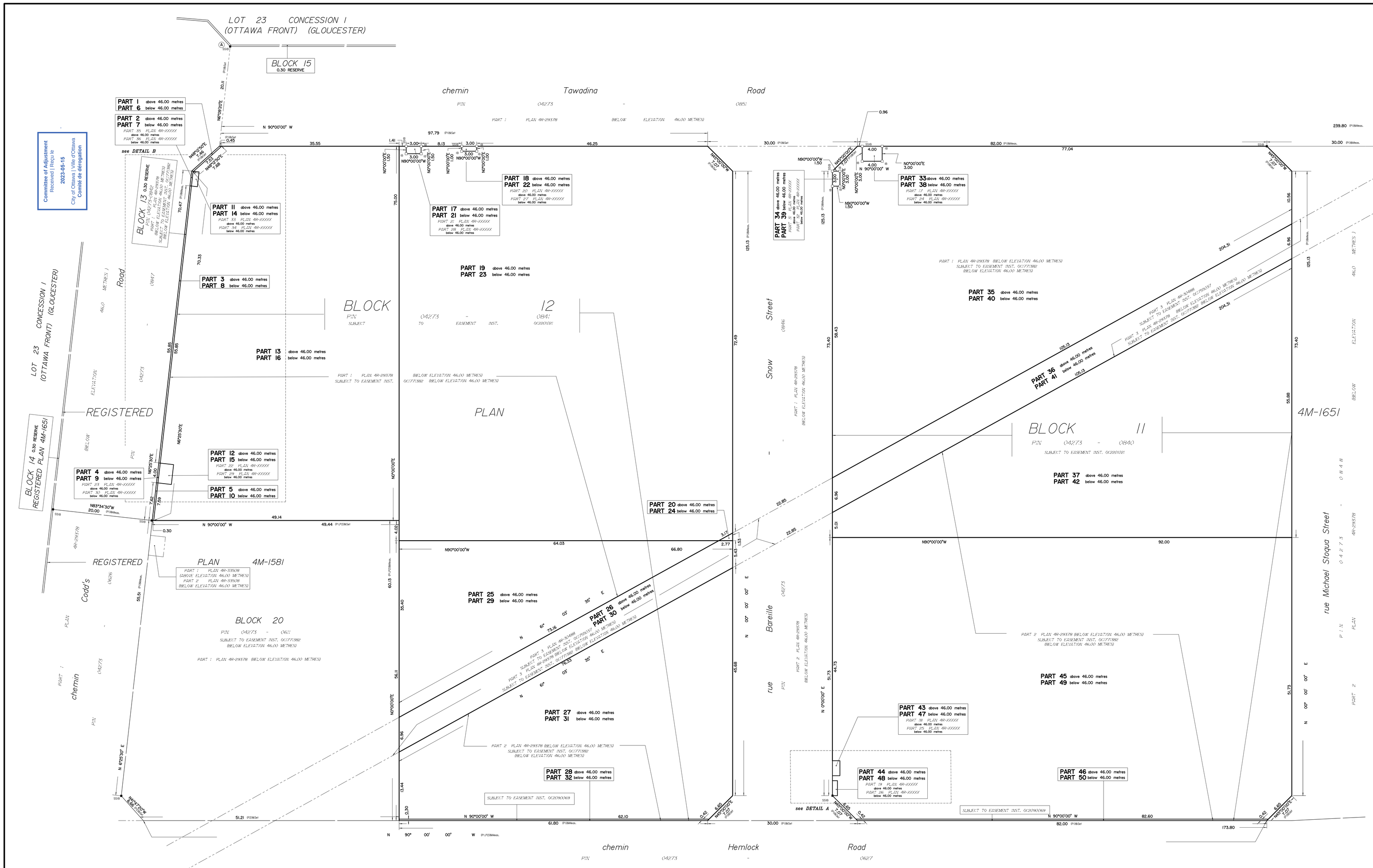


Committee of Adjustment
Received | Reçu le
2023-05-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
_____
ANDREW J. BRAHAM
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____
_____
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE

AREA (Sq.m.) Below	AREA (Sq.m.) above	PART	BLOCK	CONCESSION/PLAN	PIN
	2.25	1	ALL OF 13	4M-1651	ALL OF 04273-0842
	0.81	2			
	16.75	3			
	1.20	4			
	2.28	5			
2.25		6			
0.81		7			
16.75		8			
1.20		9			
2.28		10			
	3.59	11	ALL OF 12	4M-1651	ALL OF 04273-0841
	10.80	12			
	3341.2	13			
3.59		14			
10.80		15			
3341.2		16			
	4.50	17			
	3.00	18			
	5256.9	19			
	2.12	20			
4.50		21			
3.00		22			
5256.9		23			
2.12		24			
	1133.3	25			
	462.9	26			
	2120.8	27			
	18.40	28			
1133.3		29			
462.9		30			
2120.8		31			
18.40		32			
	12.00	33	ALL OF 11	4M-1651	ALL OF 04273-0840
	4.50	34			
	3730.1	35			
	640.3	36			
	2800.9	37			
12.00		38			
4.50		39			
3730.1		40			
640.3		41			
2800.9		42			
	4.50	43			
	3.00	44			
	6162.2	45			
	24.44	46			
4.50		47			
3.00		48			
6162.2		49			
24.44		50			

Parts 6 to 10 (both inclusive), 14, 15, 16, 21 to 24 (both inclusive), 29 to 32 (both inclusive), 38 to 42 (both inclusive), 47 to 50 (both inclusive): Subject to easement Inst. OC1771382.

Parts 11 to 50 (both inclusive) : Subject to easement Inst. OC2201021.

Parts 28, 32, 46, 50 : Subject to easement Inst. OC2090069.

Parts 20, 24, 26, 30, 38, 41 : Subject to easement Inst. OC1755337.

STRATA PLAN OF SURVEY OF

BLOCKS 11, 12, 13
REGISTERED PLAN 4M-1651
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 250

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate

I CERTIFY THAT :
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the __ day of _____, 2022.

_____ Date
_____ Andrew J. Braham Ontario Land Surveyor

Notes & Legend

—O—	Denotes	Survey Monument Planted
●	-	Survey Monument Found
SIB	-	Standard Iron Bar
SSIB	-	Short Standard Iron Bar
IB	-	Iron Bar
(WIT)	-	Witness
(AOG)	-	Annis, O'Sullivan, Vollebekk Ltd.
Meas.	-	Measured
(P1)	-	Registered Plan 4M-1651
(P2)	-	Registered Plan 4M-1581
↑	-	Continues Without Limit
Ⓥ	-	Vertical Limit
Ⓗ	-	Horizontal Limit

Parts 1 to 50 (both inclusive) are limited vertically.

All found survey monuments are (AOG) unless otherwise noted.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999947.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, and are referenced to Specified Control Points 01919680105 and 01919834761, MTM Zone 9 (76°33' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 01919834761, MTM Zone 9 (76°33' West Longitude) NAD-83 (original).

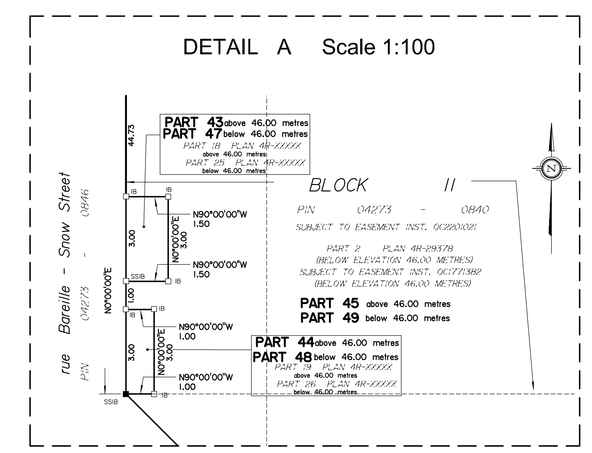
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

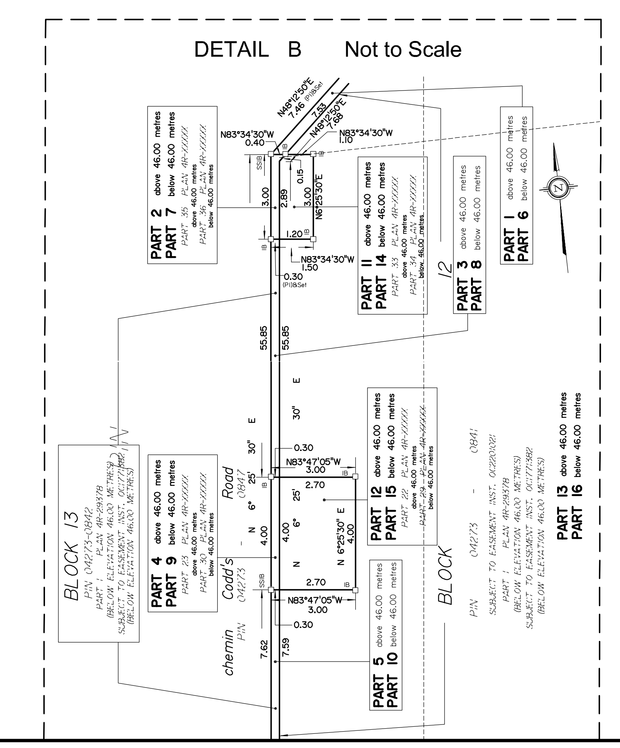
. 01919680105	Northing : 5024915.16	Easting : 373971.65
. 01919834761	Northing : 5036178.12	Easting : 372436.11
. Point A	Northing : 5035324.64	Easting : 372560.98
. Point B	Northing : 5035304.64	Easting : 372798.60

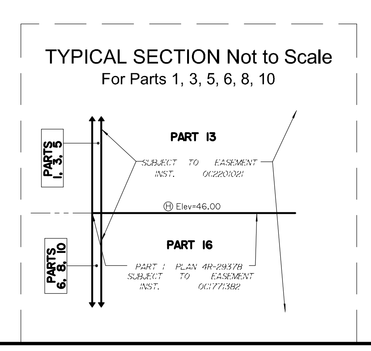
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

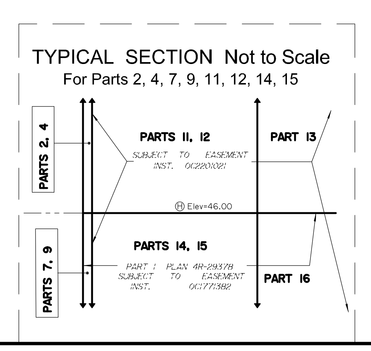
ELEVATION NOTES

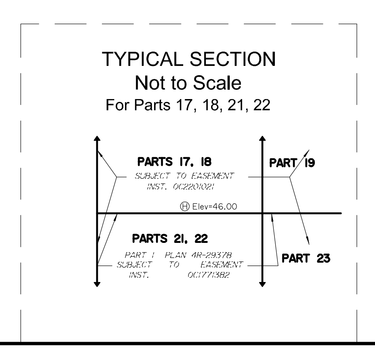
1. Elevations are geodetic and referred to City of Ottawa Vertical Bench Mark No. 396 (01919680138), having an elevation of 95.56 metres.

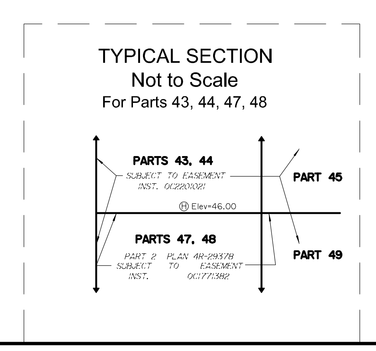


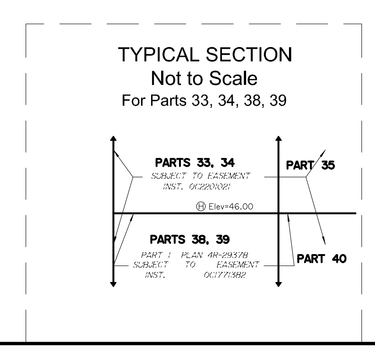


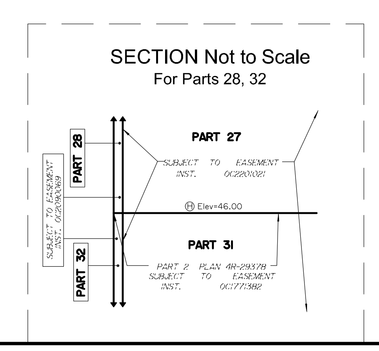


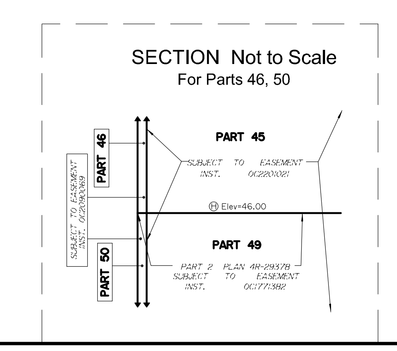












ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1979
E-mail: mail@aovltd.com
Ottawa
Land Surveyors

SITE STATISTICS - Building 1			
ZONING	GM31		
	GENERAL MIXED USE ZONE		
COVERAGE CALCULATIONS	**M^2**	**F^2**	**ACRES**
TOTAL SITE AREA	5,193.6	55,903.4	1.283
BUILDING AREA	24,113.0	259,549.9	
RESIDENTIAL AREA	16,634.3	179,049.4	
COMMERCIAL AREA	411.7	4,432.0	
GLAZING CALCULATIONS	**SM**	**SF**	**%**
TOTAL GROUND FLOOR FACE AREA - NOT INCLUDING RESIDENTAL	368.5		
TOTAL WINDOW AREA / TRANSPARENT GLAZING	223.4		61%
SETBACKS	**REQ'D (m)**	**PROVIDED (m)**	
MAXIMUM SETBACK FOR THOSE LOTS EAST OF CODD'S ROAD WHERE THEY ABUT HEMLOCK ROAD	2.0	2.00	
MINIMUM REAR YARD SETBACK A BUILDING WITH A RESIDENTIAL LAND USE AT GRADE OR WHERE THE REAR YARD ABUTS A RESIDENTIAL ZONE	7.5	20.41	
MINIMUM FRONT AND CORNER SIDE YARD FOR A BUILDING WITH RESIDENTIAL LAND USE AT GRADE	5.0	5.175	
WHERE THE BUILDING CONTAINS MORE THAN FOUR STOREYS BUT LESS THAN 13 STOREYS, AT AND ABOVE THE FOURTH STOREY A BUILDING MUST BE FURTHER SETBACK (M)	2.0	2.00	
MINIMUM WIDTH OF LANDSCAPED AREA			
(i) ABUTTING A STREET	3m	5.175	
(ii) ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	3m	3.0	
(iii)OTHER CASES	NO MIN.		
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT - FOR A PARKING LOT CONTAINING MORE THAN 10 BUT FEWER THAN 100 SPACES			
(a) ABUTTING A STREET			
(b) NOT ABUTTING A STREET	1.5	3.0	
CONSTRUCTION AREA WITHOUT BALCONIES	**M^2**	**F^2**	
GROUND FLOOR	2,183.0	23,498	
2ND FLOOR	2,173.0	23,390	
3rd FLOOR	2,173.0	23,390	
4th FLOOR	2,173.0	23,390	
5TH FLOOR	1,967.0	21,173	
6th FLOOR	1,967.0	21,173	
7TH FLOOR BOTH TOWERS , 735 M^2 EACH	1,470.0	15,823	
8TH FLOOR BOTH TOWERS , 735 M^2 EACH	1,470.0	15,823	
9TH FLOOR BOTH TOWERS , 735 M^2 EACH	1,470.0	15,823	
PARKING LEVEL 1	3,533.0	38,029	
PARKING LEVEL 2	3,534.0	38,040	
TOTAL BUILDABLE AREA	24,113.0	259,550	
GROSS FLOOR AREA -GFA	**M^2**	**F^2**	
GROUND FLOOR	511.9	5,510.0	
2ND FLOOR	1,712.7	18,435.3	
3RD FLOOR	1,712.7	18,435.3	
4TH FLOOR	1,712.7	18,435.3	
5TH FLOOR	1,528.2	16,449.8	
6TH FLOOR	1,532.0	16,489.9	
7th FLOOR	1,117.3	12,026.4	
8th FLOOR	1,131.4	12,178.7	
9th FLOOR	1,130.4	12,167.6	
TOTAL GFA	12,089.3	130,128.3	
PARKING REQUIREMENTS Residential use	**REQ'D**	**PROVIDED**	
0.5 PARKING/UNIT	**108**	**169**	
REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES		41	
TYPICAL PARCKING STALLS PROVIDED		123	
ACC TYPICAL PARCKING STALLS PROVIDED		2	
VISITOR PARKING-0.1 PARKING /UNIT	**20.4**	**21**	
TYPICAL VISITORS PARKING		19	
ACC VISITORS PARKING		2	
RETAIL STORE 5 PER 100 M^2 OVER 200 M^2 OF GROSS FLOOR AREA	**10.59**	**11**	
TYPICAL STORE PARKING		10	
ACC STORE PARKING		1	
TOTAL NO. OF SPACES	**138.99**	**201**	
BIKE RACKS			
0.5 PARKING/UNIT	108	116	
COMMERCIAL AREA M^2 / 250 M^2	1.65	2	
TOTAL NO. OF SPACES	110	120	
Aminities REQUIREMENTS Residential use	**REQ'D M²**	**PROVIDED M²**	
6 sq m /UNIT	**1,296.0**	**2,055.8**	
BALCONIES		1,300.0	
MIN OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2)	**648.0**	**755.8**	
AMENITY SPACE ON GROUND FLOOR		300.8	
AMENITY SPACE OUTDOOR ON GRADE		135.0	
AMENITY SPACE OUTDOOR ON ROOF TOP		320.0	
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)	**REQ'D**	**PROVIDED**	
101-133 PARKING SPACES, 5 ACCESSIBLE SPACES REQ'D	5	5	
TYPE A (VAN), MIN WIDTH=3400	2	2	
TYPE B, MIN WIDTH=2400	3	3	
DRIVEWAYS AND AISLE REQUIREMENTS	**REQ'D (MIN)**	**PROVIDED**	
107(1)(c)(ii) AN AISLE SERVING PARKING SPACES ANGLED AT BETWEEN 56 AND 90 DEGREES MUST BE AT LEAST 6.0 METRES WIDE (M)	6.0	6.0	
LOADING REQUIREMENTS	**REQ'D**	**PROVIDED**	
IN THE GM ZONE, A VEHICLE LOADING SPACE IS REQUIRED FOR USES THAT HAVE A GFA OF 1000 SQ M OR MORE	1	1	

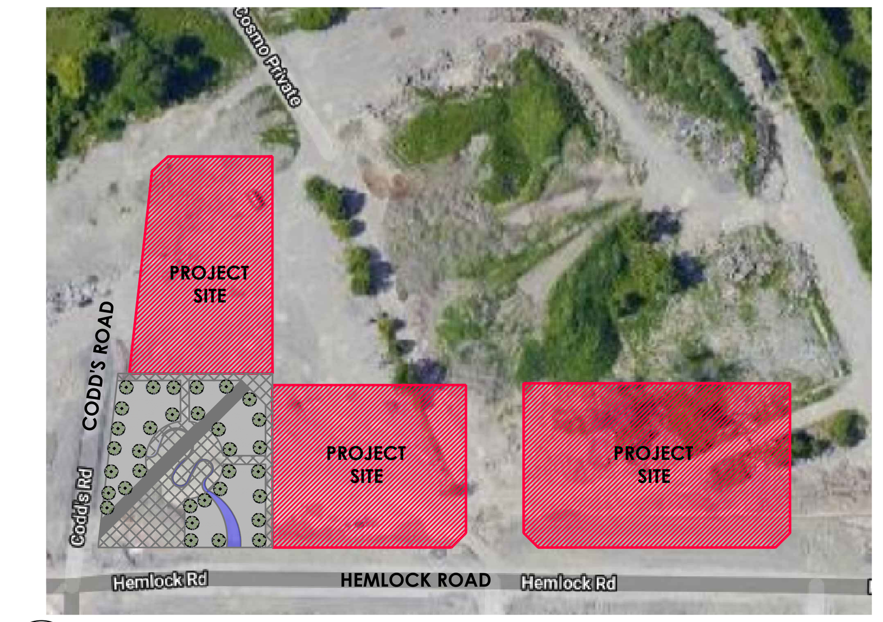
1 ASP-1 SITE STATISTICS - BUILDING 1
N.T.S.

SITE STATISTICS - Building 2			
ZONING	GM31		
	GENERAL MIXED USE ZONE		
COVERAGE CALCULATIONS	**M^2**	**F^2**	**ACRES**
TOTAL SITE AREA	3,737.6	40,231.2	0.924
BUILDING AREA	15,421.0	165,990.1	
RESIDENTIAL AREA	10,145.8	109,208.3	
COMMERCIAL AREA	196.2	2,112.0	
GLAZING CALCULATIONS	**SM**	**SF**	**%**
TOTAL GORUND FLOOR ELEVATION AREA - TO CEILING (3.6m) EXCLUDING RESIDENTIAL	184.2		
TOTAL WINDOW AREA / TRANSPARENT GLAZING	115.7		63%
SETBACKS	**REQ'D (m)**	**PROVIDED (m)**	
MAXIMUM SETBACK FOR THOSE LOTS EAST OF CODD'S ROAD WHERE THEY ABUT HEMLOCK ROAD	2.0	2.00	
MINIMUM REAR YARD SETBACK A BUILDING WITH A RESIDENTIAL LAND USE AT GRADE OR WHERE THE REAR YARD ABUTS A RESIDENTIAL ZONE	7.5	19.55	
MINIMUM FRONT AND CORNER SIDE YARD FOR A BUILDING WITH RESIDENTIAL LAND USE AT GRADE	5.0	5.86	
MINIMUM INTERIOR SIDE YARD SETBACKS FOR A RESIDENTIAL USE BUILDING FOR A BUILDING HIGHER THAN 11 METRES IN HEIGHT	3.0	3.00	
MINIMUM WIDTH OF LANDSCAPED AREA			
(i) ABUTTING A STREET	3m		
(ii) ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	3m	3.0	
(iii)OTHER CASES	NO MIN.		
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT - FOR A PARKING LOT CONTAINING FEWER THAN 10			
(a) ABUTTING A STREET	3.0		
(b) NOT ABUTTING A STREET	NONE	3.0	
CONSTRUCTION AREA WITHOUT BALCONIES	**M^2**	**F^2**	
GROUND FLOOR	1,446.0	15,564.6	
2ND FLOOR	1,394.0	15,004.9	
3RD FLOOR	1,394.0	15,004.9	
4TH FLOOR	1,394.0	15,004.9	
5TH FLOOR	1,232.0	13,261.1	
6TH FLOOR	1,232.0	13,261.1	
7TH FLOOR	750.0	8,072.9	
8TH FLOOR	750.0	8,072.9	
9TH FLOOR	750.0	8,072.9	
PARKING LEVEL 1	2,549.0	27,437.2	
PARKING LEVEL 2	2,530.0	27,232.7	
TOTAL BUILDABLE AREA	15,421.0	165,990.1	
GROSS FLOOR AREA -GFA	**M^2**	**F^2**	
GROUND FLOOR	448.8	4,831.0	
2ND FLOOR	1,118.3	12,038.0	
3RD FLOOR	1,118.3	12,038.0	
4TH FLOOR	1,118.3	12,038.0	
5TH FLOOR	965.0	10,387.0	
6TH FLOOR	965.0	10,387.0	
7th FLOOR	578.9	6,232.0	
8th FLOOR	578.9	6,232.0	
9th FLOOR	578.9	6,232.0	
TOTAL GFA	7,470.4	80,415.0	
PARKING REQUIREMENTS Residential use	**REQ'D**	**PROVIDED**	
0.5 PARKING/UNIT	**65.5**	**120**	
REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES		26	
TYPICAL PARCKING STALLS PROVIDED		92	
ACC TYPICAL PARCKING STALLS PROVIDED		2	
VISITOR PARKING-0.1 PARKING /UNIT	**11.9**	**12**	
TYPICAL VISITORS PARKING		10	
ACC VISITORS PARKING		2	
RETAIL STORE 5 PER 100 M^2 OVER 200 M^2 OF GROSS FLOOR AREA	**N/A**	**N/A**	
TYPICAL STORE PARKING			
ACC STORE PARKING			
TOTAL NO. OF SPACES	**77.40**	**132**	
BIKE RACKS			
0.5 PARKING/UNIT	65.5	67	
COMMERCIAL AREA M^2 / 250 M^2	0.78	3	
TOTAL NO. OF SPACES	**66**	**70**	
Aminities REQUIREMENTS Residential use	**REQ'D M²**	**PROVIDED M²**	
6 sq m /UNIT	**786.0**	**1,193.1**	
BALCONIES		798.7	
MIN OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2)	**393.0**	**394.4**	
AMENITY SPACE ON GROUND FLOOR		219.4	
AMENITY SPACE OUTDOOR ON GRADE		175.0	
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)	**REQ'D**	**PROVIDED**	
79-100 PARKING SPACES, 4 ACCESSIBLE SPACES REQ'D	4	4	
TYPE A (VAN), MIN WIDTH=3400	2	2	
TYPE B, MIN WIDTH=2400	2	2	
DRIVEWAYS AND AISLE REQUIREMENTS	**REQ'D (MIN)**	**PROVIDED**	
107(1)(c)(ii) AN AISLE SERVING PARKING SPACES ANGLED AT BETWEEN 56 AND 90 DEGREES MUST BE AT LEAST 6.0 METRES WIDE (M)	6.0	6.0	
LOADING REQUIREMENTS	**REQ'D**	**PROVIDED**	
IN THE GM ZONE, A VEHICLE LOADING SPACE IS REQUIRED FOR USES THAT HAVE A GFA OF 1000 SQ M OR MORE	1	1	

2 ASP-1 SITE STATISTICS - BUILDING 2
N.T.S.

SITE STATISTICS - Building 3			
ZONING	GM31		
	GENERAL MIXED USE ZONE		
COVERAGE CALCULATIONS	**M^2**	**F^2**	**ACRES**
TOTAL SITE AREA	3,737.6	40,231.2	0.924
BUILDING AREA	10,353.0	111,438.7	
RESIDENTIAL AREA	10,353.0	111,438.7	
COMMERCIAL AREA	0.0	0.0	
GLAZING CALCULATIONS	**SM**	**SF**	**%**
TOTAL GORUND FLOOR ELEVATION AREA			
TOTAL WINDOW AREA			
SETBACKS	**REQ'D (m)**	**PROVIDED (m)**	
MINIMUM REAR YARD SETBACK A BUILDING WITH A RESIDENTIAL LAND USE AT GRADE OR WHERE THE REAR YARD ABUTS A PARK	5.0	5.00	
MINIMUM FRONT AND CORNER SIDE YARD FOR A BUILDING WITH RESIDENTIAL LAND USE AT GRADE	5.0	5.00/11.95	
MINIMUM INTERIOR SIDE YARD SETBACKS FOR A RESIDENTIAL USE BUILDING FOR A BUILDING HIGHER THAN 11 METRES IN HEIGHT	3.0	3.00	
MINIMUM WIDTH OF LANDSCAPED AREA			
(i) ABUTTING A STREET	3m	5.0	
(ii) ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	3m	3.0	
(iii)OTHER CASES	NO MIN.		
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT - FOR A PARKING LOT CONTAINING FEWER THAN 10			
(a) ABUTTING A STREET	3.0		
(b) NOT ABUTTING A STREET	NONE		
CONSTRUCTION AREA WITHOUT BALCONIES	**M^2**	**F^2**	
GROUND FLOOR	1,408.0	15,155.6	
2ND FLOOR	1,330.0	14,316.0	
3RD FLOOR	1,330.0	14,316.0	
4TH FLOOR	1,330.0	14,316.0	
5TH FLOOR	1,222.0	13,153.5	
6TH FLOOR	1,222.0	13,153.5	
PARKING LEVEL 1	2,511.0	27,028.2	
TOTAL CONSTRUCTION AREA	10,353.0	111,438.7	
GROSS FLOOR AREA -GFA	**M^2**	**F^2**	
GROUND FLOOR	751.8	7943.0	
2ND FLOOR	1061.8	11761.0	
3RD FLOOR	1061.8	11761.0	
4TH FLOOR	1061.8	11761.0	
5TH FLOOR	958.1	10313.0	
6TH FLOOR	958.1	10313.0	
TOTAL GFA	5853.4	63852.0	
PARKING REQUIREMENTS Residential use	**REQ'D**	**PROVIDED**	
0.5 PARKING/UNIT	**53**	**57**	
REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES		8	
TYPICAL PARCKING STALLS PROVIDED		46	
ACC TYPICAL PARCKING STALLS PROVIDED		3	
VISITOR PARKING-0.1 PARKING /UNIT	**9.4**	**10**	
TYPICAL VISITORS PARKING		10	
ACC VISITORS PARKING			
TOTAL NO. OF SPACES	**62**	**67**	
BIKE RACKS			
0.5 PARKING/UNIT	53	56	
Aminities REQUIREMENTS Residential use	**REQ'D M²**	**PROVIDED M²**	
6 sq m /UNIT	**636.0**	**903.1**	
BALCONIES		583.1	
MIN OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2)	**318.0**	**320.0**	
AMENITY SPACE ON GROUND FLOOR		100.0	
AMENITY SPACE OUTDOOR ON GRADE		220.0	
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)	**REQ'D**	**PROVIDED**	
79-100 PARKING SPACES, 4 ACCESSIBLE SPACES REQ'D	3	3	
TYPE A (VAN), MIN WIDTH=3400	1	1	
TYPE B, MIN WIDTH=2400	2	2	
DRIVEWAYS AND AISLE REQUIREMENTS	**REQ'D (MIN)**	**PROVIDED**	
107(1)(c)(ii) AN AISLE SERVING PARKING SPACES ANGLED AT BETWEEN 56 AND 90 DEGREES MUST BE AT LEAST 6.0 METRES WIDE (M)	6.0	6.0	
LOADING REQUIREMENTS	**REQ'D**	**PROVIDED**	
IN THE GM ZONE, A VEHICLE LOADING SPACE IS REQUIRED FOR USES THAT HAVE A GFA OF 1000 SQ M OR MORE	1	1	

3 ASP-1 SITE STATISTICS - BUILDING 3
N.T.S.



1 ASP-1 SITE LOCATION
N.T.S.

Committee of Adjustment
Received | Reçu le
2023-05-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

BUILDING 1 - ROOM MIX

	1ST FLOOR	2ND FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	MIX	MIX	MIX Total	TOTAL
STUDIO	2	0	0	0	0	0	0	0	0	1%	1%	2	2
1 BDRM	4	19	19	19	15	15	6	4	4	49%	71%	154	105
1 BDRM+DEN	2	5	5	5	2	2	0	0	0	10%			21
1 BDRM-ACC	2	5	5	5	4	4	1	1	1	13%			28
2 BDRM	0	3	3	3	7	7	9	11	11	25%	28%	60	54
2BDRM - ACC	0	0	0	0	0	0	2	2	2	3%			6
SUBTOTAL	10	32	32	32	28	28	18	18	18	100%	100%	216	216
ACC TOTALS	2	5	5	5	4	4	3	3	3	15.74%			34

4 ASP-1 ROOM MIX - BUILING 1
N.T.S.

BUILDING 2 - ROOM MIX

	1ST FLOOR	2ND FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	MIX	MIX	MIX TOTAL	TOTAL
STUDIO	0	0	0	0	0	0	0	0	0	0%	0%	0	0
1 BDRM	3	12	12	12	12	12	2	2	2	53%	73%	96	69
1 BDRM+DEN	0	3	3	3	1	1	0	0	0	8%			11
1 BDRM-ACC	3	2	2	2	2	2	1	1	1	12%			16
2 BDRM	1	2	2	2	3	3	6	6	6	24%	27%	35	31
2BDRM - ACC	1	1	1	1	0	0	0	0	0	3%			4
SUBTOTAL	8	20	20	20	18	18	9	9	9	100%	100%	131	131
ACC TOTALS	4	3	3	3	2	2	1	1	1	15.27%			20

5 ASP-1 ROOM MIX - BUILING 2
N.T.S.

BUILDING 3 - ROOM MIX

	1ST FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	MIX	MIX	MIX TOTAL	TOTAL
STUDIO	0	0	0	0	0	0	0%	0%	0	0
1 BDRM	6	10	10	10	11	11	55%	76%	81	58
1 BDRM+DEN	3	2	2	2	1	1	10%			11
1 BDRM+DEN ACC	0	1	1	1	1	1	5%			5
1 BDRM-ACC	2	1	1	1	1	1	7%			7
2 BDRM	1	4	4	4	4	4	20%	24%	25	21
2BDRM - ACC	1	1	1	1	0	0	4%			4
SUBTOTAL	13	19	19	19	18	18	100%	100%	106	106
ACC TOTALS	3	3	3	3	2	2	15%			16

6 ASP-1 ROOM MIX - BUILING 3
N.T.S.

ROOM MIX

	BLDG 1	BLDG 2	BLDG 3	TOTAL ALL BLDGS	MIX Total	MIX	MIX
STUDIO	2	0	0	2	2	0.44%	0.4%
1 BDRM	105	69	63	237	340	51.97%	74.6%
1 BDRM+DEN	21	11	14	46		10.09%	
1 BDRM-ACC	28	16	13	57		12.50%	
2 BDRM	54	31	15	100	114	21.93%	25.0%
2BDRM - ACC	6	4	4	14		3.07%	
SUBTOTAL	216	131	109	456	456	100.00%	100%

7 ASP-1 ROOM MIX - ALL BUILDINGS
N.T.S.

Key Plan:

No.	Date:	Issue/Revision	By:
3	23/03/17	Issued for SPA- 1ST REVIEW REPLY	EM
2	22/06/30	Issued for CLC- Reply	EM
1	22/05/20	Issued for CLC	EM

Drawing Issues/Revisions:

Note:
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WORK IN PROGRESS

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
WATERIDGE APARTMENT BUILDING

Sheet Title:
SITE STATS & ROOM MIX ALL BUILDINGS

Design By: EM	Drawn By: SF	Approved By: EM
Scale: N.T.S	Date: 22-06-29	Project No.: 22-004

Drawing No:
ASP-1

SITE PLAN LEGEND

PROPERTY LINE	FIRE DEPARTMENT CONNECTION	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS	STEEL BOLLARD (REFER TO DETAIL XX.X)
BUILDING SETBACK LINE	HOSE BIB (REFER TO MECHANICAL DWGS)	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROTE COCHERE -REFER TO ELECTRICAL DWGS	PARKING COUNT
LANDSCAPE BUFFER	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)	FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAIL 2A-102
20 CURB DEPRESSION	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)	104.24 PROPOSED GRADING (REFER TO CIVIL DWGS)
ENTRY/ EXIT ACCESS POINTS	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS	LANDSCAPED AREA	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
EXISTING TOWN HYDRANT	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET -REFER TO ELECTRICAL DWGS	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)
PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS			

CREDIT NOTES:

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LEGAL LAND DESCRIPTION:

BLOCKS 11, 12 and REGISTERED PLAN 4M- 1651 CITY OF OTTAWA

CREDIT NOTES:

TOPO SURVEYOR'S INFO:

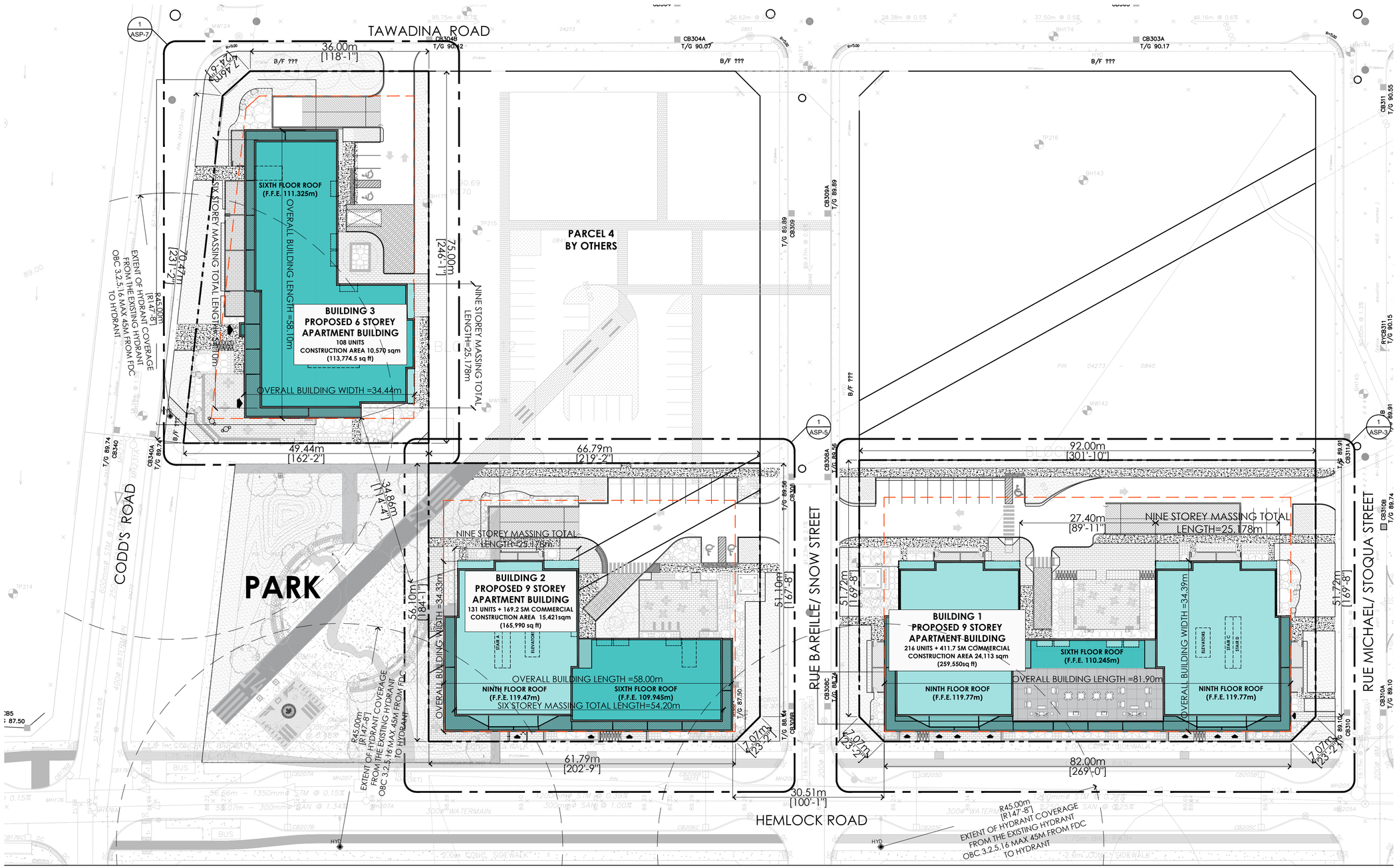
ONYARO LAND SURVEYORS
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCORDE GATE, SUITE 500
NEPEAN, ONTARIO K2E 7S6
(613) 727-0850
EMAIL: Nepean@ovltd.com

SITE PLAN- GENERAL NOTES

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND LANDSCAPED AREAS DISTURBED BY THE CONSTRUCTION WE BE REINSTATED TO THE SATISFACTION OF THE TOWN
2. A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO BE PROVIDED FOR ALL PLANTING AND SOFT LANDSCAPE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/ OWNER
3. THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/ DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER-FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.

SITE PLAN- GENERAL NOTES

5. THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE SIGNS AS REQUIRED BY THE FIRE CHIEF IN THE TOWN BY-LAWS AND DESIGN CRITERIA
6. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE
7. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM
8. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION



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3	23/03/17	Issued for SPA- 1ST REVIEW REPLY	EM
2	22/06/30	Issued for CLC- Reply	EM
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Drawing Issues/Revisions:

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Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.2814444

Project:
WATERIDGE APARTMENT BUILDING

Sheet Title:
SITE PLAN - OVERALL SITE PLAN

Design By:	Drawn By:	Approved By:
EM	SF	EM
Scale: 1:400	Date: 22-06-29	Project No.: 22-004

Drawing No:
ASP-2

SITE PLAN LEGEND

PROPERTY LINE	FIRE DEPARTMENT CONNECTION	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS	STEEL BOLLARD (REFER TO DETAIL XX.X)		
BUILDING SETBACK LINE	HOSE BIB (REFER TO MECHANICAL DWGS)	RECESSED EXTERIOR FIXTURE @ SOFFIT & FROTE COCHERE -REFER TO ELECTRICAL DWGS	PARKING COUNT		
LANDSCAPE BUFFER	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING	FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAI 2/A102	FIRS	
CD CURB DEPRESSION			PROPOSED GRADING (REFER TO CIVIL DWGS)	104.04	
ENTRY/ EXIT ACCESS POINTS	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)		
EXISTING TOWN HYDRANT	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS	LANDSCAPED AREA	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)		
PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET -REFER TO ELECTRICAL DWGS	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION			

CREDIT NOTES:

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LEGAL LAND DESCRIPTION:

BLOCKS 11, 12 and REGISTERED PLAN 4M -1651 CITY OF OTTAWA

CREDIT NOTES:

TOPO SURVEYORS INFO:

ONTARIO LAND SURVEYORS
NAME: GOLDSMAN VOLLEBEKK LTD
14 CONCORDE GATE, SUITE 500
NEPEAN, ONTARIO K2E 7S6
(613) 727-0850
EMAIL: Nepean@lavltd.com

SITE PLAN- GENERAL NOTES

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AN DBOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MB BE REINSTATED TO THE SATISFACTION OF THE TOWN
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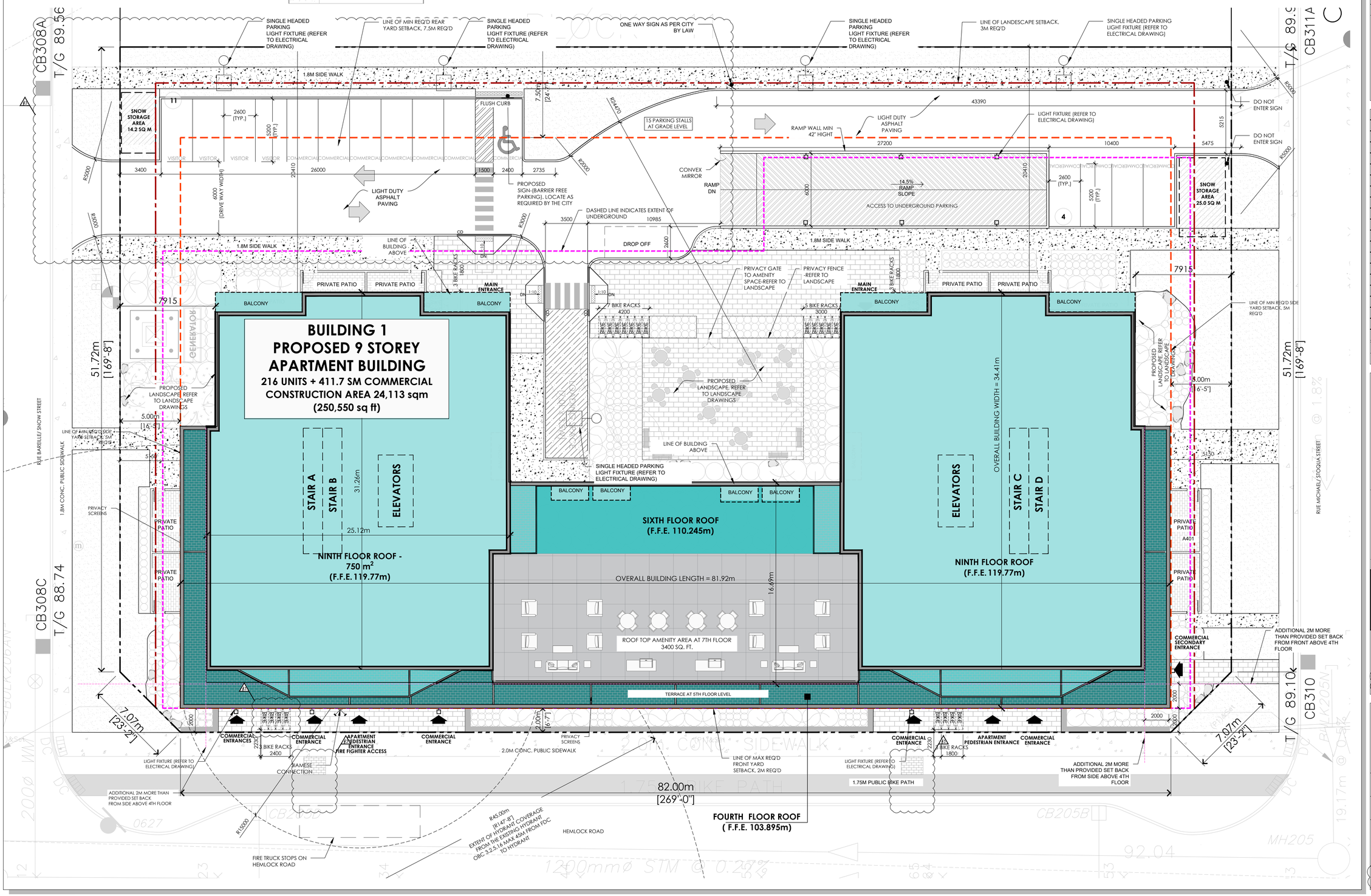

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Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

WATERIDGE APARTMENT BUILDING
1375 Hemlock Road - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:

SITE PLAN - BLDG 1 ROOF LEVEL

Design By:	Drawn By:	Approved By:
EM	SF	EM
Scale: 1:150	Date: 22-06-29	Project No.: 22-004

Drawing No:

ASP-3

City's Application Number : D07-12-22-0127
City's Plan Number:

SITE PLAN LEGEND

PROPERTY LINE	
BUILDING SETBACK LINE	
LANDSCAPE BUFFER	
CB	CURB DEPRESSION
	ENTRY/ EXIT ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS
	FIRE DEPARTMENT CONNECTION
	HOSE BIB (REFER TO MECHANICAL DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET -REFER TO ELECTRICAL DWGS
	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS
	RECESSED EXTERIOR LIGHT FIXTURE IN SOFFIT & FROTE COCHERE -REFER TO ELECTRICAL DWGS
	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING
	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)
	LANDSCAPED AREA
	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
	STEEL BOLLARD (REFER TO DETAIL XX.X)
X	PARKING COUNT
FRS	FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAI 2/A102
104.04	PROPOSED GRADING (REFER TO CIVIL DWGS)
	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)

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LEGAL LAND DESCRIPTION:

BLOCKS 11, 12 and REGISTERED PLAN 4M -1651 CITY OF OTTAWA

CREDIT NOTES:

TOPO SURVEYORS INFO:

ONTARIO LAND SURVEYORS
NAME: STEVEN MAI, YOUZBEKIX LTD
14 CONSTABLE GATE, SUITE 300
NEPEAN, ONTARIO K2E 7S6
(613) 727-0850
EMAIL: Nepean@youvb.com

SITE PLAN- GENERAL NOTES

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SITE PLAN- GENERAL NOTES

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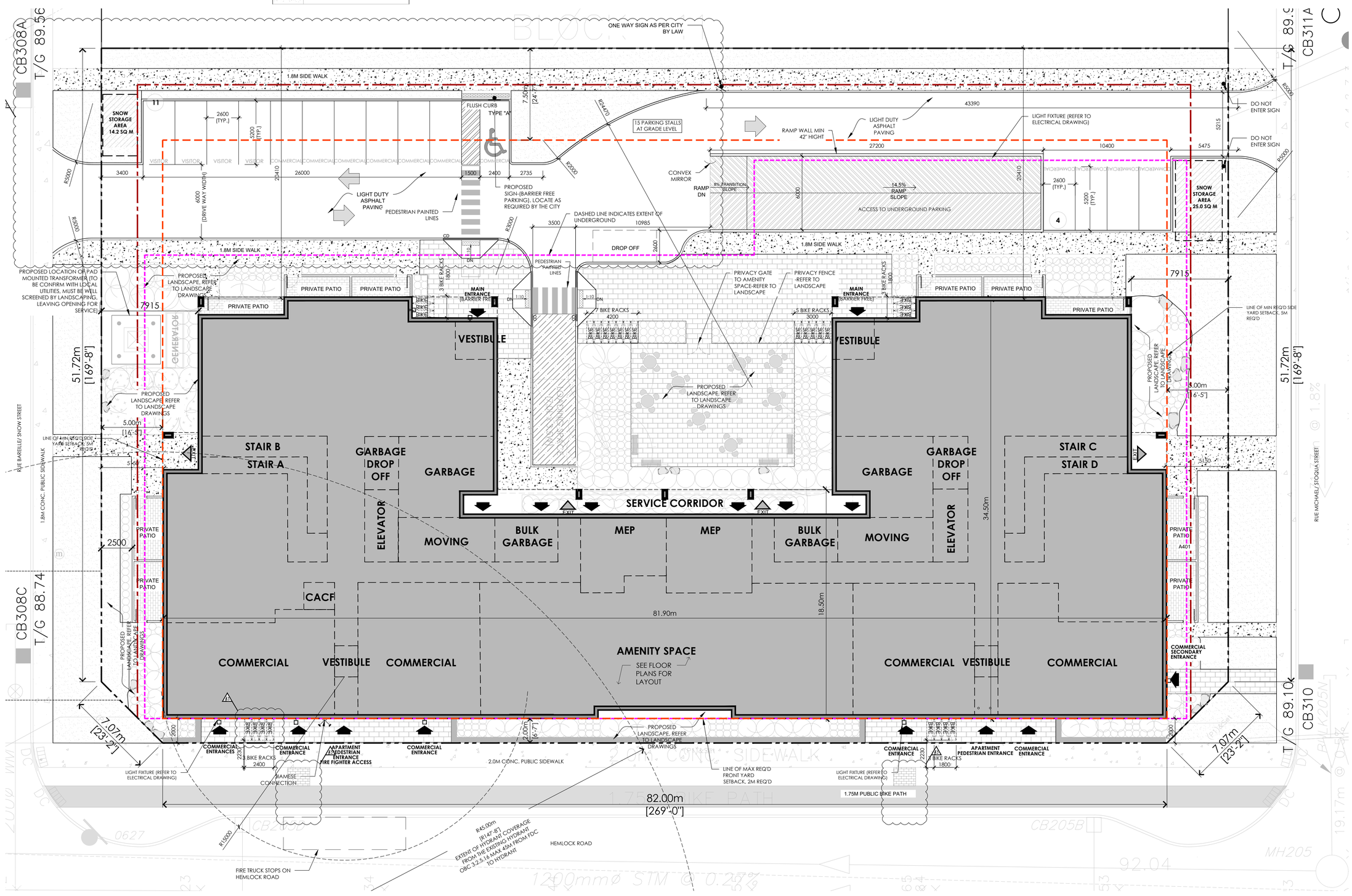

Key Plan:

No.	Date:	Issue/Revision	By:
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Drawing Issues/Revisions:

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WORK IN PROGRESS

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.2814444

Project:
WATERIDGE APARTMENT BUILDING
1375 Hemlock Road - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:
SITE PLAN - BLDG 1 GRADE LEVEL

Design By:	Drawn By:	Approved By:
EM	SF	EM
Scale: 1:150	Date: 22-06-29	Project No.: 22-004

Drawing No:
ASP-4

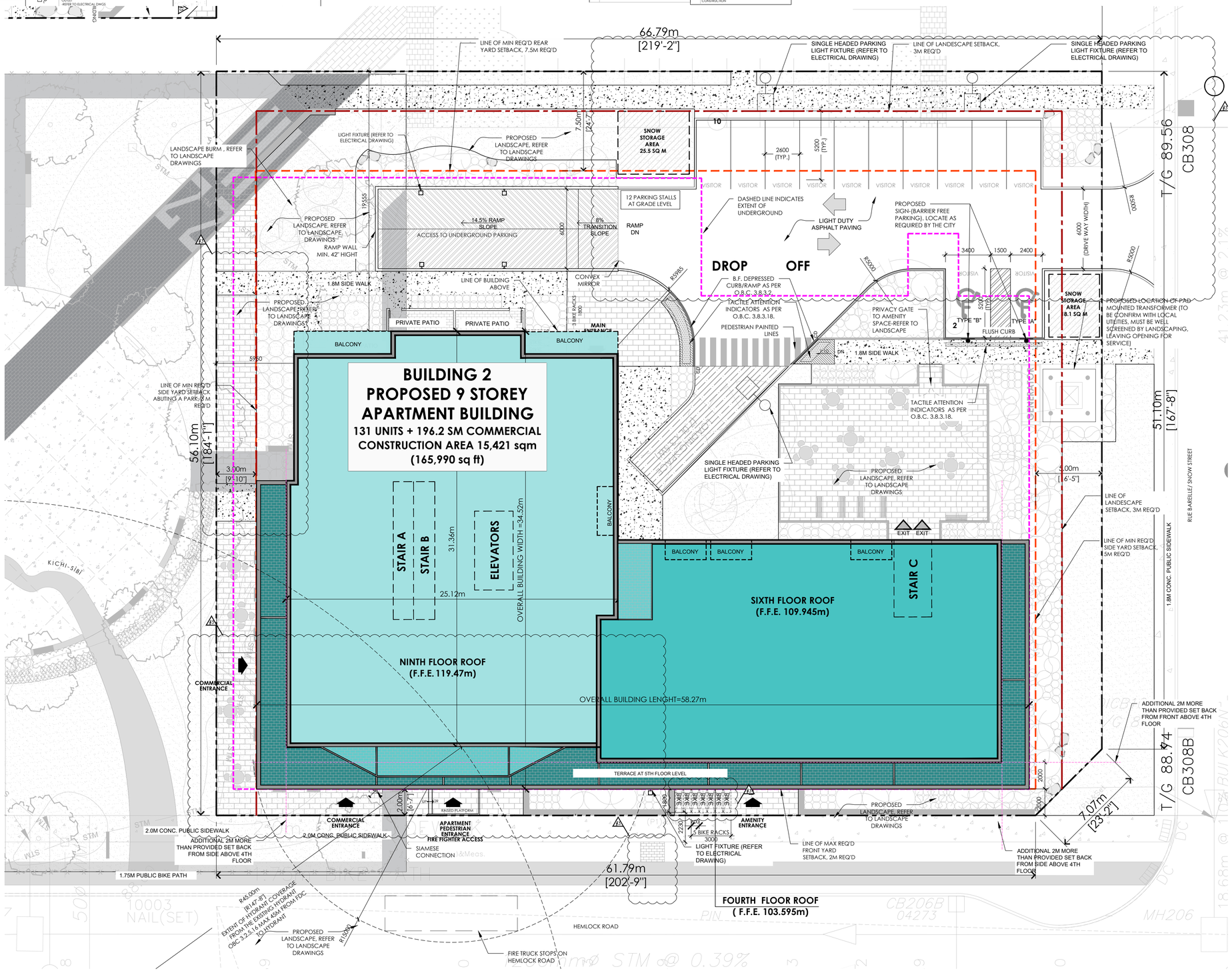
City's Application Number : D07-12-22-0127
City's Plan Number:

SITE PLAN LEGEND

PROPERTY LINE	FIRE DEPARTMENT CONNECTION	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS	STEEL BOLLARD (REFER TO DETAIL XX.X)	CREDIT NOTES: THIS SITEPLAN IS BASED UPON AND ACCURATE FOR THE AREAS DISTURBED BY THE SURVEY FOR THE PROPERTY. MATAJ ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.	TOPO SURVEYOR'S INFO: OKSANO LAND SURVEYORS ANNIS, O'SULLIVAN, VOLLEBEKK LTD 14 CONCOURSE GATE, SUITE 500 NEPEAN, ONTARIO K2E 7S6 (613) 727-0850 EMAIL: Nepean@olsvltd.com
BUILDING SETBACK LINE	HOSE BIB (REFER TO MECHANICAL DWGS)	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROTE COCHERE -REFER TO ELECTRICAL DWGS	PARKING COUNT		
LANDSCAPE BUFFER	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)	FRS FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAIL 2A-102		
CURB DEPRESSION			104.24 PROPOSED GRADING (REFER TO CIVIL DWGS)		
ENTRY/ EXIT ACCESS POINTS	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)		
EXISTING TOWN HYDRANT	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS		SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)		
PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL -REFER TO ELECTRICAL DWGS	LANDSCAPED AREA	LEGAL LAND DESCRIPTION: BLOCKS 11, 12 and REGISTERED PLAN 4M-1651 CITY OF OTTAWA		

SITE PLAN- GENERAL NOTES

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND LANDSCAPED AREAS DISTURBED BY THE CONSTRUCTION WE BE REINSTATED TO THE SATISFACTION OF THE TOWN
2. A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/ OWNER
3. THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/ DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER-FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE SIGNS AS REQUIRED AS PER SUBSECTION 2.17 IN THE TOWN BY-LAWS AND DESIGN CRITERIA
6. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE
7. **ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM**
8. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR
9. **SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE** ON THE PROPERTY
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION



Key Plan:

No.	Date:	Issue/Revision	By:
3	23/03/17	Issued for SPA- 1ST REVIEW REPLY	EM
2	22/06/30	Issued for CLC- Reply	EM
1	22/05/20	Issued for CLC	EM

Drawing Issues/Revisions:

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WORK IN PROGRESS

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
1.905.281.4444

Project:
WATERIDGE APARTMENT BUILDING
1345 Hemlock Road - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:
SITE PLAN - BLDG 2 ROOF LEVEL

Design By:	Drawn By:	Approved By:
EM	SF	EM
Scale: 1:150	Date: 22-06-29	Project No.: 22-004

Drawing No:
ASP-5

City's Application Number : D07-12-22-0122
City's Plan Number:

SITE PLAN LEGEND

PROPERTY LINE	FIRE DEPARTMENT CONNECTION	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS	STEEL BOLLARD (REFER TO DETAIL XX.X)		
BUILDING SETBACK LINE	HOSE BIB (REFER TO MECHANICAL DWGS)	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROTE COCHERE -REFER TO ELECTRICAL DWGS	PARKING COUNT		
LANDSCAPE BUFFER	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)	FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAIL 2X-X102		
20 CURB DEPRESSION	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)	104.24 PROPOSED GRADING (REFER TO CIVIL DWGS)		
ENTRY/ EXIT ACCESS POINTS	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS	LANDSCAPED AREA	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)		
EXISTING TOWN HYDRANT	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET -REFER TO ELECTRICAL DWGS		SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)		
PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS					

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LEGAL LAND DESCRIPTION:

BLOCKS 11, 12 and REGISTERED PLAN 4M-1651 CITY OF OTTAWA

CREDIT NOTES:

TOPO SURVEYOR'S INFO:

DWARKO LAND SURVEYORS
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE, SUITE 500
NEPEAN, ONTARIO K2E 7S6
(613) 727-0850
EMAIL: Nepean@dlsvltd.com

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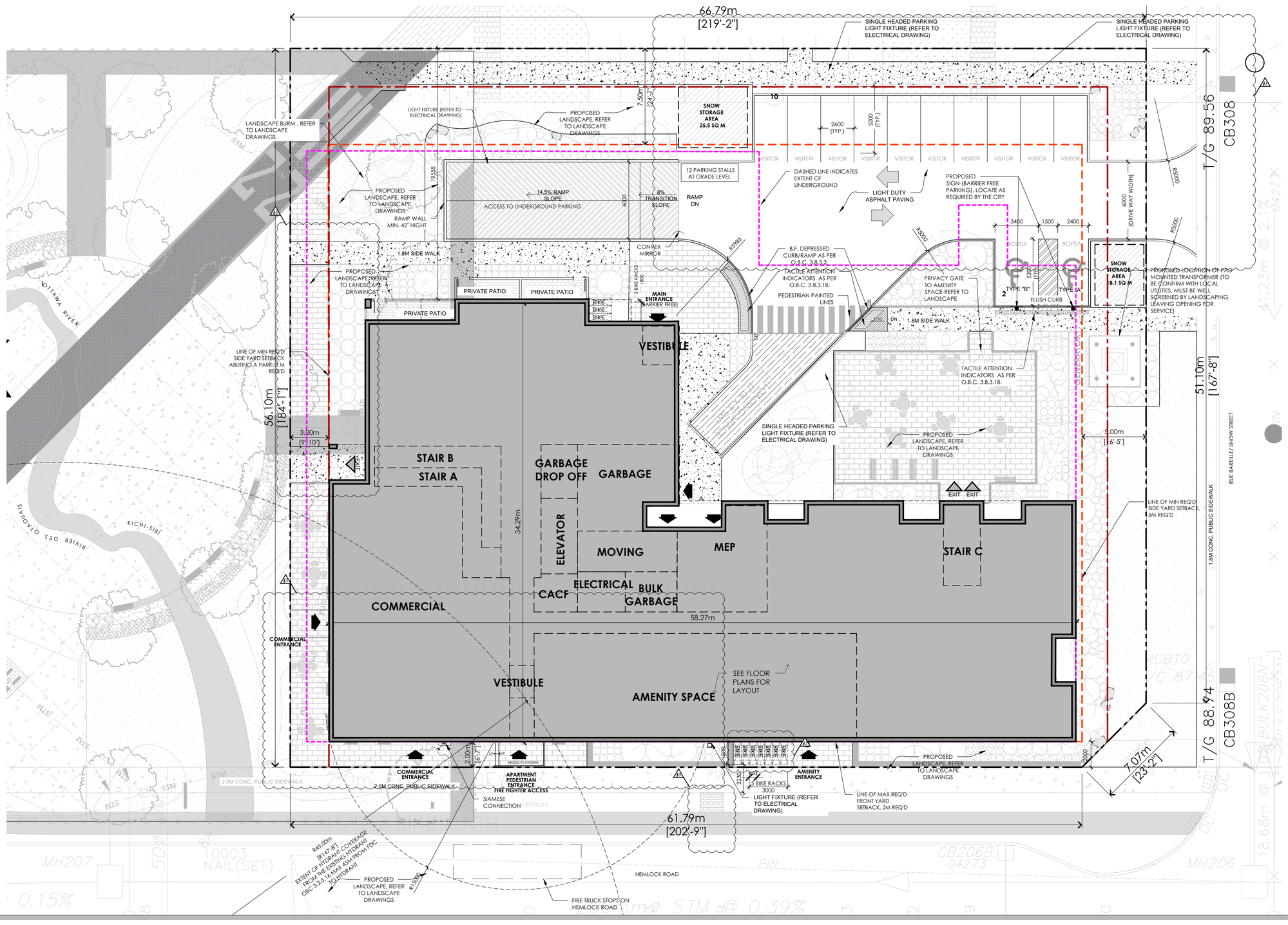

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WORK IN PROGRESS

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.2814444

Project:
WATERIDGE APARTMENT BUILDING
1345 Hemlock Road - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:
SITE PLAN - BLDG 2 GRADE LEVEL

Design By:	Drawn By:	Approved By:
EM	SF	EM
Scale: 1:150	Date: 22-06-29	Project No.: 22-004

Drawing No:
ASP-6

City's Application Number : D07-12-22-0122
City's Plan Number:

SITE PLAN LEGEND

PROPERTY LINE	
BUILDING SETBACK LINE	
LANDSCAPE BUFFER	
CB	CURB DEPRESSION
	ENTRY/ EXIT ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS
	FIRE DEPARTMENT CONNECTION
	HOSE BIB (REFER TO MECHANICAL DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET -REFER TO ELECTRICAL DWGS
	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS
	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROTE COCHERE -REFER TO ELECTRICAL DWGS
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	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)
	LANDSCAPED AREA
	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
	STEEL BOLLARD (REFER TO DETAIL XX.X)
X	PARKING COUNT
FRS	FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAI 2A-102
104.24	PROPOSED GRADING (REFER TO CIVIL DWGS)
	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)

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LEGAL LAND DESCRIPTION:

BLOCKS 11, 12 and REGISTERED PLAN 4M - 1651 CITY OF OTTAWA

CREDIT NOTES:

TOPO SURVEYORS INFO:

DWARNO LAND SURVEYORS
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE, SUITE 500
NEPEAN, ONTARIO K2E 7S6
(613) 727-0850
EMAIL: Nepean@aovltd.com

SITE PLAN- GENERAL NOTES

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8	ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR
9	SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERY
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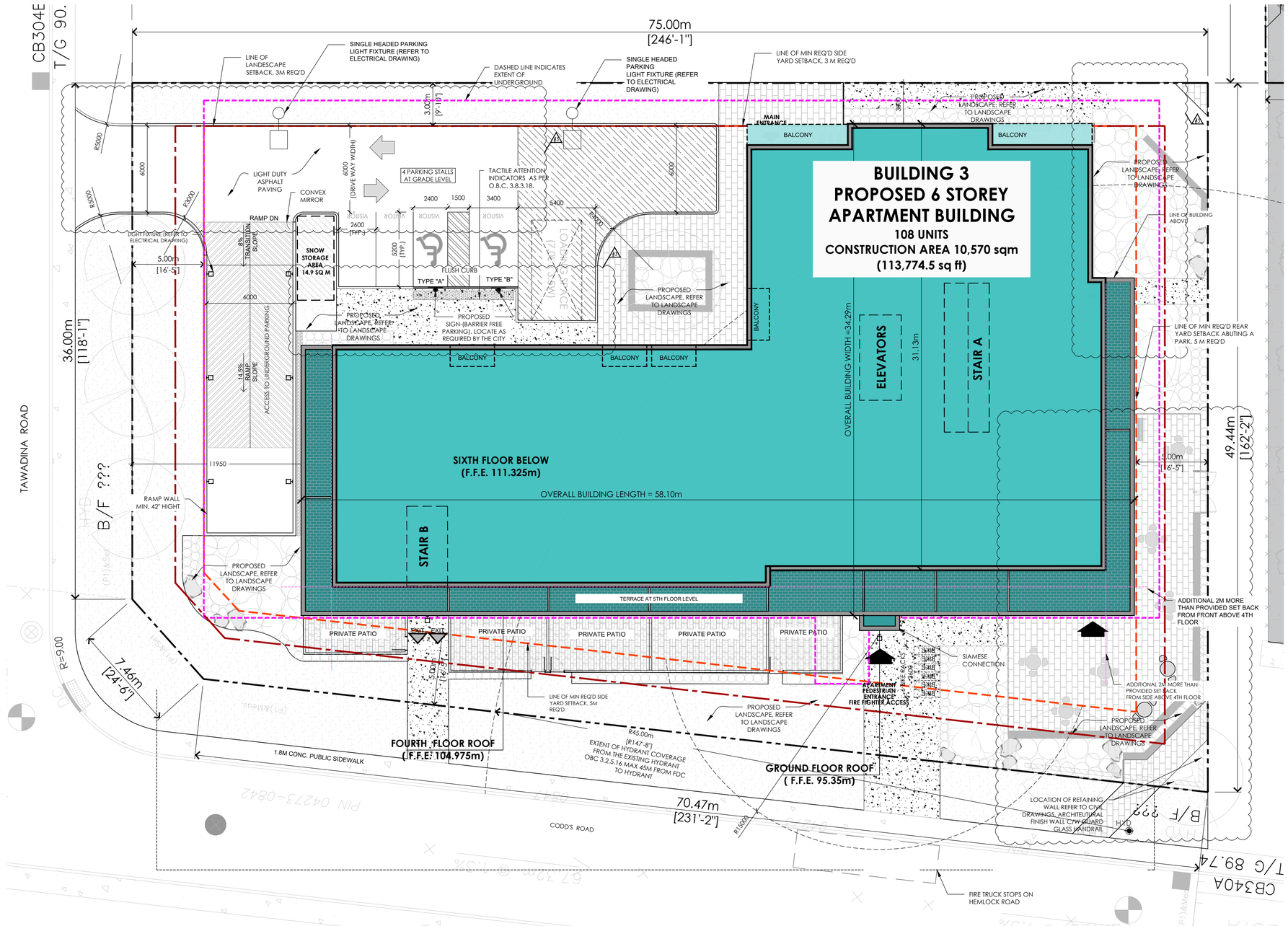

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WORK IN PROGRESS

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.2814444

Project:
WATERIDGE APARTMENT BUILDING
375 Codd's Road - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:
SITE PLAN - BLDG 3 ROOF LEVEL

Design By:	Drawn By:	Approved By:
EM	SF	EM
Scale: 1:150	Date: 22-06-29	Project No.: 22-004

Drawing No:
ASP-7

City's Application Number : D07-12-22-0122
City's Plan Number:

SITE PLAN LEGEND

PROPERTY LINE	
BUILDING SETBACK LINE	
LANDSCAPE BUFFER	
CURB DEPRESSION	
ENTRY/ EXIT ACCESS POINTS	
EXISTING TOWN HYDRANT	
PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS	
FIRE DEPARTMENT CONNECTION	
HOSE BIB (REFER TO MECHANICAL DWGS)	
PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	
DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL	
SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS	
SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET -REFER TO ELECTRICAL DWGS	
WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS	
RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROTE COCHERE -REFER TO ELECTRICAL DWGS	
NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)	
DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)	
LANDSCAPED AREA	
POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION	
STEEL BOLLARD (REFER TO DETAIL XX.X)	
PARKING COUNT	
FRS — FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAI 2A-102	
104.04 — PROPOSED GRADING (REFER TO CIVIL DWGS)	
CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)	
SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)	

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LEGAL LAND DESCRIPTION:

BLOCKS 11, 12 and REGISTERED PLAN 4M - 1651 CITY OF OTTAWA

CREDIT NOTES:

TOPO SURVEYOR'S INFO:

ONTARIO LAND SURVEYORS ANNIS, O'SULLIVAN, VOLLEBEKK LTD 14 CONCOURSE GATE, SUITE 500 NEPEAN, ONTARIO K2E 7S6 (613) 727-0850 EMAIL: Nepean@aovltd.com

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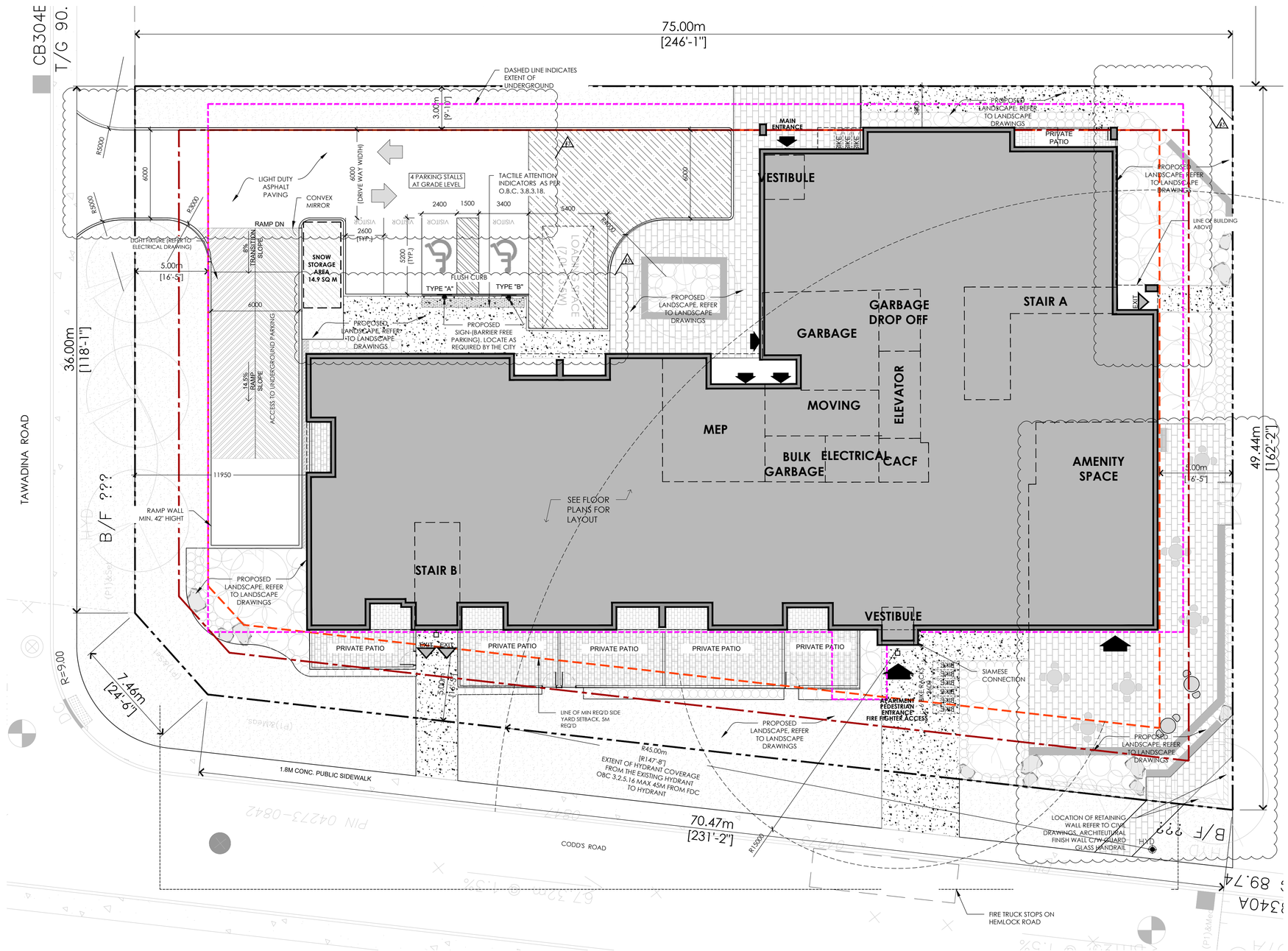

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

WATERIDGE APARTMENT BUILDING

375 Codd's Road - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:

SITE PLAN - BLDG 3 GRADE LEVEL

Design By:	Drawn By:	Approved By:
EM	SF	EM
Scale: 1:150	Date: 22-06-29	Project No.: 22-004

Drawing No:

ASP-8

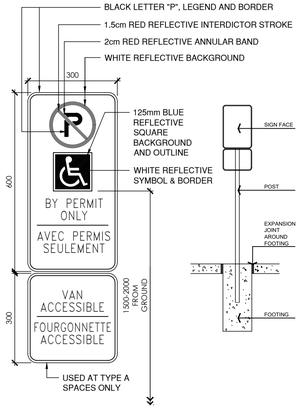
City's Application Number : D07-12-22-0122
City's Plan Number:

ALL ACCESSIBLE PARKING STALLS SHALL BE DESIGNATED BY ONE SIGN PER BAY MEETING ACCESSIBILITY DESIGN STANDARDS:

- MARK WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY;
- ENSURE SIZE OF 300 MM WIDE BY 600 MM HIGH (MINIMUM);
- MOUNT AT HEIGHT OF 1500 MM TO 2000 MM (CENTRE) (E.G., WALL OR POST-MOUNTED) FROM GROUND / FLOOR;
- ENSURE A HIGH TONAL CONTRAST IS PROVIDED BETWEEN SIGN AND BACKGROUND ENVIRONMENT;
- PROVIDE INFORMATION TEXT, COMPLIANT WITH CITY BY-LAW REQUIREMENTS; AND
- PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE A SPACES AS "VAN ACCESSIBLE / FOURGONNETE ACCESSIBLE".

SIGNAGE FACE:
0.064mm GAUGE ALUMINUM SIGN BLANK, WHITE BACKGROUND WITH TOP AND BOTTOM MOUNT HOLES

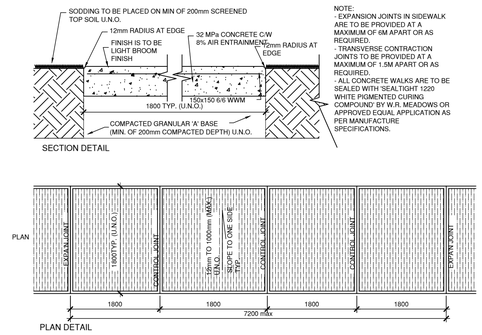
MOUNTING:
THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX, HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES



2-BARRIER FREE SIGN FACE

3-MOUNTING DETAIL

1 ASP-3 DETAIL - BF PARKING SIGN
1:10



SECTION DETAIL

NOTE:
- EXPANSION JOINTS IN SIDEWALK ARE TO BE PROVIDED AT A MAXIMUM OF 6M APART OR AS REQUIRED.
- TRANSVERSE CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM OF 1.5M APART OR AS REQUIRED.
- ALL CONCRETE WALKS ARE TO BE SEALED WITH 'SEALTIGHT 1220 WHITE PIGMENTED CURING COMPOUND' BY W.R. MEADOWS OR APPROVED EQUAL APPLICATION AS PER MANUFACTURE SPECIFICATIONS.

PLAN DETAIL

4 ASP-3 DETAIL - CONC SIDEWALK
1:10

COMPACT CAR PARKING (RIGHT ARROW)

COMPACT CAR PARKING (BIDIRECTIONAL ARROW)

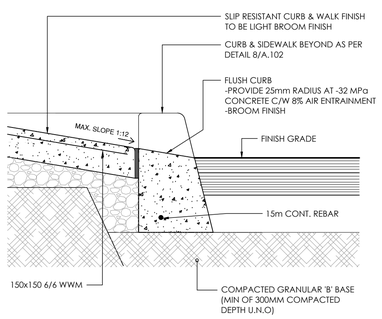
COMPACT CAR PARKING (LEFT ARROW)

COMPACT CAR PARKING SIGNS LOCATED AS PER SITE PLAN

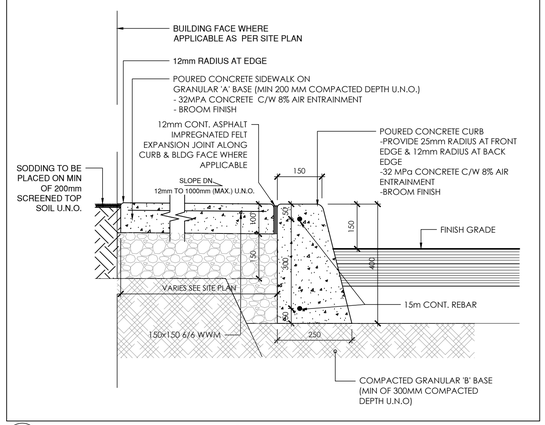
SIGNAGE FACE:
REFLECTIVE ALUMINUM, WHITE BACKGROUND WITH TOP AND BOTTOM MOUNTING HOLES

MOUNTING:
THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX, HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES

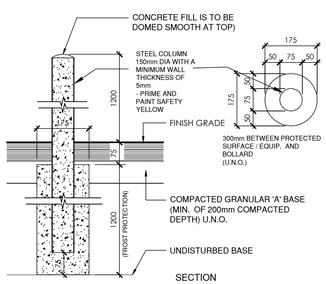
2 ASP-3 DETAIL - COMPACT CAR PARKING SIGN
1:10



5 ASP-3 SECTION DETAIL - FLUSH CURB @ SIDEWALK
1:10

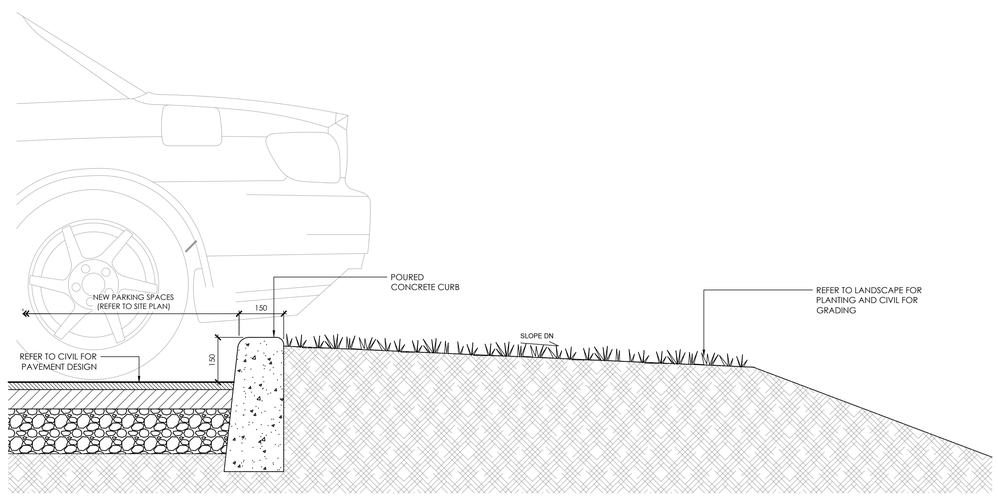


6 ASP-3 SECTION DETAIL - CONC CURB @ SIDEWALK
1:10



SECTION

3 ASP-3 DETAIL - TYP BOLLARD
1:10



7 ASP-3 DETAIL - CURB AT PARKING
1:10

Key Plan:

No.	Date:	Issue/Revision	By:
3	23/03/17	Issued for SPA- 1ST REVIEW REPLY	EM
2	22/06/30	Issued for CLC- Reply	EM
1	22/05/20	Issued for CLC	EM

Drawing Issues/Revisions:

Note:
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WORK IN PROGRESS

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
WATERIDGE APARTMENT BUILDING

Sheet Title:
SITE PLAN-DETAILS

Design By:	Drawn By:	Approved By:
EM	SF	EM
Scale: 1:10	Date: 22-06-29	Project No.: 22-004

Drawing No:
ASP-9

Committee of Adjustment
Received | Reçu le
2023-05-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

NOTES:

1 - CM/BUILDER SHALL PROVIDE ACTUAL SAMPLE FINISHES ON EXTERIOR WALLS FOR OWNERSHIP APPROVAL BEFORE WORK COMMENCES ON FINAL EXTERIOR FINISHES REGARDLESS OF ARCHITECT'S OR OWNERSHIPS EARLIER SAMPLE APPROVAL IN REGARDS, ESPECIALLY AS IT PERTAINS TO STUCCO COLOR SELECTIONS

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TRANSPARENT GLAZING AREA OF THE 1ST STOREY ALONG HEMLOCK ROAD

TRANSPARENT GLAZING AREA	TOTAL WALL AREA OF NON-RESIDENTIAL USE	PERCENTAGE (50% MIN. REQUIRED)
223.42 SM	368.53 SM	61%

HATCH DENOTES BIRD FRIENDLY GLAZING

EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
E04A	ACM - KENDAL CHARCOAL BM HC-166
E05	ACM - WHITE DOVE, BM OC 17
E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E09	REVEAL TYPICAL
E10	MECHANICAL SCREEN
E11	PRIVACY SCREEN
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

1 / A301 BLD 1 - SOUTH ELEVATION (FRONT)
1 : 125

Project North: | True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15
1	ISSUED FOR CLC - REPLY	2022/06/30

Drawing Issues/Revisions:

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2023-05-30
ETLEVA GURAKUQI MATAJ
LICENCE 7609

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Architect's Stamp

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
OTTAWA APARTMENTS - BLD 1
1375 HEMLOCK ROAD - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:
SOUTH (FRONT) ELEVATION

Design By:	Drawn By:	Approved By:
MAI	TV/BL	EM
Scale: As indicated	Date: Issue Date	Project No.: 22-004

Drawing No:
A301 Of:

City's Application Number: D07-12-22-0127
City's

NOTES:

1 - CM/BUILDER SHALL PROVIDE ACTUAL SAMPLE FINISHES ON EXTERIOR WALLS FOR OWNERSHIP APPROVAL BEFORE WORK COMMENCES ON FINAL EXTERIOR FINISHES REGARDLESS OF ARCHITECT'S OR OWNERSHIPS EARLIER SAMPLE APPROVAL IN REGARDS, ESPECIALLY AS IT PERTAINS TO STUCCO COLOR SELECTIONS

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HATCH DENOTES BIRD FRIENDLY GLAZING

EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
E04A	ACM - KENDAL CHARCOAL BM HC-166
E05	ACM - WHITE DOVE, BM OC 17
E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E09	REVEAL TYPICAL
E10	MECHANICAL SCREEN
E11	PRIVACY SCREEN
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

2 A302 BLD 1 - EAST ELEVATION
1 : 125

1 A302 BLD 1 - WEST ELEVATION
1 : 125

Project North: True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15
1	ISSUED FOR CLC - REPLY	2022/06/30

Drawing Issues/Revisions:

Note:

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

OTTAWA APARTMENTS - BLD 1

1375 HEMLOCK ROAD - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:

EAST & WEST ELEVATIONS

Design By:	Drawn By:	Approved By:
MAI	TV/BL	EM
Scale:	Date:	Project No.:
As indicated	Issue Date	22-004

Drawing No:

A302 Of:

City's Application Number: D07-12-22-0127
City's

NOTES:

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HATCH DENOTES BIRD FRIENDLY GLAZING

EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
E04A	ACM - KENDAL CHARCOAL BM HC-166
E05	ACM - WHITE DOVE, BM OC 17
E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E09	REVEAL TYPICAL
E10	MECHANICAL SCREEN
E11	PRIVACY SCREEN
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

Project North: True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15
1	ISSUED FOR CLC - REPLY	2022/06/30

Drawing Issues/Revisions:

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
OTTAWA APARTMENTS - BLD 1

1375 HEMLOCK ROAD - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:
NORTH (REAR) ELEVATION

Design By:	Drawn By:	Approved By:
MAI	TV/BL	EM
Scale: As indicated	Date: Issue Date	Project No.: 22-004

Drawing No:
A303
Of:

City's Application Number: D07-12-22-0127
City's

NOTES:

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HATCH DENOTES BIRD FRIENDLY GLAZING

EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
E04A	ACM - KENDAL CHARCOAL BM HC-166
E05	ACM - WHITE DOVE, BM OC 17
E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E09	REVEAL TYPICAL
E10	MECHANICAL SCREEN
E11	PRIVACY SCREEN
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

2 A304 PARTIAL WEST ELEVATION
1 : 125

1 A304 PARTIAL EAST ELEVATION
1 : 125

Project North: | True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE

Drawing Issues/Revisions:

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Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
OTTAWA APARTMENTS - BLD 1

1375 HEMLOCK ROAD - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:
PARTIAL EAST & WEST ELEVATIONS

Design By:	Drawn By:	Approved By:
MAI	-	EM
Scale:	Date:	Project No.:
As indicated	Issue Date	22-004

Drawing No:
A304 Of:

City's Application Number: D07-12-22-0127
City's

2 A305 PERSPECTIVE VIEW SE

1 A305 PERSPECTIVE VIEW SW

3 A305 PERSPECTIVE VIEW NW

Project North: True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15
1	ISSUED FOR CLC - REPLY	2022/06/30

Drawing Issues/Revisions:

Note:

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L6H 0X7
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Project:

OTTAWA APARTMENTS - BLD 1

1375 HEMLOCK ROAD - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:

3D VIEWS

Design By:	Drawn By:	Approved By:
EM	TV/BL	EM
Scale:	Date: Issue Date	Project No.: 22-004

Drawing No:

A305 Of:

City's Application Number: D07-12-22-0127
City's

NOTES:

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1

TRANSPARENT GLAZING AREA OF THE 1ST STOREY ALONG HEMLOCK ROAD

TRANSPARENT GLAZING AREA	TOTAL WALL AREA OF NON-RESIDENTIAL USE	PERCENTAGE (50% MIN. REQUIRED)
115.69 SM	184.237 SM	63%

HATCH DENOTES BIRD FRIENDLY GLAZING

EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
E04A	ACM - KENDAL CHARCOAL BM HC-166
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E09	REVEAL TYPICAL
E11	PRIVACY SCREEN
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
1	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15

Drawing Issues/Revisions:

Note:

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206-418 Iroquois Shore Rd
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Project:

OTTAWA APARTMENTS - BUILDING 2

1345 HEMLOCK ROAD - WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:

SOUTH (FRONT) ELEVATION

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale: As indicated	Date: Issue Date	Project No.: 22-004

Drawing No:

A301 Of:

City's Application Number: D07-12-22-0122
City's Plan Number:

NOTES:

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HATCH DENOTES BIRD FRIENDLY GLAZING

EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
E04A	ACM - KENDAL CHARCOAL BM HC-166
E05	ACM - WHITE DOVE, BM OC 17
E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E09	REVEAL TYPICAL
E11	PRIVACY SCREEN
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

1 / A302 BLD 2 - WEST ELEVATION
1 : 125

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
1	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15

Drawing Issues/Revisions:

Note:
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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
OTTAWA APARTMENTS - BUILDING 2

1345 HEMLOCK ROAD - WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:
WEST ELEVATION

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale:	Date:	Project No.:
As indicated	Issue Date	22-004

Drawing No:
A302
Of:

City's Application Number: D07-12-22-0122
City's Plan Number:

NOTES:

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HATCH DENOTES BIRD FRIENDLY GLAZING

EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
E04A	ACM - KENDAL CHARCOAL BM HC-166
E05	ACM - WHITE DOVE, BM OC 17
E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E09	REVEAL TYPICAL
E11	PRIVACY SCREEN
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

1 A303 BLD 2 - NORTH ELEVATION (REAR)
1 : 125

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
1	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15

Drawing Issues/Revisions:

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

OTTAWA APARTMENTS - BUILDING 2

1345 HEMLOCK ROAD - WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:

NORTH ELEVATION

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale:	Date:	Project No.:
As indicated	Issue Date	22-004

Drawing No:

A303 Of:

City's Application Number: D07-12-22-0122
City's Plan Number:

NOTES:

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HATCH DENOTES BIRD FRIENDLY GLAZING

EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
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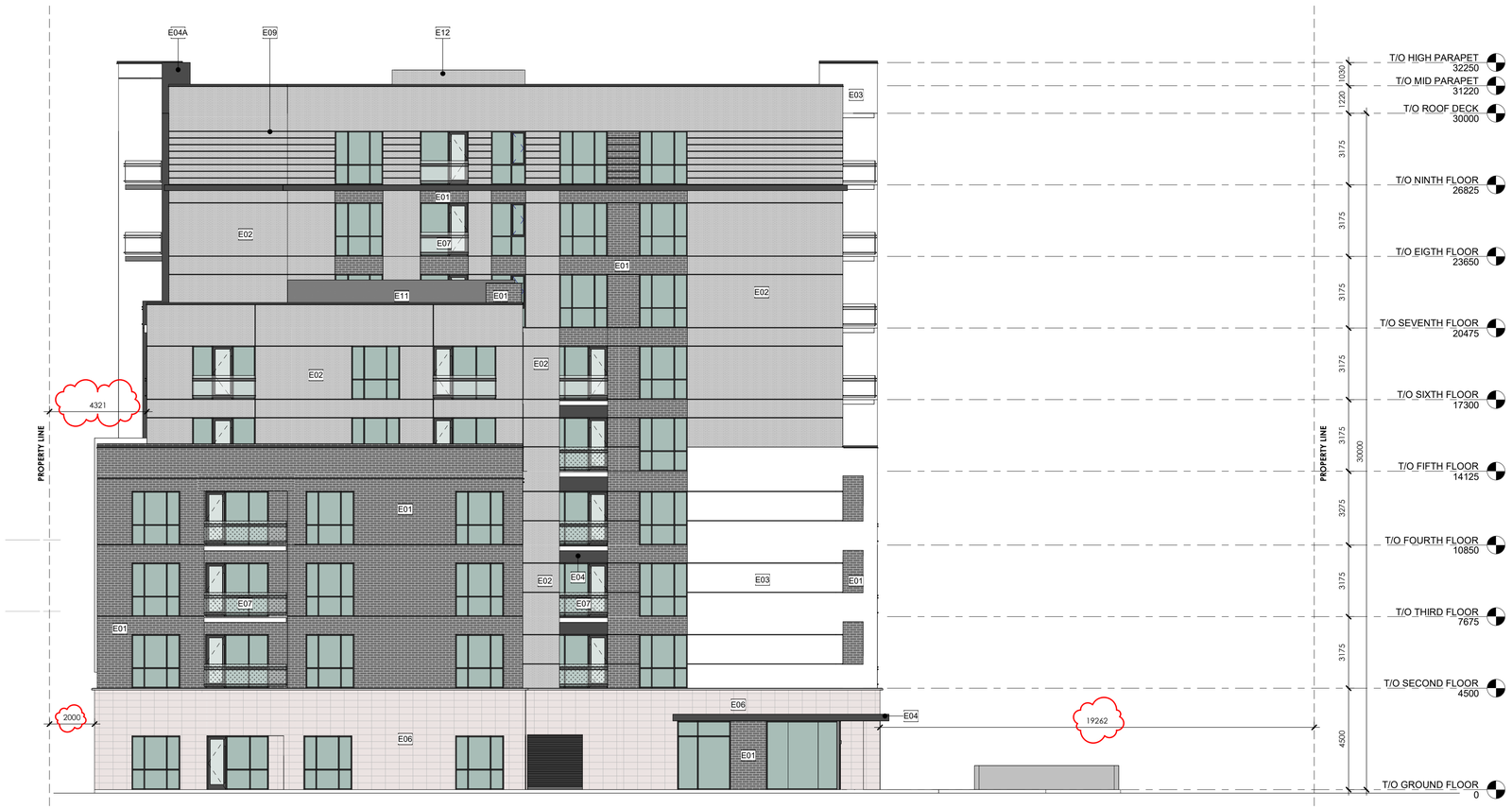
E05	ACM - WHITE DOVE, BM OC 17
E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E09	REVEAL TYPICAL
E11	PRIVACY SCREEN
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL



1 / A304 BLD 2 - EAST ELEVATION
1 : 125

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15
1	ISSUED FOR CLC-Reply	2022/06/30

Drawing Issues/Revisions:

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Project:
OTTAWA APARTMENTS - BUILDING 2
1345 HEMLOCK ROAD - WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:
EAST ELEVATION

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale: As indicated	Date: Issue Date	Project No.: 22-004

Drawing No:
A304 Of:

City's Application Number: D07-12-22-0122
City's Plan Number:

2 A305 3D VIEW - SOUTH WEST

1 A305 3D VIEW - SOUTH EAST

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15
1	ISSUED FOR CLC-Reply	2022/06/30

Drawing Issues/Revisions:

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Project:

OTTAWA APARTMENTS - BUILDING 2

1345 HEMLOCK ROAD - WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:

3D VIEWS

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale:	Date: Issue Date	Project No.: 22-004

Drawing No:

A305 Of:

City's Application Number: D07-12-22-0122
City's Plan Number:

NOTES:

1 - CM/BUILDER SHALL SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE. BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.

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3 - CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
E04A	ACM - KENDAL CHARCOAL BM HC-166
E05	ACM - WHITE DOVE, BM OC 17
E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

1 A301 BLD 3 - WEST ELEVATION (FRONT)
1 : 125

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
1	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15

Drawing Issues/Revisions:

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

OTTAWA APARTMENTS - BUILDING 3

375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:

WEST ELEVATION (FRONT)

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale:	Date:	Project No.:
1 : 125	Issue Date	22-004

Drawing No:

A301 Of:

City's Application Number: D07-12-22-0122
City's Plan Number:

NOTES:

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EXTERIOR ELEVATION LEGEND

E01	EIFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EIFS - GREY
E03	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EIFS - KENDAL CHARCOAL BM HC-166
E04A	ACM - KENDAL CHARCOAL BM HC-166
E05	ACM - WHITE DOVE, BM OC 17
E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

1 A302 BLD 3 - EAST ELEVATION
1 : 125

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15
1	ISSUED FOR CLC - Reply	2022/06/30

Drawing Issues/Revisions:

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
OTTAWA APARTMENTS - BUILDING 3

375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:
EAST ELEVATION

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale: 1 : 125	Date: Issue Date	Project No.: 22-004

Drawing No:
A302 Of:

City's Application Number: D07-12-22-0122
City's Plan Number:

1 A303 BLD 3 - SOUTH ELEVATION
1 : 125

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15
1	ISSUED FOR CLC - Reply	2022/06/30

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Oakville Ontario
L6H 0X7
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Project:

OTTAWA APARTMENTS - BUILDING 3

375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:

SOUTH ELEVATION

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale: 1 : 125	Date: Issue Date	Project No.: 22-004

Drawing No:

A303 Of:

City's Application Number: D07-12-22-0122
City's Plan Number:

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HATCH DENOTES BIRD FRIENDLY GLAZING

EXTERIOR ELEVATION LEGEND

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E06	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E12	ELEVATOR WALL BEYOND
E13	RETAINING WALL

1 / A304 BLD 3 - NORTH ELEVATION
1 : 125

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
1	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15

Drawing Issues/Revisions:

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Project:
OTTAWA APARTMENTS - BUILDING 3

375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:
NORTH ELEVATION

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale: As indicated	Date: Issue Date	Project No.: 22-004

Drawing No:
A304
Of:

City's Application Number: D07-12-22-0122
City's Plan Number:

1 A305 3D VIEW - SOUTH WEST

2 A305 3D VIEW - SOUTH EAST

3 A305 3D VIEW - NORTH EAST

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2022/12/15
1	ISSUED FOR CLC - Reply	2022/06/30

Drawing Issues/Revisions:

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ONTARIO ASSOCIATION OF ARCHITECTS 2023-08-25 ETLEVA GURAKUQI MATAJ LICENCE 7609

MATAJ ARCHITECTS INC

Architect's Stamp

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Project:

OTTAWA APARTMENTS - BUILDING 3

375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:

3D VIEWS

Design By:	Drawn By:	Approved By:
MAI	BL/TV	EM
Scale:	Date:	Project No.:
	Issue Date	22-004

Drawing No:

A305 Of:

City's Application Number: D07-12-22-0122
City's Plan Number: