

PROJECT MITNIK

60 LEES AVENUE

PROPOSED LONG-SEMI S/W S.D.U.S

DRAWING LEGEND

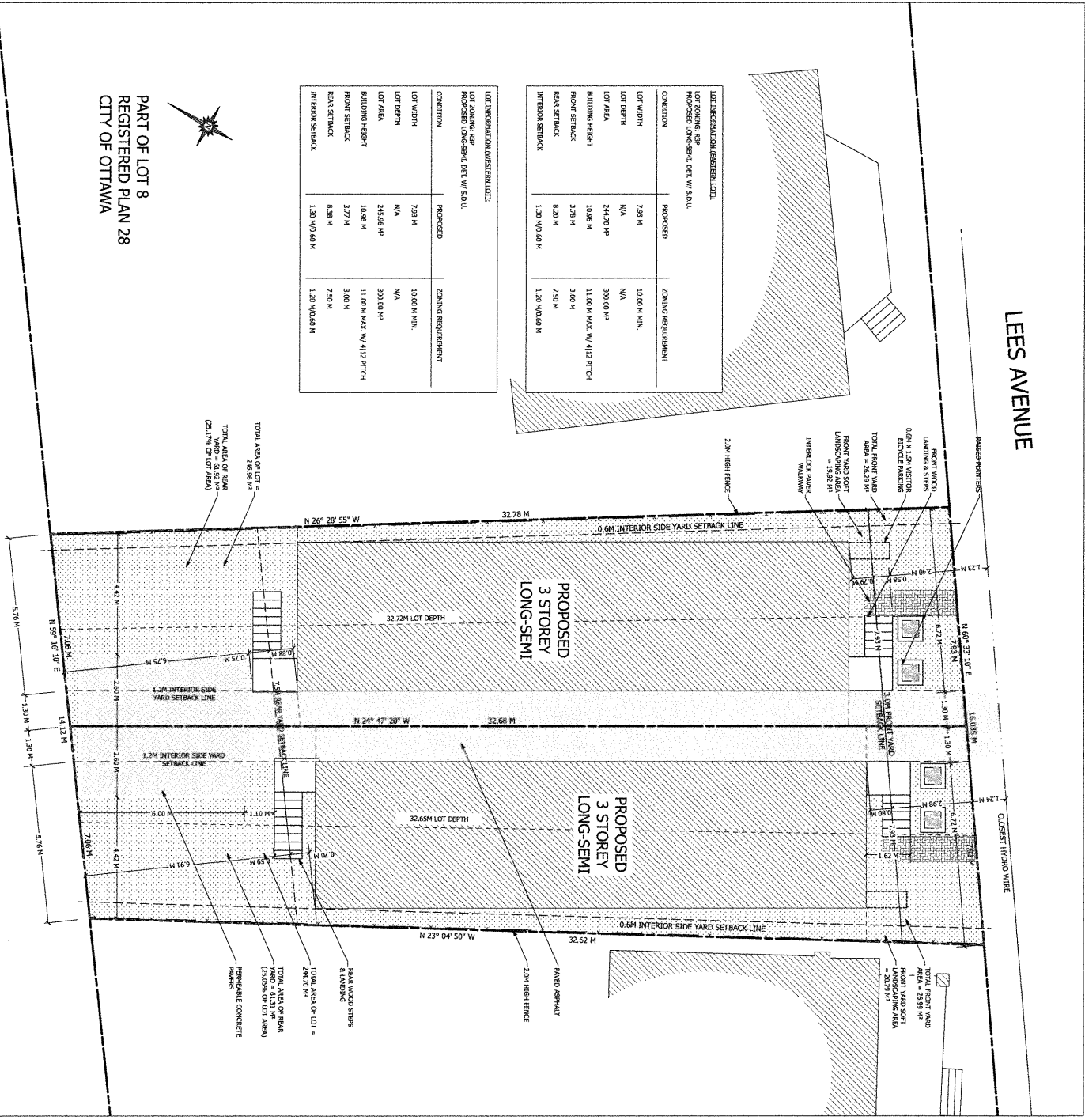
LABEL	TITLE
A1	SITE PLAN
A2	CONCEPTUAL FLOOR PLANS
A3	FRONT & REAR ELEVATIONS
A4	RIGHT ELEVATION
A5	LEFT ELEVATION

Committee of Adjustment
AUG 04 2023
City of Ottawa

PART OF LOT 8
REGISTERED PLAN 28
CITY OF OTTAWA



1 SITE PLAN
A1 1 M = 100 M



CONDITION	PROPOSED	ZONING REQUIREMENT
LOT WIDTH	7.93 M	10.00 M MIN.
LOT DEPTH	N/A	N/A
LOT AREA	246.96 M ²	300.00 M ²
BUILDING HEIGHT	10.96 M	11.00 M MAX. W/ 412 FITCH
FRONT SETBACK	3.77 M	3.00 M
REAR SETBACK	8.98 M	7.50 M
INTERIOR SETBACK	1.30 M (0.60 M)	1.20 M (0.60 M)

CONDITION	PROPOSED	ZONING REQUIREMENT
LOT WIDTH	7.93 M	10.00 M MIN.
LOT DEPTH	N/A	N/A
LOT AREA	244.70 M ²	300.00 M ²
BUILDING HEIGHT	10.96 M	11.00 M MAX. W/ 412 FITCH
FRONT SETBACK	3.78 M	3.00 M
REAR SETBACK	8.20 M	7.50 M
INTERIOR SETBACK	1.30 M (0.60 M)	1.20 M (0.60 M)



CLEAR DRAFTING
215-1380 RIVERVIEW DRIVE
OTTAWA, ONTARIO
613-262-5105 | SERVICES@CLEARDRAFTING.COM

PROJECT TITLE
PROJECT MITNIK
60 LEES AVENUE
OTTAWA, ONTARIO

PROJECT NUMBER
2231

PROJECT FLOORING
FIRST FLOOR: 1,069 R²
GROUND FLOOR: 1,179 R²
SECOND FLOOR: 1,179 R²
THIRD FLOOR: 1,179 R²

DATE: JULY 28, 2023

DRAWN BY: B.E.
SCALE: AS SHOWN

DESIGNED BY: B.E.

DATE: JULY 28, 2023

DRAWING NUMBER: A1

GENERAL NOTES:
• FOR LOT SCALE DIMENSIONS READ DIMENSIONS
• GENERAL CONTRACTORS SHALL CONSULT ALL
• WORK TO BE ACCORDANCE WITH THE 2006 NATIONAL
• AND ALL OTHER APPLICABLE BUILDING CODES.
• THIS DIMENSIONAL PLAN MAY BE USED TO PROVIDE
• CONSULT YOUR LOCAL BUILDING DEPARTMENT
• PLEASE NOTIFY US IMMEDIATELY FOR ANY CHANGES
• TO THE BEST OF MY KNOWLEDGE THESE PLANS
• ARE DRAWN TO COMPLY WITH THE CURRENT
• THICK AFTER SUBMISSION ARE MADE AT THE
• OWNERS RISK AND OUR CONTRACTORS'S EXPENSE
• AND RESPONSIBILITY.

REVISIONS:
DATE: JULY 28, 2023

SCALE: AS SHOWN

DRAWING NUMBER: A1

