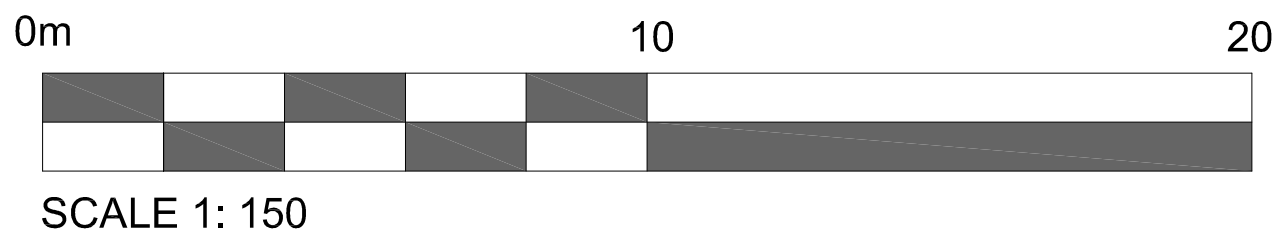


SITE PLAN

ARMSTRONG STREET



SITE LOCATION PLAN

DRAWING NOTES:

- 1 PROPERTY LINE
- 2 1500 mm CONCRETE SIDEWALK
- 3 2400X5200mm PARKING SPACE
- 4 2600X5200mm PARKING SPACE
- 5 ASPHALT
- 6 GRASS
- 7 1100mm CONCRETE PAVER PATH
- 8 GAS METER CLOSET
- 9 BALCONY
- 10 CONCRETE CITY SIDEWALK
- 11 BENCHES AND TRASH CAN
- 12 SOFT LANDSCAPING
- 13 RIVERWASH STONE ON FILTER CLOTH
- 14 PARABOLIC MIRROR
- 15 CANOPY ABOVE
- 16 BALCONY ABOVE

SITE PLAN SYMBOLS

- SOFT LANDSCAPING
- RIVERWASH STONE ON FILTER CLOTH
- LIGHT STANDARD
- ENTRANCE LOCATION
- DECIDUOUS TREE
- TWO WAY VEHICLE CIRCULATION

177-179 ARMSTRONG STREET		
PROJECT STATISTICS		
ZONING	RAH (2249) C	PROPOSED
BUILDING HEIGHT	11.0 M	11.0 M
FRONT YARD SETBACK	3.0 M	3.0 M
INTERIOR YARD SETBACK	1.5 M (21M)+6.0M	4.5 M
REAR YARD SETBACK	1.2 M	16.135 M
GROSS AREA		
33 UNIT APARTMENT BUILDING	1800 M2 (19,375 SQ.FT.)	
SITE AREA		
APARTMENT BUILDING	1429.5 M2 (15,387 SQ.FT.)	
DETACHED HOUSE	143.7 M2 (1,546 SQ.FT.)	
BUILDING AREA		
33 UNIT APARTMENT BUILDING	583.5 M2 (6280 SQ.FT.)	
3 STOREY DETACHED HOUSE	71 M2 (765 SQ.FT.)	
LOT COVERAGE		
ASPHALT AREA	362 M2 (3903 SQ.FT.)	
LANDSCAPE AREA	555.49 M2 (5979 SQ.FT.)	
COMMON AMENITY SPACE AT GRADE	133 SQ.M (1440 SQ.FT)	
ROOF TOP AMENITY SPACE	150 SQ.M (1615 SQ.FT.)	

LEGAL DESCRIPTION

PLAN OF LOT 1
REGISTERED PLAN 109
NORTH ARMSTRONG STREET
& PART OF LOTS 4, 5 & 6
REGISTERED PLAN 83
CITY OF OTTAWA
AND
PART OF LOT 6
REGISTERED PLAN 83
CITY OF OTTAWA

PLANNER

Holzman Consultants Inc.
311 Richmond Road, Suite 203
Ottawa, ON K1Z 6X3
Tel: (613) 226.1386
b.holzman@holzmanconsultants.com

CONCEPT DESIGN

URBANDIVA Design Inc.
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Ottawa Ontario K0M 3M0
Tel: (613) 805-5850

PROJECT DEVELOPER

McCORMICK PARK
DEVELOPMENTS
1600 LAPERRIER AVE, SUITE 205
Ottawa Ontario K1M 2H9
Tel: (613) 421-1515

CIVIL ENGINEER

exp Services Inc.
100-2650 Queensview Drive
Ottawa, ON K2B 8H6
Tel: (613) 688-1899
Fax: (613) 852-8753
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LANDSCAPE ARCHITECT

Gino Aiello
50 Camelot Drive
Nepean, ON K2G5X8
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SURVEYOR

Farley, Smith & Denis Surveying Ltd
190 Colonnade Road
Ottawa Ontario K2E7J5
Tel: (613) 727-8226

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 DESIGNER.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR TO BUILD UNTIL ISSUED FOR CONSTRUCTION.
DO NOT SCALE DRAWINGS.
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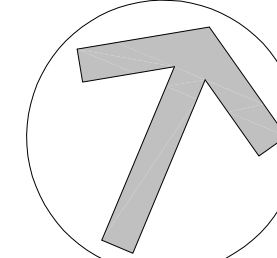
NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE

1	SITE PLAN CONTROL SUBMISSION	02-JUNE-2020
No.	DESCRIPTION	DATE

REVISIONS:

NORTH ARROW:



CLIENT:

McCORMICK PARK DEVELOPMENTS



PROJECT TITLE:

177-179 ARMSTRONG

OTTAWA

ONTARIO

SHEET TITLE:

SITE PLAN

SCALE:

1:150

PROJECT No.

1902

SHEET No.

SP1