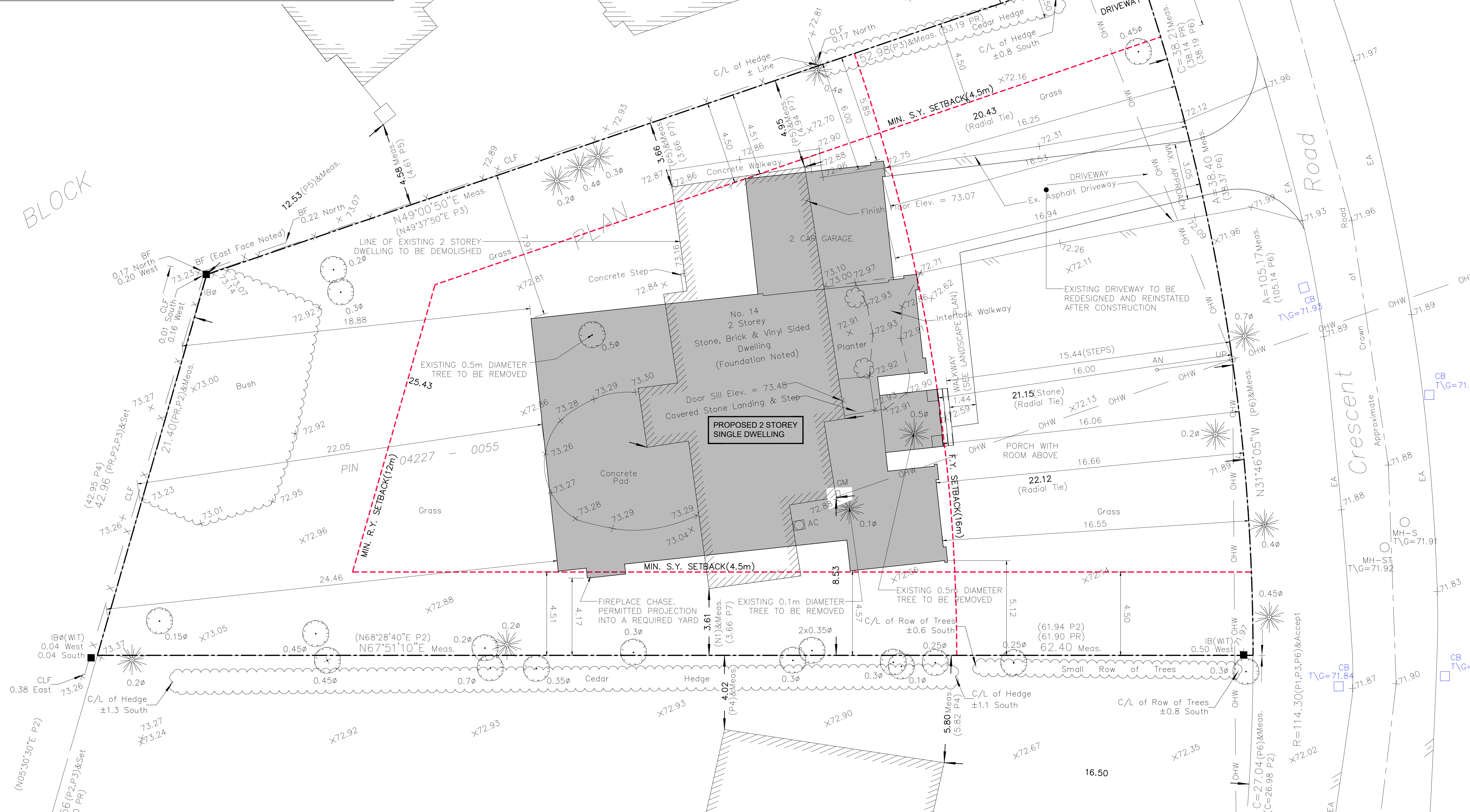


SITE STATISTICS:		
LEGAL DESCRIPTION: PART OF BLOCK A16 REGISTERED PLAN 4M-22 CITY OF OTTAWA CIVIC ADDRESS: 14 CRESCENT RD. OTTAWA		
ZONING: R1B1 (1258) RESIDENTIAL FIRST DENSITY PERMITTED USE: SINGLE DWELLING ZONING PROVISIONS AND MINIMUM REQUIREMENTS	EXISTING USE & LOT CONDITION: SINGLE DWELLING TO 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.		



GENERAL NOTES

03 APR18-22 REVISED FY 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 By:

SDG DESIGNS
 ARCHITECTURAL BUILDING DESIGN

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.

SD Polonente
 SHARON J.D. COLQUHOUN
 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.
SCALE: AS SHOWN	SHEET NO: A0	
DATE: JULY 2021		

1 ARCHITECTURAL SITE PLAN
 SCALE: 1:100