

SURVEY INFO FROM: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

SITE SUMMARY:
 CIVIL ADDRESS: 1164-1166 HIGHCROFT DRIVE, MANOTICK, ON K4M 1A1
 ZONING: V1 - VILLAGE RESIDENTIAL FIRST DENSITY ZONE, SUBZONE P
 PROPOSED USE: PUD - 10 UNITS OF SINGLE DETACHED DWELLINGS
 BUILDING FOOTPRINT: RANGES BETWEEN 942sqft - 1222sqft (ABOVE GRADE)

ZONING SUMMARY: BY-LAW 2008-200 PART B, SECTION 232, TABLE 232	REQUIRED:	PROPOSED (PUD):
MIN. LOT AREA:	1340m ²	3542m ²
MIN. LOT WIDTH:	30.0m	60.585m
MAX. LOT COVERAGE:	25 %	28 %
MAX. BUILDING HEIGHT:	11.0m	11.0m
MIN. FRONT YARD:	6.0m	4.2m
MIN. INTERIOR SIDE YARD:	3.0m	3.0m
MIN. CORNER SIDE YARD:	6.0m	N/A
MIN. REAR YARD:	7.5m	3.0m
MIN. WIDTH OF PRIVATE DRIVENWAY:	6.0m	6.0m
MIN. SETBACK FOR ANY HALL TO A PRIVATE WAY:	1.2m	3.904m
MIN. SETBACK FOR GARAGE:	5.2m	5.2m
MIN. SEPARATION AREA BETWEEN BUILDINGS:	1.2m	2.4m

VEHICULAR PARKING:	REQUIRED	PROVIDED
RESIDENT PARKINGS (10 DWELLING UNITS) AS PER BY-LAW 40-202, SECTION FIVE, 1.0 SPACE PER UNIT 1.0 DWELLING UNITS	10	17
VISITOR PARKINGS (10 DWELLING UNITS) AS PER BY-LAW 40-202, SECTION 5.2, 0.20 SPACE PER UNIT (INCL. WITHIN TOTAL COUNT)	2	14
TOTAL VEHICULAR PARKING	12	31

UNIT TYPE SUMMARY:	GROSS FLOOR AREA (ZONING BY-LAW)	UNIT COUNT
UNIT TYP. 1	140m ² (2040sf)	4
UNIT TYP. 2	217m ² (2348sf)	3
UNIT TYP. 3	158m ² (1704sf)	3
TOTAL:		10

04	2020/11/2	REVISED FOR SITE PLAN CONTROL APPLICATION
08	2020/09/28	REVISED FOR SITE PLAN CONTROL APPLICATION - REVIEW
07	2020/04/01	REVISED FOR SITE PLAN CONTROL APPLICATION - REVIEW
06	2020/03/30	REVISED FOR SITE PLAN CONTROL APPLICATION - REVIEW
05	2019/08/06	ISSUED FOR SITE PLAN CONTROL APPLICATION - REVIEW
04	2019/06/17	REVISIONS
03	2019/06/11	REVISIONS
02	2019/05/07	GENERAL REVIEW
01	2019/05/02	PRELIMINARY FOR CIVIL ENG. REVIEW
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S3K7
 T: 613-238-7200
 F: 613-235-2065
 E: mail@hobinarc.com
 hobinarc.com

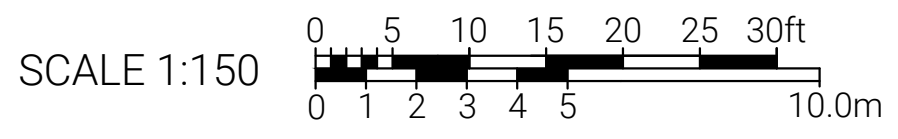
PROJECT/LOCATION:
1164-1166 HIGHCROFT DR. MANOTICK
 OTTAWA, ONTARIO

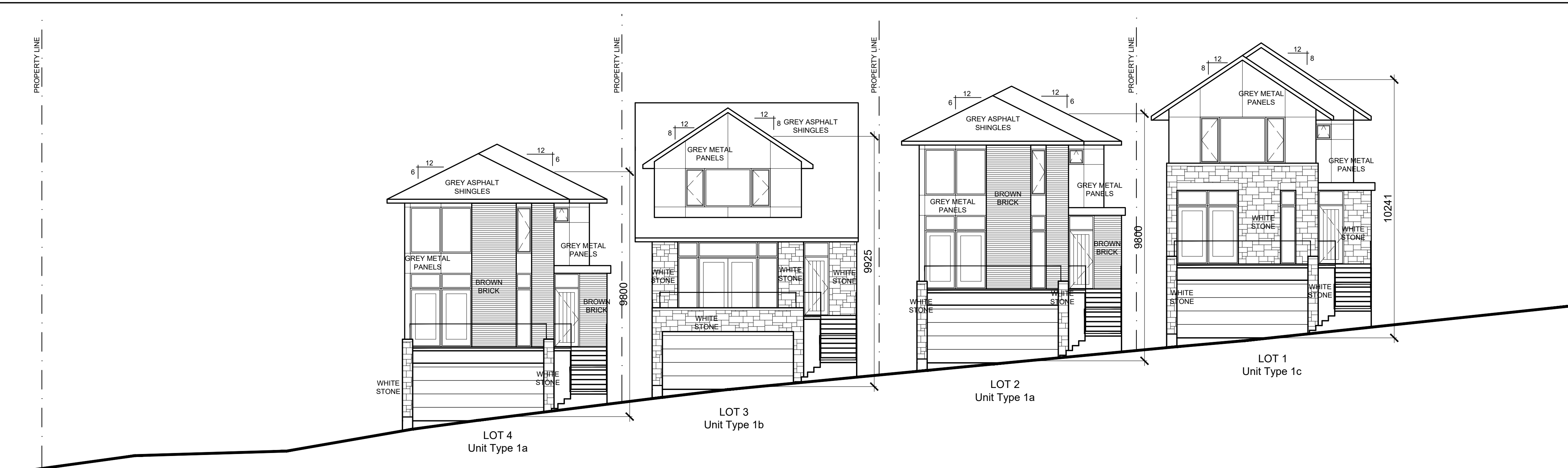
DRAWING TITLE:
SITE PLAN

DRAWN BY: DATE: SCALE:
 KVB, JG MAY 17, 2019 1:50

PROJECT NORTH TRUE NORTH

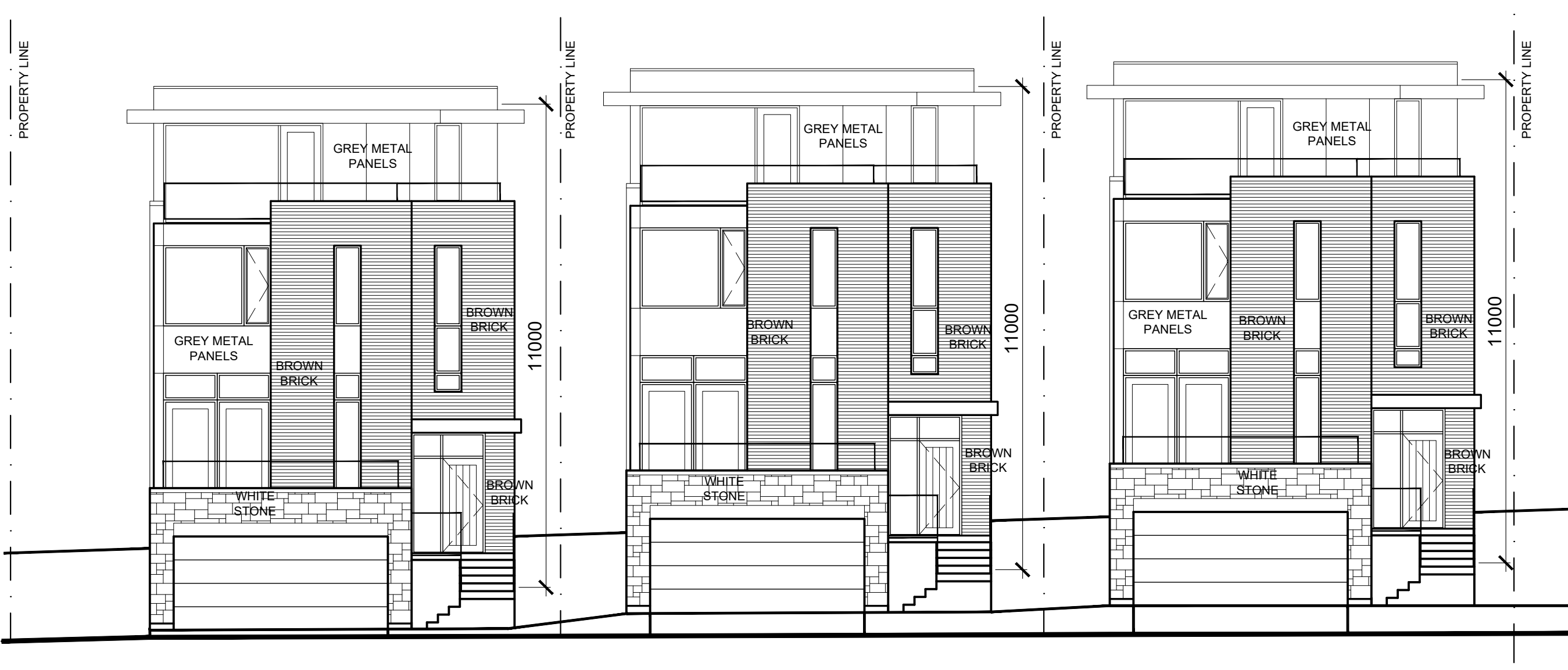
 PROJECT: 1918
 DRAWING NO.: **SP-1**
 REVISION NO.:





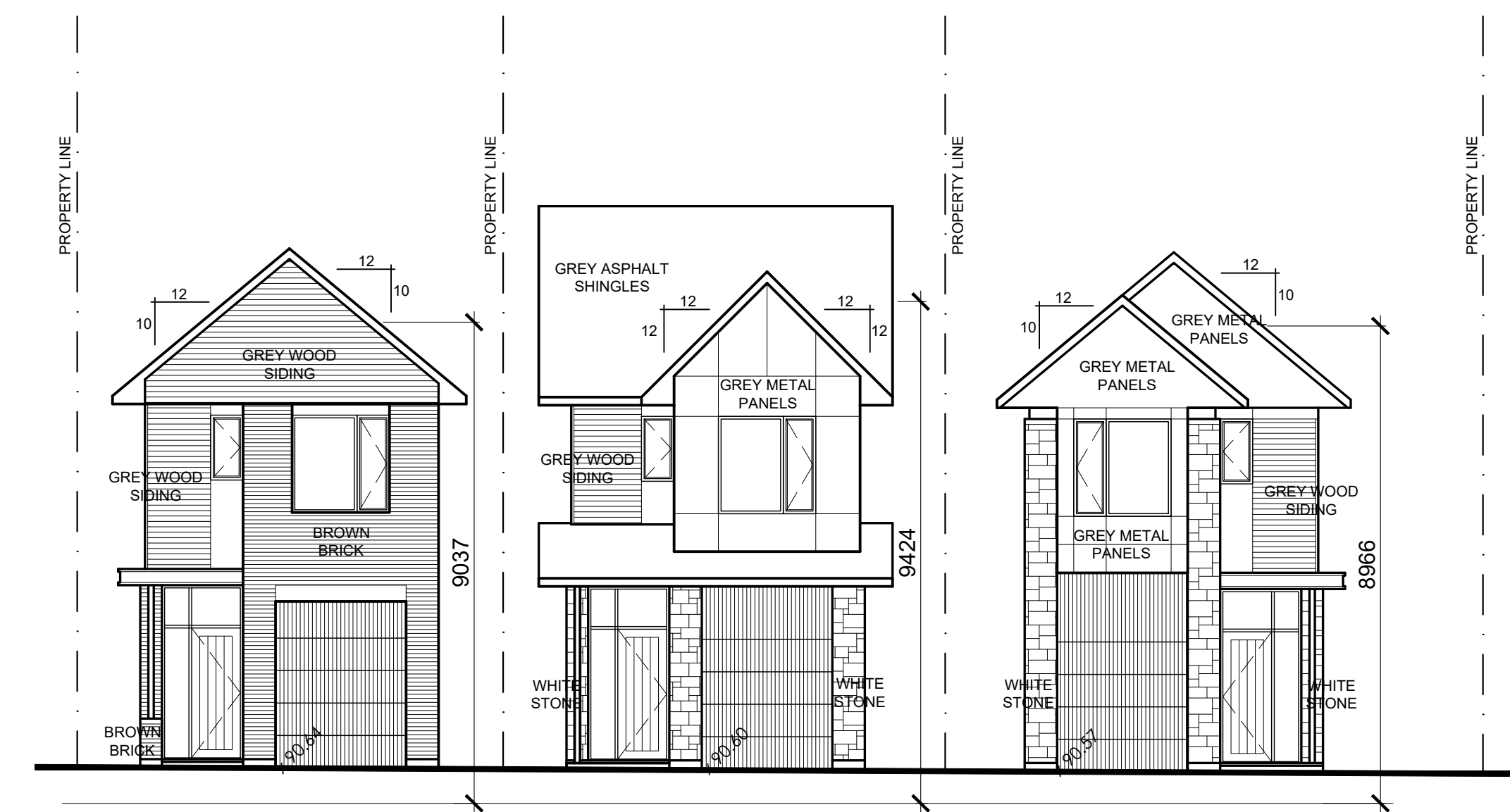
1 UNIT TYPE 1 - STREETScape ALONG HIGHCROFT

SP-2 1:100



2 UNIT TYPE 2 - ON PRIVATE DRIVE

SP-2 1:100



3 UNIT TYPE 3 - ON PRIVATE DRIVE

SP-2 1:100



VIEW LOOKING NORTH



VIEW LOOKING EAST



VIEW LOOKING SOUTH



VIEW LOOKING WEST

04	2020/11/2	REVISED FOR SITE PLAN CONTROL APPLICATION
08	2020/09/28	REVISED FOR SITE PLAN CONTROL APPLICATION - REVIEW
07	2020/04/01	REVISED FOR SITE PLAN CONTROL APPLICATION - REVIEW
06	2020/03/30	REVISED FOR SITE PLAN CONTROL APPLICATION - REVIEW
05	2019/08/06	ISSUED FOR SITE PLAN CONTROL APPLICATION - REVIEW
04	2019/06/17	REVISIONS
03	2019/06/11	REVISIONS
02	2019/05/07	GENERAL REVIEW
01	2019/05/02	PRELIMINARY FOR CIVIL ENG. REVIEW
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S3K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com



HOBIN
ARCHITECTURE

PROJECT/LOCATION:
 1164-1166 HIGHCROFT DR.
 MANOTICK
 OTTAWA, ONTARIO

DRAWING TITLE:
 FRONT ELEVATIONS
 AND 3D AERIAL VIEWS

DRAWN BY: KVB, JG	DATE: MAY 17, 2019	SCALE: 1:150
PROJECT: 1918		DRAWING NO.:
		SP-2
		REVISION NO.: