

LEXINGTON AVENUE

BASELINE AVENUE

65'- 4" [19.92 m] N58°21'20"E

34'-3 3/4" [10.46m] APPROX. C/L OF ROAD

EDGE OF ASPHALT

CONCRETE SIDEWALK

CONC. SIDEWALK

EDGE OF ASPHALT

PROPOSED DRIVEWAY (GARBAGE ACCESS):  
9'-10" [3.00 m] x 15'-0" [4.60 m]

PROPOSED DRIVEWAY (GUEST PARKING, MOVING SPACE):  
9'-10" [3.00 m] x 15'-0" [4.60 m]

PERMEABLE PAVER OR TURF BLOCK FINISH, SLOPED 2% MIN, 6% MAX TOWARDS ROAD

PROPOSED INTERIOR LARGE PARKING STALL:  
9'-10" [3.00 m] x 17'-0" [5.20 m]

75'-10 1/2" [23.13m] PROPERTY WIDTH (@ REQ'D FRONT SETBACK)

14'-9 1/2" [4.50m] REQ'D CORNER YARD  
7'-4 1/2" [2.25m] 7'-4 1/2" [2.25m]

36'-1" [11.0 m] CORNER RADIUS  
19'-8" [6.0 m] CORNER SIGHT LINE

EXISTING CATCHMENT BASIN

MAXIMUM PERMITTED PROJECTION FRONTING LEXINGTON AVE.: 7'-4 1/2" [2.25 m]

PROPOSED PATIO PROJECTION @ GRADE:  
6'-0" [1.80 m] x 12'-0" [3.66 m]  
\*TYPICAL FOR ALL PATIOS AT GRADE

PROPOSED PATIO PROJECTION ABOVE GRADE:  
2'-7" [0.78 m] x 8'-0" [2.44 m]  
\*TYPICAL FOR ALL PATIOS AT GRADE

REGISTERED PLAN 576 PIN 04085-0001

NO. 222:  
PROPOSED FOUR-STOREY, MID-RISE MULTI-UNIT RESIDENTIAL DWELLING (9 UNITS, OR MORE):  
4140.69 FT<sup>2</sup> [384.68 m<sup>2</sup>]

92'-0" [28.04 m] N31°38'40"W

ASPHALT DRIVEWAY

EXISTING UTILITY POLE (TO BE RELOCATED)

PARKING SPOT

88'- 10" [27.09 m] N58°21'20"E

PROPOSED UTILITY POLE:  
(1): 2.00 m HORIZONTAL SEPARATION U/S CONDUCTOR (ART. C)  
(2): 5.00 m HORIZONTAL SEPARATION @ CONDUCTOR (ART. A)  
\*1.00 m ADDED FOR MARGIN OF SAFETY

No.	Description	Date

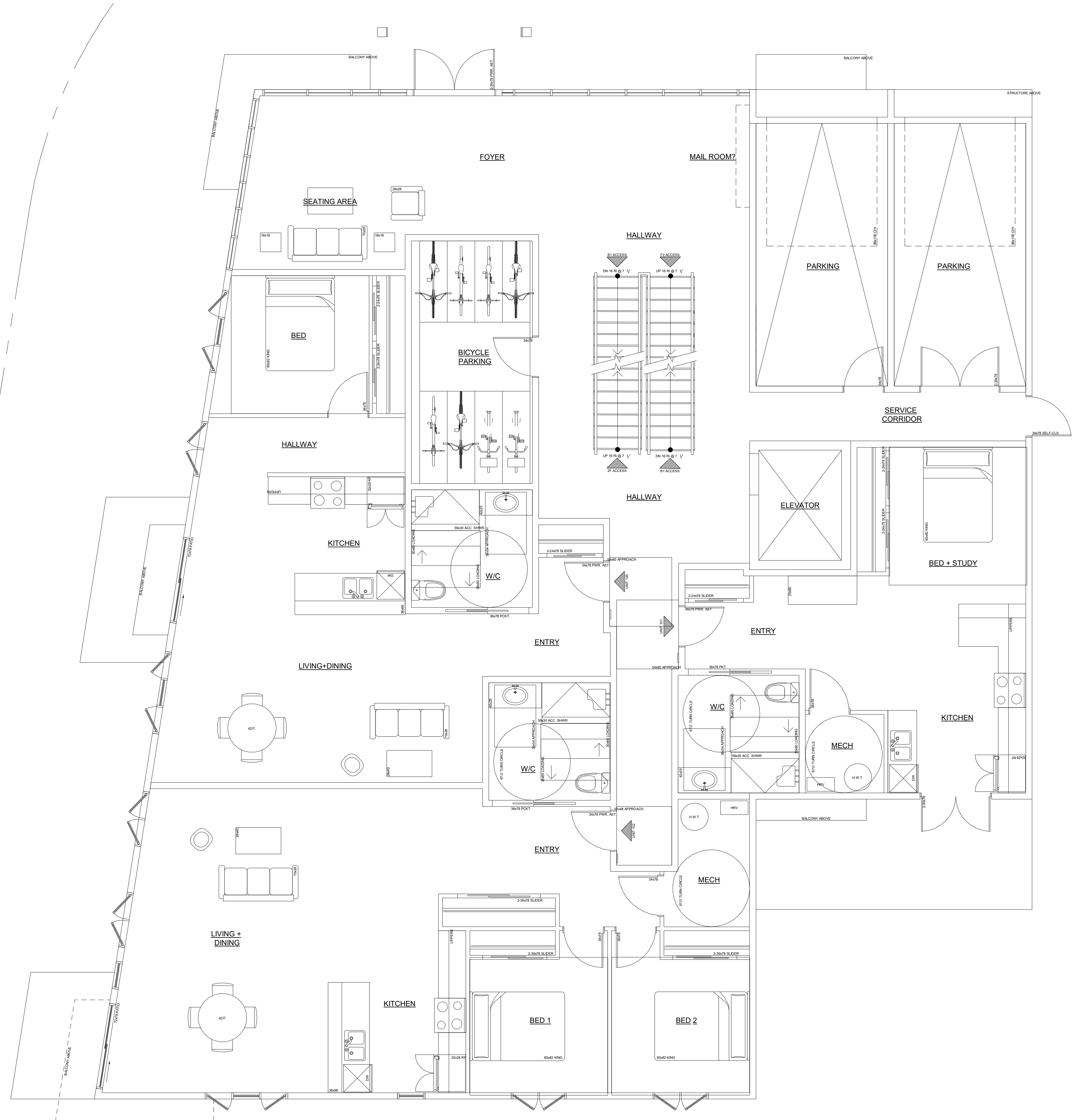
LOW-RISE MULTI-UNIT RESIDENCE: 222 BASELINE RD., OTTAWA, ON, K2C 0A2

SITE

Project number 0000  
Date APRIL 24, 2023  
Drawn by  
Checked by

**A100a**

Scale 3/16" = 1'-0"



LEXINGTON AVENUE

No.	Description	Date

**LOW-RISE  
MULTI-UNIT  
RESIDENCE: 222  
BASELINE RD.,  
OTTAWA, ON, K2C  
0A2**

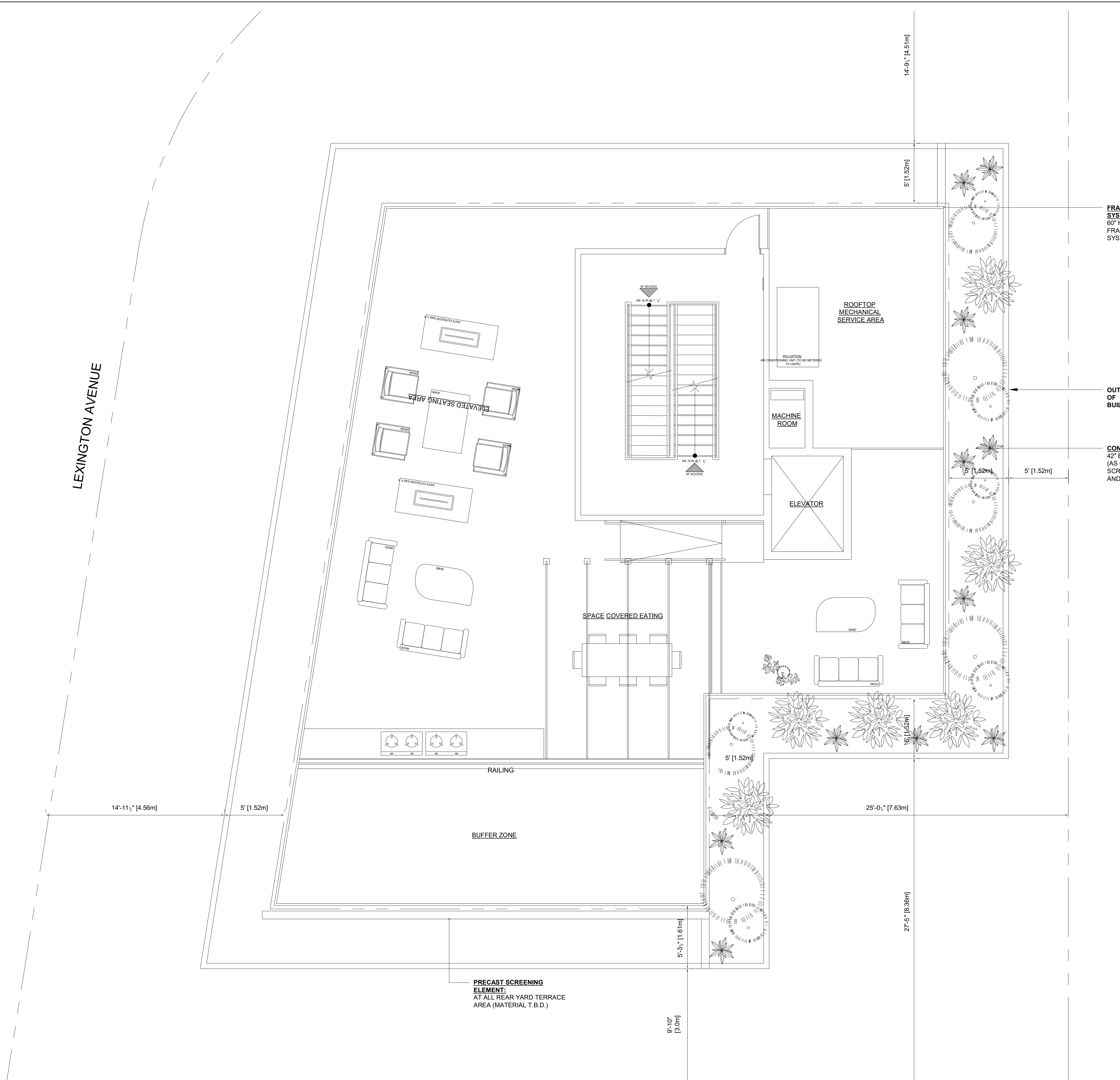
**GROUND**

Project number 0000  
 Date APRIL 24, 2023  
 Drawn by  
 Checked by

**A102**

Scale 1/4" = 1'-0"

LEXINGTON AVENUE



**FRAMELESS GLAZED GUARD SYSTEM:**  
60" HIGH "CLEARRAIL"  
FRAMELESS GLASS RAILING SYSTEM

**OUTERMOST EDGE OF BUILDING BELOW**

**CONTINUOUS PLANTING BEDS:**  
42" ELEVATED PLANTER BEDS (AS GUARD) O/W OPAQUE SCREENING ELEMENT @ REAR AND INTERIOR SIDEYARDS.

**PRECAST SCREENING ELEMENT:**  
AT ALL REAR YARD TERRACE AREA (MATERIAL T.B.D.)

No.	Description	Date

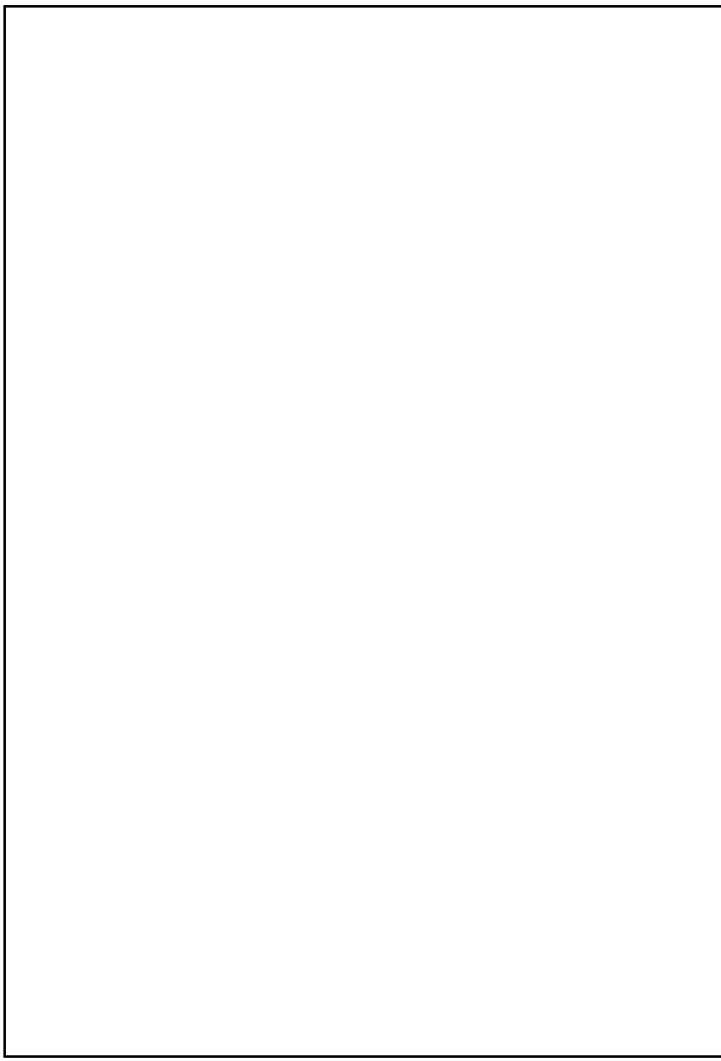
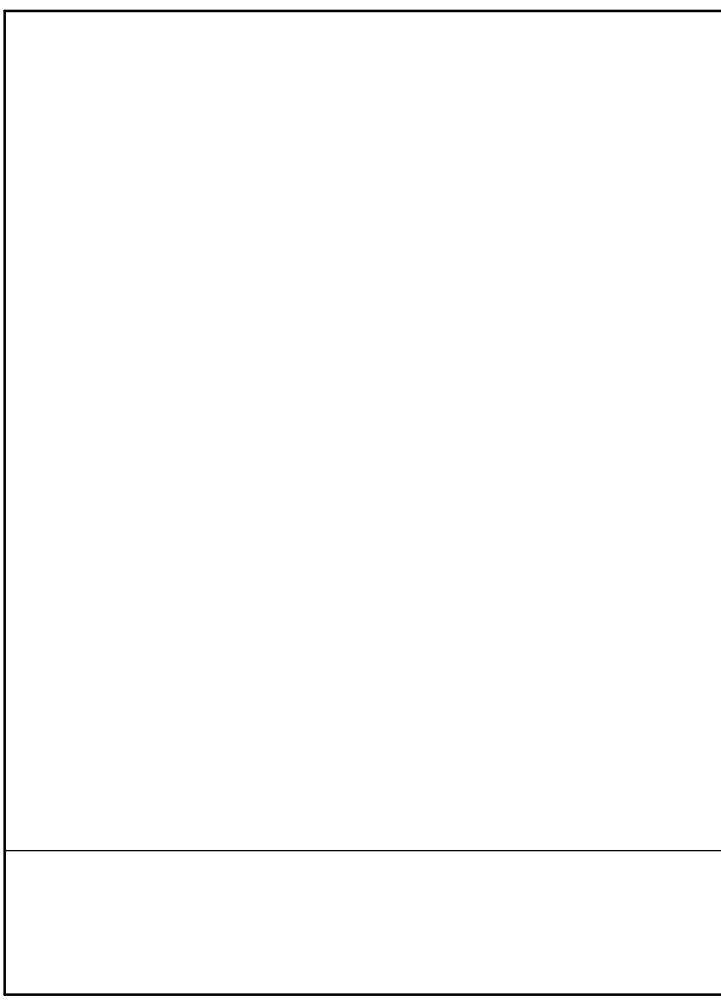
**LOW-RISE MULTI-UNIT RESIDENCE: 222 BASELINE RD., OTTAWA, ON, K2C 0A2**

**ROOF PLAN**

Project number: 0000  
 Date: APRIL 24, 2023  
 Drawn by: Author  
 Checked by: Checker

**A105**

Scale: 1/4" = 1'-0"



No.	Description	Date

**LOW-RISE  
 MULTI-UNIT  
 RESIDENCE: 222  
 BASELINE RD.,  
 OTTAWA, ON, K2C  
 0A2**

**NORTH-EAST (REAR)  
 ELEVATION**

Project number	0000
Date	APRIL 24, 2023
Drawn by	-
Checked by	-

A403

Scale 1/4" = 1'-0"