

254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

ISSUED FOR SPC AND REZONING: 2024.08.29

ARCHITECTURAL

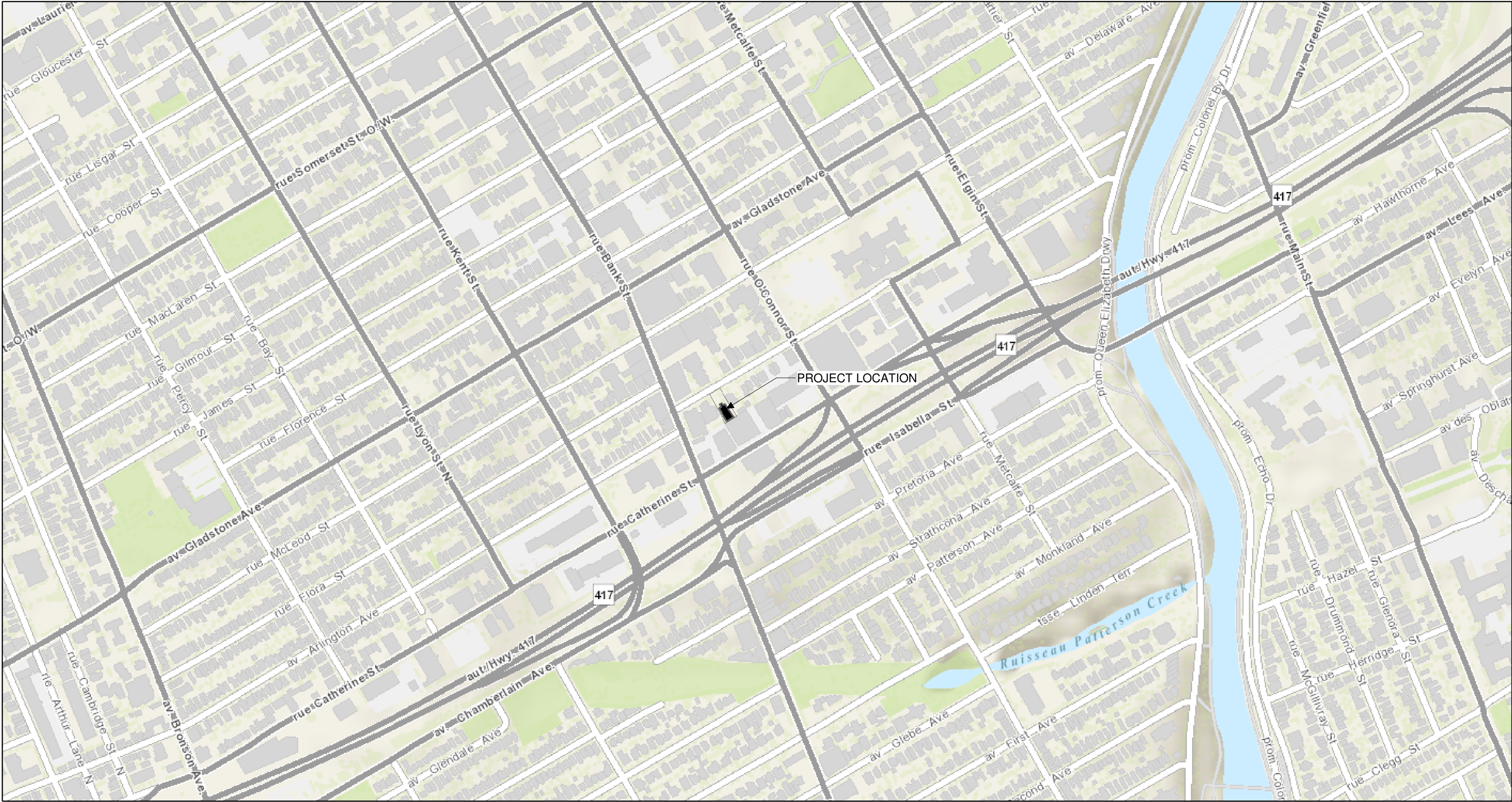
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A202	LEVEL 1B AND LEVEL 1C PLANS
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A300	NORTH & SOUTH ELEVATIONS
A301	EAST ELEVATION
A302	WEST ELEVATION
A400	LONGITUDINAL SECTION

CIVIL

123062-GP	GENERAL PLAN OF SERVICES
123062-GR	GRADING PLAN

LANDSCAPE

123062-TCR1	TREE CONSERVATION PLAN 1
123062-TCR2	TREE CONSERVATION PLAN 2
123062-L	LANDSCAPE PLAN



PROJECT LOCATION PLAN

N.T.S.

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OTTAWA
ONTARIO, CANADA

PROJECT

254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

TITLE

COVER PAGE

PROJECT NO:	2023-0250
DRAWN:	RR/YC
APPROVED:	DH
SCALE:	As indicated
DATE PRINTED:	9/3/2024 11:11:07 AM

REV DRAWING NO.

2

A000

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

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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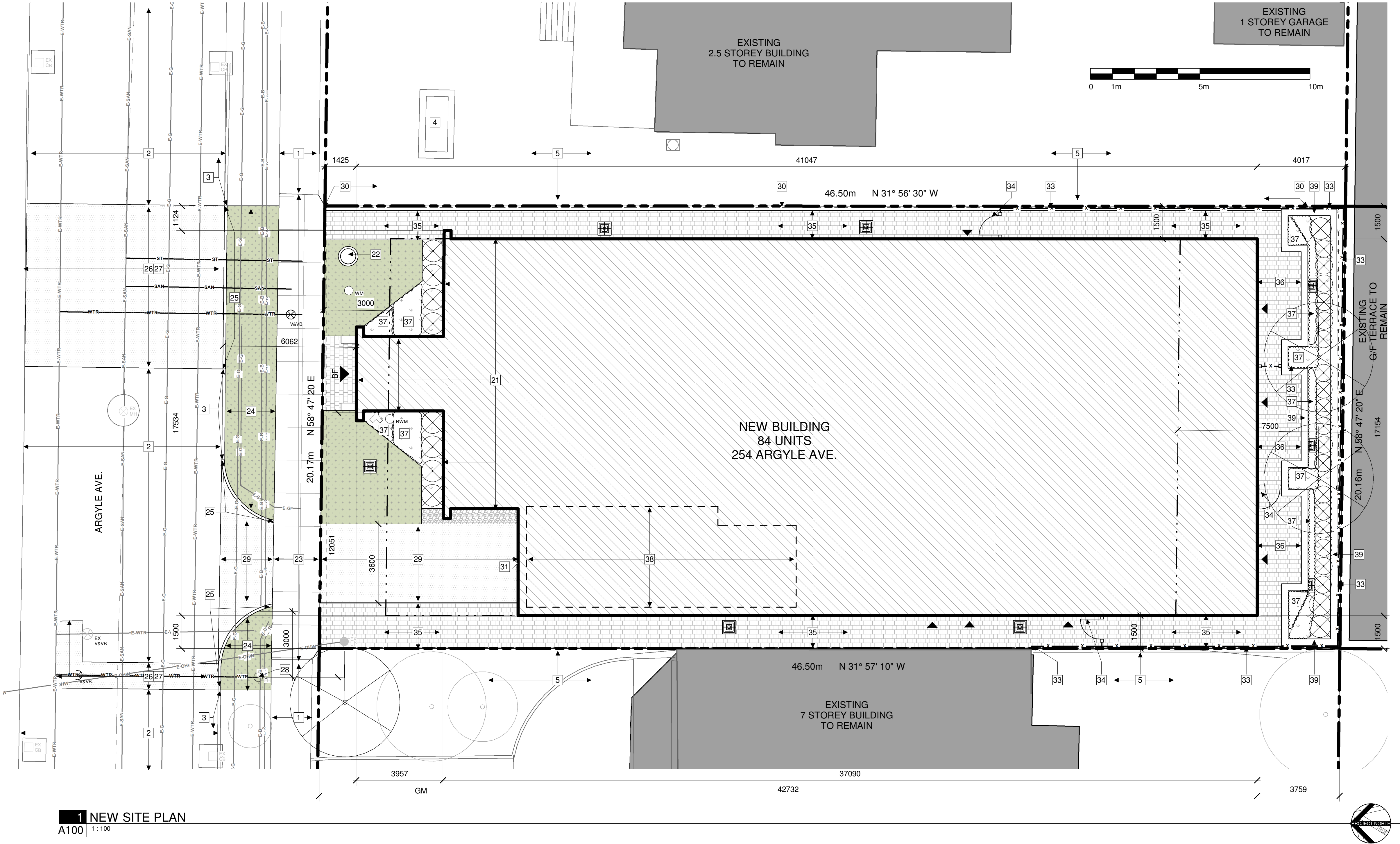
TITLE

SITE PLAN

PROJECT NO: 2023-0250
DRAWN: EF / IK
APPROVED: DH
SCALE: As indicated
DATE PRINTED: 9/3/2024 11:11:13 AM

REV DRAWING NO.

2 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 ²
BUILDING AREA	633.56m ²
GROSS FLOOR AREA	3,810.12m ²
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
MIN. LOT WIDTH	22.5m	20.17m	RESIDENTIAL SPACES	42	27
MIN. LOT AREA	675m ²	937.05m ²	VISITOR SPACES	8	8
MIN. FRONT YARD SETBACK	3m	1.42m	ACCESSIBLE PARKING	0	1
MIN. REAR YARD SETBACK	7.5m	3.759m	BICYCLE PARKING	42 (.5/UNIT)	84
MIN. INTERIOR YARD SETBACK	1.5m (6m past 21m)	1.5m			
MAX. HEIGHT	19m	34.5m			
AMENITY AREA	504m ² (6m ² /unit)	587m ²			
LANDSCAPED AREA	281.12m ²	270.94m ²			

GENERAL REFERENCE PLAN NOTES:

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- 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.
- H. ALL EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FINISHED FACE, UNLESS NOTED OTHERWISE.
- I. ALL INTERIOR DIMENSIONS ARE DIMENSIONED FROM INTERIOR FINISHED FACES OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
- J. 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.
- 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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TITLE

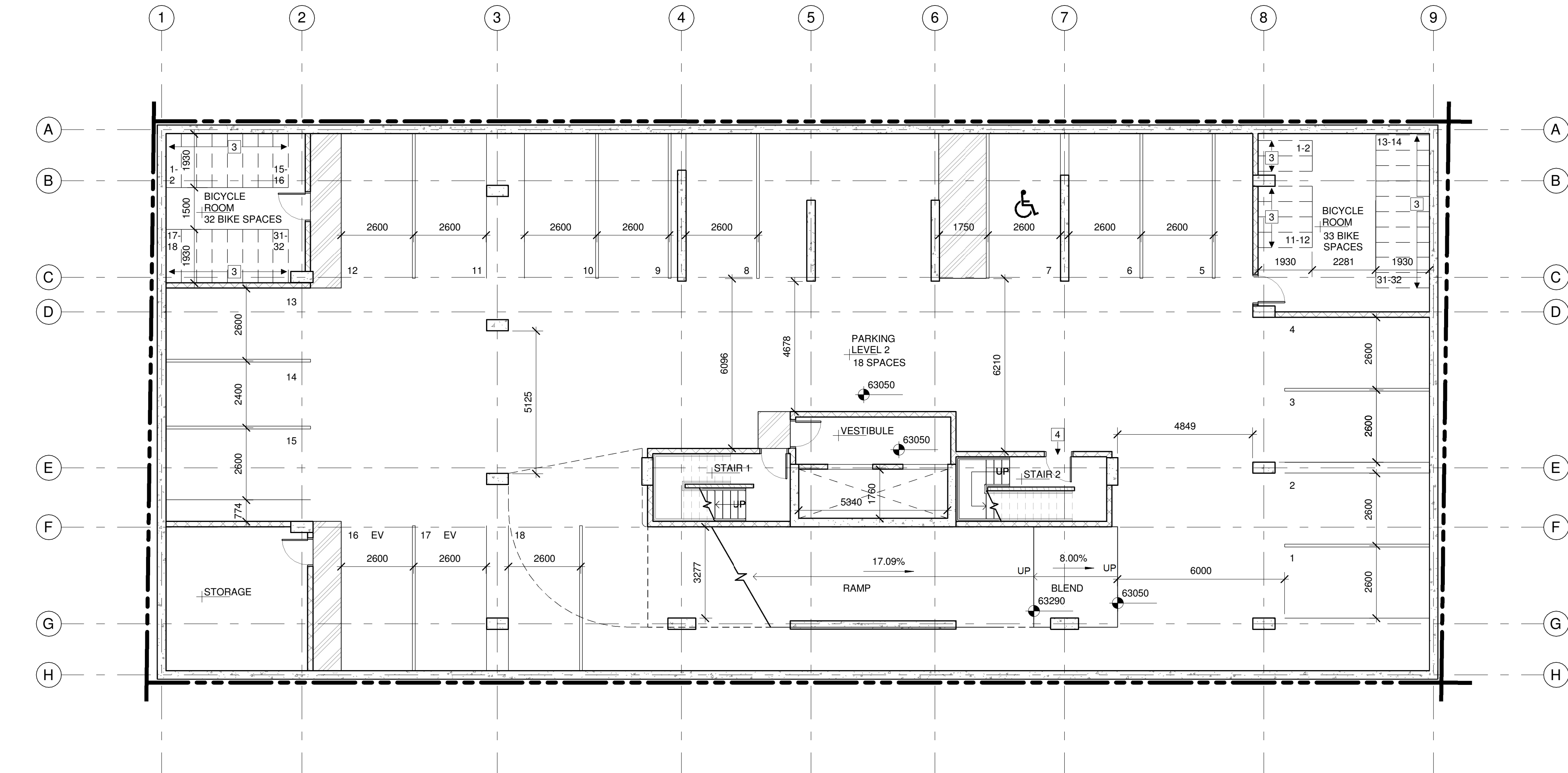
LEVEL -2 PLAN

PROJECT NO: 2023-0250
DRAWN: Author
APPROVED: Approver
SCALE: 1 : 100
DATE PRINTED: 9/3/2024 11:11:17 AM

REV DRAWING NO.

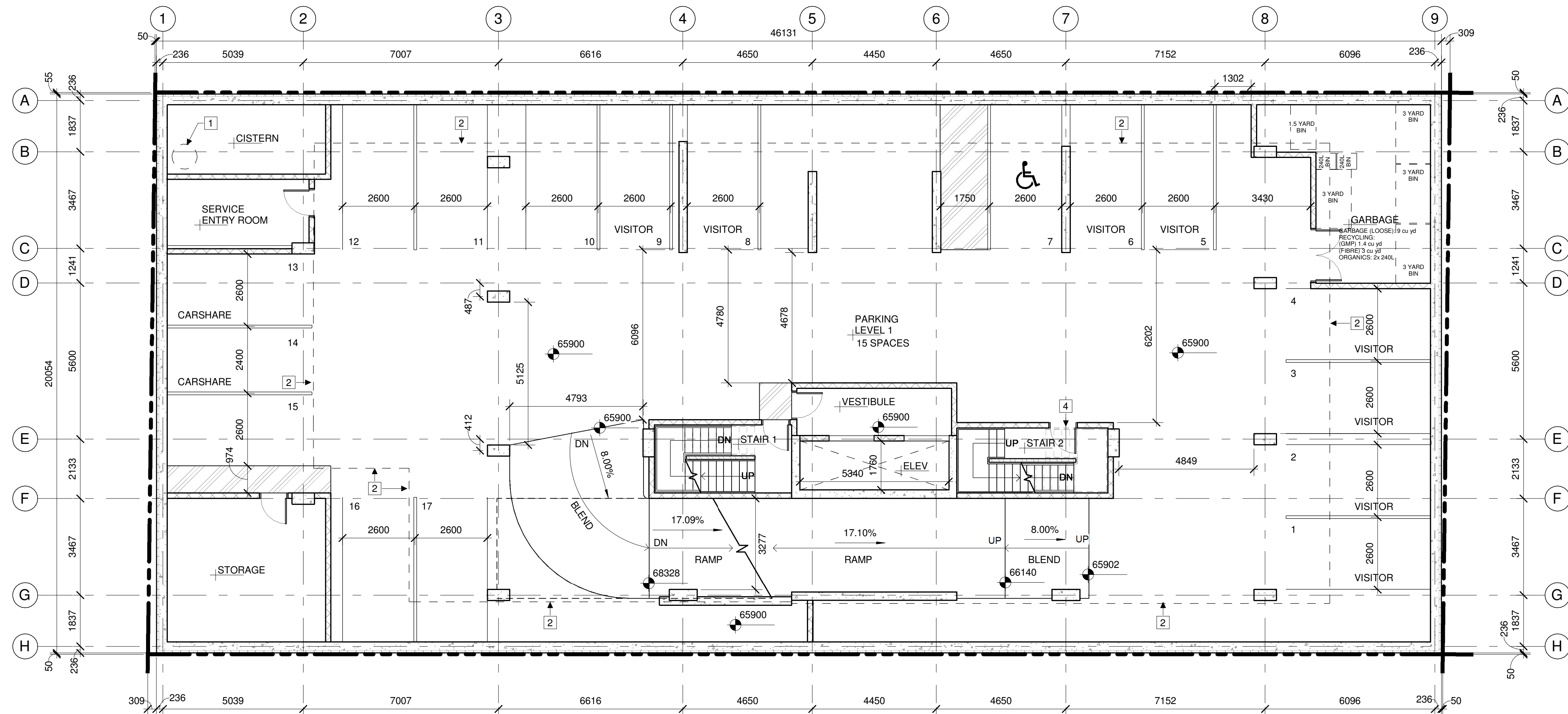
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A200

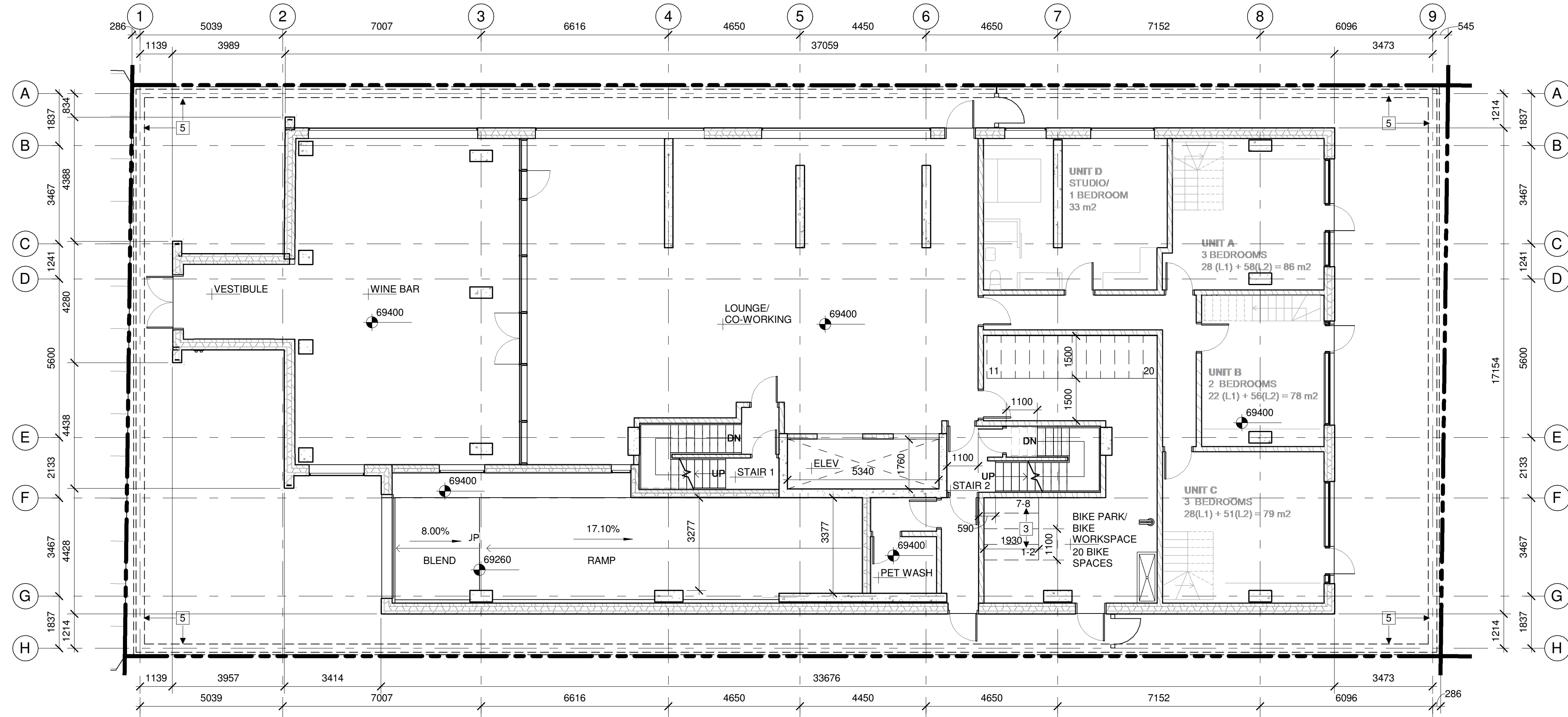


1 LEVEL -2 PLAN
A200 1 : 100





1 LEVEL -1 PLAN
A201 1:100



2 GROUND FLOOR REFERENCE PLAN
A201 1:100



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REFERENCE PLAN KEYNOTES:

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REFERENCE PLAN LEGEND:

- NOT IN CONTRACT
- PAINTED PARKING ISLAND

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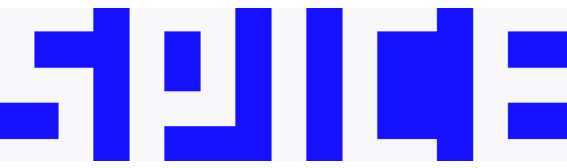
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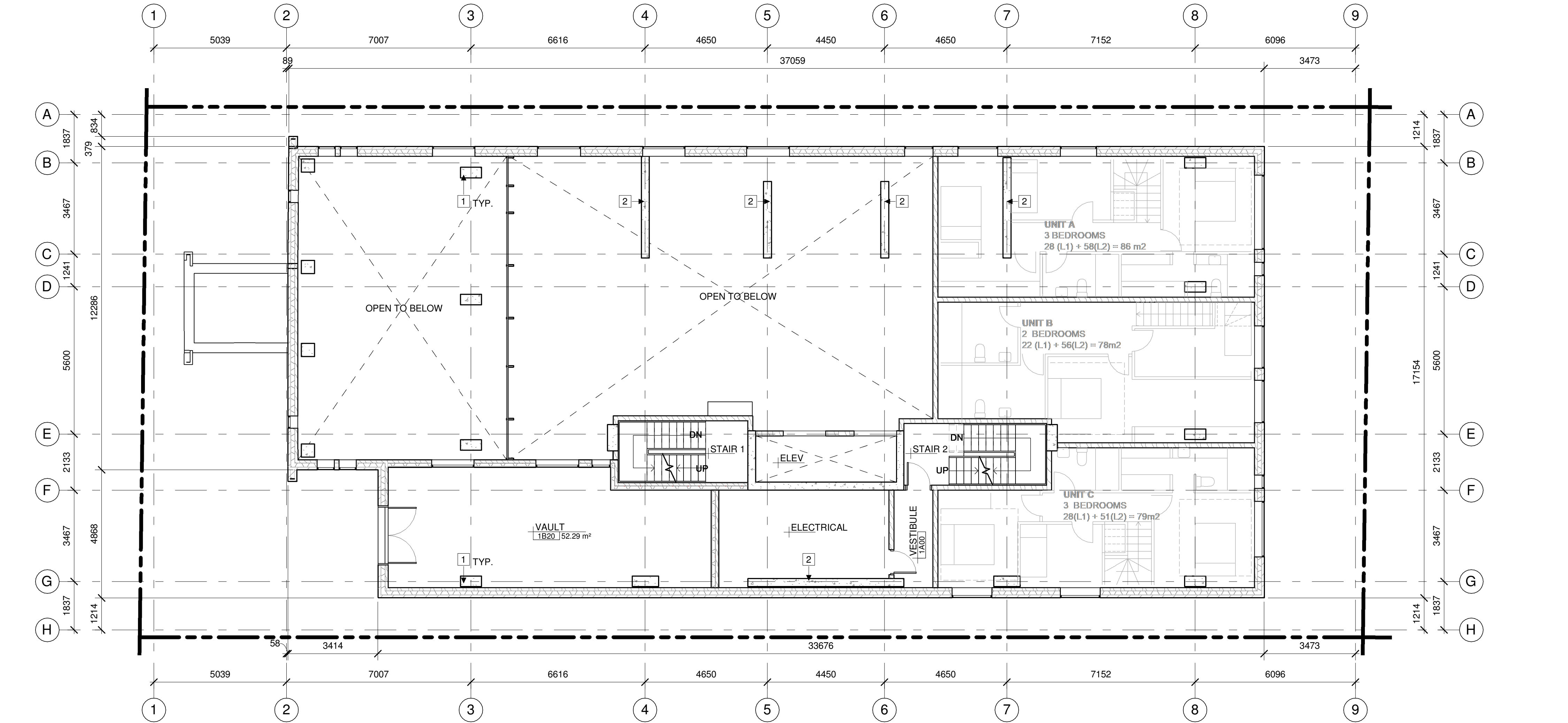
TITLE

**LEVEL -1 AND
GROUND FLOOR
PLANS**

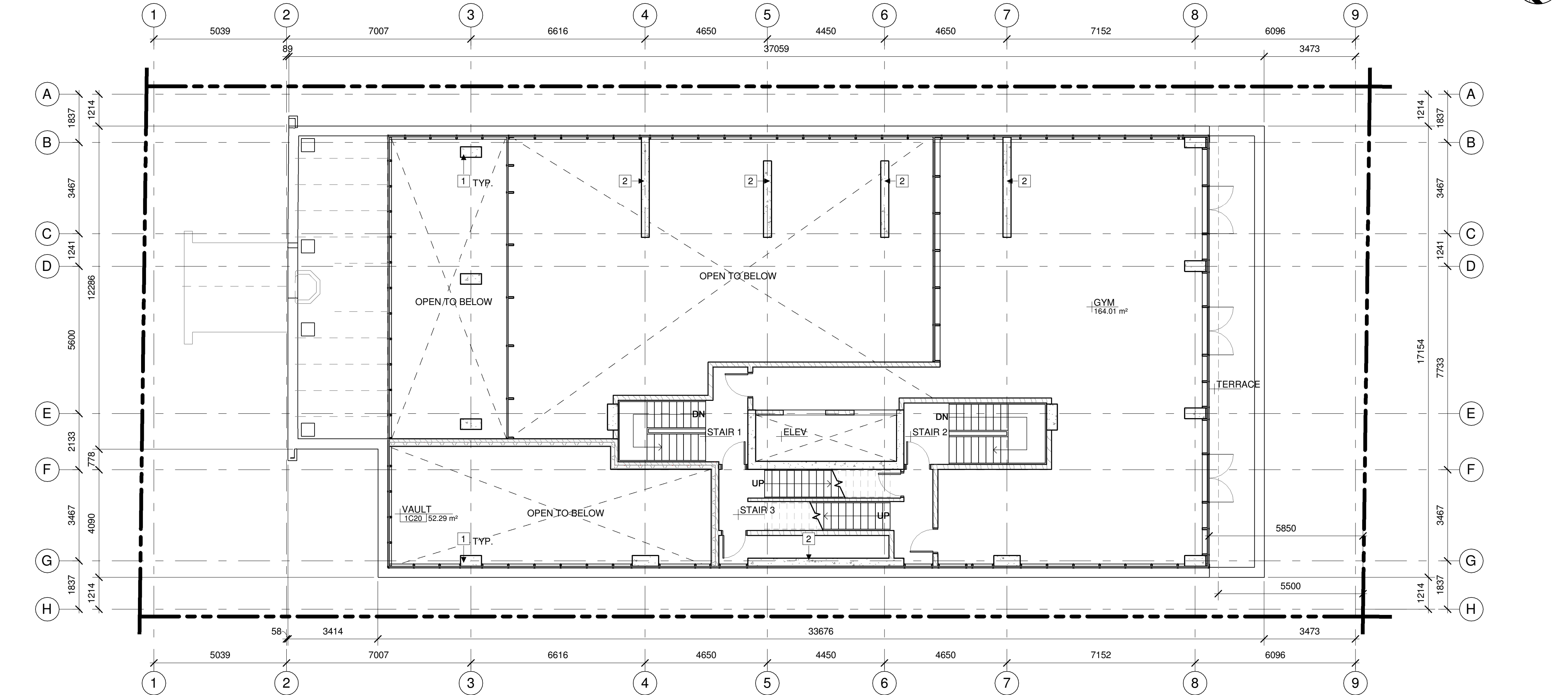
PROJECT NO: 2023-0250
DRAWN: IK / EF
APPROVED: DH
SCALE: 1:100
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REV DRAWING NO.

2 A201



1 LEVEL 1B PLAN
A202 1:100



2 LEVEL 1C PLAN
A202 1:100

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REFERENCE PLAN KEYNOTES:

- COLUMN PER STRUCTURAL
- WALL PER STRUCTURAL

REFERENCE PLAN LEGEND:

 NOT IN CONTRACT

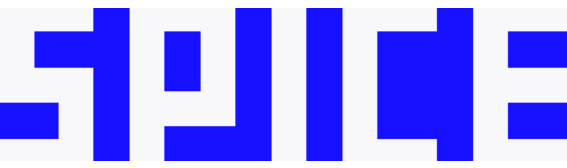
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OTTAWA
ONTARIO, CANADA

PROJECT

254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

TITLE

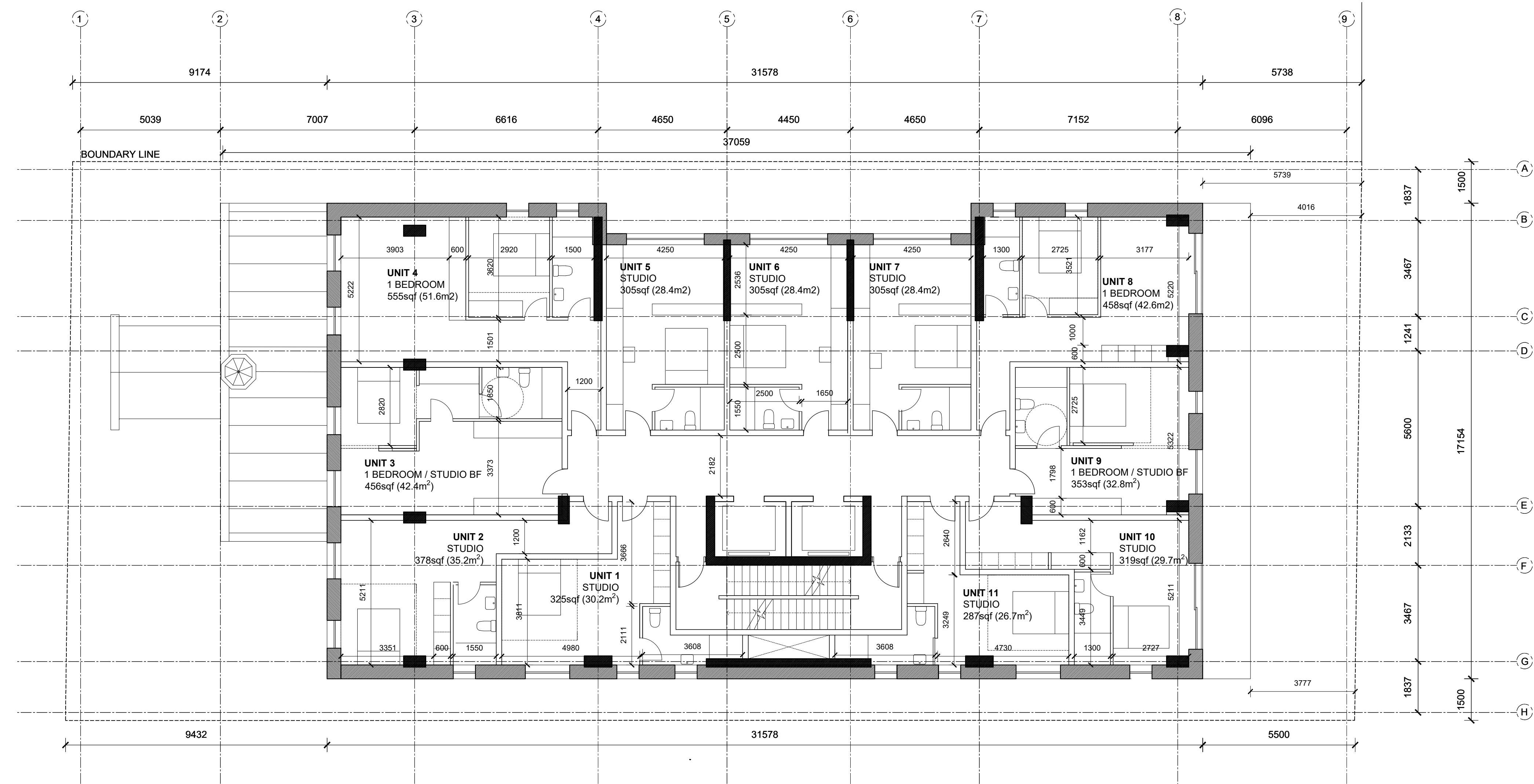
LEVEL 1B AND LEVEL 1C PLANS

PROJECT NO: 2023-0250
DRAWN: IK / EF / RK
APPROVED: DH
SCALE: 1:100
DATE PRINTED: 9/3/2024 11:11:26 AM

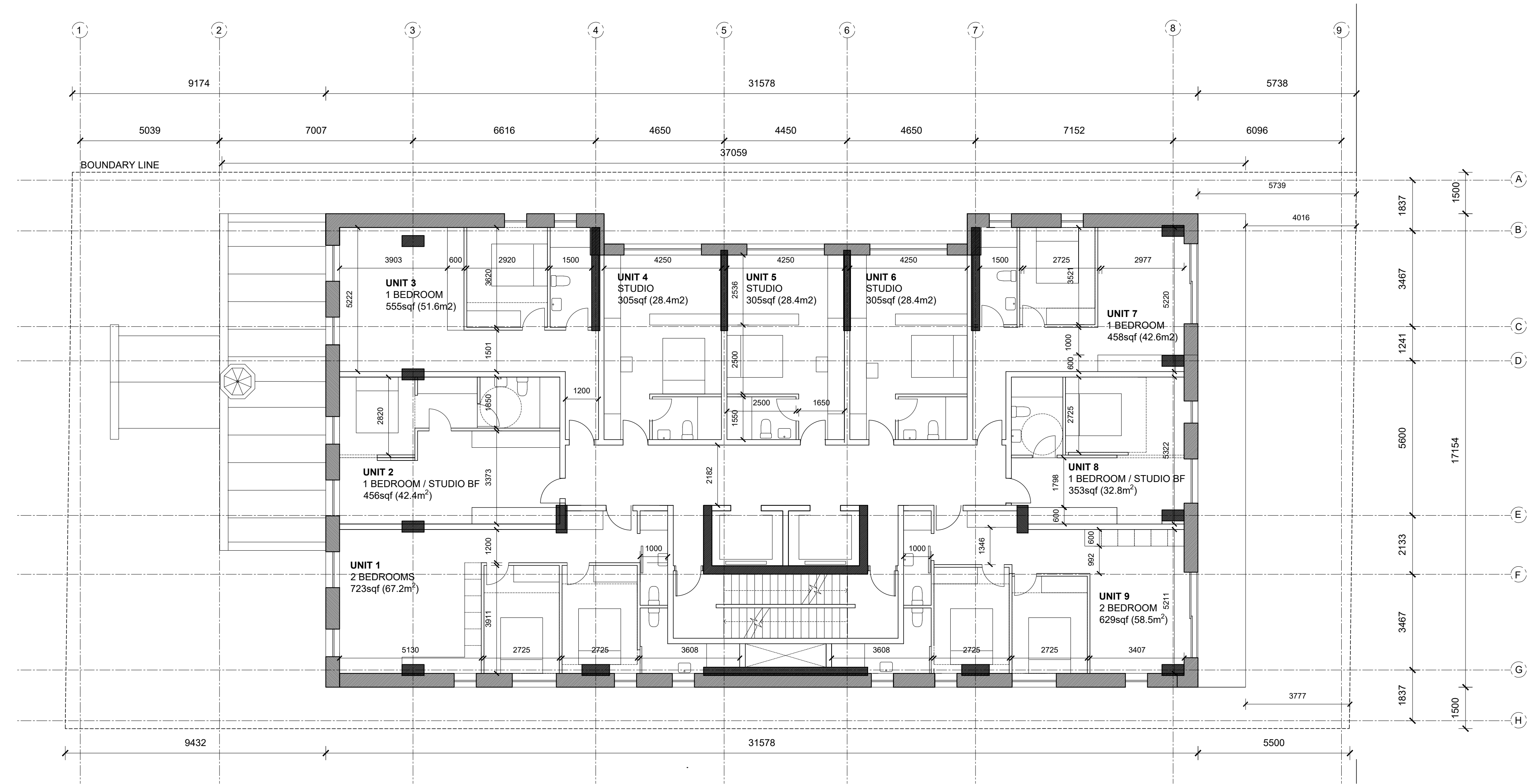
REV DRAWING NO.

2

A202



1 LOWER TYPICAL FLOOR PLAN - LEVELS 2-5
A203 1:100



2 UPPER TYPICAL FLOOR PLAN - LEVELS 6-9
A203 1:100

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OTTAWA
ONTARIO, CANADA

PROJECT

254 ARGYLE

254 Argyle, Ottawa, Ontario

TITLE

**LEVELS 2-9
FLOOR PLANS**

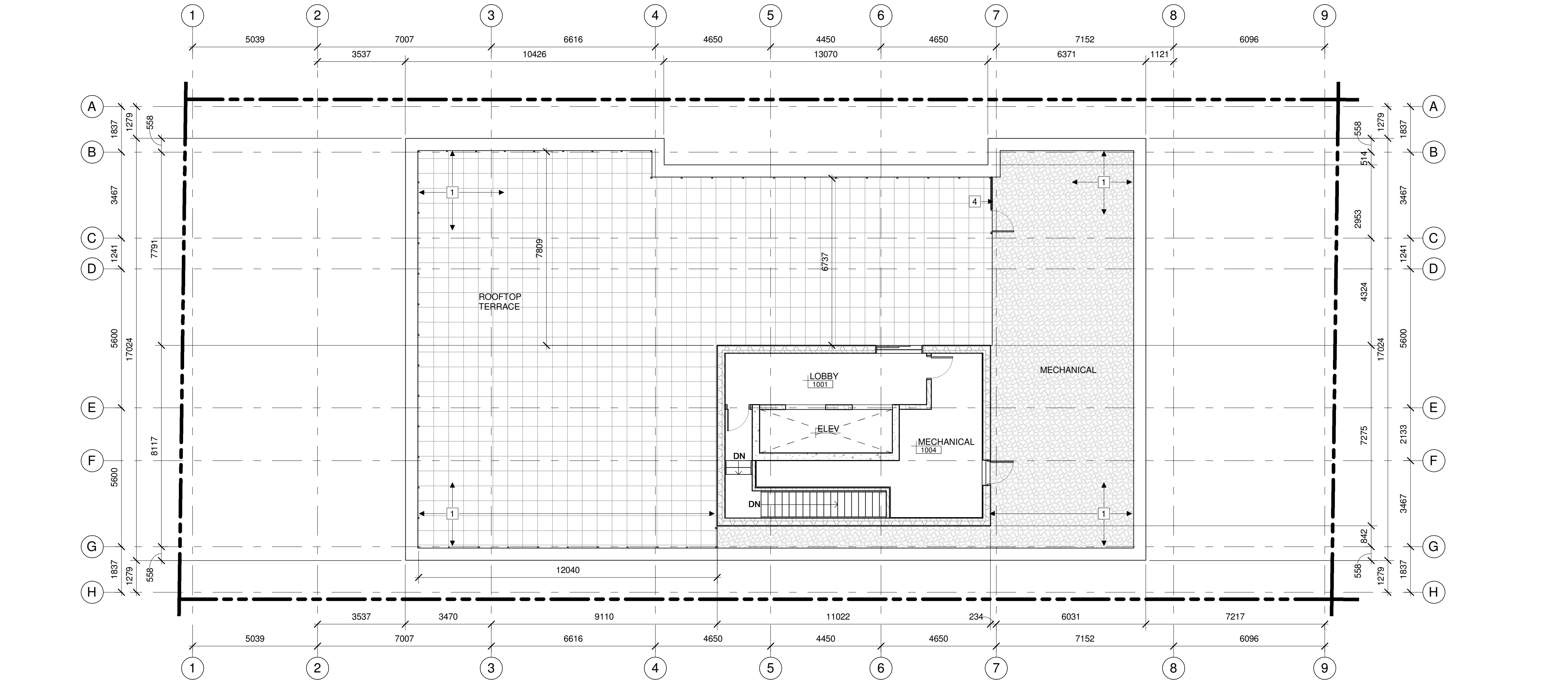
PROJECT NO: 2023-0250
DRAWN: SPICE
APPROVED: SPICE
SCALE: 1:100

REV

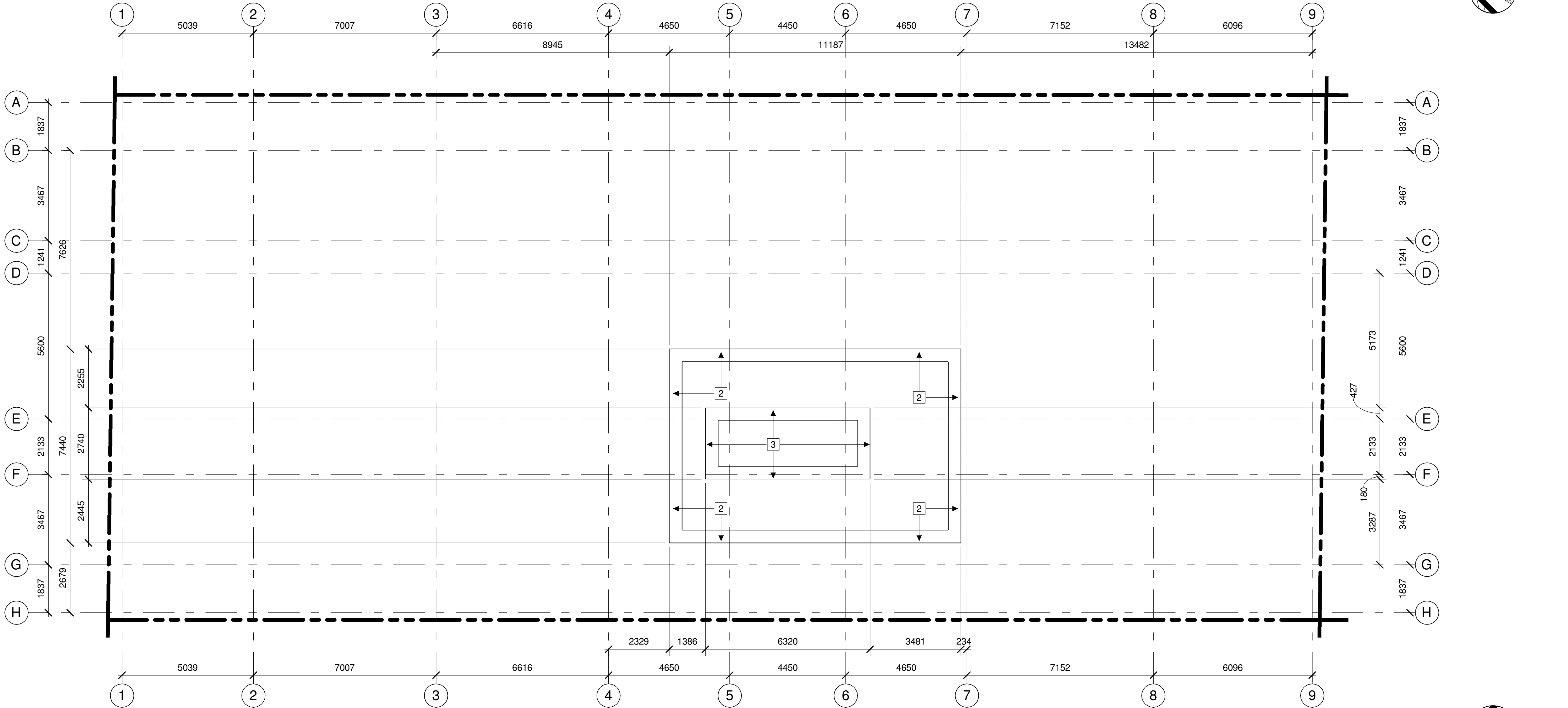
DRAWING NO.

2

A203



1 PENTHOUSE & MAIN ROOF PLAN
A204 1:100



2 UPPER ROOF PLAN
A204 1:100

GENERAL REFERENCE PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE FOR LOCATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTINGS, COLUMNS AND FOUNDATION WALL SIZES.
- 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

REFERENCE PLAN LEGEND:

NOT IN CONTRACT

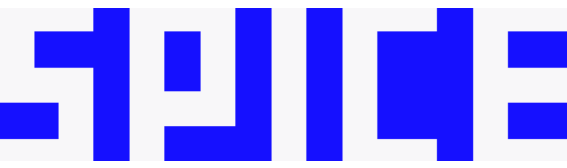
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OTTAWA
ONTARIO, CANADA

PROJECT

254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

TITLE

**ROOFS & PENTHOUSE
PLANS**

PROJECT NO: 2023-0250
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APPROVED: DH
SCALE: 1:100
DATE PRINTED: 9/3/2024 11:11:28 AM

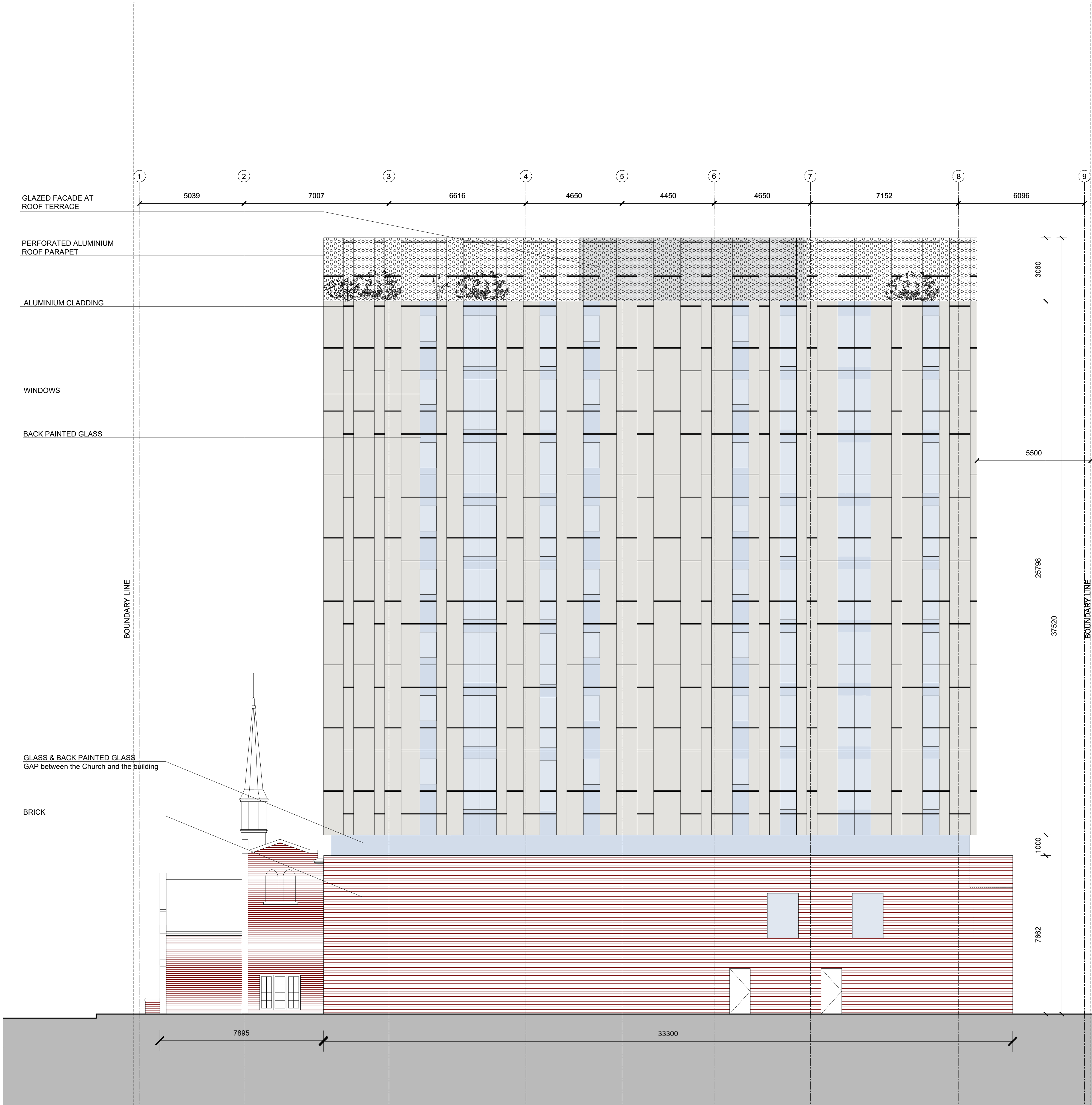
REV DRAWING NO.

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A204







1 WEST ELEVATION
A203 1:100

ARCHITECT OF RECORD

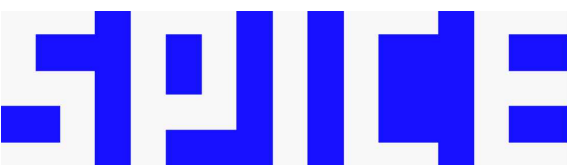
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PROJECT

254 ARGYLE

254 Argyle, Ottawa, Ontario

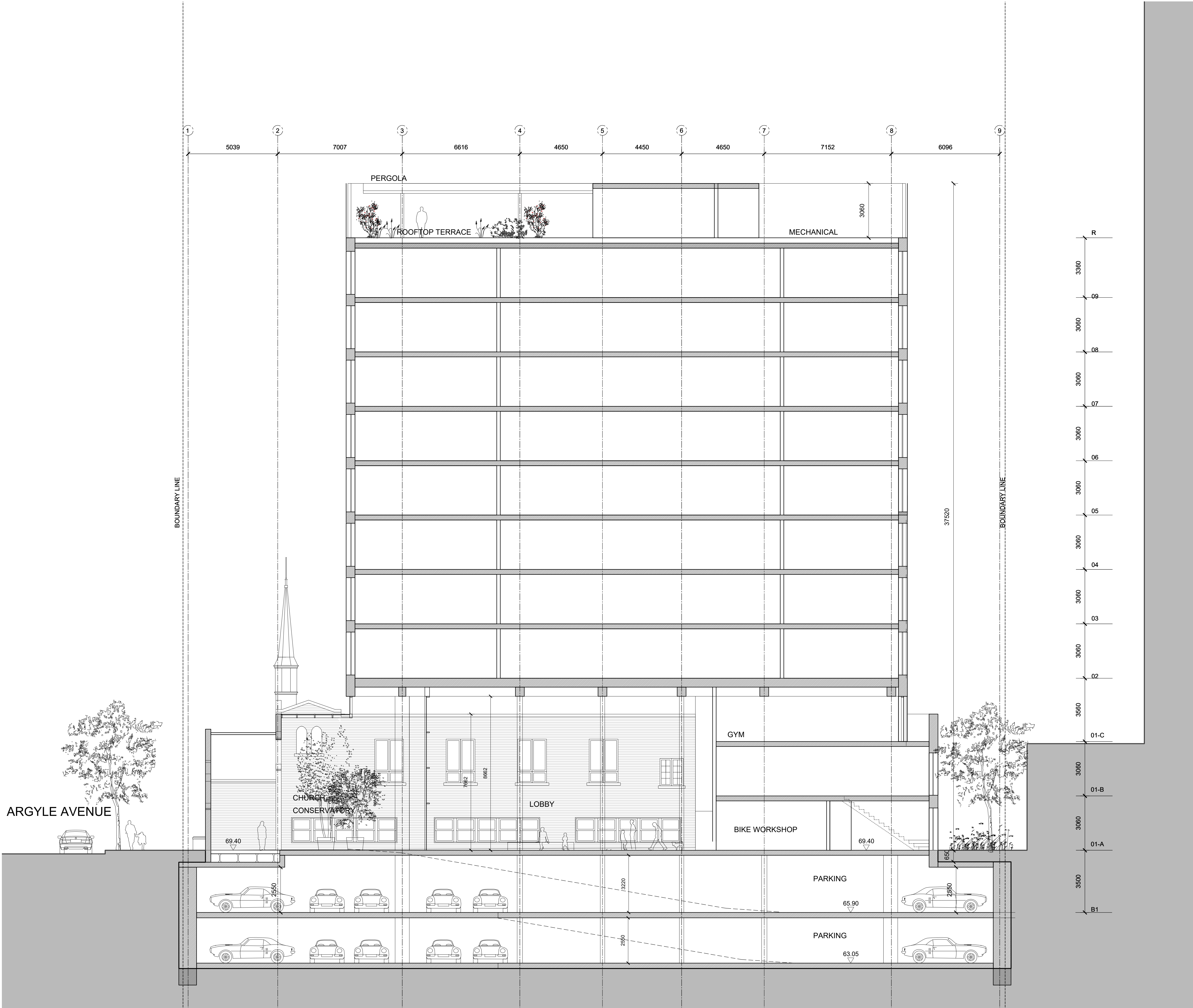
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WEST ELEVATION

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2 A302



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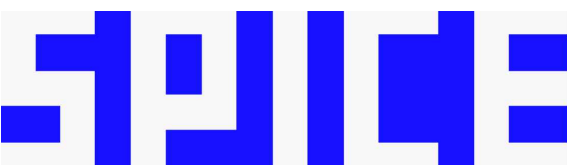
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PROJECT

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TITLE

**LONGITUDINAL
SECTION**

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A400

1 LONGITUDINAL SECTION

A400 1:100