



3
00 VIEW FROM BASELINE & CONSTELLATION



1
00 VIEW ALONG CONSTELLATION

OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean
(Ottawa) ON, K2G 6E2

CONSULTANTS:

ARCHITECT



1282 Cornwall Road,
Oakville ON, L6J 7W5
P: 905-337-7249

DEVELOPMENT CONSULTANT



API DEVELOPMENT CONSULTANTS INC.
1282 Cornwall Road,
Oakville ON, L6J 7W5
P: 905-337-7249

CIVIL

EXP
2650 Queensview Dr., Ottawa
ON K2B 8H6
P: 613.688.1899

LANDSCAPE

GINO J. AIELLO
50 Camelot Drive
Nepean ON, K2G 5X8
P: 613-852-1343

STRUCTURAL

GOODEVE STRUCTURAL INC.
77 Auriga Dr.,
Ottawa, ON K2E 7Z7
P: 613-297-6649

MECHANICAL & ELECTRICAL

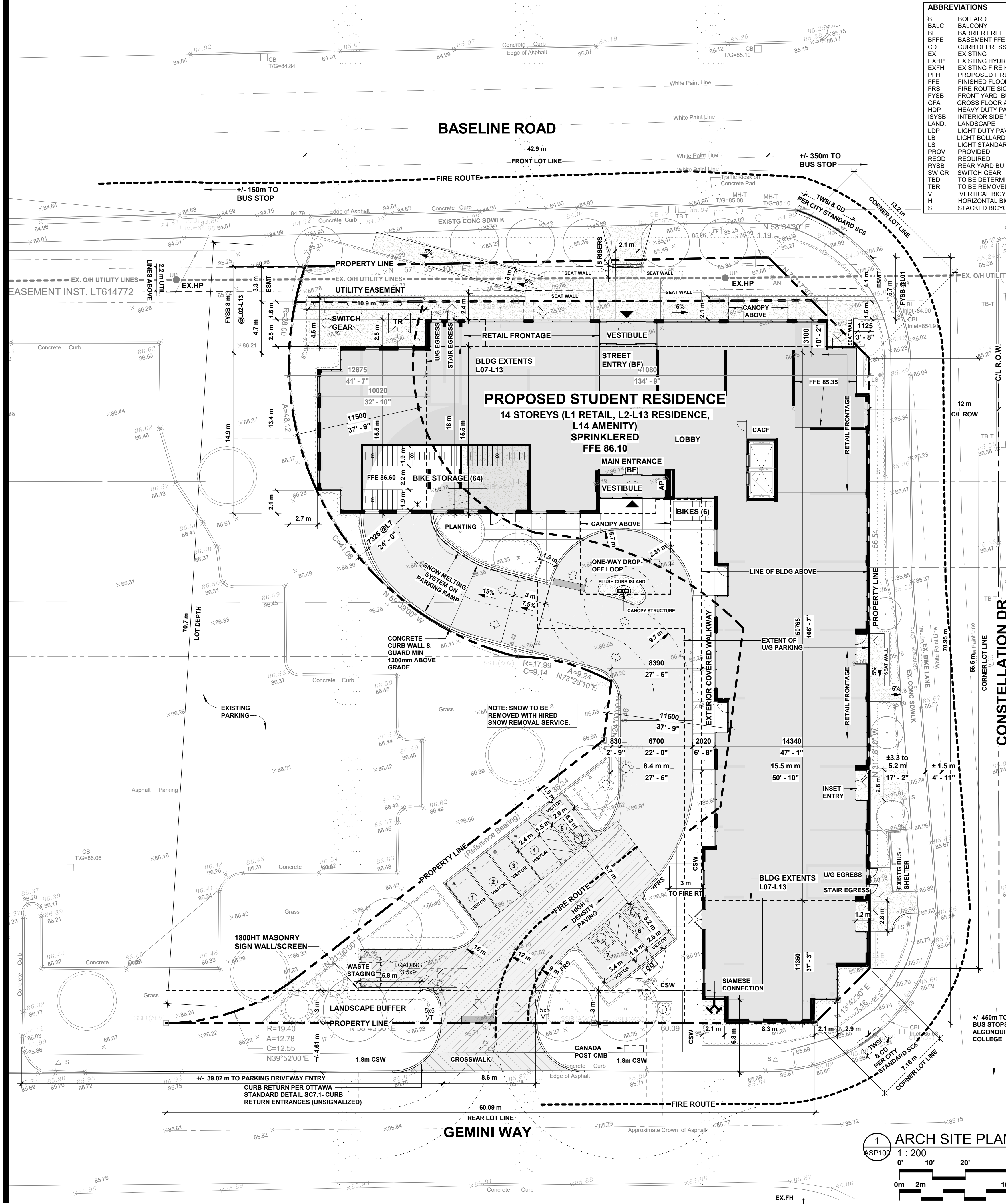
QUADRANT ENGINEERING LTD.
2283 St. Laurent Blvd, Unit 203,
Ottawa, ON, K1G 5A2
P: 613-866-6543



2
00 VIEW AT BASELINE ROAD

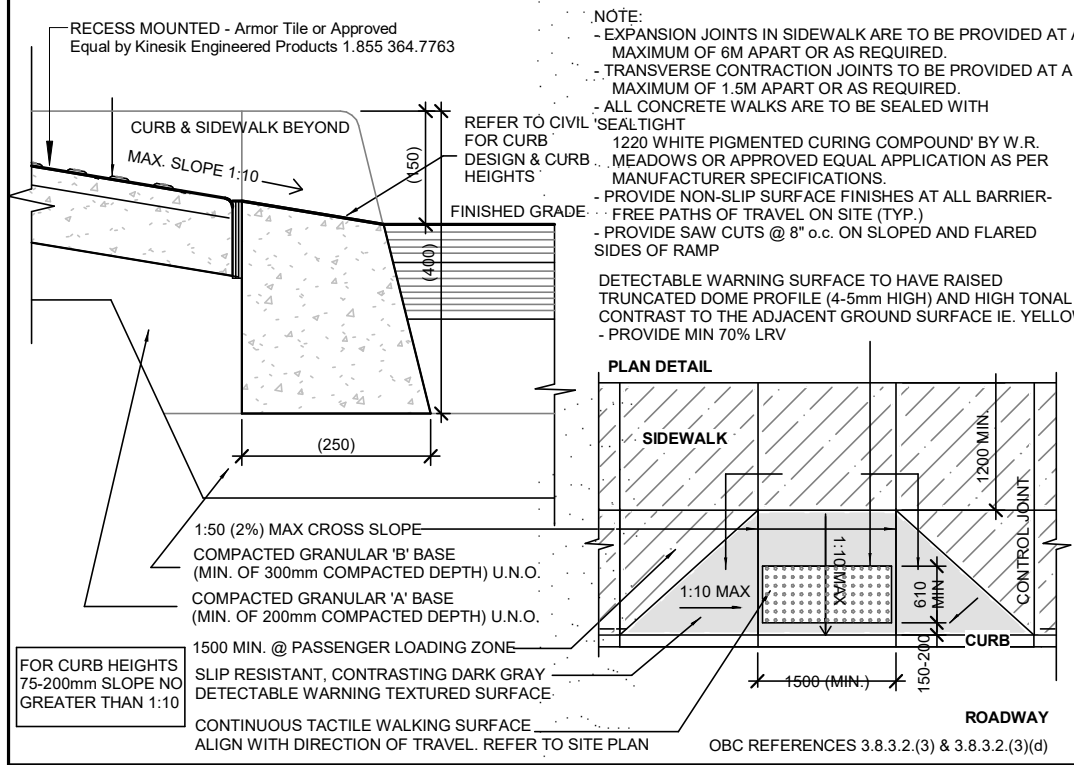
PROJECT NO. 18-012
ISSUED FOR
SITE PLAN APPROVAL
DATE 2018-12-18

OTTAWA STUDENT RESIDENCE



ABBREVIATIONS

B	BOLLARD
BALC	BALCONY
BF	BARRIER FREE
BFEE	BASEMENT FFE
CD	CURB DEPRESSION
EX	EXISTING
EXHP	EXISTING HYDRO POLE
EXPH	EXISTING FIRE HYDRANT
FFH	PROPOSED FIRE ELEVATION
FRS	FIRE ROUTE SIGN
FYSB	FRONT YARD BUILDING SETBACK
GFA	GROSS FLOOR AREA
HDP	HEAVY DUTY PAVING
ISYSB	INTERIOR SIDE YARD SETBACK
LAND	LANDSCAPE
LDP	LIGHT DUTY PAVING
LS	LIGHT BOLLARD
LS	LIGHT STANDARD
PROV	PROVIDED
REQD	REQUIRED
FYSB	FRONT YARD BUILDING SETBACK
SW GR	SWITCH GEAR
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
H	HORIZONTAL BICYCLE PARKING SPACES
S	STACKED BICYCLE PARKING SPACES



DRAWING LEGEND

---	PROPERTY LINE
---	FIRE ROUTE PATH
+	SIAMESE CONNECTION
▲	LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
△	SERVICE EXITS / ENTRANCE POINTS
↑	OVERHEAD DOORS
↑	TRAFFIC FLOW
○	PAINTED ISLAND - NO PARKING
○	PARKING STALL COUNT PER ROW
○	DESIGNATED ACCESSIBLE PARKING SPACE. REFER TO CITY STANDARD FOR PAINTED SYMBOL
○	FREE-STANDING SIGN
○	LIGHT STANDARD
---	EXISTING ELEMENTS

CREDIT NOTES:

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILES TOPOGRAPHIC PLAN PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2018 DATED MARCH 2nd, 2018. FABIANI ARCHITECT LTD. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

LEGAL LAND DESCRIPTION:

PART OF BLOCKS 41 AND 42 REGISTERED PLAN AM-823 AND PART OF LOT 35 CONCESSION 2 (RIDEAU FRONT)
PIN:
04692-1308
04692-1310
04692-1317
04692-1312
04692-0454
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

SURVEYOR'S INFO:
FARLEY, SMITH & DENIS SURVEYING LTD. 2018
190 Colonnade Road
Ottawa, Ontario K2E 7J5
Phone: (613) 727-8226
Fax: (613) 727-1826

APPROVED REFUSED

THIS DAY OF 20

DERRICK MOODIE
MANAGER, DEVELOPMENT REVIEW, WEST PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

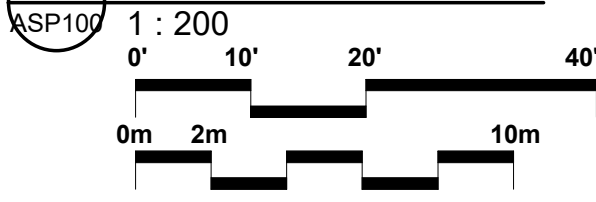
FLOOR STATISTICS - STUDENT RESIDENCE BLDG													
FLOOR	HT (F) FLR-FLR	HT (M) FLR-FLR	HT (F) U/S SLAB	SUITES COUNTS	STUDIO 1 BD	DOUBLE 2	TRIPLE 3	QUAD 4	FLOOR TOTALS RMS	BEDS	GFA (ft²/m²) (Zoning)	GFA (ft²/m²) (OBC)	
1-Retail	14' 9"	4.50	13' 11"	14	0	0	0	0	0	0	11,119	1033.0	16,285
2	9' 4"	2.85	8' 6"	14	0	6 (1 BF)	1 (BF)	7 (1 BF)	43	43	12,645	1174.8	15,946
3	9' 4"	2.85	8' 6"	14	0	6 (1 BF)	1 (BF)	7 (1 BF)	43	43	12,645	1174.8	15,946
4	9' 4"	2.85	8' 6"	14	0	6 (1 BF)	1 (BF)	7 (1 BF)	43	43	12,645	1174.8	15,946
5	9' 4"	2.85	8' 6"	14	0	6 (1 BF)	1	7 (1 BF)	43	43	12,645	1174.8	15,946
6	9' 4"	2.85	8' 6"	14	0	6	1	7 (1 BF)	43	43	12,645	1174.8	15,946
7	9' 4"	2.85	8' 6"	10	0	2	1	7 (1 BF)	35	35	9,739	904.8	12,738
8	9' 4"	2.85	8' 6"	10	0	2	1	7 (1 BF)	35	35	9,739	904.8	12,738
9	9' 4"	2.85	8' 6"	10	0	2	1	7 (1 BF)	35	35	9,739	904.8	12,738
10	9' 4"	2.85	8' 6"	10	0	2	1	7 (1 BF)	35	35	9,739	904.8	12,738
11	9' 4"	2.85	8' 6"	10	0	2	1	7 (1 BF)	35	35	9,739	904.8	12,738
12	9' 4"	2.85	8' 6"	10	0	2	1	7 (1 BF)	35	35	9,739	904.8	12,738
13	9' 10"	3.00	9' 0"	10	0	2	1	7 (1 BF)	35	35	9,739	904.8	12,738
14-Amenity	14' 9"	4.50	13' 11"	0	0	0	0	0	0	0	0.0	0.0	11,044
Subtotal	142' 3"	43.35	-	140	0	44	12	84	460	460	142,520	13,240.6	196,223
Avg Grade & Roofing	1' 12"	0.60	-	RMS	BEDS	0	88	36	36	336	460	460	
BUILDING TOTALS	144' 2"	43.95	-	SUITE AREA (ft²)	-	685	1195	1165	Avg Suite Area				
(MAX HT)	111' 7"	34.00	-	SUITE MIX %	0%	31%	9%	60%	1017 ft²				
DELTA	32' 8"	9.95	-	BARRIER FREE (BF) UNITS: MIN 15% @ 140 UNITS = 21 UNITS BF REQ'D. PROPOSED: DOUBLE +3 TRIPLE +12 QUAD = 21 PROVIDED.									
											142,520	13,240.6	196,223
													18,229.7

DEVELOPMENT STATISTICS - 2140 Baseline Rd, Ottawa				
	SM	SF	ACRES	%
GROSS SITE AREA	3,049.3	32,822	0.753	-
BLDG FOOTPRINT	1,575.0	16,953	0.389	51.7%
1ST FLOOR - RETAIL, LOBBY, SERVICES	1033.0	11,119	-	-
TYP. LOWER FLOOR	1174.8	12,645	-	-
TYP. UPPER FLOOR	904.8	9,739	-	-
AMENITY FLOOR (EXCLUDED)	0.0	0	-	-
GROSS FLOOR AREA (ZONING DEFINITION)	13,240.6	142,521	-	-

PARKING REQUIRED (By-law No. ____)			
Table 101: MIN PARKING SPACE RATES - R22			
ZONING REQUIREMENT (AREA B)	REQUIRED SPACES	PROVIDED SPACES	COMPLY
RETAIL (MIXED USE) (0 REQ'D <1500m²)	0	0	YES
STUDENT RES. - RATE PER DWELLING UNIT	0.20	0.24	YES
# OF PARKING SPACES	28	34	YES
VISITOR PARK'G (0(0-12)+0.1/UNIT (12-140))	13	13	YES
SURFACE PARKING	-	7	-
U/G PARKING	-	40	-
TOTAL SPACES	41	47	*INCLUDES ACCESSIBLE SPACES
SURPLUS / DEFICIT	6	15%	YES
*ACCESSIBLE SPACES	4	4	YES
RATE = 2(1-30) +2(31-60) +2(61-100)+2(PER 30)	4	4	YES
SMALL CARS	MAX	MAX	PROVIDED
SMALL CAR SPACES (2.4x4.6) 40% MAX	40%	11%	YES
BICYCLE PARKING - TABLE 111A	16	5	YES
1.0 PER DWELLING UNIT (TOTALS)	140	148	YES
VERTICAL	-	30	-
HORIZONTAL	-	54	-
STACKED	-	64	-

ZONING INFORMATION - ZONING BY-LAW			
Official Plan			
Permitted Use:	Yes	NO	
MIXED USE	YES		
Part 10 - Mixed Use / Commercial Zones (Sections 185-198)	REQUIRED	PROVIDED	
0.10 Lot Area	# / M² / M	M² / M	COMPLY
0.11 Floor Space Index	N/A	3049.3	YES
0.12 Lot Frontage (Min)	2.0	4.34	NO
0.13 Lot Coverage (Max)(Combined)	N/A	53.8	YES
0.14 Building Height (Max) - Sect 9	N/A	52%	YES
0.15 Bldg Height # of Storeys (Max)	34m	43.95	NO
0.16 Front Yard Setback (Min)	N/A	14	YES
0.16a Hydro Line Setback	N/A	3.3	YES
0.17 Side Yard Setback (Min)	5m	5m	YES
0.17a Side Yard Setback (Highrise@L09)(min)	N/A	0.0	YES
0.18 Rear Yard Setback (Min)	11.5m	8.4m	NO
0.19 Lot Depth (Min)	N/A	0.0	YES
0.20 Landscaped Area Width (Min)	-	70.7	YES
PARKING STANDARDS (SECTION 6.18)			
PARKING STALLS - STANDARD	2.6 x 5.2		YES
PARKING STALLS - SMALL SPACE	2.4 x (5.2 or 4.6)		YES
ACC. PARKING - AODA TYPE A&B	2.4 / 3.4 x 5.2 (+1.5) x 2.75(h)		YES
DRIVE AISLE - TWO WAY AT GRADE	6.7m		YES
DRIVE AISLE - TWO WAY PARK, GARAGE	6.0m		YES
LOADING SPACE - STANDARD	3.5 x 9.0 x 4.2(h)		YES
LOADING SPACE - OVERSIZED	4.3 x 13.0 x 4.2(h)		YES
BICYCLE PARKG, HORIZ - Table 111B	0.60 x 1.8		YES
BICYCLE PARKG, VERT - Table 111B	0.50 x 1.5		YES
BICYCLE PARKG, STACKED	0.46 x 1.9		YES
AREAS OF PLAN THAT DO NOT COMPLY WITH ZONING BYLAW			

ARCH SITE PLAN



OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean (Ottawa) ON, K2G 6E2

SITE PLAN

BY ML CHECK FF ISSUED FOR RE-ISSUED FOR SPA
PROJECT NO: 18-012 SHEET NO: 2
SCALE: As indicated
ISSUE DATE: 18DEC2018

ASP100

SHEET REVISION #17540



BY ML/ZK/FF	CHECK	ISSUED FOR RE-ISSUED FOR SPA
PROJECT NO.: 18-012	SHEET NO.:	
SCALE: 1: 150	A200	2
ISSUE DATE: 18DEC2018		
		SHEET REVISION

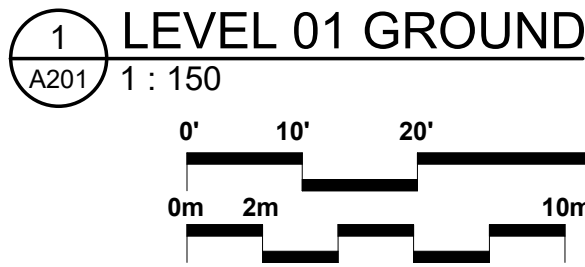
D07-12-18-0094 DRAWING LOCATION: C:\Users\MI\Desktop\18-012\S\8-012 OttawaSR v19 ML 181213.mt PLOT DATE: 2018-12-18 4:32:39 PM

GFA SUMMARY (ZONING)		
Level	Area	(ft²)
LEVEL 01	1033.0 m²	11120 ft²
GROUND		
LEVEL 02	1174.8 m²	12645 ft²
LEVEL 03	1174.8 m²	12645 ft²
LEVEL 04	1174.8 m²	12645 ft²
LEVEL 05	1174.8 m²	12645 ft²
LEVEL 06	1174.8 m²	12645 ft²
LEVEL 07	904.8 m²	9740 ft²
LEVEL 08	904.8 m²	9740 ft²
LEVEL 09	904.8 m²	9740 ft²
LEVEL 10	904.8 m²	9740 ft²
LEVEL 11	904.8 m²	9740 ft²
LEVEL 12	904.8 m²	9740 ft²
LEVEL 13	904.8 m²	9740 ft²
Grand total	13241.0 m²	142525 ft²

GFA per Zoning by-Law 2008-250 Consolidation
Part 1 – Administration, Interpretation and Definitions 1 - 22
City of Ottawa Zoning By-law 2008-250 Consolidation

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- (a) floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
- (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- (c) bicycle parking; motor vehicle parking or loading facilities;
- (d) common laundry, storage and washroom facilities that serve the building or tenants;
- (e) common storage areas that are accessory to the principal use of the building; (By-law 2008326)
- (f) common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008326)
- (g) living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)



2	ML	RE-ISSUED FOR SPA	18DEC2018
1	ML	SITE PLAN APPROVAL	25MAY2018

No.	BY	DESCRIPTION	DDMMYY
Revision / Issue Schedule			

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:
1282 CORNWALL RD.
OAKVILLE, ONTARIO L6J 7W4

API
ARCHITECTURE & PLANNING INITIATIVES

ARCHITECT:
1282 CORNWALL RD.
OAKVILLE, ONTARIO L6J 7W4

FABIANI
ARCHITECT LTD

CLIENT:
Baseline Constellation Partnership Inc.

Theberge Homes
904 Lady Ellen Place
Ottawa, ON K1Z 5L5

Mastercraft Starwood
115 Champagne Avenue South
Ottawa, Ontario K1S 5V5 Canada

THEBERGE
HOMES

MASTERCRAFT STARWOOD
BUILDERS SINCE 1991



PROJECT
OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean
(Ottawa) ON, K2G 6E2

DRAWING TITLE
LEVEL 01 GROUND OVERALL PLAN

BY	CHECK	ISSUED FOR
ML/ZK	FF	RE-ISSUED FOR SPA
PROJECT NO.: 18-012	SHEET NO.:	
SCALE: As indicated		
ISSUE DATE: 18DEC2018		
A201		2 SHEET REVISION

PLOT DATE: 2018-12-18 2:18:24 PM
DRAWING LOCATION: C:\Users\ML\Desktop\18-012\SR\18-012\OttawaSR.rvt
181213.rvt
#17540

SUITE COUNTS LEVELS 02-06			
SUITE TYPE	Area	SQFT	Level
DOUBLE	64 m ²	687 SF	LEVEL 02
DOUBLE	73 m ²	782 SF	LEVEL 02
DOUBLE	74 m ²	793 SF	LEVEL 02
DOUBLE	74 m ²	795 SF	LEVEL 02
DOUBLE	76 m ²	816 SF	LEVEL 02
DOUBLE: 5			
DOUBLE (BF)	71 m ²	768 SF	LEVEL 02
DOUBLE (BF): 1			
QUAD	107 m ²	1151 SF	LEVEL 02
QUAD	108 m ²	1163 SF	LEVEL 02
QUAD	108 m ²	1163 SF	LEVEL 02
QUAD	108 m ²	1163 SF	LEVEL 02
QUAD	108 m ²	1160 SF	LEVEL 02
QUAD	112 m ²	1210 SF	LEVEL 02
QUAD: 6			
QUAD (BF)	111 m ²	1190 SF	LEVEL 02
QUAD (BF): 1			
TRIPLE (BF)	85 m ²	916 SF	LEVEL 02
TRIPLE (BF): 1			
TOTAL SUITES: 14			

EX HP



1 OVERALL FLOOR PLANS L2-L6
A202 1 : 150

2	ML	RE-ISSUED FOR SPA	18DEC2018
1	ML	SITE PLAN APPROVAL	25MAY2018

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Revision / Issue Schedule			

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OAKVILLE, ONTARIO L6J 7W4

API
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THEBERGE
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BUILDERS SINCE 1991

PROJECT
OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean (Ottawa) ON, K2G 6E2

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OVERALL FLOOR PLANS L2-L6

BY: ML/ZK/FF
PROJECT NO.: 18-012
SCALE: 1 : 150
ISSUE DATE: 18DEC2018

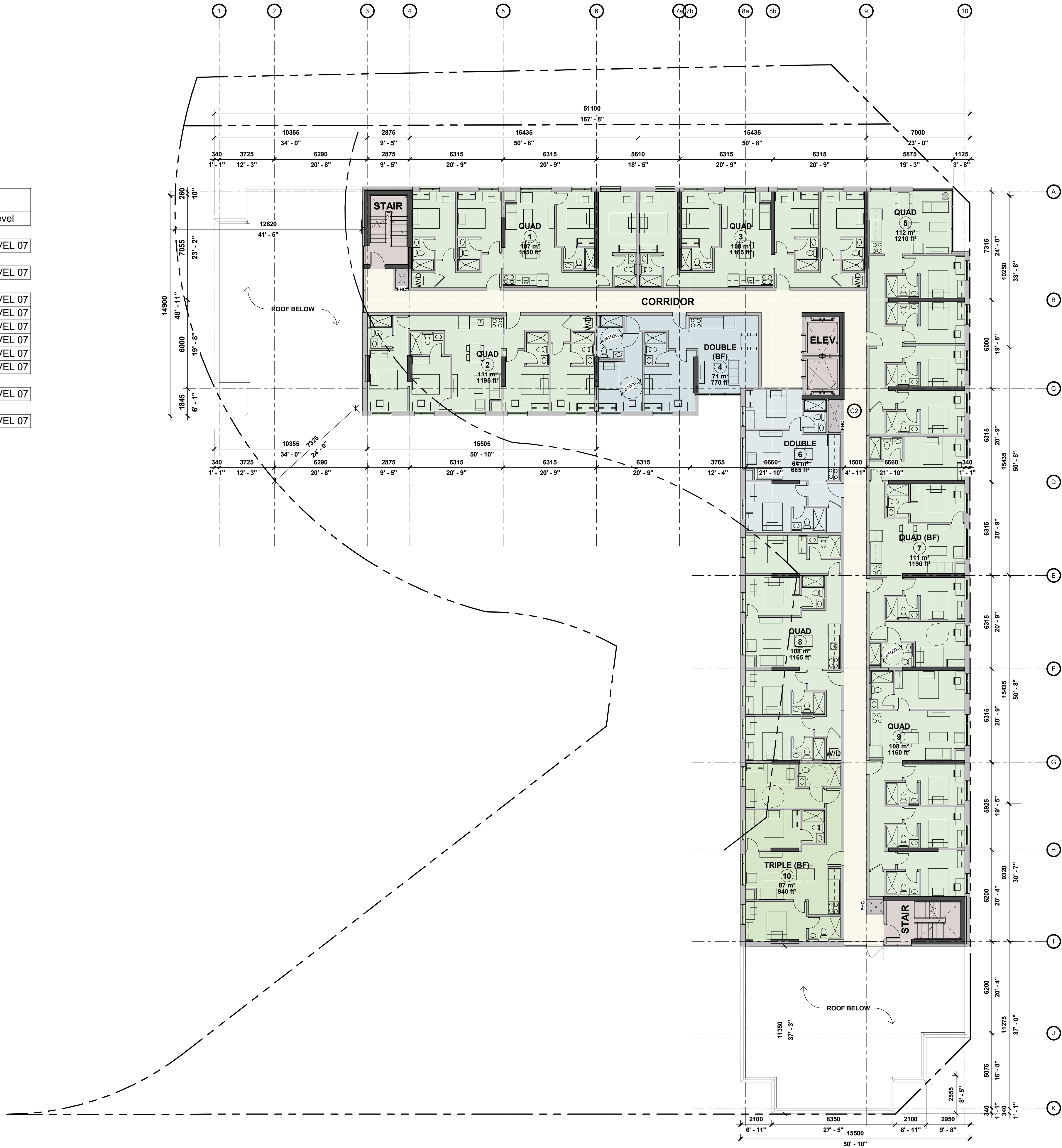
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RE-ISSUED FOR SPA
SHEET NO.:
2
SHEET REVISION

A202

#17540

PLOT DATE: 2018-12-18 2:19:15 PM
DRAWING LOCATION: C:\Users\ML\Desktop\18-012\18-012 OttawaSR r19 ML 181213.rvt

SUITE COUNTS LEVELS 07-13			
SUITE TYPE	Area	SQFT	Level
DOUBLE	64 m ²	687 SF	LEVEL 07
DOUBLE: 1			
DOUBLE (BF)	71 m ²	768 SF	LEVEL 07
DOUBLE (BF): 1			
QUAD	107 m ²	1151 SF	LEVEL 07
QUAD	108 m ²	1163 SF	LEVEL 07
QUAD	108 m ²	1163 SF	LEVEL 07
QUAD	108 m ²	1160 SF	LEVEL 07
QUAD	111 m ²	1194 SF	LEVEL 07
QUAD	112 m ²	1210 SF	LEVEL 07
QUAD: 6			
QUAD (BF)	111 m ²	1190 SF	LEVEL 07
QUAD (BF): 1			
TRIPLE (BF)	87 m ²	938 SF	LEVEL 07
TRIPLE (BF): 1			
TOTAL SUITES: 10			



1 LEVEL 07
A203 1:150

1 ML RE-ISSUED FOR SPA 18DEC2018

No.	BY	DESCRIPTION	DDMMYY
Revision / Issue Schedule			

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BUILDERS SINCE 1951

PROFESSIONAL CERTIFICATION

PROJECT

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DRAWING TITLE

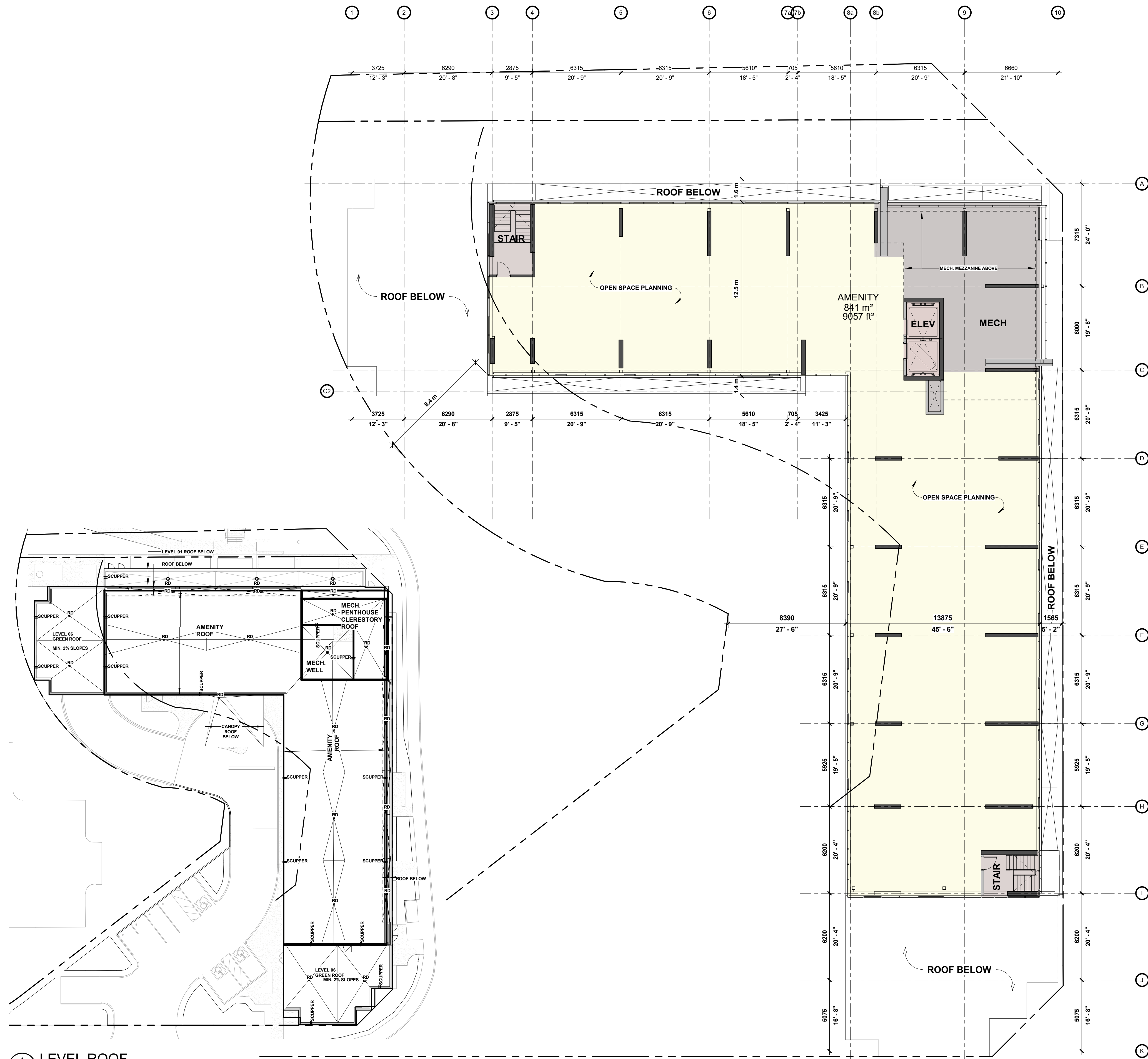
OVERALL FLOOR PLANS L7-L13

BY: ML/ZK/FF CHECK: ISSUED FOR RE-ISSUED FOR SPA
PROJECT NO.: 18-012 SHEET NO.:
SCALE: 1:150
ISSUE DATE: 18DEC2018

A203

1 SHEET REVISION

PLOT DATE: 2018-12-18 2:19:57 PM
DRAWING LOCATION: C:\Users\ML\Desktop\18-012\SR\18-012 OttawaSR.rvt
181213.rvt
#17540



1 LEVEL ROOF
A204 1: 300

2 LEVEL 14 AMENITY
A204 1: 150

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2140 Baseline Rd, Nepean (Ottawa) ON, K2G 6E2

DRAWING TITLE

AMENITY FLOOR PLAN

BY: ☒ CHECK ☐ ISSUED FOR ML/ZK/FF ☒ RE-ISSUED FOR SPA

PROJECT NO.: 18-012 SHEET NO.:

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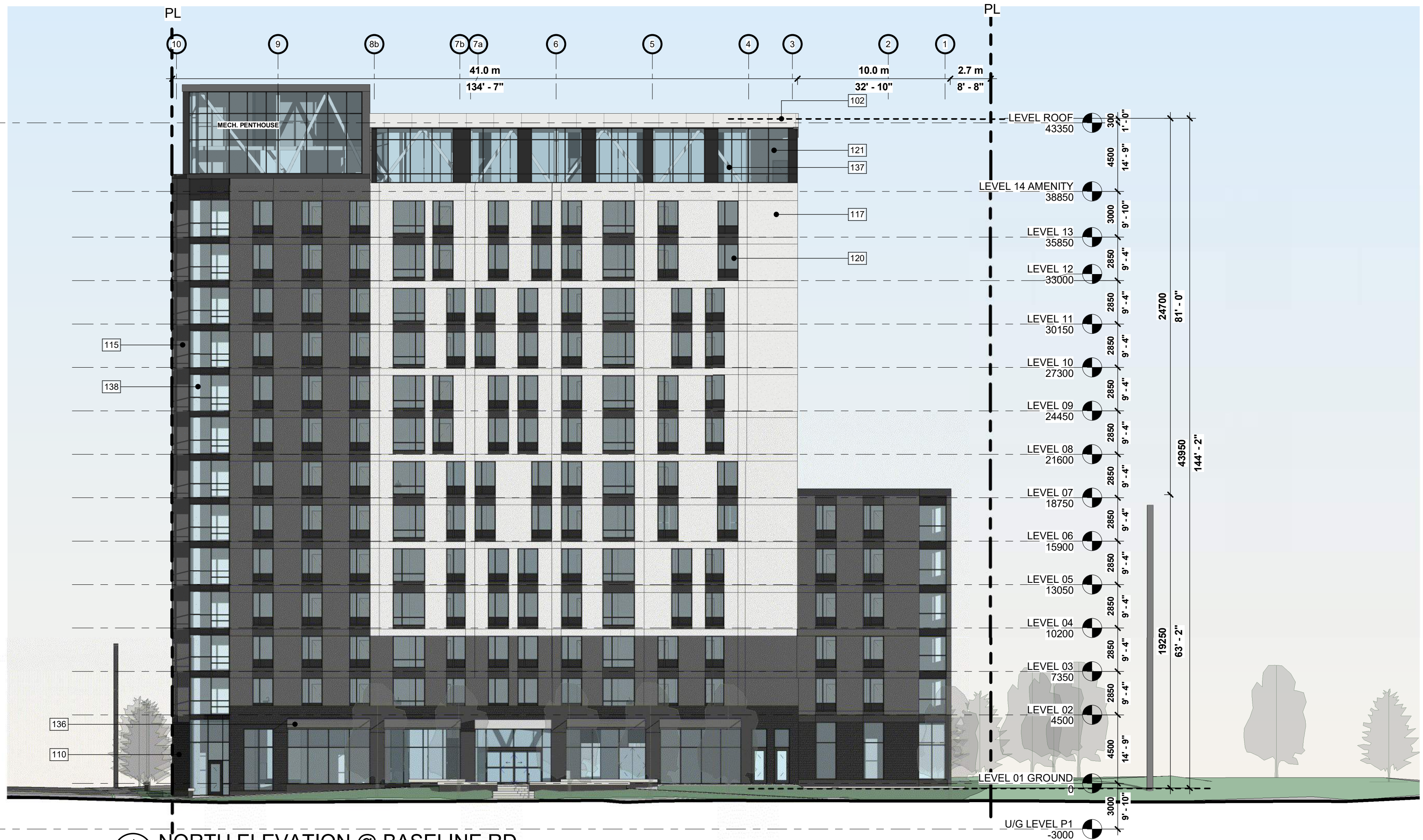
A204

1 SHEET REVISION

PLOT DATE: 2018-12-18 2:50:56 PM

DRAWING LOCATION: C:\Users\ML\Desktop\18-012\SR\18-012 OttawaSR.rvt 181213.rvt

#17540



1 NORTH ELEVATION @ BASELINE RD
1:200



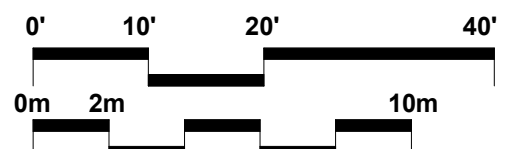
2 EAST ELEVATION @ CONSTELLATION DR
1:200

CATEGORY	GLAZING AREAS / OPENING %				TOTALS	
	N	E	W	S	m ²	ft ²
GLAZING AREA TOTAL	2032.8	2541.6	2032.8	2541.6	9148.8	98476.9
WINDOW	455.0	561.0	583.7	324.0	1925.7	20728.06
WINDOW WALL CLEAR	245.1	337.7	314.5	367.6	1264.9	13615.27
WINDOW WALL SPANDREL	152.0	166.3	143.0	184.0	645.3	6945.957
STOREFRONT	139.2	236.7	101.5	82.0	530.3	5708.102
% OPENINGS (GLASS)	41.3%	43.5%	49.2%	30.5%	40.7%	
% OPENINGS (W SPANDREL)	48.8%	50.1%	56.2%	37.7%	47.7%	

OVERALL GLAZING PERCENTAGE: 40.7%

EXTERIOR ELEVATION LEGEND

- 102 ALUMINUM PANEL (COLOUR: LIGHT GREY)
- 110 DARK MANGANESE IRONSPOT BRICK (COLOUR: DARK GREY, MATCH EIFS)
- 115 PREFAB. PANELIZED EXTERIOR INSULATED FINISH SYSTEM (EIFS)(COLOUR: DARK GREY)
- 116 PREFAB. PANELIZED EXTERIOR INSULATED FINISH SYSTEM (EIFS)(COLOUR: GREY)
- 117 PREFAB. PANELIZED EXTERIOR INSULATED FINISH SYSTEM (EIFS)(COLOUR: WHITE)
- 120 ALUMINUM WINDOW (COLOUR: DARK GREY)
- 121 ALUMINUM WINDOW WALL (COLOUR: DARK GREY)
- 123 ALUMINUM WINDOW WALL SPANDREL (COLOUR: DARK GREY)
- 130 PREFINISHED METAL COPING (COLOUR: MATCH ADJACENT)
- 136 AWNINGS/CANOPY
- 137 STEEL WIND GIRT (COLOUR: WHITE)
- 138 CAST IN PLACE CONCRETE



2	ML	RE-ISSUED FOR SPA	18DEC2018
1	ML	SITE PLAN APPROVAL	25MAY2018

No.	BY	DESCRIPTION	DDMMYY
Revision / Issue Schedule			

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:
1282 CORNWALL RD.
OAKVILLE, ONTARIO L6J 7W4
API
ARCHITECTURE & PLANNING INITIATIVES

ARCHITECT:
1282 CORNWALL RD.
OAKVILLE, ONTARIO L6J 7W4
FABIANI
ARCHITECT LTD.

CLIENT:
Baseline Constellation Partnership Inc.
Theberge Homes
904 Lady Ellen Place
Ottawa, ON K1Z 5L5
Mastercraft Starwood
115 Champagne Avenue South
Ottawa, Ontario K1S 5V5 Canada
MASTERCRAFT STARWOOD
BUILDERS SINCE 1991

PROFESSIONAL CERTIFICATION

PROJECT

OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean (Ottawa) ON, K2G 6E2

DRAWING TITLE

EXTERIOR ELEVATIONS

BY: ML/ZK/FF
PROJECT NO.: 18-012
SCALE: As indicated
ISSUE DATE: 18DEC2018

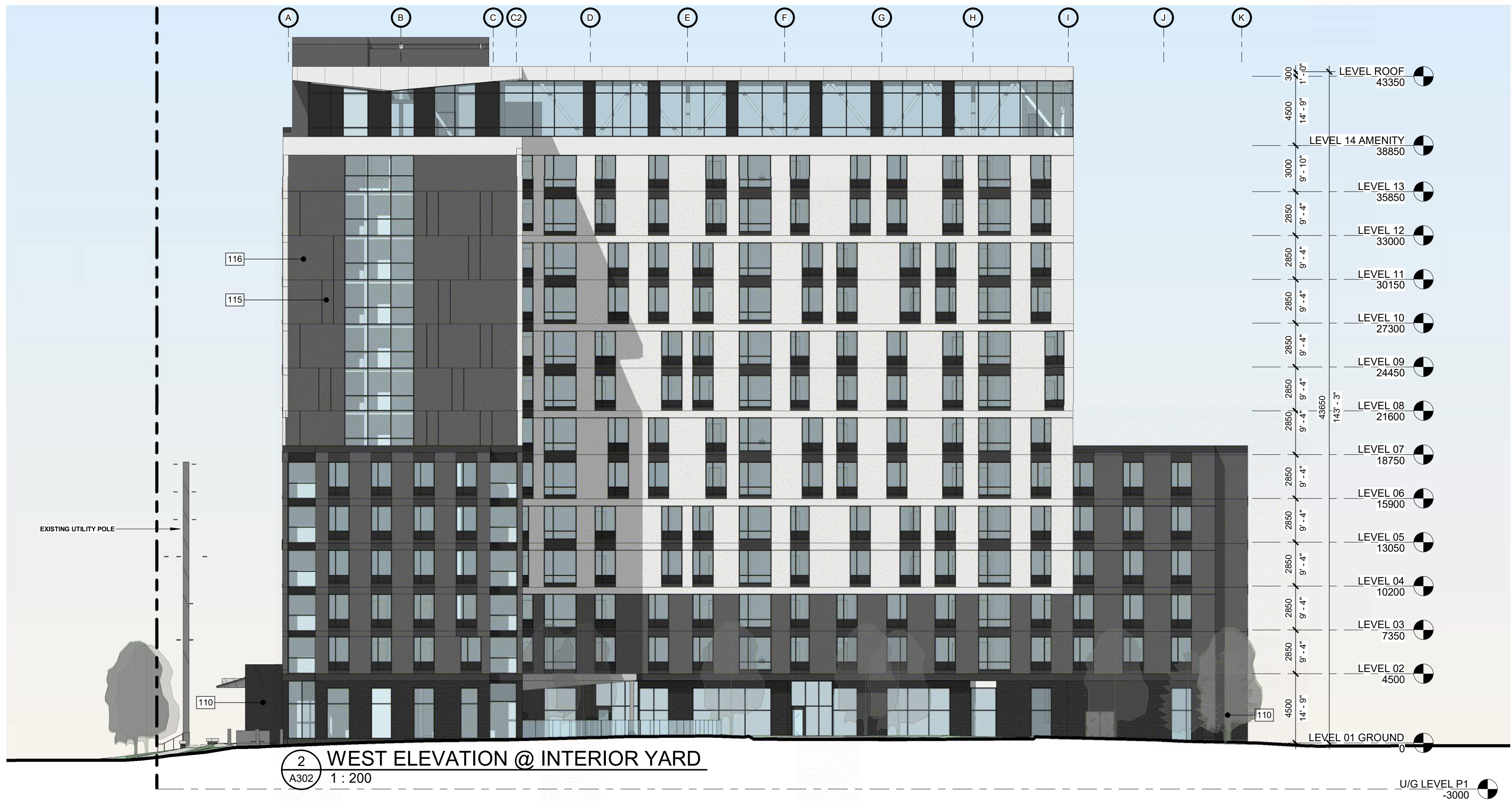
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RE-ISSUED FOR SPA

SHEET NO.: 2
REVISION

A301

#17540

PLOT DATE: 2018-12-18 2:12:13 PM
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18-012.rvt

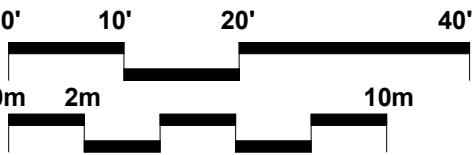


GLAZING AREAS / OPENING %						
CATEGORY	ELEVATION AREAS (m²)				TOTALS	
	N	E	W	S	m²	ft²
FAÇADE AREA TOTAL	2032.9	2541.6	2032.9	2541.6	9148.8	98476.9
WINDOW	455.0	561.0	583.7	324.0	1925.7	20728.06
WINDOW WALL CLEAR	245.1	337.7	314.5	367.6	1264.9	13615.27
WINDOW WALL SPANDREL	152.0	166.3	143.0	184.0	645.3	6945.957
STOREFRONT	139.2	236.7	101.5	82.0	559.3	6008.102
% OPENINGS (GLASS)	41.3%	43.5%	49.2%	30.5%	40.7%	
% OPENINGS (W SPANDREL)	48.8%	50.1%	56.2%	37.7%	47.7%	

OVERALL GLAZING PERCENTAGE: 40.7%

EXTERIOR ELEVATION LEGEND

- 102 ALUMINUM PANEL (COLOUR: LIGHT GREY)
- 110 DARK MANGANESE IRONSPOT BRICK (COLOUR: DARK GREY, MATCH EIFS)
- 115 PREFAB. PANELIZED EXTERIOR INSULATED FINISH SYSTEM (EIFS)(COLOUR: DARK GREY)
- 116 PREFAB. PANELIZED EXTERIOR INSULATED FINISH SYSTEM (EIFS)(COLOUR: GREY)
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2	ML	RE-ISSUED FOR SPA	18DEC2018
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THEBERGE HOMES
BUILT SINCE 1985

MASTERCRAFT STARWOOD
BUILDERS SINCE 1991

PROFESSIONAL CERTIFICATION

PROJECT

OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean (Ottawa) ON, K2G 6E2

DRAWING TITLE

EXTERIOR ELEVATIONS

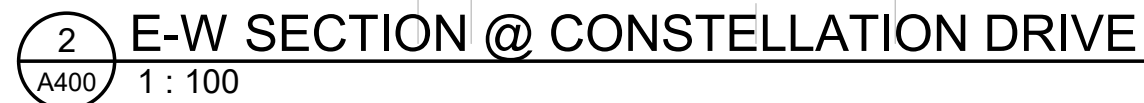
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PROJECT NO.: 18-012
SCALE: 1:200
ISSUE DATE: 18DEC2018

CHECK: FF
RE-ISSUED FOR SPA
SHEET NO.:
2
SHEET REVISION

A302

#17540

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BY	CHECK	ISSUED FOR
ML/ZK	FF	RE-ISSUED FOR SPA
PROJECT NO.: 18-012	SHEET NO.:	
SCALE: 1:100	A400	
ISSUE DATE: 18DEC2018		
	2	SHEET REVISION

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