

CLIENT:



PLAN OF SURVEY
PART OF LOT
REGISTERED PLAN
CITY OF OTTAWA

SURVEY BY:
DATED:

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.

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE SOUTHERLY LIMIT ON EXPROPRIATION PLAN CT193429, SHOWN TO BE N83°39'50"E THEREON.

SITE INFORMATION DERIVED FROM SURVEY TITLED, SURVEYOR'S REAL PROPERTY REPORT, PLAN OF PART OF LOT 62, REGISTERED PLAN 239, CITY OF OTTAWA.

LEGEND:

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

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

No.	REVISIONS	BY	DATE
11			
10			
09	FOR REVIEW	PE	APR. 21 2020
08	FOR REVIEW	PE	APR. 13 2020
07	FOR REVIEW	PE	MAR. 23 2020
06	FOR REVIEW	PE	MAR. 03 2020
05	FOR REVIEW	PE	DEC. 18 2019
04	FOR COORDINATION	PE	DEC. 02 2019
03	FOR COORDINATION	PE	NOV. 28 2019
02	FOR COORDINATION	PE	NOV. 22 2019
01	FOR COORDINATION	PE	NOV. 06 2019

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS

PLANNER

LANDSCAPE

CIVIL

GEOTECHNICAL

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

PROJECT

243-245 HINCHEY

DRAWING TITLE

SITE PLAN

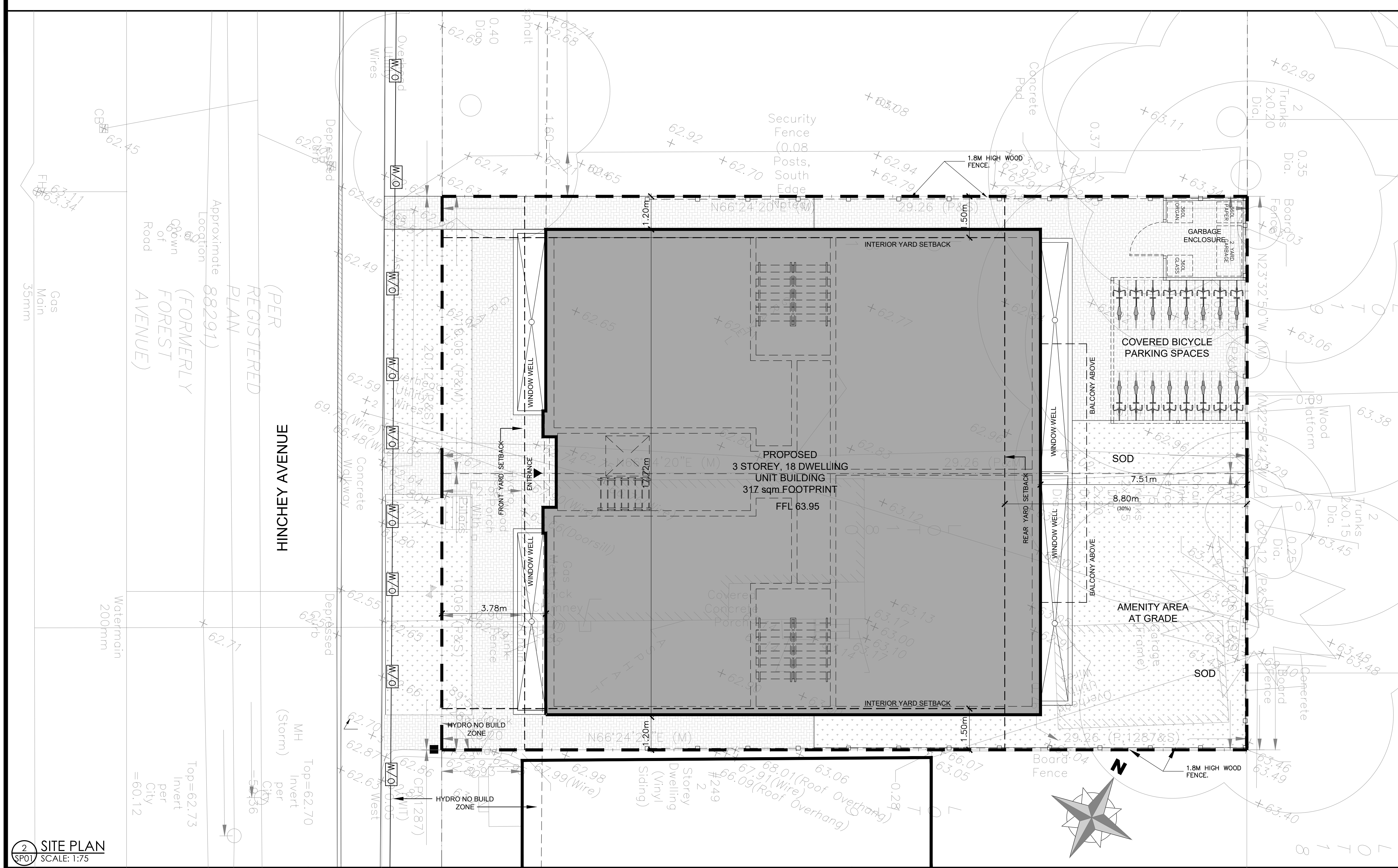
PROJECT NO.

0318

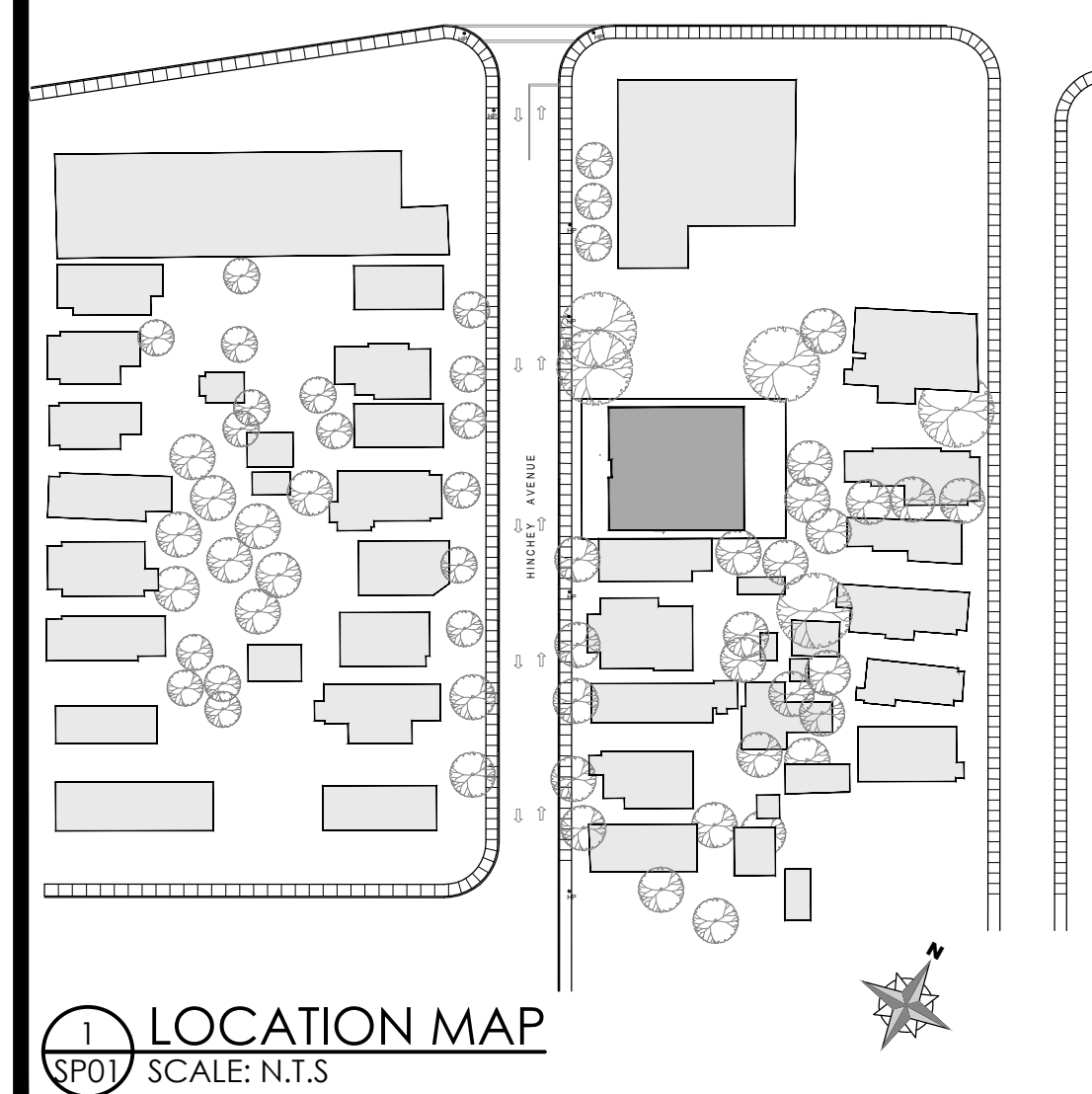
DATE

NOV. 06, 2019

SP-01



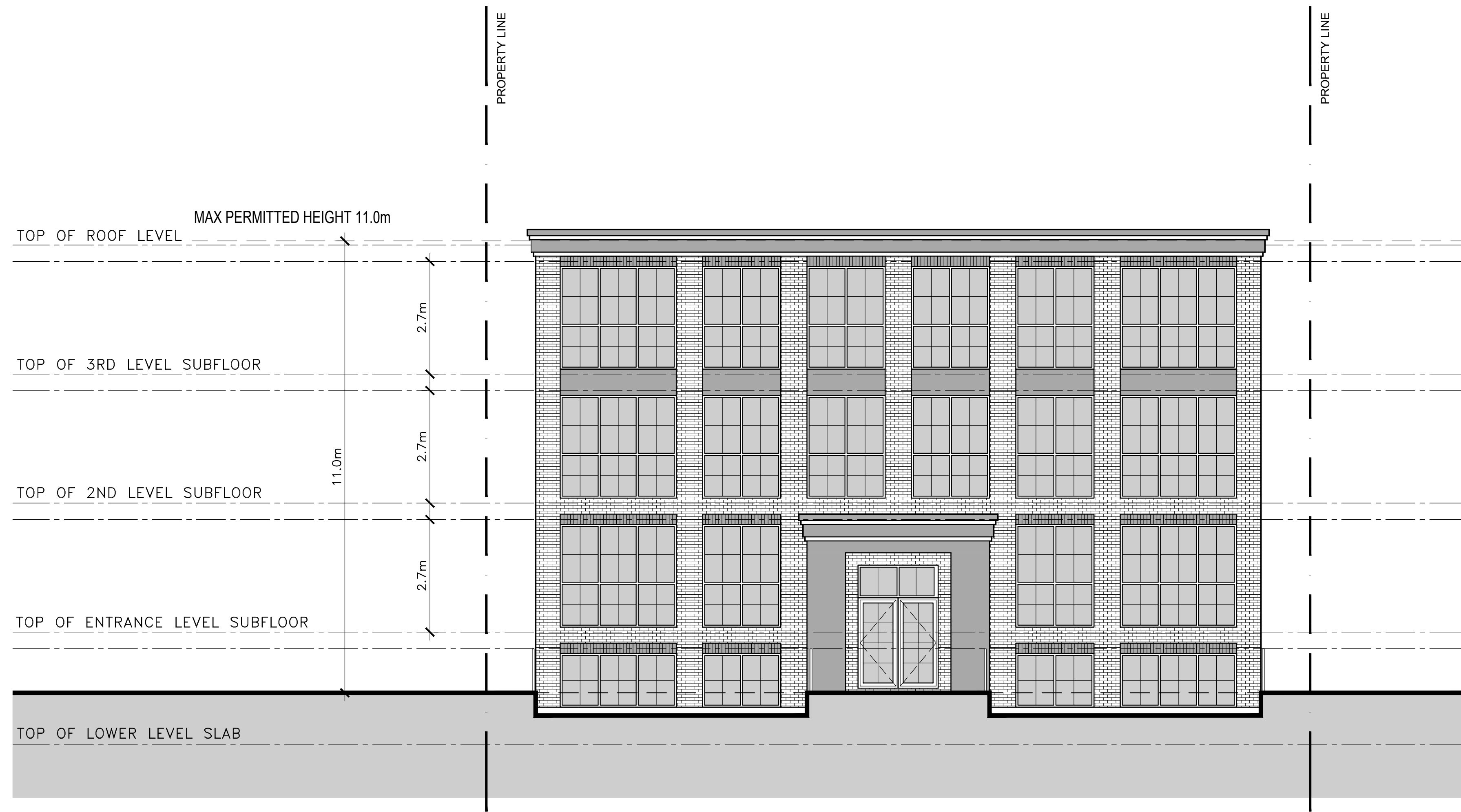
2 SITE PLAN
SCALE: 1:75



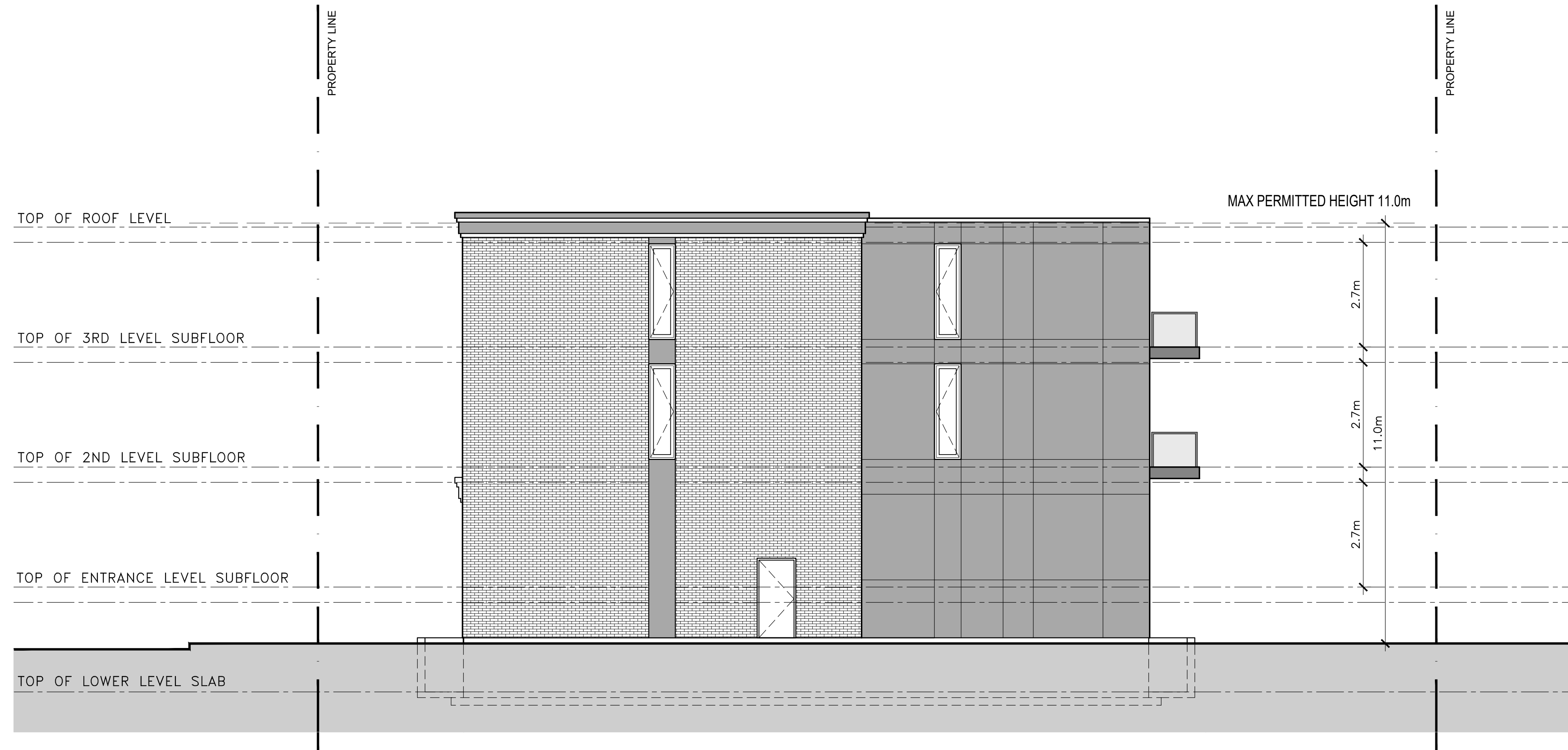
1 LOCATION MAP
SCALE: N.T.S.

ZONING	R4H (Subject to Minor rezoning)	
	Required	Provided
Current Zoning		
Min. Lot Area	360 SQ. M.	589 SQ. M.
Min. Lot Width	12 M	20.1 M
Min. Front Yard Setback	2.93 M	3.78 M
Min. Rear Yard Setback	8.8 M (30%)	7.5 M
Min. Interior Yard Setback	Where the building wall is equal to or less than 11 m in height: 1.5 m. Where the building wall is greater than 11 m in height: 2.5 m. Beyond the first 21 m the interior side yard setback is 6 m.	1.2 M
Max. Building Height	11.0 M	11.0 M
Min. Landscape Area		
Min. Vehicle Parking Spaces	3	0
Min. Handicap Vehicle Parking Spaces	0	0
Min. Driveway Width		N/A
Min. Bicycle Parking Spaces	9 SPACES (0.5 per unit)	2 INT. AND 16 EXT. TOTAL =18 SPACES

	Required	Provided
Min. Amenity Area	8 x 15 sqm=120 sqm 10 x 6 sqm= 60 sqm Total =180 sqm	=121.4 sqm
Min. Communal Area at grade and in the rear yard	8 x 15 sqm=120 sqm	91.0 sqm
Private Balcony Area		30.4 sqm (4 x 7.6 sqm)
Landscaped area at Grade		91.0 sqm
Total Provided		=121.4 sqm
Maximum # of units per lot	8 (on two lots)	18 (on two lots)



1 FRONT ELEVATION
A200 PLAN SCALE = 1:75



2 SOUTH SIDE ELEVATION
A200 SCALE = 1:75

DRAWING NOTES

1. WHITE BRICK
2. ALUMINIUM PANEL - BLACK
3. ALUMINIUM PANEL - CHARCOAL
4. PRE FINISHED ALUMINIUM GUARD RAIL
5. ELEVATOR SHAFT OVERRUN
6. STAIR ACCESS TO ROOF TERRACE & LOBBY
7. BLACK ALUMINIUM ACCENT BAND
8. PLANTERS REFER TO LANDSCAPE
9. SAIMESE CONNECTION REFER TO MECH.
10. GAS METER REFER TO MECH.

CLIENT:



P²
Concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

No.	REVISIONS	DATE
11		
10		
09		
08		
07		
06		
05		
04		
03	ISSUED FOR REVIEW	2020-03-23
02	ISSUED FOR REVIEW	2019-12-18
01	ISSUED FOR COORDINATION	2019-12-06

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS

STRUCTURAL

MECHANICAL

ELECTRICAL

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

PROJECT

243-245 HINCHEY AVENUE

DRAWING TITLE

FRONT AND SOUTH SIDE ELEVATIONS

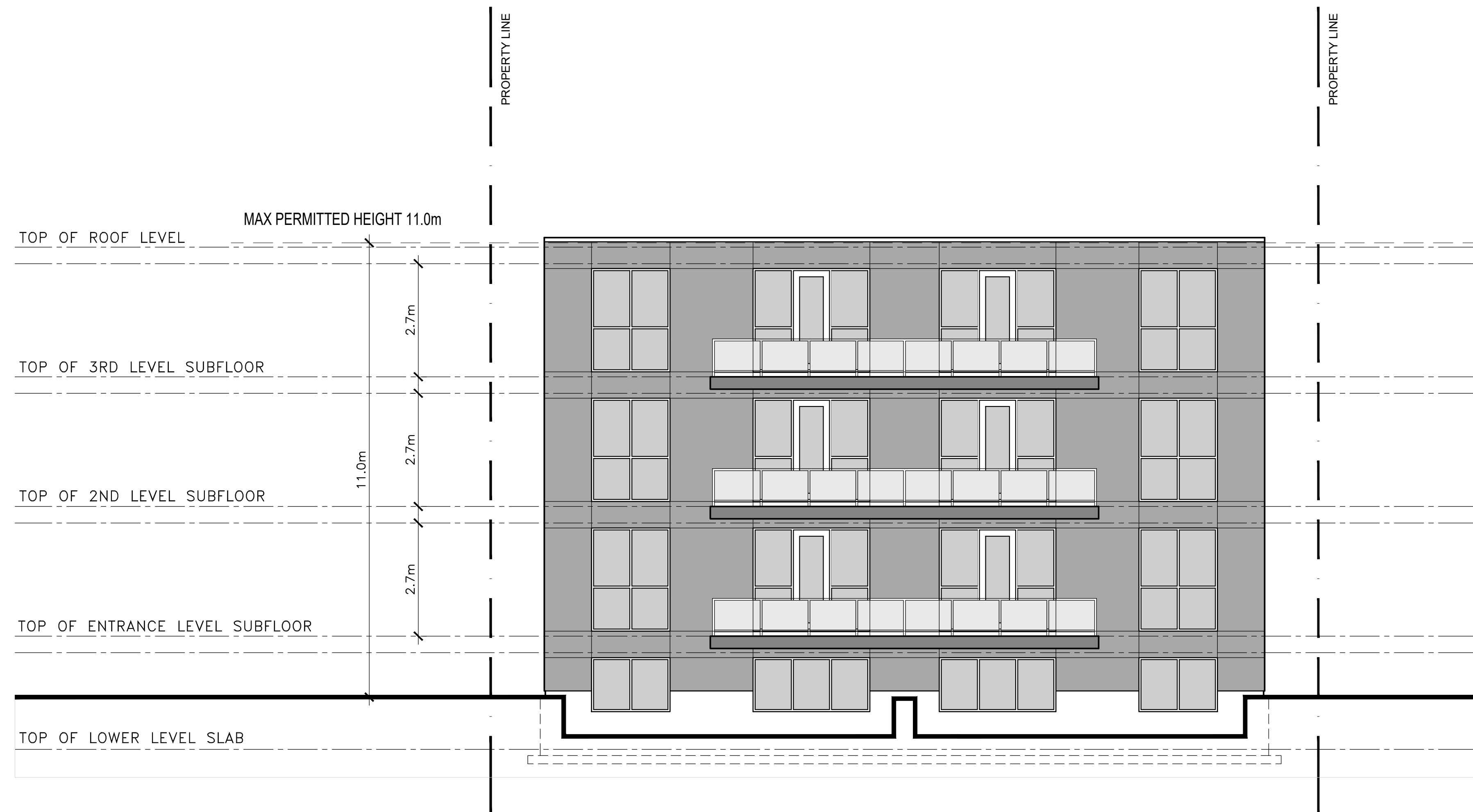
PROJECT NO.

0341

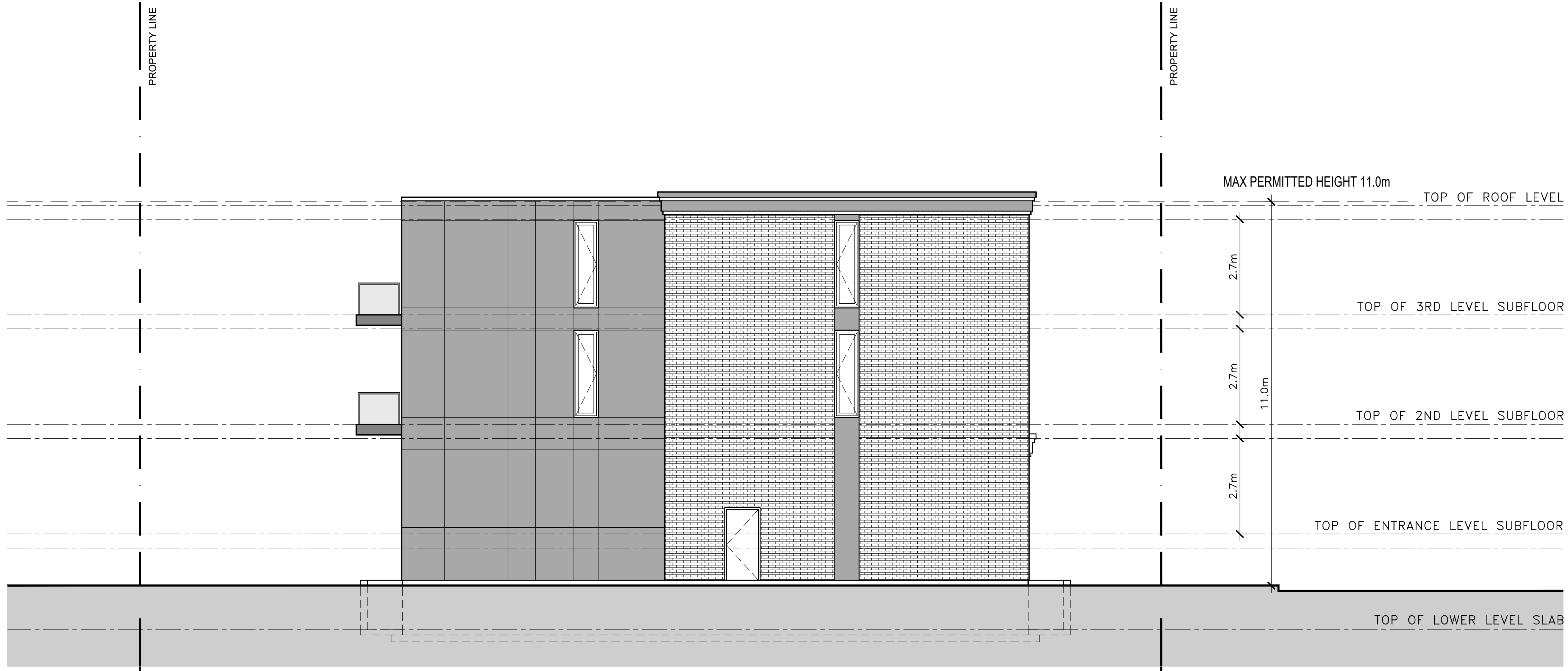
DATE

DEC -06, 2019

A-200



1 REAR ELEVATION
SCALE = 1:75
A201



2 NORTH SIDE ELEVATION
SCALE = 1:75
A201



P² concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6W8

No.	REVISIONS	DATE
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NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		

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

PROJECT
243-245 HINCHEY AVENUE

DRAWING TITLE
REAR AND NORTH SIDE ELEVATIONS

PROJECT NO. 0341
DATE DEC-06, 2019
A-201



P²
Concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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04	ISSUED FOR REVIEW	2020-03-23
03	ISSUED FOR REVIEW	2020-03-03
02	ISSUED FOR REVIEW	2019-12-18
01	ISSUED FOR COORDINATION	2019-12-06

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CONSULTING ENGINEERS

STRUCTURAL
MECHANICAL
ELECTRICAL

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

PROJECT

243-245 HINCHEY AVENUE

DRAWING TITLE

LOWER AND MAIN FLOOR PLANS

PROJECT NO.

0341

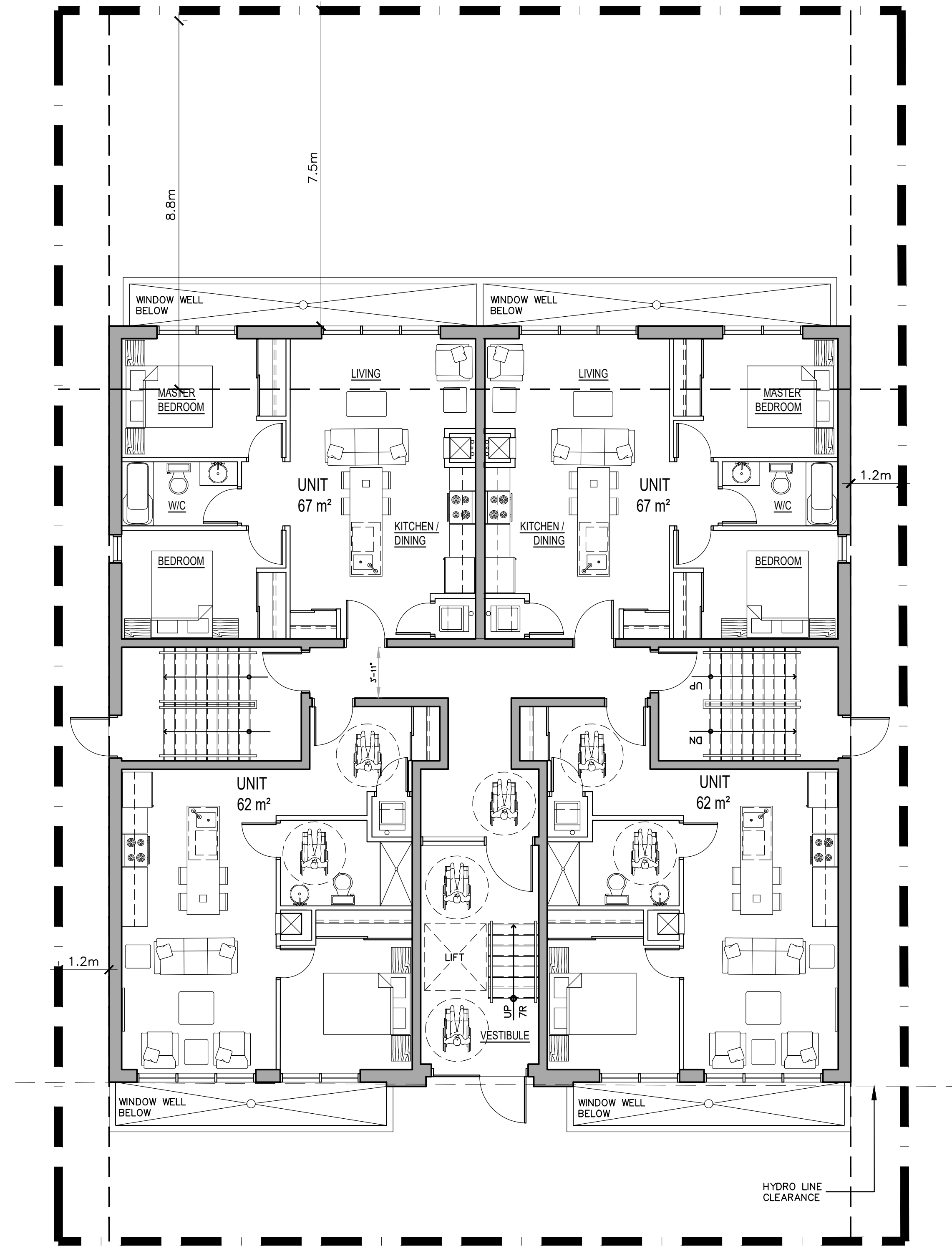
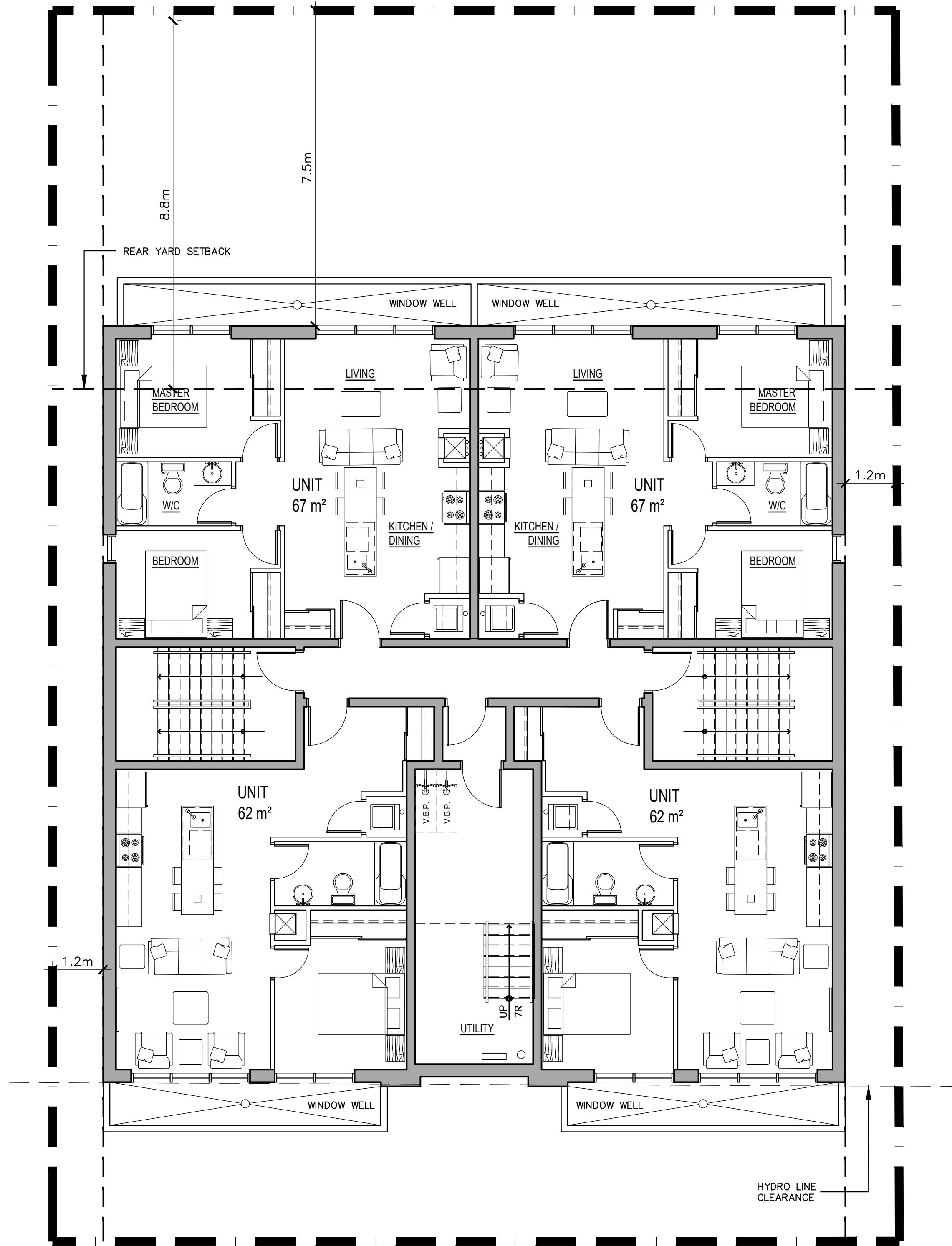
DATE

DEC-06, 2019

A-100

PLAN #

DX





P²
Concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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01	ISSUED FOR COORDINATION	2019-12-06

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS

STRUCTURAL

MECHANICAL

ELECTRICAL

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

PROJECT

243-245 HINCHEY
AVENUE

DRAWING TITLE

SECOND, THIRD
AND ROOF PLANS

PROJECT NO.

0341

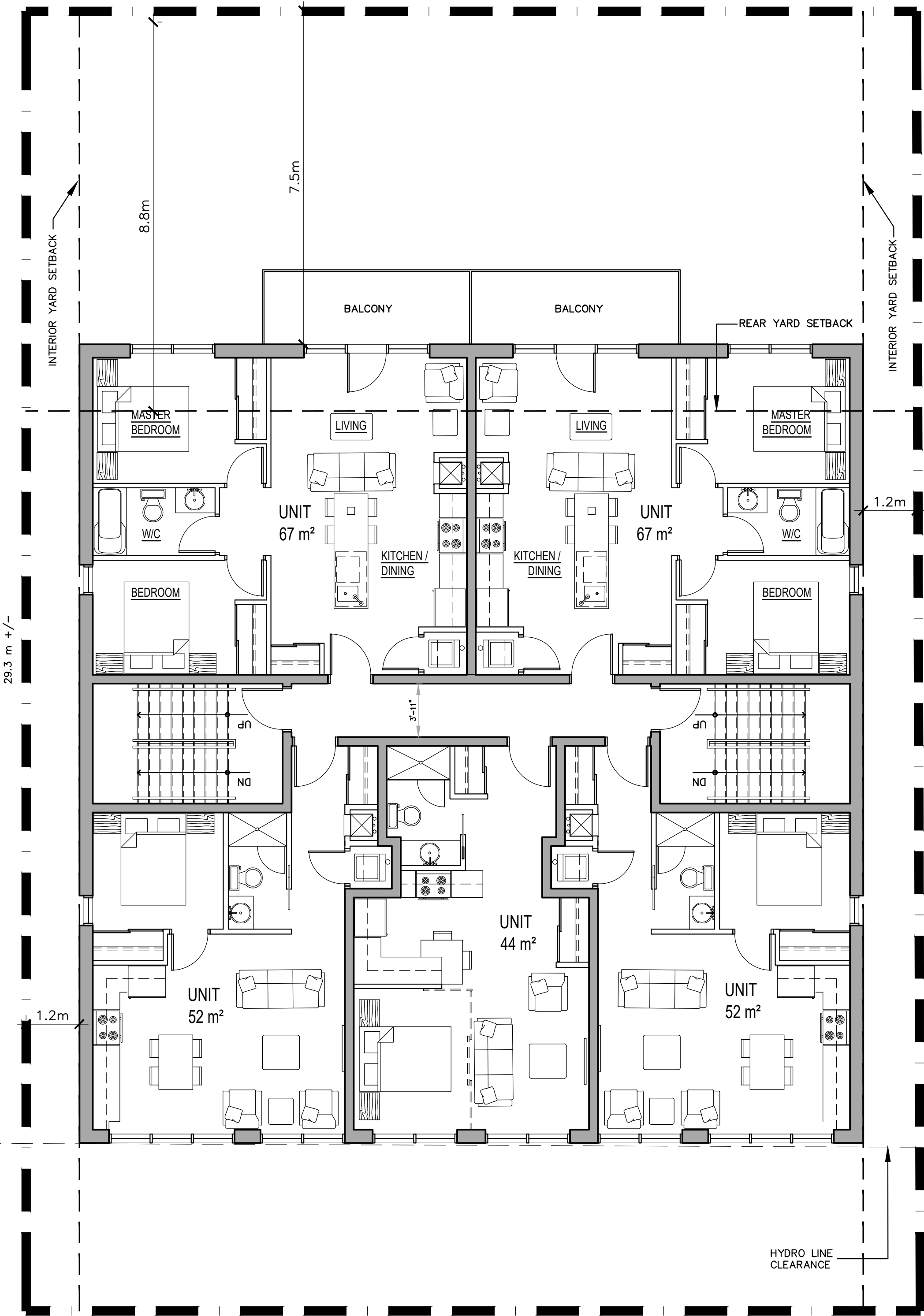
DATE

DEC-06, 2019

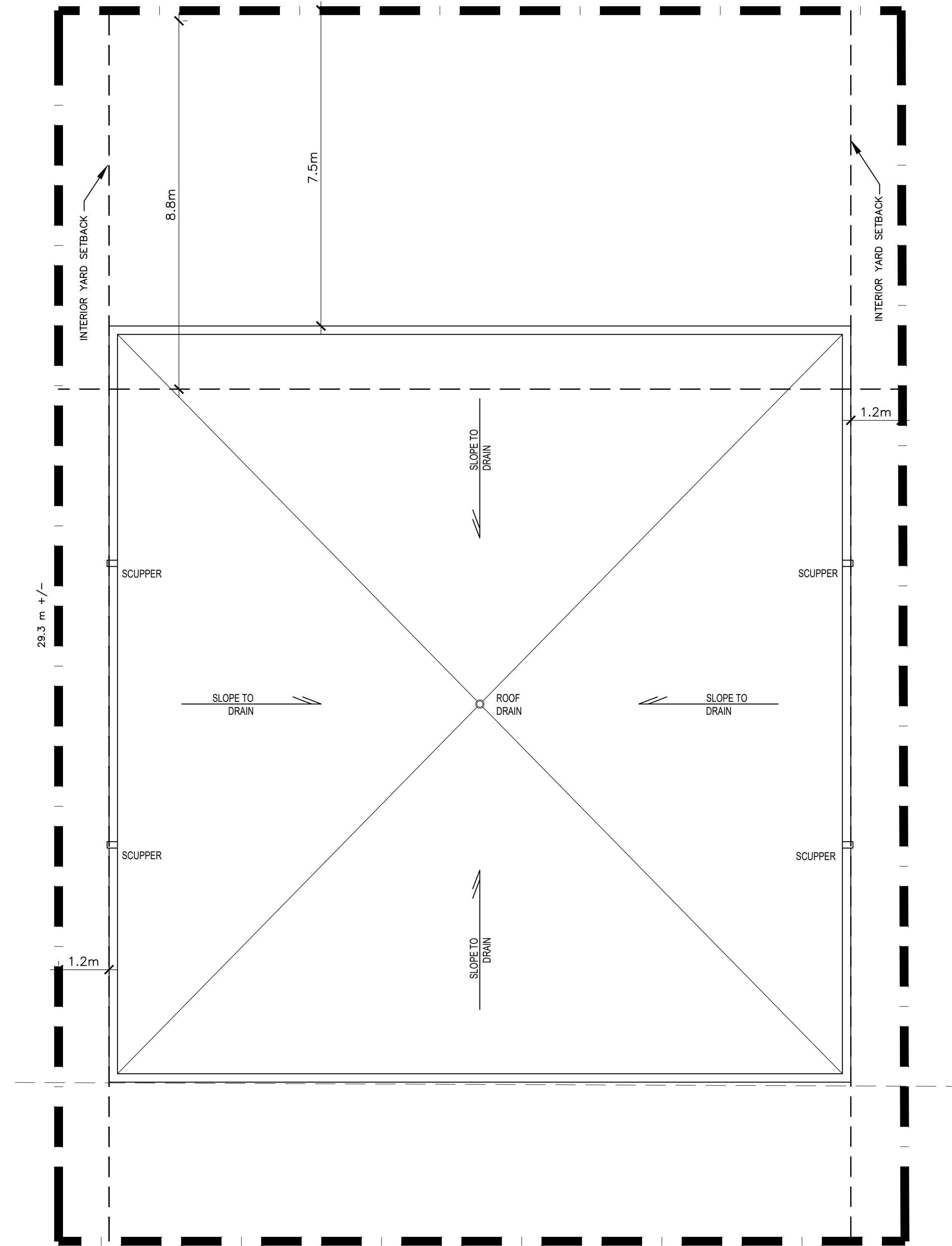
A-101

PLAN #

PLAN #



1 SECOND AND THIRD LEVEL FLOOR PLAN 2 X 5 - UNITS
SCALE = 1:75



2 ROOF LEVEL PLAN
SCALE = 1:75