

SITE STATISTICS:

ZONING CHARACTERISTICS:

EXISTING: ^_R1FF [632] *SEE ZONING STUDY: EXISTING DOCUMENT
 PROPOSED: ^_R2F *SEE ZONING STUDY: PROPOSED DOCUMENT

LEGAL DESCRIPTION:

NO. 3 OF REGISTERED PLAN 375, PIN 04688-0026
 PART 1, 5R-13215 (COMPRISED OF LOTS 2474, 2475 & PART OF LOT 2476)
 **ABUTTING WITH PART 2, 5R-13215 FOR SHARED UTILITY EASEMENT

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 FT² [606.46 m²]
 LOT COVER: 16.20% EXISTING / 43.97% PROPOSED

PROPOSED SETBACKS (S. 158 R2F, UNLESS OTHERWISE NOTED):

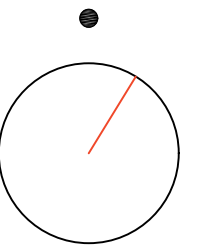
REQ'D. FRONT YARD:	19'-8" [6.00 m]	I S. 144 (1)(b).
REQ'D CORNER S/Y:	14'-9" [4.50 m]	I S. 144 (1)(b).
REQ'D INTERIOR S/Y:	4'-0" [1.20 m]	I S. 144 (2)(b)(iii).
REQ'D REAR YARD:	4'-0" [1.20 m]	I S. 144 (5)(b).
*REQ'D INT. YARD W:	19'-6" [5.94 m]	I S.144 (6). 1/3 LOT WIDTH
*REQ'D INT. YARD D:	28'-1 1/2" [8.57 m]	I T.144B.(iii). ABUTTING
BUILDING HEIGHT:	26'-3" [8.00 m]	I FORMING PART OF SUB-ZONE

PERMITTED PROJECTIONS (S. 65 OF BY-LAW 2008-250):

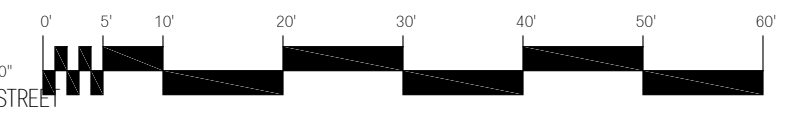
EAVES:	1'-0" [0.3 m]	I S.65.(2).T.65.(2).
BALCONIES:	R/Y +4'-0" [1.2 m]	I S.65.(6)(b).(1).
FRONT PORCH:	50% OF GRANTON: 9'-10" [3.0 m]	I S.65.(6)(a).(ii).
	50% OF BASSANO: 7'-4 1/2" [2.25 m]	I S.65.(6)(a).(ii).

EXCEPTION [632] AND ITS RELATION TO SETBACK CALCULATIONS:
 SETBACK CALCULATIONS MEASURED INTO PART 2, 5R-13215 TO A MAX OF 1.6 m (1.58 m) ACTUAL. NOT TO BE UTILIZED FOR PERMANENT STRUCTURES.

- ZONING ENVELOPE
- HIDDEN ABOVE / BELOW
- PROPERTY LINE
- SETBACK / EASEMENT LINE
- FENCE LINE
- OVERHEAD WIRES



328 DUE NORTH



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

GRANTON AVENUE



VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	NOV/18/2021
2	ISSUED FOR INTERNAL REVIEW (A100b)	DEC/03/2021

SITE: ZONING

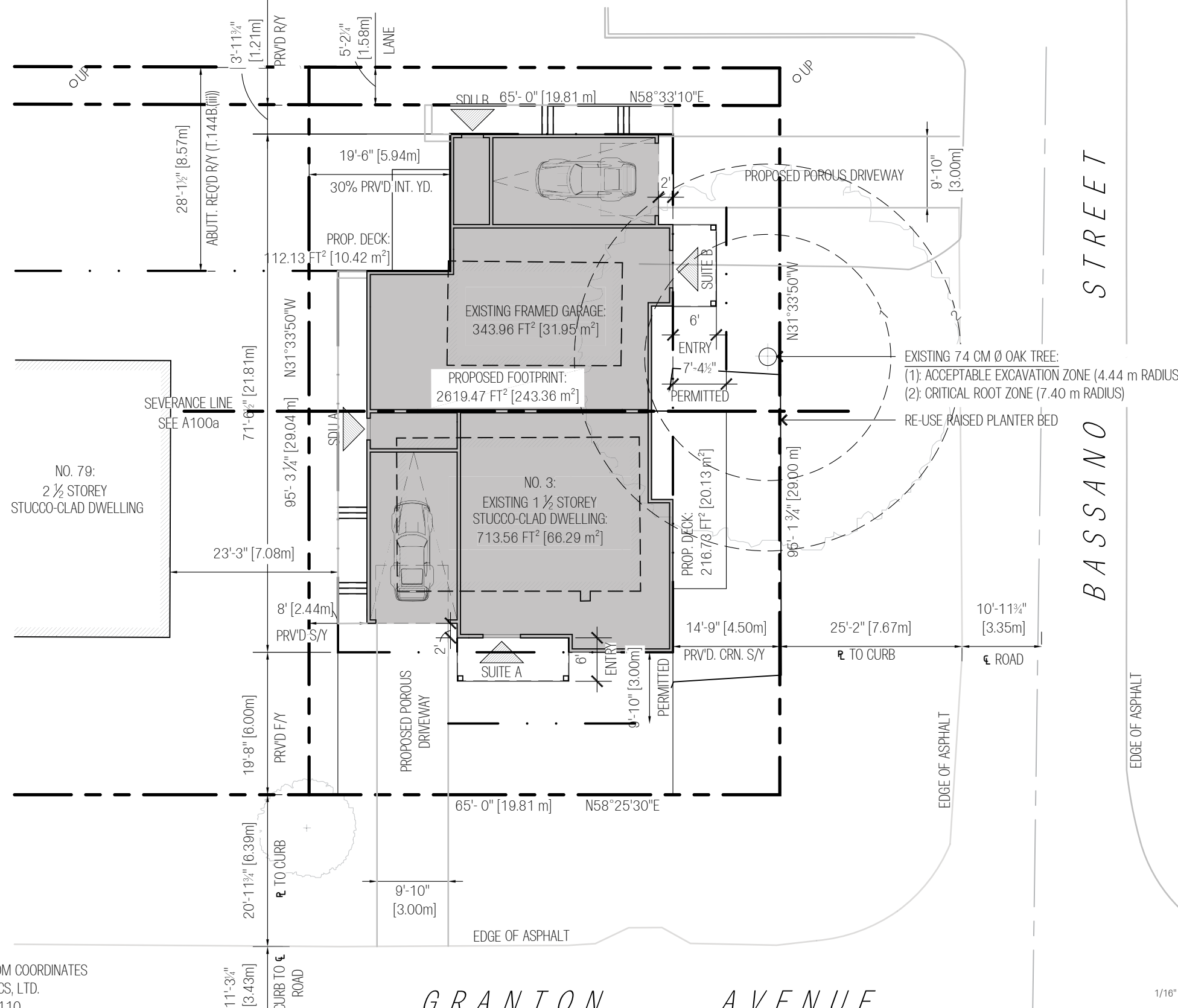
DRAWN BY: CORY DUBEAU
 REVIEWED BY: N/A

PROJECT NO.: 0017

SHEET NUMBER:

A100a

PROJECT DIR: C:\Users\scor\OneDrive\Documents\OneDrive - Varia Architecture Drafting & Design\Varia Architecture\17_Hume_3 Bassano St(CAD)\BassanoProposal_P1_V2.dwg PLOTTED: February 21, 2022 10:11:56 AM ANS-FULL BLEED B (17.00 X 11.00 INCHES)



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 ² [606.46 m ²]
LOT COVER:	16.20% EXISTING / 40.13% PROPOSED

GFA YIELD PER UNIT:

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

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).

LEGEND:

- EXISTING (Solid grey fill)
- PROPOSED (Dotted fill)
- HIDDEN ABOVE / BELOW (Dashed line)
- PROPERTY LINE (Solid line)
- SETBACK / EASEMENT LINE (Dash-dot line)
- FENCE LINE (Line with squares)
- OHW (Line with circles)
- SOD / TURF (Stippled fill)
- FRONT ENTRY (Triangle symbol)

328 DUE NORTH



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)	

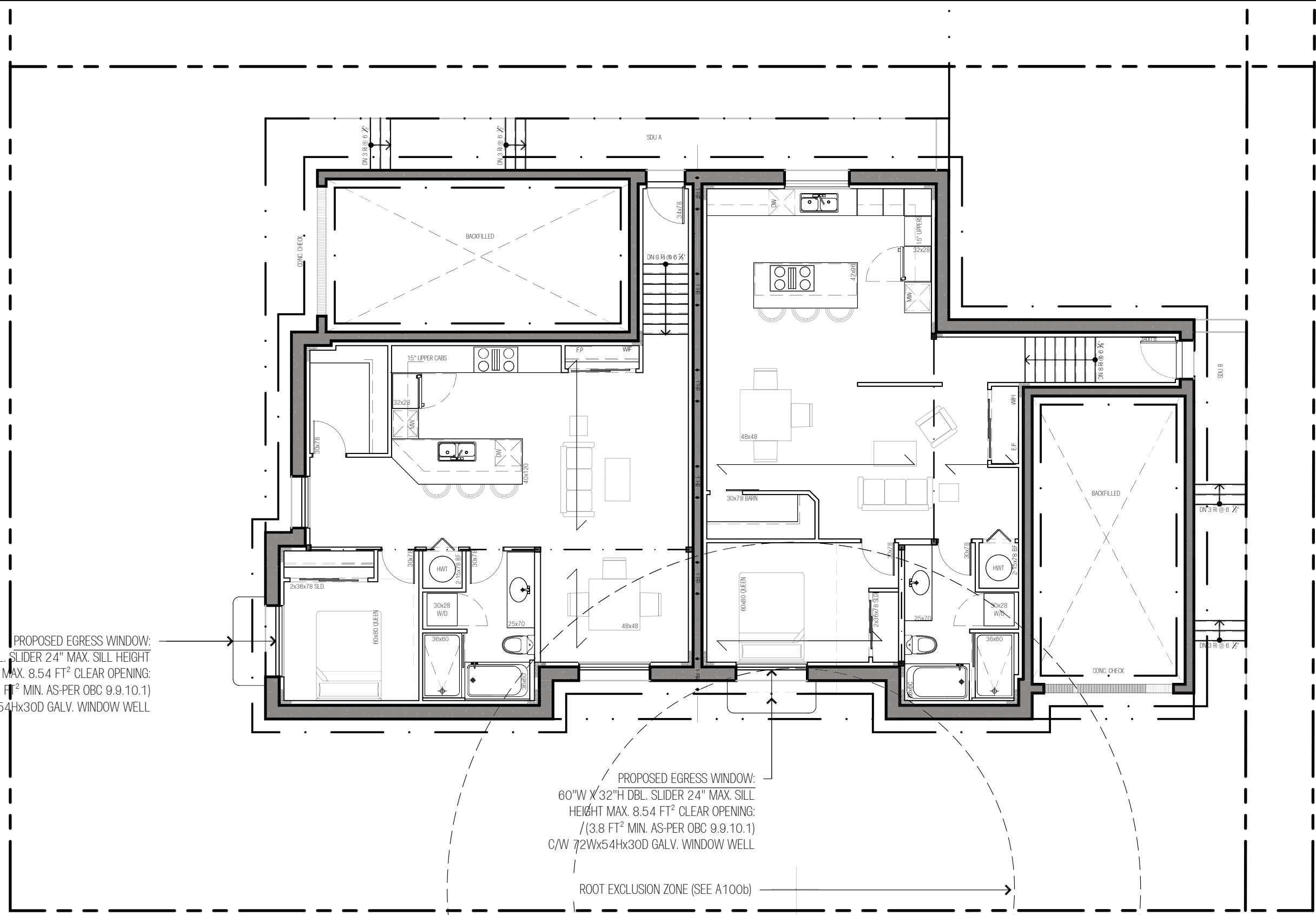
SITE: SCOPE

DRAWN BY: CORY DUBEAU
REVIEWED BY: N/A

SHEET NUMBER:
A100b

PROJECT NO.: 0017

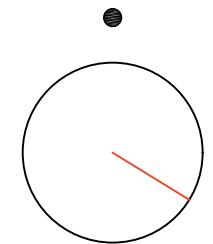
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PROPOSED EGRESS WINDOW:
 60"W X 32"H DBL. SLIDER 24" MAX. SILL HEIGHT
 MAX. 8.54 FT² CLEAR OPENING:
 (3.8 FT² MIN. AS-PER OBC 9.9.10.1)
 C/W 72Wx54Hx30D GALV. WINDOW WELL

PROPOSED EGRESS WINDOW:
 60"W X 32"H DBL. SLIDER 24" MAX. SILL
 HEIGHT MAX. 8.54 FT² CLEAR OPENING:
 (3.8 FT² MIN. AS-PER OBC 9.9.10.1)
 C/W 72Wx54Hx30D GALV. WINDOW WELL

ROOT EXCLUSION ZONE (SEE A100b)



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

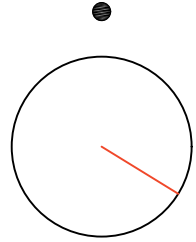
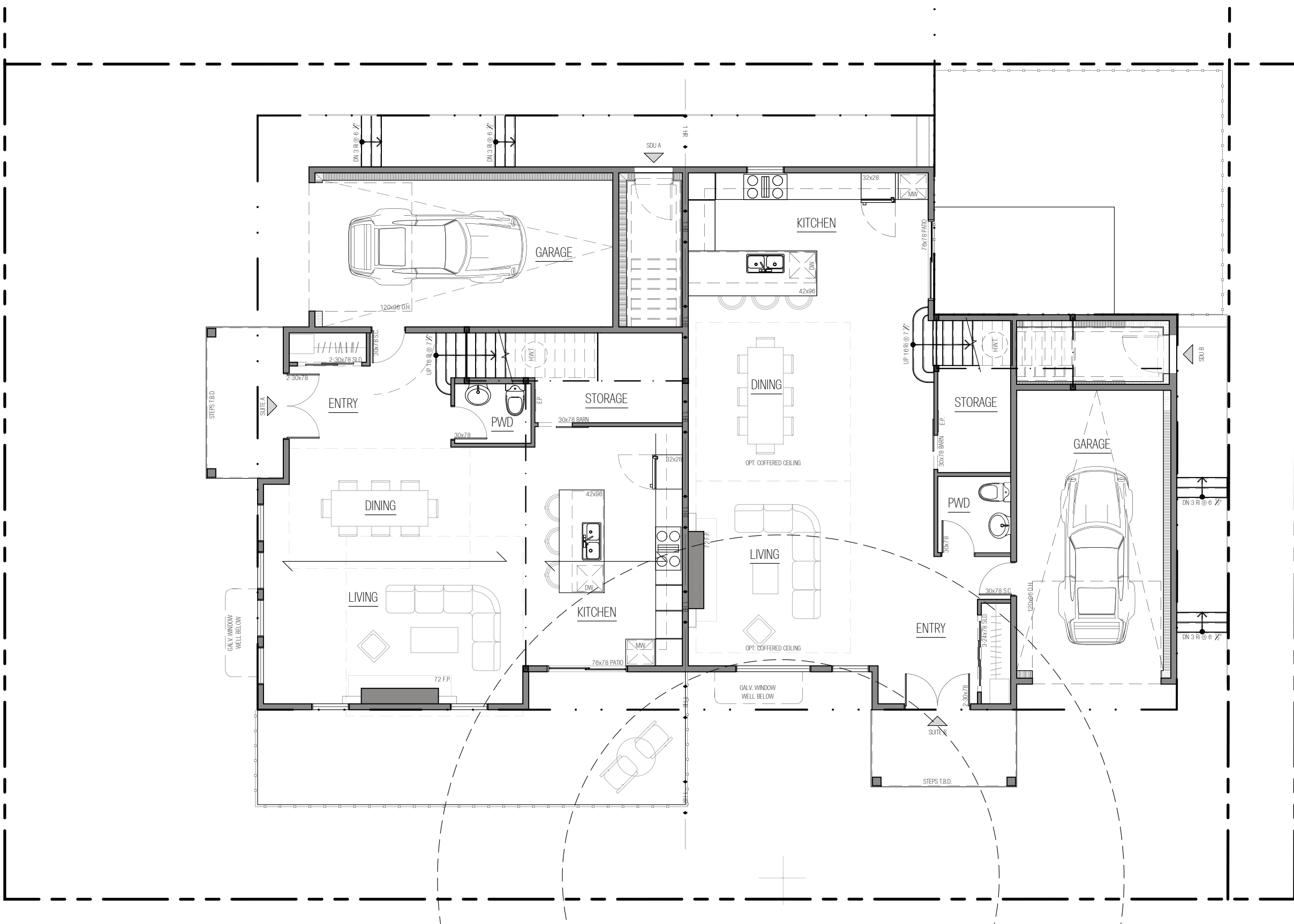
VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW (PRE-CON)	FEB/15/2021

FOUNDATION PLAN (PROPOSED)

DRAWN BY: CORY DUBEAU
 REVIEWED BY: N/A
 SCALE: A: 1/8" = 1'-0"
 PROJECT NO.: 0017

SHEET NUMBER:
A101



VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	DEC/03/2021
2	ISSUED FOR INTERNAL REVIEW (P2)	DEC/15/2021
3	ISSUED FOR REVIEW (PRE-CON)	FEB/15/2022

FIRST FLOOR PLAN (PROPOSED)

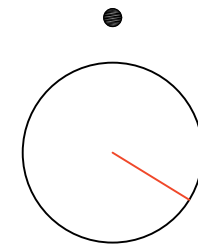
DRAWN BY: CORY DUBEAU
REVIEWED BY: N/A
SCALE: 1/8" = 1'-0"
PROJECT NO.: 0017

SHEET NUMBER:

A102



EXTERIOR WALL FACE BELOW
 1F ROOF LINE BELOW



VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	DEC/03/2021
2	ISSUED FOR INTERNAL REVIEW (P2)	DEC/15/2021
3	ISSUED FOR REVIEW (PRE-CON)	FEB/15/2022

SECOND FLOOR PLAN (PROPOSED)

DRAWN BY: CORY DUBEAU
 REVIEWED BY: N/A
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 0017

SHEET NUMBER:

A103



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VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW (PRE-CON)	FEB/21/2022

NORTH (FRONT) ELEVATION

DRAWN BY: CORY DUBEAU
REVIEWED BY: N/A
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0017

SHEET NUMBER:
A401



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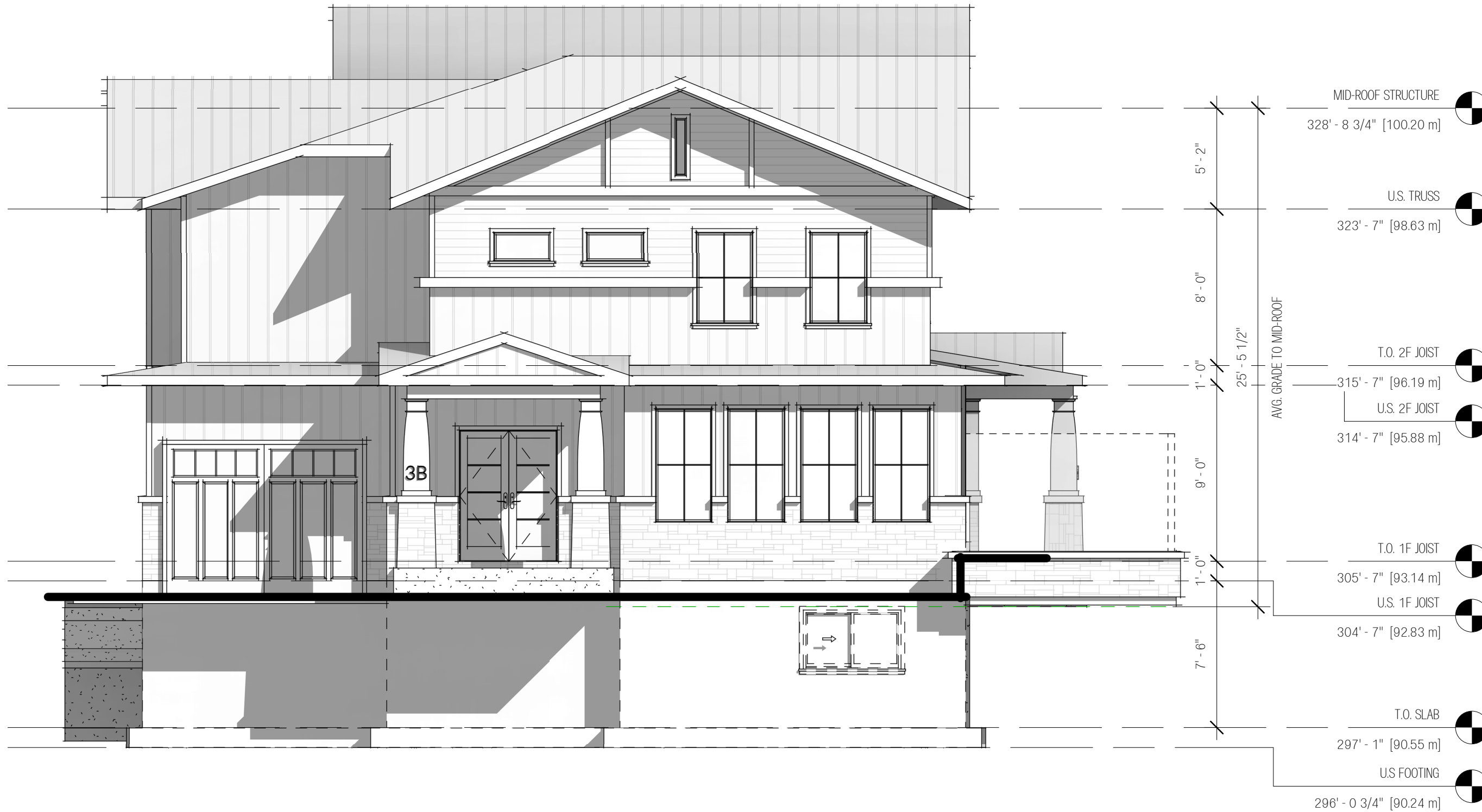
SEMI-DETACHED CORNER LOT DWELLING PROPOSAL:
 3 BASSANO STREET, OTTAWA, ON, K2G 1L2

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW (PRE-CON)	FEB/21/2022

SOUTH (REAR) ELEVATION

DRAWN BY: CORY DUBEAU
 REVIEWED BY: N/A
 SCALE: 3/16" = 1'-0"
 PROJECT NO.: 0017

SHEET NUMBER:
A402



PROJECT DIR: C:\Users\cory\OneDrive\Documents\OneDrive - Varia Architecture Drafting & Design\Varia Architecture\17_Hume_3 Bassano St\CAD\3 Bassano Proposal_P1_V2.dwg
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VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW (PRE-CON)	FEB/21/2022

EAST (RIGHT) ELEVATION

DRAWN BY: CORY DUBEAU
REVIEWED BY: N/A
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0017

SHEET NUMBER:

A403



- MID-ROOF STRUCTURE
328' - 8 3/4" [100.20 m]
- U.S. TRUSS
323' - 7" [98.63 m]
- T.O. 2F JOIST
315' - 7" [96.19 m]
- U.S. 2F JOIST
314' - 7" [95.88 m]
- T.O. 1F JOIST
305' - 7" [93.14 m]
- U.S. 1F JOIST
304' - 7" [92.83 m]
- T.O. SDU LANDING
300' - 5 1/2" [91.58 m]
- T.O. SLAB
297' - 1" [90.55 m]
- U.S. FOOTING
296' - 0 3/4" [90.24 m]



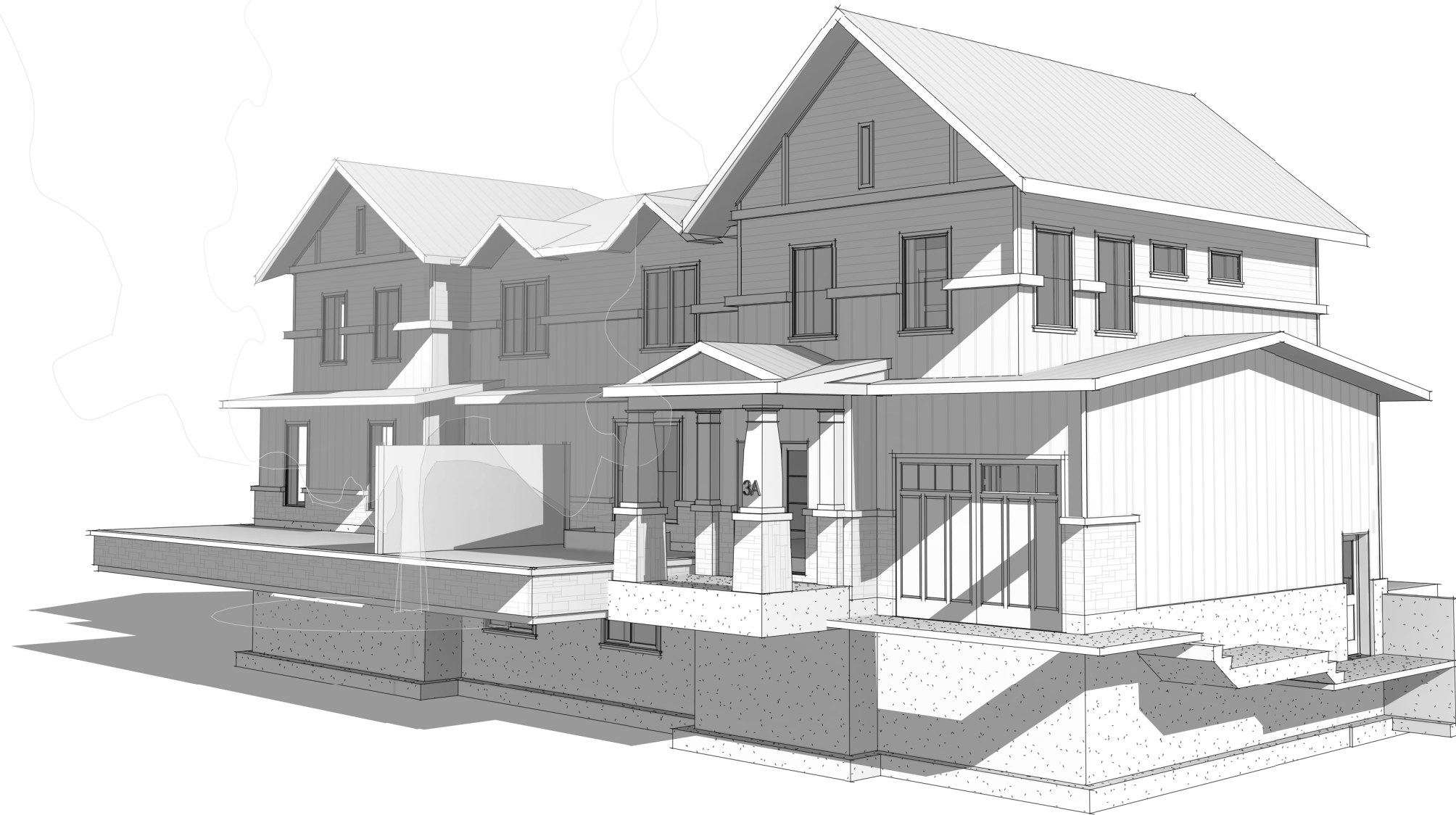
SEMI-DETACHED CORNER LOT DWELLING PROPOSAL:
3 BASSANO STREET, OTTAWA, ON, K2G 1L2

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW (PRE-CON)	FEB/21/2022

WEST (LEFT) ELEVATION

DRAWN BY: CORY DUBEAU
REVIEWED BY: N/A
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0017

SHEET NUMBER:
A404



VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW (PRE-CON)	FEB/21/2022

AXO: NORTH-EAST

DRAWN BY: CORY DUBEAU
REVIEWED BY: N/A
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0017

SHEET NUMBER:
SK1



VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW (PRE-CON)	FEB/21/2022

AXO: NORTH-WEST

DRAWN BY: CORY DUBEAU
REVIEWED BY: N/A
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0017

SHEET NUMBER:
SK2



VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW (PRE-CON)	FEB/21/2022

AXO: SOUTH-EAST

DRAWN BY: CORY DUBEAU
REVIEWED BY: N/A
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0017

SHEET NUMBER:
SK3



VARIA ARCHITECTURE: DRAFTING & DESIGN INC.

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW (PRE-CON)	FEB/21/2022

AXO: SOUTH-WEST

DRAWN BY: CORY DUBEAU
REVIEWED BY: N/A
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0017

SHEET NUMBER:
SK4