

**CLEAR DRAFTING**

ENGINEERING & ARCHITECTURAL DRAFTING & DESIGN SERVICES

211-1390 PRINCE OF WALES DRIVE  
OTTAWA, ONTARIO K2C 3N6

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I BASSAM EL SARAJ REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE 2012 O.B.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

DESIGNER BCIN: 37385 FIRM BCIN: 40889

SIGNATURE OF MEMBER:

PROJECT TITLE:  
**ANDREW CLARK HOMES**  
1346 & 1348 AVENUE Q OTTAWA, ONTARIO

PROJECT NUMBER: **2316**

SQUARE FOOTAGE PER UNIT:  
BASEMENT/FDN: 722 ft<sup>2</sup>  
GROUND FLOOR: 783 ft<sup>2</sup>  
SECOND FLOOR: 1,006 ft<sup>2</sup>

REVISION TABLE		
NO.	DESCRIPTION	DATE
1	REVISED LOT DEPTH	2023-06-28
2	ZONING REV'S 1	2023-11-11
3	REV'S'D WLKWY WDTN	2024-01-22

DRAWING TITLE:  
**SITE PLAN**

GENERAL NOTES:

- DO NOT SCALE DIMENSIONS. READ DIMENSIONS ONLY.
- GENERAL CONTRACTORS SHALL CONSTRUCT ALL WORK IN ACCORDANCE WITH THE 2006 ONTARIO BUILDING CODE, MUNICIPAL BYLAWS, AND ALL OTHER APPLICABLE BUILDING CODES.
- THE OWNER/BUILDER MAY NEED TO PROVIDE AN ENGINEER'S REPORT AT HIS/HER EXPENSE. CONSULT YOUR LOCAL BUILDING AUTHORITIES.
- PLEASE NOTIFY DESIGNER FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.
- TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE CLIENT'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER SUBMISSION ARE MADE AT THE OWNER'S AND/OR CONTRACTOR'S EXPENSE AND RESPONSIBILITY.

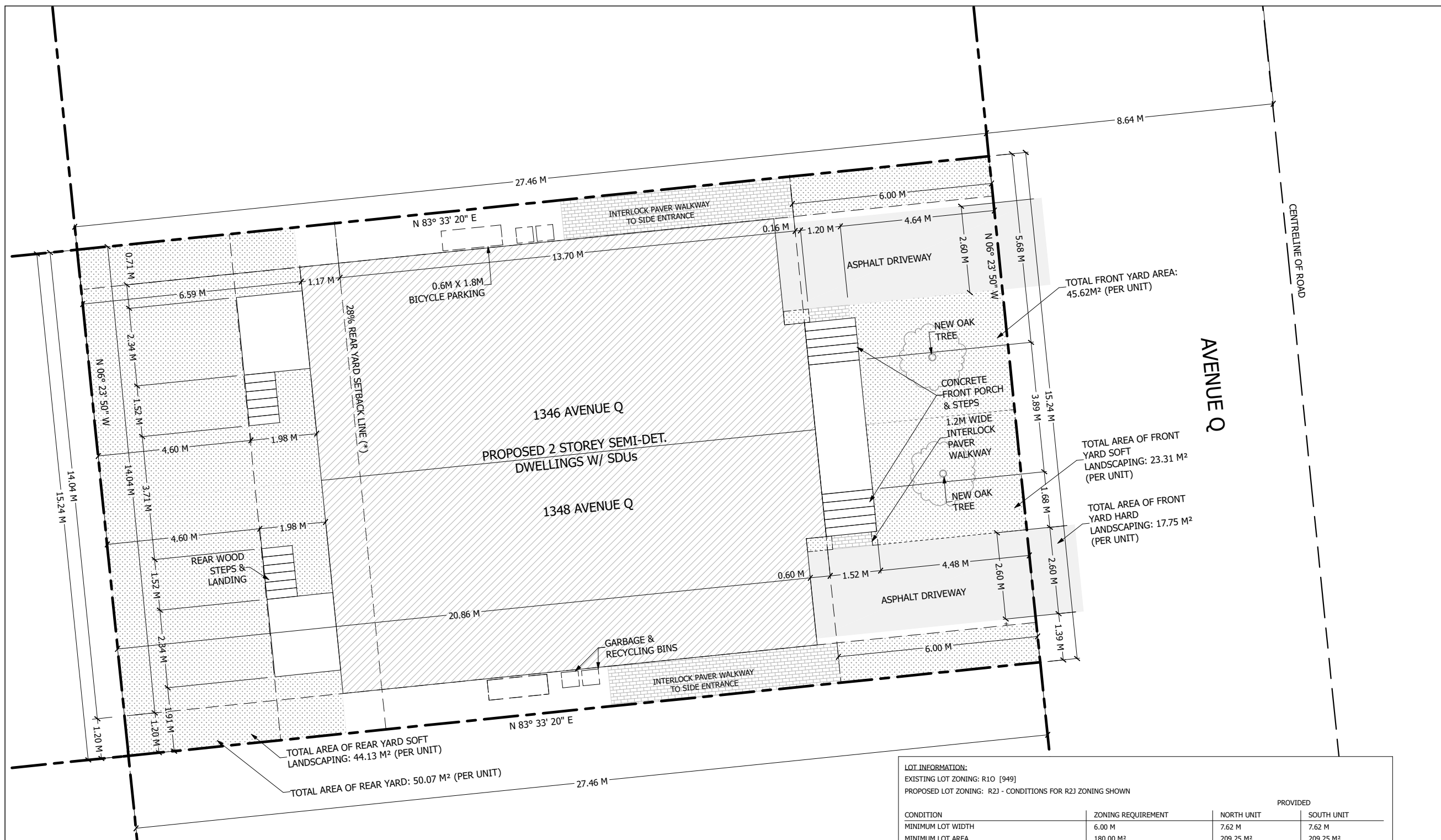
SCALE: AS SHOWN

DRAWN BY: B.E.

DATE: 2024-01-22

SHEET:

**SP**



LOT INFORMATION:  
EXISTING LOT ZONING: R10 [949]  
PROPOSED LOT ZONING: R2J - CONDITIONS FOR R2J ZONING SHOWN

CONDITION	ZONING REQUIREMENT	PROVIDED	
		NORTH UNIT	SOUTH UNIT
MINIMUM LOT WIDTH	6.00 M	7.62 M	7.62 M
MINIMUM LOT AREA	180.00 M <sup>2</sup>	209.25 M <sup>2</sup>	209.25 M <sup>2</sup>
MAXIMUM BUILDING HEIGHT	8.00 M MAX	7.98 M	7.98 M
MINIMUM FRONT SETBACK	6.00 M	6.00 M	6.00 M
MINIMUM REAR YARD SETBACK	7.67 M (28% OF LOT DEPTH) TABLE [144Biii]	6.59 M (24.00%)	6.59 M (24.00%)
MINIMUM REAR YARD AREA	(25% OF LOT AREA) 52.31 M <sup>2</sup>	50.22 M <sup>2</sup> (24.00%)	50.22 M <sup>2</sup> (24.00%)
MINIMUM INTERIOR SETBACK	1.20 M	1.20 M (N) - 0.0 M (S)	0.0 M (N) - 1.20 M (S)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPING	(30% OF FRONT YARD) 13.72 M <sup>2</sup>	25.21 M <sup>2</sup>	25.21 M <sup>2</sup>
MAXIMUM DRIVEWAY WIDTH	2.75 M	2.60 M	2.60 M

(\*) MINOR VARIANCE REQUIRED



PART 1  
PLAN OF  
LOTS 735 AND 736  
REGISTERED PLAN 320  
CITY OF OTTAWA

**1** SITE PLAN  
SP 1 M = 125 M