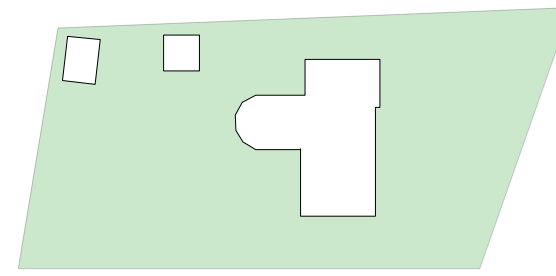


FRENCH DRAIN DETAIL
 - INSTALLED on SLOPED WESTERN SIDE OF EXISTING BUILDING TO PREVENT WATER ACCUMULATION AGAINST FOUNDATION.
 - TRENCH TO BE 1m AWAY FROM BUILDING AND PERFORATED PIPE TO EXIT TO GRADE min. 2m AWAY FROM BUILDING OR POOL.
 - RECOMMENDED: 4" PERFORATED CLOTH-WRAPPED DRAIN PIPE, 12"W X 18"D TRENCH, FILLED WITH CLEAR, COARSE GRAVEL. ALIGNED/INSTALLED TO ALLOW GRAVITY FEED TO EXITS AT GRADE.



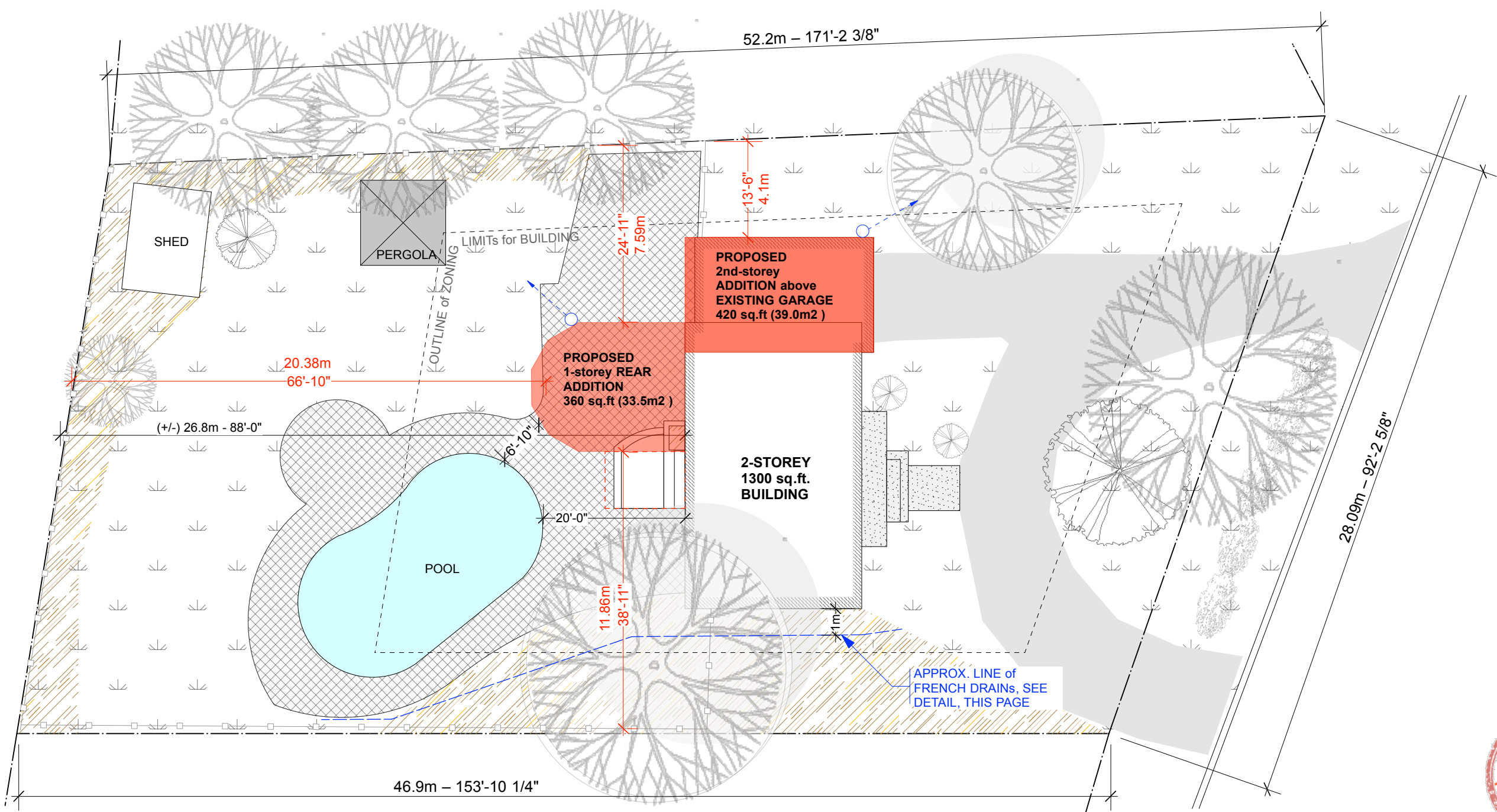
LOT AREA = 1261.83m²
 CUMULATIVE AREA of ALL BUILDINGS (incl. PROPOSED ADDITION) = 184.40m²
LOT COVERAGE = 184.4 / 1261.83 x 100 = **14.6%**

LEGEND:

- PEA-STONE GROUND COVER
- DECORATIVE/MULCH GRND COVER
- GRASS
- ASPHALT
- CONCRETE STEPS/LANDINGS
- STONE PAVERS
- FENCE

NOTES:
 ZONE = R1-C [1260]
 FRONTAGE = 18.03m (59'-2")
 DEPTH = 49.35m (161'-11")
 AREA = 1261.83m² (13,582.20 sq.ft)
 • This property is in Area A of Schedule 342 and is in the Mature Neighbourhood Overlay

ZONING SETBACKS, ALLOWANCES:
 MAX. HEIGHT = 8.5m
 MIN. FRONT SETBACK = 4.5m
 MIN. SIDE SETBACK = 3.5m
 MIN. REAR SETBACK = 30% of DEPTH (14.81m) and 25% of AREA.
 MAX. LOT COVERAGE = 33%



PROPERTY INFO AND MEASUREMENTS SHOWN as per GEO-OTTAWA and ON-SITE MEASURING (FENCES assumed to be at PROPERTY LINES)



8
 SCALE: 1/8 in. = 1 ft.

All construction as per Ontario Building Code (OBC 2012). Contractors to verify dimensions on site & report differences to the Designer/Client. Contractors to comply with Municipal Codes / By-laws and to confirm location of underground services prior to excavation. DO NOT SCALE. CR reserved.

No.	Date	Issue Notes
N	2022-03-22	Revise Layout, Add Eng. info for Permit
L	2022-01-19	Add Sections / Details
K	2022-01-15	Revised for Engineering Review
J	2022-01-11	Revised Details
I	2022-01-10	Revised Addition Size
D	2021-10-21	REVISED LAYOUT / DETAILS
C	2021-10-18	REVISED LAYOUT
B	2021-09-29	PRELIM ADDITION PLANS FOR REVIEW



1454 Tedder Ave
 OTTAWA ON K1H 6A6
 613-863-7369

Project Title
475 OAKHILL
 K1M 1J5 David / Jane Stokes

Sheet Title
EXISTING SITE

Project Manager	RJC	Project ID	Project ID
Drawn By	RJC	Scale	1:96
Reviewed By	CLIENT	Sheet No.	Sht-01
Date	2021-08-21		of 12
CAD File Name	475 Oakhill Permit Set.vwx		

1 EXISTING SITE PLAN
 Scale: 1/16" = 1'-0"

PROJECT SCOPE:
 - REBUILD GARAGE to REPAIR/REPLACE DAMAGED FOUNDATION / WALLS
 - CONSTRUCT NEW 2nd STOREY ADDITION ABOVE GARAGE
 - CONSTRUCT MAIN FLOOR REAR ADDITION

ADDITIONS DESIGNED to COMPLY to COLUMN 1 of TABLE 3.1.1.11 of SB-12

SITE / GRADING NOTES :
 - MODIFY GRADING AT REAR TO ACCOMODATE ADDITION . ENSURE SMOOTH SLOPE OF MIN. 2% SLOPE AWAY FROM BUILDING, TO EXISTING GRADE OF REAR YARD.
 ** NO CHANGES OF GRADE BEYOND PROPERTY BOUNDARIES **
 - DOWNSPOUT LOCATIONS with EXIT to GRADE AT MIN. 1m AWAY FROM BUILDING TOWARDS SOFT LANDSCAPING

