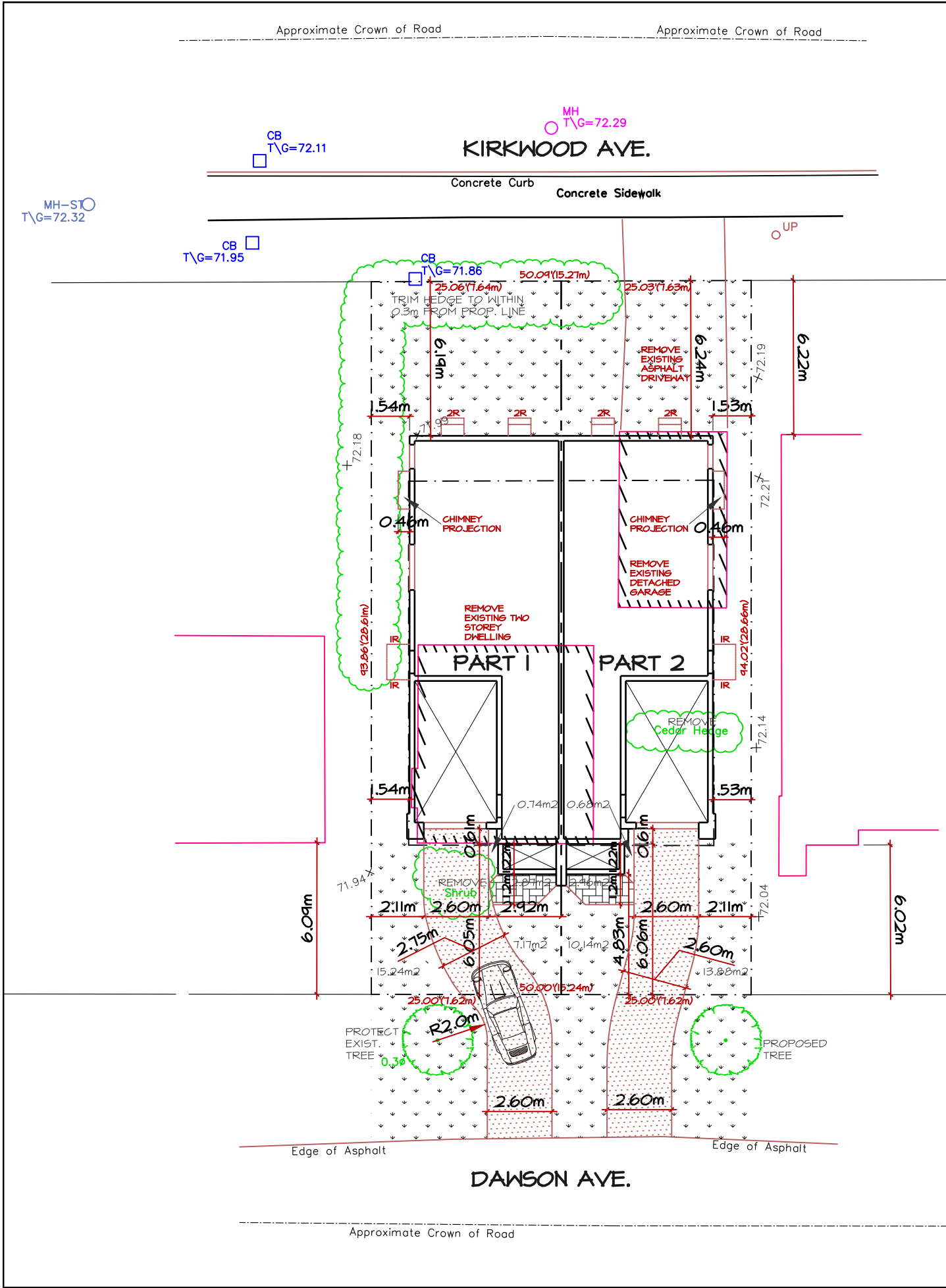




**ZONING - R26 RESIDENTIAL SECOND DENSITY
ZONE (SEC.157-158)**

REQUIRED ZONING FOR SEMI-DETACHED:	PROPOSED:
MIN. LOT WIDTH - 7.5m	Pt1 7.62m, Pt2 7.62m
MIN. LOT AREA - 225m ²	Pt1 218.4m ² , Pt2 218.4m ²
MAX. BUILDING HEIGHT - 8m	Pt1 7.41m, Pt2 7.41m
MIN. FRONT YARD SETBACK - 6m	Pt1 6.05m, Pt2 6.06m
MIN. CORNER SIDE YARD SETBACK - n/a	n/a
MIN. REAR YARD SETBACK Section135(1) - 6m	Pt1 6.19m, Pt2 6.24m
MIN. INTERIOR SIDE YARD SETBACK - 1.5m	Pt1 1.54m, Pt2 1.53m

LEFT (Pt1) PROPERTY	
FRONT YARD AREA-46.10m ²	22.1% of property
REAR YARD AREA-47.4m ²	21.7% of property
FRONT YARD AGGREGATE SOFT LANDSCAPED AREA-15.24m ²	33.0% of front yard area
REAR YARD AGGREGATE SOFT LANDSCAPED AREA-46.16m ²	97.3% of rear yard area

RIGHT (Pt2) PROPERTY	
FRONT YARD AREA-46.17m ²	22.1% of property
REAR YARD AREA-47.6m ²	21.8% of property
FRONT YARD AGGREGATE SOFT LANDSCAPED AREA-13.88m ²	30.0% of front yard area
REAR YARD AGGREGATE SOFT LANDSCAPED AREA-46.28m ²	97.2% of rear yard area

LEGEND	
	ENTRANCE LOCATION
	WINDOW WELL
	GENERAL LOT DRAINAGE
	1.5m WOOD FENCE
	HYDRO POLE
	OVERHEAD WIRE (HYDRO BELL CABLE)
	0.2m DIA. STEEL BOLLARD
	CB CBMH MH CATCH BASIN, MANHOLE
	PERMEABLE SURFACE OR LOOSE STONE LANE
	INTERLOCK MATERIAL
	LANDSCAPED-SOD/PLANTING

REV 5	
REV 4	
REV 3	
REV 1	06/08/2022

Designer:
David Bekkers
M.A.A.T.O.
151 Bay St., Suite 1008
Ottawa, Ontario
K1R 7T2

Project:
The "DAWSON" Semi
451 DAWSON AVE., OTTAWA
ON. K1Z 5V6

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

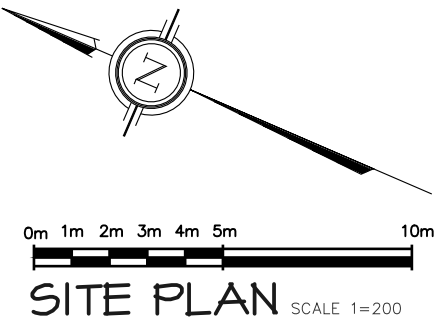
David Bekkers
NAME SIGNATURE

22980
BCIN

Date:

Dwg. No.:

AO



SITE PLAN SCALE 1=200