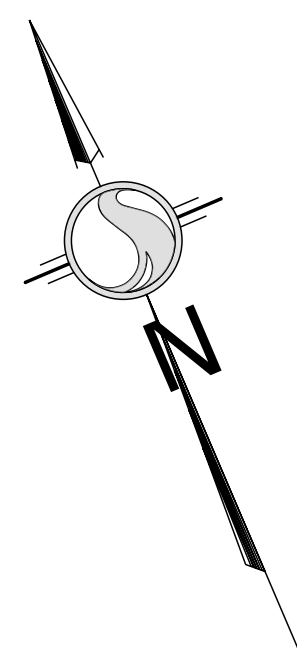
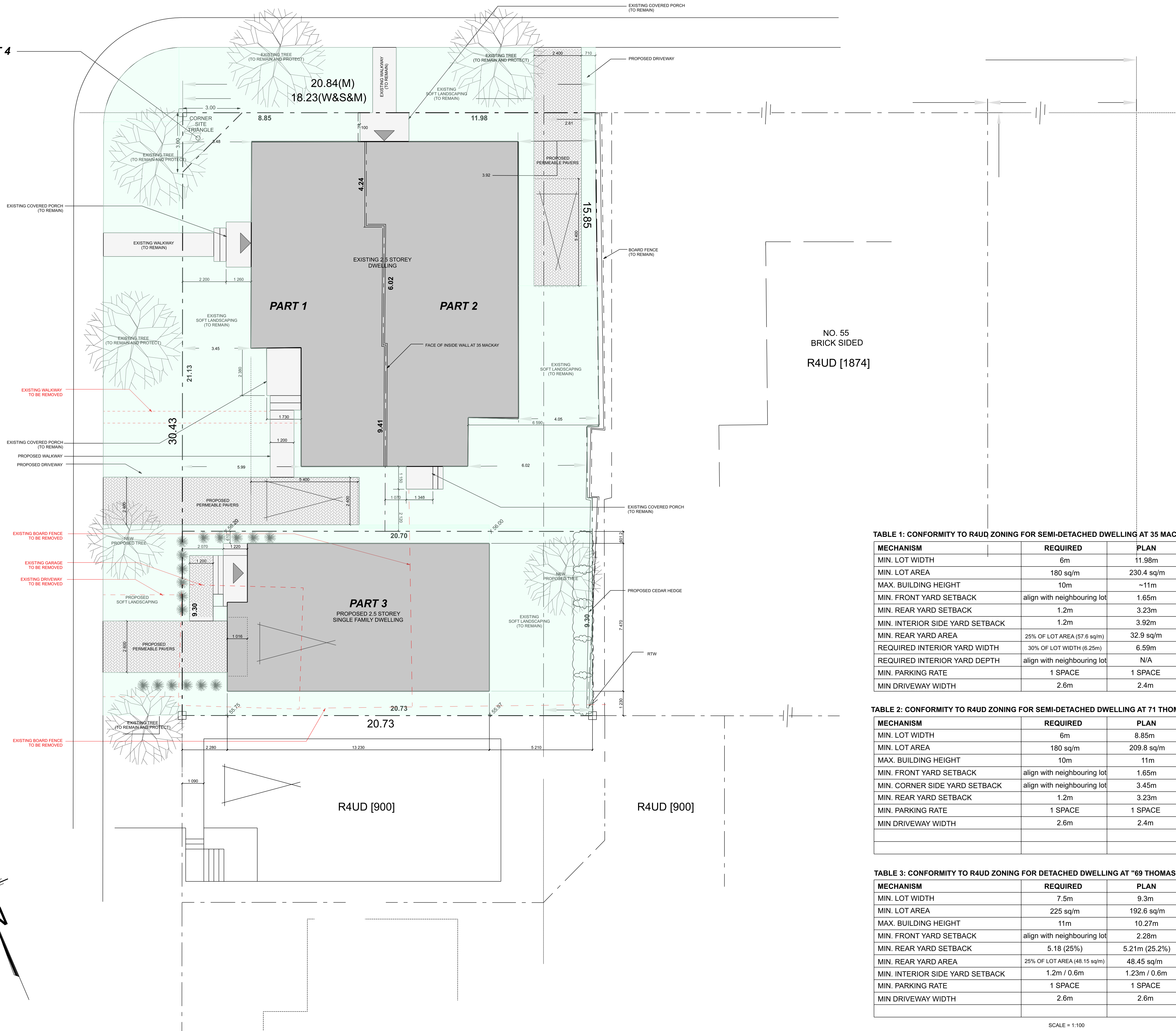


MACKAY STREET

PART 4

THOMAS STREET



GENERAL NOTES
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 THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED

DRAWING NOTES
 INFORMATION ON THIS PLAN WAS DERIVED FROM A PLAN OF SURVEY PREPARED BY STANTEC GEOMATICS LTD. SEPTEMBER 2024 AND TOPOGRAPHIC SKETCH PREPARED BY STANTEC GEOMATICS AUGUST 18 2024

LEGEND

DENOTES	FOUND MONUMENTS
□	SET MARKINGS
○	IRON BAR
⊕	ROUND IRON BAR
⊗	STANDARD IRON BAR
⊘	SHORT STANDARD IRON BAR
⊙	CUT CROSS
⊚	CONCRETE PIN
⊛	WITNES
⊜	PROPERTY IDENTIFICATION NUMBER
⊝	MEASURES
⊞	PROPORTIONED
⊟	ORIGIN UNKNOWN
⊠	STANTEC GEOMATICS LTD.
⊡	PLAN 40-1809
⊢	REGISTERED PLAN 17
⊣	ORP
⊤	OBSERVED REFERENCE POINTS
⊥	WEBSTER & SIMMONS SURVEYING LTD.
⊦	RTW
⊧	RETAINING WALL
⊨	PORCH

LOT AREAS:
 PART 1 = 209.8 SQM
 PART 2 = 230.4 SQM
 PART 3 = 192.6 SQM

EXISTING AVERAGE GRADE = 55.98

NOTE: THERE ARE NO FIRE HYDRANTS WITHIN 5 METERS OF THIS SITE

REVISIONS

NO.	DESCRIPTION	DATE
6	REVISED AS PER CITY COMMENTS	18 NOV 2024
5	REVISED AS PER CITY COMMENTS	3 SEPT 2024
4	REVISED AS PER CITY COMMENTS	30 JULY 2024
3	REVISED AS PER SURVEY	11 MAR 2024
2	REVISED AS PER NECA	6 FEB 2024
1	ISSUED FOR REVIEW	29 JAN 2024

DEVELOPER / BUILDER

TABLE 1: CONFORMITY TO R4UD ZONING FOR SEMI-DETACHED DWELLING AT 35 MACKAY ST. (PART 2)

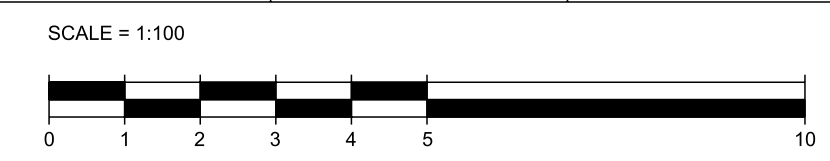
MECHANISM	REQUIRED	PLAN	CONFORMING?
MIN. LOT WIDTH	6m	11.98m	YES
MIN. LOT AREA	180 sq/m	230.4 sq/m	YES
MAX. BUILDING HEIGHT	10m	~11m	EXISTING
MIN. FRONT YARD SETBACK	align with neighbouring lot	1.65m	EXISTING
MIN. REAR YARD SETBACK	1.2m	3.23m	YES
MIN. INTERIOR SIDE YARD SETBACK	1.2m	3.92m	EXISTING
MIN. REAR YARD AREA	25% OF LOT AREA (57.6 sq/m)	32.9 sq/m	NO
REQUIRED INTERIOR YARD WIDTH	30% OF LOT WIDTH (6.25m)	6.59m	YES
REQUIRED INTERIOR YARD DEPTH	align with neighbouring lot	N/A	N/A
MIN. PARKING RATE	1 SPACE	1 SPACE	YES
MIN DRIVEWAY WIDTH	2.6m	2.4m	NO

TABLE 2: CONFORMITY TO R4UD ZONING FOR SEMI-DETACHED DWELLING AT 71 THOMAS ST. (PART 1 + PART 4)

MECHANISM	REQUIRED	PLAN	CONFORMING?
MIN. LOT WIDTH	6m	8.85m	YES
MIN. LOT AREA	180 sq/m	209.8 sq/m	YES
MAX. BUILDING HEIGHT	10m	11m	EXISTING
MIN. FRONT YARD SETBACK	align with neighbouring lot	1.65m	EXISTING
MIN. CORNER SIDE YARD SETBACK	align with neighbouring lot	3.45m	EXISTING
MIN. REAR YARD SETBACK	1.2m	3.23m	YES
MIN. PARKING RATE	1 SPACE	1 SPACE	YES
MIN DRIVEWAY WIDTH	2.6m	2.4m	NO

TABLE 3: CONFORMITY TO R4UD ZONING FOR DETACHED DWELLING AT "69 THOMAS ST." (PART 3)

MECHANISM	REQUIRED	PLAN	CONFORMING?
MIN. LOT WIDTH	7.5m	9.3m	YES
MIN. LOT AREA	225 sq/m	192.6 sq/m	NO
MAX. BUILDING HEIGHT	11m	10.27m	YES
MIN. FRONT YARD SETBACK	align with neighbouring lot	2.28m	YES
MIN. REAR YARD SETBACK	5.18 (25%)	5.21m (25.2%)	YES
MIN. REAR YARD AREA	25% OF LOT AREA (48.15 sq/m)	48.45 sq/m	YES
MIN. INTERIOR SIDE YARD SETBACK	1.2m / 0.6m	1.23m / 0.6m	YES
MIN. PARKING RATE	1 SPACE	1 SPACE	YES
MIN DRIVEWAY WIDTH	2.6m	2.6m	YES



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 E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

DESIGNER
 The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35964

PROJECT INFORMATION
 35 MACKAY STREET
 OTTAWA ONTARIO CANADA

DRAWING INFORMATION
 ARCHITECTURAL SITE PLAN
 SCALE = 1:100

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A1
PROJECT NO.		