

PLAN OF SURVEY
GEOGRAPHIC TOWNSHIP OF CITY OF OTTAWA

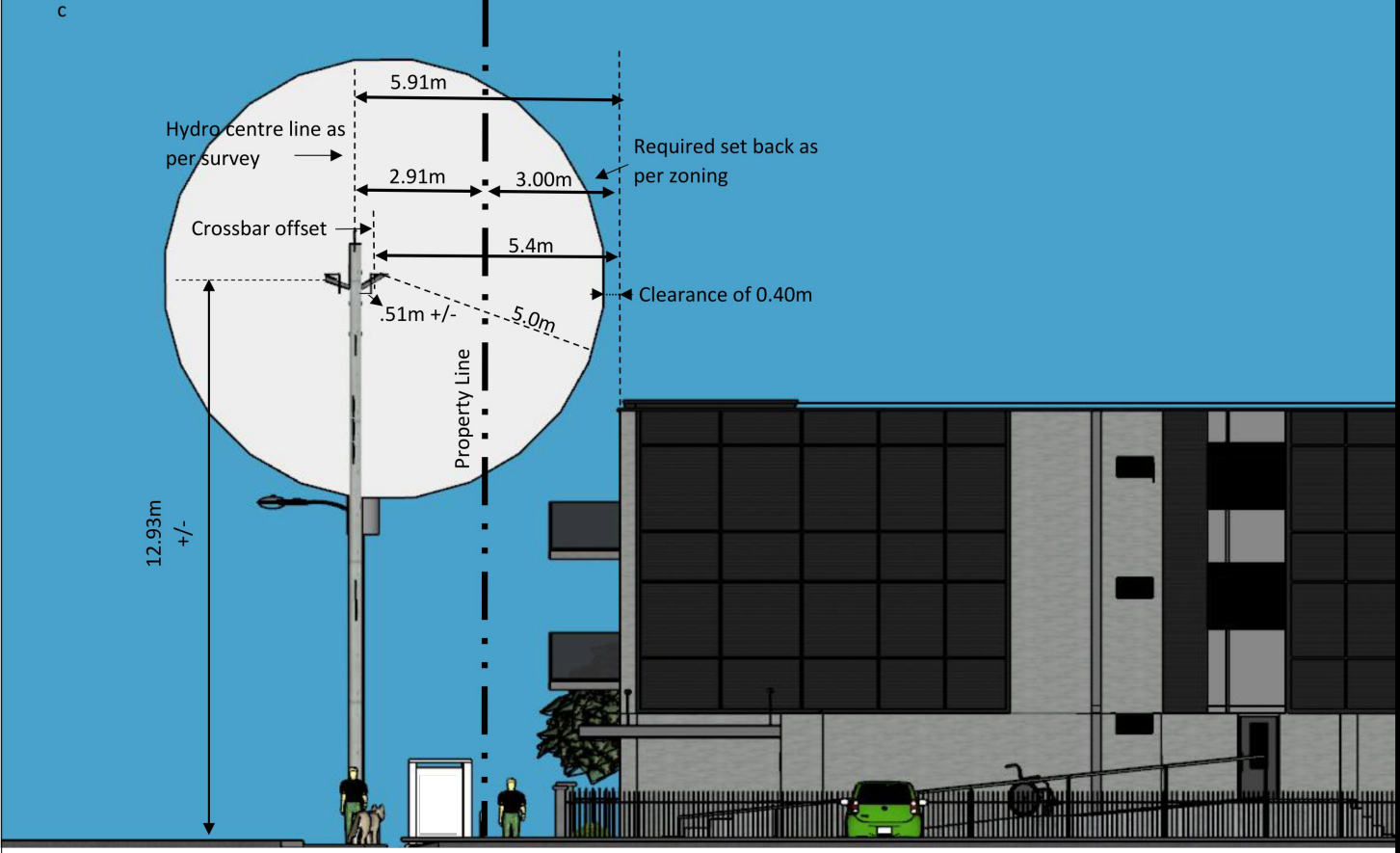
SITE INFORMATION DERIVED FROM SURVEY TITLED, TOPOGRAPHIC PLAN OF SURVEY, LOT 47, REGISTERED PLAN 348, CITY OF OTTAWA, DATED SEPTEMBER 29 2010, PRODUCED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2011, SIGNED BY RONALD A. DENIS, ONTARIO LAND SURVEYOR.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO EASTERLY SIDE OF CROYDON AVENUE, AS SHOWN ON REGISTER PLAN 348, HAVING A BEARING OF N24°23'40"W

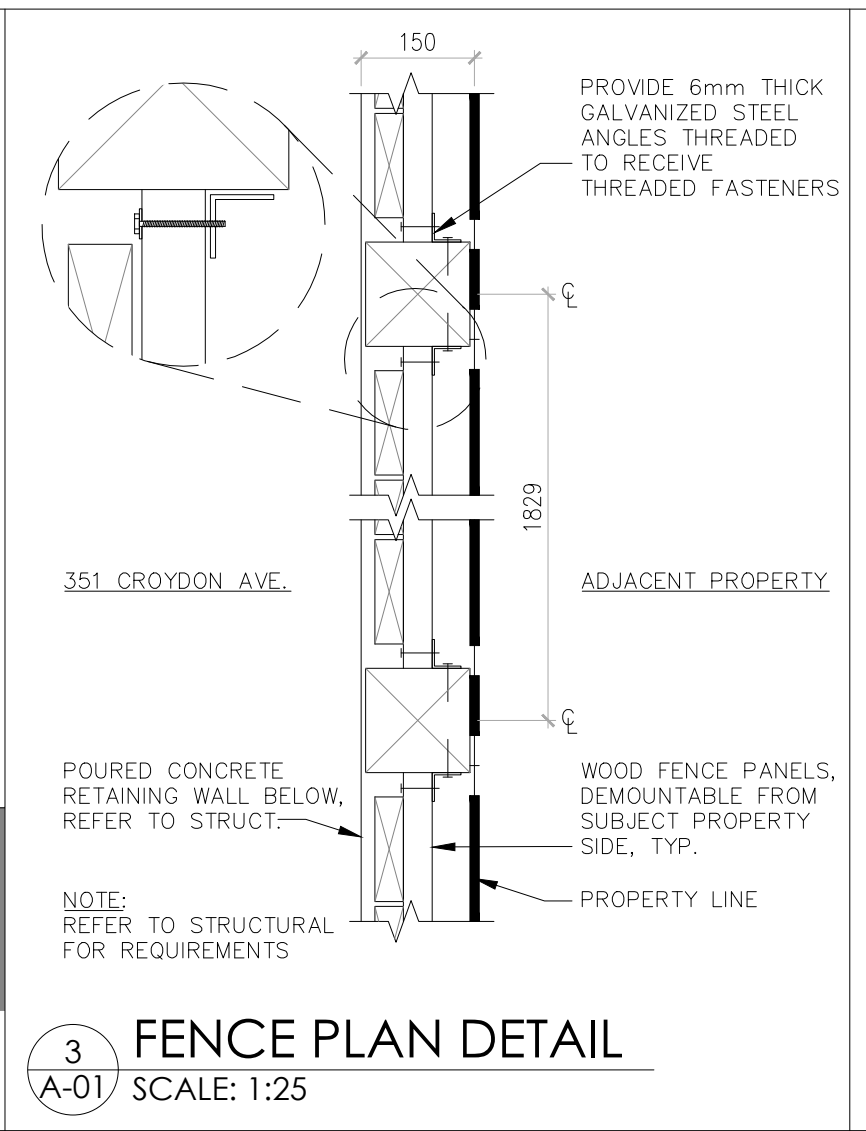
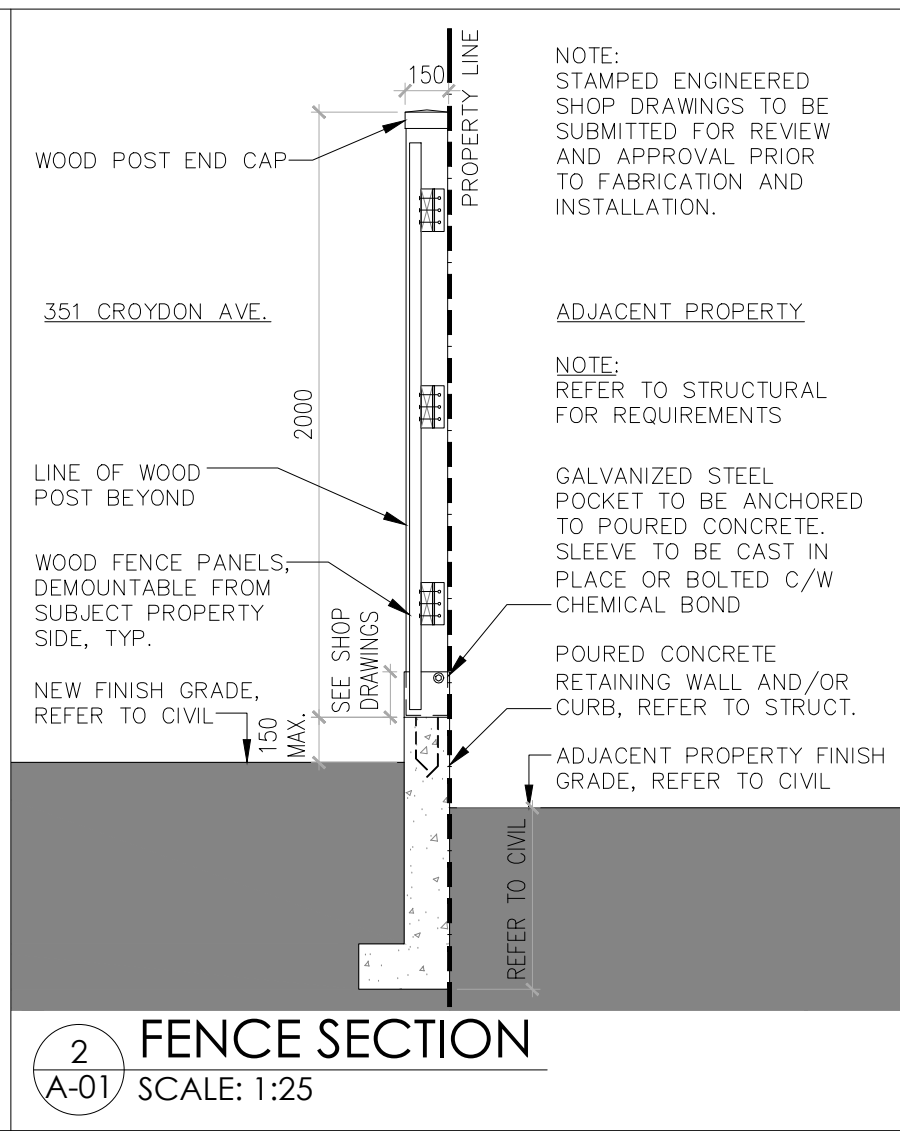
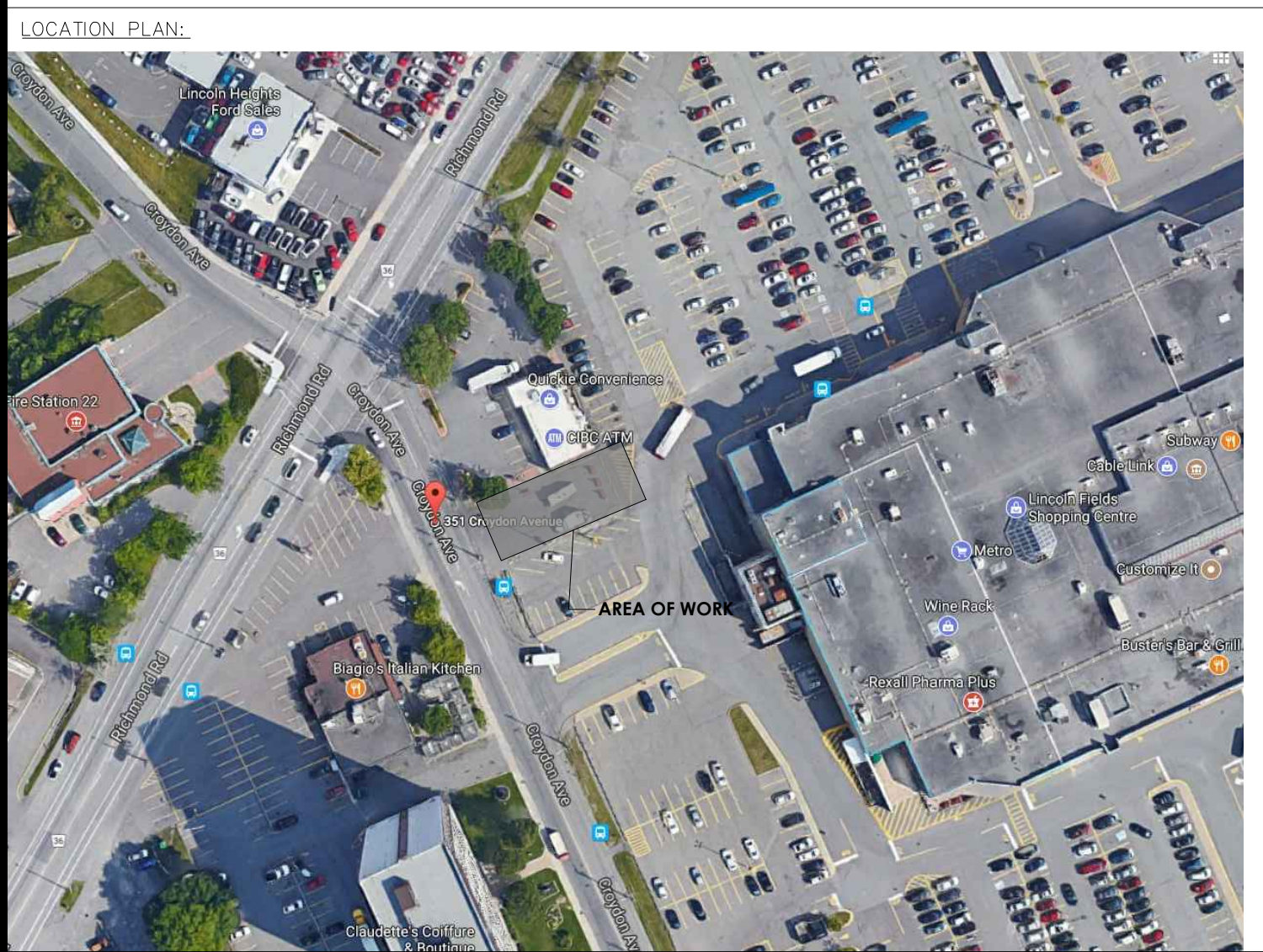
ELEVATION NOTE
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN IN THE ABOVE REFERENCED SURVEY.

LEGEND:

- [Solid Grey] PROPOSED NEW BUILDING
- [Dotted Grey] EXISTING BUILDING TO REMAIN
- [Hatched] NEW PAVERS APPLIED TO EXISTING GRAVEL DRIVEWAY
- [Dashed Line] PROPERTY LINE
- [Dashed Line] ADJACENT LOT PROPERTY LINES
- [Line with 'E'] EXISTING OVERHEAD HYDRO LINE
- [Line with 'H'] NEW WOOD FENCE
- [Circle with 'HP'] EXISTING HYDRO POLE TO REMAIN
- [Triangle with Arrow] ENTRANCE ARROWS
- [Line with 'R'] NEW BIKE RACKS
- [Triangle] NEW PARKING
- [Line] EXISTING CONCRETE CURB
- [Circle with 'L'] EXTERIOR SOFFIT LIGHTING FIXTURE
- [Circle with 'M'] EXTERIOR WALL MOUNTED LIGHT FIXTURE



1 SITE PLAN
SCALE: 1:75



APPROVED [] **REFUSED** []

THIS DAY OF _____, 20__

DERRICK MOODIE
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

351 CROYDON SITE STATISTICS

ITEM	REQUIRED	PROVIDED
Zone	AM	AM
Lot Area	N/A	462.6 sq m
Lot Width	N/A	15.2 m
Maximum Building Height	30.0 m	10.6 m
Front Yard	3.0 m	3.0 m
Side Yard	Corner Interior	N/A
		0.0 m
Rear Yard	7.5 m	8.0 m
Building Footprint	Proposed	125.4 sq m
Number of Dwelling units	Proposed	8 Units (4 1-Bed, 4 2Bed Units)
Required Vehicular Parking	NONE	
Provided Vehicular Parking		5 Parking spaces (2.6m wide x 5.2m deep)
Amenity Area	N/A	N/A
Required Bike Racks	0.5 Per Dwelling Units	4 Exterior Racks Provided
Landscaping	Hard Soft	98.8 sq m 28.0 sq m 126.8 sq m Total

CLIENT:
Urban Structure
URBAN STRUCTURE PROPERTIES LTD.
3828 LETRIM ROAD
OTTAWA, ONTARIO K1G 3M4
T. 613.822.7029
www.UrbanStructureProperties.com

P² Concepts
737 KEELEWOOD AVE. UNIT 301
OTTAWA, ONTARIO K1V 6K6

PH Robinson Consulting
Urban Planning, Consulting and Project Management
100 Palomino Drive, Ottawa, Ontario K2M 1N5
Phone: 613.999.9216
Email: probinson@probinsonconsulting.com

No.	REVISIONS	BY	DATE
11			
10			
09			
08			
07	FOR FORTH SUBMISSION	PE	FEB 23 2018
06	FOR THIRD SUBMISSION	PE	JAN 31 2018
05	FOR SECOND SUBMISSION	PE	NOV 17 2017
04	FOR SITE PLAN APPROVAL	PE	JULY 14 2017
03	FOR COORDINATION		JUNE 28 2017
02	FOR REVIEW		MAY 04 2017
01	FOR REVIEW	PE	APRIL 26 2017

CONSULTING ENGINEERS

DESIGNED BY:	DRAWN BY:	APPROVED BY:
P.E.		O.M.

STRUCTURAL

MECHANICAL

ELECTRICAL

351 CROYDON AVENUE

DRAWING TITLE
SITE PLAN

PROJECT NO.
0205

DATE
JULY 14, 2017

SP-01