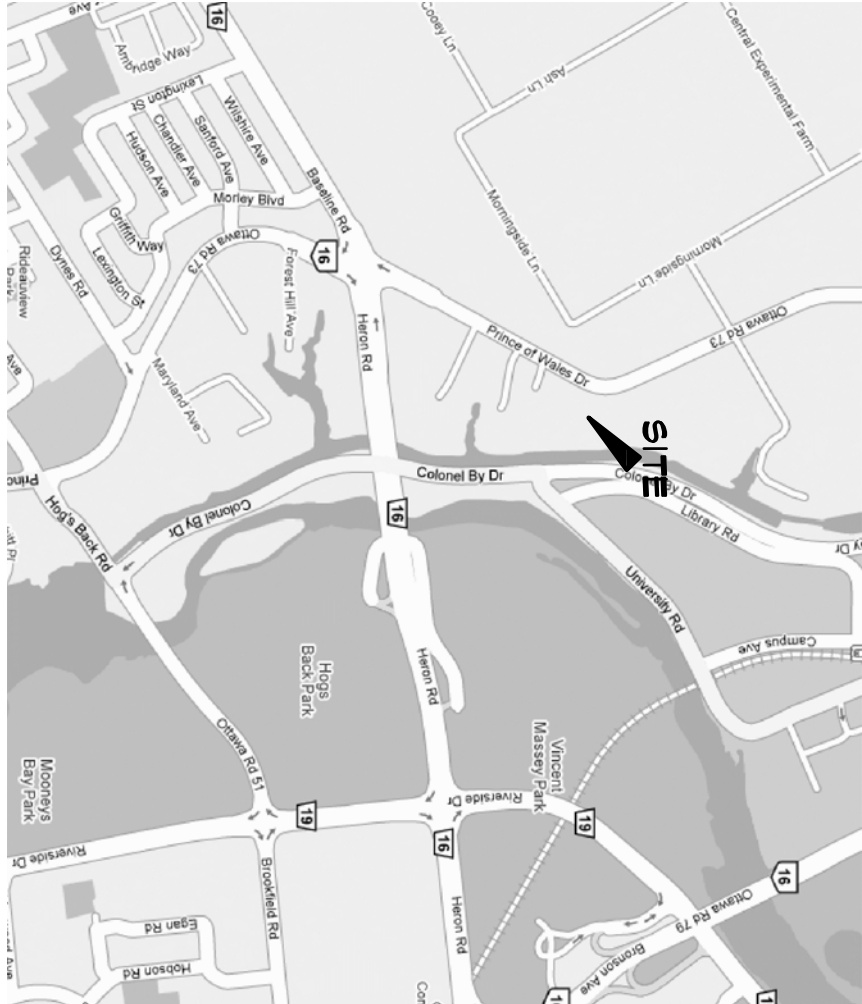


LOCATION MAP:



SURVEY INFO:

PLAN OF PART OF LOT N, CONCESSION B (RIDEAU FRONT),
GEOGRAPHIC TOWNSHIP OF NEPEAN AND PART OF LOT 1,
REGISTERED PLAN 32 CITY OF OTTAWA,
PREPARED BY FARLEY SMITH & DENIS SURVEYING LTD., JUNE
30, 2007

PROJECT & SITE STATISTICS

ZONING:

R3A

SETBACKS:

FRONT YARD - 6.0m
REAR YARD - 12m
SIDE YARDS - 12m
GARAGE FROM PRIVATE
LANEWAY - 5.2m

BLDG HEIGHTS:

UNIT 1: 8.4m ABOVE EXISTING GRADE
UNIT 2: 8.4m ABOVE EXISTING GRADE
UNIT 3: 7.9m ABOVE EXISTING GRADE
UNIT 4: 8.75m ABOVE EXISTING GRADE
UNIT 5: 10.57m ABOVE EXISTING GRADE
UNIT 6: 10.45m ABOVE EXISTING GRADE
UNIT 7: 10.38m ABOVE EXISTING GRADE
PERMITTED: 8.0m DETACHED DWELLINGS
11.0m TOWNHOMES & ROWS

PARKING:

REQUIRED: 7 PARKING SPOTS
(1 PER DWELLING UNIT)
PROVIDED: 28 PARKING SPOTS
(4 PER DWELLING UNIT)

SITE AREA:

2176.2 sqm (23425 sq. ft.)

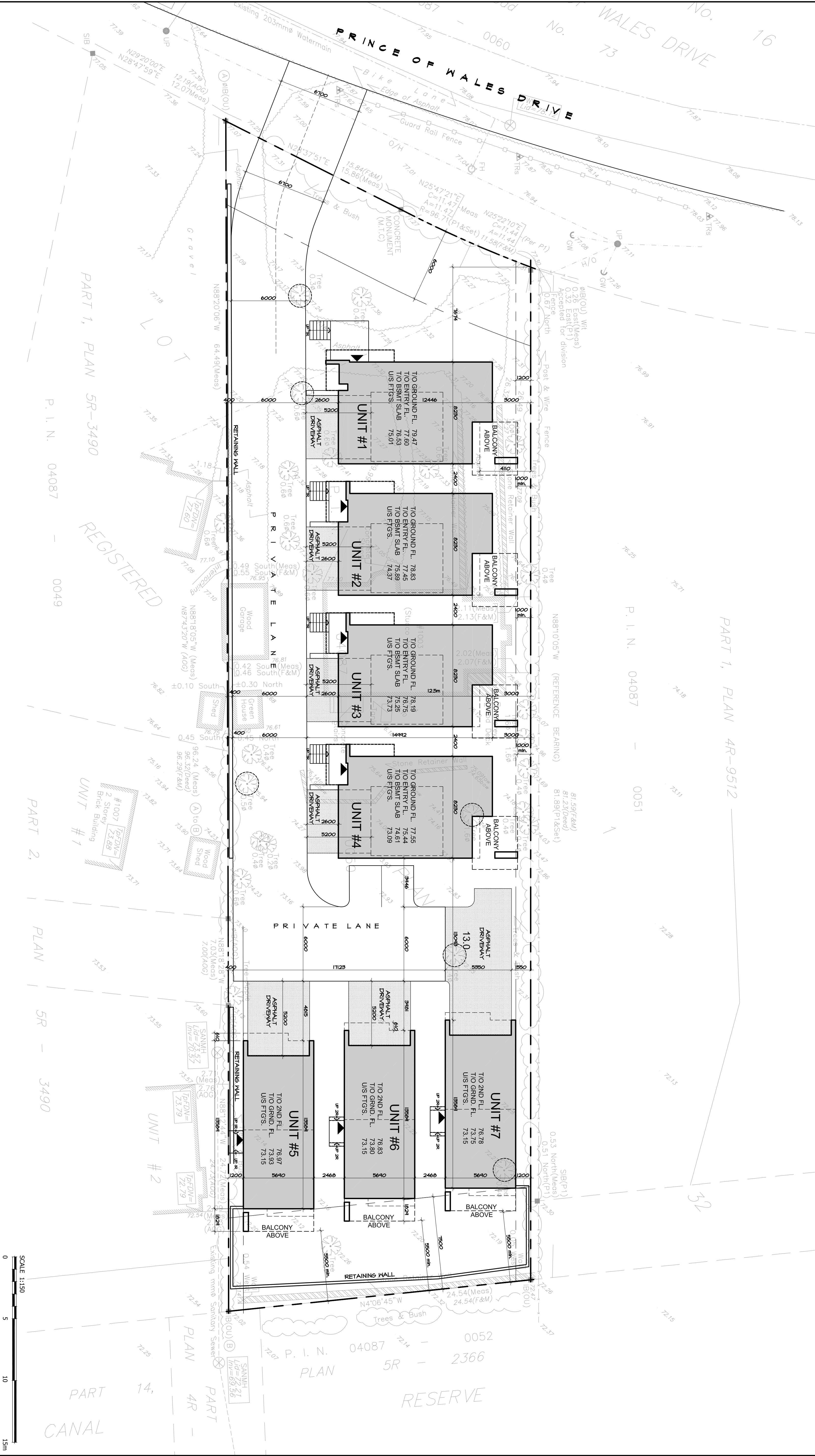
UNIT AREAS:

UNIT #	GROSS AREA (FOOTPRINT)	BUILDING AREA (FOOTPRINT)
UNIT 1	2072 SQ.FT.	413 SQ.FT.
UNIT 2	2072 SQ.FT.	413 SQ.FT.
UNIT 3	2072 SQ.FT.	413 SQ.FT.
UNIT 4	2072 SQ.FT.	413 SQ.FT.
UNIT 5	2104 SQ.FT.	167 SQ.FT.
UNIT 6	2104 SQ.FT.	167 SQ.FT.
UNIT 7	2104 SQ.FT.	167 SQ.FT.
TOTAL	14600 SQ.FT.	5453 SQ.FT.

SITE COVERAGE: 25.4 % (5453 SQ.FT. / 23425 SQ.FT.)

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- MAIN ENTRANCE
- EXISTING TREES - TO REMAIN
- EXISTING TREES - TO REMOVE
- PROPOSED GRADES
- 645 METER
- HYDRO METER
- WATER METER (RENOTE)
- A/C
- AIR CONDITIONER



GENERAL NOTES:

1. SEE LANDSCAPE PLANS & SITE SPECIFICATIONS FOR FINISH GRADES & MATERIALS. READ ALL PLANS IN CONJUNCTION & BRING ANY ERRORS, OMISSIONS &/OR INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO SOIL REPORT & SOIL BORING LOGS FOR SOIL BEARING CAPACITIES, FILL REQUIREMENTS & FOOTING FROST PROTECTION.
3. COORDINATE FINAL FINISH GRADES & ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING GRADING WORK.



no.	date	revision
1	2008-05-23	ISSUED FOR SITE PLAN CONTROL
2	2008-09-20	ISSUED FOR NOISE STUDY
3	2008-09-21	RECONSULTATION WITH CITY

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.
All contractors must comply with all pertinent codes and by-laws.
Do not scale drawings.
This drawing may not be used for construction until signed.
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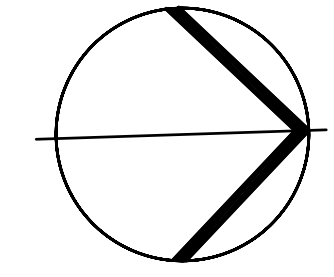
project 1003
PRINCE OF WALES
PLANNED UNIT DEVELOPMENT

drawing title
SITE PLAN

drawn RKB date DEC. 2012 scale 1:150

project 1807

drawing no. SP1



revision no. 1