

233 ARGYLE AVENUE

ZONING DATA - R4UD(479)

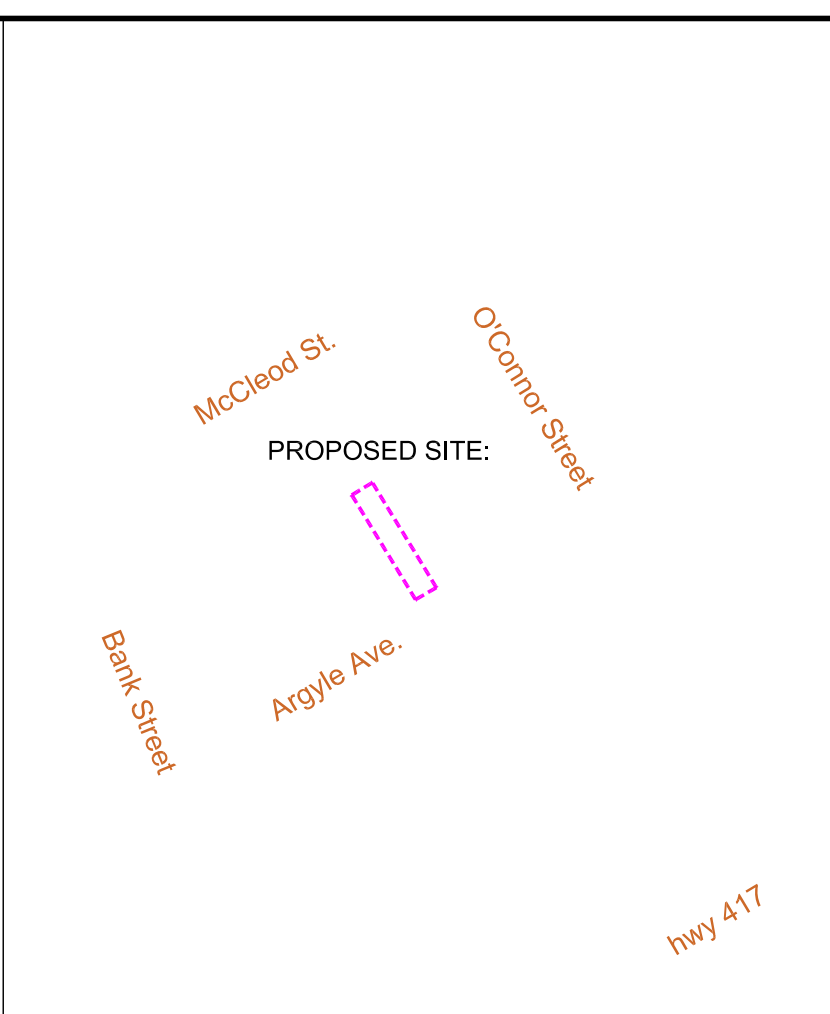
EXISTING USE:	OFFICE
PROPOSED USE:	MIXED USE (RESIDENTIAL & OFFICE)
NUMBER OF STOREYS:	3 + BASEMENT
PROPOSED BUILDING FOOTPRINT:	340.9 m ²
PROPOSED NEW FOOTPRINT AREA:	156.6 m ²

MECHANISM	REQUIRED	PROVIDED	NOTES
LOT WIDTH:	15.0	10.09	
FRONT YARD:	4.5	7.61	
SIDE YARD:	1.5	0.75 & 1.5	PERTAINS TO THE ADDITION ONLY
REAR YARD:	15.4 m	4.9 m	MIN. REAR YARD IS 30% OF LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT
BUILDING HEIGHT:	14.5 m	11.5 m	
LOT AREA (MIN.):	450.0 m ²	529.3 m ²	
LANDSCAPED AREA:	30%	35%	
SOFT LANDSCAPE AREA:	50%	60% AGGREGATE AREA DOES NOT COMPLY	MUST COMPRISE AT LEAST ONE AGGREGATED RECTANGULAR AREA OF AT LEAST 25 m ² & WHOSE LONGER DIMENSION IS NOT MORE THAN TWICE ITS SHORTER DIMENSION, FOR THE PURPOSE OF TREE PLANTING
NO. OF BEDROOMS:	25% DU MIN. TO BE 2 BEDROOMS	100% DU ARE BACHELOR SUITES	ZONING CHANGE REQUIRED
MAX PROJECTION OF: EXIT STAIRS INTO R.Y.	2.2 m	10.5 m	

CAR PARKING:	REQUIRED	PROVIDED	NOTES
MIN. PARKING SPACES: TENANTS	0.5 (AFTER 1ST 12 DU, 0.5 / DU)	0	
MIN. PARKING SPACES: VISITORS	0.1 (AFTER 1ST 12 DU, 0.5 / DU)	0	
BICYCLE PARKING:	6.5 (0.5 / DU)	15	

WASTE MANAGEMENT

GARBAGE:	3 CY (0.231 CY / DU)	2 x 2 CY FEL CONT.
GMP:	3 360L CART (1 CART PER 6 DU)	3 360L CART
FIBER:	3 360L CART (1 CART PER 6 DU)	3 360L CART
ORGANIC:	1 240L BIN	1 240L BIN



CLIENT :

SMART LIVING ON 233 ARGYLE INC.
C/O SMART LIVING PROPERTIES
226 ARGYLE STREET,
OTTAWA, ON K2P 1B9

rev. / issue	description	date
01	ISSUED FOR CLIENT INPUT	24 JUN 2021

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

DO NOT SCALE DRAWINGS.

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project north

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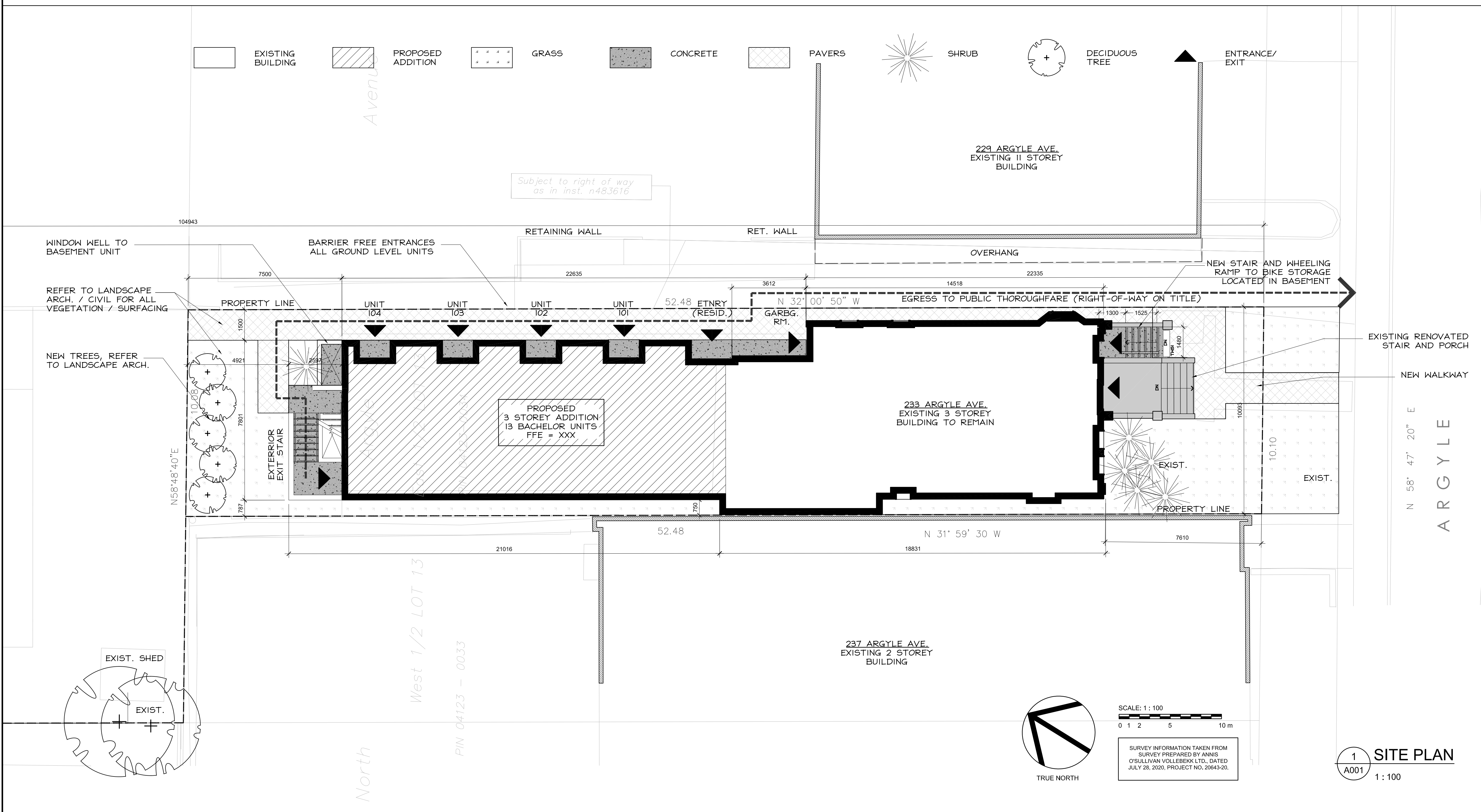
project

233 ARGYLE AVE. ADDITION
OTTAWA, ON

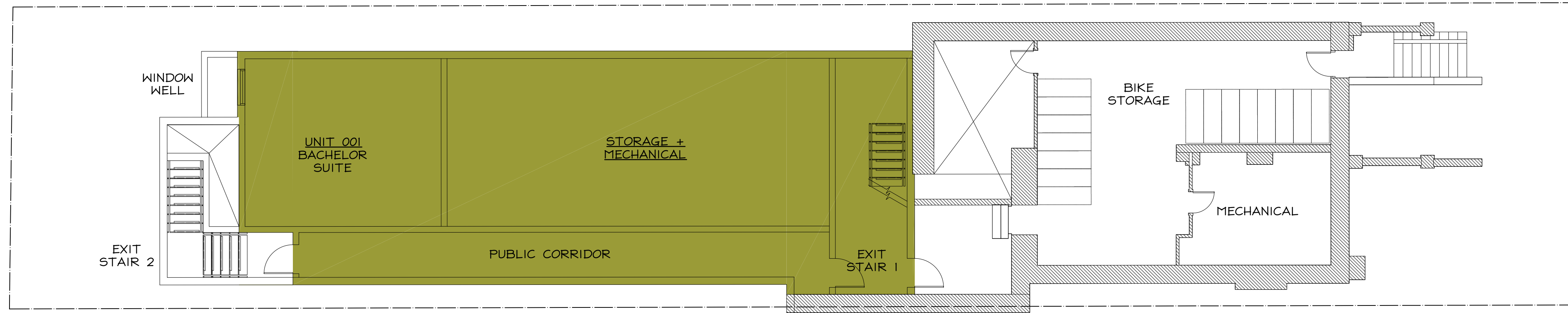
drawing

SITE PLAN

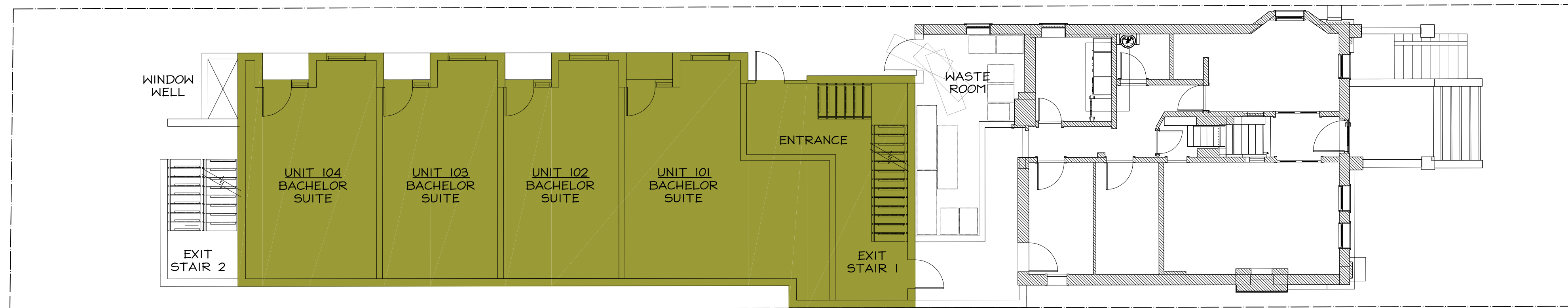
drawn	KDB	date	MAY-2021
approved	KDB	revision	1
project no.	2009	scale	AS SHOWN
drawing no.	A001		



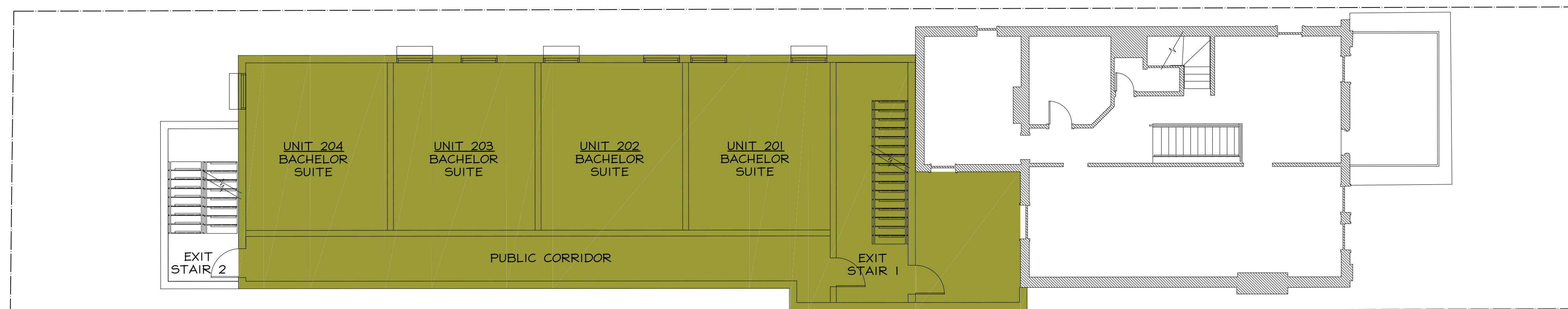
1 SITE PLAN
A001 1:100



1
A100
BASEMENT
FLOOR PLAN
1 : 100



2
A100
GROUND
FLOOR PLAN
1 : 100



3
A100
2ND (3RD SIMILAR)
FLOOR PLAN
1 : 100

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project

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OTTAWA, ON

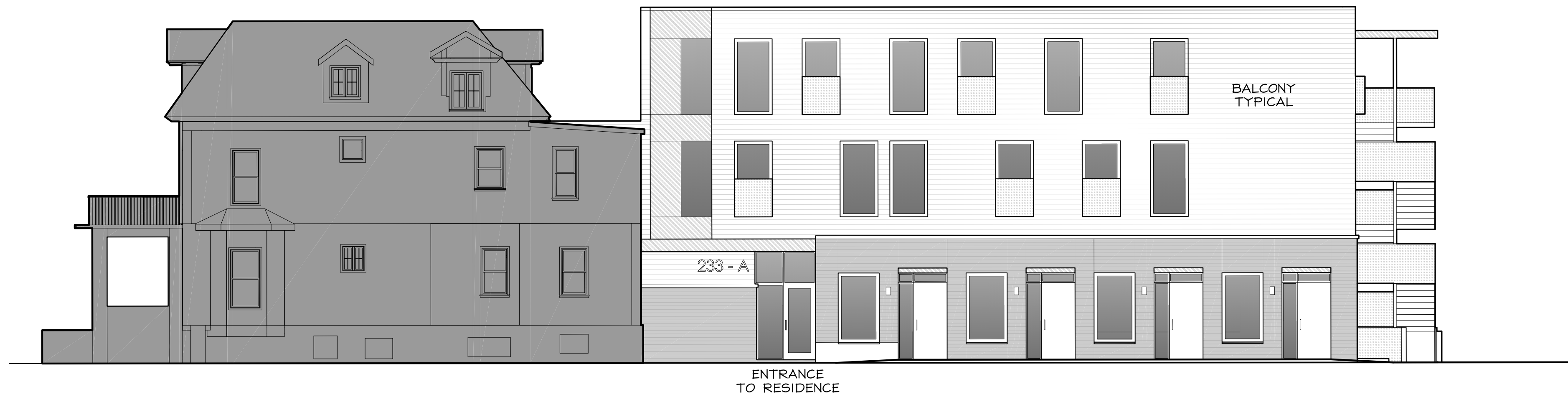
drawing

FLOOR PLANS

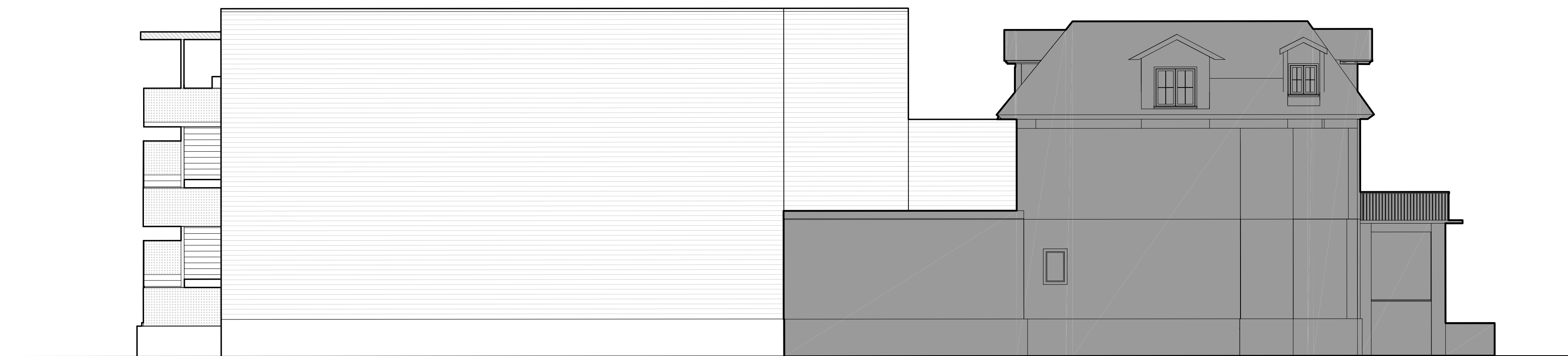
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approved	KDB	revision	△
project no.	2009	scale	1 : 75

drawing no.

A100



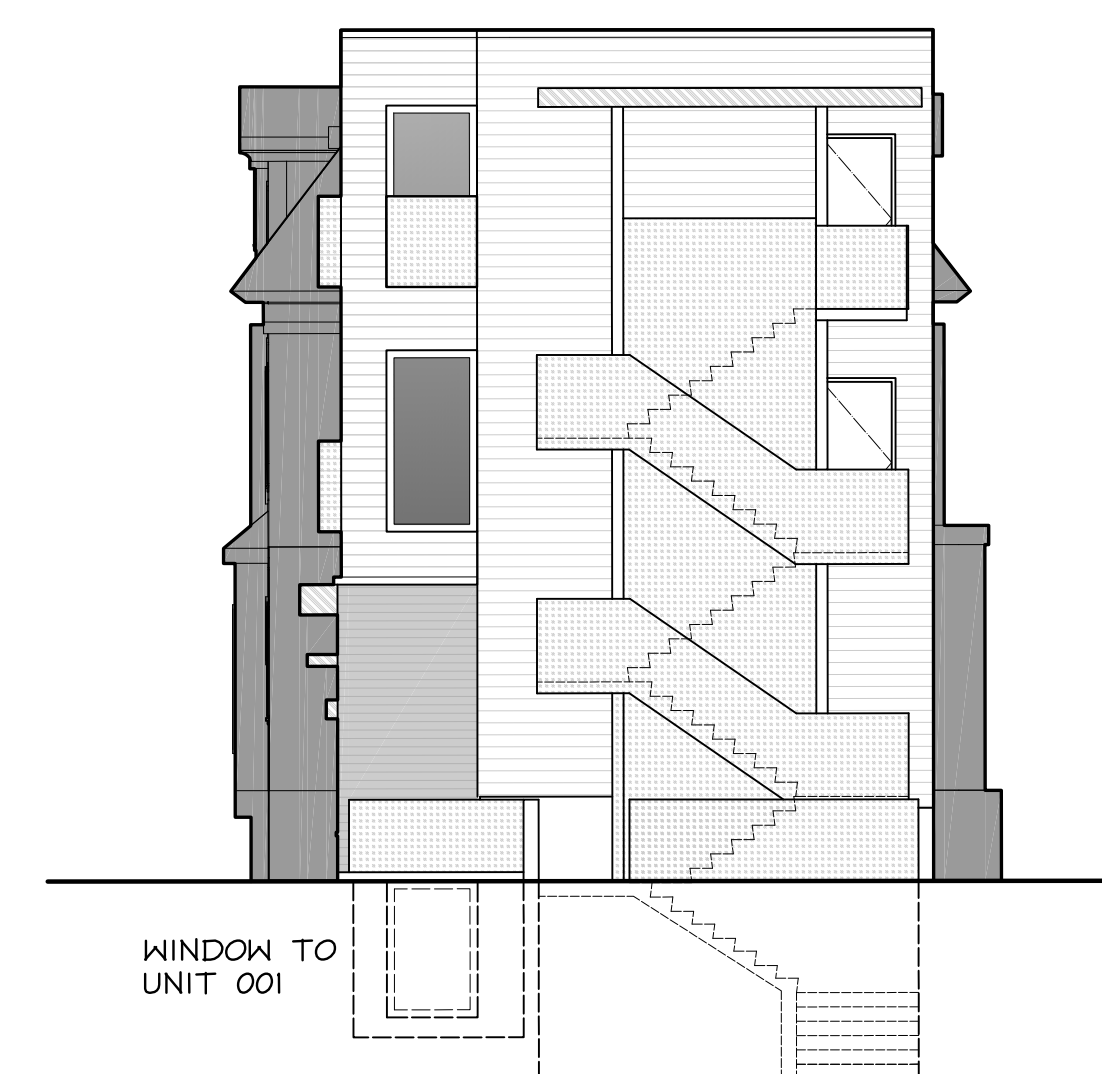
1
A200
EAST
ELEVATION
1:100



2
A200
WEST
ELEVATION
1:100



3
A200
SOUTH
ELEVATION
1:100



4
A200
NORTH
ELEVATION
1:100

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project	233 ARGYLE AVE. ADDITION OTTAWA, ON
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drawing	BUILDING ELEVATION
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drawn	KDB	date	MAY-2021
approved	KDB	revision	△
project no.	2009	scale	1:75

drawing no.	A200
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