

1 SITE PLAN
SCALE = 1:150

PLAN OF SURVEY
INFORMATION SHOWN HAS BEEN TAKEN FROM
ADSA Arpentage Dutrisac Surveying Inc.
2884 Chamberland St. Unit 3
Rockland, ON
Tel.: 613.446.7101

**TOPOGRAPHIC PLAN OF
PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
NOW IN THE
CITY OF OTTAWA**

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
IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES
WITH THE INFORMATION SHOWN THE ABOVE
REFERENCED SURVEY.

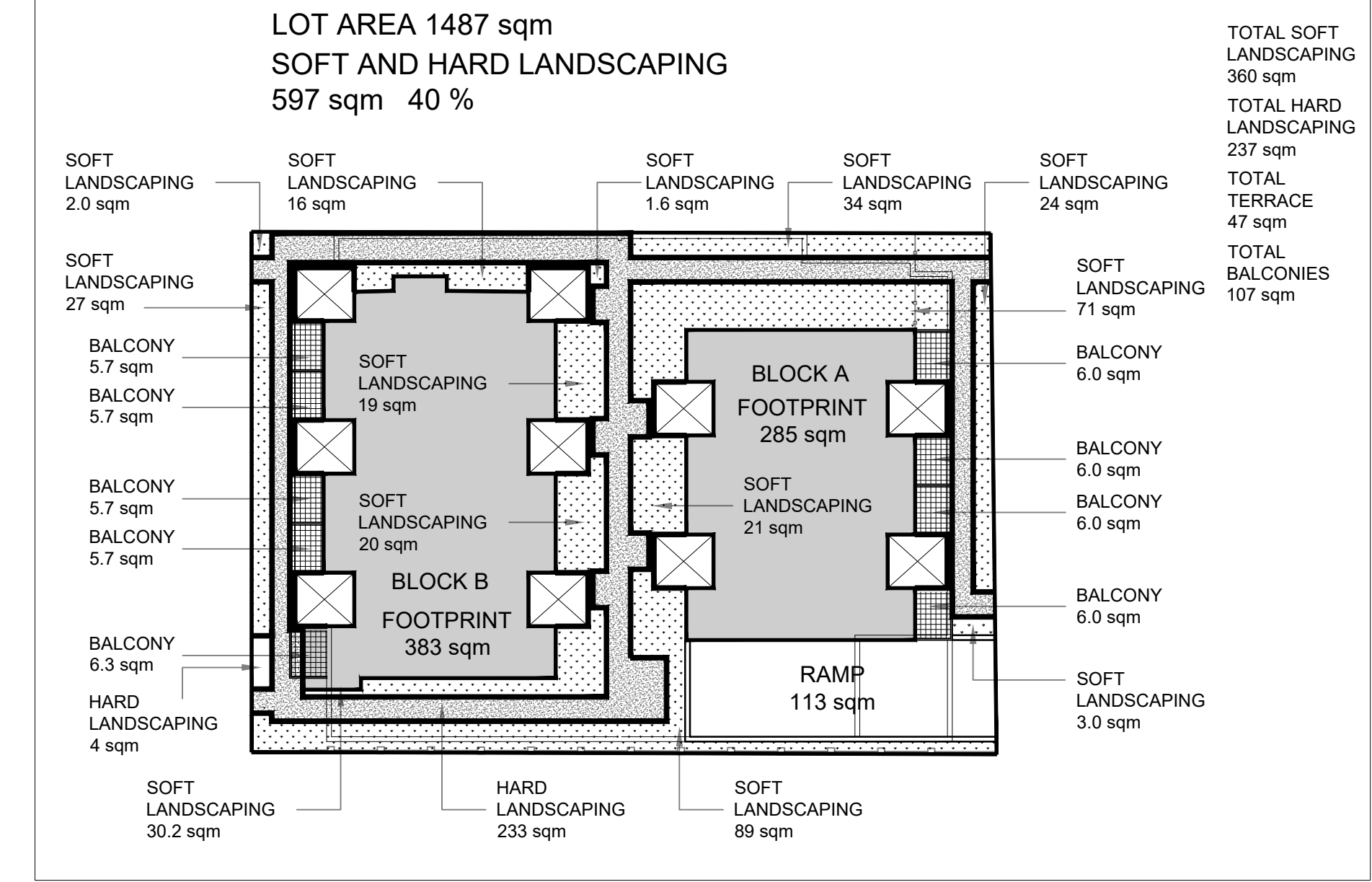
CLIENT:

LEGEND:

- PROPOSED NEW BUILDING
- NEW CONCRETE WALKWAY
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- NEW METAL FENCE
- EXISTING HYDRO POLE TO REMAIN
- ENTRANCE ARROWS
- NEW BIKE RACKS
- EXISTING CONCRETE CURB

| No. | REVISIONS | BY | DATE |
|-----|-----------------------|----|--------------|
| 18 | FOR SPC SUBMISSION | JP | MAR. 20 2024 |
| 17 | FOR CLIENT REVIEW | JP | MAR. 6 2024 |
| 16 | FOR SPC SUBMISSION | JP | DEC. 14 2023 |
| 15 | FOR CLIENT REVIEW | JP | DEC. 06 2023 |
| 14 | SPC RESUBMISSION | JP | JULY 17 2023 |
| 13 | SPC RESUBMISSION | JC | JUN 28 2023 |
| 12 | FOR REVIEW (L/J/RAMP) | JP | JUNE 08 2023 |
| 11 | FOR REVIEW | JP | FEB. 13 2023 |
| 10 | FOR REVIEW | JP | DEC. 01 2022 |
| 09 | FOR COORDINATION | JP | OCT. 28 2022 |
| 08 | FOR REVIEW | JP | OCT. 19 2022 |
| 07 | FOR COORDINATION | PE | APR. 20 2022 |
| 06 | FOR COORDINATION | PE | APR. 14 2022 |
| 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 |

STAMP NORTH ARROW



| SITE ZONE STATISTICS 1592 TENTH LINE ROAD | | |
|---|---|---|
| ITEM | REQUIRED | PROVIDED |
| Zone | Proposed R42(2930) Zoning By-Law 2008-250, as amended | |
| Permitted Uses | S. 161, (1) Apartment dwelling, low rise Planned unit development | Apartment dwelling, low rise Planned unit development (Attached triplexes for BCS review) |
| Lot Area | Table 162 450 sqm | 1487 sqm |
| Lot Width | Table 162 18.0m | 32.3m |
| Maximum Building Height | Table 162 15.0m | 10.5m |
| Front Yard (through lot - no rear yard) | Exception [2930] 2.35m min. | 2.49m (Tenth Line) 2.37m (Phoenix Crescent) |
| Side Yard | Table 162 1.5 for the first 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 | 2.74m for the first 21 m back from the front lot line No Building proposed beyond 21 m from the lot line |
| Parking Spaces (Resident) | Table 101, R11 Exception [2930] 1.1 Per Unit | (27 x 1.1 = 29.7 - 10% = 26.73) 1.1 Per Unit - 10% |
| 10% reduction as per Section 101 (6) (c) | | Total required: 27 spaces (27 x 0.2 = 5.4) |
| Parking Spaces (Visitor) | S. 102, (III) Total required: 5 spaces | 5 Spaces |
| Bicycle Parking Spaces | 0.5 Per Unit Total required: 14 spaces | (27 x 0.5 = 13.5) 18 Spaces below 6 Spaces at grade/podium 24 Spaces Total |
| Amenity Area | S. 111A, (b)(i) Total 6.0 sqm Per Unit 50% of Total Amenity area | 154 sqm (private) + 199.6 sqm (communal) = 356.6 sqm 199.6 sqm (communal) |
| Building Footprint | Block A Block B Total Floor Area | 285.07 sqm 383.32 sqm 1,463.27 sqm |
| Number of Dwelling units | Block A Block B | 15 units 12 units |
| Lot Coverage | n/a | 667.99 sqm (44.9%) |
| Min. Distance Between Buildings | Table. 131, (4)(a) 1.2 m when the building is less than or equal to 14.5 m in height | 7.8m (3.48 m between stairs) |



2 LOCATION PLAN
SCALE = 1:800

TATHAM ENGINEERING
5335 Conestock Road, Unit 103,
Ottawa, Ontario K1U 9L4
613-747-3636
info@tathameng.com

D2 concepts
205 HURON ST. SUITE 205
OTTAWA, ONTARIO, K1V 6A8

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.

PROJECT: 1592 TENTH LINE ROAD OTTAWA

DRAWING TITLE: **SITE PLAN**

PROJECT NO. 0359
DATE: APRIL 20, 2022

SP-01