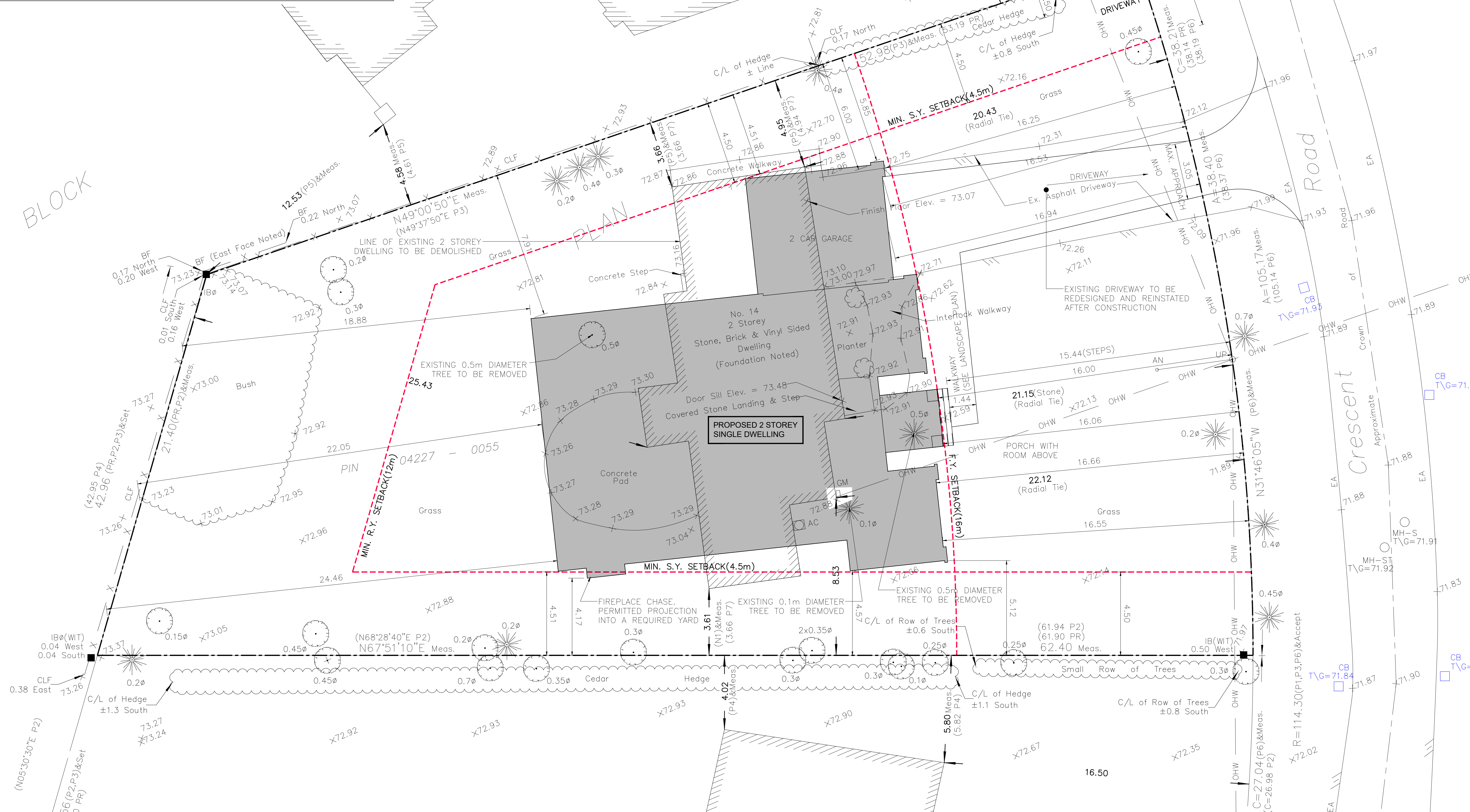


SITE STATISTICS:		
LEGAL DESCRIPTION: PART OF BLOCK A16 REGISTERED PLAN 4M-22 CITY OF OTTAWA CIVIC ADDRESS: 14 CRESCENT RD. OTTAWA		
ZONING: R1B1 (1258) RESIDENTIAL FIRST DENSITY PERMITTED USE: SINGLE DWELLING ZONING PROVISIONS AND MINIMUM REQUIREMENTS	EXISTING USE & LOT CONDITION: SINGLE DWELLING TO BE DEMOLISHED	PROPOSED: 2 STOREY SINGLE DWELLING WITH ATTACHED GARAGE
MINIMUM LOT WIDTH	30 m	LOT WIDTH: C= 38.21 m (RREG.) LOT DEPT: 58.37 m (AVERAGE)
MINIMUM LOT AREA	1110 m ²	1681.96 m ²
MAXIMUM BUILDING HEIGHT	11 m	10.64 m FROM E.A.G. TO MID-HEIGHT OF ROOF
MINIMUM FRONT YARD SETBACK	4.5 m	16 m
MINIMUM REAR YARD SETBACK	12 m	18.88 m
MINIMUM INTERIOR SIDE YARD SETBACK	4.5 m	4.51 m
MAX. LOT COVERAGE	25%	20%
MAX. FLOOR SPACE INDEX	0.35	0.35
REQUIRED PARKING SPACE	1 PER DWELLING UNIT	2 PARKING SPACES
NOTE: MAX. DRIVEWAY APPROACH WIDTH - 3.05m, PROVIDE MIN. OF 1.5m LANDSCAPING BETWEEN VEHICULAR ACCESS AND SIDE LOT LINE.		



BLOCK

A16 PART 1
PLAN 4R-11911
PIN 04227 - 0056

No. 16
2 Storey
Stone Building
(Foundation Noted)

PLAN

PROPOSED 2 STOREY SINGLE DWELLING

1 ARCHITECTURAL SITE PLAN
SCALE: 1:100

GENERAL NOTES

03 APR18-22	REVISED F.Y. SETBACK TO 16m	S.D.
02 MAR8-22	REVISED FOOTPRINT	S.D.
01 AUG18-22	REVISED DRIVEWAY	S.D.
00 JUL12-21	PRELIMINARY FOR REVIEW	S.D.
No.	Date	Revision



DESIGNER INFORMATION:
THE UNDERSIGNED HAS REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND HAS THE SUFFICIENT AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE AS A DESIGNER.

S. Dolomente
SARAS J.S. DOLOMENTE
INDIVIDUAL BCN: 21715
FIRM BCN: 40802, SDG DESIGNS

PROJECT:
PROPOSED 2 STOREY SINGLE DWELLING 14 CRESCENT ROAD, OTTAWA

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DESIGNED: S.D.	DRAWN: S.S.	APPROVED: A.A.
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SCALE: AS SHOWN
DATE: JULY 2021

SHEET NO:
A0