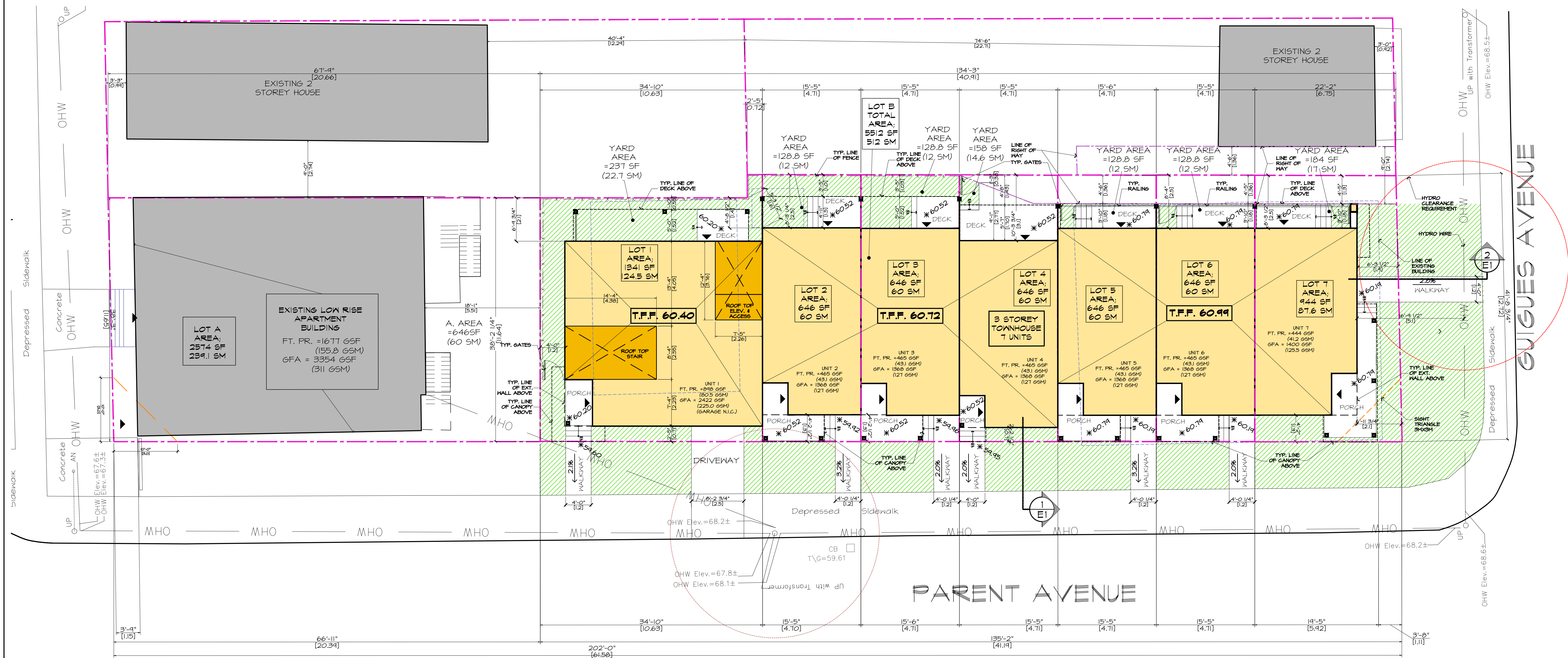


SURVEY INFO:

SURVEY INFORMATION
TAKEN FROM SURVEY OF
LOT 10, PLAN 42482.
PREPARED BY ANNIS,
O'SULLIVAN, VOLLEBEK LTD.

Zoning By-law 2008-250: R4S – Residential Fourth Density, Subzone S		
73-77 Guigues Avenue – Proposed Townhouse Dwelling		
Performance Standard	Required	Provided
Min. Lot Area	165m ²	124.5 - 60m ²
Max. Building Height	10m	10m
Max. Parapet Projection	0.3m above building height	0.9m
Roof-Top Access	- Setback 2.4m from the exterior front and rear walls - Max. total area of 10.5m² - not exceed 3m in height	- Setback 0.0m from exterior rear wall 8.4m² and 6.1m² 3.7m
Min. Lot Width	5.6m	4.7m
Min. Front Yard Setback	0.9m	1.9m
Min. Corner Side Yard Setback	3m	0.7m
Min. Interior Yard Setback	1.2m	1.6m
Min. Rear Yard Setback	1.2m	1.2m
Min. Interior Yard	3.8m width, 9.3m depth	1.6m width, 9.3m depth
Max. Driveway Width	3m	2.5m
Max. Walkway Width	1.25m	1.2m
Entranceway Patterns	- Principal entranceways face the front lot line. - In this case, the front lot line abuts Guigues Ave.	Principal entranceways do not face the front lot line for units 1 to 6.
Porch (Corner Yard)	2m, but no closer than 1m from any lot line	Units 1-7: 0.7m, 0.0m to corner lot line
Covered Balcony (Rear Yard)	2m, but no closer than 1m from any lot line	Unit 1: 1.5m, 0.5m to lot line Units 2-4: 1.5m, 1.0m to lot line Units 5-7: 0.0m, 1.3m from lot line
Steps	no closer than 0.6m to a lot line	Units 1-6: 0.0m to corner lot line Unit 7: 1.1m to front lot line
Canopy	1.8m, but not closer than 0.6m to a lot line	Units 1-7: 0.7m, 0.0m to corner lot line
Heritage Overlay General Provision	Where a building is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction.	Existing dwelling not being rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction.

HD & P

MODERN | INTELLIGENT
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2017
HOUSING DESIGN
AWARDS WINNER

170 MAIN STREET
OTTAWA, ON K1S 1C2
(613) - 232 9081
www.HDandP.ca

Client contact information:
11258770 Canada Inc.
(attn: Jesse George)
5 - 222 Argyle Avenue,
Ottawa, ON, K2P 1B4
Tel: 819.210.4983

REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES

INDIVIDUAL BCIN:	22155
FIRM BCIN:	24158

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND /OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS

CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.

DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

SYMBOL LEGEND	
	LINE OF FENCE
	HOSE BIB
	GAS BIB
	METER (G=GAS H=HYDRO)
	SMOKE & CO. DETECTOR
	FAN EXHAUST
	FIRE ALARM
	EMERGENCY LIGHTS
	REGISTER IN FLOOR
	REGISTER ABOVE
	ELECTRICAL PANEL
	FLOOR DRAIN
	AIR BARRIER
	AIR / VAPOUR BARRIER
	SEALANT FOR MEMBRANE

22	CITY COMMENTS	2019-09-19
21	CITY COMMENTS	2019-09-17
20	CITY COMMENTS	2019-09-12
No.		DATE

PROJECT TITLE:

73 GUIGUES AVENUE
OTTAWA, ON.

DRAWING TITLE:

SITE PLAN
CONTEXT MAP
GENERAL NOTES

PROJECT No. : 2018-14

DATE: 2018-03-05	DWG No:
CHECKED BY: J.H.	A1
DWG BY: L.T.	