

ZONING INFORMATION:

ZONING = R1F

MIN. FRONT SETBACK

= 7.5m

MIN. REAR SETBACK

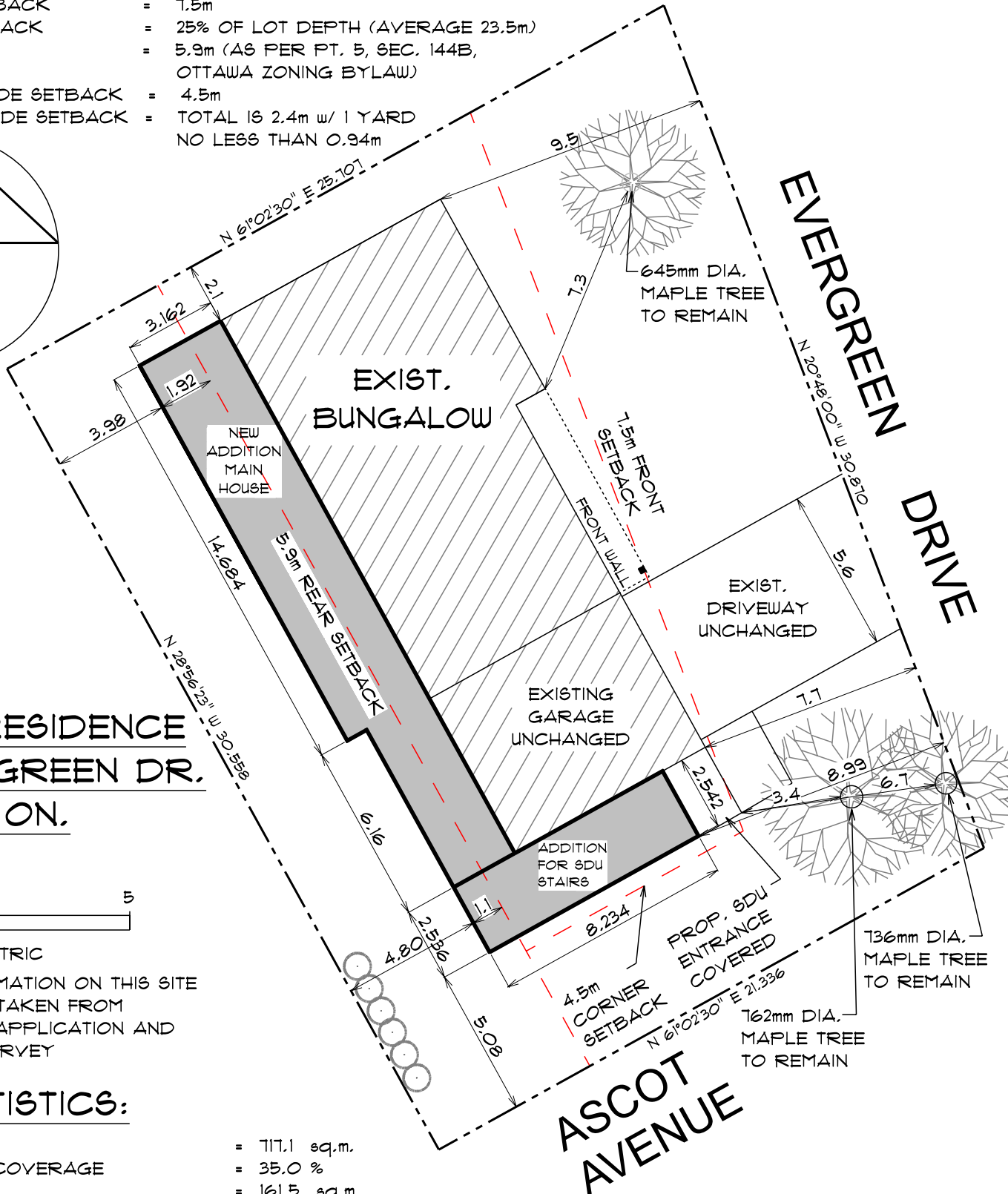
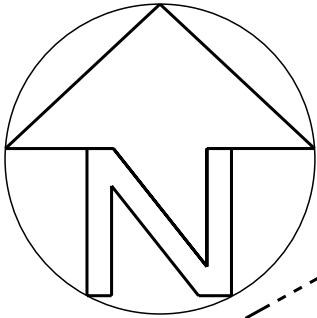
= 25% OF LOT DEPTH (AVERAGE 23.5m)
= 5.9m (AS PER PT. 5, SEC. 144B,
OTTAWA ZONING BYLAW)

MIN. CORNER SIDE SETBACK

= 4.5m

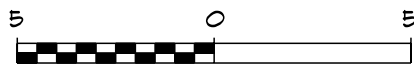
MIN. INTERIOR SIDE SETBACK

= TOTAL IS 2.4m w/ 1 YARD
NO LESS THAN 0.94m



NOBLE RESIDENCE
26 EVERGREEN DR.
NEPEAN, ON.

K2H 6C7



SCALE: 1:200 METRIC

NOTE: ALL INFORMATION ON THIS SITE
PLAN HAS BEEN TAKEN FROM
THE geoOTTAWA APPLICATION AND
ARNETT & KIHIL SURVEY

SITE STATISTICS:

LOT AREA
ALLOWABLE LOT COVERAGE
EXIST. BUNGALOW
EXIST. LOT COVERAGE
PROPOSED ADDITION & SDU
PROPOSED TOTAL BLDG AREA
PROPOSED LOT COVERAGE

= 717.1 sq.m.
= 35.0 %
= 161.5 sq.m.
= 22.5 %
= 82.8 sq.m.
= 243.5 sq.m.
= 34.0 %

SDU AREA STATISTICS

PROPOSED MAIN HOUSE AREA
INCLUDING BASEMENT
PROPOSED MAIN & SECOND
FLOOR SDU
PROPOSED SDU PERCENTAGE
OF MAIN HOUSE

= 347.0 sq.m.
= 131.4 sq.m.
= 38.4%

(NOTE: THIS PLAN IS NOT TO BE USED AS A
LEGAL SURVEY)



SEAWAY DESIGN
Group

FOR VARIANCE