

# 1050 TAWADINA ROAD

## SITE PLAN CONTROL RESPONSE 3

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APRIL 09, 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.110	ROOFPLAN
SPC.111	PATIO DETAIL
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







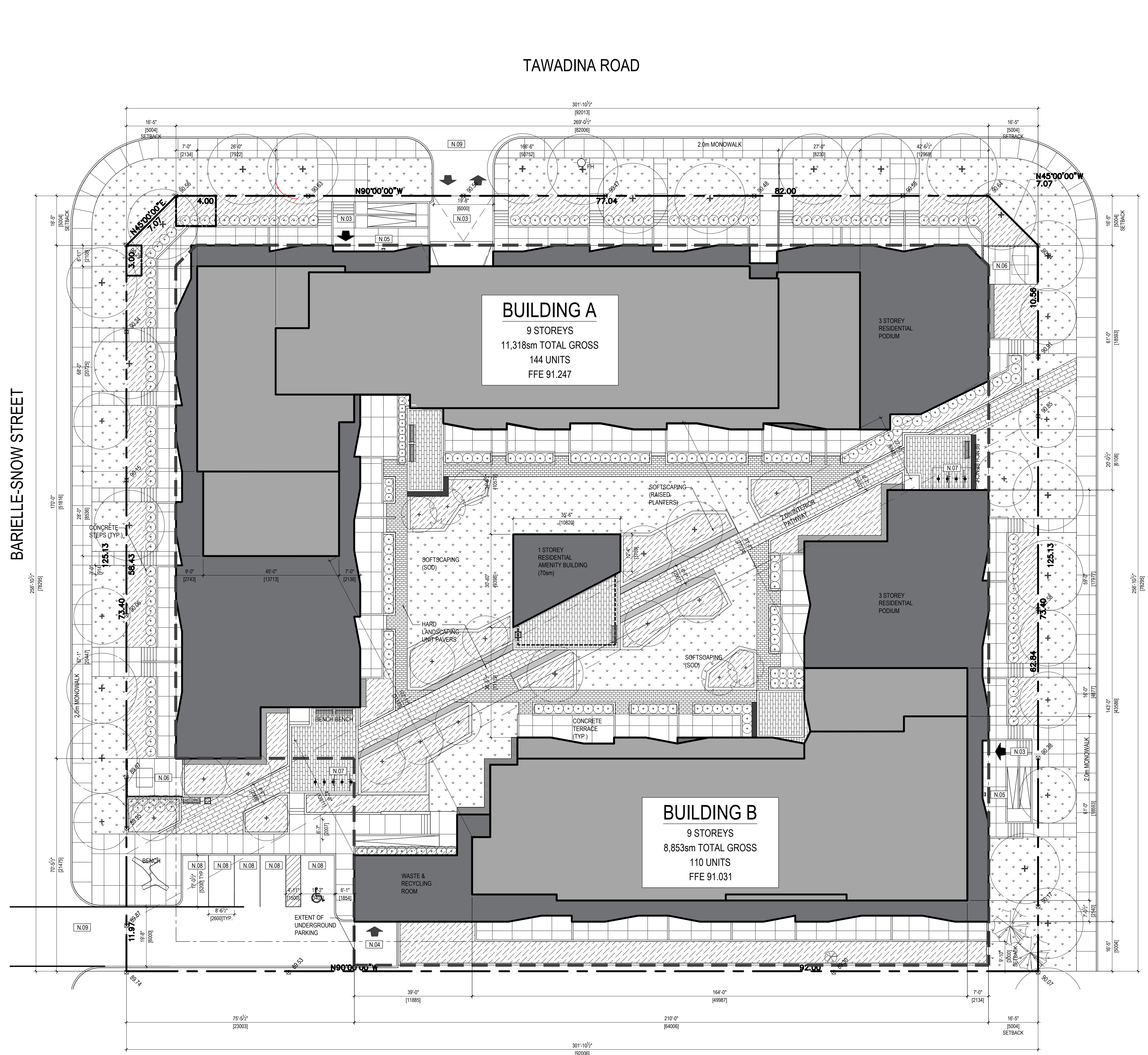
**RELEASES**

NO.	DESCRIPTION	DATE
04	SPC RESPONSE 3	04/09/24
03	SPC RESPONSE	01/19/24
02	ISSUED FOR SPC	02/28/23
01	ISSUED FOR CLC	12/24/22

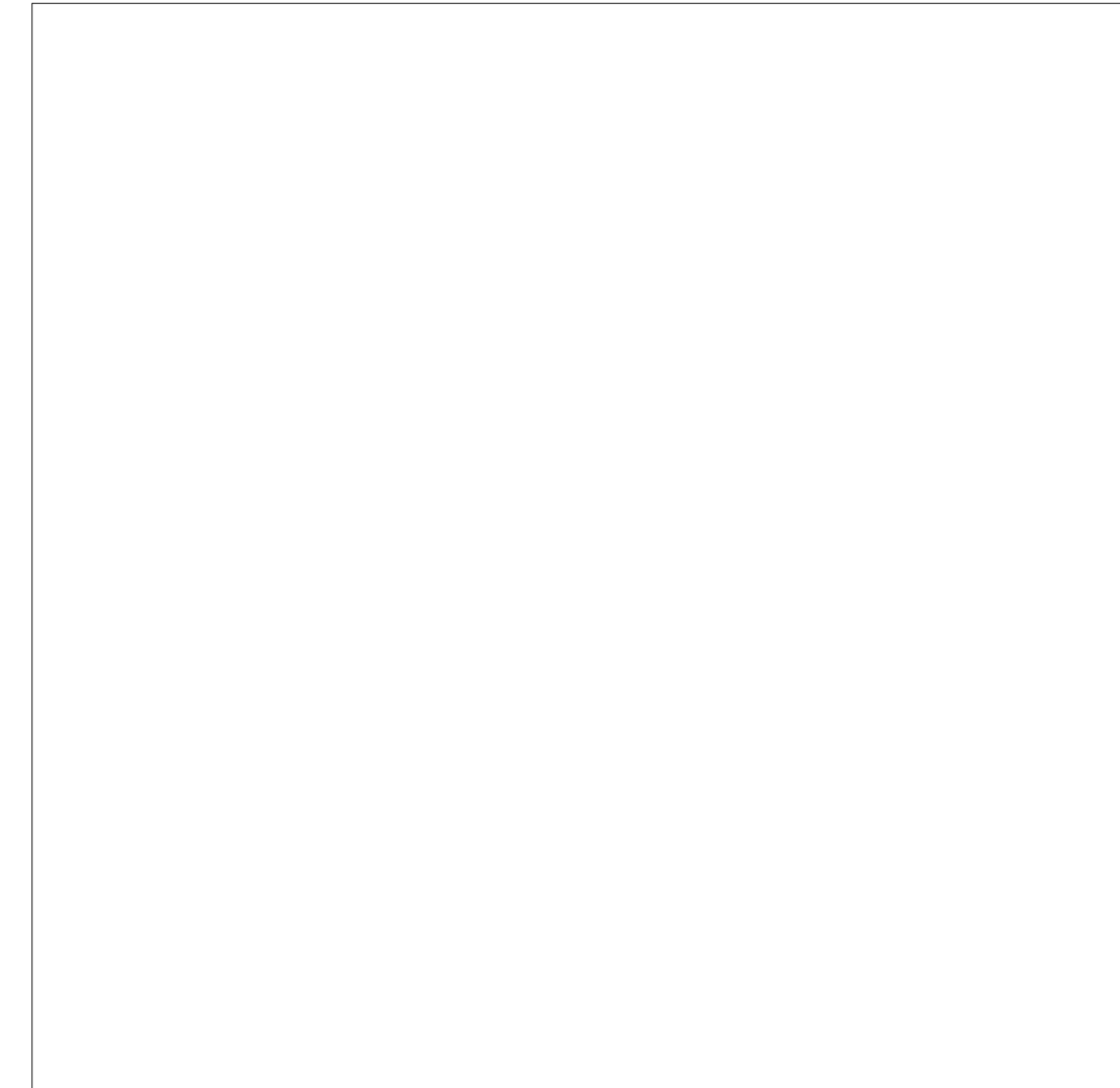
**1050 TAWADINA RD WATERIDGE**

MUNICIPAL ADDRESS  
 1050 TAWADINA RD  
 OTTAWA, ON  
 UTM COORDINATE  
 PART OF BLOCK 11  
 REGISTERED PLAN 4M-1851  
 CITY OF OTTAWA  
 ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022  
 PROJECT NO.  
**22.01.W.U.**  
 DRAWN: [ ] CHECKED: [ ]  
 LB JA  
 DATE: 24.01.19 SCALE: AS NOTED  
 DRAWING TITLE  
**SITE PLAN**  
 DRAWING NUMBER

**SPC.100**



**LOCATION PLAN**



**GENERAL NOTES**

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

**SHEET NOTES**

- N.01 PROPOSED ELECTRICAL TRANSFORMER LOCATION.
- N.02 PARKADE ENTRY RAMP.
- N.03 MAIN BUILDING ENTRY
- N.04 GARBAGE AND RECYCLING ACCESS
- N.05 FIRE DEPARTMENT CONNECTION
- N.06 TRANSFORMER
- N.07 BIKE PARKING STALLS
- N.08 VISITOR PARKING STALLS
- N.09 DEPRESSED CURB

**ZONING NOTES**

CURRENT ZONING: GM31 H30  
**TOTAL DEVELOPMENT STATS**  
 LOT OF AREA: 7,179 sm  
 LOT WIDTH: 92m  
 LOT DEPTH: 78.3m  
**SETBACK ALONG TAWADINA ROAD (SIDEYARD)**  
 SETBACK ALONG MICHAEL STOQUA STREET (CORNER/FRONT)  
 SETBACK ALONG BAREILLE-SNOW STREET (CORNER/FRONT)  
 INTERIOR SIDEYARD SETBACK (GM31 H30)  
 MAXIMUM HEIGHT\*\*  
 MINIMUM NUMBER OF STOREYS  
 \*\*At least half of the total floor area of each block will have a maximum building height of 20m (as per Wateridge Village Guide)  
 MAXIMUM FLOOR PLATE AREA ABOVE 20m  
 TOTAL BUILDING AREA: 20,171sm  
 TOTAL UNITS: 254 UNITS

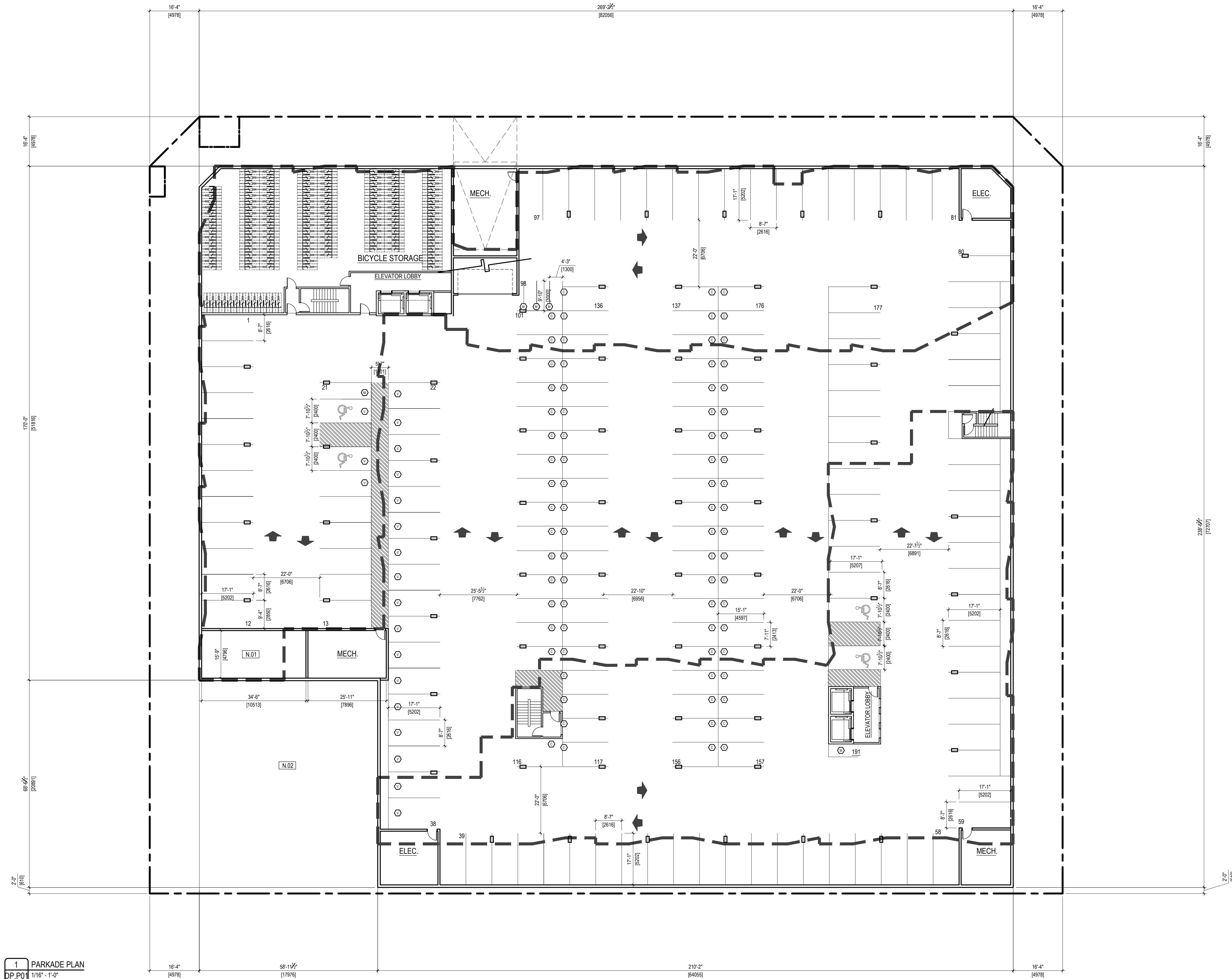
BUILDING A - DEVELOPMENT STATS		BUILDING B - DEVELOPMENT STATS	
FLOOR	GROSS AREA	FLOOR	GROSS AREA
MAIN	1,422sm	MAIN	1,422sm
2 FLR	1,977sm	2 FLR	1,331sm
3 FLR	1,977sm	3 FLR	1,331sm
4 FLR	1,201sm	4 FLR	900sm
5 FLR	1,105sm	5 FLR	900sm
6 FLR	1,105sm	6 FLR	742sm
7 FLR	677sm	7 FLR	742sm
8 FLR	677sm	8 FLR	742sm
9 FLR	677sm	9 FLR	742sm
<b>TOTAL</b>	<b>11,318sm</b>	<b>TOTAL</b>	<b>8,853sm</b>

**VEHICULAR PARKING**  
 MIN. 0.5 RESIDENTIAL STALLS/ RESIDENCE UNIT  
 - FIRST 12 SPACES/ BUILDING (254 - (12/0.5) = 115 REQUIRED  
 MAX. 40% COMPACT  
 MAX. 5% MOTORCYCLE STANDARD  
 = 76 PROPOSED  
 = 5 PROPOSED  
 = 85 PROPOSED  
**TOTAL RESIDENTIAL STALLS\***  
 \*Located in underground parking garage  
**= 166 PROPOSED\***  
 MIN. 0.1 VISITOR STALLS/ RESIDENCE UNIT  
 - FIRST 12 SPACES/LOT (254 - (12/0.1) = 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  
**= 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  
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RELEASES

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04	SPC RESPONSE 3	04/09/24
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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  
PARKADE PLAN

DRAWING NUMBER

SPC.P01

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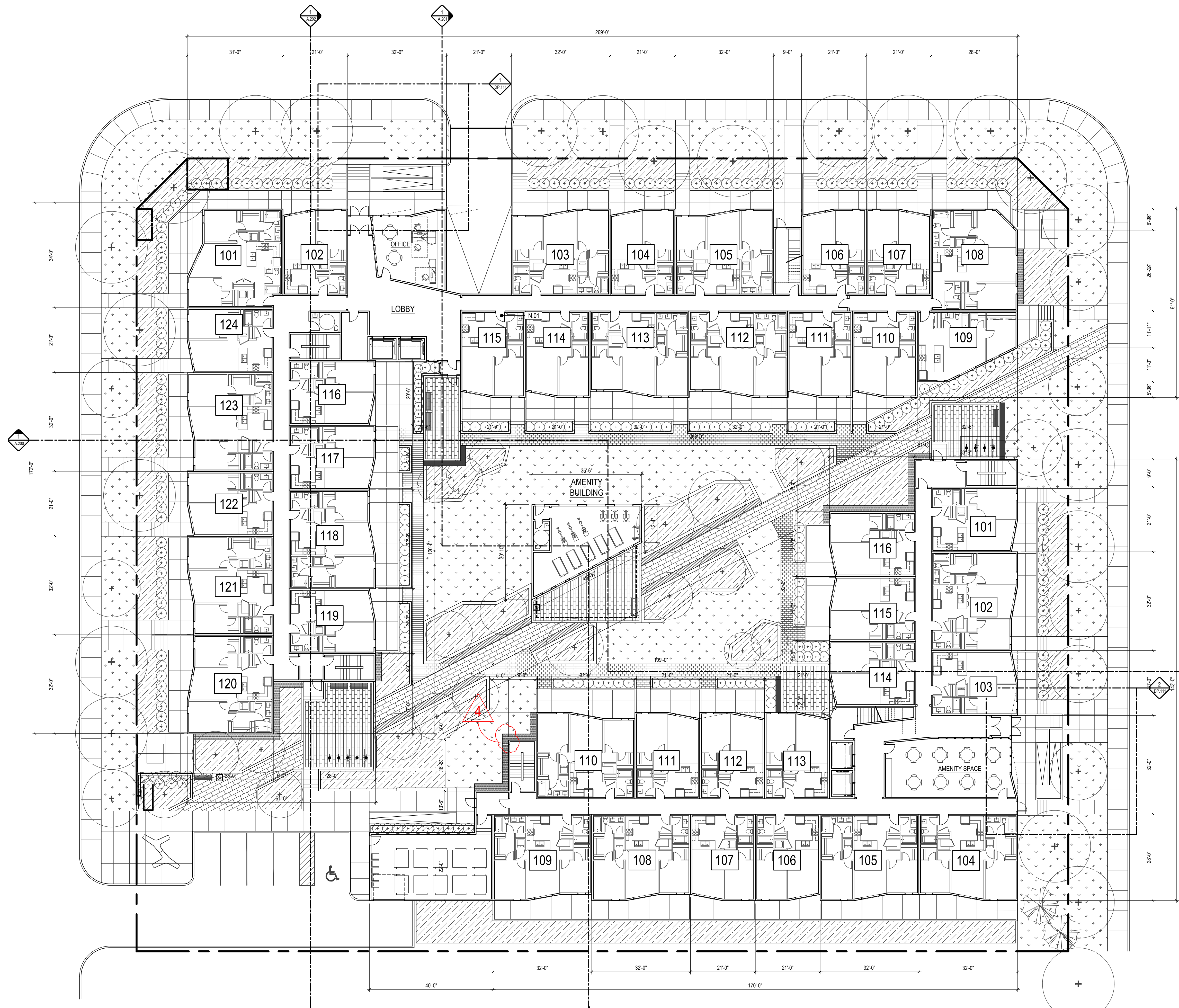
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DRAWING TITLE  
LEVEL 01 PLAN

DRAWING NUMBER

SPC.101

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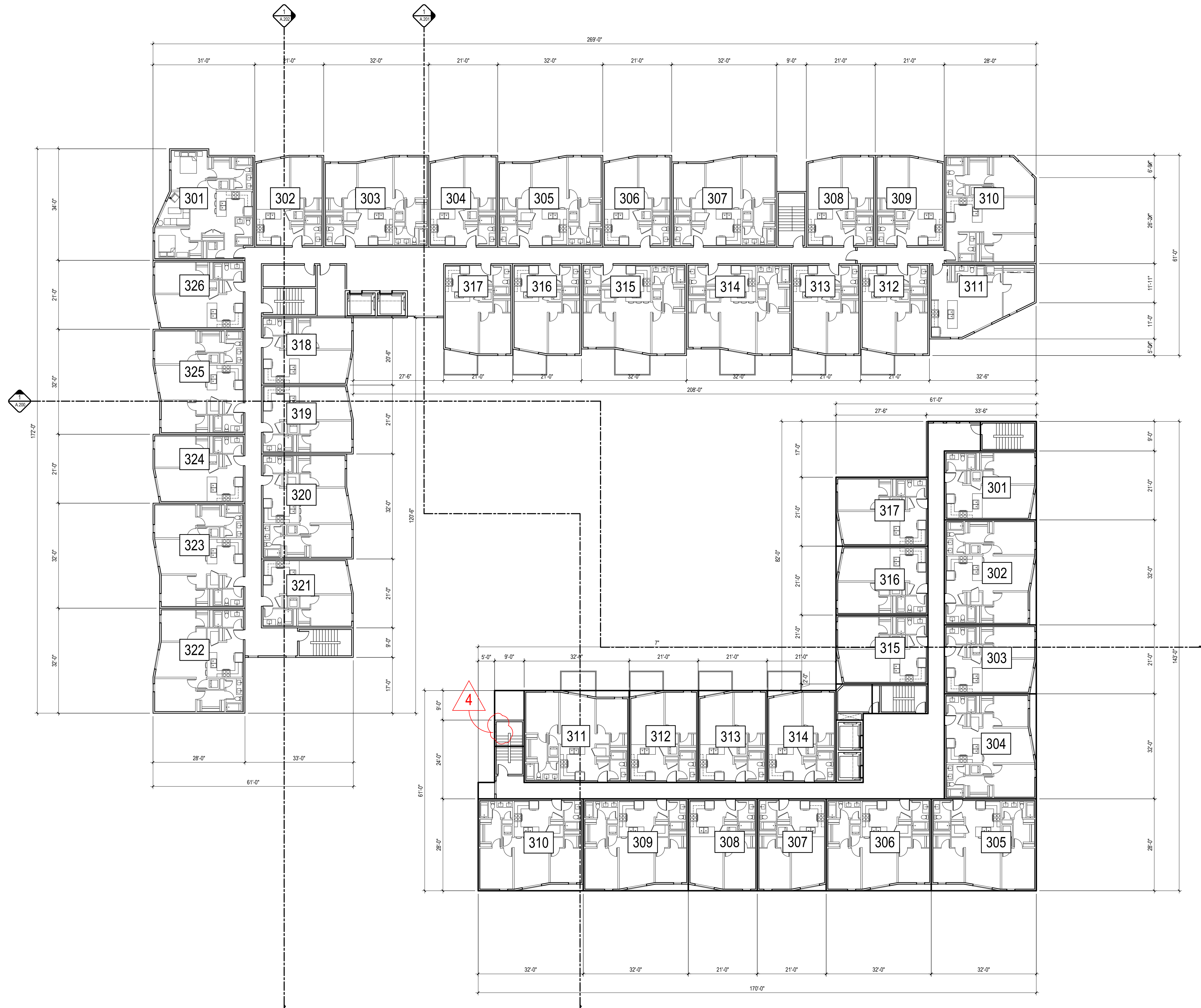


1 LEVEL 01 PLAN  
DP.101 1/16" = 1'-0"









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

PROJECT TEAM

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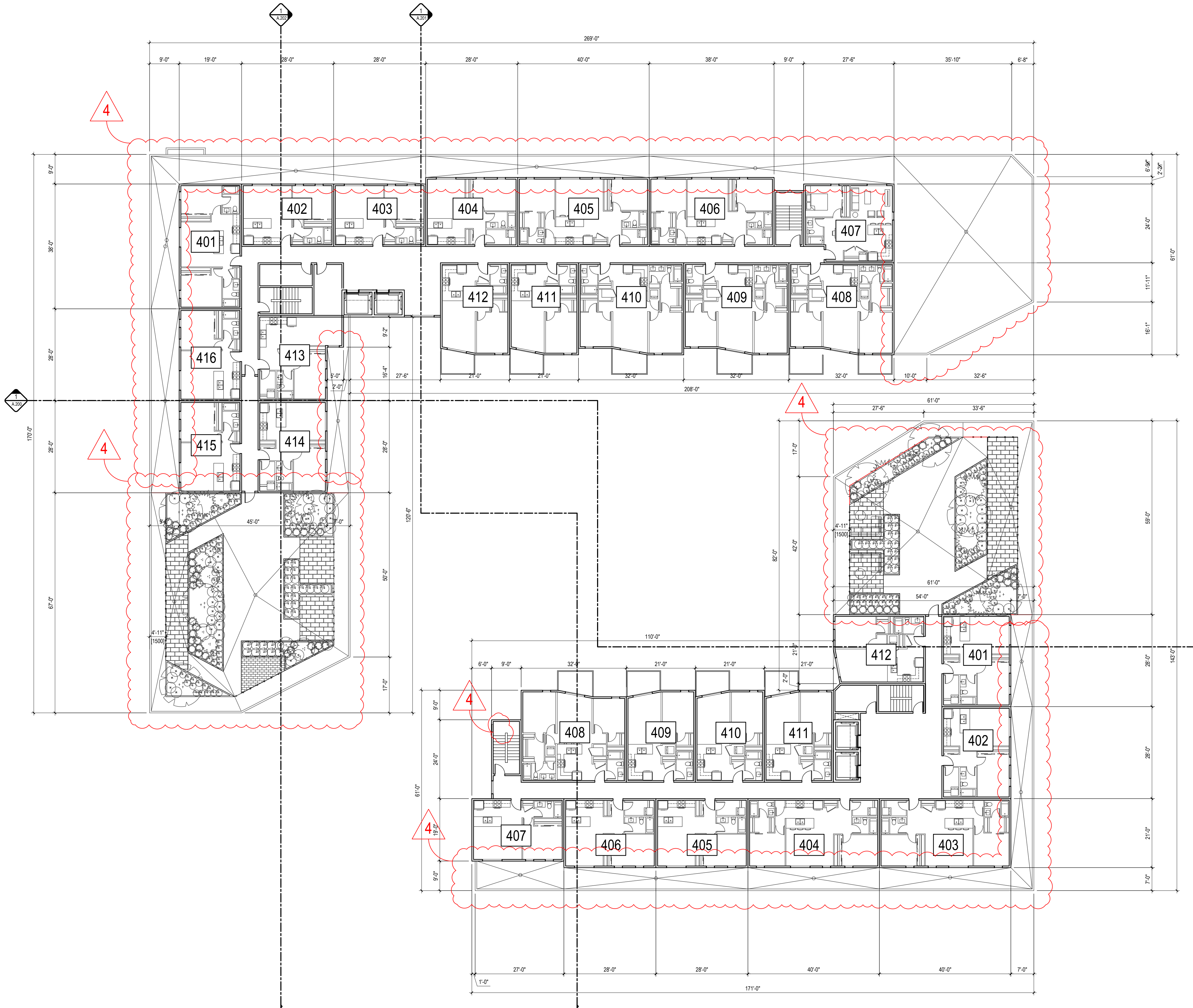
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LEVEL 03 PLAN

DRAWING NUMBER

SPC.103

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**SHEET NOTES**

**N01** ALL PLANTERS C/W INTERNAL DRAINAGE

\*CIVIL TO PROVIDE ADEQUATE ROOF DRAINS @ TOP ROOF OF BUILDING. ARCH CANNOT COORDINATE LOCATION WITHOUT PLACEMENT OF MECH. EQUIPMENT

**PROJECT TEAM**

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1050 TAWADINA RD  
OTTAWA, ON

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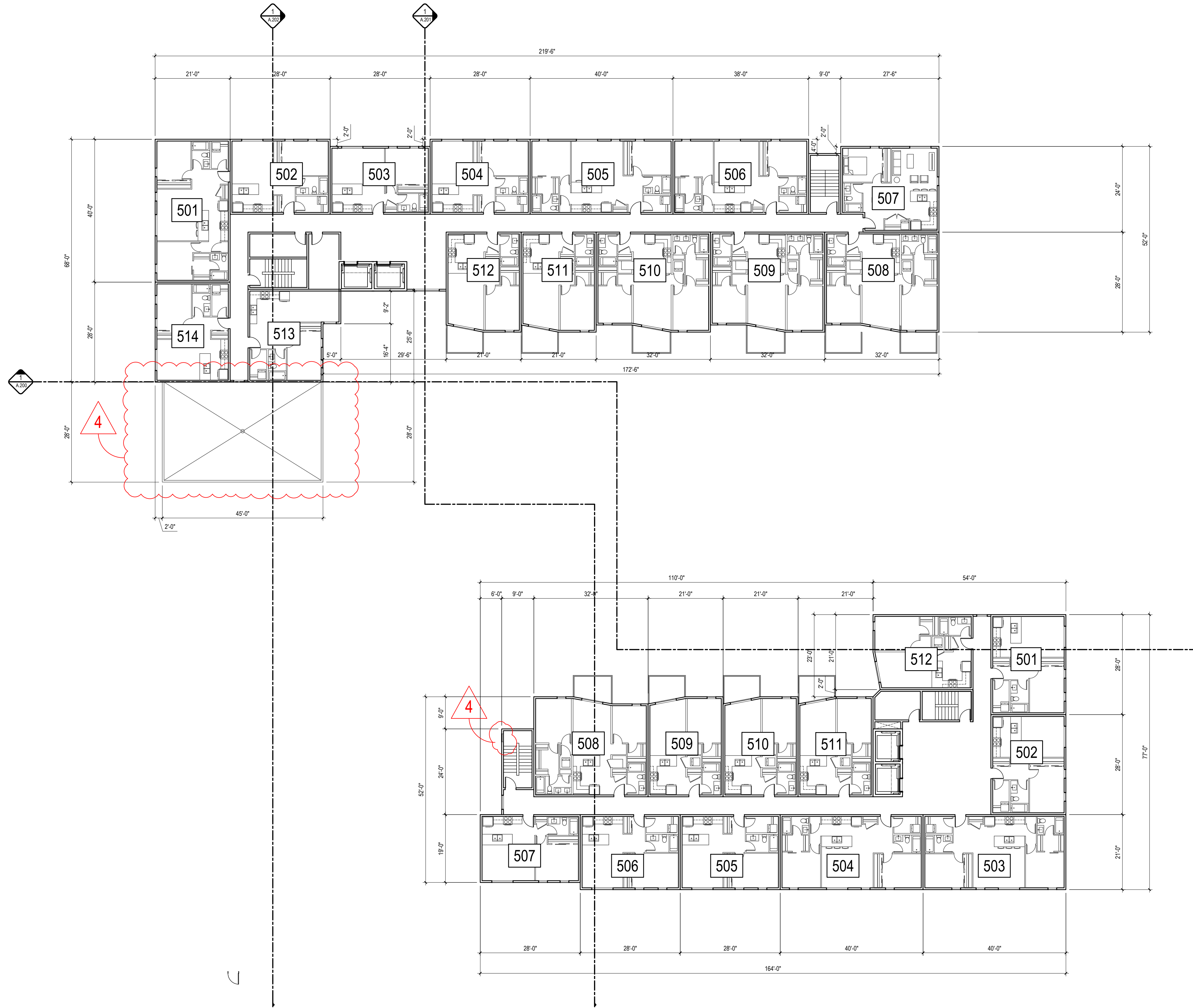
DRAWING TITLE  
**LEVEL 04 PLAN**

DRAWING NUMBER

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

**SPC.104**





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

**PROJECT TEAM**

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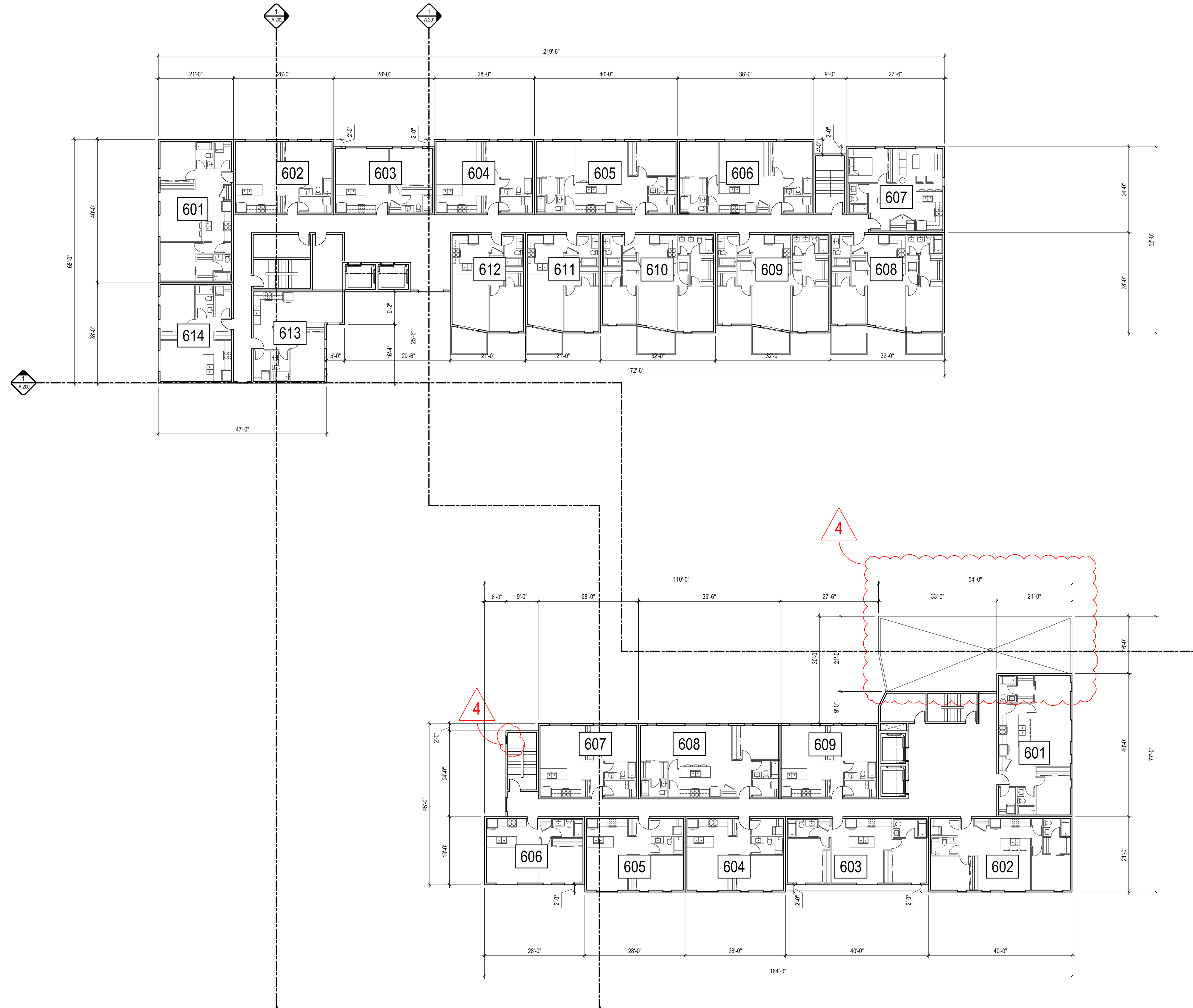
DRAWING TITLE  
**LEVEL 05 PLAN**

DRAWING NUMBER

**SPC.105**

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1 LEVEL 06 PLAN  
DP.106 1/16" = 1'-0"

**PROJECT TEAM**

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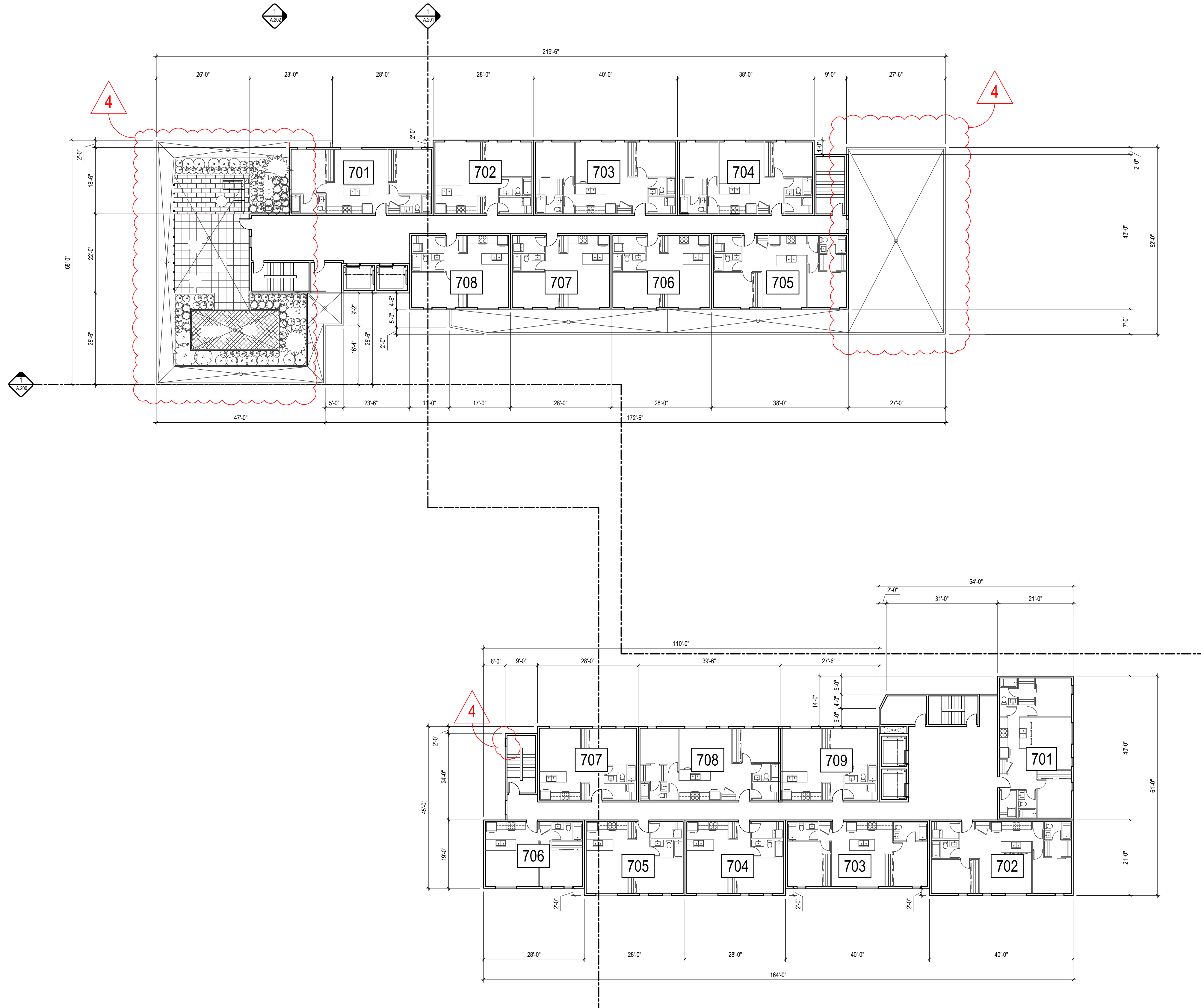
DAYS  
24.01.19 SCALE  
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DRAWING TITLE  
**LEVEL 06 PLAN**

DRAWING NUMBER

**SPC.106**

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- \*CIVIL TO PROVIDE ADEQUATE ROOF DRAINS @ TOP ROOF OF BUILDING. ARCH CANNOT COORDINATE LOCATION WITHOUT PLACEMENT OF MECH. EQUIPMENT

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DRAWN	CHECKED
LB	JA

DATE  
 24.01.19

SCALE  
 AS NOTED

DRAWING TITLE  
**LEVEL 07 PLAN**

DRAWING NUMBER

**SPC.107**

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

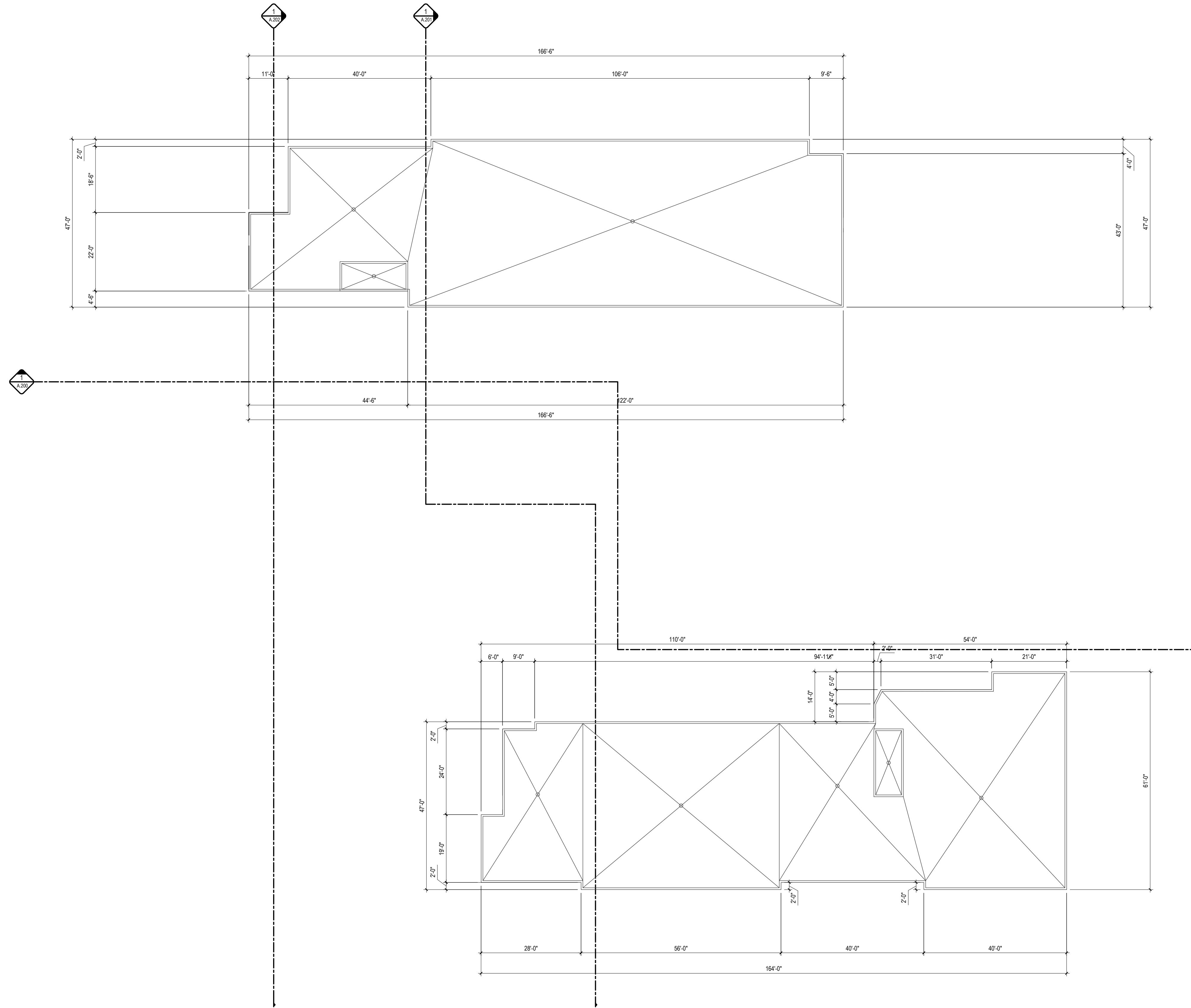








4



1 LEVEL 09 ROOFPLAN  
DP.110 1/16" = 1'-0"

SHEET NOTES

- N01 CIVIL TO PROVIDE ADEQUATE ROOF DRAINS @ TOP ROOF OF BUILDING. ARCH. CANNOT COORDINATE LOCATION WITHOUT PLACEMENT OF MECH. EQUIPMENT

PROJECT TEAM

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DRAWING NUMBER  
**LEVEL 09 ROOFPLAN**

DRAWING NUMBER

**SPC.110**

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SHEET NOTES

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

PROJECT TEAM

**ARCHITECT**  
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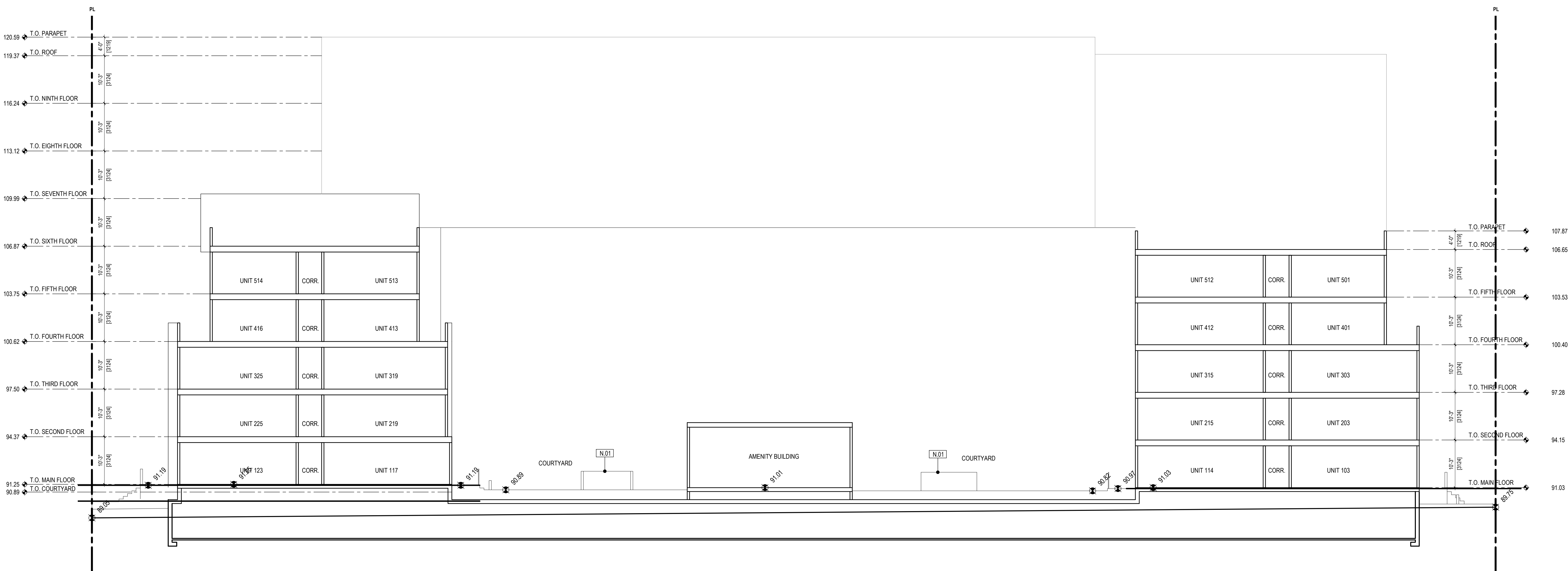
**PLANNING**  
OF PLANNING & DESIGN  
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**1** BUILDING SECTION NO. 1  
DP.203 3/32" = 1'-0"

RELEASES

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ANNIS, OSULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.  
**22.01.W.U.**

DRAWN  
LB JA

DATE  
24.01.19

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.









PROJECT TEAM

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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.B1 ALL TRANSLUCENT BALCONY GUARDRAILS TO  
BE OBUSCURED TEXTURE

RELEASES

NO.	DESCRIPTION	DATE
04	SPC RESPONSE 3	04/09/24
03	SPC RESPONSE	01/19/24
02	ISSUED FOR SPC	02/28/23
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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PRIOR WRITTEN CONSENT.





1 BUILDING A - WEST ELEVATION  
DP.301 3/32" - 1'-0"



2 BUILDING A - NORTH ELEVATION  
DP.301 3/32" - 1'-0"

### 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 TEXTURE

### PROJECT TEAM

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### RELEASES

NO.	DESCRIPTION	DATE
04	SPC RESPONSE 3	04/09/24
03	SPC RESPONSE	01/19/24
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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, VOLLEBERG 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.301

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DATE: 04/12/2024

PROJECT NO.

22.01.W.U.

DRAWN

LB JA

DATE

24.01.19

SCALE

AS NOTED

DRAWING TITLE

BUILDING A ELEVATIONS

DRAWING NUMBER

SPC.301





1 BUILDING B - SOUTH ELEVATION  
DP.302 3/32" - 1'-0"



2 BUILDING B - EAST ELEVATION  
DP.302 3/32" - 1'-0"

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 OBSOURED TEXTURE

PROJECT TEAM

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RELEASES

NO.	DESCRIPTION	DATE
04	SPC RESPONSE 3	04/09/24
03	SPC RESPONSE	01/19/24
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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 B ELEVATIONS**

DRAWING NUMBER

**SPC.302**



