



Property Area

City of Ottawa zoning By-law No.	2008-250
Property Area	1223.01 sq. m.
131,429 sq. ft.	

PROJECT STATISTICS

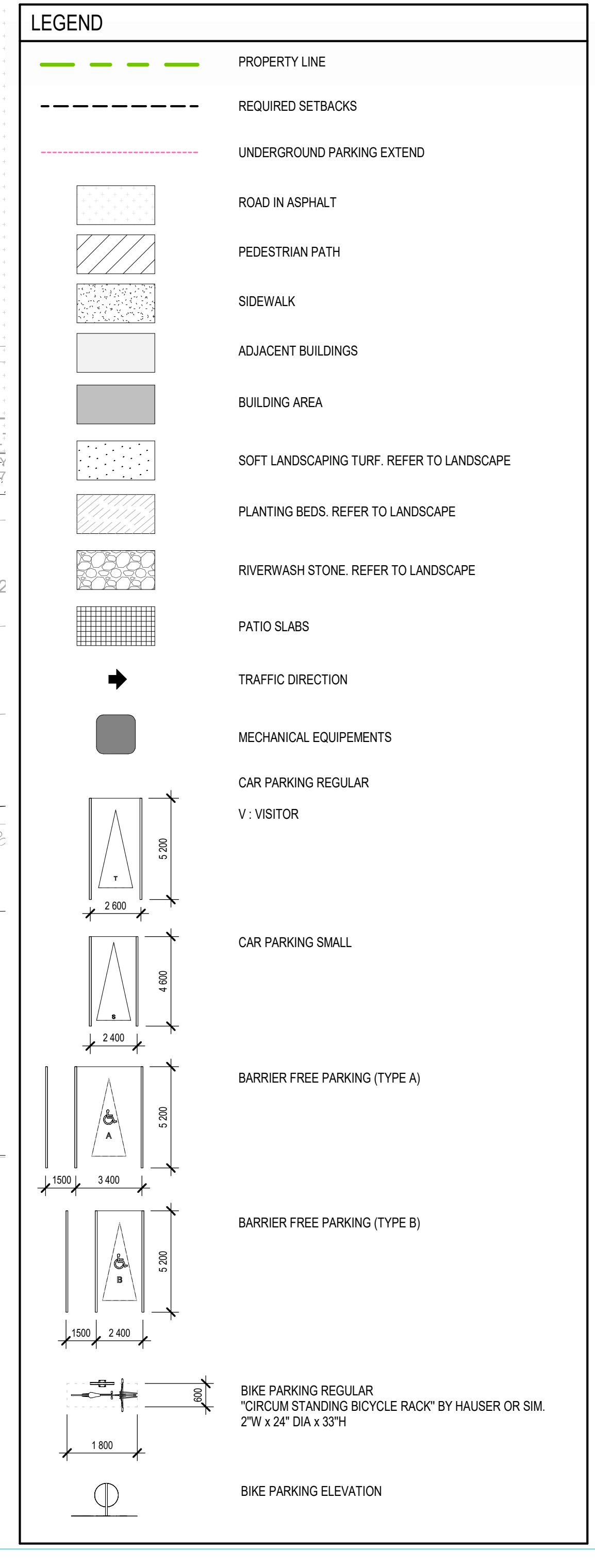
BUILDINGS	A, B	C
TOTAL GFA AND RESIDENTIAL USE	18,441 m ²	
LOT COVERAGE	2,325 m ²	

UNIT STATISTICS

BUILDINGS	A	B	C
T. Bedroom	13	3	10
T. Bedroom + Den	17	3	10
B. Bedroom	17	3	10
B. Bedroom + Den	17	3	10
TOTAL	64	9	40

REQUIREMENTS

REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MINIMUM	12,710 m ²
MINIMUM FRONT YARD SETBACK	NO MINIMUM	64.60 m
MINIMUM REAR YARD SETBACK	3 m	9.70 m
MINIMUM SIDE YARD SETBACK	3 m	3.70 m
MINIMUM REAR YARD SETBACK (BUILDING A)	3 m	3.70 m
MINIMUM REAR YARD SETBACK (BUILDING B)	3 m	3.70 m
MINIMUM REAR YARD SETBACK (BUILDING C)	3 m	3.70 m
MINIMUM SIDE YARD SETBACK (BUILDING A)	3 m	3.70 m
MINIMUM SIDE YARD SETBACK (BUILDING B)	3 m	3.70 m
MINIMUM SIDE YARD SETBACK (BUILDING C)	3 m	3.70 m
MINIMUM DRIVEWAY WIDTH	3 m	3.70 m
MINIMUM DRIVEWAY WIDTH (BUILDING A)	3 m	3.70 m
MINIMUM DRIVEWAY WIDTH (BUILDING B)	3 m	3.70 m
MINIMUM DRIVEWAY WIDTH (BUILDING C)	3 m	3.70 m
MINIMUM DRIVEWAY WIDTH (BUILDING A)	3 m	3.70 m
MINIMUM DRIVEWAY WIDTH (BUILDING B)	3 m	3.70 m
MINIMUM DRIVEWAY WIDTH (BUILDING C)	3 m	3.70 m



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OUVRAGE / Project
788 MARCH ROAD RESIDENTIAL

EMPLACEMENT / Location
OTTAWA, ON 13109

NO. / REVISION

NO.	REVISION	DATE (aa-mm-jj)
A	FOR FOUNDATION PERMIT	2024-04-26
B	ISSUE FOR BUILDING PERMIT	2024-07-12
C	PERMIT COMMENT RESPONSE #1	2024-09-05
D	PERMIT COMMENT RESPONSE #2	2024-10-18
E	RE-ISSUE FOR SPA	2025-02-05

DESIGNÉ PAR / Drawn by
N.S.H.

VÉRIFIÉ PAR / Checked by
C.I.

DATE (aa mm jj)
2024-06-28

ÉCHELLE / Scale
As indicated

TITRE DU DESSIN / Drawing Title
SITE PLAN

REVISION / Revision

NO.	REVISION	NO. DESSIN / Drawing Number
E	A100	

Autodesk Docs://15109_788 MARCH ROAD_R24/MAR_13106_ARC_INT_R24.rvt



NORTH ELEVATION - BUILDING "A"
1:100



SOUTH ELEVATION - BUILDING "A"
1:100

ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	ARCHITECTURAL MASONRY BLOCK ARRISCRAPT - "ORFAL"
2	ARCHITECTURAL MASONRY BLOCK ARRISCRAPT - "ORFAL"
3	STEEL BEARING METAL, NORWOOD MIN. "BLACK WALNUT"
4	ACRYLIC - LIGHT GREY COLOR
5	ACRYLIC - CHARCOAL COLOR
6	EXPOSED CONCRETE
7	METAL CLADDING PANEL - LIGHT GREY COLOR
8	WINDOW WALL DOUBLE GLASS WITH ALUMINUM PROFILE - BLACK COLOR
9	CLADDING WITH THERMOPLASTIC WITH ALUMINUM PROFILE - BLACK COLOR
10	PRIVACY SCREEN WITH PERFORATED GLASS WITH ALUMINUM PROFILE - BLACK COLOR - 180MM OF THE EXP.
11	EXPOSURE COLOR MATCHED TO ADJACENT MATERIAL
12	METAL FLASHING - COLOR MATCHED TO ADJACENT MATERIAL
13	RAINWATER DRAIN
14	METAL PANEL FOR ENTRANCE CANOPY - BLACK COLOR
15	GALVANIZED STEEL OUTER
16	GALVANIZED STEEL GUARDRAIL WITH PICKETS
17	PREFABRICATED METAL SCULPTOR
18	VENT LOUVER. SEE MECHANICAL DRAWINGS
19	PRIVACY SCREEN WITH PERFORATED ALUMINUM - BLACK COLOR
20	WATER HEATER CHIMNEY. SEE MECHANICAL DRAWINGS
21	WATER HEATER CHIMNEY. SEE MECHANICAL DRAWINGS
22	RADIANT HEATING TRAY. SEE MECHANICAL DRAWINGS
23	WALL OF LANT. SEE MECHANICAL
24	W/P COOLING CONDENSERS. SEE MECHANICAL
25	WASTE CHUTE
26	SEMI-OPAC SC
27	ROOF EXHAUST FAN. REFER TO MECHANICAL
28	FIRE DEPARTMENT CONNECTION. REFER TO FIRE PROTECTION DRAWING
29	FIRE DEPARTMENT CONNECTION. REFER TO FIRE PROTECTION DRAWING
30	ELECTRIC GENERATOR

ELEVATION LEGEND

EXTERIOR FINISH
REFER TO ELEVATION KEYNOTE LEGEND

WINDOW TYPE
REFER TO WINDOW SCHEDULE

ANNOUNCED ALUMINUM WALL BOX VENTILATION
LOUVER. COORDINATE WITH MECHANICAL ENGINEER DRAWINGS FOR LOCATIONS.

GALVANIZED STEEL STRUCTURAL SHELF ANGLE. LEVELS AND LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL DETAILS / SECTIONS, MASONRY COORDING, STEEL SHOP DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.

DROPPED GALVANIZED STEEL STRUCTURAL SHELF ANGLE. LEVELS AND LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL DETAILS / SECTIONS, MASONRY COORDING, STEEL SHOP DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.

MASONRY EXPANSION JOINT.
REFER TO FAS DETAILS

NOTES:
1. EXHAUST FAN LOCATION TO BE VERIFIED AND COORDINATED WITH MECHANICAL ENGINEER DRAWINGS.

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OUVRAGE / Project
788 MARCH ROAD RESIDENTIAL

EMPLACEMENT / Location
OTTAWA, ON

NO PROJET / No.
13109

NO	REVISION	DATE (aa-mm-jj)
A	FOR FOUNDATION PERMIT	2024-04-26
B	ISSUE FOR BUILDING PERMIT	2024-07-12
C	PERMIT COMMENT RESPONSES #1	2024-09-03
E	ISSUE FOR SPA	2025-01-05

DESSINÉ PAR / Drawn by
N.S.H/B.R.

VERIFIÉ PAR / Checked by
C.I.

DATE (aa-mm-jj)
2024-06-28

ÉCHELLE / Scale
1 : 100

TITRE DU DESSIN / Drawing Title
ELEVATIONS - BUILDING "A"

REVISION / Revision
E

NO. DESSIN / Drawing Number
A400

ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	ARCHITECTURAL MASONRY BLOCK ARBRESAFT - "WALNUT OR WENIGT GREY"
2	ARCHITECTURAL MASONRY BLOCK ARBRESAFT - "WALNUT"
3	STEEL BRUSH METAL, NORWOOD MIN. "BLACK WALNUT"
4	ACRYLIC - LIGHT GREY COLOR
5	ACRYLIC - CHARCOAL COLOR
6	EXPOSED CONCRETE
7	METAL GLAZING PANEL - LIGHT GREY COLOR
8	WINDOW WALL DOUBLE GLASS WITH ALUMINUM PROFILE - BLACK COLOR
9	GLAZING WITH THERMO GLASS WITH ALUMINUM PROFILE - BLACK COLOR
10	PRIVACY SCREEN WITH FRIGESTED GLASS WITH ALUMINUM PROFILE - BLACK COLOR - 180MM OF THE EXP.
11	EXPOSURE - COLOR MATCHED TO ADJACENT MATERIAL
12	METAL FLASHING - COLOR MATCHED TO ADJACENT MATERIAL
13	RAMMED GROUT
14	METAL PANEL FOR ENTRANCE CANOPY - BLACK COLOR
15	GALVANIZED STEEL OUTLET
16	GALVANIZED STEEL GUARDRAIL WITH PICKETS
17	PREFINISHED METAL SCULPTURE
18	VENT COILS - SEE MECHANICAL DRAWINGS
19	PRIVACY SCREEN WITH PERFORATED ALUMINUM - BLACK COLOR
20	HE-HEATER CHIMNEY - SEE MECHANICAL DRAWINGS
21	WATER HEATER CHIMNEY - SEE MECHANICAL DRAWINGS
22	IND MOUNTED TRAP DOOR - SEE MECHANICAL DRAWINGS
23	WALL OF AIR - SEE MECHANICAL
24	WRF COOLING CONDENSERS - SEE MECHANICAL
25	WASTE CHUTE
26	SEMI-OPAC SC
27	ROOF EXHAUST FAN - REFER TO MECHANICAL
28	FIRE DEPARTMENT CONNECTION - REFER TO FIRE PROTECTION DRAWING
29	FIRE DEPARTMENT (W/STAIR)
30	ELECTRIC GENERATOR

ELEVATION LEGEND	
	EXTERIOR FINISH REFER TO ELEVATION KEYNOTE LEGEND
	WINDOW TYPE REFER TO WINDOW SCHEDULE
	ANODIZED ALUMINUM WALL BOX VENTILATION LOWER COORDINATE WITH MECHANICAL ENGINEER DRAWINGS FOR LOCATIONS
	GALVANIZED STEEL STRUCTURAL SHELF ANGLE LEVELS AND LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL DETAILS / SECTIONAL MASONRY COORDINATE WITH MECHANICAL ENGINEER DRAWINGS
	DROPPED GALVANIZED STEEL STRUCTURAL SHELF ANGLE LEVELS AND LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL DETAILS / SECTIONAL MASONRY COORDINATE WITH MECHANICAL ENGINEER DRAWINGS
	MASONRY EXPANSION JOINT REFER TO PLAN DETAILS

NOTES:
1. EXHAUST FAN LOCATION TO BE VERIFIED AND COORDINATED WITH MECHANICAL ENGINEER DRAWINGS

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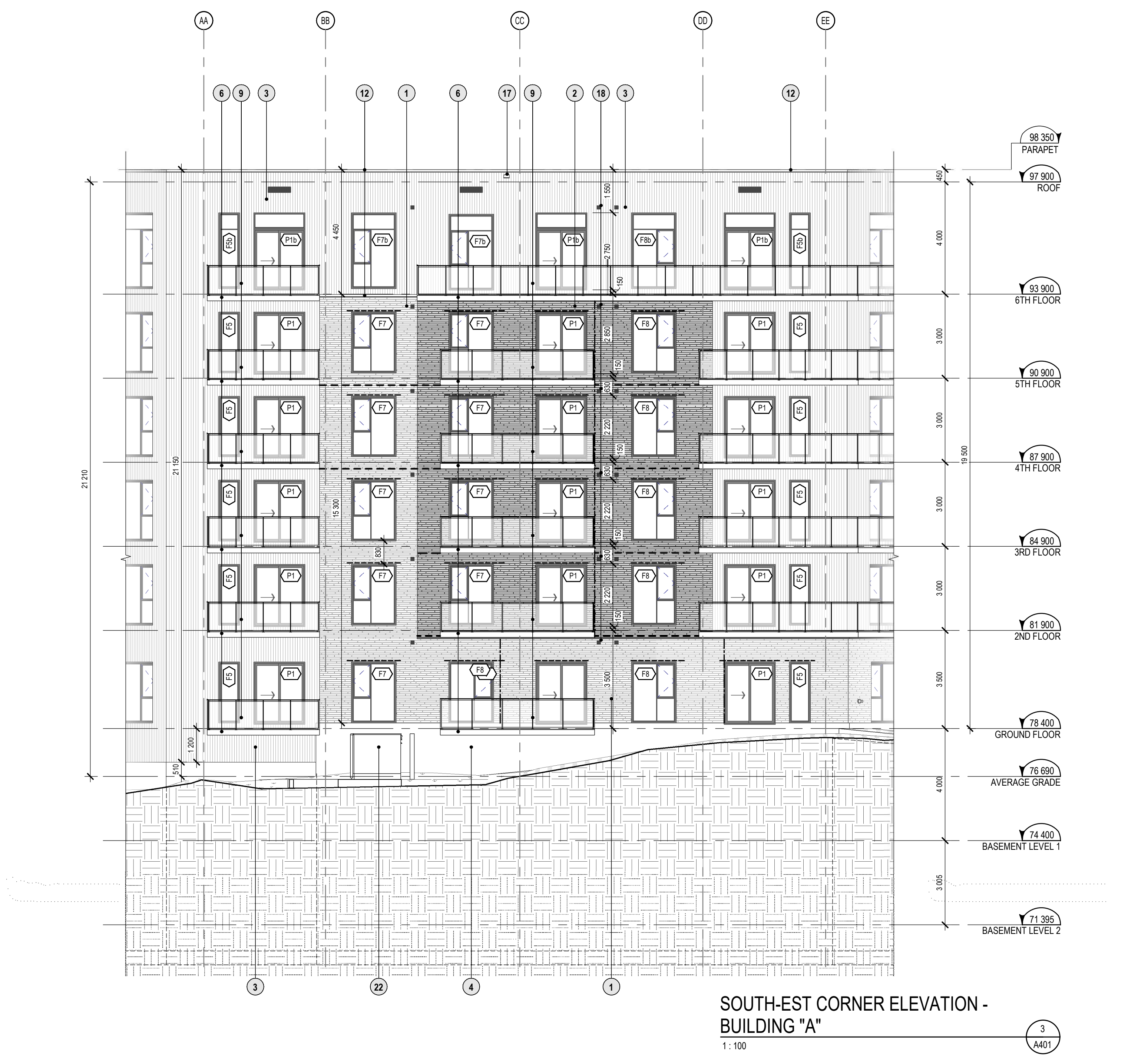
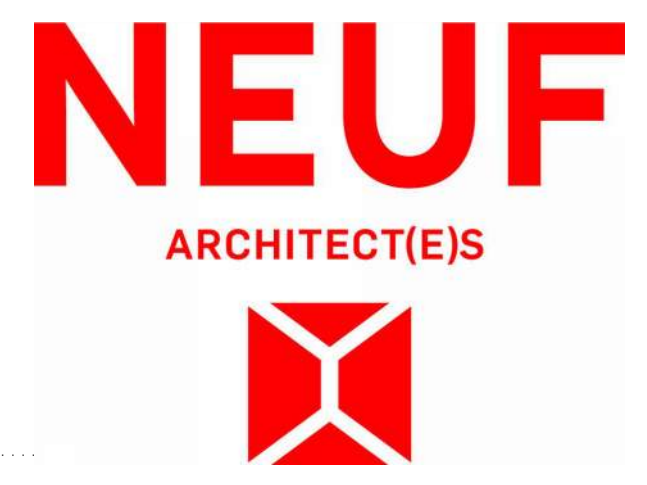
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OUVRAGE / Project
788 MARCH ROAD RESIDENTIAL
EMPLACEMENT / Location
OTTAWA, ON NO PROJET / No. **13109**

NO	REVISION	DATE (aa-mm-jj)
A	FOR FOUNDATION PERMIT	2024-04-26
B	ISSUE FOR BUILDING PERMIT	2024-07-12
C	PERMIT COMMENT RESPONSES #1	2024-09-03
E	NE-ISSUE FOR SPA	2025-01-05

DESSINÉ PAR / Drawn by
N.S.H/B.R. VÉRIFIÉ PAR / Checked by
C.I.
DATE (aa-mm-jj) / Date
2024-06-28 ÉCHELLE / Scale
1 : 100
TITRE DU DESSIN / Drawing Title
ELEVATIONS - BUILDING "A"

REVISION / Revision
E NO. DESSIN / Drawing No.
A401 DESIGNED BY / Drawn by
A401



NORTH ELEVATION - BUILDING "B"
1:100



A402 SOUTH ELEVATION - BUILDING "B"
1:100

ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	ARCHITECTURAL MASONRY BLOCK BRICKS/CRAFT - "ORNL" OR MENDOT "DRY"
2	ARCHITECTURAL MASONRY BLOCK BRICKS/CRAFT - "ORNL" - "BLACK WALNUT"
3	STEEL BRICK MAC METAL, NORWOOD MIN. "BLACK WALNUT"
4	ACRYLIC - LIGHT GREY COLOR
5	ACRYLIC - CHARCOAL COLOR
6	EXPOSED CONCRETE
7	METAL CLADDING PANEL - LIGHT GREY COLOR
8	WINDOW WALL DOUBLE GLASS WITH ALUMINUM PROFILE - BLACK COLOR
9	GUARDRAIL WITH TYPED GLASS WITH ALUMINUM PROFILE - BLACK COLOR
10	PRECAST SCREEN WITH FROSTED GLASS WITH ALUMINUM PROFILE - BLACK COLOR - 180MM OF THE EXP.
11	EXPOSURE COLOR MATCHED TO ADJACENT MATERIAL
12	METAL FLASHING - COLOR MATCHED TO ADJACENT MATERIAL
13	RAINWATER DRAIN
14	METAL PANEL FOR ENTRANCE CANOPY - BLACK COLOR
15	GALVANIZED STEEL GUTTER
16	GALVANIZED STEEL GUARDRAIL WITH PICKETS
17	PREFINISHED METAL SCUPPER
18	VENT COVERS, SEE MECHANICAL DRAWINGS
19	PRECAST SCREEN WITH PERFORATED ALUMINUM - BLACK COLOR
20	WATER HEATER CHIMNEY - SEE MECHANICAL DRAWINGS
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100	WATER HEATER CHIMNEY - SEE MECHANICAL DRAWINGS

ELEVATION LEGEND	
	EXTERIOR FINISH REFER TO ELEVATION KEYNOTE LEGEND
	WINDOW TYPE REFER TO WINDOW SCHEDULE
	ANODIZED ALUMINUM WALL BOX VENTILATION LOUVER COORDINATE WITH MECHANICAL ENGINEER DRAWINGS FOR LOCATIONS
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	MASONRY EXPANSION JOINT REFER TO ARCH DETAILS
NOTES: 1. EXHAUST VENT LOCATION TO BE VERIFIED AND COORDINATED WITH MECHANICAL ENGINEER DRAWINGS.	

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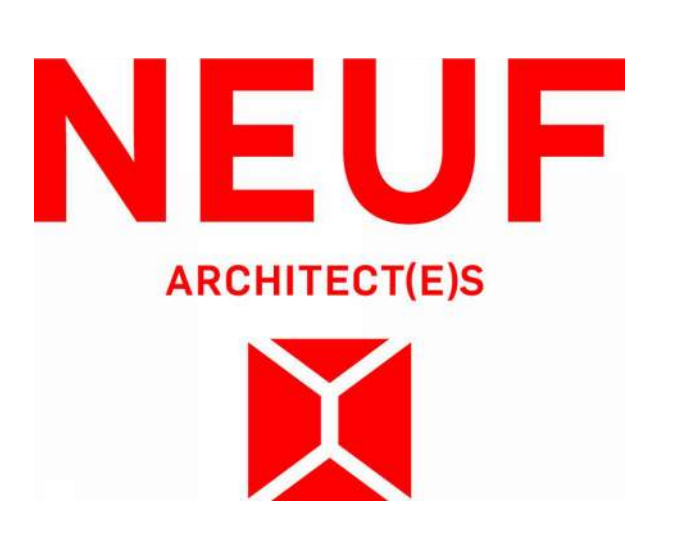
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OUVRAGE / Project
788 MARCH ROAD RESIDENTIAL

EMPLACEMENT / Location
OTTAWA, ON

NO PROJET / No. **13109**

NO	REVISION	DATE (aa-mm-jj)
A	FOR FOUNDATION PERMIT	2024-04-26
B	ISSUE FOR BUILDING PERMIT	2024-07-22
C	PERMIT COMMENT RESPONSES #1	2024-09-03
E	RE-ISSUE FOR PERMIT	2025-01-05

DESSINÉ PAR / Drawn by
N.S.H/B.R.

VERIFIÉ PAR / Checked by
C.I.

DATE (aa-mm-jj)
2024-06-28

ÉCHELLE / Scale
1 : 100

TITRE DU DESSIN / Drawing Title
ELEVATIONS - BUILDING "B"

REVISION / Revision
E

NO. DESSIN / Desig Number
A402



ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	ARCHITECTURAL MASONRY BLOCK (ARCHITECT - "ORNL" OR MENDOZA "GREY")
2	ARCHITECTURAL MASONRY BLOCK (ARCHITECT - "ORNL" OR MENDOZA "ORNL")
3	STEEL BEARING METAL, HORIZONTAL - "BLACK WALNUT"
4	ACRYLIC - LIGHT GREY COLOR
5	ACRYLIC - CHARCOAL COLOR
6	EXPOSED CONCRETE
7	METAL CLADDING PANEL - LIGHT GREY COLOR
8	WINDOW WALL DOUBLE GLASS WITH ALUMINUM PROFILE - "BLACK COLOR"
9	GLAZING WITH THERMO GLASS WITH ALUMINUM PROFILE - "BLACK COLOR"
10	PROJECT SCREEN WITH FRIGTED GLASS WITH ALUMINUM PROFILE - "BLACK COLOR - 180MM OF THE EXP"
11	EXPOSURE COLOR MATCHED TO ADJACENT MATERIAL
12	METAL FLASHING - COLOR MATCHED TO ADJACENT MATERIAL
13	RAMMED GROUT
14	METAL PANEL FOR ENTRANCE CANOPY - "BLACK COLOR"
15	GALVANIZED STEEL OUTLET
16	GALVANIZED STEEL GUARDRAIL WITH PICKETS
17	PREFINISHED METAL SCUPPER
18	VENT COUVERTS - SEE MECHANICAL DRAWINGS
19	PROJECT SCREEN WITH PERFORATED ALUMINUM - "BLACK COLOR"
20	WATER HEATER CHIMNEY - SEE MECHANICAL DRAWINGS
21	WATER HEATER CHIMNEY - SEE MECHANICAL DRAWINGS
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100	WATER HEATER CHIMNEY - SEE MECHANICAL DRAWINGS

ELEVATION LEGEND	
	EXTERIOR FINISH REFER TO ELEVATION KEYNOTE LEGEND
	WINDOW TYPE REFER TO WINDOW SCHEDULE
	ANODIZED ALUMINUM WALL BOX VENTILATION LOUVER COORDINATE WITH MECHANICAL ENGINEER DRAWINGS FOR LOCATIONS.
	GALVANIZED STEEL STRUCTURAL BEVEL ANGLE - LEVELS AND LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL DETAILS / SECTIONS, FLOOR PLANS, MASONRY COURSES, STEEL SHOP DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.
	DROPPED GALVANIZED STEEL STRUCTURAL BEVEL ANGLE - LEVELS AND LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL DETAILS / SECTIONS, FLOOR PLANS, MASONRY COURSES, STEEL SHOP DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.
	MASONRY EMBEDDED PART REFER TO PLAN DETAILS
NOTES: 1. EXHAUST VENT LOCATION TO BE VERIFIED AND COORDINATED WITH MECHANICAL ENGINEER DRAWINGS.	

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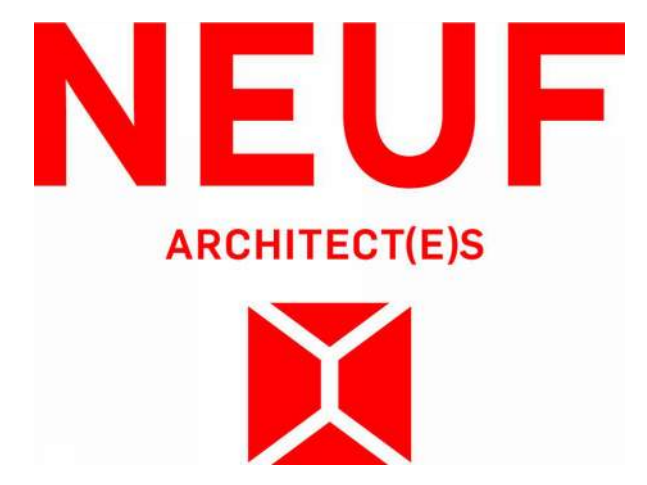
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OUVRAGE / Project
788 MARCH ROAD RESIDENTIAL

EMPLACEMENT / Location
OTTAWA, ON

NO. PROJET / No.
13109

NO.	REVISION	DATE (aa-mm-jj)
A	FOR FOUNDATION PERMIT	2024-04-26
B	ISSUE FOR BUILDING PERMIT	2024-07-22
C	PERMIT COMMENT RESPONSES #1	2024-09-03
E	RE-ISSUE FOR PERMIT	2025-01-05

DESSINÉ PAR / Drawn by
N.S.H/B.R.

VERIFIÉ PAR / Checked by
C.I.

DATE (aa-mm-jj)
2024-06-28

ÉCHELLE / Scale
1 : 100

TITRE DU DESSIN / Drawing Title
ELEVATIONS - BUILDING "B"

REVISION / Revision
E

NO. DESSIN / Drawing Number
A403

ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	ARCHITECTURAL MASONRY BLOCK ABBREVIATED "WALNUT OR MONK" GREY
2	ARCHITECTURAL MASONRY BLOCK ABBREVIATED "ONYX"
3	STEEL SKINFLOOR METAL WORKCOLOUR "BLACK WALNUT"
4	ACRILIC LIGHT GREY COLOR
5	ACRILIC CHARCOAL COLOR
6	EXPOSED CONCRETE
7	NET W. CLADDING PANEL LIGHT GREY COLOR
8	WINDOW WALL DOUBLE GLASS WITH ALUMINUM PROFILE - BLACK COLOR
9	GLAZIARIAL WITH TEMPLERED GLASS WITH ALUMINUM PROFILE - BLACK COLOR
10	PRIVATE SCREEN WITH TEMPLERED GLASS WITH ALUMINUM PROFILE - BLACK COLOR - 100% OF HEIGHT
11	LOWERS COLOR MATCHED TO ADJACENT MATERIAL
12	METAL FINISHING COLOR MATCHED TO ADJACENT MATERIAL
13	RAINWATER SPOUT
14	METAL PANEL FOR EXTERIOR CANOPY - BLACK COLOR
15	GALVANIZED STEEL GUTTER
16	GALVANIZED STEEL GLAZIARIAL WITH PICKETS
17	PREPARED METAL SCUPPER
18	VENT LOWERS SEE MECHANICAL DRAWINGS
19	PRIVATE SCREEN WITH TEMPLERED ALUMINUM - BLACK COLOR
20	AIR HEATER CHIMNEY SEE MECHANICAL DRAWINGS
21	WATER HEATER CHIMNEY SEE MECHANICAL DRAWINGS
22	PAD MOUNTED TRANSFORMER SEE ELECTRICAL DRAWINGS
23	NAME SP. INT. SEE MECHANICAL
24	VRF COOLING CONDENSER SEE MECHANICAL
25	WASTE CHUTE
26	SEWER PILE
27	ROOF EXHAUST FAN REFER TO MECHANICAL
28	FIRE DEPARTMENT CONNECTION REFER TO FIRE PROTECTION DRAWING
29	FIRE DEPARTMENT HYDRANT
30	ELECTRIC GENERATOR

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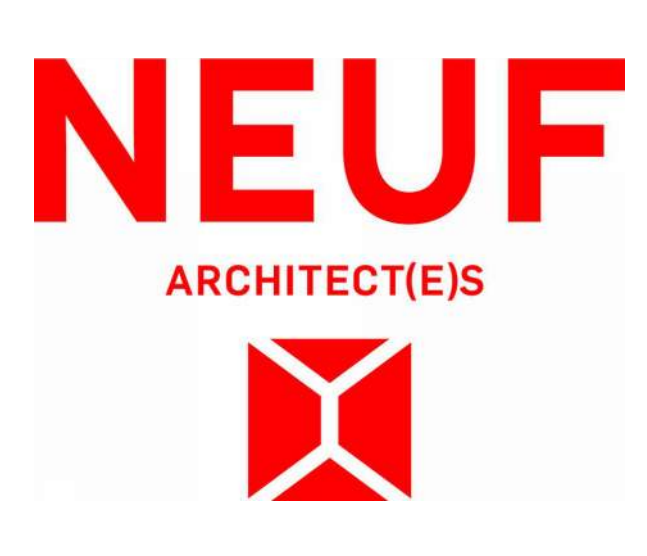
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OUVRAGE / Project
788 MARCH ROAD RESIDENTIAL

EMPLACEMENT / Location
OTTAWA, ON

NO PROJET / No. **13109**

NO	REVISION	DATE (aa-mm-jj)
A	ISSUE FOR COOPERATION	2018-07-16
B	ISSUE FOR SITE PLAN CONTROL	2018-09-15
B	FOR SITE PLAN CONTROL	2018-12-18
B	ISSUE FOR ZONING VARIANCE	2018-12-20
B	ISSUE FOR BUILDING PERMIT	2024-07-12
C	PERMIT COMMENT RESPONSES #1	2024-09-03
C	RE-ISSUE FOR SPA	2025-02-05

DESSINÉ PAR / Drawn by
M.S. / E.C.

VERIFIÉ PAR / Checked by
C.I.

DATE (aa-mm-jj)
2024-06-28

ÉCHELLE / Scale
1 : 150

TITRE DU DESSIN / Drawing Title
COLORED ELEVATIONS

REVISION / Revision
E

NO. DESSIN / Drawing Number
A450



NORTH ELEVATION
 1:150



EAST ELEVATION
 1:150



WEST ELEVATION
 1:150



SOUTH WEST ELEVATION
 1:150



SOUTH ELEVATION
 1:150

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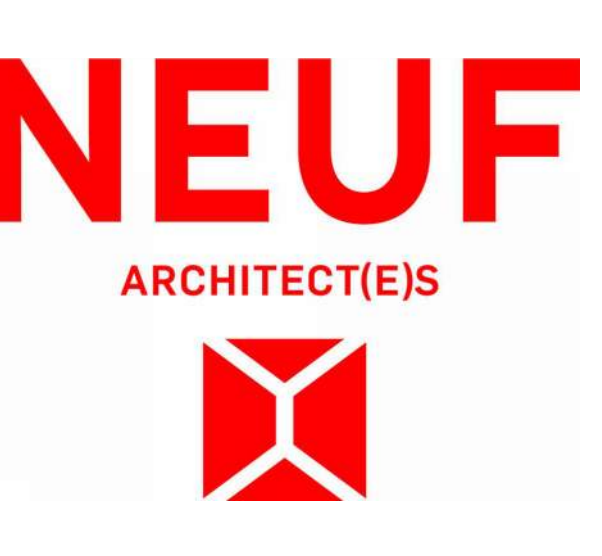
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NO. REVISION / DATE (aa-mm-jj)
 B - ISSUE FOR BUILDING PERMIT 2024-07-12
 C - PERMIT COMMENT RESPONSES #1 2024-09-03
 E - RE-ISSUE FOR SPA 2025-02-05

DESSINÉ PAR / Drawn by N.S.H. **VERIFIÉ PAR / Checked by** C.I.
DATE (aa-mm-jj) 2024-06-28 **ECHELLE / Scale** 1 : 150

TITRE DU DESSIN / Drawing Title
COLORED ELEVATIONS OF COURTYARD

REVISION / Revision **NO. DESSIN / Desig Number**
E A451



ENTRANCE BUILDING "A" ELEVATION 4
 1:150 A451



ENTRANCE BUILDING "B" ELEVATION 3
 1:150 A451



COURTYARD BUILDING "B" ELEVATION 4
 1:150 A451

OVERALL COURTYARD ELEVATION 5
 1:150 A451

COURTYARD BUILDING "A" CORNER ELEVATION 1
 1:150 A451

COURTYARD BUILDING "A" ELEVATION 2
 1:150 A451

Autodesk Docs://15109_788 MARCH ROAD_R24/MAR_13108_ARC_INT_R24.rvt