

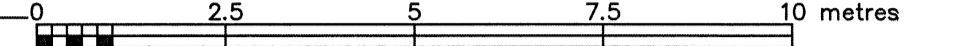
ARMSTRONG STREET (FORMERLY EAST STREET) (REGISTERED PLAN 57)

SURVEYOR'S REAL PROPERTY REPORT PART 1 Plan of

PART OF LOT 23 REGISTERED PLAN 57 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 100



Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

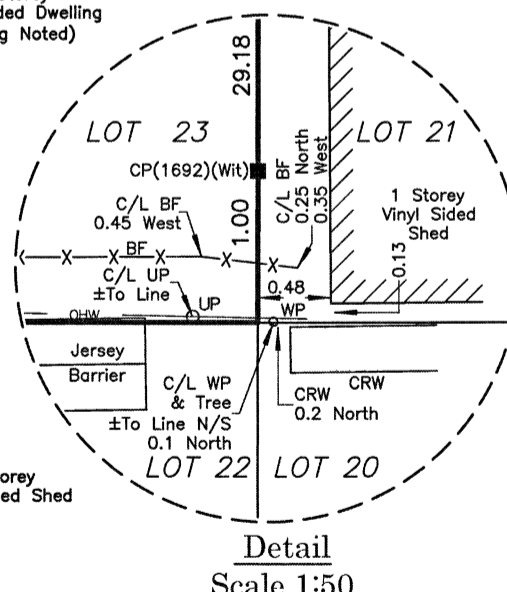
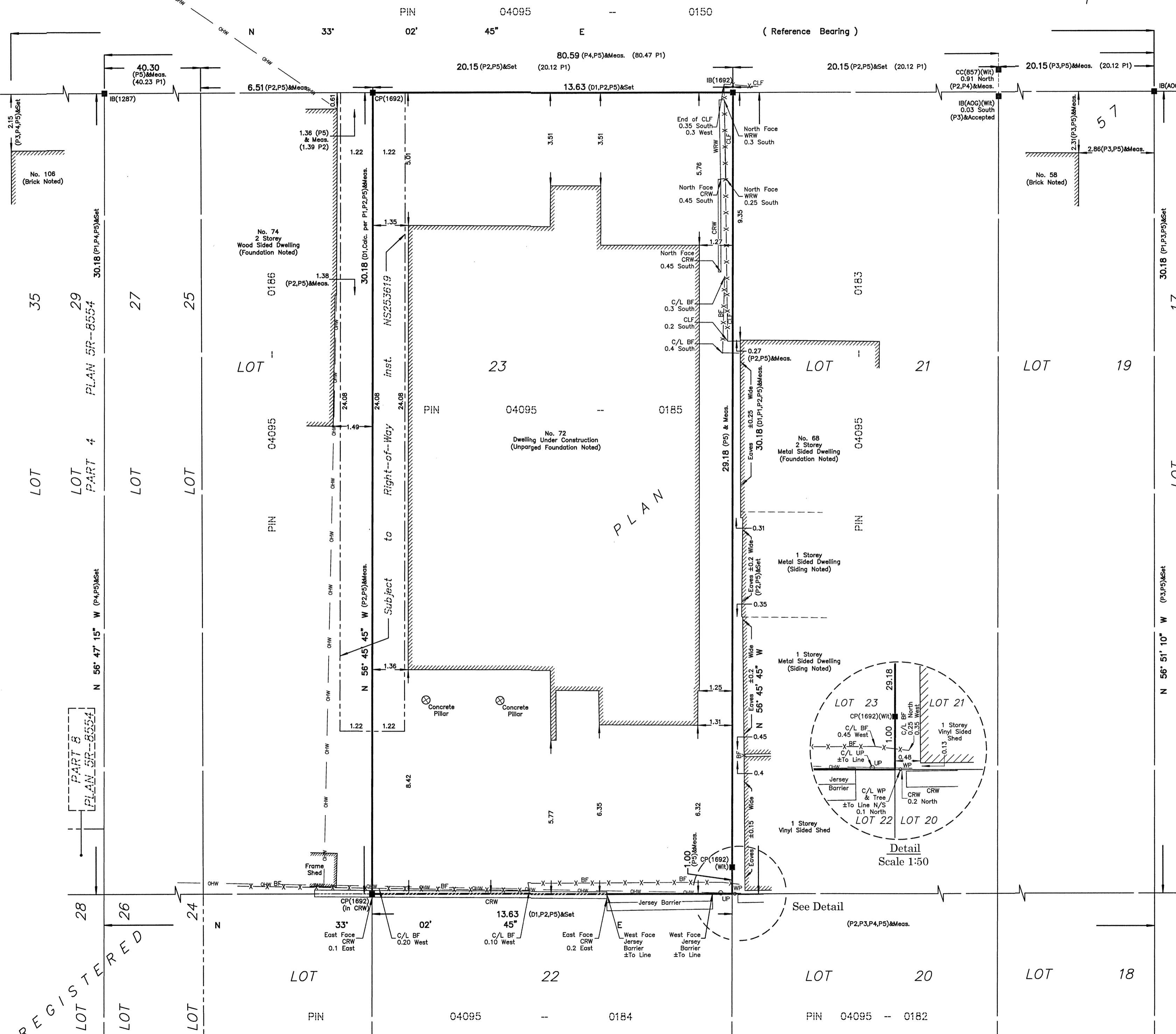
Bearing Note

Bearings are astronomic and are referred to the easterly limit of Armstrong Street having a bearing of N 33° 02' 45" E as shown on Plan 5R-8554.

Notes & Legend

Table with 2 columns: Symbol and Denotes. Includes symbols for Survey Monument Planted, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Calculated, Concrete Pin, Witness, Measured, Registered Plan 57, Plan by (725) dated Aug. 15, 1984, Plan by (AOG) dated Oct. 4, 1999, Plan by (1287) dated Feb. 26, 2004, Plan by (1692) dated November 8, 2018, Overhead Wires, Chain Link Fence, Board Fence, Concrete Retaining Wall, Concrete Block Retaining Wall, Wood Retaining Wall, Jersey Barrier, Wood Pole, Centreline, Property Line.

Committee of Adjustment Received | Reçu le 2024-03-11 City of Ottawa | Ville d'Ottawa Comité de dérogation



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- PART 2 1. REGISTERED RIGHTS-OF-WAY/EASEMENTS The southwesterly 1.22m x 24.08m is subject to a Right-of-Way per Inst. NS253619. See plan for location. 2. PROPERTY IMPROVEMENTS The location of the fencing and retaining walls in relation to the property lines are noted on the plan. This is a foundation survey only; future structures above foundation level and future site improvements cannot be commented on. 3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS Compliance is not certified by this report. 4. ADDITIONAL REMARKS The building ties are to the unparged concrete foundation walls.

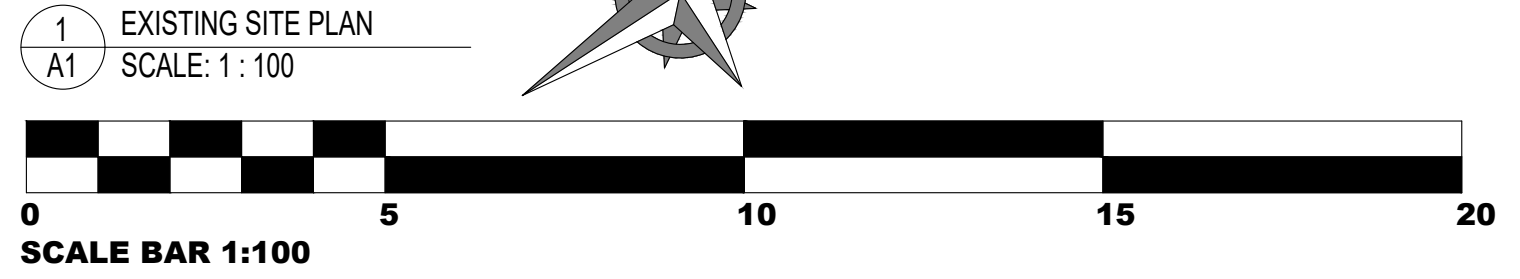
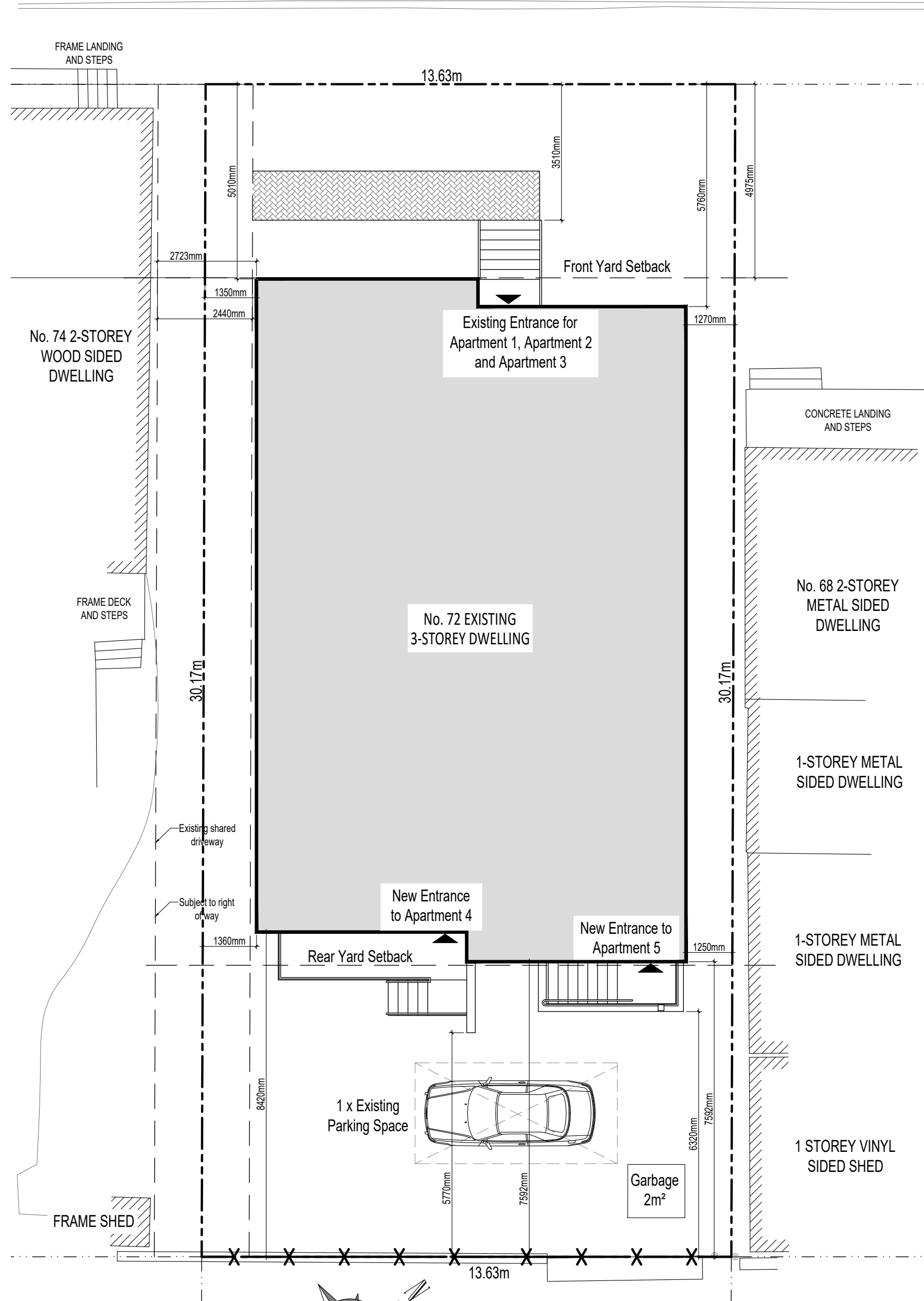
THIS REPORT WAS PREPARED FOR: HNC Developments Inc. ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

Surveyor's Certificate section including a signature of Daniel Robinson, Ontario Land Surveyor, dated April 12, 2021. Includes the Association of Ontario Land Surveyors Plan Submission Form number 2073414 and a north arrow.

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS 190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5 TEL. (613) 727-8226 FAX. (613) 727-1826

ARMSTRONG STR



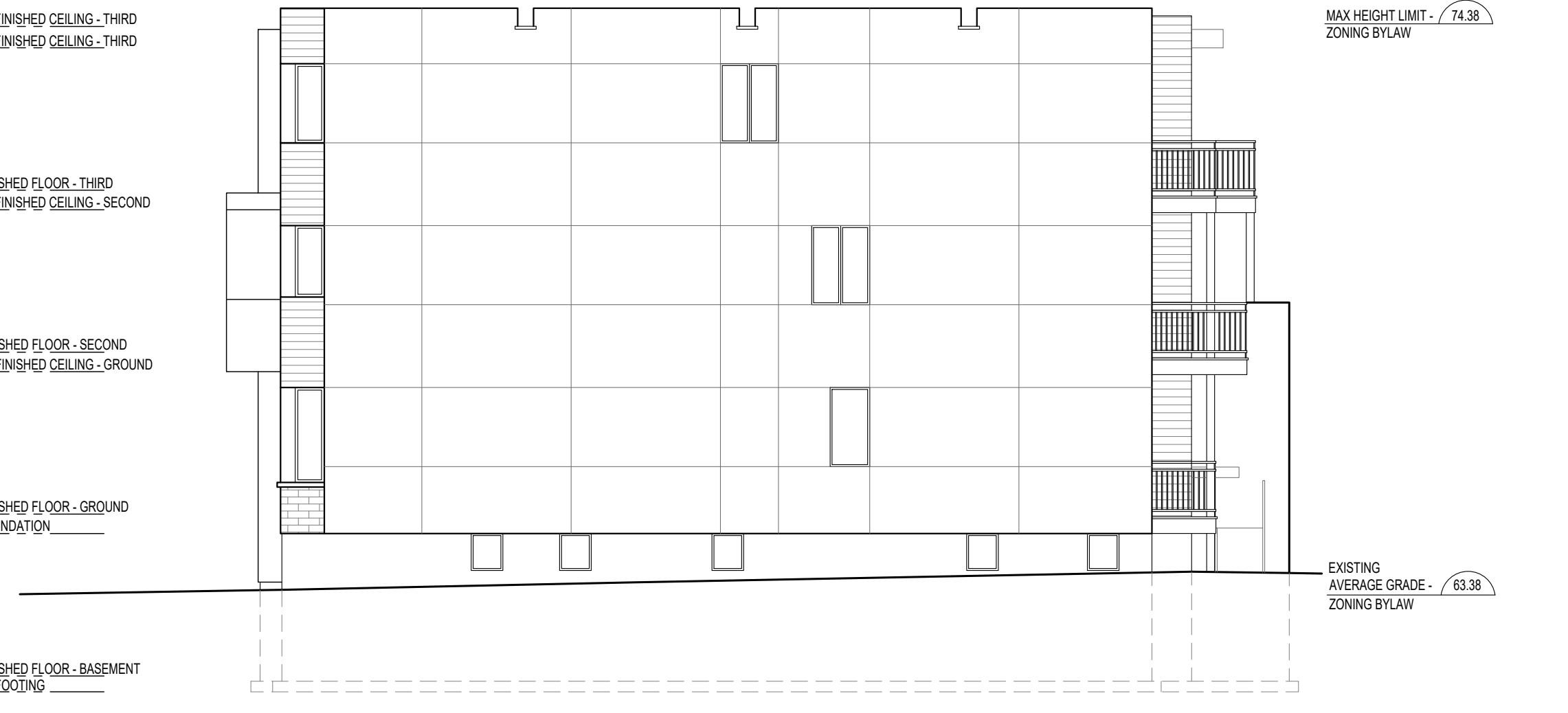
2 EXISTING NORTH ELEVATION
SCALE: 1 : 100



3 EXISTING SOUTH ELEVATION
SCALE: 1 : 100

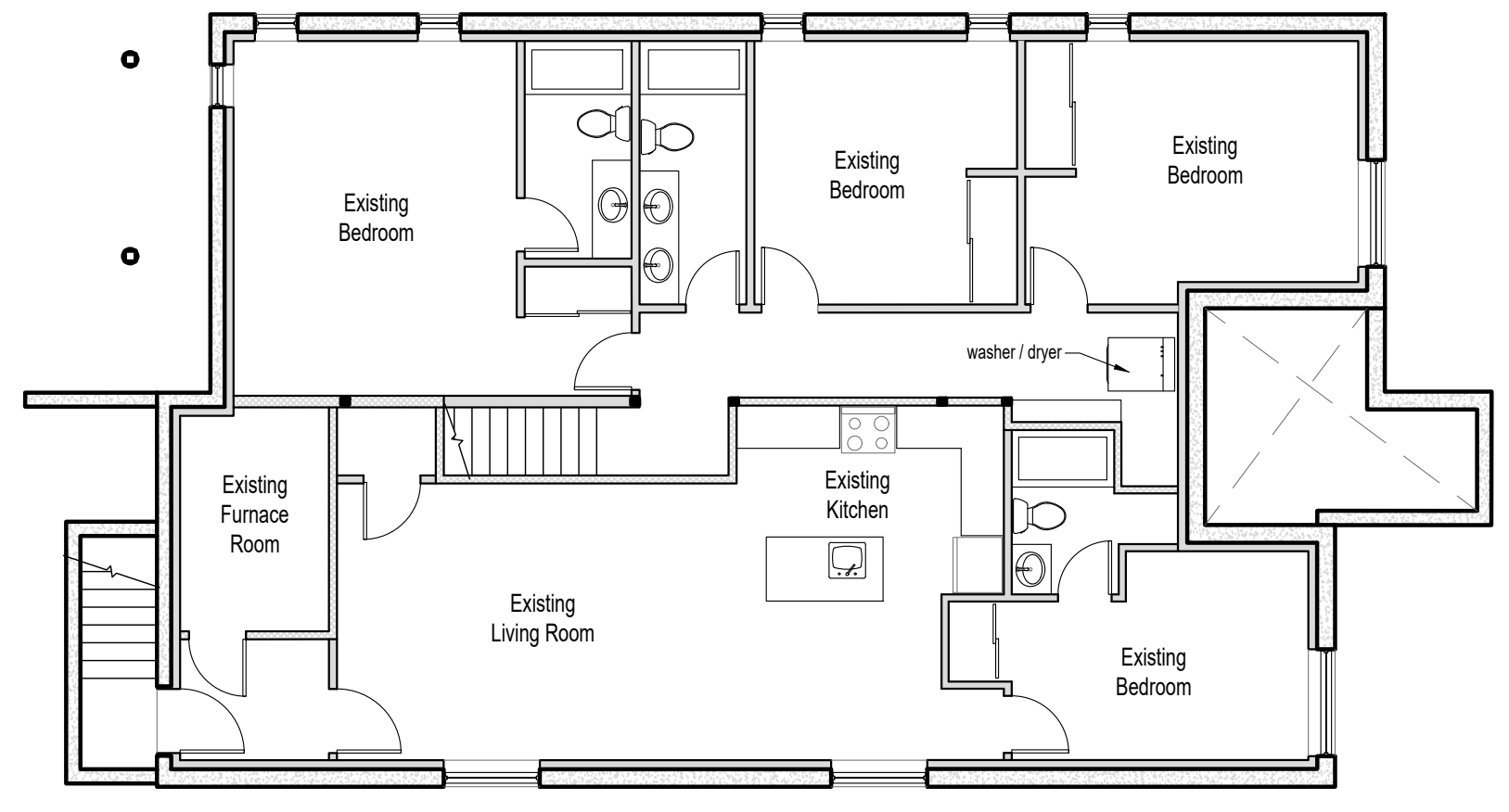


4 EXISTING EAST ELEVATION
SCALE: 1 : 100

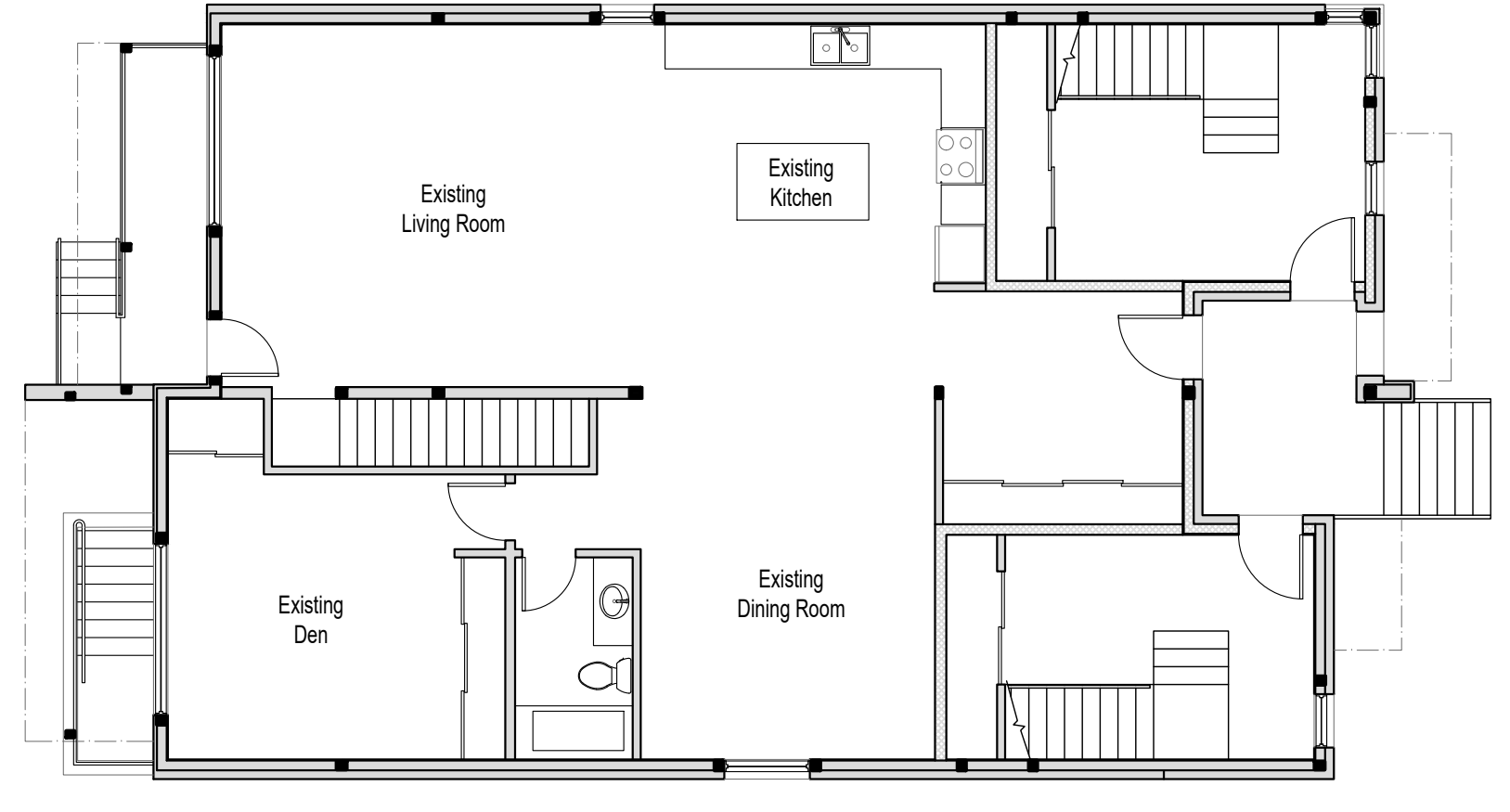


5 EXISTING WEST ELEVATION
SCALE: 1 : 100

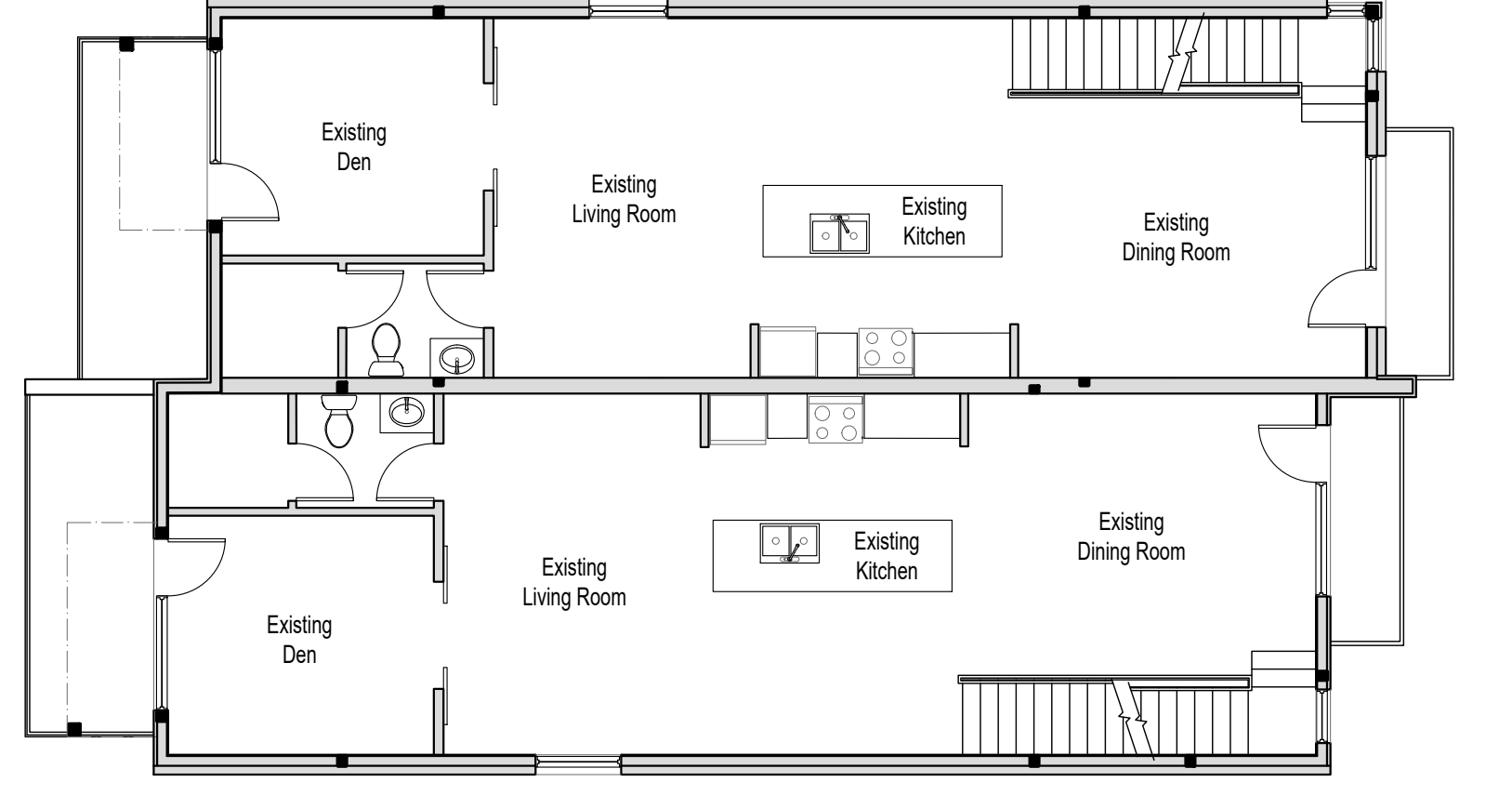
Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-03-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation



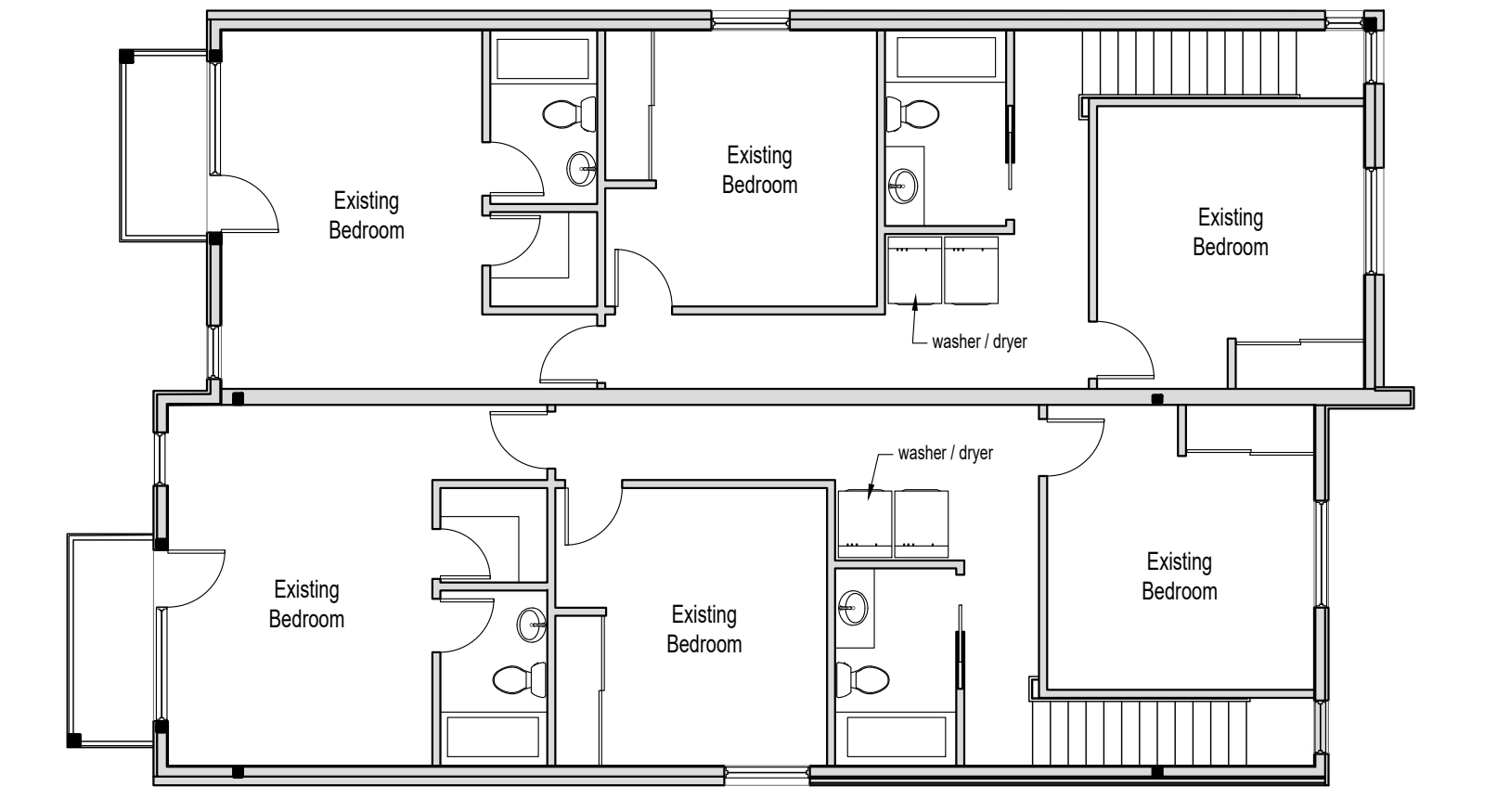
6 EXISTING BASEMENT PLAN
SCALE: 1 : 100



7 EXISTING GROUND FLOOR PLAN
SCALE: 1 : 100



8 EXISTING SECOND FLOOR PLAN
SCALE: 1 : 100



9 EXISTING THIRD FLOOR PLAN
SCALE: 1 : 100

GENERAL NOTES:
• DO NOT SCALE DRAWINGS.
• THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
• ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
• THIS DRAWING IS THE EXCLUSIVE PROPERTY OF IGNITE ARCHITECTURE INC. COPYRIGHT RESERVED.

HARD SCAPING
SOFT SCAPING

FRONT YARD
AREA SOFTSCAPING: 57.3m²
TOTAL FRONT YARD AREA: 67.9m²
% SOFTSCAPING: 84.3%

REAR YARD
AREA SOFTSCAPING: 33m²
TOTAL REAR YARD AREA: 95.6m²
% SOFTSCAPING: 34.5%

FRONT FENESTRATION
AREA OF FENESTRATION: 22m²
TOTAL BUILDING FACE AREA: 117m²
% FENESTRATION: 18.8%

GARBAGE AREA
REQUIRED: 2m²
PROPOSED: 3.7m²

SEAL:



DRAWING REVISIONS		
NO.	ISSUED FOR	DATE
1	ISSUED FOR MINOR VARIANCE APP	30 JAN 2024

SITE ADDRESS:
72 ARMSTRONG STR
OTTAWA
ON K1Y 2V7

OWNER INFORMATION:
ADAM ALI
532 CONDADO CRESCENT
OTTAWA, ON K2S 0A6
PHONE: 613 - 301 - 3483



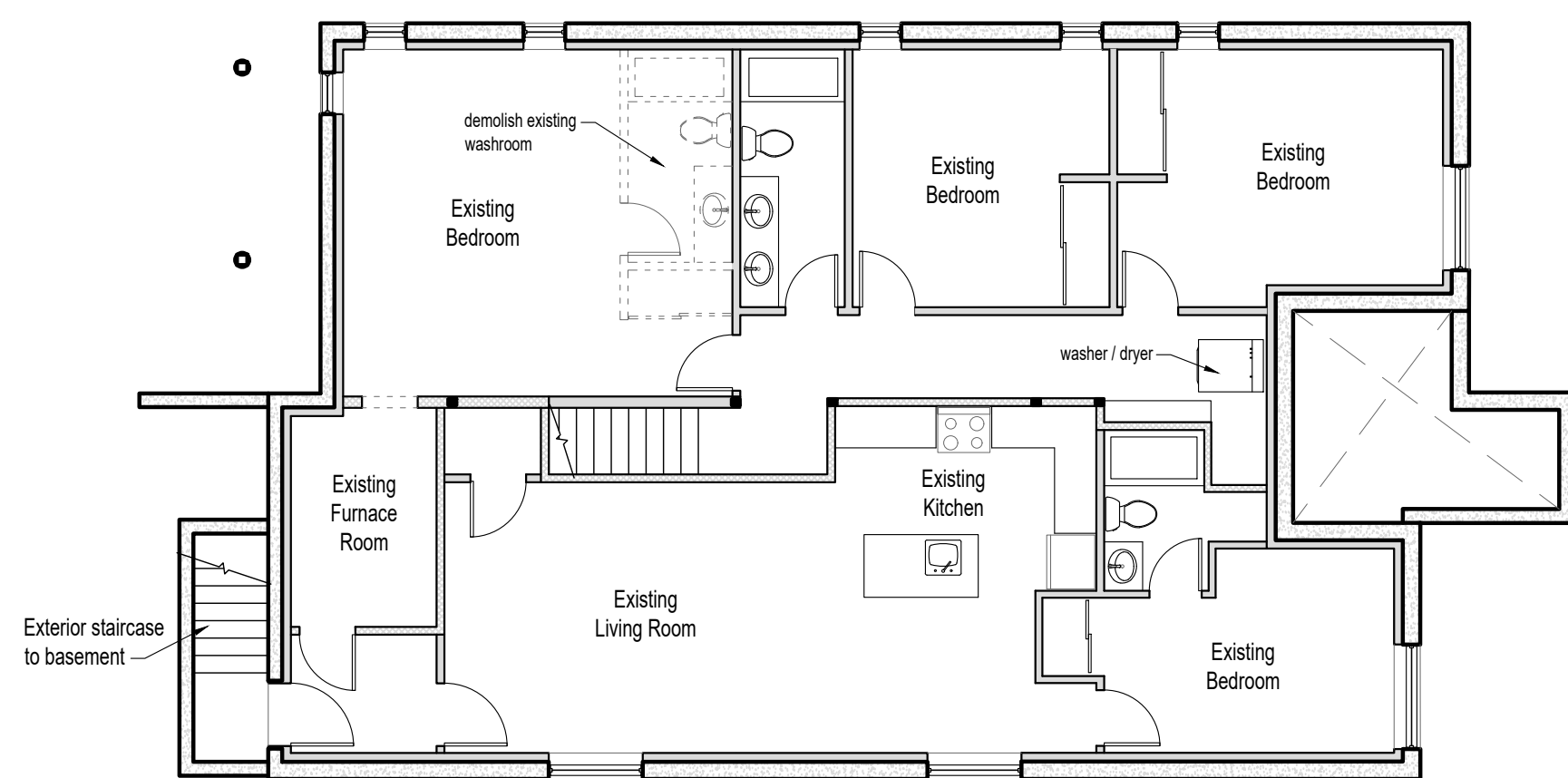
IGNITE ARCHITECTURE INC.
533 LANDSWOOD WAY
OTTAWA, ON K2S 0A6
PHONE: 613 - 617 - 7407
EMAIL: nicole@ignitearchitecture.ca

PROJECT: DWG NO:

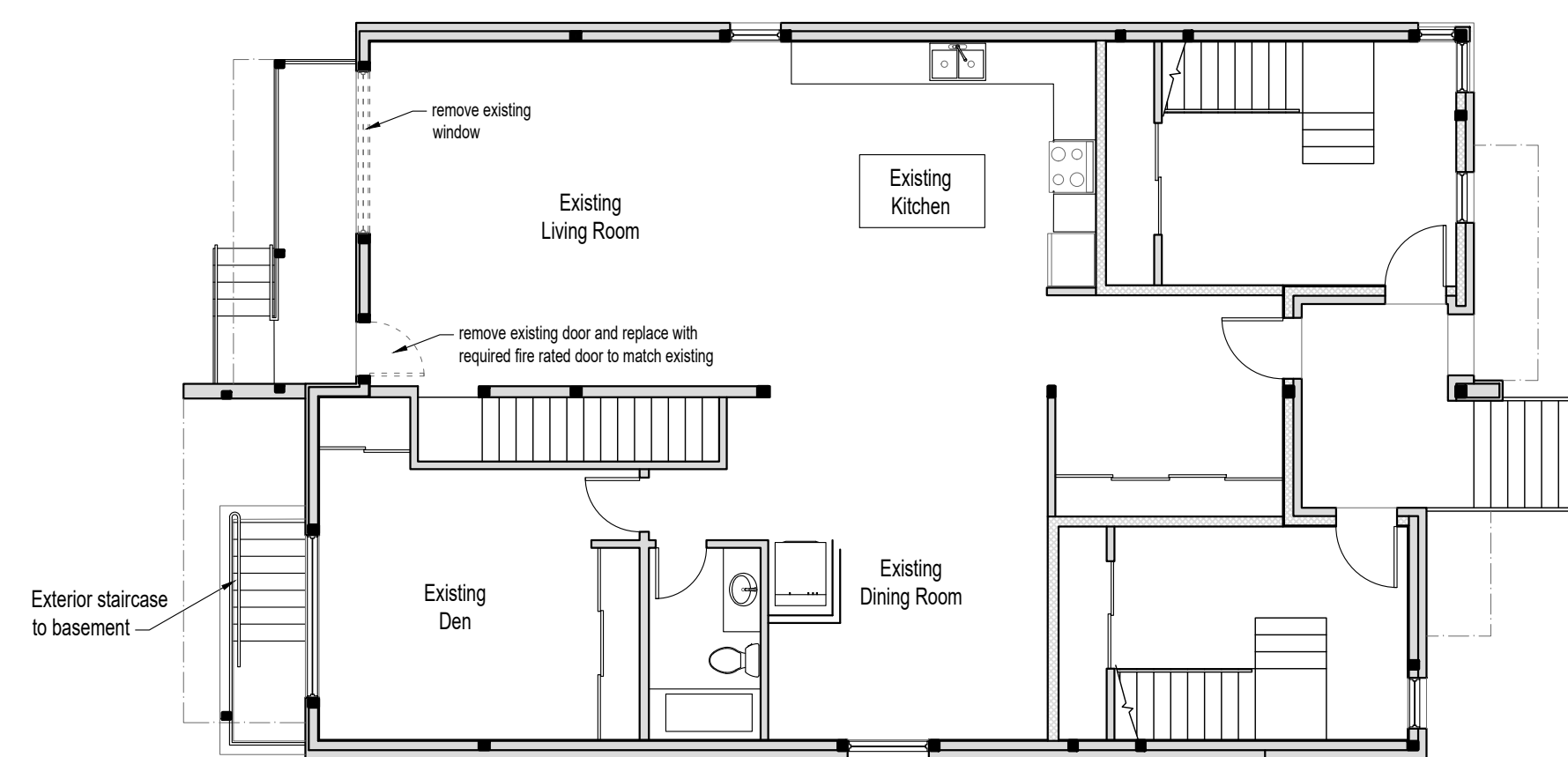
2207 A1

ARMSTRONG STR

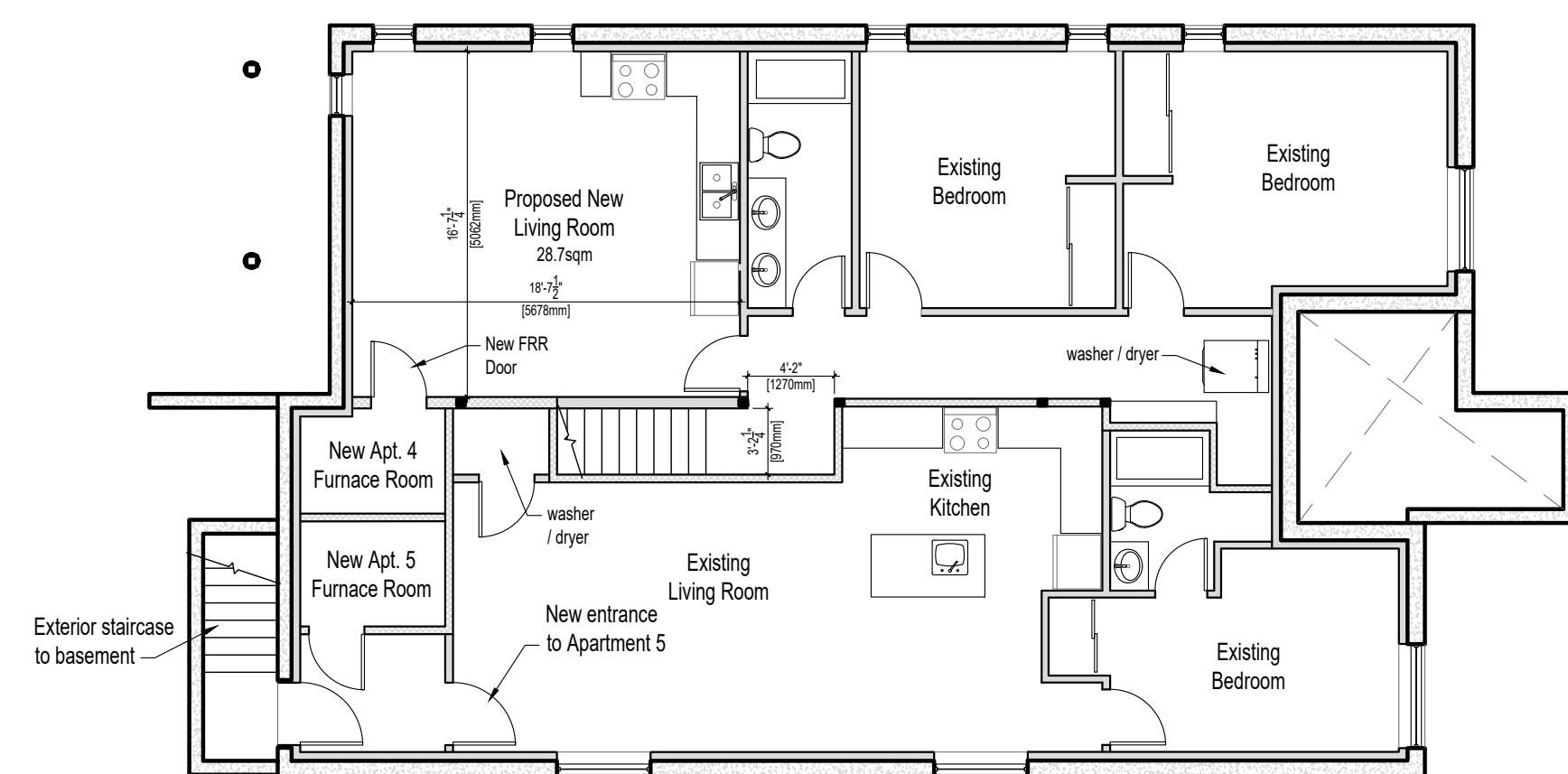
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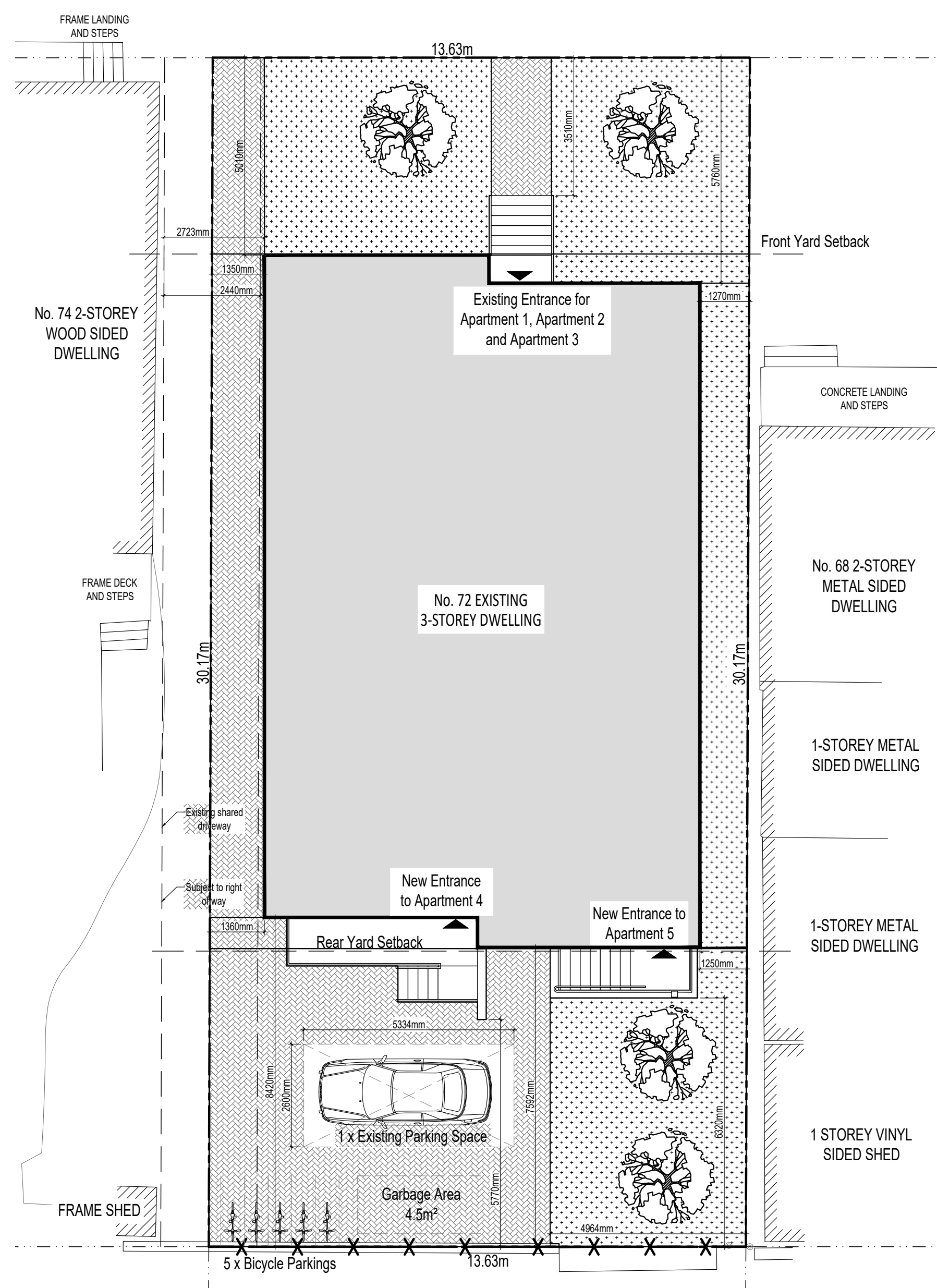
1 BASEMENT DEMOLITION PLAN
SCALE: 1 : 100



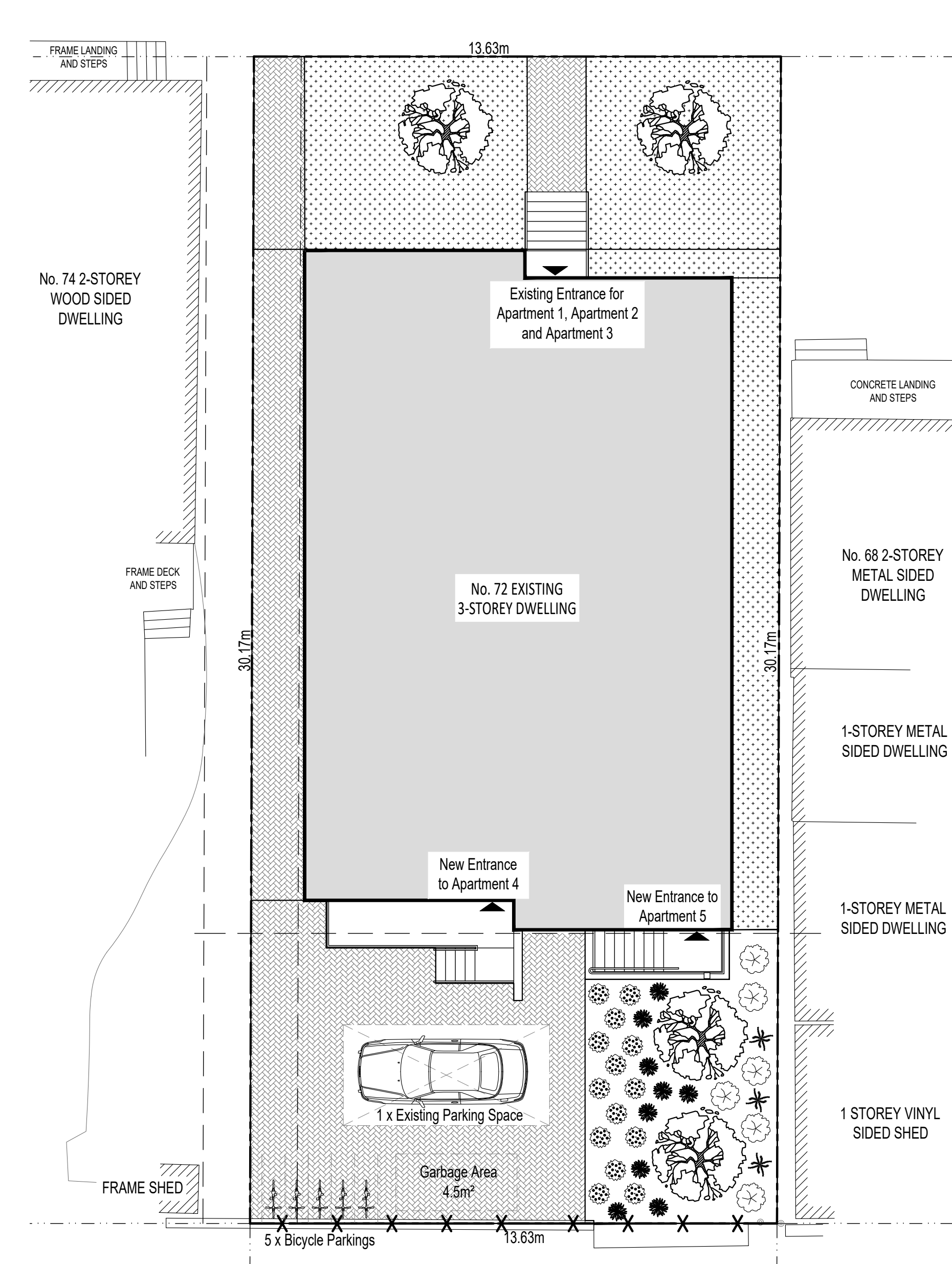
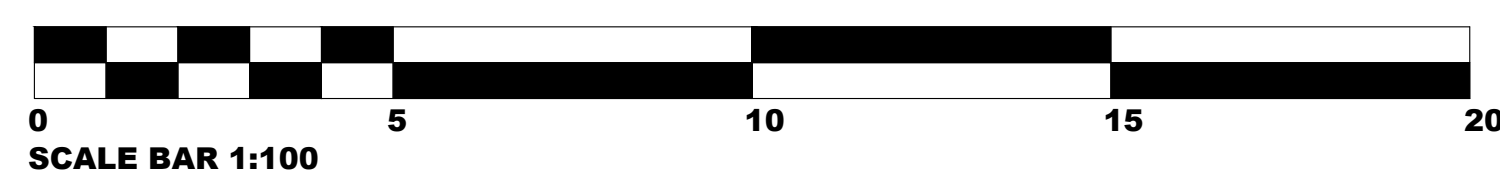
2 GROUND FLOOR DEMOLITION PLAN
SCALE: 1 : 100



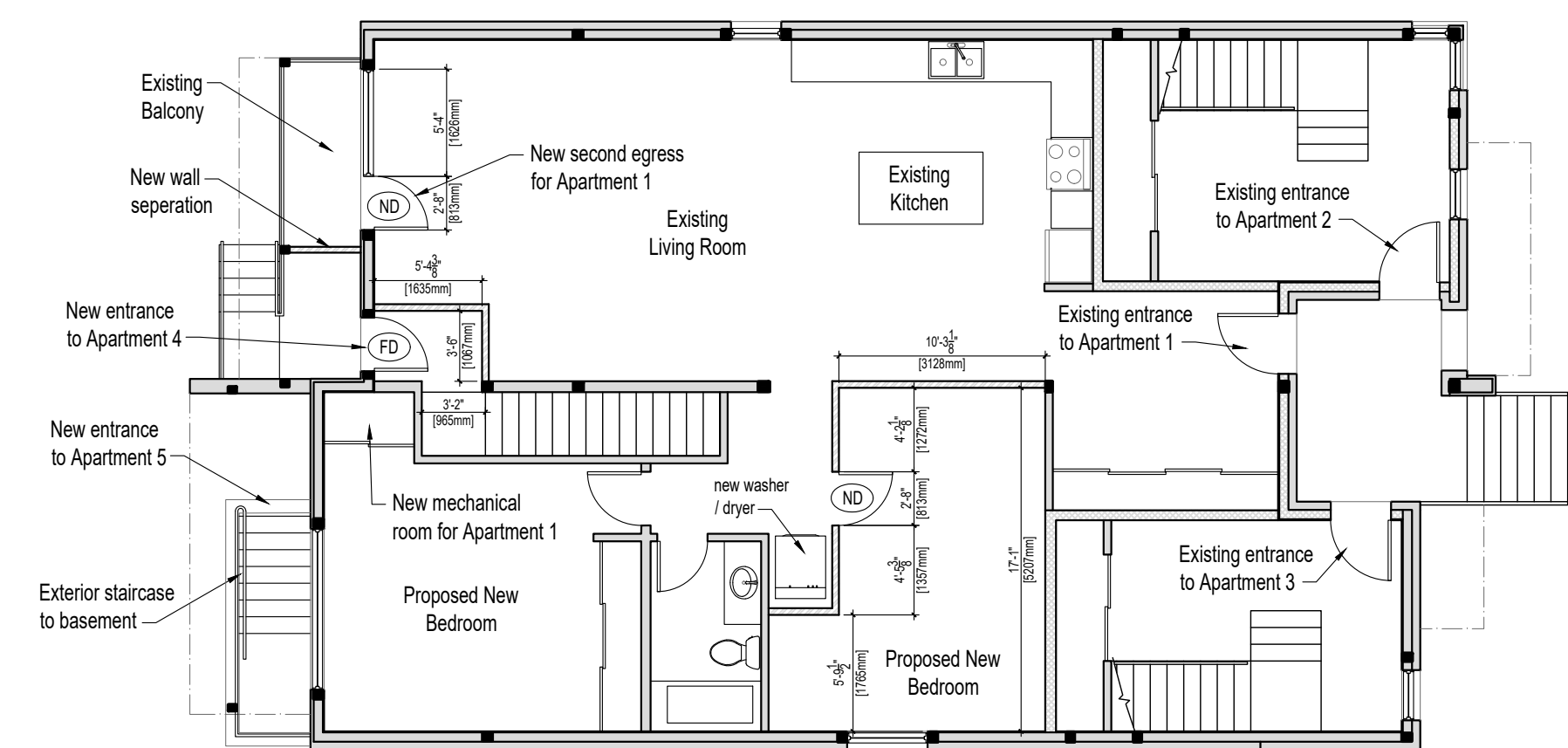
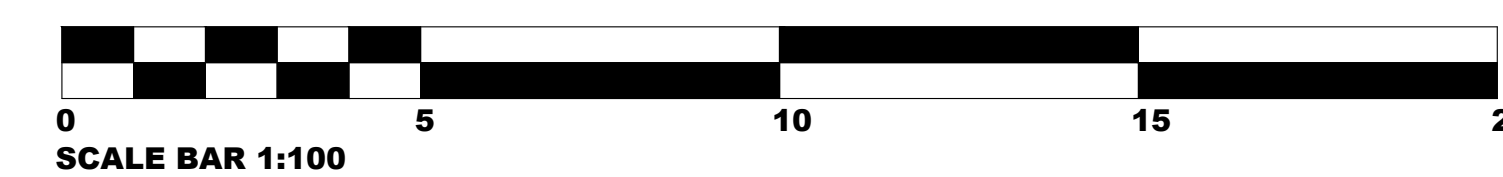
3 PROPOSED BASEMENT PLAN
SCALE: 1 : 100



5 PROPOSED SITE PLAN
SCALE: 1 : 100



6 PROPOSED LANDSCAPING PLAN
SCALE: 1 : 100



4 PROPOSED GROUND FLOOR PLAN
SCALE: 1 : 100

NOTE: Proposed changes are only to the interior of the basement floor and ground floor. No changes to be made to the existing Second Floor, Third Floor.



7 PROPOSED SOUTH ELEVATION
SCALE: 1 : 100

NOTE: Proposed changes are only to the exterior of the existing south elevation. No changes to be made to the remaining existing Elevations

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 EMAIL: nicole@ignitearchitecture.ca

PROJECT: 2207 DWG NO: A2