



PLAN OF SURVEY
 INFORMATION SHOWN HAS BEEN TAKEN FROM
SURVEYOR'S REAL PROPERTY REPORT - PART 1
 TOPOGRAPHIC PLAN OF SURVEY OF
 LOTS 91 & 92 AND
 PART OF LOTS 147 & 148
 REGISTERED PLAN 314
 CITY OF OTTAWA
FAIRHALL, MOFFATT & WOODLAND LIMITED
 CHIEF LAND SURVEYORS

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.

CLIENT:

1700 BUCKWOOD AVE., UNIT 201
 OTTAWA, ONTARIO, K1V 6A8

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

11			
10			
09			
08			
07			
06			
05			
04			
03	FOR REVIEW	PE	MAR. 15 2022
02	FOR REVIEW	PE	JAN. 18 2022
01	FOR REVIEW	PE	NOV 25 2021
No.	REVISIONS	BY	DATE

1 SITE PLAN
 SP-01 SCALE = 1:150

UNIT COUNT	
MAIN LEVEL	
1 BED	5
1 BED + DEN	4
2 BED	2
TOTAL	11
SECOND LEVEL	
1 BED	5
1 BED + DEN	5
2 BED	4
TOTAL	14
THIRD LEVEL	
1 BED	5
1 BED + DEN	5
2 BED	4
TOTAL	14
FOURTH LEVEL	
1 BED	4
1 BED + DEN	4
2 BED	4
TOTAL	12
TOTAL UNIT COUNT	51

TOTAL 1 BED	19
TOTAL 1 BED + DEN	18
TOTAL 2 BED	14
TOTAL	51
TOTAL VEHICULAR PARKING BELOW GRADE (INCLUDING ONE B.F.)	45
ABOVE GRADE	0
TOTAL BICYCLE PARKING INSIDE	33
OUTSIDE	12
TOTAL	45
TOTAL	0.88 RATIO

SITE STATISTICS 970 Silver St., 974 Silver St., 1271 Shillington Ave., 1275 Shillington Ave.		
ITEM	REQUIRED	PROVIDED
Zone	R3A Current	R4Y
Minimum Lot Area	1,400 sqm	1,858 sqm
Minimum Lot Width	n/a	30.48m
Maximum Building Height	16.0m	13.1m - 4 STOREYS
Front Yard	3.0m Min.	5.0m
Side Yard - Corner	3.0m Min.	3.3m
Side Yard - Interior	3.0m Min.	3.3m
Rear Yard	3.0m Min.	7.5m
Building Footprint	Max. 1,800 sqm	1,102 sqm
Lot Coverage		59%
Number of Dwelling units		51 Units
Required Parking Spaces		45 Underground
Required Bike Racks	22.5 Required (0.5 Spaces/Dwelling)	33 Interior and 12 Exterior
Landscaping - Hard		165.7 sqm
Landscaping - Soft		370.8 sqm



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

PROJECT
1275 SHILLINGTON AVENUE
 OTTAWA

DRAWING TITLE
SITE PLAN

PROJECT NO.
0453

DATE
 NOV. 24, 2021

SP-01