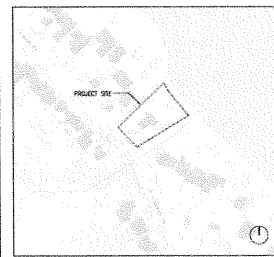


**2 SITE PLAN**  
SCALE: 1:125



**1 LOCATION PLAN**  
SCALE: NTS

TORONTO PLAN OF SURVEY OF  
FRANCIS RIVER 141  
CITY OF OTTAWA  
J.D. BIRNEY LIMITED 2016  
FRANCIS LAD O.L.S.

**SURVEY INFO**  
SCALE: NTS

SITE AND ZONING INFORMATION	
ZONING INFORMATION	R1E
ZONING REQUIREMENTS	
MIN. LOT WIDTH	18.8m
MIN. LOT AREA	820m <sup>2</sup>
MAX. BUILD HEIGHT	8.5m
MIN. FRONT YARD	7.5m
MIN. SIDE YARD	3m
MIN. REAR SIDE YARD	0.9m & 1.2m
MIN. CORNER SIDE YARD	4.5m
MAX. LOT COVERAGE	25%
PROJECT STATISTICS	
LOT WIDTH	28.4m
LOT AREA	2310m <sup>2</sup>
BUILD HEIGHT	8.53m
FRONT YARD	13.5m
REAR YARD	35.3m
MINOR SIDE YARD SETBACK	4.3m
CORNER SIDE YARD SETBACK	4.3m
LOT COVERAGE	15% (245m <sup>2</sup> )

**STATISTICS**  
SCALE: NTS

GENERAL NOTES:  
1. The developer is responsible for the application and may not be responsible for costs of the proposed development.  
2. Developer is to provide the City with a copy of the proposed site plan and any other documents required for the application.  
3. The developer is to provide the City with a copy of the proposed site plan and any other documents required for the application.  
4. The developer is to provide the City with a copy of the proposed site plan and any other documents required for the application.  
5. The developer is to provide the City with a copy of the proposed site plan and any other documents required for the application.  
6. The developer is to provide the City with a copy of the proposed site plan and any other documents required for the application.

Committee  
of Adjustment  
  
JUN 19 2018  
City of Ottawa

**REVISION RECORD**

NO.	DESCRIPTION	DATE
1	REVISED FOR SUBMITTAL	2016-06-01
2	REVISED FOR SUBMITTAL	2016-06-01
3	REVISED FOR SUBMITTAL	2016-06-01
4	REVISED FOR SUBMITTAL	2016-06-01
5	REVISED FOR SUBMITTAL	2016-06-01

**ISSUE RECORD**

**project studio**  
Project Studio Incorporated  
2016-06-01 10:00:00 AM

**61 GRANDVIEW**

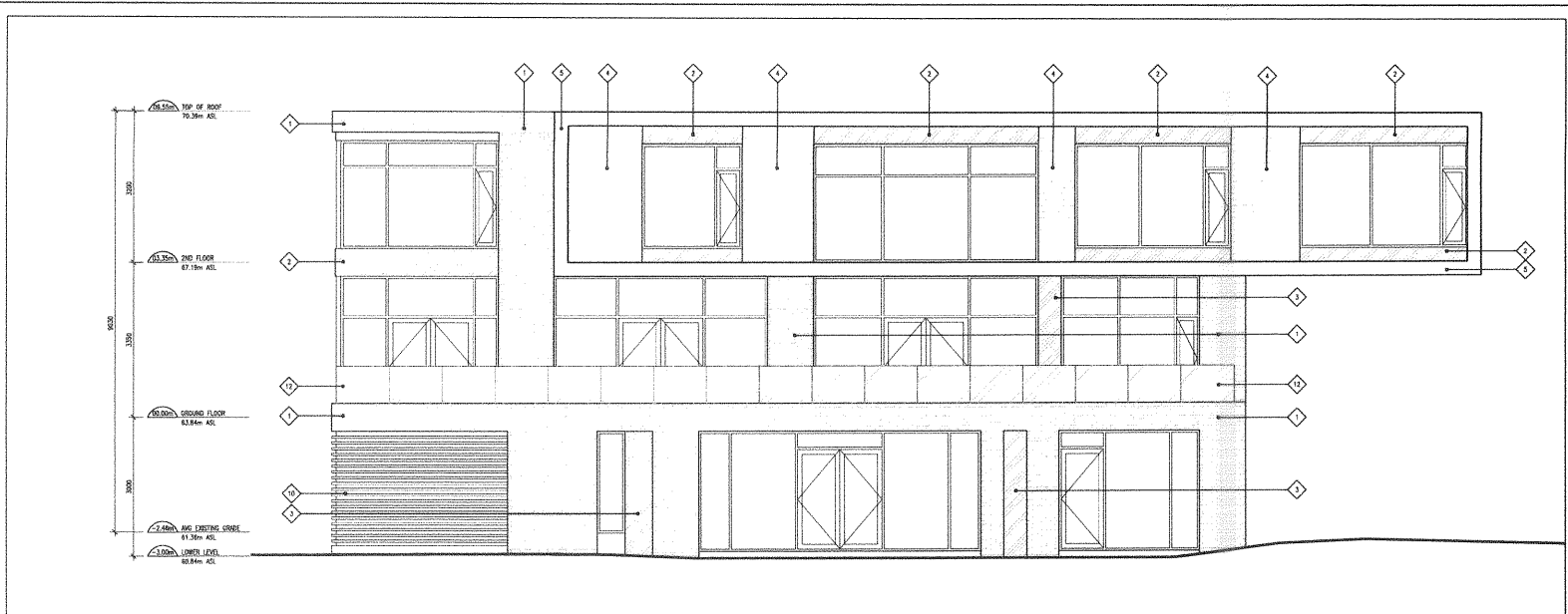
61 Grandview Road  
Ottawa, ON

PROJ.	SCALE	DRAWN	REVIEWED
1732	NOTED	LB	RMK

**SITE PLAN & STATISTICS**

**SP-01**

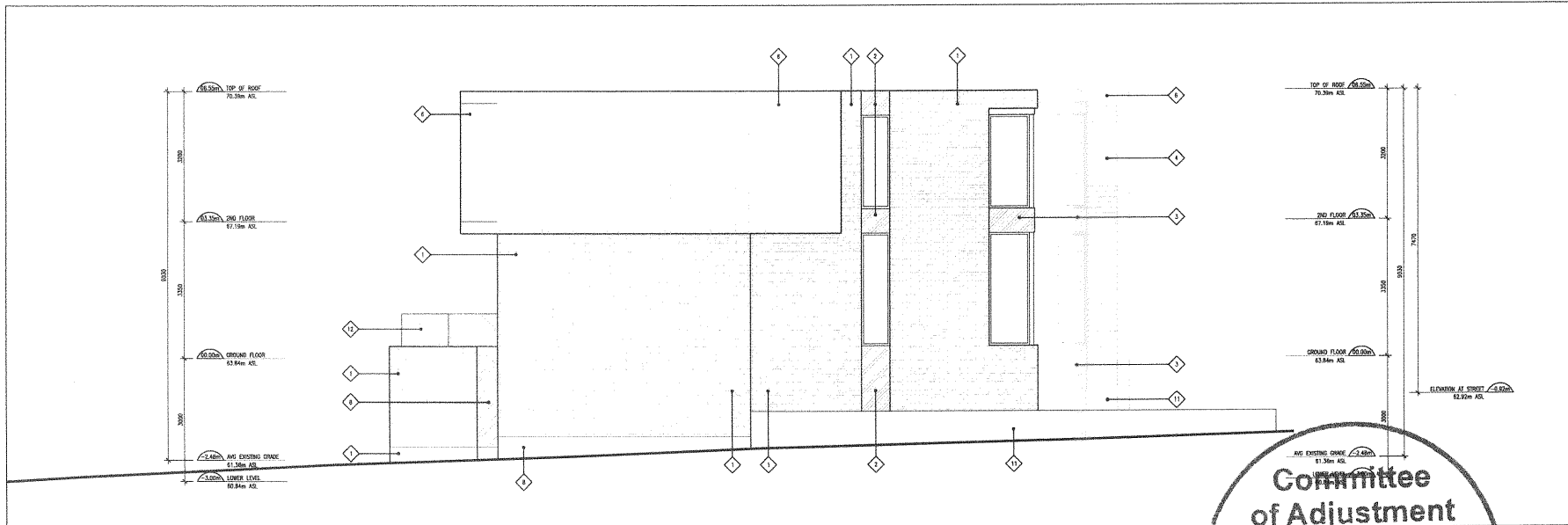




- CLADDING LEGEND**
- ◇ LAMESTONE
  - ◇ FINE GRAY PANDA COLOUR A
  - ◇ WINDOW SILING
  - ◇ FINISHED METAL CLADDING
  - ◇ FINISH BRAMMETAL CLADDING
  - ◇ FINISH CONCRETE
  - ◇ FINISH
  - ◇ WINDOW DOOR
  - ◇ WOOD LOUVER
  - ◇ ARCHITECTURAL CONCRETE
  - ◇ GLASS GUARD

- GENERAL ARCHITECTURAL NOTES**
1. This drawing is the property of the Architect and may not be reproduced, used without the express consent of the Architect.
  2. Drawings are not to be copied. The Contractor is responsible for checking and verifying all sizes and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
  3. Upon notice in writing, the Architect will provide any typographic clarification or supplementary information regarding the latest of the Contract Documents.
  4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Electrical, Mechanical and Electronic Drawings.
  5. Positions of openings or related hardware or controls devices, fittings and fixtures are subject to the Architectural Director. Location 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.
  6. These documents are not to be used for construction unless specifically noted for such purpose.

**1 NORTH ELEVATION**  
A106 SCALE: 1:50



**2 WEST ELEVATION**  
A106 SCALE: 1:50

**REVISION RECORD**

ISSUED FOR MINOR VARIANCE APPLICATION	2018-06-10
ISSUED FOR COORDINATION	2018-02-16

**ISSUE RECORD**

project

Project Studio Incorporated  
PCL1843781 1843781@projectstudio.ca

**61 GRANDVIEW**  
61 Grandview Road  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1732	NOTED	DP	RMK

**ELEVATIONS**

**Committee of Adjustment**  
**JUN 19 2018**  
**City of Ottawa**

**A106**