LIST OF DRAWINGS

COVER SHE	COVER SHEET									
A000	COVER SHEET									
ARCHITECTU	JRAL									
ASP-1	SITE PLAN									
ASP-2	SITE DETAILS									
A003	SITE STATISTICS									
A201	PARKING LEVEL P1									
A203	GROUND FLOOR PLAN									
A204	TYPICAL FLOOR (2nd-4th)									
A205	FIFTH FLOOR PLAN (5th)									
A206	SIXTH FLOOR PLAN (6th)									
A207	ROOF LEVEL PLAN									
A208	ROOF PLAN									
A301	WEST ELEVATION (FRONT)									
A302	EAST ELEVATION									
A303	SOUTH ELEVATION									
A304	NORTH ELEVATION									
A305	3D VIEWS									
A401	BUILDING SECTION I									

WATERIDGE APARTMENT BUILDING 3

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

ISSUED FOR SPA RESUBMISSION

CLIENT:

BAYVIEW GROUP

108 CHESTNUT ST TORONTO, ON M5G 1R3 T: 416-597-6368



ARCHITECT:

MATAJ ARCHITECTS INC.

206-418 IROQUOIS SHORE RD OAKVILLE, ON L6H 0X7 T: 905.281.4444



CIVIL:

WSP

1600 BOULEVARD RENE LEVESQUE WEST 11th FLOOR MONTREAL, QUEBEC H3H 1P9 T: 1.514.340.0046



LANDSCAPE:

WSP

1600 BOULEVARD RENE LEVESQUE WEST 11th FLOOR MONTREAL, QUEBEC H3H 1P9 T: 1.514.340.0046



ELECTRICAL

DESIGN WORKS ENGINEERING

826 KING ST. N., UNIT 15 WATERLOO, ON N2J 4G8 T: 1.780.814.5533



URBAN PLANNER

DEMARCO CONSTRUCTION

195 MENTEN PLACE, UNIT 103 OTTAWA, ON K2H 9C1 T: 1.613.829.2777







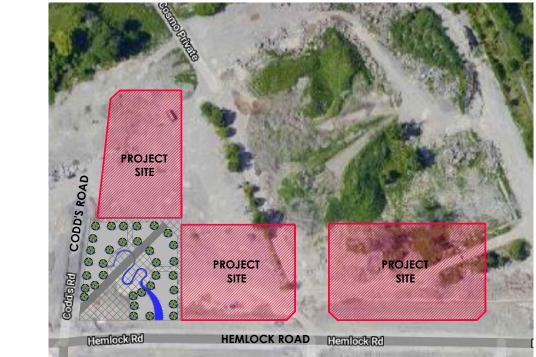
COVERAGE CALCULATIONS	ZONING	GM31 GENERAL N	aixed use zon	E
March Marc				
MICHIGAN AREA				AC
CARRING CALCULATIONS				1.3
SATION CALCULATIONS			,	
CADAL CENTRACE AND ARRAP AND PROTECUENDS SERBERIAN. 20.2 20.2	COMMERCIAL AREA	411.7	4,432.0	
SETAL CRITERION ASPA / TRANSPARENT CLARING		10000	SF	%
SEBACKS				61
SEBACKS			PROVIDED	
IREMICION CROAD 200		REQ'D (m)		
COMMITTED IN CONTRIBUTION OF ADDITION WITH PROJUDITION LAND 5.0 5.175 USE AT GRADE \$1.75 \$1.75 \$1.75 USE AT GRADE \$2.0 \$1.75 \$1.75 USE AT GRADE \$2.0 \$2.0 \$2.0 USE AT GRADE \$2.0 \$2.0 \$2.0 WIND AND AND AND CONTRIBUTION OF ADMINISTRATE ADMINIS		2.0	2.00	
19.6 AT GARDE 19.0 2.179 19.0 2.179 19.0 2.179 19.0 2.00 2.		7.5	20.41	
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MANISH	W HERE THE BUILDING CONTAINS MORE THAN FOUR STOREYS BUT LESS THAN 13		0.00	
Map		2.0	2.00	
(B) ABUTINIS A STREET (B) ABUTINIS A SESDENTIAL CRINSTITUTIONAL ZONE (B) CONFIRE CASES (NO ONLINE) (B) CONFIRE CASES (NO ONLINE) (B) CONFIRE CASES (NO ONLINE) (C) CONTRIBUTION AS STREET (C) ABUTINIS A STREET (C) ABUTINIS ABU	AJANJAJINA WIJETI OF LANDS CAPER APEA			
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IRIS	(i) ABUTTING A STREET	3m	5.175	_
NAMINIAN MIDTEL OF LANDSCAFFD AREA ARCUND A PARKING LOT-FOR A PA	(ii) ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	3m	3.0	
CONTAINING A STREET I	(iii)OTHER CASES	NO MIN.		
GO ABUTINING A STREET		OT		
ILINOI ABUTING A STREET				T
CONSTRUCTION AREA M2 P2	IN NOT ARITTING A STREET	1.5	3.0	+
MY	(a),	1	0.0	
GROUND FLOOR 2173.0 23478 200 FLOOR 2173.0 23590 201		M ²	F ²	
Section Sect		2,183.0	23,498	
### FLOOR 1,967_0 23,900 1,967_0 21,173 1,967_0 21,173 1,967_0 21,173 1,967_0 21,173 1,967_0 21,173 1,967_0 21,173 1,967_0 21,173 1,967_0 1,				
## FLOOR 1,967,0 21,173 15,823 14,700 15,823 14,700 15,823 15,823 14,700 15,823 15,824 15,825				
This floor both towers				
1.470.0 15.823 1.470.0 15.823 1.470.0 15.823 1.470.0 15.823 1.470.0 15.823 1.470.0 15.823 1.470.0 15.823 1.470.0 15.823 1.470.0 1.5823 1.470.0 1.5823 1.470.0 1.5823 1.470.0 1.5823 1.470.0 1.5823 1.470.0 1.5823 1.470.0 1.570.0 1.470.0	10 Table 10			
PARKING LEVEL 1 3,533.0 38,029 PARKING LEVEL 2 3,534.0 38,040 TOTAL BUILDABLE AREA 24,113.0 29,559 GROSS FLOOR AREA -GFA REQUIND FLOOR 311.9 5,510.0 REQUIND FLOOR 311.9 5,510.0 REGORD 1,712.7 18,435.3 SIDE FLOOR 317.12.7 18,435.3 SIDE FLOOR 310.4,489.8 SIDE FLOOR 310.12.7 18,435.3 SIDE FLOOR 310.1 18,435.5 SIDE FLOOR 310.1 18,435.5 SIDE FLOOR 310.1 18,455.5 SIDE				
ACC 1791CAL PARCKING STALLS PROVIDED 123 124 124 127 127 128 1	PARKING LEVEL 1	3,533.0	38,029	
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STILUTE FLOOR STILUTE				
### PROOR 1,712.7 18,435.3 ### PROOR 1,712.7 18,435.3 ### PROOR 1,520.2 1,6449.8 ### PROOR 1,530.0 1,6489.9 ### PROOR 1,530.0 1,6489.9 ### PROOR 1,117.3 1,0026.4 ### PROOR 1,117.3 1,0026.4 ### PROOR 1,131.4 12,176.6 ### PROOR 1,131.4 12,176.6 ### PROOR 1,130.4 1,216.6 ### PROVIDED 1,2089.3 130,128.3 ### PROVIDED 1,2089.3 130,128.3 ### PROVIDED 1,2089.3 130,128.3 ### PROVIDED 1,2089.3 130,128.3 ### PROVIDED 1,228.0 ### PROVIDED 1,228.0			-	
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711 FLOOR				L
1.130.4 12.167.6				+
12,089.3 130,128.3 130,1				I
RESIDENTIAL USE O.S PARKING/UNIT REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES 10.5 PARKING-O.1 PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES 12.1 VIPICAL PARCKING STALLS PROVIDED 12.2 VISITOR PARKING-O.1 PARKING (UNIT 12.4 VISITORS PARKING 12.5 VISITOR PARKING-O.1 PARKING (UNIT 12.6 VISITORS PARKING 12.7 VIPICAL USITORS PARKING 12.7 VIPICAL STORE PARKING 13.5 VIPICAL STORE PARKING 14.1 VIPICAL STORE PARKING 15.2 VIPICAL STORE PARKING 16.2 VISITORS PARKING 17.4 VIPICAL STORE PARKING 18.5 VIPICAL STORE PARKING 18.5 VIPICAL STORE PARKING 19.5 VIPICAL STORE PARKING 19.6 VIPICAL STORE PARKING 10.6 VIPICAL STORE PARKING 10.7 VIPICAL STORE PARKING 10.7 VIPICAL STORE PARKING 10.8 VIPICAL STORE PARKING 10.9 VIPICAL STORE PARKING VIPICAL STORE VIPIC				
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VISITOR PARKING-0.1 PARKING / UNIT 20.4 21 TYPICAL VISITORS PARKING 19 ACC VISITORS PARKING 2 RETAIL STORE 5 PER 100 M² OVER 200 M² OF GROSS FLOOR AREA 10.59 11 TYPICAL SIGNE PARKING 10 ACC STORE PARKING 1 ACC	TYPICAL PARCKING STALLS PROVIDED			
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REGID M2	TOTAL NO. OF SPACES	110	118	
Residential use 6 sq m /UNIT 1,296.0 2,055.8 BALCONIES 1,300.0 MIN OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) 648.0 755.8 AMENITY SPACE ON GROUND FLOOR 300.8 AMENITY SPACE OUTDOOR ON GRADE 135.0 AMENITY SPACE OUTDOOR ON ROOF TOP 320.0 ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS) REQ'D PROVIDED 101-133 PARKING SPACES, 5 ACCESSIBLE SPACES REQ'D 5 5 TYPE A (VAN), MIN WIDTH=3400 2 2 2 TYPE B, MIN WIDTH=2400 3 3 3 DRIVEWAYS AND AISLE REQUIREMENTS REQ'D FROVIDED 107(1)(c)(ii) AN AISLE SERVING PARKING SPACES ANGLED AT BETWEEN 56 AND 6.0 6.0 COADING REQUIREMENTS REQ'D PROVIDED COADING REQUIREMENTS REQ'D PROVIDED		REQ'D M ²	PROVIDED M	2
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TYPE A (VAN), MIN WIDTH=3400 TYPE B, MIN WIDTH=2400 DRIVEWAYS AND AISLE REQUIREMENTS REQ'D (MIN) PROVIDED 107(1)(c)(ii) AN AISLE SERVING PARKING SPACES ANGLED AT BETWEEN 56 AND 90 DEGREES MUST BE AT LEAST 6.0 METRES WIDE (M) LOADING REQUIREMENTS REQ'D PROVIDED	ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)	REQ'D	PROVIDED	
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107(1)(c)(ii) AN AISLE SERVING PARKING SPACES ANGLED AT BETWEEN 56 AND 90 DEGREES MUST BE AT LEAST 6.0 METRES WIDE (M) LOADING REQUIREMENTS REQ'D PROVIDED		REQ'D		
LOADING REQUIREMENTS REQ'D PROVIDED			6.0	
REQ D PROVIDED		1		
			PROVIDED	
IN THE GM ZONE, A VEHICLE LOADING SPACE IS REQUIRED FOR USES THAT HAVE A GFA OF 1000 SQ M OR MORE		l ₁	1	

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

SITE STATISTICS - Building 2

СО	VERAGE CALCULATIONS	M ²	F ²	ACRE
TOT.	AL SITE AREA	3,737.6	40,231.2	0.924
BUIL	DING AREA	10,498.0	112,999.4	
	DENTIAL AREA	10,498.0	112,999.4	
COI	MMERCIAL AREA	0.0	0.0	
GL/	ZING CALCULATIONS	SM	SF	%
	AL GROUND FLOOR ELEVATION AREA AL WINDOW AREA			
SET	BACKS	REQ'D (m)	PROVIDED (m)	
	IMUM REAR YARD SETBACK A BUILDING WITH A RESIDENTIAL LAND USE AT .DE OR WHERE THE REAR YARD ABUTS A PARK	5.0	5.00	
	IMUM FRONT AND CORNER SIDE YARD FOR A BUILDING WITH RESIDENTIAL D USE AT GRADE	5.0	5.00/11.95	
	IMUM INTERIOR SIDE YARD SETBACKS FOR A RESIDENTIAL USE BUILDING FOR A DING HIGHER THAN 11 METRES IN HEIGHT	3.0	3.00	
MIN	IMUM WIDTH OF LANDSCAPED AREA			
(i) /	ABUTTING A STREET	3m	5.0	
	ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	3m	3.0	
	OTHER CASES	NO MIN.		
	MUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT - FOR A PARKING NTAINING FEWER THAN 10	J LOI		
(a).	ABUTTING A STREET	3.0		
(b)	NOT ABUTTING A STREET	NONE		
	NSTRUCTION AREA	M ²	F ²	
	HOUT BALCONIES DUND FLOOR	1,553.0	16,717.0	
	FLOOR	1,330.0	14,316.0	
	FLOOR	1,330.0	14,316.0	
	FLOOR	1,330.0	14,316.0	\perp
	FLOOR	1,222.0	13,153.5	
	FLOOR KING LEVEL 1	1,222.0	13,153.5	_
	king level 1 Al Construction area	2,511.0	27,028.2 112,993.0	
	DSS FLOOR AREA -GFA	M ²	F ²	
	DUND FLOOR	736.2	7925.0	
	FLOOR	1061.8	11429.0	<u> </u>
	FLOOR	1061.8	11429.0	<u> </u>
	FLOOR	1061.8	11429.0	<u> </u>
	FLOOR	958.1	10313.0	
	FLOOR	958.1	10313.0	
IOT	AL GFA	5837.8	62838.0	
	KING REQUIREMENTS	REQ'D	PROVIDED	_
	dential use PARKING/UNIT	53	57	
	UCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES		8	
Tive	CAL PARCKING STALLS PROVIDED		46	
TYPI			3	<u> </u>
ACC	CTYPICAL PARCKING STALLS PROVIDED	0.4	10	
ACC VISI	TYPICAL PARCKING STALLS PROVIDED TOR PARKING-0.1 PARKING / UNIT CAL VISITORS PARKING	9.4	10	
ACC VISI TYPI	TOR PARKING-0.1 PARKING /UNIT	9.4		
ACC VISI TYPI ACC	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING	62		
ACC VISI TYPI ACC TOT BIKE	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES		10	
ACC VISI TYPI ACC TOT BIKE 0.5 I	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT inities REQUIREMENTS	62	67	
ACC VISI TYPI ACC TOT BIKE 0.5 I	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT inities REQUIREMENTS dential use	53	56	
ACC VISI TYPI ACC TOT BIKE 0.5 I	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT inities REQUIREMENTS	53 REQ'D M ²	67 56 PROVIDED M ²	
ACCC VISI TYPI ACCC TOT BIKE 0.5 I Am Res 6 sq BAL	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT	53 REQ'D M ²	56 PROVIDED M ² 908.8	
ACCC VISITYPI ACCC TOT BIKE 0.5 I Am Ress 6 sq BAL MIN	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES	53 REQ'D M ² 636.0	56 PROVIDED M ² 908.8 591.3	
ACCOVISION TYPI ACCOVICTOR BIKE 0.5 I AMBRES 6 SQUE BALL MIN AMI	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2)	53 REQ'D M ² 636.0	56 PROVIDED M ² 908.8 591.3 317.5	
ACC VISI TYPI ACC TOT BIKE 0.5 I Am Res 6 sq BAL MIN AMI	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) ENITY SPACE ON GROUND FLOOR	53 REQ'D M ² 636.0	56 PROVIDED M ² 908.8 591.3 317.5 97.5	
ACCC VISI TYPI ACCC TOT BIKE 0.5 I Am Ress 6 sq BAL MIN AMI AMI	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) ENITY SPACE OUTDOOR ON GRADE	53 REQ'D M ² 636.0	56 PROVIDED M ² 908.8 591.3 317.5 97.5	
ACC VISI TYPI ACC TOT BIKE 0.5 I Am Ress 6 sq BAL MIN AMI	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) ENITY SPACE ON GROUND FLOOR ENITY SPACE OUTDOOR ON GRADE CESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)	53 REQ'D M ² 636.0 318.0 REQ'D	56 PROVIDED M ² 908.8 591.3 317.5 97.5 220.0 PROVIDED	
ACC VISI TYPI ACC TOT BIKE 0.5 I Am Ress 6 sq BAL MIN AMI AMI 79-1	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) ENITY SPACE ON GROUND FLOOR ENITY SPACE OUTDOOR ON GRADE	62 S3 REQ'D M ² 636.0 318.0	56 PROVIDED M ² 908.8 591.3 317.5 97.5 220.0	
ACCC TOT BIKE 0.5 I Ammark Amin Amin Accc 79-1	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) ENITY SPACE ON GROUND FLOOR ENITY SPACE OUTDOOR ON GRADE CESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS) 00 PARKING SPACES, 4 ACCESSIBLE SPACES REQ'D	62 REQ'D M ² 636.0 318.0 REQ'D 3 1 2	56 PROVIDED M ² 908.8 591.3 317.5 97.5 220.0 PROVIDED 3	
ACC VISI TYPI ACC TOT BIKE 0.5 I Am Ress 6 sq BAL MIN AMI AMI TY DRIV	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) ENITY SPACE ON GROUND FLOOR ENITY SPACE OUTDOOR ON GRADE CESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS) OO PARKING SPACES, 4 ACCESSIBLE SPACES REQ'D PE A (VAN), MIN WIDTH=3400 PE B, MIN WIDTH=2400 /EWAYS AND AISLE REQUIREMENTS	62 REQ'D M ² 636.0 318.0 REQ'D 3 1	56 PROVIDED M ² 908.8 591.3 317.5 97.5 220.0 PROVIDED 3	
ACCC VISI TYPI ACCC TOT BIKE 0.5 I AMIN AMIN AMIN TYPI TYPI TYPI TYPI TYPI TYPI TYPI TYPI	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) ENITY SPACE ON GROUND FLOOR ENITY SPACE OUTDOOR ON GRADE CESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS) OD PARKING SPACES, 4 ACCES SIBLE SPACES REQ'D PE A (VAN), MIN WIDTH=3400 PE B, MIN WIDTH=2400	62 REQ'D M ² 636.0 318.0 REQ'D 3 1 2 REQ'D M	56 PROVIDED M ² 908.8 591.3 317.5 97.5 220.0 PROVIDED 3 1	
ACC VISI TYPI ACC TOT BIKE 0.5 I BAL AMI AMI AMI TYPI TY DRIV	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING C VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) ENITY SPACE ON GROUND FLOOR ENITY SPACE OUTDOOR ON GRADE CESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS) OO PARKING SPACES, 4 ACCESSIBLE SPACES REQ'D PE A (VAN), MIN WIDTH=3400 PE B, MIN WIDTH=2400 /EWAYS AND AISLE REQUIREMENTS (1)(c)(ii) AN AISLE SERVING PARKING SPACES ANGLED AT BETWEEN 56	53 REQ'D M ² 636.0 318.0 REQ'D 3 1 2 REQ'D (MIN)	56 PROVIDED M ² 908.8 591.3 317.5 97.5 220.0 PROVIDED 3 1 2 PROVIDED	
ACC VISI TYPI ACC TOT BIKE 0.5 I BAM Ress 6 sq BAL MIN AMI AMI TY TY TY DRIV LOA	TOR PARKING-0.1 PARKING /UNIT CAL VISITORS PARKING AL NO. OF SPACES RACKS PARKING/UNIT Inities REQUIREMENTS dential use m /UNIT CONIES OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2) ENITY SPACE ON GROUND FLOOR ENITY SPACE OUTDOOR ON GRADE CESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS) OO PARKING SPACES, 4 ACCESSIBLE SPACES REQ'D PE A (VAN), MIN WIDTH=3400 PE B, MIN WIDTH=2400 /EWAYS AND AISLE REQUIREMENTS (1)(c)(ii) AN AISLE SERVING PARKING SPACES ANGLED AT BETWEEN 56 190 DEGREES MUST BE AT LEAST 6.0 METRES WIDE (M)	53 REQ'D M ² 636.0 318.0 REQ'D 3 1 2 REQ'D (MIN) 6.0	56 PROVIDED M ² 908.8 591.3 317.5 97.5 220.0 PROVIDED 3 1 2 PROVIDED 6.0	

SITE STATISTICS - Building 3



TE LOCATION

4 23/12/08 Issued for SPA resubmission EM
3 23/03/17 Issued for SPA- 1ST REVIEW REPLY EM
2 22/06/30 Issued for CLC- Reply EM
1 22/05/20 Issued for CLC EM
No. Date: Issue/Revision By:
Drawing Issues/Revisions:

Key Plan:

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

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Architect's Stamp

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206-418 Iroquois Shore Rd
Oakville Ontario
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1 9 0 5 28 1 4 4 4 4

Project:

WATERIDGE
APARTMENT BUILDING

Sheet Title

SITE STATS & ROOM MIX ALL BUILDINGS

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

Drawing No:

ASP-1

	BUILDING 1 - ROOM MIX														
	1ST FLOOR	2ND FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	МІХ	міх	MIX Total	TOTAL		
STUDIO	2	0	0	0	0	0	0	0	0	1%	1%	2	2		
1 BDRM	4	19	19	19	15	15	6	4	4	49%			105		
1 BDRM+DEN	2	5	5	5	2	2	0	0	0	10%	71%	71%	71%	154	21
1 BDRM-ACC	2	5	5	5	4	4	1	1	1	13%			28		
2 BDRM	0	3	3	3	7	7	9	11	11	25%	200/	60	54		
2BDRM - ACC	0	0	0	0	0	0	2	2	2	3%	28%	60	6		
SUBTOTAL	10	32	32	32	28	28	18	18	18	100%	100%	216	216		
ACC TOTALS	2	5	5	5	4	4	3	3	3	15.74%			34		

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

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

7 ROOM MIX - ALL BUILDINGS

N.T.S.

	OF 1000 S G	MORM	ORE				I	į							GFA OF 100	D SQM OR M)RE
		SITE ST N.T.S.	TATISTICS - B	UILDING	<u>G 2</u>			DI III DI	NG2 P	OOM NA	<u></u>			A	3 SP-1 N.T.S	E STATIS	TIC
X al	TOTAL			1ST FLOOR	2ND FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	NG 2 - R 6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	MIX	MIX	MIX TOTAL	TOTAL	
	2		STUDIO	0	0	0	0	0	0	0	0	0	0%	0%	0	0	
	105		1 BDRM	3	12	12	12	12	12	2	2	2	53%			69	
4	21		1 BDRM+DEN	0	3	3	3	1	1	0	0	0	8%	73%	96	11	
	28		1 BDRM-ACC	3	2	2	2	2	2	1	1	1	12%			16	
	54		2 BDRM	1	2	2	2	3	3	6	6	6	24%	27%	35	31	
,	6		2BDRM - ACC	1	1	1	1	0	0	0	0	0	3%	2770	33	4	
6	216		SUBTOTAL	8	20	20	20	18	18	9	9	9	100%	100%	131	131	
	34		ACC TOTALS	4	3	3	3	2	2	1	1	1	15.27%			20	

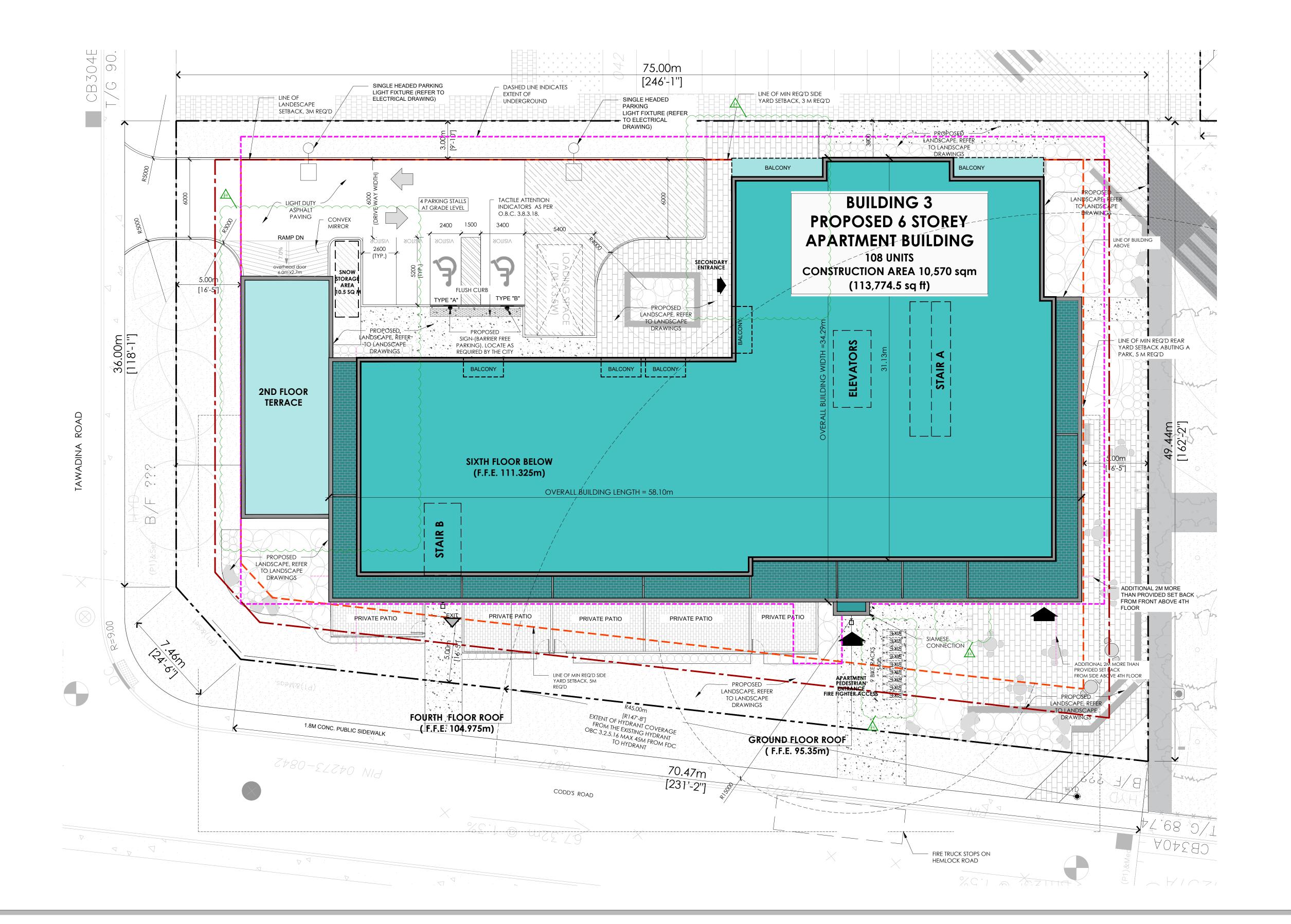
5 ROOM MIX - BUILING 2

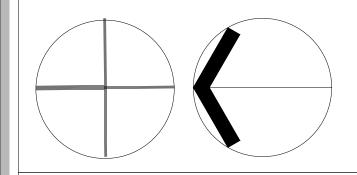
\frac{\pi_1 }{\pi_2}	\backslash										
(Y	_		BUIL	DING 3 -	ROOM N	ЛIX				
	1ST FLOOR	 	nd OOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	MIX	MIX	MIX TOTAL	TOTAL
STUDIO	0		0	0	0	0	0	0%	0%	0	0
1 BDRM	7	$ \ $	10	10	10	11	11	56%			59
1 BDRM+DEN	2		2	2	2	1	1	9%	77%	82	10
1 BDRM+DEN ACC	1		1	1	1	1	1	6%	77%		6
1 BDRM-ACC	2		1	1	1	1	1	7%			7
2 BDRM	1		4	4	4	4	4	20%	220/	24	21
2BDRM - ACC	0		1	1	1	0	0	3%	23%	24	3
SUBTOTAL	13		19	19	19	18	18	100%	100%	106	106
ACC TOTALS	3		3	3	3	2	2	15%			16

6 ROOM MIX - BUILING 3

N.T.S.

FREE DEPARTMENT CONNECTION FR				SITE P	LAN LEGEND			CREDIT NOTES:	CREDIT NOTES:	SITE PLAN- GENERAL NOTES	SITE PLAN- GENERAL NOTES
BUILDING SETBACK LINE A HOSE BIB (REFER TO MECHANICAL DWGS) A PARKING COUNT A HOSE BIB (REFER TO MECHANICAL DWGS) A HINIMUM SETBACK OF 1.0m FROM STREET FURNITIURE TO PETAL DATA SING, OSULIND NAT REFER FOR IELECTRICAL DWGS A MINIMUM SETBACK OF 1.0m FROM STREET FURNITIURE TO PETAL DATA SING, OSULIND NAT REFER FURNITION REFORMS TO PETAL DATA SING, OSULIND NAT REFER FOR IELECTRICAL DWGS A MINIMUM SETBACK OF 1.0m FROM STREET FURNITION TO PETAL DATA SING, OSULIND NAT REFER FOR IELECTRICAL DWGS A MINIMUM SETBACK OF 1.0m FROM STREET FURNITION TO PETAL DATA SING, OSULIND NAT REFER FOR IELECTRICAL DWGS A MINIMUM SETBACK OF 1.0m FROM STREET FURNITION TO PETAL DATA SING, OSULIND NAT REFER FOR IELECTRICAL DWGS A MINIMUM SETBACK OF 1.0m FROM STREET FURNITION TO PETAL DATA SING, OSULIND NAT REFER FOR IELECTRICAL DWGS A MINIMUM SETBACK OF 1.0m FROM STREET FURNITION TO PETAL DATA SING, OSULIND NAT REFER FOR IELECTRICAL DWGS A MINIMUM SETBACK OF 1.0m FROM STREET FURNITION TO PETAL DATA SING, OSULIND NAT REFER FOR IELECTRICAL DWGS A MINIMUM SETBACK OF 1.0m FROM STREET FURNITION TO PROM STREET FUR		PROPERTY LINE	^ ≜	FIRE DEPARTMENT CONNECTION		•	STEEL BOLLARD (REFER TO DETAIL XX.X)				AYS 5 THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER-FREE SIGNS AS SET OUT IN THE TOWN
HOSE BIB (REFER TO MECHANICAL DWGS) # MAIDLANGE BUFFER HOSE BIB (REFER TO MECHANICAL DWGS) # HOSE BIB (REFER TO MECHANICAL DWGS)		BUILDING SETBACK LINE				\bigcirc	PARKING COLINT	THE SURVEY FOR THIS PROPERTY.	ONTARIO LAND SURVERYORS ANNIS, O'SULLIVAN, VOLLEBEKK LTD	CONSTRUCTION ME BE REINSTATED TO THE SATISFACT	
LANDSCAPE BUFFER LEGAL LAND DESCINATE D SIN CHE TISK DO F THE DATA SOT INCLUDED TO BUFFER TO SITE ALT SUPPLIES AND SUPPLIATE AND SUPPLIATE BUSIC OF THE DATA SOT INCLUDED TO BUFFER TO CIVIL DWGS) LEGAL LAND DESCINATE BUFFER LANDSCAPE BUFFER LEGAL LAND DESCINATE BUFFER LANDSCAPE BUFFER LEGAL LAND DESCINATE BUFFER LANDSCAPE BUFFER LEGAL LAND DESCINATE BUFFER LEGAL LAND DESCINATE BUFFER LEGAL LAND DESCINATE TO A SITE ALT SUPPLIES AND SUPPLIATE BUFFER		BOILDING SEIDNON EINE	₩	HOSE BIB (REFER TO MECHANICAL DWGS)			77111111110 000111			OF THE TOWN	6 ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARI
PROPOSED GRADING (REFER TO CIVIL DWGS) CERTIFICATION, IF ANY. PROPOSED GRADING (REFER TO CIVIL DWGS) CERTIFICATION, IF ANY. PROPOSED GRADING (REFER TO CIVIL DWGS) CERTIFICATION, IF ANY. PROPOSED GRADING (REFER TO CIVIL DWGS) CERTIFICATION, IF ANY. ALL DOWNSPOUTS TO BE CONNECTED TO DAILY SUFFACE PAVING UNDER PORTE COCHERE RESPONSIBILITY OF THE DEVELOPER, OWNER IS RESPONSIBILE FOR ALL REFER TO LANDSCAPE DWGS) CONDENSING UNITS TO BE CONNECTED TO DRAINAGE SYSTEM CONNECTED TO DRA		LANDSCAPE BUFFER		DAD MOUNTED LIVEDO TRANSCORMED W/ STEEL BOLLADOS	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE	FRS		OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT	(613) 727-0850	PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE	AS WELL AS INWARD AND DESIGNED TO MAINAIN XERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE
ENTRY/EXIT ACCESS POINTS DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE RESPONSIBILITY OF THE DEVELOPER/ OWNER CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS) EXISTING TOWN HYDRANT EXISTING TOWN HYDRANT PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS ALL BARRIER FEED TO CIVIL DWGS DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE CONDENSING UNITS TO BE SCREENED OF GROUND FOR ALL AND CONCRETE BASE SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE SINGLE HEADED LIGHT	CD	CURB DEPRESSION		FAD MOUNIED HIDRO IRANSFORMER W/ SIEEL BOLLARDS	UGHT DUTY ASPHALT PAVING)	104.04×	PROPOSED GRADING (REFER TO CIVIL DWGS)		EMAIL: Nepean@aovitd.com	RELOATED BY THE CONTRACTOR/OWNER TO A SETBA	
EXISTING TOWN HYDRANT YDRANT EXISTING TOWN HYDRE TOWN HYDRANT EXISTING TOWN HYDRING EXISTING TOWN HYDRING EXI		ENTRY/ EXIT ACCESS POINTS			DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE		CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)	LEGAL LAND DESCRIPTION:		RESPONSIBILITY OF THE DEVELOPER/ OWNER	DRAINAGE SYSTEM
PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS ALL BARRIER-REE ENTRANCES AND BARRIER FREE PATHS REFER TO CITY OF OTTAWA 9 SEPARATE PERMITS ARE REQUIRED FOR A ON THE PROPERY ON THE PROPERY	¤	EXISTING TOWN HYDRANT			(REFER TO LANDSCAPE DWGS)					UTILITY LOCATES AND DAMAGE/ DISTURBANCE DURIN	000000000000000000000000000000000000000
-REFER TO CIVIL DWGS		PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS	<u></u> ⊢		LANINSCAPED APEA		SNOW REMOVAL COMPANT)				9 SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERY
10 WHITE PROJECT IN THE RES ARE TO BE PROJECTED CONSTRUCTION OUTLET OUTLET	•~•	-REFER TO CIVIL DWGS	П-0	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL							10 WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM





4	23/12/08	Issued for SPA resubmission	EM						
3	23/03/17	Issued for SPA- 1ST REVIEW REPLY	EM						
2	22/06/30	Issued for CLC- Reply	EM						
1	22/05/20	Issued for CLC	EM						
No.	Date:	Issue/Revision	By:						
Drav	Drawing Issues/Revisions:								

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WATERIDGE APARTMENT BUILDING

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

Sheet Title:

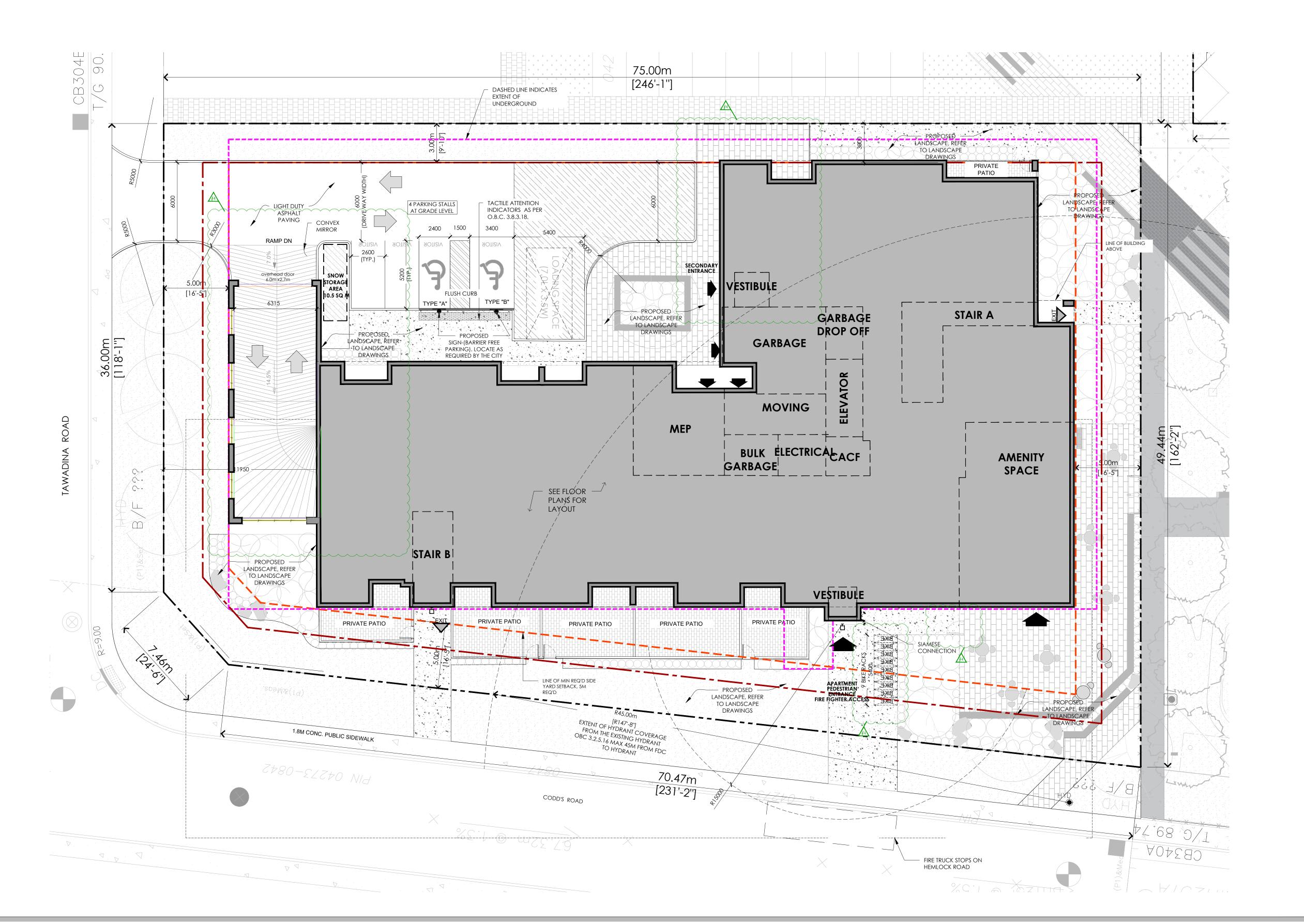
SITE PLAN - BLDG 3 **ROOF LEVEL**

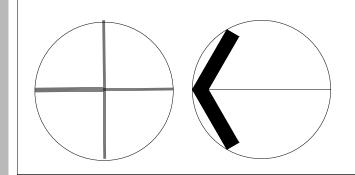
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	Design By:	Drawn By:	Approved By:
	EM	SF	EM
	Scale: 1:150	Date: 22-06-29	Project No.: 22-004
	1.150	22-00-27	22-004

Drawing No:

ASP-7

			SITE PLA	AN LEGEND				CREDIT NOTES:	CREDIT NOTES:	SITE PLAN- GENERAL NOTES	SITE PLAN- GENERAL NOTES
	PROPERTY LINE	^ #	FIRE DEPARTMENT CONNECTION	å	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS	•	STEEL BOLLARD (REFER TO DETAIL XX.X)	THIS SITEPLAN IS BASED UPONT AND MUST BE READ IN CONJUNCTION WIT	TOPO SURVEYORS INFO:	ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AN DBOULEVARD AREAS DISTURBED BY THE	5 THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER-FREE SIGNS AS SET OUT IN THE TOWN
	BUILDING SETBACK LINE	4×	HOSE BIB (REFER TO MECHANICAL DWGS)		RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROTE COCHERE	X	PARKING COUNT	THE SURVEY FOR THIS PROPERTY. MATAJ ARCHITECTS ACCEPTS NO	ONTARIO LAND SURVERYORS ANNIS, O'SULLIVAN, VOLLEBEKK LTD	CONSTRUCTION ME BE REINSTATED TO THE SATISFACTION OF THE TOWN	BY-LAWS AND DESIGN CRITERIA
	LANDSCAPE BUFFER	424	TIOSE BIB (RELEKTO MECTIANICAE DWGS)	Ψ	-REFER TO ELECTRICAL DWGS		FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW	RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA	14 CONCOURSE GATE, SUITE 500 NEPEAN, ONTARIO K2E 7S6	2 A MINIMUM SETBACK OF 1.0m FROM STREET FURNTIURE TO	6 ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINAIN XERO
	EANDSCALE BOLLEK		PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	1//:///	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE	FRS	2003-499. REFER TO DETAI 2/A102	SUPPLIED AND SUCH DATA IS NOT	(613) 727-0850	PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE	CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE
CD	CURB DEPRESSION		TAD MODIVIED HIDRO TRANSFORMER WY SILLE BOLLARDS	1/////	LIGHT DUTY ASPHALT PAVING)	104.04×	PROPOSED GRADING (REFER TO CIVIL DWGS)	INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.	OF EMAIL: Nepean@aovitd.com	RELOATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF RELCOATION OF ANY UTILITY IS THE	7 ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM
	ENTRY/ EXIT ACCESS POINTS		DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE		DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE		CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)	LEGAL LAND DESCRIPTION:		RESPONSIBILITY OF THE DEVELOPER/ OWNER	DRAINAGE SYSTEM
η	EXISTING TOWN HYDRANT		-REFER TO ELECTRICAL		(REFER TO LANDSCAPE DWGS)		SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/	BLOCKS 11, 12 and		THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/ DISTURBANCE DURING	8 ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR
• •		- □	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS	ta ta salas			SNOW REMOVAL COMPANY)	REGISTERED PLAN 4M -1651 CITY OF OTTAWA		CONSTRUCTION.	9 SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE
# O #	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS		KEI EK TO ELEGINIONE BY GO		LANDSCAPED AREA		<u></u>			4 ALL BARRIER-FREE ENTRANCES AND BARRIER FREE PATHS	ON THE PROPERY
	-KEEK TO CIVE BYOS	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET						OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.	10 WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION		
			-REFER TO ELECTRICAL DWGS	4 4 4	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION						CONTROLLER





Key Plan:

4	23/12/08	Issued for SPA resubmission	EM		
3	23/03/17	Issued for SPA- 1ST REVIEW REPLY	EM		
2	22/06/30	Issued for CLC- Reply	EM		
1	22/05/20	Issued for CLC	EM		
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375 Codd's Road - WATERIDGE
VILLAGE, OTTAWA, ON

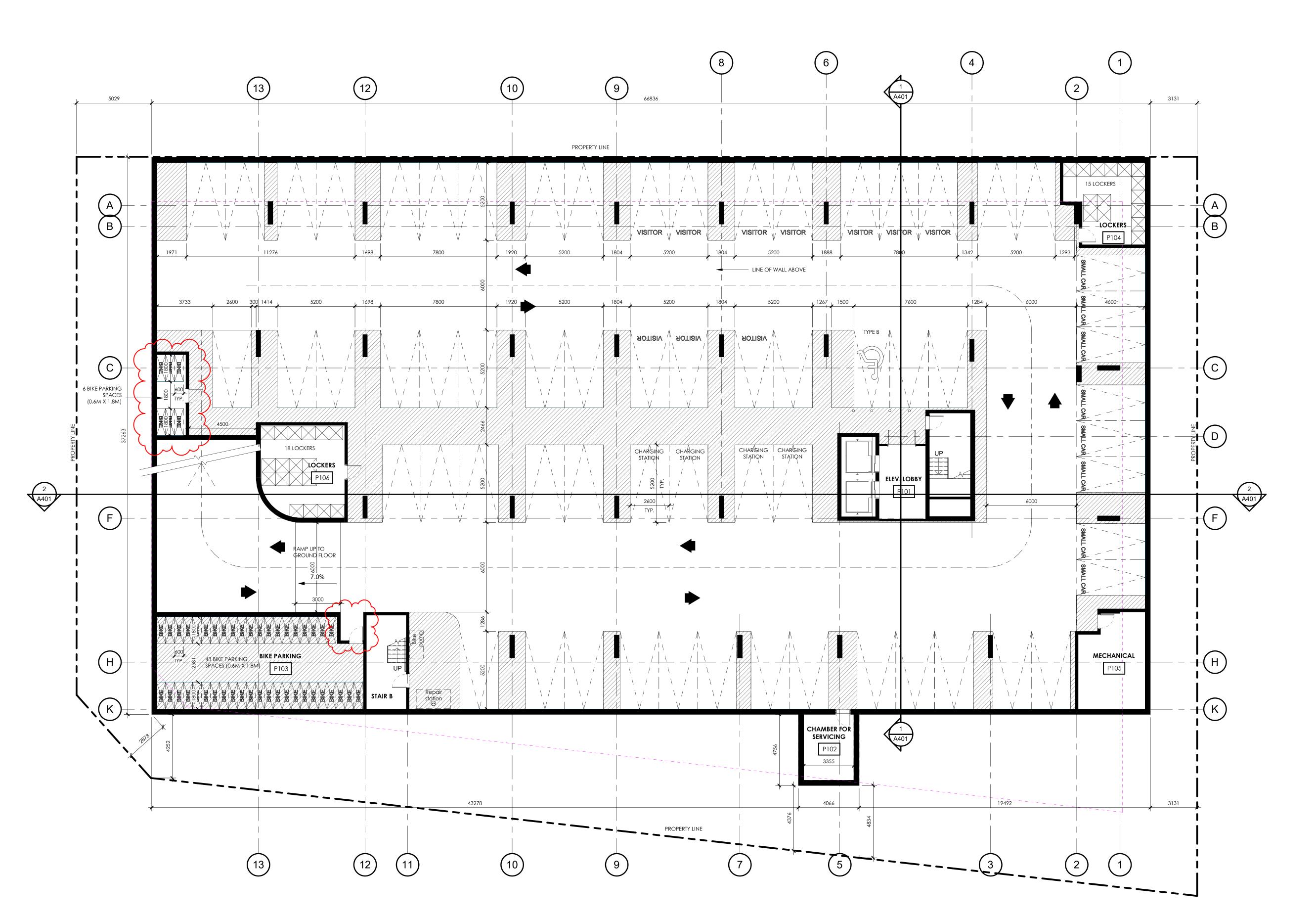
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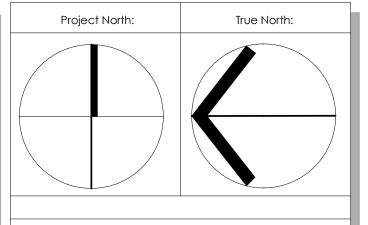
SITE PLAN - BLDG 3 **GRADE LEVEL**

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

Drawing No:

ASP-8





3	ISSUED FOR SPA RESUBMISSION	2023/12/08
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
1	ISSUED FOR CLC - Reply	2022/06/30
REV	DESCRIPTION	REV. DATE

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WATERIDGE APARTMENT BUILDING 3

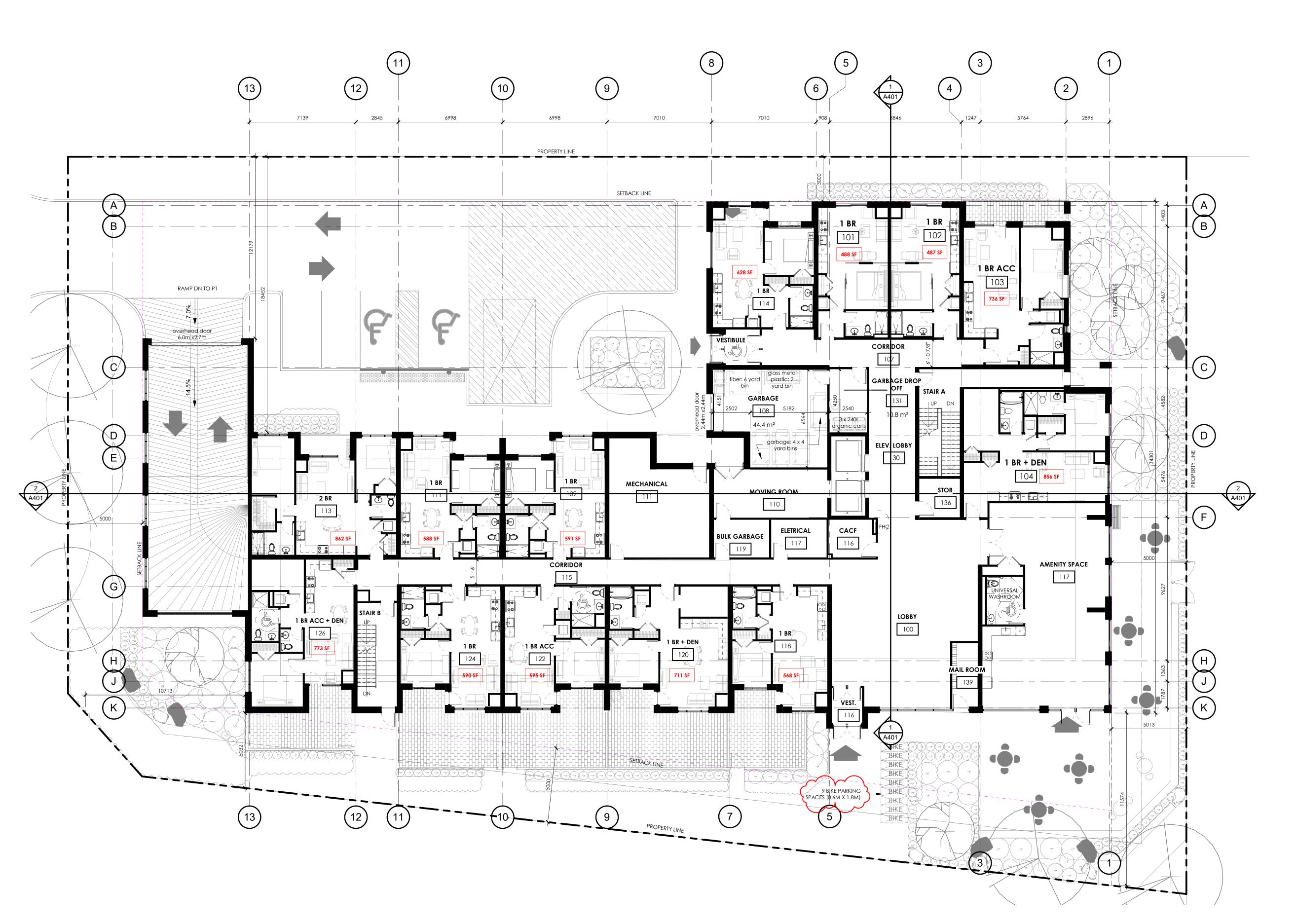
375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

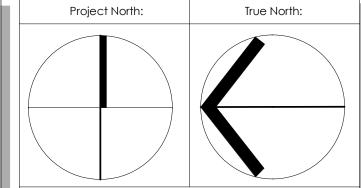
Sheet Title:

PARKING LEVEL P1

Design By:	Drawn By:	Approved By:
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1:125	Issue Date	22-004
Drawing No:		

A201





4	ISSUED FOR SPA RESUBMISSION	2023/12/08
3	REISSUED FOR SPA	2023/11/24
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
1	ISSUED FOR CLC - Reply	2022/06/30
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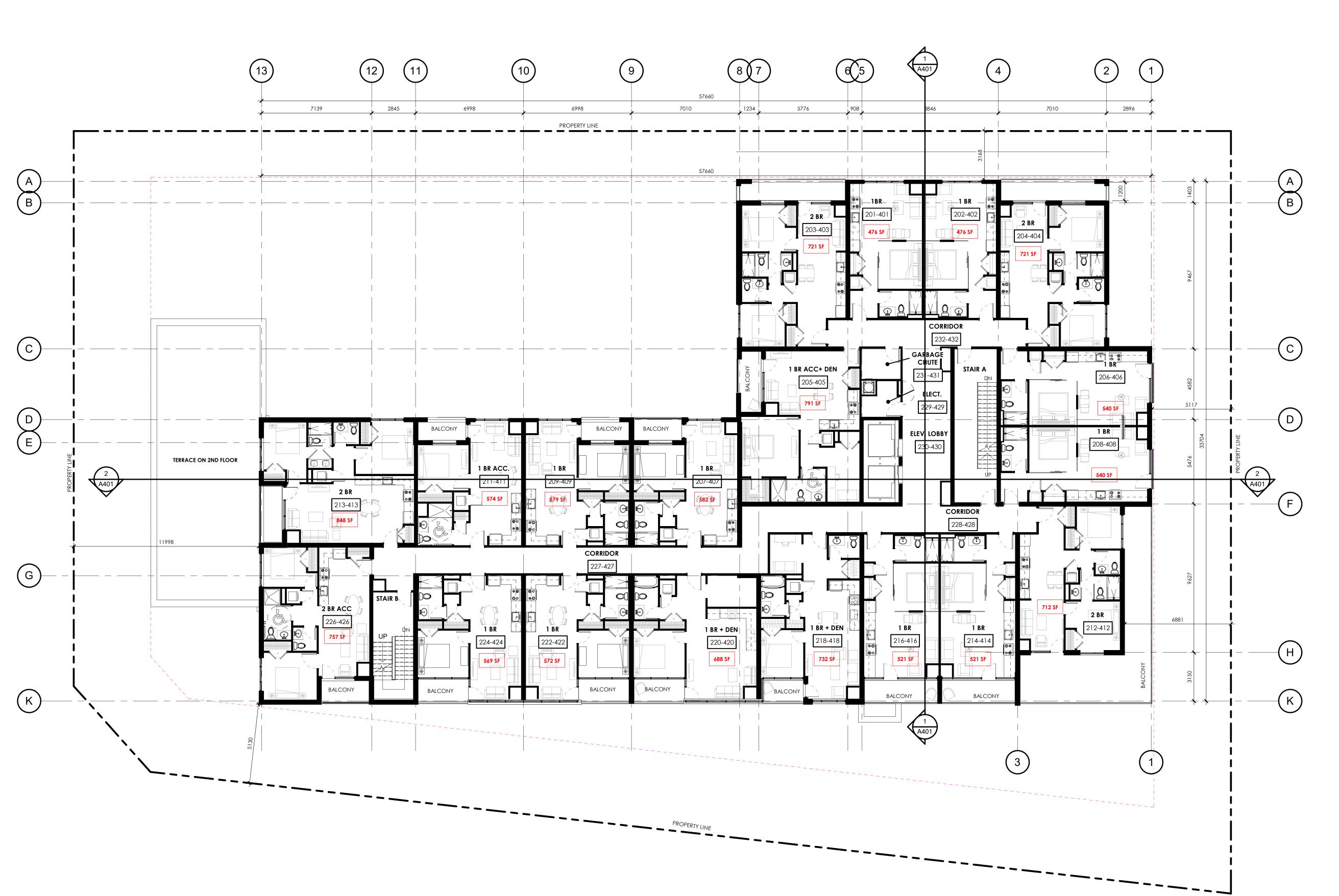
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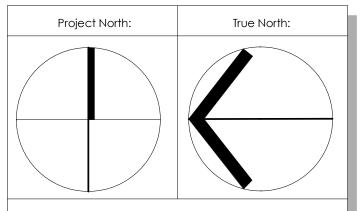
GROUND FLOOR PLAN

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

Drawing No:

A203





4	ISSUED FOR SPA RESUBMISSION	2023/12/08
3	REISSUED FOR SPA	2023/11/24
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
1	ISSUED FOR CLC - Reply	2022/06/30
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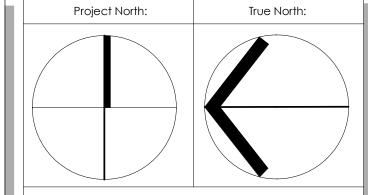
375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title: **TYPICAL FLOOR** (2nd-4th)

	Design By:	Drawn By:	Approved By:
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	1:125	Issue Date	22-004
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3	ISSUED FOR SPA RESUBMISSION	2023/12/08
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
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WATERIDGE APARTMENT BUILDING 3

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

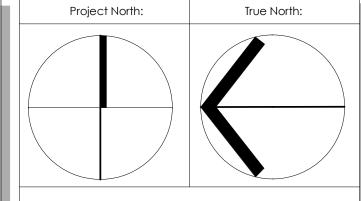
FIFTH FLOOR PLAN (5th)

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3	ISSUED FOR SPA RESUBMISSION	2023/12/08
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
1	ISSUED FOR CLC - Reply	2022/06/30
REV	DESCRIPTION	REV. DATE

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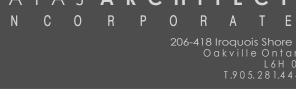
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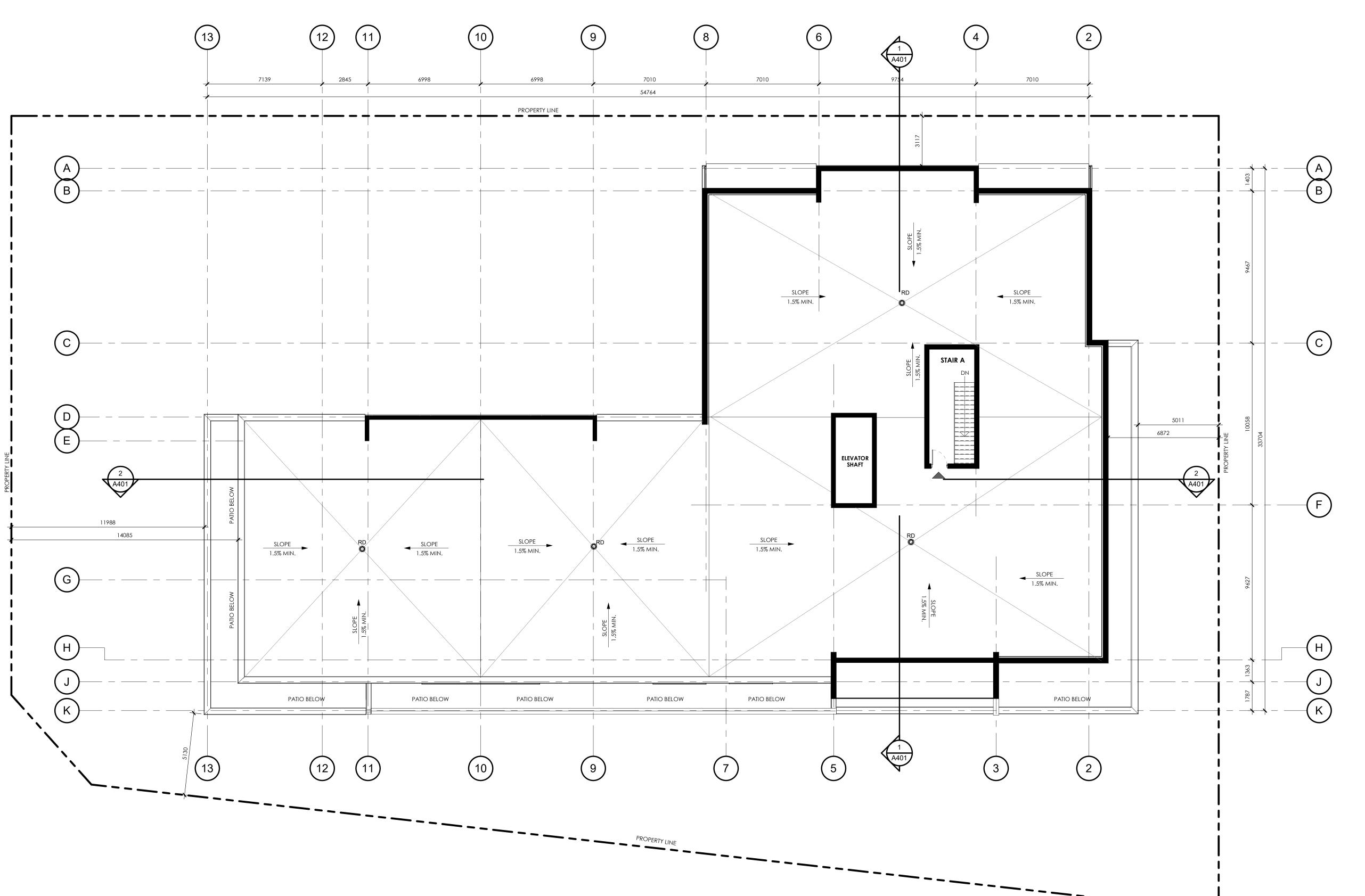
WATERIDGE APARTMENT BUILDING 3

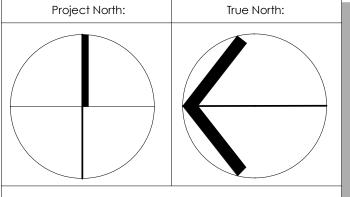
375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

SIXTH FLOOR PLAN (6th)

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2	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
1	ISSUED FOR CLC - Reply	2022/06/30
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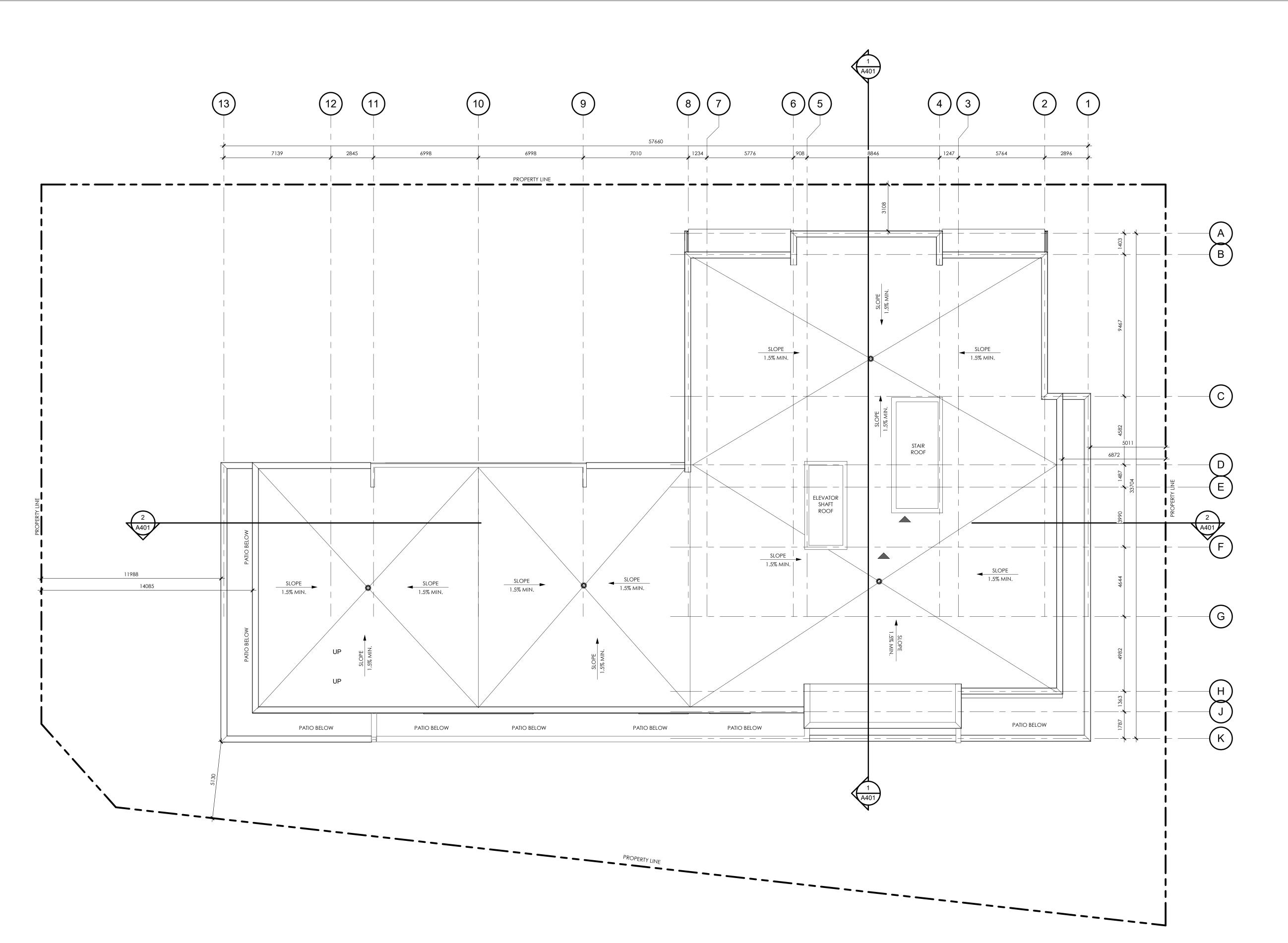
WATERIDGE APARTMENT BUILDING 3

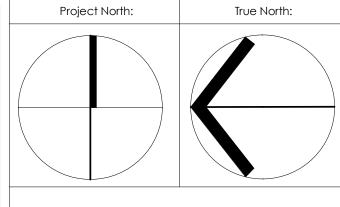
375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

ROOF LEVEL PLAN

	Design By:	Drawn By:	Approved By:
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- 1	1:125	Issue Date	22-004
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2	ISSUED FOR SPA RESUBMISSION	2023/12/08
1	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
REV	DESCRIPTION	REV. DATE

Drawing Issues/Revisions:

No

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Project

WATERIDGE APARTMENT BUILDING 3

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

Sheet Title:

ROOF PLAN

ign By:	Drawn By:	Approved By:
	DL /T\ /	

Designer BL/TV Approver

Scale: Date: Project No.:

1:125 Issue Date 22-004

Drawing No:

A208



BLD 3 - WEST ELEVATION (FRONT)
1: 125

1 - CM/BUILDER SHALL SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR &

EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.

TEXTURE, BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRAND'S APPROVED

Project North:

EXTERIOR ELEVATION LEGEND

EIFS - BRICK PATTERN-KENDALL CHARCOAL

EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17

True North:

SPA FILE NO. -

	5	REVISED FOR SPA	2023/12/19
	4	ISSUED FOR SPA RESUBMISSION	2023/12/08
	3	REISSUED FOR SPA	2023/11/24
	2	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
	1	ISSUED FOR CLC - Reply	2022/06/30
	REV	DESCRIPTION	REV. DATE

Drawing Issues/Revisions:

Note:

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206-418 Iroquois She
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Project

WATERIDGE APARTMENT BUILDING 3

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

WEST ELEVATION (FRONT)

_		
esign By:	Drawn By:	Approved By
MAI	BL/TV	EM

As indicated | Issue Date | Drawing No:

301

22-004



BLD 3 - EAST ELEVATION
1: 125

1 - CM/BUILDER SHALL SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR &

TEXTURE, BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRAND'S APPROVED

Project North: True North:

SPA FILE NO. -

EXTERIOR ELEVATION LEGEND

EIFS - BRICK PATTERN-KENDALL CHARCOAL

4 ISSUED FOR SPA 2023/12/08 RESUBMISSION 3 REISSUED FOR SPA 2023/11/24 2 ISSUED FOR SPA - 1ST 2023/05/11 REVIEW REPLY ISSUED FOR CLC - Reply 2022/06/30 DESCRIPTION REV. DATE

Drawing Issues/Revisions:

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WATERIDGE APARTMENT **BUILDING 3**

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

EAST ELEVATION

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

Drawing No:

A302

NOTES:

- 1 CM/BUILDER SHALL SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE, BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.
- 2 CM AND/OR RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE BEFORE WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINTED.
- 3 CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

	EXTERIOR ELEVATION LEGEND
1	EIFS - BRICK PATTERN-KENDALL CHARCOAL
2	EIFS - GREY
3	EIFS - SANDSTONE FINISH WHITE DOVE BM OC-17
4	EIFS - KENDAL CHARCOAL BM HC-166
4A	ACM - KENDAL CHARCOAL BM HC-166
5	ACM - WHITE DOVE, BM OC 17
6	STONE - 300X600 - ARRISCRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
7	GLASS GUARD RAIL

WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH

ELEVATOR WALL BEYOND





BLD 3 - SOUTH ELEVATION
1: 125

Project North:

True North:

SPA FILE NO. -

4	REVISED FOR SPA	2023/12/19
3	ISSUED FOR SPA RESUBMISSION	2023/12/08
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
1	ISSUED FOR CLC - Reply	2022/06/30
REV	DESCRIPTION	REV. DATE

Drawing Issues/Revisions:

Note:

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Project

WATERIDGE APARTMENT BUILDING 3

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

Sheet Title:

SOUTH ELEVATION

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

Drawing No:

A303

- 1 CM/BUILDER SHALL SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE, BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.
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- 3 CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

EXTERIOR ELEVATION LEGEND
DICK DATTERN KENDALL CHARCOAL

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







Project North:

True North:

SPA FILE NO. -

3	ISSUED FOR SPA RESUBMISSION	2023/12/08
2	REISSUED FOR SPA	2023/11/24
1	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
REV	DESCRIPTION	REV. DATE

Drawing Issues/Revisions:

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WATERIDGE APARTMENT BUILDING 3

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

NORTH ELEVATION

	Design By:	Drawn By:	Approved By:
ı	MAI	BL/TV	EM
	Scale:	Date:	Project No.:
ı	As indicated	Issue Date	22-004
	5		

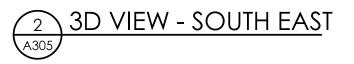
Drawing No:

A304



3D VIEW - SOUTH WEST







3 3D VIEW - NORTH EAST

SPA FILE NO. -

True North:

Project North:

3	ISSUED FOR SPA RESUBMISSION	2023/12/08
2	ISSUED FOR SPA - 1ST REVIEW REPLY	2023/05/11
1	ISSUED FOR CLC - Reply	2022/06/30
REV	DESCRIPTION	REV. DAT

Drawing Issues/Revisions:

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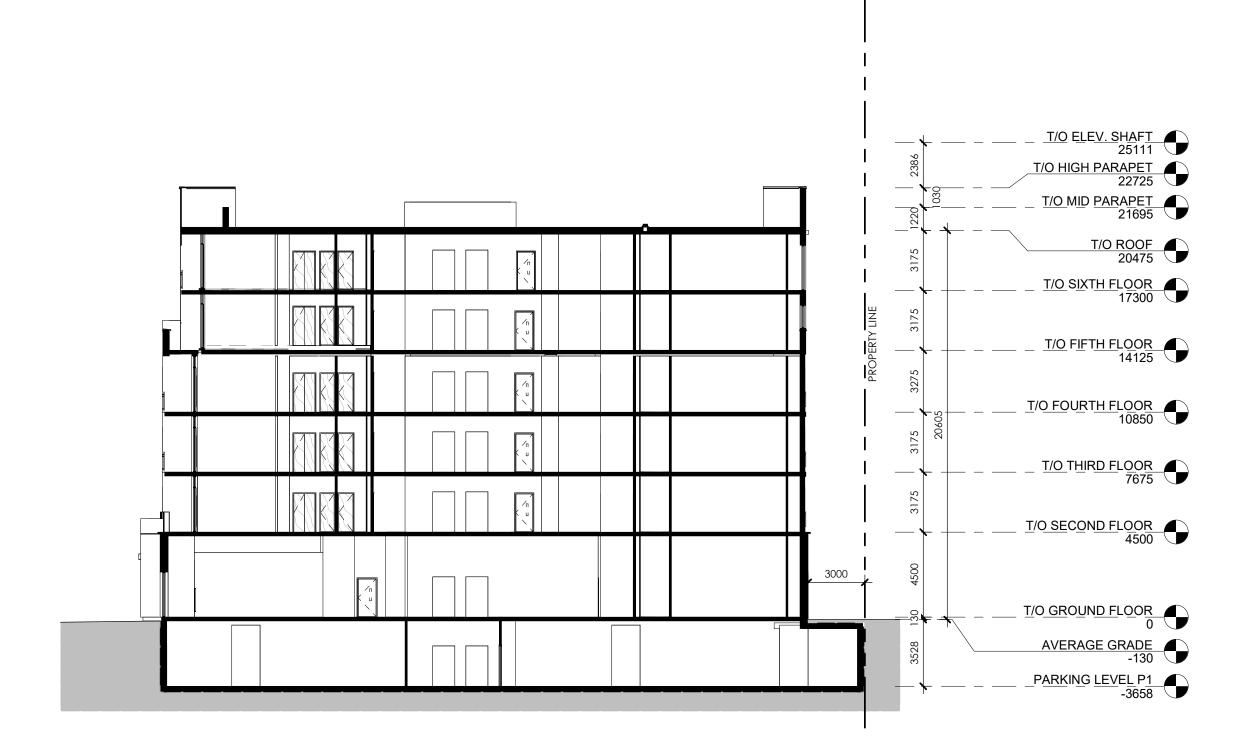
WATERIDGE APARTMENT **BUILDING 3**

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

3D VIEWS

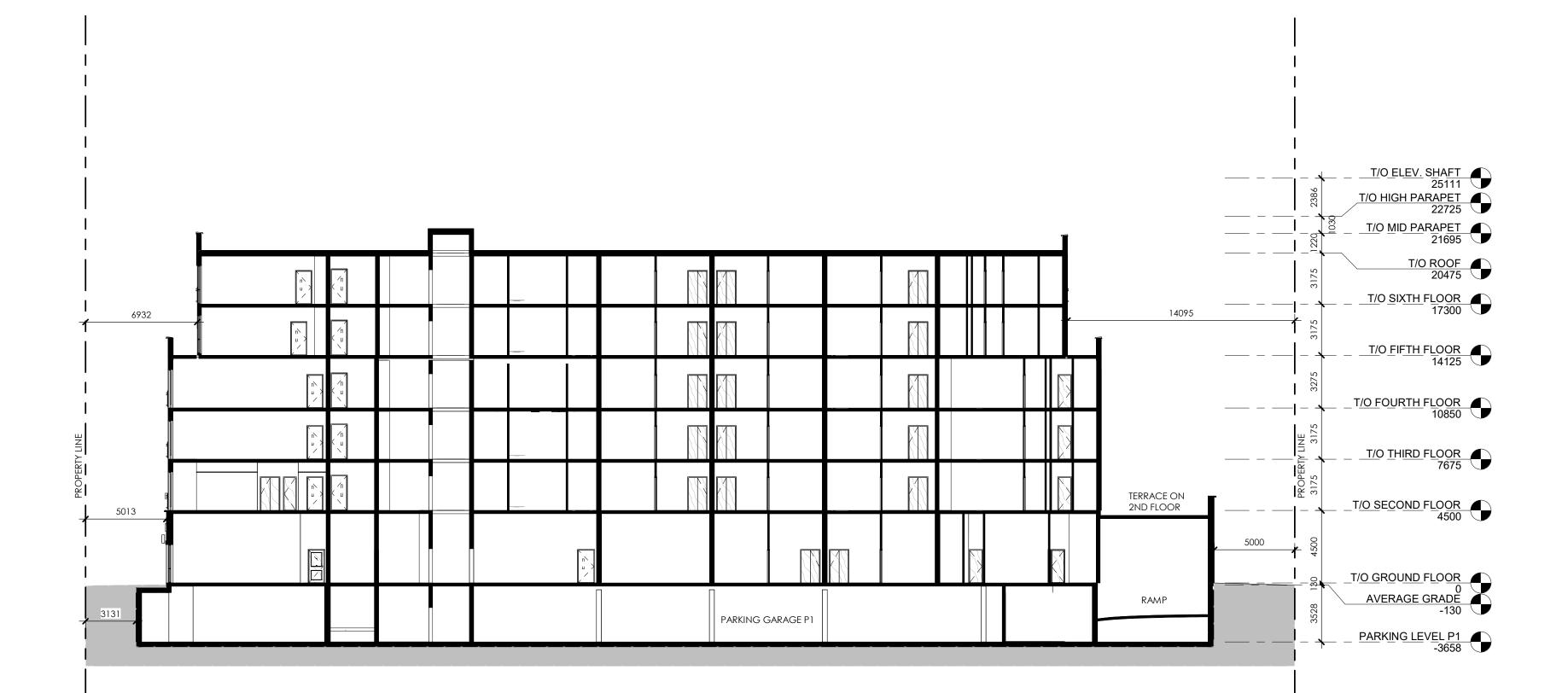
	Design By:	Drawn By:	Approved By:
ı	MAI	BL/TV	EM
	Scale:	Date:	Project No.:
ı		Issue Date	22-004
	Drawing No:		

A305



BUILDING 3 SITE SECTION I

A401 1:200



BUILDING 3 SITE SECTION II
1:200

True North:

Project North:

SPA FILE NO. -

П			
	4	ISSUED FOR SPA	2023/12/08
		RESUBMISSION	
	3	REISSUED FOR SPA	2023/11/24
	2	ISSUED FOR SPA - 1ST	2023/05/11
		REVIEW REPLY	
	1	ISSUED FOR CLC - Reply	2022/06/30
	REV	DESCRIPTION	REV. DATE

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WATERIDGE APARTMENT **BUILDING 3**

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

BUILDING SECTION I

	Design By:	Drawn By:	Approved By:
	MAI	BL/TV	EM
	Scale:	Date:	Project No.:
	1:200	Issue Date	22-004
	Drawing No:		