

**LEGEND:**

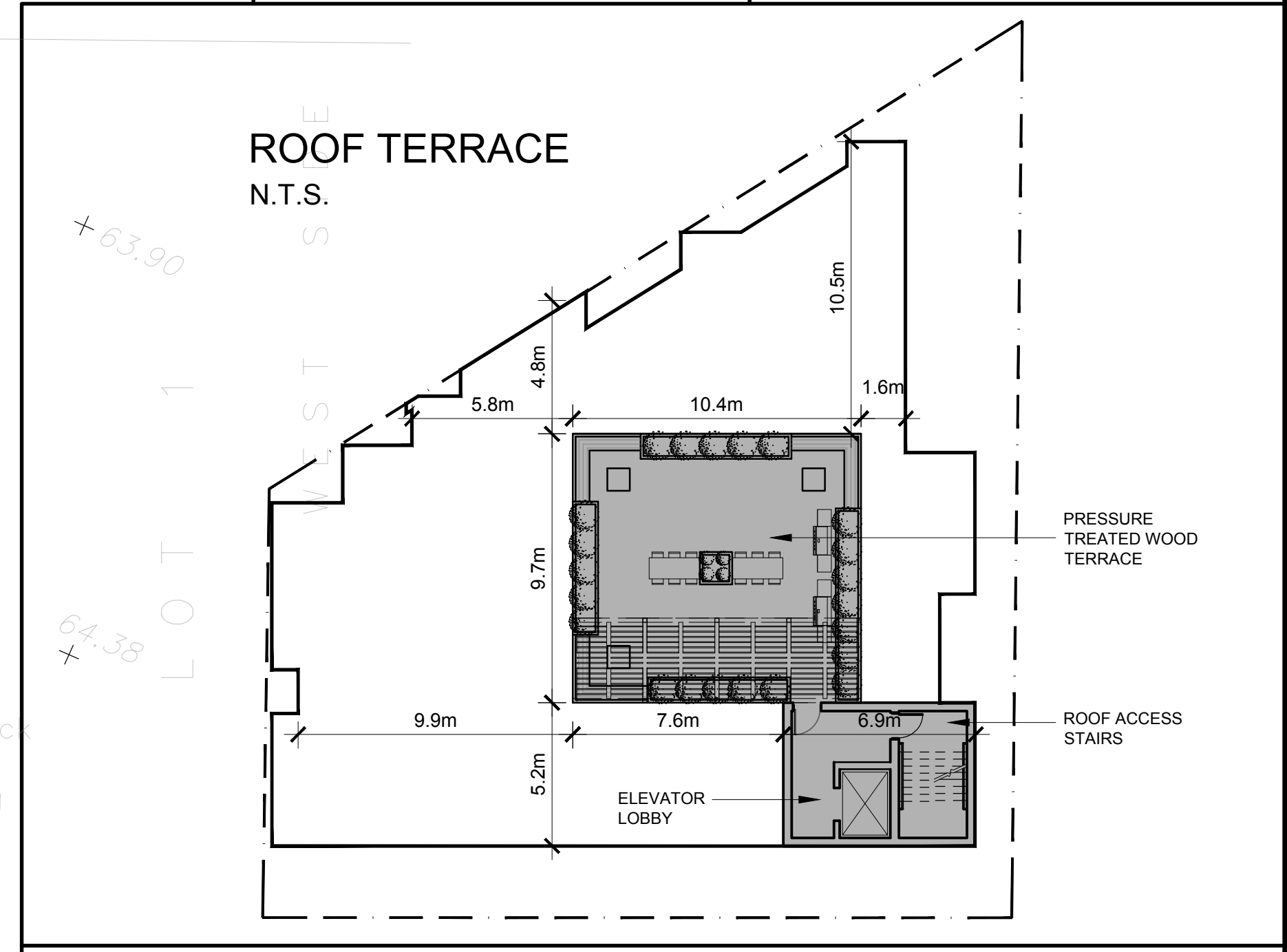
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- NEW PAVERS
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- EXISTING HYDRO POLE TO REMAIN
- ENTRANCE ARROWS
- NEW BIKE RACKS
- NEW PARKING
- EXISTING CONCRETE CURB
- EXTERIOR SOFFIT LIGHTING FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE

**PLAN OF SURVEY**  
GEOGRAPHIC TOWNSHIP OF  
CITY OF OTTAWA

SITE INFORMATION DERIVED FROM SURVEY TITLED, TOPOGRAPHIC PLAN OF SURVEY, PART 1, 2 & 3 (EAST OF PINHEY STREET), REGISTERED PLAN 105, CITY OF OTTAWA, DATED 2018/05/23, PRODUCED BY FAIRHALL MOFFATT & WOODLAND LTD. SIGNED BY JOHN H. GUTRI, ONTARIO LAND SURVEYOR.

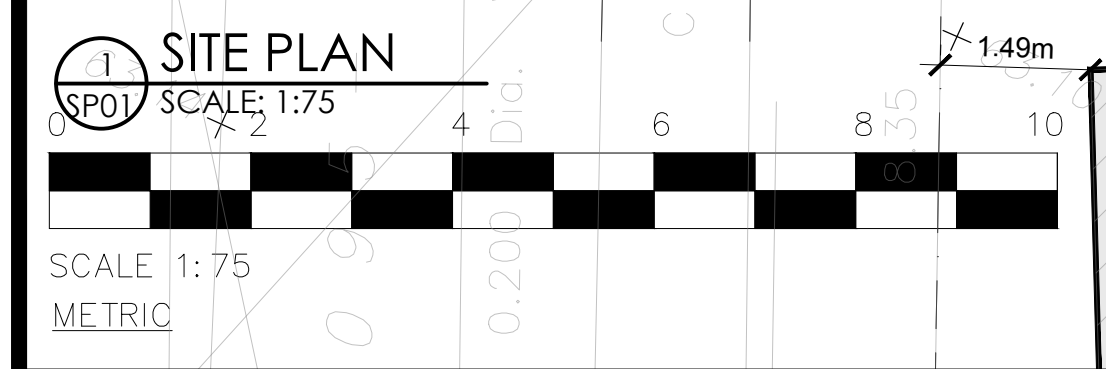
**BEARING NOTE**  
BEARINGS ARE GRID DERIVED FROM THE EASTERLY LIMIT OF PINHEY STREET AS SHOWN ON PLAN 4R-28078, HAVING A BEARING OF N 23° 22' 10" W AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9 (NAD83 ORIGINAL)

**ELEVATION NOTE**  
1. ELEVATIONS ARE GEODETIC (CGVD28).  
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 ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.



**99 PINHEY STATISTICS**

ITEM	REQUIRED	PROVIDED
Zone	R4T-c	
Minimum Lot Area	450.0 sq.m	643.85 sq.m
Minimum Lot Width	12.0 m	15.46 m
Maximum Building Height (from EAG)	14.5 m	14.36 m
Maximum Parapet Height Above Max. Building Height	0.3 m	0.57 m
Maximum Building Height with Parapet (from EAG)	14.8 m	15.07 m
Minimum Front Yard Setback	1.49 m	0.0 m
Minimum Corner Side Yard Setback	3.0 m	0.0 m
Minimum Side Yard Setback	2.50 m for the first 21.0 m 6.00 m for > 21.0 m	2.50 m 2.50 m
Minimum Rear Yard Setback	1.5 m	1.5 m
Minimum Area Setback at Rear / Side Yards, As Per Section 161(12)(1)(iii)	30% of Lot Depth X 30% of Lot Width 30% of 28.4 m X 30% of 16.4 m 8.52 m X 4.92 m = 41.92 sq.m	x sq.m
Minimum Parking Spaces	0 for 1st 12 units & 0.5 per unit after 12 units = 6	6
Minimum Visitor Parking Spaces	0 for 1st 12 units & 0.1 per unit after 12 units = 1.2	1
Minimum Bicycle Parking Spaces	0.5 spaces per unit = 12	12 (10 indoor)
Minimum Amenity Area	15 sq.m per unit for 1st 8 units = 120 sq.m 6 sq.m for unit after 8 units = 96 sq.m	225.92 sq.m
Minimum Communal Amenity Area	100% of the 1st 8 units Amenity Area = 120 sq.m	22.40 sq.m (Grade) 100.88 sq.m (Roof)
Minimum Communal Amenity Area Soft Landscaping	80% (96 sq.m)	18.1% (22.40 sq.m)
Communal Amenity Area Location	At Grade and in the Rear Yard	Grade / Rear / Roof
Minimum Roof Top Access Area	10.5 sq.m	35.88 sq.m
Existing Average Grade (EAG)	Elevation 63.07m	
Number of Dwelling Units		24
Building Area		514.37 sq.m
GFA (As defined in the zoning bylaw)		1228.74 sq.m



CLIENT:

**KENSINGTON**  
LOFTS HINTONBURG

11			
10			
09			
08			
07			
06	FOR REVIEW	PE	SEPT 10 2018
05	FOR REVIEW	PE	SEPT 07 2018
04	FOR REVIEW	PK	AUG 30 2018
03	FOR REVIEW	PE	AUG 28 2018
02	FOR REVIEW	PE	AUG 01 2018
01	FOR REVIEW	PE	JULY 20 2018
No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS

STRUCTURAL

MECHANICAL

ELECTRICAL

DESIGNED BY: P.E.

DRAWN BY:

APPROVED BY: P.E.

PROJECT

**99 PINHEY**

DRAWING TITLE

**SITE PLAN**

PROJECT NO. 0293

DATE JULY 04, 2018

**PLAN #XXXX**

**SP-01**

D07-12-17-0102