

SITE PLAN KEYNOTES:

- 1 EXISTING SIDEWALK TO REMAIN  
2 EXISTING ASPHALT PAVING TO REMAIN  
3 EXISTING CURB TO REMAIN  
4 EXISTING SIGN TO REMAIN  
5 EXISTING LANDSCAPING TO REMAIN.

- 21 RELOCATE EXISTING CHURCH FACADE TO NEW LOCATION  
22 VENTED CISTERN LID  
23 NEW CONCRETE SIDEWALK PER CIVIL  
24 REINSTATE TOP SOIL AND GRASS IN BETWEEN ROAD AND SIDEWALK AT AREAS EFFECTED BY CONSTRUCTION  
25 NEW CURB PER CIVIL  
26 REINSTATE EXISTING ROAD ASSEMBLY PER CIVIL AT AREAS EFFECTED BY DEMOLITION AND CONSTRUCTIONS. PROVIDE SMOOTH TRANSITION TO EXISTING PAVING.  
27 BACKFILL TRENCHES AS REQUIRED PER CIVIL AND GEOTECHNICAL.  
28 RELOCATE EXISTING FIRE HYDRANT PER CIVIL.  
29 NEW DRIVEWAY PER CIVIL  
30 NEW CURB WALL PER CIVIL  
31 OVERHEAD DOOR TO UNDERGROUND PARKING

- 32 WOOD PRIVACY FENCE PER LANDSCAPING  
33 TERMINATE WOOD PRIVACY FENCE FLUSH TO THE RETAINING WALL PER LANDSCAPING  
34 PEDESTRIAN GATE  
35 WALKWAY PER LANDSCAPING  
36 PATIO PER LANDSCAPING  
37 PLANTS PER LANDSCAPING  
38 VAULT  
39 RAISED PLANTER WALL PER LANDSCAPING  
40 STEPBACK AT LEVELS 2 TO ROOF  
41 SETBACK AT LEVEL 1B  
42 SETBACK AT LEVELS 1C TO ROOF

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS  
2. DO NOT SCALE THIS DRAWING  
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS  
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT  
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT  
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION  
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION  
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING  
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN LEGEND:

- EX EXISTING BUILDING & SITE ELEMENTS  
NEW BUILDING  
NEW ASPHALT PAVING  
NEW GRASS  
NEW PLANTING BEDS / PLANTS PER LANDSCAPING  
NEW CONCRETE SIDEWALK  
NEW CONCRETE PAD  
NEW RIVER STONE PER LANDSCAPING  
NEW PAVER PER LANDSCAPING  
PROPERTY LINE  
SET BACK LINE  
EXTENT OF PARKING BELOW GRADE  
NEW FENCE PER LANDSCAPE  
EXISTING WATER MAIN TO REMAIN  
NEW WATER MAIN PER CIVIL  
EXISTING SANITARY SEWAGE TO REMAIN  
NEW SANITARY SEWAGE PER CIVIL  
EXISTING STORM SEWAGE TO REMAIN  
NEW STORM SEWAGE PER CIVIL  
EXISTING ELECTRICAL OVERHEAD SERVICE TO REMAIN  
NEW ELECTRICAL OVERHEAD SERVICE PER ELECTRICAL  
EXISTING GAS LINE TO REMAIN  
NEW GAS LINE PER CIVIL  
EXISTING BELL LINE TO REMAIN  
EXISTING ROGER LINE TO REMAIN  
ENTRANCE/ BARRIER-FREE ENTRANCE  
MAIN ENTRANCE  
VEHICLE ACCESS  
NEW AREA DRAIN PER CIVIL  
CATCH BASIN: EXISTING TO REMAIN / NEW PER CIVIL  
MAINTENANCE HOLE: EXISTING TO REMAIN / NEW PER CIVIL  
UTILITY POLE: EXISTING TO REMAIN / NEW PER CIVIL  
VALVE AND VALVE BOX : EXISTING TO REMAIN / NEW PER CIVIL  
LIGHT STANDARD  
NEW FIRE HYDRANT PER CIVIL  
NEW WATER METER PER CIVIL  
NEW REMOTE WATER METER PER CIVIL  
NEW SIAMESE CONNECTION  
NEW DROPPED CURB  
NEW TREE PER LANDSCAPING  
EXISTING TREE TO REMAIN  
SHRUB: EXISTING TO REMAIN / NEW PER LANDSCAPING

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4	2024.12.13	ISSUED FOR SPC AND REZONING COMMENT RESPONSE 01
3	2024.10.25	REISSUED FOR SPC AND REZONING
2	2024.08.29	ISSUED FOR SPC AND REZONING
1	2024.05.08	ISSUED FOR PHASE 2 PRECONSULT
REV	DATE	ISSUE

NOTES

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CLIENT



OTTAWA  
ONTARIO, CANADA

PROJECT

254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

TITLE

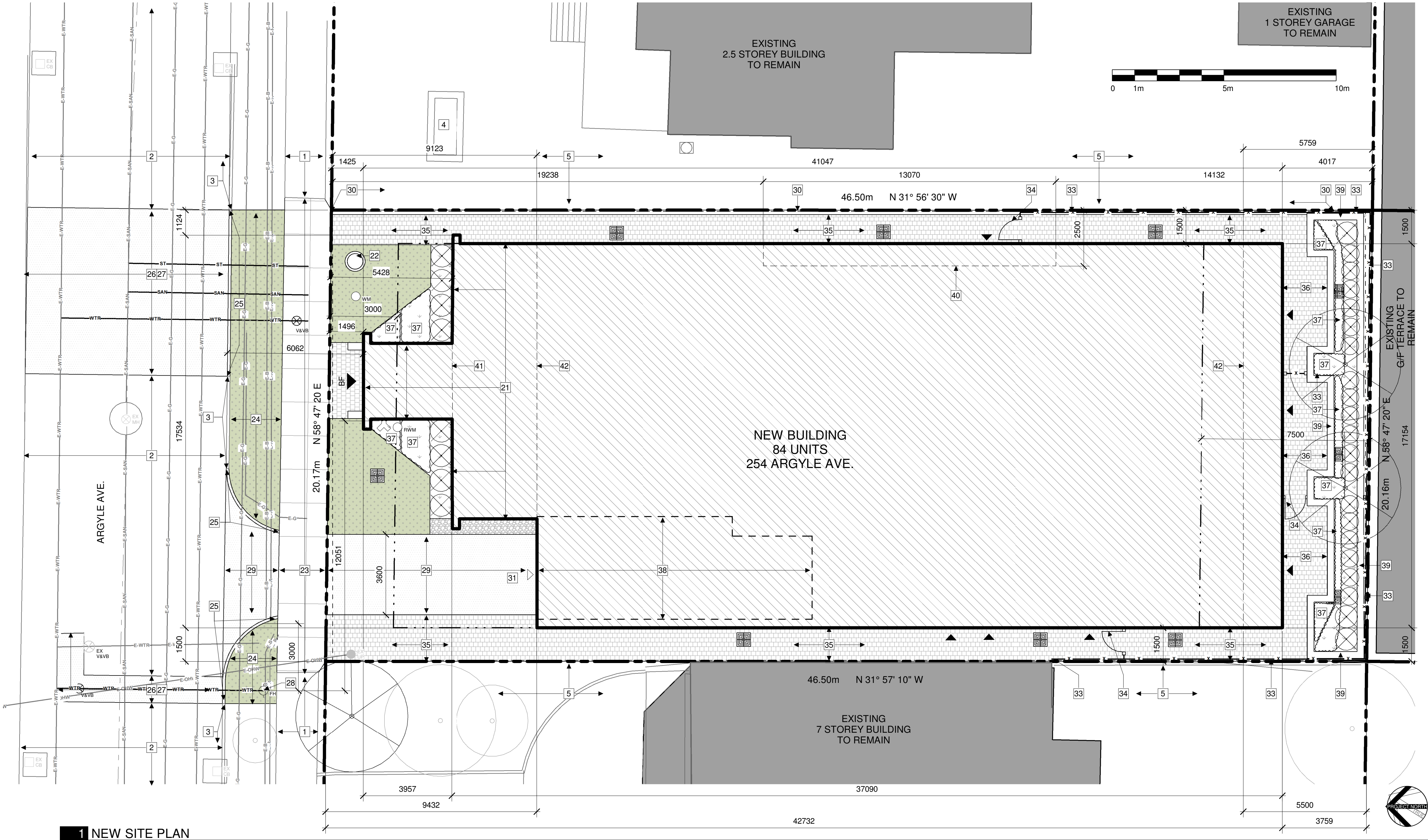
SITE PLAN

PROJECT NO: 2023-0250  
DRAWN: EF / IK  
APPROVED: DH  
SCALE: As indicated  
DATE PRINTED: 12/13/2024 2:08:59 PM

REV DRAWING NO.

4

A100



1 NEW SITE PLAN  
A100 1:100

LEGAL DESCRIPTION  
LOT 16 (SOUTH ARGYLE AVENUE)  
REGISTERED PLAN 30  
CITY OF OTTAWA

REFERENCE SURVEY  
DRAFT OF TOPOGRAPHIC PLAN OF SURVEY OF  
LOT 16 (SOUTH ARGYLE AVENUE)  
REGISTERED PLAN 30  
CITY OF OTTAWA  
PREPARED BY SURVEYED BY ANNIS, O'SULLIVAN,  
VOLLEBEKK LTD.

MUNICIPAL ADDRESS  
254 ARGYLE AVE. OTTAWA, ON

SITE AREA	937.6m <sup>2</sup>
BUILDING AREA	633.56m <sup>2</sup>
GROSS FLOOR AREA	3,810.12m <sup>2</sup>
BUILDING HEIGHT	35m 9 STOREYS
ZONE:	R5B H(19)
SCHEDULE 1:	AREA B
SCHEDULE 1A:	AREA X

ZONING PROVISION	REQUIRED	PROVIDED	PARKING QUEUING + LOADING	REQUIRED	PROVIDED	UNIT TYPES	PROVIDED	GFA BREAKDOWN	PROVIDED
MIN. LOT WIDTH	22.5m	20.17m	RESIDENTIAL SPACES	42	27	STUDIO	41	RESIDENTIAL	3718.81m <sup>2</sup>
MIN. LOT AREA	675m <sup>2</sup>	937.05m <sup>2</sup>	VISITOR SPACES	8	8	1 BEDROOM	32	WINE BAR	91.31m <sup>2</sup>
MIN. FRONT YARD SETBACK	3m	1.42m	ACCESSIBLE PARKING	0	2	2 BEDROOM	9	TOTAL	3810.12m <sup>2</sup>
MIN. REAR YARD SETBACK	7.5m	3.759m	BICYCLE PARKING	42 (.5/UNIT)	84	3 BEDROOM	2		
MIN. INTERIOR YARD SETBACK	1.5m (6m past 21m)	1.5m				TOTAL	84		
MAX. HEIGHT	19m	34.5m							
AMENITY AREA	504m <sup>2</sup> (6m <sup>2</sup> /unit)	582.5m <sup>2</sup>							
LANDSCAPED AREA	281.12m <sup>2</sup>	270.94m <sup>2</sup>							



GENERAL REFERENCE PLAN NOTES:

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B. DIMENSIONS ARE FOR LOCATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTINGS, COLUMNS AND FOUNDATION WALL SIZES.  
C. REFER TO MECHANICAL + ELECTRICAL DRAWINGS FOR DETAILS OF UNDERGROUND SERVICES.  
D. ALL EXTERIOR FOUNDATION WALLS ARE DIMENSIONED TO EXTERIOR FACE OF ASSEMBLY UNLESS OTHERWISE NOTED.  
E. ALL INTERIOR FOUNDATION WALLS + FOOTINGS ARE DIMENSIONED FROM GRIDLINE TO FACE UNLESS OTHERWISE NOTED.  
F. ALL WINDOWS ARE DIMENSIONED TO CENTERLINE OF WINDOW OPENING, UNLESS OTHERWISE NOTED.  
G. ALL DOORS ARE DIMENSIONED TO CENTERLINE OF DOOR OPENING, INCLUDING SIDELIGHT FRAMING, UNLESS OTHERWISE NOTED.  
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K. ENSURE 25mm MINIMUM THICKNESS OF CONCRETE COVER OVER VERTICAL STEEL REINFORCEMENT TO ALL REINFORCED CONCRETE STRUCTURAL COLUMNS AND WALLS.

REFERENCE PLAN KEYNOTES:

- 1 CISTERN OVERFLOW AND HATCH / VENTED CISTERN LID  
2 EXTENT OF DROPPED SLAB ABOVE  
3 DOUBLE TEAR BICYCLE STORAGE SPACES  
4 EXIT ONLY  
5 EXTENT OF FOUNDATION WALL BELOW

REFERENCE PLAN LEGEND:

- NOT IN CONTRACT  
PAINTED PARKING ISLAND

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3 2024.10.25 REISSUED FOR SPC AND REZONING  
2 2024.08.29 ISSUED FOR SPC AND REZONING  
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CLIENT



OTTAWA  
ONTARIO, CANADA

PROJECT

254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

TITLE

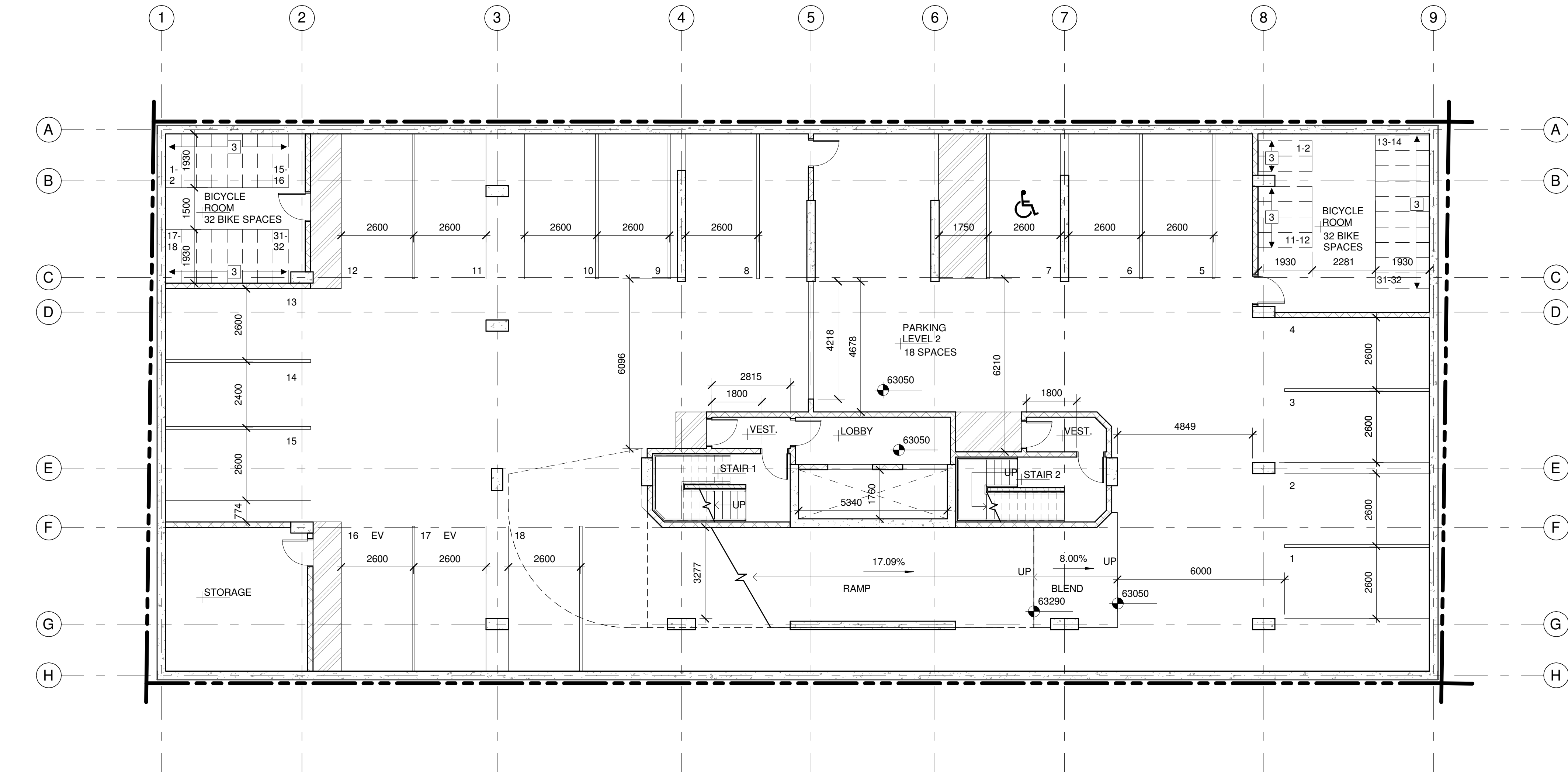
LEVEL -2 PLAN

PROJECT NO: 2023-0250  
DRAWN: Author  
APPROVED: Approver  
SCALE: 1 : 100  
DATE PRINTED: 2025-03-24 11:59:31 AM

REV DRAWING NO.

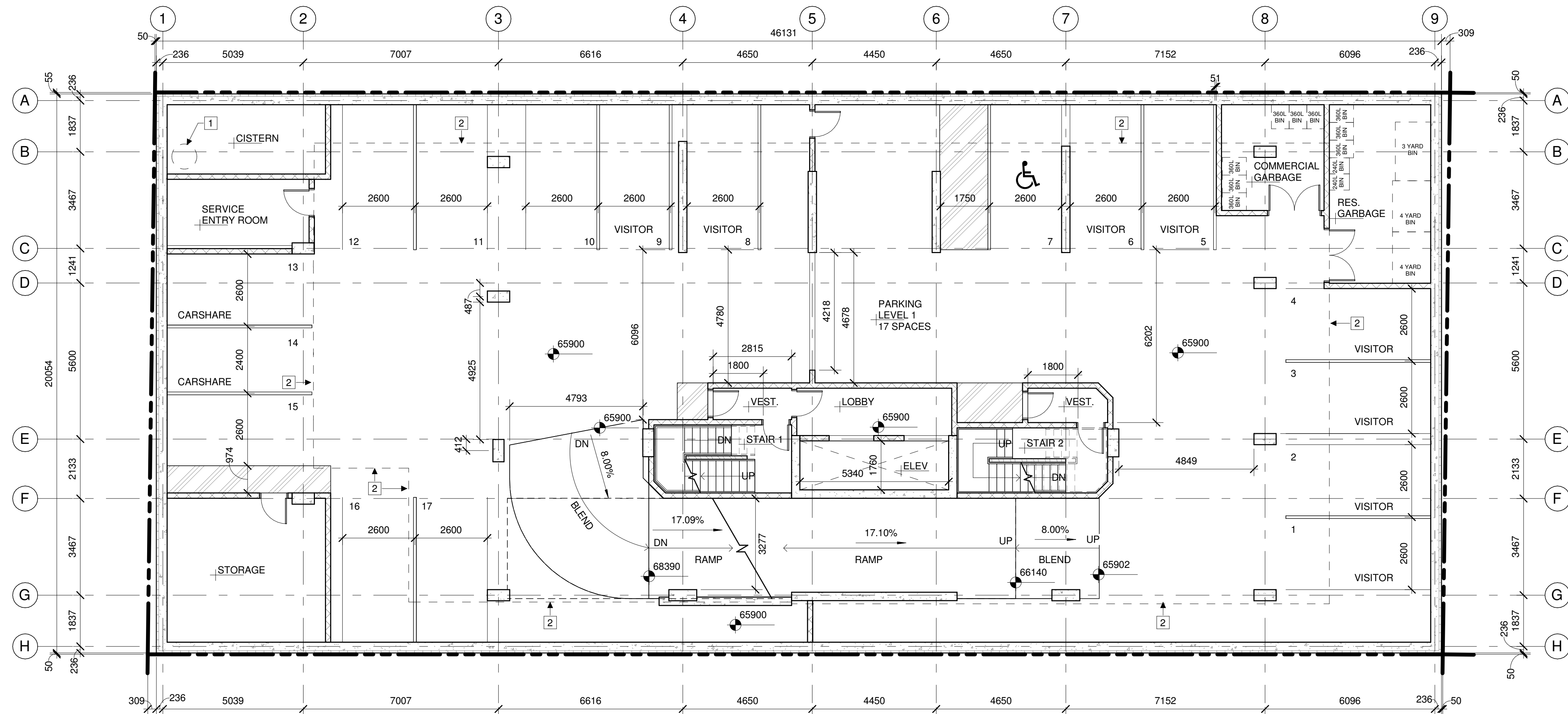
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A200

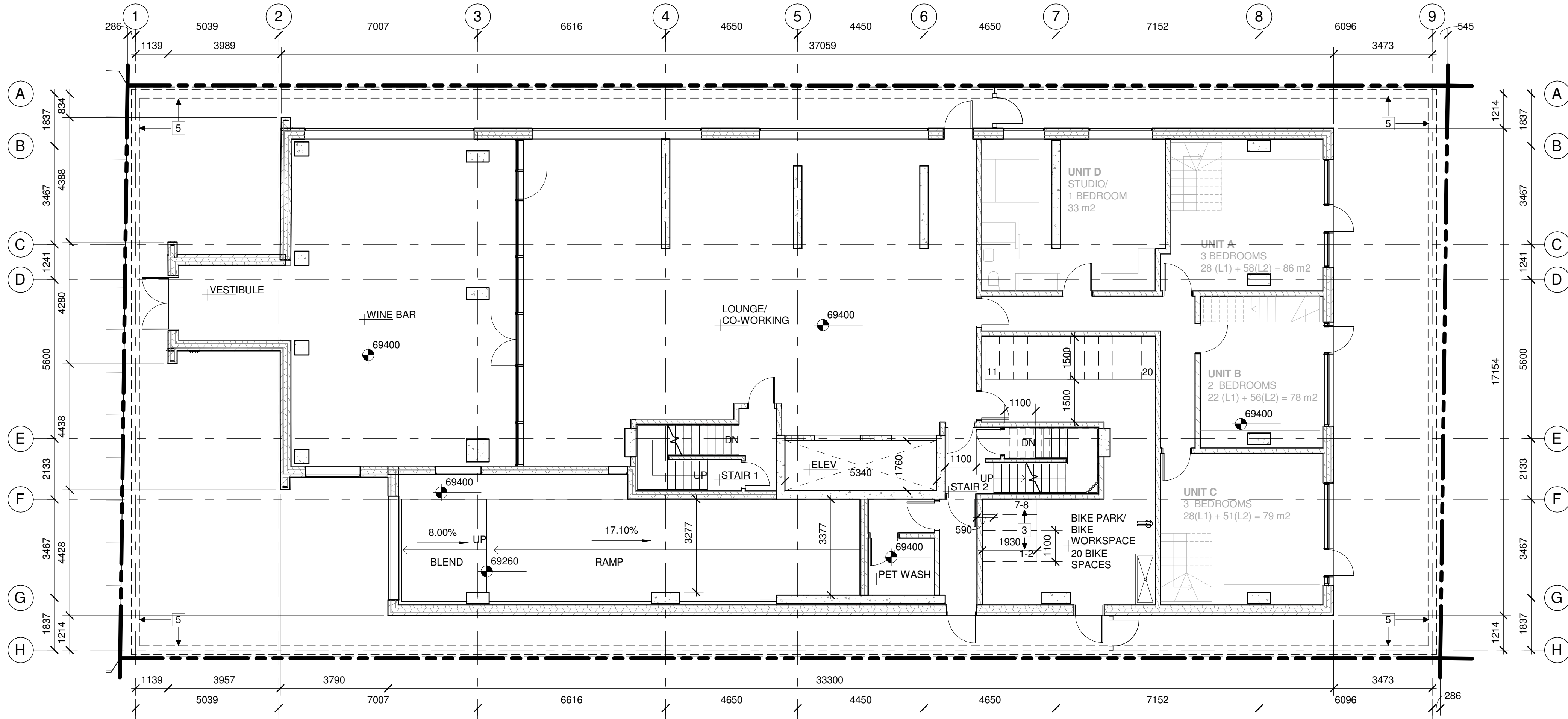


1 LEVEL -2 PLAN  
A200 1 : 100





**1 LEVEL -1 PLAN**  
A201 1:100



**2 GROUND FLOOR REFERENCE PLAN**  
A201 1:100



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- DOUBLE TEAR BICYCLE STORAGE SPACES
- EXIT ONLY
- EXTENT OF FOUNDATION WALL BELOW

**REFERENCE PLAN LEGEND:**

- NOT IN CONTRACT
- PAINTED PARKING ISLAND

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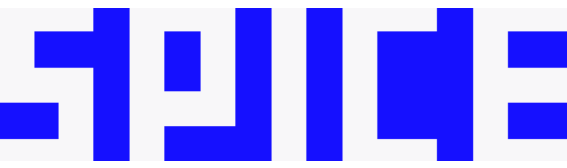
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CLIENT



OTTAWA

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PROJECT

**254 ARGYLE**

254 Argyle Avenue, Ottawa, Ontario

TITLE

**LEVEL -1 AND  
GROUND FLOOR  
PLANS**

PROJECT NO: 2023-0250

DRAWN: IK / EF

APPROVED: DH

SCALE: 1:100

DATE PRINTED: 2025-03-24 11:59:32 AM

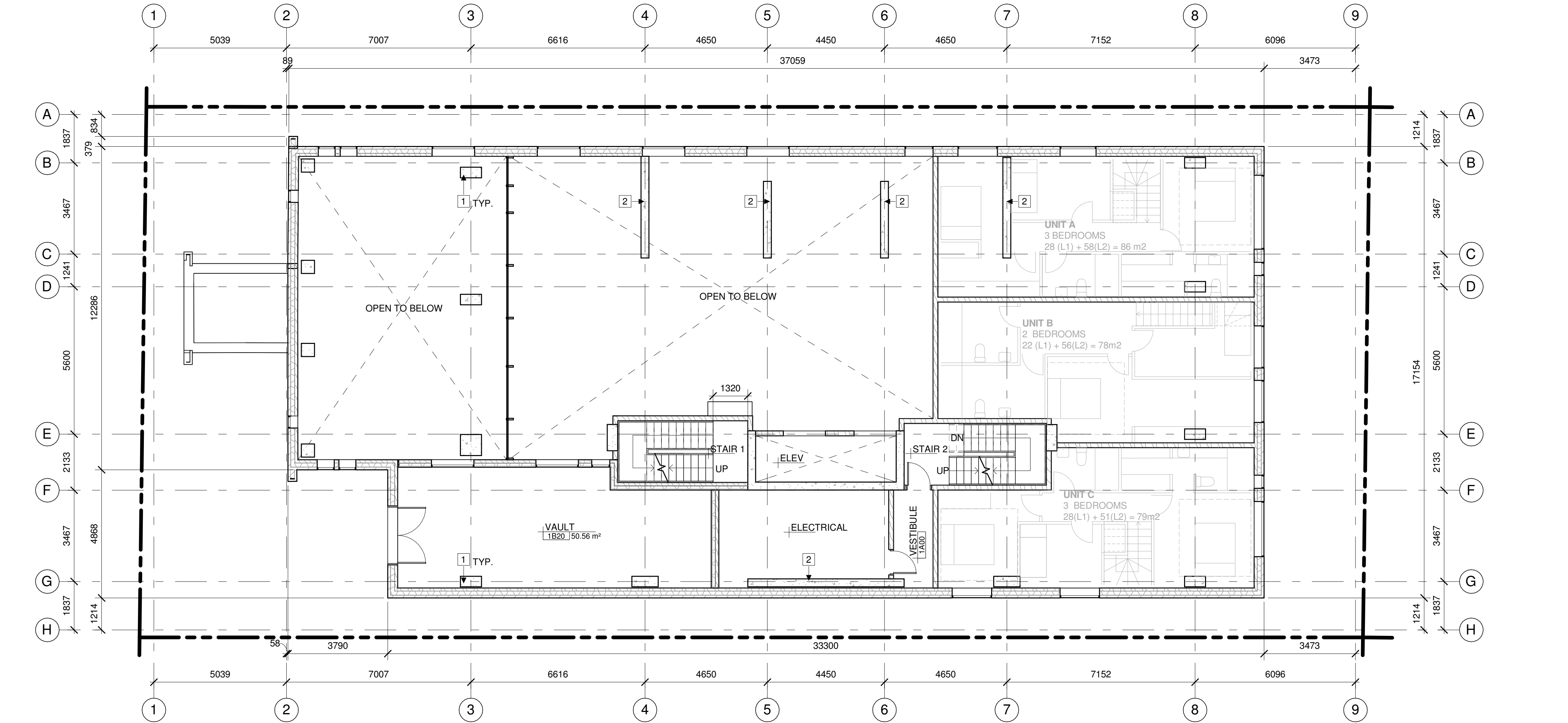
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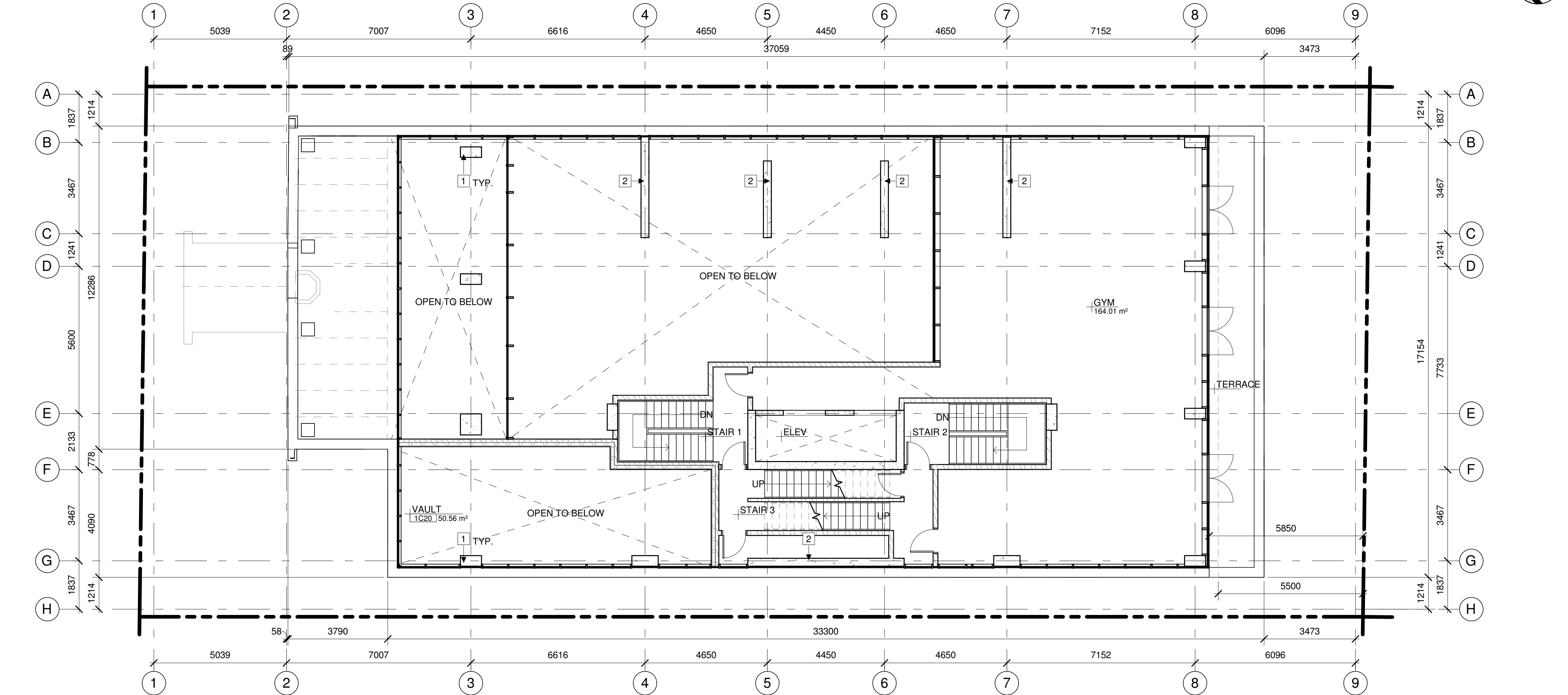
4

**A201**





1 LEVEL 1B PLAN  
A202 1:100



2 LEVEL 1C PLAN  
A202 1:100

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REFERENCE PLAN KEYNOTES:

- 1 COLUMN PER STRUCTURAL
- 2 WALL PER STRUCTURAL

REFERENCE PLAN LEGEND:

NOT IN CONTRACT

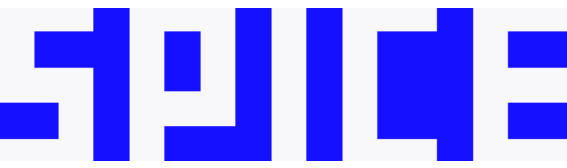
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254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

TITLE

LEVEL 1B AND LEVEL  
1C PLANS

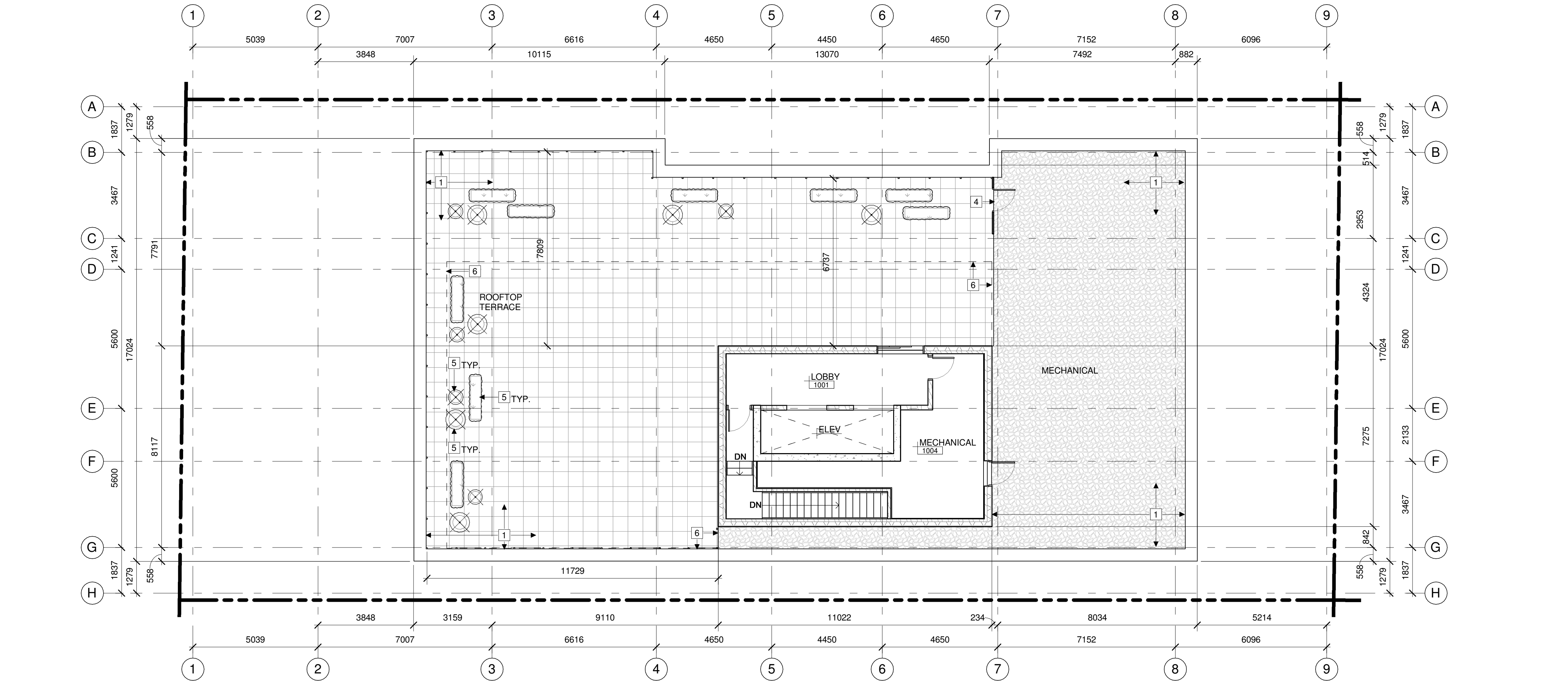
PROJECT NO: 2023-0250  
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APPROVED: DH  
SCALE: 1:100  
DATE PRINTED: 2025-03-20 9:35:07 AM

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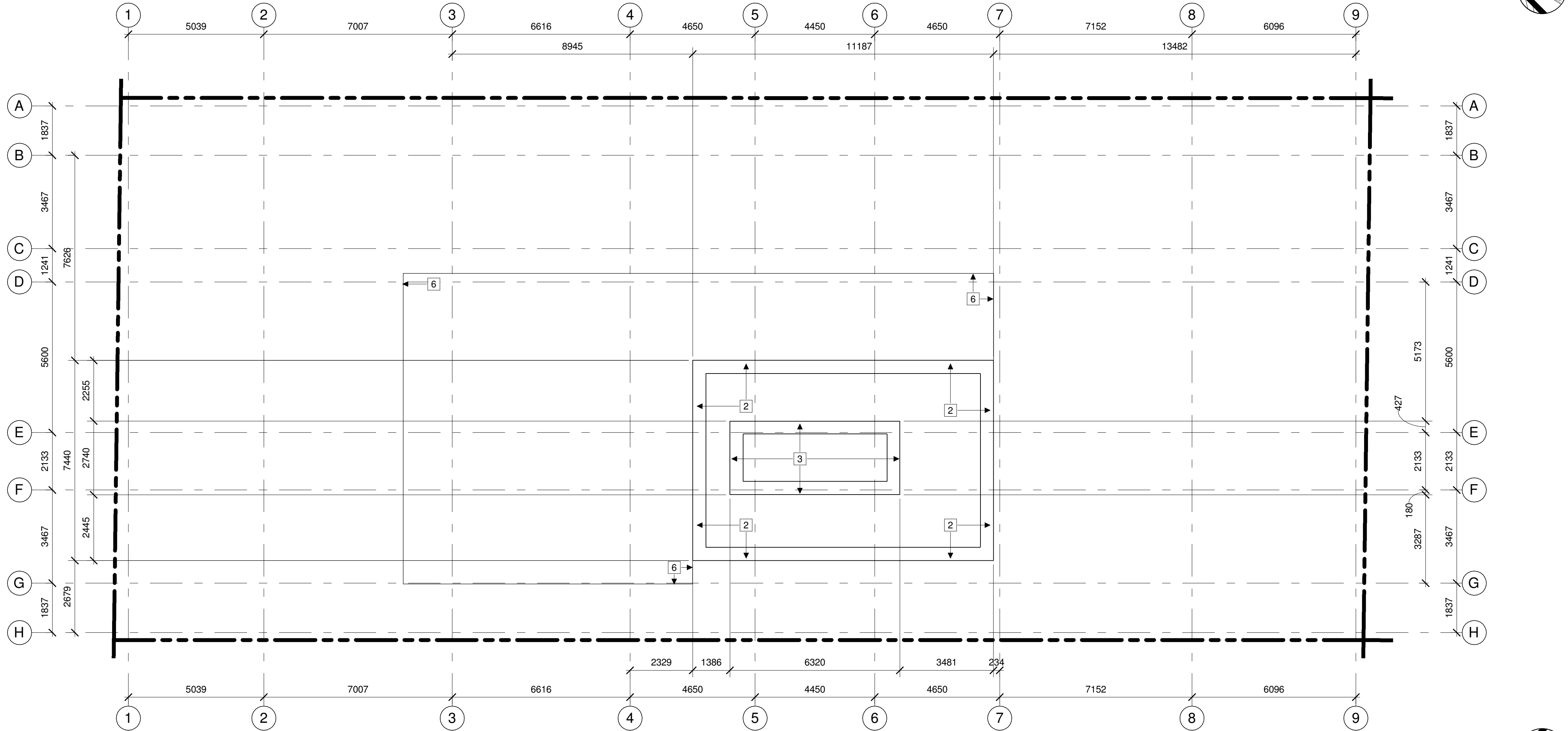
3

A202





**1 PENTHOUSE & MAIN ROOF PLAN**  
A204 1:100



**2 UPPER ROOF PLAN**  
A204 1:100


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- REFER TO MECHANICAL + ELECTRICAL DRAWINGS FOR DETAILS OF UNDERGROUND SERVICES.
- ALL WINDOWS ARE DIMENSIONED TO CENTERLINE OF WINDOW OPENING, UNLESS OTHERWISE NOTED.
- ALL DOORS ARE DIMENSIONED TO CENTERLINE OF DOOR OPENING, INCLUDING SIDELIGHT FRAMING, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FINISHED FACE, UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE DIMENSIONED FROM INTERIOR FINISHED FACES OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS ARE DIMENSIONED TO CENTERLINE OF PARTITION, UNLESS OTHERWISE NOTED. CONSIDER OFFSET FROM PARTITION CENTERLINE TO STUD FRAMING CENTER BASED ON WALL ASSEMBLY.
- ENSURE 25mm MINIMUM THICKNESS OF CONCRETE COVER OVER VERTICAL STEEL REINFORCEMENT TO ALL REINFORCED CONCRETE STRUCTURAL COLUMNS AND WALLS.

**REFERENCE PLAN KEYNOTES:**

- LOWER LEVEL ROOF
- UPPER ROOF
- ELVATOR SHAFT ROOF
- ROOF SCREEN AND GATE
- SHRUBS IN PLANTER
- EXTENT OF PERGOLA

**REFERENCE PLAN LEGEND:**

 NOT IN CONTRACT

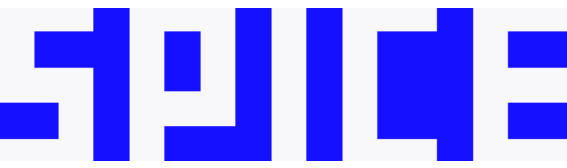
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4	2024.12.13	ISSUED FOR SPC AND REZONING COMMENT RESPONSE 01
3	2024.10.25	REISSUED FOR SPC AND REZONING
2	2024.08.29	ISSUED FOR SPC AND REZONING
1	2024.05.08	ISSUED FOR PHASE 2 PRECONSULT
REV	DATE	ISSUE

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OTTAWA  
ONTARIO, CANADA

PROJECT

**254 ARGYLE**

254 Argyle Avenue, Ottawa, Ontario

TITLE

**ROOFS & PENTHOUSE PLANS**

PROJECT NO: 2023-0250  
DRAWN: IK / EF / RK  
APPROVED: DH  
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