

PROPOSED COACH HOUSE FACADE



PROPOSED INTERIOR

Committee of Adjustment
 Received | Reçu le
2023-10-03
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PROUD RESIDENCE

1342 CORKERY ROAD

PROPOSED COACH HOUSE FIT UP IN
EXISTING DET. GARAGE

C.R. SET

SCOPE OF WORK

- NEW WOOD FRAMING
- NEW ENGINEERED FROST PROTECTION
- NEW MILLWORK
- NEW WINDOWS & DOORS
- PLUMBING & ELECTRICAL TO SUIT
- NEW INTERIOR FINISHES

DRAWING LEGEND

LABEL	TITLE
A1	SCOPE & LEGEND
A2	SITE PLAN
A3	FLOOR PLAN
A4	FRONT & REAR ELEVATIONS
A5	SIDE ELEVATIONS



CLEAR DRAFTING
ENGINEERING & ARCHITECTURAL DRAFTING & DESIGN SERVICES

211-1390 PRINCE OF WALES DRIVE
OTTAWA, ONTARIO K2C 3N6
613-255-3425 | SERVICES@CLEARDRAFTING.COM

I BASSAM ELSARAJ REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE 2012 O.B.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATAGORIES.

DESIGNER BCIN: 37385
FIRM BCIN: 40889

SIGNATURE OF MEMBER:

GENERAL NOTES:

- DO NOT SCALE DIMENISONS. READ DIMENSIONS ONLY.
- GENERAL CONTRACTORS SHALL CONSTRUCT ALL WORK IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE, MUNICIPAL BYLAWS, AND ALL OTHER APPLICABLE BUILDING CODES.
- THE OWNER/BUILDER MAY NEED TO PROVIDE AN ENGINEER'S REPORT AT HIS/HER EXPENSE. CONSULT YOUR LOCAL BUILDING AUTHORITIES.
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SQURE FTG:	EXISTING	NEW
BSMNT/FDN:	--- ft ²	--- ft ²
GRND FLR:	1,233 ft ²	--- ft ²
2ND FLOOR:	--- ft ²	--- ft ²
2ND FLOOR:	--- ft ²	--- ft ²

SCALE: AS SHOWN

DRAWING TITLE:

SCOPE & LEGEND

REVISION TABLE		
NO.	DESCRIPTION	DATE

DATE: SEPTEMBER 22, 2023

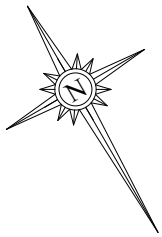
PROJECT NUMBER:
2348

DRAWN BY:
B.E.

SHEET:

A1

PROJECT TITLE:
PROUD RESIDENCE
1342 CORKERY ROAD CARP, ONTARIO



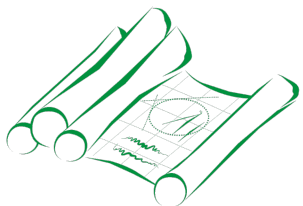
LOT INFORMATION:

LOT ZONING: RU

CONDITION	ZONING REQUIREMENT	PROPOSED
MINIMUM LOT WIDTH	50.0 M	61.96 M
MINIMUM LOT AREA	2.0 HA	1.62 HA
MAXIMUM BUILDING HEIGHT	4.5 M MAX	3.73 M
MINIMUM FRONT SETBACK	10.0 M	102.13 M
MINIMUM REAR SETBACK	10.0 M	149.37 M
MINIMUM INTERIOR SETBACK	4.0 M	4.51 M
MAXIMUM LOT COVERAGE	20%	2.81%
MAXIMUM BUILDING FOOTPRINT	95.00 M ²	116.22 M ² *

* - MINOR VARIANCE REQUIRED

1 SITE PLAN
A2 1 M = 1000 M



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DRAWING TITLE:

SITE PLAN

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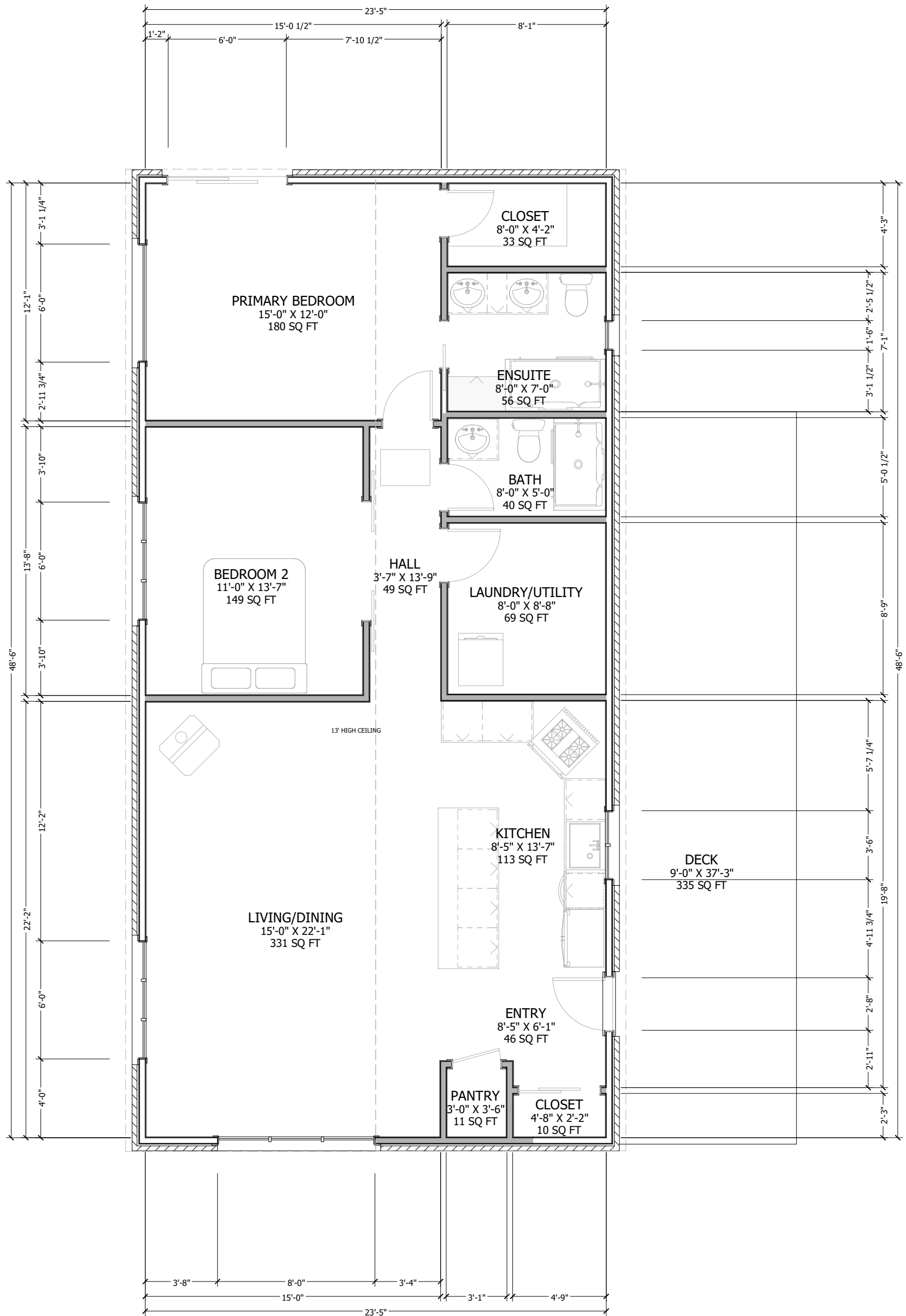
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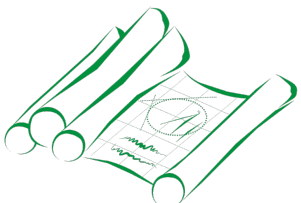
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A2



1 GROUND FLOOR PLAN
A3 3/16 IN = 1 FT



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FLOOR PLAN

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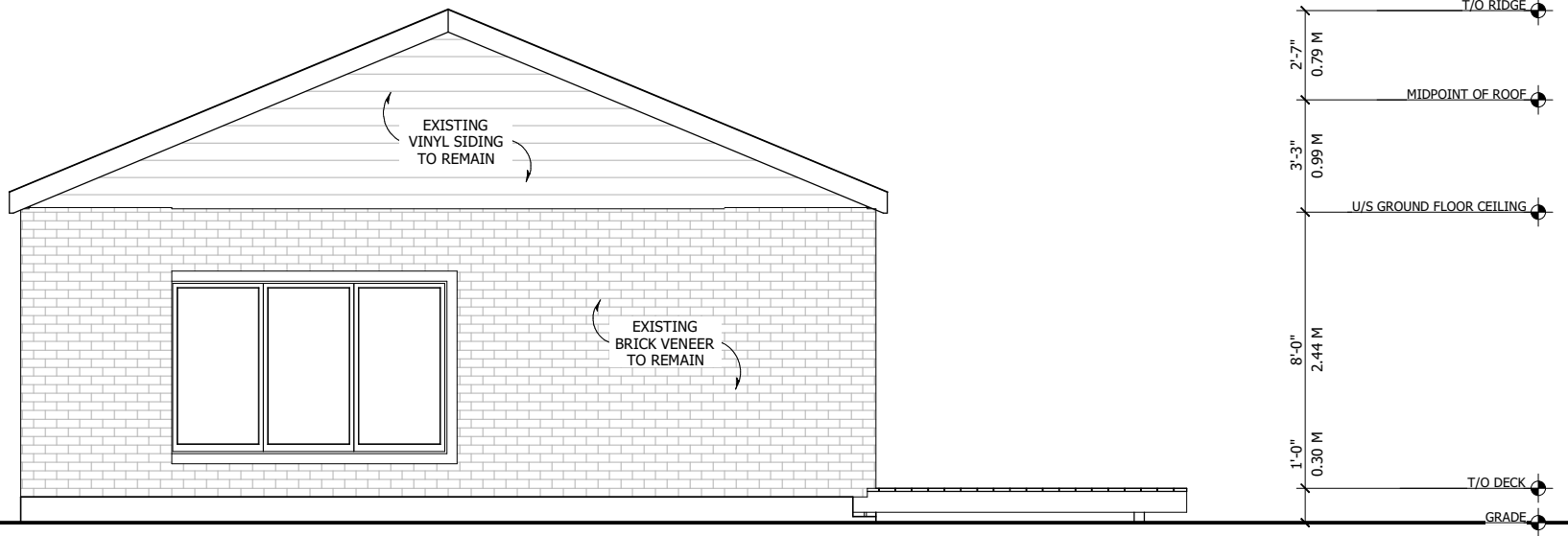
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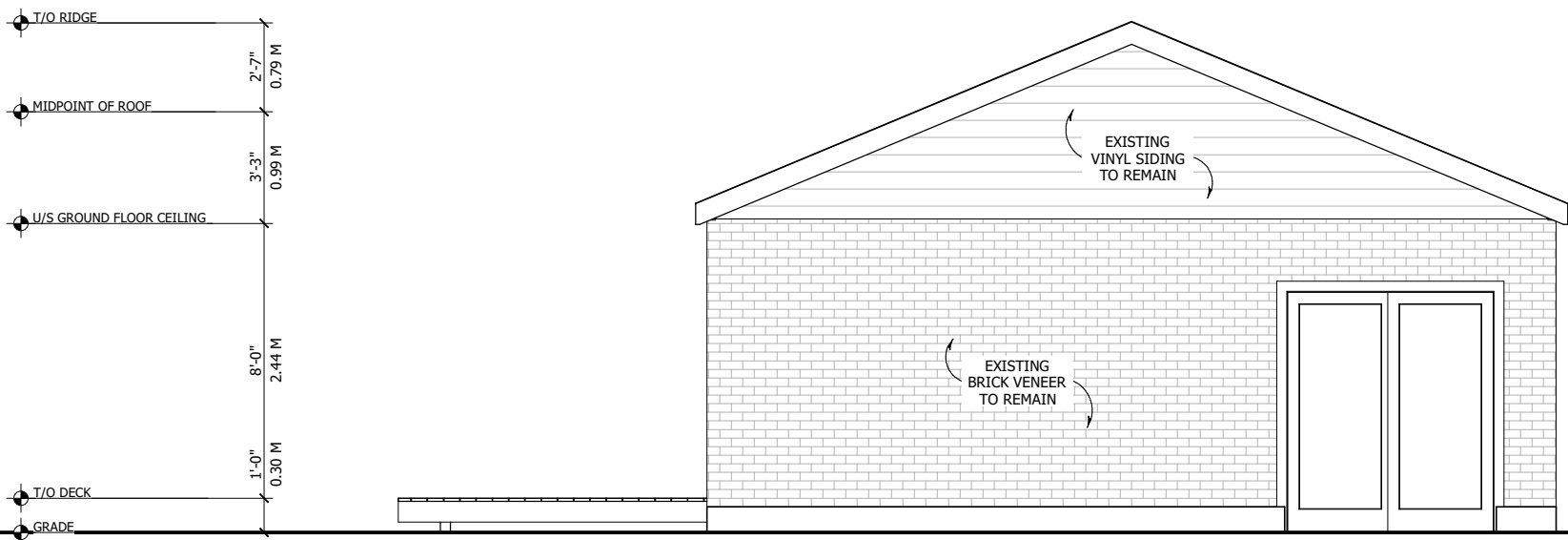
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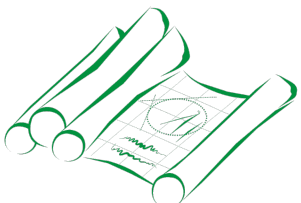
A3



1 FRONT ELEVATION
A4 3/16 IN = 1 FT



2 REAR ELEVATION
A4 3/16 IN = 1 FT



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FRONT & REAR ELEVATIONS

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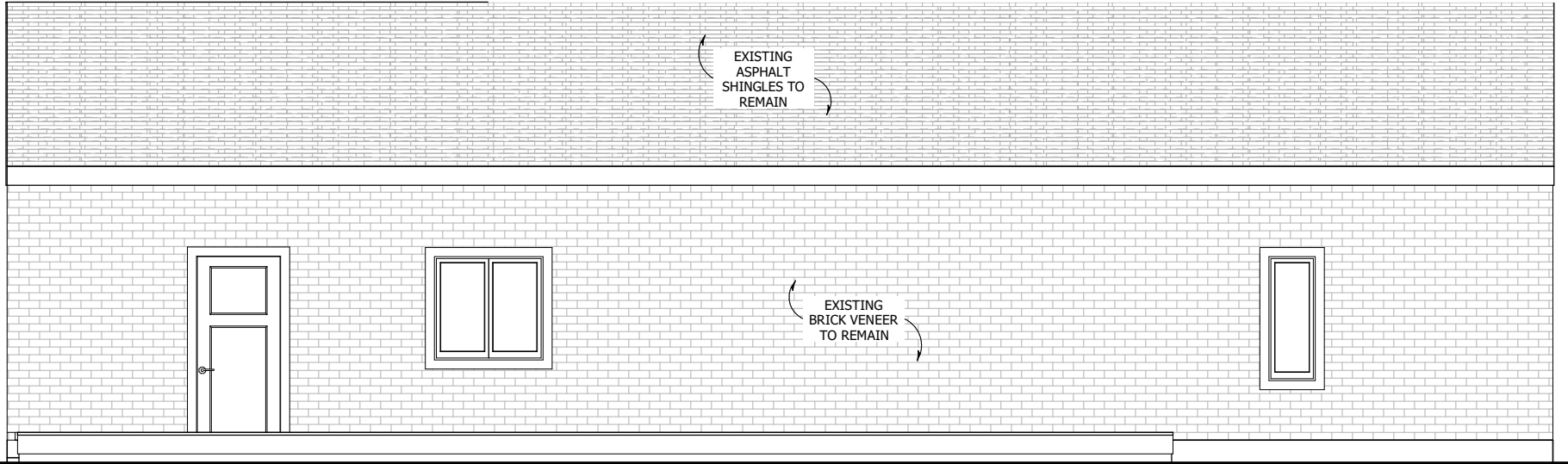
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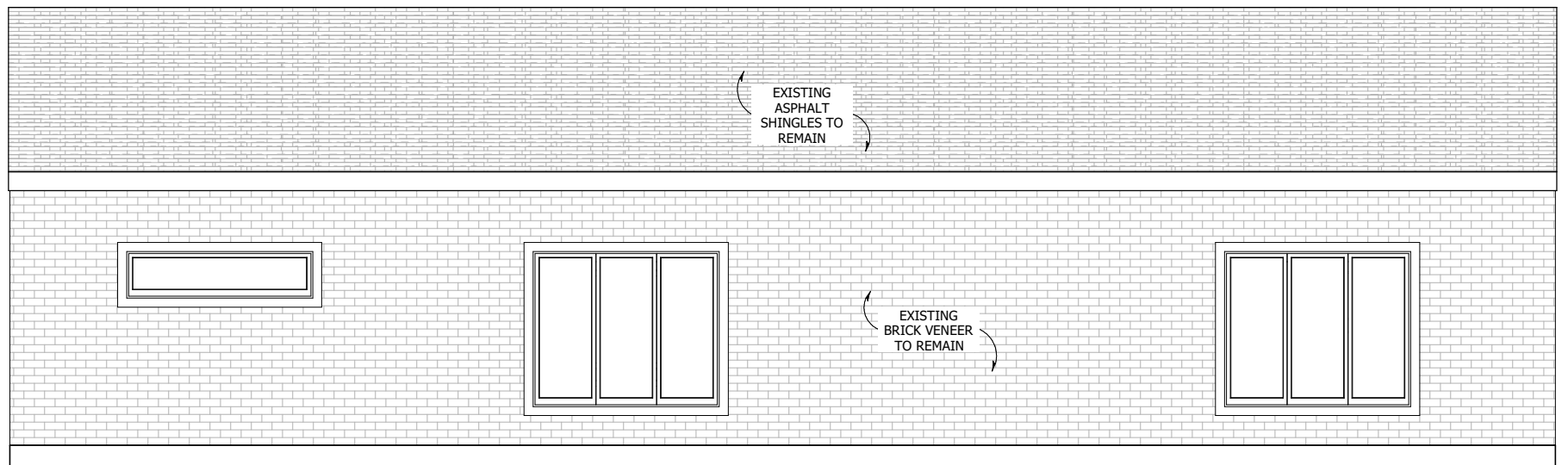
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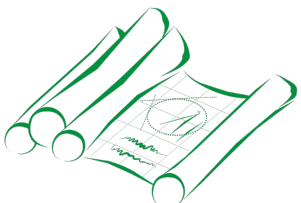
A4



1 RIGHT ELEVATION
A5 3/16 IN = 1 FT



2 LEFT ELEVATION
A5 3/16 IN = 1 FT



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SIDE ELEVATIONS

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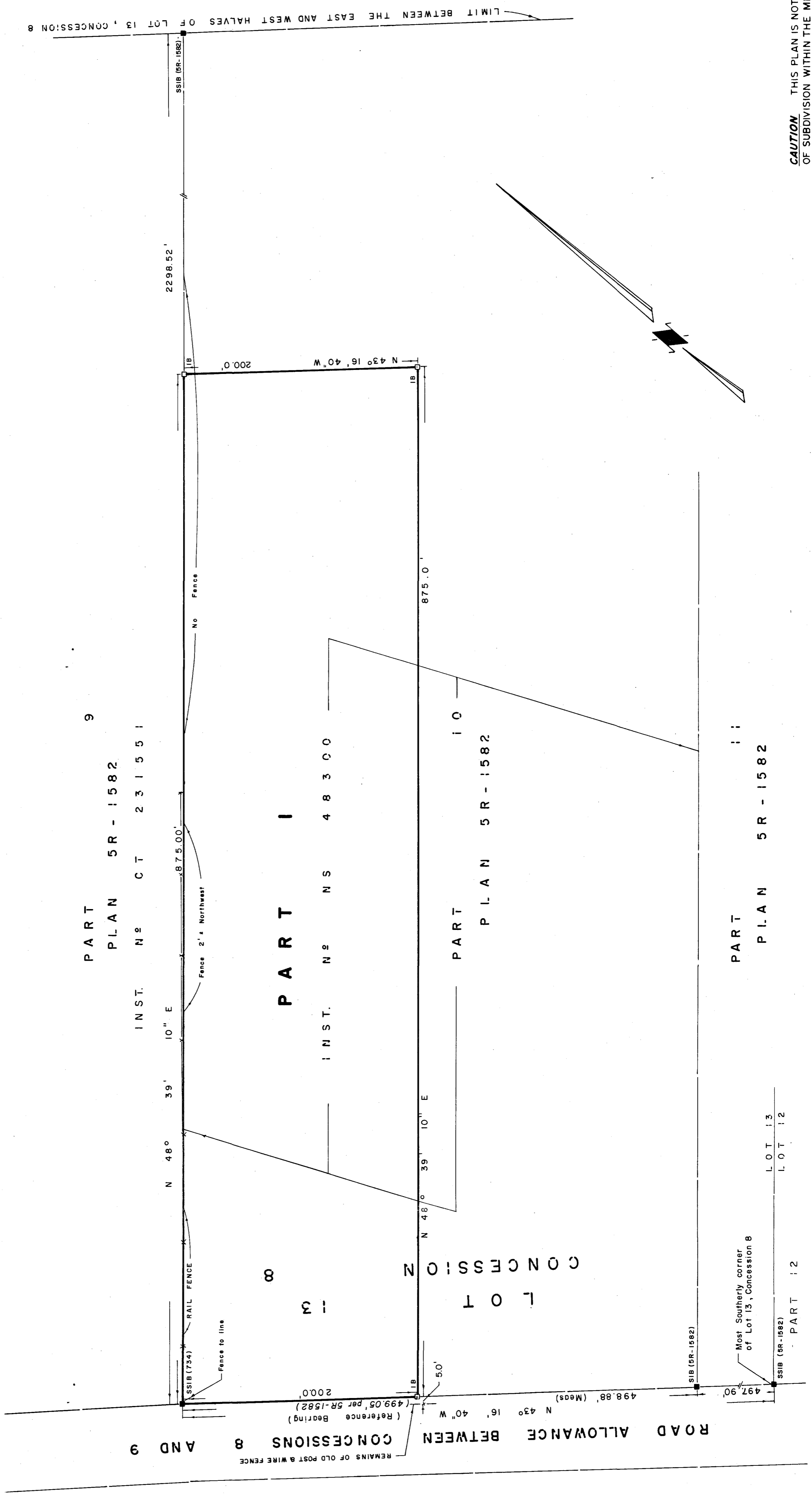
A5

PART SCHEDULE			
PART	LOT	CONCESSION	INST. N ^o
1	W/2 13	B	HUNTLEY NS 48300

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 5R-9315
RECEIVED AND DEPOSITED
DATE 19 SEPT. 1985

ASST. DEP. J. Richichi
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
OTTAWA - CARLETON (N^o5)
DAVID W. WOODLAND



PLAN OF SURVEY OF
**PART OF THE WEST HALF OF
LOT 13, CONCESSION 8**
GEOGRAPHIC TOWNSHIP OF HUNTLEY
TOWNSHIP OF WEST CARLETON
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
SCALE 1 inch = 60 Feet

DAVID W. WOODLAND O.L.S.
1985

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF SEPTEMBER 1985

September 19 1985
DATE
David W. Woodland
ONTARIO LAND SURVEYOR

NOTES
1. BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO SOUTH - WESTERLY LIMIT OF PARTS 10811, PLAN 5R-1582 HAVING A BEARING OF N 43° 16' 40\" W

LEGEND
- DENOTES SURVEY MONUMENT, FOUND.
- DENOTES SURVEY MONUMENT, SET.
S.I.B. - DENOTES STANDARD IRON BAR.
S.S.I.B. - DENOTES SHORT STANDARD IRON BAR.
I.B. - DENOTES IRON BAR.
R - DENOTES ROUND.
WIT - DENOTES WITNESS.
(734) - DENOTES J.D. BARNES O.L.S.

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FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS
OTTAWA
KANATA

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.