

# Architectural Design Brief

Nov 04, 2022

For a 9 Storey Apartment Building 'B'  
at Q-West Development by Ashcroft Homes,  
114 Richmond Road Ottawa



**M. David Blakely**  
**Architect Inc.**



***ASHCROFT***



## List of Documents

<u>Page Number(s)</u>	<u>Document</u>	<u>Description</u>
1	Cover Page	
2	List of Documents	
3-6	Design Brief	
7	SP-1a	Site Plan Overall
8	SP-1b	Site Plan enlarged
9	A1	P3 Level Plan
10	A2	P2 Level Plan
11	A3	P1 Ground Level Plan
12	A4	1 <sup>st</sup> Floor Plan
13	A5	2 <sup>nd</sup> Floor Plan
14	A6	3 <sup>rd</sup> and 4 <sup>th</sup> Floor Plans
15	A7	5 <sup>th</sup> and 6 <sup>th</sup> Floor Plans
16	A8	7 <sup>th</sup> and 8 <sup>th</sup> Floor Plans
17	A9	9 <sup>th</sup> Floor Plan
18	A10	Roof Plan
19	A11	Elevations
20	A12	Elevations
21	A13	Building Sections
22	A203	RLA Sun Shadow Study
23	22	RLA Perspectives
24	23	RLA Perspectives
25	24	RLA Perspectives
26	25	RLA Perspectives
27	Schedule 397	By-Law 2008-250



Architectural Design Brief  
June 2, 2022

For a 9 Storey Apartment Building “B”  
at Q-West Development by Ashcroft Homes,  
114 Richmond Road Ottawa

Context

The Construction of Building ‘B’ will be Phase 2-Aa of Ashcroft’s Q-West development. Building ‘B’ is more or less in the middle of the site that extends north/ south from Richmond Road to Byron Avenue. Building ‘B’ will be directly south of the retained part of the former Soeurs de la Visitation Monastery, now referred to as the Convent on our site plan, and will be linked to the convent at the west side with a ‘glazed gasket’ as indicated on SP1b Rev.1.

Previous Approvals

Council of the City of Ottawa, on August 29, 2018 approved:

- 1) The removal of part of the two storey west wing and all of the one-storey south wing of the monastery according to plans prepared by Roderick Lahey Architect Inc.
- 2) The restoration of the historic remaining portion of the monastery in accordance with drawing and conservation plan prepared by Robertson Martin Architects.
- 3) The application to construct a nine-storey apartment building and alter the former monastery in accordance with plans prepared by Roderick Lahey Architect Inc. (final revision Aug 24, 2018) and to be conditional upon the issuance of 2 permits for:
  - a. The restoration of the front verandah.
  - b. The landscape plan for the courtyard.
- 4) Delegate authority for minor design changes.

Architectural Plans - \_prepared by M. David Blakely Architect Inc.

The Architectural Design Brief includes the following;

SP1a Site Plan

SP1b Site Plan and Demolition Plan

A1 – A10 Building ‘B’ Underground Parking Plans, Floor Plans and Roof Plan.

A11 – A12 Building ‘B’ Elevations.

A13 Building ‘B’ Sections.



Architectural Design Brief  
June 2, 2022

For a 9 Storey Apartment Building  
at Q-West Development by Ashcroft Homes,  
114 Richmond Road Ottawa

The Proposed Building 'B'

Site Plan

The site plan SP1a Rev.1 and SP-1b Rev. 1 prepared by M. David Blakely Architect Inc. is the same as the City approved Roderick Lahey Site Plan with exception of:

- a. Minor exterior Building 'B' wall articulations due to floor plan development but still within the approved site plan envelope.
- b. Curb line and landscaping changes between the buildings west wall and west property line to allow for building exiting, deliveries, garbage pick-up and staff parking (Reference plans SP-1a, SP-1b and A3). The service lane from Richmond Road does not extend through to Shannon Street but now stops at the extent of phase 2Aa. A pathway and landscaping replace the laneway along the west wall of building 'D' which still allows pedestrian access from the south (Byron Ave and Shannon Street) to the Old Chapel entrance (reference SP-1a).

The proposed Site Plan and Building design are consistent with the Cultural Heritage Impact Assessment R2 prepared by Robertson Martin Architects and approved Architectural design by Roderick Lahey Architect Inc.

- a. The west façade of the historic courtyard is a two storey interpretive wall using salvaged stone from the demolition. This two storey wall has a roof terrace at the 3<sup>rd</sup> floor with the new building set back above defining the transition from old to new (Reference Elevation drawing 2/A12).
- b. The historic section of the west wing will be separated from the new building by a two storey glazed "gasket" in order to highlight the junction of old and new (Reference floor plan drawing A3 and A4 and elevation drawing 2/A12).
- c. A 1 ½ storey salvaged stone wall feature will be built as part of Phase 2A-b at the separation between the historic and new courtyards. This wall takes inspiration from both old and new buildings in the size and spacing of openings. This feature wall will be complemented with a glazed canopy to reinforce the use of the old south wing as a corridor and to provide a sheltered area in the courtyard (Reference SP-1b).
- d. The old monastery and the new Building 'B' are visually distinguishable from one another. The use of compatible materiality and thoughtful transitions from old to new provides the design a feeling of cohesiveness.



Architectural Design Brief  
June 2, 2022

For a 9 Storey Apartment Building  
at Q-West Development by Ashcroft Homes,  
114 Richmond Road Ottawa

Cont/...

- e. The new Building 'B' materials at the 6 storey "base" are brick and glass. The upper 3 floors are setback from the base and are clad in a lighter appearing metal panel with glazed opening and semi continuous balcony projections.
- f. The brick will be smooth face grey/ beige tone which will complement and provide a backdrop to the existing rough faced limestone of the old monastery.
- g. Glazed areas are extensive and will provide a visual lightness and a reflection of the historic building within the new building elevation.
- h. The window and balcony pattern is much like the Lahey design but are based on actual floor plan and structural design "minor design changes".
- i. The joining of balconies and simple masonry grid is to create an elegant but quiet contemporary aesthetic in contrast to (and will not compete with) the existing stone heritage building.
- j. Landscaping and site lighting will be designed in concert with Kallala Design, Landscape Architect.

Sun/ Shadow Study – prepared by Roderick Lahey Architect Inc. and are included as part of this Design Brief.

This sun/ shadow study is still relevant as the proposed Building 'B' is within the same building envelope (schedule 397).

Perspective Drawings – prepared by RLA Architecture are included as part of this Design Brief.

Although there are minor design changes in the new building, the spatial separations between new and existing treatment of outdoor spaces, and the connections between new and existing vistas shown on the rendering are the same.

Sustainability

Permeable pavers are specified outside of the area of the underground parking deck in order to maximize holding of rain water within the soil.

Green roofing is specified at 1<sup>st</sup> floor roof deck level and building rooftop amenity area.

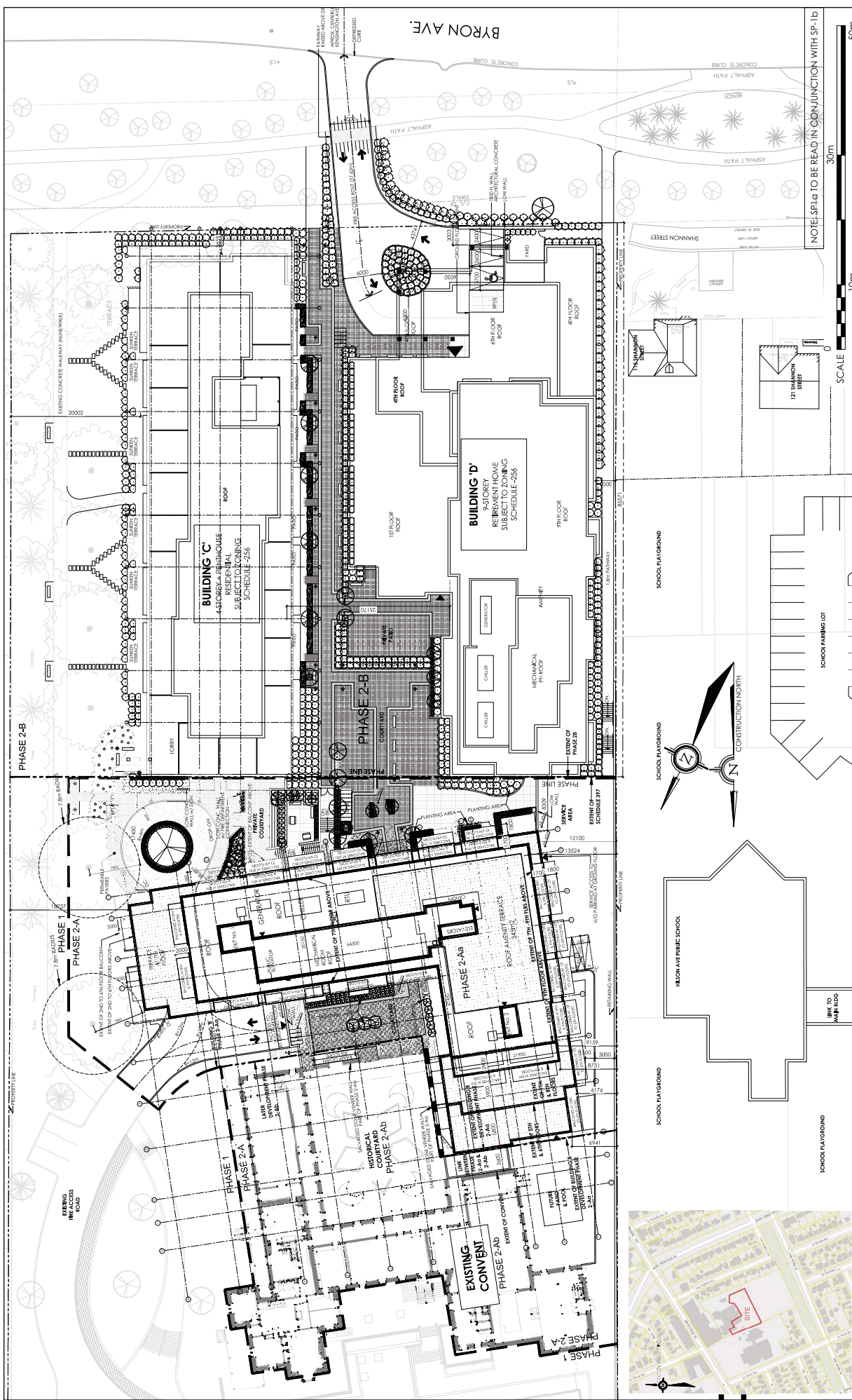
Cistern within P2 underground level will retain storm water and provide rain water storage for site irrigation.

Shading in the form of cantilevered concrete balconies and canopies to reduce solar heat gain.



Zoning Schedule 397-

Building 'B' is designed to be built within the building envelope established by Schedule 397 (see page 27).



NOTE: SP1a TO BE READ IN CONJUNCTION WITH SP-1b



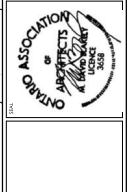
DATE	1:250	DATE	MARCH 2022
DESIGNED BY	MDB	CHECKED BY	MDB
DRAWN BY	MDB	DATE	MARCH 2022
PROJECT NO.	1:250	DATE	MARCH 2022

**Q WEST**  
 114 RICHMOND ROAD  
 OTTAWA, ONTARIO



NO.	1	DATE	12/15/2021	DESCRIPTION	ISSUED FOR PERMITTING
NO.	2	DATE	01/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	3	DATE	02/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	4	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	5	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	6	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	7	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	8	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	9	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	10	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS

NO.	1	DATE	12/15/2021	DESCRIPTION	ISSUED FOR PERMITTING
NO.	2	DATE	01/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	3	DATE	02/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	4	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	5	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	6	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	7	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	8	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	9	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS
NO.	10	DATE	03/15/2022	DESCRIPTION	REVISED PER COMMENTS



**ASSOCIATION OF ARCHITECTS**  
 ONTARIO

**NOTE: SEE SP1b FOR BUILDING 'B' SITE PLAN INFORMATION**

**LINK TO MAP 1100**

**M. David Blakely**  
 Architect Inc.  
 2000 Papez Avenue, Suite 101, Ottawa, Ontario  
 K1N 6P5  
 PHONE: 613-238-1111 FAX: 613-238-1112  
 WWW: www.mdb.ca







**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7942 C.E. 619

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. VERIFY ALL CODES, REGULATIONS, & BY-LAWS.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

**NOTE:**  
WINDOW SIZES AND LOCATIONS  
TO BE COORDINATED WITH ELEVATIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

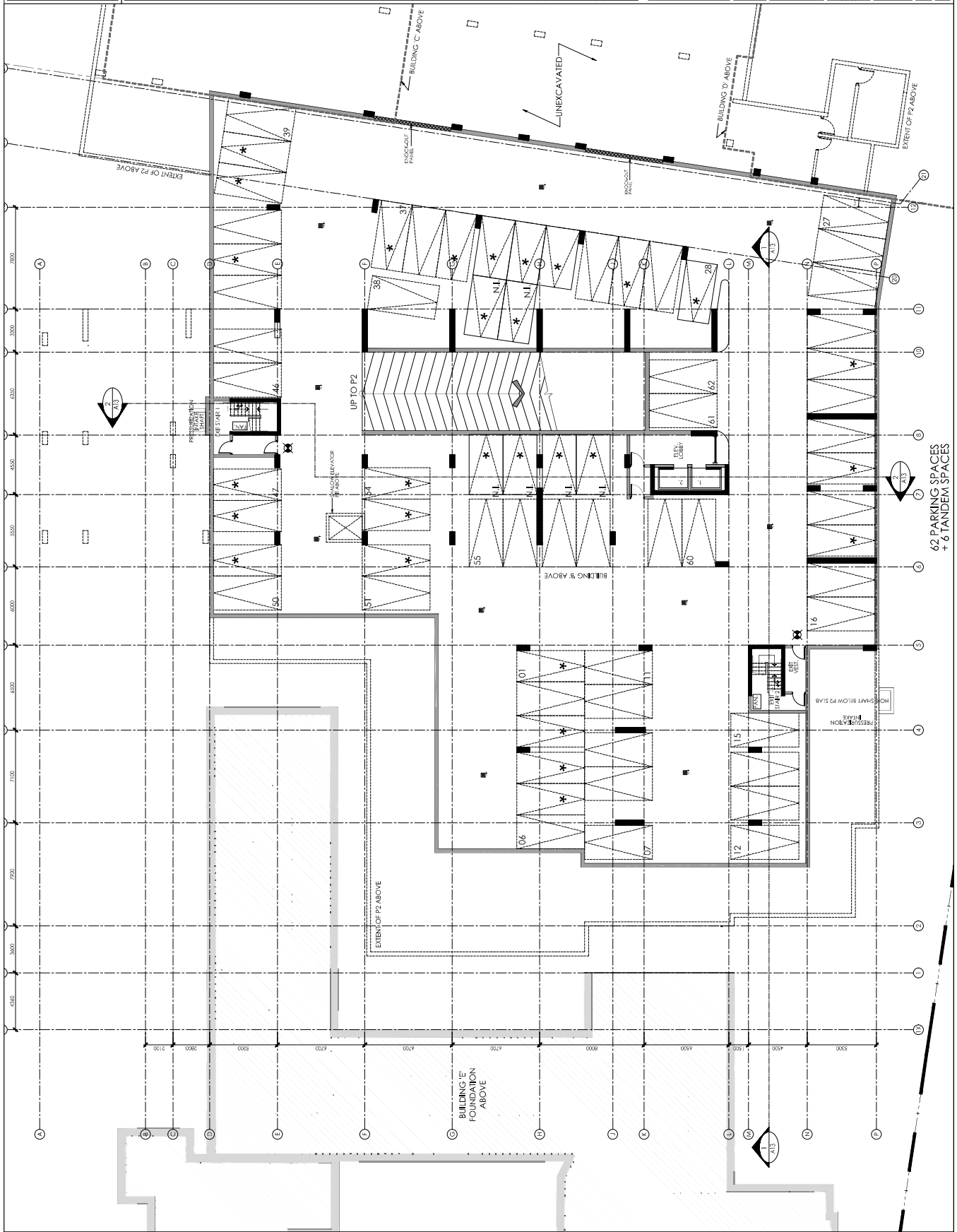
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

PROJECT: **Q WEST BUILDING 'B'**  
9 STOREY APARTMENT BUILDING  
OTTAWA, ONTARIO

CLIENT: **SHROPSHIRE HOMES**

ARCHITECT: **M. DAVID BLAKELY ARCHITECT INC.**

DATE: DEC. 2021  
SCALE: 1:125  
DRAWN BY: mdb  
CHECKED: MDB  
PROJECT NO: A1



62 PARKING SPACES  
+ 8 TANDEM SPACES



**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7942 OF 619

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. MEET ALL CODES, REGULATIONS, & REQUIREMENTS.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. DO NOT SCALE DRAWINGS.
5. THE REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING IS THE PROPERTY OF M. DAVID BLAKELY ARCHITECT INC. AND SHALL NOT BE USED FOR PERMIT OR CONTRACT PURPOSES WITHOUT THE ARCHITECT'S SEAL AND SIGNATURE.

**NOTE:**  
WINDOW SIZES AND LOCATIONS  
TO BE COORDINATED WITH ELEVATIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

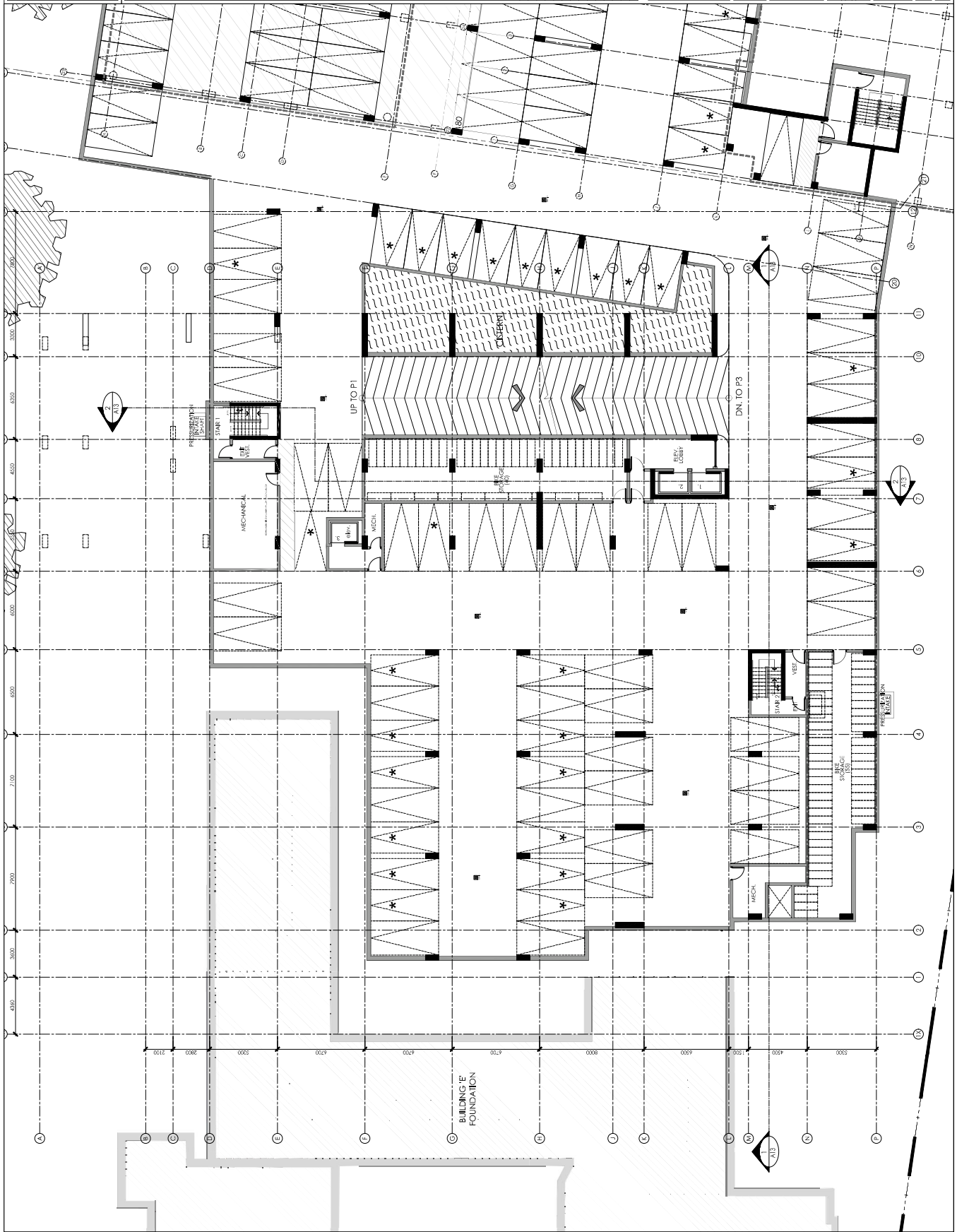
PROJECTS: 2410  
DRAWING TITLE: IMPERIAL BILE  
DATE: 12/15/2021  
SCALE: 1:125  
CHECKED: MCB  
M.D.B.



**Q WEST  
BUILDING 'B'  
9 STOREY APARTMENT BUILDING  
OTTAWA, ONTARIO**



**P2 LEVEL**  
DATE: DEC. 2021  
DRAWN BY: MCB  
CHECKED: MCB  
SCALE: 1:125  
SHEET NO: **A2**





**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7942 C.F. 619

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL APPLICABLE MUNICIPAL CODES, REGULATIONS, & BY-LAWS MUST BE OBTAINED AND REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE MUNICIPAL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE REQUIRED FOR PERMITS AND FOR CONSTRUCTION. SUCH DRAWINGS WILL BE PROVIDED BY THE ARCHITECT AND MUST BE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THE REPRODUCTION SHALL NOT BE ALTERED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
7. THIS DRAWING SHALL NOT BE USED FOR PERMITS OR FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.

**NOTE:**  
WINDOW SIZES AND LOCATIONS  
TO BE COORDINATED WITH ELEVATIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

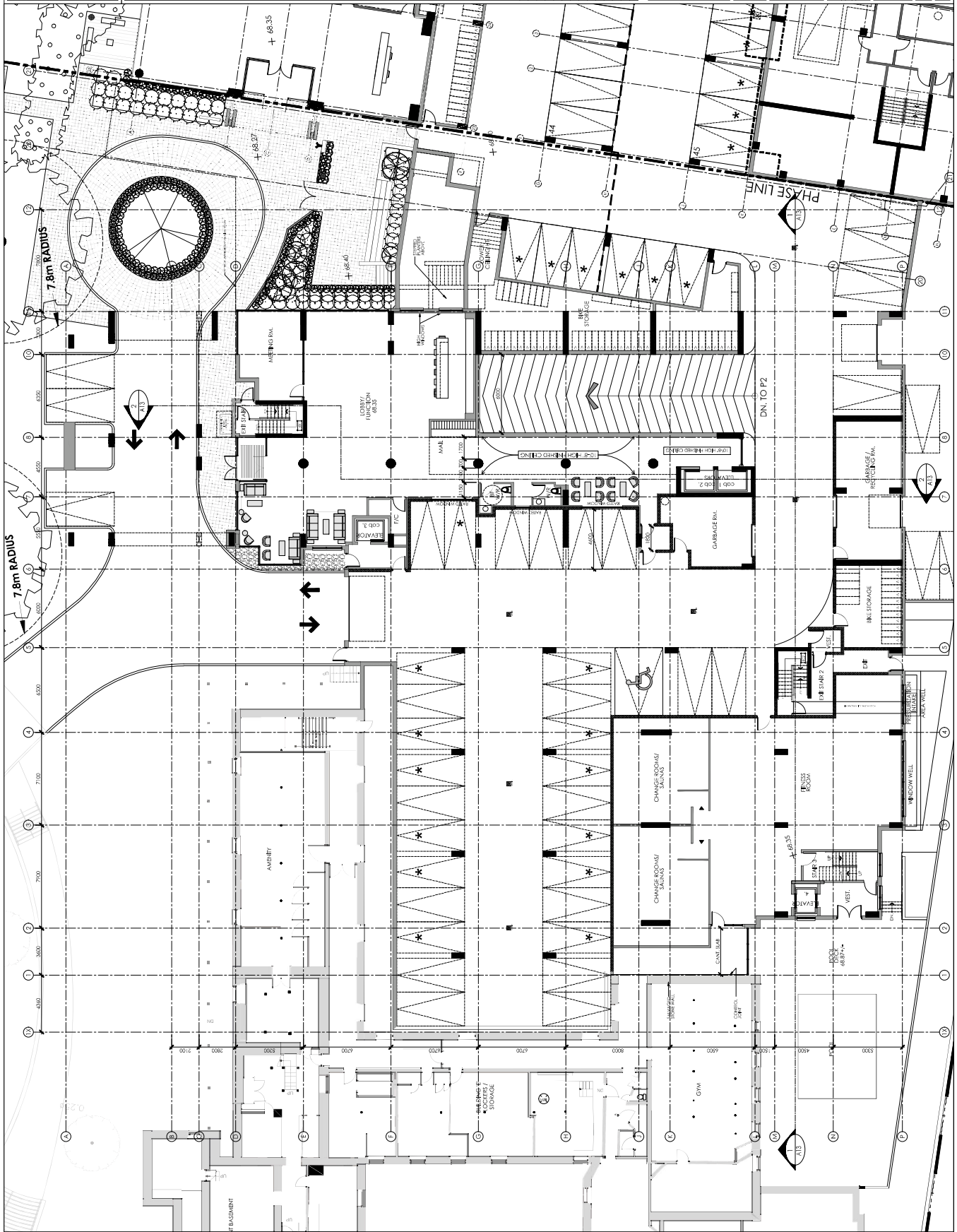
PROJECTS SEAL: \_\_\_\_\_ IMPROPER SEAL  
PROJ: \_\_\_\_\_  
CONSTRUCTION NORTH  
A - CIVIL ENGINEER  
B - MECHANICAL ENGINEER  
C - ELECTRICAL ENGINEER  
D - ARCHITECT

**Q WEST  
BUILDING 'B'  
9 STOREY APARTMENT BUILDING  
OTTAWA, ONTARIO**



ISSUING TITLE  
**P1/ GROUND FLR. PLAN**

DATE: DEC. 2021  
SCALE: 1:125  
DRAWN BY: MJB  
CHECKED: MJB  
PROJECT NO: A3





**M. David Blakely  
Architect Inc.**  
2200 Place de Wark Dr. Suite 101 Ottawa, Ontario  
Phone (613) 226-8111 Fax (613) 226-7942 C.E. 619

**GENERAL NOTES**

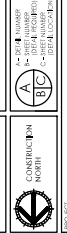
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DIMENSIONS MAY BE USED FOR THE PURPOSE OF WORK, SUCH AS DIMENSIONS OF MATERIALS, TO BE USED IN THE CONTRACT DOCUMENTS. THESE DIMENSIONS SHALL BE SHOWN ON THE CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THE REPRODUCTION SHALL NOT BE ALTERED.
6. THE DRAWING IS THE PROPERTY OF M. DAVID BLAKELY ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SHALL NOT BE USED FOR OTHER PROJECTS WITHOUT THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:  
WINDOW SIZES AND LOCATIONS  
TO BE COORDINATED WITH ELEVATIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

REVISIONS

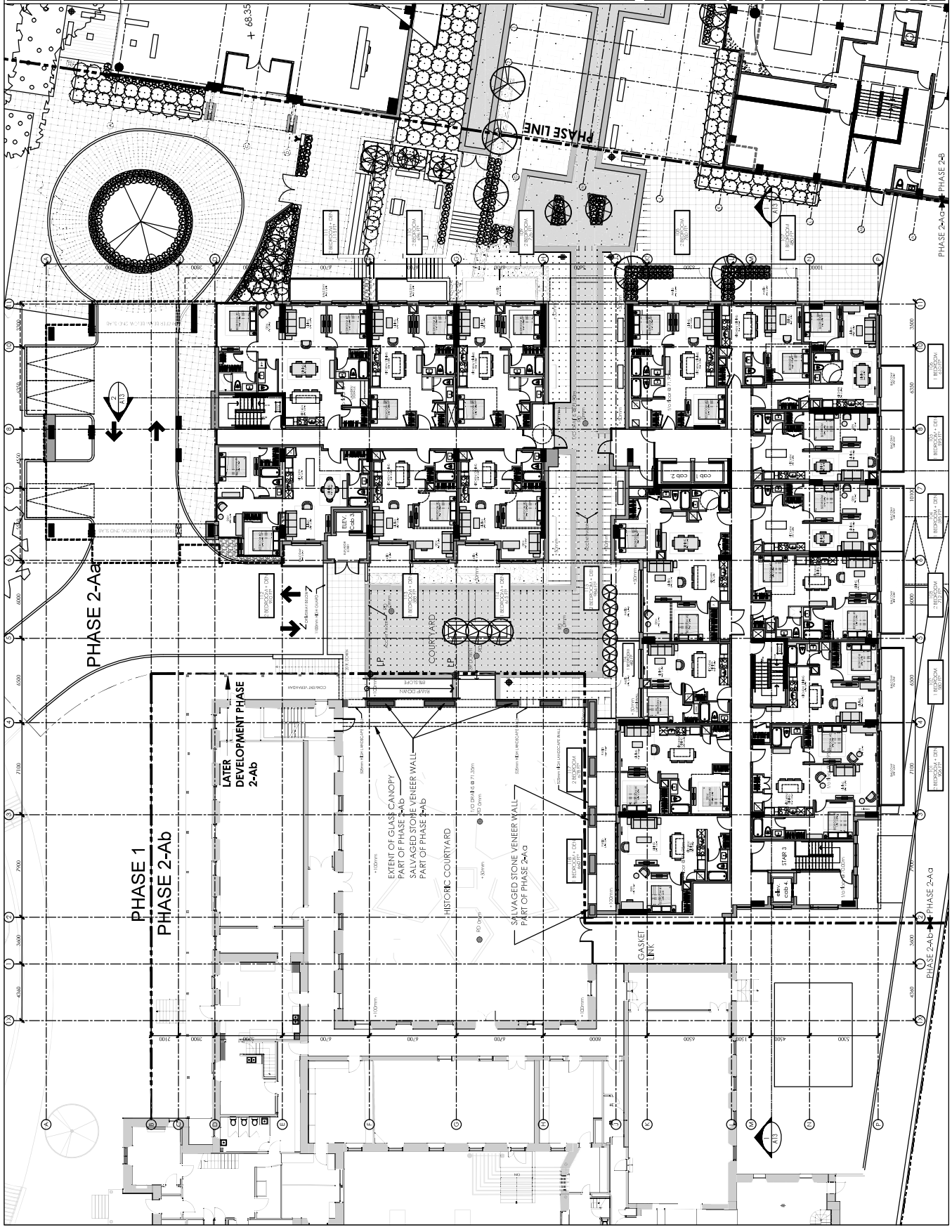
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		



PROJECT:  
**Q WEST  
BUILDING 'B'  
9 STOREY APARTMENT BUILDING  
OTTAWA, ONTARIO**



DATE: DEC. 2021  
DRAWN BY: mdb  
CHECKED BY: MCB  
PROJECT NO.: 1125  
SHEET NO.: A4





**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7492 C.F. 619

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ANY DISCREPANCY MUST BE REPORTED TO M.D.B. IMMEDIATELY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
5. THE REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING IS THE PROPERTY OF M.D.B. ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE APPROVAL OF M.D.B. ARCHITECTS.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT PURPOSES WITHOUT THE ARCHITECT'S SEAL AND SIGNATURE.

**NOTE:**  
WINDOW SIZES AND LOCATIONS  
TO BE COORDINATED WITH ELEVATIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

PROJECT: 9 STOREY APARTMENT BUILDING  
CLIENT: SHERCROFT HOMES  
ARCHITECTS SEAL: M.D.B. ARCHITECTS

Q WEST  
BUILDING 'B'  
9 STOREY APARTMENT BUILDING  
OTTAWA, ONTARIO



**SECOND FLOOR PLAN**

DATE: DEC. 2021	SCALE: 1:125	SHEET NO: A5
DRAWN BY: M.D.B.	CHECKED: M.D.B.	DATE: M.D.B.





**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7942 C.F. 619

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ANY DISCREPANCY MUST BE REPORTED TO A.D.M.D. LARSEN ARCHITECT INC.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR PROVISION OF WORK. SUCH DRAWINGS WILL BE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THE REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING IS THE PROPERTY OF M.D.B.A. WITHOUT THE APPROVAL OF THE ARCHITECT, IT SHALL NOT BE REPRODUCED OR USED TO MAKE THE ARCHITECT'S SEAL AND SIGNATURE.

**NOTE:**  
WINDOW SIZES AND LOCATIONS  
TO BE COORDINATED WITH ELEVATIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4	10/06/22	FOR SHEET PLAN CONTROL
5	24/07/22	FOR STRUCTURAL DESIGN
6	10/07/22	BARBERE SITES ADDED
7		
8		
9		
10		
11		
12		

**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

PROJECT: **Q WEST BUILDING 'B'**  
9 STOREY APARTMENT BUILDING  
OTTAWA, ONTARIO

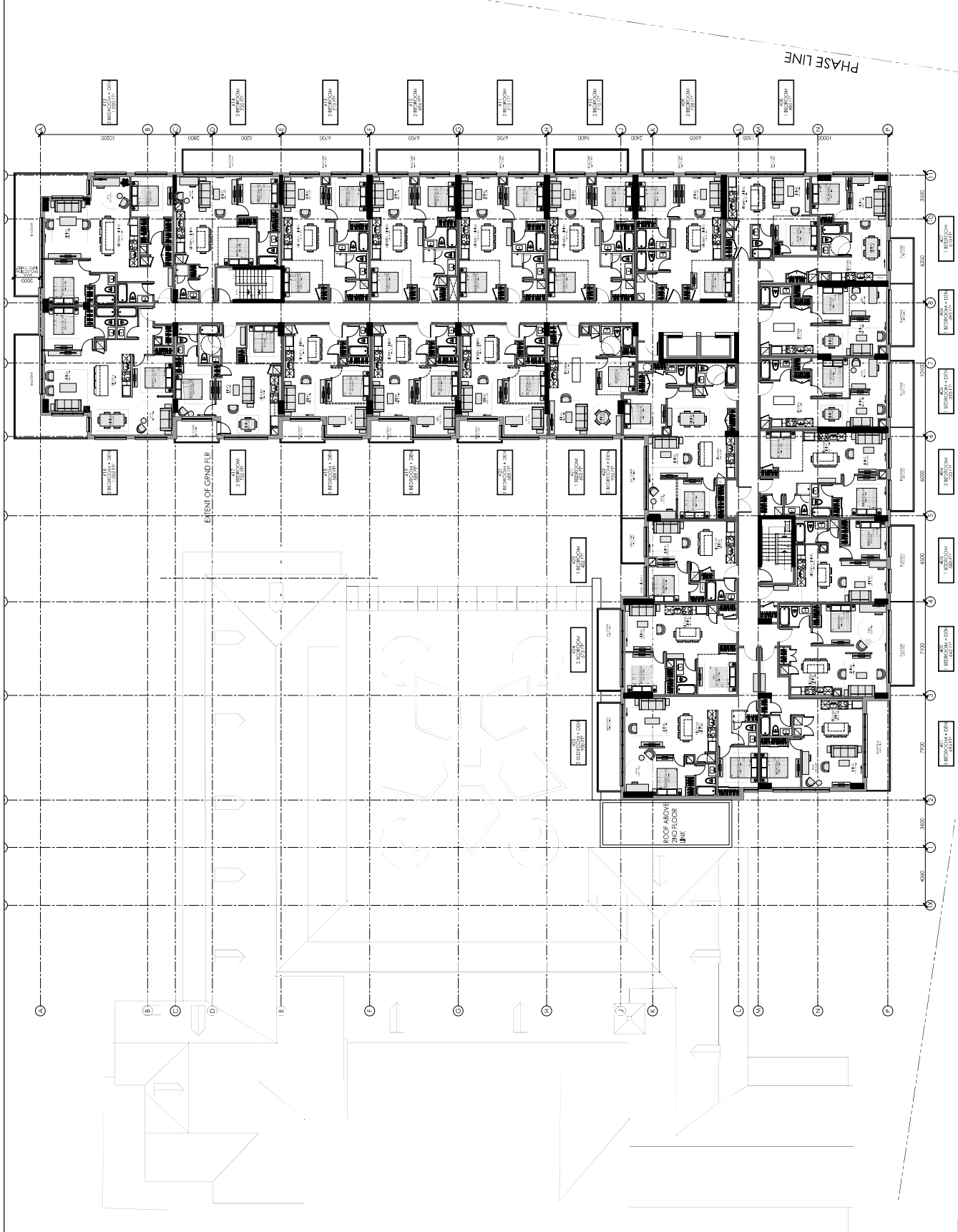
CLIENT: **SHERCROFT HOMES**

DATE: DEC. 2021  
SCALE: 1:125  
DRAWN BY: mdb  
CHECKED: MDB

PROJECT NO: **A6**

**3RD & 4TH FLOOR PLAN**

DATE: DEC. 2021  
SCALE: 1:125  
DRAWN BY: mdb  
CHECKED: MDB





**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7942 C.F. 619

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ANY DISCREPANCY MUST BE REPORTED TO ARCHITECT IMMEDIATELY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
11. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.
12. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL, FEDERAL AND NATIONAL CODES, REGULATIONS, & BY-LAWS.

**NOTE:**  
WINDOW SIZES AND LOCATIONS  
TO BE COORDINATED WITH ELEVATIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

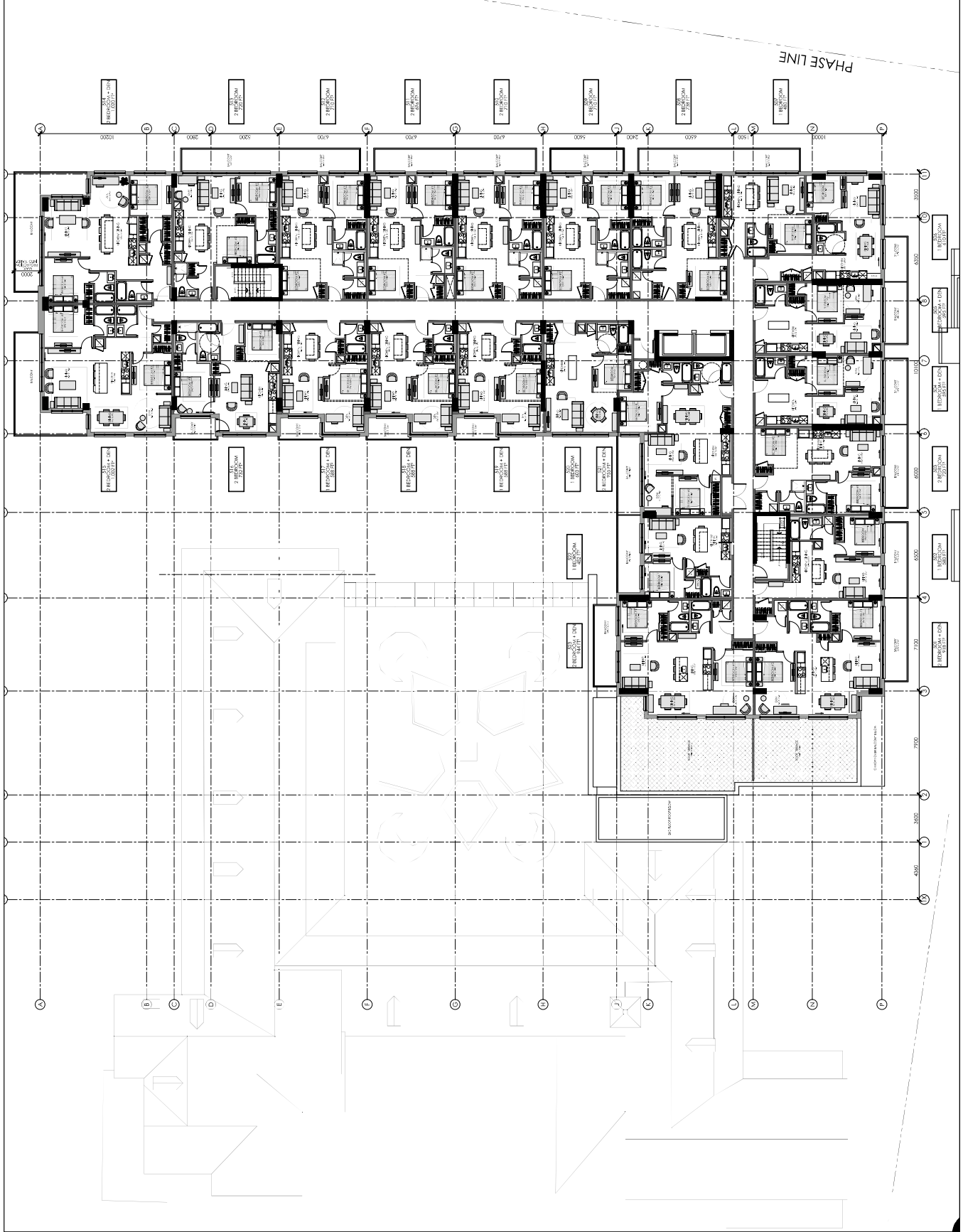
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

PROJECT: **Q WEST BUILDING 'B'**  
9 STOREY APARTMENT BUILDING  
OTTAWA, ONTARIO

CLIENT: **SHROPSHIRE HOMES**

DRAWING FILE: **5TH & 6TH FLOOR PLAN**

DATE: DEC. 2021  
SCALE: 1:125  
DRAWN BY: mdb  
CHECKED: MDB  
PROJECT NO: A7







**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7942 C.F. 619

**GENERAL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. ANY DISCREPANCY MUST BE REPORTED TO ALDARD & SALEY ARCHITECT INC.
2. MIFAI CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR PROVISION OF WORK. SUCH DRAWINGS WILL BE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS.
4. THE REPRODUCTION SHALL NOT BE ALTERED.
5. THIS DRAWING IS THE PROPERTY OF MIFAI ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE APPROVAL OF THE ARCHITECT.
6. THE DRAWING SHALL NOT BE USED FOR PERMIT DRAWING WITHOUT THE ARCHITECT'S SEAL AND SIGNATURE.

**NOTE:**  
WINDOW SIZES AND LOCATIONS  
TO BE COORDINATED WITH ELEVATIONS

NO.	DATE	DESCRIPTION	BY
12			
11			
10			
9			
8			
7			
6			
5			
4	10/06/22	FOR THE PLAN CONTROL	KB
3	24/07/22	FOR STRUCTURAL DESIGN	KB
2	11/07/22	BARRETT'S SITES ADDED	MS
1		FOR PRELIMINARY DESIGN	MS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

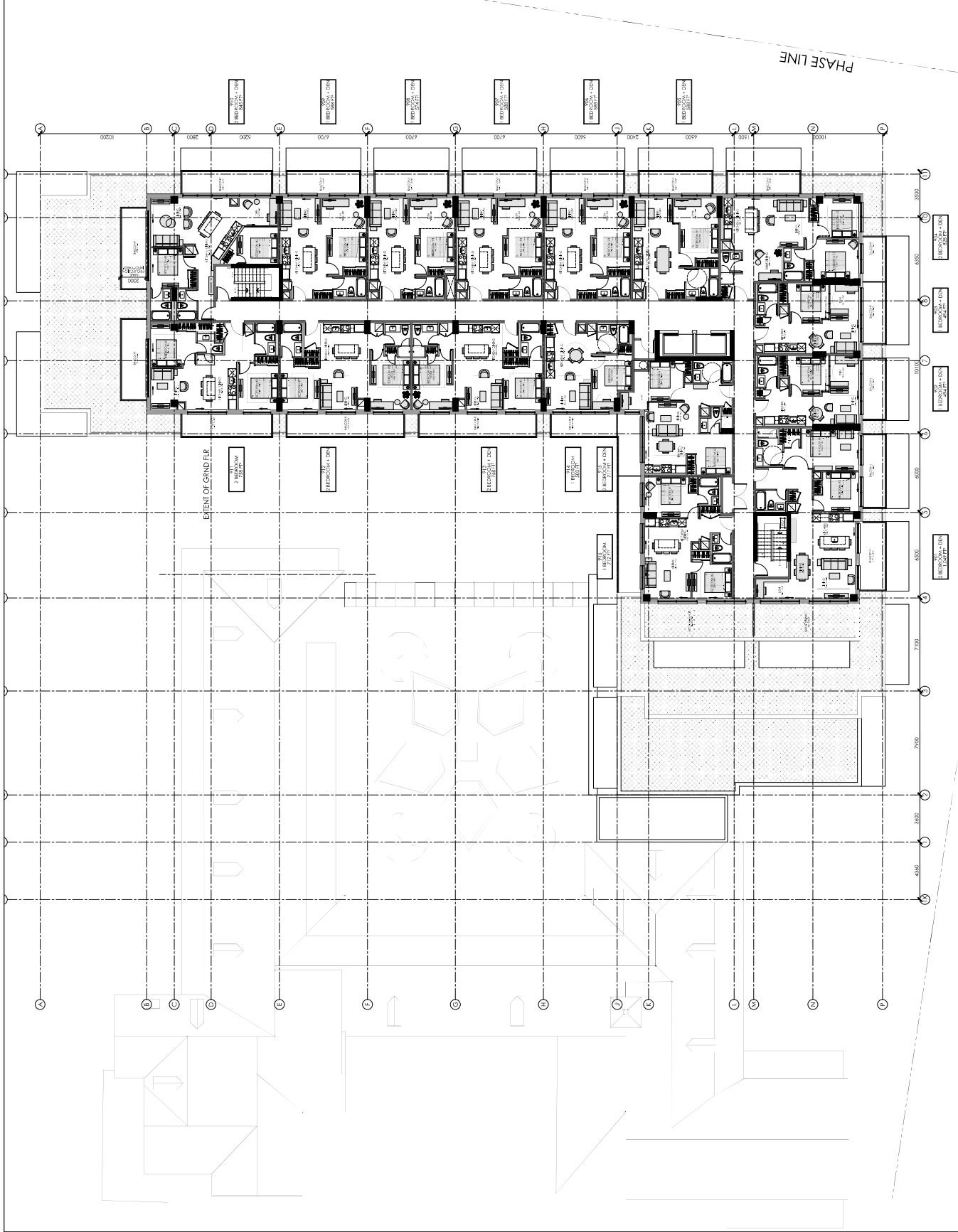
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_



**Q WEST  
BUILDING 'B'  
9 STOREY APARTMENT BUILDING  
OTTAWA, ONTARIO**



DATE: DEC. 2021	SCALE: 1:125	SHEET NO: A9
DRAWN BY: mdb	CHECKED: mdb	DATE: mdb





**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario  
Phone: (613) 226-8811 Fax: (613) 226-7942 C.F. 619

**GENERAL NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ANY DISCREPANCY MUST BE REPORTED TO ALDMB LABEL ARCHITECT INC.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

**NOTE:**  
WINDOW SIZES AND LOCATIONS  
TO BE COORDINATED WITH ELEVATIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

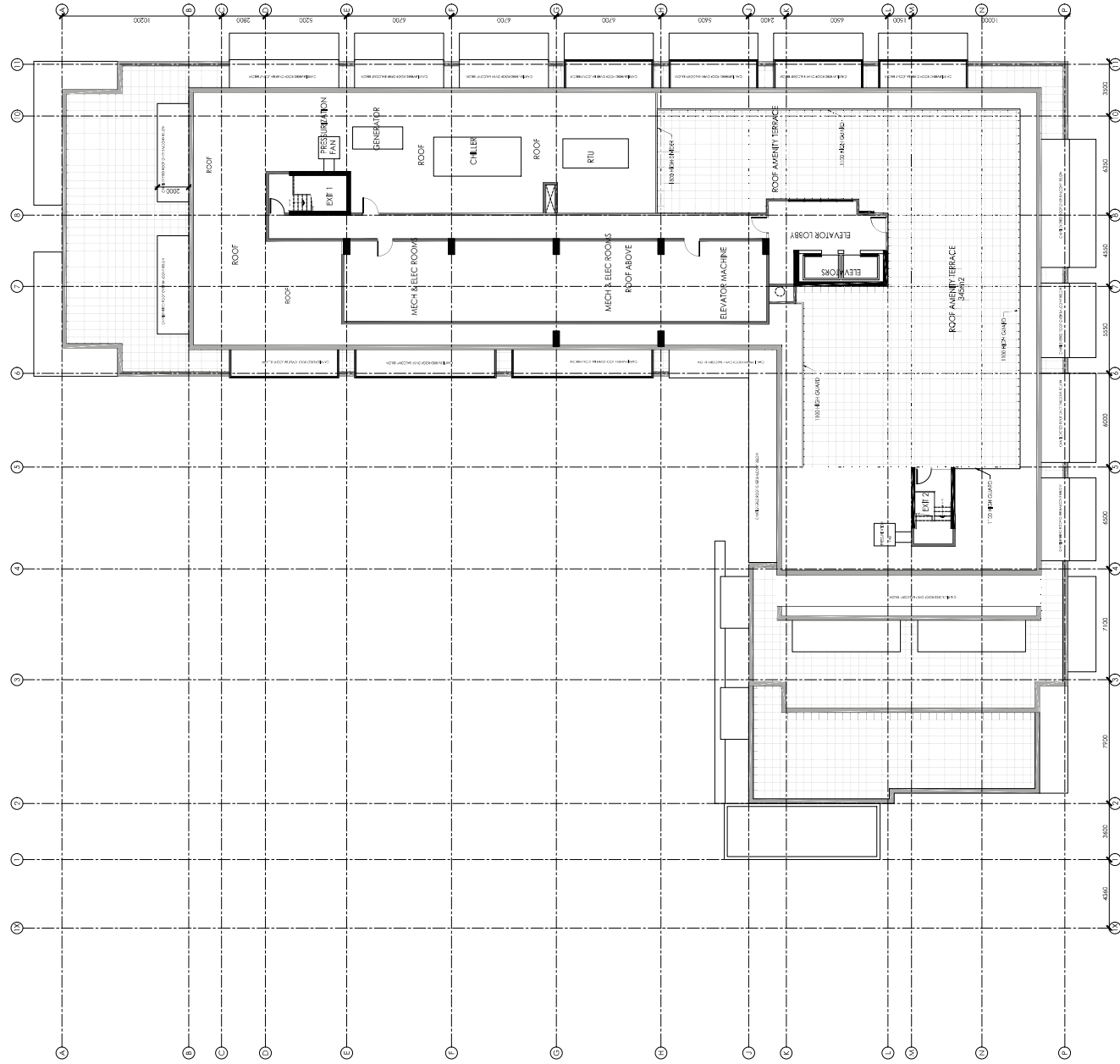
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

PROJECT: Q WEST BUILDING 'B' 9 STOREY APARTMENT BUILDING OTTAWA, ONTARIO

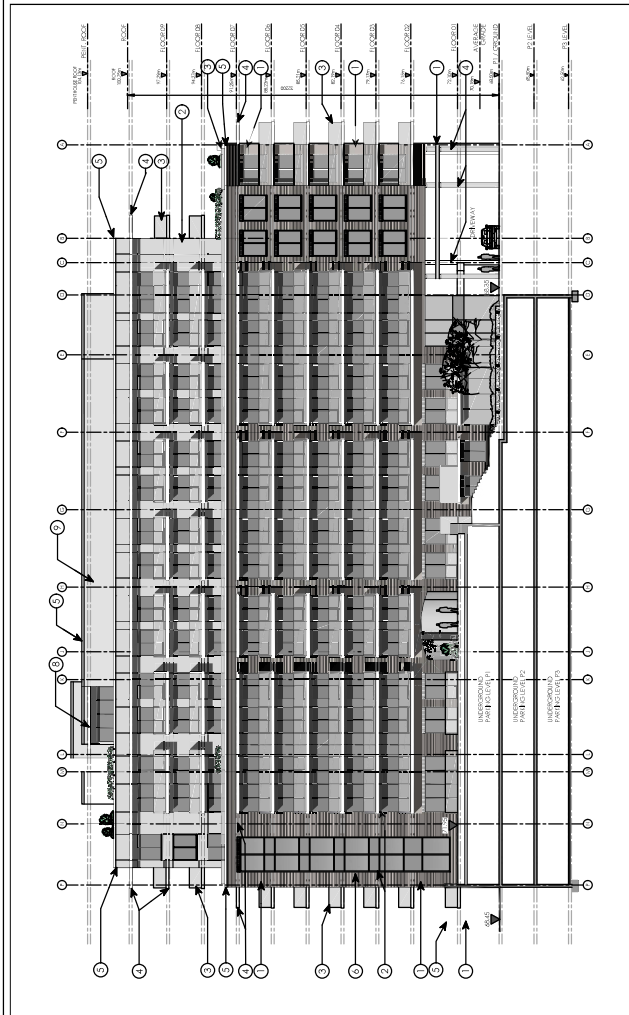
CLIENT: SHROPSHIRE HOMES

DRAWING FILE: ROOF PLAN

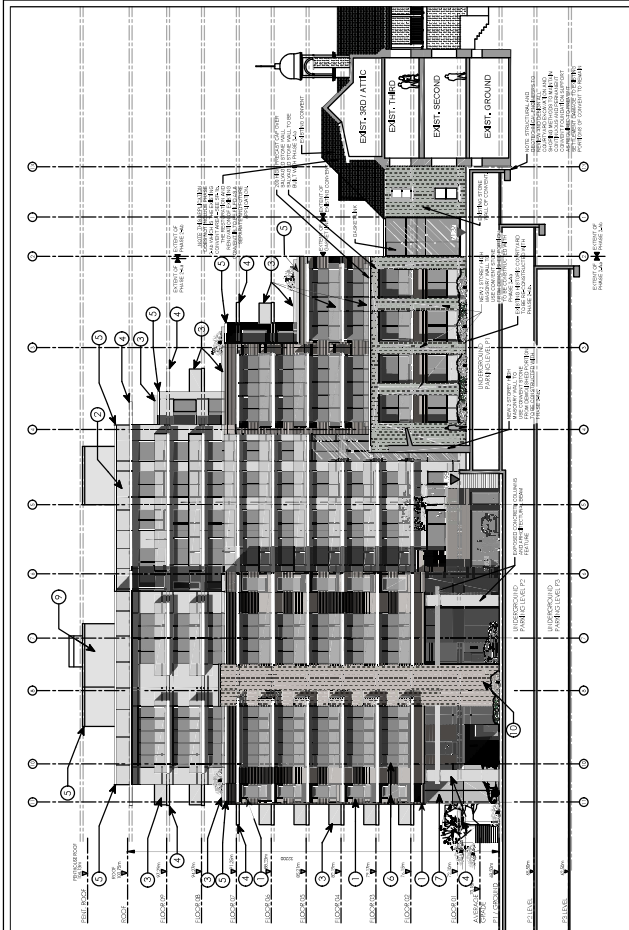
DATE: DEC. 2021  
SCALE: 1:125  
DRAWN BY: mdb  
CHECKED: MDB  
PROJECT NO: A10







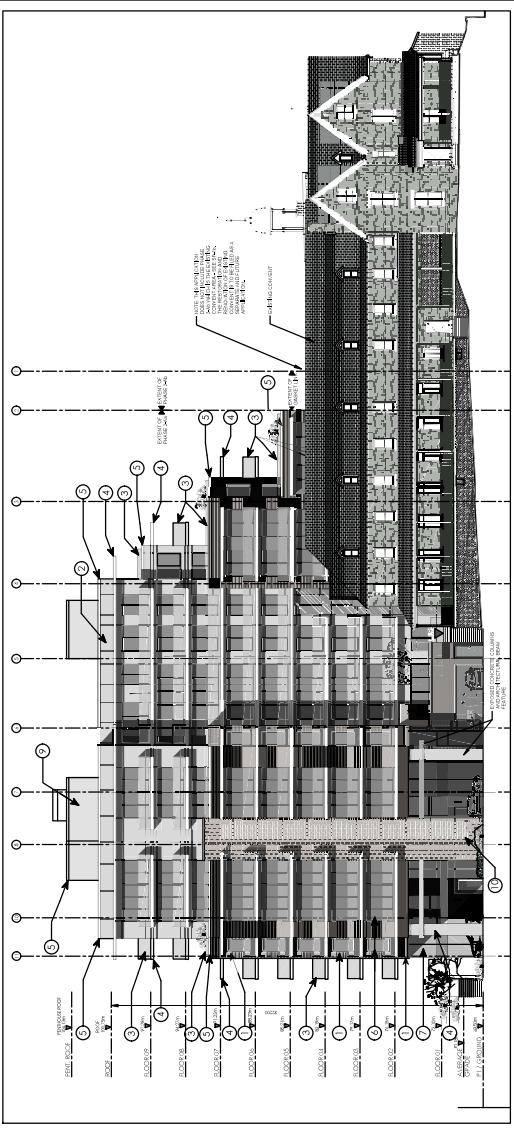
1 SOUTH ELEVATION  
A12



2 EAST ELEVATION THROUGH HISTORIC COURTYARD  
A12

**1** BRICK VENEER  
**2** WINDOW WALL PREFINISHED METAL SPANDREL  
**3** GLAZED GUARD  
**4** EXPOSED CONCRETE  
**5** PREFINISHED PARAPET CAP  
**6** WINDOW WALL GLAZED VIBRON PANEL  
**7** CURTAINWALL  
**8** CANOPY  
**9** PREFINISHED VERTICAL URBAN ACCENT ALUMINUM SIDING  
**10** STONE VENEER

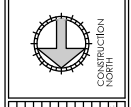
3 FACADE FINISHES LEGEND  
A12



3 EAST ELEVATION  
A12

**M. David Blakely**  
 Architect Inc.  
 1000 Highway 70, Suite 100, Mississauga, ON L4W 1A9  
 Phone: (905) 276-8888 Fax: (905) 276-8889

GENERAL NOTES:  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL BY-LAWS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



CONSTRUCTION NORTH  
 1-800-363-7272  
 1000 Highway 70, Suite 100, Mississauga, ON L4W 1A9

PROJECT: 9 STOREY APARTMENT BUILDING  
 CITIWARA, ONTARIO  
 DRAWN BY: KIB  
 CHECKED BY: MDR  
 DATE: APRIL 2022  
 SCALE: 1:200

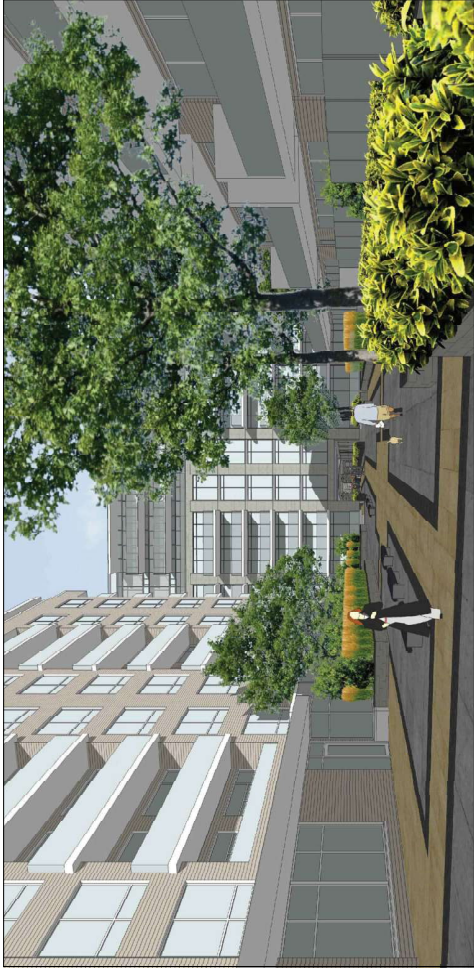
ELEVATIONS  
 REV. 01  
 A12



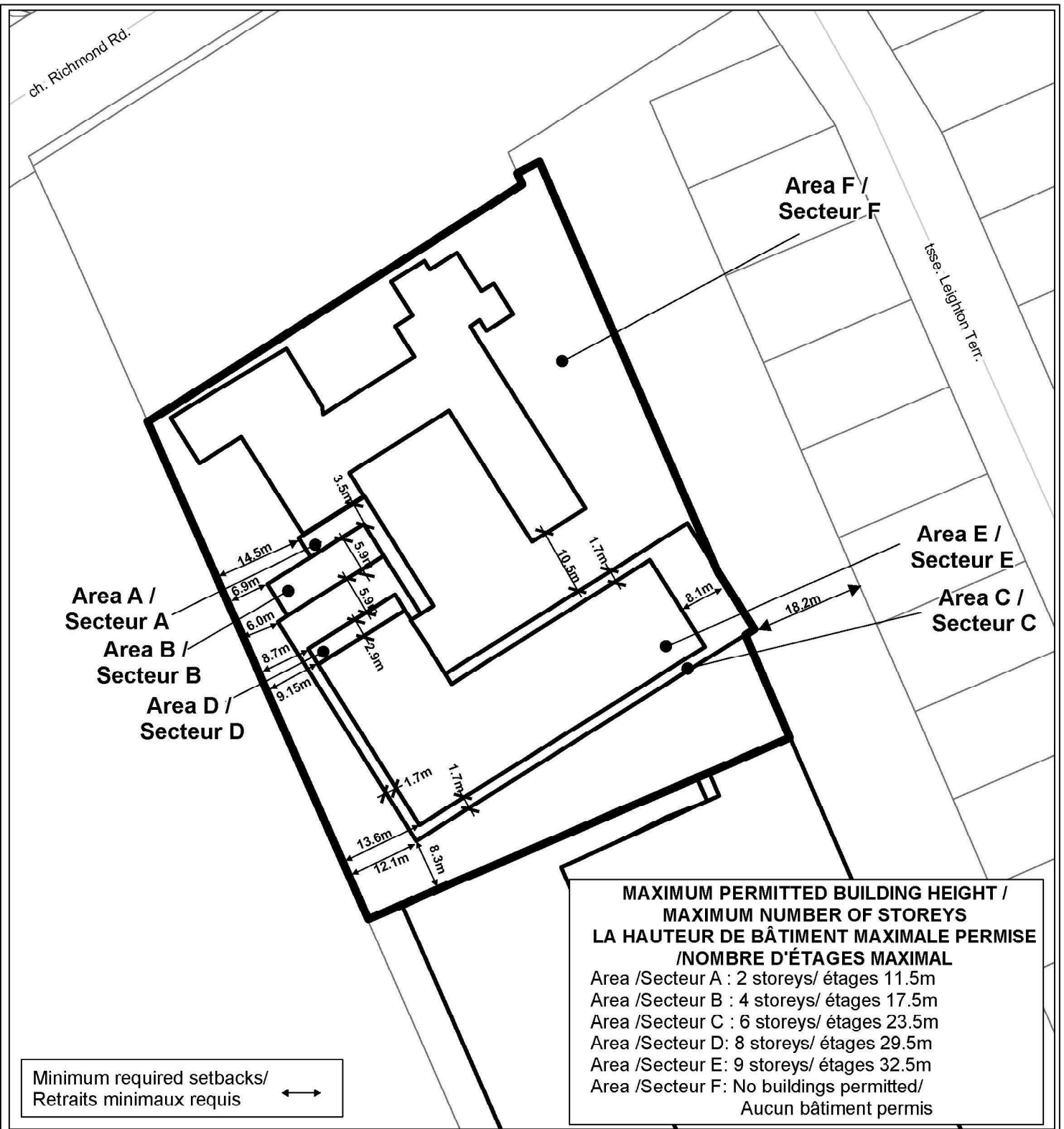












D02-02-18-0053

19-0514-D

M:\Zoning\_bylaw\Schedules

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers  
All rights reserved. May not be produced without permission  
THIS IS NOT A PLAN OF SURVEY

©Parcel data appartient à Terranet Entreprises Inc. et à ses fournisseurs.  
Tous droits réservés. Ne peut être reproduit sans autorisation.  
CECI N'EST PAS UN PLAN D'ARPENTAGE

**This is Schedule 397 to Zoning By-law No. 2008-250  
Annexe 397 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2019-235, passed June 26, 2019  
Pièce jointe n° 2 du Règlement municipal n° 2019-235, adopté le 26 juin 2019

