



1274 Marygrove Circle

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	= 210.24 m ²
AREA FRONT YARD	= 49.0 m ²
AREA REAR YARD	= 156.81 m ²
AREA DRIVEWAY	= 35.21 m ²
FRONT YARD GREEN AREA	= 36.42 m ²
REAR YARD COVERAGE	= 30 %
DRIVEWAY COVERAGE	= 36 %
FRONT YARD GREEN AREA COVERAGE	= 34 %

SEVERED LOT DATA "LOT LEFT"
 (note: lot is not being severed for this application)

AREA LOT	= 264.41 m ²
AREA BUILDING FOOTPRINT	= 105.45 m ²
AREA FRONT YARD	= 44.5 m ²
AREA REAR YARD	= 83.94 m ²
AREA DRIVEWAY	= 17.6 m ²
FRONT YARD GREEN AREA	= 14.21 m ²
REAR YARD COVERAGE	= 31 %
DRIVEWAY COVERAGE	= 36 %
FRONT YARD GREEN AREA COVERAGE	= 34 %

SEVERED LOT DATA "LOT RIGHT"
 (note: lot is not being severed for this application)

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	= 14.21 m ²
REAR YARD COVERAGE	= 28 %
DRIVEWAY COVERAGE	= 36 %
FRONT YARD GREEN AREA COVERAGE	= 34 %

DESIGNED BUILDING HEIGHT
 = 7.12m (left)
 = 7.82m (right)
 average = $7.12 + 7.82 / 2 = 7.47m$

SETBACKS:
 FRONT YARD (FYS) = 6m, INTERIOR YARD (IYS) = 1.5m,
 REAR YARD (RYS) = VARIES (11.21m (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
 projection = PERMITTED PROJECTION

Notes:
 All dimensions must be confirmed by the builder prior to ordering materials. DO NOT scale the drawing unless confirmed printed to scale - any errors or omissions shall be reported to the designer without delay.
 All work to be done in accordance with the latest edition of the Ontario Building Code & all other applicable regulation.

SCOPE OF WORK
 - New semi attached home(s)

DESIGNER:
 Catali Inshaw Design
 Drawn by David Inshaw
 Reviewed by Vince Catali

APPLICANT: Vince Catali
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 Ottawa, ON K2B 8E1
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 613 443 9617

#2	Reviewed	Nov 20 2023
#1	Draft	Oct 27 2023
NO.	REVISION	DATE

LOCATION: 1274 Marygrove Circle

OWNER: Oleksandr Patsukevych
 1274 Marygrove Circle Ottawa ON
 K2C 2C4
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DWG: SITE PLAN

DATE: 2023 12 23 mm/dd PAGE #
AS SHOWN A1 1/14
 8/81 © 11/22 print @ 100% or to scale

LIST OF DRAWINGS

A1	SITE PLAN	A10	SECTIONS
A2	FOOTING PLAN	A11	SECTION
A3	FOUNDATION PLAN	A12	SECTION
A4	BASEMENT PLAN	A13	SECTION
A5	BASEMENT LEVEL PLAN w/ JOIST FRAMING & MECHANICAL ABOVE	A14	DETAILS
A6	GROUND LEVEL PLAN	A15	ELEVATIONS (FRONT & REAR)
A7	GROUND LEVEL PLAN w/ JOIST FRAMING & MECHANICAL ABOVE	A16	ELEVATION (RIGHT)
A8	SECOND LEVEL PLAN	A17	ELEVATION (LEFT)
A9	SECOND LEVEL PLAN w/ ROOF FRAMING & MECHANICAL ABOVE	A18	PERSPECTIVES
		A19	PERSPECTIVES