

OWNER/APPLICANT:
REZY PROPERTIES INC.
285 MCLEOD ST
OTTAWA, ON
K2P 1A1
613-233-0349

PROJECT MANAGEMENT:
AKG MANAGEMENT INC.
680 EACLES ROAD, BOX 45011
OTTAWA, ON
K2M 2G9
613-983-2290

ARCHITECT:
COLIZZA BRUNI ARCHITECTURE INC.
76 CHAMBERLAIN AVENUE
OTTAWA, ON
K1S 1V9
613-236-2944

MECHANICAL & ELECTRICAL ENGINEERING:
COSMEL CORP.
178, GRÆBER BLVD, SUITE 105
GATINEAU, QC
J8T 6Z6
819-205-3283

STRUCTURAL ENGINEERING:
GOODEVE STRUCTURAL INC.
77 AURIGA DR.
NEPEAN, ON
K2E 7Z7
613-226-4558

CIVIL ENGINEERING:
STANTEC
1331 CLYDE AVE, SUITE 300
OTTAWA, ON
K2C 3G4
613-722-4420

GEOTECHNICAL ENGINEERING:
PATTERSON GROUP
9 AURIGA DR.
OTTAWA, ON
K2E 7T9
613-226-7381

LANDSCAPE ARCHITECTURE:
STANTEC
1331 CLYDE AVE, SUITE 300
OTTAWA, ON
K2C 3G4
613-722-4420

SURVEYOR:
ANNIS O'SULLIVAN VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS
14 CONOURSE GATE, SUITE 500,
NEPEAN, ON
K2E 7S6
613-727-0850

PLANNER:
FOTENN PLANNING & DESIGN
386 COOPER ST SUITE 300,
OTTAWA, ON
K2P 2H7
613-730-5709

NOTES:

- REFER TO LANDSCAPE PLAN FOR VEGETATION TYPE AND LOCATION
- ALL NEW EXTERIOR HARD SURFACES, PATHS, AND DRIVES TO BE EQUIPPED WITH SNOW MELTING
- PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PERFORMED ON THE 4TH DAY OF APRIL, 2018 BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

LEGEND:

- NEW SOFT SCAPE
- NEW HARD SCAPE
- NEW RIVER STONE
- PROPERTY LINE
- FLOOR DRAIN
- WINDOW WELL DRAIN
- SOFFIT LIGHT
- WALL MOUNTED LIGHT
- UNIT PANEL CONTROLLED
- PEDESTAL LIGHTING 32" H
- AFF ABOVE FINISHED FLOOR
- AFG ABOVE FINISHED GRADE

DEVELOPMENT INFORMATION

ZONING:	RSB H(18)	TOTAL # OF UNITS:	31
BYLAW	REQUIREMENT	PROVIDED	
MIN. LOT WIDTH	30.83m		
MIN. LOT AREA	832.1 m ²		
MAX. LOT COVERAGE	97%		
MAX. BUILDING HEIGHT	19m - 13m WITHIN 9m OF FRONT LOT LINE		
MIN. FRONT YARD SETBACK	1.65m		
MIN. REAR YARD SETBACK	5.7m		
MIN. INTERIOR SIDE YARD SETBACK	1.2m		
MIN. SIDE YARD SETBACK	1.2m		
TOTAL PARKING	7+1V	8 UIC	
INDOOR PARKING	7+1V	7+1V UIC	
OUTDOOR PARKING	N/A	0	
VISITOR PARKING	1	1	
BARBIER-FREE PARKING	0	0	
BICYCLE PARKING	31	31	

UNIT BREAKDOWN

UNIT TYPE	AREA	CONFIGURATION	# OF UNITS	# OF BEDROOMS	# OF OCCUPANT LOAD
A	38.90 m ²	1 BR	1	1	2
B	43.15 m ²	1 BR	1	1	2
C	72.10 m ²	2 BR	1	2	4
D	41.80 m ²	1 BR	1	1	2
E (BF)	68.20 m ²	2 BR	1	2	4
F	38.72 m ²	1 BR	5	5	10
G (BF)	42.35 m ²	1 BR	1	1	2
H	62.31 m ²	2 BR	1	2	4
I	72.37 m ²	2 BR & DEN	1	2	4
J	80.52 m ²	2 BR & DEN	1	2	4
K	45.48 m ²	1 BR	1	1	2
L (BF)	54.08 m ²	1 BR	1	1	2
M	58.38 m ²	2 BR	4	8	16
N	32.41 m ²	1 BR	1	1	2
O	85.93 m ²	2 BR & DEN	1	2	4
P	69.38 m ²	2 BR	1	2	4
Q	38.14 m ²	1 BR	2	2	4
R1	34.79 m ²	1 BR	1	1	2
R	34.79 m ²	1 BR	1	1	2
S	53.27 m ²	2 BR	1	2	4
T	53.28 m ²	1 BR & DEN	1	1	2
T1	54.61 m ²	1 BR & DEN	1	1	2
U (BF)	51.49 m ²	1 BR & DEN	1	1	2
TOTAL			31	43	86

BARBIER-FREE UNIT %

CONFIGURATION	# OF UNITS	# OF BEDROOMS	# OF OCCUPANT LOAD	% OF TOTAL	BF
1 BR	2	2	4	5%	Yes
1 BR & DEN	1	1	2	2%	Yes
2 BR	1	2	4	5%	Yes
1 BR	14	14	28	33%	No
1 BR & DEN	2	2	4	5%	No
2 BR	8	16	32	37%	No
2 BR & DEN	3	6	12	14%	No

UNIT FLOOR AREA BY LEVEL

FLOOR LEVEL	AREA	# OF UNITS	# OF BDRMS	OCC. LOAD
T/O BASEMENT SLAB	81.15 m ²	2	2	4
T/O MAIN FLOOR SLAB	324.12 m ²	6	9	18
T/O SECOND FLOOR SUBFLOOR	389.97 m ²	7	10	20
T/O THIRD FLOOR SUBFLOOR	322.30 m ²	6	9	18
T/O FOURTH FLOOR SUBFLOOR	238.70 m ²	5	7	14
T/O FIFTH FLOOR SUBFLOOR	237.00 m ²	5	6	12
TOTAL	1584.23 m ²	31	43	86

GROSS FLOOR AREA ABOVE/BELOW GRADE

ABOVE GRADE/GFA OF APARTMENTS	1503.08 m ²	78%
ABOVE GRADE/REMAINING GFA	420.92 m ²	22%
BELOW GRADE/GFA OF APARTMENTS	81.15 m ²	19%
BELOW GRADE/REMAINING GFA	355.12 m ²	61%

GROSS BUILDING AREA BY LEVEL

FLOOR LEVEL	AREA	PERCENTAGE
T/O BASEMENT SLAB	493.52 m ²	19%
T/O MAIN FLOOR SLAB	492.91 m ²	19%
T/O SECOND FLOOR SUBFLOOR	496.50 m ²	19%
T/O THIRD FLOOR SUBFLOOR	422.80 m ²	16%
T/O FOURTH FLOOR SUBFLOOR	333.75 m ²	13%
T/O FIFTH FLOOR SUBFLOOR	334.08 m ²	13%
TOTAL	3573.56 m ²	

FLOOR AREA PERCENTAGE

NAME	AREA	PERCENTAGE
GFA OF APARTMENTS	1584.23 m ²	67%
REMAINING GFA	776.04 m ²	33%
TOTAL	2360.27 m ²	

SITE & L.O.S.

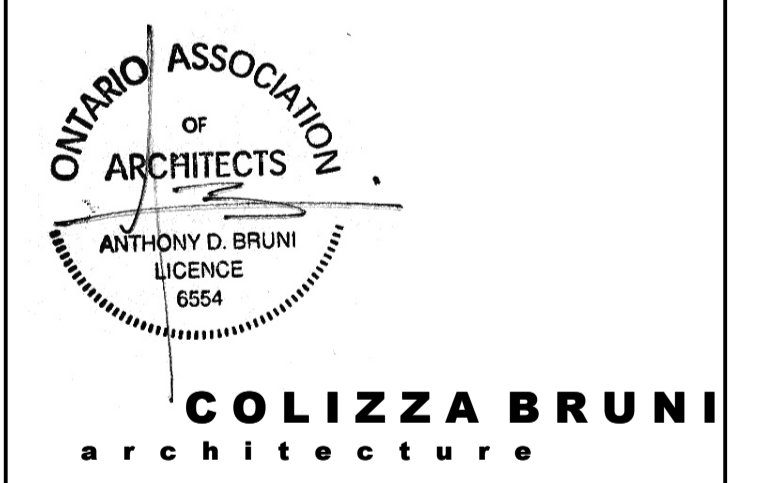
NAME	AREA	PERCENTAGE REQUIRED	PERCENTAGE PROVIDED
LANDSCAPE	283.99 m ²	50%	34%
BUILDING	547.94 m ²	N/A	66%
TOTAL	831.93 m ²		

TOTAL FLOOR AREA - OTTAWA BYLAW

FLOOR LEVEL	AREA
T/O BASEMENT SLAB	447.91 m ²
T/O MAIN FLOOR SLAB	454.51 m ²
T/O SECOND FLOOR SUBFLOOR	457.80 m ²
T/O THIRD FLOOR SUBFLOOR	398.45 m ²
T/O FOURTH FLOOR SUBFLOOR	313.23 m ²
T/O FIFTH FLOOR SUBFLOOR	310.16 m ²
T/O ROOF SUBFLOOR	56.78 m ²
TOTAL	2437.84 m ²



NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	RE-ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
SITE PLAN

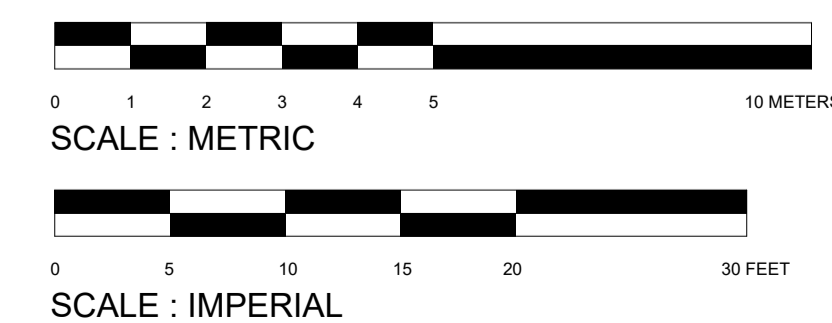
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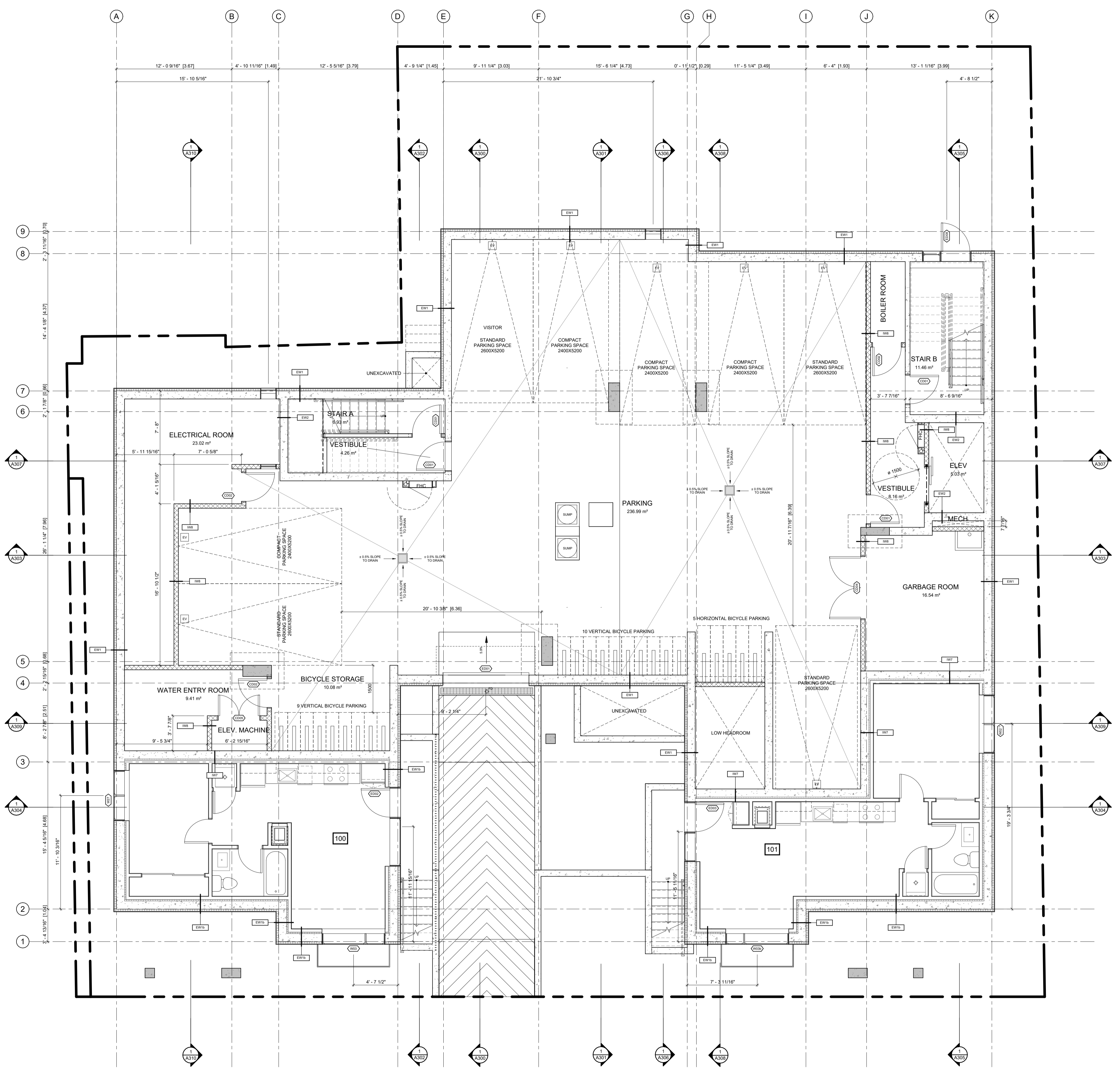
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DATE
24/08/20

PROJECT NO.
01917

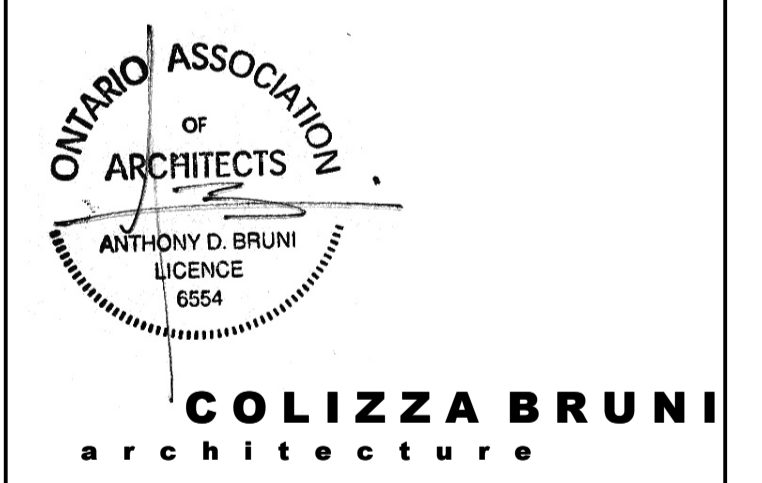
DRAWING NO.
SP1





ABBREVIATIONS	
B	BEDROOM
CL	CLOSET
DR	DINING ROOM
D	DEN
DK	DECK
H	HALLWAY
K	KITCHEN
L	LIVING ROOM
LA	LAUNDRY ROOM
LC	LINEN CLOSET
MB	MASTER BEDROOM
MECH	MECHANICAL ROOM
S	STUDY
SA	STORAGE AREA
T	TERRACE
WIC	WALK IN CLOSET
WR	WASHROOM
UR	UTILITY ROOM

NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
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03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
BASEMENT PLAN

SCALE
 AS NOTED

DRAWN BY
 BS

DATE
 24/08/20

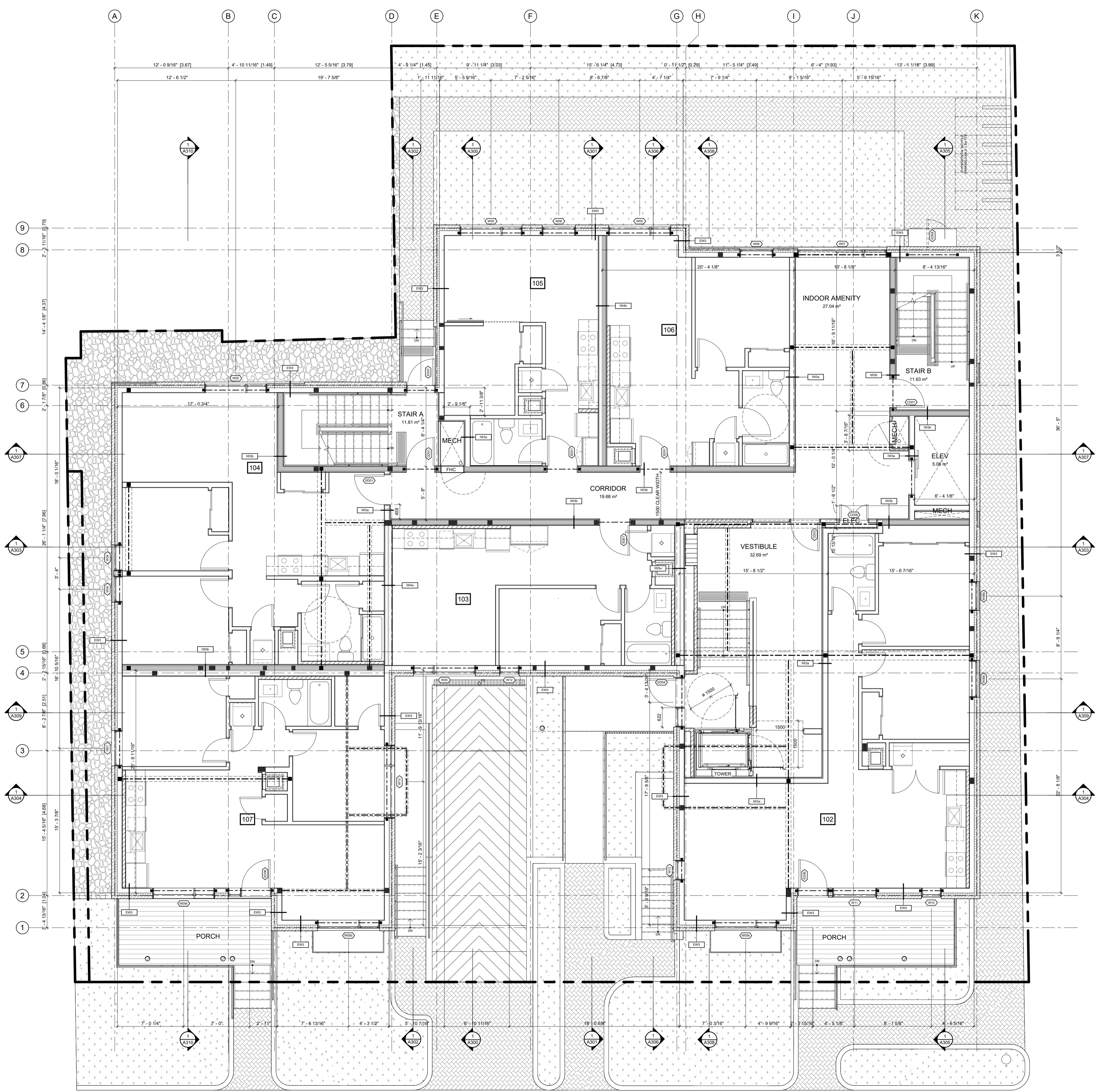
PROJECT NO.
 01917

DRAWING NO.
A101

1
 A101 T/O BASEMENT SLAB - SPC
 3/16" = 1'-0"

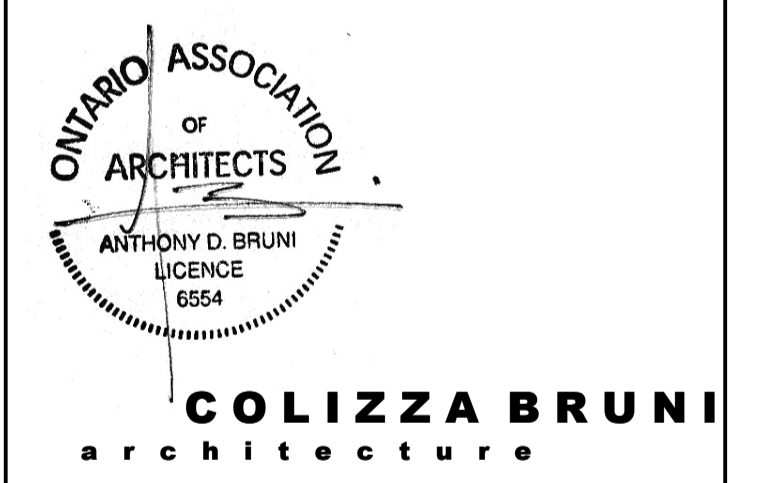
D07-12-24-0049

PLAN NO.:18721



ABBREVIATIONS	
B	BEDROOM
CL	CLOSET
DR	DINING ROOM
D	DEN
DK	DECK
H	HALLWAY
K	KITCHEN
L	LIVING ROOM
LA	LAUNDRY ROOM
LC	LINEN CLOSET
MB	MASTER BEDROOM
MECH	MECHANICAL
RM	ROOM
S	STUDY
SA	STORAGE AREA
T	TERRACE
WC	WALK IN CLOSET
WR	WASHROOM
UT	UTILITY ROOM

NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET
OTTAWA, ON

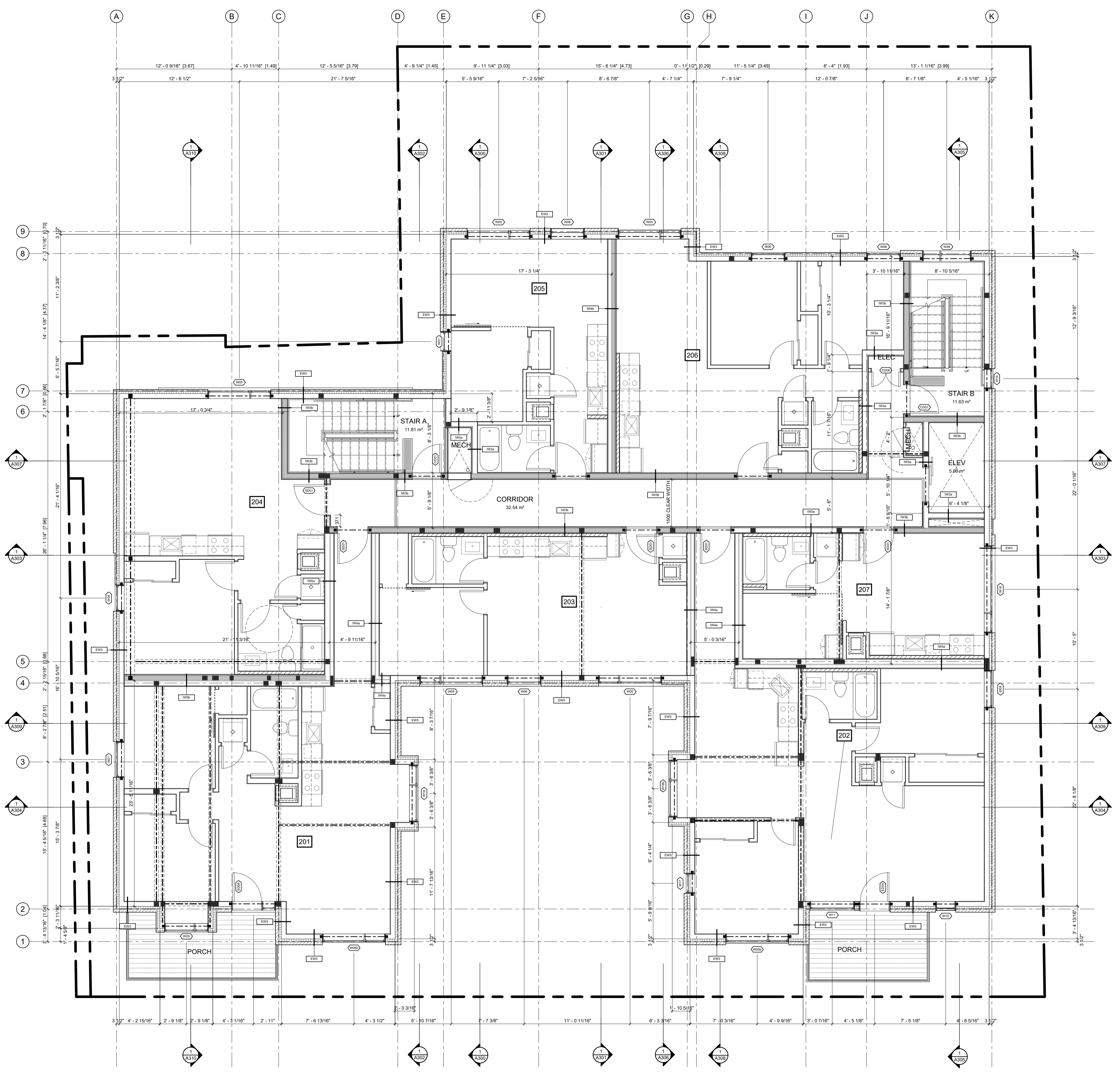
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GROUND FLOOR PLAN

SCALE
AS NOTED
DRAWN BY
BS
DATE
24/08/20
PROJECT NO.
01917

DRAWING NO.
A102

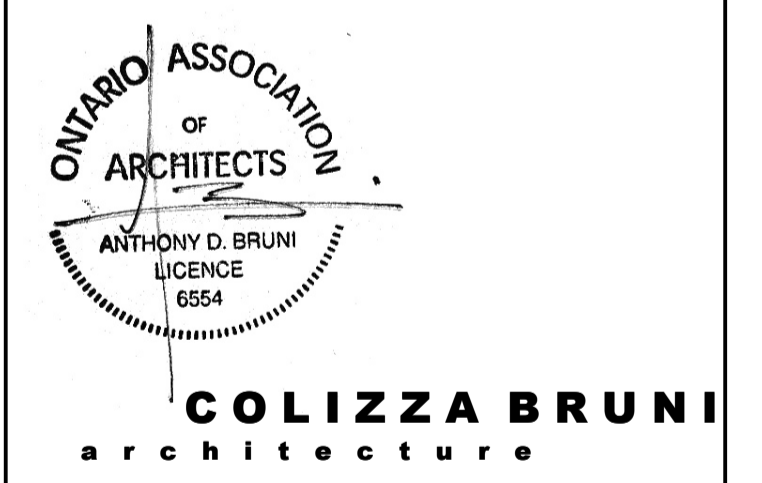
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A102 T/O MAIN FLOOR SLAB - SPC
3/16" = 1'-0"

D07-12-24-0049



ABBREVIATIONS	
B	BEDROOM
CL	CLOSET
DR	DINING ROOM
DK	DEN
H	HALLWAY
K	KITCHEN
LA	LAUNDRY ROOM
LC	LINEN CLOSET
MB	MASTER BEDROOM
MECH	MECHANICAL ROOM
RM	STUDY
S	STORAGE AREA
SA	TERRACE
T	WALK IN CLOSET
WIC	WASHROOM
WR	UTILITY ROOM

NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
SECOND FLOOR PLAN

SCALE
 AS NOTED

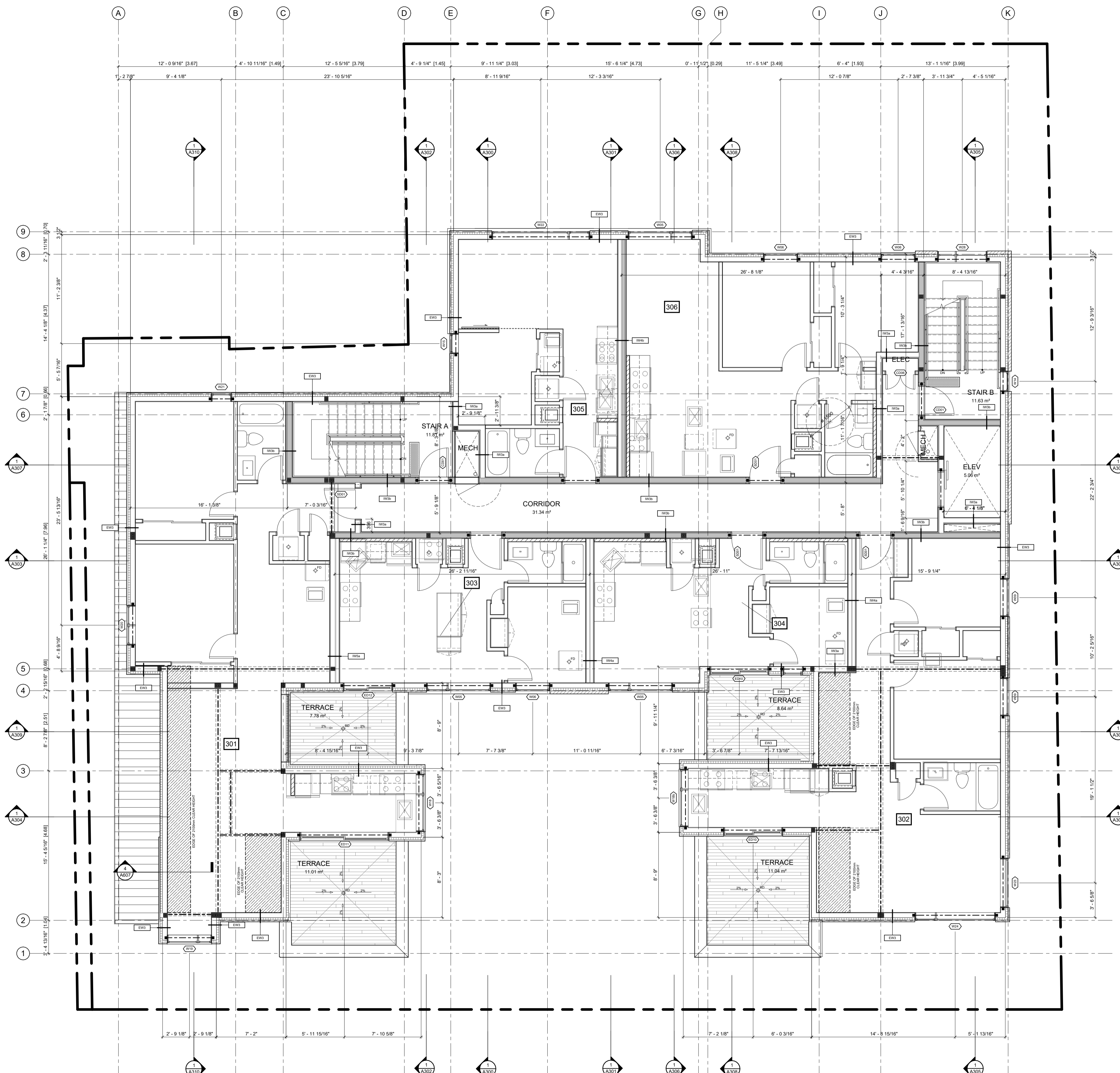
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DATE
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PROJECT NO.
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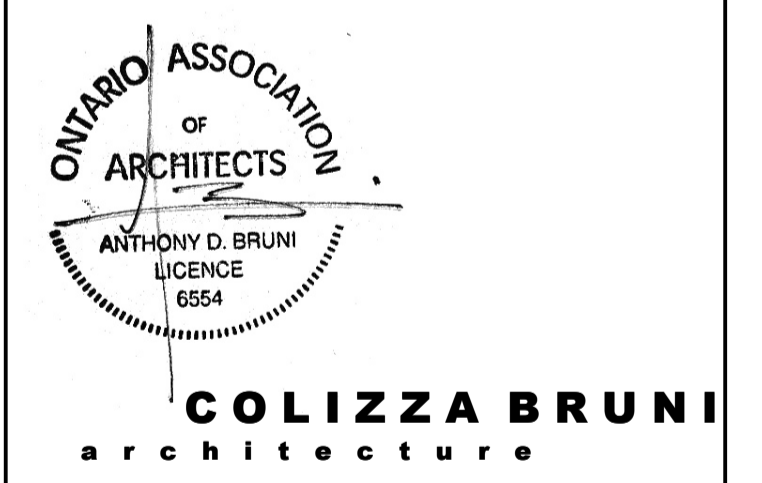
DRAWING NO.
A103

1
A103
 T/O SECOND FLOOR SUBFLOOR - SPC
 3/16" = 1'-0"



ABBREVIATIONS	
B	BEDROOM
CL	CLOSET
DR	DINING ROOM
D	DEN
DK	DECK
H	HALLWAY
K	KITCHEN
L	LIVING ROOM
LA	LAUNDRY ROOM
LC	LINEN CLOSET
MB	MASTER BEDROOM
MECH	MECHANICAL ROOM
S	STUDY
SA	STORAGE AREA
T	TERRACE
WIC	WALK IN CLOSET
WR	WASHROOM
LR	LITTLTY ROOM

NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
THIRD FLOOR PLAN

SCALE
 AS NOTED

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DATE
 24/08/20

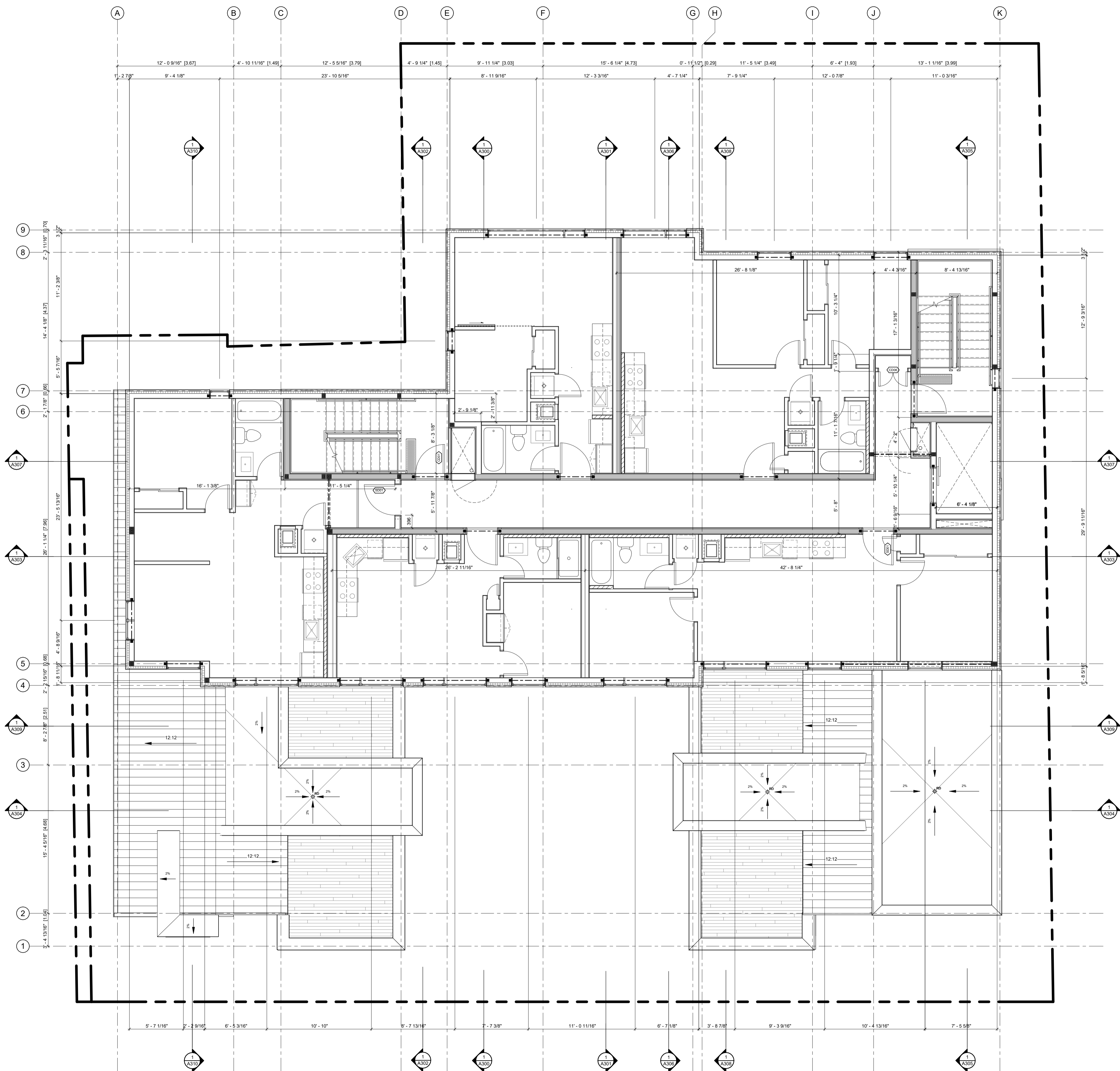
PROJECT NO.
 01917

DRAWING NO.
A104

1
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 T/O THIRD FLOOR SUBFLOOR - SPC
 3/16" = 1'-0"

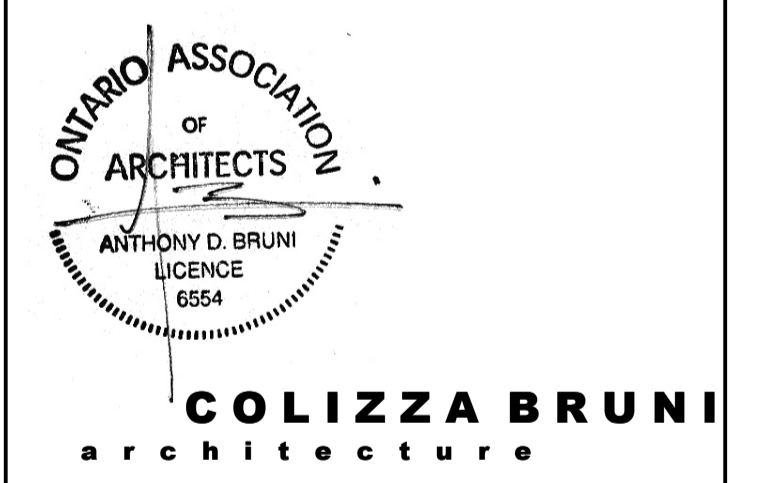
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PLAN NO.:18721



ABBREVIATIONS	
B	BEDROOM
CL	CLOSET
DR	DINING ROOM
D	DEN
DK	DECK
H	HALLWAY
K	KITCHEN
L	LIVING ROOM
LA	LAUNDRY ROOM
LC	LINEN CLOSET
MB	MASTER BEDROOM
MECH	MECHANICAL ROOM
RM	ROOM
S	STUDY
SA	STORAGE AREA
T	TERRACE
WIC	WALK IN CLOSET
WR	WASHROOM
UT	UTILITY ROOM

NO.	REV DATE	REV DESCRIPTION
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05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
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07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
FOURTH FLOOR PLAN

SCALE
 AS NOTED

DRAWN BY
 BS

DATE
 24/08/20

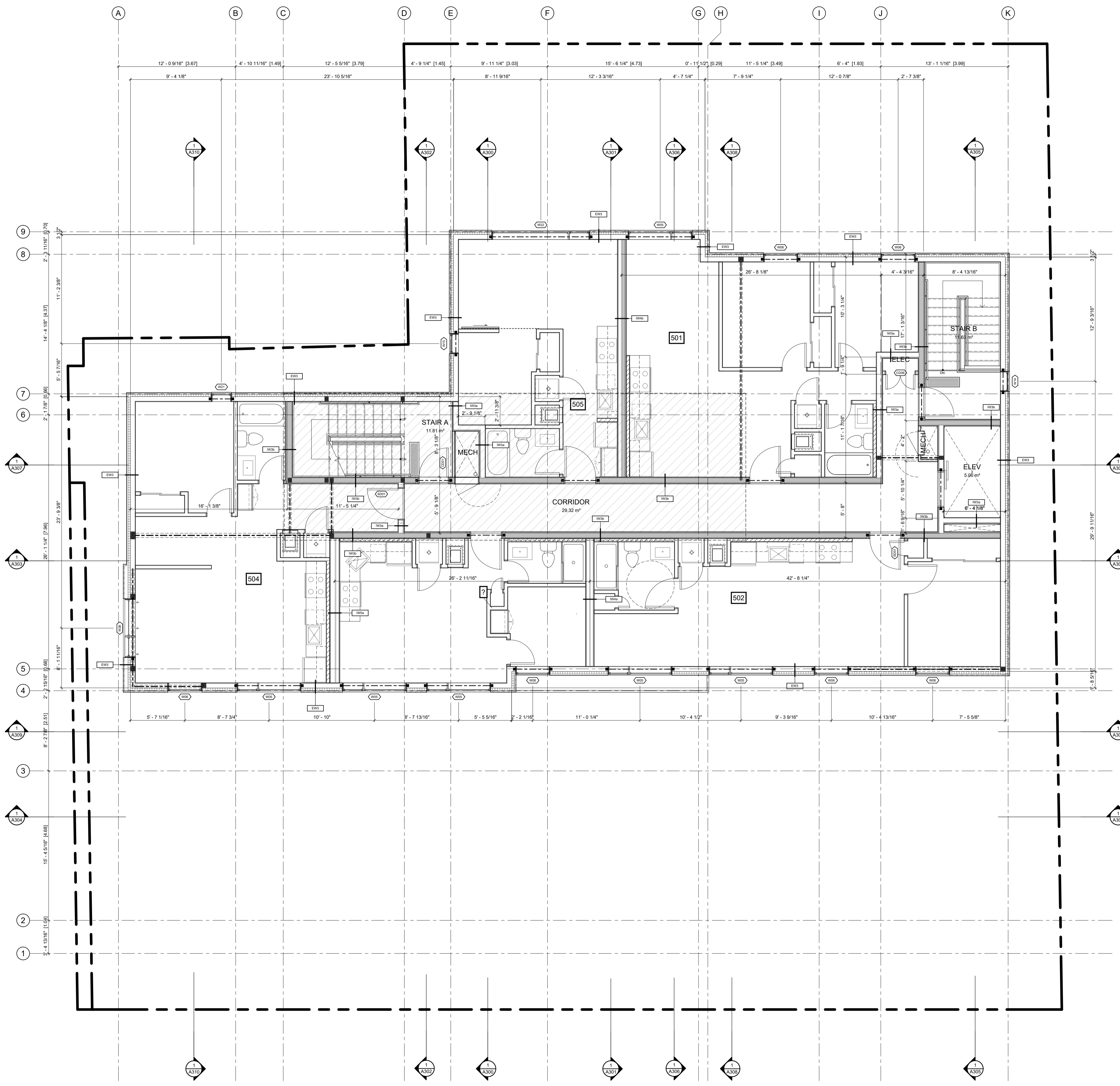
PROJECT NO.
 01917

DRAWING NO.
A105

1
 A105 T/O FOURTH FLOOR SUBFLOOR - SPC
 3/16" = 1'-0"

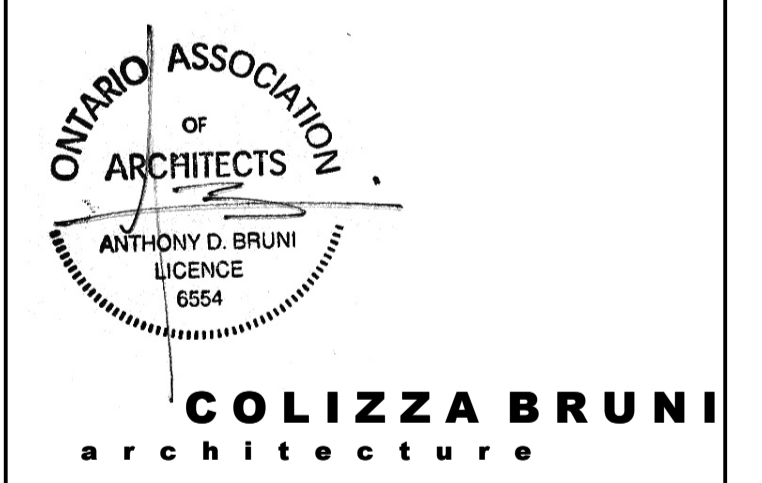
D07-12-24-0049

PLAN NO.: 18721



ABBREVIATIONS	
B	BEDROOM
CL	CLOSET
DR	DINING ROOM
D	DEN
DK	DECK
H	HALLWAY
K	KITCHEN
L	LIVING ROOM
LA	LAUNDRY ROOM
LC	LINEN CLOSET
MB	MASTER BEDROOM
MECH	MECHANICAL ROOM
RM	ROOM
S	STUDY
SA	STORAGE AREA
T	TERRACE
WIC	WALK IN CLOSET
WR	WASHROOM
UR	UTILITY ROOM

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04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
FIFTH FLOOR PLAN

SCALE
 AS NOTED

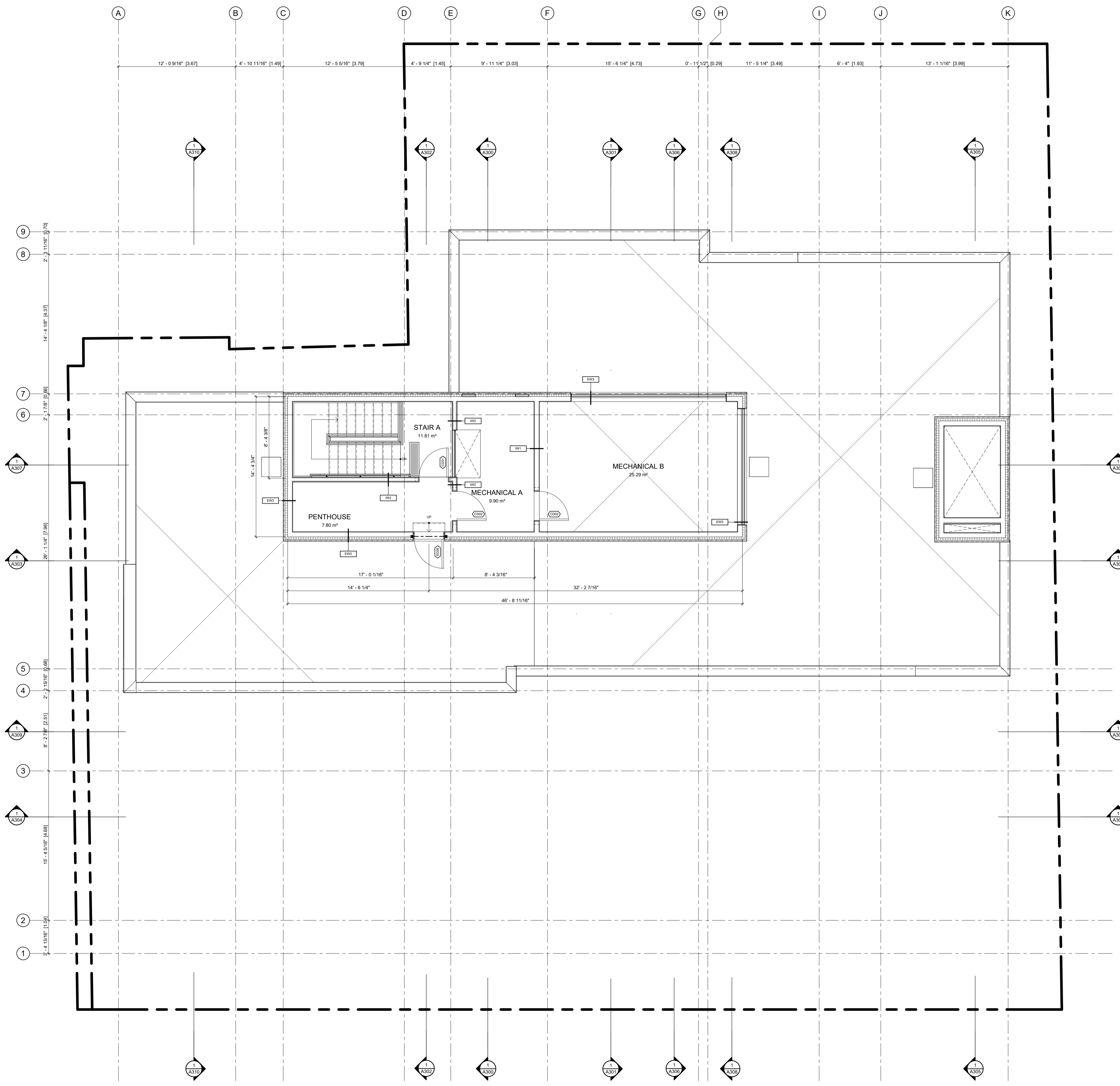
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DATE
 24/08/20

PROJECT NO.
 01917

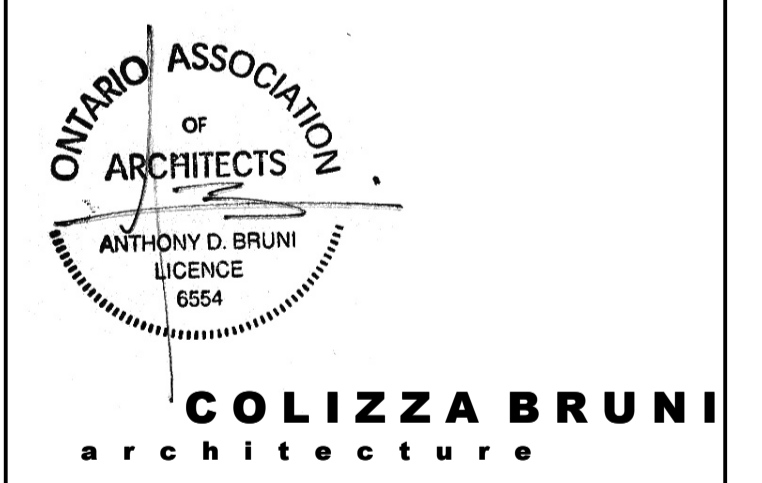
DRAWING NO.
A106

A106 T/O FIFTH FLOOR SUBFLOOR - SPC
3/16" = 1'-0"



ABBREVIATIONS	
B	BEDROOM
CL	CLOSET
DR	DINING ROOM
D	DEN
DK	DECK
H	HALLWAY
K	KITCHEN
L	LIVING ROOM
LA	LAUNDRY ROOM
LC	LINEN CLOSET
MB	MASTER BEDROOM
MECH	MECHANICAL ROOM
RM	ROOM
S	STUDY
SA	STORAGE AREA
T	TERRACE
WIC	WALK IN CLOSET
WR	WASHROOM
UT	UTILITY ROOM

NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET
 OTTAWA, ON

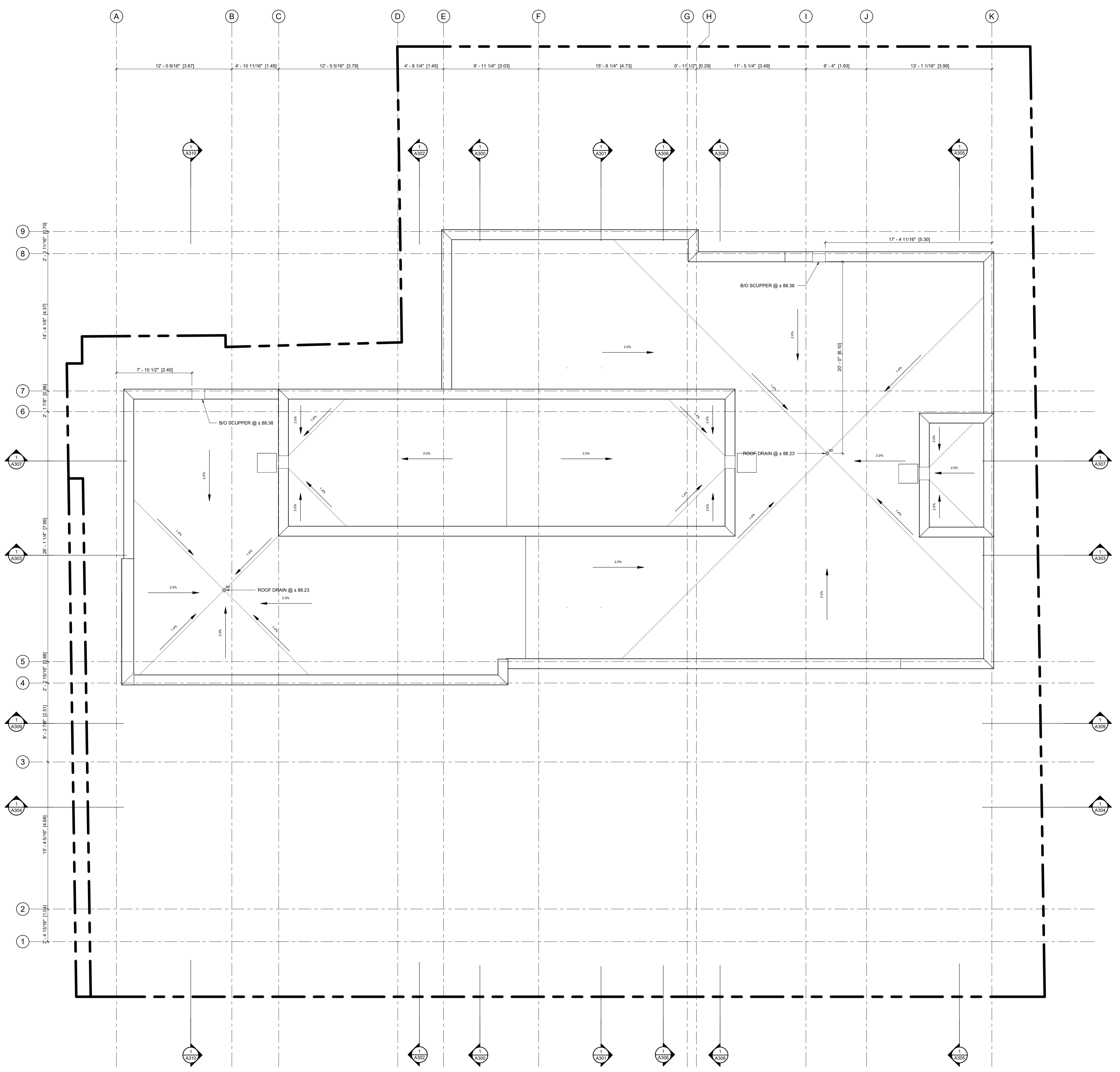
DRAWING TITLE
PENTHOUSE PLAN

SCALE
 AS NOTED
 DRAWN BY
 BS
 DATE
 24/08/20
 PROJECT NO.
 01917

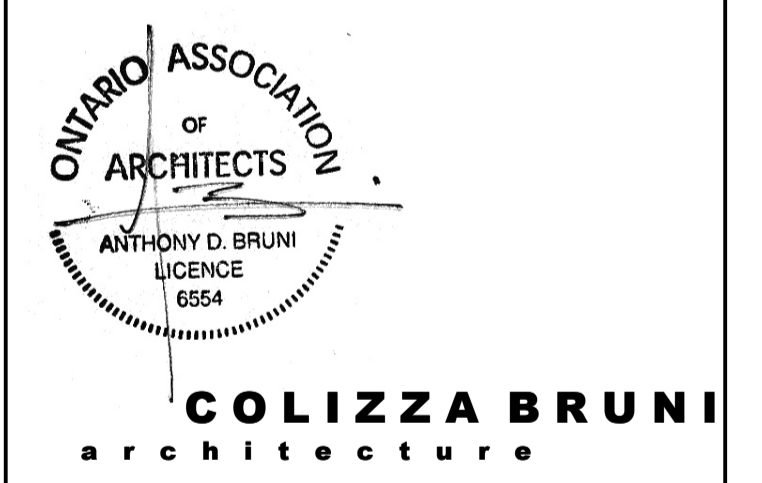
DRAWING NO.
A107

ABBREVIATIONS	
B	BEDROOM
CL	CLOSET
DR	DINING ROOM
D	DEN
DK	DECK
H	HALLWAY
K	KITCHEN
L	LIVING ROOM
LA	LAUNDRY ROOM
LC	LINEN CLOSET
MB	MASTER BEDROOM
MECH	MECHANICAL ROOM
S	STUDY
SA	STORAGE AREA
T	TERRACE
WIC	WALK IN CLOSET
WR	WASHROOM
UT	UTILITY ROOM

NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



1 ROOF PLAN - SPC
A108 3/16" = 1'-0"



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PROJECT NAME
283 & 285 McLEOD STREET
OTTAWA, ON

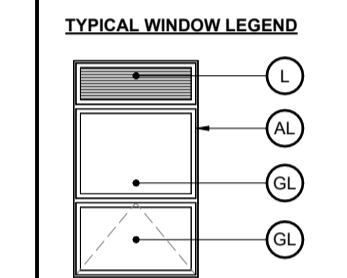
DRAWING TITLE
ROOF PLAN

SCALE
AS NOTED
DRAWN BY
BS
DATE
24/08/20
PROJECT NO.
01917

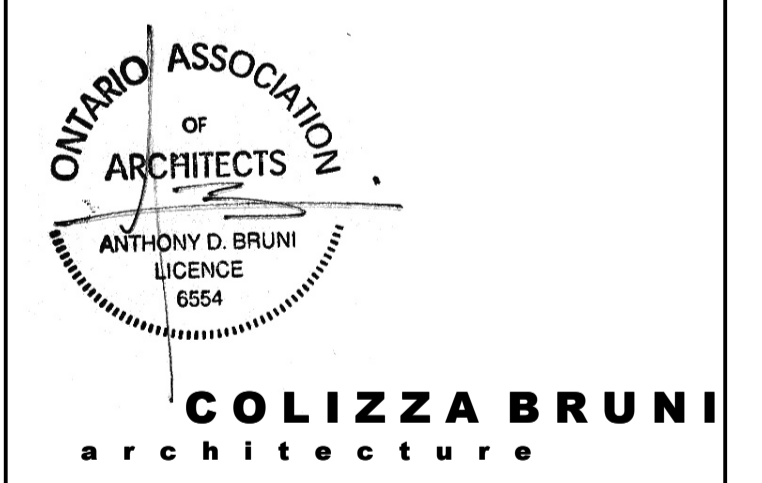
DRAWING NO.
A108



- GENERAL NOTES:**
- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (RSG) UNLESS NOTED OTHERWISE
 - WINDOW & DOOR (COLOUR: BLACK EXTERIOR, WHITE INTERIOR)
 - SOFFITS TO BE PRE-FINISHED METAL VENTED. COLOUR: BLACK
 - INSTALL LIGHT AT EXTERIOR DOORS
 - ALL PRE-FINISHED METALS 4" OR LESS TO BE MIN. 26 GA. 4"-8" TO BE MIN. 24 GA. 8" OR GREATER TO BE MIN. 22 GA.
 - AN ASTERISK (*) WITHIN WINDOW TAG DENOTES REQUIREMENT OF SPRINKLER-PROTECTED WINDOW SYSTEM IN ACCORDANCE WITH CANULC-S136.2021 AS PER CBC 3.1.8.15.
 - BIRD SAFE DESIGN MEASURES INCLUDE:
 - NO GLASS RAILINGS TO BE USED THROUGHOUT PROJECT
 - ALL VENTILATION LOUVRES, GRATES AND PIPES TO HAVE SCREENS SPECIFIED TO PREVENT ENTRY FROM BIRDS
 - REDUCTION OF TRANSPARENT REFLECTING MATERIALS
 - AVOIDING EXPANSES OF GLAZING
 - VARIED MATERIALITY
 - EXTERIOR LIGHTING DESIGN.
- MATERIALS LEGEND**
- MV - MASONRY VENEER (COLOUR: RED)
 - MS - METAL SIDING, VCMWEST ADSOR SERIES, 22 GA (COLOUR: EBONY 9822, INSTALLED VERTICALLY)
 - CB - CEMENT BOARD BY KOL, EXPOSED FASTENER SYSTEM (COLOUR: TELEGREY 7038 SMOOTH)
 - CP - CEMENT PARKING
 - BR - SLOPED STEEL ROOFING (COLOUR: BLACK OR CHARCOAL GREY)
 - GL - INSULATED GLAZING UNITS
 - L - INTEGRATED PRE-FINISHED MECHANICAL LOUVER (COLOUR: BLACK)
 - AL - PRE-FINISHED ANNOXIDIZED ALUMINUM WINDOW FRAME (COLOUR: BLACK)
 - C - CANOPY



NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
SOUTH ELEVATION

SCALE
 AS NOTED

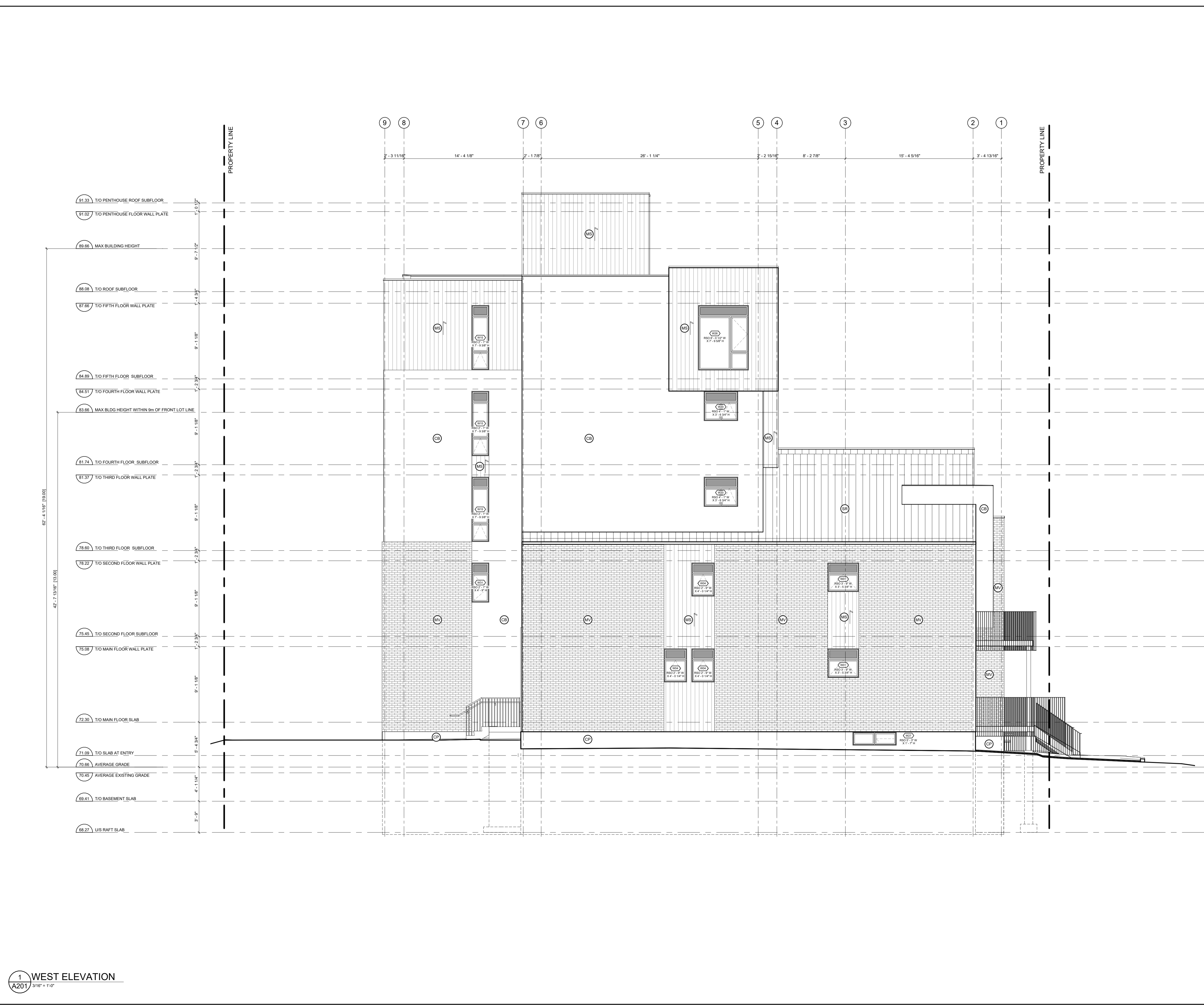
DRAWN BY
 BS

DATE
 24/08/20

PROJECT NO.
 01917

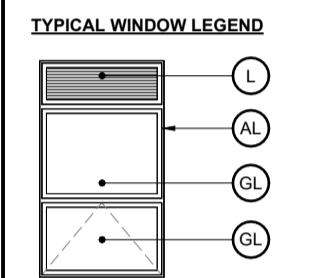
DRAWING NO.
A200

1 SOUTH ELEVATION
 A200 3/16" = 1'-0"

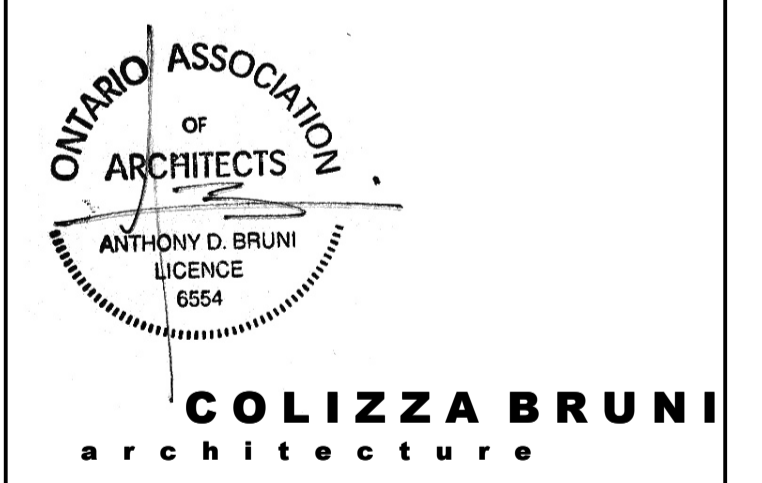


- GENERAL NOTES:**
- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (R/O) UNLESS NOTED OTHERWISE
 - WINDOW & DOOR [COLOUR: BLACK EXTERIOR, WHITE INTERIOR]
 - SOFFITS TO BE PRE-FINISHED METAL VENTED. COLOUR: BLACK
 - INSTALL LIGHT AT EXTERIOR DOORS
 - ALL PRE-FINISHED METALS 4" OR LESS TO BE MIN. 26 GA. 4"-8" TO BE MIN. 24 GA. 8" OR GREATER TO BE MIN. 22 GA.
 - AN ASTERISK (*) WITHIN WINDOW TAG DENOTES REQUIREMENT OF SPRINKLER-PROTECTED WINDOW SYSTEM IN ACCORDANCE WITH CANULC-S136:2021 AS PER CBC 3.1.8.15.
 - BIRD SAFE DESIGN MEASURES INCLUDE:
 - NO GLASS RAILINGS TO BE USED THROUGHOUT PROJECT
 - ALL VENTILATION LOUVRES, GRATES AND PIPES TO HAVE SCREENS SPECIFIED TO PREVENT ENTRY FROM BIRDS
 - REDUCTION OF TRANSPARENT/REFLECTING MATERIALS
 - AVOIDING EXPANSES OF GLAZING
 - VARIED MATERIALITY
 - EXTERIOR LIGHTING DESIGN.

- MATERIALS LEGEND**
- MV - MASONRY VENEER [COLOUR: RED]
 - MS - METAL SIDING, VICWEST A300R SERIES, 22 GA [COLOUR: EBONY 9822, INSTALLED VERTICALLY]
 - CB - CEMENT BOARD BY KOL, EXPOSED FASTENER SYSTEM [COLOUR: TELEGREY 7038 SMOOTH]
 - CP - CEMENT PARTING
 - SR - SLOPED STEEL ROOFING [COLOUR: BLACK OR CHARCOAL GREY]
 - GL - INSULATED GLAZING UNITS
 - L - INTEGRATED PRE-FINISHED MECHANICAL LOUVRE [COLOUR: BLACK]
 - AL - PRE-FINISHED ANNOXIDIZED ALUMINUM WINDOW FRAME [COLOUR: BLACK]
 - C - CANOPY



NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
WEST ELEVATION

SCALE
 AS NOTED

DRAWN BY
 BS

DATE
 24/08/20

PROJECT NO.
 01917

DRAWING NO.
A201

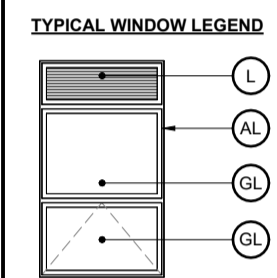


GENERAL NOTES:

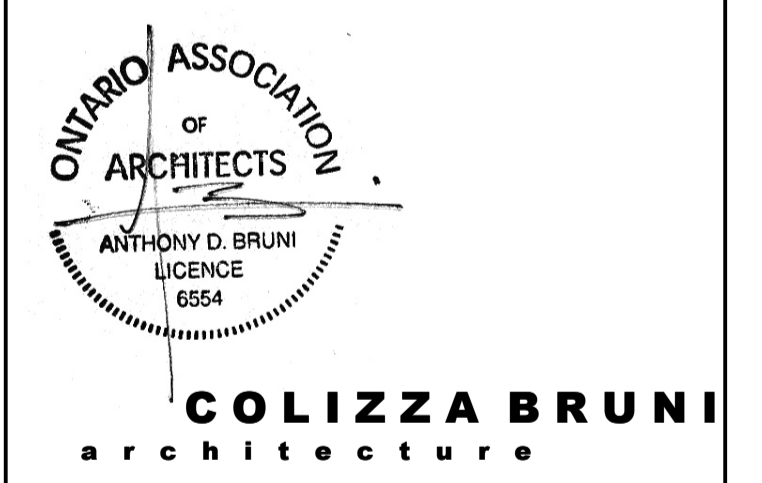
- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (R/O) UNLESS NOTED OTHERWISE
- WINDOW & DOOR [COLOUR: 'BLACK' EXTERIOR, 'WHITE' INTERIOR]
- SOFFITS TO BE PRE-FINISHED METAL VENTED. COLOUR: BLACK
- INSTALL LIGHT AT EXTERIOR DOORS
- ALL PRE-FINISHED METALS 4" OR LESS TO BE MIN. 26 GA. 4"-8" TO BE MIN. 24 GA. 8" OR GREATER TO BE MIN. 22 GA.
- AN ASTERISK (*) WITHIN WINDOW TAG DENOTES REQUIREMENT OF SPRINKLER-PROTECTED WINDOW SYSTEM IN ACCORDANCE WITH CANULC-S136.2021 AS PER CBC 3.1.8.15.
- BIRD SAFE DESIGN MEASURES INCLUDE:
 - NO GLASS RAILINGS TO BE USED THROUGHOUT PROJECT
 - ALL VENTILATION LOUVRES, GRATES AND PIPES TO HAVE SCREENS SPECIFIED TO PREVENT ENTRY FROM BIRDS
 - REDUCTION OF TRANSPARENT REFLECTING MATERIALS
 - AVOIDING EXPANSES OF GLAZING
 - VARIED MATERIALITY
 - EXTERIOR LIGHTING DESIGN.

MATERIALS LEGEND

MV - MASONRY VENEER [COLOUR: RED]
 MS - METAL SIDING, VICWEST ADS00R SERIES, 22 GA [COLOUR: EBONY 982, INSTALLED VERTICALLY]
 CB - CEMENT BOARD BY KOL, EXPOSED FASTENER SYSTEM [COLOUR: TELEGREY 7038 SMOOTH]
 CP - CEMENT PARGING
 SR - SLOPED STEEL ROOFING [COLOUR: BLACK OR CHARCOAL GREY]
 GL - INSULATED GLAZING UNITS
 L - INTEGRATED PREFINISHED MECHANICAL LOUVER [COLOUR: BLACK]
 AL - PREFINISHED ANNOXIDIZED ALUMINUM WINDOW FRAME [COLOUR: BLACK]
 C - CANOPY



NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
NORTH ELEVATION

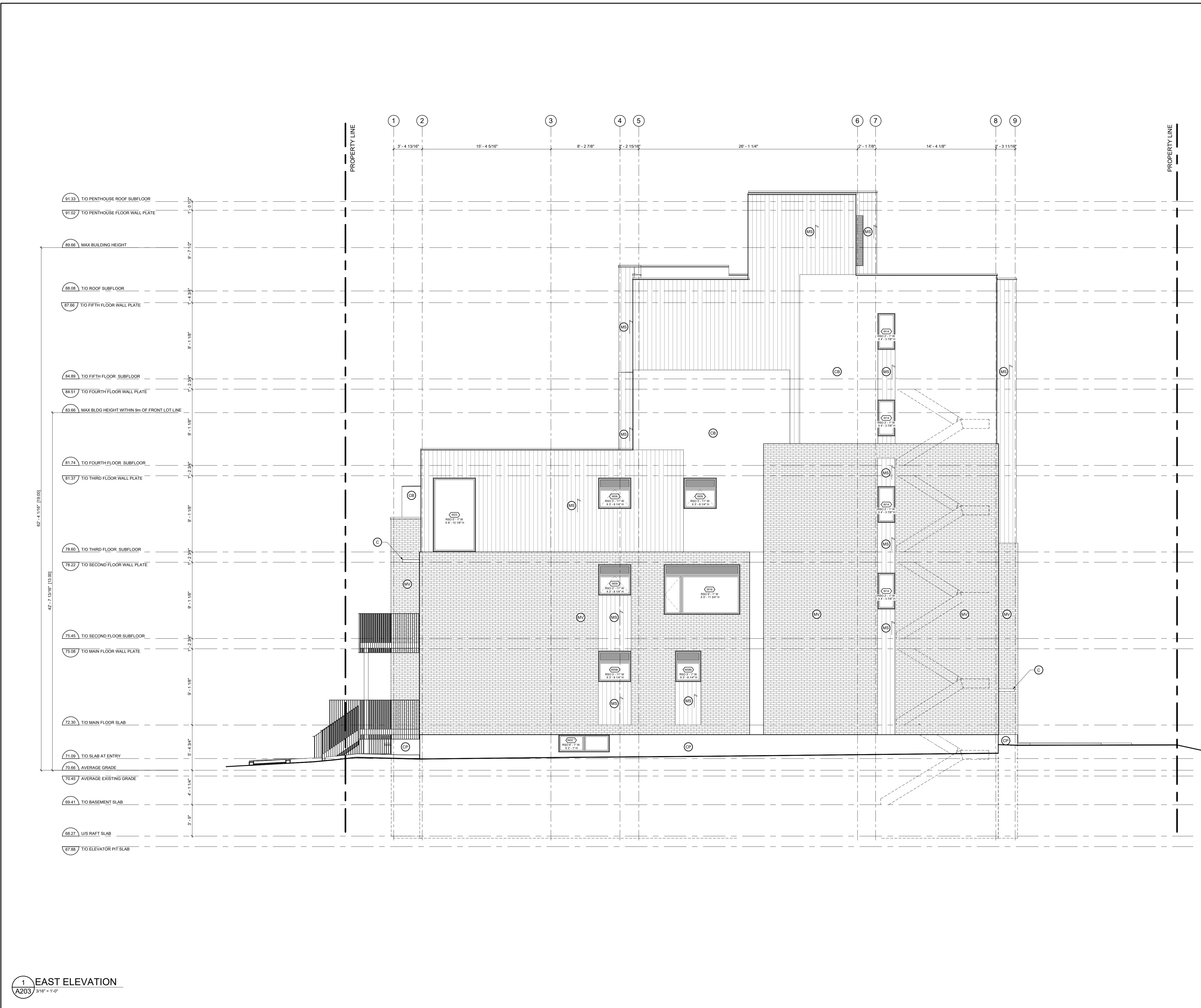
SCALE
 AS NOTED

DRAWN BY
 BS

DATE
 24/08/20

PROJECT NO.
 01917

DRAWING NO.
A202

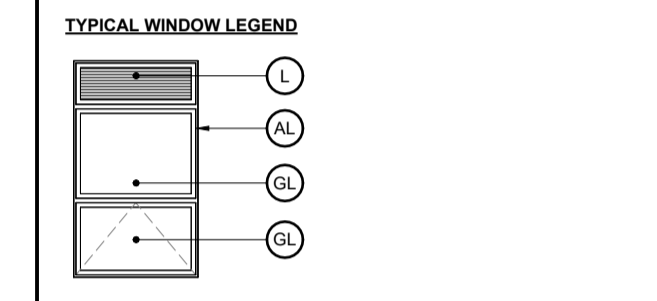


GENERAL NOTES:

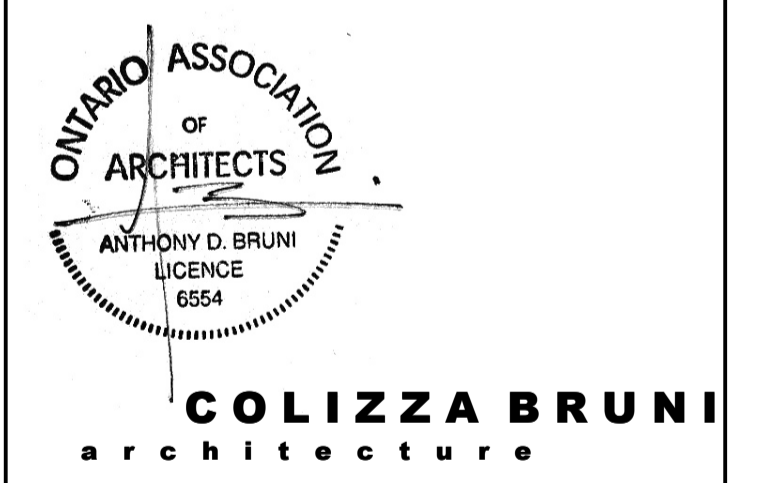
- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (R/O) UNLESS NOTED OTHERWISE
- WINDOW & DOOR [COLOUR: BLACK EXTERIOR, WHITE INTERIOR]
- SOFFITS TO BE PRE-FINISHED METAL VENTED. COLOUR: BLACK
- INSTALL LIGHT AT EXTERIOR DOORS
- ALL PRE-FINISHED METALS 4" OR LESS TO BE MIN. 26 GA. 4"-8" TO BE MIN. 24 GA. 8" OR GREATER TO BE MIN. 22 GA.
- AN ASTERISK (*) WITHIN WINDOW TAG DENOTES REQUIREMENT OF SPRINKLER-PROTECTED WINDOW SYSTEM IN ACCORDANCE WITH CANULC-S136.2021 AS PER CBC 3.1.6.15.
- BIRD SAFE DESIGN MEASURES INCLUDE:
 - NO GLASS RAILINGS TO BE USED THROUGHOUT PROJECT
 - ALL VENTILATION LOUVRES, GRATES AND PIPES TO HAVE SCREENS SPECIFIED TO PREVENT ENTRY FROM BIRDS
 - REDUCTION OF TRANSPARENT REFLECTING MATERIALS
 - AVOIDING EXPANSES OF GLAZING
 - VARIED MATERIALITY
 - EXTERIOR LIGHTING DESIGN.

MATERIALS LEGEND

- MV - MASONRY VENEER [COLOUR: RED]
- MS - METAL SIDING, VICWEST ADS300R SERIES, 22 GA [COLOUR: EBONY 9822, INSTALLED VERTICALLY]
- CB - CEMENT BOARD BY KOL, EXPOSED FASTENER SYSTEM [COLOUR: TELEGREY 7038 SMOOTH]
- CP - CEMENT PARING
- SR - SLOPED STEEL ROOFING [COLOUR: BLACK OR CHARCOAL GREY]
- GL - INSULATED GLAZING UNITS
- L - INTEGRATED PRE-FINISHED MECHANICAL LOUVRE [COLOUR: BLACK]
- AL - PRE-FINISHED ANNOXIDIZED ALUMINUM WINDOW FRAME [COLOUR: BLACK]
- C - CANOPY



NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
EAST ELEVATION

SCALE
 AS NOTED

DRAWN BY
 BS

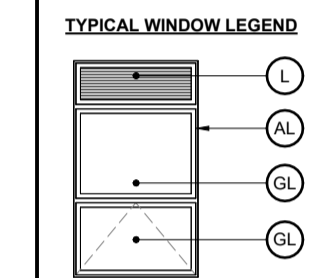
DATE
 24/08/20

PROJECT NO.
 01917

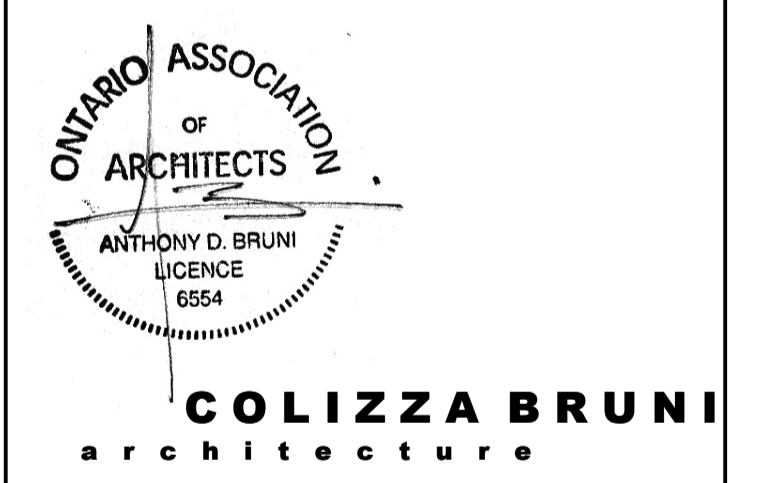
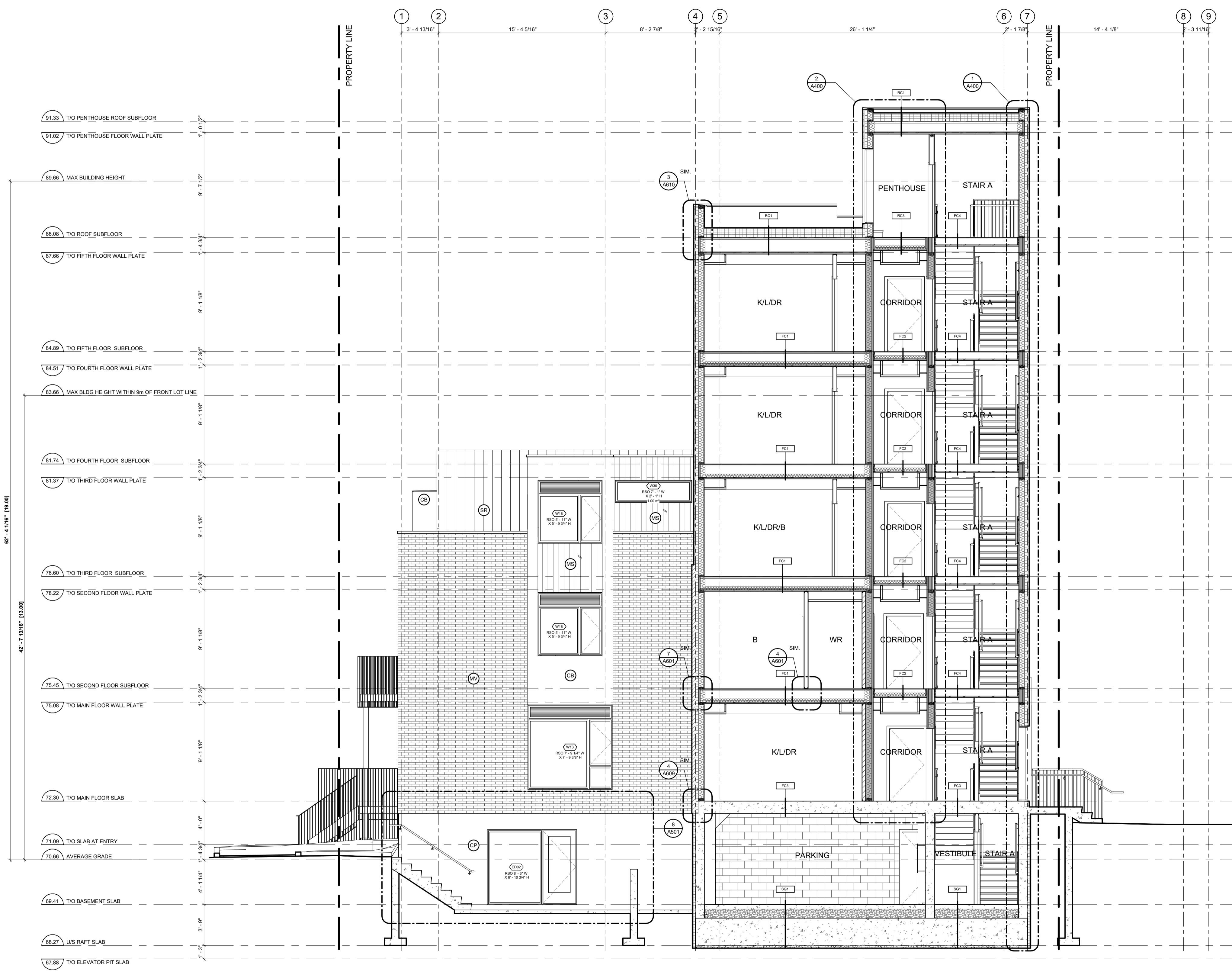
DRAWING NO.
A203

- GENERAL NOTES:**
- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (R/O) UNLESS NOTED OTHERWISE
 - WINDOW & DOOR [COLOUR: BLACK EXTERIOR, WHITE INTERIOR]
 - SOFFITS TO BE PRE-FINISHED METAL VENTED. COLOUR: BLACK
 - INSTALL LIGHT AT EXTERIOR DOORS
 - ALL PRE-FINISHED METALS 4" OR LESS TO BE MIN. 26 GA. 4"-8" TO BE MIN. 24 GA. 8" OR GREATER TO BE MIN. 22 GA.
 - AN ASTERISK (*) WITHIN WINDOW TAG DENOTES REQUIREMENT OF SPRINKLER-PROTECTED WINDOW SYSTEM IN ACCORDANCE WITH CANULC-S136:2021 AS PER CBC 3.1.8.15.
 - BIRD SAFE DESIGN MEASURES INCLUDE:
 - NO GLASS RAILINGS TO BE USED THROUGHOUT PROJECT
 - ALL VENTILATION LOUVRES, GRATES AND PIPES TO HAVE SCREENS SPECIFIED TO PREVENT ENTRY FROM BIRDS
 - REDUCTION OF TRANSPARENT/REFLECTING MATERIALS
 - AVOIDING EXPANSES OF GLAZING
 - VARIED MATERIALITY
 - EXTERIOR LIGHTING DESIGN.

- MATERIALS LEGEND**
- MV - MASONRY VENEER [COLOUR: RED]
 - MS - METAL SIDING, VICWEST ADS300R SERIES, 22 GA [COLOUR: EBONY 9822, INSTALLED VERTICALLY]
 - CB - CEMENT BOARD BY KOL, EXPOSED FASTENER SYSTEM [COLOUR: TELEGREY 7038 SMOOTH]
 - CP - CEMENT PARGING
 - SR - SLOPED STEEL ROOFING [COLOUR: BLACK OR CHARCOAL GREY]
 - GL - INSULATED GLAZING UNITS
 - L - INTEGRATED PRE-FINISHED MECHANICAL LOUVRE [COLOUR: BLACK]
 - AL - PRE-FINISHED ANNOXIDIZED ALUMINUM WINDOW FRAME [COLOUR: BLACK]
 - C - CANOPY



NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
BUILDING SECTION

SCALE
 AS NOTED

DRAWN BY
 BS

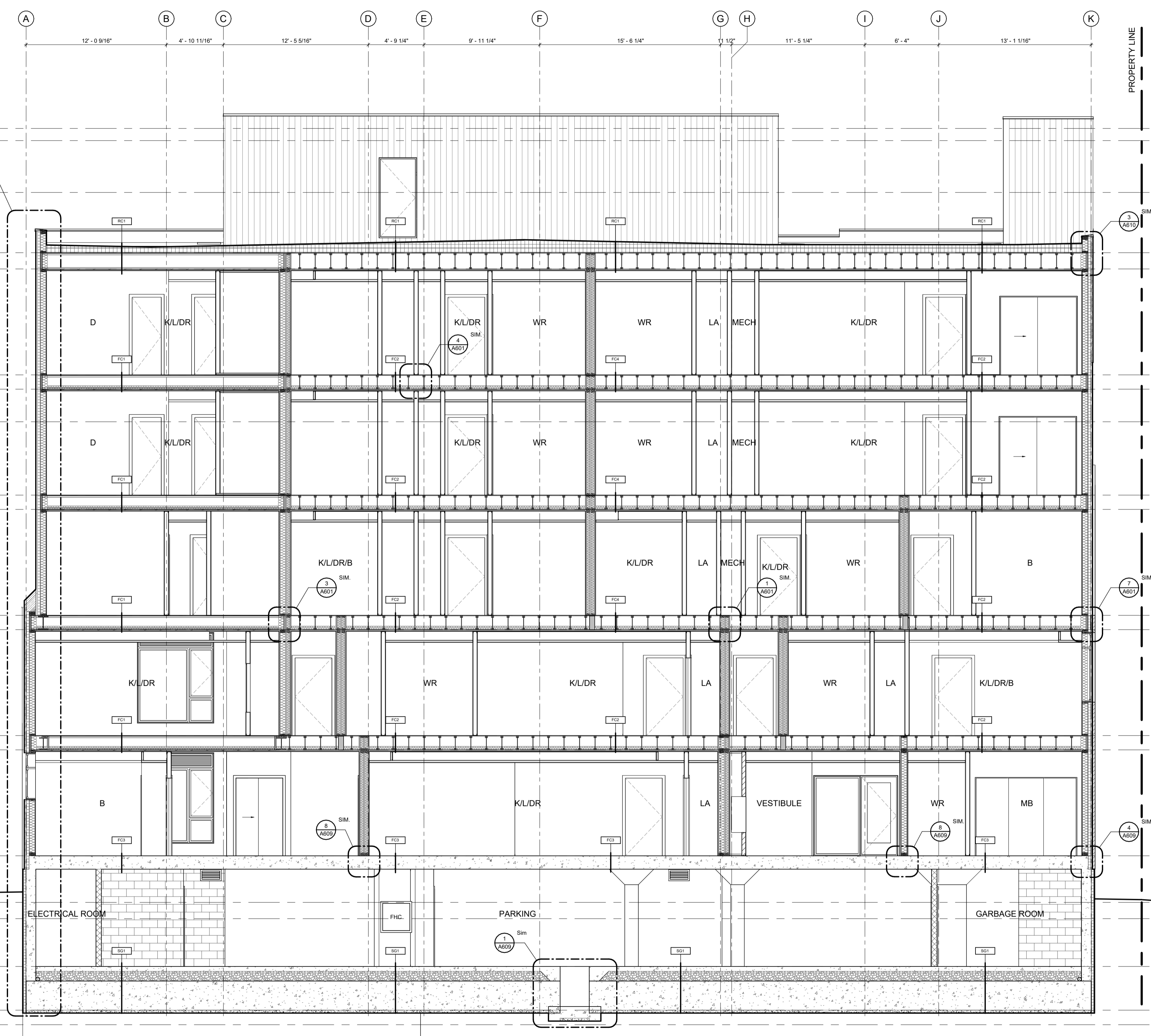
DATE
 24/08/20

PROJECT NO.
 01917

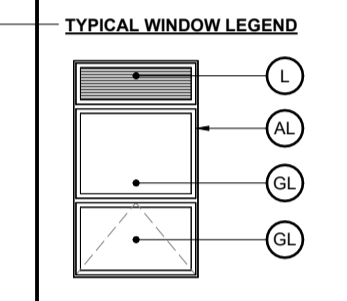
DRAWING NO.
A302

1 BUILDING SECTION AT GL D/E
 A302 3/16" = 1'-0"

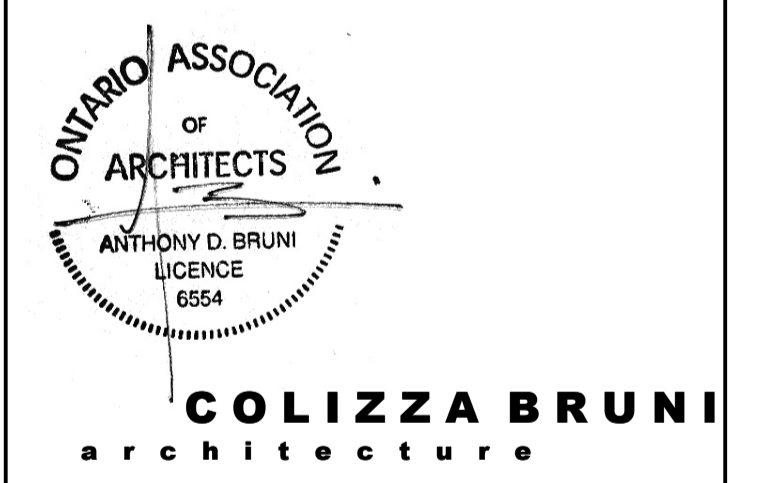
- 91.33 T/O PENTHOUSE ROOF SUBFLOOR
- 91.62 T/O PENTHOUSE FLOOR WALL PLATE
- 89.86 MAX BUILDING HEIGHT
- 88.09 T/O ROOF SUBFLOOR
- 87.89 T/O FIFTH FLOOR WALL PLATE
- 84.89 T/O FIFTH FLOOR SUBFLOOR
- 84.51 T/O FOURTH FLOOR WALL PLATE
- 83.66 MAX BLDG HEIGHT WITHIN 9m OF FRONT LOT LINE
- 81.74 T/O FOURTH FLOOR SUBFLOOR
- 81.37 T/O THIRD FLOOR WALL PLATE
- 78.60 T/O THIRD FLOOR SUBFLOOR
- 78.22 T/O SECOND FLOOR WALL PLATE
- 75.45 T/O SECOND FLOOR SUBFLOOR
- 75.06 T/O MAIN FLOOR WALL PLATE
- 72.30 T/O MAIN FLOOR SLAB
- 71.09 T/O SLAB AT ENTRY
- 70.88 AVERAGE GRADE
- 69.41 T/O BASEMENT SLAB
- 68.27 U/S RAFT SLAB
- 67.88 T/O ELEVATOR PIT SLAB



- GENERAL NOTES:**
- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (R/O) UNLESS NOTED OTHERWISE
 - WINDOW & DOOR [COLOUR: 'BLACK' EXTERIOR, 'WHITE' INTERIOR]
 - SOFFITS TO BE PRE-FINISHED METAL VENTED. COLOUR: BLACK
 - INSTALL LIGHT AT EXTERIOR DOORS
 - ALL PRE-FINISHED METALS 4" OR LESS TO BE MIN. 26 GA. 4"-8" TO BE MIN. 24 GA. 8" OR GREATER TO BE MIN. 22 GA.
 - AN ASTERISK (*) WITHIN WINDOW TAG DENOTES REQUIREMENT OF SPRINKLER-PROTECTED WINDOW SYSTEM IN ACCORDANCE WITH CANULC-S136:2021 AS PER CBC 3.1.8.15.
 - BIRD SAFE DESIGN MEASURES INCLUDE:
 - a. NO GLASS RAILINGS TO BE USED THROUGHOUT PROJECT
 - b. ALL VENTILATION LOUVRES, GRATES AND PIPES TO HAVE SCREENS SPECIFIED TO PREVENT ENTRY FROM BIRDS
 - c. REDUCTION OF TRANSPARENT/REFLECTING MATERIALS
 - d. AVOIDING EXPANSES OF GLAZING
 - e. VARIOUS MATERIALITY
 - f. EXTERIOR LIGHTING DESIGN.
- MATERIALS LEGEND**
- MV - MASONRY VENEER [COLOUR: RED]
 - MS - METAL SIDING, VIOWEST A300R SERIES, 22 GA [COLOUR: EBONY 9822, INSTALLED VERTICALLY]
 - CB - CEMENT BOARD BY KOL, EXPOSED FASTENER SYSTEM [COLOUR: TELEGREY 7038 SMOOTH]
 - CP - CEMENT PARGING
 - SR - SLOPED STEEL ROOFING [COLOUR: BLACK OR CHARCOAL GREY]
 - GL - INSULATED GLAZING UNITS
 - L - INTEGRATED PRE-FINISHED MECHANICAL LOUVER [COLOUR: BLACK]
 - AL - PRE-FINISHED ANNOXIDIZED ALUMINUM WINDOW FRAME [COLOUR: BLACK]
 - C - CANOPY



NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
BUILDING SECTION

SCALE
 AS NOTED

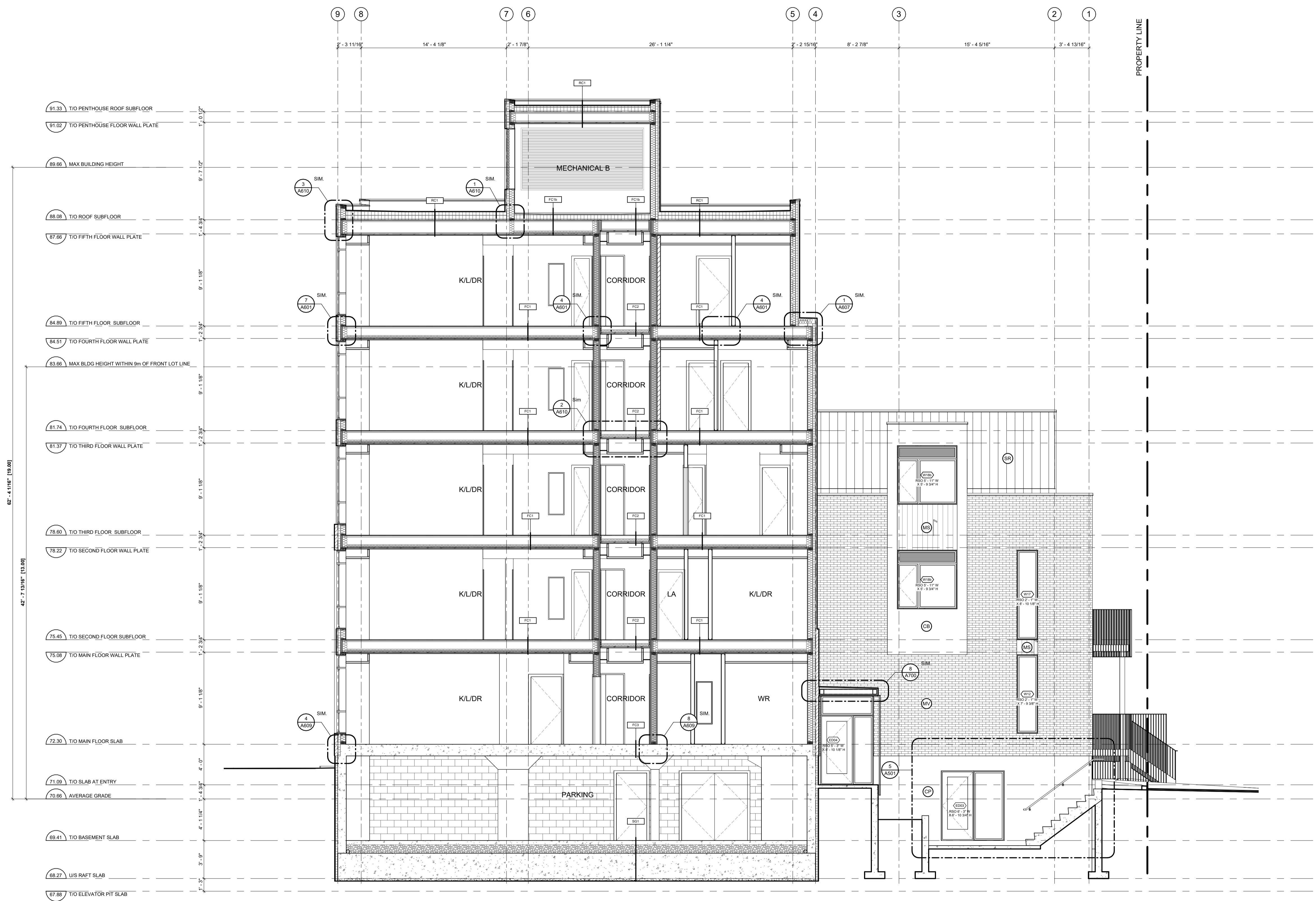
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DATE
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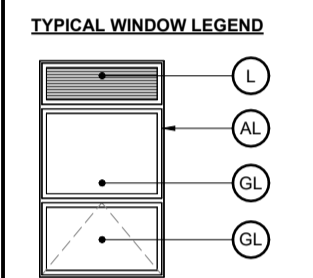
PROJECT NO.
 01917

DRAWING NO.
A303

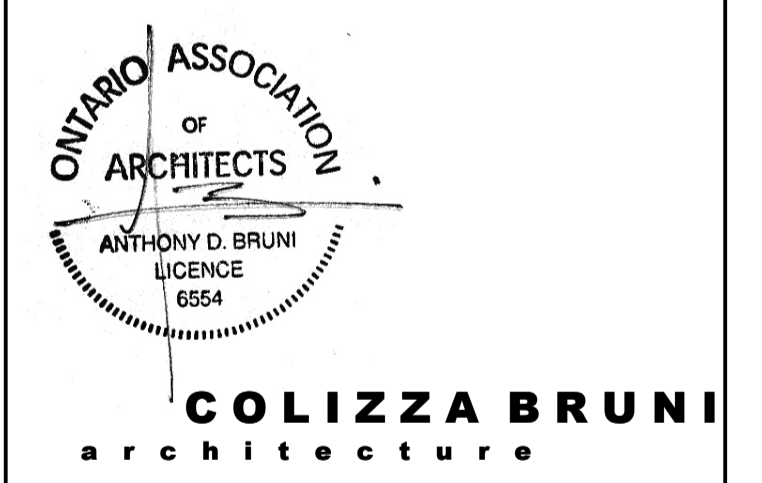
1 BUILDING SECTION AT GL 5/6
 A303 3/16" = 1'-0"



- GENERAL NOTES:**
- ADD 1" TO OVERALL DIMENSIONS FOR WINDOW & DOOR ROUGH STUD OPENINGS (R/S/O) UNLESS NOTED OTHERWISE
 - WINDOW & DOOR (COLOUR: BLACK EXTERIOR, WHITE INTERIOR)
 - SOFFITS TO BE PRE-FINISHED METAL VENTED. COLOUR: BLACK
 - INSTALL LIGHT AT EXTERIOR DOORS
 - ALL PRE-FINISHED METALS 4" OR LESS TO BE MIN. 26 GA. 4"-8" TO BE MIN. 24 GA. 8" OR GREATER TO BE MIN. 22 GA.
 - AN ASTERISK (*) WITHIN WINDOW TAG DENOTES REQUIREMENT OF SPRINKLER-PROTECTED WINDOW SYSTEM IN ACCORDANCE WITH CANULC-S136.2021 AS PER CBC 3.1.4.15.
 - BIRD SAFE DESIGN MEASURES INCLUDE:
 - NO GLASS RAILINGS TO BE USED THROUGHOUT PROJECT
 - ALL VENTILATION LOUVRES, GRATES AND PIPES TO HAVE SCREENS SPECIFIED TO PREVENT ENTRY FROM BIRDS
 - REDUCTION OF TRANSPARENT REFLECTING MATERIALS
 - AVOIDING EXPANSES OF GLAZING
 - VARIED MATERIALITY
 - EXTERIOR LIGHTING DESIGN.
- MATERIALS LEGEND**
- MV - MASONRY VENEER (COLOUR: RED)
 - MS - METAL SIDING, VICWEST A300R SERIES, 22 GA (COLOUR: EBONY 9822, INSTALLED VERTICALLY)
 - CB - CEMENT BOARD BY KOL, EXPOSED FASTENER SYSTEM (COLOUR: TELEGREY 7038 SMOOTH)
 - CP - CEMENT PAVING
 - SR - SLOPED STEEL ROOFING (COLOUR: BLACK OR CHARCOAL GREY)
 - GL - INSULATED GLAZING UNITS
 - L - INTEGRATED PRE-FINISHED MECHANICAL LOUVRE (COLOUR: BLACK)
 - AL - PRE-FINISHED ANNOXIDIZED ALUMINUM WINDOW FRAME (COLOUR: BLACK)
 - C - CANOPY



NO.	REV DATE	REV DESCRIPTION
01	24-01-23	ISSUED FOR SPC SUBMISSION
02	24-03-21	RE-ISSUED FOR SPC SUBMISSION
03	24-04-12	RE-ISSUED FOR SPC SUBMISSION
04	24-05-03	ISSUED FOR PERMIT SUBMISSION
05	24-05-10	RE-ISSUED FOR SPC SUBMISSION
06	24-07-31	ISSUED FOR PERMIT RESPONSE 1
07	24-08-01	ISSUED FOR PRELIMINARY TENDER
08	24-08-20	RE-ISSUED FOR SPC SUBMISSION



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PROJECT NAME
283 & 285 McLEOD STREET

OTTAWA, ON

DRAWING TITLE
BUILDING SECTION

SCALE
 AS NOTED

DRAWN BY
 BS

DATE
 24/08/20

PROJECT NO.
 01917

DRAWING NO.
A306

1 BUILDING SECTION AT GL F/G 2
 A306 3/16" = 1'-0"