

### LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBORING BUILDINGS
- LANDSCAPED AREA
- CONCRETE/SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- FIRE ACCESS ROUTE
- CURB
- DEPRESSED CURB
- NEW TREE / VEGETATION (REFER TO LANDSCAPE PLAN FOR TYPE, SIZE AND LOCATION)
- EXISTING TREE (VEGETATION IS FOR REFERENCE ONLY, REFER TO LANDSCAPE PLAN)
- BARRIER FREE PARKING
- TWIP TACTILE MARKING SURFACE INDICATOR
- CATCH BASIN
- AREA DRAIN
- SIEMSE CONNECTION
- ENTRANCE/ EXIT LOCATION
- PRINCIPAL ENTRANCE
- TRANSFORMER
- FENCE & GATE
- MAN HOLE COVER
- EXISTING UTILITY POLE / LIGHT STANDARD
- FIRE HYDRANT
- NLS (NEW LIGHT STANDARD, REFER TO ELECTRICAL)
- BOLLARD
- FIRE ROUTE ACCESS / NO PARKING SIGN SEE DRAWING K/A-101
- STOP SIGN SEE DRAWING K/A-101
- VEHICULAR TRAFFIC DIRECTION
- PROPOSED WATERMAN STANDPOST

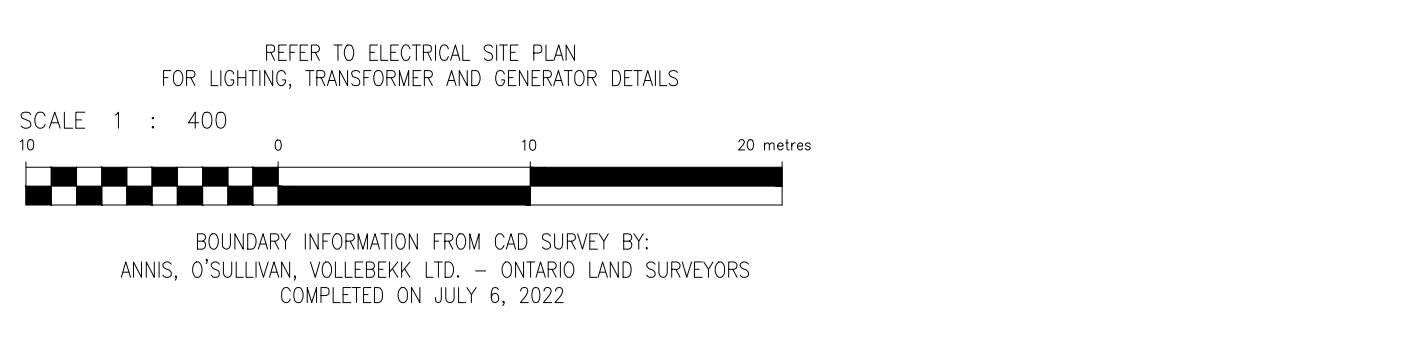
### SITE STATISTICS

**LEGAL DESCRIPTION OF PROPERTY**  
 PLAN OF SURVEY OF PART OF LOT 27, CONCESSION 2, PART 1, 2, 3 & 4  
 TOWNSHIP OF GLOUCESTER

PROVISIONS	REQUIRED	PROPOSED
LOT AREA (min.)	2,000 m <sup>2</sup>	9,177 m <sup>2</sup>
LOT COVERAGE (max.)	65 %	41.04 %
LOT FRONTAGE (min.)	No Minimum	38.0 M
FRONT YARD (min.)	7.5 M	7.5 M
SIDE YARD (min.)	7.5 M	7.5 M
REAR YARD (min.)	7.5 M	7.5 M
BUILDING HEIGHT (max.)	18.0 M	12.2 M
LANDSCAPE BUFFER (street)	3.0 M	5.16 M
PARKING (2.6m x 5.2m and/or 2.6m x 6.7m)	30 TOTAL	30 TOTAL
BARRIER FREE PARKING - Included in total (3.6m x 5.2m)	1	1
BICYCLE PARKING	3	4
TREE PROTECTION BY-LAW: # OF TREES REQUIRING PERMIT FOR REMOVAL: 18		

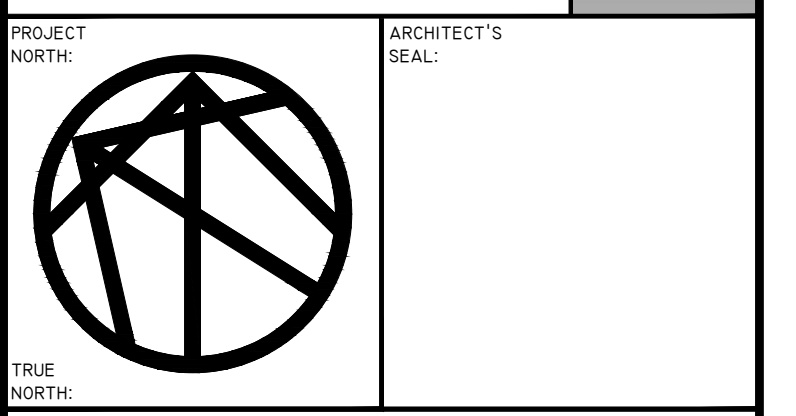
LOT COVERAGE: 41.04 % (LOT AFTER EASEMENT)

(\* MEASURED FROM EXTERIOR FACES OF EXTERIOR WALLS)



**nicholas caragianis architect inc.**

137 Pamilla Street  
 Ottawa ON K1S 3K9  
 613 237 6801 ncarchitect.ca



PROJECT NORTH:  
 ARCHITECT'S SEAL:  
 © Copyright 2023, Nicholas Caragianis Architect Inc. All Rights Reserved.  
 Notes: Contractor must verify all drawings, dimensions, details and specifications and report any discrepancies to the architect before proceeding with work. All drawings and specifications are instruments of service and the property of the architect, and these must be returned at the completion of the project, and may not be reproduced without the architect's written permission. All drawings are to be read in conjunction with specifications and consultants' documents. Do not scale drawings. Do not use for construction unless both indicated as "For Construction" and bearing the architect's stamp and signature. All construction to meet local, provincial and federal requirements.

**CIVIL:**  
**D.B. Grey Engineering Inc.**  
 700 Long Point Circle, Ottawa  
 Ontario K1T 4E9  
 TEL: 613-425-8044

**MECHANICAL & ELECTRICAL:**  
**Miritor Ltd.**  
 31-2000 Thurston Drive, Ottawa  
 Ontario K1G 4K7  
 TEL: 613-722-5486

**STRUCTURAL:**  
**D+M Structural Engineering**  
 110-333 Preston Street, Ottawa  
 Ontario K1S 5N4  
 TEL: 613-651-9490

**ENVIRONMENTAL:**  
**Terrapex Environmental Ltd.**  
 1-20 Gurdwara Road, Ottawa  
 Ontario K2E 8B3  
 TEL: 613-745-6471

**LANDSCAPING & PLANNING:**  
**Novatech**  
 200-240 Michael Cowpland Dr  
 Ottawa, Ontario K2M 1P6  
 TEL: 613-254-9643

NO.	DATE	DESCRIPTION
22	2023/12/19	SITE PLAN CONTROL RESUBMISSION
21	2023/09/27	CONSULTANT COORD
20	2023/06/21	FOR CLIENT REV.
19	2023/02/14	FOR SPC SUBMISSION
18	2023/02/03	FOR CONSULTANT COORD
17	2023/02/03	FOR CLIENT REV.
16	2023/01/26	FOR CONSULTANT COORD
15	2023/01/13	FOR CONSULTANT COORD
14	2023/01/04	FOR CONSULTANT COORD
13	2022/12/12	FOR CONSULTANT COORD
12	2022/12/06	FOR CONSULTANT COORD
11	2022/11/17	FOR TRAFFIC REV.
ISSUE	YYYY/MM/DD	ISSUES DESCRIPTION

**CLIENT NAME AND ADDRESS:**  
**AVENYN FUND**  
 503-359 KENT ST.  
 OTTAWA ON. K2P 0R6

**PROJECT NAME & LOCATION:**  
**MICHAEL STREET**  
 1591 & 1611 MICHAEL ST.  
 OTTAWA, ON  
 K1B 3T3

NCA PROJECT NUMBER: 2022.0003 FILE NUMBER:  
 OWNER'S CONTRACT NUMBER: OWNER'S PROJECT NUMBER:

CAD FILE NAME: A1.0 SITEPLAN-OP2

SHEET TITLE: **SITE PLAN**

SCALE: 1:250 SHEET ID:  
 DRAWN BY: SG  
 DATE CREATED: 2021.07.20 **A-100 R1**

Plan #18942 D07-12-23-0017

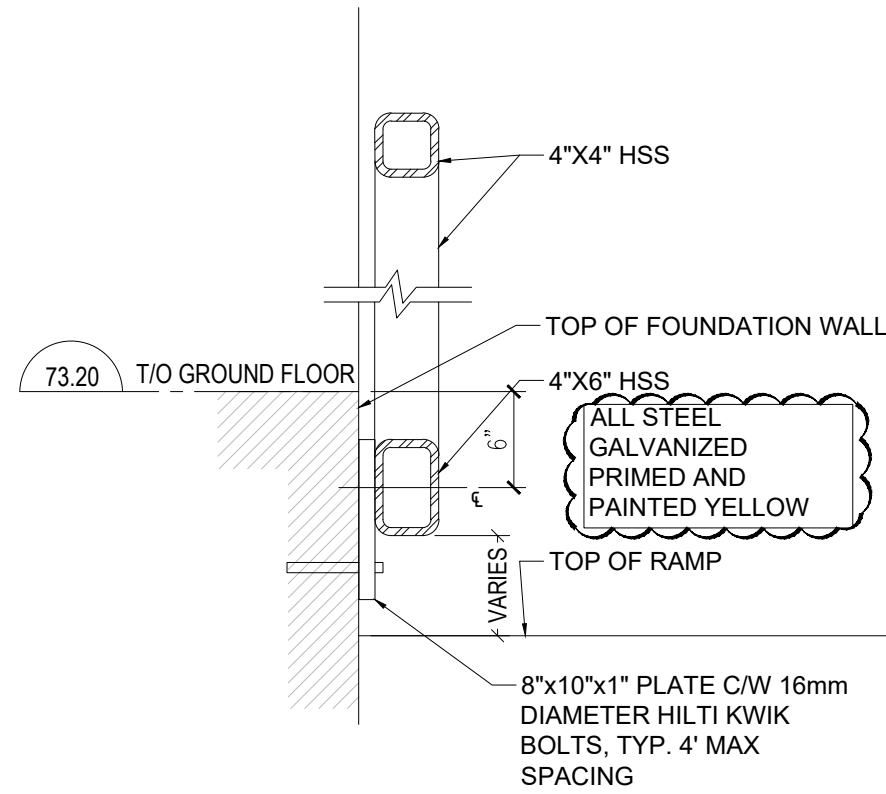
1 SITE PLAN  
 A-100 SCALE: 1:300

MICHAEL STREET (AS WIDENED BY BY-LAW 241-58, INST.Q.32524) (PLAN BA-2542)  
 pin 04263 - 0292

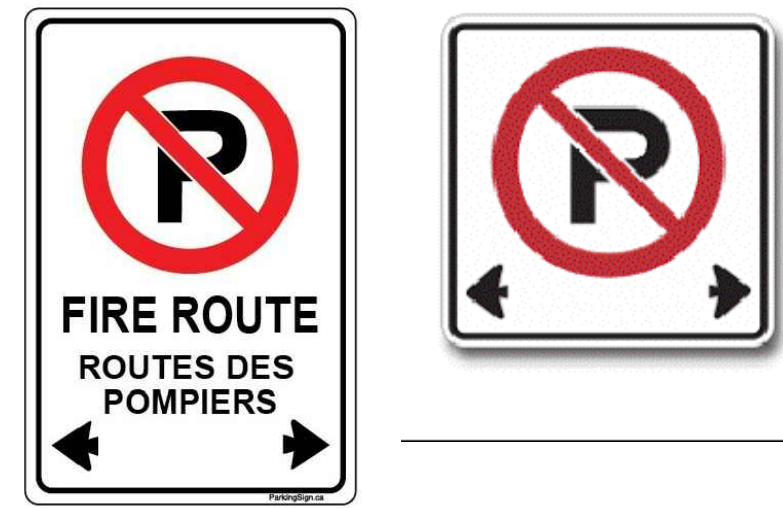


V:\DWG\17-Ottawa\051\3.0 DRAWINGS\3.3 Working\Drawings\3.3.2 x Refs\One Way Sign.PNG

1 ONE-WAY SIGN  
A-101 SCALE: NOT TO SCALE

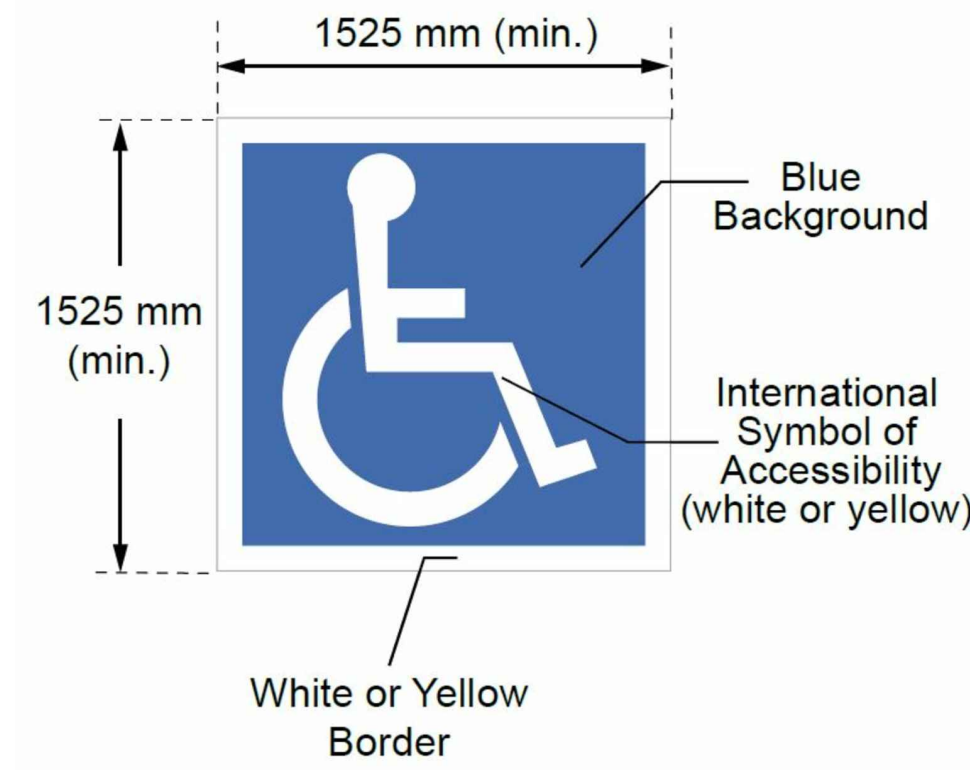


6 GUARD RAIL SECTION DETAIL  
A-101 1"=1'-0"

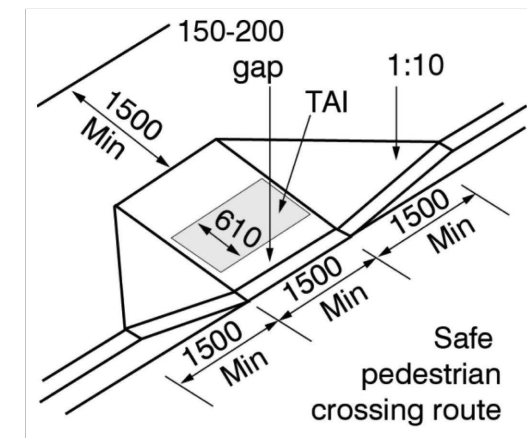


SUPPLY AND INSTALL 12" X 18" FIRE ROUTE & 12" X 12" NO PARKING SIGNS LOCATIONS AS PER SITE PLAN SIGNS TO BE SUPPORTED BY U CHANNEL POST MIN. 5' TO MIDDLE OF SIGN

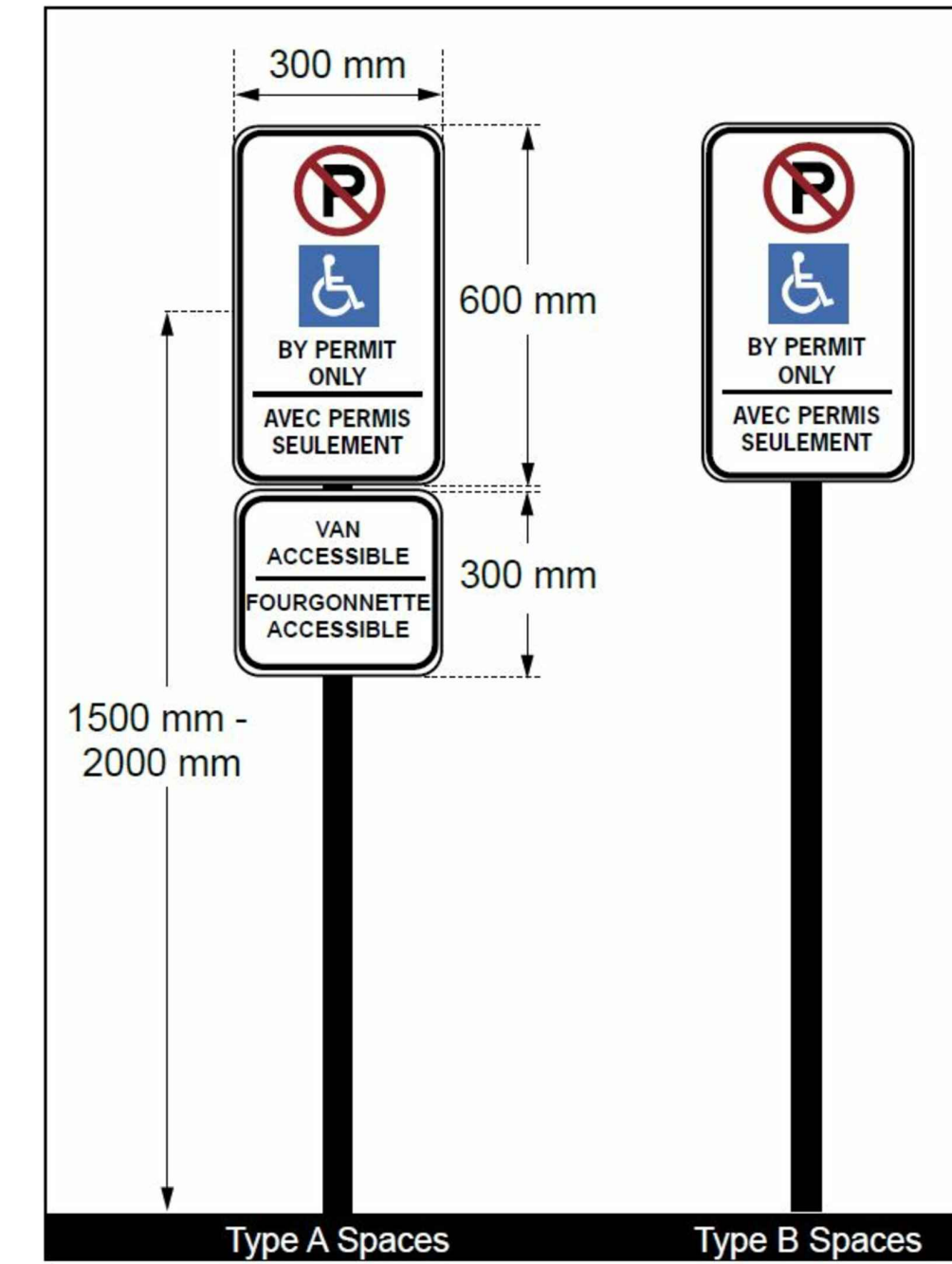
2 FIRE ROUTE & NO PARKING SIGNAGE  
A-101 SCALE: NOT TO SCALE



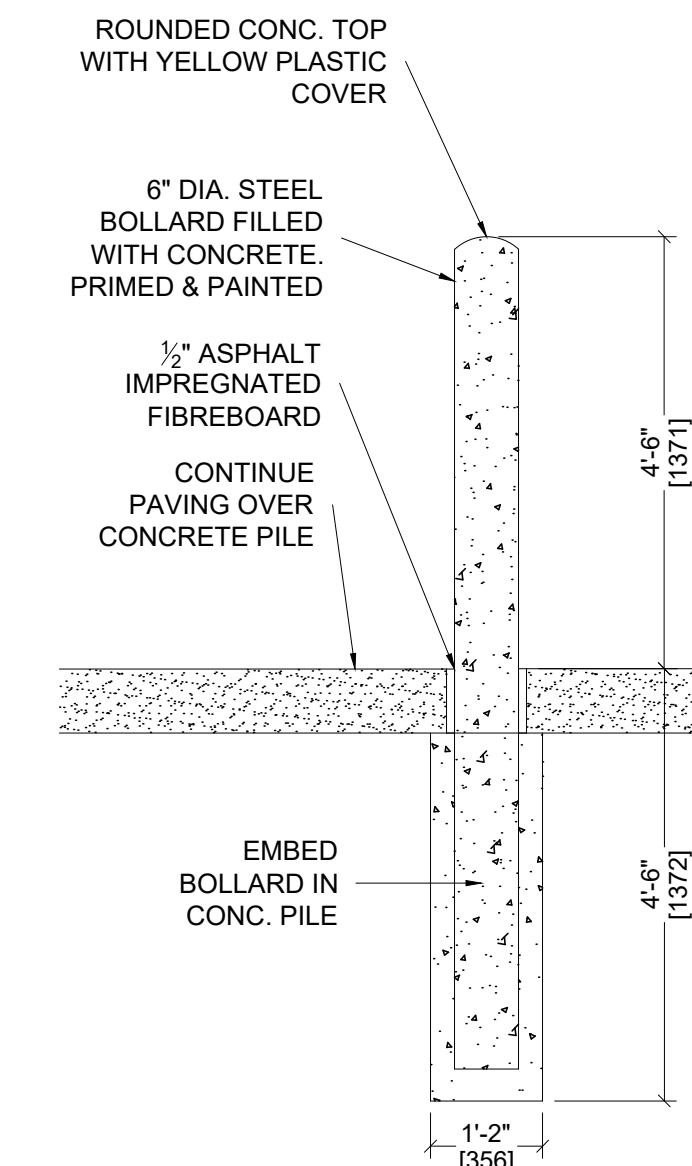
3 ACCESSIBLE PARKING PAVING MARKING  
A-101 SCALE: NOT TO SCALE



7 TYPICAL BARRIER-FREE DEPRESSED CURB  
A-101 1"=1'-0"



4 ACCESSIBLE PARKING VERTICAL SIGNAGE  
A-101 SCALE: NOT TO SCALE

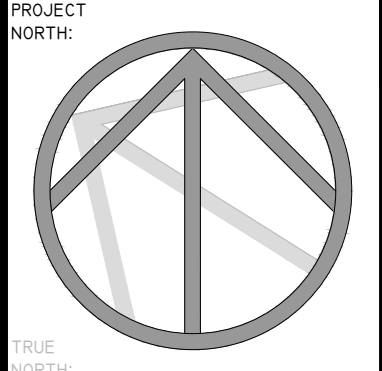


5 TYPICAL BOLLARD DETAIL  
A-101 SCALE: NOT TO SCALE

nicholas caragianis architect inc.



137 Pamilla Street  
Ottawa ON K1S 3K9  
613 237 6801 ncarchitect.ca



© Copyright 2023, Nicholas Caragianis Architect Inc. All Rights Reserved.  
Notes: Contractor must verify all drawings, dimensions, details and specifications and report any discrepancies to the architect before proceeding with work. All drawings and specifications are instruments of service and the property of the architect, and these must be returned at the completion of the project, and may not be reproduced without the architect's written permission. All drawings are to be read in conjunction with specifications and consultants' documents. Do not scale drawings. Do not use for construction unless both indicated as "For Construction" and bearing the architect's stamp and signature. All construction to meet local, provincial and federal requirements.

CIVIL: D.B. Grey Engineering Inc.  
700 Long Point Circle, Ottawa  
Ontario K1T 4E9  
TEL: 613-425-8044

MECHANICAL & ELECTRICAL: Miron Ltd.  
31-2000 Thurston Drive, Ottawa  
Ontario K1G 4K7  
TEL: 613-722-5486

STRUCTURAL: D+M Structural Engineering  
110-333 Preston Street, Ottawa  
Ontario K1S 5N4  
TEL: 613-651-9490

ENVIRONMENTAL: Terrapex Environmental Ltd.  
1-20 Gurdwara Road, Ottawa  
Ontario K2E 8B3  
TEL: 613-745-6471

LANDSCAPING & PLANNING: Novatech  
200-240 Michael Cowpland Dr  
Ottawa, Ontario K2M 1P6  
TEL: 613-254-9643

ISSUE	YYYY/MM/DD	ISSUES DESCRIPTION
2	12/19/2023	ISSUED FOR SPC RESUBMISSION
1	2/14/2022	ISSUED FOR SPC

CLIENT NAME AND ADDRESS:  
AVENYN FUND  
503-359 KENT ST.  
OTTAWA ON. K2P 0R6

PROJECT NAME & LOCATION:  
MICHAEL STREET  
1591 & 1611 MICHAEL ST.  
OTTAWA, ON  
K1B 3T3

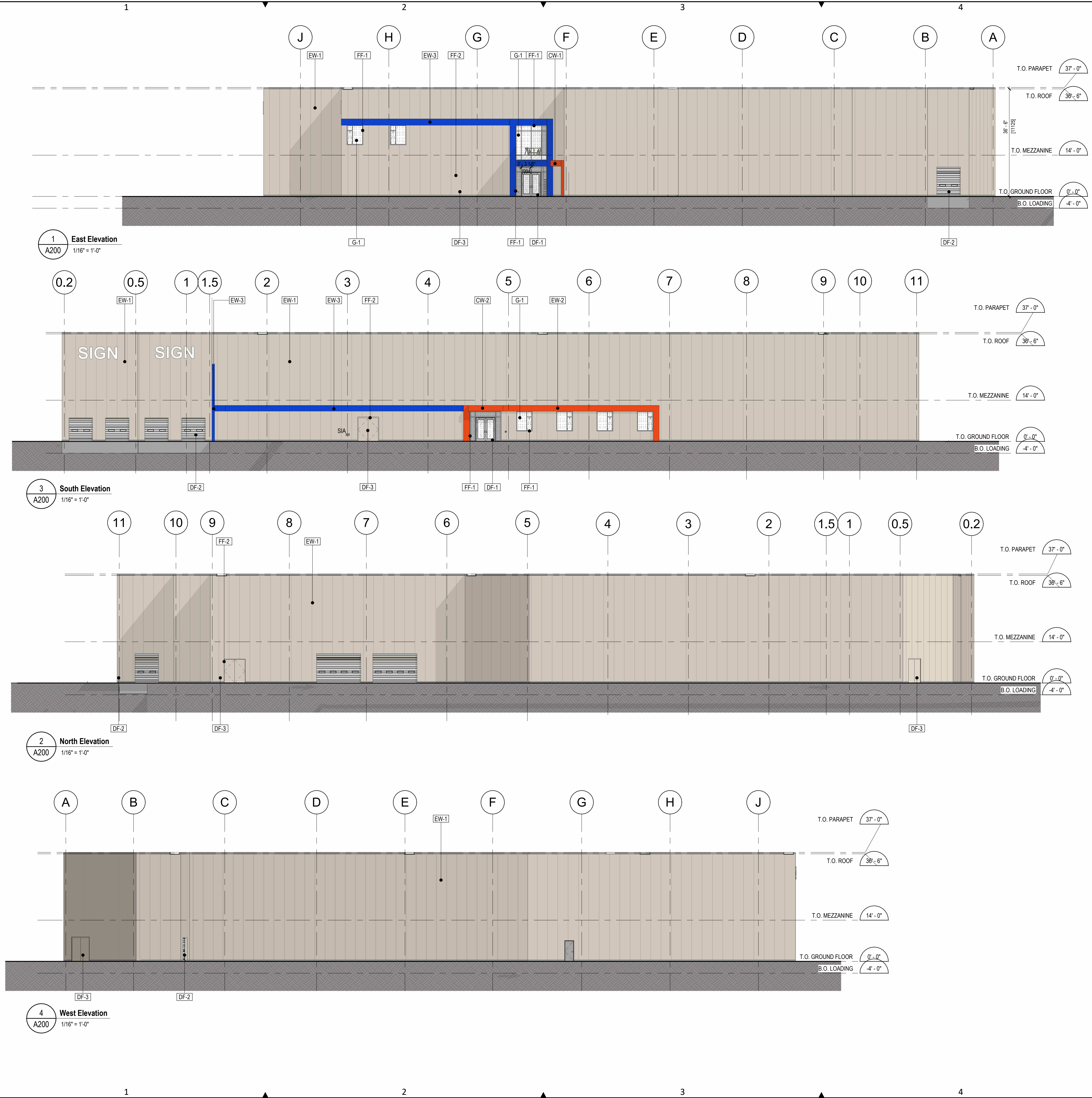
NCA PROJECT NUMBER: 2022.0003 FILE NUMBER:  
OWNER'S CONTRACT NUMBER: OWNER'S PROJECT NUMBER:

CAD FILE NAME: A1.1 SITE DETAILS

SHEET TITLE:  
SITE DETAILS

SCALE: AS NOTED SHEET ID:  
DRAWN BY: SG A-101 R1  
DATE CREATED: 2021.07.20



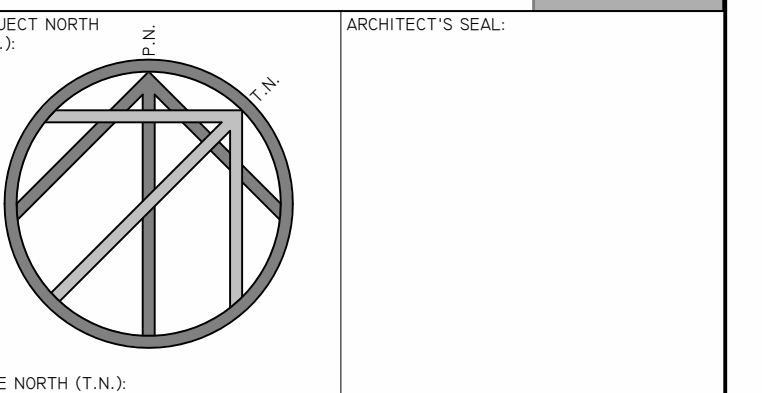


**GENERAL NOTES:**  
 1. REFER TO SHEET A-101 FOR BOLLARD DETAILS.

**DRAWING NOTES:** #

nicholas  
caragianis  
architect  
inc.

137 Pamilla Street  
Ottawa ON K1S 3K9  
613 237 6801 ncarchitect.ca



PROJECT NORTH (P.N.):  
 ARCHITECT'S SEAL:  
 TRUE NORTH (T.N.):  
 © Copyright 2023, Nicholas Caragianis Architect Inc. All Rights Reserved.  
 Notes: Contractor must verify all drawings, dimensions, details and specifications and report any discrepancies to the architect before proceeding with work. All drawings and specifications are instruments of service and the property of the architect, and these must be returned at the completion of the project, and may not be reproduced without the architect's written permission. All drawings are to be read in conjunction with specifications and consultants' documents. Do not scale drawings. Do not use for construction unless both indicated as "For Construction" and bearing the architect's stamp and signature. All construction to meet local, provincial and federal requirements.

CIVIL:  
**D.B. Grey Engineering Inc.**  
 700 Long Point Circle, Ottawa  
 Ontario K1T 4E9  
 TEL: 613-425-8044

MECHANICAL & ELECTRICAL:  
**Mirton Ltd.**  
 31-2000 Thurston Drive, Ottawa  
 Ontario K1G 4K7  
 TEL: 613-722-5486

STRUCTURAL:  
**D+M Structural Engineering**  
 110-333 Preston Street, Ottawa  
 Ontario K1S 5N4  
 TEL: 613-651-9490

ENVIRONMENTAL:  
**Terrapex Environmental Ltd.**  
 1-20 Gurdwara Road, Ottawa  
 Ontario K2E 8B3  
 TEL: 613-745-6471

LANDSCAPING & PLANNING:  
**Novatech**  
 200-240 Michael Cowpland Dr  
 Ottawa, Ontario K2M 1P6  
 TEL: 613-254-9643

NO.	DATE	DESCRIPTION
7	2023-12-20	ISSUED FOR SPC RESUBMISSION
6	2023-02-14	ISSUED FOR SPC
5	2023-02-06	CONSULTANT COORD
4	2023-02-03	ISSUED FOR CLIENT SIGN-OFF
3	2023-01-26	ISSUED FOR CLIENT SIGN-OFF
2	2023-01-19	ISSUED FOR COORDINATION
1	2023-01-16	ISSUED FOR COORDINATION
#	YYYY-MM-DD	REVISIONS

CLIENT NAME AND ADDRESS:  
**AVENYN FUND**  
 2503-359 KENT ST.  
 OTTAWA ON K2P 0R6

PROJECT NAME AND LOCATION:  
**MICHAEL STREET**  
 1591 & 1611 MICHAEL STREET,  
 OTTAWA, ON  
 K1B 3T3

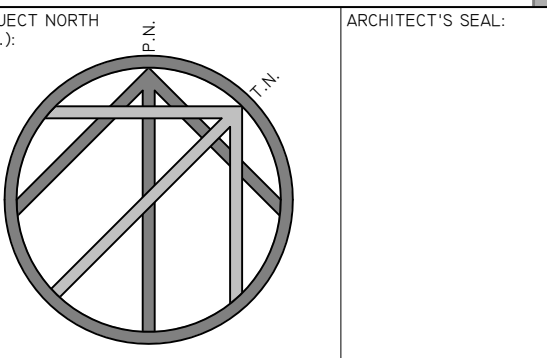
NCA PROJECT NUMBER: 2022.0003  
 FILE NUMBER:  
 OWNER'S CONTRACT NUMBER:  
 CLIENT PROJECT NUMBER:

SHEET TITLE:  
**ELEVATIONS**

SCALE: As indicated  
 SHEET #: **A200**  
 DATE CREATED: 04/15/21

EXTERIOR FINISHES SCHEDULE		
TYPE	DESCRIPTION	COLOR
CW-1	CANOPY CLADDING - CLIPPED ALUMINUM PANEL	ALUCOBOND AXCENT CARB RED
CW-2	CANOPY CLADDING - CLIPPED ALUMINUM PANEL	ALUCOBOND AXCENT ULTRAMARINE BLUE
DF-1	GLAZED DOOR W/ SIDELITE	CLEAR ANODIZED ALUMINUM
DF-2	GARAGA OVERHEAD DOOR	GARAGA STANDARD "CLAYSTONE"
DF-3	INSULATED METAL DOOR	PAINTED TO MATCH IMP
EW-1	NORBEC VERTICAL IMP	NORBEC CLASSIC PVDF "SANDSTONE"
EW-2	CLEAR GLAZING	CLEAR
EW-3	ALUCOBOND CLIPPED ALUMINUM PANEL	ALUCOBOND AXCENT ULTRAMARINE BLUE
FF-1	GLAZING FRAME	CLEAR ANODIZED ALUMINUM
FF-2	INSULATED METAL DOOR FRAME	PAINTED TO MATCH IMP
G-1	CLEAR GLAZING	CLEAR





PROJECT NORTH (P.N.):  
ARCHITECT'S SEAL:  
© Copyright 2021, Nicholas Caragianis Architect Inc. All Rights Reserved.  
Notes: Contractor must verify all drawings, dimensions, details and specifications and report any discrepancies to the architect before proceeding with work. All drawings and specifications are instruments of service and the property of the architect, and these must be returned at the completion of the project, and may not be reproduced without the architect's written permission. All drawings are to be read in conjunction with specifications and consultants' documents. Do not scale drawings. Do not use for construction unless both indicated as "For Construction" and bearing the architect's stamp and signature. All construction to meet local, provincial and federal requirements.

CIVIL:  
**D.B. Grey Engineering Inc.**  
700 Long Point Circle, Ottawa  
Ontario K1T 4E9  
TEL: 613-425-8044

MECHANICAL & ELECTRICAL:  
**Miriton Ltd.**  
31-2000 Thurston Drive, Ottawa  
Ontario K1G 4K7  
TEL: 613-722-5486

STRUCTURAL:  
**D+M Structural Engineering**  
110-333 Preston Street, Ottawa  
Ontario K1S 5N4  
TEL: 613-651-9490

ENVIRONMENTAL:  
**Terrapex Environmental Ltd.**  
1-20 Gurdwara Road, Ottawa  
Ontario K2E 8B3  
TEL: 613-745-6471

LANDSCAPING & PLANNING:  
**Novatech**  
200-240 Michael Cowpland Dr  
Ottawa, Ontario K2M 1P6  
TEL: 613-254-9643

NO.	DATE	DESCRIPTION
6	2023-12-20	ISSUED FOR SPC RESUBMISSION
5	2023-10-10	ISSUED FOR COORD
4	2023-02-03	ISSUED FOR CLIENT SIGN-OFF
3	2023-01-26	ISSUED FOR CLIENT SIGN-OFF
2	2023-01-12	ISSUED FOR COORDINATION
1	2023-01-11	ISSUED FOR COORDINATION
#	YYYY-MM-DD	REVISIONS

CLIENT NAME AND ADDRESS:  
**AVENYN FUND**  
2503-359 KENT ST.  
OTTAWA ON K2P 0R6

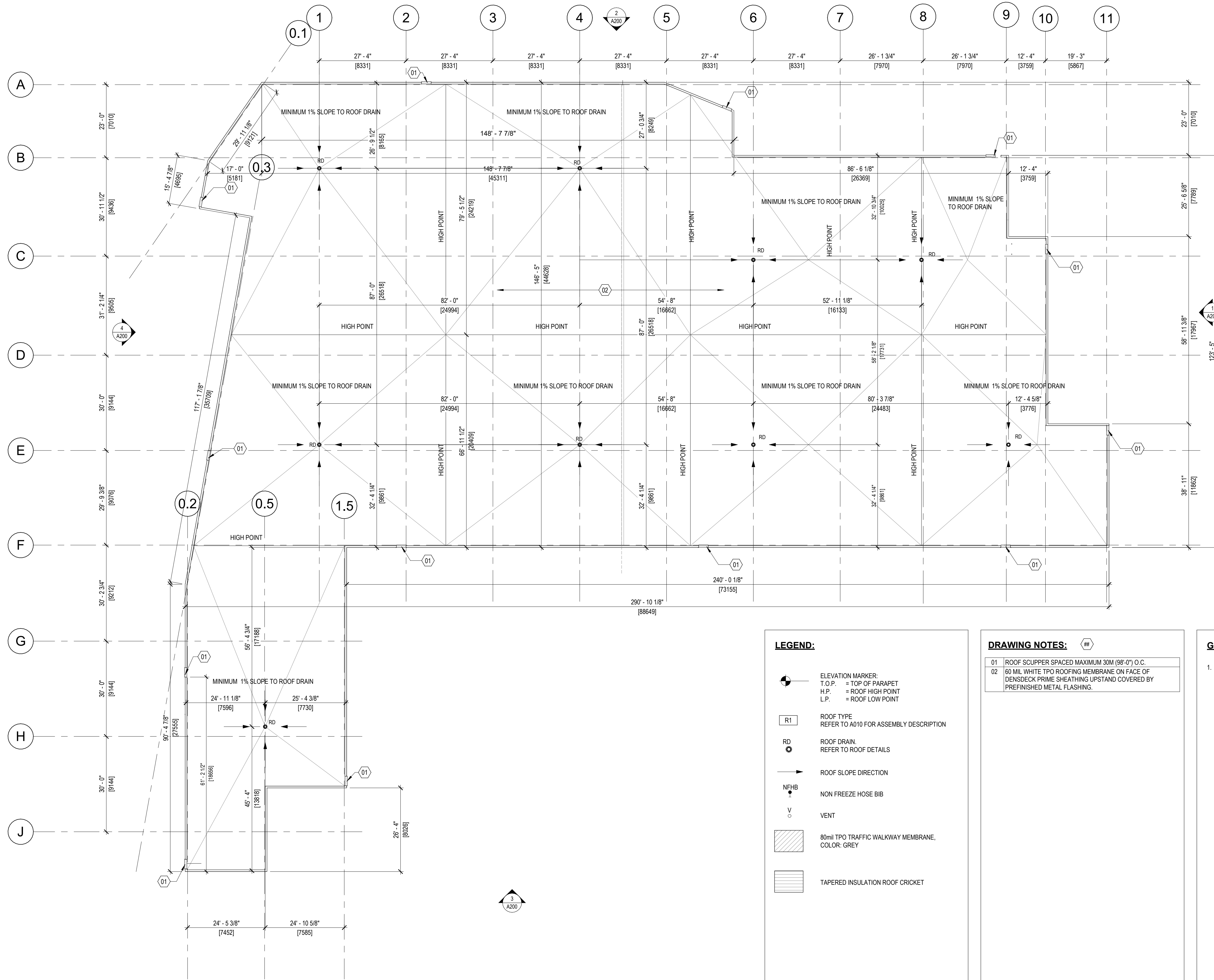
PROJECT NAME AND LOCATION:  
**MICHAEL STREET**  
1591 & 1611 MICHAEL STREET,  
OTTAWA, ON  
K1B 3T3

NCA PROJECT NUMBER: 2022.0003 FILE NUMBER:  
OWNER'S CONTRACT NUMBER: CLIENT PROJECT NUMBER:

SHEET TITLE:  
**ROOF PLAN**

SCALE: As indicated SHEET #:  
DRAWN BY:  
DATE CREATED: 04/15/21

**A131**



**LEGEND:**

- ELEVATION MARKER:  
T.O.P. = TOP OF PARAPET  
H.P. = ROOF HIGH POINT  
L.P. = ROOF LOW POINT
- R1 ROOF TYPE  
REFER TO A010 FOR ASSEMBLY DESCRIPTION
- RD ROOF DRAIN  
REFER TO ROOF DETAILS
- ROOF SLOPE DIRECTION
- NFHB NON FREEZE HOSE BIB
- V VENT
- 80mil TPO TRAFFIC WALKWAY MEMBRANE.  
COLOR: GREY
- TAPERED INSULATION ROOF CRICKET

**DRAWING NOTES:**

- 01 ROOF SCUPPER SPACED MAXIMUM 30M (98'-0") O.C.
- 02 60 MIL WHITE TPO ROOFING MEMBRANE ON FACE OF DENSDECK PRIME SHEATHING UPSTAND COVERED BY PREFINISHED METAL FLASHING.

**GENERAL NOTES:**

- MAXIMUM 30m (98'-5") SPACING BETWEEN ROOF SCUPPERS.

**1**  
A131 ROOF PLAN  
1/16" = 1'-0"