



262 ARMSTRONG ST.

2020-11-08

SCHEMATIC 1: 2020-06-25
SCHEMATIC 2: 2020-07-04
SCHEMATIC 3: 2020-07-28
SCHEMATIC 4: 2020-08-18
COA DRAFT CITY PLANNER: 2020-11-29
COMMUNITY GROUP REVIEW: 2021-09-20
BY-LAW AMENDMENT: 2021-10-28
PLANNING REV 1: 2021-11-08
PLANNING REV 2: 2022-01-17



PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel

PROJECT TITLE

262
ARMSTRONG
STREET

10	PLANNING REV. 2	2022 01-17
9	PLANNING REV. 1	2021 11-08
8	BY-LAW AMENDM'NT	2021 10-28
7	COMM. REVIEW	2021 09-20
6	PLANNER REVIEW	2020 11-29
5	SCHEMATIC ISSUED 4	2020 08-18
#	REV.	2020 XX-XX

DRAWING TITLE:

DEVELOPMENT
INFORMATION:
ZONING MAP

PROJECT No. :

DATE: 20-06-19

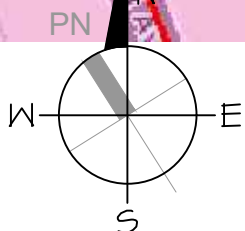
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DWG BY: P.A.C.

DWG No:

DEV1

PLOT DATE: 22-01-17



ZONING CONTEXT MAP

SCALE: N.T.S.



SUBJECT
LOT

PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
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K1S 1V9
(819) 685 9512 Tel

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DRAWING TITLE:

DEVELOPMENT
INFORMATION:
LOCATION MAP

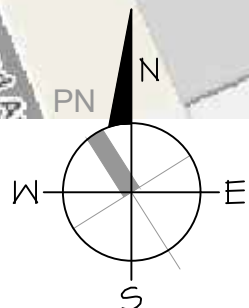
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DATE:	20-06-19
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DWG BY:	P.A.C.

DWG No:

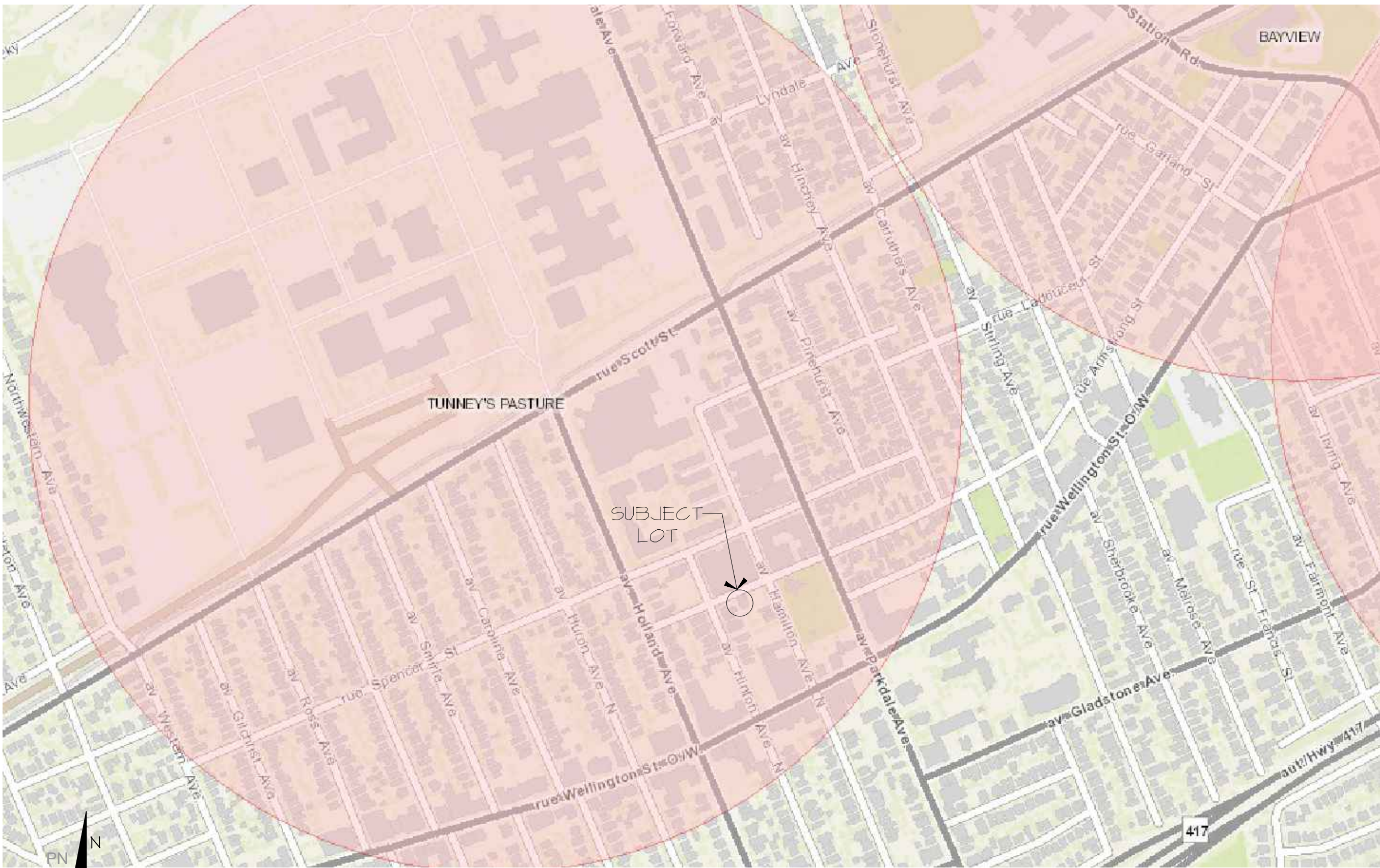
DEV2

PLOT DATE: 22-01-17



LOCATION MAP

SCALE: N.T.S.



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76 CHAMBERLAIN AVE.
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DRAWING TITLE:

DEV. INFO.:
RAPID TRANSIT
600M RADIUS

PROJECT No. :

DATE: 20-06-19

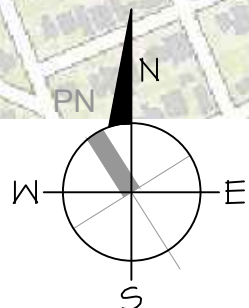
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DWG BY: P.A.C.

DWG No:

DEV3

PLOT DATE: 22-01-17



RAPID TRANSIT MAP

SCALE: N.T.S.



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ARCHITECT

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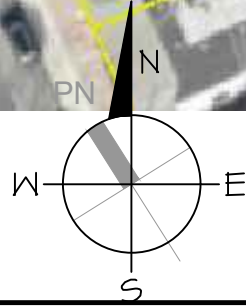
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PROJECT No. :

DATE:	20-06-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:
DEV4

PLOT DATE: 22-01-17



AERIAL PHOTO

SCALE: N.T.S.



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ARCHITECT

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DRAWING TITLE:

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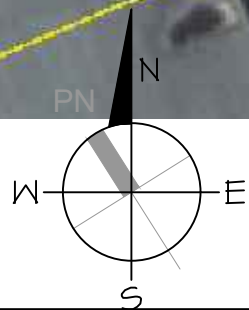
PROJECT No. :

DATE:	20-06-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

DEV5

PLOT DATE: 22-01-17



AERIAL PHOTO - BLOW UP

SCALE: N.T.S.

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MC - Mixed-Use Centre Zone (Sections 191 and 192)

Purpose of the Zone

The purpose of the MC – Mixed-Use Centre Zone is to:

- ensure that the areas designated Mixed-Use Centres in the Official Plan, or a similar designation in a Secondary Plan, accommodate a combination of transit-supportive uses such as offices, secondary and post secondary schools, hotels, hospitals, large institutional buildings, community recreation and leisure centres, day care centres, retail uses, entertainment uses, service uses such as restaurants and personal service businesses, and high- and medium-density residential uses; (By-law 2015-293)
- allow the permitted uses in a compact and pedestrian-oriented built form in mixed-use buildings or side by side in separate buildings; and
- impose development standards that ensure medium to high profile development while minimizing its impact on surrounding residential areas.

Zone Provisions

- The zone provisions are set out in Table 191 below.

Table 191 - MC Zone provisions

I ZONING MECHANISMS	II PROVISIONS	
(a) Minimum lot area	No minimum	
(b) Minimum lot width	No minimum	
(c) Minimum front yard and corner side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(d) Minimum interior side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(e) Minimum rear yard setback	(i) rear lot line abutting a lot in a residential zone	6 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
(f) Maximum floor space index	No maximum; unless otherwise shown on the zoning map	
(g) Minimum building height	(i) for all uses within 400 metres of a rapid transit station, other than a	6.7 m

Table 191 - MC Zone provisions

I ZONING MECHANISMS	II PROVISIONS	
(h) Maximum building heights	gas bar where it is permitted by an exception	No minimum
	(ii) other cases	No minimum
	(i) in any area up to and including 20 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124)	11 m
(i) Minimum width of landscaped area	(ii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 residential zone (By-law 2011-124)	20 m
	(iii) in all other cases	No maximum, or as shown by the suffix "H", on a zoning map, or specified in a subzone or exception where applicable
3.	Storage must be completely enclosed within a building.	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped
4.	For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, and Part 4 – Parking, Queuing and Loading Provisions.	
5.	(a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192) (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)	

MC16 Subzone - Parkdale Park Subzone

- In the MC16 Subzone:
 - the following uses are prohibited:
 - amusement centre
 - bar
 - nightclub
 - parking garage
 - parking lot
 - shelter

PAUL A. COOPER
ARCHITECT

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DRAWING TITLE:

DEV. INFO.:
ZONING &
DEVELOPMENT

PROJECT No. :

DATE:	20-06-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

DEV7

sports arena

townhouse dwelling

2. for any lot that abuts Hinton Avenue the lot line abutting Hinton Avenue is deemed to be the front lot line,
3. the maximum building height for the Areas F and H on Schedule 371 is 27 metres or 8 storeys whichever is less, (By-law 2017-148)
4. minimum ground floor setback from façade facing a public street: 2.0m,
5. minimum building step back above the 3rd storey when building height is over 4 storeys is 2.0m from a wall facing the front lot line, (By-law 2017-302)
6. minimum rear yard setback is 3.0 metres for storeys 1 to 3 of a building and 7.5 metres for storeys 4 to 8 of a building,
7. maximum gross floor area per unit of retail, retail food store, personal service business, restaurant, bar, convenience store, service and repair shop, personal brewing facility: 200 m², (By-law 2019-41)
8. maximum gross floor area per unit of office use on the ground floor only: 200 m², no maximum on any other floor,
9. The following provisions apply to parking in the MC16 Subzone:
 1. parking spaces required or provided in the MC16 Subzone may be available for parking purposes to any land use located within the MC16 Subzone and the TM11 subzone,
 2. uses of less than 150 square metres gross floor area that are located on the ground floor are not required to provide parking.
 3. despite any requirements to the contrary, parking for a use required on one lot, may be located on another lot in the MC16 zone, but must be in the same city block, or on a lot on the opposite side of the public street on which the use requiring the parking is located.
10. Section 110 (Landscaping Provisions for Parking Lots) and Section 113 (Loading Space Rates and Provisions) do not apply,
11. for through lots, the lot lines abutting the street are considered a front lot line. (OMB Order File #PL110686, issued October 24, 2012, (By-law 2011-216) (By-law 2011-216)

Section 101 - Minimum Parking Space Rates

- 1) Within the areas shown as Areas B, C, D, X and Y on Schedule 1A PDF opens in a new tab or window, off-street motor vehicle parking must be provided for any land use at the rate set out in Table 101 below.
- 2) Despite Subsection (1), within the area shown as Area X on Schedule 1A :
 - a) In the case of a building containing residential uses, no off-street motor vehicle parking is required to be provided under this section for the first twelve dwelling units and the parking requirements under Table 101 apply only to dwelling units and rooming units in excess of 12.

REQUIRED BY-LAW RELIEF (MINOR VARIANCES):

BYLAW 2008-250:

1. TO PERMIT A REDUCED REAR YARD SETBACK (STOREY'S 1-3) OF 0.0M, WHEREAS, UNDER SECTION 191 (16) (F) OF THE BY-LAW, THE MIN. REQUIRED REAR YARD SETBACK IS 3.0m.
2. TO PERMIT A REDUCED REAR YARD STEPBACK SETBACK (STOREY'S 4 & ABOVE) OF 2.67M, WHEREAS UNDER SECTION 191 (16) (F) OF THE BY-LAW, THE MIN. REQUIRED REAR YARD STEPBACK IS 7.5m.

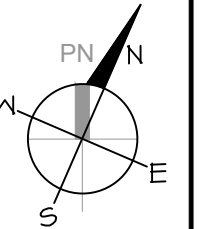
SHADOW IMPACT STUDY - SUMMER SOLSTICE (JUNE 21ST, 2021)

PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
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K1S 1V9
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262
ARMSTRONG
STREET



#	REV.	2020 XX-XX

DRAWING TITLE:

SHADOW
IMPACT
STUDY

PROJECT No. :

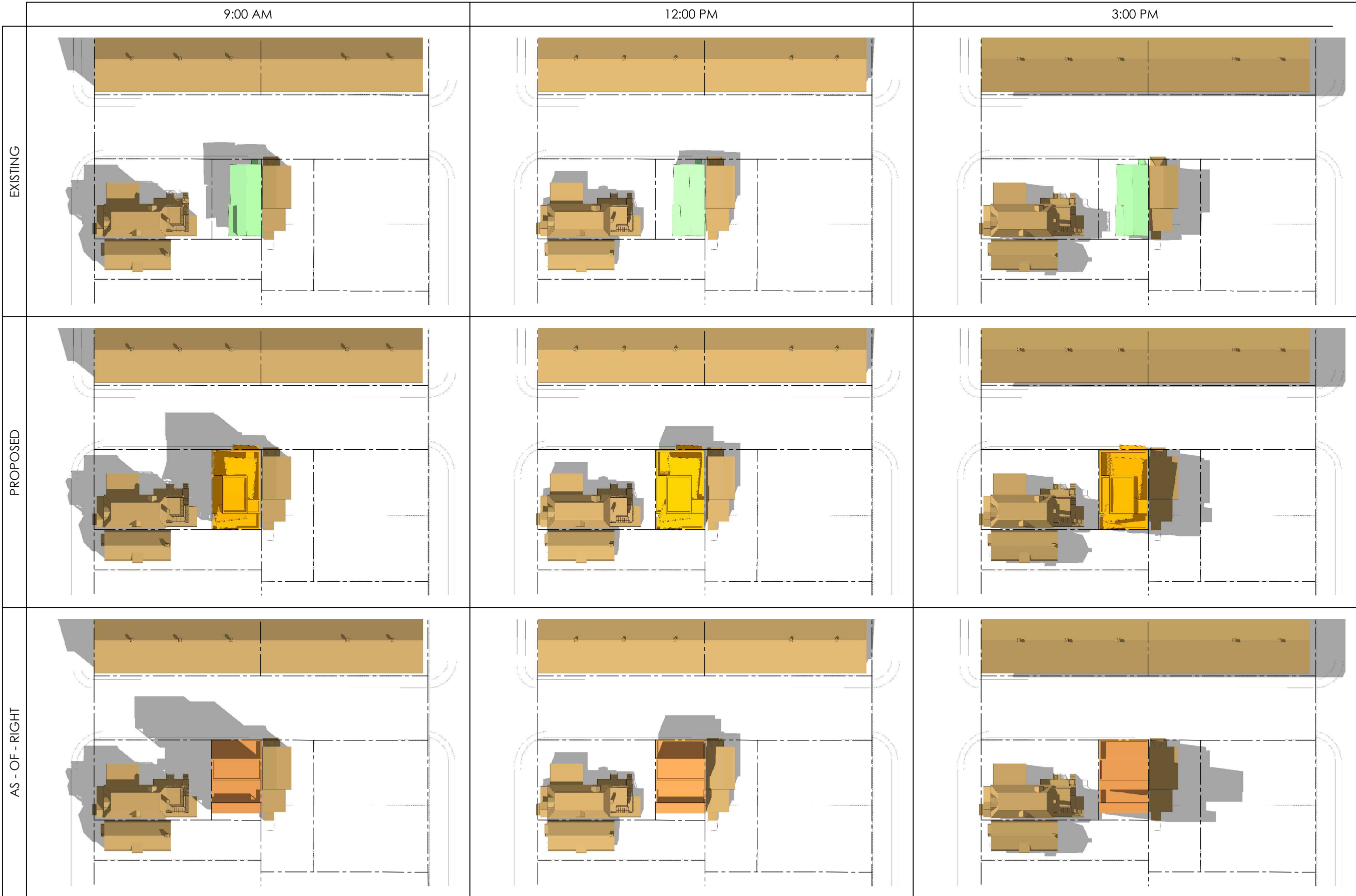
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SCALE: NOTED

DWG BY: P.A.C.

DWG No:

DEV 8



■ EXISTING ON SUBJECT PROPERTY
 ■ AS-OF-RIGHT ON SUBJECT PROPERTY
 ■ PROPOSED ON SUBJECT PROPERTY
 ■ EXISTING NEIGHBOURING PROPERTY

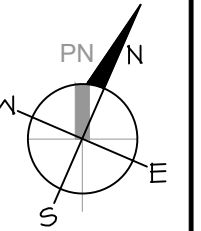
SHADOW IMPACT STUDY - FALL EQUINOX (SEPTEMBER 21ST)

PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
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K1S 1V9
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PROJECT TITLE

262
ARMSTRONG
STREET



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SHADOW
IMPACT
STUDY

PROJECT No. :

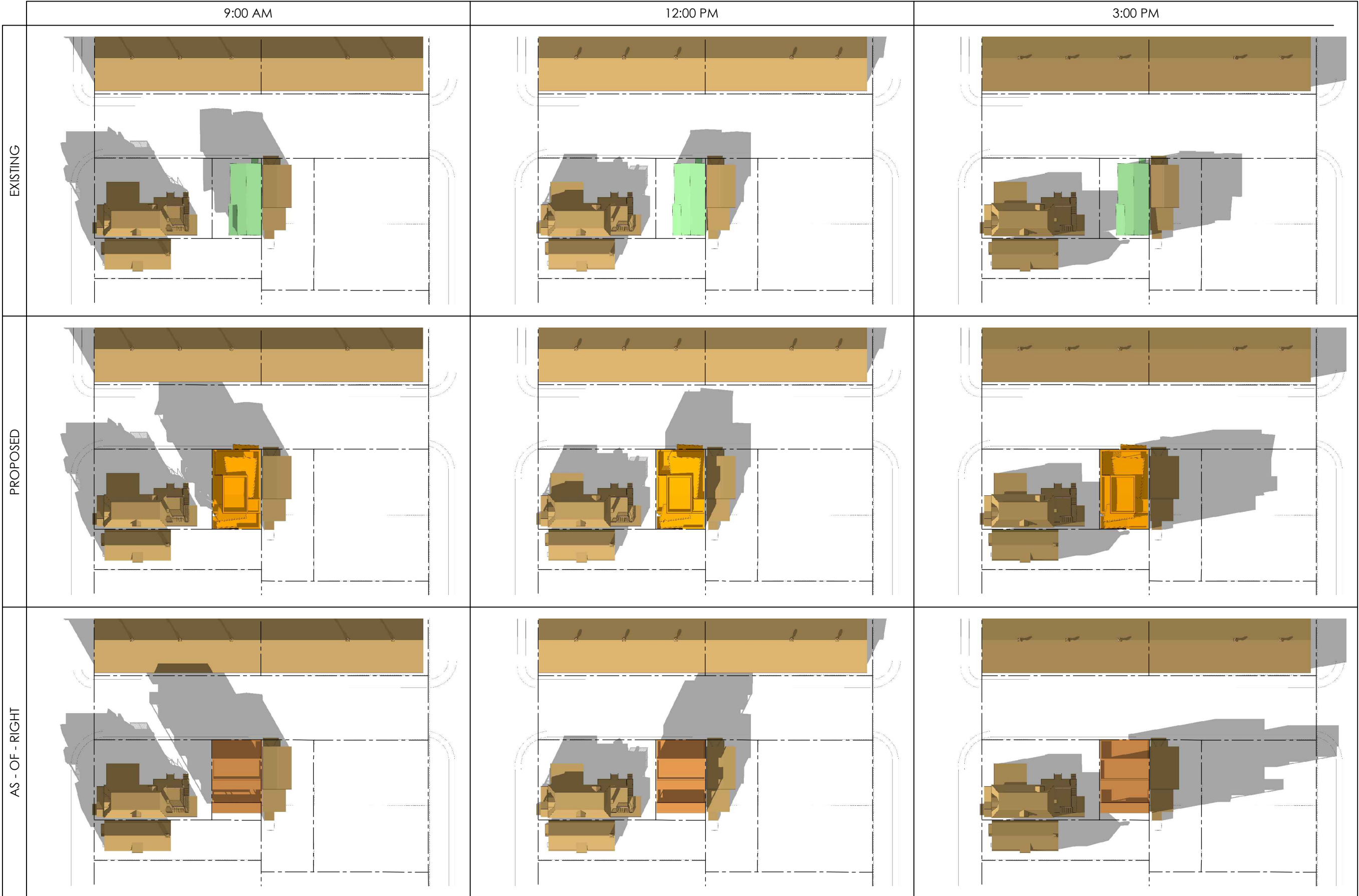
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SCALE: NOTED

DWG BY: P.A.C.

DWG No:

DEV 9



■ EXISTING ON SUBJECT PROPERTY
 ■ AS-OF-RIGHT ON SUBJECT PROPERTY
 ■ PROPOSED ON SUBJECT PROPERTY
 ■ EXISTING NEIGHBOURING PROPERTY

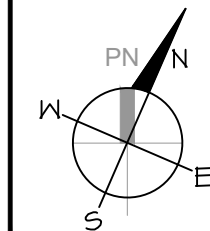
SHADOW IMPACT STUDY - WINTER SOLSTICE (DECEMBER 21ST)

PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
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K1S 1V9
(819) 685 9512 Tel

PROJECT TITLE

262
ARMSTRONG
STREET



#	REV.	2020 XX-XX

DRAWING TITLE:

SHADOW
IMPACT
STUDY

PROJECT No. :

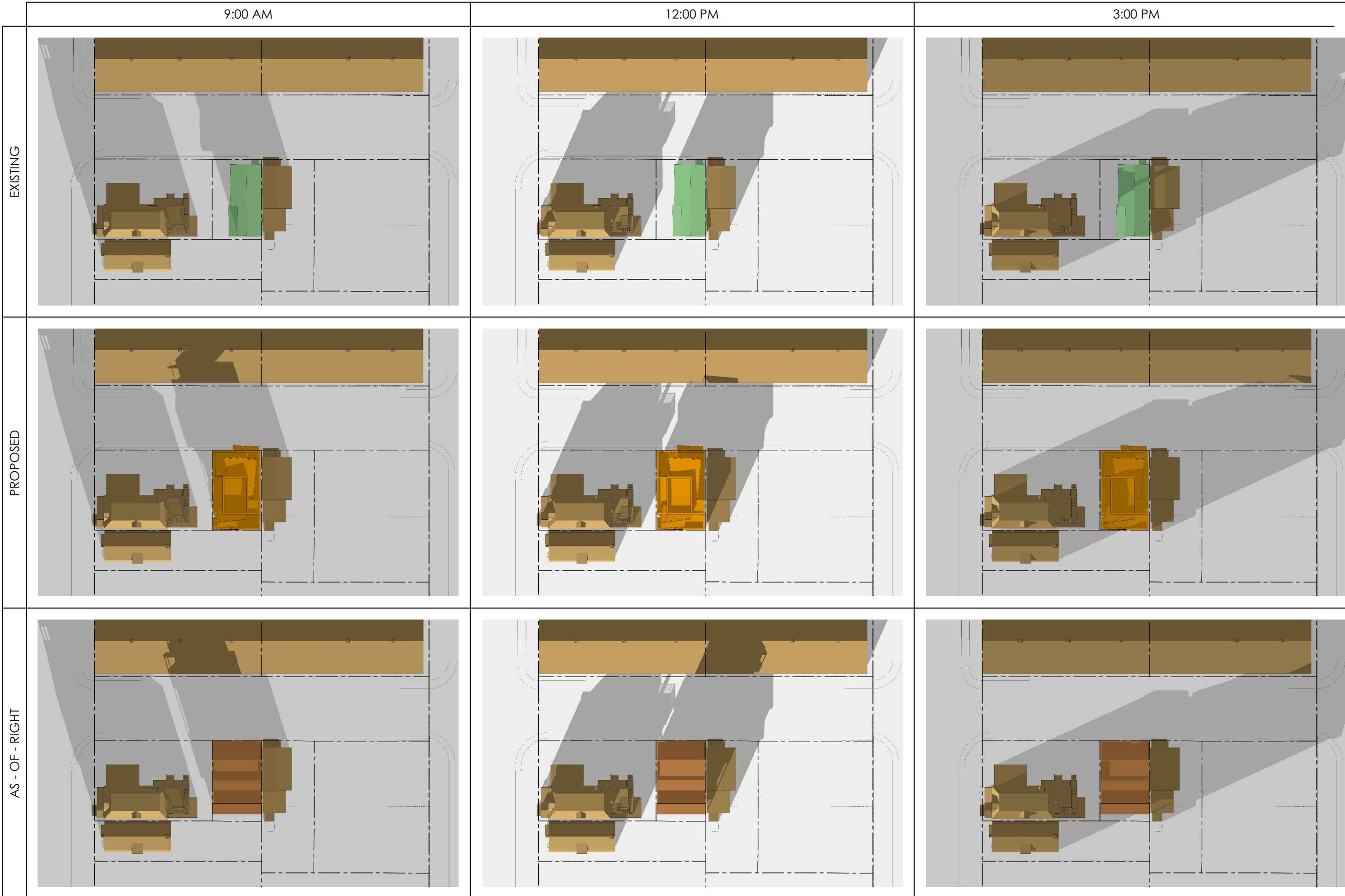
DATE: 21-10-12

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

DEV10



■ EXISTING ON SUBJECT PROPERTY
 ■ AS-OF-RIGHT ON SUBJECT PROPERTY
 ■ PROPOSED ON SUBJECT PROPERTY
 ■ EXISTING NEIGHBOURING PROPERTY

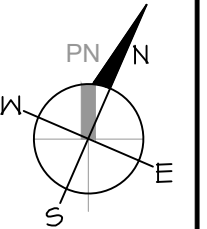
SHADOW IMPACT STUDY - SUMMER SOLSTICE (JUNE 21ST, 2021)

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ARCHITECT

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OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel

PROJECT TITLE

262
ARMSTRONG
STREET



#	REV.	2020 XX-XX

DRAWING TITLE:

AOR
NEIGHBOUR
SHADOW
IMPACT STUDY

PROJECT No. :

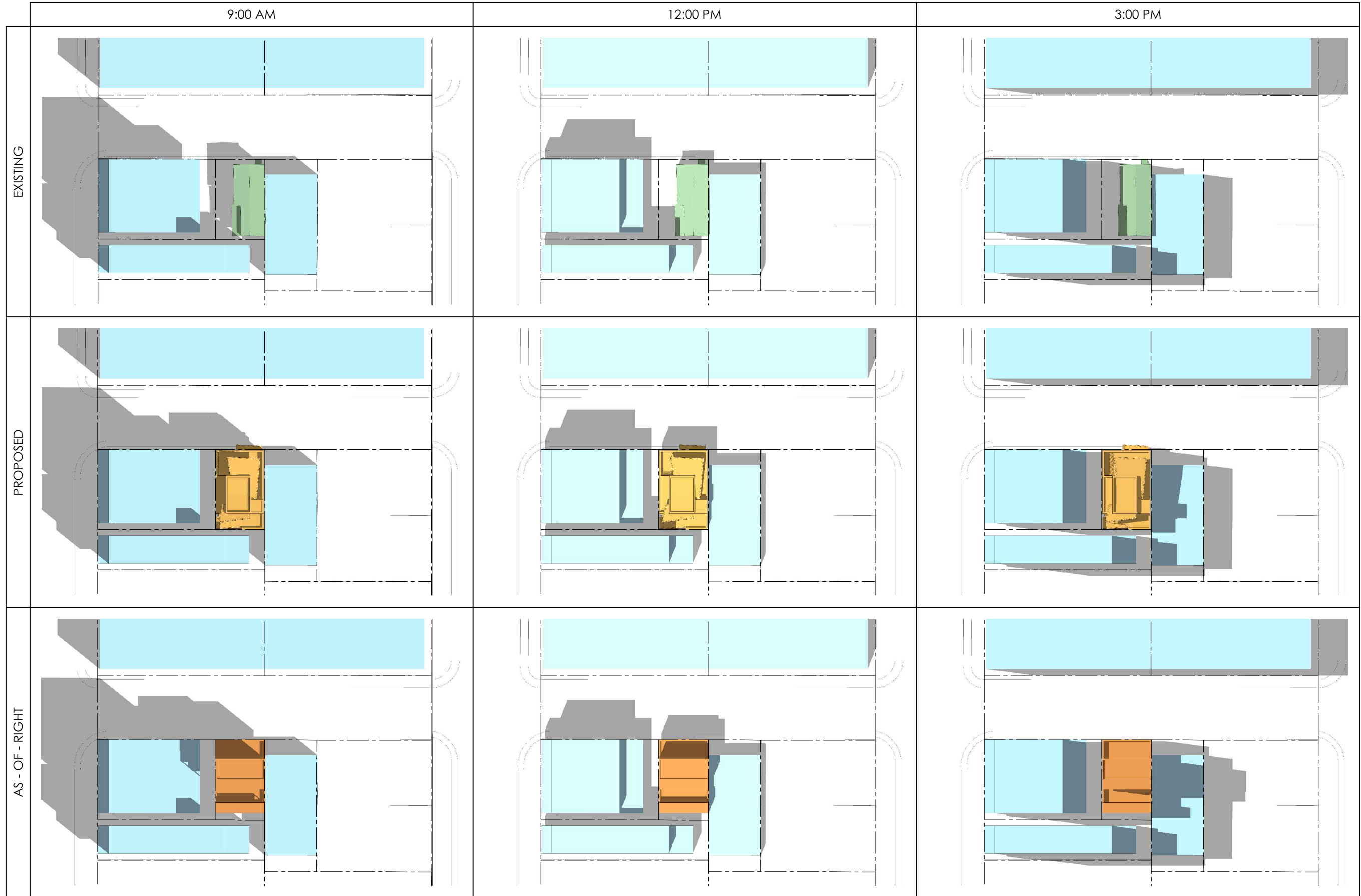
DATE: 21-10-12

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

DEV11



■ EXISTING ON SUBJECT PROPERTY
 ■ AS-OF-RIGHT ON SUBJECT PROPERTY
 ■ PROPOSED ON SUBJECT PROPERTY
 ■ EXISTING NEIGHBOURING AS-OF-RIGHT MASSING

PLOT DATE: 21-10-12

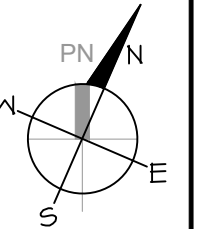
SHADOW IMPACT STUDY - FALL EQUINOX (SEPTEMBER 21ST)

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ARCHITECT

76 CHAMBERLAIN AVE.
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STREET



#	REV.	2020 XX-XX

DRAWING TITLE:

AOR
NEIGHBOUR
SHADOW
IMPACT STUDY

PROJECT No. :

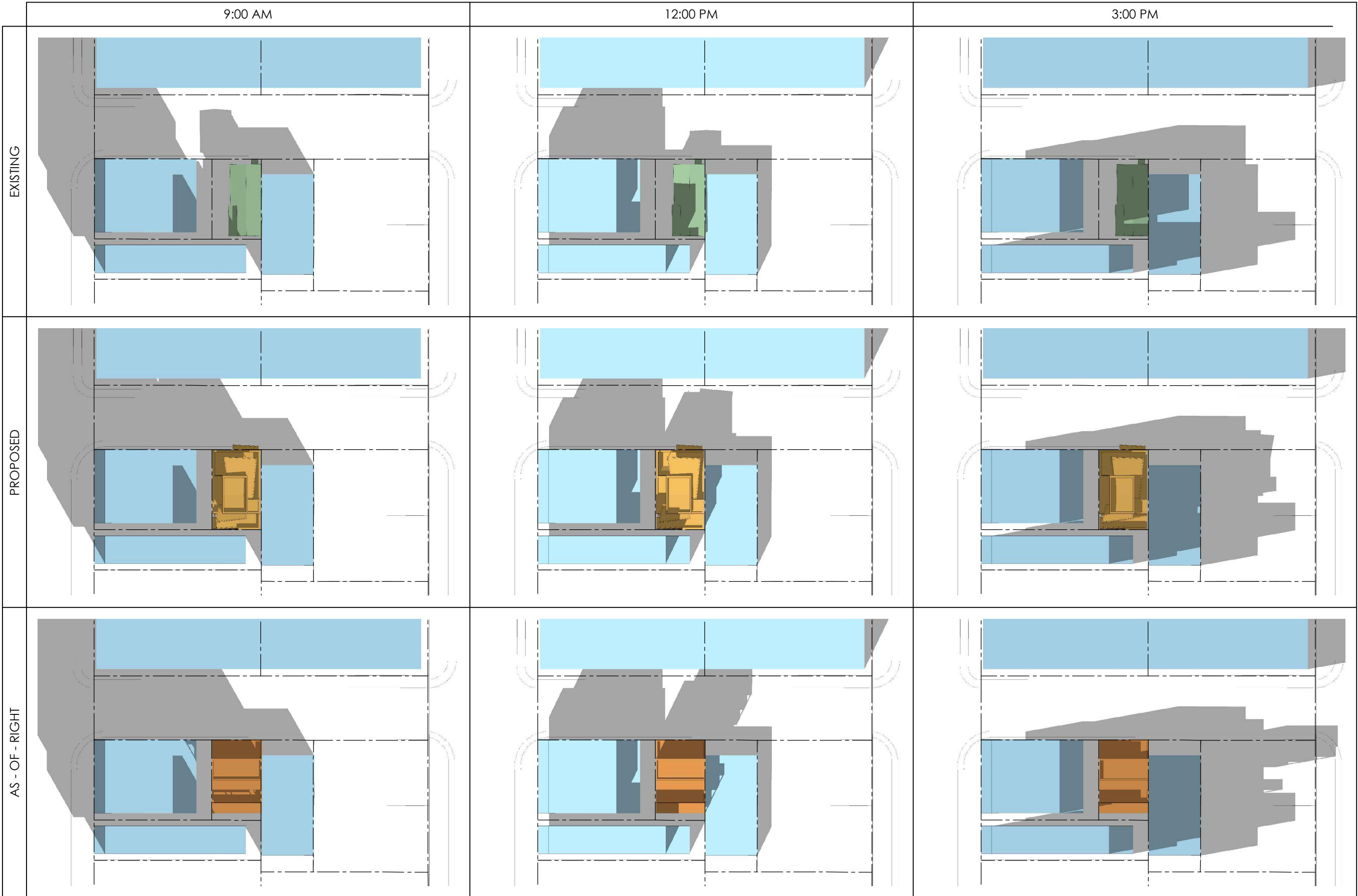
DATE: 21-10-12

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

DEV12



EXISTING ON SUBJECT PROPERTY AS-OF-RIGHT ON SUBJECT PROPERTY PROPOSED ON SUBJECT PROPERTY EXISTING NEIGHBOURING PROPERTY

PLOT DATE: 21-10-12

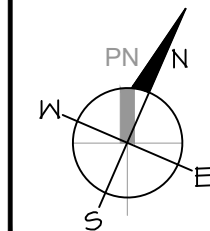
SHADOW IMPACT STUDY - WINTER SOLSTICE (DECEMBER 21ST)

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AOR
NEIGHBOUR
SHADOW
IMPACT STUDY

PROJECT No. :

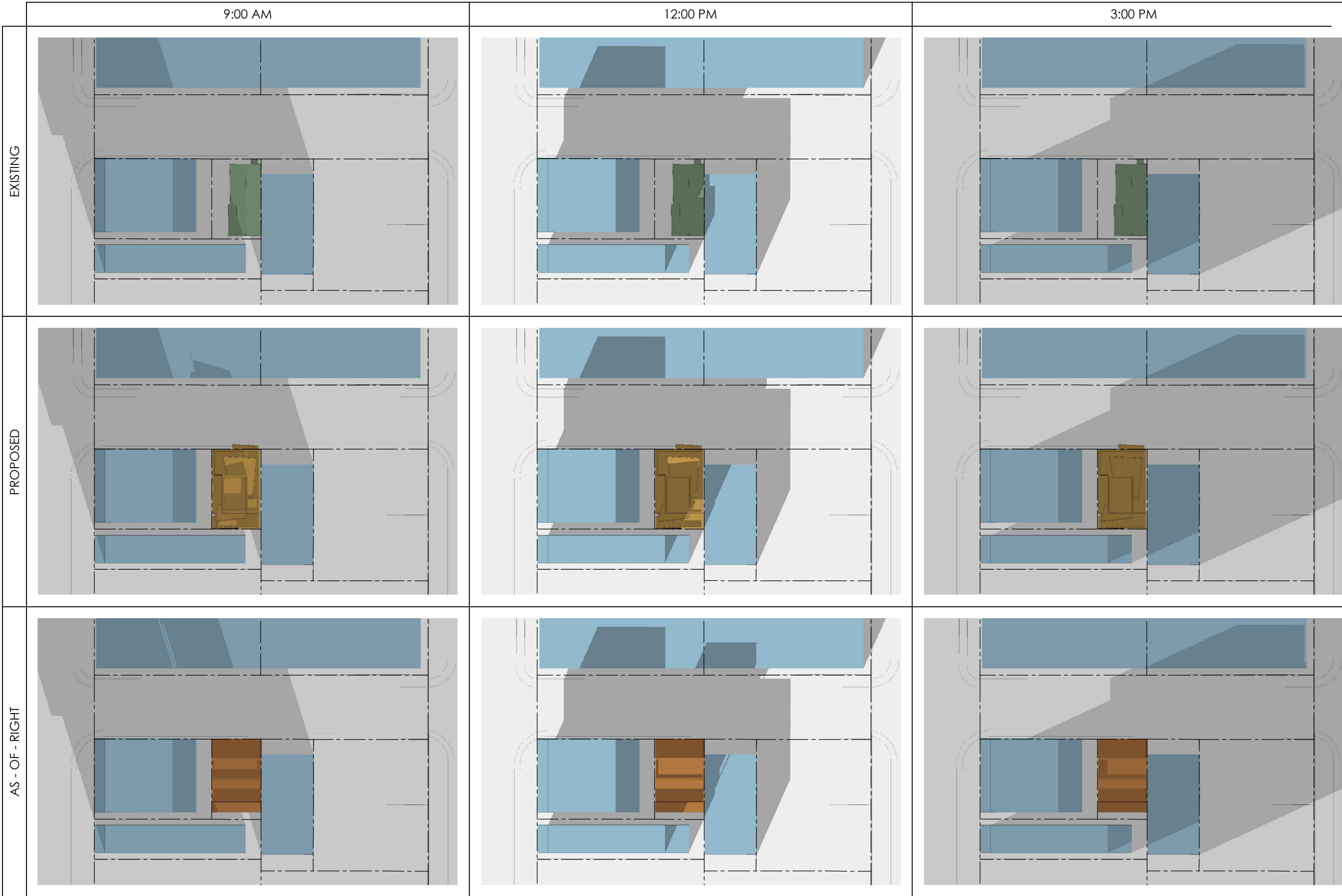
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DWG BY: P.A.C.

DWG No:

DEV13



■ EXISTING ON SUBJECT PROPERTY
 ■ AS-OF-RIGHT ON SUBJECT PROPERTY
 ■ PROPOSED ON SUBJECT PROPERTY
 ■ EXISTING NEIGHBOURING PROPERTY

PLOT DATE: 21-10-12

PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
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DRAWING TITLE:

NON-
CONFORMING
SETBACK
PLANS

PROJECT No. :

DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

DEV14



SUBJECT
LOT



NON-CONFORMING FRONT YARD SETBACKS

SCALE: N.T.S.

LEGEND

- EXISTING (SUBJECT LOT)
- EXISTING BUILDINGS WITH NON-CONFORMING FRONT YARD SETBACKS.
- EXISTING BUILDINGS WITH NON-CONFORMING REAR YARD SETBACKS.

PLOT DATE: 22-01-17

PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
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DRAWING TITLE:

NON-
CONFORMING
SETBACK
PLANS

PROJECT No. :

DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

DEV15



SUBJECT
LOT

262
75

282

85
20
22

LEGEND

- EXISTING (SUBJECT LOT)
- EXISTING BUILDINGS WITH NON-CONFORMING FRONT YARD SETBACKS.
- EXISTING BUILDINGS WITH NON-CONFORMING REAR YARD SETBACKS.



NON-CONFORMING REAR YARD SETBACKS

SCALE: N.T.S.

PLOT DATE: 22-01-17

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DRAWING TITLE:

SCHEMATIC
FLOOR PLAN

PROJECT No. :

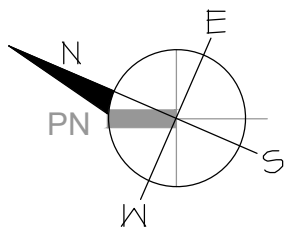
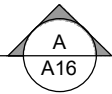
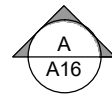
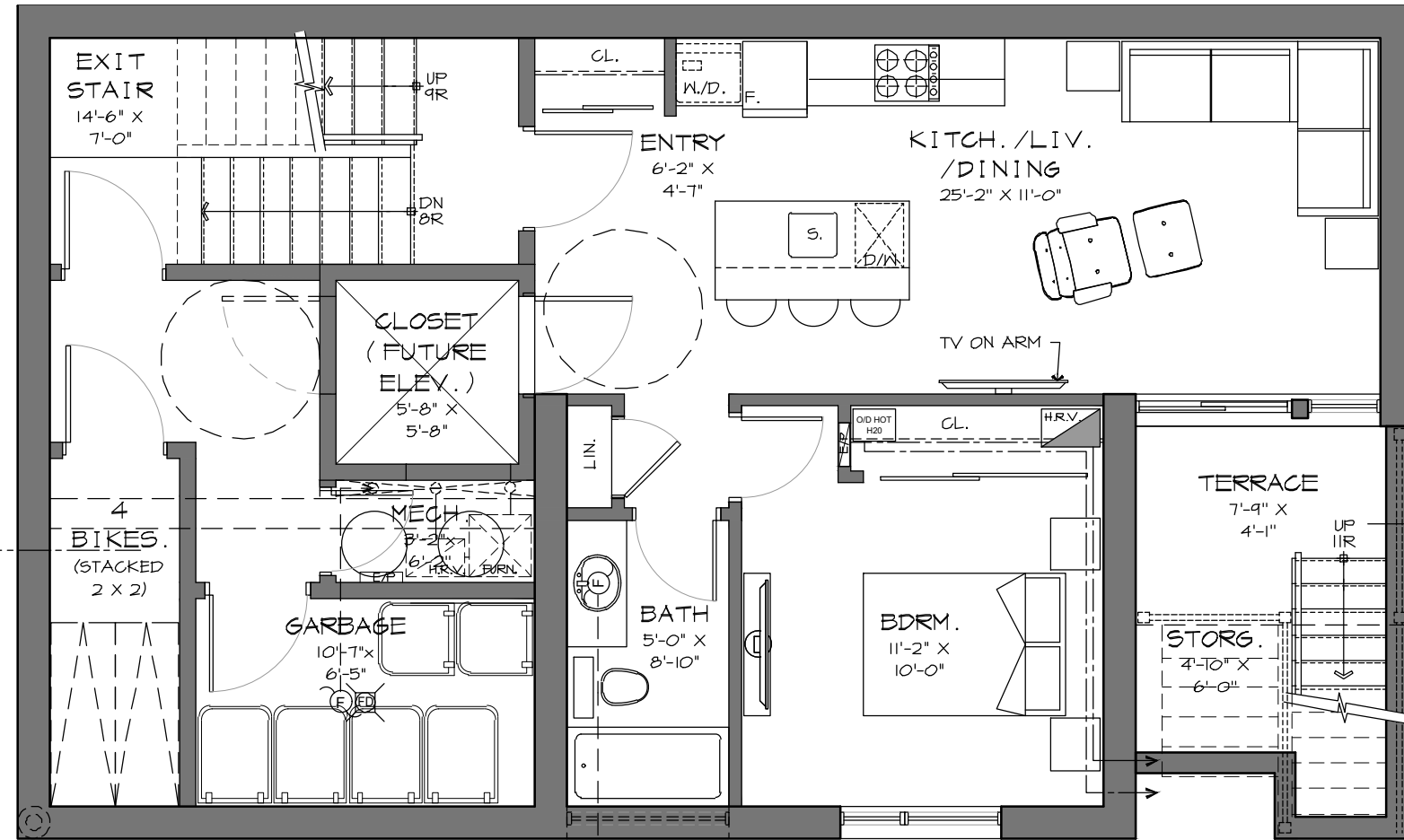
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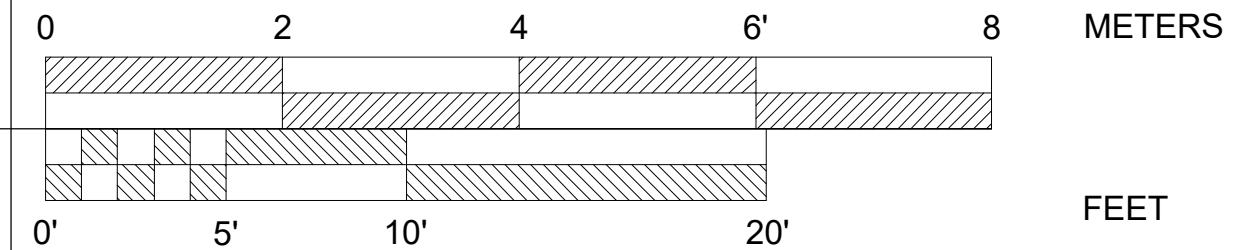
DWG No:

A1



BASEMENT

SCALE: 3/16"=1'-0"



BASEMENT (FINISHED):
UNIT #1: ~630 SQFT. (59 M ²)
COMMON: ~372 SQFT. (35 M ²)
TOTAL: ~1002 SQFT. (93 M ²)

PLOT DATE: 22-01-17

PAUL A. COOPER
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K1S 1V9
(819) 685 9512 Tel

PROJECT TITLE

262
ARMSTRONG
STREET

10	PLANNING REV. 2	2022 01-17
9	PLANNING REV. 1	2021 11-08
8	BY-LAW AMENDM'NT	2021 10-28
7	COMM. REVIEW	2021 09-20
6	PLANNER REVIEW	2020 11-29
5	SCHEMATIC ISSUED 4	2020 08-18
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DRAWING TITLE:

SCHEMATIC
FLOOR PLAN

PROJECT No. :

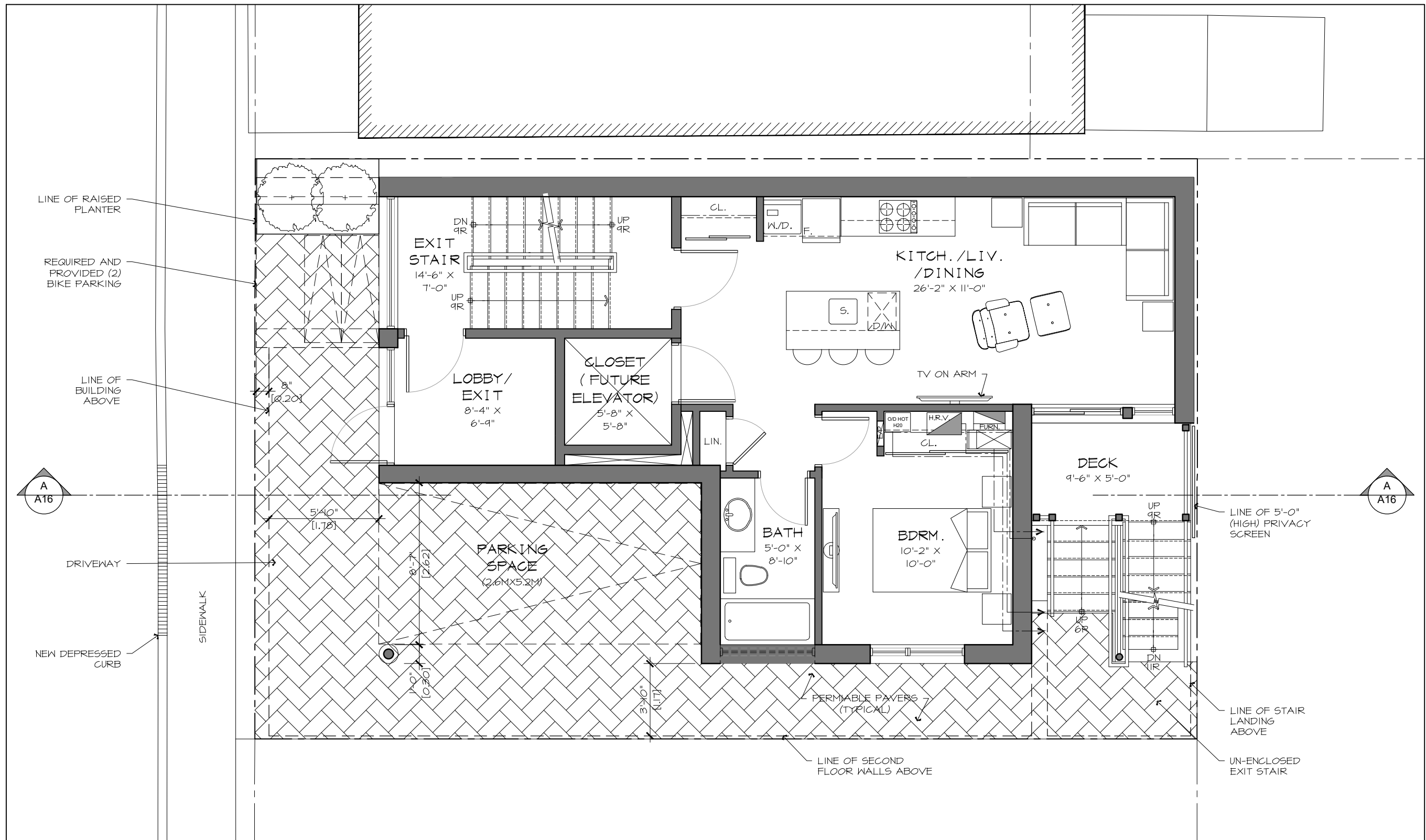
DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

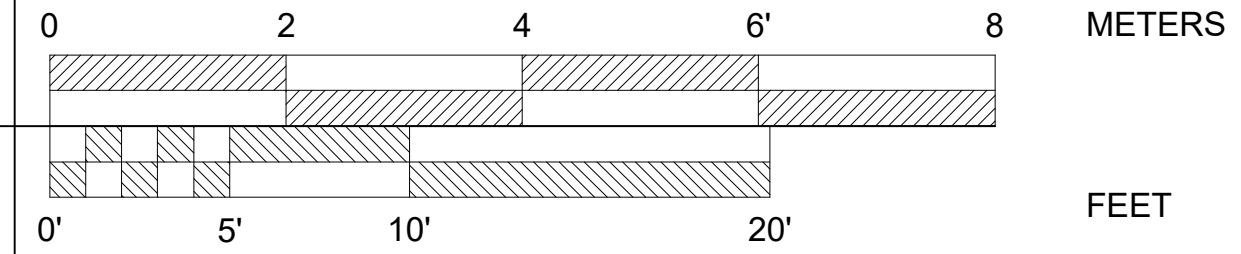
DWG No:

A2



MAIN FLR. PLAN

SCALE: 3/16"=1'-0"



MAIN FLOOR (1 BEDROOM):
UNIT #2: ~632 SQFT. (59 M ²)
COMMON: ~206 SQFT. (19 M ²)
TOTAL: ~838 SQFT. (78 M ²)

PLOT DATE: 22-01-17

PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel

PROJECT TITLE

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DRAWING TITLE:

SCHEMATIC
FLOOR PLAN

PROJECT No. :

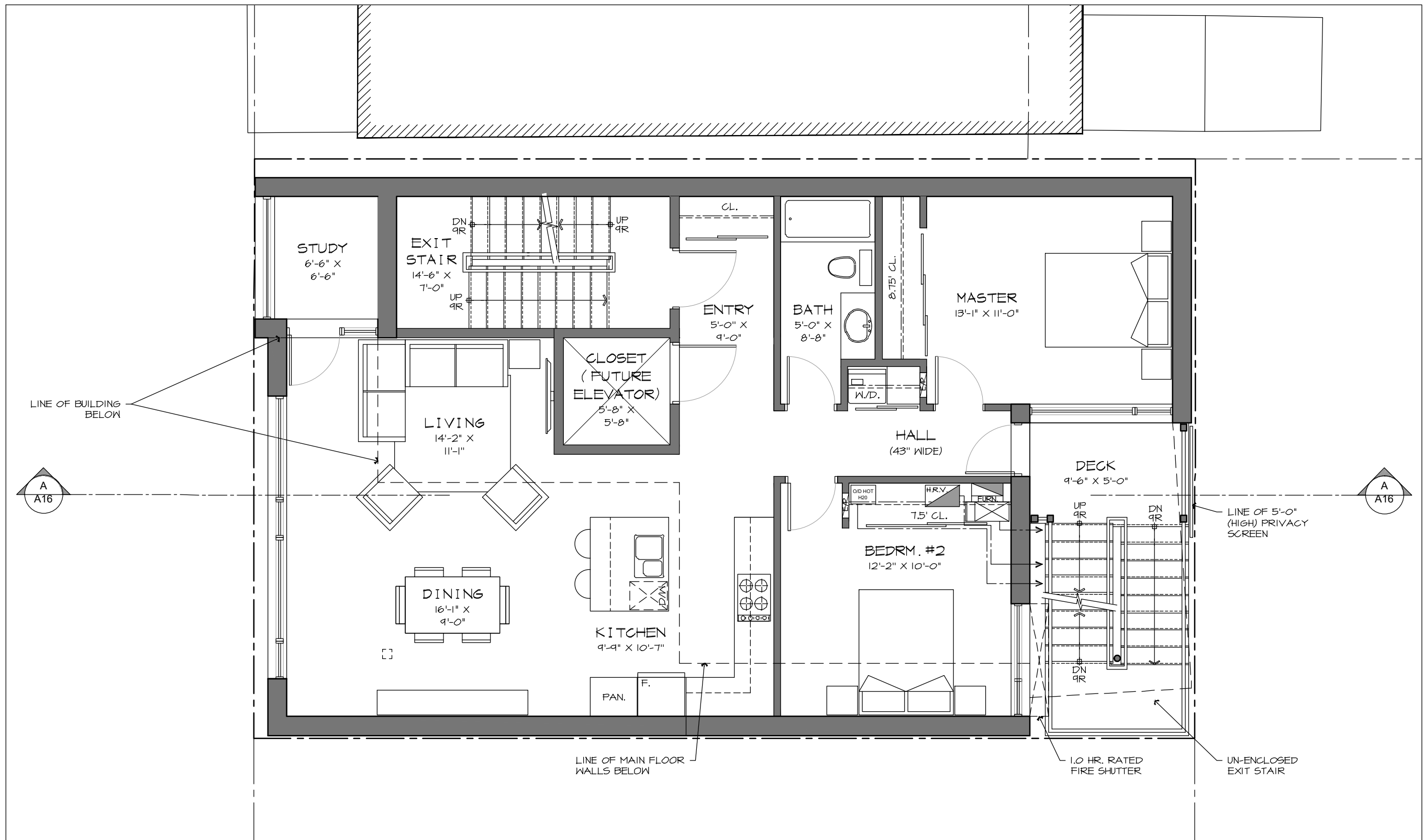
DATE: 20-06-19

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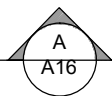
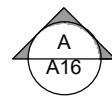
DWG BY: P.A.C.

DWG No:

A3



LINE OF BUILDING BELOW

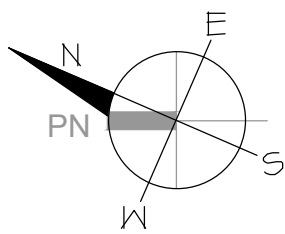


LINE OF MAIN FLOOR WALLS BELOW

1.0 HR. RATED FIRE SHUTTER

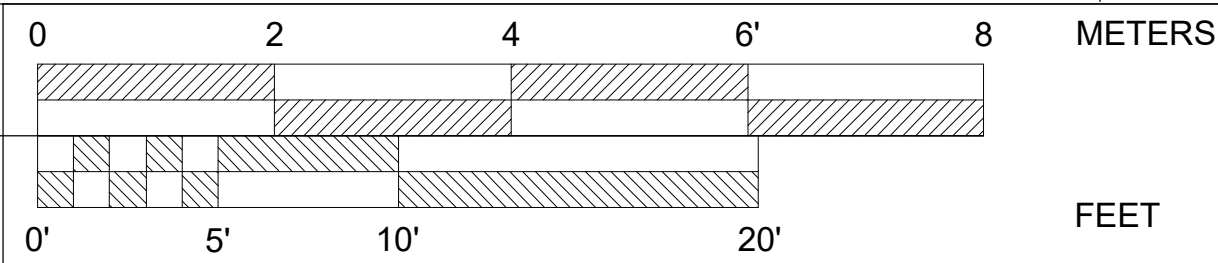
UN-ENCLOSED EXIT STAIR

LINE OF 5'-0" (HIGH) PRIVACY SCREEN



2ND FLR. PLAN

SCALE: 3/16"=1'-0"



SECOND FLOOR (2 BEDROOM):
UNIT #3: ~1187 SQFT. (110 M ²)
COMMON: ~126 SQFT. (12 M ²)
TOTAL: ~1313 SQFT. (122 M ²)

PLOT DATE: 22-01-19

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ARCHITECT

76 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
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DRAWING TITLE:

SCHEMATIC
FLOOR PLAN

PROJECT No. :

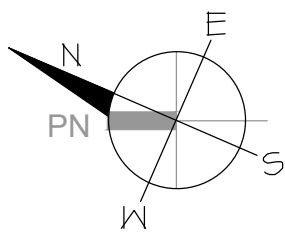
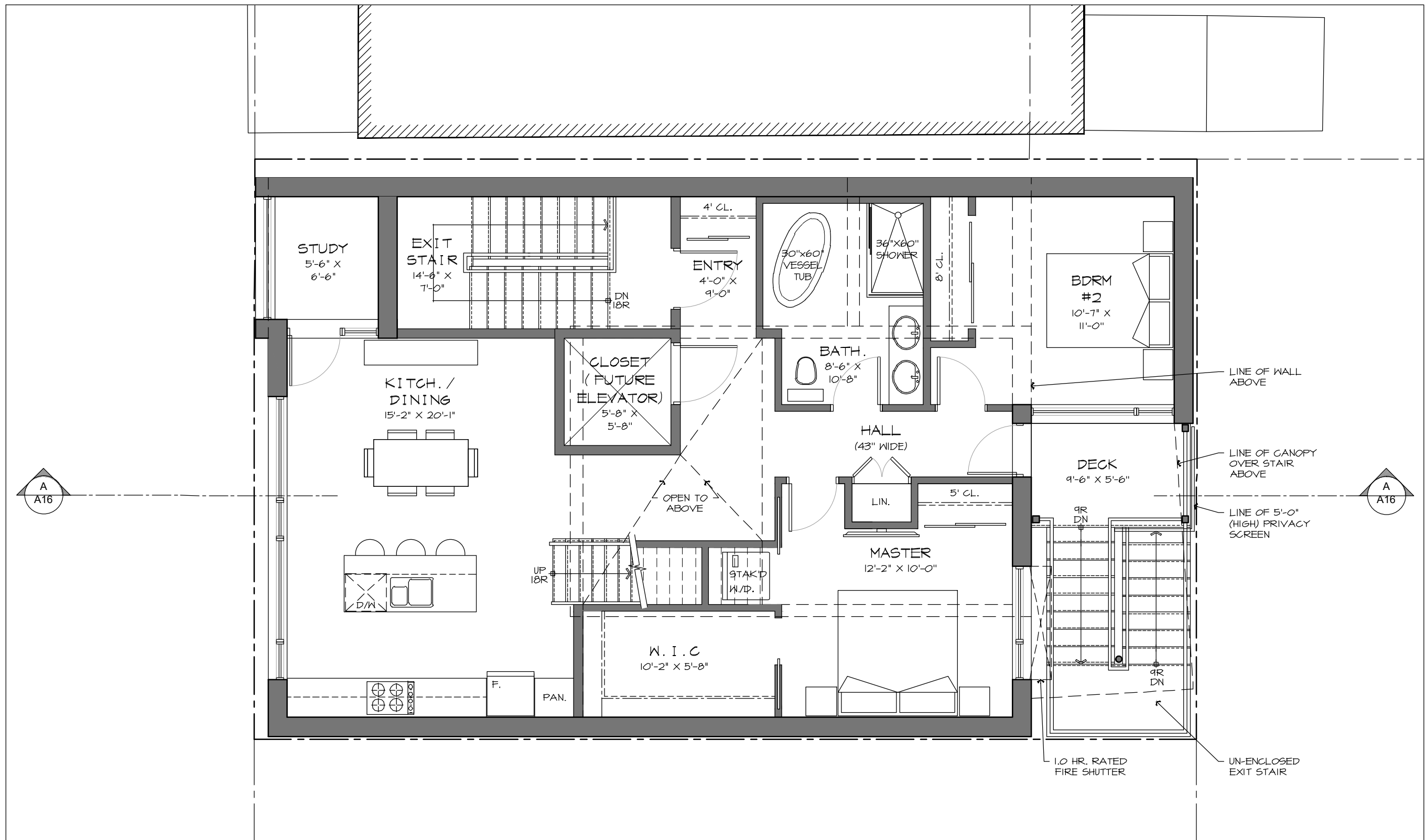
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SCALE: NOTED

DWG BY: P.A.C.

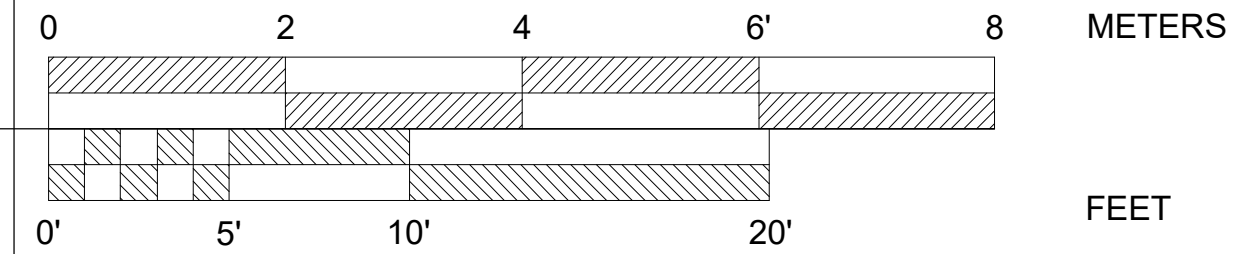
DWG No:

A4



3RD FLR. PLAN

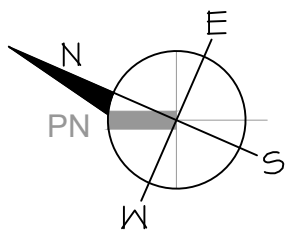
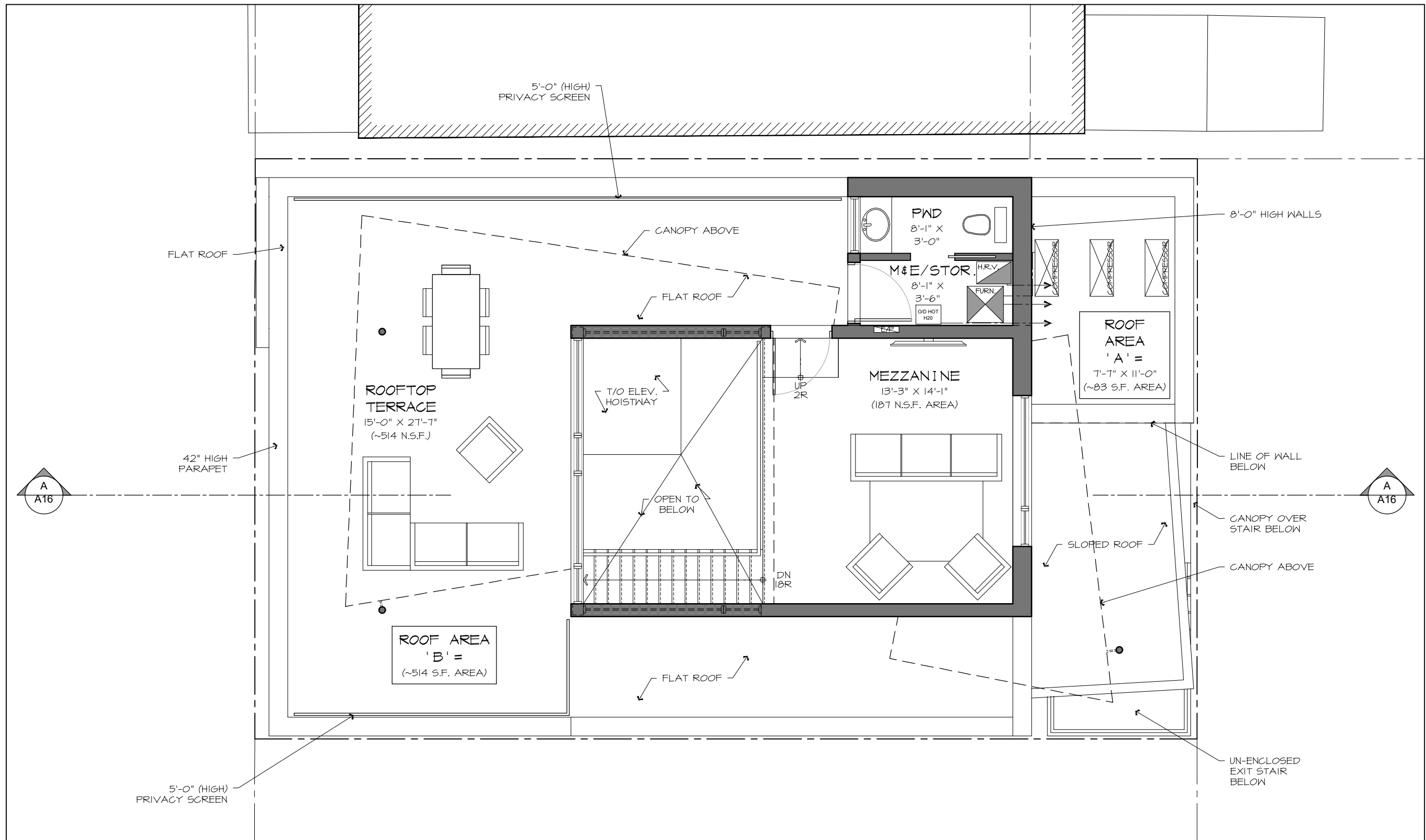
SCALE: 3/16"=1'-0"



THIRD FLOOR (2 BEDROOM):
UNIT #4: ~1187 SQFT. (110 M ²)
COMMON: ~126 SQFT. (12 M ²)
TOTAL: ~1313 SQFT. (122 M ²)

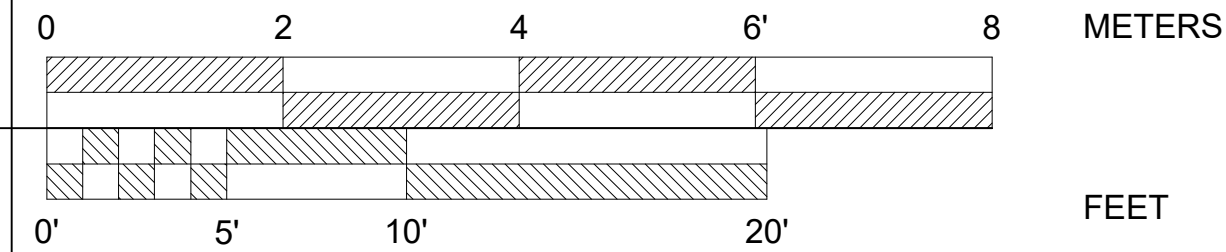
PLOT DATE: 22-01-19

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MEZZ. FLR. PLAN

SCALE: 3/16"=1'-0"



MEZZ./ROOFTOP (PART OF UNIT #4):
FLOOR AREA: ~453 SQFT. (42 M ²)
MEZZANINE: ~187 NSQFT. (17 M ²)
TERRACE: ~514 SQFT. (48 M ²)

PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
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DRAWING TITLE:

SCHEMATIC
FLOOR PLAN

PROJECT No. :

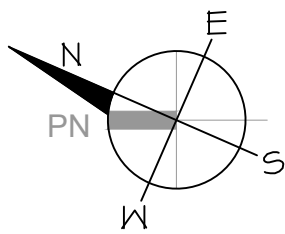
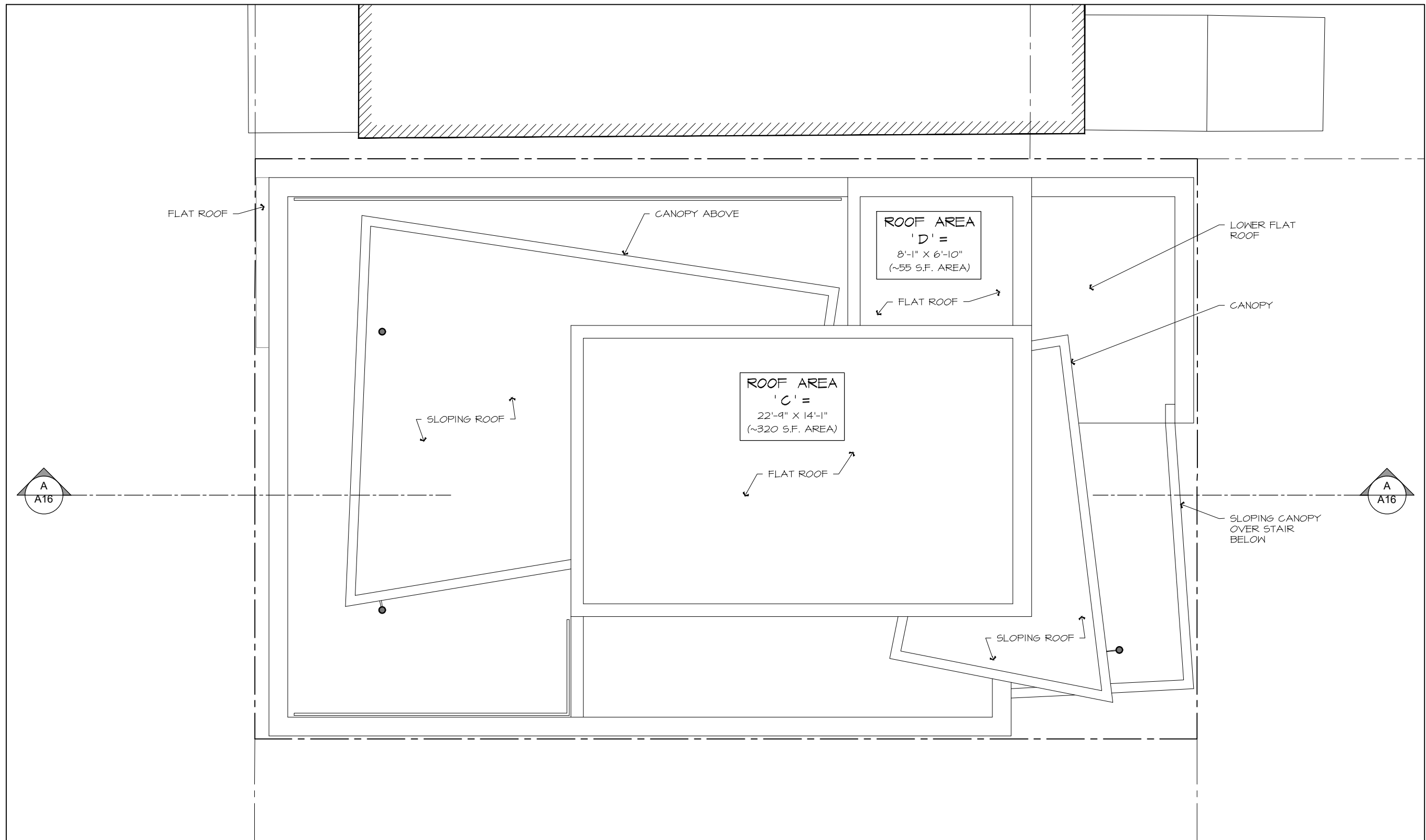
DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

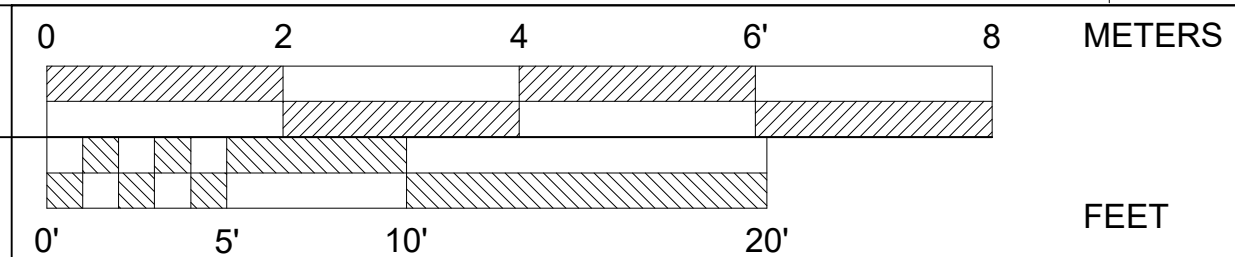
DWG No:

A6



ROOF PLAN

SCALE: 3/16"=1'-0"



PLOT DATE: 22-01-17

PROJECT TITLE

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DRAWING TITLE:

PROPOSED
ELEVATIONS

PROJECT No. :

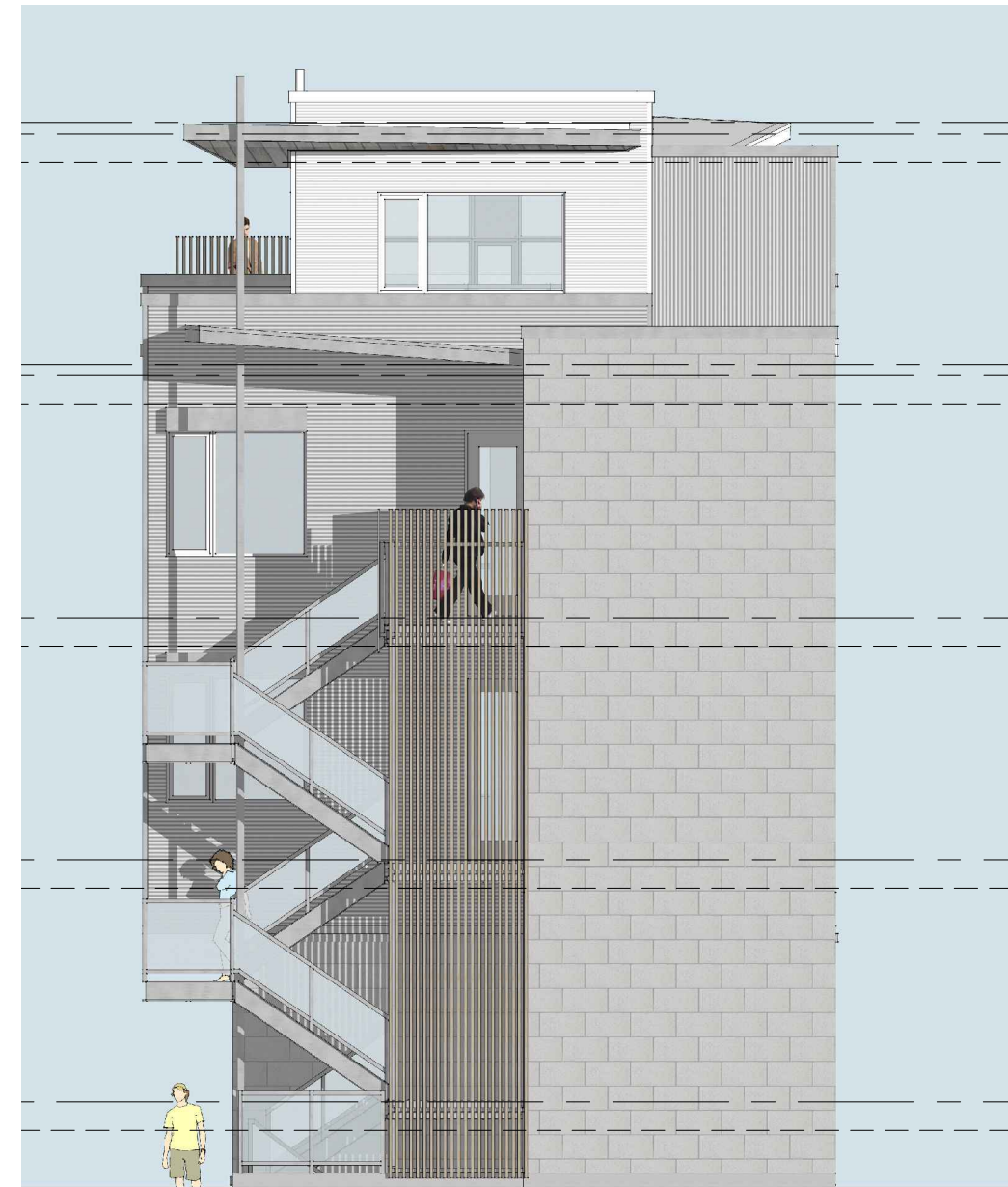
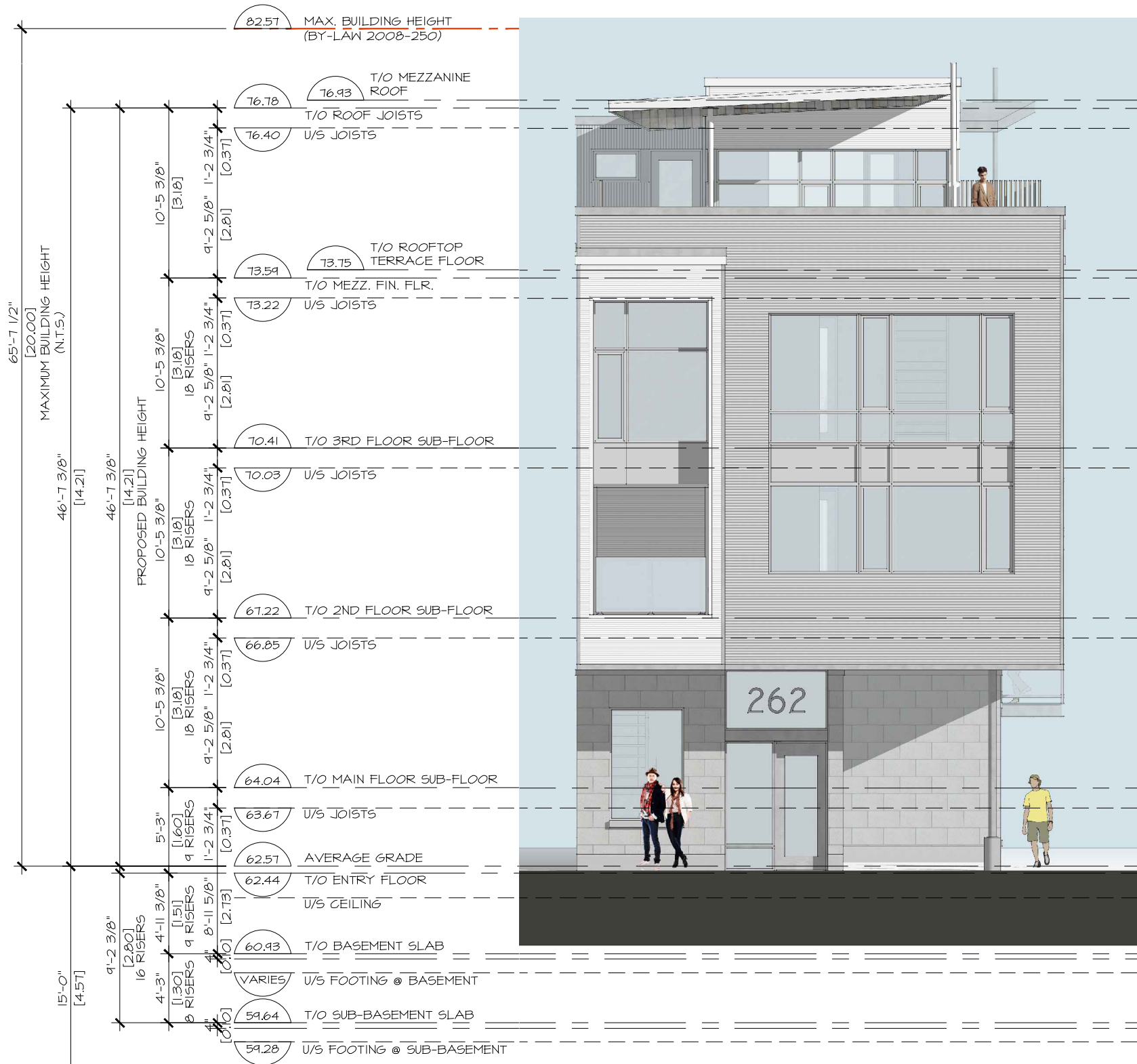
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SCALE: NOTED

DWG BY: P.A.C.

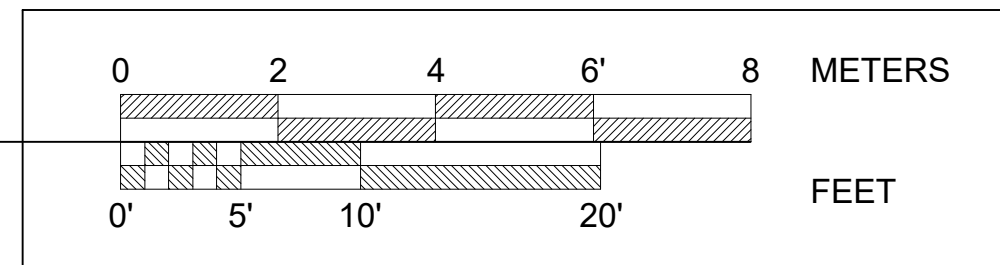
DWG No:

A7



ELEVATIONS FRONT (NORTH) & REAR (SOUTH)

SCALE: 1/8"=1'-0"



PROJECT TITLE

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DRAWING TITLE:

PROPOSED
ELEVATION

PROJECT No. :

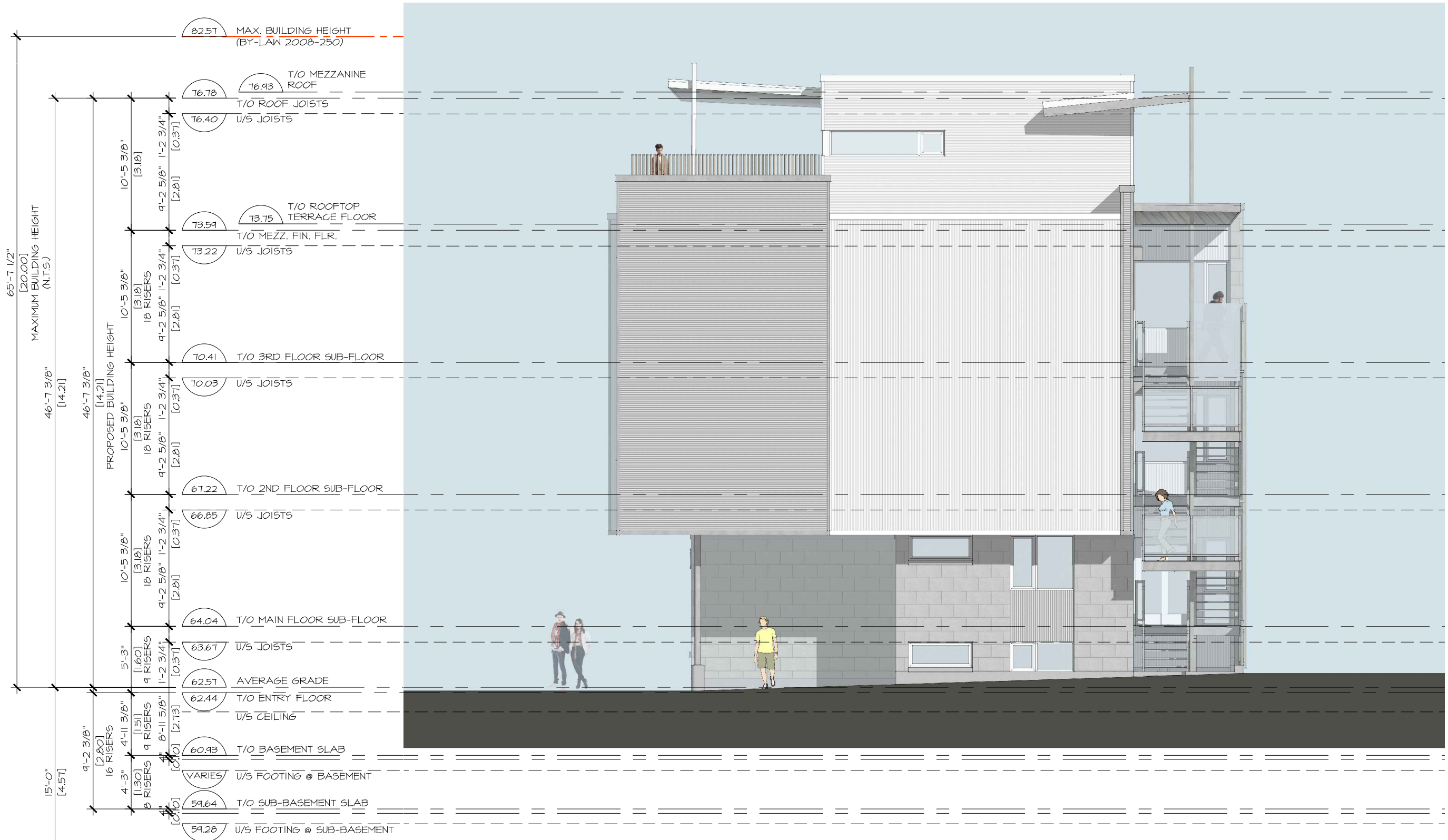
DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A8



ELEVATIONS SIDE (WEST)

SCALE: 1/8"=1'-0"

PLOT DATE: 22-01-17

PROJECT TITLE

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ARMSTRONG
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DRAWING TITLE:

PROPOSED
ELEVATION

PROJECT No. :

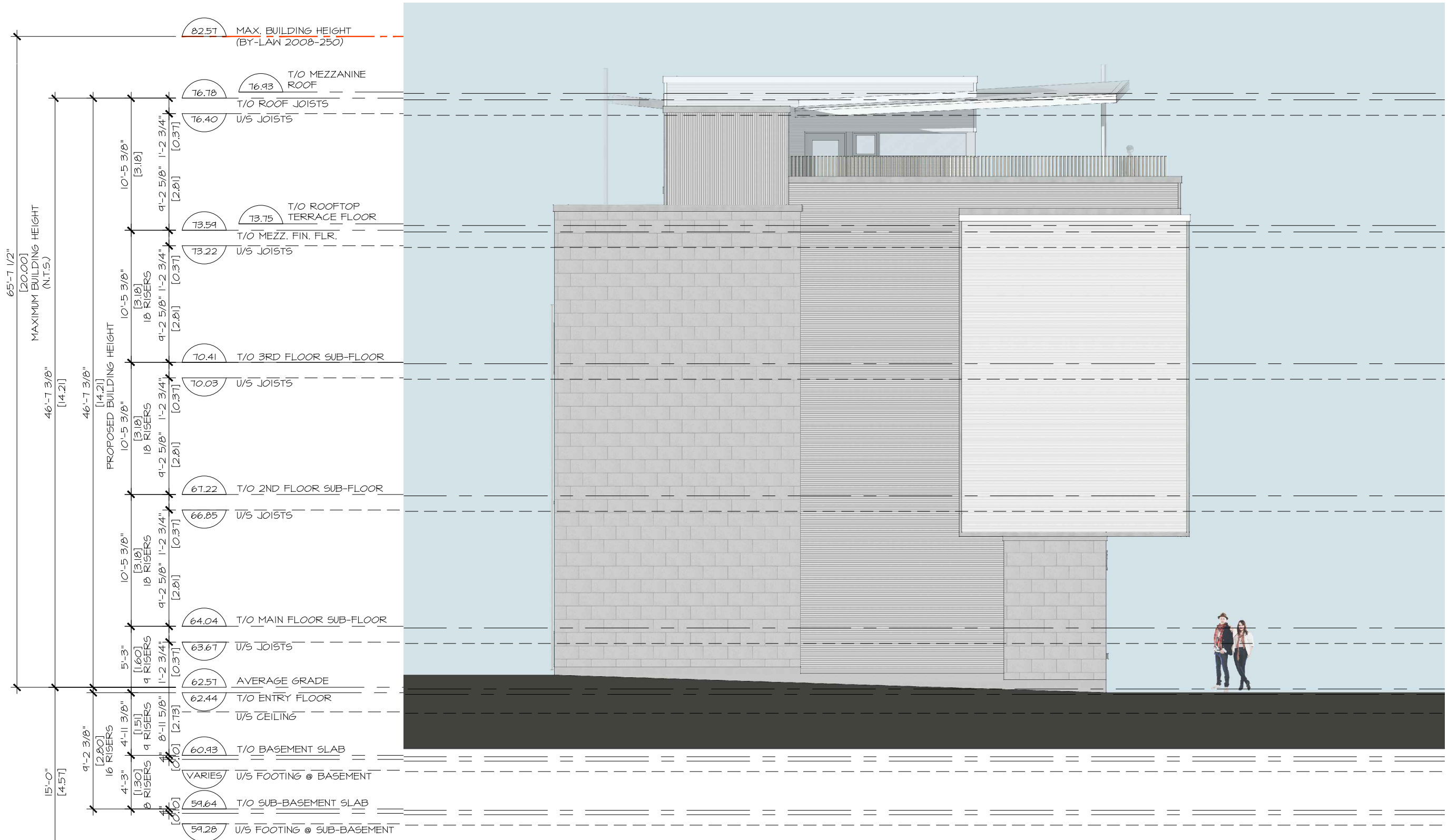
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SCALE: NOTED

DWG BY: P.A.C.

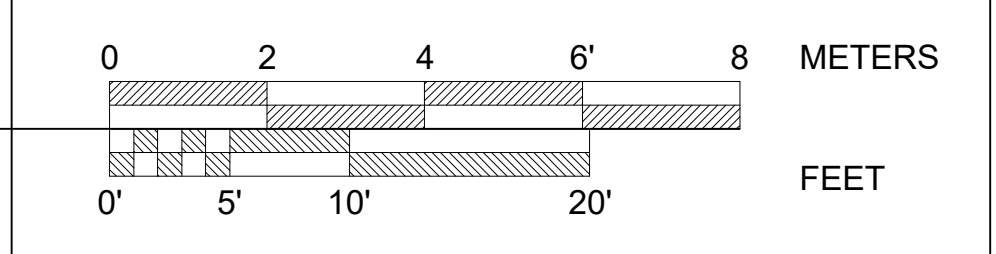
DWG No:

A9



ELEVATIONS SIDE (EAST)

SCALE: 1/8"=1'-0"





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ARCHITECT

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DRAWING TITLE:

PROPOSED
PERSPECTIVES

PROJECT No. :

DATE:	20-06-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

A10

PLOT DATE: 22-01-19

PERSPECTIVE 1



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ARCHITECT

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K1S 1V9
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DRAWING TITLE:

PROPOSED
PERSPECTIVES

PROJECT No. :

DATE:	20-06-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

A11

PLOT DATE: 22-01-19

PERSPECTIVE 2



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ARCHITECT

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DRAWING TITLE:

PROPOSED
PERSPECTIVES

PROJECT No. :

DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A12

PERSPECTIVE 3

PLOT DATE: 22-01-18



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ARCHITECT

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DRAWING TITLE:

PROPOSED
PERSPECTIVES

PROJECT No. :

DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A13

PERSPECTIVE 4



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DRAWING TITLE:

PROPOSED
PERSPECTIVES

PROJECT No. :

DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A14

PLOT DATE: 22-01-19

PERSPECTIVE 5



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DRAWING TITLE:

PROPOSED
PERSPECTIVES

PROJECT No. :

DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A15

PLOT DATE: 22-01-19

PERSPECTIVE 6

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ARCHITECT

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(819) 685 9512 Tel

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DRAWING TITLE:

PROPOSED
SECTION

PROJECT No. :

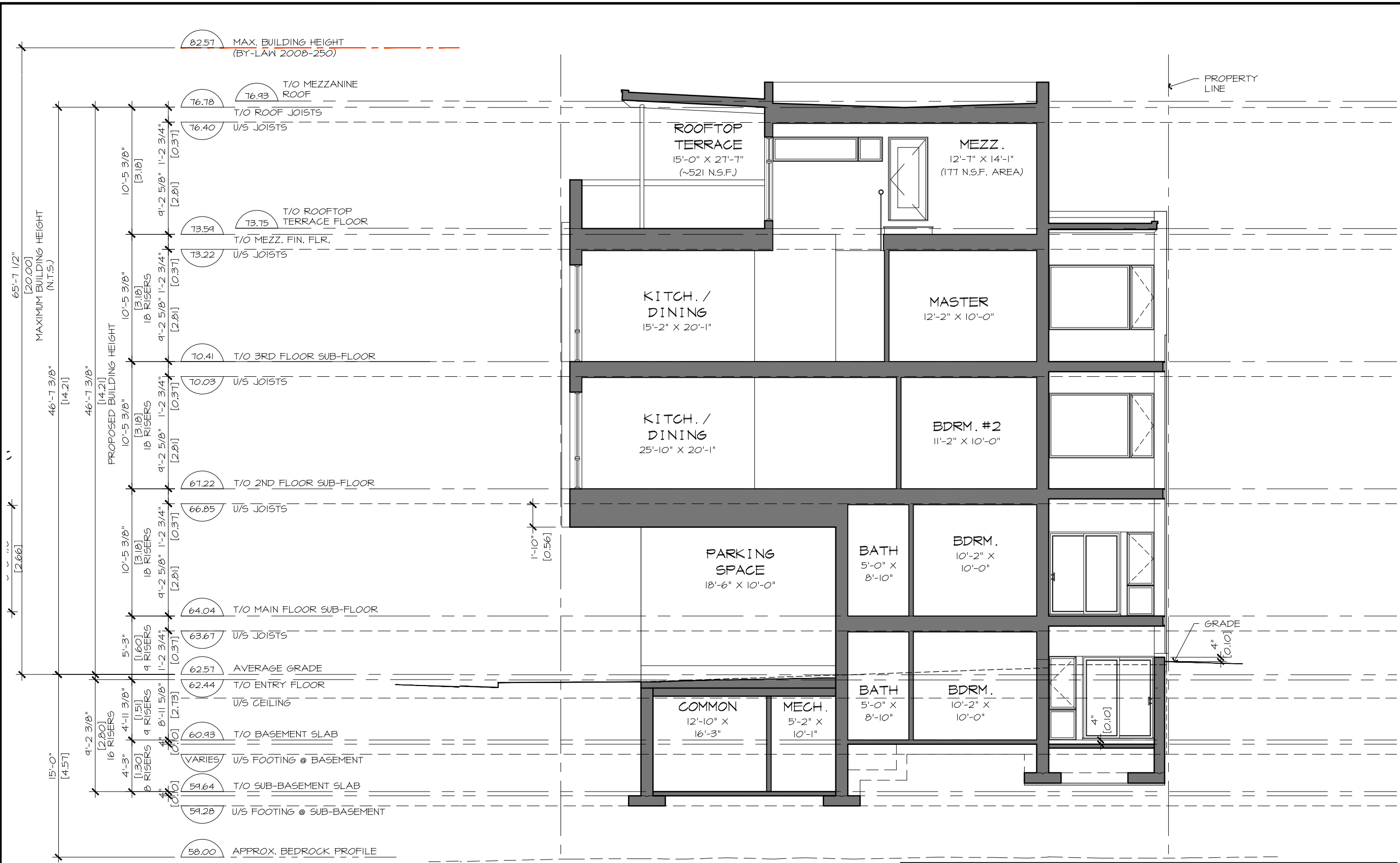
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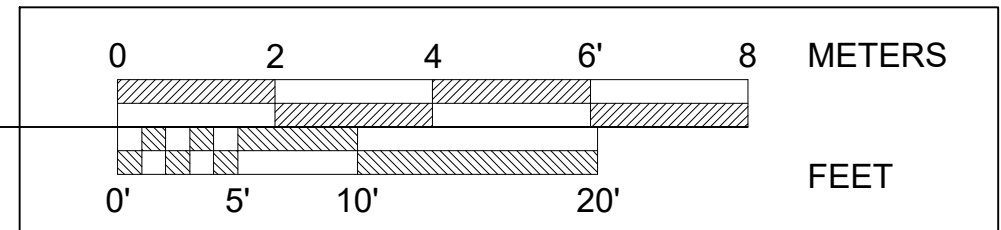
DWG No:

A16



LONG SECTION A-A

SCALE: 1/8"=1'-0"



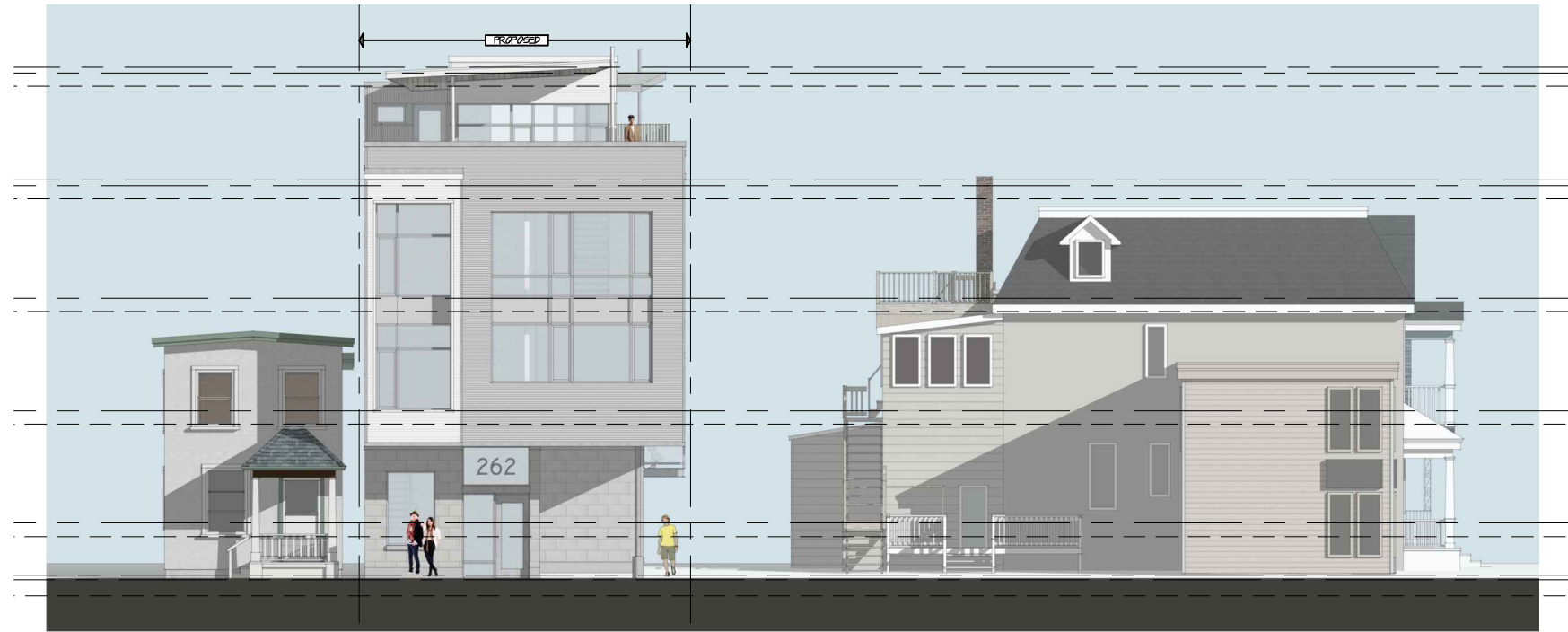
PAUL A. COOPER
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PROJECT TITLE

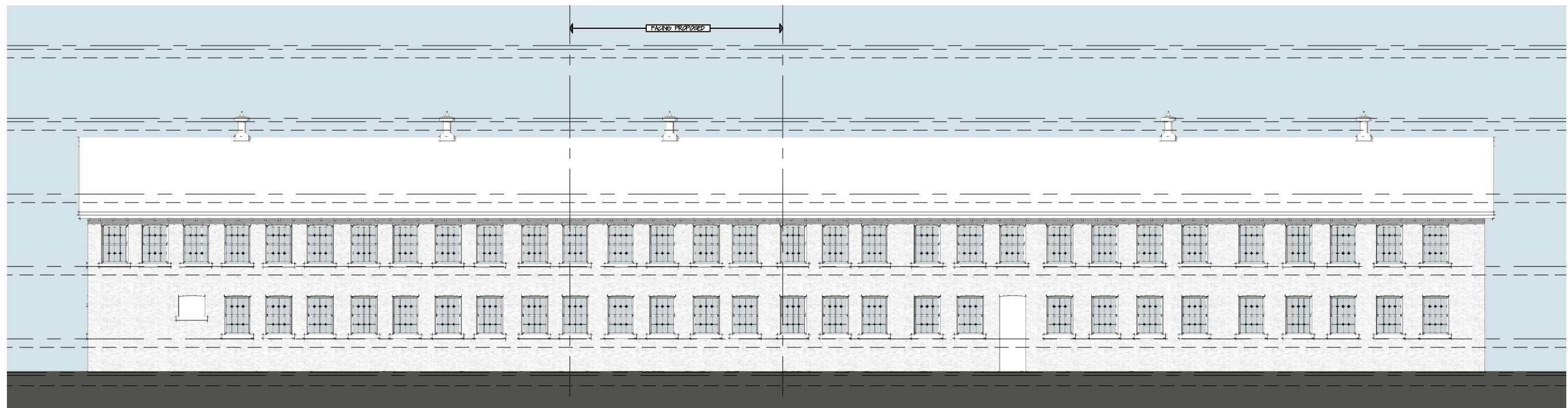
262
ARMSTRONG
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ARMSTRONG STREETSCAPE ELEVATION

SCALE: 1/16"=1'-0"



DRAWING TITLE:

PROPOSED
ELEVATION

PROJECT No. :

DATE: 20-06-19

SCALE: NOTED

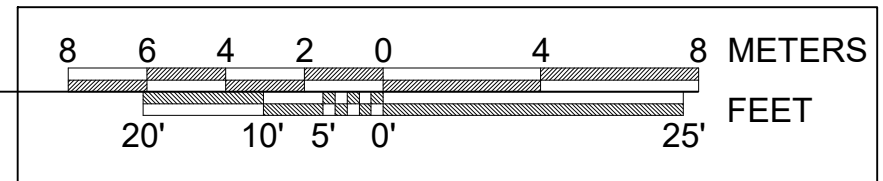
DWG BY: P.A.C.

DWG No:

A17

ARMSTRONG FACING STREETSCAPE ELEV.

SCALE: 1/16"=1'-0"



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PROPOSED
ELEVATION

PROJECT No. :

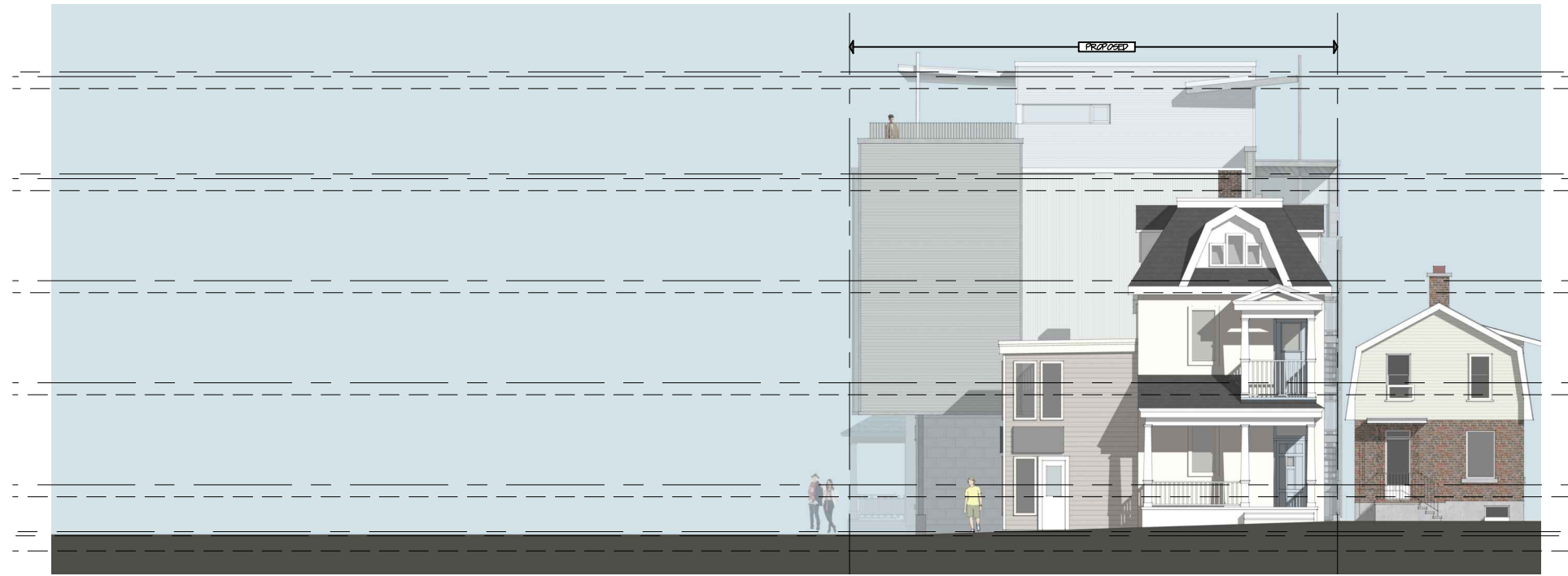
DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

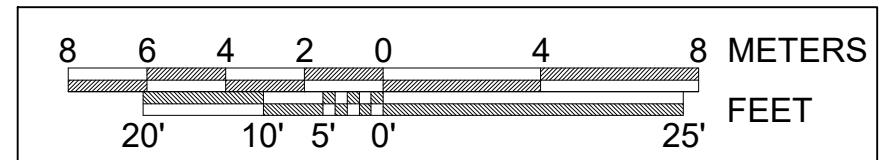
DWG No:

A18



HINTON AVE STREETSCAPE ELEVATION

SCALE: 1/16"=1'-0"



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DRAWING TITLE:

PROPOSED VS.
AS-OF-RIGHT

PROJECT No. :

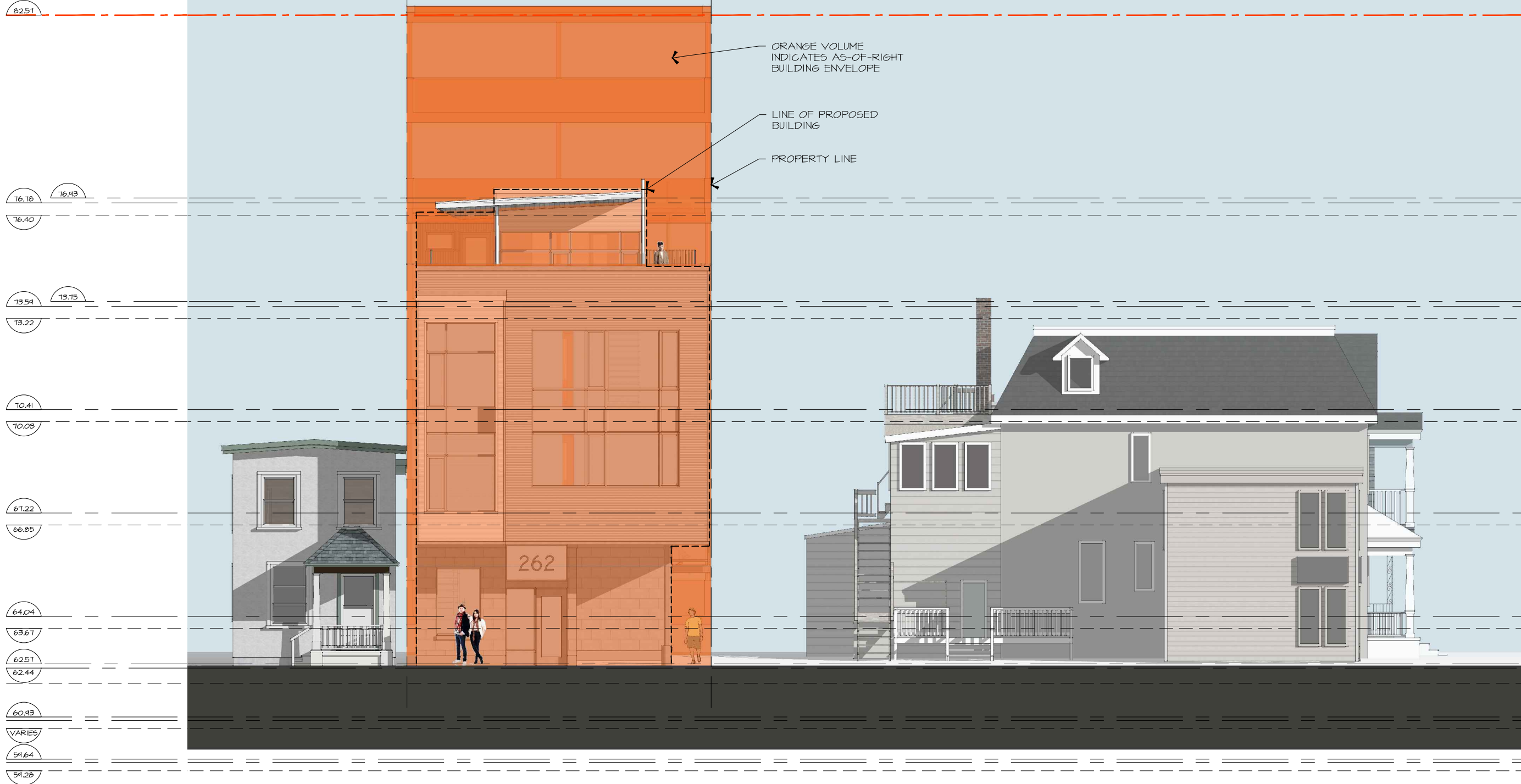
DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

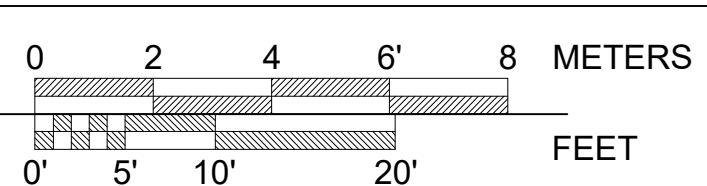
DWG No:

A19



AS-OF-RIGHT STREETScape

SCALE: 3/32"=1'-0"



PLOT DATE: 22-01-19

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DRAWING TITLE:

PROPOSED VS.
AS-OF-RIGHT

PROJECT No. :

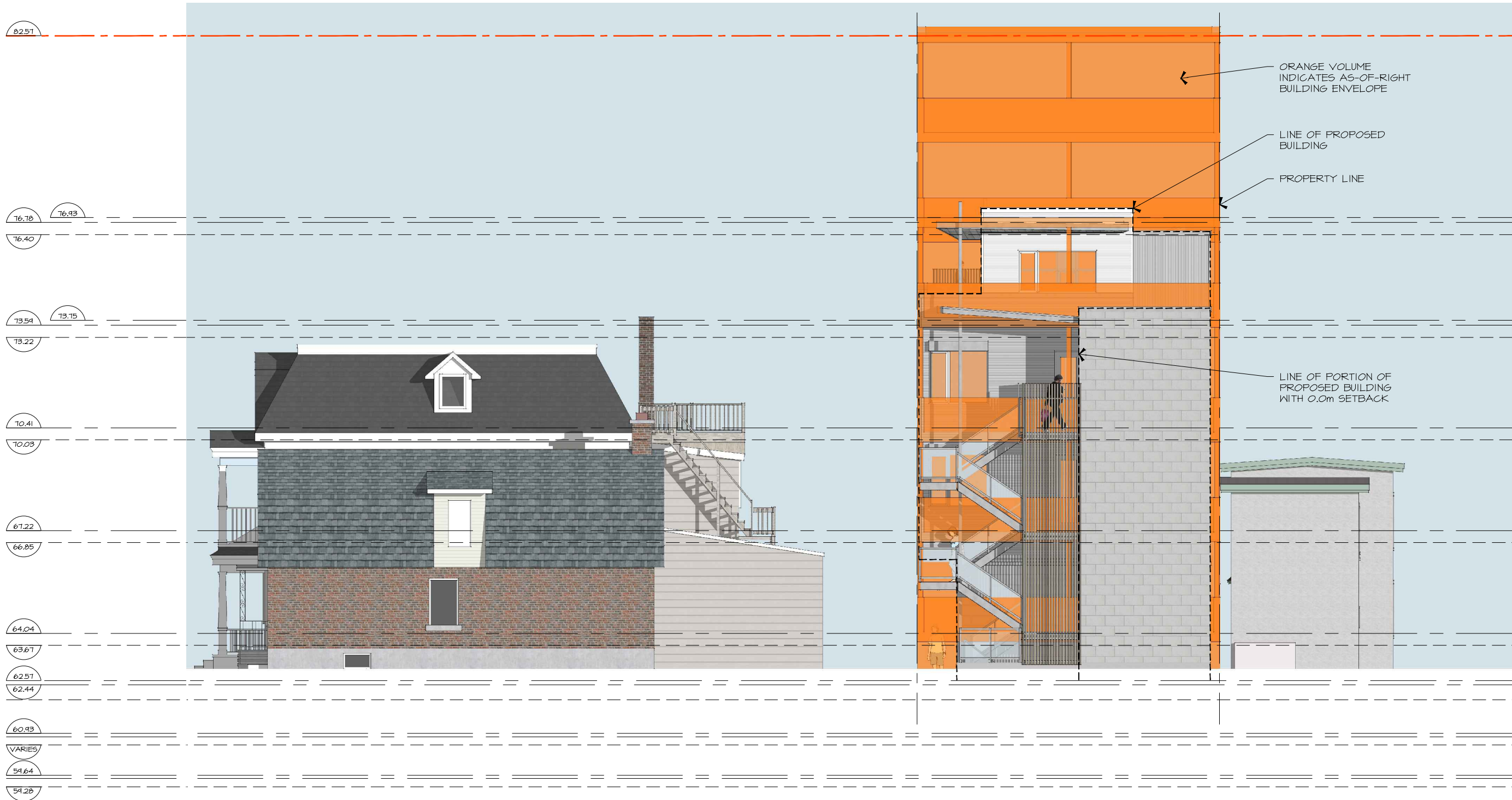
DATE: 20-06-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A20



AS-OF-RIGHT REAR YARD ELEVATION

SCALE: 3/32"=1'-0"

PLOT DATE: 22-01-18



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DRAWING TITLE:

NEIGHBOUR
PHOTOS

PROJECT No. :

DATE:	20-06-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

A22

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