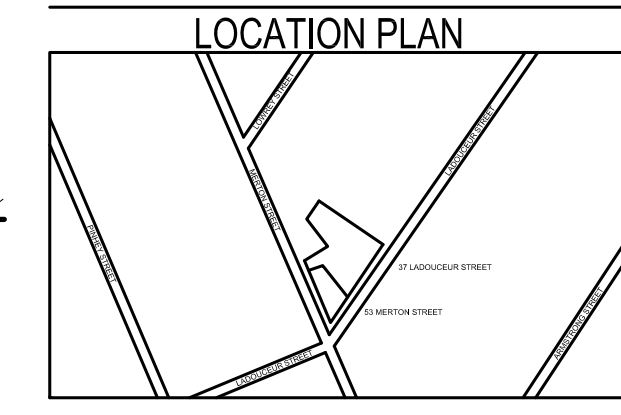
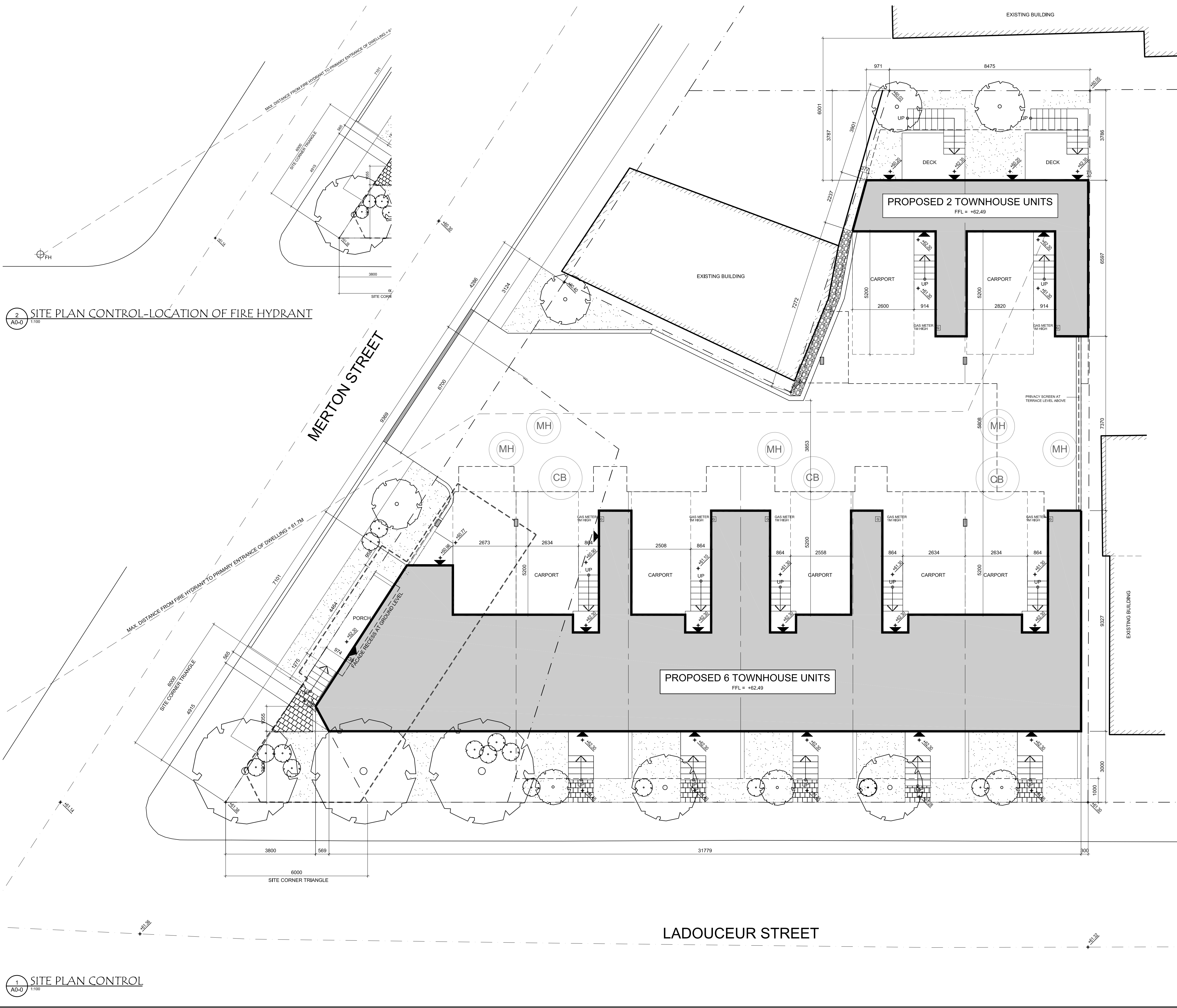


2 SITE PLAN CONTROL-LOCATION OF FIRE HYDRANT

1 SITE PLAN CONTROL



SITE INFORMATION BASED ON SURVEY PLAN PREPARED BY:
 FARLEY, SMITH & DENIS SURVEYING LTD.
 DATED: JANUARY 19, 2004
 REFERENCE: 526-03

ZONING INFORMATION
73 LADOUCEUR STREET
 Legal Description: Part of Lot 74 Registered Plan 57 City of Ottawa
 Zoning: R4(H) R4(TER) S160
 Lot Area: 545.7 m²
53 MERTON STREET
 Zoning: R4(H)
 Lot Area: 152.5 m²
 Total Lot Area: 698.2 m²

PROPOSED USE
 Row housing: 8 Units.
 Total Building Footprint Area: 217.4 m²
 Lot Frontage: 26.2 m (Merton St)
 Lot Coverage: 31.1%

BUILDING HEIGHT
 Permitted: 11 m MAXIMUM
 Proposed: 11 m

PROPERTY SETBACKS
 Front Yard: 1.23 m
 Corner Yard: 3 m
 Interior Yard: 0 m
 Rear Yard: 0 m

LEGEND

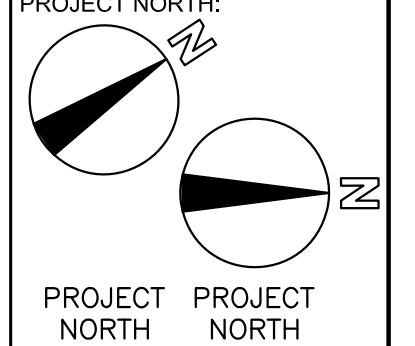
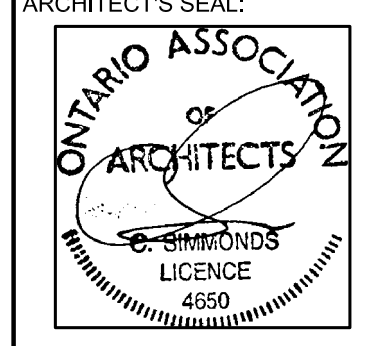
	BUILDING ENTRANCE
	BUILDING EXIT
	SIAMESE CONNECTION
	FIRE HYDRANT
	PROPOSED GRADE ELEVATION
	STAIR DIRECTION
	RAMP DIRECTION
	PARKING SPACE NUMBER
	TRAFFIC DIRECTION ARROW
	BARRIER-FREE PARKING SPACE
	VISITOR PARKING SPACE
	DEPRESSED CURB
	CATCH BASIN
	MANHOLE
	FENCE
	TREE
	GAS METER

GENERAL NOTES

- A THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- B DO NOT SCALE DRAWINGS.
- C ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- D THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.

03	MAY 26, 2014	REISSUED FOR SITE PLAN APPROVAL
02	JAN. 13, 2014	REISSUED FOR SITE PLAN APPROVAL
01	OCT. 23, 2013	ISSUED FOR SITE PLAN APPROVAL

No.	DATE	DESCRIPTION
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Christopher Simmonds Architect
 PROJECT:
 THE ANNEX / 45 ECCLES ST. OTTAWA ON K1R 6S3
 613.567.7888 PHONE / 613.589.7192 FAX

DRAWING TITLE:
 SITE PLAN CONTROL

DATE:	2015/08/14	DRAWING No:
SCALE:	1:100	
DRAWN BY:	RB/GP/RP	
JOB No:	495-13	