

AMENITY AREA (m ²)	INTERIOR	EXTERIOR	TOTAL
LEVEL 1A (GROUND)	162 LOUNGE 7.4 PET WASH	78.6 TERRACES	248
LEVEL 1B	61 LOUNGE		61
LEVEL 1C	167 GYM	28 TERRACE	195
TOTAL	397.4	106.6	504

SITE PLAN KEYNOTES:

- EXISTING SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING CURB TO REMAIN
- EXISTING SIGN TO REMAIN
- EXISTING LANDSCAPING TO REMAIN.
- RELOCATE EXISTING CHURCH FACADE TO NEW LOCATION
- VENTED CISTERN LID
- NEW CONCRETE SIDEWALK PER CIVIL
- REINSTATE TOP SOIL AND GRASS IN BETWEEN ROAD AND SIDEWALK AT AREAS EFFECTED BY CONSTRUCTION
- NEW CURB PER CIVIL
- REINSTATE EXISTING ROAD ASSEMBLY PER CIVIL AT AREAS EFFECTED BY DEMOLITION AND CONSTRUCTIONS. PROVIDE SMOOTH TRANSITION TO EXISTING PAVING.
- BACKFILL TRENCHES AS REQUIRED PER CIVIL AND GEOTECHNICAL.
- RELOCATE EXISTING FIRE HYDRANT PER CIVIL.
- NEW DRIVEWAY PER CIVIL
- NEW CURB WALL PER CIVIL
- OVERHEAD DOOR TO UNDERGROUND PARKING

- WOOD PRIVACY FENCE PER LANDSCAPING
- TERMINATE WOOD PRIVACY FENCE FLUSH TO THE RETAINING WALL PER LANDSCAPING
- PEDESTRIAN GATE
- WALKWAY PER LANDSCAPING
- PATIO PER LANDSCAPING
- PLANTS PER LANDSCAPING
- VAULT
- RAISED PLANTER WALL PER LANDSCAPING
- STEPBACK AT LEVELS 2 TO ROOF
- SETBACK AT LEVEL 1B
- SETBACK AT LEVELS 1C TO ROOF
- DEPRESSED CURB ACROSS ACCESS LANE TO BE COMPLETED AS PER CITY DETAIL SC7.1

SITE PLAN GENERAL NOTES:

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

SITE PLAN LEGEND:

- 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 DEPRESSED CURB
- NEW TREE PER LANDSCAPING
- EXISTING TREE TO REMAIN
- SHRUB: EXISTING TO REMAIN / NEW PER LANDSCAPING

ARCHITECT OF RECORD

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STAMP

9	2025.11.18	REISSUED FOR SPC
8	2025.09.29	REISSUED FOR SPC
7	2025.07.22	ISSUED FOR SPC COMMENT RESPONSE 02
5	2025.06.17	ISSUED FOR SPC AND REZONING COMMENT RESPONSE 02

REV DATE

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NOTES

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- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT



OTTAWA
ONTARIO, CANADA

PROJECT

254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

TITLE

SITE PLAN

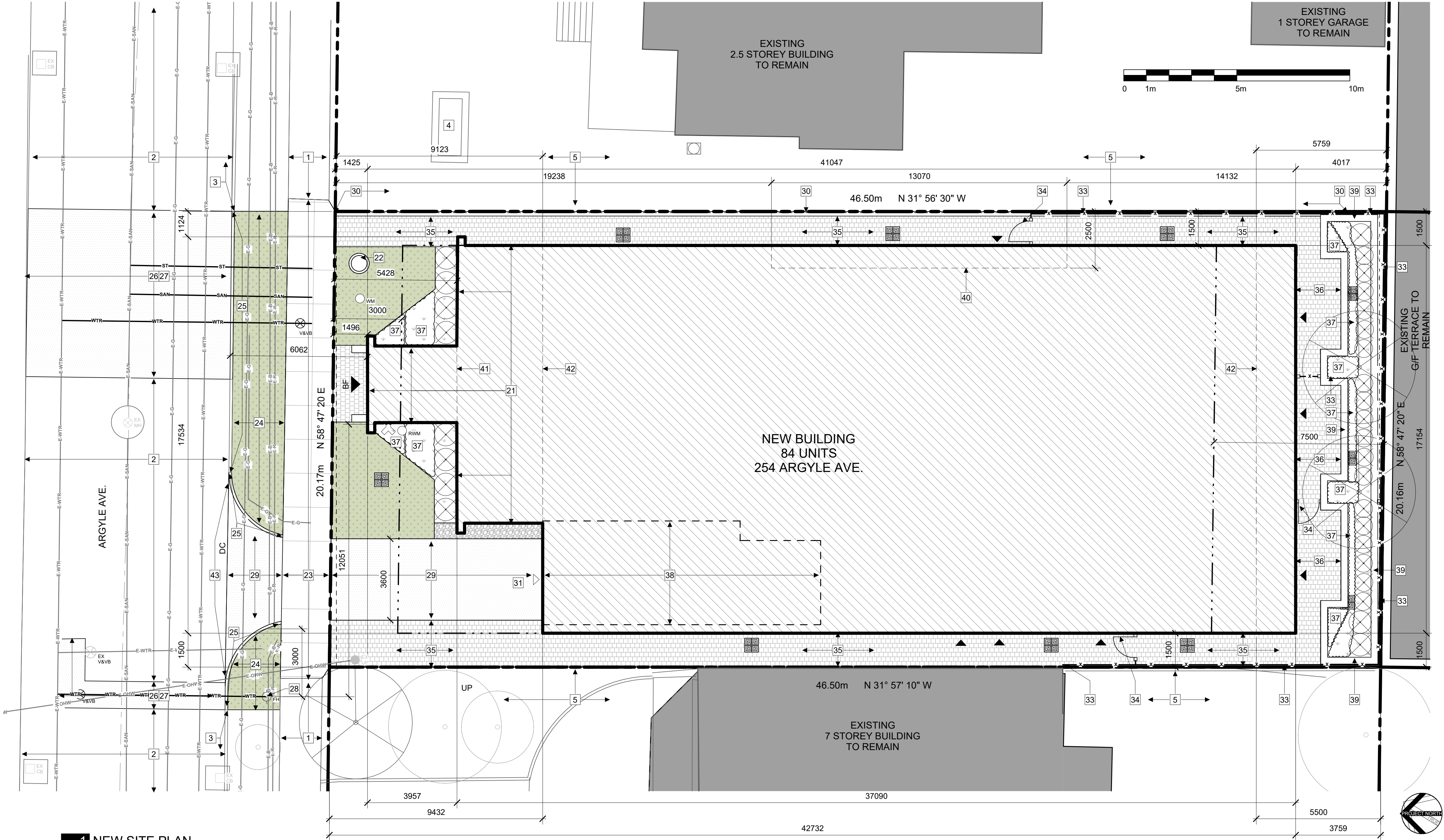
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REV DRAWING NO.

9

A100

#19175



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 937.6m²

GROSS LAND AREA
SUBJECT TO DEVELOPMENT 937.6m²

BUILDING AREA 633.56m²

GROSS FLOOR AREA 3,622.0m²

BUILDING HEIGHT 35m 9 STOREYS*

*THE FIRST 10M OF THE BUILDING (THE FIRST
STOREY) INCLUDES ONLY THREE FLOORS (GROUND
FLOOR + TWO MEZZANINE LEVELS)

ZONE: R5B [3039] H(35)

SCHEDULE 1: AREA B

SCHEDULE 1A: AREA X

ZONING PROVISION

MIN. LOT WIDTH 20.0m

MIN. LOT AREA 675m²

MIN. FRONT YARD SETBACK 1.4m

MIN. REAR YARD SETBACK 3.5m

MIN. INTERIOR YARD SETBACK 1.5m

MAX. HEIGHT 35m

AMENITY AREA 504m² (6m²/unit)

LANDSCAPED AREA 262m²

REQUIRED 20.0m

PROVIDED 20.17m

REQUIRED 675m²

PROVIDED 937.05m²

REQUIRED 1.4m

PROVIDED 1.42m

REQUIRED 3.5m

PROVIDED 3.78m

REQUIRED 1.5m

PROVIDED 1.5m

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REQUIRED 1.5m

PROVIDED 1.5m

UNIT TYPES	PROVIDED	FLOOR AREA TABLE (m ²)
EXISTING UNITS	0	LEVEL RESIDENTIAL COMMERCIAL AMENITY
STUDIO	41	GROUND FLOOR 124.2 91.3 248.8
1 BEDROOM	32	LEVEL 1B 189.7 0 61
2 BEDROOM	9	LEVEL 1C 0 0 195
3 BEDROOM	2	LEVELS 2-5 402.1 0 0
TOTAL	84	LEVELS 6-9 402.1 0 0
		ROOFTOP 0 0 0
		TOTAL 3530.7 91.3 504
GFA BREAKDOWN	PROVIDED	
RESIDENTIAL	3530.7m ²	
WINE BAR	91.3m ²	
TOTAL	3622.0m ²	