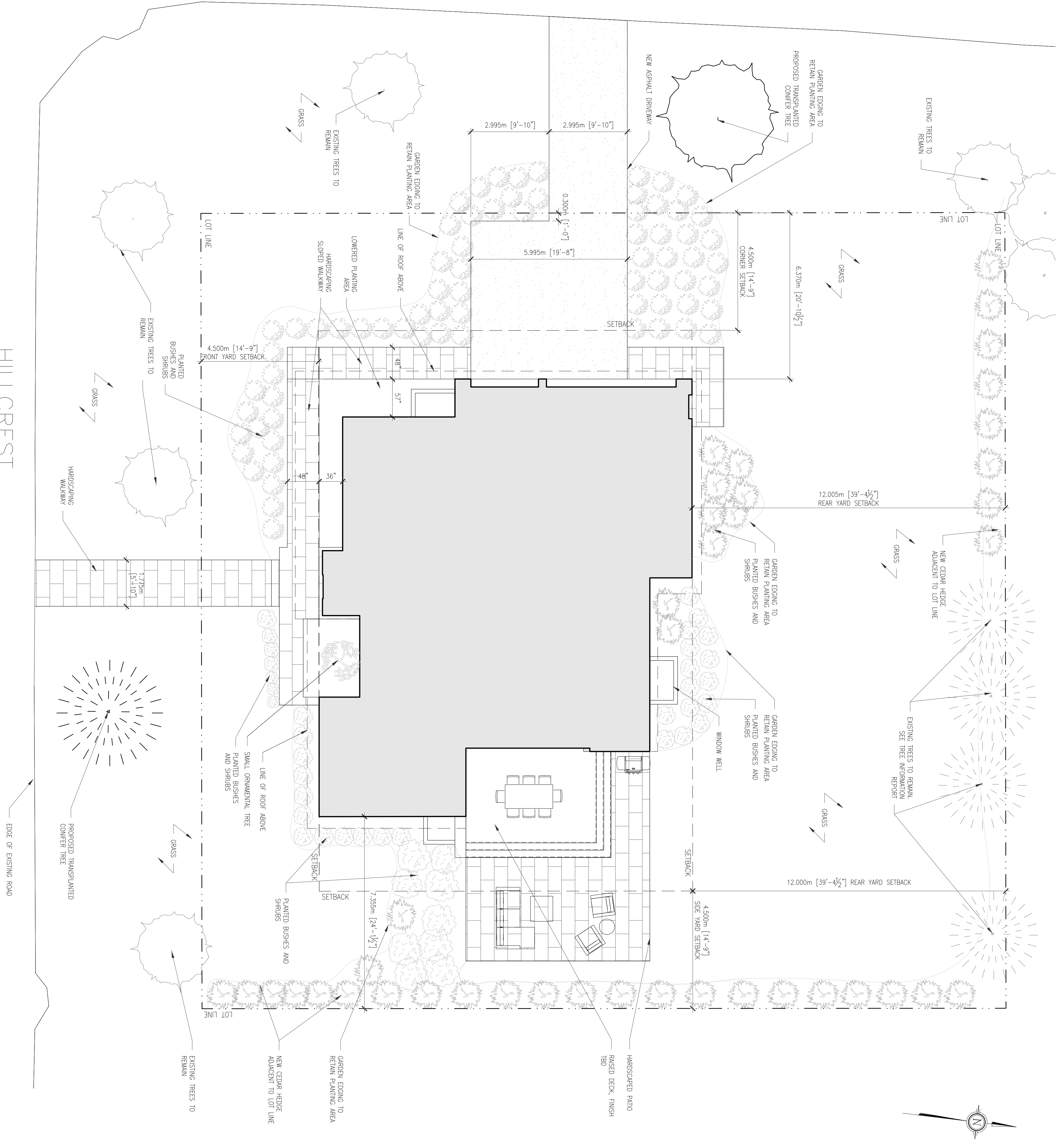


MONTAGU

HILLCREST



	Allowable	Proposed
Lot width	30m (min.)	30.48m
Lot area	Min. 1110m <sup>2</sup> (11,947.94 ft <sup>2</sup> )	938.91m <sup>2</sup> (10,106.4ft <sup>2</sup> )
Building height	Max. 8.5m	8.5m
Front yard setback	Min. 4.5m	4.5m
Side yard setback	Min. 4.5m	7.35m
Rear yard setback	Min. 4.5m	6.37m
Lot coverage - 25%	Min. 12.0m	12.0m
FSI - 35%	234.73m <sup>2</sup> (2,526.6 ft <sup>2</sup> )	188.44m <sup>2</sup> (2027.4 ft <sup>2</sup> )
Width of vehicular access	328.62m <sup>2</sup> (3537.2 ft <sup>2</sup> )	321.37m <sup>2</sup> (3459.2ft <sup>2</sup> )
Max. 3.05m (10 ft) access		
Max. 6.1m (20 ft) combined access		
Width of vehicular access	Max. 3.05m (10 ft)	3.00m (9.84ft)
Max. 6.1m (20 ft) combined access		

PROPOSED SITE PLAN

A100

25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

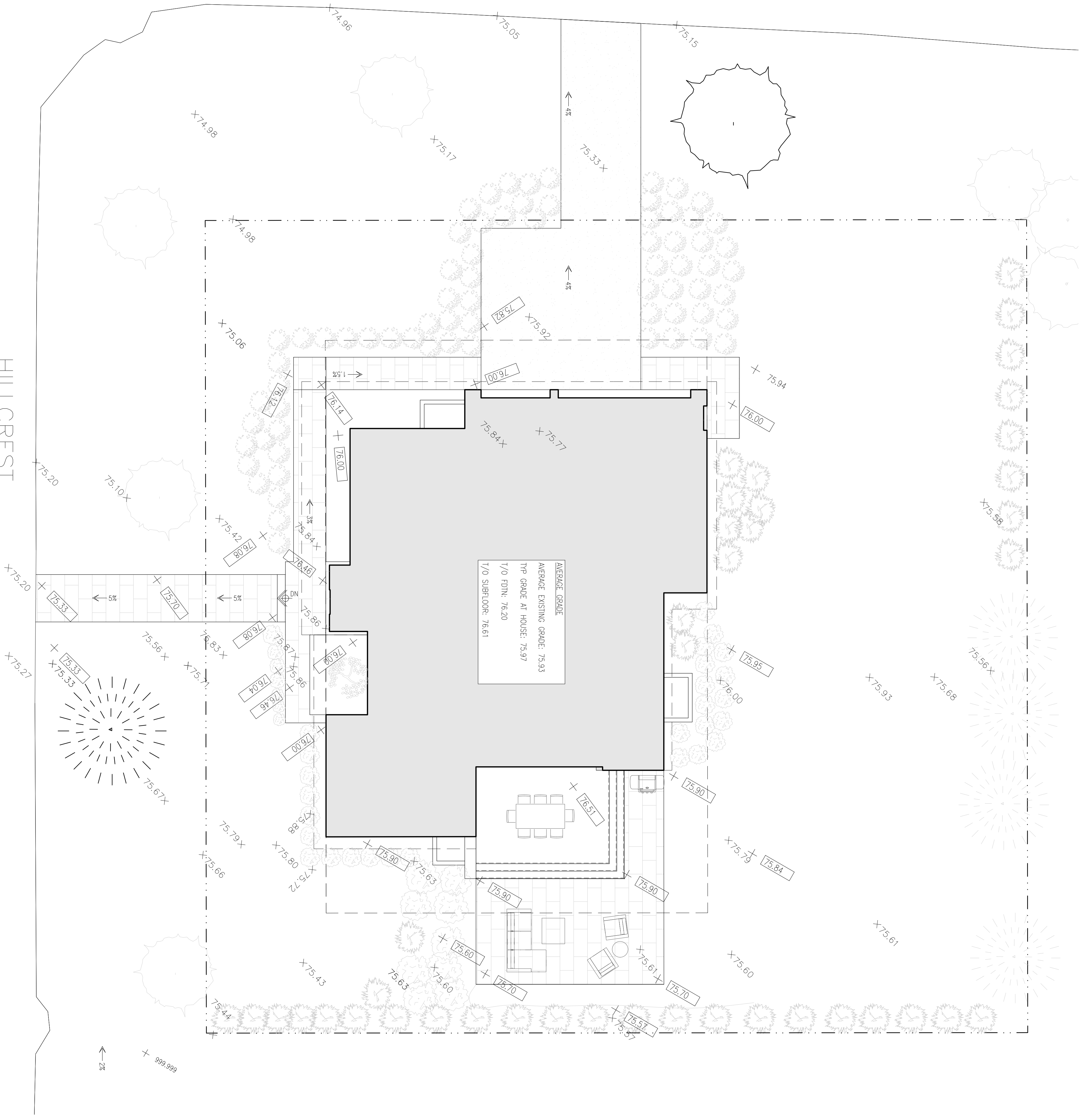
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DATE & ISSUE
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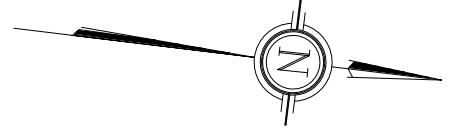
PLOTNONPLOT

MONTAGU

HILLCREST



AVERAGE GRADE  
 TYP GRADE AT HOUSE: 75.93  
 T/O FINN: 76.20  
 T/O SUBFLOOR: 76.61



PROPOSED SPOT ELEVATION  
 (meters if no units)
   
 EXISTING SPOT ELEVATION  
 (meters if no units)
   
 PROPOSED SURFACE SLOPE
   
 DN  
 STAIR / RAMP ARROW
   
 1:12

PROPOSED GRADING PLAN

A101

25001 Plissé  
 275 HILLCREST ROAD  
 OTTAWA ONTARIO

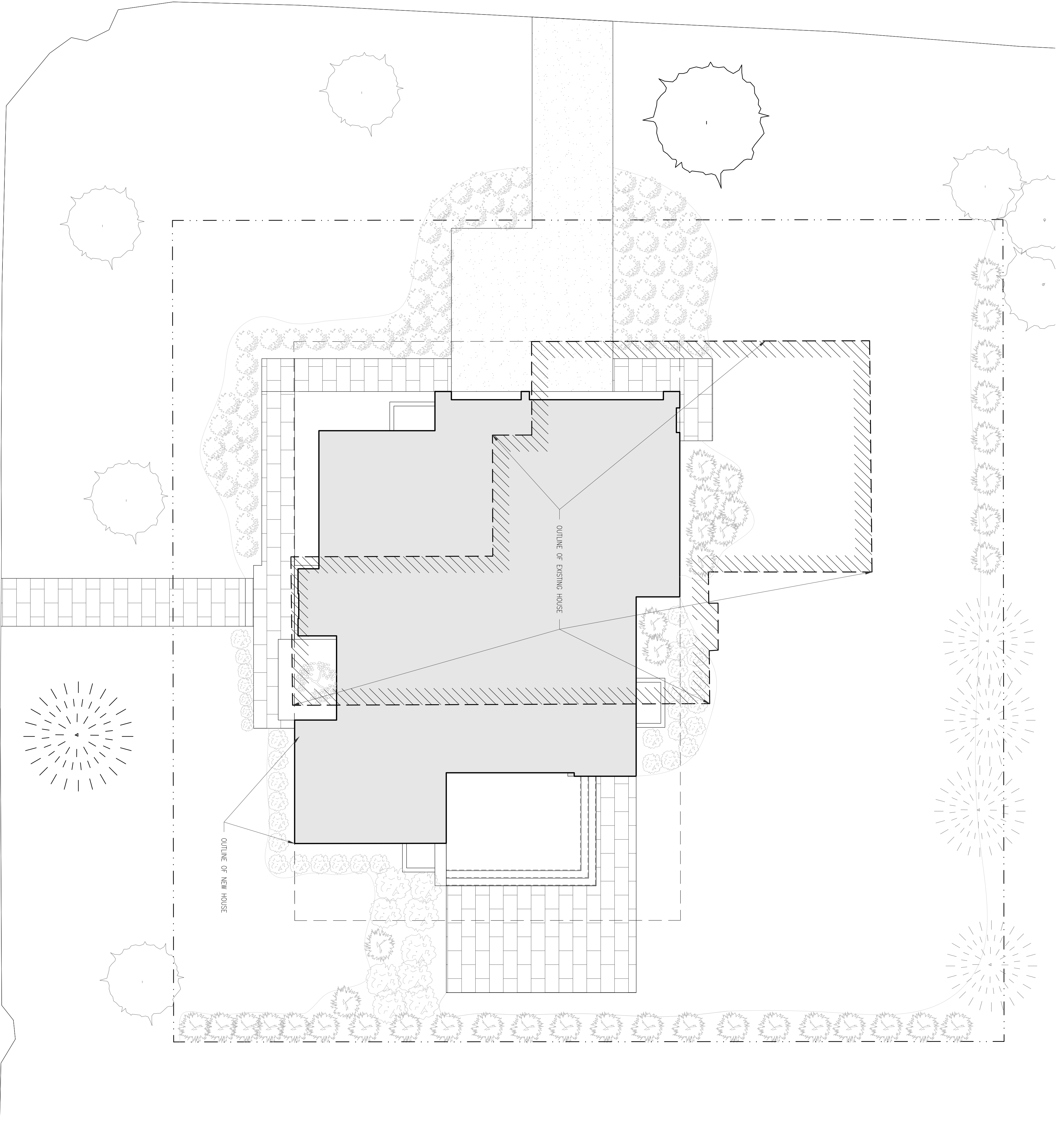
SCALE 1/4"=1'-0" UNO

DATE	ISSUE

**PLOTNON10**

MONTAGU

HILLCREST



	Allowable	Existing	Proposed
Lot width	30m (98ft)	30.48m	30.48m
Lot area	Min. 11100m <sup>2</sup> (11,947,34 ft <sup>2</sup> )	938,91m <sup>2</sup> (10,106,4ft <sup>2</sup> )	938,91m <sup>2</sup> (10,106,4ft <sup>2</sup> )
Building height	Max 8.5m	6.45m	8.5m
Front yard setback	Min 4.5m	4.38m	4.5m
Side yard setback	Min 4.5m	12.5m	7.35m
Corner yard setback	Min 4.5m	4.5m	6.37m
Rear yard setback	Min 12m	4.9m	12.0m
Lot coverage - 25%	234,73m <sup>2</sup> (2,526,6 ft <sup>2</sup> )	243,5m <sup>2</sup> (2,621,5 ft <sup>2</sup> )	188,4m <sup>2</sup> (2,027,4 ft <sup>2</sup> )
F31 - 35%	328,62m <sup>2</sup> (3,537,2 ft <sup>2</sup> )	222,1m <sup>2</sup> (2,371,4 ft <sup>2</sup> )	321,37m <sup>2</sup> (3,459,2ft <sup>2</sup> )
Width of vehicular access	Max 3.05m (10 ft)	5.65m (18.5ft)	5.99m (19.7ft)
Width of vehicular access at 10% line	Max 6.1m (20 ft) combined		

LOT COVERAGE NEW VS EXISTING

A102

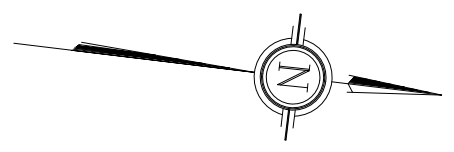
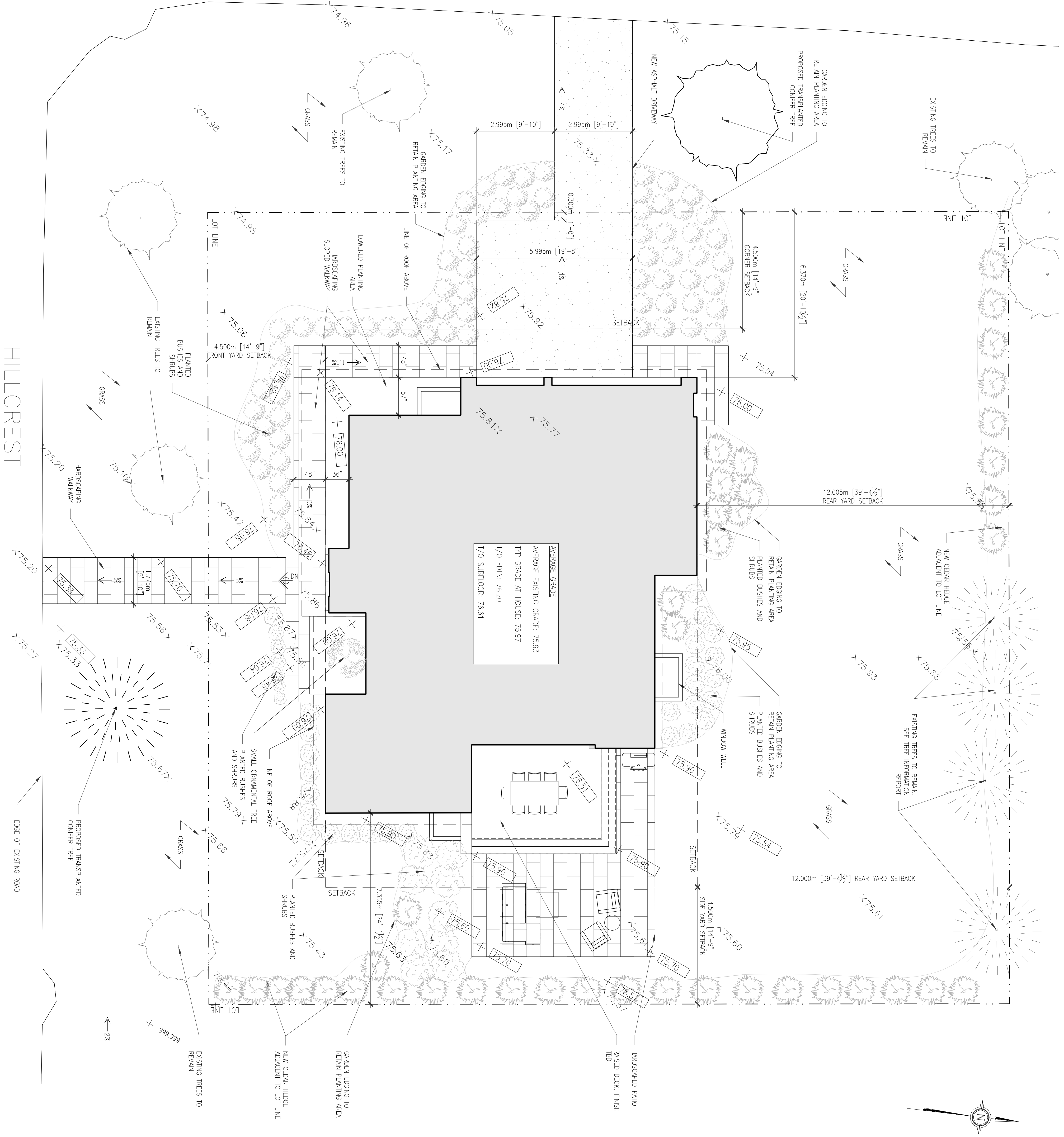
25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

SCALE 1/4"=1'-0" UNO

DATE & ISSUE	1	2	3	4	5	6

**PLOTNON101P**

MONTAGU



	Allowable	Proposed
Lot width	30m (min.)	30.48m
Lot area	Min. 1110m <sup>2</sup> (11,947.94 ft <sup>2</sup> )	938,91m <sup>2</sup> (10,106,4ft <sup>2</sup> )
Building height	Max. 8.5m	8.5m
Front yard setback	Min. 4.5m	4.5m
Side yard setback	Min. 4.5m	7.35m
Corner yard setback	Min. 4.5m	6.37m
Rear yard setback	Min. 12.0m	12.0m
Lot coverage - 25%	234,73m <sup>2</sup> (2,526.6 ft <sup>2</sup> )	188,44m <sup>2</sup> (2,027.4 ft <sup>2</sup> )
FSI - 35%	328,62m <sup>2</sup> (3,537.2 ft <sup>2</sup> )	321,37m <sup>2</sup> (3,459.2ft <sup>2</sup> )
Width of vehicular access	Max. 3.05m (10 ft)	3.00m (9.84ft)
Width of lot	Max. 6.1m (20 ft) combined	

**LEGEND**

- PROPOSED SPOT ELEVATION (meters if no units)
- EXISTING SPOT ELEVATION (meters if no units)
- PROPOSED SURFACE SLOPE
- STAIR / RAMP ARROW

DETAILED LANDSCAPE PLAN

A103

25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

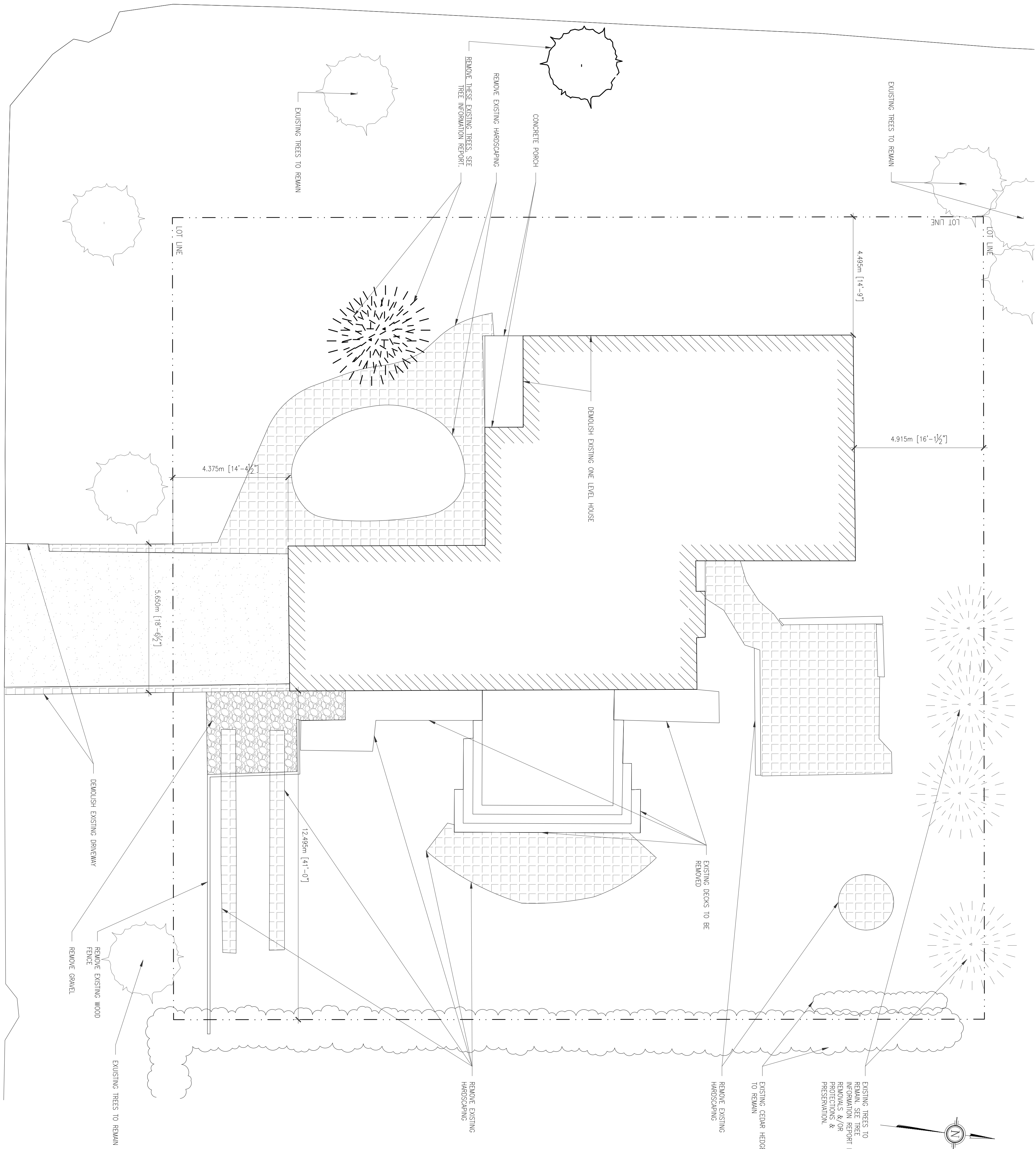
SCALE: 1/4"=1'-0" UNO

DATE & ISSUE	1	2	3	4	5	6
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**PLOT NON PLOT**

MONTAGU

HILLCREST



	Allowable	Existing
Lot width	30m (98ft)	30.48m
Lot area	Min. 1110m <sup>2</sup> (11,947.94 ft <sup>2</sup> )	938,91m <sup>2</sup> (10,106,4ft <sup>2</sup> )
Building height	Max. 8.5m	8.5m
Front yard setback	Min. 4.5m	4.38m
Side yard setback	Min. 4.5m	12.5m
Corner yard setback	Min. 4.5m	4.5m
Rear yard setback	Min. 12m	4.9m
Lot coverage - 25%	234,73m <sup>2</sup> (2,526.6 ft <sup>2</sup> )	243,5m <sup>2</sup> (2,621.5 ft <sup>2</sup> )
F51 - 35%	328,62m <sup>2</sup> (3,537.2 ft <sup>2</sup> )	222,1m <sup>2</sup> (2,111.4 ft <sup>2</sup> )
Width of vehicular access at lot line	Max. 3.05m (10 ft)	Max. 6.1m (20 ft) combined
		5.65m (18.5ft)

DEMOLITION SITE PLAN

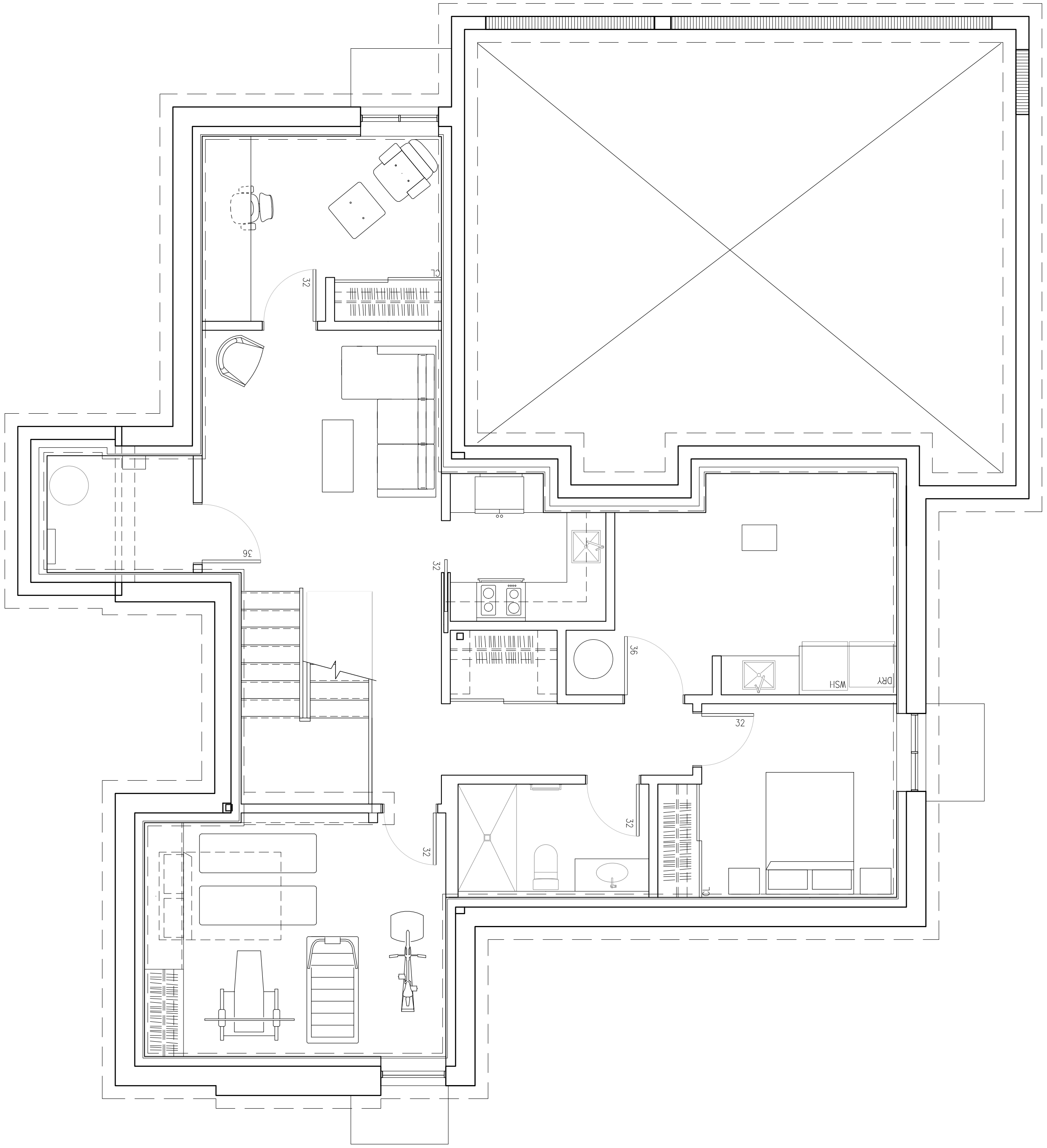
A110

25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

SCALE 1/4"=1'-0" UNO

DATE & ISSUE
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**PLOTNONPLOT**



SEE FRAMING PLANS FOR DIMENSIONS

BASEMENT FLOOR PLAN

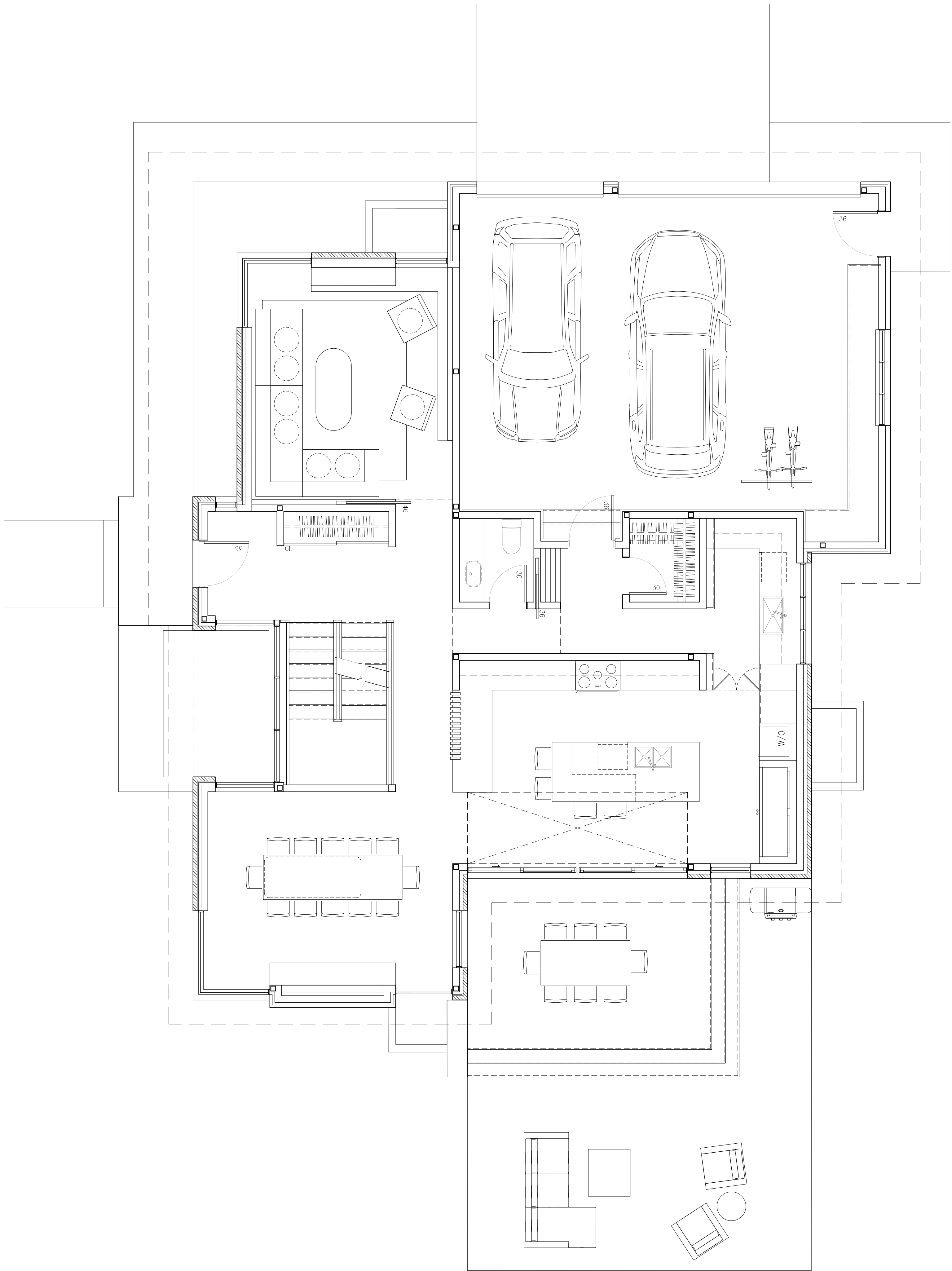
A200

25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

DATE & ISSUE	1	2	3	4	5

SCALE 1/4"=1'-0" UNO

**PLOTNON101P**



FIRST FLOOR PLAN

A210

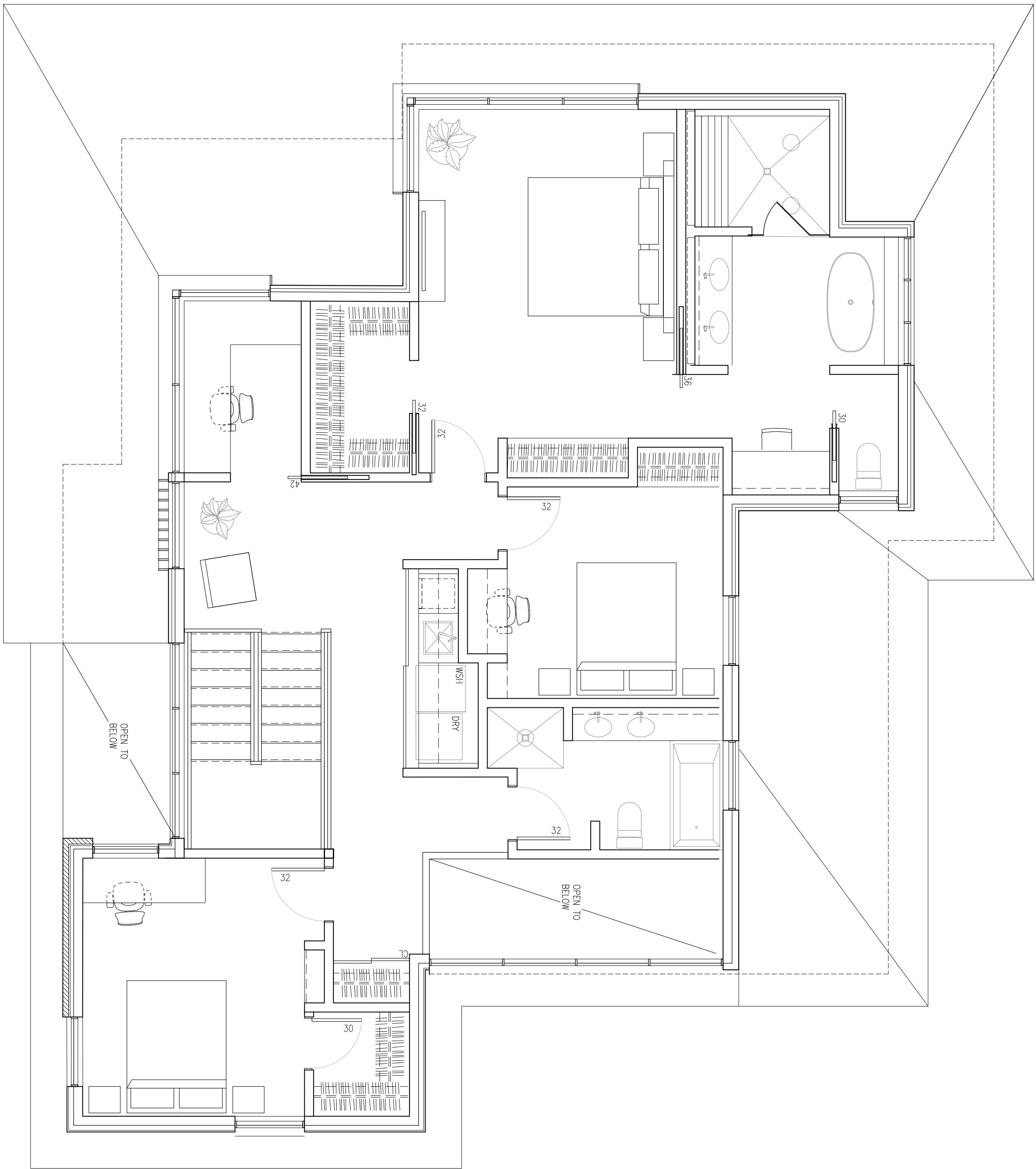
25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

SCALE 1/4"=1'-0" UNO

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**PLOTNONLOT**

SEE FRAMING PLANS FOR DIMENSIONS



SEE FRAMING PLANS FOR DIMENSIONS

SECOND FLOOR PLAN

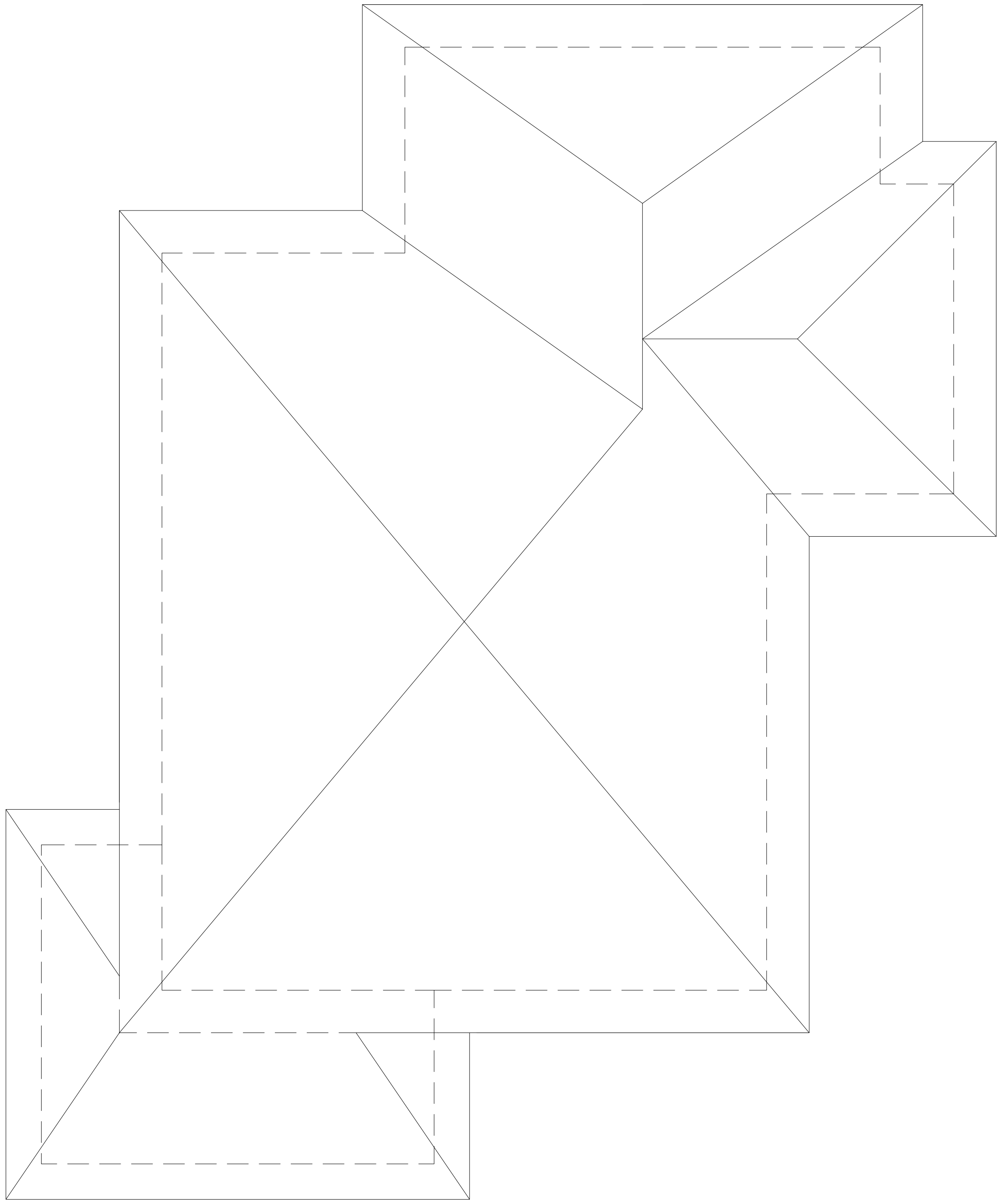
A220

25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

SCALE 1/4"=1'-0" UNO

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**PLOTNONTOP**



SEE FRAMING PLANS FOR DIMENSIONS

ROOF PLAN

A230

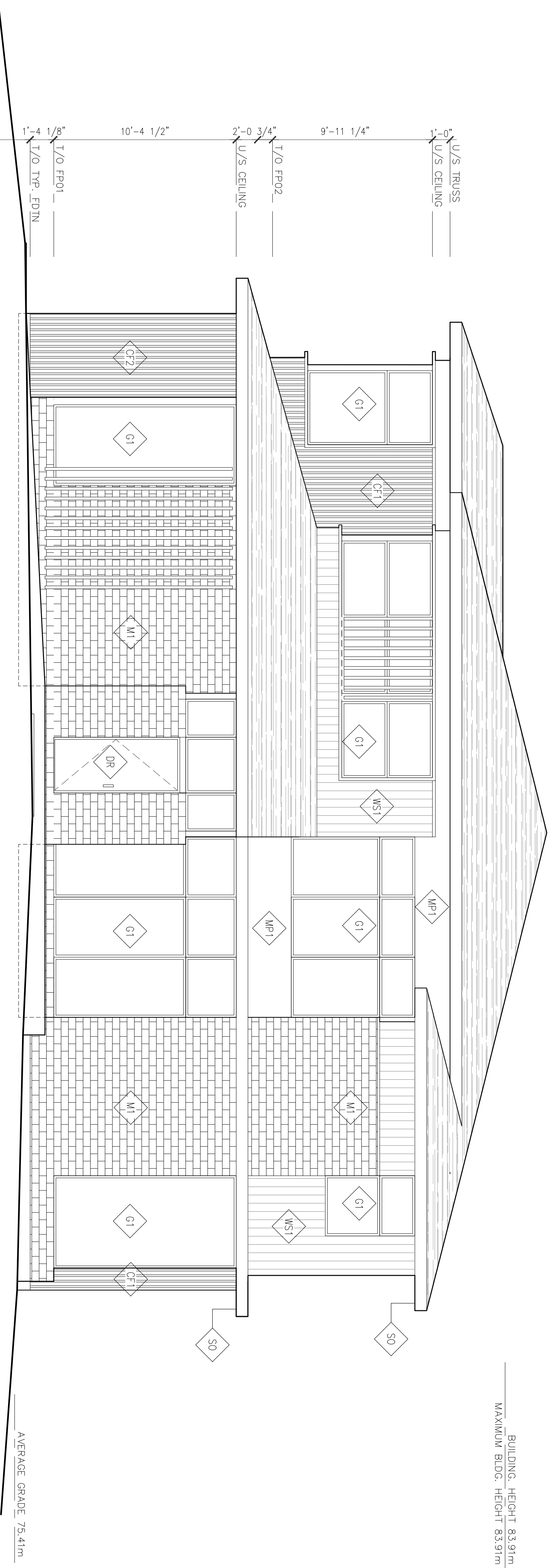
25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

DATE & ISSUE	1	2	3	4	5

SCALE 1/4"=1'-0" UNO

**PLOTNONOTPL**

MI	ARBOREAL - ARCHITECTURAL LINEAR BRICK SERIES
WS1	TEXTIL WOOD PRODUCTS - A00B0 MABLE SERIES MOUNTAIN ASH
CF1	SWISSPARK - GRAVAL SERIES AMBER 723
CF2	SWISSPARK - GRAVAL SERIES ANTHRACITE 3020
MP1	METAL PANEL - CHARCOAL
G1	GLAZING - ALUPROF BLACK ALUMINUM TRIPLE GLAZED WINDOWS
DR	STAINED WOOD FRONT DOOR
GR	PRE-FINISHED BLACK METAL GARAGE DOOR WITH WINDOWS
SO	PRE-FINISHED BLACK METAL HIDDEN VENT SOFFIT



BUILDING HEIGHT 83.91m  
MAXIMUM BLDG HEIGHT 83.91m

AVERAGE GRADE 75.41m

U/S TRUSS 0"  
U/S CEILING 1'-4"  
9'-11 1/4"  
T/O FP02 2'-0 3/4"  
U/S CEILING 2'-0 3/4"  
10'-4 1/2"  
T/O FP01 1'-4"  
T/O TYP. FDN 1'-4"  
8'-7 7/8"  
T/O SLAB-PP00

# PLOTNON10P

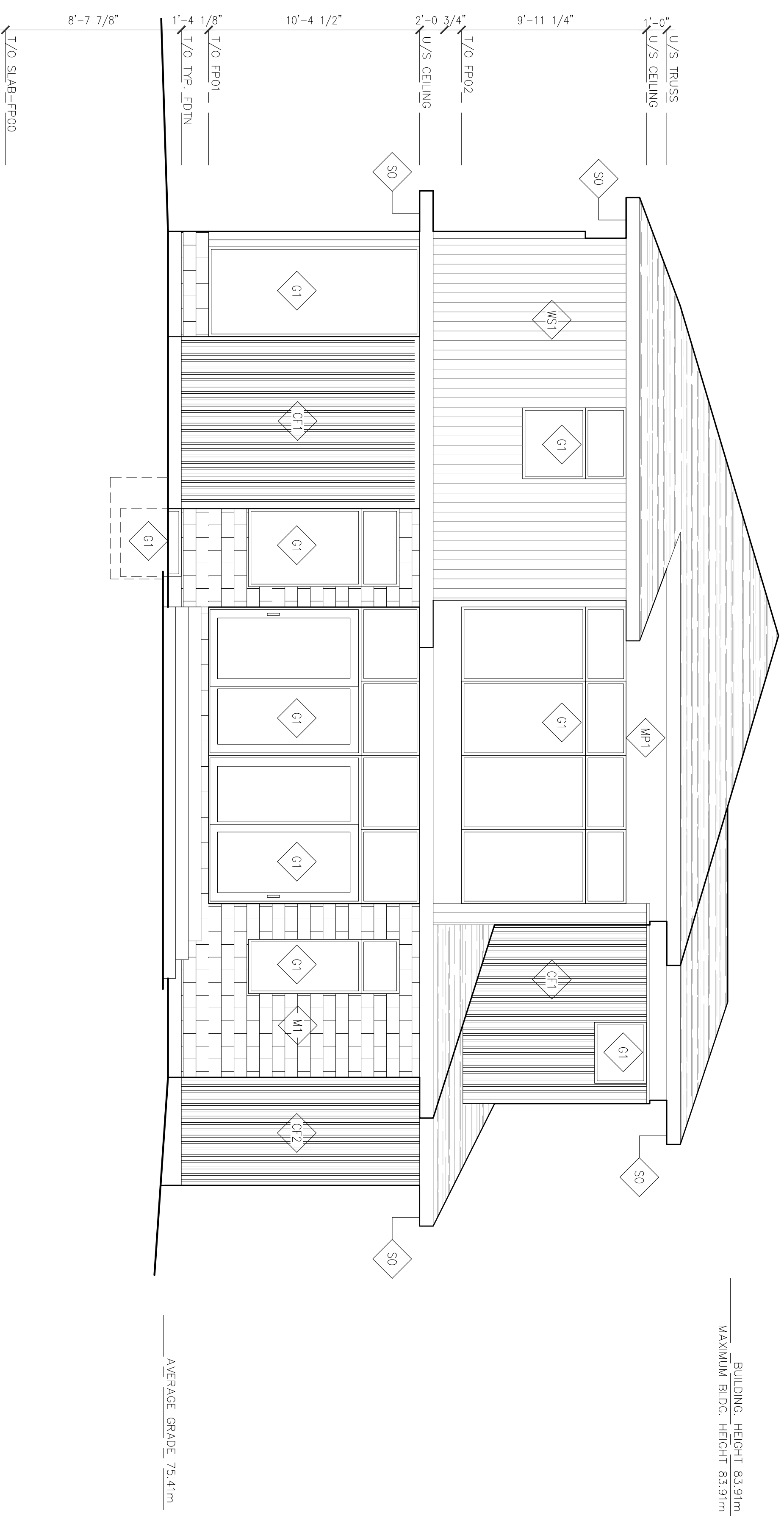
25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

ELEVATION FRONT

A600

SCALE 1/4"=1'-0" UNO  
DATE & ISSUE

MI	ARBOREAL - ARCHITECTURAL LINEAR BRICK SERIES
WS1	TEXTIL WOOD PRODUCTS - ADOBO MABLE SERIES MOUNTAIN ASH
CF1	SWISSPARK - GRAYAL SERIES AMBER 723
CF2	SWISSPARK - GRAYAL SERIES ANTHRACITE 3020
MP1	METAL PANEL - CHARCOAL
G1	GLAZING - ALUPROF BLACK ALUMINUM TRIPLE GLAZED WINDOWS
DR	STAINED WOOD FRONT DOOR
GR	PRE-FINISHED BLACK METAL GARAGE DOOR WITH WINDOWS
SO	PRE-FINISHED BLACK METAL HIDDEN VENT SOFFIT



BUILDING HEIGHT 83.91m  
MAXIMUM BLDG. HEIGHT 83.91m

AVERAGE GRADE 75.41m

**PLOTNONLOT**

25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

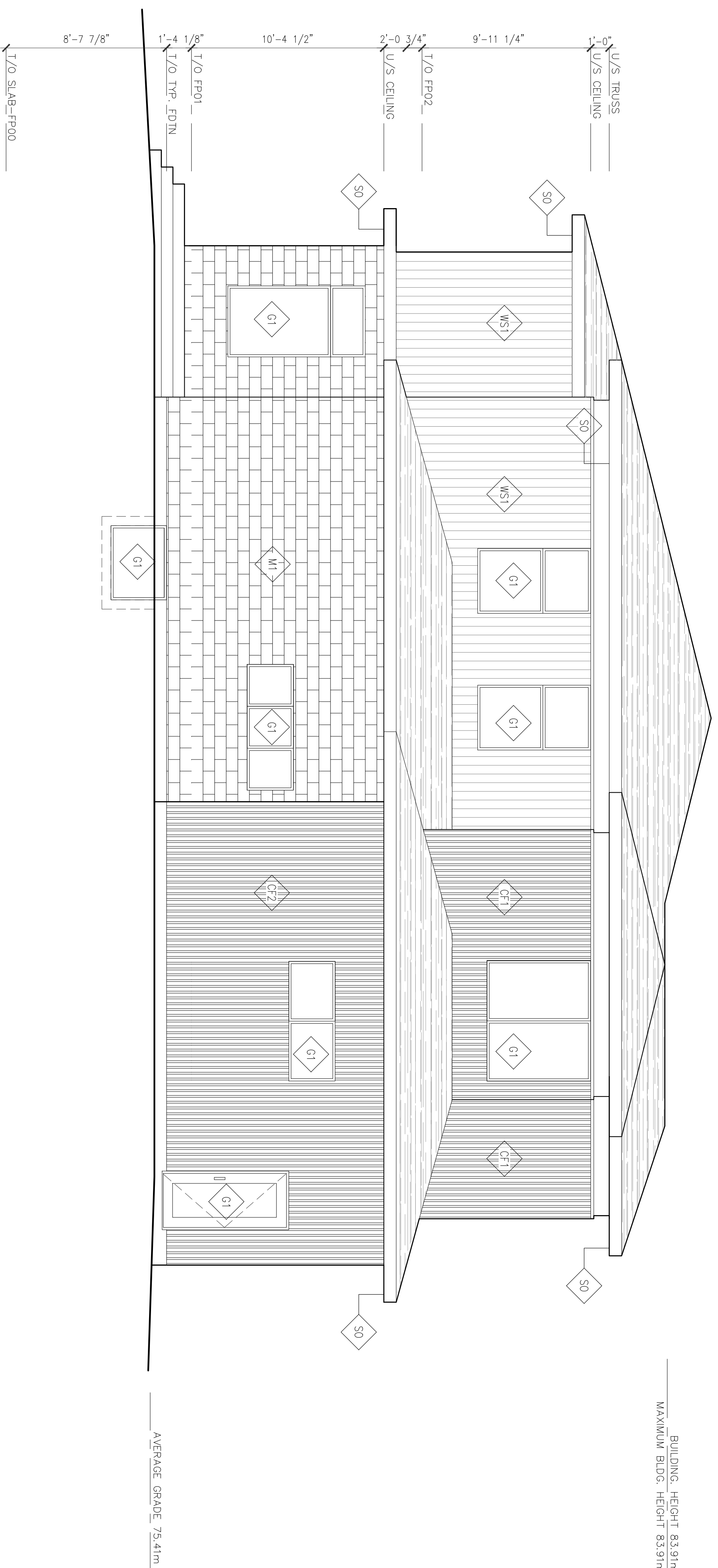
ELEVATION RIGHT SIDE

A601

SCALE 1/4"=1'-0" UNO

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MI	ARGOPART – ARCHITECTURAL LINEAR BRICK SERIES
WS1	TEXTIL WOOD PRODUCTS – A0080 MABLE SERIES MOUNTAIN ASH
CF1	SWISSPARE – GRAVAL SERIES AMBER 723
CF2	SWISSPARE – GRAVAL SERIES ANTHRACITE 3020
MP1	METAL PANEL – CHARCOAL
G1	GLAZING – ALUPROF BLACK ALUMINUM TRIPLE GLAZED WINDOWS
DR	STAINED WOOD FRONT DOOR
GR	PRE-FINISHED BLACK METAL GARAGE DOOR WITH WINDOWS
SO	PRE-FINISHED BLACK METAL HIDDEN VENT SOFFIT



BUILDING HEIGHT: 83.91m  
MAXIMUM BLDG. HEIGHT: 83.91m

AVERAGE GRADE: 75.41m

**PLOTNON107P**

ELEVATION REAR

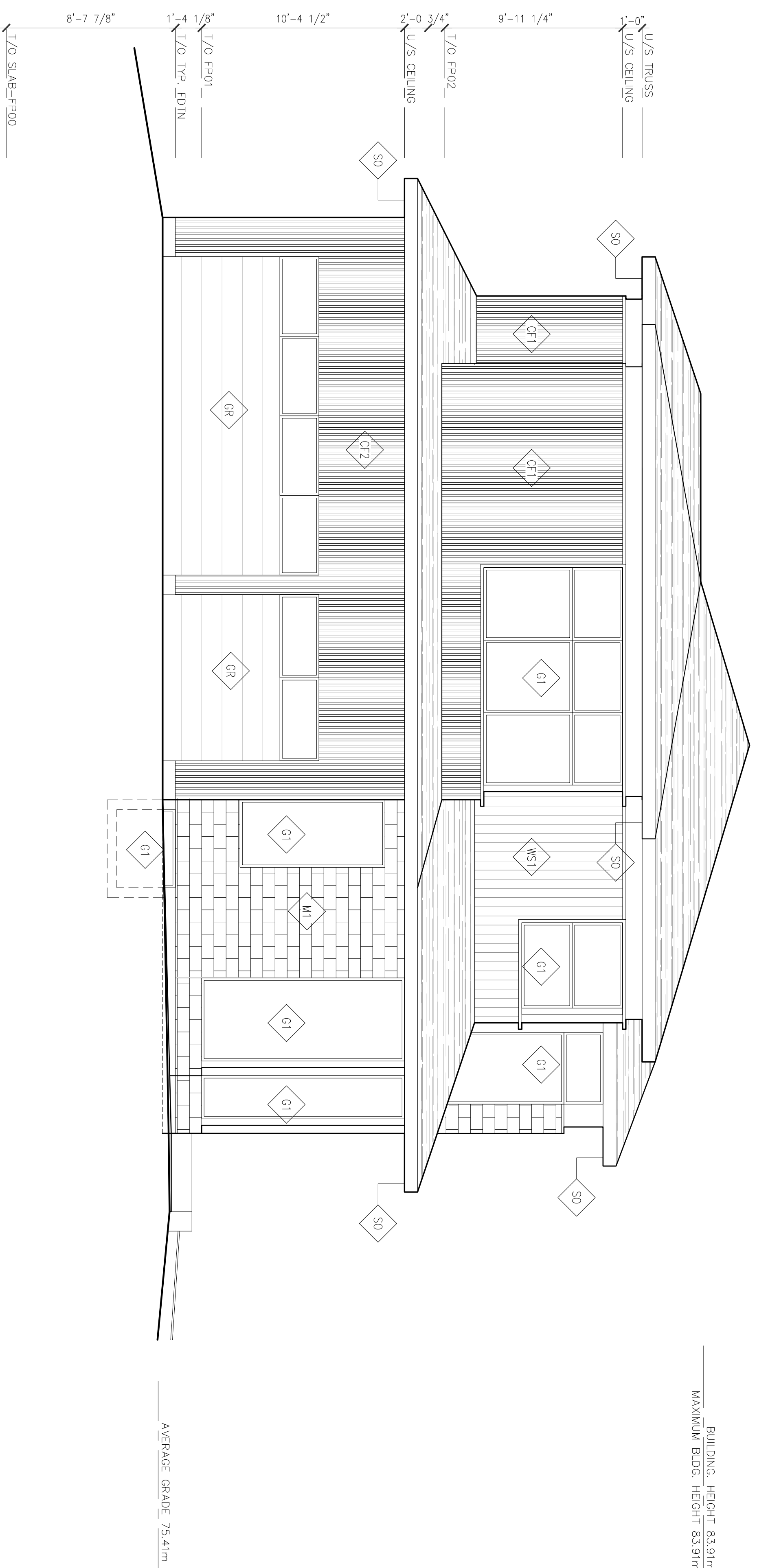
A602

25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

SCALE 1/4"=1'-0" UNO

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MI	ARGOPART – ARCHITECTURAL LINEAR BRICK SERIES
WS1	TEXTIL WOOD PRODUCTS – A00B0 MIBLE SERIES MOUNTAIN ASH
CF1	SWISSPARK – GRAVAL SERIES AMBER 723
CF2	SWISSPARK – GRAVAL SERIES ANTHRACITE 3020
MP1	METAL PANEL – CHARCOAL
G1	GLAZING – ALUPROF BLACK ALUMINUM TRIPLE GLAZED WINDOWS
DR	STAINED WOOD FRONT DOOR
GR	PRE-FINISHED BLACK METAL GARAGE DOOR WITH WINDOWS
SO	PRE-FINISHED BLACK METAL HIDDEN VENT SOFFIT



BUILDING HEIGHT: 83.91m  
MAXIMUM BLDG. HEIGHT: 83.91m

AVERAGE GRADE: 75.41m

# PLOTNON107P

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SCALE: 1/4"=1'-0" UNO

25001 Plissé  
275 HILLCREST ROAD  
OTTAWA ONTARIO

ELEVATION LEFT SIDE

A603