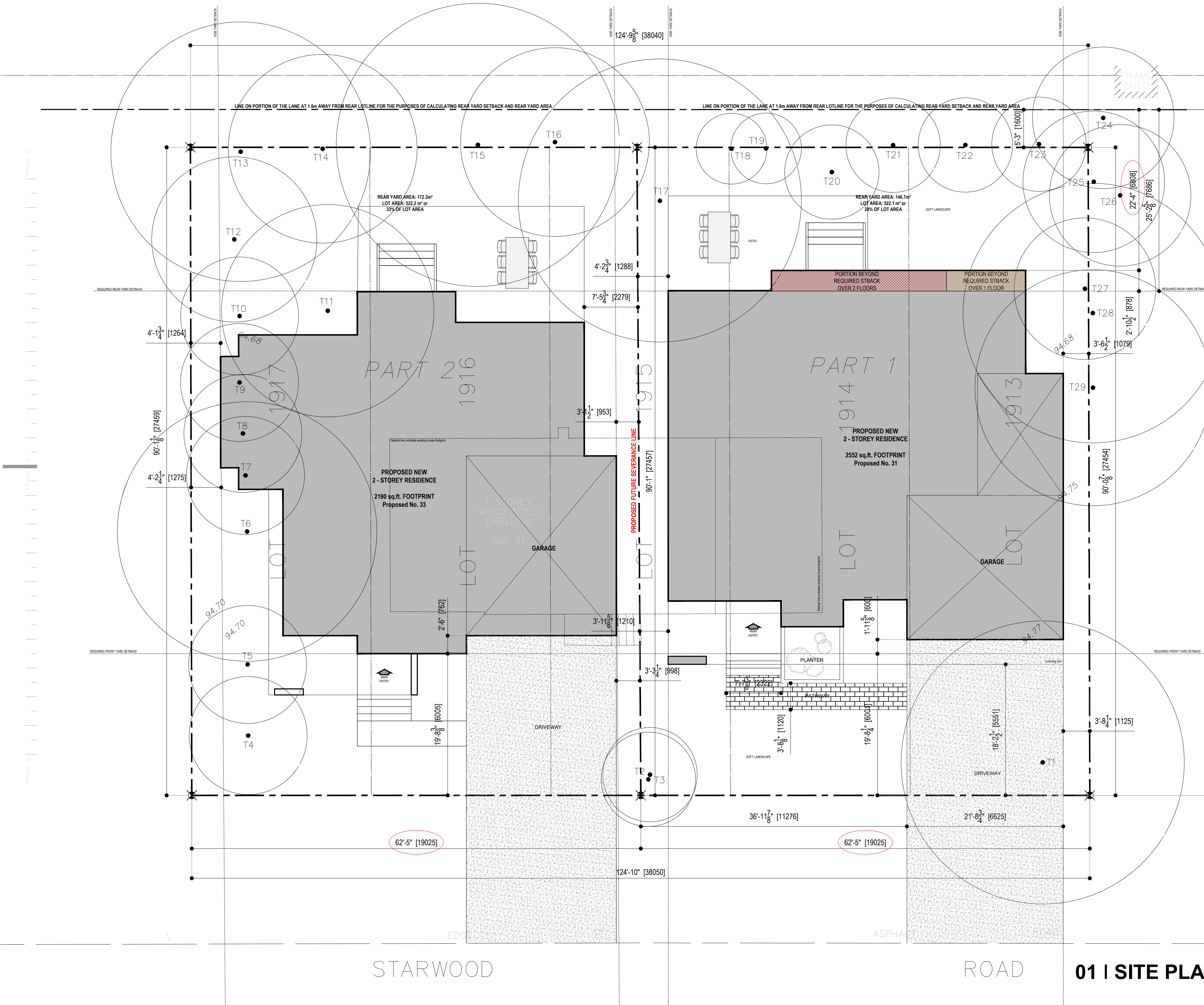
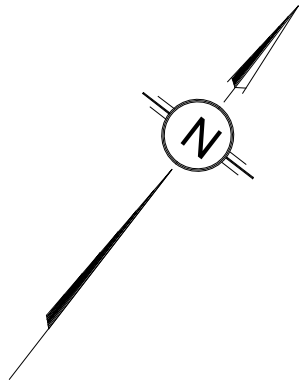
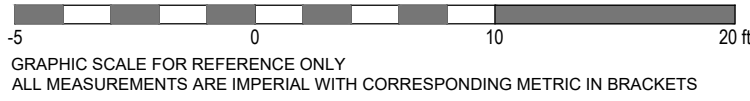


LOTS 1913, 1914, 1915, 1916 AND 1917
REGISTERED PLAN 375
CITY OF OTTAWA
PREPARED BY J.D. BARNES LIMITED
DATED JUL. 17 2022



PROPOSED SEVERANCE DETAILS

ZONING BY-LAW: R1FF [632]

PROPOSED LOT SEVERANCE DETAILS:

PART 1

LOT WIDTH: 19.0m (by-law requirement: 19.5m)
LOT AREA: 522.1 sq.m. (by-law requirement: 600sq.m.)

PROPOSED DEVELOPMENT:

FRONT YARD SETBACK: 6m
(BY-LAW REQUIREMENT: 6m)

INTERIOR SIDE YARDS: 1.28m & 1m
(BY-LAW REQUIREMENT: Max. TOTAL INTERIOR SIDE YARD SETBACK IS 2.1m, WITH ONE MINIMUM YARD, NO LESS THAN 0.9m)

REAR SETBACK: 6.68m (by-law requirement: 7.69m)
(BY-LAW REQUIREMENT: MINIMUM REAR YARD SETBACK IS 28% OF THE LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT)

REAR YARD AREA: 146.7sq.m. or 28% of lot area
(BY-LAW REQUIREMENT: MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT)

LOT COVERAGE: 45%
(BY-LAW REQUIREMENT: 45%)

PART 2

LOT WIDTH: 19.0m (by-law requirement: 19.5m)
LOT AREA: 522.2 sq.m. (by-law requirement: 600sq.m.)

PROPOSED DEVELOPMENT:

FRONT YARD SETBACK: 6m
(BY-LAW REQUIREMENT: 6m)

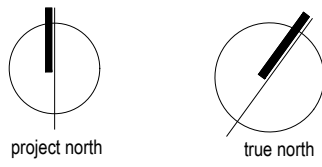
INTERIOR SIDE YARDS: 1.264m & 0.953m
(BY-LAW REQUIREMENT: Max. TOTAL INTERIOR SIDE YARD SETBACK IS 2.1m, WITH ONE MINIMUM YARD, NO LESS THAN 0.9m)

REAR SETBACK: 7.67m
(BY-LAW REQUIREMENT: MINIMUM REAR YARD SETBACK IS 28% OF THE LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT)

REAR YARD AREA: 172.3sq.m. or 33% of lot area
(BY-LAW REQUIREMENT: MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT)

LOT COVERAGE: 39%
(BY-LAW REQUIREMENT: 45%)

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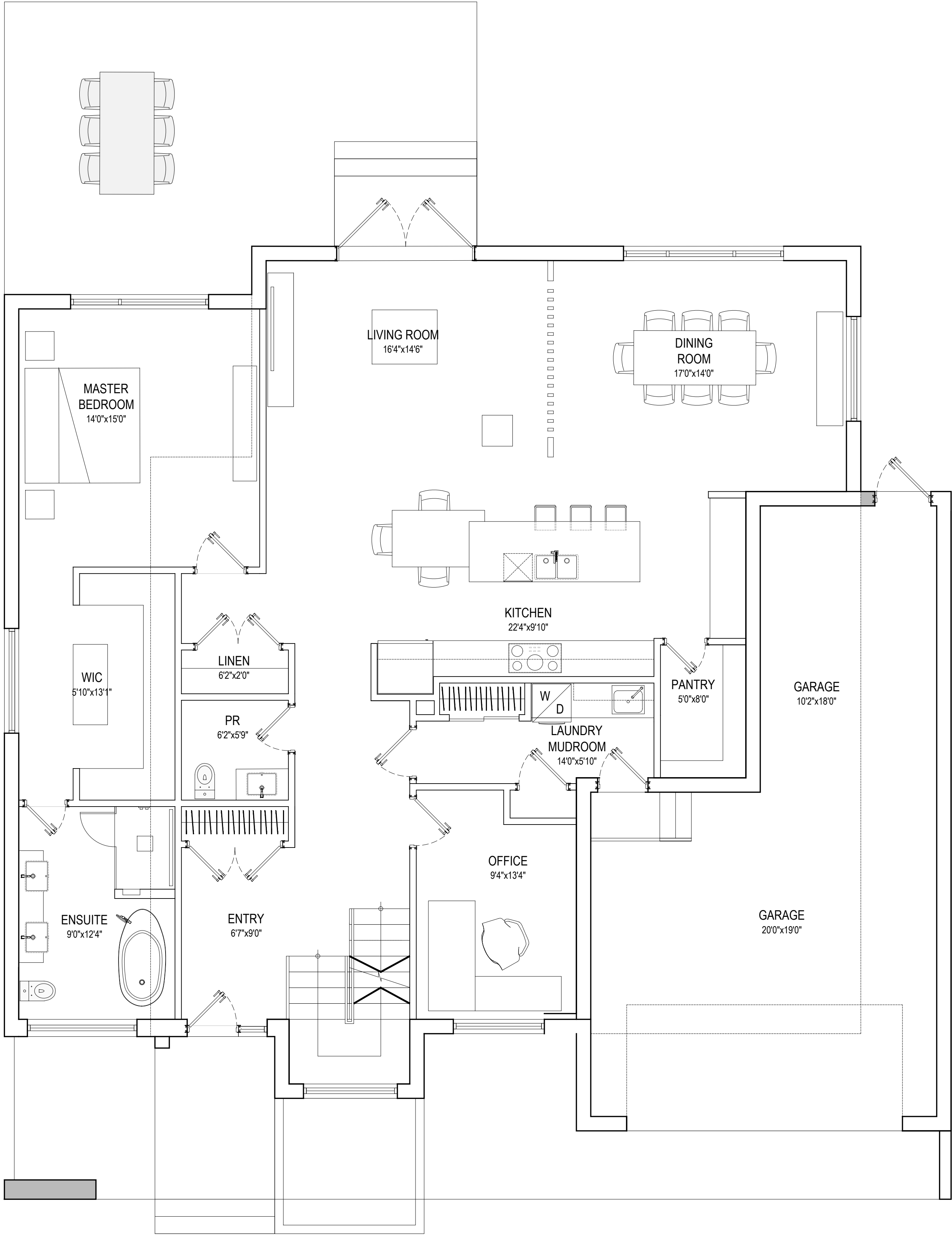
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A	ISSUED FOR MINOR VARIANCES	2022.12.19
issue	description	date
project title		

The Tavares
Residence
31 STARWOOD
Ottawa, Ontario

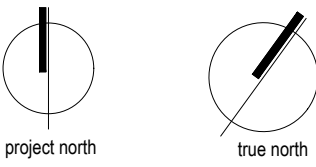
SITE PLAN

drawn by	P.A.
scale	1'-0"=1/8"
date	2022.08.23
project number	-
drawing number	-

A1.0 _rev A



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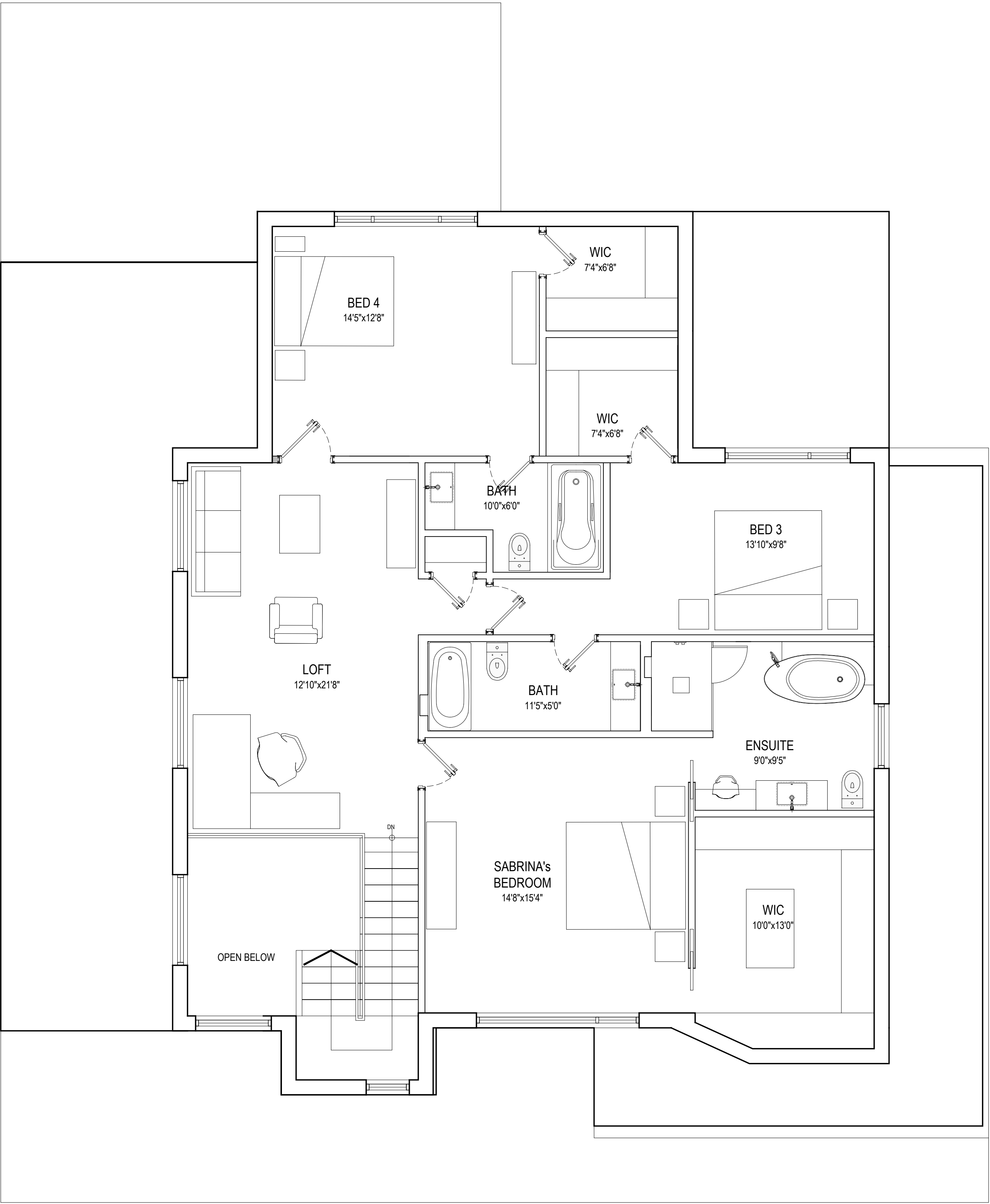
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issue	description date
project title	The Tavares Residence 31 STARWOOD Ottawa, Ontario

FLOOR PLANS

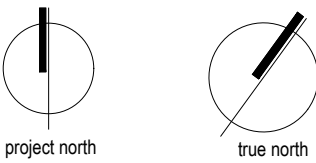
drawn by	P.A.
scale	1'-0"=1/4"
date	2022.08.22
project number	-
drawing number	-

A1.2 _rev A

01 | MAIN FLOOR PLAN - 1,810sq.ft.



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Ottawa, Ontario

FLOOR PLANS

drawn by	P.A.
scale	1'-0"=1/4"
date	2022.08.22
project number	-
drawing number	-

A1.3

_rev A

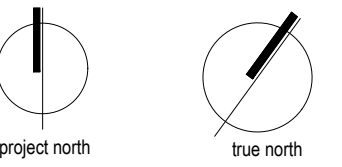
01 | 2nd FLOOR PLAN - 1,395sq.ft.



01 | SOUTH ELEVATION



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ELEVATIONS

drawn by	P.A.
scale	1'-0"=1/4"
date	2022.08.22
project number	-
drawing number	-

A2.1 _rev A



02 | WEST ELEVATION





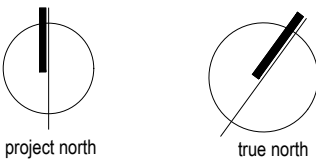
01 | NORTH ELEVATION



02 | EAST ELEVATION



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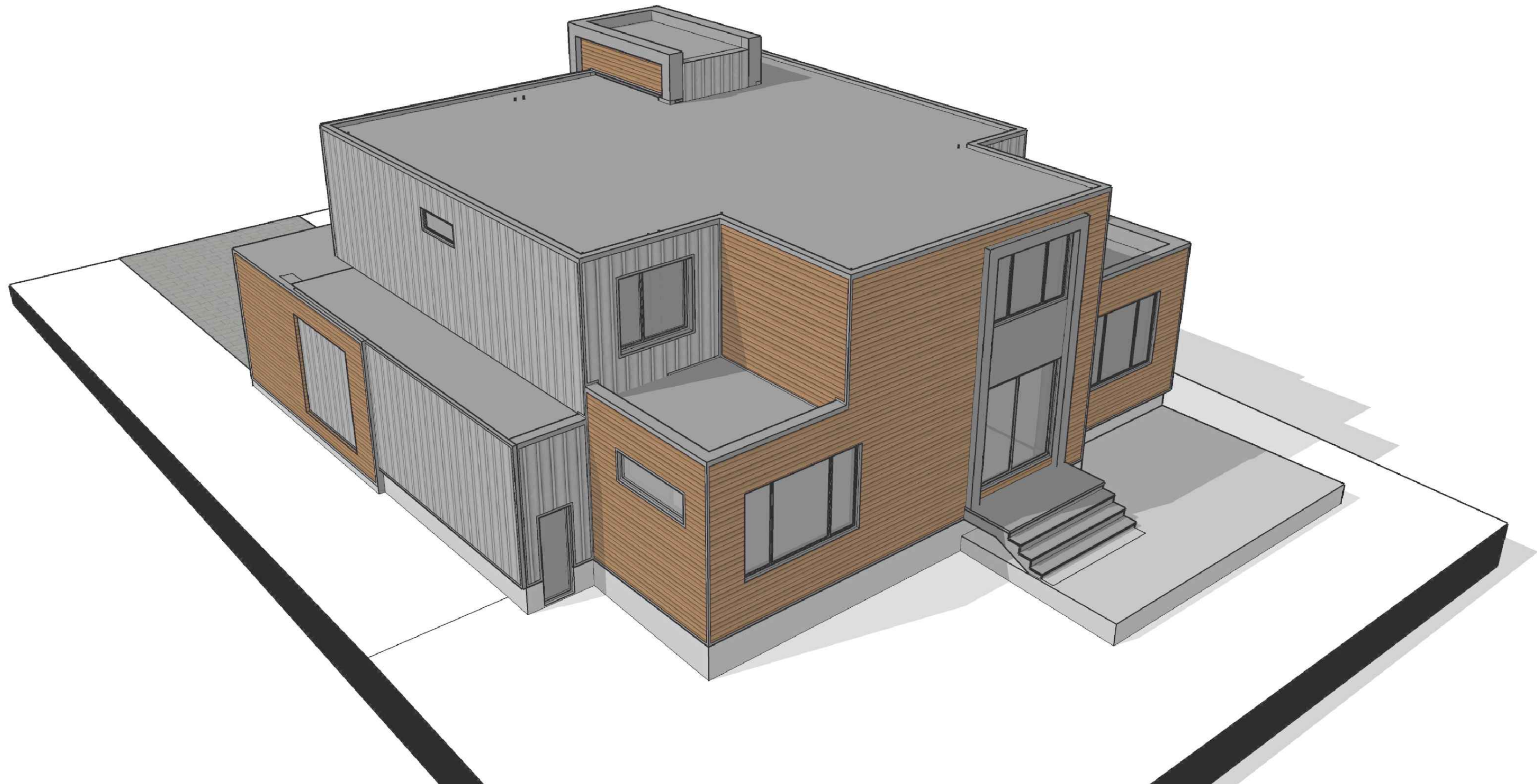
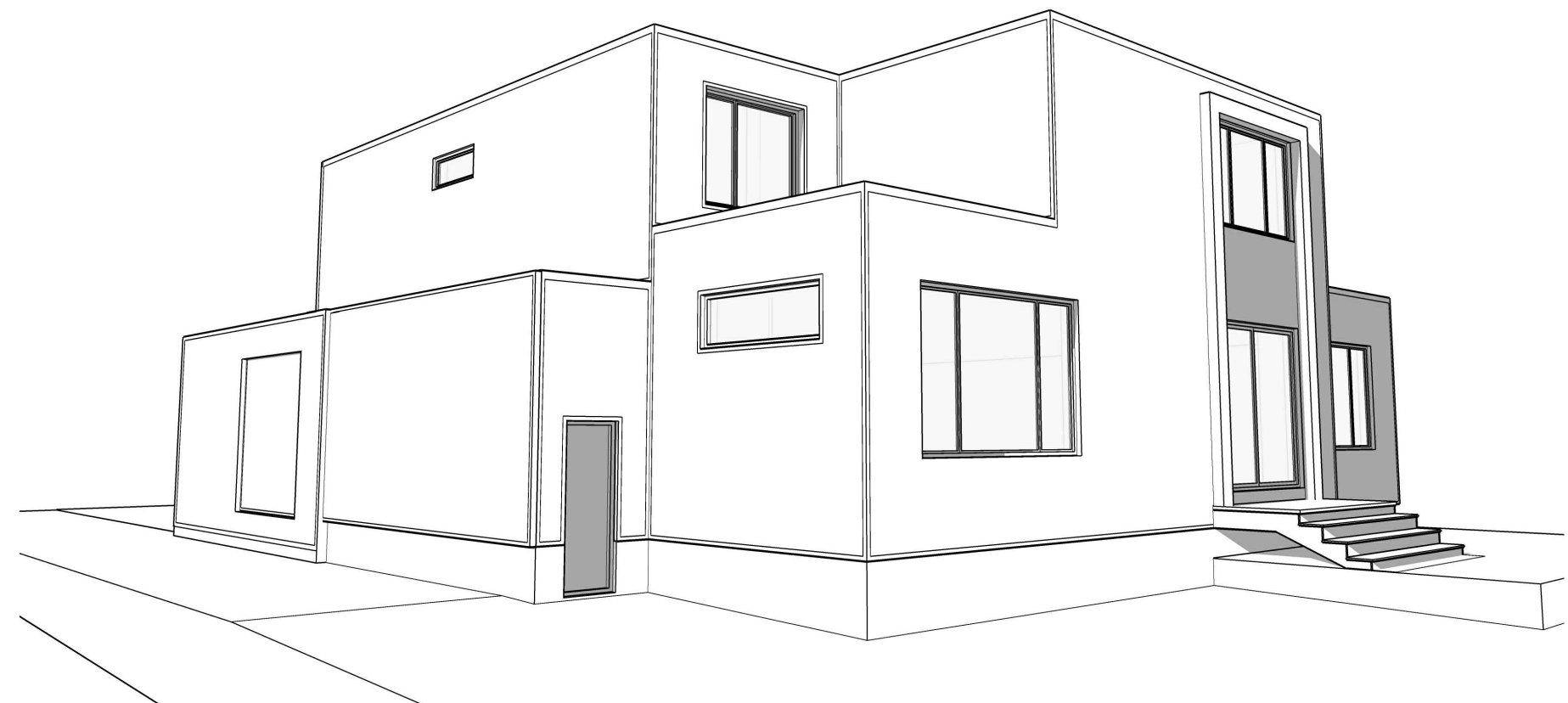
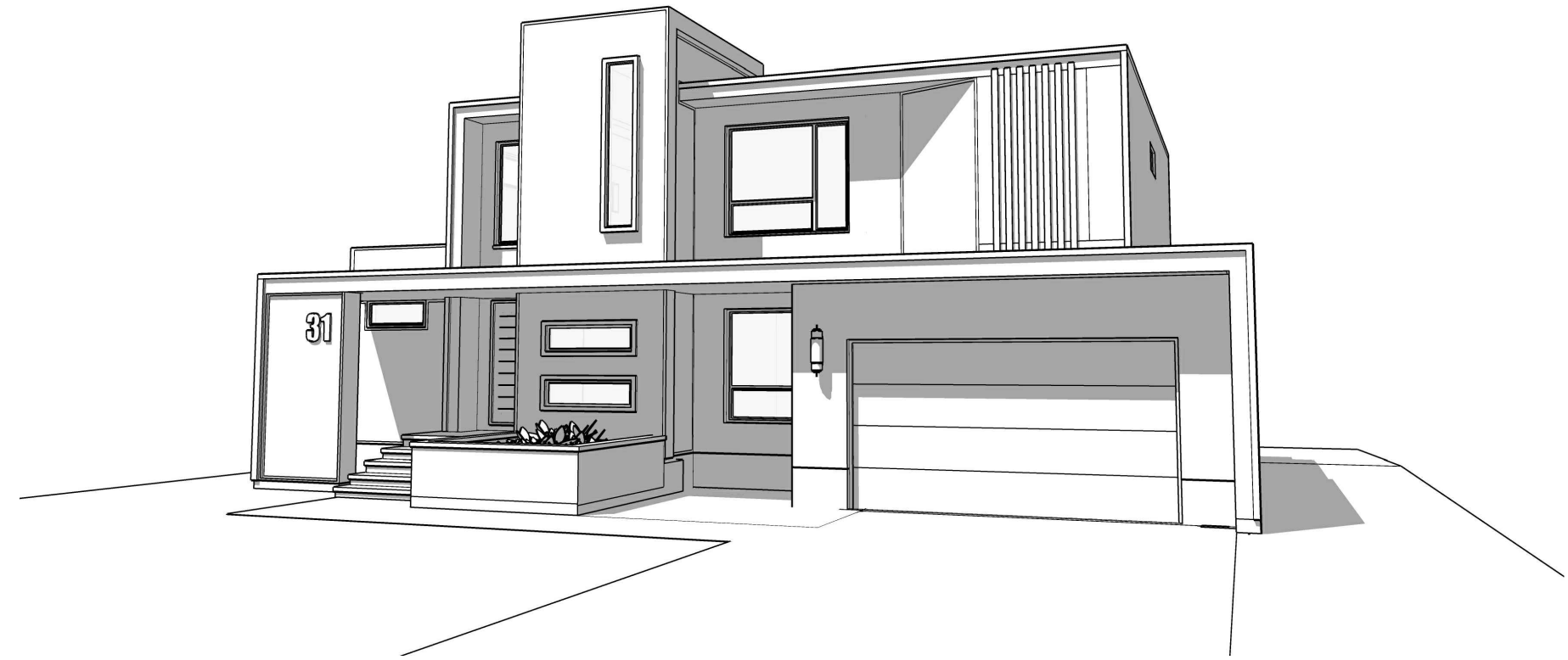
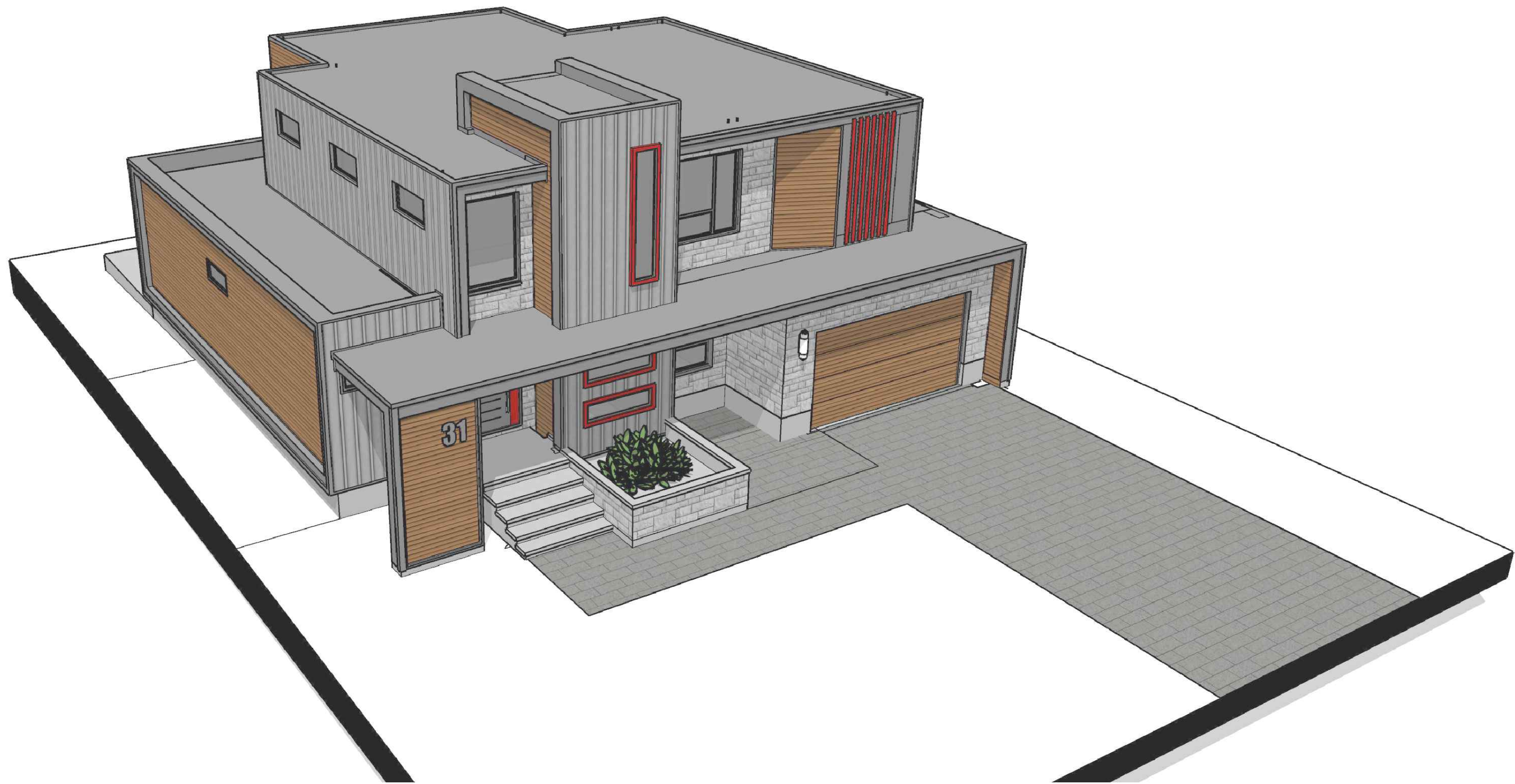


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issue	description date
project title	The Tavares Residence 31 STARWOOD Ottawa, Ontario

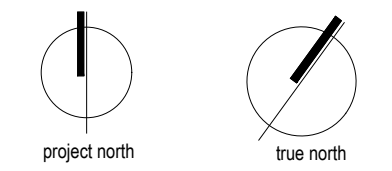
ELEVATIONS

drawn by	P.A.
scale	1'-0"=1/4"
date	2020.10.12
project number	-
drawing number	-

5' 0" 10' 0" 15' 0" 20' 0" 25' 0" 30' 0" 35' 0" 40' 0" 45' 0" 50' 0" 55' 0" 60' 0" 65' 0" 70' 0" 75' 0" 80' 0" 85' 0" 90' 0" 95' 0" 100' 0"



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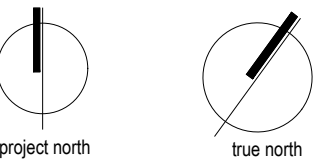
MASSING
STUDIES

drawn by	P.A.
scale	1'-0"=1/4"
date	2020.10.12
project number	-
drawing number	

A4.1 _rev A



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MASSING
STUDIES

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scale	1'-0"=1/4"
date	2020.10.12
project number	-
drawing number	-

A4.2 _rev A