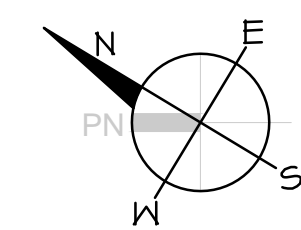
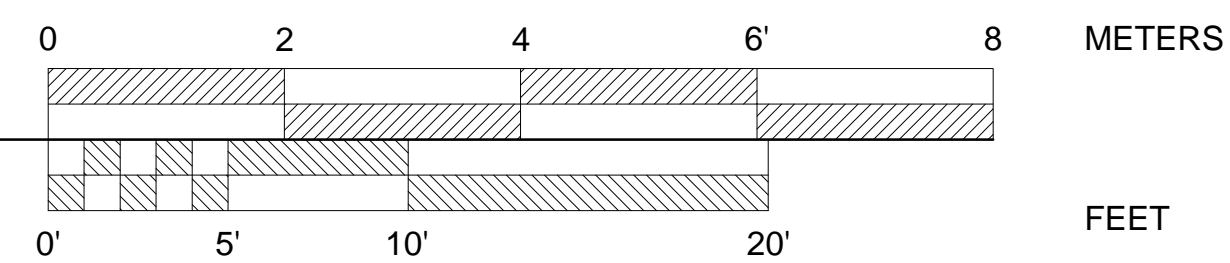


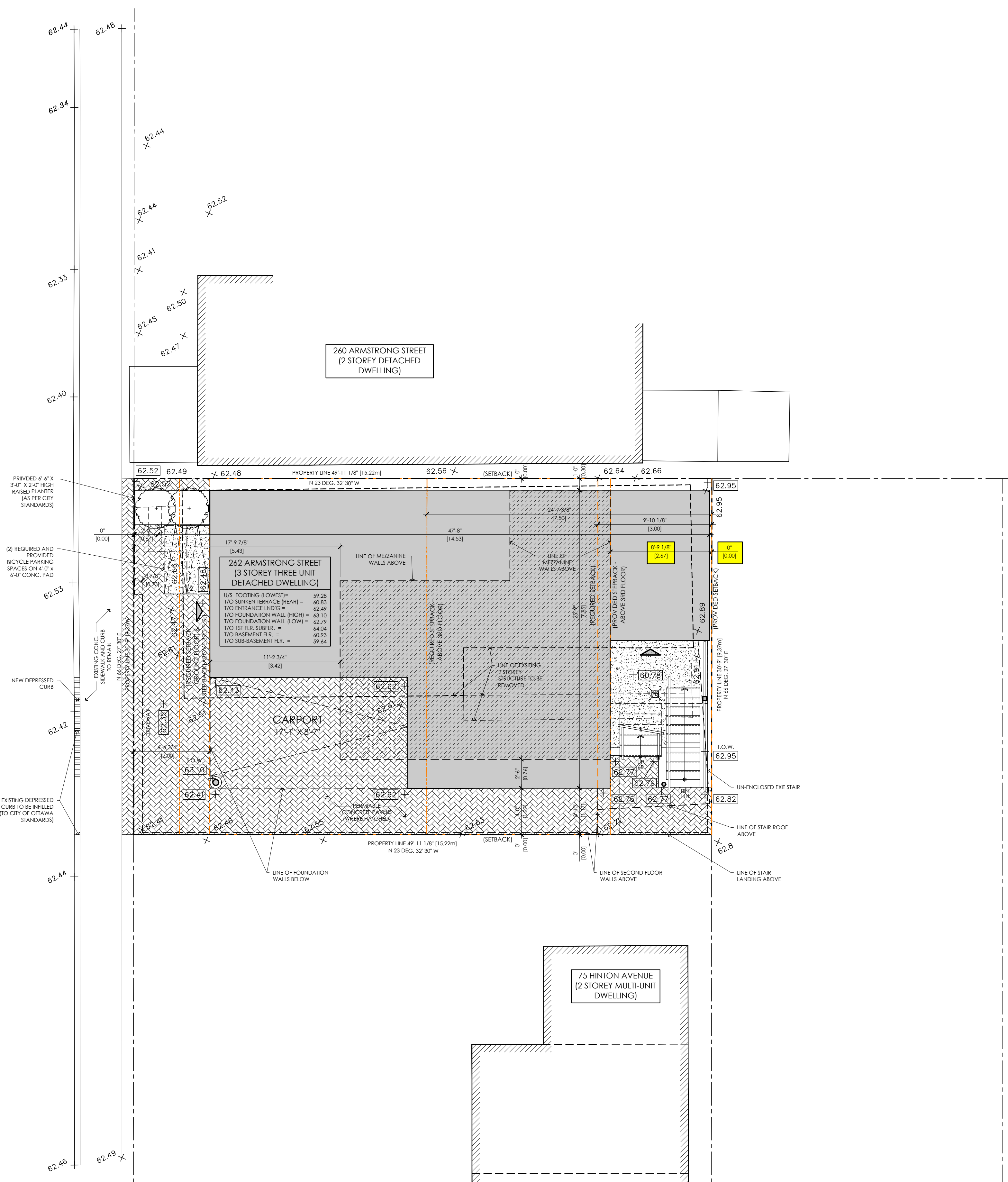
PLOT DATE: Monday, April 25, 2022 12:50:19 PM



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



ARMSTRONG STREET



ZONING INFORMATION

ZONING: MC16 H(2) - AREA 'B' - INNER URBAN (PARKING - AREA X - INNER URBAN)

USE: LOW-RISE APARTMENT BUILDING (4 UNIT - 4 STOREY)

PROVISION-	REQUIRED	PROVIDED
LOT WIDTH:	NO MINIMUM	9.37m
LOT AREA:	NO MINIMUM	142.6 m ²
HEIGHT:	20.0m (MAX.)	14.21m
FRONT YARD:		
GROUND FLOOR:	2.0m (MIN.)	2.0m
2ND-3RD FLOOR:	NO MINIMUM	0.0m
4TH FLOOR & ABOVE:	2.0m (MIN.)	5.43m
REAR YARD SETBACK:		
GROUND-3RD FLOOR:	3.0m (MIN.)	0.0m *
REAR YARD SETBACK:		
4TH FLOOR & ABOVE:	7.5m (MIN.)	2.67m *
INTERIOR SIDE YARD:	NO MINIMUM	0.3m (EAST), 0.0m(WEST)
CORNER SIDE YARD:	NO MINIMUM	N/A
AMENITY AREA:	NONE	
COMMUNAL:	NONE	0.0m
PRIVATE:	NONE	
BASEMENT (UNIT 1):	NONE	5.2 m ²
GROUND FLR. (UNIT 2):	NONE	4.2 m ²
SECOND FLR. (UNIT 2):	NONE	4.2 m ²
THIRD FLR. (UNIT 3):	NONE	4.2 m ²
4TH FLR.-ROOFTOP(UNIT 3):	NONE	48.0 m ²
TOTAL AMENITY AREA:		65.8 m²
PARKING:		
CAR:	0 SPACES	1 SPACE
CAR (VISITOR):	0 SPACES	0 SPACES
CAR (ACCESSIBLE):	0 SPACES	0 SPACES
BICYCLES:		
OUTDOOR:	0.5/DU=4(.5)=	2 SPACES
BASEMENT (STACKED):	0 SPACES	4 SPACES
TOTAL BIKE PARKING:		6 SPACES
AVERAGE GRADE:		
62.48 + 62.64 + 62.72 + 62.46 =		62.58

* INDICATES RELIEF REQUIRED

DEVELOPMENT INFO

LOT AREAS:
EXISTING LOT AREA= ~1535.3 G.S.F. (142.6 S.M.)
BUILDING AREA:
EXISTING DWELLING FOOTPRINT= +/-711.0 G.S.F. (+/-66.0 G.S.M.)
AVERAGE GRADE: 62.58

GRAND TOTAL GROSS FLOOR AREAS

262 ARMSTRONG ST. :

BSMT FLR.: UNIT #1 = ~630 G.S.F. (59 G.S.M.)
COMMON = ~372 G.S.F. (35 G.S.M.)
TOTAL = ~1002 G.S.F. (93 G.S.M.)

MAIN FLR.: UNIT #2 = ~632 G.S.F. (60 G.S.M.)
COMMON = ~206 G.S.F. (19 G.S.M.)
TOTAL = ~838 G.S.F. (78 G.S.M.)

2nd FLR.: UNIT #3 = ~1134 G.S.F. (105 G.S.M.)
COMMON = ~130 G.S.F. (12 G.S.M.)
TOTAL = ~1264 G.S.F. (117 G.S.M.)

3rd FLR.: UNIT #4 = ~1187 G.S.F. (110 G.S.M.)
COMMON = ~126 G.S.F. (12 G.S.M.)
TOTAL = ~1313 G.S.F. (122 G.S.M.)

MEZZ. WALLS: UNIT #4 = ~453 G.S.F. (42 G.S.M.)
MEZZ. FLR. = ~187 G.S.F. (17 G.S.M.)
TERRACE = ~514 G.S.F. (48 G.S.M.)
TOTAL = ~453 G.S.F. (42 G.S.M.)

TOTAL (G.S.F.) = ~3868 G.S.F. (~359 G.S.M.)

GRAND TOTAL GROSS FLOOR AREA:
~3868 G.S.F. (359 G.S.M.)
(N.I.C. BASEMENT, PORCH, DECK & TERRACE

REQUIRED RELIEF:

- BYLAW 2008-250:**
- 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.
 - TO PERMIT A REDUCED REAR YARD SETBACK SETBACK (STOREY'S 4 & ABOVE) OF 2.67M, WHEREAS UNDER SECTION 191 (16) (F) OF THE BY-LAW, THE MIN. REQUIRED REAR YARD SETBACK IS 7.5m.

LEGEND

- PROPOSED BUILDING
- EXISTING CONSTRUCTION
- PROPOSED (MEZZANINE - FOURTH FLOOR) ABOVE
- PROPOSED RELIEF SAUGHT (MINOR VARIANCES)

LOCATION MAP



SCALE: N.T.S.

LOT GRADING:

FOR ALL LOT GRADING INFORMATION, REFER TO: SITE SERVICING PLAN C-1, EXSITING CONDITIONS, ROOF DRAINAGE & GRADING PLAN C-2 & NOTES & DRAINAGE PLAN C-3, DATED: FEB. 24-22; NOTED AS: ISSUED FOR APPROVAL. PREPARED BY: D.B. GRAY ENGINEERING INC.

SURVEY INFO:

SURVEY INFORMATION TAKEN FROM A SURVEYOR'S REAL PROPERTY REPORT - PART 1 PLAN OF PART OF LOT 1335, REGISTERED PLAN 157, CITY OF OTTAWA, DATED: MARCH 6TH, 2020. SURVEYED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PAUL A. COOPER ARCHITECT
71 CHAMBERLAN AVE. OTTAWA, ONTARIO K1R 7V9 (877) 465-9512 (toll free)

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)

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

CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.

DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

SYMBOL LEGEND

- HOSE BIB
- GAS BIB
- METER (G-GAS H-HYDRO)
- SMOKE & C.O. DETECTOR
- FAN EXHAUST
- FIRE ALARM
- EMERGENCY LIGHTS
- REGISTER IN FLOOR
- REGISTER ABOVE
- REGISTER IN FLOOR (ABOVE)
- ELECTRICAL PANEL
- FLOOR DRAIN
- AIR BARRIER
- AIR / VAPOUR BARRIER
- SEALANT FOR MEMBRANE
- LINE OF NEW 6" CONC. CURB

12		
11		
10		
09		
08		
07		
06		
05		
04		
03		
02	SPC & MZA APPS.	2022-04-25
01	CIVIL COORDINATION	2021-05-10
No.		DATE

ARCHITECT SEAL:		ORIENTATION:	
PROJECT TITLE:		262 ARMSTRONG STREET	
		OTTAWA, ON	
DRAWING TITLE:		SITE PLAN, DEVELOPMENT INFO. & LOCATION MAP.	
PROJECT No. :		2020-01	
DATE:	2021-05-10	DWG No.:	A0
SCALE:	NOTED		
DWG BY:	P.A.C.		