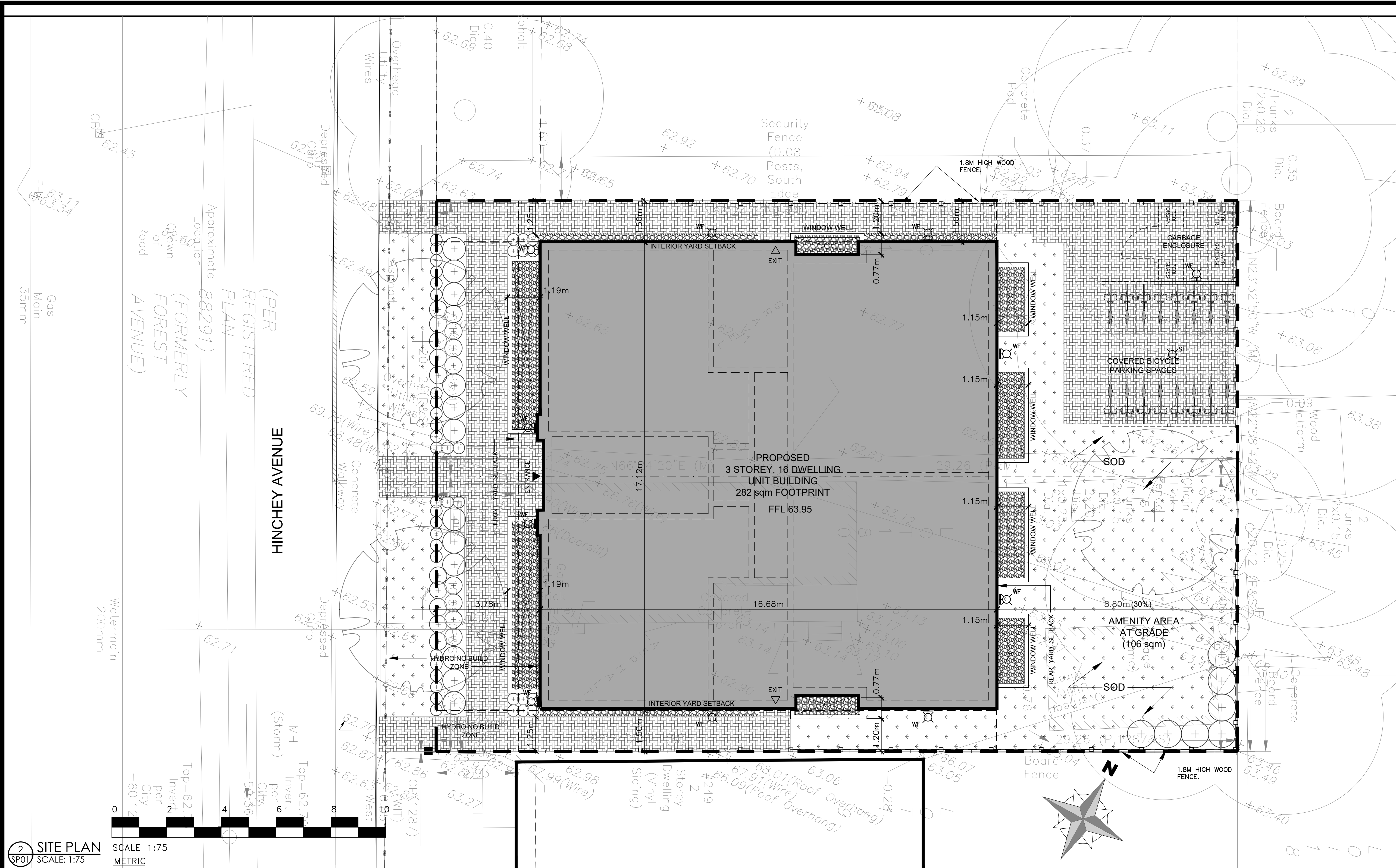




PLAN OF SURVEY
PART OF LOT
REGISTERED PLAN
CITY OF OTTAWA

SURVEY BY:
DATED:

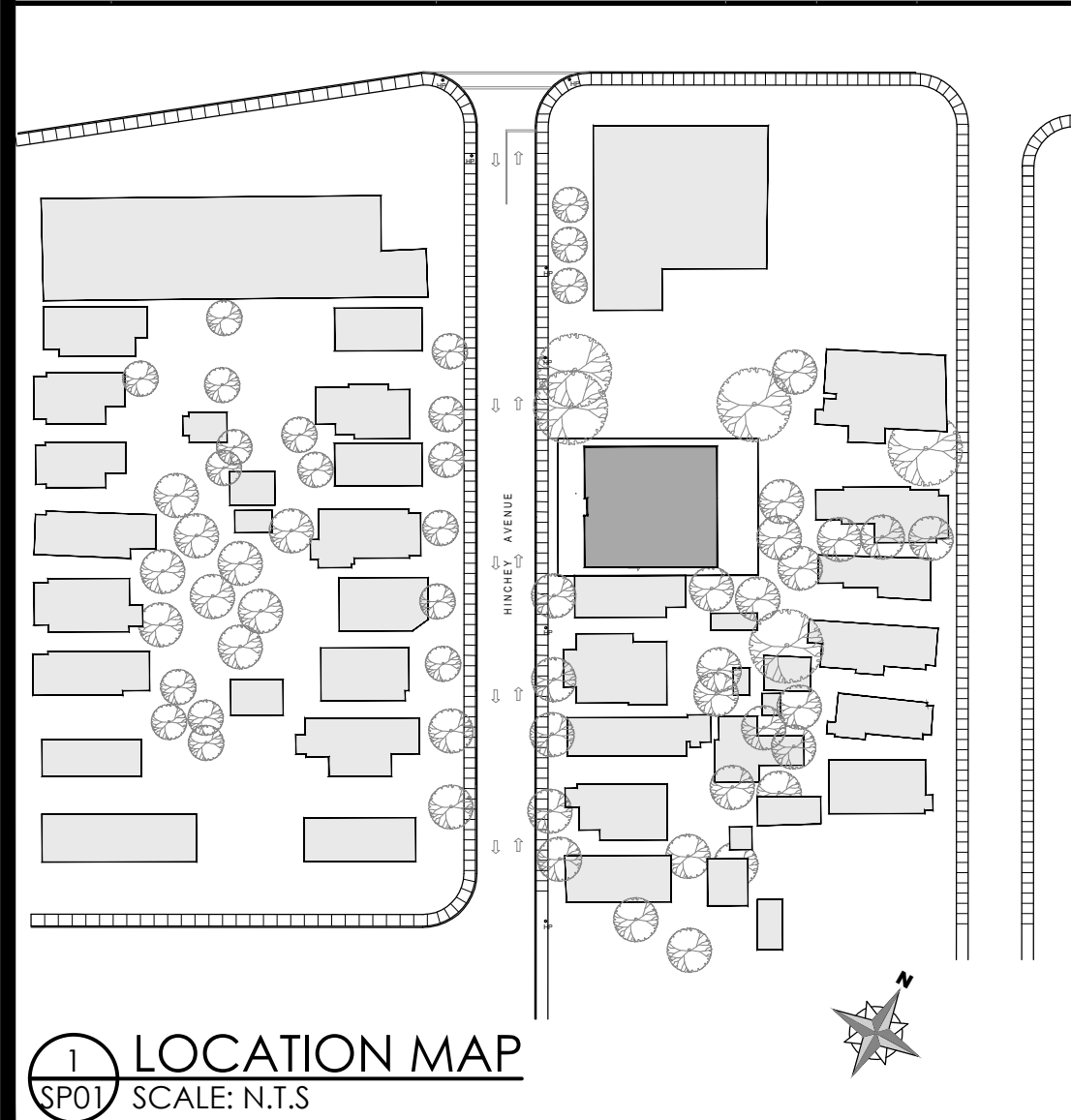
ELEVATION NOTE
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

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

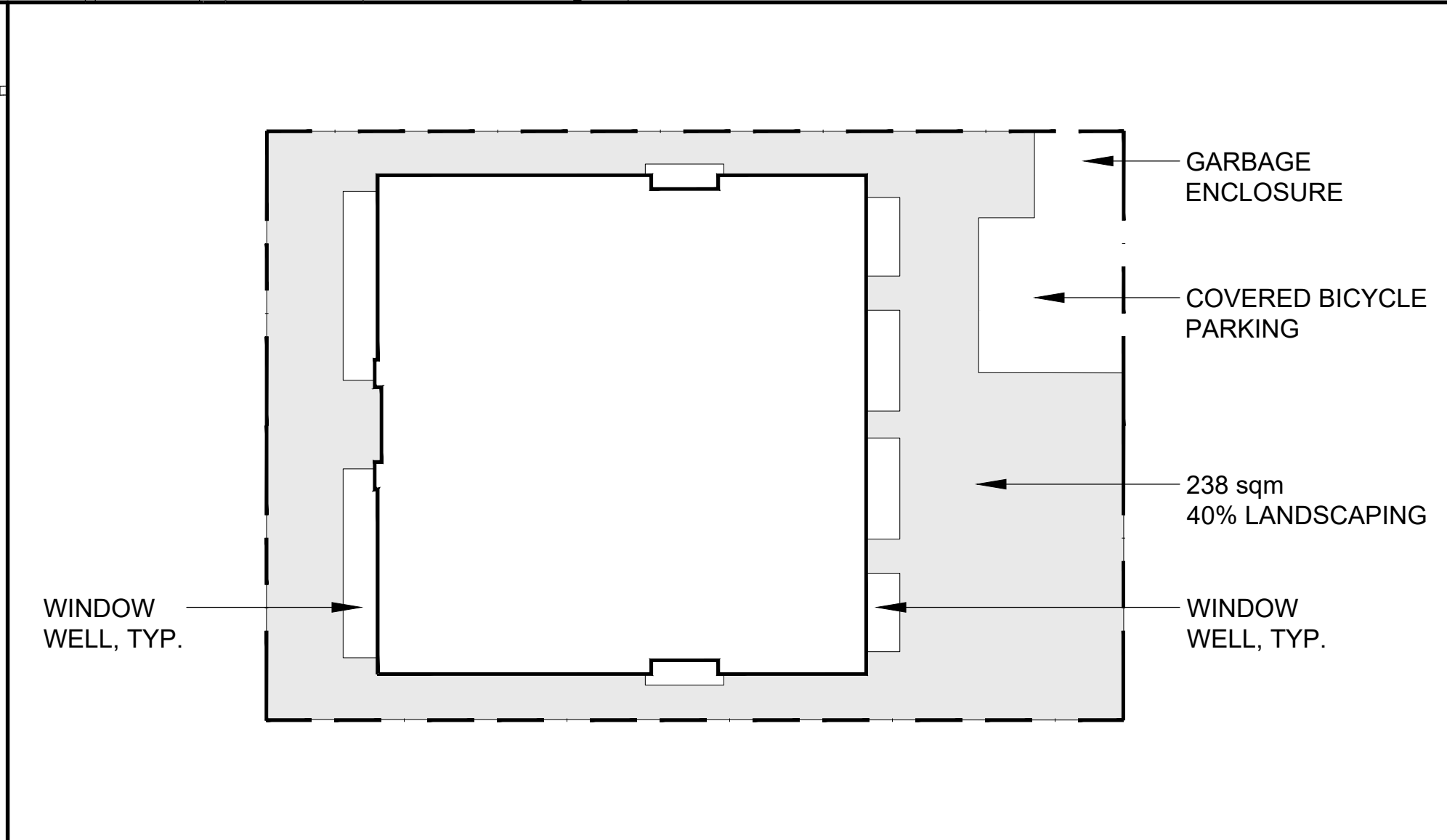
SITE INFORMATION DERIVED FROM SURVEY TITLED, SURVEYOR'S REAL PROPERTY REPORT, PLAN OF PART OF LOT 62, REGISTERED PLAN 239, CITY OF OTTAWA.

- LEGEND:**
- PROPOSED NEW BUILDING
 - NEW SOD, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
 - NEW RIVERSTONE, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
 - NEW PERMEABLE PAVERS, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
 - NEW VEGETATION/PLANTING/TREES, REFER TO LANDSCAPING FOR REQUIREMENTS.
 - PROPERTY LINE
 - ADJACENT LOT PROPERTY LINES
 - EXISTING OVERHEAD HYDRO LINE
 - NEW WOOD FENCE, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
 - EXISTING HYDRO POLE TO REMAIN
 - MAIN ENTRANCE
 - NEW BIKE RACKS
 - NEW CONCRETE CURB
 - EXTERIOR SOFFIT LIGHTING FIXTURE
 - EXTERIOR WALL MOUNTED LIGHTING FIXTURE
- NOTE:**
SNOW WILL NOT BE STORED ON SITE AND WILL BE REMOVED OFF SITE AS REQUIRED.

2 SITE PLAN
SCALE: 1:75
METRIC



1 LOCATION MAP
SCALE: N.T.S.



ZONING		
Current Zoning	R4H (Subject to Minor rezoning)	
	Required	Provided
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%)	8.8 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.	1.5 M
Max. Building Height	11.0 M	11.0 M
Min. Rear yard Area	25%	30%
Min. Landscape Area	30%	40%
Min. Vehicle Parking Spaces	2	0
Min. Visitor Vehicle Parking Spaces	0	0
Min. Handicap Vehicle Parking Spaces	0	0
Min. Driveway Width		N/A
Min. Bicycle Parking Spaces	8 SPACES (0.5 per unit)	2 INT. AND 16 EXT. TOTAL =18 SPACES

	Required	Provided
Min. Amenity Area	8 x 15 sqm=120 sqm 8 x 6 sqm= 48 sqm Total =168 sqm	=106.0 sqm
Min. Communal Area at grade and in the rear yard	8 x 15 sqm=120 sqm	=106.0 sqm
Private Balcony Area		N/A
Maximum # of units per lot	8 (on two lots)	16 (on two lots)

CLIENT:

P² Concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO K1V 6A8

PROJECT PLANNER:
P. H. ROBINSON CONSULTING
URBAN PLANNING, CONSULTING AND PROJECT MANAGEMENT
100 PALOMINO DRIVE, OTTAWA, ONTARIO K2M 1N3
PHONE: 613 599 9216
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CIVIL ENGINEERS:
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Surveying Management - Grading & Drainage - Storm & Sanitary Sewers - Watermaines
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dgray@rogers.com

LANDSCAPE ARCHITECT:
JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel: (613) 722-5168 Fax: (866) 343-3942

13	REVISED FROM 1ST ROUND OF COMMENTS	PE	AUG 31 2020
12	FOR REVIEW	PE	AUG 27 2020
11	FOR REVIEW	PE	JULY 27 2020
10	FOR REVIEW	PE	JULY 23 2020
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
No.	REVISIONS	BY	DATE

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