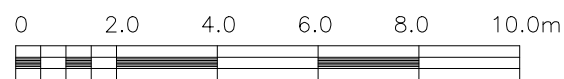


ARMSTRONG STREET



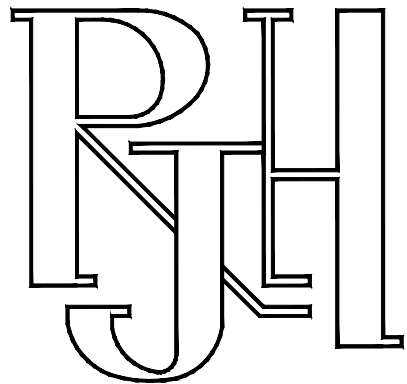
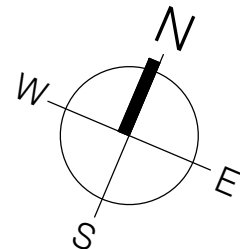
NOTES:

LOT AREA = 4394 sq.ft. = 408 sq.m.
38% OF THE SITE IS LANDSCAPED
EXISTING AVERAGE GRADE IS 62.10
ZONING DESIGNATION: R4H[2249]-c

1. Permanent structures such as curbing, stairs, retaining walls, and underground parking foundation also bicycle parking racks are not to extend into the City's right-of-way.

2. City sidewalks should be continuous and depressed through the accesses as per City's sidewalk and curb standard drawings SC13.
3. The closure of an existing private approach shall reinstate the sidewalk, shoulder, curb and boulevard to City standards.
4. No street parking is permitted on Merton or Armstrong Streets.

Zoning Requirement	Calculation	Proposal
Minimum lot area of 360sq.m		408sq.m provided
Minimum lot width of 12m		20.0m provided
Rear Yard area as per Infill 2: "a minimum rear yard on a corner lot in Area A... for any lots with a lot depth grater than 25m: an area equal to 30% of the lot depth by 30% of the lot width"	Lot depth = 31.5m Lot width = 20.0m (31.5x30%)x(20.0x30%) =56.7sq.m. Required	62sq.m. Provided
Building Height Limit of 11m for an apartment building		9.4m proposed building ht
Rooftop access stairs are not permitted to be taller than 3m		Height of rooftop access = 2.8m
Rooftop access stairs may not be taller than their distance to an exterior wall.		Distance to exterior wall = 2.8m
Only one rooftop access stair is permitted per vertically separated units		Only one provided (unit 2)
Rooftop access to be no more than 11sq.m in area		9sq.m rooftop access stair proposed
Front yard setback must be equal to or less than neighbouring front yd setbk	Neighbour's front setbk on Armstrong = 2.4m	2.4m front yard setback provided
Corner side yard setback must be equal to or less than neighbouring front yd setbk	Neighbour's front setbk on Merton = 0.3m	0.3m corner side yard setback provided
SCA = DBA, therefore driveways are permitted and front doors are required to be facing the front, based on the letter confirming the SCA dated January 25, 2016.		Driveways provided, doors to front
Private approach bylaw requires that driveways be at least 6m from the intersection of streets		14.2 & 9.2m proposed distance from driveway to intersection
2.4m wide driveways are permitted where lot width is 6-7.49m. 2.75m wide driveways are permitted where lot width is 7.5-8.24m. 3.0m wide driveways are permitted where lot width is 8.25-14.99m. (These lot widths will be established after Part Lot Control Lifting.)	Unit 1 lot width = 8.5m Unit 2 lot width = 6.1m Unit 3 frontage = 7.2m Unit 4 lot width = 7.9m	3.0m driveway provided 2.4m driveway provided 2.4m driveway provided 2.7m driveway provided
Driveways are not permitted to be closer than 2m to each other		2.2m between Unit 1 & 2 driveways
15sq.m of shared amenity area required per dwelling unit, at grade in the rear yard, landscaped, 80% soft landscaping	15sq.m x 4units = 60sq.m required	62sq.m. Provided (not including bike parking space)
30% of the lot must be hard and soft landscaping		38% landscaping provided
Canopy projecting into side yard must go no closer than 1m from the property line		Canopy is 1m from the side property line
Rooftop patio must be at least 1.5m from exterior walls.		1.5m provided
The attached garage in each principal dwelling unit must be setback from the front lot line further than the principal dwelling unit that it is connected to. Maximum walkway width of 1.25m		The proposed layout meets this requirement in both pre and post severance conditions 1.25m max. walkways proposed
40sq.m area of habitable floor space required at ground floor of each dwelling unit		Provided (see area calculations shown on ground floor plan) 40sq.m. = 431sq.ft.
Rear yard setback for corner lots to be 1.2m		9.3m provided
Interior side yard setback to be 1.2m based on Infill II provisions reflected under the R4 zone (Sec. 161, policy 12) and to be 1.5m for the first 21m back from the street and then 6m.		1.5m provided Building does not extend more than 21m back from the street.
No off street parking required		1 space provided per dwelling unit
A maximum of 1.5 parking spaces per dwelling unit		provided
No visitor pkg required for the first 12 dwelling units on a lot		None provided
0.5 bike parking spaces required per dwelling unit	0.5x4=2 bike pkg spaces required	2 provided (one in outdoor off rear amenity, on inside the garage of Unit 1)
Canopies are permitted to project into front rear or corner side yards a distance equal to ½ the depth of the yard but not closer than 0.6m to the lot line.		Corner side yard canopies do not project into the yard but are in line with the building setback Front and rear yard canopies meet these requirements.
Canopies are permitted to project into interior side yards by 1.8m but not closer than 0.6m from a side lot line.		Side yard canopy 0.6m from side lot line.



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Rosaline J. Hill Architect Inc.

9.	17-03-27	RE-ISSUED FOR SITE PLAN CONTROL
8.	17-03-14	REVISED WEST ELEV. - CANOPIES
7.	17-02-23	RE-ISSUED FOR SITE PLAN
6.	17-02-09	REVISED CANOPY PROJECTIONS
5.	17-01-09	RE-ISSUED FOR SITE PLAN CONTROL
4.	16-12-22	ISSUED FOR BUILDING PERMIT
3.	16-11-28	ISSUED FOR JOIST LAYOUT
2.	16-11-02	ISSUED FOR COORDINATION
1.	16-10-18	ISSUED FOR SITE PLAN CONTROL
No.	Y / M / D	REVISION

Consultants:

Surveyor:
Annis O'Sullivan Vollebeckk Ltd.
14 Concourse Gate
Nepean, Ontario
K2E 7S6
6013-727-0850

Survey Information:
Part of Lot 59
Registered Plan 57
City of Ottawa



It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. This drawing may not be used for construction until issued as such. Copyright reserved.



HINTONBURG INFILL
107 Armstrong St., Ottawa, Ontario, K1Y 2V6

SITE PLAN

Drawn By: RJH	Date: Sept. 2016	A0.1
Project No: 1607	Scale: 1:150	