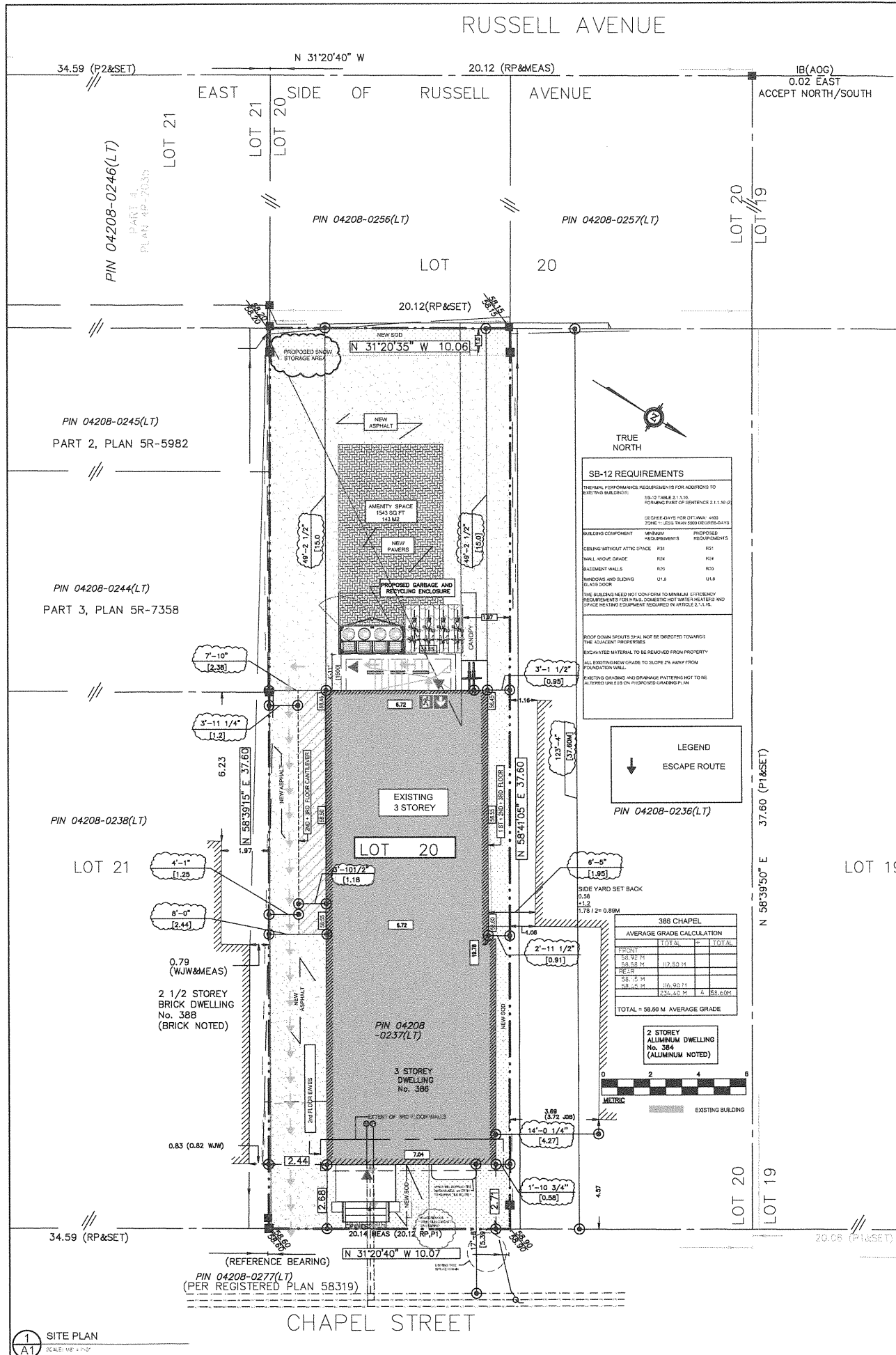


# RUSSELL AVENUE

# SITE PLAN REGISTER



R4S(480) RESIDENTIAL FOURTH DENSITY CONVERTING TRIPLEX TO LOW RISE ZONING MECHANISMS

- A) MINIMUM LOT AREA
  - B) MINIMUM LOT WIDTH
  - C) MINIMUM FRONT YARD AND CORNER
  - D) MINIMUM INTERIOR SIDE YARD SETBACK
  - E) MINIMUM REAR YARD SETBACK
  - F) MAXIMUM BUILDING HEIGHT
- SURVEY INFO  
SURVEY INFO TAKEN FROM  
LOT 20 REGISTERED PLAN 58319  
CITY OF OTTAWA  
PREPARED BY J.D. BARNES LIMITED  
FIELD WORK COMPLETED MAY 6TH, 20

AMENITY AREA  
SECTION 137  
BYLAW 2014-189  
137 (1) AMENITY AREA MUST BE PROVIDED  
(2) LOCATED IN SAME LOT  
(3) PROVIDED OUTDOORS, NOT IN BUILDING  
(5) MINIMUM REQUIRED COMMUNAL TABLE 137  
(3) LOW RISE IN R ZONES= UP TO PROVIDED

**SB-12 REQUIREMENTS**

THERMAL PERFORMANCE REQUIREMENTS FOR ADDITIONS TO EXISTING BUILDINGS:

BUILDING COMPONENT	MINIMUM REQUIREMENTS	PROPOSED REQUIREMENTS
CEILING WITHOUT ATTIC SPACE	R01	R01
WALL ABOVE GRADE	R04	R04
BASEMENT WALLS	R09	R09
WINDOWS AND SLIDING GLASS DOOR	U1.8	U1.8

THE BUILDING NEED NOT COMPLY TO MINIMUM EFFICIENCY REQUIREMENTS FOR HEAVY DOMESTIC HOT WATER HEATERS AND SPACE HEATING EQUIPMENT REQUIRED IN ARTICLE 2.1.19.

ROOF DRAIN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES

EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL EXISTING NEW GRADE TO SLOPE AWAY FROM FOUNDATION WALL

FINISHING GRADES AND DRAINAGE PATTERNING NOT TO BE ALTERED UNLESS ON PROPOSED GRADING PLAN

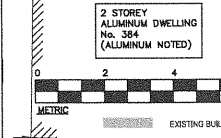


**386 CHAPEL**

AVERAGE GRADE CALCULATION

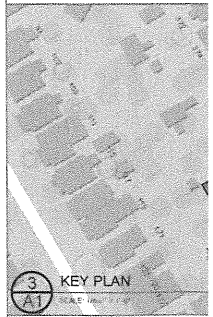
PERCENT	TOT. M.	TOT. M.
58.92 M	117.84 M	
58.58 M	117.50 M	
58.15 M	116.30 M	
58.45 M	116.90 M	4.58 M
	239.54 M	

TOTAL = 58.60 M AVERAGE GRADE

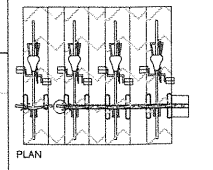


**2 TREE PLANTING**  
SCALE: NTC

- DO NOT DAMAGE OR CUT LEADER
- PRUNE DEAD OR BROKEN BRANCHES ONLY
- REMOVE ALL BURLAP WRAP, RIBBONS AND TAGS
- USE 2-1800mm STEEL STAKES PLACED AWAY FROM ROOTBALL AS SHOWN
- SECURE WITH 12 GAUGE GALVANIZED WIRE AND RUBBER HOSE WRAPPED AROUND TRUNK
- TOP OF ROOTBALL TO RETAIN SAME RELATION TO FINISHED GRADE AS PER PREVIOUS EXISTING GRADE
- REMOVE BURLAP AND WIRCS FROM ROOTBALL
- 150mm SOIL SAUCER
- 75mm MULCH LAYER
- SCAFFRY WALLS OF PIT
- PLANTING SOIL MIX AS SPECIFIED
- TAMP BOTTOM OF TREE PIT
- COMPACTED FILL OR UNDISTURBED SUBGRADE



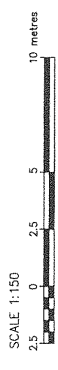
**3 KEY PLAN**  
SCALE: 1:100



**5 BICYCLE PARKING**  
SCALE: 1/4" = 1'-0"

**1 SITE PLAN**  
SCALE: 1/4" = 1'-0"

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 - PLAN SHOWING**  
**WEST SIDE OF CHAPEL STREET**  
**REGISTERED PLAN 58319**  
**CITY OF OTTAWA**  
**J.D. BARNES LIMITED**  
 © COPRIGHT 2016



DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**PART 2 - SURVEY REPORT**

- DESCRIPTION PART OF LOT 20 - WEST SIDE OF CHAPEL STREET, ON REGISTERED PLAN 58319 BEING PIN 04208-0237(LT).
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
- ADDITIONAL REMARKS
- NOTE THE LOCATION OF BOARD FENCING ALONG THE WESTERLY, EASTERLY AND SOUTHERLY LIMIT OF SUBJECT PROPERTY.
- NOTE THE LOCATION OF THE CHAIN LINK FENCE ALONG THE EASTERLY LIMIT OF SUBJECT PROPERTY.
- NOTE THE LOCATION OF THE OVERHEAD TELEPHONE WIRES ON THE SOUTHEASTERLY LIMIT OF SUBJECT PROPERTY.
- NOTE THE LOCATION OF FIRE ESCAPE, STAIRS AND WOOD DECK ALONG THE SOUTHEASTERLY LIMIT OF SUBJECT PROPERTY.
- BOUNDARY FEATURES
- NONE

**NOTES**

THE ASTROMETRIC AND AREA DATA FROM THE WESTERLY LIMIT BEARING AND STRIKES IS SHOWN ON THE PLAN AS BEING A BEARING OF N 89°39'30" E AND A STRIKE OF 75.21, DATED JUNE 2, 1997 HAVING A BEARING ON N 81°20'00" W.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- ▣ DENOTES STANDARD IRON BAR
- ▢ DENOTES 100mm DIAMETER IRON BAR
- ▧ DENOTES IRON BAR
- ▨ DENOTES PLASTIC BAR
- ▩ DENOTES WITNESS PIN
- ⊙ DENOTES MEASURED
- ⊙ DENOTES MEASUREMENT UNKNOWN
- ⊙ DENOTES REGISTERED PLAN 58319
- ⊙ DENOTES (A.O.S.) P.P. BY ANNIS OSULLIVAN VOLLEBEK LTD.
- P1 DENOTES PLAN 5R-5982
- P2 DENOTES PLAN 5R-5982
- W.M. DENOTES H.L. MARTIN O.L.S.
- W.W. DENOTES PLAN 4R-2035
- PRO. DENOTES PROPORTIONED
- CLF DENOTES CHAIN LINK FENCE
- T- DENOTES OVERHEAD TELEPHONE WIRE
- E- DENOTES OVERHEAD HYDRO WIRE
- FND DENOTES FOUNDATION

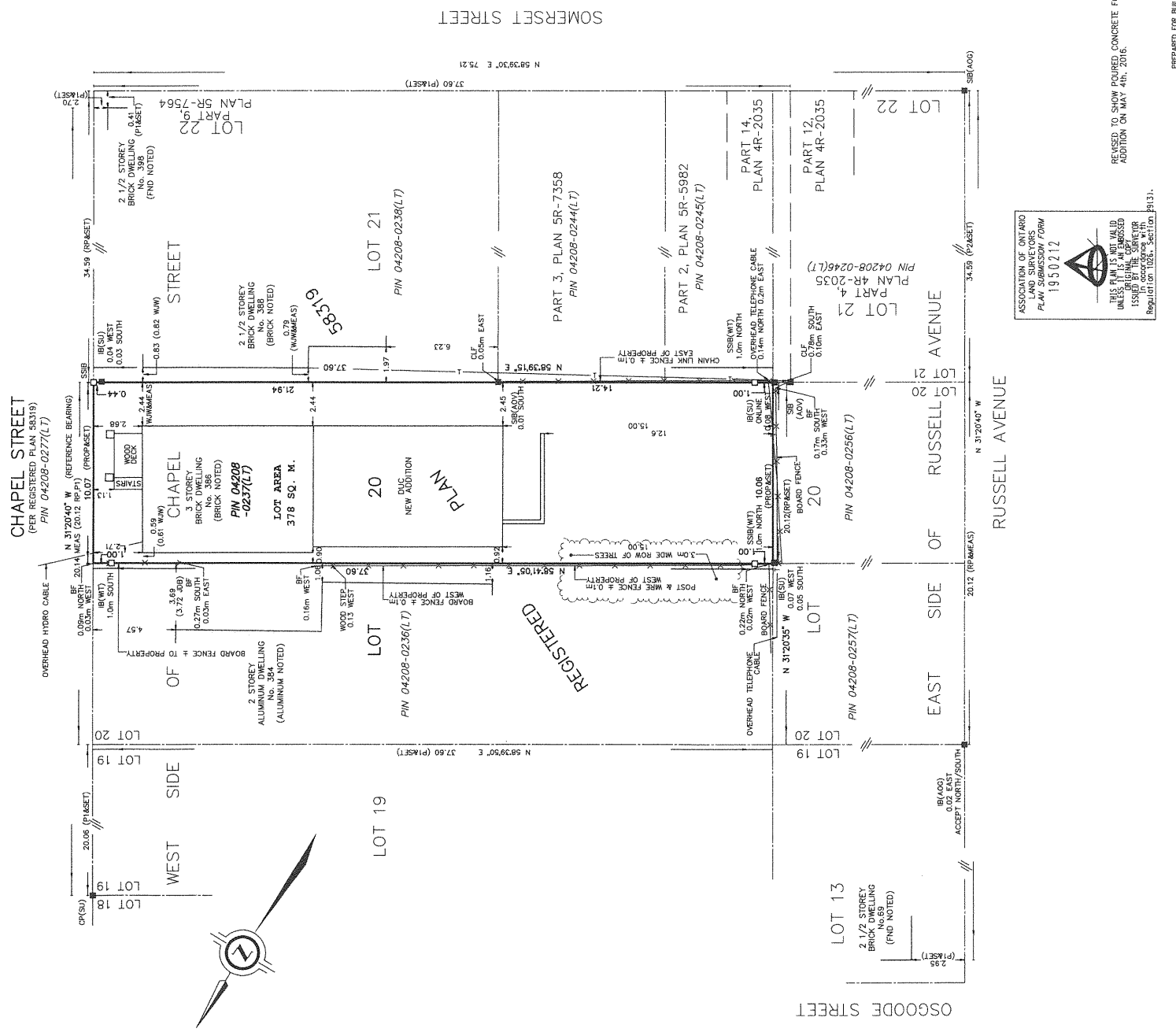
ALL SET SBIS AND FB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (9) OF OREG. 525/91.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MAY 3<sup>rd</sup>, 2016.

OCTOBER 26, 2015 DATE  
 C.M. FOY  
 ONTARIO LAND SURVEYOR

J.D. BARNES SURVEYING MAPPING GIS LAND INFORMATION SPECIALISTS LIMITED  
 2000 DON REID DRIVE, SUITE 208, OTTAWA, ON K1H 1E1  
 T: (613) 731-7824 F: (613) 731-9955 www.jdbarnes.com



REVISED TO SHOW POURED CONCRETE FOUNDATION ADDITION ON MAY 4<sup>th</sup>, 2016.

PREPARED FOR BUILDING INVESTMENTS

CHECKED BY: CF DRAWN BY: MAY 15-10-875-00 REFERENCE NO.: DATED: 05/20/2015