



2 SITE DETAILS - SIGNAGE
A1.2 N.T.S.

ISSUE RECORD

REV.	DESCRIPTION	DATE
01	FOR SITE PLAN APPROVAL	01/20/2026
02	FOR SITE PLAN APPROVAL	02/27/2026

GENERAL NOTES

- DO NOT SCALE DRAWINGS. ALL MEASUREMENTS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL WORK DESCRIBED UNDER THIS CONTRACT TO COMPLY WITH ONTARIO BUILDING CODE, 2024 AND/OR NATIONAL BUILDING CODE, 2020 AND OTHER CODES AND BY-LAWS IN EFFECT.
- THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT. COPYRIGHT FOR THE ARCHITECT'S INSTRUMENT OF SERVICE BELONGS TO THE ARCHITECT. COPIES, INCLUDING ELECTRONIC COPIES, MAY ONLY BE USED FOR THE PURPOSE INTENDED AND FOR A ONE-TIME USE, ON THE SAME SITE, AND FOR THE SAME PROJECT AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

PROJECT TEAM

OWNER / APPLICANT
WATERIDGE LIFESTYLES LTD.
1505 CARLING AVENUE, 2ND FLOOR, OTTAWA ON K1Z 7L9
T: 613-518-2006 ext. 2
E: info@wateridgecommercial.ca

ONTARIO LAND SURVEYOR
MONUMENT-URSO SURVEYING LTD.
1755 WOODWARD DRIVE, SUITE 200, OTTAWA, ON K2C 0P9
T: 613-800-1583
E: info@monument-urso.ca

ARCHITECT
T BONHOMME ARCHITECT
3541 K35 COVE ROAD, PORTLAND ON K0G 1V0
T: 613-214-3328
E: tom@tbhohommearchitect.ca

CIVIL ENGINEER
ROBINSON LAND DEVELOPMENT
2936 BASELINE ROAD, SUITE 200, OTTAWA ON K2H 1B3
T: 613-592-6060
E: tom@robinsoneciv.com

GEOTECHNICAL ENGINEER
CAMBIUM CONSULTING & ENGINEERING
31 HYPERION COURT, SUITE 102, KINGSTON, ON K7K 7G3
T: 613-389-2323
E: Blasco.Vijayabaskaran@cambium-inc.com

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 WELLINGTON STREET WEST, OTTAWA, ON K1V 3A8
T: 613-237-2348 ext. 25
E: mnuckey@nak-design.com

STRUCTURAL ENGINEER
D&M STRUCTURAL LTD.
333 PRESTON STREET, SUITE 110, OTTAWA ON, K1S 5N4
T: 613-611-9490
E: info@dms-structural.ca

MECHANICAL & ELECTRICAL ENGINEER
GOODKEY, WEEDMARK & ASSOCIATES LTD.
1688 Woodward Drive, Ottawa, ON K2C 3R8
T: 613-727-5111
E: rajv@gwval.com

KEY PLAN

PEDESTRIAN CROSSING SIGN - RIGHT (Ra-5R)
STOP FOR PEDESTRIANS
ADVANCE PEDESTRIAN CROSSING SIGN - RIGHT (WC-27R)
DIRECTIONAL FIRE ACCESS ROUTE SIGN (FARS)
ACCESSIBLE PARKING SIGN (APS)
DIRECTIONAL RESIDENT PARKING SIGN (RPS)
DIRECTIONAL VISITOR PARKING SIGN (VPS)
PEDESTRIAN CROSSING SIGN - LEFT (Ra-5L)

Signage Notes:

- All signs to be aluminum and mounted on a permanent 60mm Ø galvanized steel post set in a 457mm Ø to 610mm Ø concrete base.
- All signs to be visible day and night with scotch light reflective vinyl background & lettering.
- Mount the bottom edge of the accessible parking, resident parking & visitor parking signs at 1200mm above the asphalt surface.
- Mount the bottom edge of the fire access route sign at 2000mm above the asphalt surface & spaced max. 25m apart.
- Provide multi-directional arrows identifying the fire access route or a single directional arrow indicating the limit of the fire access route.
- Locate the signs as per the architectural site plan where noted by the symbol: ●

3 SITE DETAILS - PRIVACY SCREEN
A1.2 1:20

PRIVACY SCREEN SECTION DETAIL

MIN. 26 ga. BRAKE-FORMED PRE-FINISHED METAL CAP FLASHING C/W SLOPED TOP, DRIP EDGE & 'BLACK' COLOUR FINISH
13mm 'GEORGIA-PACIFIC DENSGLASS' GLASS-MAT SHEATHING PANEL C/W 'HENRY BAKOR BLUESKIN SA' SELF-ADHESIVE WATERPROOF MEMBRANE
127mm x 127mm HSS STEEL STRUCTURE (REFER TO STRUCTURAL)

SIGNAGE WALL AREA:

- 'ADEX-RS' EXTERIOR INSULATED FINISHING SYSTEM (EIFS) (OR APPROVED ALTERNATE) C/W MONACO 105 (REGULAR) TEXTURE & X-201-26 (COTTON) COLOUR FINISH OVER 50mm 'ADEX-60' EXPANDED POLYSTYRENE (EPS) RIGID INSULATION BOARD C/W 10mm RAINSCREEN DRAINAGE CAVITY AT BACK OF BOARD
- CEMENTICIOUS TROWELED-APPLIED AIR BARRIER
- 13mm 'GEORGIA-PACIFIC DENSGLASS' GLASS-MAT SHEATHING PANELS
- 152mm STEEL STUD FRAMING @ 610mm O.C. INSET IN 127mm x 127mm HSS STEEL POST & BEAM STRUCTURE (REFER TO STRUCTURAL)
- MIRROR ASSEMBLY ON OPPOSITE SIDE OF THE STEEL STUD FRAMING

CONTINUOUS 'SHOULDER DESIGNER STONE' PRECAST '424' SLOPED SILL EACH SIDE OF STEEL STUD FRAMING
26 ga. BRAKE-FORMED PRE-FINISHED METAL SILL FLASHING C/W DRIP EDGE @ JUNCTION OF PRECAST SILL & EIFS C/W CAULKED JOINT @ LEADING EDGE OF FLASHING
CONTINUOUS 'TYVEK COMMERCIALWRAP' AIR BARRIER C/W TAPED JOINTS
'PERMACON - MONDRIAN' ARCHITECTURAL STONE VENEER (OR APPROVED ALTERNATE) C/W TEXTURED 'RANGE SCANDINAVIA GREY' COLOUR FINISH. SET SMALL, MEDIUM & LARGE STONES IN A MODULAR PATTERN.
'HENRY BAKOR BLUESKIN TWP' SELF-ADHESIVE THRU-WALL FLASHING MEMBRANE @ BASE OF WALL
CEMENTICIOUS PARGING ABOVE GRADE
SILL GASKET & THREADED ANCHOR ROD
REINFORCED CONCRETE FOUNDATION WALL & PAD FOOTING BELOW (REFER TO STRUCTURAL)

ONTARIO ASSOCIATION OF ARCHITECTS

TOMMY R. BONHOMME
LICENCE
11096

T Bonhomme Architect

PROJECT TITLE
WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME
BLOCK 21 WATERIDGE VILLAGE
200 CROOKS ROAD, OTTAWA ON K1K 5C6

DRAWING LIST
MASTER PLAN - UNDERGROUND & SITE DETAILS

JOB No. TBA-2026-01
DATE 01/20/2026
SCALE AS NOTED
DRAWN & REVIEWED BY T.B.

A1.2