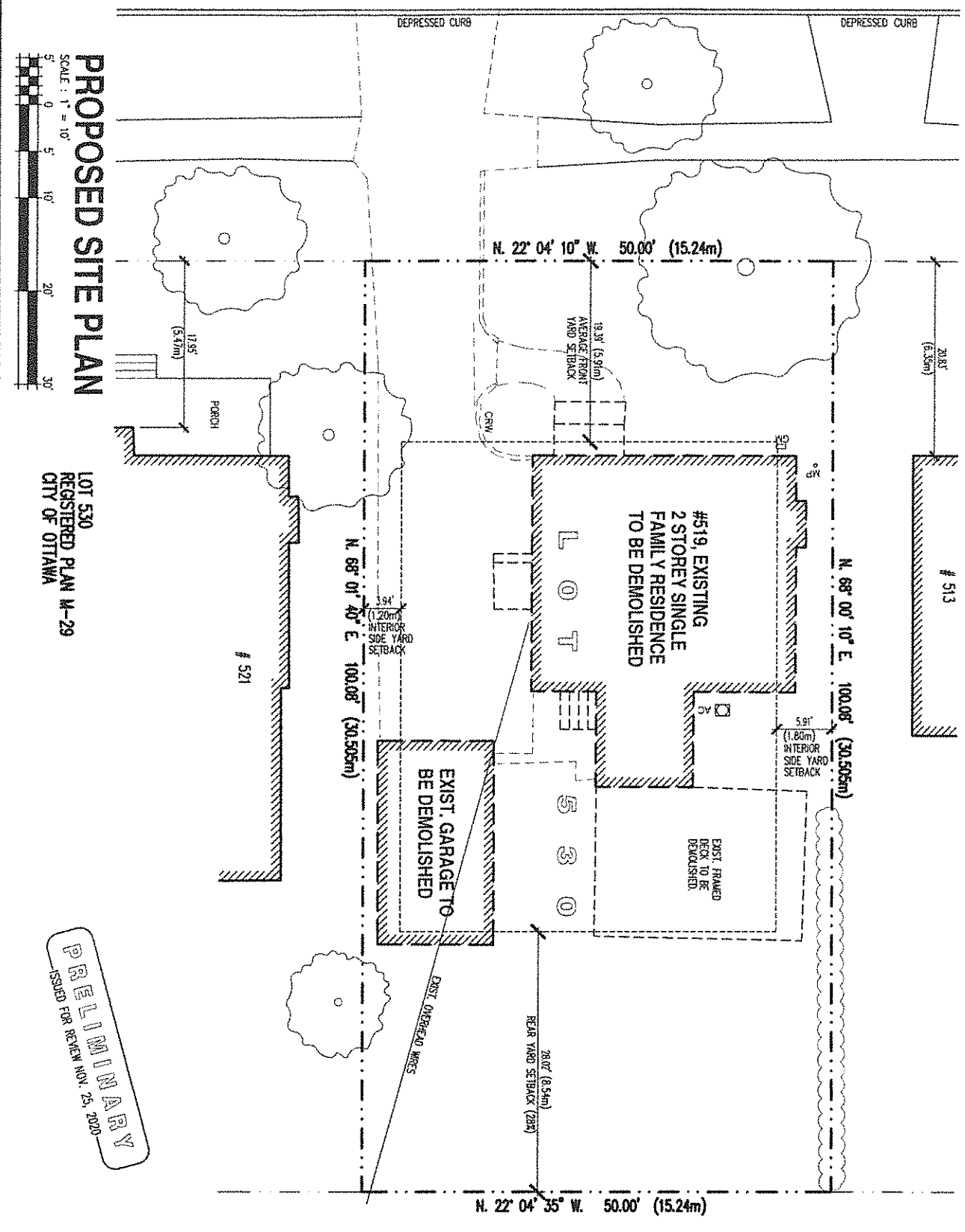


WINDERMERE AVE.



1. Revision / Issue Date

Drawn Produced By:

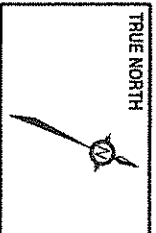
CLÉMENT
DESIGN & PRODUCTION

200 Elgin St., 2nd Floor, Ottawa, ON K1P 1H1
Tel: (613) 242-2222
www.clementdesign.com

Chief, General Contractor, Builder:

GORDON WEINMA
DESIGN-BUILDER

TRUE NORTH



ALL TOPOGRAPHIC SURVEY INFORMATION BY PARLEY, SMITH & BENS SURVEYING LTD.

Project Title:
**Coker & Harrigan
NEW RESIDENCE**
519 WINDERMERE AVE., OTTAWA, ON

Project Title:
DEMOLITION SITE PLAN

Scale: 1" = 10'

Date: MAY 2020

Drawn: LC

Issue: 2021

Sheet No.: 05 1 SHEETS

D-1

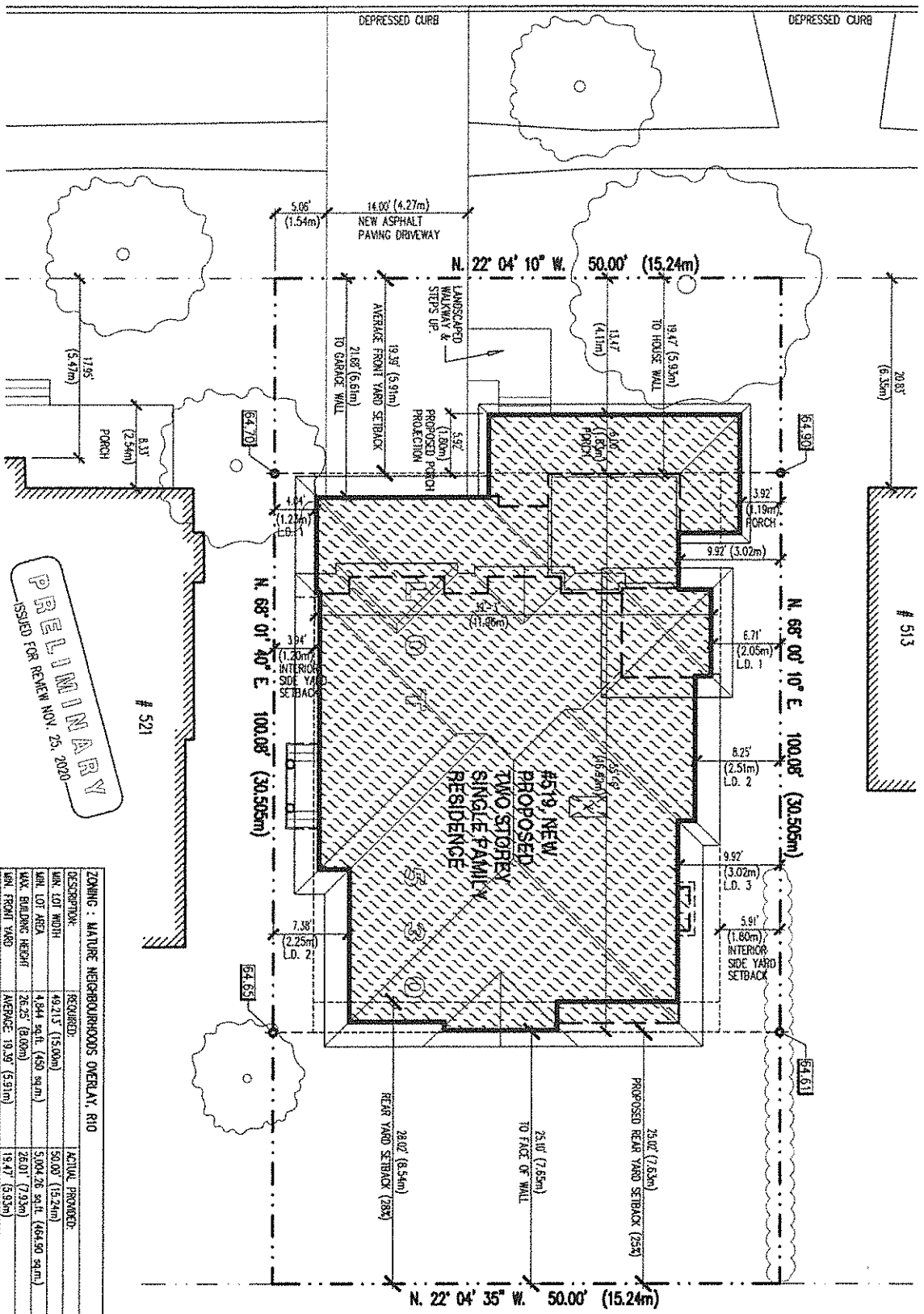
WINDERMERE AVE.

PROPOSED SITE PLAN
 SCALE: 1" = 10'
 0 5 10 20 30'

LOT #530
 REGISTERED PLAN M-29
 CITY OF OTTAWA

PRELIMINARY
 ISSUED FOR REVIEW NOV. 25, 2020

ZONING: MATURE NEIGHBOURHOODS OVERLAY, R10	
DESCRIPTION:	REQUIRED:
MIN. LOT WIDTH	49.215' (15.00m)
MIN. LOT AREA	4,844 sq.ft. (450 sq.m)
MAX. BUILDING HEIGHT	26.25' (8.00m)
MIN. FRONT YARD	AVERAGE 19.39' (5.91m)
MIN. CORNER SIDE YARD	N/A
MIN. REAR YARD	26% = 28.02' (8.54m)
MIN. RIBBON SIDE YARD	PROPOSED 25% = 25.02' (7.63m)
MIN. LOT COVERAGE	N/A
MINOR VARIANCE REQUESTED TO REDUCE FRONT YARD PROJECTIONS FROM 1.20m TO 1.18m	1.40' (1.23m) & 6.71' (2.05m)
MINOR VARIANCE REQUESTED TO REDUCE THE REAR YARD SETBACK FROM 26% TO 25% LOT DEPTH	N/A



DATE	BY	REVISION
MAY 2020	AV	1
JUN 2020	AV	2
DEC 2020	AV	3
FEB 2021	AV	4
MAY 2021	AV	5
AUG 2021	AV	6
NOV 2021	AV	7
FEB 2022	AV	8
MAY 2022	AV	9
AUG 2022	AV	10
NOV 2022	AV	11
FEB 2023	AV	12
MAY 2023	AV	13
AUG 2023	AV	14
NOV 2023	AV	15
FEB 2024	AV	16
MAY 2024	AV	17
AUG 2024	AV	18
NOV 2024	AV	19
FEB 2025	AV	20
MAY 2025	AV	21
AUG 2025	AV	22
NOV 2025	AV	23
FEB 2026	AV	24
MAY 2026	AV	25
AUG 2026	AV	26
NOV 2026	AV	27
FEB 2027	AV	28
MAY 2027	AV	29
AUG 2027	AV	30
NOV 2027	AV	31
FEB 2028	AV	32
MAY 2028	AV	33
AUG 2028	AV	34
NOV 2028	AV	35
FEB 2029	AV	36
MAY 2029	AV	37
AUG 2029	AV	38
NOV 2029	AV	39
FEB 2030	AV	40

PROPOSED SITE PLAN

Coker & Harrigan
 NEW RESIDENCE
 519 WINDERMERE AVE., OTTAWA, ON

EXISTING ANGLE	EXISTING GRADE	PROPOSED ANGLE	PROPOSED GRADE
64.70	64.70	64.70	64.70
64.55	64.55	64.55	64.55
64.51	64.51	64.51	64.51
238.56	238.56	238.56	238.56
64.77	212.34	64.77	212.34

POINT SYSTEM	ELEVATION	IN METERS	IN FEET
FRONT LEFT	64.70	64.70	64.70
FRONT RIGHT	64.55	64.55	64.55
REAR LEFT	64.51	64.51	64.51
REAR RIGHT	238.56	238.56	238.56
DATE BY	64.77	212.34	64.77

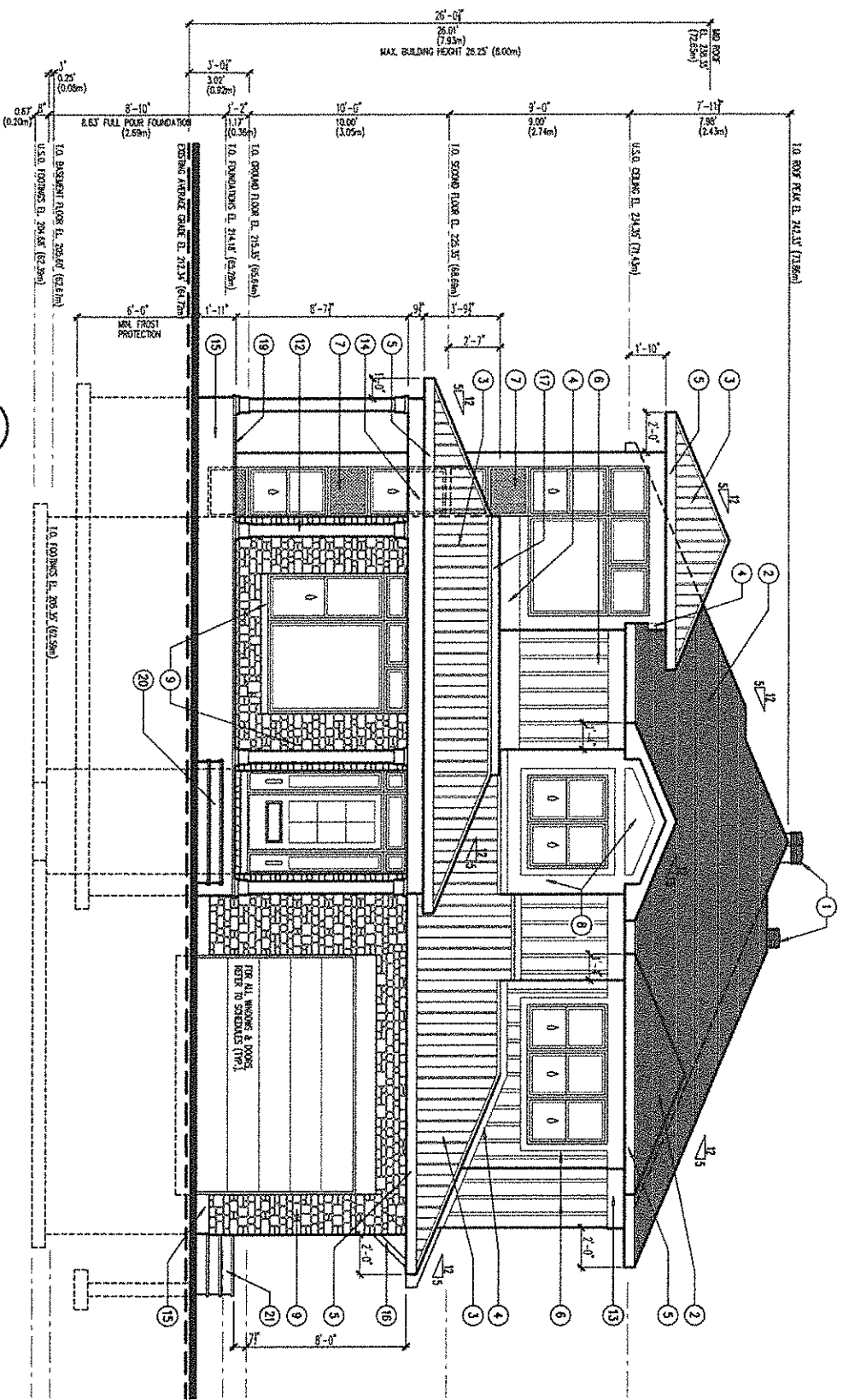
PROPOSED BUILDING ELEVATIONS	LOCATION	ELEVATION	IN METERS	IN FEET
U.S.O. FINISHES	62.29	62.29	62.29	204.66
T.O. BASEMENT SLAB	62.67	62.67	62.67	205.60
EXIST. ASPHALT GARAGE	64.72	64.72	64.72	212.34
T.O. FINISHING WALLS	65.28	65.28	65.28	214.16
OPTICAL BALL POINT	65.64	65.64	65.64	215.33
T.O. SECOND FLOOR	68.19	68.19	68.19	223.97
AD HEIGHT OF ROOF	72.65	72.65	72.65	238.35
FINISHING FLOOR	73.86	73.86	73.86	242.33
T.O. ROOF PAV.	73.86	73.86	73.86	242.33

TRUE NORTH

GORDON WEIMA
 DESIGN + PRODUCTION

100 Dundas St. West, Suite 2000, Toronto, ON M5G 1R7
 Tel: 416-593-8000
 Email: gordon@weima.com

DATE	BY	REVISION
MAY 2020	AV	1
JUN 2020	AV	2
DEC 2020	AV	3
FEB 2021	AV	4
MAY 2021	AV	5
AUG 2021	AV	6
NOV 2021	AV	7
FEB 2022	AV	8
MAY 2022	AV	9
AUG 2022	AV	10
NOV 2022	AV	11
FEB 2023	AV	12
MAY 2023	AV	13
AUG 2023	AV	14
NOV 2023	AV	15
FEB 2024	AV	16
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AUG 2024	AV	18
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NOV 2025	AV	23
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AUG 2027	AV	30
NOV 2027	AV	31
FEB 2028	AV	32
MAY 2028	AV	33
AUG 2028	AV	34
NOV 2028	AV	35
FEB 2029	AV	36
MAY 2029	AV	37
AUG 2029	AV	38
NOV 2029	AV	39
FEB 2030	AV	40



1 FRONT (WEST) ELEVATION
A-6
SCALE: 3/8" = 1'-0"

PRELIMINARY
ISSUED FOR REVIEW NOV. 25, 2020

1	Revised / Issued	Date

Design Produced By:

CLEMENT
DESIGN & PRODUCTION
ARCHITECTURE

89 Lovell St., Jersey Shore, Cedar Rock, OH 43081
513.524.8300
info@clementdesign.com

Drawn, Coordinated, Checked, Billed By:

GORDON WEINMA
ARCHITECT

- ELEVATIONS LEGEND**
- 1 REC-FRAGED TYP. ROOF GUT
 - 2 ASPHALT SHINGLES ROOFING
 - 3 REC-FRAGED METAL ROOFING
 - 4 REC-FRAGED METAL WALL FLASHING
 - 5 REC-FRAGED METAL FLASHING AND GUTTER ALUMINUM SYSTEM
 - 6 REC-FIN. BOARD & BATTEN SIDING
 - 7 REC-FIN. METAL SHANGHAI PANELS MATCHING WINDOW & DOOR FRAMES
 - 8 NEW REC-FIN. HARBOR BOARD PANELS
 - 9 TRIM, WREST & PRECAST CONCRETE FINISHES AND GUTS
 - 10 2-IN. CEILING SHINGLED SIDING PANELS
 - 11 4" REC-FIN. WOOD SHING & TRIMS
 - 12 6" REC-FIN. WOOD SHING POSTS ON BASE
 - 13 1/2" RAISED 10" P-FIN. WOOD BAND
 - 14 EDGE CLANDED RAILS
 - 15 GEMINI FINISHING
 - 16 S.S. DIAGONAL CEDAR BRACKETS
 - 17 REC-FRAGED METAL UP FLASHING
 - 18 OVEN-PAINTED WOOD TRIMS & DRUM IN COORDINATION WITH
 - 19 FOUNDED CONCRETE PORCH
 - 20 LANDSCAPED STOPS
 - 21 PRESSURE TREATED LANDING & STEPS
 - 22 24"X4" SKYLIGHT

Project Title:

**Coker & Harrigan
NEW RESIDENCE**

519 WINDSOR AVE., OTTAWA, ON

Drawing Title:

**PROPOSED FRONT (WEST)
ELEVATION**

Date: MAY 2020

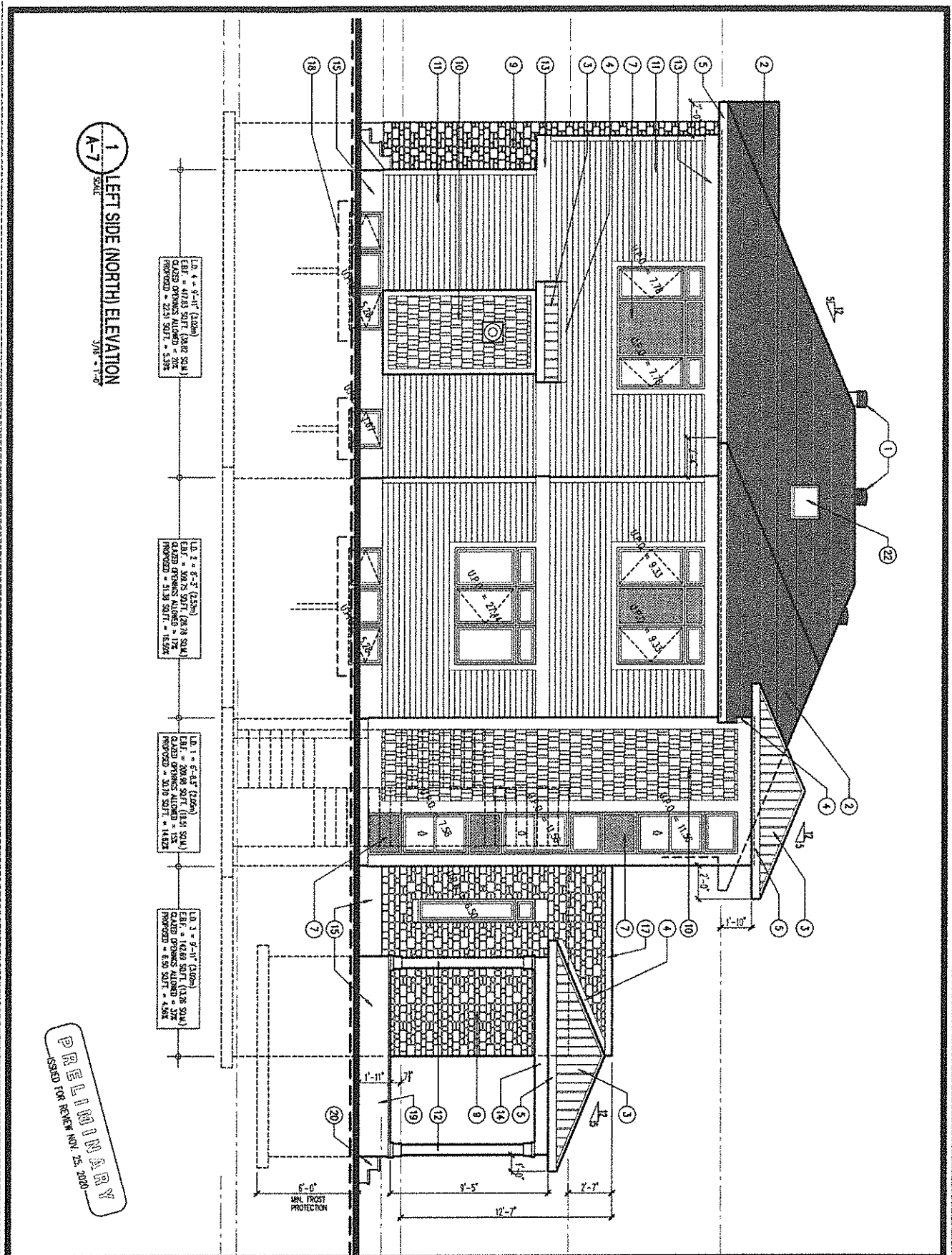
Scale: 3/8" = 1'-0"

Client: L.C.

Job No.: 2004

Drawing No.: **A-6**

OF 1 SHEETS



1 LEFT SIDE (NORTH) ELEVATION
A-7
Scale: 3/8" = 1'-0"

PRELIMINARY
ISSUED FOR REVIEW NOV. 25, 2000

1.0.4 = 8'-0" (2300)
EAF. = 4128 SQFT (186 SQM)
GLAZED OPENING ALLOWED = 50%
PROPOSED = 2231 SQFT = 539%

1.0.5 = 8'-5" (2580)
EAF. = 5075 SQFT (231 SQM)
GLAZED OPENING ALLOWED = 17%
PROPOSED = 5131 SQFT = 1630%

1.0.3 = 6'-4 1/2" (1965)
EAF. = 2018 SQFT (189 SQM)
GLAZED OPENING ALLOWED = 15%
PROPOSED = 3010 SQFT = 1482%

1.0.3 = 8'-0" (2438)
EAF. = 4610 SQFT (428 SQM)
GLAZED OPENING ALLOWED = 37%
PROPOSED = 659 SQFT = 458%

ELEVATIONS LEGEND

- 1 PRE-FINISHED "VIN" ROOF VENT
- 2 ASPHALT SHINGLES ROOFING
- 3 PRE-FINISHED METAL ROOFING
- 4 PRE-FINISHED METAL RAIL FLASHING
- 5 PRE-FINISHED METAL TRUSSES AND BRIDGED RAFTERS SYSTEM
- 6 PRE-FIN. BOARD & BATTEN SIDING
- 7 PRE-FIN. METAL SPANDREL PANELS AND/OR WINDOW & DOOR PANELS
- 8 NEW PRE-FIN. HARBOR BOARD PANELS
- 9 STONE VENEER & PRECAST CONCRETE UNITS AND SILL
- 10 1"-IN. CEDAR SHAKE SIDING PANELS
- 11 4" PRE-FIN. WOOD SIDING & ROSES
- 12 5/8" CEDAR TRIPLE POSTS C/W BAZE AND CORNICES
- 13 1/2" BASED 10" 1"-IN. BOSS BAND
- 14 CEDAR CLAYED BEAMS
- 15 GABLET PARADE
- 16 5.5" SHAPAL GYPSUM BRACKES
- 17 PRE-FINISHED METAL COP FLASHING
- 18 CHUNKED WINDOW WELLS & DOWN TO ROOFING MEMBERS
- 19 FORMED CONCRETE PORCH
- 20 LANDSCAPED STEPS
- 21 PRESSURE TREATED LANDING & STEPS
- 22 3"-IN. SKIRTS

Project Name:
**Coker & Harrigan
NEW RESIDENCE**
519 WINDSORBEE AVE. OTTAWA, ON

Drawing Title:
**PROPOSED LEFT SIDE
(NORTH) ELEVATION**

Date: MAY 2020
Scale: 3/8" = 1'-0"
Drawing No.: A-7
Sheet No.: 1 OF 3 SHEETS

CLEMENT
DESIGN + PRODUCTION

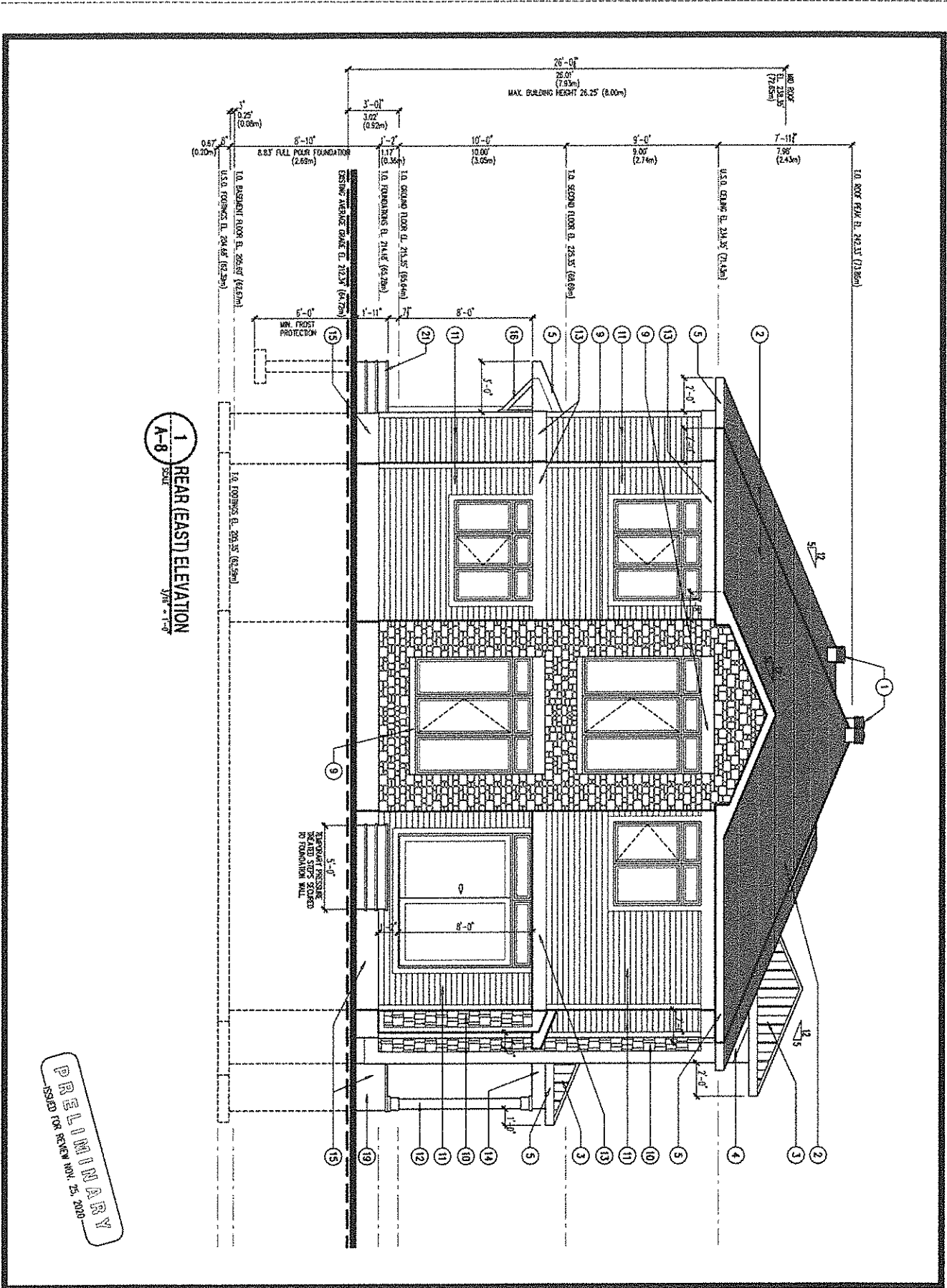
Developed Produced by:

1000 Lakeshore Blvd. West, Suite 100, Mississauga, ON L4W 3Z8
Tel: 905.881.1111
www.clementdesign.com

Client: Gordon Weisman

1. Revisions / Issues

No.	Description	Date



1 REAR (EAST) ELEVATION
A-8

PRELIMINARY
ISSUED FOR REVIEW ONLY, 25, 2020

Date: MAY 2020
 Scale: 3/16" = 1'-0"
 Drawn: LC
 No. 2004
 Drawing No.: **A-8**
 OF 1 SHEETS

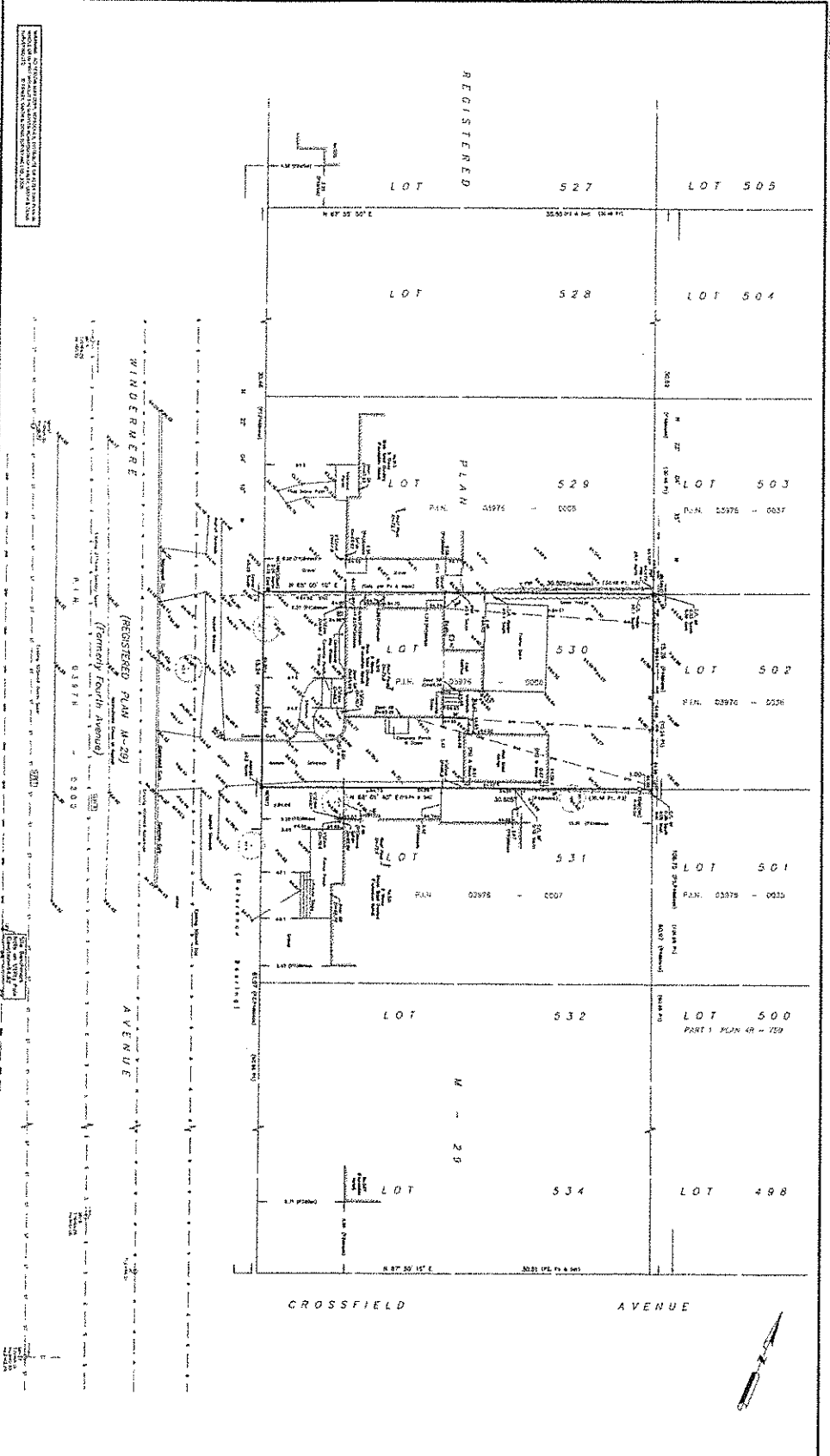
Project Name:
**Coker & Harrigan
 NEW RESIDENCE**
 519 WINDSOR AVE. OTTAWA, ON

- ELEVATIONS LEGEND**
- 1 PRE-FINISHED VMC ROOF VENT
 - 2 ASPHALT SHINGLES ROOFING
 - 3 PRE-FINISHED METAL ROOFING
 - 4 PRE-FINISHED METAL WALL FLASHING
 - 5 PRE-FINISHED METAL FLASHING AND VENTED ALUMINUM SIDING
 - 6 PRE-FIN. BOARD & BUTCH SIDING
 - 7 PRE-FIN. W/FLY SPUNBOND FIBREGLASS MATING WINDOW & DOOR FRAMES
 - 8 NEW PRE-FIN. WOOD BOARD PANELS
 - 9 STONE VENEER & PRECAST CONCRETE LANTERNS AND SITS
 - 10 P-FIN. CEDAR SHAKE SHINGLES PANELS
 - 11 4" PRE-FIN. WOOD SHIMS & RAFTS
 - 12 1/2" CEDAR SHAKE TRIM
 - 13 1/2" CEDAR SHAKE TRIM
 - 14 CEDAR CLAYED BEAMS
 - 15 CORNER FINISHING
 - 16 3"X6" BRICK/CLAY BRICKS
 - 17 PRE-FINISHED METAL CUP FLASHING
 - 18 CLAYED BRICK W/FLY SPUNBOND FIBREGLASS MATING WINDOW & DOOR FRAMES
 - 19 PRECAST CONCRETE PORCH
 - 20 UNCOLORED STEPS
 - 21 PRESSURE TREATED LAMING & STIPS
 - 22 2"X4" STRAP

Develop Produced By:
CLEMENT
 DESIGN + PRODUCTION
 2000 University Ave. Suite 100, Ottawa, ON K1N 6N5
 Tel: 613-241-1111
 Email: info@clementdesign.com

Client, General Contractor, Builder:
GORDON WEINMAN

Rev.	Issued / Revised	Date
1		
2		



TOPOGRAPHIC PLAN OF SURVEY OF
LOT 530
REGISTERED PLAN M-29
CITY OF OTTAWA
PHILEAS SMITH & DENNIS SCREENING LTD. 2029
SCALE 1:150

Address Note
 The address for this plan is 2112 WINDERMERE AVENUE, OTTAWA, ONTARIO K1M 1R7.

Disclaimer Note
 This plan is a true and correct copy of the original plan as filed in the Office of the Registrar of Deeds, Ottawa, Ontario.

Reading Note
 This plan is a true and correct copy of the original plan as filed in the Office of the Registrar of Deeds, Ottawa, Ontario.

Revision Note
 This plan is a true and correct copy of the original plan as filed in the Office of the Registrar of Deeds, Ottawa, Ontario.

Utility Note
 The location of all utility lines is shown on this plan. The location of all utility lines is shown on this plan.

Notes & Legend

Notes:

1. The area shown on this plan is the same as the area shown on the original plan.
2. The area shown on this plan is the same as the area shown on the original plan.
3. The area shown on this plan is the same as the area shown on the original plan.
4. The area shown on this plan is the same as the area shown on the original plan.
5. The area shown on this plan is the same as the area shown on the original plan.

Legend:

- Boundary Line
- Easement Line
- Right-of-Way Line
- Utility Line
- Fenced Area
- Unfenced Area
- Tree
- Structure
- Other

PHILEAS SMITH & DENNIS SCREENING LTD.
 1975 WINDERMERE AVENUE, OTTAWA, ONTARIO K1M 1R7
 (416) 231-1111 FAX (416) 231-1112