

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

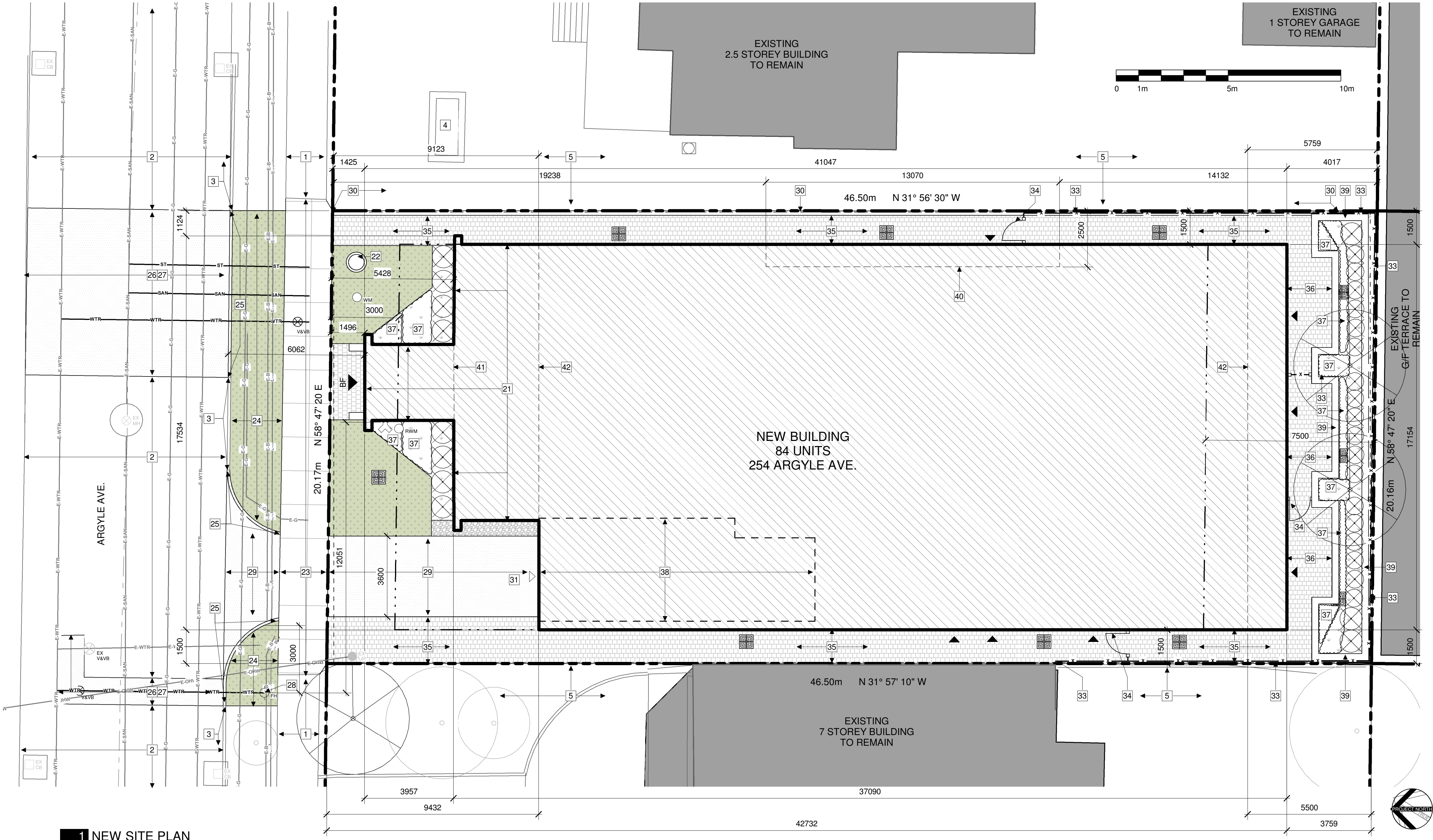
SITE PLAN

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 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	UNIT TYPES	PROVIDED	GFA BREAKDOWN	PROVIDED
MIN. LOT WIDTH	22.5m	20.17m	RESIDENTIAL SPACES	42	27	STUDIO	41	RESIDENTIAL	3718.81m ²
MIN. LOT AREA	675m ²	937.05m ²	VISITOR SPACES	8	8	1 BEDROOM	32	WINE BAR	91.31m ²
MIN. FRONT YARD SETBACK	3m	1.42m	ACCESSIBLE PARKING	0	2	2 BEDROOM	9	TOTAL	3810.12m ²
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 ² (6m ² /unit)	582.5m ²							
LANDSCAPED AREA	281.12m ²	270.94m ²							

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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.
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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
REV DATE ISSUE

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CLIENT



OTTAWA
ONTARIO, CANADA

PROJECT

254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

TITLE

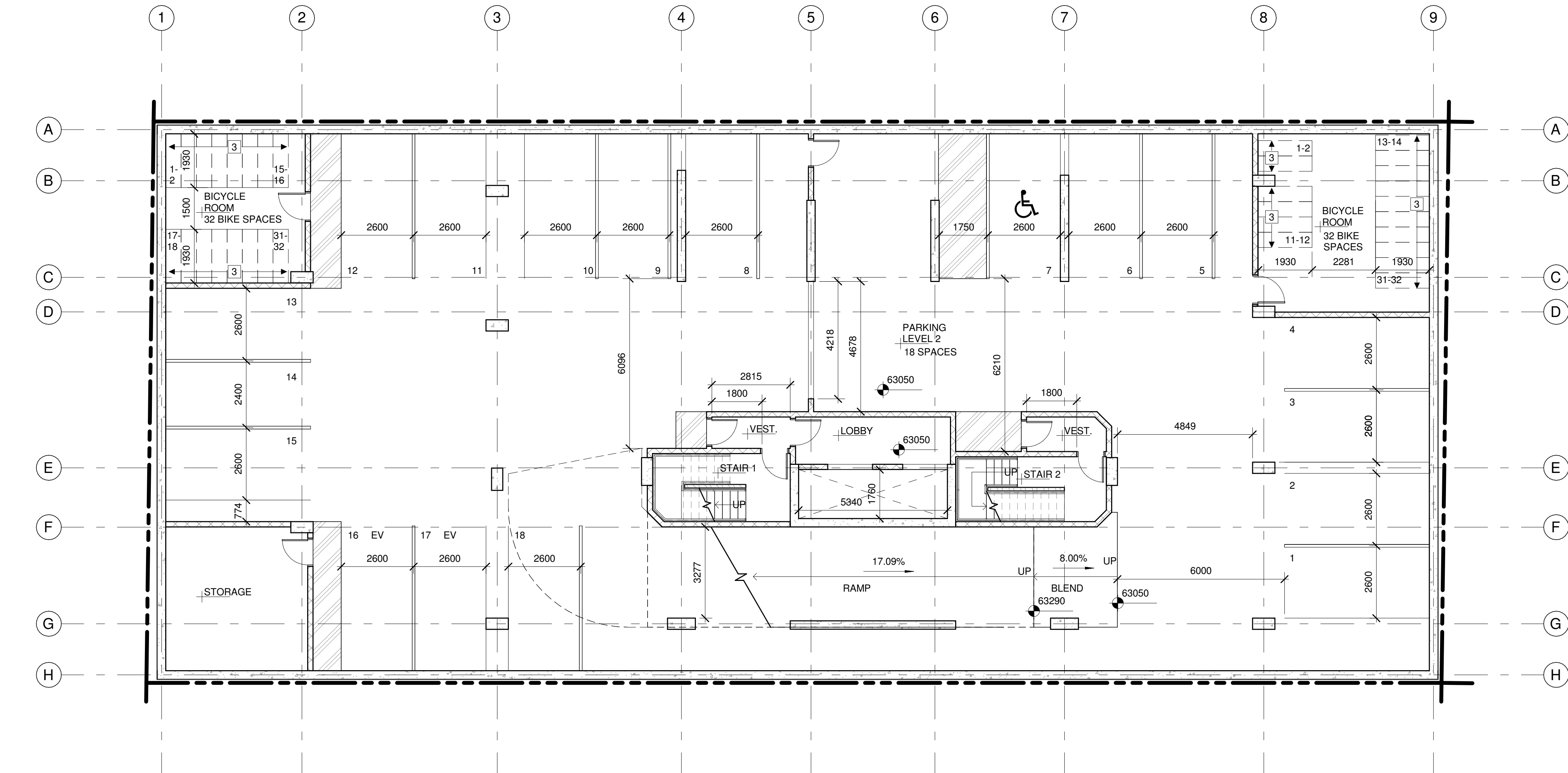
LEVEL -2 PLAN

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

REV DRAWING NO.

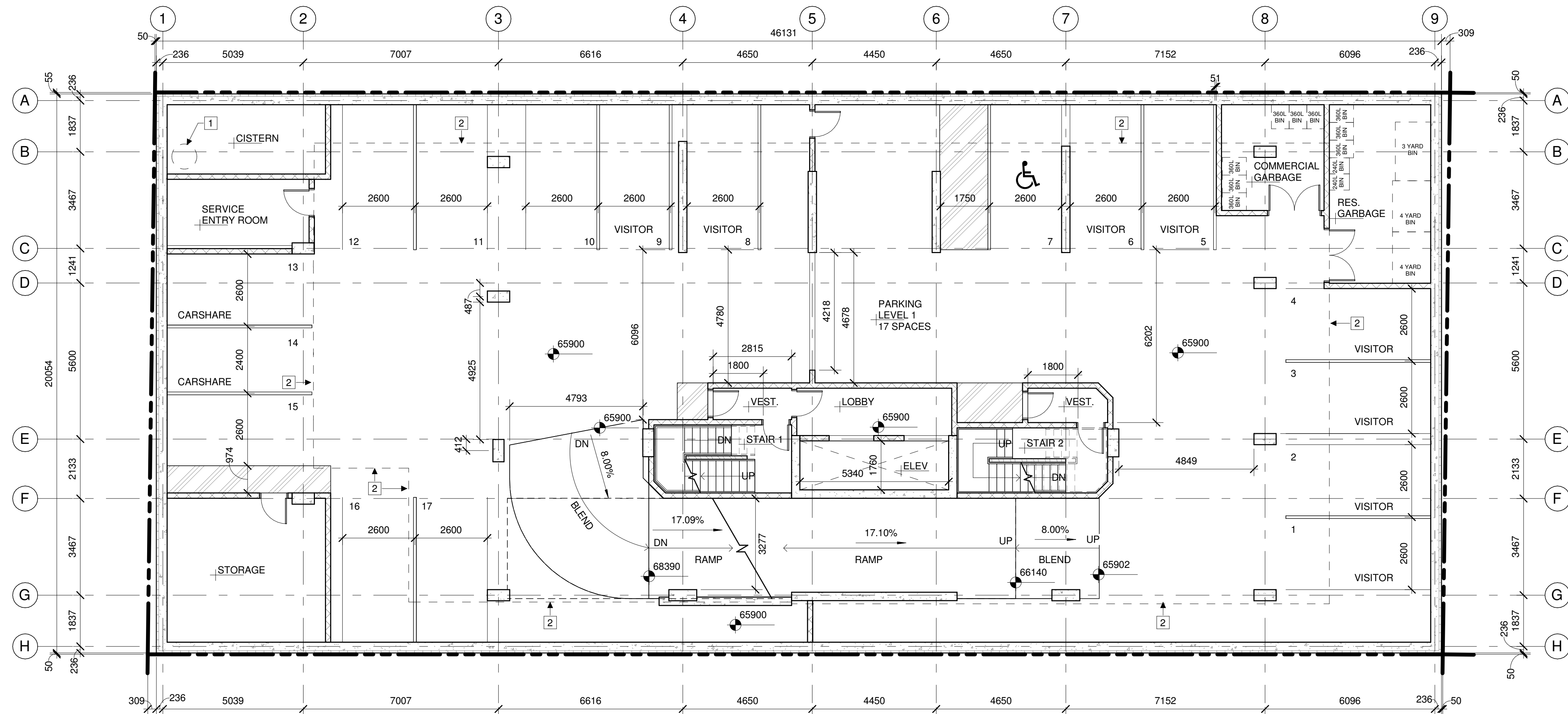
3

A200

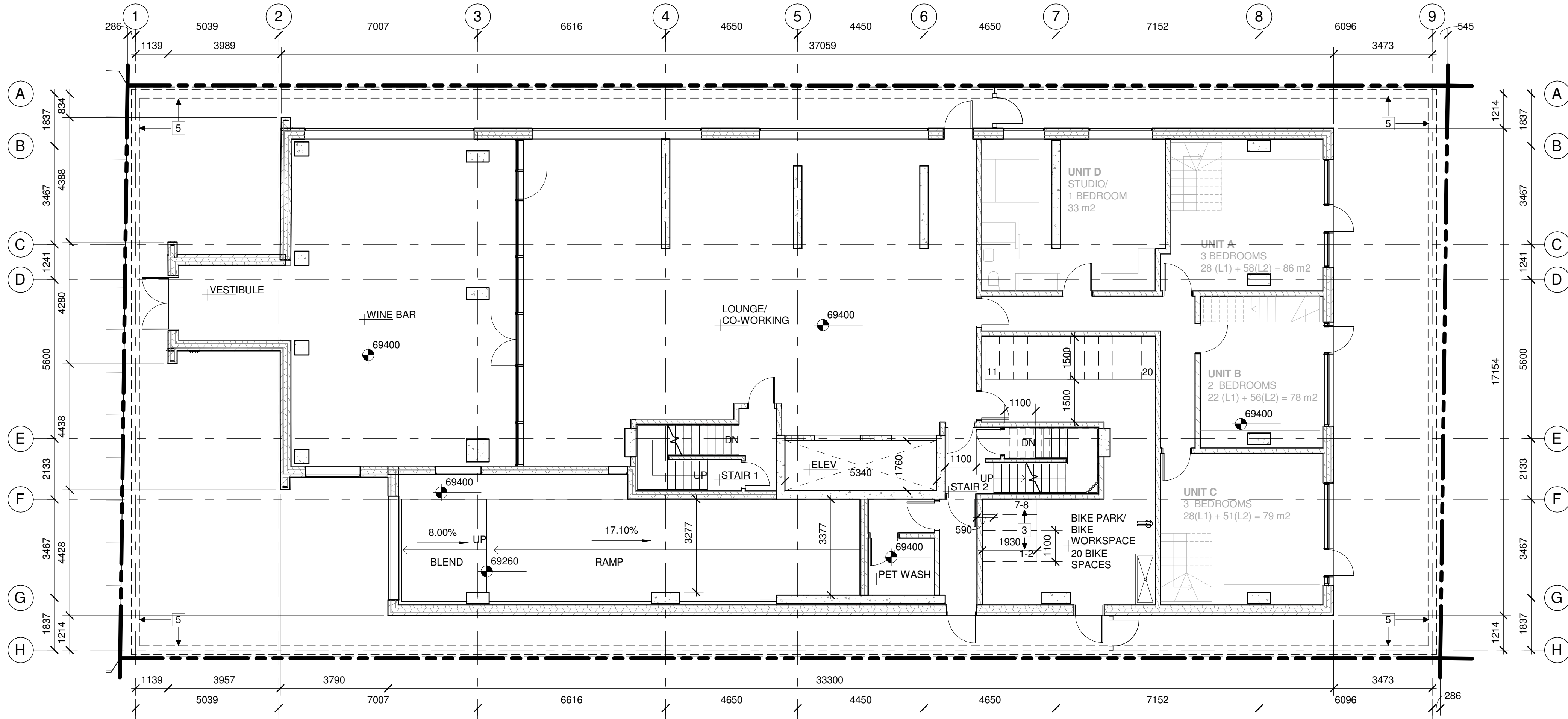


1 LEVEL -2 PLAN
A200 1 : 100





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

REFERENCE PLAN LEGEND:

- NOT IN CONTRACT
- PAINTED PARKING ISLAND

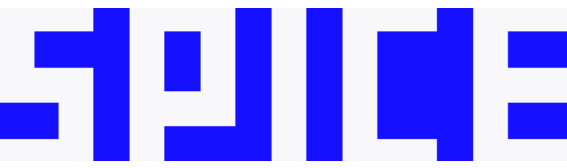
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4	2024.12.20	ISSUED FOR SPC AND REZONING COMMENT RESPONSE 01
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REV	DATE	ISSUE

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CLIENT



OTTAWA
ONTARIO, CANADA

PROJECT

254 ARGYLE

254 Argyle Avenue, Ottawa, Ontario

TITLE

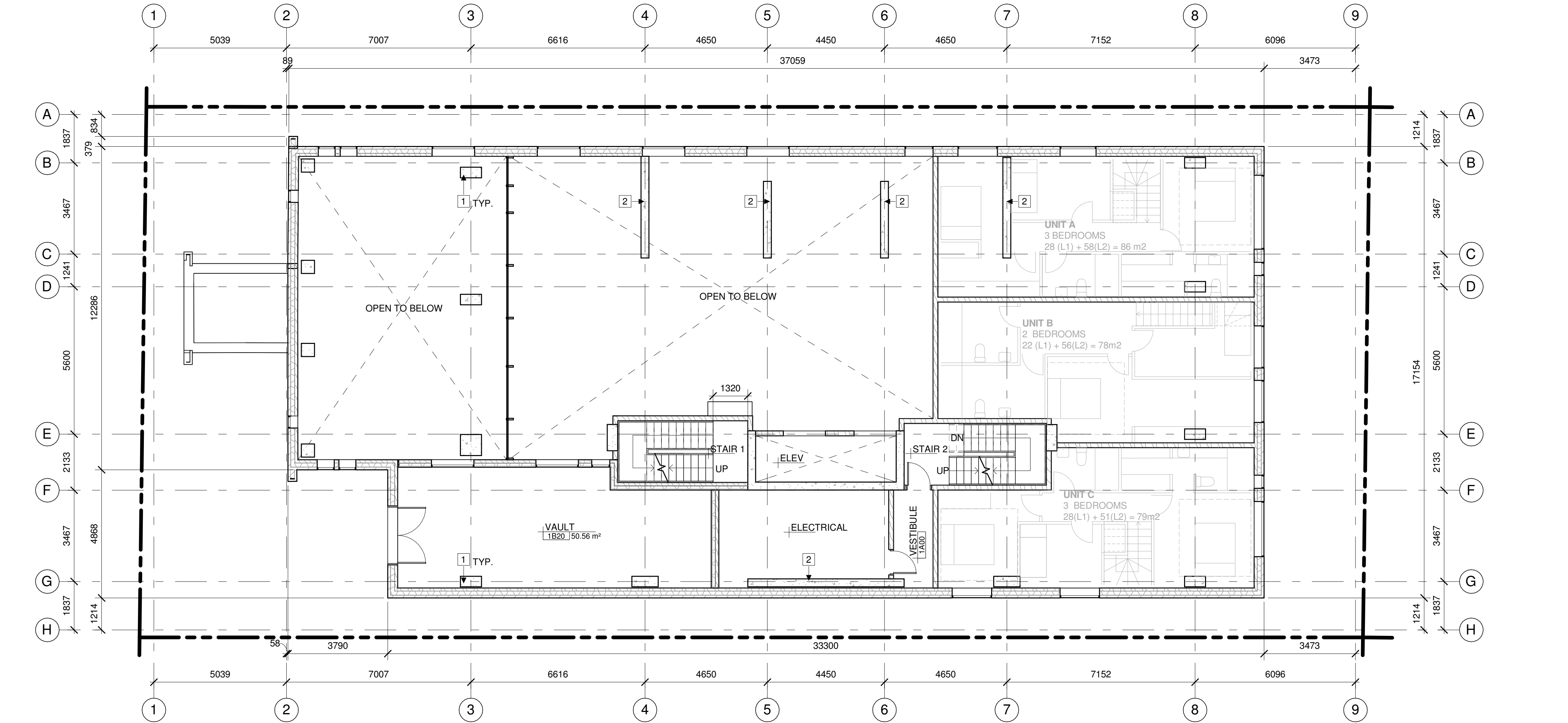
**LEVEL -1 AND
GROUND FLOOR
PLANS**

PROJECT NO: 2023-0250
DRAWN: IK / EF
APPROVED: DH
SCALE: 1:100
DATE PRINTED: 2025-03-24 11:59:32 AM

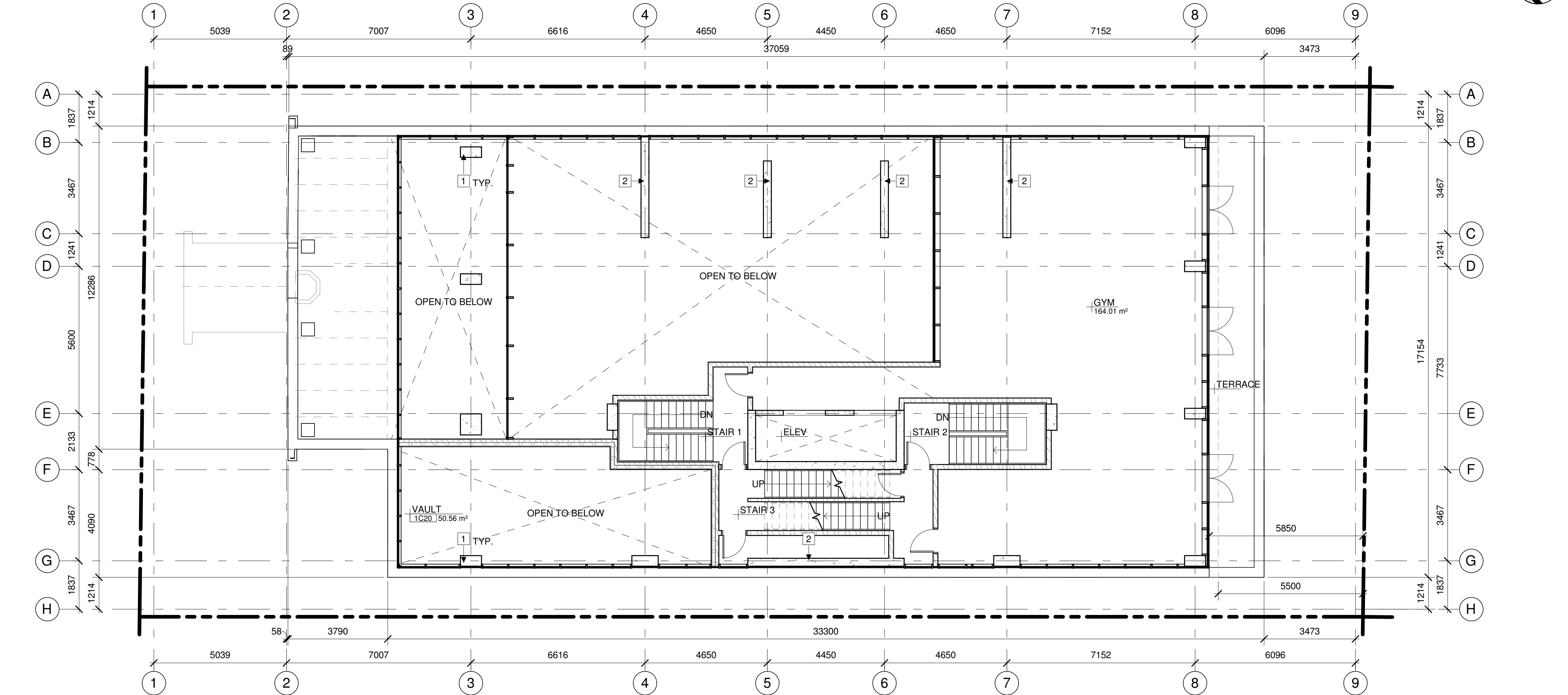
REV DRAWING NO.

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

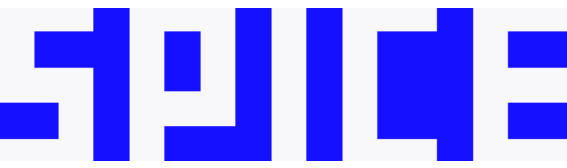
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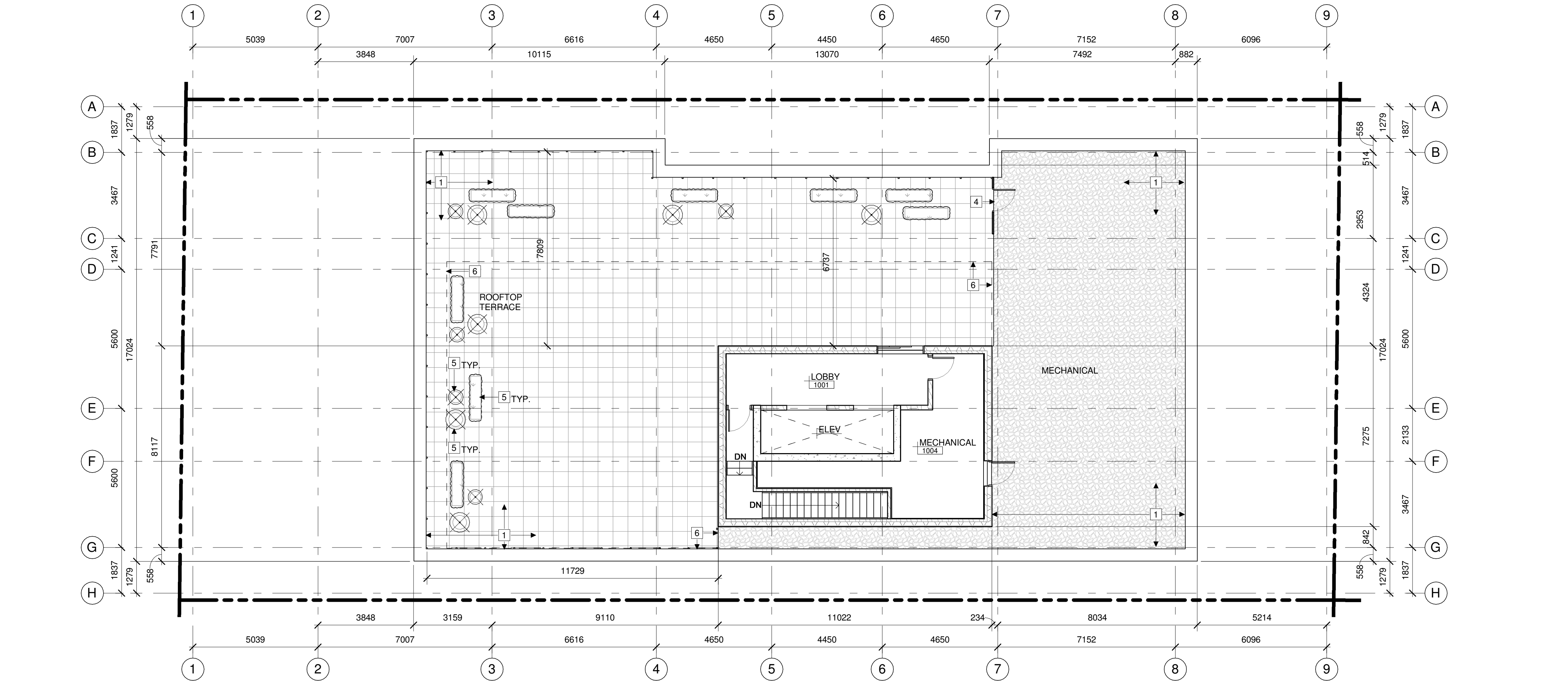
LEVEL 1B AND LEVEL
1C PLANS

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

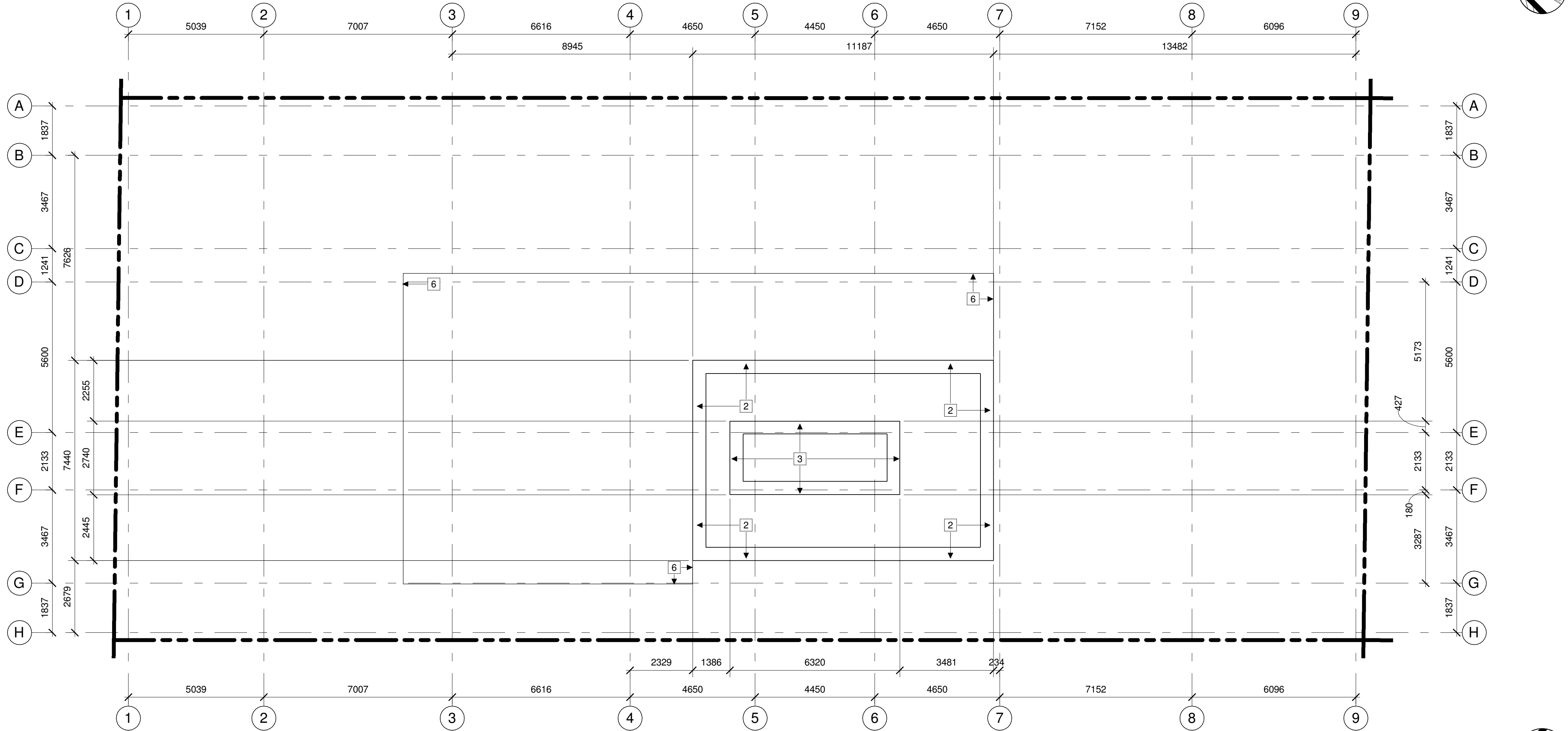
REV DRAWING NO.

3

A202



1 PENTHOUSE & MAIN ROOF PLAN
A204 1:100



2 UPPER ROOF PLAN
A204 1:100


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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

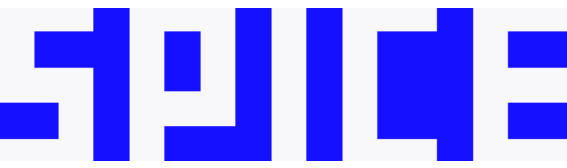
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