

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHICAL DETAILS
PART 1 - PLAN SHOWING
LOT 74
REGISTERED PLAN 99
CITY OF OTTAWA
PIN 04094 - 0261 (LT)
J.D. BARNES LIMITED, 2022

SURVEY INFO
SCALE: N.T.S.

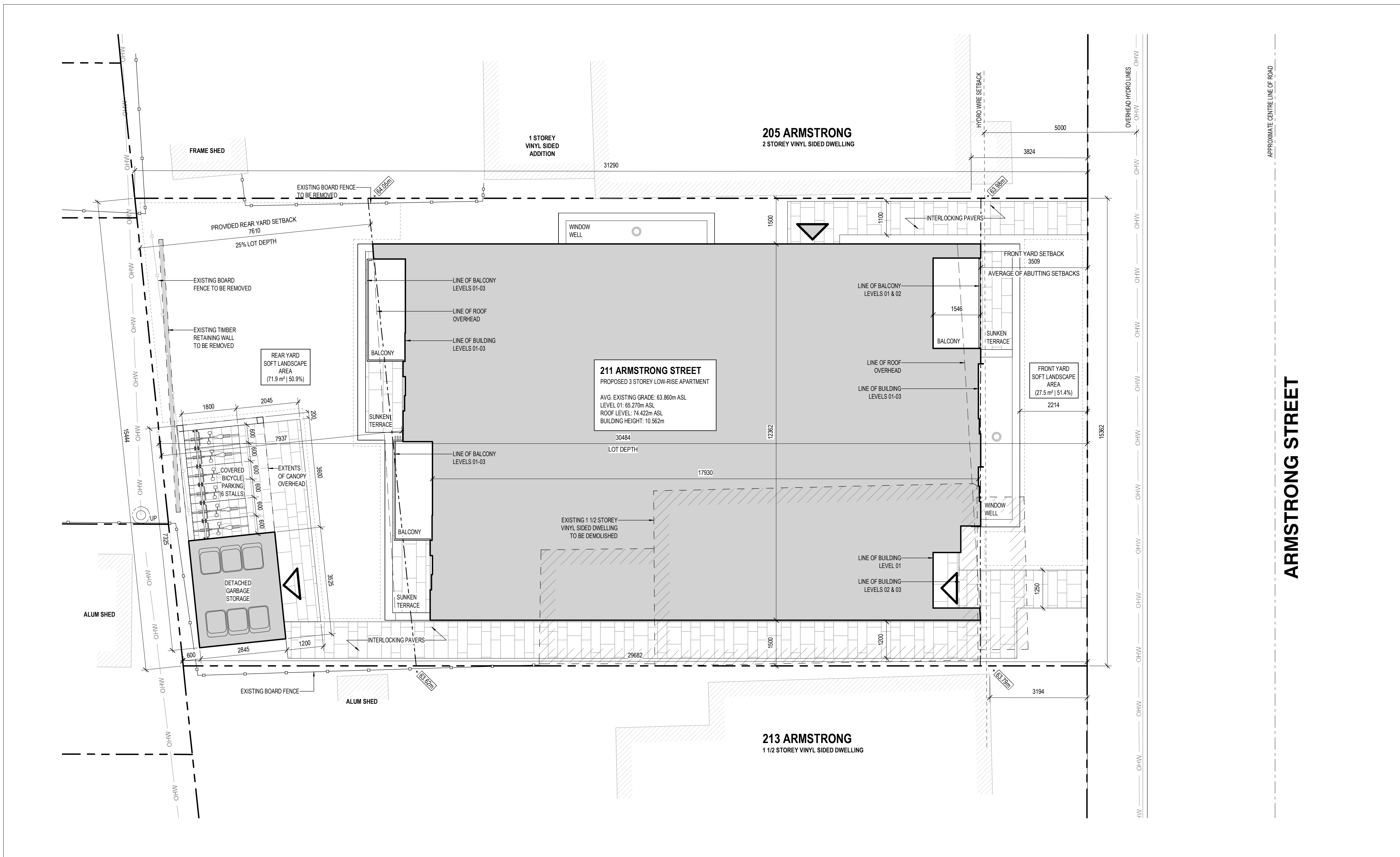
- SITE PLAN SYMBOLS LEGEND**
- BUILDING ENTRANCE
 - BUILDING EXIT
 - WOOD BOARD FENCE
 - OVERHEAD WIRES
 - UTILITY POLE
 - BICYCLE PARKING



3 LOCATION PLAN
SCALE: N.T.S.

SYMBOLS LEGEND
SCALE: N.T.S.

- GENERAL ARCHITECTURAL NOTES:**
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.



SITE STATISTICS

ZONING MECHANISM [R4-UB]	REQUIRED	PROVIDED
MIN. LOT WIDTH 162(a)	15m	15.362m
MIN. LOT AREA 162(a)	450m ²	468.3m ²
MIN. FRONT YARD SETBACK 144(1)(a)	(3824 + 3194) / 2	3,509m
MIN. INTERIOR SIDE YARD SETBACK Table 162A	1.5m	1.5m
MIN. REAR YARD AREA 144(3)(a)	25% of lot area 468.3 * 0.25 = 117.1m ²	141.24m ²
MIN. REAR YARD SETBACK 144A(iii)	25% of lot depth	7.621m
MAX. BUILDING HEIGHT Table 162A	11m	10.56m
PARKING SPACE RATES 101(3)(a)	None required for first 12 units	-
MIN. VISITOR PARKING RATES 102(2)	None required for first 12 units	-
BICYCLE PARKING RATES Table 111A(b)(ii)	0.5 per dwelling unit	6 Spaces
REAR YARD SOFT LANDSCAPING 161(15)(b)(iii)	50% of the rear yard area must be softly landscaped.	71.9m ² / 141.24m ² = 50.9%
FRONT YARD SOFT LANDSCAPING Table 161	40% of the front yard area must be softly landscaped.	27.5m ² / 53.53m ² = 51.4%
MIN. 2-BEDROOM UNIT RATES 161(16)(b)(i)	25% of dwelling units must have at least two bedrooms.	50% (6 Units)
MIN. GLAZING RATES 161(20)(g)	The front facade must comprise at least 25% windows.	58.003m ² / 138.154m ² = 42.0%
FACADE ARTICULATION / BALCONIES 161(20)(ii)	No additional recession of the front facade is required when balconies are provided for every unit facing a public street on the front facade.	Complies

2 ZONING
SCALE: N.T.S.

- ISSUE RECORD**
- | | | |
|---|---------------------------------|----------|
| 6 | RE-ISSUED FOR SITE PLAN CONTROL | 22-07-26 |
| 5 | ISSUED FOR SITE PLAN CONTROL | 22-06-22 |
| 4 | ISSUED FOR COORDINATION | 22-05-18 |
| 3 | ISSUED FOR COORDINATION | 22-05-13 |
| 2 | ISSUED FOR COORDINATION | 22-04-29 |
| 1 | ISSUED FOR COORDINATION | 22-03-16 |

UNIT BREAKDOWN

FLOOR	1 BEDROOM	1 BED + DEN	2 BEDROOM	TOTAL
LEVEL 00	2		1	3
LEVEL 01	2		1	3
LEVEL 02	1		2	3
LEVEL 03	1		2	3
TOTAL	6	0	6	12

BUILDING EFFICIENCY

FLOOR	BUILDING AREA	RENTABLE AREA	EFFICIENCY
LEVEL 00	2,365 sqft	1,850 sqft	78%
LEVEL 01	2,365 sqft	1,850 sqft	78%
LEVEL 02	2,395 sqft	2,000 sqft	84%
LEVEL 03	2,395 sqft	2,000 sqft	84%
TOTAL	9,520 sqft	7,700 sqft	81%

4 SITE PLAN
SCALE: 1 : 75

1 UNITS
SCALE: N.T.S.



211 ARMSTRONG
211 ARMSTRONG STREET
OTTAWA, ON
K1Y 2W3

PROJ SCALE DRAWN REVIEWED
2203 NOTED JDH RMK

SITE PLAN

SP-01