

- LEGEND:**
- EXISTING BUILDING - 3 LEVELS + BASEMENT
 - PROPOSED ADDITION - 3 LEVELS + BASEMENT
 - 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

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 1st DAY OF DECEMBER 2021.
ELEVATION NOTES
 1. Elevations shown are spot heights and are referred to the CGVD2011 geoid datum.
 2. It is the responsibility of the user of this information to verify that the job benchmarks have not been altered or disturbed and that its relative elevation and description agrees with the information shown on the drawing.
 Bearings are magnetic and are referred to the magnetic line of Russell Avenue shown to be 102° 28' 17" W or 102° 28' 17".
 For comparison purposes, a rotation of 9° 59' 45" counter clockwise was applied to bearings on plan P1.

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 lots' actual yard setbacks, abutting each street (not less than 1.5 m and no more than 4.5 m) (14.1 lb) | Existing, appears to align | ✓ |
| Minimum Interior Side Yard Setback | 1.5 m | Existing building 0 m (both sides) Addition North - 4.5 m South - 0 m to 1.5m | ✗ |
| Minimum Rear Yard Setback | 30% of lot depth 10.6m | 3.14 m | ✗ |
| Minimum Rear Yard Area | 25% of lot area (566 m ²) = 141.5 m ² | 160.42 m ² | ✓ |
| Maximum Building Height | 14.5m | 10.2m | ✓ |
| Minimum Landscaped Area | 30% of lot area = 169.8 m ² | 215 m ² combined front, rear and side yards (achieving 38%) | ✓ |
| Minimum Area of Soft Landscaping in the Rear Yard | 50% of the rear yard (160.42 m ²) = 80.21 m ² | 160.42m ² total landscaped area in rear yard. 66.78m ² is softly landscaped (41.62%) Courtyard area - 27m ² | ✗ |
| 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%) Existing non-complying condition. | ✗ |
| Front Façade Articulation | 20% of area of front façade must be recessed an additional 0.6 metres from front setback line. 33.33 m ² | 24.36 m ² (14.61%) is recessed. Existing non-complying condition. | ✗ |
| Number of Bedrooms | At least 25% of dwelling units (7 in proposed addition) must have at least two 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 | 11 spaces | ✓ |
| Minimum Horizontal Bicycle Parking Spaces | 50% must be horizontal = 5.5 spaces | 0 spaces, parking is provided vertical | ✗ |
| 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) | 0.5m wide/1.5m long (vertical) | ✓ |

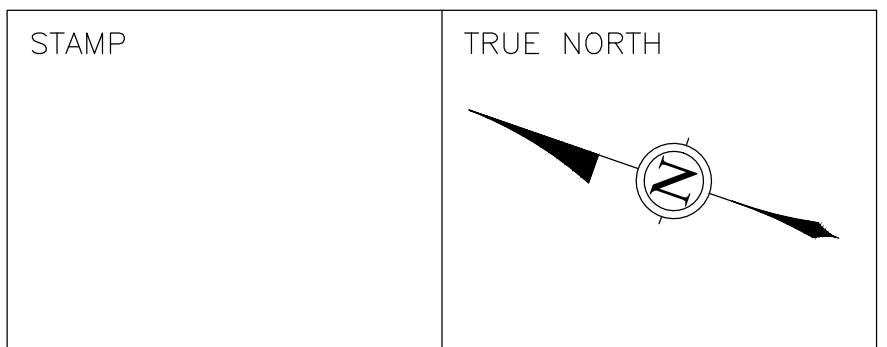
| NUMBER OF UNITS | | | | | |
|---------------------|-----------|-----------|-----------|-----------|-----------|
| LEVEL | BACHELOR | 3 BEDROOM | 4 BEDROOM | TOTAL | |
| 1 BASEMENT | | 1 | | 1 | |
| 2 MAIN | 6 | | | 6 | |
| 3 SECOND | 6 | | | 6 | |
| 4 THIRD | 1 | | | 1 | |
| TOTAL | 0 | 13 | 1 | 0 | 14 |
| NEW | | | | | |
| LEVEL | BACHELOR | 3 BEDROOM | 4 BEDROOM | TOTAL | |
| 1 BASEMENT | 3 | | | 3 | |
| 2 MAIN | | 1 | | 1 | |
| 3 SECOND | | | 1 | 1 | |
| 4 THIRD | 1 | | | 1 | |
| TOTAL | 0 | 4 | 1 | 2 | 7 |
| TOTAL | | | | | |
| LEVEL | BACHELOR | 3 BEDROOM | 4 BEDROOM | TOTAL | |
| 1 EXISTING BUILDING | 13 | 1 | 0 | 14 | |
| 2 PROPOSED ADDITION | 4 | 1 | 2 | 7 | |
| TOTAL | 17 | 2 | 2 | 21 | |

| | |
|--|--------|
| TWO BEDROOM UNITS REQUIRED FOR THE ADDITION AT 25% | 2 |
| TWO BEDROOM UNITS PROVIDED | 3 |
| LOT COVERAGE | 50.30% |



| LEVEL | GROSS BUILDING AREA SQ M | | | | | | GROSS FLOOR AREA SQ M | | | | | |
|--------------|--------------------------|-------------------|--------------|--------------|-------------------|---------------|-----------------------|-------------------|------------|--------------|-------------------|--------------|
| | 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 | 104 | 274 | 1 831 | 1 119 | 2 950 | 74 | 71 | 145 | 797 | 764 | 1 561 |
| MAIN LEVEL | 167 | 119 | 286 | 1 799 | 1 281 | 3 080 | 114 | 68 | 182 | 1 227 | 732 | 1 959 |
| SECOND LEVEL | 167 | 128 | 295 | 1 799 | 1 378 | 3 177 | 117 | 96 | 213 | 1 259 | 1 033 | 2 293 |
| THIRD LEVEL | 126 | 144 | 270 | 1 356 | 1 550 | 2 906 | 79 | 102 | 181 | 850 | 1 098 | 1 948 |
| TOTAL | 630 | 495 | 1 125 | 6 785 | 5 328 | 12 113 | 384 | 337 | 721 | 4 133 | 3 627 | 7 761 |

CLIENT



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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| NO. | REVISION | DATE |
|-----|-------------------|----------|
| 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 |

ARCHITECT OF RECORD:
WOODMAN ARCHITECT & ASSOCIATES LTD.

APPLICANT:
FOTENN
 FOTENN CONSULTANTS INC.

CONSULTANTS:
 SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 ENGINEERING: PEARSON ENGINEERING
 LANDSCAPING: JAMES B. LENNOX & ASSOCIATES LTD.

PROJECT
29 RUSSELL OTTAWA

DRAWING
SITE PLAN

DATE: 17/02/2022 JOB No. 2118
 SCALE: 1 : 100 REVISION
 DRAWN BY: J.G. DRAWING
 REVIEWED BY: R.W. **SPO1**