

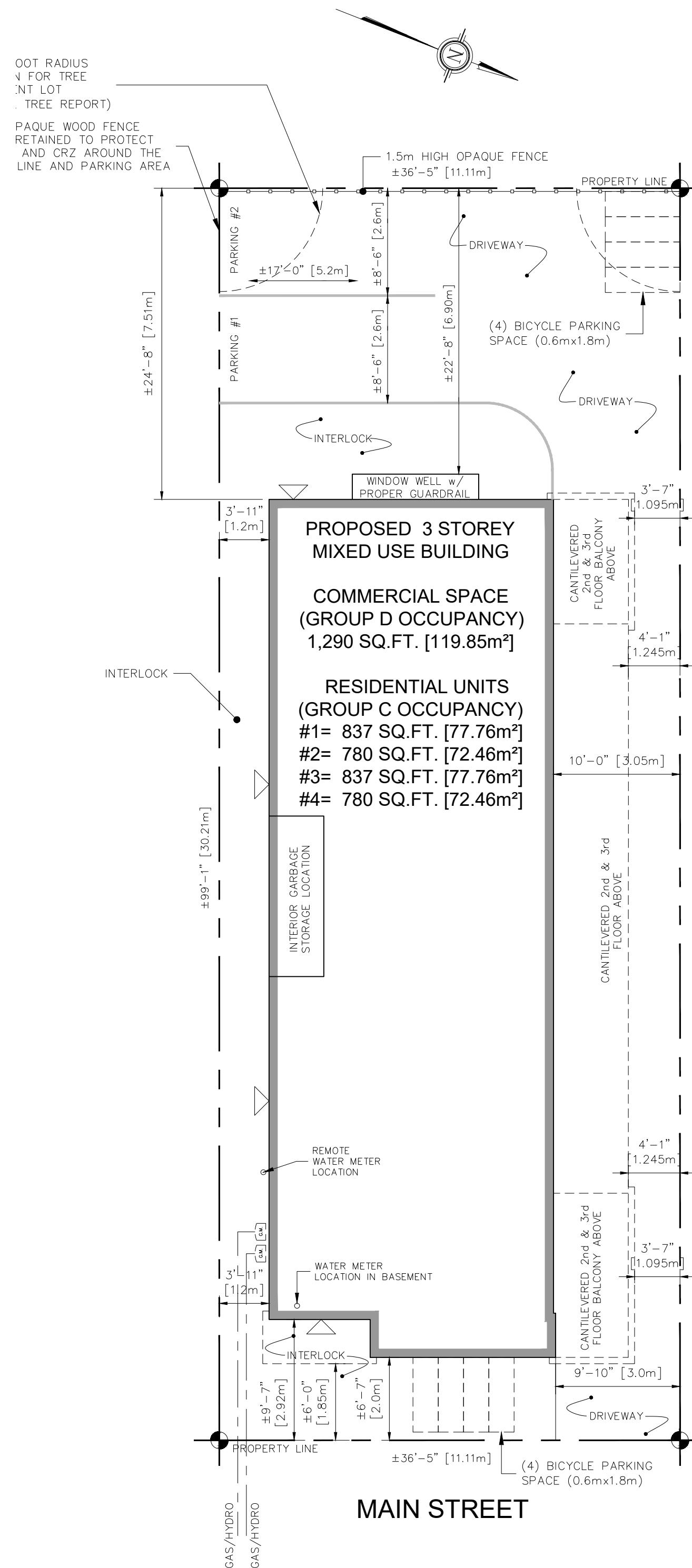
PROPERTY INFORMATION:
 172 MAIN ST., OTTAWA, ONTARIO
 PIN: 041260123
 LEGAL DESCRIPTION:
 PLAN 102 PT LOT 2 BLK A MAIN; W RP 4R17536 PART 2

STATISTICS TABLE:

- SITE ZONING = IM7
- LOT AREA = 335.63m² [±3,612.73ft²]
- 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 = 119.85m² [1,290ft²]
- SECOND FLOOR UNIT #1 GFA = 77.76m² [837ft²]
- SECOND FLOOR UNIT #2 GFA = 72.46m² [780ft²]
- THIRD FLOOR UNIT #3 GFA = 77.76m² [837ft²]
- THIRD FLOOR UNIT #4 GFA = 72.46m² [780ft²]
- TOTAL BUILDING GFA = 420.29m² [4,524ft²]
- 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 = 140.847m² = 41.96%
- PROPOSED VEGETATION COVERAGE: (TOTAL = 18.30%)
 - SOG/GRASS = N/A
 - SOFT LANDSCAPE (INTERLOCK) = 61.43m² = 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 [4xFRONT YARD + 4xREAR YARD]
 - REQUIRED = 0.5/UNIT = 2 MIN. REQUIRED



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



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

ABSOLUTE ARCHITECTURE + DESIGN
 PERS. BCIN #44555
 FIRM. BCIN #45254

PROJECT/PROJECT
 19A019-REV01

DESSIN/DRAWING
SITE PLAN

PROJECT/PROJECT
172 MAIN ST. DEVELOPMENT

CLIENT
 ROBBIE GHARIB
 TONY EL HABI