

(1 per 250 m² GFA)

89

172

17 NEW FIRE HYDRANT - SEE MECHANICAL AND CIVIL

TOTAL

BUILDING D

3 BEDROOM TOWN HOUSE

(OFFICE AND RETAIL)

TOTAL COMMERCIAL SPACE GFA

752 m²

Buidling D 8.94 m

AREA C SUBURBAN

DISTANCE EXCEEDS 600 m

Proposed - GM2

Current - IG2

AREA C

ZONE

SCHEDULE 1:

SCHEDULE 1A:

SCHEDULE 2:

SITE PLAN GENERAL NOTES:

- 1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR **UNKNOWN SUBSURFACE CONDITIONS**
- SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF
- CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE
- 6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC.
- TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR
- 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

EXISTING BUILDING ASPHALT PAVING **EXISTING ASPHALT PAVING**

EXISTING GRASS / LANDSCAPING

NEW SOFT LANDSCAPING - REFER TO LANDSCAPE PLANS

BUILDING MAIN ENTRANCE

SERVICE DOORS

-x-x-x-x-x- NEW 1.8m HIGH WOOD FENCE

FIRE HYDRANT PROPOSED

MANHOLE EXISTING

CSV ARCHITECTS

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12 2022-11-08 Issued for Site Plan Resubmission 11 2022-08-03 Issued for Site Plan Resubmission 2022-06-07 Issued for Coordination 2022-04-25 Issued for Coordination

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AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

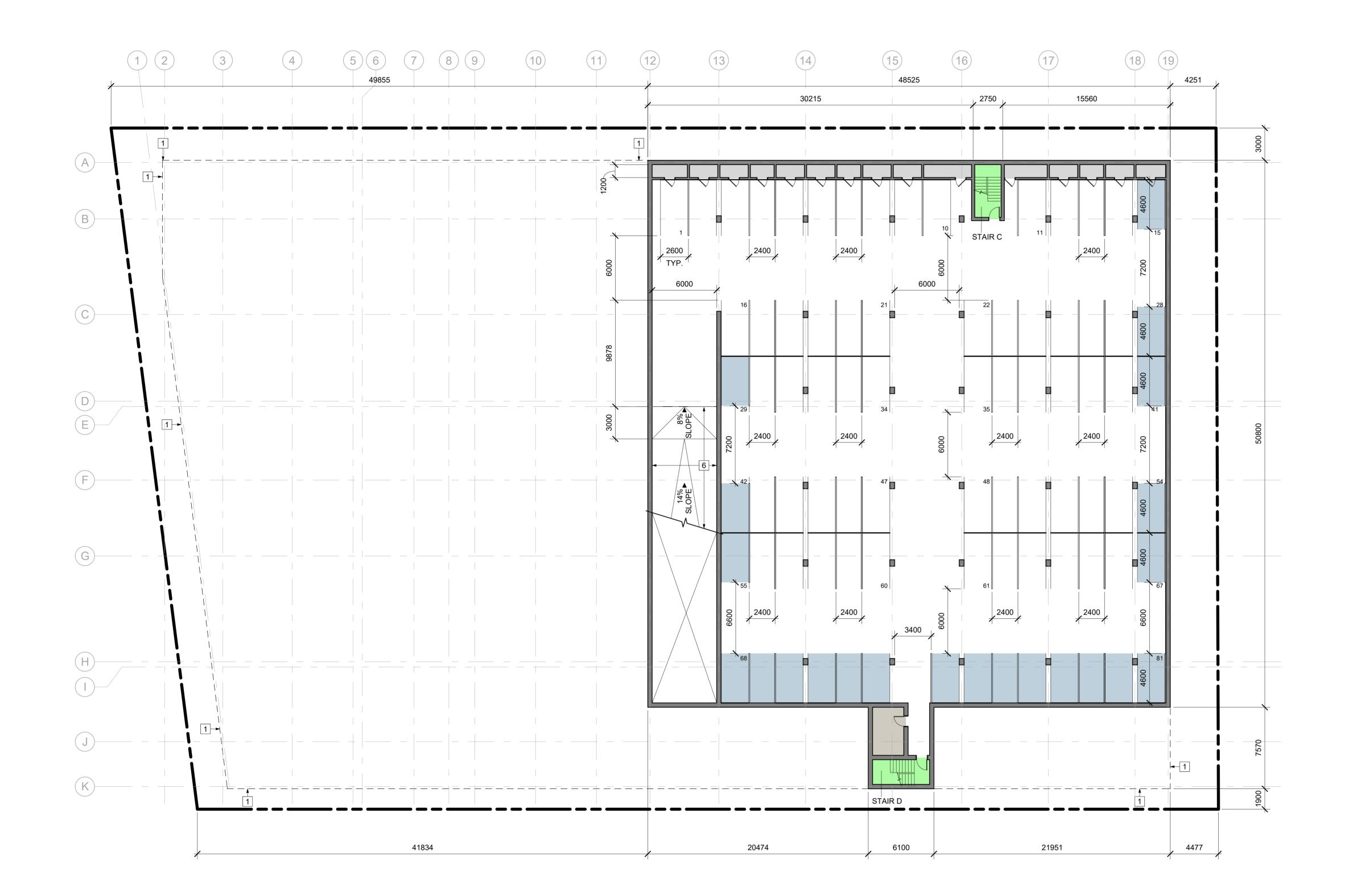
SITE PLAN

PROJECT NO: 2020-1930 DRAWN: DH APPROVED: SCALE: 1:200 DATE PRINTED: 2022-11-15 9:43:59 AM

REV

A.100

DRAWING NO.





5 10 20

FLOOR PLAN KEYNOTES:

- 1 OUTLINE OF P1 ABOVE
- 2 OUTLINE OF BUILDING A ABOVE
- 3 OUTLINE OF BUILDING B ABOVE
- o continue on Boilebinto Bina
- 4 OUTLINE OF BUILDING C ABOVE
- 5 OUTLINE OF BUILDING D ABOVE
- 6 RAMP
- 7 ACCESS AISLE

PARKING SPACE LEGEND:

REDUCED LENGTH PARKING SPACE (4600mm)

ROOM TYPE LEGEND:

TENANT STORAGE

MECHANICAL / ELECTRICAL SPACES

STAIRWELL



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CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

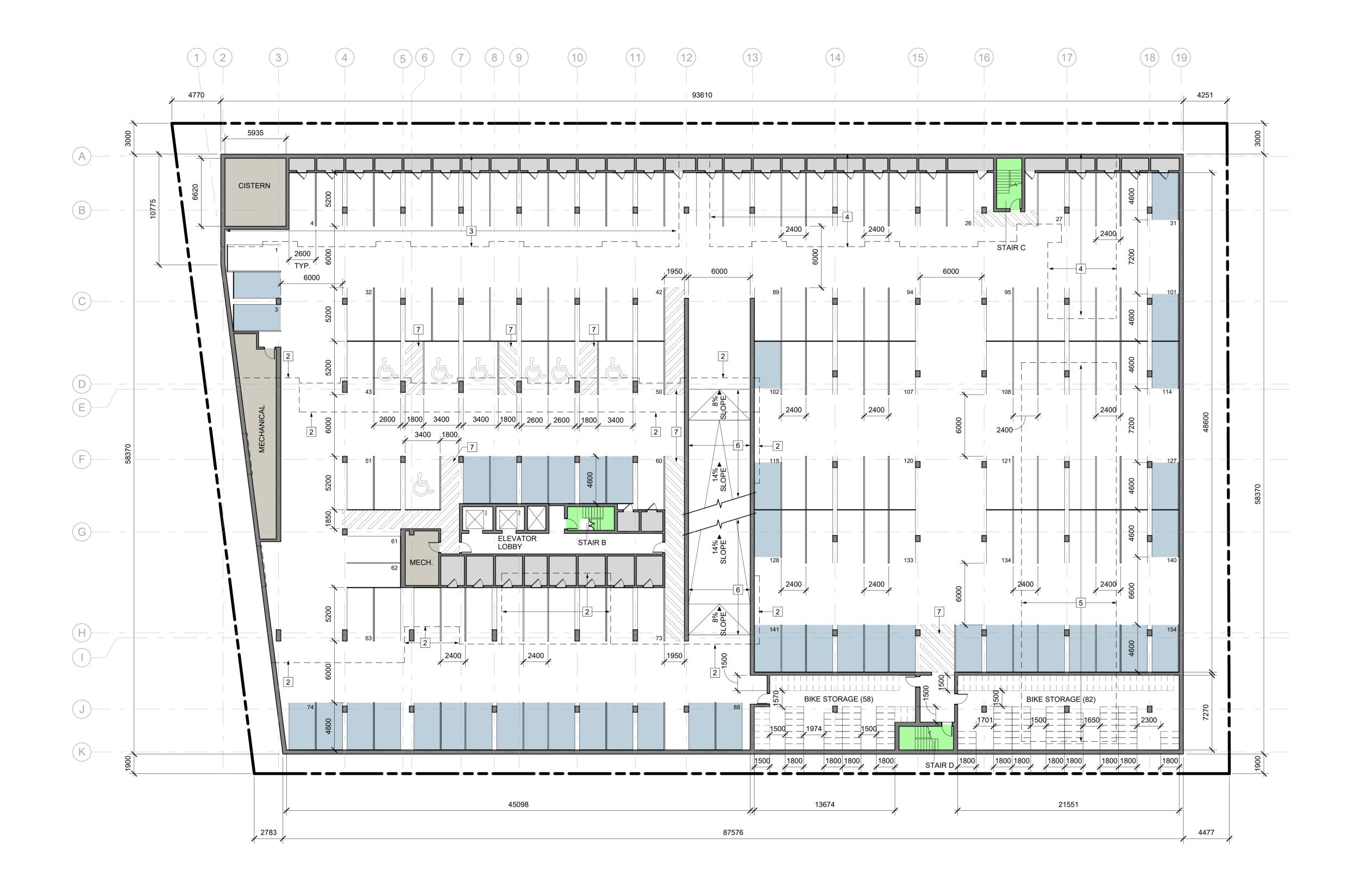
16 EDGEWATER OTTAWA, ONTARIO

P2 FLOOR PLAN

PROJECT NO: 2020-1930
DRAWN: MM
APPROVED: DH
SCALE: As indicated
DATE PRINTED: 2022-11-15 9:44:00 AM

REV

DRAWING NO.





- 1 OUTLINE OF P1 ABOVE
- 2 OUTLINE OF BUILDING A ABOVE
- 3 OUTLINE OF BUILDING B ABOVE
- 4 OUTLINE OF BUILDING C ABOVE
- 5 OUTLINE OF BUILDING D ABOVE
- 6 RAMP
- 7 ACCESS AISLE

PARKING SPACE LEGEND:



ROOM TYPE LEGEND:

TENANT STORAGE MECHANICAL / ELECTRICAL SPACES

STAIRWELL



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CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

P1 FLOOR PLAN

PROJECT NO: 2020-1930 DRAWN: MM APPROVED: DH SCALE: As indicated DATE PRINTED: 2022-11-15 9:44:02 AM

REV

A.201

DRAWING NO.

1 P1 FLOOR PLAN



1 GROUND FLOOR PLAN

FLOOR PLAN KEYNOTES:

- 1 BUILDING OVERHANG ABOVE
- 2 4 CUBIC YARD GARBAGE BIN
- 3 CUBIC YARD GARBAGE BIN
- 4 40 L ORGANIC BIN
- 5 360 L GLASS, METAL & PLASTICS BIN
- 6 2 CUBIC YARD GLASS, METAL & PLASTICS BIN
- 7 2 CUBIC YARD FIBRE BIN
- 8 4 CUBIC YARD FIBRE BIN
- 9 RAMP DOWN TO PARKING GARAGE
- 10 RAISED PLANTER
- 11 LOADING ZONE SPACE (3.5m x 7.0m)
- 12 MAIL BOXES
- 13 CANOPY ABOVE
- 14 BALCONY

ROOM TYPE LEGEND:

STAIRWELL AMENITY SPACE

MECHANICAL / ELECTRICAL SPACES

COMMERCIAL SPACE (RETAIL & OFFICE)

SECONDARY SUITE

STUDIO APARTMENT

ONE BEDROOM

ONE BEDROOM + DEN

TWO BEDROOM

TWO BEDROOM + DEN

THREE BEDROOM

TOWNHOUSE

CSV ARCHITECTS

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CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

BUILDING A - GROUND FLOOR PLAN

PROJECT NO: 2020-1930 DRAWN: APPROVED: DH SCALE: 1:100 DATE PRINTED: 2022-11-15 9:44:04 AM





- 1 BUILDING OVERHANG ABOVE
- 2 4 CUBIC YARD GARBAGE BIN
- 3 CUBIC YARD GARBAGE BIN
- 4 40 L ORGANIC BIN
- 5 360 L GLASS, METAL & PLASTICS BIN
- 6 2 CUBIC YARD GLASS, METAL & PLASTICS BIN
- 7 2 CUBIC YARD FIBRE BIN
- 8 4 CUBIC YARD FIBRE BIN
- 9 RAMP DOWN TO PARKING GARAGE
- 10 RAISED PLANTER
- 11 LOADING ZONE SPACE (3.5m x 7.0m)
- 12 MAIL BOXES
- 13 CANOPY ABOVE
- 14 BALCONY

ROOM TYPE LEGEND:

MECHANICAL / ELECTRICAL SPACES STAIRWELL

COMMERCIAL SPACE (RETAIL & OFFICE)

SECONDARY SUITE STUDIO APARTMENT

AMENITY SPACE

ONE BEDROOM + DEN

ONE BEDROOM

TWO BEDROOM TWO BEDROOM + DEN

THREE BEDROOM

TOWNHOUSE

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CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

BUILDING A - SECOND & THIRD FLOOR PLAN

PROJECT NO: 2020-1930 DRAWN: Author APPROVED: Approver SCALE: 1:100 DATE PRINTED: 2022-11-15 9:44:05 AM

REV

DRAWING NO. A.203



0 1 2 5 10

FLOOR PLAN KEYNOTES:

- 1 BUILDING OVERHANG ABOVE
- 2 4 CUBIC YARD GARBAGE BIN
- 3 CUBIC YARD GARBAGE BIN
- o obbio mub ombride
- 4 40 L ORGANIC BIN
- 5 360 L GLASS, METAL & PLASTICS BIN
- 6 2 CUBIC YARD GLASS, METAL & PLASTICS BIN
- 7 2 CUBIC YARD FIBRE BIN
- 8 4 CUBIC YARD FIBRE BIN
- 9 RAMP DOWN TO PARKING GARAGE
- 10 RAISED PLANTER
- 11 LOADING ZONE SPACE (3.5m x 7.0m)
- 12 MAIL BOXES
- 13 CANOPY ABOVE
- 14 BALCONY

ROOM TYPE LEGEND:

MECHANICAL / ELECTRICAL SPACES

AMENITY SPACE

STAIRWELL

COMMERCIAL SPACE (RETAIL & OFFICE)

SECONDARY SUITE

STUDIO APARTMENT

ONE BEDROOM

ONE BEDROOM + DEN

TWO BEDROOM

TWO BEDROOM + DEN

THREE BEDROOM

TOWNHOUSE

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CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

BUILDING A - TYP. UPPER FLOOR PLAN

 PROJECT NO:
 2020-1930

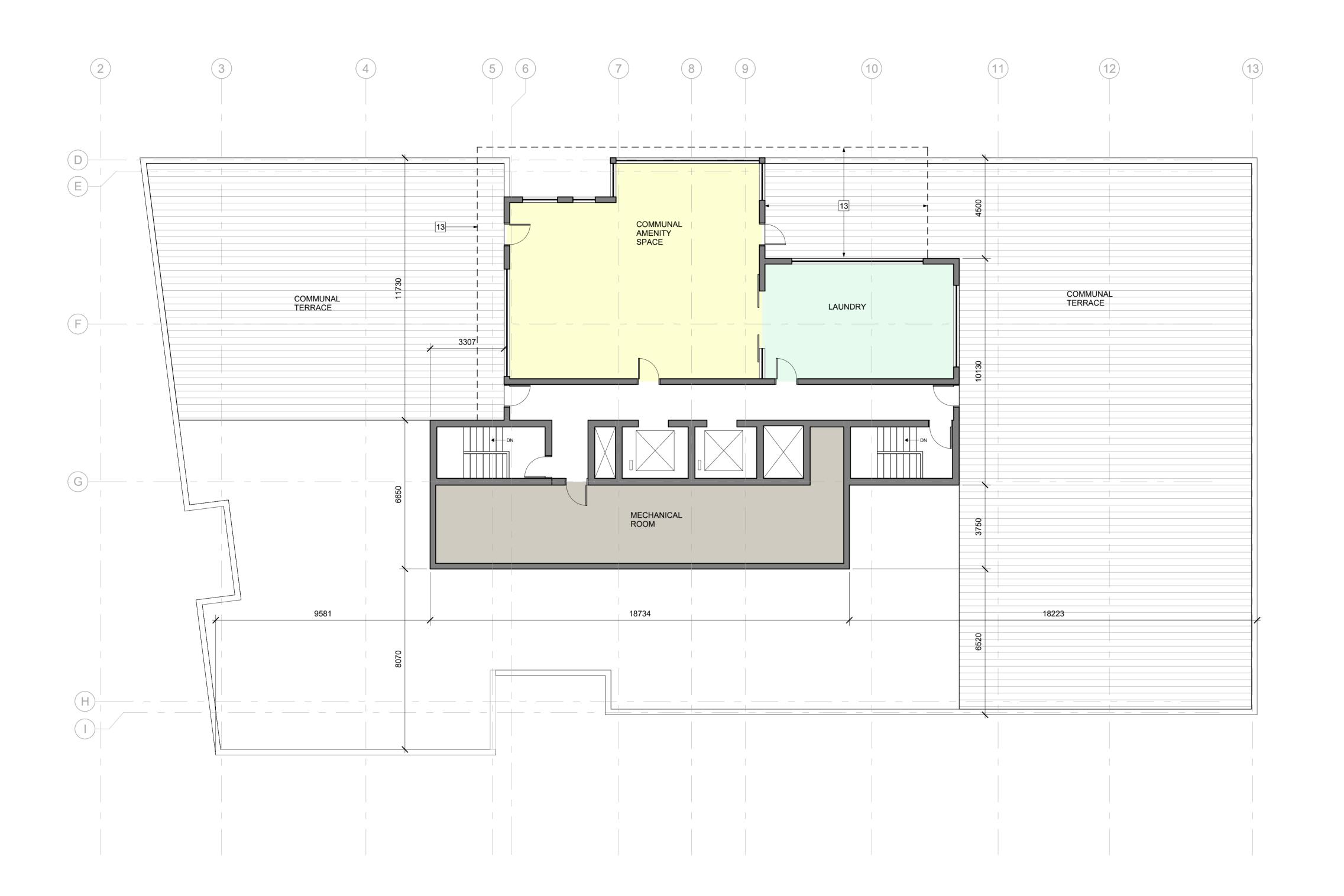
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 MM

 APPROVED:
 DH

 SCALE:
 1:100

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 2022-11-15 9:44:06 AM

REV D





- 1 BUILDING OVERHANG ABOVE
- 2 4 CUBIC YARD GARBAGE BIN
- 3 CUBIC YARD GARBAGE BIN
- 4 40 L ORGANIC BIN
- 5 360 L GLASS, METAL & PLASTICS BIN
- 6 2 CUBIC YARD GLASS, METAL & PLASTICS BIN
- 7 2 CUBIC YARD FIBRE BIN
- 8 4 CUBIC YARD FIBRE BIN
- 9 RAMP DOWN TO PARKING GARAGE
- 10 RAISED PLANTER
- 11 LOADING ZONE SPACE (3.5m x 7.0m)
- 12 MAIL BOXES
- 13 CANOPY ABOVE
- 14 BALCONY

ROOM TYPE LEGEND:

MECHANICAL / ELECTRICAL SPACES

AMENITY SPACE

STAIRWELL

COMMERCIAL SPACE (RETAIL & OFFICE)

SECONDARY SUITE

STUDIO APARTMENT ONE BEDROOM

ONE BEDROOM + DEN

TWO BEDROOM + DEN

TWO BEDROOM

THREE BEDROOM

TOWNHOUSE

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CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

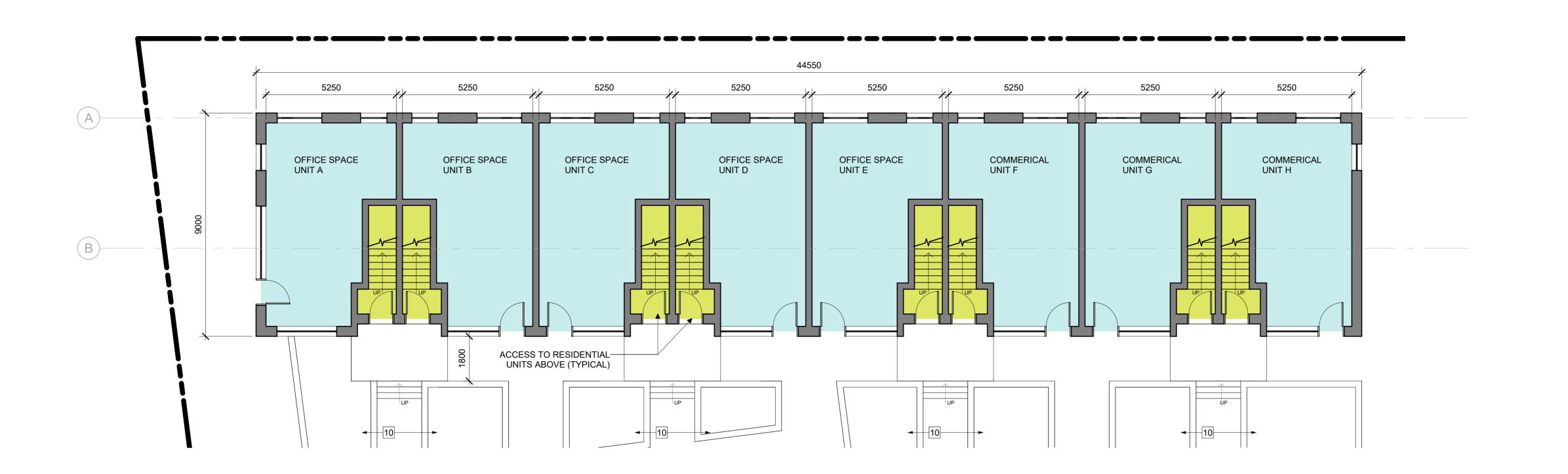
16 EDGEWATER OTTAWA, ONTARIO

BUILDING A -PENTHOUSE PLAN

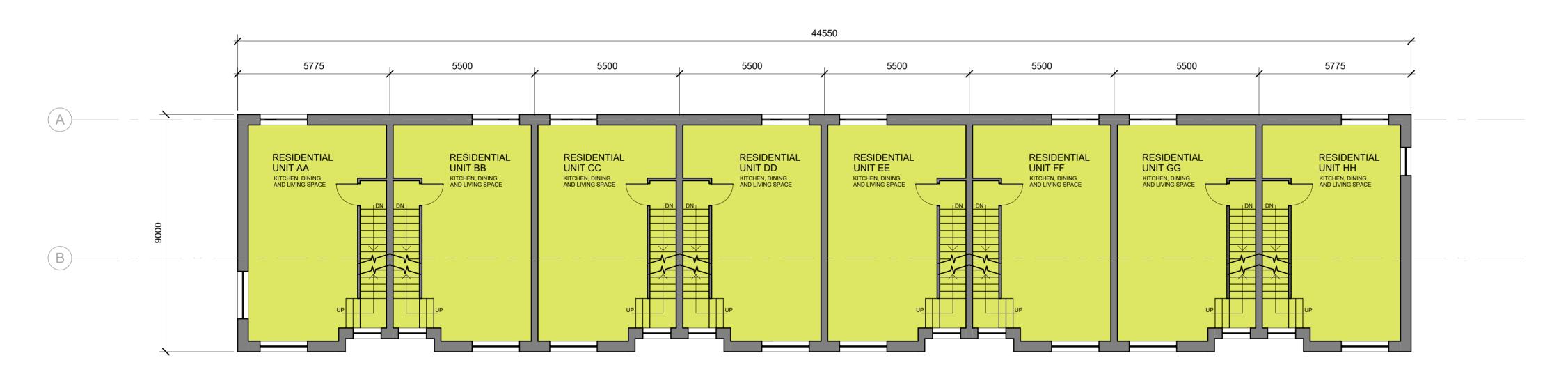
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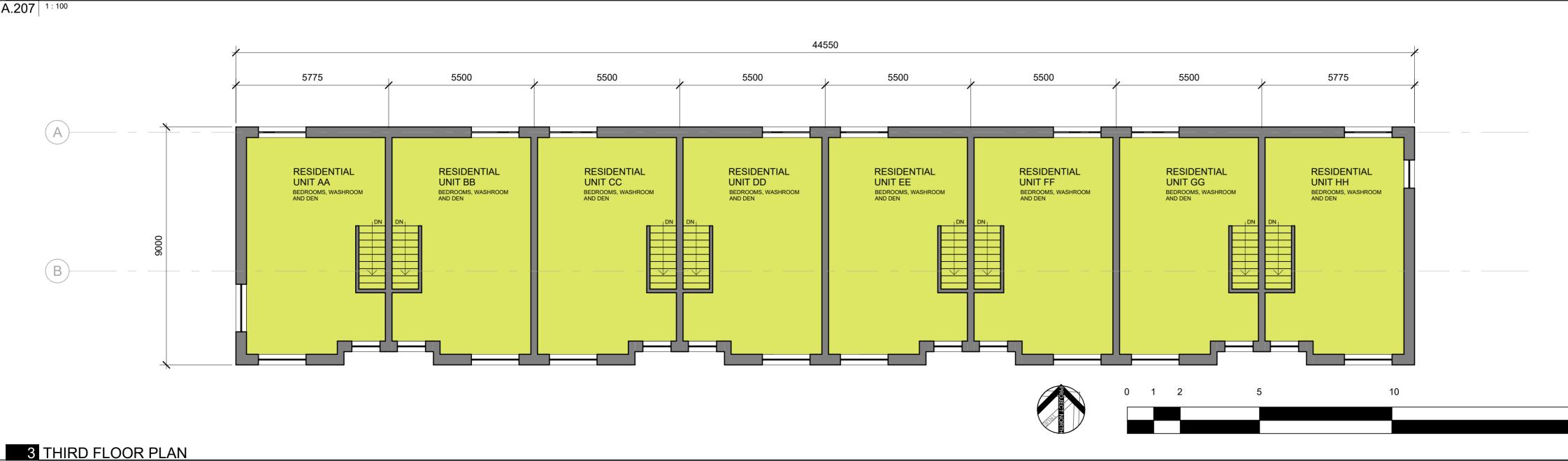
DRAWING NO.



A.207 1:100



2 SECOND FLOOR PLAN A.207 1:100



FLOOR PLAN KEYNOTES:

- 1 BUILDING OVERHANG ABOVE
- 2 4 CUBIC YARD GARBAGE BIN
- 3 CUBIC YARD GARBAGE BIN
- o obbio mub ombride
- 40 L ORGANIC BIN
- 5 360 L GLASS, METAL & PLASTICS BIN
- 6 2 CUBIC YARD GLASS, METAL & PLASTICS BIN
- 7 2 CUBIC YARD FIBRE BIN
- 8 4 CUBIC YARD FIBRE BIN
- 9 RAMP DOWN TO PARKING GARAGE10 RAISED PLANTER
- 11 LOADING ZONE SPACE (3.5m x 7.0m)
- 12 MAIL BOXES
- 13 CANOPY ABOVE
- 14 BALCONY

ROOM TYPE LEGEND:

MECHANICAL / ELECTRICAL SPACES

STAIRWELL

COMMERCIAL SPACE (RETAIL & OFFICE)

SECONDARY SUITE

STUDIO APARTMENT

AMENITY SPACE

ONE BEDROOM + DEN

ONE BEDROOM

TWO BEDROOM

TWO BEDROOM + DEN

THREE BEDROOM

TOWNHOUSE

CSV ARCHITECTS

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PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

BUILDING B - FLOOR PLANS

 PROJECT NO:
 2020-1930

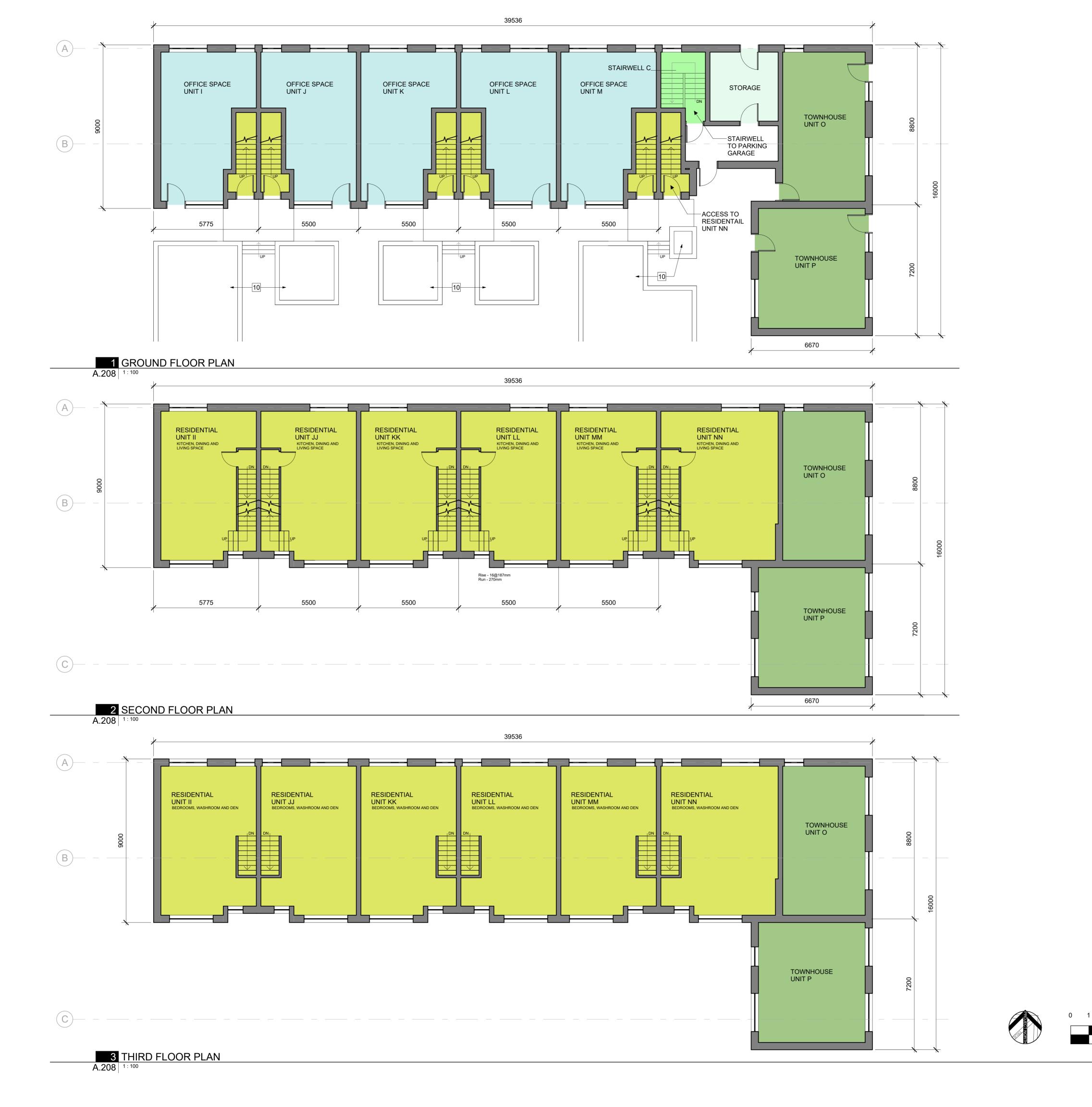
 DRAWN:
 KN

 APPROVED:
 MM

 SCALE:
 1:100

 DATE PRINTED:
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.F.\ /



- 1 BUILDING OVERHANG ABOVE
- 2 4 CUBIC YARD GARBAGE BIN
- 3 CUBIC YARD GARBAGE BIN
- 4 40 L ORGANIC BIN
- 5 360 L GLASS, METAL & PLASTICS BIN
- 6 2 CUBIC YARD GLASS, METAL & PLASTICS BIN
- 7 2 CUBIC YARD FIBRE BIN
- 8 4 CUBIC YARD FIBRE BIN
- 9 RAMP DOWN TO PARKING GARAGE
- 10 RAISED PLANTER
- 11 LOADING ZONE SPACE (3.5m x 7.0m)
- 12 MAIL BOXES
- 13 CANOPY ABOVE
- 14 BALCONY

ROOM TYPE LEGEND:

MECHANICAL / ELECTRICAL SPACES

AMENITY SPACE

STAIRWELL

COMMERCIAL SPACE (RETAIL & OFFICE)

STUDIO APARTMENT

SECONDARY SUITE

ONE BEDROOM + DEN

ONE BEDROOM

TWO BEDROOM

TWO BEDROOM + DEN

THREE BEDROOM

TOWNHOUSE

12 2022-11-08 Issued for Site Plan Resubmission 11 2022-08-03 Issued for Site Plan Resubmission REV DATE ISSUE

LICENCE 6165

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CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

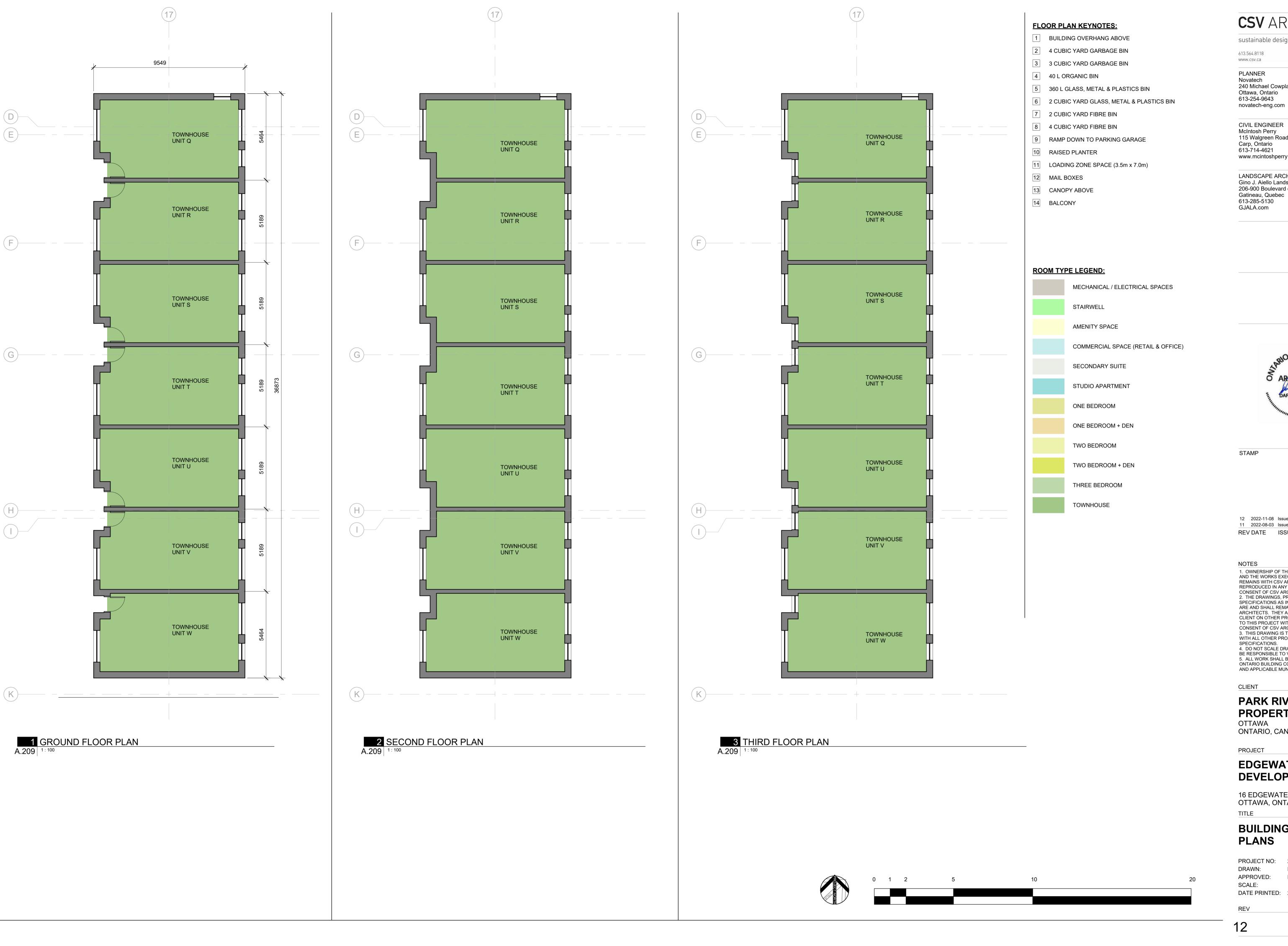
EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

BUILDING C - FLOOR PLANS

PROJECT NO: 2020-1930 DRAWN: KN APPROVED: MM SCALE: 1:100

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CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

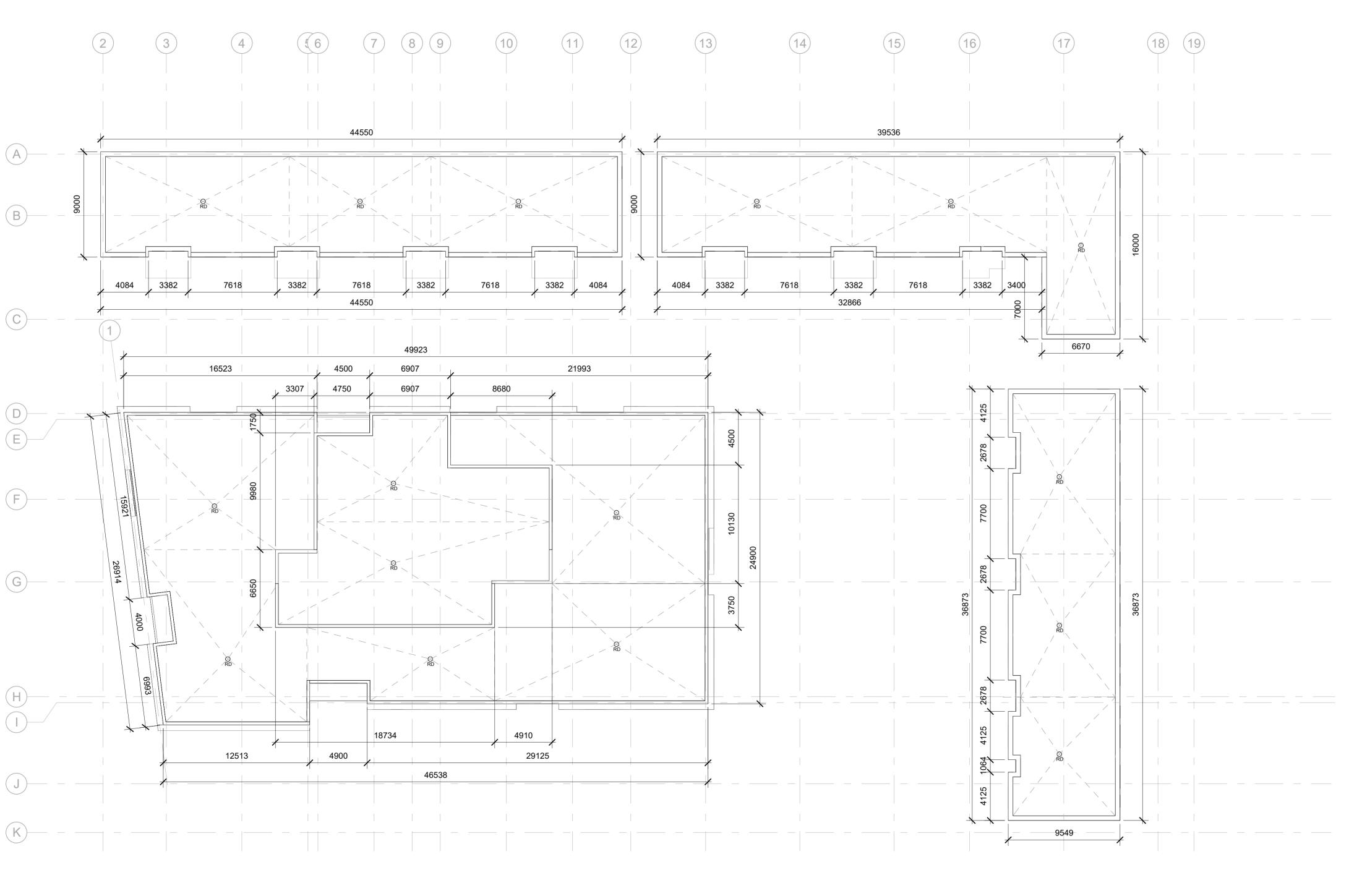
EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

BUILDING D - FLOOR PLANS

PROJECT NO: 2020-1930 DRAWN: APPROVED: DH SCALE: 1:100 DATE PRINTED: 2022-11-15 9:44:12 AM

DRAWING NO.





1 ROOF PLAN A.210 1:200

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ROOF PLAN LEGEND

ROOF DRAIN

— SLOPE VALLEY

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PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

ROOF PLAN

PROJECT NO: 2020-1930

DRAWN: MM

APPROVED: DH

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DRAWING NO.



1 NORTH ELEVATION



2 EAST ELEVATION A.300 1:200

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CLIENT

PARK RIVER PROPERTIES OTTAWA

ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO TITLE

ELEVATIONS

PROJECT NO: 2020-1930 DRAWN: MM APPROVED: DH SCALE: 1:200 DATE PRINTED: 2022-11-15 9:44:43 AM

DRAWING NO. REV



1 SOUTH ELEVATION



2 WEST ELEVATION
A.301 1:200

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CLIENT

PARK RIVER PROPERTIES

OTTAWA ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO TITLE

ELEVATIONS

PROJECT NO: 2020-1930 DRAWN: MM APPROVED: DH SCALE: 1:200 DATE PRINTED: 2022-11-15 9:45:12 AM

DRAWING NO. REV



1 SOUTH ELEVATION - BUILDINGS B & C

A.302 1:200



2 NORTH ELEVATION - BUILDINGS B & C

A.302 1:200



3 WEST ELEVATION - BUILDINGS C & D

A.302 1:



4 EAST ELEVATION - BUILDINGS C & D

A.302 | 1:20

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PARK RIVER PROPERTIES OTTAWA

ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER OTTAWA, ONTARIO

ELEVATIONS

 PROJECT NO:
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16 EDGEWATER | PERSPECTIVE VIEW 01 - South West Corner from Edgewater St



16 EDGEWATER | PERSPECTIVE VIEW 02 - North West Corner from Edgewater St



PV3 16 EDGEWATER | PERSPECTIVE VIEW 03 - North West Corner from Edgewater St



PV4 16 EDGEWATER | PERSPECTIVE VIEW 04 - Street View from Foulis Crescent



PV5 16 EDGEWATER | PERSPECTIVE VIEW 05 - View from Neighbouring Backyard

CSV ARCHITECTS

November 15, 2022 2020-1930