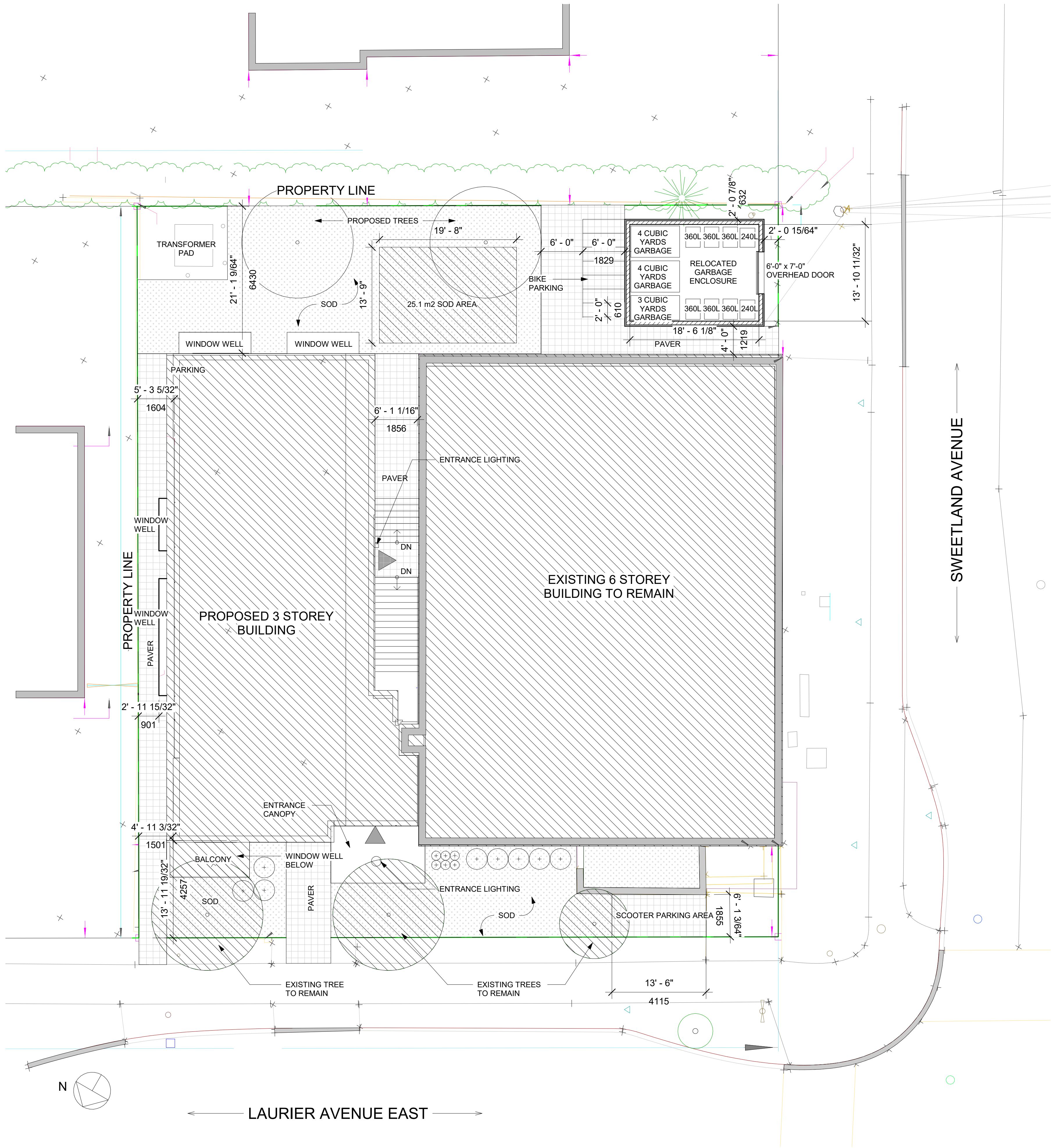




280 LAURIER AVE. E.				
SITE PLAN OF SURVEY LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA		SURVEY INFO TAKEN FROM LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. COMPLETED FEBRUARY 5, 2021		
R4UD [480]- RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: NEW ADDITION TO EXISTING 6 STOREY MID RISE APARTMENT BUILDING (RENTALS)				
ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES	
A) MINIMUM LOT AREA	450 m²	895.5 m²		
B) MINIMUM LOT WIDTH	15 m	27.95 m		
C) MINIMUM LOT DEPTH	N/A	32 m		
D) MINIMUM FRONT YARD SET BACK	AVERAGE (4.5m+4.01m) /2 =4.255m	4.25 m		
E) MINIMUM CORNER YARD SET BACK	AVERAGE (3m+0m) /2 =1.5m	0 m (EXISTING)		
F) MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m	1.5 m		
G) MINIMUM REAR YARD SET BACK	1.2 m	6.43 m		
H) * MINIMUM REAR YARD AREA (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)	30% of 27.95 m x 30% of 32 m = 80.5 m²	79.4 m²	MINOR VARIANCE	
I) MAXIMUM BUILDING HEIGHT	14.5 m	13 m		
J) VEHICLE PARKING (RESIDENTS)	44x0.5=22	0		
VEHICLE PARKING (VISITOR)	44x0.1=4.4	0		
VEHICLE PARKING (TOTAL)	26.4	0	MINOR VARIANCE	
K) BIKE SPACES	56x0.5=28	18 (STACKED) INDOOR +7 OUTDOOR		
	REQUIREMENT	PROVIDED	EXISTING	
L) AMENITY AREA	0	101.2 m² @ BACK & 15.6 m² BALCONIES TOTAL = 116.8 m²		
M) FRONT YARD, SOFTSCAPING PERCENTAGE	40%	42.1%		
N) REAR YARD, SOFTSCAPING PERCENTAGE	50%	54.8%		
BUILDING AREA				
FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL	
BASEMENT	341 m²	193.6 m²	534.6 m²	
GROUND FLOOR	341 m²	193.6 m²	534.6 m²	
SECOND FLOOR	341 m²	193.6 m²	534.6 m²	
THIRD FLOOR	341 m²	193.6 m²	534.6 m²	
FOURTH FLOOR	341 m²	0 m²	341 m²	
FIFTH FLOOR	341 m²	0 m²	341 m²	
SIXTH FLOOR	341 m²	0 m²	341 m²	
TOTAL	2387 m²	774.4 m²	3161.4 m²	
	BACHELOR	1 BED	2 BED	TOTAL
EXISTING BUILDING	29	11	0	40
PROPOSED ADDITION	14	0	4	18
TOTAL	43	11	4	58
REQUIRED 2 BEDROOM			4	
PROPOSED 2 BEDROOM			4	

SITE PLAN
SCALE: 1:100



(DESIGN ONLY)

OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN# 112782
337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

FERNANDO MATOS - BCIN# 22431
613-884-4425

QUALIFICATION INFO
SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2015
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
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GENERAL NOTES:

280 LAURIER AVE. E.

NEW ADDITION TO
EXISTING 6 STOREY BUILDING

CONSULTANTS		
STRUCTURAL -		
ELECTRICAL -		
1		
2		
3		
4		
5		
6		
7		
8		
9		
NO.	REVISION/ISSUE	DATE
PROJECT:		
280 LAURIER AVE. E. NEW ADDITION TO EXISTING 6 STOREY BUILDING 280 LAURIER AVE. E. OTTAWA, ON K1N 0P5		
SITE PLAN		
DRAWN BY:	L.T.	SHEET:
DATE:	MARCH 29, 2021	A0
SCALE:	AS NOTED	