

CONSTRUCTION MANAGER
 Vuze Construction
 Street _____ City _____
 Quebec, ### ##
 Tel: (819) 664-4195
 Email: mchenier@vuzeconstruction.com

PROJECT DEVELOPER
Theberge Developments Ltd.
 1600 Laperrerie Ave Suite 205
 Ottawa, ON K1Z 1B7
 Tel: (613) 421-1515
 Cell: (613) 880-5491
 Email: joeytheberge@thebergehomes.com
 Email: jeremy@thebergehomes.com

PROJECT DEVELOPER
Starwood Group Inc.
 188 Eglinton Avenue East Suite 800
 Toronto, Ontario, M4P 2X7
 Tel: (416) 482-4822
 Fax: (416) 482-8224

LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF SURVEY
 PART 1 Plan of
 PART OF LOTS 1, 2, 3 AND 4
 REGISTERED PLAN 17
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

URBAN PLANNER
Fotenn Consultants Inc.
 396 Cooper Street, Suite 300
 Ottawa, ON Canada, K2P 2H7
 Tel: (613) 730-5709
 Fax: (613) 730-1136
 E-Mail: nahal@fotenn.com
 E-Mail: alain@fotenn.com

CIVIL ENGINEER
McINTOSH PERRY
 115 Walgreen Road
 Ottawa, ON K0A 1L0
 Tel: (613) 836-2184
 Fax: (613) 836-3742
 Email: r.robinson@mcintoshperry.com

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
 Landscape Architects
 3332 Carling Ave.
 Ottawa, Ontario K2H 5A8
 Tel: 613-722-5188
 Fax: 1-866-343-3942
 Email: ml@jbla.ca

TRANSPORTATION ENGINEER
CHG Transportation Inc.
 13 Markham Avenue
 Ottawa, ON K2G 3Z1
 Tel: (343) 999-9117
 Cell: (613) 697-3797
 Email: Christopher.Gordon@CHGTransportation.com
 Email: john.kingsley@CHGTransportation.com

WIND / NOISE ENGINEER
Gradient Wind Engineering
 127 Walgreen Road,
 Ottawa, ON, Canada K0A 1L0
 Tel: (613) 836-0934
 Cell: (613) 226-5273
 Email: joshua.foster@gradientwind.com

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: Andys@aovltd.com

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation AM3(2705) S438	SITE AREA	0.264 ha.	2,643.97 sq. m. (28,459 sq. ft.)
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	16 STOREYS / 52.4m	18 STOREYS / 56.0m	
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	6.0m	
GRADE (GEODETIC ELEVATION - ASL)	72.40m ASL	72.40m ASL	
DENSITY - MAXIMUM FLOOR SPACE INDEX	4.25	5.1	
FRONT YARD SETBACK - AS PER SCHEDULE S438	9.0m	9.3m	
CORNER YARD SETBACK (Saint Joseph / Duford Avenue)	3.5m / 0.0m	3.5m / 0.3m	
INTERIOR SIDE YARD SETBACK	0.0m	0.3m	
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,212m ²	1,635m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	606m ²	785m ²	
RESIDENTIAL PARKING (AREA Z' - MIN. 0 / MAX. 1.75 PER UNIT)	MIN. 0 / MAX. 354	141	
VISITOR PARKING - 0.1 PER UNIT AFTER 12 UNITS	19	19	
COMMERCIAL PARKING (AREA Z')	NOT REQUIRED	205	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	101	8	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	2	8	
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	
ST. JOSEPH BOULEVARD FRONTAGE MINIMUM GROUND FLOOR GLAZING	50%	± 65%	

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- Ⓢ INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- Ⓜ INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- Ⓜ INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- Ⓜ INDICATES DOOR TYPE: REFER TO DOOR SCHEDULES AND DETAILS ON A800 SERIES.
- Ⓜ - DETAIL NUMBER
- Ⓜ - TITLE
- Ⓜ - SCALE
- Ⓜ - DETAIL REFERENCE PAGE
- Ⓜ - DETAIL CROSS REFERENCE PAGE



PROJECT STATISTICS

GROSS BUILDING
 (CITY OF OTTAWA'S DEFINITION)

PARKING LEVELS (3 TYPICAL)	N/A
GROUND FLOOR	259.8 sq. m. (2,798 sq. ft.)
1st FLOOR	452.4 sq. m. (4,870 sq. ft.)
2nd FLOOR	1,042.5 sq. m. (11,221 sq. ft.)
3rd & 4th FLOOR	2,085.9 sq. m. (22,442 sq. ft.)
5th to 17th FLOOR	8,960.2 sq. m. (96,447 sq. ft.)
18th FLOOR	517.5 sq. m. (5,641 sq. ft.)
MECHANICAL LEVEL	N/A
TOTAL AREA	13,261.4 sq. m. (142,745 sq. ft.)

UNIT STATISTICS

STUDIO UNIT	4
1 BEDROOM UNIT	48
1 BEDROOM + DEN UNIT	39
2 BEDROOM UNIT	103
2 BEDROOM + DEN UNIT	8
3 BEDROOM UNIT	4
TOTAL	206
COMMERCIAL RETAIL	190.0 sq. m. (2,050 sq. ft.)

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- AREA Z' NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	20
COMMERCIAL RETAIL	- AREA Z' NONE REQUIRED	0
TOTAL		20

PROVIDED

RESIDENCE	- 0.6 PER UNIT	125
VISITOR	- 0.1 PER UNIT (AFTER 12)	20
TOTAL		145

LOCATION

P3 LEVEL UNDER GROUND PARKING	46
P2 LEVEL UNDER GROUND PARKING	44
P1 LEVEL UNDER GROUND PARKING	39
GROUND FLOOR PARKING	16
TOTAL	145

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (206 UNITS)	103
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	2
TOTAL		105

PROVIDED

EXTERIOR	8
INDOOR ON L1 FLOOR	205
TOTAL	213

LOT COVERAGE

PAVED SURFACE =	43.7 sq. m.	1.6%
BUILDING FOOTPRINT =	1,618.9 sq. m.	61.2%
LANDSCAPE OPEN SPACE =	981.4 sq. m.	37.2%
TOTAL =	2,643.97 sq. m.	100.0%

AMENITY SPACE

AT GRADE COMMUNAL =	150.0 sq. m.
GROUND FLOOR AMENITY ROOM COMMUNAL =	50.0 sq. m.
1st FLOOR AMENITY ROOM COMMUNAL =	380.0 sq. m.
1st FLOOR TERRACE COMMUNAL =	85.0 sq. m.
PRIVATE TERRACE =	300.0 sq. m.
PRIVATE BALCONIES =	550.0 sq. m.
ROOF TOP COMMUNAL =	100.0 sq. m.
TOTAL =	1,595.0 sq. m.
TOTAL COMMUNAL =	745.0 sq. m.
REQUIRED - 6.0M² PER UNIT (206) =	1,236.0 sq. m.
REQUIRED COMMUNAL @ 50% =	618.0 sq. m.

SOLID WASTE (206 UNITS)

GARBAGE	- 0.11 PER UNIT	23 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	8 YARDS
COMPOST	- 240L PER 50 UNITS	4

DRAWING NOTES

- PROPERTY LINE
- PROPOSED ROAD WIDENING
- HARD SURFACE PAVING. SEE LANDSCAPE PLAN
- CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
- CONCRETE SIDEWALK TO BE REPLACED WITH NEW BARRIER CURB / SIDEWALK
- SOFT LANDSCAPING. SEE LANDSCAPE PLAN
- 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
- OUTLINE OF BELOW GRADE PARKING GARAGE
- OUTLINE OF UPPER FLOORS
- AMENITY / PRIVATE TERRACE
- RETAINING WALL WITH GUARD RAIL AS REQUIRED
- EXISTING FIRE HYDRANT
- AT GRADE VENTILATION GRILL (INTAKE / EXHAUST)
- SIAMSE CONNECTION
- EXISTING CITY SIDEWALK
- PRIVACY SCREEN
- PROPOSED SERVICES
- GAS EQUIPMENT LOCATION
- EXISTING STREET LIGHT / TRAFFIC POLE
- BICYCLE PARKING SPACE WITH RACK
- SERVICE ENTRANCE - MOVE IN/OUT
- 150mm WIDE BARRIER CURB
- RE-INSTATE EXISTING BOARD FENCE
- 150mm WIDE BARRIER CURB
- PROPOSED TREES. SEE LANDSCAPE FOR DETAILS
- EXISTING TREE TO REMAIN. PROTECT AS REQUIRED
- WATER ENTRY IN P1 PARKING GARAGE
- HYDRO POLE WITH OH WIRES
- CISTERN AT GROUND FLOOR
- POSSIBLE COMMERCIAL PATIO
- EXISTING TREE TO BE REMOVED
- LINE OF MAIN ELECTRICAL ROOM BELOW
- SIDE-WALL VENTILATION GRILL (INTAKE / EXHAUST)
- LINE OF L1 PODIUM TERRACE ABOVE
- TRENCH DRAIN. SEE CIVIL & MECHANICAL
- ACCESS HATCHES FOR CISTERN @ L1 LEVEL.
- 150mm H. CURB FOR TREE PLANTER. SEE LANDSCAPE
- AREA OF TEMPORARY LOADING FOR DELIVERIES (3.5m X 9.0m)
- CATCH BASIN / MANHOLE - SEE CIVIL
- RE-ROUTED EXISTING SERVICES - SEE CIVIL
- FIRE HYDRANT
- EXISTING TREES
- SIAMSE CONNECTION
- SITE LIGHTING
- SIWALE - SEE CIVIL & LANDSCAPE

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR OPA, ZA & SPC APPLICATION R01	Mar 15, 24
2	ISSUED FOR 33% REVIEW	Sept 15, 23
3	ISSUED FOR OPA, ZA & SPC APPLICATION	June 09, 23
4	ISSUED FOR OWNER / CONSULTANT REVIEW	May 30, 23
5	ISSUED FOR OWNER REVIEW	Dec. 22, 22

ARCHITECT:
 Ontario Association of Architects
 Roderick Leahy
 License # 4375

SEAL DATE: STAMP DATE

CLIENT:
 St. Joseph Inc.
 Mastercraft Starwood
 Investment Builders Since 1951

ARCHITECTURE:
 rla/architecture
 roderick leahy architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t. 613.724.9932 f. 613.724.1209 rla@architecture.ca

PROJECT TITLE:
 3030 St. JOSEPH BOULIVARD

OTTAWA ONTARIO

SHEET TITLE:
 SITE PLAN

DRAWN: R.V.
CHECKED: R.V.
SCALE: 1:125
SHEET No.: SP-1
PROJECT No.: 2222


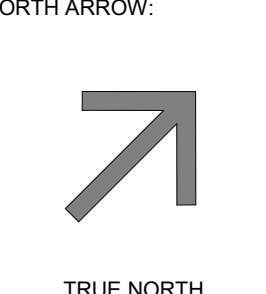


IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	YYYY-MM-DD
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

No.	DESCRIPTION	YYYY-MM-DD

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951


ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
CONTEXT PLAN

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 550	SHEET No: 1
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (842x1190) Plot Date: 3/14/2024 4:02:24 PM

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.


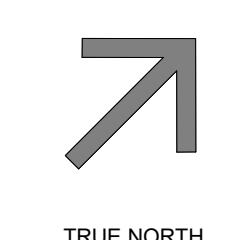
DO NOT SCALE DRAWINGS.

COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DATE
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09
		YYYY-MM-DD

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
Investment Builders Since 1951



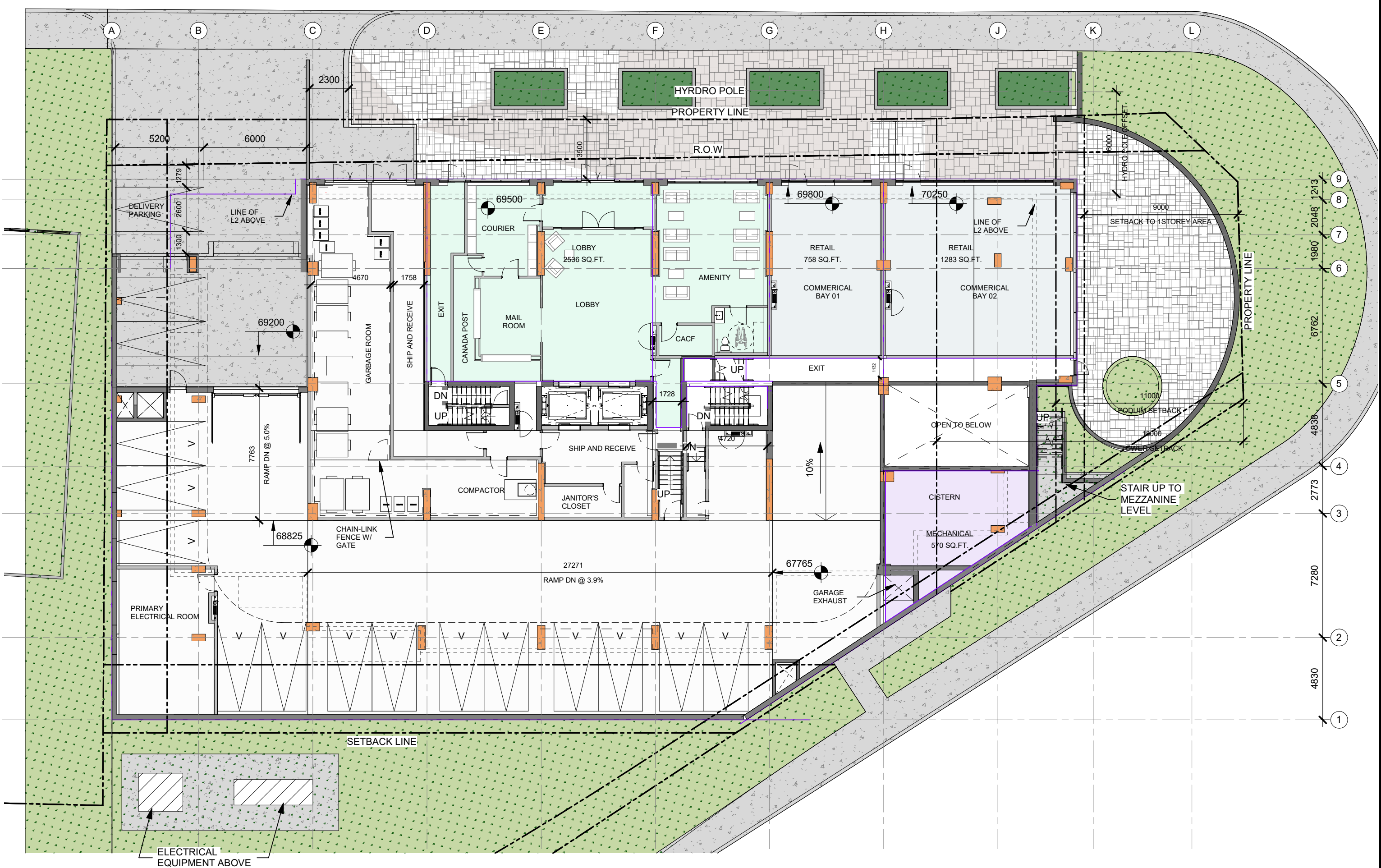
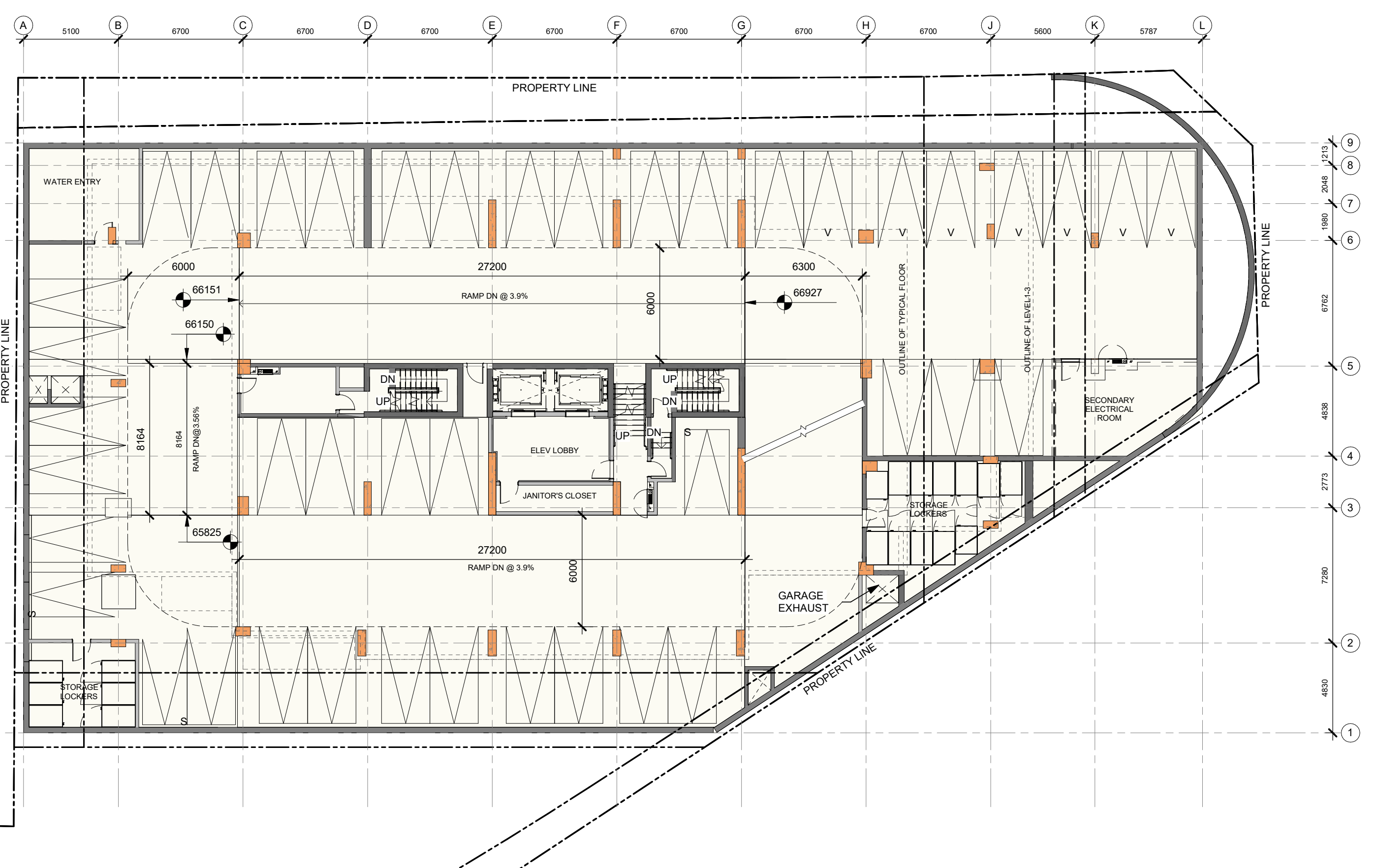
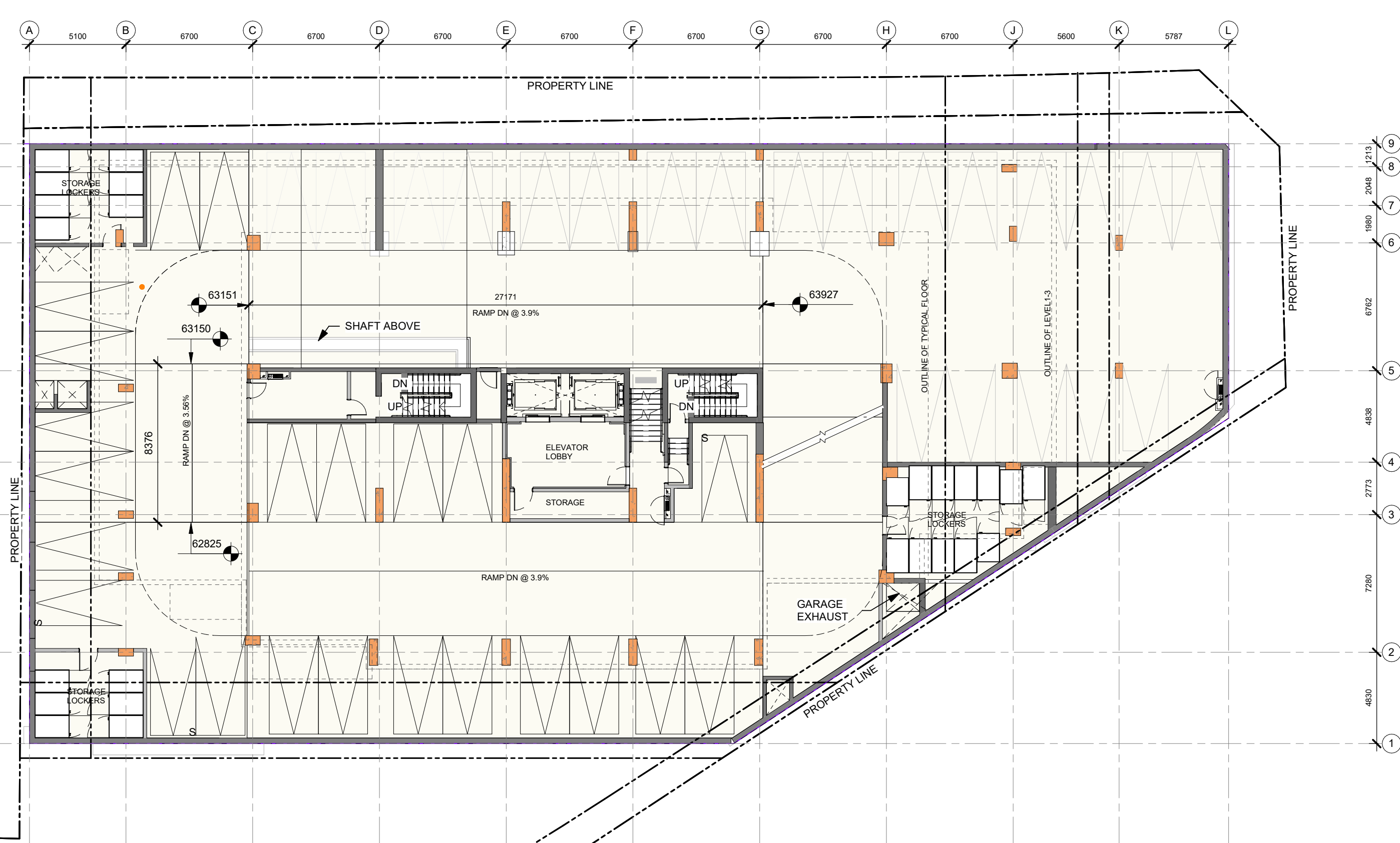
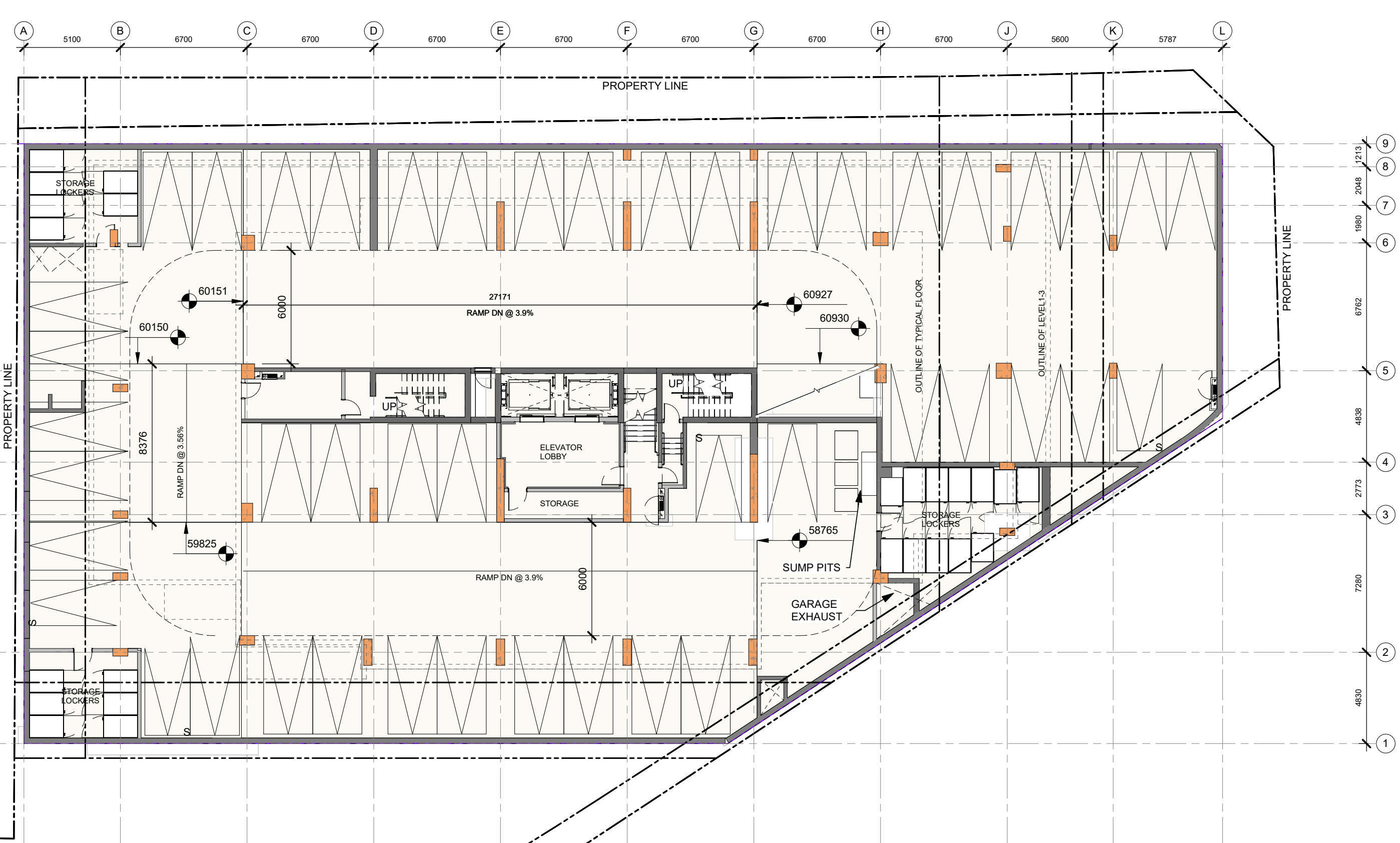
ARCHITECT: **rla/architecture**
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
FLOOR PLANS

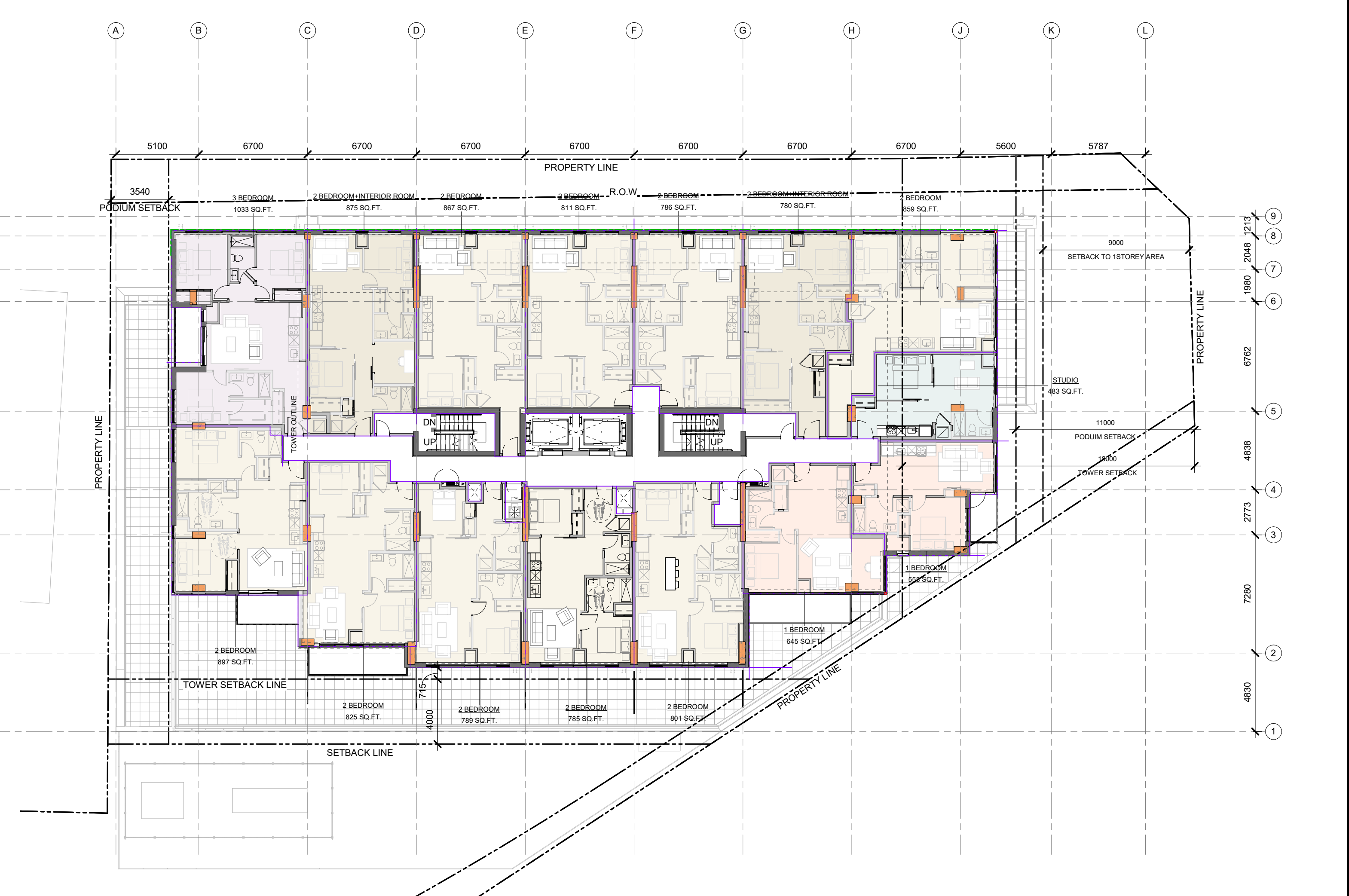
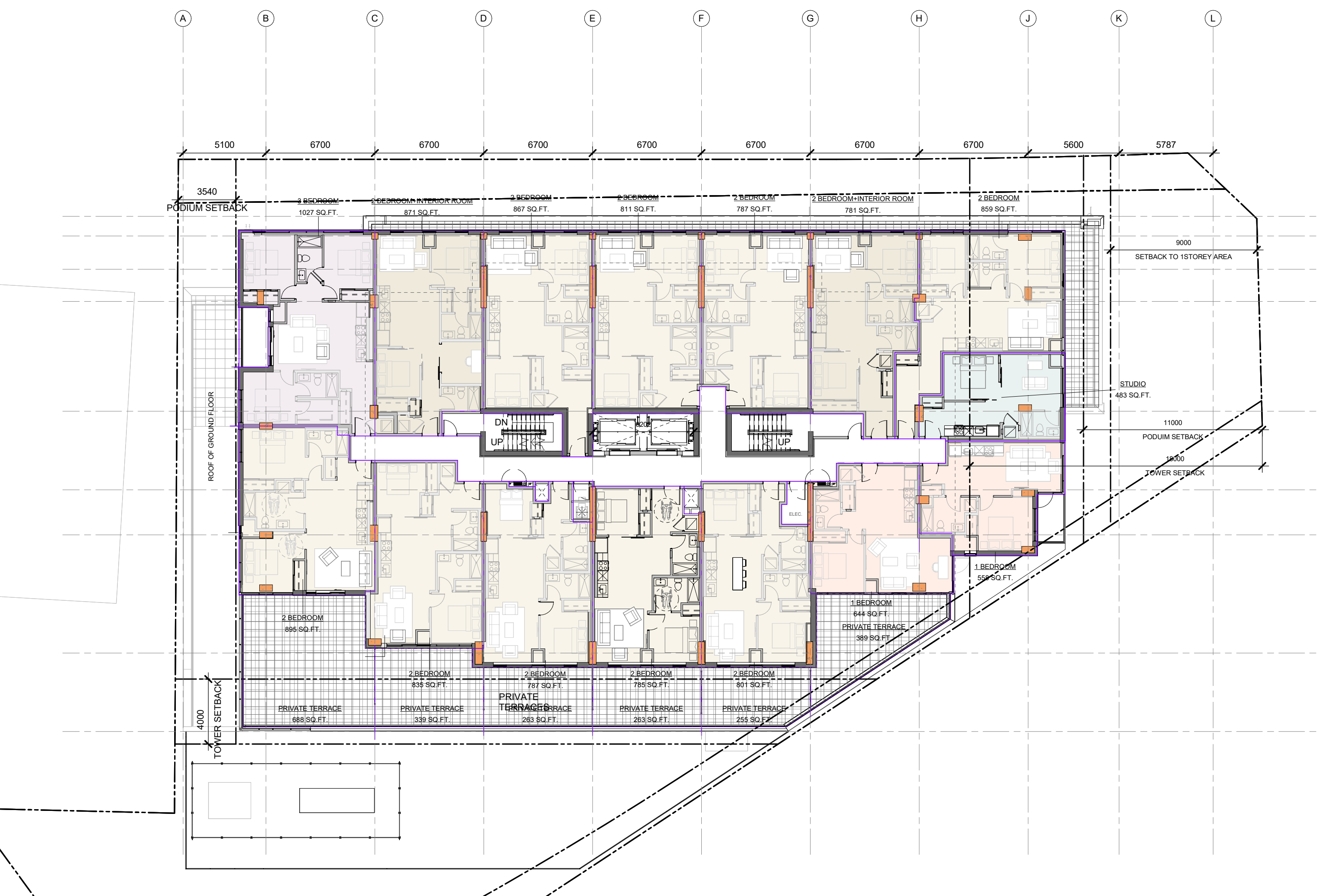
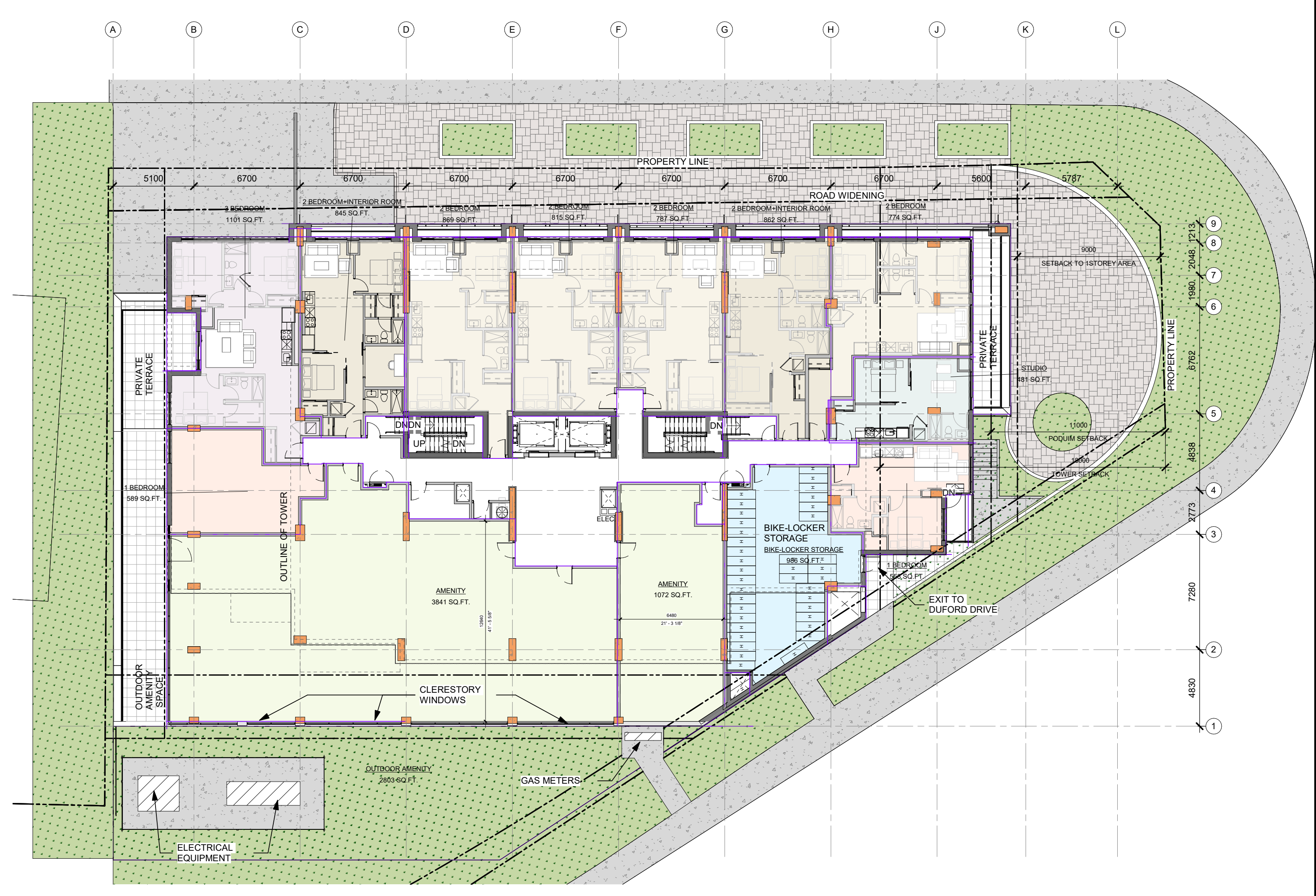
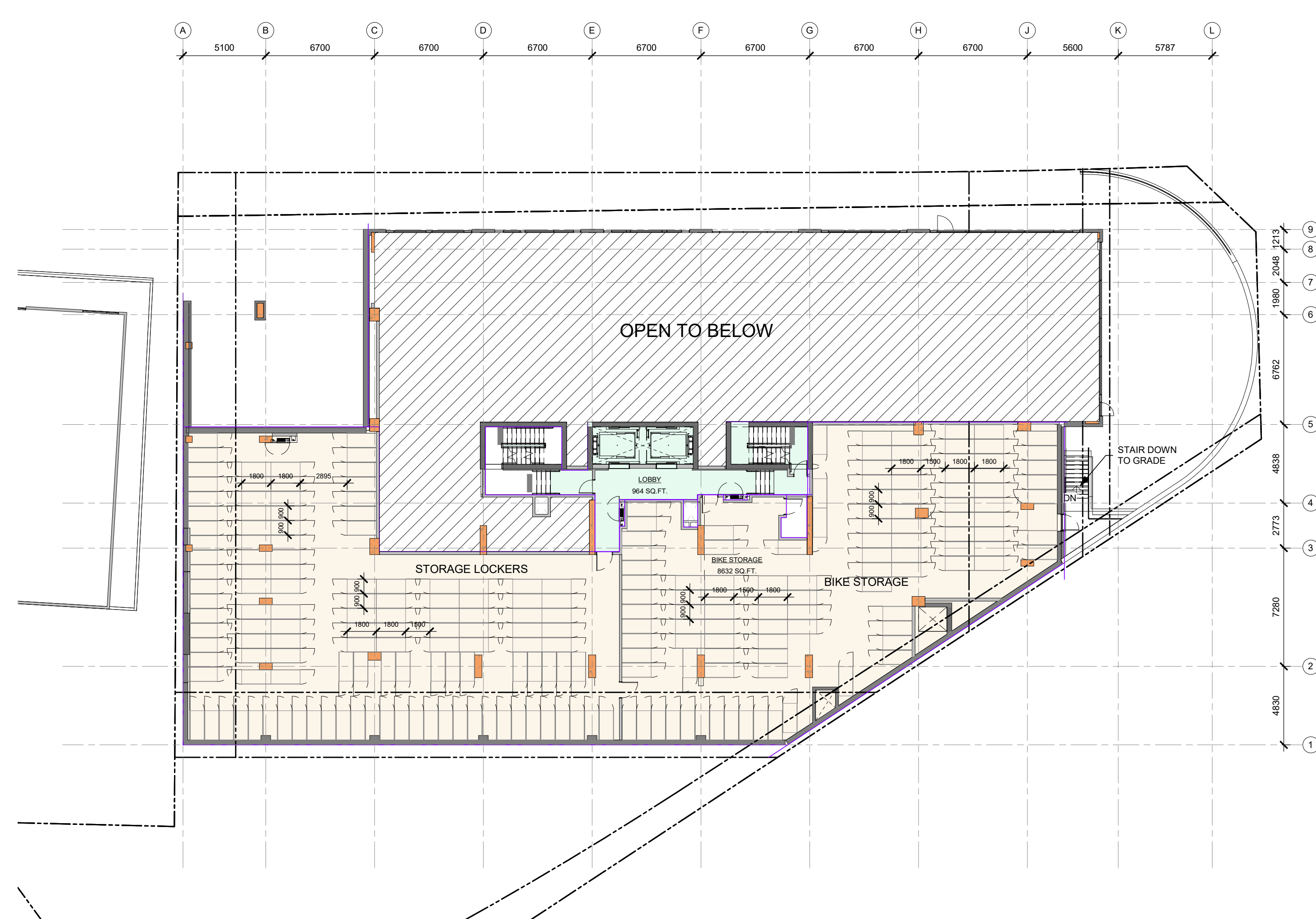
DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 200	SHEET No.:
PROJECT No: 2222	3
	Plan No. : # 19036




PAPER SIZE: ISO Full (Breed 6) (707.00 x 1000.00mm)
PLOT DATE: 24/03/2024 4:41:57 PM

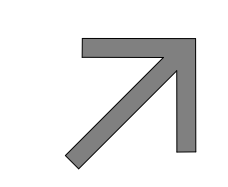
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE



No.	DESCRIPTION	DATE
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

ARCHITECT SEAL:  ARCHITECTS
 RODERICK LAYEY
 LICENCE 4375

NORTH ARROW:  TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951


ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklaye.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.
 OTTAWA, ON. K1E 1E2

SHEET TITLE:
FLOOR PLANS

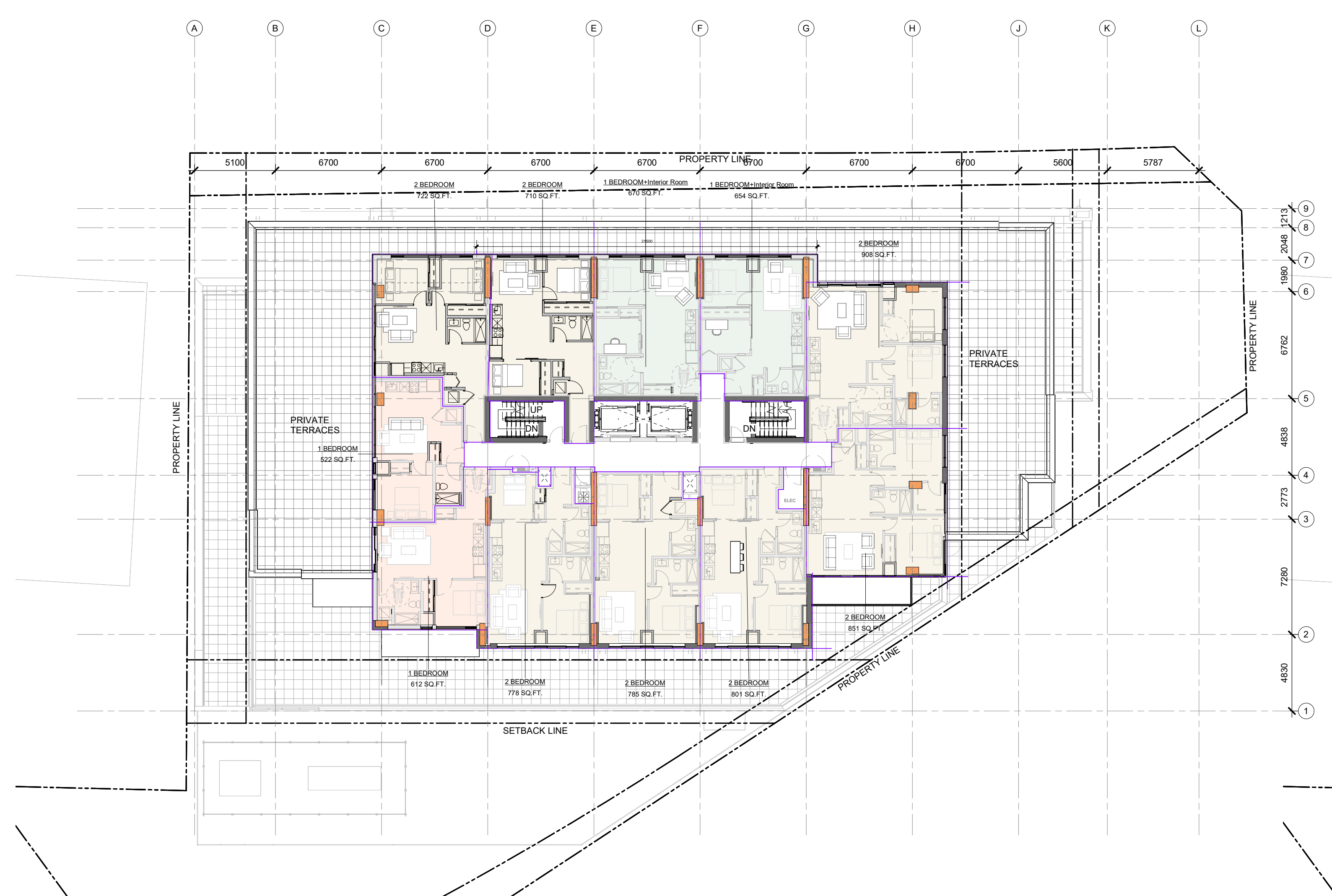
DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No.:
PROJECT No: 2222	4

Plan No. : # 19036

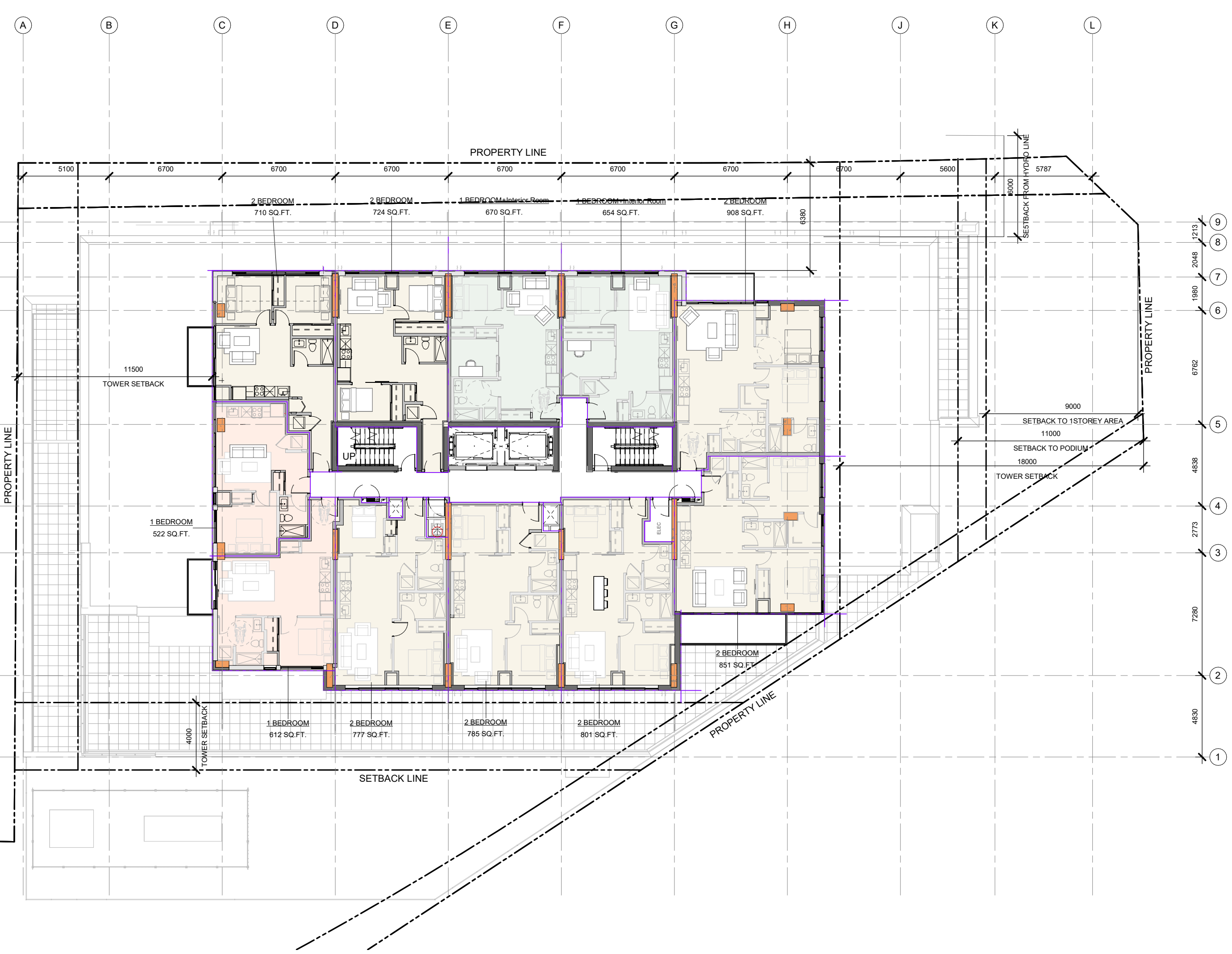
PAPER SIZE: ISO Full (842x1190) 1000 (8mm) PLOT DATE: 24/03/2024 4:22:23 PM

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

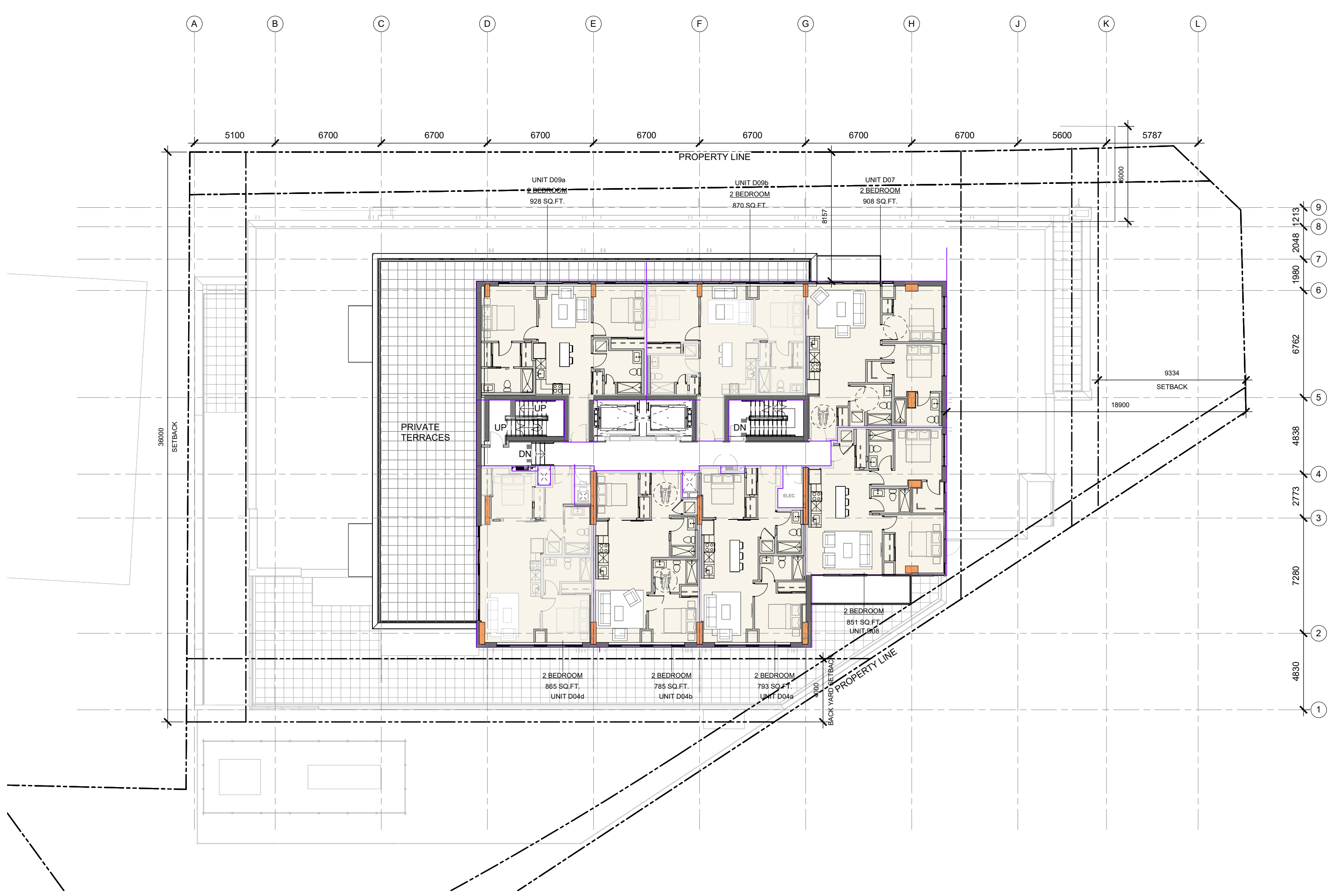
WITHOUT PREJUDICE



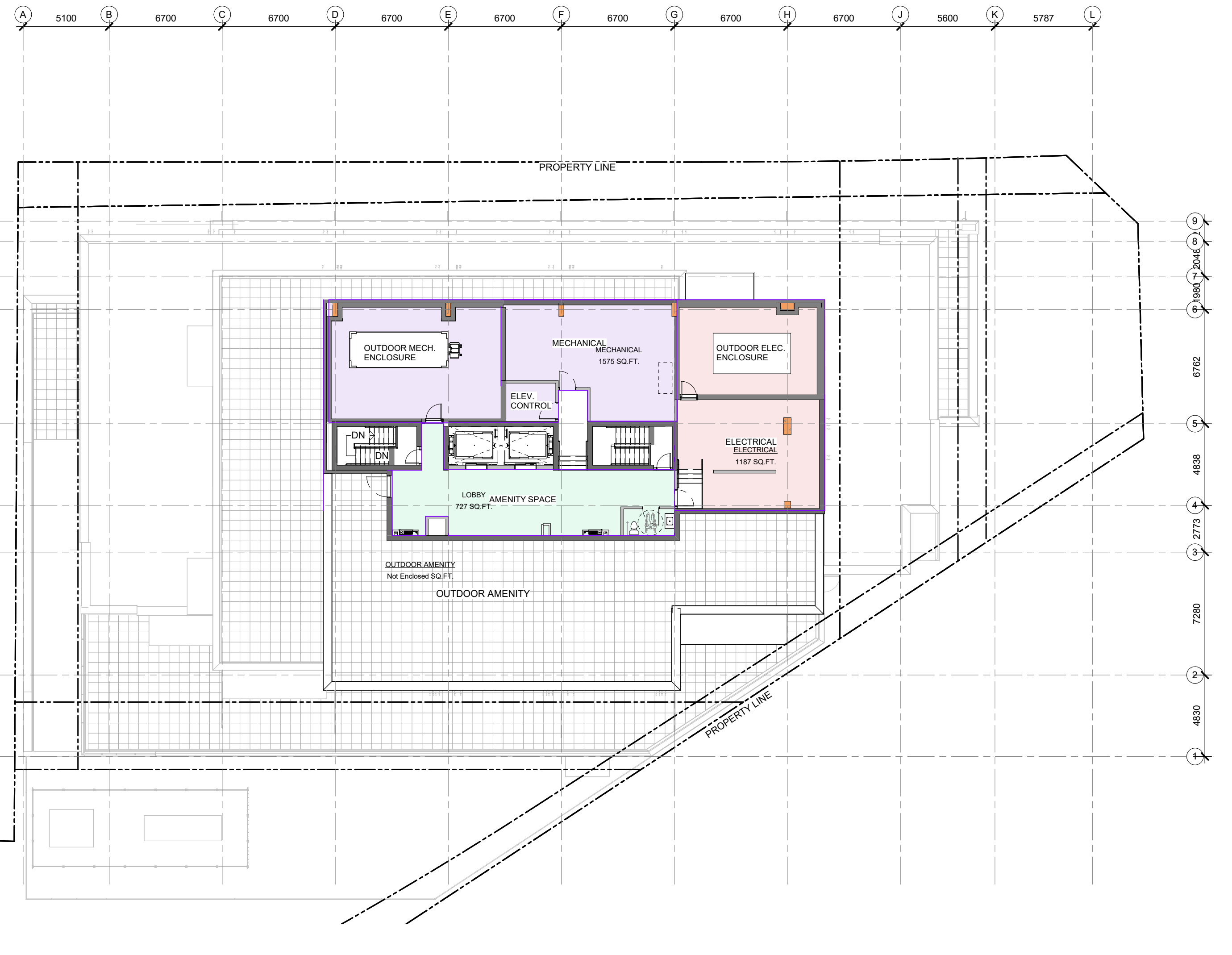
LEVEL 5



LEVEL 6-17



LEVEL 18



MECHANICAL FLOOR

No.	DESCRIPTION	DATE
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS: YYY-MM-DD

ARCHITECT SEAL: NORTH ARROW: TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951

ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklacey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.
 OTTAWA, ON. K1E 1E2

SHEET TITLE:
FLOOR PLANS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: 5
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Breed B) (707.00 x 1000.00mm)
 PLOT DATE: 24/03/2024 4:50:05 PM

NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DATE
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:

CLIENT:

MASTERCRAFT STARWOOD
 Investment Builders Since 1951

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:

ELEVATIONS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 300	SHEET No: 6
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (841x1189mm)
 PLOT DATE: 24/03/2024 4:47:56 PM

VIEW LOOKING SOUTH WEST FROM ACROSS ST. JOSEPH



VIEW LOOKING SOUTH EAST FROM ACROSS ST. JOSEPH

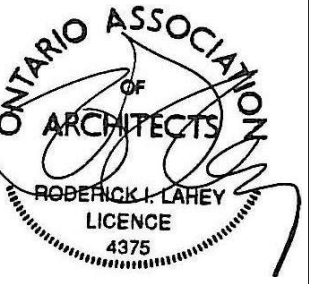
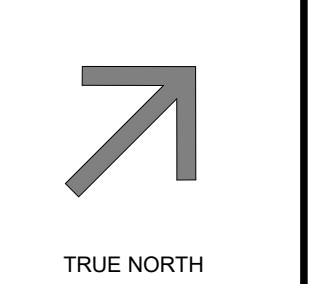


IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DATE
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS: YYY-MM-DD

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951


ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
3D VIEWS

DRAWN: Author CHECKED: Checker

SCALE: SHEET No:

PROJECT No: 2222 SHEET No: **8**
 Plan No.: # 19036

PAPER SIZE: ISO Full Based B1 (707.00 x 1000.00mm) PLOT DATE: 24/02/2024 4:55:07 PM



VIEW LOOKING SOUTH FROM ACROSS ST. JOSEPH



ENLARGED VIEW LOOKING WEST AT PODIUM




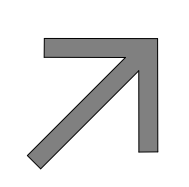
ENLARGED VIEW LOOKING SOUTH WEST AT PODIUM

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DATE
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS: YYY-MM-DD

ARCHITECT SEAL:  ARCHITECTS RODERICK+LAHEY LICENCE 4375	NORTH ARROW:  TRUE NORTH
---	---

CLIENT:
MASTERCRAFT STARWOOD
 Investment Builders Since 1951


ARCHITECT:
rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.roderricklahey.ca

PROJECT TITLE:
 3030 ST. JOSEPH BLVD.
 OTTAWA, ON. K1E 1E2

SHEET TITLE:
 3D VIEWS

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: 9
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (841x1189)mm
 PLOT DATE: 24/02/2024 5:01:56 PM
 D07-12-23-0090

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE




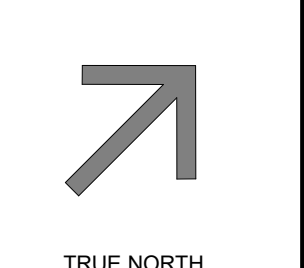
VIEW LOOKING WEST ACROSS DUFORD DRIVE



VIEW LOOKING NORTH EAST FROM DUFORD DRIVE

No.	DESCRIPTION	DATE
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS: YYY-MM-DD

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951


ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

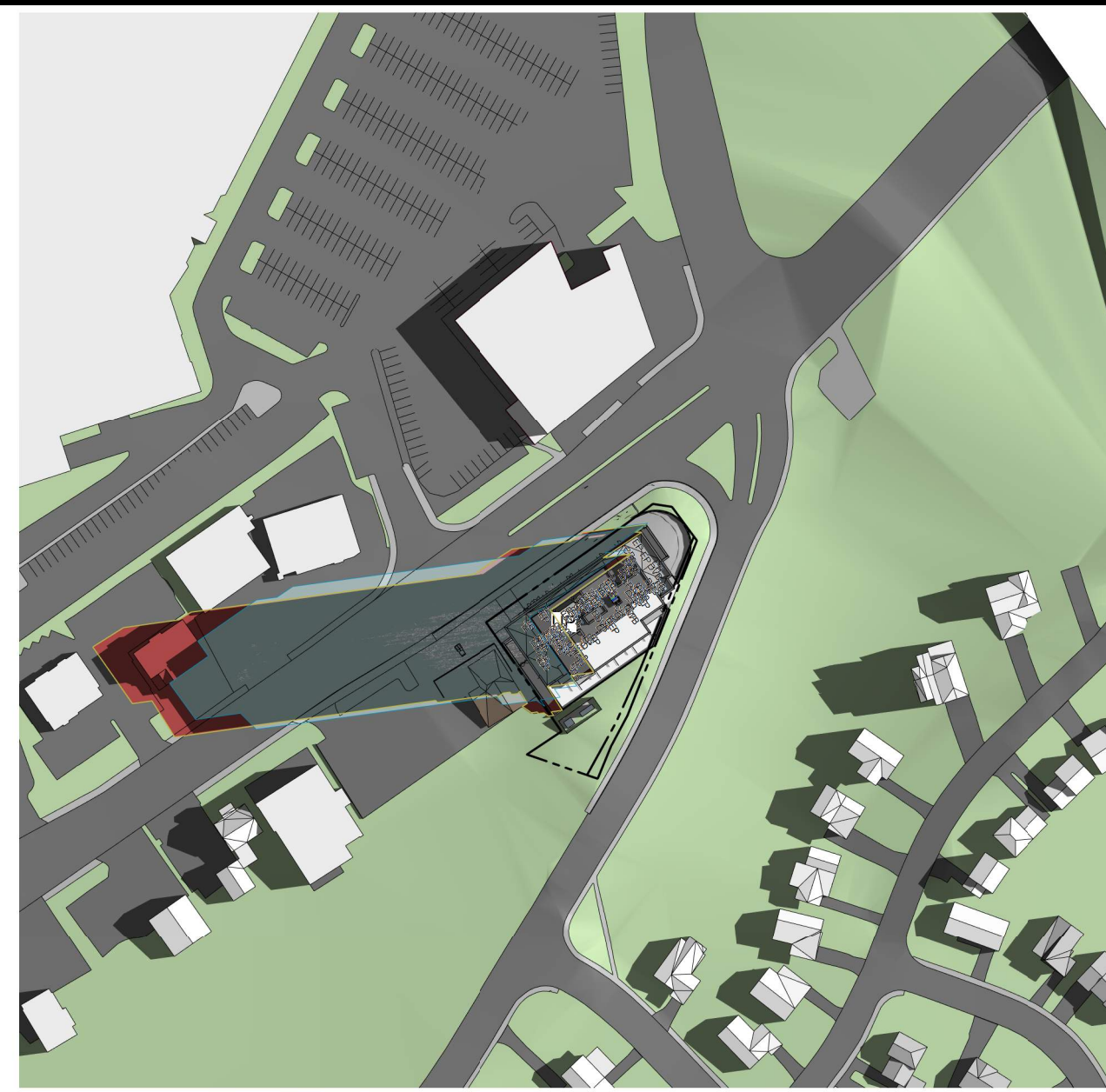
PROJECT TITLE:
3030 ST. JOSEPH BLVD.
 OTTAWA, ON. K1E 1E2

SHEET TITLE:
3D VIEWS LOOKING FROM BACK

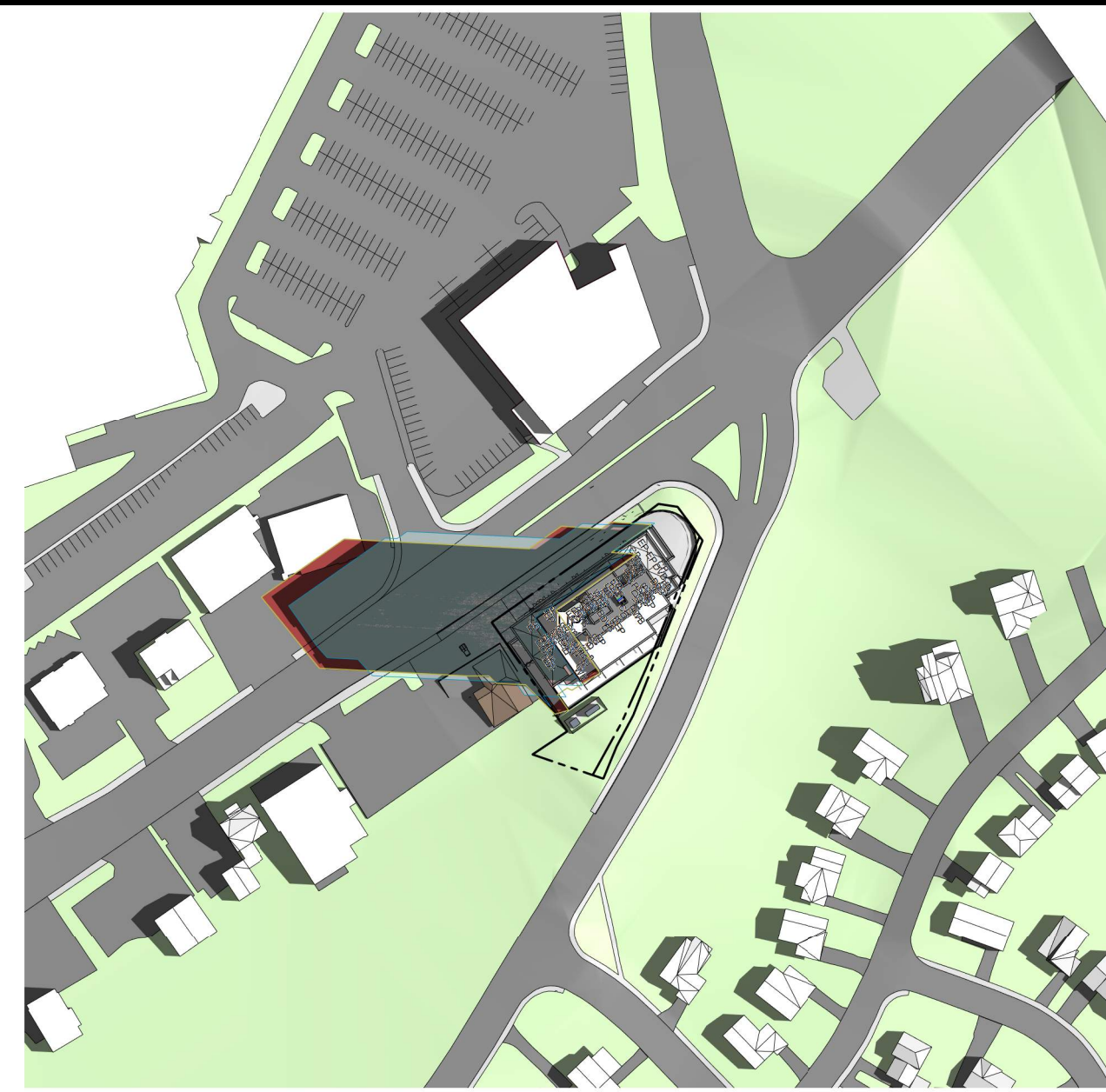
DRAWN: S.S	CHECKED: R.V
SCALE:	SHEET No: 10
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (841x1189) PLOT DATE: 24/03/2024 5:05:54 PM

TEST TIME: JUNE 21 DST



8:00 AM



9:00 AM



10:00 AM



11:00 AM



12:00 PM



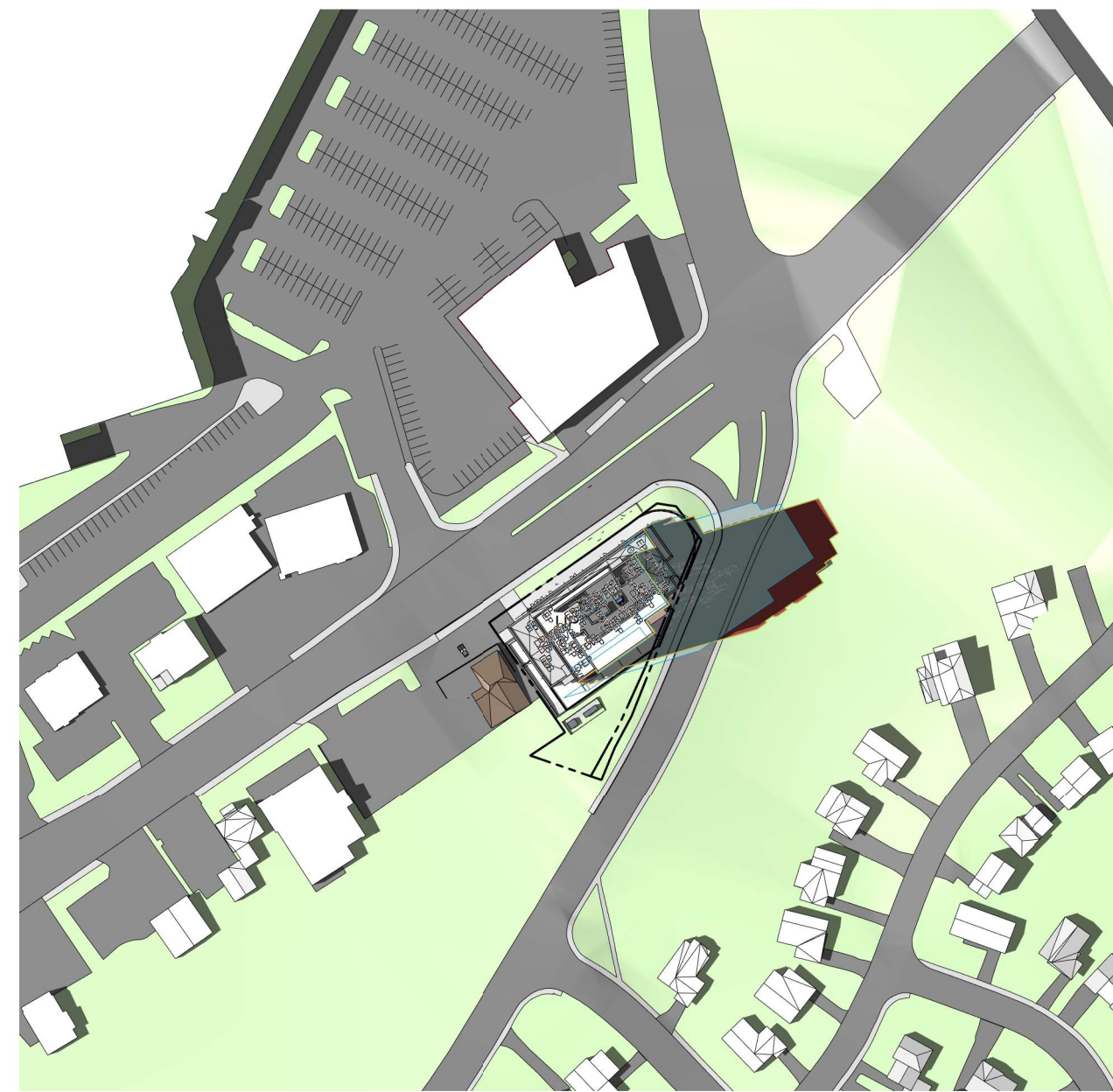
1:00 PM



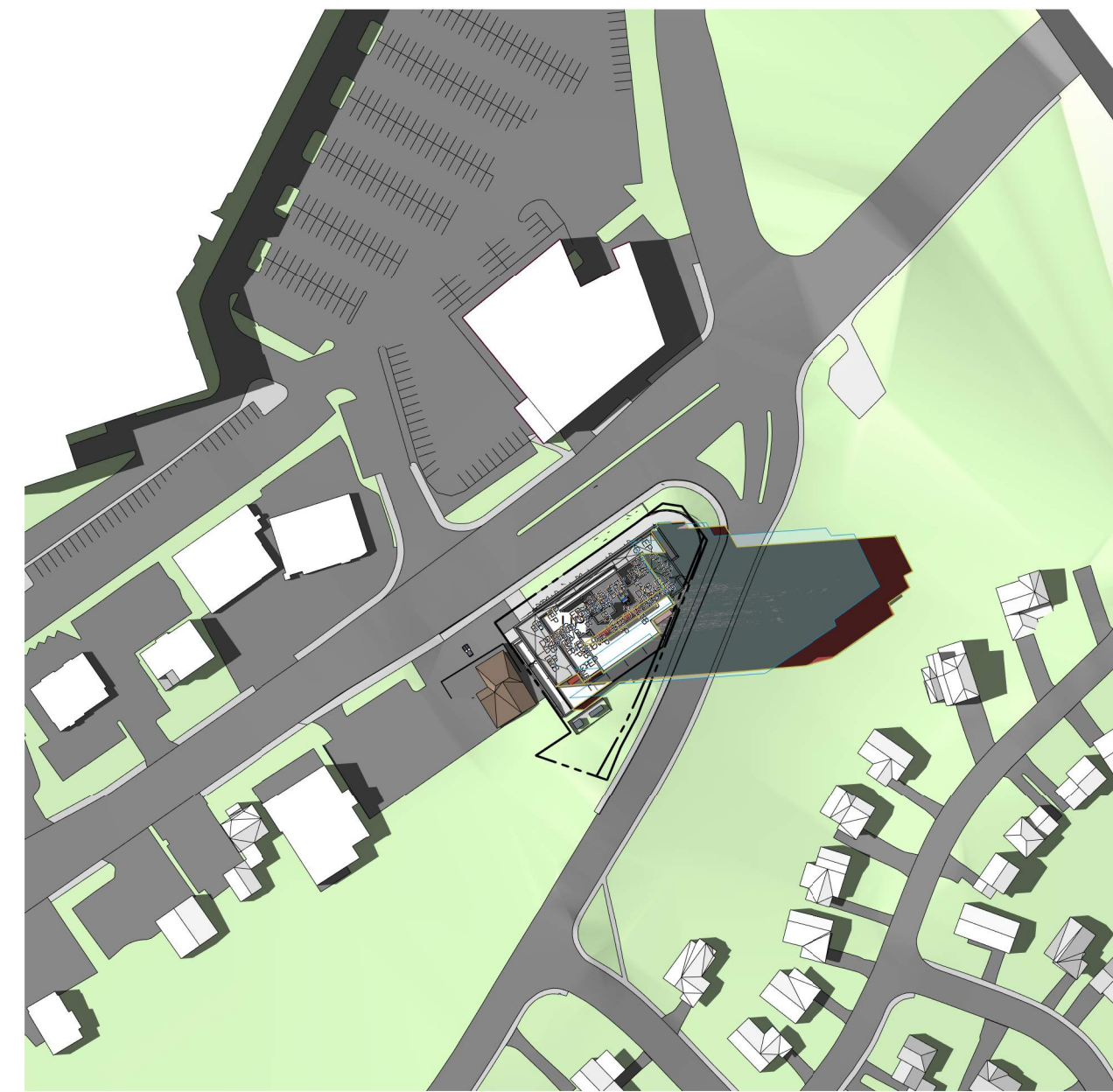
2:00 PM



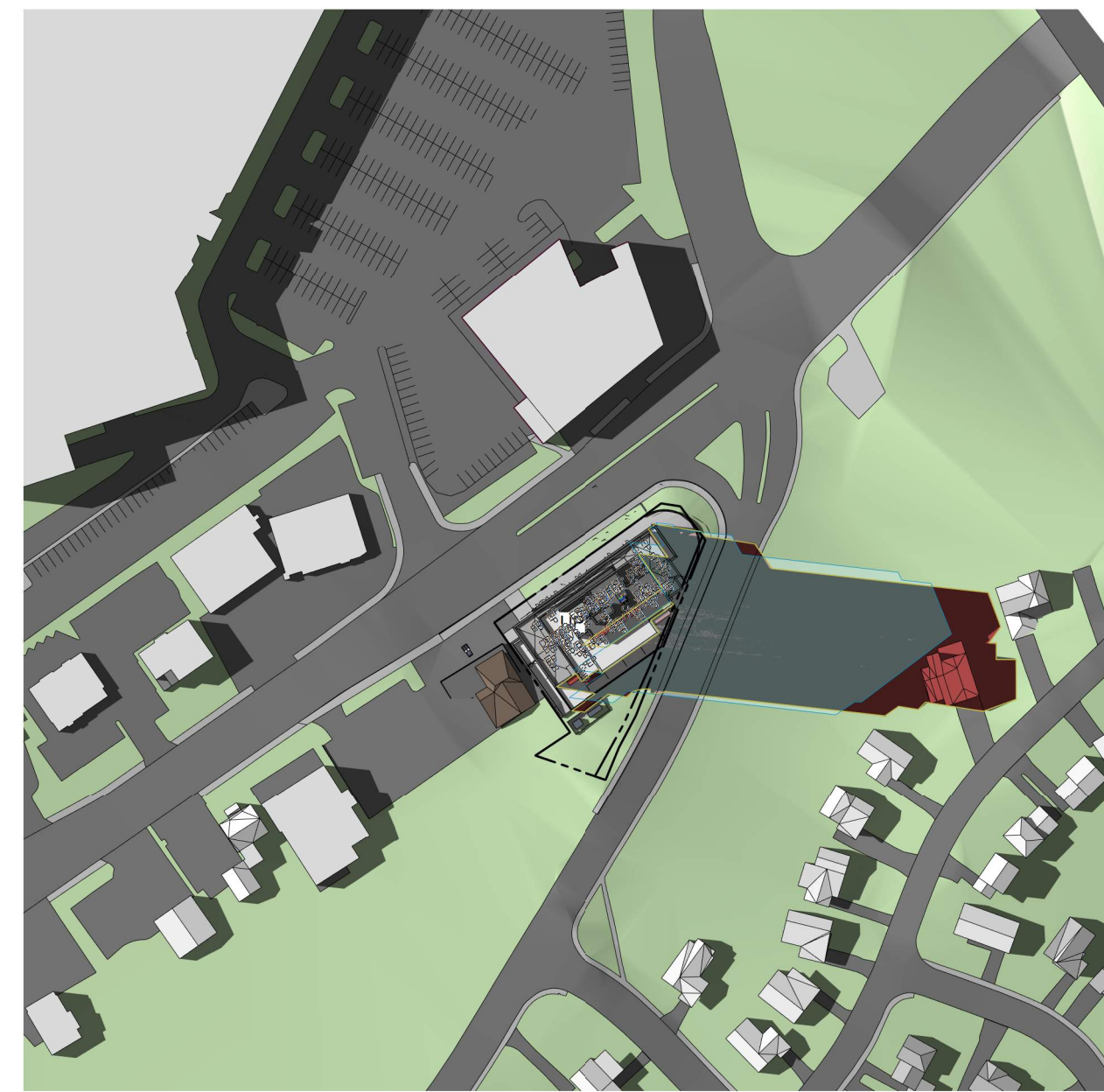
3:00 PM



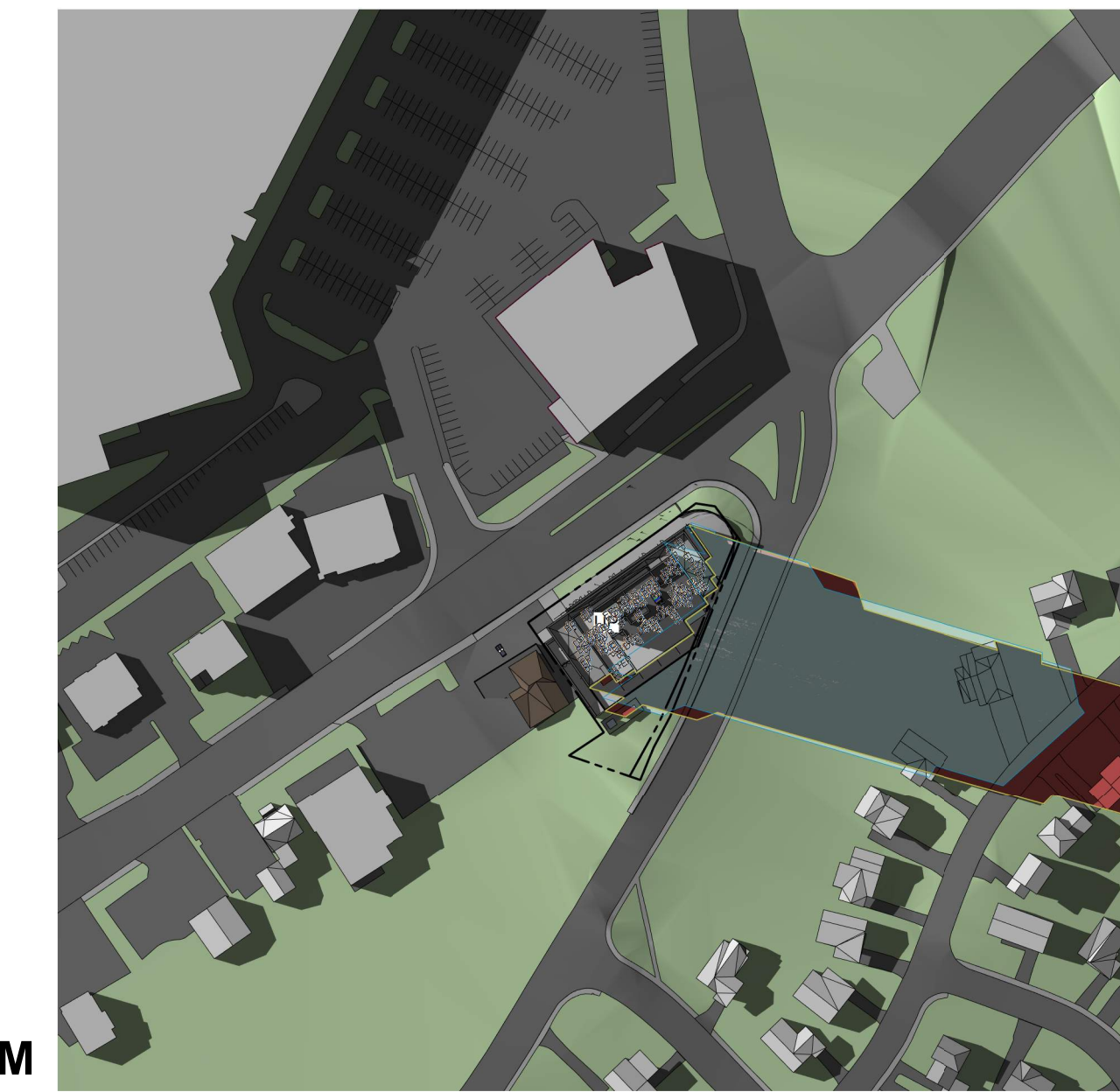
4:00 PM



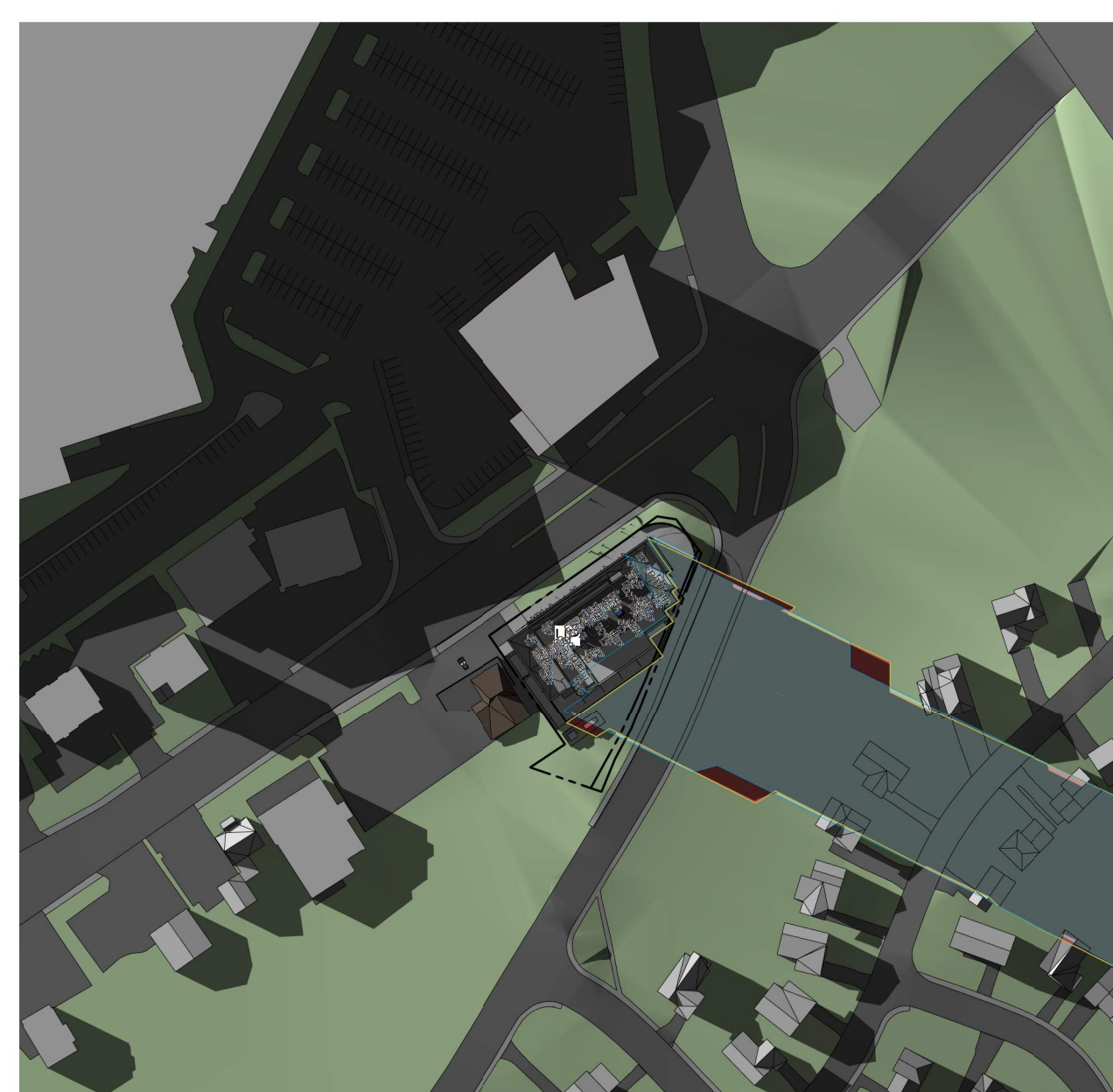
5:00 PM



6:00 PM



7:00 PM



8:00 PM

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	YYYY-MM-DD
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

ARCHITECT SEAL: ARCHITECTS
 RODERICK LAHEY
 LICENCE 4375

NORTH ARROW: TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951

ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
SUNSHADE ANALYSIS

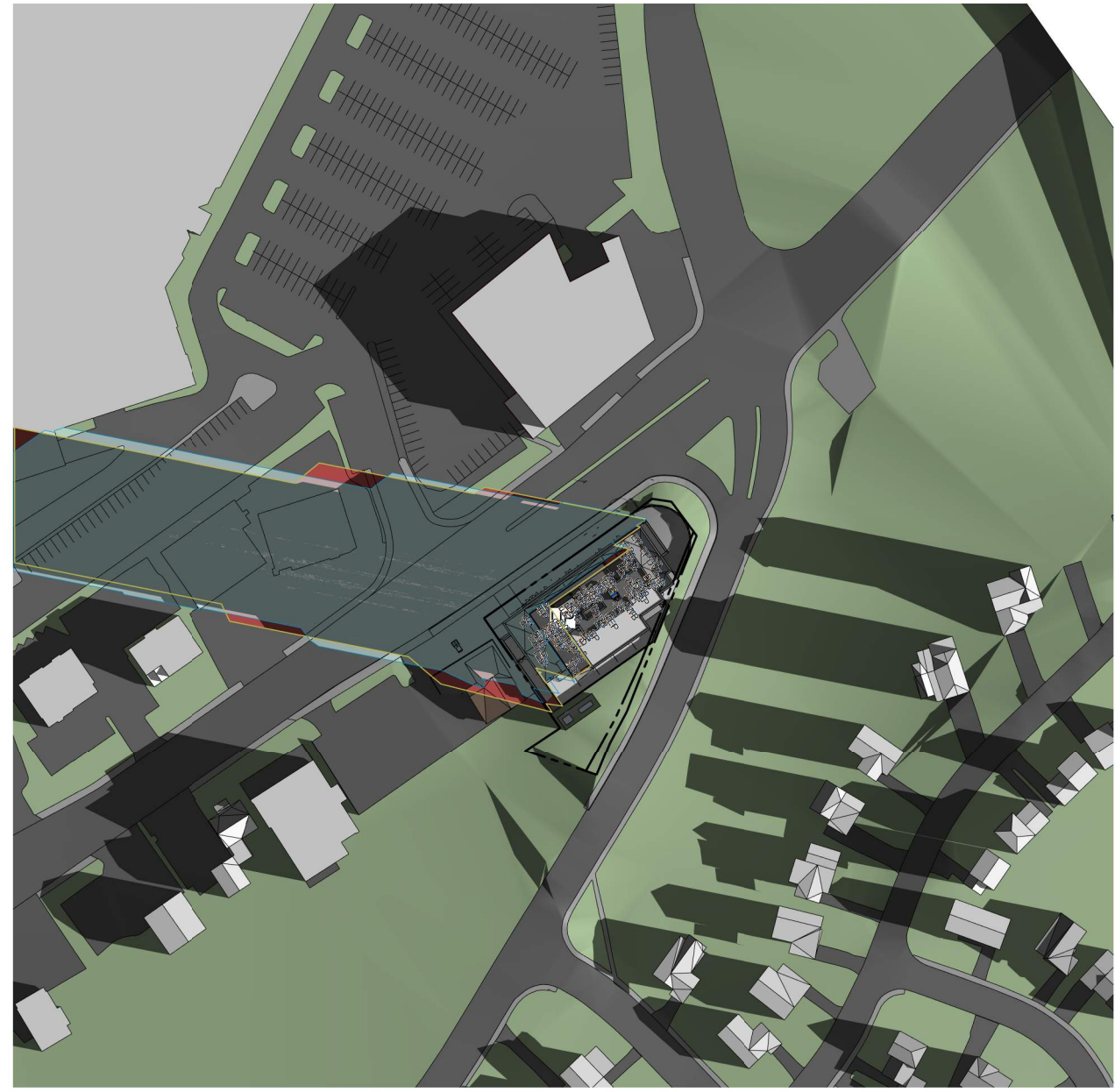
DRAWN: S.S. CHECKED: R.V.

SCALE: 1 : 2000 SHEET No. **12**

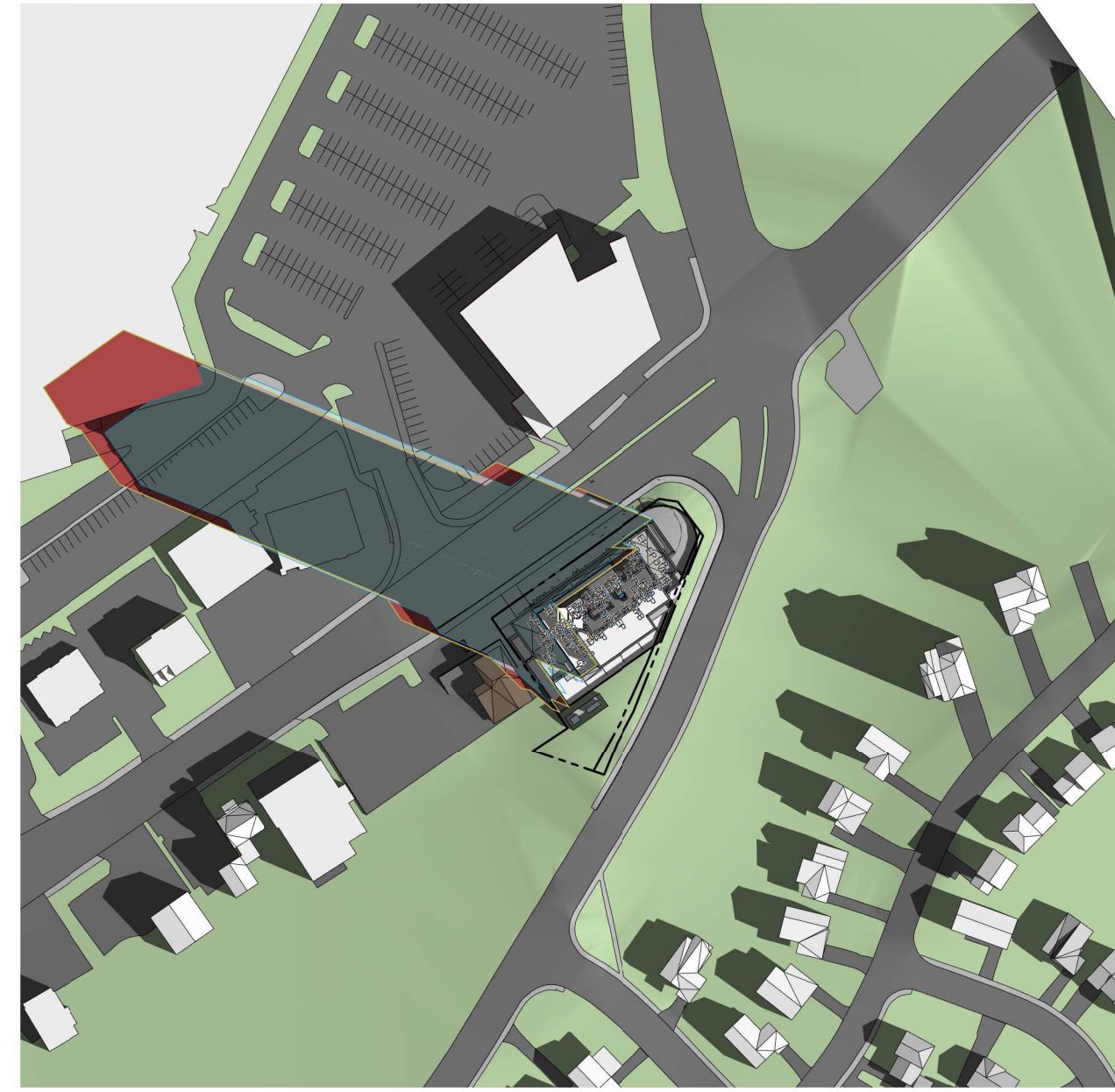
PROJECT No: 2222 Plan No.: # 19036

PAPER SIZE: ISO Full (Beech) 610x914 (24"x36")
 PLOT DATE: 24/06/2024 5:02:21 PM

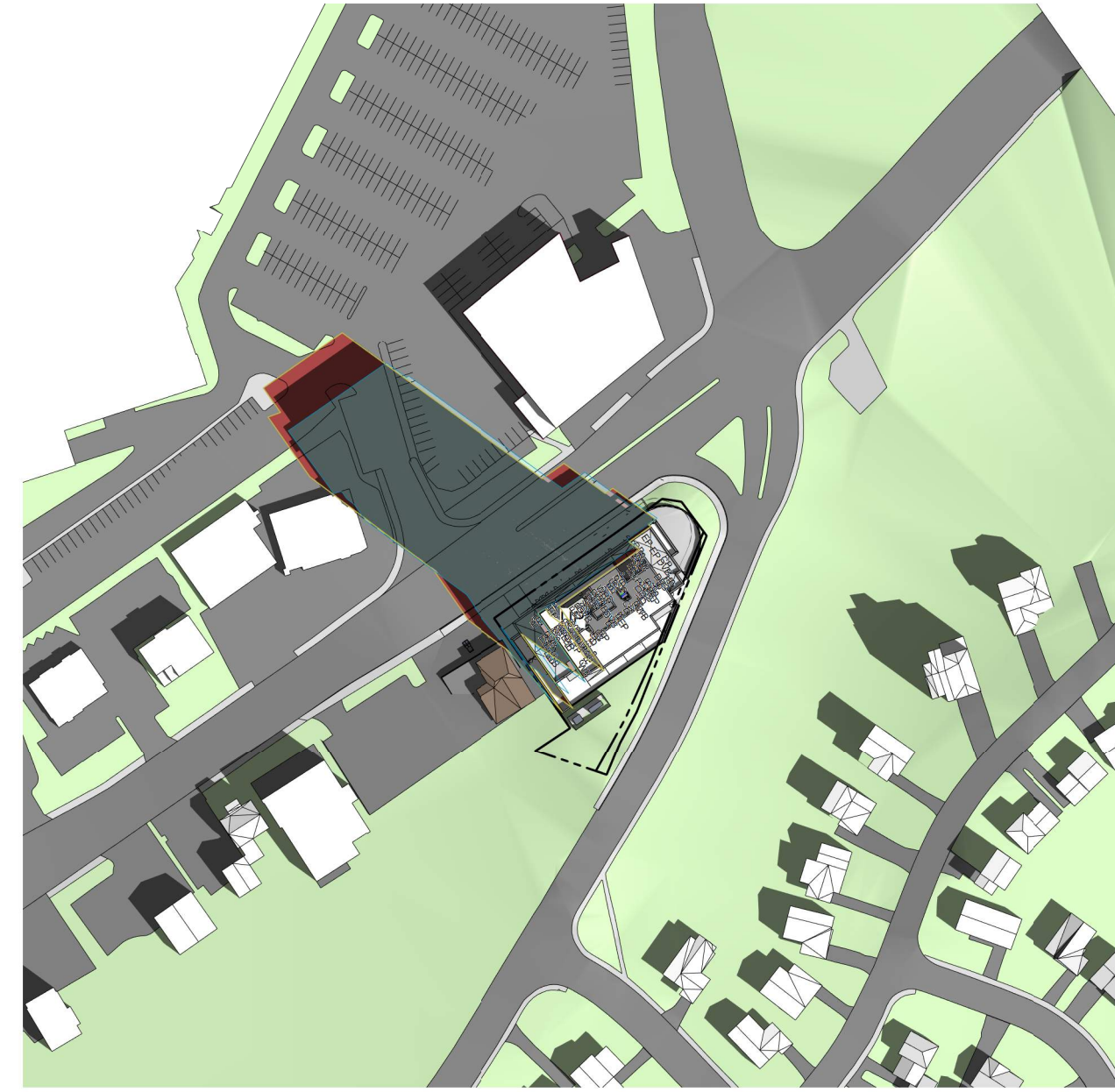
TEST TIME: SEPTEMBER 21 DST



8:00 AM



9:00 AM



10:00 AM



11:00 AM



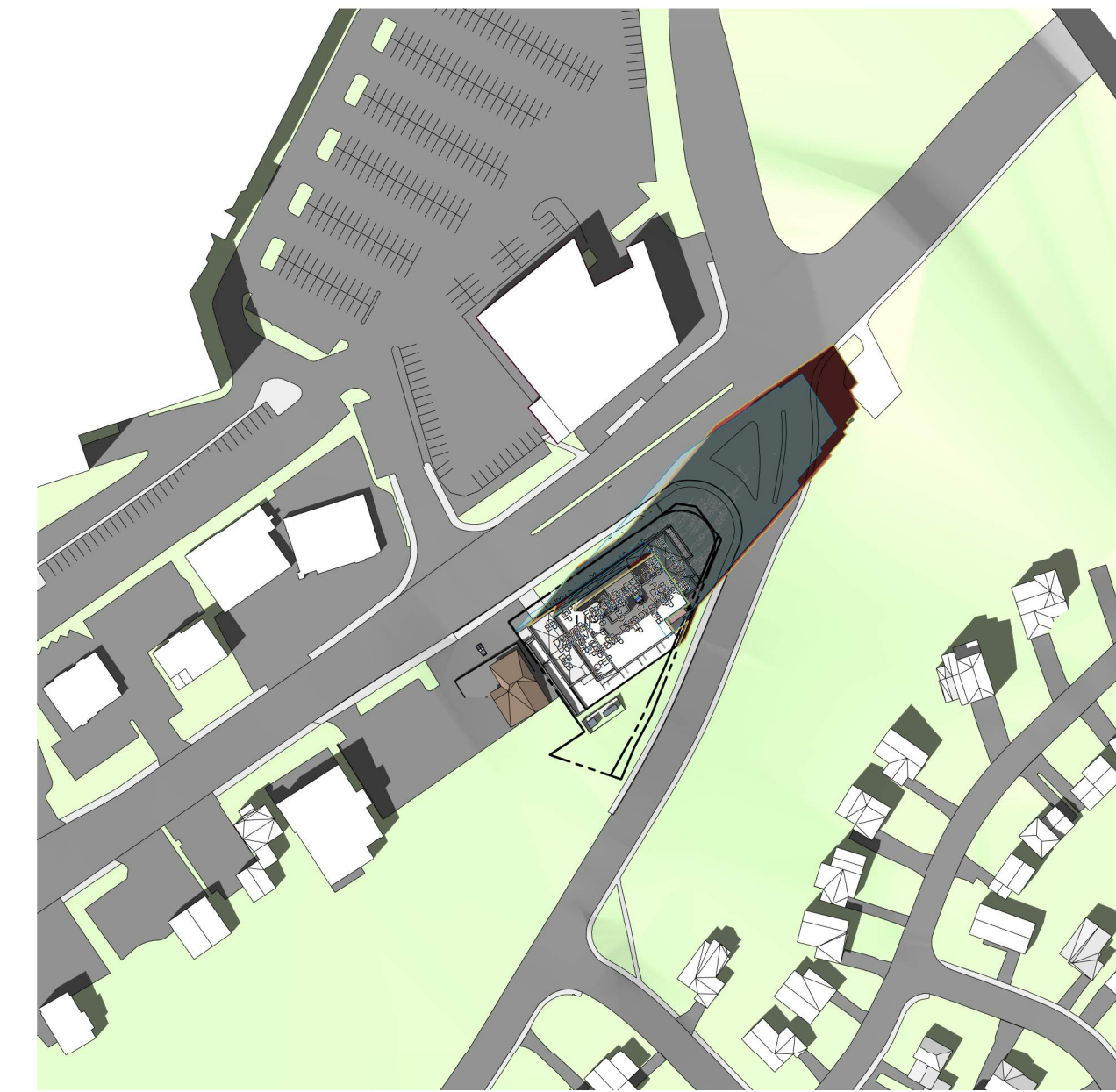
12:00 PM



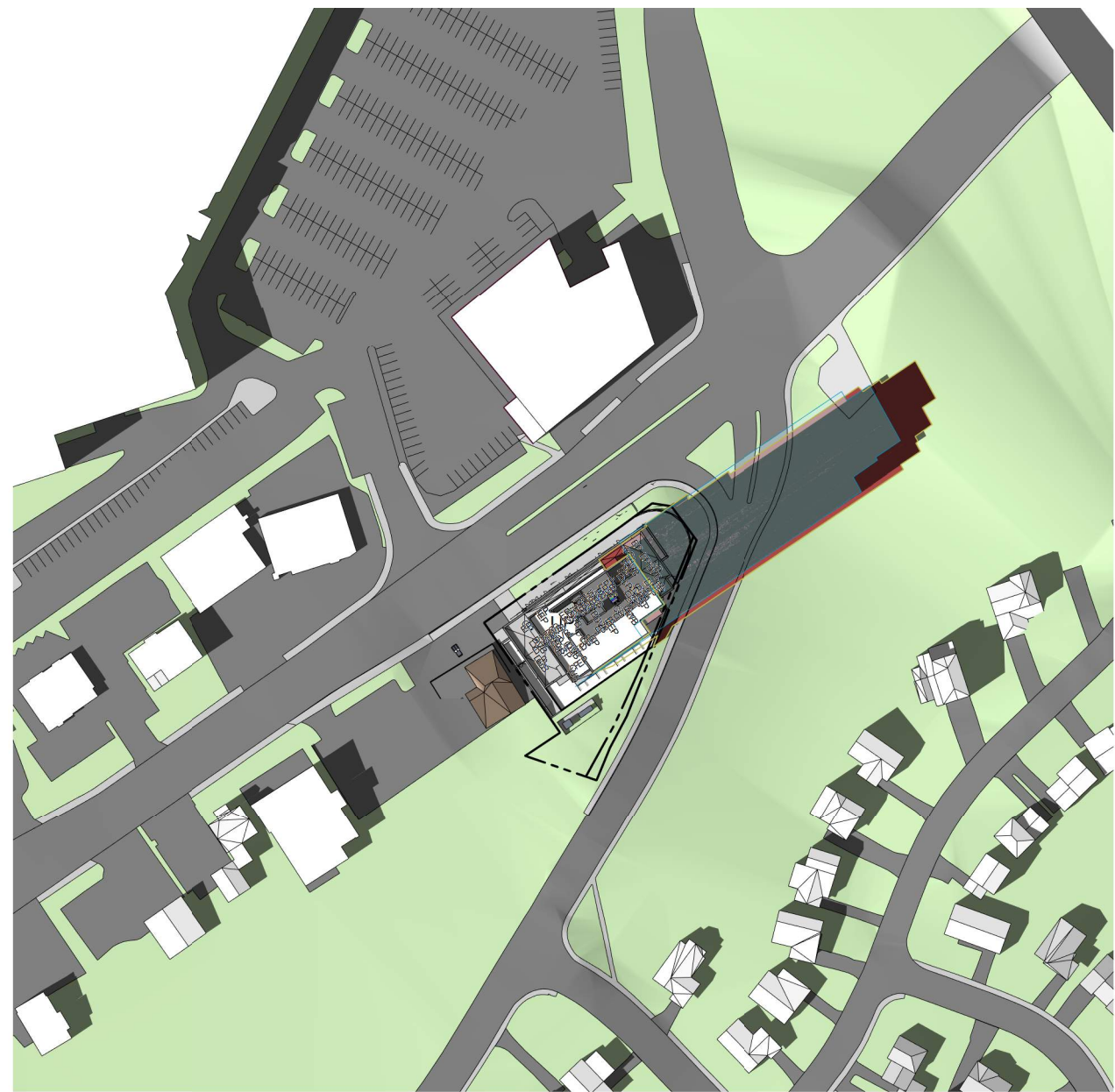
1:00 PM



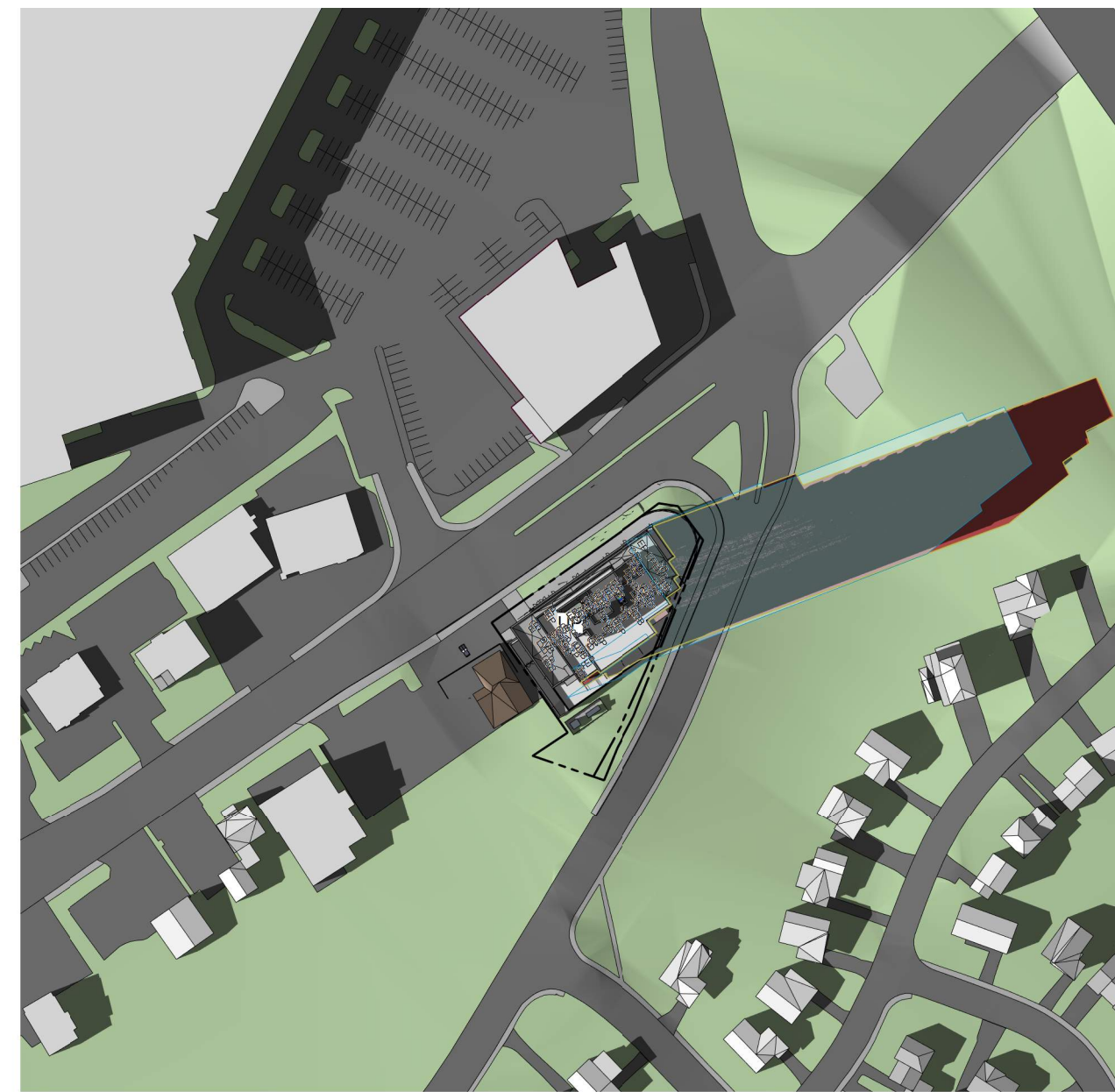
2:00 PM



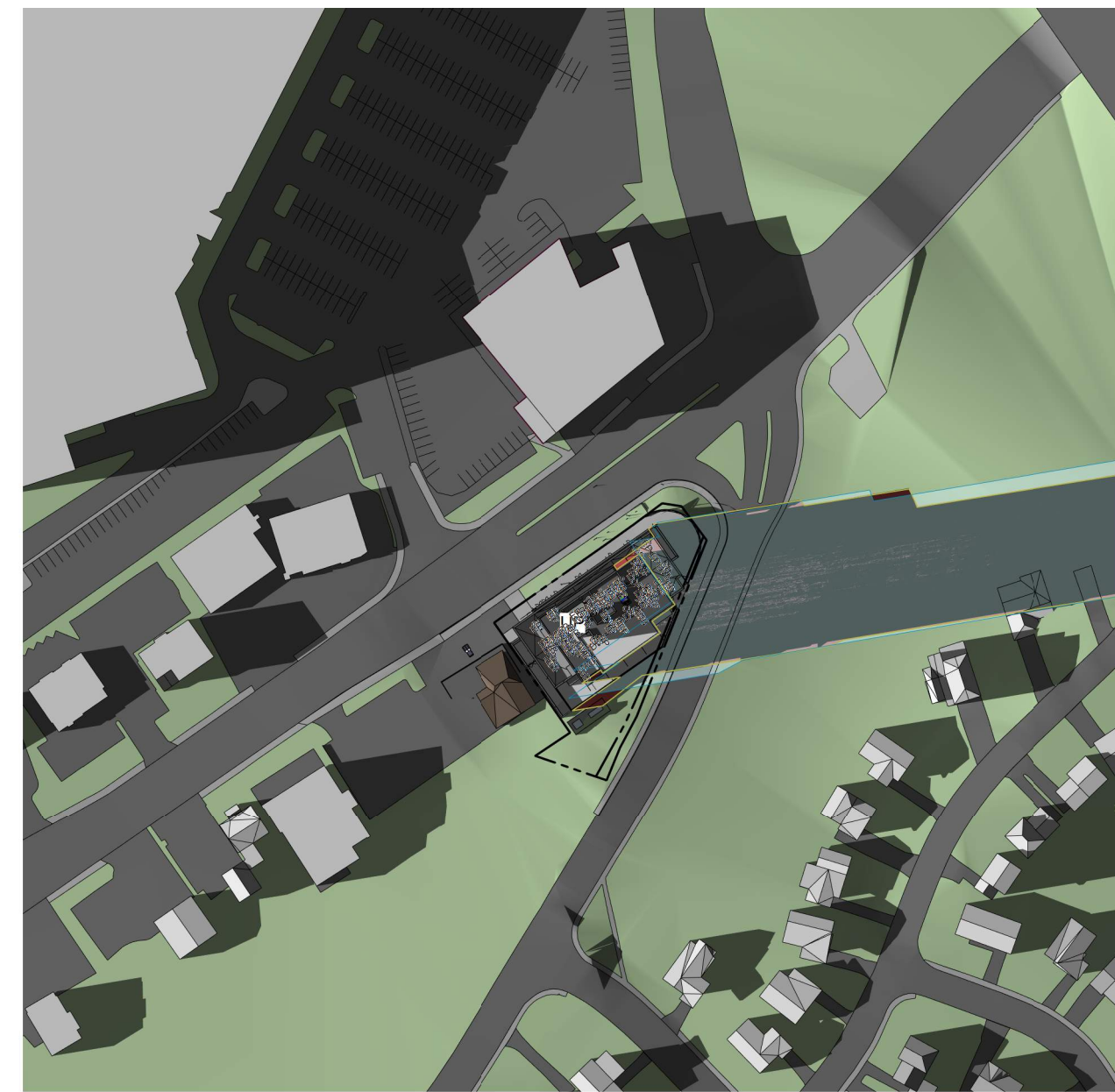
3:00 PM








4:00 PM



5:00 PM



6:00 PM


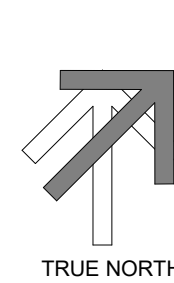
-  Proposed Shadow Outline
-  As of Right Shadow Outline
-  Traditional Main Street
-  Proposed Development
-  Public Spaces
-  Communal Amenity Areas
-  New Net Shadow

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.
COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	YYYY-MM-DD
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS:

	
---	---

CLIENT:
MASTERCRAFT STARWOOD
Investment Builders Since 1951


ARCHITECT:
rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

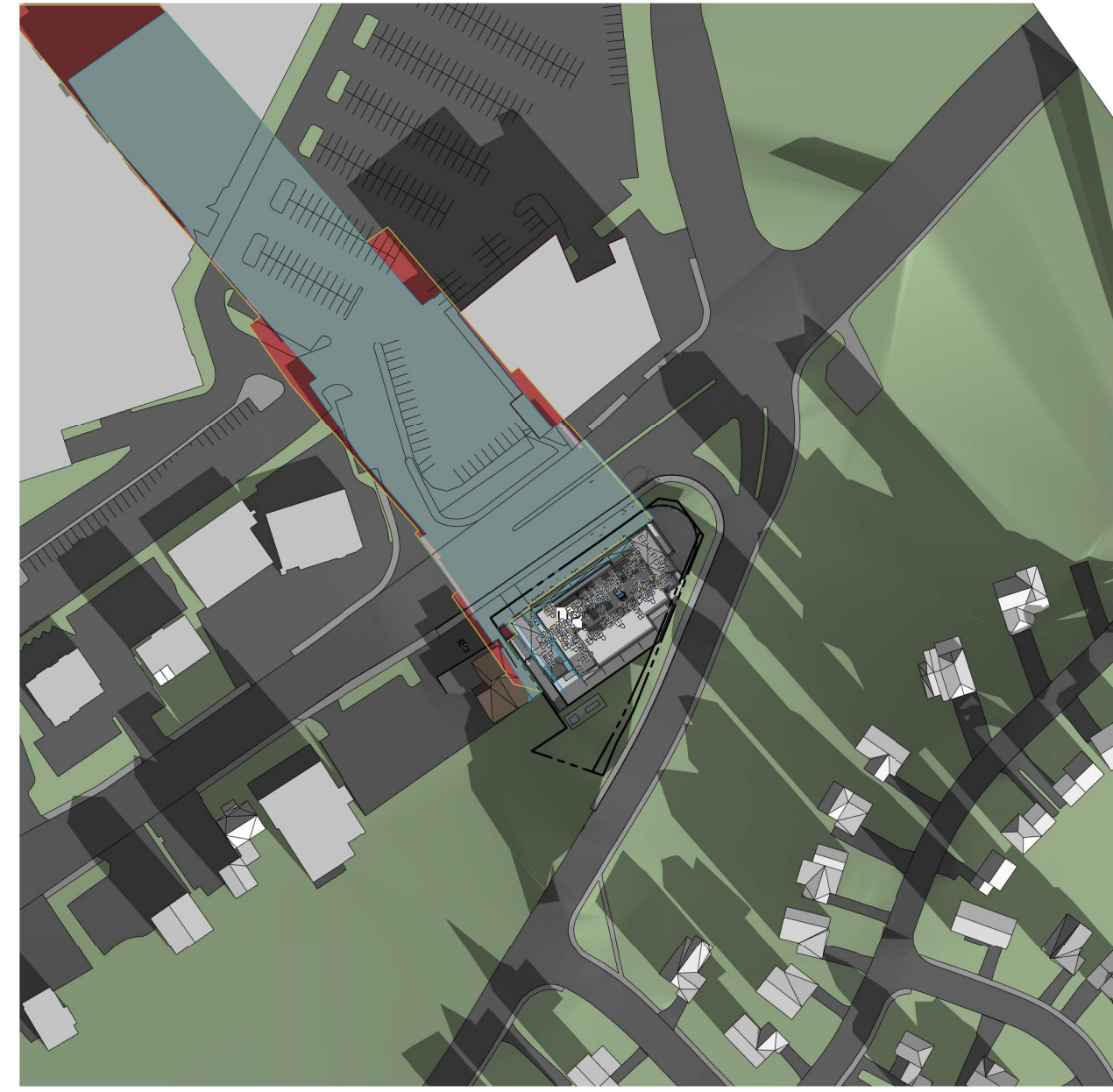
PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

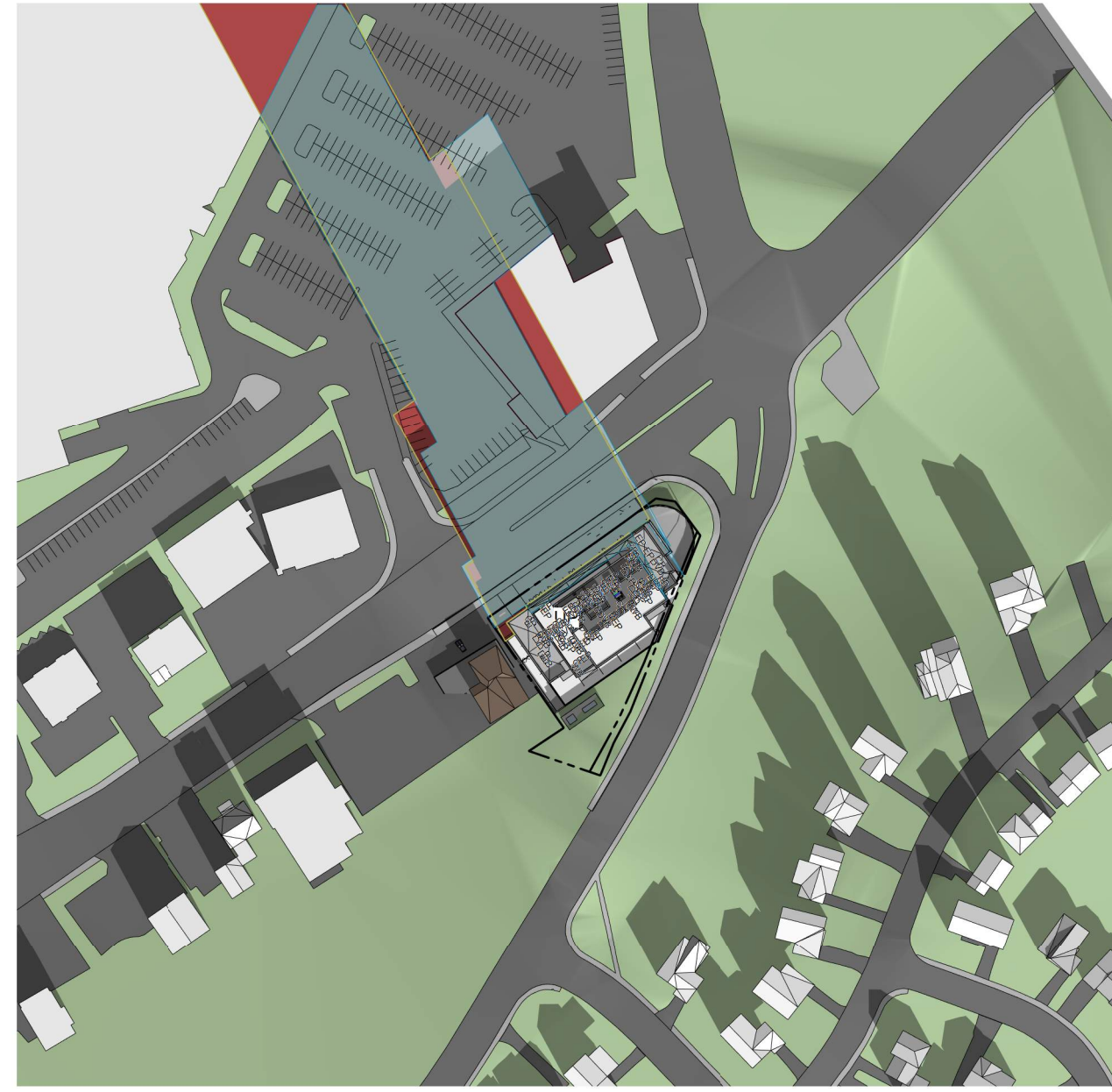
SHEET TITLE:
SUNSHADE ANALYSIS

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 2000	SHEET No: 13
PROJECT No: 2222	Plan No.: # 19036

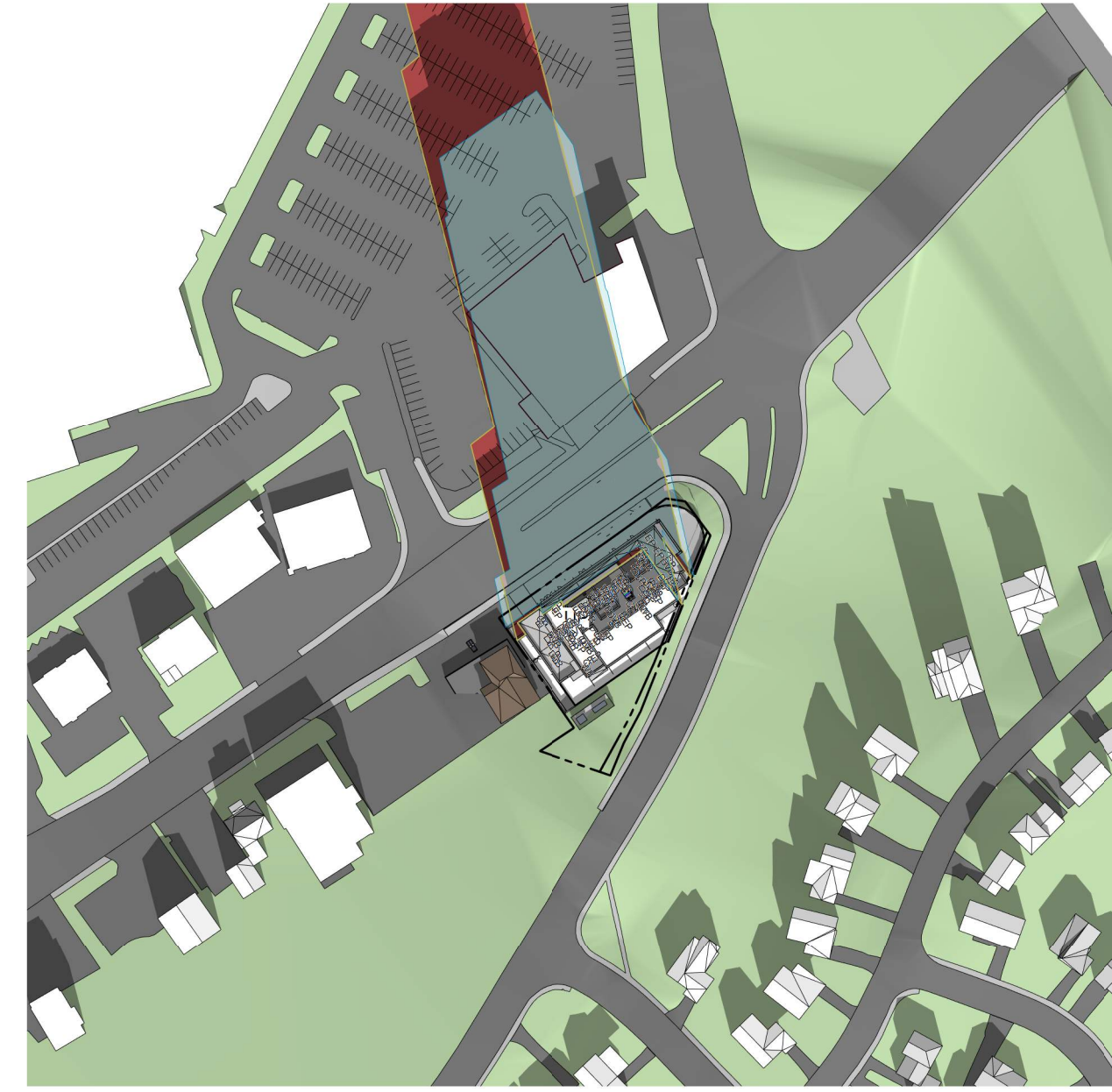
TEST TIME: DECEMBER 21 DST



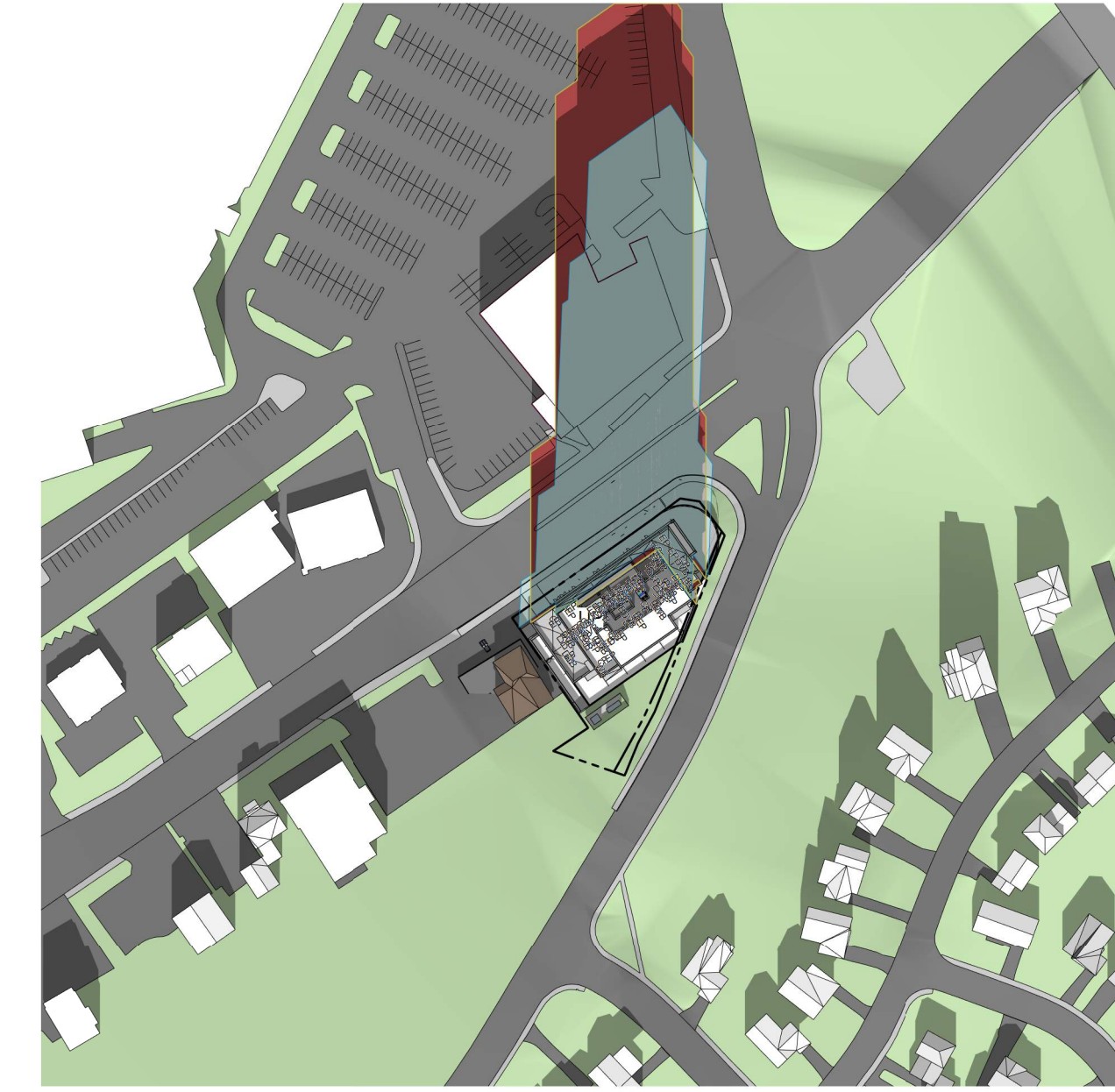
9 AM



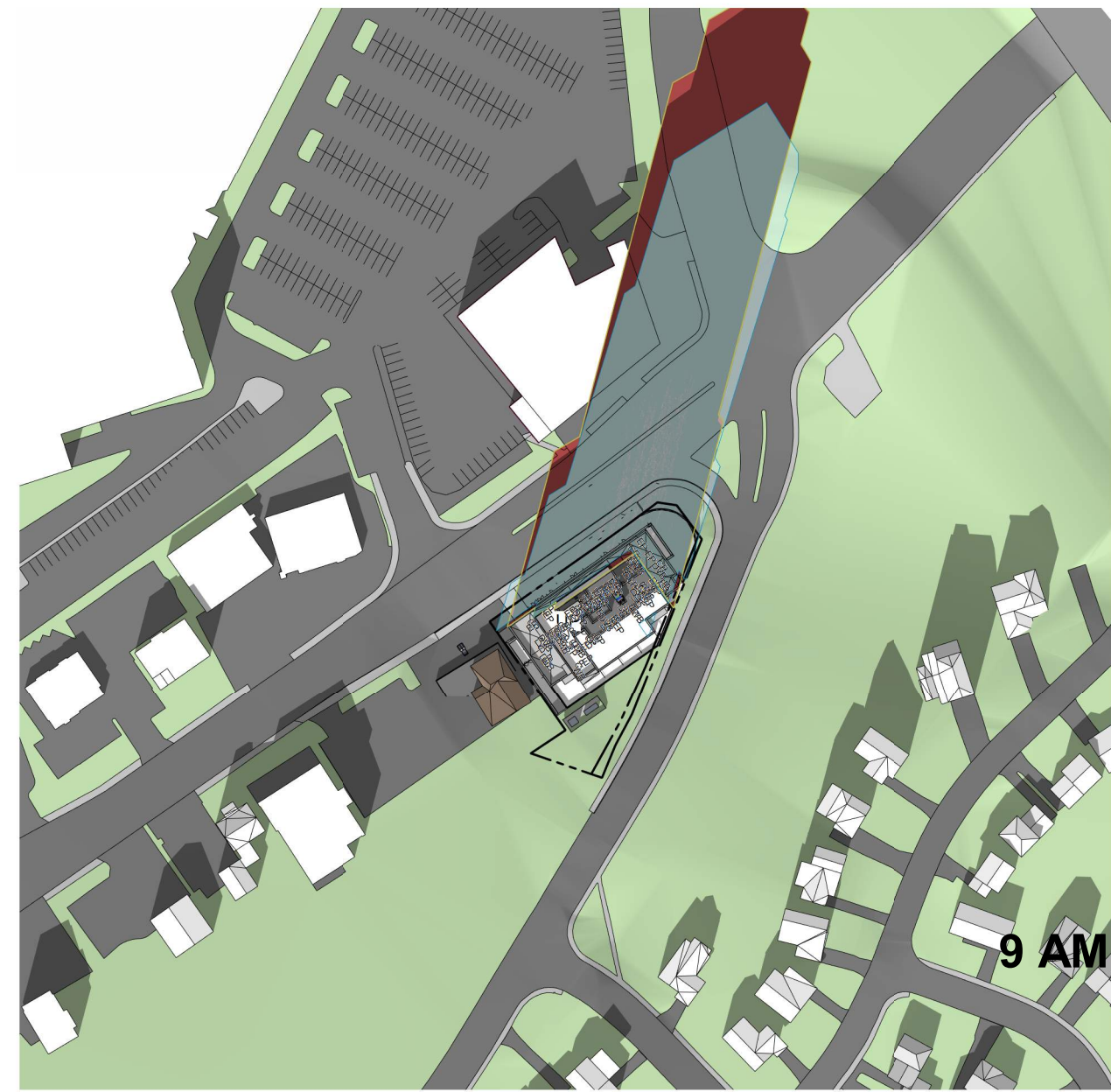
10 AM



11 AM

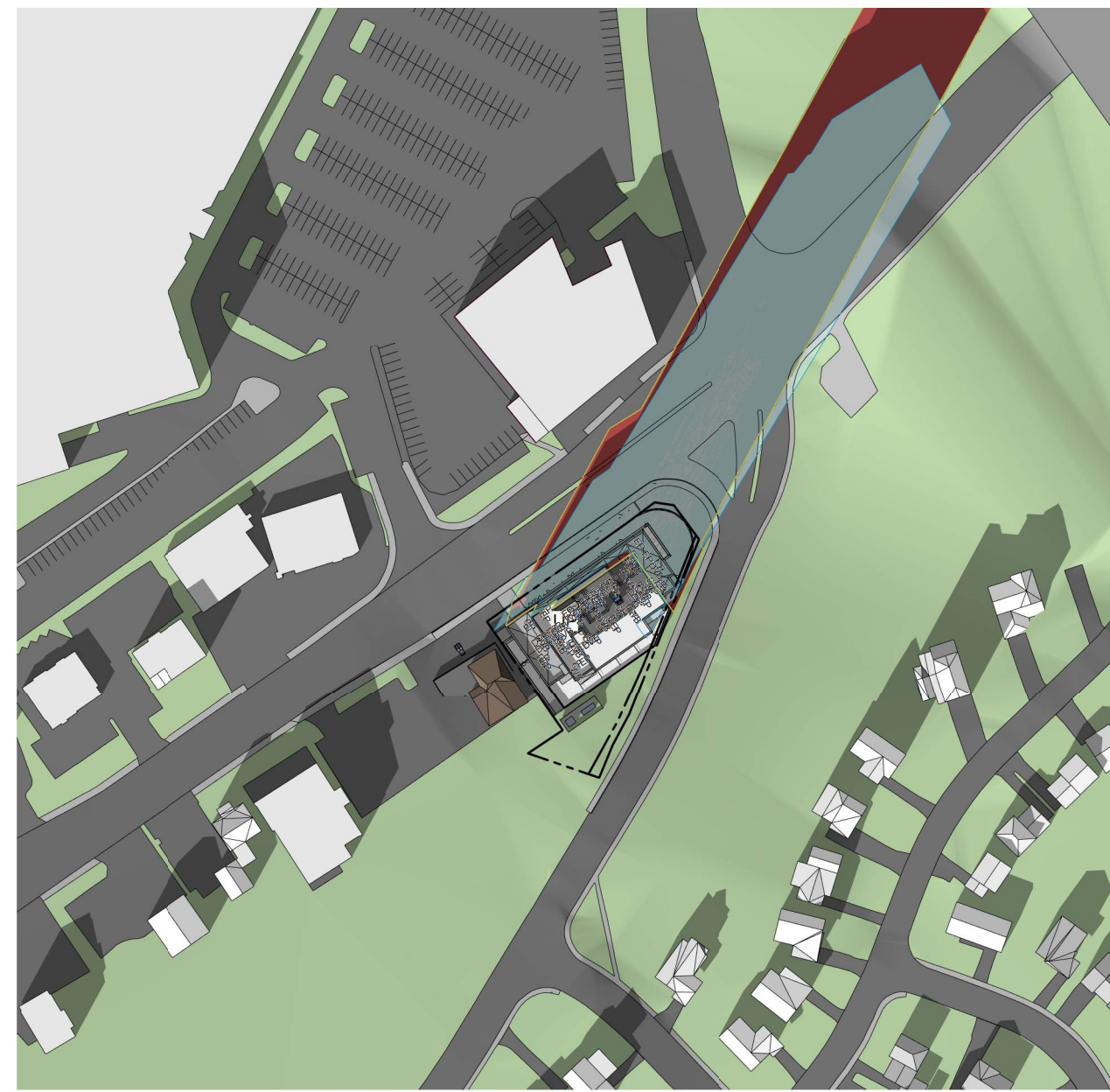


12 PM



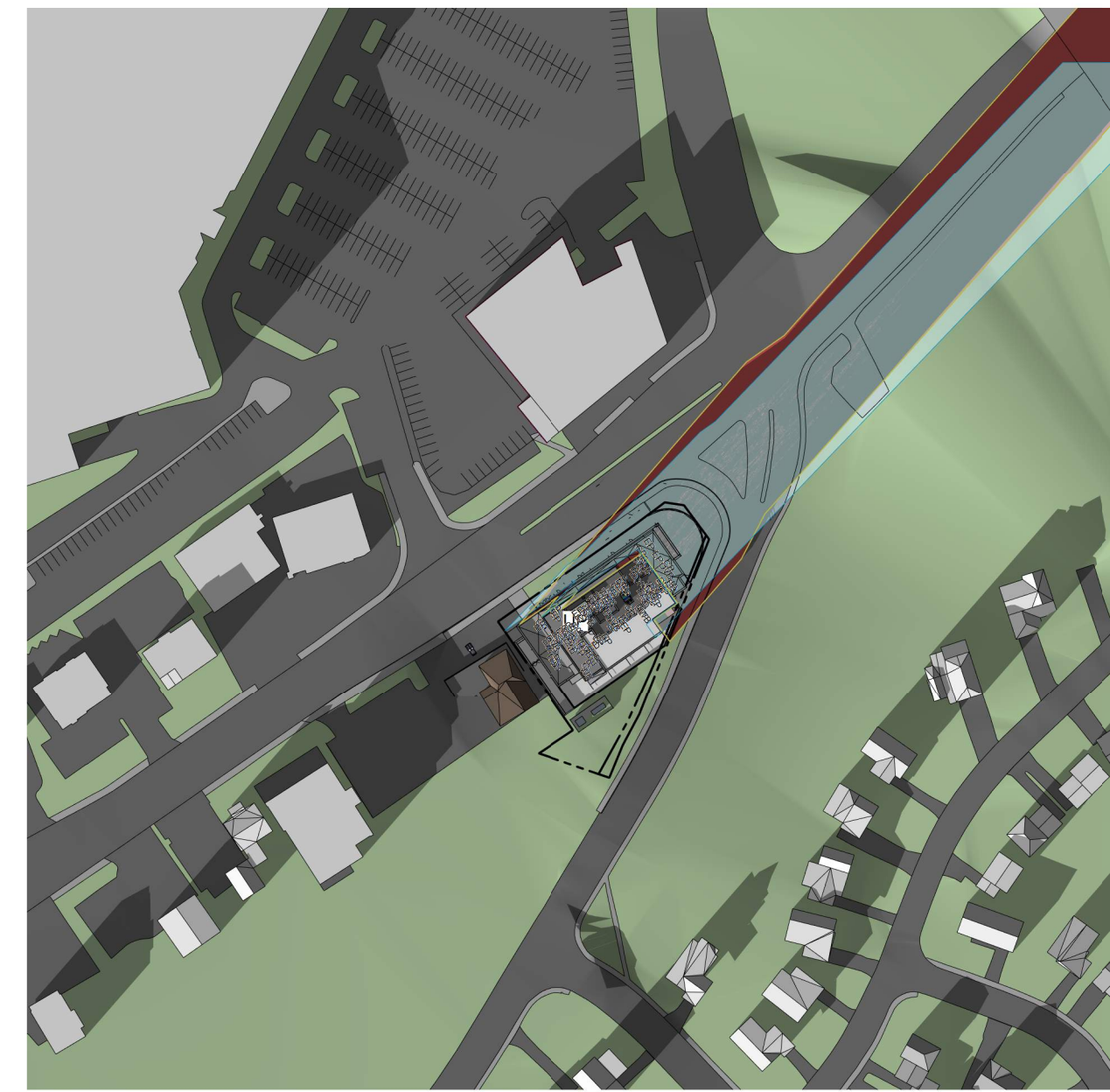
1 PM

1 PM










2 PM

2 PM



3 PM

3 PM

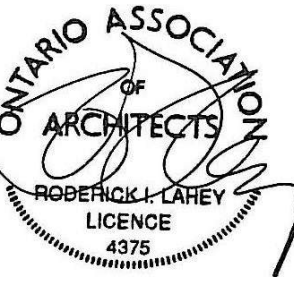
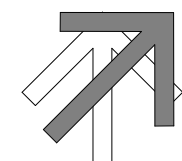
-  Proposed Shadow Outline
-  As of Right Shadow Outline
-  Traditional Main Street
-  Proposed Development
-  Public Spaces
-  Communal Amenity Areas
-  New Net Shadow

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	YYYY-MM-DD
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS:

	NORTH ARROW:  TRUE NORTH
---	---

CLIENT:
MASTERCRAFT STARWOOD
 Investment Builders Since 1951


ARCHITECT:

 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
SUNSHADE ANALYSIS

DRAWN: S.S	CHECKED: R.V
---------------	-----------------

SCALE:
1 : 2000

PROJECT No:
2222

14
 Plan No.: # 19036

PAPER SIZE: ISO Full (Breed 6) (707.00 x 1000.00mm)
 PLOT DATE: 24/12/2024 8:22:52 PM