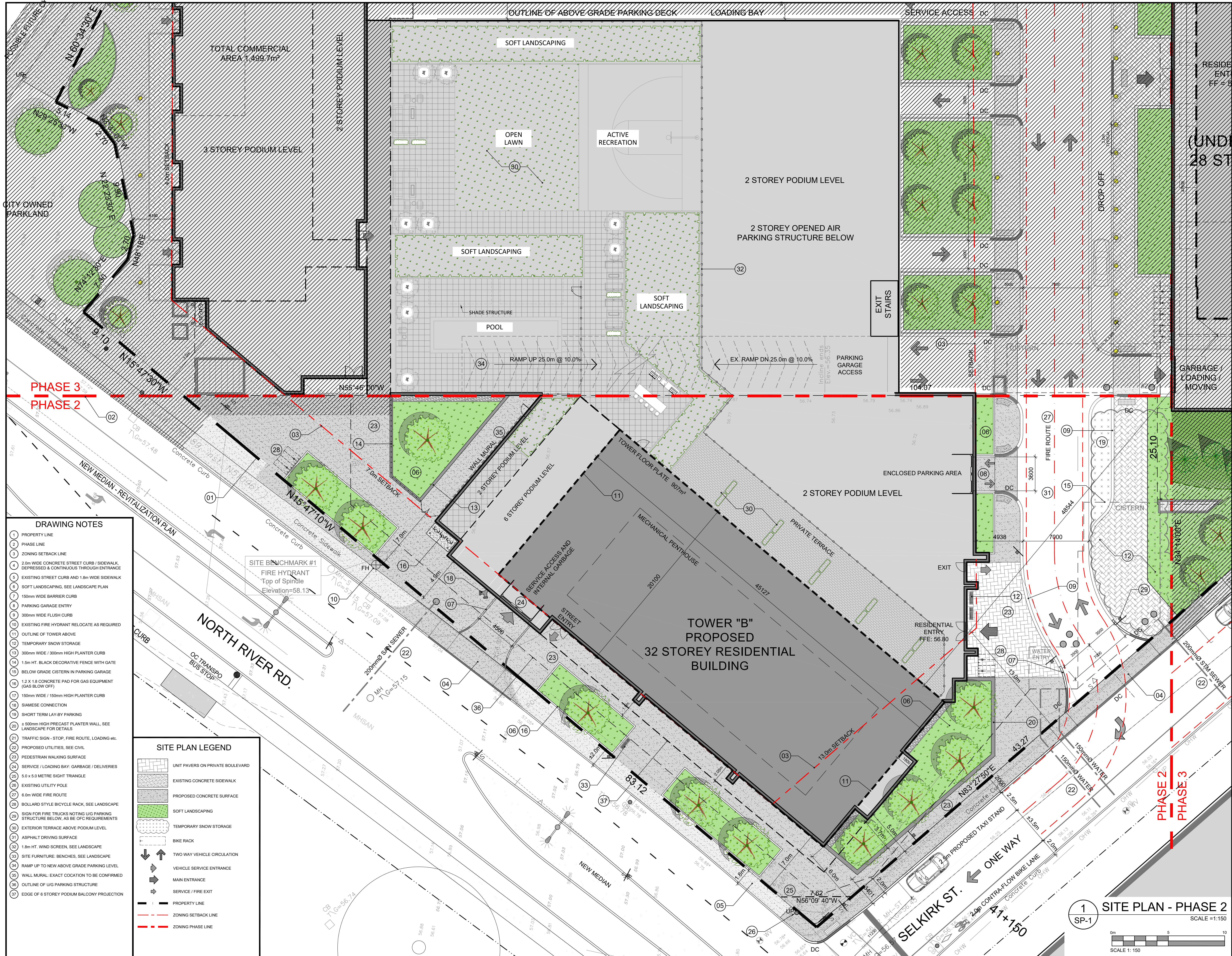


3 SELKIRK STREET OTTAWA, ON

3 SELKIRK ST,
RLA PROJECT #: 2511

ISSUED FOR SITE PLAN CONTROL 2026-02-13





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NOTATION SYMBOLS:

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A800 SERIES.
- (05) - DETAIL NUMBER
- (06) - DETAIL REFERENCE PAGE
- (07) - DETAIL CROSS REFERENCE PAGE

- DRAWING NOTES**
- PROPERTY LINE
 - PHASE LINE
 - ZONING SETBACK LINE
 - 2.0m WIDE CONCRETE STREET CURB / SIDEWALK, DEPRESSED & CONTINUOUS THROUGH ENTRANCE
 - EXISTING STREET CURB AND 1.8m WIDE SIDEWALK
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - 150mm WIDE BARRIER CURB
 - PARKING GARAGE ENTRY
 - 300mm WIDE FLUSH CURB
 - EXISTING FIRE HYDRANT RELOCATE AS REQUIRED
 - OUTLINE OF TOWER ABOVE
 - TEMPORARY SNOW STORAGE
 - 300mm WIDE / 300mm HIGH PLANTER CURB
 - 1.5m HT. BLACK DECORATIVE FENCE WITH GATE
 - BELOW GRADE CISTERN IN PARKING GARAGE
 - 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
 - 150mm WIDE / 150mm HIGH PLANTER CURB
 - SIAMASE CONNECTION
 - SHORT TERM LAY-BY PARKING
 - + 500mm HIGH PRECAST PLANTER WALL, SEE LANDSCAPE FOR DETAILS
 - TRAFFIC SIGN - STOP, FIRE ROUTE, LOADING etc.
 - PROPOSED UTILITIES, SEE CIVIL
 - PEDESTRIAN WALKING SURFACE
 - SERVICE / LOADING BAY; GARBAGE / DELIVERIES
 - 5.0 x 5.0 METRE SIGHT TRIANGLE
 - EXISTING UTILITY POLE
 - 6.0m WIDE FIRE ROUTE
 - BOLLARD STYLE BICYCLE RACK, SEE LANDSCAPE
 - SIGN FOR FIRE TRUCKS NOTING U/G PARKING STRUCTURE BELOW, AS BE OF REQUIREMENTS
 - EXTERIOR TERRACE ABOVE PODIUM LEVEL
 - ASPHALT DRIVING SURFACE
 - 1.8m HT. WIND SCREEN, SEE LANDSCAPE
 - SITE FURNITURE; BENCHES, SEE LANDSCAPE
 - RAMP UP TO NEW ABOVE GRADE PARKING LEVEL
 - WALL MURAL: EXACT COLOCATION TO BE CONFIRMED
 - OUTLINE OF U/G PARKING STRUCTURE
 - EDGE OF 6 STOREY PODIUM BALCONY PROJECTION
- SITE PLAN LEGEND**
- UNIT PAVERS ON PRIVATE BOULEVARD
 - EXISTING CONCRETE SIDEWALK
 - PROPOSED CONCRETE SURFACE
 - SOFT LANDSCAPING
 - TEMPORARY SNOW STORAGE
 - BIKE RACK
 - TWO WAY VEHICLE CIRCULATION
 - VEHICLE SERVICE ENTRANCE
 - MAIN ENTRANCE
 - SERVICE / FIRE EXIT
 - PROPERTY LINE
 - ZONING SETBACK LINE
 - ZONING PHASE LINE

ISSUED FOR SITE PLAN CONTROL APPLICATION Feb. 10, 26
 ISSUED FOR COORDINATION Feb. 10, 26
 ISSUED FOR OWNER / CONSULTANT REVIEW Jan. 28, 26

No.	DESCRIPTION	DATE

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS
 ARCHITECT: rla / architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: MAISON RIVERAIN
 2 MONTREAL ROAD, 3 SELKIRK STREET
 300 MONTGOMERY STREET
 OTTAWA, ONTARIO

SHEET TITLE: SITE PLAN
 3 SELKIRK STREET
 TOWER 'B' - PHASE 2

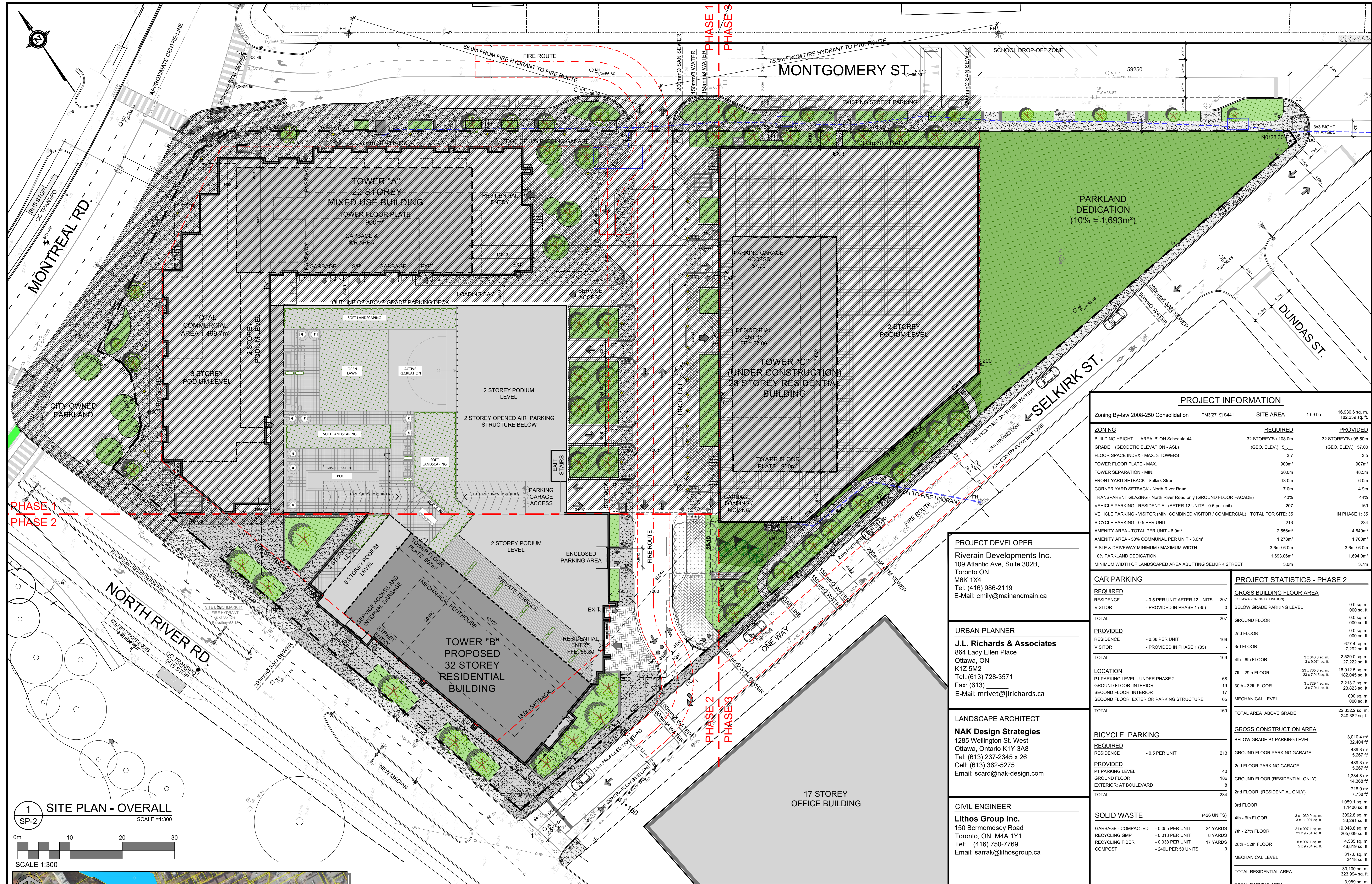
DRAWN: RV	CHECKED: R.D.
SCALE: 1:150	SHEET No. SP-1
PROJECT No. 2511	

1 SITE PLAN - PHASE 2
 SCALE = 1:150

0m 5m 10m
 SCALE 1: 150

PAPER SIZE: ISO_B1 (707.00 x 1000.00_MM) PLOT DATE: Friday, February 13, 2026 PLOT SCALE: 1:1 PEN STYLE: 0-RLA-MASTER-100%.ctb F:\2025\2511 - 3 Selkirk (Riverain Ph 3)\01 Design Development\01 Site Plan\2511 Riverain Site Plan Ph-2.dwg

D07-12-26-



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- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation	TM327191 S441	SITE AREA 1.69 ha, 16,930.6 sq. m, 162,239 sq. ft.
ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT - AREA 'B' ON Schedule 441	32 STOREYS / 108.50m	32 STOREYS / 98.50m
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 5.00	(GEO. ELEV.) 57.00
FLOOR SPACE INDEX - MAX. 3 TOWERS	3.7	3.5
TOWER FLOOR PLATE - MAX.	900m ²	907m ²
TOWER SEPARATION - MIN.	20.0m	48.5m
FRONT YARD SETBACK - Selkirk Street	13.0m	6.0m
CORNER YARD SETBACK - North River Road	7.0m	4.9m
TRANSPARENT GLAZING - North River Road only (GROUND FLOOR FACADE)	40%	44%
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	207	169
VEHICLE PARKING - VISITOR (MIN. COMBINED VISITOR / COMMERCIAL)	35	IN PHASE 1: 35
BICYCLE PARKING - 0.5 PER UNIT	213	234
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	2,566m ²	4,640m ²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	1,278m ²	1,700m ²
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	3.6m / 6.0m	3.6m / 6.0m
10% PARKLAND DEDICATION	1,693.06m ²	1,694.0m ²
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING SELKIRK STREET	3.0m	3.7m

CAR PARKING		
REQUIRED	PROVIDED	
RESIDENCE - 0.5 PER UNIT AFTER 12 UNITS	207	
VISITOR - PROVIDED IN PHASE 1 (35)	0	
TOTAL	207	
PROVIDED		
RESIDENCE - 0.38 PER UNIT	169	
VISITOR - PROVIDED IN PHASE 1 (35)	0	
TOTAL	169	

PROJECT STATISTICS - PHASE 2		
GROSS BUILDING FLOOR AREA		
BELOW GRADE PARKING LEVEL		
GROUND FLOOR	0.0 sq. m	0.0 sq. m
2nd FLOOR	0.0 sq. m	0.0 sq. m
3rd FLOOR	677.4 sq. m	7,292.9 sq. ft.
4th - 6th FLOOR	3 x 843.0 sq. m	2,529.0 sq. m
7th - 29th FLOOR	23 x 750.3 sq. m	16,912.5 sq. m
30th - 32nd FLOOR	3 x 729.4 sq. m	2,213.2 sq. m
MECHANICAL LEVEL	0.0 sq. m	0.0 sq. m
TOTAL	22,332.2 sq. m	240,382 sq. ft.
GROSS CONSTRUCTION AREA		
BELOW GRADE P1 PARKING LEVEL	3,010.4 m ²	32,404 ft ²
GROUND FLOOR PARKING GARAGE	489.3 m ²	5,267 ft ²
2nd FLOOR PARKING GARAGE	489.3 m ²	5,267 ft ²
GROUND FLOOR (RESIDENTIAL ONLY)	1,334.8 m ²	14,368 ft ²
2nd FLOOR (RESIDENTIAL ONLY)	718.9 m ²	7,738 ft ²
3rd FLOOR	1,059.1 sq. m	11,400 sq. ft.
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TOTAL RESIDENTIAL AREA	30,100 sq. m	323,994 sq. ft.
TOTAL PARKING AREA	3,989 sq. m	42,907 sq. ft.
TOTAL	34,089.0 sq. m	366,931 sq. ft.

TOTAL UNITS PER PHASE		
PHASE 1	294	
PHASE 2	326	
PHASE 3	426	
TOTAL	1,000	
TOTAL UNITS		
TOTAL RESIDENCE PARKING	1,105	
TOTAL VISITOR / COMMERCIAL	69	
TOTAL	1,174	

PROJECT DEVELOPER
 Riverrain Developments Inc.
 109 Atlantic Ave, Suite 302B,
 Toronto ON
 M6K 1X4
 Tel: (416) 986-2119
 E-Mail: emily@mainandmain.ca

URBAN PLANNER
 J.L. Richards & Associates
 864 Lady Ellen Place
 Ottawa, ON
 K1Z 5M2
 Tel: (613) 728-3571
 Fax: (613)
 E-Mail: mrvet@jrichards.ca

LANDSCAPE ARCHITECT
 NAK Design Strategies
 1285 Wellington St. West
 Ottawa, Ontario K1Y 3A8
 Tel: (613) 237-2345 x 26
 Cell: (613) 362-5275
 Email: scard@nak-design.com

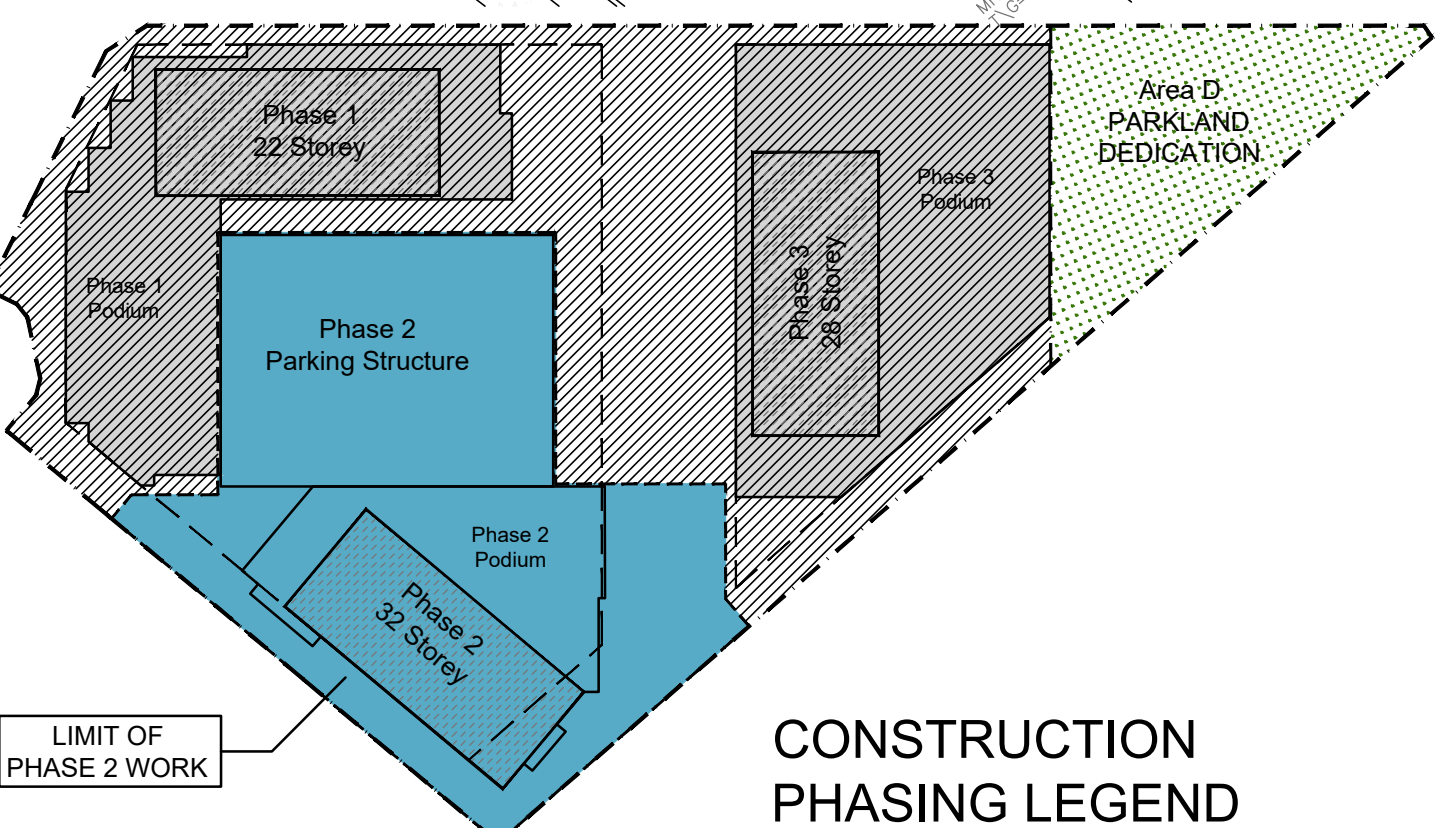
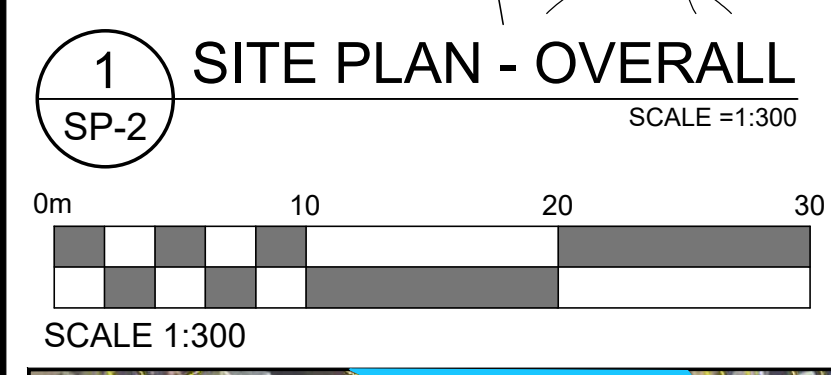
CIVIL ENGINEER
 Lithos Group Inc.
 150 Berrymead Road
 Toronto, ON M4A 1Y1
 Tel: (416) 750-7769
 Email: sarrah@lithosgroup.ca

LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF SURVEY OF
 LOTS 2, 4, 6, 8, 10, 12, 14, 16, 32, 33, 34,
 35 AND PART OF LOT 1
 REGISTERED PLAN 49 AND
 LOTS 14, 15, 16 AND
 PART OF LOTS 1, 2, 3, 4, AND 5
 REGISTERED PLAN 51 AND
 PART OF LOT 7
 JUNCTION GORE
 GEOGRAPHIC TOWNSHIP OF
 GLOUCESTER
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

GEOTECHNICAL ENGINEER
 Paterson Group
 154 Colonnade Road South
 Ottawa, Ontario
 K2E 7J5
 Tel: 613-228-7381
 Email: MD@Arcey@Patersongroup.ca

TRANSPORTATION ENGINEER
 Parsons
 1223 Michael Street, Suite 100,
 Ottawa, ON
 K1J 7T2
 Tel: (613) 601-1528
 Cell: (343) 996-5362
 Email: Matthew.Mantle@parsons.com

SURVEYOR
 Annis O'Sullivan Vollebek Ltd.
 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-4352
 Fax: (613) 727-1079
 Email: AndyS@aovltd.com



LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF SURVEY OF
 LOTS 2, 4, 6, 8, 10, 12, 14, 16, 32, 33, 34,
 35 AND PART OF LOT 1
 REGISTERED PLAN 49 AND
 LOTS 14, 15, 16 AND
 PART OF LOTS 1, 2, 3, 4, AND 5
 REGISTERED PLAN 51 AND
 PART OF LOT 7
 JUNCTION GORE
 GEOGRAPHIC TOWNSHIP OF
 GLOUCESTER
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

TOTAL PARKING PER PHASE		
PHASE 1 INTERIOR: U/G GARAGE	194	0
PHASE 1 EXTERIOR AT GRADE	0	0
PHASE 2 INTERIOR: U/G GARAGE	0	0
PHASE 2 EXTERIOR AT GRADE	0	0
PHASE 3 INTERIOR: U/G GARAGE	0	0
PHASE 3 EXTERIOR AT GRADE	0	0
PHASE 3 OPENED AIR: 1st, 2nd & 3rd FLOOR	0	0
PHASE 2 INTERIOR: 1st & 2nd FLOOR	0	0
PHASE 2 OPENED AIR: 3rd FLOOR	0	0
PHASE 2 U/G GARAGE	0	0
TOTAL PROVIDED	194	169
TOTAL REQUIRED	141	217

UNIT STATISTICS		
STUDIO	10.8%	46
1 BEDROOM UNIT	46.5%	198
1 BEDROOM + STUDY UNIT	28.4%	121
2 BEDROOM UNIT	8.0%	34
2 BEDROOM + STUDY UNIT	5.2%	22
3 BEDROOM UNIT	1.2%	5
TOTAL		426

REVISIONS:		
ISSUED FOR SITE PLAN CONTROL APPLICATION	Feb. 13, 2026	
ISSUED FOR COORDINATION	Feb. 10, 2026	
ISSUED FOR OWNER / CONSULTANT REVIEW	Sept. 24, 2025	
No.	DESCRIPTION	DATE

PROJECT INFORMATION		
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VISITOR - PROVIDED IN PHASE 1 (35)	0	
TOTAL	207	
PROVIDED		
RESIDENCE - 0.38 PER UNIT	169	
VISITOR - PROVIDED IN PHASE 1 (35)	0	
TOTAL	169	

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2nd FLOOR	0.0 sq. m	0.0 sq. m
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TOTAL	22,332.2 sq. m	240,382 sq. ft.
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2nd FLOOR PARKING GARAGE	489.3 m ²	5,267 ft ²
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2nd FLOOR (RESIDENTIAL ONLY)	718.9 m ²	7,738 ft ²
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TOTAL PARKING AREA	3,989 sq. m	42,907 sq. ft.
TOTAL	34,089.0 sq. m	366,931 sq. ft.

TOTAL UNITS PER PHASE		
PHASE 1	294	
PHASE 2	326	
PHASE 3	426	
TOTAL	1,000	
TOTAL UNITS		
TOTAL RESIDENCE PARKING	1,105	
TOTAL VISITOR / COMMERCIAL	69	
TOTAL	1,174	

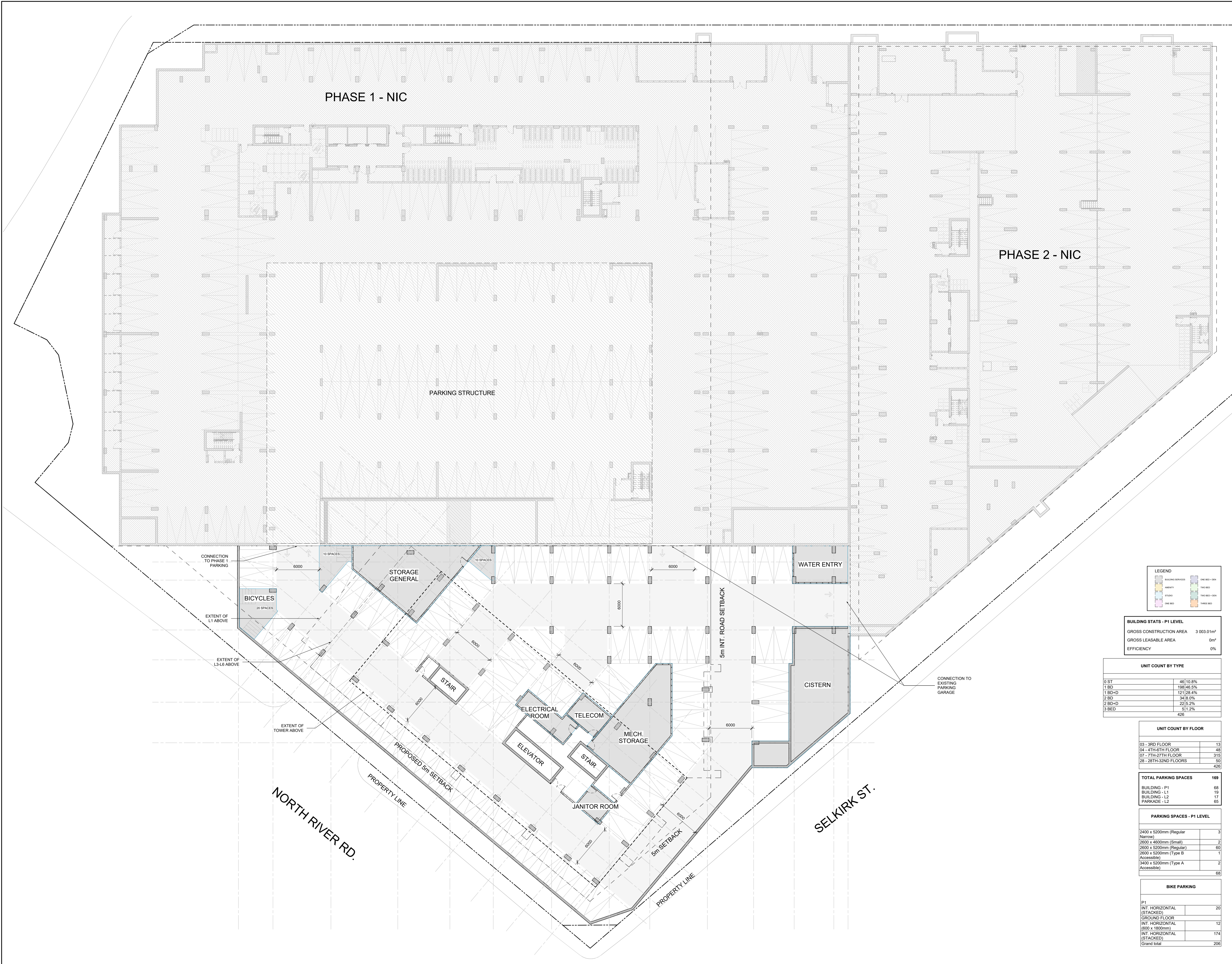
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LEGEND

BUILDING SERVICES	ONE BED - 10th
SAFETY	TWO BED
STAIR	TWO BED 1.5th
ONE BED	THREE BED

BUILDING STATS - P1 LEVEL

GROSS CONSTRUCTION AREA	3 003.01m ²
GROSS LEASABLE AREA	0m ²
EFFICIENCY	0%

UNIT COUNT BY TYPE

0 ST	46 (10.8%)
1 BD	198 (46.5%)
1 BD+D	121 (28.4%)
2 BD	34 (8.0%)
2 BD+D	22 (5.2%)
3 BED	5 (1.2%)
TOTAL	426

UNIT COUNT BY FLOOR

03 - 3RD FLOOR	13
04 - 4TH FLOOR	48
07 - 7TH-27TH FLOOR	315
28 - 28TH-32ND FLOORS	50
TOTAL	426

TOTAL PARKING SPACES

BUILDING - P1	68
BUILDING - L1	19
BUILDING - L2	17
PARKADE - L2	65

PARKING SPACES - P1 LEVEL

2400 x 5200mm (Regular Narrow)	3
2600 x 4600mm (Small)	2
2600 x 5200mm (Regular)	60
2600 x 5200mm (Type B Accessible)	1
3400 x 5200mm (Type A Accessible)	2
TOTAL	68

BIKE PARKING

P1 INT. HORIZONTAL (STACKED) GROUND FLOOR	20
INT. HORIZONTAL (600 x 1800mm)	12
INT. HORIZONTAL (STACKED)	174
Grand total	206

REVISIONS

1	ISSUED FOR SPC	13/02/26
No.	DESCRIPTION	DD/MM/YY

ARCHITECT SEAL: [Signature Line]

NORTH ARROW: [Arrow pointing up]

TRUE NORTH

CLIENT: **main+main**
Riverain Development Inc.

ARCHITECT: **rla/architecture**
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **RIVERAIN DISTRICT 3 SELKIRK ST**

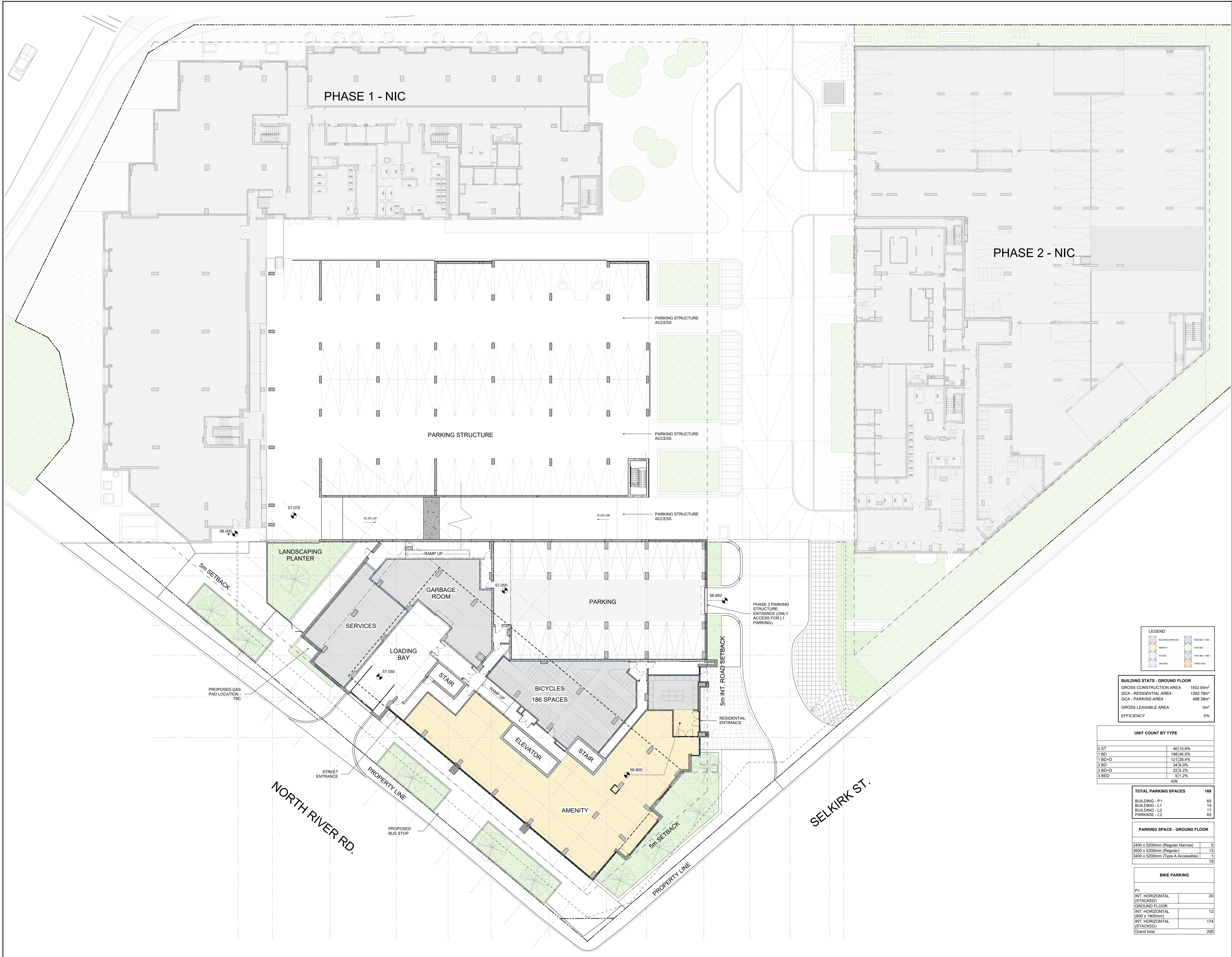
SHEET TITLE: **MASTER PLAN - P1**

DRAWN: Author
CHECKED: Checker

SCALE: As indicated
SHEET No: **A-100**

PROJECT No: 2124
Plan No.: # 18574

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1100.00mm)
PLOT SCALE: 1:1
PLOT DATE: 21/02/26 3:02:30 PM
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1	ISSUED FOR SPC	13/02/26
No.	DESCRIPTION	DDMMYY

ARCHITECT SEAL: _____ NORTH ARROW:

TRUE NORTH

CLIENT: **main+main**
 Riverain Development Inc.

ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **RIVERAIN DISTRICT**
 3 SELKIRK ST

SHEET TITLE: **MASTER PLAN - GROUND FLOOR**

DRAWN: Author	CHECKED: Checker
SCALE: As indicated	SHEET No: A-101
PROJECT No: 2124	Plan No.: # 18574

LEGEND

	ONE BED + DEN
	TWO BED
	TWO BED + DEN
	THREE BED

BUILDING STATS - GROUND FLOOR

GROSS CONSTRUCTION AREA	1852.05m ²
GCA - RESIDENTIAL AREA	1363.79m ²
GCA - PARKING AREA	488.26m ²
GROSS LEASABLE AREA	0m ²
EFFICIENCY	0%

UNIT COUNT BY TYPE

0 ST	46	10.8%
1 BD	198	46.5%
1 BD+D	121	28.4%
2 BD	34	8.0%
2 BD+D	22	5.2%
3 BED	5	1.2%
Total	426	

TOTAL PARKING SPACES 169

BUILDING - P1	68
BUILDING - L1	19
BUILDING - L2	17
PARKADE - L2	65

PARKING SPACE - GROUND FLOOR

2400 x 5200mm (Regular Narrow)	5
2600 x 5200mm (Regular)	13
3400 x 5200mm (Type A Accessible)	1
Total	19

BIKE PARKING

P1	
INT. HORIZONTAL (STACKED)	20
GROUND FLOOR	
INT. HORIZONTAL (600 x 1800mm)	12
INT. HORIZONTAL (STACKED)	174
Grand total	206

PAPER SIZE: ISO Full Size B1 (707.00 x 1100.00mm) PLOT SCALE: 1:1 PLOT DATE: 2/13/2026 3:03:31 PM C:\Users\jgiffey\OneDrive - Rodenok Lawey Architect Inc\Documents\2511_3 Selkirk_Riverain_District_P1_P2_P3_P4_P5_P6_P7_P8_P9_P10_P11_P12_P13_P14_P15_P16_P17_P18_P19_P20_P21_P22_P23_P24_P25_P26_P27_P28_P29_P30_P31_P32_P33_P34_P35_P36_P37_P38_P39_P40_P41_P42_P43_P44_P45_P46_P47_P48_P49_P50_P51_P52_P53_P54_P55_P56_P57_P58_P59_P60_P61_P62_P63_P64_P65_P66_P67_P68_P69_P70_P71_P72_P73_P74_P75_P76_P77_P78_P79_P80_P81_P82_P83_P84_P85_P86_P87_P88_P89_P90_P91_P92_P93_P94_P95_P96_P97_P98_P99_P100_P101_P102_P103_P104_P105_P106_P107_P108_P109_P110_P111_P112_P113_P114_P115_P116_P117_P118_P119_P120_P121_P122_P123_P124_P125_P126_P127_P128_P129_P130_P131_P132_P133_P134_P135_P136_P137_P138_P139_P140_P141_P142_P143_P144_P145_P146_P147_P148_P149_P150_P151_P152_P153_P154_P155_P156_P157_P158_P159_P160_P161_P162_P163_P164_P165_P166_P167_P168_P169_P170_P171_P172_P173_P174_P175_P176_P177_P178_P179_P180_P181_P182_P183_P184_P185_P186_P187_P188_P189_P190_P191_P192_P193_P194_P195_P196_P197_P198_P199_P200_P201_P202_P203_P204_P205_P206_P207_P208_P209_P210_P211_P212_P213_P214_P215_P216_P217_P218_P219_P220_P221_P222_P223_P224_P225_P226_P227_P228_P229_P230_P231_P232_P233_P234_P235_P236_P237_P238_P239_P240_P241_P242_P243_P244_P245_P246_P247_P248_P249_P250_P251_P252_P253_P254_P255_P256_P257_P258_P259_P260_P261_P262_P263_P264_P265_P266_P267_P268_P269_P270_P271_P272_P273_P274_P275_P276_P277_P278_P279_P280_P281_P282_P283_P284_P285_P286_P287_P288_P289_P290_P291_P292_P293_P294_P295_P296_P297_P298_P299_P300_P301_P302_P303_P304_P305_P306_P307_P308_P309_P310_P311_P312_P313_P314_P315_P316_P317_P318_P319_P320_P321_P322_P323_P324_P325_P326_P327_P328_P329_P330_P331_P332_P333_P334_P335_P336_P337_P338_P339_P340_P341_P342_P343_P344_P345_P346_P347_P348_P349_P350_P351_P352_P353_P354_P355_P356_P357_P358_P359_P360_P361_P362_P363_P364_P365_P366_P367_P368_P369_P370_P371_P372_P373_P374_P375_P376_P377_P378_P379_P380_P381_P382_P383_P384_P385_P386_P387_P388_P389_P390_P391_P392_P393_P394_P395_P396_P397_P398_P399_P400_P401_P402_P403_P404_P405_P406_P407_P408_P409_P410_P411_P412_P413_P414_P415_P416_P417_P418_P419_P420_P421_P422_P423_P424_P425_P426_P427_P428_P429_P430_P431_P432_P433_P434_P435_P436_P437_P438_P439_P440_P441_P442_P443_P444_P445_P446_P447_P448_P449_P450_P451_P452_P453_P454_P455_P456_P457_P458_P459_P460_P461_P462_P463_P464_P465_P466_P467_P468_P469_P470_P471_P472_P473_P474_P475_P476_P477_P478_P479_P480_P481_P482_P483_P484_P485_P486_P487_P488_P489_P490_P491_P492_P493_P494_P495_P496_P497_P498_P499_P500_P501_P502_P503_P504_P505_P506_P507_P508_P509_P510_P511_P512_P513_P514_P515_P516_P517_P518_P519_P520_P521_P522_P523_P524_P525_P526_P527_P528_P529_P530_P531_P532_P533_P534_P535_P536_P537_P538_P539_P540_P541_P542_P543_P544_P545_P546_P547_P548_P549_P550_P551_P552_P553_P554_P555_P556_P557_P558_P559_P560_P561_P562_P563_P564_P565_P566_P567_P568_P569_P570_P571_P572_P573_P574_P575_P576_P577_P578_P579_P580_P581_P582_P583_P584_P585_P586_P587_P588_P589_P590_P591_P592_P593_P594_P595_P596_P597_P598_P599_P600_P601_P602_P603_P604_P605_P606_P607_P608_P609_P610_P611_P612_P613_P614_P615_P616_P617_P618_P619_P620_P621_P622_P623_P624_P625_P626_P627_P628_P629_P630_P631_P632_P633_P634_P635_P636_P637_P638_P639_P640_P641_P642_P643_P644_P645_P646_P647_P648_P649_P650_P651_P652_P653_P654_P655_P656_P657_P658_P659_P660_P661_P662_P663_P664_P665_P666_P667_P668_P669_P670_P671_P672_P673_P674_P675_P676_P677_P678_P679_P680_P681_P682_P683_P684_P685_P686_P687_P688_P689_P690_P691_P692_P693_P694_P695_P696_P697_P698_P699_P700_P701_P702_P703_P704_P705_P706_P707_P708_P709_P710_P711_P712_P713_P714_P715_P716_P717_P718_P719_P720_P721_P722_P723_P724_P725_P726_P727_P728_P729_P730_P731_P732_P733_P734_P735_P736_P737_P738_P739_P740_P741_P742_P743_P744_P745_P746_P747_P748_P749_P750_P751_P752_P753_P754_P755_P756_P757_P758_P759_P760_P761_P762_P763_P764_P765_P766_P767_P768_P769_P770_P771_P772_P773_P774_P775_P776_P777_P778_P779_P780_P781_P782_P783_P784_P785_P786_P787_P788_P789_P790_P791_P792_P793_P794_P795_P796_P797_P798_P799_P800_P801_P802_P803_P804_P805_P806_P807_P808_P809_P810_P811_P812_P813_P814_P815_P816_P817_P818_P819_P820_P821_P822_P823_P824_P825_P826_P827_P828_P829_P830_P831_P832_P833_P834_P835_P836_P837_P838_P839_P840_P841_P842_P843_P844_P845_P846_P847_P848_P849_P850_P851_P852_P853_P854_P855_P856_P857_P858_P859_P860_P861_P862_P863_P864_P865_P866_P867_P868_P869_P870_P871_P872_P873_P874_P875_P876_P877_P878_P879_P880_P881_P882_P883_P884_P885_P886_P887_P888_P889_P890_P891_P892_P893_P894_P895_P896_P897_P898_P899_P900_P901_P902_P903_P904_P905_P906_P907_P908_P909_P910_P911_P912_P913_P914_P915_P916_P917_P918_P919_P920_P921_P922_P923_P924_P925_P926_P927_P928_P929_P930_P931_P932_P933_P934_P935_P936_P937_P938_P939_P940_P941_P942_P943_P944_P945_P946_P947_P948_P949_P950_P951_P952_P953_P954_P955_P956_P957_P958_P959_P960_P961_P962_P963_P964_P965_P966_P967_P968_P969_P970_P971_P972_P973_P974_P975_P976_P977_P978_P979_P980_P981_P982_P983_P984_P985_P986_P987_P988_P989_P990_P991_P992_P993_P994_P995_P996_P997_P998_P999_P1000



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No.	DESCRIPTION	DDMMYY

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
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CLIENT:

Riverain Development Inc.

ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

RIVERAIN DISTRICT
 3 SELKIRK ST

SHEET TITLE:

MASTER PLAN - LEVEL 2

DRAWN:	CHECKED:
Author	Checker
SCALE:	SHEET No:
As indicated	A-102
PROJECT No:	Plan No. : # 18574
2124	

LEGEND

RESIDENTIAL SERVICES	ONE BED - 1000
AMENITY	TWO BED
STAIR	TWO BED - 1200
ONE BED	THREE BED

BUILDING STATS - 2ND FLOOR

GROSS CONSTRUCTION AREA (NOT INCLUDING STAIRS/MEP AREAS)	1476.83m ²
GCA - RESIDENTIAL AREA	984.56m ²
GCA - PARKING AREA	492.27m ²
GROSS LEASABLE AREA	0m ²
EFFICIENCY	0%

UNIT COUNT BY TYPE

0 ST	46	10.8%
1 BD	198	46.5%
1 BD+D	121	28.4%
2 BD	34	8.0%
2 BD+D	22	5.2%
3 BED	5	1.2%
	426	

TOTAL PARKING SPACES

BUILDING - P1	68
BUILDING - L1	19
BUILDING - L2	17
PARKADE - L2	65

PARKING SPACE - 2ND FLOOR

2400 x 5200mm (Regular Narrow)	4
2600 x 5200mm (Regular)	11
2600 x 5200mm (Type B Accessible)	1
3400 x 5200mm (Type A Accessible)	1
	17

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ARCHITECT:

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PROJECT TITLE:

RIVERAIN DISTRICT
 3 SELKIRK ST

SHEET TITLE:

MASTER PLAN - LEVEL 3

DRAWN:	CHECKED:
Author	Checker
SCALE:	SHEET No.:
As indicated	A-103
PROJECT No.:	Plan No. : # 18574
2124	

LEGEND

Building Services	ONE BED - 0CN
Amenity	TWO BED
Studio	TWO BED - 1CN
ONE BED	THREE BED

BUILDING STATS - 3RD FLOOR

GROSS CONSTRUCTION AREA	1035.30m ²
GROSS LEASABLE AREA	713.27m ²
EFFICIENCY	68.9%

UNIT COUNT BY TYPE

0 ST	46	10.8%
1 BD	198	46.5%
1 BD+D	121	28.4%
2 BD	36	8.0%
2 BD+D	22	5.2%
3 BED	5	1.2%
	428	

UNIT MIX - 3RD FLOOR

0 ST	1
1 BD	5
1 BD+D	6
2 BD+D	1
	13

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PHASE 1 - NIC

PHASE 2 - NIC



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ARCHITECT:

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PROJECT TITLE:

RIVERAIN DISTRICT
 3 SELKIRK ST

SHEET TITLE:

MASTER PLAN - LEVEL 4-6 TYP. PODIUM

DRAWN:	CHECKED:
Author	Checker
SCALE:	SHEET No:
As indicated	A-104
PROJECT No:	Plan No. : # 18574
2124	

LEGEND

	WALKING SERVICES		ONE BED - 10H
	STAIR		TWO BED - 10H
	STUDIO		TWO BED - 12H
	ONE BED		THREE BED

BUILDING STATS - TYPICAL FLOOR (4TH - 6TH)

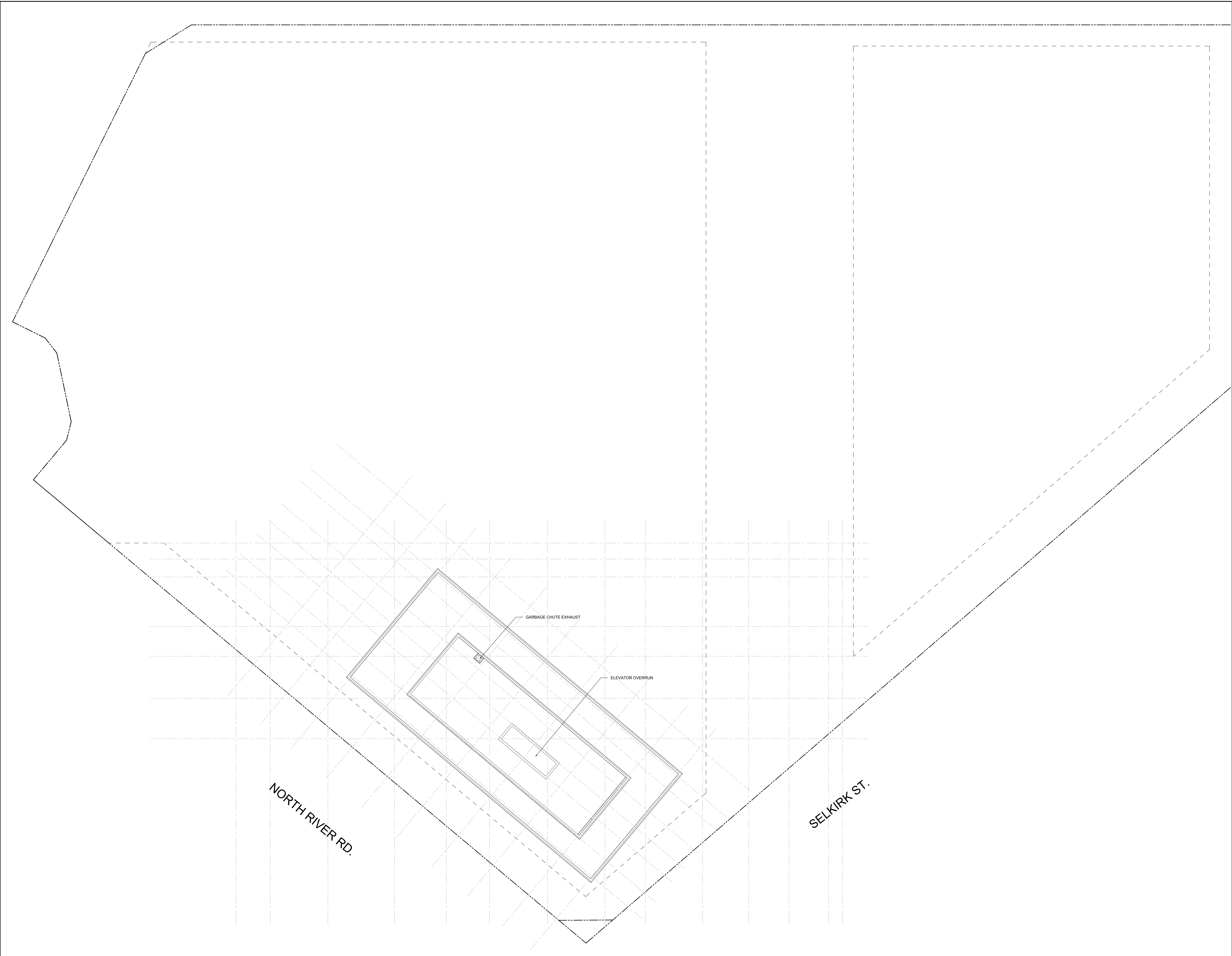
GCA PER FLOOR / TOTAL	1036.23m ² / 3108.68m ²
GLA PER FLOOR / TOTAL	894.73m ² / 2684.19m ²
EFFICIENCY	86.3%

UNIT COUNT BY TYPE

UNIT TYPE	COUNT	PERCENTAGE
0 ST	46	10.8%
1 BD	198	46.5%
1 BD+D	121	28.4%
2 BD	36	8.2%
2 BD+D	22	5.2%
3 BED	5	1.2%
TOTAL	428	

UNIT MIX - 4TH FLOOR

UNIT TYPE	COUNT	PERCENTAGE
0 ST	1	3%
1 BD	5	15%
1 BD+D	7	21%
2 BD	3	9%
TOTAL	16	48%



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3 SELKIRK STREET

ARCHITECT:

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PROJECT TITLE:

RIVERAIN DISTRICT
 3 SELKIRK ST

SHEET TITLE:

MASTER PLAN - ROOF PLAN

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SCALE: 1 : 200	SHEET No: A-134
PROJECT No: 2511	Plan No.: # 18574

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PROJECT TITLE:
 RIVERAIN DISTRICT
 3 SELKIRK ST

SHEET TITLE:
NORTH RIVER ELEVATION - TOWER ORIENTATION

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: A-200
PROJECT No: 2124	Plan No.: # 18574

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ARCHITECT: **rla/architecture**
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PROJECT TITLE: **RIVERAIN DISTRICT**
 3 SELKIRK ST

SHEET TITLE: **INTERNAL RD ELEVATION - TOWER ORIENTATION**

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SCALE: 1 : 200	SHEET No: A-201
PROJECT No: 2124	Plan No.: # 18574

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PROJECT TITLE:

RIVERAIN DISTRICT
3 SELKIRK ST

SHEET TITLE:

MONTREAL RD ELEVATION - TOWER ORIENTATION

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SCALE: 1 : 200	SHEET No: A-204
PROJECT No: 2124	Plan No.: # 18574

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* BIRD-SAFE FRIT PATTERN TO BE APPLIED TO FIRST 16m OF PODIUM + TOWER. FINAL DESIGN AND LOCATIONS TO BE CONFIRMED AT CONSTRUCTION



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PROJECT TITLE:

RIVERAIN DISTRICT
 3 SELKIRK ST

SHEET TITLE:

ENLARGED ELEVATION- RESIDENTIAL ENTRANCE

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SCALE: 1 : 75	SHEET No: A-205
PROJECT No: 2124	Plan No.: # 18574

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VIEW FROM INTERNAL ROAD



CORNER VIEW FROM SELKIRK



VIEW ALONG NORTH RIVER

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main+main
 Riverain Development Inc.

ARCHITECT:
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PROJECT TITLE:

RIVERAIN DISTRICT
 3 SELKIRK ST

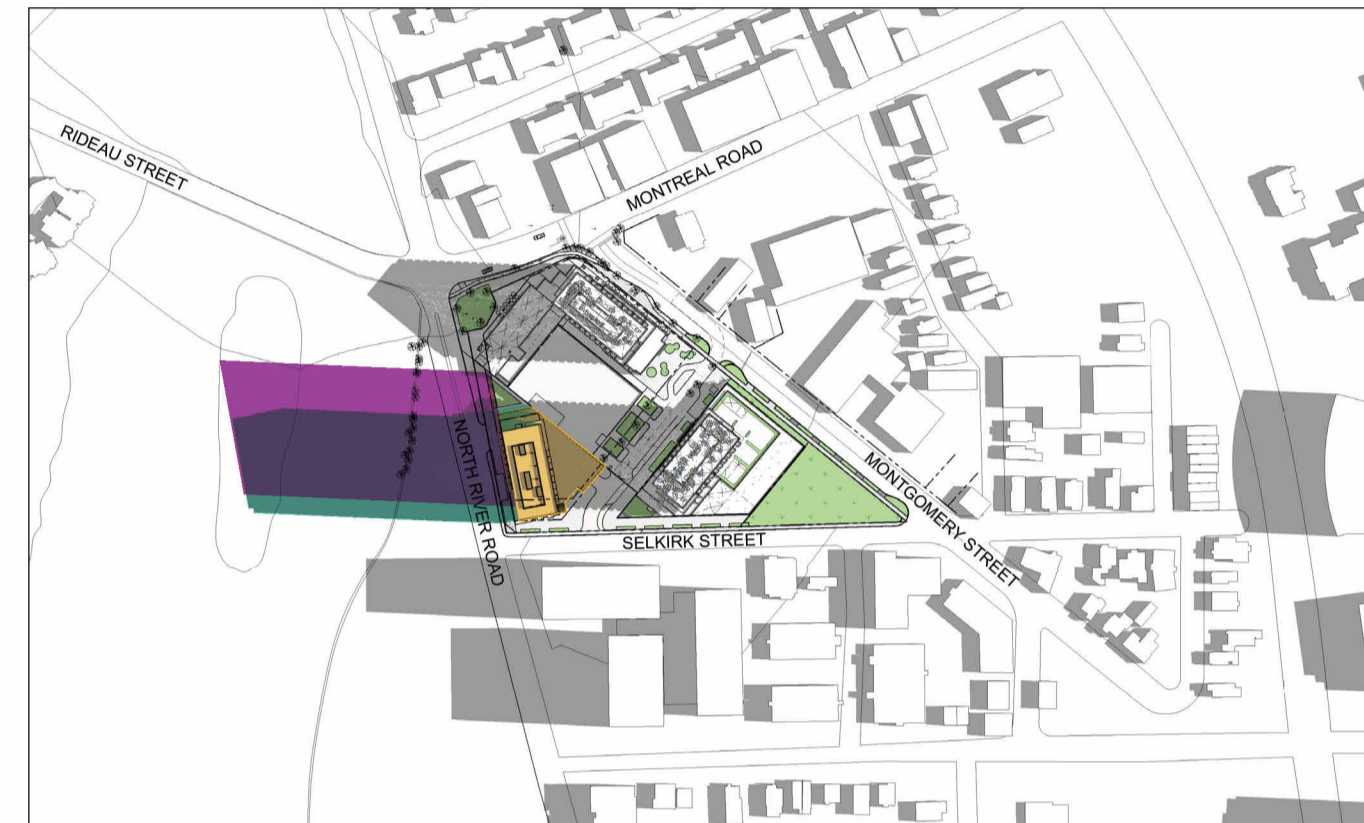
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3D PERSPECTIVES

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SCALE:	SHEET No:
PROJECT No: 2124	A-402 Plan No.: # 18574

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SHADOW ANALYSIS

June 21st



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 8:00



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 9:00



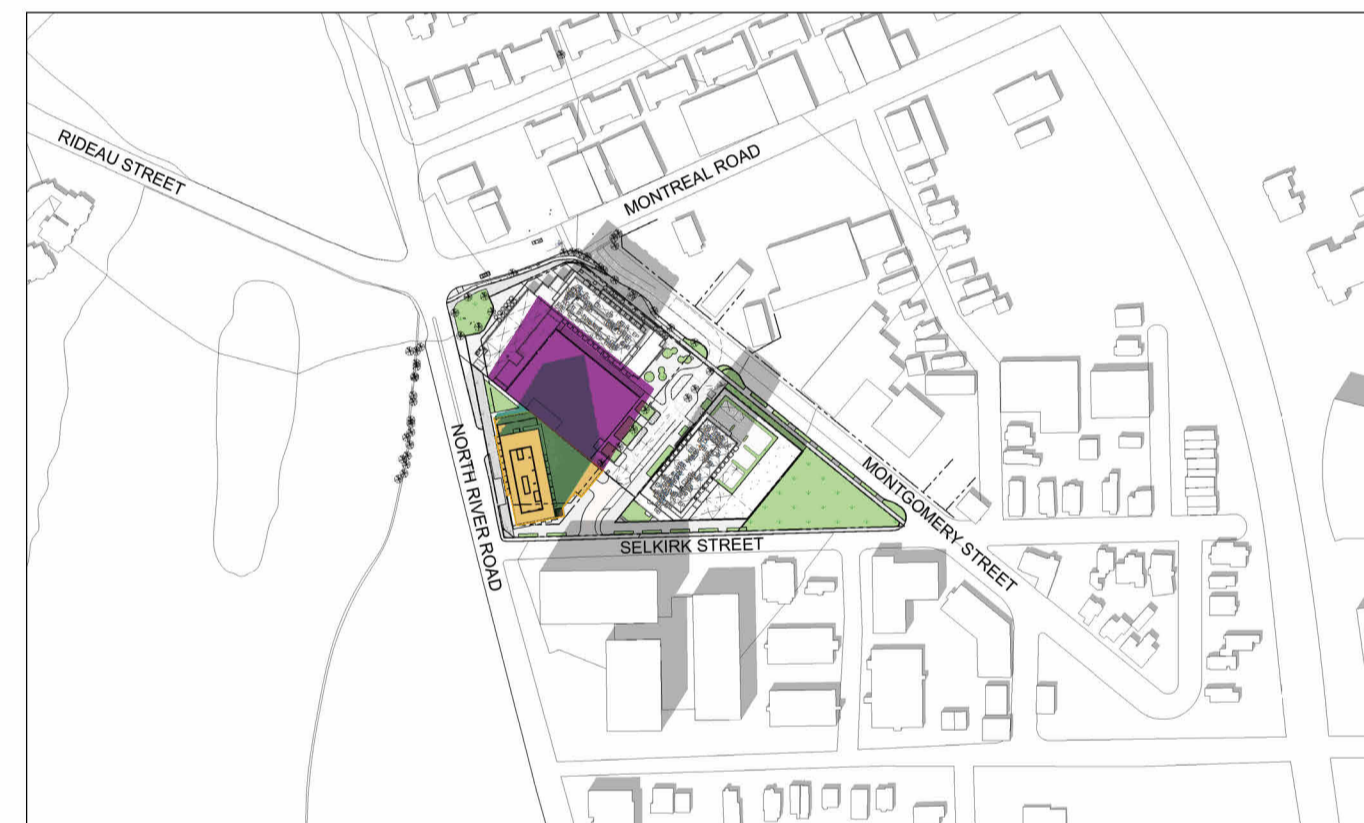
3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 10:00



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 11:00



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 12:00



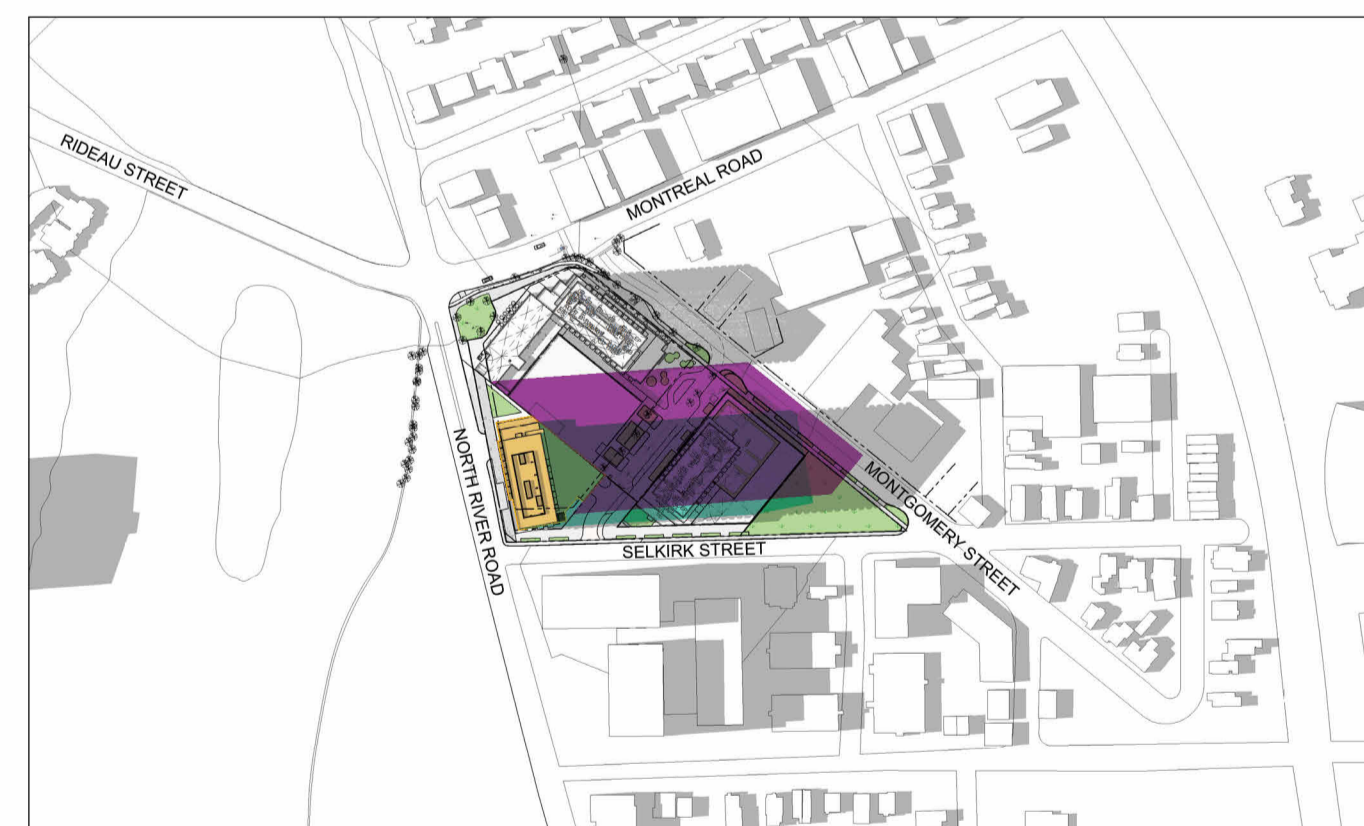
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JUNE 21ST - 13:00



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 14:00



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 15:00



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 16:00



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 17:00



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 18:00



3 SELKIRK STREET SHADOW STUDY
JUNE 21ST - 19:00

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
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No.	DESCRIPTION	DATE
1	ISSUED FOR SPC	13/02/26
		DDMMYY

ARCHITECT SEAL: _____ NORTH ARROW:

CLIENT: **main+main**
Riverain Development Inc.

ARCHITECT: **rla/architecture**
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **RIVERAIN DISTRICT 3 SELKIRK ST**

SHEET TITLE: **SUNSHADE STUDIES**

DRAWN: Author CHECKED: Checker

SCALE: _____ SHEET No: _____

PROJECT No: 2124 SHEET No: **A-501**
Plan No.: # 18574

SHADOW ANALYSIS

Sept/ Mar 21st



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 8:00



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 9:00



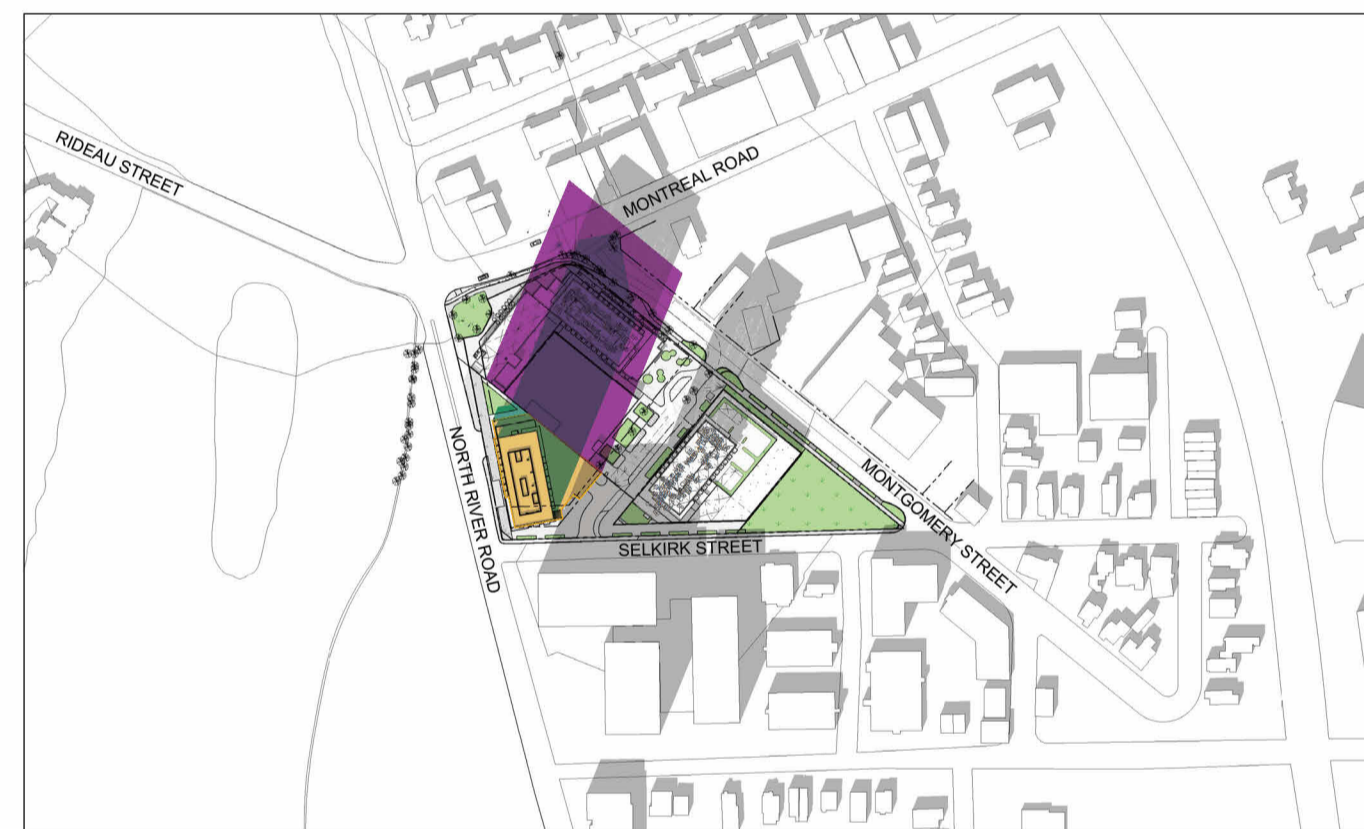
3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 10:00



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 11:00



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 12:00



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 13:00



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 14:00



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 15:00



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 16:00



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 17:00



3 SELKIRK STREET SHADOW STUDY
SEPTEMBER 21ST - 18:00

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1	ISSUED FOR SPC	13/02/26
No.	DESCRIPTION	DD/MM/YY

ARCHITECT SEAL: _____ NORTH ARROW:

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ARCHITECT: **rla/architecture**
56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE: **RIVERAIN DISTRICT**
3 SELKIRK ST

SHEET TITLE: **SUNSHADE STUDIES**

DRAWN: Author CHECKED: Checker

SCALE: _____ SHEET No: _____

PROJECT No: 2124 SHEET No: **A-502**
Plan No.: # 18574

SHADOW ANALYSIS

Dec 21st



3 SELKIRK STREET SHADOW STUDY
DECEMBER 21ST - 10:00



3 SELKIRK STREET SHADOW STUDY
DECEMBER 21ST - 11:00



3 SELKIRK STREET SHADOW STUDY
DECEMBER 21ST - 12:00



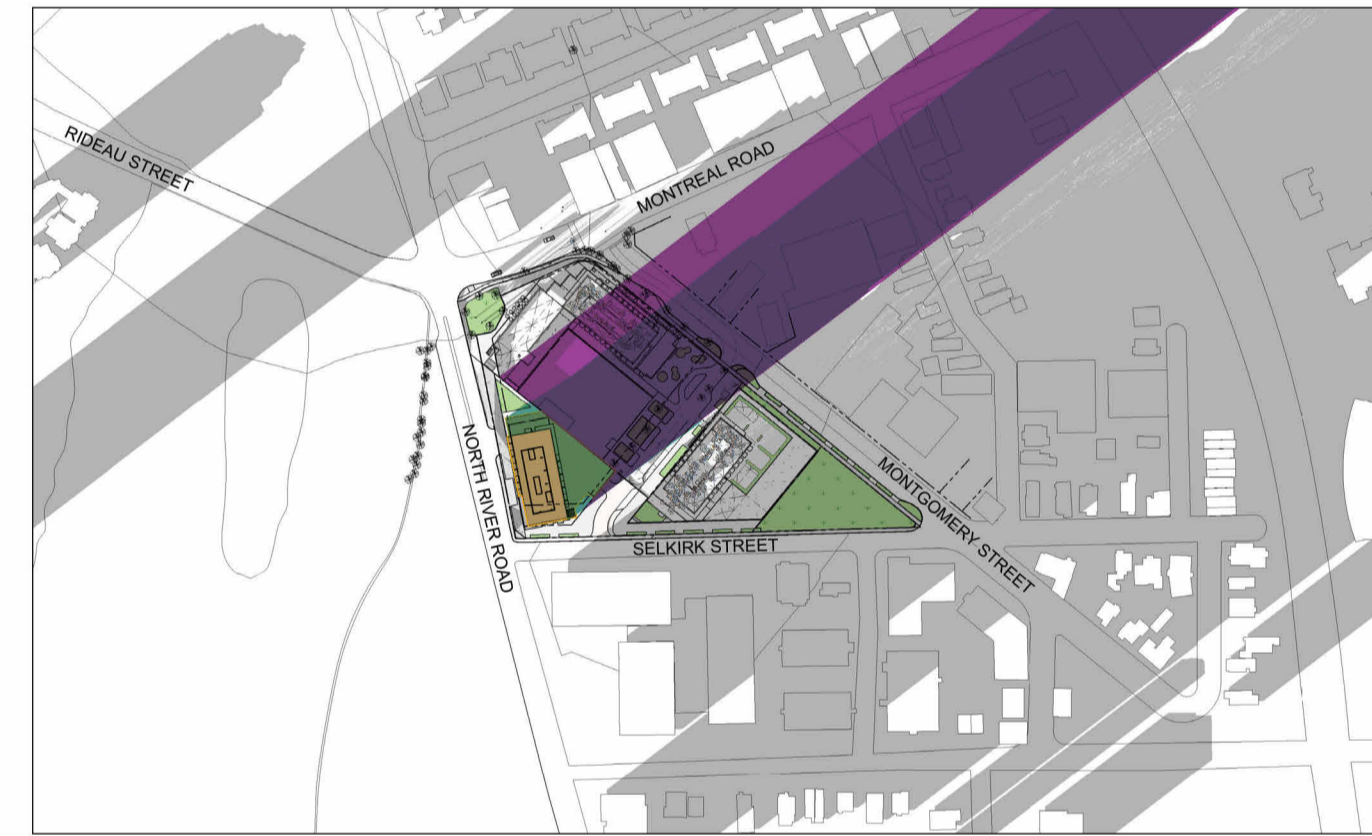
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DECEMBER 21ST - 13:00



3 SELKIRK STREET SHADOW STUDY
DECEMBER 21ST - 14:00



3 SELKIRK STREET SHADOW STUDY
DECEMBER 21ST - 15:00




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DECEMBER 21ST - 16:00

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No.	DESCRIPTION	DATE
1	ISSUED FOR SPC	13/02/26

REVISIONS: DDMMYY

ARCHITECT SEAL: _____

NORTH ARROW:

 TRUE NORTH

CLIENT:

 Riverain Development Inc.

ARCHITECT:

 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodenicklahay.ca

PROJECT TITLE:

 RIVERAIN DISTRICT
 3 SELKIRK ST

SHEET TITLE:
 SUNSHADE STUDIES

DRAWN: Author
 CHECKED: Checker

SCALE: _____
 SHEET No: _____

PROJECT No: 2124
 SHEET No: **A-503**
 Plan No.: # 18574