

78 BEECHWOOD

78-90 BEECHWOOD AVENUE

69-93 BARRETTE STREET

MINTO COMMUNITIES

Project:

19064

Date:

2020-07-31

Issued for:

REZONING

ARCHITECTURAL DRAWING LIST

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PROJECT CONSULTANTS

ARCHITECTURAL

RAW DESIGN INC.
405-317 ADELAIDE STREET WEST
TORONTO, ON M5V 1P9
T: 416 599 9729

MECHANICAL & ELECTRICAL

SMITH & ADERSEN
1600 CARLING AVE, UNIT 530
OTTAWA, ON K1Z 1G3
T: 613 230 1186

STRUCTURAL

CUNLIFFE & ASSOCIATES
1550 CARLING AVE, UNIT 200
OTTAWA, ON K1Z 8S8
T: 613 729 7242

PLANNING

FOTENN
396 COOPER ST, SUITE 300
OTTAWA, ON K2P 0Z8
T: 613 730 5709

LANDSCAPE

FOTENN
396 COOPER ST, SUITE 300
OTTAWA, ON K2P 0Z8
T: 613 730 5709

CIVIL

IBI GROUP
400-333 PRESTON STREET
OTTAWA, ON K1S 5N4
T: 613 225 1311

TRAFFIC

IBI GROUP
400-333 PRESTON STREET
OTTAWA, ON K1S 5N4
T: 613 225 1311

WIND+NOISE

GRADIENT WIND
127 WALGREEN RD
OTTAWA, ON K0A 1L0
T: 613 836 0934

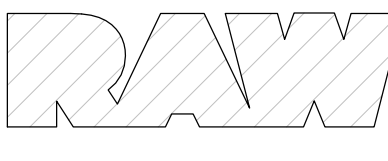


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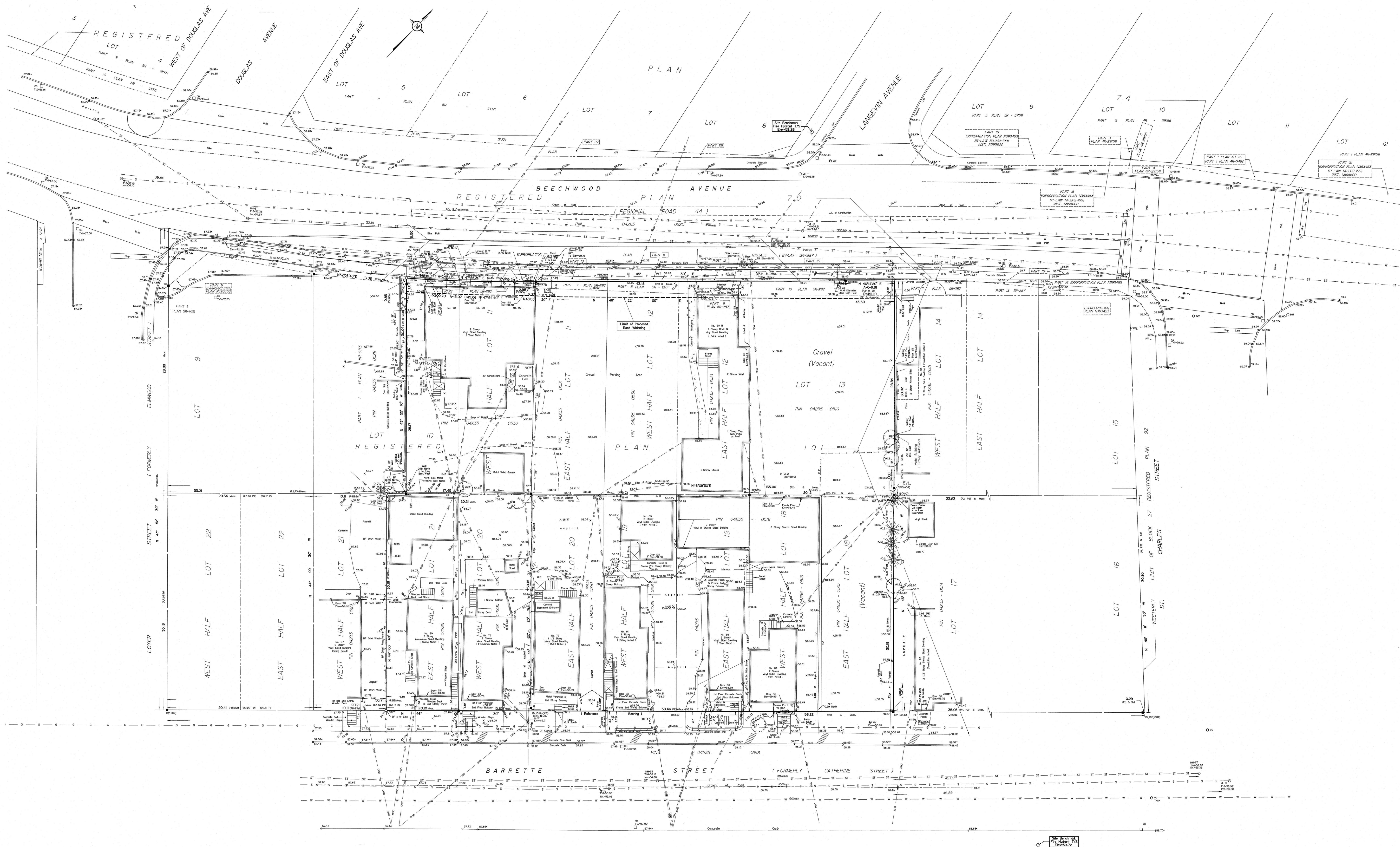
78 BEECHWOOD
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MINTO
COMMUNITIES

COVER / DRAWING
LIST

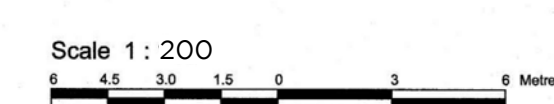
SCALE:

A000



TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOTS 10, 11, 12, 13, AND 21
ALL OF LOTS 18, 19, AND 20
REGISTERED PLAN 101
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebæk Ltd.
Plan updated January 8th, 2020 - Additional
Detail along Beechwood Avenue added
Plan dated June 18, 2020 - Topography for part of Lots 20 and
21 added.



Notes:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048

Surveyor's Certificate

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Survey
Act, the Surveyors Act and the Land Titles Act and the regulations
made under them.
2. The survey was completed on the 2nd day of July 2020.

July 7, 2020
Annis, O'Sullivan, Vollebæk Ltd.
Registered Professional Surveyor
Ontario Land Surveyor

Notes & Legend

- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- 0.30 Long Surveyor Monument
- Cut Cross
- Concrete Pin
- Measured
- Annis, O'Sullivan, Vollebæk Ltd.
- Registered Plan 101
- ACOG Plan June 2, 1987
- Plan 98-207
- Plan 98-213
- Expropriation Plan N303403
- Plan by (1987) September 26, 1988
- ACOG Plan September 1, 1988
- ACOG Plan March 29, 2000
- ACOG Plan dated May 18, 1988
- ACOG Plan December 15, 2006
- Deciduous Tree
- Coniferous Tree
- Fire Hydrant
- Water Valve
- Water Stand Post
- Maintenance Hole (Storm Sewer)
- Maintenance Hole (Sanitary)
- Maintenance Hole (Unsanitary)
- Valve Chamber (Unsanitary)
- Underground Storm Sewer
- Underground Sanitary Sewer
- Underground Water
- Overhead Water
- Underground Power
- Underground Gas
- Catch Basin
- Gas Meter
- Hydro Meter
- Boiler
- Sign
- Chain Link Fence
- Board Fence
- Post and Wire
- Metal Pipe
- Utility Pole
- Utility Pole with Transformer and Light
- Transformer Box
- Monitoring Well
- Anchor
- Light Standard
- Light Pole
- A/C Condenser
- Diameter
- Location of Elevation
- Top of Concrete Curb Elevation
- Top of Concrete Retaining Wall
- Contour
- Property Line

ELEVATION NOTES

1. Elevations shown are geoids and are referred to the CGVD2011 geoid datum.
2. It is the responsibility of the user of the information to verify that the job benchmark
has not been altered or disturbed and that its relative elevation and description
agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as a surveying of all of the utilities and it will
be the responsibility of the user to contact the respective utility authority for
confirmation.
2. Only visible surface utilities were located.
3. A field location of underground utility by the pertinent utility authority is
mandatory before any work involving installing, ground, existing, or existing etc.
4. Underground Services and Inlets are taken from City of Ottawa Engineering
Plans E-2008, E-1022, E-1024, C-11-04 and C-11-07.

Bearings are given and are referred to the Central Meridian of NAD 83 (original).
Zone 9 (17°30' West Longitude) (NAD 83) (original).

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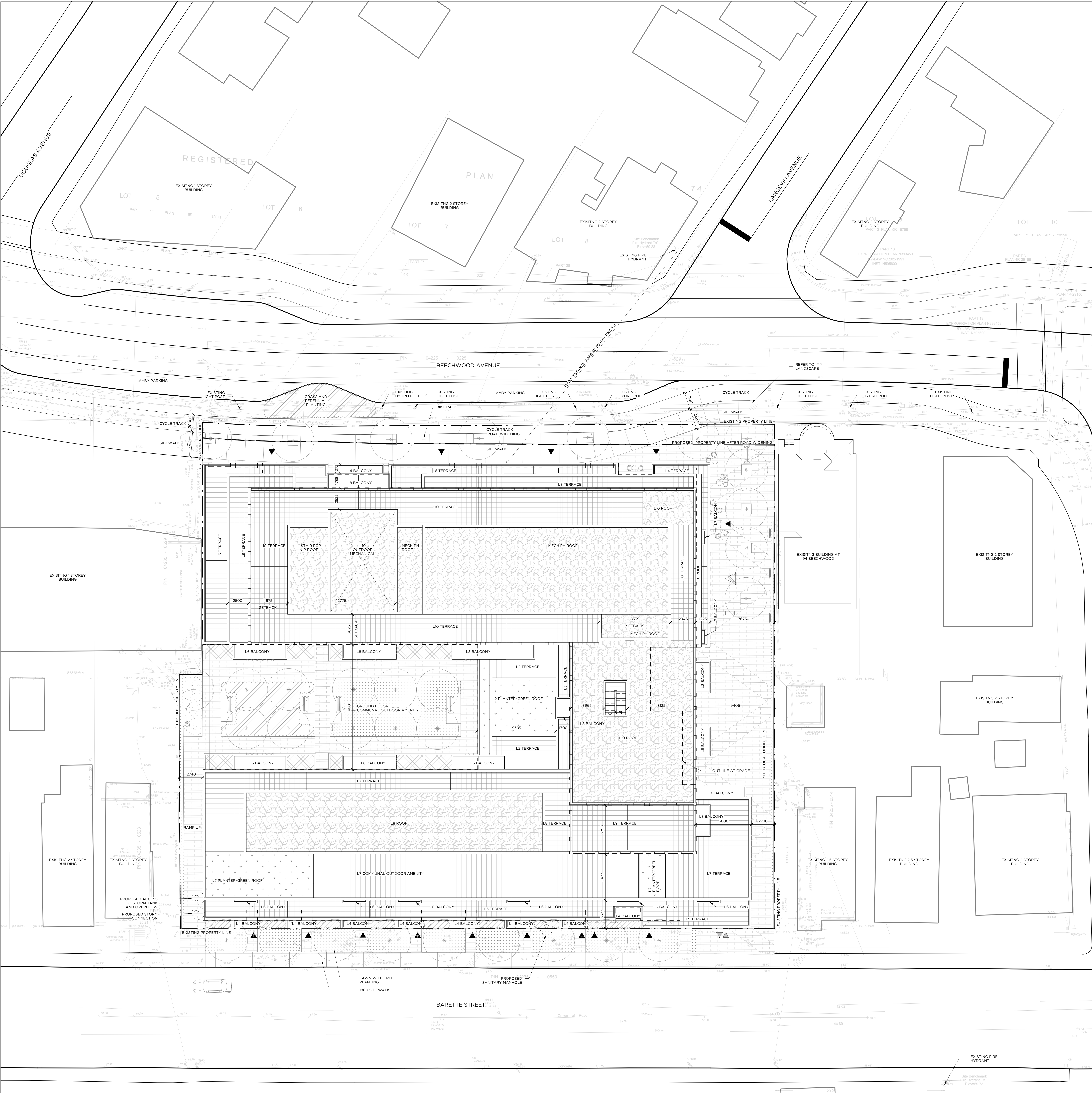
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19064
78 BEECHWOOD
OTTAWA ON
MINTO
COMMUNITIES

SURVEY

SCALE: AS INDICATED
A006



SITE PLAN NOTES

1. THE BUILDING IS TO BE [NOT SPRINKLERED] / [SPRINKLERED]
2. THE SOLID WASTE ROOMS IS XX SM AND AND WILL ACCOMMODATE GARBAGE VIA USE OF ONE CHUTE. GARBAGE CHUTE ACCESS OCCURS ON LEVELS X,X AND X. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF XXSM.
3. COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIVES TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE CITY, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
4. SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
5. REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
6. ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
7. PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. T310-0501 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
8. THIS BUILDING IS DESIGNED WITH A SHARED LOADING SPACE. A FLASHING WARNING LIGHT SYSTEM AND / OR APPROPRIATE SIGNAGE ADJACENT TO THE SPACE, AT NO COST TO THE CITY, WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE.
9. SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
10. NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.

SITE PLAN LEGEND

0000 EXISTING ELEVATION
+ (0000) PROPOSED ELEVATION
T.O.S.
TOP OF STRUCTURE
TOP OF WALL
T.O.W.
TOP OF CURB
VEHICULAR EXIT/ENTRANCE
PEDESTRIAN EXIT/ENTRANCE
PRIMARY RES ENTRANCE
EXISTING EXTERIOR TO REMAIN
NEW WALLS
ITEM ABOVE
SCREEN REF. #
WALL TYPE
DOOR REF. #

NOTES:
REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE

Abbreviations
AD AREA DRAIN
CACF CENTRAL ALARM CONTROL FACILITY
CB CATCH BASIN
FH FIRE HYDRANT
FD FLOOR DRAIN
HB HOSE BIB
HLP HYDRO LIGHT POLE
MH MAN HOLE
T.L.S. TRAFFIC LIGHT STANDARD

SITE PLAN INFORMATION TAKEN FROM :
TOPOGRAPHIC PLAN SURVEY OF PART OF LOT X
REGISTERED PLAN XXXX
CITY OF XXXXX
PREPARED BY XXXX LAND SURVEYORS (DATE)
XXX.Xm = 000 ESTABLISHED GRADE
XXX.Xm = T.O.S GROUND FLOOR AVERAGE

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ISSUED RECORD
2024-01 REVISION

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NORTH

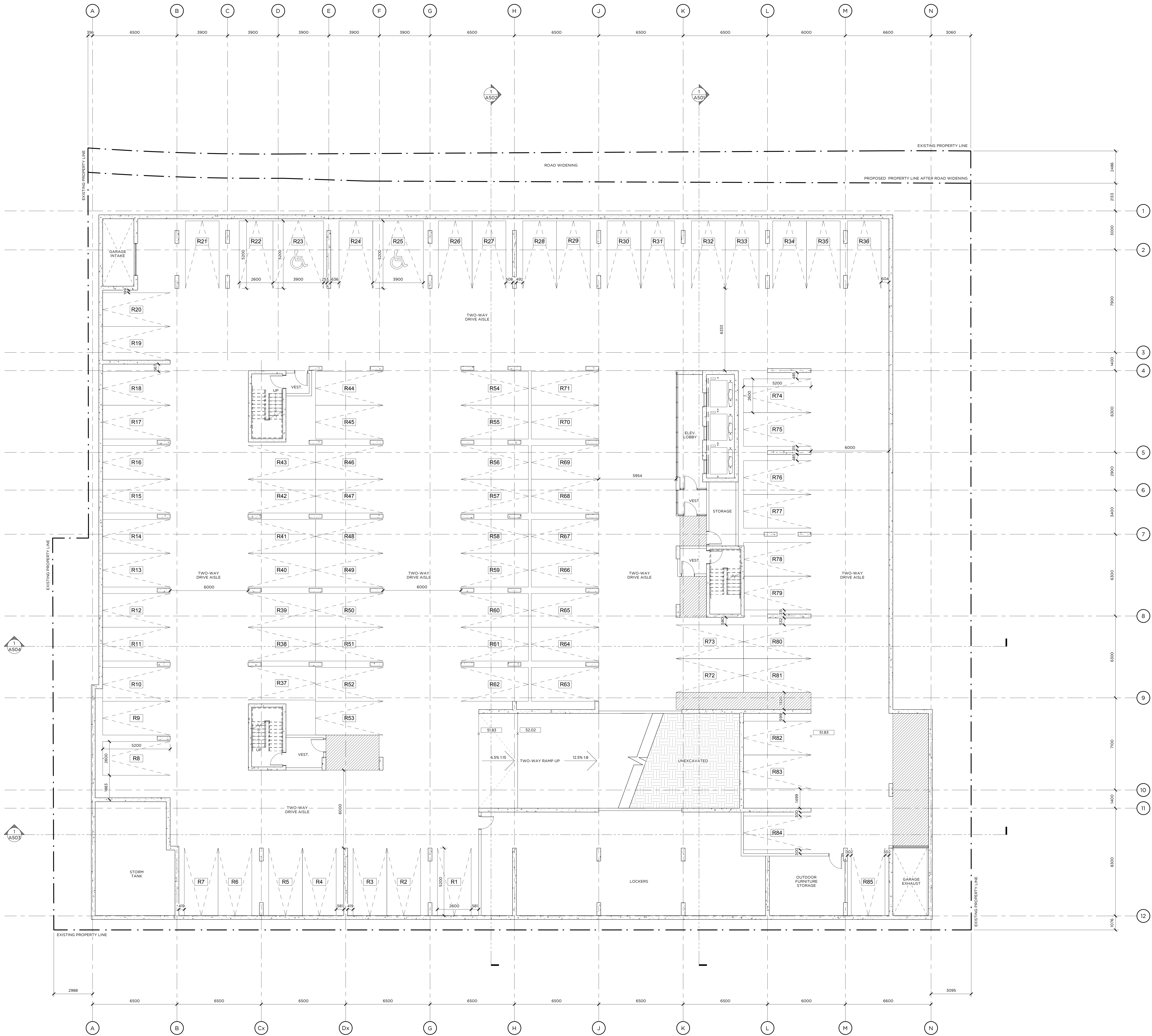
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OTTAWA | ON

MINTO
COMMUNITIES

SITE PLAN

SCALE: As indicated
A100

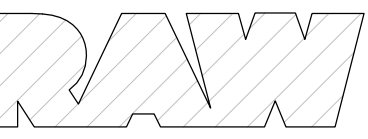


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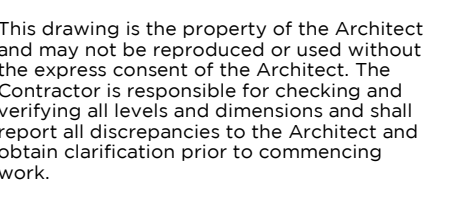
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P2 PARKING PLAN

SCALE: 1:100

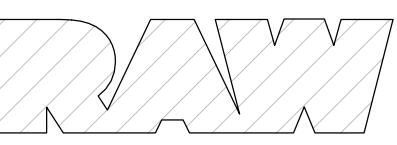
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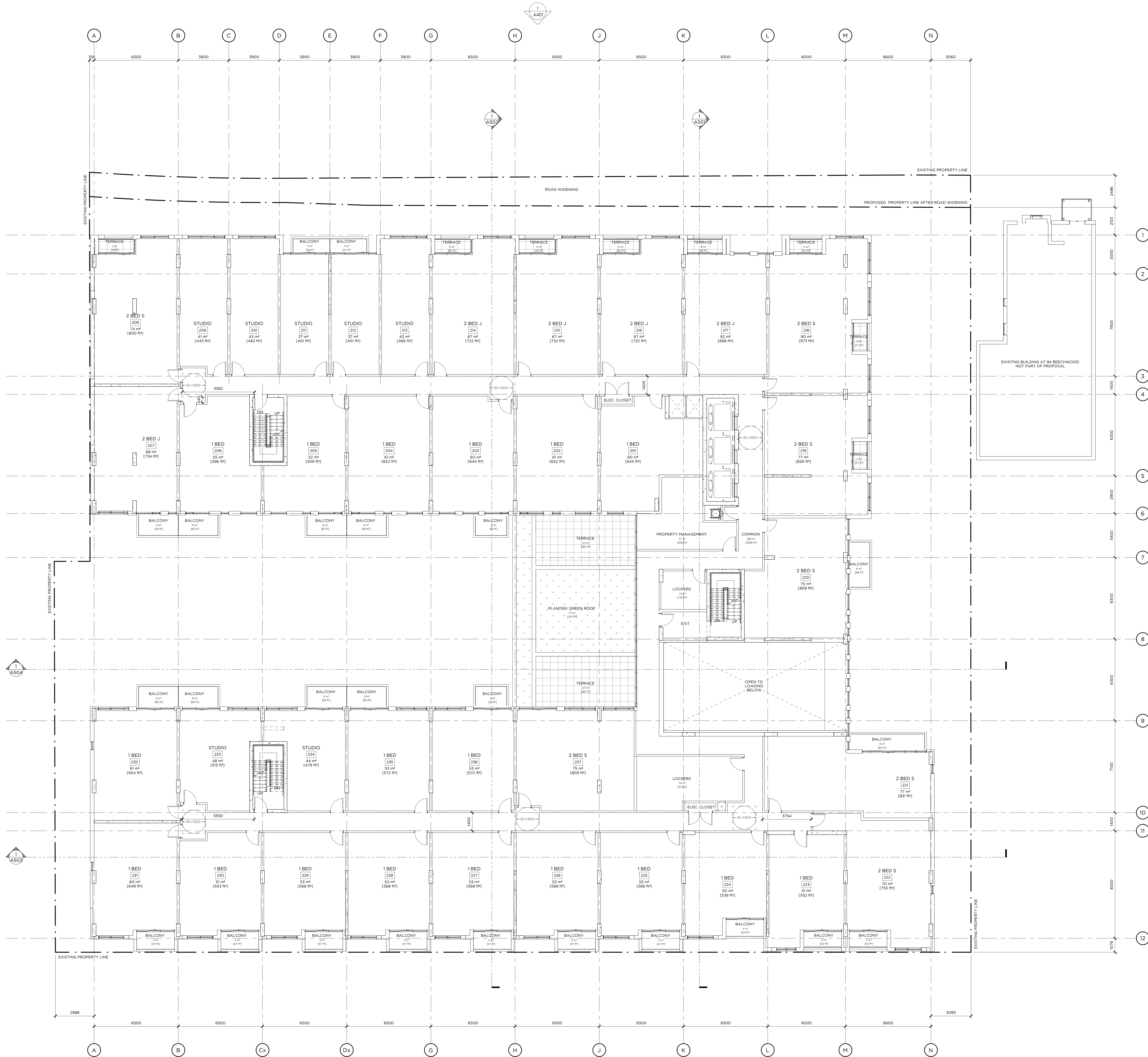
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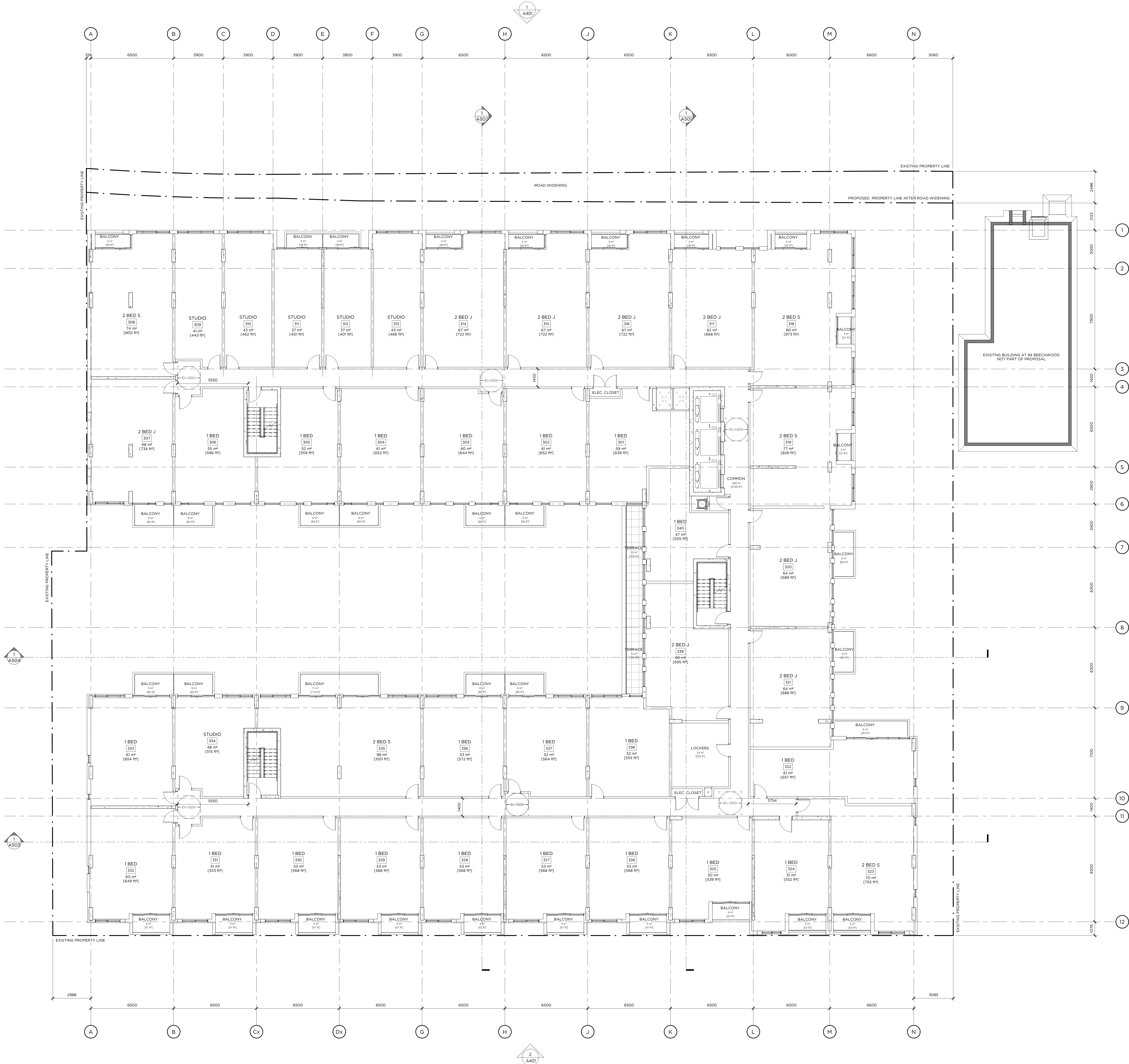
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GROUND FLOOR PLAN

SCALE: 1:100

A201





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3RD FLOOR PLAN

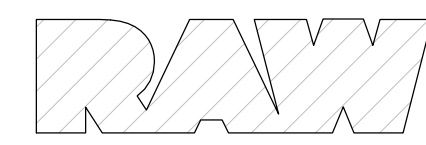
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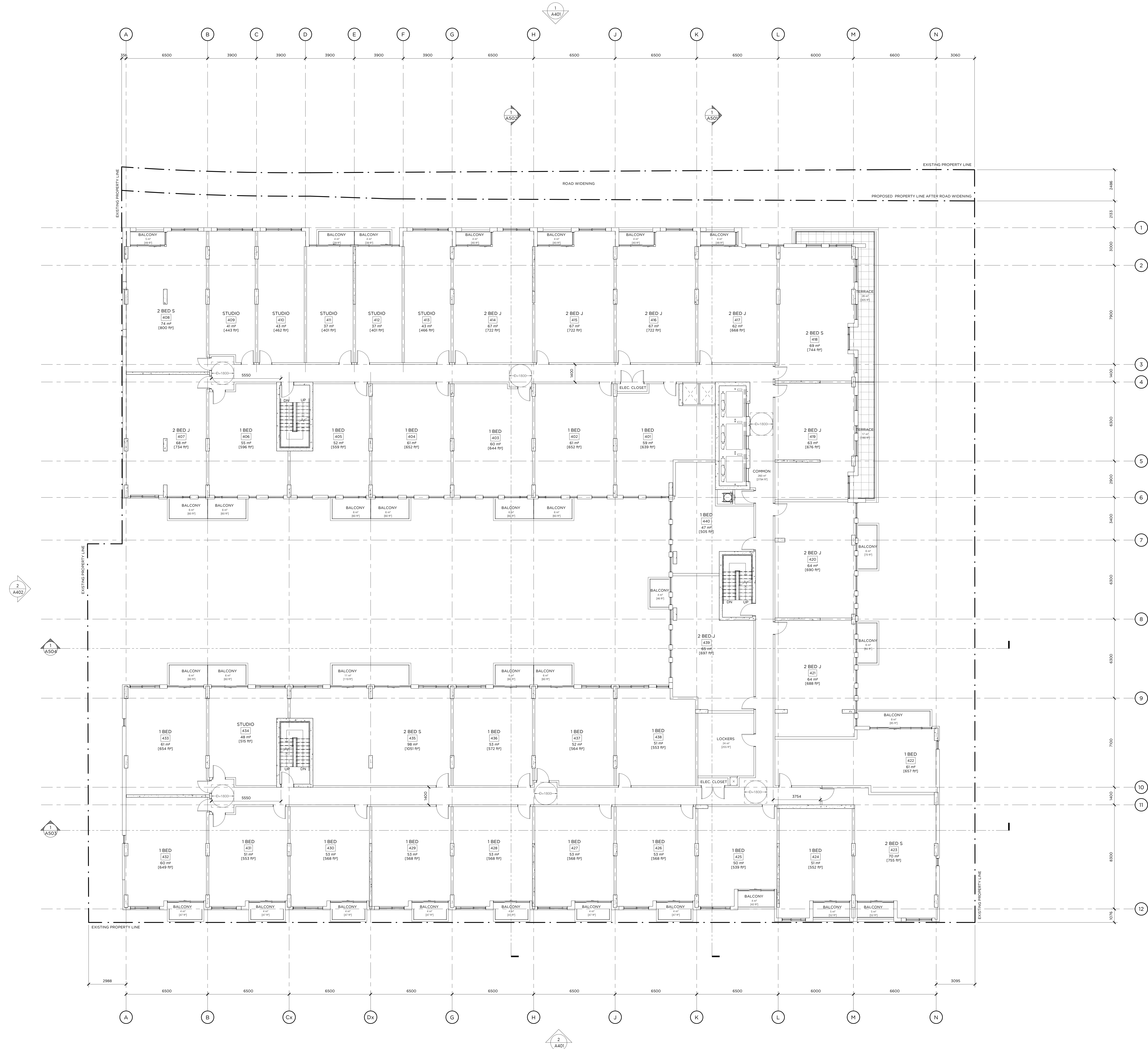
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4TH FLOOR PLAN

SCALE: 1:100

A204



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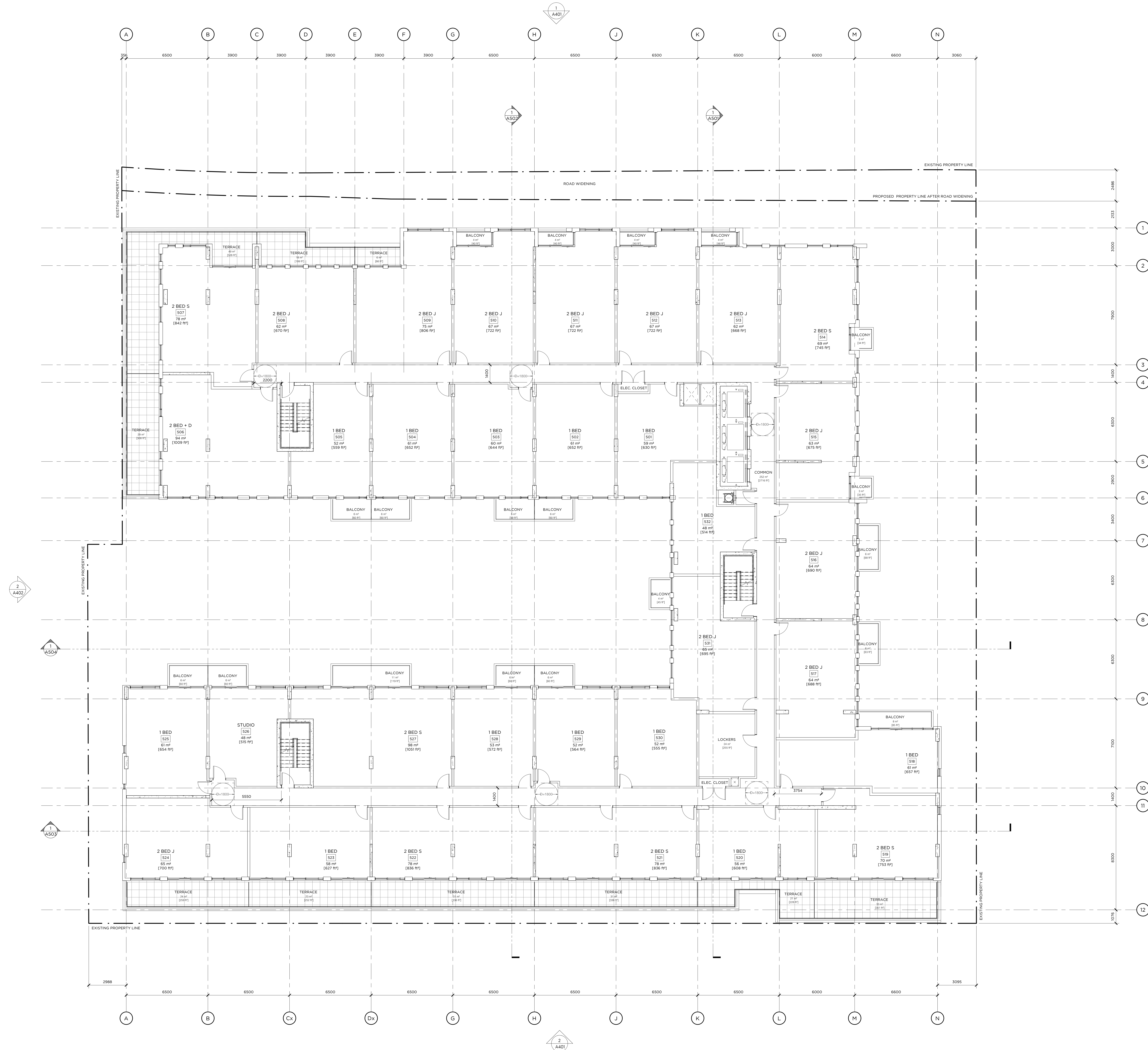
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5TH FLOOR PLAN

SCALE: 1:100

A205

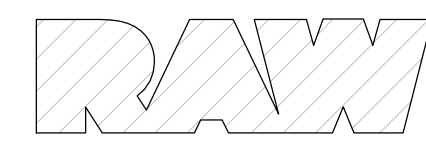


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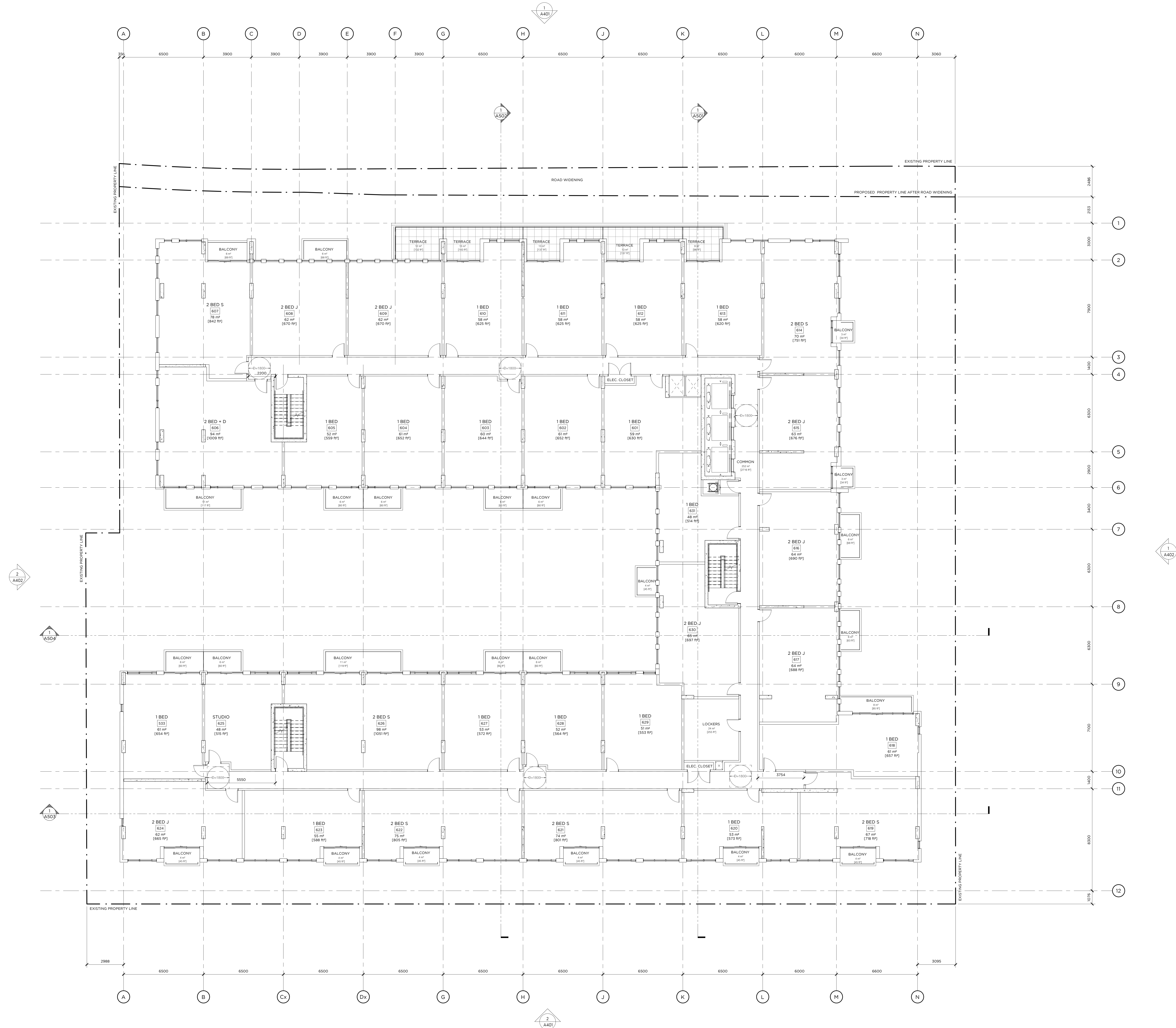
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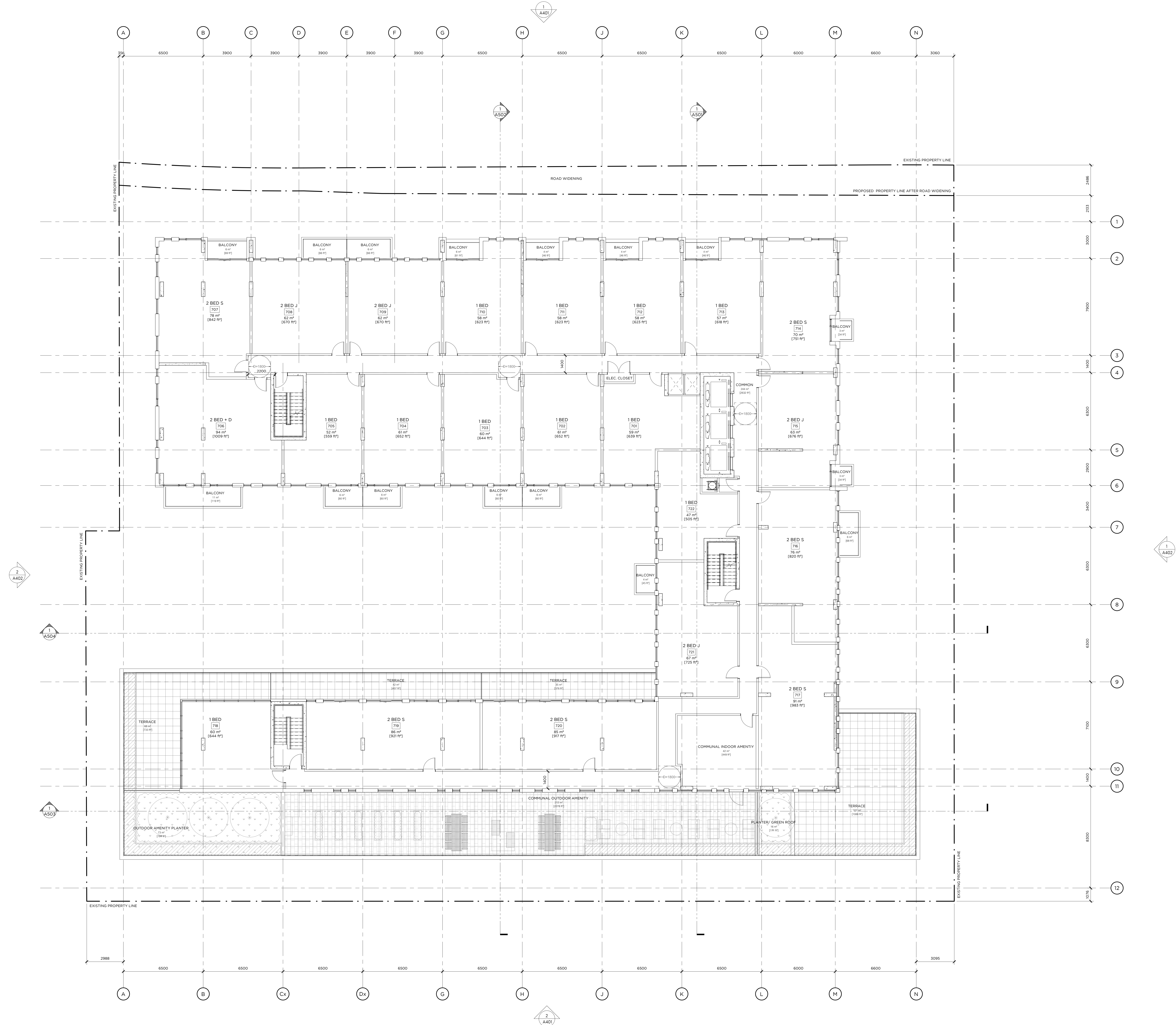
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6TH FLOOR PLAN

SCALE: 1:100

A206



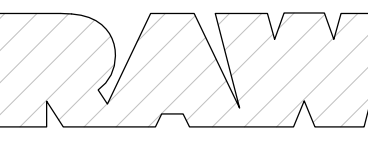


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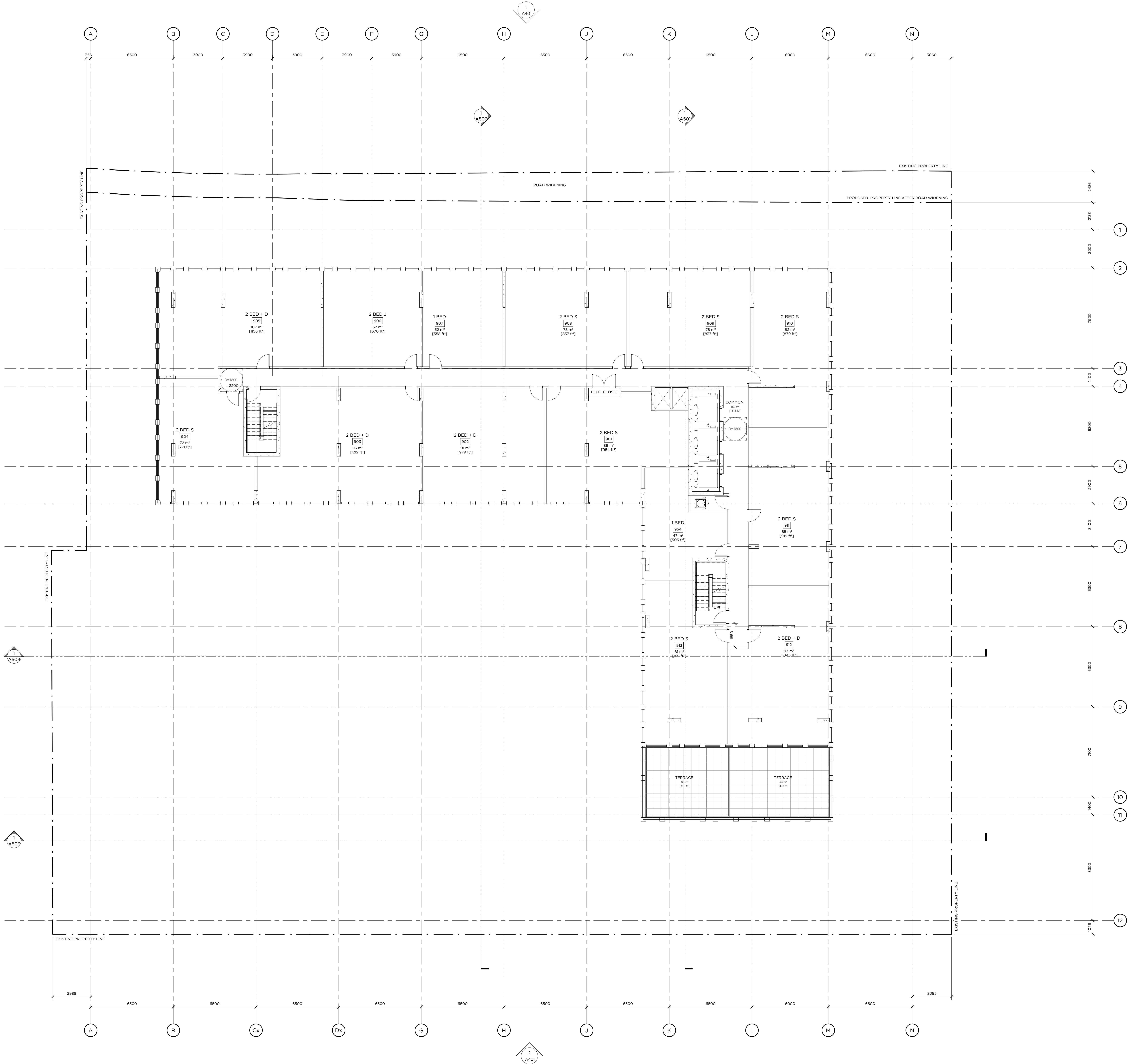
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8TH FLOOR PLAN

SCALE: 1:100

A208

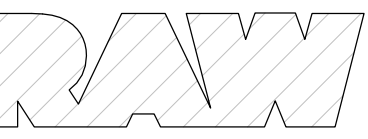


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9TH FLOOR PLAN

SCALE: 1:100

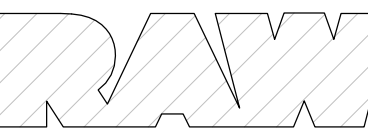
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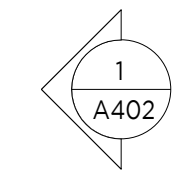
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MECHANICAL
PENTHOUSE PLAN

SCALE: 1:100

A210



A211



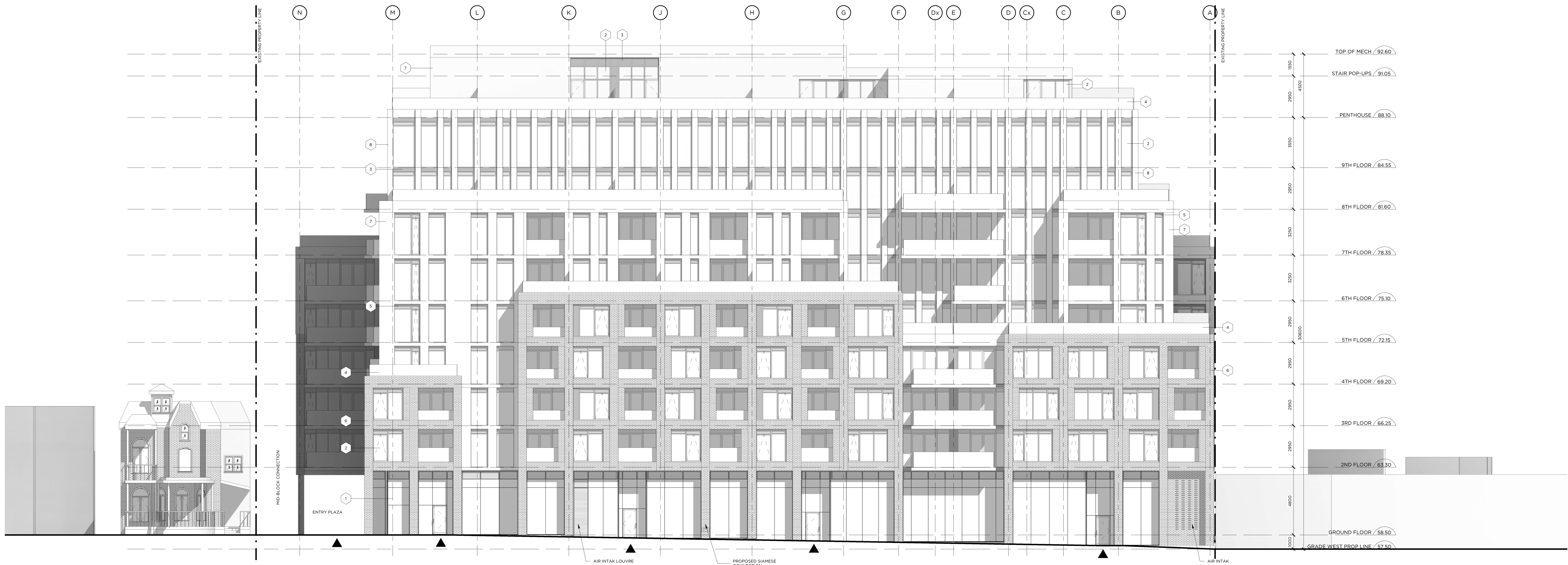
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2	CLEAR GLAZING IN WINDOW WALL
3	SPANDREL GLASS IN WINDOW WALL
4	CLEAR GLASS GUARD RAIL
5	ARCHITECTURAL LOUVRE
6	BRICK
7	FIBRE CEMENT BOARD
8	PRECAST PANEL

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2 SOUTH ELEVATION
A401 1:100



1 NORTH ELEVATION
A401 1:100

NORTH

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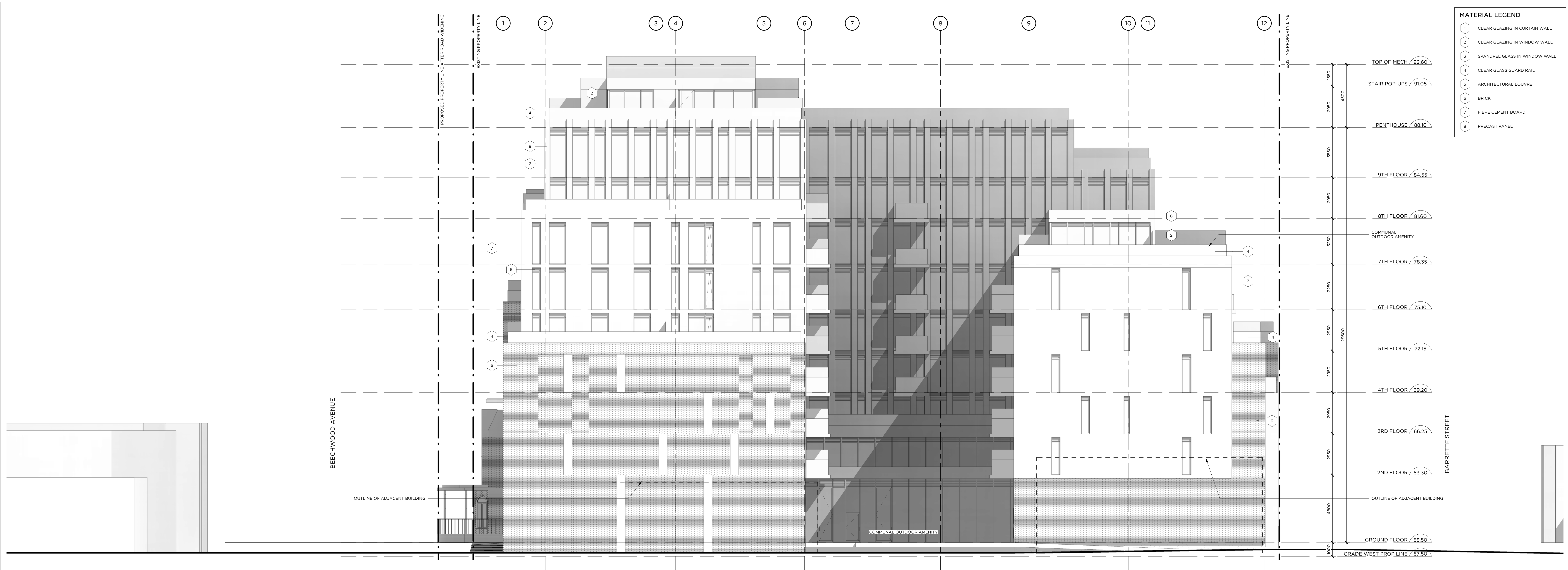
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NORTH AND SOUTH BUILDING
ELEVATIONS

SCALE: 1:100

A401



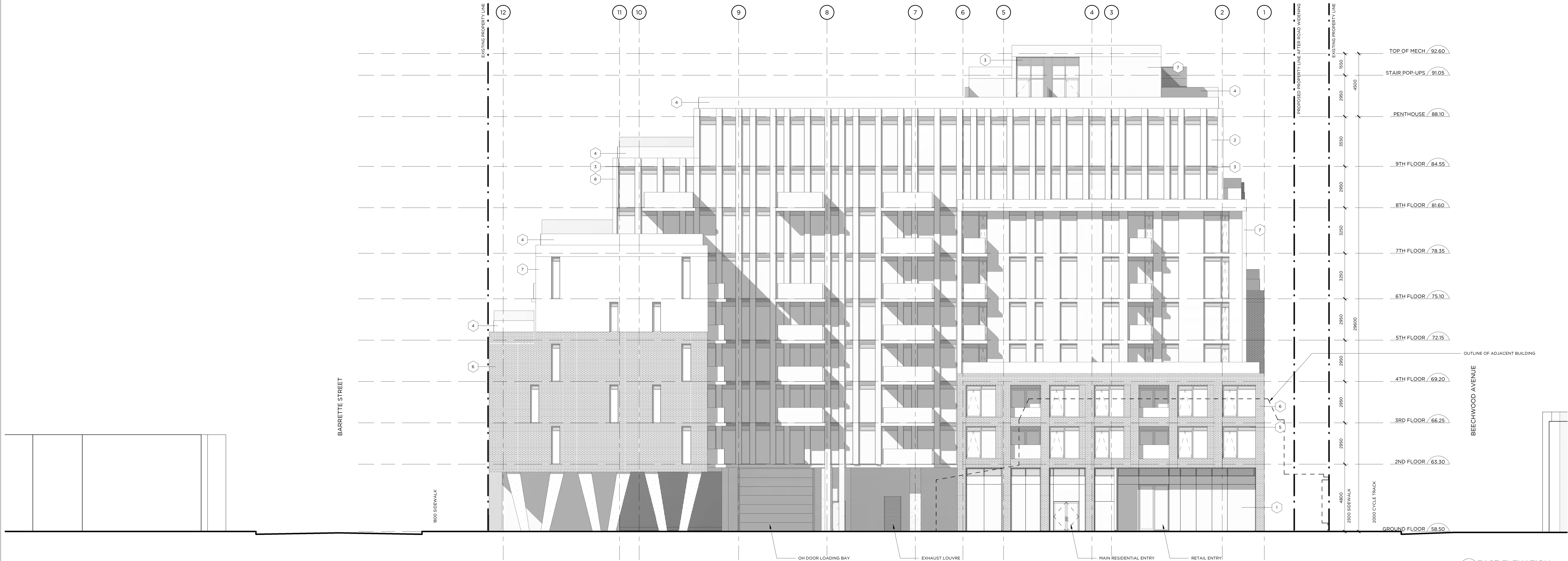
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2 WEST ELEVATION
A402 1:100



1	CLEAR GLAZING IN CURTAIN WALL
2	CLEAR GLAZING IN WINDOW WALL
3	SPANDREL GLASS IN WINDOW WALL
4	CLEAR GLASS GUARD RAIL
5	ARCHITECTURAL LOUVRE
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8	PRECAST PANEL

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EAST AND WEST
BUILDING
ELEVATIONS

SCALE: 1:100

1 EAST ELEVATION
A402 1:100

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BUILDING
SECTIONS

SCALE: 1:100

A501

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COMMUNITIES

BUILDING
SECTIONS

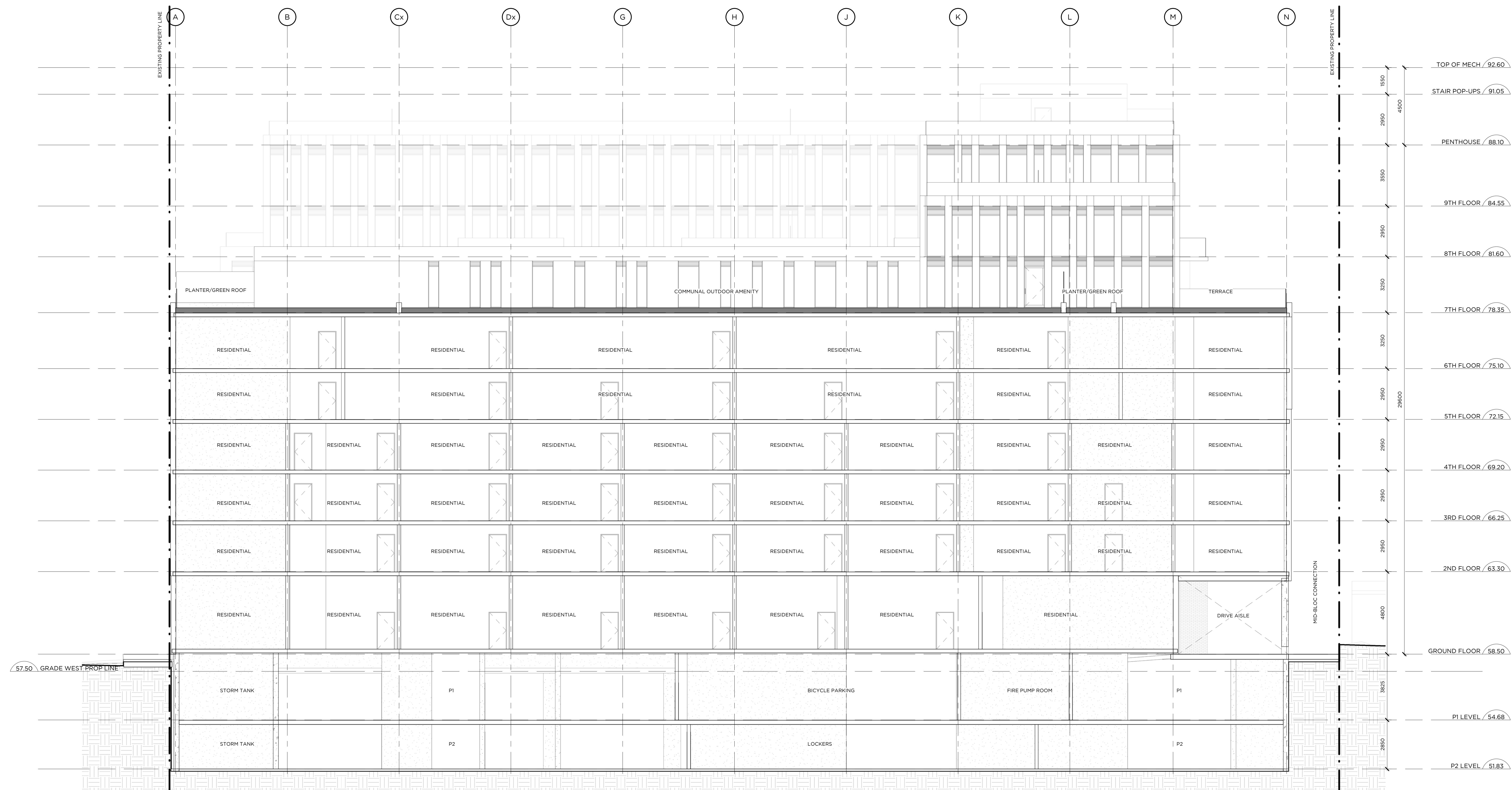
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A502

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NORTH

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405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
416-595-9729
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19064
78 BEECHWOOD
OTTAWA | ON
MINTO
COMMUNITIES

BUILDING
SECTIONS

SCALE: 1:100

A503

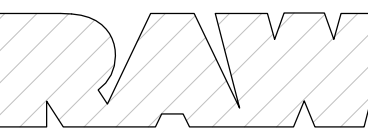
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ISSUED RECORD
2021-01-31 RECONING

REVISION RECORD
No Date Description



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