

**PROPERTY INFORMATION:**  
 172 MAIN ST., OTTAWA, ONTARIO  
 PIN: 041260123  
 LEGAL DESCRIPTION:  
 PLAN 102 PT LOT 2 BLK A MAIN; W RP 4R17536 PART 2

**STATISTICS TABLE:**

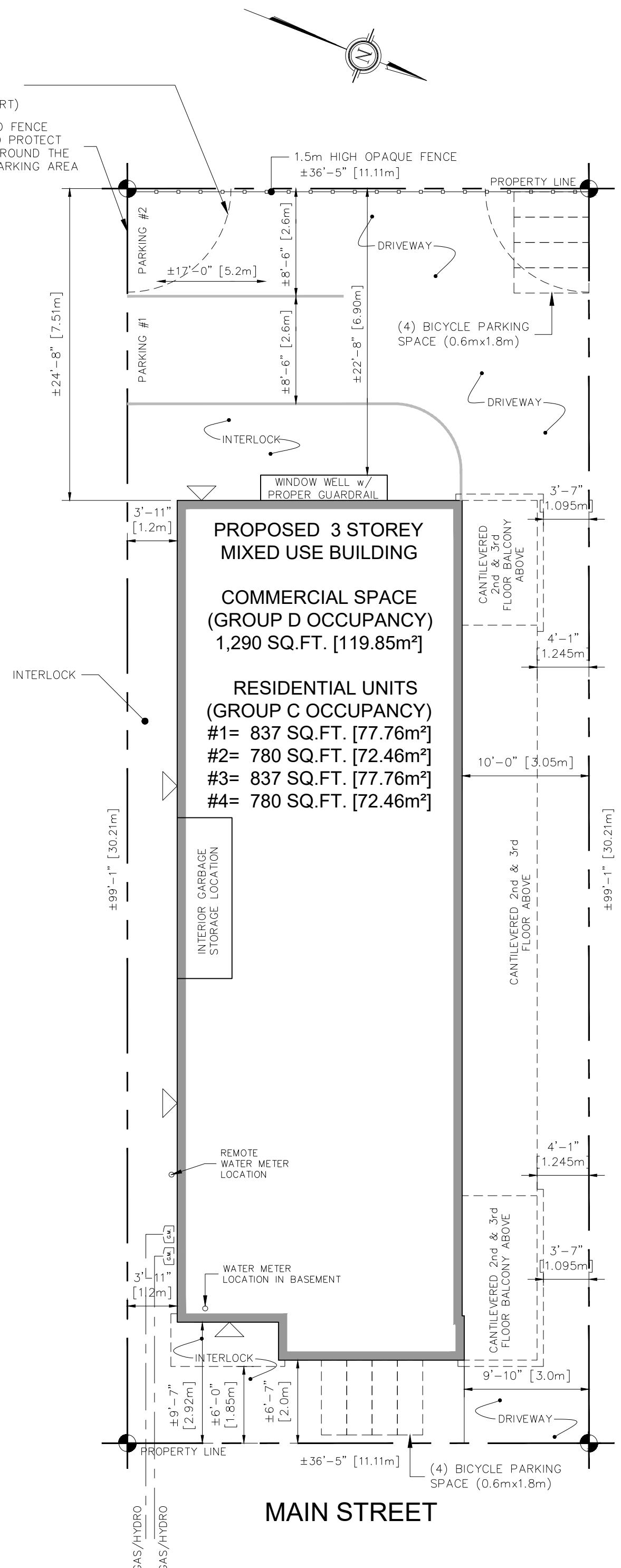
- SITE ZONING = IM7
- LOT AREA = 335.63m<sup>2</sup> [±3,612.73ft<sup>2</sup>]
- LOT DEPTH = 30.21m [±99'-1"ft]
- LOT WIDTH = 11.11m [±36'-5"ft]
- EXISTING USE = VACANT PROPERTY
- EXISTING TOTAL GFA = N/A
- EXISTING LOT COVERAGE = N/A

**PROPOSED DEVELOPMENT:**  
 PROPOSED USE = MIXED USE BUILDING INCLUDING:  
 - COMMERCIAL SPACE (GROUP D);  
 - (4) RESIDENTIAL UNIT.

- MAIN FLOOR GFA = 119.85m<sup>2</sup> [1,290ft<sup>2</sup>]
- SECOND FLOOR UNIT #1 GFA = 77.76m<sup>2</sup> [837ft<sup>2</sup>]
- SECOND FLOOR UNIT #2 GFA = 72.46m<sup>2</sup> [780ft<sup>2</sup>]
- THIRD FLOOR UNIT #3 GFA = 77.76m<sup>2</sup> [837ft<sup>2</sup>]
- THIRD FLOOR UNIT #4 GFA = 72.46m<sup>2</sup> [780ft<sup>2</sup>]
- TOTAL BUILDING GFA = 420.29m<sup>2</sup> [4,524ft<sup>2</sup>]
- BUILDING HEIGHT:
  - PROPOSED = 10.15m @ MIDROOF [33'-3.6"]
  - PERMITTED = 6.7m MINIMUM >25M [21'-11.75" > 82']
  - AVERAGE GRADE = TO BE VALIDATED
- FRONT YARD SETBACK:
  - PROPOSED = 2.0m [±6'-6.75"]
  - REQUIRED = 2.0m MINIMUM [±6'-6.75"]
- REAR YARD SETBACK:
  - PROPOSED = 7.51m [24'-8"]
  - REQUIRED = 7.5m [24'-7.25"]
- SIDE YARD SETBACK (WEST):
  - PROPOSED = 3.00m [±9'-10"] (FIRST FLOOR)
  - PROPOSED = 1.245m [4'-1"] (SECOND & THIRD FLOOR)
  - REQUIRED = 1.20m [3'-11.25"]
- SIDE YARD SETBACK (EAST):
  - PROPOSED = 1.20m [±3'-11.25"]
  - REQUIRED = 1.20m [3'-11.25"]
- PERMITTED PROJECTIONS INTO REQUIRED YARDS:
  - FRONT YARD:
    - ENTRANCE CANOPY = 0.15m [0'-6"]
    - 2nd & 3rd FLOOR BALCONY REVEAL = 0.15m [0'-6"]
  - SIDE YARD (EAST):
    - ENTRANCE CANOPY = 0.15m [0'-6"]
    - BASEMENT WINDOW WELL = 0.61m [2'-0"]
  - REAR YARD:
    - ENTRANCE CANOPY = 0.15m [0'-6"]
    - BASEMENT WINDOW WELL = 0.61m [2'-0"]
  - SIDE YARD (WEST):
    - 2nd & 3rd FLOOR BALCONY REVEAL = 0.15m [0'-6"]
- PROPOSED LOT COVERAGE = 140.847m<sup>2</sup> = 41.96%
- PROPOSED VEGETATION COVERAGE: (TOTAL = 18.30%)
  - SOD/GRASS = N/A
  - SOFT LANDSCAPE (INTERLOCK) = 61.43m<sup>2</sup> = 18.30%
- VEHICLE PARKING SPACE:
  - PROPOSED = (2) 2.6m x 5.2m
  - REQUIRED = N/A
- BICYCLE PARKING SPACE:
  - PROPOSED = (8) 0.6m x 1.8m
  - REQUIRED = (8) 0.6m x 1.8m
- INTERLOCK:
  - PROPOSED = (4) FRONT YARD + 4x REAR YARD
  - REQUIRED = 0.5/UNIT = 2 MIN. REQUIRED

CRITICAL ROOT RADIUS PROTECTION FOR TREE ON ADJACENT LOT (SEE INFILL TREE REPORT)

EXISTING OPAQUE WOOD FENCE SHALL BE RETAINED TO PROTECT LOT TRESS AND CRZ AROUND THE PROPERTY LINE AND PARKING AREA

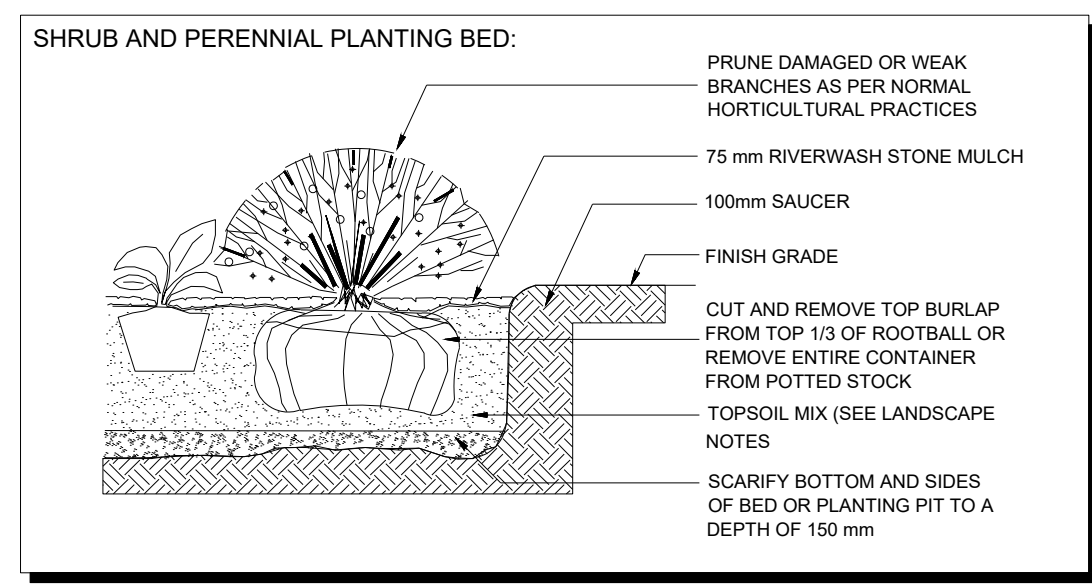
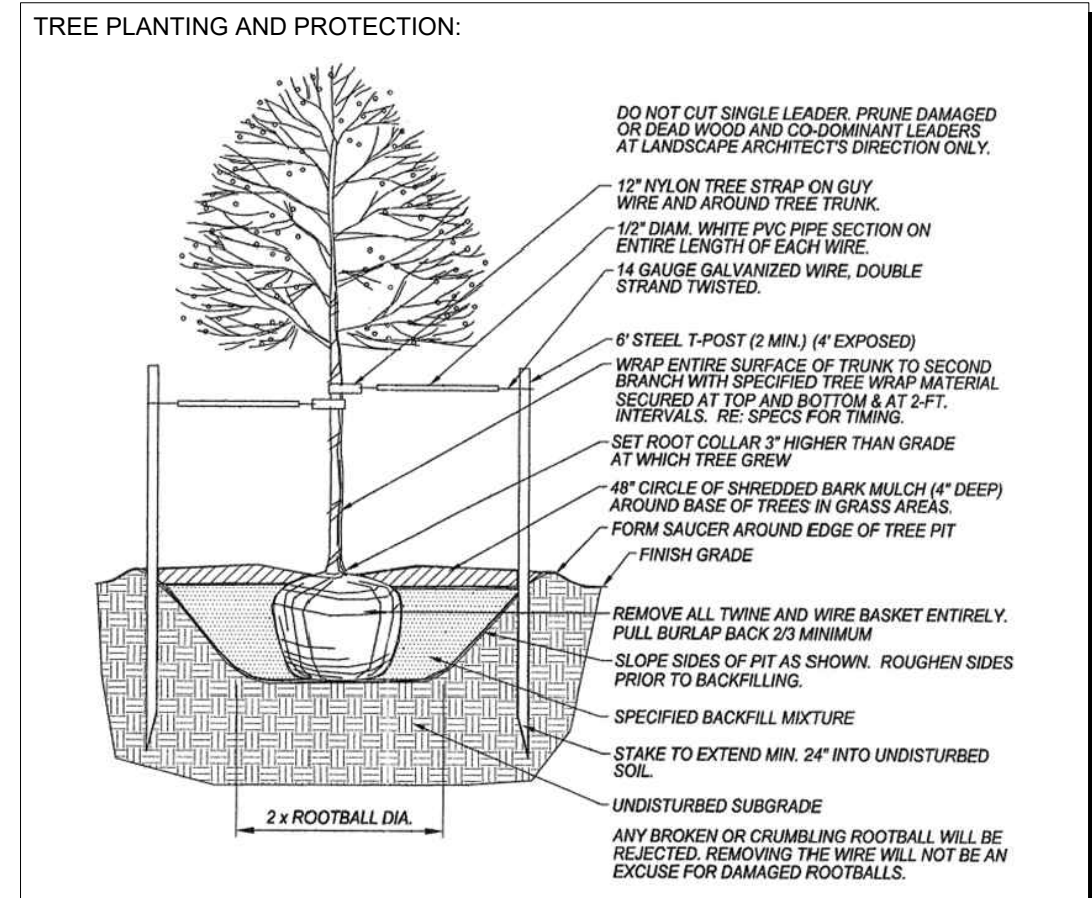


**LANDSCAPE NOTES:**

1. PLANT MATERIAL SHALL BE OF BEST GRADE AND SHALL COMPLY WITH THE METRIC GUIDE SPECIFICATIONS FOR NURSERY STOCK PUBLISHED BY THE CANADIAN NURSERY TRADE ASSOCIATION.
2. PLANT SUBSTITUTIONS SHALL NOT BE PERMITTED UNLESS APPROVED BY DEVELOPER.
3. CONTRACTOR SHALL WARRANT ALL PLANT MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE.
4. OBTAIN APPROVAL OF PLANTING LOCATIONS PRIOR TO DIGGING.
5. ALL PLANTING BEDS SHALL BE MULCHED.
6. TOPSOIL FOR PLANTING SHALL BE SANDY, LOAMY TEXTURE, ADD ADEQUATE AMOUNT OF BONE MEAL TO ASSIST GROWTH.
7. SOD AREAS TO RECEIVE 100MM TOPSOIL. SOD SHALL BE NO.1 GRADE CONFORMING TO THE CANADIAN SOD GROWERS SPECIFICATIONS.
8. REINSTATE ALL AREAS DAMAGED OR DISTURBED BEYOND THE LIMIT OF WORK.

**TREE CONSERVATION NOTES (PERTAINING TO TREES LOCATED ON PROPERTY OR ON ADJACENT PROPERTIES):**

1. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (CRZ) OF THE TREES.
2. DO NOT ATTACH ANY SIGN, NOTICE OR POSTERS TO ANY TREE.
3. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL.
4. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
5. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE.
6. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.



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 ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE DESIGN CONSULTANT.  
 NO DIMENSION SHOULD BE SCALED ON DRAWINGS.  
 THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. IN NO EVENT WILL THE DESIGN CONSULTANT BE HELD RESPONSIBLE BEFORE, DURING AND AFTER THE PROJECT.

ÉCHELLE/SCALE  
 1/8" = 1'-0"  
 DATE  
 2020.05.10  
 ISSUED FOR SITE PLAN CONTROL

PROJET/PROJECT  
 19A019-REV01

DESSIN/DRAWING  
 LANDSCAPE PLAN

PROJET/PROJECT  
 172 MAIN ST. DEVELOPMENT

CLIENT  
 ROBBIE GHARIB  
 TONY EL HABIB