

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 HELEN'S PLACE  
(Closed by Judge's Order Inst. CR294685)  
REGISTERED PLAN 375  
CITY OF OTTAWA

INTERNAL LOT AREA = 6400.87M<sup>2</sup>  
INTERNAL LOT COVERAGE = 28.4%

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 M<sup>2</sup>  
NEW GARAGE 615 SQ.FT. / 57.14 M<sup>2</sup>  
HOUSE #1 BUILDING AREA 2013 SQ.FT. / 187.01M<sup>2</sup>  
HOUSE #2/5,6,7,8 & 9 (6 X) 1575 SQ.FT./146.31M<sup>2</sup> =  
BUILDING AREA 9450 SQ.FT./877.93M<sup>2</sup>  
HOUSE #3 BUILDING AREA 2047 SQ.FT. / 190.17 M<sup>2</sup>  
HOUSE #4 BUILDING AREA 2316 SQ.FT. /215.35 M<sup>2</sup>  
TOTAL BUILDING AREA: 18176.9 SQ.FT. /1688.69M<sup>2</sup>

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. CR294685)  
REGISTERED PLAN 375  
CITY OF OTTAWA

4 LOTS FRONTING ON WITHROW = 1785.10 M<sup>2</sup>  
LOT COVERAGE = 38.59.7%

BUILDING STATISTICS:

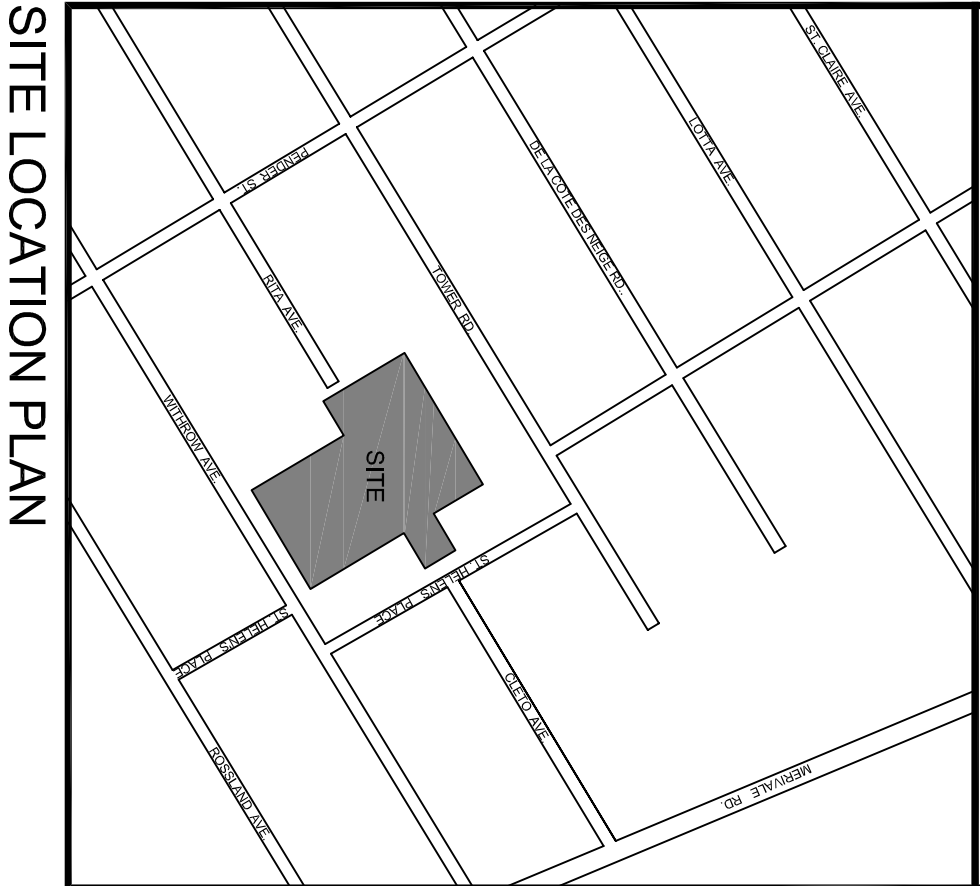
BUILDING HEIGHT

MAX 8.5 M

MIN PROPOSED SETBACKS:

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

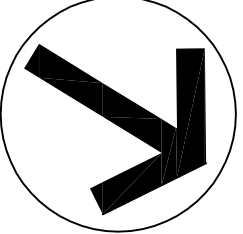
PART 1 LOT AREA 480.8M<sup>2</sup>  
BUILDING AREA 1865SQ.FT. / 173.12M<sup>2</sup>  
LOT COVERAGE = 38%  
PART 2 LOT AREA 441.5M<sup>2</sup>  
BUILDING AREA 1842SQ.FT. / 171.13M<sup>2</sup>  
LOT COVERAGE = 38.8%  
PART 2 LOT AREA 441.5M<sup>2</sup>  
BUILDING AREA 1885SQ.FT. / 175.12M<sup>2</sup>  
LOT COVERAGE = 39.7%  
PART 2 LOT AREA 441.5M<sup>2</sup>  
BUILDING AREA 1842SQ.FT. / 171.13M<sup>2</sup>  
LOT COVERAGE = 38.8%



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 HYDROGAS METER
- 13 EXISTING FENCE TO BE MAINTAINED
- 14 EXTENT OF EXISTING PORCH ADDITION TO BE REMOVED
- 15 EXTENT OF EXISTING GARAGE TO BE REMOVED



21 WITHROW AVENUE

ONTARIO

SITE PLAN

SCALE: 1:250  
PROJECT No. 1702  
SHEET No. SP1

