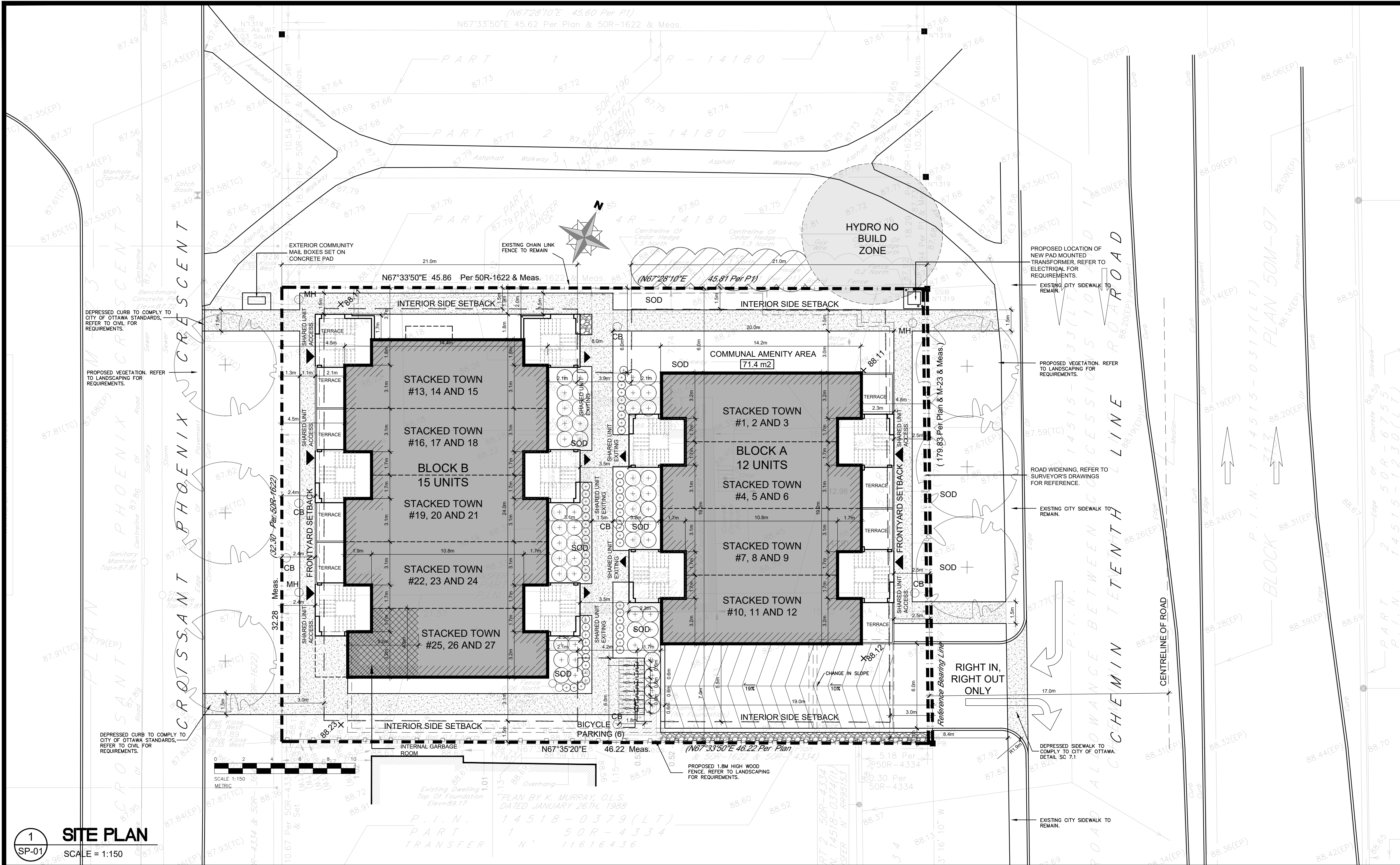
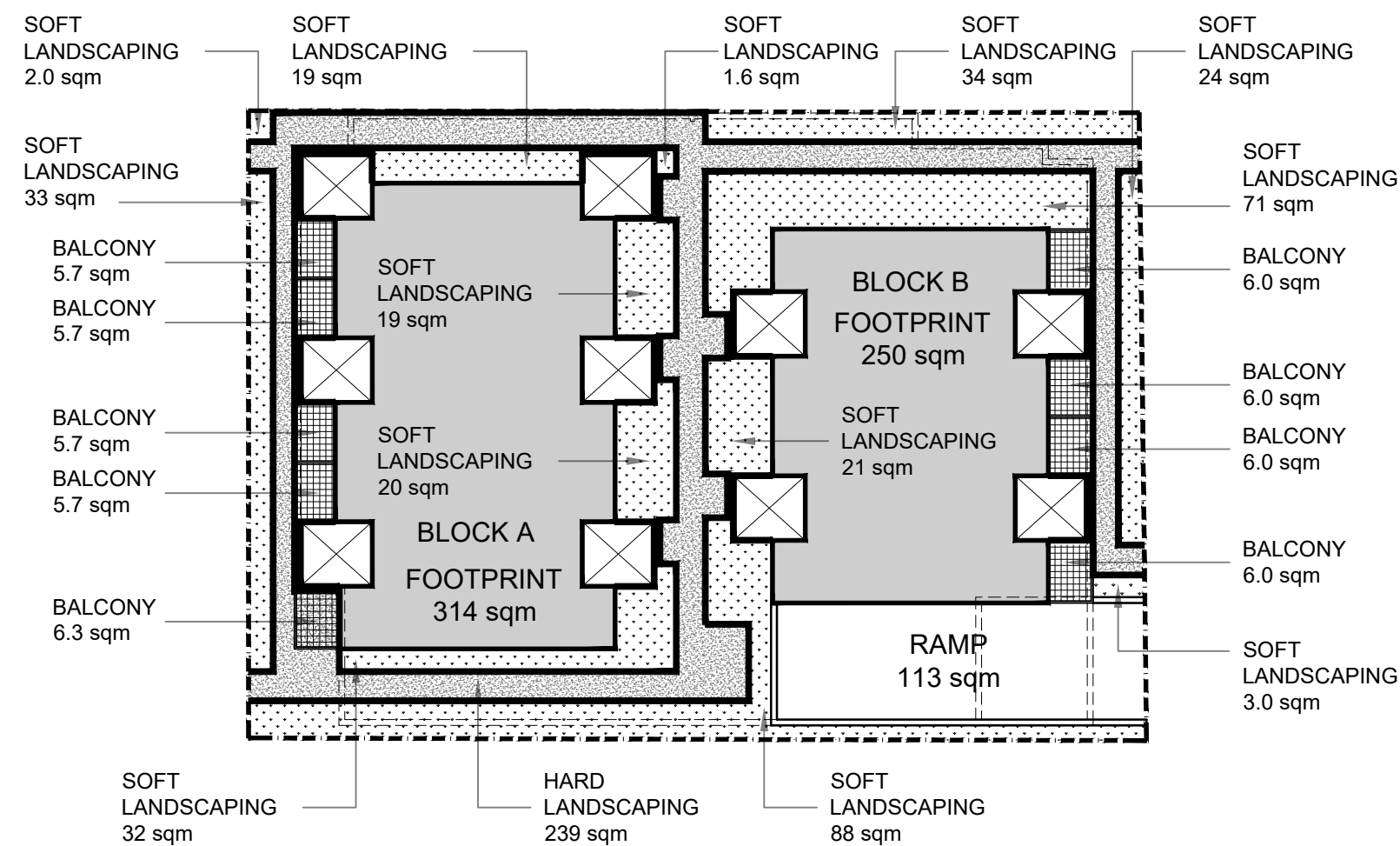




1 SITE PLAN
SP-01
SCALE = 1:150

LOT AREA 1487 sqm
SOFT AND HARD LANDSCAPING
608 sqm 41 %



TOTAL SOFT LANDSCAPING 369 sqm
TOTAL HARD LANDSCAPING 239 sqm
TOTAL TERRACE 47 sqm
TOTAL BALCONIES 107 sqm

SITE ZONE STATISTICS		1592 TENTH LINE ROAD	
ITEM		REQUIRED	PROVIDED
Zone	Proposed R42		
Lot Area	S. 161, (V)	450 sqm	1487 sqm
Lot Width	S. 161, (IV)	18.0m	32.3m
Maximum Building Height	S. 161, (VI)	15.0m	10.8m
Front Yard	S. 161, (VII)	3.0m min.	4.8m (Tenth Line)
Side Yard	S. 161, (X)	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	1.0m for the first 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Rear Yard (Tenth Line Road)	S. 161, (IX)	3m min	4.5m
Parking Spaces (Resident)	Block A Block B	1.2 Per Unit 1.2 Per Unit	11 Per Unit 11 Per Unit
10% reduction as per Section 101 (6) (c)	S. 101, (IV)	Total required: 29.16 spaces	27 Spaces
Parking Spaces (Visitor)	Block A Block B	0.2 Per Unit 0.2 Per Unit	0.2 Per Unit 0.2 Per Unit
Bicycle Parking Spaces	S. 102, (III)	Total required: 5.4 spaces	5 Spaces
Amenity Area	Block A Block B	0.5 Per Unit 0.5 Per Unit	18 Spaces below 6 Spaces at grade/podium
Soft Landscaping	S. 111A, (b)(i)	Total required: 14 spaces	24 Spaces Total
Permitted Uses	S. 161, (1)	apartment dwelling, low rise bed and breakfast, detached dwelling, planned unit development, duplex dwelling, group home, home-based business, home-based daycare, linked-detached dwelling, park, retirement home, converted retirement home, rooming house	Stacked Dwelling
Building Footprint	Block A Block B	n/a	314 sqm 250 sqm
Lot Coverage	Block A Block B	n/a	564 sqm (38%)
Number of Dwelling units	Block A Block B	n/a	15 units 12 units

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 ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

- LEGEND:
- PROPOSED NEW BUILDING
 - NEW CONCRETE WALKWAY
 - PROPERTY LINE
 - ADJACENT LOT PROPERTY LINES
 - EXISTING OVERHEAD HYDRO LINE
 - NEW WOOD FENCE
 - EXISTING HYDRO POLE TO REMAIN
 - ENTRANCE ARROWS
 - NEW BIKE RACKS
 - NEW PARKING
 - EXISTING CONCRETE CURB
 - LIGHT STANDARD
 - WALL MOUNTED LIGHTING FIXTURE
 - EXTERIOR SOFFIT LIGHTING FIXTURE
 - EXTERIOR WALL MOUNTED LIGHT FIXTURE

11	FOR REVIEW	JP	DEC. 01 2022
10	FOR REVIEW	JP	OCT. 28 2022
09	FOR COORDINATION	JP	OCT. 19 2022
08	FOR REVIEW	JP	APR. 20 2022
07	FOR COORDINATION	PE	APR. 14 2022
06	FOR REVIEW	PE	APR. 19 2021
05	FOR REVIEW	PE	APR. 13 2021
04	FOR REVIEW	PE	JAN. 13 2021
03	FOR REVIEW	PE	NOV. 26 2020
02	FOR REVIEW	PE	NOV. 20 2020
01	FOR REVIEW	PE	NOV. 20 2020
No.	REVISIONS	BY	DATE

TATHAM
ENGINEERING
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P2
concepts
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

FILE # D07-12-21-0084