

CRITERIA	EXISTING	PROPOSED
BUILDING AREA	114.0 m ²	221.6 m ²
BUILDING HEIGHT	8.1 m	11.3 m
BUILDING STOREYS	2	3
GROSS AREA	303.7	403.0
NUMBER OF SUITES		
TOTAL SUITES	2	6
RESIDENTIAL ONLY	0	4

RESIDENTIAL UNIT BREAKDOWN		
X FLOOR		
GROUND FLR. SUITE 101	2 BED, 1.5 BATH	
SECOND FLR. SUITE 201	2 BED, 1.5 BATH	
THIRD FLR. SUITES 301 AND 302	2 BED, 1 BATH (301) & 2 BED, 2 BATH (302)	

NOTE:
EXISTING COMMERCIAL SUITES (ON BASEMENT TO 2ND LEVEL) REMAIN AS EXISTING. BUILDING AREA IS TAKEN AS THE GREATEST HORIZONTAL DISTANCE OF ANY STOREY ABOVE GRADE, TO EXTERIOR FACE OF EXTERIOR WALLS. GROSS AREA IS TAKEN AS INTERIOR FACE OF EXTERIOR WALLS. NO EXCLUSION MADE FOR STAIRS. ALL NUMBERS ARE APPROXIMATE.

CLIENT :
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5882 Leithrim Road
Ottawa, ON K0A 1K0
613-818-9810

rev. / issue	description	date
05	ISSUED FOR SITE PLAN CONTROL COMMENTS	07 NOV. 2022
04	ISSUED FOR COORDINATION (UPDATED SURVEY)	30 AUG. 2022
03	ISSUED FOR CITY COMMENTS & COORDINATION	22 AUG. 2022
02	ISSUED FOR CITY COMMENTS & COORDINATION	08 AUG. 2022
01	ISSUED FOR SITE PLAN CONTROL	12 APR. 2022

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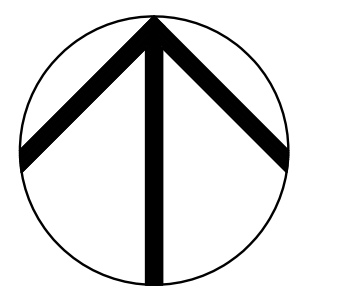
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professional stamp



KRISTOPHER D. BENES
LICENCE
6432

project north



Kristopher D. Benes, OAA, MRAIC, LEED AP

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project

**439 CHURCHILL AVENUE
ADDITION**
OTTAWA, ON

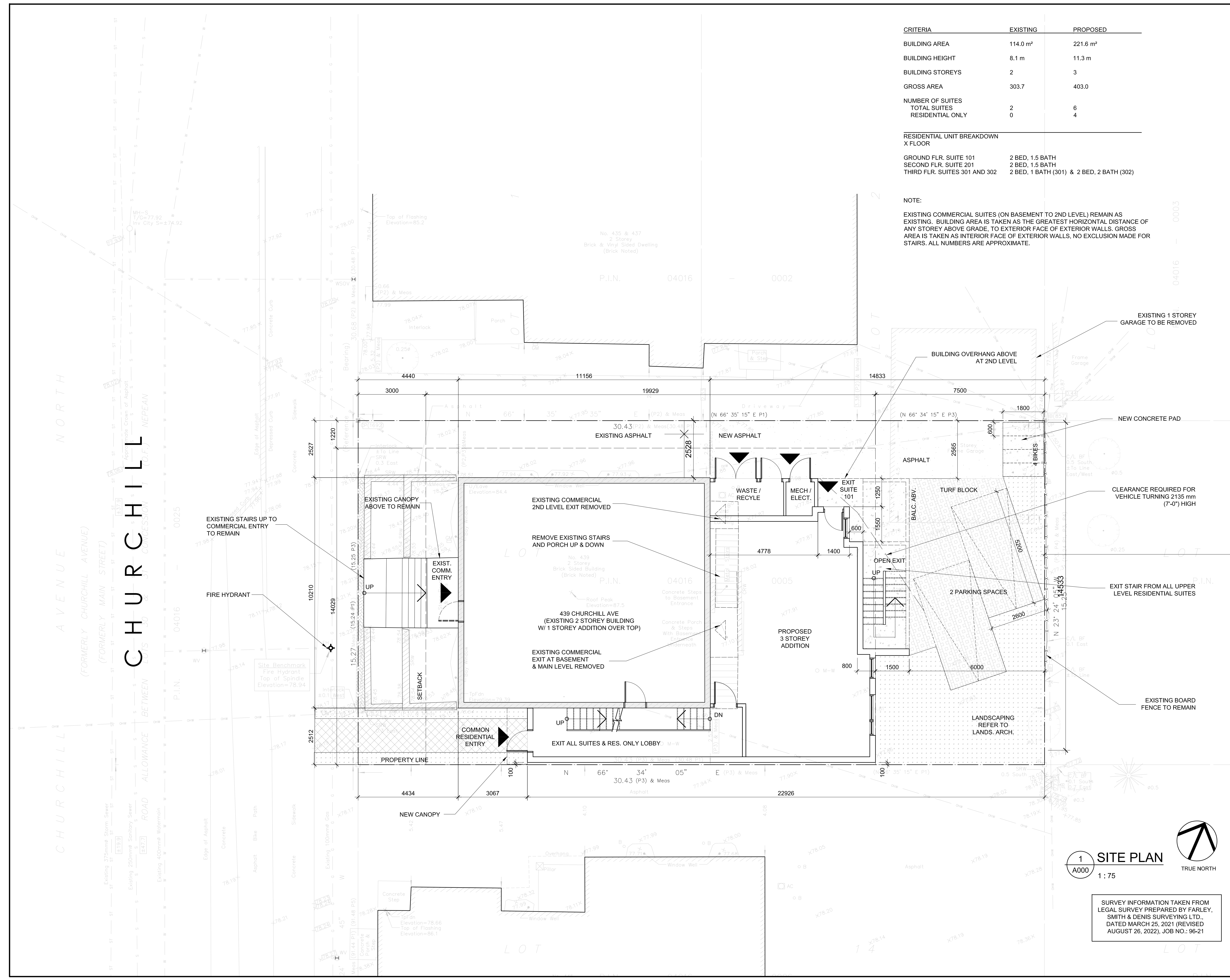
drawing

SITE PLAN

drawn	KDB	date	AUGUST 2019
approved	KDB	revision	1
project no.	2117	scale	AS SHOWN
drawing no.	A000		

1 SITE PLAN
A000 1:75

SURVEY INFORMATION TAKEN FROM
LEGAL SURVEY PREPARED BY FARLEY,
SMITH & DENIS SURVEYING LTD.
DATED MARCH 25, 2021 (REVISED
AUGUST 26, 2022), JOB NO.: 96-21

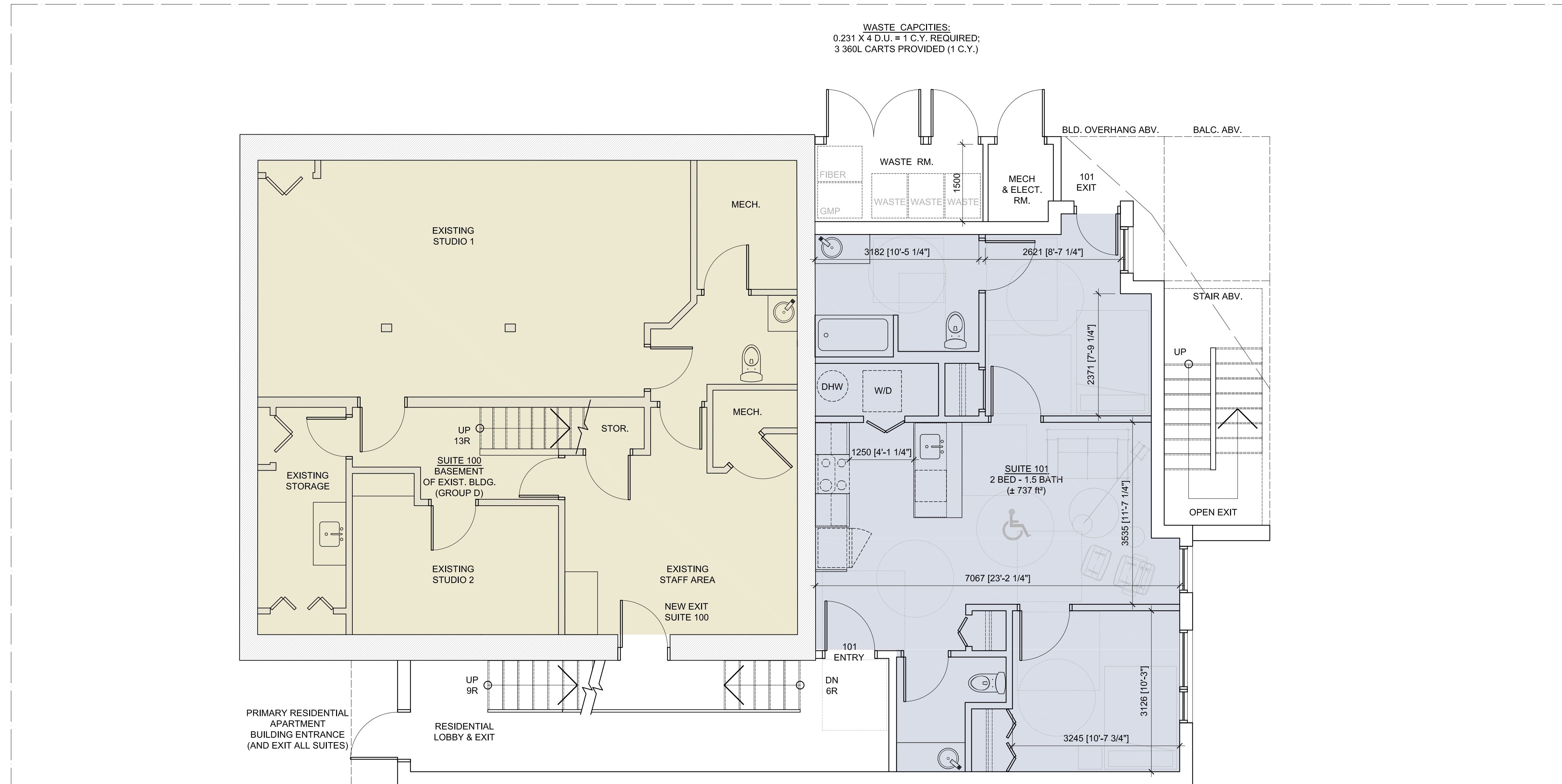


DWG# 18752 D07-12-22-0074

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COMMERCIAL SPACE
 RESIDENTIAL SPACE



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03	ISSUED FOR SITE PLAN CONTROL COMMENTS	07 NOV. 2022
02	ISSUED FOR CITY COMMENTS & COORDINATION	08 AUG. 2022
01	ISSUED FOR SITE PLAN CONTROL	12 APR. 2022

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project

439 CHURCHILL AVENUE ADDITION
OTTAWA, ON

drawing

CONCEPTUAL GROUND FLOOR PLAN

drawn	KDB	date	AUGUST 2020
approved	KDB	revision	△
project no.	2117	scale	1:50

drawing no.

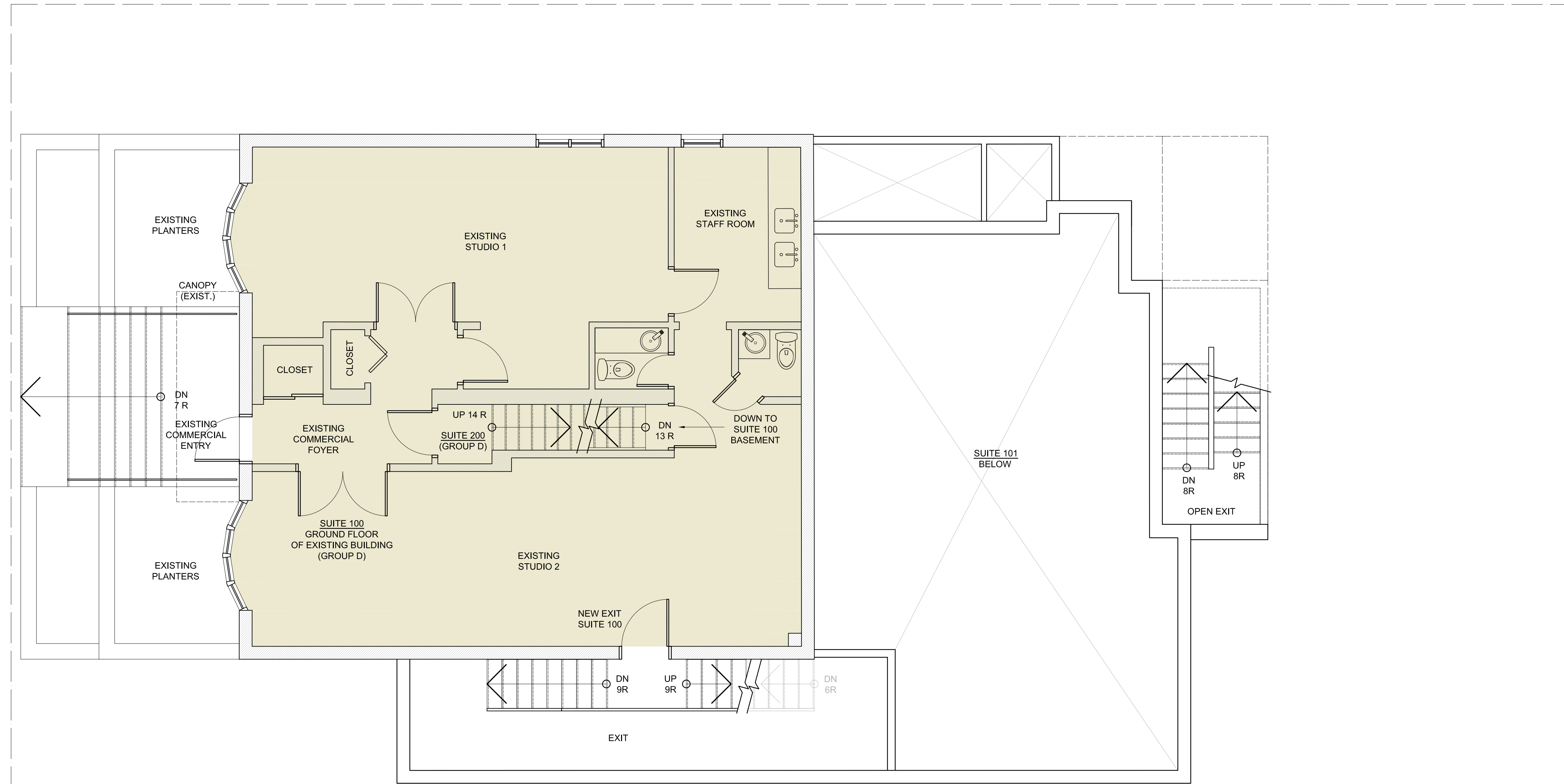
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DWG# 18752 D07-12-22-0074

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rev. / issue	description	date
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project

439 CHURCHILL AVENUE ADDITION
OTTAWA, ON

drawing

EXISTING BUILDING GROUND FLOOR PLAN

drawn	KDB	date	AUGUST 2020
approved	KDB	revision	△
project no.	2117	scale	1:50

drawing no.

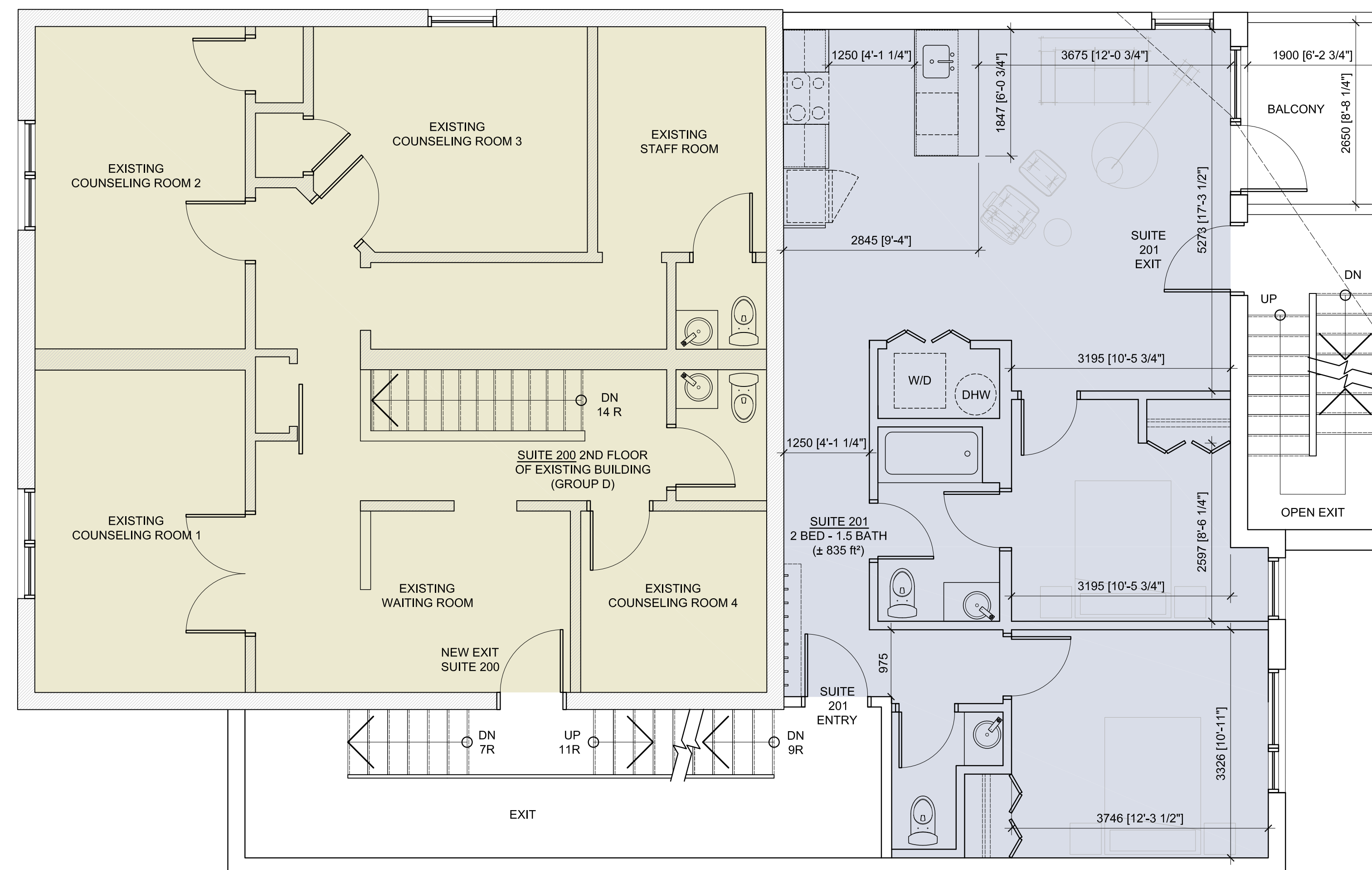
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DWG# 18752 D07-12-22-0074

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project
439 CHURCHILL AVENUE ADDITION
OTTAWA, ON

drawing
CONCEPTUAL SECOND FLOOR PLAN

drawn	KDB	date	AUGUST 2020
approved	KDB	revision	1
project no.	2117	scale	1:50

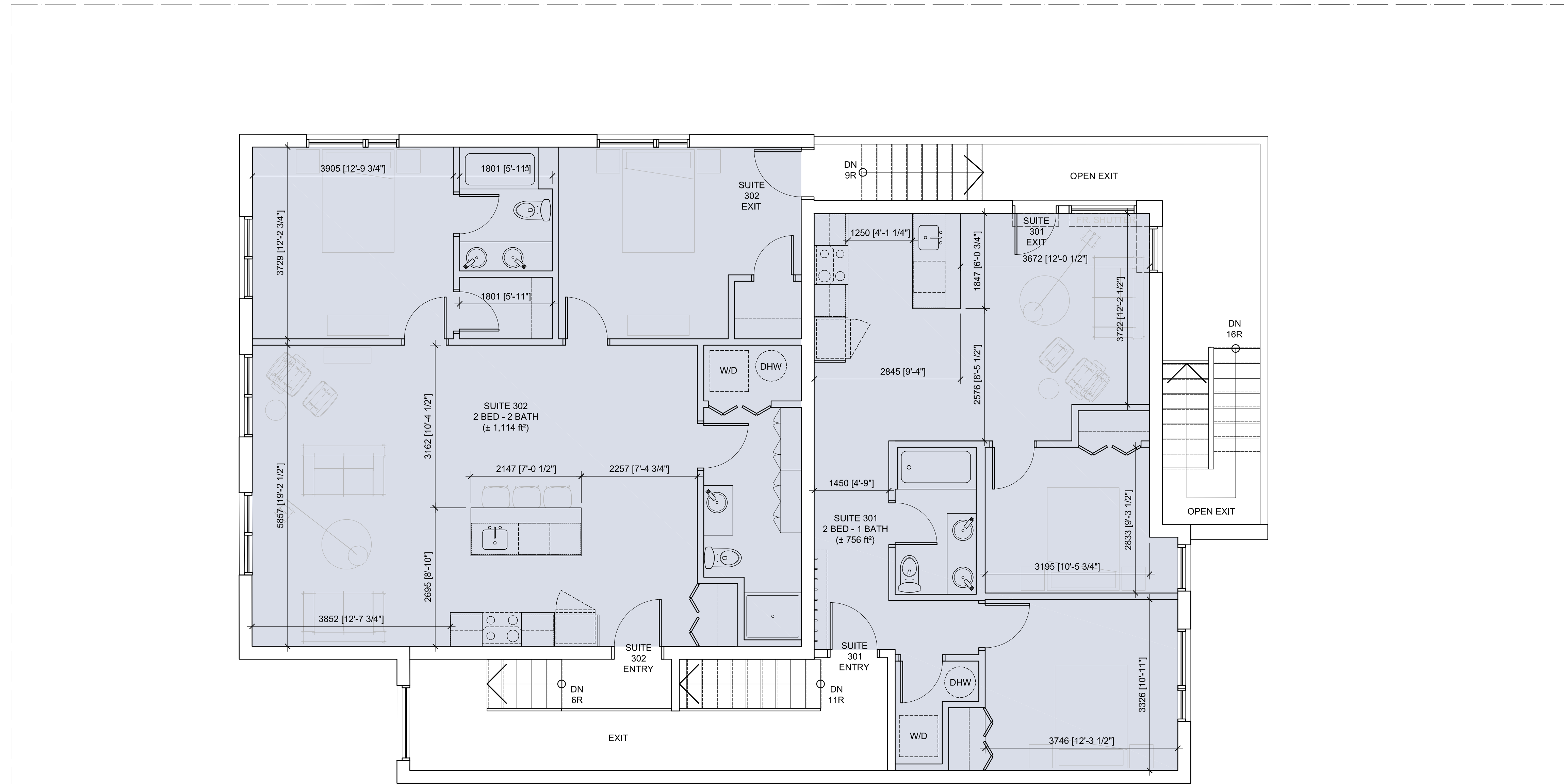
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DWG# 18752 D07-12-22-0074

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COMMERCIAL SPACE
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rev. / issue	description	date
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01	ISSUED FOR SITE PLAN CONTROL	12 APR. 2022

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project
439 CHURCHILL AVENUE ADDITION
OTTAWA, ON

drawing
CONCEPTUAL THIRD FLOOR PLAN

drawn	KDB	date	AUGUST 2020
approved	KDB	revision	1
project no.	2117	scale	1:50

drawing no.
A102

DWG# 18752 D07-12-22-0074

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rev. / issue	description	date
03	ISSUED FOR SITE PLAN CONTROL COMMENTS	07 NOV. 2022
02	ISSUED FOR COORDINATION	02 NOV. 2022
01	ISSUED FOR COORDINATION	08 MAR. 2022

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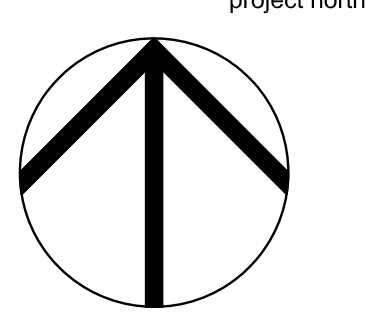
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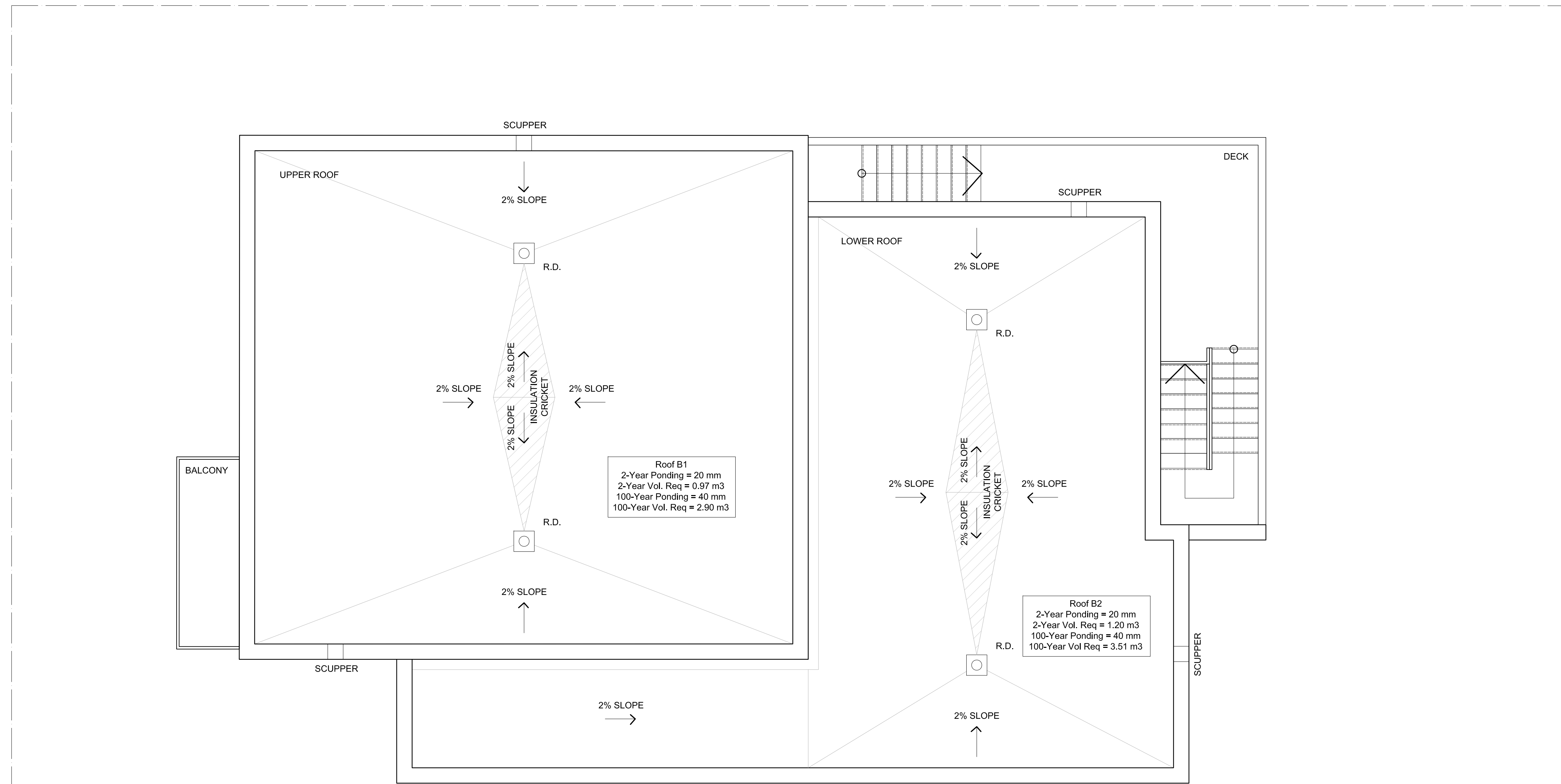
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613.883.5090 | info@openplan.ca

project
439 CHURCHILL AVENUE ADDITION
OTTAWA, ON

drawing
ROOF PLAN


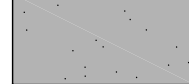



drawn	KDB	date	NOVEMBER 2022
approved	KDB	revision	△
project no.	2117	scale	1 : 50

drawing no.
A103



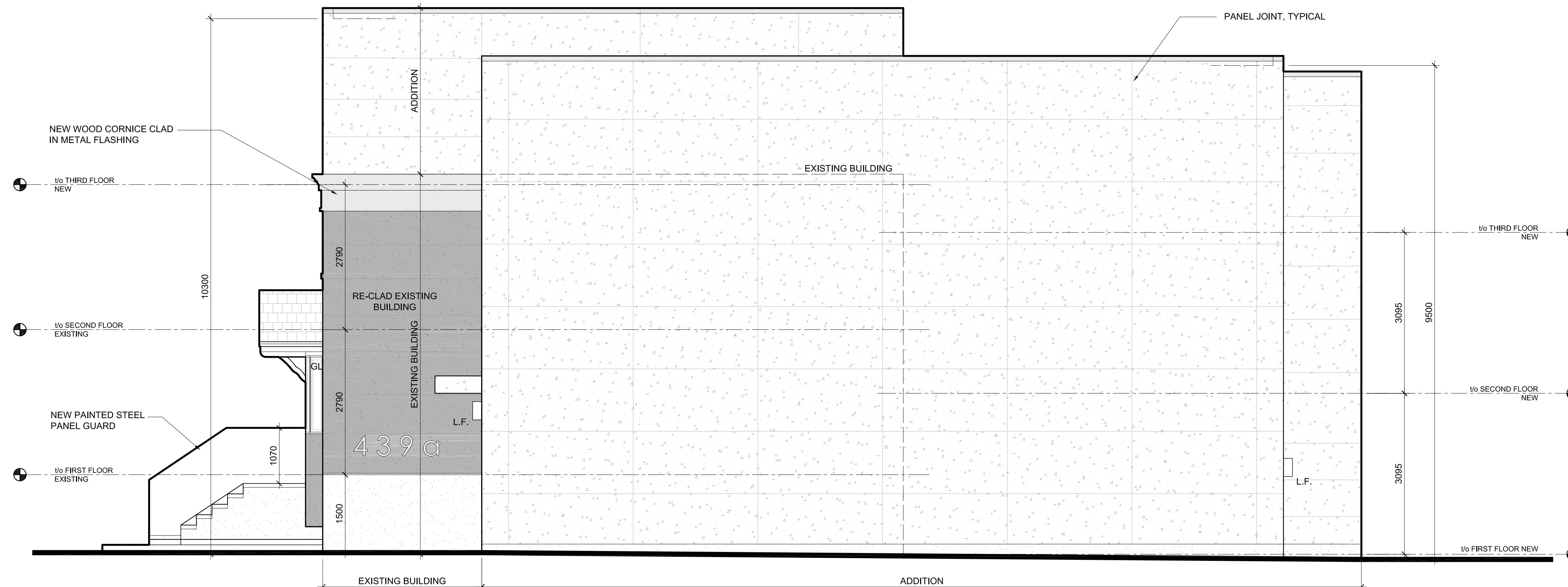
DWG# 18752 D07-12-22-0074

MATERIAL LEGEND

-  CEMENT BOARD PANEL SIDING (WHITE)
-  CEMENT BOARD PANEL SIDING (GREY)
-  METAL FLASHING AND/OR PAINTED STEEL SHEET
-  PARGED CONCRETE
-  PAINTED METAL GRATING



WEST
1
A200
ELEVATION
1 : 50



SOUTH
2
A200
ELEVATION
1 : 50

CLIENT :

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rev. / issue	description	date
03	ISSUED FOR SITE PLAN CONTROL COMMENTS	07 NOV. 2022
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
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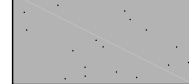


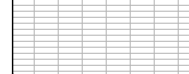
project
**439 CHURCHILL AVENUE
ADDITION**
OTTAWA, ON

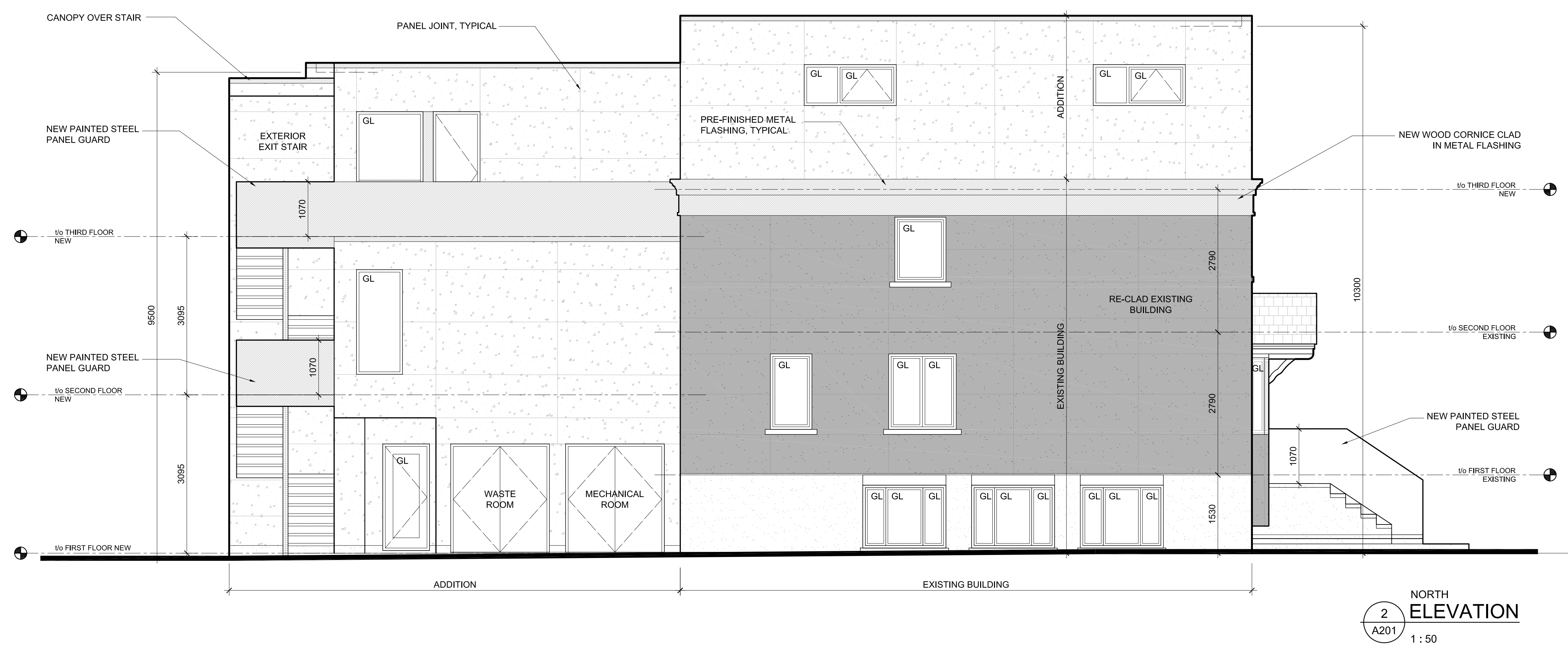
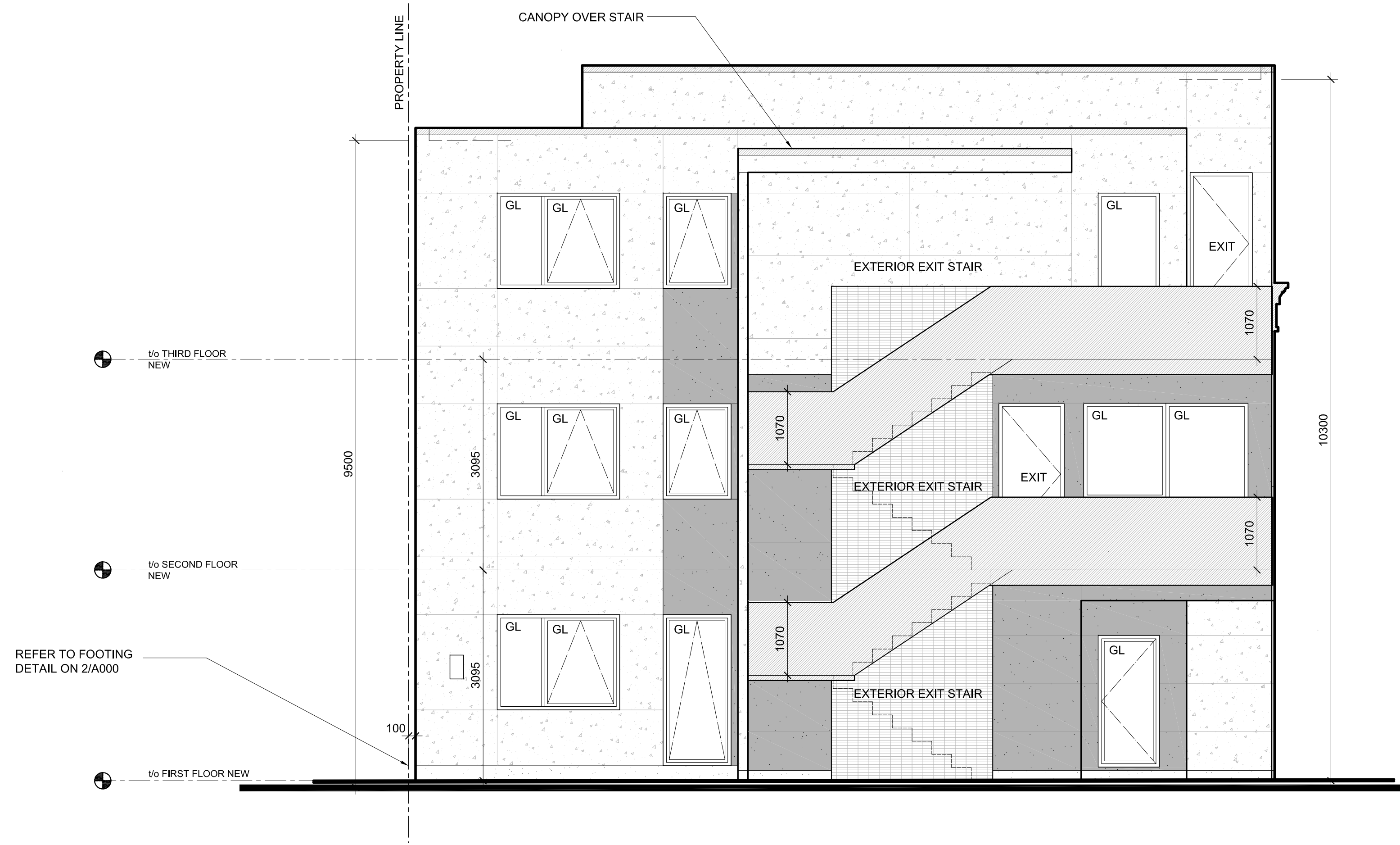
drawing
BUILDING ELEVATIONS

drawn	KDB	date	MARCH 2022
approved	KDB	revision	
project no.	2117	scale	1 : 50
drawing no.	A200		

DWG# 18752 D07-12-22-0074

MATERIAL LEGEND

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-  CEMENT BOARD PANEL SIDING (GREY)
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-  PARGED CONCRETE
-  PAINTED METAL GRATING



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rev. / issue	description	date MM/DD/YY
03	ISSUED FOR SITE PLAN CONTROL COMMENTS	07 NOV. 2022
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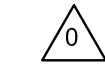
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project

439 CHURCHILL AVENUE ADDITION
OTTAWA, ON

drawing

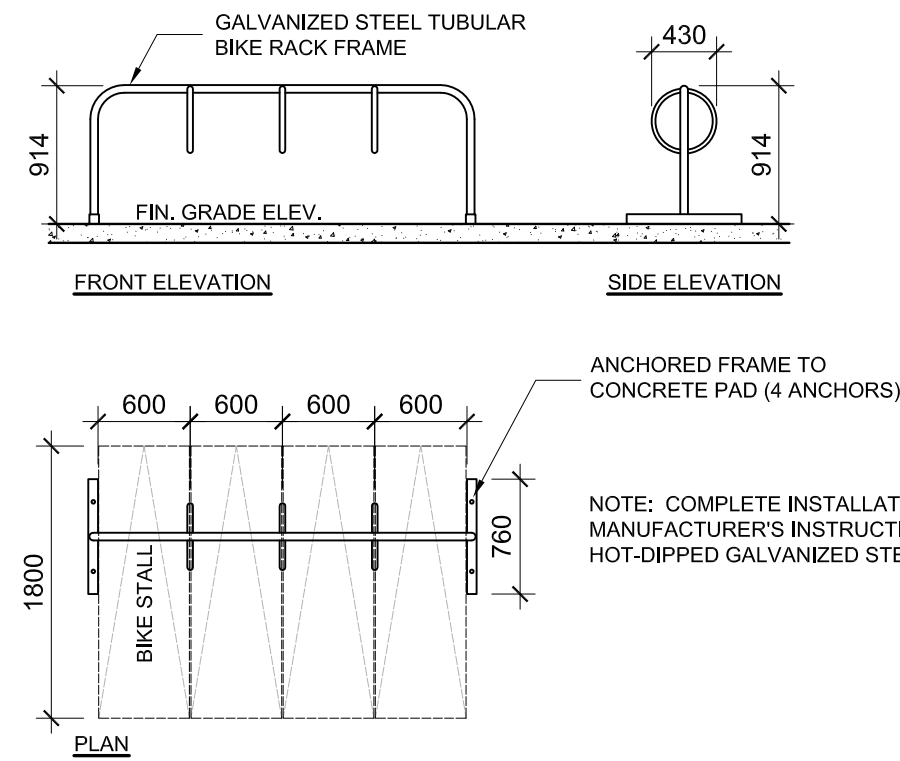
BUILDING ELEVATIONS

drawn	KDB	date	MARCH 2022
approved	KDB	revision	
project no.	2117	scale	1:50

drawing no.

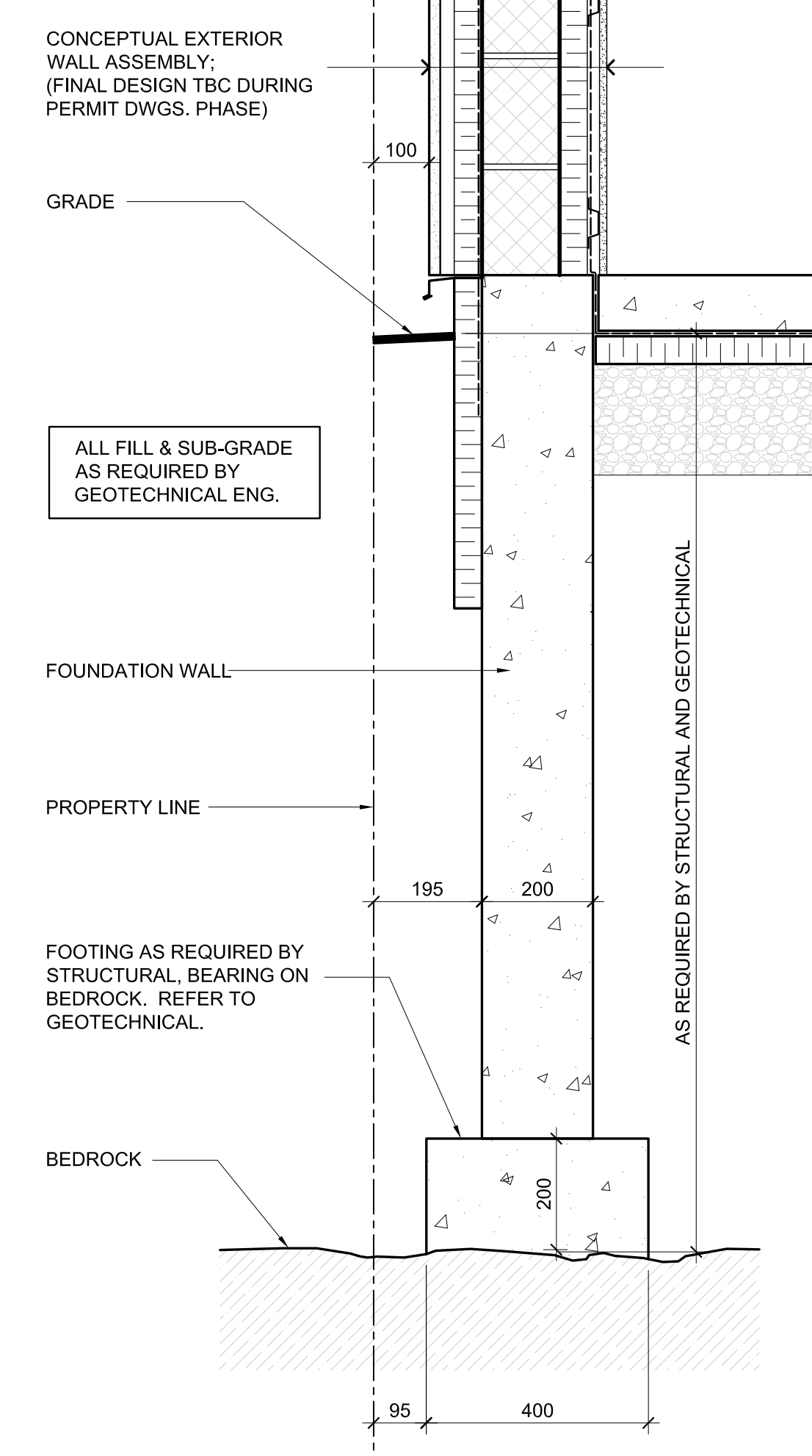
A201

DWG# 18752 D07-12-22-0074



2
BIKE RACKS
A300 1:50

NOTE: COMPLETE INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL MEMBERS TO BE HOT-DIPPED GALVANIZED STEEL. REFER TO CIVIL FOR PAD.



3
FOOTING AT PROP. LINE
SECTION DETAIL
A300 1:10

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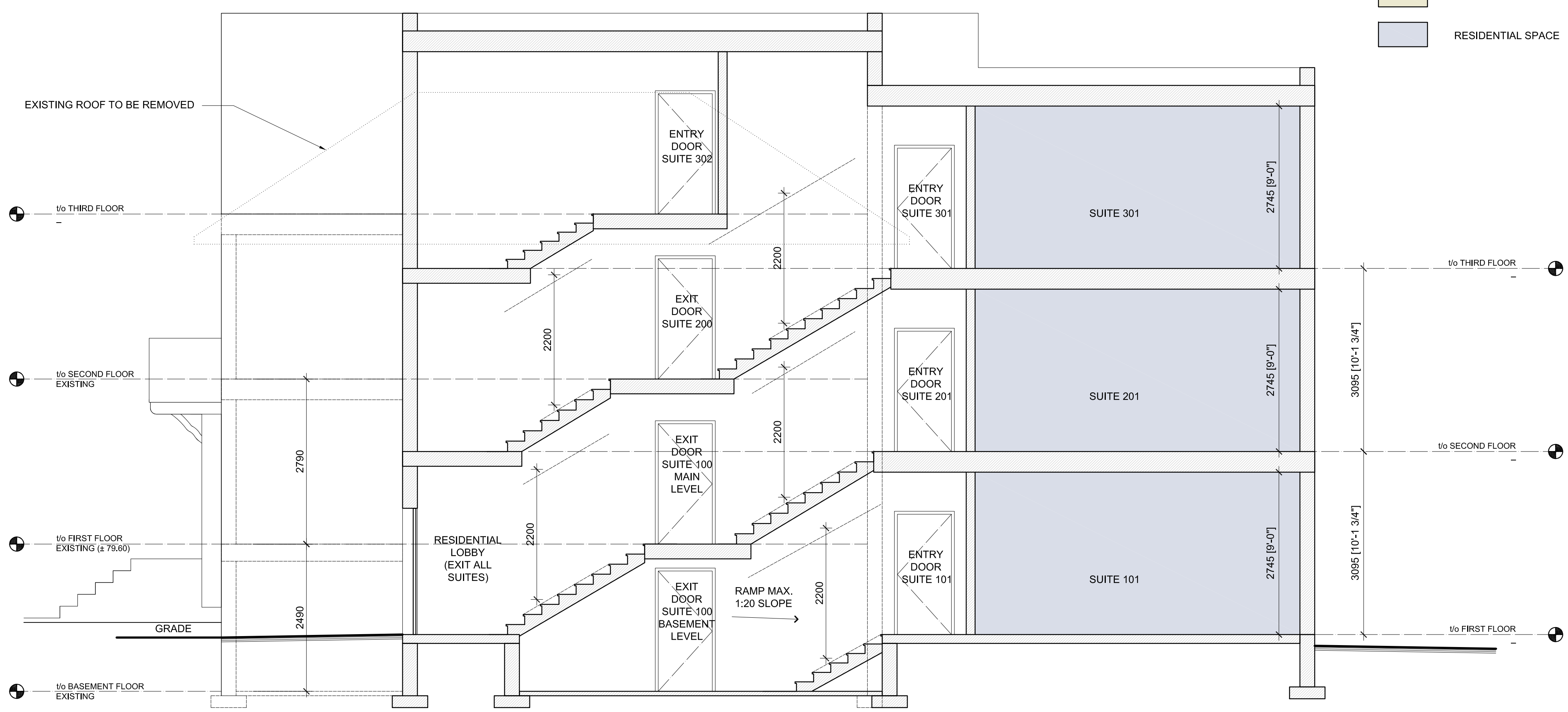
rev. / issue	description	date
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1
DIAGRAMMATIC
STAIR SECTION
A300 1:50

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project

439 CHURCHILL AVENUE ADDITION
OTTAWA, ON

drawing

STAIR SECTION, FOOTING SECTION DETAIL AND BIKE RACK DETAILS

drawn	KDB	date	AUGUST 2020
approved	KDB	revision	△
project no.	2117	scale	1:200
drawing no.			

A300

DWG# 18752 D07-12-22-0074