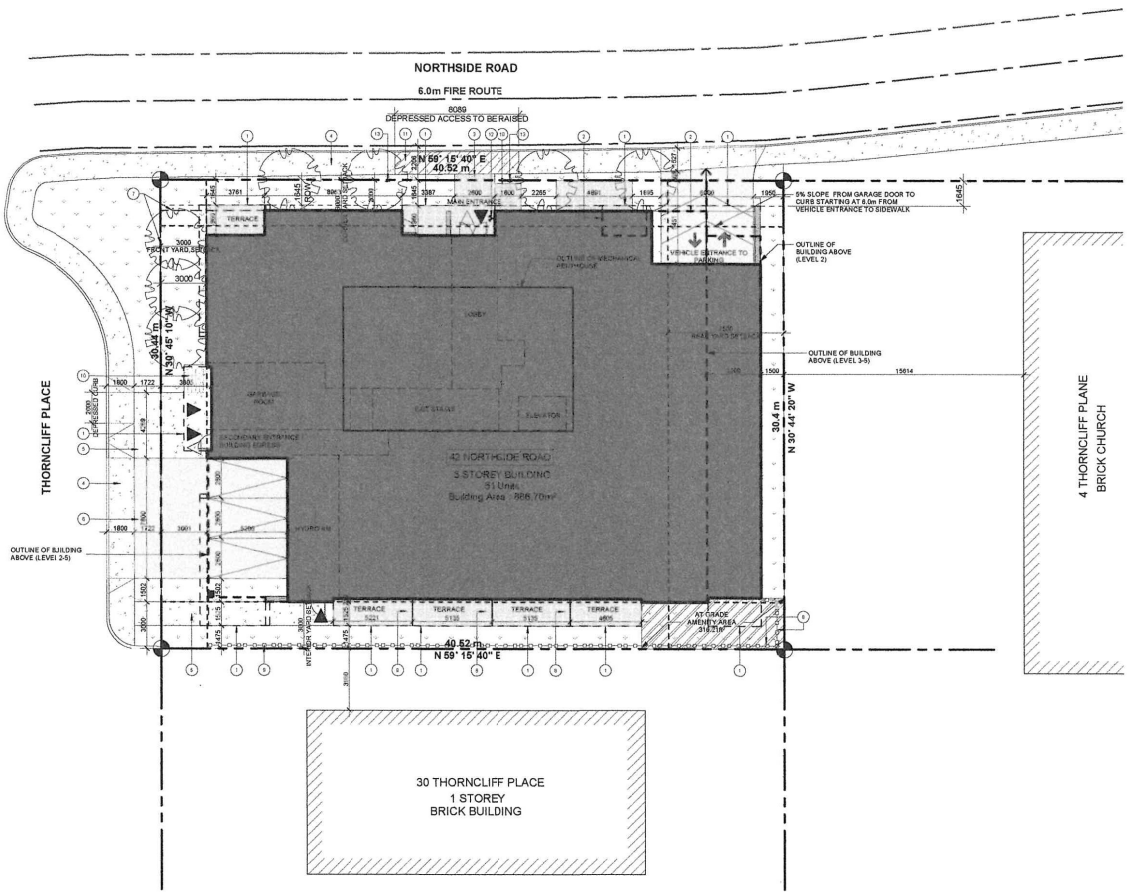


1 PROPOSED SITE PLAN
1 : 150

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Committee of Adjustment
MAY 31 2022
City of Ottawa

## SITE CONTEXT

## LEGEND

**SURFACES**

- GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED

**LINES**

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

**VEGETATION**

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

**SYMBOLS**

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

**PARKING**

- BIKE PARKING H: HORIZONTAL 0.6M x 1.9M V: VERTICAL 0.9M x 1.9M S: STACKED 0.37M x 1.9M
- CAR PARKING R: RESIDENTIAL V: VISITOR
- BF PARKING R: RESIDENTIAL V: VISITOR
- BF PARKING (TYPE A) R: RESIDENTIAL V: VISITOR
- BF PARKING (TYPE B) R: RESIDENTIAL V: VISITOR

## GENERAL NOTES

**NOTE-A :**
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

**NOTE-B :**
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.

**NOTE-C :**
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

**NOTE-D :**
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.

**NOTE-E :**
- DO NOT SCALE DRAWINGS.

**NOTE-F :**
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

## SURVEY INFO

TOPOGRAPHIC SURVEY OF :
42 NORTHSIDE ROAD

LOT 376 & LOT 377
NORTHSIDE ROAD
REGISTERED PLAN NO.403318
CITY OF OTTAWA
AOV - 2021

N

GRAPHIC SCALE
0 3 5 10

## PROJECT INFORMATION

**SITE SUMMARY**

| | |
|---|---|
| ADDRESS | 42 NORTHSIDE ROAD |
| CURRENT ZONING | GM8 H(19.5) |
| SITE AREA | 1233.62 m² |
| PROPOSED USE | RESIDENTIAL - 51 UNITS |
| BUILDING AREA | 986.70 m² |

**ZONING SUMMARY**

| | REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA | 0.00 m² | 1233.62 m² |
| LOT WIDTH | 0.00 m | 40.52 m |
| MIN. LOT WIDTH | 0.00 m | 0.00 m |
| MAX. BUILDING HEIGHT | 18.00 m | 16.25 m |
| MAX. PARAPET HEIGHT *Above max. building* | 0.30 m | 0.30 m |
| SET BACKS : | | |
| - FRONT YARD | 3.00 m(min.) 0.00 m(max.) | 3.00 m(min.) 0.00 m(max.) |
| - CORNER SIDE YARD | 3.00 m(min.) 0.00 m(max.) | 2.00 m(min.) 0.00 m(max.) |
| - INTERIOR SIDE YARD | 3.00 m(min.) 0.00 m(max.) | 3.00 m(min.) 0.00 m(max.) |
| - REAR YARD | 7.50 m(min.) 0.00 m(max.) | 1.50 m(min.) 0.00 m(max.) |
| - MAX. FSI | 2 | 2.62 |
| MIN LANDSCAPED REQ | 3.00 m | 2.00 m<br>3.00 m |

**VEHICULAR PARKING**

| | REQUIRED | PROPOSED |
|---|---|---|
| MIN RES. PARKING SPACES | 55 | 49 |
| MIN VISITOR PARKING SPACES | 10 | 10 |
| MIN ACCESSIBLE PRKG SPACES *ref. in total parking count* | 1 | 2 |
| TOTAL PARKING SPACES | 65 | 59 |

**BICYCLE PARKING**

| | REQUIRED | PROPOSED |
|---|---|---|
| MIN PARKING SPACES | 38 | 35 |

**WASTE MANAGEMENT CONTAINERS**

| | REQUIRED | PROPOSED |
|---|---|---|
| GARBAGE (3y bins) | 2 | 2 |
| FIBER (2y bins) | 1 | 1 |
| RECYCLING (360L carts) | 2 | 2 |
| ORGANICS (240L carts) | 1 | 1 |

**AMENITY AREA**

| | REQUIRED | PROPOSED |
|---|---|---|
| PRIVATE (balconies) | 153.00 m² | 415.02m² |
| COMMUNAL INT. | 153.00 m² | 127.19m² |
| COMMUNAL AT GRADE | | 29.37m² |

**BUILDING SUMMARY**

| | UNITS | GFA - OBC | GFA - CITY |
|---|---|---|---|
| BASEMENT P2 | 0 | 1098.07 m² | 0.00 m² |
| BASEMENT P1 | 0 | 1091.39 m² | 0.00 m² |
| LEVEL 1 | 0 | 800.73 m² | 349.69 m² |
| LEVEL 2 | 0 | 860.29 m² | 780.95 m² |
| LEVEL 3 | 0 | 779.36 m² | 702.16 m² |
| LEVEL 4 | 0 | 779.36 m² | 702.16 m² |
| LEVEL 5 | 0 | 779.36 m² | 702.16 m² |
| ROOF | 0 | 0.00 m² | 0.00 m² |

## KEYNOTE DESCRIPTIONS

1. BALCONY ABOVE
2. OUTLINE OF BUILDING ABOVE(LEVEL 2)
3. NEW STONE PATHWAY
4. EXISTING CONCRETE SIDEWALK
5. NEW CONCRETE PATHWAY
6. NEW ASPHALT PATHWAY
7. UNDERGROUND P1-P2 PARKING OUTLINE
8. PRIVACY SCREEN
9. 1.8m PRIVACY FENCE
10. 3x HORIZONTAL BICYCLE SPACES
11. EXISTING CONCRETE CURB DEPRESSION TO BE REMOVED TO MATCH EXISTING CONTINUOUS CURB AND SIDEWALK.
12. SIAMESE CONNECTION
13. PROPOSED FIRE ROUTE SIGN LOCATION

ROSSMANN ARCHITECTURE
88 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5
Tel : 819-800-1555

DRAWING ABOVE OF ARCHITECTS ROSSMANN ARCHITECTURE 1001

NOT FOR CONSTRUCTION / PAS POUR CONSTRUCTION

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**PROJECT TEAM / ÉQUIPE DU PROJET :**

CIVIL
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210 PRESCOTT STREET, KEMPTVILLE, ON K0G1J0

LANDSCAPE
LASHLEY + ASSOCIATES CORPORATION
SUITE 202, 950 GLADSTONE AVENUE

PLANNING
PAUL ROBINSON CONSULTING
100 Palomino Drive, Ottawa, Ontario K2M 1N3

TRANSPORTATION
STANTEC CONSULTING LTD
400 - 1331 CLYDE AVENUE OTTAWA ON K2C 3G4

400 - 1331 CLYDE AVENUE OTTAWA ON K2C 3G4

**KEY PLAN / PLAN CLÉ :**

KEY PLAN

**CLIENT :**

Rohit GROUP OF COMPANIES

Tel : XXX-XXX-XXXX | www.WEBSITE.com

| revision | description | date |
|---|---|---|
| 1.1 | SPC SUB.#2 | 22-04-25 |
| 1.0 | SPC SUB.#1 | 21-12-21 |

**PROJECT NAME / NOM DU PROJET :**

# 42 Northside Road

**DRAWING NAME / NOM DU DESSIN :**

SITE PLAN

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

| | |
|---|---|
| PROJECT NO. / NO. DE PROJET : | 21087 |
| DATE: | 10/08/19 |
| DRAWN BY / DESSINÉ PAR : | Author |
| REVIEWED BY / VÉRIFIÉ PAR : | Checker |
| SCALE / ÉCHELLE : | As indicated |
| PROJECT PHASE / PHASE DU PROJET : | 1 |
| DWG NO. / NO. DESSIN : | A050 |
| REVISION NO. / NO. DE REVISION : | 1.1 |

DEP-12-22-0015