

NEUF

ARCHITECT(E)S

brigil

729 Ridgewood Avenue

Ottawa, Ontario, March 2st 2023

SPA Revision

PROJET 12382 / BRIGIL

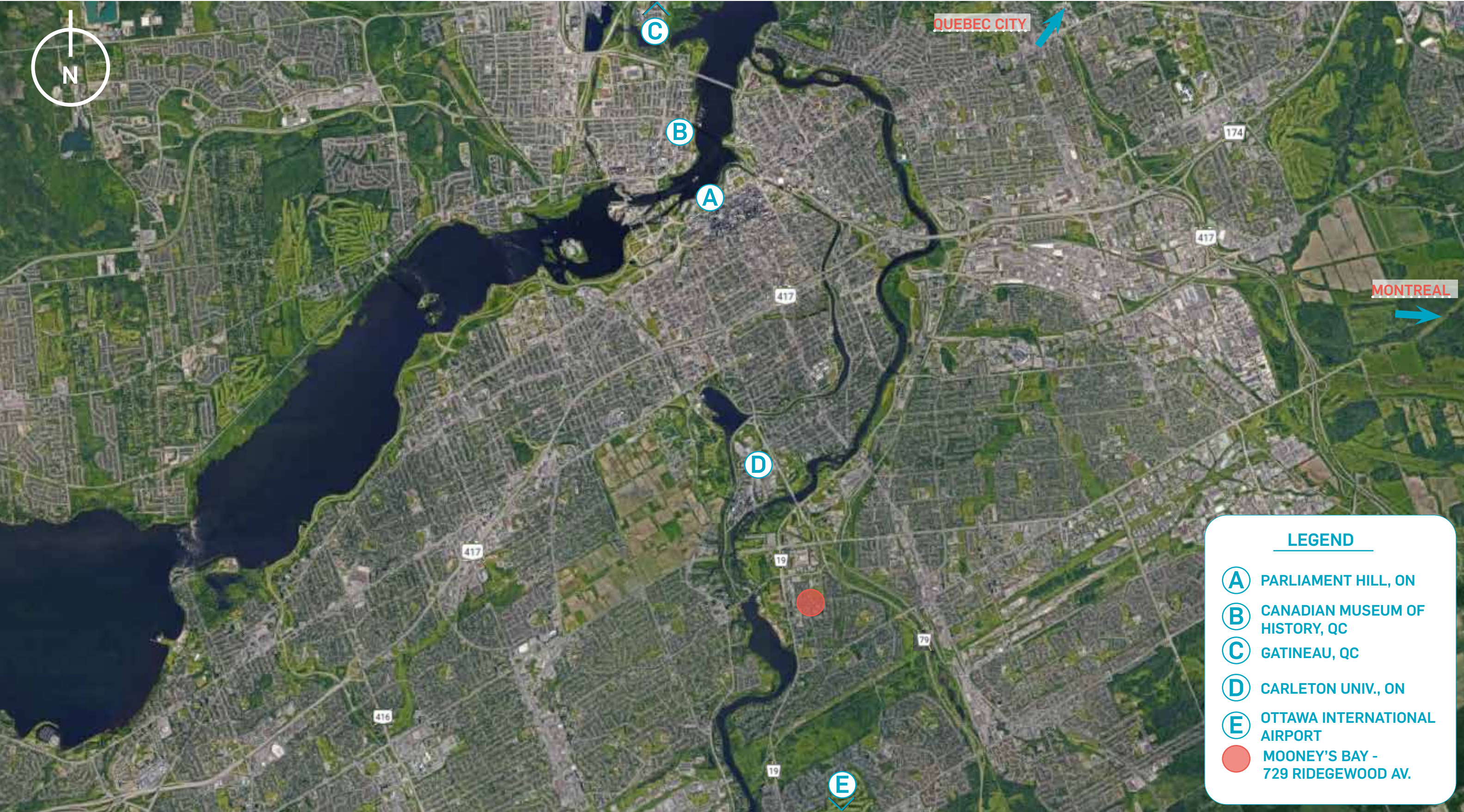


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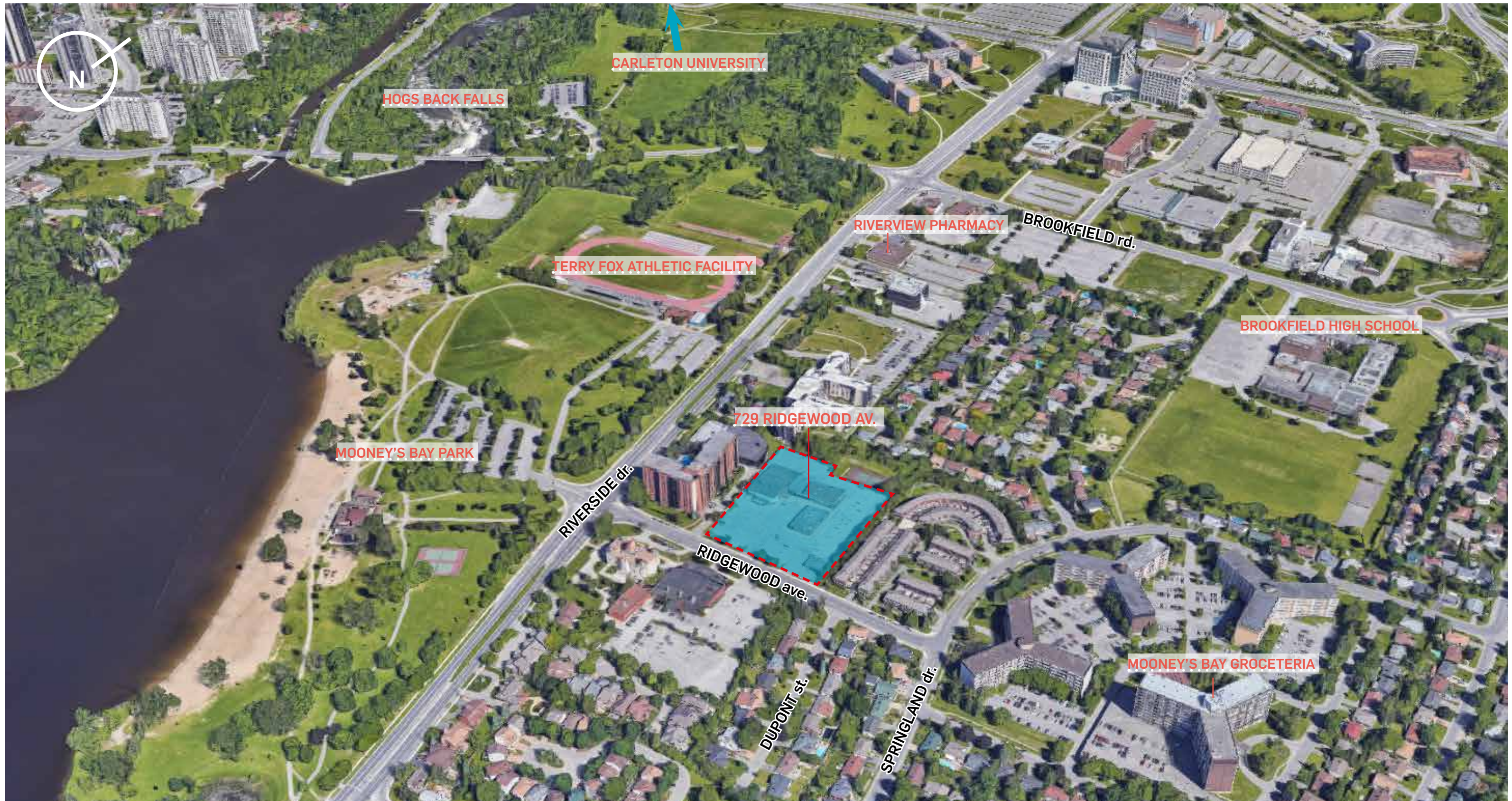
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SITE



SITE LOCATION



SITE LOCATION

brigi



SITE LOCATION

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NEUF
ARCHITECT(E)S



12382 - 729 RIDGEWOOD, Ottawa, Ontario

2023.03.02



PROJECT SITE



2951 RIVERSIDE - THE DENBURY



SAINT PATRICK'S HOME



RIDGEWOOD AVE. TOWNHOUSES



SAINT ELIAS BANQUET CENTRE

NEIGHBOURHOOD PICTURES



ST. ELIAS ANTIOCHIAN ORTHODOX CATHEDRAL



MOONEY'S BAY PARK



MOONEY'S BAY BEACH



MOONEY'S BAY PARK



MOONEY'S BAY PLAYGROUND

NEIGHBOURHOOD PICTURES

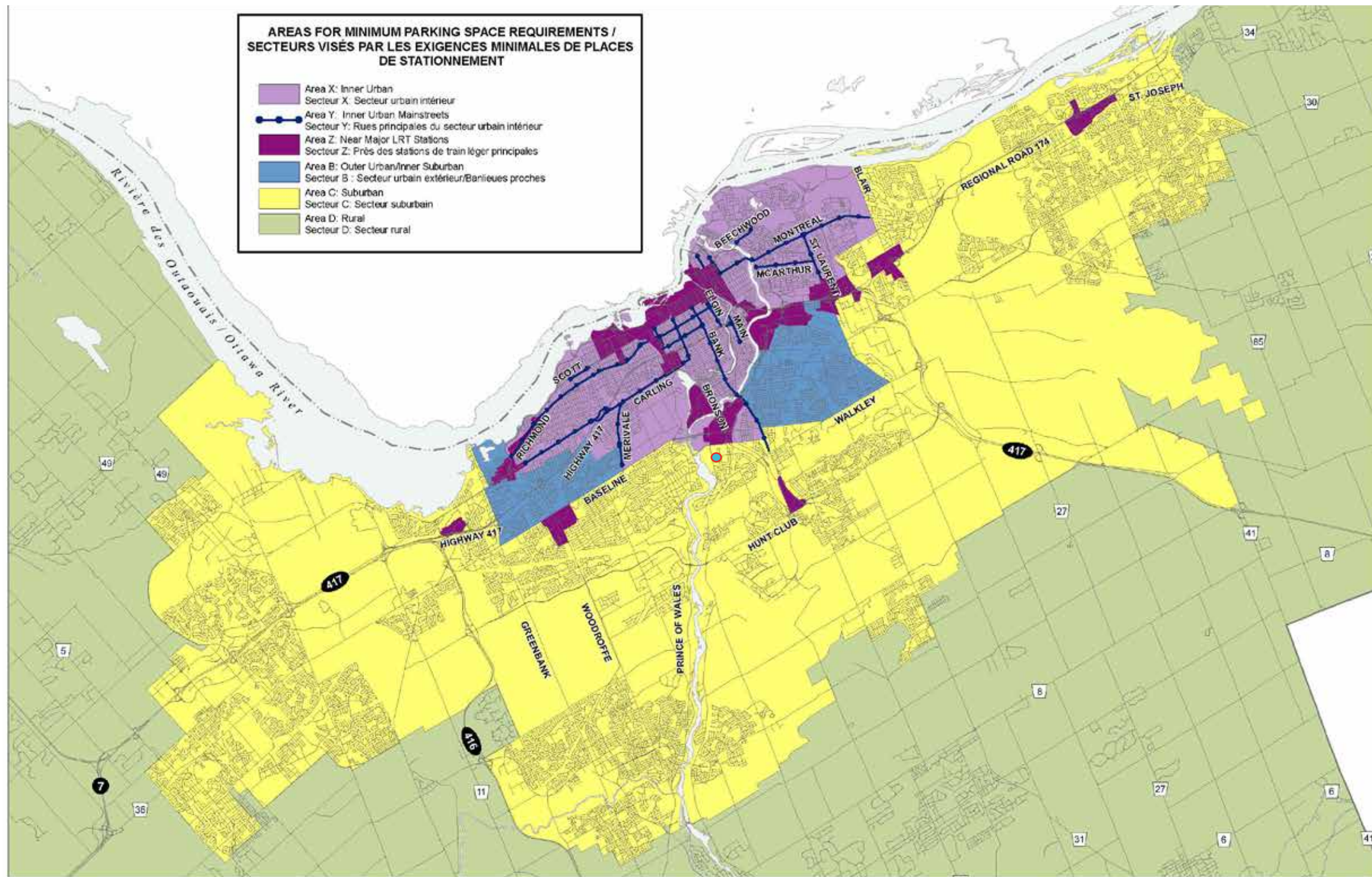


SITE PICTURES

brigi

02

ZONING



Ottawa

D02-02-16-0002 | 16-0952-Y

M:\Zoning_Bylaw\Schedules

Produced by Infrastructure Services and Community Sustainability
Produit par le Services d'infrastructure et Viabilité des collectivités

This is Schedule 1A to Zoning By-law No. 2008-250
Annexe 1A au Règlement de zonage n° 2008-250

This is Attachment 1 to By-law Number 2016-249, passed July 13, 2016
 Pièce jointe n° 1 du Règlement municipal n° 2016-249, adopté le 13 juillet 2016

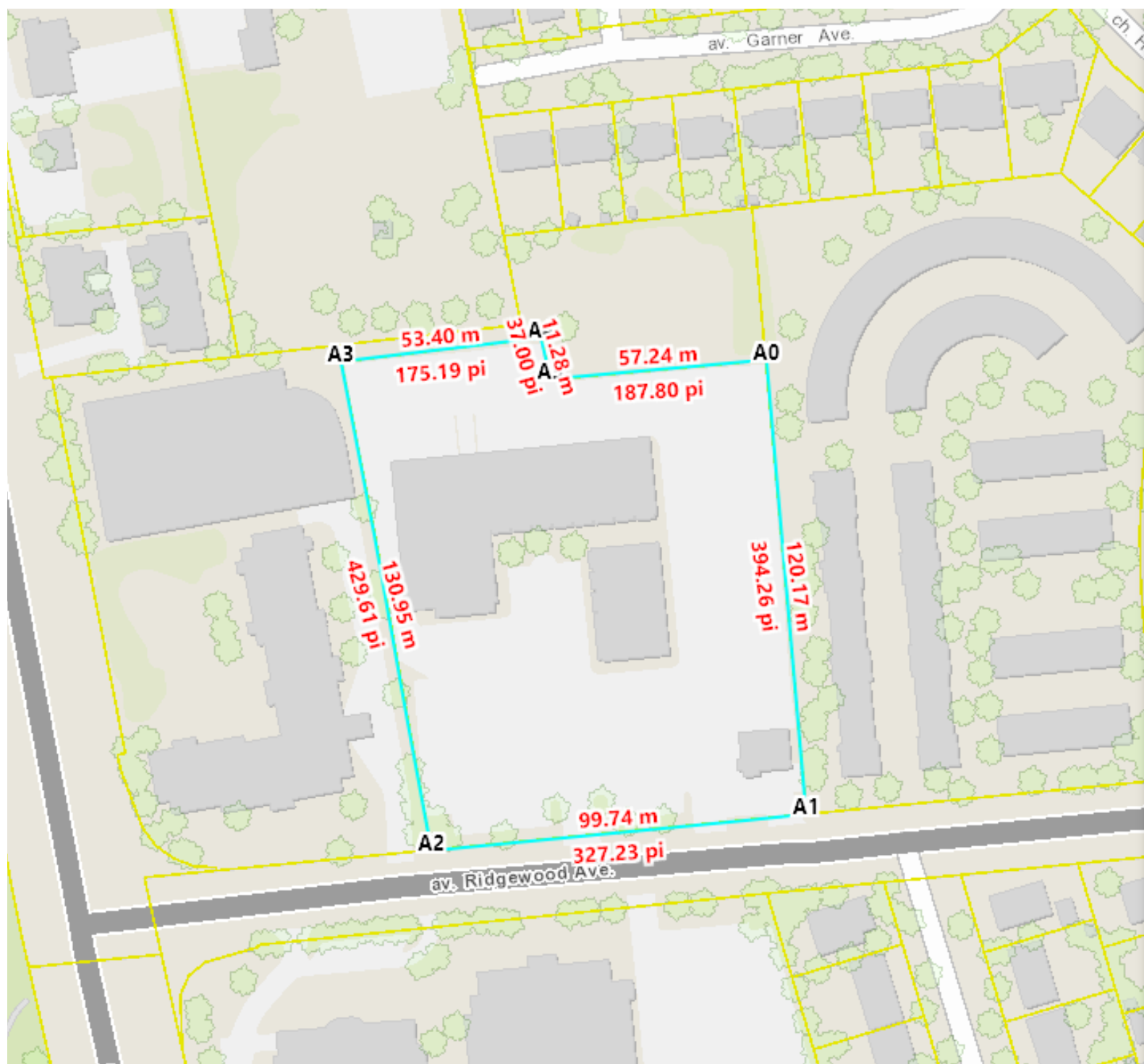
Consult Sections 101 and 102 for minimum parking space and visitor parking space rates /
 Consulter les sections 101 et 102 pour connaître les taux minimaux de places de stationnement, y compris les taux de places de stationnement pour visiteurs

All lands in the City of Ottawa not shown as Area B, C, X, Y or Z are within Area D / Les parties de la ville d'Ottawa non situées dans les secteurs B, C, X, Y ou Z se trouvent dans le secteur D.

Échelle
N.T.S.
Mètres

Scale
N.T.S.
Mètres

ZONE AS PER ANNEXE 1A



Géométrie de la parcelle

Sélectionner une parcelle de propriété sur la carte. Les sommets seront étiquetés, et les dimensions et la superficie de la parcelle seront indiquées ci-après. Faites un zoom sur la carte si les parcelles de propriétés ne sont pas visibles.

Remarque: Les distances et les zones représentées sur la carte et ci-après ne sont pas fondées sur un relevé d'arpentage officiel. Elles ne sont pas destinées à être utilisées pour les besoins d'un relevé d'arpentage officiel.

A0-A1: 120.17 m (394.26 pi)

A1-A2: 99.74 m (327.23 pi)

A2-A3: 130.95 m (429.61 pi)

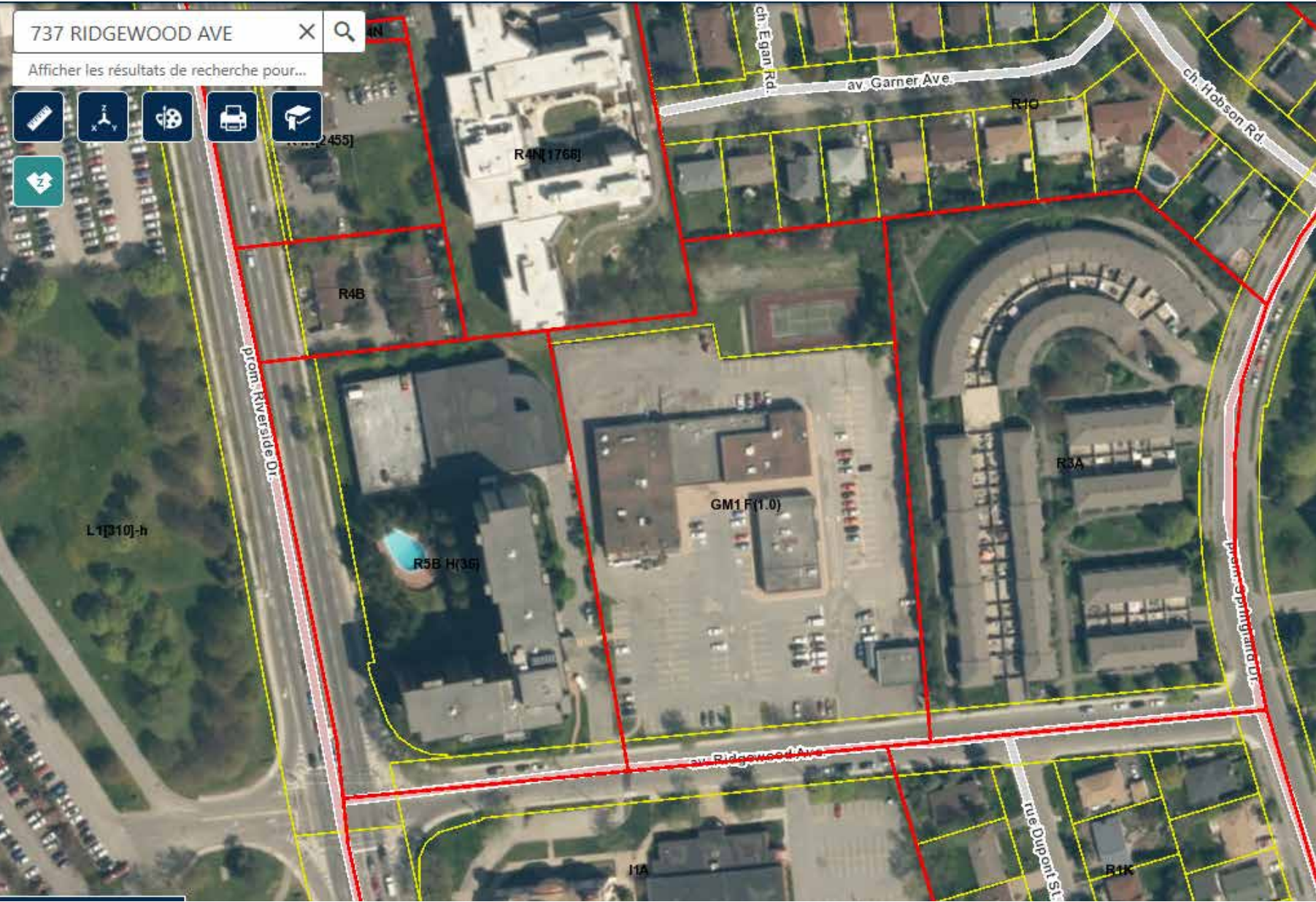
A3-A4: 53.40 m (175.19 pi)

A4-A5: 11.28 m (37.00 pi)

A5-A0: 57.24 m (187.80 pi)

Périmètre total: 472.77 m (1551.09 pi)

Superficie totale: 13220.39 m² (142302.93 pi²) (1.32 ha)



MOONEY'S BAY BUILDING I TO IV 729 Ridgewood Avenue			2023-03-02
PIN - to be confirmed Bylaw 2008-250 Zoning – GM1 F (1.0)			
	Required (By-law)	Provided	
Lot area (sq.m)	13 238	13 238	
Gross floor area of the building (sq.m)	6 619	5 440	
Ratio Max.	50%	41,09%	
SETBACK (m)			
Minimum Front Setback (m)	3 m	5,5 m	
Minimum Side Setback (m)	3 m	6,4 m	
Minimum Interior Setback (m)	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone: 5 mts For residential use building higher than 11 m high: 3 m	6,4 m	
Minimum Rear Yard Setback (m)	Abutting a street: 3 m From any portion of a rear lot line abutting a residential zone: 7,5 m	N.A.	
BUILDING			
Height (m)	18 m	Tower I - 20 storeys - ± 66 m Building II - 6 storeys - ±23.00 m Building III - 4 storeys - ± 16.20 m Building IV - 4 storeys - ± 17 m	
Maximum floor space index	No more than 50% of the permitted floor space index may be used Full floor space index may be used for apartment dwelling, mid rise	41,09%	
Minimum width of landscaped area	Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 meter where a minimum 1.4 meter high opaque screen is provided	In progress	

				Required (By-law)		Provided									
PARKING				Units or m ²	Parking spaces									Parking spaces	
AREA C - AS PER SCHEDULE 1A						Basement 1				Basement 2				Total	
						HANDICAP	RESIDENTS	REDUCED	TOTAL	RESIDENTS	REDUCED	TOTAL			
Residential Dwelling, mid-high-rise Apartment	TOWER I	1.2 per dwelling unit	206	247	6	47	9	62	62	11	73	135			
	BUILDING II		97	116	4	30	7	41	75	0	75	116			
	BUILDING III		87	104	4	12	5	21	71	12	83	104			
	BUILDING IV		54	65	3	5	4	12	48	5	53	65			
	TOTAL		444	533				136			284	420			
Visitors	TOWER I	0.2 per dwelling unit	206	41	0	37	2*	37	0	6*	0	41			
	EXTERIOR T-L			1	3	0	4	0	0	0					
	BUILDING II		97	19	0	19	0	19	0	0	0	19			
	BUILDING III		87	17	0	17	0	17	0	0	0	17			
	BUILDING IV		54	11	0	11	0	11	0	0	0	11			
TOTAL		444	88				88				88				
Convenience Store	INTERIOR	3.4 per 100 m ² of g.f. area	552	19		15	0					15			
	EXTERIOR			1	3					4					
	TOTAL			19						19					
GRAND TOTAL				640								527			
BIKES				Units or m ²	Parking spaces - Bikes	Parking spaces - Bikes									
Residential Dwelling, mid-high-rise Apartment	TOWER I	0.5 per dwelling unit	206	103				81			22	103			
	BUILDING II		97	49				27			22	49			
	BUILDING III		87	44				17			27	44			
	BUILDING IV		54	27				13			14	27			
Convenience Store		1.25 per 250 m ² of g.f. area	551.50	3				3			0	3			
TOTAL				227								226			

*TANDEM NOT INCLUDED

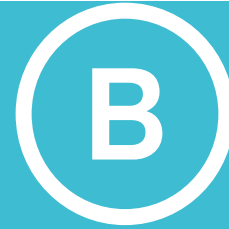
03

DESIGN CONCEPT



URBAN CONCEPT

PLEASE REFER TO FOTENN, URBAN PLANNING CONSULTANT



ARCHITECTURAL CONCEPT

ARCHITECTURAL CONCEPT

Architectural Surroundings

729 Ridgewood has an ideal location for density intensification due to the following reasons:

- Close to parks and Mooney’s bay beach, as well as other open spaces and athletic facilities.
- Close to services such as collective transport, public schools and universities.
- Within a 17 minute walk is the Mooney’s Bay O-Train that will bring you either to the Hunt club or as far as the Bayview LRT Station, where you can grab the LRT to your next destination.
- Quick access to Billings Bridge shopping centre and Carleton University, with simple access to transit.
- Community services such as churches and a wedding centre are in close proximity.
- Located in a consolidated residential neighbourhood.

The developments surrounding 729 Ridgewood Avenue have numerous different characteristics, including typology, number of storeys, simple envelope geometry, and type of elevation treatments involving several materials. Please find below a description of these diverse surroundings:

1. The property to the west is The Denbury, an ‘L’ shaped residential development. The Denbury is a 12 storeys high building with high-density housing, comprised by 174 condominium units that include a mixture of one, two, and three bedrooms. The exterior characteristics of the development entail the use of red brick, clear glass windows, and balconies in black corrugated metal.
2. The properties immediately to the east are a couple of two storeys high rows of townhouses. Their façades involve the use of brown brick on the first storey, with a mixture of vertical wood siding and weathered cedar shingles on the second storey.



3. Further to the east and crossing Springland Dr., is The Norberry development. These four iconic ‘Y’ shaped residential buildings are 6 to 10 storeys high. Please refer to the neighbouring buildings reference photos.
4. The property to the northwest is the long-term care centre, St-Patrick’s home. This construction is five storeys high. The building façade uses a combination of iron spot and tan brick, as well as cement board and pre-cast concrete accent panels.
5. To the northeast, there is a low-density housing development comprised by detached homes, two storeys high. Their façades consist mostly of brown brick, aluminium, stone and other mixed materials.
6. South of this property, on the other side of Ridgewood Avenue, is St. Elias Antiochian Orthodox Cathedral and the Saint Elias Banquet Centre - Wedding Venue. Both buildings are two storeys high, and encompass the use of light beige bricks reinforcing their monumental architecture.

ARCHITECTURAL CONCEPT

The 729 Ridgewood Development concept

The generation of community, the integration of public areas with services, and the incorporation of a residential function are the main concepts of this development. At the same time, the volumes that constitute the development have to act in response to the immediate neighbours; this is the driving influence for the different number of storeys when looking at the composition of its constructions.

The overall proposal includes volumes with different heights and shapes. More specifically, the projected development is comprised of one high-rise tower, one mid-rise building, and two low-rise buildings.

The site configuration provides a gentle transition from Building IV to Building III at four storeys each, to Building II at six storeys, which then integrates to Tower I at twenty storeys.

It is with a different type of transition that the volumes onsite interact with their surroundings according to their characteristics. Using these transitions, combined with the opportunity provided by having multiple heights of four and six storeys, there is a better integration between the neighbourhood fabric already present in the area adjacent to the site and the project.

Accordingly, low-rise buildings are located along Ridgewood Street and adjacent to the east to the townhouses. Meanwhile, Tower I is carefully placed at the centre of the urban block, on the northeast corner of the site. With this proposed layout, the buildings also shape a central public space that is accessible to the community, and where leisure activities can take place. Another important point to remark is the urban sustainability factor related to green roofs. In an effort to reduce vehicle traffic onsite, the entire underground footprint of the development is planned to include green roofs that allow a perception of continuity with a pedestrian accessible urban fabric.

The ground floor podium area between Tower I and Building IV will create a green roof area open to the residents for activities such as a communal garden. Another residence accessible green roof is proposed for the roof of Building II, at the seventh floor of Tower I.

The proposed development is to appeal to residents from multiple age groups, with numerous degrees of activities, occupations, interests and lifestyles. Therefore, the purpose is to create a multiplicity of spaces and responses for the diversity of the residents.



Massing

Volumes of four, six and twenty storeys, creating an inner courtyard while responding to the surrounding buildings organisation, will frame the site. The shorter volumes and the openness of the courtyard are located to the southwest. This orientation was chosen to maximise the sun exposure of the courtyard, but also to allow the existing buildings to breathe by creating separate volumes.

The proposed massing of the buildings is fashioned with the intention to generate a strong presence on the street with a low-rise construction of four storeys high, Building IV. It includes a commercial conveyed podium appealing to human scale. The sense of arrival to the development is shaped through a drive aisle positioned central to the complex, creating a visually pedestrian friendly main entrance linked to the inner courtyard, and locating a small visitor parking and drop-off.

A punctual tower, Tower I, is proposed at the northeast corner to minimise shade on surrounding buildings, and to provide magnificent views to the river. This punctual tower will dialog with the urban landscape and the existing skyline.

ARCHITECTURAL CONCEPT

Characteristics of the Buildings: Proposed design improvements

The proposed architecture is modern and contemporary. It includes movement along the façade, as well as multiple and well-coordinated materials like metal, brick, wood panels and aluminum accent finishes as the prime constituents. Balancing the finish materials and the clear glass windows from floor slab to floor slab is envisioned.



Tower I:
It is to be an iconic white and light grey tower, imposing and closing the volumetric movement proposed by the entire complex. The tower plate has been made less wide and less bulky, which creates more appropriate architectural proportions for the site. The tower materiality has been simplified for a cleaner and clearer concept of transparency and linearity. For instance, to create a better pattern that is visually more appealing and tidy the fenestrations have been rationalized. In order to facilitate the wayfinding of the entrance, the tower lobby entrance now stands out in a subtle way through the design. As mentioned before, the proposal contemplates twenty storeys with access to a green roof at the seventh floor and on top of Building II. The amenities of the tower and podium have been placed in such a way that the user experience is intuitive and the public realm enriched.

Building II:
The podium materiality and architectural language was made to reflect Building II in its own way whilst differentiating it from the tower. Limited to six storeys, this volume acts as a transition between the low-rise buildings and the tower. The purpose for its envelope was to contrast a solid podium against the transparent and brighter tower. The brick, the Juliet balconies, the set back and the upper materiality language have the intention of making the building feel more residential and on a human scale, as well as to give it more appropriate proportions. The Juliet balconies on the front, facing the central plaza, are carefully located on the long side of the rectangular volume to allow all residential units to have natural access and profit from the other characteristics of the property. As a final touch, this building includes a green roof terrace.

Building III:
Standing at four storeys high, this building is quieter and more introverted, tucked into the internal street. Composed by a solid envelope of full height windows, its language is kept simple with brick and Juliet balconies, and yet intriguing with a play on the brickwork pattern from floor to floor. The light brown canvas creates a correspondence with the adjacent Building IV. Meanwhile, the proposed Juliet balconies are carefully located on the long sides of the rectangular volume facing the neighbouring properties, thus allowing all residential units to have access to the sun and natural exposure. The elevation facing the central plaza will also include Juliet balconies in slab-to-slab windows. The overall intention is to keep the look of the building discreet and residential, with a simple and yet charming language. As a whole, the colours of the brick and tones of the materials in general will be key to make this project work.



Building IV:
The L shape building is a four storeys high mixed-use construction. It will be the face of the project and it is meant to attract a dynamic lifestyle in the public courtyard and retail spaces, whilst keeping a warm residential look. The ground floor comes forward in the form of arches to be more inviting to users and signal the presence of retail spaces while allowing interesting signage to be integrated. It will allow permeability between the street and the interior courtyard, acting at the same time as an open arcade-door for the central plaza. Because this building is the face of the project, its facade treatment is unique and more playful with a staggering of materials and window panels, creating a simple but interesting fenestration pattern. The dark brown brick and full height windows mixed with Juliet balconies contribute to make this volume act as the gateway to the site. These characteristics will promote the continuation of the pedestrian urban fabric with a strong commercial component at the ground floor. In addition, a dedicated plaza and exterior amenity space will be integrated with the commercial component.



ARCHITECTURAL CONCEPT

The inner courtyard

Part of the main concept is the inclusion of a magnificent interior courtyard whose configuration is shaped by the surrounding buildings, which act as a background canvas. This courtyard is considered the heart of the project, as a space for the residents of this development, while also being an inviting space for the community. This exterior space connects to a proposed communal garden and a hardscaped space to provide areas for common events and gatherings.

As mentioned, the development includes a commercial area in Building IV to offer more services to the collective. It provides an ideal opportunity for a coffee house, food services, or other convenience providers. As part of the overall developed space, the commercial areas will have a terrace dedicated to their services. The ground floor of all residential buildings and the tower will include private terraces.

This diversity in activities will embrace, close and make the exterior space engaging and welcoming. The pedestrian lines across the central plaza are moulded as clear paths to increase the connectivity between all areas. Please see the proposed landscape plan for further information.



Parking spaces

The idea is to prioritise pedestrian circulations at ground level. The circular turnaround area at the end of the main vehicular entrance provides limited visitor parking, including a drop off zone. It will be treated with a pedestrian friendly finish in order to keep the aesthetics of the plaza, while allowing for the required open radius for the fire-fighters services. The remaining visitors parking and commercial parking will be located at the first basement level, and independent from the residents parking that is to be situated primarily at basement levels 1 and 2.

The design also focuses especially in the ramp location. It is located strategically after reaching the main plaza, in-between Buildings II and III to the east. This strategy aims to limit the amount of vehicular circulation to a degree, while providing the maximum possible amount of space that can be dedicated to the main plaza and the private terraces.



Phasing

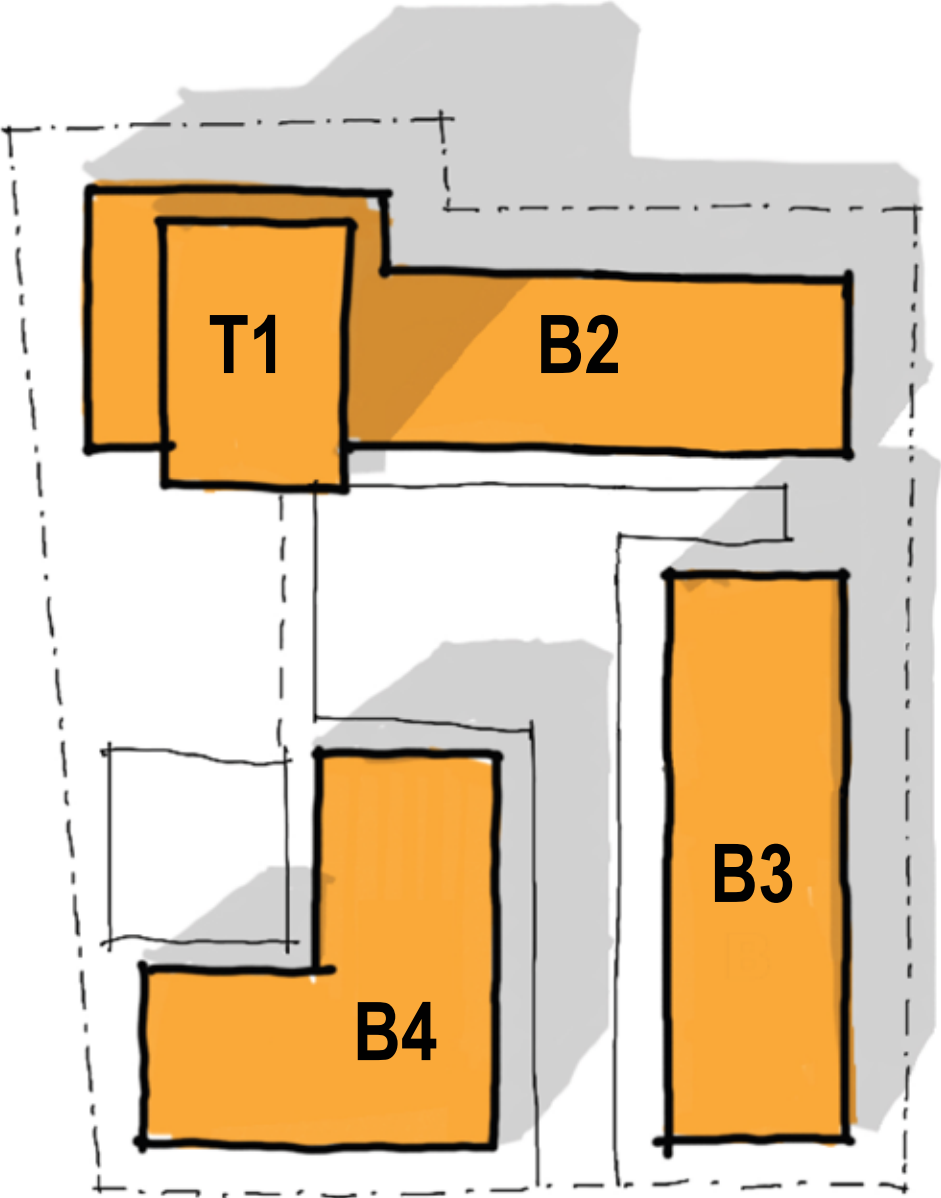
As part of logistics planning, and in order to accommodate the parking requirements for each building, the proposed design carefully considers the space and access to the subdivided parking areas of the development. This allows the buildings to be constructed in sequential phases according to the convenience of the market and to the discretion of the client.

This proposal will be open for comments by the city.

ARCHITECTURAL CONCEPT

04

CLIENT DESIGN INTENTION



We believe this project needs to take advantage of being at a great location in the urban core of Ottawa, with some of the best public amenities the city has to offer. Adding density on this site, and combining it with the necessary diversity of people, public space and architecture, will make a lively project that is tailored to a wide range of residents and undoubtedly interconnected with its context.

Demographic

We believe the site will be best suited for either young professionals and older couples / empty nesters.

Personality

The person that lives on site will be :

- urban : love living in the city, puts proximity first
- active : outdoor activities, member of yoga studio or gym
- connected : likes the benefits of being part of a vibrant community
- healthy : focussed on wellbeing, life balance, nurturing
- creative : likes to contemplate, express himself, live slightly different life

Site plan

Proposing to subdivide the project into four different buildings allows Brigil to address the need for diversification and to give each building its own architecture and dedicated public space. From Ridgewood Avenue towards the back of the site, we slowly merge from open public space, to more private intimate spaces.

- Building A : interacts towards Ridgewood Avenue with a commercial front and towards the internal street with amenity spaces. The building also embraces a semi-public courtyard connected to the amenity spaces and shared garden for the site.
- Buildings B : is the urban infill, at 4 storeys, a “house” with the front and back yard for larger units and families
- Building D : is a more private tower for introverts appreciating the distance vertically and horizontally from the public realm



Tower I



Building II



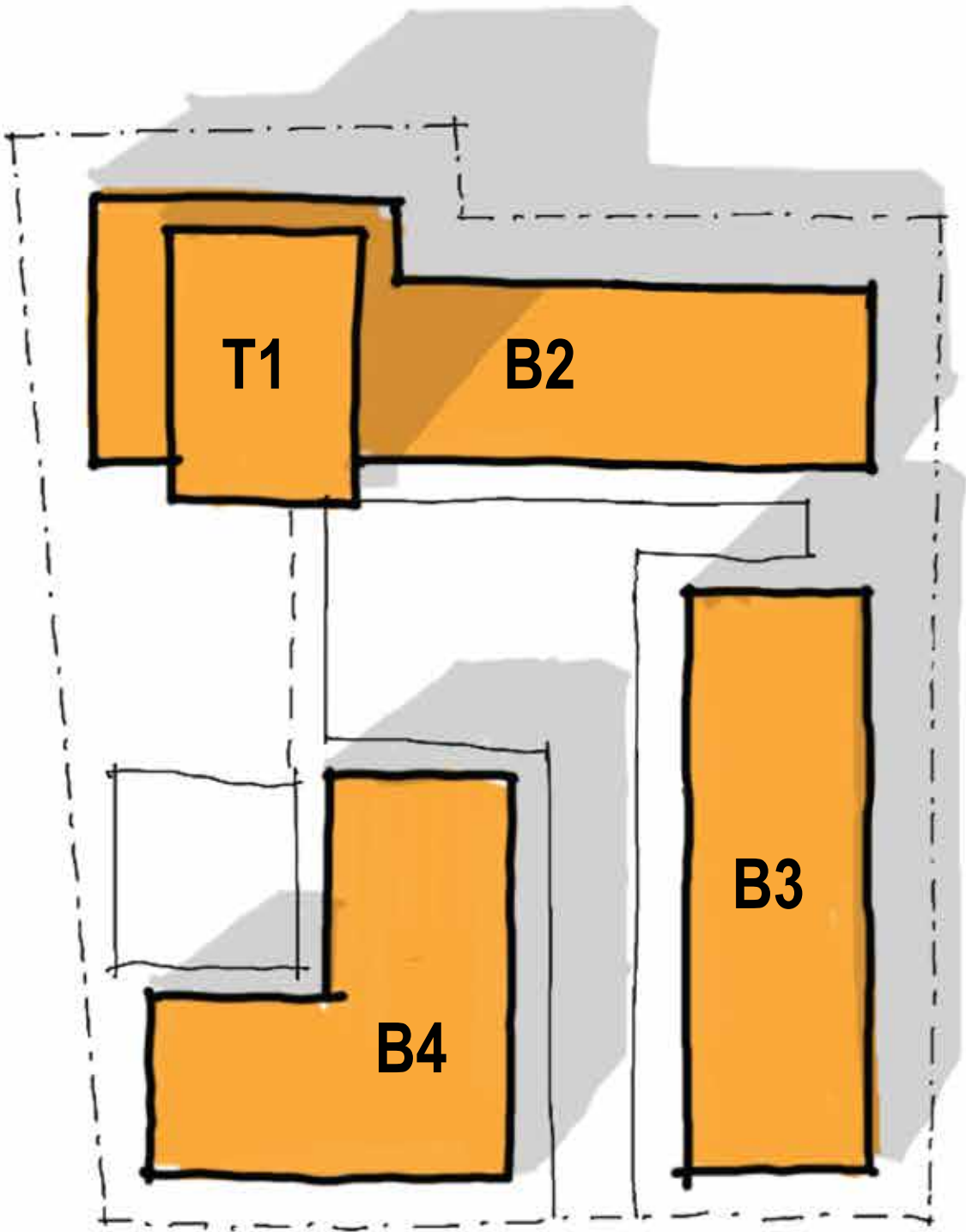
CLIENT CONCEPT

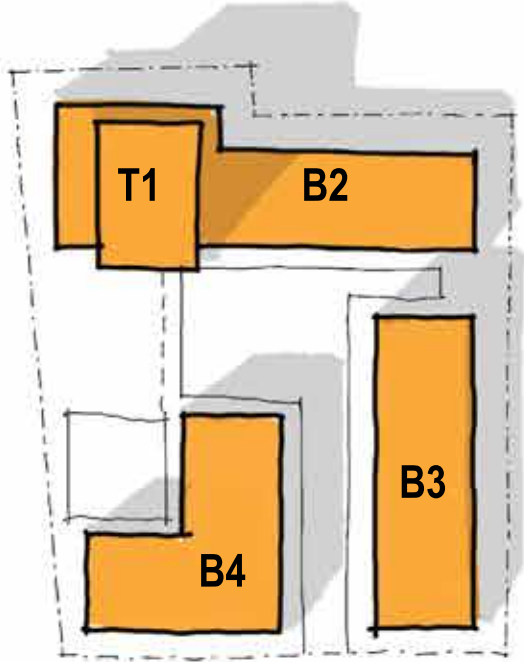
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Building III



Building IV





Building B in the scheme is geared towards young families, empty nesters and people who want to simply live in a connected community, surrounded by green space.

- units**
Small : 1 bedroom
Medium-Large : 2 bedroom+

public space
With large backyards and facing the internal street, the building overlooks mostly semi-public or quiet semi-private spaces.

- amenities**
focussed on the community to gather :
- community space
 - small library, rentable gather space with kitchen

- architecture**
- human scale
 - honest, simple
 - attention to detail
 - home

base volumes warm light sand colour brick in typical brick

volumes : white stacked brick or brick panels co

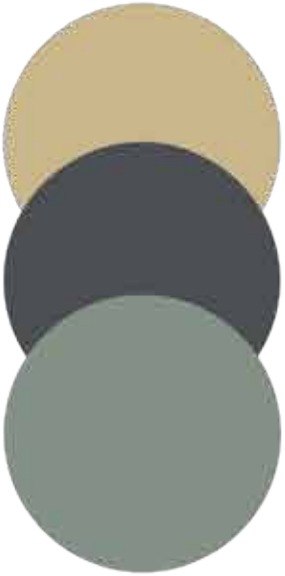


Concrete

MAIN MATERIALS

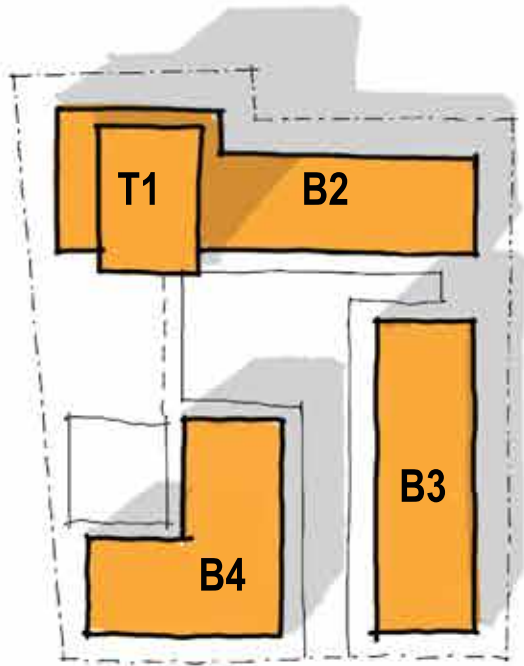


ACCENTS - COMPONENTS



COLOUR

CLIENT CONCEPT



Building C in the scheme is geared towards a balanced and healthy lifestyle for people living at a slightly slower pace or a bit more inward focussed.

units
small - medium : 1 bedroom + den

public space
the tower overlooks the private garden, has a rooftop amenity space on the podium and towards the back, overlooks private backyards and from the intergated loggia balconies inside the podium

amenities
focussed on well being :
• rooftop pool with spa
• lounge-bar
• hosting spaces (kitchenette + dining)

architecture
• private
• exploring views
• high quality
• warm, comfort



tower volume :
light, white, ordered visual grid, balcony fo-
cused facades

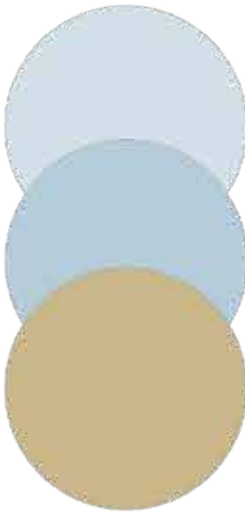
base volume :
white stacked brick or brick panels on the
podium buildings to continue the trend
with more texture



MAIN MATERIALS



ACCENTS - COMPONENTS

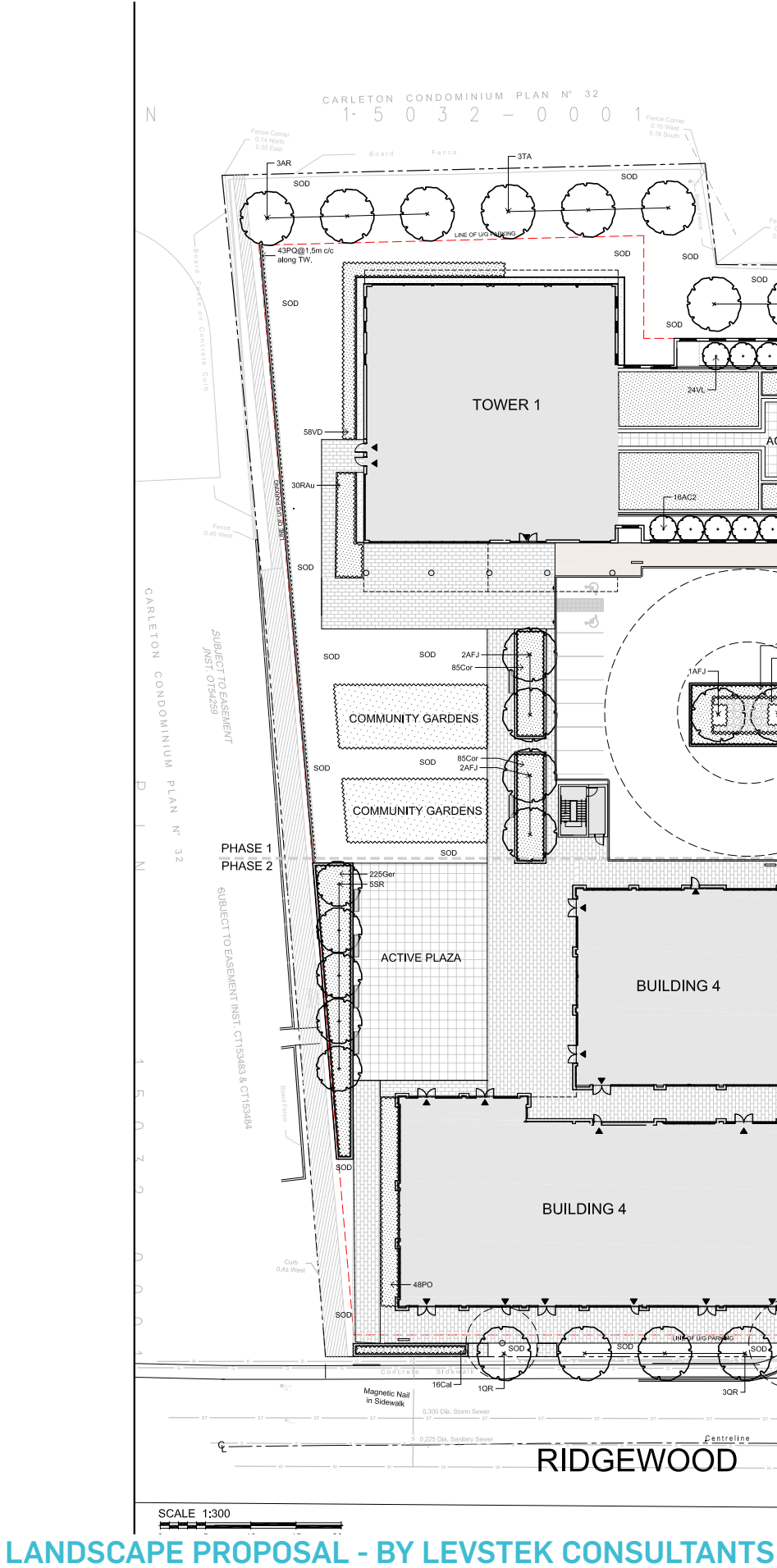


COLOUR

CLIENT CONCEPT

05

LANDSCAPE PROPOSAL



GENERAL NOTES

- 1 This drawing shall be read in conjunction with all relevant Architectural, Engineering and related Drawings and Documents. Refer to Engineering Drawings for Grading and Servicing.
- 2 Refer to Architectural Drawings for Site layout.
- 3 Contractor shall provide the location(s) of all services/utilities by consulting Municipal Authorities and Utility companies and shall be responsible for adequate protection from damage during construction.
- 4 Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications For Nursery Stock (latest edition), published by the Canadian Nursery Trades Association.
- 5 Plant Material locations are Schematic / Approximate only. Contractor shall stake out locations on site prior to work.
- 6 Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance.
- 7 Shrubs shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with a woven polypropylene weed control fabric (LANDSCAPE FABRIC-Green-Line by Thrace-LINQ) and 75mm depth composted pine mulch to finish grade, as specified.
- 8 Perennials and Ornamental Grasses shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with 75mm depth composted pine mulch to finish grade.(NO WEED CONTROL FABRIC), as specified.
- 9 Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Specification.
- 10 Reinstatement all areas damaged or disturbed beyond the limit of Work.
- 11 Plant Material substitutions shall not be permitted without written approval from the Consultant.
- 12 Contractor shall advise Consultant a minimum of 48hrs. prior to proceeding landscape work and any required Field Reviews.
- 13 THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.

PLANT MATERIAL SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	5	50mm cal	B&B, single stem
AFJ	ACER x FREEMANII JEFFERSRED	AUTUMN BLAZE MAPLE	6	50mm cal	B&B, single stem
AR	ACER RUBRUM	RED MAPLE	3	50mm cal	B&B, single stem
AS	ACER SACCHARUM	SUGAR MAPLE	4	50mm cal	B&B, single stem
QM	QUERCUS MACROCARPA	BUR OAK	4	50mm cal	B&B, single stem
QR	QUERCUS RUBRA	RED OAK	4	50mm cal	B&B, single stem
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	8	50mm cal	B&B, single stem
TA	TILIA AMERICANA	AMERICAN BASSWOOD	6	50mm cal	B&B, single stem
CONIFEROUS SHRUBS					
JCO	JUNIPERUS CHINENSIS 'ONTARIO GREEN'	ONTARIO GREEN JUNIPER	33	125cm ht	Potted
TO	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	4	150 cm ht	B&B
DECIDUOUS SHRUBS					
AC2	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	16	100cm ht.	B&B, multi-stem
HAA	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	22	50cm ht	potted, 100cm o/c
PO	PHYSCARPUS OPULIFOLIUS	COMMON NINEBARK	48	50cm ht	potted, 100cm o/c
RAU	RIBES AUREUM	GOLDEN CURRANT	30	50cm ht	potted, 100cm o/c
RB	ROSA BLANDA	SHRUB ROSE	56	50cm ht	potted, 100cm o/c
SJAW	SPIRAEA JAPONICA ANTHONY WATERER	ANTHONY WATERER SPIREA	34	50cm ht	potted, 100cm o/c
SJG	SPIRAEA JAPONICA GOLDMOUND	GOLDMOUND SPIREA	75	50cm ht	potted, 100cm o/c
VD	VIBURNUM DENTATUM	ARROWWOOD	58	50cm ht	potted, 100cm o/c
VL	VIBURNUM LENTAGO	NANNYBERRY	24	100cm ht.	B&B, multi-stem
VINES					
PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	97	2 yr.	potted
PERENNIALS					
Cor	COREOPSIS lanceolata	COREOPSIS	170	15 cm pot	plant 60cm o/c
Ech	ECHINACEA pallida	PALE PURPLE CONEFLOWER	32	15 cm pot	plant 60cm o/c
Ger	GERANIUM maculatum	WILD GERANIUM	225	15 cm pot	plant 60cm o/c
Hem	HEVEROCALLIS 'Hyperion'	Hyperion DAYLILY	90	15 cm pot	plant 60cm o/c
Rud	RULBECKIA fulgida 'Goldstrum'	BLACK-EYED SUSAN	187	15 cm pot	plant 60cm o/c
ORNAMENTAL GRASSES					
Cal	CALAMAGROSTIS x acutiflora 'Kari Foerster'	KARL FOERSTER REED GRASS	34	15cm pot	plant 75cm o/c
Pv	PANICUM virgatum	SWITCH GRASS	41	15cm pot	plant 75cm o/c
Sor	SORGHASTRUM nutans	INDIAN GRASS	38	15cm pot	plant 75cm o/c
Spo	SPICROBOLUS heterolepis	PRAIRIE DROPSEED	57	15cm pot	plant 75cm o/c

LEGEND / SYMBOL

FOR APPROVAL ONLY

Stamp

Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.

Work to be done in accordance with all applicable codes and by-laws.

Do not scale Drawing.

This Drawing shall not be used for construction until signed by the Consultant.

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Consultant

LEVSTEK CONSULTANTS

Client

brigil

Project

MOONEY'S BAY
729 RIDGEWOOD AVENUE

Drawing Title

LANDSCAPE PLAN

Drawn

MGB

Date

APR.2021

Drawing No.

L1.01

Scale

1:300

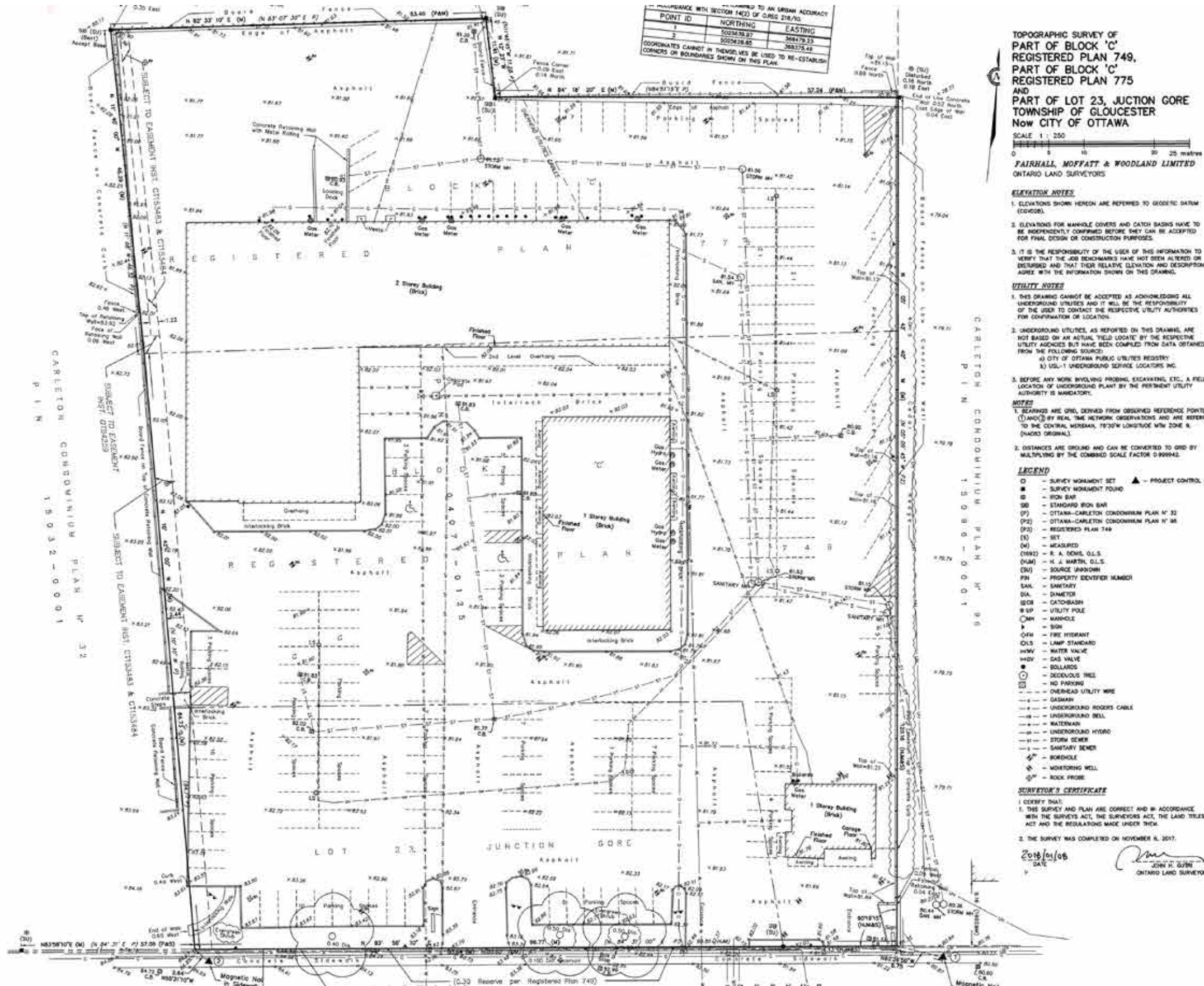
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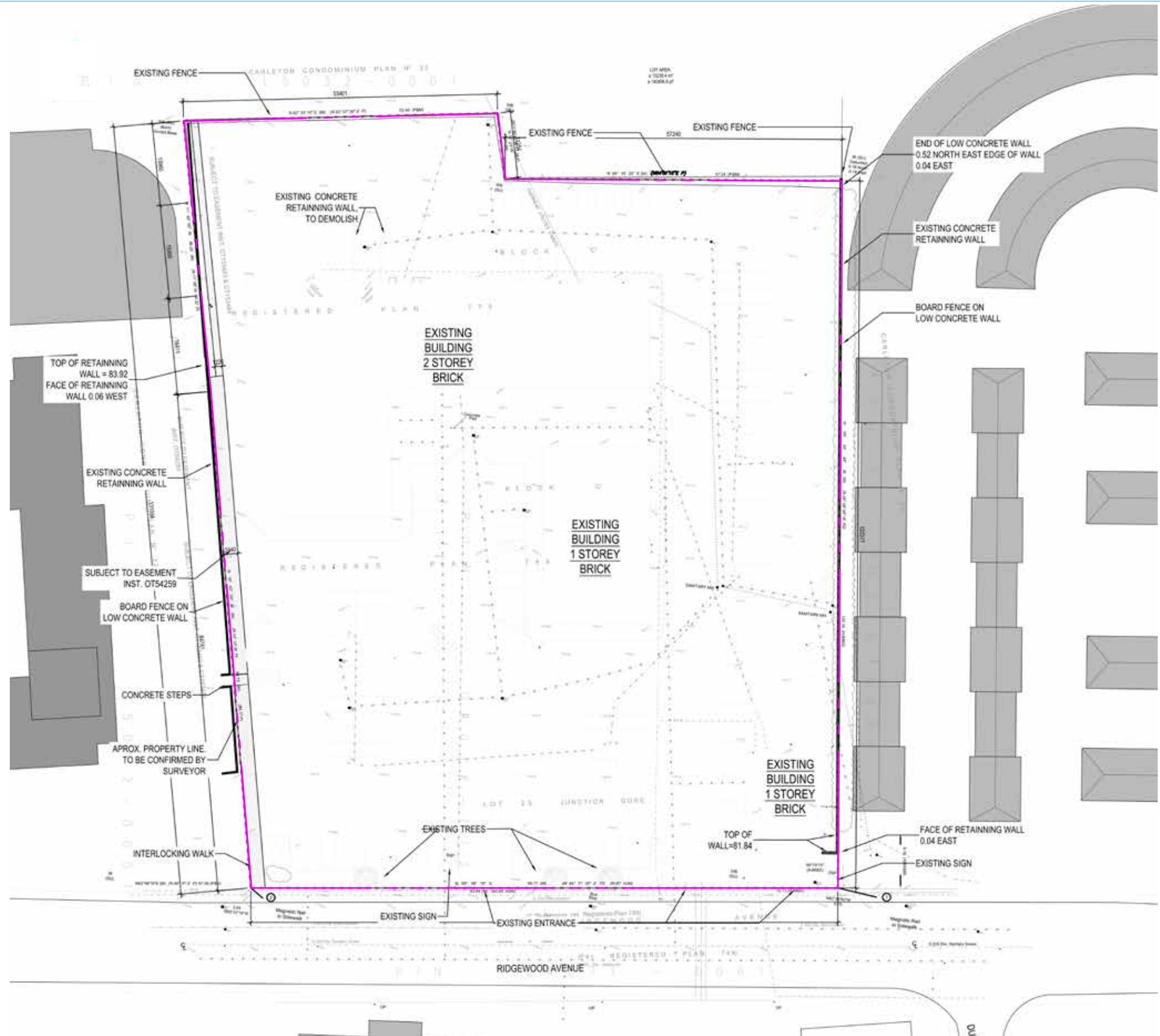
1180

D07-12-21-0089

06

PLANS





PROPERTY LINE FROM:
TOPOGRAPHIC SURVEY OF PART OF BLOCK 'C'
REGISTERED PLAN 749,
PART OF BLOCK 'C'
REGISTERED PLAN 775
AND
PART OF LOT 23, JUNCTION GORE
TOWNSHIP OF GLOUCESTER
NOW CITY OF OTTAWA
FAIRHALL, MOFFATT & WOODLAND LIMITED

TOPOGRAPHIC SURVEY OF
PART OF BLOCK 'C'
REGISTERED PLAN 749,
PART OF BLOCK 'C'
REGISTERED PLAN 775
AND
PART OF LOT 23, JUNCTION GORE
TOWNSHIP OF GLOUCESTER
Now CITY OF OTTAWA



CLIENT Client

BRIGIL

brigil

OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA

NO PROJET Project Number
12382.00

DESSINÉ PAR Drawn by
R.Q. / A.I.

VÉRIFIÉ PAR Checked by
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TITRE DU DESSIN Drawing Title

Proposed Site

DATE (aa.mm.jj)
2023-02-27

RÉVISION Revision

31

ÉCHELLE Scale
1:750

NO. DESSIN Dwg Number

A 101



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

BRIGIL

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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA
NO PROJET Project Number
12382.00
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TITRE DU DESSIN Drawing Title

Basement 2

DATE (aa.mm.jj)
2023-02-27
RÉVISION Revision

32

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A 201



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA

NO PROJET Project Number
12382.00

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TITRE DU DESSIN Drawing Title

Basement 1

DATE (aa.mm.jj)
2023-02-27

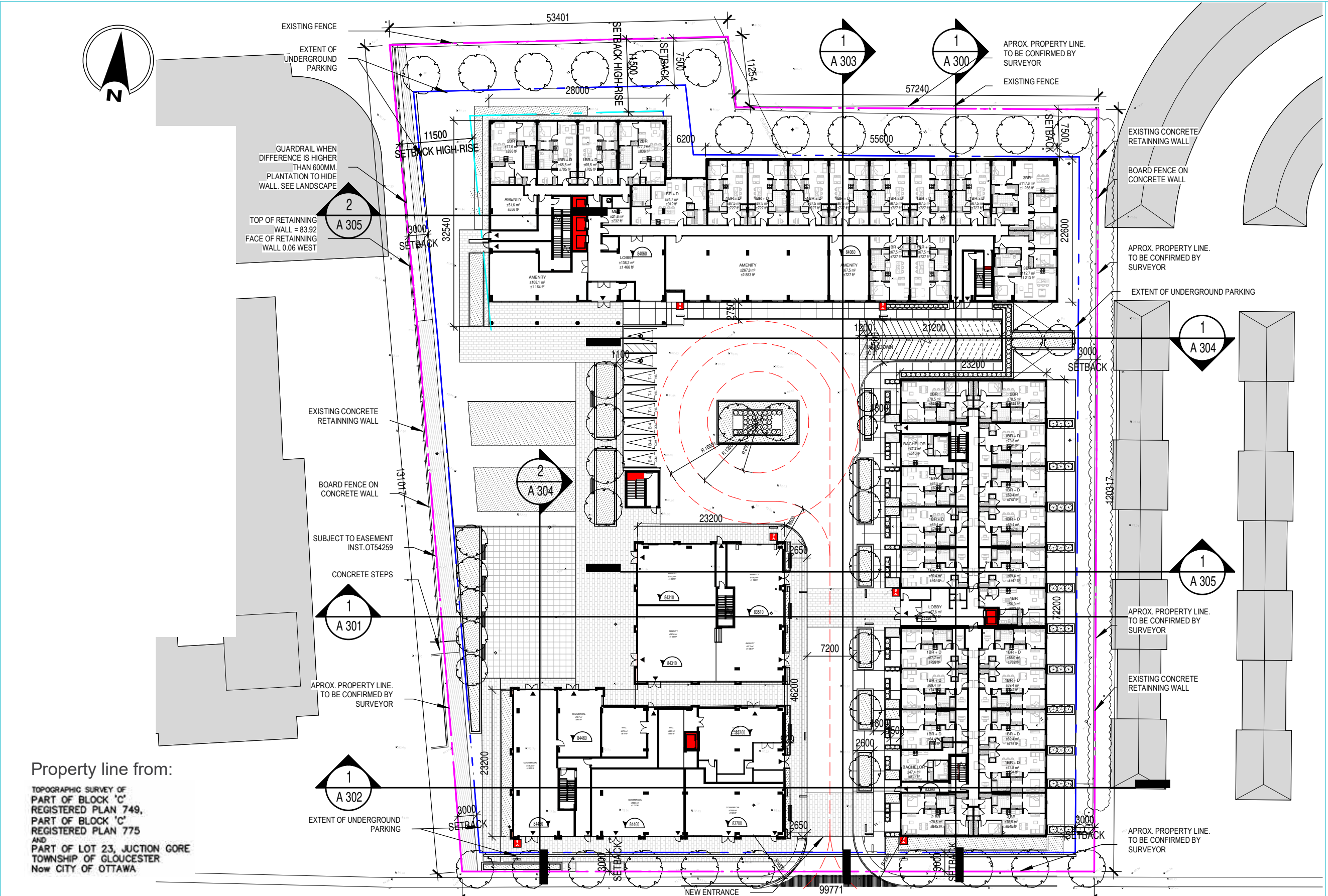
RÉVISION Revision

33

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A 202



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES
	MAIN ENTRANCE
	WALL MOUNTED FIRE HYDRANT
LANDSCAPE LEGEND	
	PROPOSED DECIDUOUS TREE
	PROPOSED DECIDUOUS TREE MULTI-STEM TREE/SHRUB
	PROPOSED SHRUBS / PERENNIALS/ GRASSES
	PROPOSED UNIT PAVING TYPE A
	PROPOSED UNIT PAVING TYPE B
	PROPOSED CONCRETE PAVING
	PROPOSED P.C CONCRETE SEGMENTAL PLANTER WALL
	PROPOSED 0.6M HT. WEATHERING STEEL (COR-TEN) PLANTER
	PROPOSED BENCH
	PROPOSED AGGREGATE MAINTENANCE STRIP



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA
NO PROJET Project Number
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TITRE DU DESSIN Drawing Title

2nd Floor

DATE (aa.mm.jj)
2023-02-27
RÉVISION Revision

ÉCHELLE Scale
1:600
NO. DESSIN Dwg Number
A 204



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA
NO PROJET Project Number
12382.00
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TITRE DU DESSIN Drawing Title

3rd-4th Floor

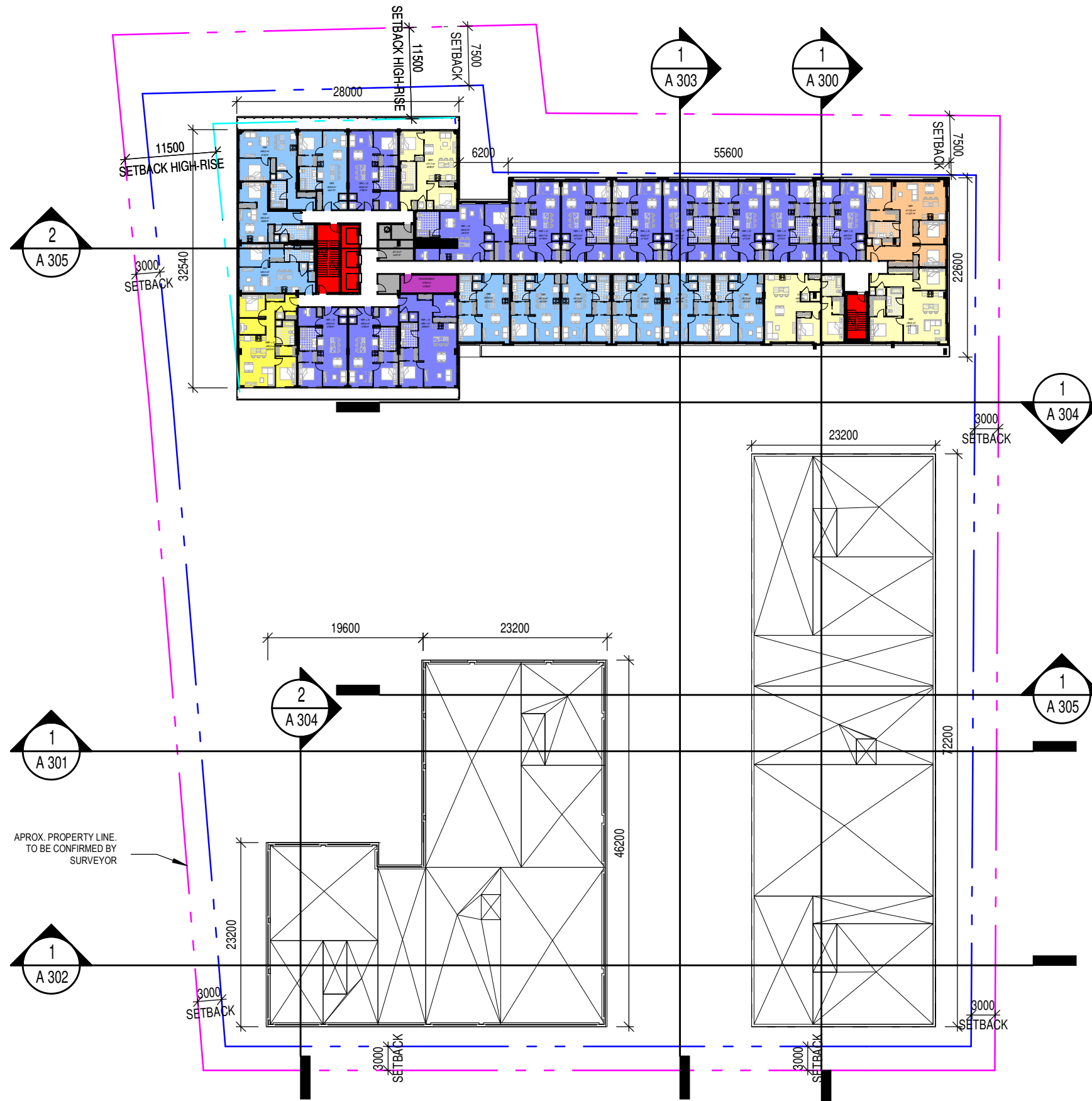
DATE (aa.mm.jj)
2023-02-27
RÉVISION Revision

36

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A 205



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
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TITRE DU DESSIN Drawing Title

5th Floor

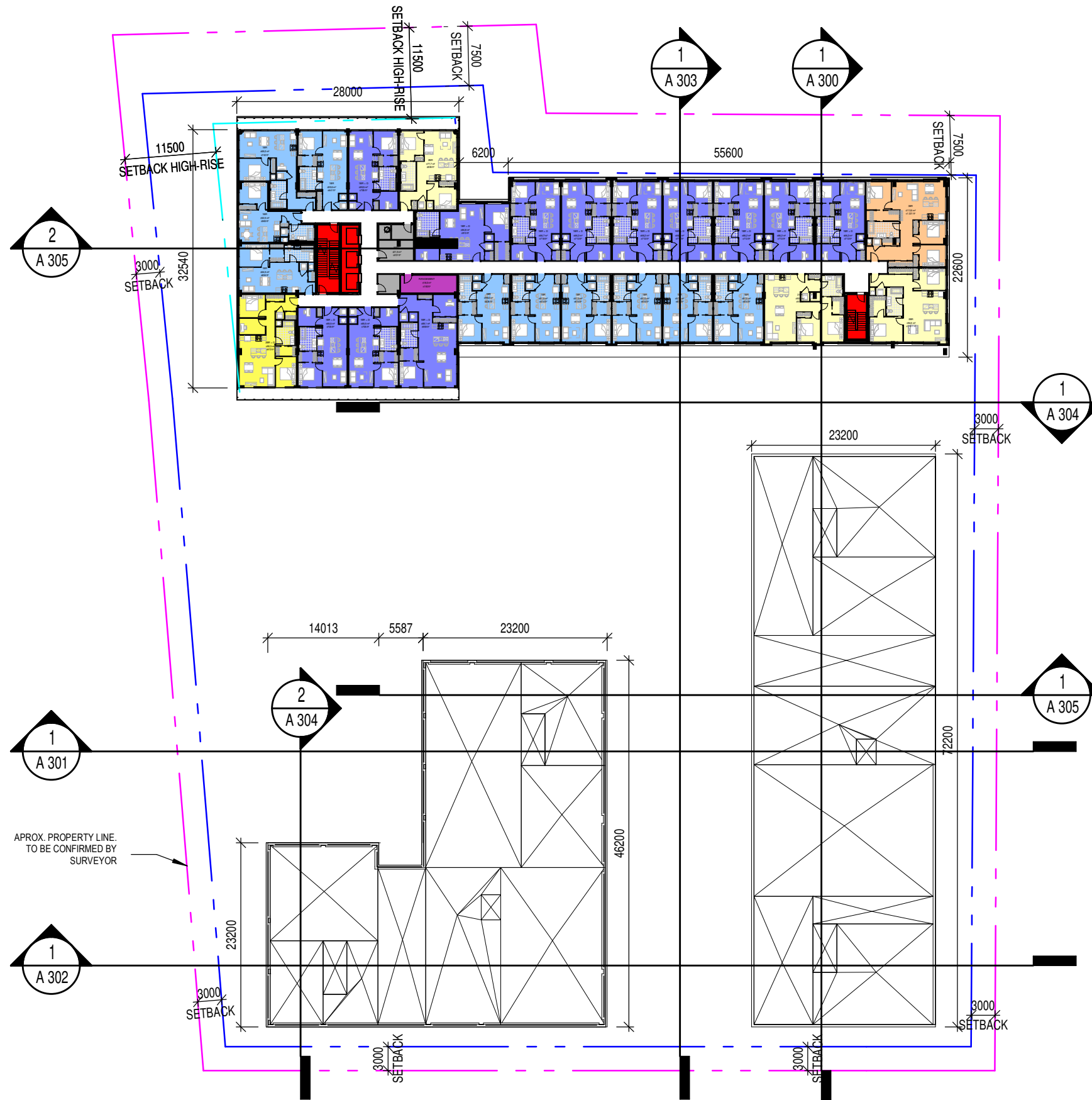
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2023-02-27
RÉVISION Revision

37

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A 206



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA
NO PROJET Project Number
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TITRE DU DESSIN Drawing Title

6th Floor

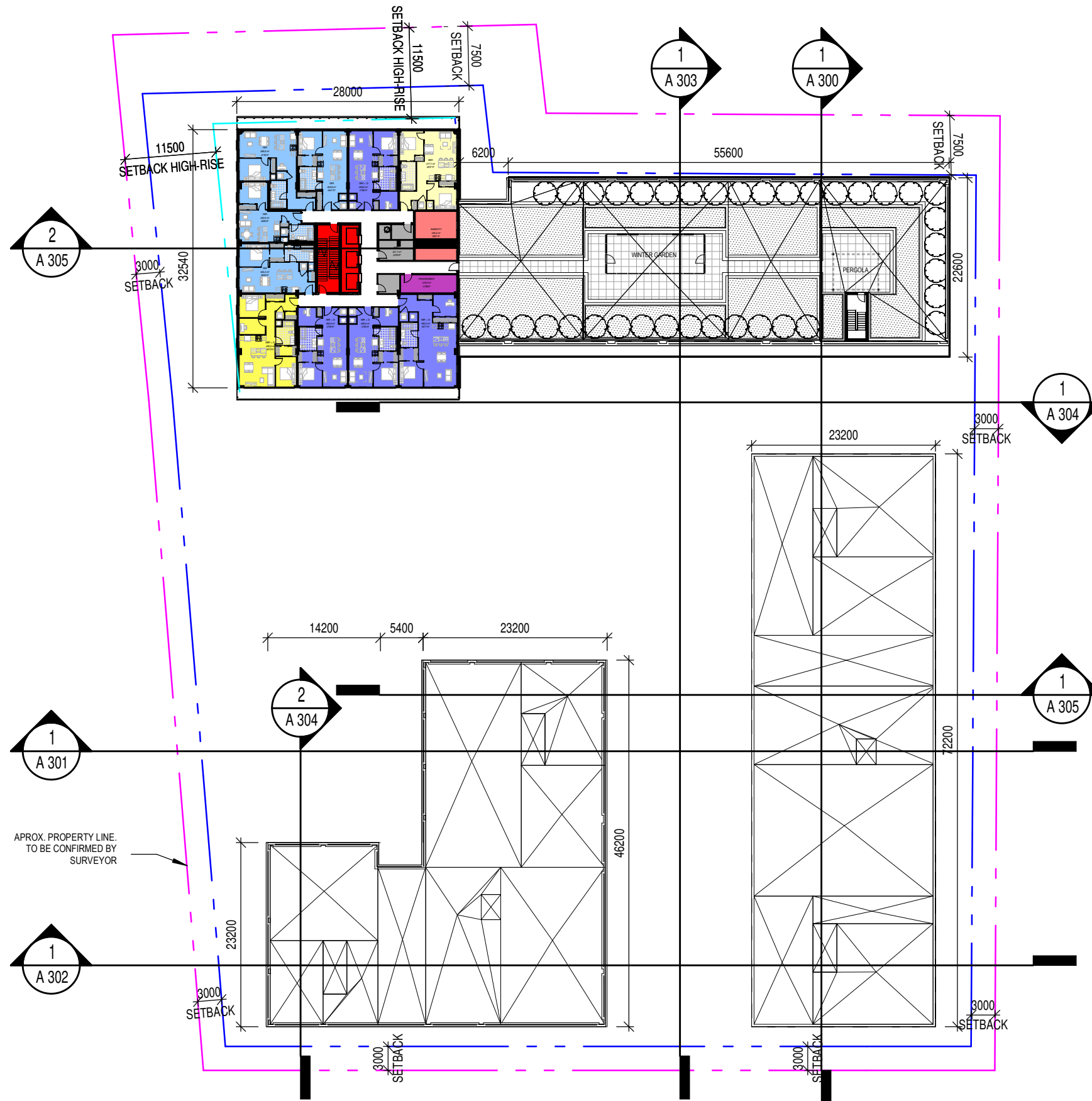
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2023-02-27
RÉVISION Revision

38

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A 207



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

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729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA

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TITRE DU DESSIN Drawing Title

7th Floor

DATE (aa.mm.jj)
2023-02-27

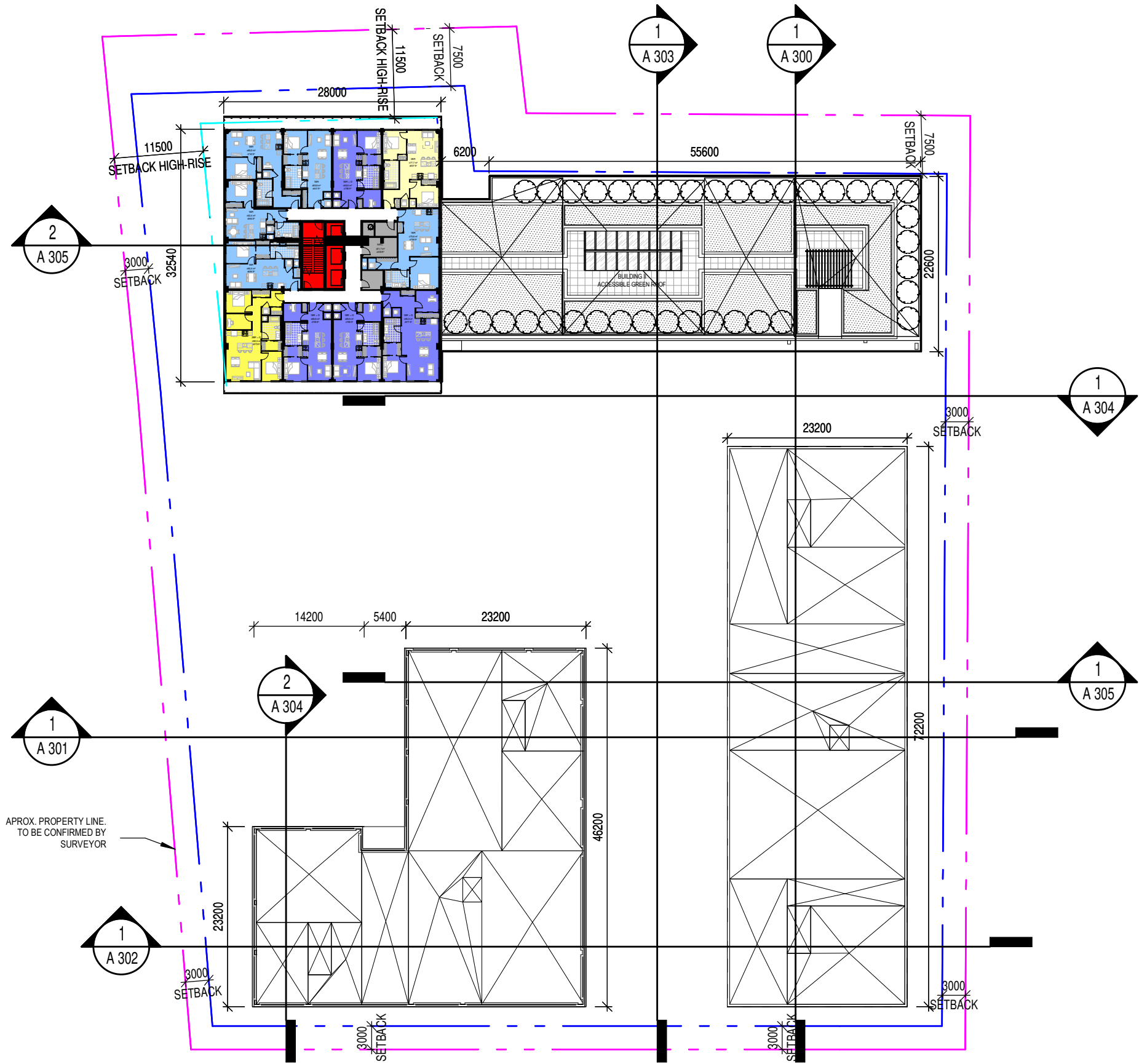
RÉVISION Revision

39

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A 208



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
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TITRE DU DESSIN Drawing Title

8th- 20th Floor

DATE (aa.mm.jj)
2023-02-27

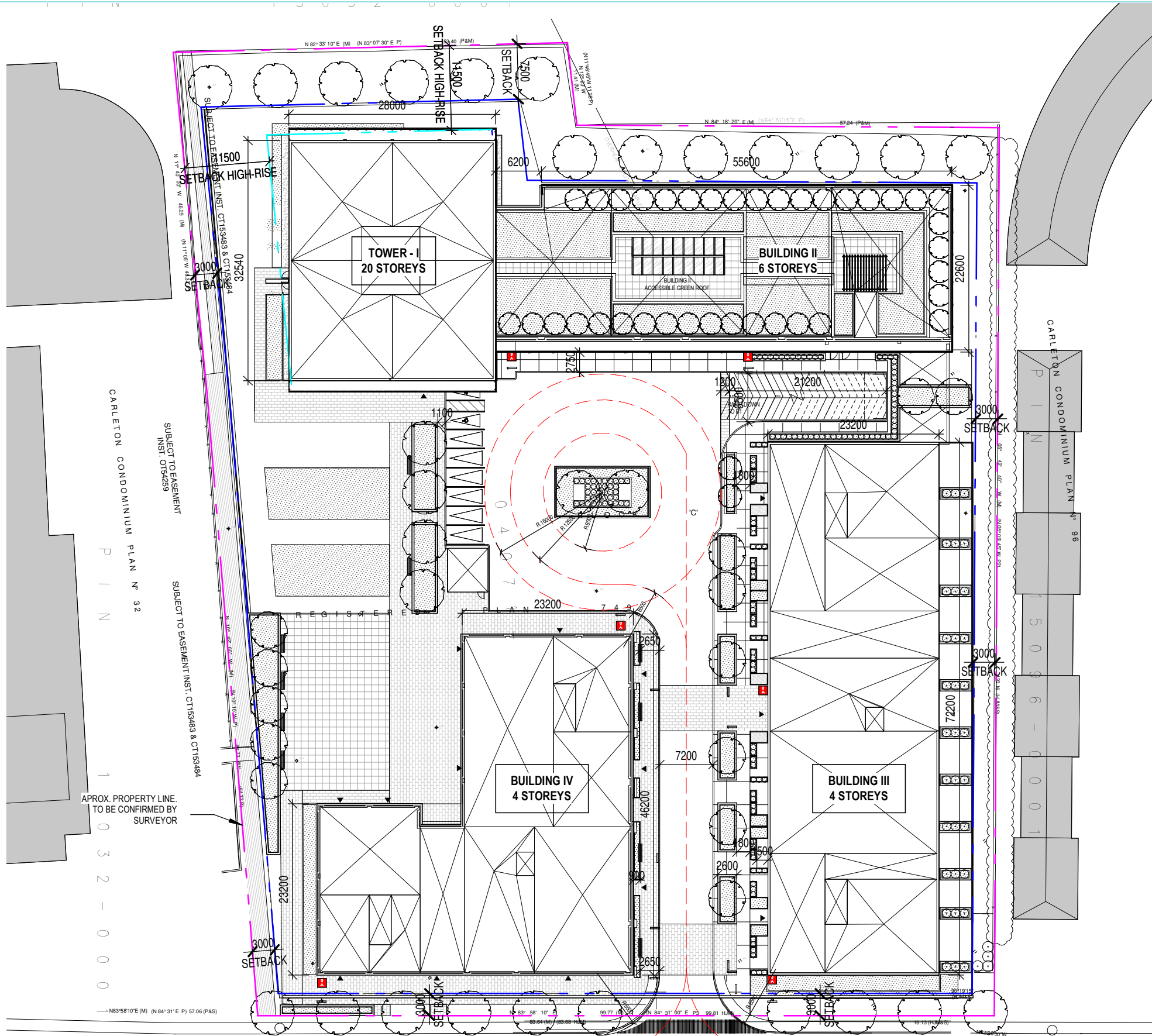
RÉVISION Revision

40

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A 209



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES
	MAIN ENTRANCE
	WALL MOUNTED FIRE HYDRANT

PROPERTY LINE FROM:
TOPOGRAPHIC SURVEY OF PART OF BLOCK 'C'
REGISTERED PLAN 749,
PART OF BLOCK 'C'
REGISTERED PLAN 775
AND
PART OF LOT 23, JUNCTION GORE
TOWNSHIP OF GLOUCESTER
NOW CITY OF OTTAWA
FAIRHALL, MOFFATT & WOODLAND LIMITED

CLIENT Client

BRIGIL

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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA
NO PROJET Project Number
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TITRE DU DESSIN Drawing Title

Roof Floor

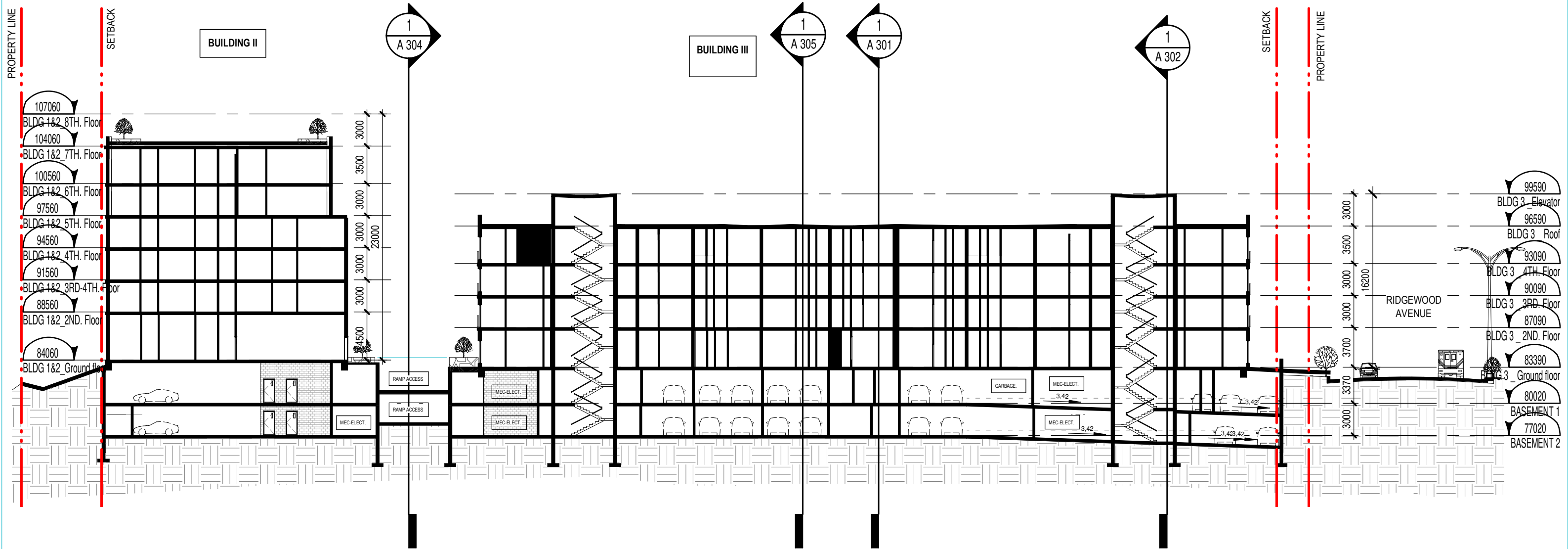
DATE (aa.mm.jj)
2023-02-27
RÉVISION Revision

ÉCHELLE Scale
1:600
NO. DESSIN Dwg Number

A 210

07

SECTIONS



CLIENT Client

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729 RIDGEWOOD

EMPLACEMENT Location
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TITRE DU DESSIN Drawing Title

LONGITUDINAL SECTION

DATE (aa.mm.jj)
2023-02-27

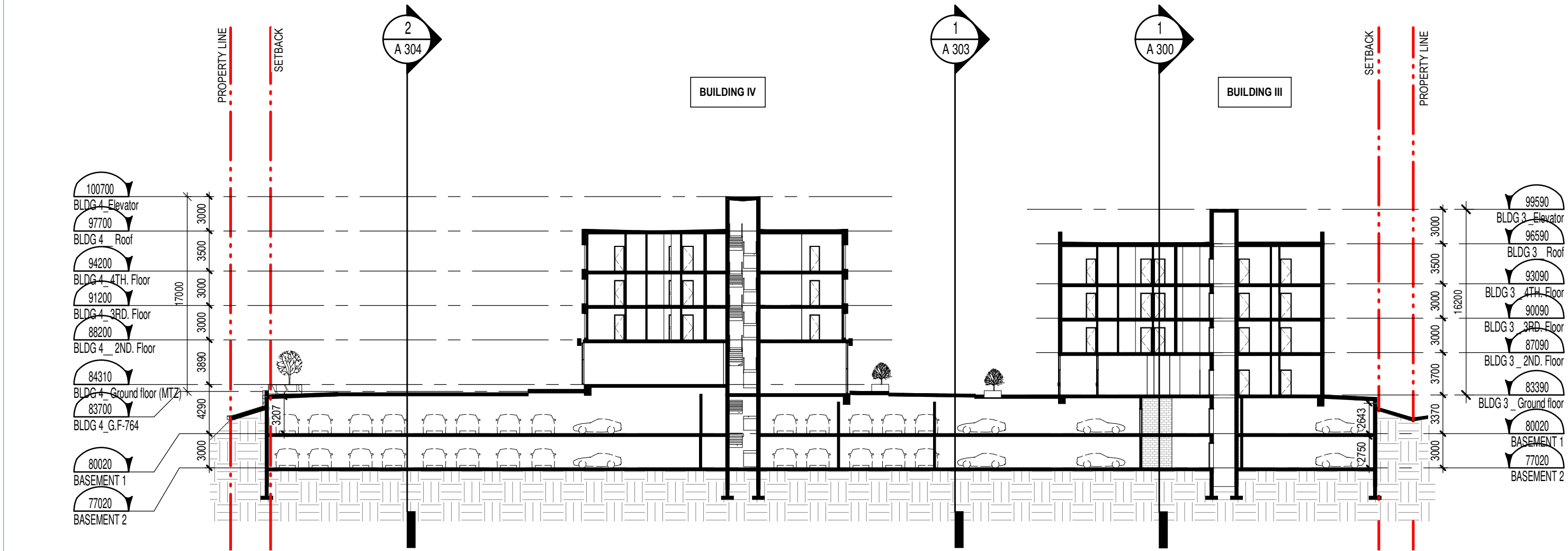
RÉVISION Revision

43

ÉCHELLE Scale
1: 350

NO. DESSIN Dwg Number

A 300



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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA

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TITRE DU DESSIN Drawing Title

TRANSVERSAL SECTION

DATE (aa.mm.jj)
2023-02-27

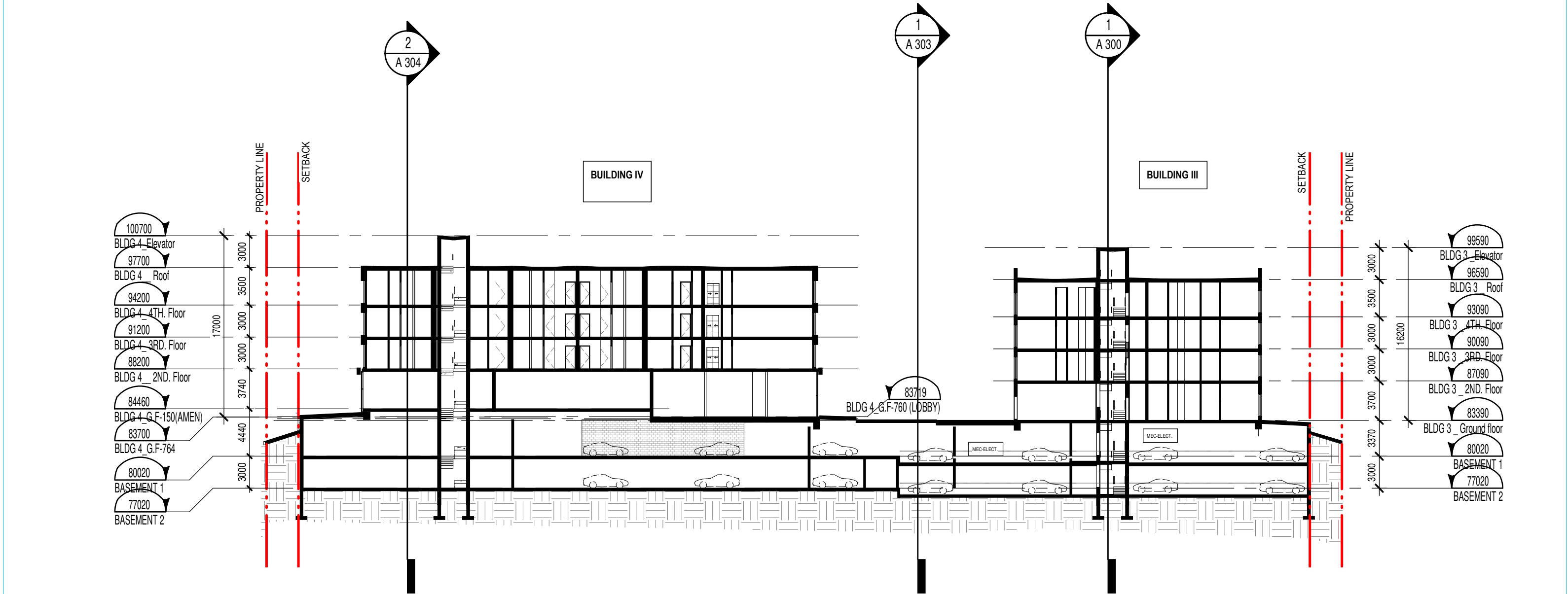
RÉVISION Revision

44

ÉCHELLE Scale
1: 350

NO. DESSIN Dwg Number

A 301



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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA

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TITRE DU DESSIN Drawing Title

TRANSVERSAL SECTION - LEVEL CHANGE⁴⁵

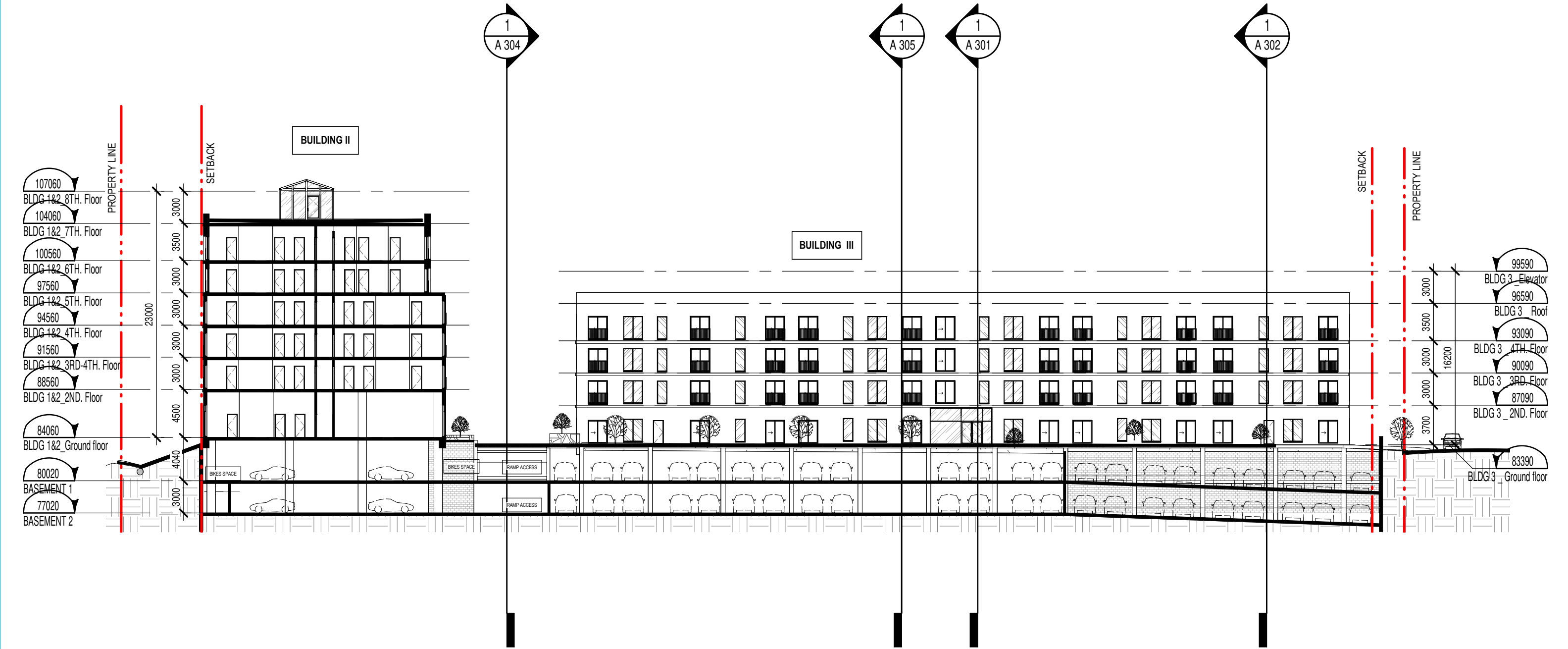
DATE (aa.mm.jj)
2023-02-27

RÉVISION Revision

ÉCHELLE Scale
1: 350

NO. DESSIN Dwg Number

A 302



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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA

NO PROJET Project Number
12382.00

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TITRE DU DESSIN Drawing Title

LONGITUDINAL CENTRAL SECTION

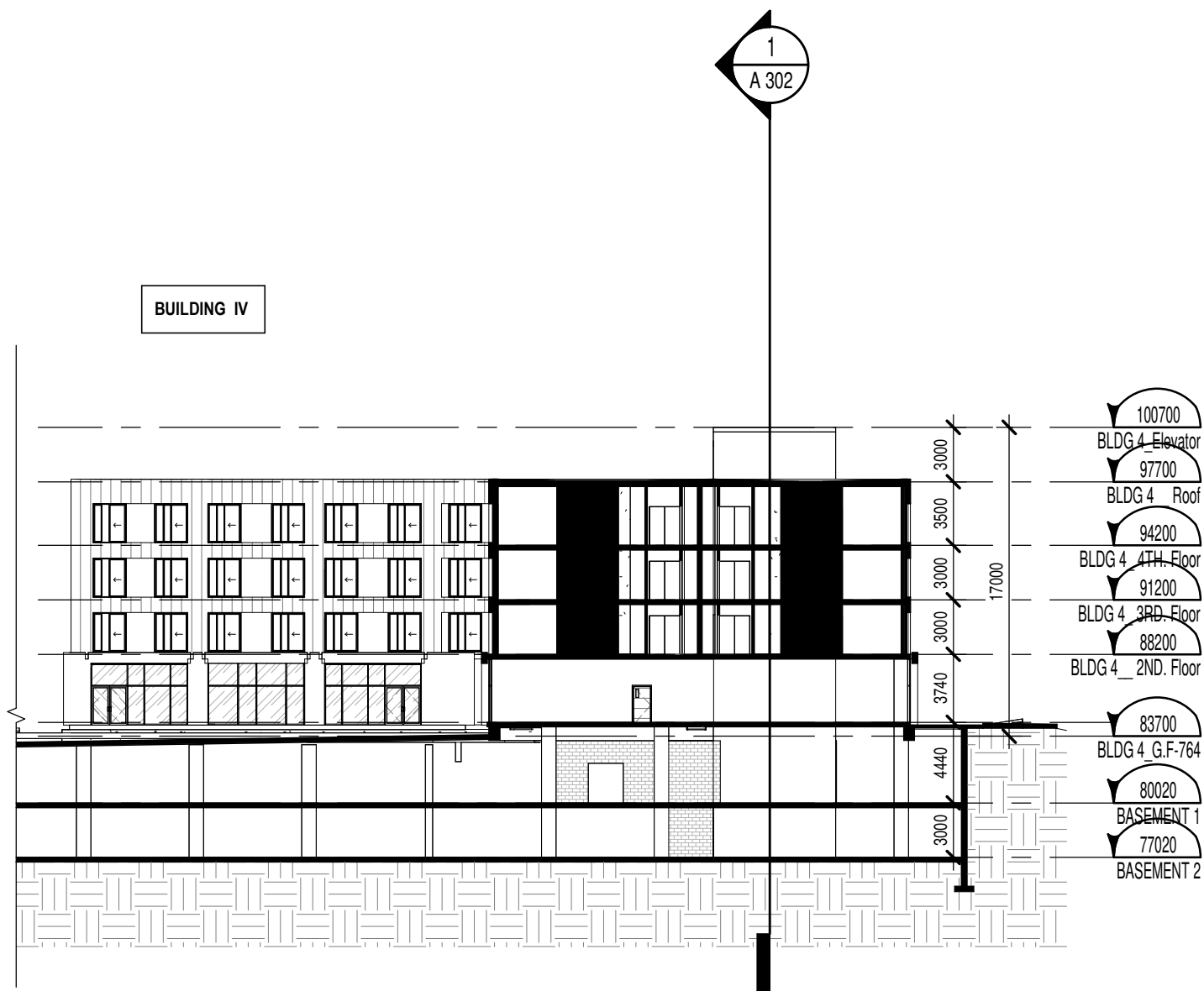
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RÉVISION Revision

ÉCHELLE Scale
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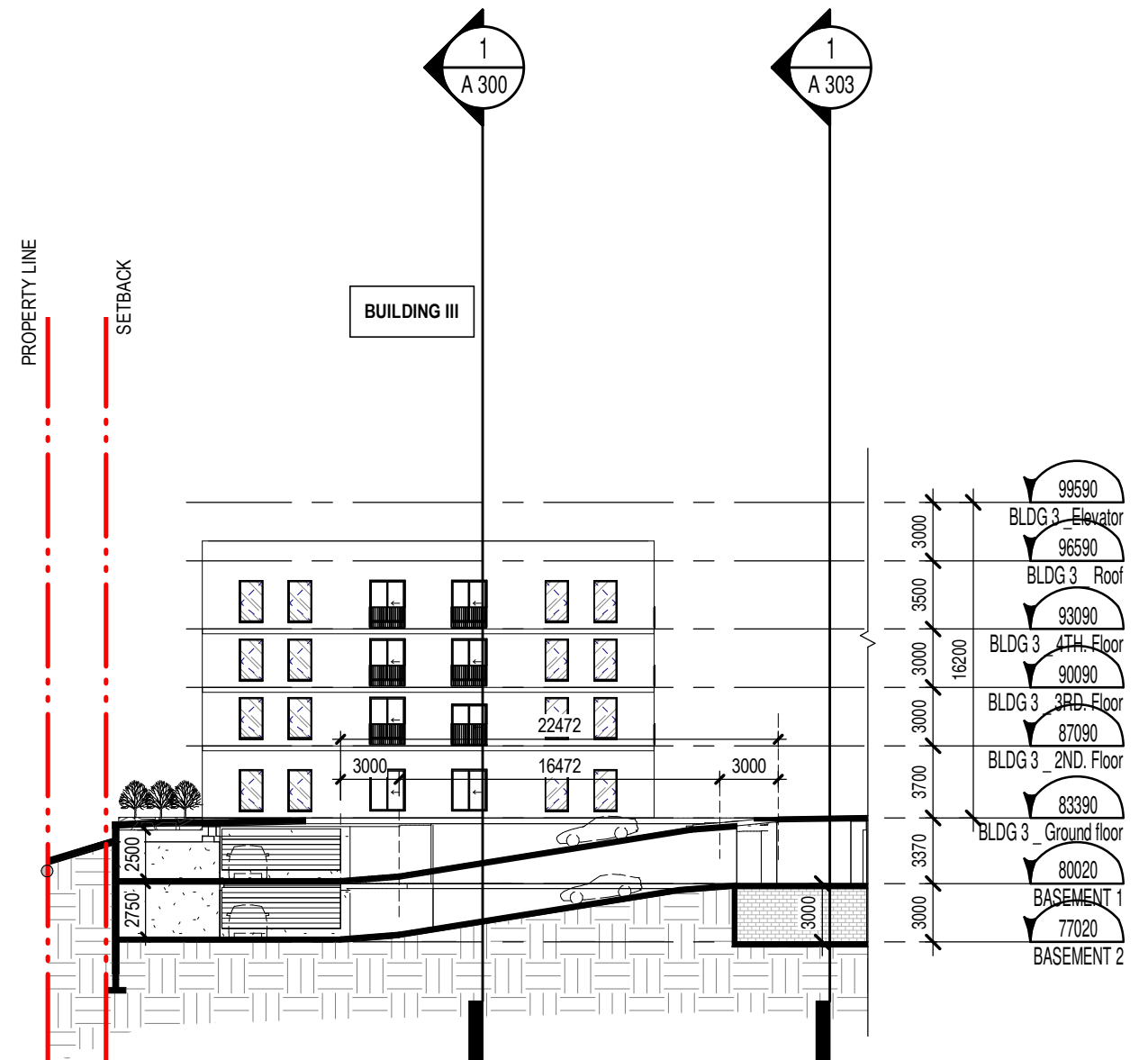
A 303



LONGITUDINAL SECTION - BUILDING 4

1 : 350

2
A 304



RAMP- SECTION

1 : 350

1
A 304

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OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA

NO PROJET Project Number
12382.00

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TITRE DU DESSIN Drawing Title

**LONGITUDINAL SECTION - BUILDING 4 /
RAMP SECTION**

DATE (aa.mm.jj)
2023-02-27

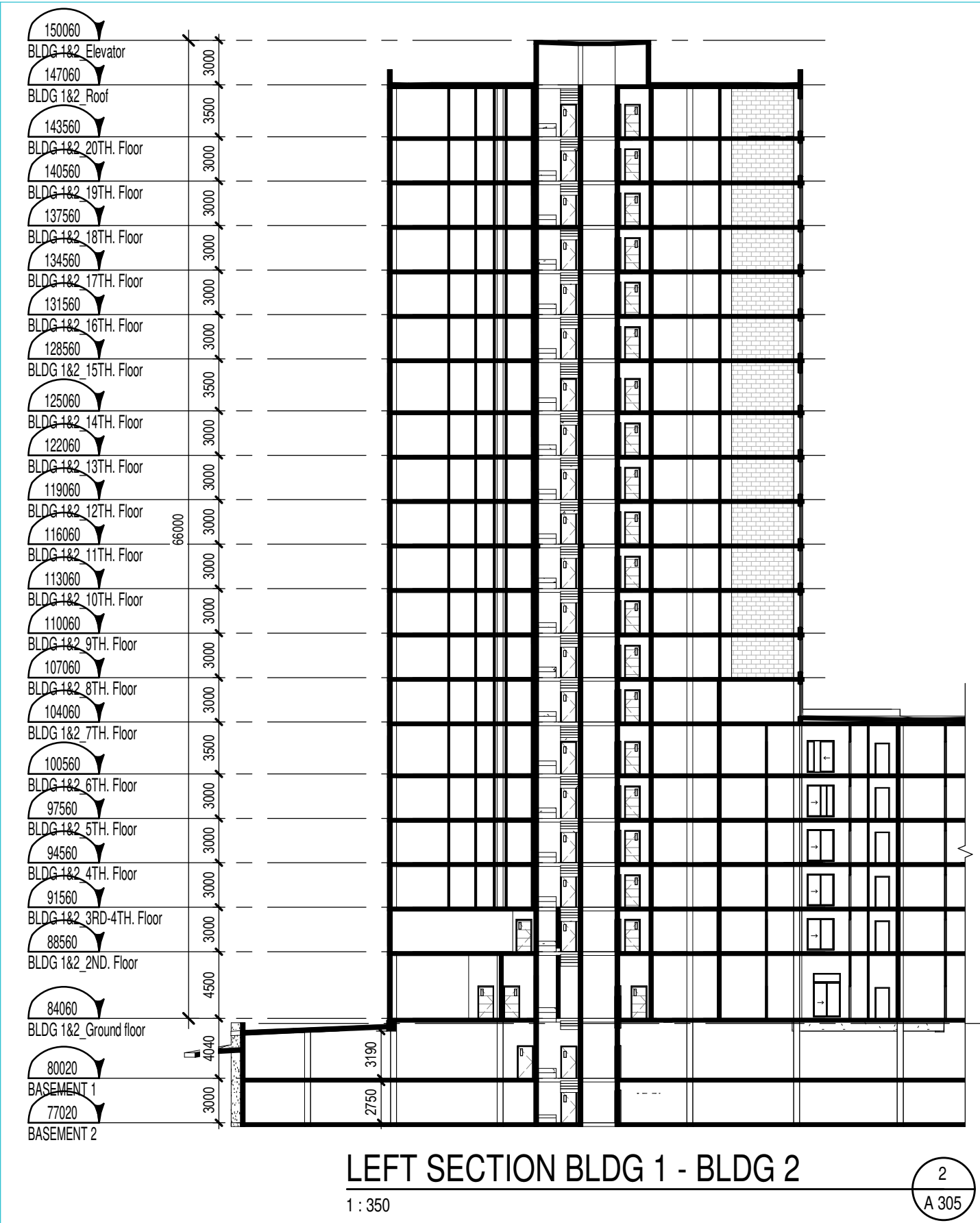
RÉVISION Revision

47

ÉCHELLE Scale
1 : 350

NO. DESSIN Dwg Number

A 304



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EMPLACEMENT Location

NO PROJET Project Number

12382.00

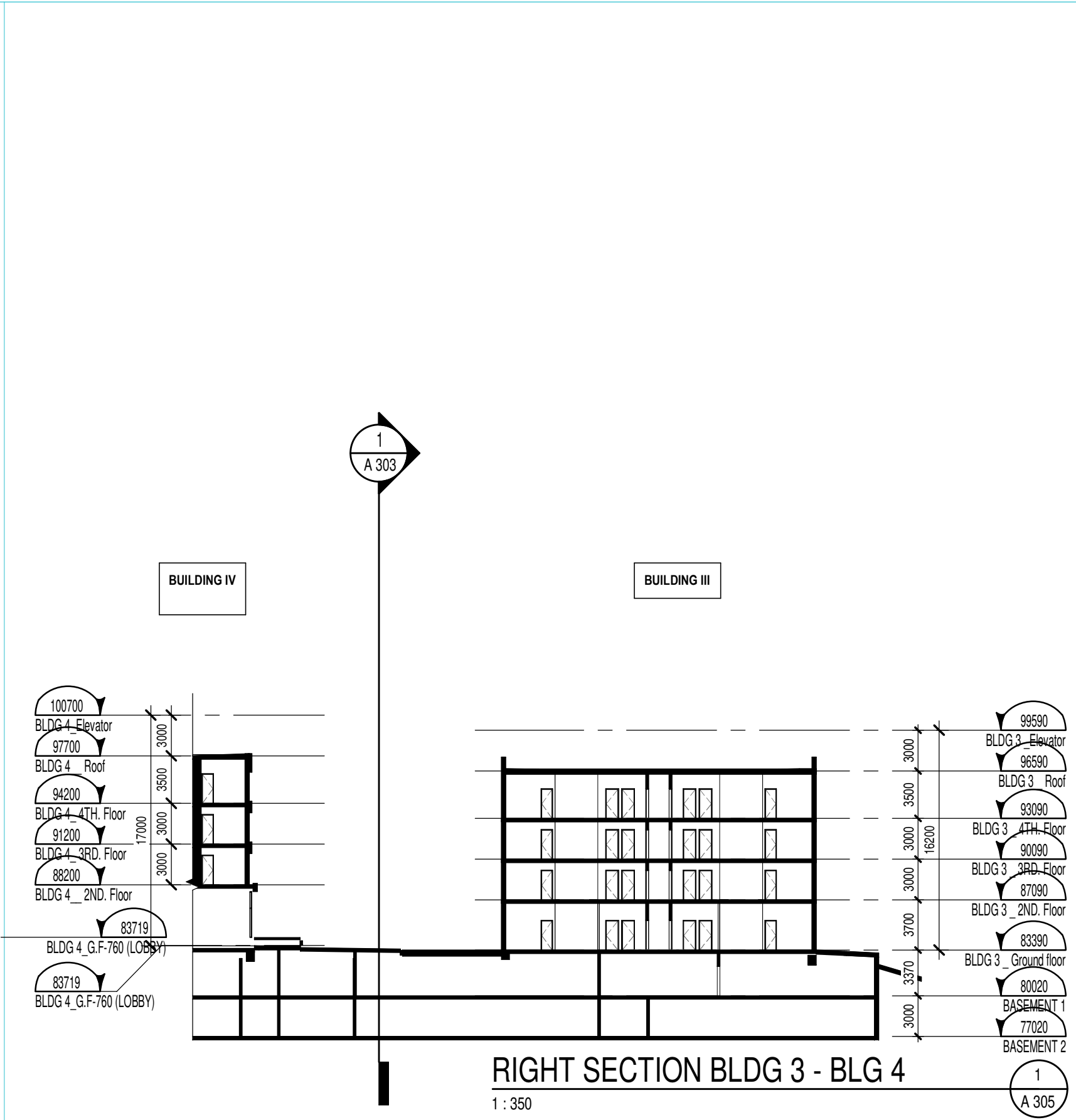
729 RIDGEWOOD

SECTION BLDG 1 - BLDG 2

1 : 350

2

A 305



TITRE DU DESSIN Drawing Title

SECTIONS BLDG 1 - BLDG 3

DATE (aa.mm.jj)
2023-02-27

ÉCHELLE Scale
1: 350

RÉVISION Revision

NO. DESSIN Dwg Number

A 305

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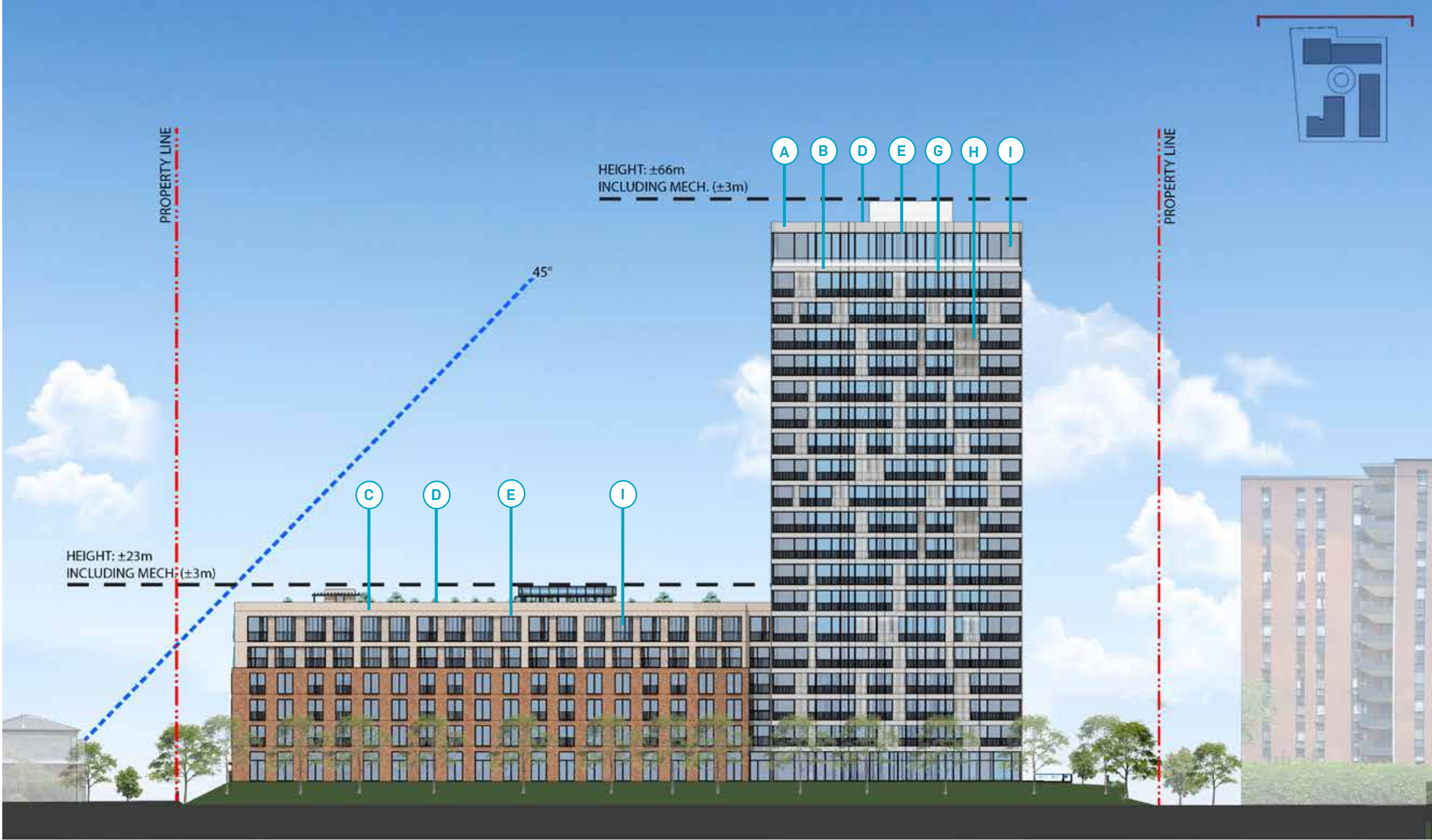
08

ELEVATIONS

Materials legend
(Tower 1 & Building II)

- (A) Main facade, Brick
Manufacturer: Permacon
Series: :Melville Slik Brick
Colour: Alpine grey
- (B) Main facade, Prefinished metal
Manufacturer: Vicwest
Series: Weather XL
Colour: 56086 Bright White
- (C) Metal siding - Simil wood.
Vertical top volume
Manufacturer: MAC
Series: Harrywood Smoked Birch
Colour: Cork
- (D) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (E) Aluminum Windows
Manufacturer: To be confirmed
Series: Century Series Aluminum
Windows
Colour: Clear Anodized
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Sandalwood
- (H) Perforated metal panel
Perforated metal
Screen Façade
Colour: White
- (I) Clear Glass

General Notes:
All exterior cladding materials
must be installed as described by
the manufacturers, to meet their
warranty requirements.

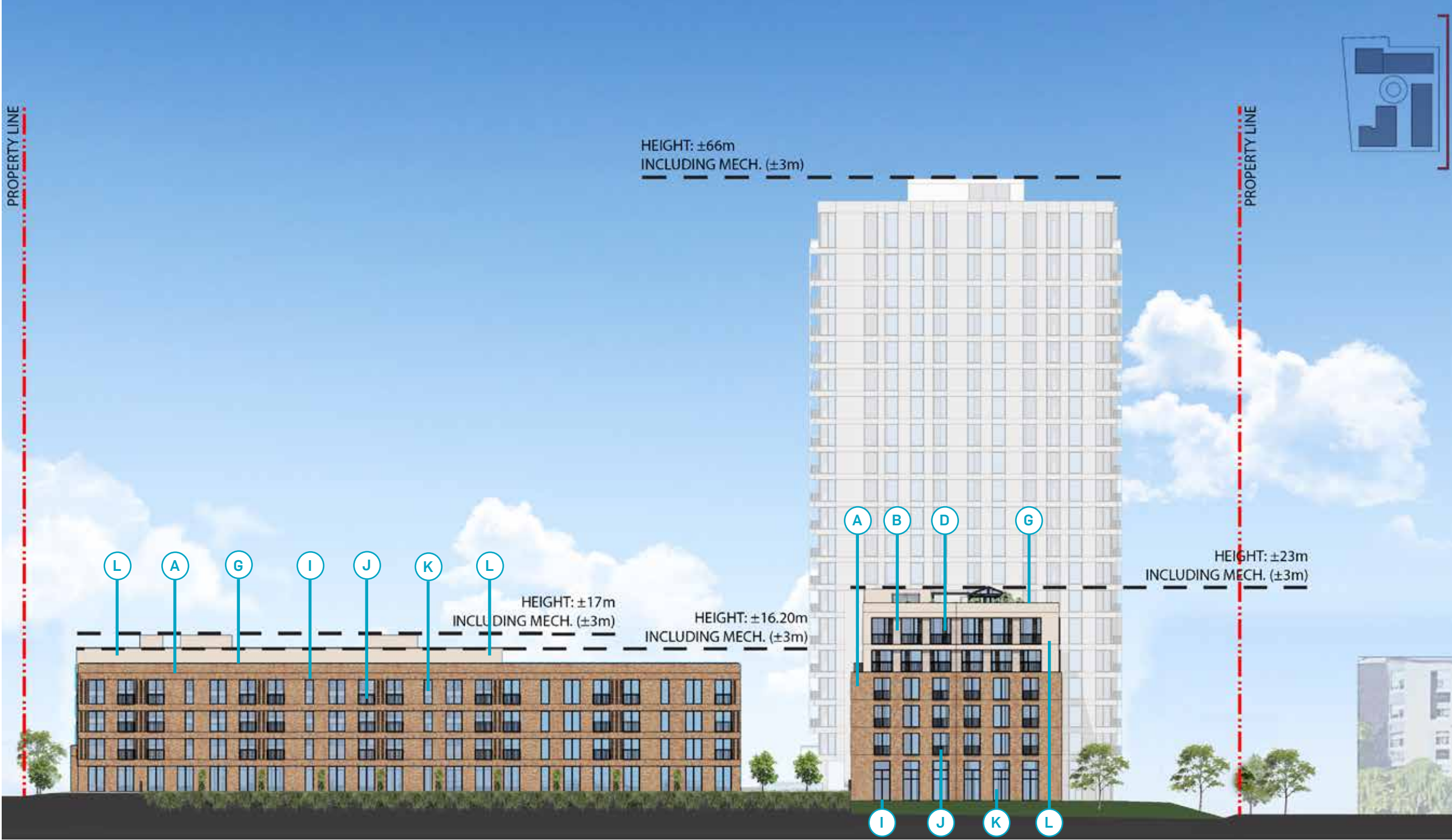


GENERAL EAST ELEATION

Materials legend
(Building III & IV)

- (A) Main facade, Brick
Manufacturer: To be confirmed
Colour: Brown / Orange
- (B) Main facade, Top volume
Brick
Manufacturer: To be confirmed
Colour: Light Brown
- (C) Vertical wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (D) Horizontal wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (E) Steel main access door
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (H) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminium Soffit and Fascia
Colour: Amber
- (I) Aluminium window frame
Manufacturer: To be confirmed
Colour: Iron Ore
- (J) Aluminium bars
Manufacturer: To be confirmed
Colour: Match adjacent color
- (K) Clear Glass
- (L) Vertical ribbed
Manufacturer: To be confirmed
Colour: White

General Notes:
All exterior cladding materials
must be installed as described by
the manufacturers, to meet their
warranty requirements.

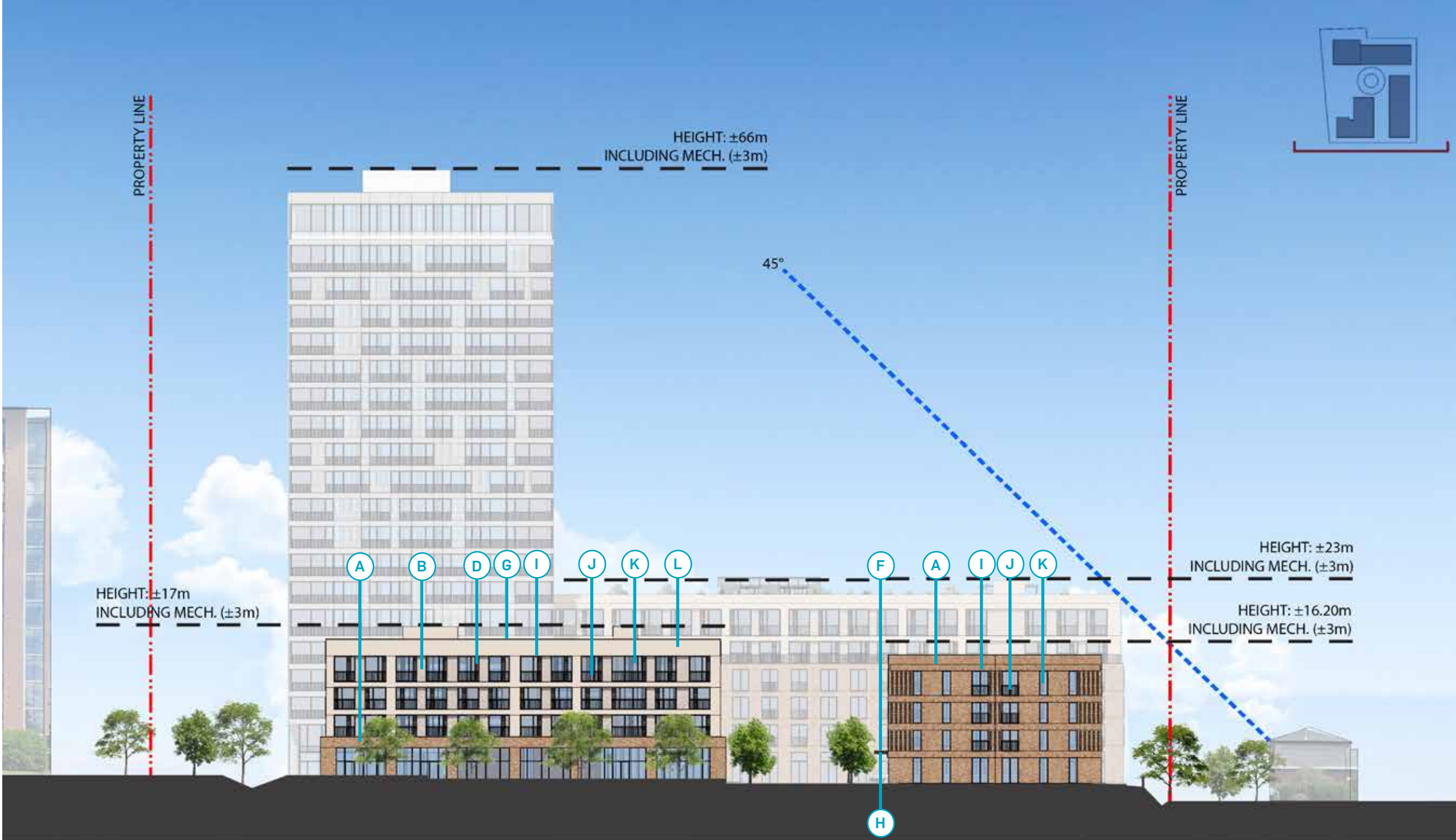


NORTH ELEVATION

Materials legend
(Building III & IV)

- (A) Main facade, Brick
Manufacturer: To be confirmed
Colour: Brown / Orange
- (B) Main facade, Top volume
Brick
Manufacturer: To be confirmed
Colour: Light Brown
- (C) Vertical wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (D) Horizontal wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (E) Steel main access door
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (H) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminium Soffit and Fascia
Colour: Amber
- (I) Aluminium window frame
Manufacturer: To be confirmed
Colour: Iron Ore
- (J) Aluminium bars
Manufacturer: To be confirmed
Colour: Match adjacent color
- (K) Clear Glass
- (L) Vertical ribbed
Manufacturer: To be confirmed
Colour: White

General Notes:
All exterior cladding materials
must be installed as described by
the manufacturers, to meet their
warranty requirements.

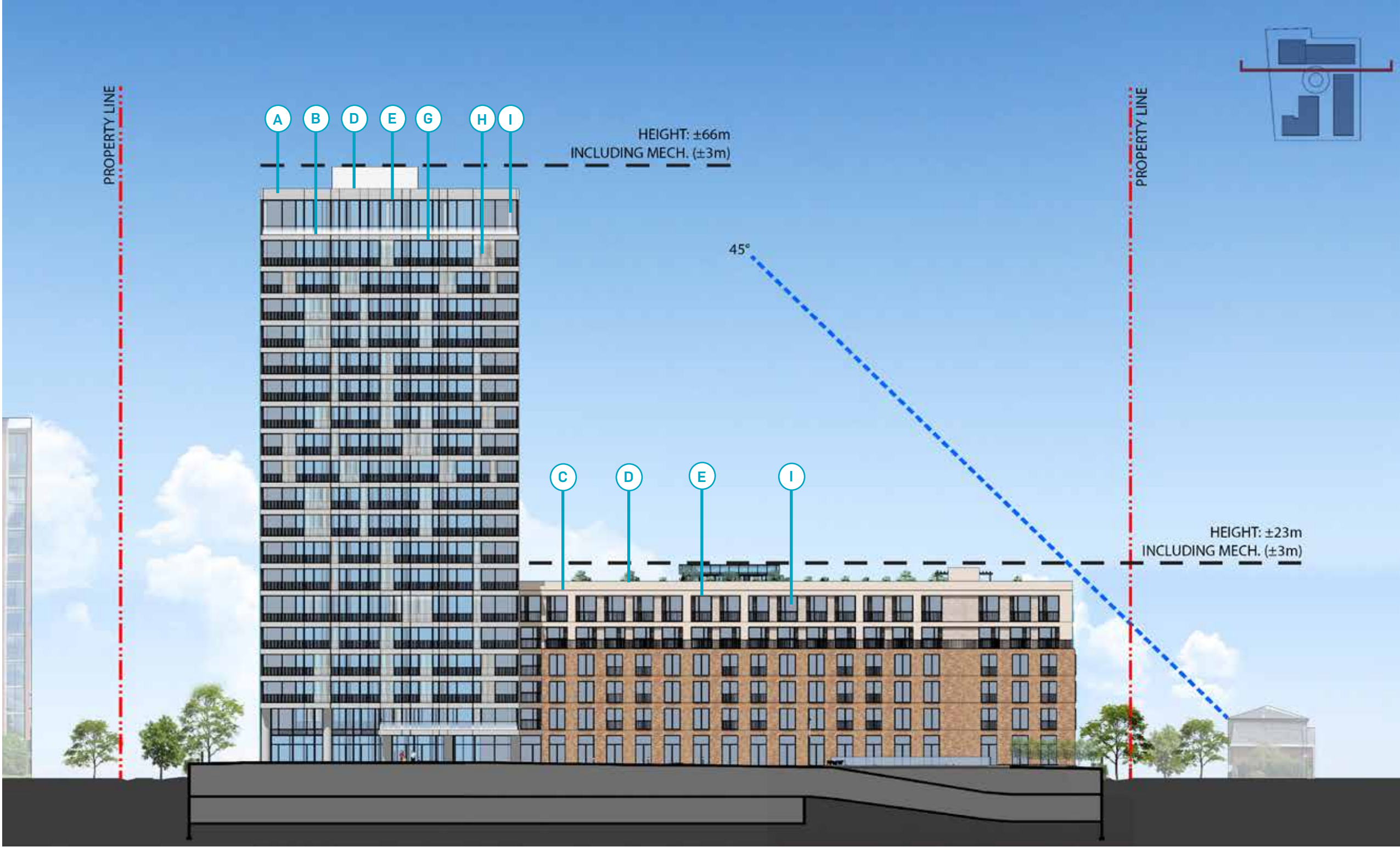


SOUTH ELEVATION - RIDGEWOOD AVENUE

Materials legend
(Tower 1 & Building II)

- (A) Main facade, Brick
Manufacturer: Permacon
Series: :Melville Slik Brick
Colour: Alpine grey
- (B) Main facade, Prefinished metal
Manufacturer: Vicwest
Series: Weather XL
Colour: 56086 Bright White
- (C) Metal siding - Simil wood.
Vertical top volume
Manufacturer: MAC
Series: Harrywood Smoked Birch
Colour: Cork
- (D) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (E) Aluminum Windows
Manufacturer: To be confirmed
Series: Century Series Aluminum
Windows
Colour: Clear Anodized
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Sandalwood
- (H) Perforated metal panel
Perforated metal
Screen Façade
Colour: White
- (I) Clear Glass

General Notes:
All exterior cladding materials
must be installed as described by
the manufacturers, to meet their
warranty requirements.



SOUTH ELEVATION - TOWER I & BUILDING II

Materials legend (Building III & IV)

- (A) Main facade, Brick
Manufacturer: To be confirmed
Colour: Brown / Orange
- (B) Main facade, Top volume
Brick
Manufacturer: To be confirmed
Colour: Light Brown
- (C) Vertical wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (D) Horizontal wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (E) Steel main access door
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (H) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminium Soffit and Fascia
Colour: Amber
- (I) Aluminium window frame
Manufacturer: To be confirmed
Colour: Iron Ore
- (J) Aluminium bars
Manufacturer: To be confirmed
Colour: Match adjacent color
- (K) Clear Glass
- (L) Vertical ribbed
Manufacturer: To be confirmed
Colour: White

General Notes:
All exterior cladding materials must be installed as described by the manufacturers, to meet their warranty requirements.



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SAMPLE PANEL

SIDING MATERIALS - TOWER I & BUILDING II



A
Main facade, Brick
Manufacturer: Permacon
Series: Melville Slik Brick
Coulour: Alpine grey



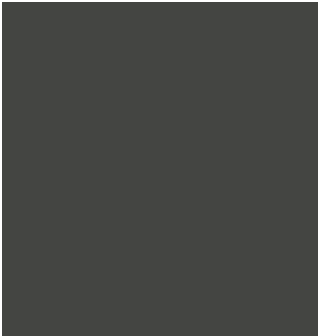
E
Aluminum Windows
Manufacturer: To be confirmed
Century Series Aluminum Windows-
Colour: Clear Anodized



I
Clear Glass



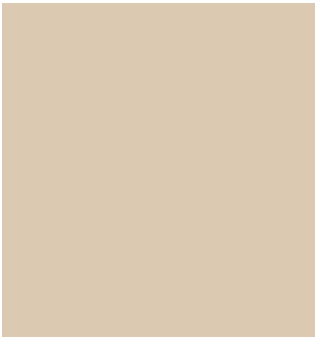
B
Main facade, Prefinished metal
Manufacturer: Vicwest
Series : Weather XL
Colour : 56086 Bright White



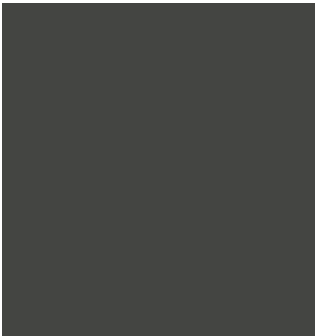
F
Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore



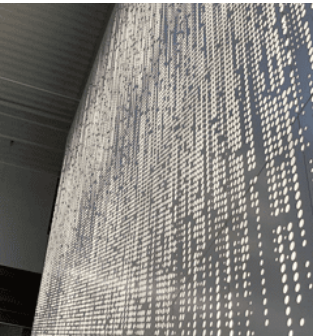
C
Metal Siding - Simil wood.
Vertical top volume
Manufacturier: MAC
Series : Harrywood Smoked Birch
Colour: Cork



G
Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Sandalwood



D
Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and
Fascia
Colour: Iron Ore



H
perforated metal panel
Perforated metal
Screen Facade
Colour: White

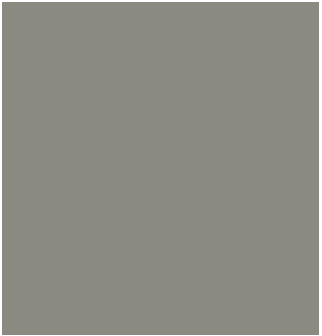
MANUFACTURER INFORMATION FOR INDICATIVE PURPOSES

SAMPLE PANELS

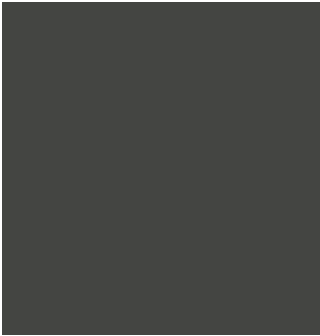
SIDING MATERIALS - BUILDINGS III & IV



A
Main facade, Brick
Manufacturer: To be confirmed
Colour: Brown / Orange



E
Steel main access door.
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm



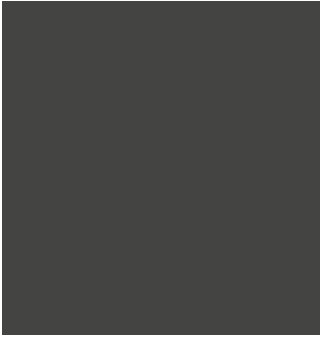
I
Aluminum window frame
Manufacturer: To be confirmed
Couleur: Iron Ore



B
Main facade. Top volume
Brick
Manufacturer: To be confirmed
Colour: Light Brown



F
Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore



J
Aluminum bars
Manufacturer: to be confirmed
Colour: match adjacent color



C
Vertical wood panel
Manufacturer: To be confirmed
Colour: Dark brown



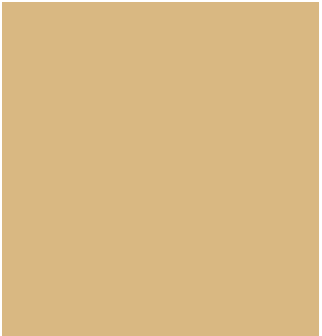
G
Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore



K
Clear Glass



D
Horizontal wood panel
Manufacturer: To be confirmed
Colour: Dark Brown



H
Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Amber



L
Vertical ribbed
Manufacturer: to be confirmed
Colour: white

MANUFACTURER INFORMATION FOR INDICATIVE PURPOSES

SAMPLE PANEL

brigi

10

PERSPECTIVES



PERSPECTIVE FROM THE COURTYARD



PERSPECTIVE FROM THE TOWER

brigi





PERSPECTIVE FROM RIDGEWOOD AVENUE





PERSPECTIVE

brigi





PERSPECTIVE

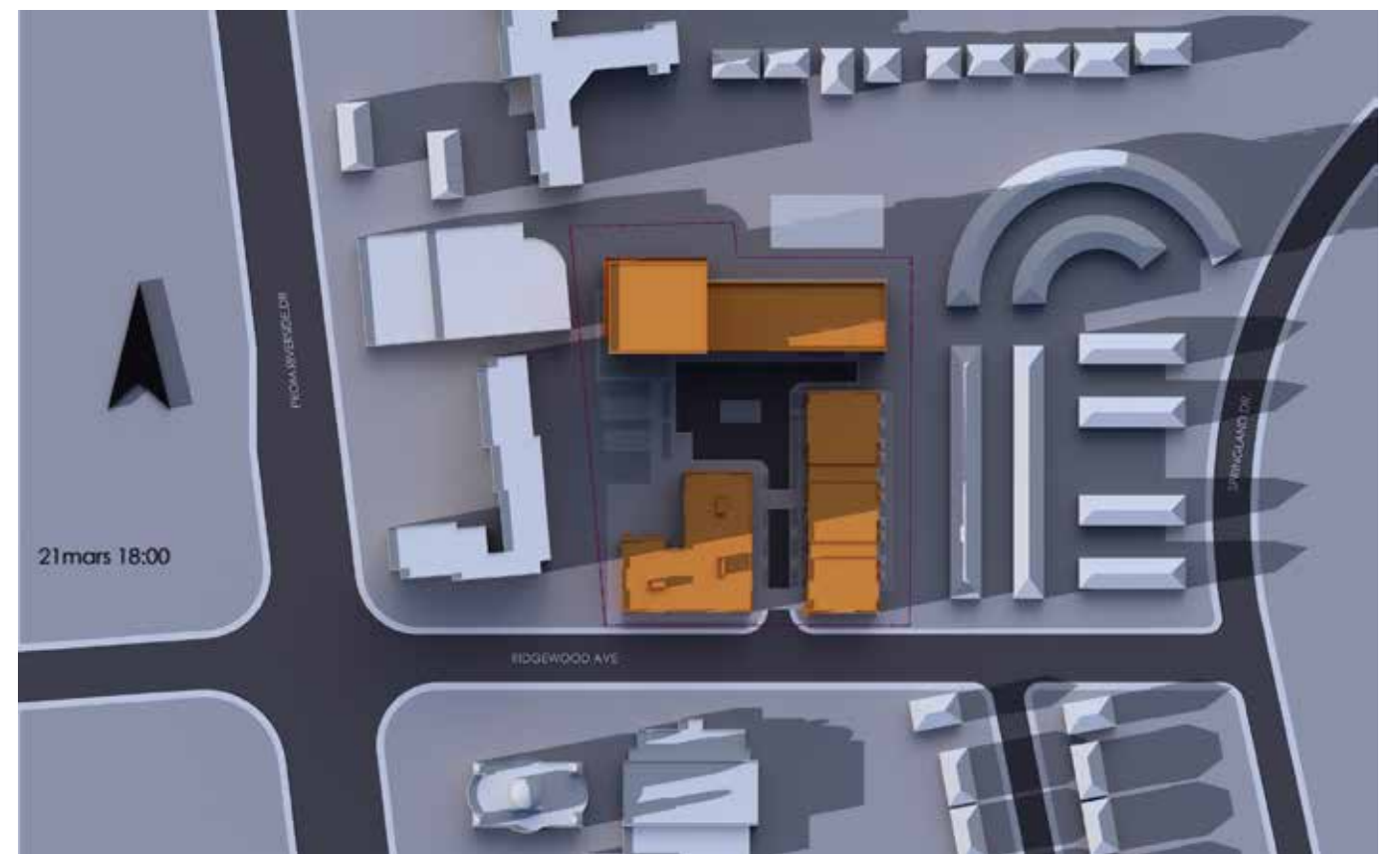
brigi

NEUF
ARCHITECT(E)S



11

SUN STUDY



SUN STUDY - MARCH

brigit

NEUF 
ARCHITECT(E)S

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2023.03.02

65



SUN STUDY - JUNE

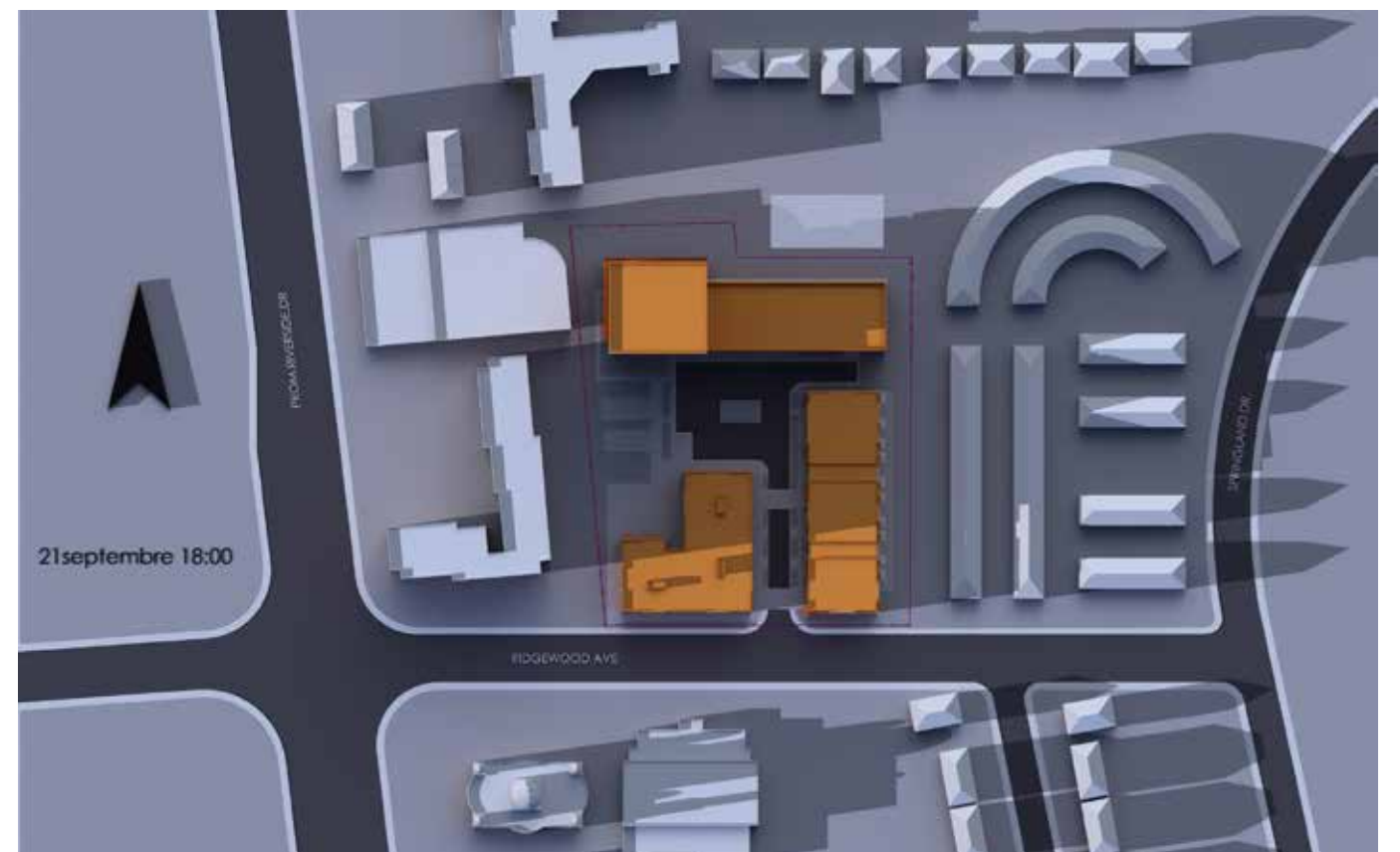
brigit

NEUF 
ARCHITECT(E)S

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2023.03.02

66



SUN STUDY - SEPTEMBER

brigit

NEUF 
ARCHITECT(E)S

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2023.03.02

67



SUN STUDY - DECEMBER

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INSPIRATIONAL IMAGES



INSPIRATIONAL IMAGES - LANDSCAPE

13

STATISTICS



INFORMATION SUR LE PROJET - PROJECT INFORMATION							
12382		729 Ridgewood Avenue				2023-03-02	
Province / Province		Ontario					
Zonage / Zoning		City of Ottawa zoning By-law No. 2008-250					
Superficie du Lot / Property Area		13 238,4 m² / sq. m.			142 498 pi² / sq. ft.		
STATISTIQUES SUR LE PROJET / PROJECT STATISTICS		Bâtiment 1 / Building 1	Bâtiment 2 / Building 2	Bâtiment 3 / Building 3	Bâtiment 4 / Building 4	Bâtiment 5 / Building 5	
Hauteur du Bâtiment / Building Height (m)		66 m	23 m	17 m	17 m		
STATISTIQUES DES UNITÉS / UNIT STATISTICS		Bâtiment 1 / Building 1	Bâtiment 2 / Building 2	Bâtiment 3 / Building 3	Bâtiment 4 / Building 4	Bâtiment 5 / Building 5	TOTAL
Studio / Bachelor		0	0	2	6		8
1 Chambre / 1 Bedroom		90	15	10	3		118
1 Chambre + Den / 1 Bedroom + Den		76	65	59	30		230
2 Chambres / 2 Bedrooms		21	4	16	12		53
2 Chambres + Den / 2 Bedrooms + Den		19	3	0	0		22
3 Chambres / 3 Bedrooms		0	10	0	3		13
TOTAL		206	97	87	54		444
STATIONNEMENT RÉSIDENTIEL / RESIDENTIAL PARKING							
PHASE / PHASE		EXIGÉ / REQUIRED			FOURNIS / PROVIDED		
			#/Unité / #/Unit	Total	Total		
Tower 1 Résident / Tower 1 Residents		1.2 per dwelling unit	206	247	135		
Tower 1 Visiteur / Tower 1 Visitors		0.2 per dwelling unit	206	41	41		
Bâtiment 2 Résident / Building 2 Residents		1.2 per dwelling unit	97	116	116		
Bâtiment 2 Visiteur / Building 2 Visitors		0.2 per dwelling unit	97	19	19		
Bâtiment 3 Résident / Building 3 Residents		1.2 per dwelling unit	87	104	104		
Bâtiment 3 Visiteur / Building 3 Visitors		0.2 per dwelling unit	87	17	17		
Bâtiment 4 Résident / Building 4 Residents		1.2 per dwelling unit	54	65	65		
Bâtiment 4 Visiteur / Building 4 Visitors		0.2 per dwelling unit	54	11	11		
TOTAL				622	508		
Bâtiment 1 à 4 - Places reduites (inclus dans compte)- Reduced parking stalls (Included at the total) (40%)				213	53		
Bâtiment 1 à 4 - Accessible (inclus dans compte) / Building 1 to 4 - Accessible (included at the total)				14	19		
STATIONNEMENT COMMERCIALE / COMERCIAL PARKING							
PHASE / PHASE		Aire (m²) / Area (m²)	EXIGÉ / REQUIRED		FOURNIS / PROVIDED		
			Ratio (Cases/m²) / Ratio (Stalls/m²)		Ratio (Cases/m²) / Ratio (Stalls/m²)		
Bâtiment 1 à 4 - Commerciale / Building 1 to 4- Commercial		552	3,4/100	19	19		
Bâtiment 1 à 4- Commerciale Accessible (inclus dans compte) / Building 1 - Accessible Commercial (included at the total)				1	1		
STATIONNEMENT POUR VÉLOS / BICYCLE PARKING							
PHASE / PHASE		EXIGÉ / REQUIRED			FOURNIS / PROVIDED		
		Unités / Units			Ratio / Ratio		
Bâtiment 1 à 4 - Résidentiel / Building 1 to 4 - Résidentiel		0,5 / Unit	222		0,5 / Unit	223	
Bâtiment 1 à 4- Commerciale / Building 1 to 4 - Commercial		1.25 per 250 m2 of g.f.area	3		1.25 per 250 m2 of g.f.area	3	

12382	MOONEY'S BAY																									2023-03-02																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
STATISTIQUES / STATISTICS	COMMERCIAL	RESIDENTIAL				Aire Commerciale / Commercial Area		Aire d'Agrément / Amenity Area		TOWER I						BUILDING II						BUILDING III						BUILDING IV					UNITES TOTALES / TOTAL UNITS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
		Espaces de stationnement / Parking spaces	Espaces d'entreposage de vélos / Bicycle storage spaces	Espaces de casier d'entreposage / Storage locker spaces	m² / m²	pi² / ft²	m² / m²	pi² / ft²	Aire Total / Total area	m² / m²	pi² / ft²	1 Studio / 1 Bachelor	1 Chambres / 1 Bedrooms	1 Chambres+ D / 1 Bedrooms +D	2 Chambres / 2 Bedrooms	2 Chambres+D / 2 Bedrooms+D	3 Chambres / 3 Bedrooms	1 Studio / 1 Bachelor	1 Chambres / 1 Bedrooms	1 Chambres+ D / 1 Bedrooms +D	2 Chambres / 2 Bedrooms	2 Chambres+D / 2 Bedrooms+D	3 Chambres / 3 Bedrooms	1 Studio / 1 Bachelor	1 Chambres / 1 Bedrooms	1 Chambres+ D / 1 Bedrooms +D	2 Chambres / 2 Bedrooms	2 Chambres+D / 2 Bedrooms+D	1 Studio / 1 Bachelor	1 Chambres / 1 Bedrooms	1 Chambres+ D / 1 Bedrooms +D	2 Chambres / 2 Bedrooms		3 Chambres+D / 3 Bedrooms+D																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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		Required (By-law)			Provided							
PARKING			Units or m ²	Parking spaces	Parking spaces							
AREA C - AS PER SCHEDULE 1A					Basement 1				Basement 2			Total
					HANDICAP	RESIDENTS	REDUCED	TOTAL	RESIDENTS	REDUCED	TOTAL	
Residential Dwelling, mid-high-rise Apartment	TOWER I	1.2 per dwelling unit	206	247	6	47	9	62	62	11	73	135
	BUILDING II		97	116	4	30	7	41	75	0	75	116
	BUILDING III		87	104	4	12	5	21	71	12	83	104
	BUILDING IV		54	65	3	5	4	12	48	5	53	65
	TOTAL		444	533				136			284	420
					HANDICAP	VISITORS	TANDEM	TOTAL	VISITORS	TANDEM	TOTAL	
Visitors	TOWER I	0.2 per dwelling unit	206	41	0	37	2*	37	0	6*	0	41
	EXTERIOR T-I.				1	3	0	4	0	0	0	
	BUILDING II		97	19	0	19	0	19	0	0	0	19
	BUILDING III		87	17	0	17	0	17	0	0	0	17
	BUILDING IV		54	11	0	11	0	11	0	0	0	11
	TOTAL		444	88				88				88
Convenience Store	INTERIOR	3.4 per 100 m ² of g.f.area	552	19		15	0					15
	EXTERIOR				1	3						4
	TOTAL			19								19
GRAND TOTAL				640								527
BIKES			Units or m ²	Parking spaces - Bikes	Parking spaces - Bikes							
Residential Dwelling, mid-high-rise Apartment	TOWER I	0,5 per dwelling unit	206	103				81			22	103
	BUILDING II		97	49				27			22	49
	BUILDING III		87	44				17			27	44
	BUILDING IV		54	27				13			14	27
Convenience Store		1.25 per 250 m ² of g.f.area	551,50	3				3			0	3
TOTAL				227								226

*TANDEM NOT INCLUDED

MOONEY'S BAY PARKING BASEMENT 1		
Description	Count	
HANDICAP		4
RED.		7
RES.		30
VIS.		19
B-2		60
HANDICAP		4
RED.		5
RES.		12
VIS.		17
B-3		38
COM.		15
HANDICAP		3
RED.		4
RES.		5
VIS.		11
B-4		38
HANDICAP		6
RED.		9
RES.		47
VIS.		37
T-1		99
BASEMENT 1 TOTAL		235

MOONEY'S BAY PARKING BASEMENT 2		
Description	Count	
RES.		75
B-2		75
RES.		71
RED.		12
B-3		83
RES.		48
RED.		5
B-4		53
RES.		62
RED.		11
T-1		73
BASEMENT 2 TOTAL		284

MOONEY'S BAY PARKING GROUND FLOOR		
Description	Count	
COM.		3
HANDICAP		2
VIS.		3
GROUND-FLOOR TOTAL: 8		8

MOONEY'S BAY TANDEM		
BASEMENT 1		
TANDEM		2
BASEMENT 2		
TANDEM		6
TANDEM TOTAL		8

*(NOT INCLUDED IN TOTAL)

MOONEY'S BAY BIKES		
BASEMENT 1		
BUILDING 2		27
BUILDING 3		17
BUILDING 4		13
COMMERCE		3
TOWER 1		81
BASEMENT 1: 141		
BASEMENT 2		
BUILDING 2		22
BUILDING 3		27
BUILDING 4		14
TOWER 1		22
BASEMENT 2: 85		
TOTAL: 226		

