

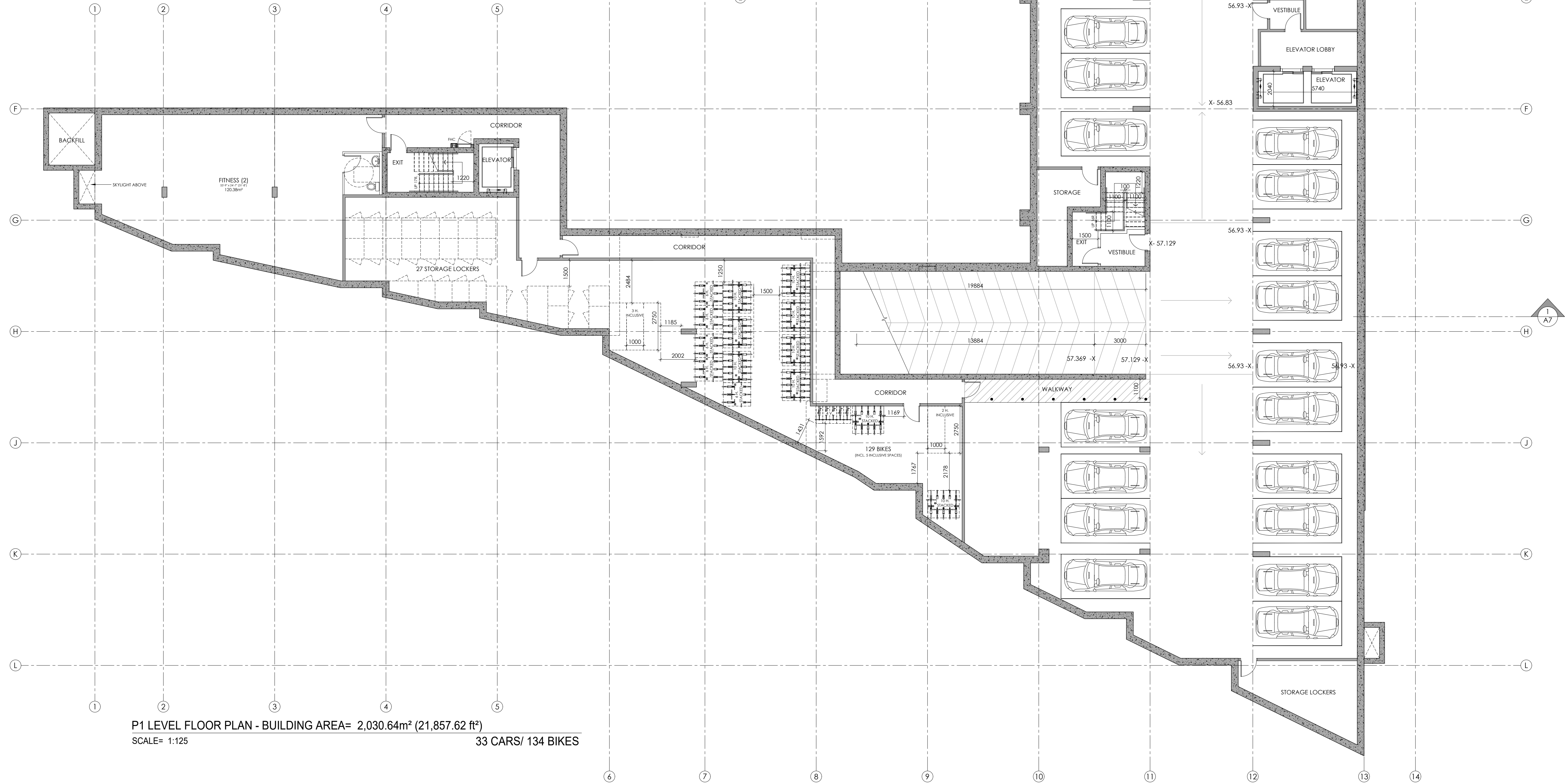
**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

GENERAL NOTES:

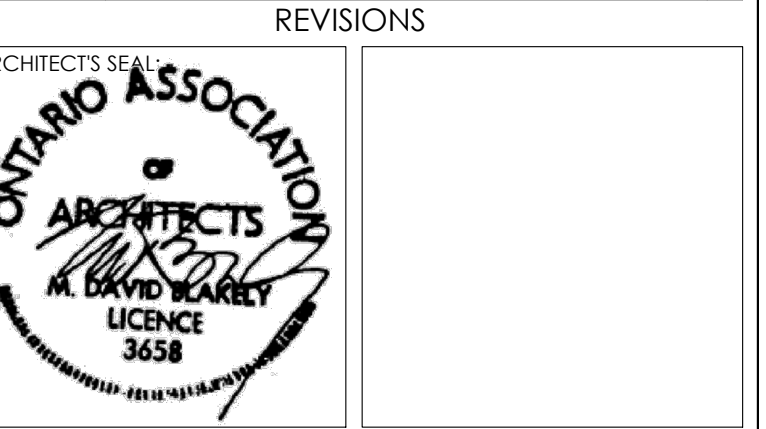
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P1 LEVEL PARKING	
TYPICAL SPACE (2.6 x 5.2)	= 29
SMALL CAR SPACES (2.4 x 4.6)	= 1
SURFACE PARKING	
BARRIER FREE (TYPE 'A')	= 1
TYPICAL SPACE (2.6x5.2)	= 6
SMALL CAR SPACES (2.4 X 4.6)	= 1
TOTAL PARKING SPACES	= 38



P1 LEVEL FLOOR PLAN - BUILDING AREA= 2,030.64m² (21,857.62 ft²)
SCALE= 1:125 33 CARS/ 134 BIKES

#	DATE	DESCRIPTION	INITIALS
1.	19/02/26	FOR CLIENT REVIEW	JB
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3.	06/03/26	SUITES WITH DEN/ OPT. BEDROOM # 2 NOTED	JB
4.	13/05/26	BARRIER FREE SUITES ADDED	JB
5.	20/05/26	REVISED PER COMMENTS/ FOR COORDINATION	JB
6.	17/06/26	EXTERIOR SITE LIGHTING ADDED	JB
7.	28/07/26	FOR SITE PLAN CONTROL	JB



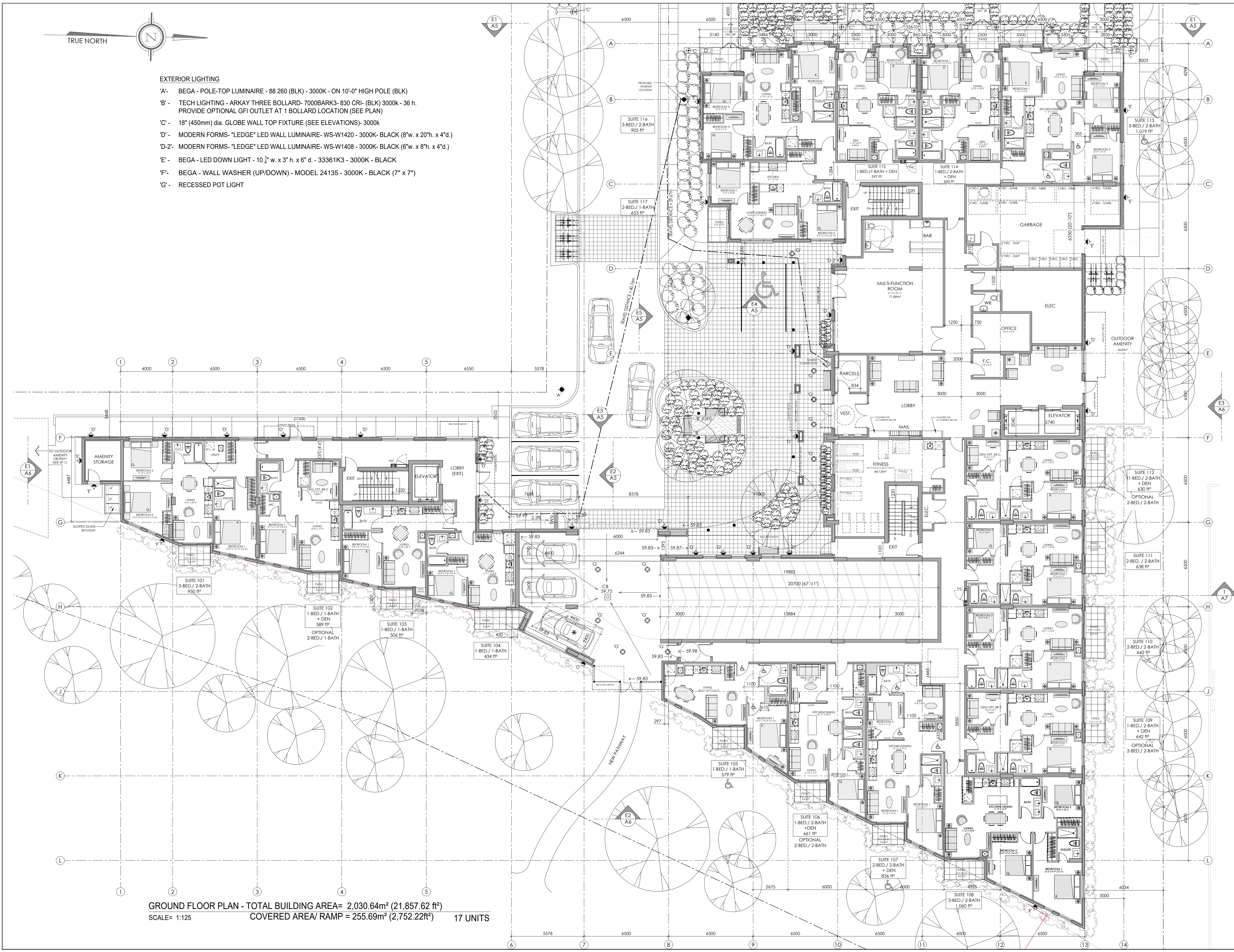
A	A - DETAIL NUMBER
B	B - SHEET NUMBER (DETAIL REQUIRED)
C	C - SHEET NUMBER (DETAIL LOCATION)

PROJECT
**PROPOSED
4 STOREY - 92 UNIT APARTMENT
551 RIVERDALE AVE.
OTTAWA, ONT.**

CLIENT
**JSS RIVERDALE HOLDINGS INC.
24-551 RIVERDALE AVE.
OTTAWA, ON, K1S 1S3**

DRAWING TITLE
**FOUNDATION PLAN
(P1 LEVEL FLOOR PLAN)**

DATE JAN., 2026	SCALE 1:125	SHEET No. A1
DRAWN BY: JB	CHECKED MDB	



- EXTERIOR LIGHTING
- 'A'- BEGA - POLE-TOP LUMINAIRE - 88 260 (BLK) - 3000K - ON 10'-0" HIGH POLE (BLK)
 - 'B'- TECH LIGHTING - ARKAY THREE BOLLARD-7000BARK3- 830 CRI- (BLK) 3000k - 36 h. PROVIDE OPTIONAL GFI OUTLET AT 1 BOLLARD LOCATION (SEE PLAN)
 - 'C'- 18" (450mm) dia. GLOBE WALL TOP FIXTURE (SEE ELEVATIONS)- 3000K
 - 'D'- MODERN FORMS- "LEDGE" LED WALL LUMINAIRE- WS-W1420 - 3000K- BLACK (8"w. x 20"h. x 4"d.)
 - 'D-2'- MODERN FORMS- "LEDGE" LED WALL LUMINAIRE- WS-W1408 - 3000K- BLACK (6"w. x 8"h. x 4"d.)
 - 'E'- BEGA - LED DOWN LIGHT - 10 1/2" w. x 3" h. x 6" d. - 33361K3 - 3000K - BLACK
 - 'F'- BEGA - WALL WASHER (UP/DOWN) - MODEL 24135 - 3000K - BLACK (7" x 7")
 - 'G'- RECESSED POT LIGHT

GROUND FLOOR PLAN - TOTAL BUILDING AREA= 2,030.64m² (21,857.62 ft²)
SCALE= 1:125 COVERED AREA/ RAMP = 255.69m² (2,752.22ft²) 17 UNITS

M. David Blakely Architect Inc.
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6.	17/06/26	EXTERIOR SITE LIGHTING ADDED	JB
7.	28/07/26	FOR SITE PLAN CONTROL	JB

ARCHITECT'S SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE 3658

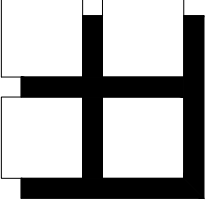
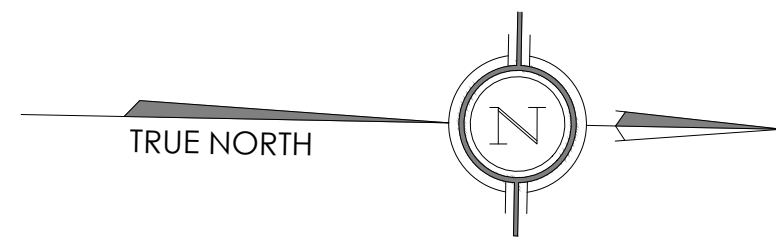
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4 STOREY - 92 UNIT APARTMENT
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CLIENT
**JSS RIVERDALE HOLDINGS INC.
24-551 RIVERDALE AVE.
OTTAWA, ON, K1S 1S3**

DRAWING TITLE
**GROUND (1ST)
FLOOR PLAN**

DATE JAN., 2026	SCALE 1:125	SHEET NO. A2
DRAWN BY: JB	CHECKED MDB	



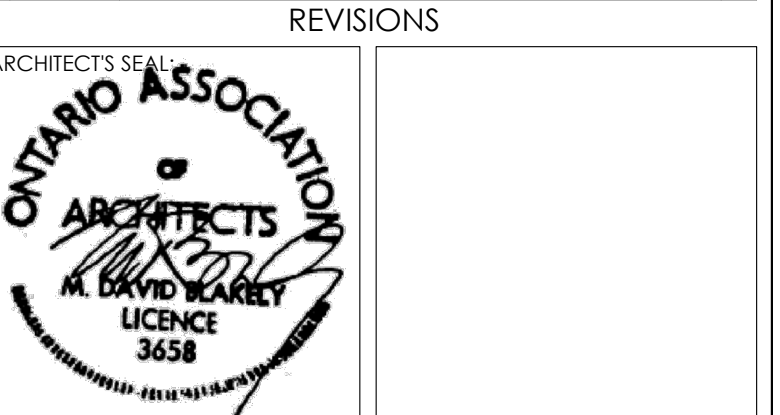
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7.	28/07/26	FOR SITE PLAN CONTROL	JB
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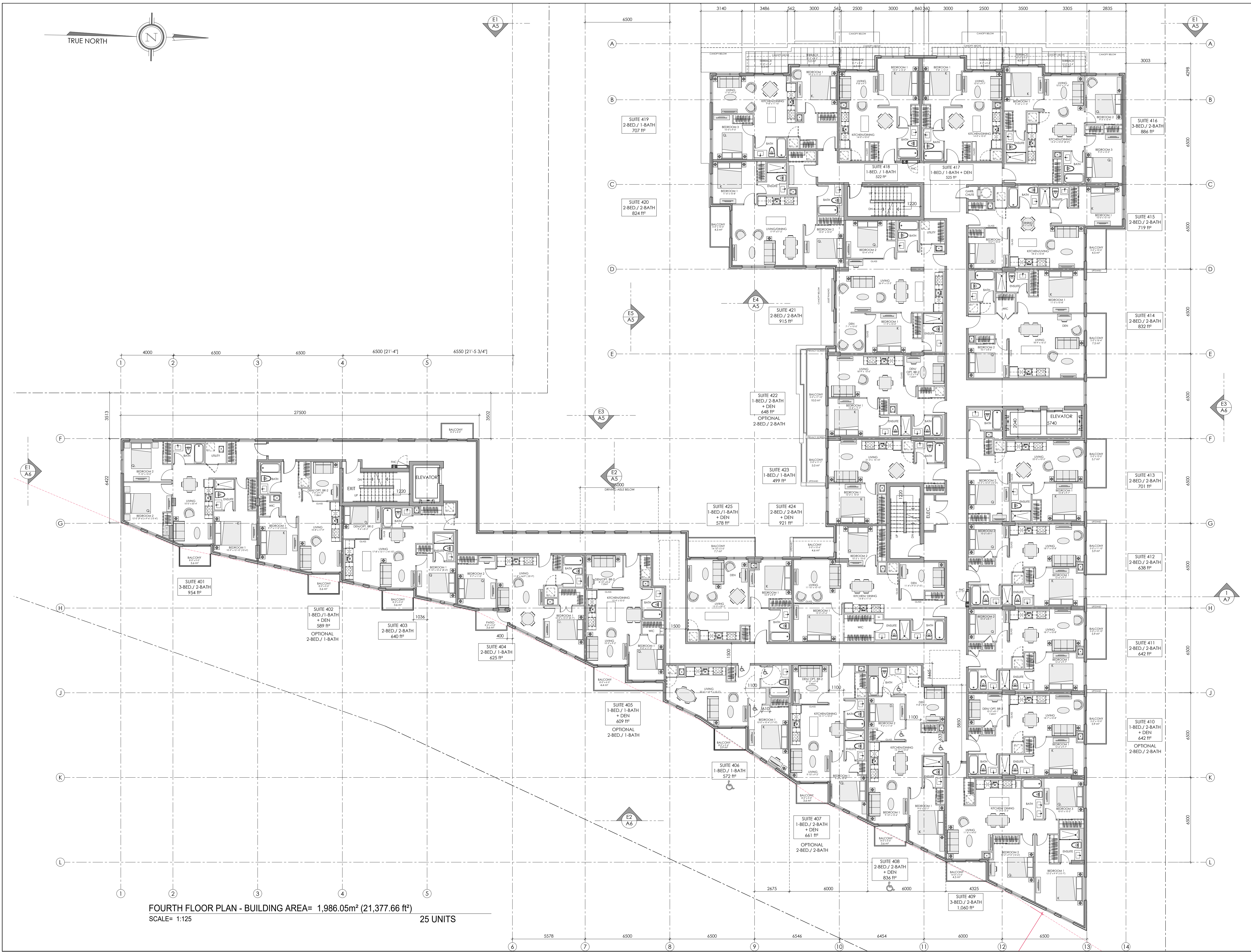
DRAWING TITLE
**TYPICAL FLOOR PLAN
FLOORS 2 & 3 (2ND FLOOR SHOWN)**

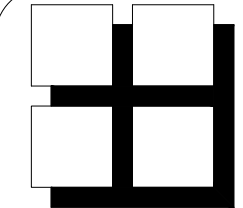
DATE JAN., 2026	SCALE 1:125	SHEET No. A3
DRAWN BY: JB	CHECKED MDB	

A 3RD FLOOR BALCONIES
SCALE= 1:125

4000 6500 6500 6500 [21'-4"] 6550 [21'-5 3/4"]

TYPICAL FLOOR FLOOR PLAN (2nd FLOOR SHOWN)- BUILDING AREA= 2,035.55m² (21,910.47 ft²)
SCALE= 1:125
25 UNITS





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ARCHITECT'S SEAL

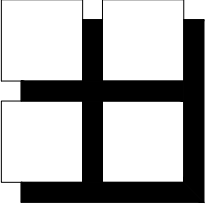
M. DAVID BLAKELY
LICENCE 3658

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OTTAWA, ONT.**

CLIENT
**JSS RIVERDALE HOLDINGS INC.
24-551 RIVERDALE AVE.
OTTAWA, ON, K1S 1S3**

DRAWING TITLE
**FOURTH (4TH)
FLOOR PLAN**

DATE JAN., 2026	SCALE 1:125	SHEET No. A4
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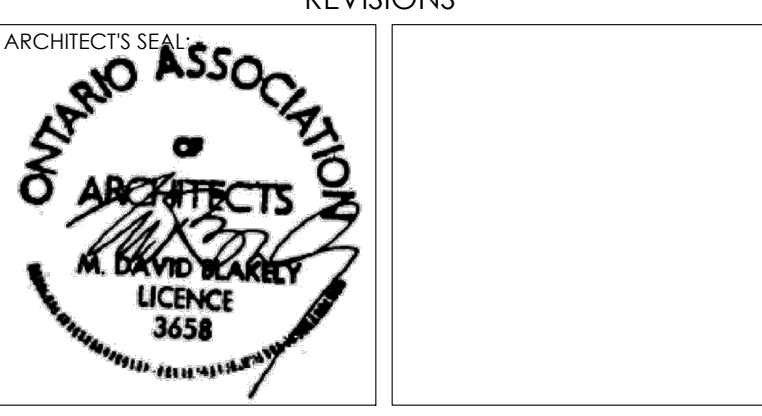
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 - 'G'- RECESSED POT LIGHT

- LIST OF MATERIALS:
- 1- BRICK VENEER
 - 2- STONE VENEER
 - 3- METAL PANEL
 - 4- WINDOW - FRAME
 - 5- PATIO DOOR
 - 6- CANOPY
 - 7- PRECAST SILL
 - 8- ALUMINUM/ GLASS GUARD & RAILING
 - 9- DECORATIVE METAL FENCE/RAILING
 - 10- LIGHT FIXTURE
 - 11- TERRACE DOOR
 - 12- JULIET RAILING

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DRAWING TITLE
BUILDING ELEVATIONS

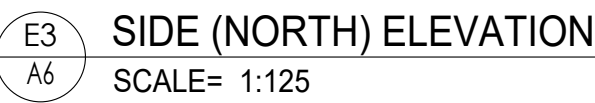
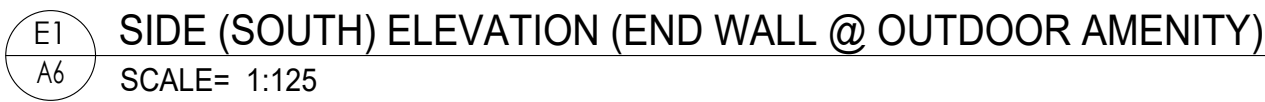
DATE JAN., 2026	SCALE 1:125	SHEET No. A5
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[illegible]

ARCHITECT'S SEAL:

10



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OTTAWA, ON, K1S 1S3

AWING TITLE

BUILDING ELEVATIONS

ATE

JAN., 2026

AWN BY:

SCALE

1:12

CHECKED

SHEET No.

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A6