

2 LOCATION PLAN  
SCALE: NTS

**SURVEY INFO**  
PART OF LOT 31, REGISTERED PLAN 126 &  
PART OF LOT 20, CONCESSION 1 AND  
PART OF BLOCK 2, REGISTERED PLAN 118  
CITY OF OTTAWA

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
FIELD WORK COMPLETED ON NOVEMBER 24, 2021

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	PROPERTY LINE
	SETBACK LINE
	OVERHEAD WIRES
	INTERLOCKING STONE PAVERS
	EXISTING TRAFFIC SIGNAL POST
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	NEW STREET LIGHT
	STREET LIGHT TO BE REMOVED
	EXISTING STREET LIGHT TO REMAIN
	EXISTING UTILITY POLE TO REMAIN
	UTILITY POLE TO BE REMOVED/RELOCATED
	RAISED PLANTER

- SITE PLAN NOTES**
- S1 ASPHALT
  - S2 EXISTING STRUCTURE TO BE DEMOLISHED
  - S3 CONCRETE SIDEWALK
  - S4 SOFT LANDSCAPING
  - S5 DEPRESSED CURB
  - S6 LINE OF CANOPY ABOVE
  - S7 3m x 9m CORNER SIGHT TRIANGLE
  - S8 CURB TRANSITION
  - S9 CONCRETE RAMP
  - S10 PLANTING BED

- GENERAL ARCHITECTURAL NOTES:**
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  - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  - Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
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1 SITE PLAN  
SCALE: 1:200

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1765 MONTREAL RD

1765 Montreal Road  
Ottawa, ON

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SITE PLAN

SP-01



UNIT COUNT																									
NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	LVL 10	LVL 11	LVL 12	LVL 13	LVL 14	LVL 15	LVL 16	LVL 17	TOTAL COUNT	PERCENTAGE						
1-BED	6	10	10	10	9	9	6	7	7	7	7	7	7	7	7	7	7	130	40%						
1-BED + DEN	12	10	10	10	8	8	0	1	1	1	1	1	1	1	1	1	1	68	21%						
2-BED	12	14	14	14	9	10	2	3	3	3	3	3	3	3	3	3	3	226	32%						
2-BED + DEN	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4	1%						
STUDIO	6	4	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	18	6%						
TOTAL	36	38	38	38	28	29	8	11	11	11	11	11	11	11	11	11	11	325	100%						

BLDG 'B' UNIT BREAKDOWN

NO.	BEDS	AREA	AREA (SF)
LEVEL 01			
B101	1-BED + DEN	66.49 m²	715.64 ft²
B102	STUDIO	45.91 m²	494.22 ft²
B103	2-BED	86.11 m²	926.92 ft²
B104	2-BED	88.15 m²	948.86 ft²
B105	2-BED	84.11 m²	905.36 ft²
B106	1-BED	57.69 m²	620.96 ft²
B107	1-BED + DEN	66.74 m²	718.36 ft²
B108	1-BED + DEN	68.51 m²	737.46 ft²
B109	1-BED + DEN	68.27 m²	734.80 ft²
B110	1-BED + DEN	66.87 m²	719.73 ft²
B111	1-BED + DEN	65.52 m²	705.29 ft²
B112	2-BED	87.47 m²	941.48 ft²
B113	2-BED	79.26 m²	853.09 ft²
B114	STUDIO	47.22 m²	508.25 ft²
B115	STUDIO	47.17 m²	507.77 ft²
B116	2-BED	79.26 m²	853.09 ft²
B117	2-BED	73.75 m²	793.81 ft²
B118	1-BED	55.29 m²	595.17 ft²

LEVEL 02			
B201	1-BED	54.66 m²	588.30 ft²
B202	1-BED	61.67 m²	663.84 ft²
B203	1-BED	54.91 m²	591.05 ft²
B204	2-BED	85.79 m²	923.40 ft²
B205	2-BED	88.15 m²	948.86 ft²
B206	2-BED	84.11 m²	905.36 ft²
B207	1-BED	57.69 m²	620.96 ft²
B208	1-BED + DEN	66.74 m²	718.36 ft²
B209	1-BED + DEN	68.51 m²	737.46 ft²
B210	1-BED + DEN	68.27 m²	734.80 ft²
B211	1-BED + DEN	66.87 m²	719.73 ft²
B212	1-BED + DEN	65.52 m²	705.29 ft²
B213	2-BED	87.47 m²	941.48 ft²
B214	2-BED	79.26 m²	853.09 ft²
B215	STUDIO	47.22 m²	508.25 ft²
B216	STUDIO	47.17 m²	507.77 ft²
B217	2-BED	79.26 m²	853.09 ft²
B218	2-BED	73.75 m²	793.81 ft²
B219	1-BED	52.56 m²	565.73 ft²

LEVEL 03			
B301	1-BED	54.18 m²	583.17 ft²
B302	1-BED	61.67 m²	663.84 ft²
B303	1-BED	54.91 m²	591.05 ft²
B304	2-BED	85.79 m²	923.40 ft²
B305	2-BED	88.15 m²	948.86 ft²
B306	2-BED	84.11 m²	905.36 ft²
B307	1-BED	57.69 m²	620.96 ft²
B308	1-BED + DEN	66.74 m²	718.36 ft²
B309	1-BED + DEN	68.51 m²	737.46 ft²
B310	1-BED + DEN	68.27 m²	734.80 ft²
B311	1-BED + DEN	66.87 m²	719.73 ft²
B312	1-BED + DEN	65.52 m²	705.29 ft²
B313	2-BED	87.47 m²	941.48 ft²
B314	2-BED	79.26 m²	853.09 ft²
B315	STUDIO	47.22 m²	508.25 ft²
B316	STUDIO	47.17 m²	507.77 ft²
B317	2-BED	79.26 m²	853.09 ft²
B318	2-BED	73.75 m²	793.81 ft²
B319	1-BED	52.57 m²	565.81 ft²

LEVEL 04			
B401	1-BED	54.18 m²	583.17 ft²
B402	1-BED	61.67 m²	663.84 ft²
B403	1-BED	54.91 m²	591.05 ft²
B404	2-BED	85.79 m²	923.40 ft²
B405	2-BED	88.15 m²	948.86 ft²
B406	2-BED	84.11 m²	905.36 ft²
B407	1-BED	57.69 m²	620.96 ft²
B408	1-BED + DEN	66.74 m²	718.36 ft²
B409	1-BED + DEN	68.51 m²	737.46 ft²
B410	1-BED + DEN	68.27 m²	734.80 ft²
B411	1-BED + DEN	66.87 m²	719.73 ft²
B412	1-BED + DEN	65.52 m²	705.29 ft²
B413	2-BED	87.47 m²	941.48 ft²
B414	2-BED	79.26 m²	853.09 ft²
B415	STUDIO	47.22 m²	508.25 ft²
B416	STUDIO	47.17 m²	507.77 ft²
B417	2-BED	79.26 m²	853.09 ft²
B418	2-BED	73.75 m²	793.81 ft²
B419	1-BED	52.57 m²	565.81 ft²

LEVEL 05			
B501	1-BED + DEN	64.34 m²	692.55 ft²
B502	2-BED	85.11 m²	916.15 ft²
B503	2-BED	77.45 m²	833.61 ft²
B504	2-BED	82.93 m²	892.64 ft²
B505	1-BED	58.72 m²	632.07 ft²
B506	1-BED	58.93 m²	634.31 ft²
B507	1-BED	58.83 m²	633.19 ft²
B508	1-BED	58.83 m²	633.19 ft²
B509	1-BED	58.83 m²	633.19 ft²
B510	2-BED	84.11 m²	905.32 ft²
B512	1-BED + DEN	67.72 m²	728.98 ft²

LEVEL 06			
B601	1-BED + DEN	64.34 m²	692.55 ft²
B602	2-BED	85.11 m²	916.15 ft²
B603	2-BED	77.45 m²	833.61 ft²
B604	2-BED	82.93 m²	892.64 ft²
B605	1-BED	58.72 m²	632.07 ft²
B606	1-BED	58.93 m²	634.31 ft²
B607	1-BED	58.83 m²	633.19 ft²
B608	1-BED	58.83 m²	633.19 ft²
B609	1-BED	58.83 m²	633.19 ft²
B610	2-BED	84.11 m²	905.32 ft²
B611	2-BED	78.71 m²	847.21 ft²
B612	1-BED + DEN	67.72 m²	728.98 ft²

TOTAL UNITS: 98

BLDG 'A' UNIT BREAKDOWN

NO.	BEDS	AREA	AREA (SF)
LEVEL 01			
A101	1-BED + DEN	66.49 m²	715.64 ft²
A102	STUDIO	45.91 m²	494.22 ft²
A103	2-BED	86.11 m²	926.92 ft²
A104	2-BED	88.15 m²	948.86 ft²
A105	2-BED	84.11 m²	905.36 ft²
A106	1-BED	57.69 m²	620.96 ft²
A107	1-BED + DEN	68.20 m²	734.08 ft²
A108	1-BED + DEN	68.51 m²	737.46 ft²
A109	1-BED + DEN	68.27 m²	734.80 ft²
A110	1-BED + DEN	68.33 m²	735.45 ft²
A111	1-BED + DEN	69.42 m²	747.18 ft²
A112	1-BED	53.57 m²	576.80 ft²
A113	1-BED	61.33 m²	660.16 ft²
A114	STUDIO	47.22 m²	508.25 ft²
A115	STUDIO	47.22 m²	508.29 ft²
A116	2-BED	79.21 m²	852.57 ft²
A117	2-BED	73.74 m²	793.77 ft²
A118	1-BED	55.39 m²	596.25 ft²

LEVEL 02			
A201	1-BED	57.63 m²	620.33 ft²
A202	1-BED	61.67 m²	663.84 ft²
A203	1-BED	54.91 m²	591.05 ft²
A204	2-BED	85.81 m²	923.69 ft²
A205	2-BED	88.12 m²	948.57 ft²
A206	2-BED	84.11 m²	905.36 ft²
A207	1-BED	57.69 m²	620.96 ft²
A208	1-BED + DEN	68.20 m²	734.08 ft²
A209	1-BED + DEN	68.51 m²	737.46 ft²
A210	1-BED + DEN	68.27 m²	734.80 ft²
A211	1-BED + DEN	68.33 m²	735.45 ft²
A212	1-BED + DEN	65.32 m²	703.07 ft²
A213	2-BED	77.64 m²	835.69 ft²
A214	2-BED	80.70 m²	868.69 ft²
A215	STUDIO	47.22 m²	508.25 ft²
A216	STUDIO	47.22 m²	508.29 ft²
A217	2-BED	79.21 m²	852.57 ft²
A218	2-BED	73.74 m²	793.77 ft²
A219	1-BED	52.66 m²	566.81 ft²

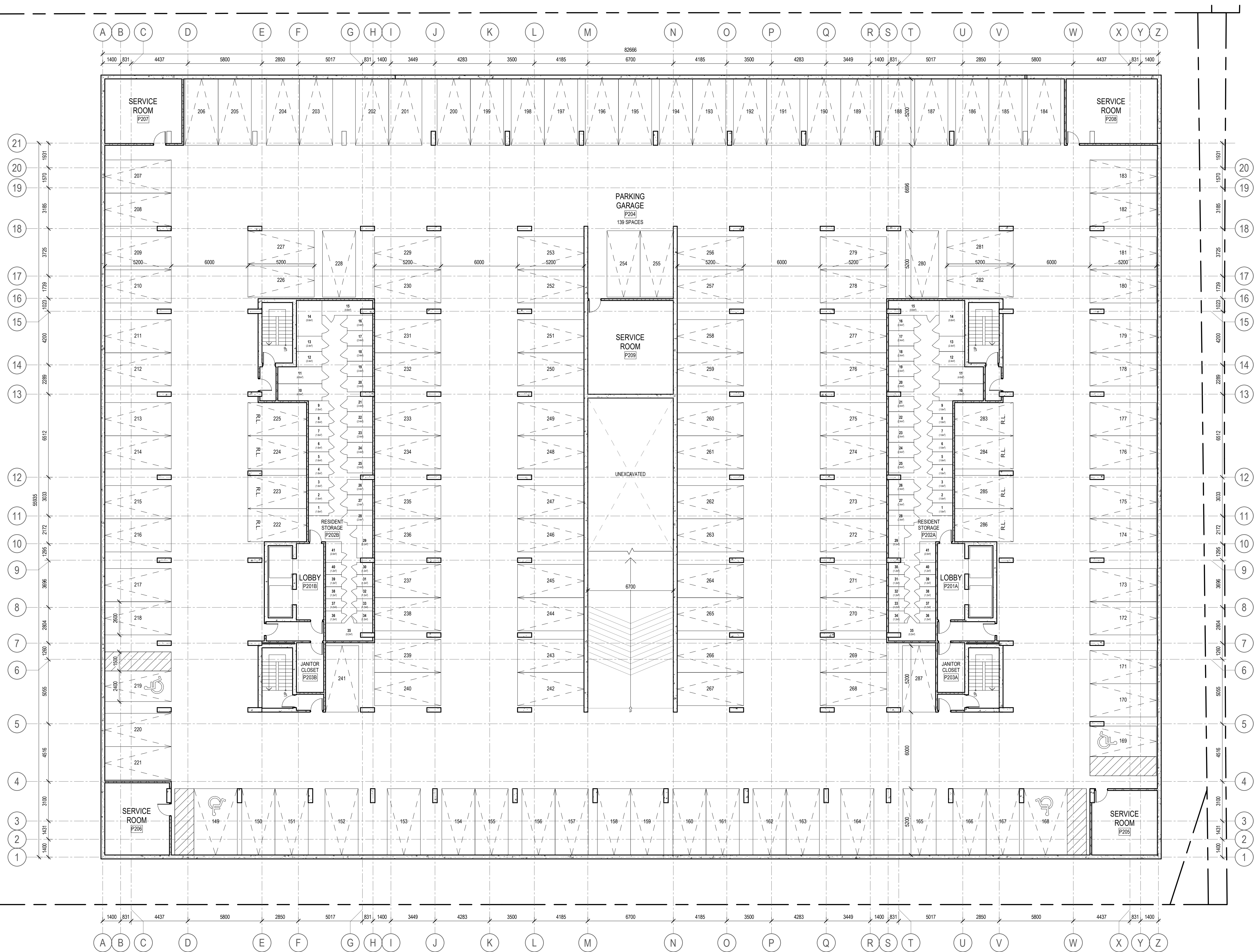
LEVEL 03			
A301	1-BED	52.10 m²	560.82 ft²
A302	1-BED	61.67 m²	663.84 ft²
A303	1-BED	54.91 m²	591.05 ft²
A304	2-BED	85.81 m²	923.69 ft²
A305	2-BED	88.12 m²	948.57 ft²
A306	2-BED	84.11 m²	905.36 ft²
A307	1-BED	57.69 m²	620.96 ft²
A308	1-BED + DEN	68.20 m²	734.08 ft²
A309	1-BED + DEN	68.51 m²	737.46 ft²
A310	1-BED + DEN	68.27 m²	734.80 ft²
A311	1-BED + DEN	68.33 m²	735.45 ft²
A312	1-BED + DEN	65.32 m²	703.07 ft²
A313	2-BED	83.86 m²	902.69 ft²
A314	2-BED	80.70 m²	868.69 ft²
A315	STUDIO	47.22 m²	508.25 ft²
A316	STUDIO	47.22 m²	508.29 ft²
A317	2-BED	79.21 m²	852.57 ft²
A318	2-BED	73.74 m²	793.77 ft²
A319	1-BED	52.75 m²	567.78 ft²

LEVEL 04			
A401	1-BED	52.10 m²	560.82 ft²
A402	1-BED	61.67 m²	663.84 ft²
A403	1-BED	54.91 m²	591.05 ft²
A404	2-BED	85.81 m²	923.69 ft²
A405	2-BED	88.12 m²	948.57 ft²
A406	2-BED	84.11 m²	905.36 ft²
A407	1-BED	57.69 m²	620.96 ft²
A408	1-BED + DEN	68.20 m²	734.08 ft²
A409	1-BED + DEN	68.51 m²	737.46 ft²
A410	1-BED + DEN	68.27 m²	734.80 ft²
A411	1-BED + DEN	68.33 m²	735.45 ft²
A412	1-BED + DEN	65.32 m²	703.07 ft²
A413	2-BED	83.86 m²	902.69 ft²
A414	2-BED	80.70 m²	868.69 ft²
A415	STUDIO	47.22 m²	508.25 ft²
A416	STUDIO	47.22 m²	508.29 ft²
A417	2-BED	79.21 m²	852.57 ft²
A418	2-BED	73.74 m²	793.77 ft²
A419	1-BED	52.75 m²	567.78 ft²

LEVEL 05			
A501	1-BED	52.84 m²	568.79 ft²
A502	1-BED	61.67 m²	663.84 ft²
A503	1-BED	54.91 m²	591.05 ft²
A504	2-BED	85.81 m²	923.69 ft²
A505	2-BED	88.12 m²	948.57 ft²
A506	2-BED	84.11 m²	905.36 ft²
A507	1-BED	57.69 m²	620.96 ft²
A508	1-BED + DEN	68.20 m²	734.08 ft²
A509	1-BED + DEN	68.51 m²	737.46 ft²
A510	1-BED + DEN	68.27 m²	734.80 ft²
A511	1-BED + DEN	68.33 m²	735.45 ft²
A512	1-BED + DEN	65.32 m²	703.07 ft²
A513	2-BED	83.86 m²	902.69 ft²
A514	2-BED	80.70 m²	868.69 ft²
A515	1-BED + DEN	68.79 m²	740.46 ft²
A516	2-BED + DEN	93.91 m²	1,010.84 ft²
A517	2-BED + DEN	101.02 m²	1,087.36 ft²

LEVEL 06			
A601	1-BED	52.84 m²	568.79 ft²
A602	1-BED	61.67 m²	663.84 ft²
A603	1-BED	54.91 m²	591.05 ft²
A604	2-BED	85.81 m²	923.69 ft²
A605	2-BED	88.12 m²	948.57 ft²
A606	2-BED	84.11 m²	905.36 ft²
A607	1-BED	57.69 m²	620.96 ft²
A608	1-BED + DEN	68.20 m²	734.08 ft²
A609	1-BED + DEN	68.51 m²	737.46 ft²
A610	1-BED + DEN	68.27 m²	734.80 ft²
A611	1-BED + DEN	68.33 m²	735.45 ft²
A612	1-BED + DEN	65.32 m²	703.07 ft²
A613	2-BED	83.86 m²	902.69 ft²
A614	2-BED	80.70 m²	868.69 ft²
A615	1-BED + DEN	68.79 m²	740.46 ft²
A616	2-BED + DEN	93.91 m²	1,010.84 ft²
A617	2-BED + DEN	101.02 m²	1,087.36 ft²





1 LEVEL P2 FLOOR PLAN  
A100 SCALE: 1 : 150

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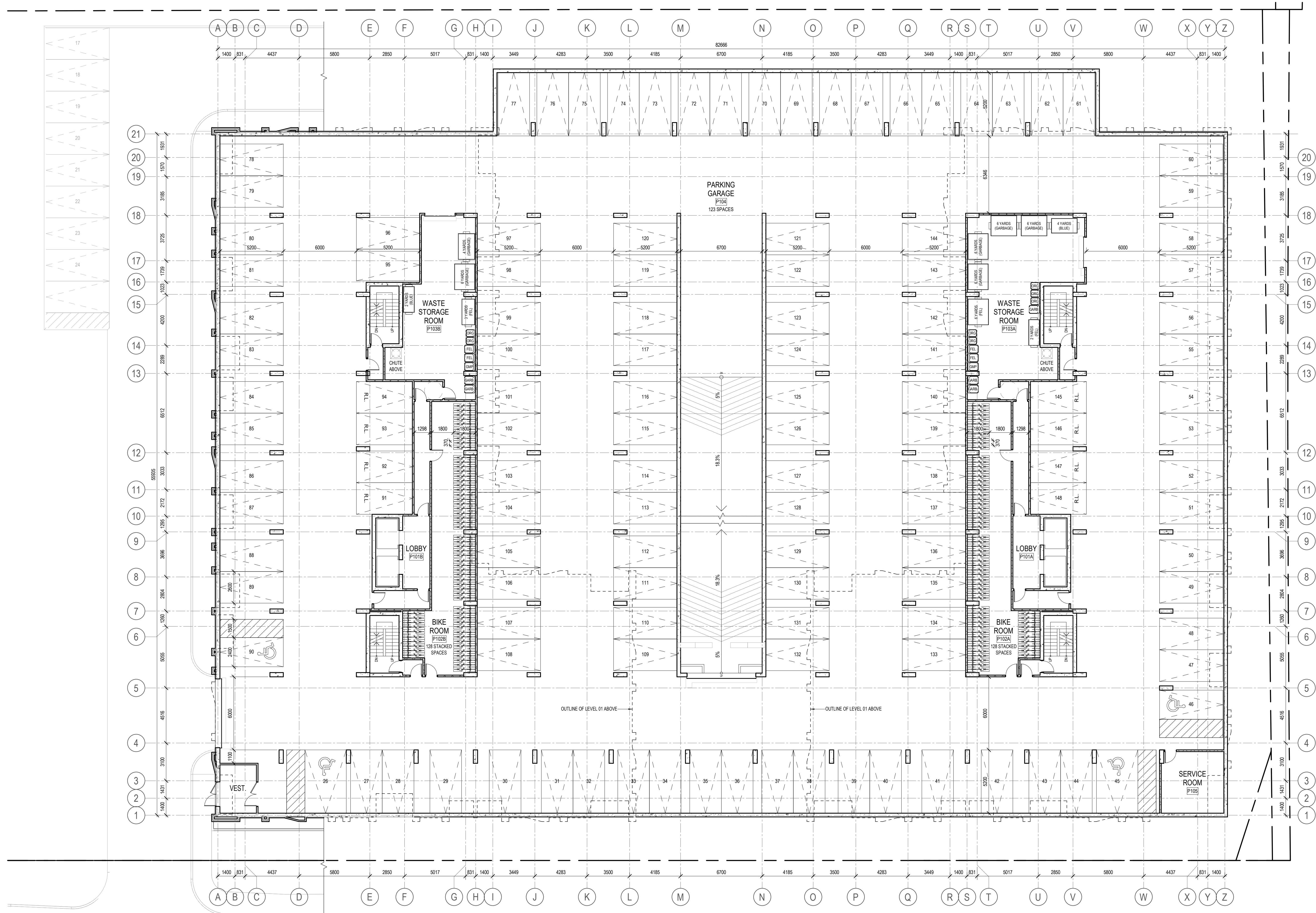
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2107	NOTED	BH	JH

LEVEL P2 FLOOR PLAN

A100





1 LEVEL P1 FLOOR PLAN  
A101 SCALE: 1 : 150

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LEVEL P1 FLOOR PLAN

A101



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1 LEVEL 01 FLOOR PLAN  
A102 SCALE: 1 : 150

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LEVEL 01 FLOOR PLAN

A102



1 LEVEL 02 FLOOR PLAN  
A103 SCALE: 1 : 150

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LEVEL 02 FLOOR PLAN

A103





1 LEVEL 02-04 FLOOR PLAN  
A104 SCALE: 1 : 150

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LEVEL 03-04 FLOOR PLAN

A104



1 LEVEL 05 FLOOR PLAN  
A105 SCALE: 1 : 150

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1765 MONTREAL RD

1765 Montreal Road  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2107	NOTED	BH	JH

LEVEL 05 FLOOR PLAN

A105





1 LEVEL 06 FLOOR PLAN  
A106 SCALE: 1 : 150

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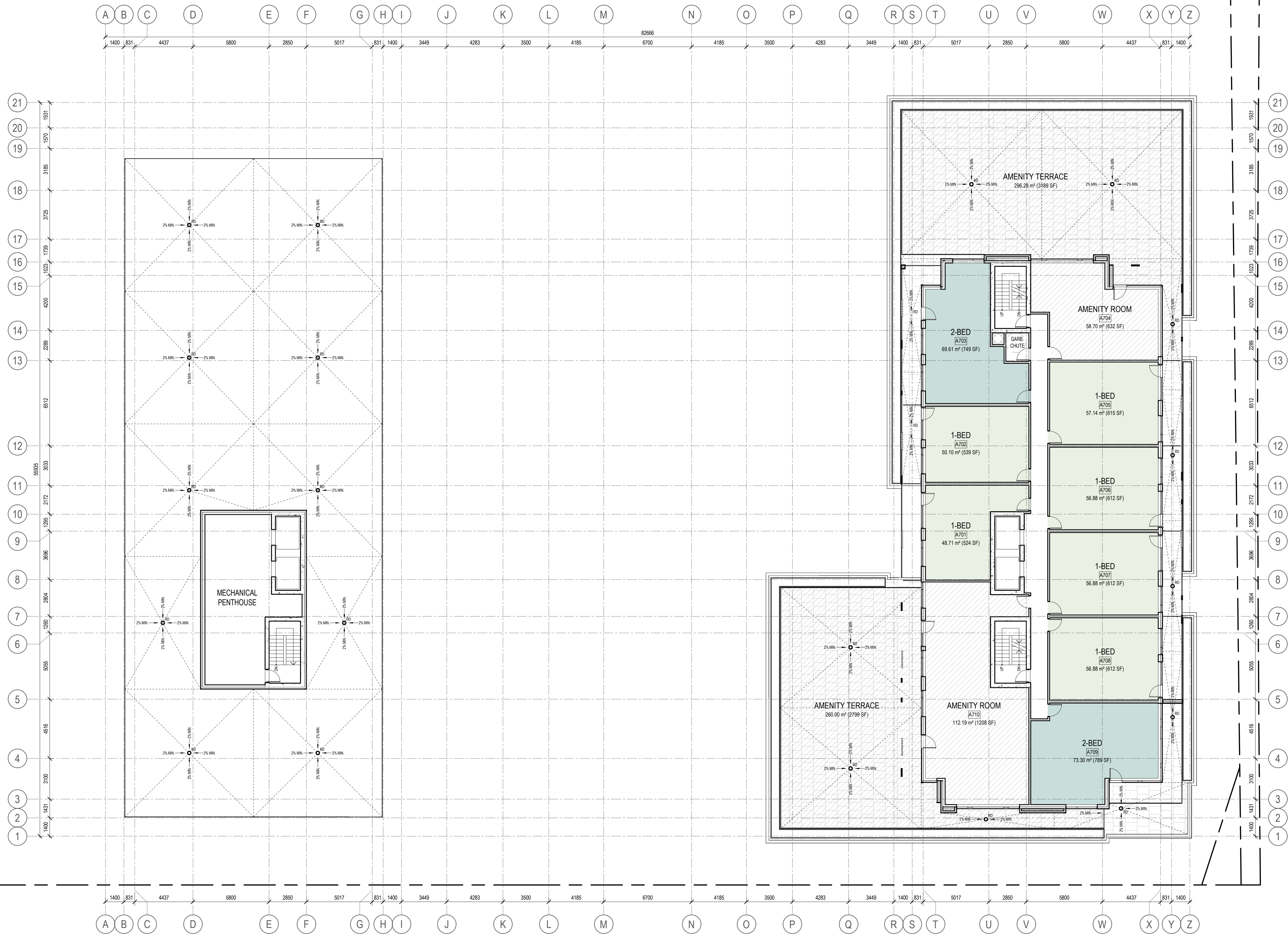
1765 Montreal Road  
Ottawa, ON

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2107	NOTED	BH	JH

LEVEL 06 FLOOR PLAN

A106



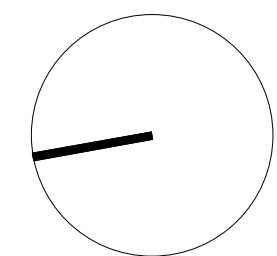


1 LEVEL 07 FLOOR PLAN  
A107 SCALE: 1 : 150

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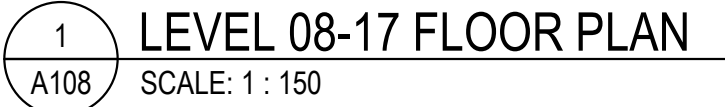
1765 Montreal Road  
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2107	NOTED	BH	JH

LEVEL 07 FLOOR PLAN

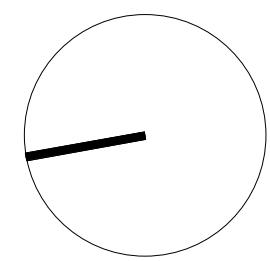
A107





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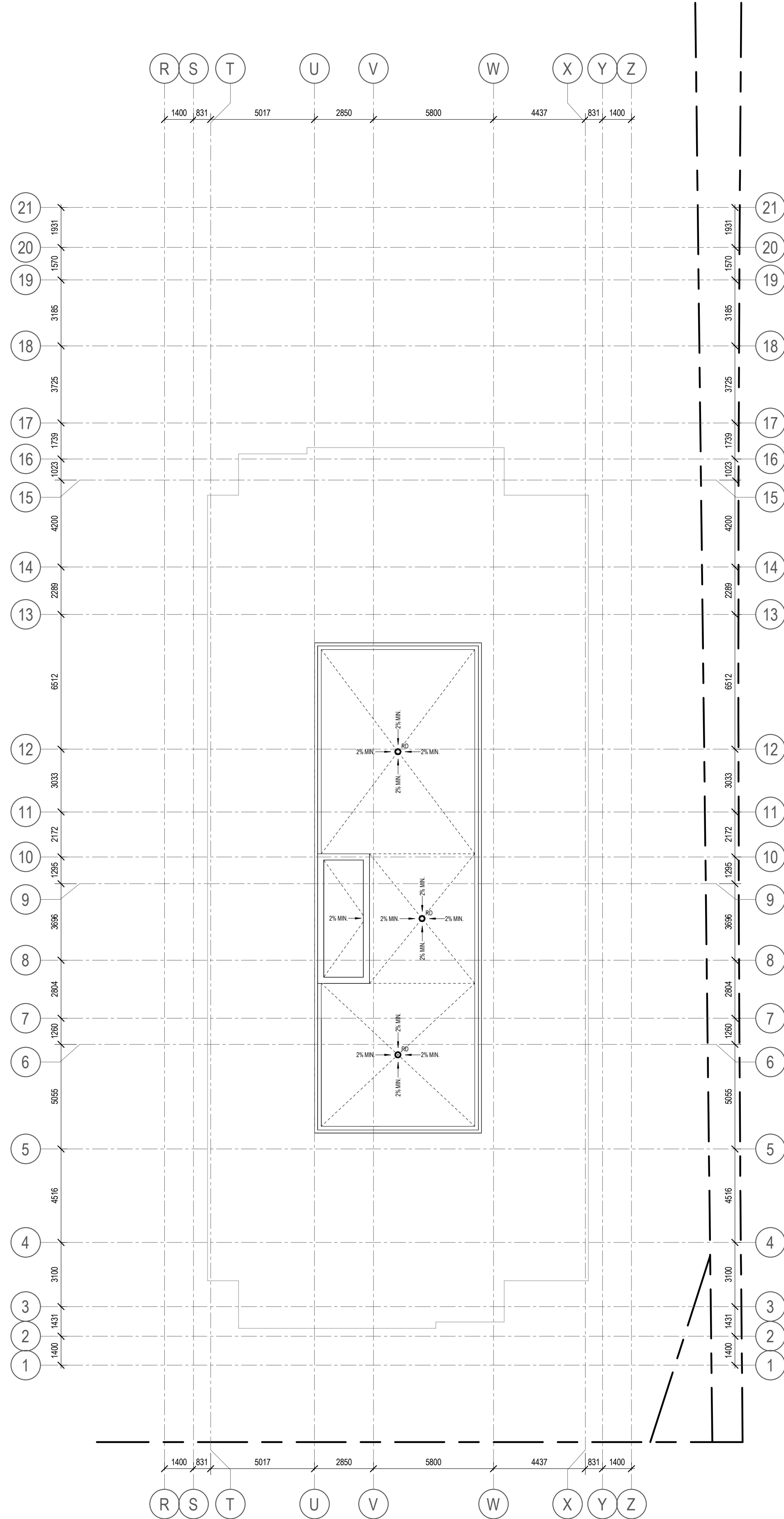
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2107	NOTED	BH	JH

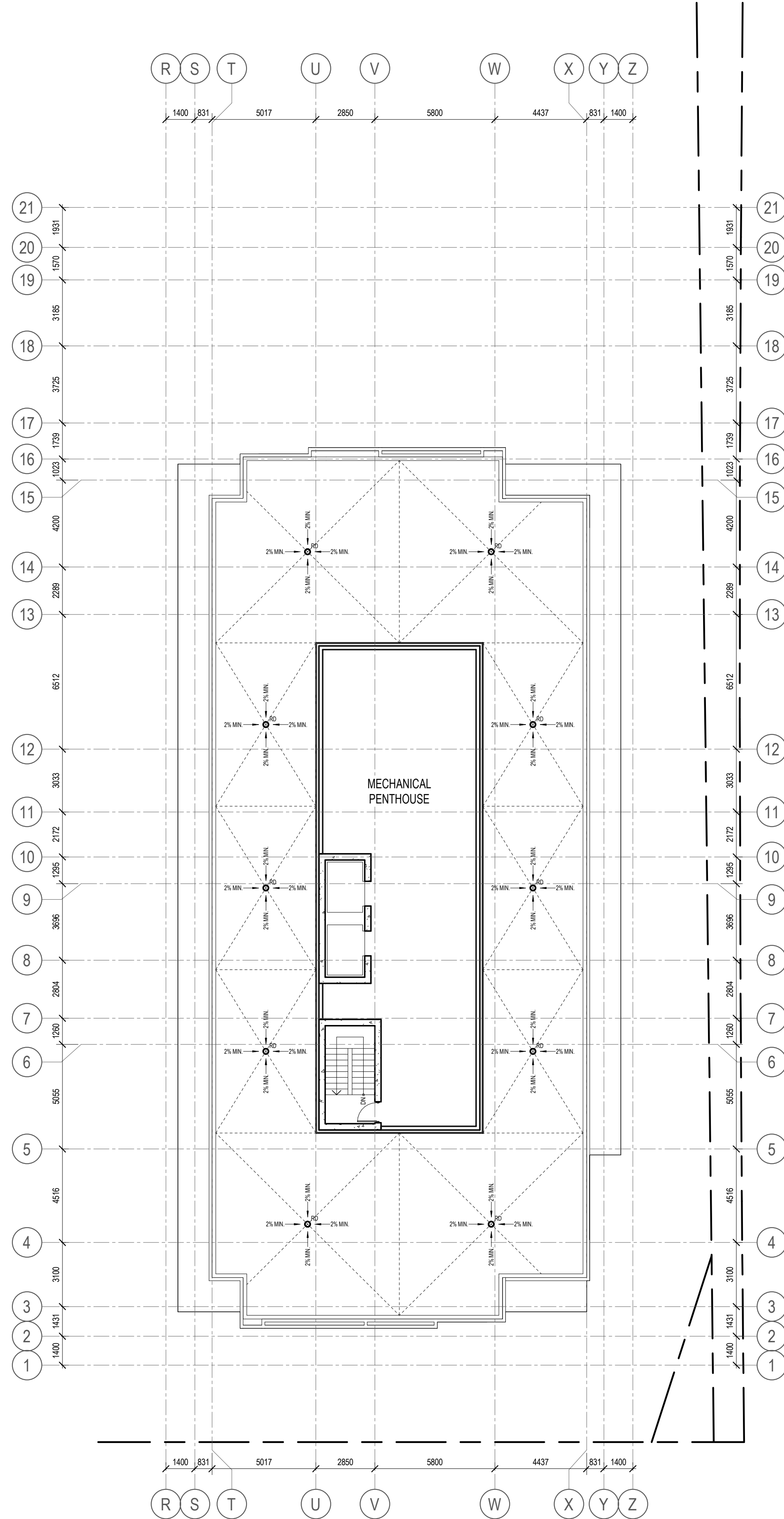
## LEVEL 08-17 FLOOR PLAN

# A108





2 ROOF PLAN - MECHANICAL PENTHOUSE  
A109 SCALE: 1 : 150

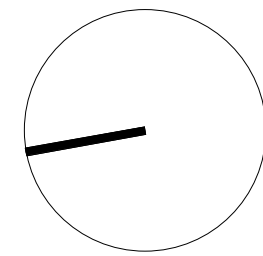


1 ROOF PLAN  
A109 SCALE: 1 : 150

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ROOF PLAN

A109



## CLADDING LEGEND:

- |  |   |                               |
|--|---|-------------------------------|
|  | 1 | STONE MASONRY<br>WHITE        |
|  | 2 | BRICK MASONRY<br>LIGHT GREY   |
|  | 3 | BRICK MASONRY<br>DARK GREY    |
|  | 4 | ALUMINUM PANEL<br>DARK GREY   |
|  | 5 | ALUMINUM PANEL<br>WHITE       |
|  | 6 | ALUMINUM PANEL<br>CEDAR PLANK |

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EAST ELEVATION

A200



## CLADDING LEGEND:

- |  |   |                               |
|--|---|-------------------------------|
|  | 1 | STONE MASONRY<br>WHITE        |
|  | 2 | BRICK MASONRY<br>LIGHT GREY   |
|  | 3 | BRICK MASONRY<br>DARK GREY    |
|  | 4 | ALUMINUM PANEL<br>DARK GREY   |
|  | 5 | ALUMINUM PANEL<br>WHITE       |
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2107	NOTED	BH	JH

WEST ELEVATION

A201

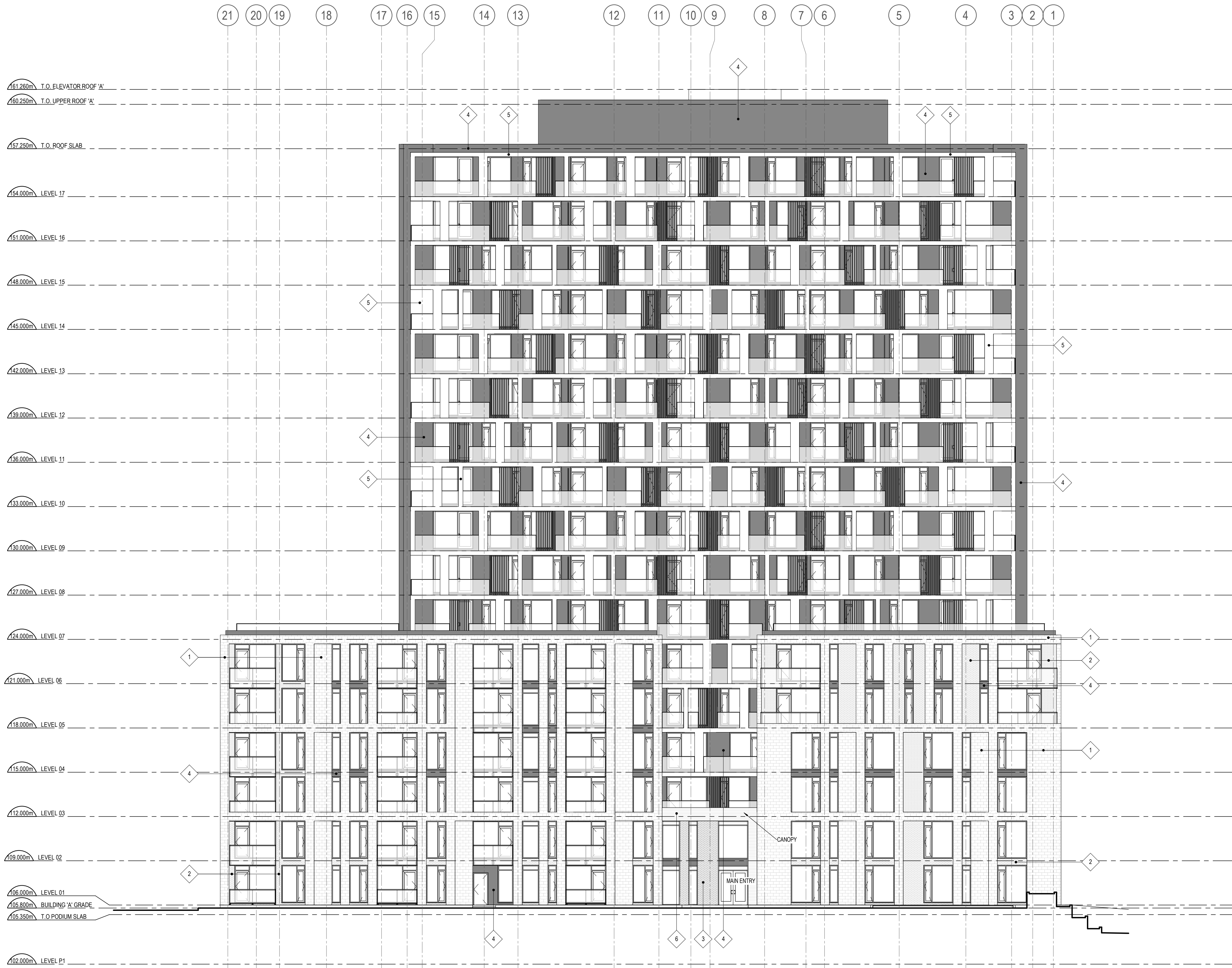


## CLADDING LEGEND:

- |  |   |                               |
|--|---|-------------------------------|
|  | 1 | STONE MASONRY<br>WHITE        |
|  | 2 | BRICK MASONRY<br>LIGHT GREY   |
|  | 3 | BRICK MASONRY<br>DARK GREY    |
|  | 4 | ALUMINUM PANEL<br>DARK GREY   |
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2107	NOTED	BH	JH

NORTH ELEVATION  
BUILDING 'A'

A202

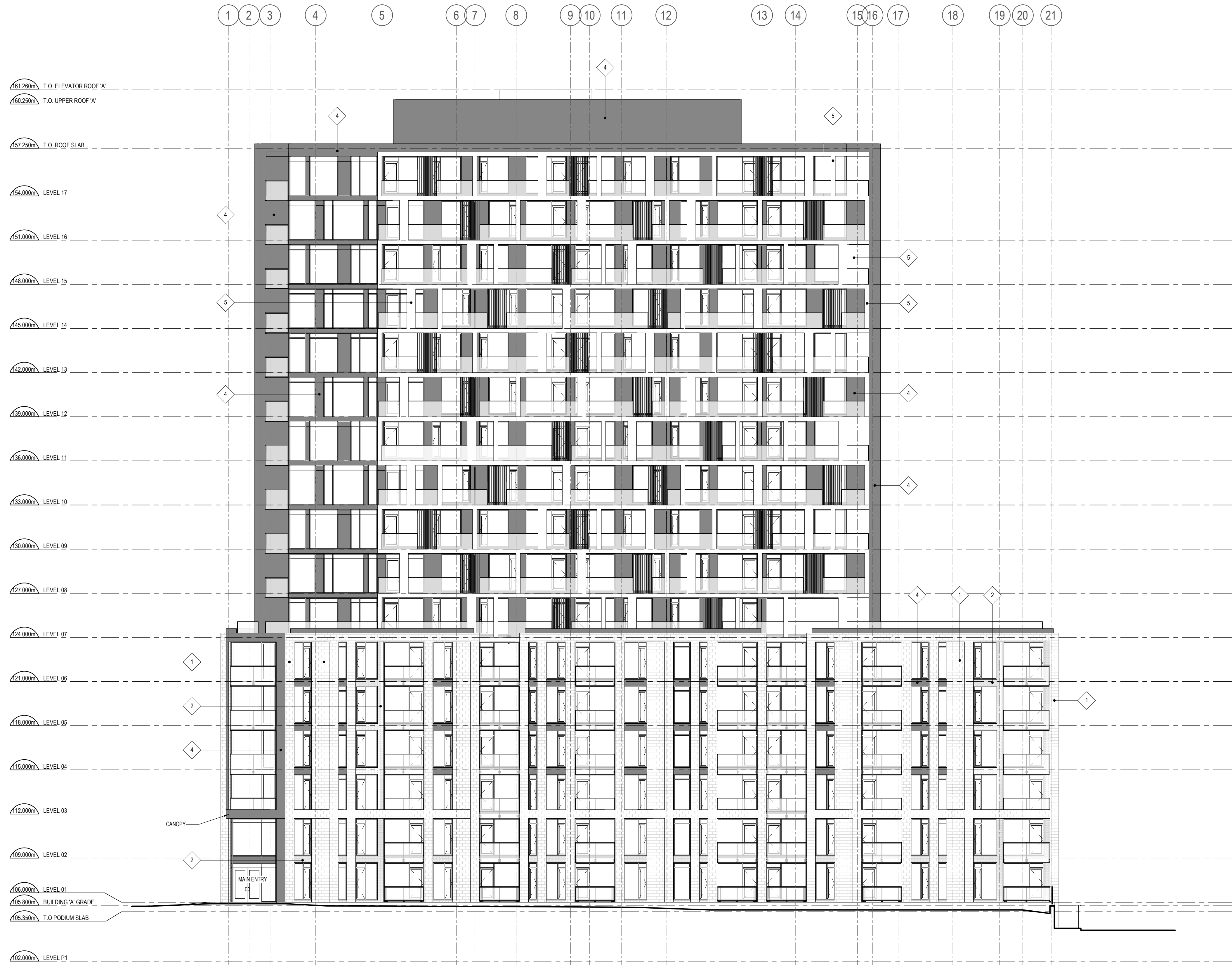


## CLADDING LEGEND:

- |  |   |                               |
|--|---|-------------------------------|
|  | 1 | STONE MASONRY<br>WHITE        |
|  | 2 | BRICK MASONRY<br>LIGHT GREY   |
|  | 3 | BRICK MASONRY<br>DARK GREY    |
|  | 4 | ALUMINUM PANEL<br>DARK GREY   |
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2107	NOTED	BH	JH

SOUTH ELEVATION  
BUILDING 'A'

A203



## CLADDING LEGEND:

- |  |   |                               |
|--|---|-------------------------------|
|  | 1 | STONE MASONRY<br>WHITE        |
|  | 2 | BRICK MASONRY<br>LIGHT GREY   |
|  | 3 | BRICK MASONRY<br>DARK GREY    |
|  | 4 | ALUMINUM PANEL<br>DARK GREY   |
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1 NORTH ELEVATION - BUILDING 'B'  
A204 SCALE: 1 : 150



2 SOUTH ELEVATION - BUILDING 'B'  
A204 SCALE: 1 : 150

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2107	NOTED	BH	JH

NORTH & SOUTH ELEVATIONS  
BUILDING 'B'

A204