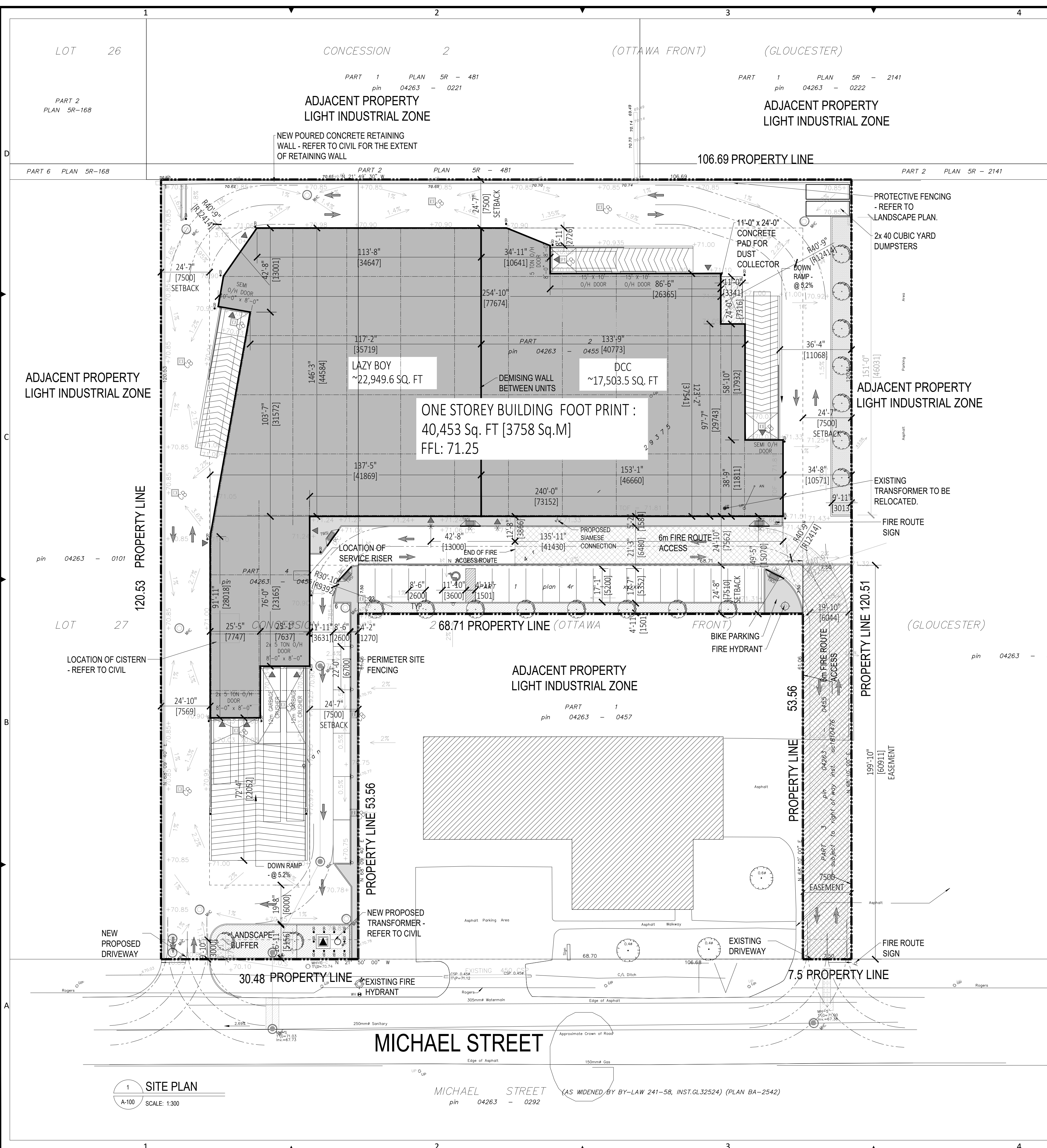


Arch D (24x36) Title block © 2018, Nicholas Caragianis Architect Inc.

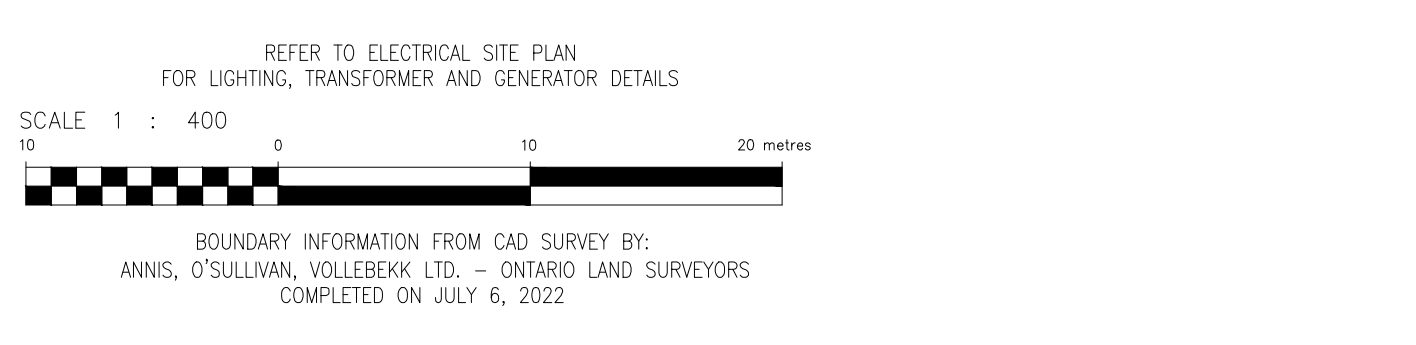


LEGEND

	PROPOSED BUILDING LOCATION		CATCH BASIN
	EXISTING NEIGHBORING BUILDINGS		AREA DRAIN
	LANDSCAPED AREA		SEWER CONNECTION
	CONCRETE/SIDEWALK		ENTRANCE/EXIT LOCATION
	BARRIER FREE PARKING CLEARANCE		PRINCIPAL ENTRANCE
	FIRE ACCESS ROUTE		TRANSFORMER
	CURB		FENCE & GATE
	DEPRESSED CURB		MAN HOLE COVER
	NEW TREE/VEGETATION (REFER TO LANDSCAPE PLAN FOR TYPE, SIZE AND LOCATION)		EXISTING UTILITY POLE / LIGHT STANDARD
	EXISTING TREE (VEGETATION IS FOR REFERENCE ONLY, REFER TO LANDSCAPE PLAN)		FIRE HYDRANT
	BARRIER FREE PARKING		NLS (NEW LIGHT STANDARD, REFER TO ELECTRICAL)
	TACTILE PAVING SURFACE INDICATOR		BOLLARD
			FIRE ROUTE ACCESS / NO PARKING SIGN (SEE DRAWING K/A-101)
			STOP SIGN (SEE DRAWING K/A-101)
			VEHICULAR TRAFFIC DIRECTION
			PROPOSED WATERMAN STANDPOST

SITE STATISTICS

LEGAL DESCRIPTION OF PROPERTY	ZONING: LIGHT INDUSTRIAL ZONE	REQUIRED	PROPOSED
PLAN OF SURVEY OF PART OF LOT 27, CONCESSION 2, PART 1, 2, 3 & 4 TOWNSHIP OF GLOUCESTER	LOT AREA (min.)	2,000 m ²	9,177 m ²
PROPOSED 1-STOREY BUILDING	LOT COVERAGE (max.)	65 %	41.04 %
PARCEL: 2.15 AC, 93,861 Sq. F, 8,720 m ²	LOT FRONTAGE (min.)	No Minimum	38.0 M
EASEMENT: 0.11 AC, 4,916 Sq. F, 457 m ²	FRONT YARD (min.)	7.5 M	7.5 M
PARCEL AFTER EASEMENT: 2.27 AC, 98,777 Sq. F, 9177 m ²	SIDE YARD (min.)	7.5 M	7.5 M
FOOTPRINT: (Measured to face of Ext. Walls) 40,543 SF, 3,758m ²	REAR YARD (min.)	7.5 M	7.5 M
MEZZANINE AREA: 4,492 SF, 417 m ²	BUILDING HEIGHT (max.)	18.0 M	12.2 M
TOTAL GFA (*): 45,035 SF, 3,720m ²	LANDSCAPE BUFFER (street)	3.0 M	5.16 M
(* MEASURED FROM EXTERIOR FACES OF EXTERIOR WALLS)	PARKING (2.6m x 5.2m and/or 2.6m x 6.7m)	30 TOTAL	30 TOTAL
LOT COVERAGE: 41.04 % (LOT AFTER EASEMENT)	BARRIER FREE PARKING - Included in total (3.6m x 5.2m)	1	1
	BICYCLE PARKING	3	4
	TREE PROTECTION BY-LAW: # OF TREES REQUIRING PERMIT FOR REMOVAL: 18		



nicholas caragianis architect inc.

137 Pamilla Street
Ottawa ON K1S 3K9
613 937 6801 ncarchitect.ca

PROJECT NORTH:

ARCHITECT'S SEAL:

© Copyright 2023, Nicholas Caragianis Architect Inc. All Rights Reserved.

Notes: Contractor must verify all drawings, dimensions, details and specifications and report any discrepancies to the architect before proceeding with work. All drawings and specifications are instruments of service and the property of the architect, and these must be returned at the completion of the project, and may not be reproduced without the architect's written permission. All drawings are to be read in conjunction with specifications and consultants' documents. Do not scale drawings. Do not use for construction unless both indicated as "For Construction" and bearing the architect's stamp and signature. All construction to meet local, provincial and federal requirements.

CIVIL: **D.B. Grey Engineering Inc.**
700 Long Point Circle, Ottawa Ontario K1T 4E9
TEL: 613-425-8044

MECHANICAL & ELECTRICAL: **Mirion Ltd.**
31-2000 Thurston Drive, Ottawa Ontario K1G 4K7
TEL: 613-722-5486

STRUCTURAL: **D+M Structural Engineering**
110-333 Preston Street, Ottawa Ontario K1S 5N4
TEL: 613-651-9490

ENVIRONMENTAL: **Terrapex Environmental Ltd.**
1-20 Gurdwara Road, Ottawa Ontario K2E 8B3
TEL: 613-745-6471

LANDSCAPING & PLANNING: **Novatech**
200-240 Michael Cowpland Dr Ottawa, Ontario K2M 1P6
TEL: 613-254-9643

NO.	DATE	DESCRIPTION
22	2023/12/19	SITE PLAN CONTROL RESUBMISSION
21	2023/09/27	CONSULTANT COORD
20	2023/06/21	FOR CLIENT REV.
19	2023/02/14	FOR SPC SUBMISSION
18	2023/02/03	FOR CONSULTANT COORD
17	2023/02/03	FOR CLIENT REV.
16	2023/01/26	FOR CONSULTANT COORD
15	2023/01/13	FOR CONSULTANT COORD
14	2023/01/04	FOR CONSULTANT COORD
13	2022/12/12	FOR CONSULTANT COORD
12	2022/12/06	FOR CONSULTANT COORD
11	2022/11/17	FOR TRAFFIC REV.
ISSUE	YYYY/MM/DD	ISSUES DESCRIPTION

CLIENT NAME AND ADDRESS: **AVENYN FUND**
503-359 KENT ST.
OTTAWA ON. K2P 0R6

PROJECT NAME & LOCATION: **MICHAEL STREET**
1591 & 1611 MICHAEL ST.
OTTAWA, ON K1B 3T3

NCA PROJECT NUMBER: 2022.0003 FILE NUMBER:

OWNER'S CONTRACT NUMBER: OWNER'S PROJECT NUMBER:

CAD FILE NAME: A1.0 SITEPLAN-OP2

SHEET TITLE: **SITE PLAN**

SCALE: 1:250 SHEET ID:

DRAWN BY: SG **A-100 R1**

DATE CREATED: 2021.07.20

Plan #18942 D07-12-23-0017

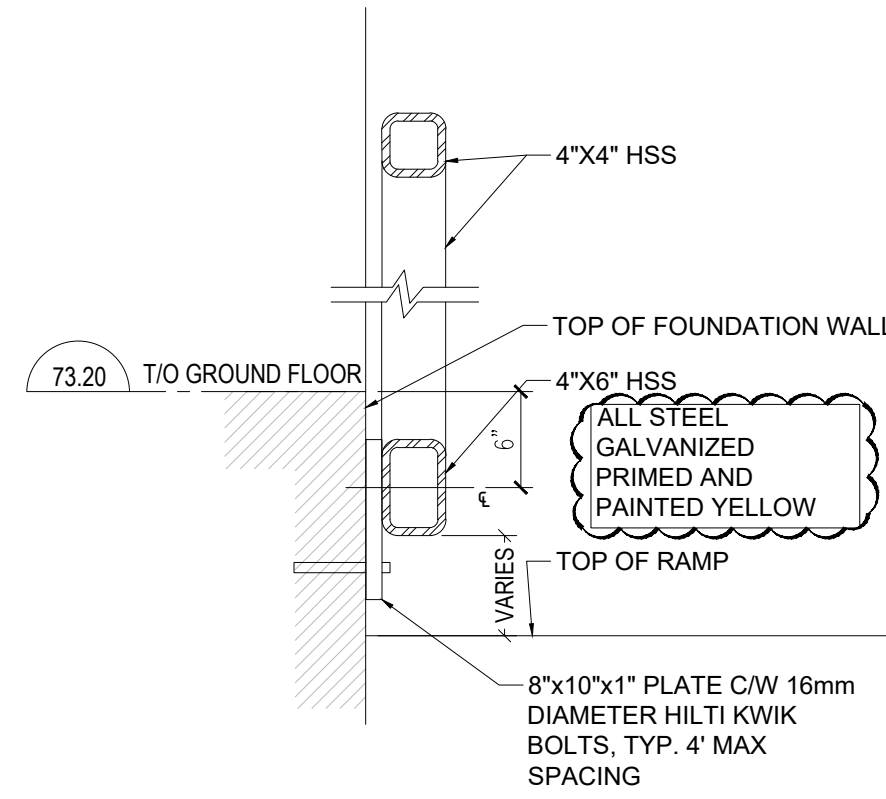
1 SITE PLAN
SCALE: 1:300

MICHAEL STREET
pin 04263 - 0292 (AS WIDENED BY BY-LAW 241-58, INST.Q.32524) (PLAN BA-2542)

T:\ACM Michael Street\3.0 DWGS\3.3 Working\Drawings\3.3.7 Sheets\A1.0 SitePlan-OP2 - JESSIPN - 2023-12-19

V:\DWG\A17-Ottawa\051\3.0 DRAWINGS\3.3 Working\Drawings\3.3.2 x Refs\One Way Sign.PNG

1 ONE-WAY SIGN
A-101 SCALE: NOT TO SCALE

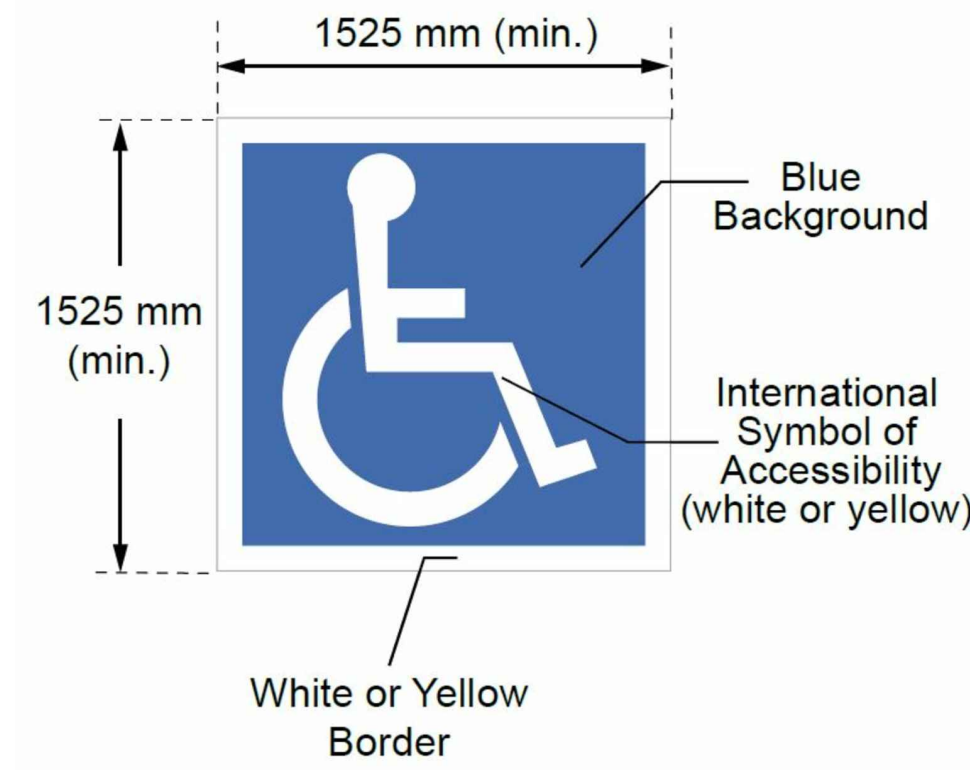


6 GUARD RAIL SECTION DETAIL
A-101 1"=1'-0"

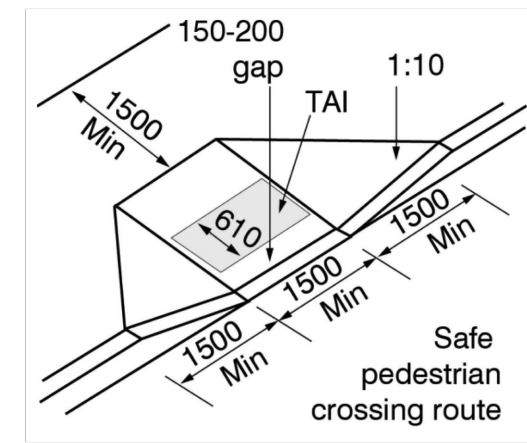


SUPPLY AND INSTALL 12" X 18" FIRE ROUTE & 12" X 12" NO PARKING SIGNS LOCATIONS AS PER SITE PLAN SIGNS TO BE SUPPORTED BY U CHANNEL POST MIN. 5' TO MIDDLE OF SIGN

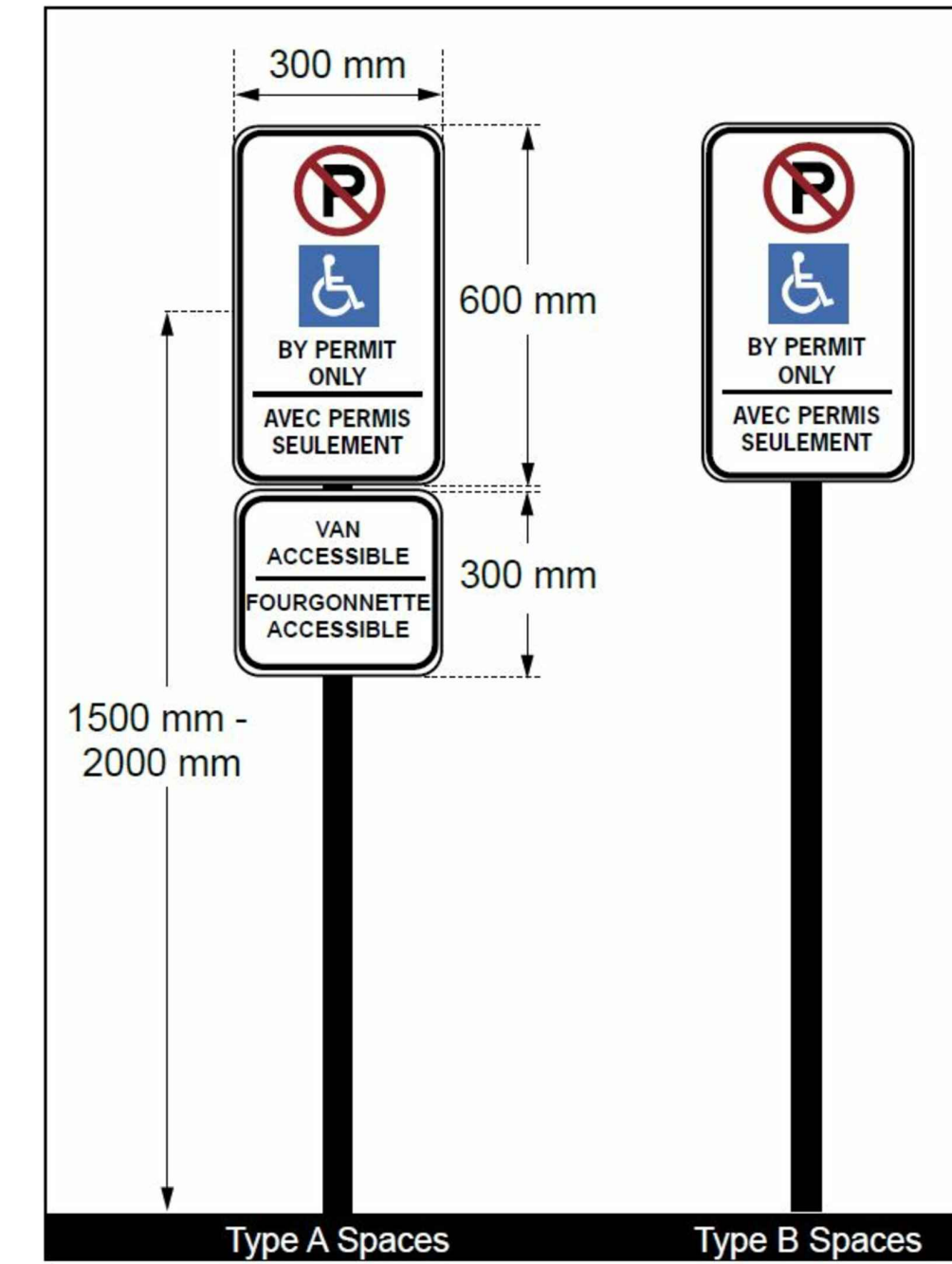
2 FIRE ROUTE & NO PARKING SIGNAGE
A-101 SCALE: NOT TO SCALE



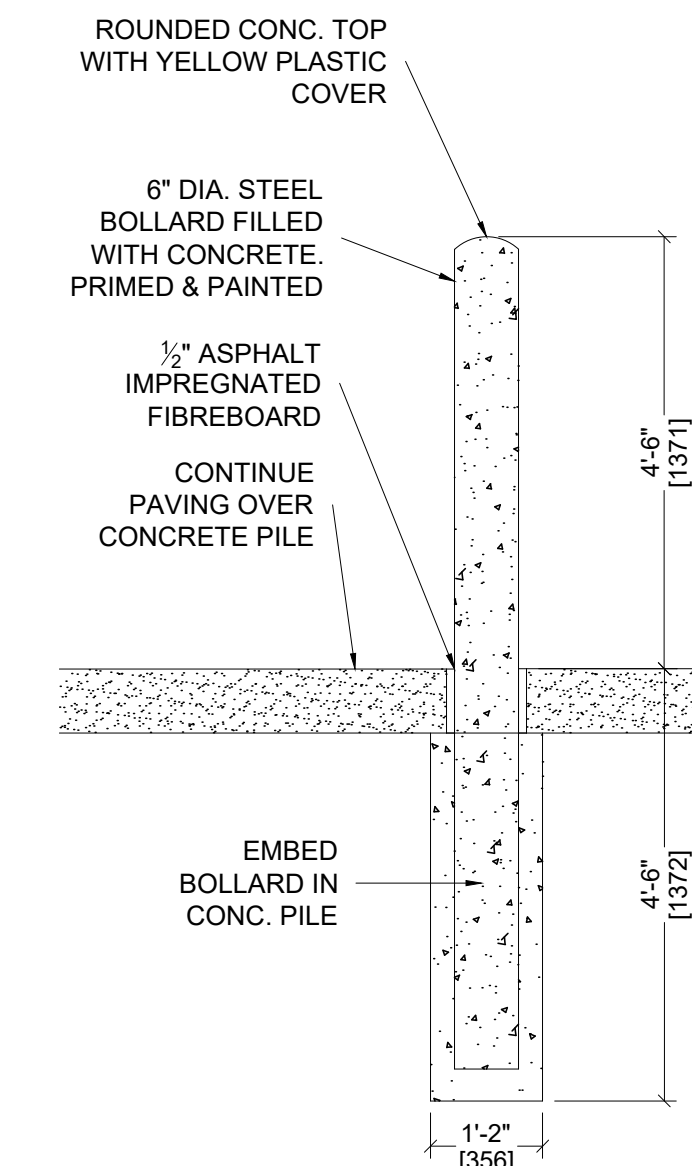
3 ACCESSIBLE PARKING PAVING MARKING
A-101 SCALE: NOT TO SCALE



7 TYPICAL BARRIER-FREE DEPRESSED CURB
A-101 1"=1'-0"



4 ACCESSIBLE PARKING VERTICAL SIGNAGE
A-101 SCALE: NOT TO SCALE

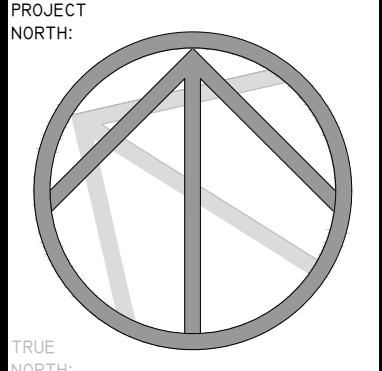


5 TYPICAL BOLLARD DETAIL
A-101 SCALE: NOT TO SCALE

nicholas caragianis architect inc.



137 Pamilla Street
Ottawa ON K1S 3K9
613 237 6801 ncarchitect.ca



© Copyright 2023, Nicholas Caragianis Architect Inc. All Rights Reserved.
Notes: Contractor must verify all drawings, dimensions, details and specifications and report any discrepancies to the architect before proceeding with work. All drawings and specifications are instruments of service and the property of the architect, and these must be returned at the completion of the project, and may not be reproduced without the architect's written permission. All drawings are to be read in conjunction with specifications and consultants' documents. Do not scale drawings. Do not use for construction unless both indicated as "For Construction" and bearing the architect's stamp and signature. All construction to meet local, provincial and federal requirements.

CIVIL: D.B. Grey Engineering Inc.
700 Long Point Circle, Ottawa
Ontario K1T 4E9
TEL: 613-425-8044

MECHANICAL & ELECTRICAL: Miron Ltd.
31-2000 Thurston Drive, Ottawa
Ontario K1G 4K7
TEL: 613-722-5486

STRUCTURAL: D+M Structural Engineering
110-333 Preston Street, Ottawa
Ontario K1S 5N4
TEL: 613-651-9490

ENVIRONMENTAL: Terrapex Environmental Ltd.
1-20 Gurdwara Road, Ottawa
Ontario K2E 8B3
TEL: 613-745-6471

LANDSCAPING & PLANNING: Novatech
200-240 Michael Cowpland Dr
Ottawa, Ontario K2M 1P6
TEL: 613-254-9643

Revision table with columns for issue number, date, and description.

CLIENT NAME AND ADDRESS: AVENYN FUND
503-359 KENT ST.
OTTAWA ON. K2P 0R6

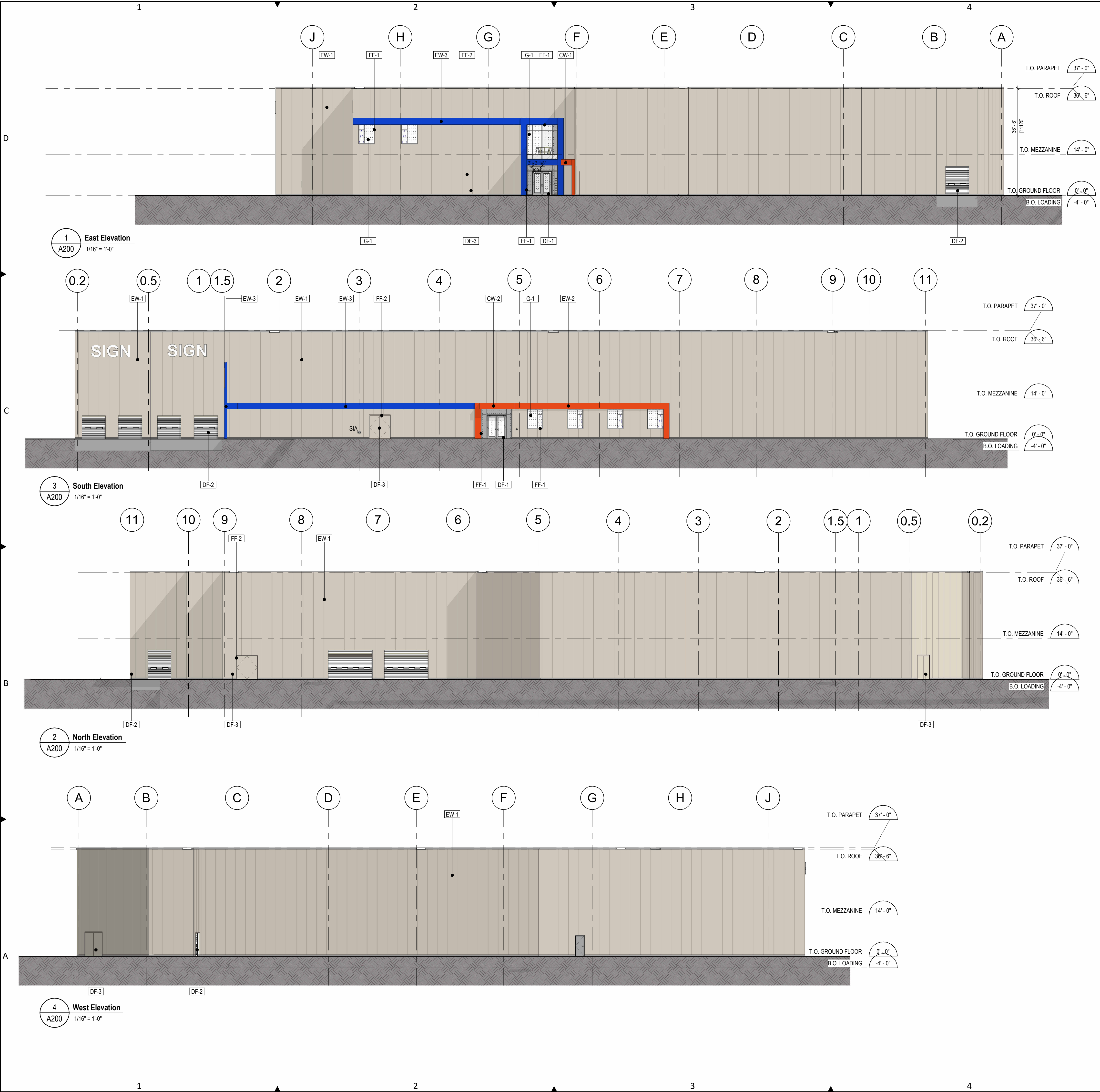
PROJECT NAME & LOCATION: MICHAEL STREET
1591 & 1611 MICHAEL ST.
OTTAWA, ON
K1B 3T3

NCA PROJECT NUMBER: 2022.0003 FILE NUMBER:
OWNER'S CONTRACT NUMBER: OWNER'S PROJECT NUMBER:

CAD FILE NAME: A1.1 SITE DETAILS

SHEET TITLE: SITE DETAILS

SCALE: AS NOTED SHEET ID:
DRAWN BY: SG A-101 R1
DATE CREATED: 2021.07.20

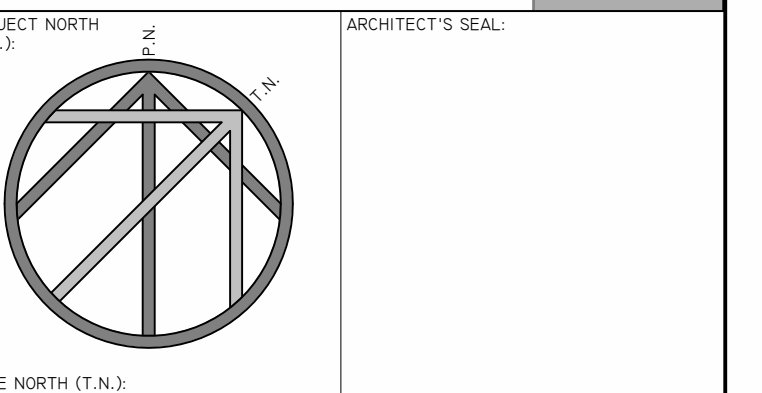


GENERAL NOTES:
 1. REFER TO SHEET A-101 FOR BOLLARD DETAILS.

DRAWING NOTES: #

nicholas
caragianis
architect
inc.

137 Pamilla Street
Ottawa ON K1S 3K9
613 237 6801 ncarchitect.ca



© Copyright 2023, Nicholas Caragianis Architect Inc. All Rights Reserved.
 Notes: Contractor must verify all drawings, dimensions, details and specifications and report any discrepancies to the architect before proceeding with work. All drawings and specifications are instruments of service and the property of the architect, and these must be returned at the completion of the project, and may not be reproduced without the architect's written permission. All drawings are to be read in conjunction with specifications and consultants' documents. Do not scale drawings. Do not use for construction unless both indicated as "For Construction" and bearing the architect's stamp and signature. All construction to meet local, provincial and federal requirements.

CIVIL:
D.B. Grey Engineering Inc.
 700 Long Point Circle, Ottawa
 Ontario K1T 4E9
 TEL: 613-425-8044

MECHANICAL & ELECTRICAL:
Mirton Ltd.
 31-2000 Thurston Drive, Ottawa
 Ontario K1G 4K7
 TEL: 613-722-5486

STRUCTURAL:
D+M Structural Engineering
 110-333 Preston Street, Ottawa
 Ontario K1S 5N4
 TEL: 613-651-9490

ENVIRONMENTAL:
Terrapex Environmental Ltd.
 1-20 Gurdwara Road, Ottawa
 Ontario K2E 8B3
 TEL: 613-745-6471

LANDSCAPING & PLANNING:
Novatech
 200-240 Michael Cowpland Dr
 Ottawa, Ontario K2M 1P6
 TEL: 613-254-9643

NO.	DATE	DESCRIPTION
7	2023-12-20	ISSUED FOR SPC RESUBMISSION
6	2023-02-14	ISSUED FOR SPC
5	2023-02-06	CONSULTANT COORD
4	2023-02-03	ISSUED FOR CLIENT SIGN-OFF
3	2023-01-26	ISSUED FOR CLIENT SIGN-OFF
2	2023-01-19	ISSUED FOR COORDINATION
1	2023-01-16	ISSUED FOR COORDINATION
#	YYYY-MM-DD	REVISIONS

CLIENT NAME AND ADDRESS:
AVENYN FUND
 2503-359 KENT ST.
 OTTAWA ON K2P 0R6

PROJECT NAME AND LOCATION:
MICHAEL STREET
 1591 & 1611 MICHAEL STREET,
 OTTAWA, ON
 K1B 3T3

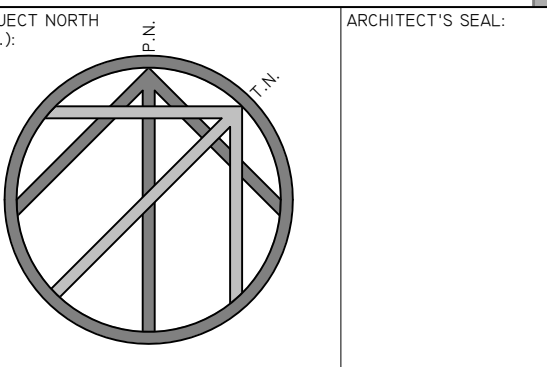
NCA PROJECT NUMBER: 2022.0003 FILE NUMBER:
 OWNER'S CONTRACT NUMBER: CLIENT PROJECT NUMBER:

SHEET TITLE:
ELEVATIONS

SCALE: As indicated SHEET #:
 DRAWN BY:
 DATE CREATED: 04/15/21
A200

EXTERIOR FINISHES SCHEDULE

TYPE	DESCRIPTION	COLOR
CW-1	CANOPY CLADDING - CLIPPED ALUMINUM PANEL	ALUCOBOND AXCENT CARB RED
CW-2	CANOPY CLADDING - CLIPPED ALUMINUM PANEL	ALUCOBOND AXCENT ULTRAMARINE BLUE
DF-1	GLAZED DOOR W/ SIDELITE	CLEAR ANODIZED ALUMINUM
DF-2	GARAGA OVERHEAD DOOR	GARAGA STANDARD "CLAYSTONE"
DF-3	INSULATED METAL DOOR	PAINTED TO MATCH IMP
EW-1	NORBEC VERTICAL IMP	NORBEC CLASSIC PVDF "SANDSTONE"
EW-2	CLEAR GLAZING	CLEAR
EW-3	ALUCOBOND CLIPPED ALUMINUM PANEL	ALUCOBOND AXCENT ULTRAMARINE BLUE
FF-1	GLAZING FRAME	CLEAR ANODIZED ALUMINUM
FF-2	INSULATED METAL DOOR FRAME	PAINTED TO MATCH IMP
G-1	CLEAR GLAZING	CLEAR



PROJECT NORTH (P.N.):
ARCHITECT'S SEAL:
© Copyright 2021, Nicholas Caragianis Architect Inc. All Rights Reserved.
Notes: Contractor must verify all drawings, dimensions, details and specifications and report any discrepancies to the architect before proceeding with work. All drawings and specifications are instruments of service and the property of the architect, and these must be returned at the completion of the project, and may not be reproduced without the architect's written permission. All drawings are to be read in conjunction with specifications and consultants' documents. Do not scale drawings. Do not use for construction unless both indicated as "For Construction" and bearing the architect's stamp and signature. All construction to meet local, provincial and federal requirements.

CIVIL:
D.B. Grey Engineering Inc.
700 Long Point Circle, Ottawa
Ontario K1T 4E9
TEL: 613-425-8044

MECHANICAL & ELECTRICAL:
Miriton Ltd.
31-2000 Thurston Drive, Ottawa
Ontario K1G 4K7
TEL: 613-722-5486

STRUCTURAL:
D+M Structural Engineering
110-333 Preston Street, Ottawa
Ontario K1S 5N4
TEL: 613-651-9490

ENVIRONMENTAL:
Terrapex Environmental Ltd.
1-20 Gurdwara Road, Ottawa
Ontario K2E 8B3
TEL: 613-745-6471

LANDSCAPING & PLANNING:
Novatech
200-240 Michael Cowpland Dr
Ottawa, Ontario K2M 1P6
TEL: 613-254-9643

NO.	DATE	DESCRIPTION
6	2023-12-20	ISSUED FOR SPC RESUBMISSION
5	2023-10-10	ISSUED FOR COORD
4	2023-02-03	ISSUED FOR CLIENT SIGN-OFF
3	2023-01-26	ISSUED FOR CLIENT SIGN-OFF
2	2023-01-12	ISSUED FOR COORDINATION
1	2023-01-11	ISSUED FOR COORDINATION
#	YYYY-MM-DD	REVISIONS

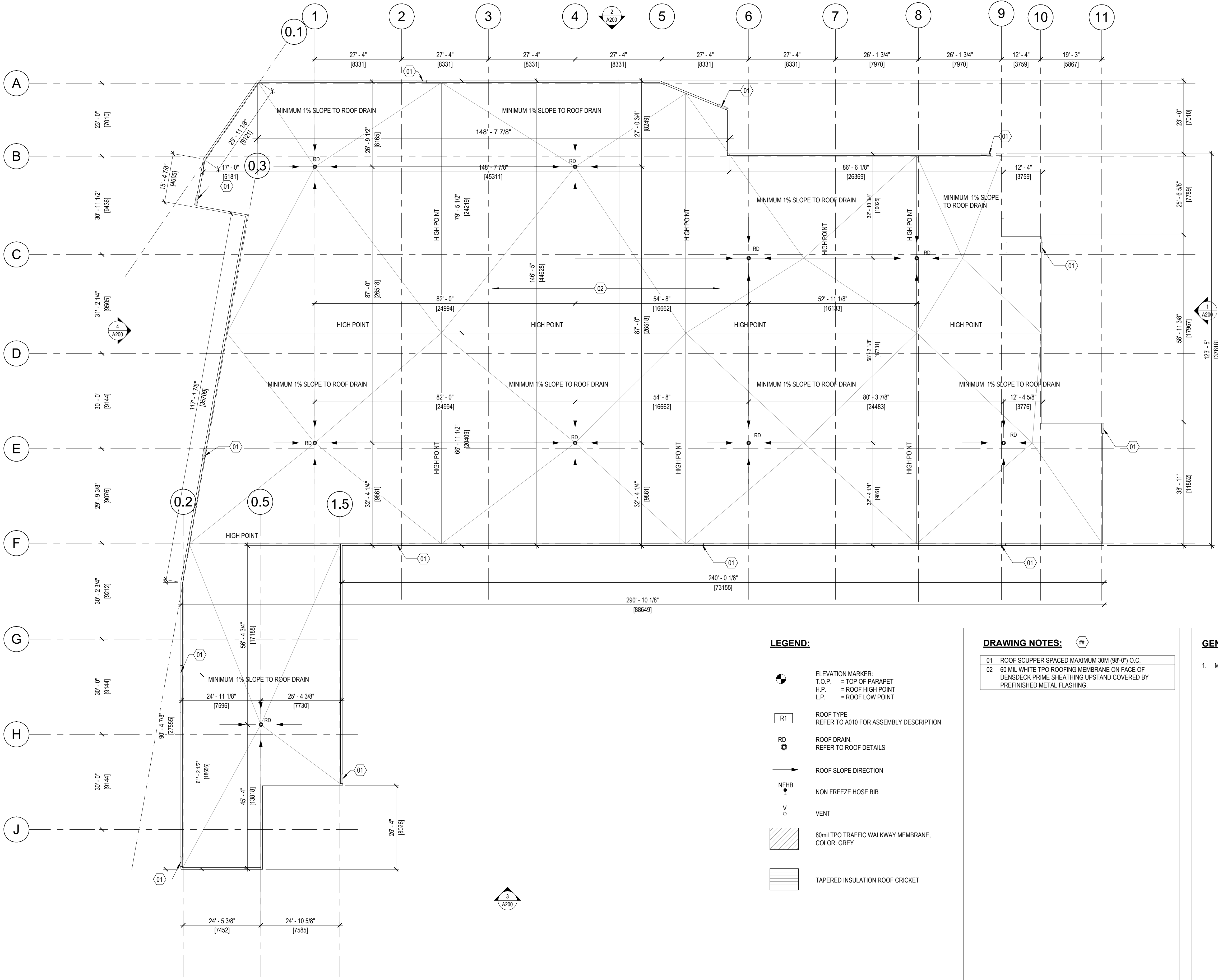
CLIENT NAME AND ADDRESS:
AVENYN FUND
2503-359 KENT ST.
OTTAWA ON K2P 0R6

PROJECT NAME AND LOCATION:
MICHAEL STREET
1591 & 1611 MICHAEL STREET,
OTTAWA, ON
K1B 3T3

NCA PROJECT NUMBER: 2022.0003 FILE NUMBER:
OWNER'S CONTRACT NUMBER: CLIENT PROJECT NUMBER:

SHEET TITLE:
ROOF PLAN

SCALE: As indicated SHEET #:
DRAWN BY:
DATE CREATED: 04/15/21
A131



LEGEND:

- ELEVATION MARKER:
T.O.P. = TOP OF PARAPET
H.P. = ROOF HIGH POINT
L.P. = ROOF LOW POINT
- R1 ROOF TYPE
REFER TO A010 FOR ASSEMBLY DESCRIPTION
- RD ROOF DRAIN
REFER TO ROOF DETAILS
- ROOF SLOPE DIRECTION
- NFHB NON FREEZE HOSE BIB
- V VENT
- 80mil TPO TRAFFIC WALKWAY MEMBRANE.
COLOR: GREY
- TAPERED INSULATION ROOF CRICKET

DRAWING NOTES:

- 01 ROOF SCUPPER SPACED MAXIMUM 30M (98'-0") O.C.
- 02 60 MIL WHITE TPO ROOFING MEMBRANE ON FACE OF DENSDECK PRIME SHEATHING UPSTAND COVERED BY PREFINISHED METAL FLASHING.

GENERAL NOTES:

- 1. MAXIMUM 30m (98'-5") SPACING BETWEEN ROOF SCUPPERS.

1 ROOF PLAN
A131
1/16" = 1'-0"