

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

SITE SUMMARY:
 CIVIL ADDRESS: 1164-1166 HIGHCROFT DRIVE, MANOTICK, ON K4M 1W1
 ZONING: V1 - VILLAGE RESIDENTIAL FIRST DENSITY ZONE, SUBZONE P
 PROPOSED USE: PLD - 8 UNITS OF SINGLE DETACHED DWELLINGS
 BUILDING FOOTPRINT: RANGES BETWEEN 992sqft - 1221sqft (ABOVE GRADE)

ZONING SUMMARY:	REQUIRED:	PROPOSED:
BY-LAW 200-201, PART D, SECTION 224, TABLE 224	ZONING (V1)	ZONING (PLD)
MIN. LOT AREA:	1,920m ²	9,542m ²
MIN. LOT WIDTH:	30.0m	60.56m
MAX. LOT COVERAGE:	35 %	38 %
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 DRIVEWAY:	6.0m	6.0m
MIN. SETBACK FOR ANY WALL TO A PRIVATE WAY:	1.2m	4.09m
MIN. SETBACK FOR GARAGE:	5.2m	5.2m
MIN. SEPARATION AREA BETWEEN BUILDINGS:	1.2m	2.4m

VEHICULAR PARKING:	REQUIRED	PROVIDED
RESIDENT PARKING (10 DWELLING UNITS) AS PER BY-LAW 200-201, SECTION FIVE, 12 SPACE PER UNIT II DWELLING UNITS	10	17
VISITOR PARKING (2 DWELLING UNITS) AS PER BY-LAW 200-201, SECTION 92, 232 SPACE PER UNIT (INCL. WITHIN TOTAL COUNT)	2	14
TOTAL VEHICULAR PARKING	12	31

UNIT TYPE SUMMARY:	GROSS FLOOR AREA UNIT COUNT (ZONING BY-LAW)
UNIT TYP. 1	130m ² (1202sqft) 4
UNIT TYP. 2	171m ² (1831sqft) 5
UNIT TYP. 3	188m ² (2041sqft) 5
TOTAL:	10

OWNER: NIVO DEVELOPMENTS INC.
 255 MICHAEL COWPLAND DRIVE
 OTTAWA, ON K2M 1W8
 613-224-6200

no.	date	revision
00	12/10/16/17	PRELIMINARY FOR SITE PLAN CONTROL APPLICATION
01	12/10/16/17	REVISIONS
02	12/10/16/17	REVISIONS
03	12/10/16/17	REVISIONS
04	12/10/16/17	REVISIONS
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99	12/10/16/17	REVISIONS
100	12/10/16/17	REVISIONS

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.

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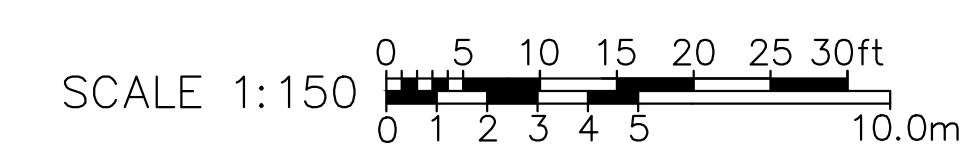
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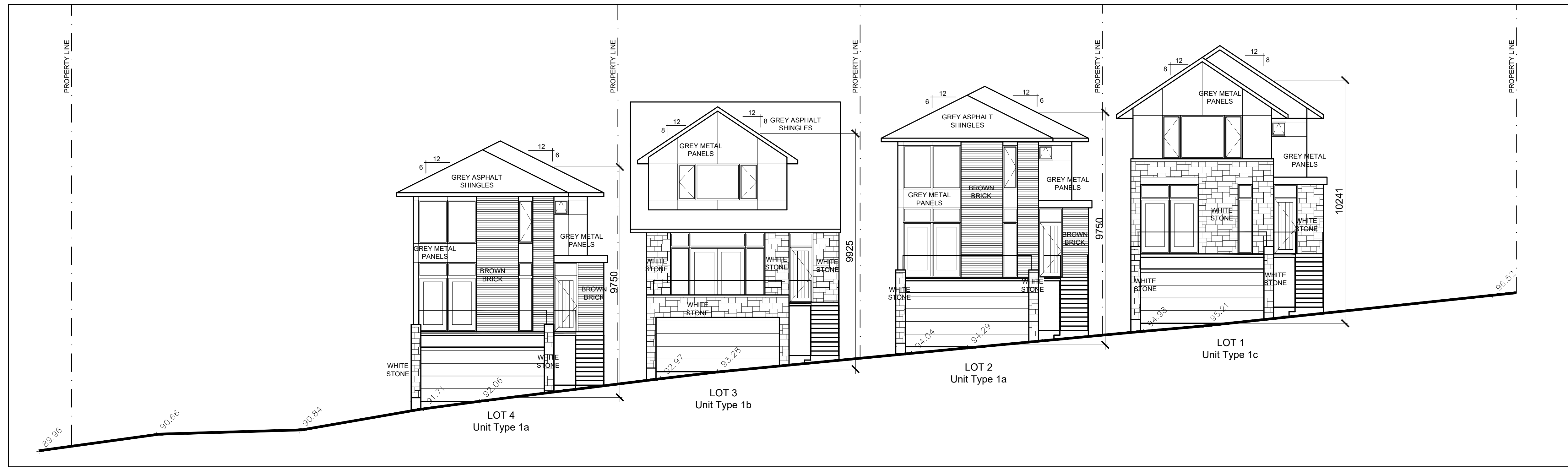
PROJECT/LOCATION:
1164-1166 HIGHCROFT DR. MANOTICK
 OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN

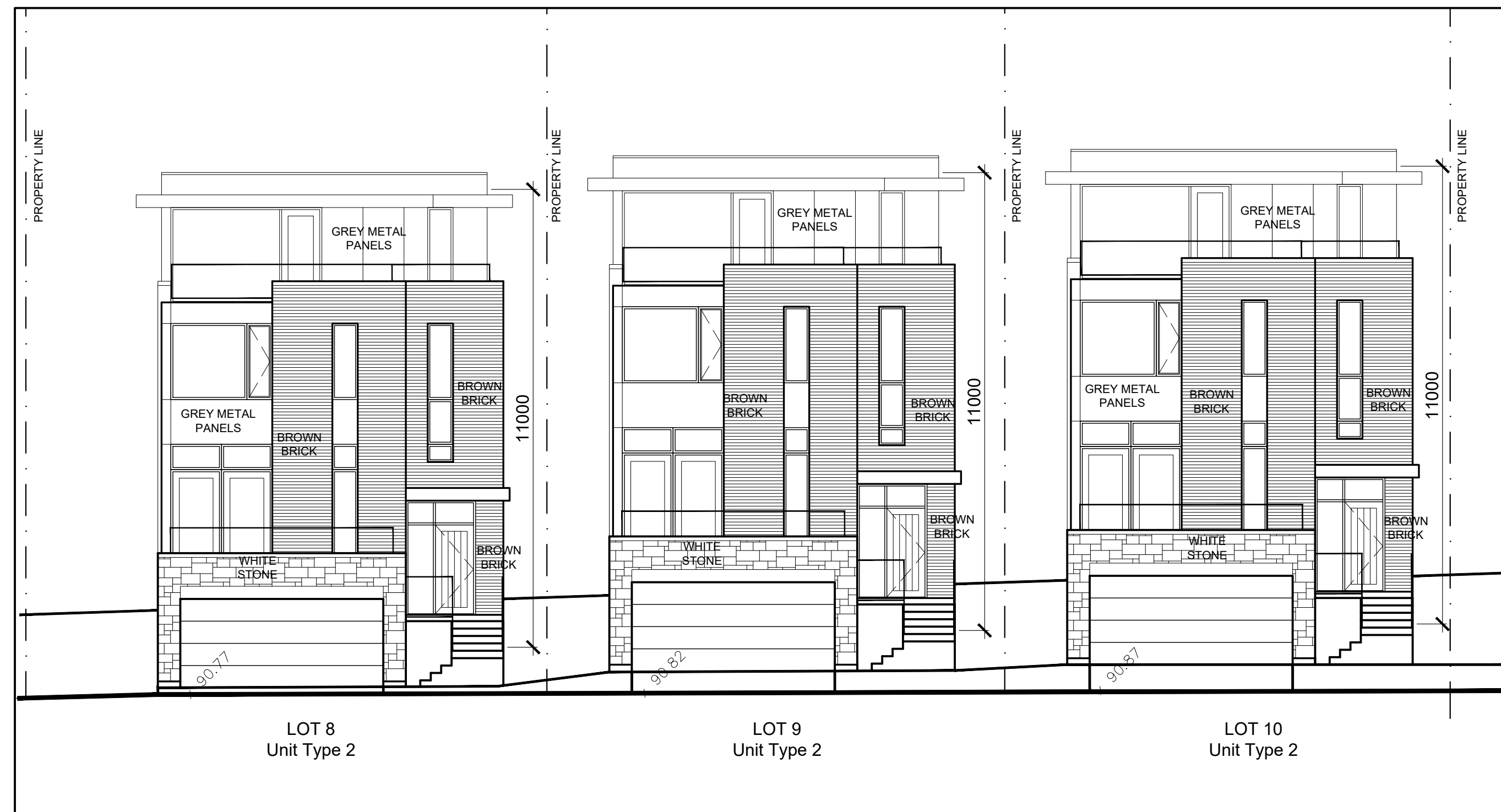
DRAWN BY: DATE: SCALE:
 KVB, JG MAY 17, 2019 1:50

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

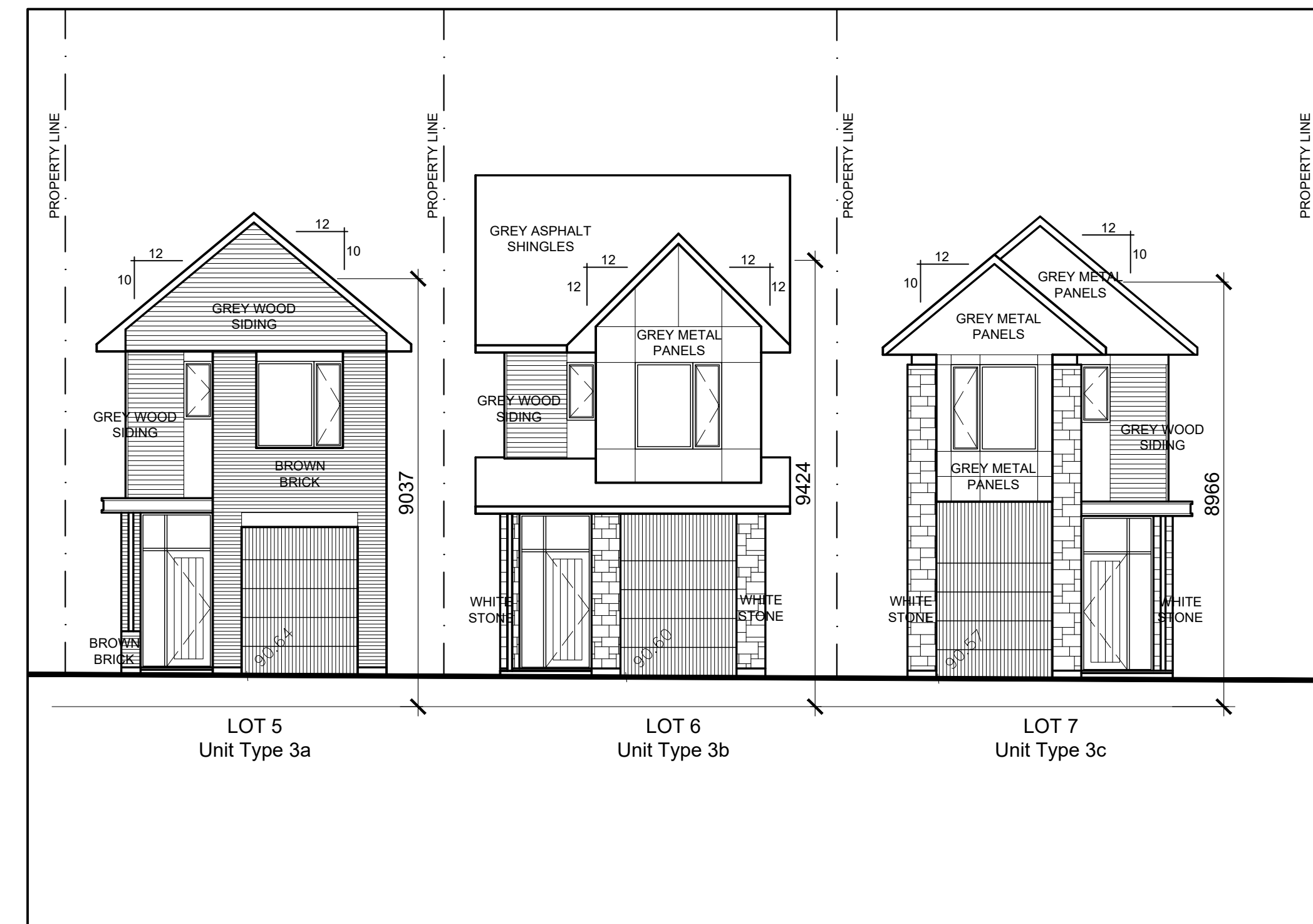




1 | UNIT TYPE 1 – STREETScape ALONG HIGHCROFT
 SP-2 | 1 : 100



2 | UNIT TYPE 2 – ON PRIVATE DRIVE
 SP-2 | 1 : 100



3 | UNIT TYPE 3 – ON PRIVATE DRIVE
 SP-2 | 1 : 100

no.	date	revision
00	12/01/04/12	ISSUED FOR SITE PLAN CONTROL APPLICATION
01	12/01/04/10	REVIEW FOR SITE PLAN CONTROL APPLICATION
02	12/01/04/01	REVIEW FOR SITE PLAN CONTROL APPLICATION - REVIEW
03	12/01/03/00	ISSUED FOR SITE PLAN CONTROL APPLICATION - REVIEW
04	12/01/03/04	ISSUED FOR SITE PLAN CONTROL APPLICATION - REVIEW
05	12/01/04/11	REVISIONS
06	12/01/04/11	REVISIONS
07	12/01/04/01	GENERAL REVIEW
08	12/01/03/01	PRELIMINARY FOR CIVIL ENG. REVIEW
no.	date	revision

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HOBIN
ARCHITECTURE

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

DRAWING TITLE:
 BUILDING ELEVATIONS

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