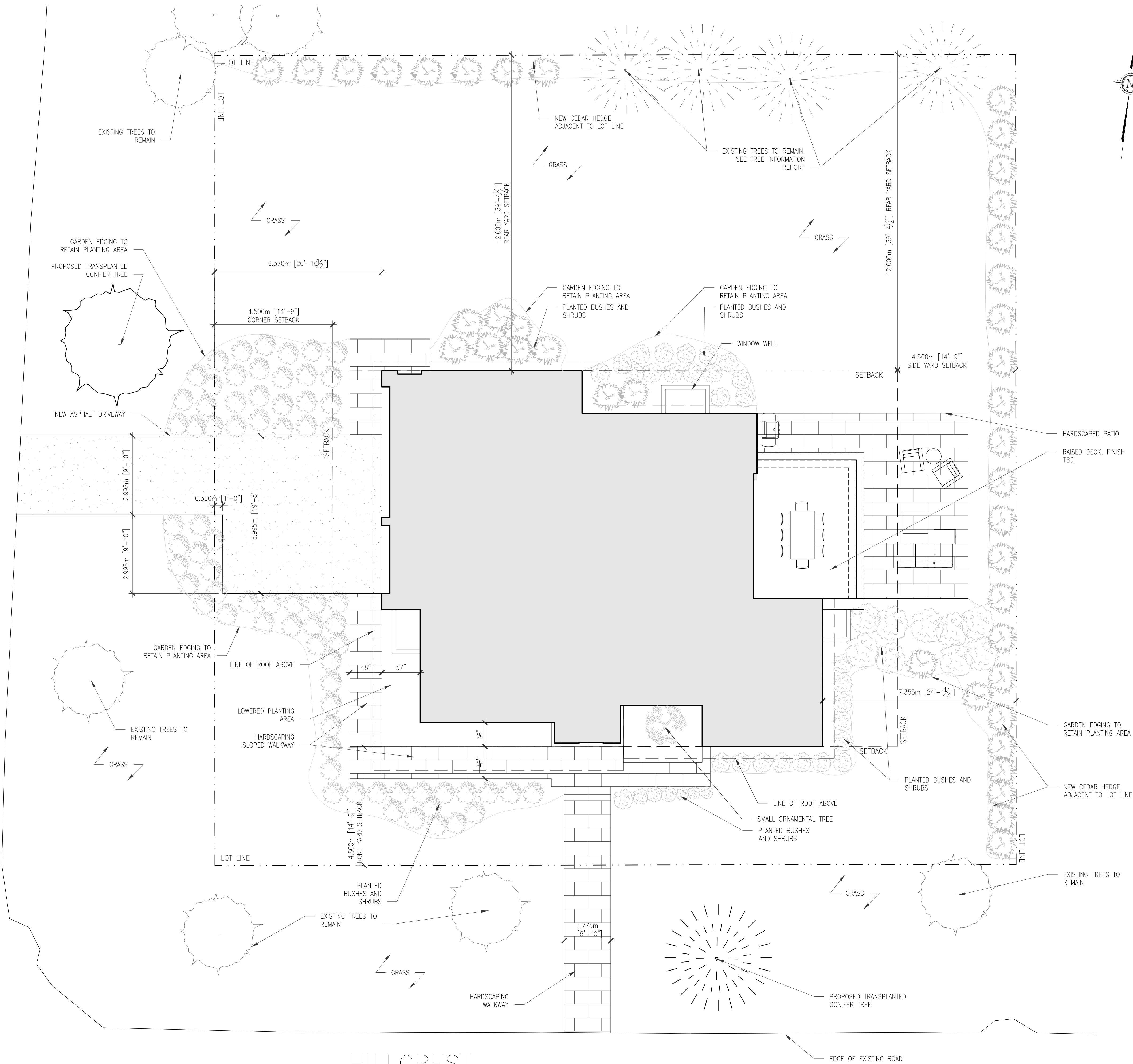
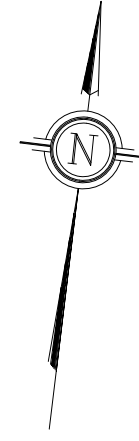


MONTAGU

HILLCREST

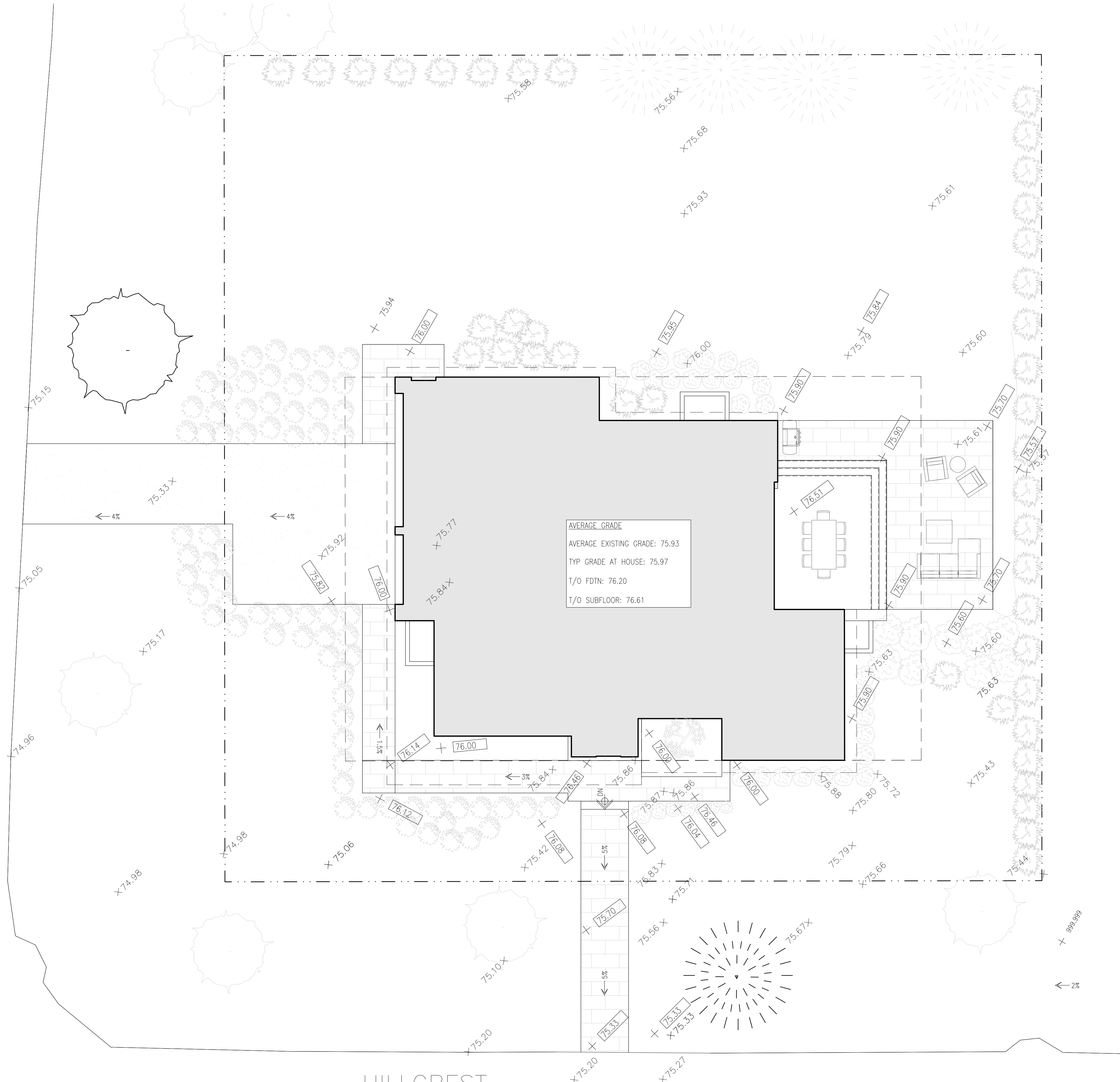
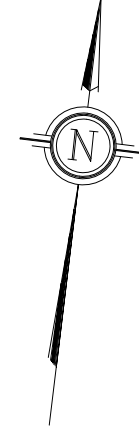


	Allowable	Proposed
Lot width	30m (min.)	30.48m
Lot area	Min. 1110m ² (11,947.94 ft ²)	938.91m ² (10,106.4ft ²)
Building height	Max 8.5m	8.5m
Front yard setback	Min 4.5m	4.5m
Side yard setback	Min 4.5m	7.35m
Corner yard setback	Min 4.5m	6.37m
Rear yard setback	Min 12.0m	12.0m
Lot coverage - 25%	234.73m ² (2,526.6 ft ²)	188.4m ² (2027.4 ft ²)
FSI - 35%	328.62m ² (3537.2 ft ²)	321.37m ² (3459.2ft ²)
Width of vehicular access at lot line	Max 3.05m (10 ft) Max 6.1m (20 ft) combined access	3.00m (9.83ft)

PLOTNON107d
 25001 Plisse
 275 HILLCREST ROAD
 OTTAWA ONTARIO
 PROPOSED SITE PLAN
 A100
 SCALE 1/4"=1'-0" (1:300)
 DATE & ISSUE

MONTAGU

HILLCREST



AVERAGE GRADE
 AVERAGE EXISTING GRADE: 75.93
 TYP GRADE AT HOUSE: 75.97
 T/O FDTN: 76.20
 T/O SUBFLOOR: 76.61

	PROPOSED SPOT ELEVATION (meters if no units)
	EXISTING SPOT ELEVATION (meters if no units)
	PROPOSED SURFACE SLOPE
	STAIR / RAMP ARROW

PROPOSED GRADING PLAN

25001 Plissé
275 HILLCREST ROAD
OTTAWA ONTARIO

A101

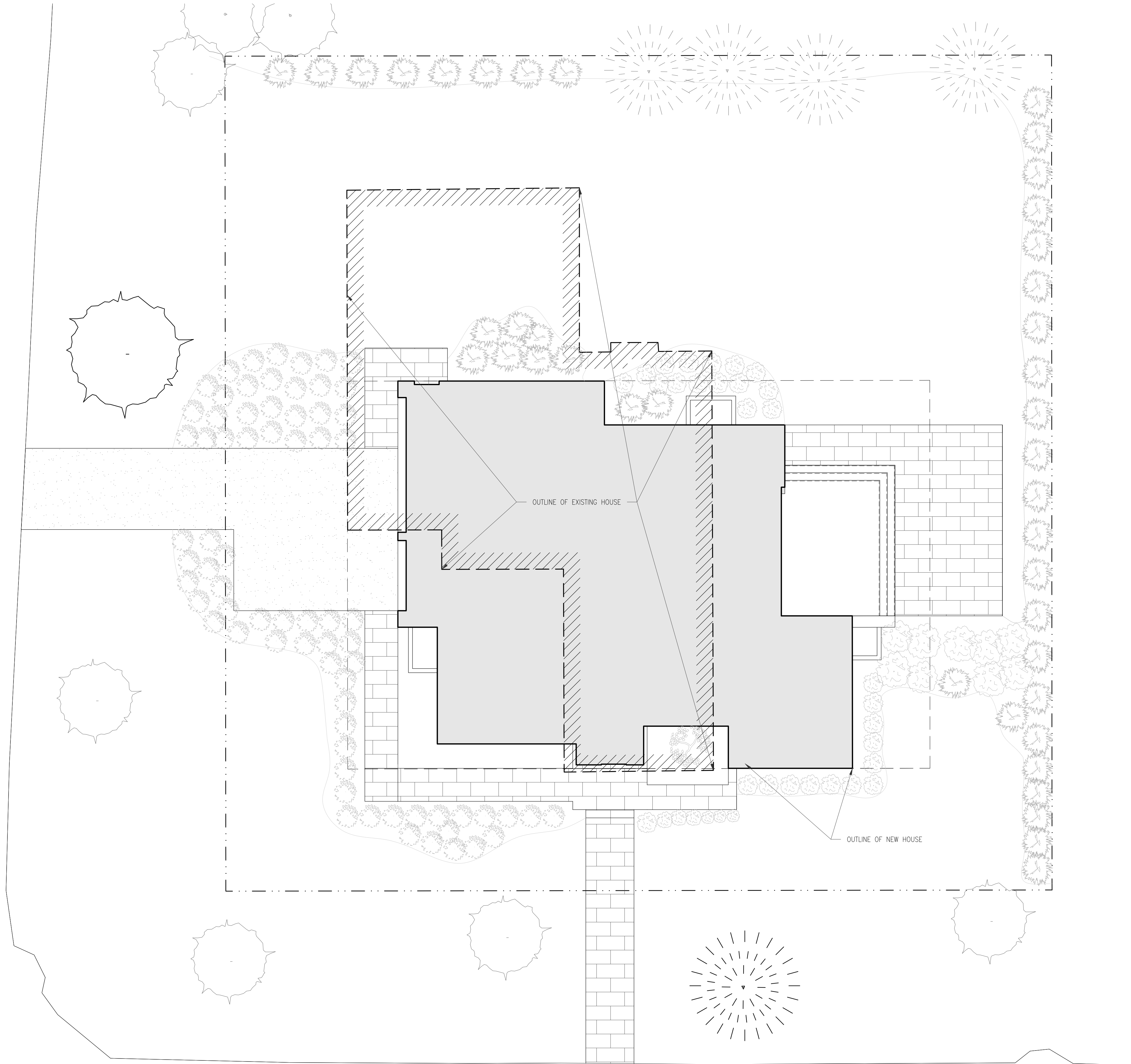
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DATE & ISSUE

SCALE 1/4"=1'-0" UNO

PLOTNON107d

MONTAGU



HILLCREST

	Allowable	Existing	Proposed
Lot width	30m (min.)	30.48m	30.48m
Lot area	Min. 1110m ² (11,947.94 ft ²)	938.91m ² (10,106.4ft ²)	938.91m ² (10,106.4ft ²)
Building height	Max 8.5m	6.45m	8.5m
Front yard setback	Min 4.5m	4.38m	4.5m
Side yard setback	Min 4.5m	12.5m	7.35m
Corner yard setback	Min 4.5m	4.5m	6.37m
Rear yard setback	Min 12m	4.9m	12.0m
Lot coverage - 25%	234.73m ² (2,526.6 ft ²)	243.5m ² (2621.5 ft ²)	188.4m ² (2027.4 ft ²)
FSI - 35%	328.62m ² (3537.2 ft ²)	222.1m ² (2111.4 ft ²)	321.37m ² (3459.2ft ²)
Width of vehicular access at lot line	Max 3.05m (10 ft) Max 6.1m (20 ft) combined access	5.65m (18.5ft)	5.95m (19.7ft)

LOT COVERAGE NEW VS EXISTING

25001 Plisse
275 HILLCREST ROAD
OTTAWA ONTARIO

A102

DATE & ISSUE

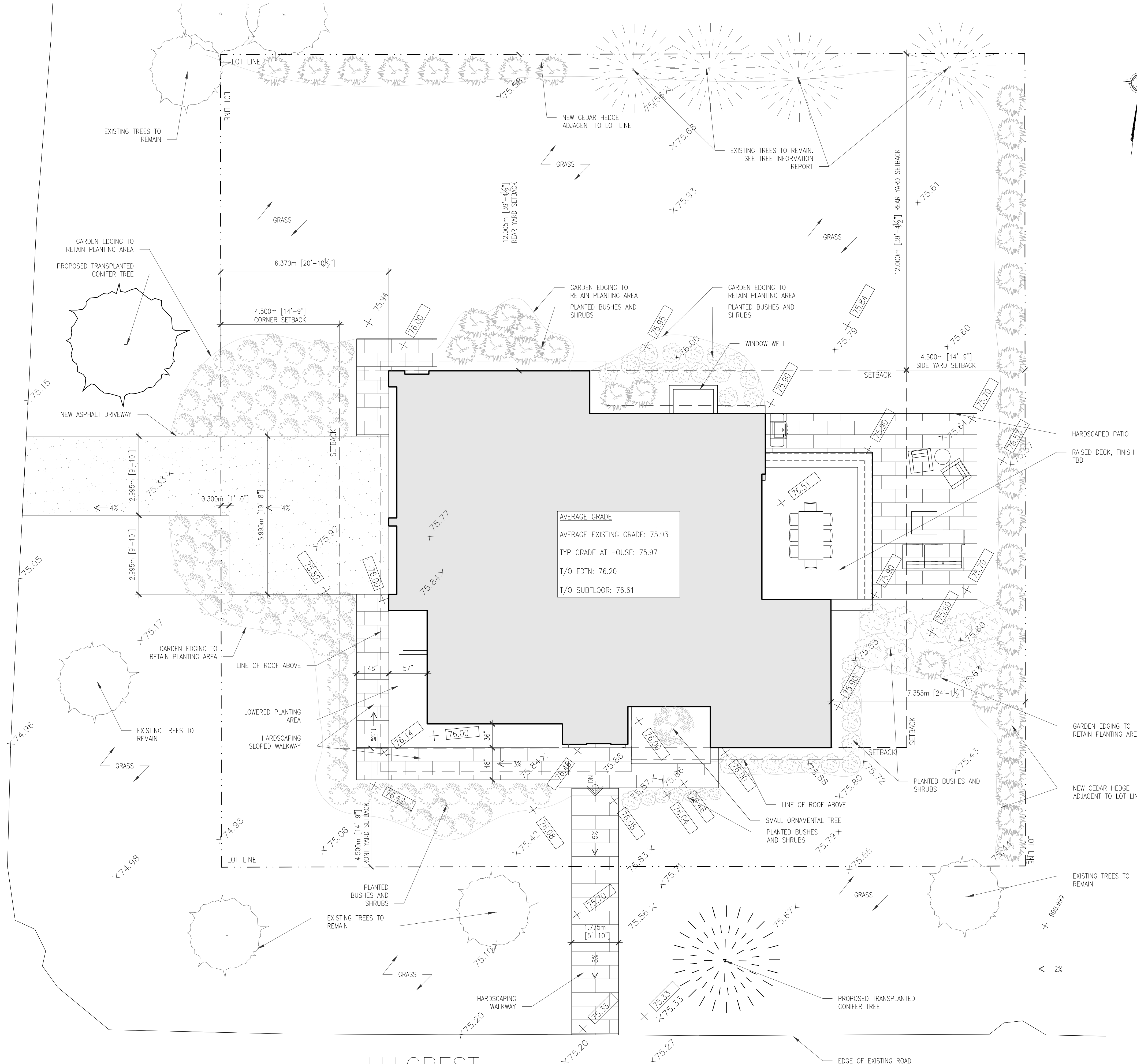
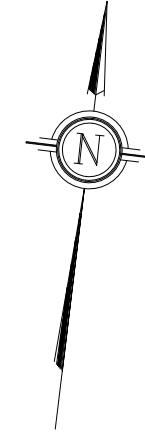
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SCALE 1/4"=1'-0" (NO)

PLOTNON107d

MONTAGU

HILLCREST



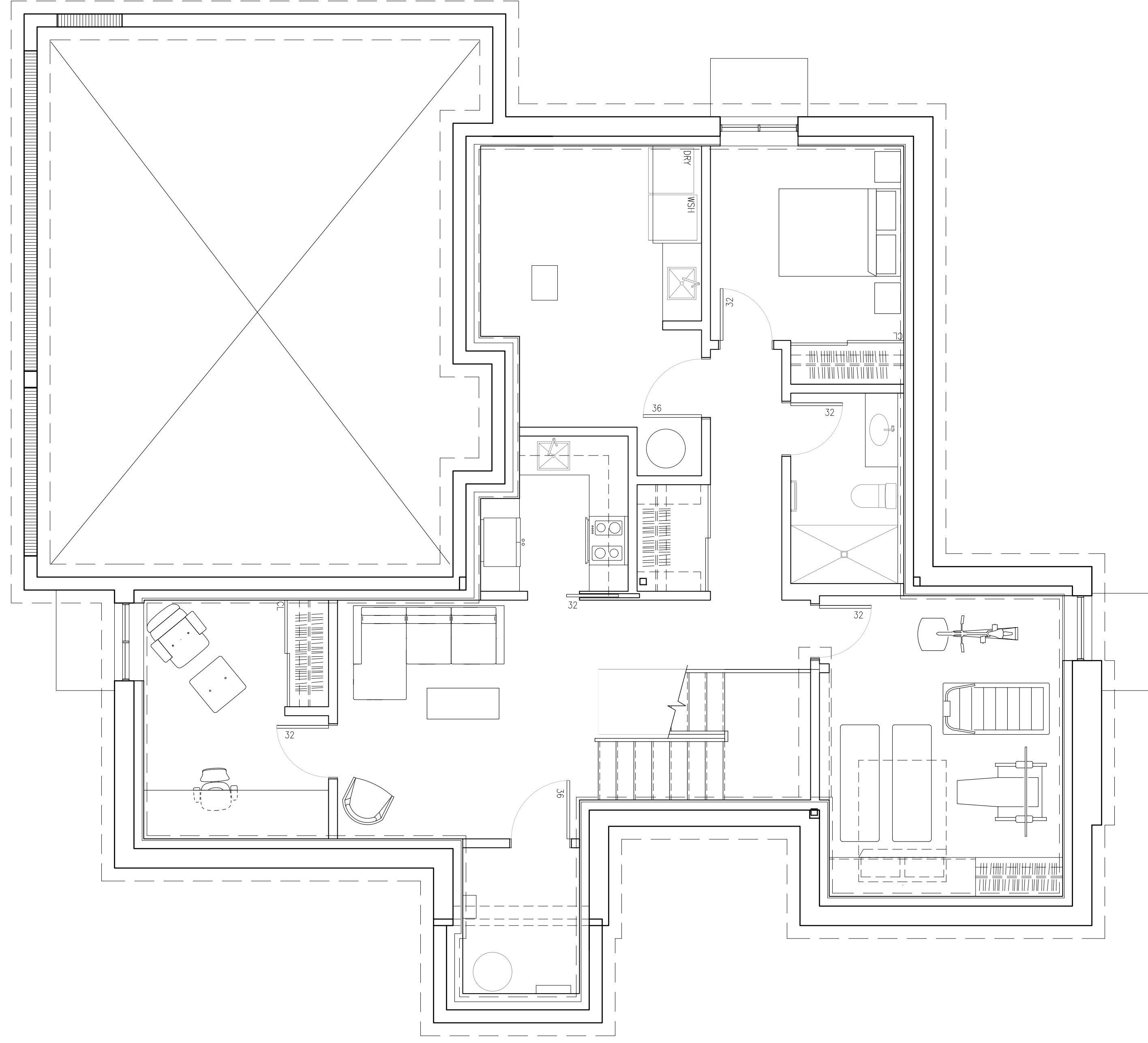
LEGEND

- PROPOSED SPOT ELEVATION (meters if no units)
- EXISTING SPOT ELEVATION (meters if no units)
- PROPOSED SURFACE SLOPE
- STAIR / RAMP ARROW

	Allowable	Proposed
Lot width	30m (min.)	30.48m
Lot area	Min. 1110m ² (11,947.94 ft ²)	938.91m ² (10,106.4ft ²)
Building height	Max 8.5m	8.5m
Front yard setback	Min 4.5m	4.5m
Side yard setback	Min 4.5m	7.35m
Corner yard setback	Min 4.5m	6.37m
Rear yard setback	Min 12.0m	12.0m
Lot coverage - 25%	234.73m ² (2,526.6 ft ²)	188.4m ² (2027.4 ft ²)
FSI - 35%	328.62m ² (3537.2 ft ²)	321.37m ² (3459.2ft ²)
Width of vehicular access at lot line	Max 3.05m (10 ft) Max 6.1m (20 ft) combined access	3.00m (9.83ft)

PLOTNON107d
 DETAILED LANDSCAPE PLAN
 2500 Plisse
 275 HILLCREST ROAD
 OTTAWA ONTARIO
 A103

SEE FRAMING PLANS FOR DIMENSIONS



BASEMENT FLOOR PLAN

25001 Plissé
275 HILLCREST ROAD
OTTAWA ONTARIO

A200

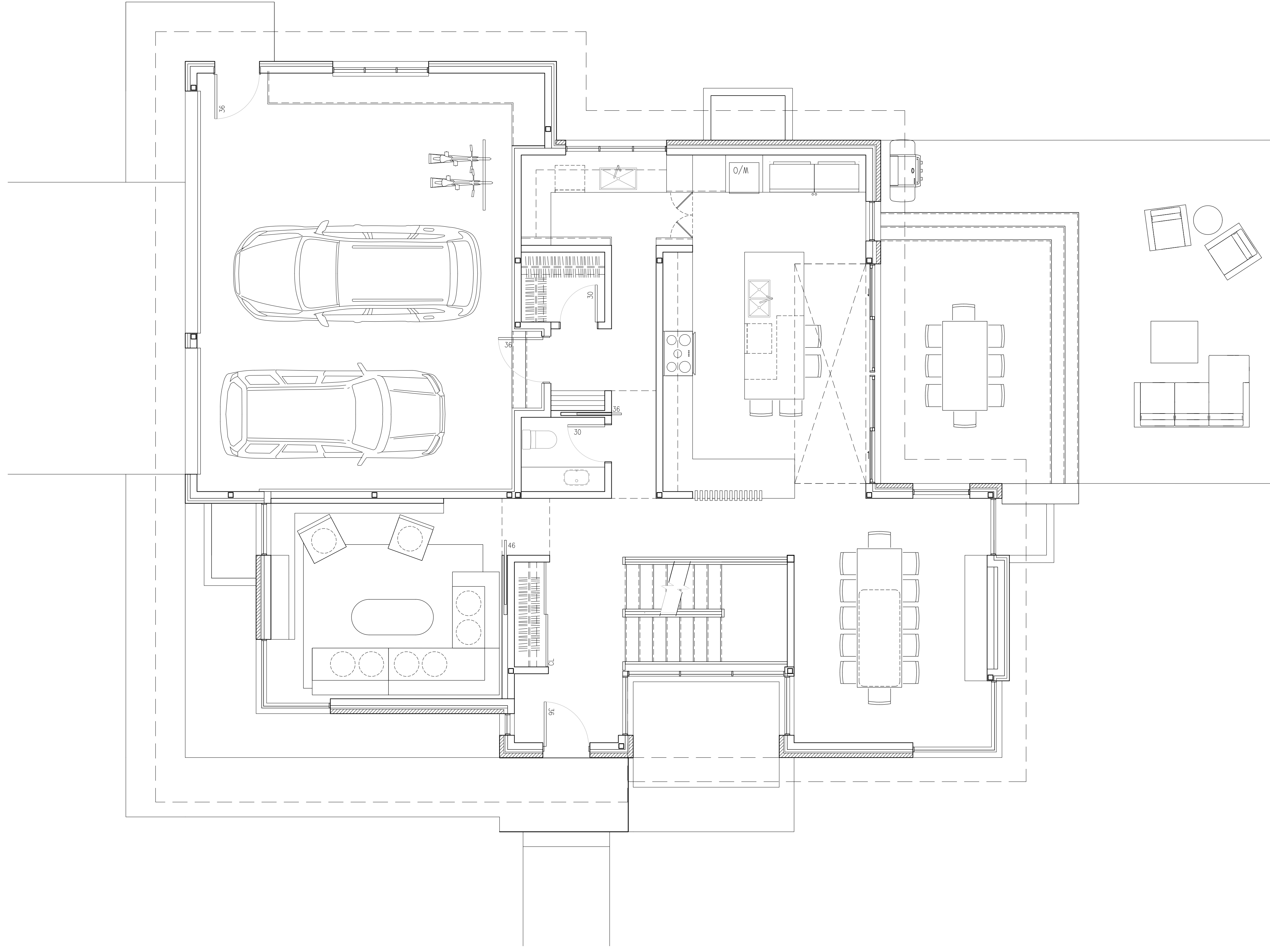
DATE & ISSUE

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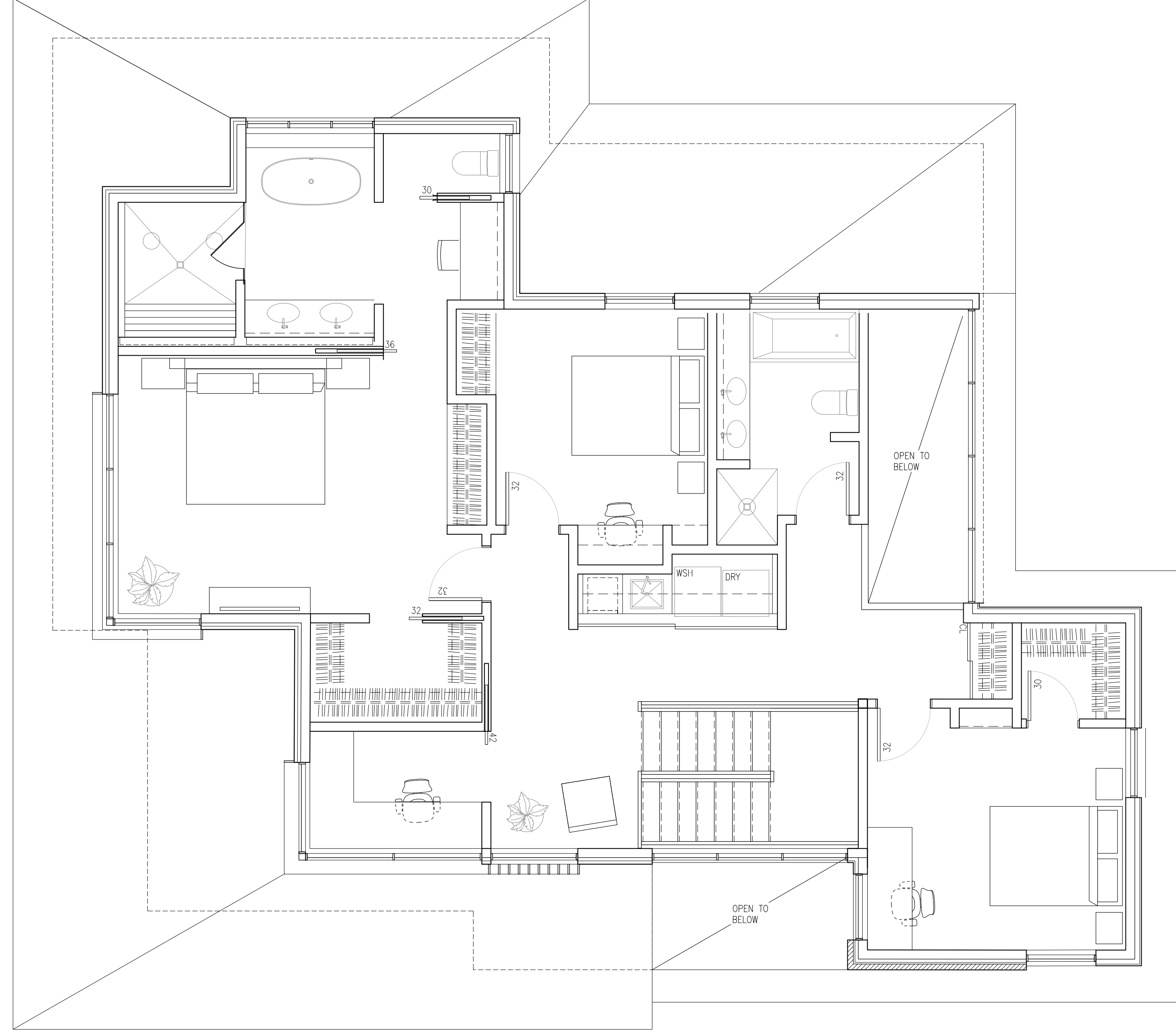
SCALE 1/4"=1'-0" UNO

PLOTNON107d

SEE FRAMING PLANS FOR DIMENSIONS



SEE FRAMING PLANS FOR DIMENSIONS



SECOND FLOOR PLAN

25001 Plissé
275 HILLCREST ROAD
OTTAWA ONTARIO

A220

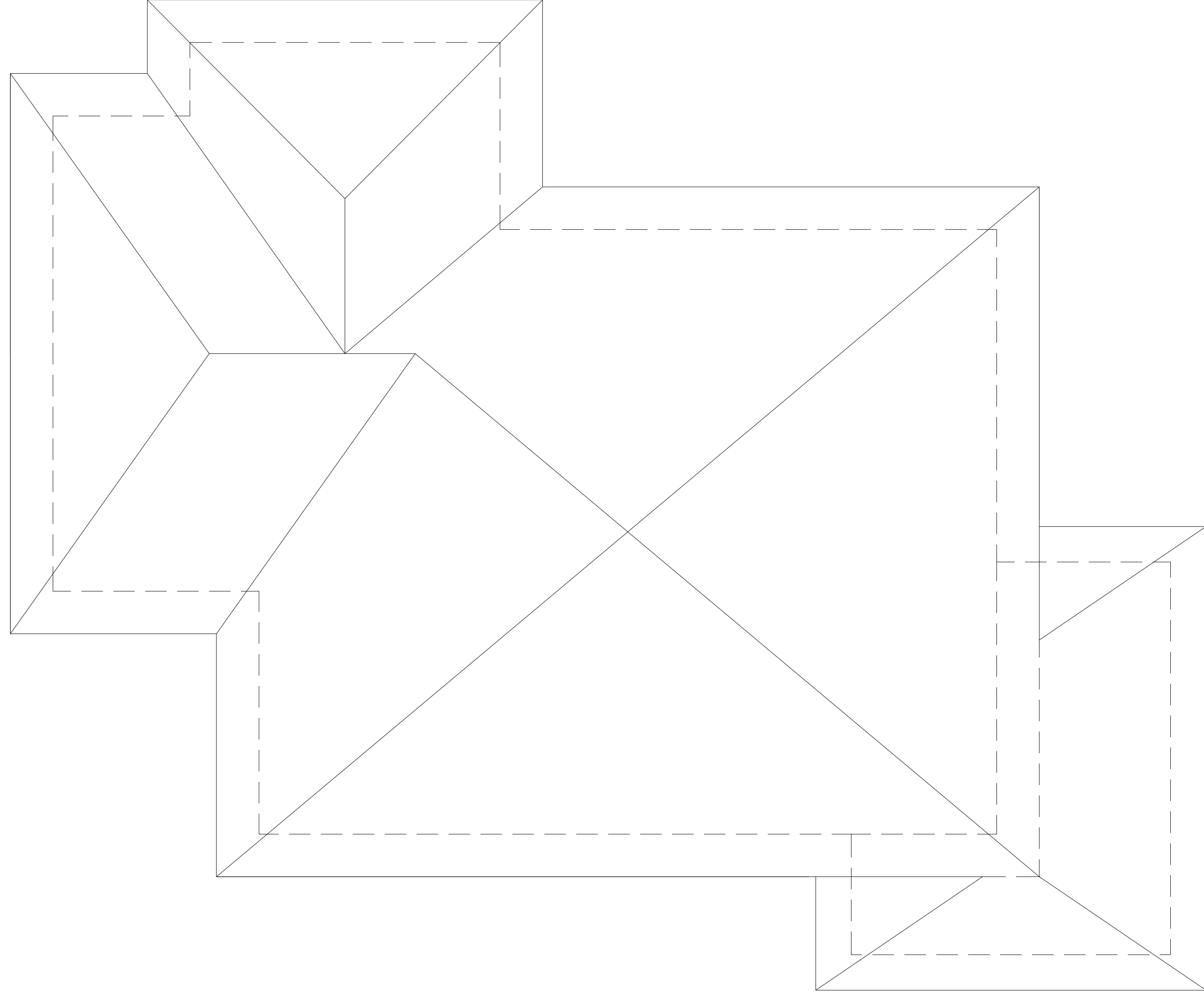
DATE & ISSUE

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SCALE 1/4"=1'-0" UNO

PLOTNON107d

SEE FRAMING PLANS FOR DIMENSIONS



ROOF PLAN

A230

25001 Plissé
275 HILLCREST ROAD
OTTAWA ONTARIO

DATE & ISSUE

1
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PLOTNON107d

SCALE 1/4"=1'-0" UNO

M1	ARRISCRAFT – ARCHITECTURAL LINEAR BRICK SERIES
WS1	TEXTEL WOOD PRODUCTS – ADOBO IMBUE SERIES MOUNTAIN ASH
CF1	SWISSPEARL – GRAVIAL SERIES AMBER 723
CF2	SWISSPEARL – GRAVIAL SERIES ANTHRACITE 3020
MP1	METAL PANEL – CHARCOAL
G1	GLAZING – ALUPROF BLACK ALUMINUM TRIPLE GLAZED WINDOWS
DR	STAINED WOOD FRONT DOOR
GR	PRE-FINISHED BLACK METAL GARAGE DOOR WITH WINDOWS
SO	PRE-FINISHED BLACK METAL HIDDEN VENT SOFFIT



PLOTNON107d

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DATE & ISSUE

25001 Plissé
275 HILLCREST ROAD
OTTAWA ONTARIO

ELEVATION FRONT
A600

SCALE 1/4"=1'-0" (1:30)

M1	ARRISCRAFT – ARCHITECTURAL LINEAR BRICK SERIES
WS1	TEXTEL WOOD PRODUCTS – ADOBO IMBUE SERIES MOUNTAIN ASH
CF1	SWISSPEARL – GRAVIAL SERIES AMBER 723
CF2	SWISSPEARL – GRAVIAL SERIES ANTHRACITE 3020
MP1	METAL PANEL – CHARCOAL
G1	GLAZING – ALUPROF BLACK ALUMINUM TRIPLE GLAZED WINDOWS
DR	STAINED WOOD FRONT DOOR
GR	PRE-FINISHED BLACK METAL GARAGE DOOR WITH WINDOWS
SO	PRE-FINISHED BLACK METAL HIDDEN VENT SOFFIT



BUILDING HEIGHT 83.91m
 MAXIMUM BLDG. HEIGHT 83.91m

AVERAGE GRADE 75.41m

PLOTNON107d

5
4
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1

DATE & ISSUE

25001 Plissé
 275 HILLCREST ROAD
 OTTAWA ONTARIO

ELEVATION RIGHT SIDE

A601

SCALE 1/4"=1'-0" UNO

PLOTNON107d

M1	ARRISCRAFT – ARCHITECTURAL LINEAR BRICK SERIES
WS1	TEXTEL WOOD PRODUCTS – ADOBO IMBUE SERIES MOUNTAIN ASH
CF1	SWISSPEARL – GRAVIAL SERIES AMBER 723
CF2	SWISSPEARL – GRAVIAL SERIES ANTHRACITE 3020
MP1	METAL PANEL – CHARCOAL
G1	GLAZING – ALUPROF BLACK ALUMINUM TRIPLE GLAZED WINDOWS
DR	STAINED WOOD FRONT DOOR
GR	PRE-FINISHED BLACK METAL GARAGE DOOR WITH WINDOWS
SO	PRE-FINISHED BLACK METAL HIDDEN VENT SOFFIT



5
4
3
2
1

DATE & ISSUE

25001 Plisse
275 HILLCREST ROAD
OTTAWA ONTARIO

ELEVATION REAR
A602

SCALE 1/4"=1'-0" UNO

M1	ARRISCRAFT – ARCHITECTURAL LINEAR BRICK SERIES
WS1	TEXTEL WOOD PRODUCTS – ADOBO IMBUE SERIES MOUNTAIN ASH
CF1	SWISSPEARL – GRAVIAL SERIES AMBER 723
CF2	SWISSPEARL – GRAVIAL SERIES ANTHRACITE 3020
MP1	METAL PANEL – CHARCOAL
G1	GLAZING – ALUPROF BLACK ALUMINUM TRIPLE GLAZED WINDOWS
DR	STAINED WOOD FRONT DOOR
GR	PRE-FINISHED BLACK METAL GARAGE DOOR WITH WINDOWS
S0	PRE-FINISHED BLACK METAL HIDDEN VENT SOFFIT



BUILDING HEIGHT 83.91m
 MAXIMUM BLDG. HEIGHT 83.91m

AVERAGE GRADE 75.41m

PLOTNON107d

ELEVATION LEFT SIDE

A603

25001 Plissé
 275 HILLCREST ROAD
 OTTAWA ONTARIO

SCALE 1/4"=1'-0" UNO

5
4
3
2
1
DATE & ISSUE