

# PROPOSED CONSTRUCTION:

**PHYSICAL CHARACTERISTICS (PART 1, 5R-13215):**

LOT WIDTH:	65'-0" [19.81 m] / 65'-0" [19.81 m]
LOT DEPTH:	95'-3 1/4" [29.04 m] / 95'-1 3/4" [29.00 m]
LOT AREA:	6527.87 FT <sup>2</sup> [606.46 m <sup>2</sup> ]
LOT COVER:	16.20% EXISTING / 40.13% PROPOSED

**GFA YIELD PER UNIT:**

SUITE NO.	BASEMENT	FIRST	SECOND	TOTAL
SUITE A	787.25 FT <sup>2</sup> [73.14 m <sup>2</sup> ]	1143.41 FT <sup>2</sup> [106.23 m <sup>2</sup> ]	1019.86 FT <sup>2</sup> [94.72 m <sup>2</sup> ]	2950.32 FT <sup>2</sup> [274.09 m <sup>2</sup> ]
SUITE B	828.18 FT <sup>2</sup> [76.75 m <sup>2</sup> ]	1182.07 FT <sup>2</sup> [109.81 m <sup>2</sup> ]	1021.04 FT <sup>2</sup> [94.86 m <sup>2</sup> ]	3029.29 FT <sup>2</sup> [281.43 m <sup>2</sup> ]

**SOFTSCAPING REQUIREMENTS:**  
FRNT / CRN S.Y. > 3m+: 40% REQ'D / 40.97% PRV'D | T.139.(1).

NOTE: MEASURED WITHIN PROPERTY REGION ONLY. EXCLUDES WALKWAYS AT FRONT, BUT DISCOUNTS FRONT AND REAR DECKS.

**WALKWAY REGULATIONS:**  
MAX WIDTH: 4'-0" [2.0 m] | S.139.(4),(c).  
CAN IMPEDE ON REQ'D SOFTSCAPE. | S.139.(4),(d).  
CAN TRAVERSE R.O.W. AS LOT > 10.M | S.139.(4),(e).

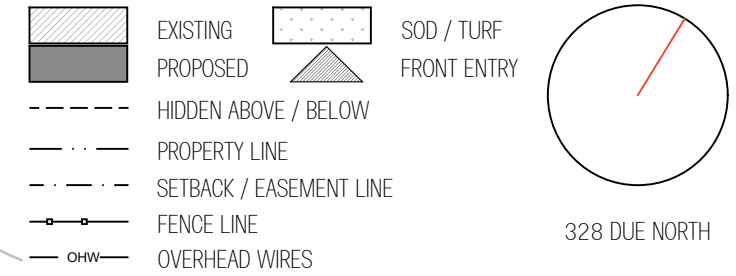
**DRIVEWAY REGULATIONS:**  
MAX. SNG. DRV. WIDTH: 9'-10" [3.0 m] | T.139.(3),(iv).

**PROPOSED SETBACKS (SEE A100a FOR BY-LAW REFERENCES):**

YARD	REQUIRED	PROVIDED:
FRONT YARD:	19'-8" [6.00 m] / 19'-8" [6.00 m]	
CORNER S/Y:	14'-9" [4.50 m] / 14'-9" [4.50 m]	
INTERIOR S/Y:	4'-0" [1.20 m] / 8'-0" [2.40 m]	
REAR YARD:	4'-0" [1.20 m] / 4'-0" [1.20 m]	
INT. YARD W:	19'-6" [5.94 m] / 19'-6" [5.96 m]	
INT. YARD D:	28'-1 1/2" [8.57 m] / 28'-1 1/2" [8.57 m]	
BLDG HEIGHT:	26'-3" [8.00 m] / 25'-5 1/2" [7.76 m]	

**PERMITTED PROJECTIONS (SEE A100a FOR BY-LAW REFERENCES):**

FEATURE	PROVIDED
EAVES:	1'-0" [0.3 m] / 3'-0" [0.762 m]
FRONT PORCH:	50% OF GRANTON: 9'-10" [3.00 m]   S.65.(6)(a)(ii). 50% OF BASSANO: 7'-4 1/2" [2.25 m]   S.65.(6)(a)(ii).



PROPOSED SITE PLAN DERIVED FROM COORDINATES  
GENERATED BY STANTEC GEOMATICS, LTD.  
PROJECT NO. USED: 161614396-110.



SEMI-DETACHED CORNER LOT DWELLING PROPOSAL:  
3 BASSANO STREET, OTTAWA, ON, K2G 1L2

VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	DEC/03/2021
2	ISSUED FOR REVIEW (PRE-CON)	

SITE: SCOPE

DRAWN BY: CORY DUBEAU  
REVIEWED BY: N/A

SHEET NUMBER:  
**A100b**

PROJECT NO.: 0017

ANSI FULL BLEED B (17.00 X 11.00 INCHES) PLOTTED: February 21, 2022 10:11:59 AM PROJECT DIR: C:\Users\scory\OneDrive\Documents\OneDrive - Varia Architecture\Drafting & Design\Varia Architecture\17\_Hume\_3 Bassano St(CAD)\3 Bassano Proposal\_P1\_V2.dwg