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14



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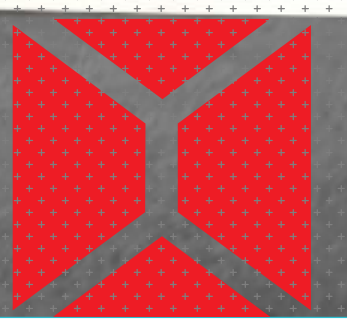
ARCHITECT(E)S

■ SITE PLAN APPROVAL 2022.12.21
 PERMIS Permit
 SOUMISSION Tender
 RÉVISION GÉNÉRALE General revision
 CONSTRUCTION Construction
 FIN DES TRAVAUX Record Drawings

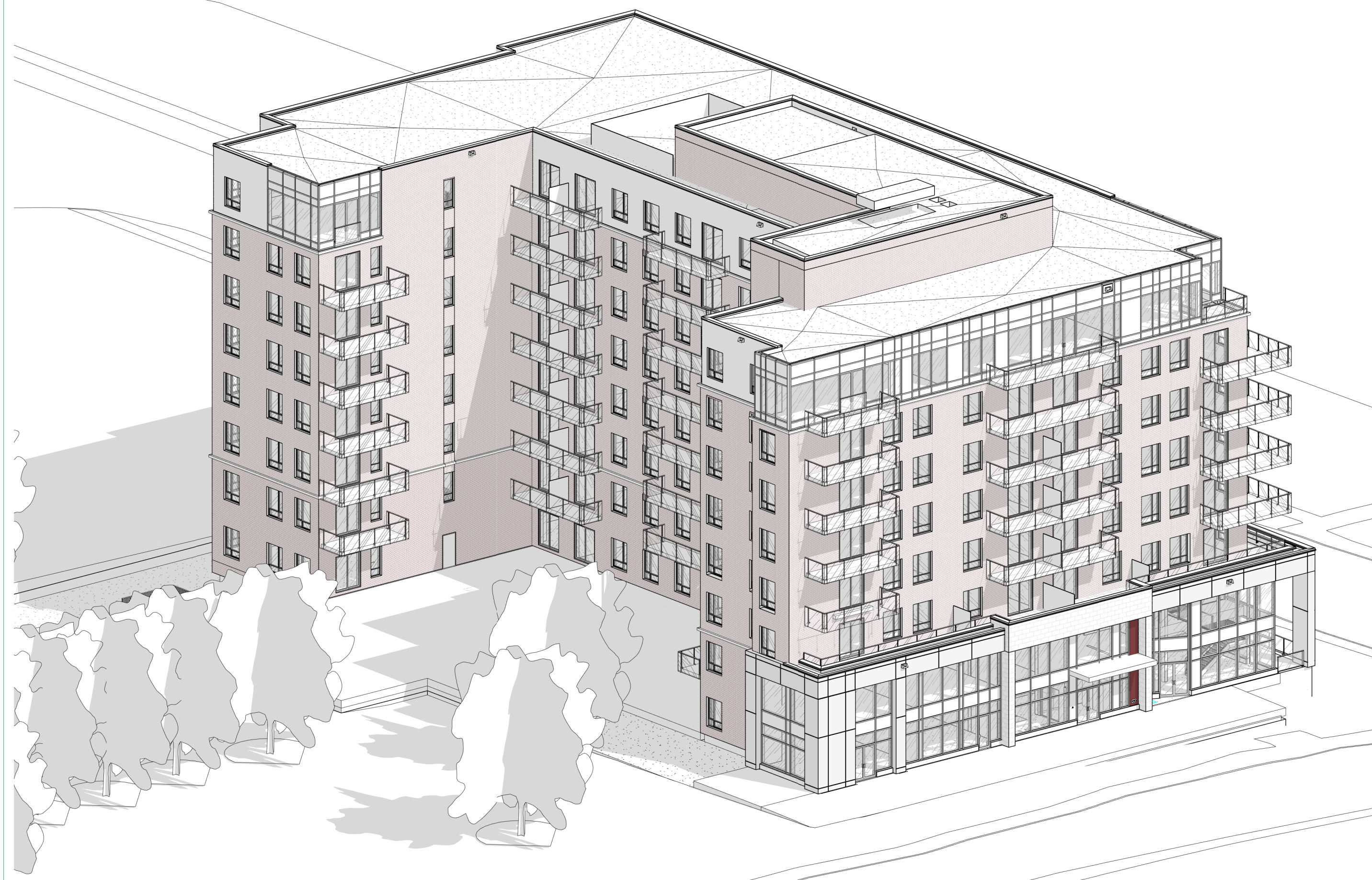


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800 MONTREAL ROAD
 120 DEN HAAG DR, OTTAWA
 CLIENT: SOVIMA GROUP



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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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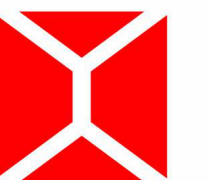
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OUVRAGE / Project

800 MONTREAL ROAD

EMPLACEMENT / Location
120 DEN HAAG DR,
OTTAWA

NO. PROJET / No.
12263

NO.	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
B	Issued for Coordination 30%	2020.12.20
C	Issued for internal review - Architect	2021.01.25
D	Issued for Coordination 60%	2021.05.25
E	Issued for SPA Rev 1	2021.10.25
F	Issued for 80% Review	2022.03.05
G	Reissued for SPA Rev 2	2022.12.21

DESSIN PAR / Drawn by

AJ

VERIFIÉ PAR / Checked

FP

DATE (aa mm ii)

2021.10.25

ECHELLE / Scale

N.A.

TITRE DU DESSIN / Drawing Title

PERSPECTIVES

REVISION / Revision

G

NO. DESSIN / Dwg Number

A001

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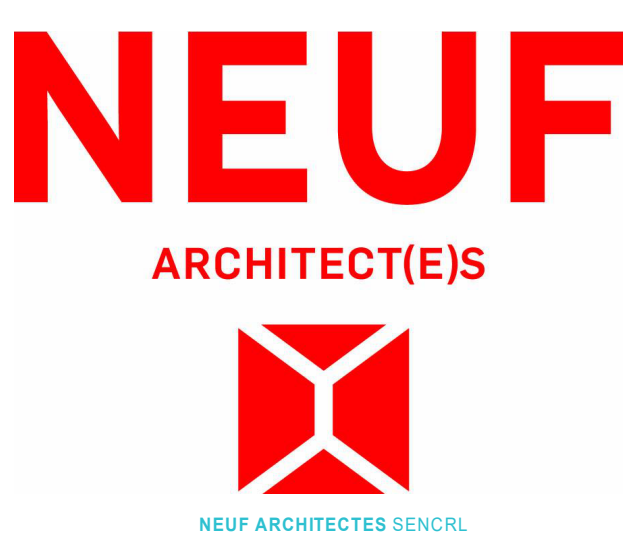
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DESSIN PAR / Drawn by
 AJ

VERIFIÉ PAR / Checked by
 FP

DATE (aa mm jj)
 2021.10.25

TITRE DU DESSIN / Drawing Title
 SURVEYOR PLAN

REVISION / Revision
G

NO. DESSIN / Dwg Number
A100

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

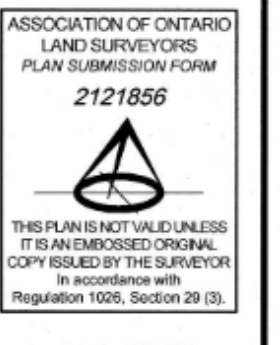
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 8th day of April, 2020.

APR 21 2020
 E. H. Henninger
 Ontario Land Surveyor

Notes & Legend

Denotes	
○	Survey Monument Planted
●	Survey Monument Found
SB	Standard Iron Bar
SSB	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 (A03) 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
○	Bottom of Slope
○	Top of Slope
○	Buried
○	Handhole
○	Bell Terminal Box
○	Cable Terminal Box
○	Traffic Signal Post
○	Boiler
○	Sign
○	Post and Wire
○	Traffic Light
○	Light Standard
○	Mail Box
○	Diameter
○	Location of Elevations
○	Top of Concrete Curb/Wall Elevation
○	Centerline
○	Depressed Curb

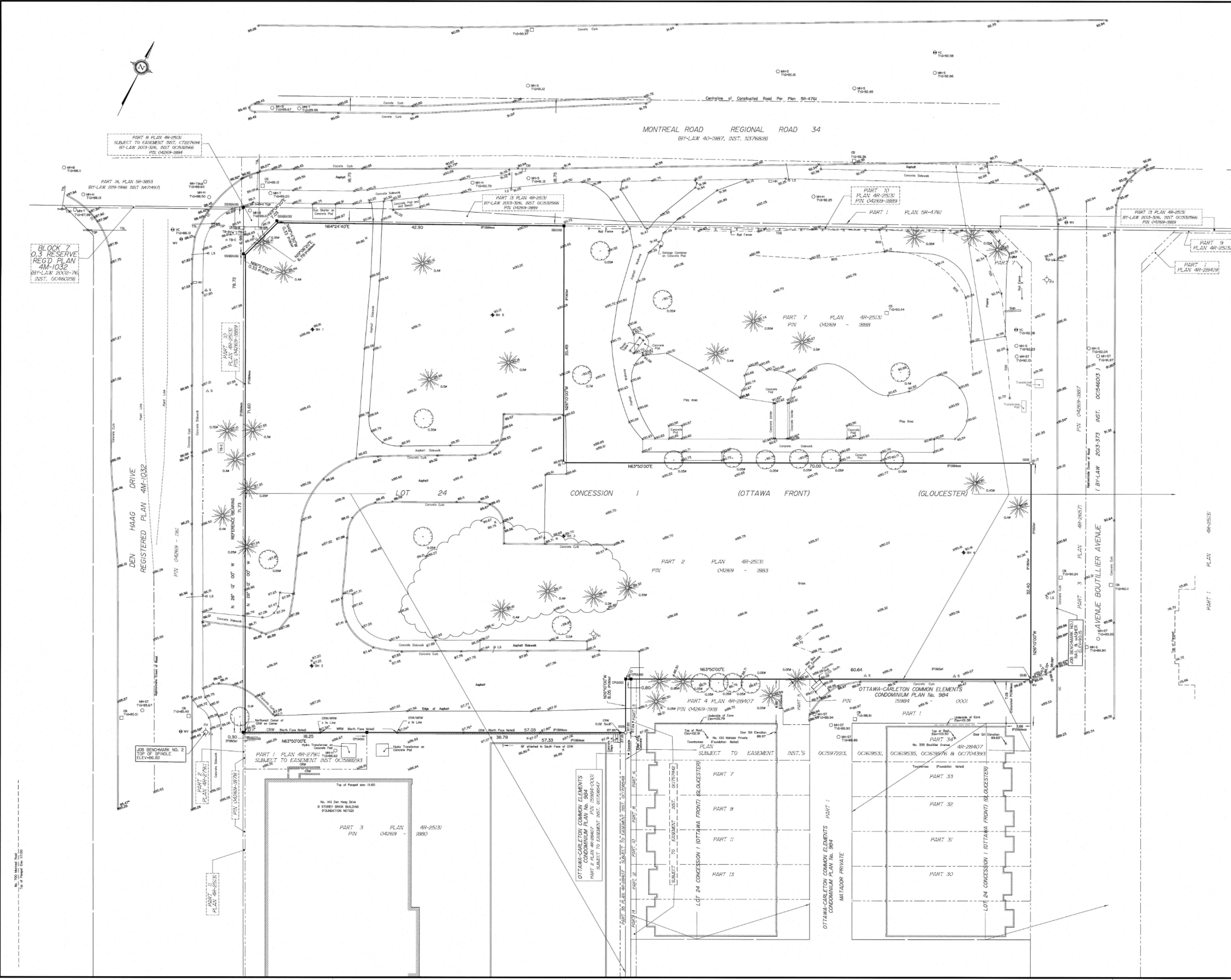
Bearings are grid, derived from the easterly limit of Den Haag Drive shown to be N26°12'00"W on Plan 4R-25131 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).



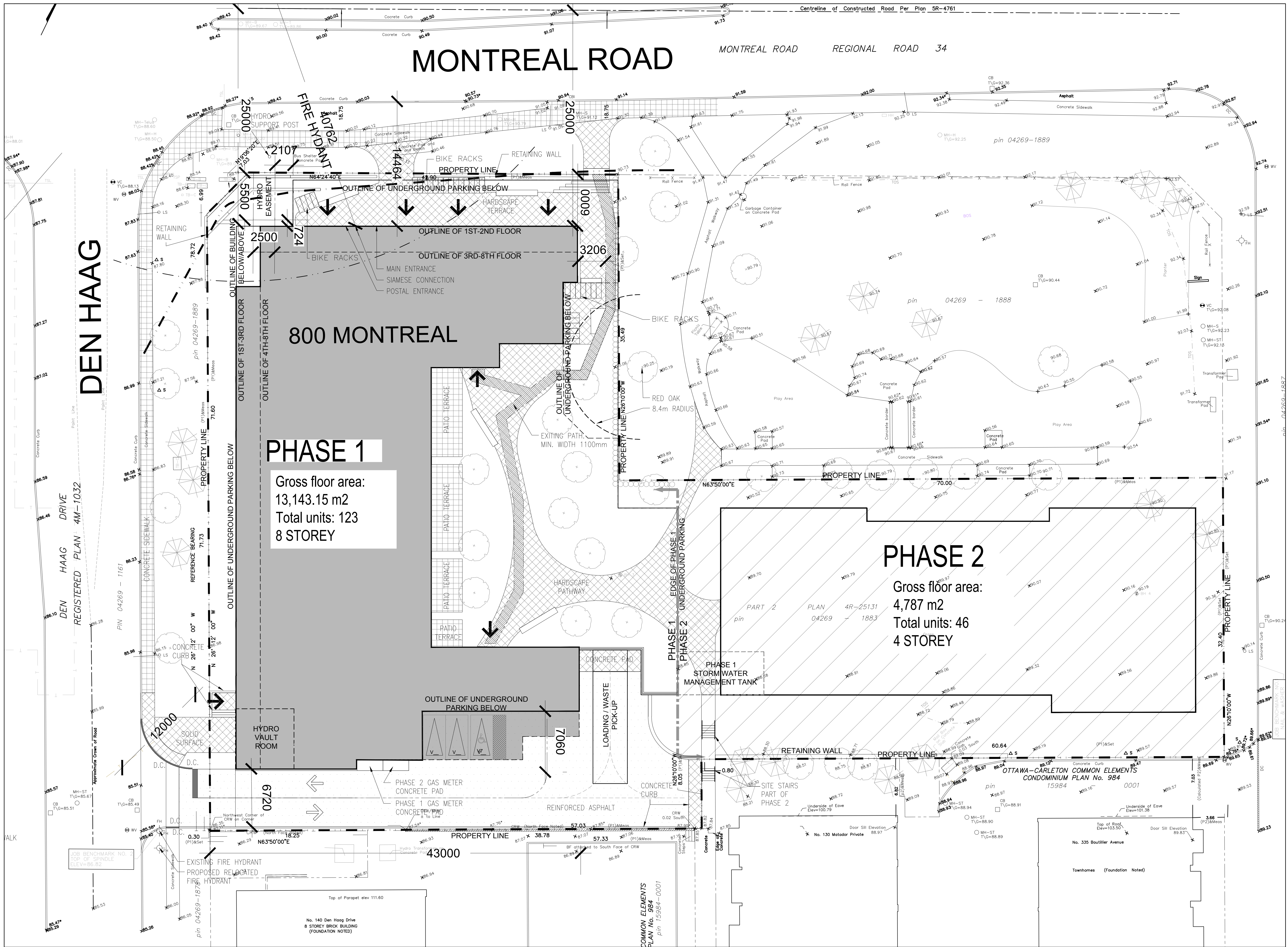
ELEVATION NOTES
 1. Elevations shown are geoidic and are referred to the GVD08 geoidic datum, derived from City of Ottawa vertical control monument No. G-151 having an elevation of 105.575 metres.
 2. It is the responsibility of the user of this information to verify that the benchmark has not been altered 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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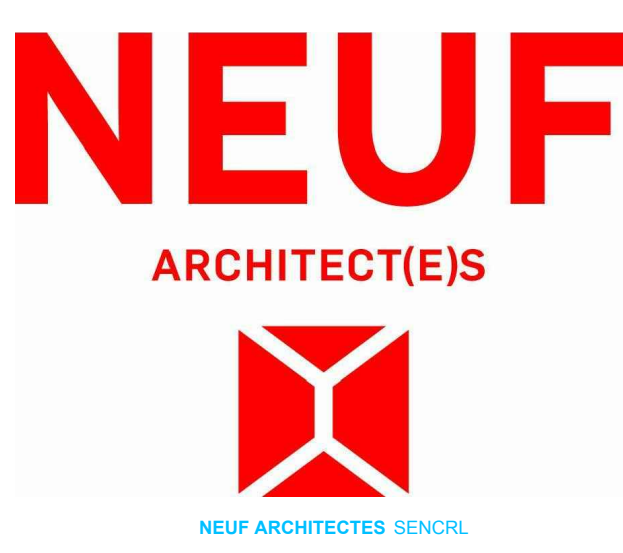
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OUVRAGE Project
800 MONTREAL ROAD

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

NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.12
B	Issued for Coordination 30%	2020.12.18
C	Issued for internal review - Architect	2021.01.25
D	Issued for Coordination 60%	2021.05.25
E	Issued for SPA Rev 1	2021.10.25
F	Re-Issued for SPA Rev 1	2022.02.14
G	Issued for 80%	2022.03.06
H	Issued for UDRP	2022.03.22
I	Issued for SPA	2202.12.19

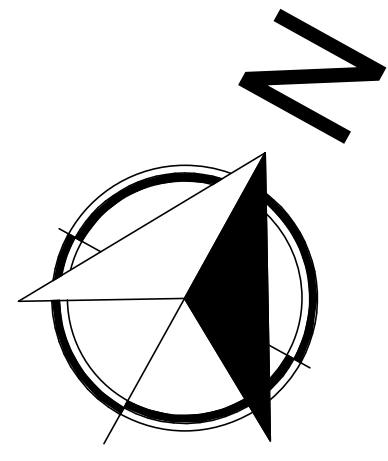
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 DATE (aa mm ii) 10/21/20 **ÉCHELLE** Scale As indicated

TITRE DU DESSIN Drawing Title **SITE PLAN - OVERALL**

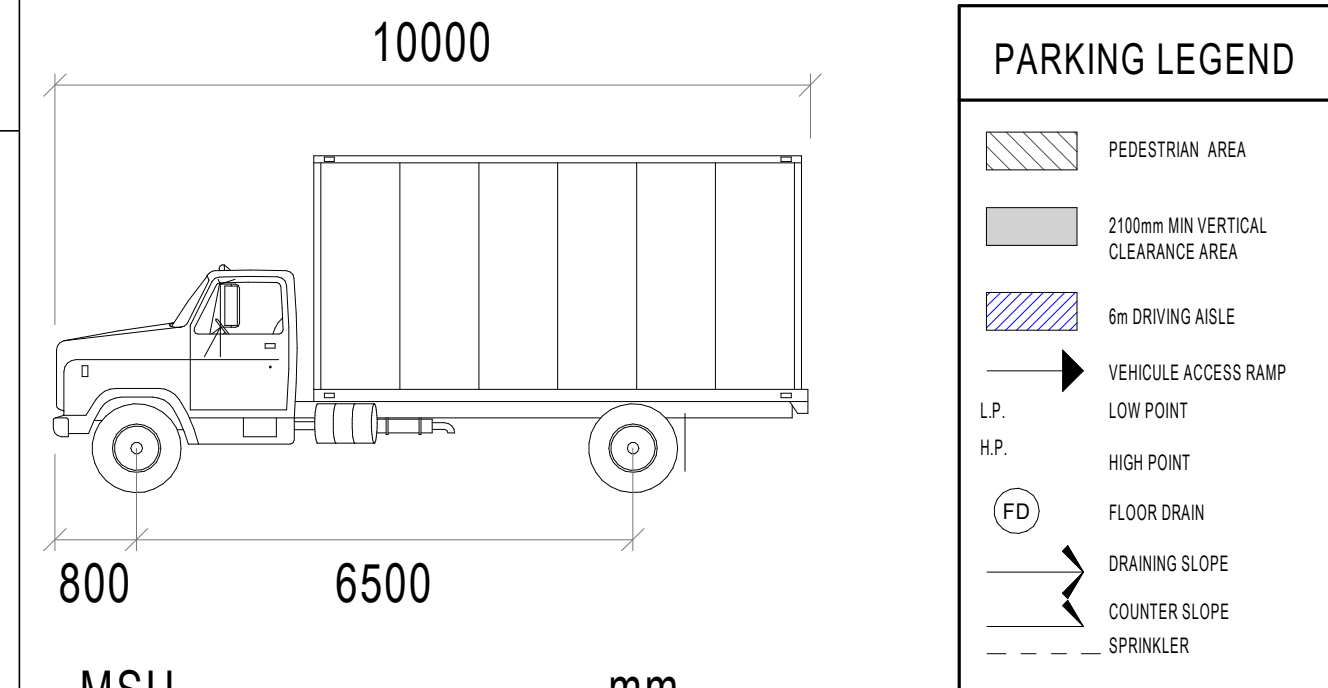
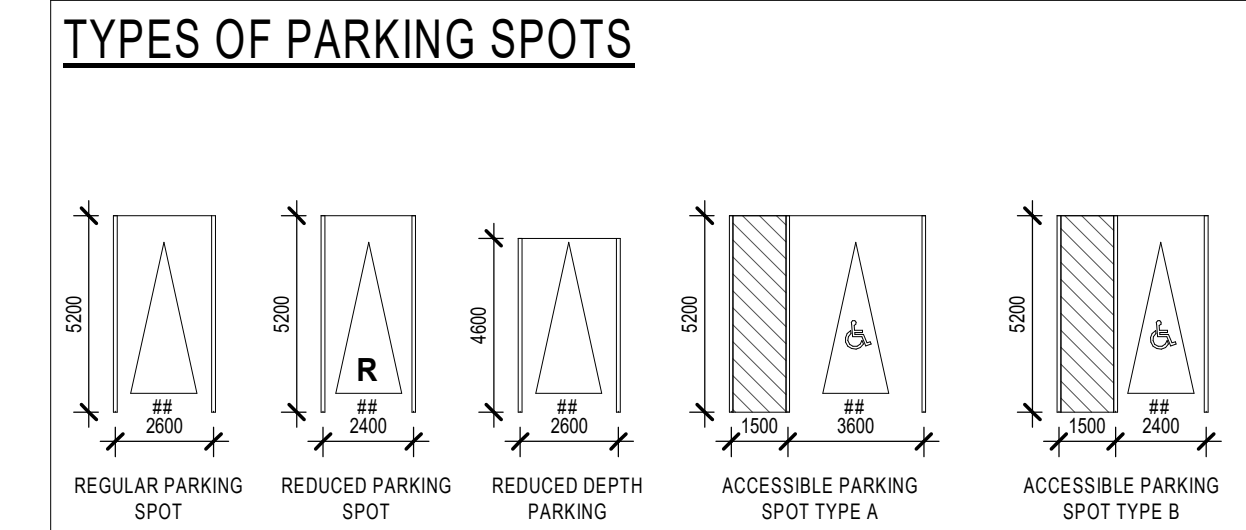
REVISION Révision NO. DESSIN Dwg Number

1 **A101**

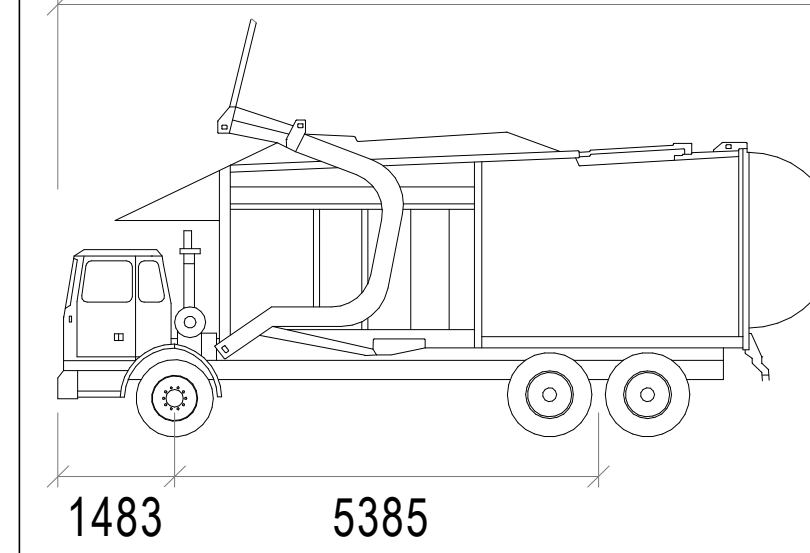
SITE PLAN
 1:200



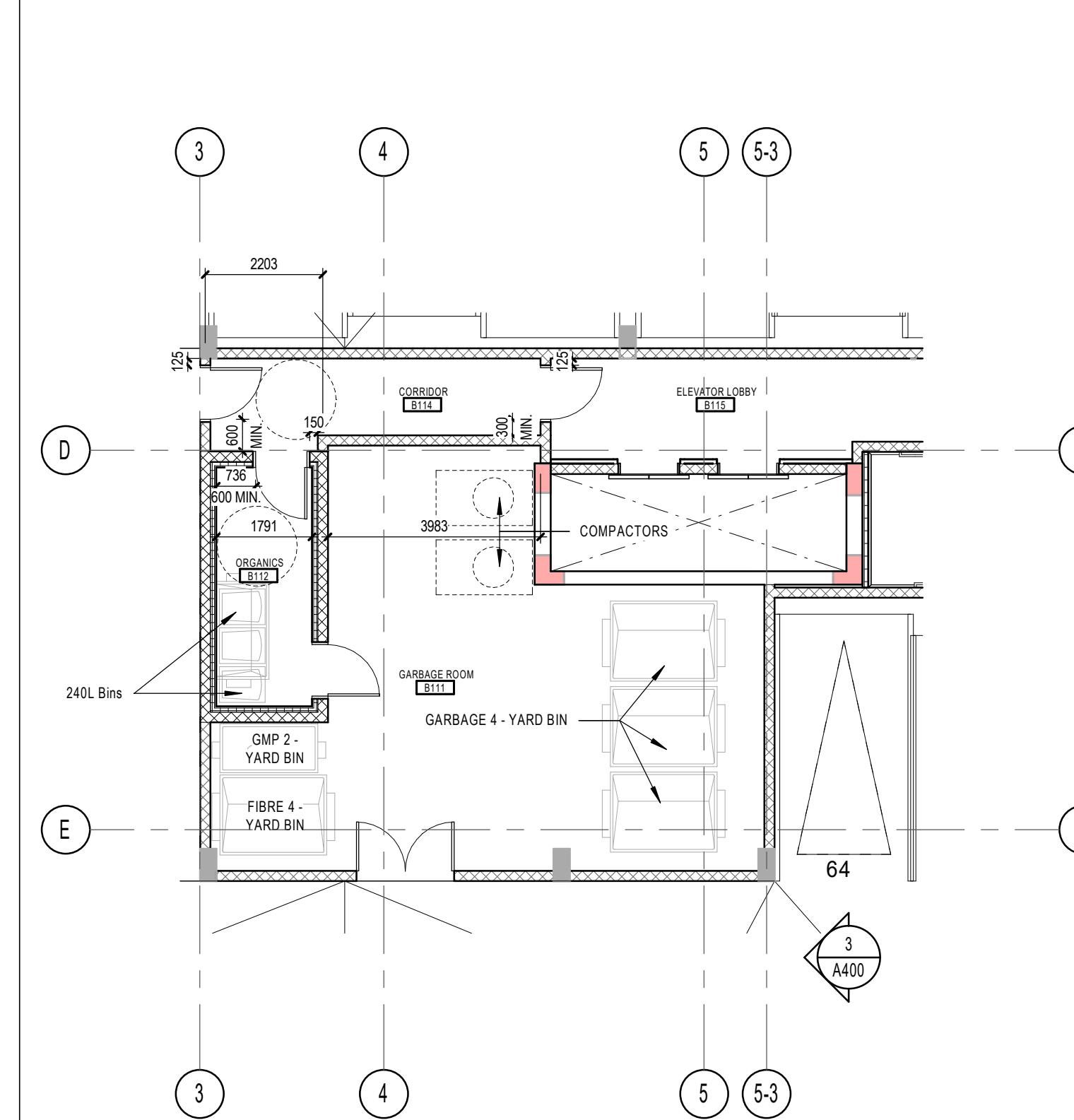
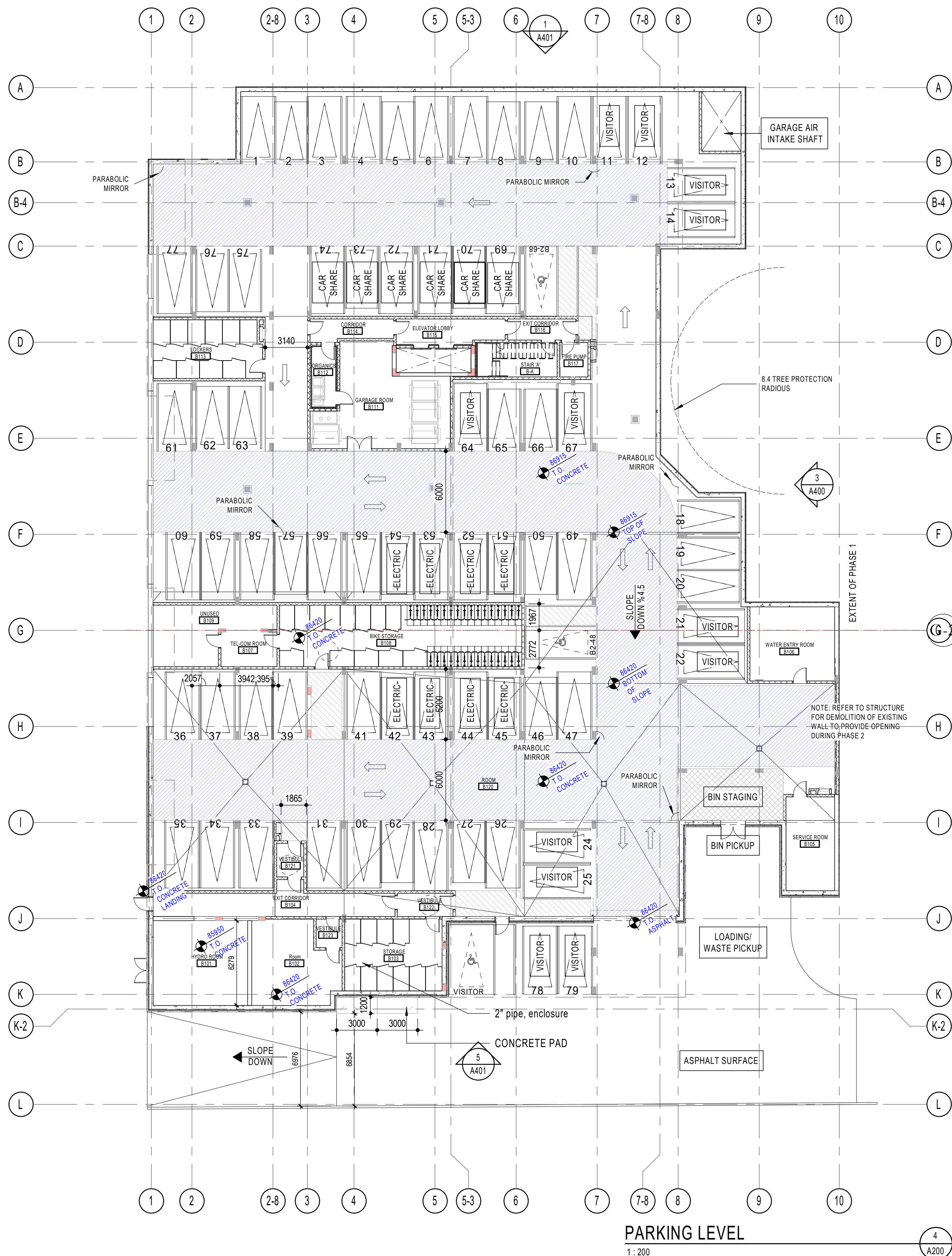
12263 - PARKING	
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2400mmx5200mm HANDICAP B:	2
PARKING LEVEL	2600mmx5000mm (TYP)
2600mmx5000mm (TYP):	46
PARKING LEVEL	3400mmx5200mm HANDICAP A
3400mmx5200mm HANDICAP A:	1
PARKING LEVEL	12263 Bike
12263 Bike:	31
PARKING LEVEL	MULTIFORME X 1200
MULTIFORME X 1200:	5
PARKING LEVEL	MULTIFORME X 1300
MULTIFORME X 1300:	4
PARKING LEVEL	MULTIFORME X 1800
MULTIFORME X 1800:	41
TOTAL:	155



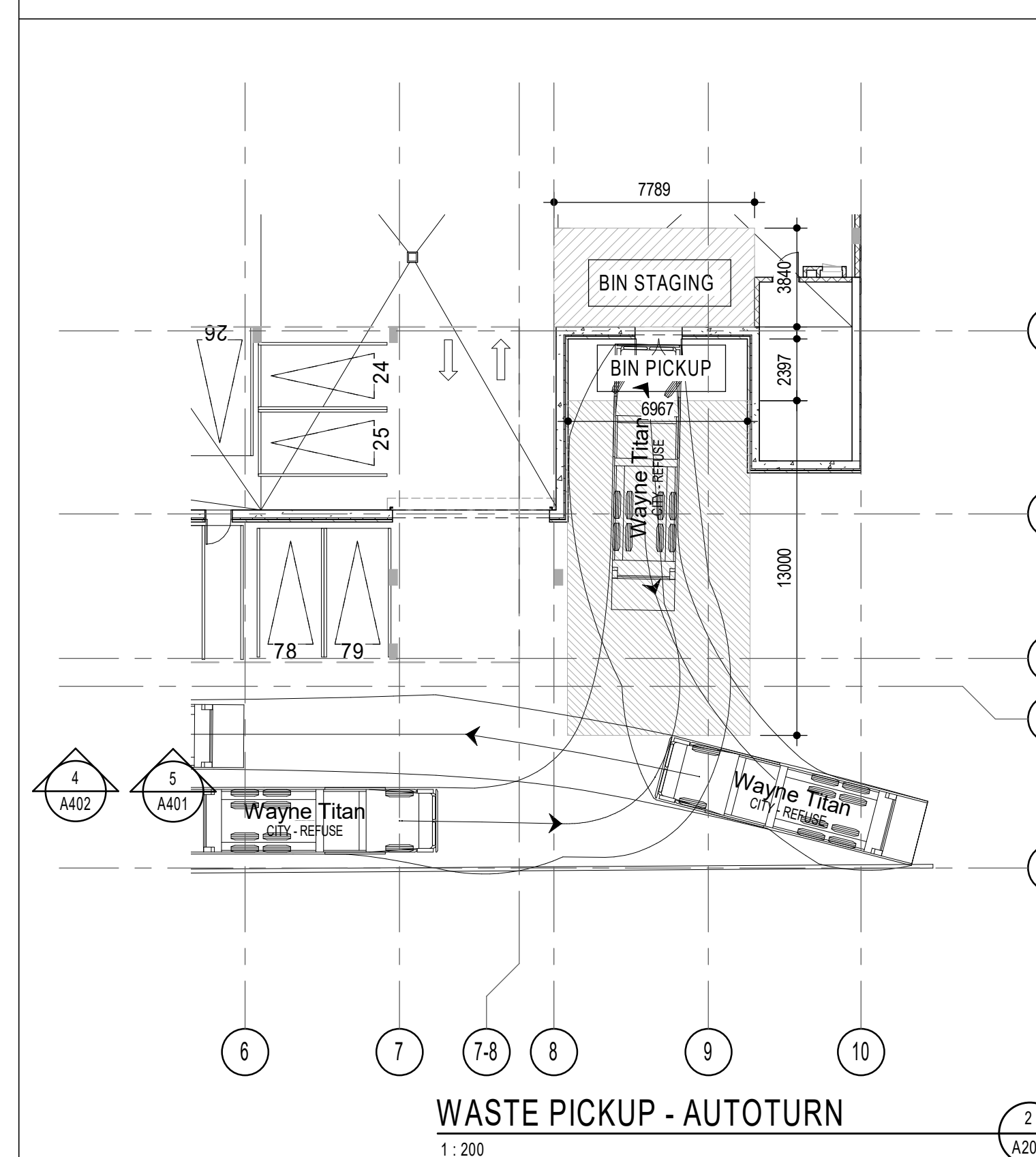
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 Lock to Lock Time : 6.0
 Steering Angle 10312 : 40.1



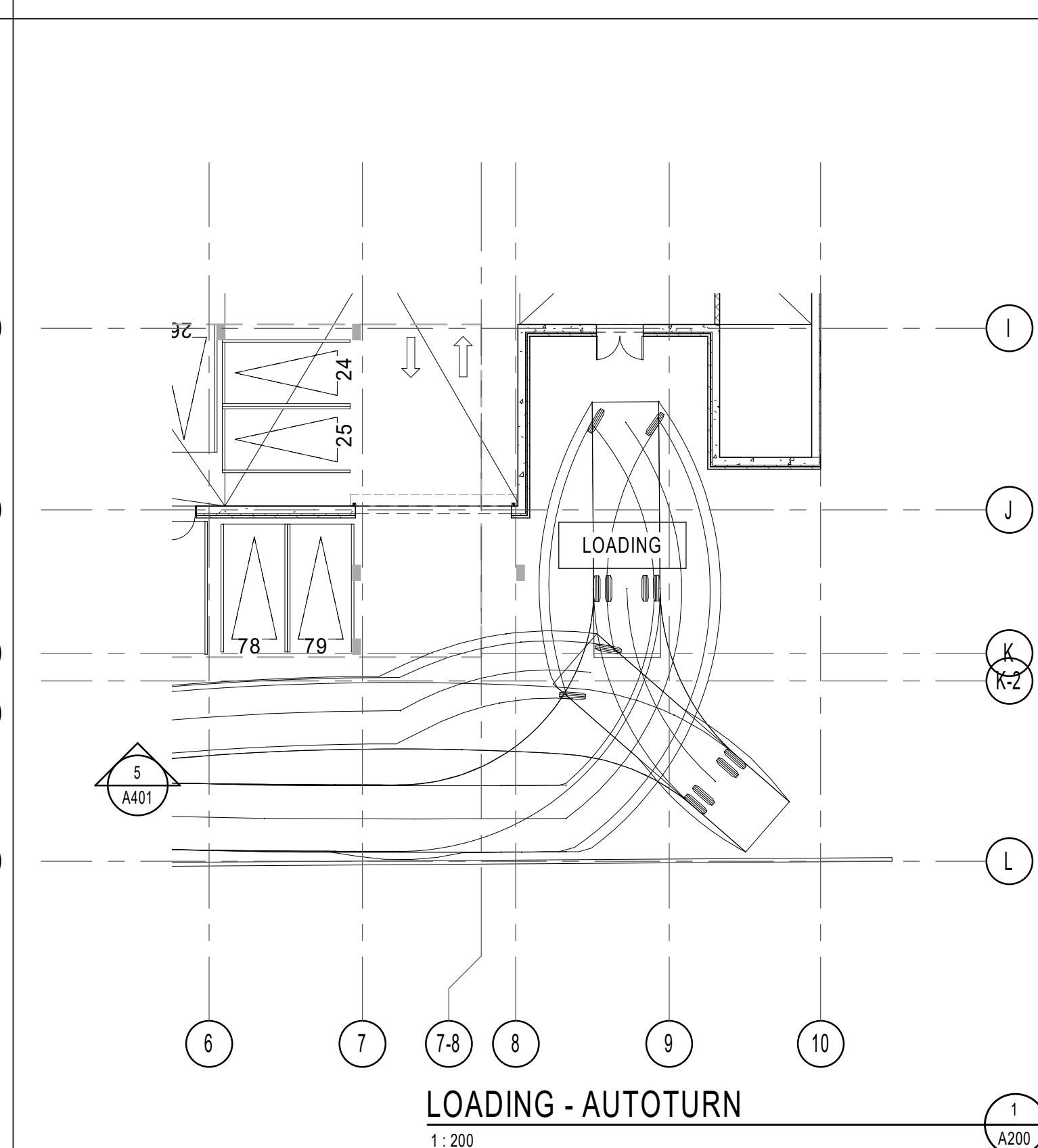
Wayne Titan mm
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 Steering Angle : 45.0



GARBAGE ROOM
1:100



WASTE PICKUP - AUTOTURN
1:200



LOADING - AUTOTURN
1:200

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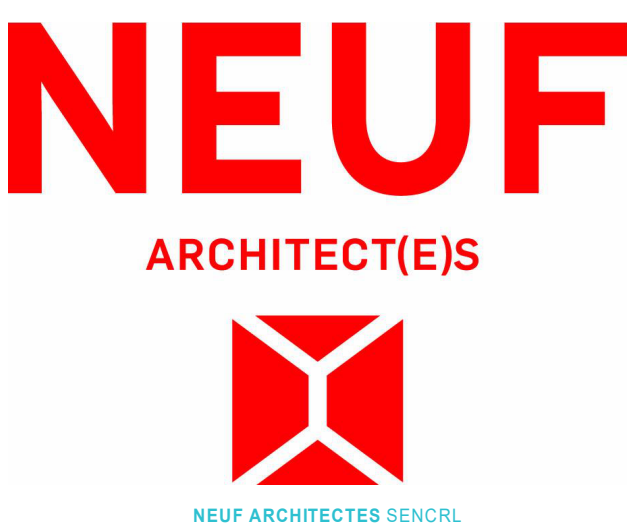
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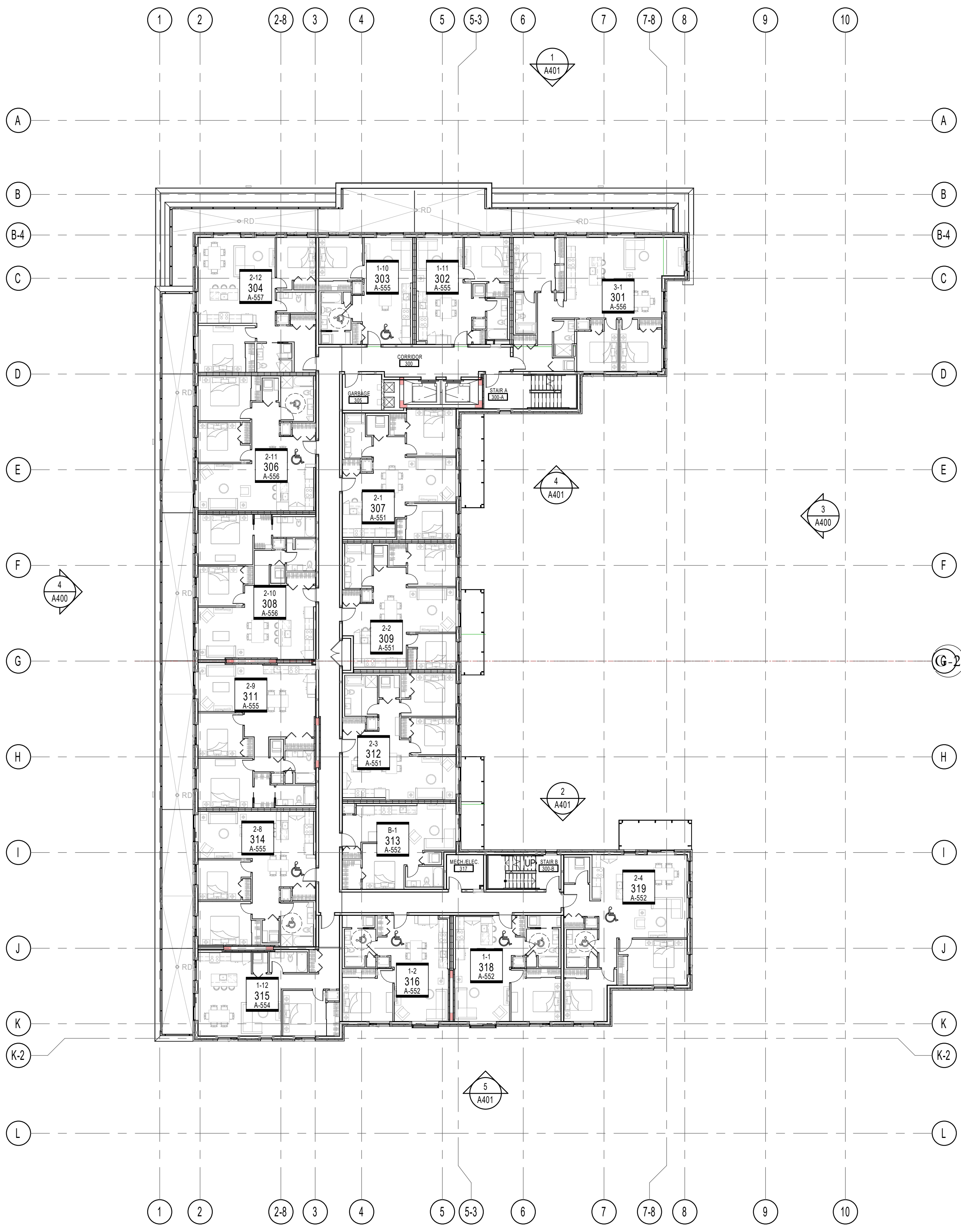
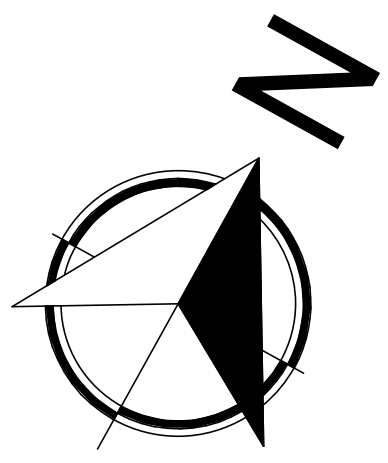
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G	Reissued for SPA Rev 2	2022.12.21

DESSIN PAR Drawn by VERIFIÉ PAR Checked
 AJ FP
 DATE (aa mm ii) ECHELLE Scale
 2021.10.25 As Indicated

TITRE DU DESSIN Drawing Title
PARKING PLAN

REVISION Revision NO. DESSIN Dwg Number
G A200



3rd FLOOR PLAN
1: 200



2nd FLOOR PLAN
1: 200

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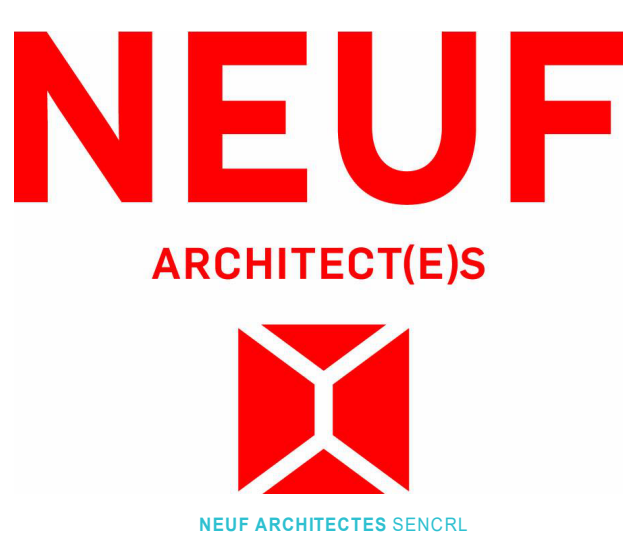
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T 450.878.4478 sovimaassociations.com

OUVRAGE / Project
800 MONTREAL ROAD

EMPLACEMENT / Location
120 DEN HAAG DR,
OTTAWA

NO PROJET / No.
12263

NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
B	Issued for Coordination 30%	2020.12.20
C	Issued for internal review - Architect	2021.01.25
D	Issued for Coordination 60%	2021.05.25
E	Issued for SPA Rev 1	2021.10.25
F	Issued for 80% Review	2022.03.05
G	Reissued for SPA Rev 2	2022.12.21

DESSIN PAR / Drawn by
AJ

VERIFIÉ PAR / Checked
FP

DATE (aa mm jj)
2021.10.25

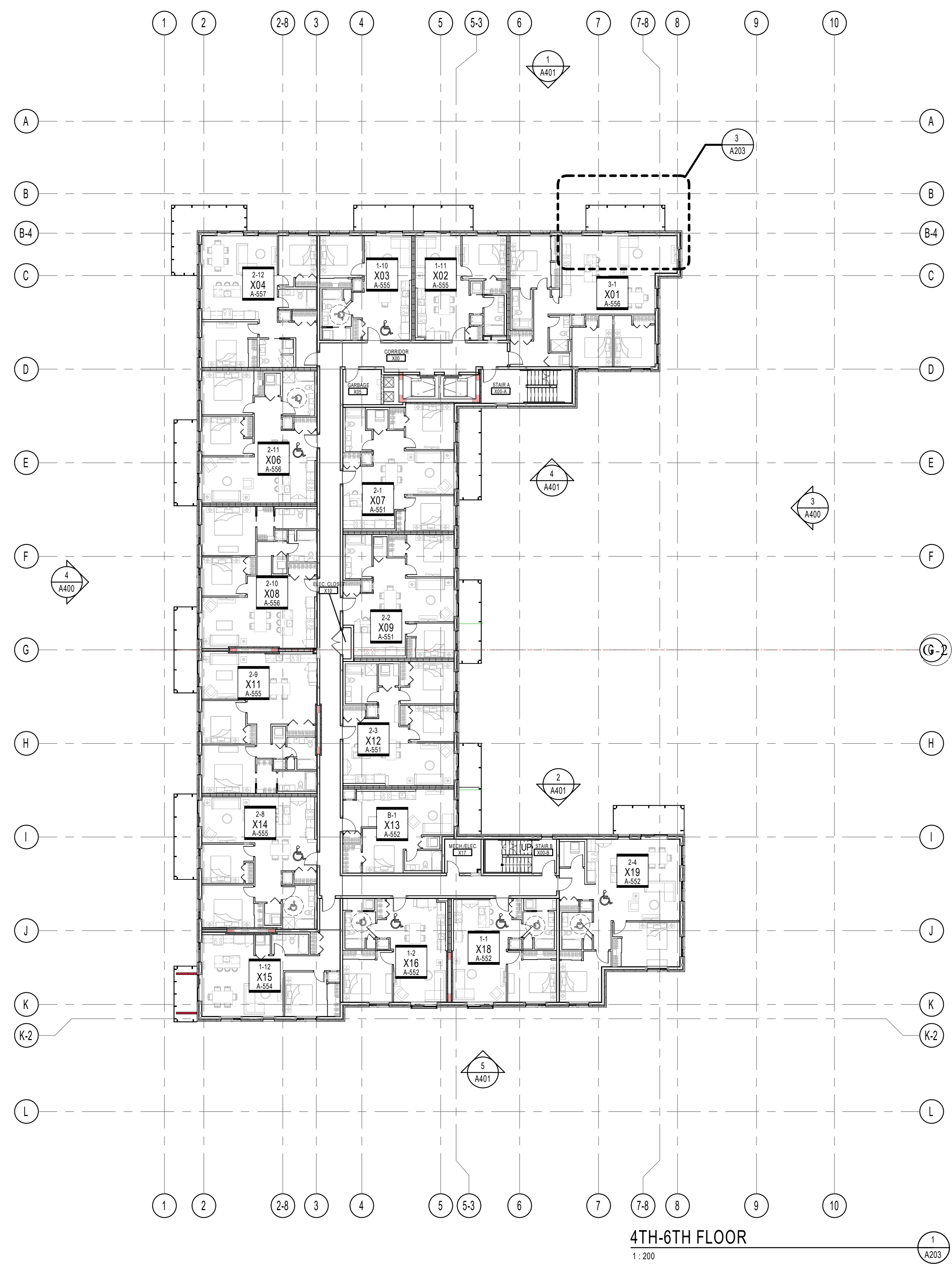
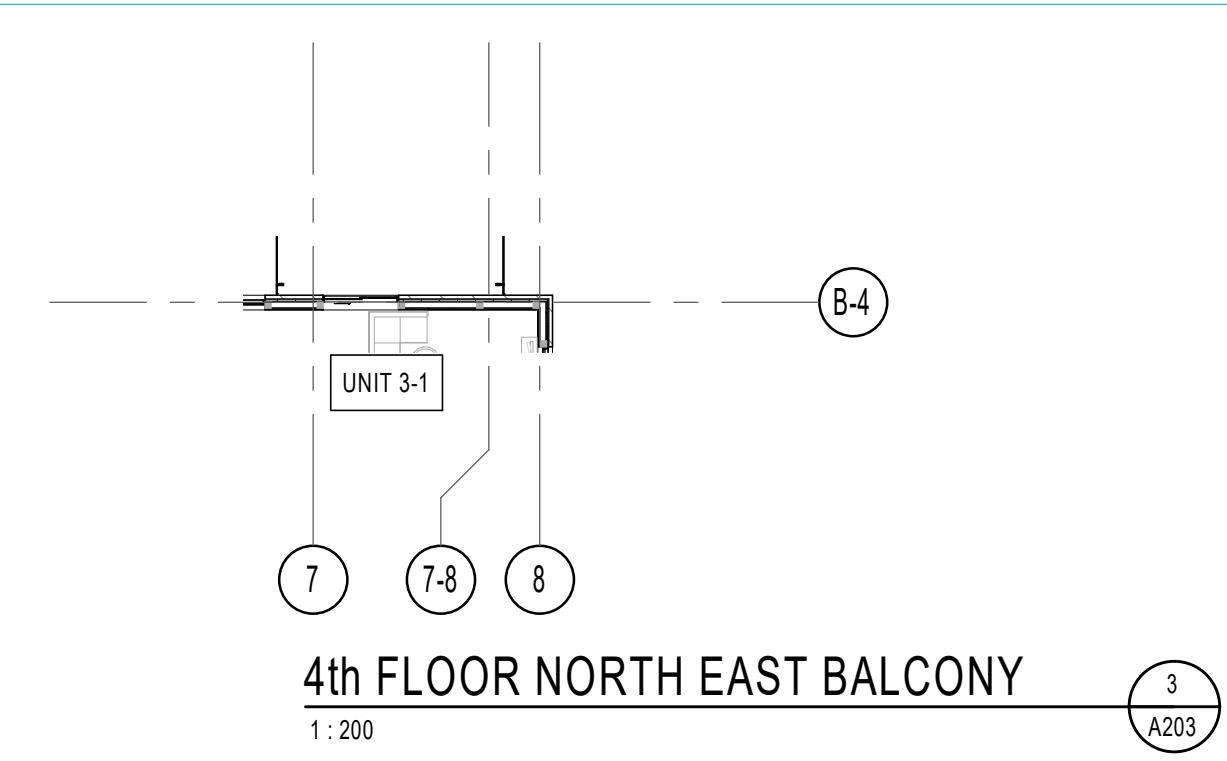
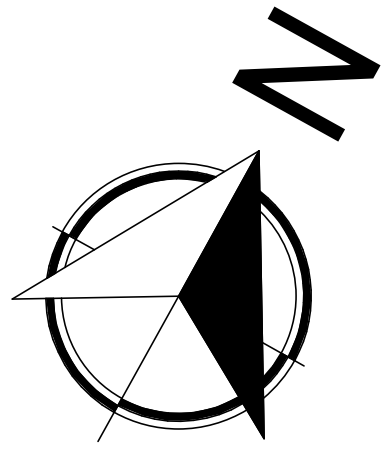
ECHELLE / Scale
1 : 200

TITRE DU DESSIN / Drawing Title

2nd AND 3rd FLOOR PLAN

REVISION / Revision
G

NO. DESSIN / Dwg Number
A202



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IBI - Transportation Eng.
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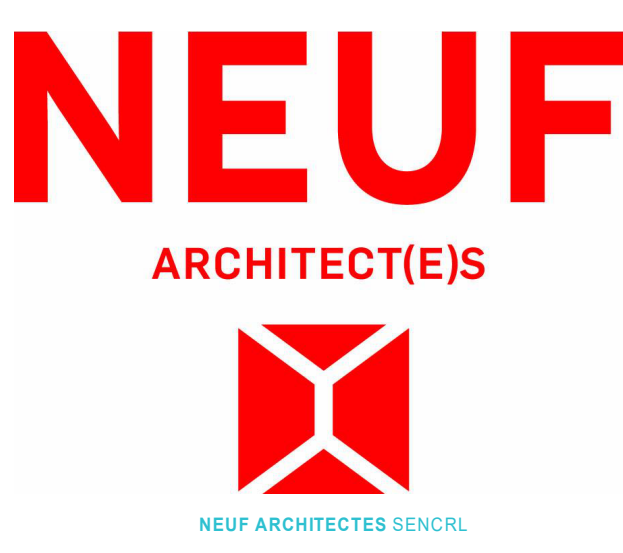
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 T 450.676.4470 sovimaassociations.com

OUVRAGE / Project
800 MONTREAL ROAD

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

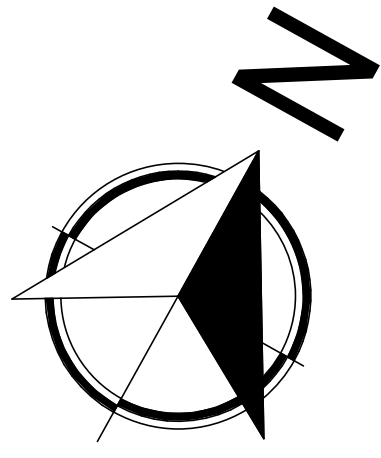
NO	REVISION	DATE (aa-mm-ii)
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E	Issued for SPA Rev 1	2021.10.25
F	Issued for 80% Review	2022.03.05
G	Reissued for SPA Rev 2	2022.12.21

DESSINÉ PAR / Drawn by AJ
 DATE (aa.mm.jj) 2021.10.25
 TITRE DU DESSIN / Drawing Title

VERIFIÉ PAR / Checked FP
 ECHELLE / Scale 1 : 200

4th AND 5th/6th FLOOR PLAN

REVISION / Revision NO. DESSIN / Dwg Number
G A203



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IBI - Transportation Eng.
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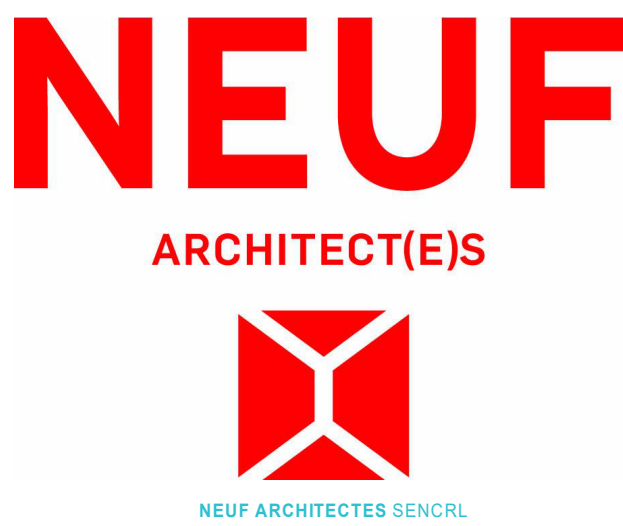
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NINE Design
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SCEAU / Seal



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OUVRAGE / Project
800 MONTREAL ROAD

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

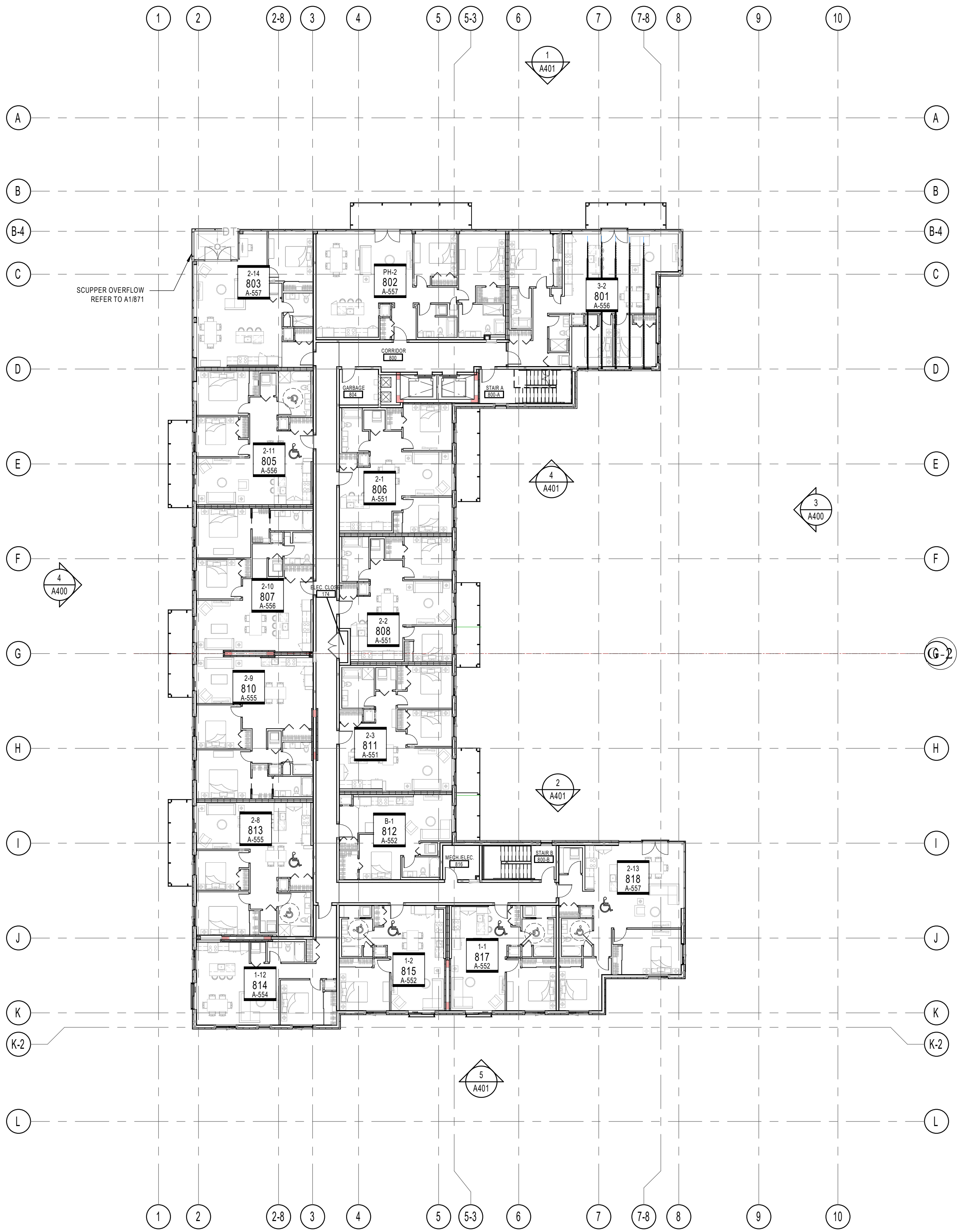
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DESSIN PAR / Drawn by AJ
 DATE (aa mm jj) 2021.10.25
 TITRE DU DESSIN / Drawing Title

VERIFIÉ PAR / Checked FP
 ECHELLE / Scale 1 : 200

7th AND 8th FLOOR PLAN

REVISION / Revision NO. DESSIN / Dwg Number
G A204



8TH FLOOR

1 : 200

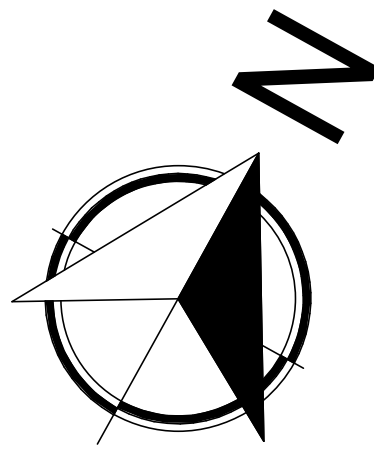
2
A204



7th FLOOR PLAN

1 : 200

1
A204



ROOF LEGEND

ROOFING SLOPE MAX 2%.

REFER TO MECHANICAL/CIVIL FOR VENT AND ROOF DRAIN SIZE AND LOCATION.

- SLAB LEVEL CHECK
- ROOFING SLOPE
- TAPERED INSULATION
- PLUMBING VENT
- ROOF DRAIN

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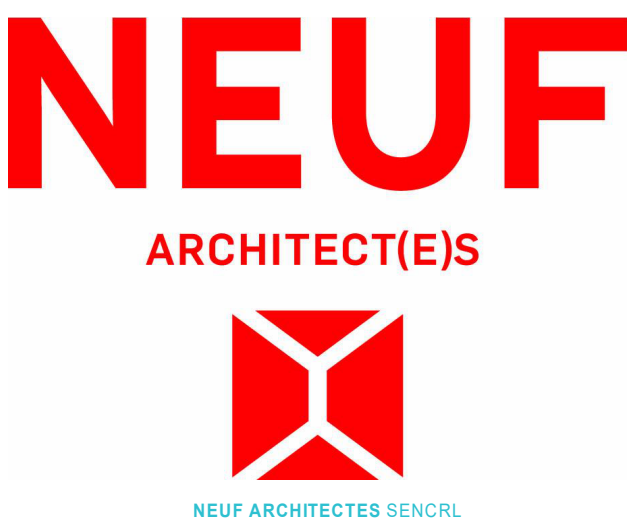
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CLIENT Client

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 T 450.878.4475 sovimabuildings.com

OUVRAGE Project
800 MONTREAL ROAD

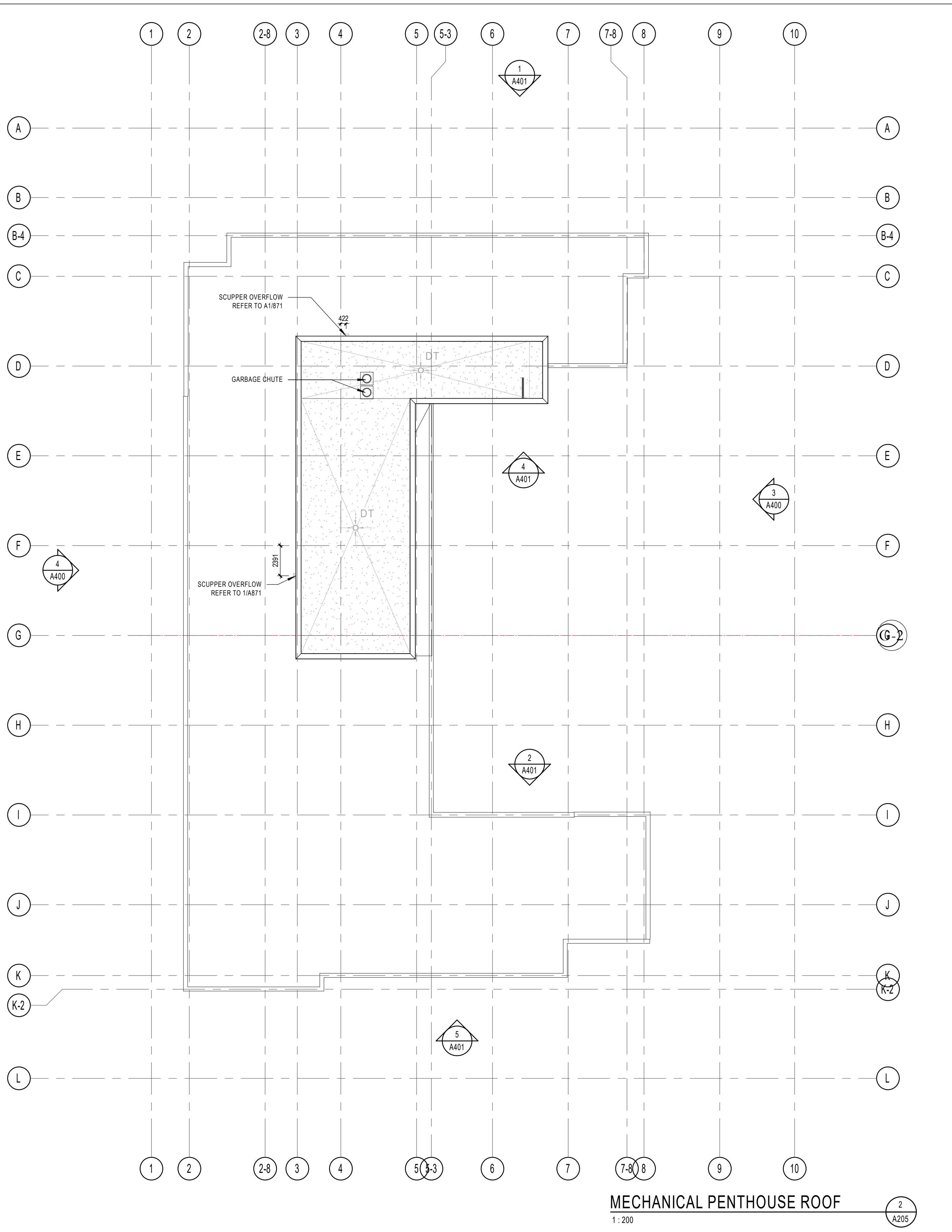
EMPLACEMENT Location NO PROJET No.
120 DEN HAAG DR, OTTAWA 12263

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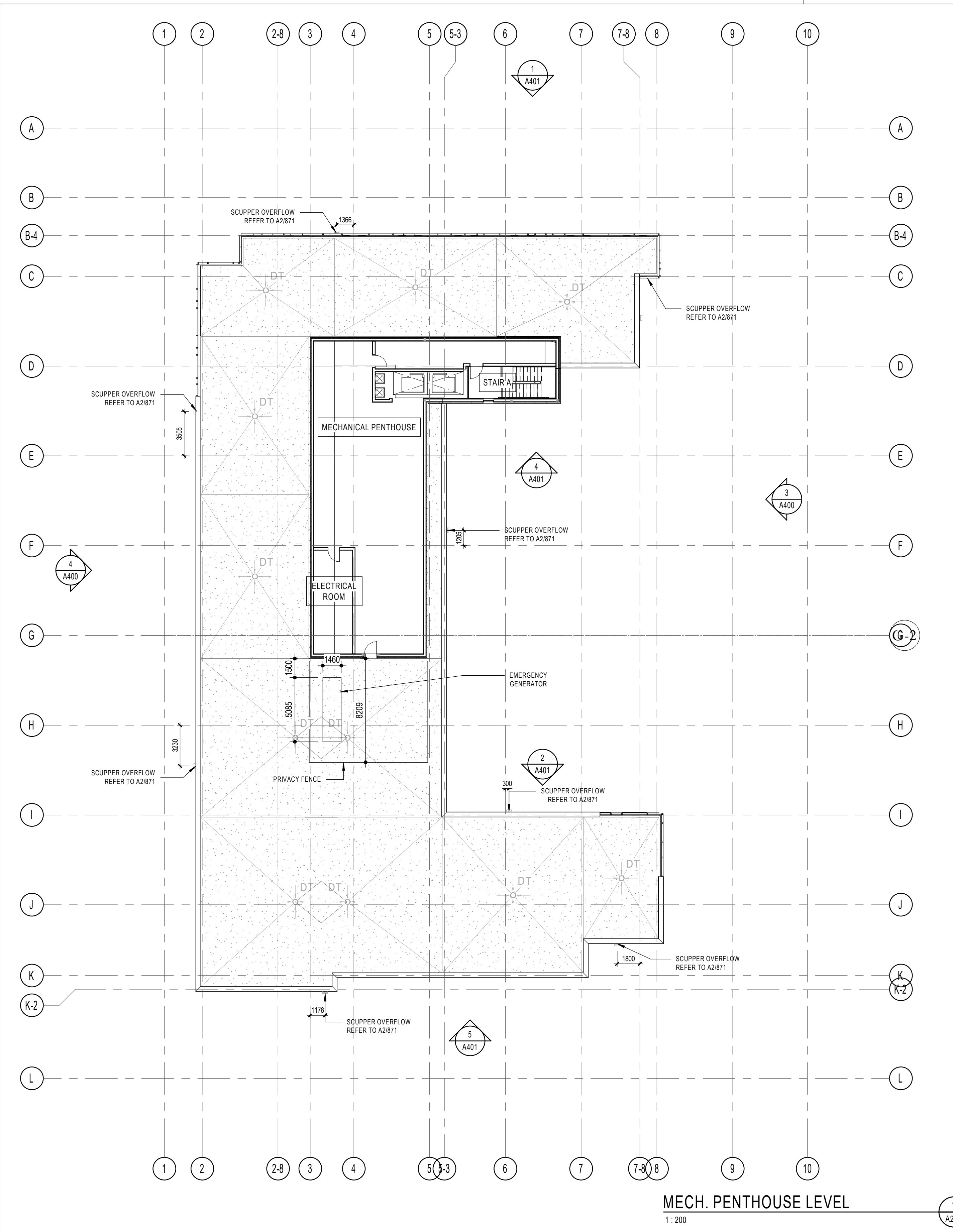
DESSIN PAR Drawn by VERIFIÉ PAR Checked
 AJ FP
 DATE (aa mm jj) ECHELLE Scale
 2021.10.25 As indicated
 TITRE DU DESSIN Drawing Title

ROOF AND MECHANICAL PENTHOUSE ROOF PLAN

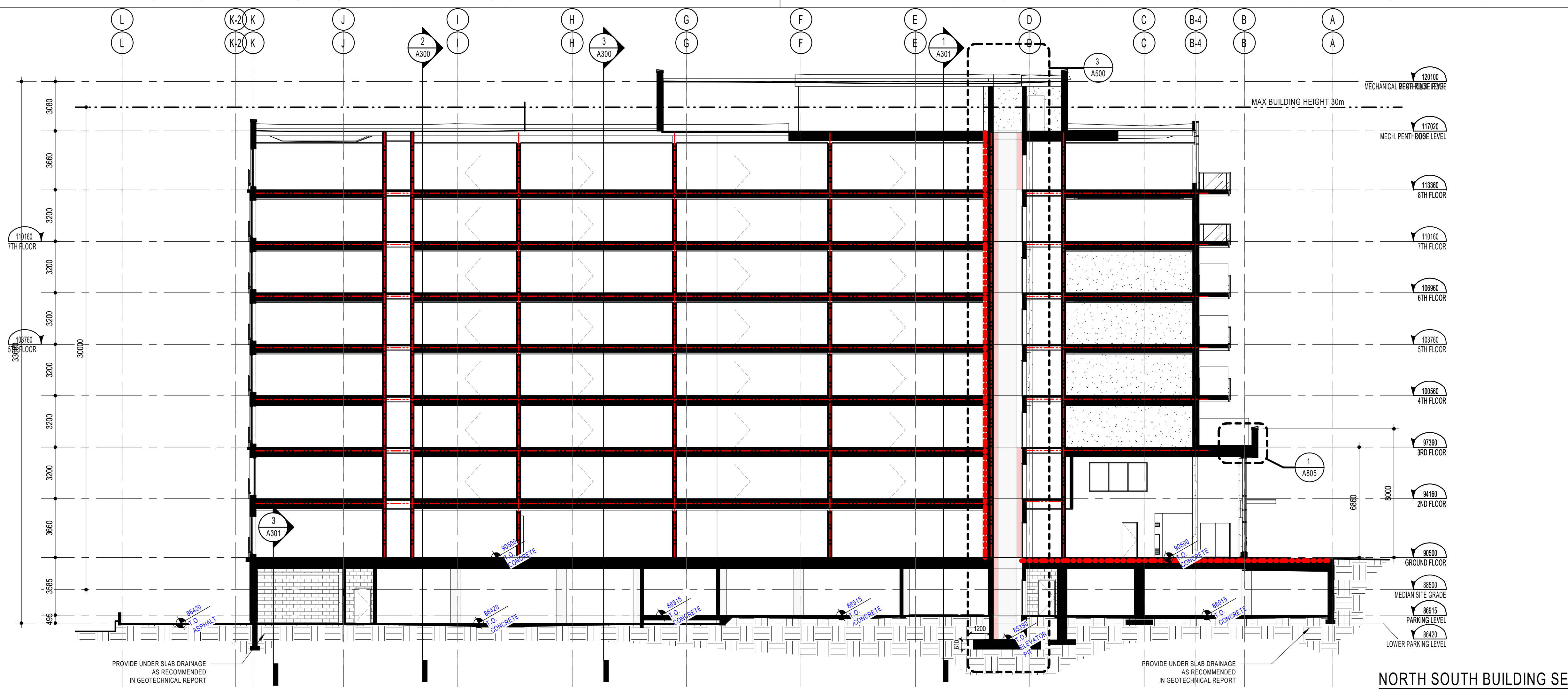
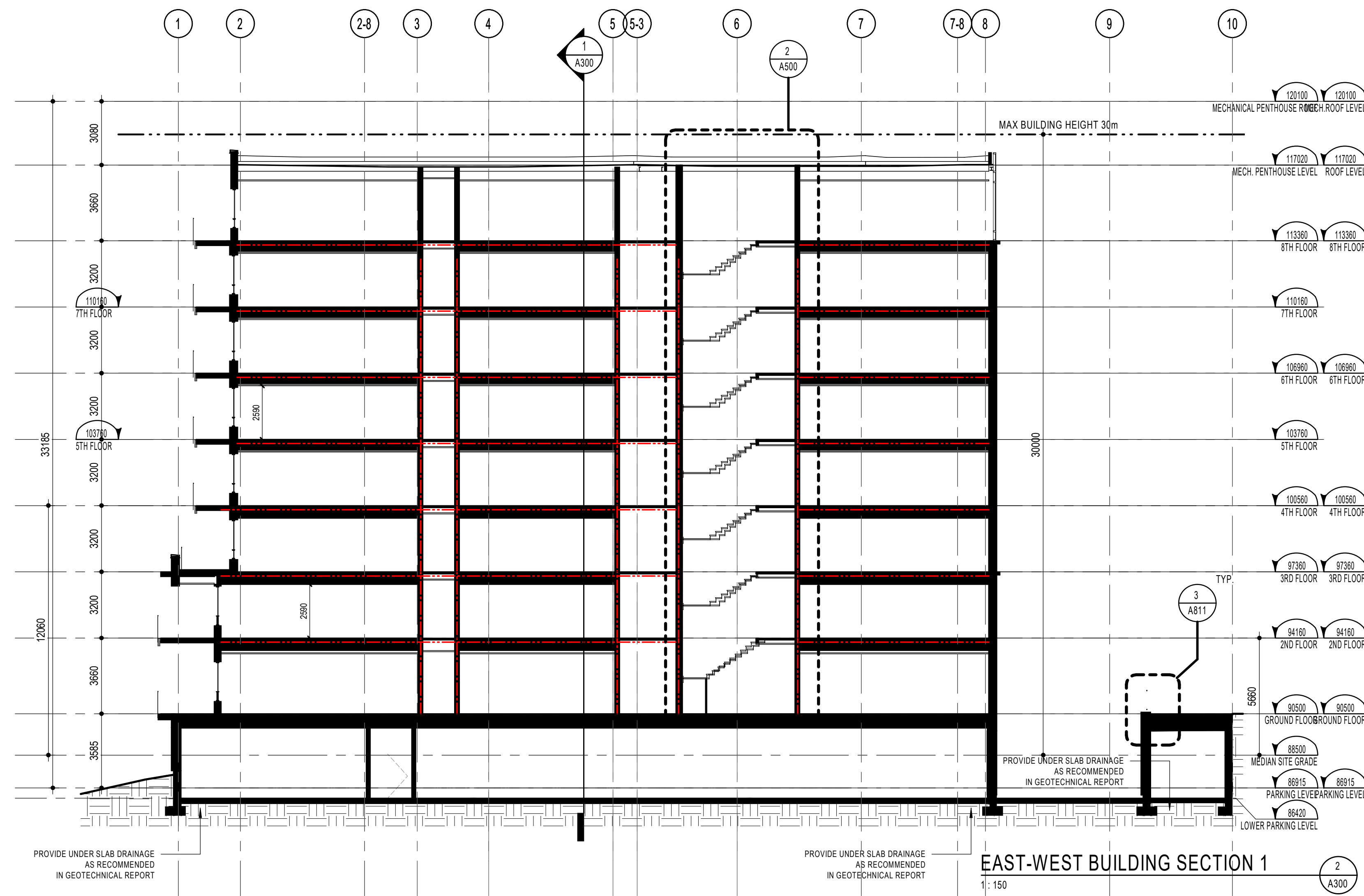
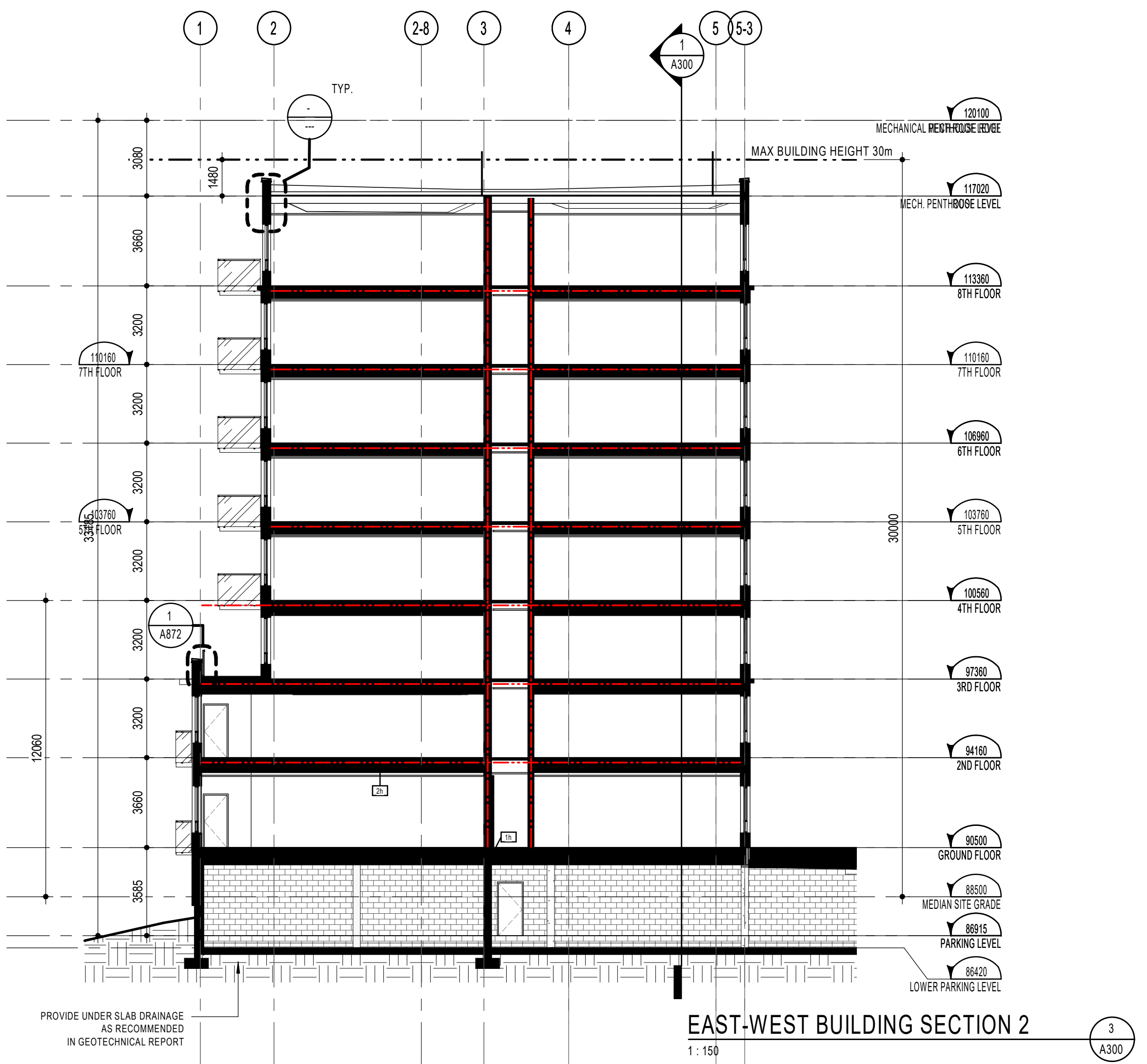
REVISION Revision NO. DESSIN Dwg Number
G A205



MECHANICAL PENTHOUSE ROOF
 1: 200



MECH. PENTHOUSE LEVEL
 1: 200



SOIL LEGEND

SUBSURFACE

FINISHED GRADE

F.R.R. LEGEND

0H

1H

1.5H

2H

3

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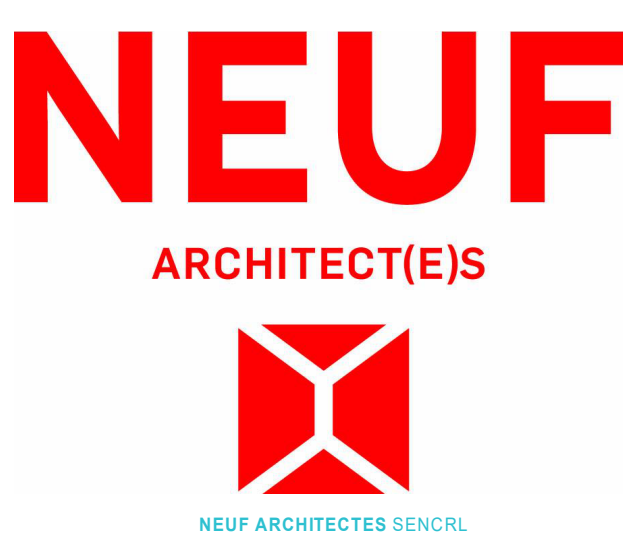
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OUVRAGE / Project
800 MONTREAL ROAD

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

NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
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G	Reissued for SPA Rev 2	2022.12.21

DESSIN PAR / Drawn by AJ
DATE (aa mm ii) 2021.10.25
TITRE DU DESSIN / Drawing Title BUILDING SECTION

VERIFIÉ PAR / Checked FP
ÉCHELLE / Scale As indicated

REVISION / Revision **G** **NO. DESSIN / Dwg Number** **A300**

C:\Fichiers Revit Local\800MTL-12263-ARC-INT_ajanushewski.rvt



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 300mm) : STRUCTURAL STEEL, HSS AND SHELF ANGLE ABOVE WINDOW UNIT. SEE STRUCTURAL ENGINEER FOR TYPES, SPACING, DIMENSIONS, ANCHORAGE, LOCATIONS, ETC).

SINGLE EXHAUST VENT *
 DOUBLE EXHAUST VENT *
 TRIPLE EXHAUST VENT *
 QUADRUPLE EXHAUST VENT *

* ALL EXHAUST VENT LOCATION TO BE VERIFIED AND COORDINATED WITH MECHANICAL ENGINEER

REFER TO A-831 FOR BRICK COURSING DETAILS.

FOR OTHER BRICK SIZES AND TYPES, COURSING MUST BE ADAPTED TO THE STONE COURSING AND ROUGH OPENINGS AS INDICATED IN THESE DRAWINGS.

CONSTRUCTION NOTE

MATERIALS LEGEND

M-1 MASONRY VENEER AND ACCESSORIES - TYPE 1 (Red Brick)
 M-2 MASONRY VENEER AND ACCESSORIES - TYPE 2 (Black Brick)
 M-3 MASONRY VENEER AND ACCESSORIES - TYPE 3 (Dark Red Brick)
 C-1 EXPOSED CONCRETE
 C-2 PRECAST WINDOW SILL
 MT-1 ALUMINUM SIDING AND ACCESSORIES - TYPE 1 (WOOD PATTERN PANEL)
 MT-2 ALUMINUM SIDING AND ACCESSORIES - TYPE 2 (Panlab - TEQ RAL9016 (White))
 MT-3 ALUMINUM SIDING AND ACCESSORIES - TYPE 3 (VIC-WEST - Light Grey (Ivory Trim))
 MT-4 CORNICE (Metal Flashing - To match MT-3 Trim)
 G-1 GLASS - TYPE 1 (Solarban 60) MULLIONS - ANODIZED BLACK AA-M10C21A44)
 G-2 SPANDREL GLASS - (Opac-Coat - ANODIZED GREY RC3-0723)
 G-3 GLASS GUARD - (Sapphire Balcones - CLEAR GLAZING)
 R-1 METAL RAILING - Black
 T-1 TILE BASE - (Shouldice - PEARL WHITE - SS)
 W- WINDOW TYPE NOTE (SEE WINDOW ELEVATION SHEET)
 CW- CURTAIN WALL ELEVATION SYMBOL (SEE WINDOW ELEVATION SHEET)

SOIL LEGEND

SUBSURFACE
 FINISHED GRADE

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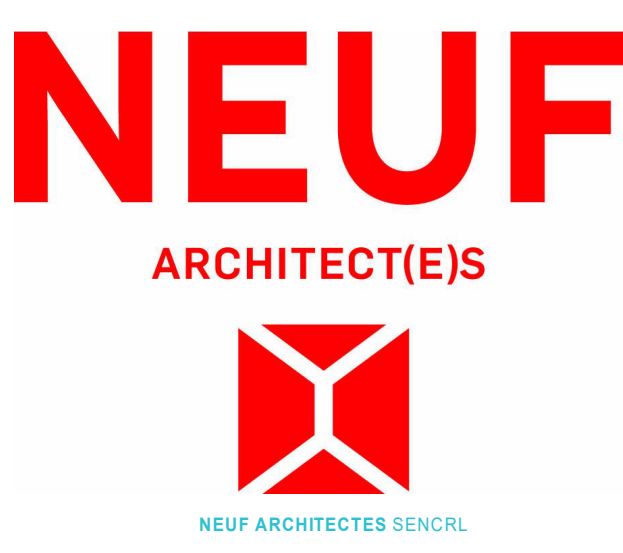
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OUVRAGE / Project
800 MONTREAL ROAD

EMPLACEMENT / Location
 120 DEN HAAG DR,
 OTTAWA

NO PROJET / No.
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DESIGN PAR / Drawn by
 AJ

VERIFIÉ PAR / Checked
 FP

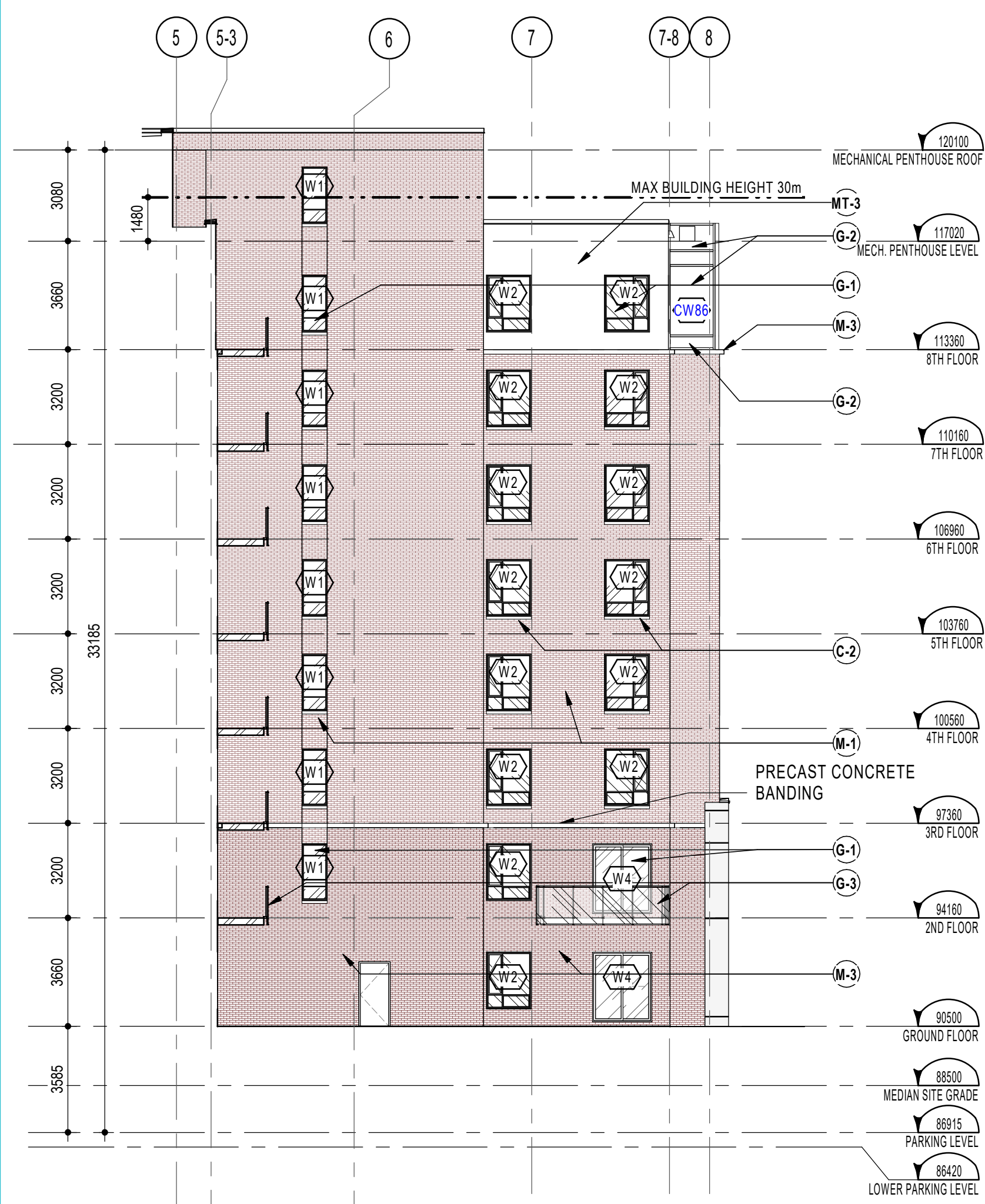
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ÉCHELLE / Scale
 As indicated

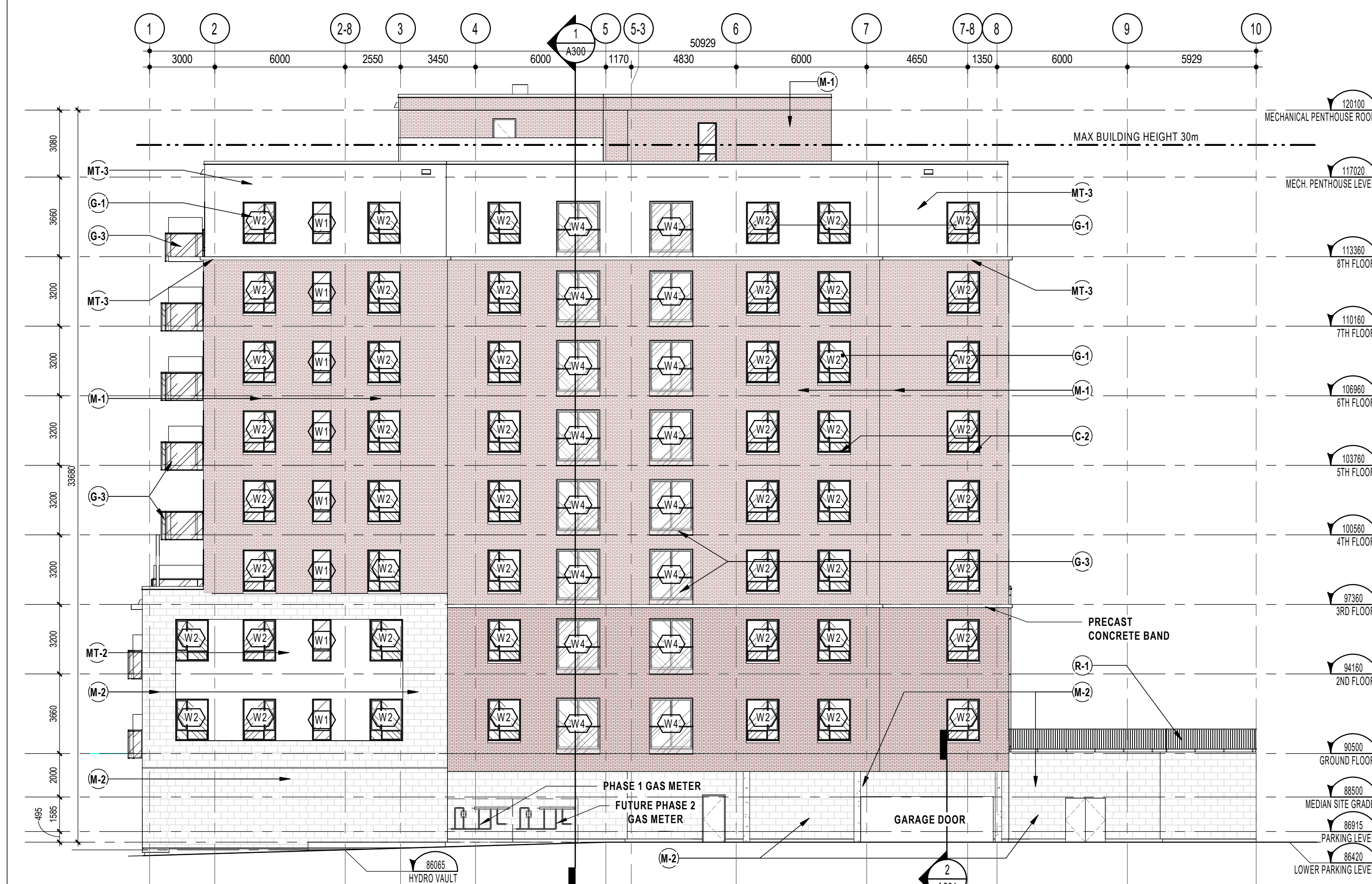
TITRE DU DESSIN / Drawing Title
EAST AND WEST ELEVATION

REVISION / Revision
G

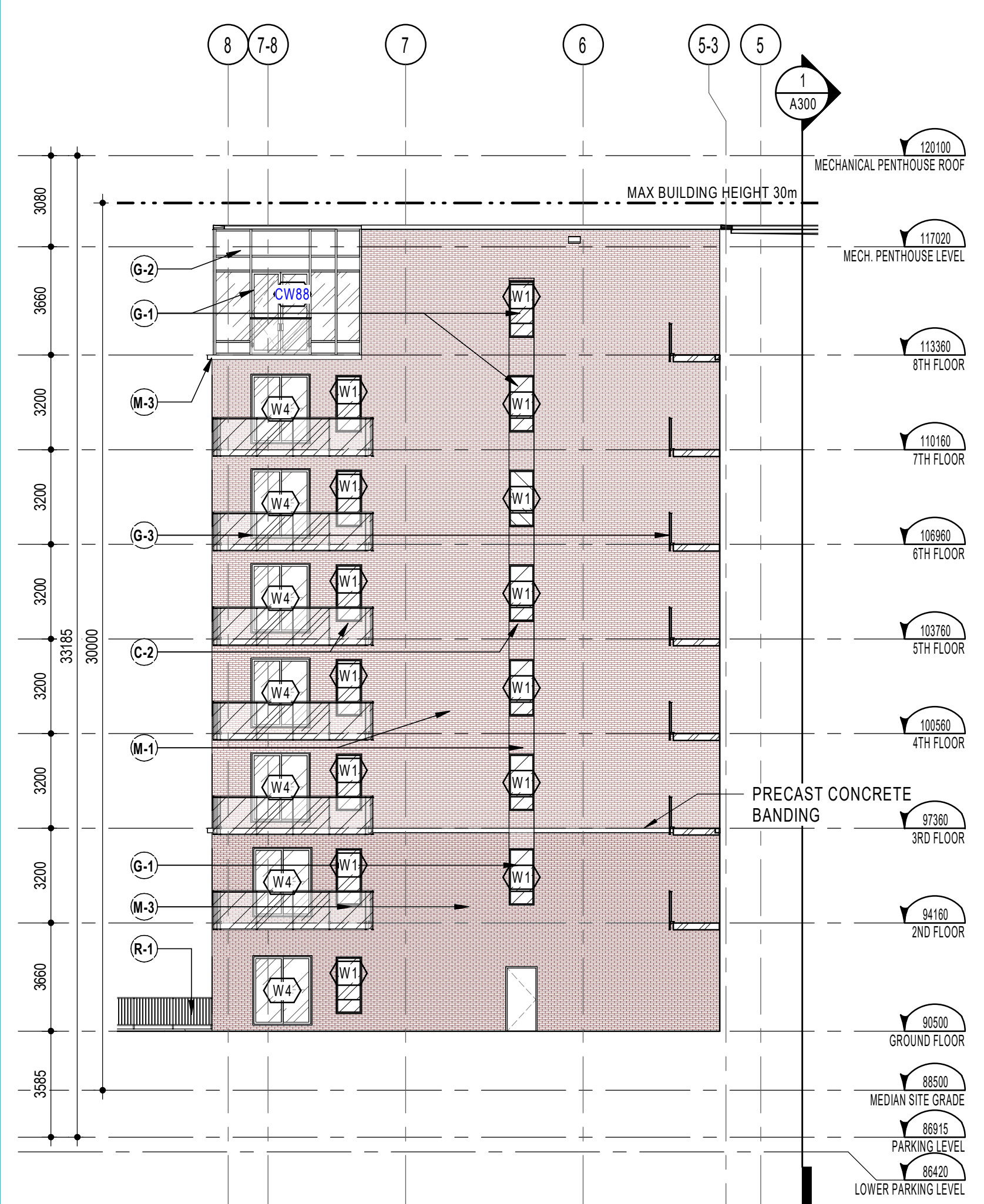
NO. DESSIN / Dwg Number
A400



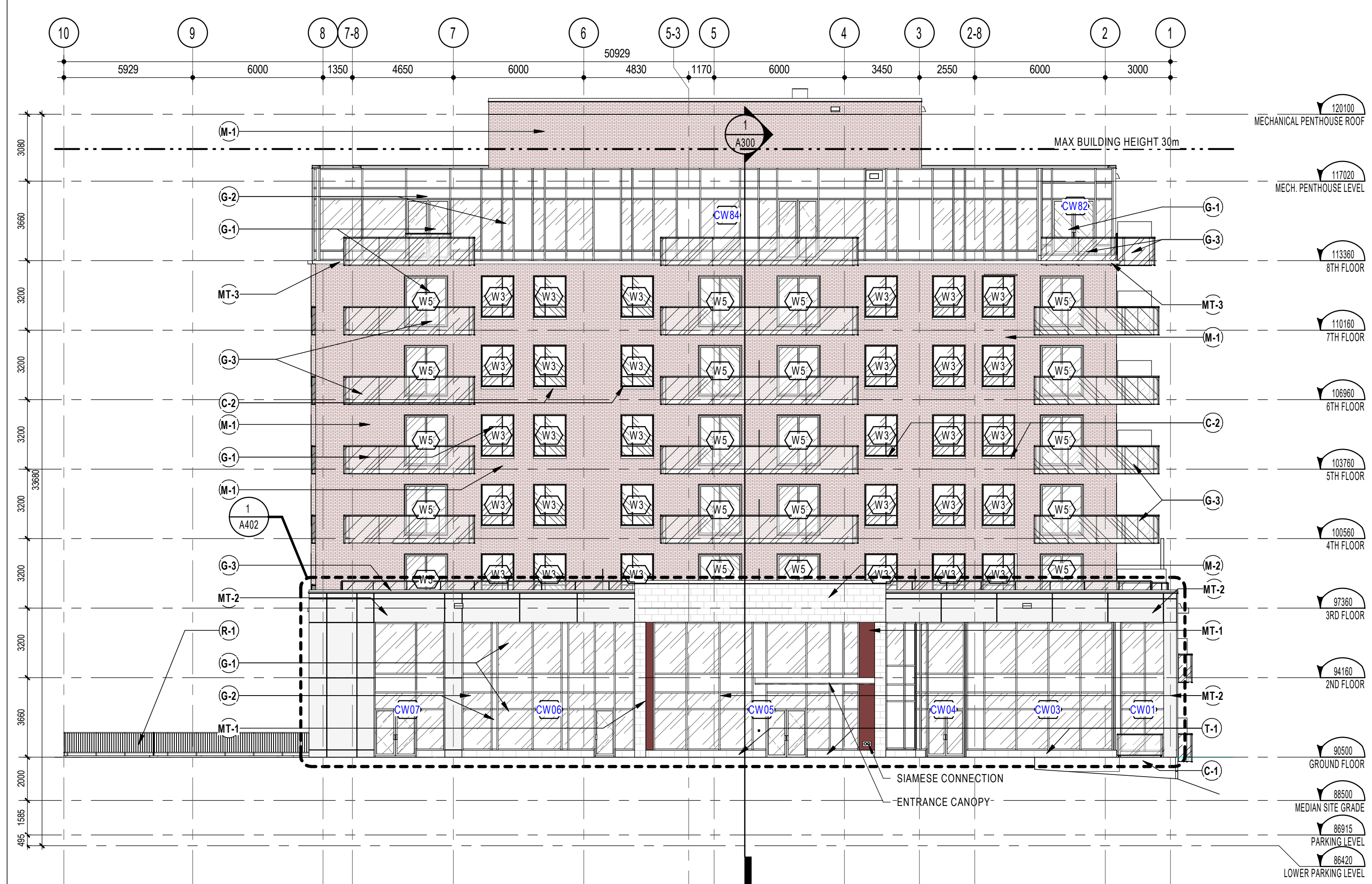
COURTYARD SOUTH ELEVATION
1:150



SOUTH ELEVATION
1:150



COURTYARD NORTH ELEVATION
1:150



NORTH ELEVATION
1:150

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 300mm) : STRUCTURAL STEEL HSS AND SHELF ANGLE ABOVE WINDOW UNIT. SEE STRUCTURAL ENGINEER FOR TYPES, SPACING, DIMENSIONS, ANCHORAGE, LOCATIONS, ETC.)

1 SINGLE EXHAUST VENT *
 2 DOUBLE EXHAUST VENT *
 3 TRIPLE EXHAUST VENT *
 4 QUADRUPLE EXHAUST VENT *

* ALL EXHAUST VENT LOCATION TO BE VERIFIED AND COORDINATED WITH MECHANICAL ENGINEER

REFER TO A-831 FOR BRICK COURSING DETAILS.

FOR OTHER BRICK SIZES AND TYPES, COURSING MUST BE ADAPTED TO THE STONE COURSING AND ROUGH OPENINGS AS INDICATED IN THESE DRAWINGS.

CONSTRUCTION NOTE

MATERIALS LEGEND

(M-1) MASONRY VENEER AND ACCESSORIES - TYPE 1 (Red Brick)
 (M-2) MASONRY VENEER AND ACCESSORIES - TYPE 2 (Black Brick)
 (M-3) MASONRY VENEER AND ACCESSORIES - TYPE 3 (Dark Red Brick)
 (C-1) EXPOSED CONCRETE
 (C-2) PRECAST WINDOW SILL
 (MT-1) ALUMINUM SIDING AND ACCESSORIES - TYPE 1 (WOOD PATTERN PANEL)
 (MT-2) ALUMINUM SIDING AND ACCESSORIES - TYPE 2 (Panfab - TEQ RAL9016 (White))
 (MT-3) ALUMINUM SIDING AND ACCESSORIES - TYPE 3 (VIC-WEST - Light Grey c/w Grey Trim)
 (MT-4) CORNICE (Metal Flashing - To match MT-3 Trim)
 (G-1) GLASS - TYPE 1 (Solarban 60) MULLIONS - ANODIZED BLACK AA-M10C21444
 (G-2) SPANDREL GLASS - (Opaco-Coat - ANODIZED GREY RC3-0723)
 (G-3) GLASS GUARD - (Sapphire Balconies - CLEAR GLAZING)
 (R-1) METAL RAILING - Black
 (T-1) TILE BASE - (Shouldice - PEARL WHITE - SS)
 (W) WINDOW TYPE NOTE (SEE WINDOW ELEVATION SHEET)
 (CW) CURTAIN WALL ELEVATION SYMBOL (SEE WINDOW ELEVATION SHEET)

SOIL LEGEND

SUBSURFACE
 FINISHED GRADE

NOTES GÉNÉRALES / General Notes

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NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
B	Issued for Coordination 30%	2020.12.20
C	Issued for internal review - Architect	2021.01.25
D	Issued for Coordination 60%	2021.05.25
E	Issued for SPA Rev 1	2021.10.25
F	Issued for 80% Review	2022.03.05
G	Reissued for SPA Rev 2	2022.12.21

DESIGN PAR Drawn by VERIFIÉ PAR Checked
 AJ FP
 DATE (aa mm ii) ECHELLE Scale
 2020.10.21 As indicated

TITRE DU DESSIN Drawing Title
NORTH AND SOUTH ELEVATION

REVISION Revision NO. DESSIN Dwg Number
G A401

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