rla/architecture

# 3 SELKIRK STREET

## OTTAWA, ON

**3 SELKIRK ST,**

RLA PROJECT #: 2124

# ISSUED FOR SITE PLAN CONTROL RESPONSE #01

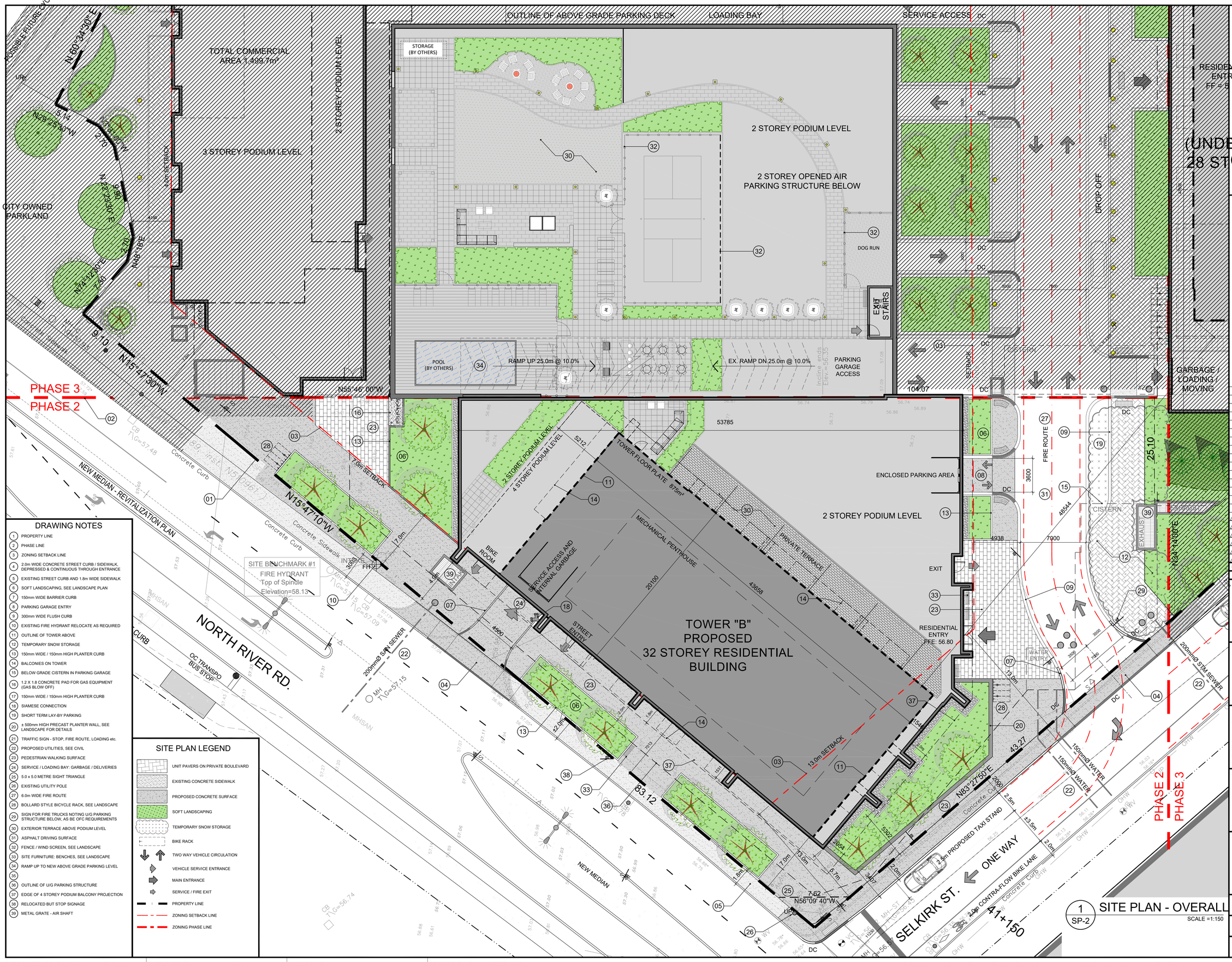
2026-07-15

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT SCALE: 1:1

F:\2025\2511 - 3 Selkirk (Riverain Ph 3)\01 Design Development\02 Concept Design\02 Revit\01 - Explorations (Revit files)\2511_3 Selkirk_RRPH2_(R22) - 12-01-2026_UPGRADE26.rvt

PLOT DATE: 2026-07-14 2:07:23 PM




## DRAWING NOTES

1. PROPERTY LINE
2. PHASE LINE
3. ZONING SETBACK LINE
4. 2.0m WIDE CONCRETE STREET CURB / SIDEWALK, DEPRESSED & CONTINUOUS THROUGH ENTRANCE
5. EXISTING STREET CURB AND 1.8m WIDE SIDEWALK
6. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
7. 150mm WIDE BARRIER CURB
8. PARKING GARAGE ENTRY
9. 300mm WIDE FLUSH CURB
10. EXISTING FIRE HYDRANT RELOCATE AS REQUIRED
11. OUTLINE OF TOWER ABOVE
12. TEMPORARY SNOW STORAGE
13. 150mm WIDE / 150mm HIGH PLANTER CURB
14. BALCONIES ON TOWER
15. BELOW GRADE CISTERN IN PARKING GARAGE
16. 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
17. 150mm WIDE / 150mm HIGH PLANTER CURB
18. SIAMESE CONNECTION
19. SHORT TERM LAY-BY PARKING
20. ± 500mm HIGH PRECAST PLANTER WALL, SEE LANDSCAPE FOR DETAILS
21. TRAFFIC SIGN - STOP, FIRE ROUTE, LOADING etc.
22. PROPOSED UTILITIES, SEE CIVIL
23. PEDESTRIAN WALKING SURFACE
24. SERVICE / LOADING BAY: GARBAGE / DELIVERIES
25. 5.0 x 5.0 METRE SIGHT TRIANGLE
26. EXISTING UTILITY POLE
27. 6.0m WIDE FIRE ROUTE
28. BOLLARD STYLE BICYCLE RACK, SEE LANDSCAPE
29. SIGN FOR FIRE TRUCKS NOTING U/G PARKING STRUCTURE BELOW, AS BE OFC REQUIREMENTS
30. EXTERIOR TERRACE ABOVE PODIUM LEVEL
31. ASPHALT DRIVING SURFACE
32. FENCE / WIND SCREEN, SEE LANDSCAPE
33. SITE FURNITURE: BENCHES, SEE LANDSCAPE
34. RAMP UP TO NEW ABOVE GRADE PARKING LEVEL
35.
36. OUTLINE OF U/G PARKING STRUCTURE
37. EDGE OF 4 STOREY PODIUM BALCONY PROJECTION
38. RELOCATED BUT STOP SIGNAGE
39. METAL GRATE - AIR SHAFT

## 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

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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## NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- (00 / TITLE / SCALE) — DETAIL NUMBER; TITLE; SCALE; DETAIL REFERENCE PAGE; DETAIL CROSS REFERENCE PAGE

| No. | DESCRIPTION | DATE |
|---|---|---|
| 6 | ISSUED FORE SPC RESPONSE # 01 | July 14, 26 |
| 5 | REVISED WITH GENERAL UPDATES | July 13, 26 |
| 4 | ISSUED FOR OWNER / CONSULTANT REVIEW | June 19, 26 |
| 3 | ISSUED FOR SITE PLAN CONTROL APPLICATION | Feb. 13, 26 |
| 2 | ISSUED FOR COORDINATION | Feb. 10, 26 |
| 1 | ISSUED FOR OWNER / CONSULTANT REVIEW | Jan. 28, 26 |

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS — REYNOLD REID LICENCE 8667

NORTH ARROW:

CLIENT: main + main — Riverain Developments Inc.

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

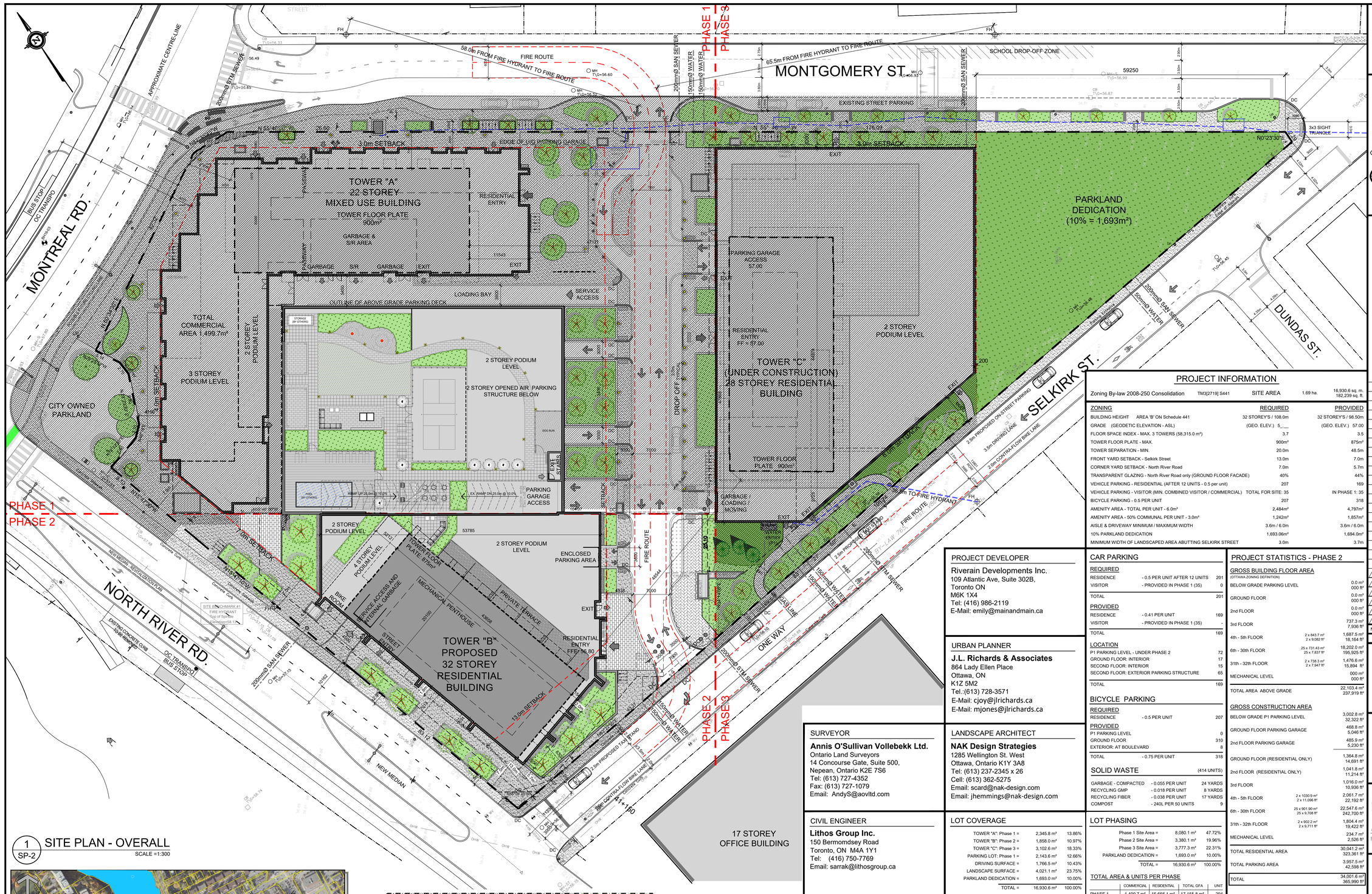
1 / SP-2 SITE PLAN - OVERALL
SCALE =1:150

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

D07-12-26-0015

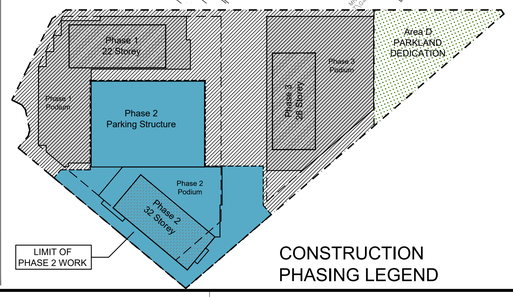
PAPER SIZE: ISO_B1_(707.00_x_1000.00_MM) | PLOT DATE: Tuesday, July 14, 2026 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2025\2511 - 3 Selkirk (Riverain Ph 3)\01 Design Development\01 Site Plan\2511 Riverain Site Plan Ph-2.dwg

Plan No.: # _____




1 SP-2 SITE PLAN - OVERALL
SCALE =1:300

KEY MAP




CONSTRUCTION PHASING LEGEND

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- 00 TITLE SCALE — DETAIL NUMBER; DETAIL REFERENCE PAGE; DETAIL CROSS REFERENCE PAGE

## PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation TM3[2719] S441 SITE AREA 1.69 ha. 16,930.6 sq. m. 182,239 sq. ft.

| ZONING | REQUIRED | PROVIDED |
|---|---|---|
| BUILDING HEIGHT AREA 'B' ON Schedule 441 | 32 STOREY'S / 108.0m | 32 STOREY'S / 98.50m |
| GRADE (GEODETIC ELEVATION - ASL) | (GEO. ELEV.) 5.___ | (GEO. ELEV.) 57.00 |
| FLOOR SPACE INDEX - MAX. 3 TOWERS (58,315.0 m²) | 3.7 | 3.5 |
| TOWER FLOOR PLATE - MAX. | 900m² | 875m² |
| TOWER SEPARATION - MIN. | 20.0m | 48.5m |
| FRONT YARD SETBACK - Selkirk Street | 13.0m | 7.0m |
| CORNER YARD SETBACK - North River Road | 7.0m | 5.7m |
| 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) TOTAL FOR SITE: 35 | | IN PHASE 1: 35 |
| BICYCLE PARKING - 0.5 PER UNIT | 207 | 318 |
| AMENITY AREA - TOTAL PER UNIT - 6.0m² | 2,484m² | 4,797m² |
| AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m² | 1,242m² | 1,857m² |
| AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH | 3.6m / 6.0m | 3.6m / 6.0m |
| 10% PARKLAND DEDICATION | 1,693.06m² | 1,694.0m² |
| MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING SELKIRK STREET | 3.0m | 3.7m |

## PROJECT DEVELOPER

Riverain 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
E-Mail: cjoy@jlrichards.ca
E-Mail: mjones@jlrichards.ca

## SURVEYOR

**Annis O'Sullivan Vollebekk 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

## 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
Email: jhemmings@nak-design.com

## CIVIL ENGINEER

**Lithos Group Inc.**
150 Bermomdsey Road
Toronto, ON M4A 1Y1
Tel: (416) 750-7769
Email: sarrak@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, Vollebekk Ltd.

## TRANSPORTATION ENGINEER

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

## GEOTECHNICAL ENGINEER

**Paterson Group**
154 Colonnade Road South
Ottawa, Ontario
K2E 7J5
Tel: 613.226-7381
Email: MD'Arcy@Patersongroup.ca

## LOT COVERAGE

| | | |
|---|---|---|
| TOWER "A": Phase 1 = | 2,345.8 m² | 13.86% |
| TOWER "B": Phase 2 = | 1,858.0 m² | 10.97% |
| TOWER "C": Phase 3 = | 3,102.6 m² | 18.33% |
| PARKING LOT: Phase 1 = | 2,143.6 m² | 12.66% |
| DRIVING SURFACE = | 1,766.5 m² | 10.43% |
| LANDSCAPE SURFACE = | 4,021.1 m² | 23.75% |
| PARKLAND DEDICATION = | 1,693.0 m² | 10.00% |
| TOTAL = | 16,930.6 m² | 100.00% |

## CAR PARKING

| REQUIRED | | |
|---|---|---|
| RESIDENCE | - 0.5 PER UNIT AFTER 12 UNITS | 201 |
| VISITOR | - PROVIDED IN PHASE 1 (35) | 0 |
| TOTAL | | 201 |
| **PROVIDED** | | |
| RESIDENCE | - 0.41 PER UNIT | 169 |
| VISITOR | - PROVIDED IN PHASE 1 (35) | - |
| TOTAL | | 169 |

### LOCATION

| | |
|---|---|
| P1 PARKING LEVEL - UNDER PHASE 2 | 72 |
| GROUND FLOOR: INTERIOR | 17 |
| SECOND FLOOR: INTERIOR | 15 |
| SECOND FLOOR: EXTERIOR PARKING STRUCTURE | 65 |
| TOTAL | 169 |

### BICYCLE PARKING

| REQUIRED | | |
|---|---|---|
| RESIDENCE | - 0.5 PER UNIT | 207 |
| **PROVIDED** | | |
| P1 PARKING LEVEL | | 0 |
| GROUND FLOOR | | 310 |
| EXTERIOR: AT BOULEVARD | | 8 |
| TOTAL | - 0.75 PER UNIT | 318 |

### SOLID WASTE (414 UNITS)

| | | |
|---|---|---|
| GARBAGE - COMPACTED | - 0.055 PER UNIT | 24 YARDS |
| RECYCLING GMP | - 0.018 PER UNIT | 8 YARDS |
| RECYCLING FIBER | - 0.038 PER UNIT | 17 YARDS |
| COMPOST | - 240L PER 50 UNITS | 9 |

## LOT PHASING

| | | |
|---|---|---|
| Phase 1 Site Area = | 8,080.1 m² | 47.72% |
| Phase 2 Site Area = | 3,380.1 m² | 19.96% |
| Phase 3 Site Area = | 3,777.3 m² | 22.31% |
| PARKLAND DEDICATION = | 1,693.0 m² | 10.00% |
| TOTAL = | 16,930.6 m² | 100.00% |

### TOTAL AREA & UNITS PER PHASE

| | COMMERCIAL | RESIDENTIAL | TOTAL GFA | UNIT |
|---|---|---|---|---|
| PHASE 1 | 1,499.7 m² | 15,656.1 m² | 17,155.8 m² | 294 |
| PHASE 3 | 0.0 m² | 18,827.0 m² | 18,827.0 m² | 385 |
| PHASE 2 | 0.0 m² | 22,332.2 m² | 22,332.2 m² | 414 |
| TOTAL | 1,499.7 m² | 56,815.3 m² | 58,315.0 m² | 1,093 |
| TOTAL UNITS | | | | 1,093 |
| TOTAL RESIDENCE PARKING | | | 0.565 PER UNIT | 618 |
| TOTAL VISITOR / COMMERCIAL PARKING | | | | 66 |

### TOTAL PARKING PER PHASE

| | TOWER "A" | TOWER "B" | TOWER "C" | VISITOR / COMMERCIAL | TOTAL |
|---|---|---|---|---|---|
| PHASE 1 INTERIOR: U/G GARAGE | 194 | 0 | 0 | 0 | 194 |
| PHASE 1 EXTERIOR AT GRADE | 0 | 0 | 0 | 66 | 66 |
| PHASE 3 INTERIOR: U/G GARAGE | 0 | 0 | 72 | 0 | 72 |
| PHASE 3 OPENED AIR: 1st, 2nd & 3rd FLOOR | 0 | 0 | 187 | 0 | 187 |
| PHASE 2 INTERIOR: 1st & 2nd FLOOR | 0 | 32 | 0 | 0 | 32 |
| PHASE 2 OPENED AIR: 2nd FLOOR | 0 | 65 | 0 | 0 | 65 |
| PHASE 2 U/G GARAGE | 0 | 68 | 0 | 0 | 68 |
| TOTAL PROVIDED | 194 | 165 | 259 | 66 | 684 |
| TOTAL REQUIRED | 141 | 217 | 187 | 35 | 580 |

## PROJECT STATISTICS - PHASE 2

### GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)

| | | |
|---|---|---|
| BELOW GRADE PARKING LEVEL | | 0.0 m² / 000 ft² |
| GROUND FLOOR | | 0.0 m² / 000 ft² |
| 2nd FLOOR | | 0.0 m² / 000 ft² |
| 3rd FLOOR | | 737.3 m² / 7,936 ft² |
| 4th - 5th FLOOR | 2 x 843.7 m² / 2 x 9,082 ft² | 1,687.5 m² / 18,164 ft² |
| 6th - 30th FLOOR | 25 x 731.43 m² / 25 x 7,837 ft² | 18,202.0 m² / 195,925 ft² |
| 31th - 32th FLOOR | 2 x 738.3 m² / 2 x 7,947 ft² | 1,476.6 m² / 15,894 ft² |
| MECHANICAL LEVEL | | 000 m² / 000 ft² |
| TOTAL AREA ABOVE GRADE | | 22,103.4 m² / 237,919 ft² |

### GROSS CONSTRUCTION AREA

| | | |
|---|---|---|
| BELOW GRADE P1 PARKING LEVEL | | 3,002.8 m² / 32,322 ft² |
| GROUND FLOOR PARKING GARAGE | | 468.8 m² / 5,046 ft² |
| 2nd FLOOR PARKING GARAGE | | 485.9 m² / 5,230 ft² |
| GROUND FLOOR (RESIDENTIAL ONLY) | | 1,364.8 m² / 14,691 ft² |
| 2nd FLOOR (RESIDENTIAL ONLY) | | 1,041.8 m² / 11,214 ft² |
| 3rd FLOOR | | 1,016.0 m² / 10,936 ft² |
| 4th - 5th FLOOR | 2 x 1030.9 m² / 2 x 11,096 ft² | 2,061.7 m² / 22,192 ft² |
| 6th - 30th FLOOR | 25 x 901.90 m² / 25 x 9,708 ft² | 22,547.6 m² / 242,700 ft² |
| 31th - 32th FLOOR | 2 x 902.2 m² / 2 x 9,711 ft² | 1,804.4 m² / 19,422 ft² |
| MECHANICAL LEVEL | | 234.7 m² / 2,526 ft² |
| TOTAL RESIDENTIAL AREA | | 30,041.2 m² / 323,361 ft² |
| TOTAL PARKING AREA | | 3,957.5 m² / 42,598 ft² |
| TOTAL | | 34,001.6 m² / 365,990 ft² |

### UNIT STATISTICS

| | | |
|---|---|---|
| STUDIO | 6.8% | 28 |
| 1 BEDROOM UNIT | 40.6% | 168 |
| 1 BEDROOM + STUDY UNIT | 35.7% | 148 |
| 2 BEDROOM UNIT | 14.9% | 62 |
| 2 BEDROOM + STUDY UNIT | 1% | 4 |
| 3 BEDROOM | 1% | 4 |
| TOTAL | | 414 |

### AMENITY AREA

| | |
|---|---|
| GROUND FLOOR INTERIOR - COMMUNAL | 363.0 sq. m. |
| SECOND FLOOR INTERIOR - COMMUNAL | 331.0 sq. m. |
| 3rd FLOOR INTERIOR - COMMUNAL | 93.0 sq. m. |
| 3rd FLOOR EXTERIOR - COMMUNAL | 1,070.0 sq. m. |
| BALCONIES (ALL LEVELS) - PRIVATE | 2,640.0 sq. m. |
| TERRACE - PRIVATE | 300.0 sq. m. |
| TOTAL | 4,797 sq. m. |
| TOTAL COMMUNAL | 1,857 sq. m. |
| REQUIRED (414 UNITS X 6 m²) | 2,484 sq. m. |
| REQUIRED COMMUNAL @ 50% | 1,242 sq. m. |

| No. | DESCRIPTION | DATE |
|---|---|---|
| 6 | ISSUED FORE SPC RESPONSE # 01 | July 14, 26 |
| 5 | REVISED WITH GENERAL UPDATES | July 13, 26 |
| 4 | ISSUED FOR OWNER / CONSULTANT REVIEW | June 19, 26 |
| 3 | ISSUED FOR SITE PLAN CONTROL APPLICATION | Feb. 13, 26 |
| 2 | ISSUED FOR COORDINATION | Feb. 10, 26 |
| 1 | ISSUED FOR OWNER / CONSULTANT REVIEW | Sept. 24, 25 |

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS — RODERICK REID LICENCE 8667

NORTH ARROW:

CLIENT: main + main — Riverain Developments Inc.

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
(PHASE 2)
OVERALL

| DRAWN: | CHECKED: |
|---|---|
| RV | R.D. |
| SCALE: 1:300 | SHEET No. SP-2 |
| PROJECT No. 2511 | |

D07-12-26-0015

Plan No.: # _____

| BUILDING STATS - P1 LEVEL | |
|---|---|
| GROSS CONSTRUCTION AREA | 2997.87m² |
| GROSS LEASABLE AREA | 0m² |
| EFFICIENCY | 0% |

| TOTAL PARKING SPACES | 168 |
|---|---|
| P1 | 71 |
| L1 | 17 |
| L2 | 15 |
| PARKING STRUCTURE | 65 |

**PARKING SPACES - P1 LEVEL**

| Type | Count |
|---|---|
| 2400 x 5200mm (Regular Narrow) | 4 |
| 2600 x 4600mm (Small) | 2 |
| 2600 x 5200mm (Regular) | 63 |
| 3400 x 5200mm (Type A Accessible) | 2 |
| | 71 |

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**LEGEND**

- STUDIO
- 1 BED
- 1 + DEN
- 2 BED
- 2 + DEN
- 3 BED
- AMENITY
- SERVICES

NOT FOR CONSTRUCTION

| No. | DESCRIPTION | YYYY-MM-DD |
|---|---|---|
| SPC 02 | ISSUED FOR SPC RESPONSE #01 | 15/07/26 |
| SPC 01 | ISSUED FOR SPC | 13/02/26 |

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS REYNOLD REID LICENCE 8667

NORTH ARROW: TRUE NORTH

CLIENT: main + main

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, OTTAWA, ON.

SHEET TILE:

# MASTER PLAN - P1 FLOOR PLAN

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: As indicated | SHEET No: A-100 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 3:15:02 PM

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**LEGEND**

| | |
|---|---|
| STUDIO | 2 + DEN |
| 1 BED | 3 BED |
| 1 + DEN | AMENITY |
| 2 BED | SERVICES |

**TYPICAL PLAN NOTES**

NOT FOR CONSTRUCTION

| No. | DESCRIPTION | YYYY-MM-DD |
|---|---|---|
| SPC 02 | ISSUED FOR SPC RESPONSE #01 | 15/07/26 |
| SPC 01 | ISSUED FOR SPC | 13/02/26 |

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS — RICHARD REID LICENCE 8667

NORTH ARROW: TRUE NORTH

CLIENT: main + main

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, OTTAWA, ON.

SHEET TILE:

# MASTER PLAN - GROUND FLOOR

DRAWN: A.R.G.

CHECKED: Checker

SCALE: As indicated

PROJECT No: 0001

SHEET No: A-101 Rev.SPC 02

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 3:15:35 PM

**BUILDING STATS - GROUND FLOOR**

| | |
|---|---|
| GROSS CONSTRUCTION AREA | 1855.59m² |
| *GCA - RESIDENTIAL AREA* | *1362.08m²* |
| *GCA - PARKING AREA* | *493.51m²* |
| GROSS LEASABLE AREA | 0m² |
| EFFICIENCY | 0% |

**UNIT COUNT BY TYPE**

| | | |
|---|---|---|
| 0 ST | 28 | 6.8% |
| 1 B | 227 | 54.8% |
| 1 BD | 88 | 21.3% |
| 2 B | 63 | 15.2% |
| 2 BD | 4 | 1.0% |
| 3 B | 4 | 1.0% |
| | 414 | |

**TOTAL PARKING SPACES 168**

| | |
|---|---|
| P1 | 71 |
| L1 | 17 |
| L2 | 15 |
| PARKING STRUCTURE | 65 |

**PARKING SPACE - GROUND FLOOR**

| Type | Count |
|---|---|
| 2400 x 5200mm (Regular Narrow) | 2 |
| 2600 x 5200mm (Regular) | 14 |
| 3400 x 5200mm (Type A Accessible) | 1 |
| | 17 |

**UNIT COUNT BY FLOOR**

| | |
|---|---|
| LEVEL 3 PODIUM | 14 |
| LEVEL 4 PODIUM | 16 |
| LEVEL 5 | 14 |
| LEVELS 6-30 TYPICAL TOWER | 350 |
| LEVELS 31-32 PENTHOUSE | 20 |
| | 414 |

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**LEGEND**

| | |
|---|---|
| STUDIO | 2 + DEN |
| 1 BED | 3 BED |
| 1 + DEN | AMENITY |
| 2 BED | SERVICES |

**TYPICAL PLAN NOTES**

NOT FOR CONSTRUCTION

| No. | DESCRIPTION | YYYY-MM-DD |
|---|---|---|
| SPC 02 | ISSUED FOR SPC RESPONSE #01 | 15/07/26 |
| SPC 01 | ISSUED FOR SPC | 13/02/26 |

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS — REVINO, REID LICENCE 8667

NORTH ARROW: TRUE NORTH

CLIENT: main + main

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, OTTAWA, ON.

SHEET TILE:

MASTER PLAN - LEVEL 02

| | |
|---|---|
| DRAWN: A.R.G. | CHECKED: Checker |
| SCALE: As indicated | SHEET No: A-102 Rev.SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 3:16:01 PM

**BUILDING STATS - 2ND FLOOR**

| | |
|---|---|
| GROSS CONSTRUCTION AREA (NOT INCLUDING DOUBLE HEIGHT AREAS) | 1495.12m² |
| *GCA - RESIDENTIAL AREA* | 0m² |
| *GCA - PARKING AREA* | 473.99m² |
| GROSS LEASABLE AREA | 0m² |
| EFFICIENCY | 0% |

**UNIT COUNT BY TYPE**

| | | |
|---|---|---|
| 0 ST | 28 | 6.8% |
| 1 B | 227 | 54.8% |
| 1 BD | 88 | 21.3% |
| 2 B | 63 | 15.2% |
| 2 BD | 4 | 1.0% |
| 3 B | 4 | 1.0% |
| | 414 | |

**TOTAL PARKING SPACES 168**

| | |
|---|---|
| P1 | 71 |
| L1 | 17 |
| L2 | 15 |
| PARKING STRUCTURE | 65 |

**PARKING SPACE - 2ND FLOOR**

| Type | Count |
|---|---|
| 2400 x 5200mm (Regular Narrow) | 1 |
| 2600 x 5200mm (Regular) | 12 |
| 2600 x 5200mm (Type B Accessible) | 1 |
| 3400 x 5200mm (Type A Accessible) | 1 |
| | 15 |

**UNIT COUNT BY FLOOR**

| | |
|---|---|
| LEVEL 3 PODIUM | 14 |
| LEVEL 4 PODIUM | 16 |
| LEVEL 5 | 14 |
| LEVELS 6-30 TYPICAL TOWER | 350 |
| LEVELS 31-32 PENTHOUSE | 20 |
| | 414 |

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**LEGEND**

| | |
|---|---|
| STUDIO | 2 + DEN |
| 1 BED | 3 BED |
| 1 + DEN | AMENITY |
| 2 BED | SERVICES |

NOT FOR CONSTRUCTION

| No. | DESCRIPTION | YYYY-MM-DD |
|---|---|---|
| SPC 02 | ISSUED FOR SPC RESPONSE #01 | 15/07/26 |
| SPC 01 | ISSUED FOR SPC | 13/02/26 |

REVISIONS:

ARCHITECT SEAL:

ONTARIO ASSOCIATION ARCHITECTS
RICHARD REID
LICENCE
8667

NORTH ARROW:

TRUE NORTH

CLIENT:

main + main

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, OTTAWA, ON.

SHEET TILE:

MASTER PLAN - LEVEL 03

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: As indicated | SHEET No: A-103 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 4:04:00 PM

**BUILDING STATS - 3RD FLOOR**

| | |
|---|---|
| GCA PER FLOOR / TOTAL | 980.10m² |
| GLA PER FLOOR / TOTAL | 749.80m² |
| EFFICIENCY | 76.5% |

**UNIT MIX - 3RD FLOOR**

| | |
|---|---|
| 0 ST | 1 |
| 1 B | 8 |
| 1 BD | 3 |
| 2 B | 2 |
| | 14 |

**UNIT COUNT BY TYPE**

| | | |
|---|---|---|
| 0 ST | 28 | 6.8% |
| 1 B | 227 | 54.8% |
| 1 BD | 88 | 21.3% |
| 2 B | 63 | 15.2% |
| 2 BD | 4 | 1.0% |
| 3 B | 4 | 1.0% |
| | 414 | |

**UNIT COUNT BY FLOOR**

| | |
|---|---|
| LEVEL 3 PODIUM | 14 |
| LEVEL 4 PODIUM | 16 |
| LEVEL 5 | 14 |
| LEVELS 6-30 TYPICAL TOWER | 350 |
| LEVELS 31-32 PENTHOUSE | 20 |
| | 414 |

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**LEGEND**

| | |
|---|---|
| STUDIO | 2 + DEN |
| 1 BED | 3 BED |
| 1 + DEN | AMENITY |
| 2 BED | SERVICES |

NOT FOR CONSTRUCTION

| No. | DESCRIPTION | YYYY-MM-DD |
|---|---|---|
| SPC 02 | ISSUED FOR SPC RESPONSE #01 | 15/07/26 |
| SPC 01 | ISSUED FOR SPC | 13/02/26 |

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RICHARD REID
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NORTH ARROW:

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CLIENT:

main + main

ARCHITECT:

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t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

MASTER PLAN - LEVEL 04

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: As indicated | SHEET No: A-104 Rev.SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 4:10:20 PM

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

| | |
|---|---|
| GCA FLOOR / TOTAL | 1035.99m² / 3107.97m² |
| GLA FLOOR / TOTAL | 886.86m² / 2753.64m² |
| EFFICIENCY | 88.6% |

**UNIT MIX - 4TH FLOOR**

| | | |
|---|---|---|
| 0 ST | 1 | 1 |
| 1 B | 9 | 9 |
| 1 BD | 3 | 3 |
| 2 B | 3 | 3 |
| | 16 | 16 |

**UNIT COUNT BY TYPE**

| | | |
|---|---|---|
| 0 ST | 28 | 6.8% |
| 1 B | 227 | 54.8% |
| 1 BD | 88 | 21.3% |
| 2 B | 63 | 15.2% |
| 2 BD | 4 | 1.0% |
| 3 B | 4 | 1.0% |
| | 414 | |

**UNIT COUNT BY FLOOR**

| | |
|---|---|
| LEVEL 3 PODIUM | 14 |
| LEVEL 4 PODIUM | 16 |
| LEVEL 5 | 14 |
| LEVELS 6-30 TYPICAL TOWER | 350 |
| LEVELS 31-32 PENTHOUSE | 20 |
| | 414 |

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**LEGEND**

| | |
|---|---|
| STUDIO | 2 + DEN |
| 1 BED | 3 BED |
| 1 + DEN | AMENITY |
| 2 BED | SERVICES |

| No. | DESCRIPTION | YYYY-MM-DD |
|---|---|---|
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ARCHITECT:

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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, OTTAWA, ON.

SHEET TILE:

MASTER PLAN - LEVEL 05

| BUILDING STATS - LEVEL 5 | |
|---|---|
| GCA | 877.3m² |
| GLA | 760.35m² |
| EFFICIENCY | 86.7% |

| UNIT MIX - 5TH FLOOR | | |
|---|---|---|
| 0 ST | 1 | 1 |
| 1 B | 8 | 8 |
| 1 BD | 3 | 3 |
| 2 B | 2 | 2 |
| | 14 | 14 |

| UNIT COUNT BY TYPE | | |
|---|---|---|
| 0 ST | 28 | 6.8% |
| 1 B | 227 | 54.8% |
| 1 BD | 88 | 21.3% |
| 2 B | 63 | 15.2% |
| 2 BD | 4 | 1.0% |
| 3 B | 4 | 1.0% |
| | 414 | |

| UNIT COUNT BY FLOOR | |
|---|---|
| LEVEL 3 PODIUM | 14 |
| LEVEL 4 PODIUM | 16 |
| LEVEL 5 | 14 |
| LEVELS 6-30 TYPICAL TOWER | 350 |
| LEVELS 31-32 PENTHOUSE | 20 |
| | 414 |

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CHECKED: Checker

SCALE: As indicated

SHEET No: A-105 Rev:SPC 02

PROJECT No: 0001

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

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**LEGEND**

| | |
|---|---|
| STUDIO | 2 + DEN |
| 1 BED | 3 BED |
| 1 + DEN | AMENITY |
| 2 BED | SERVICES |

| No. | DESCRIPTION | YYYY-MM-DD |
|---|---|---|
| SPC 02 | ISSUED FOR SPC RESPONSE #01 | 15/07/26 |
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t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

MASTER PLAN - LEVEL 6-30 (TYP. TOWER)

DRAWN: A.R.G.

CHECKED: Checker

SCALE: As indicated

SHEET No: A-106 Rev:SPC 02

PROJECT No: 0001

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 4:22:43 PM

**BUILDING STATS - TYPICAL TOWER FLOOR (6TH - 30TH)**

| | |
|---|---|
| GCA PER FLOOR / TOTAL | 877.3m² / 21,932.5m² |
| GLA PER FLOOR / TOTAL | 760.35m² / 19,008.75m² |
| EFFICIENCY | 86.7% |

**UNIT MIX - TYP. TOWER FLOOR (6TH-30TH)**

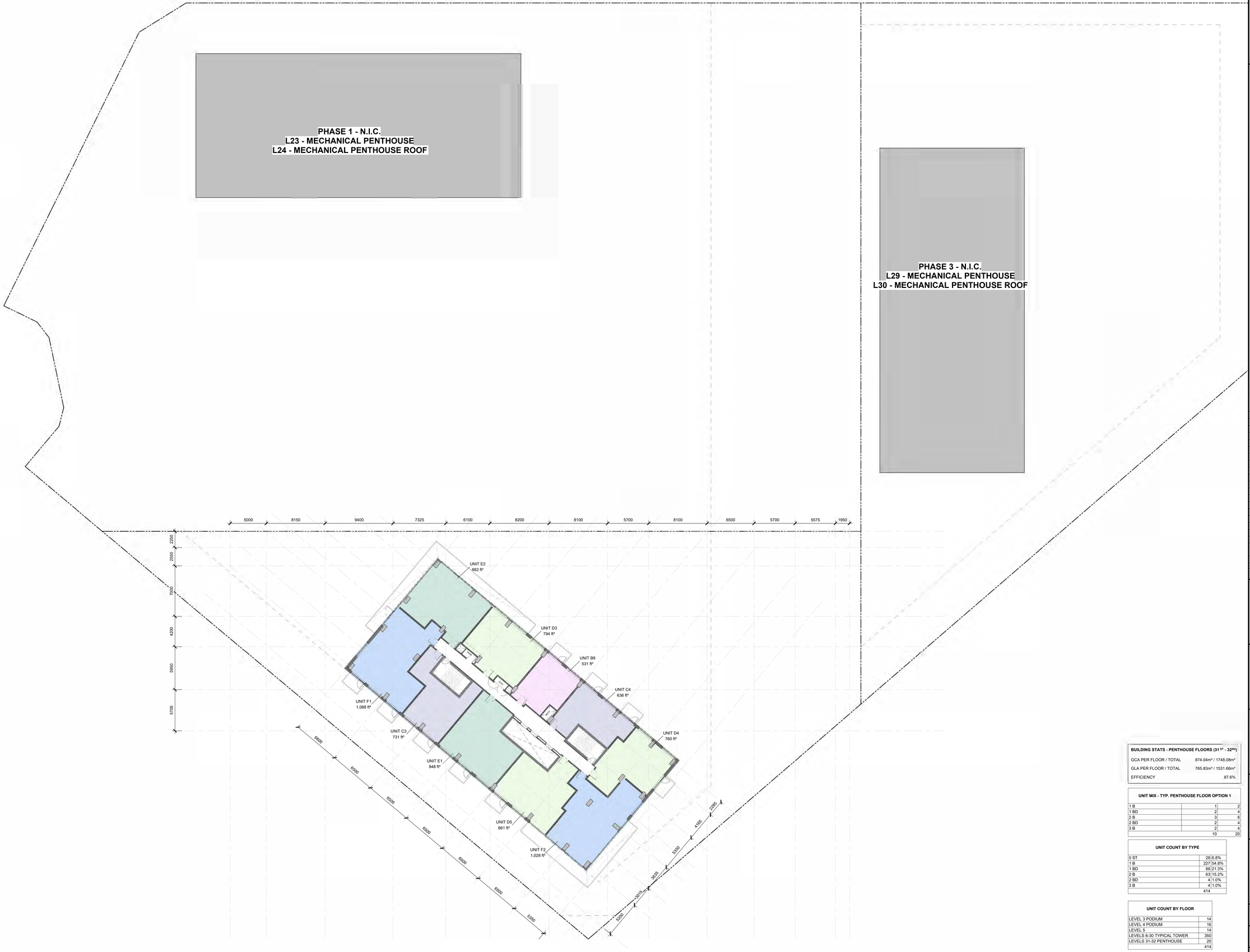
| | | |
|---|---|---|
| 0 ST | 1 | 25 |
| 1 B | 8 | 200 |
| 1 BD | 3 | 75 |
| 2 B | 2 | 50 |
| | 14 | 350 |

**UNIT COUNT BY TYPE**

| | | |
|---|---|---|
| 0 ST | 28 | 6.8% |
| 1 B | 227 | 54.8% |
| 1 BD | 88 | 21.3% |
| 2 B | 63 | 15.2% |
| 2 BD | 4 | 1.0% |
| 3 B | 4 | 1.0% |
| | 414 | |

**UNIT COUNT BY FLOOR**

| | |
|---|---|
| LEVEL 3 PODIUM | 14 |
| LEVEL 4 PODIUM | 16 |
| LEVEL 5 | 14 |
| LEVELS 6-30 TYPICAL TOWER | 350 |
| LEVELS 31-32 PENTHOUSE | 20 |
| | 414 |

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**LEGEND**

| | |
|---|---|
| STUDIO | 2 + DEN |
| 1 BED | 3 BED |
| 1 + DEN | AMENITY |
| 2 BED | SERVICES |

NOT FOR CONSTRUCTION

**BUILDING STATS - PENTHOUSE FLOORS (31 ST - 32ND)**

| | |
|---|---|
| GCA PER FLOOR / TOTAL | 874.04m² / 1748.08m² |
| GLA PER FLOOR / TOTAL | 765.83m² / 1531.66m² |
| EFFICIENCY | 87.6% |

**UNIT MIX - TYP. PENTHOUSE FLOOR OPTION 1**

| | | |
|---|---|---|
| 1 B | 1 | 2 |
| 1 BD | 2 | 4 |
| 2 B | 3 | 6 |
| 2 BD | 2 | 4 |
| 3 B | 2 | 4 |
| | 10 | 20 |

**UNIT COUNT BY TYPE**

| | | |
|---|---|---|
| 0 ST | 28 | 6.8% |
| 1 B | 227 | 54.8% |
| 1 BD | 88 | 21.3% |
| 2 B | 63 | 15.2% |
| 2 BD | 4 | 1.0% |
| 3 B | 4 | 1.0% |
| | 414 | |

**UNIT COUNT BY FLOOR**

| | |
|---|---|
| LEVEL 3 PODIUM | 14 |
| LEVEL 4 PODIUM | 16 |
| LEVEL 5 | 14 |
| LEVELS 6-30 TYPICAL TOWER | 350 |
| LEVELS 31-32 PENTHOUSE | 20 |
| | 414 |

| No. | DESCRIPTION | YYYY-MM-DD |
|---|---|---|
| SPC 02 | ISSUED FOR SPC RESPONSE #01 | 15/07/26 |
| SPC 01 | ISSUED FOR SPC | 13/02/26 |

REVISIONS:

ARCHITECT SEAL:

ONTARIO ASSOCIATION ARCHITECTS
REYNOLD REID
LICENCE
8667

NORTH ARROW:

TRUE NORTH

CLIENT:

main + main

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, OTTAWA, ON.

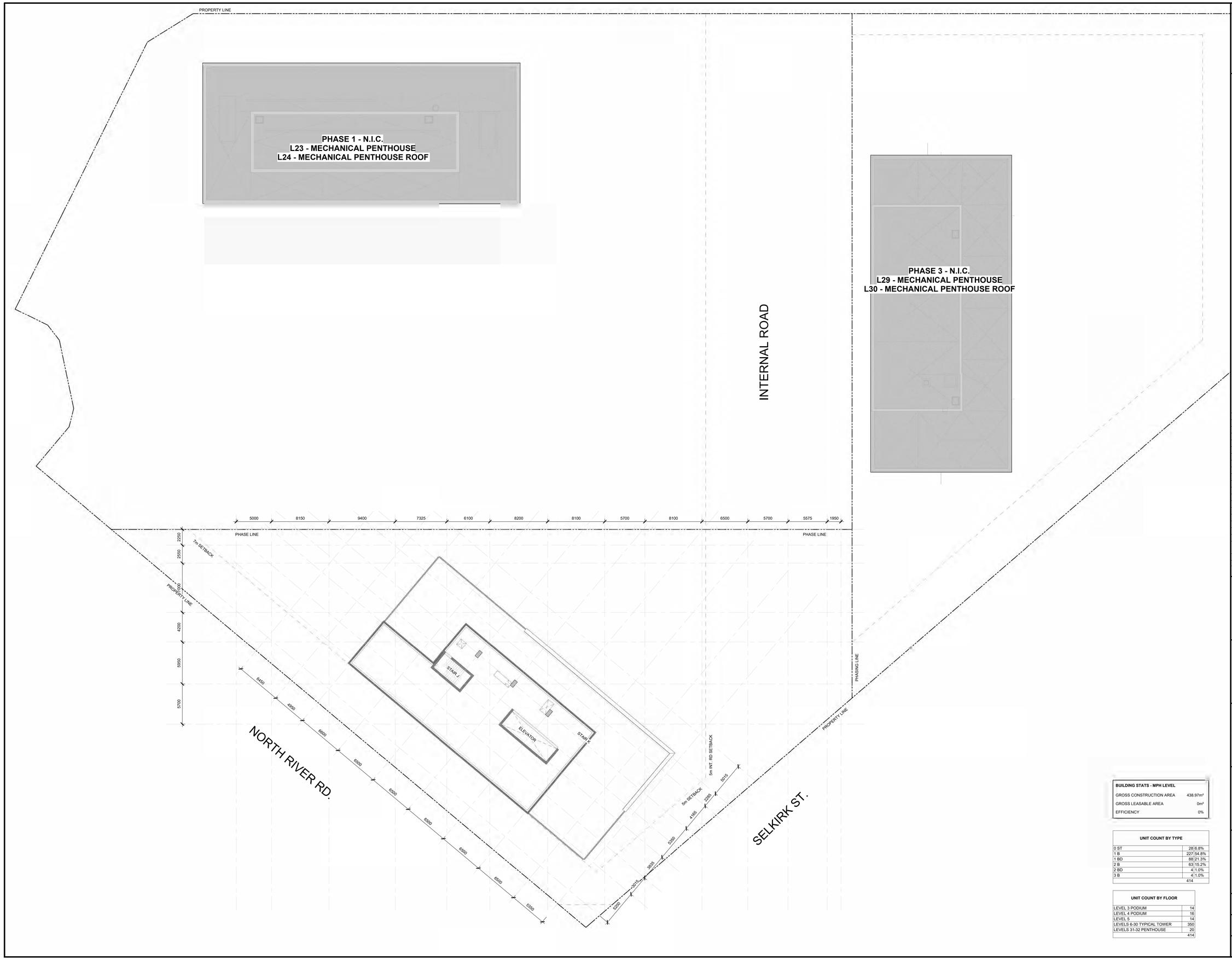
SHEET TILE:

MASTER PLAN - LEVEL 31-32
(PH UNITS)

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: As indicated | SHEET No: A-107 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/10/2026 4:22:46 PM




| BUILDING STATS - MPH LEVEL | |
|---|---|
| GROSS CONSTRUCTION AREA | 438.97m² |
| GROSS LEASABLE AREA | 0m² |
| EFFICIENCY | 0% |

| UNIT COUNT BY TYPE | | |
|---|---|---|
| 0 ST | 28 | 6.8% |
| 1 B | 227 | 54.8% |
| 1 BD | 88 | 21.3% |
| 2 B | 63 | 15.2% |
| 2 BD | 4 | 1.0% |
| 3 B | 4 | 1.0% |
| | 414 | |

| UNIT COUNT BY FLOOR | |
|---|---|
| LEVEL 3 PODIUM | 14 |
| LEVEL 4 PODIUM | 16 |
| LEVEL 5 | 14 |
| LEVELS 6-30 TYPICAL TOWER | 350 |
| LEVELS 31-32 PENTHOUSE | 20 |
| | 414 |

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| SPC 02 | ISSUED FOR SPC RESPONSE #01 | 15/07/26 |
| SPC 01 | ISSUED FOR SPC | 13/02/26 |

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS — RICHARD REID — LICENCE 8667

NORTH ARROW: TRUE NORTH

CLIENT: main + main

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, OTTAWA, ON.

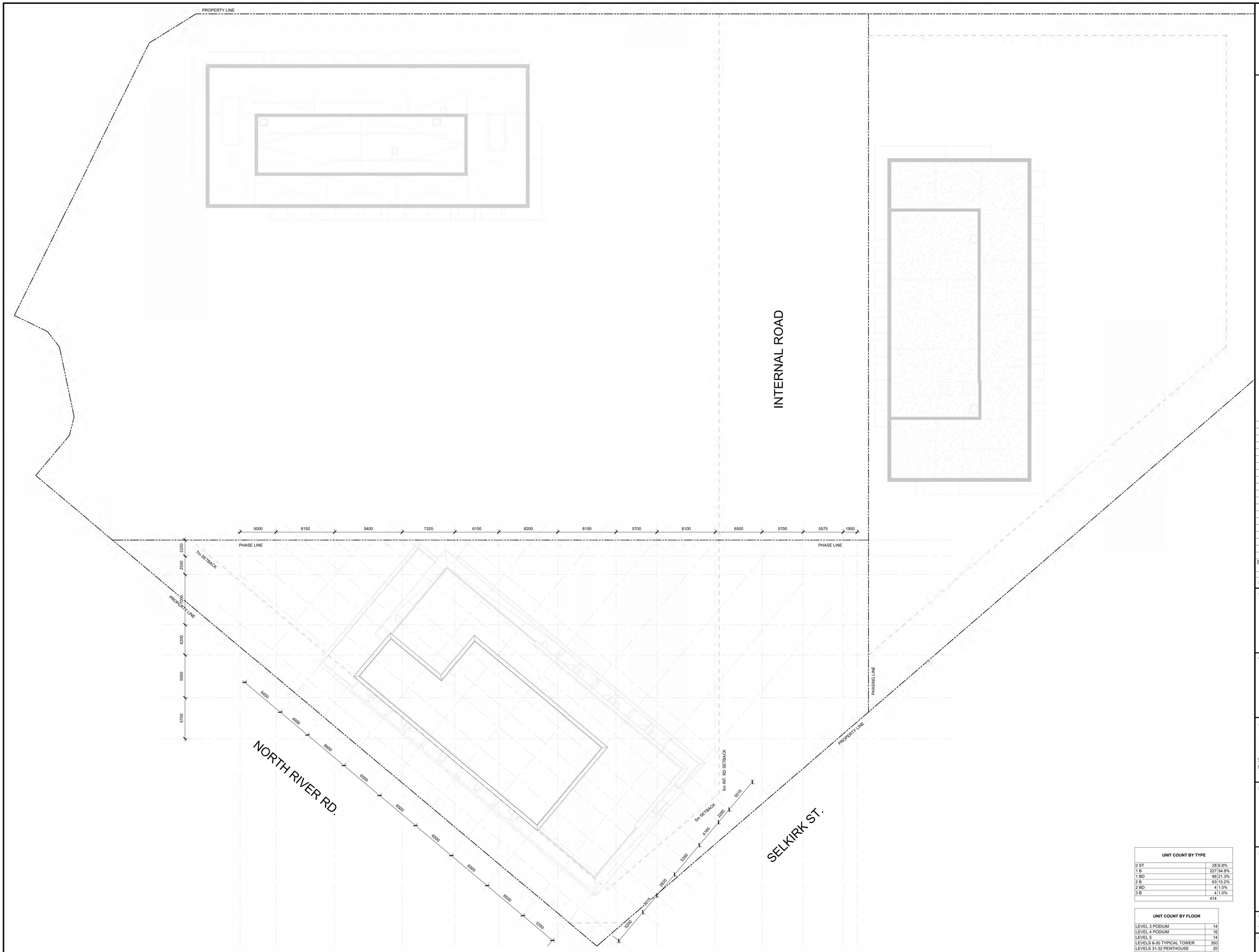
SHEET TILE:

# MASTER PLAN - LEVEL 33 - MECH. PENTHOUSE

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: As indicated | SHEET No: A-108 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 3:35:39 PM




| UNIT COUNT BY TYPE | | |
|---|---|---|
| 0 ST | 28 | 6.8% |
| 1 B | 227 | 54.8% |
| 1 BD | 88 | 21.3% |
| 2 B | 63 | 15.2% |
| 2 BD | 4 | 1.0% |
| 3 B | 4 | 1.0% |
| | 414 | |

| UNIT COUNT BY FLOOR | |
|---|---|
| LEVEL 3 PODIUM | 14 |
| LEVEL 4 PODIUM | 16 |
| LEVEL 5 | 14 |
| LEVELS 6-30 TYPICAL TOWER | 350 |
| LEVELS 31-32 PENTHOUSE | 20 |
| | 414 |

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REVISIONS:

ARCHITECT SEAL:

ONTARIO ASSOCIATION ARCHITECTS
RICHARD REID
LICENCE
8667

NORTH ARROW:

TRUE NORTH

CLIENT:

main + main

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, OTTAWA, ON.

SHEET TILE:

MASTER PLAN - MECHANICAL PENTHOUSE ROOF

DRAWN: A.R.G.

CHECKED: Checker

SCALE: 1 : 200

SHEET No: A-109 Rev:SPC 02

PROJECT No: 0001

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 3:45:33 PM

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| SPC 01 | ISSUED FOR SPC | 13/02/26 |

REVISIONS:

ARCHITECT SEAL:

ONTARIO ASSOCIATION ARCHITECTS
REVNAT REID
LICENCE
8667

NORTH ARROW:

CLIENT:

main + main

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, OTTAWA, ON.

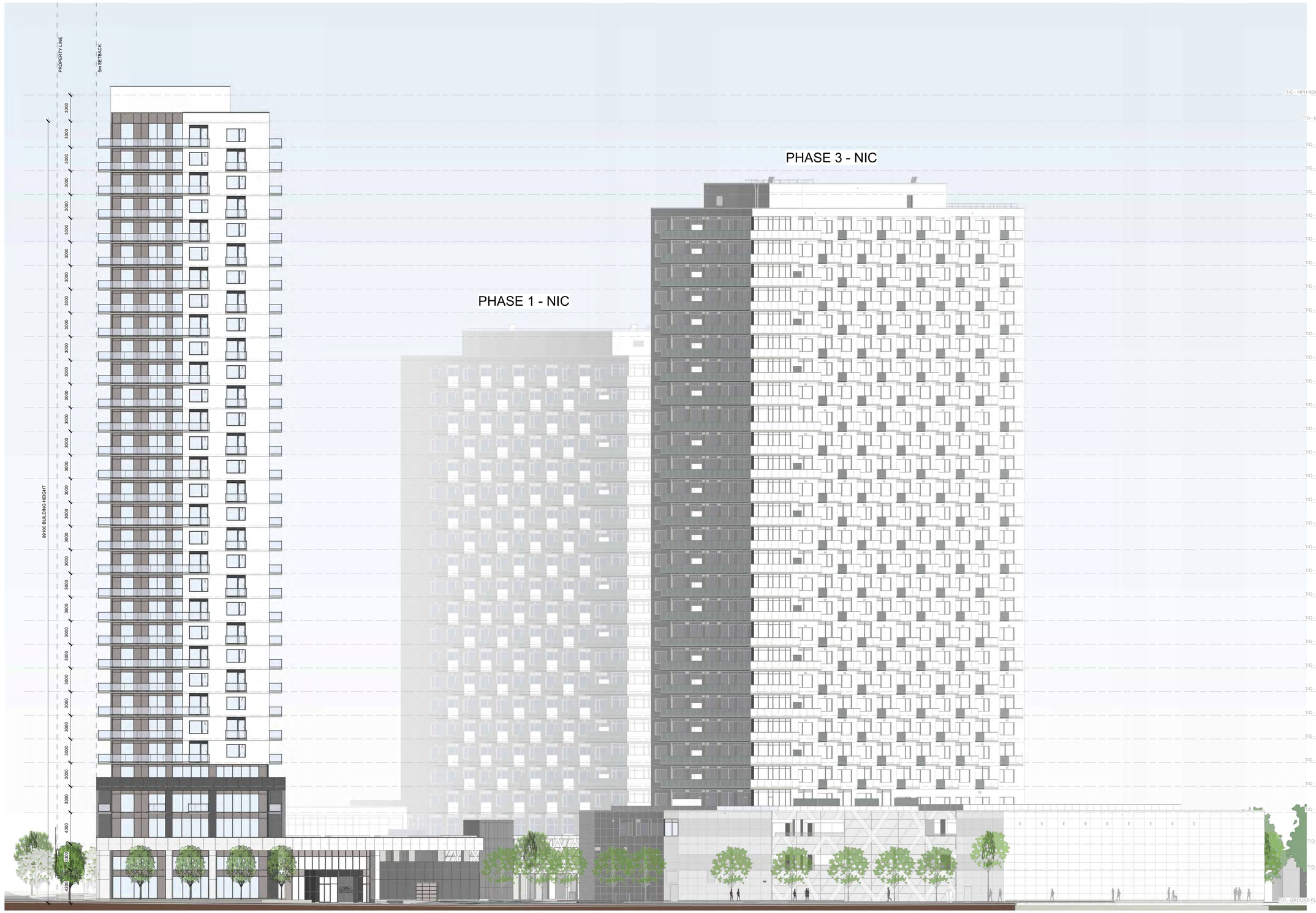
SHEET TILE:

NORTH RIVER ELEVATION - TOWER ORIENTATION

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: 1 : 200 | SHEET No: A-200 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 12:25:11 PM

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| SPC 02 | ISSUED FOR SPC RESPONSE #01 | 15/07/26 |

REVISIONS:

ARCHITECT SEAL:

ONTARIO ASSOCIATION ARCHITECTS
REYNOLD REID
LICENCE
8667

NORTH ARROW:

CLIENT:

main + main

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, OTTAWA, ON.

SHEET TILE:

INTERNAL RD ELEVATION - TOWER ORIENTATION

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: 1 : 200 | SHEET No: A-201 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 2:36:22 PM

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REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS REYNOLD REID LICENCE 8667

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PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

INTERNAL RD ELEVATION - PODIUM ORIENTATION

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: 1 : 200 | SHEET No: A-202 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 12:28:49 PM

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CLIENT:

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ARCHITECT:

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PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

MONTGOMERY ELEVATION - TOWER ORIENTATION

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: 1 : 200 | SHEET No: A-203 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.0mm)

PLOT DATE: 7/15/2026 12:29:31 PM

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ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS REYNOLD REID LICENCE 8667

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PROJECT TITLE:

RIVERAIN DISTRICT
3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

MONTREAL RD ELEVATION - TOWER ORIENTATION

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: 1 : 200 | SHEET No: A-204 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 12:30:02 PM

* 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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REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS KEVIN G. REID LICENCE 8667

NORTH ARROW:

CLIENT: main + main

ARCHITECT:

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PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

ENLARGED ELEVATIONS - RESIDENTIAL ENTRANCE

| DRAWN: | CHECKED: |
|---|---|
| A.R.G. | Checker |
| SCALE: 1 : 100 | SHEET No: A-205 Rev.SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 12:33:34 PM

VIEW FROM CUMMINGS BRIDGE

PERSPECTIVE FROM SELKIRK

PERSPECTIVE FROM MONTGOMERY

AERIAL FROM MONTREAL RD

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REVISIONS:

ARCHITECT SEAL:

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NORTH ARROW:

TRUE NORTH

CLIENT:

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PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

3D PERSPECTIVES

| DRAWN: | CHECKED: |
|---|---|
| Author | Checker |
| SCALE: | SHEET No: |
| PROJECT No: 0001 | A-400 Rev:SPC 02 |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 12:46:19 PM

PERSPECTIVE ACROSS NORTH RIVER

SELKIRK CORNER PERSPECTIVE

PERSPECTIVE ACROSS INTERNAL RD

PERSPECTIVE ALONG NORTH RIVER

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REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS REYNOLD REID LICENCE 6647

NORTH ARROW: TRUE NORTH

CLIENT: main + main

ARCHITECT:

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PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

3D PERSPECTIVES

| DRAWN: | CHECKED: |
|---|---|
| Author | Checker |
| SCALE: | SHEET No: |
| PROJECT No: 0001 | A-401 Rev:SPC 02 |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/15/2026 1:13:38 PM

# 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

**3 SELKIRK STREET SHADOW STUDY**
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

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| SPC 01 | ISSUED FOR SPC | 13/02/26 |

REVISIONS:

ARCHITECT SEAL:

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CLIENT:

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ARCHITECT:

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PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

SUNSHADE STUDY

| DRAWN: | CHECKED: |
|---|---|
| Author | Checker |
| SCALE: 1 : 4000 | SHEET No: A-501 Rev.SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/14/2026 6:27:18 PM

# 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

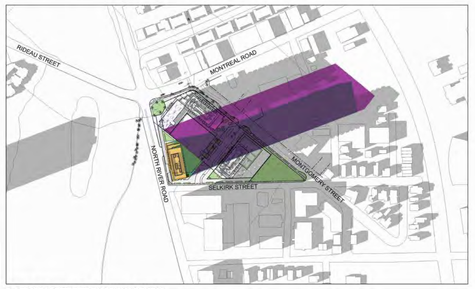
**3 SELKIRK STREET SHADOW STUDY**
SEPTEMBER 21ST - 11:00

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

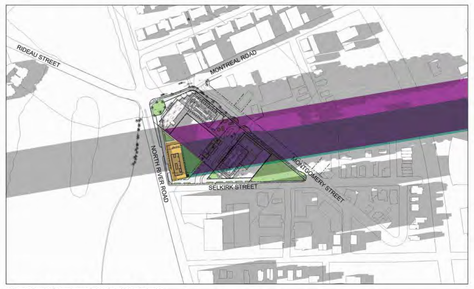
**3 SELKIRK STREET SHADOW STUDY**
SEPTEMBER 21ST - 13:00

**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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REVISIONS:

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LICENCE
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NORTH ARROW:

TRUE NORTH

CLIENT:

main + main

ARCHITECT:

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t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

SUNSHADE STUDY

| DRAWN: | CHECKED: |
|---|---|
| Author | Checker |
| SCALE: 1 : 4000 | SHEET No: A-502 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

PLOT DATE: 7/14/2026 6:41:57 PM

# 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

**3 SELKIRK STREET SHADOW STUDY**
DECEMBER 21ST - 13:00

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

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

**3 SELKIRK STREET SHADOW STUDY**
DECEMBER 21ST - 16:00

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ARCHITECT SEAL:

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NORTH ARROW:

TRUE NORTH

CLIENT:

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ARCHITECT:

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PROJECT TITLE:

RIVERAIN DISTRICT

3 SELKIRK ST, OTTAWA, ON.

SHEET TILE:

SUNSHADE STUDY

| DRAWN: | CHECKED: |
|---|---|
| Author | Checker |
| SCALE: 1 : 4000 | SHEET No: A-503 Rev:SPC 02 |
| PROJECT No: 0001 | |

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

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