

375 CODD'S ROAD APARTMENT BUILDING

RE-ISSUED FOR SITE PLAN CONTROL APPLICATION



Client :
Bayview Group

General Contractor:
Demarco Construction

Structural Engineer:
Elema

Civil Engineer :
WSP

Landscape Architect :
WSP

Mechanical + Electrical Engineer :
Design Works Engineering

rev. / issue	description	date MM/DD/YY
05	Re-issued for SPA	22 Aug. 2024
04	Issued for coordination	26 July 2024
03	Issued for city comment	04 June 2024
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	project north
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open plan architects inc.

340 gladstone ave. | suite 301 | ottawa | on
613-234-8883 info@openplan.ca

project

Wateridge Apartment Building
375 Codd's Road, Ottawa, ON

drawing

cover page

drawn	KDB	date	April 2024
approved	KDB	revision	0
project no.	2406	scale	n.t.s.

drawing no.

A000

Zoning data:			zoning mechanism			amenity area			Building data:				Property Data:		
zoning mechanism	required	provided	zoning mechanism	required	provided	amenity area	required	provided	building area (OBC def.): 1,592.9 m ²	floor	GFA (ZBL def.):	floor plate	net : gross	address:	375 Codd's Road, Ottawa, ON K1K 4E4
setbacks			parking			total = 6 m ² / DU	714.0 m ²	732.0 m ²	level P1	621.2 m ²	2,673.6 m ²	---	---	zoning:	GM31 H(30) - general mixed-use
FYS	5.0	5.0	tenant (0.5 / DU)	60	65	private (balconies/terraces)	-	340.2 m ²	level 01	1,280.4 m ²	1,453.9 m ²	43%	43%	abutting zoning / feature:	
RYS	5.0	5.0	visitor (0.1 / DU)	12	13	communal (min. 50%)	357.0 m ²	391.8 m ²	level 02	1,280.4 m ²	1,449.1 m ²	88%	88%	north:	Tawadina Road
CSY	5.0	5.0	total	72	78	interior communal	-	184.7 m ²	level 03	1,280.4 m ²	1,449.1 m ²	88%	88%	south:	O1 - parks and open space zone
ISY	3.0	3.0	breakdown by type (incl. in above total)			exterior communal	-	207.1 m ²	level 04	1,280.4 m ²	1,449.1 m ²	88%	88%	east:	GM31 H(30) - general mixed-use
landscape buffer			small car spaces (up to 50%)	--	--				level 05	1,121.5 m ²	1,290.4 m ²	87%	87%	west:	Codd's Road
abutting street	5.0	5.0	accessible spaces type A	02	02				level 06	1,121.5 m ²	1,290.4 m ²	87%	87%	site area:	3,379.5 m ²
abutting residential + institutional zones	3.0	3.0	accessible spaces type B	03	03				Total	6,689.0 m ²	11,039.0 m ²			building footprint:	1,592.2 m ²
														lot coverage:	47%

Survey information taken from legal survey prepared by Annis, O'Sullivan, Vollebek Ltd., undated. AOV job number 21181-20 CLC Blk 11&12 R D1

Unit Breakdown

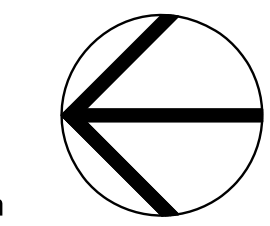
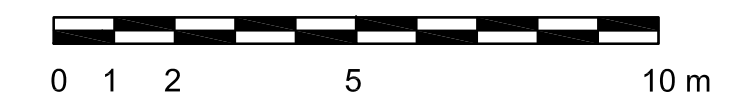
studio:	30 units
1-bed:	41 units
1-bed + den:	28 units
2 bed:	20 units
Total	119 units

* 2 model/guest suites not included in stats (1 one-bed + 1 two-bed).

Legend:

- grass
 - paver type 1
 - paver type 2
 - concrete
 - planting
- Refer to landscape architectural

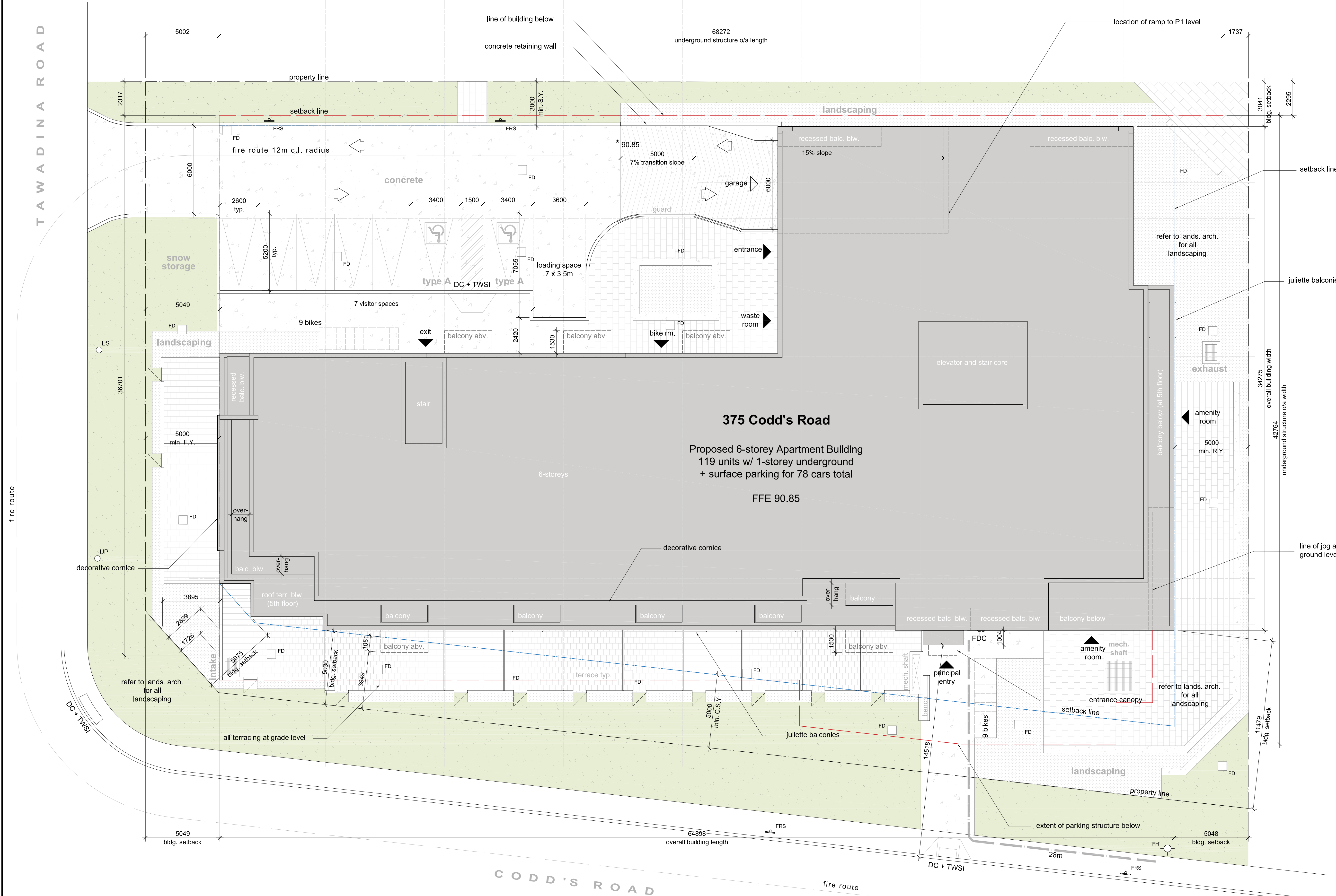
SCALE: 1 : 125



TAWADINA ROAD

fire route

Codd's Road



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ONTARIO ASSOCIATION
OF
ARCHITECTS
KRISTOPHER D. BENES
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project

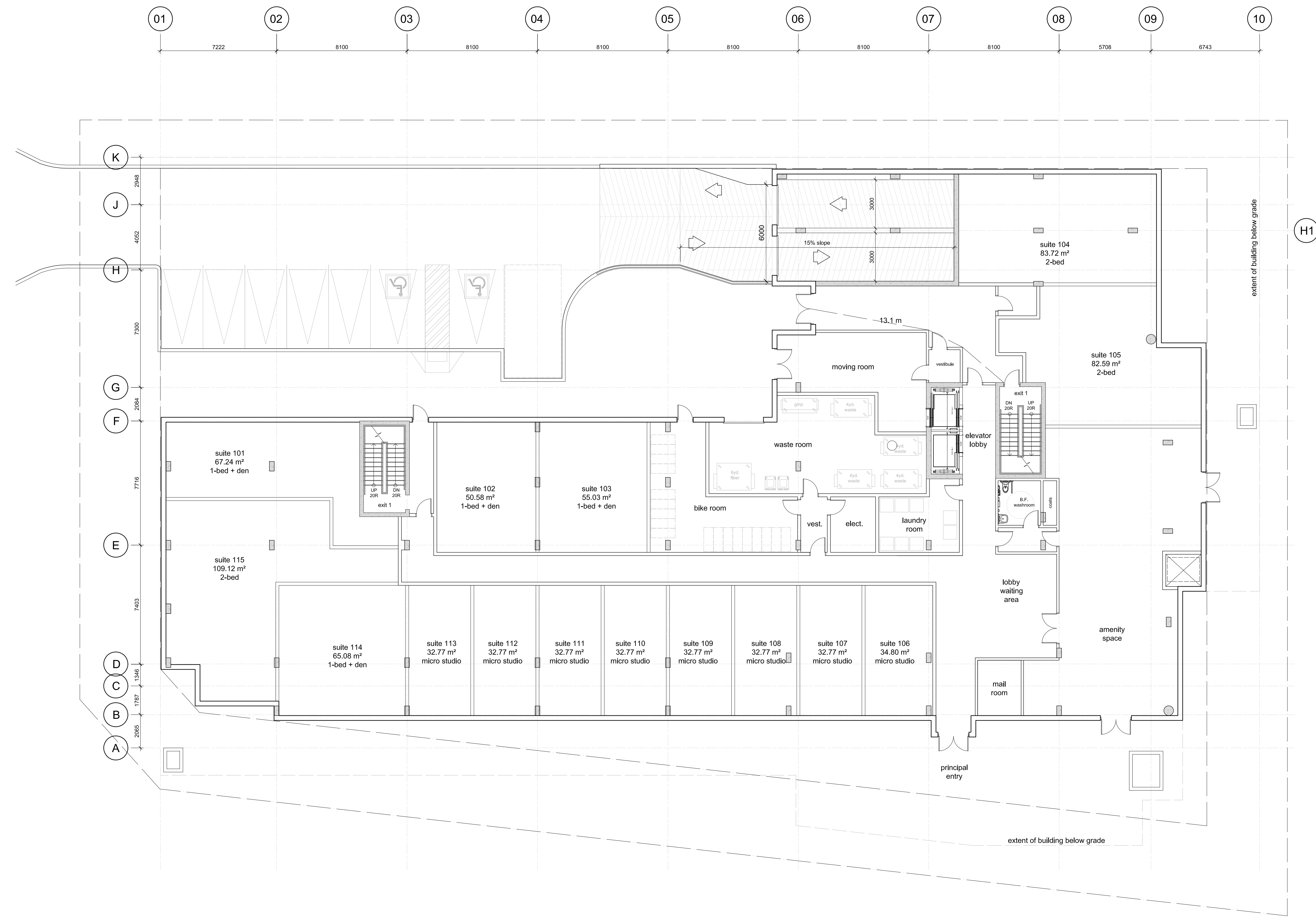
Wateridge Apartment Building
375 Codd's Road, Ottawa, ON

drawing

Conceptual site plan

drawn	KDB	date	April 2024
approved	KDB	revision	0
project no.	2406	scale	1 : 125
drawing no.			

A001



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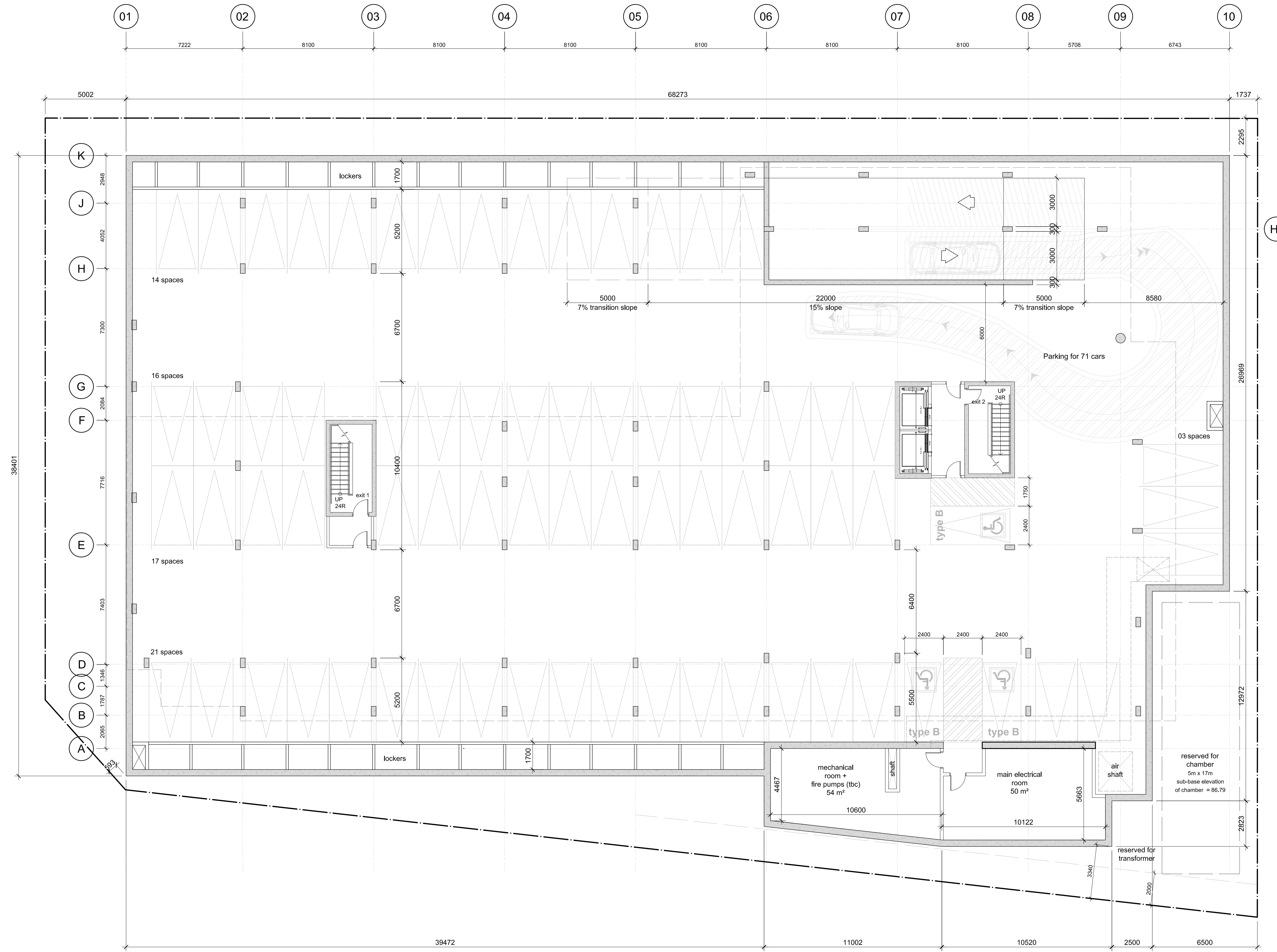
project

Wateridge Apartment Building
375 Codd's Road, Ottawa, ON

drawing

Floor plan
Ground floor

drawn	KDB	date	April 2024
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drawing no.	A100		



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project
Wateridge Apartment Building
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drawing
Floor plan
Parking level P1

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drawing no.			

A101



west facade elevation

1

A200

1 : 100

G01 - glass guard

G02 - perforated metal guard, white

E01 - EPS - brick pattern-kendall charcoal

E02 - EPS - grey

E03 - stone - sandstone finish white dove tms0017

E04 - stone - 300x600 - antique - nitre-garnage-realence

W01 - glass - charcoal aluminum framing



east facade elevation

2

A200

1 : 100

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Wateridge Apartment Building
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drawing

Building elevations

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	1
project no.	2109	scale	1 : 100

drawing no.

A200



1
A201
west facade
elevation
1 : 100



2
A201
east facade
elevation
1 : 100

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project no.	2109	scale	1 : 100

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A201