

ZONE: R3M [1461] S218
SCHEDULE 342 & 343
APARTMENT BUILDING (21 UNITS MAX)
 PARKING LOT LANDSCAPE BUFFER: 2.0M
 WITHIN SCHEDULE 218, PARKING PERMITTED IN FRONT YARD & REQUIRED CORNER SIDE YARD
 SECTION 63 PART - LOT CONTROL APPLIES
 PARKING AREA X: 0.5/DWELLING (NOT REQUIRED FOR FIRST 12 UNITS)
 VISITOR PARKING: 0.1/DWELLING (NOT REQUIRED FOR FIRST 12 UNITS)
 PARKING LANDSCAPE AREA: 15% MINIMUM
 PARKING LANDSCAPE BUFFER ABUTTING STREET: 3M (10-100 SPACES)
 BICYCLE PARKING: NOT REQUIRED (DMB#PLOB0959)

MIN FRONT YARD: 5.5M
 MAX BUILDING HEIGHT: 11M
 MIN SIDE YARD: 4.5M
 REAR YARD: 17.42M (30% LOT DEPTH)
 MIN REAR YARD: TBC
 MIN CORNER YARD: TBC

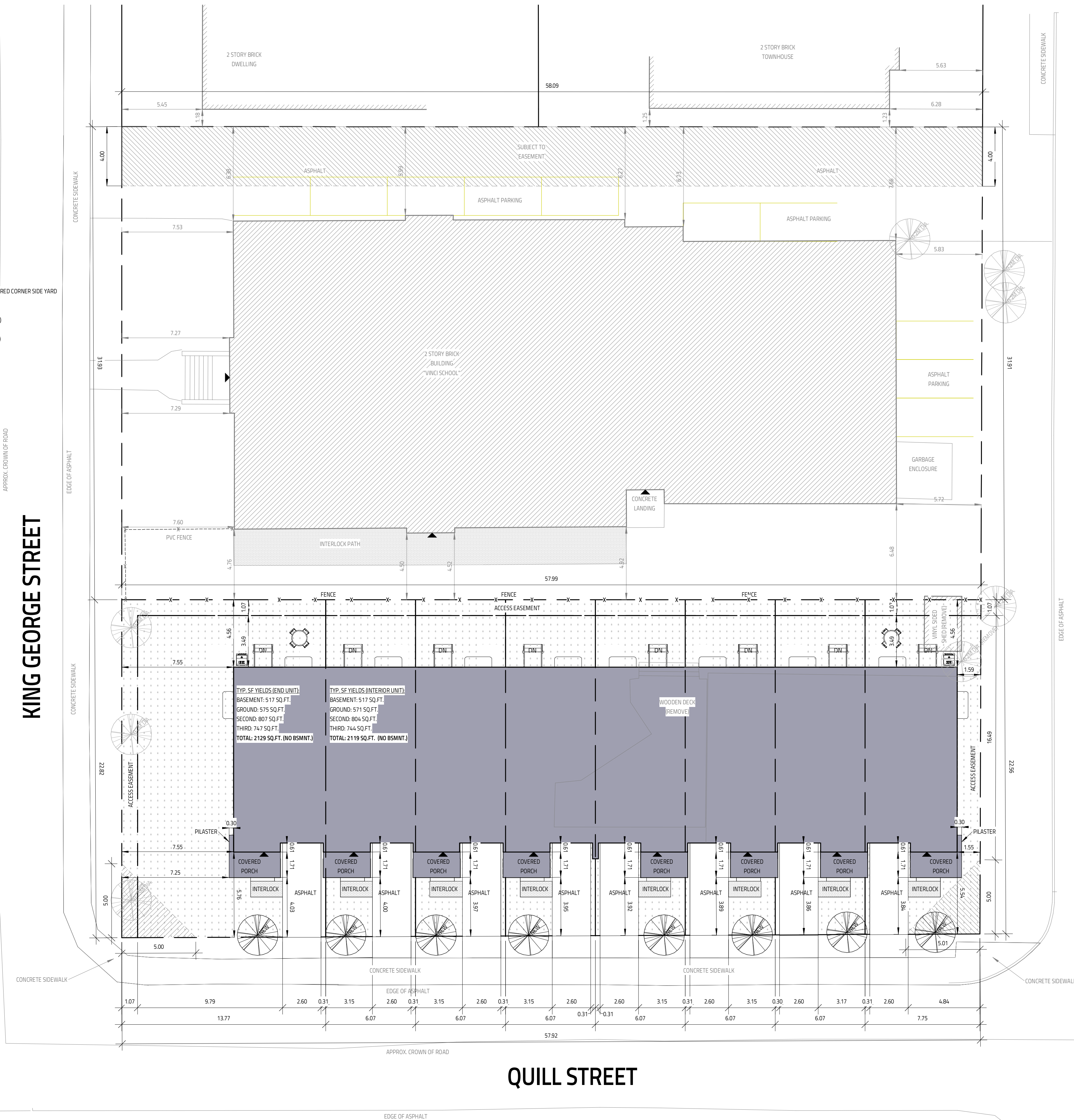
ZONE: R3M [1461] S218
SCHEDULE 342 & 343
TOWNHOUSE BLOCKS
 MIN LOT WIDTH: 6M
 MIN LOT AREA: 180 SQ.M.
 MAX BUILDING HEIGHT: 10M (11M IF ROOF SLOPE >= 12)
 MIN FRONT YARD: 6M (5.87M NEIGHBOURS AVERAGE)
 MIN CORNER YARD: 4.5M
 MIN REAR YARD: 5.67M (25% LOT DEPTH)
 MIN CORNER REAR YARD: 4.0M (SECTION 144 (5/8))
 MIN SIDE YARD: 1.2M
 MIN FRONT YARD LANDSCAPING: 30%
 MAX DRIVEWAY WIDTH: 2.6M

***SITE PLAN PREPARED USING SURVEY
 PREPARED BY ANNIS O'SULLIVAN, VOLLEBECK
 LTD. SIGNED AND DATED AUGUST 12, 2022***

KING GEORGE STREET

GLYNN AVE.

QUILL STREET



GENERAL NOTES:
 - E. & O.E.
 - THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
 - DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE W/ THE O.B.C. 2012 ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
 INDIVIDUAL BCIN: 41176

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

NO.	REVISION	DATE
8	BUILDING POSITION ADJ FOR HERITAGE APP.	OCTOBER 20, 2023
7	3D 2/FINAL DESIGN ISSUED	AUGUST 21, 2023
6	3D 1/FISSUED	AUGUST 11, 2023
5	3D ISSUED	JULY 28, 2023
4	3D ISSUED	JULY 10, 2023
3	3D ISSUED	JUNE 14, 2023
NO.	REVISION	DATE

PROJECT:
 149 KING GEORGE ST.
 8 UNIT TOWNHOUSE BLOCK

LOCATION:
 OTTAWA, ON



DATE DRAWN		SCALE	
DATE DRAWN	JUN 5, 2023	SCALE	1:150
DRAWN BY	BN	FILE NAME	423-00275
CHECKED BY	SG	DWG. NO.	A0.1