



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 ²
AREA BUILDING FOOTPRINT	= 210.89 m ²
AREA FRONT YARD	= 99.0 m ²
AREA REAR YARD	= 156.81 m ²
AREA DRIVEWAY	= 35.21 m ²
FRONT YARD GREEN AREA	= 38.42 m ²
REAR YARD COVERAGE	= 30 %
DRIVE WAY COVERAGE	= 36 %
FRONT YARD GREEN AREA COVERAGE	= 39 %

SEVERED LOT DATA "LOT LEFT"

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

SEVERED LOT DATA "LOT RIGHT"

AREA LOT	= 259.13 m ²
AREA BUILDING FOOTPRINT	= 105.45 m ²
AREA FRONT YARD	= 50 m ²
AREA REAR YARD	= 73.16 m ²
AREA DRIVEWAY	= 17.6 m ²
FRONT YARD GREEN AREA	= 19.21 m ²
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
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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