

- LEGEND:**
- PROPOSED NEW BUILDING
 - NEW UNIT PAVERS
 - 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			
09			
08			
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

STAMP NORTH ARROW



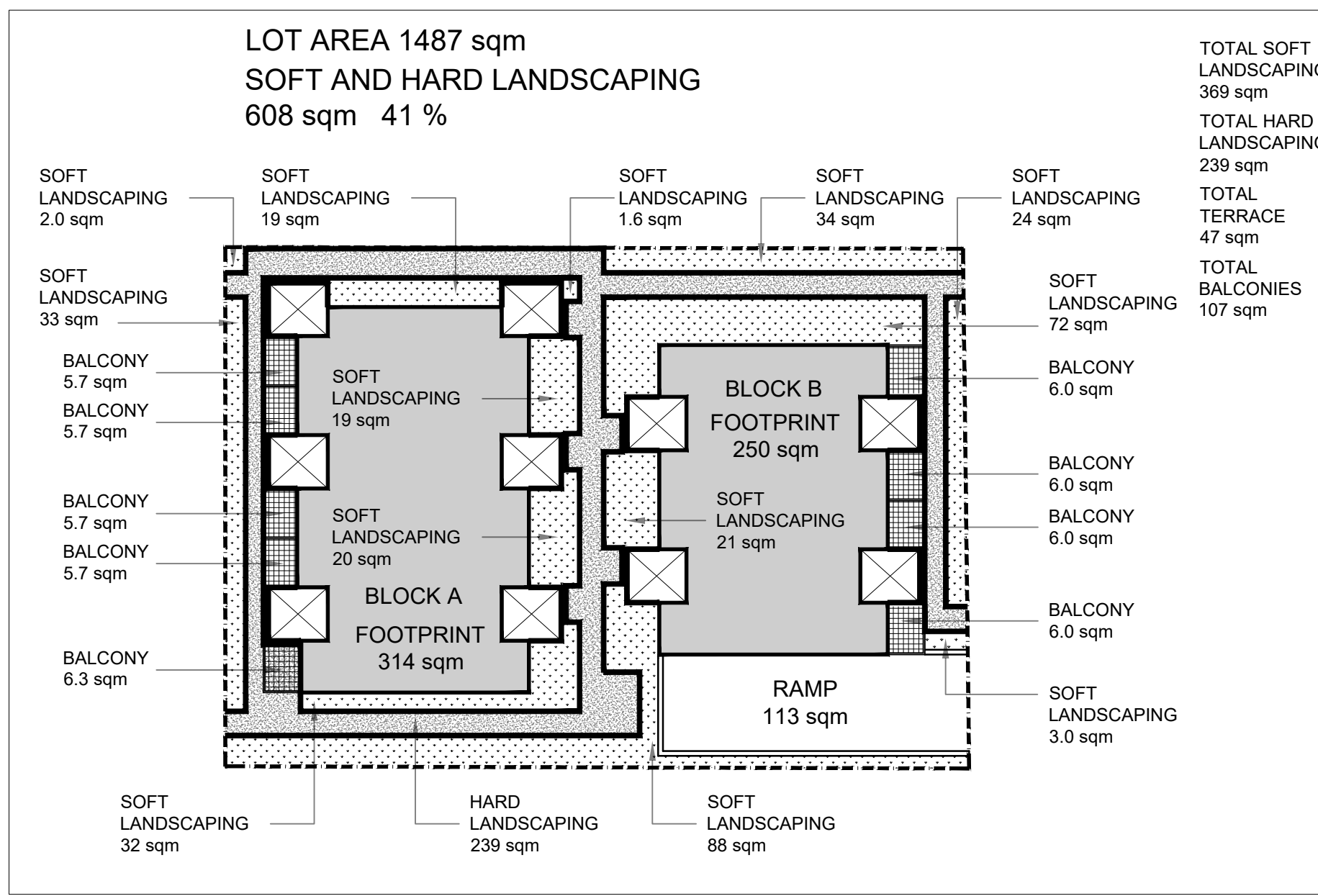
DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.

PROJECT
1592 TENTH LINE ROAD
OTTAWA

DRAWING TITLE
SITE PLAN

PROJECT NO.
0359
DATE
APRIL 20, 2022

SP-01



SITE STATISTICS		1592 TENTH LINE ROAD		REQUIRED	PROVIDED
Zone	Current Proposed	R32(1186) R4Z			
Lot Area	Proposed	R4Z	450 sqm		1487 sqm
Lot Width	Proposed	R4Z	18.0m		32.3m
Maximum Building Height	Proposed	R4Z	11.0m		10.8m
Front Yard (Phoenix Crescent)	Proposed	R4Z	3.0m min. 3.0m min.		3.5m
Side Yard	Proposed	R4Z	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		1.6m for the 1st 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Rear Yard (Tenth Line Road)	Proposed	R4Z	6.0m min.		6.0m
Building Footprint		Block A Block B	n/a n/a		314 sqm 250 sqm
Lot Coverage		Block A Block B	n/a n/a		15 units 12 units
Number of Dwelling units		Block A Block B	n/a n/a		15 units 12 units
PARKING SPACES		Block A Block B	1.08 PER UNIT + 0.2 VISITOR PER UNIT (15 x 1.28=19.2) 1.08 PER UNIT + 0.2 VISITOR PER UNIT (12 x 0.5=6)		32 Spaces
10% reduction as per Section 101 (6) (c) (All parking located underground)			Total Required 35 spaces		32 Spaces
Required Bike Racks		Block A Block B	0.5 PER UNIT (15 x 0.5=8) 0.5 PER UNIT (12 x 0.5=6)		18 Spaces below 6 Spaces at grade/podium 24 Spaces Total
Amenity			Total Required 14 spaces		
			6.0 sqm per units 6.0 sqm x 27 units = 162 sqm		(754 sqm -151 sqm within front yard) 603 sqm
Landscaping	Hard and Soft		30%		608 sqm (41%)