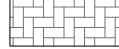
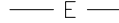
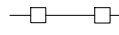
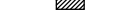


[illegible]

SITE STATISTICS		1592 TENTH LINE ROAD		REQUIRED		PROVIDED
Zone	Current Proposed	R3Z(1186) R4Z				
Lot Area	Proposed	R4Z	450 sqm			1487 sqm
Lot Width	Proposed	R4Z	18.0m			32.3m
Maximum Building Height	Proposed	R4Z	11.0m 15.0m			10.8m
Front Yard (Phoenix Crescent)	Proposed	R4Z	3.0m min. 3.0m min.			3.5m
Side Yard	Proposed	R4Z	1.5 for the 1st 21 m back from the front lot line if the height is 11 m or less. If in excess of 11 m in building wall height the interior side yard setback is 3 m. Beyond 21 m interior side yard is 6 m			1.6m for the 1st 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Rear Yard (Tenth Line Road)	Proposed	R4Z	6.0m min.			6.0m
Building Footprint	Block A Block B	n/a n/a				375 sqm 252 sqm
Lot Coverage						
Number of Dwelling units	Block A Block B	n/a n/a				18 units 12 units
PARKING SPACES 10% reduction as per Section 101 (6) (c) (All parking located underground)	Block A Block B	1.08 PER UNIT + 0.2 VISITOR PER UNIT (18 x 1.28=23.04) 1.08 PER UNIT + 0.2 VISITOR PER UNIT (12 x 1.28=15.36)				
Required Bike Racks	Block A Block B	0.5 PER UNIT (18 x 0.5=9) 0.5 PER UNIT (12 x 0.5=6) Total Required 15 spaces				31 Spaces 18 Spaces below 6 Spaces at grade/podium 24 Spaces Total
Amenity		6.0 sq m per units 6.0 sq m x 30 units = 120sqm sq m				(754 sq m -151 sq m within front yard) 803 sq m
Landscaping	Hard and Soft	30%				626 sq m (42%)

LEGEND:

	PROPOSED NEW BUILDING
	NEW UNIT PAVERS
	PROPERTY LINE
	ADJACENT LOT PROPERTY LINES
	EXISTING OVERHEAD HYDRO LINE
	NEW WOOD FENCE
	EXISTING HYDRO POLE TO REMAIN
	ENTRANCE ARROWS
	NEW BIKE RACKS
	NEW PARKING
	EXISTING CONCRETE CURB
	LIGHT STANDARD
	WALL MOUNTED LIGHTING FIXTURE
	EXTERIOR SOFFIT LIGHTING FIXTURE
	EXTERIOR WALL MOUNTED LIGHT FIXTURE

11			
10			
09			
08			
07			
06			
05	FOR REVIEW	PE	APR. 19 2021
04	FOR REVIEW	PE	APR. 13 2021
03	FOR REVIEW	PE	JAN. 13 2021
02	FOR REVIEW	PE	NOV. 26 2020
01	FOR REVIEW	PE	NOV. 20 2020
No.	REVISIONS	BY	DATE
STAMP	NORTH ARROW		



P²concepts

7290 RIDGEWOOD AVE., SUITE 201
OTTAWA, ONTARIO, K1V 6M8

DESIGNED BY:
P.E.

DRAWN BY:
P.E.

APPROVED BY:
B.K.

1592 TENTH LINE ROAD
OTTAWA

DRAWING TITLE

SITE PLAN

PROJECT NO.
0359

DATE
JAN. 13, 2021

SP-01