

ALL SITE SERVICE, GRADING AND DRAINAGE RELATED ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED ON THE 1st DAY OF DECEMBER 2021.

**ELEVATION NOTES**  
 1. Elevations shown are geosoid and are referred to the CGVD08 geosoid datum.  
 2. It is the responsibility of the user of this information to verify that the benchmark has not been altered or disturbed and that its relative elevation and description agree with the information shown on this drawing.  
 Bearings are astronomic and are referred to the westerly limit of Russell Avenue shown to be N31°14'57" W on Plan 48-6785.  
 For construction purposes, a station of 99'04" counter clockwise was applied to bearings on plan P1.

**LEGEND:**

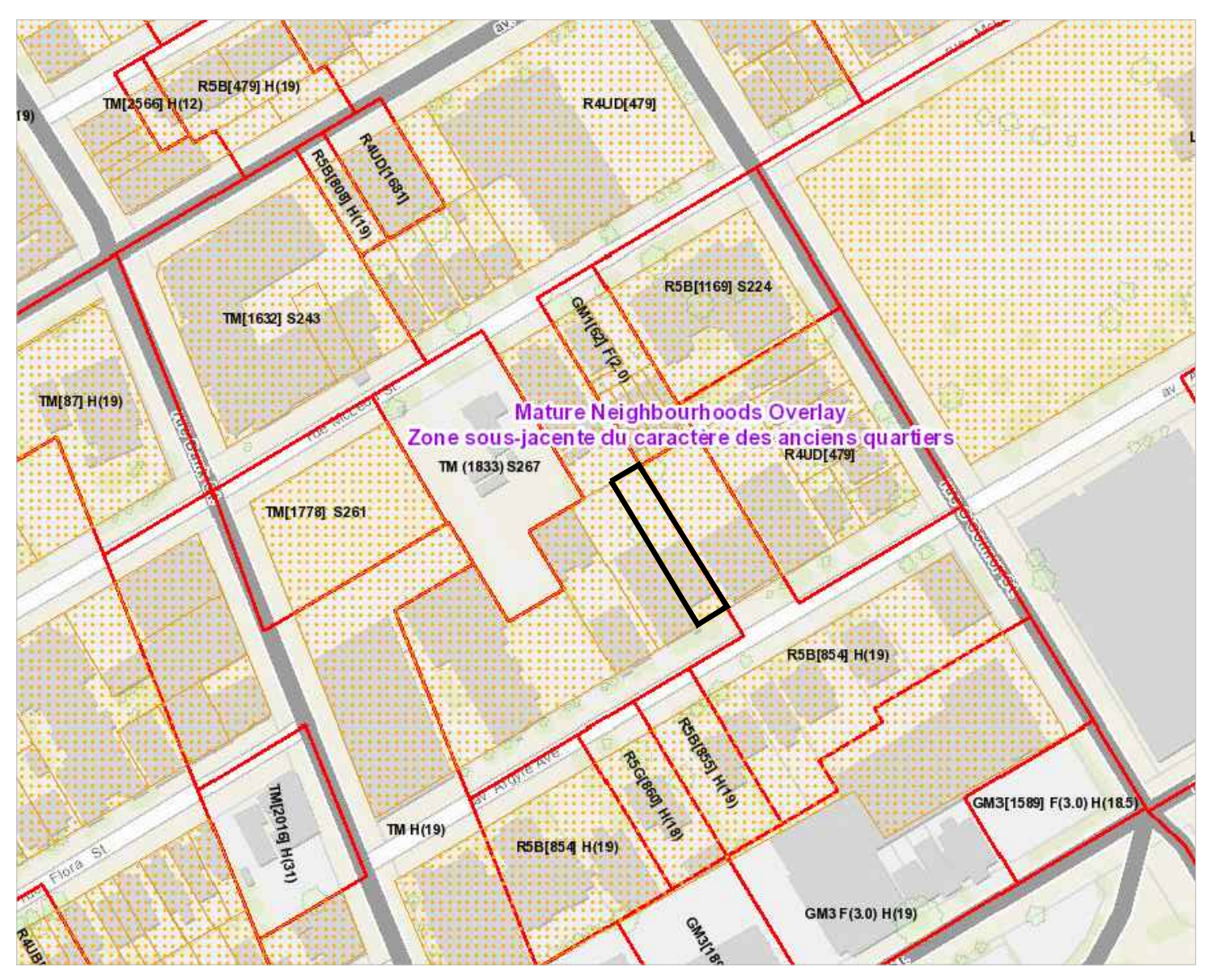
- EXISTING BUILDING
- PROPOSED ADDITION
- MANHOLE, REFER TO CIVIL
- NEW INTERLOCK/PAVERS
- NEW SOD
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- DIRECTIONAL ARROW
- PROPERTY LINE
- SIDE YARD BACK
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE
- CONCRETE FLOOR

**ANDREW MCCREIGHT**  
 MANAGER, DEVELOPMENT REVIEW CENTRAL  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

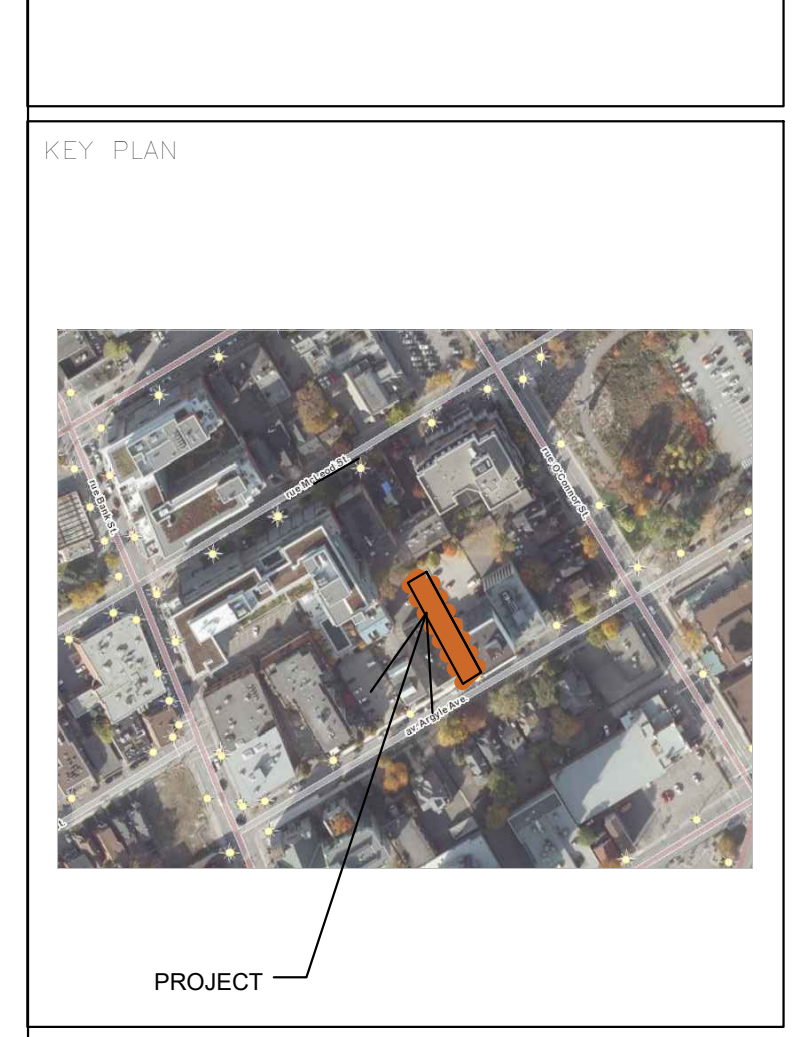
**APPROVED**  
 By Andrew McCreight at 6:56 am, Mar 07, 2024

Zoning Mechanism	Required	Proposed	Compliance
RAUD Zone (Section 162)	Low-rise apartment, 9 or more units		
Minimum Lot Area	450 m <sup>2</sup>	529.30 m <sup>2</sup>	YES
Minimum Lot Width	15 m	10.10 m	NO
Maximum Building Height	14.5 m	10.75 m	YES
Minimum Front Yard Setback Section 144	Yard setback must align with the average of the abutting lots' corresponding yard setback abutting the street. = 1.5 m	7.7 m (existing building)	YES
Minimum Rear Yard Setback Section 144	At least 25% of the lot area and a setback of 30% of the lot depth = 15.7 m setback = 132.4 m <sup>2</sup> area	Setback: 7.0 m Area: 62.26 m (11.7% of lot area)	NO
Minimum Interior Side Yard Setback	1.5 m	East: 0.31 m (existing building) East: 1.8 m (proposed addition)	NO
Minimum Landscaped Area (total lot area)	30%	West: 0.06 m (existing building) West: 0.78 m (proposed addition)	NO
Minimum Landscaped Area (rear yard)	50% of the rear yard not occupied accessory buildings and structures, permitted projections, bicycle parking and aisles, landscaped paths of travel for waste and recycling management, pedestrian walkways, patios, and permitted driveways, parking aisles and parking spaces	49.41 m <sup>2</sup> (79.3%)	YES
Minimum Landscaped Area (front yard)	20%	47 m <sup>2</sup> (60%)	YES
Two Bedroom Units 25% of dwelling units	3 units	0 units (0%)	NO
Urban Exception 479	Additional permitted use: Dwelling Unit		YES
Parking Provisions	Required	Proposed	Compliance
Vehicle Parking Spaces Area X Schedule 1A	Residential: 1 space Office: 261 m <sup>2</sup> = 2.6 spaces	Residential: 0 spaces Office: 0 spaces	NO
Residential: 0.5 spaces/unit (after 12 units) Office: 1 space/100 m <sup>2</sup> GFA Visitor: 0.1 spaces/unit (after 12 units)	Visitor: 0 spaces Total: 4 spaces	Visitor: 0 spaces	
Bicycle Parking Spaces Apartment building, low rise: 0.5 spaces/unit	Residential: 7 spaces Office: 261 m <sup>2</sup> = 1 space	26 spaces	YES
Office: 1 space/250 m <sup>2</sup> GFA	Total: 8 spaces		
Bicycle Space Provisions	Horizontal: 0.6 m x 1.8 m Stacked: 0.37 m x 1.8 m Vertical: 0.5 m x 1.5 m Aisle: 1.5 m	0.37 m x 1.8 m	YES

233 ARGYLE (OTTAWA) - 20221018						
LEVEL	UNIT	SQ FT			SQ M	
		EXISTING (OFFICE)	NEW (RESIDENTIAL)	TOTAL	EXISTING (OFFICE)	NEW (RESIDENTIAL)
MECHANICAL	0	0	0	0	0	0
BASEMENT	1					
	2	0	1036	1036	0	96
	3					
MAIN LEVEL	101					
	102	893	872	1765	83	81
	103					
	201					
2	202	1044	1087	2131	97	101
	203					
	204					
	301					
3	302	876	1087	1963	81	101
	303					
	304					
	TOTAL	14	2,813	4,082	6,895	261



**2 KEY PLAN**  
 SP01 N.T.S.



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
 ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.  
 DO NOT SCALE DRAWINGS.  
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.  
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PLANNER:  
**FOTENN**

CLIENT:  
**SMART LIVING PROPERTIES**  
 226 ARGYLE AVE, OTTAWA, ON K2P 1B9

ARCHITECT:  
**WOODMAN ARCHITECT & ASSOCIATES LTD.**  
 4 BEECHWOOD, SUITE 201, OTTAWA, ONTARIO, CANADA K1L 8L9  
 TEL: 613 228 9850 • FAX: 613 228 9848 • email: info@woodmanarchitect.com

#	Description	DATE
1	ISSUED FOR APPROVAL	12/16/22
2	ISSUED FOR APPROVAL	10/17/22
1	ISSUED FOR REVIEW	17/06/22

CONSULTANTS:  
 STRUCTURAL —  
 MECHANICAL —  
 CIVIL —  
 ELECTRICAL —  
 LANDSCAPING —

PROJECT:  
**233 ARGYLE OTTAWA - ON**

DRAWING:  
**SITE PLAN**

DATE	SCALE	DRAWING NO.
13/05/2022	1:100	2211 - B
SP01	JG	<b>SP01</b>

**1 SITE PLAN**  
 SP01 1:100

JOB BENCHMARK  
 FIRE HYDRANT  
 TOP OF SPINDLE  
 ELEVATION=70.47