

OCH - GEYSER PLACE

2025-05-01 | ISSUED FOR SPCA REVIEW



DRAWING LIST - TOWER		
NO.	SHEET NAME	REVISION
A000	TITLE	C
A100	SITE PLAN	C
A109	SITE PLAN - TOWNHOUSES	C
A300	SOUTHWEST ELEVATION	D
A301	EAST ELEVATIONS	D
A302	SOUTHEAST & NORTHWEST ELEVATIONS	D
A303	NORTHEAST ELEVATION	D

DRAWING LIST - TOWNHOUSES		
NO.	SHEET NAME	REVISION
A300-TH	ELEVATIONS	D



Lemay Michaud
81, rue Metcalfe, bureau 510, Ottawa ON K1P 6K7

LANDSCAPE
LASHLEY ASSOCIATES
LANDSCAPE ARCHITECTS INC.

MECHANICAL & ELECTRICAL
GWAL
General Water & Air Limited

CIVIL
egis

STRUCTURAL
GRIFFITH & ASSOCIATES
CONSULTANTS LTD. INC.

SECURITY
attain

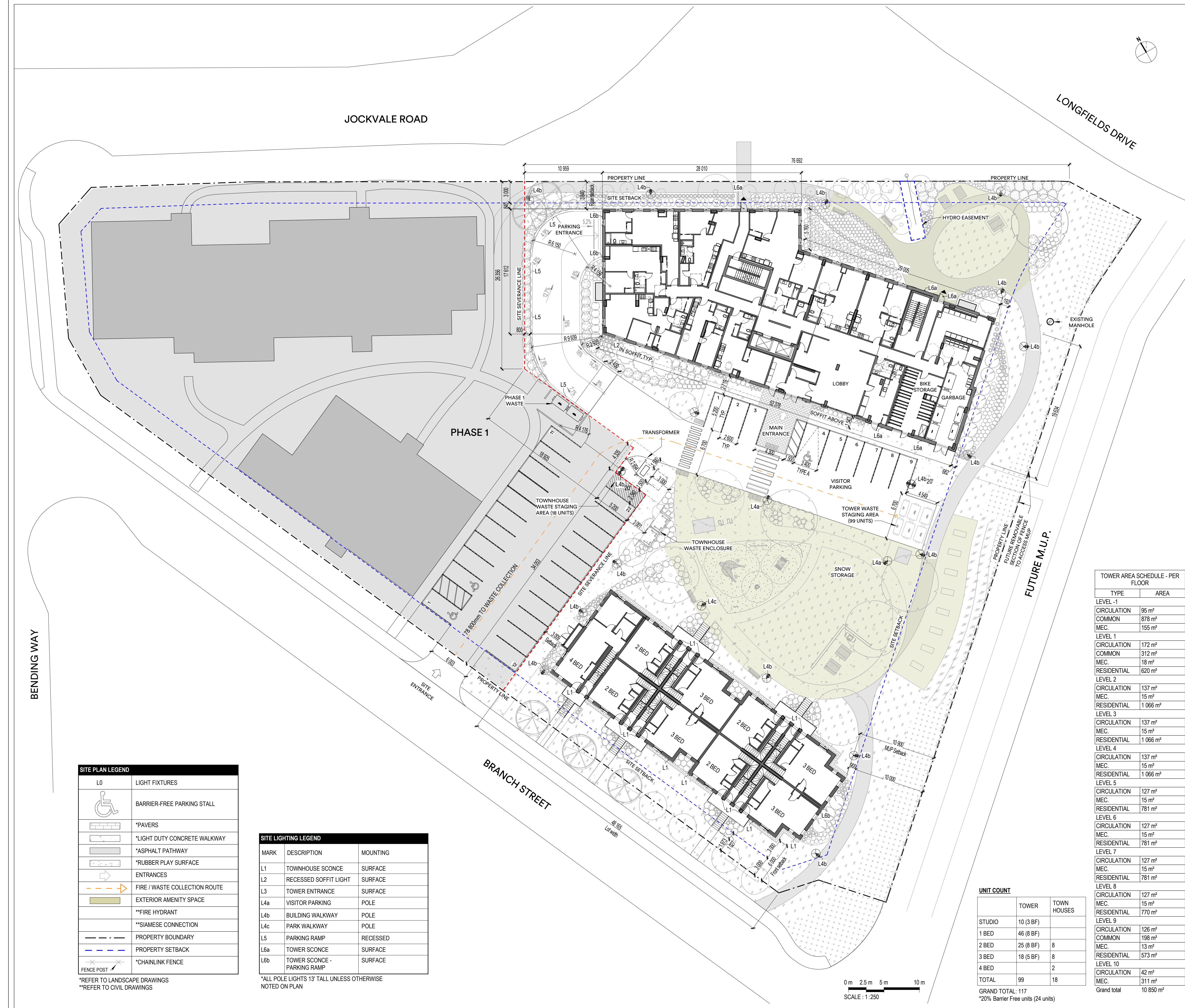
PASSIVE HOUSE / ENERGY MODELLING
Thorntom
Tomasetti

NOT FOR
CONSTRUCTION
DESIGN INTENT
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ONTARIO ASSOCIATION
OF
ARCHITECTS
JUDITH PARKAS
LICENCE
9146

PROJECT
OCH - GEYSER PLACE
124724B
3380 Jockvale Road,
Ottawa, ON

2025-05-01 | ISSUED FOR SPCA REVIEW



CONSTRUCTION NOTES

GENERAL NOTES - SITE PLAN

A.

PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY __ PREPARED BY CIVIL ENGINEER, EGIS.

B.

SERVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL SERVICES, GRADING, TREE LOCATIONS, AND STORM WATER MANAGEMENT

C.

REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION REGARDING PEDESTRIAN PAVING, TREES, PLANTED AREAS, STREET FURNITURE, WASTE MANAGEMENT ENCLOSURE, AND EXTERIOR BICYCLE PARKING.

D.

REFER TO ELEC. DRAWINGS FOR LIGHTING SPECIFICATIONS

E.

MAINTENANCE STAFF WILL MOVE THE ROLLING BINS FROM THE STORAGE AREA TO THE STAGING AREA.

ZONING COMPLIANCE TABLE & PROJECT INFORMATION

PROJECT: OCH - GEYSER PLACE

ADDRESS: 3380 JOCKVALE RD

ZONING: R4Z(2465)

PROPERTY IDENTIFICATION NUMBER: PART OF LOT 13, CONCESSION 2 (RIDEAU FRONT) PLAN 4R-34672

PROPERTY USE	REQUIRED	PROVIDED
PLANNED UNIT DEVELOPMENT; STACKED DWELLING	STACKED DWELLING; MID-RISE APARTMENT	

LOT WIDTH	18 m	48.165 m
LOT AREA	1,400 m²	5,967 m²

PROPERTY SETBACKS

FRONT YARD MIN.	3 m	3 m
FRONT YARD MAX.	5 m	6 m
INTERIOR SIDE YARD	3 m	3 m
REAR YARD	3 m	3 m

TOTAL % LANDSCAPED AREA (30%)

30%	43.8%
-----	-------

% OF LANDSCAPING IN PARKING LOT

15	41%
----	-----

AMENITY AREA

ALL AMENITY SPACE PROVIDED IS COMMUNAL AND EXCEEDS 54 m²	6 m² / DWELLING	1141 m² EXT.
		193 m² INT.
	702 m² TOTAL	1334 m² TOTAL

GFA / FLOOR

MID-RISE APARTMENT

LEVEL 1	1 121 m²
LEVEL 2-4	1218 m² x 3 = 3 654 m²
LEVEL 5-7	923 m² x 3 = 2 769 m²
LEVEL 8	913 m²
LEVEL 9	911 m²
	9 368 m² TOTAL GFA

STACKED TOWNHOMES

LEVEL 1-3	590 m² x 3
	1 770 m² TOTAL GFA

VEHICLE PARKING REQUIREMENTS

VISITOR	8 STANDARD
	1 AODA TYPE A
0.2 x 117 UNITS = 23.9	9 TOTAL
RESIDENTIAL (4 E.V. STALLS IN INTERIOR PARKING LEVEL)	1 AODA TYPE A
	4 COMPACT CAR
0.5 x 117 UNITS = 59	21 TOTAL
TOTAL PARKING SPACES (INCL. BARRIER FREE)	83 GRAND TOTAL
	30 GRAND TOTAL

BIKE PARKING REQUIREMENTS

RESIDENTIAL	0.5 / DWELING UNIT	53 INDOOR
		6 EXTERIOR
0.5 x 117 UNITS = 59		59 TOTAL

WASTE COLLECTION

TOWER: 99 UNITS		
GARBAGE	0.110 YARDS / UNIT = 12 YARDS	12 YARDS
RECYCLING - FIBER	0.038 YARDS / UNIT (INCL. FIBER) = 4 YARDS	2 YARDS
RECYCLING - GLASS		2 YARDS
ORGANICS	240 L / 50 UNITS = 3 - 240L BINS	3 - 240L BINS
TOWNHOUSES: 18 UNITS		
GARBAGE	0.231 YARDS / UNIT = 4 YARDS	
RECYCLING - FIBER	360 L CART / 6 UNITS = 3 - 360L BINS	
RECYCLING - GLASS	360 L CART / 6 UNITS = 3 - 360L BINS	
ORGANICS	240 L / 50 UNITS = 1 - 240L BIN	

TOWER AREA SCHEDULE - PER FLOOR

TYPE	AREA
LEVEL -1	
CIRCULATION	95 m²
COMMON	878 m²
MEC.	155 m²
LEVEL 1	
CIRCULATION	172 m²
COMMON	312 m²
MEC.	18 m²
RESIDENTIAL	620 m²
LEVEL 2	
CIRCULATION	137 m²
MEC.	15 m²
RESIDENTIAL	1 066 m²
LEVEL 3	
CIRCULATION	137 m²
MEC.	15 m²
RESIDENTIAL	1 066 m²
LEVEL 4	
CIRCULATION	137 m²
MEC.	15 m²
RESIDENTIAL	1 066 m²
LEVEL 5	
CIRCULATION	127 m²
MEC.	15 m²
RESIDENTIAL	781 m²
LEVEL 6	
CIRCULATION	127 m²
MEC.	15 m²
RESIDENTIAL	781 m²
LEVEL 7	
CIRCULATION	127 m²
MEC.	15 m²
RESIDENTIAL	781 m²
LEVEL 8	
CIRCULATION	127 m²
MEC.	15 m²
RESIDENTIAL	770 m²
LEVEL 9	
CIRCULATION	126 m²
COMMON	198 m²
MEC.	13 m²
RESIDENTIAL	573 m²
LEVEL 10	
CIRCULATION	42 m²
MEC.	311 m²
Grand total	10 850 m²

UNIT COUNT

	TOWER	TOWN HOUSES
STUDIO	10 (3 BF)	
1 BED	46 (8 BF)	
2 BED	25 (8 BF)	8
3 BED	18 (5 BF)	8
4 BED		2
TOTAL	99	18
GRAND TOTAL: 117		
*20% Barrier Free units (24 units)		

81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

PROJECT: OCH - GEYSER PLACE

3380 Jockvale Road, Ottawa, ON

CLIENT: OTTAWA COMMUNITY HOUSING

39 Auriga Drive Ottawa, ON K2E 7Y8

CONSULTANTS: STRUCTURAL: CUNLIFFE & ASSOCIATES; CIVIL: egis; MECHANICAL & ELECTRICAL: GWAL; LANDSCAPE: LASHLEY-ASSOCIATES; PASSIVE HOUSE / ENERGY MODELLING: Thornton Tomasetti; footprint; SECURITY: attain

NOTES: The contractor must verify all dimensions and communicate any discrepancies with the architect before carrying out the work. This document remains the property of «LEMAYMICHAUD Architecture Design » and should be used only for the specific use which it is intended.

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ONTARIO ASSOCIATION OF ARCHITECTS

DRAWN BY: JF; VERIFIED BY: AS; LICENCE: 9146; APPROVED BY: JF

TEAM: NO. DATE DESCRIPTION

PRINTS/REVISIONS: A 2025-02-20 ISSUED FOR COORDINATION; B 2025-03-21 ISSUED FOR 50% DD COORDINATION; C 2025-05-01 ISSUED FOR SPCA REVIEW

KEY PLAN:

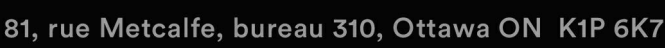
DISCIPLINE: ARCHITECTURE

DRAWING: SITE PLAN

SCALE: 250

PROJECT: 124724B

PAGE: A100



PROJ 3380 Jockvale Road
Ottawa, ON

39 Auriga Drive
Ottawa, ON
K2E 7Y8



CONSULTANTS

STRUCTURAL

CUNLIFFE

CONSULTANTS

CIVIL



MECHANICAL & ELECTRICAL

GWAL
Goodway, Woodmark & Associates Ltd.

LANDSCAPE

LASHLEY+ASSOCIATES
LANDSCAPE ARCHITECTURE AND SITE ENGINEERING

PASSIVE HOUSE / ENERGY MODELLING

**Thornton
Tomasetti**

Footprint

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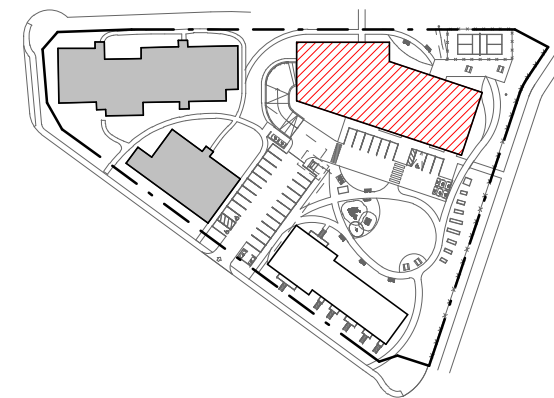
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KEY PLAN



DISCIPLINE

ARCHITECTURE

DRAWING

ING EAST ELEVATIONS

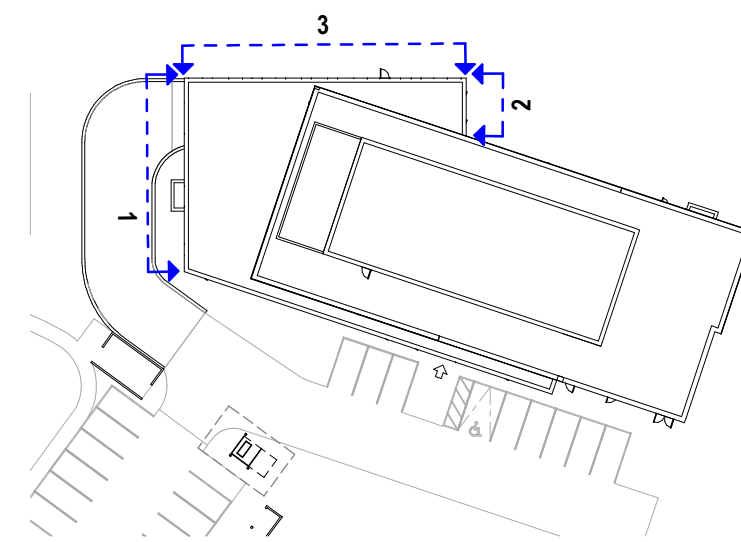
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PROJECT

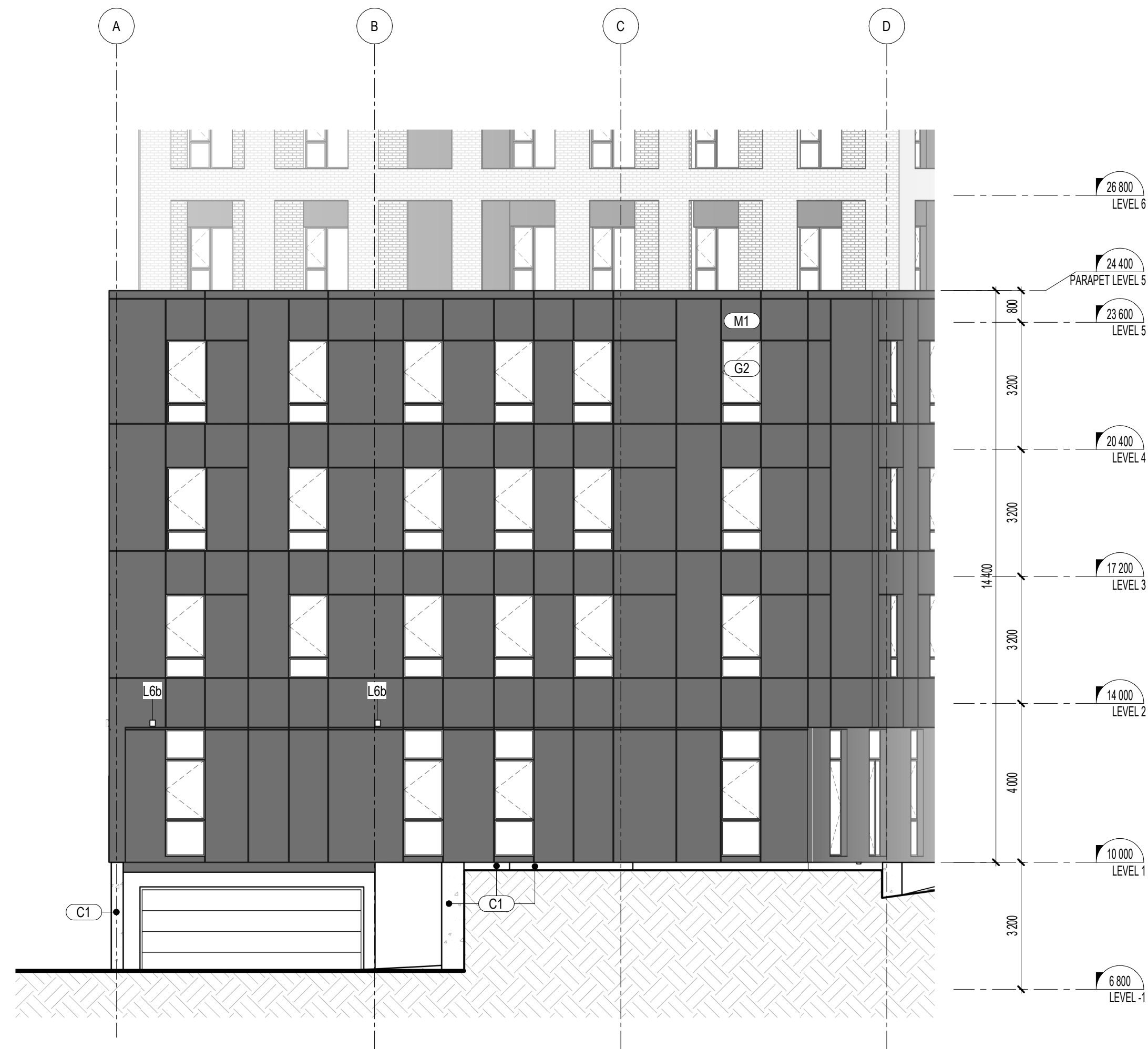
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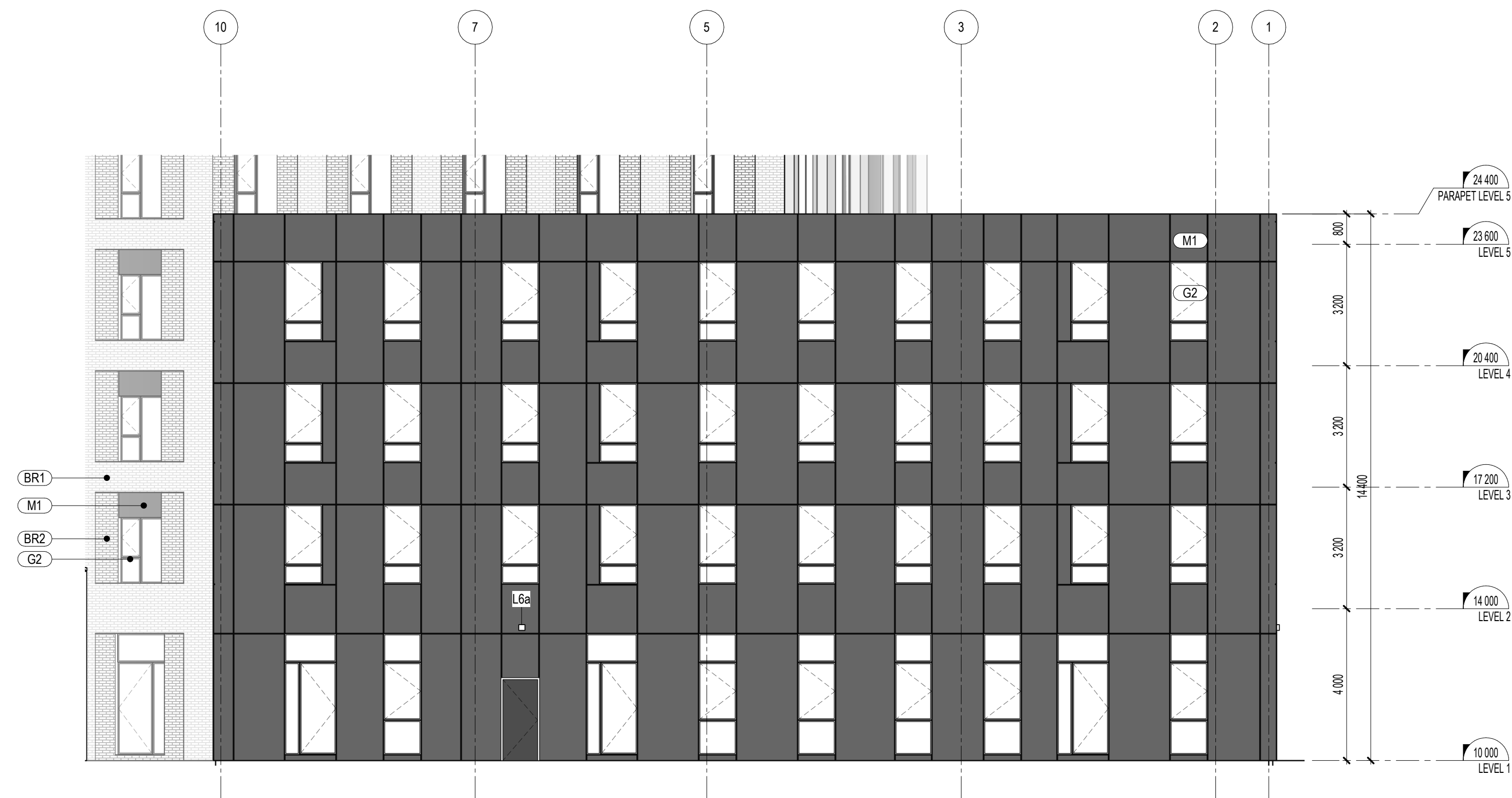


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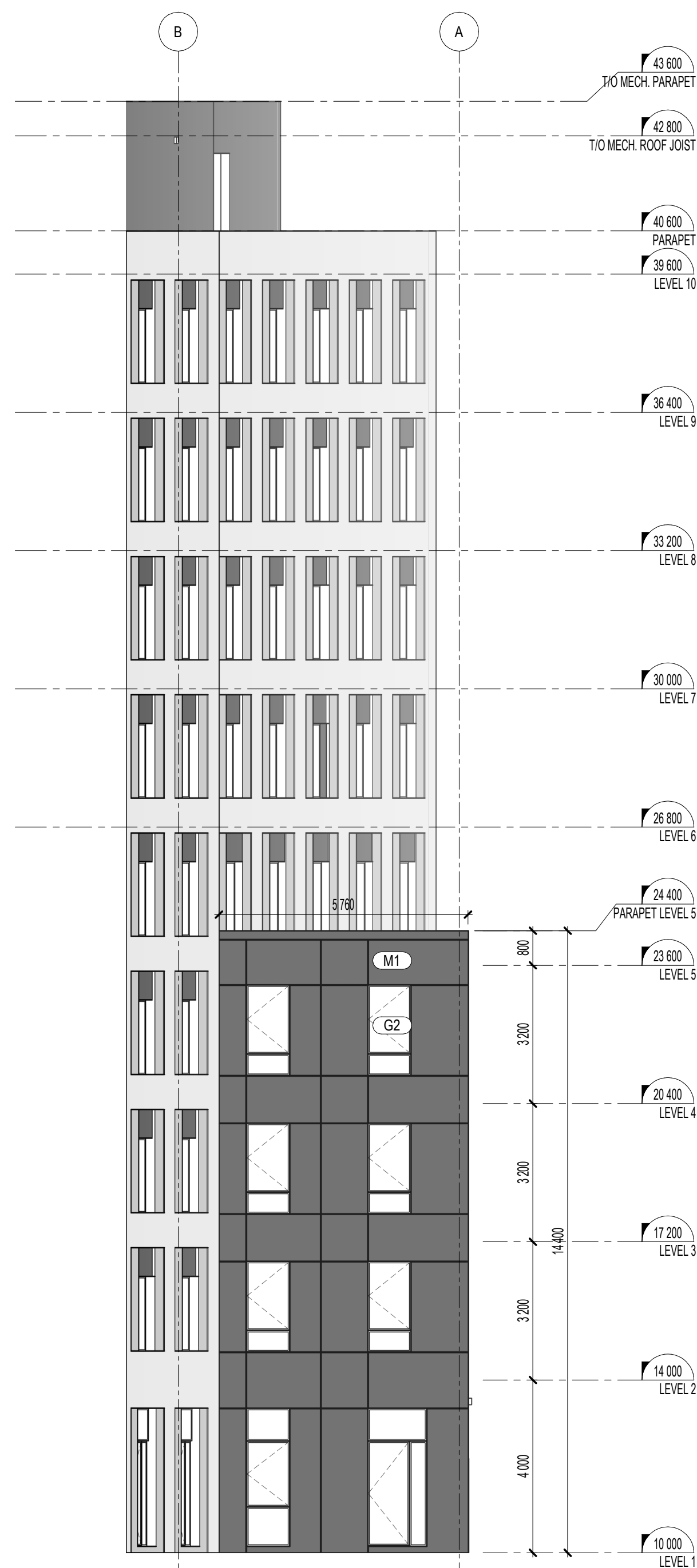
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A101

EXTERIOR ELEVATION
WEST ELEVATION - LEVEL -1 - 4
SCALE: 1 : 100

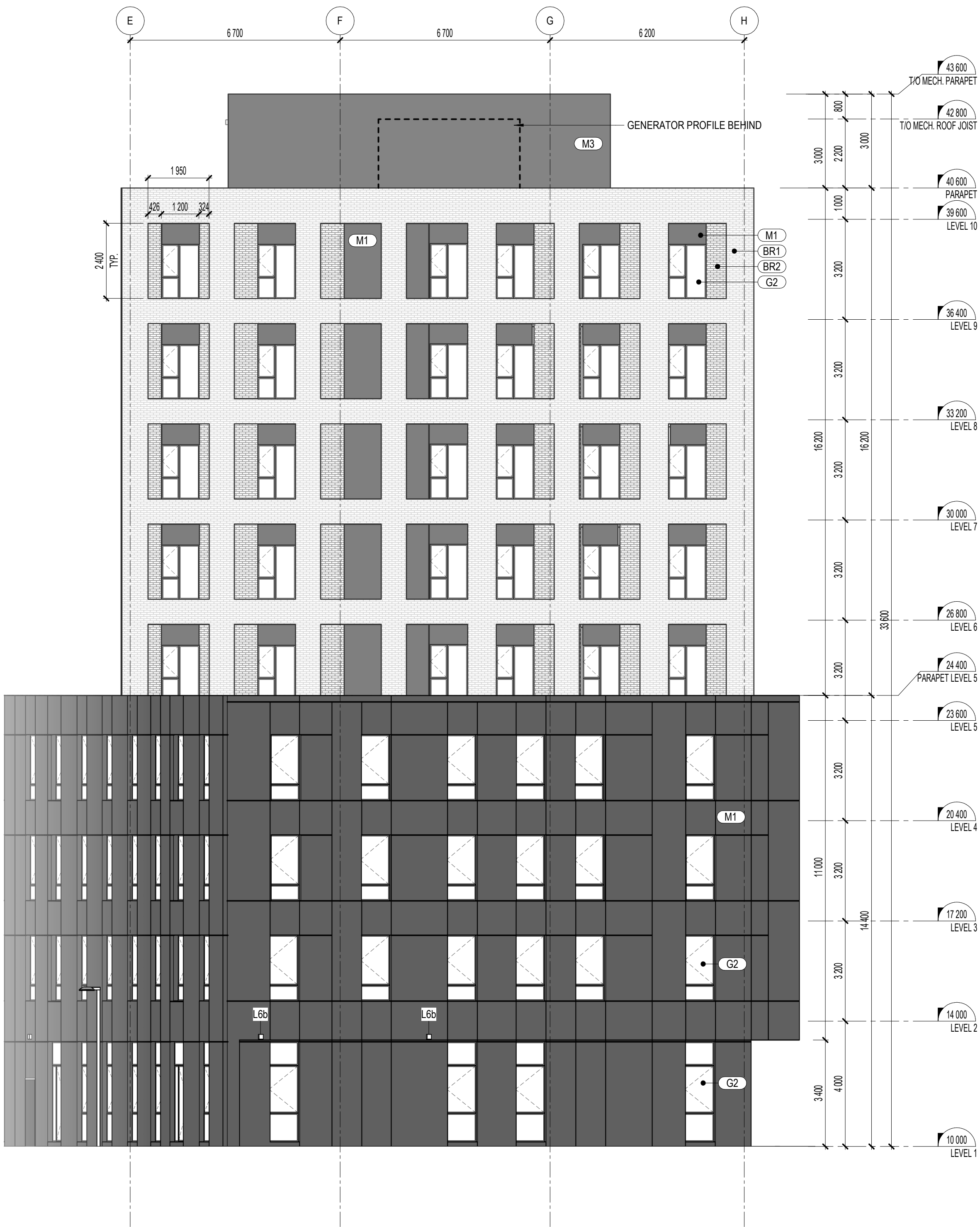


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A102

EXTERIOR ELEVATION
NORTH ELEVATION
SCALE: 1 : 100



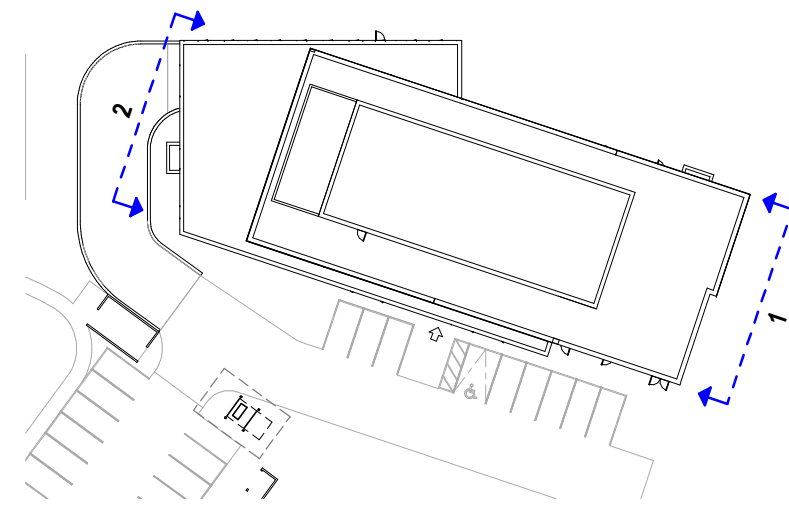
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00 A06 EXTERIOR ELEVATION
EAST ELEVATION
SCALE: 1 : 100



2
A102
EXTERIOR ELEVATION
NORTHWEST ELEVATION
SCALE: 1:100



3
A102
EXTERIOR ELEVATION
SOUTHEAST ELEVATION
SCALE: 1:100



KEY PLAN - TOWER NORTHWEST/ SOUTHEAST ELEVATIONS
SCALE: 1:750

CONSTRUCTION NOTES

- GENERAL NOTES**
- A. REFER TO ELEC. DRAWINGS FOR LIGHTING SPECIFICATIONS
- B. REFER TO SITE PLAN & CIVIL ENGINEERING DRAWINGS FOR EXTERIOR GRADE LEVELS

- EXTERIOR FINISH LEGEND:**
- (BR1) BRICK, MODULAR - WARM LIGHT GREY
MORTAR COLOR TO BE CONFIRMED BY ARCHITECT
- (BR2) BRICK, MODULAR - WARM MEDIUM GREY
MORTAR COLOR TO BE CONFIRMED BY ARCHITECT
- (M1) ALUMINUM PANEL - CHARCOAL GREY
- (M2) METAL SIDING - CHARCOAL GREY
- (M3) METAL PRIVACY SCREEN - CHARCOAL GREY
- (M4) PAINTED METAL - BLACK RAL 7021
- (C1) CONCRETE FOUNDATION WALL
- (G1) TRIPLE GLAZED CLEAR GLASS FOR CURTAIN WALLS, CHARCOAL FRAMES
- (G2) TRIPLE GLAZED THERMAL CLEAR GLASS, CHARCOAL FRAMES

SITE LIGHTING LEGEND		
MARK	DESCRIPTION	MOUNTING
L1	TOWNHOUSE SCONCE	SURFACE
L2	RECESSED SOFFIT LIGHT	SURFACE
L3	TOWER ENTRANCE	SURFACE
L4a	VISITOR PARKING	POLE
L4b	BUILDING WALKWAY	POLE
L4c	PARK WALKWAY	POLE
L5	PARKING RAMP	RECESSED
L6a	TOWER SCONCE	SURFACE
L6b	TOWER SCONCE - PARKING RAMP	SURFACE

*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN

LemayMichaud
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CONSULTING ENGINEERS

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LANDSCAPE LASHLEY-ASSOCIATES
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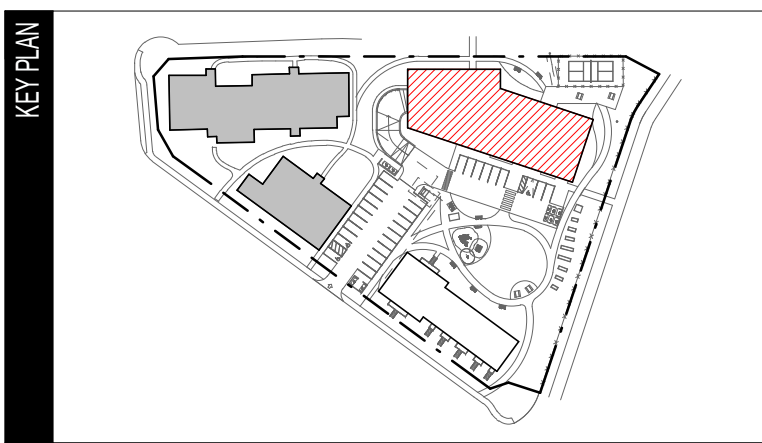
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Licence: 9146

APPROVED BY: [Signature]
Approbateur:

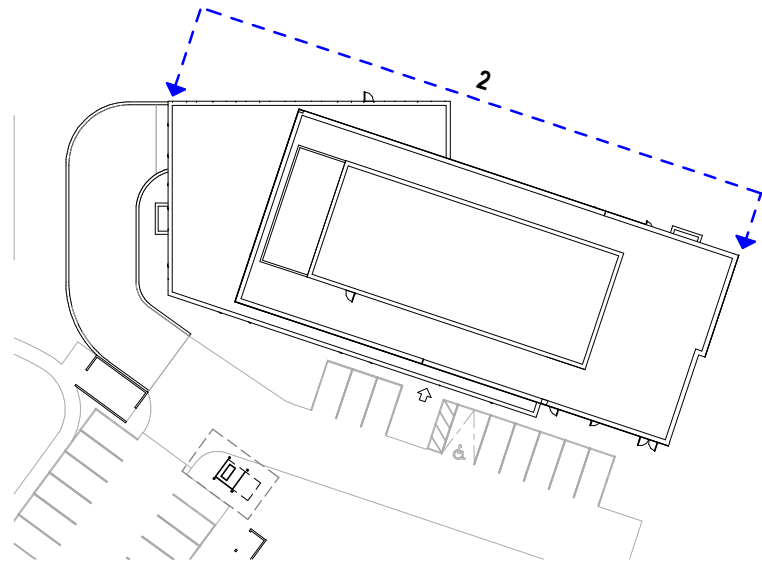
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DISCIPLINE ARCHITECTURE

DRAWING SOUTHEAST & NORTHWEST ELEVATIONS
SCALE:

PROJECT 124724B
PAGE A302



KEY PLAN - TOWER NORTHEAST ELEVATION
SCALE: 1 : 750



CONSTRUCTION NOTES

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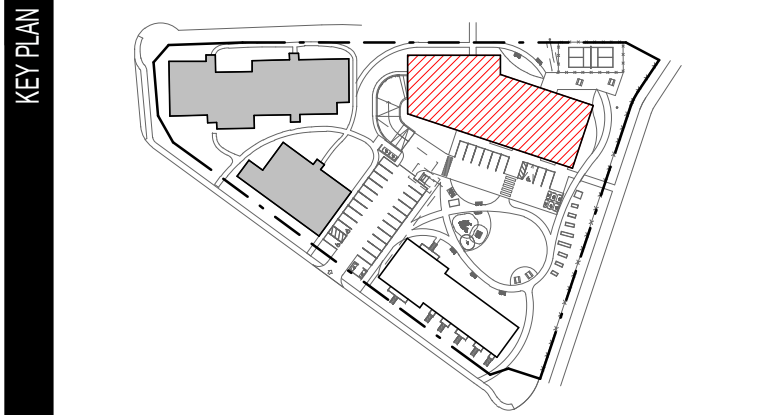
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WITH FARKAS LICENCE 9146
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Auteur: 9146 Vérificateur: Approbateur

PRINTS/REVISIONS

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DISCIPLINE ARCHITECTURE

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SCALE:

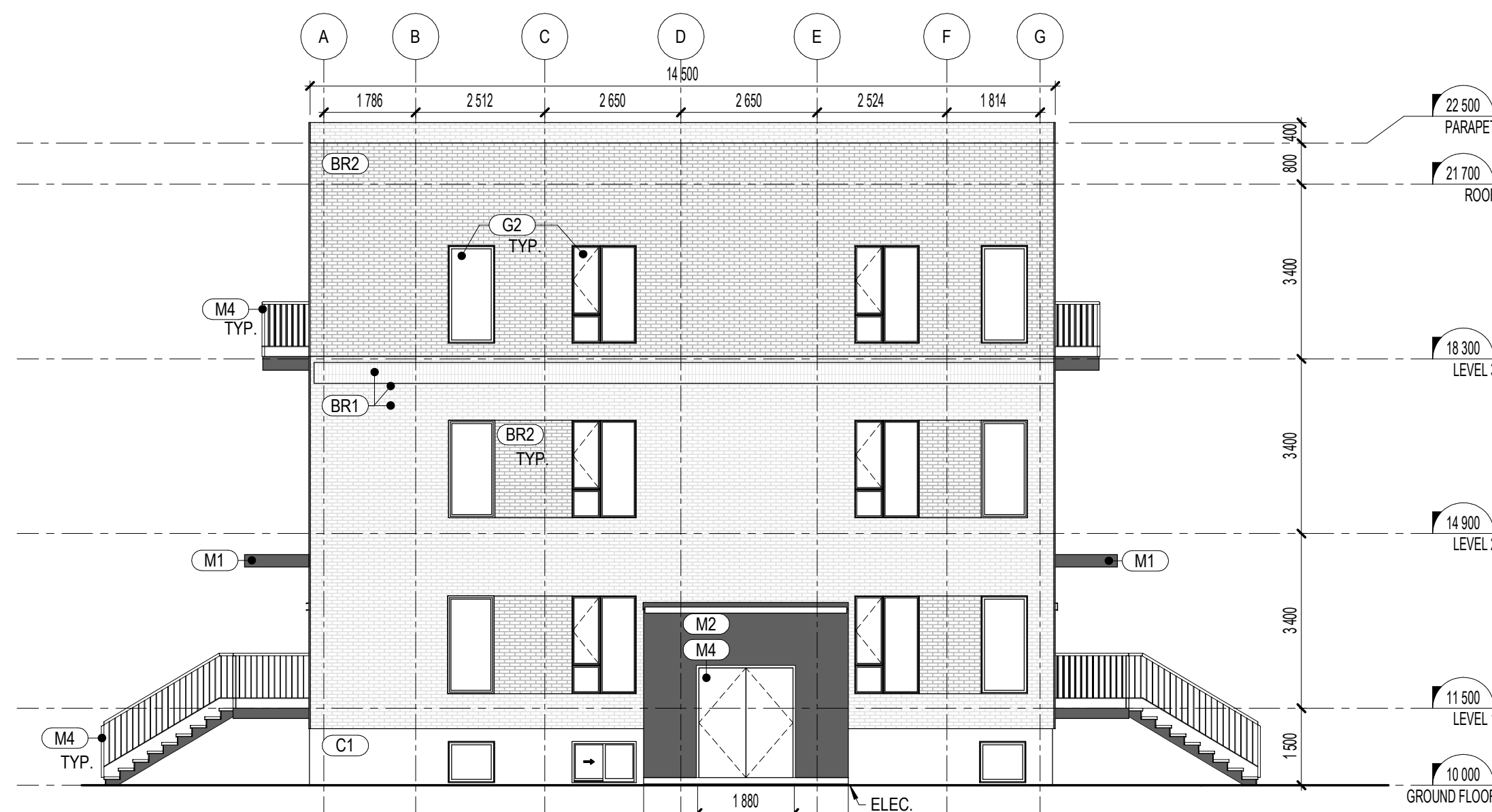
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PAGE A303



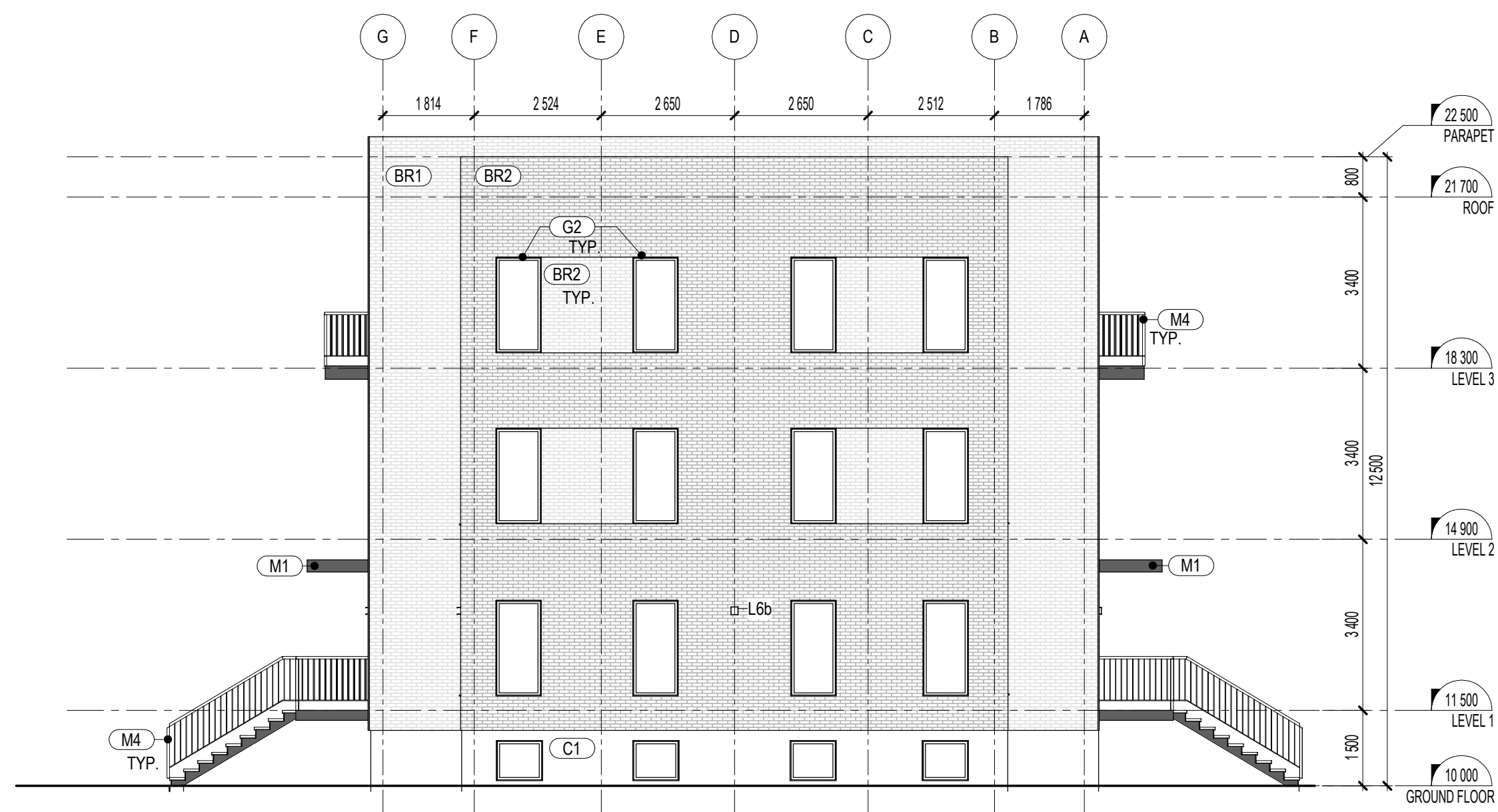
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EXTERIOR ELEVATION
TOWNHOUSE SOUTH ELEVATION
A101-TH SCALE: 1 : 100



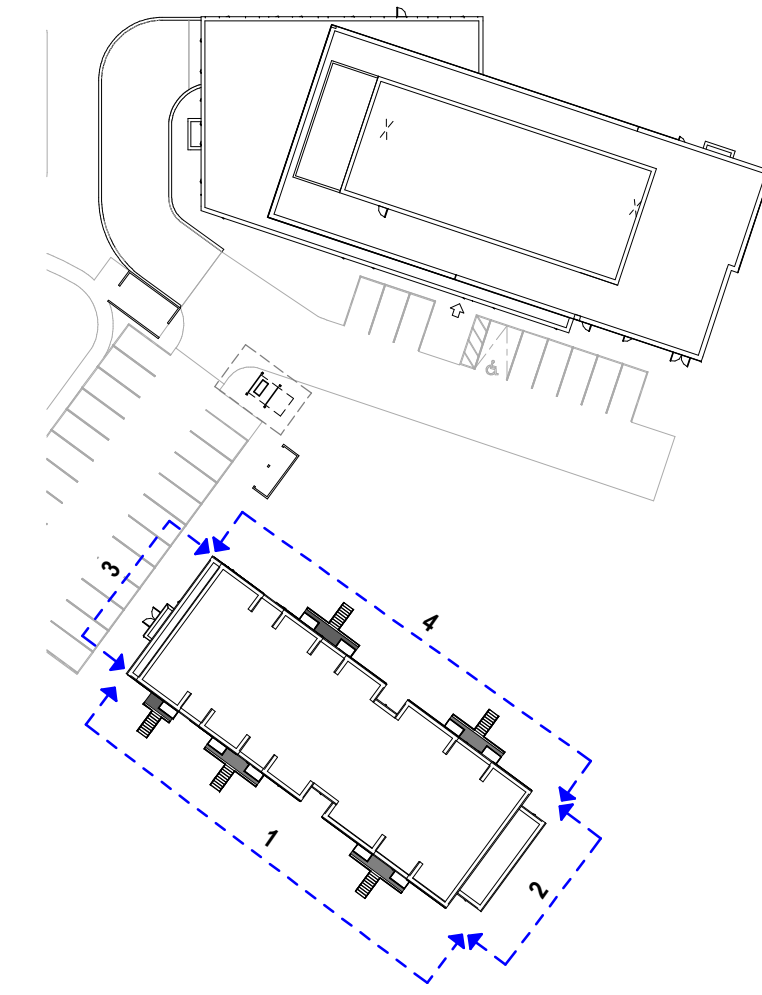
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EXTERIOR ELEVATION
TOWNHOUSE NORTH ELEVATION
A101-TH SCALE: 1 : 100



3
EXTERIOR ELEVATION
TOWNHOUSE WEST ELEVATION
A101-TH SCALE: 1 : 100



2
EXTERIOR ELEVATION
TOWNHOUSE EAST ELEVATION
A101-TH SCALE: 1 : 100



KEY PLAN - ELEVATIONS
SCALE: 1 : 750

CONSTRUCTION NOTES

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CLIENT OTTAWA COMMUNITY HOUSING

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CONSULTANTS

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LANDSCAPE



950 Gladstone, Suite 202,
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PASSIVE HOUSE / ENERGY MODELLING



14 York Street, Suite 201
Portland, ME 04101

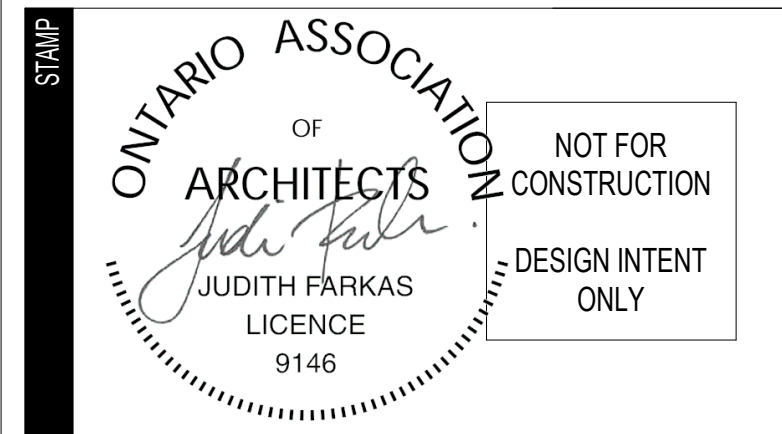


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Ottawa, ON K1Z 1G3

NOTES

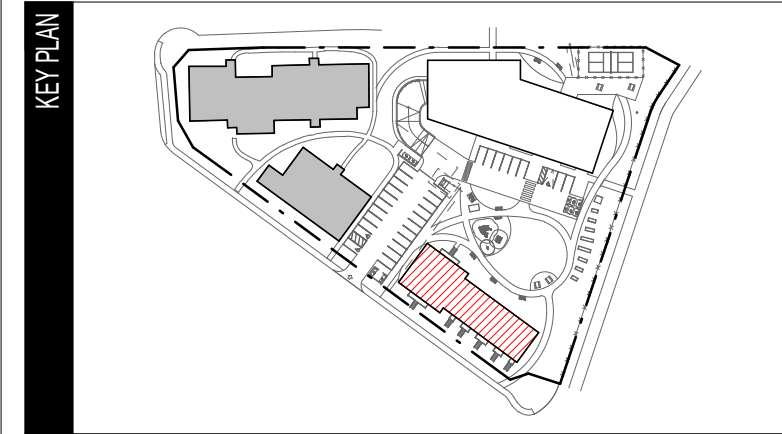
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	D	2025-05-01	ISSUED FOR SPCA REVIEW



DISCIPLINE ARCHITECTURE

DRAWING ELEVATIONS

SCALE:

PROJECT 124724B

PAGE A300-TH