



Committee of Adjustment
Received | Reçu le
2022-08-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

CRITERIA	EXISTING	PROPOSED
BUILDING AREA	114.0 m²	221.6 m²
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 :
Grepault Developments Ltd.
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Ottawa, ON K0A 1K0
613-818-9810

rev. / issue	description	date
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

project north

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OPA open plan architects inc.
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

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

1 SITE PLAN
A000 1 : 75

TRUE NORTH

D07#
DWG# 18752