

1050 TAWADINA ROAD

SITE PLAN CONTROL RESPONSE

FEBRUARY 02, 2024

DRAWING LIST:

SPC.000	COVER
SPC.100	SITE PLAN
SPC.P01	PARKADE 1 PLAN
SPC.101	MAIN FLOOR PLAN
SPC.102	SECOND FLOOR PLAN
SPC.103	THIRD FLOOR PLAN
SPC.104	FOURTH FLOOR PLAN
SPC.105	FIFTH FLOOR PLAN
SPC.106	SIXTH FLOOR PLAN
SPC.107	SEVENTH FLOOR PLAN
SPC.108	EIGHT FLOOR PLAN
SPC.109	NINTH FLOOR PLAN
SPC.200	BUILDING SECTION
SPC.201	BUILDING SECTION
SPC.300	ELEVATIONS - BUILDING A
SPC.301	ELEVATIONS - BUILDING A
SPC.302	ELEVATIONS - BUILDING B
SPC.303	ELEVATIONS - BUILDING B



PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROUEN OUBROCK-COOPER
403.923.0272

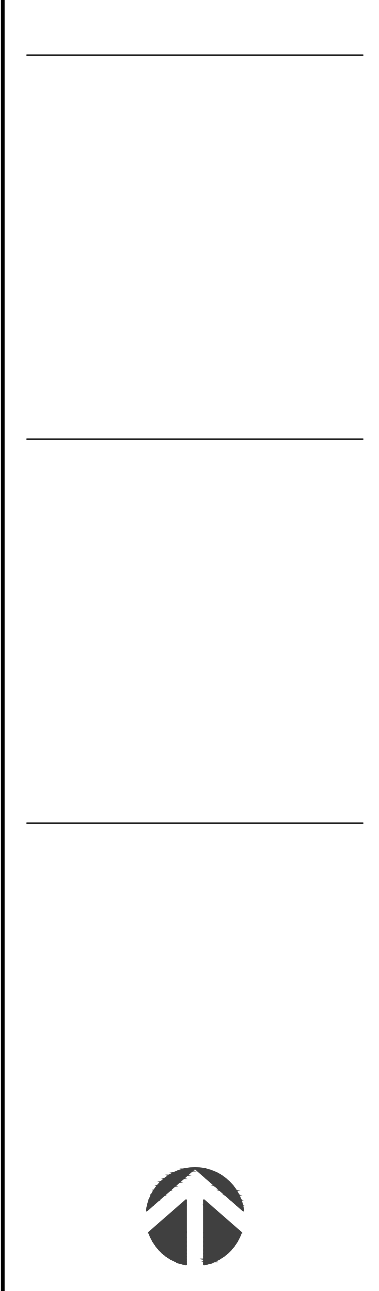
PLANNING & DESIGN
CHRISTINE MACLEOD
613.865.8345

CIVIL
BI GROUP
DEMETHRIUS YANNOPOULOS
613.447.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.865.1888

TRANSPORTATION
BI GROUP
BEN PASCOLOMELU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGLE
ANDREW NAJUM
613.294.2280



RELEASES

NO.	DESCRIPTION	DATE
01	SPC RESPONSE (DRAFT)	01/19/21
02	ISSUED FOR SPC	02/26/21
03	ISSUED FOR CLC	12/24/22

PROJECT NAME
1050 TAWADINA RD WATERIDGE

MUNICIPAL ADDRESS
1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS
PART OF BLOCK 11
REGISTERED PLAN 4M-1851
CITY OF OTTAWA

PROJECT NO.
22.01.W.U.

DRAWN
LB JA

DATE
24.01.19

SCALE
AS NOTED

DRAWING TITLE
SITE PLAN

DRAWING NUMBER

SPC.100

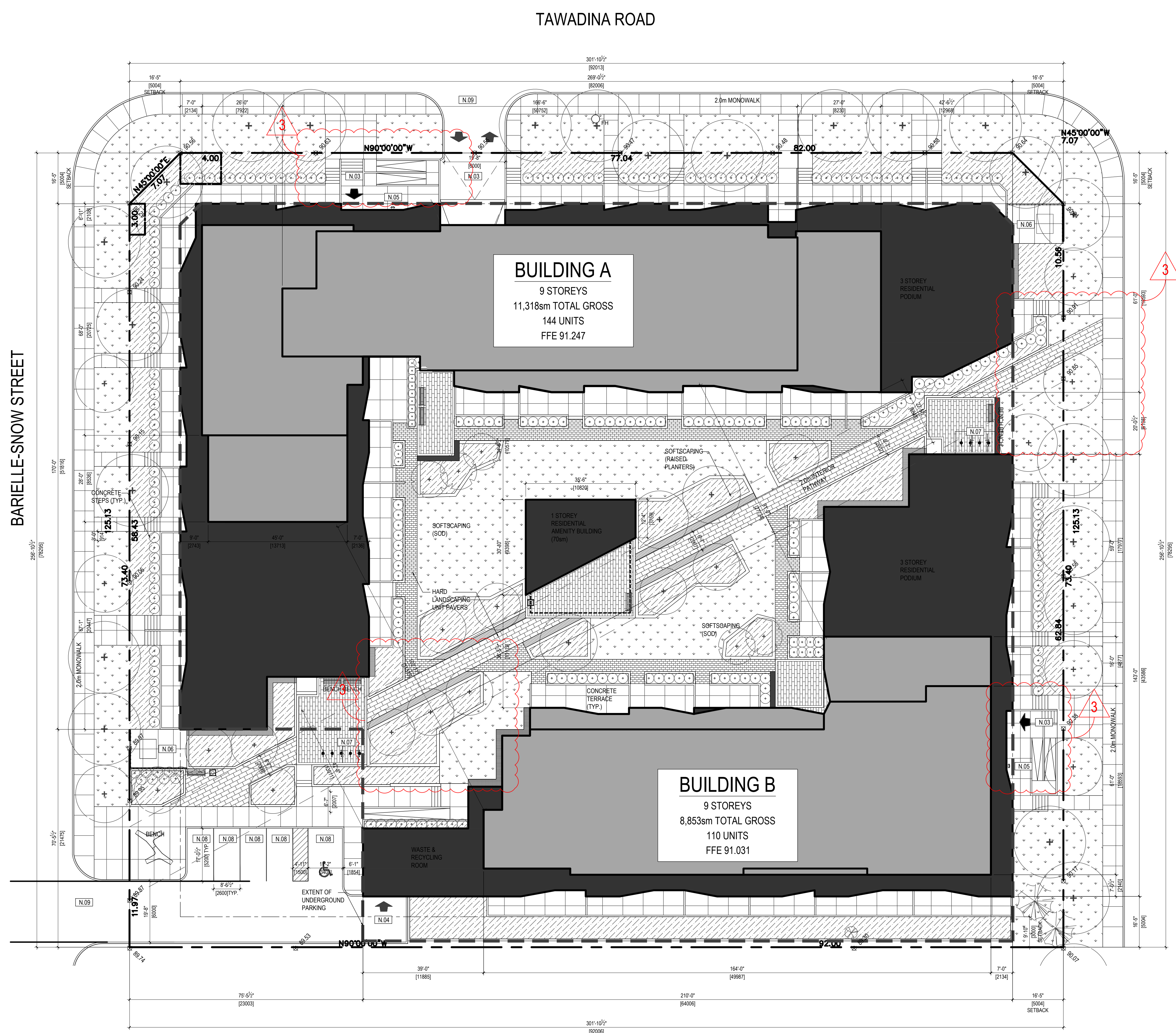
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SPC.100

SPC.100

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SPC.100



LOCATION PLAN

GENERAL NOTES

- ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
- REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
- REFER TO WATERIDGE VILLAGE AT ROCKCLIFFE PHASE 2B ISSUED FOR CONSTRUCTION DRAWINGS AS PREPARED BY BI GROUP 2019.09.10 FOR ALL DESIGN GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED APRIL 5th, 2022 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNERS EXPENSE.
- ANY SNOW ACCUMULATED IN SURFACE PARKING AREAS IS TO BE TRUCKED OFF SITE.
- WASTE & RECYCLING BINS TO BE ROLLED OUT TO BARELLE-SNOW STREET FOR CURBSIDE COLLECTION.

ZONING NOTES

CURRENT ZONING: GM31 H30

TOTAL DEVELOPMENT STATS

REQUIRED	PROPOSED
LOT OF AREA	7,179 sm
LOT WIDTH	52m
LOT DEPTH	76.3m
SETBACK ALONG TAWADINA ROAD (SIDEYARD)	5m
SETBACK ALONG MICHAEL STOQUA STREET (CORNER/FRONT)	5m
SETBACK ALONG BARELLE-SNOW STREET (CORNER/FRONT)	5m
INTERIOR SIDEYARD SETBACK (GM31 H30)	5m
MAXIMUM HEIGHT**	30m
MINIMUM NUMBER OF STOREYS	2
**At least half of the total floor area of each block will have a maximum building height of 20m (as per Wateridge Village Guide)	29.5m
MAXIMUM FLOOR PLATE AREA ABOVE 20m	750sm
TOTAL BUILDING AREA	20,171sm
TOTAL UNITS	254 UNITS

BUILDING A - DEVELOPMENT STATS

FLOOR	GROSS AREA	FLOOR	GROSS AREA
MAIN	1,922sm	2 FLR	1,425sm
2 FLR	1,977sm	3 FLR	1,331sm
3 FLR	1,977sm	4 FLR	1,331sm
4 FLR	1,201sm	5 FLR	900sm
5 FLR	1,105sm	6 FLR	742sm
6 FLR	1,105sm	7 FLR	742sm
7 FLR	677sm	8 FLR	742sm
8 FLR	677sm	9 FLR	742sm
9 FLR	677sm	TOTAL	8,853sm
TOTAL	11,318sm		

VEHICULAR PARKING

MIN. 0.5 RESIDENTIAL STALLS/ RESIDENCE UNIT
- FIRST 12 SPACES/ BUILDING (254 - (12)/10) = 115 REQUIRED

MAX. 40% COMPACT
MAX. 5% MOTORCYCLE STANDARD
= 76 PROPOSED
= 5 PROPOSED
= 85 PROPOSED
= 166 PROPOSED*

* Located in underground parking garage

MIN. 0.1 VISITOR STALLS/ RESIDENCE UNIT
- FIRST 12 SPACES/ LOT (254 - (12)/10) = 25 REQUIRED
= 25 PROPOSED**

** 5 Stalls provided at-grade and 20 in underground parking garage

TOTAL PARKING PROVIDED = 191 STALLS

* Note 5 of the 195 stalls are proposed as barrier free

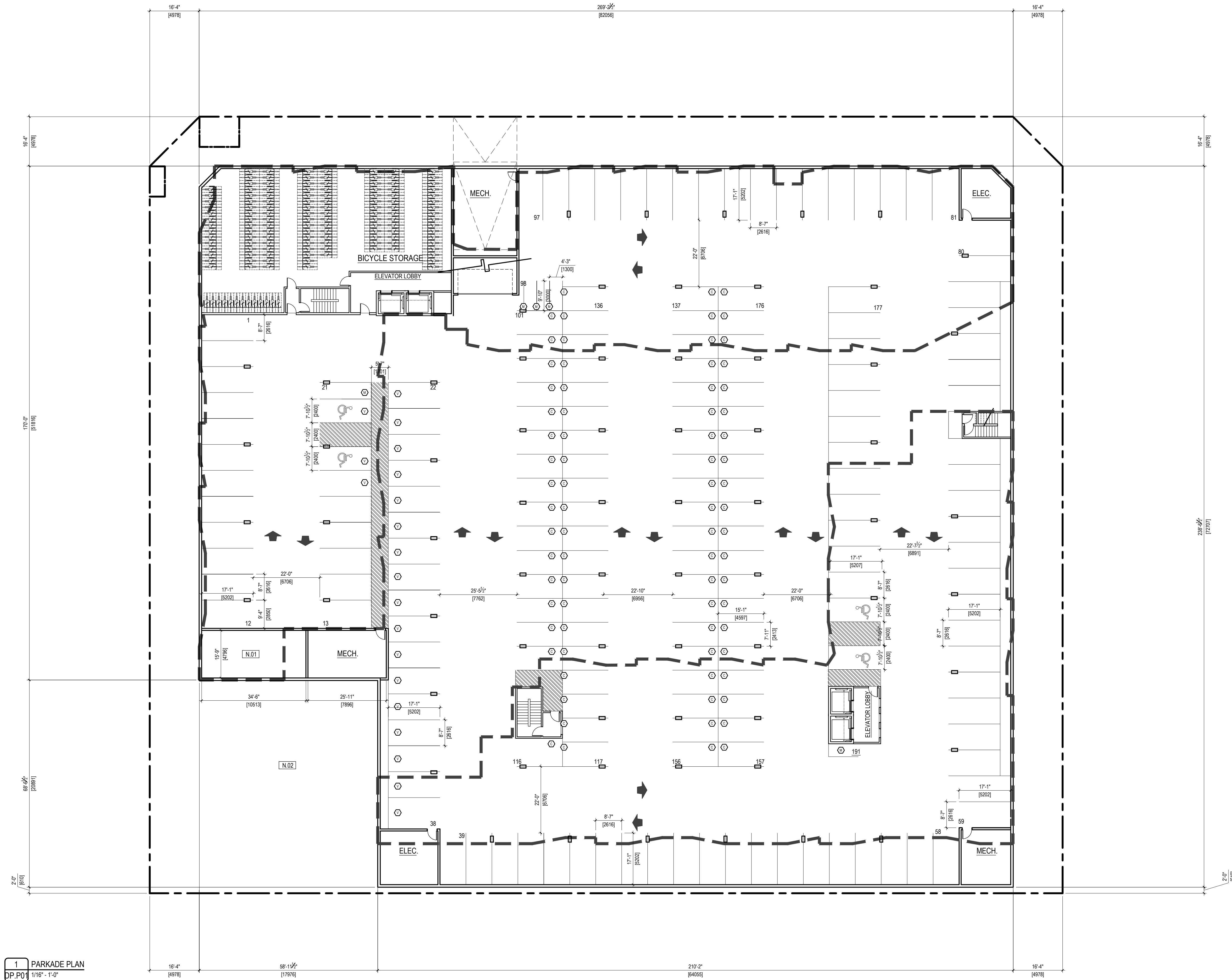
BICYCLE PARKING

REQUIRED:
MIN. 0.5 STALLS/ RESIDENCE UNIT = 127 SPACES

PROPOSED:
UNDERGROUND = 138 SPACES
EXTERIOR = 18 SPACES
TOTAL = 156 SPACES

AMENITY SPACE REQUIREMENTS:

REQUIRED AMENITY SPACE = 6sm/ RESIDENCE UNIT
254 UNITS x 6sm = 1524sm TOTAL AMENITY REQUIRED
MIN. 50% REQUIRED TO BE COMMUNAL = 762sm
PROVIDED COMMUNAL AMENITY SPACE = 1830sm
PROVIDED PRIVATE AMENITY = 654sm
TOTAL PROVIDED AMENITY SPACE = 2484sm



1 PARKADE PLAN
DP.P01 1/16" = 1'-0"

SHEET NOTES

N.01 STORM WATER TANK BELOW RAMP (STORAGE VOLUME REQUIRED 140m3 REFER TO CIVIL).

N.02 INFILTRATION TANK LOCATION (REFER TO CIVIL).

LEGEND

- VISITOR
- ⊙ COMPACT
- ⊙ MOTORCYCLE
- ♿ BARRIER FREE

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROUEN GORDON-COOPER
403.923.5072

PLANNING
DP PLANNING & DESIGN
CHRISTINE MACLEOD
613.855.8345

CIVIL
BI GROUP
DEMETRIUS YANNOULOPoulos
613.447.5504

LANDSCAPE ARCHITECT
CSH LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.855.1888

TRANSPORTATION
BI GROUP
BEN PASCOLO-MARLEU
613.225.1311 ext.64074

ENVIRONMENTAL
ENGINEER
ANDREW NACUM
613.294.2280

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR CLC	12.21.21
02	ISSUED FOR CLC	02.28.22
03	SPC RESPONSE (DRAFT)	01.19.24
04	ISSUED FOR CLC	02.28.23
05	ISSUED FOR CLC	12.24.23

PROJECT NAME
1050 TAWADINA RD WATERIDGE

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1050 TAWADINA RD
OTTAWA, ON

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CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBERG LTD. 2022

PROJECT NO.
22.01.W.U.

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LB JA

CHECKED
JA

DATE
24.01.19

SCALE
AS NOTED

PARKADE PLAN

DRAWING NUMBER

SPC.P01

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROOKLYN/ROCKWOOD/COOPER
403.923.5072

PLANNING
DP PLANNING & DESIGN
CHRISTINE MACLEOD
613.855.8345

CIVIL
BI GROUP
DEMETRIUS YANNOULOPoulos
613.447.5504

LANDSCAPE ARCHITECT
CSH LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.855.1888

TRANSPORTATION
BI GROUP
BEN PASCOLO-CARLEU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGINEER
ANDREW NACIUM
613.294.2280

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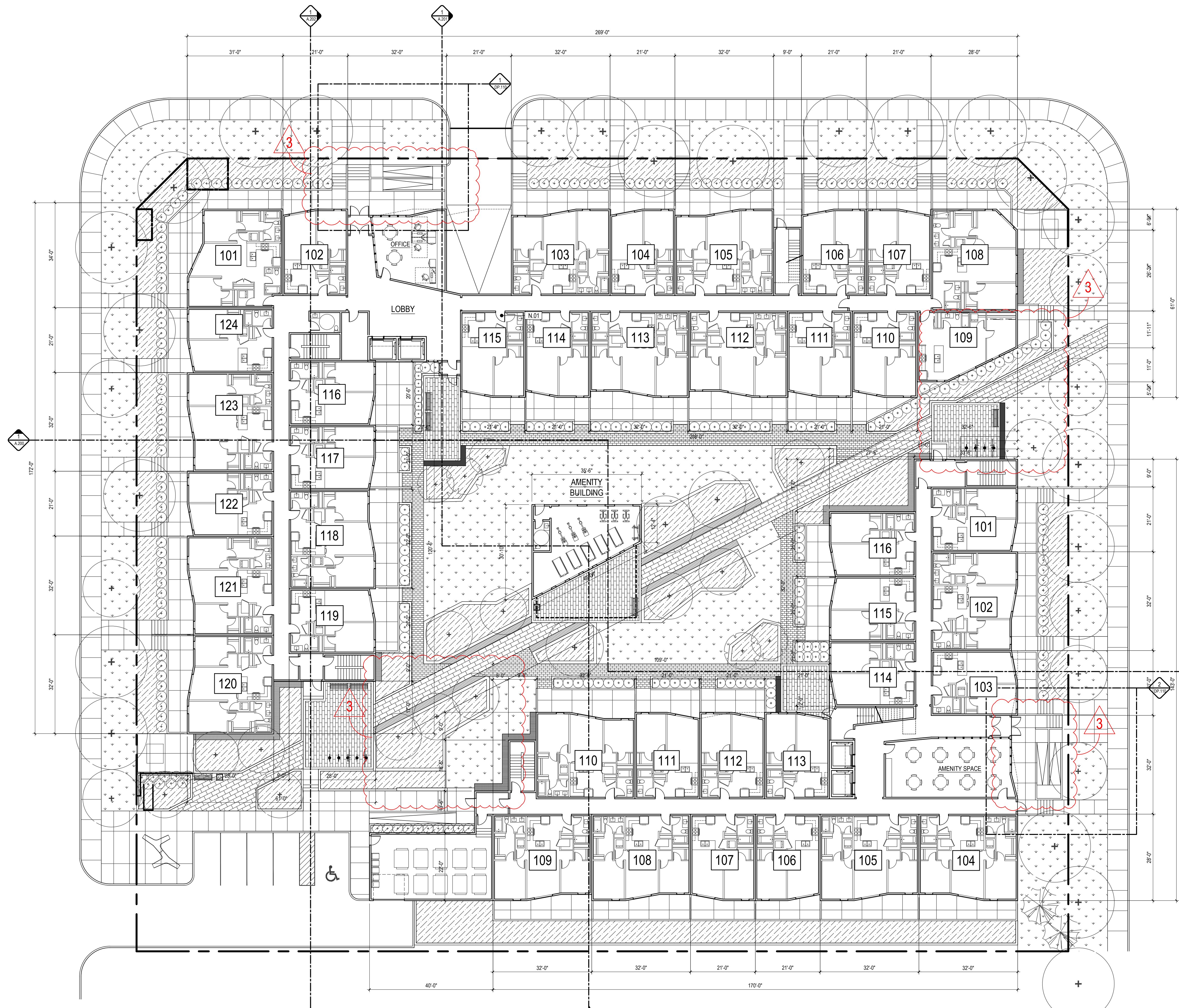
DRAWING TITLE
LEVEL 01 PLAN

DRAWING NUMBER

SPC.101

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DATE: 02/24/2022



1 LEVEL 01 PLAN
DP.101 1/16" = 1'-0"

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROGAN KIRKDONALD-COOPER
403.923.6072

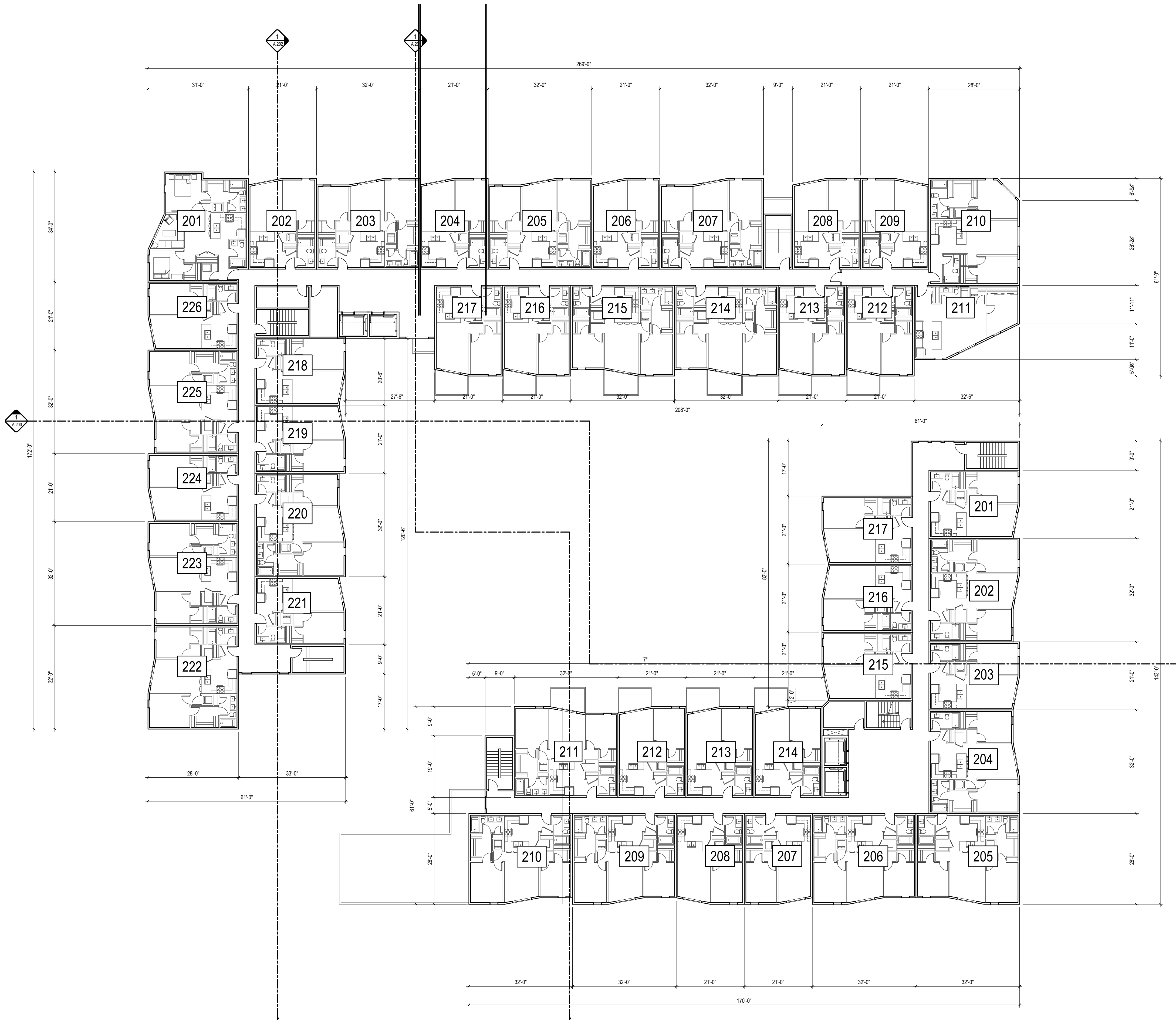
PLANNING
O/P PLANNING & DESIGN
CHRISTINE MACLEOD
613.855.8345

CIVIL
BI GROUP
DEMETHRIOS YANNOULOPoulos
613.441.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.855.1888

TRANSPORTATION
BI GROUP
BEN PASCOLO-CHIEFFI
613.225.1311 ext.64074

ENVIRONMENTAL
ENGLOFF
ANDREW NACUM
613.294.2280



1 LEVEL 02 PLAN
OP.102 1/16" = 1'-0"



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01	SPC RESPONSE (DRAFT)	01.19.21
02	ISSUED FOR SPC	02.26.21
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ANNIS, O'SULLIVAN, VOLLEBERG LTD. 2022

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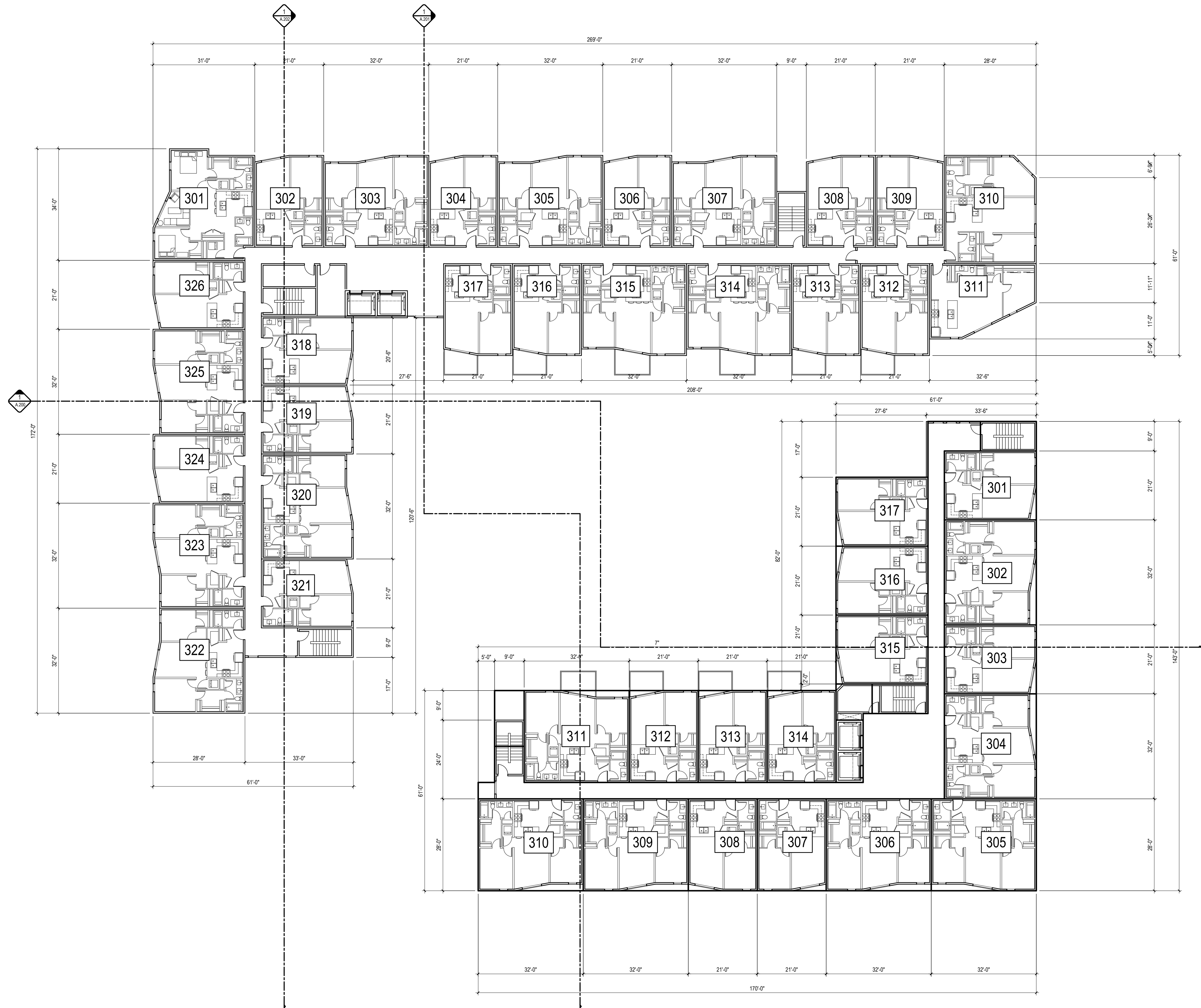
SCALE
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DRAWING TITLE
LEVEL 02 PLAN

DRAWING NUMBER

SPC.102

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1 LEVEL 03 PLAN
DP.103 1/16" = 1'-0"

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROOKLYN CENTER/COOPER
403.923.5072

PLANNING
DP PLANNING & DESIGN
CHRISTINE MACLEOD
613.855.8345

CIVIL
BI GROUP
DEMETHRIUS YANNOULOPoulos
613.441.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.855.1988

TRANSPORTATION
BI GROUP
BEN PASCOLOMARELLI
613.225.1311 ext 64074

ENVIRONMENTAL
ENGINEER
ANDREW NACIUM
613.294.2280

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR SPC	02.26.21
01	ISSUED FOR CLC	12.24.22

1050 TAWADINA RD WATERIDGE

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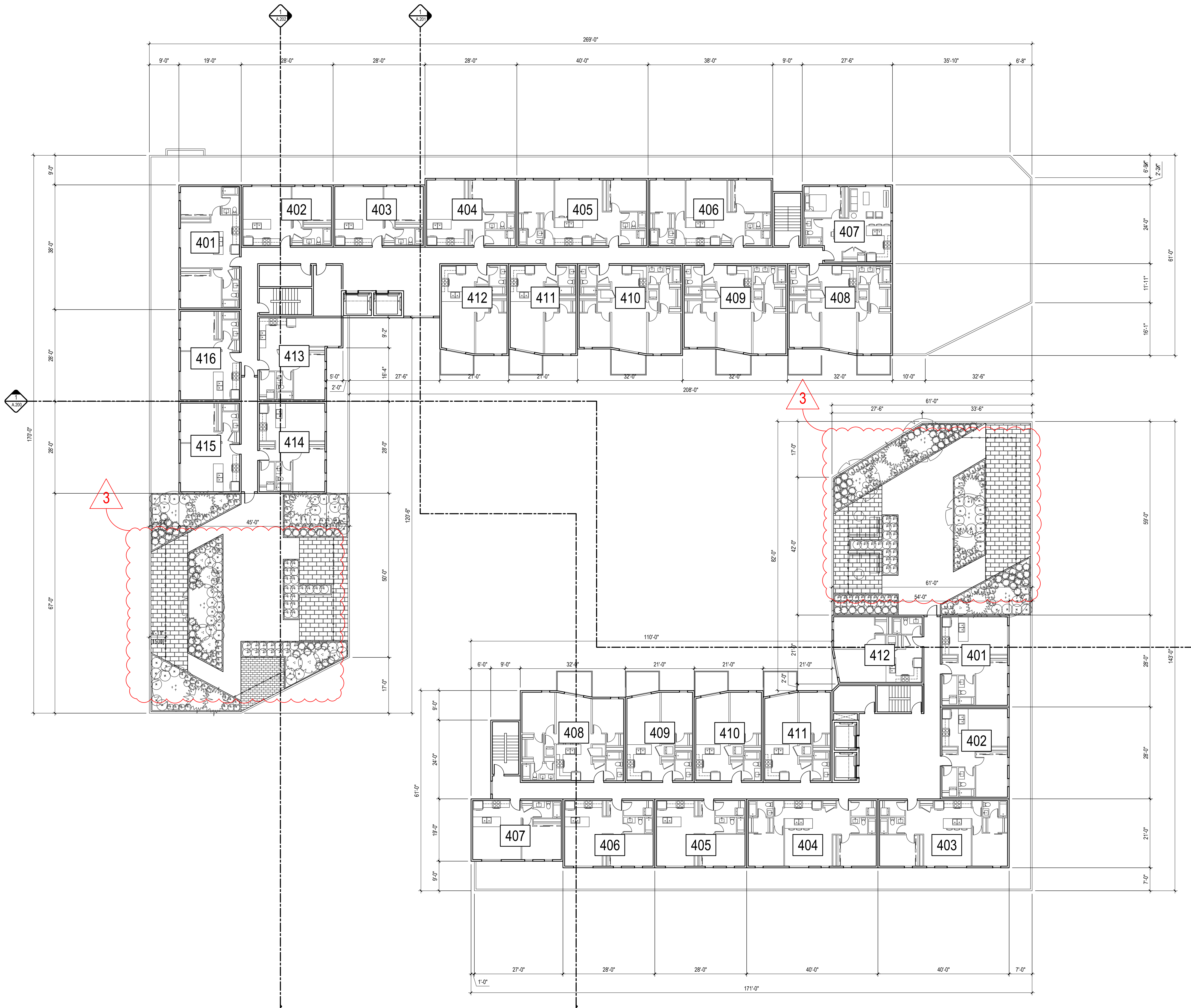
DATE
24.01.19

SCALE
AS NOTED

LEVEL 03 PLAN

DRAWING NUMBER

SPC.103



1 LEVEL 04 PLAN
DP.104 1/16" = 1'-0"

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROOKLYN COBBLE/COOPER
403.923.5072

PLANNING
DP PLANNING & DESIGN
CHRISTINE MACLEOD
613.855.8345

CIVIL
BI GROUP
DEMETRIUS YANNOULOPoulos
613.441.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.855.1888

TRANSPORTATION
BI GROUP
BEN PASCOLO-MELEU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGINEER
ANDREW NACUM
613.294.2280

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CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBERG LTD. 2022

PROJECT NO.
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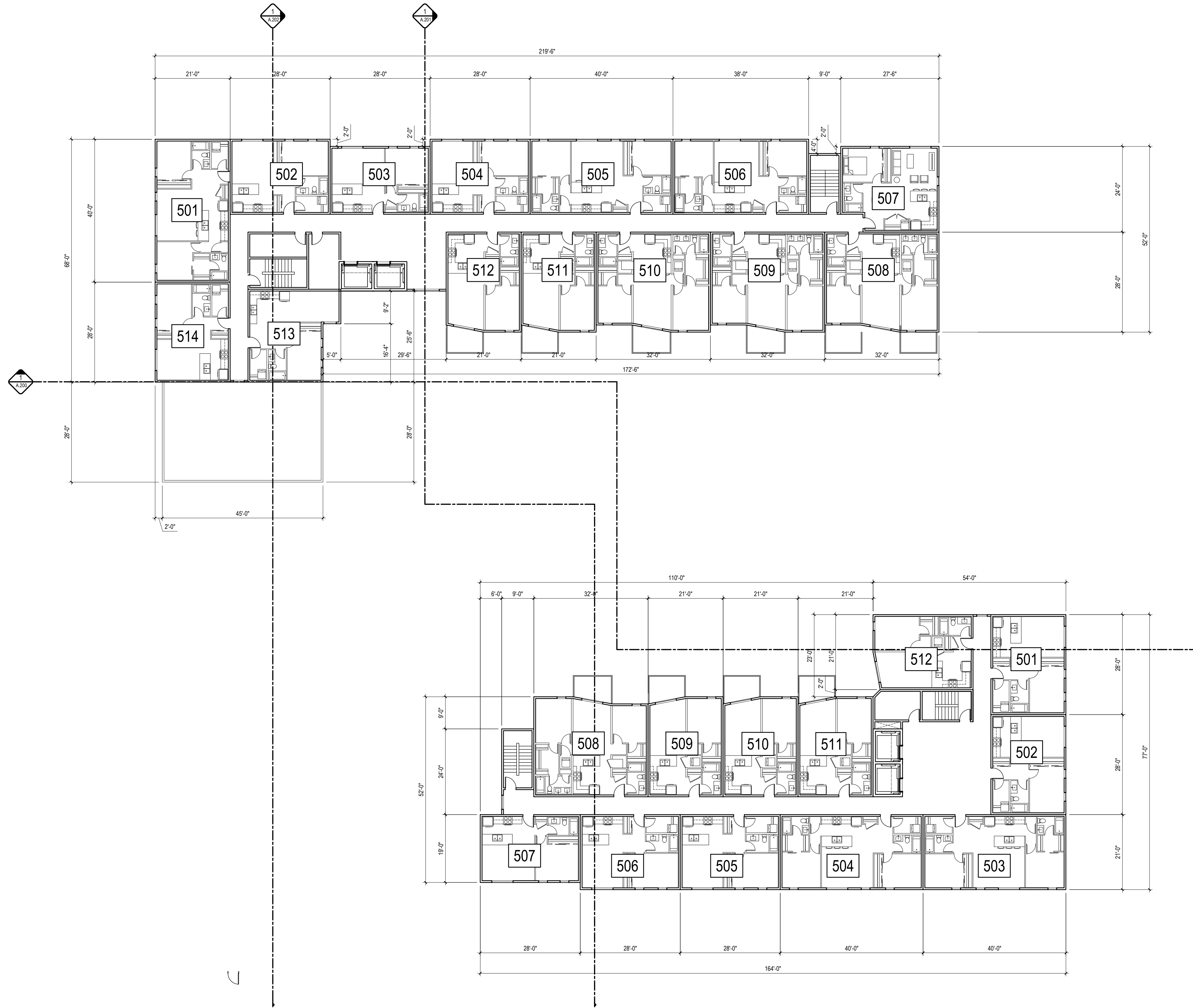
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DATE	SCALE
24.01.19	AS NOTED

DRAWING TITLE
LEVEL 04 PLAN

DRAWING NUMBER

SPC.104

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SHEET NOTES

N01 STORM WATER TANK BELOW RAMP (REFER TO CIVIL)

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROGAN GORDON-COOPER
403.923.5072

PLANNING
DP PLANNING & DESIGN
CHRISTINE MACLEOD
613.850.8345

CIVIL
BI GROUP
DEMETRIUS YANNOLOPOULOS
613.447.5504

LANDSCAPE ARCHITECT
CSH LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.855.1988

TRANSPORTATION
BI GROUP
BEN PASCOLO-MEREU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGINEER
ANDREW NACUM
613.294.2280



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ANNIS, O'SULLIVAN, VOLLEBERG LTD. 2022

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DATE
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SCALE
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DRAWING TITLE
LEVEL 05 PLAN

DRAWING NUMBER

SPC.105

1 LEVEL 05 PLAN
DP.105 1/16" = 1'-0"

SHEET NOTES

N01 STORM WATER TANK BELOW RAMP (REFER TO CIVIL)

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROOKAN GORDON-COOPER
403.923.5072

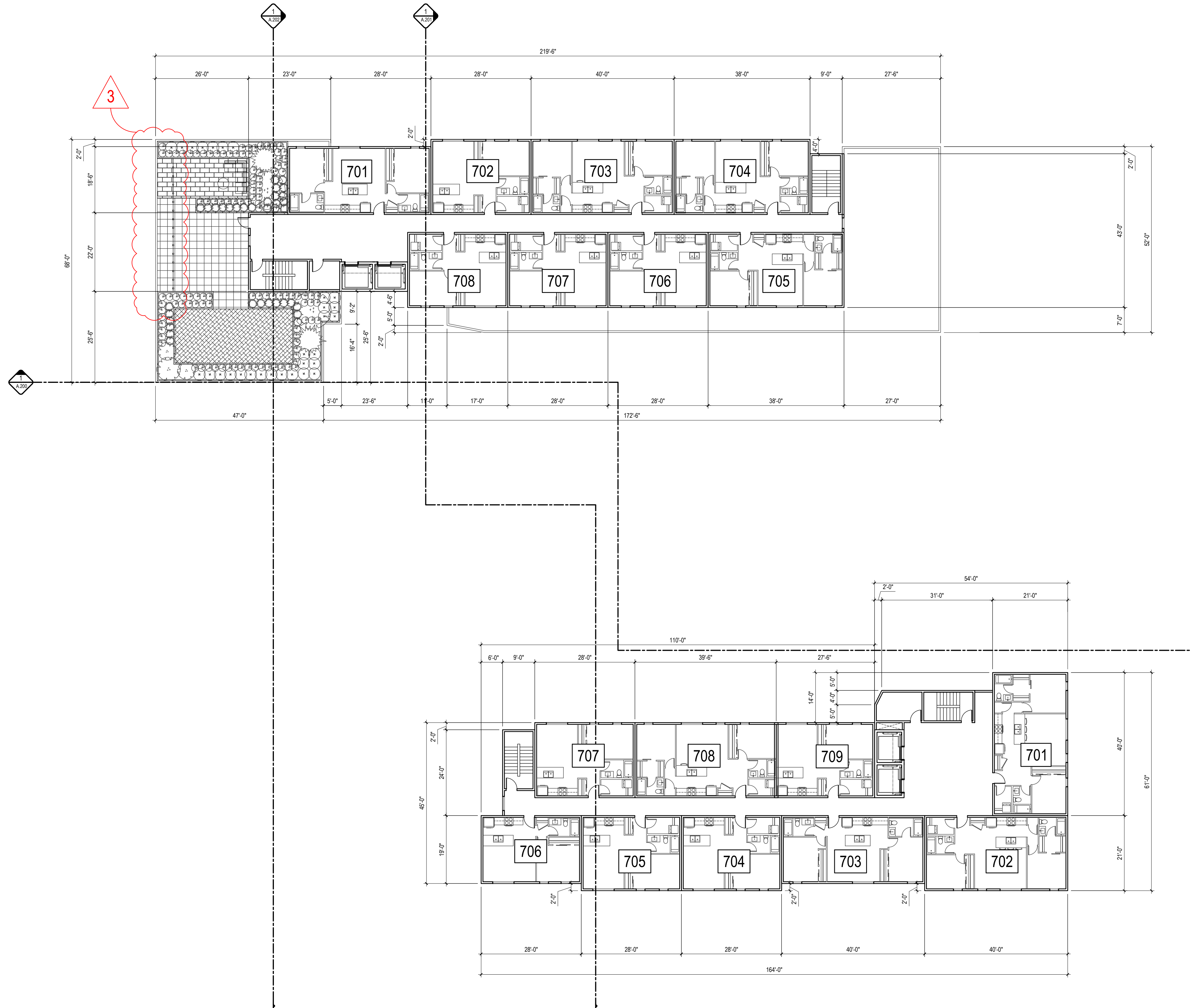
PLANNING
OIP PLANNING & DESIGN
CHRISTINE MCLEAG
613.801.8345

CIVIL
BB GROUP
DEMETRIUS YANNOPOULOS
613.447.5504

LANDSCAPE ARCHITECT
CSH LANDSCAPE ARCHITECTS LTD.
JERRY CORLISH
613.866.1988

TRANSPORTATION
BB GROUP
BEN PASQUALE-MERU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGLIFE
ANDREW NAJUM
613.294.2280



1 LEVEL 07 PLAN
DP.107 1/16" = 1'-0"

RELEASES

NO.	DESCRIPTION	DATE

03 SPC RESPONSE (DRAFT) 01/19/21
02 ISSUED FOR SPC 02/26/21
01 ISSUED FOR CLC 12/24/20

PROJECT NAME
1050 TAWADINA RD
WATERIDGE

MUNICIPAL ADDRESS
1050 TAWADINA RD
OTTAWA, ON

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PART OF BLOCK 11
REGISTERED PLAN 4M-1651
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEEK LTD. 2022

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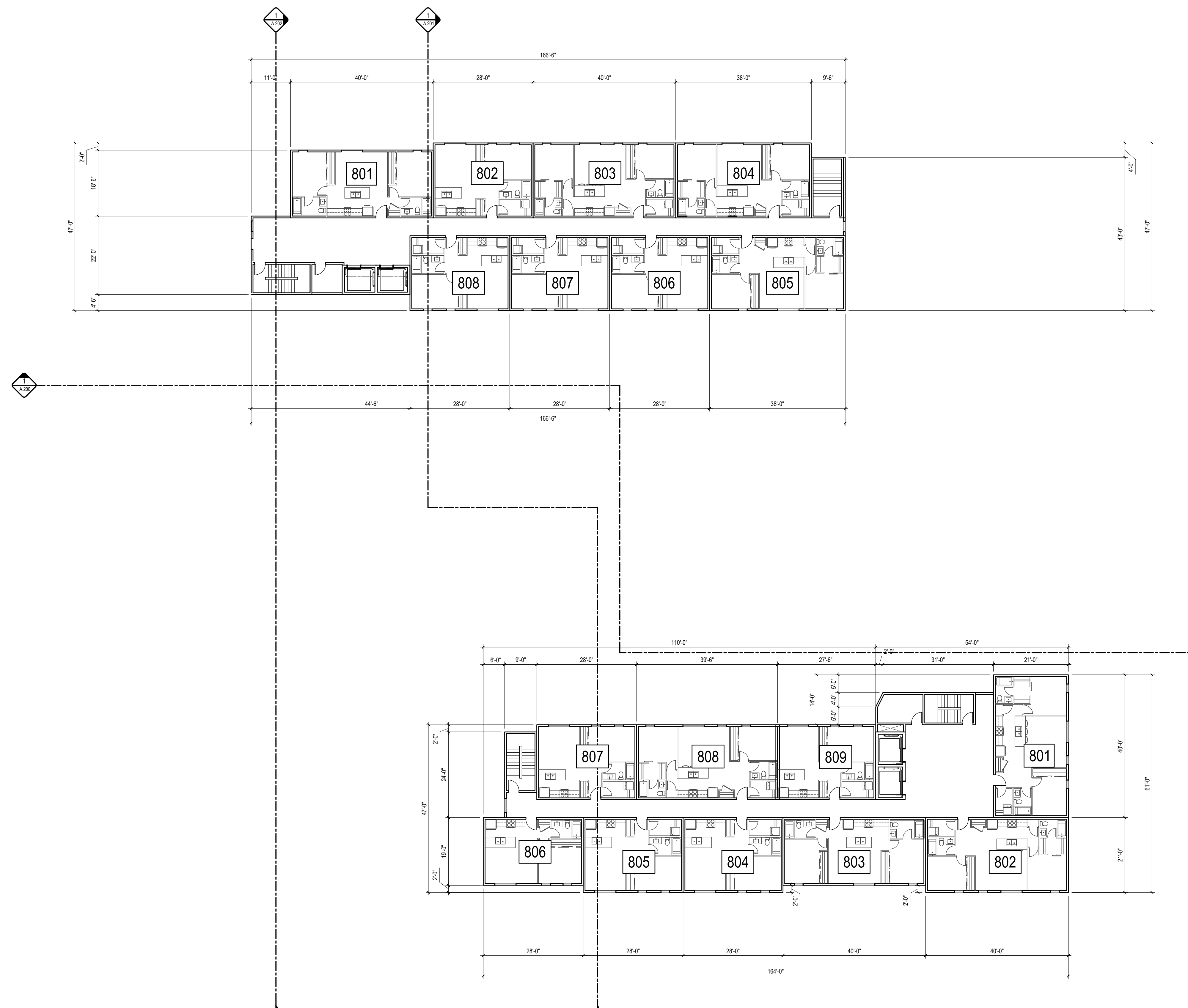
DATE
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DRAWING TITLE
LEVEL 07 PLAN

DRAWING NUMBER

SPC.107

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1 LEVEL 08 PLAN
DP.108 1/16" = 1'-0"

SHEET NOTES

- N01 STORM WATER TANK BELOW RAMP (REFER TO CIVIL)

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROOKLYN COOPER/COOPER
403.923.5072

PLANNING
DP PLANNING & DESIGN
CHRISTINE MACLEOD
613.851.8345

CIVIL
BI GROUP
DEMETRIUS YANNOULOPoulos
613.447.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORLUSH
613.855.1985

TRANSPORTATION
BI GROUP
BEN PASCOLO-MAHEU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGINEER
ANDREW NACIUM
613.294.2280



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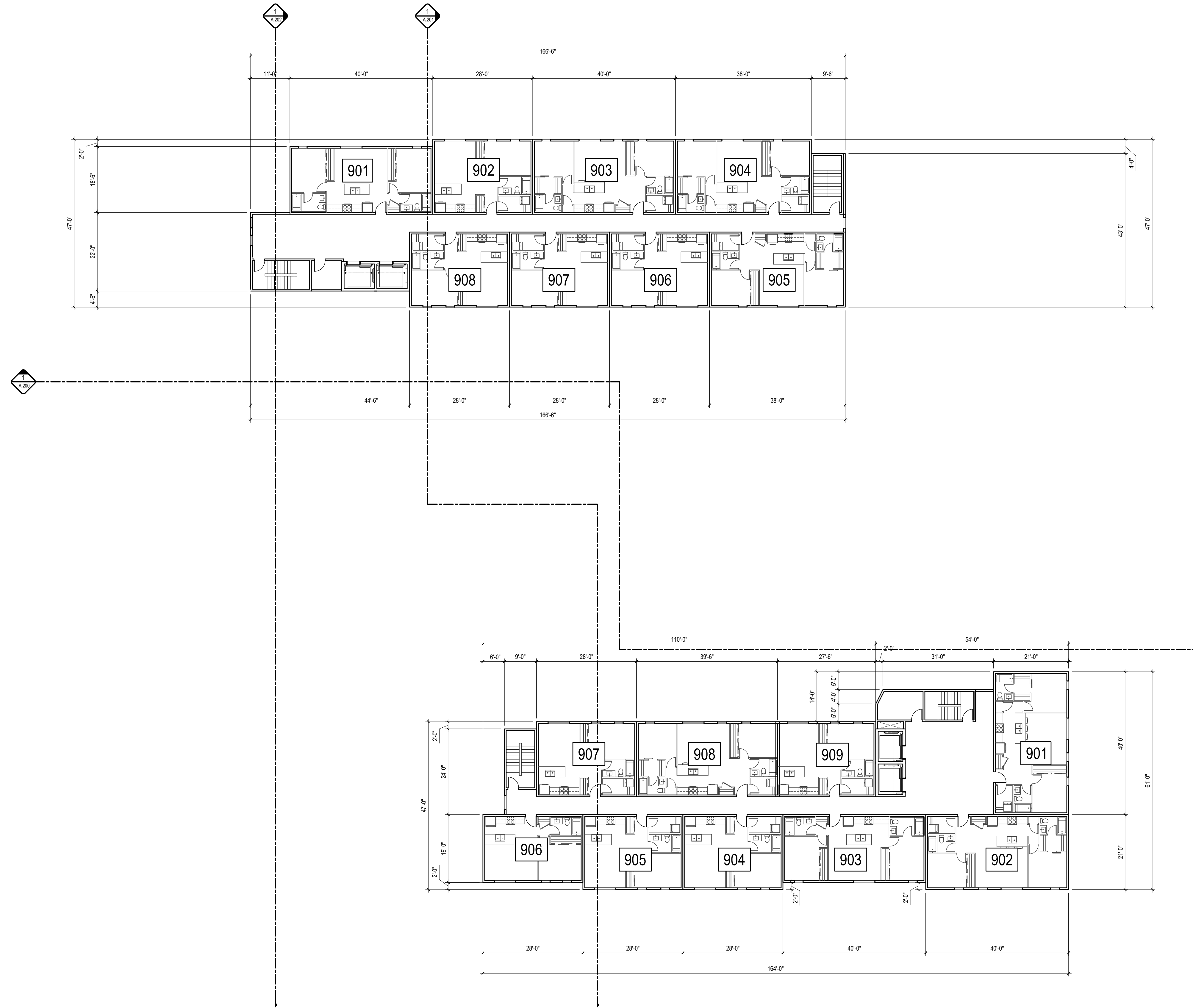
DATE
24.01.19

SCALE
AS NOTED

DRAWING TITLE
LEVEL 08 PLAN

DRAWING NUMBER

SPC.108



SHEET NOTES

N01 STORM WATER TANK BELOW RAMP (REFER TO CIVIL)

1 LEVEL 09 PLAN
DP.109 1/16" = 1'-0"

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROOKLYN COBBLE COOPER
403.923.5072

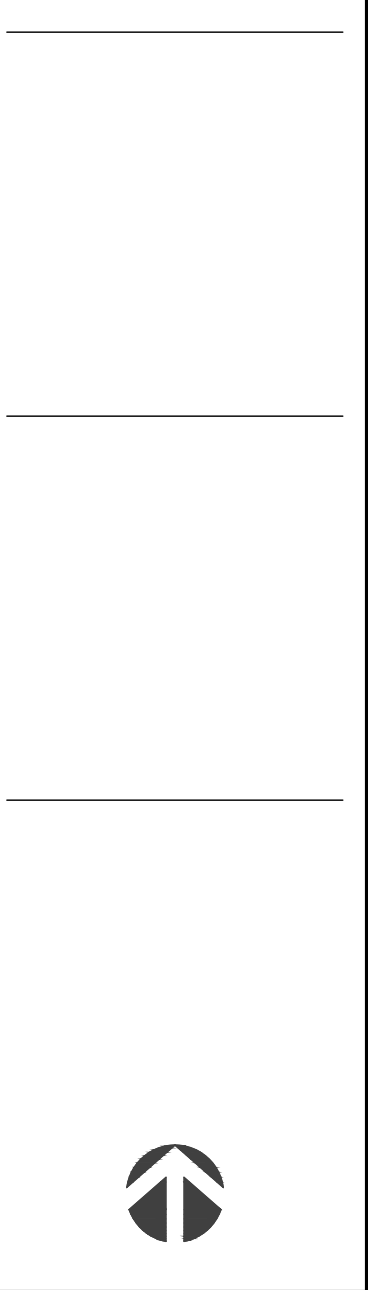
PLANNING
DP PLANNING & DESIGN
CHRISTINE MACLEOD
613.850.8345

CIVIL
BI GROUP
DEMETRIUS YANNOULOPoulos
613.447.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.855.1988

TRANSPORTATION
BI GROUP
BEN PASCOLO-MERLU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGLOFF
ANDREW NAJUM
613.294.2280



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SCALE
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DRAWING TITLE
LEVEL 09 PLAN

DRAWING NUMBER

SPC.109

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROGAN GORDON-COOPER
403.923.5072

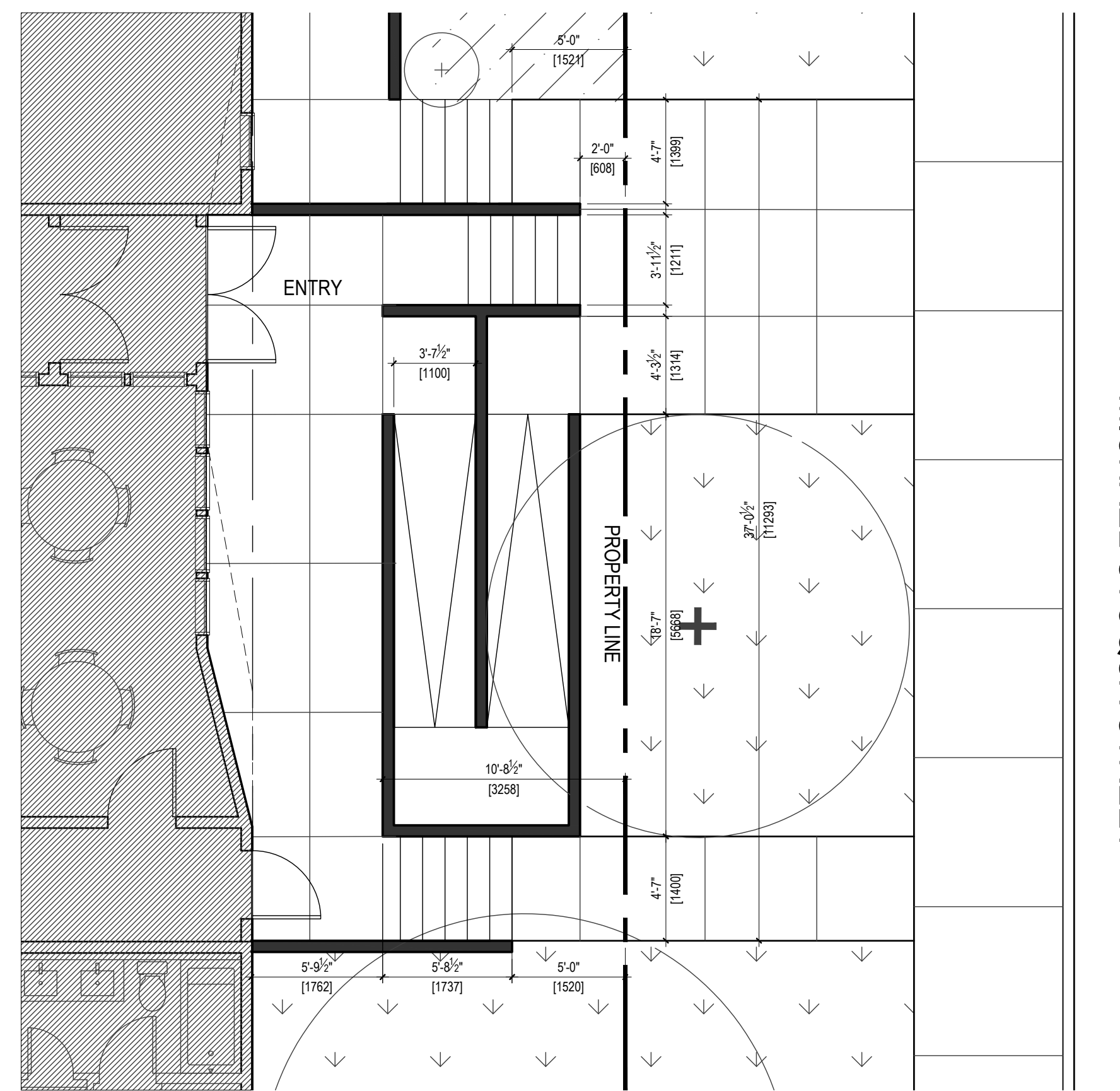
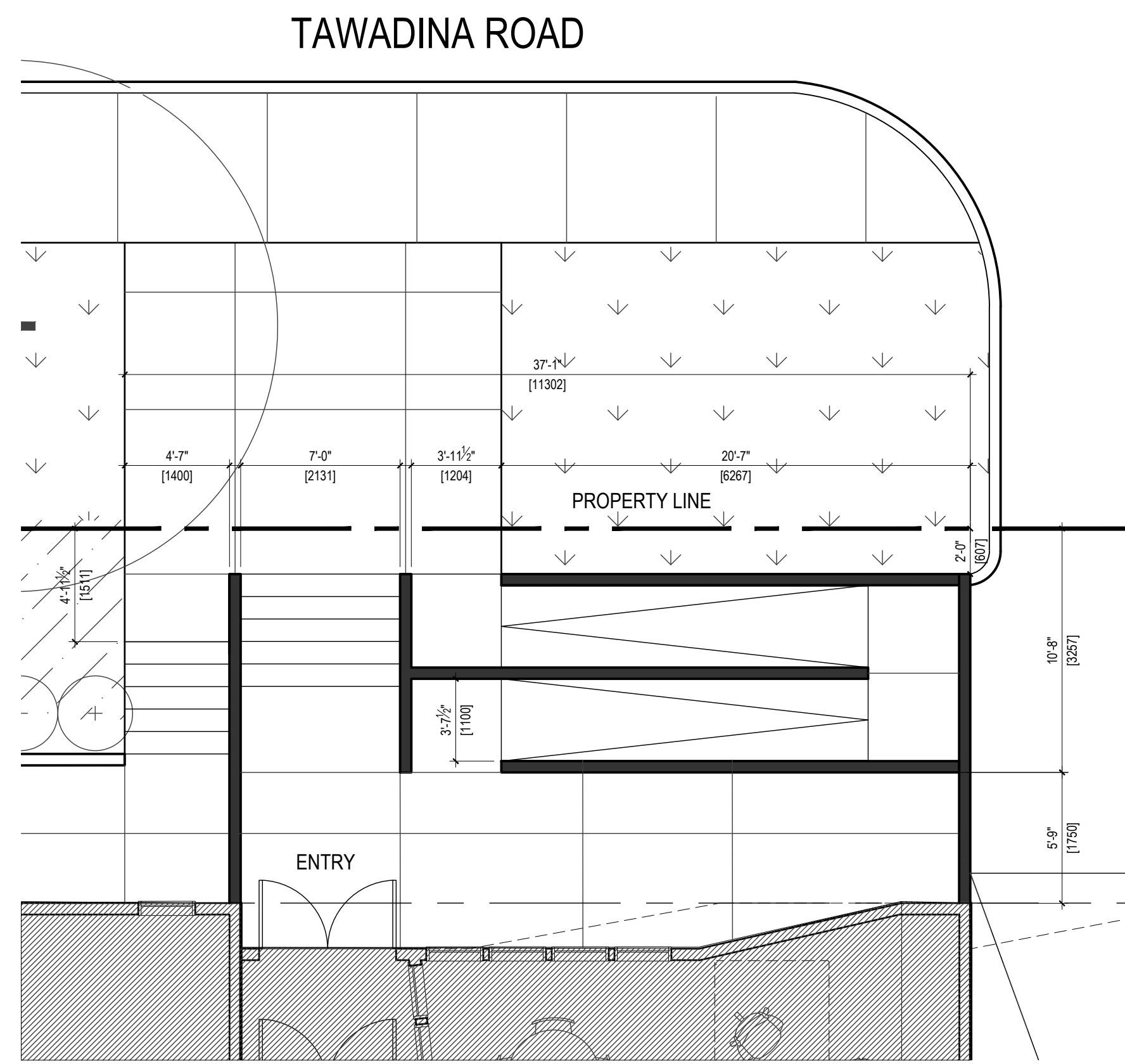
PLANNING & DESIGN
CHRISTINE MACLEOD
613.855.8345

CIVIL
BE GROUP
DEMETRIUS YANIKOLOPOULOS
613.447.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORRISH
613.855.1808

TRANSPORTATION
BE GROUP
BEN PASCOLO MCHIEU
613.225.1311 ext.64074

ENVIRONMENTAL
ENCLIFE
ANDREW NAJUM
613.294.2280



MICHAEL STOQUA STREET

RELEASES

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SCALE
AS NOTED

DRAWING TITLE
PATIO DETAIL

SPC.110

SHEET NOTES

N.01 PLANTER BOX, 4'-0" HEIGHT

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROOKLYN COOPER/COOPER
403.923.5072

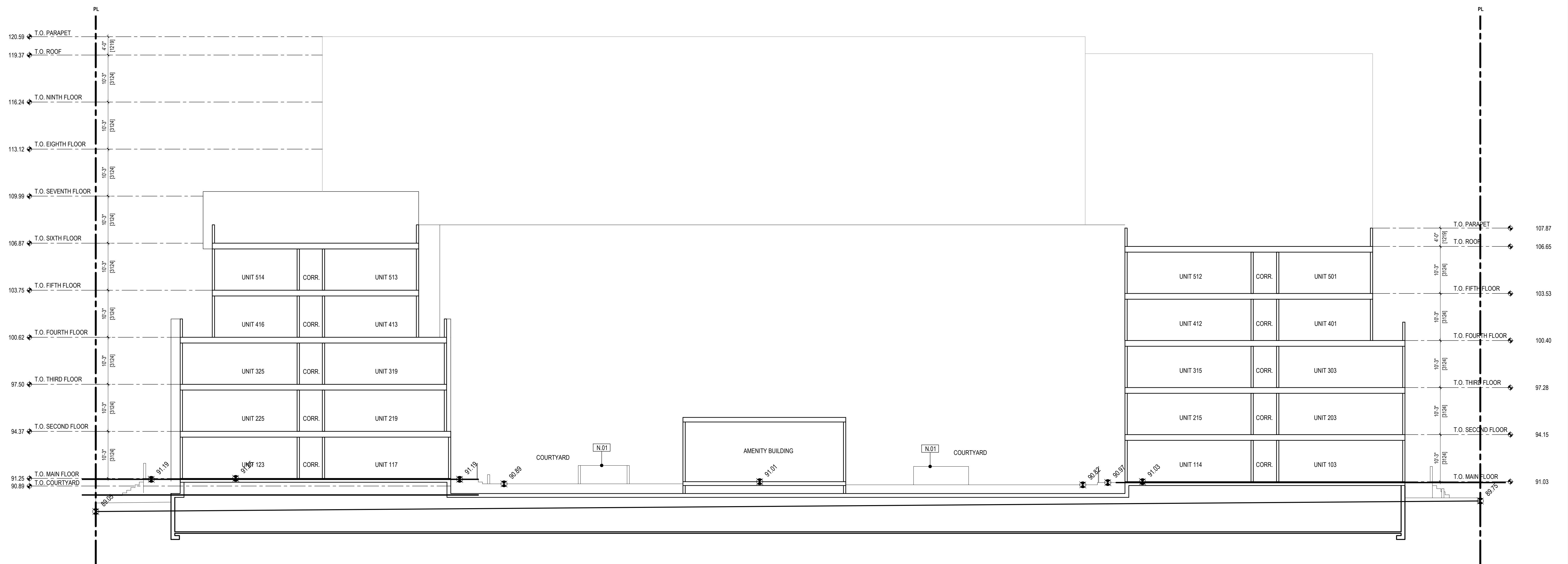
PLANNING
OF PLANNING & DESIGN
CHRISTINE MACLEOD
613.850.8345

CIVIL
BI GROUP
DEMETRIUS YANNOULOUPOULOS
613.447.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.855.1982

TRANSPORTATION
BI GROUP
BEN PASCOLO-MERLEU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGINEER
ANDREW NAJUM
613.294.2280



RELEASES

NO.	DESCRIPTION	DATE
03	SPC RESPONSE (DRAFT)	01/19/21
02	ISSUED FOR SPC	02/26/21
01	ISSUED FOR CLC	12/24/20

PROJECT NAME
1050 TAWADINA RD WATERIDGE

MUNICIPAL ADDRESS
1050 TAWADINA RD
OTTAWA, ON

JURISDICTION
PART OF BLOCK 11
REGISTERED PLAN 4M-1851
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.
22.01.W.U.

DRAWN
LB JA

CHECKED
JA

DATE
24.01.19

SCALE
AS NOTED

DRAWING TITLE
BUILDING SECTION 01

DRAWING NUMBER

SPC.200

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

1 BUILDING SECTION NO.1
DP.200 3/32' - 1'-0"

SHEET NOTES

N.01 PLANTER BOX, 4'-0" HEIGHT

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROOKLYN COITTON-COOPER
403.923.5072

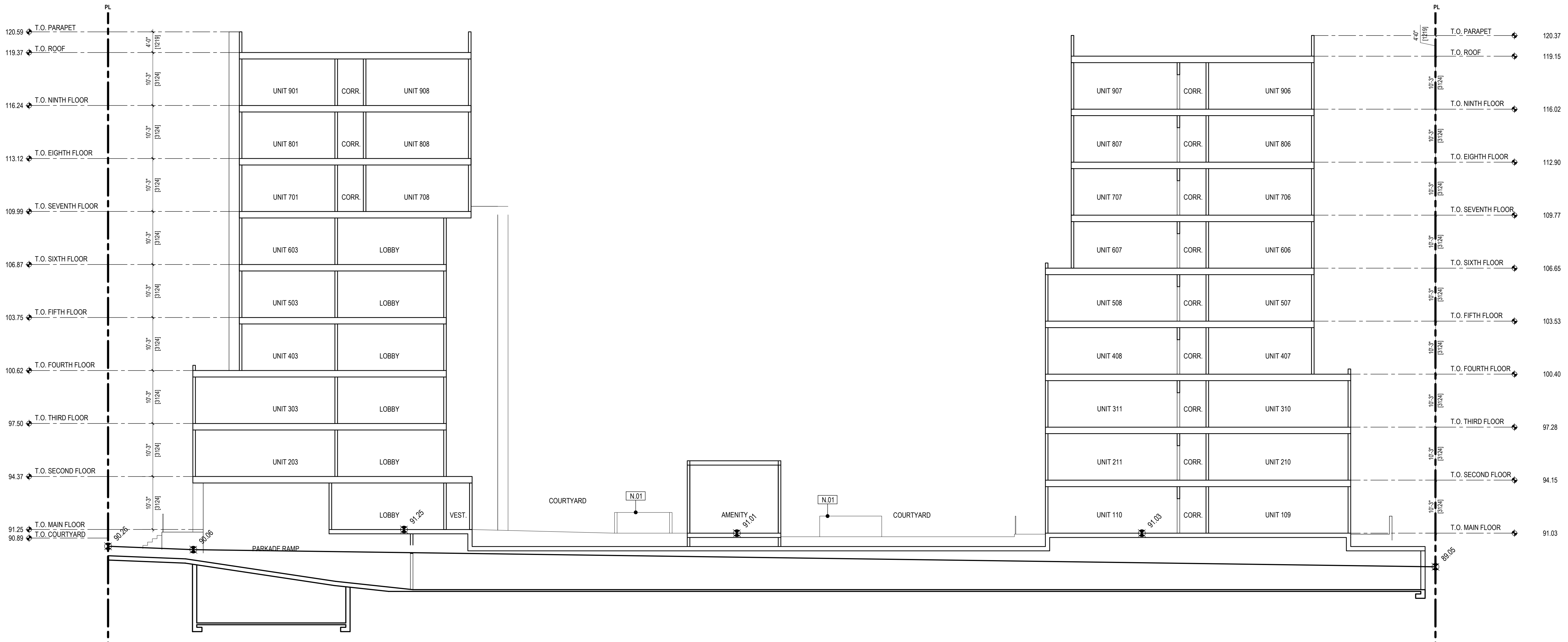
PLANNING
DP PLANNING & DESIGN
CHRISTINE MACLEOD
613.855.8345

CIVIL
BI GROUP
DEMETRIUS YANNOULOPOLLOS
613.447.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORLISS
613.855.1988

TRANSPORTATION
BI GROUP
BEN PASCOLO-MELEU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGINEER
ANDREW NACIUM
613.294.2280



1 BUILDING SECTION NO.2
DP.201 3/32" = 1'-0"

RELEASES

NO.	DESCRIPTION	DATE

03	SPC RESPONSE (DRAFT)	01-19-21
02	ISSUED FOR SPC	02-26-21
01	ISSUED FOR CLC	12-24-20

PROJECT NAME
1050 TAWADINA RD WATERIDGE

MANUAL ADDRESS
1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS
PART OF BLOCK 11
REGISTERED PLAN 4M-1851
CITY OF OTTAWA
ANNIS, OSULLIVAN, VOLLEBERG LTD. 2022

PROJECT NO.
22.01.W.U.

DRAWN CHECKED
LB JA

DATS SCALE
24.01.19 AS NOTED

DRAWING TITLE
BUILDING SECTION 02

DRAWING NUMBER

SPC.201

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROUEN GORDON COOPER
433.923.5072

PLANNING
DP PLANNING & DESIGN
CHRISTINE MACLEOD
613.855.8345

CIVIL
BE GROUP
DEMETRIUS YANNOULOPOULOS
613.441.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORLISH
613.855.1992

TRANSPORTATION
BE GROUP
BEN PASCOLO-MELEU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGLÖFE
ANDREW NACUIM
613.294.2280

RELEASES

NO.	DESCRIPTION	DATE

1050 TAWADINA RD WATERIDGE

MUNICIPAL ADDRESS
1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS
PART OF BLOCK 11
REGISTERED PLAN 4M-1851
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBERG LTD. 2022

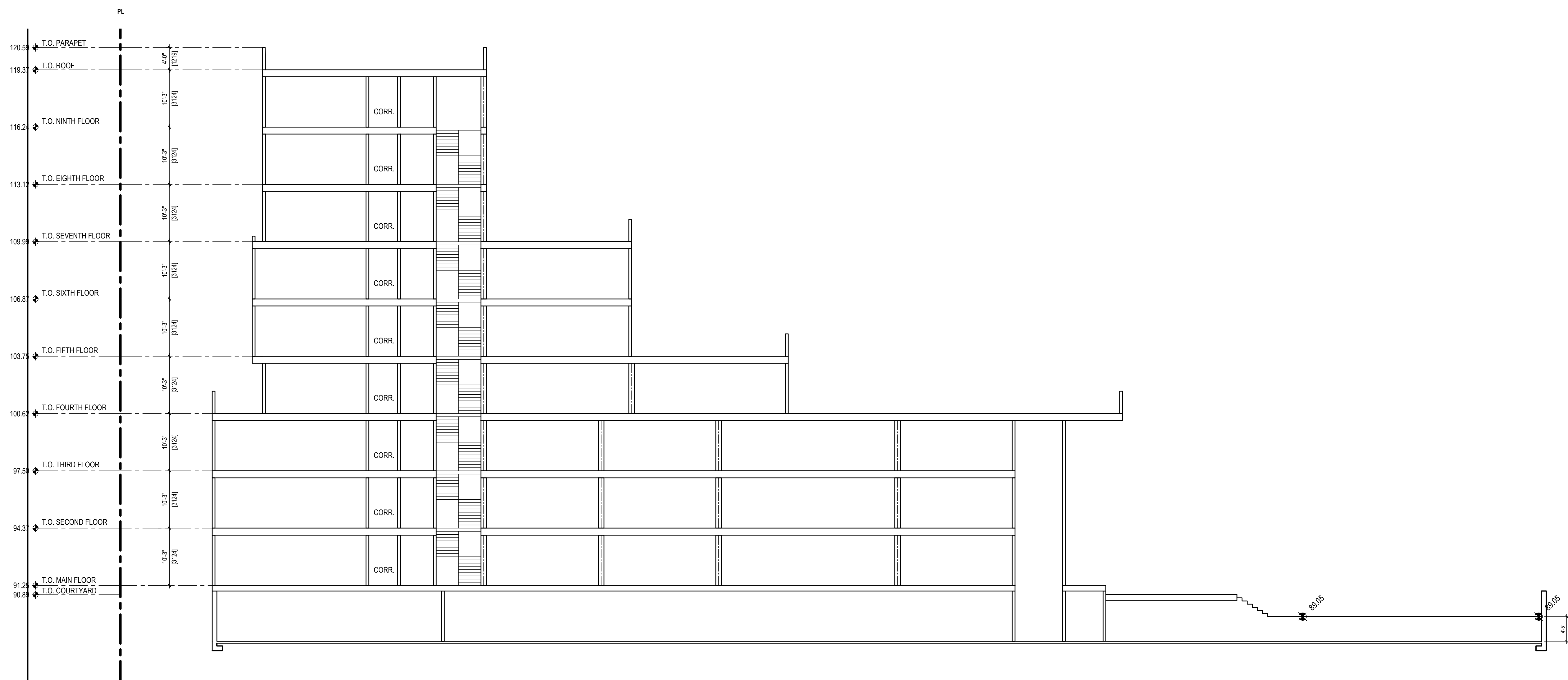
PROJECT NO.
22.01.W.U.

DRAWN LB CHECKED JA
DATE 24.01.19 SCALE AS NOTED

BUILDING SECTION 02

DRAWING NUMBER

SPC.201



1 BUILDING SECTION NO.2
DP.201 3/32" = 1'-0"

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROUEN GORDON COOPER
403.923.5072

PLANNING & DESIGN
CHRISTINE MCLEOD
613.855.8345

CIVIL
BB GROUP
DEMETRIUS YANNOPOULOS
613.447.5504

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
613.855.1988

TRANSPORTATION
BB GROUP
BEN PASCOLO-MELEU
613.225.1311 ext 64074

ENVIRONMENTAL
ENGINEER
ANDREW NACUM
613.294.2280



1 BUILDING A - SOUTH ELEVATION
DP.300 3/32' - 1'-0"



2 BUILDING A - EAST ELEVATION
DP.300 3/32' - 1'-0"

EXTERIOR FINISHES LEGEND

- A - BRICK**
- A1 BRICK VENEER - TAN
- B - CEMENTITIOUS PANEL**
- B1 CEMENTITIOUS LAPSING WITH EZ TRIM: DARK GREY
 - B2 CEMENTITIOUS PANEL - WHITE
 - B3 CEMENTITIOUS LAPSING WITH EZ TRIM: WOOD GRAIN
- C - METAL**
- C1 METAL ALUMINUM GUARDRAIL - BLACK
- D - GLAZING**
- D1 GLASS GUARD RAIL

SHEET NOTES

- N.01 ALL TRANSLUCENT BALCONY GUARDRAILS TO BE OBTAINED TO MATCH EXISTING TEXTURE

RELEASES

NO.	DESCRIPTION	DATE

NO.	SPC RESPONSE (DRAFT)	DATE
03		01/19/24
03	ISSUED FOR SPC	02/26/23
01	ISSUED FOR CLC	12/24/22

PROJECT NAME
1050 TAWADINA RD WATERIDGE

MUNICIPAL ADDRESS
1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS
PART OF BLOCK 11
REGISTERED PLAN 4M-1851
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.
22.01.W.U.

DRAWN
LB JA

DATE
24.01.19

SCALE
AS NOTED

DRAWING TITLE
BUILDING A ELEVATIONS

DRAWING NUMBER

SPC.300

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PROJECT TEAM

ARCHITECT
 FAAS ARCHITECTURE
 BROUHAUX GORDON & COOPER
 403.923.5072

PLANNING
 OUF PLANNING & DESIGN
 CHRISTINE MACLEOD
 613.855.8345

CIVIL
 BE GROUP
 DEMETRIUS YANKOULOPOULOS
 613.447.5504

LANDSCAPE ARCHITECT
 CSW LANDSCAPE ARCHITECTS LTD.
 JERRY CORUSH
 613.855.1988

TRANSPORTATION
 BE GROUP
 BEN PASCOLO-CHEVEU
 613.225.1311 ext.64074

ENVIRONMENTAL
 ENGLOBE
 ANDREW NAUMOV
 613.294.2280

EXTERIOR FINISHES LEGEND

- A - BRICK**
- A1 BRICK VENEER - TAN
- B - CEMENTITIOUS PANEL**
- B1 CEMENTITIOUS LAPSIDING WITH EZ TRIM: DARK GREY
 - B2 CEMENTITIOUS PANEL - WHITE
 - B3 CEMENTITIOUS LAPSIDING WITH EZ TRIM: WOOD GRAIN
- C - METAL**
- C1 METAL ALUMINUM GUARDRAIL - BLACK
- D - GLAZING**
- D1 GLASS GUARD RAIL

SHEET NOTES

- N.01 ALL TRANSLUCENT BALCONY GUARDRAILS TO BE OBTAINED TO MATCH SPECIFIED TEXTURE



1 BUILDING B - WEST ELEVATION
 DP.303 3/32" - 1'-0"



2 BUILDING B - NORTH ELEVATION
 DP.303 3/32" - 1'-0"

RELEASES

NO.	DESCRIPTION	DATE
01	SPC RESPONSE (DRAFT)	01.19.21
02	ISSUED FOR SPC	02.26.21
01	ISSUED FOR CLC	12.24.22

PROJECT NAME
1050 TAWADINA RD WATERIDGE

MUNICIPAL ADDRESS
 1050 TAWADINA RD
 OTTAWA, ON

LEGAL ADDRESS
 PART OF BLOCK 11
 REGISTERED PLAN 4M-1651
 CITY OF OTTAWA
 ANNIS, O'SULLIVAN, VOLLEBEEK LTD. 2022

PROJECT NO.
22.01.W.U.

DRAWN
 LB JA

DATS
 24.01.19 SCALE
 AS NOTED

DRAWING TITLE
BUILDING B ELEVATIONS

DRAWING NUMBER

SPC.303