



**2** 1274 Marygrove Circle  
**A1** DRIVEWAY DETAIL  
 1:200

**LOT DATA**  
 LOT 206 REGISTERED PLAN 330473 CITY OF OTTAWA  
 (Property boundary information taken from legal survey by Fairhall Moffatt & Woodland dated 23 01 25)

|                                |                         |
|--------------------------------|-------------------------|
| AREA LOT                       | = 524 m <sup>2</sup>    |
| AREA BUILDING FOOTPRINT        | = 210.89 m <sup>2</sup> |
| AREA FRONT YARD                | = 99.0 m <sup>2</sup>   |
| AREA REAR YARD                 | = 156.81 m <sup>2</sup> |
| AREA DRIVEWAY                  | = 35.21 m <sup>2</sup>  |
| FRONT YARD GREEN AREA          | = 38.42 m <sup>2</sup>  |
| REAR YARD COVERAGE             | = 30 %                  |
| DRIVE WAY COVERAGE             | = 36 %                  |
| FRONT YARD GREEN AREA COVERAGE | = 39 %                  |

**SEVERED LOT DATA "LOT LEFT"**

|                                |                         |
|--------------------------------|-------------------------|
| AREA LOT                       | = 269.91 m <sup>2</sup> |
| AREA BUILDING FOOTPRINT        | = 105.45 m <sup>2</sup> |
| AREA FRONT YARD                | = 49.5 m <sup>2</sup>   |
| AREA REAR YARD                 | = 83.94 m <sup>2</sup>  |
| AREA DRIVEWAY                  | = 17.6 m <sup>2</sup>   |
| FRONT YARD GREEN AREA          | = 19.21 m <sup>2</sup>  |
| REAR YARD COVERAGE             | = 31 %                  |
| DRIVE WAY COVERAGE             | = 36 %                  |
| FRONT YARD GREEN AREA COVERAGE | = 39 %                  |

**SEVERED LOT DATA "LOT RIGHT"**

|                                |                         |
|--------------------------------|-------------------------|
| AREA LOT                       | = 259.13 m <sup>2</sup> |
| AREA BUILDING FOOTPRINT        | = 105.45 m <sup>2</sup> |
| AREA FRONT YARD                | = 50 m <sup>2</sup>     |
| AREA REAR YARD                 | = 73.16 m <sup>2</sup>  |
| AREA DRIVEWAY                  | = 17.6 m <sup>2</sup>   |
| FRONT YARD GREEN AREA          | = 19.21 m <sup>2</sup>  |
| REAR YARD COVERAGE             | = 28 %                  |
| DRIVE WAY COVERAGE             | = 36 %                  |
| FRONT YARD GREEN AREA COVERAGE | = 39 %                  |

**DESIGNED BUILDING HEIGHT**  
 = 7.72m (left)  
 = 7.82m (right)  
 average =  $7.72 + 7.82 / 2 = 7.77m$

**SETBACKS:**  
 FRONT YARD (FYS) = 6m, INTERIOR YARD (IYS) = 1.5m,  
 REAR YARD (RYS) = VARIES [11.27m (rear left corner) 9.06m (rear right corner) SEE PLAN

**LEGEND**  
 T.I.R. = TREE INFORMATION REPORT  
 P/L = PROPERTY LINE  
 SB/L = SETBACK LINE

**SCOPE OF WORK**  
 - New semi attached home(s)

**DESIGNER:**  
 Catalii Inshaw Design  
 Drawn by David Inshaw  
 Reviewed by Vince Catalii

**APPLICANT:** Vince Catalii  
 1171 Ambleside Dr. unit#502  
 Ottawa, ON K2B 8E1  
 613 230 0046  
 vincecatalii@hotmail.com

David Inshaw QUALIFICATION INFO:  
 BCIN (Firm) # 43214  
 PERMIT & DRAFTING SERVICES  
 613 443 4617

| NO. | REVISION   | DATE         |
|-----|------------|--------------|
| #9  | For Review | Aug 14 2023  |
| #8  | For Review | Aug 7 2023   |
| #7  | For Review | June 18 2023 |
| #6  | For Review | May 19 2023  |
| #5  | For Review | Feb 07 2023  |
| #4  | For Review | Dec 31 2022  |
| #3  | For Review | Dec 24 2022  |
| #2  | For Review | Sept 1 2022  |
| #1  | For Review | Aug 19 2022  |

**LOCATION:** 1274 Marygrove Circle  
**OWNER:** Oleksandr Patsukevych  
 1278 Marygrove Circle Ottawa ON  
 K2C 2C9  
 sashaandco@hotmail.com  
**DWG:**

DATE: 2023 08 14 mm/dd PAGE #  
 AS SHOWN A1 1/9  
 paper tabloid print @ 100% or to scale

**1** LANDSCAPE CONCEPT PLAN - SITE PLAN  
**A1** 1:100