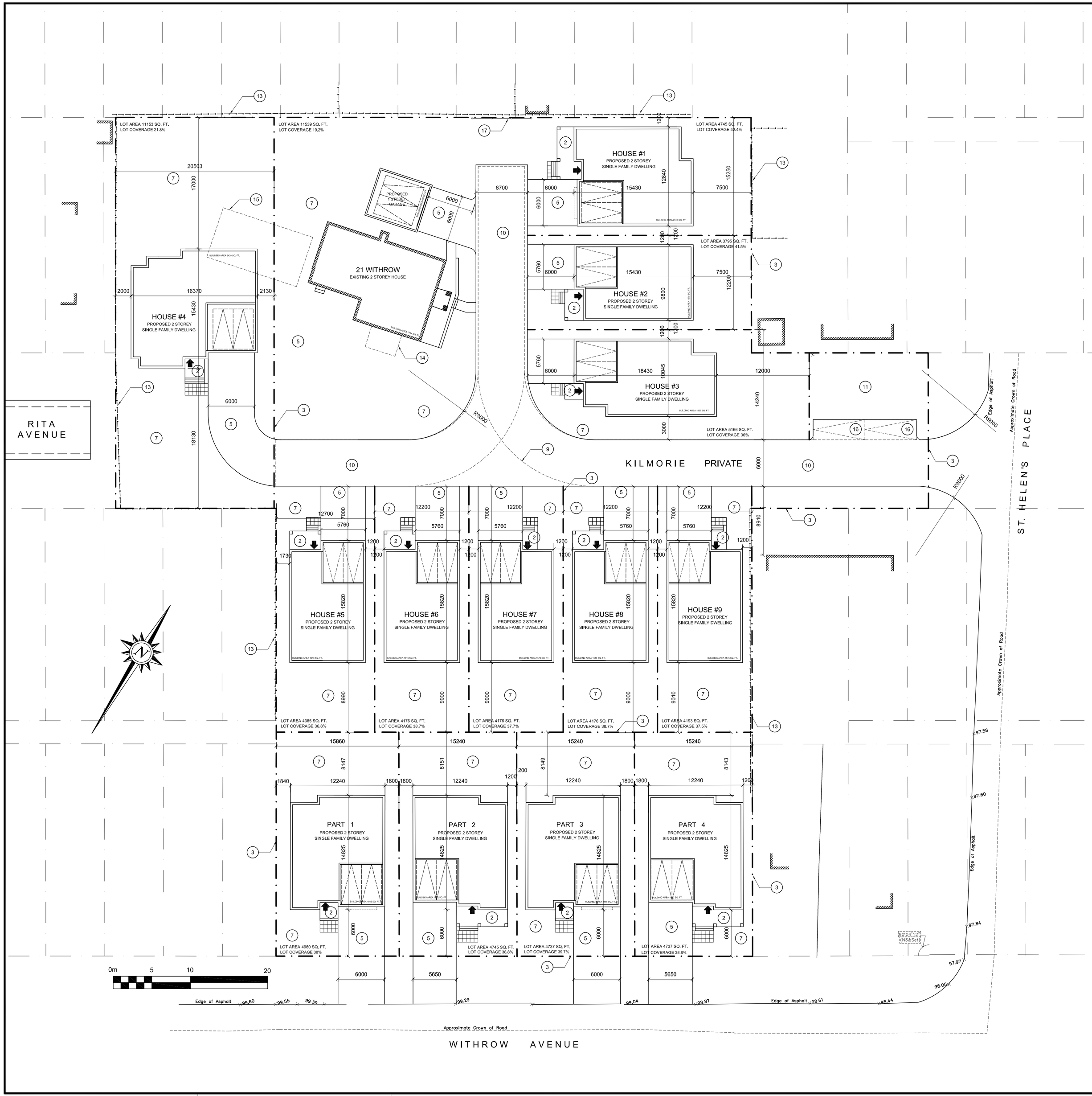


PROJECT INFORMATION:

SITE INFORMATION:

21 WITHROW AVENUE

ZONING:	R1FF
SITE AREA:	8185.97 sq m (2.02 ACRES)

LEGAL DESCRIPTION:

DRAFT PLAN OF SUBDIVISION OF

LOTS 608, 609, 610, 611, 612, 613, 614, 657, 658, 659, 660, 661, 662, 663 AND PART OF LOTS 607, 664
AND PART OF THE ADJACENT LANES
(Closed by Judge's Order Inst.CR294685)
AND PART OF RITA AVENUE
(Closed by Judge's Order Inst. NP64460)
AND PART OF ST.HELENS'S PLACE
(Closed by Judge's Order Inst. CR294685)
REGISTERED PLAN 375
CITY OF OTTAWA

INTERNAL LOT AREA = 6400.87M2
INTERNAL LOT COVERAGE: 26.4%
REFER TO SITE PLAN FOR INDIVIDUAL LOT COVERAGE

BUILDING HEIGHT	MAX 8.5 M

MIN PROPOSED SETBACKS:

FRONT YARD SETBACK	6 M
CORNER SIDE YARD SETBACK	3.0 M
INTERIOR YARD SETBACK	1.2 M
REAR YARD SETBACK	6.7 M

BUILDING FOOTPRINTS

EXISTING HOUSE BUILDING AREA	1734 SQ.FT./ 161.09 M2
NEW GARAGE	615 SQ.FT./ 57.14 M2
HOUSE #1 BUILDING AREA	2013 SQ.FT./ 187.01M2
HOUSE #2,5,6,7,8 & 9 BUILDING AREA	(6 X) 1575 SQ.FT./146.31M2 = 9450 SQ.FT./877.93M2
HOUSE #3 BUILDING AREA	1862 SQ.FT. / 173 M2
HOUSE #4 BUILDING AREA	2439 SQ.FT. /226.5 M2
TOTAL BUILDING AREA:	18176.9 SQ.FT/ 1688.69M2

LEGAL DESCRIPTION:

PLAN OF SURVEY OF

LOTS 407, 408, 409, 410, 411, 412, 413 AND PART OF LOT 414
AND PART OF THE ADJACENT LANE
(Closed by Judge's Order Inst. CR294685)
AND PART OF ST.HELEN'S PLACE
(Closed by Judge's Order Inst. CR294865)
REGISTERED PLAN 375
CITY OF OTTAWA

4 LOTS FRONTING ON WITHROW = 1785.10 M2
LOT COVERAGE: 38-39.7%

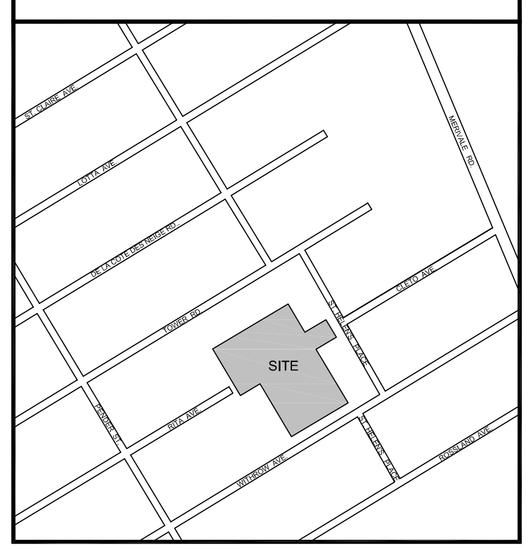
BUILDING STATISTICS:

BUILDING HEIGHT	MAX 8.5 M

MIN PROPOSED SETBACKS:

FRONT YARD SETBACK	6 M
INTERIOR YARD SETBACK	1.2 M
REAR YARD SETBACK	8.11 M

PART 1	LOT AREA	460.6M2
	BUILDING AREA	1885SQ.FT. / 175.12M2
	LOT COVERAGE = 38%	
PART 2	LOT AREA	441.5M2
	BUILDING AREA	1842SQ.FT. / 171.13M2
	LOT COVERAGE = 38.8%	
PART 3	LOT AREA	441.5M2
	BUILDING AREA	1885SQ.FT. / 175.12M2
	LOT COVERAGE = 39.7%	
PART 4	LOT AREA	441.5M2
	BUILDING AREA	1842SQ.FT. / 171.13M2
	LOT COVERAGE = 38.8%	



SITE LOCATION PLAN

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

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DRAWING NOTES:

1. PRECAST PAVERS
2. PRECAST CONCRETE STAIRS
3. PROPERTY LINE
4. WOOD STAIRS AND LANDING
5. ASPHALT DRIVEWAY
6. SOFT LANDSCAPING
7. GRASS
8. STACKED PRECAST STONE RETAINING WALL
9. FIRE ROUTE
10. PRIVATE STREET ASPHALT SURFACE
11. WOODED AREA TO REMAIN
12. HYDRO/GAS METER
13. EXISTING FENCE TO BE MAINTAINED
14. EXTENT OF EXISTING PORCH ADDITON TO BE REMOVED
15. EXTENT OF EXISTING GARAGE TO BE REMOVED
16. VISITOR PARKING
17. 2100mm HIGH SOLID WOOD FENCE; REFER TO LANDSCAPE DWGS FOR DETAILS.

no.	DESCRIPTION	DATE
1	ISSUED AS PER CITY COMMENTS	MAR 1, 2018
1	ISSUED CONCEPT PLAN	OCT 31, 2017

REVISIONS:

NORTH ARROW:

CLIENT: THEBERGE HOMES

DESIGNER: URBANDIVA Design Inc.

PROJECT TITLE:

21 WITHROW AVENUE

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

SCALE: 1:250

PROJECT No. 1702

SHEET No. SP1

PAPER SIZE: A1 | PLOT DATE: Thursday, March 01, 2018 | PLOT SCALE: 1:25