

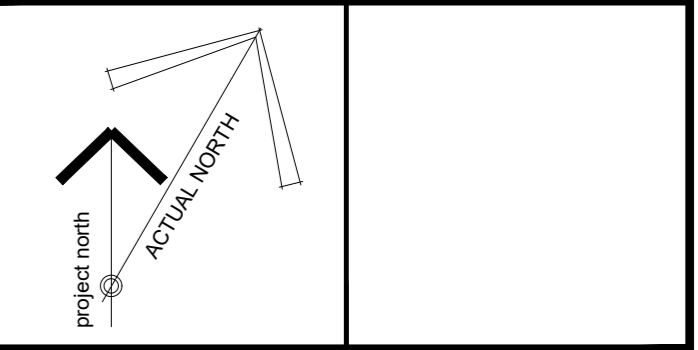
	MIN. LOT WIDTH (m)	MIN. LOT AREA (m <sup>2</sup> )	AREA WITHIN PROPOSED SET BACKS (m <sup>2</sup> )	MAX. HEIGHT (m)	MIN. FRONT YARD SET BACK (m)	MIN. CORNER SIDE YARD SET BACK (m)	MIN. REAR YARD SET BACK (m)	MIN. INTERIOR SIDE YARD SET BACK (m)	GROSS FLOOR AREA (m <sup>2</sup> )	PRIMARY UNIT AREA (m <sup>2</sup> )	GARAGE AREA (m <sup>2</sup> )	SECONDARY UNIT AREA (m <sup>2</sup> )	ALLOWABLE SIZE OF SECONDARY UNIT (%)
REQ'D	5.00m	150.00m <sup>2</sup>	N/A	10.0m	4.5m	4.5m	9m	1.20m	N/A	N/A	N/A	N/A	40.00% OF PRIMARY UNIT AREA MAX.
LOT A	8.42m	183.00m <sup>2</sup>	65.34m <sup>2</sup>	10.0m	4.5m	4.5m	5.5m	2.40m	241.02m <sup>2</sup>	145.44m <sup>2</sup>	N/A	50.46m <sup>2</sup>	34.67%
LOT B	9.19m	151.19m <sup>2</sup>	73.25m <sup>2</sup>	10.0m	4.5m	4.5m	5.5m	N/A	271.96m <sup>2</sup>	131.80m <sup>2</sup>	185.22m <sup>2</sup>	50.27m <sup>2</sup>	38.14%
LOT C	13.47m	189.36m <sup>2</sup>	257.26m <sup>2</sup>	10.0m	4.5m	4.5m	3.58m	1.2m	257.26m <sup>2</sup>	118.98m <sup>2</sup>	208.89m <sup>2</sup>	47.56m <sup>2</sup>	39.97%

	PRIMARY DWELLING ENTRANCE
	SECONDARY DWELLING ENTRANCE
	GARAGE ENTRANCE

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS; FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
  - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
  - GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
  - ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
  - DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

**COPYRIGHT**

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



**ISSUE RECORD:**

NO.	DESCRIPTION	DATE
01	FOR SITE COORDINATION	2022/05/16
02	FOR SITE COORDINATION	2022/05/30

**CLIENT**  
**LAAYLAR LTD.**  
 4048 CARLING AVENUE  
 TEL: 613-823-1616

**CONSULTANTS**  
**D. B. GRAY ENGINEERING INC.**  
 CIVIL ENGINEERS  
 TEL: 613-425-8044

**DENDRON FORESTRY**  
 FORESTRY CONSULTANT  
 TEL: 613-805-9663

**DCA**  
**A GROUP OF ARCHITECTS**  
 201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8  
 WWW.ARCHITECTSDCA.COM 613.725.2294

**PROJECT TITLE**  
**FAIR OAKS DEVELOPMENT**

**DRAWING TITLE**  
**SITE PLAN**

DATE	DRAWN	JOB NO.	DRAWING NO.
DEC. 2021	IC	3438	A050
SCALE	REVIEWED		
1:100	TD		

**ARCHITECTURAL**

