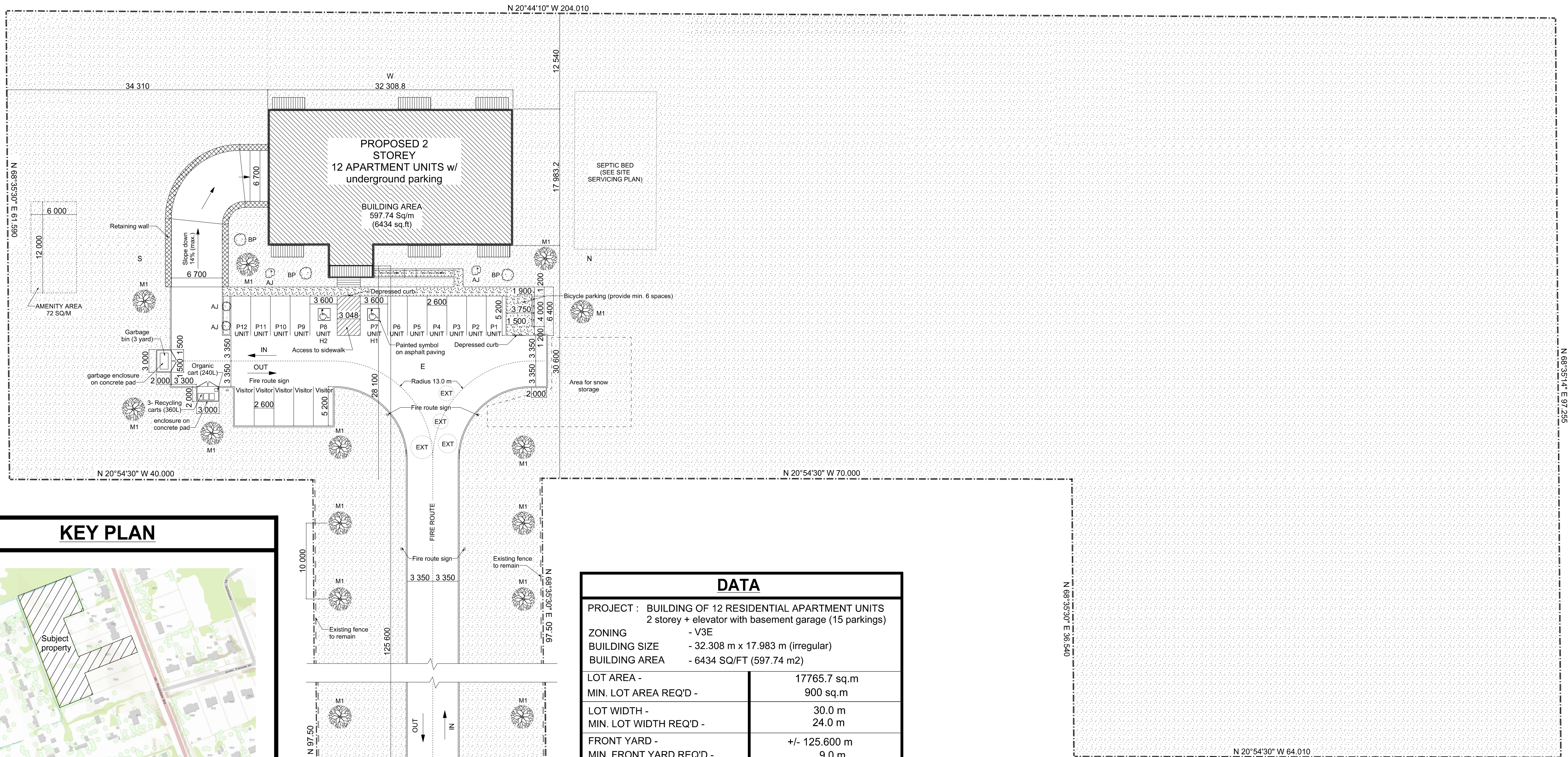
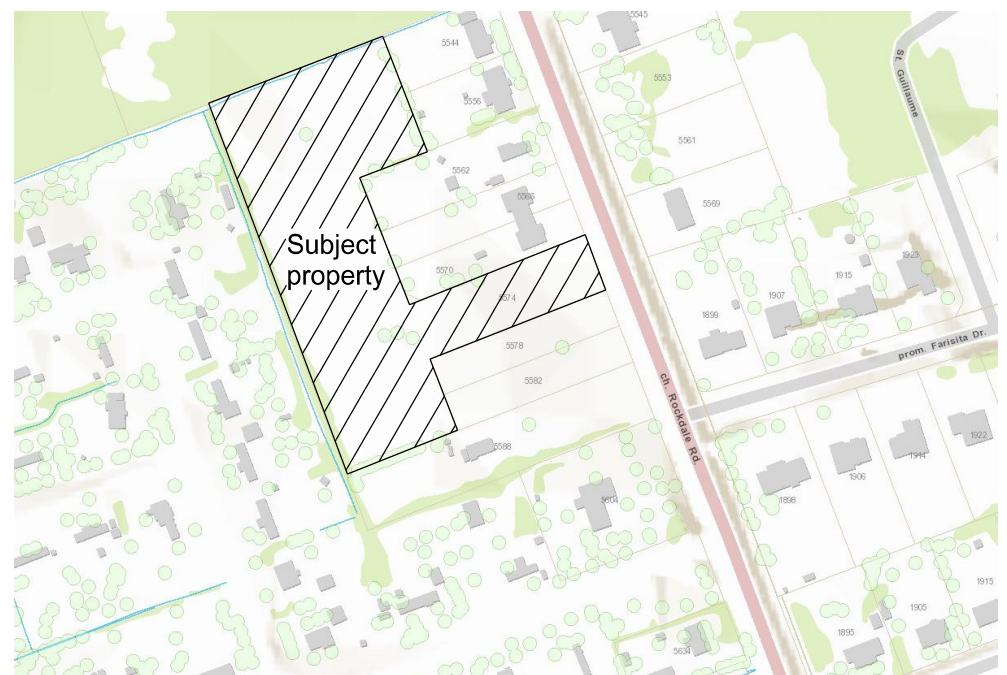


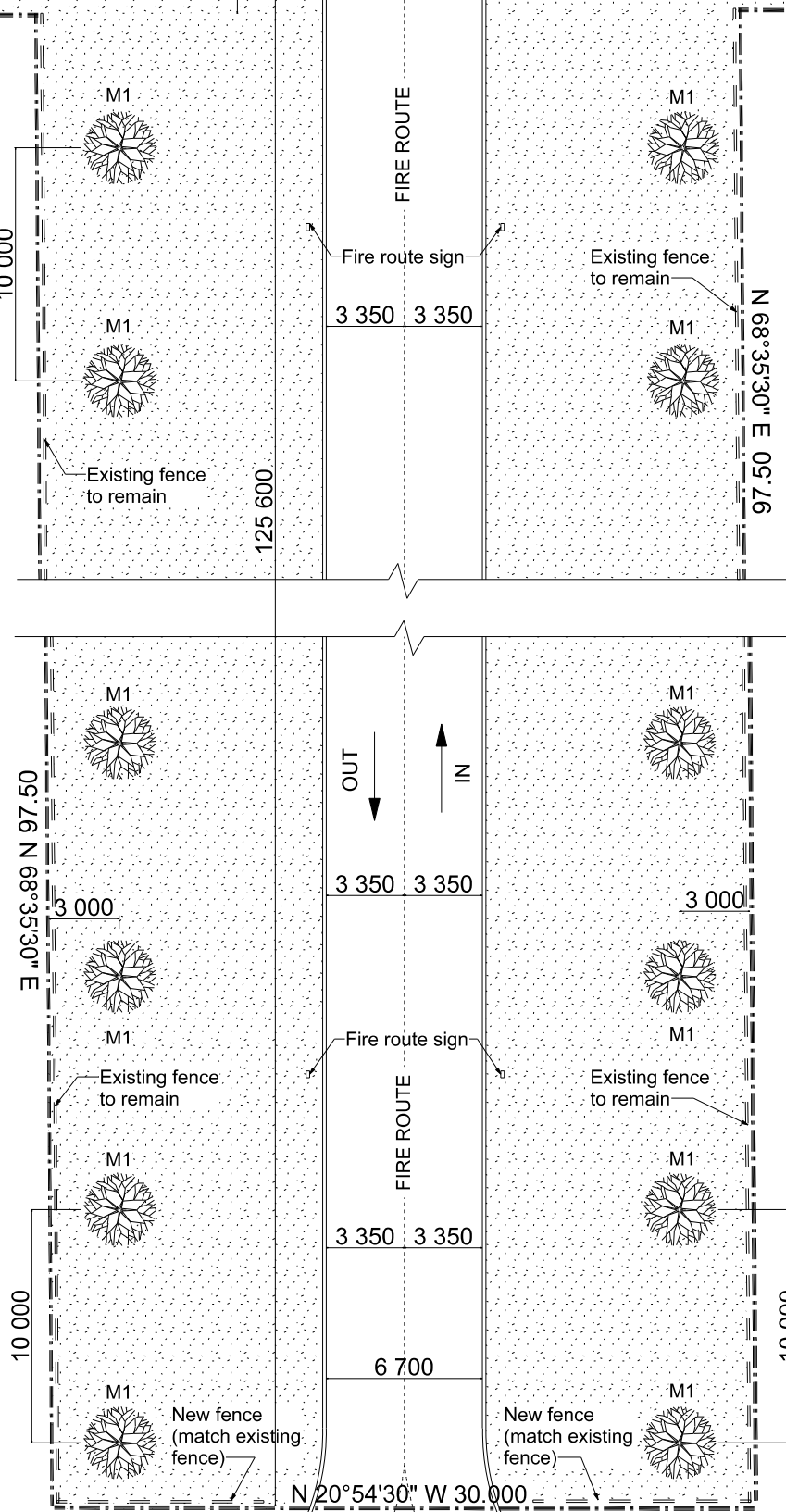
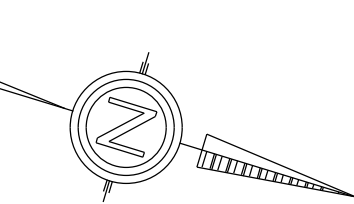


KEY PLAN



PROPERTY BOUNDARY DERIVES FROM SURVEY DONE BY DUTRISAC SURVEYING INC. DATED JULY 5TH 2005

PART 5 OF LOT 24
CONCESSION 7
REGISTERED PLAN 4R20412
CUMBERLAND
CITY OF OTTAWA



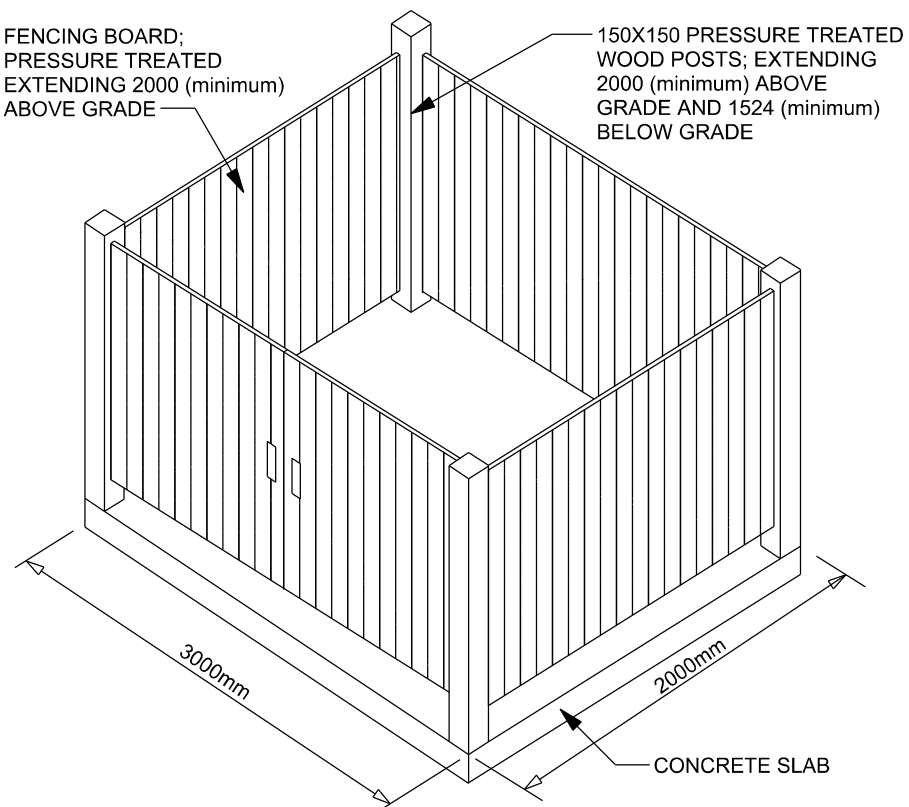
SITE PLAN

Scale: 1 :300

DATA	
PROJECT : BUILDING OF 12 RESIDENTIAL APARTMENT UNITS 2 storey + elevator with basement garage (15 parkings)	
ZONING	- V3E
BUILDING SIZE	- 32.308 m x 17.983 m (irregular)
BUILDING AREA	- 6434 SQ/FT (597.74 m2)
LOT AREA -	17765.7 sq.m
MIN. LOT AREA REQ'D -	900 sq.m
LOT WIDTH -	30.0 m
MIN. LOT WIDTH REQ'D -	24.0 m
FRONT YARD -	+/- 125.600 m
MIN. FRONT YARD REQ'D -	9.0 m
SIDE YARD -	+/- 34.310 m
MIN. SIDE YARD REQ'D -	3.5 m
REAR YARD -	12.540 m
MIN. REAR YARD REQ'D -	11.0 m
LANDSCAPE OPEN SPACE -	+/- 35.37 %
LANDSCAPE OPEN SPACE REQ. -	25 %
LOT COVERAGE -	3.36 %
MAX. LOT COVERAGE -	25 %
BUILDING HEIGHT -	+/- 8.8 m
MAX. BUILDING HEIGHT -	15.0 m
DENSITY -	6.749 units per hectare
MAXIMUM DENSITY -	99 units per hectare
AMENITY AREA PROVIDED	72 sq/m
AMENITY AREA REQUIRED	6 sq/m per unit (6 x 12 units =72 sq/m)

NUMBER OF PARKING FOR UNITS	GARAGE 15 parking in building + 12 exterior parking = 27 Parking
NUMBER OF PARKING REQUIRED FOR UNITS-	1 Parking x 12 = 12 Parkings
NUMBER OF VISITOR PARKING	5 Parkings
NUMBER OF VISITOR PARKING REQUIRED	0.2 Parking x 12 = 2.4 Parkings
TOTAL NUMBER OF PROVIDED PARKINGS	27 + 5 = 32 Parkings
TOTAL NUMBER OF REQUIRED PARKINGS	12 + 2.4 = 14.4 Parkings

LANDSCAPE LIST			
Legend Symbol			
BP	Blue point juniper	0.5m high	3
AJ	Andora Juniper	0.5m high	2
M1	Maple tree	2m high	20
ExT	EXISTING TREE	EXISTING TO BE REMOVED	4
* ALL TREES TO REMAIN UNLESS NOTED OTHERWISE *			



Copyright reserved
The contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing- any errors or omissions shall be reported to A. Dagenais & Assoc. Inc. without delay. The Copyrights to all designs and drawings are the property of A. Dagenais & Assoc. Inc. Reproduction or use for any purpose other than that authorized by A. Dagenais & Assoc. Inc. is forbidden

LEGEND :

PROPOSED ADDITION

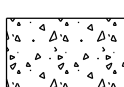
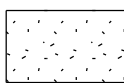
BALCONY



GREEN (SOD & SEED)

ASPHALT PAVEMENT

SIDEWALK CONCRETE OR INTERLOCK



			7	Issued for city revisions	15/04/2014
			6	Issued for city revisions	25/03/2014
			5	Issued for elevations	05/12/2013
			4	Issued for changes	24/09/2013
			3	Issued for changes	17/09/2013
			2	Issued for changes	14/08/2013
			1	Issued for preliminary	17/06/2013
No.	Revision	Date	No.	Revision	Date

A . Dagenais & Assoc.Inc.

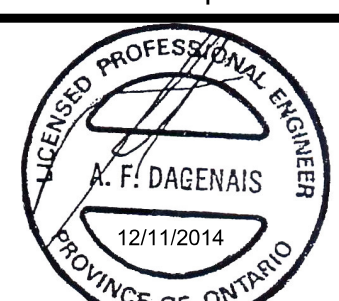
CONSULTING ENGINEERS & ARCHITECT
INGENIEURS CONSEILS & ARCHITECTE



931 Notre Dame, P.O Box 160
Embrun, Ontario, K0A 1W0
(613) 443-3769

Project name: 12 Unit Apartment Building
Client: Andre Rollin
project adress: 5574 Rockdale road, Vars, Ontario
Date:
Scale: As shown
Folder #:
Draw by: M.Savage
Revised by:

Stamp



Page number

SP1
OF
SP1