

SITE PLAN SYMBOLS LEGEND



BUILDING ENTRANCE



BUILDING EXIT



FIRE HYDRANT



NEW STREET LIGHT



STREET LIGHT TO BE REMOVED



BICYCLE PARKING



SCALE: NTS

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

LOT 131

REGISTERED PLAN 88291

CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

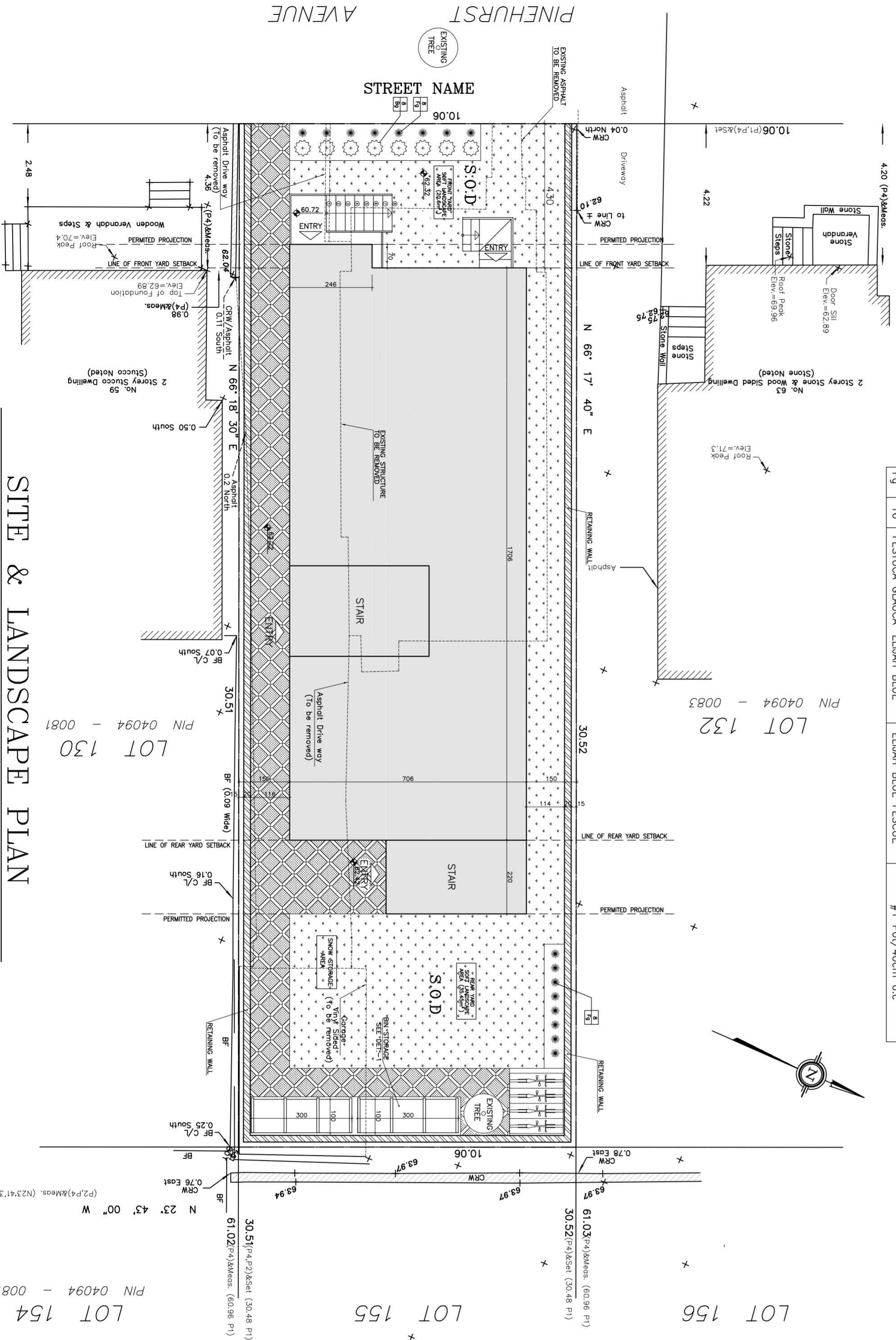


SCALE: NTS



SCALE: NTS

PLANTING SCHEDULE			
KEY	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION/ SPACING
Bg	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	#3 Pot./60cm o.c
Fg	FESTUCA GLAUCA 'ELIAH BLUE'	ELIAH BLUE FESCUE	#1 Pot./40cm o.c



R4-UB zoning

Provision	Requirement	Proposed
Lot Width (min)	10 m	10.06 m
Lot Area (min)	300 m ²	306.98 m ²
Building Height (max)	11 m	10.7 m
Front Yard Setback (min)	4.3 m	4.30 m
Interior Side Yard Setback (min)	1.5 m	1.5 m
Rear Yard Setback (min)	30% of the lot depth (9.15 m)	9.16 m
Permitted Projections	Bay window where window faces a lot line – 1m, but not closer than 1.2 m from a lot line Open stairway, stoop, landing and steps, where at or below the floor level of the first floor – in the front yard – no closer than 0.6 m to a lot line, and Exit stairs providing required egress under the Building Code may project a max. of 2.2 m into the required rear yard Max. width of path for movement of garbage containers: 2.2 m	0.7 m and 3.6 m from the front lot line 2.1 m 2.2 m 1.16 m
Landscape Management	Landscaped Area (min) Real Yard At a minimum, 36 m ² of the rear yard must be softly landscaped. Must comprise at least one aggregated rectangular area of at least 25m ² and whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting Front yard >3.0 m = Min. 35% (15.14 m ²) In the case of a low-rise apartment dwelling in the R4LUB zone, no motor vehicle parking is permitted on a lot less than 450 m ² in area	Rear yard soft landscaping, 44.02 m ² 21.92 m ² 0
Parking (min)	Visitor Parking (min) Bike Parking (min)	4 0
Facade Design	Windows Must comprise at least 25% windows	>25%
Recesses	At least 20% of the front facade must be recessed an addition 0.6 m from the front setback line No additional recession of the front facade is required when balconies are provided on the front facade as follows: In the case of a lot width less than 15 m wide, one balcony or porch for each storey at or above the first storey is provided In any case, each balcony must have a horizontal area of at least 2 m ²	One balcony is provided on each storey above the first storey – no recession required Min. balcony 1.4 x 2 = 2.8 m ²



SCALE: NT

2	REVISION	9 OCT. 2021
1	REVISION	
Project name		

61 PINEHURST AVE.

OTTAWA

Civilian Paymon Behdar Consultant Republic Urbanism	Drawing no
Project no:	SP&LP101
2021-001	