K. Baldwin

KIMBERLEY BALDWIN MCIP RPP
PLANNER II
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kimberley Baldwin at 8:36 am, Feb 06, 2023

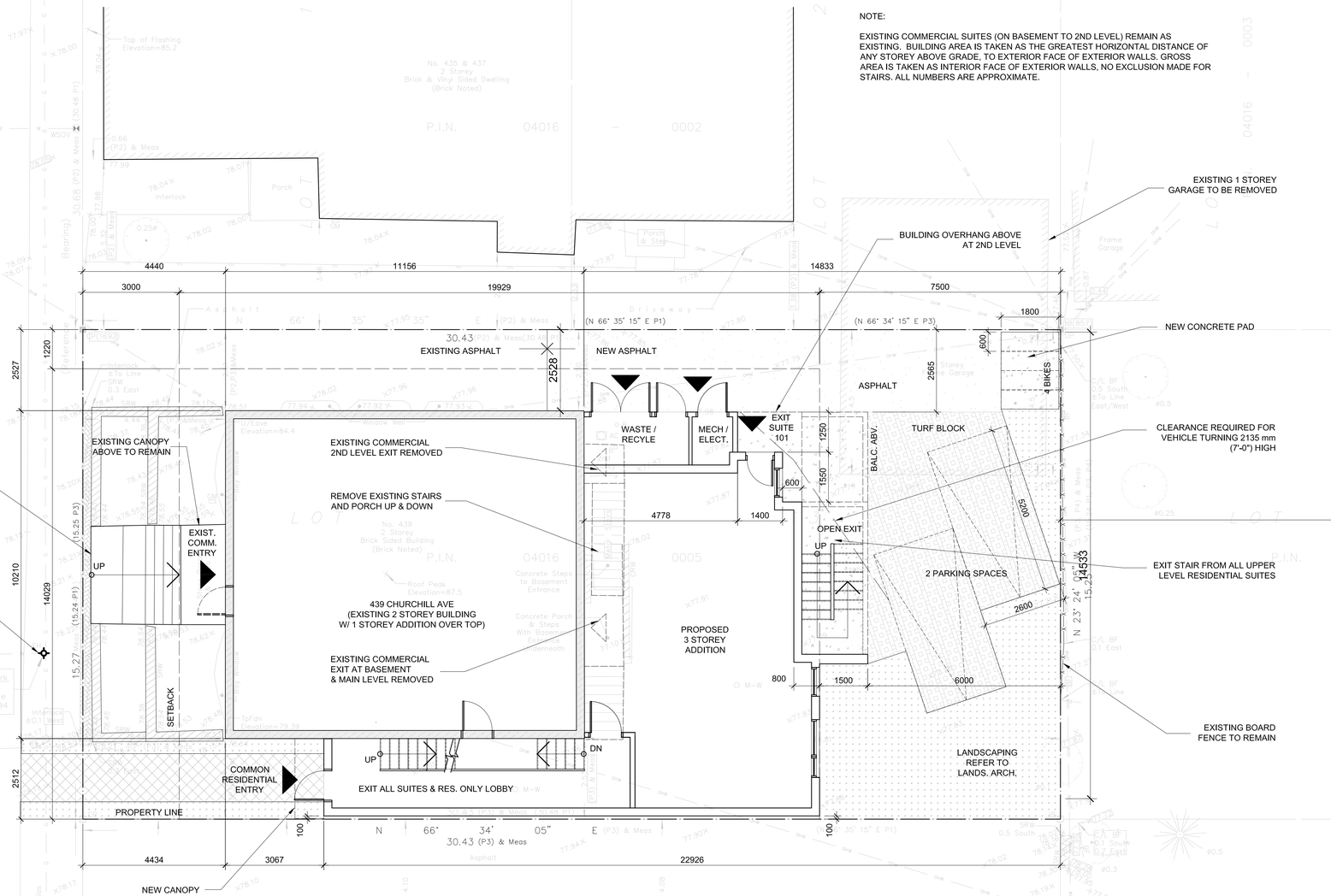
CRITERIA	EXISTING	PROPOSED
BUILDING AREA	114.0 m²	221.6 m²
BUILDING HEIGHT	8.1 m	11.0 m
BUILDING STOREYS	2	3
GROSS AREA	303.7	403.0
NUMBER OF SUITES		
TOTAL SUITES	2	6
RESIDENTIAL ONLY	0	4

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.



1 A000 SITE PLAN
1 : 75

TRUE NORTH

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

CLIENT :

Grepault Developments Ltd.
5882 Leitrim Road
Ottawa, ON K0A 1K0
613-818-9810

rev. / issue	description	date MM/DD/YY
06	ISSUED FOR SITE PLAN CONTROL COMMENTS	02 DEC. 2022
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

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS A BUILDING PERMIT IN RESPECT OF THIS PROJECT HAS BEEN GRANTED BY AUTHORITIES AND THEY ARE ISSUED FOR CONSTRUCTION.

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professional stamp

ONTARIO ASSOCIATION OF ARCHITECTS
KRISTOPHER D. BENES
LICENCE
6432

project north

Kristopher D. Benes, OAA, MRAIC, LEED AP

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architecture | interiors | concepts

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project

439 CHURCHILL AVENUE ADDITION
OTTAWA, ON

drawing

SITE PLAN

drawn	KDB	date	AUGUST 2019
approved	KDB	revision	0
project no.	2117	scale	AS SHOWN

drawing no.

A000

DWG# 18752 D07-12-22-0074