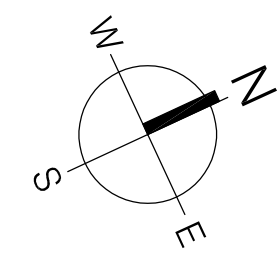
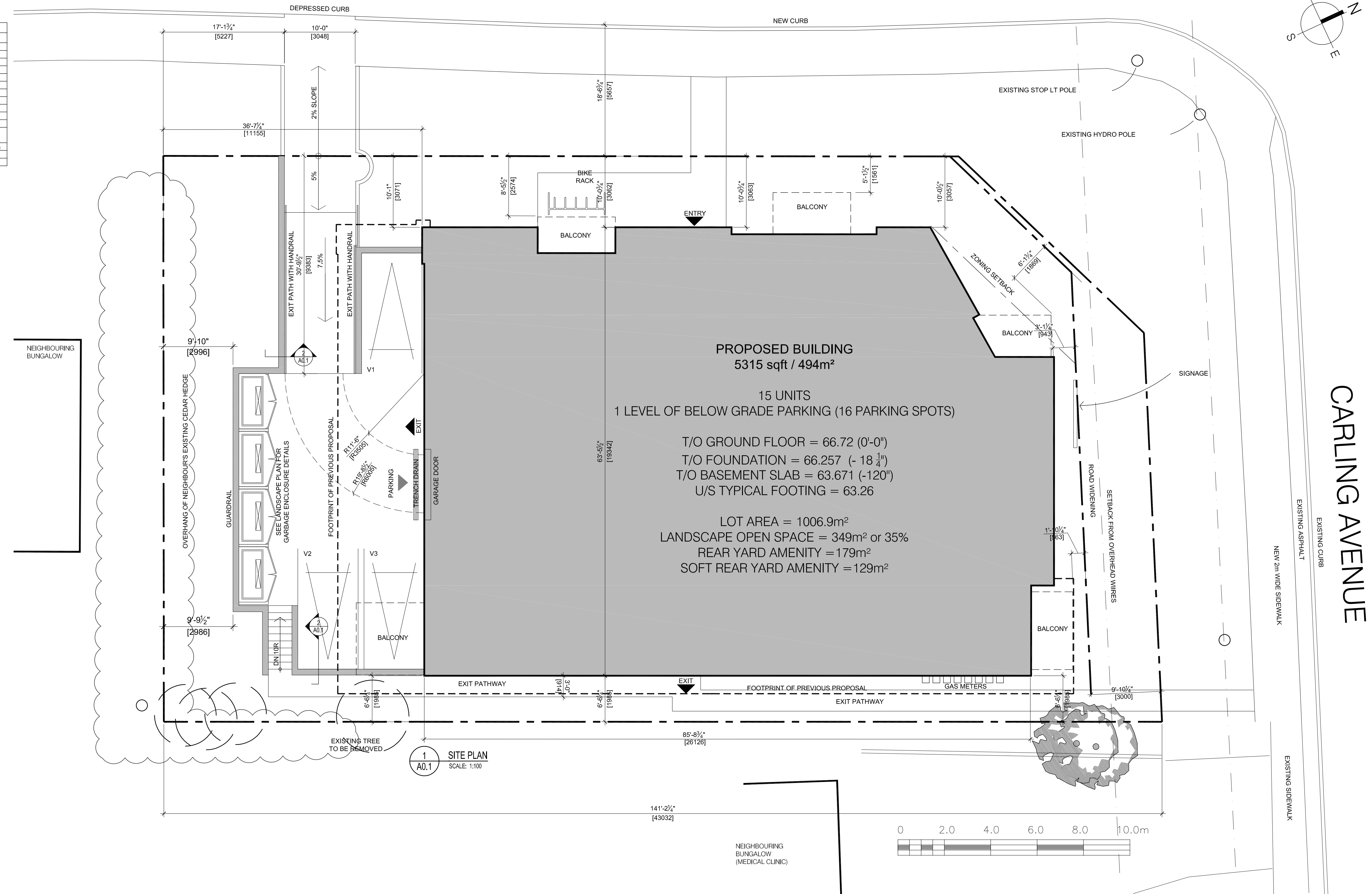
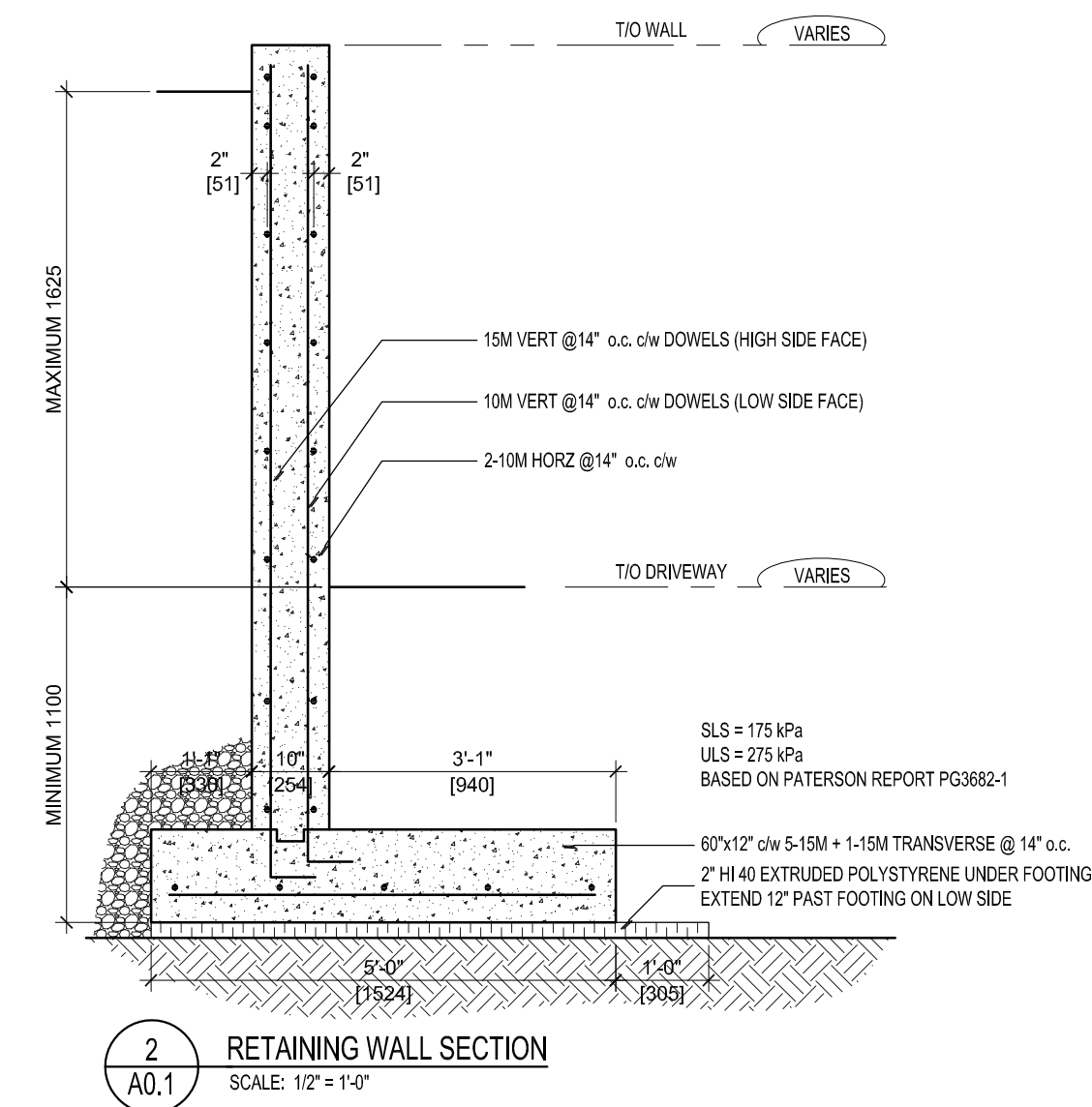


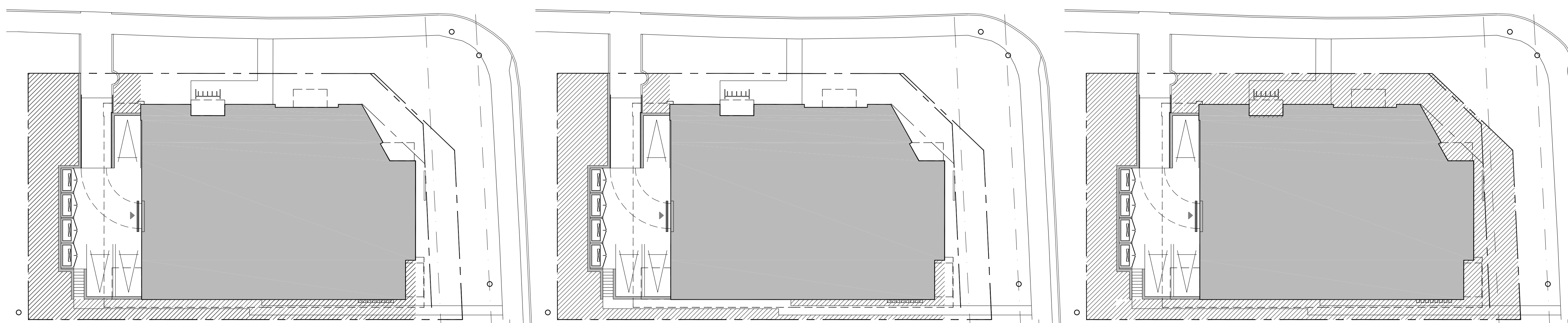
BEDALE DRIVE



ZONING SUMMARY		
PROVISION	REQUIRED	PROVIDED
Lot area (m ²)	No minimum	n/a
Lot width (min)	No minimum	n/a
Front yard setback	3 m	3.0 m
Corner side yard setback	3 m	3.0 m
Interior side yard setback (min)	1.2 m	2.0 m
Rear yard setback (min)	7.5 m	11.1 m
Height (max)	12.5 m	11.4 m
Required Number of Resident Parking Spaces	1.2/unit = 18 total	(variance granted) 16
Required Number of Visitor Parking Spaces	0.2/unit = 3 total	3 spaces
Bicycle Parking Spaces	0.5/unit = 8 total	15 spaces
Private Amenity Area	6m ² per dwelling unit	6 m ² rdw
Common Amenity Area	A minimum of 50% of the required total amenity area	yes
Landscape buffer along parking area	3 m	(variance granted) 2.9 m
Driving Aisle width (max)	3.6	yes



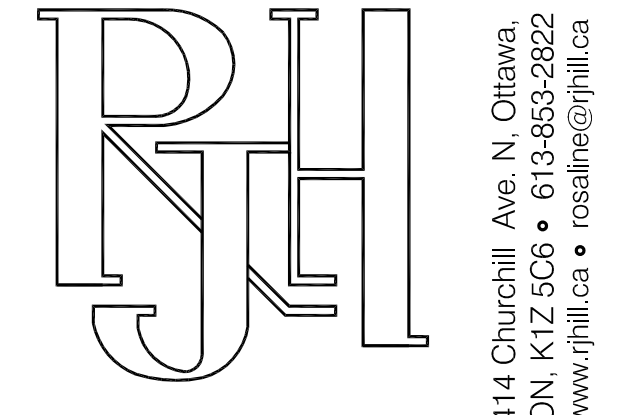
1 SITE PLAN
SCALE: 1:100



TOTAL REAR YARD AMENITY = 179m²

TOTAL SOFT REAR YARD AMENITY = 147m²

LANDSCAPE AREA = 349m²



Rosaline J. Hill Architect Inc.

No.	Y / M / D	REVISION
5.	2021-02-08	STRUCTURAL REVIEW
4.	2020-11-04	SITE PLAN CONTROL
3.	2020-09-14	COORDINATION
2.	2020-07-22	REVISED REAR YARD EXIT PATH
1.	2020-07-17	COORDINATION

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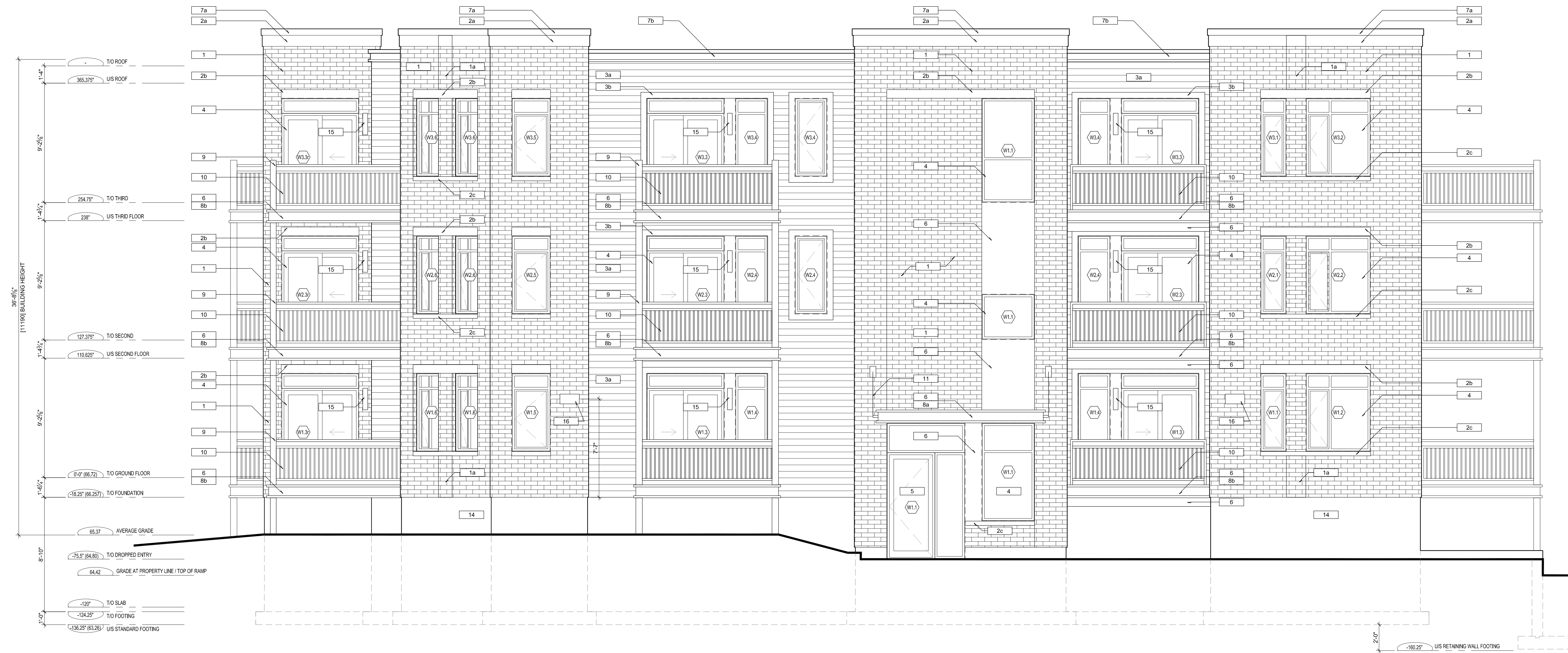
KEEL APARTMENTS
3368 Carling Ave, Ottawa, ON, K2H 5A8

SITE PLAN

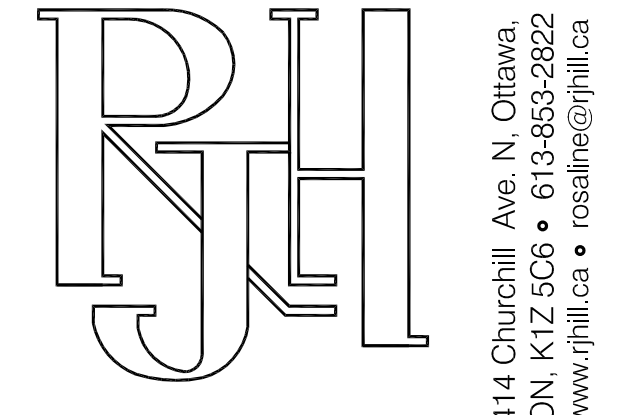
Drawn By:	Date:	A1.0
AW	JULY 2020	
Project No:	Scale:	
1917	1:100	

Carling Ave Exterior Finish Schedule					15-Dec-20
Keynote	Material	Manufacturer	Product	Colour	Comments
1	Brick Veneer	Meridian	Max	Cavendish 2	
2b	Precast Concrete Headers	Shouldice	8" Tapestry Sills	Executive Grey	
2c	Precast Concrete Sills	Shouldice	4" Tapestry precast sills	Executive Grey	
2a	Stone Cornice Mortar	Shouldice	12" Architectural Stone Tapestry finish	Standard Grey	
3a	Steel Masonry Angles	N/A	As per specs		Includes all steel masonry lintels and overhead garage door steel angle at jamb/lintel
3b	Horizontal Siding	James Hardie	Cedermill Select 7"	Iron Gray	Please see architectural elevations for location of colours.
3c	Window Batten Trim	Hardie	Hardie Batten Trim	Iron Gray	
4	Column Cladding	Prestige	PVC Column, Painted	Black	
8a + 8b	Soffit	Gentek	Aluminum	Black	
6	Fascia	Gentek	Aluminum	Black	
6	Prefinished Metal Flashing	As per specs	As per specs	Black	
7a + 7b	Parapet Cap Flashing	Gentek	Aluminum	"Graphite/Dover Gray"	"Graphite" at siding areas and "Dover Gray" at masonry areas.
7a + 7b	Prefinished Metal Parapet	As per specs	As per specs	"Graphite"	Located between siding and parapet cap.
6	Fascia	Gentek	Aluminum	"Graphite"	
7c	Roof Scupper	As per specs	As per specs	To match adjacent materials	
13	Exterior Steel Doors	As per specs	As per specs	Black	
4	Vinyl Entry Windows	TBD	As per specs	Black	Colour sample to be provided with tender
10	Aluminum Rolling System	TBD	Aluminum, square top rail, square pickets/posts	Black	
12	Overhead Garage Door	Diectec	Classic	Granite	Including ground floor podium decks
6	Entry Eyebrow Feature	As per specs	Aluminum	Black	
12	Overhead Garage Door	Ch	G-5000 (As per specs)	Color Gray	
5	Storefront Entry System	As per specs	As per specs	Black	Colour samples to be provided with tender

Revised Jan 14, 2021



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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www.rjhil.ca • rosahill@rjhil.ca

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3.	2020-09-14	COORDINATION
2.	2020-07-22	REVISED REAR YARD EXIT PATH
1.	2020-07-17	COORDINATION

KEY TO MATERIALS

TO BE READ WITH THE ATTACHED EXTERIOR FINISH SCHEDULE

- 1 BRICK VENEER
COLOUR: CAVENDISH 2
SIZE: MAX
MORTAR COLOUR TO MATCH
- 1a BRICK VENEER (RECESSED 1/2")
COLOUR: CAVENDISH 2
SIZE: MAX
MORTAR COLOUR TO MATCH
- 2a SHOULDICE STONE CORNICE
COLOUR: GREY
SIZE: 24"x12"
MORTAR COLOUR TO MATCH
- 2b SHOULDICE STONE HEADER
COLOUR: GREY
SIZE: 24"x8"
MORTAR COLOUR TO MATCH
- 2c SHOULDICE 24" SLOPED STONE SILL
COLOUR: GREY
SIZE: 24" x 3 1/2"
MORTAR COLOUR TO MATCH
- 3a HARDIE LAF SIDING
TEXTURE: SMOOTH
COLOUR: T80 (GREY)
- 3b HARDIE TRIM
TEXTURE: SMOOTH
COLOUR: T80 (GREY)
- 4 ALUMINUM CLAD VINYL WINDOWS
COLOUR: BLACK
- 5 ALUMINUM STORE FRONT ENTRY DOOR
COLOUR: BLACK
- 6 PREFINISHED 22ga METAL
COLOUR: BLACK
SEE DETAILS FOR PROFILES
- 7a PREFINISHED 22ga METAL CAP FLASHING
COLOUR: T80 (TO MATCH STONE)
SEE DETAILS FOR PROFILES
- 7b PREFINISHED 22ga METAL CAP FLASHING AND CORNICE
COLOUR: T80 (TO MATCH SIDING)
SEE DETAILS FOR PROFILES
- 7c OVERFLOW SCUPPER
COLOUR: T80 (TO MATCH SIDING)
- 8a WOOD LOOK ALUMINUM VENTED SOFFIT
COLOUR: CEDAR
- 8b ALUMINUM VENTED SOFFIT
COLOUR: BLACK
- 9 PRESTIGE PVC COLUMN CLADDING
COLOUR: BLACK
- 10 ALUMINUM BALCONY GUARD,
COLOUR: BLACK
ENGINEERED DRAWINGS TO BE PROVIDED TO BUILDING INSPECTOR
- 11 STRUCTURAL CANOPY SUPPORT
COLOUR: BLACK
SEE DETAILS
- 12 SECTIONAL STEEL GARAGE DOOR
COLOUR: GREY
- 13 STEEL EXT DOOR
COLOUR: BLACK
- 14 CEMENT PAVING
- 15 CANARM TAY 10L308M 2LT
60W TYPE A, 4.57W x 20H x 5.75D
- 16 LITHONIA MIRVALED EXT WALL PACK
LED 400K

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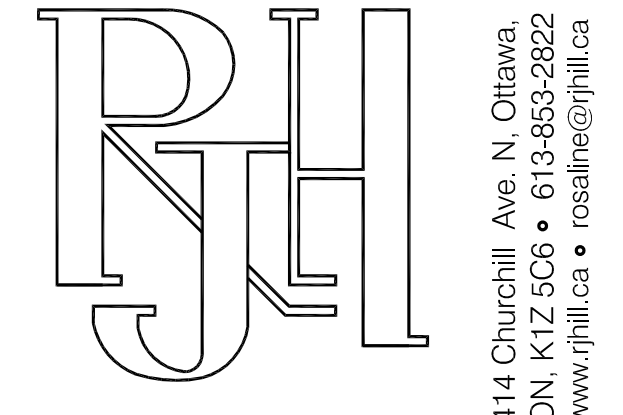
KEEL APARTMENTS
3368 Carling Ave, Ottawa, ON, K2H 5A8

WEST ELEVATION

Drawn By: XX	Date: JULY 2020	A2.1
Project No: 1917	Scale: 1/4" = 1'-0"	

Carling Ave Exterior Finish Schedule					15-Dec-20
Keynote	Material	Manufacturer	Product	Colour	Comments
1	Brick Veneer	Meridian	May	Cavendish 2	
2b	Precast Concrete Headers	Shouldice	8" Tapestry candle	Executive Grey	
2c	Precast Concrete Sills	Shouldice	4" Tapestry precast sills	Executive Grey	
2a	Stone Cornice	Interstar	12" Architectural Stone Tapestry finish	Standard Grey	
					Includes all steel masonry lintels and overhead garage door steel angle at jamb/lintel
3a	Steel Masonry Angles	N/A	As per specs		
	Horizontal Siding	James Hardie	Cedermill Select 7"	Iron Gray	Please see architectural elevations for location of colours.
3b	Window Batten Trim	Hardie	Hardie Batten Trim	Iron Gray	
8a + 8b	Column Cladding	Prestige	PVC Column, Painted	Black	
6	Soffit	Gentek	Aluminum	Black	
6	Prefinished Metal Flashing	As per specs	As per specs	Black	
7a + 7b	Parapet Cap Flashing	Gentek	Aluminum	"Graphite/Dover Gray"	"Graphite" at siding areas and "Dover Gray" at masonry areas.
	Prefinished Metal Parapet				Located between siding and parapet cap.
7c	Fascia	Gentek	Aluminum	"Graphite"	
9	Roof Scupper	As per specs	As per specs	To match adjacent materials	
13	Exterior Steel Doors	As per specs	As per specs	Black	
4	Vinyl Entry Windows	As per specs	As per specs	Black	
10	Aluminum Rolling System	TBD	Aluminum, square top rail, square pickets/posts	Black	Colour sample to be provided with tender
12	Exterior Balcony Decking	Dectec	Classic	Granite	Including ground floor podium decks
6	Entry Eyebrow Feature	Ch	Aluminum	Black	
5	Overhead Garage Door	As per specs	G-5000 (As per specs)	Color Gray	
5	Storefront Entry System	As per specs	As per specs	Black	Colour samples to be provided with tender

Revised Jan 14, 2021



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4.	2020-11-04	SITE PLAN CONTROL
3.	2020-09-14	COORDINATION
2.	2020-07-22	REVISED REAR YARD EXIT PATH
1.	2020-07-17	COORDINATION



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

KEY TO MATERIALS

TO BE READ WITH THE ATTACHED EXTERIOR FINISH SCHEDULE

- 1 BRICK VENEER
COLOUR: CAVENDISH 2
SIZE: MAX
MORTAR COLOUR TO MATCH
- 1a BRICK VENEER (RECESSED 1/2")
COLOUR: CAVENDISH 2
SIZE: MAX
MORTAR COLOUR TO MATCH
- 2a SHOULDICE STONE CORNICE
COLOUR: GREY
SIZE: 24"x12"
MORTAR COLOUR TO MATCH
- 2b SHOULDICE STONE HEADER
COLOUR: GREY
SIZE: 24"x8"
MORTAR COLOUR TO MATCH
- 2c SHOULDICE 1/4" SLOPED STONE SILL
COLOUR: GREY
SIZE: 24" x 3 1/2"
MORTAR COLOUR TO MATCH
- 3a HARDIE LAF SIDING
TEXTURE: SMOOTH
COLOUR: TBD (GREY)
- 3b HARDIE TRIM
TEXTURE: SMOOTH
COLOUR: TBD (GREY)
- 4 ALUMINUM CLAD VINYL WINDOWS
COLOUR: BLACK
- 5 ALUMINUM STORE FRONT ENTRY DOOR
COLOUR: BLACK
- 6 PREFINISHED 22ga METAL
COLOUR: BLACK
SEE DETAILS FOR PROFILES
- 7a PREFINISHED 22ga METAL CAP FLASHING
COLOUR: TBD (TO MATCH STONE)
SEE DETAILS FOR PROFILES
- 7b PREFINISHED 22ga METAL CAP FLASHING
AND CORNICE
COLOUR: TBD (TO MATCH SIDING)
SEE DETAILS FOR PROFILES
- 7c OVERFLOW SCUPPER
COLOUR: TBD (TO MATCH SIDING)
- 8a WOOD LOOK ALUMINUM VENTED SOFFIT
COLOUR: CEDAR
- 8b ALUMINUM VENTED SOFFIT
COLOUR: BLACK
- 9 PRESTIGE PVC COLUMN CLADDING
COLOUR: BLACK
- 10 ALUMINUM BALCONY GUARD,
COLOUR: BLACK
ENGINEERED DRAWINGS TO BE
PROVIDED TO BUILDING INSPECTOR
- 11 STRUCTURAL CANOPY SUPPORT
COLOUR: BLACK
SEE DETAILS
- 12 SECTIONAL STEEL GARAGE DOOR
COLOUR: GREY
- 13 STEEL EXT DOOR
COLOUR: BLACK
- 14 CEMENT PARING
- 15 CANARM TAY IOL308M 2LT
60W TYPE A, 4.57W x 207H x 5.75D
- 16 LITHONIA MIRVALED EXT WALL PACK
LED 4000K

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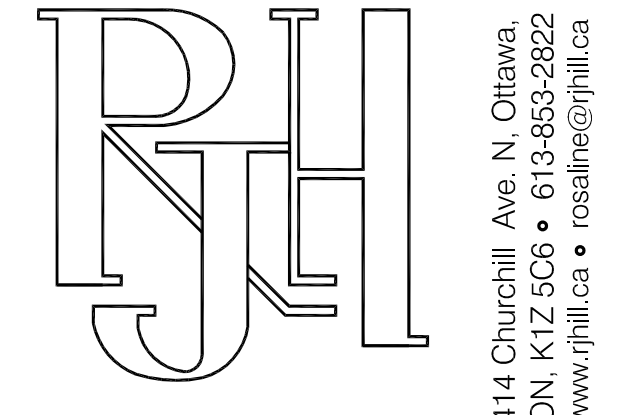
KEEL APARTMENTS
3368 Carling Ave, Ottawa, ON, K2H 5A8

NORHT ELEVATION

Drawn By: XX	Date: JULY 2020	A2.2
Project No: 1917	Scale: 1/4" = 1'-0"	

Carling Ave Exterior Finish Schedule					15-Dec-20
Keynote	Material	Manufacturer	Product	Colour	Comments
1	Brick Veneer	Meridian	May	Cavendish 2	
2b	Precast Concrete Headers	Shouldice	8" Tapestry Cande	Executive Grey	
2c	Precast Concrete Sills	Shouldice	4" Tapestry precast sills	Executive Grey	
2a	Stone Cornice	Shouldice	12" Architectural Stone Tapestry finish	Executive Grey	
	Mortar	Interstar	As per specs	Standard Grey	
	Steel Masonry Angles	N/A	As per specs		Includes all steel masonry lintels and overhead garage door steel angle at jamb/lintel
3a	Horizontal Siding	James Hardie	Cedermill Select 7"	Iron Gray	Please see architectural elevations for location of colours.
3b	Window Batten Trim	Hardie	Hardie Batten Trim	Iron Gray	
8a + 8b	Column Cladding	Prestige	PVC Column, Painted	Black	
6	Soffit	Gentek	Aluminum	Black	
6	Fascia	Gentek	Aluminum	Black	
6	Prefinished Metal Flashing	As per specs	As per specs	Black	
7a + 7b	Parapet Cap Flashing	Gentek	Aluminum	"Graphite/Dover Gray"	"Graphite" at siding areas and "Dover Gray" at masonry areas.
7a + 7b	Prefinished Metal Parapet	As per specs	As per specs	"Graphite"	Located between siding and parapet cap.
9	Fascia	Gentek	Aluminum	"Graphite"	
7c	Roof Scupper	As per specs	As per specs	To match adjacent materials	
13	Exterior Steel Doors	As per specs	As per specs	Black	
4	Vinyl Entry Windows	As per specs	As per specs	Black	
10	Aluminum Rolling System	TBD	Aluminum, square top rail, square pickets/posts	Black	Colour sample to be provided with tender
12	Exterior Balcony Decking	Dectec	Classic	Granite	Including ground floor podium decks
6	Entry Eyebrow Feature	Ch	Aluminum	Black	
5	Overhead Garage Door	As per specs	G-5000 (As per specs)	Color: Gray	
5	Storefront Entry System	As per specs	As per specs	Black	Colour samples to be provided with tender

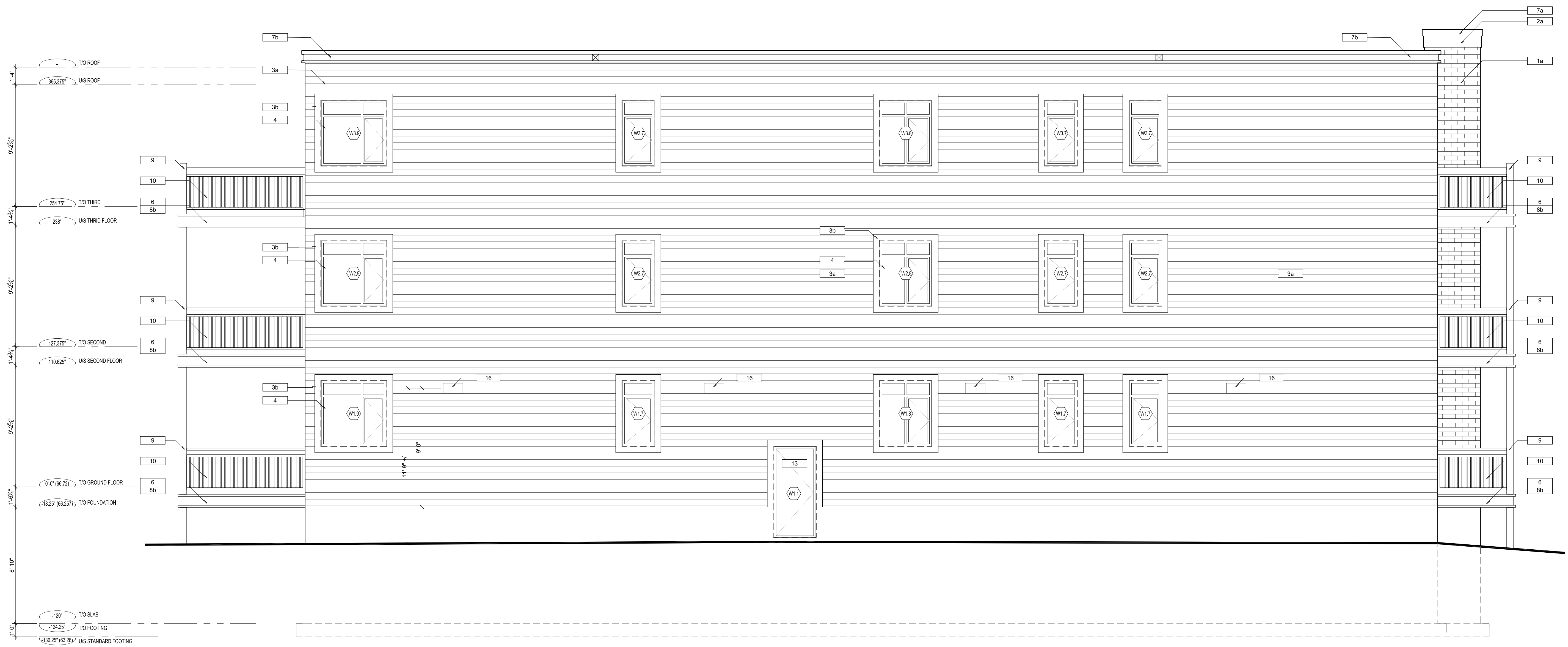
Revised Jan 14, 2021



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No.	Y / M / D	REVISION
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3.	2020-09-14	COORDINATION
2.	2020-07-22	REVISED REAR YARD EXIT PATH
1.	2020-07-17	COORDINATION



1 EAST ELEVATION
A2.3
SCALE: 1/4"=1'-0"

KEY TO MATERIALS

TO BE READ WITH THE ATTACHED EXTERIOR FINISH SCHEDULE

- 1 BRICK VENEER
COLOUR: CAVENDISH 2
SIZE: MAX
MORTAR COLOUR TO MATCH
- 1a BRICK VENEER (RECESSED 1/2")
COLOUR: CAVENDISH 2
SIZE: MAX
MORTAR COLOUR TO MATCH
- 2a SHOULDICE STONE CORNICE
COLOUR: GREY
SIZE: 24"x12"
MORTAR COLOUR TO MATCH
- 2b SHOULDICE STONE HEADER
COLOUR: GREY
SIZE: 24"x8"
MORTAR COLOUR TO MATCH
- 2c SHOULDICE 4x4 SLOPED STONE SILL
COLOUR: GREY
SIZE: 24" x 3 1/2"
MORTAR COLOUR TO MATCH
- 3a HARDIE LAF SIDING
TEXTURE: SMOOTH
COLOUR: TBO (GREY)
- 3b HARDIE TRIM
TEXTURE: SMOOTH
COLOUR: TBO (GREY)
- 4 ALUMINUM CLAD VINYL WINDOWS
COLOUR: BLACK
- 5 ALUMINUM STORE FRONT ENTRY DOOR
COLOUR: BLACK
- 6 PREFINISHED 22ga METAL
COLOUR: BLACK
SEE DETAILS FOR PROFILES
- 7a PREFINISHED 22ga METAL CAP FLASHING
COLOUR: TBO (TO MATCH STONE)
SEE DETAILS FOR PROFILES
- 7b PREFINISHED 22ga METAL CAP FLASHING AND CORNICE
COLOUR: TBO (TO MATCH SIDING)
SEE DETAILS FOR PROFILES
- 7c OVERFLOW SCUPPER
COLOUR: TBO (TO MATCH SIDING)
- 8a WOOD LOOK ALUMINUM VENTED SOFFIT
COLOUR: CEDAR
- 8b ALUMINUM VENTED SOFFIT
COLOUR: BLACK
- 9 PRESTIGE PVC COLUMN CLADDING
COLOUR: BLACK
- 10 ALUMINUM BALCONY GUARD,
COLOUR: BLACK
ENGINEERED DRAWINGS TO BE PROVIDED TO BUILDING INSPECTOR
- 11 STRUCTURAL CANOPY SUPPORT
COLOUR: BLACK
SEE DETAILS
- 12 SECTIONAL STEEL GARAGE DOOR
COLOUR: GREY
- 13 STEEL EXT DOOR
COLOUR: BLACK
- 14 CEMENT PAVING
- 15 CANARM TAY 10L308M 2LT
60W TYPE A, 4.57W x 20H x 5.75D
- 16 LITHONIA MIRVALED EXT WALL PACK
LED 4000K

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KEEL APARTMENTS
3368 Carling Ave, Ottawa, ON, K2H 5A8

EAST ELEVATION

Drawn By: XX	Date: JULY 2020	A2.3
Project No: 1917	Scale: 1/4" = 1'-0"	

Keynote	Material	Manufacturer	Product	Colour	Comments
1	Brick Veneer	Meridian	Max	Cavendish 2	
2b	Precast Concrete Headers	Shouldice	8" Tapestry Cande	Executive Grey	
2c	Precast Concrete Sills	Shouldice	4" Tapestry precast sills	Executive Grey	
2a	Stone Cornice	Shouldice	12" Architectural Stone Tapestry finish	Executive Grey	
	Mortar	Interstar	As per specs	Standard Grey	
	Steel Masonry Angles	N/A	As per specs		Includes all steel masonry lintels and overhead garage door steel angle at jamb/lintel
3a	Horizontal Siding	James Hardie	Cedermill Select 7"	Iron Gray	Please see architectural elevations for location of colours.
3b	Window Batten Trim	Hardie	Hardie Batten Trim	Iron Gray	
9	Column Cladding	Prestige	PVC Column, Painted	Black	
8a + 8b	Soffit	Gentek	Aluminum	Black	
6	Fascia	Gentek	Aluminum	Black	
6	Prefinished Metal Flashing	As per specs	As per specs	Black	
7a + 7b	Parapet Cap Flashing	Gentek	Aluminum	"Graphite/Dover Gray"	"Graphite" at siding areas and "Dover Gray" at masonry areas.
	Prefinished Metal Parapet	Gentek	Aluminum	"Graphite"	Located between siding and parapet cap.
9	Fascia	Gentek	Aluminum	"Graphite"	
7c	Roof Scupper	As per specs	As per specs	To match adjacent materials	
13	Exterior Steel Doors	As per specs	As per specs	Black	
4	Vinyl Doors	TBD	As per specs	Black	Colour sample to be provided with tender
10	Aluminum Rolling System	TBD	Aluminum, square top rail, square pickets/posts	Black	
12	Exterior Balcony Decking	Dectec	Classic	Granite	Including ground floor podium decks
6	Entry Eyebrow Feature	Ch	Aluminum	Black	
5	Overhead Garage Door	As per specs	G-5000 (As per specs)	Color Gray	
5	Storefront Entry System	As per specs	As per specs	Black	Colour samples to be provided with tender

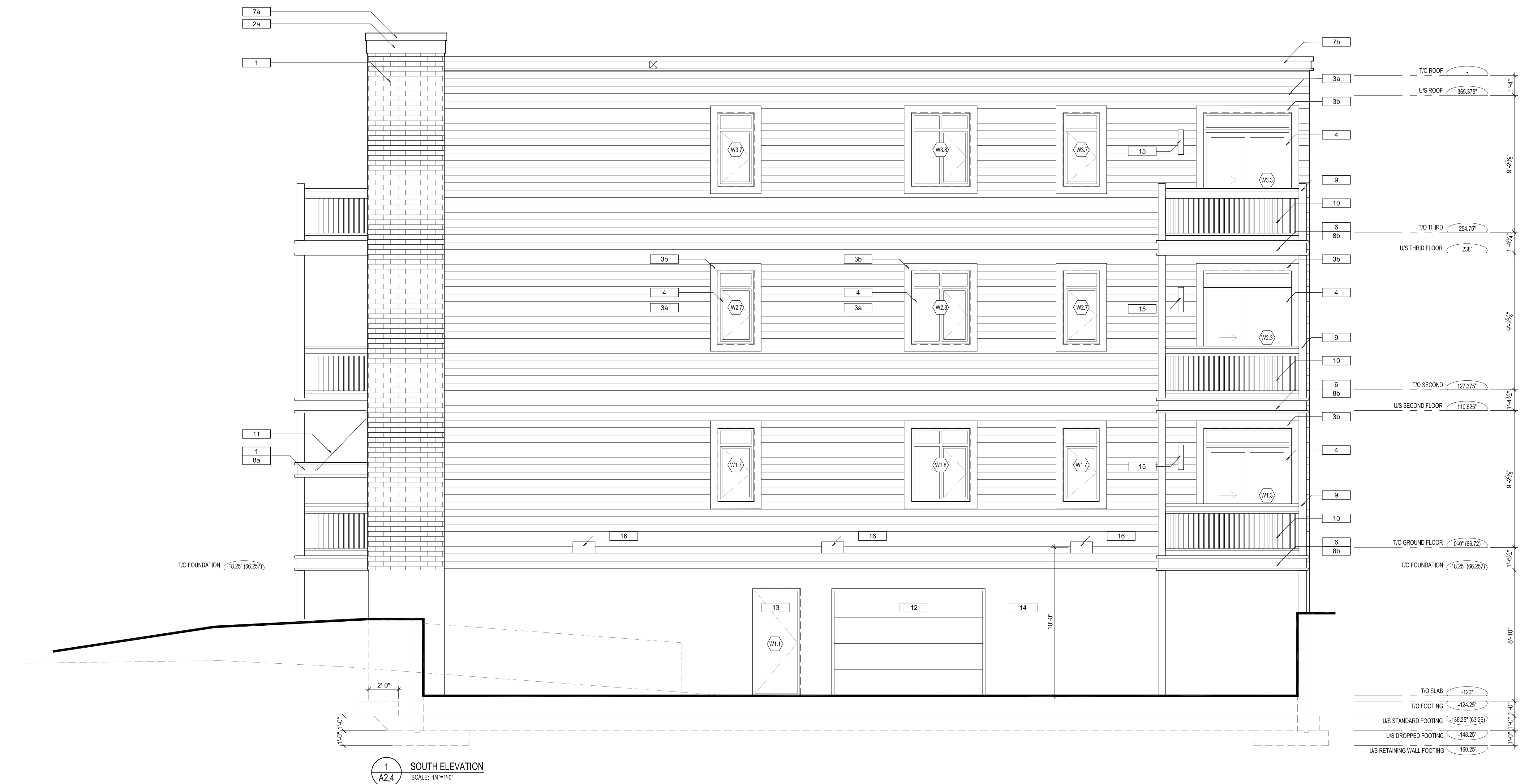
Revised Jan 14, 2021



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1.	2020-07-17	COORDINATION



KEY TO MATERIALS	
TO BE READ WITH THE ATTACHED EXTERIOR FINISH SCHEDULE	
1	BRICK VENEER COLOUR: CAVENDISH 2 SIZE: MAX MORTAR COLOUR TO MATCH
1a	BRICK VENEER (RECESSED 1/2") COLOUR: CAVENDISH 2 SIZE: MAX MORTAR COLOUR TO MATCH
2a	SHOULDICE STONE CORNICE COLOUR: GREY SIZE: 24"x12" MORTAR COLOUR TO MATCH
2b	SHOULDICE STONE HEADER COLOUR: GREY SIZE: 24"x8" MORTAR COLOUR TO MATCH
2c	SHOULDICE 4x4 SLOPED STONE SILL COLOUR: GREY SIZE: 24"x3 1/2" MORTAR COLOUR TO MATCH
3a	HARDIE LAF SIDING TEXTURE: SMOOTH COLOUR: TBD (GREY)
3b	HARDIE TRIM TEXTURE: SMOOTH COLOUR: TBD (GREY)
4	ALUMINUM CLAD VINYL WINDOWS COLOUR: BLACK
5	ALUMINUM STORE FRONT ENTRY DOOR COLOUR: BLACK
6	PREFINISHED 22ga METAL COLOUR: BLACK SEE DETAILS FOR PROFILES
7a	PREFINISHED 22ga METAL CAP FLASHING COLOUR: TBD (TO MATCH STONE) SEE DETAILS FOR PROFILES
7b	PREFINISHED 22ga METAL CAP FLASHING AND CORNICE COLOUR: TBD (TO MATCH SIDING) SEE DETAILS FOR PROFILES
7c	OVERFLOW SCUPPER COLOUR: TBD (TO MATCH SIDING)
8a	WOOD LOOK ALUMINUM VENTED SOFFIT COLOUR: CEDAR
8b	ALUMINUM VENTED SOFFIT COLOUR: BLACK
9	PRESTIGE PVC COLUMN CLADDING COLOUR: BLACK
10	ALUMINUM BALCONY GUARD, COLOUR: BLACK ENGINEERED DRAWINGS TO BE PROVIDED TO BUILDING INSPECTOR
11	STRUCTURAL CANOPY SUPPORT COLOUR: BLACK SEE DETAILS
12	SECTIONAL STEEL GARAGE DOOR COLOUR: GREY
13	STEEL EXT DOOR COLOUR: BLACK
14	CEMENT PAVING
15	CANARM TAY IOL308M 2LT 60W TYPE A, 4.57W x 20'H x 5.75'D
16	LITHONIA MIRVALED EXT WALL PACK LED 4000K

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KEEL APARTMENTS
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SOUTH ELEVATION

Drawn By: XX	Date: JULY 2020	A2.4
Project No: 1917	Scale: 1/4" = 1'-0"	