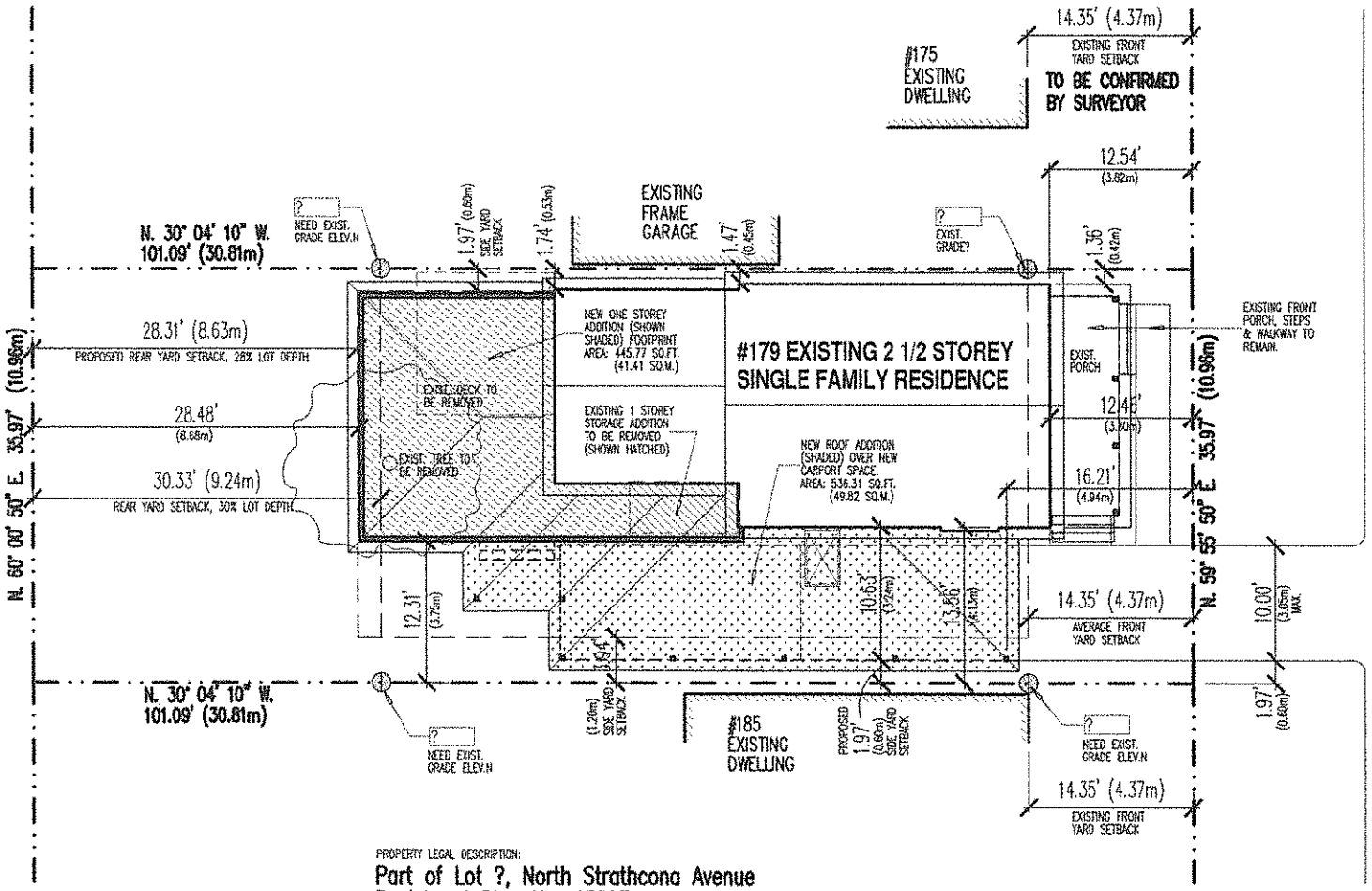


PROPERTY LEGAL DESCRIPTION:

Part of Lot ?, North Strathcona Avenue
Registered Plan No. 46293
City of Ottawa
REGIONAL MUNICIPALITY OF OTTAWA ~ CARLETON

SITE PLAN

SCALE : 1" = 10'

5' 0 5' 10' 20' 30'

ZONING MECHANISMS : R3P [1474]				
PROPERTY IN THE "MATURE NEIGHBOURHOODS OVERLAY".				
S.C.A. (STREETSCAPE CHARACTER ANALYSIS) IS REQUIRED BUT NOT APPLICABLE.				
NO SECONDARY DWELLING UNIT IS PERMITTED.				
CALCULATE "EXISTING AVERAGE GRADE" IN DETERMINING BUILDING HEIGHT.				
DESCRIPTION	REQUIRED		ACTUAL / PROVIDED	
MIN. LOT WIDTH	29.53' (9.00m)		35.97' (10.96m)	
MIN. LOT AREA	2,906 sq.ft. (270 sq.m.)		+/-3,634.73 sq.ft. (337.68 sq.m.)	
MAX. BUILDING HEIGHT	32.81' (10.00m)		?	
MIN. FRONT YARD (AVERAGE)	14.35' (4.37m)		14.35' (4.37m)	
MIN. REAR YARD	30.33' (9.24m) 30% LOT DEPTH		28.48' (8.68m)	
MIN. INTERIOR SIDE YARD	1.97' (0.60m)	3.94' (1.20m)	EXISTING 1.36' (0.42m)	PROPOSED 1.97' (0.60m)

#	Revision / Issued	Date
1	x	x

Drawings Produced By :

CLEMENT DESIGN + PRODUCTION
109 Emerald St., Ramsay Meadows, Carleton Place, ON K7C 3P1
t: 613.256.0633 email: cdp@magma.ca

Client, General Contractor, Builder :

GORDON WEIMA DESIGN + BUILDER

TRUE NORTH

MINOR VARIANCE REQUIRED, TO REDUCE INTERIOR SIDE YARD SETBACK FROM 1.20 TO 0.60m.

MINOR VARIANCE REQUIRED, TO REDUCE REAR YARD SETBACK FROM 30% TO 28% LOT DEPTH.

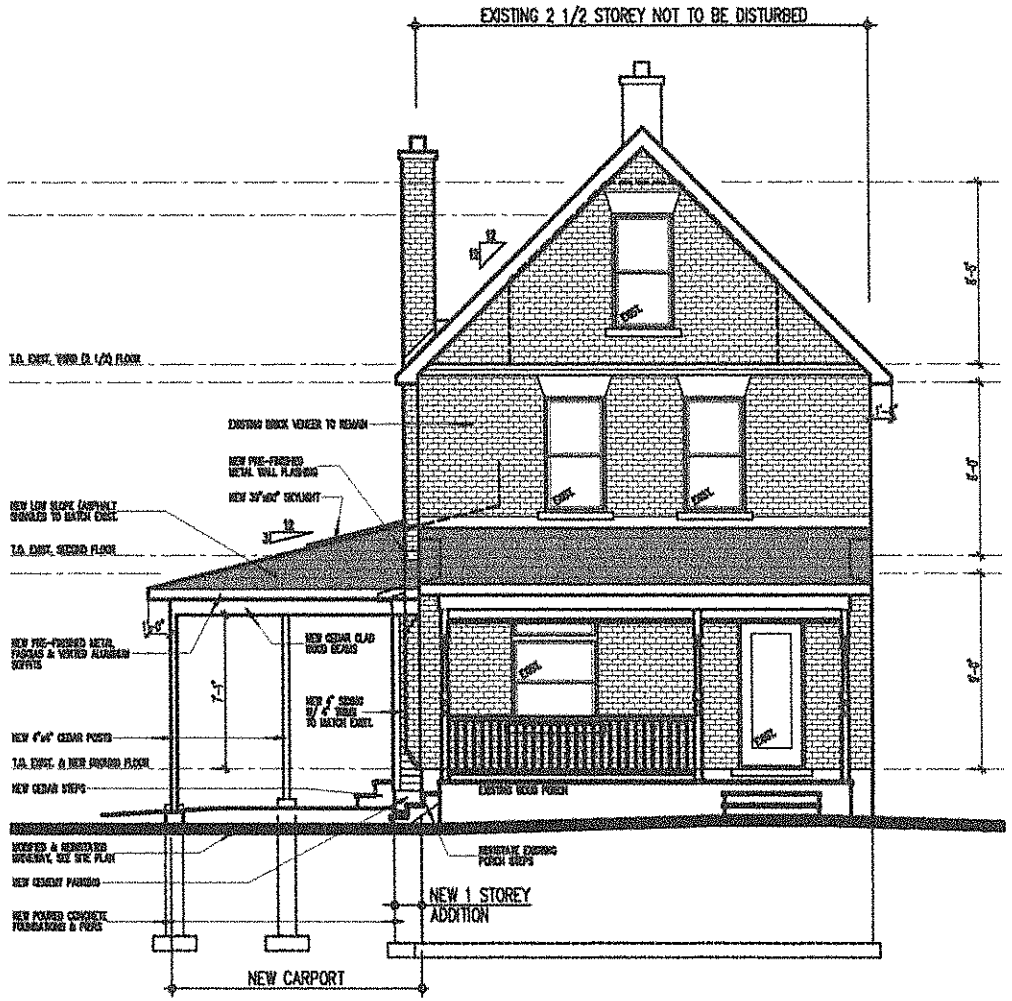
PRELIMINARY
ISSUED FOR REVIEW ONLY
AUG. 5, 2020

Project Title :
Stein & Bindman Residence
NEW SIDE ADDITION & NEW CARPORT ADDITION
179 STRATHCONA AVE., OTTAWA

Drawing Title :
SITE PLAN

Date:	JAN. 2019
Scale:	1" = 10'
Drawn:	L.C.
Job No.:	1901

Drawing No.: **A-1** OF 7 SHEETS



1 / A-4 FRONT (SOUTH) ELEVATION
SCALE 3/16" = 1'-0"

PRELIMINARY
ISSUED FOR REVIEW ONLY, AUG. 6, 2020

#	Revision / Issued	Date
1		

Drawings Produced By :

CLEMENT DESIGN PRODUCTION
[illegible] Strandherd Dr., Barrhaven Meadows, Gardens Place, ON K2J 5P1
t: 613.858.8033 email: info@clementpro.ca

Client, General Contractor, Builder :

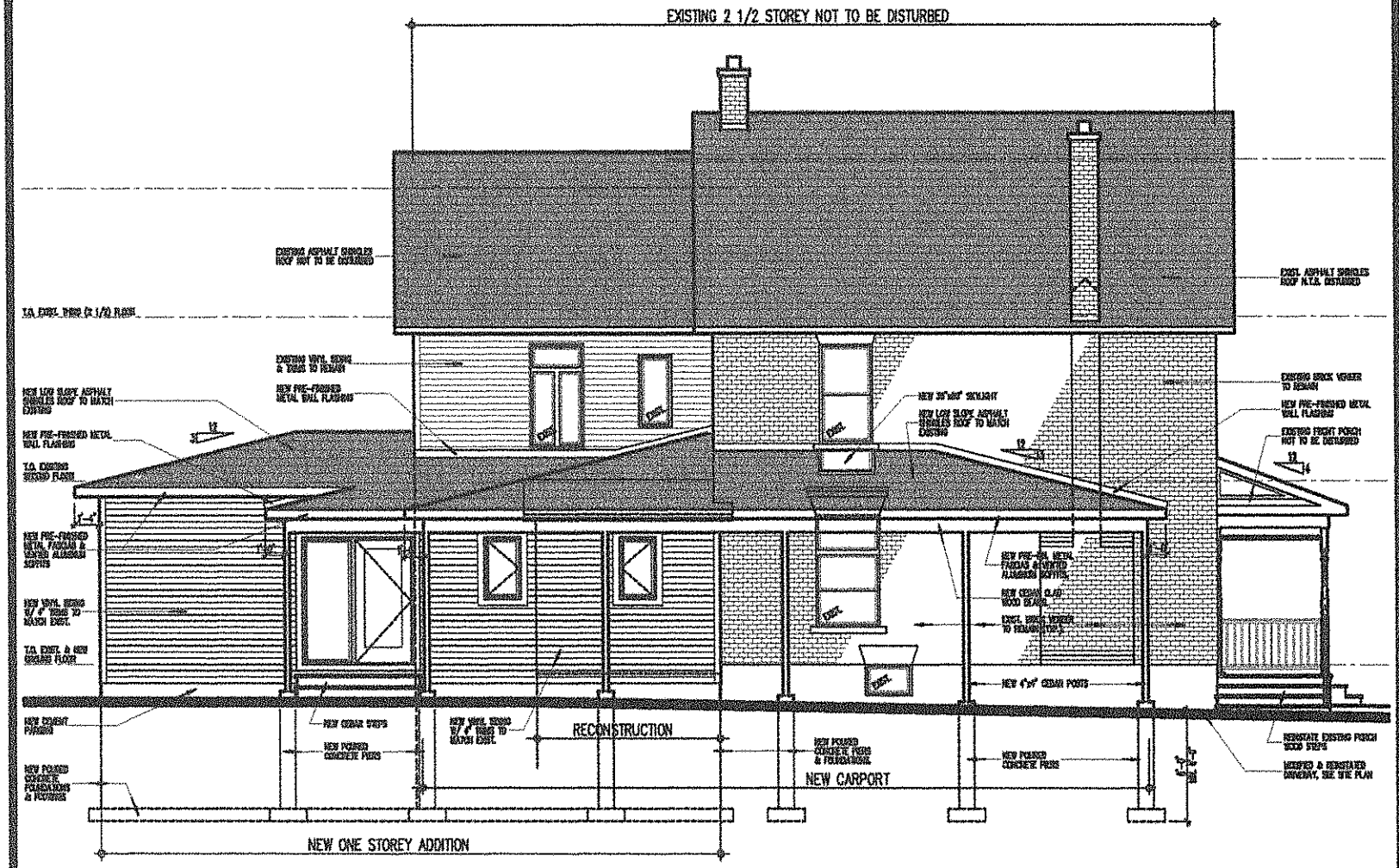
GORDON WEIMA DESIGN & BUILDER

Project Title :
STEIN & BINDMAN
RES. ADDITION
170 STRATHCONA AVE., OTTAWA

Drawing Title :
PROPOSED NEW
GROUND FLOOR PLAN

Date:	JAN. 2020
Scale:	3/16"=1'-0"
Drawn:	L.C.
Job No.:	2001

Drawing No.
A-4
OF X SHEETS



1 / A-5 LEFT SIDE (WEST) ELEVATION

PRELIMINARY

ISSUED FOR REVIEW ONLY, AUG. 6, 2020

#	Revision / Issued	Date
1		

Drawings Produced By:

CLEMENT DESIGN + PRODUCTION

Client, General Contractor, Builder:

GORDON WEIMA DESIGN + BUILDER

Project Title:

STEIN & BINDMAN RES. ADDITION

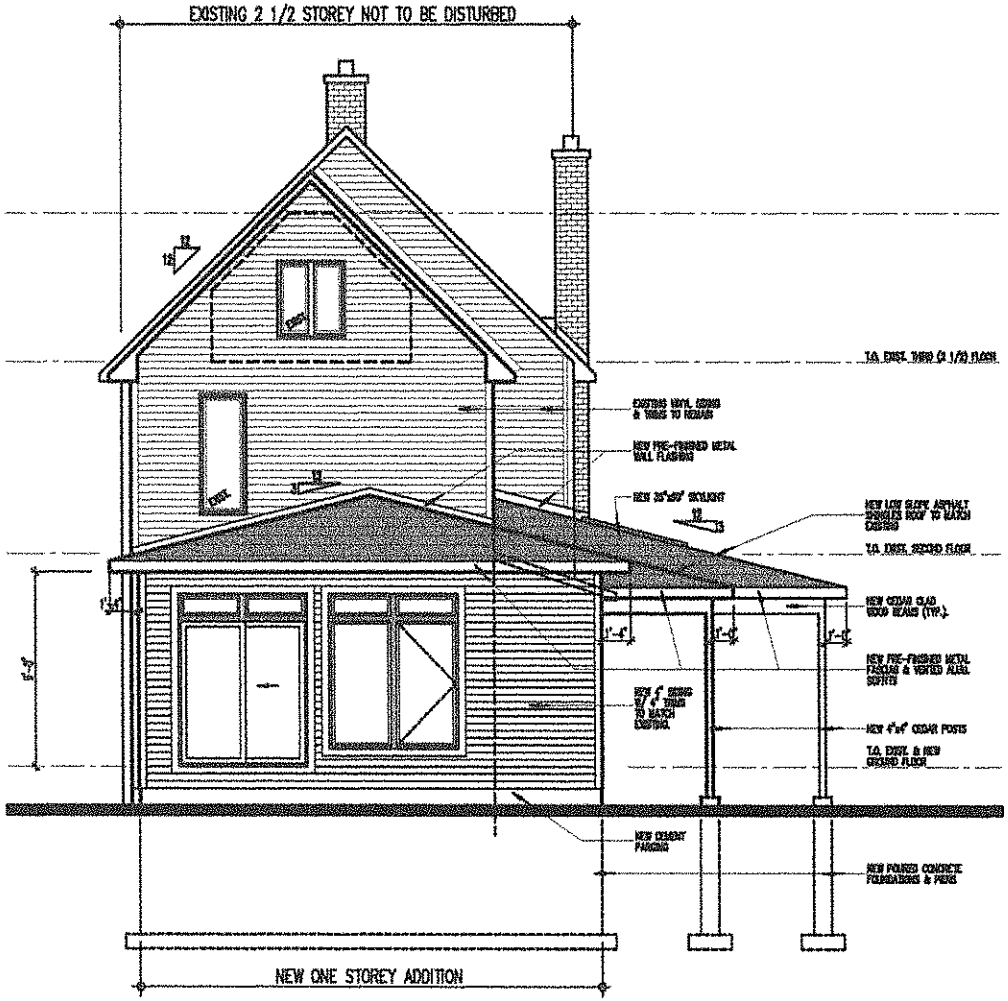
179 STRATHCONA AVE., OTTAWA

Drawing Title:

PROPOSED NEW GROUND FLOOR PLAN

Date:	JAN. 2020
Scale:	3/16"=1'-0"
Drawn:	L.C.
Job No.:	2001

Drawing No.: A-5 OF X SHEETS



1 / A-6 REAR (NORTH) ELEVATION

PRELIMINARY

ISSUED FOR REVIEW ONLY, AUG. 6, 2020

#	Revision / Issued	Date
1		

Drawings Produced By :

CLÉMENT DESIGN + PRODUCTION

Client, General Contractor, Builder :

GORDON WEIMA DESIGN + BUILDER

Project Title :

STEIN & BINDMAN RES. ADDITION

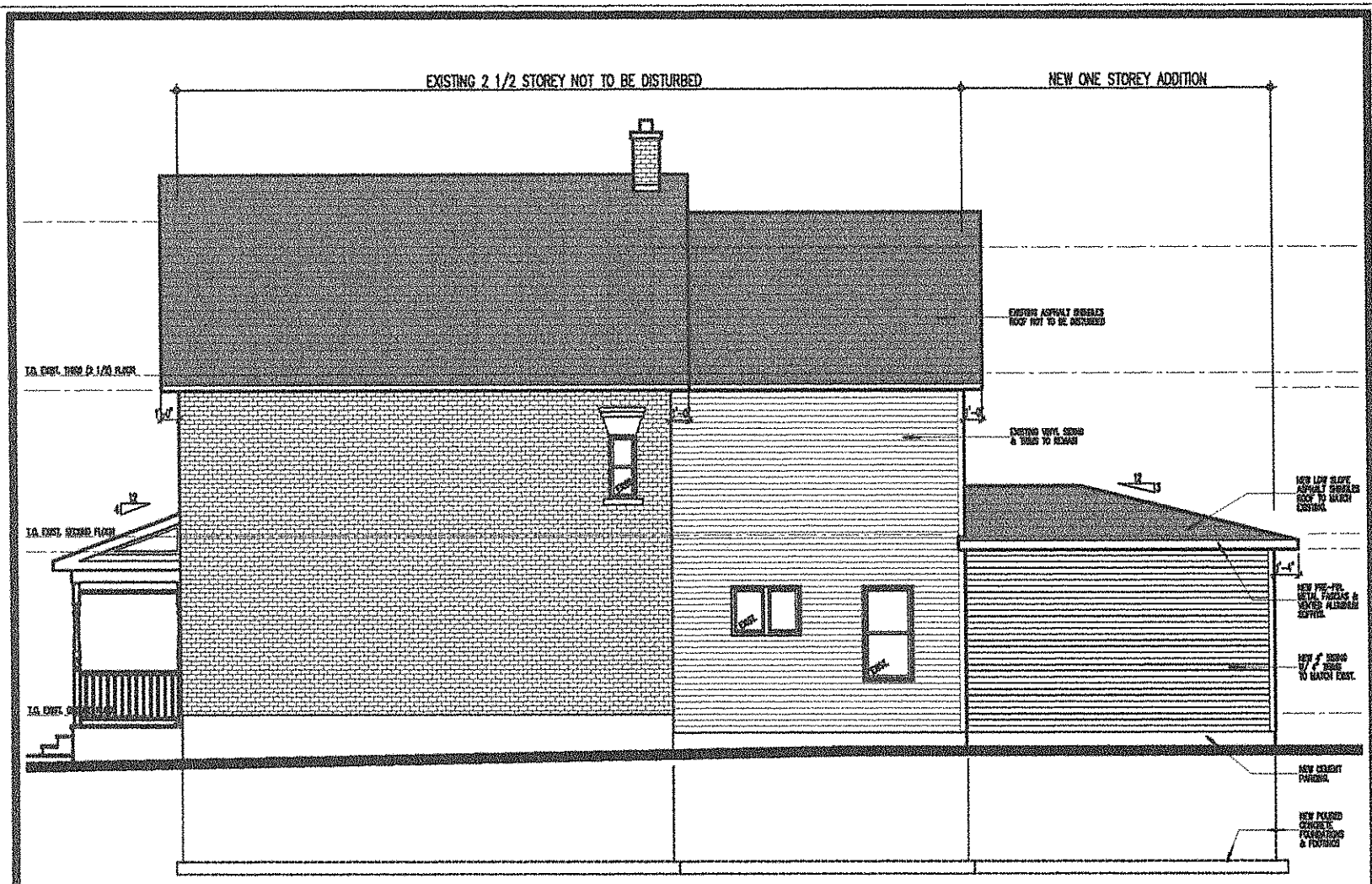
179 STRATHCONA AVE., OTTAWA

Drawing Title :

PROPOSED NEW GROUND FLOOR PLAN

Date:	JAN. 2020
Scale:	3/16"=1'-0"
Drawn:	L.C.
Job No:	2001

Drawing No.: A-6 OF X SHEETS



1 / A-7 RIGHT SIDE (EAST) ELEVATION
SCALE 3/16" = 1'-0"

PRELIMINARY
ISSUED FOR REVIEW ONLY, AUG. 6, 2020

#	Revision / Issued	Date
1	x	x

Drawings Produced By:

CLÉMENT DESIGN + PRODUCTION

Client, General Contractor, Builder:

GORDON WEIMA DESIGN & BUILDER

Project Title:
STEIN & BINDMAN RES. ADDITION
179 STRATHCONA AVE., OTTAWA

Drawing Title:
PROPOSED NEW GROUND FLOOR PLAN

Date:	JAN. 2020
Scale:	3/16"=1'-0"
Drawn:	L.C.
Job No.:	2001

Drawing No.: A-7 OF X SHEETS