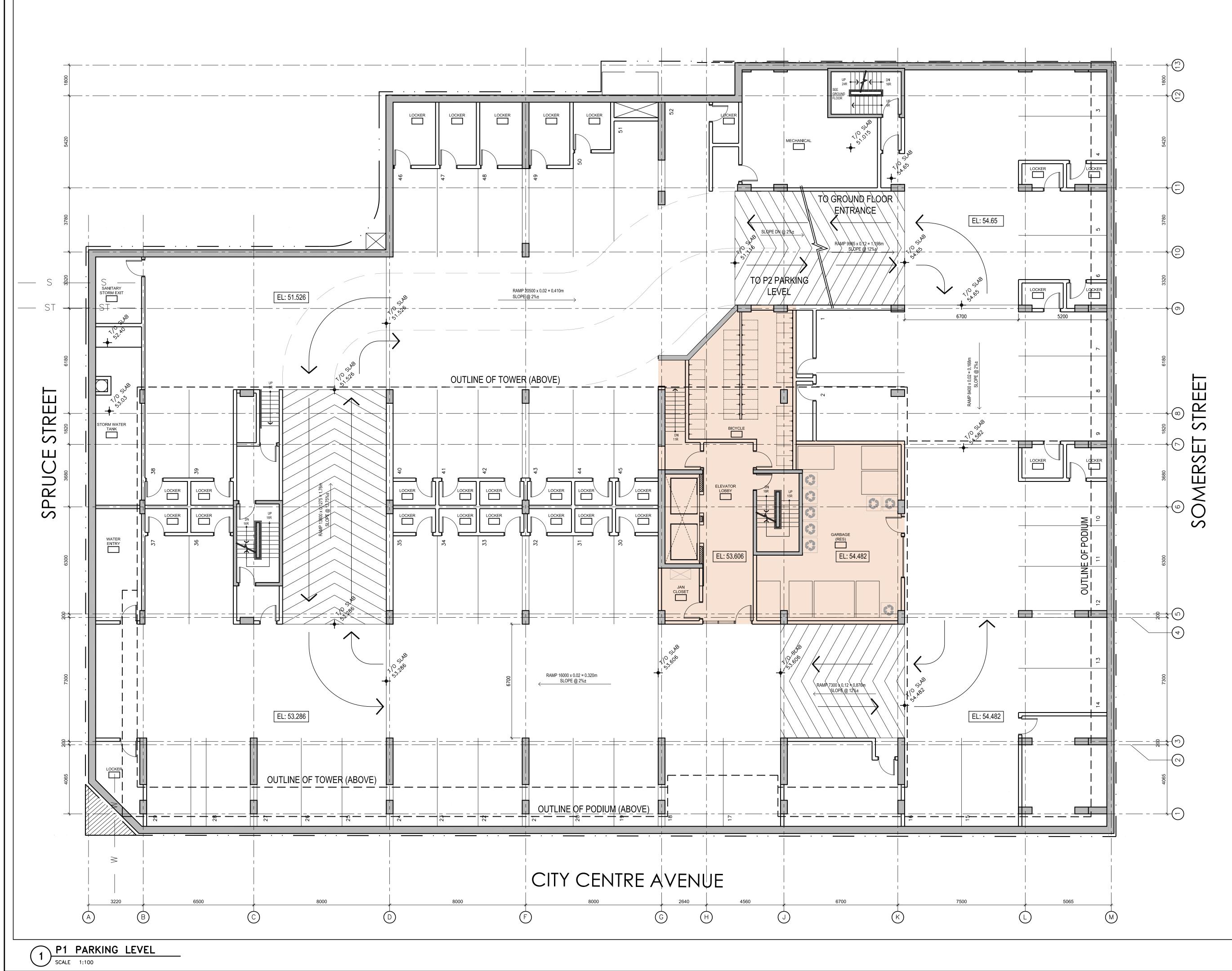
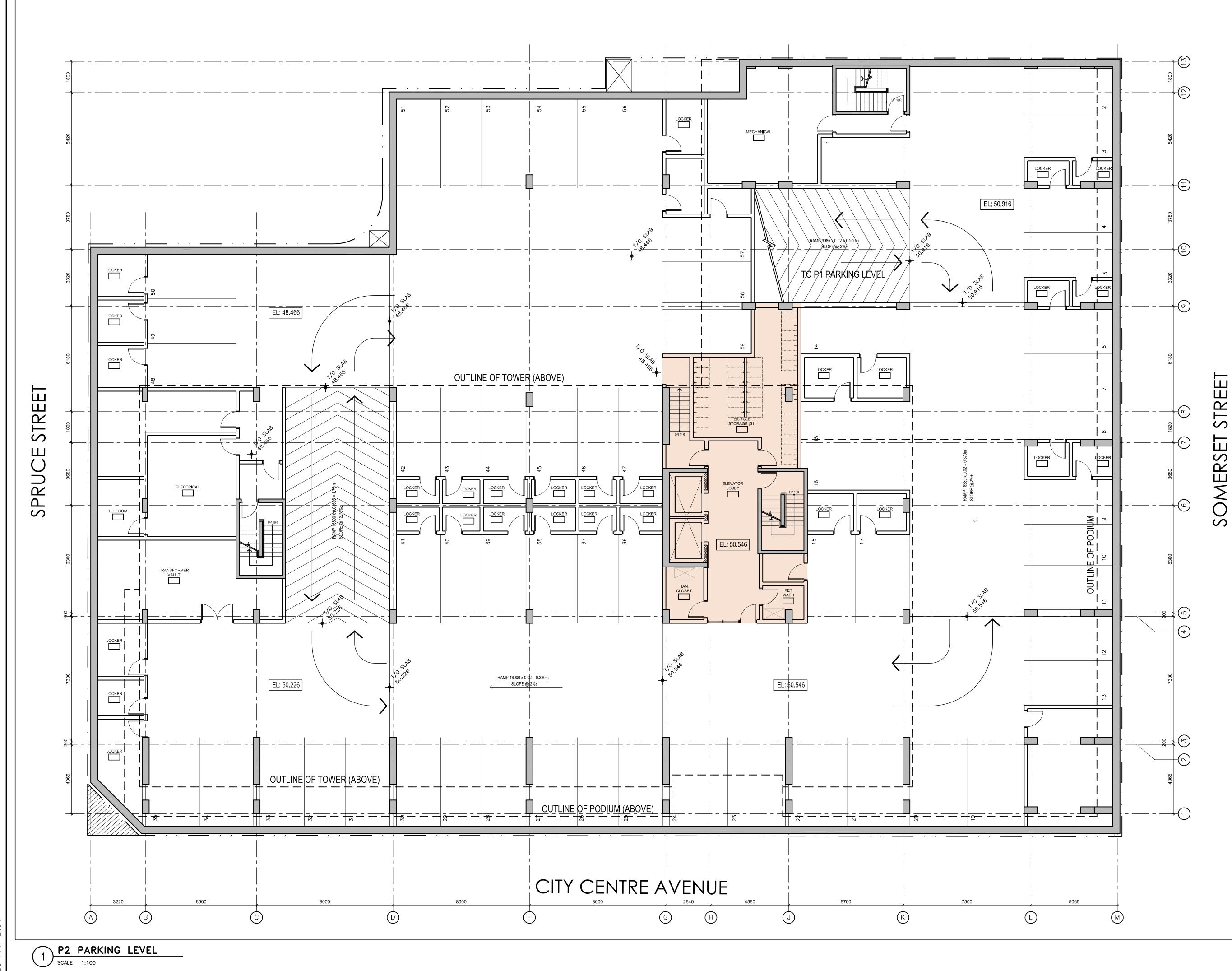


			It is the responsibi	lity of the appropriate Contractor to check
A INTERSET BRIDGE SOMERSET BRIDGE STREET STR	SIEPPED PLANTERS SIEPPED PLANTERS SIEPPED PLANTERS SIEPPED PLANTERS SOMERSEI SING MARK SIEPPED PLANTERS SIEPPED PLANTERS	GROSS FLOOR AREA:       GROUND FLOOR     940 SG M       2ND FLOOR     940 SG M       3RD FLOOR     1675 SQ M       4TH FLOOR     1633 SQ M       5TH FLOOR     1010 SQ M       6TH TO 10TH FLOOR     1010 SQ M       11TH TO 12TH FLOOR     872 SQ M       CONDO GROSS FLOOR AREA     8192 SQ M       GROUND FLOOR COMM.     611 SQ M       2ND FLOOR COMM.     730 SQ M       3RD FLOOR COMM.     68 SQ M       COMM. GROSS FLOOR AREA     9601 SQ M       GROSS FLOOR AREA     9601 SQ M       MAX. BUILDING HEIGHT     45.0M ABOVE ELE       CENTRE AVENUE AVERAGE GRADE PLUS A ALI       SM FOR ROOFTOP AMENITY AREA WITH A MAX       OF NOT MORE THAN 270 SQ M.       AREA OF SITE:       TOTAL SITE AREA: 2551 SQ M       UNIT TYPES - CONDO TOWER:       127 CONDOMINIUM APARTMENTS TOTAL       UNIT TYPES - CONDO TOWER:       127 CONDOMINIUM APARTMENTS TOTAL       UNIT TYPES - RETAIL:       7 RETAIL UNITS TOTAL       PARKING (CONDO TOWER):       BASEMENT -     111       SURFACE -     11       TOTAL BRANGE OF SIDENTIAL PARKING SPACE: 0	and consistons to the All Contractors multiple sindications are stud unless indication on to scale draw This drawing may Architect's copyriging the student of the student	All SITE PLAN CONTROL CONSULTANT CONDUCTION Tevision C A I D E B S T E R I T E C T S I N C C C T J R B W W. AWA BENER C C T J R B W M. AWA BENER C C T J R B W M.
A INTERSET BRIDGE SOMERSET BRIDGE STREET STR	EXISTING BRIDGE TO BE DEMOLISHED	CENTRE OF ROAD	W E A R C H 2 0 2 - 1 3 2 C Ottawa, ON A R C H I T I D E S I G N BUI Consultant GINO J. A LANDSCAL STRUCTUR	B S T E R I T E C T S I N C C a r I i n g A v e n u e K1Z 7K8 www.awa-arch.ca E C T U R E P L A N N I N G LD PROJECT MANAGEMENT
revision drawing no.	XTENT OF EXISTING		SPRUC DOMICIL 989 SOM OTTAWA drawn MD, NC date 28 MAR drawing title SITE PLAN SITE PLAN	E DEVELOPMENTS AERSET STREET WEST , ON checked VA 2014 Project no. 12-03



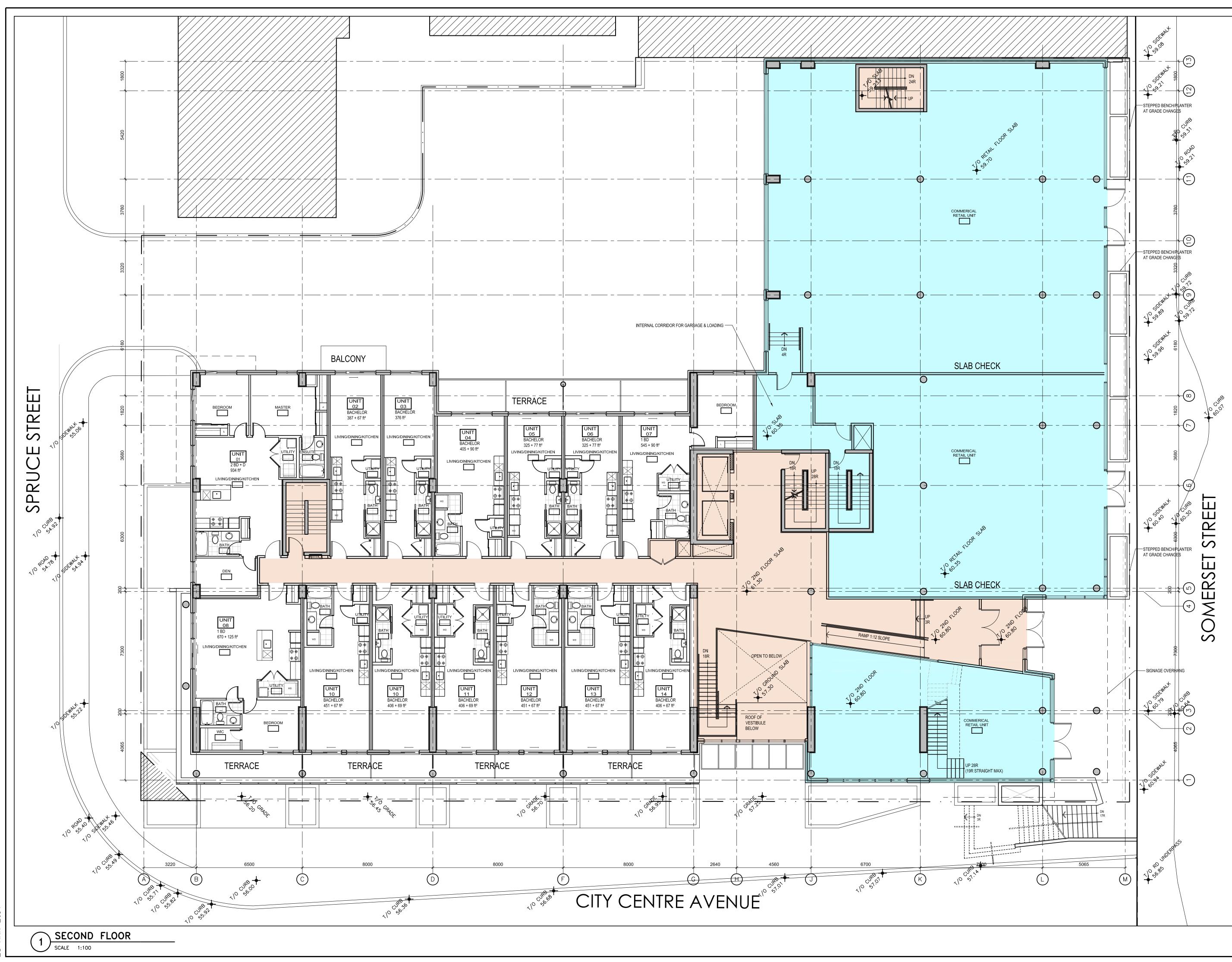
omissions to the Ard All Contractors mus by-laws. All dimensions are stud unless indicate Do not scale drawin	st comply with all pertinent codes and measured from face of stud to face of ed otherwise. ngs. not be used for construction until signed.
doi	micile
KEY MAP	
02 28 MAR 201 01 11 NOV 2013	
no date	revision
north	professional stamp
W E A R C H 2 0 2 - 1 3 2 0 Ottawa, ON	C A I D E B S T E R I T E C T S I N C C a r I i n g A v e n u e K1Z 7K8 www.awa-arch.ca
STRUCTUR	IELLO PE ARCHITECT AL, MECHANICAL, AL & CIVIL ENGINEERS
DOMICILI	<b>E CONDO</b> E DEVELOPMENTS NERSET STREET WEST , ON
drawn MD, NC	checked VA
date 28 MAR 2 drawing title	2014 project no. 12-03
P1 PARKIN FLOOR PLA	



stud u Do no This o	unless indicated ot scale drawing	d otherwise gs. ot be used	rom face of stud e. for construction	
C	loi	n	ici	le
KEY	MAP			
02 01 no	28 MAR 2014 11 NOV 2013 date		PLAN CONTROL SULTANT CORE revision	
nor	th		professiona	stamp
2 C O t A	<b>/ E</b> R C H 02-1320 tawa, ON	Carl KIZ7K cturi		enue - arch.ca NING
LAN STR	NO J. AII NDSCAPI RUCTURA	e arc al, me	HITECT ECHANIC VIL ENG	
DC 98		E DEV ERSE1	<b>OND</b> ELOPME STREET	ENTS
drawr	28 MAR 20	)14	checked VA project no.	2-03
date	ZO MAR 20			∠-∪3
drawii P2 FLC	<sup>ng title</sup> PARKINC OOR PLA E PLAN (	G LEV	EL	



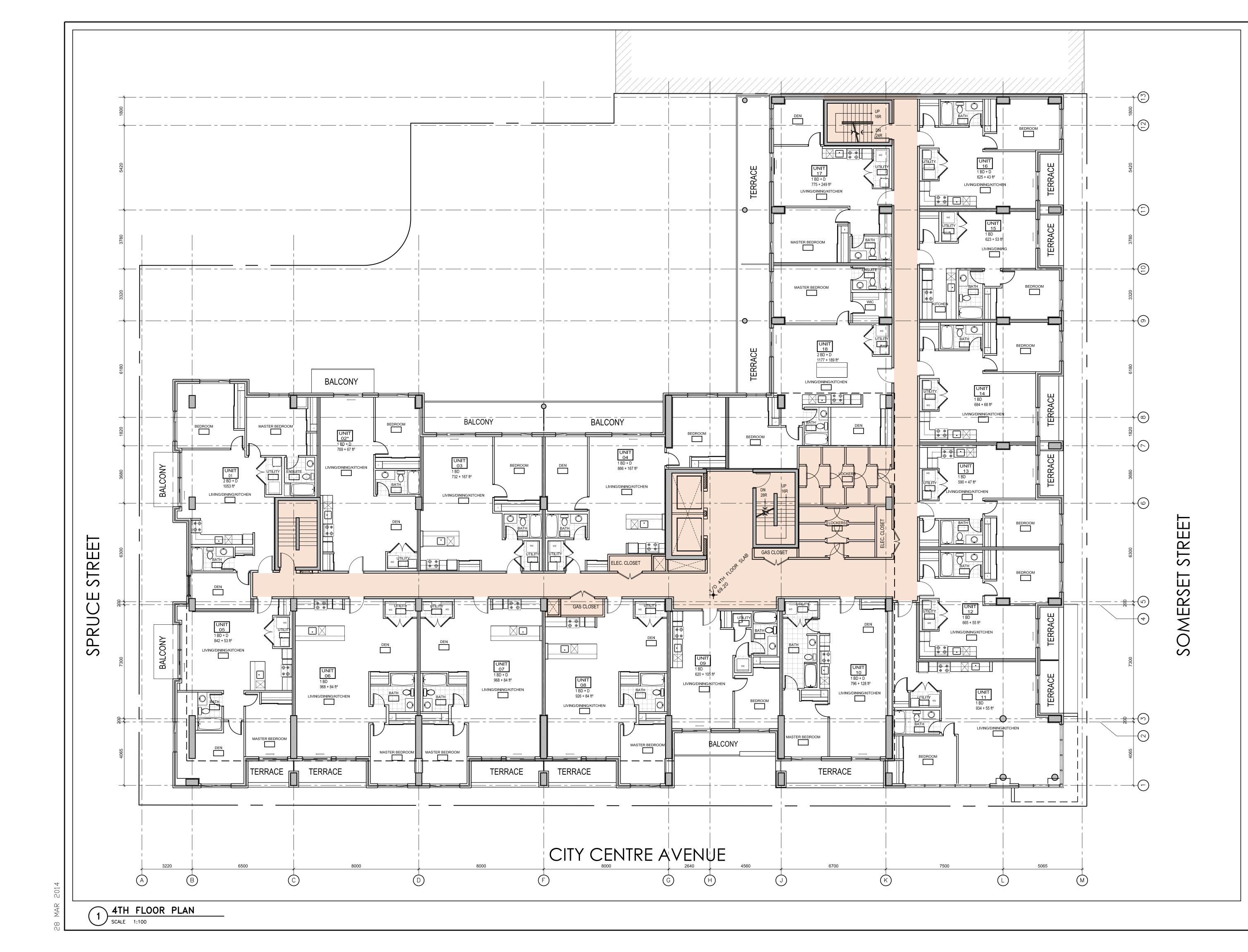
This drawing may not be used for construction until signed. Architect's copyright reserved.
domicile
KEY MAP
02 28 MAR 2014 SITE PLAN CONTROL
0220 WAR 2014SHELLAR CONTROL0111 NOV 2013CONSULTANT CORDINATIONnodaterevision
north
ALCAIDEWEBSTERARCHITECTSINC202-1320CarInuenue01300K1Z7KKK </td
A R C H I T E C T U R E . P L A N N I N G DESIGN BUILD . PROJECT MANAGEMENT
consultant GINO J. AIELLO LANDSCAPE ARCHITECT
STRUCTURAL, MECHANICAL, ELECTRICAL & CIVIL ENGINEERS
project SPRUCE CONDO
DOMICILE DEVELOPMENTS 989 SOMERSET STREET WEST OTTAWA, ON
drawn MD, NC date project no.
drawing title
GROUND FLOOR PLAN SITE PLAN CONTROL



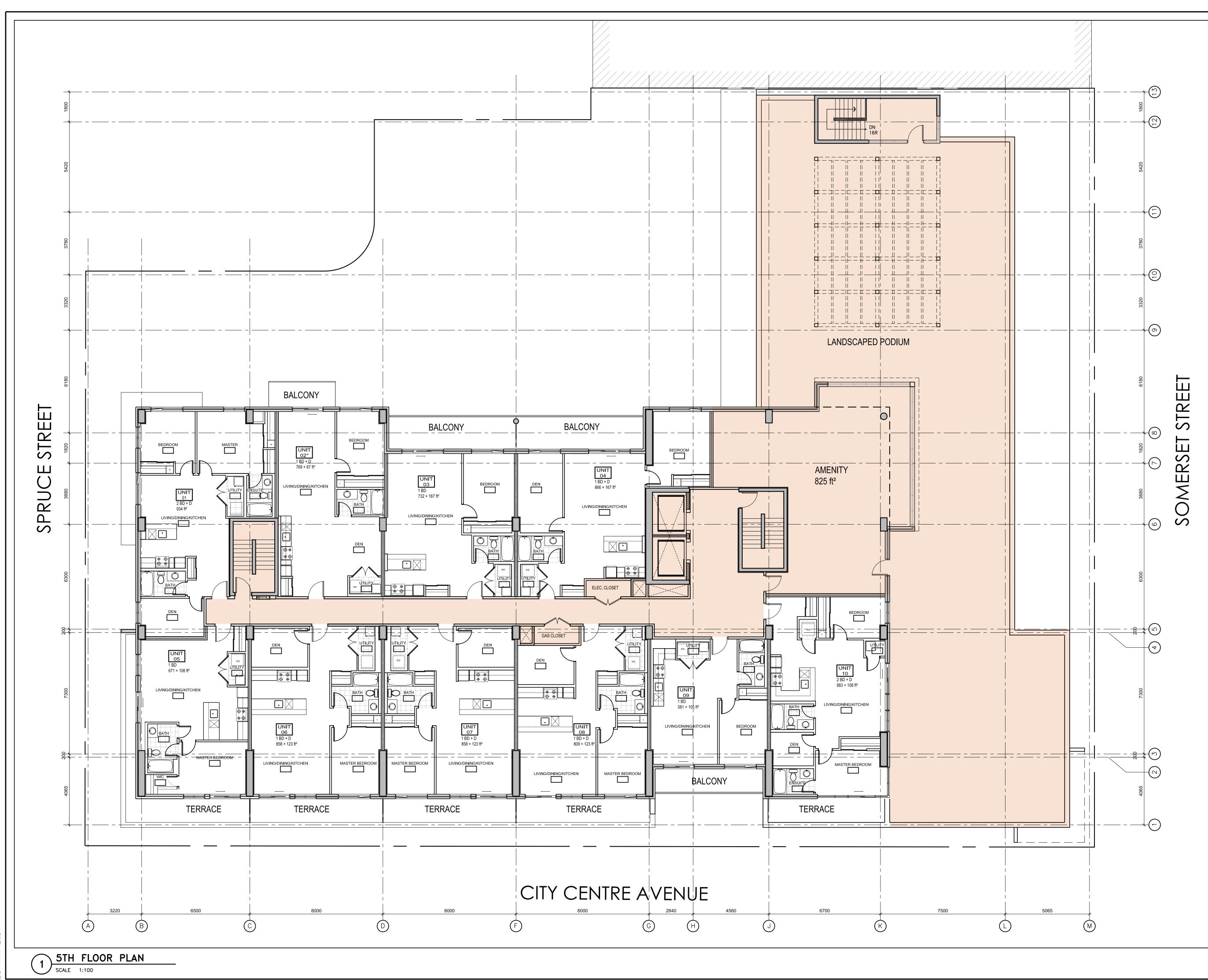
It is the responsibility of the appropriate Contractor to check and verify all dimensions on site and report all errors and/or omissions to the Architect. All Contractors must comply with all pertinent codes and by-laws. All dimensions are measured from face of stud to face of stud unless indicated otherwise. Do not scale drawings. This drawing may not be used for construction until signed.
Architect's copyright reserved.
KEY MAP
02 28 MAR 2014 SITE PLAN CONTROL 01 11 NOV 2013 CONSULTANT CORDINATION no date revision
north
A L C A I D E W E B S T E R A R C H I T E C T S I N C 202-1320 Carling Avenue Ottawa, ON K1Z 7K8 www.awa-arch.ca
consultant GINO J. AIELLO LANDSCAPE ARCHITECT STRUCTURAL, MECHANICAL, ELECTRICAL & CIVIL ENGINEERS
Project <b>SPRUCE CONDO</b> DOMICILE DEVELOPMENTS 989 SOMERSET STREET WEST OTTAWA, ON
drawn MD, NC date 28 MAR 2014 Checked VA VA 12-03
drawing title SECOND FLOOR PLAN SITE PLAN CONTROL
revision drawing no.   02 A120



This c	Inless indicated o ot scale drawings. drawing may not t rect's copyright re	be used for construction until signed.
Ċ	lor	nicile
KEY	MAP	
02 01	28 MAR 2014 11 NOV 2013	SITE PLAN CONTROL CONSULTANT CORDINATION
no nort	date .h	revision professional stamp
O t	RCHI 2 - 1 3 2 0 C tawa, ON K RCHITEC	A I D E B S T E R T E C T S I N C Carling Avenue 12 7 K8 www.awa-arch.ca
LAN STR	NO J. AIEI NDSCAPE SUCTURAI	LLO ARCHITECT L, MECHANICAL, & CIVIL ENGINEERS
DC 98	RUCE	<b>CONDO</b> DEVELOPMENTS RSET STREET WEST ON
drawn date	MD, NC	checked VA project no.
	28 MAR 2014 ng title	
3RE		

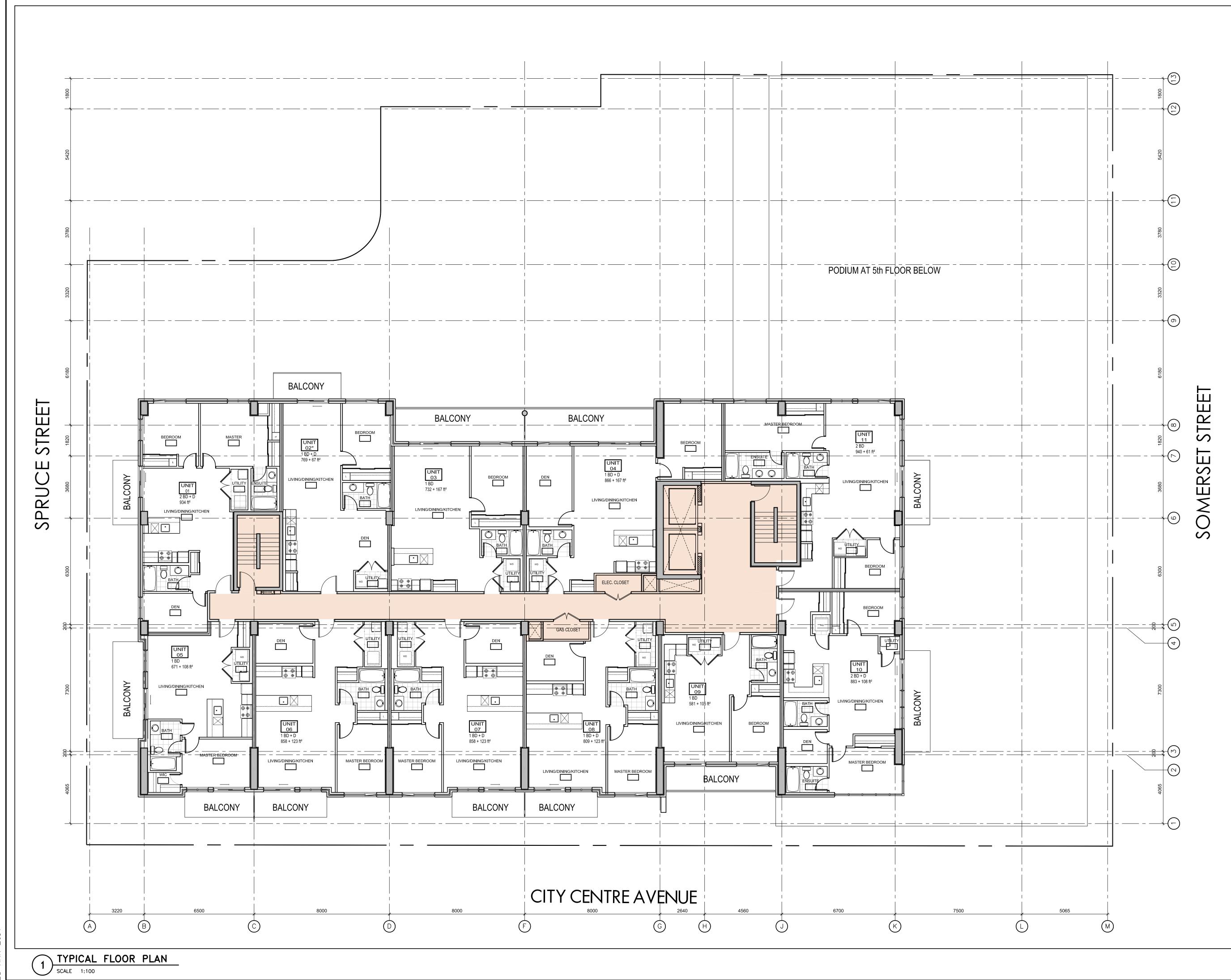


stud unless Do not scal This drawin	ons are measured from face of stud to face of indicated otherwise. e drawings. g may not be used for construction until signo copyright reserved.	
de	omicile	
KEY MAP		
01 11 N	MAR 2014 SITE PLAN CONTROL OV 2013 CONSULTANT CORDINATION ate revision	
north	professional stamp	)
A R 2 0 2 - 1 Ottawa	LCAIDE EBSTER CHITECTSINC 320 Carling Avenue , ON KIZ7K8 www.awa-arch.co	
LANDS STRUC	t J. AIELLO SCAPE ARCHITECT TURAL, MECHANICAL, RICAL & CIVIL ENGINEER	٢S
DOM 989 S	<b>JCE CONDO</b> ICILE DEVELOPMENTS OMERSET STREET WES WA, ON	
date	ID, NC Checked VA VA Project no. 8 MAR 2014 12-03	
	r PLAN AN CONTROL	

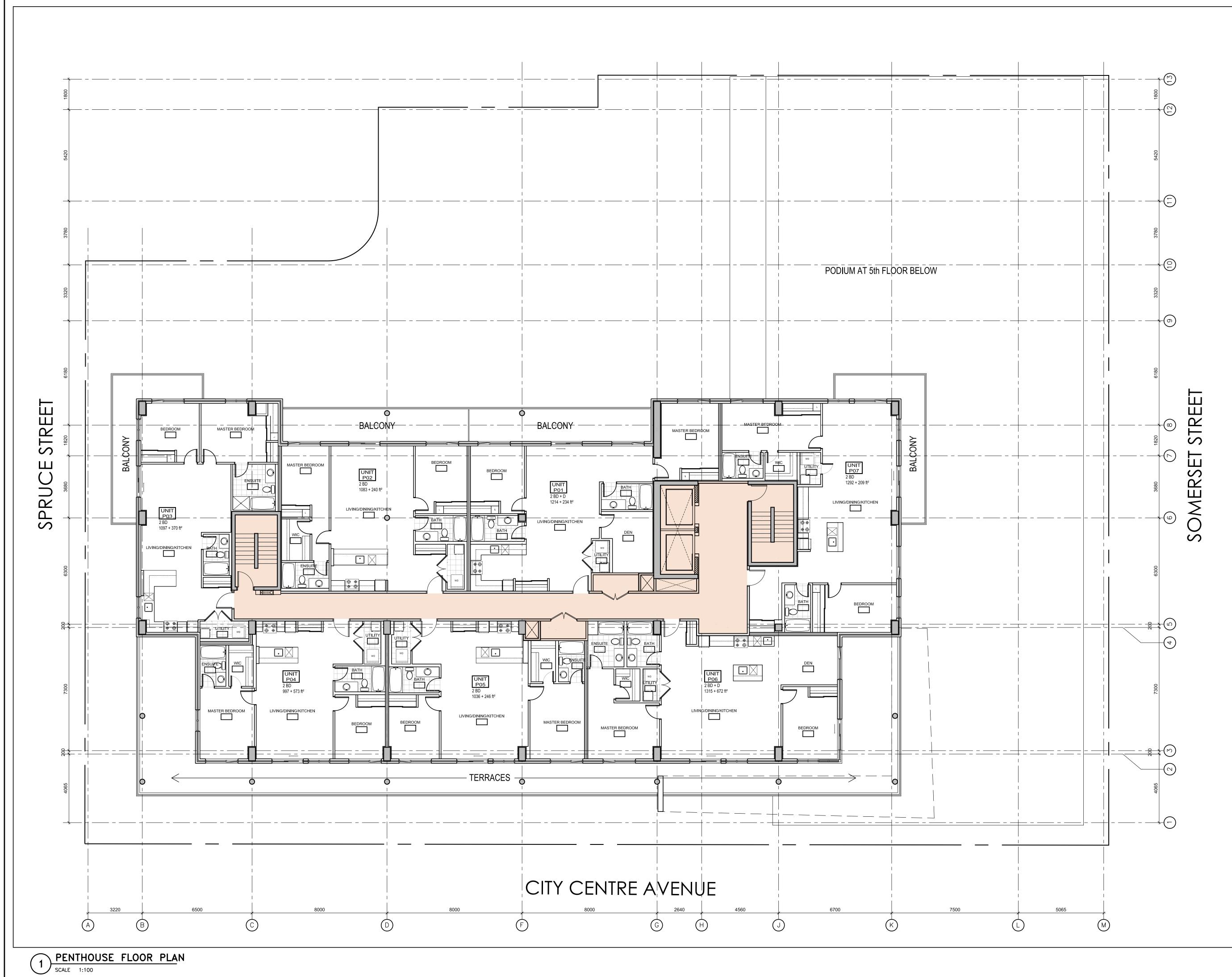


This o Archit	tect's copyright re	t be used for construction until signe
KEY	MAP	
02 01	28 MAR 2014 11 NOV 2013	CONSULTANT CORDINATION
no	date th	revision
2 C O t	<b>/ E E</b> R C H I 02-1320 ( tawa, ON K R C H I T E C	CADDE BSTER TECTSINC Carling Avenue K1Z7K8 www.awa-arch.co
LAN STR	NO J. AIE NDSCAPE SUCTURA	ELLO E ARCHITECT AL, MECHANICAL, . & CIVIL ENGINEER
DC 98	<b>RUCE</b> DMICILE	<b>E CONDO</b> DEVELOPMENTS ERSET STREET WES ON
	MD, NC 28 MAR 201 ng title	Checked VA project no. 14 12-03
5TH	t Dor plan	

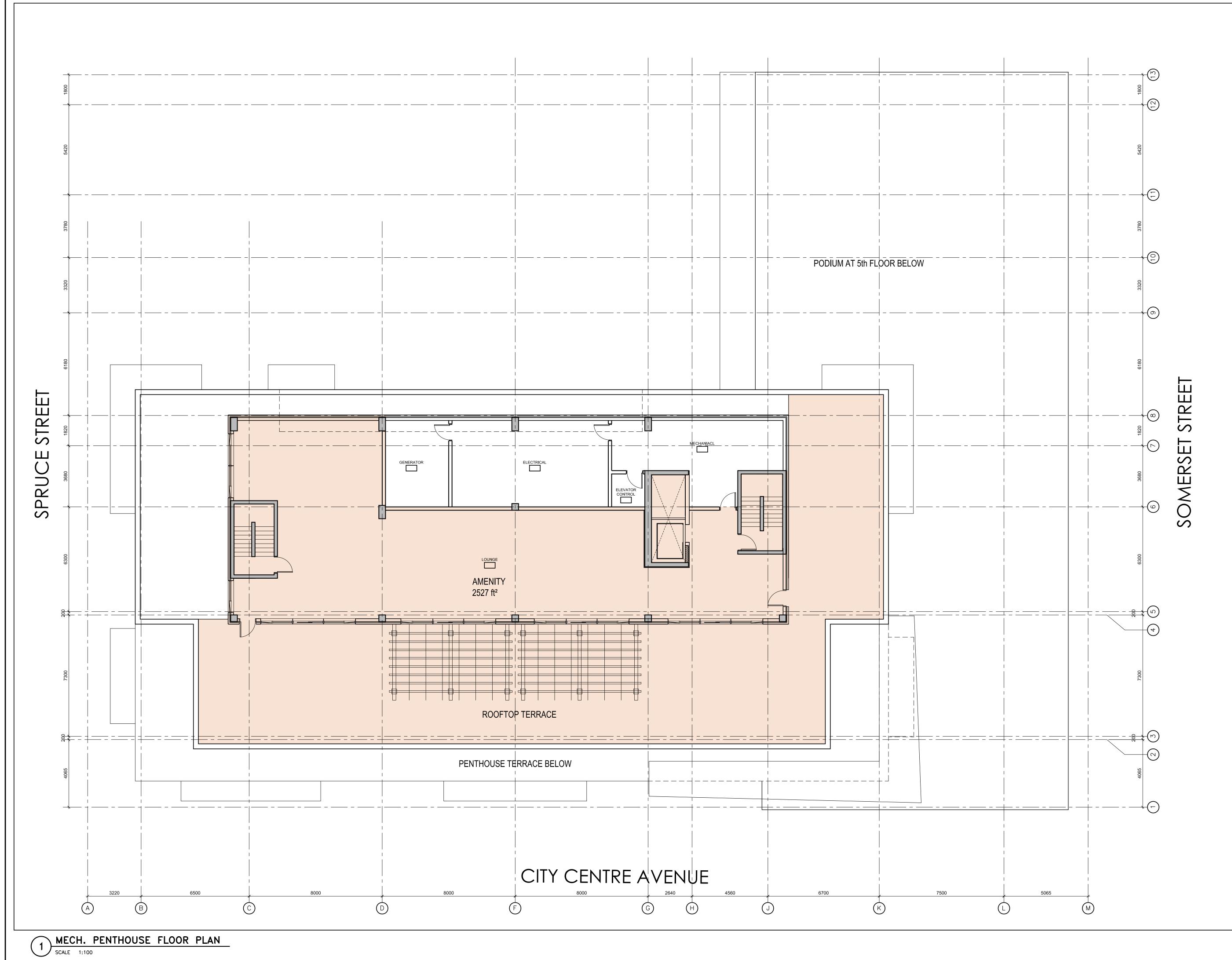
It is the responsibility of the appropriate Contractor to check



It is the responsibility of the appropriate Contractor to check and verify all dimensions on site and report all errors and/or omissions to the Architect. All Contractors must comply with all pertinent codes and by-laws. All dimensions are measured from face of stud to face of stud unless indicated otherwise. Do not scale drawings. This drawing may not be used for construction until signed. Architect's copyright reserved.
domicile
KEY MAP
02 28 MAR 2014 SITE PLAN CONTROL 01 11 NOV 2013 CONSULTANT CORDINATION no date revision
north
A L C A I D E W E B S T E R A R C H I T E C T S I N C 202-1320 C a r I i n g A v e n u e Ottawa, ON K1Z 7K8 www.awa-arch.ca
consultant GINO J. AIELLO LANDSCAPE ARCHITECT STRUCTURAL, MECHANICAL, ELECTRICAL & CIVIL ENGINEERS
project <b>SPRUCE CONDO</b> DOMICILE DEVELOPMENTS 989 SOMERSET STREET WEST OTTAWA, ON
drawn MD, NC date 28 MAR 2014 Checked VA VA 12-03
drawing title TYPICAL FLOOR PLAN SITE PLAN CONTROL
revision 02 A160



It is the responsibility of the appropriate Contractor to check and verify all dimensions on site and report all errors and/or omissions to the Architect. All Contractors must comply with all pertinent codes and
by-laws. All dimensions are measured from face of stud to face of stud unless indicated otherwise. Do not scale drawings.
This drawing may not be used for construction until signed. Architect's copyright reserved.
domicile
KEY MAP
02 28 MAR 2014 SITE PLAN CONTROL 01 11 NOV 2013 CONSULTANT CORDINATION
no date revision
north professional stamp
W E B S T E R
ARCHITECTS INC 202-1320 Carling Avenue Ottawa, ON K1Z7K8 www.awa-arch.ca
A R C H I T E C T U R E . P L A N N I N G DESIGN BUILD . PROJECT MANAGEMENT
consultant
GINO J. AIELLO LANDSCAPE ARCHITECT
STRUCTURAL, MECHANICAL, ELECTRICAL & CIVIL ENGINEERS
project
SPRUCE CONDO DOMICILE DEVELOPMENTS
989 SOMERSET STREET WEST
OTTAWA, ON
drawn MD, NC date project no.
drawing title
PENTHOUSE
FLOOR PLAN SITE PLAN CONTROL
revision drawing po
revision drawing no.   02 <b>A</b> 170



It is the responsibility of the appropriate Contractor to check and verify all dimensions on site and report all errors and/or omissions to the Architect. All Contractors must comply with all pertinent codes and by-laws. All dimensions are measured from face of stud to face of stud unless indicated otherwise. Do not scale drawings. This drawing may not be used for construction until signed. Architect's copyright reserved.
domicile
KEY MAP
02 28 MAR 2014 SITE PLAN CONTROL 01 11 NOV 2013 CONSULTANT CORDINATION
no date revision
A L C A I D E W E B S T E R A R C H I T E C T S I N C 202-1320 Carling Avenue Ottawa, ON K1Z 7K8 www.awa-arch.ca
consultant GINO J. AIELLO LANDSCAPE ARCHITECT STRUCTURAL, MECHANICAL, ELECTRICAL & CIVIL ENGINEERS
<b>SPRUCE CONDO</b> DOMICILE DEVELOPMENTS 989 SOMERSET STREET WEST OTTAWA, ON
drawn MD, NC VA
date project no. 28 MAR 2014 12-03
drawing title MECHANICAL FLOOR PLAN SITE PLAN CONTROL
revision 02 drawing no. A180