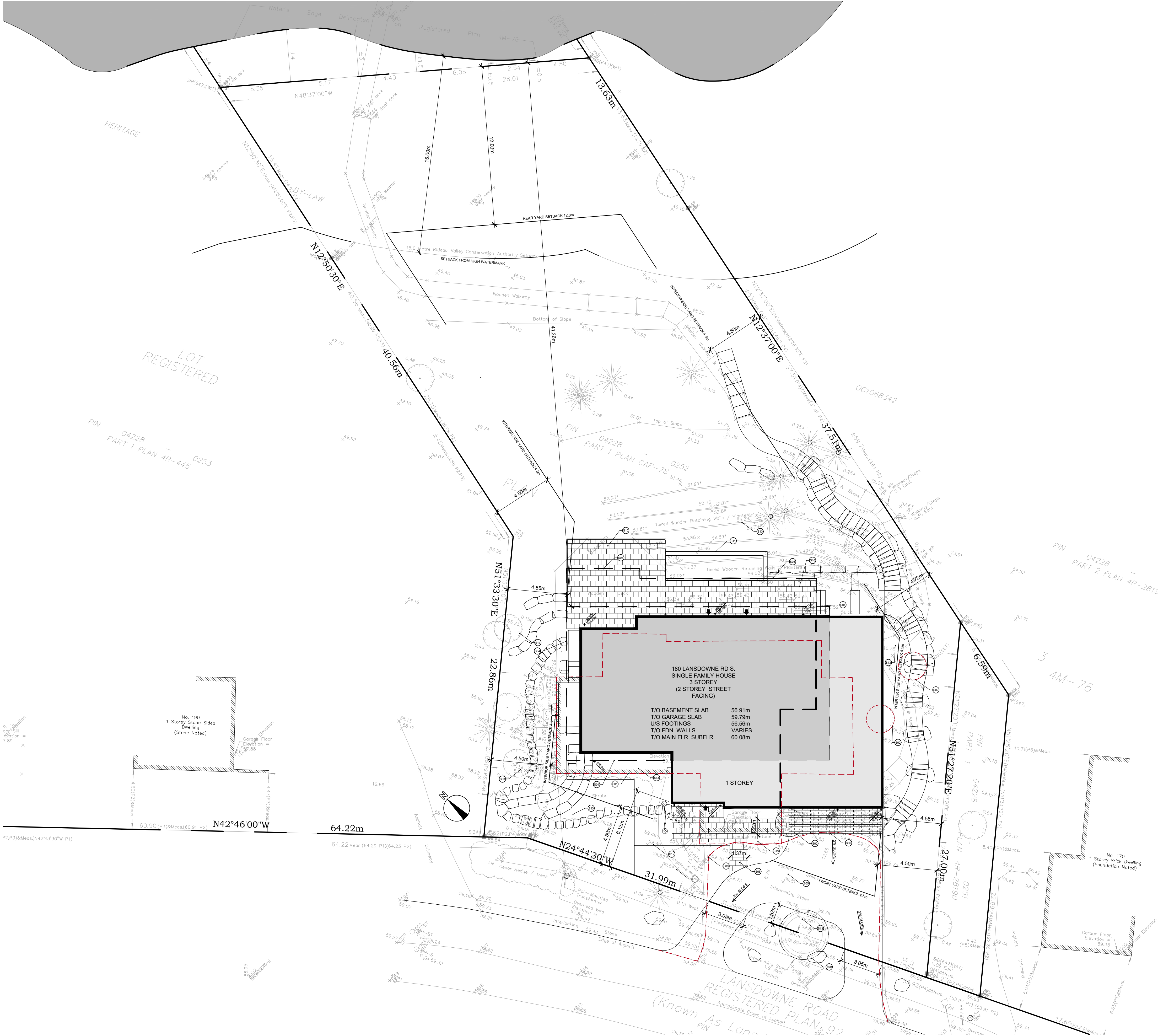




LEGEND

PROPOSED HOUSE FOOTPRINT

PROPERTY LINE

SETBACK LINE

EXISTING HOUSE FOOTPRINT

PROPOSED 2 STOREY AREA

PROPOSED 1 STOREY AREA

NEW GRADE ELEVATION

EXISTING GRADE ELEVATION

EXISTING TREE TO BE REMOVED

PROJECT DATA / ZONING COMPLIANCE CHART

CIVIC ADDRESS:
180 LANSDOWNE RD S, ROCKCLIFFE PARK, ON

PROPERTY ZONING: R1B [1259]

LOT AREA MINIMUM: 925m²
LOT AREA EXISTING: 1965.54m²

LOT COVERAGE MAX.: 30% (589.7 m²)
LOT COVERAGE PROPOSED: 15% (295.26 m²)

FLOOR SPACE INDEX MAX.: 0.375 (737.1 m²)
FLOOR SPACE INDEX PROPOSED: 0.372 (732.13 m²)

SETBACKS
FRONT YARD MINIMUM: 4.5m
FRONT YARD PROPOSED: 6.12m
INTERIOR SIDE YARD MINIMUM: 4.5m
INTERIOR SIDE YARD PROPOSED: 4.55m
CORNER SIDE YARD MINIMUM: 4.5m
CORNER SIDE YARD PROPOSED: NA
REAR YARD MINIMUM: 12.0m
REAR YARD PROPOSED: 41.26m

BUILDING HEIGHT MAXIMUM: 11m
BUILDING HEIGHT PROPOSED: 9.11 m

DRIVEWAY WIDTH MAXIMUM: 3.05m
DRIVEWAY WIDTH PROPOSED: 3.05m

GENERAL NOTES

- A THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- B DO NOT SCALE DRAWINGS.
- C ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- D THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.

No. DATE DESCRIPTION

ARCHITECT'S SEAL: PROJECT NORTH:

simmonds
ARCHITECTURE

340 Catherine Street
Ottawa, ON K1R 1C4
613.567.7888
simmondsarch.com

PROJECT:
180 LANSDOWNE ROAD SOUTH
OTTAWA, ONTARIO
K1M 0N4

DRAWING TITLE:
SITE PLAN
SITE INFORMATION

DATE: 2025.12.17
SCALE: 1:150
DRAWN BY: JAH
JOB No: 910-25

DRAWING No:

A00.04