

NOTE:
SNOW WILL NOT BE STORED ON SITE AND WILL BE REMOVED OFF SITE AS REQUIRED

NOTE:
GARBAGE AND RECYCLING WILL BE STORED IN THE GARBAGE ROOM ON THE GROUND FLOOR AND BROUGHT TO THE STREET BY PROPERTY MAINTENANCE BEFORE SCHEDULED CITY PICKUP.

PLAN OF SURVEY
GEOGRAPHIC TOWNSHIP OF CITY OF OTTAWA
SITE INFORMATION DERIVED FROM SURVEY TITLED, TOPOGRAPHIC PLAN OF SURVEY, LOT

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO 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 ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

LEGEND:

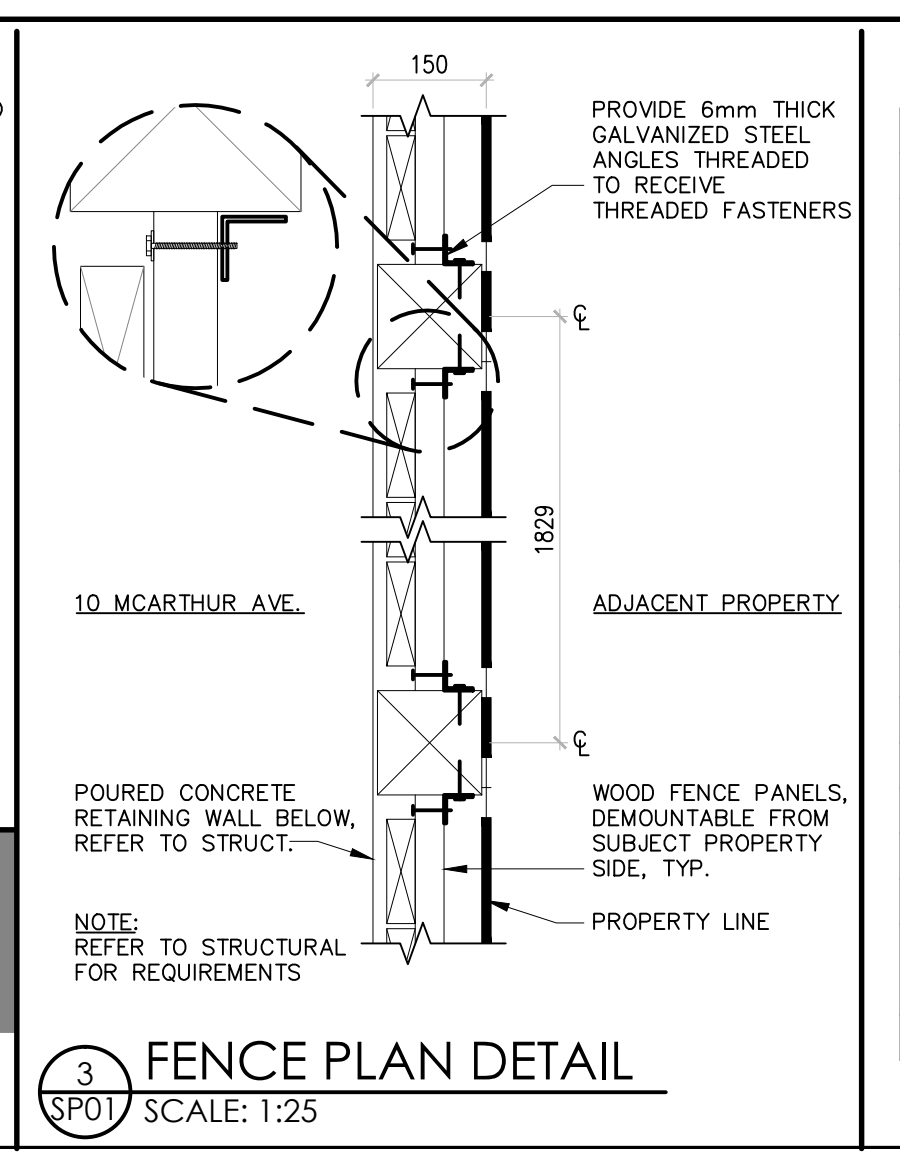
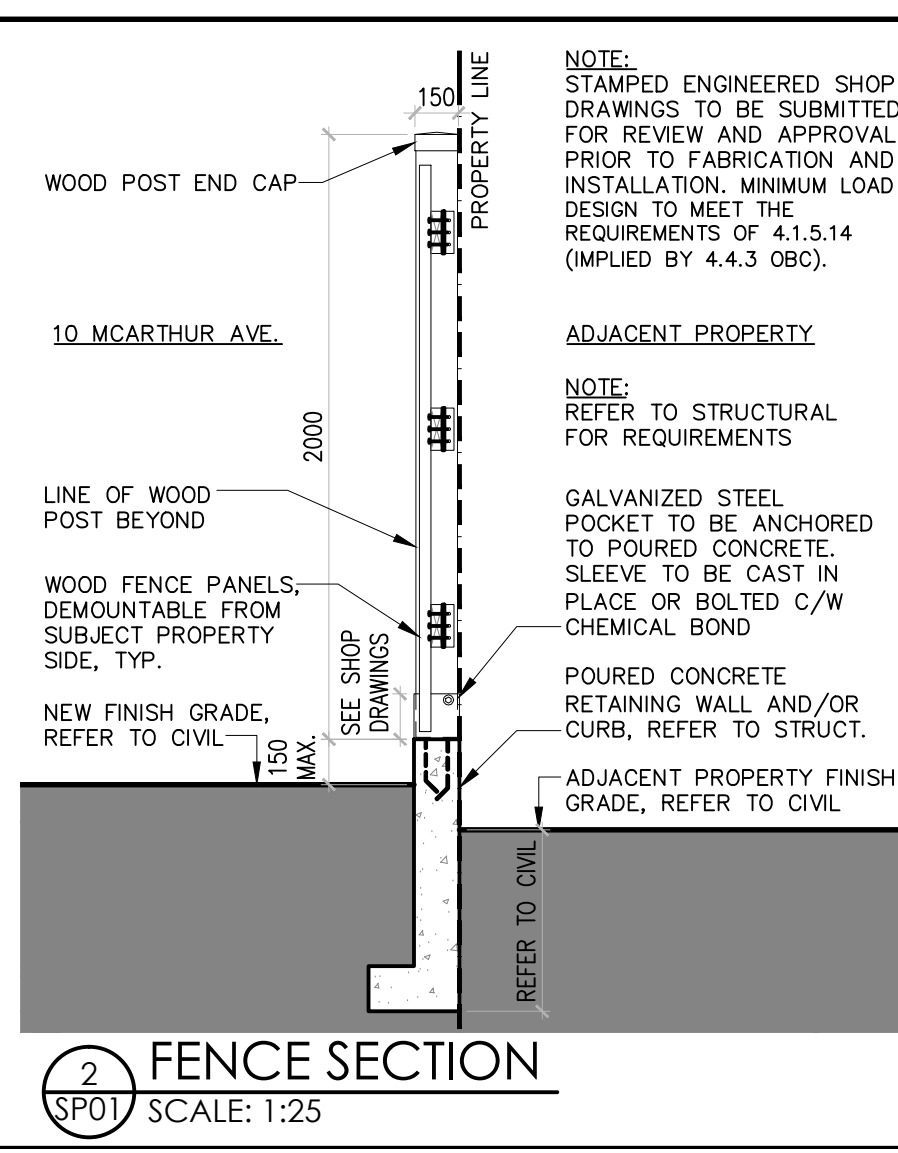
- PROPOSED NEW BUILDING
- PROPOSED 2ND & 3RD FLOOR OVERHANG
- NEW PAVERS APPLIED TO EXISTING GRAVEL DRIVEWAY
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- EXISTING HYDRO POLE TO REMAIN
- NEW BIKE RACKS
- NEW PARKING
- EXISTING CONCRETE CURB
- EXTERIOR SOFFIT LIGHTING FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE

CLIENT:

P² Concepts
739 RIDGEWOOD AVE., UNIT 301
OTTAWA, ONTARIO, K1V 6M6

| | | | |
|-----|-----------------------|----|--------------|
| 11 | | | |
| 10 | | | |
| 09 | | | |
| 08 | | | |
| 07 | | | |
| 06 | | | |
| 05 | | | |
| 04 | | | |
| 03 | FOR SITE PLAN CONTROL | PE | JULY 10 2019 |
| 02 | FOR FINAL REVIEW | PE | JULY 08 2019 |
| 01 | FOR COORDINATION | PE | JUNE 10 2019 |
| No. | REVISIONS | BY | DATE |

NOT AUTHENTIC UNLESS SIGNED AND DATED



ZONING

| Zoned | TM Required | TM Provided |
|---|-------------------|-----------------|
| Min. Lot Area | No Minimum | 405.26 sq.m |
| Min. Lot Width | No Minimum | 14.60 m |
| Min. Front Yard Setback | 2.00 m | 2.00 m |
| Min. Rear Yard Setback | 7.50 m | 7.50 m |
| Min. Interior Yard Setback | 1.20 m | 1.20 m |
| Min. Building Height | | |
| For First 20m from Front Lot Line | 6.70 m | 13.60 m |
| Max. Building Height | 20.00 m | 13.60 m |
| Max. Floor Space Index | No Maximum | |
| Min. Landscape Width - Abut Resid. Zone | 3.00 m | |
| with Min. 1.40m Opaque Fence | 1.00 m | 2.30 m |
| Min. Landscape Area | No Minimum | No Minimum |
| Min. Vehicle Parking Spaces | 0 | 2 |
| Min. Handicap Vehicle Parking Spaces | 0 | 0 |
| Min. Driveway Width | 3.00 m | 3.00 m |
| Min. Bicycle Parking Spaces | 0.5 sq.m Per Unit | 5 |
| Garbage Storage | | 6 |
| | | Inside Building |

| | | Required | Provided |
|--------------------|----------------------|-----------------------|-------------------|
| Garbage Storage | | | |
| | Min. Amenity Area | | |
| Min. Communal Area | Total Area | 6.0 sq.m Per Unit | 74.22 sq.m |
| | Min. Communal Area | 50% of the Req. Total | 73.91% |
| | Private Balcony Area | 30 sq.m | 54.86 sq.m (Roof) |
| | | | 19.36 sq.m |

CONSULTING ENGINEERS
LLOYD PHILLIPS & ASSOCIATES LTD.
1827 WOODWARD DR., SUITE 109, OTTAWA, ON K2E 0P9

PLANNER
LEVSTEK CONSULTANTS LTD.
5871 HUGH CRES., OTTAWA, ON K0A 2W0

LANDSCAPE
LRI ASSOCIATES LTD.
5430 CANOTEK RD., OTTAWA, ON K1J 9G2

CIVIL
PATERSON GROUP INC.
154 COLONNADE RD., OTTAWA, ON K2E 7J5

GEOTECHNICAL

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

PROJECT

10 McArthur Avenue

DRAWING TITLE

SITE PLAN