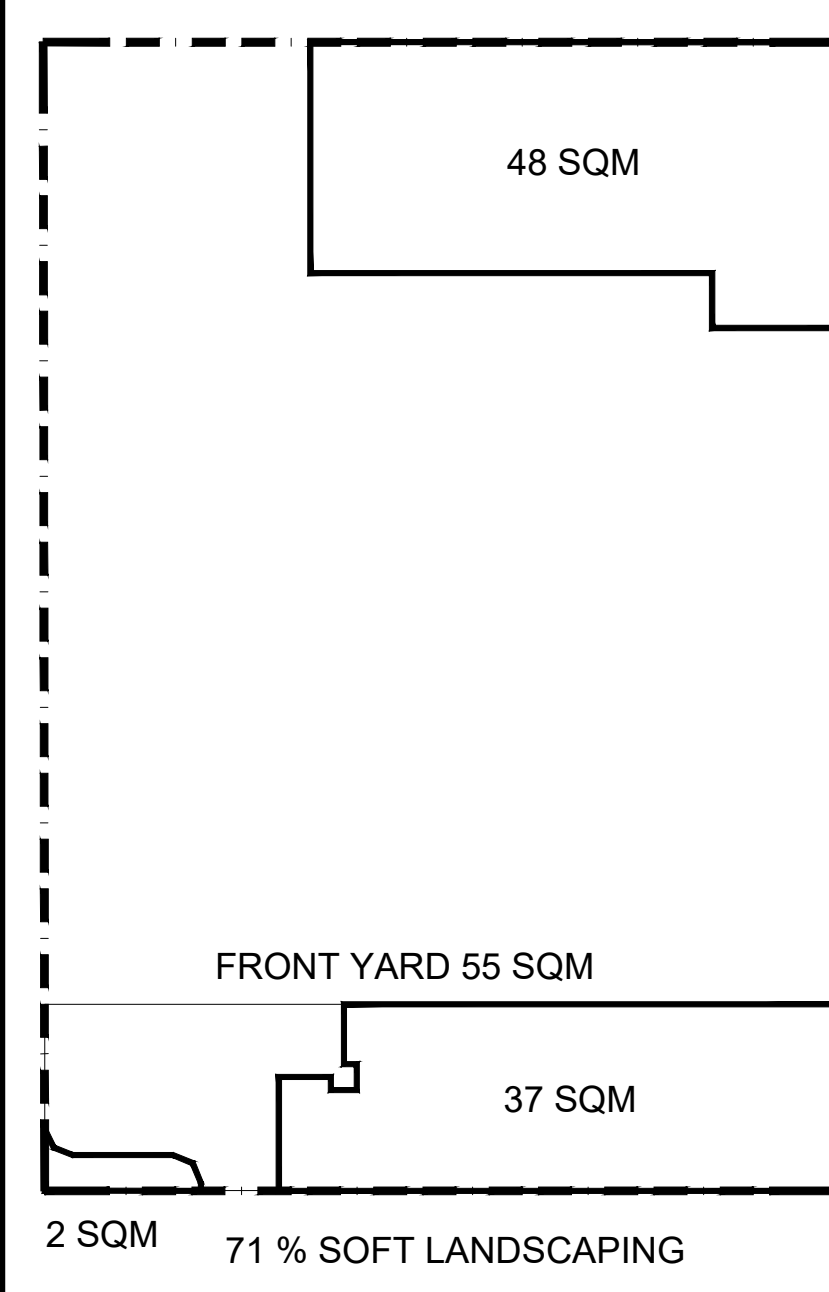


2 LOCATION PLAN  
SCALE: NTS



3 LANDSCAPING AREAS  
SCALE: NTS

SITE INFORMATION DERIVED FROM SURVEY TITLED,  
TOPOGRAPHIC PLAN OF SURVEY OF  
**LOT 14 AND  
PART OF LOTS 13 AND 15  
REGISTERED PLAN 338  
CITY OF OTTAWA**  
FARLEY, SMITH & DENIS SURVEYING LTD. 2021

**ELEVATION NOTE**  
1. ELEVATIONS ARE GEODETIC.  
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

- LEGEND:**
- PROPOSED NEW BUILDING
  - NEW SOD, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
  - NEW RIVERSTONE, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
  - NEW PERMEABLE PAVERS, REFER TO LANDSCAPING/CIVIL FOR REQUIREMENTS.
  - NEW VEGETATION/PLANTING/TREES, REFER TO LANDSCAPING FOR REQUIREMENTS.
  - PROPERTY LINE
  - ADJACENT LOT PROPERTY LINES
  - EXISTING OVERHEAD HYDRO LINE
  - EXISTING HYDRO POLE TO REMAIN
  - MAIN ENTRANCE
  - NEW BIKE RACKS
  - EXTERIOR SOFFIT LIGHTING FIXTURE
  - EXTERIOR WALL MOUNTED LIGHTING FIXTURE

**NOTE:**  
SNOW WILL NOT BE STORED ON SITE AND WILL BE REMOVED OFF SITE AS REQUIRED.

**Committee of Adjustment  
Received | Reçu le**  
**Revised | Modifié le : 2023-02-23**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

CLIENT:

**P<sup>2</sup> concepts**  
739 WOODBINE AVE., UNIT 205  
OTTAWA, ONTARIO, K1V 6W4

No.	REVISIONS	BY	DATE
10	FOR MV APPLICATION	JP	JAN 25 2023
09	FOR PERMIT	PE	NOV 29 2022
08	FOR REVIEW	JP	AUG 23 2022
07	FOR REVIEW	PE	JUNE 08 2022
06	FOR REVIEW	PE	MAY 19 2022
05	FOR REVIEW	PE	FEB. 01 2022
04	FOR DISTRIBUTION	PE	NOV. 24 2021
03	FOR COORDINATION	PE	AUG. 31 2021
02	FOR COORDINATION	PE	MAR. 24 2021
01	FOR COORDINATION	PE	MAR. 12 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS

PLANNER

LANDSCAPE

CIVIL

GEOTECHNICAL

**ZONING 391 DIEPPE STREET**

Zoned	R4UA Required	Provided
Min. Lot Area	360 sqm	336.4 sqm
Min. Lot Width	12 m	15.21 m
Min. Front Yard Setback	Average of adjacent lots (3.59m)	3.59 m
Min. Rear Yard Setback	25% of lot depth (5.525 m)	5.03 m
Min. Rear Yard Area	25% of lot area (84.1 sqm)	76.7 sqm
Min. Interior Yard Setback	1.5 m	1.5 m
Max. Building Height	11.0 m	10.33 m
Max. Floor Space Index	n/a	
Min. Vehicle Parking Spaces	n/a	n/a
Min. Handicap Vehicle Parking Spaces	n/a	n/a
Min. Bicycle Parking Spaces	0.5 bicycle per unit (6 units x 0.5=3.0)	7 bicycles inside building

Min. Amenity Area	Required	Provided
Interior communal area	n/a	52.29 sqm
	n/a	39.86 sqm
	n/a	92.15 sqm
Soft Landscaped Area	Front yard	40% of front yard 54.57 x 0.4 = 21.83 sq.m
	Rear yard	35 sqm
	Total	56.7 sqm

DESIGNED BY: P.E.    DRAWN BY: P.E.    APPROVED BY: P.E.

PROJECT

**391 DIEPPE STREET**

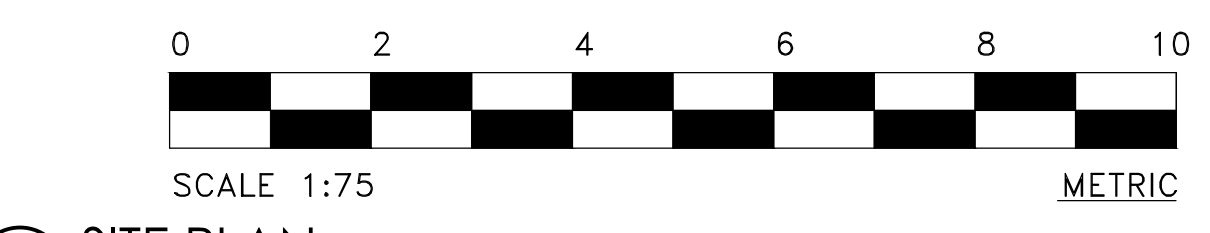
DRAWING TITLE

**SITE PLAN**

PROJECT NO.  
**0415**

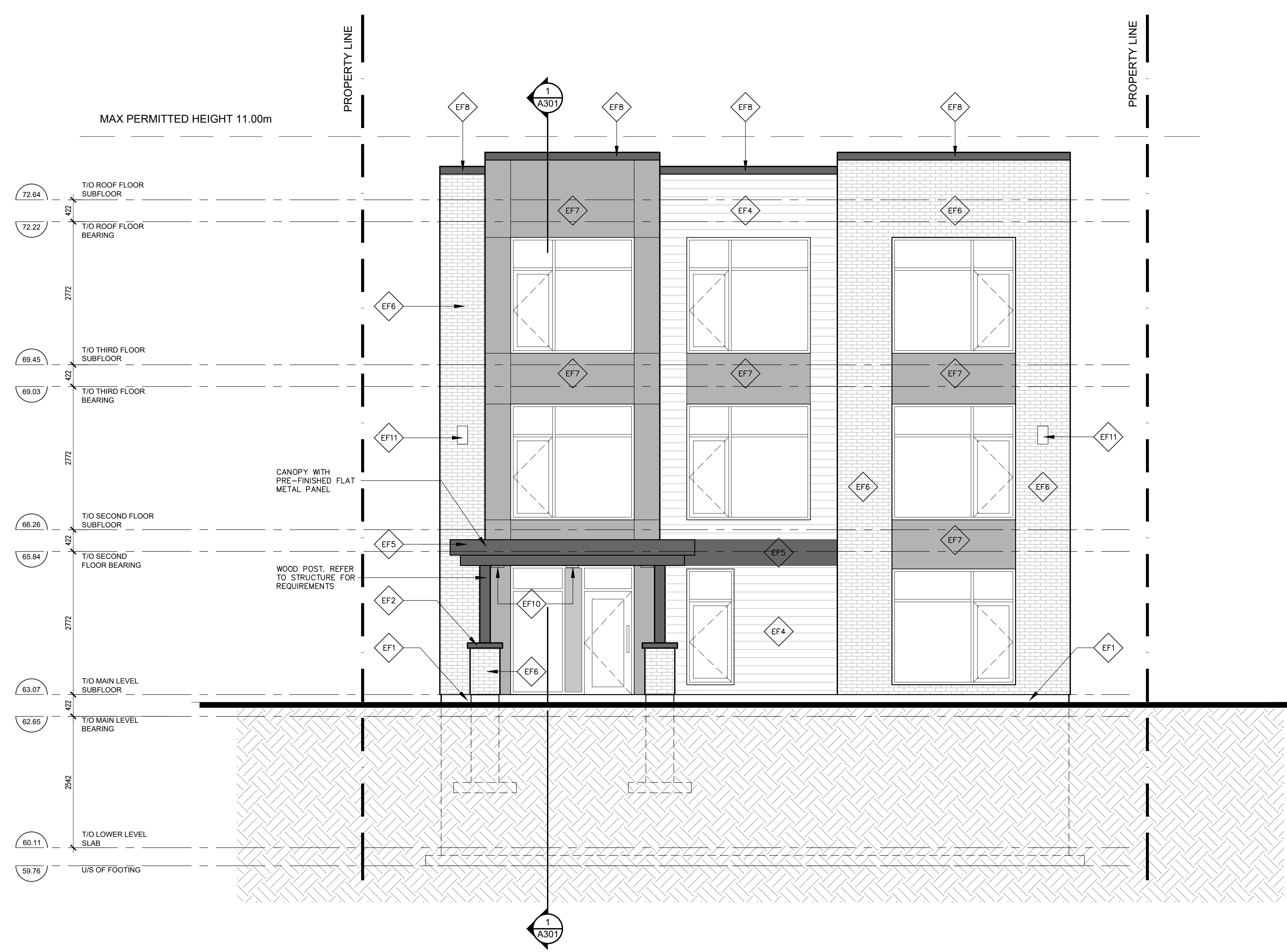
DATE  
NOV. 29, 2022

SP-01



1 SITE PLAN  
SCALE: 1:75





1 FRONT (WEST) ELEVATION- ALONG DIEPPE ST  
SCALE = 1:50  
A200

- CONSTRUCTION NOTES**
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  3. JOISTS TO BE DESIGNED BY SUPPLIER. JOIST SUPPLIER TO PROVIDE SHOP DRAWINGS INDICATING LAYOUT & SPACING.
  4. ALL BEARING WALLS ARE TO HAVE HORIZONTAL BLOCKING AT MID-HEIGHT.
  5. REFER TO DRAWINGS FOR THICKNESS OF POURED CONCRETE FOUNDATION WALLS.
  6. FOUNDATION ANCHOR BOLTS TO BE 1/2" A307 ANCHOR BOLTS @4'-0" O.C. MAX.
  7. PROVIDE FILTER CLOTH OVER WEeping TILE.
  8. PROVIDE CEMENT PARING TO 8" BELOW GRADE ON ALL EXPOSED CONCRETE FOUNDATION WALLS.
  9. PROVIDE ISOLATION MEMBRANE BETWEEN CONCRETE FOUNDATION WALL BELOW GRADE & WOOD FRAMING OR BATT INSULATION.
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  15. REPLACE REGULAR GYPSUM BOARD WITH 1/2" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS, SUCH AS WASHROOM WALLS & CEILING.
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CLIENT:

**P<sup>2</sup> concepts**  
139 WOODBURN AVE., UNIT 205  
OTTAWA, ONTARIO K1V 6W6

No.	REVISIONS	BY	DATE
05	FOR PERMIT	PE	NOV. 29 2022
04	FOR REVIEW	PE	FEB. 01 2022
03	FOR DISTRIBUTION	PE	NOV. 24 2021
02	FOR REVIEW	PE	MAR. 24 2021
01	FOR REVIEW	PE	MAR. 12 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS

PLANNER

LANDSCAPE

CIVIL

GEOTECHNICAL

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.E.

PROJECT

391 DIEPPE STREET

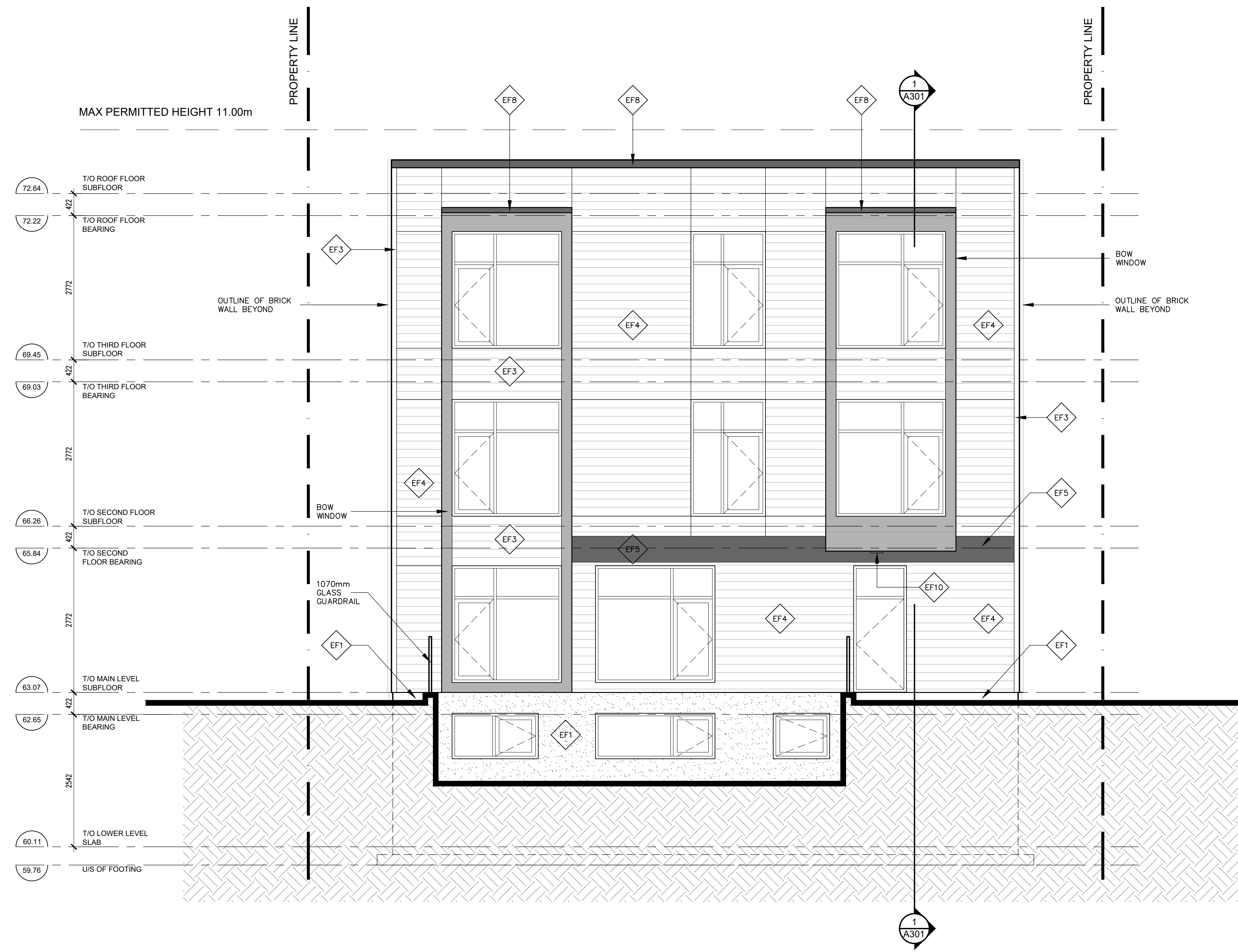
DRAWING TITLE

FRONT ELEVATION

PROJECT NO. 0413 DATE NOV. 29, 2022

**A200**

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2023-02-23  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

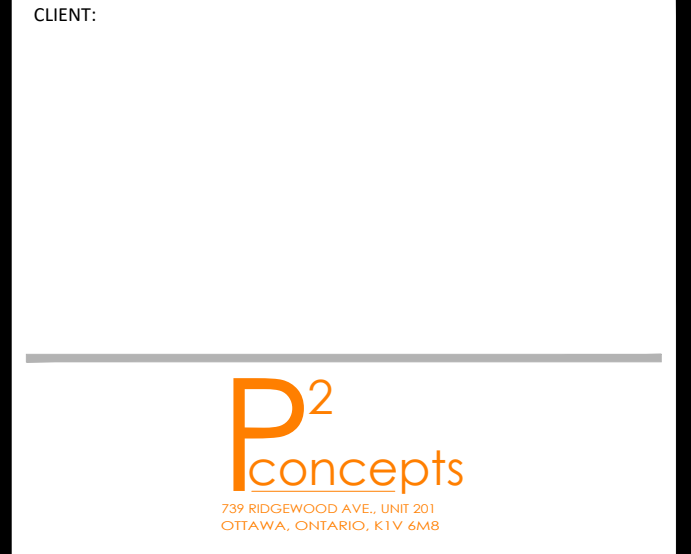


1 REAR (EAST) ELEVATION  
SCALE = 1/50

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Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2023-02-23  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



No.	REVISIONS	BY	DATE
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03	FOR DISTRIBUTION	PE	NOV. 24 2021
02	FOR REVIEW	PE	MAR. 24 2021
01	FOR REVIEW	PE	MAR. 12 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS  
 PLANNER  
 LANDSCAPE  
 CIVIL  
 GEOTECHNICAL

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.E.

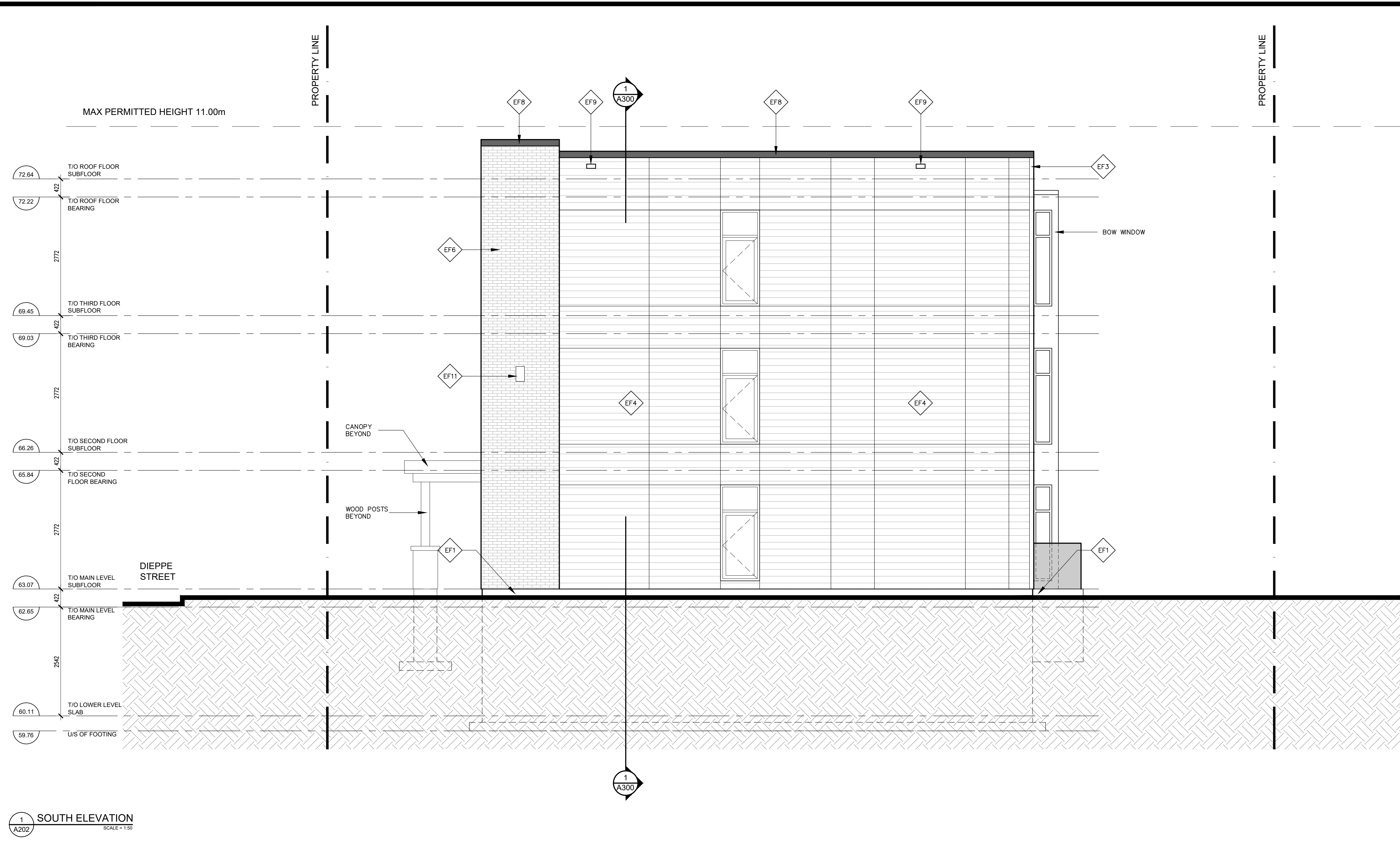
PROJECT 391 DIEPPE STREET

DRAWING TITLE REAR ELEVATION

PROJECT NO. 0413  
 DATE NOV. 29, 2022

A201





1 SOUTH ELEVATION  
SCALE = 1/32

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CLIENT:

**P<sup>2</sup> concepts**  
139 WOODBINE AVE., UNIT 205  
OTTAWA, ONTARIO K1V 6K6

No.	REVISIONS	BY	DATE
05	FOR PERMIT	PE	NOV. 29 2022
04	FOR REVIEW	PE	FEB. 01 2022
03	FOR DISTRIBUTION	PE	NOV. 24 2021
02	FOR REVIEW	PE	MAR. 24 2021
01	FOR REVIEW	PE	MAR. 12 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS

PLANNER

LANDSCAPE

CIVIL

GEOTECHNICAL

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.E.

PROJECT

391 DIEPPE STREET

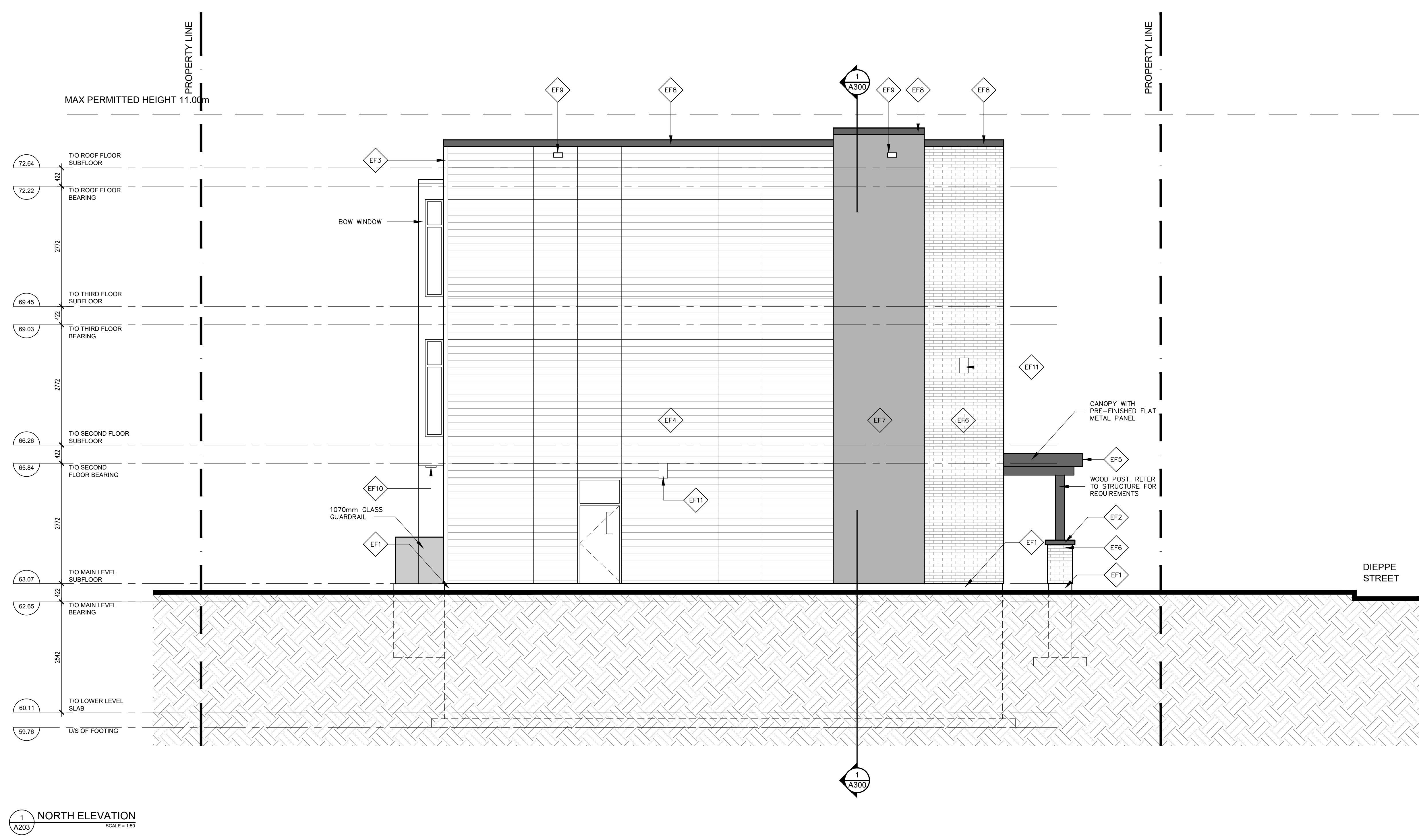
DRAWING TITLE

SOUTH ELEVATION

PROJECT NO. 0413 DATE NOV. 29, 2022

**A202**

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2023-02-23  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



1 NORTH ELEVATION  
SCALE = 1/32

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**Committee of Adjustment**  
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CONSULTING ENGINEERS

PLANNER

LANDSCAPE

CIVIL

GEOTECHNICAL

DESIGNED BY: P.E.      DRAWN BY: P.E.      APPROVED BY: P.E.

PROJECT

391 DIEPPE STREET

DRAWING TITLE

NORTH ELEVATION

PROJECT NO. 0413

DATE NOV. 29, 2022

A203