

## LIST OF DRAWINGS

COVER SHEET	
A000	COVER SHEET

ARCHITECTURAL	
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

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



# COVER SHEET



SITE STATISTICS - Building 1			
ZONING	GMS1 GENERAL MIXED USE ZONE		
<b>COVERAGE CALCULATIONS</b>			
TOTAL SITE AREA	M <sup>2</sup>	F <sup>2</sup>	ACRES
BUILDING AREA	24,113.0	229,399.7	1.283
RESIDENTIAL AREA	16,534.3	179,049.4	
COMMERCIAL AREA	411.7	4,432.0	
<b>GLAZING CALCULATIONS</b>			
TOTAL GROUND FLOOR FACE AREA - NOT INCLUDING RESIDENTIAL	SM	SF	%
TOTAL WINDOW AREA / TRANSPARENT GLAZING	223.4		61%
<b>SETBACKS</b>			
MAXIMUM SETBACK FOR THOSE LOTS EAST OF CODD'S ROAD WHERE THEY ABUT HEMLOCK ROAD	REQ'D (m)	PROVIDED (m)	
MINIMUM REAR YARD SETBACK A BUILDING WITH A RESIDENTIAL LAND USE AT GRADE OR WHERE THE REAR YARD ABUTS A RESIDENTIAL ZONE	7.5	20.41	
MINIMUM FRONT AND CORNER SIDE YARD FOR A BUILDING WITH RESIDENTIAL LAND USE AT GRADE	5.0	5.175	
WHERE THE BUILDING CONTAINS MORE THAN FOUR STOREYS BUT LESS THAN 13 STOREYS, AT AND ABOVE THE FOURTH STOREY A BUILDING MUST BE FURTHER SETBACK (M)	2.0	2.00	
MINIMUM WIDTH OF LANDSCAPED AREA			
(I) ABUTTING A STREET	3m	5.175	
(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 MORE THAN 10 BUT FEWER THAN 100 SPACES			
(a) ABUTTING A STREET			
(b) NOT ABUTTING A STREET	1.5	3.0	
<b>CONSTRUCTION AREA WITHOUT BALCONIES</b>			
GROUND FLOOR	M <sup>2</sup>	F <sup>2</sup>	
2ND FLOOR	2,173.0	23,498	
3RD FLOOR	2,173.0	23,390	
4TH FLOOR	2,173.0	23,390	
5TH FLOOR	1,967.0	21,173	
6TH FLOOR	1,967.0	21,173	
7TH FLOOR BOTH TOWERS - 735 M <sup>2</sup> EACH	1,470.0	15,823	
8TH FLOOR BOTH TOWERS - 735 M <sup>2</sup> EACH	1,470.0	15,823	
9TH FLOOR BOTH TOWERS - 735 M <sup>2</sup> EACH	1,470.0	15,823	
PARKING LEVEL 1	3,533.0	38,029	
PARKING LEVEL 2	3,534.0	38,040	
TOTAL BUILDABLE AREA	24,113.0	229,350	
<b>GROSS FLOOR AREA - GFA</b>			
GROUND FLOOR	M <sup>2</sup>	F <sup>2</sup>	
2ND FLOOR	1,712.7	18,435.3	
3RD FLOOR	1,712.7	18,435.3	
4TH FLOOR	1,712.7	18,435.3	
5TH FLOOR	1,528.2	16,489.9	
6TH FLOOR	1,532.0	16,489.9	
7TH FLOOR	1,117.3	12,026.4	
8TH FLOOR	1,131.4	12,178.7	
9TH FLOOR	1,130.4	12,167.6	
TOTAL GFA	12,889.3	130,128.3	
<b>PARKING REQUIREMENTS Residential Use</b>			
0.5 PARKING/UNIT	REQ'D	PROVIDED	
REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES	108	166	
TYPICAL PARKING STALLS PROVIDED		41	
ACC TYPICAL PARKING STALLS PROVIDED		123	
ACC TYPICAL PARKING STALLS PROVIDED		2	
VISITOR PARKING-D.1 PARKING /UNIT	20.4	21	
TYPICAL VISITORS PARKING		19	
ACC VISITORS PARKING		2	
RETAIL STORE 5 PER 100 M <sup>2</sup> OVER 200 M <sup>2</sup> OF GROSS FLOOR AREA	10.59	11	
TYPICAL STORE PARKING		10	
ACC STORE PARKING		1	
TOTAL NO. OF SPACES	138.99	198	
BIKE RACKS			
0.5 PARKING/UNIT	108	114	
COMMERCIAL AREA M <sup>2</sup> / 250 M <sup>2</sup>	1.65	2	
TOTAL NO. OF SPACES	110	118	
<b>Amenities REQUIREMENTS Residential Use</b>			
6 sq m /UNIT	REQ'D M <sup>2</sup>	PROVIDED M <sup>2</sup>	
BALCONIES	1,294.0	2,055.8	
MIN OF 50% AS COMMUNAL AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2)	648.0	755.8	
AMENITY SPACE ON GROUND FLOOR		505.0	
AMENITY SPACE OUTDOOR ON GRADE		135.0	
AMENITY SPACE OUTDOOR ON ROOF TOP		320.0	
<b>ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)</b>			
101-133 PARKING SPACES, 5 ACCESSIBLE SPACES REQ'D	REQ'D	PROVIDED	
TYPE A (VAN), MIN WIDTH=3400	5	5	
TYPE B, MIN WIDTH=2400	2	2	
TYPE C, MIN WIDTH=2400	3	3	
<b>DRIVEWAYS AND AISLE REQUIREMENTS</b>			
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)	REQ'D (MIN)	PROVIDED	
	6.0	6.0	
<b>LOADING REQUIREMENTS</b>			
IN THE GM ZONE, A VEHICLE LOADING SPACE IS REQUIRED FOR USES THAT HAVE A GFA OF 1000 SQ M OR MORE	REQ'D	PROVIDED	
	1	1	

1 ASP-1 N.T.S. SITE STATISTICS - BUILDING 1

BUILDING 1 - ROOM MIX												
	1ST FLOOR	2ND FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	MIX	MIX	TOTAL
STUDIO	2	0	0	0	0	0	0	0	0	1%	1%	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%	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%		54
2BDRM - ACC	0	0	0	0	0	0	2	2	2	3%	28%	6
SUBTOTAL	10	32	32	32	28	28	18	18	18	100%		216
ACC TOTALS	2	5	5	5	4	4	3	3	3	15.74%		34

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

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

7 ASP-1 N.T.S. ROOM MIX - ALL BUILDINGS

SITE STATISTICS - Building 2			
ZONING	GMS1 GENERAL MIXED USE ZONE		
<b>COVERAGE CALCULATIONS</b>			
TOTAL SITE AREA	M <sup>2</sup>	F <sup>2</sup>	ACRES
BUILDING AREA	3,737.6	40,231.2	0.924
RESIDENTIAL AREA	15,421.0	143,990.1	
COMMERCIAL AREA	10,145.8	109,208.3	
<b>GLAZING CALCULATIONS</b>			
TOTAL GROUND FLOOR ELEVATION AREA - TO CEILING (3.6m) EXCLUDING RESIDENTIAL	SM	SF	%
TOTAL WINDOW AREA / TRANSPARENT GLAZING	118.7		63%
<b>SETBACKS</b>			
MAXIMUM SETBACK FOR THOSE LOTS EAST OF CODD'S ROAD WHERE THEY ABUT HEMLOCK ROAD	REQ'D (m)	PROVIDED (m)	
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 BUILDING HIGHER THAN 11 METRES IN HEIGHT	3.0	3.00	
MINIMUM WIDTH OF LANDSCAPED AREA			
(I) 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 FEWER THAN 10			
(a) ABUTTING A STREET	3.0		
(b) NOT ABUTTING A STREET	NONE	3.0	
<b>CONSTRUCTION AREA WITHOUT BALCONIES</b>			
GROUND FLOOR	M <sup>2</sup>	F <sup>2</sup>	
2ND FLOOR	1,446.0	15,544.6	
3RD FLOOR	1,394.0	15,004.9	
4TH FLOOR	1,394.0	15,004.9	
5TH FLOOR	1,232.0	13,261.1	
6TH FLOOR	1,232.0	13,261.1	
7TH FLOOR	750.0	8,072.9	
8TH FLOOR	750.0	8,072.9	
9TH FLOOR	750.0	8,072.9	
PARKING LEVEL 1	2,549.0	27,437.2	
PARKING LEVEL 2	2,550.0	27,232.7	
TOTAL BUILDABLE AREA	15,421.0	143,990.1	
<b>GROSS FLOOR AREA -GFA</b>			
GROUND FLOOR	M <sup>2</sup>	F <sup>2</sup>	
2ND FLOOR	448.8	4,831.0	
3RD FLOOR	1,118.3	12,038.0	
4TH FLOOR	1,118.3	12,038.0	
5TH FLOOR	965.0	10,387.0	
6TH FLOOR	965.0	10,387.0	
7TH FLOOR	578.9	6,232.0	
8TH FLOOR	578.9	6,232.0	
9TH FLOOR	578.9	6,232.0	
TOTAL GFA	7,470.4	80,415.0	
<b>PARKING REQUIREMENTS Residential Use</b>			
0.5 PARKING/UNIT	REQ'D	PROVIDED	
REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES	65.5	120	
TYPICAL PARKING STALLS PROVIDED		26	
ACC TYPICAL PARKING STALLS PROVIDED		92	
VISITOR PARKING-D.1 PARKING /UNIT	11.9	12	
TYPICAL VISITORS PARKING		10	
ACC VISITORS PARKING		2	
RETAIL STORE 5 PER 100 M <sup>2</sup> OVER 200 M <sup>2</sup> 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 <sup>2</sup> / 250 M <sup>2</sup>	0.78	3	
TOTAL NO. OF SPACES	66	70	
<b>Amenities REQUIREMENTS Residential Use</b>			
6 sq m /UNIT	REQ'D M <sup>2</sup>	PROVIDED M <sup>2</sup>	
BALCONIES	786.0	1,193.1	
MIN OF 50% AS COMMUNAL AT LEAST 1 AGGREGATED AREA MIN. OF 54M2 (M2)	393.0	394.4	
AMENITY SPACE ON GROUND FLOOR		219.4	
AMENITY SPACE OUTDOOR ON GRADE		175.0	
<b>ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)</b>			
79-100 PARKING SPACES, 4 ACCESSIBLE SPACES REQ'D	REQ'D	PROVIDED	
TYPE A (VAN), MIN WIDTH=3400	4	4	
TYPE B, MIN WIDTH=2400	2	2	
TYPE C, MIN WIDTH=2400	0	0	
<b>DRIVEWAYS AND AISLE REQUIREMENTS</b>			
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)	REQ'D (MIN)	PROVIDED	
	6.0	6.0	
<b>LOADING REQUIREMENTS</b>			
IN THE GM ZONE, A VEHICLE LOADING SPACE IS REQUIRED FOR USES THAT HAVE A GFA OF 1000 SQ M OR MORE	REQ'D	PROVIDED	
	1	1	

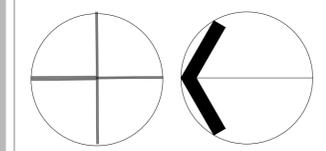
2 ASP-1 N.T.S. SITE STATISTICS - BUILDING 2

BUILDING 2 - ROOM MIX												
	1ST FLOOR	2ND FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	MIX	MIX	TOTAL
STUDIO	0	0	0	0	0	0	0	0	0	0%	0%	0
1 BDRM	3	12	12	12	12	12	2	2	2	53%		69
1 BDRM+DEN	0	3	3	3	1	1	0	0	0	8%	73%	16
1 BDRM+ACC	3	2	2	2	2	2	1	1	1	12%		11
2 BDRM	1	2	2	2	3	3	6	6	6	24%		31
2BDRM - ACC	1	1	1	1	0	0	0	0	0	3%	27%	4
SUBTOTAL	8	20	20	20	18	18	9	9	9	100%		131
ACC TOTALS	4	3	3	3	2	2	1	1	1	15.27%		20

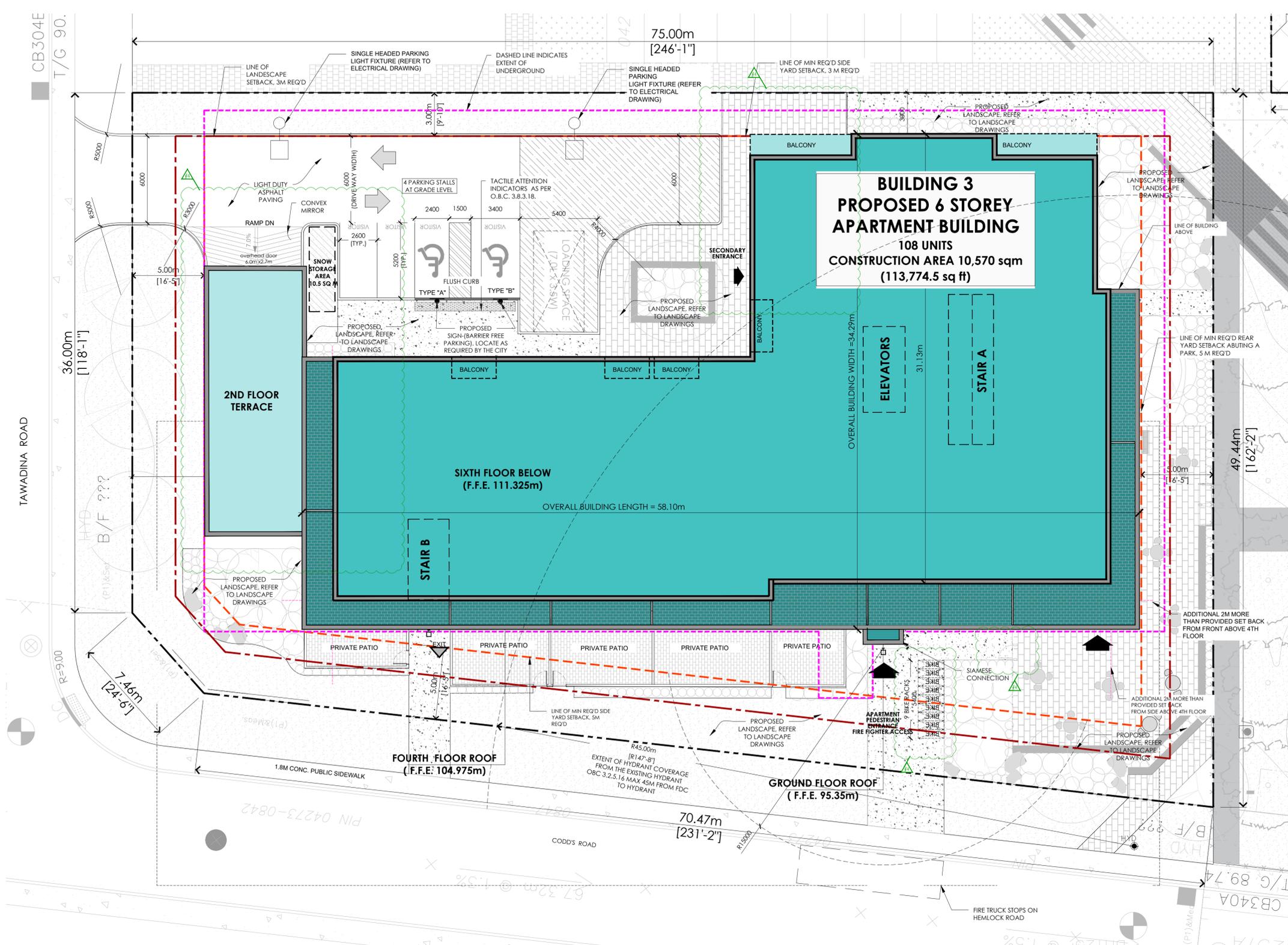
5 ASP-1 N.T.S. ROOM MIX - BUILDING 2

SITE STATISTICS - Building 3			
ZONING	GMS1 GENERAL MIXED USE ZONE		
<b>COVERAGE CALCULATIONS</b>			
TOTAL SITE AREA	M <sup>2</sup>	F <sup>2</sup>	ACRES
BUILDING AREA	3,737.6	40,231.2	0.924
RESIDENTIAL AREA	10,498.0	112,999.4	
COMMERCIAL AREA	10,498.0	112,999.4	
<b>GLAZING CALCULATIONS</b>			
TOTAL GROUND FLOOR ELEVATION AREA	SM	SF	%
TOTAL WINDOW AREA			
<b>SETBACKS</b>			
MINIMUM REAR YARD SETBACK A BUILDING WITH A RESIDENTIAL LAND USE AT GRADE OR WHERE THE REAR YARD ABUTS A PARK	REQ'D (m)	PROVIDED (m)	
MINIMUM FRONT AND CORNER SIDE YARD FOR A BUILDING WITH RESIDENTIAL LAND USE AT GRADE	5.0	5.00	
MINIMUM INTERIOR SIDE YARD SETBACKS FOR A RESIDENTIAL USE BUILDING FOR A BUILDING HIGHER THAN 11 METRES IN HEIGHT	3.0	3.00	
MINIMUM WIDTH OF LANDSCAPED AREA			
(I) ABUTTING A STREET	3m	5.0	
(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 FEWER THAN 10			
(a) ABUTTING A STREET	3.0		
(b) NOT ABUTTING A STREET	NONE		
<b>CONSTRUCTION AREA WITHOUT BALCONIES</b>			
GROUND FLOOR	M <sup>2</sup>	F <sup>2</sup>	
2ND FLOOR	1,553.0	16,717.0	
3RD FLOOR	1,330.0	14,316.0	
4TH FLOOR	1,330.0	14,316.0	
5TH FLOOR	1,222.0	13,153.5	
6TH FLOOR	1,222.0	13,153.5	
PARKING LEVEL 1	2,511.0	27,028.2	
TOTAL CONSTRUCTION AREA	10,498.0	112,999.0	
<b>GROSS FLOOR AREA -GFA</b>			
GROUND FLOOR	M <sup>2</sup>	F <sup>2</sup>	
2ND FLOOR	734.0	7925.0	
3RD FLOOR	1061.8	11429.0	
4TH FLOOR	1061.8	11429.0	
5TH FLOOR	958.1	10313.0	
6TH FLOOR	958.1	10313.0	
TOTAL GFA	5837.8	62838.0	
<b>PARKING REQUIREMENTS Residential Use</b>			
0.5 PARKING/UNIT	REQ'D	PROVIDED	
REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES	53	57	
TYPICAL PARKING STALLS PROVIDED		8	
ACC TYPICAL PARKING STALLS PROVIDED		46	
VISITOR PARKING-D.1 PARKING /UNIT	9.4	10	
TYPICAL VISITORS PARKING		10	
ACC VISITORS PARKING		10	
TOTAL NO. OF SPACES	62	67	
BIKE RACKS			
0.5 PARKING/UNIT	53	56	

	PROPERTY LINE		FIRE DEPARTMENT CONNECTION		WALL MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DWGS		STEEL BOLLARD (REFER TO DETAIL XX.1)	<b>CREDIT NOTES:</b>	<b>CREDIT NOTES:</b>	<b>SITE PLAN - GENERAL NOTES:</b>	<b>SITE PLAN - GENERAL NOTES:</b>
	BUILDING SETBACK LINE		HOSE REEL (REFER TO MECHANICAL DWGS)		RECESSED EXTERIOR LIGHT FIXTURE @ SORT & PROTE COCHERE REFER TO ELECTRICAL DWGS		PARKING COUNT	THIS SITE PLAN IS BASED UPON THE MOST RECENT CONDUCTED SURVEY FOR THIS PROPERTY. MAJOR ADJUSTMENTS ACCEPTED BY THE CONTRACTOR SHALL BE ACCURATE OR COMPRISED OF THE DATA SUPPLIED AND DESIGN CHANGES INCLUDED UNDER SEALS OF CERTIFICATES & ANY	TOP SURVEYORS INFO: CHAMBERLAND SURVEYORS INC. 1000 COLLEEN AVENUE UNIT 200 MISSISSAUGA ONTARIO L4Y 4E7 TEL: 905.876.7888 EMAIL: info@csurveys.com	1 ALL EXISTING DRIVEWAYS, SIDEWALKS, DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED TO THE SATISFACTION OF THE TOWN	5 THE CONTRACTOR SHALL SUPPLY ALL FIRE HOSE AND BARRIERS FREE OF CHARGE WITHIN THE TOWN BY LAWS AND DESIGN CRITERIA
	LANDSCAPE BUFFER		PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS		NEW HEAVY DUTY ASPHALT PAVING (REMANUS OF RESEAL TO RECEIVE LIGHT DUTY ASPHALT PAVING)		PROPOSED GRADING (REFER TO CIVIL DWGS)	LEGAL LAND DESCRIPTION: BLOCKS 11, 12 and 13 REGISTRATION PLAN 461-1831 CITY OF OTTAWA	2 A MINIMUM SETBACK OF 1.0M FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE REMOVED BY THE CONTRACTOR'S OWNER	6 ALL EXISTING DRIVEWAYS TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGN TO MAINTAIN VERO CURB LIGHT DIRECTION AT THE PROPERTY LINE	7 ALL DOWNPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM
	CURB DEPRESSION		DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL		DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTS COCHERE (REFER TO LANDSCAPE DWGS)		SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)		3 THE CONTRACTOR OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATIONS AND DAMAGES DURING CONSTRUCTION	8 ALL CONCRETE UNITS TO BE SCREENED ON THE SIDE OF THE PROPERTY	9 SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE
	ENTRY EXIT ACCESS POINTS		SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL DWGS		LANDSCAPED AREA				4 ALL BARRIERS FREE OF CHARGE AND BARRIERS FREE OF CHARGE FOR PARKING WITH O.B.C. 3.8	10 WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION	
	EXISTING DOWN HYDRANT										
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS REFER TO CIVIL DWGS										



Key Plan:



No.	Date:	Issue/Revision	By:
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

Drawing Issues/Revisions:

Note:  
 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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp

**MATAJ ARCHITECTS INCORPORATED**  
 206-418 Incaulos Shore Rd  
 Oakville Ontario L6H 0X7  
 T.905.283.1444

Project:  
**WATERIDGE APARTMENT BUILDING**  
 375 Codd's Road - WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:  
**SITE PLAN - BLDG 3 ROOF LEVEL**

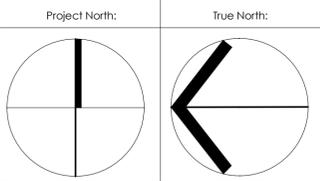
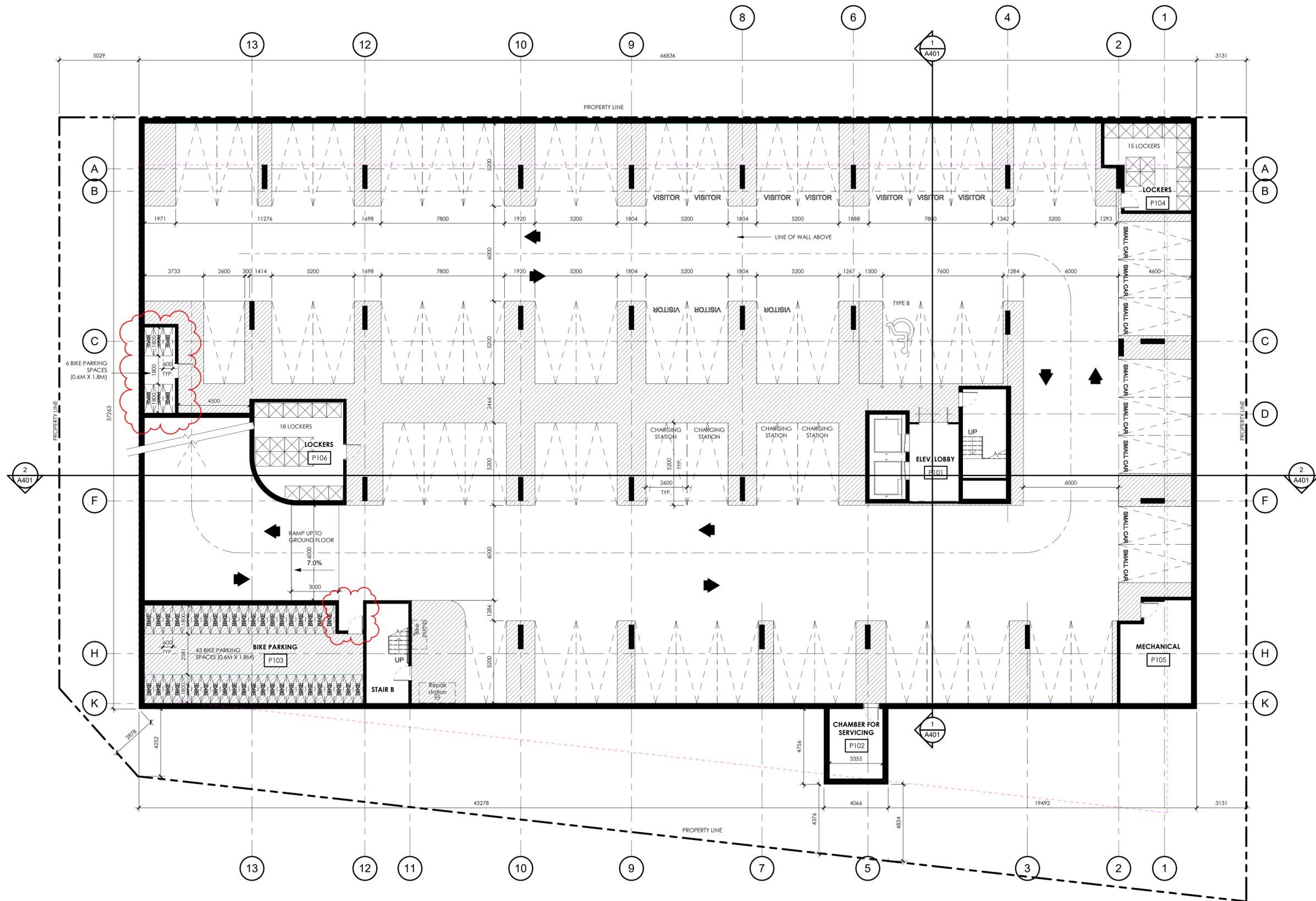
Design By:	Drawn By:	Approved By:
EM	SF	EM
Scale:	Date:	Project No.:
1:150	22-06-29	22-004

Drawing No.: **ASP-7**

City's Application Number: D07-12-22-0122  
 City's Plan Number:







SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
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

Drawing Issues/Revisions:

**Note:**  
 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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp

**MATAJ ARCHITECTS**  
 INCORPORATED  
 206-418 Iroquois Shore Rd  
 Oakville Ontario  
 L6H 0X7  
 1.905.281.4444

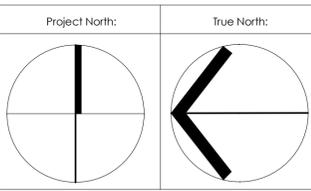
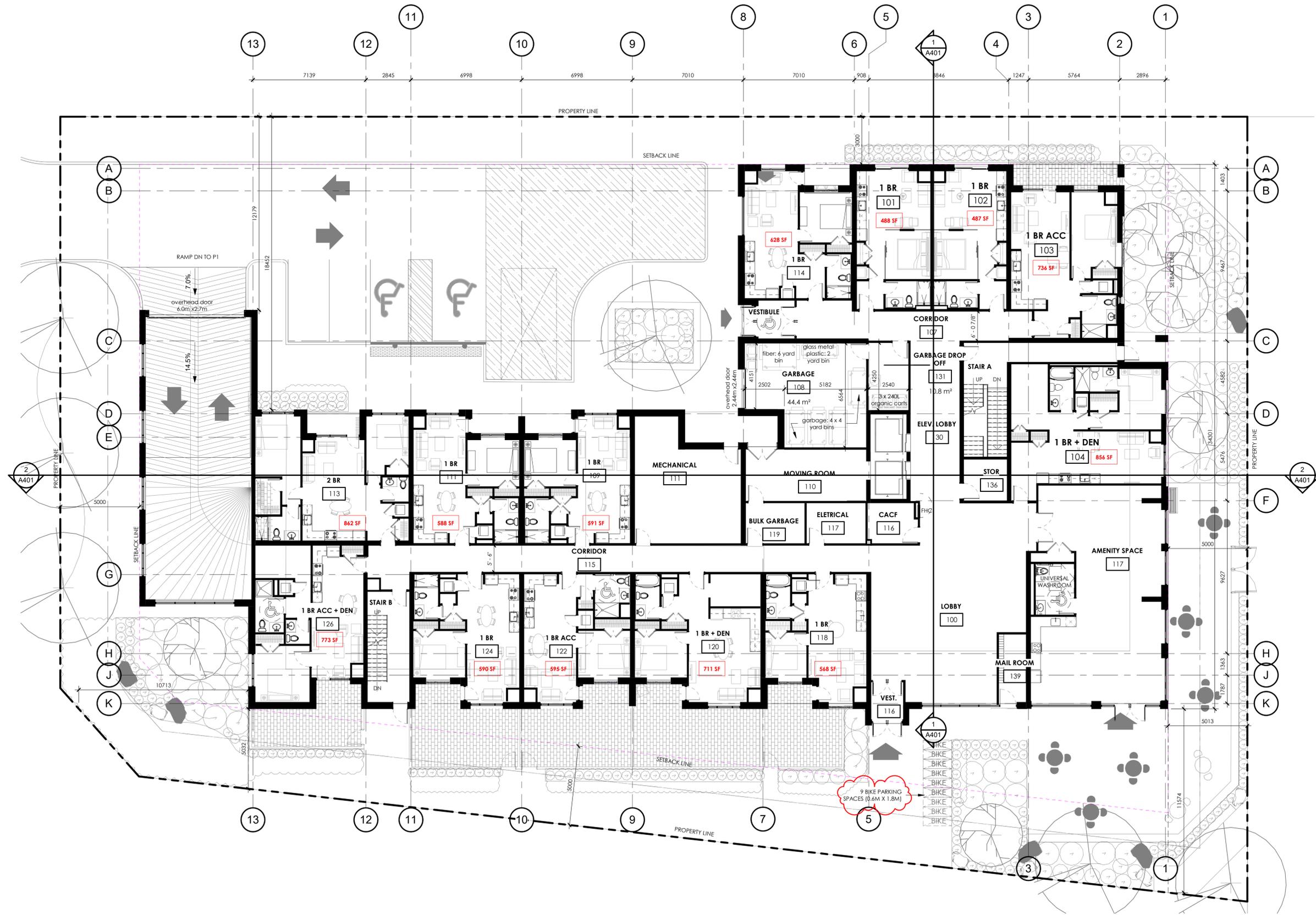
Project:  
**WATERIDGE APARTMENT BUILDING 3**  
 375 CODD'S RD, WATERIDGE VILLAGE,  
 OTTAWA, ON

Sheet Title:  
**PARKING LEVEL P1**

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

Drawing No:  
**A201** Of:

City's Application Number: D07-12-22-0122  
 City's Plan Number:



SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
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

Drawing Issues/Revisions:

**Note:**  
 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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp



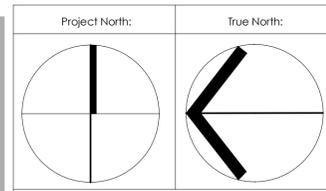
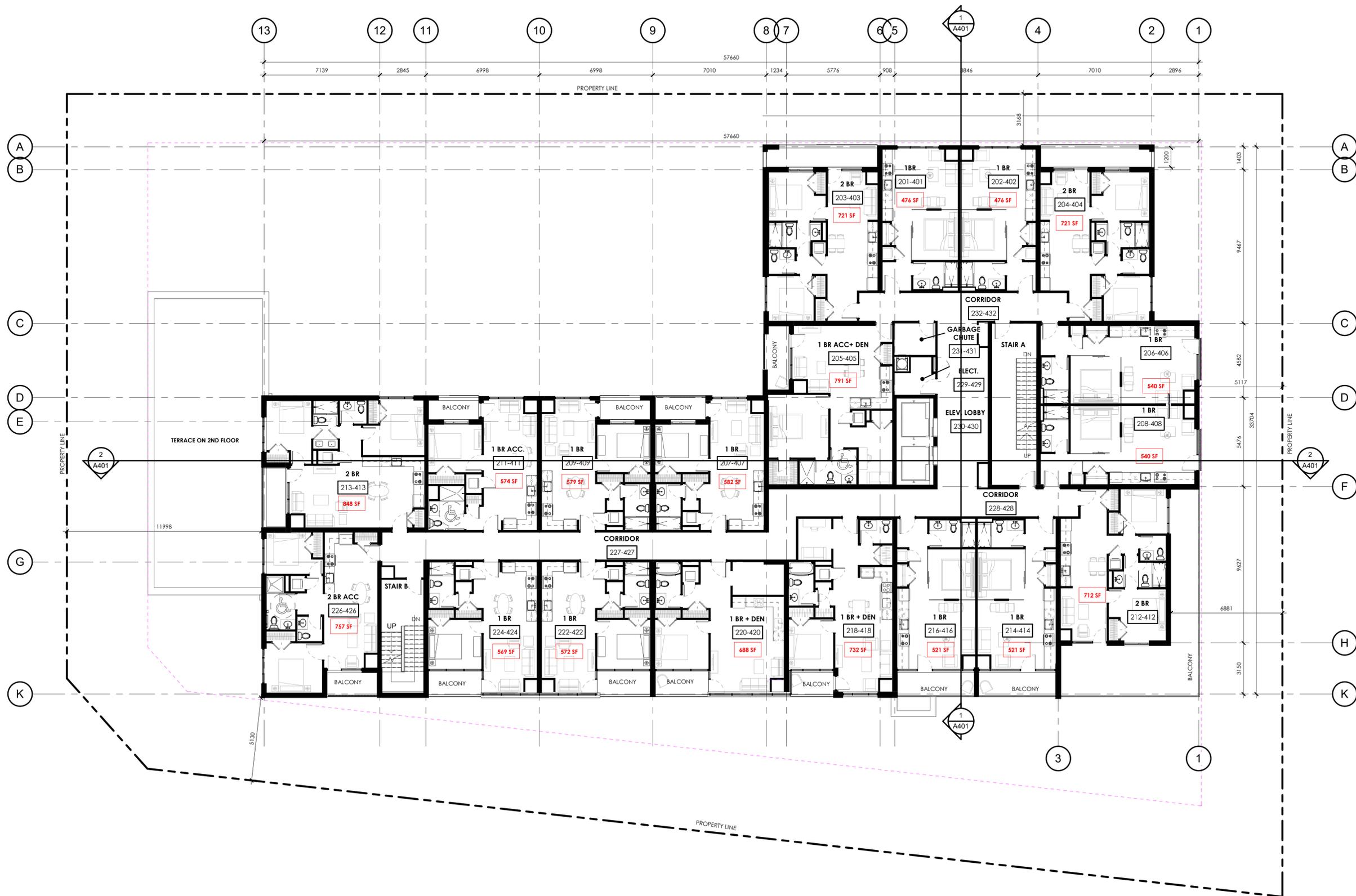
**Project:**  
**WATERIDGE APARTMENT BUILDING 3**  
 375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:  
**GROUND FLOOR PLAN**

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

Drawing No:  
**A203** Of:

City's Application Number: D07-12-22-0122  
 City's Plan Number:



SPA FILE NO. -

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

Drawing Issues/Revisions:

**Note:**  
 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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp

**MATAJ ARCHITECTS INCORPORATED**  
 206-418 Iroquois Shore Rd  
 Oakville, Ontario L6H 0X7  
 1.905.281.1444

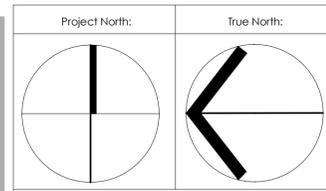
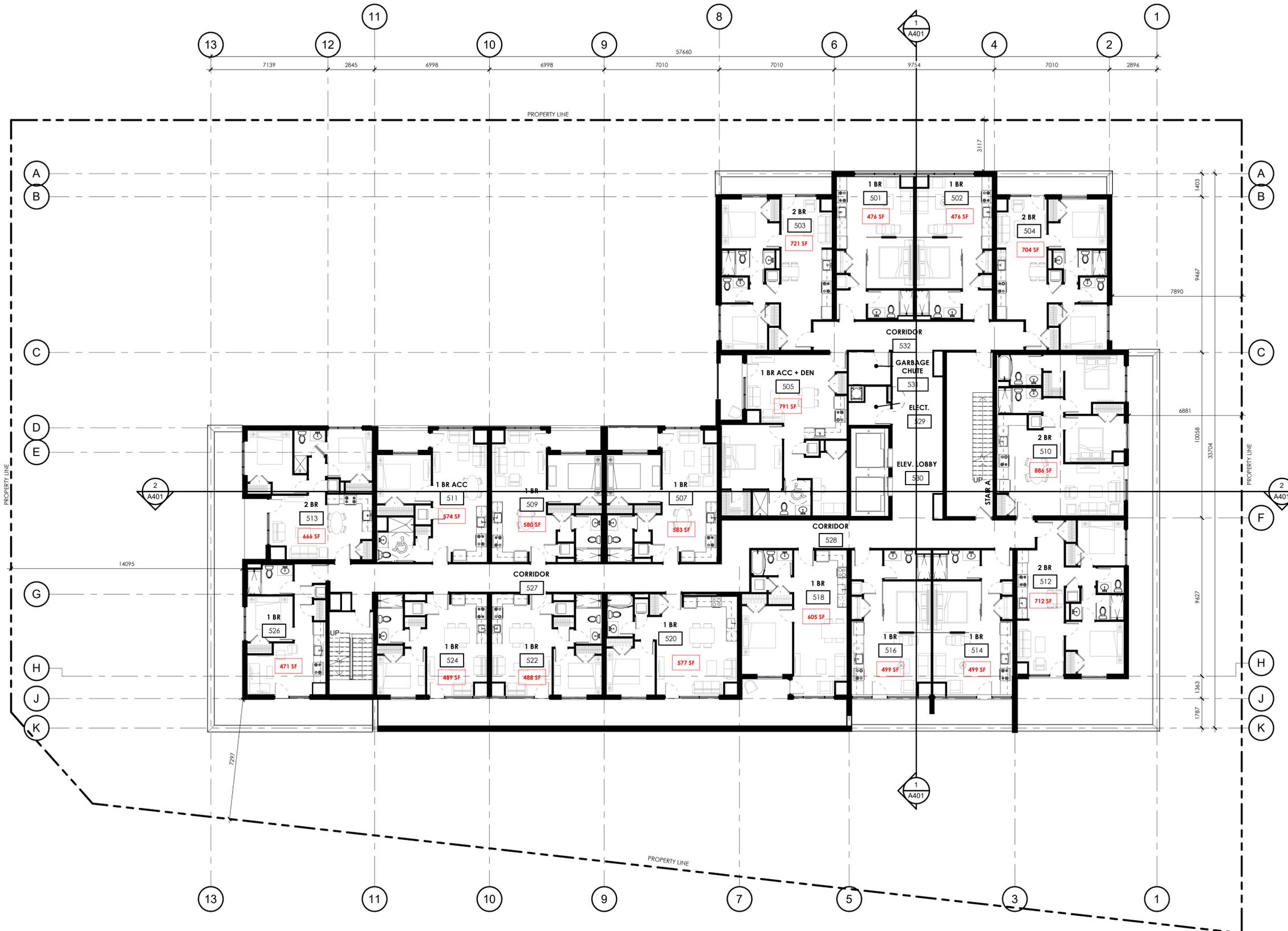
Project:  
**WATERIDGE APARTMENT BUILDING 3**  
 375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

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

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

Drawing No:  
**A204** Of:

City's Application Number: D07-12-22-0122  
 City's Plan Number:



SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
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

Drawing Issues/Revisions:

**Note:**  
 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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp

**MATAJ ARCHITECTS**  
 INCORPORATED  
 206-418 Iroquois Shore Rd  
 Oakville Ontario  
 L6H 0X7  
 1.905.281.4444

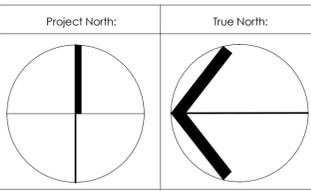
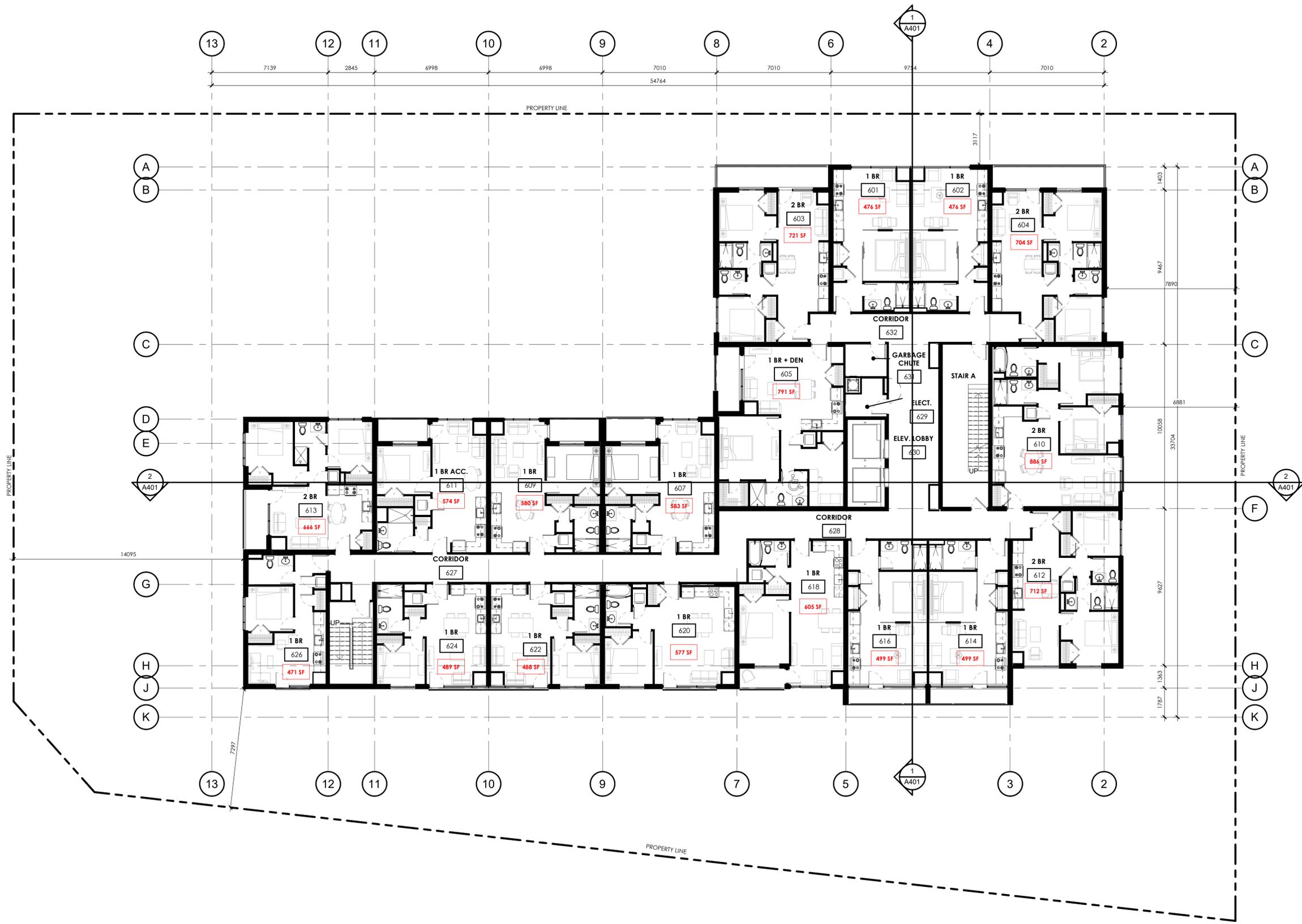
Project:  
**WATERIDGE APARTMENT BUILDING 3**  
 375 CODD'S RD, WATERIDGE VILLAGE,  
 OTTAWA, ON

Sheet Title:  
**FIFTH FLOOR PLAN (5th)**

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

Drawing No:  
**A205** Of:

City's Application Number: D07-12-22-0122  
 City's Plan Number:



SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
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

Drawing Issues/Revisions:

**Note:**  
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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp



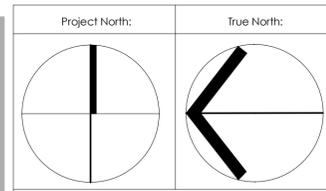
Project:  
**WATERIDGE APARTMENT BUILDING 3**  
375 CODD'S RD, WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:  
**SIXTH FLOOR PLAN (6th)**

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

Drawing No:  
**A206** Of:

City's Application Number: D07-12-22-0122  
City's Plan Number:



SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
4	REVISED FOR SPA	2024/01/19
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

Drawing Issues/Revisions:

**Note:**  
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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp



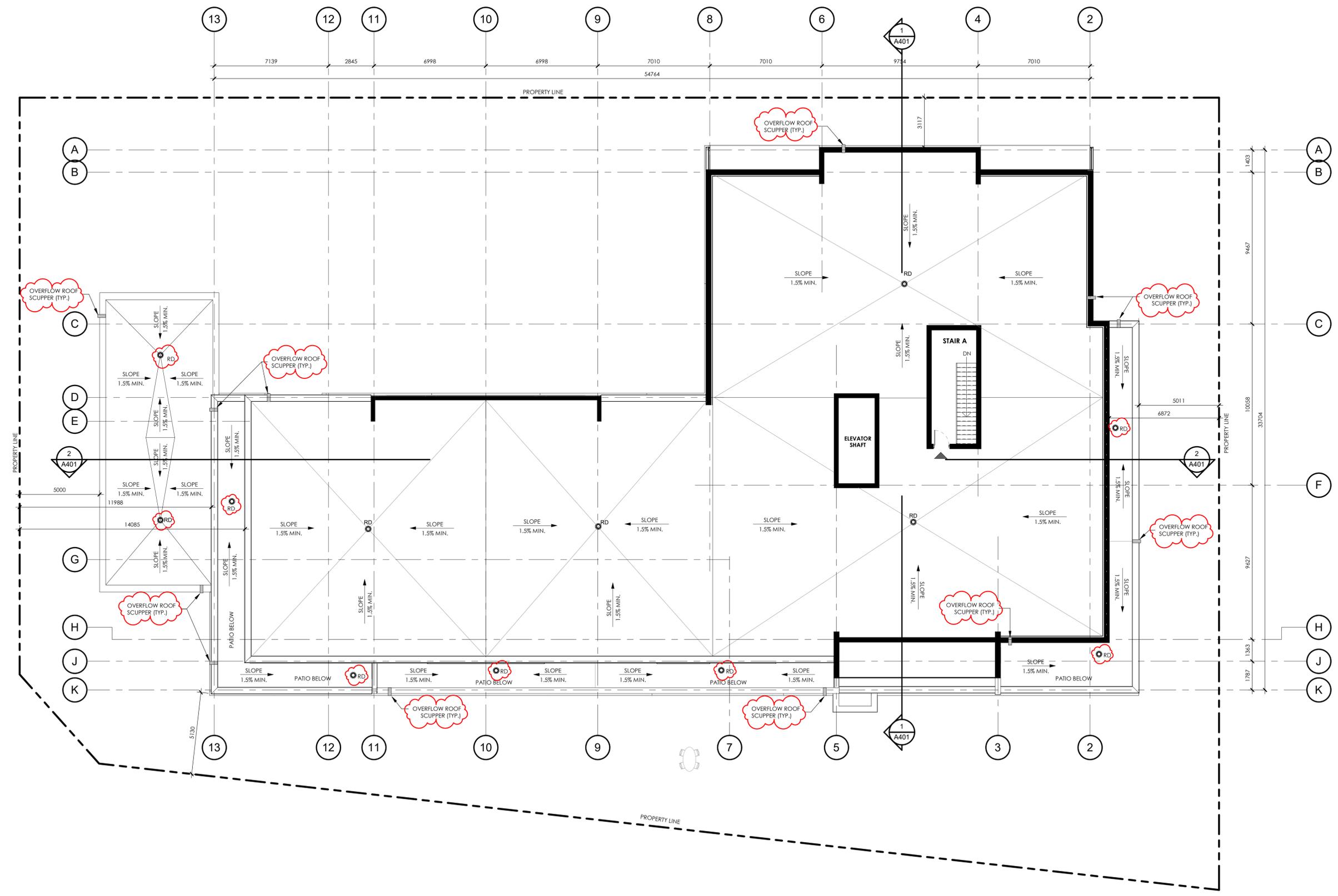
Project:  
**WATERIDGE APARTMENT BUILDING 3**  
375 CODD'S RD, WATERIDGE VILLAGE, OTTAWA, ON

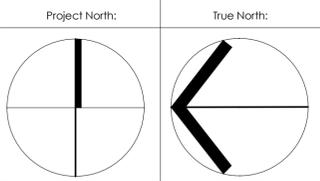
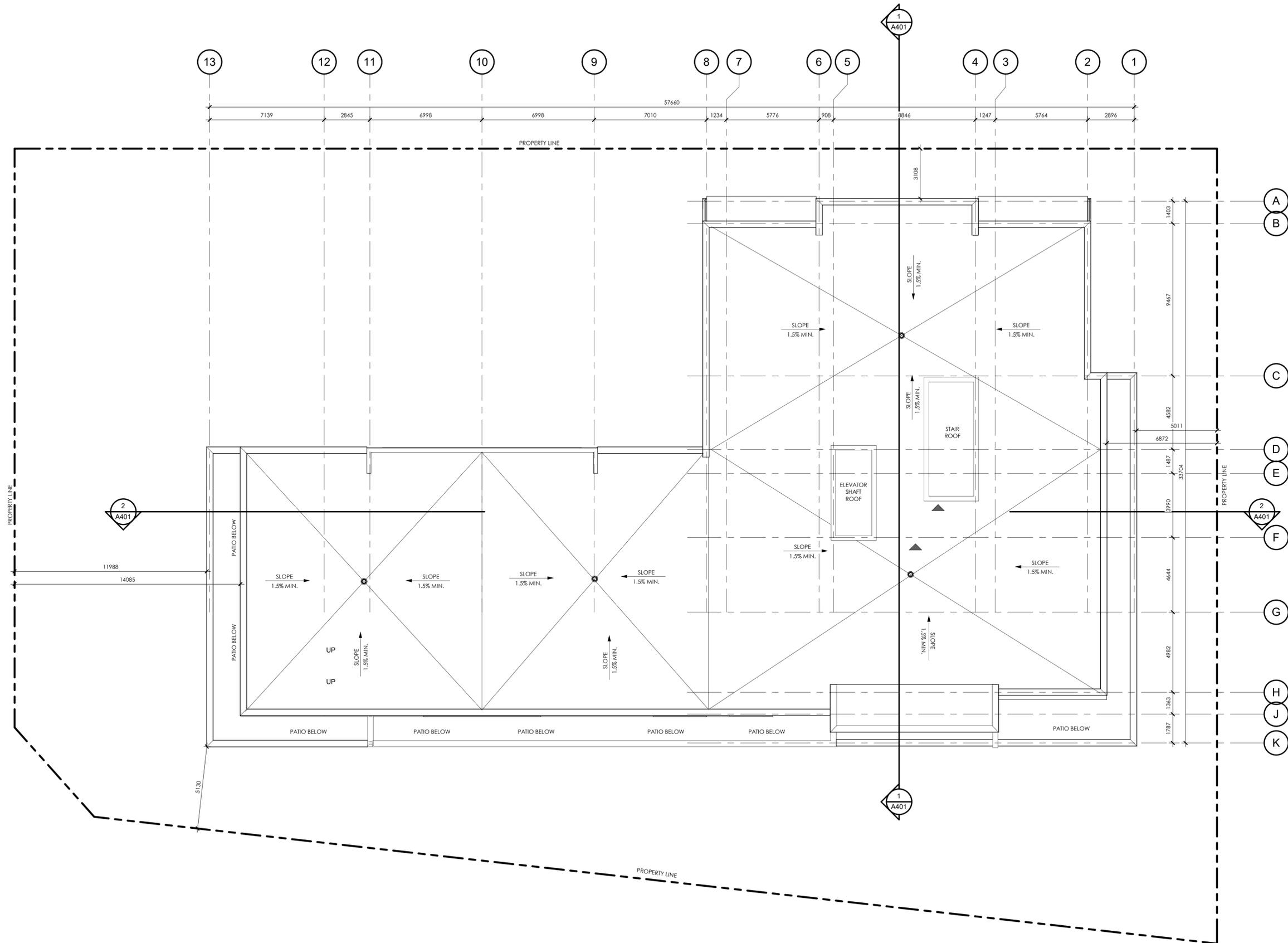
Sheet Title:  
**ROOF LEVEL PLAN**

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

Drawing No.:  
**A207** Of:

City's Application Number: D07-12-22-0122  
City's Plan Number:





SPA FILE NO. -

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

Drawing Issues/Revisions:

**Note:**  
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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Project:  
**WATERIDGE APARTMENT BUILDING 3**  
375 CODD'S RD, WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:  
**ROOF PLAN**

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

Drawing No:  
**A208** Of:

City's Application Number: D07-12-22-0122  
City's Plan Number:

NOTES:

- 1 - CM/BUILDER SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE. BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRANDS 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 WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.
- 3 - CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

EXTERIOR ELEVATION LEGEND

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 - ARRIS/CRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E12	ELEVATOR WALL BEYOND

HATCH DENOTES BIRD FRIENDLY GLAZING



Project North:	True North:
SPA FILE NO. -	

REV	DESCRIPTION	REV. DATE
6	REVISED FOR SPA	2024/01/19
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

Drawing Issues/Revisions:

**Note:**  
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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

ONTARIO ASSOCIATION OF ARCHITECTS  
EST. 1882  
ETHELA GURBAKUGI MATAJ  
LICENSEE 7809

**MATAJ**  
ARCHITECTS INC

Architect's Stamp

**MATAJ ARCHITECTS INCORPORATED**  
204-418 Iroquois Shore Rd  
Oakville Ontario  
L6H 0X7  
1.905.281.1444

Project:  
**WATERIDGE APARTMENT BUILDING 3**  
375 CODD'S RD, WATERDIGE VILLAGE,  
OTTAWA, ON

Sheet Title:  
**WEST ELEVATION (FRONT)**

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

Drawing No.:  
**A301** Of:

City's Application Number: D07-12-22-0122  
City's Plan Number:

1 BLD 3 - WEST ELEVATION (FRONT)  
A301 1:125



NOTES:

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

EXTERIOR ELEVATION LEGEND

E01	EFS - BRICK PATTERN-KENDALL CHARCOAL
E02	EFS - GREY
E03	EFS - SANDSTONE FINISH WHITE DOVE BM OC-17
E04	EFS - 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. -	

REV	DESCRIPTION	REV. DATE
5	REVISED FOR SPA	2024/01/19
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

Drawing Issues/Revisions:

**Note:**  
 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.  
 ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Project:  
**WATERIDGE APARTMENT BUILDING 3**  
 375 CODD'S RD, WATERDIGE VILLAGE, OTTAWA, ON

Sheet Title:  
**SOUTH ELEVATION**

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

Drawing No:  
**A303** Of:

City's Application Number: D07-12-22-0122  
 City's Plan Number:

NOTES:

- 1 - CM/BUILDER SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE. BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRANDS 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 WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.
- 3 - CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

EXTERIOR ELEVATION LEGEND

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 - ARRIS-CRAFT - NUTMEG-CAMBRIDGE RENAISSANCE
E07	GLASS GUARD RAIL
E08	WAC LIGHTING (WS-W29118), 3000K, BLACK FINISH
E12	ELEVATOR WALL BEYOND



1 BLD 3 - NORTH ELEVATION  
A304 1:125

Project North:	True North:
----------------	-------------

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
4	REVISED FOR SPA	2024/01/19
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

Drawing Issues/Revisions:

**Note:**  
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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC.  
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp



Project:  
**WATERIDGE APARTMENT BUILDING 3**

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

Sheet Title:  
**NORTH ELEVATION**

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

Drawing No:

**A304** Of:

City's Application Number: D07-12-22-0122  
City's Plan Number:



1 3D VIEW - SOUTH WEST  
A305



2 3D VIEW - SOUTH EAST  
A305



3 3D VIEW - NORTH EAST  
A305

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
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

Drawing Issues/Revisions:

**Note:**  
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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp

**MATAJ ARCHITECTS**  
INCORPORATED  
206-418 Iroquois Shore Rd  
Oakville Ontario  
L6H 0M7  
T.905.231.4444

Project:  
**WATERIDGE APARTMENT BUILDING 3**

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

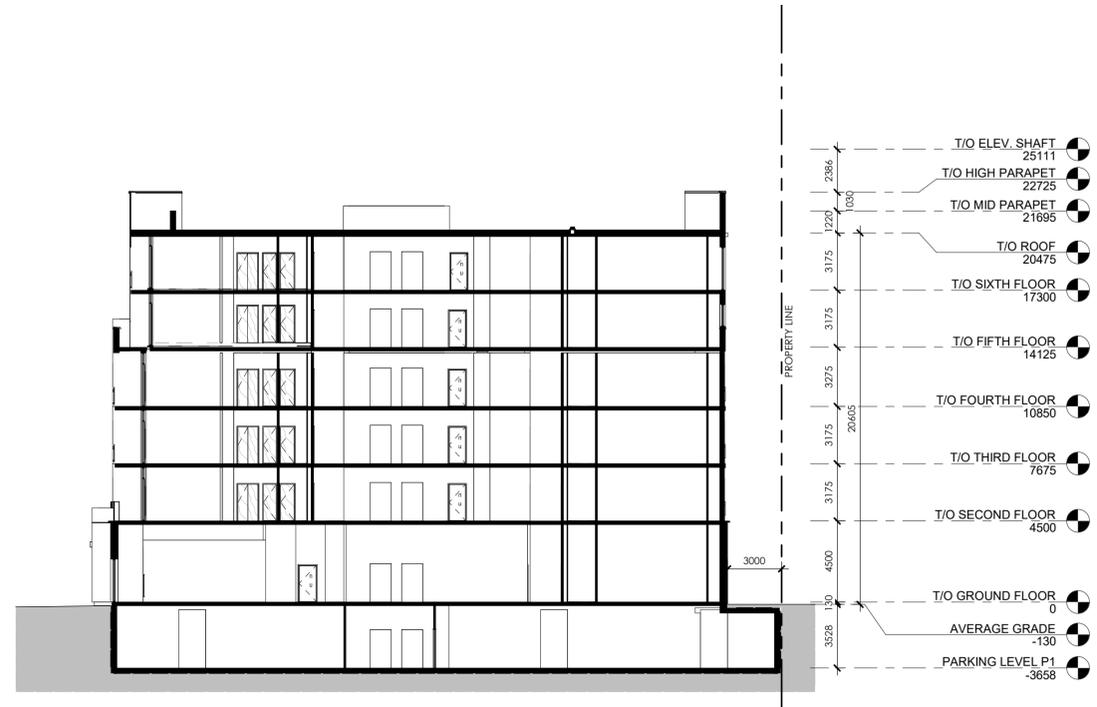
Sheet Title:  
**3D VIEWS**

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

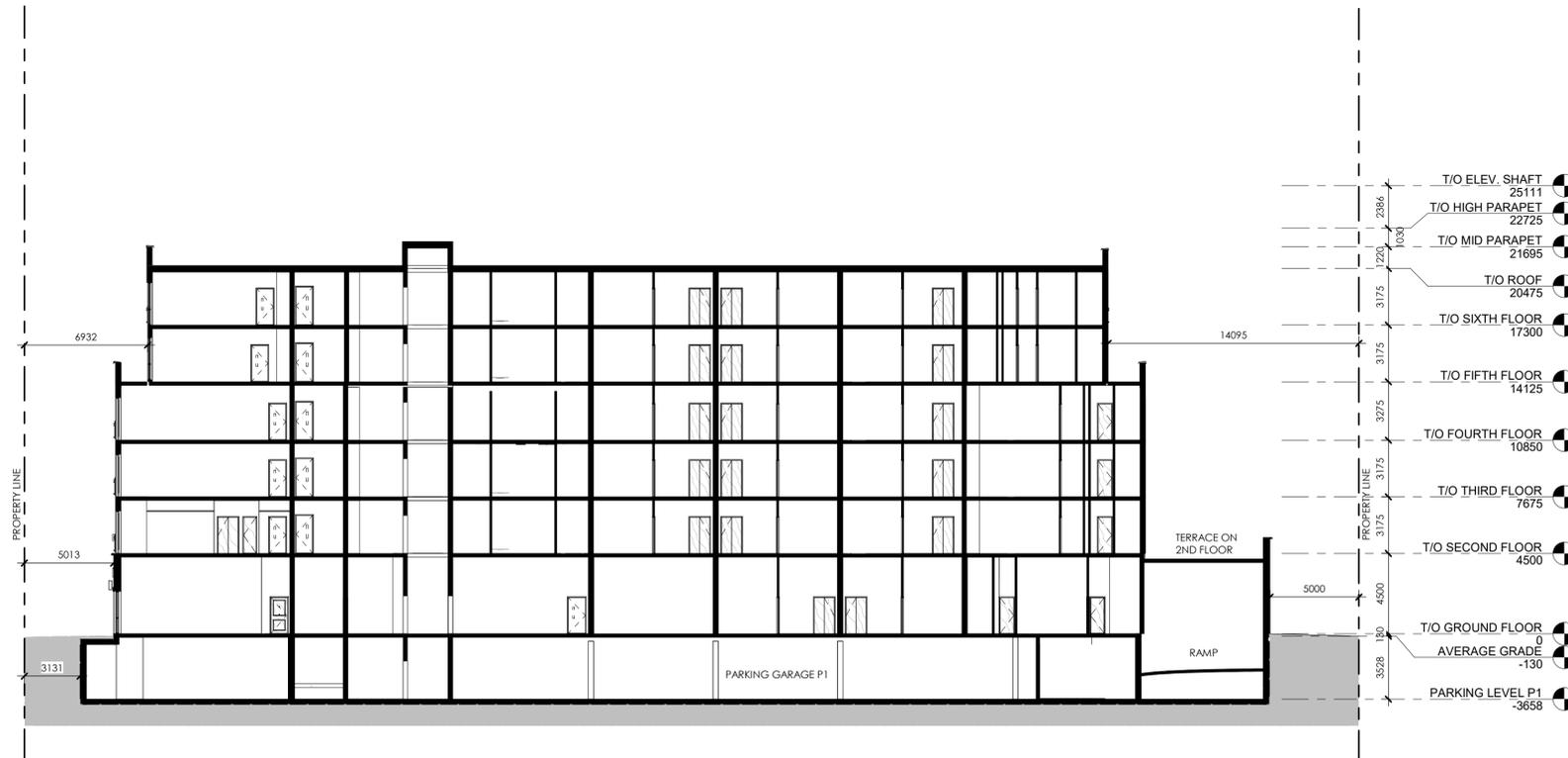
Drawing No:  
**A305** Of:

City's Application Number: D07-12-22-0122  
City's Plan Number:

1 BUILDING 3 SITE SECTION I  
A401 1 : 200



2 BUILDING 3 SITE SECTION II  
A401 1 : 200



Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
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

Drawing Issues/Revisions:

**Note:**  
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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



Architect's Stamp



Project:  
**WATERIDGE APARTMENT BUILDING 3**  
375 CODD'S RD, WATERIDGE VILLAGE, OTTAWA, ON

Sheet Title:  
**BUILDING SECTION I**

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

Drawing No:  
**A401** Of:

City's Application Number: D07-12-22-0122  
City's Plan Number: