

PLAN OF SURVEY  
 INFORMATION SHOWN HAS BEEN TAKEN FROM  
 ADISA Arpentage Dufresne 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 CLIMBERLAND  
 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

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

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D2  
 concepts  
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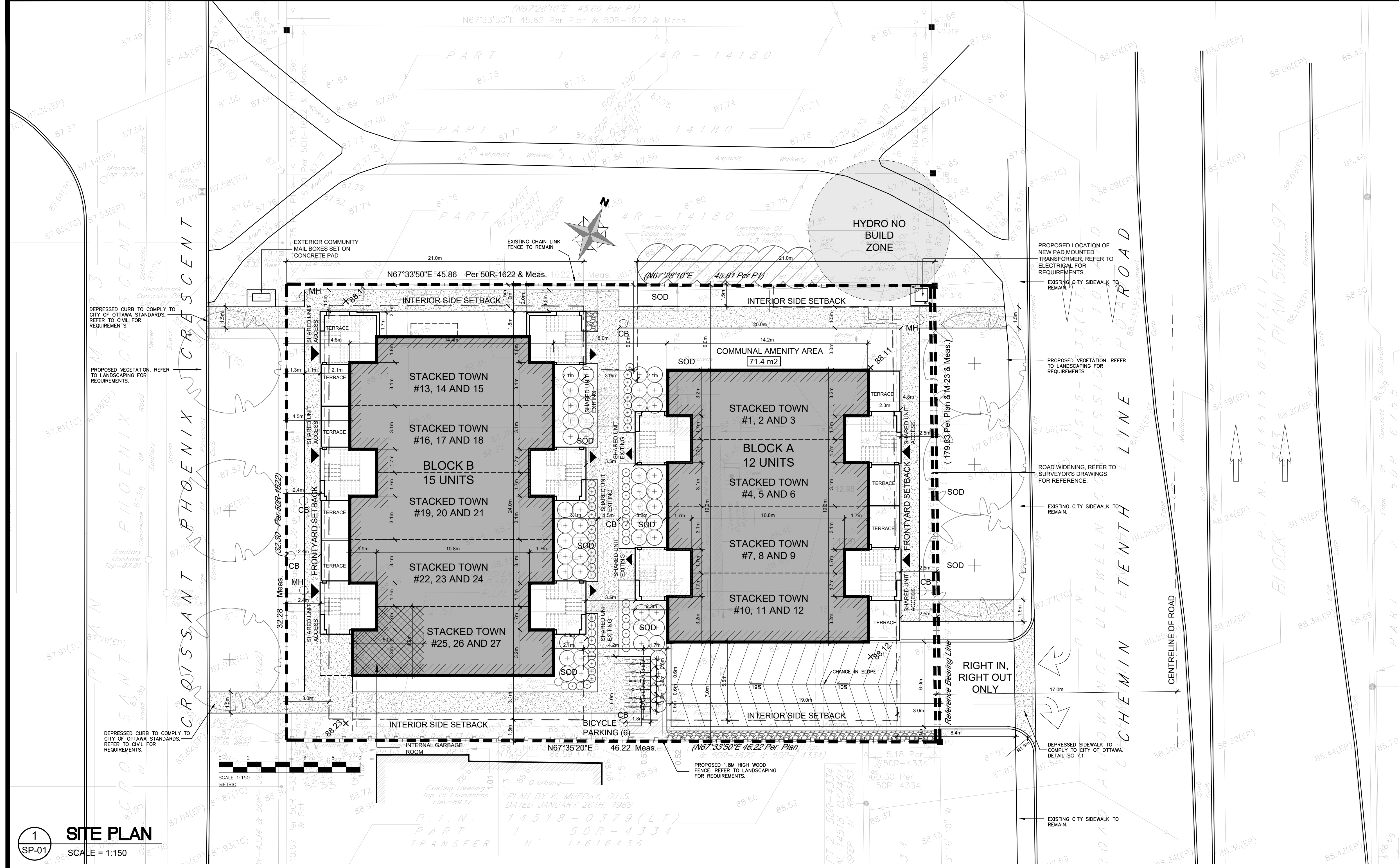
DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.

PROJECT  
 1592 TENTH LINE ROAD  
 OTTAWA

DRAWING TITLE  
 SITE PLAN

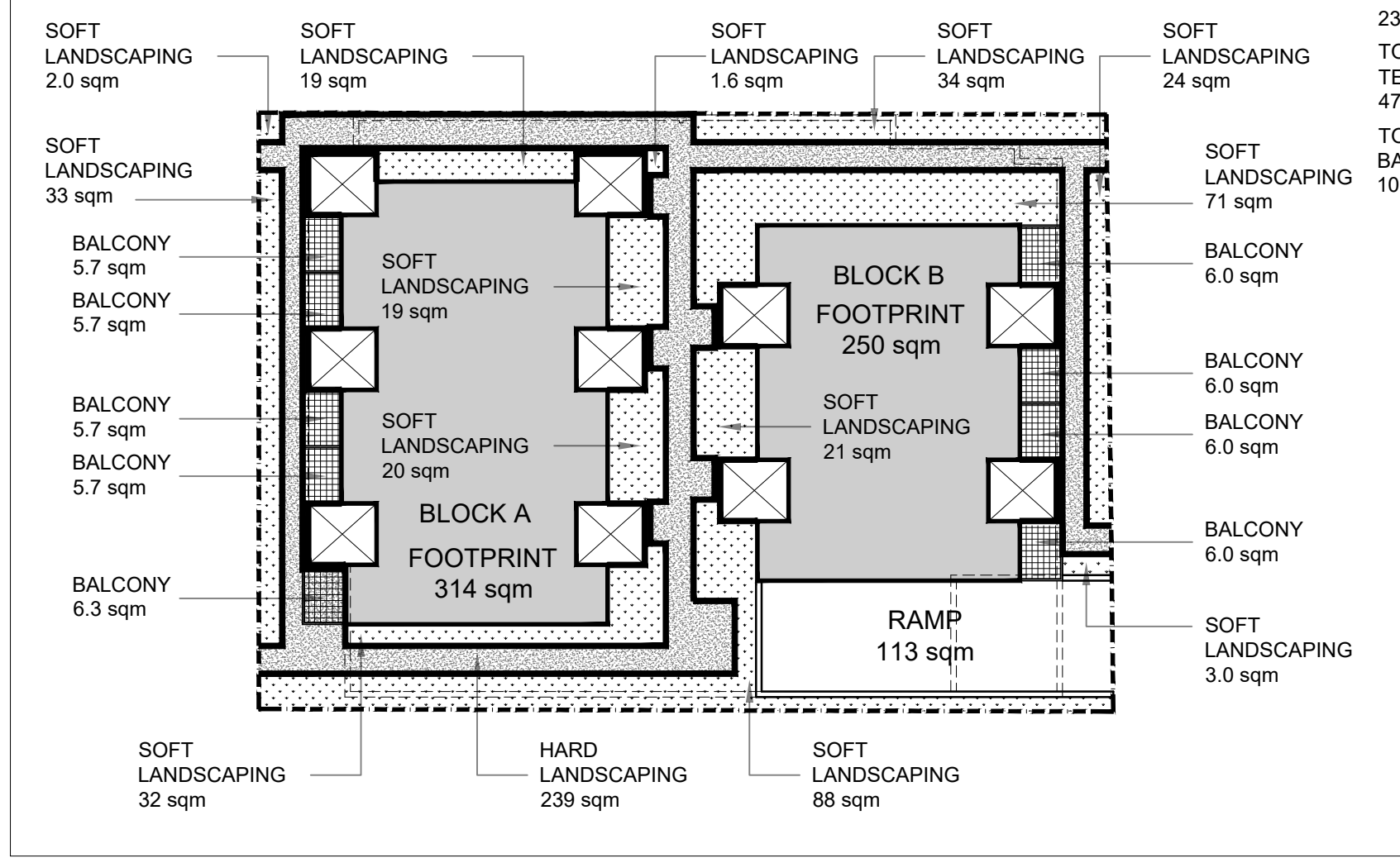
PROJECT NO.  
 0359  
 DATE  
 APRIL 20, 2022

SP-01



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		REQUIRED	PROVIDED
Zone	Proposed R4Z		
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 4.8m (Tenth Line) 4.3m (Phoenix Crescent)
Front Yard	S. 161. (VII)	3.0m min.	1.6m for the first 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Side Yard	S. 161. (X)	1.5 for the 1st 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	
Rear Yard (Tenth Line Road)	S. 161. (IX)	3m min	4.9m
Parking Spaces (Resident)	Block A S. 101. (IV)	1.2 Per Unit Total required: 29.16 spaces	(15 x 1.2 = 18 - 10% = 16.2) (12 x 1.2 = 14.4 - 10% = 12.96) 27 Spaces
Parking Spaces (Visitor)	Block A Block B S. 102. (III)	0.2 Per Unit Total required: 5.4 spaces	(15 x 0.2 = 3) (12 x 0.2 = 2.4) 5 Spaces
Bicycle Parking Spaces	Block A Block B S. 111A. (b)(i)	0.5 Per Unit Total required: 14 spaces	(15 x 0.5 = 8) (12 x 0.5 = 6) 24 Spaces Total
Amenity Area	Total Communal S. 137. (6)	6.0 sqm Per Unit 50% of Total Amenity area	(6.0 sqm x 27 units = 162 sqm) 392 sqm (154 + 238 = 392 sqm) 238 sqm
Soft Landscaping	S. 161. (15)(d)	20%	367.6 sqm (25%)
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, semi-detached dwelling, park, retirement home, converted rooming house, secondary dwelling unit, stacked dwelling, three-unit dwelling, purpose dwelling, urban agriculture	Stacked Dwelling
Building Footprint	Block A Block B	n/a	314 sqm 250 sqm
Lot Coverage		n/a	564 sqm (38%)
Number of Dwelling units	Block A Block B	n/a	15 units 12 units