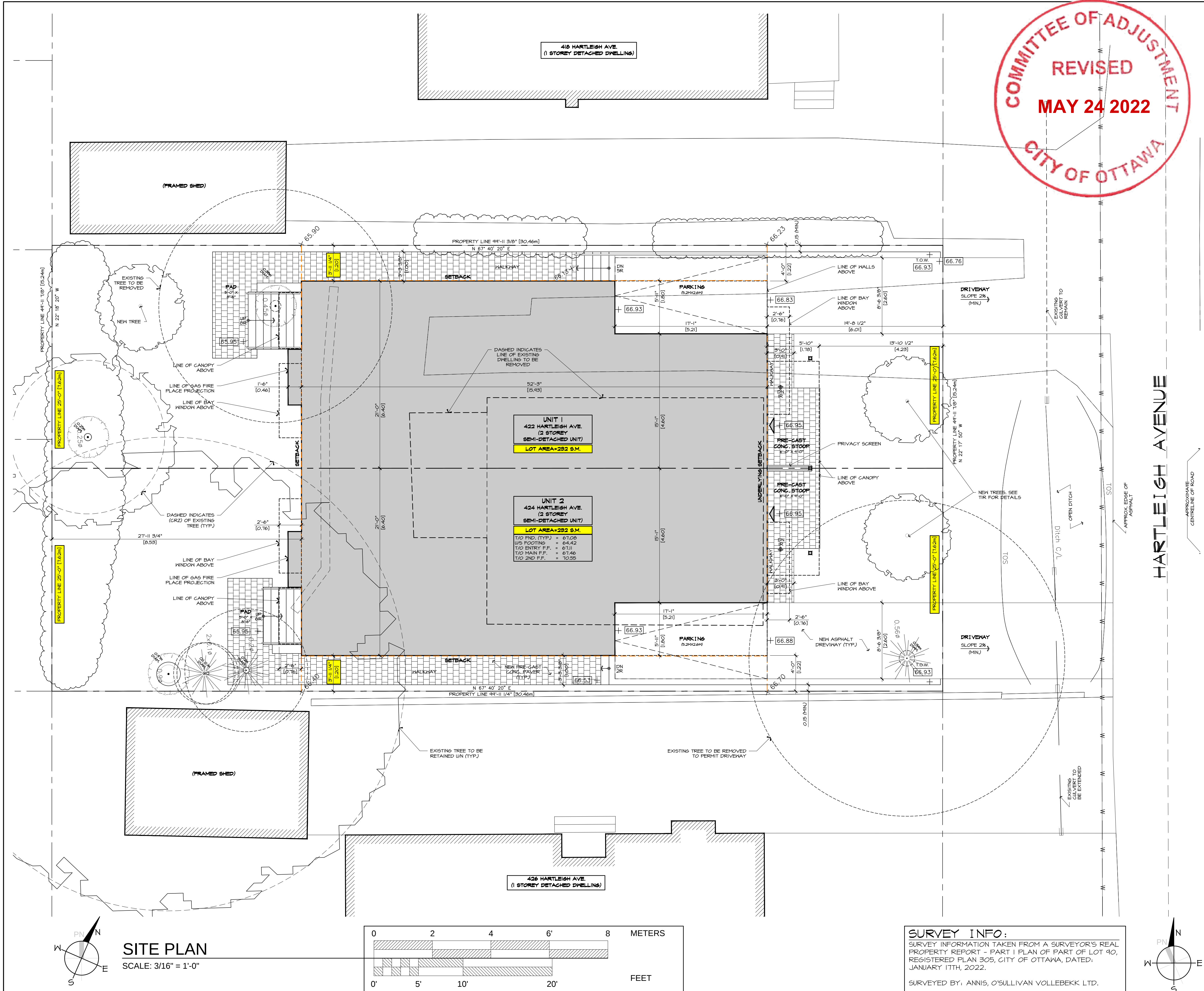
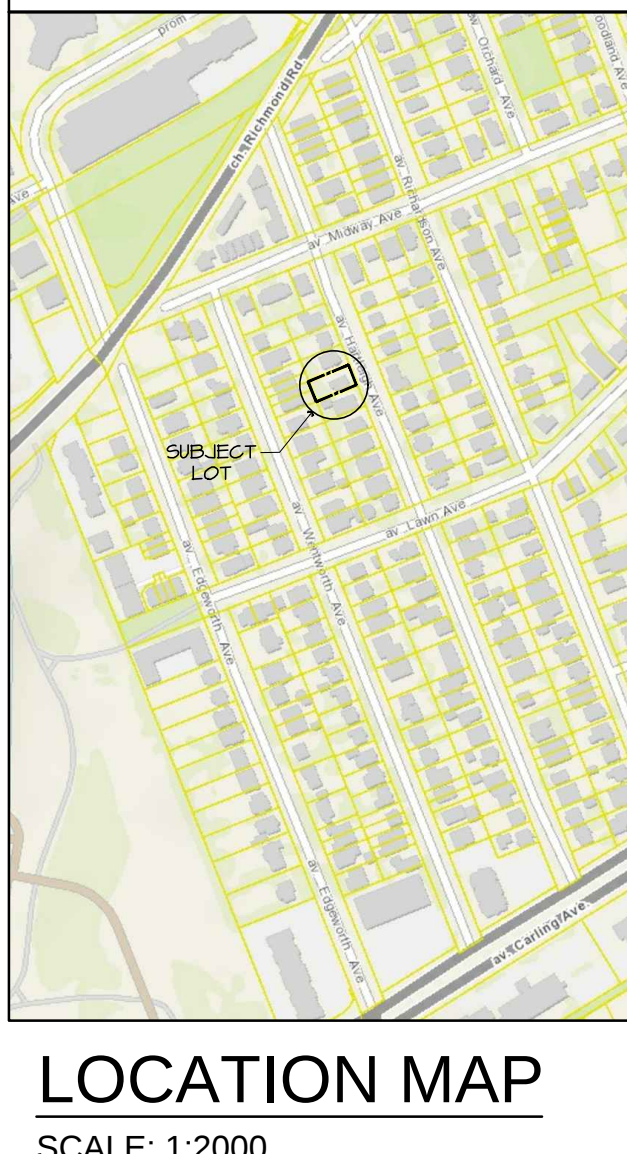




HARTLEIGH AVENUE

ZONING INFORMATION		
ZONING : R2F		
USE: SEMI-DETACHED		
ZONING PROVISION	REQUIRED	PROVIDED
LOT WIDTH :	9.0m MIN.	9.25m
LOT AREA :	270.0m ² MIN.	232.0m ²
HEIGHT :	8.0m MAX.	8.0m
FRONT YARD :	6.0m MIN.	6.0m
REAR YARD : 28% OF LOT		
DEPTH OF 30.46m + 8.53m	8.53m	8.53m
INSIDE YARD :	1.5m MIN.	1.2m
LANDSCAPING: FRONT YARD	30% OF 45.0m ² = 14.8 m ² MIN.	46% (226 m ²)
30% OF 45.0m ² = 14.8 m ² MIN.	1.2 MAX.	0.91m
WALKWAY WIDTH	2.6 MAX.	2.6 m
DRIVEWAY WIDTH		
EXISTING AVERAGE GRADE CALCULATION:		
65.90 + 66.23 + 66.40 + 66.70 = 66.31		
DEVELOPMENT INFORMATION		
LOT AREAS:		
EXISTING LOT AREA= 4996.4 G.S.F. (464 S.M.)		
PROPOSED LOT AREAS=		
PART 1 - 2498 S.F. (232 S.M.)		
PART 2 - 2498 S.F. (232 S.M.)		
BUILDING AREAS:		
EXISTING DWELLING FOOTPRINT=		
~909.8 G.S.F. +/- (84.5 G.S.M. +/-)		
PROPOSED SEMI-DETACHED DWELLING FOOTPRINT=		
~2017.0 G.S.F. (187.4 G.S.M.)		
GROSS FLOOR AREAS		
UNITS 1+2 - 422+424 ATLANTIS AVE.:		
BSMT FLR.: ~1926.0 G.S.F. (~179.0 G.S.M.)		
MAIN FLR.: ~1997.0 G.S.F. (186.0 G.S.M.)		
2ND FLR.: ~2200.0 G.S.F. (204.0 G.S.M.)		
TOTAL UNIT 1+2 (G.S.F.)		
~4197.0 G.S.F. (~390.0 G.S.M.)		
GRAND TOTAL GROSS FLOOR AREA:		
~4197.0 G.S.F. (390.0 G.S.M.)		
(N.I.C. BASEMENT, PORCH, DECK, BALCONIES & GARAGE)		
VARIANCES REQUIRED:		
SEMI-DETACHED (PART 1 - 422 HARTLEIGH AVE.):		
BYLAW 2008-250:		
a. TO PERMIT A REDUCED LOT AREA OF 232 S.M., WHEREAS THE BY-LAW REQUIRES A MIN. AREA OF 270 S.M.		
b. TO PERMIT A REDUCED LOT WIDTH OF 7.62M, WHEREAS THE BY-LAW REQUIRES A MIN. LOT WIDTH OF 9.0M.		
c. TO PERMIT A REDUCED INTERIOR SIDE YARD SETBACK OF 1.2M, WHEREAS THE BY-LAW REQUIRES A MIN. SIDEYARD SETBACK OF 1.5M.		
SEMI-DETACHED (PART 2 - 424 HARTLEIGH AVE.):		
BYLAW 2008-250:		
d. TO PERMIT A REDUCED LOT AREA OF 232 S.M., WHEREAS THE BY-LAW REQUIRES A MIN. AREA OF 270 S.M.		
e. TO PERMIT A REDUCED LOT WIDTH OF 7.62M, WHEREAS THE BY-LAW REQUIRES A MIN. LOT WIDTH OF 9.0M.		
f. TO PERMIT A REDUCED INTERIOR SIDE YARD SETBACK OF 1.2M, WHEREAS THE BY-LAW REQUIRES A MIN. SIDEYARD SETBACK OF 1.5M.		



PAUL A. COOPER
ARCHITECT

70 CHAMBERLAN AVE.
OTTAWA, ONTARIO
K1S 1Y9
(819) 465-9512 Tel.

PC
ARCHITECT

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

- HOSEBIB
- 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
- FIRE DEPARTMENT CONNECTION

3	CoFA REVISION 1	22.05.24
2	CIVIL COORDINATN	22.05.16
1	CoFA APPLICATION	22.03.29
No.	REVISION	DATE

ARCHITECT SEAL: ORIENTATION:

PROJECT TITLE:
422 & 424 HARTLEIGH AVENUE
OTTAWA, ONTARIO

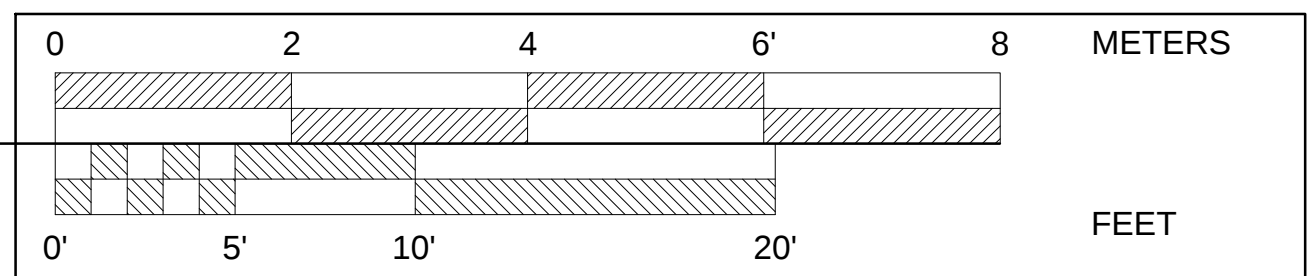
DRAWING TITLE:
SITE PLAN,
DEVELOPMENT
INFORMATION &
LOCATION MAP

PROJECT No. : 2021-06

DATE: 2021-11-16
SCALE: NOTED
DWG BY: P.A.C.

DWG No:
A020

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



SURVEY INFO:
SURVEY INFORMATION TAKEN FROM A SURVEYOR'S REAL PROPERTY REPORT - PART I PLAN OF PART OF LOT 40, REGISTERED PLAN 305, CITY OF OTTAWA, DATED: JANUARY 17TH, 2022.
SURVEYED BY: ANNIS, O'SULLIVAN VOLLEBEKK LTD.



EAST (FRONT) ELEVATION

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

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

PROJECT TITLE		
422 & 424 HARTLEIGH AVE. OTTAWA, ONT.		
5	CofA DRAFT#1	2022 03-17
4	DESIGN DEV. #3	2022 03-09
3	SCHEMATIC DESIGN	2021 12-21
2	DRAFT PLAN OPTIONS	2021 12-10
1	ARBORIST CONSULT	2021 12-03
#	REV.	2021 XX-XX

DRAWING TITLE:

PROPOSED
ELEVATION

PROJECT No. :
2021-06

DATE:	21-12-03
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

A4

Committee of Adjustment
APR 27 2022
City of Ottawa



PAUL A. COOPER
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OTTAWA, ONTARIO
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PROJECT TITLE
422 & 424
HARTLEIGH AVE.
OTTAWA, ONT.

5	CofA DRAFT#1	2022 03-17
4	DESIGN DEV. #3	2022 03-09
3	SCHEMATIC DESIGN	2021 12-21
2	DRAFT PLAN OPTIONS	2021 12-10
1	ARBORIST CONSULT	2021 12-03
#	REV.	2021 XX-XX

DRAWING TITLE:
PROPOSED
ELEVATION

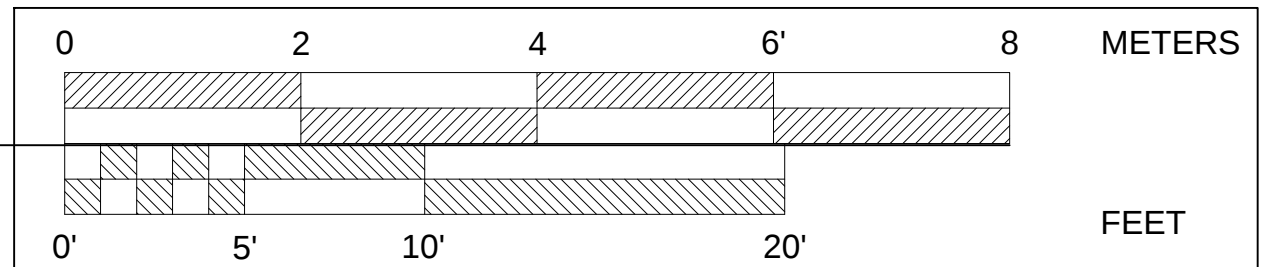
PROJECT No. :
2021-06

DATE:	21-12-03
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:
A5

NORTH (SIDE) ELEVATION

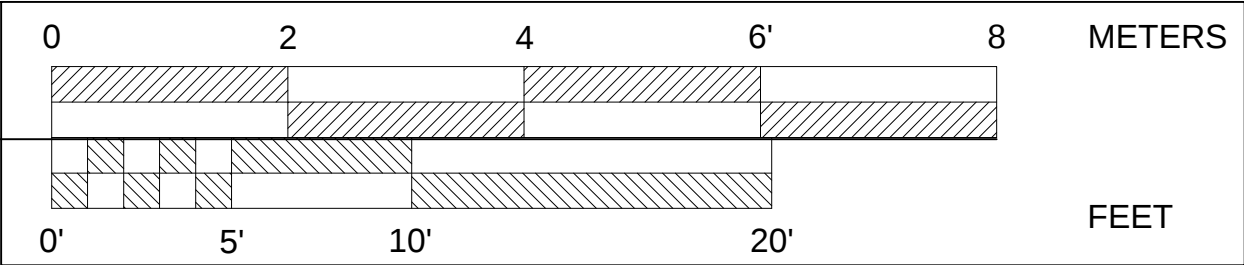
SCALE: 3/16"=1'-0"





WEST (REAR) ELEVATION

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



PAUL A. COOPER
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PROJECT TITLE		
422 & 424 HARTLEIGH AVE. OTTAWA, ONT.		
5	CofA DRAFT#1	2022 03-17
4	DESIGN DEV. #3	2022 03-09
3	SCHEMATIC DESIGN	2021 12-21
2	DRAFT PLAN OPTIONS	2021 12-10
1	ARBORIST CONSULT	2021 12-03
#	REV.	2021 XX-XX

DRAWING TITLE:
PROPOSED ELEVATION

PROJECT No. :
2021-06

DATE:	21-12-03
SCALE:	NOTED
DWG BY:	P.A.C.

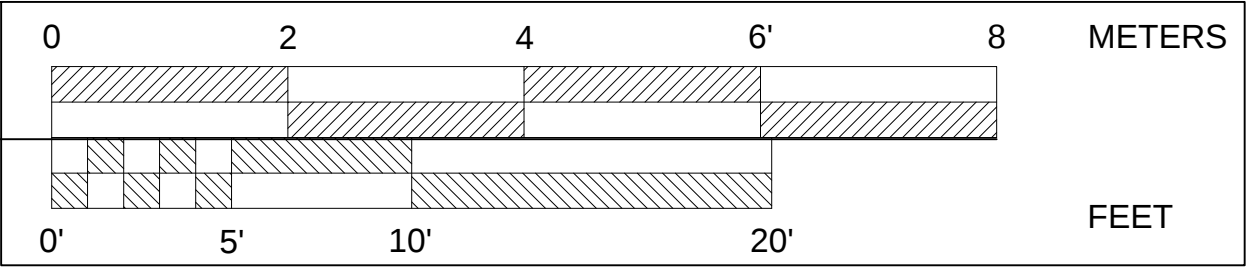
DWG No:

A6



SOUTH (SIDE) ELEVATION

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



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OTTAWA, ONTARIO
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PROJECT TITLE
422 & 424
HARTLEIGH AVE.
OTTAWA, ONT.

5	CofA DRAFT#1	2022 03-17
4	DESIGN DEV. #3	2022 03-09
3	SCHEMATIC DESIGN	2021 12-21
2	DRAFT PLAN OPTIONS	2021 12-10
1	ARBORIST CONSULT	2021 12-03
#	REV.	2021 XX-XX

DRAWING TITLE:
PROPOSED
ELEVATION

PROJECT No. :
2021-06

DATE:	21-12-03
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:
A7