

SITE STATISTICS						
ZONING - R3Z						
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%
LOT COVERAGE	178m ²	15.6m ²	193.6m ²	33	—	N/A
# OF STORIES	2 STOREY	1 STOREY	2 STOREY	—		
HEIGHT	6m TALL	2.6m TALL	6m TALL	11.0m TALL		
PARKING	EXISTING TO REMAIN			—		

SITE SETBACKS AND DIMENSIONS			
SETBACKS	EXISTING	PROPOSED	ALLOWED (MIN.)
FRONT YARD (SOUTH)	5.6m	EXISTING TO REMAIN	3.0m
REAR YARD (NORTH)	10.6m	7.4m	6.0m
INTERIOR SIDE YARD (WEST)	3.05m	EXISTING TO REMAIN	1.2m
LOT FRONTAGE	12.04m	EXISTING TO REMAIN	6.0m
LOT AREA	367.7m ²	EXISTING TO REMAIN	150m ²
LOT DEPTH	30.54m	EXISTING TO REMAIN	—

LIMITING DISTANCE

NORTH-BUILDING FACE

4.7m TO PROPERTY LINE
 9.27m² EXPOSED BUILDING FACE
 6.55m² UNPROTECTED OPENINGS
 70.7% UNPROTECTED OPENINGS
 96% PERMITTED

EAST-BUILDING FACE

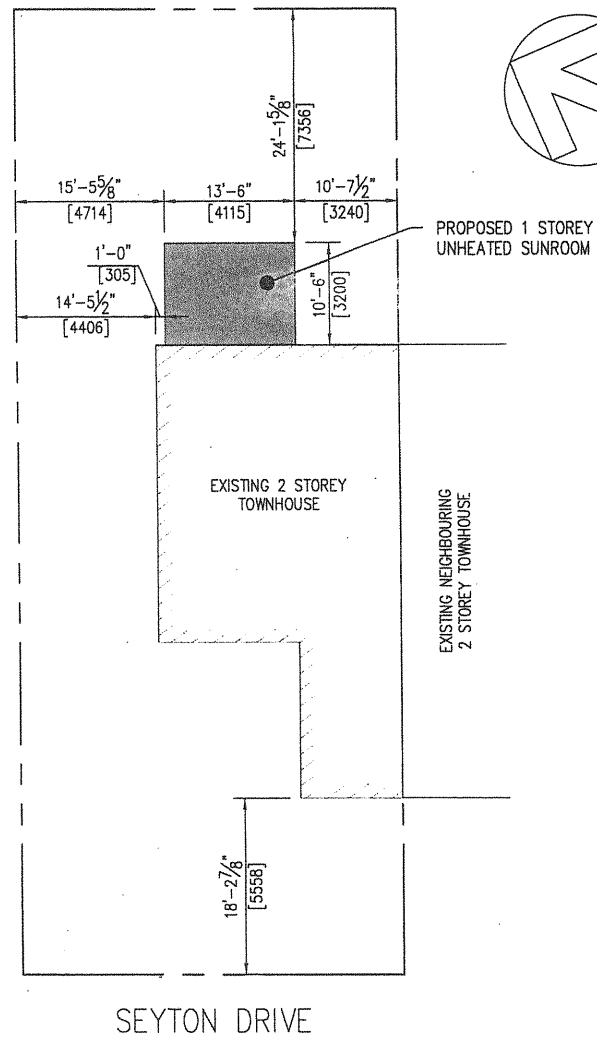
7.4m TO PROPERTY LINE
 11.3m² EXPOSED BUILDING FACE
 8.2m² UNPROTECTED OPENINGS
 72.6% UNPROTECTED OPENINGS
 100% PERMITTED

SOUTH-BUILDING FACE

3.2m TO PROPERTY LINE
 9.27m² EXPOSED BUILDING FACE
 6.55m² UNPROTECTED OPENINGS
 AS PER 9.10.15.4.(c) THE LIMITING DISTANCE SQUARED IS PERMITTED FOR UNPROTECTED OPENINGS.
 3.2m x 3.2m = 10.24m² IS PERMITTED

NOTES:

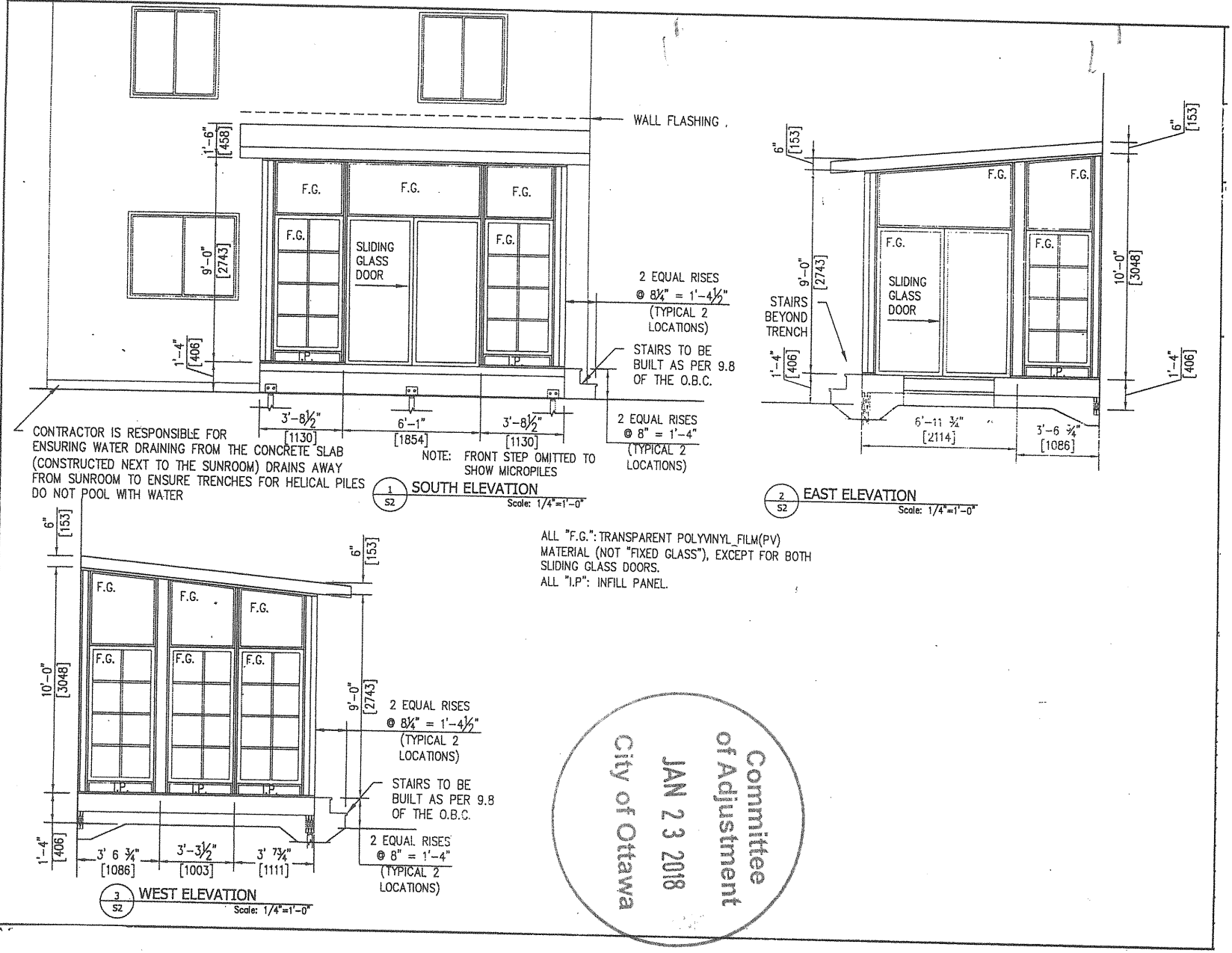
1. MAINTAIN EXISTING GRADE AND DRAINAGE FLOW AT ALL PROPERTY LINES.
2. MAINTAIN ALL EXISTING DRAINAGE SWALES.



1 SITE PLAN
 SPI

Scale: 1:150

Committee of Adjustment
 JAN 23 2018
 City of Ottawa



CONTRACTOR IS RESPONSIBLE FOR ENSURING WATER DRAINING FROM THE CONCRETE SLAB (CONSTRUCTED NEXT TO THE SUNROOM) DRAINS AWAY FROM SUNROOM TO ENSURE TRENCHES FOR HELICAL PILES DO NOT POOL WITH WATER

1 SOUTH ELEVATION
Scale: 1/4"=1'-0"

2 EAST ELEVATION
Scale: 1/4"=1'-0"

3 WEST ELEVATION
Scale: 1/4"=1'-0"

ALL "F.G.": TRANSPARENT POLYVINYL FILM (PV) MATERIAL (NOT "FIXED GLASS"), EXCEPT FOR BOTH SLIDING GLASS DOORS.
ALL "I.P.": INFILL PANEL.

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