



ZONE: R4-UD

BUILDING TYPE: LOW-RISE APARTMENT DWELLING, 8 UNITS
LOT AREA: 305m²
FRONT YARD LANDSCAPED AREA: 25m² (>35% OF FRONT YARD)
REAR YARD LANDSCAPED AREA: 55m² (48m² MIN. = 6m² per unit)

MINIMUM LOT WIDTH: 10m (10m ACTUAL)
MINIMUM LOT AREA: 300m² (305m² ACTUAL)
MAXIMUM BUILDING HEIGHT: 11m (11m ACTUAL)
MINIMUM FRONT YARD SETBACK: 4.5m (3.5m ACTUAL = AVERAGE OF ADJACENT LOTS)
MINIMUM CORNER SIDE YARD SETBACK: 4.5m (N/A)
MINIMUM REAR YARD SETBACK: 7.5m (9m ACTUAL = 30% OF LOT LENGTH)
MINIMUM INTERIOR SIDE YARD SETBACK: 1.5m (1.5m ACTUAL)

1 SITE PLAN - PROPOSED
 A002 1 : 100

	<p>no. date revision/issue by</p>	<p>northpoint</p>	<p>professional stamp</p>	<p>project title</p> <p>41 ARLINGTON LOW-RISE APARTMENT</p> <p>address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1</p>	<p>date DECEMBER 22, 2022</p>	<p>1. DO NOT SCALE FROM THIS DRAWING 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL</p>
				<p>drawing title</p> <p>SITE PLAN - PROPOSED</p>	<p>scale 1 : 100</p>	
<p>drawn AP</p>	<p>approved SG</p>					
<p>plot date 23/06/22</p>	<p>job. no. drawing no.</p>					
<p>2209</p>	<p>A002</p>					

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