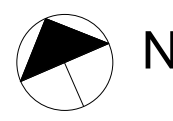
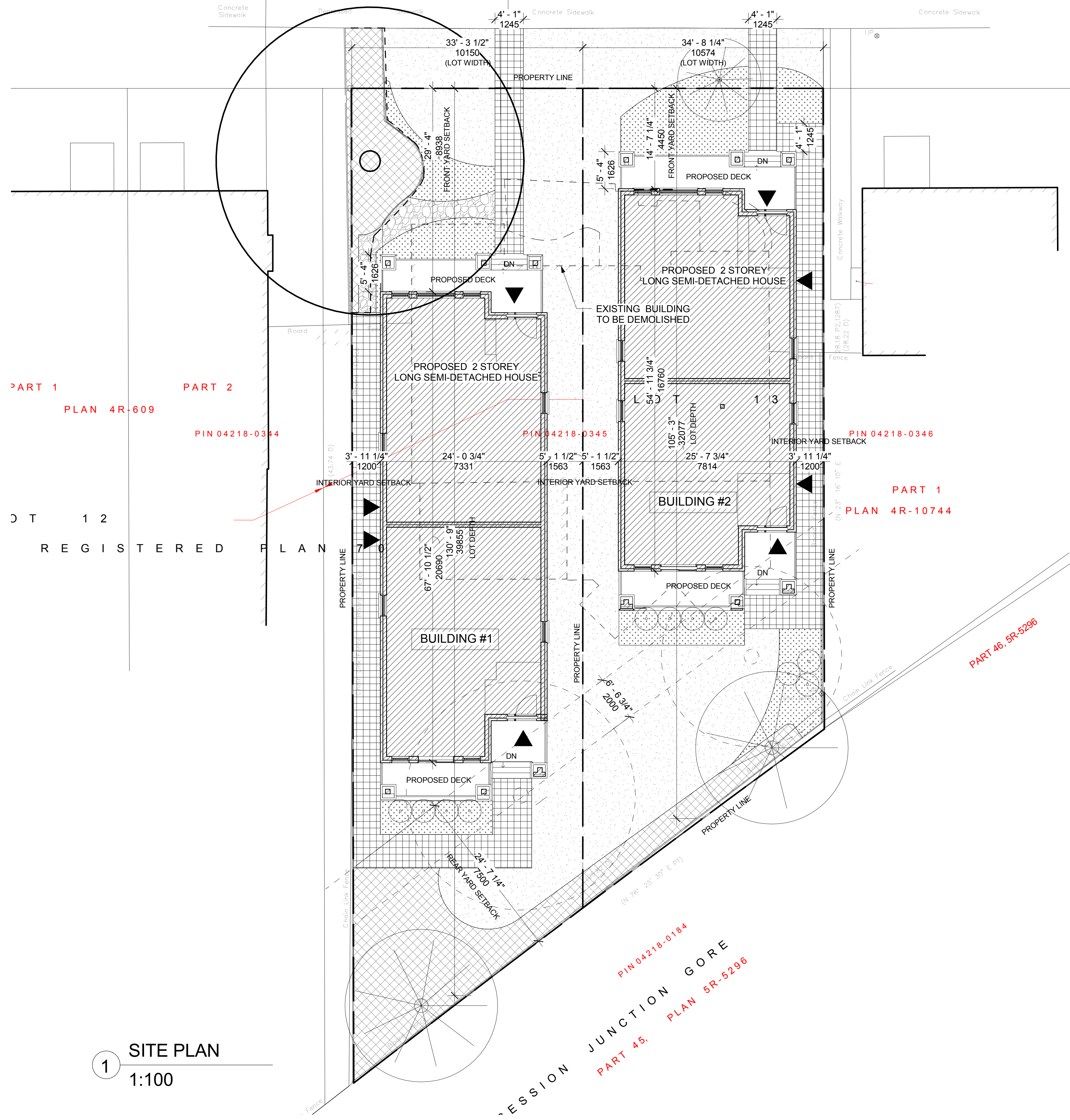


STANLEY AVENUE
 (Formerly Rideau Street) (Per Registered Plan 17 & 42)
 PIN 04220-0174



Barrier Curb Depressed Curb Barrier Curb Concrete Sidewalk



189 STANLEY AVE. (BUILDING #1)

SITE PLAN OF SURVEY LOT 13 REGISTERED PLAN 70, CITY OF OTTAWA

SURVEY INFO TAKEN FROM LOT 13 REGISTERED PLAN 70 CITY OF OTTAWA PREPARED BY FAIRHALL MOFFATT & WOODLAND LTD. COMPLETED SEPTEMBER 11, 2019

R45(900)- RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: 2 STOREY LONG SEMI-DETACHED DWELLING

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	270 m ²	402.9 m ²	
B) MINIMUM LOT WIDTH	10 m	10.15 m	
C) MINIMUM LOT DEPTH	N/A	39.985 m	
D) MINIMUM FRONT YARD SET BACK (AVERAGE SETBACK OF NEIGHBOUR BUILDINGS)	4.5+4.39 /2 =4.45 m	8.938 m	
E) MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m	1.2 m & 1.563	
F) MINIMUM REAR YARD SET BACK	7.5 m	7.5 m	
G) MAXIMUM BUILDING HEIGHT	10 m	9.177 m	

AVERAGE GRADE:
 CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES
 AVERAGE GRADE: 56.11m (56.22m + 56.25m + 55.95m + 56.02m) /4

189 STANLEY AVE. (BUILDING #2)

SITE PLAN OF SURVEY LOT 13 REGISTERED PLAN 70, CITY OF OTTAWA

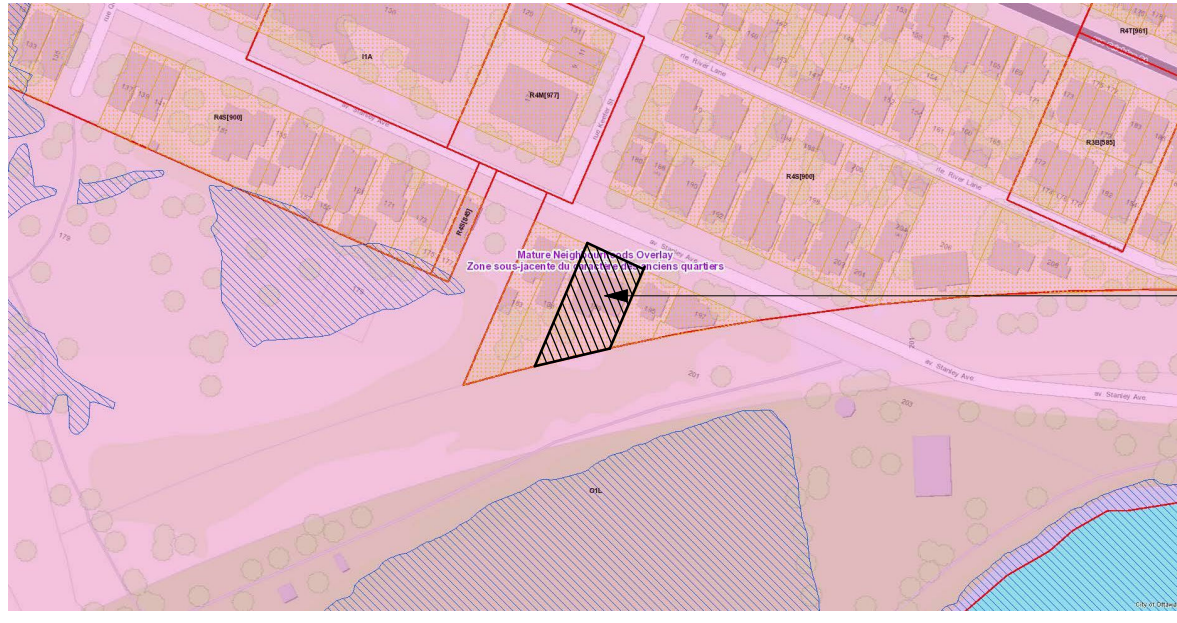
SURVEY INFO TAKEN FROM LOT 13 REGISTERED PLAN 70 CITY OF OTTAWA PREPARED BY FAIRHALL MOFFATT & WOODLAND LTD. COMPLETED SEPTEMBER 11, 2019

R45(900)- RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: 2 STOREY LONG SEMI-DETACHED DWELLING

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	270 m ²	339.5 m ²	
B) MINIMUM LOT WIDTH	10 m	10.574 m	
C) MINIMUM LOT DEPTH	N/A	32.077 m	
D) MINIMUM FRONT YARD SET BACK (AVERAGE SETBACK OF NEIGHBOUR BUILDINGS)	4.5+4.39 /2 =4.45 m	4.45 m	
E) MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m	1.2 m & 1.563 m	
F) MINIMUM REAR YARD SET BACK	7.5 m	7.5 m	
G) MAXIMUM BUILDING HEIGHT	10 m	9.385 m	

AVERAGE GRADE:
 CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES
 AVERAGE GRADE: 56.0675m (56.25m + 55.95m + 56.01m + 56.06m) /4

- LEGEND**
- EX. TREE TO REMAIN
 - EX. TREE TO BE REMOVED
 - PROPOSED TREE
 - PROPOSED SHRUBS
 - TEMPORARY TREE PROTECTION FENCE
 - PROPOSED BUILDING
 - EXISTING BUILDING TO BE DEMOLISHED
 - PROPOSED ENTRY
 - PROPERTY LINE
 - PROPOSED WALKWAY
 - PROPOSED LAWN
 - PROPOSED NATURAL FLAGSTONE
 - EXISTING PLANTING BEDS TO BE RETAINED
 - PROPOSED PERENNIALS



LOT LOCATION

OTTAWA CARLETON
 Construction Ltd.
 (DESIGN ONLY)

OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN# 112782
 337 SUNNYSIDE AVE, SUITE 101,
 OTTAWA, ON K1S 0R9

Fernando Matos
 FERNANDO MATOS - BCIN# 22431
 613-984-4425

QUALIFICATION INFO
 SMALL BUILDINGS
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES HAVING JURISDICTION
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DRAWN BY
 COPYRIGHT RESERVED

GENERAL NOTES

189 STANLEY AVE.
**NEW 2 STOREY
 2-LONG SEMI-DETACHED DWELLINGS**

CONSULTANTS
 STRUCTURAL
 MECHANICAL
 ELECTRICAL

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1		

PROJECT: **189 STANLEY AVE.**
 NEW 2 STOREY 2-LONG SEMI-DETACHED
 189 STANLEY AVE.
 OTTAWA, ON K1M 1P5

SITE PLAN

DRAWN BY: L.T. SHEET: **A0**
 DATE: MAY 7, 2020
 SCALE: AS NOTED

1 SITE PLAN
 1:100