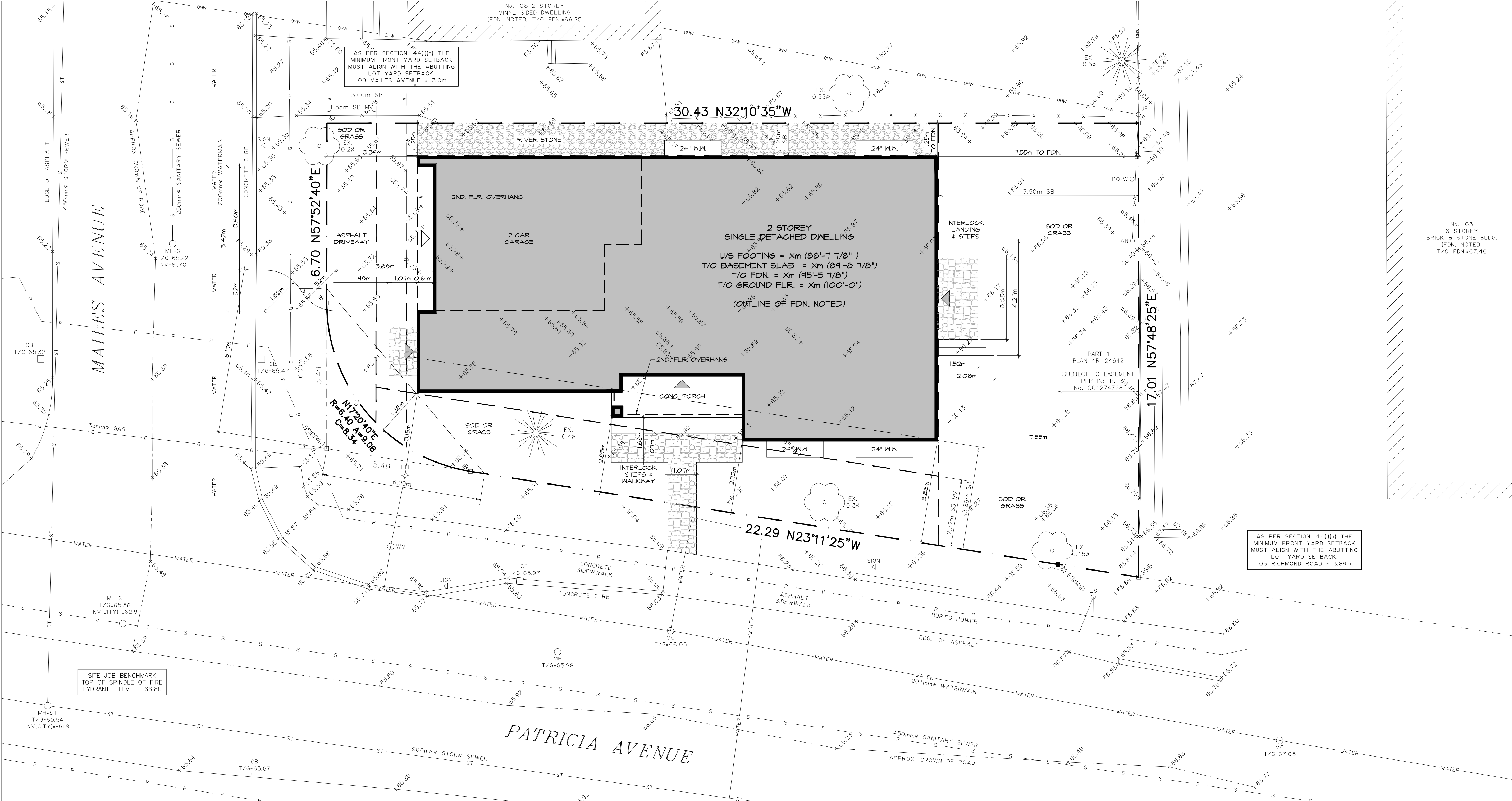


LEGAL DESCRIPTION LOT 74 REGISTERED PLAN No. 400 P.L.N. 04021-0100 CITY OF OTTAWA	SURVEY PREPARED BY: FARLEY, SMITH & DENIS SURVEYING LTD. ONTARIO LAND SURVEYORS DATED: 3 FEBRUARY 2022		
	ZONING BY-LAW 2008-280 R1S SECTION 138 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT		
112 MAILES AVENUE - SINGLE FAMILY DWELLING			
PERFORMANCE STANDARD	BY-LAW REQUIRED	PROVIDED - LOT A	MV REQ.
MAILES AVE. FRONTAGE STREETSCAPE ANALYSIS FRONT FACING GARAGE / CARPORT	CHARACTER GROUP A NOT PERMITTED FRONT FACING GARAGE	FRONT FACING GARAGE	MV REQ.
MAILES AVE. FRONTAGE STREETSCAPE ANALYSIS ACCESS / DRIVEWAY / PARKING	CHARACTER GROUP B PERMITTED SINGLE DRIVEWAY	DOUBLE DRIVEWAY	MV REQ.
MAILES AVE. FRONTAGE STREETSCAPE ANALYSIS PRINCIPAL ENTRY LOCATION	CHARACTER GROUP A DOOR FACES FRONT LOT LINE / STREET	FRONT FACING DOOR	
PATRICIA AVE. FRONTAGE STREETSCAPE ANALYSIS FRONT FACING GARAGE / CARPORT	CHARACTER GROUP A NOT PERMITTED FRONT FACING GARAGE	NO FACING GARAGE	
PATRICIA AVE. FRONTAGE STREETSCAPE ANALYSIS ACCESS / DRIVEWAY / PARKING	CHARACTER GROUP C PERMITTED DOUBLE DRIVEWAY	NO DRIVEWAY	
PATRICIA AVE. FRONTAGE STREETSCAPE ANALYSIS PRINCIPAL ENTRY LOCATION	CHARACTER GROUP A DOOR FACES CORNER LOT LINE / STREET	FRONT FACING DOOR	

PERFORMANCE STANDARD	BY-LAW REQUIRED	PROVIDED - LOT A	MV
MINIMUM LOT DEPTH	NR	30.55 m	
MINIMUM LOT WIDTH	12.0 m	11.84 m	MV REQ.
MINIMUM LOT AREA	360.0 sq.m	439.17 sq.m	
MAXIMUM BUILDING HEIGHT (I)	8.0 m	± 7.82 m	
MINIMUM FRONT YARD SETBACK (II)	3.0 m	1.85 m	MV REQ.
MINIMUM FRONT YARD AREA	NR	36.55 sq.m	
MINIMUM FRONT YARD LANDSCAPE AREA (III)	14.63 sq.m (40%)	14.91 sq.m (40.76%)	
MINIMUM CORNER YARD SETBACK (II)	3.84 m	2.57 m	
MINIMUM CORNER YARD AREA	NA	63.62 sq.m	
MINIMUM CORNER YARD LANDSCAPE AREA (IV)	25.45 sq.m (40%)	50.83 sq.m (74.90%)	
MINIMUM INTERIOR SIDE YARD SETBACK	1.20 m	1.20 m	
MINIMUM REAR YARD SETBACK (V)	7.50 m	7.50 m	
MINIMUM REAR YARD AREA	NR	124.08 sq.m	
MAXIMUM DRIVEWAY WIDTH - MAILES AVE.	3.0 m	5.42 m	MV REQ.
MAXIMUM DRIVEWAY WIDTH - PATRICIA AVE.	6.0 m	NA	
I BUILDING HEIGHT CALCULATED FROM THE EXISTING AVERAGE GRADE PRIOR TO ANY SITE ALTERATIONS. II FRONT / CORNER YARD SETBACK IS THE AVERAGE OF THE ADJACENT LOTS EXISTING SETBACK, BUT NEED NOT EXCEED THE MIN. REQUIRED FOR SUBZONE & NO CLOSER THAN 15m. III FRONT YARD SOFT LANDSCAPE AREA IS MINIMUM OF 40% OF THE FRONT YARD AREA IV CORNER YARD SOFT LANDSCAPE AREA IS MINIMUM OF 40% OF THE CORNER YARD AREA			
EXISTING AVERAGE GRADE CALCULATION - TO BE CONFIRMED BY SURVEYOR OR CIVIL			
FRONT EXISTING GRADE	65.74 m - LEFT	66.13 m - RIGHT	65.74 m
REAR EXISTING GRADE	65.50 m - LEFT	65.80 m - RIGHT	

BUILDING INFORMATION			
FOOTPRINT			
FOUNDATION AREA	O/S FOUNDATION	191.24 sq.m	(2085.55 sq.ft)
		186.96 sq.m	(2012.42 sq.ft)
BASEMENT AREA	O/S FOUNDATION	131.53 sq.m	(1430.40 sq.ft)
BASEMENT AREA	I/S FOUNDATION	122.83 sq.m	(1322.14 sq.ft)
BASEMENT AREA	I/S FRAMING	14.54 sq.m	(155.45 sq.ft)
BASEMENT AREA	O/S FRAMING	40.91 sq.m	(440.56 sq.ft)
GROUND FLOOR AREA	O/S CLADDING	181.35 sq.m	(1952.23 sq.ft)
GROUND FLOOR AREA	O/S FRAMING	172.63 sq.m	(1858.15 sq.ft)
GROUND FLOOR AREA	I/S FRAMING	164.15 sq.m	(1766.86 sq.ft)
GROUND FLOOR AREA - NO GARAGE	O/S CLADDING	130.39 sq.m	(1404.00 sq.ft)
GROUND FLOOR AREA - NO GARAGE	O/S FRAMING	131.68 sq.m	(1417.42 sq.ft)
GROUND FLOOR AREA - NO GARAGE	I/S FRAMING	123.24 sq.m	(1327.05 sq.ft)
GROUND FLOOR AREA - NO GARAGE / STAIR	I/S FRAMING	18.83 sq.m	(203.94 sq.ft)
SECOND FLOOR AREA	O/S CLADDING	188.81 sq.m	(2052.34 sq.ft)
SECOND FLOOR AREA	O/S FRAMING	183.42 sq.m	(1974.31 sq.ft)
SECOND FLOOR AREA	I/S FRAMING	175.18 sq.m	(1885.19 sq.ft)
SECOND FLOOR AREA - NO STAIR / OPEN	I/S FRAMING	162.64 sq.m	(1751.19 sq.ft)



2 SITE PLAN
SCALE: 1:75

P² concepts

739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

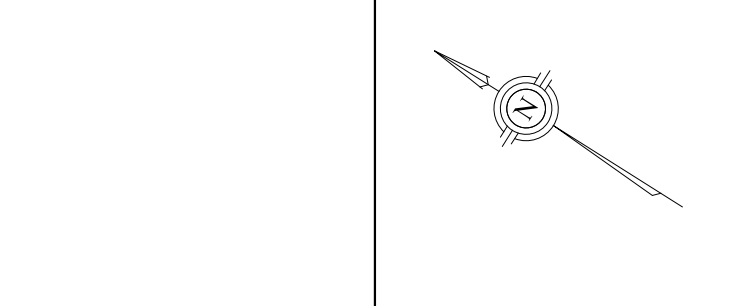
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS.

2	PLANNER REVISIONS	2022.07.12
1	PLANNER REVISIONS	2022.06.06

NO.	REVISION	DATE
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SEAL: NORTH:



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 design the work shown on the attached documents.

Qualification Information
Required unless design is exempt under Div. C-3.2.5.1. of the building code

Name Signature BCIN

Registration Information
Required unless design is exempt under Div. C-3.2.4.1. of the building code

Firm Signature BCIN

MAILES CUSTOM HOME
112 MAILES AVENUE
OTTAWA, ONTARIO, K1Z 6V6

DRAWING:
LOCATION MAP & SITE PLAN
ZONING INFORMATION
BUILDING INFORMATION

DATE:	FEBRUARY 2022	SHEET NO.:
SCALE:	AS NOTED	
DRAWN:	PK	
CHECKED:	PR	
JOB NO.	0459	

SP1