

	BUILDING ENTRANCE
	BUILDING EXIT
	FIRE HYDRANT
	LANDSCAPING LIGHT
	BICYCLE PARKING
	GRASS INTER LOCK
	NORTH WOOD (WOOD COMPOSITE)
	LIGHT
	FENCE
	S.O.D
	GLASS

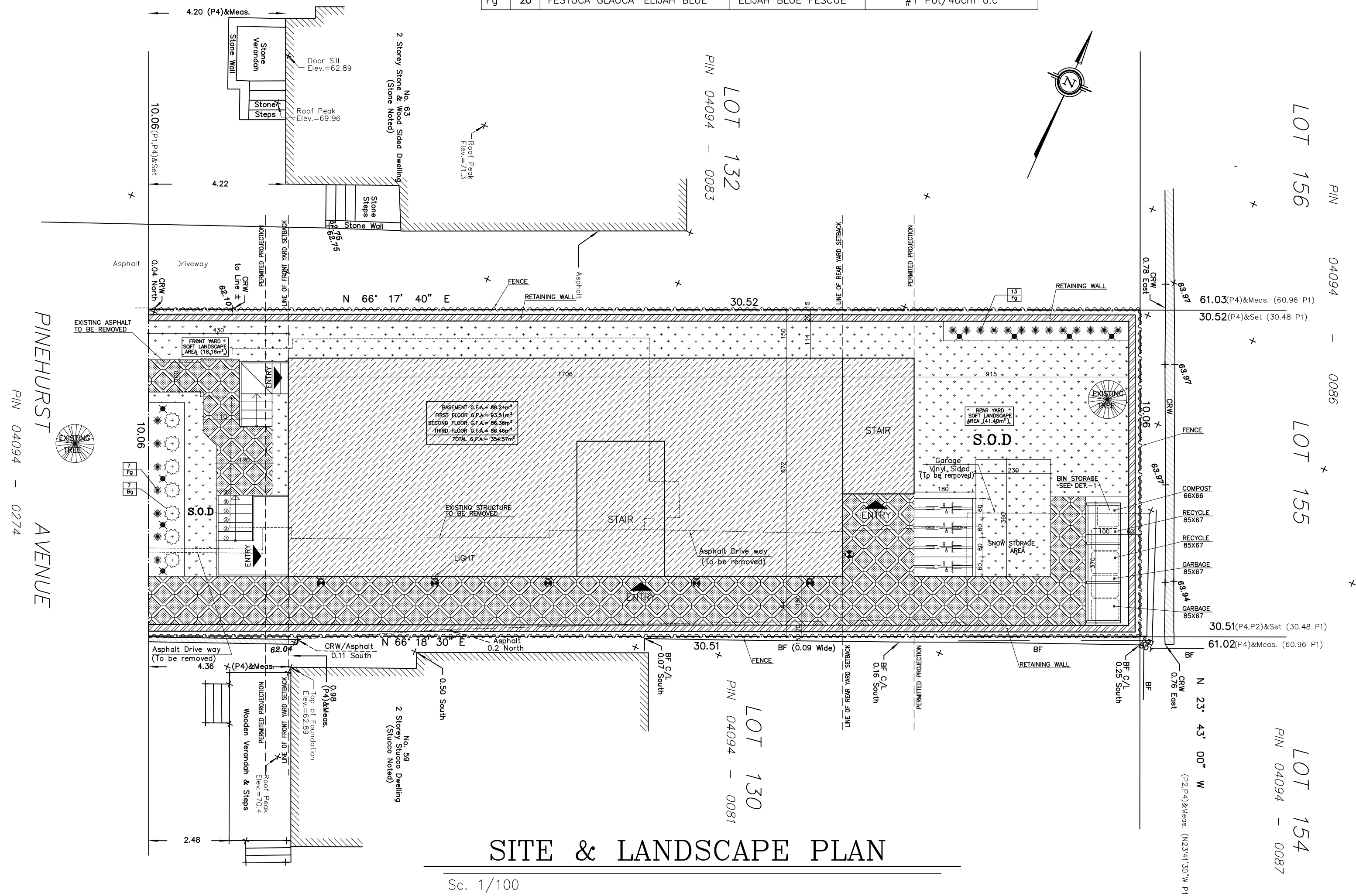
Scale 1 : 100

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



LOCATION PLAN
SCALE: NTS

PLANTING SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION/ SPACING
Bg	7	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	#3 Pot/60cm o.c
Fg	20	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	#1 Pot/40cm o.c



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	North Side: 1.5 m South Side: 1.85 m ✓
Rear Yard Setback (min)	30% of the lot depth (9.15 m)	9.15 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	0.8 m and 3.5 m from the front lot line ✓ 2.1 m from front lot line ✓ 2.2 m ✓
Waste Management	Max. width of path for movement of garbage containers: 2.2 m Min. setback from interior and rear lot lines: 0.6 m Min. Number of Accessory Structures: 2 Max. permitted size: <50% (32.05 m ²) of the rear yard area and cumulative size of 55 m ²	1.5 m ✓ 0.6 m ✓ 1 ✓ 3.7 m ² ✓
Landscaped Area (min)	<u>Rear yard</u> At minimum, 35 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 <u>Front yard</u> >3.0 m = Min. 35% (15.14 m ²)	Rear yard soft landscaping: 41.40m ² ✓ ✓ ✓ 18.16 m ² ✓
Parking (min)	In the case of a low-rise apartment dwelling in the R4-UB zone, no motor vehicle parking is permitted on a lot less than 450 m ² in area	0 ✓
Visitor Parking (min)	For 12 units or less, no visitor parking	0 ✓
Bike Parking (min)	0.5 spaces per unit: 4 Min. width of access path to spaces: 1.5 m	4 ✓ 1.5 m ✓
Façade Design	<u>Windows</u> Must comprise at least 25% windows <u>Recesses</u> At least 20% of the front façade must be recessed an addition 0.6 m from the front setback line No additional recession of the front façade is required when balconies are provided on the front façade as follows: In the case of a lot width less than 15 m width, 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	25.35% ✓ One balcony is provided on each storey above the first storey – no recession required ✓ Min. balcony 1x2 = 2.0 m ² ✓

 ZONING
SCALE: NTS

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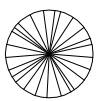
3	REVISION	26 APR. 2022
2	REVISION	9 OCT. 2021
1	REVISION	
project name		

61 PINEHURST AVE.
OTTAWA

drawn	Peyman Ghafari	drawing no
consultant	Republic Urbanism	
	6779 rue Drolet	
	Montreal, QC H2S 2T1	
project no.		SP&LP101
	2021-001	

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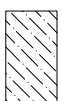
SITE PLAN SYMBOLS LEGEND



TREE



C.R.Z. FENCE

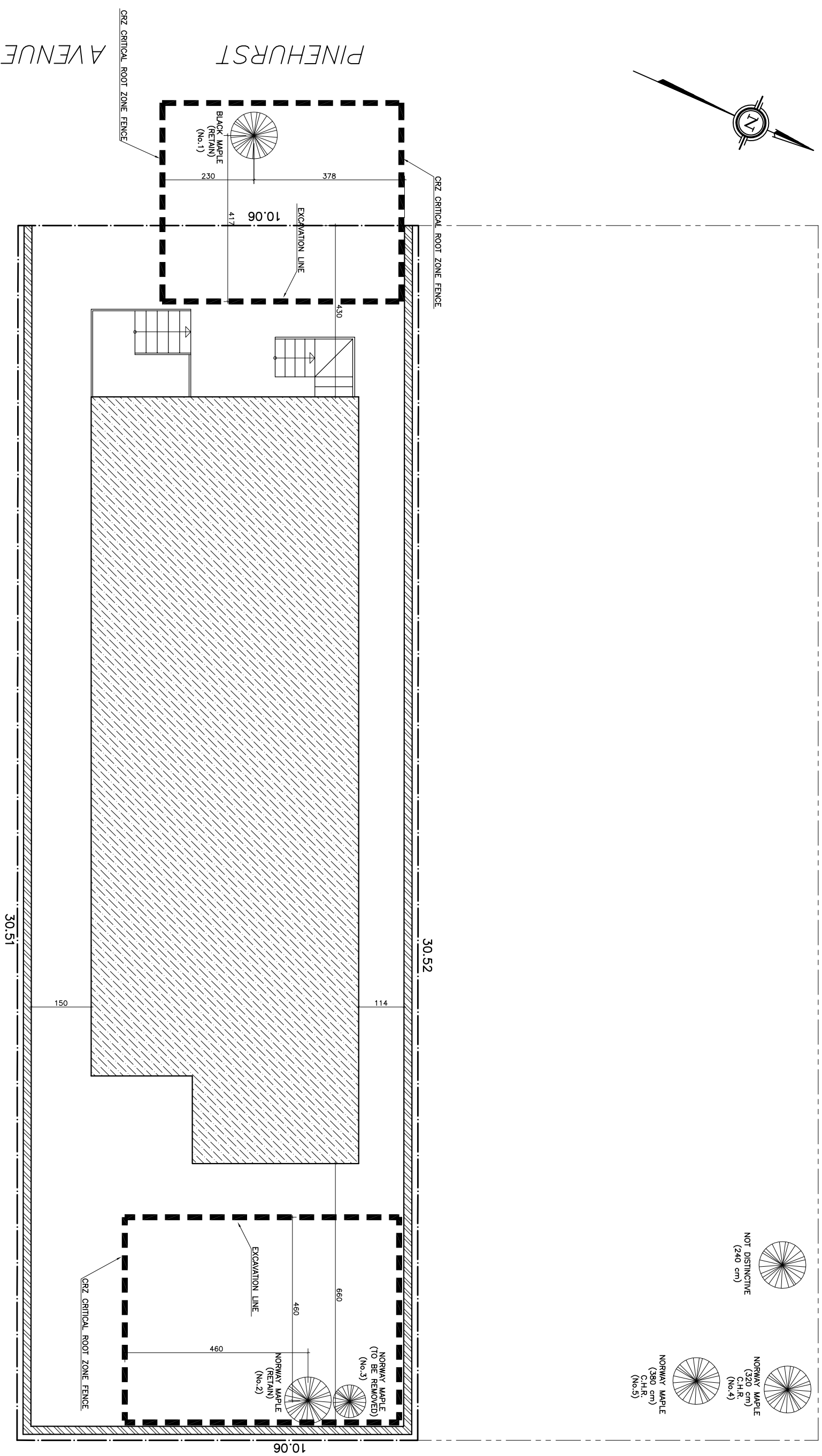
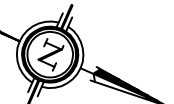


BUILDING

NEIGHBORING
PROPERTY
LOT LINE

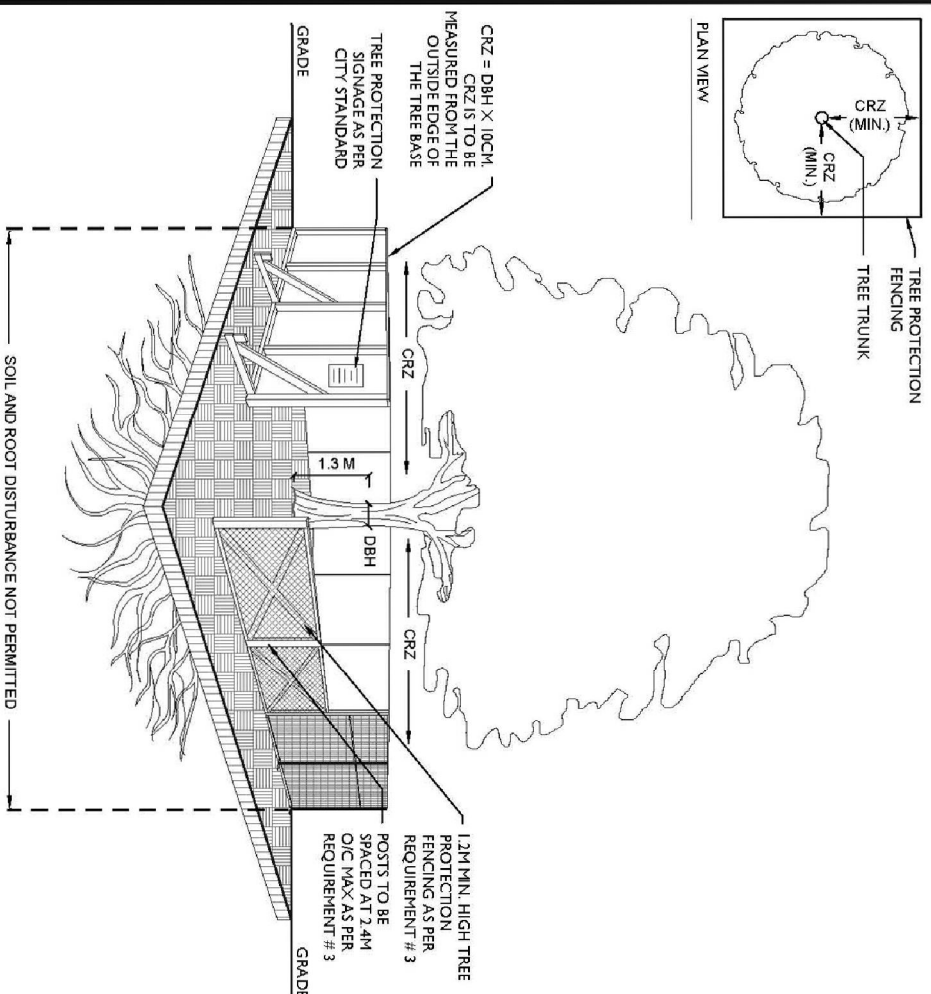
HOT LINE

61 PINEHURST
PROPERTY LINE



TREE PROTECTION FENCING

N.T.S.



TREE PROTECTION REQUIREMENTS:

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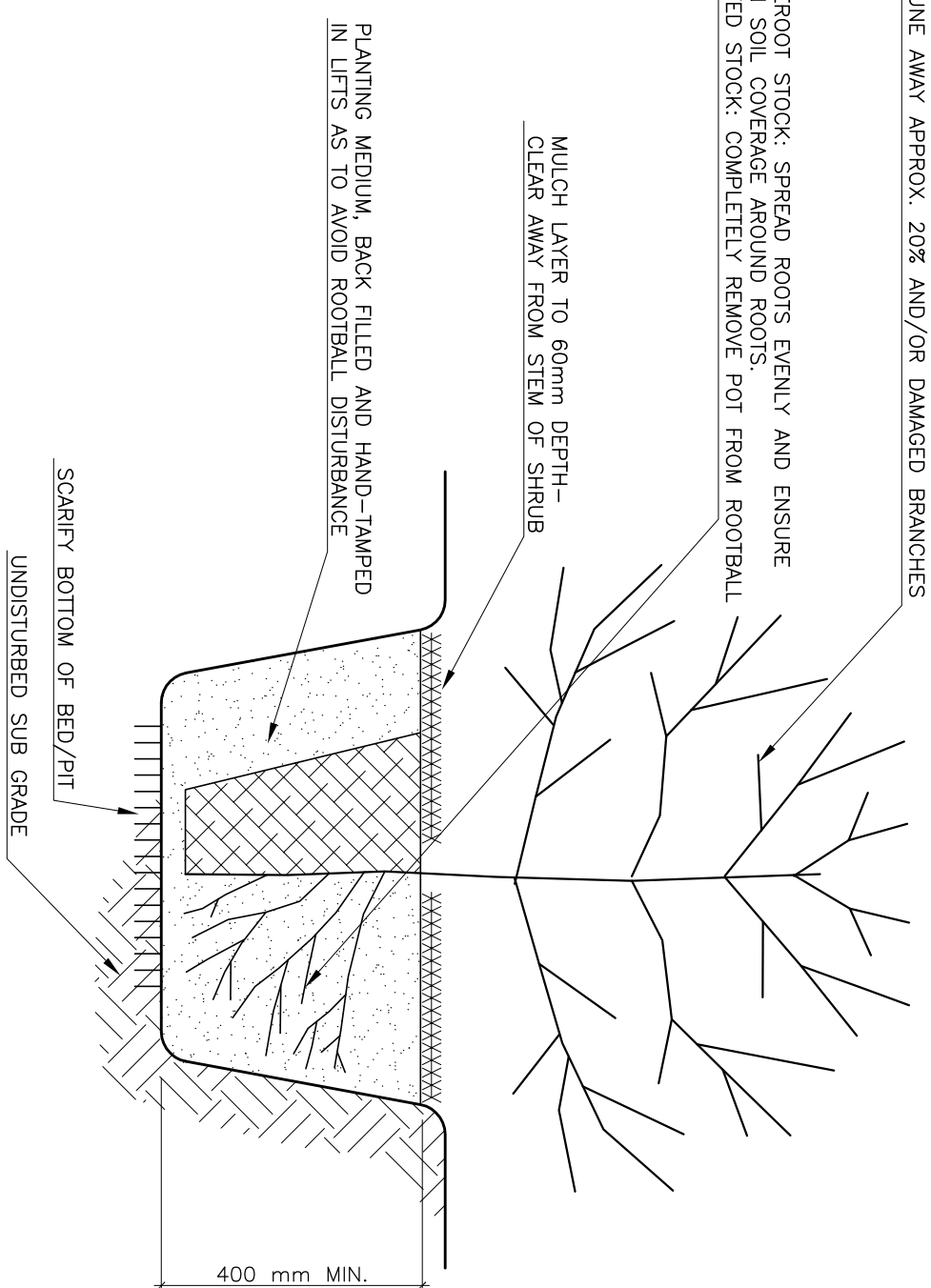
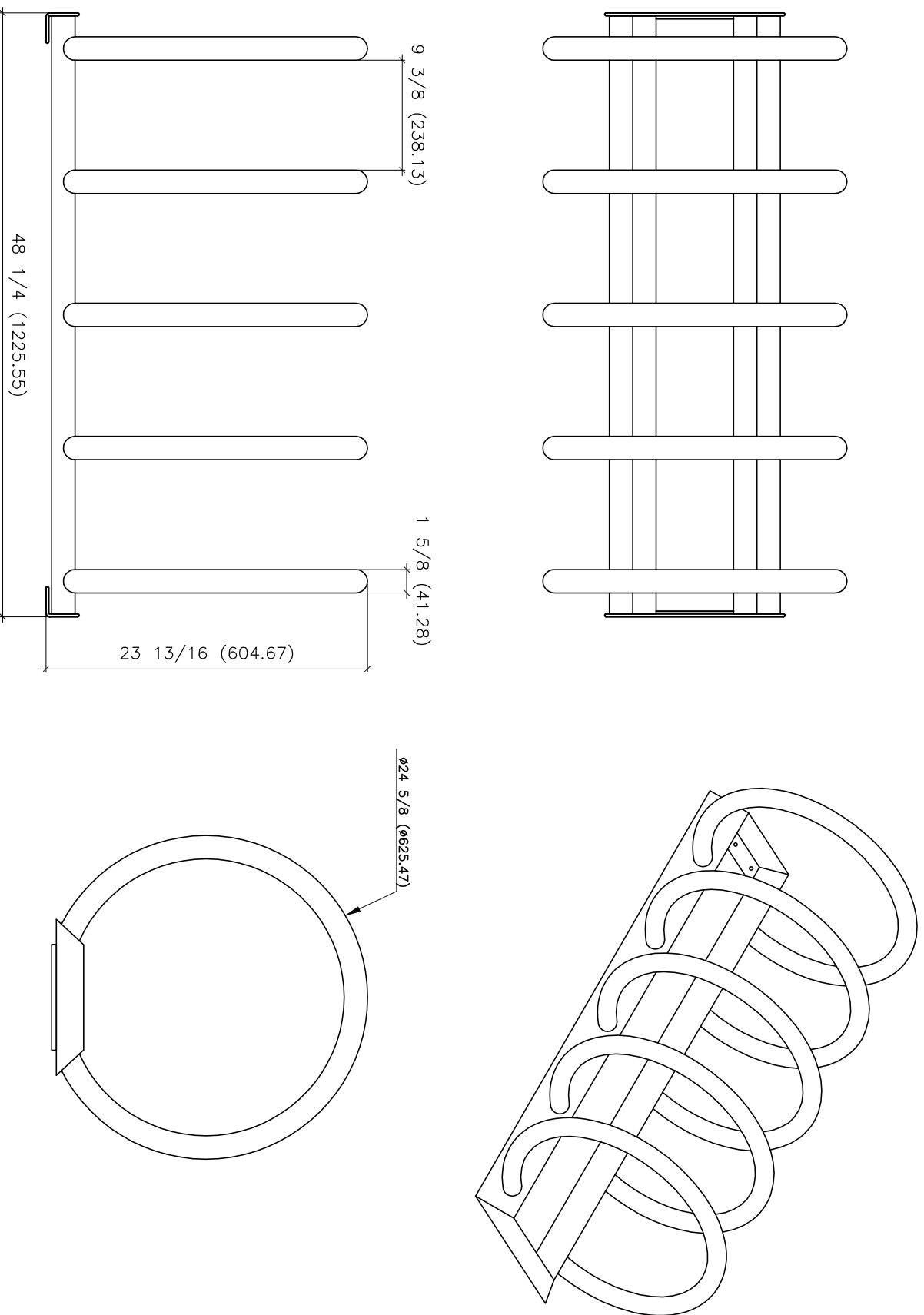
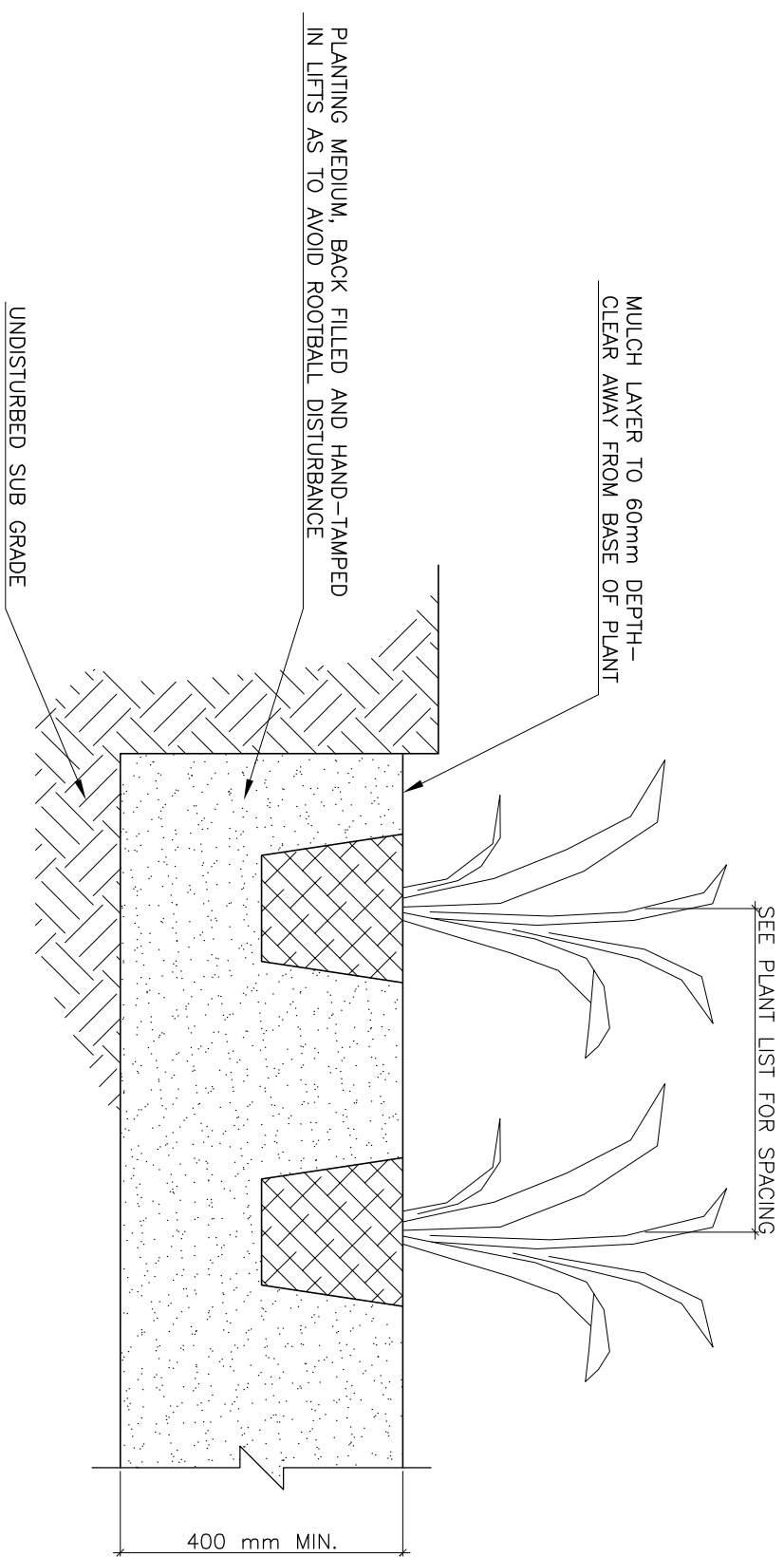
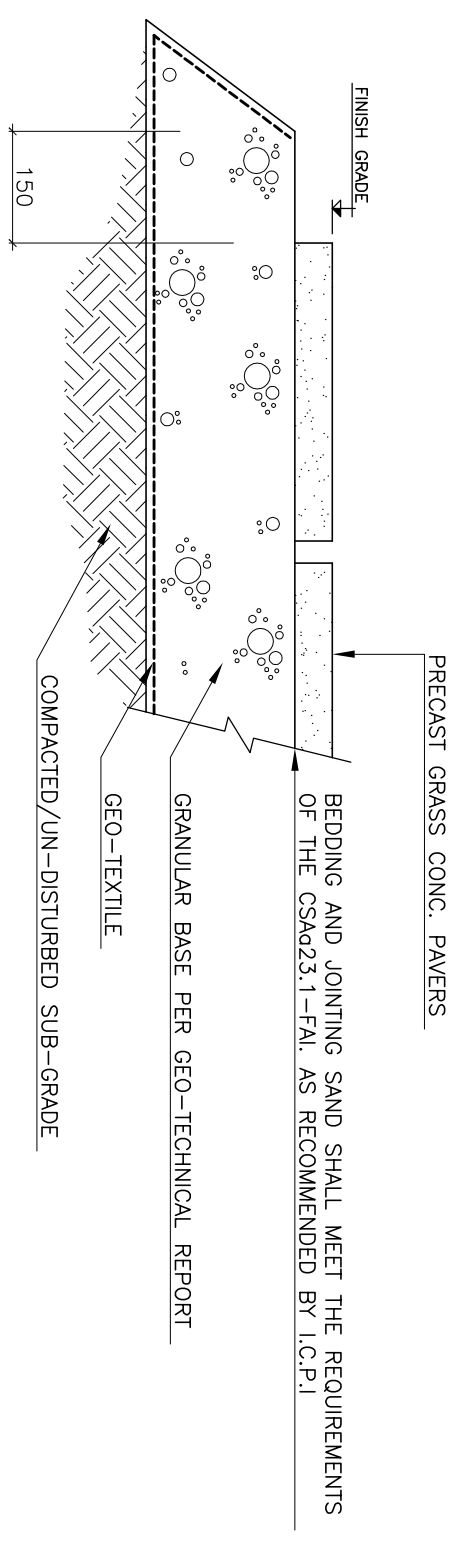
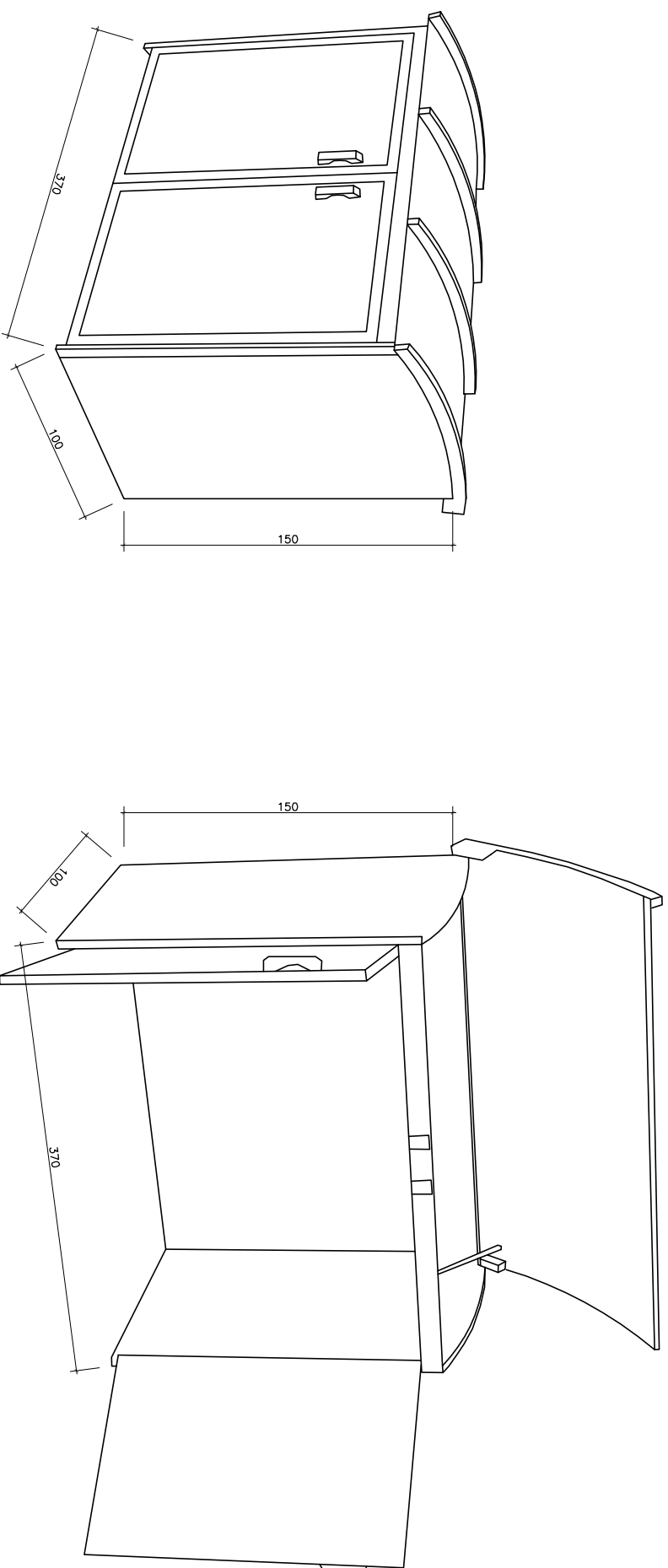
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Project name		

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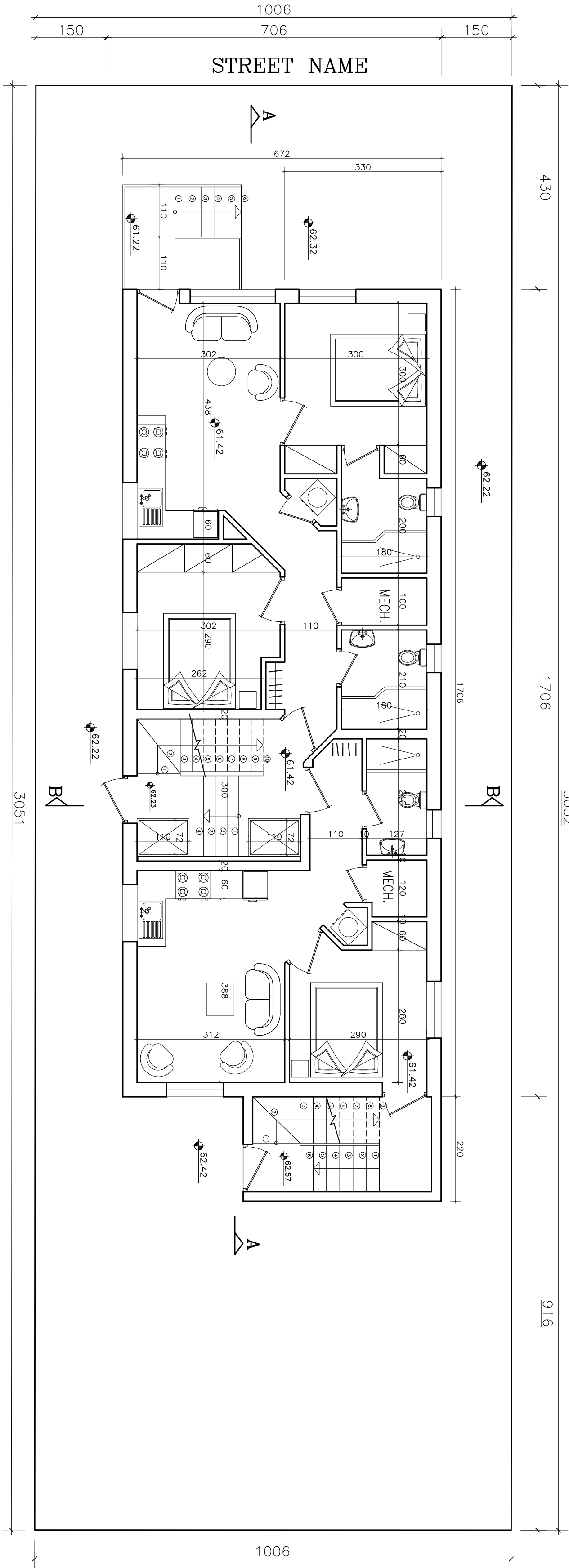
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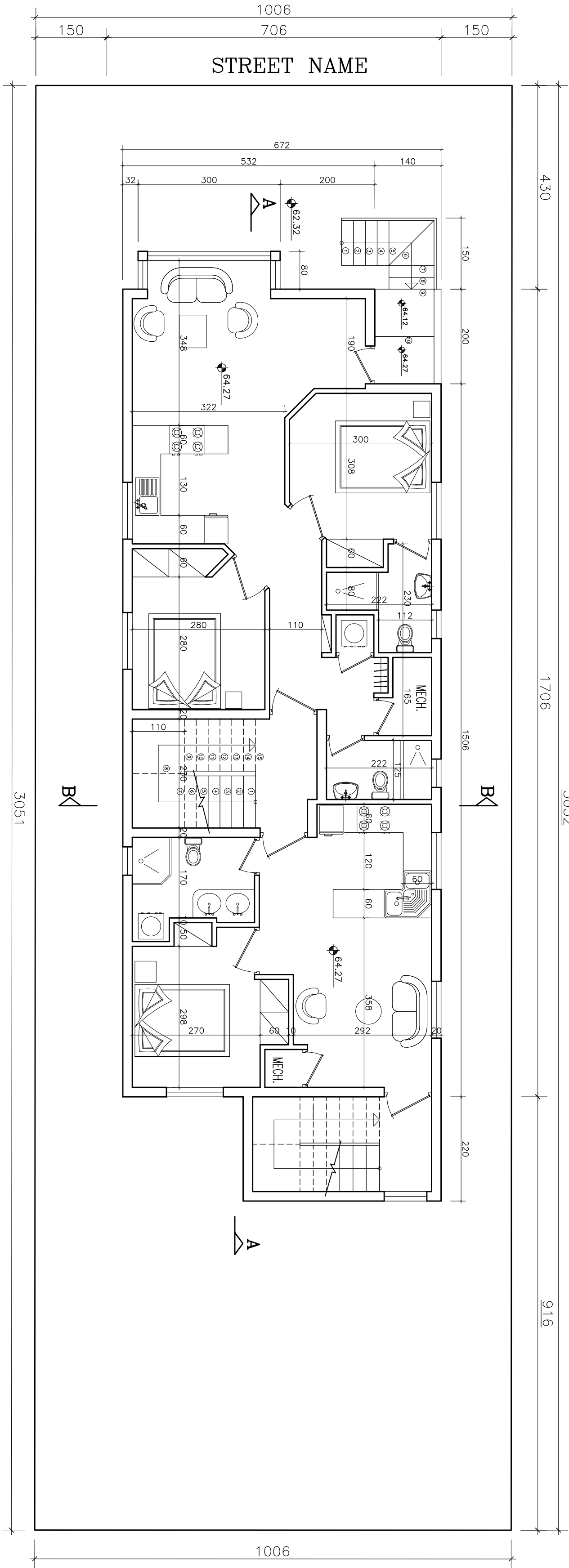
TREE PROTECTION PLAN



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FIRST FLOOR PLAN

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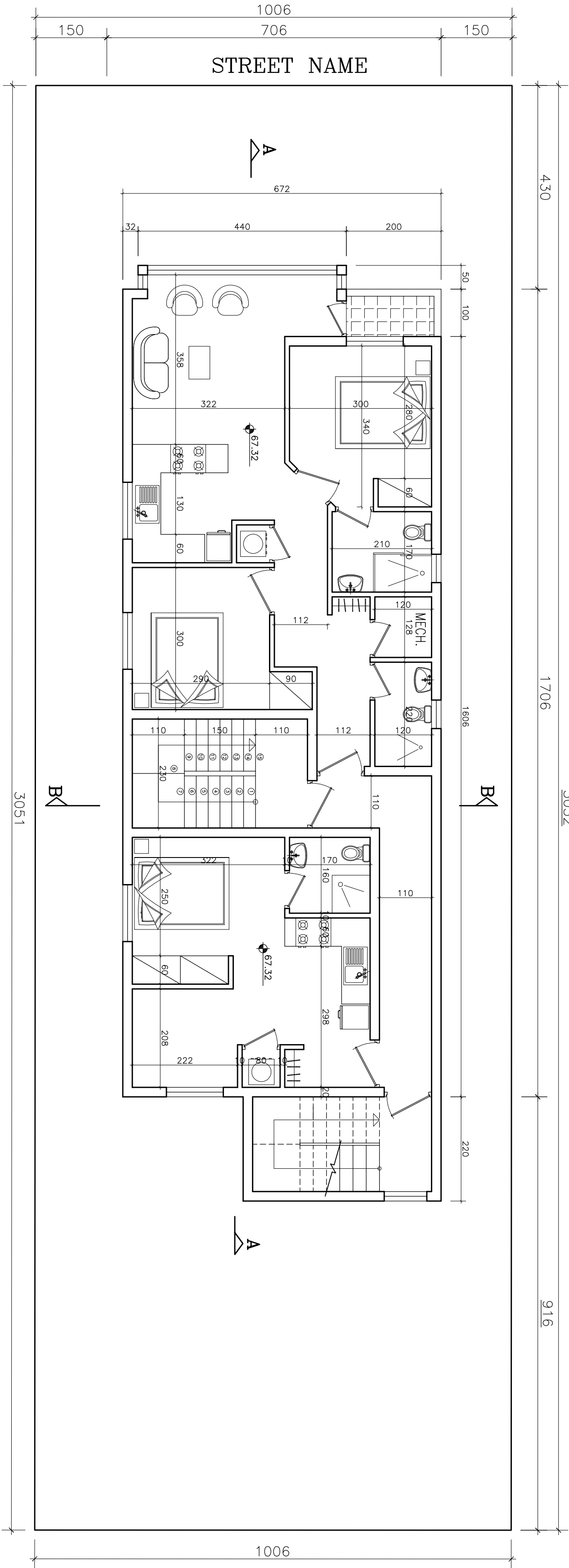
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3	REVISION
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1	REVISION

Project name

61 PINEHURST AVE.
OTTAWA

Drawn	FEWMAN GHAFARI	Drawing no
Consultant	Rehman Urbanism	
	6779 rue Prolet	
	Montreal, QC H2S 2T6	
Project No.		A02
	2021-001	



SECOND FLOOR PLAN

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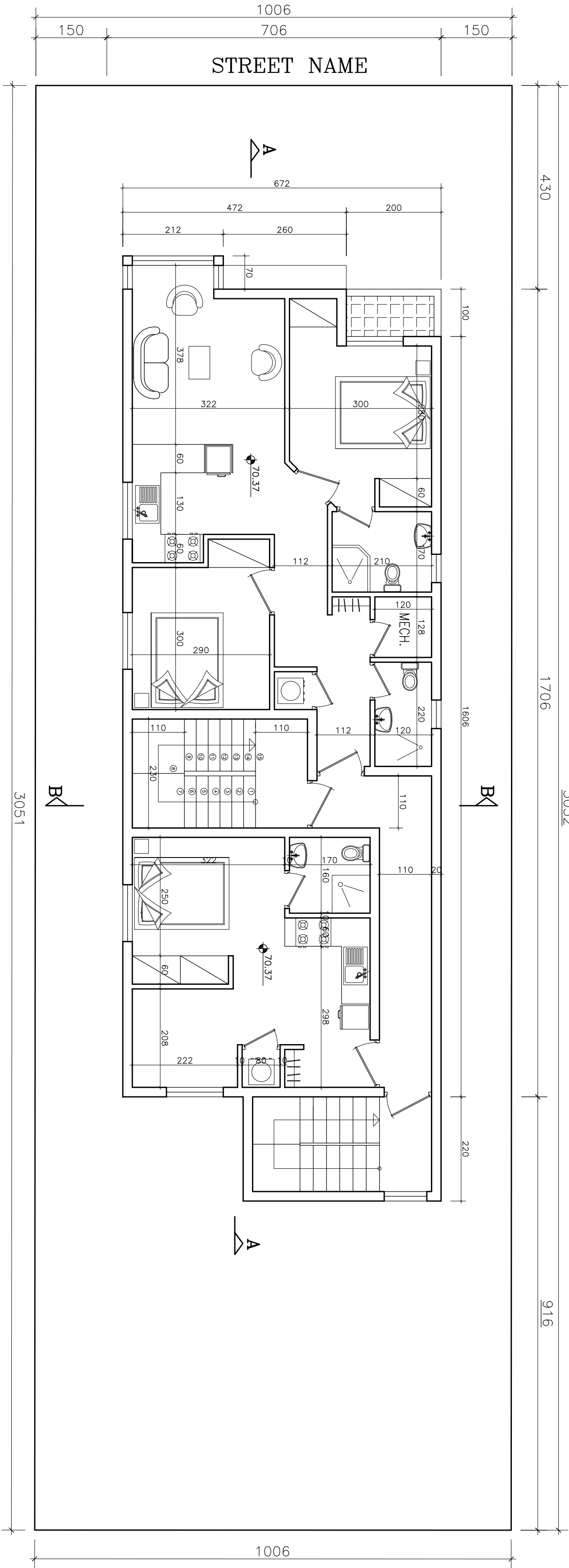
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1	REVISION

Project name

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Drawn	FEWMAN GHAFARI	Drawing no
Consultant	Rehman Urbanism	
	6779 rue Brock	
	Montreal, QC H2S 2T1	
Project no.		A03
	2021-001	



THIRD FLOOR PLAN

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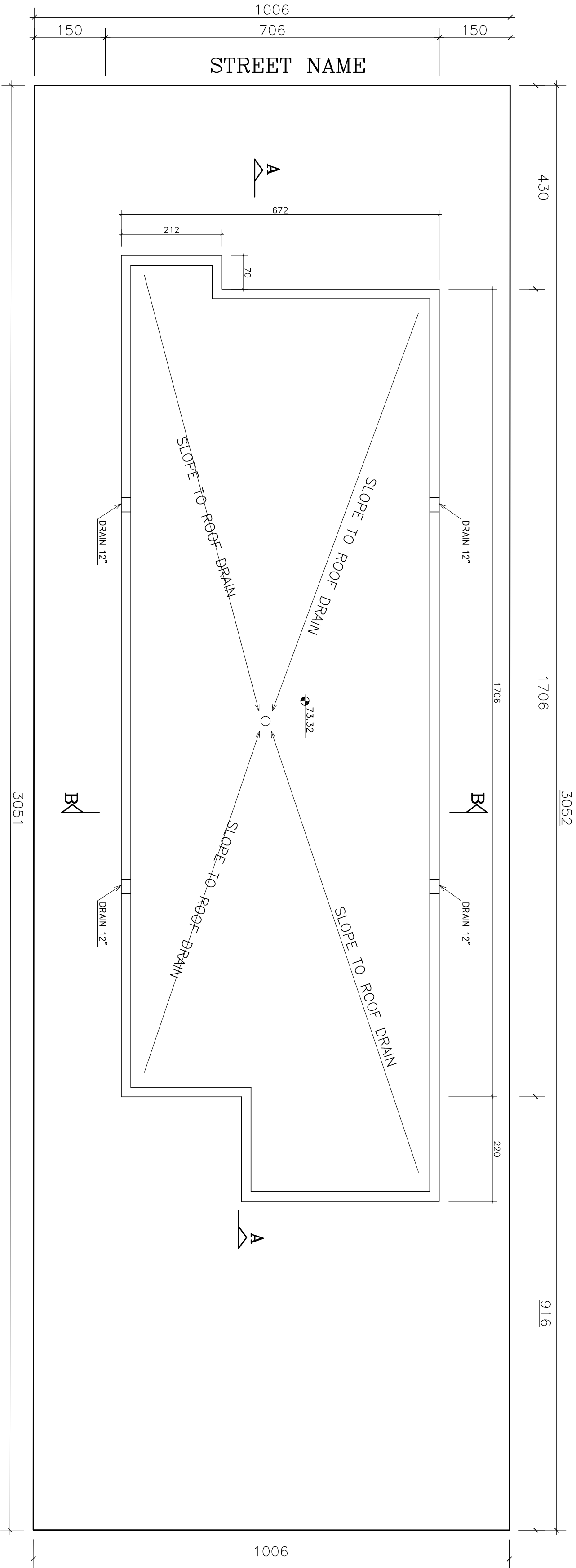
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1	REVISION

Project name

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Drawn	FEWMA GHAFARI	Drawing no
Consultant	Rapid Urbanism	
	6779 rue D'Iberville	
	Montreal, QC H2S 2T1	
Project No.		A04
	2021-001	



ROOF PLAN

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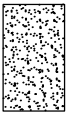
3	REVISION
2	REVISION
1	REVISION

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Drawn	FEWMAN GHAFARI	Drawing no
Consultant	Rashid Ubaidan	
	6779 rue Brock	
	Montreal, QC H2S 2T1	
Project No.		A05
	2021-001	

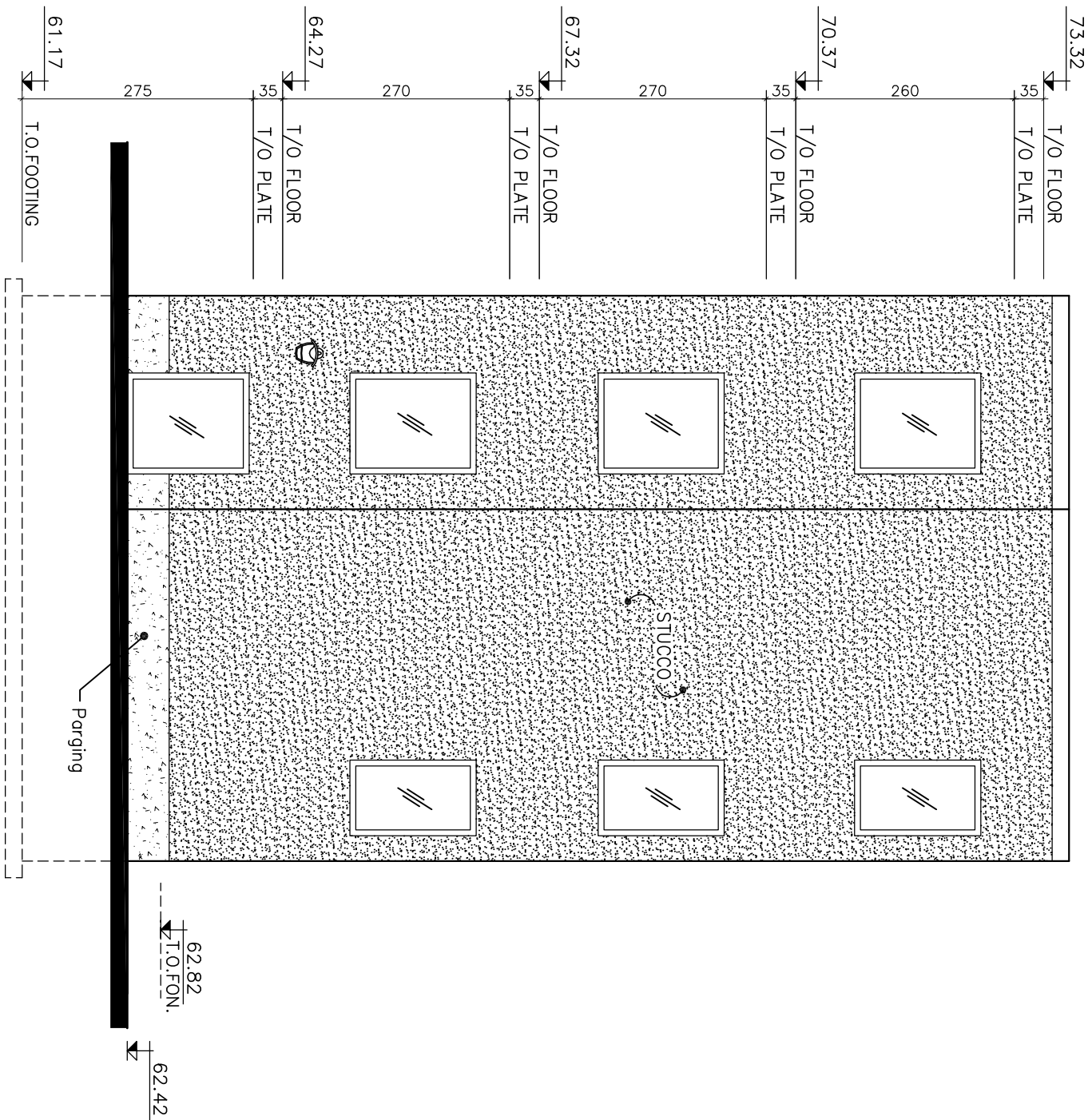
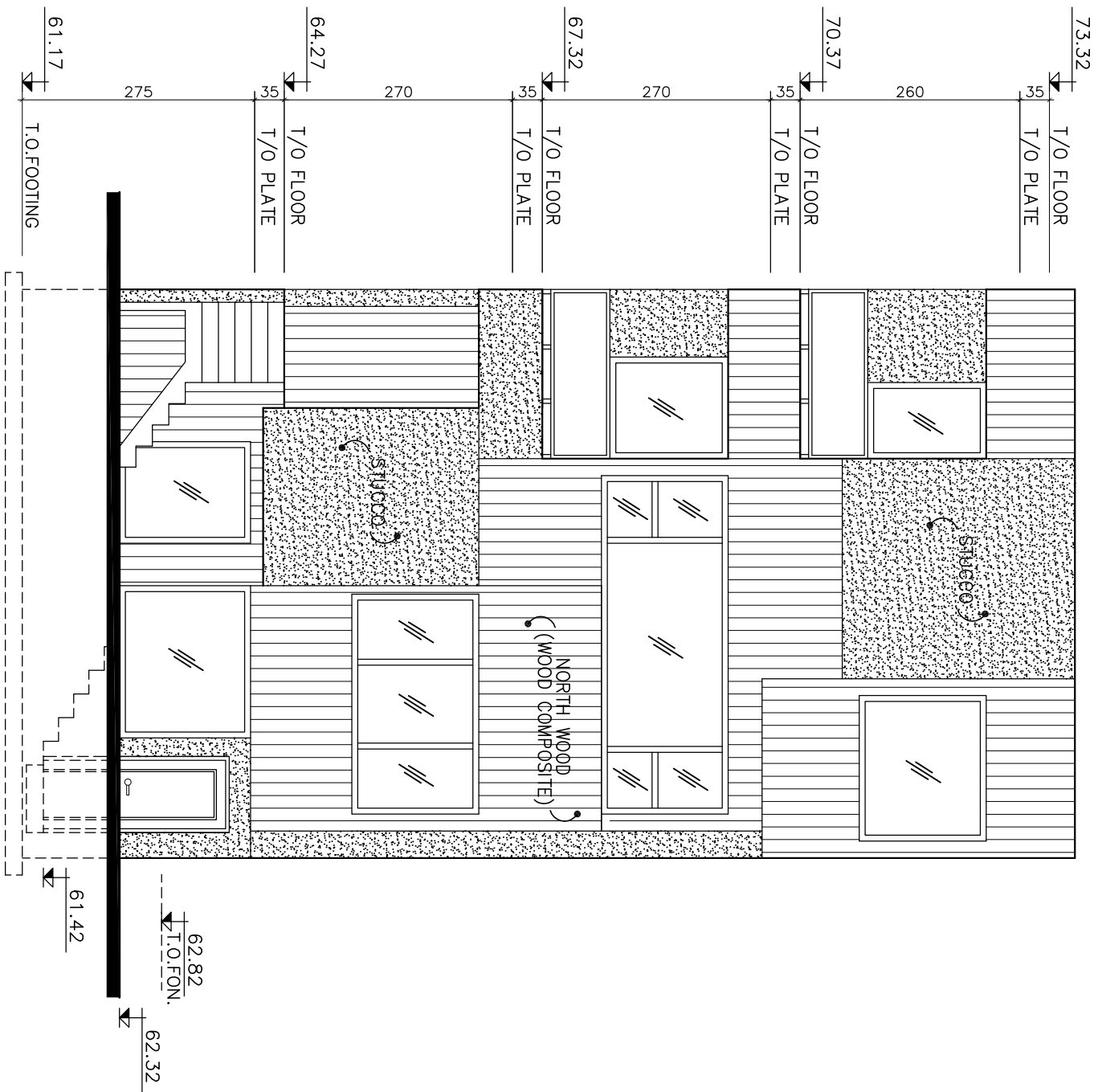
LEGEND

- 

NORTH WOOD
(WOOD COMPOSITE)
- 

STUCCO
- 

PARGING



FRONT ELEVATION

Sc. 1/100

WINDOWS AREA= 18.57m²
FRONT ELEVATION AREA= 73.24m²
18.57÷73.24= 25%

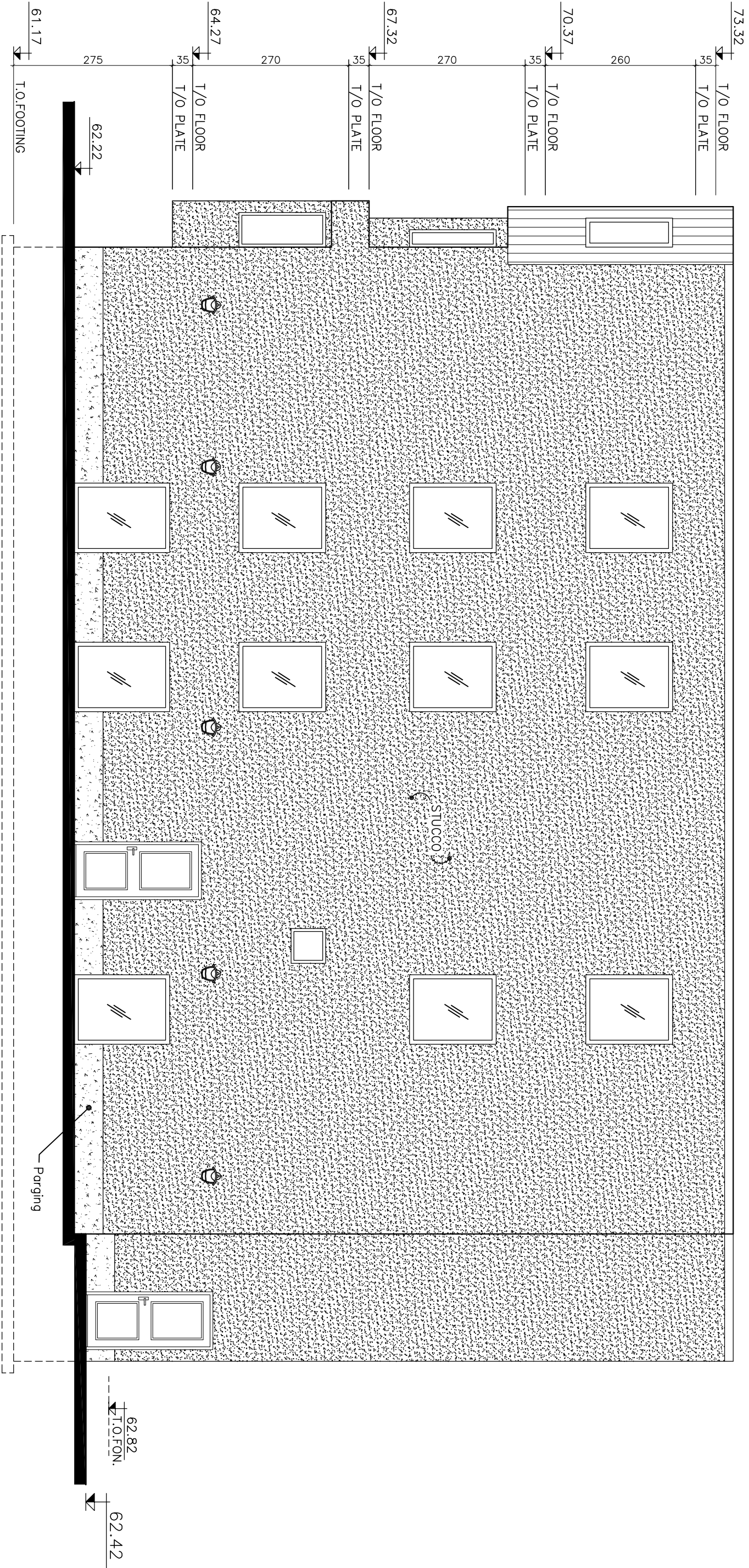
REAR ELEVATION

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Consultant	Reptable Urbanism		
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Project no.			A06
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RIGHT ELEVATION

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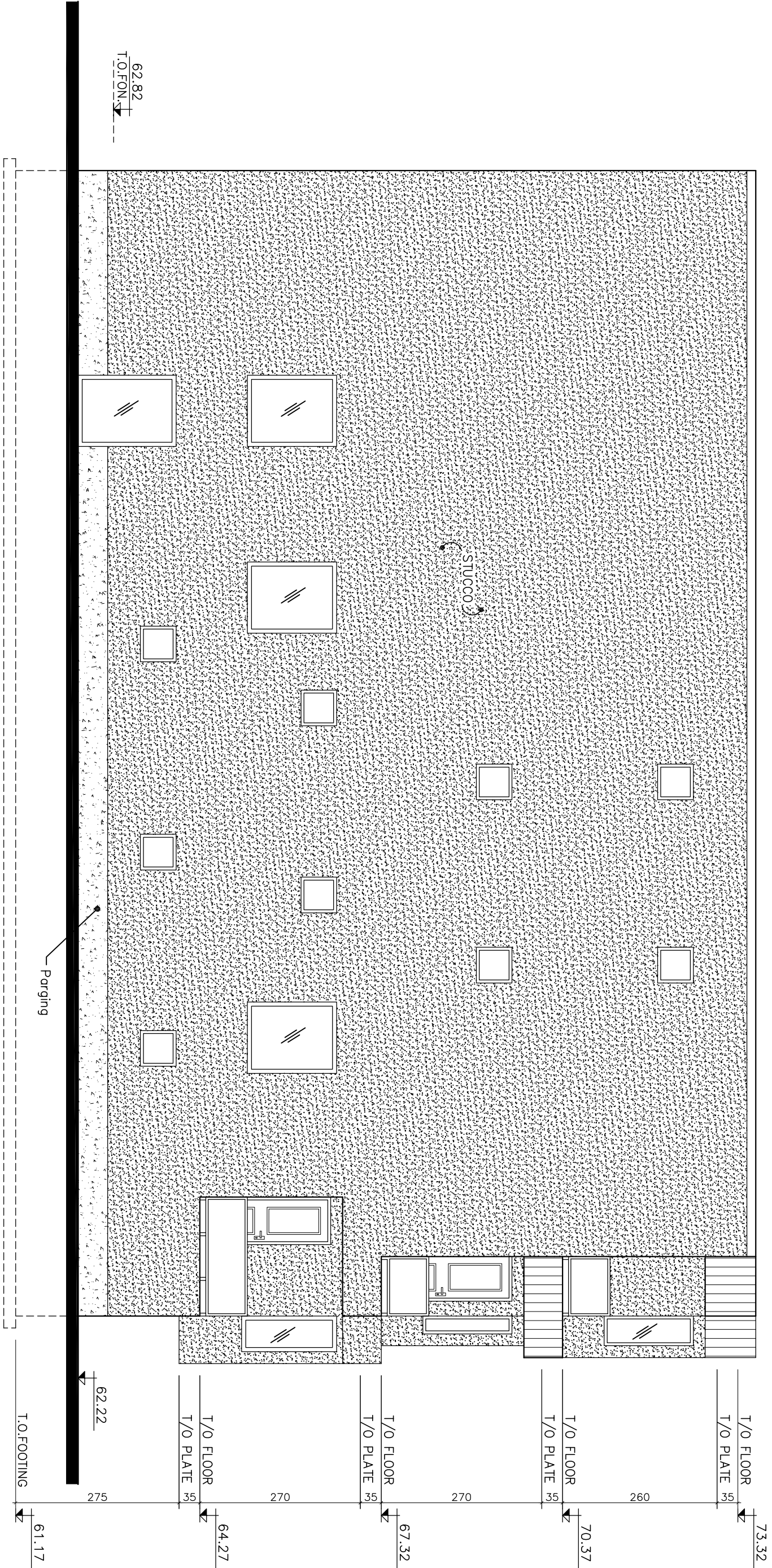
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1	REVISION

Project name

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Drawn	FEWAI GHAFARI	Drawing no
Consultant	Rehalec Urbanism	
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LEFT ELEVATION

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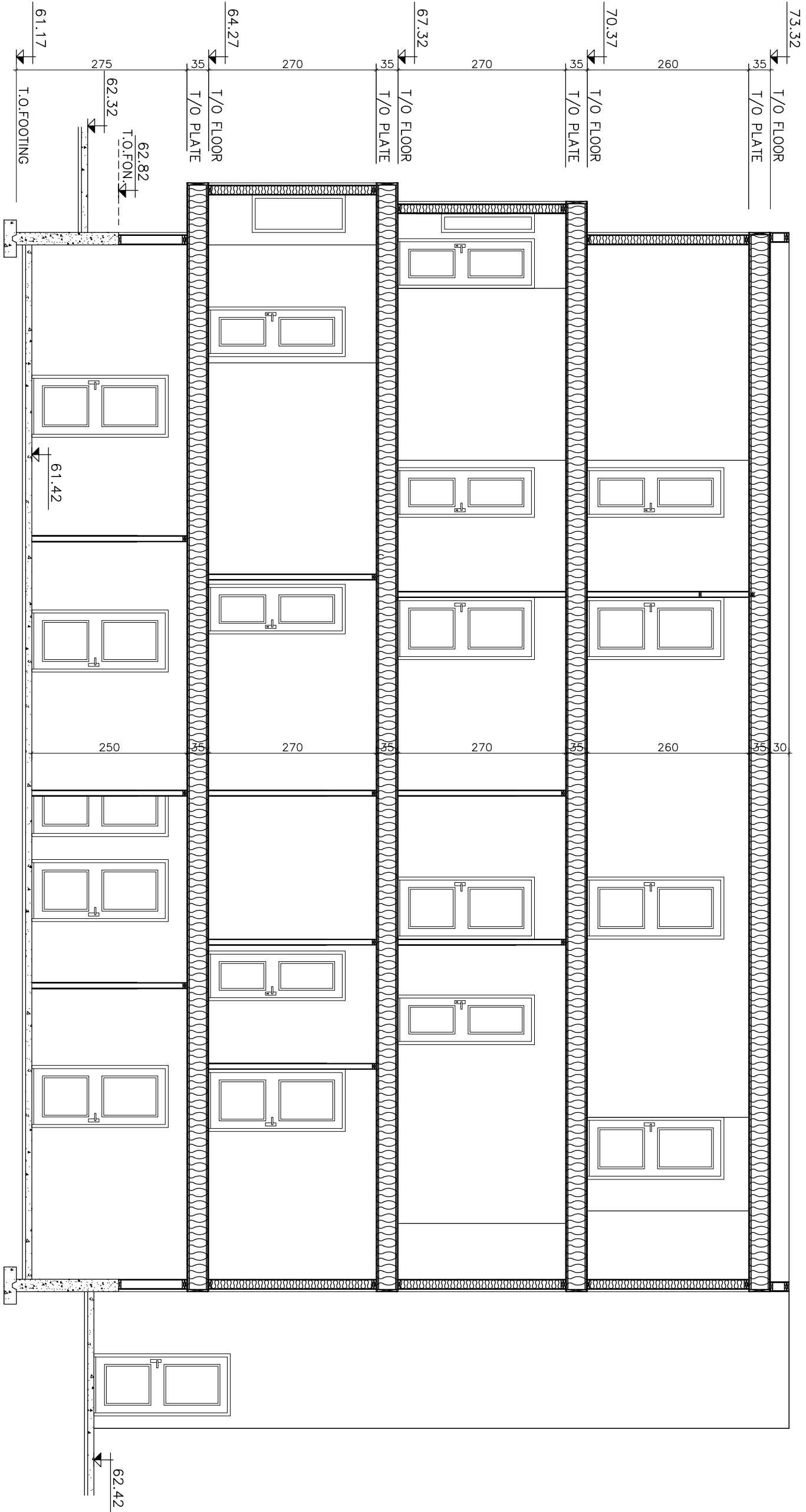
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Toronto, ON M2N 0H1

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1	REVISION

Project name

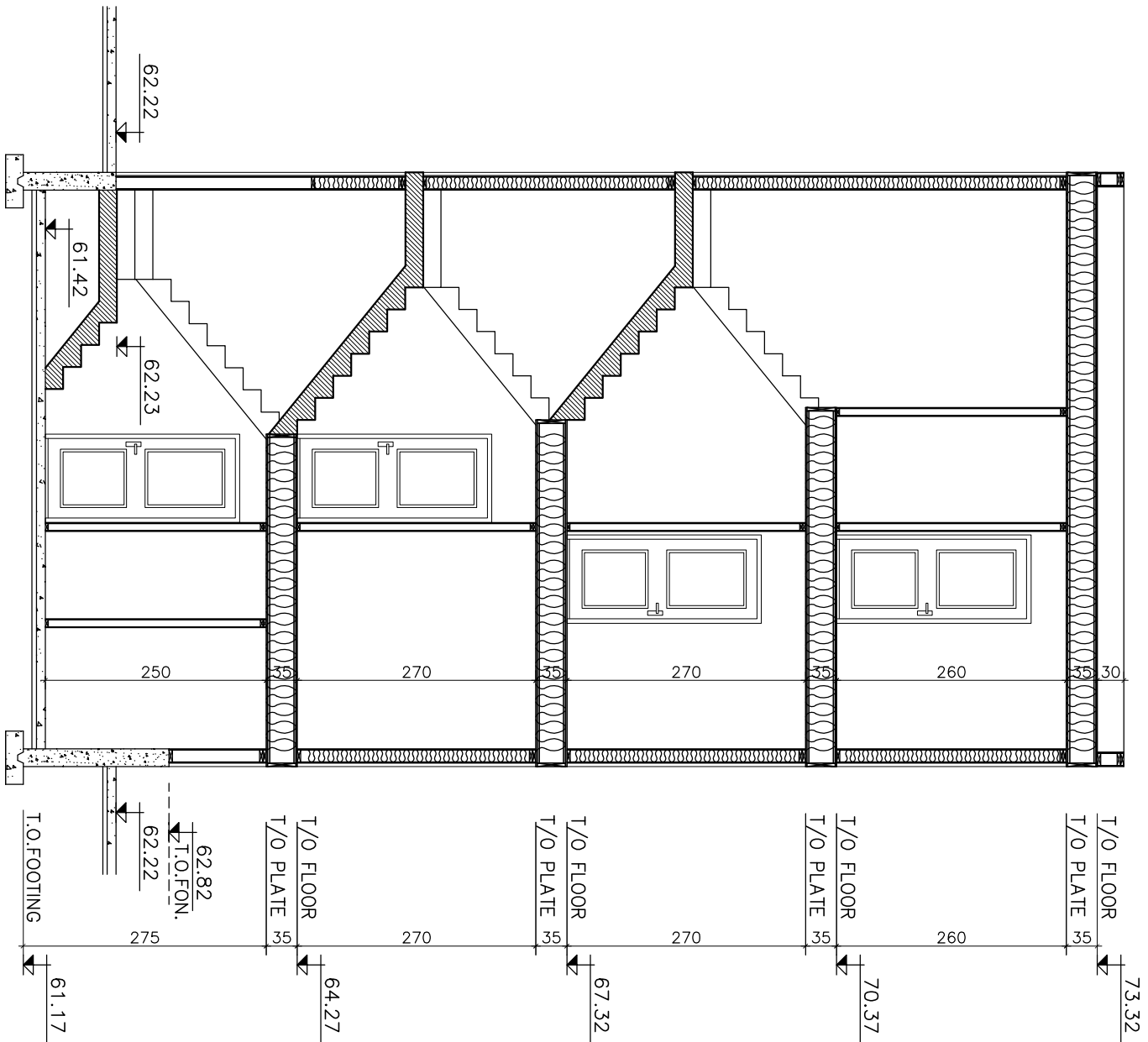
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OTTAWA

Drawn	FEWMAI GHAFARI	Drawing no
Consultant	Rehabile Urbanism	
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Project no.		A08
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SECTION A-A

Sc. 1/100



SECTION B-B

Sc. 1/100

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OTTAWA

Drawn	FEWMAN GHAFARI	Drawing no
Consultant	Republic Urbanism	
	6779 rue Dorval	
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Project no.		A09
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