



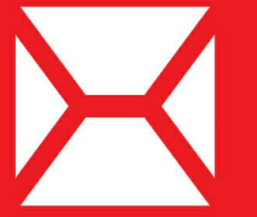
NEUF

ARCHITECT(E)S

SITE PLAN APPLICATION

PAGE	TITRE DES DESSINS Drawing Title	REV.	DATE	DESCRIPTION
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SITE PLAN APPROVAL 2020.12.11
 PERMIS Permit
 SOUMISSION Tender
 RÉVISION GÉNÉRALE General revision
 CONSTRUCTION Construction
 FIN DES TRAVAUX Record Drawings



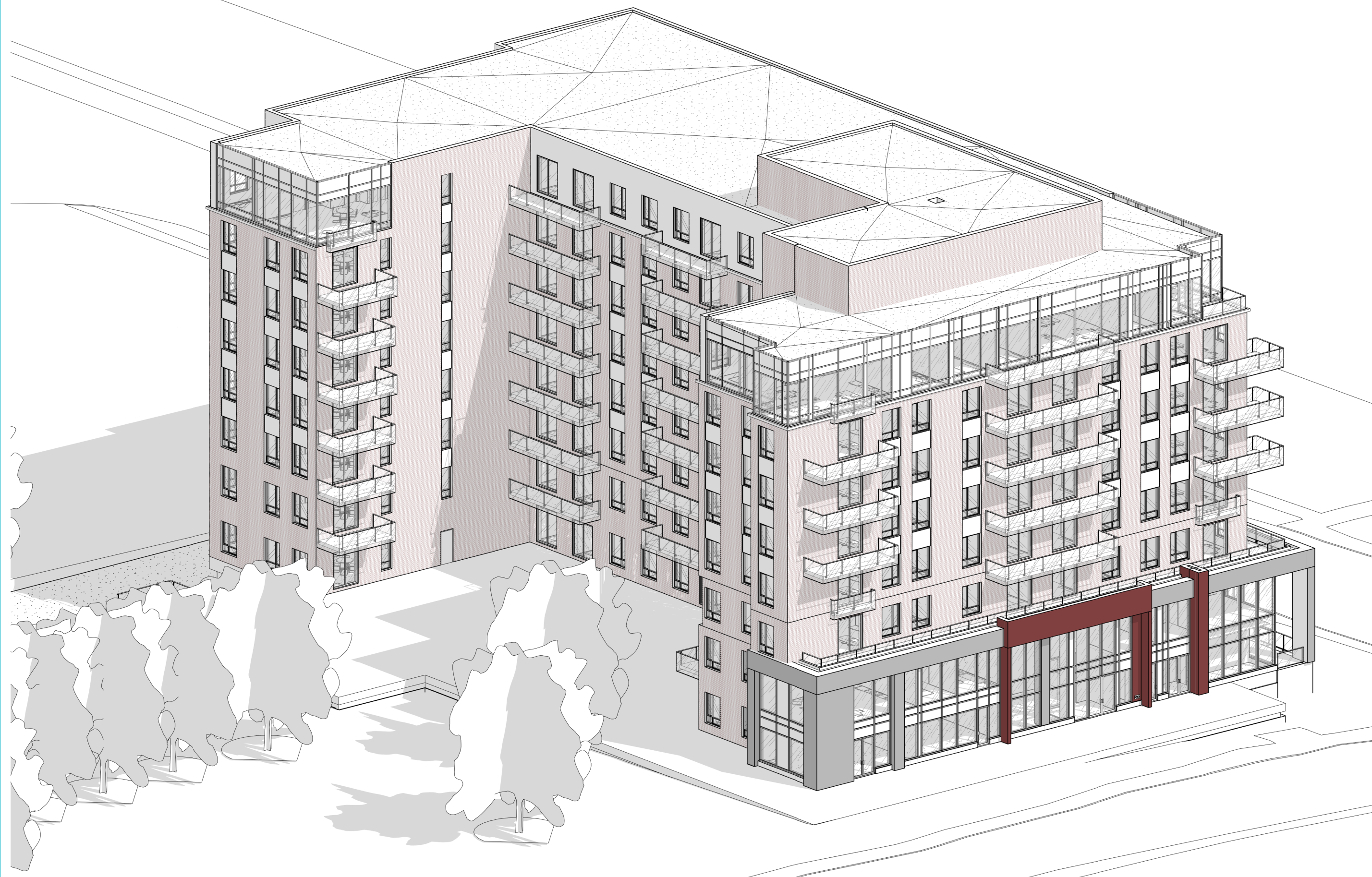
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800 MONTREAL ROAD

120 DEN HAAG DR, OTTAWA
 CLIENT: SOVIMA GROUP



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MONTREAL ROAD FROM THE PARK

3
A001



DEN HAAG & LEBOUTILLIER

2
A001



MONTREAL ROAD & DEN HAAG

1
A001

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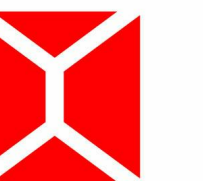
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OUVRAGE / Project

800 MONTREAL ROAD

EMPLACEMENT / Location
120 DEN HAAG DR,
OTTAWA

NO PROJET / No.
12263

NO / REVISION

1 Issues for SPA

DATE / (aa-mm-ii)

2020.12.11

Preliminary
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CONSTRUCTION

DESSIN PAR / Drawn by

AJ

VERIFIÉ PAR / Checked by

FP

DATE / (aa mm ii)

12/01/20

ÉCHELLE / Scale

TITRE DU DESSIN / Drawing Title

PERSPECTIVES

REVISION / Revision

1

NO. DESSIN / Dwg Number

A001

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SCEAU / Seal

TOPOGRAPHICAL PLAN OF SURVEY OF
**PART OF LOT 24
 CONCESSION 1 (OTTAWA FRONT)**
 Geographic Township of Gloucester
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.
 Scale 1 : 200

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

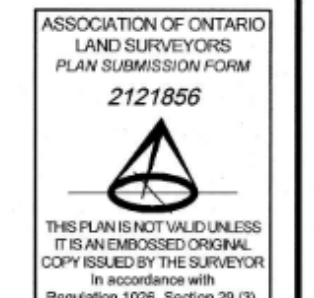
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 8th day of April, 2020.

APR 21 2020
 Date
 E. H. Henninger
 Ontario Land Surveyor

Notes & Legend

Denotes	
—○—	Survey Monument Planted
—●—	Survey Monument Found
SSB	Standard Iron Bar
SSSB	Short Standard Iron Bar
IB	Iron Bar
CB	Cut Cross
CP	Concrete Pin
(WIT)	Witness
Mens.	Measured
(J20)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Plan 4R-25131
(P2)	Plan (AOG) February 14, 2017
—○—	Deciduous Tree
—●—	Coniferous Tree
—○—	Fire Hydrant
—○—	Water Valve
—○—	Maintenance Hole (Storm Sewer)
—○—	Maintenance Hole (Sanitary)
—○—	Maintenance Hole (Bell Telephone)
—○—	Maintenance Hole (Traffic)
—○—	Maintenance Hole (Hydro)
—○—	Maintenance Hole (Talus)
—○—	Valve Chamber (Watermain)
—○—	Catch Basin
—○—	Catch Basin Inlet
BOS	Bottom of Slope
TOS	Top of Slope
—○—	Survey
—○—	Handhole
—○—	Bell Terminal Box
—○—	Cable Terminal Box
—○—	Traffic Signal Post
—○—	Signal
—○—	Sign
—○—	Post and Wire
—○—	Traffic Light
—○—	Light Standard
—○—	Mail Box
—○—	Diameter
—○—	Location of Elevations
—○—	Top of Concrete Curb/Wall Elevation
—○—	Centerline
—○—	Depressed Curb

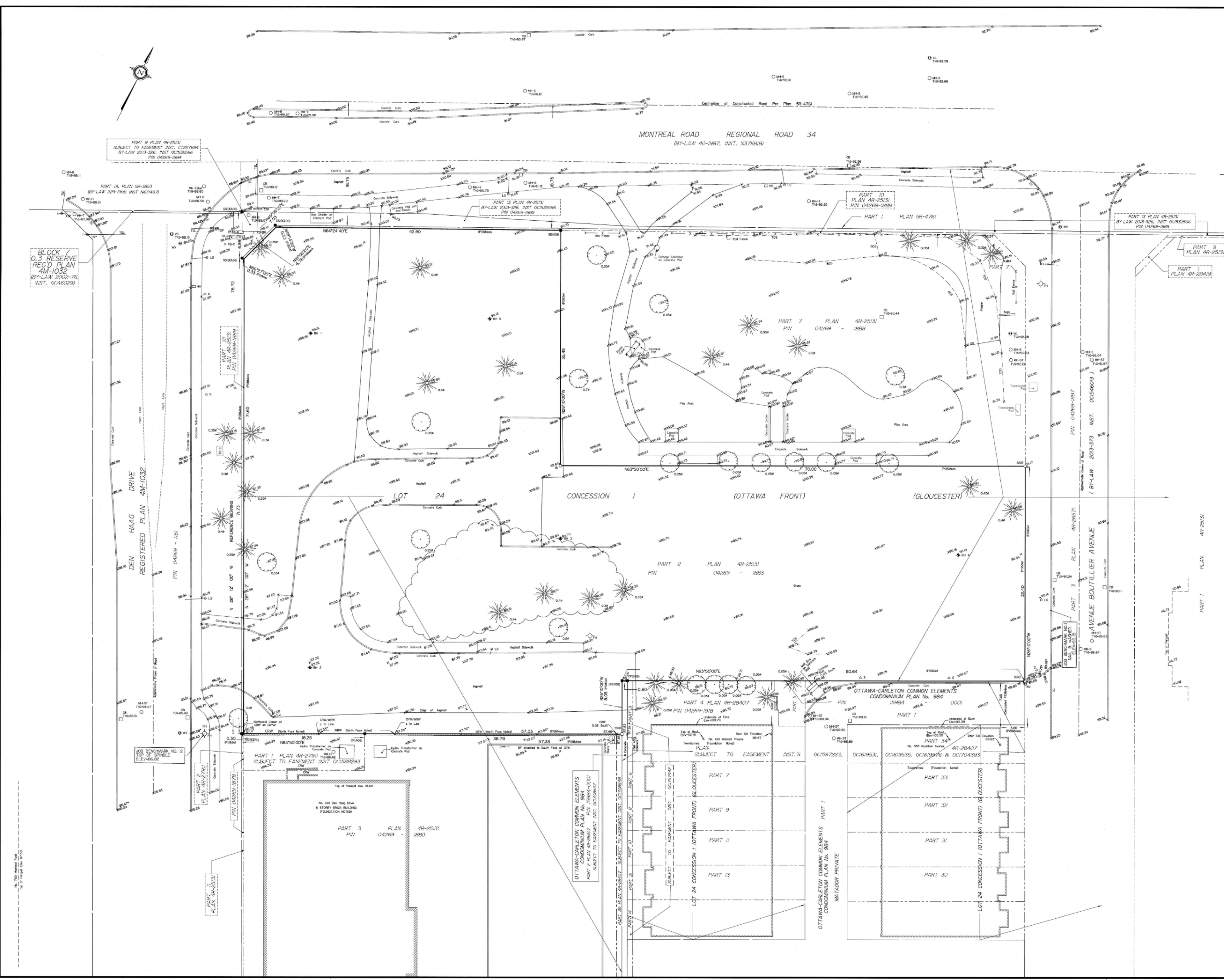
Bearings are grid, derived from the easterly limit of Den Haag Drive shown to be N26°12'00"W on Plan 4R-25131 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).



ELEVATION NOTES
 1. Elevations shown are geoidic and are referred to the CGVD28 geoidic datum, derived from City of Ottawa vertical control monument No. G-151 having an elevation of 105.575 metres.
 2. It is the responsibility of the user of this information to verify that the 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 acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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 14 Concession Rd., Suite 502
 Ottawa, Ontario
 Phone: (613) 727-0800 Fax: (613) 727-1079
 Email: info@annisov.com



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EMPLACEMENT Location
 120 DEN HAAG DR,
 OTTAWA

NO REVISION
 1 Issues for SPA

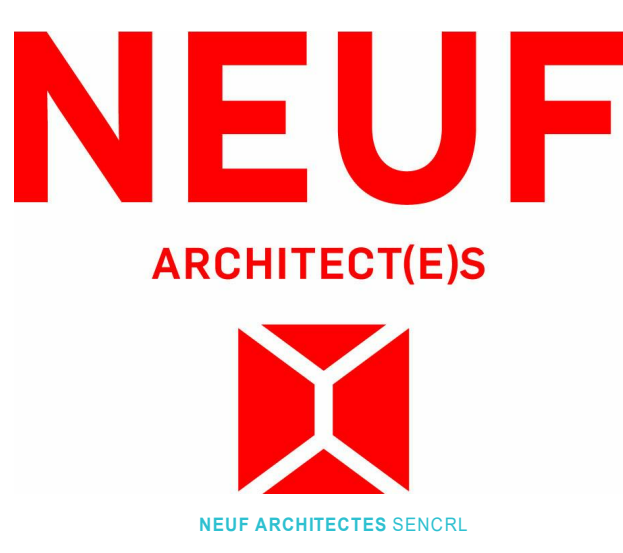
DATE (aa-mm-ii)
 2020.12.11

DESSIN PAR Drawn by
 AJ

TITRE DU DESSIN Drawing Title
SURVEYOR PLAN

REVISION Revision
1

NO. DESSIN Dwg Number
A100



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OUVRAGE Project
800 MONTREAL ROAD

NO PROJET No.
 12263

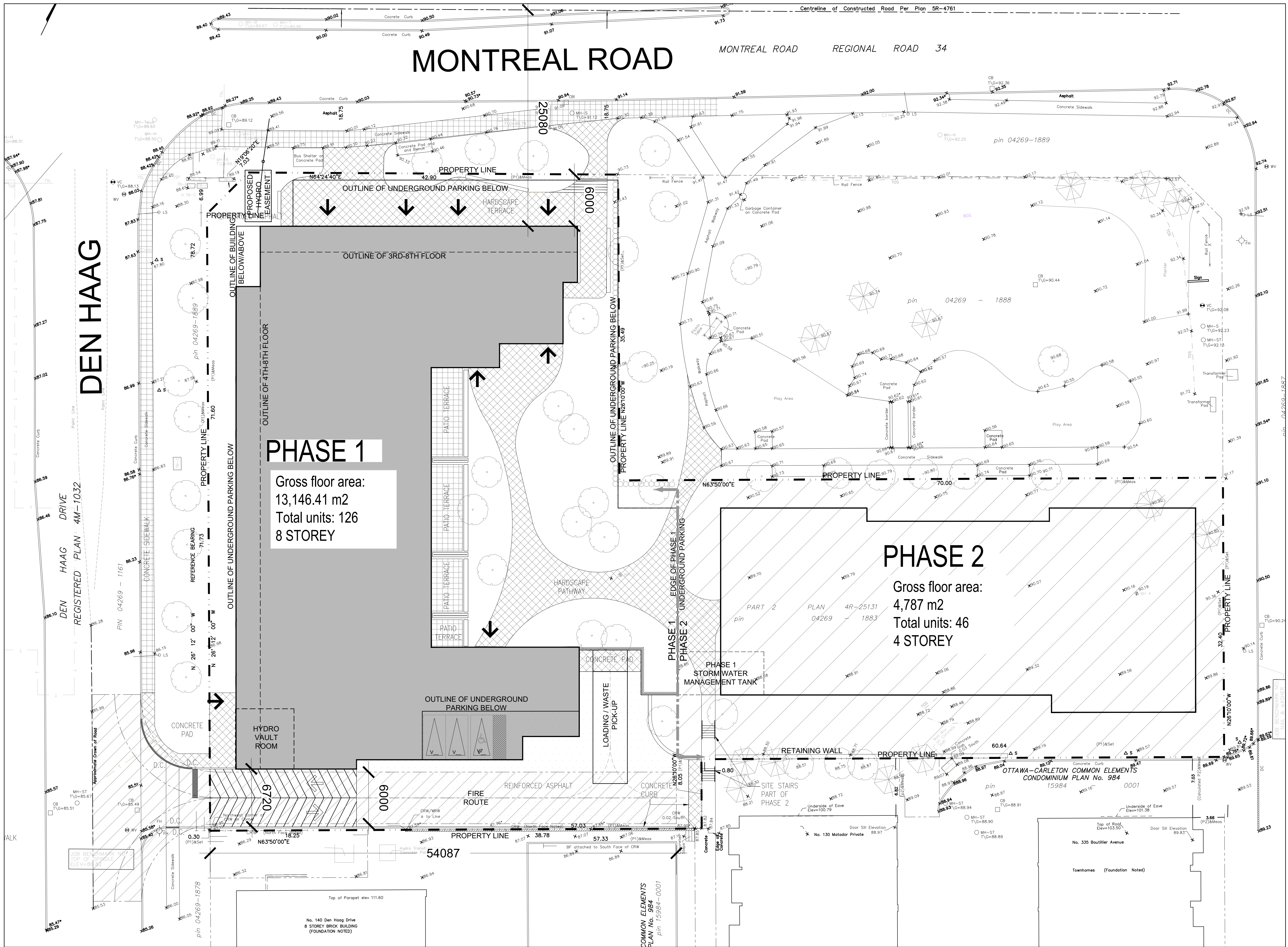
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 2020.12.11

VERIFIÉ PAR Checked
 FP

ÉCHELLE Scale
 10/21/20

REVISION Revision
1

NO. DESSIN Dwg Number
A100



PHASE 1
 Gross floor area:
 13,146.41 m²
 Total units: 126
 8 STOREY

PHASE 2
 Gross floor area:
 4,787 m²
 Total units: 46
 4 STOREY

SITE PLAN

1:200

1
A100

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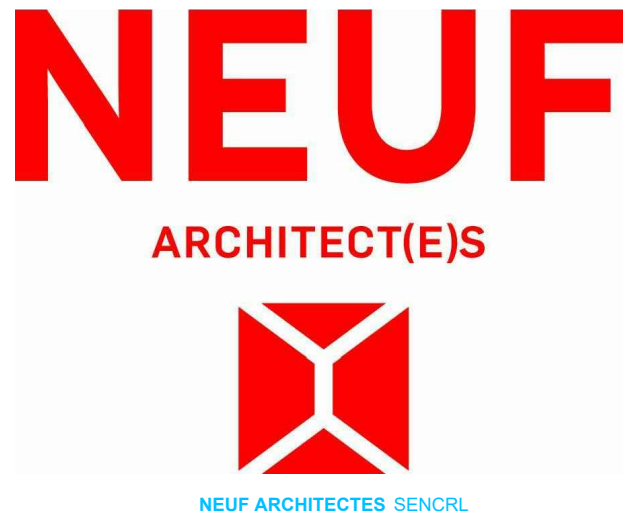
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OUVRAGE / Project
800 MONTREAL ROAD

EMPLACEMENT / Location
 120 DEN HAAG DR,
 OTTAWA

NO PROJET No. 12263

NO REVISION DATE (aa-mm-jj)
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VÉRIFIÉ PAR / Checked by
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DATE / Date
 10/21/20

ÉCHELLE / Scale
 As indicated

TITRE DU DESSIN / Drawing Title
SITE PLAN - OVERALL

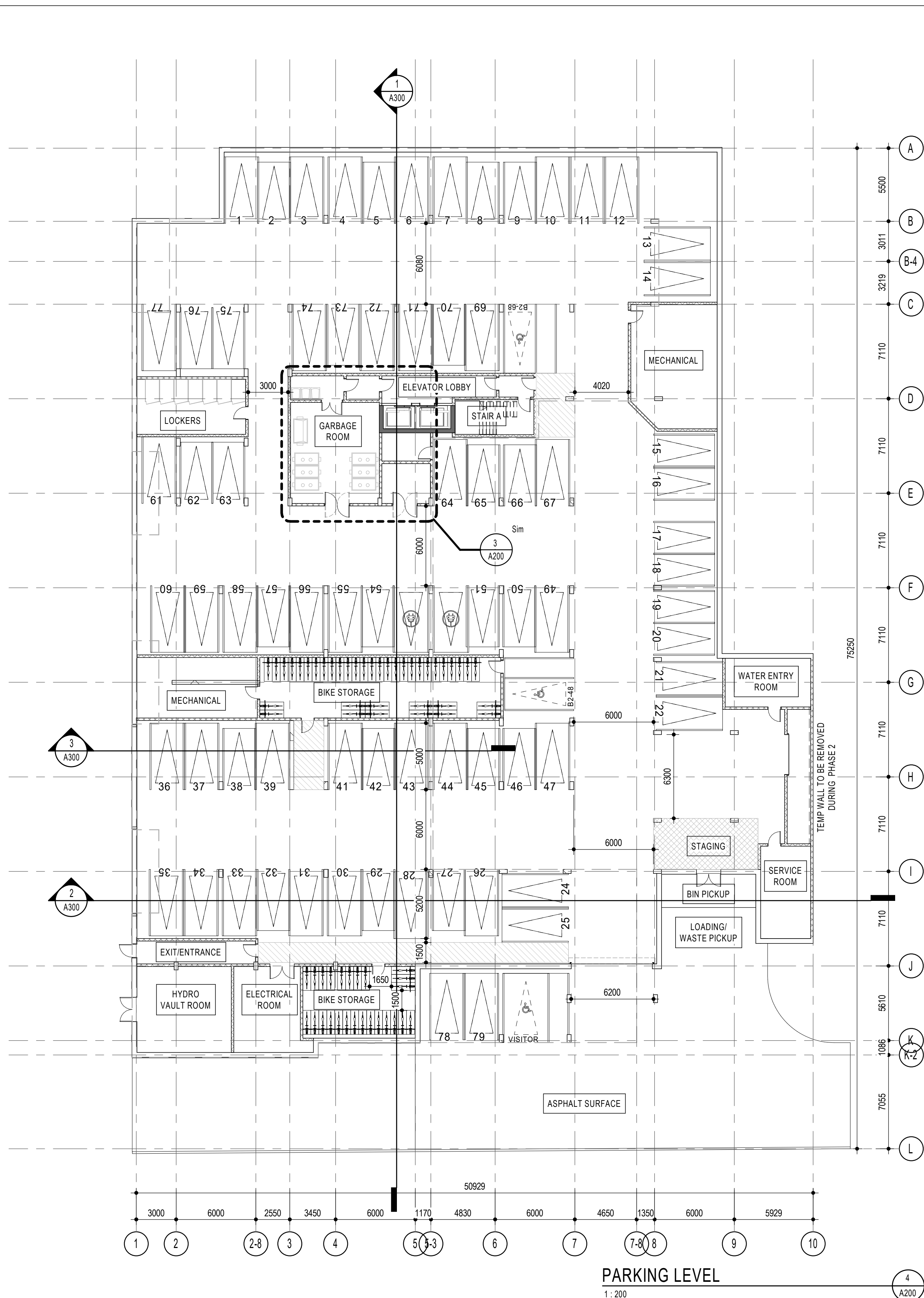
REVISION / Revision **NO. DESSIN / Dwg Number**

1 **A101**

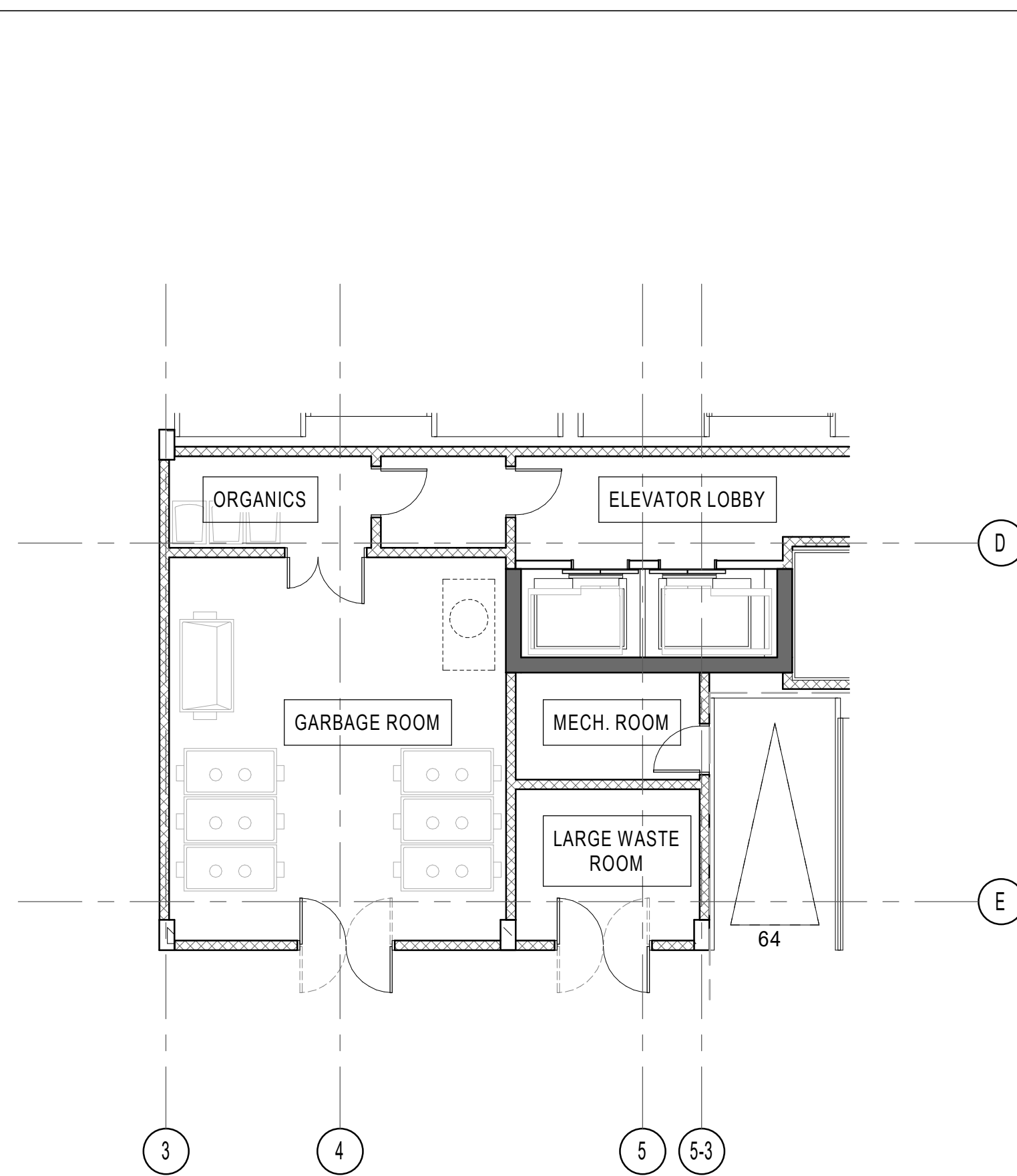
12263 - PARKING	
LEVEL	TYPE
PARKING LEVEL	2400mmx4600mm (RED): 29
PARKING LEVEL	2400mmx5200mm HANDICAP B
PARKING LEVEL	2400mmx5200mm HANDICAP B: 2
PARKING LEVEL	2600mmx5000mm (TYP): 44
PARKING LEVEL	2600mmx5000mm (ÉLECTRIQUE): 2
PARKING LEVEL	3400mmx5200mm HANDICAP A: 1
TOTAL: 78	

12263 - BIKES	
LEVEL	TYPE
PARKING LEVEL	BIKE
12263_Bike	
Total général: 64	

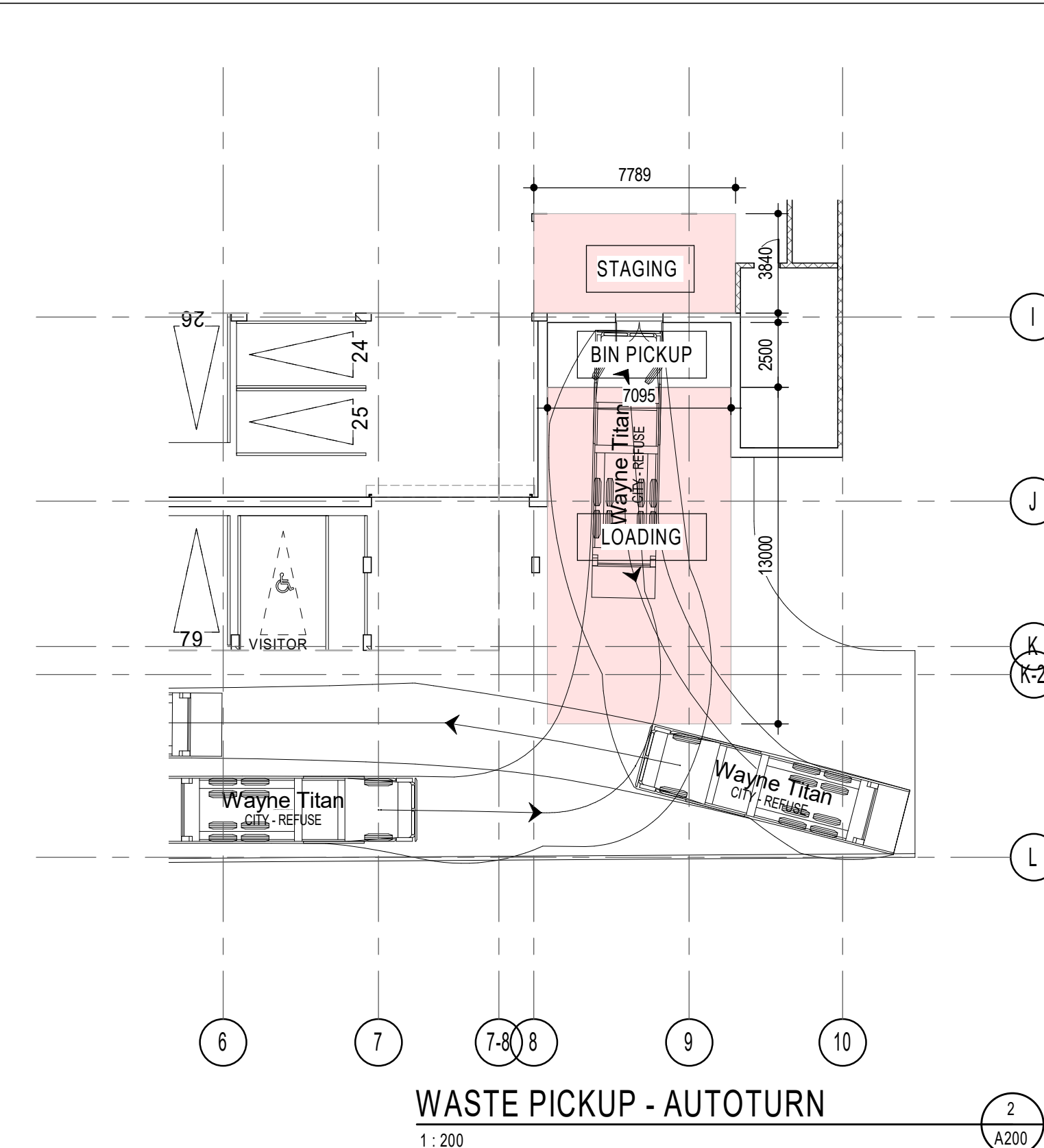
12263 - GARBAGE CONTAINERS	
Type	
2 Yard Container	
2 Yard Container: 6	
3 Yard Fiber Container	
3 Yard Fiber Container: 1	
Organic	
Organic: 3	



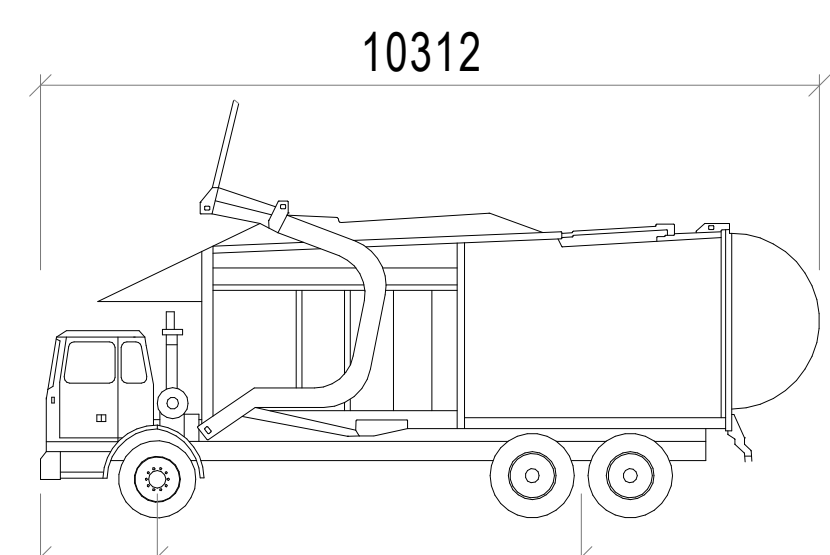
PARKING LEVEL
1: 200



GARBAGE ROOM
1: 100

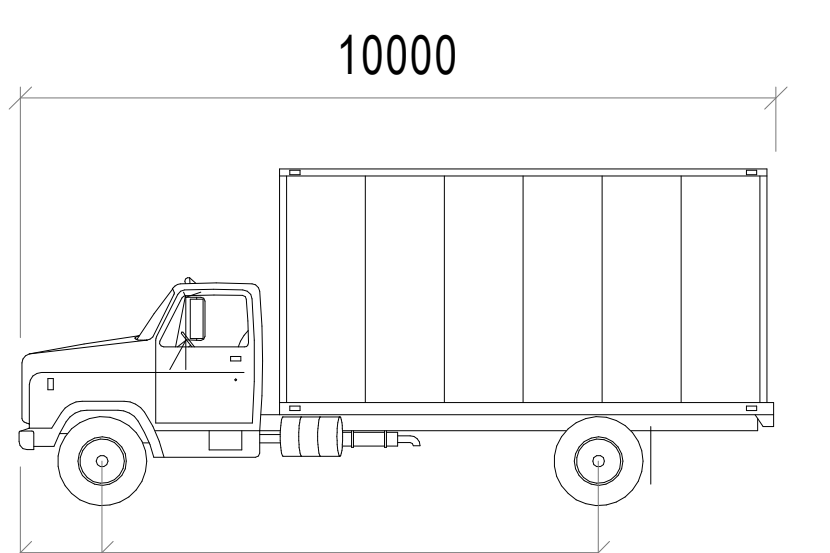


WASTE PICKUP - AUTOTURN
1: 200

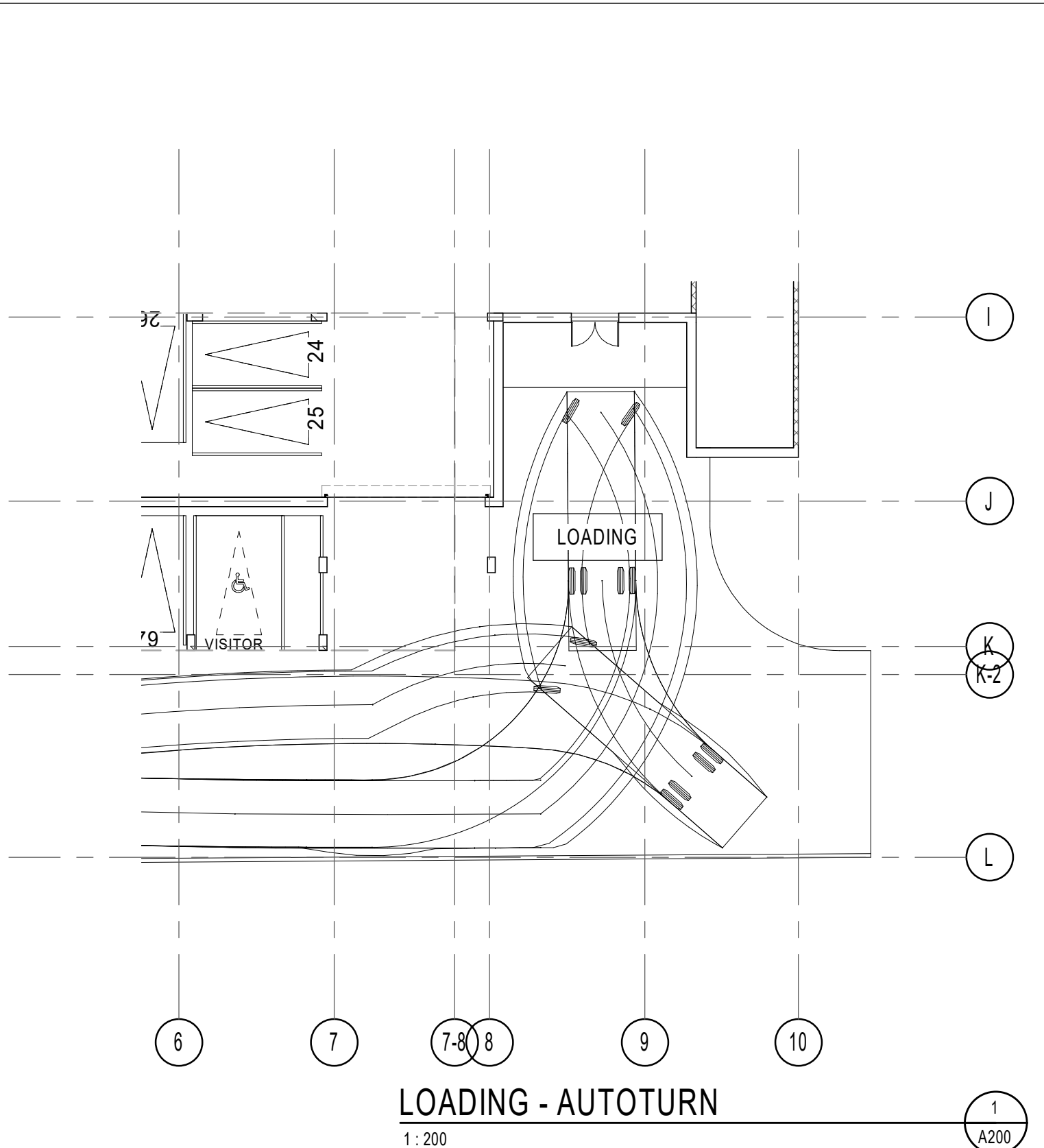


Wayne Titan

Width	: 2578
Track	: 2438
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



MSU	mm
Width	: 2600
Track	: 2600
Lock to Lock Time	: 6.0
Steering Angle	: 40.1



LOADING - AUTOTURN
1: 200

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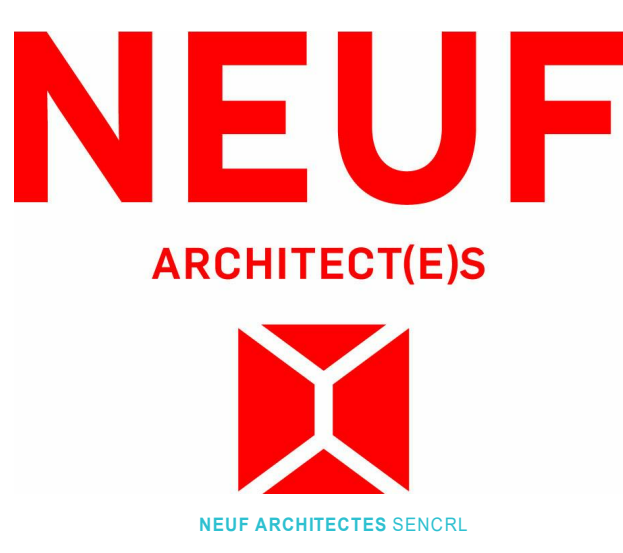
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OUVRAGE Project
800 MONTREAL ROAD

EMPLACEMENT Location NO PROJET No.
120 DEN HAAG DR, 12263
OTTAWA

NO	REVISION	DATE (aa-mm-ii)
1	Issues for SPA	2020.12.11

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 AJ FP
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 10/21/20 As indicated

TITRE DU DESSIN Drawing Title
PARKING PLAN

REVISION Revision NO. DESSIN Dwg Number

1 A200

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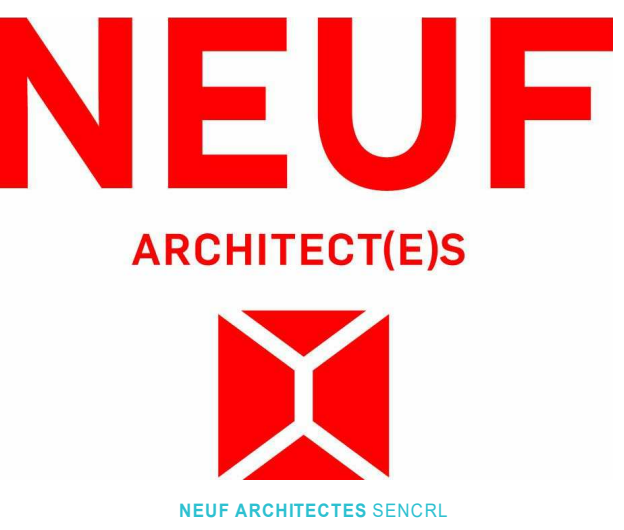
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OUVRAGE / Project
800 MONTREAL ROAD

EMPLACEMENT / Location NO PROJET / No. 12263
120 DEN HAAG DR, OTTAWA

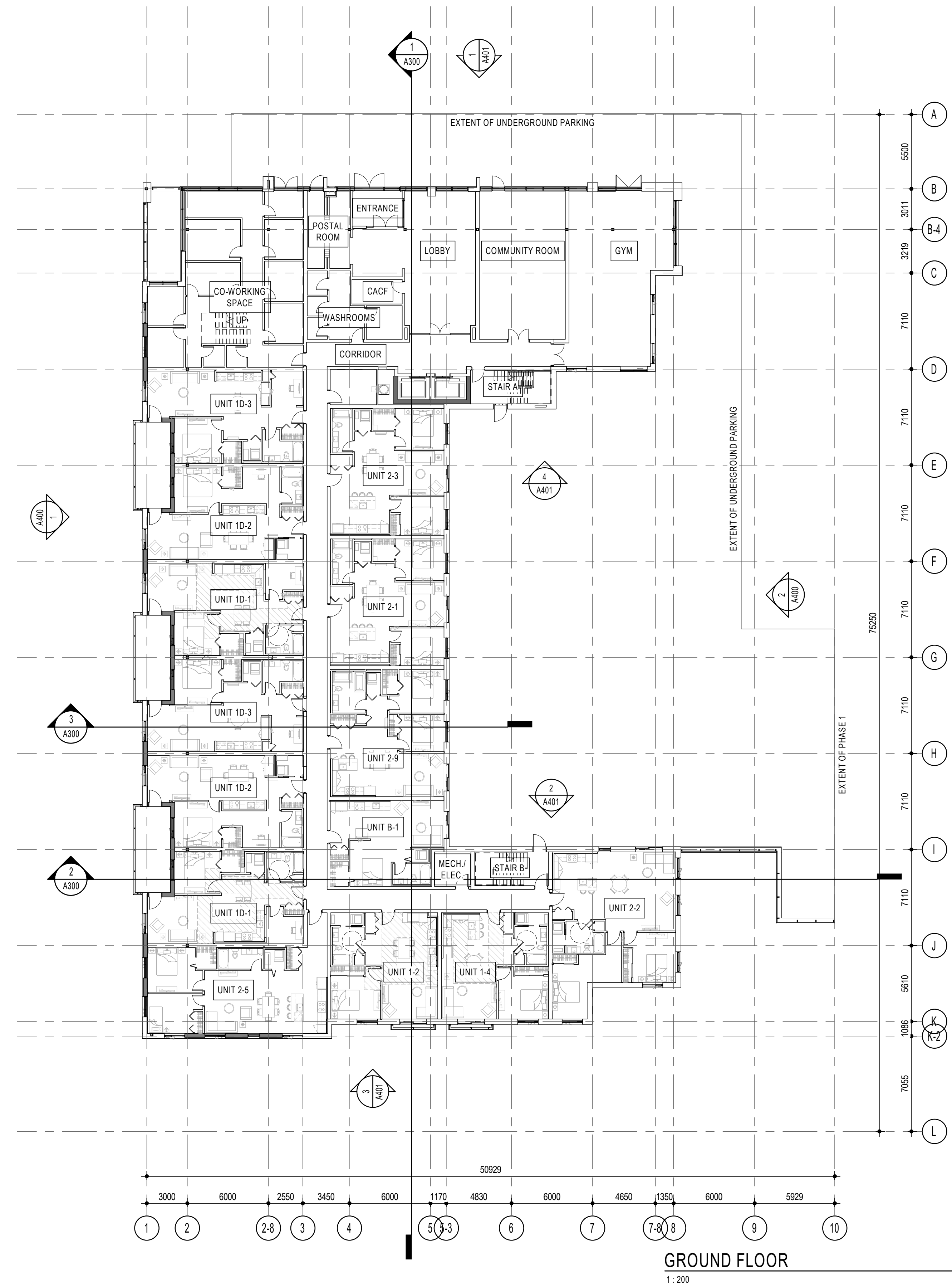
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 1 Issues for SPA 2020.12.11

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Auteur Vérificateur
 DATE (aa.mm.ii) ECHELLE / Scale
 10/30/20 1 : 200

TITRE DU DESSIN / Drawing Title
GROUND FLOOR PLAN

REVISION / Revision NO. DESSIN / Dwg Number
1 A201



GROUND FLOOR
 1 : 200

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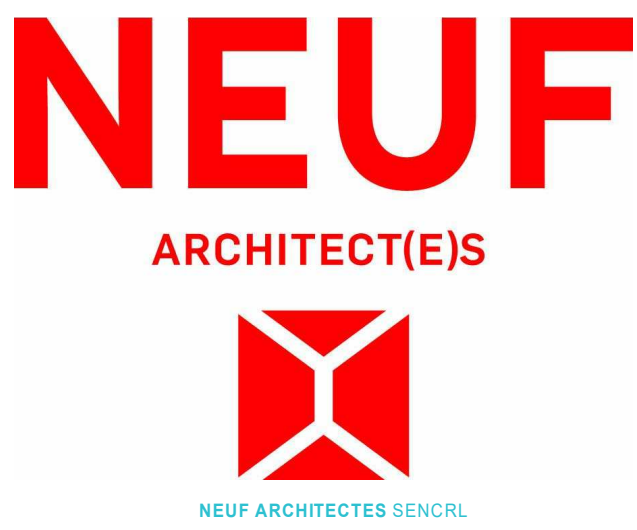
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OUVRAGE / Project
800 MONTREAL ROAD

EMPLACEMENT / Location
120 DEN HAAG DR, OTTAWA

NO PROJET / No. 12263

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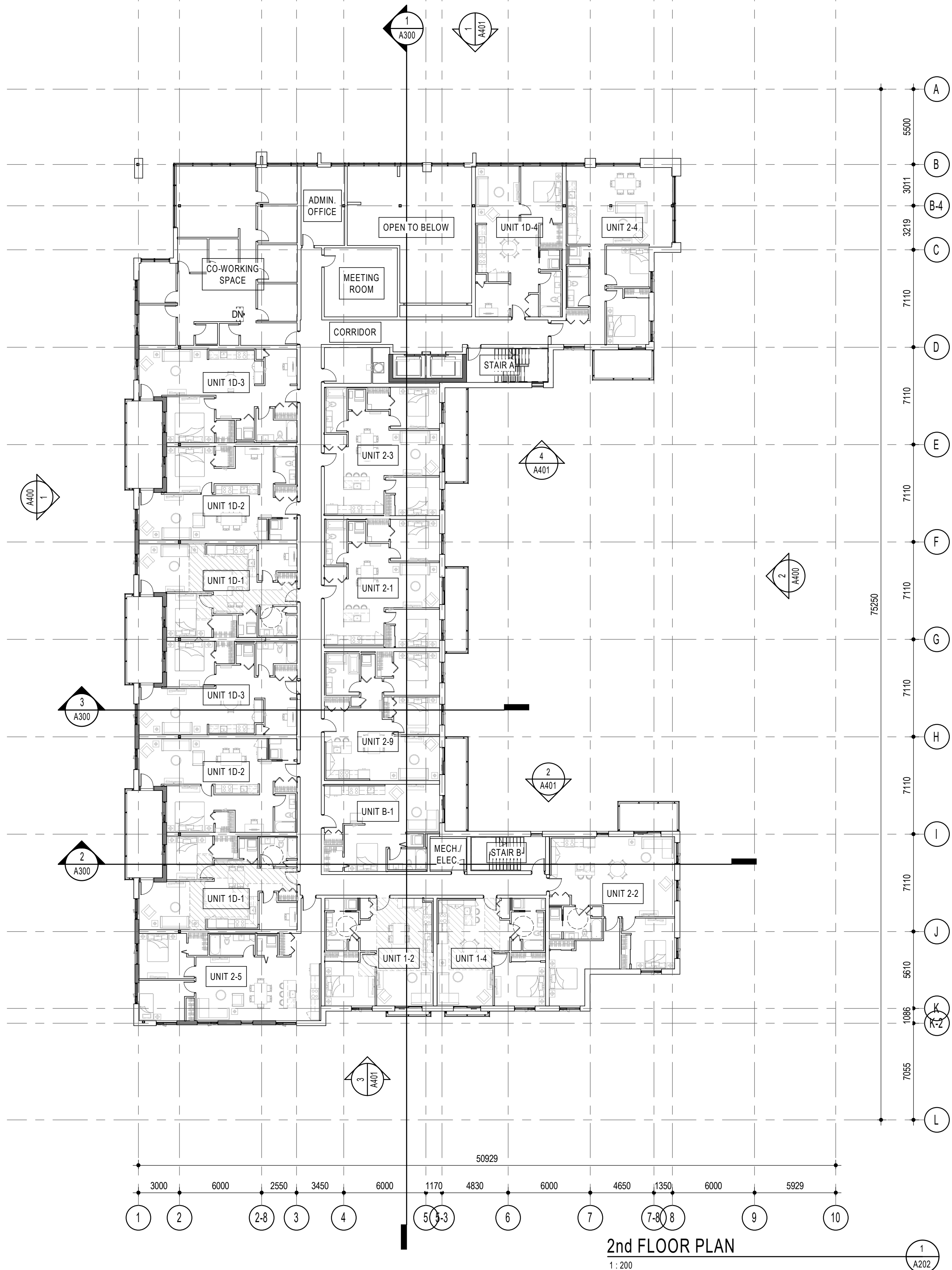
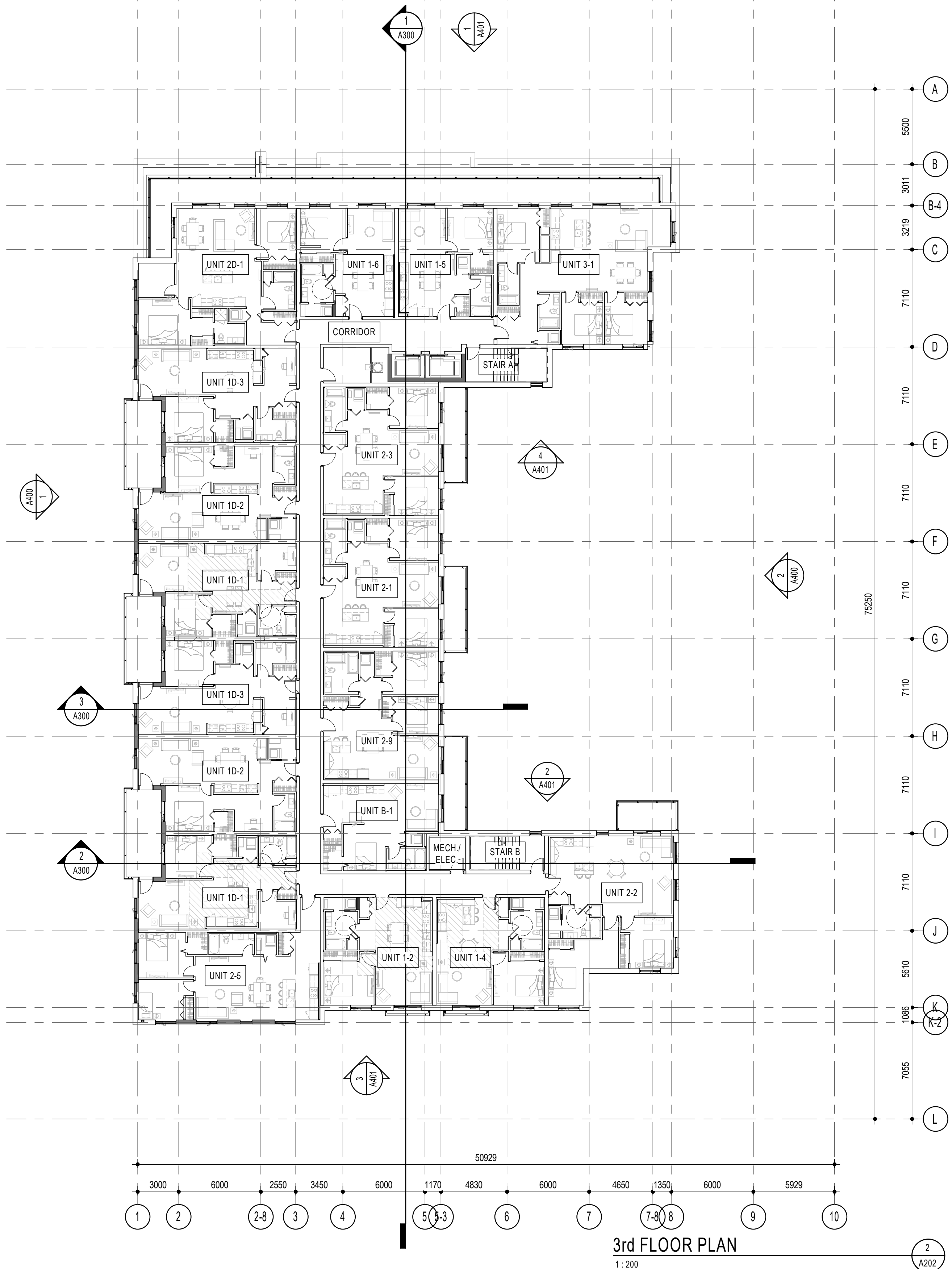
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 AJ / VERIFIÉ PAR / Checked
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TITRE DU DESSIN / Drawing Title
2ND AND 3RD FLOOR PLAN

REVISION / Revision
1

NO. DESSIN / Dwg Number
A202



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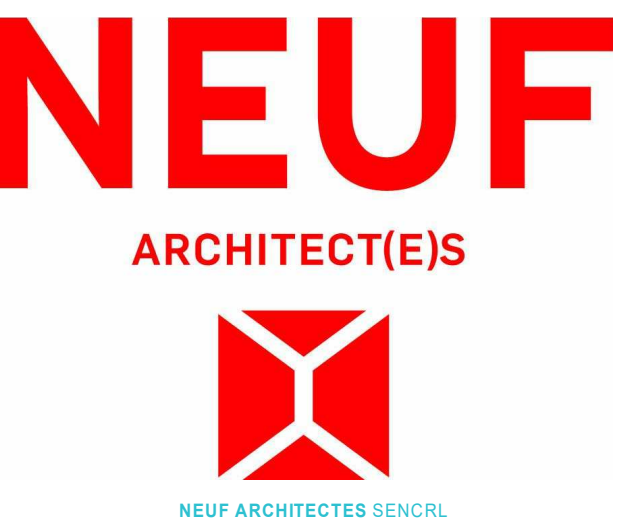
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OUVRAGE Project
800 MONTREAL ROAD

EMPLACEMENT Location NO PROJET No.
120 DEN HAAG DR, OTTAWA 12263

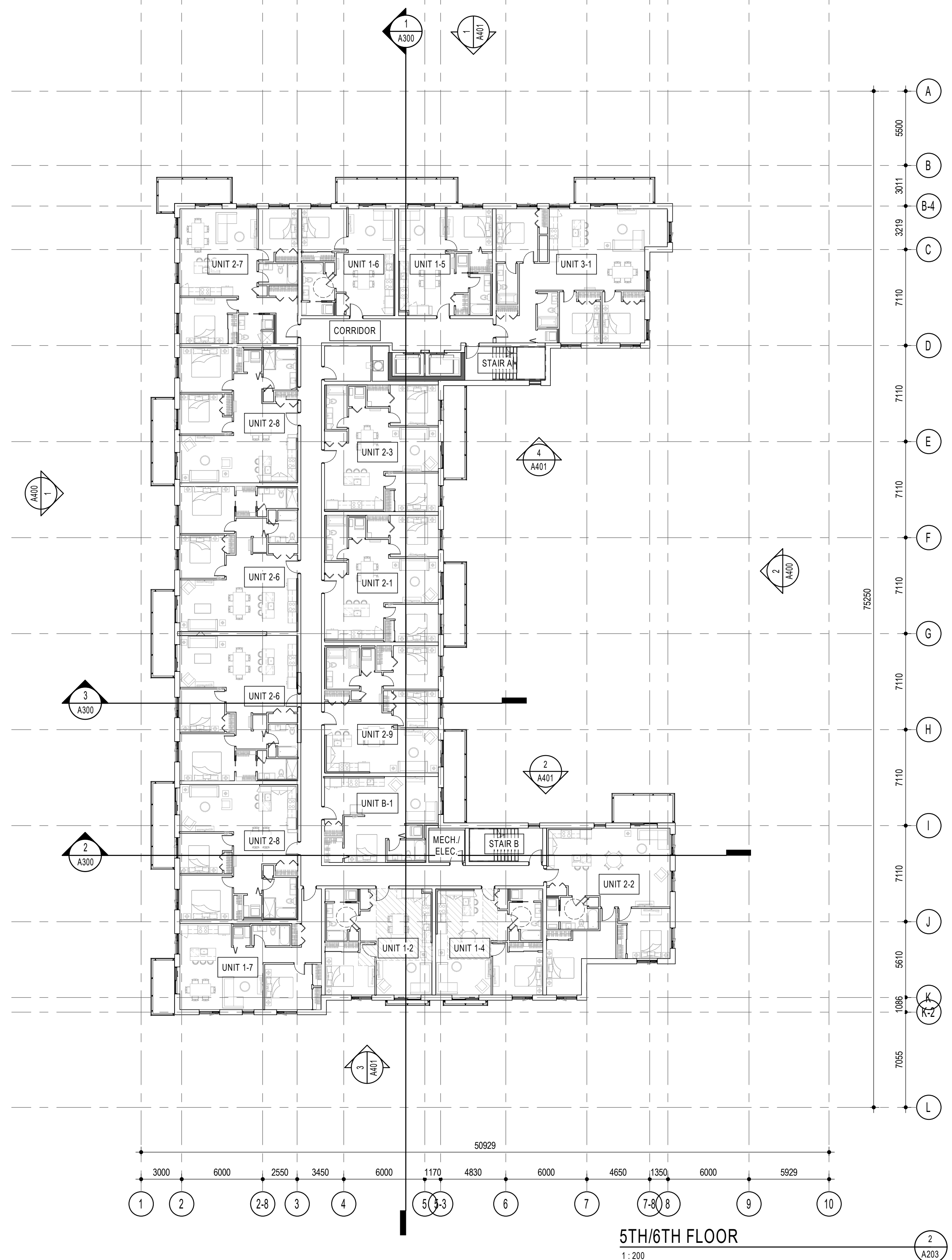
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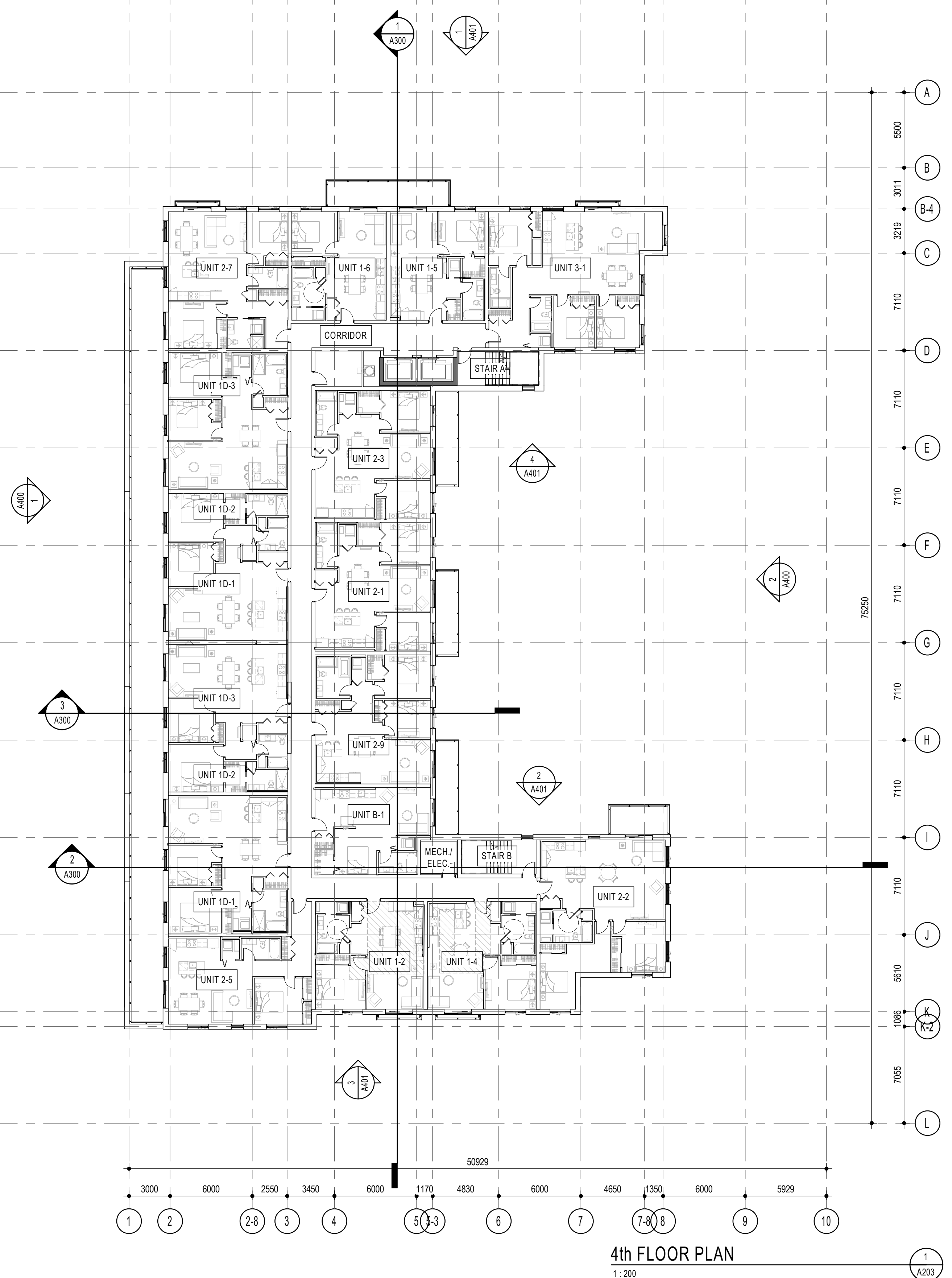
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 AJ FP
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TITRE DU DESSIN Drawing Title
4th AND 5th/6th FLOOR PLAN

REVISION Revision NO. DESSIN Dwg Number
1 A203



5TH/6TH FLOOR
 1 : 200



4th FLOOR PLAN
 1 : 200

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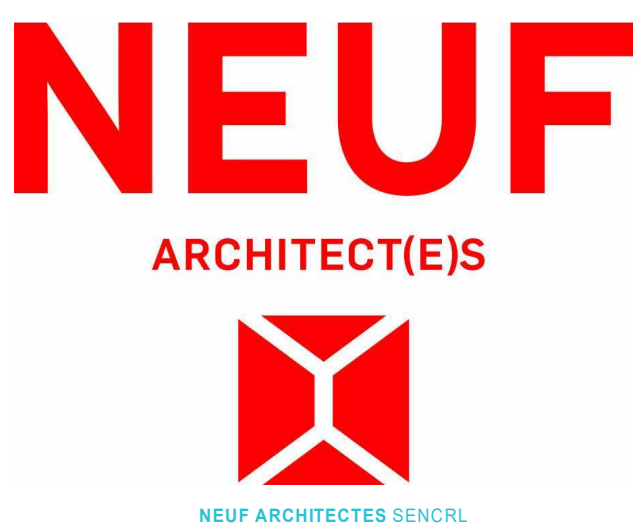
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OUVRAGE / Project
800 MONTREAL ROAD

EMPLACEMENT / Location
 120 DEN HAAG DR,
 OTTAWA

NO PROJET No.
 12263

NO REVISION DATE (aa-mm-ii)
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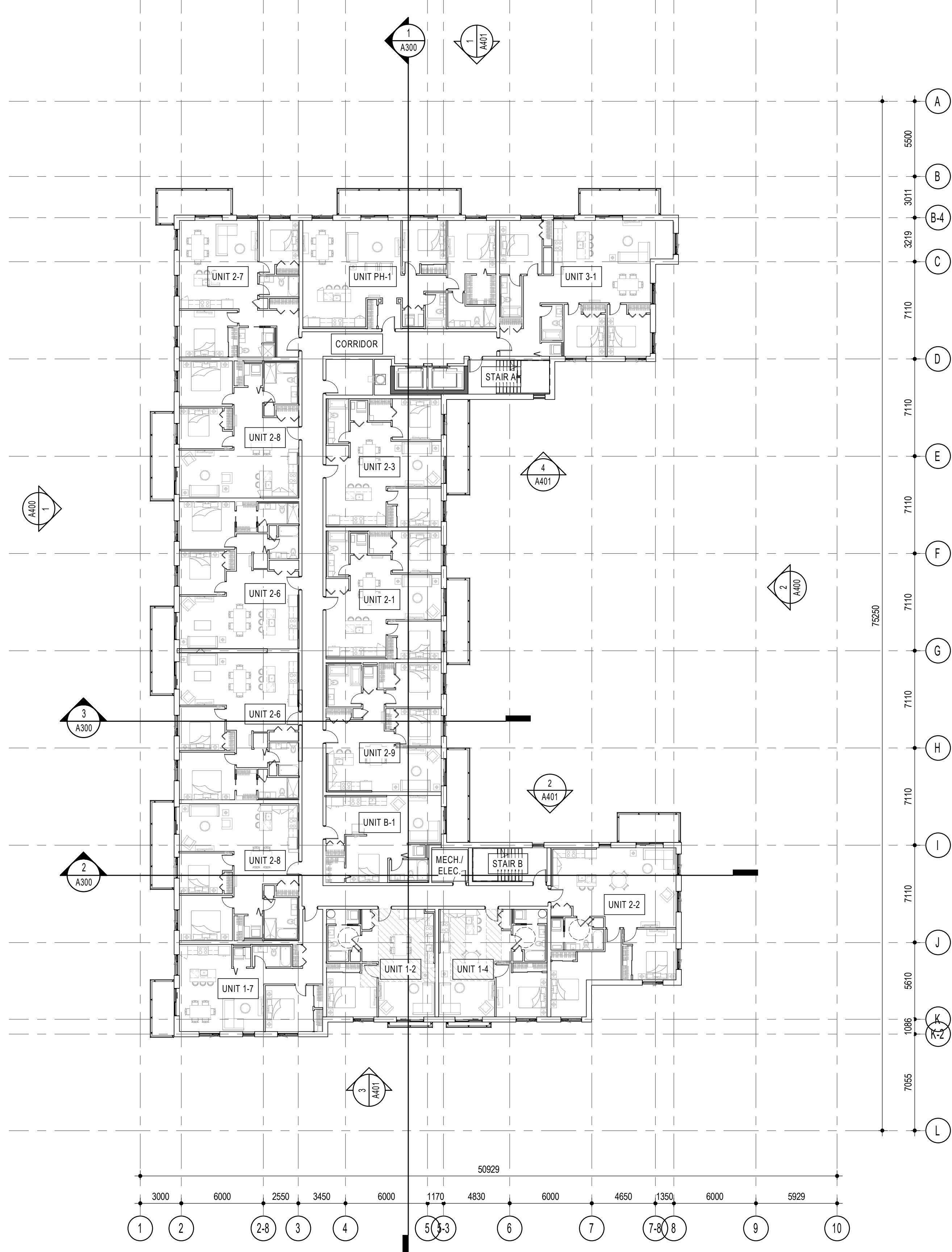
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DATE (aa mm ii) ÉCHELLE / Scale
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TITRE DU DESSIN / Drawing Title
7th AND 8th FLOOR PLAN

REVISION / Revision NO. DESSIN / Dwg Number
 1 A204



7th FLOOR PLAN
 1 : 200



8th FLOOR
 1 : 200

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OUVRAGE / Project
800 MONTREAL ROAD

EMPLACEMENT / Location NO PROJET / No. 12263
120 DEN HAAG DR, OTTAWA

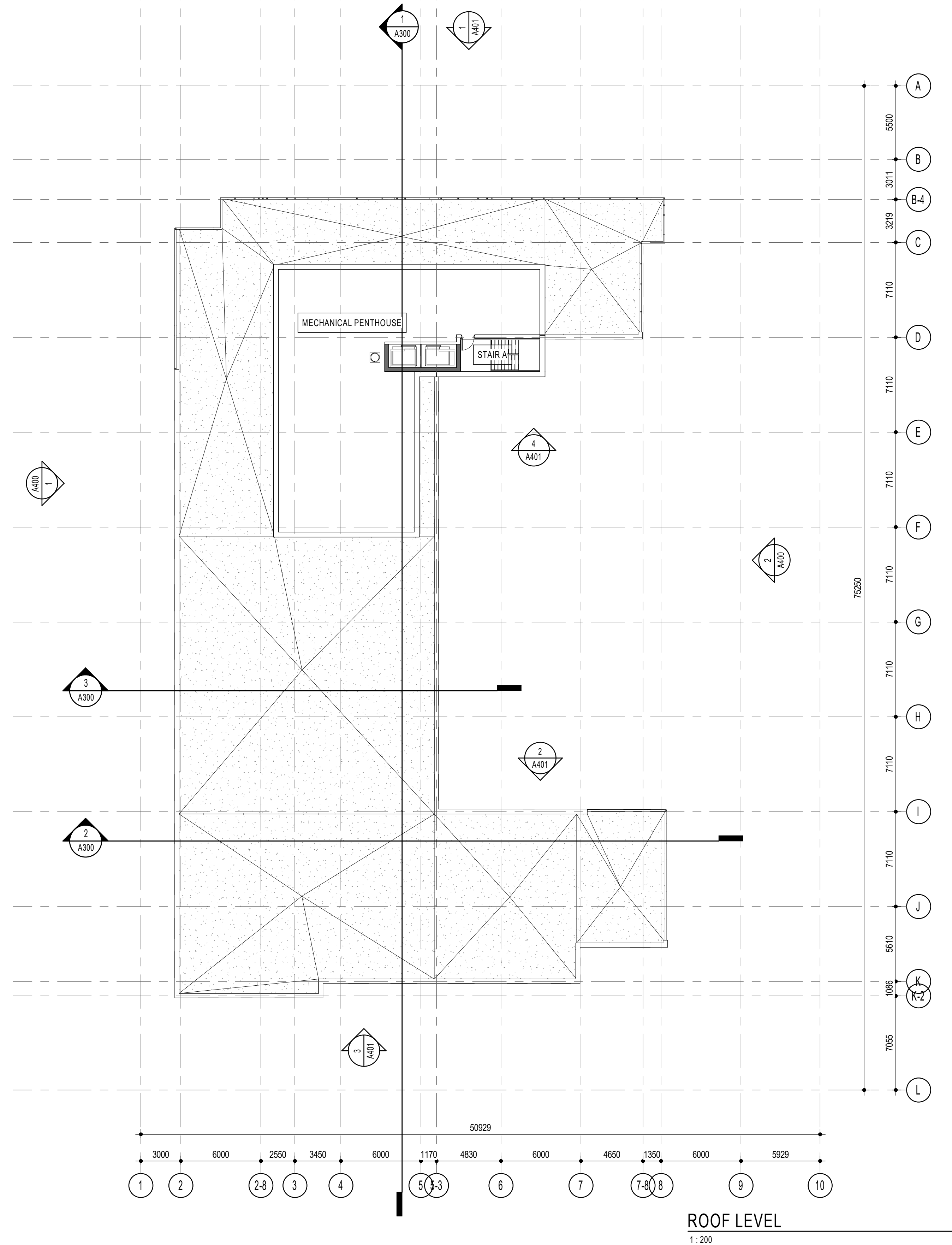
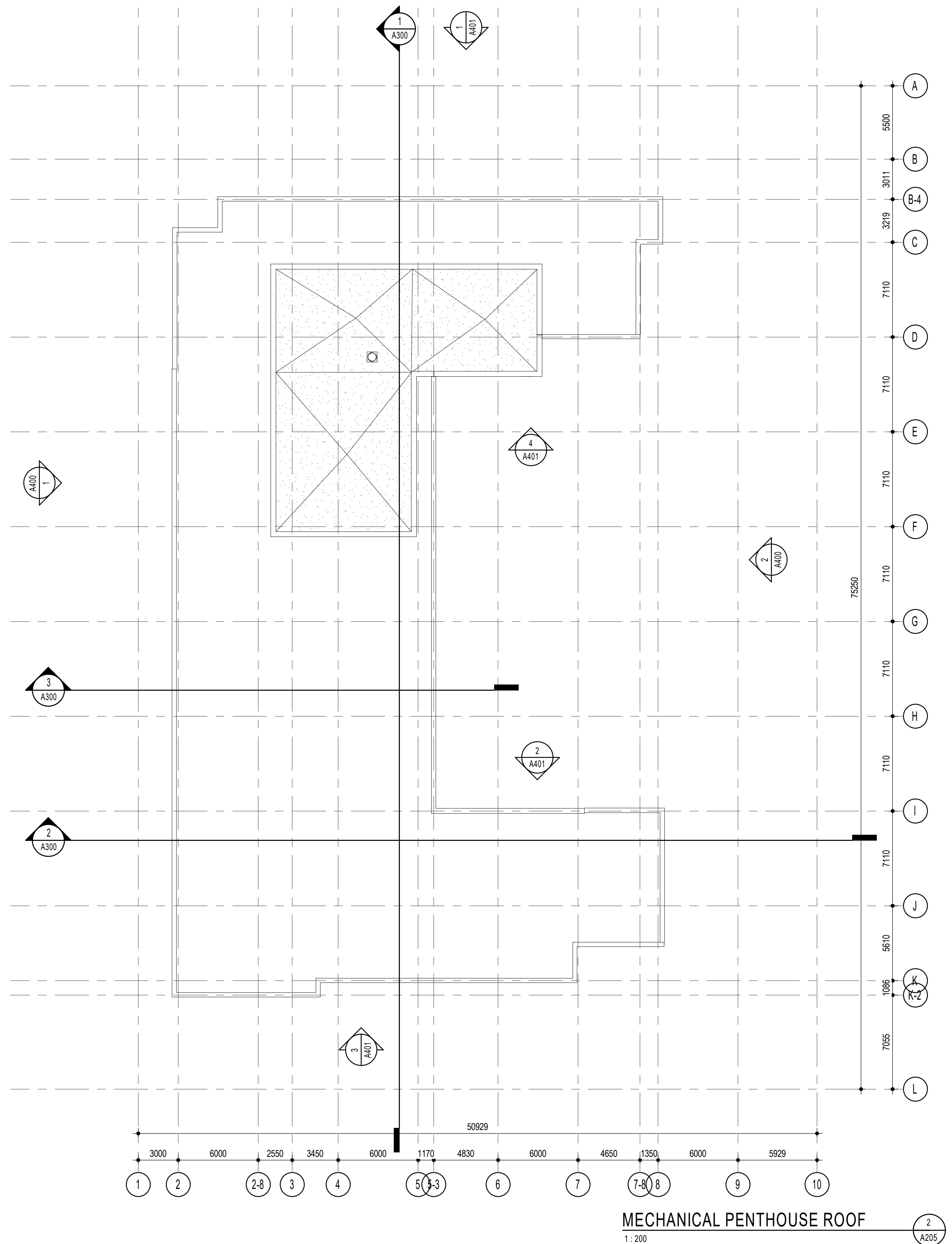
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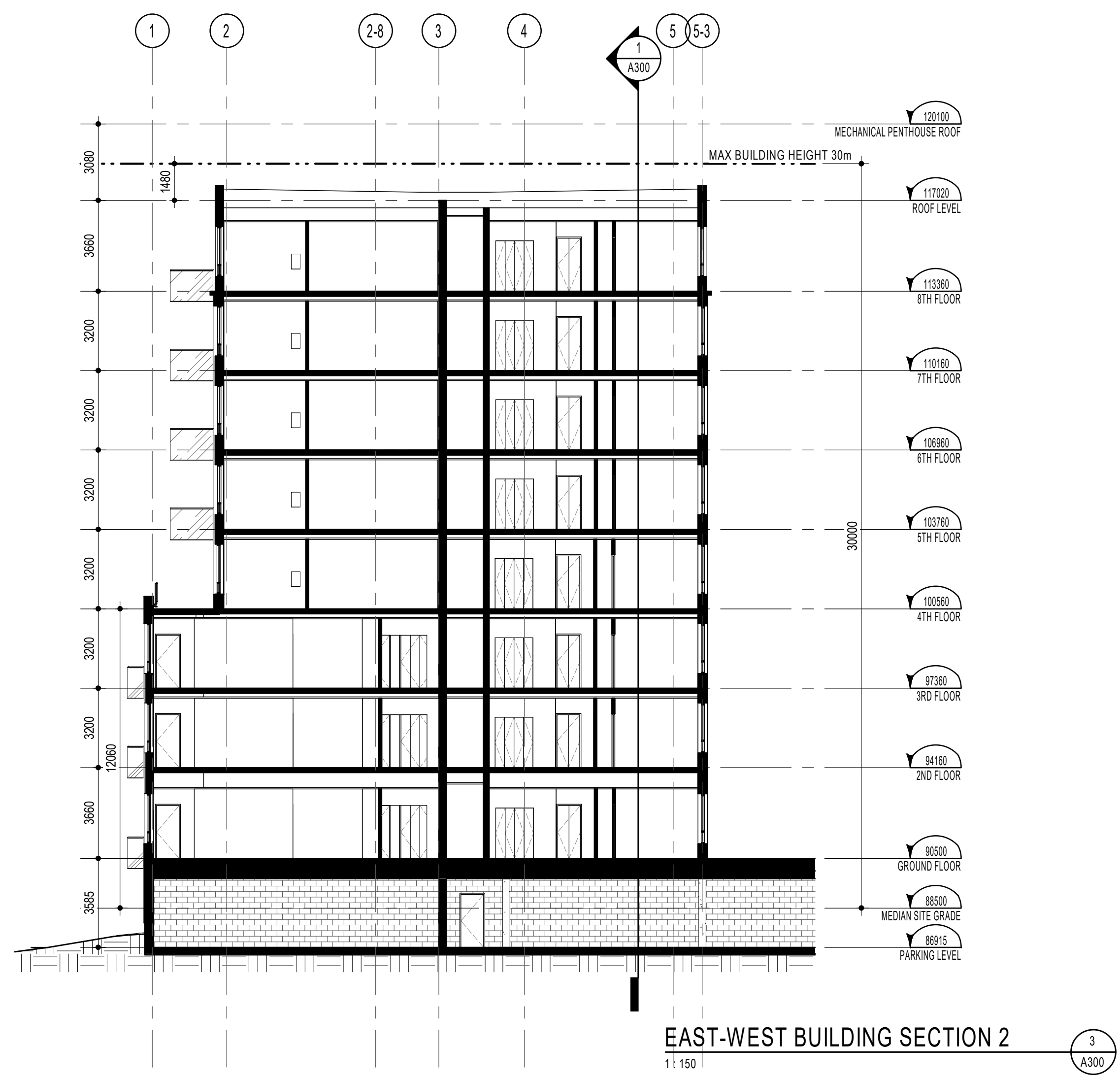
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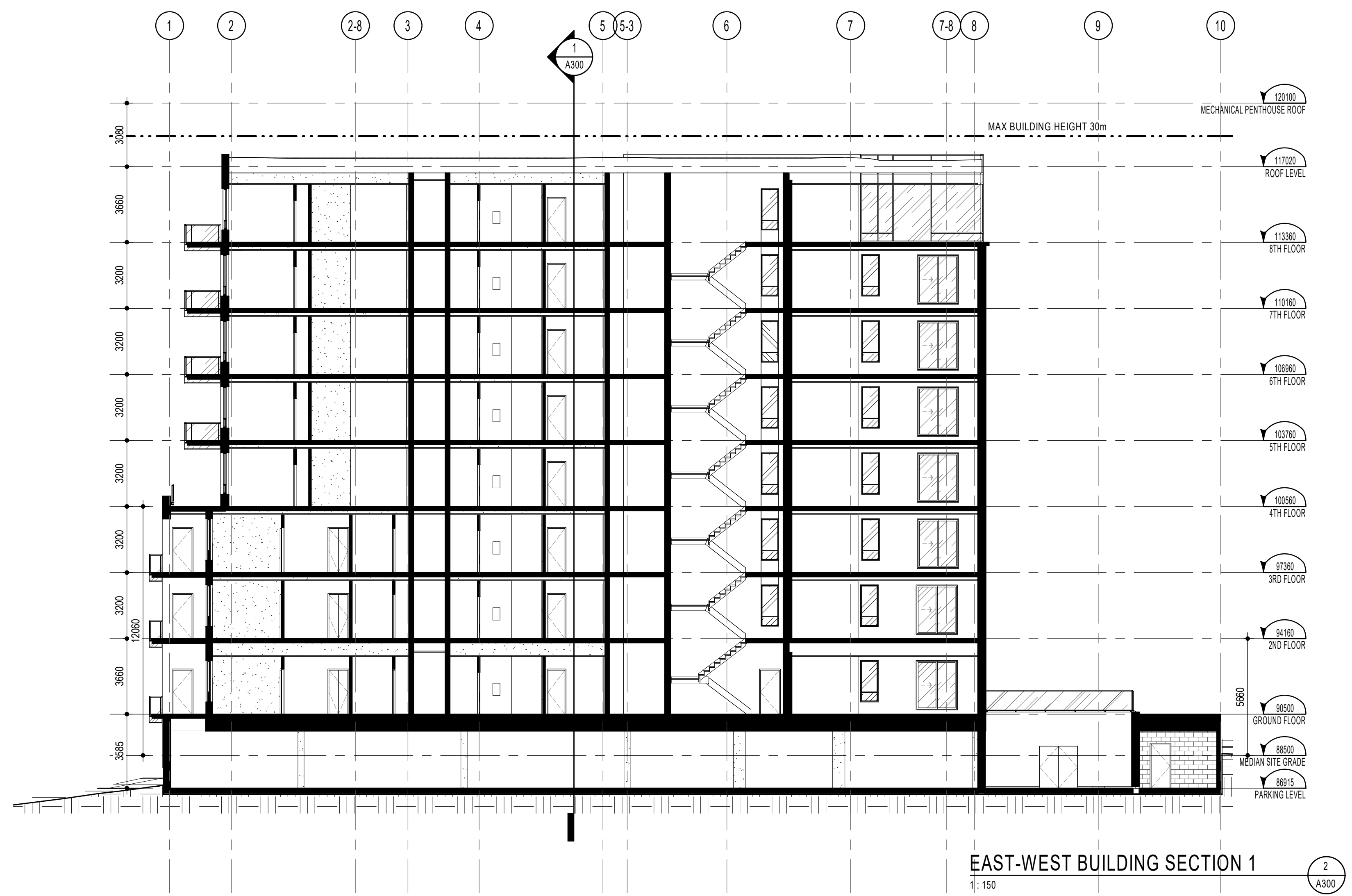
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ROOF AND MECHANICAL PENTHOUSE ROOF PLAN

REVISION / Revision NO. DESSIN / Dwg Number
1 A205

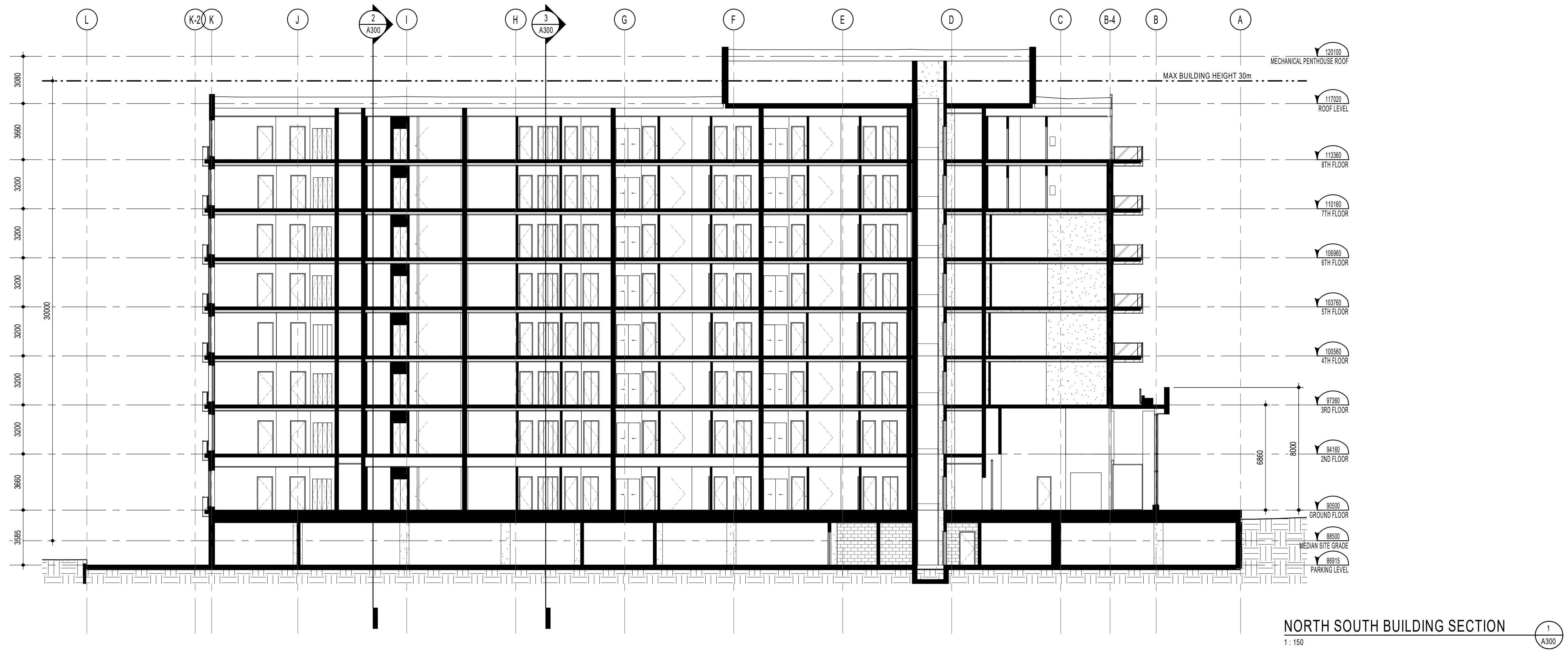




EAST-WEST BUILDING SECTION 2
1: 150



EAST-WEST BUILDING SECTION 1
1: 150



NORTH SOUTH BUILDING SECTION
1: 150

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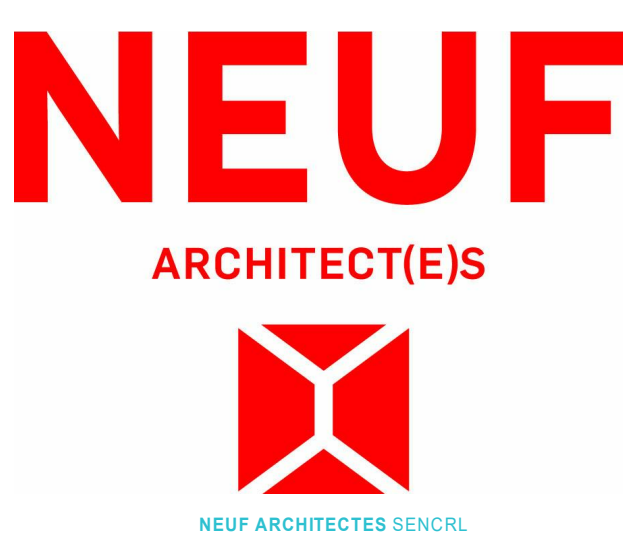
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OUVRAGE / Project
800 MONTREAL ROAD

EMPLACEMENT / Location
120 DEN HAAG DR,
OTTAWA

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BUILDING SECTION

REVISION / Revision
1

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A300

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ELEVATION LEGEND A400 & A401

ABBREVIATION/SYMBOL LEGEND

C.J. : CONTROL JOINT (SEALANT COLOUR TO MATCH ADJACENT VENEER)
 L.L. : PRIMED & PAINTED LOOSE LINTEL (COLOUR TO MATCH ADJACENT VENEER)
 S.A. : PRIMED & PAINTED SHELF ANGLE (COLOUR TO MATCH ADJACENT VENEER)
 S.S.A. : PRIMED & PAINTED SUSPENDED SHELF ANGLE (COLOUR TO MATCH ADJACENT VENEER)
 S.S. : SUPPORT STRUCTURE (OPENINGS OVER 3000mm) : STRUCTURAL STEEL HSS AND SHELF ANGLE ABOVE WINDOW UNIT; SEE STRUCTURAL ENGINEER FOR TYPES, SPACINGS, DIMENSIONS, ANCHORAGE, LOCATIONS, ETC.)

CONSTRUCTION NOTE

MATERIALS LEGEND

- M-1 MASONRY VENEER - TYPE 1 (DARK RED BRICK)
- M-2 MASONRY VENEER - TYPE 2 (DARK BRICK)
- M-3 STONE CORNICE
- G-1 EXPOSED CONCRETE
- CB-1 CONCRETE FIBRE BOARD - TYPE 1 (WHITE)
- CB-2 CONCRETE FIBRE BOARD - TYPE 2 (CHARCOAL)
- MT-1 ALUMINUM SIDING - TYPE 1 (WOOD PATTERN PANEL)
- MT-2 ALUMINUM SIDING - TYPE 2 (WHITE PANEL)
- MT-3 ALUMINUM SIDING - TYPE 3 (WHITE SIDING)
- G-1 GLASS - TYPE 1 (CLEAR GLAZING, BLACK MULLIONS)
- G-2 SPANDREL GLASS - TYPE 1 (TO MATCH GLAZING)
- G-3 GLASS GUARD - (CLEAR GLAZING)
- T-1 TILE BASE - (TBD)

WINDOW TYPE NOTE (SEE WINDOW ELEVATION SHEET)

CURTAIN WALL ELEVATION SYMBOL (SEE WINDOW ELEVATION SHEET)



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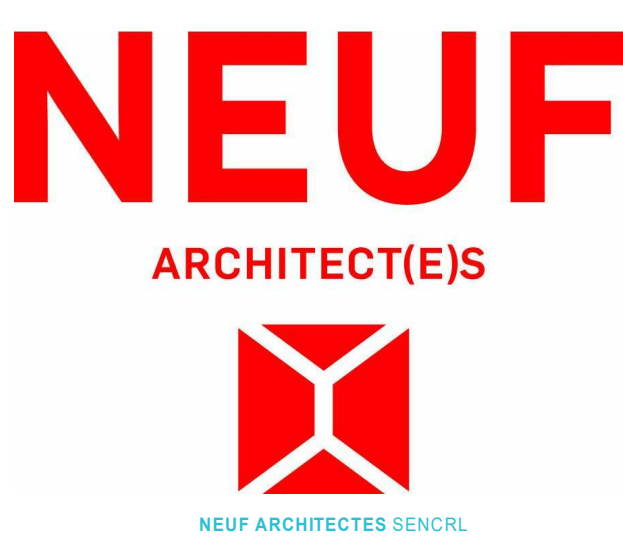
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OUVRAGE Project
800 MONTREAL ROAD

EMPLACEMENT Location NO PROJET No.
 120 DEN HAAG DR, OTTAWA 12263

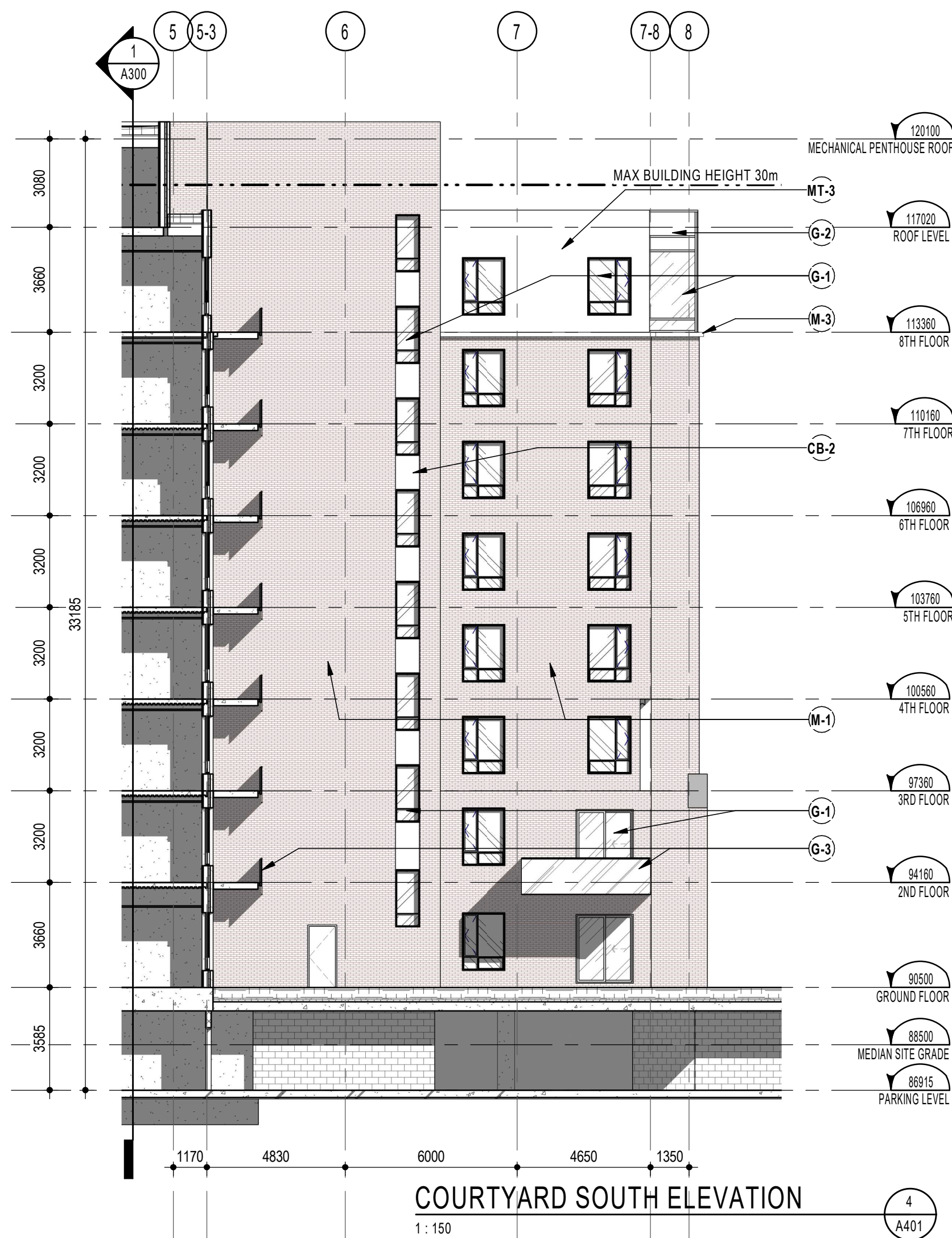
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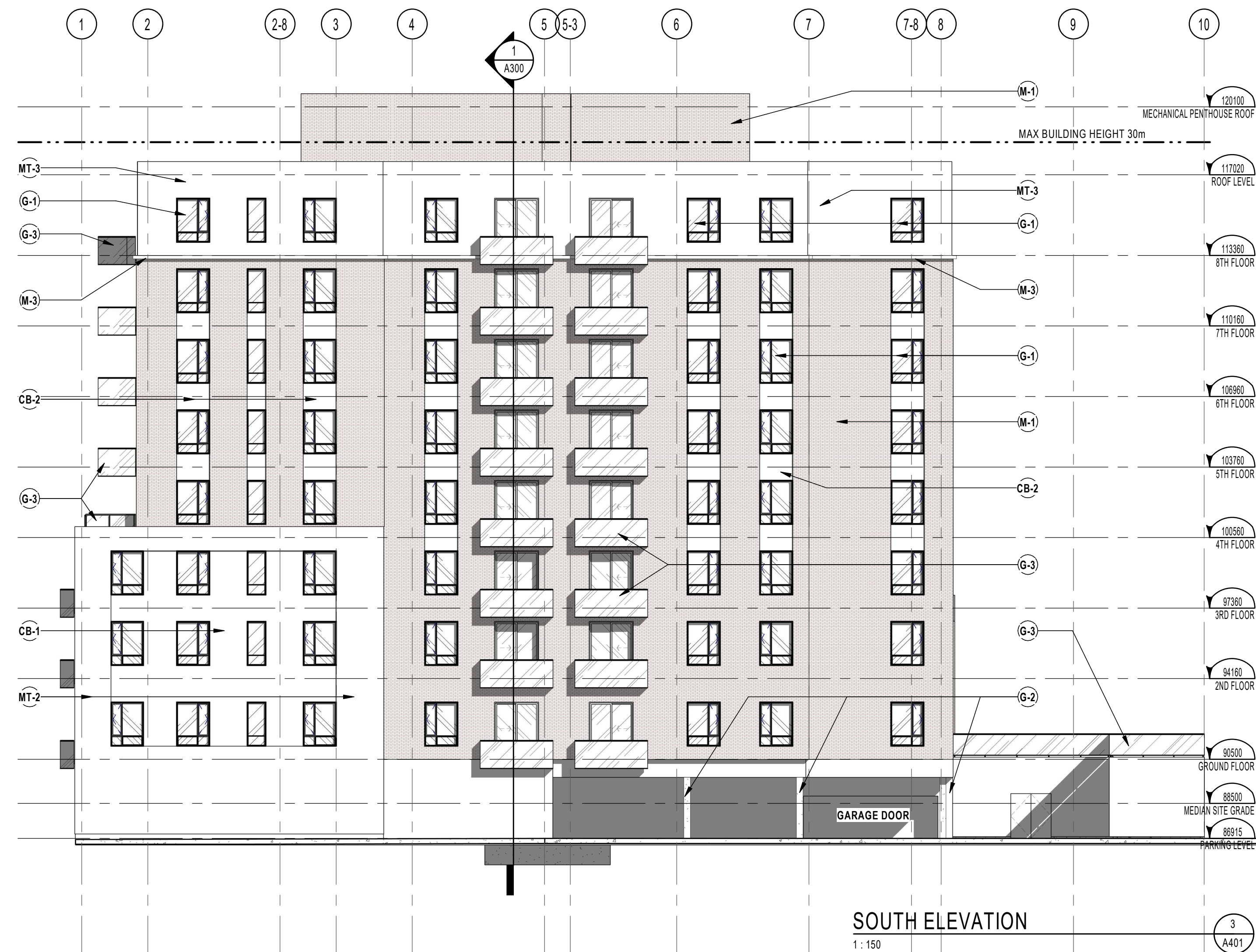
EAST AND WEST ELEVATION

REVISION Revision NO. DESSIN Dwg Number
1 A400



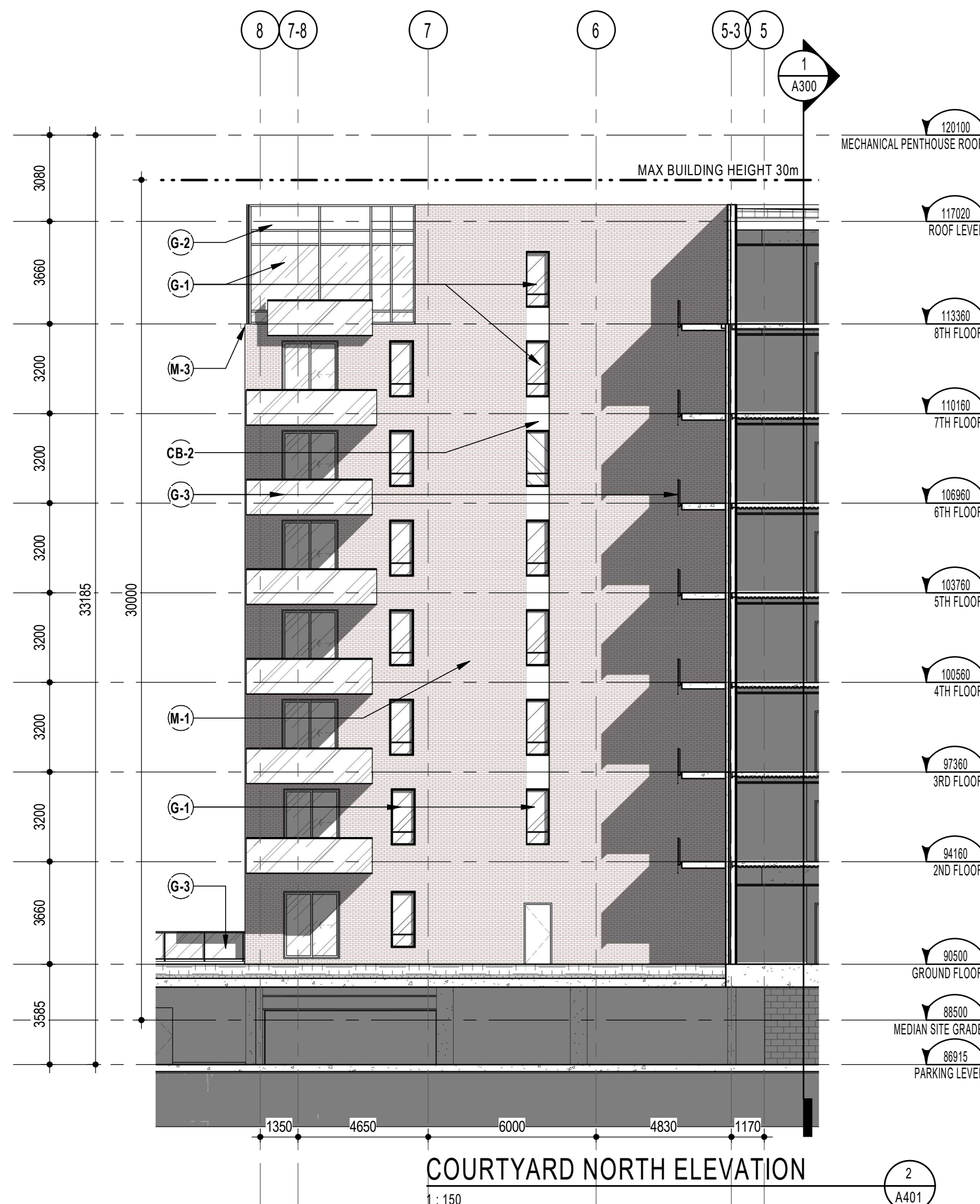
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4
A401



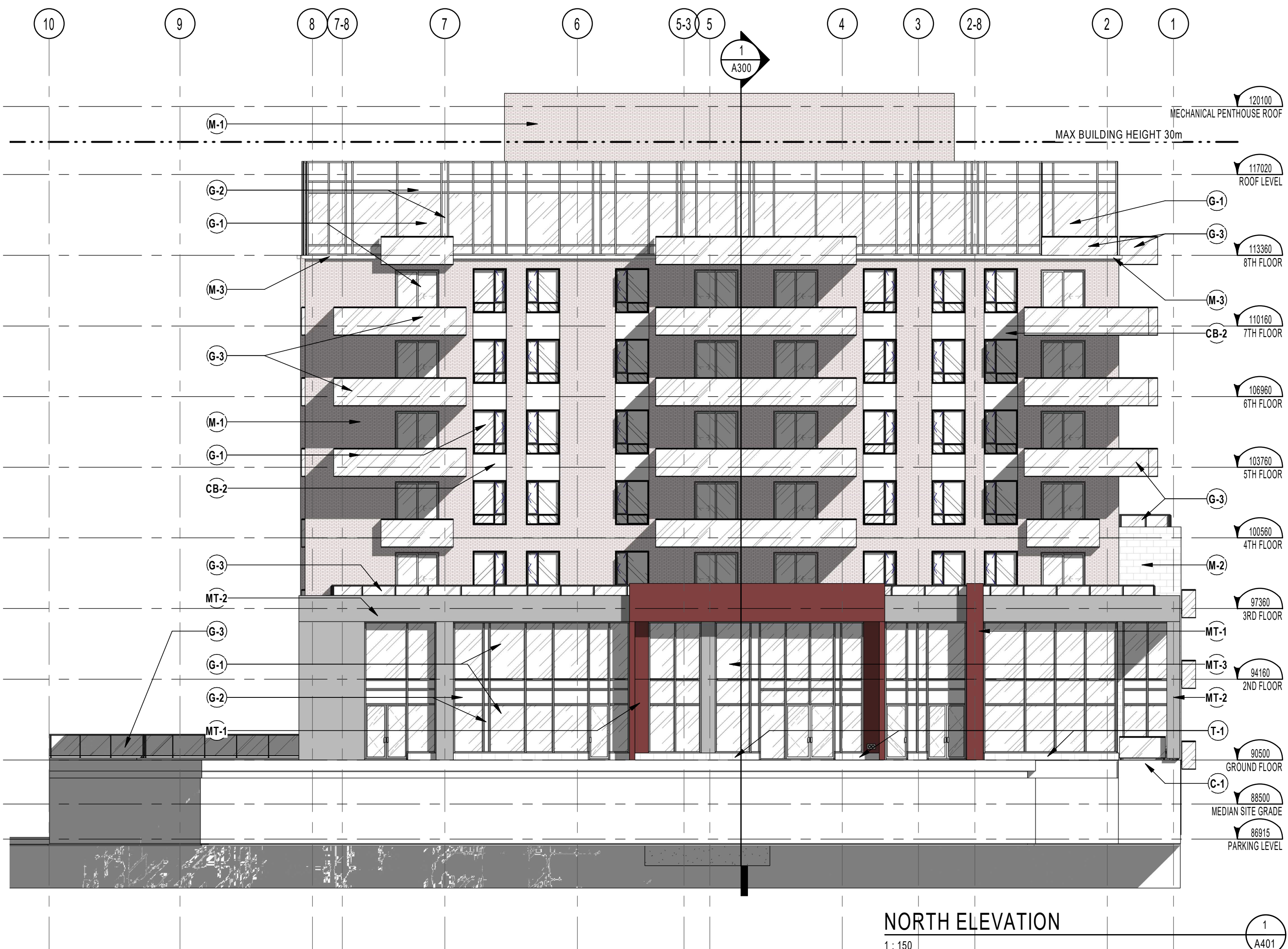
SOUTH ELEVATION
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A401



COURTYARD NORTH ELEVATION
1:150

2
A401



NORTH ELEVATION
1:150

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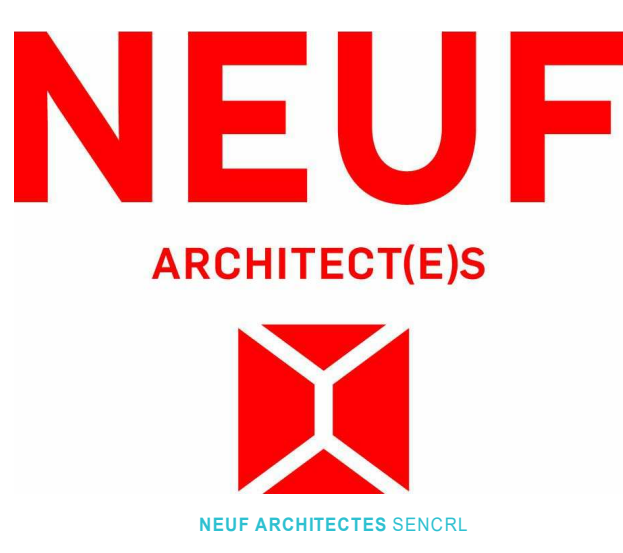
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GOODKEY, WEEDMARK & ASSOCIATES LTD.
1888 Woodward Dr. Ottawa, ON K2C 3R6
T 613.727.5111 gwai.com

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NEUF architect(e)s SENCRL
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SCEAU / Seal



CLIENT / Client
GROUPE SOVIMA
100 rue Lamontagne, bureau 201, St-Basile-de-Montarville (Québec) J3V 0B3
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OUVRAGE / Project
800 MONTREAL ROAD

EMPLACEMENT / Location
120 DEN HAAG DR,
OTTAWA

NO. REVISION / Revision
1 Issues for SPA

DATE (aa-mm-ii) / Date
2020.12.11

DESSINÉ PAR / Drawn by
AJ

DATE (aa mm ii) / Date
08/18/20

TITRE DU DESSIN / Drawing Title
NORTH AND SOUTH ELEVATION

VERIFIÉ PAR / Checked
FP

ÉCHELLE / Scale
1:150

REVISION / Revision
1

NO. DESSIN / Dwg Number
A401

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