THOROLD ROAD

MONTAGU PLACE

SPRINGFIELD ROAD

N

N 83° 28' 20" E 62.27

REDUCED DRIVEWAY (*25m²/ 271ft²)

REDUCED DRIVEWAY (*25m²/ 271ft²)

1'-11" [584]

6'-11⅝" [2123]

14'-0¼" [4273]

Grate

SSIB

Ex. Crabapple

Existing

Ex. Maple

Ex. Basswood

Ex. Serviceberry

Site Benchmark Spike in Utility Pole Elevation=76.39

IB(857) UP

100mm# Gas

LOT 6

LOT 5

14'-9⅞" [4499] SETBACK

EXIST. ASPHALT DRIVEWAY

EXIST. STONE WALL

EXISTING STONE WALL TO BE EXTENDED

EXISTING STONE WALL TO BE EXTENDED

44'-1" [13441]

51'-5¼" [15677]

43'-1⅛" [13155]

14'-9⅞" [4500] SETBACK

EXIST. ASPHALT DRIVEWAY TO BE REPLACED WITH NEW PAVERS

EXISTING CARPORT TO BE REMOVED

*NEW POOL HOUSE

*NEW 1 STOREY ADDITION

Existing 2 storey home clad with Stone & Composite siding

REMOVE EXIST. SUNROOM & PORCH

*NEW COVERED TERRACE

*NEW 2 STOREY ADDITION

*NEW 2 CAR GARAGE ADDTION

*NEW POOL

*HOT TUB

NEW STAIRS TO BASEMENT LEVEL

36.57

36.69

N 6° 45' W

N 15° 09' 20" W

43'-1⅝" [13148]

54'-1¼" [16492]

24'-7" [7439]

30'-3¾" [9239]

26'-1½" [7964]

20'-9¾" [6335]

14'-9⅞" [4500] SETBACK

22'-11" [6985]

CUT BACK EXIST. CEDAR HEDGE

C/L Hedge ±0.2 South

C/L Hedge ±To Line

Exist. Maple

Existing

Ex. Oak

Ex. River Birch

Ex. River Birch

35.75

N 83° 13' 15" E (N 83° 14' 45" E P1, P3)(N 83° 10' 05" E P2)

IB(AOG)

SSIB(AOG)

67.63

31.88

76.99

77.00

77.00

76.88

76.73

76.30

76.30

UP

IB

No. 545
2 Storey
Stone/Metal Sided
Dwelling
(Foundation Noted)

Ex. Crabapple

Ex. Crabapple

Ex. Crabapple

Ex. Crabapple

Ex. Crabapple

Ex. Crabapple

Ex. Crabapple

Ø0.55 Ø0.4 Ø0.8 Ø0.45 Ø0.4 Ø0.25 Ø0.3 Ø0.7 Ø0.4 Ø0.1 Ø1.6 Ø0.3 Ø1.0 Ø0.4 Ø0.1 Ø0.3 Ø0.3 Ø0.4

12.46

TOPOGRAPHIC PLAN OF SURVEY OF

LOTS 5 & 6
REGISTERED PLAN M-55
CITY OF OTTAWA

*INFORMATION TAKEN FROM SURVEY PREPARED BY "FARLEY, SMITH & DENIS SURVEYING LTD."
DATED: FEBRUARY 25/2022

LOT INFORMATION :

Lot Area = 25,461.27 ft²

FSI
Allowed = 35.0% ... 8,912 ft²
Existing = 22.2% ... 5,656 ft²
New = 12.8% ... 3,256 ft²
Total = 35.0% ... 8,912 ft²

Lot Coverage
Allowed = 25% ... 6,365 ft²
Existing = 13.8% ... 3,517 ft²
New = 8.4% ... 2,139 ft²
(*Includes New covered porch, Pool house & removal of existing car port)
Total = 22.2% ... 5,656 ft²

Existing Areas
Ground Floor = 3,429 ft²
Second Floor = 2,227 ft²
Total = 5,656 ft²

Proposed addition areas
Ground Floor = 2,047 ft²
Second Floor = 1,029 ft²
Pool House = 180 ft²
Total = 3,256 ft²

*EXISTING TREES TO REMAIN

*NEW PROPOSED TREES

*NEW PROPOSED TREES

*NEW PROPOSED TREES

*NEW PROPOSED SHRUBS

*NOTE:
REFER TO DRAWING PREPARED BY " JOHN K. SZCZEPANIAK LANDSCAPE ARCHITECT" FOR PROPOSED LANDSCAPING PLAN

ANDRÉ GODIN DESIGN
EXCEPTIONAL HOMES
ANDREGODINDESIGN.COM

DO NOT SCALE DRAWINGS
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO A.G.D.
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING JURISDICTION.

A DETAIL NUMBER
B LOCATION DWG NO.
C DRAWING NUMBER

Project :
2280 THOROLD ROAD
ROCKCLIFFE PARK, ONTARIO

REVISIONS

No.	Description
1.	
2.	
3.	
4.	
5.	
6.	

SCALE
1/16" = 1'-0"

SITE PLAN

Drawing No.
G0.0