

1815 MONTREAL ROAD

1815 MONTREAL ROAD

ISSUED FOR SITE PLAN CONTROL 3: 2024.01.05

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LOCATION PLAN

1:100



STAMP

7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10	ISSUED FOR SITE PLAN CONTROL 2
5	2023.05.26	ISSUED FOR SITE PLAN CONTROL
2	2023.04.18	ISSUED FOR COORDINATION
1	2023.04.03	ISSUED FOR REVIEW

REV DATE ISSUE



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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

1815 MONTREAL ROAD

1815 MONTREAL ROAD

TITLE

COVER PAGE

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 100
DATE PRINTED: 1/5/2024 10:16:29 AM

REV DRAWING NO.

7 A000

SITE PLAN GENERAL NOTES:

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

SITE PLAN KEYNOTES:

- HYDRO-TRANSFORMER
- 6m WIDE FIRE TRUCK ACCESS
- UNDERGROUND PARKING ACCESS RAMP
- DEPRESSED CURB
- PRIVATE PATIO
- PRIVACY FENCE
- 8 X VISITOR BIKE RACKS 1800x600 TYP
- VISITOR PARKING SPACE
- EXISTING RETAINING WALL
- INTERLOCK AREA/ GARBAGE PICKUP
- NEW ASPHALT LANEWAY
- RETAINING WALL
- GATE
- BALCONIES ABOVE
- ACCESS TO SITE DESIGNED AS PER CITY OF OTTAWA "CURB RETURN ENTRANCE" DWG. NO. SC7.1 "CURB RETURN AT A PRIVATE OR COMMERCIAL ENTRANCE WITH BOULEVARD - UNSIGNALIZED INTERSECTION"



STAMP

REV	DATE	ISSUE
7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
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1	2023.04.03	ISSUED FOR REVIEW

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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

1815 MONTREAL ROAD

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TITLE

SITE PLAN

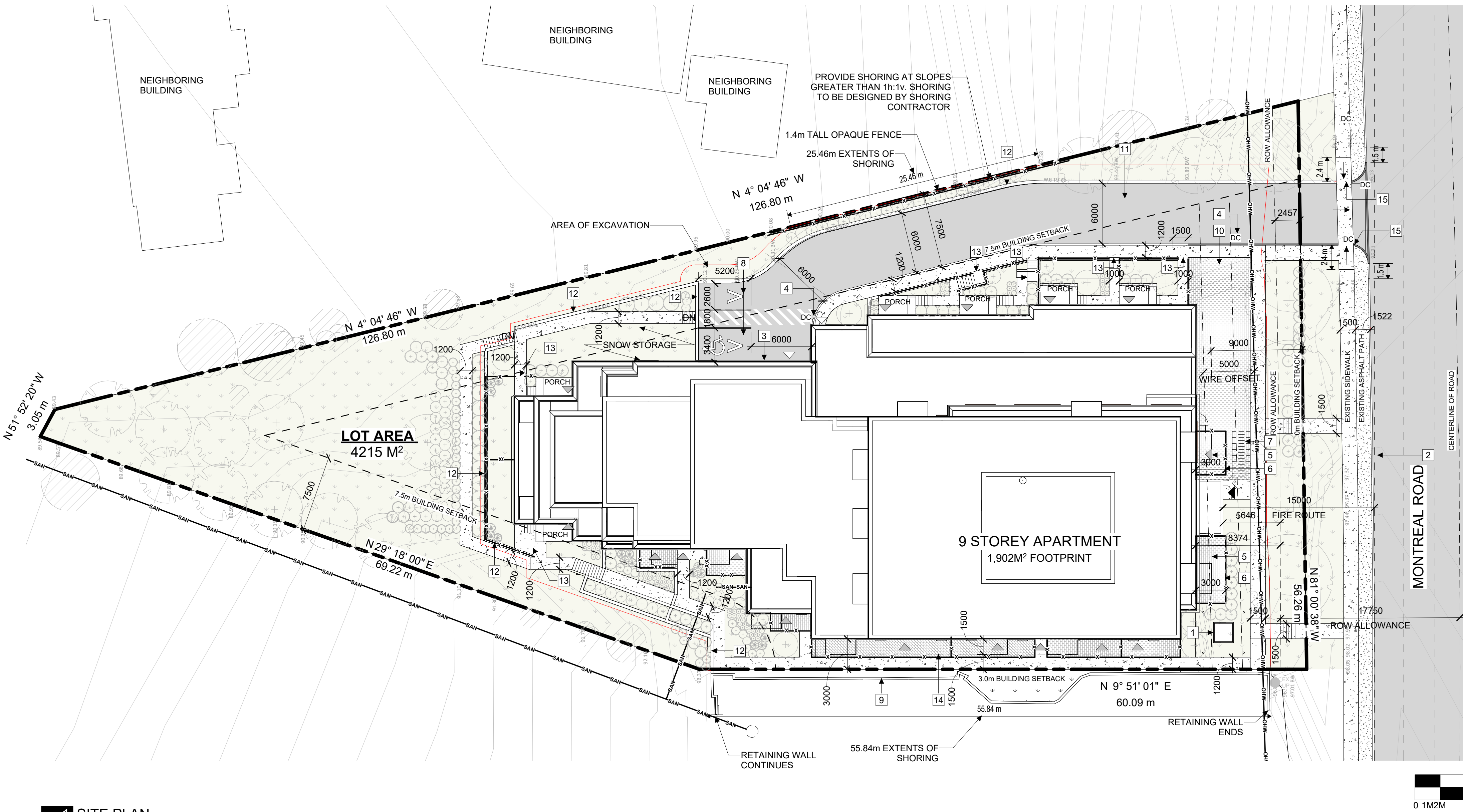
PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: As Indicated
DATE PRINTED: 15/2024 10:16:31 AM

REV DRAWING NO.

7 A100

SITE PLAN LEGEND:

- EXISTING BUILDING
- ASPHALT PAVING
- PARKLAND AREA
- NEW GRASS
- CONCRETE SIDEWALK
- PATIO PAVER TYPE
- OTHER ENTRANCES / EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- FENCE
- EXISTING OVERHEAD WIRE
- PERIMETER OF EXCAVATION
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- UTILITY POLE EXISTING
- SIAMESE CONNECTION
- DROPPED CURB
- SIGN
- NEW TREE



1 SITE PLAN

A100 1:250

LEGAL DESCRIPTION:

LOT 141 REGISTERED PLAN 652
CITY OF OTTAWA

REFERENCE SURVEY:

BASED ON INFORMATION FROM A SURVEY
PREPARED BY R.P., J.D. BARNES LIMITED, DATED:
3RD DAY OF OCTOBER, 2022.

MUNICIPAL ADDRESS:

1815 MONTREAL ROAD, CITY OF OTTAWA, ON

DEVELOPMENT INFORMATION:

SITE AREA	4,215 m ²
BUILDING FOOTPRINT	1,902 m ²
LOT COVERAGE	= 45%
GROSS FLOOR AREA (1st FLOOR - 9th FLOOR)	10,918 m ²
BUILDING HEIGHT	+/-31m

ZONE Proposed - AM10
Current - R1AA

SCHEDULE 1: AREA C "URBAN AND GREEN BELT AREA"

SCHEDULE 1A: AREA C "SUBURBAN"

SCHEDULE 2: DISTANCE EXCEEDS 600 m

UNIT MIX

1 BED APT	54
2 BED APT	55
3 BED APT	2
GFU*	6
BACH	13
TOTAL	130

DENSITY

SITE AREA (m ²)	4352
SITE AREA (Ha)	0.4352
DENSITY du/Ha	299

*GROUND FACING UNIT

ZONING PROVISION

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	NO MINIMUM	54.9m AFTER ROW
MIN. LOT AREA	NO MINIMUM	4215m ² AFTER ROW
MIN. FRONT YARD SETBACK	3m	5.6m
ROW DEDICATION REQUIREMENT	17.75m FROM CENTERLINE (2.39m)	2.4m
HYDRO SETBACK	5m	5m
MIN. REAR YARD SETBACK	7.5m	45.5m
MIN. INTERIOR SIDE YARD ABUTTING A RESIDENTIAL ZONE	7.5m	7.5m
MIN. INTERIOR SIDE YARD ABUTTING AN AM. ZONE	0M	3.0M

Maximum Building Height (m) (height is from average grade)	Up to 20 meters from a R1, R2, R3 Zone	11m	East:24.8m West: 31.28m
20m to 30m from R1-R3 Zone	20m		31.28m
30m from property line abutting R1-R4 Zone	30m, max. 9 storeys.		
In all other cases	30m, max. 9 storeys.		

Landscaped Area	Abutting a residential zone	Min 3 m; reduced to 1 m where 1.4 m high opaque fence is provided	East: 1.0m, 1.4m opaque fence is provided.
In all other cases	No minimum		

TOTAL LANDSCAPED AREA 1,916M²

ZONING PROVISION

ZONING PROVISION	REQUIRED	PROVIDED
Amenity Space Requirements	6m ² per dwelling unit.	Balconies= 805.7 m ²
(Can count towards landscape requirements)	Min 50% communal, aggregated into areas of 54m ² and where more than one aggregated area is provided, at least one must be minimum 54m ² = 780 m ²	Communal Rooftop Terrace (2 nd and 7 th floor): 135 m ²
		Outdoor Private Patio (ground floor): 127 m ²
		Interior amenity space = 210.2 m ²
		Rear Yard Area: 770.2 m ²
		Total amenity area= 2048.1 m ²

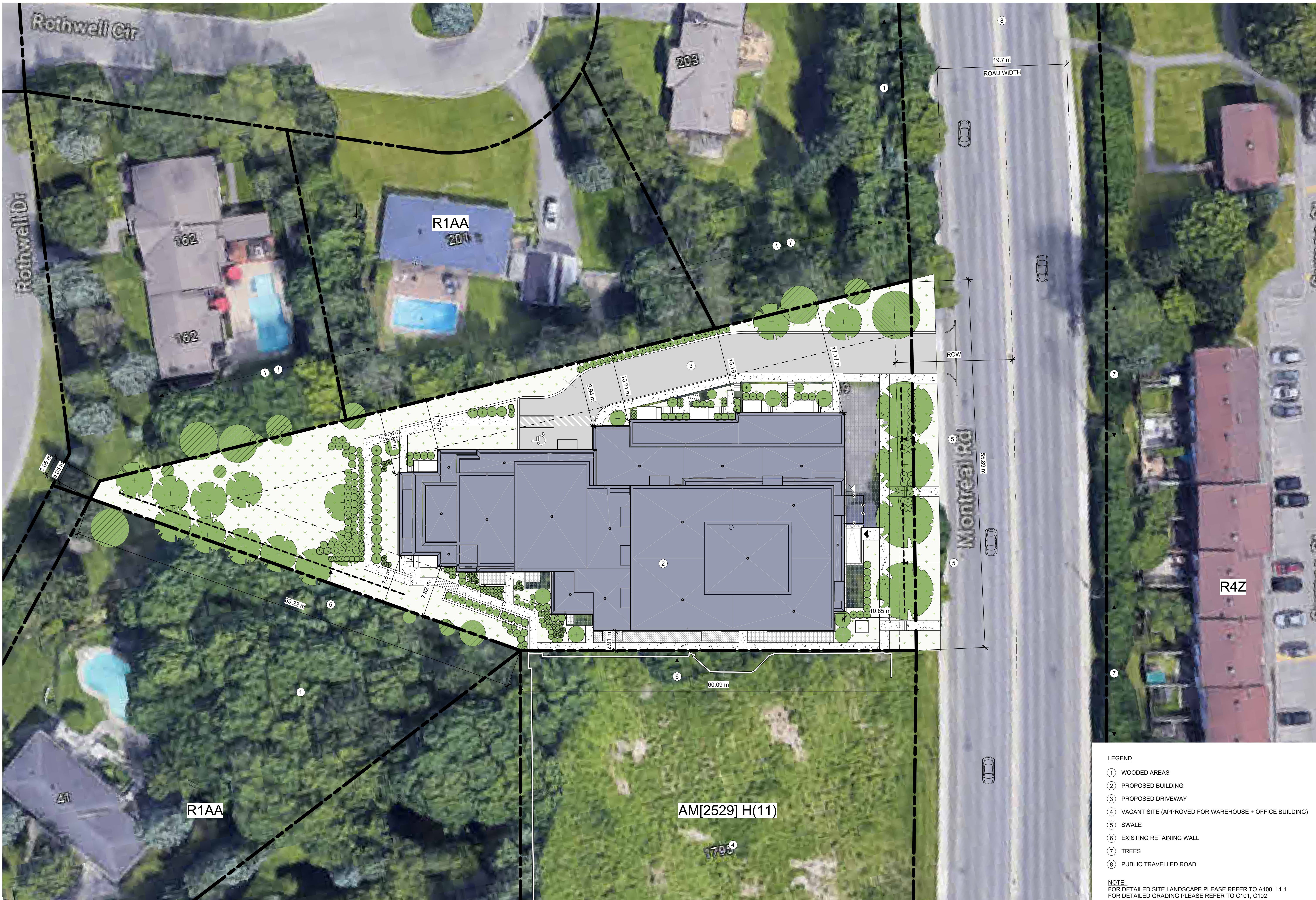
PARKING QUEUING + LOADING

RESIDENTIAL SPACES	REQUIRED	PROVIDED
	156	89 TOTAL (18) 4.6m x 2.4m (71) 6m x 2.6m

VISITOR SPACES	REQUIRED	PROVIDED
	26	18 TOTAL (16) 5.2m x 2.6m (2) BF 6m x 3.40m C/W 1.5m Transfer space

BICYCLE PARKING	REQUIRED	PROVIDED
	65	Total: 66 Residential: 12 @P2 Residential: 19 @P1 Residential: 27 @L1 Visitors: 8 Outside All spaces are 1.8m x 0.6m

Waste / Garbage Collection Location	If outdoor: Located within 9m from lot line abutting a public street, 3m from any other lot line, and screened from view with an opaque screen of minimum height of 2m.	Pickup staging at interlock paver area greater than 9m away from lot line abutting a public street.
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REV DATE ISSUE



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OTTAWA
ONTARIO, CANADA

PROJECT

1815 MONTREAL ROAD

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TITLE

SITE PLAN CONTEXT

PROJECT NO: 222450

DRAWN: R.R.

APPROVED: D.H.

SCALE: 1: 250

DATE PRINTED: 1/5/2024 10:16:33 AM

REV DRAWING NO.

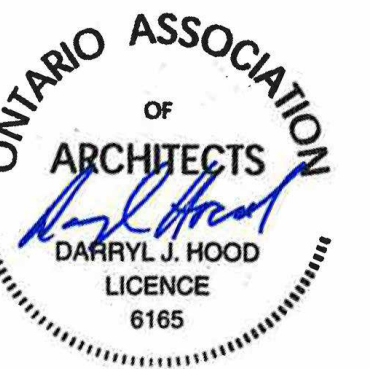
7

A101

LEGEND

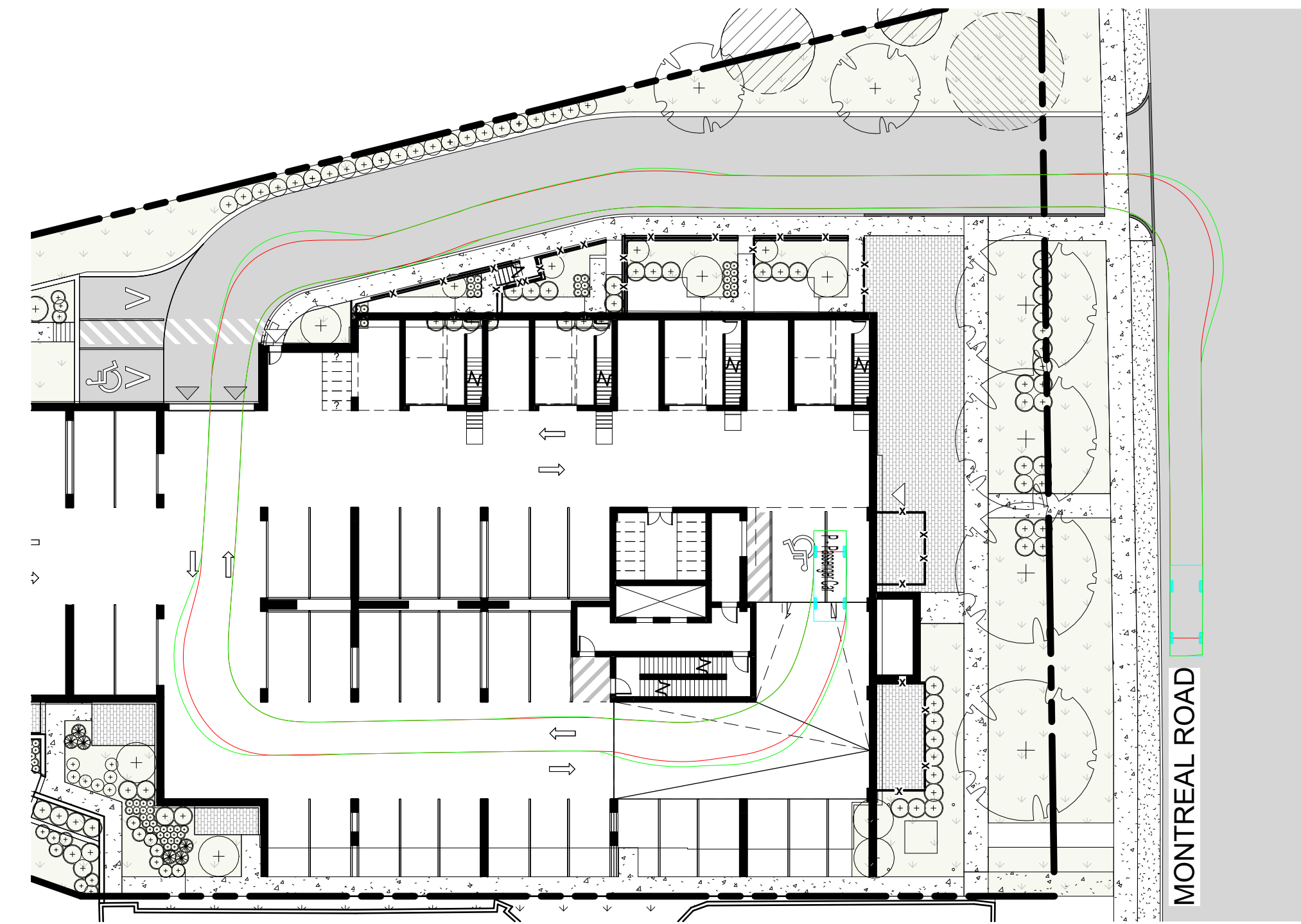
- ① WOODED AREAS
- ② PROPOSED BUILDING
- ③ PROPOSED DRIVEWAY
- ④ VACANT SITE (APPROVED FOR WAREHOUSE + OFFICE BUILDING)
- ⑤ SWALE
- ⑥ EXISTING RETAINING WALL
- ⑦ TREES
- ⑧ PUBLIC TRAVELLED ROAD

NOTE:
FOR DETAILED SITE LANDSCAPE PLEASE REFER TO A100, L1.1
FOR DETAILED GRADING PLEASE REFER TO C101, C102



P - Passenger Car
5.6 m

Passenger Car	
Overall Length	5.600m
Overall Width	2.000m
Overall Body Height	1.555m
Min Body Ground Clearance	0.340m
Track Width	2.000m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.300m



5.6 m

Passenger Car	
Overall Length	5.600m
Overall Width	2.000m
Overall Body Height	1.555m
Min Body Ground Clearance	0.340m
Track Width	2.000m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.300m

1 TURNING TEMPLATE - Car Entering
A102 | 1:300

2 TURNING TEMPLATE - Car Exiting
A102 | 1:300

STAMP

7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
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REV DATE	ISSUE	



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OTTAWA
ONTARIO, CANADA

PROJECT
1815 MONTREAL ROAD

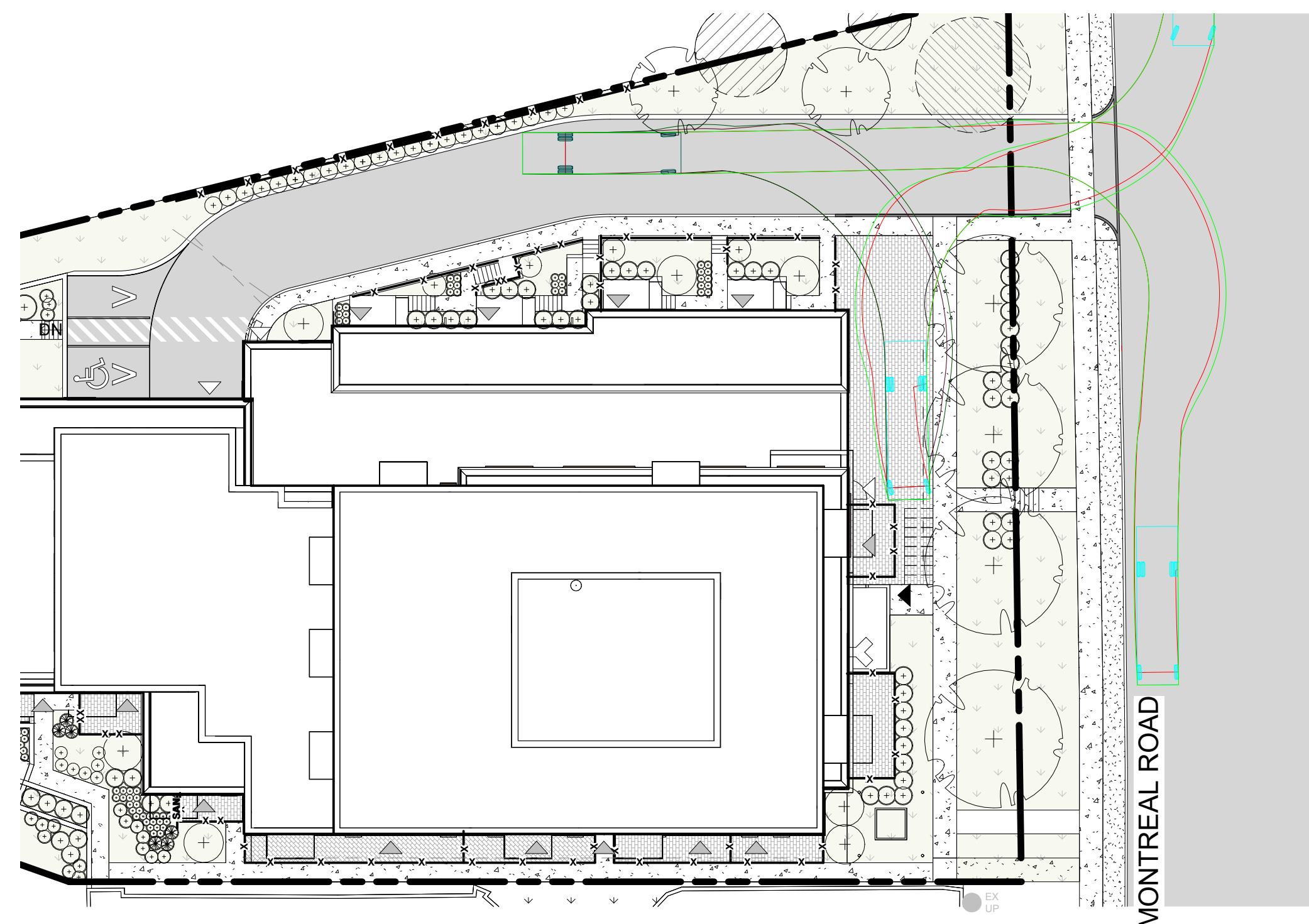
1815 MONTREAL ROAD

TITLE
**SITE ACCESS/
TURNING TEMPLATES**

PROJECT NO: 222450
DRAWN: Author
APPROVED: Approver
SCALE: 1: 300
DATE PRINTED: 1/5/2024 10:16:36 AM

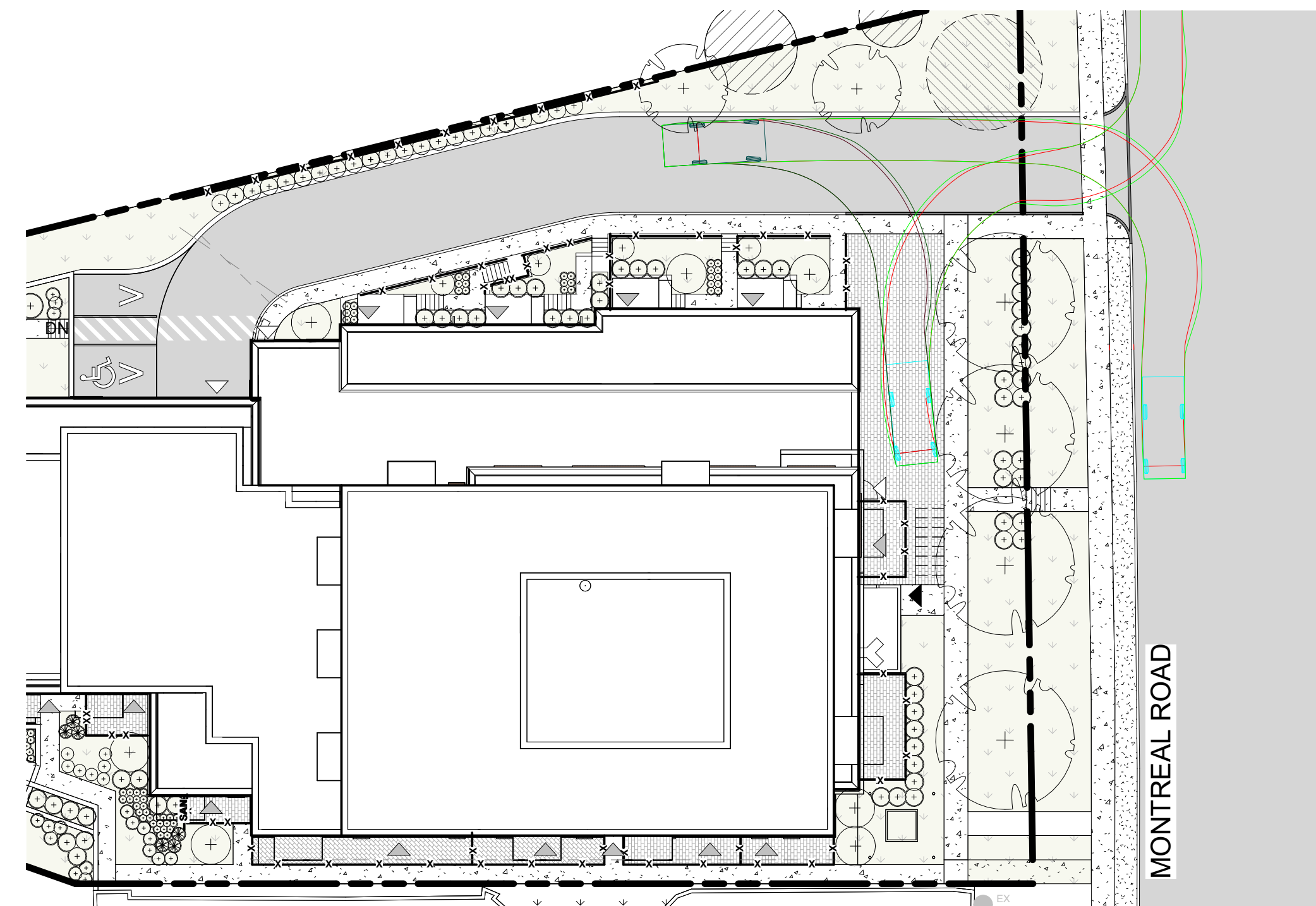
REV DRAWING NO.

7 A102



10 m
0.8 m 6.5 m
3.65 m

MSU - MEDIUM SINGLE UNIT TRUCK	
Overall Length	10m
Overall Width	2.6m
Overall Body Height	3.65m
Min Body Ground Clearance	0.445m
Track Width	2.6m
Lock-to-lock time	4s
Curb to Curb Turning Radius	11m



6.4 m
3.65 m

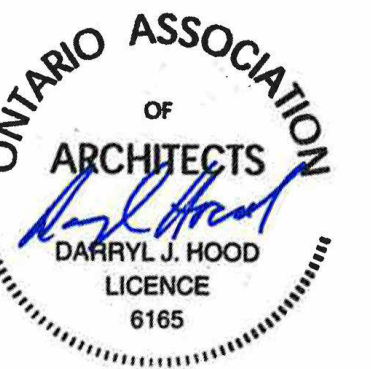
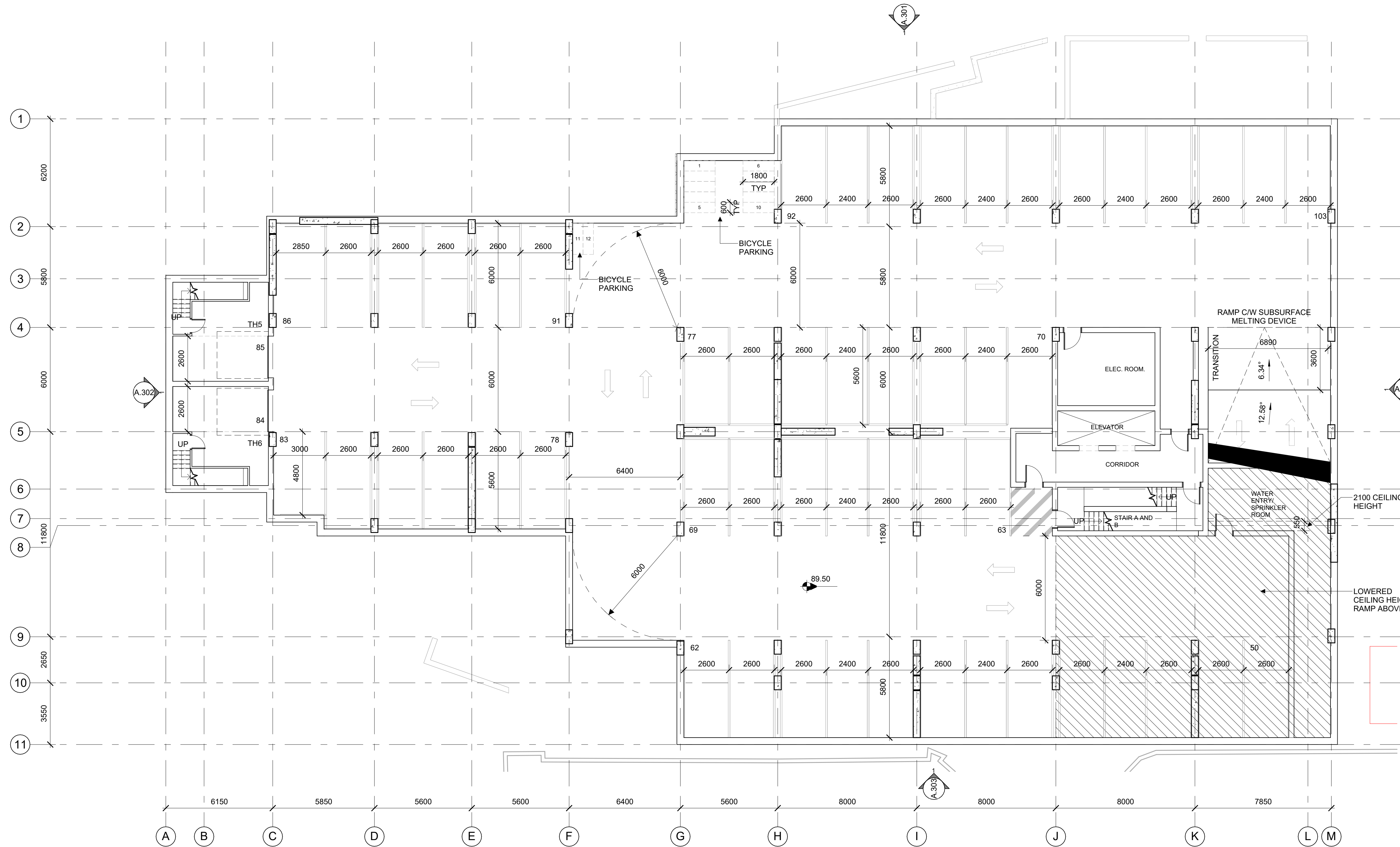
LSU - Light Single Unit Truck	
Overall Length	6.400m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.300m

3 TURNING TEMPLATE - Garbage
A102 | 1:300

4 TURNING TEMPLATE - U-Haul
A102 | 1:300

Resident	
17	COMPACT
72	NORMAL
Visitor	
2	BF PARKING
16	NORMAL
107	

Bike Parking	66
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STAMP

7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10	ISSUED FOR SITE PLAN CONTROL 2
3	2023.05.04	ISSUED FOR COORDINATION
2	2023.04.18	ISSUED FOR COORDINATION
1	2023.04.03	ISSUED FOR REVIEW

REV DATE ISSUE

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TITLE

**PARKING LEVEL 2
PLAN**

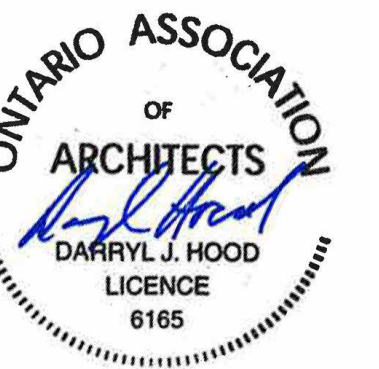
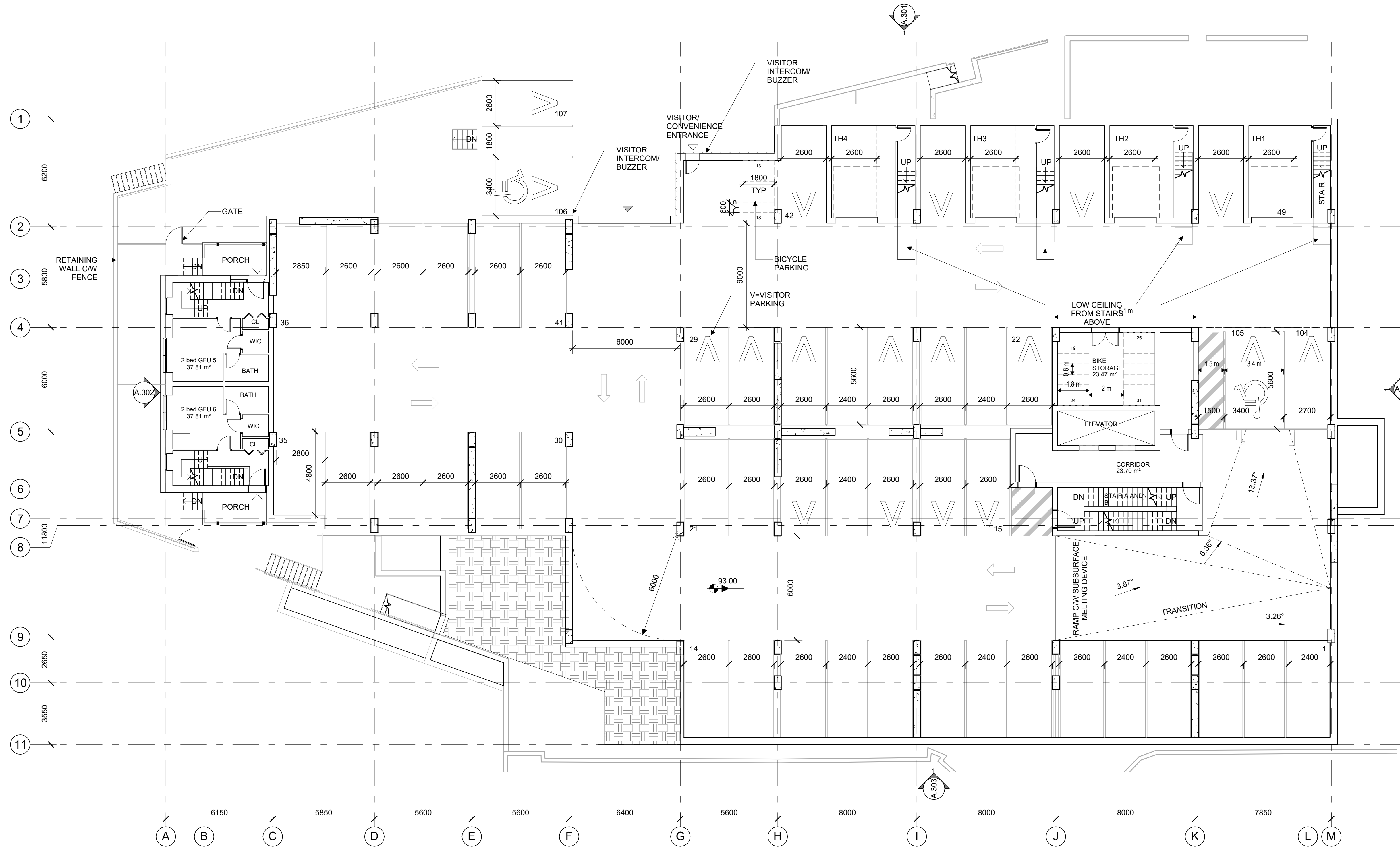
PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 11/5/2024 10:16:37 AM

REV DRAWING NO.

7 A.201

Resident	
17	COMPACT
72	NORMAL
Visitor	
2	BF PARKING
16	NORMAL
107	

Bike Parking	66
--------------	----



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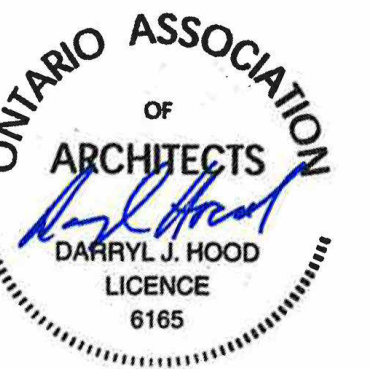
TITLE
**PARKING LEVEL 1
PLAN**

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 15/2024 10:16:38 AM

REV DRAWING NO.

7 A.202

1 PARKING LEVEL 1
A.202 1:125



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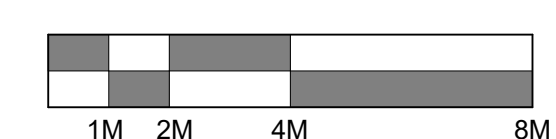
1815 MONTREAL ROAD

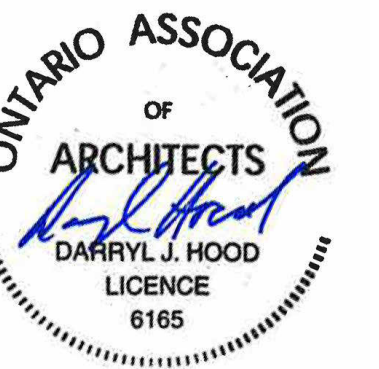
TITLE
1st FLOOR PLAN

PROJECT NO: 222450
DRAWN: R.R.
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7 A.211





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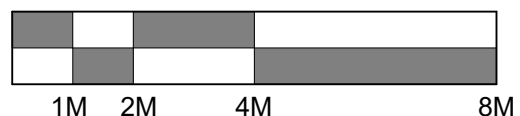
PROJECT
1815 MONTREAL ROAD

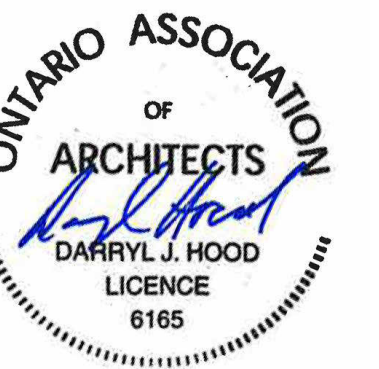
1815 MONTREAL ROAD

TITLE
2nd FLOOR PLAN

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 1/5/2024 10:16:40 AM

REV DRAWING NO.
7 A.212





STAMP

REV DATE	ISSUE
2024 01 05	ISSUED FOR SITE PLAN CONTROL 3
2023 10 10	ISSUED FOR SITE PLAN CONTROL 2
2023 05 26	ISSUED FOR SITE PLAN CONTROL 1
2023 05 25	ISSUED FOR COORDINATION
2023 05 04	ISSUED FOR COORDINATION
2023 04 18	ISSUED FOR COORDINATION
2023 04 03	ISSUED FOR REVIEW

NOTES

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CLIENT

OTTAWA
ONTARIO, CANADA

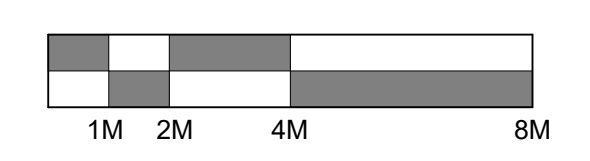
PROJECT
1815 MONTREAL ROAD

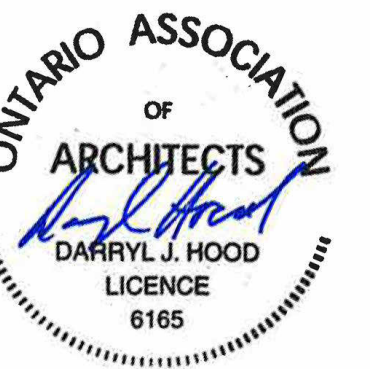
1815 MONTREAL ROAD

TITLE
3rd FLOOR PLAN

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 1/5/2024 10:16:41 AM

REV DRAWING NO.
7 A.213





STAMP

REV	DATE	ISSUE
7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10	ISSUED FOR SITE PLAN CONTROL 2
5	2023.05.26	ISSUED FOR SITE PLAN CONTROL
4	2023.05.25	ISSUED FOR COORDINATION
3	2023.05.04	ISSUED FOR COORDINATION
2	2023.04.18	ISSUED FOR COORDINATION
1	2023.04.03	ISSUED FOR REVIEW

NOTES

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CLIENT

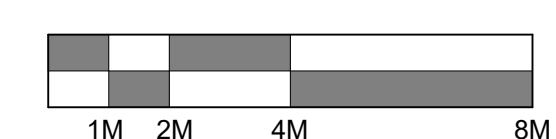
OTTAWA
ONTARIO, CANADA

PROJECT
1815 MONTREAL ROAD

1815 MONTREAL ROAD

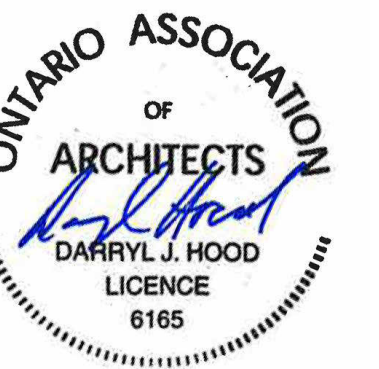
TITLE
4th FLOOR PLAN

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 1/5/2024 10:16:42 AM



REV DRAWING NO.

7 A.214



STAMP

REV DATE	ISSUE
7	2024.01.05 ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10 ISSUED FOR SITE PLAN CONTROL 2
5	2023.05.26 ISSUED FOR SITE PLAN CONTROL 1
4	2023.05.25 ISSUED FOR COORDINATION
3	2023.05.04 ISSUED FOR COORDINATION
2	2023.04.18 ISSUED FOR COORDINATION
1	2023.04.03 ISSUED FOR REVIEW



NOTES

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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

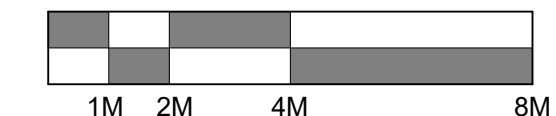
1815 MONTREAL ROAD

1815 MONTREAL ROAD

TITLE

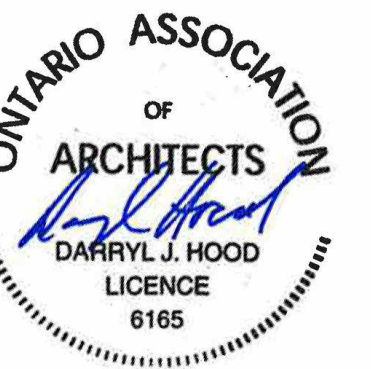
5th FLOOR PLAN

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 1/5/2024 10:16:43 AM



REV DRAWING NO.

7 A.215



STAMP

REV DATE	ISSUE
7	2024.01.05 ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10 ISSUED FOR SITE PLAN CONTROL 2
5	2023.05.26 ISSUED FOR SITE PLAN CONTROL 1
4	2023.05.25 ISSUED FOR COORDINATION
3	2023.05.04 ISSUED FOR COORDINATION
2	2023.04.18 ISSUED FOR COORDINATION
1	2023.04.03 ISSUED FOR REVIEW

NOTES

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CLIENT

OTTAWA
ONTARIO, CANADA

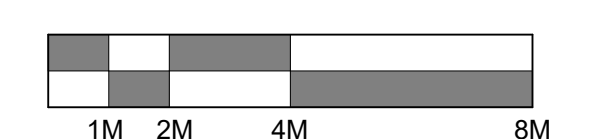
PROJECT
1815 MONTREAL ROAD

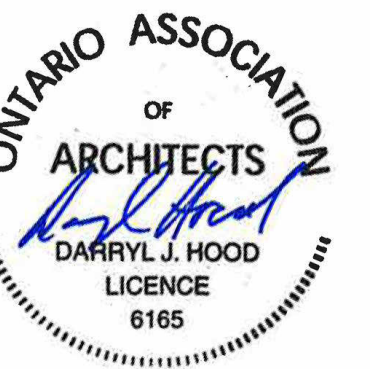
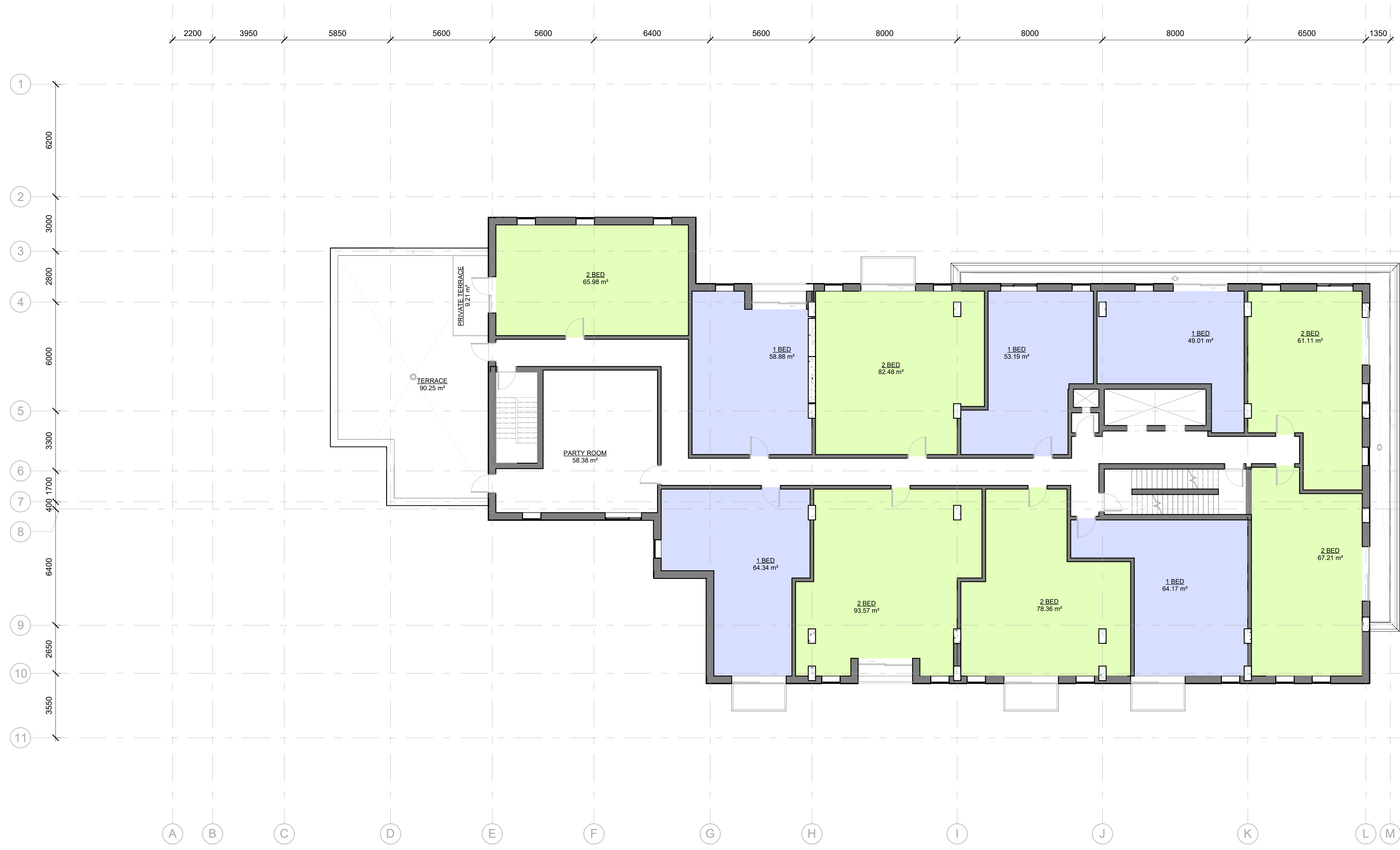
1815 MONTREAL ROAD

TITLE
6th FLOOR PLAN

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 1/5/2024 10:16:44 AM

REV DRAWING NO.
7 A.216





STAMP

7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10	ISSUED FOR SITE PLAN CONTROL 2
5	2023.05.26	ISSUED FOR SITE PLAN CONTROL 1
4	2023.05.25	ISSUED FOR COORDINATION
3	2023.05.04	ISSUED FOR COORDINATION
2	2023.04.18	ISSUED FOR COORDINATION
1	2023.04.03	ISSUED FOR REVIEW

REV DATE ISSUE



NOTES

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CLIENT

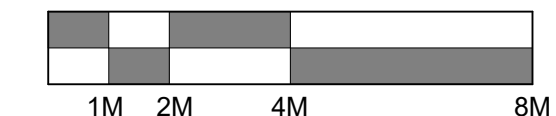
OTTAWA
ONTARIO, CANADA

PROJECT
1815 MONTREAL ROAD

1815 MONTREAL ROAD

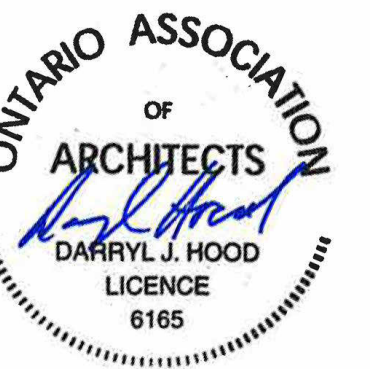
TITLE
7th FLOOR PLAN

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 1/5/2024 10:16:45 AM



REV DRAWING NO.

7 A.217



STAMP

REV	DATE	ISSUE
7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10	ISSUED FOR SITE PLAN CONTROL 2
5	2023.05.26	ISSUED FOR SITE PLAN CONTROL 1
4	2023.05.25	ISSUED FOR COORDINATION
3	2023.05.04	ISSUED FOR COORDINATION
2	2023.04.18	ISSUED FOR COORDINATION
1	2023.04.03	ISSUED FOR REVIEW

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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT
1815 MONTREAL ROAD

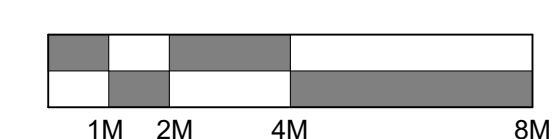
1815 MONTREAL ROAD

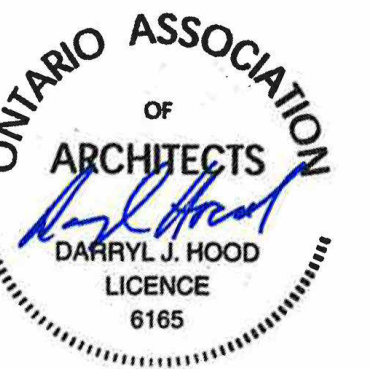
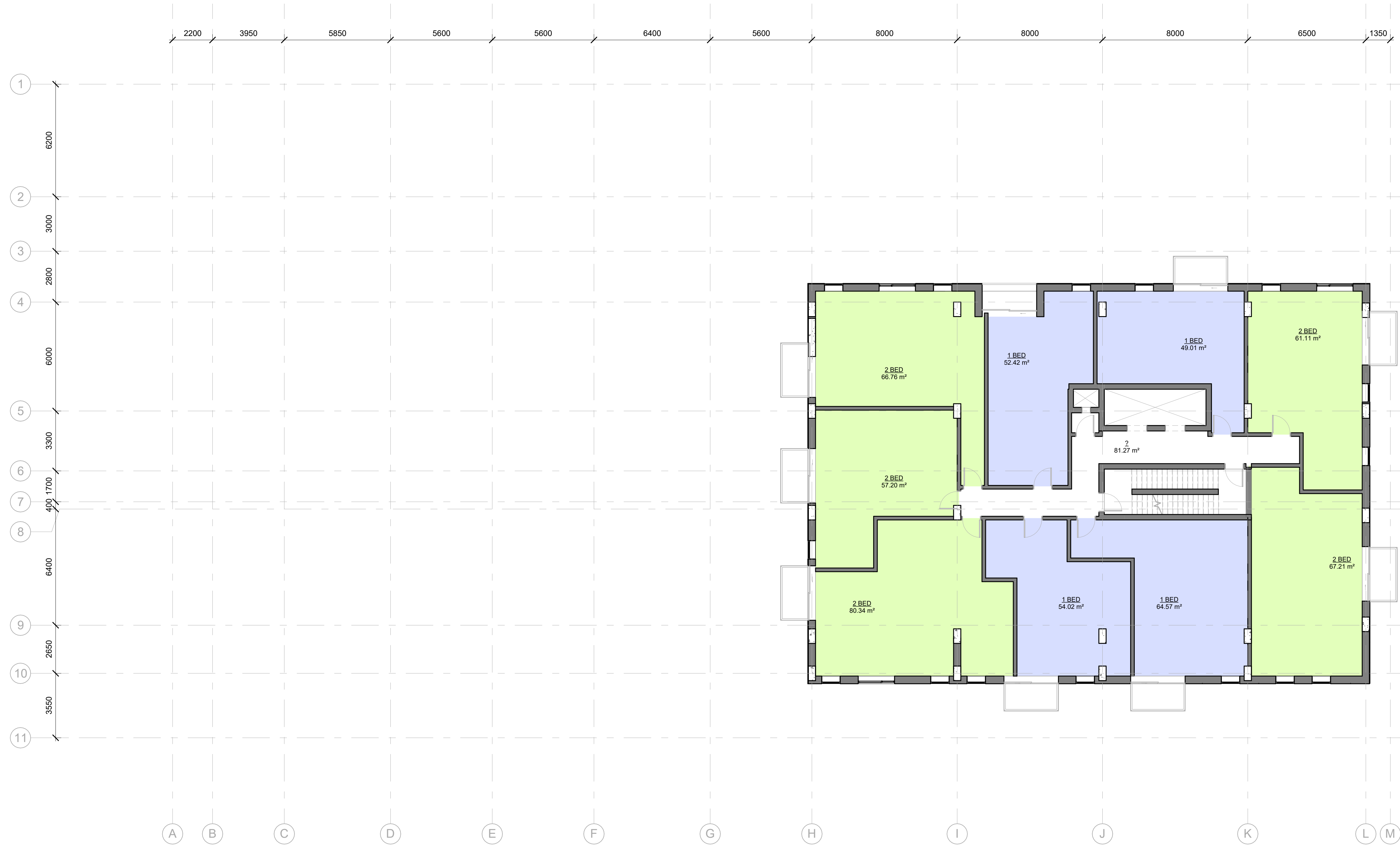
TITLE
8th FLOOR PLAN

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 1/5/2024 10:16:45 AM

REV DRAWING NO.

7 A.218





STAMP

REV	DATE	ISSUE
7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10	ISSUED FOR SITE PLAN CONTROL 2
5	2023.05.26	ISSUED FOR SITE PLAN CONTROL
4	2023.05.25	ISSUED FOR COORDINATION
3	2023.05.04	ISSUED FOR COORDINATION
2	2023.04.18	ISSUED FOR COORDINATION
1	2023.04.03	ISSUED FOR REVIEW

NOTES

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CLIENT

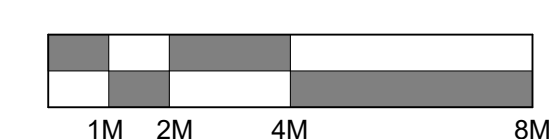
OTTAWA
ONTARIO, CANADA

PROJECT
1815 MONTREAL ROAD

1815 MONTREAL ROAD

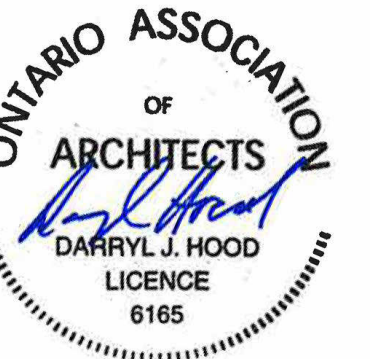
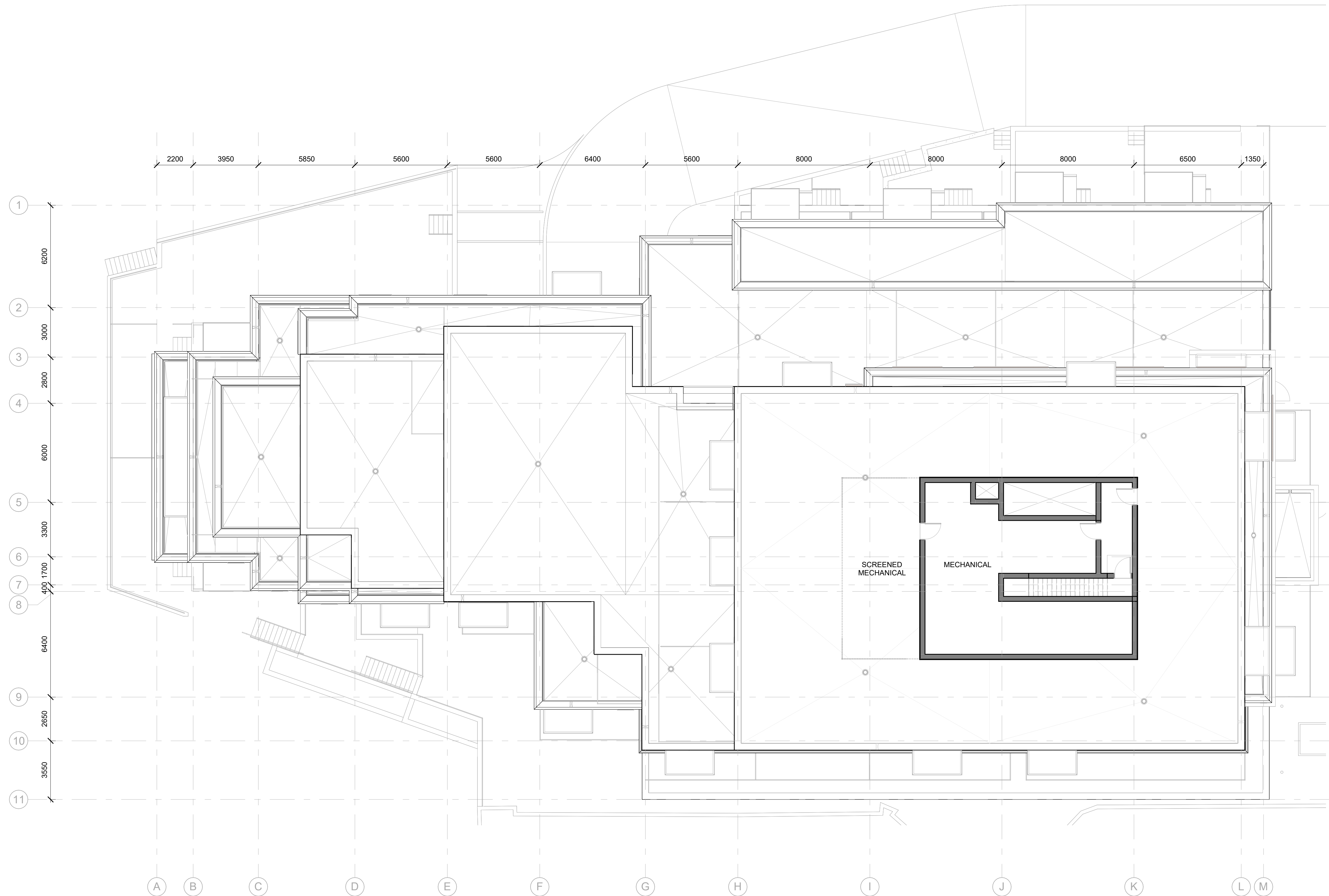
TITLE
9th FLOOR PLAN

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 1/5/2024 10:16:46 AM



REV DRAWING NO.

7 A.219



STAMP

7	2024 01 05	ISSUED FOR SITE PLAN CONTROL 3
6	2023 10 10	ISSUED FOR SITE PLAN CONTROL 2
5	2023 05 26	ISSUED FOR SITE PLAN CONTROL
4	2023 05 25	ISSUED FOR COORDINATION
3	2023 05 04	ISSUED FOR COORDINATION
2	2023 04 18	ISSUED FOR COORDINATION
1	2023 04 03	ISSUED FOR REVIEW

REV DATE ISSUE



NOTES

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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

1815 MONTREAL ROAD

1815 MONTREAL ROAD

TITLE

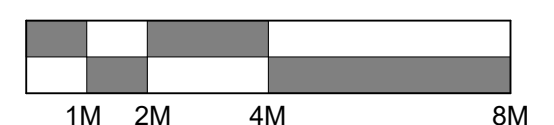
PENTHOUS PLAN

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: 1 : 125
DATE PRINTED: 1/5/2024 10:16:48 AM

REV DRAWING NO.

7

A.219a



ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

BIRD-SAFE GLASS TO BE USED AT A MIN. 90% OF ALL GLASS WITHIN THE FIRST 16M ABOVE AVERAGE GRADE (OR TO THE HEIGHT OF THE ADJACENT MATURE TREES)

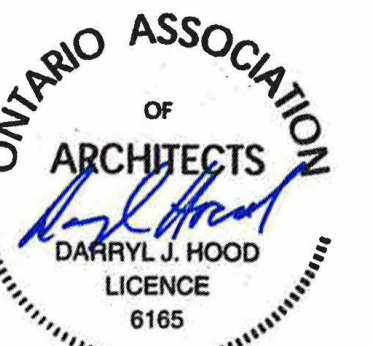
ELEVATION KEYNOTES:

- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT MULTI LINE
- # SAMPLE TEXT

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
	BRICK VENEER MANUFACTURER: COLOUR:	
	STONE VENEER - BLOCK MANUFACTURER: COLOUR:	
	FIBERCEMENT CLADDING MANUFACTURER: COLOUR:	



STAMP

REV	DATE	ISSUE
7	2024 01 05	ISSUED FOR SITE PLAN CONTROL 3
6	2023 10 10	ISSUED FOR SITE PLAN CONTROL 2
5	2023 05 26	ISSUED FOR SITE PLAN CONTROL
4	2023 05 25	ISSUED FOR COORDINATION
3	2023 05 04	ISSUED FOR COORDINATION
2	2023 04 18	ISSUED FOR COORDINATION
1	2023 04 03	ISSUED FOR REVIEW

NOTES

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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT
1815 MONTREAL ROAD

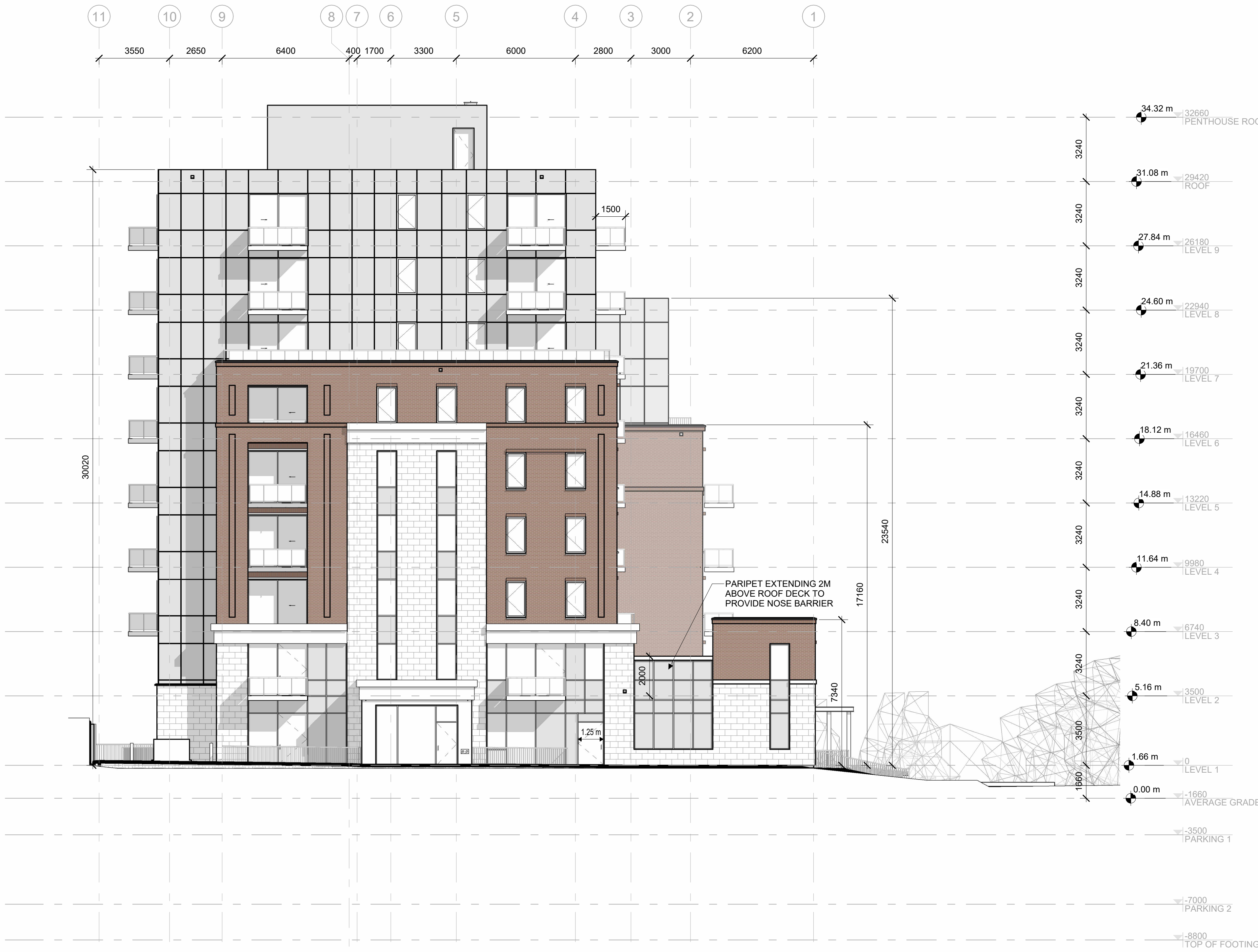
1815 MONTREAL ROAD

TITLE
SOUTH ELEVATION

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: As Indicated
DATE PRINTED: 1/5/2024 10:16:58 AM

REV DRAWING NO.

7 A.300



1 SOUTH ELEVATION

A.300 1:125

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

BIRD-SAFE GLASS TO BE USED AT A MIN. 90% OF ALL GLASS WITHIN THE FIRST 16M ABOVE AVERAGE GRADE (OR TO THE HEIGHT OF THE ADJACENT MATURE TREES)

ELEVATION KEYNOTES:

- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT MULTI LINE
- # SAMPLE TEXT

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
		BRICK VENEER MANUFACTURER: COLOUR:
		STONE VENEER - BLOCK MANUFACTURER: COLOUR:
		FIBERCEMENT CLADDING MANUFACTURER: COLOUR:



STAMP

REV	DATE	ISSUE
7	2024 01 05	ISSUED FOR SITE PLAN CONTROL 3
6	2023 10 10	ISSUED FOR SITE PLAN CONTROL 2
5	2023 05 26	ISSUED FOR SITE PLAN CONTROL
4	2023 05 25	ISSUED FOR COORDINATION
3	2023 05 04	ISSUED FOR COORDINATION
2	2023 04 18	ISSUED FOR COORDINATION
1	2023 04 03	ISSUED FOR REVIEW

NOTES

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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

1815 MONTREAL ROAD

1815 MONTREAL ROAD

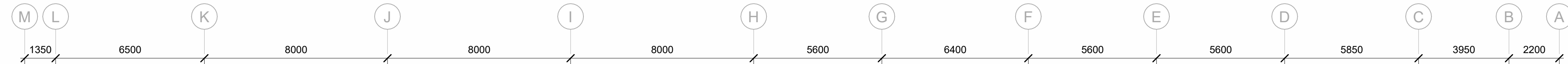
TITLE

EAST ELEVATION

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: As Indicated
DATE PRINTED: 1/5/2024 10:17:08 AM

REV DRAWING NO.

7 A.301



1 EAST ELEVATION
A.301 | 1:125

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

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ELEVATION KEYNOTES:

- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT MULTI LINE
- # SAMPLE TEXT

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
		BRICK VENEER MANUFACTURER: COLOUR:
		STONE VENEER - BLOCK MANUFACTURER: COLOUR:
		FIBERCEMENT CLADDING MANUFACTURER: COLOUR:



STAMP

REV	DATE	ISSUE
7	2024 01 05	ISSUED FOR SITE PLAN CONTROL 3
6	2023 10 10	ISSUED FOR SITE PLAN CONTROL 2
5	2023 05 26	ISSUED FOR SITE PLAN CONTROL
4	2023 05 25	ISSUED FOR COORDINATION
3	2023 05 04	ISSUED FOR COORDINATION
2	2023 04 18	ISSUED FOR COORDINATION
1	2023 04 03	ISSUED FOR REVIEW

NOTES

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- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

1815 MONTREAL ROAD

1815 MONTREAL ROAD

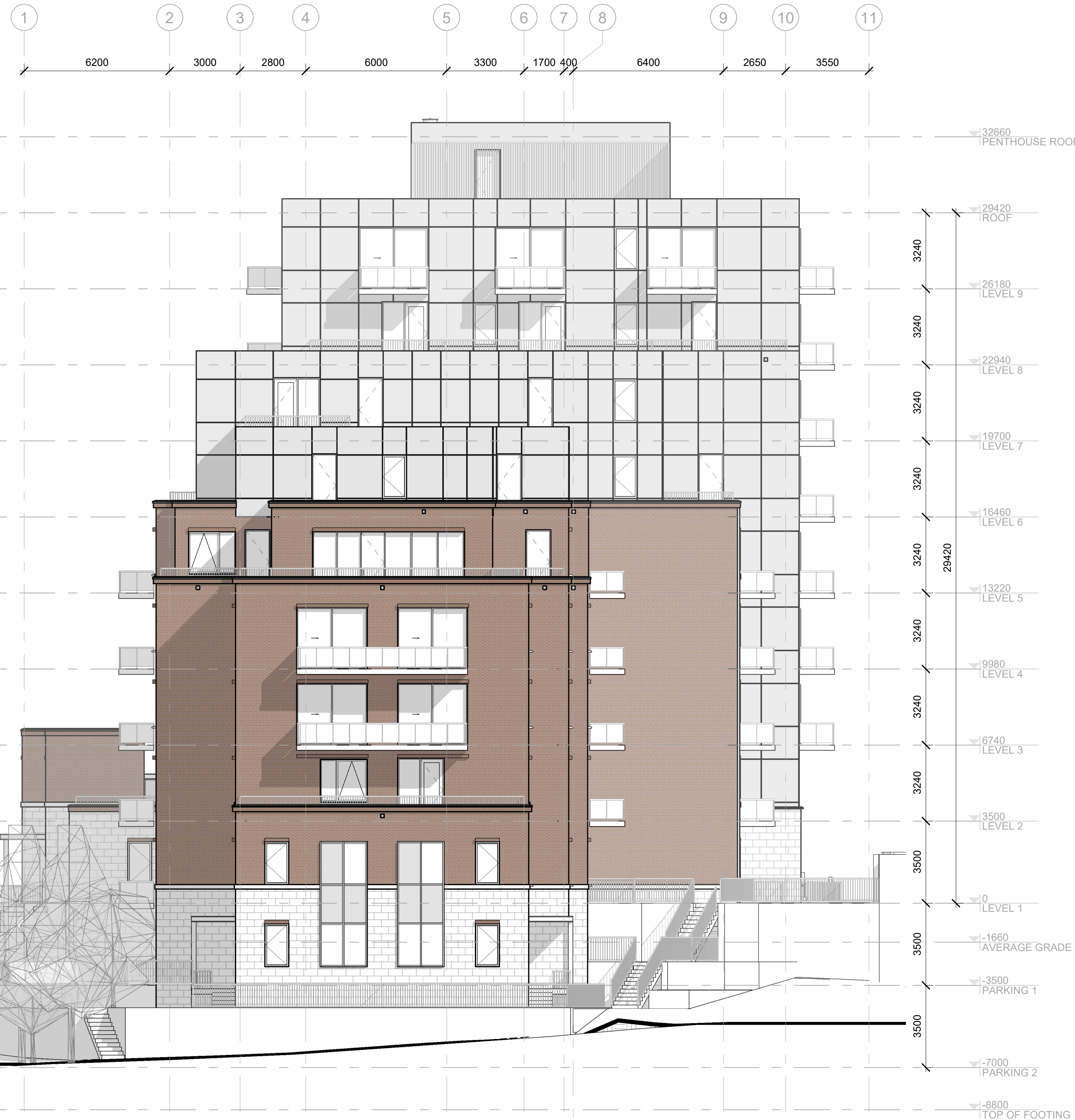
TITLE

NORTH ELEVATION

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: As Indicated
DATE PRINTED: 1/5/2024 10:17:18 AM

REV DRAWING NO.

7 A.302



1 NORTH ELEVATION
A.302 | 1:125

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

BIRD-SAFE GLASS TO BE USED AT A MIN. 90% OF ALL GLASS WITHIN THE FIRST 16M ABOVE AVERAGE GRADE (OR TO THE HEIGHT OF THE ADJACENT MATURE TREES)

ELEVATION KEYNOTES:

- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT MULTI LINE
- # SAMPLE TEXT

ELEVATION LEGEND:

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		STONE VENEER - BLOCK MANUFACTURER: COLOUR:
		FIBERCEMENT CLADDING MANUFACTURER: COLOUR:



STAMP

REV	DATE	ISSUE
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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

1815 MONTREAL ROAD

1815 MONTREAL ROAD

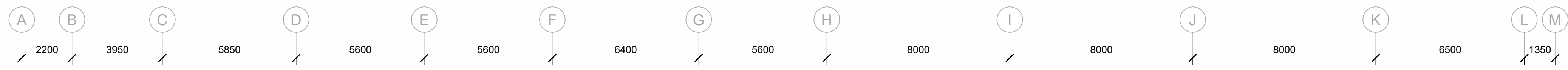
TITLE

WEST ELEVATION

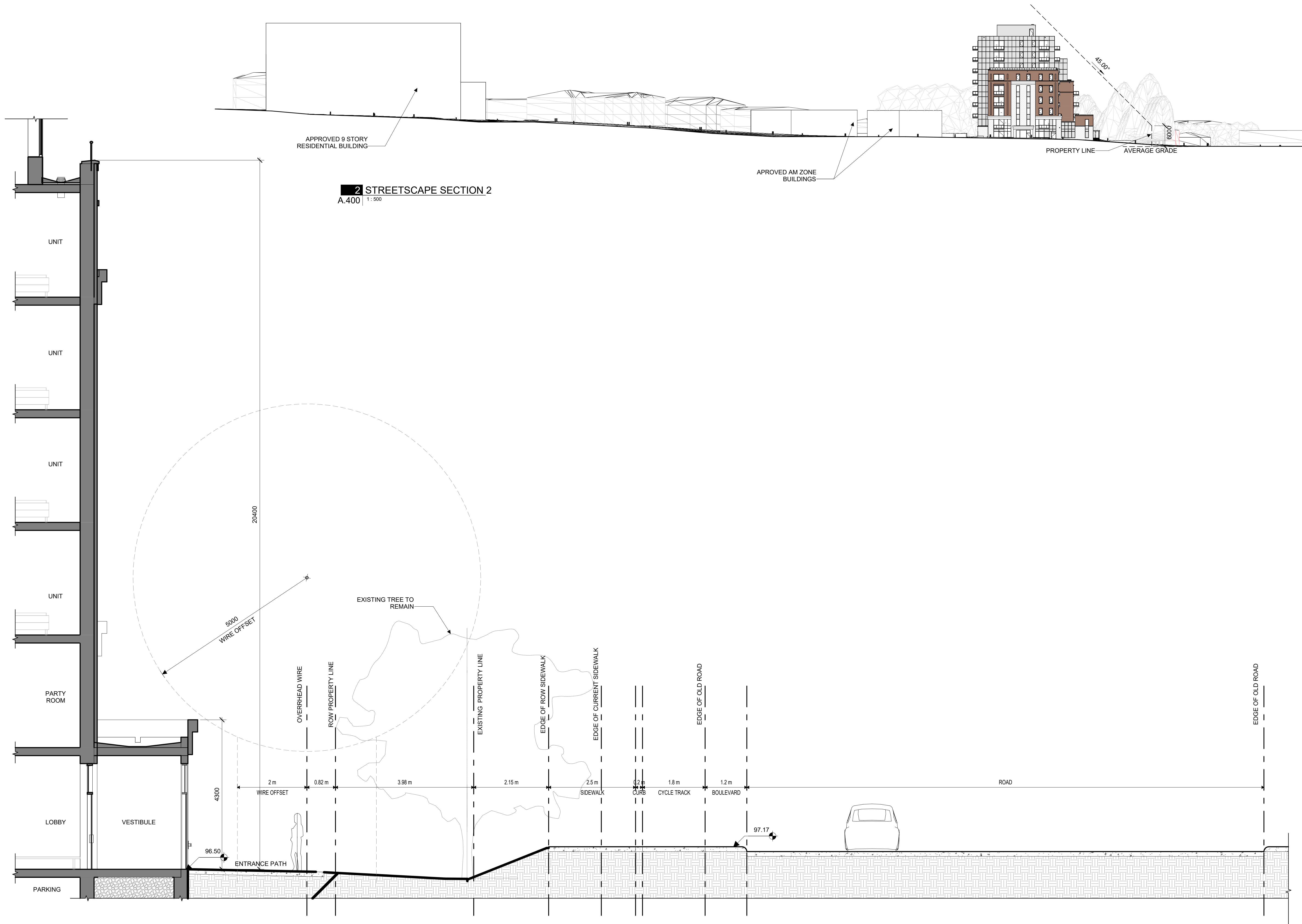
PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: As Indicated
DATE PRINTED: 1/5/2024 10:17:31 AM

REV DRAWING NO.

7 A.303



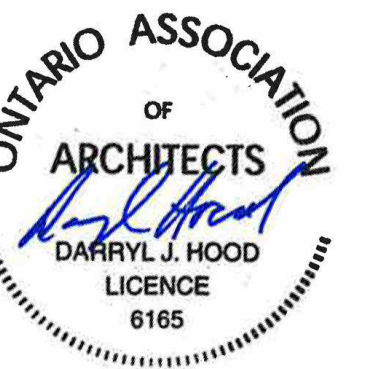
1 WEST ELEVATION
A.303 | 1:125



2 STREETScape SECTION 2
A.400 | 1:500

1 STREETScape SECTION 1
A.400 | 1:50

STAMP



7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10	ISSUED FOR SITE PLAN CONTROL 2
5	2023.05.26	ISSUED FOR SITE PLAN CONTROL
REV DATE	ISSUE	

- NOTES
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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT
1815 MONTREAL ROAD

1815 MONTREAL ROAD

TITLE
STREETScape SECTIONS

PROJECT NO: 222450
DRAWN: R.R.
APPROVED: D.H.
SCALE: As indicated
DATE PRINTED: 1/5/2024 10:17:35 AM

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7 A.400