



GENERAL NOTES DRAWING A1.0:

- A. PATCH, REPAIR, AND MAKE GOOD ALL SURFACES THAT ARE TO REMAIN AND ARE DISTURBED BY WORK OF THIS CONTRACT.
- B. CUT, PATCH, AND MAKE GOOD AS REQUIRED FOR MECHANICAL AND ELECTRICAL WORK.
- C. UNLESS OTHERWISE NOTED, UNLABELLED ITEMS SHOWN ON DRAWING ARE INTENDED TO REMAIN IN PLACE. PROTECT FULLY FOR DURATION OF WORK.
- D. JOB DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- E. PROTECT OCCUPIED AREAS FROM MIGRATION OF DUST AND NOISE. CONSTRUCTION AREA TO BE KEPT SECURE AT ALL TIMES.
- F. EXISTING HEIGHT FROM FLOOR TO UNDERSIDE OF STRUCTURE ±XXXXmm. CONFIRM ON SITE.

NOTES FOR DRAWING A1.0:

- 1. GARAGE ENTRANCE.
- 2. VISITOR PARKING SIGN.
- 3. BIKE RACK, SECURELY ANCHORED.
- 4. FENCED-IN GARBAGE ENCLOSURE, IN H.S.S STEEL FRAME WITH A HEIGHT OF 1200mm.
- 5. DEPRESSED CURB
- 6. BUILDING LIGHT FIXTURE
- 7. STREET LIGHT FIXTURE
- 8. TACTILE WALKING SURFACE INDICATOR.
- 9. FIRE ROUTE SIGN.
- 10. PAINT LINES FOR PEDESTRIAN CROSSING.
- 11. RESERVED
- 12. FIRE DEPARTMENT LOCK BOX TO BE INSIDE IN MAIN ENTRANCE.
- 13. BARRIER FREE PARKING SIGNAGE.
- 14. CANOPY ABOVE.

LEGEND FOR ALL DRAWINGS:

- PROPERTY — PROPERTY LINE
- SET BACK — SET BACK
- XXX ROOM NUMBERS.
- (X) DRAWING NOTE ANNOTATION.
- NEW DOOR AND FRAME
- BUILDING ENTRANCE
- POWER DOOR OPERATOR
- FENCE
- MAPLE TREE
- SOD
- PARKING SPACE (V FOR VISITOR)
- BENCH

CONSTRUCTION NORTH

TRUE NORTH

1	Issued for Site Plan Approval	28.11.24
No	ISSUE/REVISION	DATE
Nº	ÉMISSION/RÉVISION	DD/MM/YY

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PROJECT INFORMATION		
ZONING BY-LAW 2024-85	R3 - 56	
SITE AREA	4284.9153 SQ.M	
AVERAGE MEAN GRADE (GEODETIC ELEVATION)	72 M	
GROSS FLOOR AREA		
BELOW GRADE	1145.23 SQ.M (12,327.15 SQ.FT)	
GROUND FLOOR	1191.30 SQ.M (12,823.05 SQ.FT)	
SECOND FLOOR	1191.30 SQ.M (12,823.05 SQ.FT)	
THIRD FLOOR	1191.30 SQ.M (12,823.05 SQ.FT)	
TOTAL GROSS FLOOR AREA	4719.13 SQ.M (50,469.15 SQ.FT)	
UNIT STATISTICS		
1 BEDROOM UNIT	24	
2 BEDROOM UNIT	16	
2 BEDROOM UNIT (ACCESSIBLE)	3	
TOTAL	40	
PROJECT STATISTICS		
	REQUIRED	PROVIDE
BUILDING HEIGHT	12M MAX.	11.42 M
FRONT YARD SETBACK	6M	6M
REAR YARD SETBACK	7.5M MIN.	7.5M
INTERIOR YARD SETBACK	3M MIN	1.2M
CAR PARKING REQUIREMENT		
	REQUIRED	PROVIDE
RESIDENTS	40 (1 x 40 UNITS)	61
VISITOR	8 (0.2 x 40 UNITS)	8
BICYCLE PARKING REQUIREMENT		
	REQUIRED	PROVIDE
RESIDENTS	1 SPACE FOR EVERY 4 DWELLING UNITS REQUIRED: 10	10
AMENITY AREA		
	REQUIRED	PROVIDE
TOTAL	440 SQ.M (8 UNITS x 15 SQ.M) (32 UNITS x 10 SQ.M)	150 SQ.M + 90 SQ.M + 200 SQ.M = 440 SQ.M

ALLOWABLE UNPROTECTED OPENING CALCULATION - SOUTH FACE																		
Apartment 101 - 2 Bedroom				Apartment 201 - 2 Bedroom				Apartment 301 - 2 Bedroom										
Exposing Building Face Area (m2)	Unprotected Opening Area (m2)	Limiting Distance (m)	Unprotected Opening %	Allowable Unprotected Opening Area (m2)	Remaining Area	Exposing Building Face Area (m2)	Unprotected Opening Area (m2)	Limiting Distance (m)	Unprotected Opening %	Allowable Unprotected Opening Area (m2)	Remaining Area	Exposing Building Face Area (m2)	Unprotected Opening Area (m2)	Limiting Distance (m)	Unprotected Opening %	Allowable Unprotected Opening Area (m2)	Remaining Area	
24.9	5.9	3.1	23.76%	45%	11.2	24.9	5.9	3.1	23.76%	45%	11.2	24.9	5.9	3.1	23.76%	45%	11.2	8.1
Apartment 102 - 2 Bedroom				Apartment 202 - 2 Bedroom				Apartment 302 - 2 Bedroom										
31.7	7.8	3.1	24.57%	32%	10.2	31.7	7.8	3.1	24.57%	32%	10.2	31.7	7.8	3.1	24.57%	32%	10.2	7.1
Apartment 103 - 1 Bedroom				Apartment 203 - 1 Bedroom				Apartment 303 - 1 Bedroom										
20.7	5.9	3.1	28.61%	45%	9.3	20.7	5.9	3.1	28.61%	45%	9.3	20.7	5.9	3.1	28.61%	45%	9.3	6.2
Apartment 104 - 1 Bedroom				Apartment 204 - 1 Bedroom				Apartment 304 - 1 Bedroom										
20.7	5.9	3.1	28.65%	45%	9.3	20.7	5.9	3.1	28.65%	45%	9.3	20.7	5.9	3.1	28.65%	45%	9.3	6.2
Apartment 105 - 1 Bedroom				Apartment 205 - 2 Bedroom				Apartment 305 - 1 Bedroom										
32.2	7.8	3.1	24.19%	32%	10.3	32.2	7.8	3.1	24.19%	32%	10.3	32.2	7.8	3.1	24.19%	32%	10.3	7.2
Apartment 106 - 2 Bedroom				Apartment 206 - 2 Bedroom				Apartment 306 - 2 Bedroom										
32.6	7.8	3.1	23.96%	32%	10.4	32.6	7.8	3.1	23.96%	32%	10.4	32.6	7.8	3.1	23.96%	32%	10.4	7.3

PROJECT NAME: NOM DU PROJET

983 N Russell Rd Apartments

Ottawa, ON

DRAWING TITLE: TITRE DU DESSIN

Site Plan

JOB No	N° DE PROJET	DATE	DATE
816-24		Jul 2024	
SCALE	ECHELLE	PRINTING SCALE/ÉCHELLE D'IMPRESSION	
1:200			
CONCEPTION BY	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
SG			
DRAWN BY	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.	
SS			
CHECKED BY	VÉRIFIÉ PAR		
SG			
ARCHITECT'S STAMP	DRAWING No	DESSIN N°	

A1.0

REVISION No / RÉVISION N°: 0

SCEAU D'ARCHITECTE