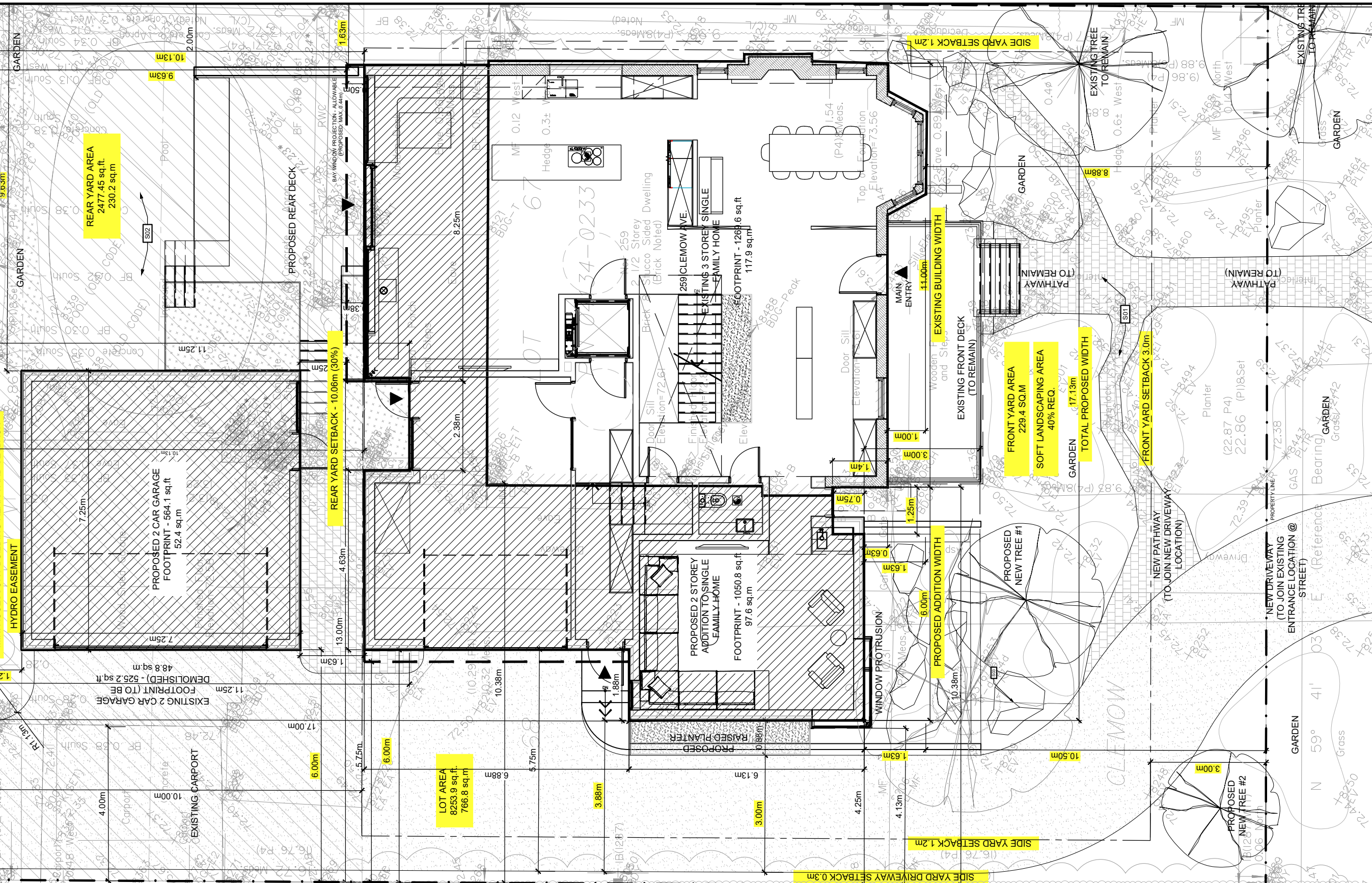


S:\001 Projects\2023\23-129 259 Clemow 03 Working Drawings\23-129 A0.00 Site Plan.dwg LAYOUT: 11X17 SP.02



PROJECT INFO

259 Clemow Ave, Ottawa
 PART 1 Plan of LOT 67 AND PART OF LOT 68 NORTH CLEWOW AVENUE
 REGISTERED PLAN No. 4M-8 DATED SEPTEMBER 6th, 2023
 CITY OF OTTAWA

SURVEY INFORMATION BASED ON DRAWINGS PREPARED BY
 ANNIS, O'SULLIVAN, VOLLEBEK LTD.

ZONING
 AREA A, SCHEDULE 342
 R1MM H(10)

LOT SIZE REQUIREMENTS
 MIN. LOT WIDTH (m) - 15
 LOT WIDTH (m) - 22.88
 MIN. REQ. LOT AREA (sq.m) - 450
 LOT AREA (sq.m) - 766.8
 LOT DEPTH (m) - 33.54

REQUIRED SETBACKS
 FRONT 3m
 INTERIOR 1.2m
 REAR 10.06m (30% LOT DEPTH)
 REAR LOT AREA 279.0 sq.m (30% LOT AREA)
 BUILDING HEIGHT ALLOWABLE 10m
 EXISTING 9.244m AAG (72.455)

LOT COVERAGE
 ALLOWABLE (%) n/a
 BUILDING AREA COVERAGE: 215.5 sq.m (2,319.6 sq.ft)

LANDSCAPE
 DRIVEWAY WIDTH ALLOWABLE: 3m

FRONT YARD AREA 229.4 sq.m (2,469.37 sq.ft)
 SOFT LANDSCAPING AREA 134.6 sq.m (1,446.67 sq.ft) - 58.6% (req. 40%)
 REAR YARD AREA 230.2 sq.m (2,477.85 sq.ft)
 PARKING AREA - REAR YARD 105.47 sq.m (1,135.32 sq.ft) - 45.8% (max. 70%)

ACCESSORY BUILDINGS
 FRONT LOT LINE SETBACK: 3m
 REAR LOT LINE SETBACK: 0.6m
 INT. SIDE LOT LINE SETBACK: 0.6m
 MIN. DIST. FROM OTHER BUILDINGS: 1.2m
 MAX. PERMITTED HEIGHT - 3.6m (EXT. WALLS NOT TO EXCEED 3.2m)
 MAX. PERMITTED SIZE - 50% MAX. AGGREGATE OF ALL ACCESSORY BUILDINGS OF THE YARD IN WHICH THEY ARE LOCATED.
 CUMULATIVE FLOOR AREA - 55 sq.m
 FLOOR AREA PROPOSED - 52.4 sq.m

- DRAWING LIST**
- SP-01 - SITE PLAN
 - SP-02 - SITE PLAN ENLARGED
 - SP-03 - CONTEXT PLAN
 - LP-04 - LANDSCAPE PLAN
 - A02-01 - ELEVATIONS
 - A02-01a - ELEVATION - WINDOW PROPORTION DIAGRAM
 - A02-02 - ELEVATIONS
 - A02-03 - ELEVATIONS
 - A02-04 - ELEVATIONS
 - IMG-01 - RENDERINGS
 - IMG-02 - RENDERINGS
 - IMG-03 - RENDERINGS
 - IMG-04 - RENDERINGS
 - IMG-05 - MATERIAL PALETTE
 - IMG-06 - EXISTING CONDITIONS

SYMBOL LEGEND

- G GAS METER
- E ELECTRIC METER
- W WATER METER (REMOTE)
- NEW FINISHED GRADE
- NEW DRIVEWAY FINISHING
- CB CATCH BASIN
- G NATURAL GAS
- HYDRO HYDRO ELECTRICITY LINE
- CHW OVER HEAD WIRE
- UP UTILITY POLE
- TEL TELEPHONE WIRE

KEY NOTES

- SEE LANDSCAPE PLAN + TIR DOCUMENT FOR ADDITIONAL SITES/LANDSCAPE NOTES
- CONSTRUCTION**
- S01 LANDSCAPE WALKWAY NOT TO EXCEED 1.2m IN WIDTH
 - S02 EXISTING POOL TO BE REMOVED AND FILLED
 - S03 EXISTING TREE TO BE REMOVED

PROJECT:	259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE:	2024-05-14
DRAWING TITLE:	SITE PLAN - ENLARGED	SCALE:	1:100
		DRAWN BY:	BG/CO
		JOB No:	23-129
		DRAWING No:	SP.02