information to verify that the benchmark has not been altered or disturbed and that its relative elevation and description agree with the information shown on this drawing.
- Bearings are astronomic and are referred to the eastern level of Russell Avenue shown to be N 5° 12' 10" W or thereabouts.
- For comparison purposes, a rotation of 0° 34' 00" counter clockwise was applied to bearings on plan P1.

Table 1: Zoning Summary

Zoning Mechanism	Requirement	Provided	Compliance
Minimum Lot Area	450m ²	566.21m ²	✓
Minimum Lot Width	15m	16.02m	✓
Minimum Front Yard Setback	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, appears to align	✓
Minimum Interior Side Yard Setback	1.5 m	Existing building 0 m (both sides)	✗
Minimum Rear Yard Setback	30% of lot depth 10.6m	4.09 m	✗
Minimum Rear Yard Area	25% of lot area (566 m ²) = 141.5 m ²	65.20 m ²	✗
Maximum Building Height	14.5m	10.2m	✓
Minimum Landscaped Area	30% of lot area = 169.8 m ²	220 m ² combined front, rear and side yards (achieving 38.87%)	✓
Minimum Area of Soft Landscaping in the Rear Yard	50% of the rear yard 32.60 m ²	65.57 m ² total landscaped area in rear yard. 43.29 m ² is soft landscaped (63.12%)	✓
Minimum Area of Soft Landscaping in the Front Yard	40%	>40%	✓
Principal Entrance	At least one principal entrance to a ground-floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street	2 principal entrances along Russell Avenue are provided within the existing building	✓
Front Façade Fenestration	25% of front façade (166.64 m ²) windows = 41.66 m ²	19.63 m ² windows in front façade (11.78%)	✗
Front Façade Articulation	20% of area of front façade must be recessed an additional 0.6 metres from front setback line.	24.36 m ² (14.61%) is recessed.	✗
Number of Bedrooms	At least 25% of dwelling units (7 in proposed addition) must have at least five bedrooms (may be rounded down to the nearest whole number) = 2 units	2 large units are provided consisting of a three-bedroom and a four-bedroom unit.	✓
Exit stairs	Project a maximum of 2.2 metres into required rear yard	N/A	✓
Distance of exit stairs from interior lot line	1m	N/A	✓

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	Residential: 5 spaces Visitor: 1 space Total: 6 spaces	0 spaces	✗
Bicycle Parking Spaces	0.5 spaces per unit = 11 spaces	39 spaces	✓
Minimum Number of Horizontal Bicycle Parking Spaces	50% must be horizontal = 5.5 spaces	13 horizontal bike provided	✓
Dimension of Bicycle Parking Spaces	Min: 0.6m wide/1.5m long (horizontal) - 50% minimum must be horizontal Min: 0.5m wide/1.5m long (vertical)	0.5m wide/1.5m long (vertical)	✓
Garbage Storage	Located within principal building within Sandy Hill Total Volume 3.5 cubic metres	3.56 cubic metres: 2 yard container = 1.52 m ³ 240 l cartons = 1.80 m ³ 240 l car = 0.24 m ³	✓
Garbage Path	1.2 m by 1.5 m high path for movement between storage and public lane Paved or finished with hard landscaping Service vent or utility may encroach up to 0.30m into path		✓

NUMBER OF UNITS

LEVEL	BACHELOR	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
EXISTING					
1 BASEMENT	6	1	1	1	9
2 MAIN	6	1	1	1	9
3 SECOND	6	1	1	1	9
4 THIRD		1	1	1	3
TOTAL	12	1	1	1	14
NEW					
1 BASEMENT	3	1	1	1	6
2 MAIN	1	1	1	1	4
3 SECOND	1	1	1	1	4
4 THIRD	1	1	1	1	4
TOTAL	6	4	4	4	18
LEVEL	BACHELOR	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
1 EXISTING BUILDING	12	1	1	1	15
2 PROPOSED ADDITION	4	0	1	2	7
TOTAL	16	1	2	3	22
TWO BEDROOM UNITS REQUIRED	2				2
TWO BEDROOM	3				3

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	DATE
9	ISSUED FOR REVIEW -RESPOND TO COMMENTS	10/04/23
8	ISSUED FOR PERMIT	22/03/23
7	ISSUED FOR PERMIT	13/01/23
6	ISSUED FOR PERMIT	11/24/22
5	ISSUED FOR PERMIT	23/08/22
4	ISSUED FOR REVIEW	13/07/22
3	ISSUED FOR REVIEW	11/07/22
2	ISSUED FOR REVIEW	06/07/22
1	ISSUED FOR REVIEW	25/03/22
	NO. REVISION	DD/MM/YY DATE

SMART LIVING PROPERTIES

ARCHITECT OF RECORD:

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APPLICANT:

FOTENN

FOTENN CONSULTANTS INC.

CONSULTANTS:

SURVEY: ANNIS, O'SULLIVAN, VOLLEBECK LTD.

ENGINEERING: PEARSON ENGINEERING

LANDSCAPING: JAMES B. LENNOX & ASSOCIATES LTD.

STRUCTURAL: D+W STRUCTURAL INC.

PROJECT

29 RUSSELL OTTAWA

DRAWING

SITE PLAN

DATE: 23/08/2022 JOB No. 2118

SCALE: 1 : 100 REVISION

DRAWN BY: J.G. DRAWING

REVIEWED BY: R.W. **SP01**

007-12-22-0113