305 PICTON DEVELOPMENT **Committee of Adjustment** 2 PROPOSED 3 UNIT TRIPLEX BUILDINGS Received | Reçu le ZONING: R4G ZONE TOTAL LANDSCAPED AREAS-PARTS | \$ 2 PROPOSED 3 UNIT TRIPLEX BUILDING 2022-09-23 PARTS 1 & 2-2949.31 SQ.FT. (274 SQ.M.) TOTAL AREA-2949.31 SQ.FT. (274 SQ.M.) LANDSCAPED AREA- 930.73 SQ. FT. (86.47 SQ.M) PART 3 \$ 4- 2949.31 SQ.FT. (274 SQ.M.) BLDG, FOOTPRINT FOR PARTS 1 \$ 2 PERCENTAGE OF LANDSCAPED AREA- 31.55% City of Ottawa | Ville d'Ottawa (NOT INCLUDING PORCH AREA): 1005.97 SQ.FT. (93.46 SQ.M) Comité de dérogation TOTAL LANDSCAPED AREAS-PARTS 3 \$ 4-= 34.10% LOT COVERAGE PROPOSED 3 UNIT TRIPLEX BUILDING BLDG, FOOTPRINT FOR PART 3 \$ 4 (NOT INCLUDING PORCH AREA): TOTAL AREA- 2949.31 SQ.FT. (274 SQ.M.) 1005.97 SQ.FT. (93.46 SQ.M) LANDSCAPED AREA- 930.73 SQ. FT. (86,47 SQ.M) = 34.10% LOT COVERAGE PERCENTAGE OF LANDSCAPED AREA- 31,55% 6.49 6.48 49.74m2 REAR 49.74m2 REAR AMENITY AREA AMENITY AREA 5.20 3- ACCES (2) (2)89 EASEMENT PARKING PART 2- / PARKING AREA PART AREA 49.74m2 49.74m2 REAR REAR REAR STAIR **AMENITY AMENITY** ACCESS TO UNITS 8 ACCESS TO UNITS AREA **AREA** _4.10_ 6.10 6.10 AS PER SURVEY EASEMENT EASEMENT 85 AS PART I ACCESS PART 4 ACCESS ή PROPOSED ď PROPOSED PART 3 UNIT TRIPLEX 3 UNIT TRIPLEX BUILDING BUILDING LINE OF ROOF OVERHANG LINE OF ROOF LINE OF ROOF LINE OF ROOF OVERHANG 9.08 CANTILEVER FOR FIREPLACES AT UNITS -FOR FIREPLACES AT UNITS I ANEWAY 0.88 2.62 2.62 COVERED _COVERED .24 BALCONY ABV BALCONY ABV UNIT ACCES UNIT ACCES 2.96 7 LANDSCAPED INTERLOCK INTERLOCK PICTON AVE. 1.79 1.78 6.10 1.20 18.17 AS PER SURVEY MAR. 16, 2015 2.5m 7.5m 10m 12.5m ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS

VISUAL SCALE 1:125

ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS.
ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

305 PICTON DEVELOPMENT

2 PROPOSED 3 UNIT TRIPLEX BUILDINGS





FRONT ELEVATION-BUILDING I

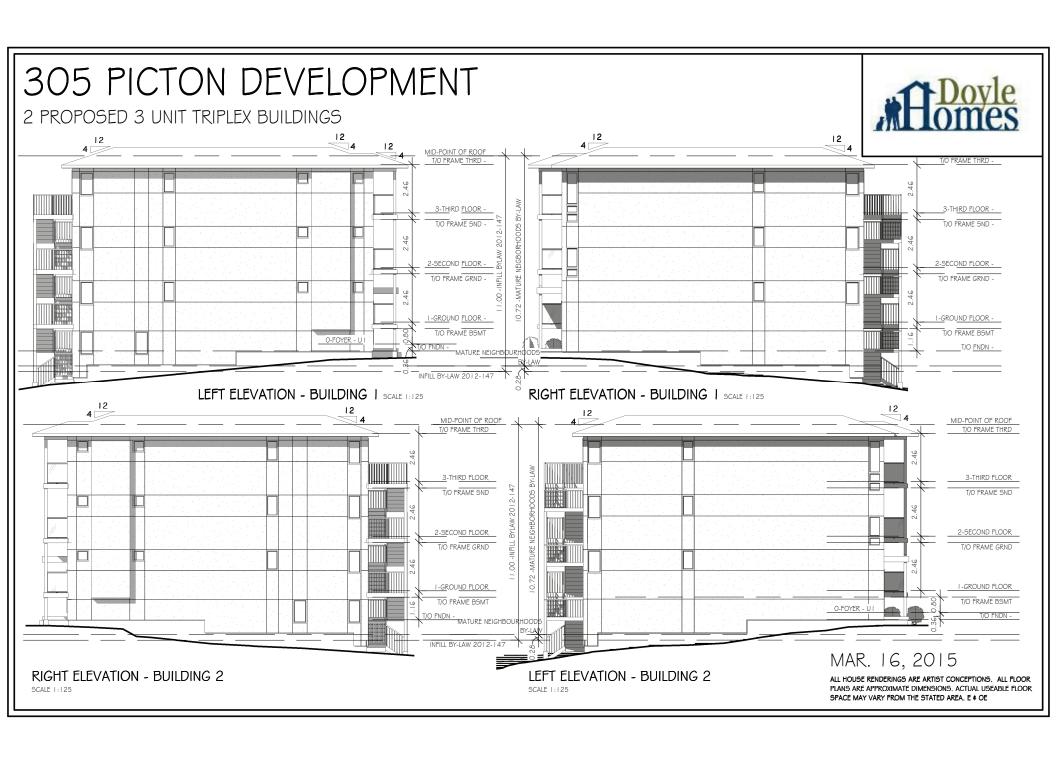
SCALE 1:75

FRONT ELEVATION-BUILDING 2

SCALE 1:75

MAR. 16, 2015

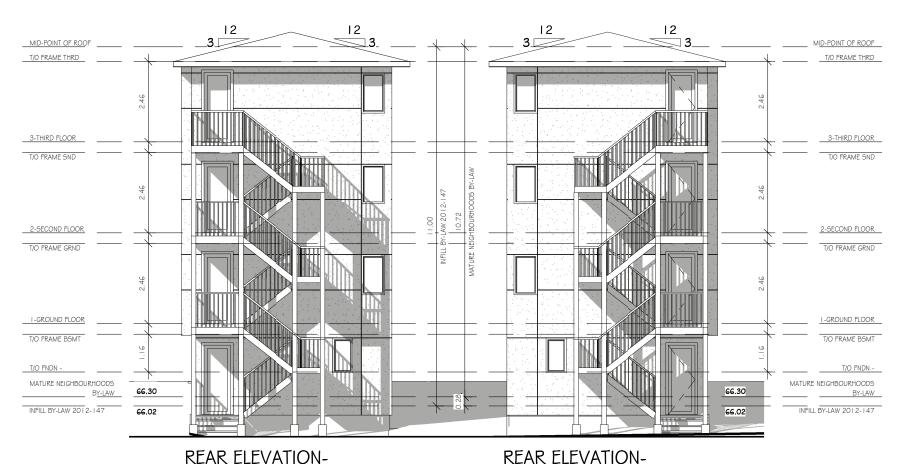
ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS, ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA, E & OE



305 PICTON DEVELOPMENT

2 PROPOSED 3 UNIT TRIPLEX BUILDINGS





BUILDING 2

SCALE 1:75

BUILDING I

SCALE 1:75

MAR. 16, 2015

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA, E & OE