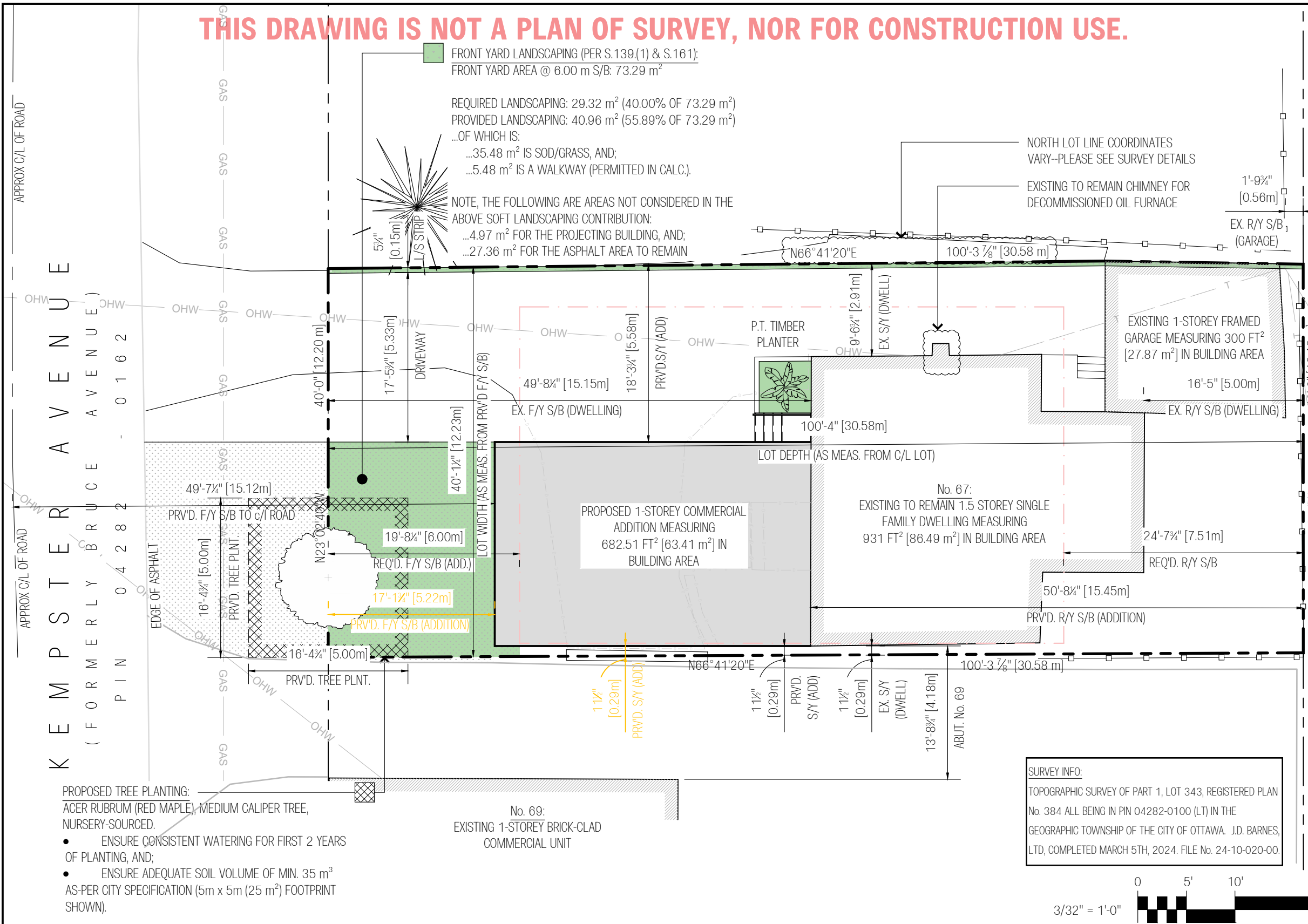


THIS DRAWING IS NOT A PLAN OF SURVEY, NOR FOR CONSTRUCTION USE.



SITE STATISTICS:			
ZONING CHARACTERISTICS:			
APPLICABLE ZONING: RESIDENTIAL, FIRST-DENSITY, SUBZONE 'O' [^_R10]			
LEGAL DESCRIPTION & PHYSICAL CHARACTERISTICS:			
EXISTING: No. 67, CONSISTING ENTIRELY OF LOT 343 AS-PER REGISTERED PLAN 384, PIN 04282-0100			
LOT WIDTH:	12.23 m (AS MEASURED FROM PRVD F/Y S/B)		
LOT DEPTH:	30.58 m (AS MEASURED FROM c/l LOT)		
LOT AREA:	374.83 m ²		
LOT COVERAGE:	30.51% (EXISTING) / 47.43% (PROPOSED)		
BUILDING AREA(S):	114.36 m ² (EXISTING) / 177.77 m ² (PROPOSED)		
SUBZONE PROVISIONS (T.156A BY-LAW 2009-164, UNLESS OTHERWISE NOTED): NOTE: REAR YARD SETBACK AS-PER SUBZONE NOTING BY-LAW 2022-103.			
	PERMITTED	EXISTING	PROPOSED
DWELLING TYPE:	SINGLE / DETACHED FAMILY DWELLING (SFD) [COMMERCIAL SUFFIX NOTED]		
MIN. LOT WIDTH:	15.00 m	12.20 m (TO REMAIN)	
MIN. LOT AREA:	450.00 m ²	389.15 m ² (TO REMAIN)	
MAX BUILDING HGT:	72.78 m (+8.00 m)	70.76 m (+5.98 m)	69.23 m (+4.45 m)
**PLEASE SEE DRAWING "SK-1" FOR DETAILED EXISTING AVERAGE GRADE CALCULATION.			
MIN. FRONT YARD:	6.00 m	15.13 m	5.22 m
*MIN. REAR YARD:	7.51 m (SEE FOOTNOTE 7)	4.99 m	15.45 m
*NOTE, LEGALLY NON-CONFORMING. REAR YARD ABUTS COMMERCIAL ZONE. 25% DEPTH, BUT NOT LESS THAN 6.00 m. THUS, 7.5125 m S/B & AREA PRVD. (0.25*30.05)			
MIN. INT. SIDE YARD:	TOT. OF 3, NOT LESS THAN 1.2	2.91 m/0.29 m (N/S)	5.58 m/0.29 m (N/S)
PERMITTED PROJECTIONS (S.65 BY-LAW 202-289, UNLESS NOTED):			
(2)	EAVES AND GUTTERS (T.65.(2), COL II):		
	..MAX PROJECTION:	1.00 m	
	..MIN DIST FROM P/L:	0.60 m	
(5)	STEPS & RAMPS (T.65.(5),(b),(i).):		
	..MAX PROJECTION:	INT S/Y & R/Y: NO LIMIT; F/Y: 0.60 m FROM P/L	
(6)	OPEN DECK (T.65.(6). ARTICLES (a) & (b)).		
	..<0.60 m GRADE	NO LIMIT (INT S/Y & REAR YARD ONLY)	
	..>0.60 m GRADE	1.20 m*	
(7)	BAY WINDOW (T.65.(8)).		

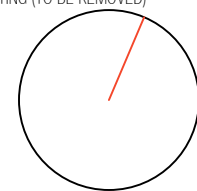
GRAPHIC LEGEND:			
	EXISTING (TO REMAIN)		PROPOSED CONSTRUCTION
	SOD (CALCULATED AS SOFT)		SOD (NOT CALCULATED AS SOFT)
	WALKWAY ON PROPERTY		WALKWAY TRAVERSING R.O.W.
	SETBACK / EASEMENT LINE		FENCE LINE
	PROPERTY LINE		OVERHEAD WIRES
	DEMOLITION LINE (EXISTING)		EXISTING (TO BE REMOVED)

SURVEY INFO:
TOPOGRAPHIC SURVEY OF PART 1, LOT 343, REGISTERED PLAN
No. 384 ALL BEING IN PIN 04282-0100 (LT) IN THE
GEOGRAPHIC TOWNSHIP OF THE CITY OF OTTAWA. J.D. BARNES,
LTD, COMPLETED MARCH 5TH, 2024. FILE No. 24-10-020-00.

PROPOSED TREE PLANTING:
ACER RUBRUM (RED MAPLE), MEDIUM CALIPER TREE,
NURSERY-SOURCED.

- ENSURE CONSISTENT WATERING FOR FIRST 2 YEARS OF PLANTING, AND;
- ENSURE ADEQUATE SOIL VOLUME OF MIN. 35 m³ AS-PER CITY SPECIFICATION (5m x 5m (25 m²) FOOTPRINT SHOWN).

No. 69:
EXISTING 1-STOREY BRICK-CLAD
COMMERCIAL UNIT



NO.	DESCRIPTION	DATE
1	PARKING STUDY	NOV/14/2023
2	MASSING STUDY	DEC/05/2023
3	ISSUED FOR PRECON	FEB/05/2024
4	REVISED PER SURVEY	JUL/25/2024
5	REVISED PER CofA	DEC/17/2025

SITE PLAN + STATISTICS

DRAWN BY: CORY DUBEAU

REVIEWED BY: C. MCCUAIG

SCALE: 3/32" = 1'-0"

PROJECT NO: -

SHEET NUMBER:

A100