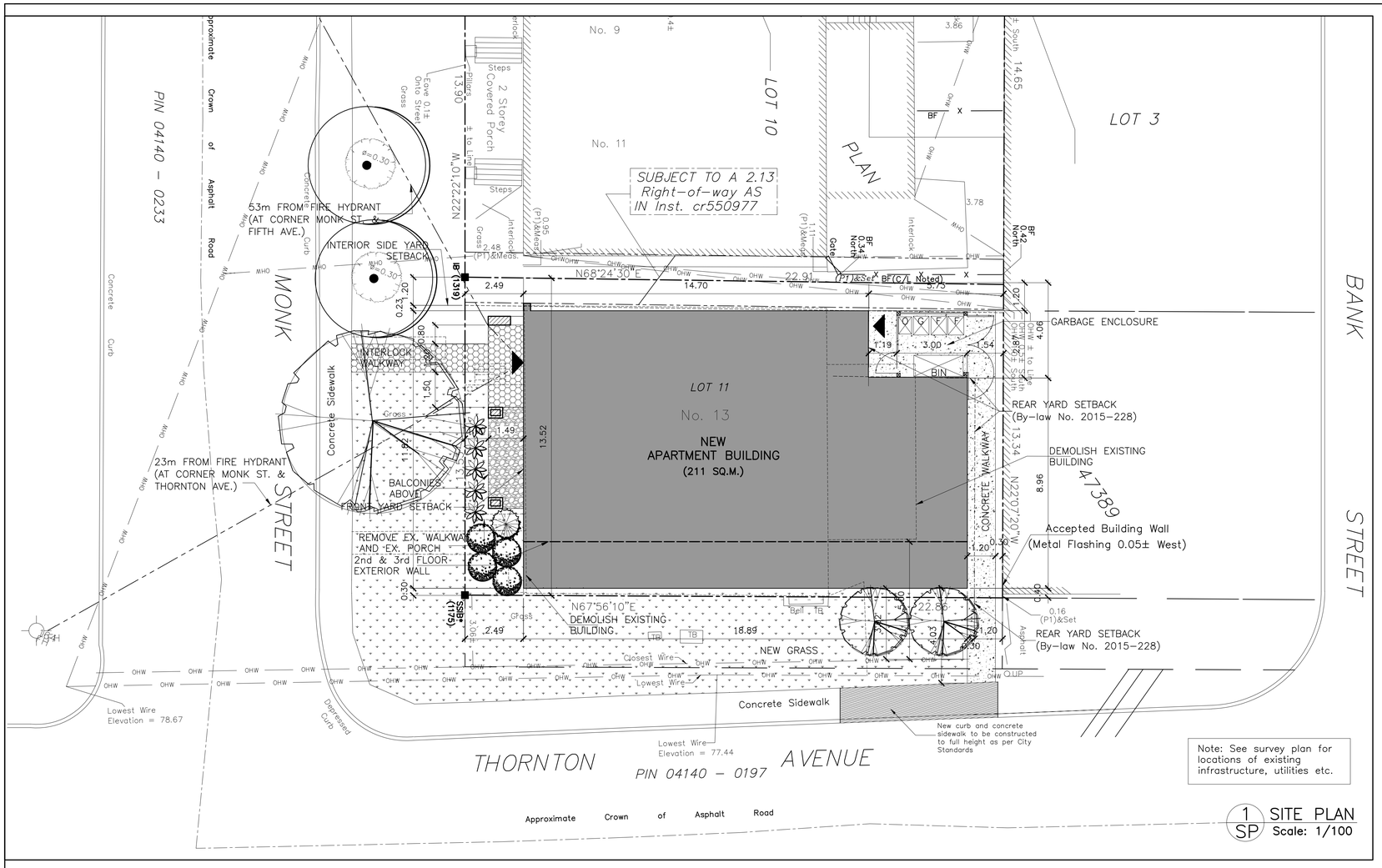
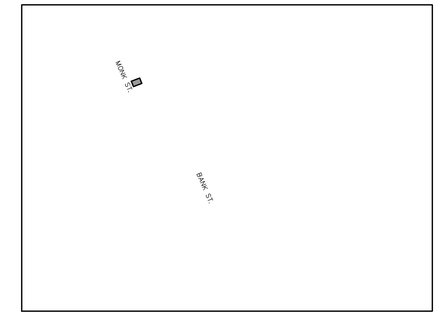


1 SP SITE PLAN
Scale: 1/100



2 SP LOCATION PLAN
NTS

PROPERTY DESCRIPTION:
Legal Description: Part 1, plan of part of lot 11 registered plan 47389 City of Ottawa

Based on survey prepared by Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

DEVELOPMENT DATA:

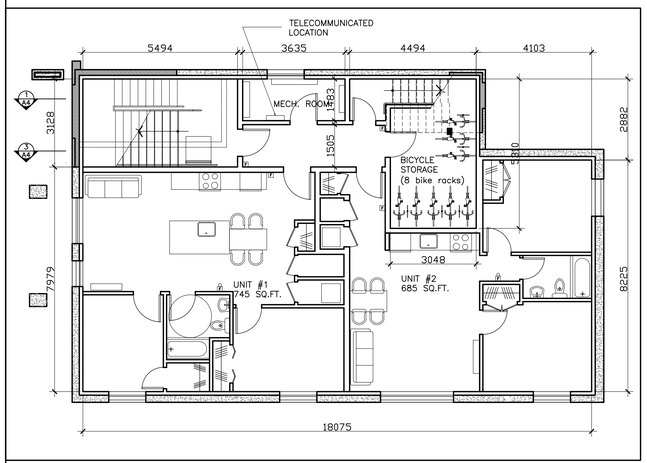
Site Zoning Designation: R4T
Site area: 307.5 m²
Frontage as per survey: 13.53 m.
Depth as per survey: 22.91 m.
Site Plan Control Approval for: Four storey apartment
Building Area (Footprint): 211 m²
Gross Floor Area : 508.9 m²

City of Ottawa Zoning By-law No. 2008-250 and Revised By-law No. 2015-228		
R4T		
PRINCIPAL DWELLING TYPE	REQUIRED FOR LOW RISE APARTMENT	PROPOSED 4 STOREY, 8 UNIT
MINIMUM LOT WIDTH	15m	13.52m (GRANTED)
MINIMUM LOT AREA	450m²	307.5m² (GRANTED)
MAXIMUM BUILDING HEIGHT	14.5m	11 m
MINIMUM FRONT YARD SETBACK	Average of neighboring buildings	2.49m
MINIMUM CORNER SIDE YARD SETBACK	Average of neighboring buildings (0.16m)	0.3m
MINIMUM REAR YARD SETBACK	1.2m (with 30% lot width & 25% lot depth)	1.5m (with 30% lot width & 25% lot depth)
MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.2m
MINIMUM LANDSCAPE AREA	30% (92.25 m²)	27.4% (84.35 m²) (GRANTED)
AMENITY SPACE (at rear yard)	8 units @15m²=120m²	3.48 m² (GRANTED)
Parking Rate		
Motor Vehicle	0	0
Bicycle Parking (0.5/unit)	8/2=4 spaces	8 spaces

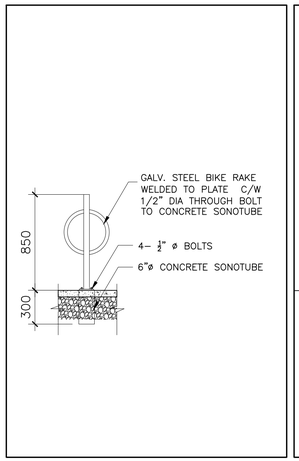
LEGEND:

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- REMOVE EXISTING WALL
- NEW BUILDING
- LANDSCAPE AREA
- INTERLOCKING WALKWAY
- CAST-IN-PLACE CONCRETE
- RIVER ROCK

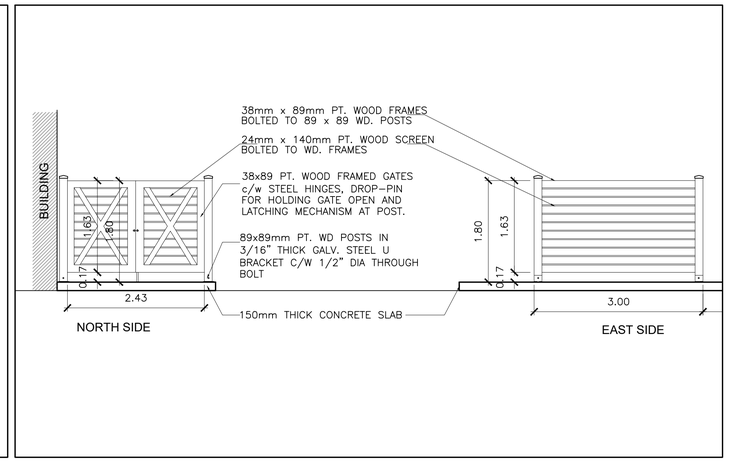
0 1 2 3 4 5 6 7 8 9 10 12
0.5



2 SP BASEMENT PLAN
Scale: 1/100



3 SP BIKE RACK
Scale: 1/25



4 SP GARBAGE ENCLOSURE
Scale: 1/50

NEW APARTMENT BUILDING
13 MONK ST.
OTTAWA, ONTARIO
K1S 3Y5

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K1Y 3H5
613-722-5327
sds@magma.ca

No.	REVISION	DATE
4	REISSUED FOR BUILDING PERMIT	JUN. 19/2019
3	REISSUED FOR S.P. CONTROL	JUN. 5/2019
2	ISSUED FOR BUILDING PERMIT	APR. 10/2019
1	ISSUED FOR SITE PLAN CONTROL	FEB. 25/2019
0	ISSUED FOR REVIEW	JAN. 21/2019

NOTES:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
2. All work to be in accordance with the Ontario Building Code, latest edition.

SITE PLAN

Scale	1:100
Drawn	TD
Checked	SDS
Date	DEC./2018
Job #	1843

SP

D07-12-19-0028

#17906