

# RIVERAIN DEVELOPMENT Inc.

## RIVERAIN DISTRICT

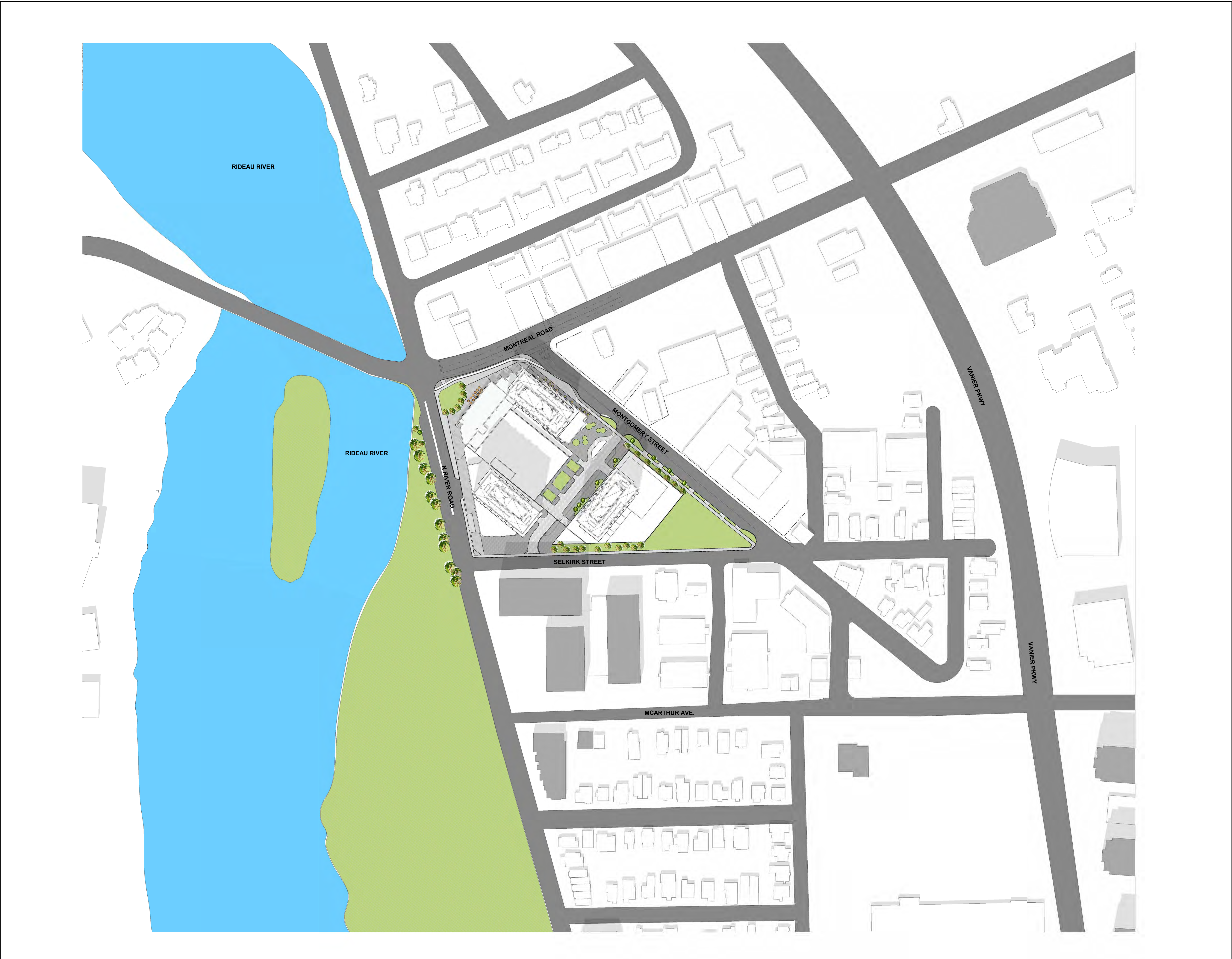
300 MONTGOMERY STREET,

RLA PROJECT #: 2302

# ISSUED FOR SITE PLAN CONTROL PHASE3

2023-06-14





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No.	DESCRIPTION	DDMMYY
2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

ARCHITECT SEAL: \_\_\_\_\_ NORTH ARROW: \_\_\_\_\_

CLIENT: **main+main**  
 RIVERAIN DEVELOPMENT Inc.

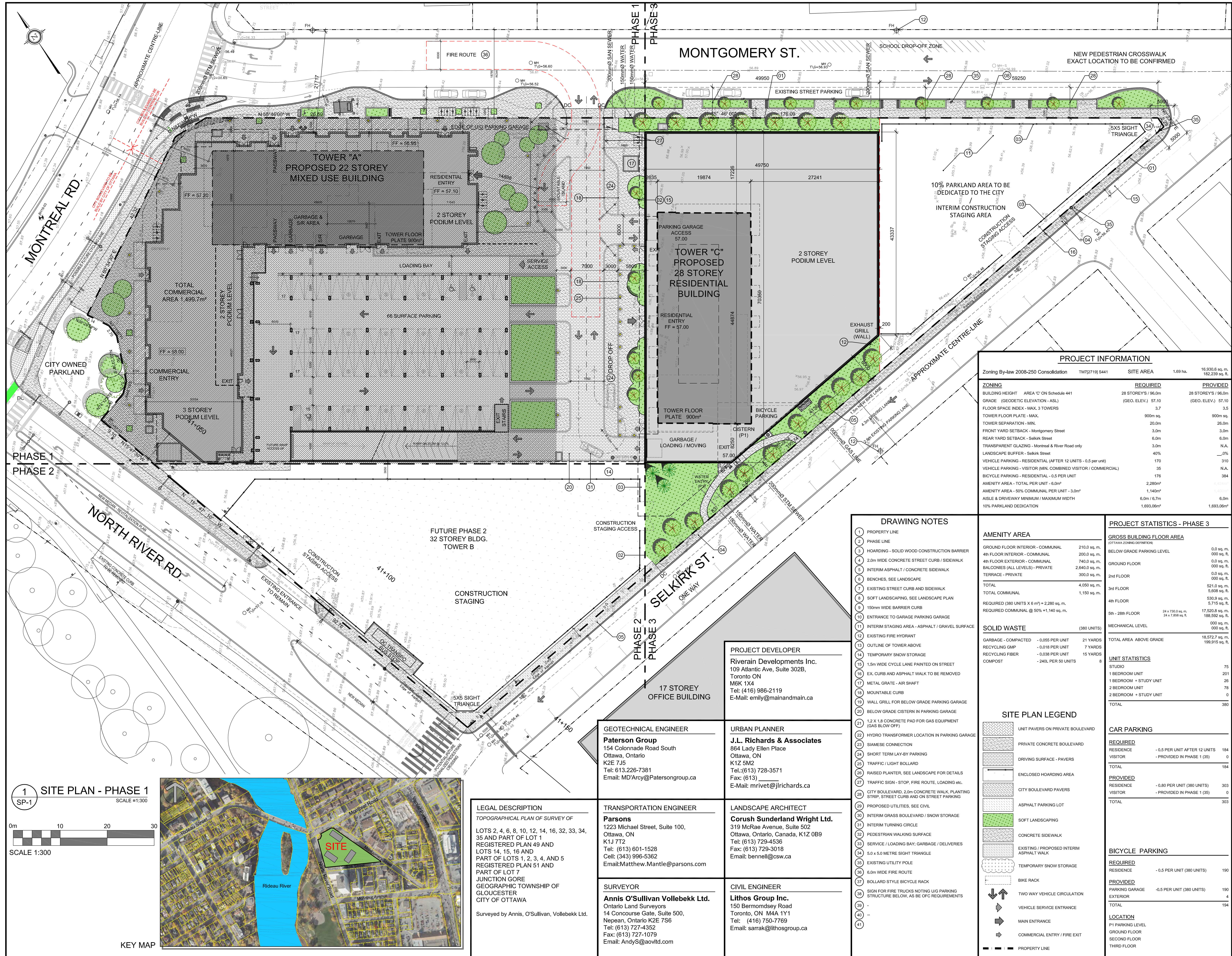
ARCHITECT: **rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
**RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE:  
**CONCEPT PLAN**

DRAWN: S.S.	CHECKED: A.S.
SCALE: 1 : 1000	SHEET No: <b>D-100</b>
PROJECT No: 2302	Plan No.: # 18574

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm) PLOT SCALE: 1:1 PLOT DATE: 2023-06-09 13:52 PM FILE: \\A:\P01\local\RF\Riverain\main\Documents\2302 - Selkirk Mt. Working\_300 Montgomery\_Siteplan.mxd



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**NOTATION SYMBOLS:**

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- (03) INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (05) DETAIL NUMBER
- (06) TITLE
- (07) DETAIL REFERENCE PAGE
- (08) DETAIL CROSS REFERENCE PAGE

PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	TM712719 S441	SITE AREA	1.69 ha, 16,930.6 sq. m, 162,239 sq. ft.
<b>ZONING</b>		<b>REQUIRED</b>	<b>PROVIDED</b>
BUILDING HEIGHT	AREA 'C' ON Schedule 441	28 STOREYS / 96.0m	28 STOREYS / 96.0m
GRADE (GEODETIC ELEVATION - ASL)		(GEO. ELEV.) 57.10	(GEO. ELEV.) 57.10
FLOOR SPACE INDEX - MAX. 3 TOWERS		3.7	3.5
TOWER FLOOR PLATE - MAX.		900m sq.	900m sq.
TOWER SEPARATION - MIN.		20.0m	26.0m
FRONT YARD SETBACK - Montgomery Street		3.0m	3.0m
REAR YARD SETBACK - Selkirk Street		6.0m	6.0m
TRANSPARENT GLAZING - Montreal & River Road only		3.0m	N.A.
LANDSCAPE BUFFER - Selkirk Street		40%	0%
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 PER UNIT)		170	310
VEHICLE PARKING - VISITOR (MIN. COMBINED VISITOR / COMMERCIAL)		35	N.A.
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		176	384
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>		2,280m <sup>2</sup>	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>		1,140m <sup>2</sup>	
AISE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	6.0m
10% PARKLAND DEDICATION		1,693.06m <sup>2</sup>	1,693.06m <sup>2</sup>

PROJECT STATISTICS - PHASE 3			
<b>GROSS BUILDING FLOOR AREA</b> (OTTAWA ZONING DEFINITION)			
BELOW GRADE PARKING LEVEL		0.0 sq. m	0.0 sq. ft.
GROUND FLOOR		0.0 sq. m	0.0 sq. ft.
2nd FLOOR		0.0 sq. m	0.0 sq. ft.
3rd FLOOR		0.0 sq. m	0.0 sq. ft.
4th FLOOR		521.9 sq. m	5,608 sq. ft.
5th - 28th FLOOR	24 x 730.0 sq. m, 24 x 7,850 sq. ft.	17,520.8 sq. m	188,502 sq. ft.
MECHANICAL LEVEL		0.0 sq. m	0.0 sq. ft.
<b>TOTAL AREA ABOVE GRADE</b>		15,572.7 sq. m	168,110 sq. ft.

UNIT STATISTICS			
STUDIO		75	
1 BEDROOM UNIT		201	
1 BEDROOM + STUDY UNIT		26	
2 BEDROOM UNIT		78	
2 BEDROOM + STUDY UNIT		0	
<b>TOTAL</b>		380	

CAR PARKING			
<b>REQUIRED</b>			
RESIDENCE	-0.5 PER UNIT AFTER 12 UNITS	184	
VISITOR	- PROVIDED IN PHASE 1 (35)	0	
<b>TOTAL</b>		184	
<b>PROVIDED</b>			
RESIDENCE	-0.80 PER UNIT (380 UNITS)	303	
VISITOR	- PROVIDED IN PHASE 1 (35)	0	
<b>TOTAL</b>		303	

BICYCLE PARKING			
<b>REQUIRED</b>			
RESIDENCE	-0.5 PER UNIT (380 UNITS)	190	
<b>PROVIDED</b>			
PARKING GARAGE	-0.5 PER UNIT (380 UNITS)	190	
EXTERIOR		4	
<b>TOTAL</b>		194	

LOCATION			
P1 PARKING LEVEL			
GROUND FLOOR			
SECOND FLOOR			
THIRD FLOOR			

- DRAWING NOTES**
- PROPERTY LINE
  - PHASE LINE
  - HOARDING - SOLID WOOD CONSTRUCTION BARRIER
  - 2.0m WIDE CONCRETE STREET CURB / SIDEWALK
  - INTERIM ASPHALT / CONCRETE SIDEWALK
  - BENCHES, SEE LANDSCAPE
  - EXISTING STREET CURB AND SIDEWALK
  - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - 150mm WIDE BARRIER CURB
  - ENTRANCE TO GARAGE PARKING GARAGE
  - INTERIM STAGING AREA - ASPHALT / GRAVEL SURFACE
  - EXISTING FIRE HYDRANT
  - OUTLINE OF TOWER ABOVE
  - TEMPORARY SNOW STORAGE
  - 1.5m WIDE CYCLE LANE PAINTED ON STREET
  - EX. CURB AND ASPHALT WALK TO BE REMOVED
  - METAL GRATE - AIR SHAFT
  - MOUNTABLE CURB
  - WALL GRILL FOR BELOW GRADE PARKING GARAGE
  - BELOW GRADE CISTERN IN PARKING GARAGE
  - 1.2 x 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
  - HYDRO TRANSFORMER LOCATION IN PARKING GARAGE
  - SIAMESE CONNECTION
  - SHORT TERM LAY-BY PARKING
  - TRAFFIC / LIGHT BOLLARD
  - RAISED PLANTER, SEE LANDSCAPE FOR DETAILS
  - TRAFFIC SIGN - STOP, FIRE ROUTE, LOADING etc.
  - PROPOSED UTILITIES, SEE CIVIL
  - INTERIM GRASS BOULEVARD / SNOW STORAGE
  - INTERIM TURNING CIRCLE
  - PEDESTRIAN WALKING SURFACE
  - SERVICE / LOADING BAY: GARBAGE / DELIVERIES
  - 5.0 x 5.0 METRE SIGHT TRIANGLE
  - EXISTING UTILITY POLE
  - 6.0m WIDE FIRE ROUTE
  - BOLLARD STYLE BICYCLE RACK
  - SIGN FOR FIRE TRUCKS NOTING U/G PARKING STRUCTURE BELOW, AS BE OFC REQUIREMENTS
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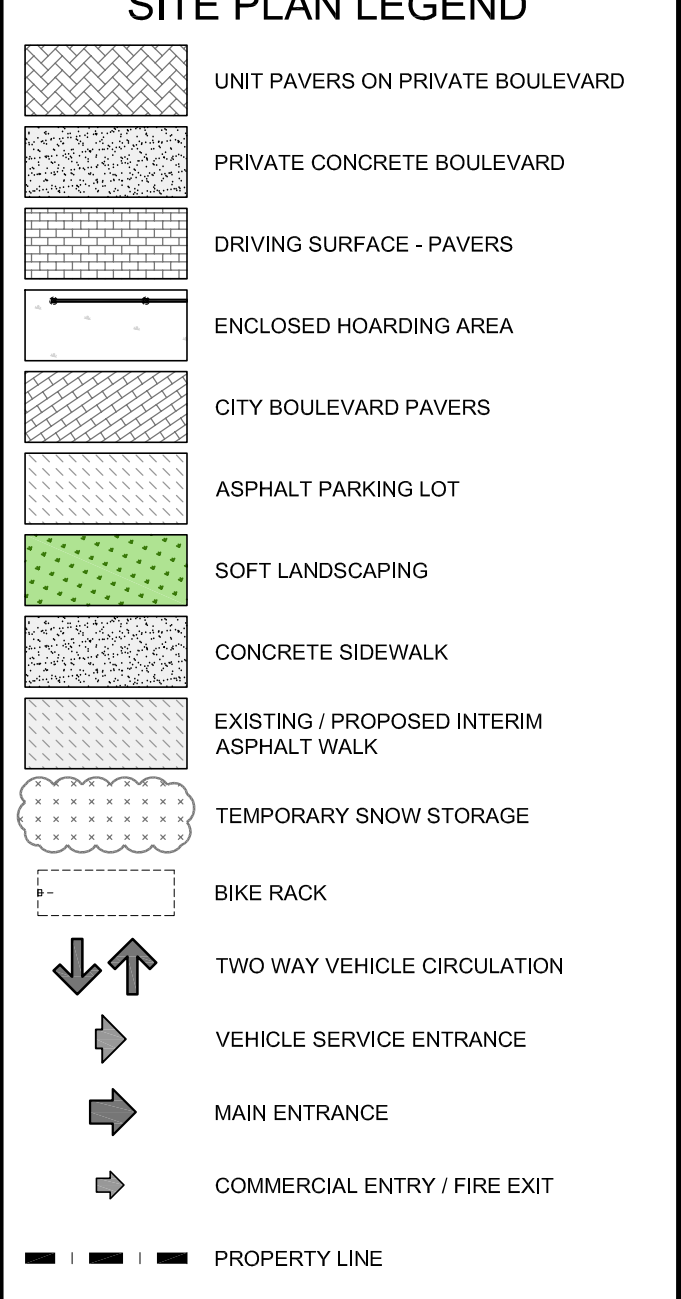
**AMENITY AREA**

GROUND FLOOR INTERIOR - COMMUNAL	210.0 sq. m.
4th FLOOR INTERIOR - COMMUNAL	200.0 sq. m.
4th FLOOR EXTERIOR - COMMUNAL	740.0 sq. m.
BALCONIES (ALL LEVELS) - PRIVATE	2,640.0 sq. m.
TERRACE - PRIVATE	300.0 sq. m.
<b>TOTAL</b>	4,050 sq. m.
<b>TOTAL COMMUNAL</b>	1,150 sq. m.

REQUIRED (380 UNITS X 6 m<sup>2</sup>) = 2,280 sq. m.  
REQUIRED COMMUNAL @ 50% = 1,140 sq. m.

**SOLID WASTE** (380 UNITS)

GARBAGE - COMPACTED	- 0.055 PER UNIT	21 YARDS
RECYCLING GMP	- 0.018 PER UNIT	7 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	15 YARDS
COMPOST	- 240L PER 50 UNITS	8



**PROJECT DEVELOPER**  
**Riverain Developments Inc.**  
 109 Allantic Ave, Suite 302B,  
 Toronto ON  
 M5K 1X4  
 Tel: (416) 986-2119  
 E-Mail: emily@mainandmain.ca

**GEOTECHNICAL ENGINEER**  
**Paterson Group**  
 154 Colonnade Road South  
 Ottawa, Ontario  
 K2E 7J5  
 Tel: 613.226-7381  
 Email: MD'Arcy@Patersongroup.ca

**URBAN PLANNER**  
**J.L. Richards & Associates**  
 864 Lady Ellen Place  
 Ottawa, ON  
 K1Z 5M2  
 Tel.: (613) 728-3571  
 Fax: (613) 728-3571  
 E-Mail: mrvet@jlrichards.ca

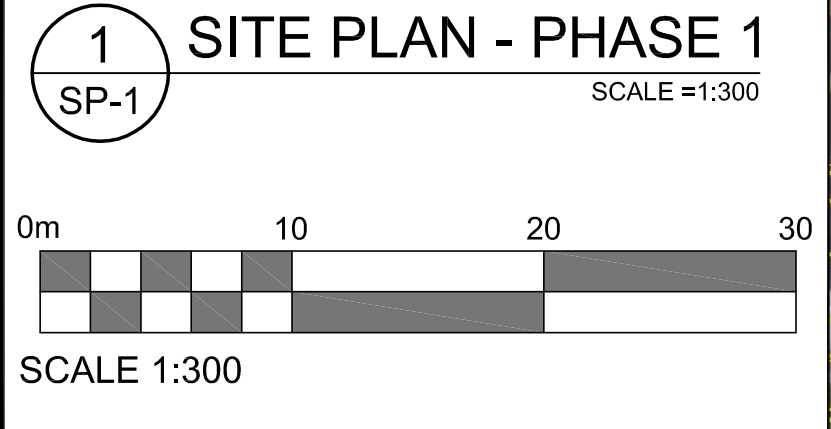
**TRANSPORTATION ENGINEER**  
**Parsons**  
 1223 Michael Street, Suite 100,  
 Ottawa, ON  
 K1J 7T2  
 Tel: (613) 601-1528  
 Cell: (343) 996-5362  
 Email: Matthew.Mantle@parsons.com

**LANDSCAPE ARCHITECT**  
**Corush Sunderland Wright Ltd.**  
 319 McRae Avenue, Suite 502  
 Ottawa, Ontario, Canada, K1Z 0B9  
 Tel: (613) 729-4536  
 Fax: (613) 729-3018  
 Email: bennell@csww.ca

**SURVEYOR**  
**Annis O'Sullivan Vollebakk Ltd.**  
 Ontario Land Surveyors  
 14 Concourse Gate, Suite 500,  
 Nepean, Ontario K2E 7S6  
 Tel: (613) 727-4352  
 Fax: (613) 727-1079  
 Email: AndyS@aovltd.com

**CIVIL ENGINEER**  
**Lithos Group Inc.**  
 150 Bermondsley Road  
 Toronto, ON M4A 1Y1  
 Tel: (416) 750-7769  
 Email: sarrah@lithosgroup.ca

**LEGAL DESCRIPTION**  
 TOPOGRAPHICAL PLAN OF SURVEY OF  
 LOTS 2, 4, 6, 8, 10, 12, 14, 16, 32, 33, 34,  
 35 AND PART OF LOT 1  
 REGISTERED PLAN 49 AND LOTS 14, 15, 16 AND  
 PART OF LOTS 1, 2, 3, 4, AND 5  
 REGISTERED PLAN 51 AND  
 PART OF LOT 7  
 JUNCTION GORE  
 GEOGRAPHIC TOWNSHIP OF  
 GLOUCESTER  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.





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No.	DESCRIPTION	DDMMYY
2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

ARCHITECT SEAL:	NORTH ARROW:

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ARCHITECT:  
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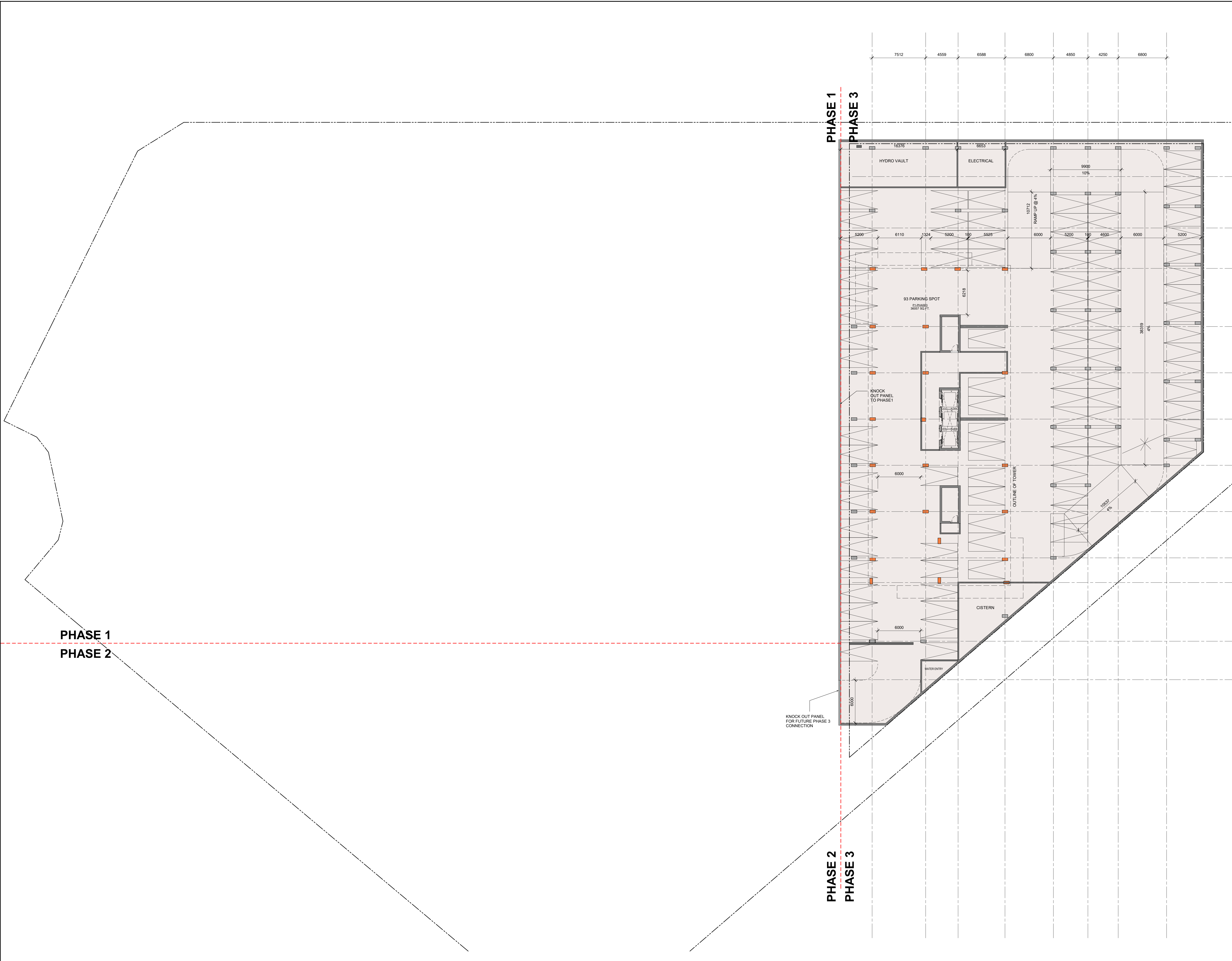
PROJECT TITLE:  
**RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE:  
**SITE PLAN-PHASE1 and 3**

DRAWN: S.S	CHECKED: R.V.
SCALE: 1 : 300	SHEET No: <b>A-101A</b>
PROJECT No: 2302	Plan No.: # 18574

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 RIVERAIN DISTRICT  
 300 MONTGOMERY STREET

SHEET TITLE:  
**P1-PHASE3**

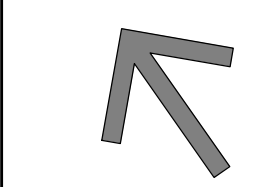
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 SCALE: 1 : 200 SHEET No.: **D-103A**  
 PROJECT No.: 2302 Plan No.: # 18574  
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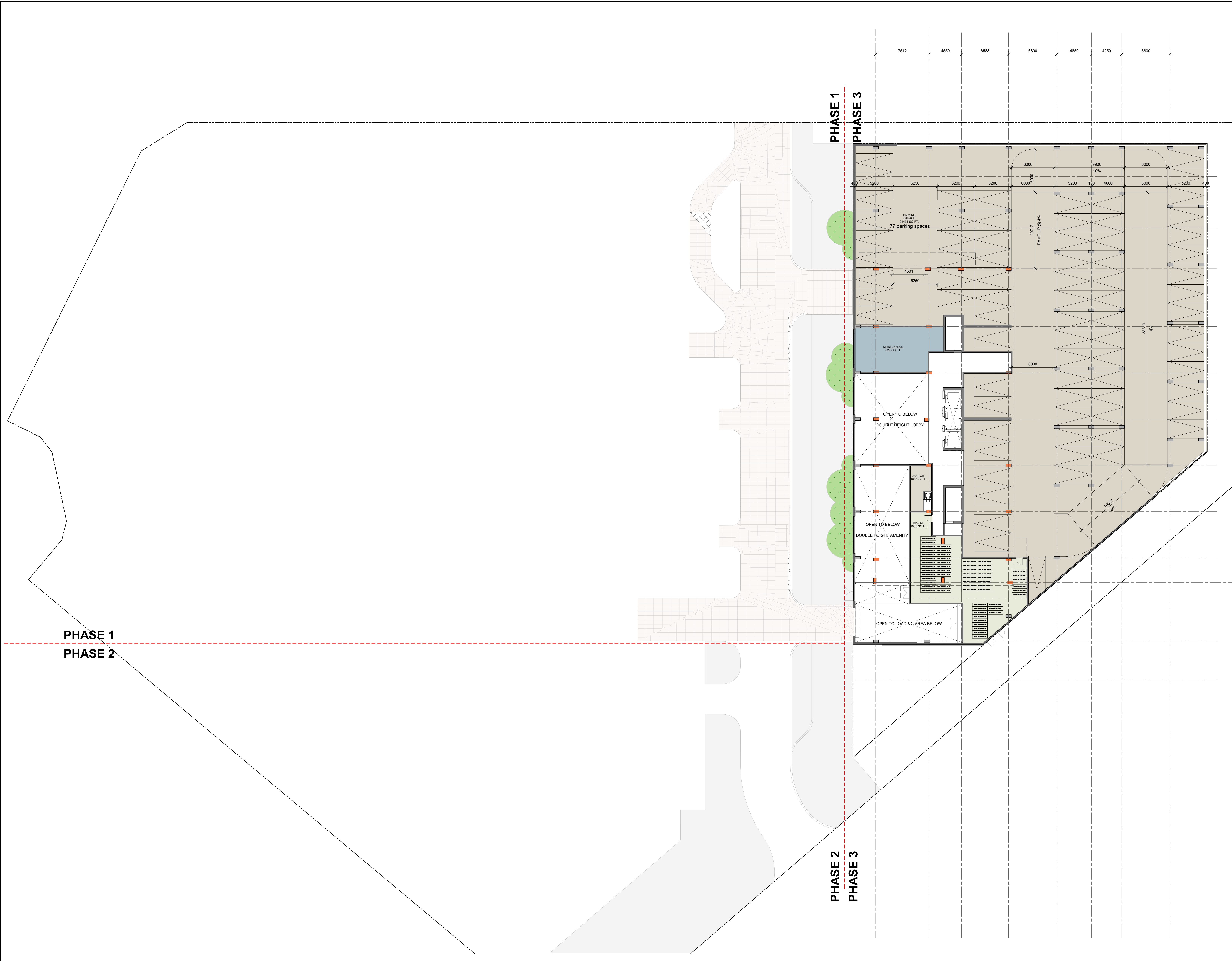
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 300 MONTGOMERY STREET

SHEET TITLE: **GROUND FLOOR-PHASE3**

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 PROJECT No: 2302 Plan No.: # 18574

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PROJECT TITLE:  
  
**RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE:  
**LEVEL2-PHASE3**

DRAWN:  
S.S

CHECKED:  
R.V

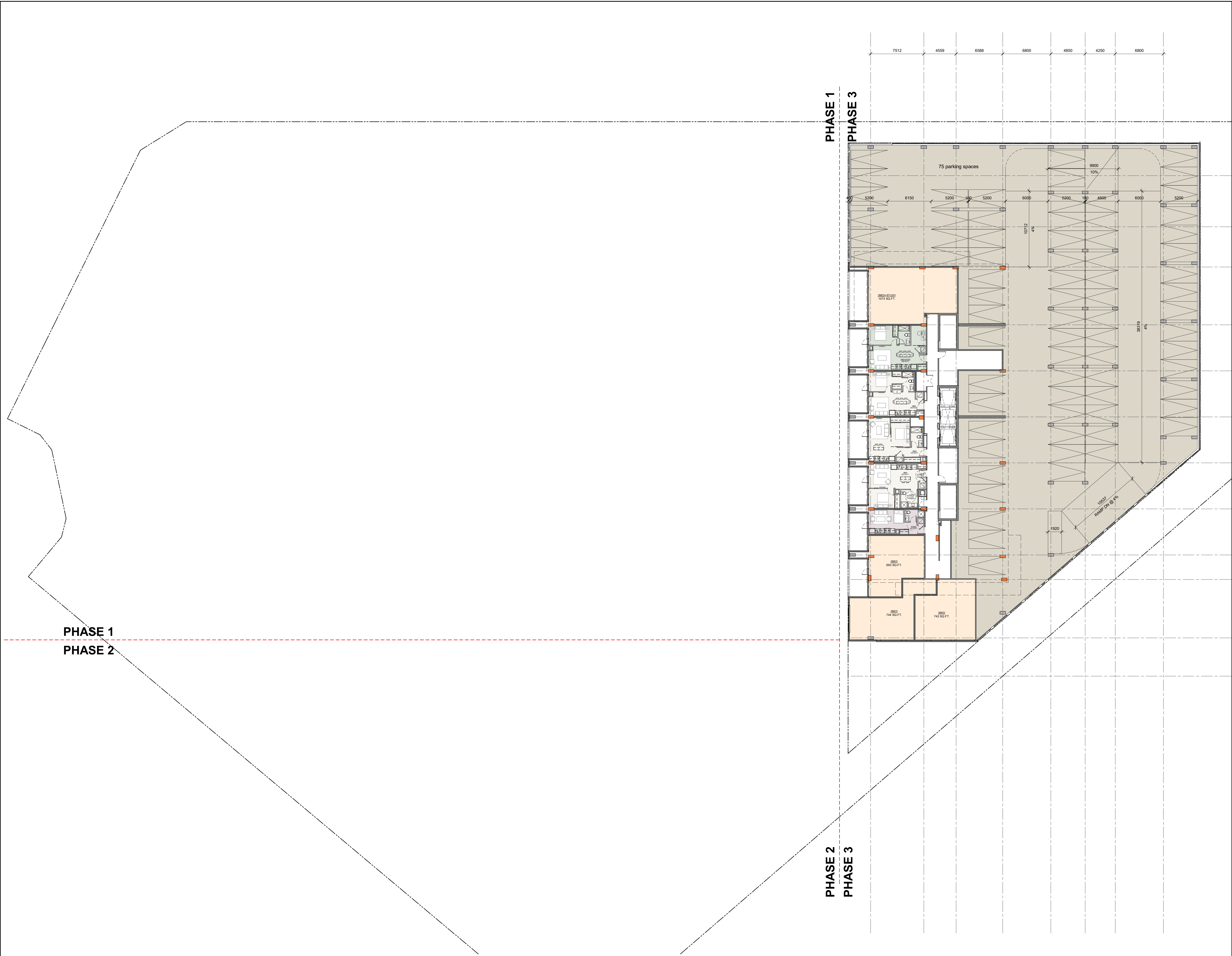
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PROJECT No:  
2302

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**D-105A**

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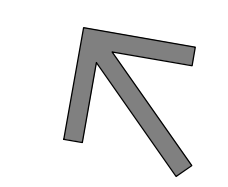
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PHASE 1  
PHASE 3

PHASE 2  
PHASE 3

PHASE 1  
PHASE 2

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PROJECT TITLE:   
**RIVERAIN DISTRICT**  
300 MONTGOMERY STREET

SHEET TITLE:  
**LEVEL3-PHASE3**

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PROJECT No: 2302	Plan No.: # 18574

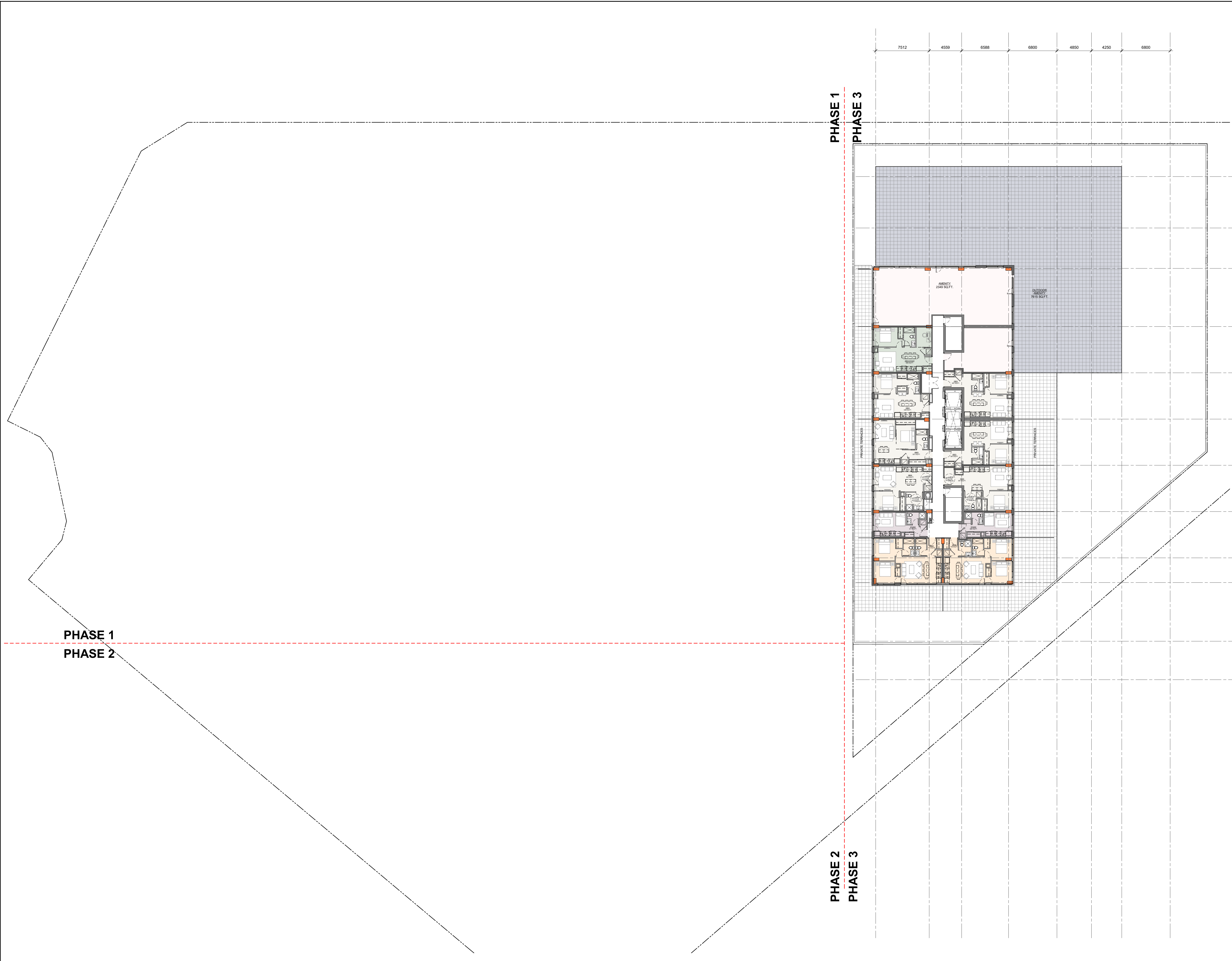
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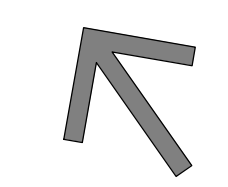
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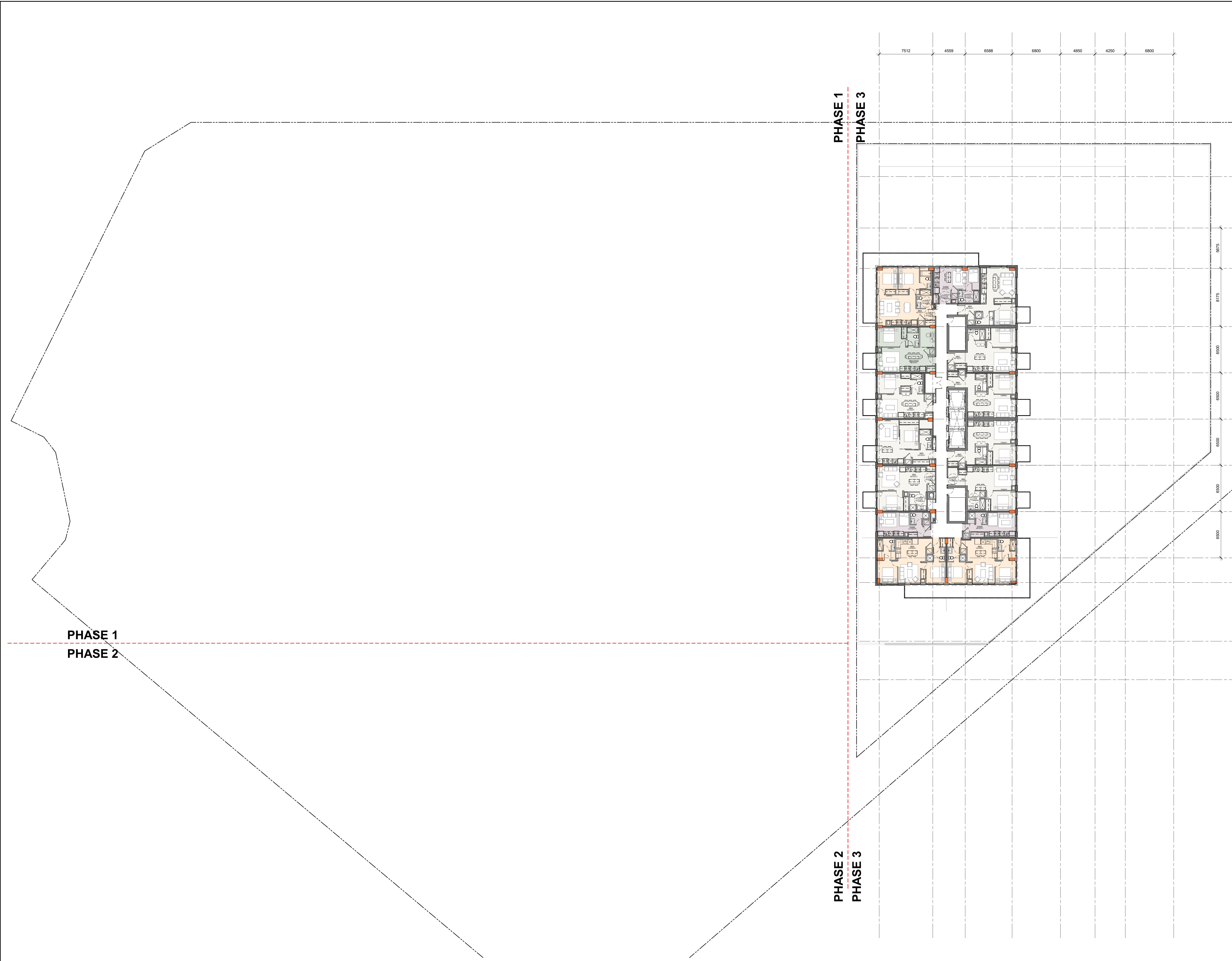
PROJECT TITLE: **RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE: **LEVEL4-PHASE3**

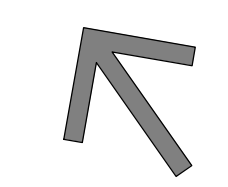
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PROJECT No: 2302	Plan No. : # 18574

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TRUE NORTH

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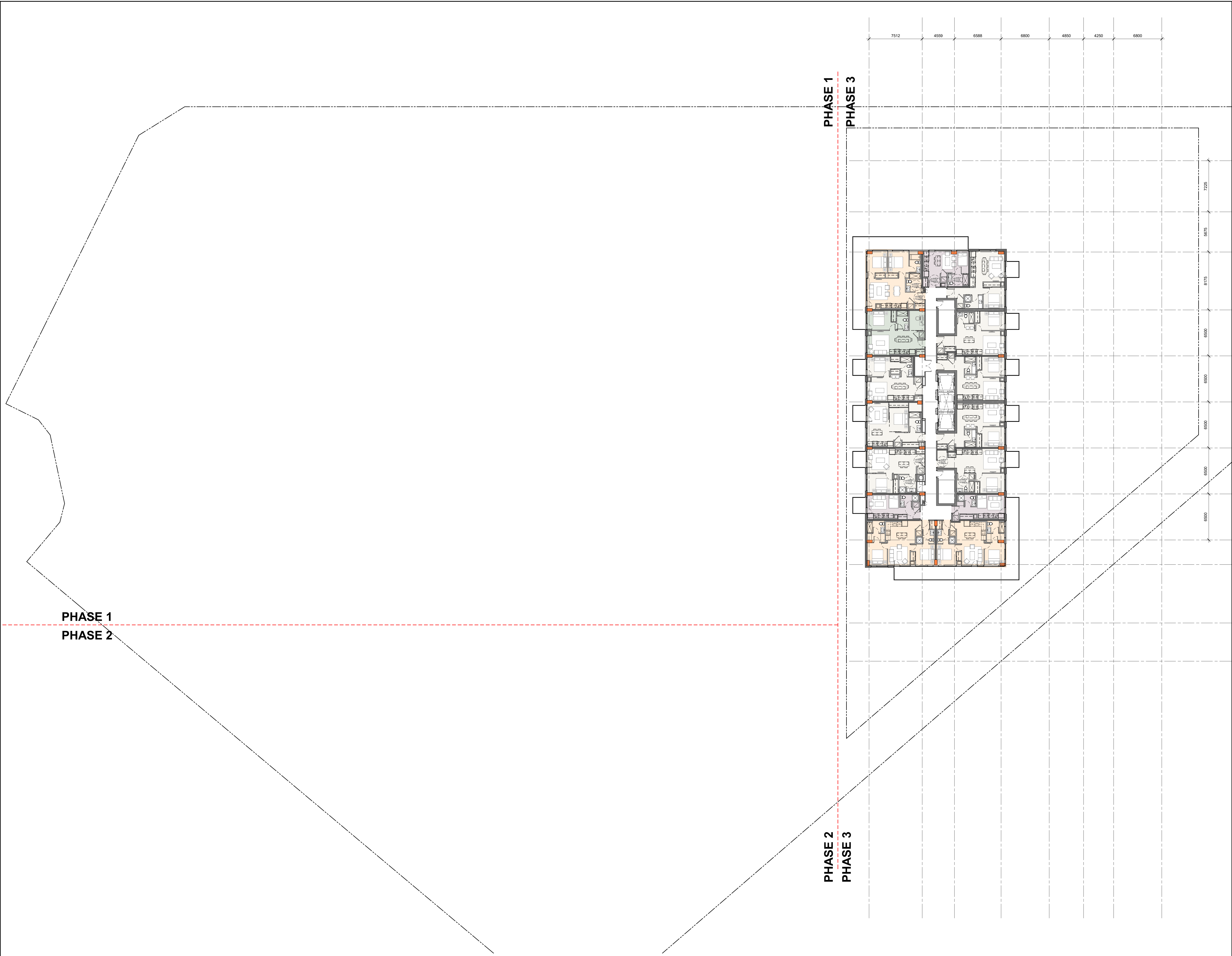
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 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE: **LEVELS-28 (ODD LEVELS)-PHASE3**

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 200	SHEET No: <b>D-108A</b>
PROJECT No: 2302	Plan No.: # 18574


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2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

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CLIENT:  
  
 RIVERAIN DEVELOPMENT Inc.

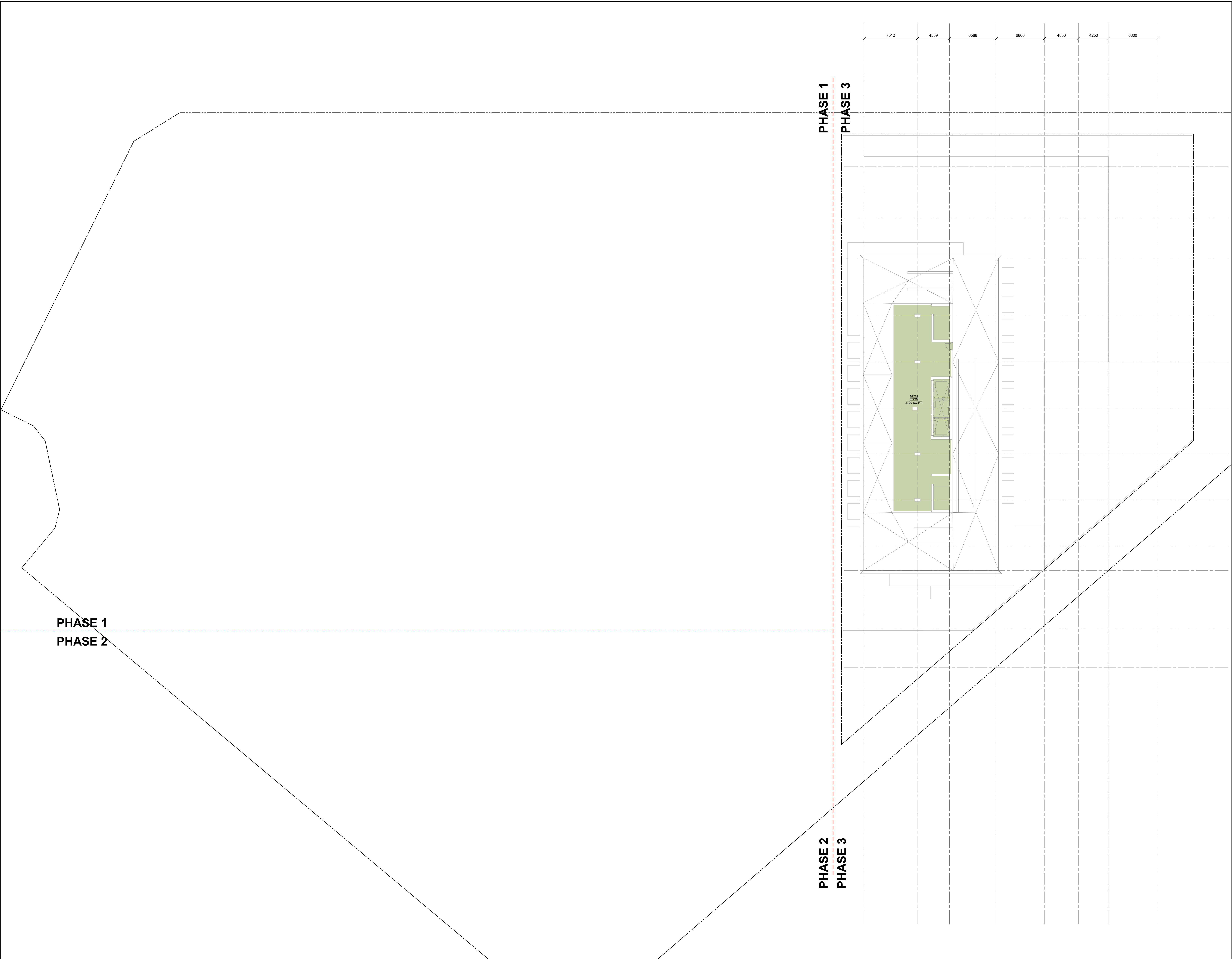
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 56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE:  
  
 RIVERAIN DISTRICT  
 300 MONTGOMERY STREET

SHEET TITLE:  
 LEVEL5-28 (EVEN LEVELS)-PHASE3

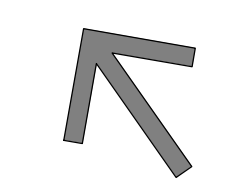
DRAWN: M.J., S.S.	CHECKED: A.S.
SCALE: 1 : 200	SHEET No: <b>D-108C</b>
PROJECT No: 2302	Plan No.: # 18574

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm) PLOT SCALE: 1:1 PLOT DATE: 2023-06-09 3:34:27 PM \\RLA\FP01\local\FReasignment\Documents\2302 - Sabina M. Working\_300 Montgomery\_Site\main.rvt



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No.	DESCRIPTION	DDMMYY
2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

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ARCHITECT: **rla/architecture**  
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PROJECT TITLE:   
 RIVERAIN DISTRICT  
 300 MONTGOMERY STREET

SHEET TITLE: **MECHANICAL PENTHOUSE**

DRAWN: S.S. CHECKED: R.V.  
 SCALE: 1 : 200 SHEET No: **D-109**

PROJECT No: 2302  
 Plan No.: # 18574  
 D07-12-21-0713

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm) PLOT SCALE: 1:1 PLOT DATE: 2023-06-29 4:10:34 PM



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No.	DESCRIPTION	DDMMYY
2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

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PROJECT TITLE:  
  
 RIVERAIN DISTRICT  
 300 MONTGOMERY STREET

SHEET TITLE:  
 INTERNAL RD ELEVATION - PHASE3

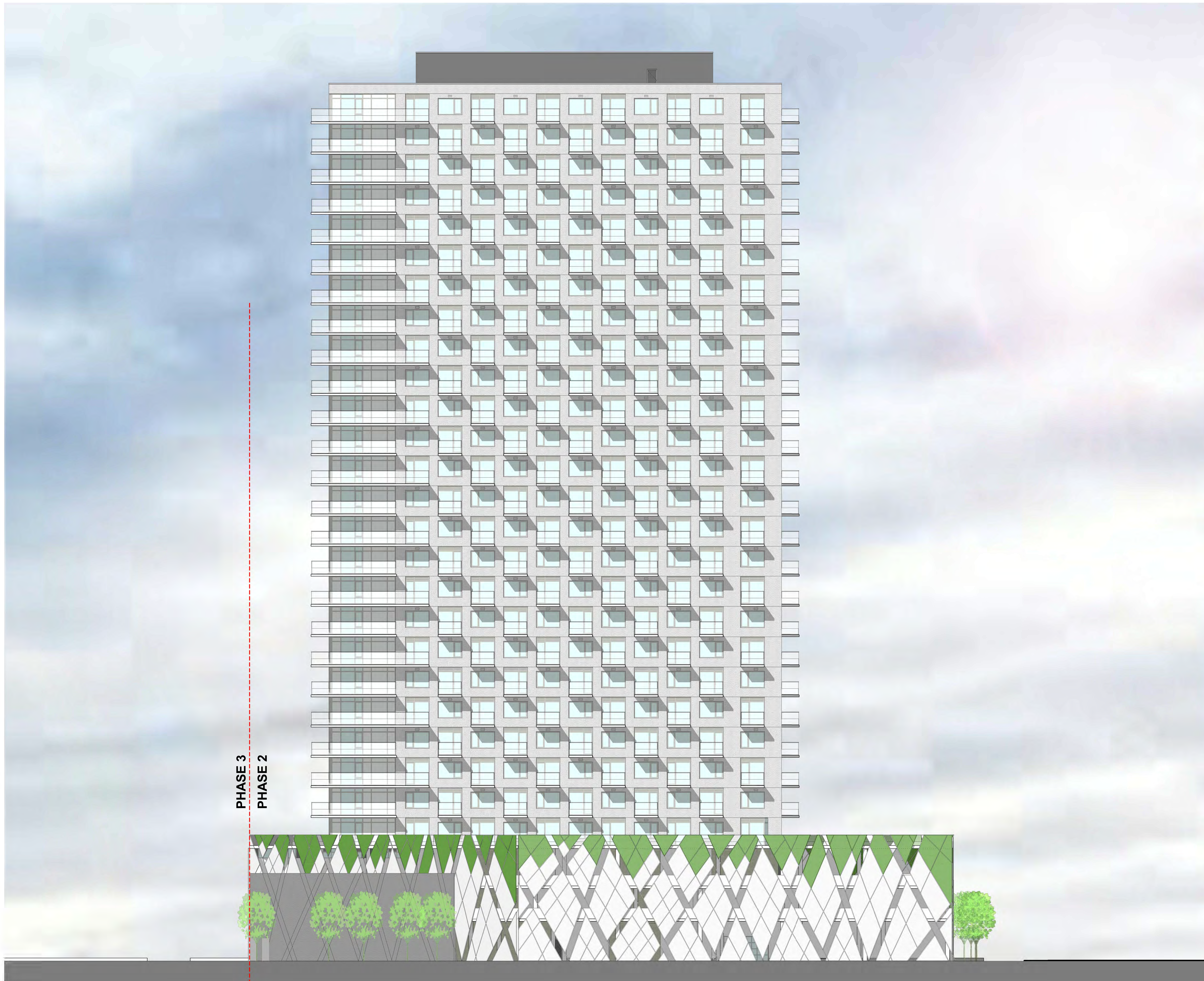
DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 150	SHEET No: D-111
PROJECT No: 2302	Plan No.: # 18574

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PLOT DATE: 2023-06-29 10:27 PM

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PHASE 3  
PHASE 2

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2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

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ARCHITECT:  
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PROJECT TITLE:  
**RIVERAIN DISTRICT**  
300 MONTGOMERY STREET

SHEET TITLE:  
**PARKLAND ELEVATION - PHASE 3**

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 150	SHEET No: <b>D-112</b>
PROJECT No: 2302	Plan No.: # 18574

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm)

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PLOT DATE: 2023-06-09 3:43:42 PM

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007-12-21-0713



PHASE 2  
PHASE 1

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No.	DESCRIPTION	DDMMYY
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PROJECT TITLE:



RIVERAIN DISTRICT  
300 MONTGOMERY STREET

SHEET TITLE:  
MONTGOMERY ST ELEVATION - PHASE 3

DRAWN: S.S	CHECKED: R.V
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SCALE: 1 : 150	SHEET No.:
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PROJECT No: 2302	<b>D-110</b> Plan No.: # 18574
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PHASE 1  
PHASE 2

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No.	DESCRIPTION	DDMMYY
2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

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PROJECT TITLE:  
  
 RIVERAIN DISTRICT  
 300 MONTGOMERY STREET

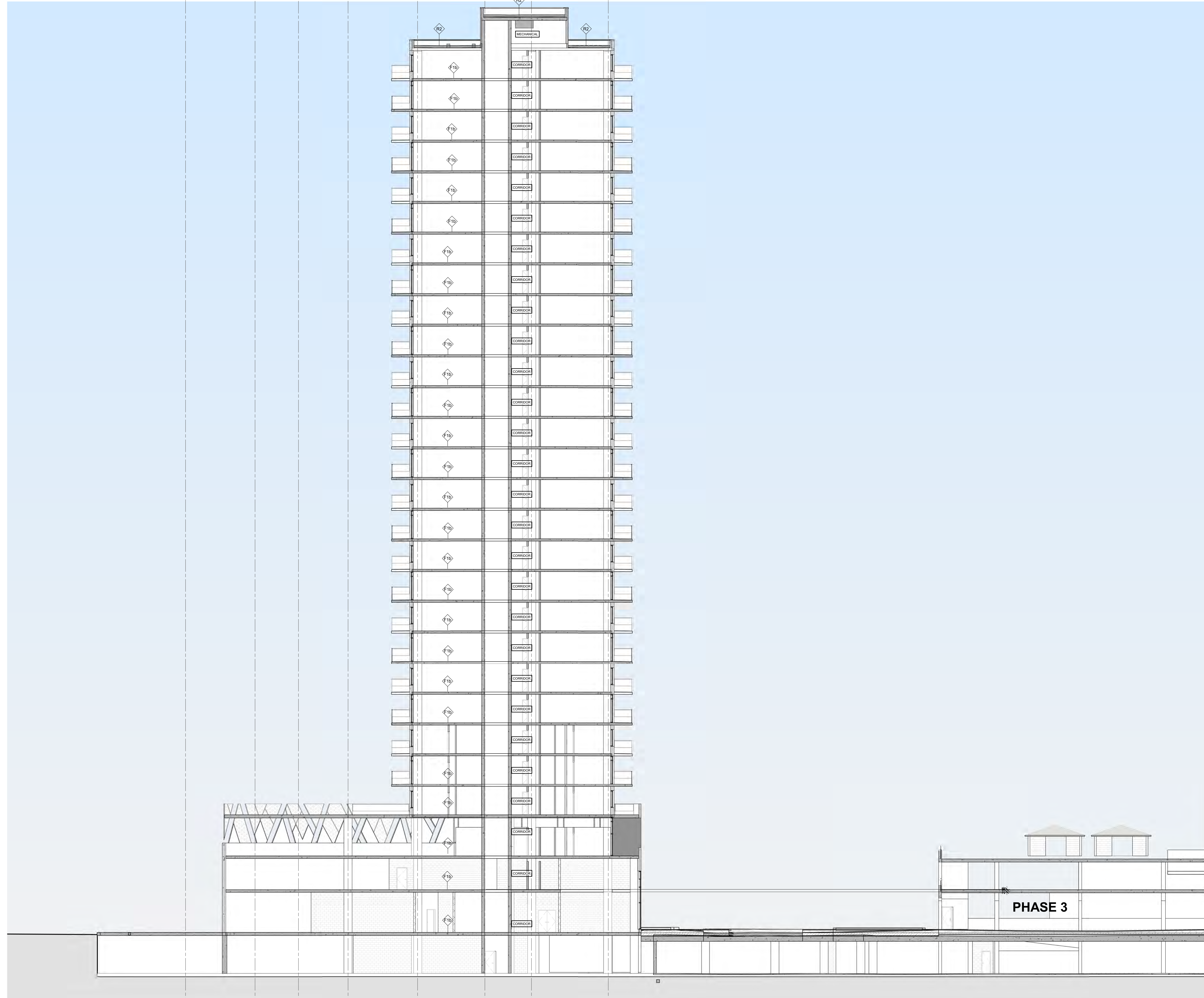
SHEET TITLE:  
 SELKIRK ELEVATION - PHASE 3

DRAWN: M.J., S.S.	CHECKED: A.S.
SCALE: 1 : 150	SHEET No: <b>D-113</b>
PROJECT No: 2302	Plan No.: # 18574

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H3 6800 G3 4250 F3 4850 E3 6800 41360 D3 6588 C3 4559 B3 7512 A3



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No.	DESCRIPTION	DDMMYY
2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

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ARCHITECT: **rla/architecture**  
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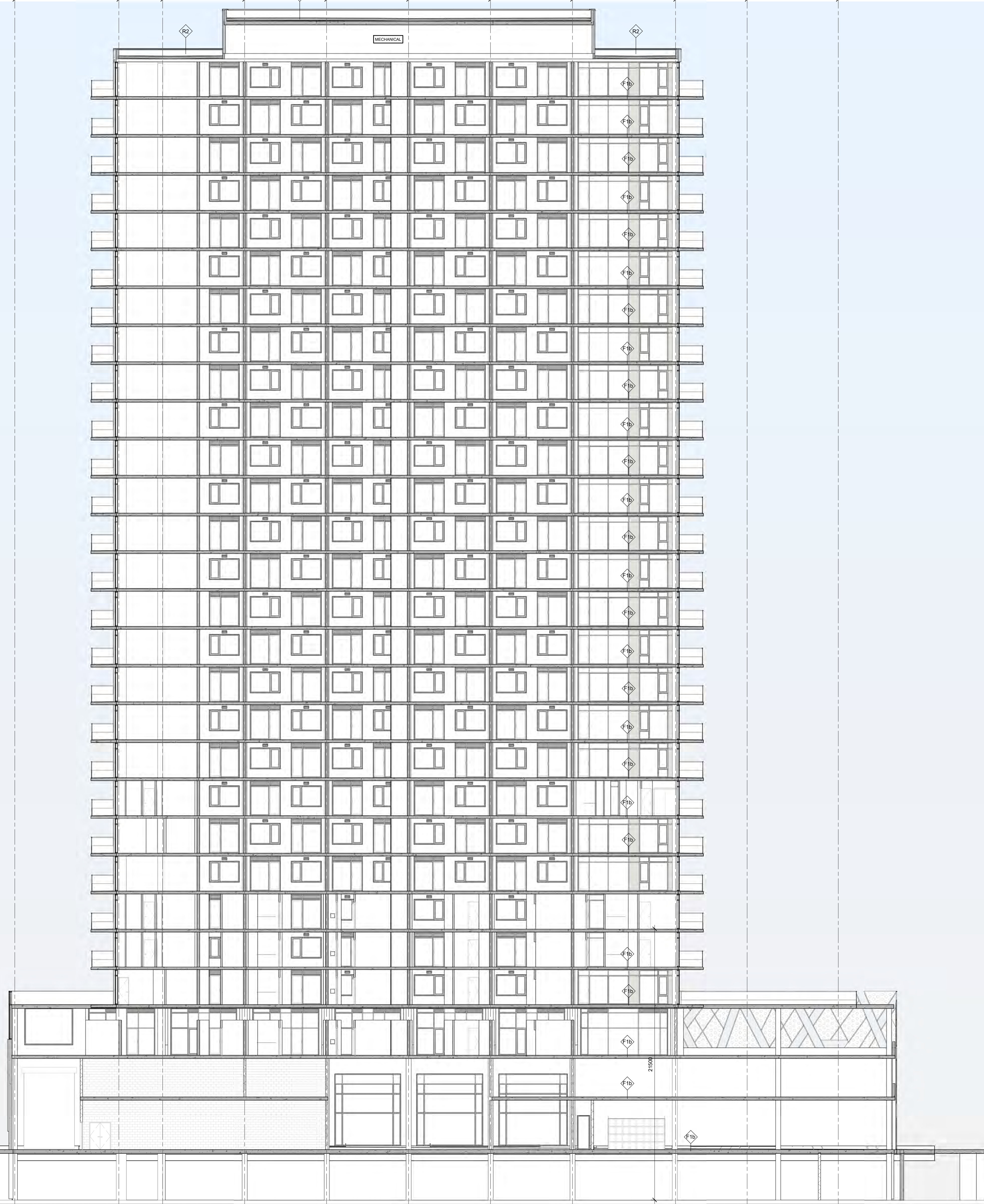
PROJECT TITLE: **RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE: **SECTION A**

DRAWN: S.S. CHECKED: R.V.  
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 PROJECT No.: 2302 Plan No.: # 18574

PAPER SIZE: ISO Full Sheet B1 (1070.00 x 1000.00mm) PLOT SCALE: 1:1 PLOT DATE: 2023-06-09 4:05:52 PM

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 5400 8250 3475 6500 6500 70700 6500 6500 6500 8175 5675 7225



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2	ISSUED FOR SPC PHASE3	14/06/23
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PROJECT TITLE:  
**RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE:  
**SECTION B**

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 150	SHEET No: <b>D-117</b>
PROJECT No: 2302	Plan No. : # 18574

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No.	DESCRIPTION	DATE
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1	ISSUED FOR SPA PRE CONSULT	13/04/23

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PROJECT TITLE:  
  
 RIVERAIN DISTRICT  
 300 MONTGOMERY STREET

SHEET TITLE:  
 3D VIEW LOOKING FROM CUMMINGS BRIDGE-MASTER PLAN

DRAWN: M.J., S.S. CHECKED: A.S.

SCALE: SHEET No:

PROJECT No: 2302 SHEET No: **D-119B**  
 Plan No.: # 18574

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm)

PLOT SCALE: 1:1

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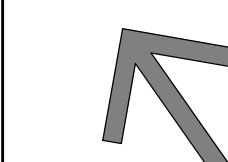


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PROJECT TITLE:   
**RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE:  
**3D VIEW LOOKING FROM MONTGOMERY STREET**

DRAWN: Author  
 CHECKED: Checker

SCALE: \_\_\_\_\_  
 SHEET No: \_\_\_\_\_

PROJECT No: 2302  
**D-122C**  
 Plan No.: # 18574

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No.	DESCRIPTION	DATE
2	ISSUED FOR SPC PHASE3	14/06/23
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PROJECT TITLE:  
  
RIVERAIN DISTRICT  
300 MONTGOMERY STREET

SHEET TITLE:  
3D VIEW LOOKING FROM MONTGOMERY STREET-MASTER

DRAWN: M.J., S.S. CHECKED: A.S.

SCALE: SHEET No:

PROJECT No: 2302 SHEET No: **D-120B**  
Plan No.: # 18574

PAPER SIZE: ISO full sheet B1 (707.00 x 1000.00mm)

PLOT SCALE: 1:1

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1	ISSUED FOR SPA PRE CONSULT	13/04/23

No.	DESCRIPTION	DDMMYY
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1	ISSUED FOR SPA PRE CONSULT	13/04/23

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PROJECT TITLE:   
RIVERAIN DISTRICT  
300 MONTGOMERY STREET

SHEET TITLE: **3D VIEW LOOKING FROM SELKIRK STREET-MASTER PLAN**

DRAWN: M.J., S.S.	CHECKED: A.S.
SCALE:	SHEET No:
PROJECT No: 2302	<b>D-121B</b> Plan No.: # 18574

007-12-21-0123

# MULTI -STOREY PARKING FACADE OPTION 1



LIGHT BEHIND THE GREEN PART FOR NIGHT GLOW

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No.	DESCRIPTION	DATE
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1	ISSUED FOR SPA PRE CONSULT	13/04/23

No.	DESCRIPTION	DDMMYYYY

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PROJECT TITLE:  
**RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE:  
**3D VIEW LOOKING TOWARD PARKLAND**

DRAWN: S.S	CHECKED: R.V
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SCALE:	SHEET No: <b>D-114</b>
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PROJECT No: 2302	Plan No.: # 18574
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PAPER SIZE: ISO full sheet B1 (707.00 x 1000.00mm)

PLOT SCALE: 1:1

PLOT DATE: 2023-06-09 4:57:25 PM

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1	ISSUED FOR SPA PRE CONSULT	13/04/23

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PROJECT TITLE:  
  
 RIVERAIN DISTRICT  
 300 MONTGOMERY STREET

SHEET TITLE:  
 3D VIEW LOOKING TOWARD SILKIRK AND PARKLAND INTERSECTION

DRAWN: S.S	CHECKED: R.V
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SCALE:	SHEET No: <b>D-115</b>
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PROJECT No: 2302	Plan No.: # 18574
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PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm)  
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 PLOT DATE: 2023-06-09 4:42:39 PM  
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# MULTI -STOREY PARKING FACADE OPTION 2

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LIGHTING AROUND THE EDGES



LIGHTING AROUND THE EDGES

No.	DESCRIPTION	DATE
2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

REVISIONS:	DESCRIPTION	DDIMMY
2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

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PROJECT TITLE:

RIVERAIN DISTRICT  
 300 MONTGOMERY STREET

SHEET TITLE:

**3D VIEW LOOKING TOWARD PARKLAND**

DRAWN: S.S	CHECKED: R.V
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SCALE:	SHEET No:
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PROJECT No:  
2302

**D-114**

Plan No.: # 18574

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No.	DESCRIPTION	DDMMYY

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:

CLIENT:  
  
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ARCHITECT:  
  
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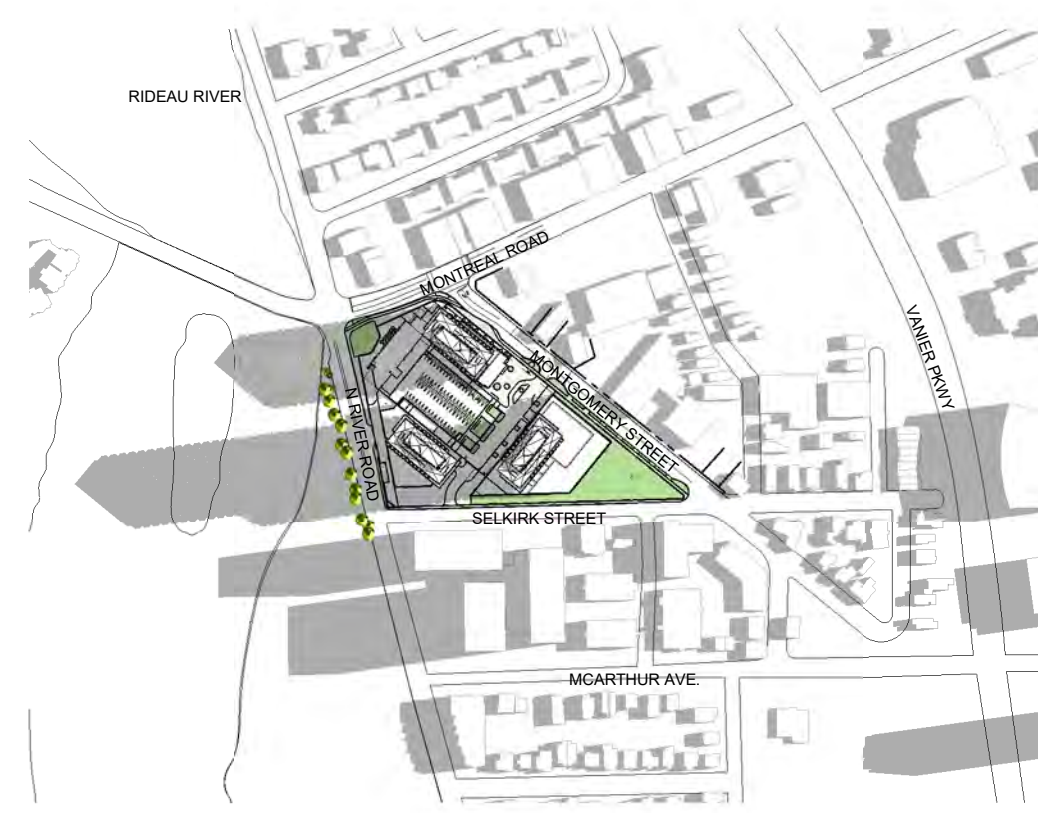
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 RIVERAIN DISTRICT  
 300 MONTGOMERY STREET

SHEET TITLE:  
 3D VIEW LOOKING TOWARD SILKIRK AND PARKLAND INTERSECTION

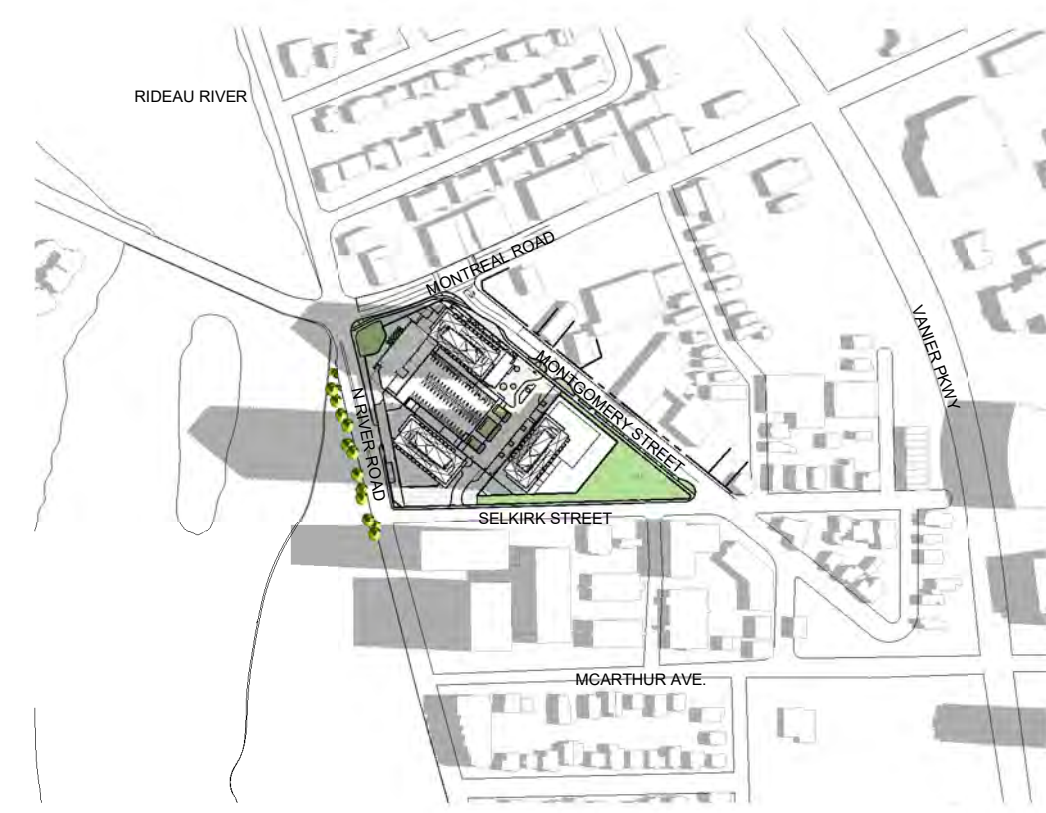
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S.S	R.V
SCALE:	SHEET No:
PROJECT No: 2302	<b>D-115</b> Plan No. : # 18574

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JUNE 21 (DST)



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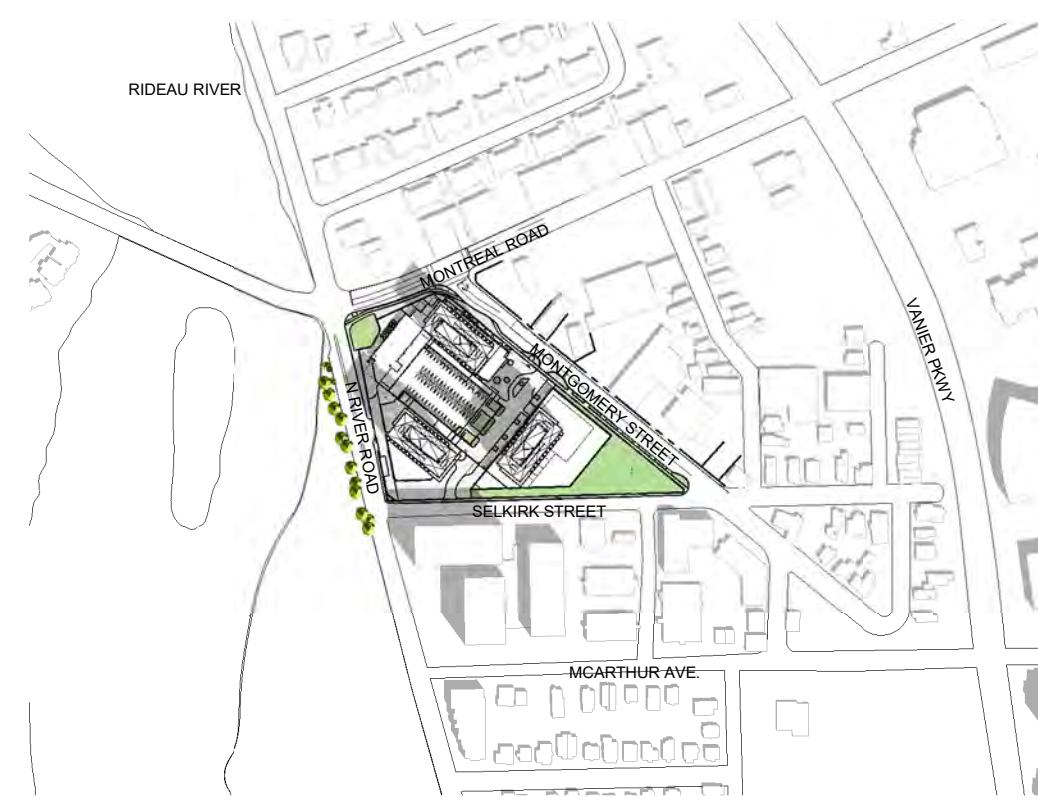
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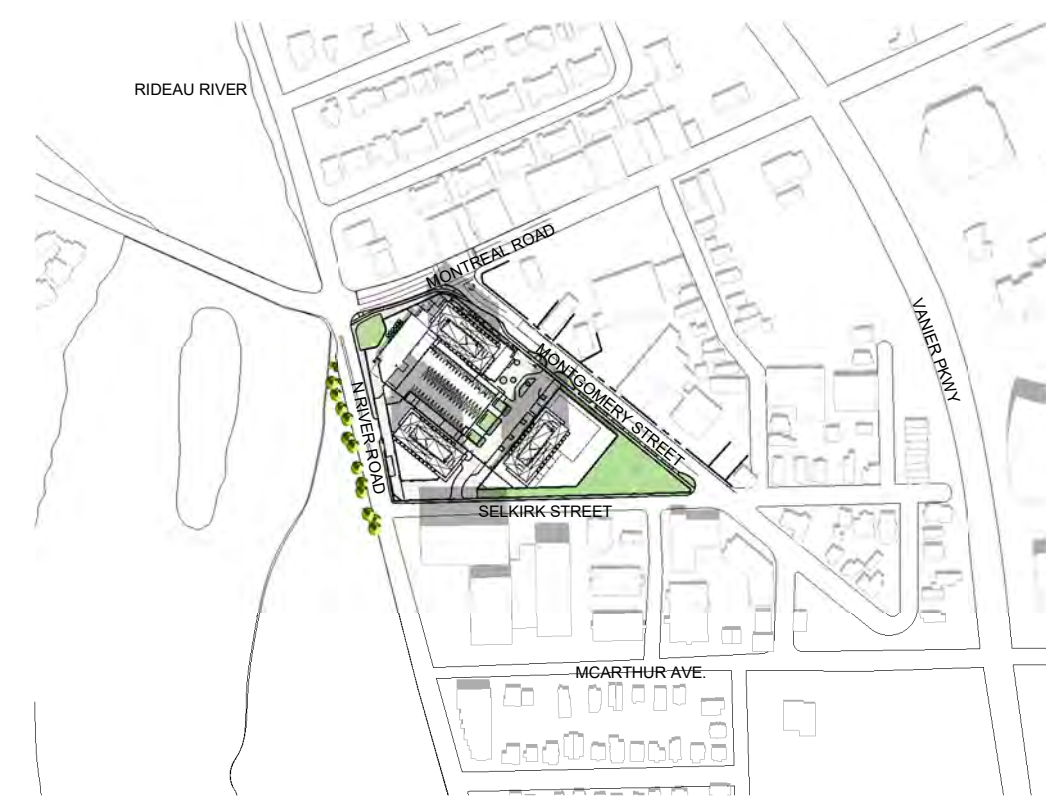
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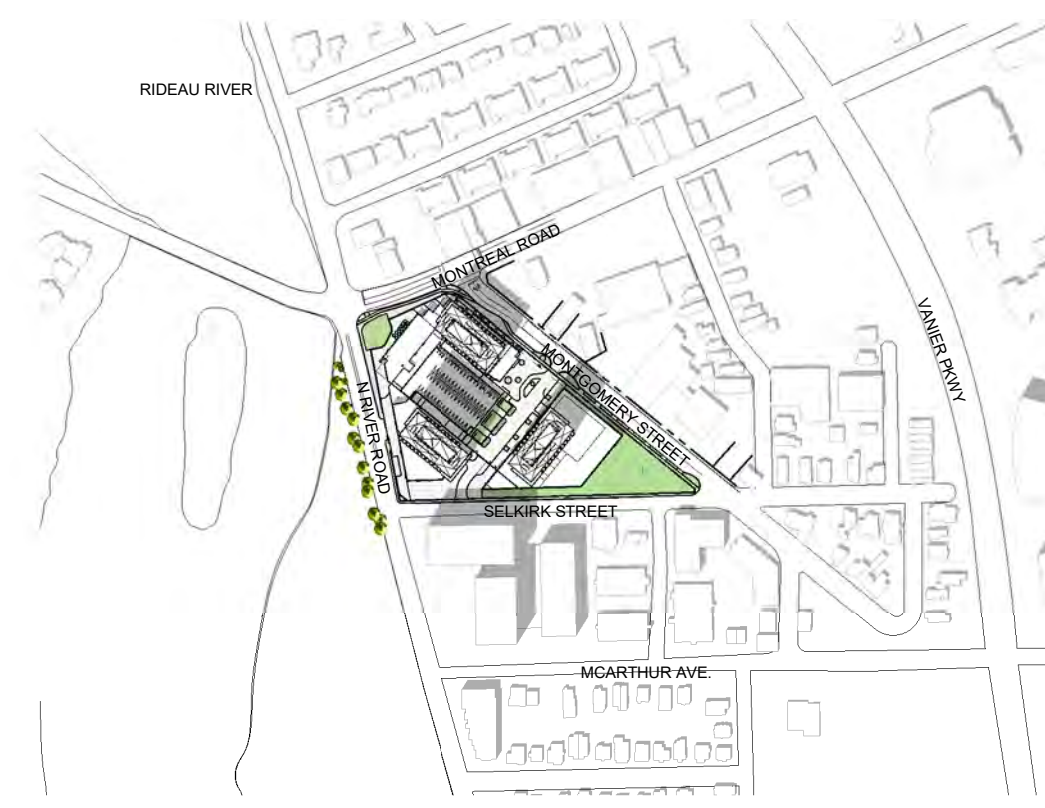
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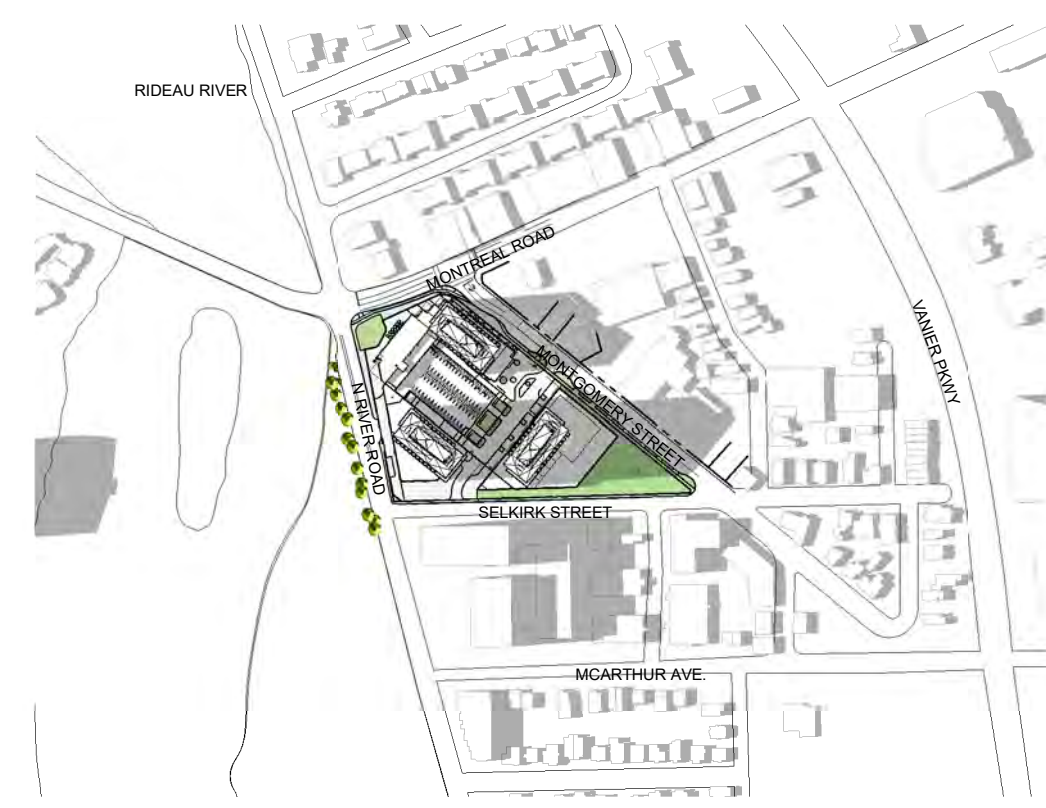
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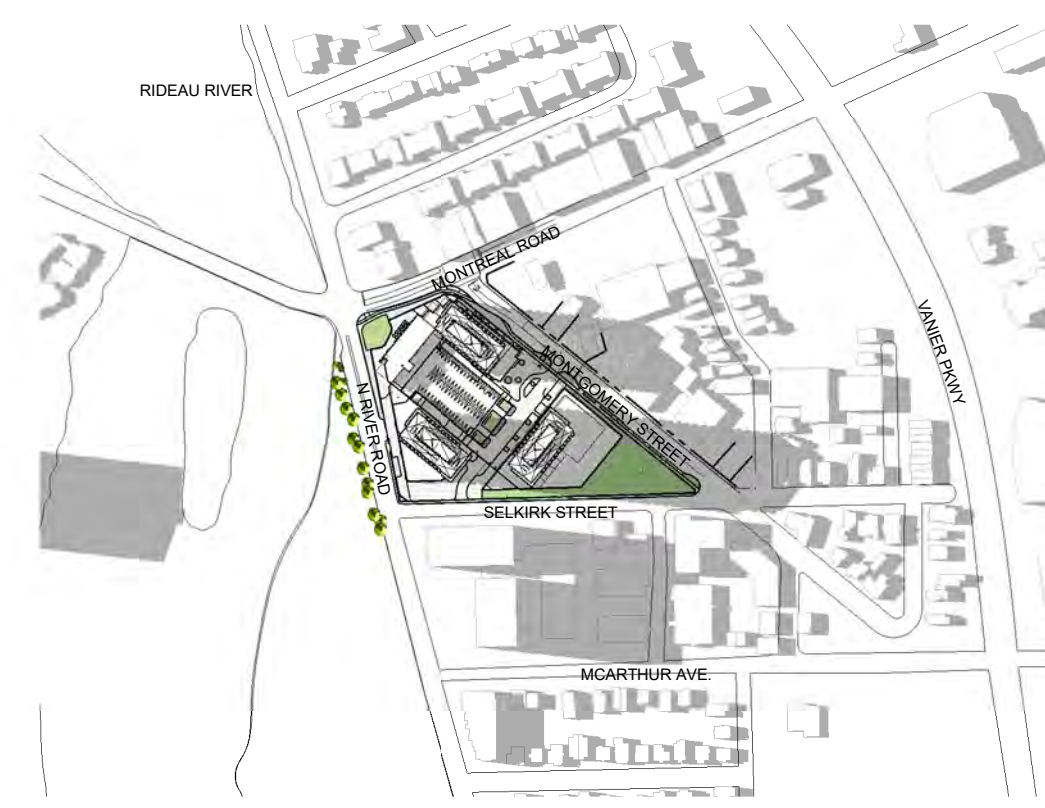
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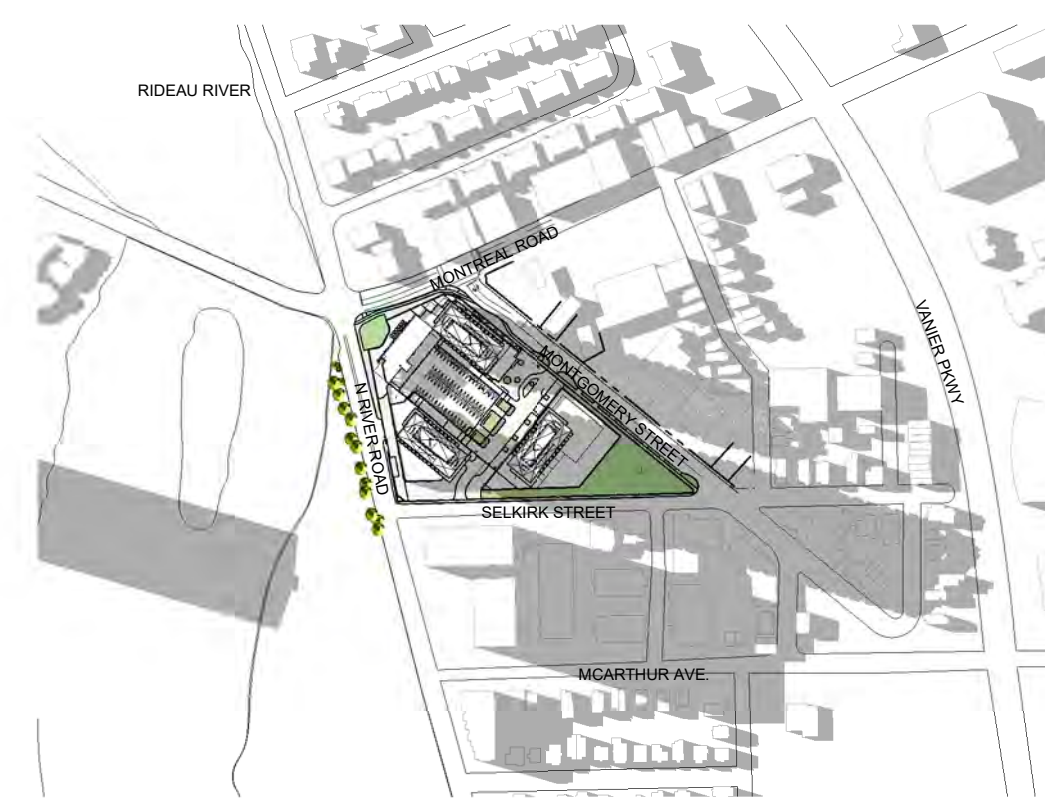
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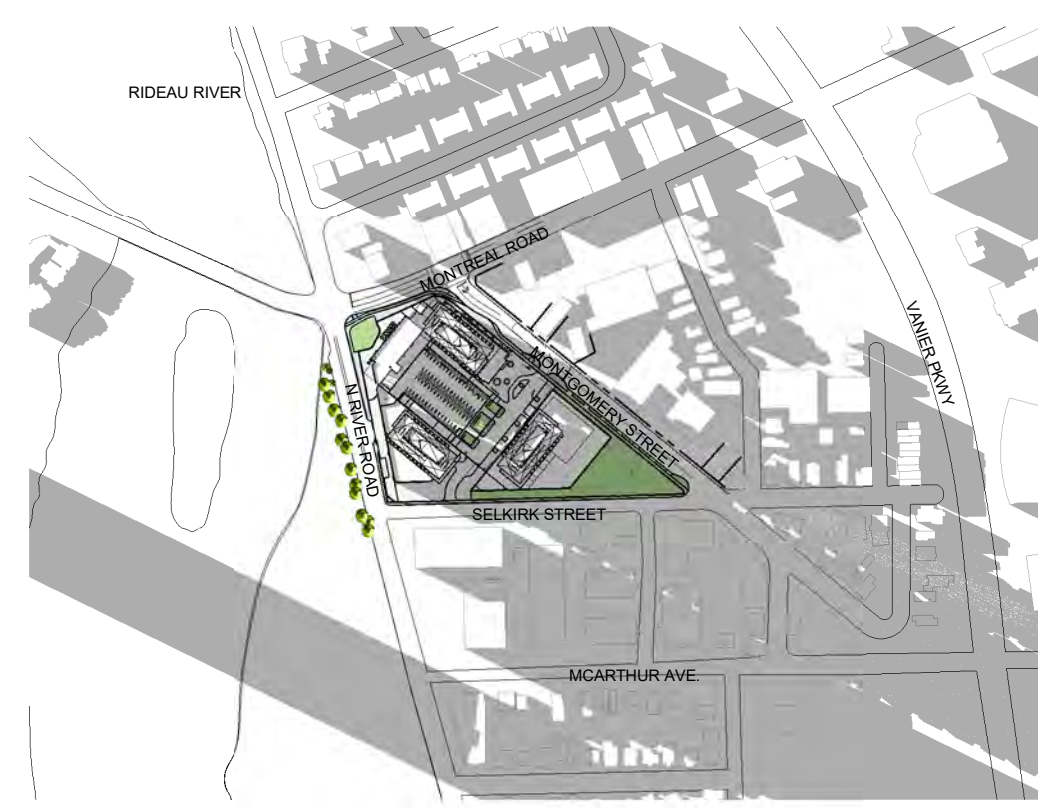
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6:00 PM



7:00 PM



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2	ISSUED FOR SPC PHASE3	14/06/23
1	ISSUED FOR SPA PRE CONSULT	13/04/23

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RIVERAIN DEVELOPMENT Inc.

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PROJECT TITLE:  
**RIVERAIN DISTRICT**  
300 MONTGOMERY STREET

SHEET TITLE:  
**SUN SHADE STUDY**

DRAWN: M.J., S.S.	CHECKED: A.S.
SCALE: 1 : 5000	SHEET No: <b>D-125</b>
PROJECT No: 2302	Plan No.: # 18574

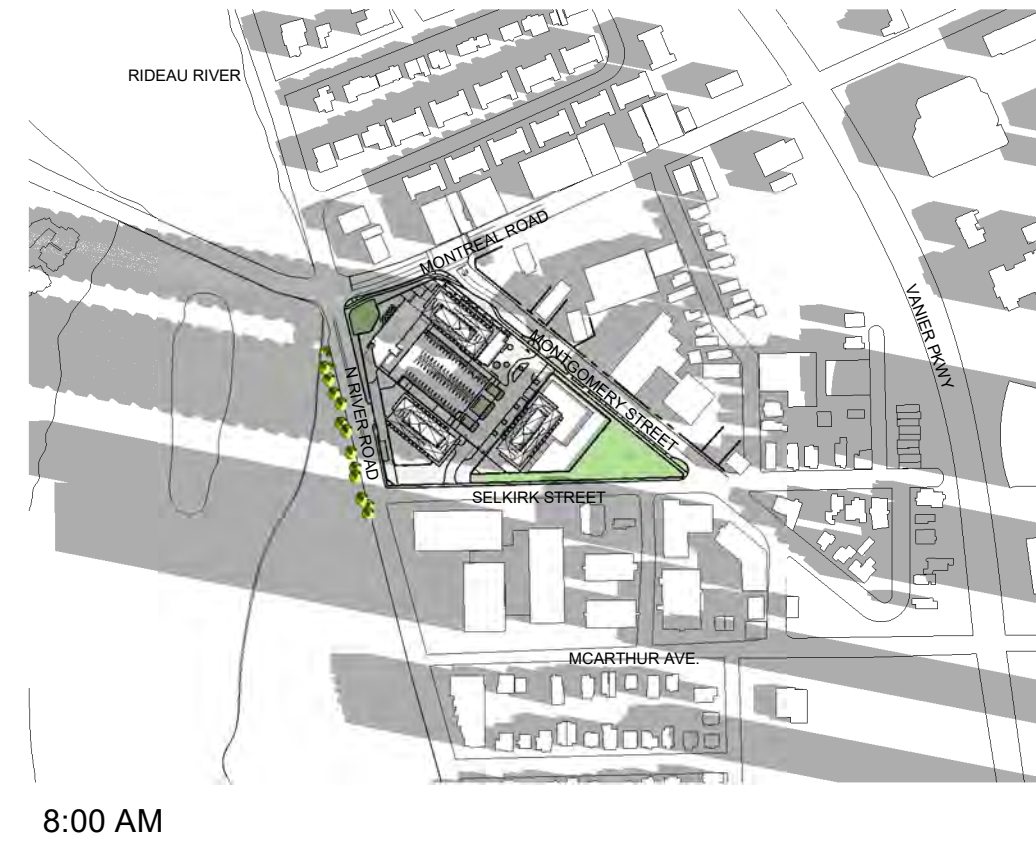
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PLOT DATE: 2023-06-30 11:57:09 AM

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SEPTEMBER 21 (DST)

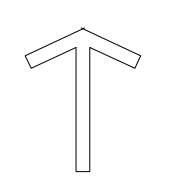


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1	ISSUED FOR SPA PRE CONSULT	13/04/23

No.	DESCRIPTION	DDMMYY

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PROJECT TITLE:



RIVERAIN DISTRICT  
300 MONTGOMERY STREET

SHEET TITLE:

SUN SHADE STUDY

DRAWN: M.J., S.S.	CHECKED: A.S.
SCALE: 1 : 5000	SHEET No: <b>D-126</b>
PROJECT No: 2302	Plan No.: # 18574

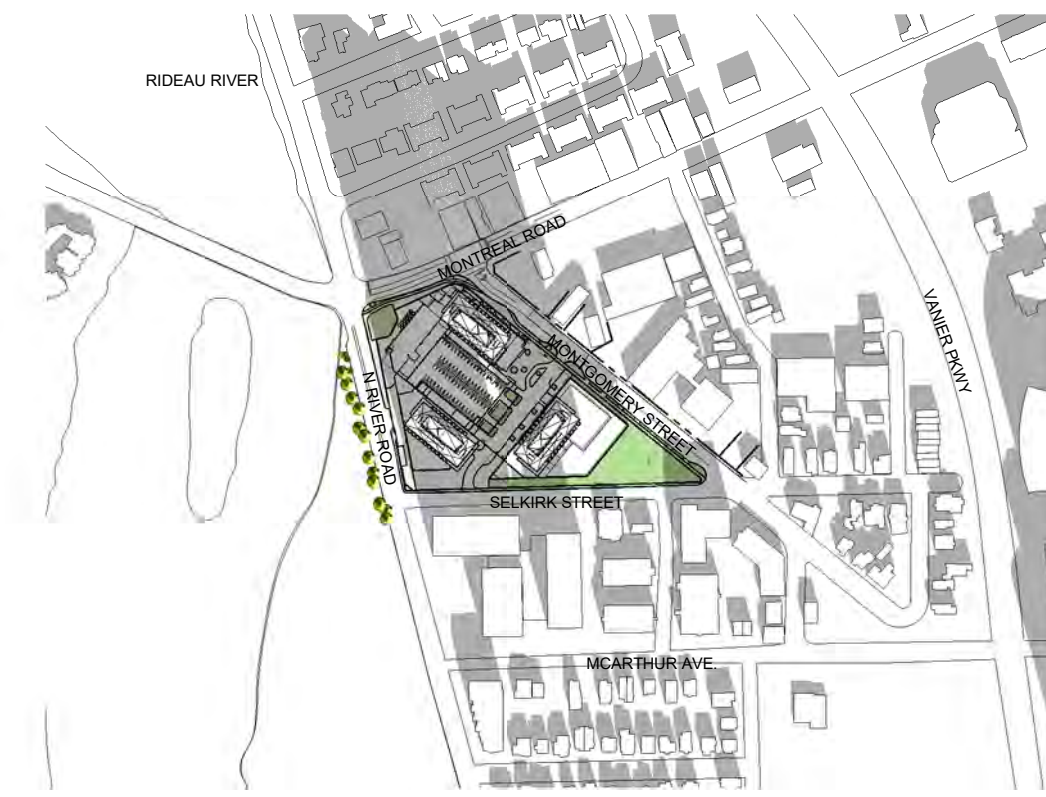
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9:00 AM



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11:00 AM



12:00 PM



1:00 PM



2:00 PM



3:00 PM



4:00 PM

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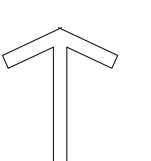
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No.	DESCRIPTION	DDMMYY
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PROJECT TITLE:  
**RIVERAIN DISTRICT**  
300 MONTGOMERY STREET

SHEET TITLE:  
**SUN SHADE STUDY**

DRAWN: M.J., S.S. CHECKED: A.S.

SCALE: 1 : 5000 SHEET No: **D-127**

PROJECT No: 2302 Plan No.: # 18574



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No.	DESCRIPTION	DATE
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1	ISSUED FOR SPA PRE CONSULT	13/04/23

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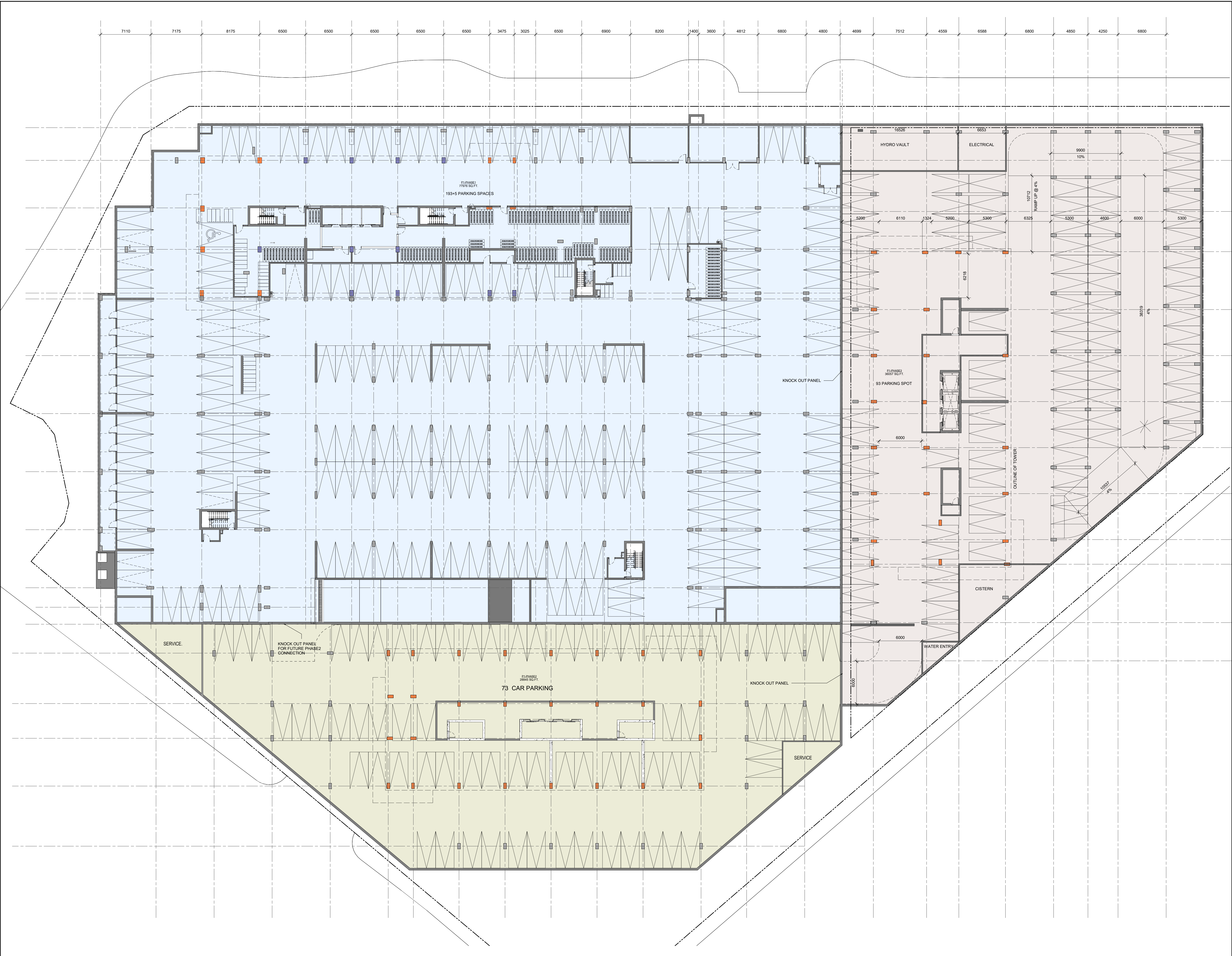
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 56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE:   
**RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE:  
**SITE PLAN-MASTER PLAN**

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 300	SHEET No: <b>A-101B</b>
PROJECT No: 2302	Plan No.: # 18574

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm) PLOT SCALE: 1:1 PLOT DATE: 2023-06-12 12:37:45 AM URL: \\AFP01\local\Projects\Riverain\Documents\2302 - Selkirk Mt. Working\_300 Montgomery\_Siteplan.rvt



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PROJECT TITLE: **RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE: **P1 FLOOR PLAN-MASTER PLAN**

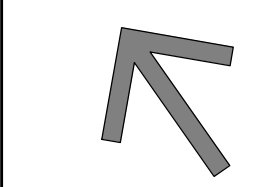
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PROJECT No: 2302	Plan No.: # 18574

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PROJECT TITLE: **RIVERAIN DISTRICT**  
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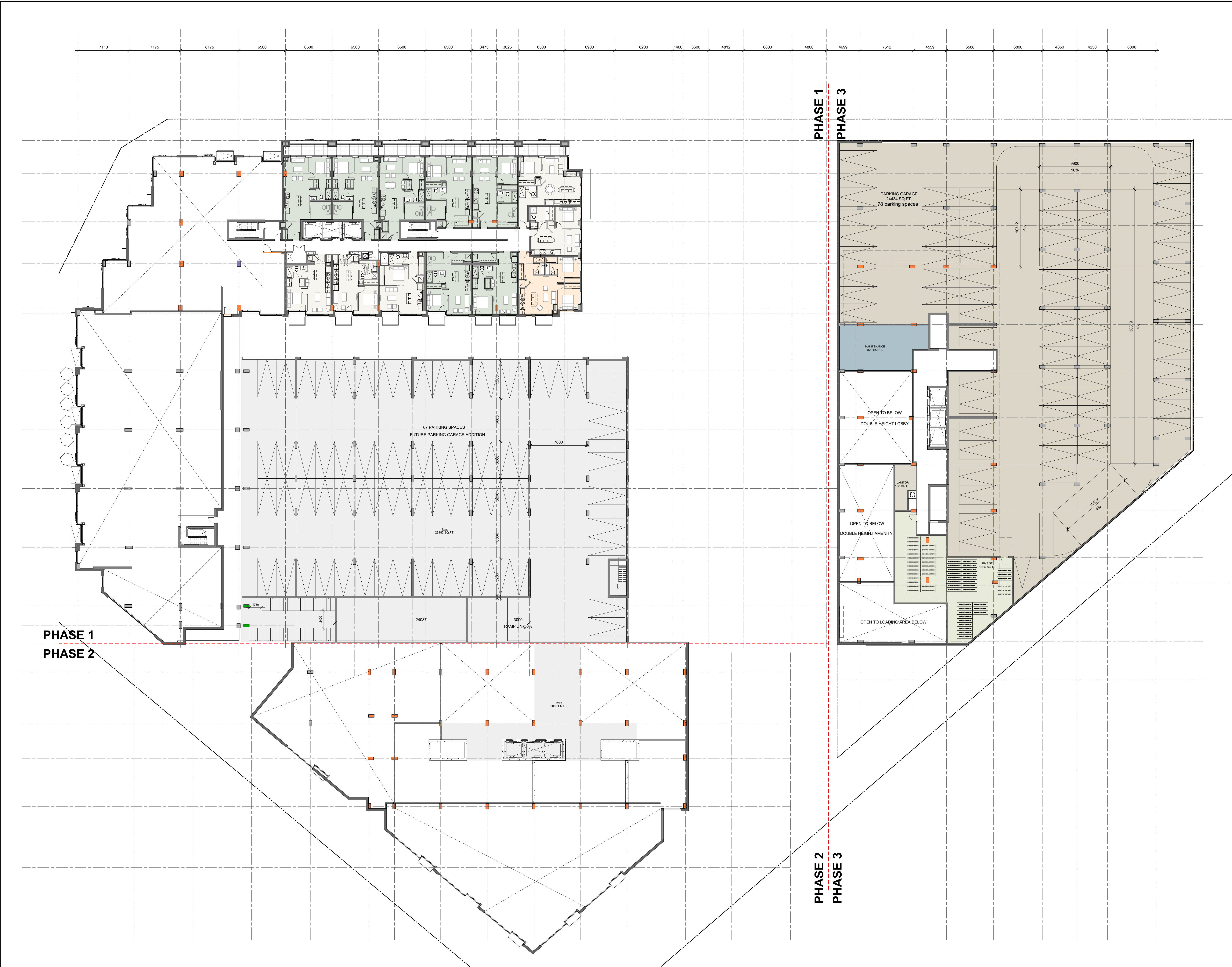
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DRAWN: S.S	CHECKED: R.V.
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PROJECT No: 2302	Plan No.: # 18574

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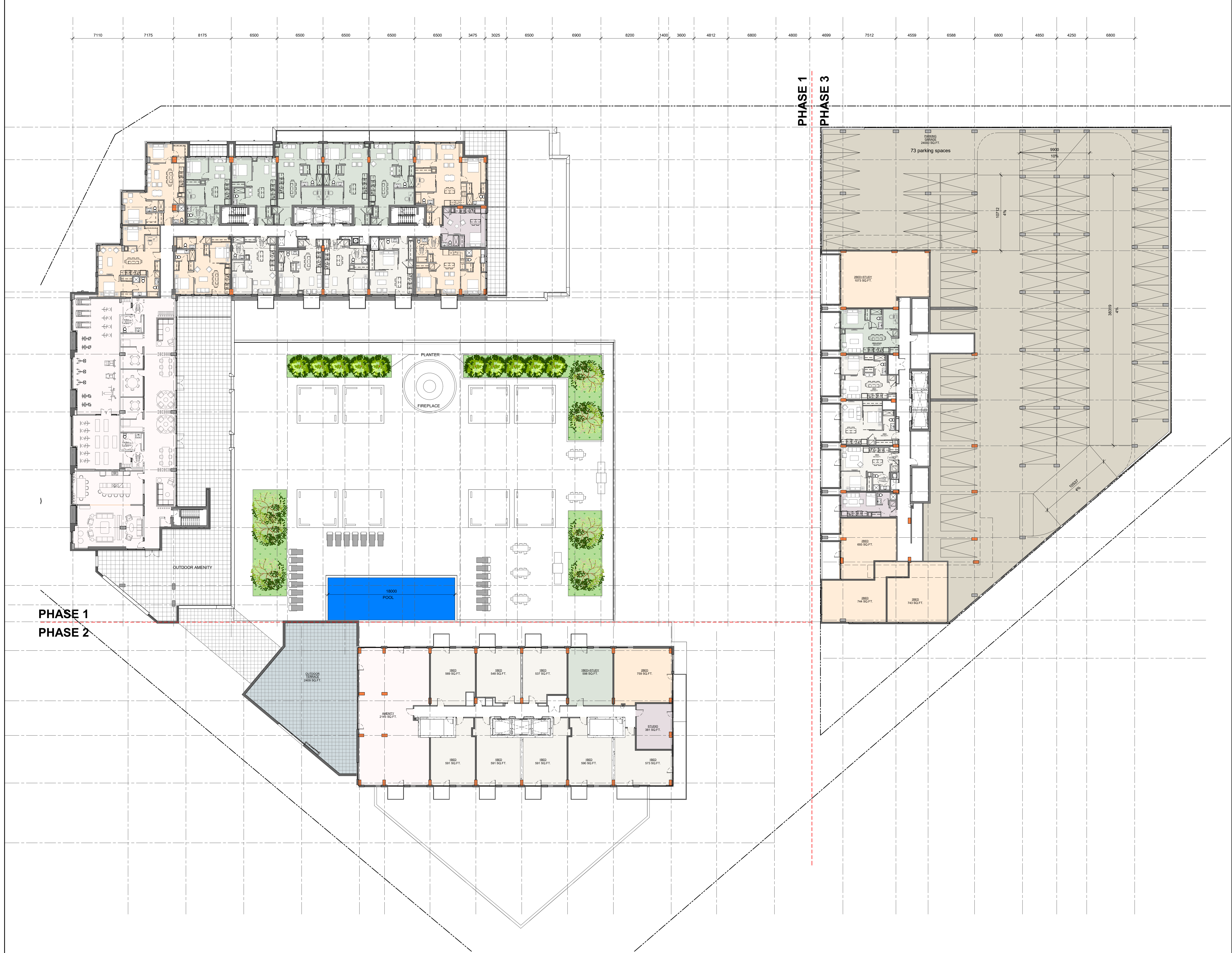
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 300 MONTGOMERY STREET

SHEET TITLE:  
**LEVEL2-MASTER PLAN**

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 200	SHEET No: <b>A-105B</b>
PROJECT No: 2302	Plan No.: # 18574

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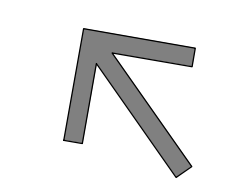
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PHASE 2

PHASE 1  
PHASE 3

No.	DESCRIPTION	DDMMYY
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PROJECT TITLE:

**RIVERAIN DISTRICT**  
300 MONTGOMERY STREET

SHEET TITLE:

**LEVEL3-MASTER PLAN**

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SCALE: 1 : 200	SHEET No.:
PROJECT No.:	<b>D-106B</b>
2302	Plan No. : # 18574

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PHASE 1  
PHASE 3

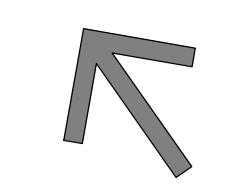
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PHASE 1  
PHASE 2

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PROJECT TITLE: **RIVERAIN DISTRICT**  
300 MONTGOMERY STREET

SHEET TITLE: **LEVEL4-MASTER PLAN**

DRAWN: S.S	CHECKED: R.V
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SCALE: 1 : 200	SHEET No.:
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PROJECT No: 2302	<b>D-107B</b>
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Plan No. : # 18574

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm)

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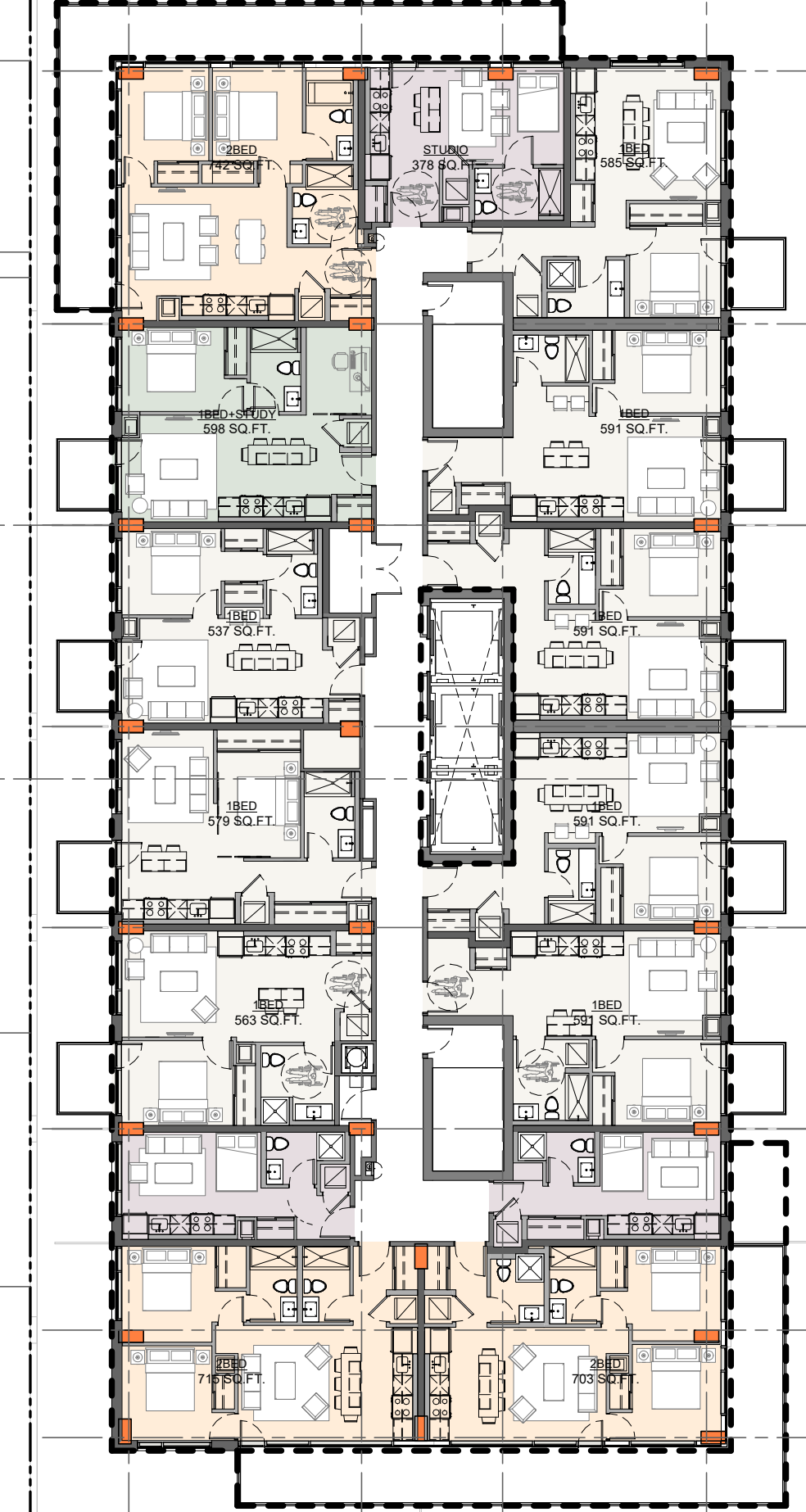
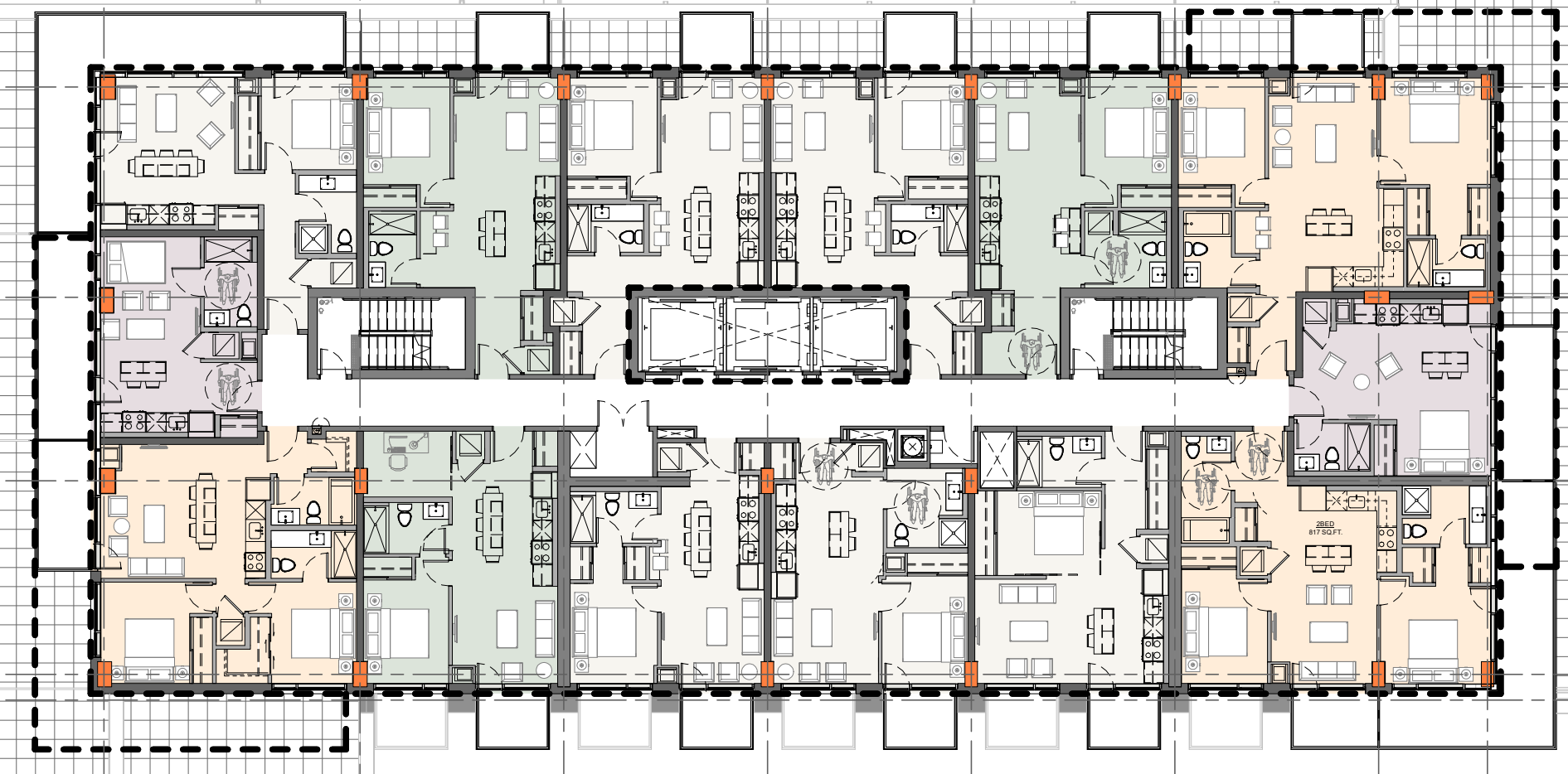
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PHASE 1  
PHASE 3

PHASE 2  
PHASE 3

PHASE 1  
PHASE 2



A3 B3 C3 D3 E3 F3 G3 H3

2	ISSUED FOR SPC PHASE 3	14/06/23
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PROJECT TITLE: **RIVERAIN DISTRICT**  
300 MONTGOMERY STREET

SHEET TITLE: **LEVEL 5-28 (ODD LEVELS) - MASTER PLAN**

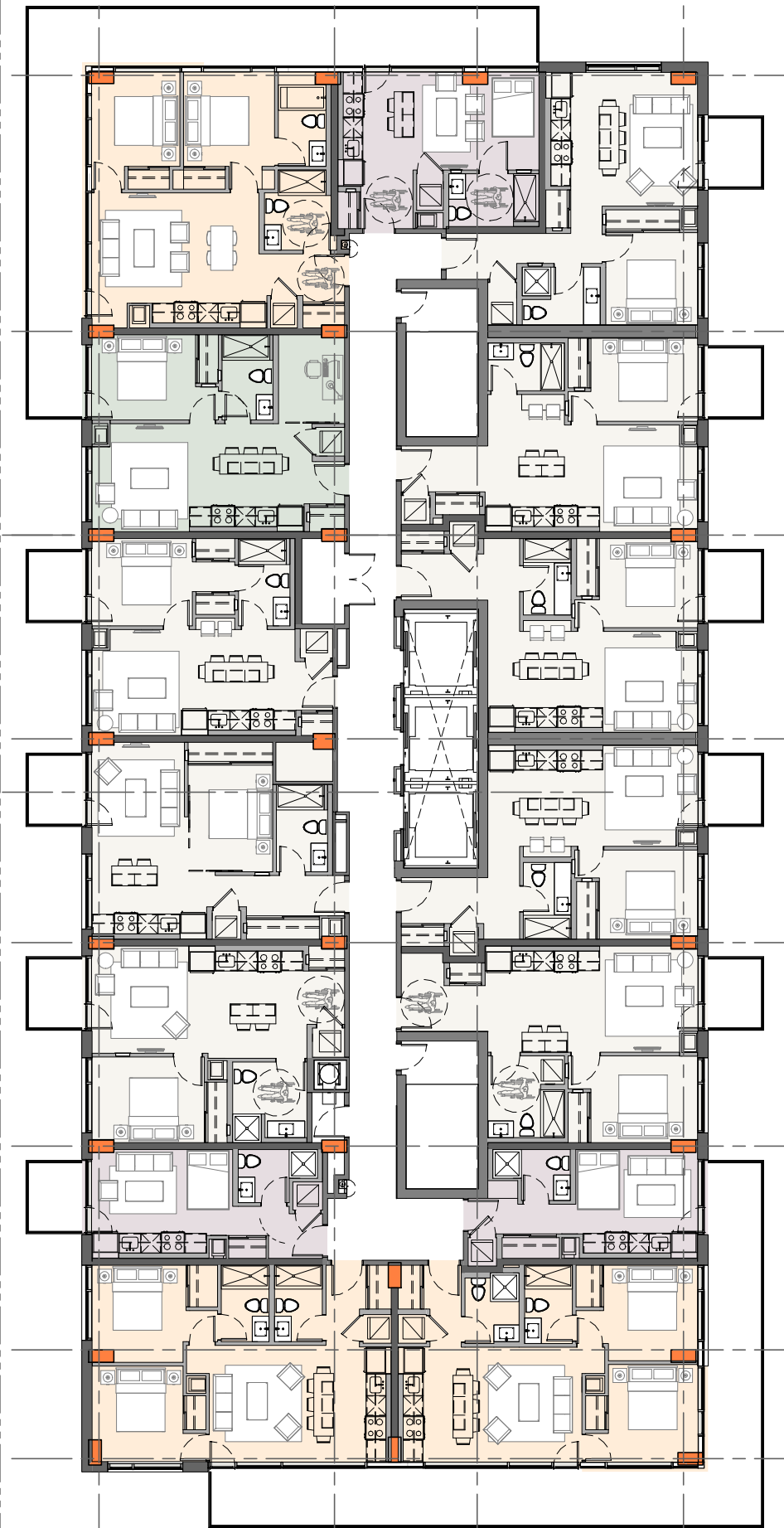
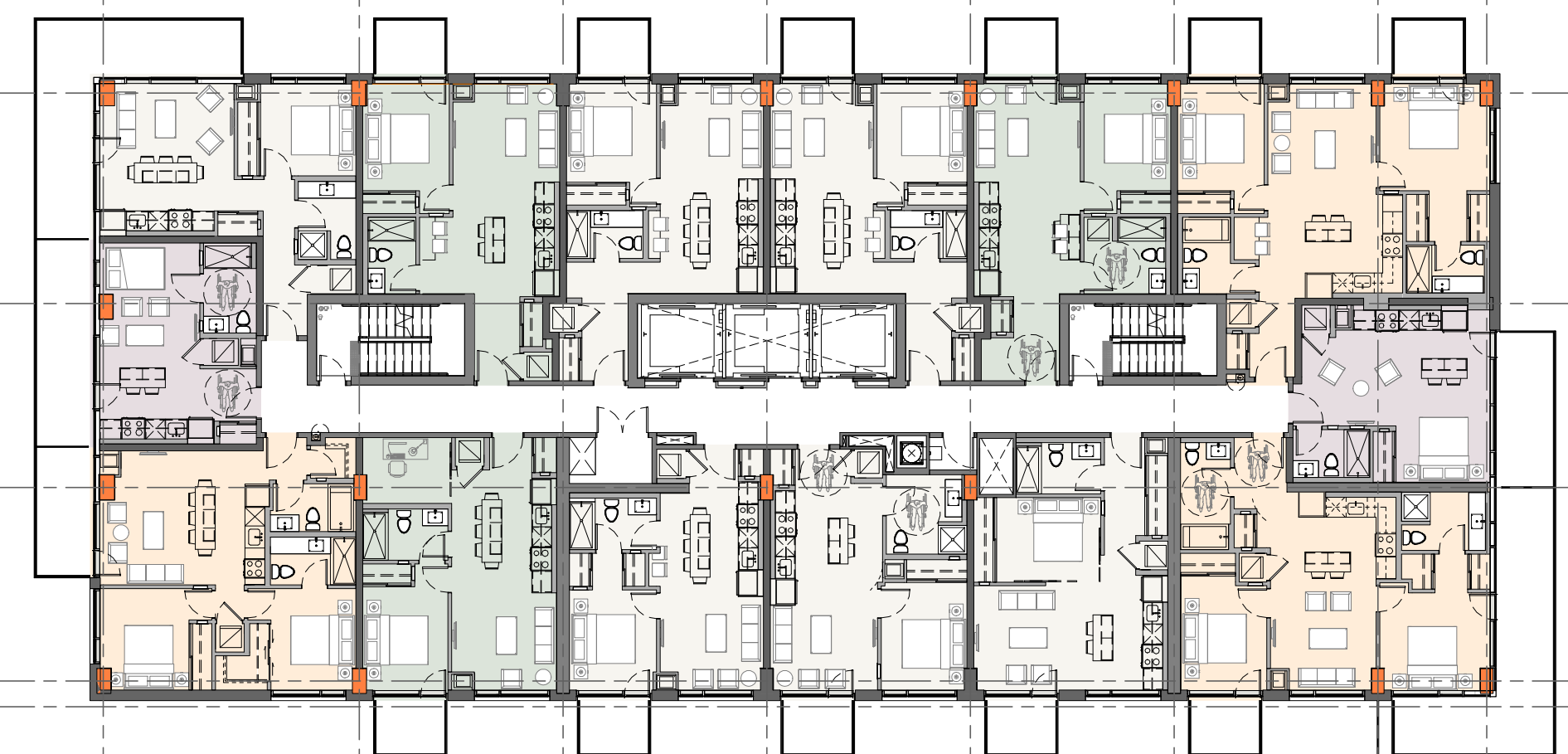
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PHASE 1  
PHASE 3



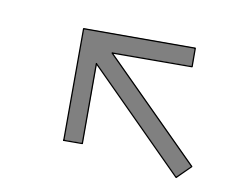
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PHASE 2



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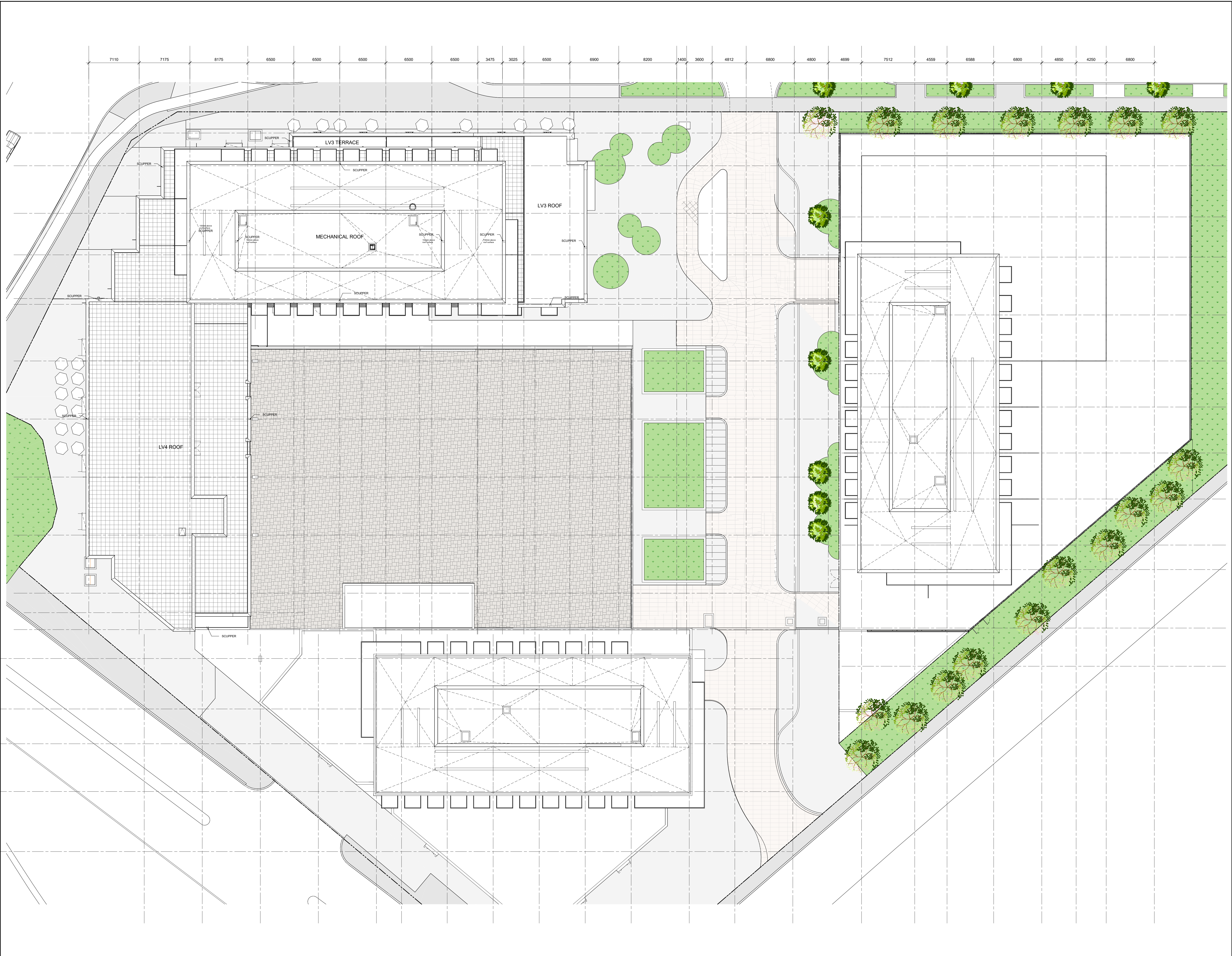
ARCHITECT: **rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE: **RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE: **LEVEL 5-28 (EVEN LEVELS) - MASTER PLAN**

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 200	SHEET No: CA108D
PROJECT No: 2302	Plan No.: # 18574

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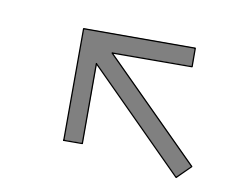


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1	ISSUED FOR SPA PRE CONSULT	13/04/23

REVISIONS: DDMMYY

ARCHITECT SEAL: \_\_\_\_\_

NORTH ARROW: 

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PROJECT TITLE: **RIVERAIN DISTRICT**  
 300 MONTGOMERY STREET

SHEET TITLE: **ROOF PLAN**

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 200	SHEET No: <b>A-109B</b>
PROJECT No: 2302	Plan No.: # 18574

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm) PLOT SCALE: 1:1 PLOT DATE: 2023-06-12 10:30:46 AM I:\A\FP01\rla\local\FR\assembly\Documents\2302 - Sabina M. Working\_300 Montgomery\_Siteplan.rvt