

BASEMENT SCALE 3/16"=1'0"



Developer/Owner:  
**Alferous Property Management**  
 590 Queen Elizabeth Driveway.  
 Ottawa, ON. K1S 3N5  
 613-265-7286

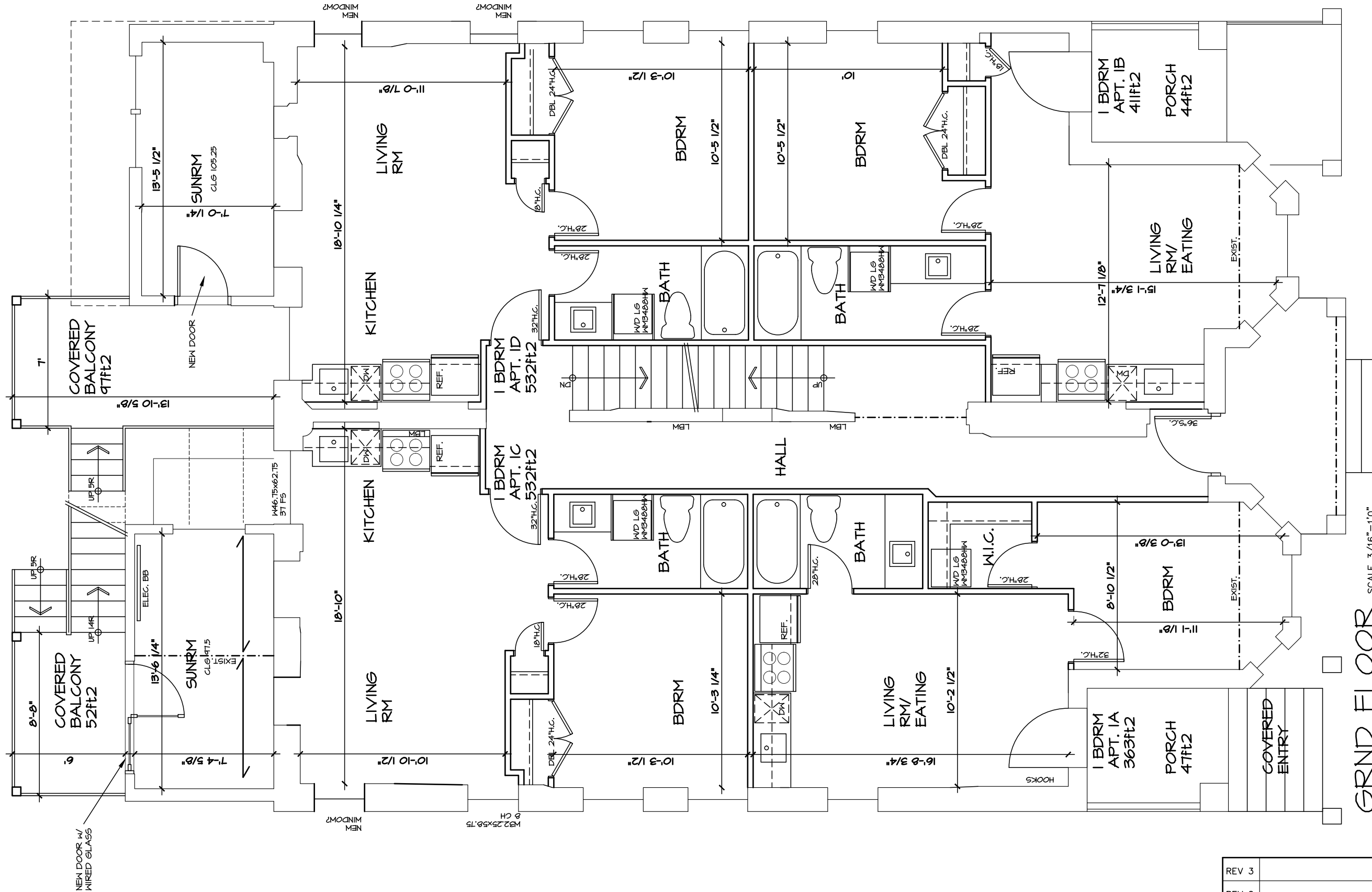
Designer:  
**David Bekkers M.A.A.T.O.**  
 151 Bay St., Suite 100E  
 Ottawa, Ontario  
 K1R 7T2  
 613-852-8433

Project:  
**The "JAMES ST" Apartment**  
 157, 159 James St.  
 Ottawa, ON. K1R 5M4  
 Lot 21 & Part Lot 20,  
 RP 30671

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

David Bekkers  
 M.A.A.T.O. 22980  
 NAME SIGNATURE BCIN

|           |                               |               |    |
|-----------|-------------------------------|---------------|----|
| REV 3     |                               |               |    |
| REV 2     |                               |               |    |
| REV 1     | ISSUED FOR SITE PLAN APPROVAL | JAN. 27, 2022 |    |
| REV #     | DESCRIPTION                   | MMM. DD, YYYY |    |
| Drawn By: | D.B.                          | Date:         |    |
| Scale:    | AS SHOWN                      | Dwg. No.:     | AI |
| Job:      | n/a                           |               |    |



GRND FLOOR

SCALE 3/16"=1'0"

GRND FLR GROSS AREA  
2164ft<sup>2</sup> (201.0m<sup>2</sup>)

GROSS AREA  
6457ft<sup>2</sup>  
(599.8m<sup>2</sup>)

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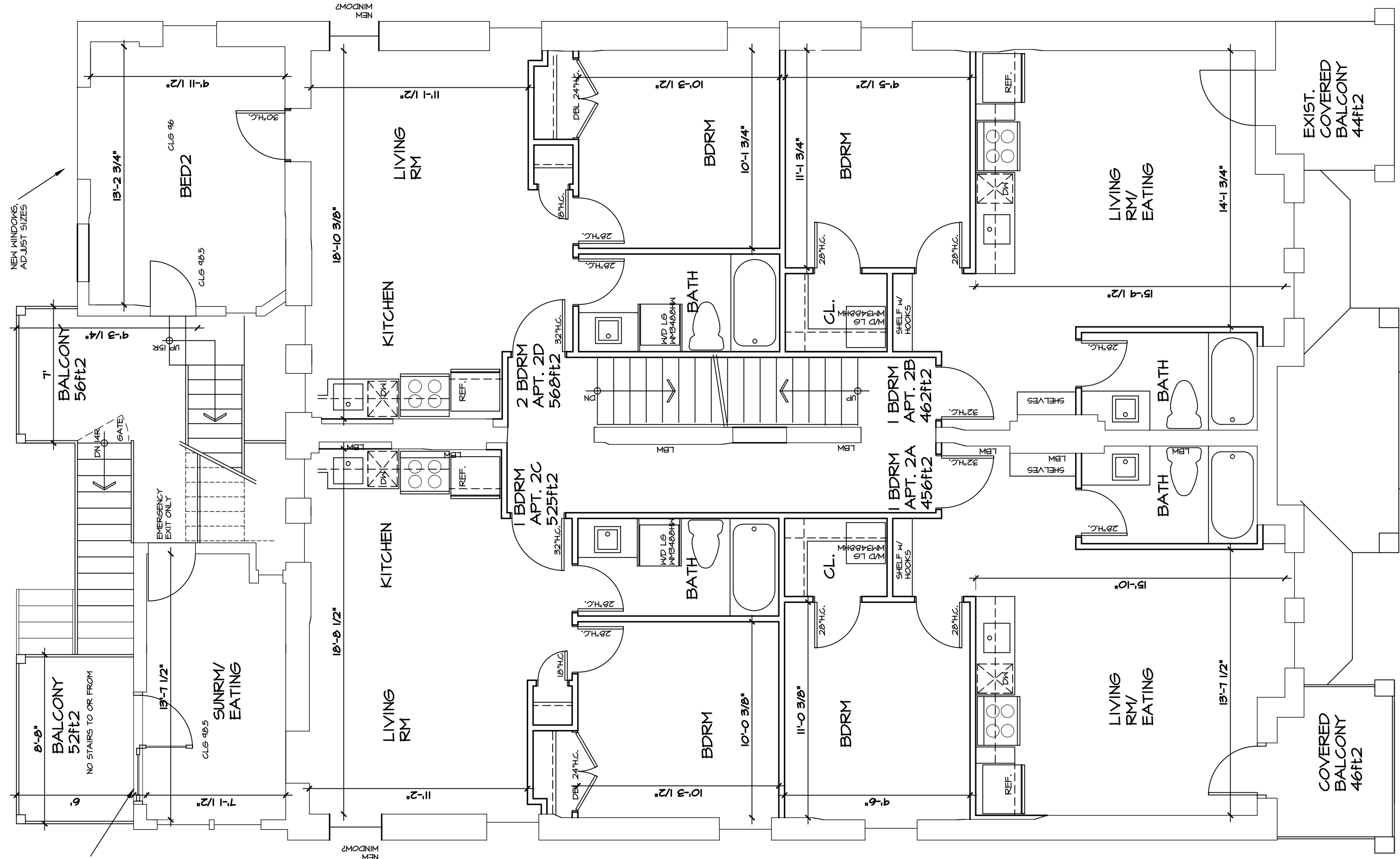
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|                    |           |
|--------------------|-----------|
| Drawn By:<br>D.B.  | Date:     |
| Scale:<br>AS SHOWN | Dwg. No.: |
| Job:<br>n/a        | A2        |



2ND FLR GROSS AREA  
2270ft<sup>2</sup> (210.8m<sup>2</sup>)

SCALE 3/16"=10"

2ND FLOOR

NEW WINDOWS, ADJUST SIZES

NEW DOOR W/ WIRED GLASS

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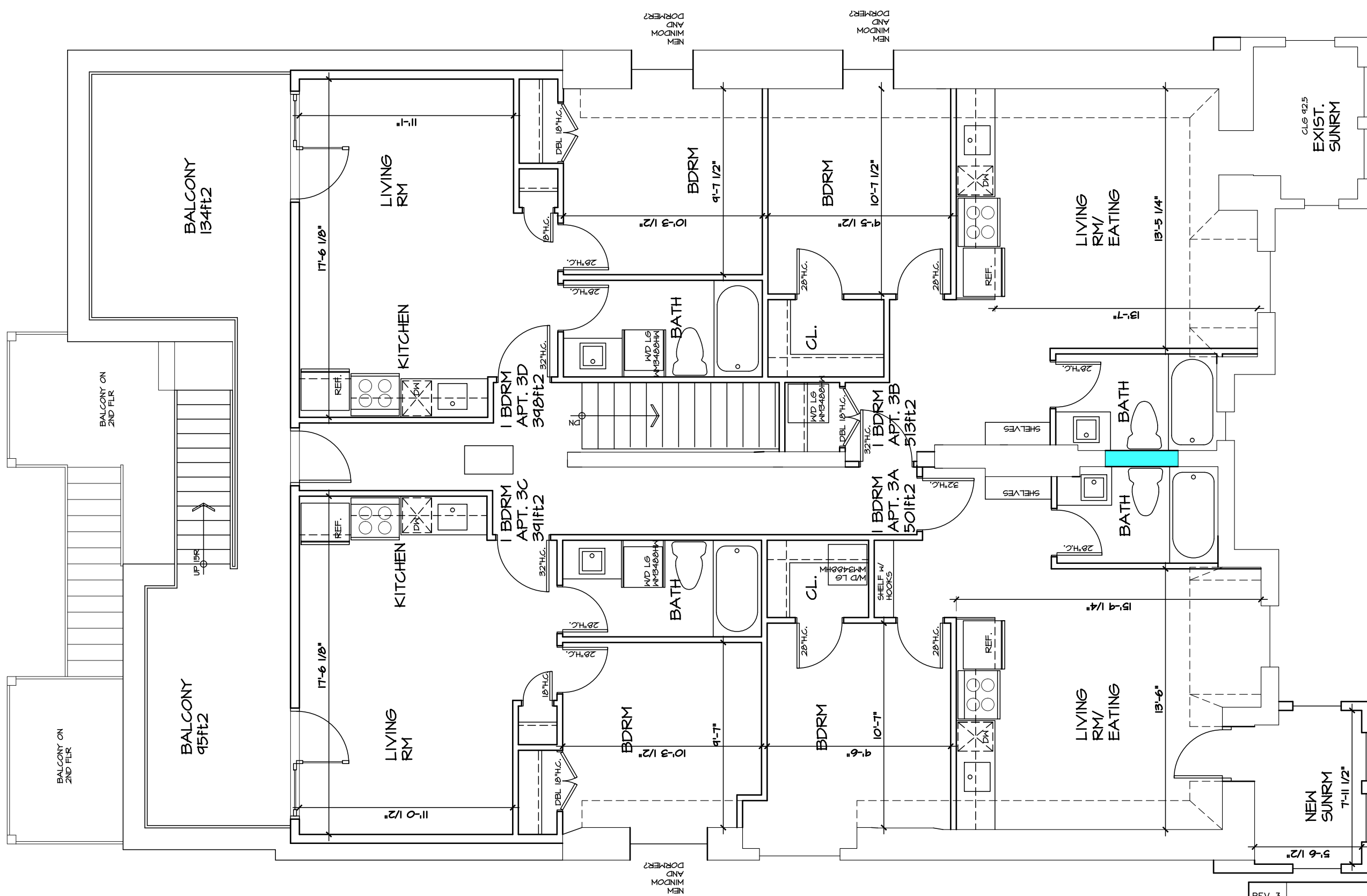
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| Job:      | n/a                           |               |    |



CONFIRM  
INTEGRITY OF  
STRUCTURE  
DURING RENO  
(REPAIR AS  
REQUIRED)

3RD FLR GROSS  
AREA  
2023ft<sup>2</sup> (187.9m<sup>2</sup>)

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Job: n/a **A4**

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SCALE 3/16" = 1'0"

3RD FLOOR

BALCONY  
134ft<sup>2</sup>

BALCONY  
95ft<sup>2</sup>

CLG 92.5  
EXIST.  
SUNRM

NEW  
SUNRM  
7'-11 1/2"

LIVING  
RM/  
EATING

LIVING  
RM/  
EATING

BDRM  
9'-7 1/2"

BDRM  
10'-7"

1 BDRM  
APT. 3D  
398ft<sup>2</sup>

1 BDRM  
APT. 3C  
391ft<sup>2</sup>

1 BDRM  
APT. 3B  
513ft<sup>2</sup>

1 BDRM  
APT. 3A  
501ft<sup>2</sup>

NEW  
WINDOW  
DORMER?

NEW  
WINDOW  
DORMER?

NEW  
WINDOW  
DORMER?

SHELF W/  
HOOKS





FRONT ELEVATION SCALE 3/16"=1'0"

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Drawn By: D.B. Date: \_\_\_\_\_  
 Scale: AS SHOWN Dwg. No.: **A5**  
 Job: n/a

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T/O FRAME

GREATER OF MIDPOINT OF HIGHEST ROOF OR HIGHEST FLAT ROOF

T/O 3RD FLR

T/O FRAME

T/O 2ND FLR

T/O FRAME

T/O GRND FLR

T/O SLAB

NEW 3rd FLOOR ENCLOSED BALCONY

NEW 2nd FLOOR COVERED BALCONY

NEW 0th FLOOR COVERED BALCONY

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 Scale: AS SHOWN Dwg. No.: **A6**  
 Job: n/a

**RIGHT ELEVATION** SCALE 3/16"=1'0"

|       |                               |               |
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REAR ELEVATION SCALE 3/16"=1'0"

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Drawn By: D.B. Date: \_\_\_\_\_  
 Scale: AS SHOWN Dwg. No.: **A7**  
 Job: n/a

|       |                               |               |
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LEFT ELEVATION SCALE 3/16"=1'0"

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 Job: n/a

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