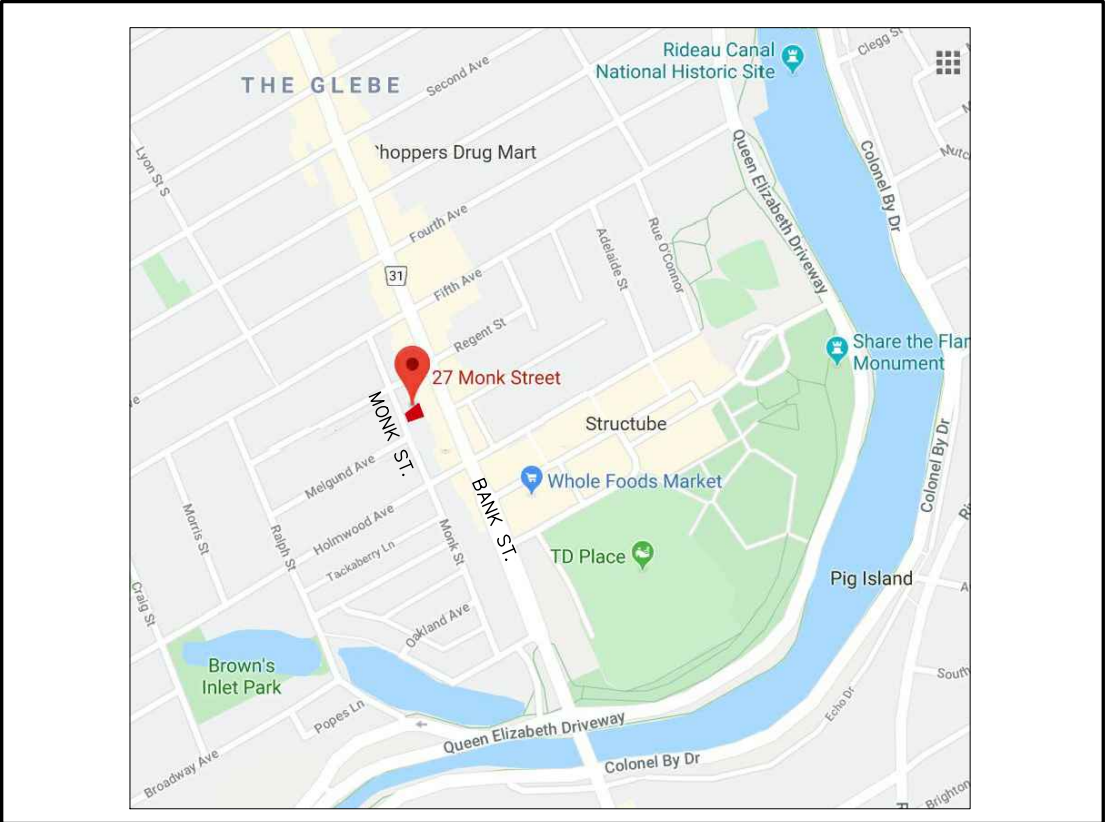
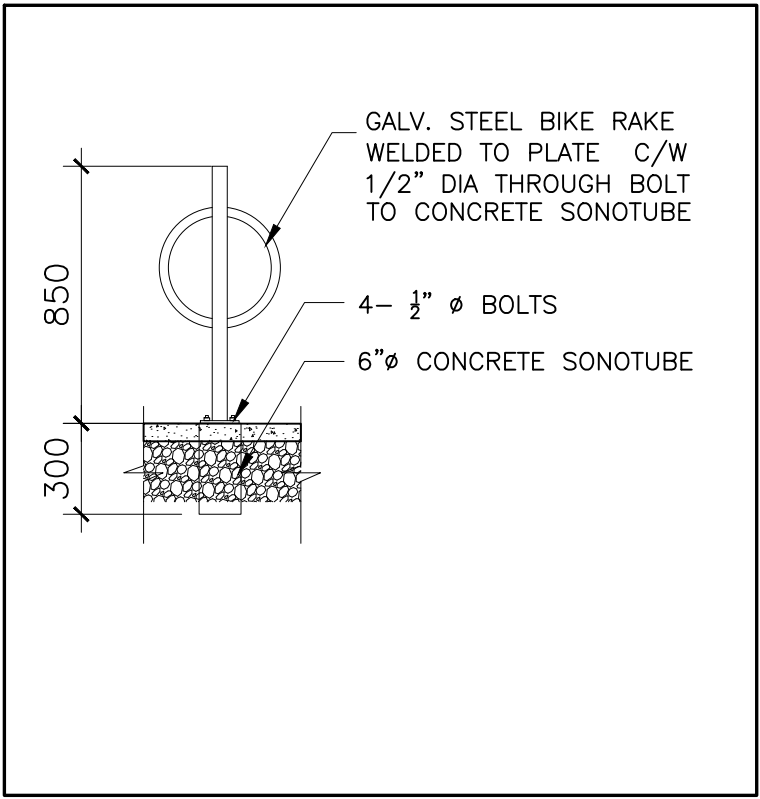
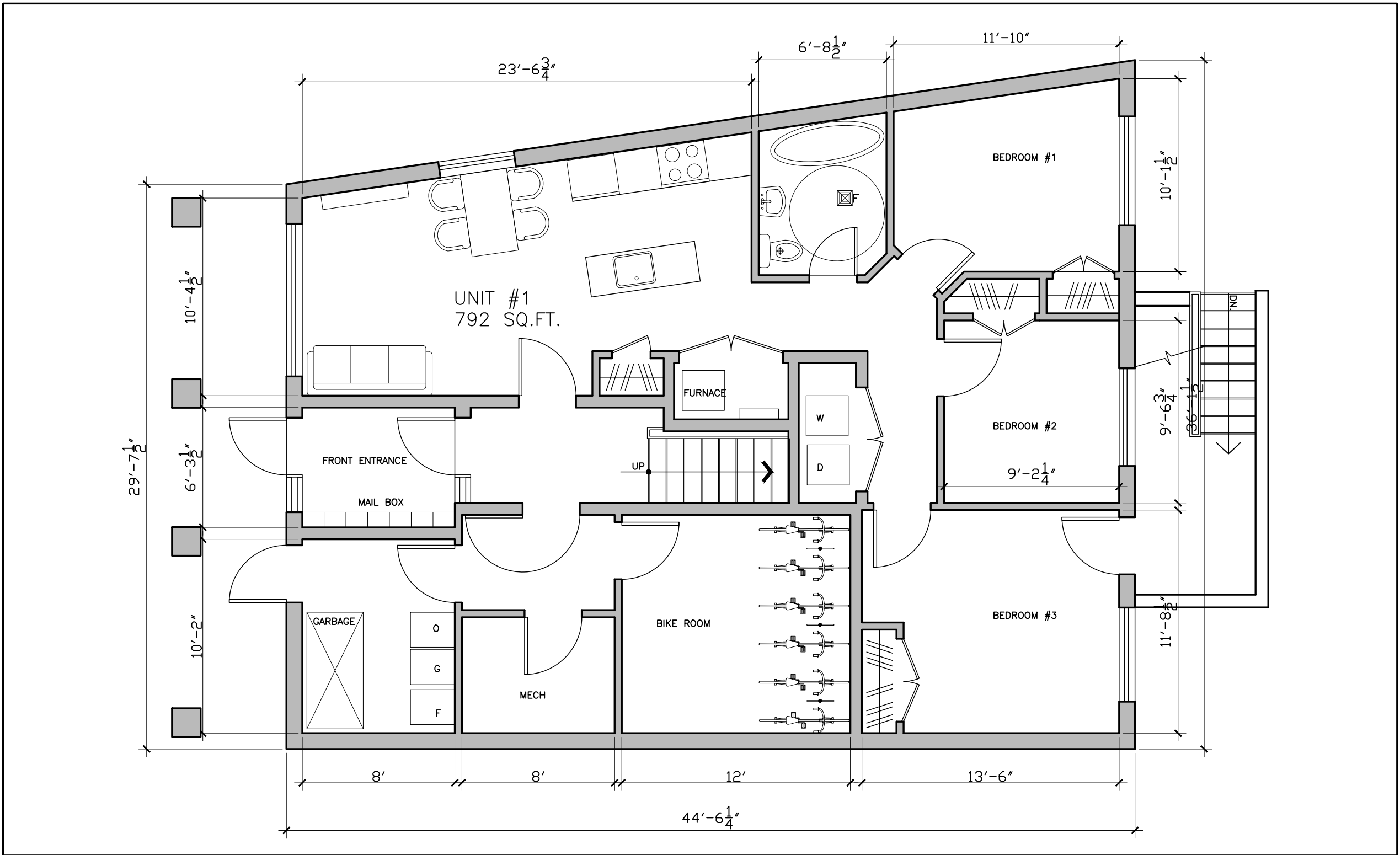
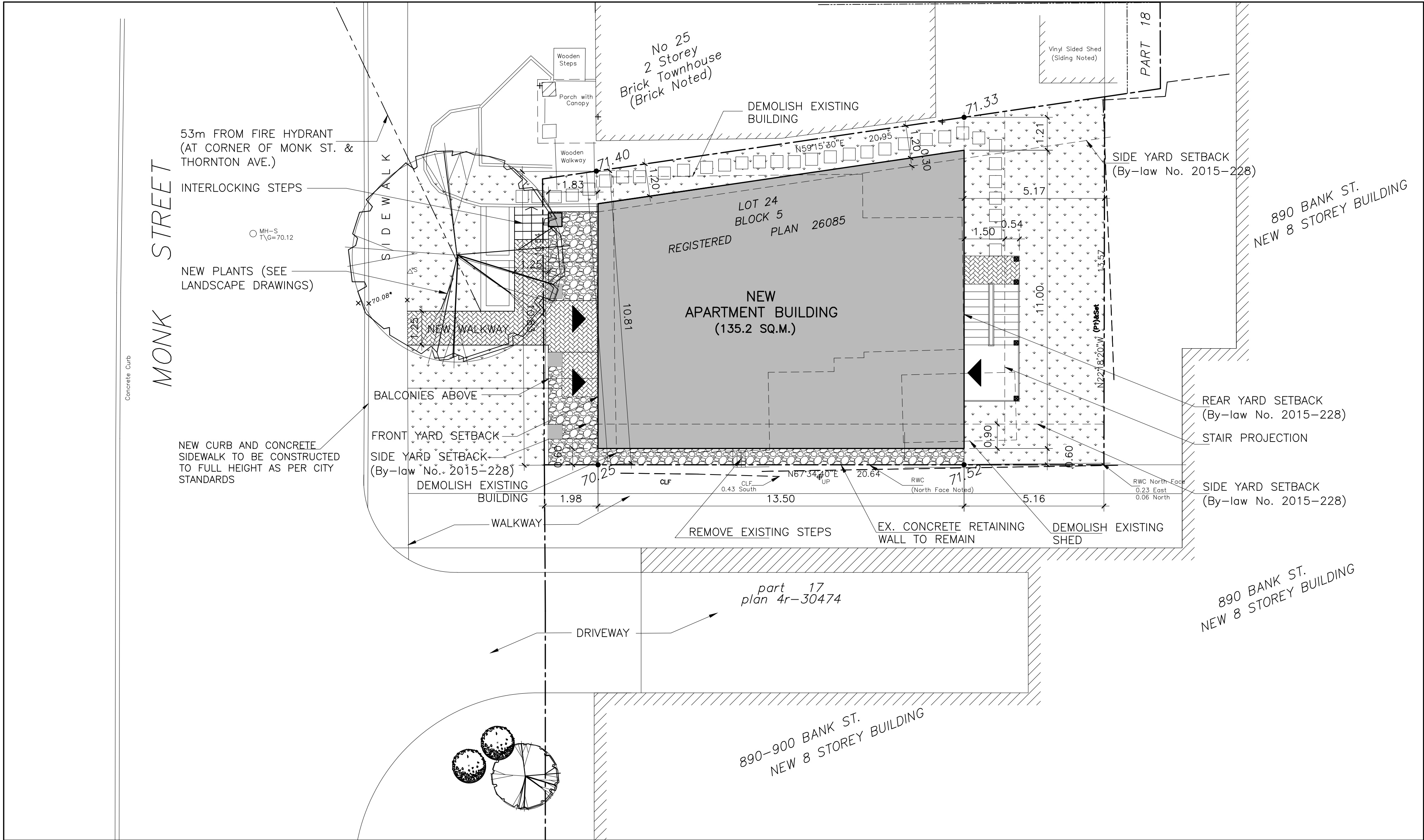




PROPERTY DESCRIPTION:
Legal Description: Part of lot 24 registered plan 26085 City of Ottawa, Block 5

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

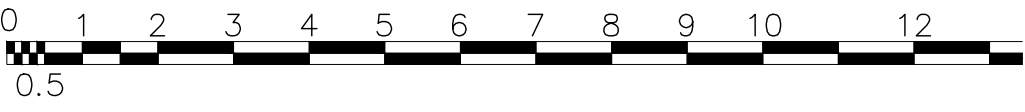
DEVELOPMENT DATA:

Site Zoning Designation: R4T
Site area: 249.4 m²
Frontage as per survey: 10.81 m.
Depth as per survey: 20.73 m.
Site Plan Control Approval for: 4 storey storey apartment
Building Area (Footprint): 135.2 m²
Gross Floor Area : 407.416 m²

R4T		
PRINCIPAL DWELLING TYPE	REQUIRED FOR LOW RISE APARTMENT	PROPOSED 4 STOREY, 7 UNIT
MINIMUM LOT WIDTH	15m	10.81m (MINOR VARIANCE)
MINIMUM LOT AREA	450m ²	249.4m ² (MINOR VARIANCE)
MAXIMUM BUILDING HEIGHT	14.5m	11 m
MINIMUM FRONT YARD SETBACK	Average of neighboring buildings	1.98m
MINIMUM CORNER SIDE YARD SETBACK	N/A	N/A
MINIMUM REAR YARD SETBACK	25% lot depth.	5.16m (25% lot depth)
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.2m (MINOR VARIANCE) 0.6m (MINOR VARIANCE)
MINIMUM LANDSCAPE AREA	30% (74.82 m ²)	31% (87.35 m ²)
AMENITY SPACE (at rear yard)	7 units @15m ² =105m ²	48.6 m ² (MINOR VARIANCE)
MAXIMUM BALCONY PROJECTION	1m (FROM FRONT PROPERTY LINE)	0.17m (MINOR VARIANCE)
MAXIMUM EXTERIOR STAIR PROJECTION	1.5m INTO SETBACK	2.04m (MINOR VARIANCE)
Parking Rate		
Motor Vehicle	0	0
Bicycle Parking (0.5/unit)	8/2=4 spaces	6 spaces

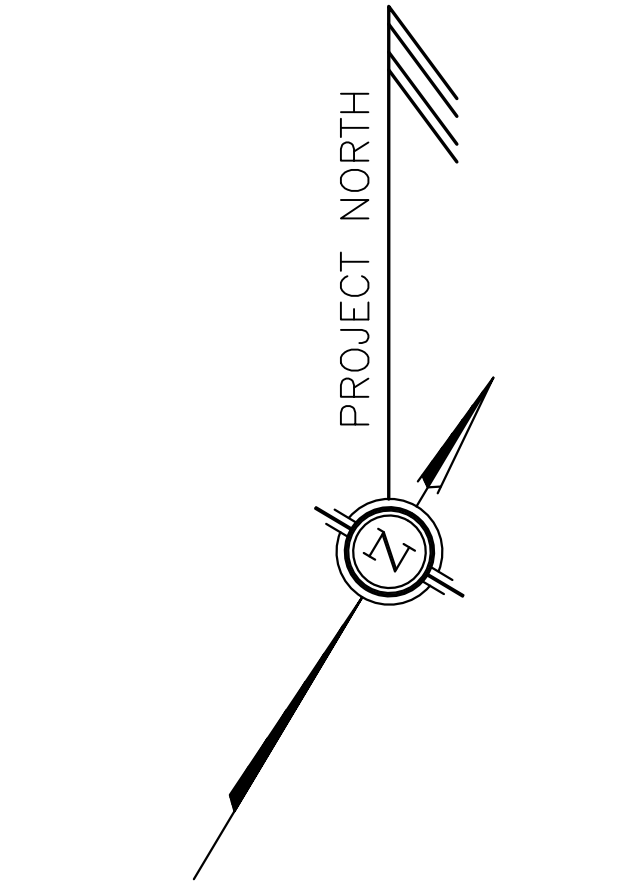
LEGEND:

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



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.

CLIENT:
ART CONSTRUCTION
5 THORNTON AVE. OTTAWA, ON.
613 867 6567
artcontracting@hotmail.com



CIVIL ENGINEER AND LANDSCAPE ARCHITECT	
STANTEC 400 - 1331 Clyde Avenue Ottawa ON K2C 3G4 Phone: (613) 724-4337 Cell: (613) 297-0571 Fax: (613) 722-2799	
GEOTECHNICAL	
GEMTEC CONSULTING ENGINEERS & SCIENTISTS 32 STEACIE DR., OTT., ONT. K0A 1L0 613-836-1422	
SURVEYOR	
ANNIS, O'SULLIVAN, VOLLEBEKK Ltd. 14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7S6 Phone: (613) 727-0850 Fax: (613) 727-1079	
SUSAN D. SMITH ARCHITECT	
1114 GLADSTONE AVE OTTAWA, ONTARIO K1Y 3H5 613-722-5327 sds@magma.ca	

4		
3		
2		
1	ISSUED FOR SITE PLAN CONTROL	DEC. 5/2019
0	ISSUED FOR REVIEW	NOV. 8/2019
No.	REVISION	DATE

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

SITE PLAN

Scale	as note
Drawn	TD
Checked	SDS
Date	OCT./2019
Job #	1992

SP