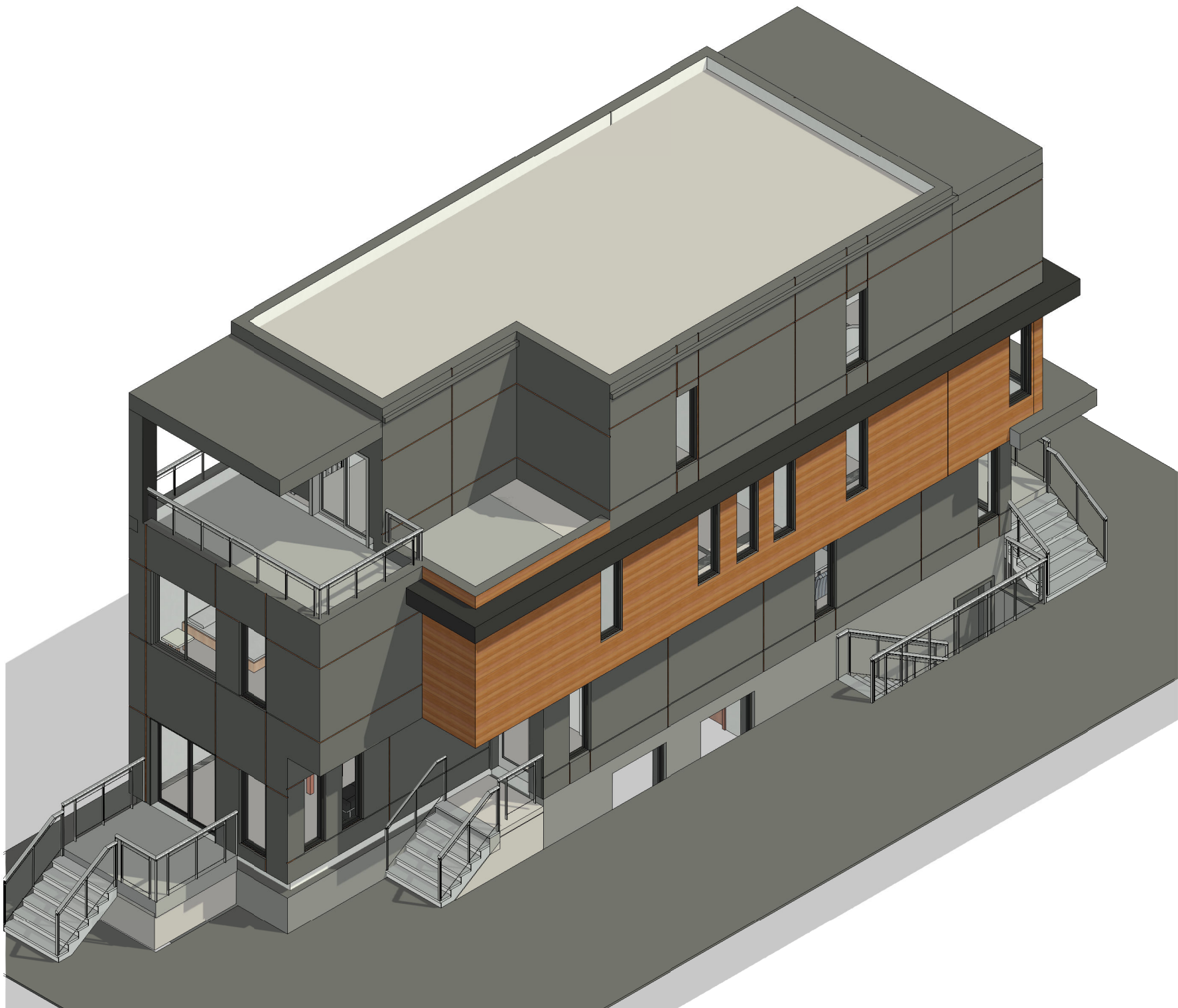
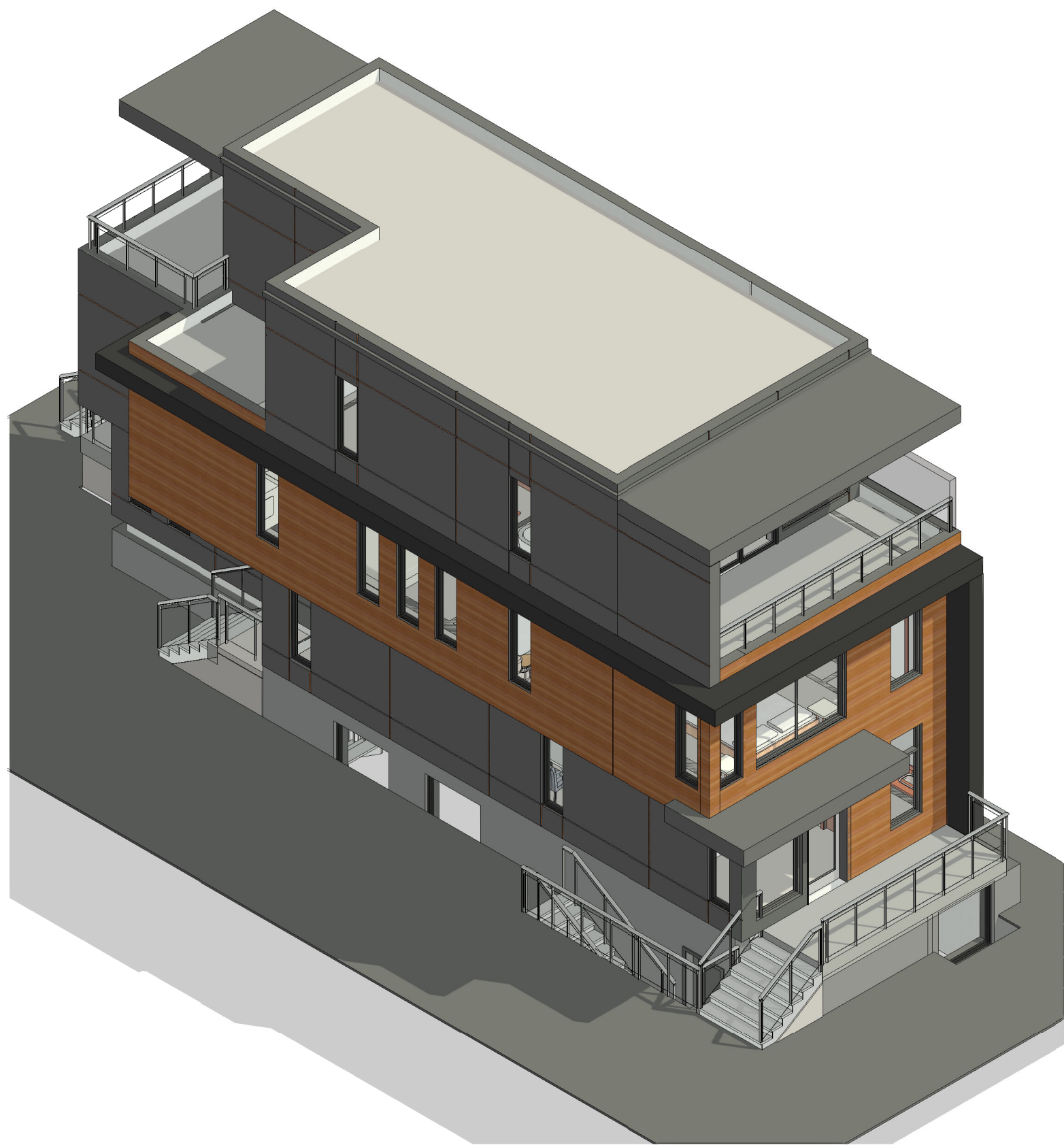


1 SITE PLAN
1 : 100



527 CHAPEL ST.			
SITE PLAN OF SURVEY THE SOUTH HALF OF LOT 41 (East Chapel Street) REGISTERED PLAN 33878, CITY OF OTTAWA		SURVEY INFO TAKEN FROM THE SOUTH HALF OF LOT 41 (East Chapel Street) REGISTERED PLAN 33878, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. COMPLETED JANUARY 19, 2022	
R4UB[480]- RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: 3 STOREY SINGLE DETACHED DWELLING			
ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	225 m²	270.07 m²	
B) MINIMUM LOT WIDTH	7.5 m	8.85 m	
C) MINIMUM LOT DEPTH	N/A	30.53 m	
D) MINIMUM FRONT YARD SET BACK (SETBACK OF NEIGHBOURH)	6.23 m + 2.48 m = 4.36 m	4.79 m (3rd floor) 2.25 m (1st and 2nd floors)	Compliant Minor variance
E) MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m / 0.6 m	1.274 m & 0.61	
F) MINIMUM REAR YARD SET BACK	%30 of 30.48 m = 9.144 m	9.394 m	
G) MAXIMUM BUILDING HEIGHT	10 m	10.8 m	Minor variance
H) FRONT YARD, SOFTSCAPING PERCENTAGE	%20	%21.6	
AVERAGE GRADE: CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES AVERAGE GRADE : 69.225m (69.23m + 69.05m + 69.29m + 69.33m) /4		BUILDING AREAS BASEMENT 113.2 m² GROUND FLOOR 105 m² SECOND FLOOR 126.1 m² THIRD FLOOR 82.7 m² TOTAL 427 m²	

527 CHAPEL ST.
NEW 3 STOREY
SINGLE DETACHED DWELLING