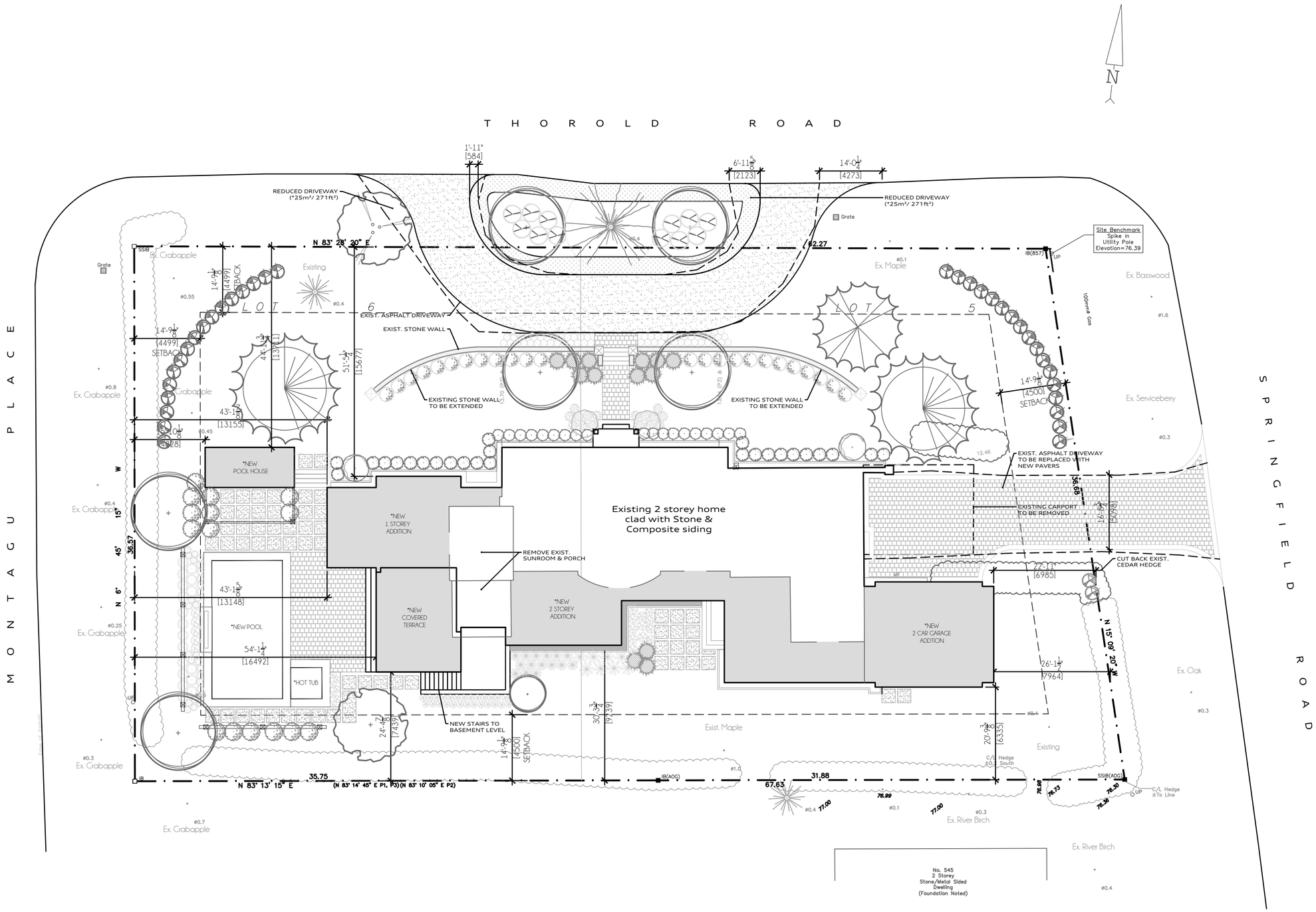

TOPOGRAPHIC PLAN OF SURVEY OF

LOTS 5 & 6
REGISTERED PLAN M-55
CITY OF OTTAWA

*INFORMATION TAKEN FROM SURVEY PREPARED BY "FARLEY, SMITH & DENIS SURVEYING LTD."
DATED: FEBRUARY 25/2022

LOT INFORMATION :

Lot Area = 25,461.27 ft²

FSI
Allowed = 35.0% ... 8,912 ft²
Existing = 22.2% ... 5,656 ft²
New = 12.8% ... 3,256 ft²
Total = 35.0% ... 8,912 ft²

Lot Coverage
Allowed = 25% ... 6,365 ft²
Existing = 13.8% ... 3,517 ft²
New = 8.4% ... 2,139 ft²
(*Includes New covered porch, Pool house & removal of existing car port)
Total = 22.2% ... 5,656 ft²

Existing Areas
Ground Floor = 3,429 ft²
Second Floor = 2,227 ft²
Total = 5,656 ft²

Proposed addition areas
Ground Floor = 2,047 ft²
Second Floor = 1,029 ft²
Pool House = 180 ft²
Total = 3,256 ft²

*EXISTING TREES TO REMAIN

*NEW PROPOSED TREES

*NEW PROPOSED TREES

*NEW PROPOSED TREES

*NEW PROPOSED SHRUBS

*NOTE:
REFER TO DRAWING PREPARED BY " JOHN K. SZCZEPANIAK LANDSCAPE ARCHITECT" FOR PROPOSED LANDSCAPING PLAN

ANDRÉ GODIN DESIGN
EXCEPTIONAL HOMES
ANDREGODINDESIGN.COM

"DO NOT SCALE DRAWINGS"
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO A.G.D.
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING JURISDICTION.

A DETAIL NUMBER
B LOCATION DWG NO.
C DRAWING NUMBER

Project :
280 THOROLD ROAD
ROCKCLIFFE PARK, ONTARIO

REVISIONS

No.	Description
1.	
2.	
3.	
4.	
5.	
6.	

SCALE
1/16" = 1'-0"

SITE PLAN

Drawing No.
G0.0