



ISSUED FOR: ZBA      DATE: 05/13/22

## 211005 - OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

ARCHITECT

# diamond schmitt

384 Adelaide Street West Suite 100  
Toronto, Ontario Canada M5V 1R7  
T: 416 862 8800

CLIENT

**WINDMILL DEVELOPMENTS**  
150 ELGIN, SUITE 1000  
OTTAWA ON K2P 1L4  
T: 613-820-5600

LANDSCAPE

**STANTEC**  
1331 CLYDE AVE, 300  
OTTAWA ON K2C 3G4  
T: 613-722-4420

CIVIL

**STANTEC**  
1331 CLYDE AVE, 300  
OTTAWA ON K2C 3G4  
T: 613-722-4420

PLANNING

**GBA**  
1339 WELLINGTON ST W, SUITE 204  
OTTAWA ON K1Y 3B8  
T: 613-680-9450

TRAFFIC

**CGH TRANSPORTATION INC.**  
6 PLAZA COURT  
OTTAWA ON K2H 7W1  
T: 613-697-3797

ENVIRONMENTAL

**PATERSON GROUP**  
28 CONCOURSE GATE, UNIT 1  
OTTAWA ON K2E 7T7  
T: 613-226-7381

WIND

**GRADIENT WIND ENGINEERING INC.**  
127 WALGREEN RD  
OTTAWA ON K0A 1L0  
T: 613-836-0934

NOISE

**GRADIENT WIND ENGINEERING INC.**  
127 WALGREEN RD  
OTTAWA ON K0A 1L0  
T: 613-836-0934

### ARCHITECTURAL

SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE
A001	CONTEXT PLAN & STATISTICS	22-05-13
A010	SITE PLAN	22-05-13
A020	ANGULAR PLANE DIAGRAMS	22-05-13
A100	LEVEL P2 FLOOR PLAN	22-05-13
A101	LEVEL P1 FLOOR PLAN	22-05-13
A102	LEVEL 1 FLOOR PLAN	22-05-13
A103	LEVEL 2 FLOOR PLAN	22-05-13
A104	LEVEL 3 FLOOR PLAN	22-05-13
A105	LEVEL 4 FLOOR PLAN	22-05-13
A106	LEVEL 5 FLOOR PLAN	22-05-13
A107	LEVEL 6 FLOOR PLAN	22-05-13
A108	LEVEL 7 FLOOR PLAN	22-05-13
A109	LEVEL 8 FLOOR PLAN	22-05-13
A110	LEVEL 9 FLOOR PLAN	22-05-13
A111	LEVEL 10-19 TYP. FLOOR PLAN	22-05-13
A112	LEVEL 20 - MPH	22-05-13
A113	LEVEL 20-25 TYP. FLOOR PLAN	22-05-13
A114	LEVEL MPH	22-05-13
A115	ROOF PLAN	22-05-13
A301-	PARKWAY HOUSE ELEVATIONS 1	22-05-13
A302-	PARKWAY HOUSE ELEVATIONS 2	22-05-13
A303	WEST TOWER (T1) ELEVATIONS 1	22-05-13
A304	WEST TOWER (T1) ELEVATIONS 2	22-05-13
A305	EAST TOWER (T2) ELEVATIONS 1	22-05-13
A306	EAST TOWER (T2) ELEVATIONS 2	22-05-13
A391	PERSPECTIVE VIEWS	22-05-13

# PARKWAY HOUSE DEVELOPMENT

SITE INFORMATION		PROPOSED INFORMATION		PROPOSED GFA INFORMATION	
SITE ADDRESS	2475 REGINA STREET	AVERAGE GRADE	65.5m	RESIDENTIAL GFA	35,233
DEVELOPER	WINDMILL DEVELOPMENT	BUILDING HEIGHTS	7, 19, & 25 STOREYS*	NON-RESIDENTIAL GFA	966
SITE AREA (sqm)	10350 M2	FSI	3.50	TOTAL GFA	36,218

\* Not including Mechanical Penthouse

## GROSS FLOOR AREA

GFA definition per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 1, Section 54

	Sq M	Sq Ft	%
Total Res GFA*	35,233	379,241	97%
Total Non-Res GFA	966	10,608	3%
Total GFA	36,218	389,849	100%

\*GFA exemption as per Ottawa By-Law 2008-250

\*\*Deduction includes floor area occupied by exterior walls and (a) floor area occupied by shared mechanical, service and electrical equipments (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings (c) bicycle parking, motor vehicle parking or loading facilities (d) common storage (f) common amenity areas

### BELOW GRADE PARKING

Level	Floor-to-Floor (m)	GCA		Res GFA*		Deductions**	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
P2	-3.0	6,133	66,012	124	1,332	6,009	64,680
P1	-4.0	6,133	66,012	132	1,426	6,000	64,585
Sub-Total	-7.0	12,265	132,023	256	2,758	12,009	129,265

### PARKWAY HOUSE

Level	Floor-to-Floor (m)	GCA		Res GFA*		Deductions**		Non-Res GFA		Total GFA	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	3.5	1,383	14,884	16	177	381		986	10,608	1,002	10,785
2	3.5	876	9,430	722	7,777	154				722	7,777
3	3.2	950	10,226	810	8,714	140				810	8,714
4	3.4	950	10,226	804	8,650	146				804	8,650
5	3.4	901	9,694	756	8,142	144				756	8,142
6	3.4	851	9,162	710	7,644	141				710	7,644
7	3.4	802	8,631	667	7,176	135				667	7,176
MPH	6.0	105	1,130	-	-	105				-	-
Sub-Total	29.8	6,817	73,382	4,485	48,278	1,347	14,496	986	10,608	5,471	58,886

### WEST TOWER (T1)

Level	Floor-to-Floor (m)	GCA		Res GFA*		Deductions**	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	4.0	782	8,419	385	4,141	397	4,278
2	3.5	691	7,440	248	2,670	105	1,126
3	3.0	782	8,418	667	7,182	115	1,236
4	3.0	782	8,418	667	7,182	115	1,236
5	3.0	782	8,418	667	7,182	115	1,236
6	3.0	782	8,418	667	7,182	115	1,236
7	3.0	782	8,418	667	7,182	115	1,236
8	3.0	782	8,418	667	7,182	115	1,236
9	3.0	782	8,418	667	7,182	115	1,236
10	3.0	782	8,418	667	7,182	115	1,236
11	3.3	782	8,418	667	7,182	115	1,236
12	3.0	782	8,418	667	7,182	115	1,236
13	3.0	782	8,418	667	7,182	115	1,236
14	3.0	782	8,418	667	7,182	115	1,236
15	3.0	782	8,418	667	7,182	115	1,236
16	3.0	782	8,418	667	7,182	115	1,236
17	3.0	782	8,418	667	7,182	115	1,236
18	3.0	782	8,418	667	7,182	115	1,236
19	3.5	782	8,418	667	7,182	115	1,236
MPH	6.0	268	2,881	-	-	268	2,881
Sub-Total	65.3	15,035	161,838	11,976	128,907	2,721	29,287

### EAST TOWER (T2)

Level	Floor-to-Floor (m)	GCA		Res GFA*		Deductions**	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	4.0	1,181	12,710	669	7,202	512	5,508
2	3.5	1,092	11,750	427	4,596	127	1,365
3	3.0	1,180	12,698	1,011	10,883	169	1,815
4	3.0	1,180	12,698	1,011	10,883	169	1,815
5	3.0	1,180	12,698	1,011	10,883	169	1,815
6	3.0	1,180	12,698	1,011	10,883	169	1,815
7	3.5	1,180	12,698	1,011	10,883	169	1,815
8	3.5	1,046	11,263	891	9,592	155	1,671
9	3.5	920	9,898	777	8,369	142	1,530
10	3.0	785	8,454	668	7,195	117	1,259
11	3.3	785	8,454	668	7,195	117	1,259
12	3.0	785	8,454	668	7,195	117	1,259
13	3.0	785	8,454	668	7,195	117	1,259
14	3.0	785	8,454	668	7,195	117	1,259
15	3.0	785	8,454	668	7,195	117	1,259
16	3.0	785	8,454	668	7,195	117	1,259
17	3.0	785	8,454	668	7,195	117	1,259
18	3.0	785	8,454	668	7,195	117	1,259
19	3.0	785	8,454	668	7,195	117	1,259
20	3.0	785	8,454	668	7,195	117	1,259
21	3.3	785	8,454	668	7,195	117	1,259
22	3.0	785	8,454	668	7,195	117	1,259
23	3.0	785	8,454	668	7,195	117	1,259
24	3.0	785	8,454	668	7,195	117	1,259
25	3.5	785	8,454	668	7,195	117	1,259
MPH	6.0	274	2,951	-	-	274	2,951
Sub-Total	85.1	22,978	247,330	18,515	199,298	3,925	42,243

## AMENITY AREA

Amenity Area definition per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 1, Section 54. Amenity requirements per Part 5, section 137

OVERALL					
	Interior	Sq M	Sq Ft		
Communal Amenity	Interior	1,013	10,904	1.99	m2 per unit
	Exterior	963	10,369	1.89	m2 per unit
	Sub-Total	1,976	21,273	3.88	m2 per unit
Personal Amenity		7,251	78,052	14.22	m2 per unit
Total Amenity		9,228	99,325	18.09	m2 per unit

### PARKWAY HOUSE

Level	Shared Amenity (Int)		Shared Amenity (Ext)		Personal Amenity	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	-	-	-	-	-	-
2	-	-	-	-	119	1,285
3	137	1,471	313	3,373	64	687
4	-	-	-	-	77	
5	-	-	-	-	117	
6	-	-	-	-	117	
7	-	-	-	-	117	
MPH	-	-	-	-	-	-
Sub-Total	137	1,471	313	3,373	612	6,584

Communal Amenity					
	Interior	Sq M	Sq Ft		
Exterior	Interior	2.32		2.32	m2 per unit
	Exterior	5.31		5.31	m2 per unit
	Sub-Total	7.63		7.63	m2 per unit
Personal Amenity		2.2		2.2	m2 per unit
Total Amenity		17.5		17.5	m2 per unit

### WEST TOWER (T1)

Level	Shared Amenity (Int)		Shared Amenity (Ext)		Personal Amenity	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	-	-	-	-	-	-
2	339	3,644	31	332	19	208
3	-	-	-	-	118	1,265
4	-	-	-	-	115	1,237
5	-	-	-	-	124	1,330
6	-	-	-	-	126	1,352
7	-	-	-	-	118	1,274
8	-	-	-	-	118	1,274
9	-	-	-	-	118	1,268
10	-	-	-	-	124	1,334
11	-	-	-	-	124	1,334
12	-	-	-	-	126	1,353
13	-	-	-	-	119	1,284
14	-	-	-	-	119	1,284
15	-	-	-	-	118	1,268
16	-	-	-	-	115	1,241
17	-	-	-	-	124	1,334
18	-	-	-	-	126	1,353
19	-	-	-	-	119	1,284
MPH	-	-	289	3,107	289	3,107
Sub-Total	339	3,644	319	3,439	2,358	25,382

Communal Amenity					
	Interior	Sq M	Sq Ft		
Exterior	Interior	1.90		1.90	m2 per unit
	Exterior	1.79		1.79	m2 per unit
	Sub-Total	3.70		3.70	m2 per unit
Personal Amenity		8.6		8.6	m2 per unit
Total Amenity		16.0		16.0	m2 per unit

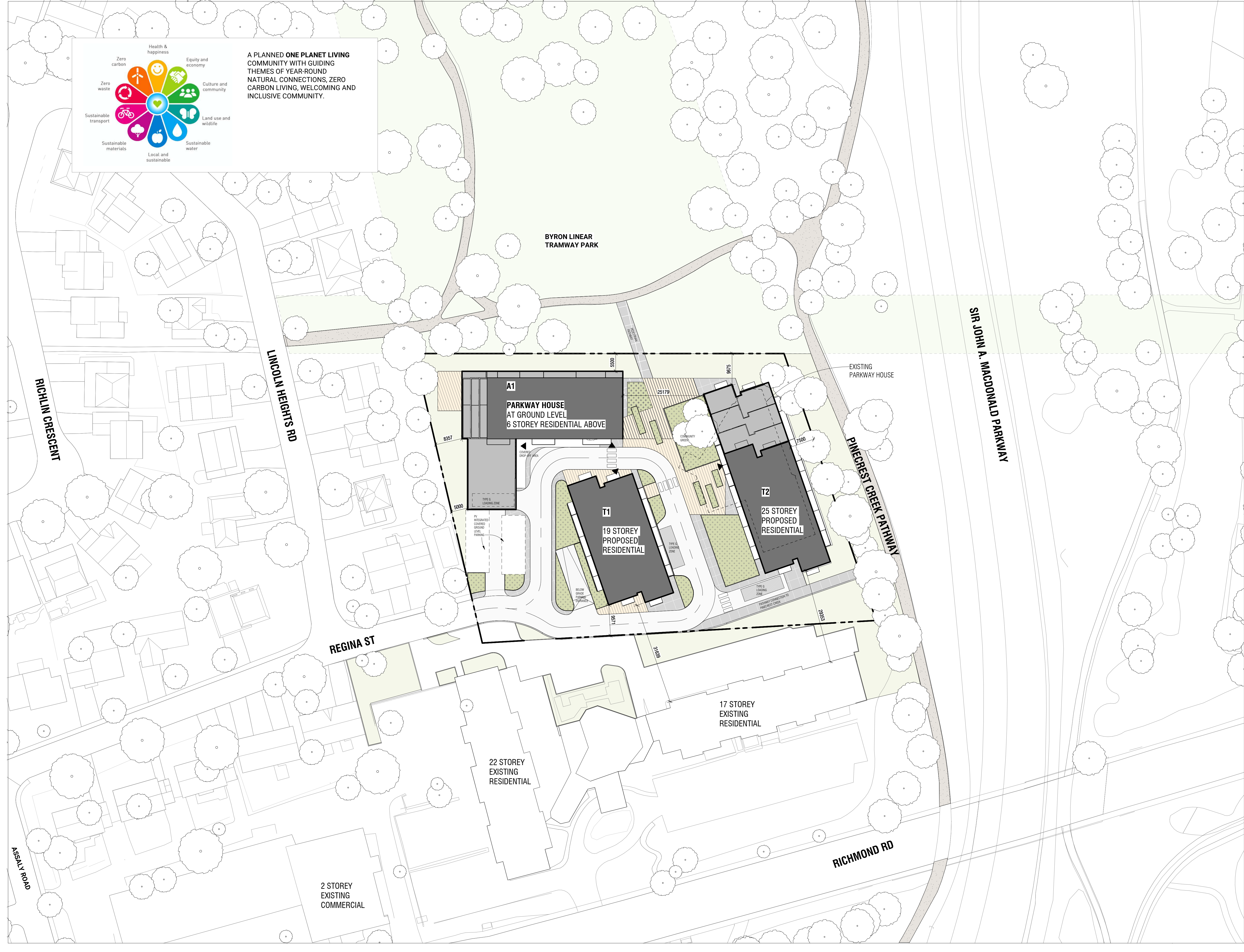
### EAST TOWER (T2)

Level	Shared Amenity (Int)		Shared Amenity (Ext)		Personal Amenity	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	-	-	-	-	848	9,128
2	538	5,789	44	477	44	471
3	-	-	-	-	186	2,000
4	-	-	-	-	186	2,000
5	-	-	-	-	186	2,000
6	-	-	-	-	176	1,891
7	-	-	-	-	168	1,805
8	-	-	-	-	280	3,009
9	-	-	-	-	243	2,618
10	-	-	-	-	225	2,425
11	-	-	-	-	121	1,300
12	-	-	-	-	121	1,297
13	-	-	-	-	113	1,220
14	-	-	-	-	113	1,220
15	-	-	-	-	113	1,221
16	-	-	-	-	112	1,203
17	-	-	-	-	121	1,300
18	-	-	-	-	121	1,297
19	-	-	-	-	113	1,220
20	-	-	-	-	113	1,220
21	-	-	-	-	113	1,221
22	-	-	-	-	112	1,203
23	-	-	-	-	121	1,300
24	-	-	-	-	121	1,297
25	-	-	-	-		

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



**A PLANNED ONE PLANET LIVING COMMUNITY WITH GUIDING THEMES OF YEAR-ROUND NATURAL CONNECTIONS, ZERO CARBON LIVING, WELCOMING AND INCLUSIVE COMMUNITY.**



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**

OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

SITE PLAN

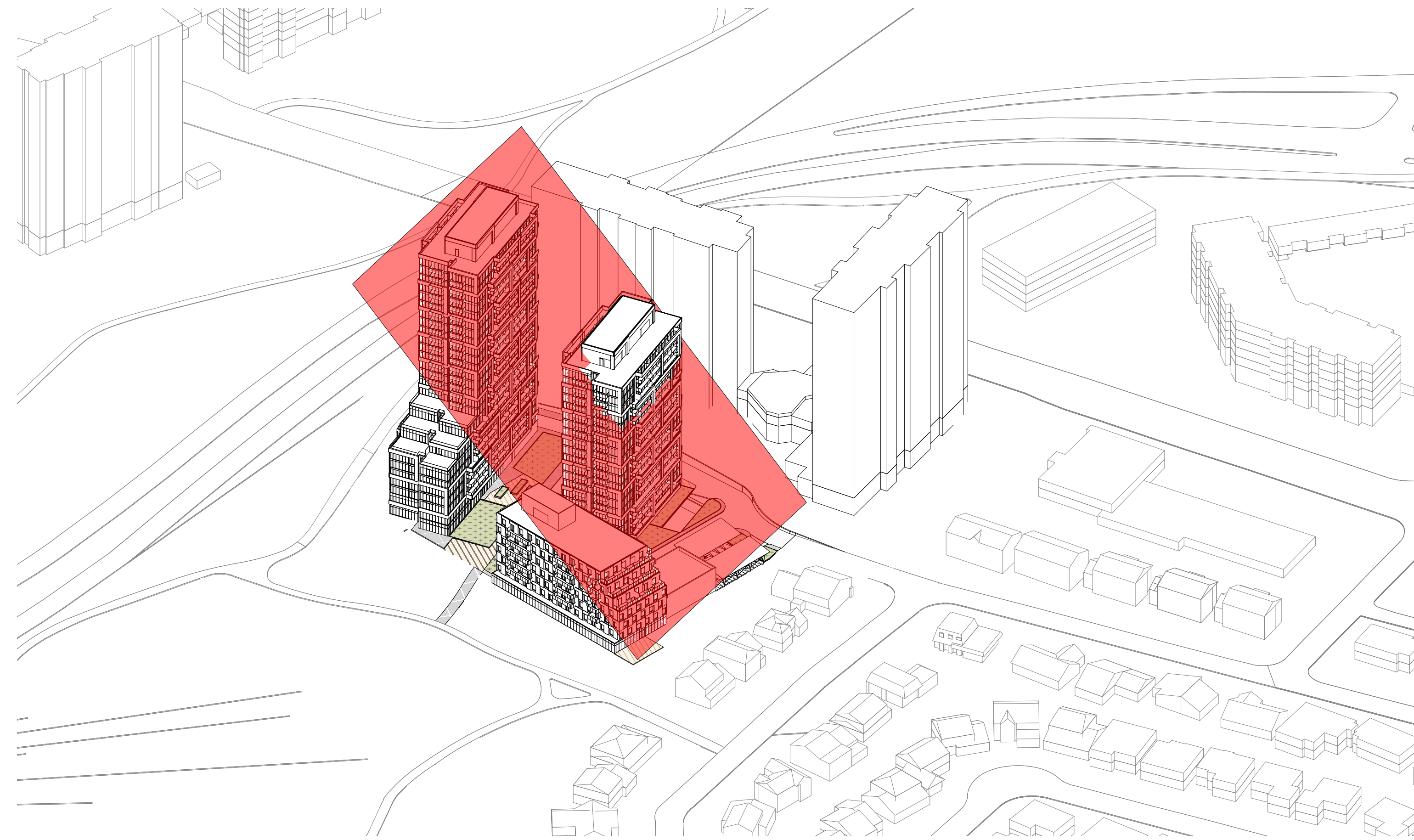
Scale: 1 : 500  
 Project No: 211005  
 Date: 05/13/22

**A010**

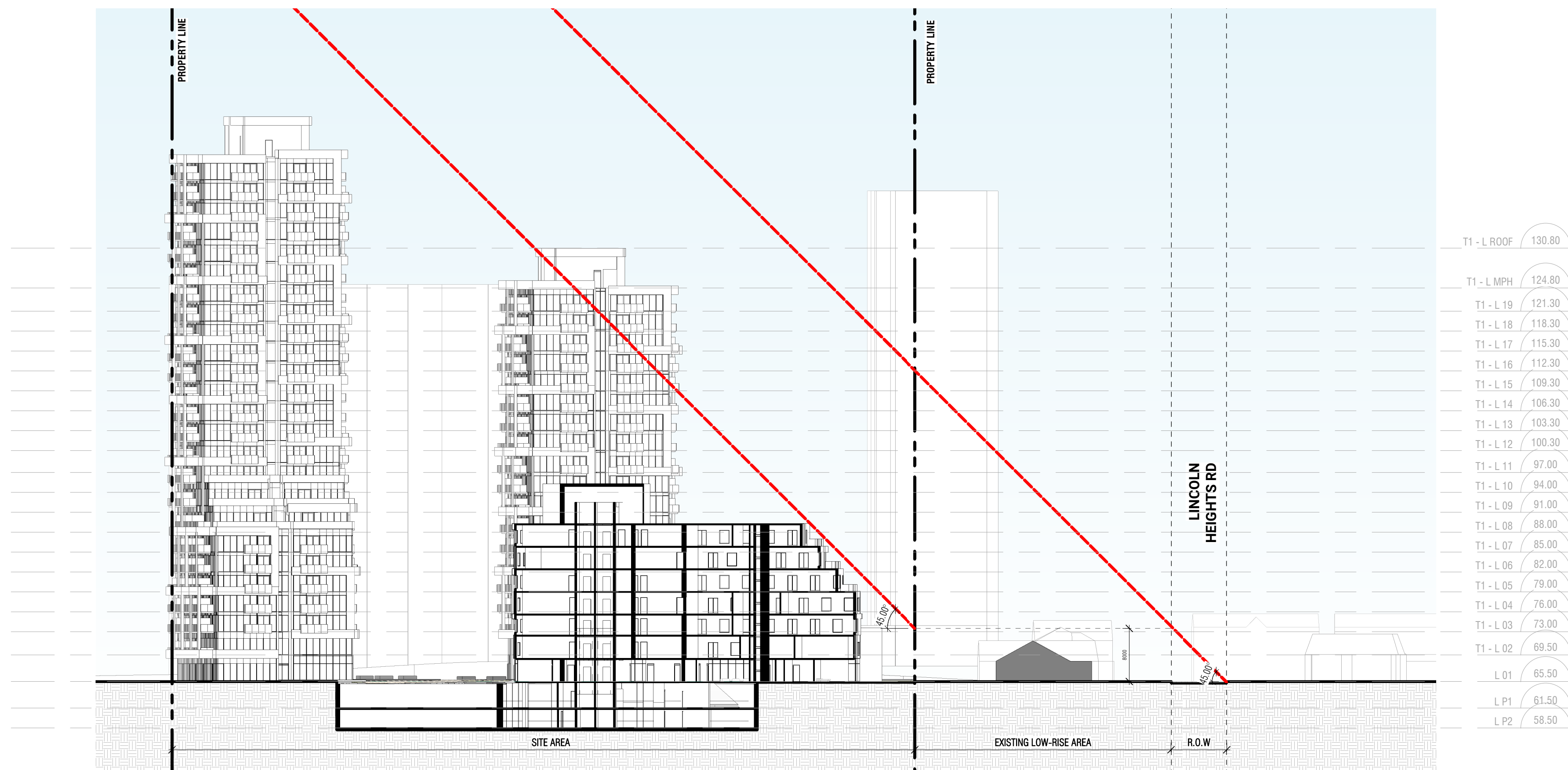
C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_dsh\A010.rvt

2022-05-13 2:23:15 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



1 ANGULAR PLANE AXONOMETRIC DIAGRAM  
 A020



2 ANGULAR PLANE SECTIONAL DIAGRAM  
 A020 1 : 500

**diamond  
schmitt**

OTTAWA PARKWAY

2475 Regina St  
 Ottawa, ON K2B 6X3

ANGULAR PLANE DIAGRAMS

Scale: 1 : 500  
 Project No: 211005  
 Date: 05/13/22

A020

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_bhu\A020.rvt

2022-05-13 2:23:55 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

### PARKING SUMMARY

ALL PARKING STALLS ARE 2.0M X 5.6M UNLESS OTHERWISE NOTED  
 ACCESSIBLE PARKING STALLS TYPE A ARE 2.4M X 5.2M , TYPE B ARE 2.4M X 5.2M

- G - 12 SPACES ( PARKWAY HOUSE )**
- P1 - 123 SPACES ( 25 VISITORS + 98 RESIDENTIAL )**
- P2 - 126 SPACES**
- TOTAL 249 SPACES**

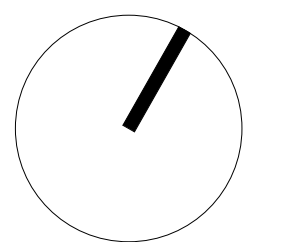
ALL BICYCLE PARKING RACKS ARE STACKED 1.85M X 0.46M  
**TOTAL 510 BICYCLE PARKING SPACES**

#### ISSUED

No.	Date	Description
1	22-05-13	Issued for ZBA



**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
 Ottawa, ON K2B 6X3

LEVEL P2 FLOOR PLAN

Scale: As indicated  
 Project No: 211005  
 Date: 05/13/22

**A100**

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

**PARKING SUMMARY**

ALL PARKING STALLS ARE 2.6M X 5.6M UNLESS OTHERWISE NOTED  
 ACCESSIBLE PARKING STALLS TYPE A ARE 2.4M X 5.2M, TYPE B ARE 2.4M X 5.2M

**G - 12 SPACES ( PARKWAY HOUSE )**

**P1 - 123 SPACES ( 25 VISITORS + 98 RESIDENTIAL )**

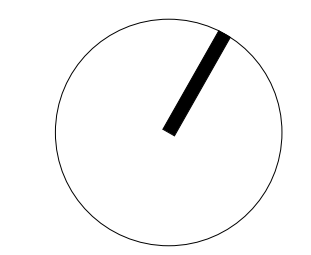
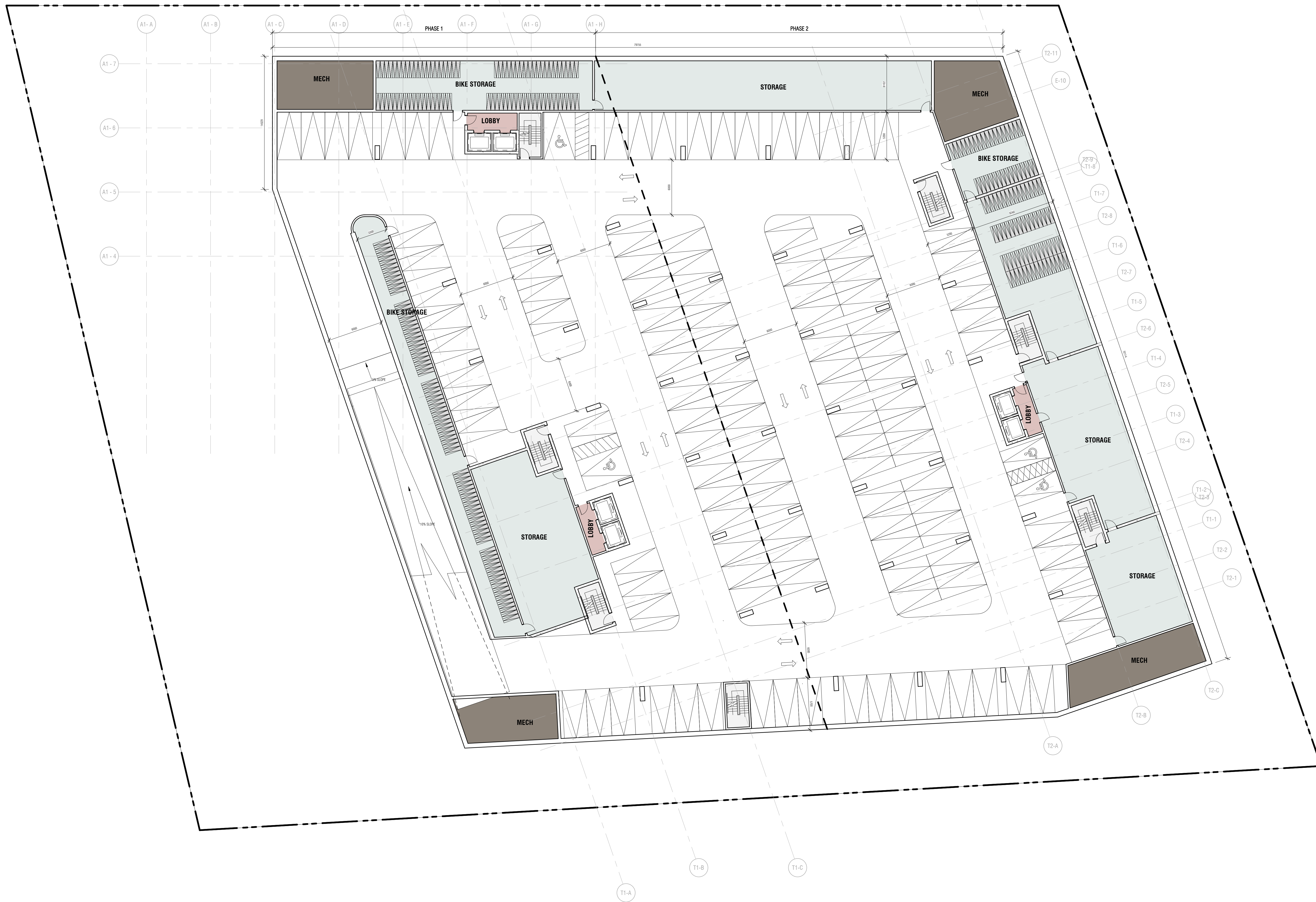
**P2 - 126 SPACES**

**TOTAL 249 SPACES**

ALL BICYCLE PARKING RACKS ARE STACKED 1.85M X 0.46M  
**TOTAL 510 BICYCLE PARKING SPACES**

**ISSUED**

No.	Date	Description
1	22-05-13	Issued for ZBA



OTTAWA PARKWAY

2475 Regina St  
 Ottawa, ON K2B 6X3

LEVEL P1 FLOOR PLAN

Scale: As indicated  
 Project No: 211005  
 Date: 05/13/22

A101

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-P21\_bhu\A101.rvt

2022-05-13 13:24:01 PM

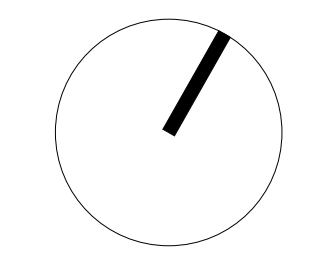
BYRON LINEAR TRAMWAY PARK

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
DO NOT SCALE DRAWINGS.  
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL 1 FLOOR PLAN

Scale: 1 : 200  
Project No: 211005  
Date: 05/13/22

A102

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-PC21\_bhu\A102.rvt

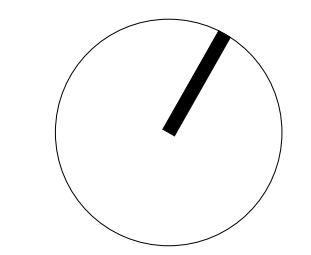
2022-05-13 3:24:11 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL 2 FLOOR PLAN

Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

**A103**

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_bhu\A103.rvt

2022-05-13 3:24:21 PM

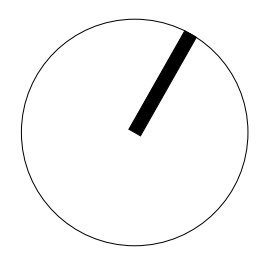


CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL 3 FLOOR PLAN

Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

**A104**

C:\Users\jhr\OneDrive\Files\211005-ARCH-USA-Building-R21\_dhw\A104.rvt

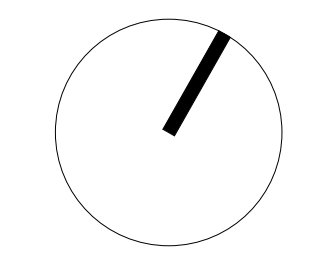
2022-05-13 2:24:30 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
DO NOT SCALE DRAWINGS.  
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL 4 FLOOR PLAN

Scale: 1 : 200  
Project No: 211005  
Date: 05/13/22

**A105**

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_bhu\A105.rvt

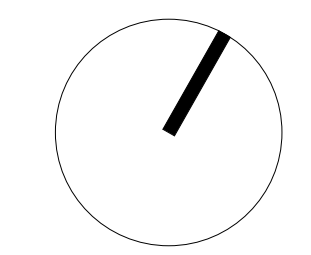
2022-05-13 2:40 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
DO NOT SCALE DRAWINGS.  
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL 5 FLOOR PLAN

Scale: 1 : 200  
Project No: 211005  
Date: 05/13/22

**A106**

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_dhw\A106.rvt

2022-05-13 2:45:17 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**

OTTAWA PARKWAY

2475 Regina St  
 Ottawa, ON K2B 6X3

LEVEL 6 FLOOR PLAN

Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

A107

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_diamond\A107.rvt

2022-05-13 2:53:03 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
DO NOT SCALE DRAWINGS.  
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED

No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**

OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL 7 FLOOR PLAN

Scale: 1 : 200  
Project No: 211005  
Date: 05/13/22

A108

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_dsh\A108.rvt

2022-05-13 2:25:15 PM

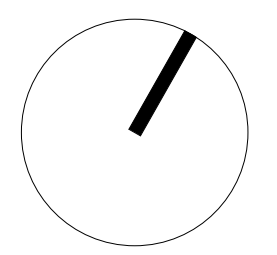
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED

No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL 8 FLOOR PLAN

Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

**A109**

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_01\A109.rvt

2022-05-13 2:26 PM

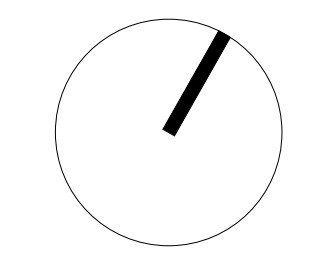
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED

No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
 Ottawa, ON K2B 6X3

LEVEL 9 FLOOR PLAN

Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

**A110**

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_bhu\A110.rvt

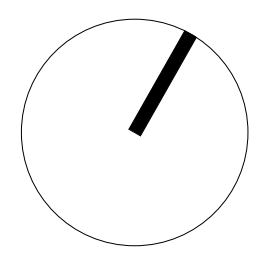
2022-05-13 2:53:38 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL 10-19 TYP. FLOOR PLAN

Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

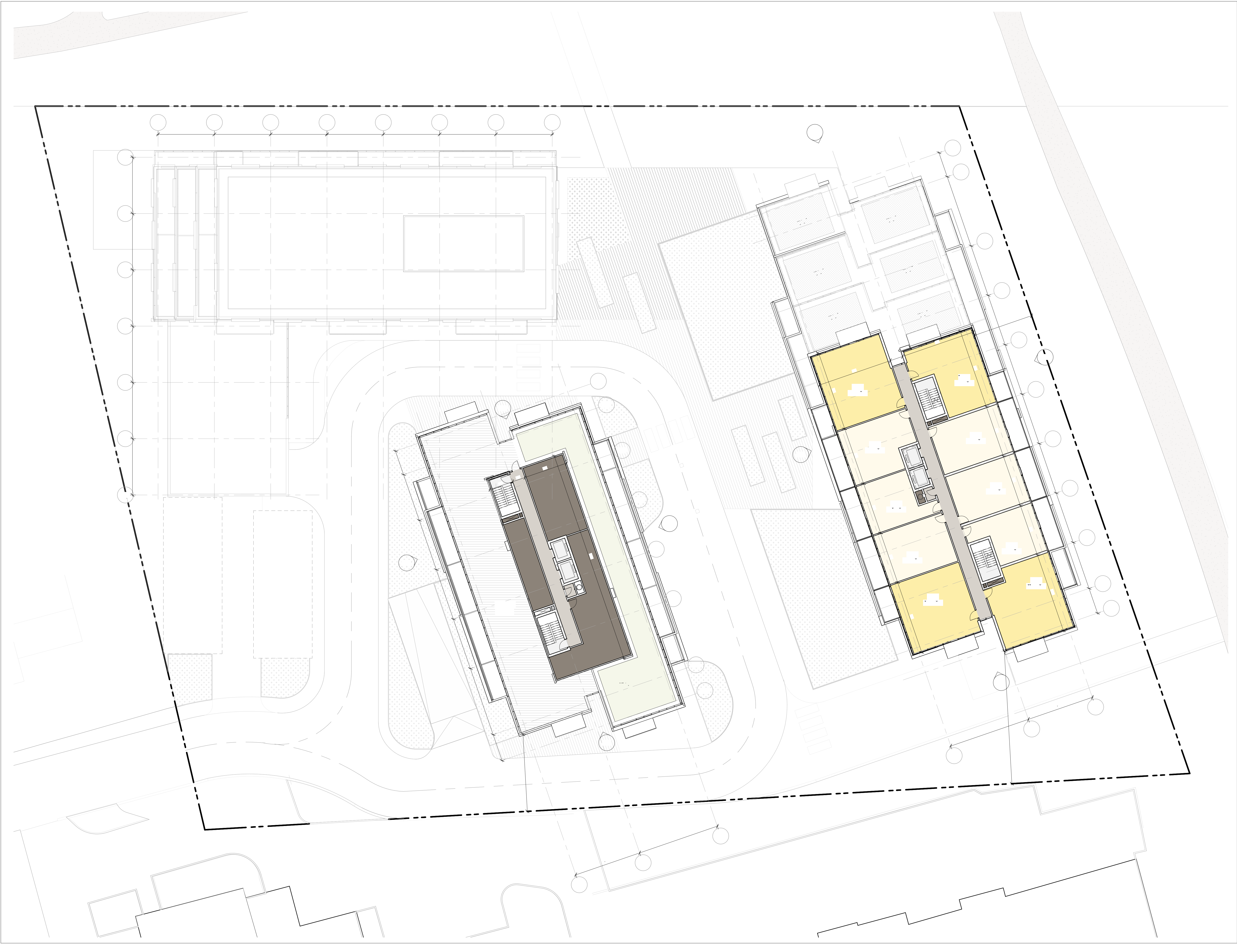
**A111**

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_dhw\A111.rvt

2022-05-13 2:51 PM

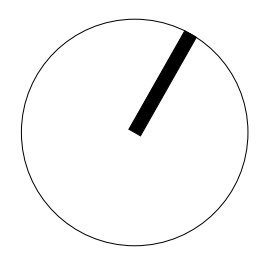


# S AS%AI (1)S\* - % P#1#  
# # ! . S\* !  
.. S\* U! \*\* W! S. # AS% I S # AS\* S# S\* P  
S\* \*\* W! S. # AS% I S S# S\* S# S\* P  
S\* \*\* W! S. # AS% I S S# S\* S# S\* P  
S\* \*\* W! S. # AS% I S S# S\* S# S\* P  
S\* \*\* W! S. # AS% I S S# S\* S# S\* P



11&  
1"=50' & ( 2'77.9

**diamond  
schmitt**



# . ' \$ . +

\$:79 1'  
# < / # ' =

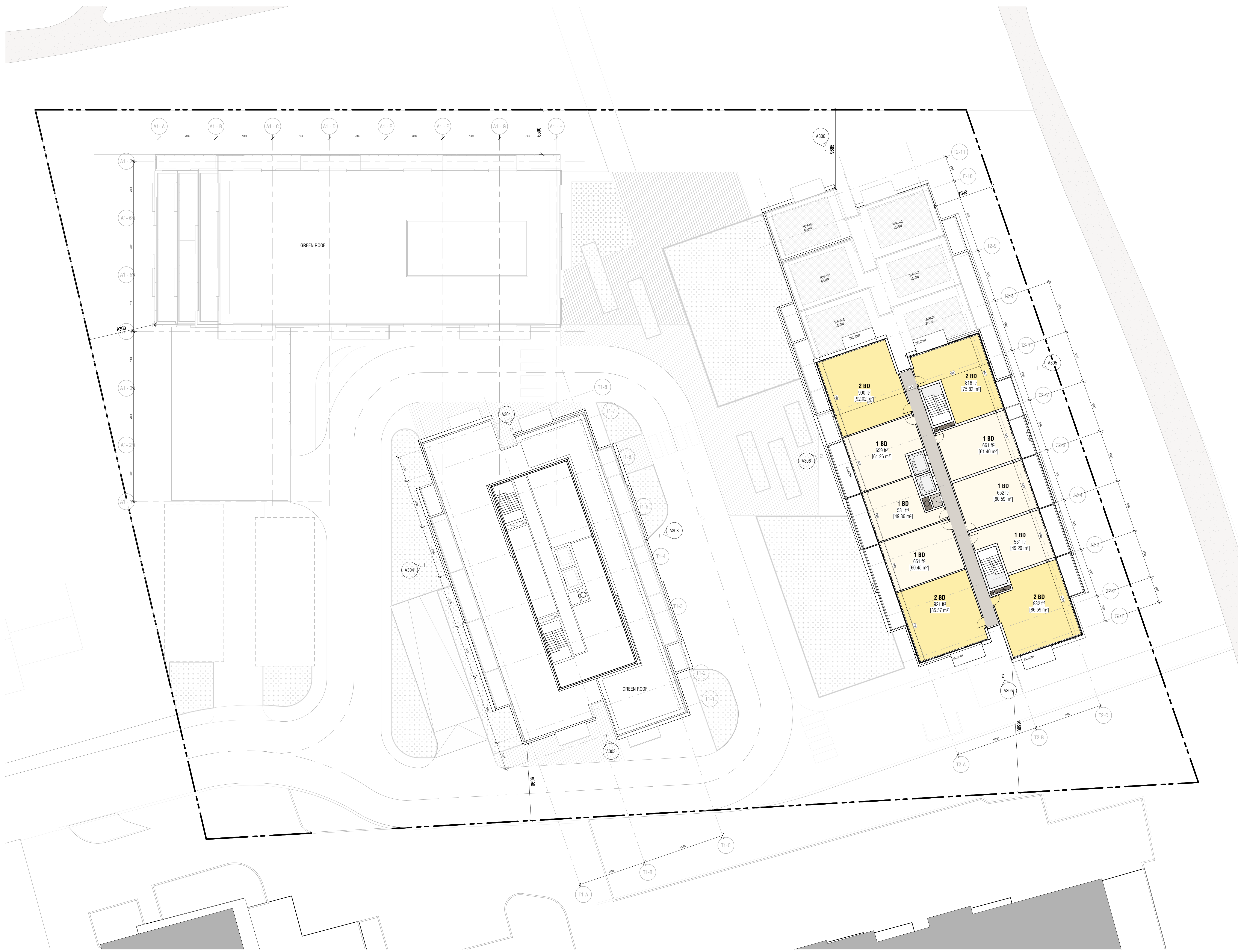
, ) , %

1' = 1' < / # ' =  
>

18271345607 7721 \$ 1 57579 \$ .345 . 8'

.. %

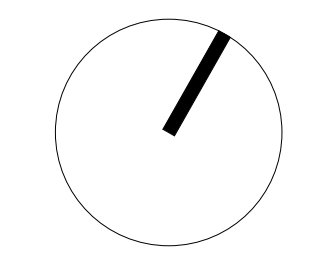
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED

No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL 20-25 TYP. FLOOR PLAN

Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

**A113**

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_bhu\A113.rvt

2022-05-13 2:26:23 PM

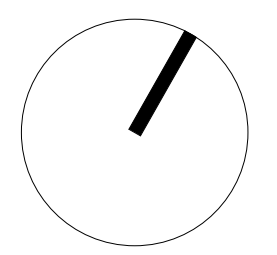
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED

No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

LEVEL MPH

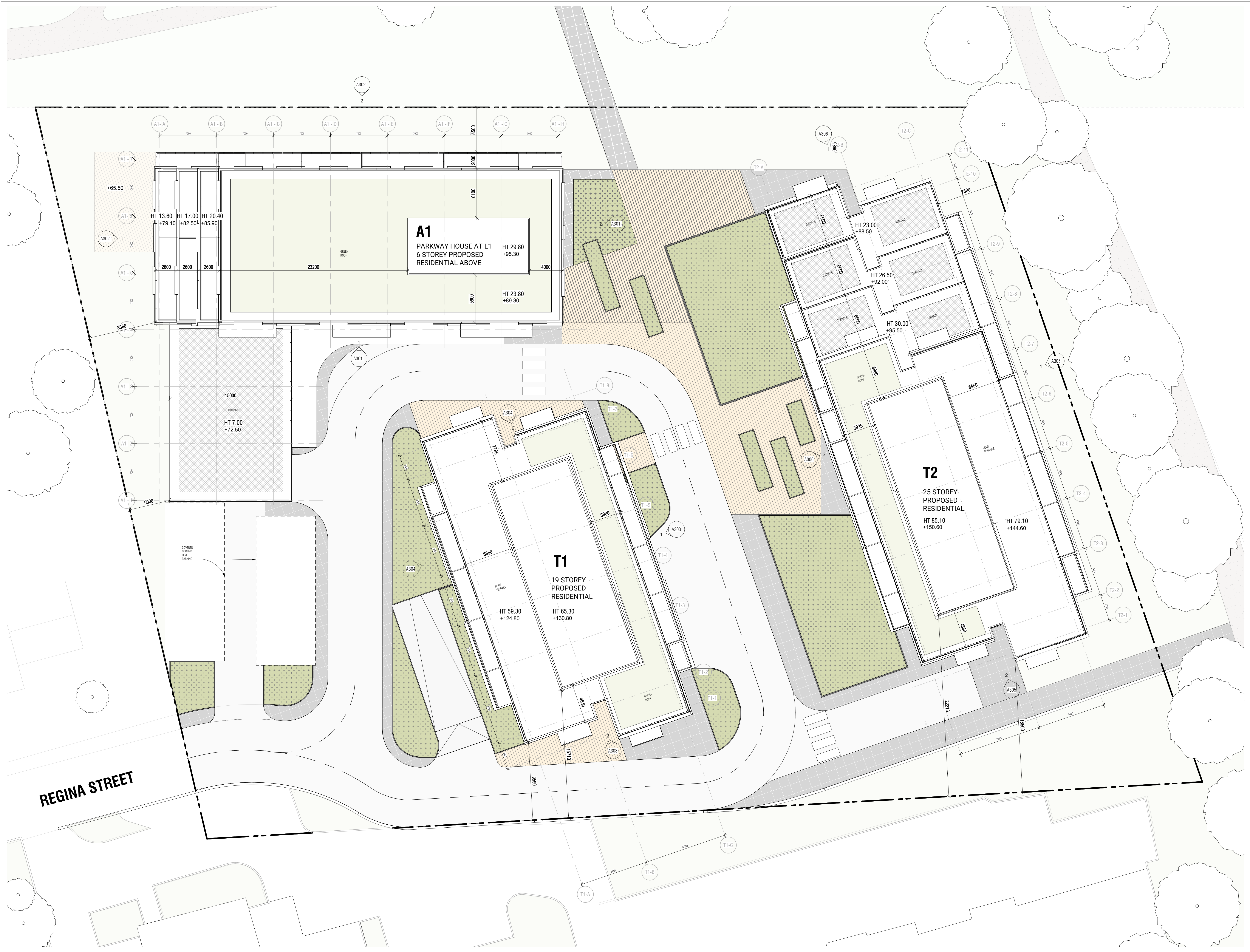
Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

**A114**

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_bhu\A114.rvt

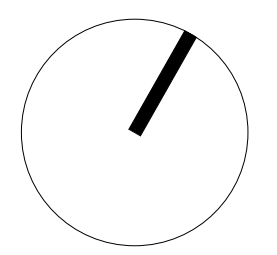
2022-05-13 2:26:40 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**



OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

ROOF PLAN

Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

**A115**

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_dhw\A115.rvt

2022-05-13 2:26:57 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



2 PARKWAY HOUSE EAST ELEVATION  
 A301- 1 : 200

ISSUED

No.	Date	Description
1	22-05-13	Issued for ZBA



1 PARKWAY HOUSE EAST SOUTH ELEVATION  
 A301- 1 : 200

**diamond  
schmitt**

OTTAWA PARKWAY

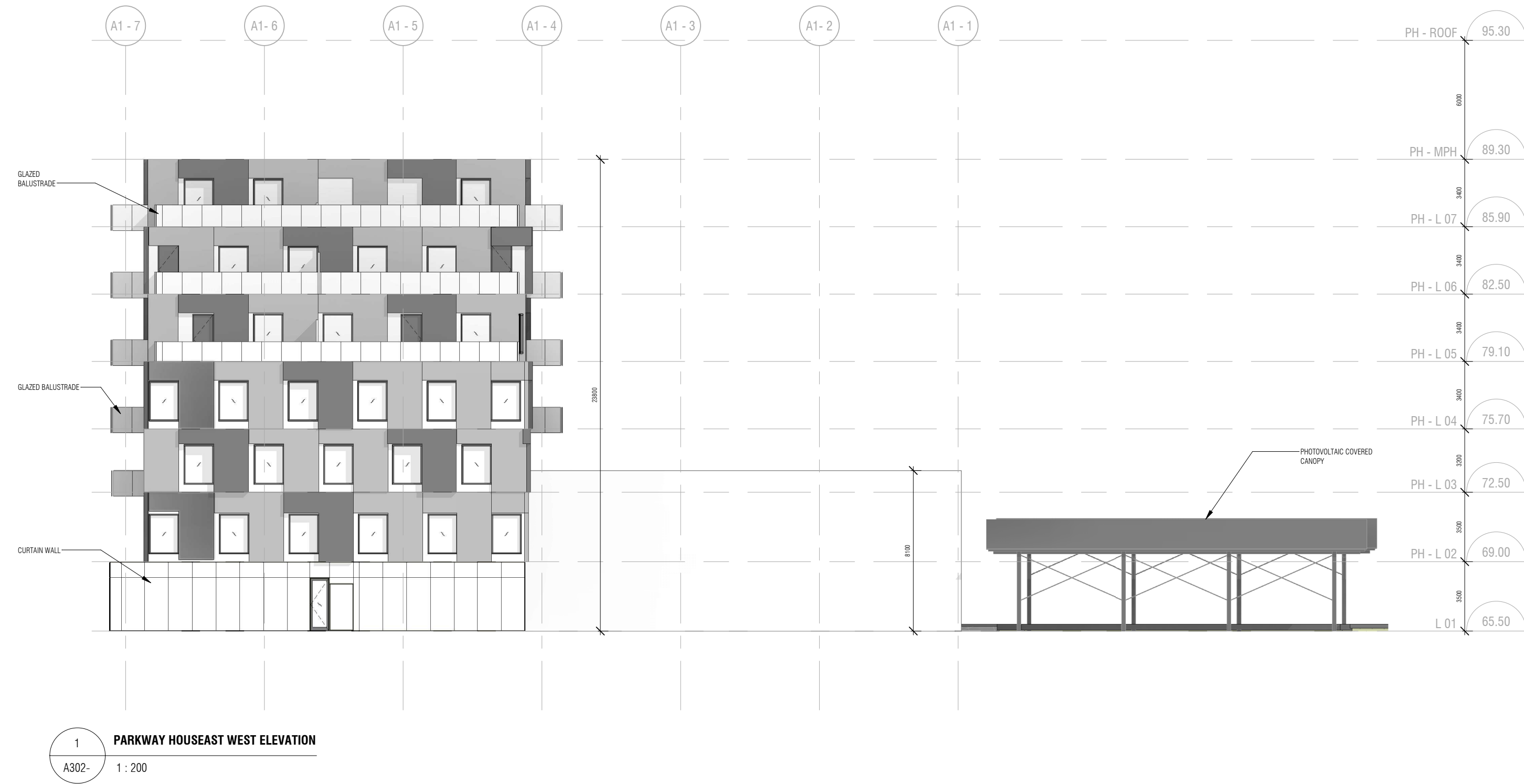
2475 Regina St  
 Ottawa, ON K2B 6X3

PARKWAY HOUSE ELEVATIONS 1

Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

A301-

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA



**diamond  
schmitt**

OTTAWA PARKWAY

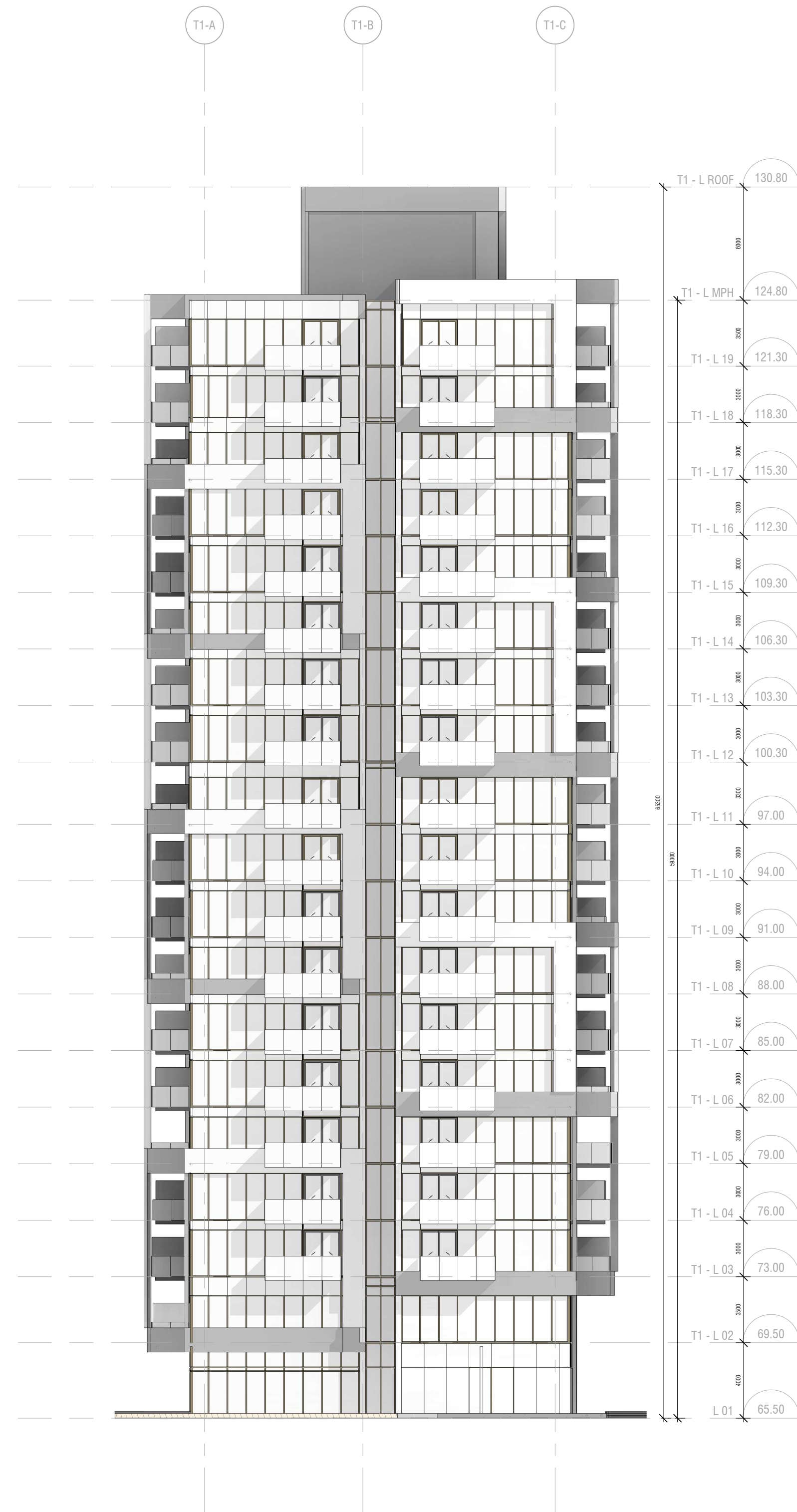
2475 Regina St  
Ottawa, ON K2B 6X3

PARKWAY HOUSE ELEVATIONS 2

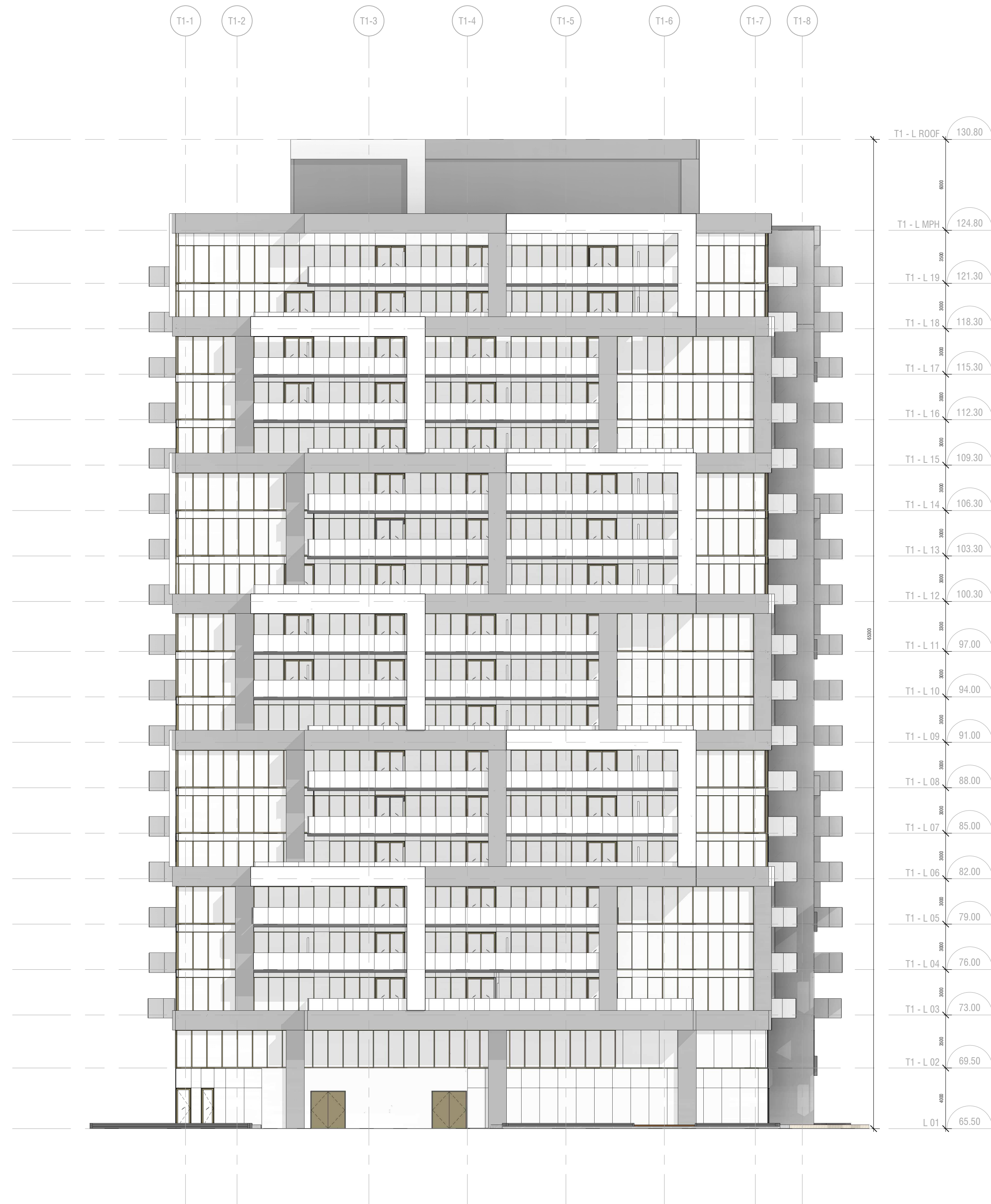
Scale: 1:200  
 Project No: 211005  
 Date: 05/13/22

A302-

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



2 WEST TOWER SOUTH ELEVATION  
 A303 1:200



1 WEST TOWER EAST ELEVATION  
 A303 1:200

ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**

OTTAWA PARKWAY

2475 Regina St  
 Ottawa, ON K2B 6X3

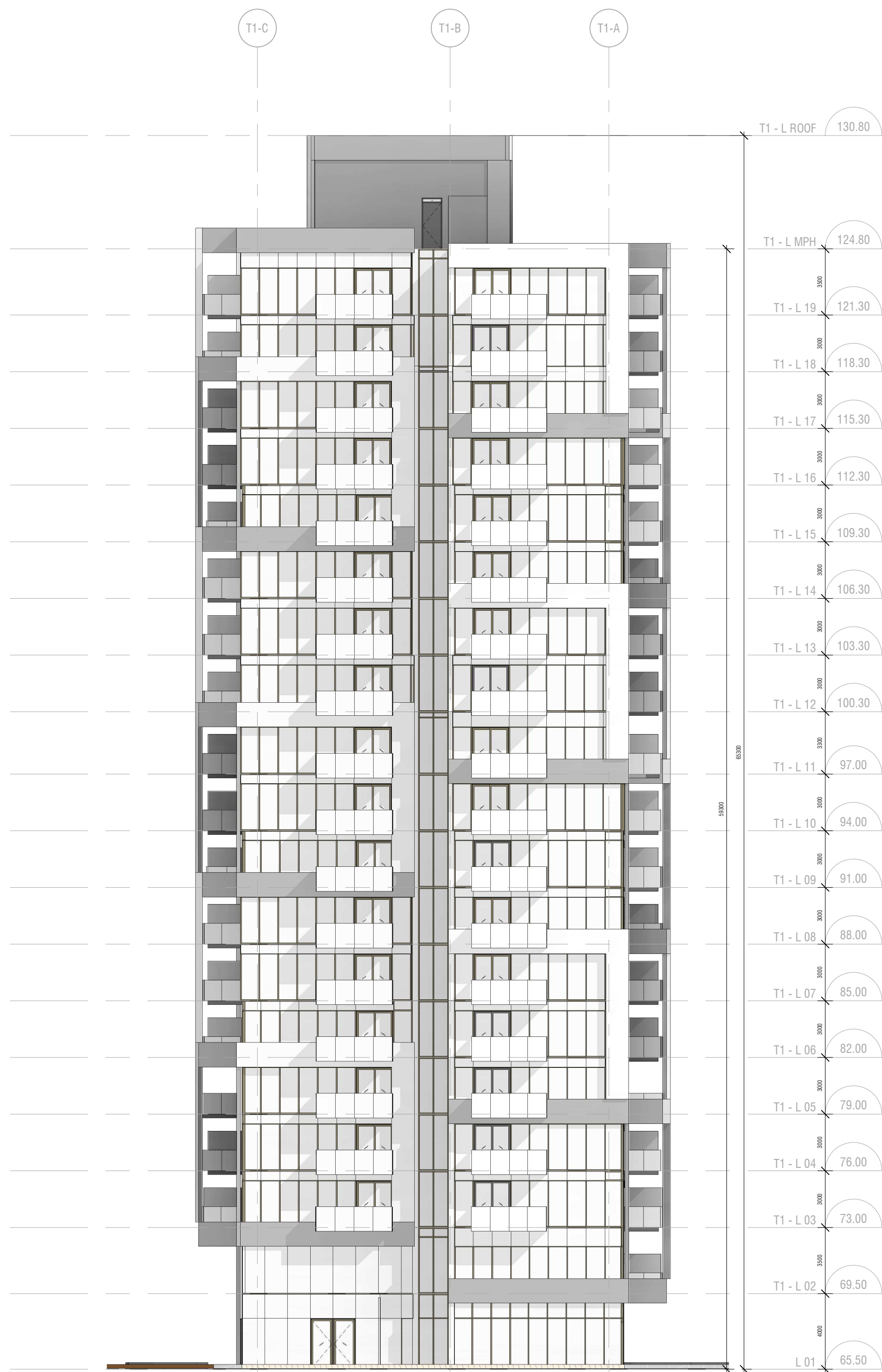
WEST TOWER (T1) ELEVATIONS 1

Scale: 1:200  
 Project No: 211005  
 Date: 05/13/22

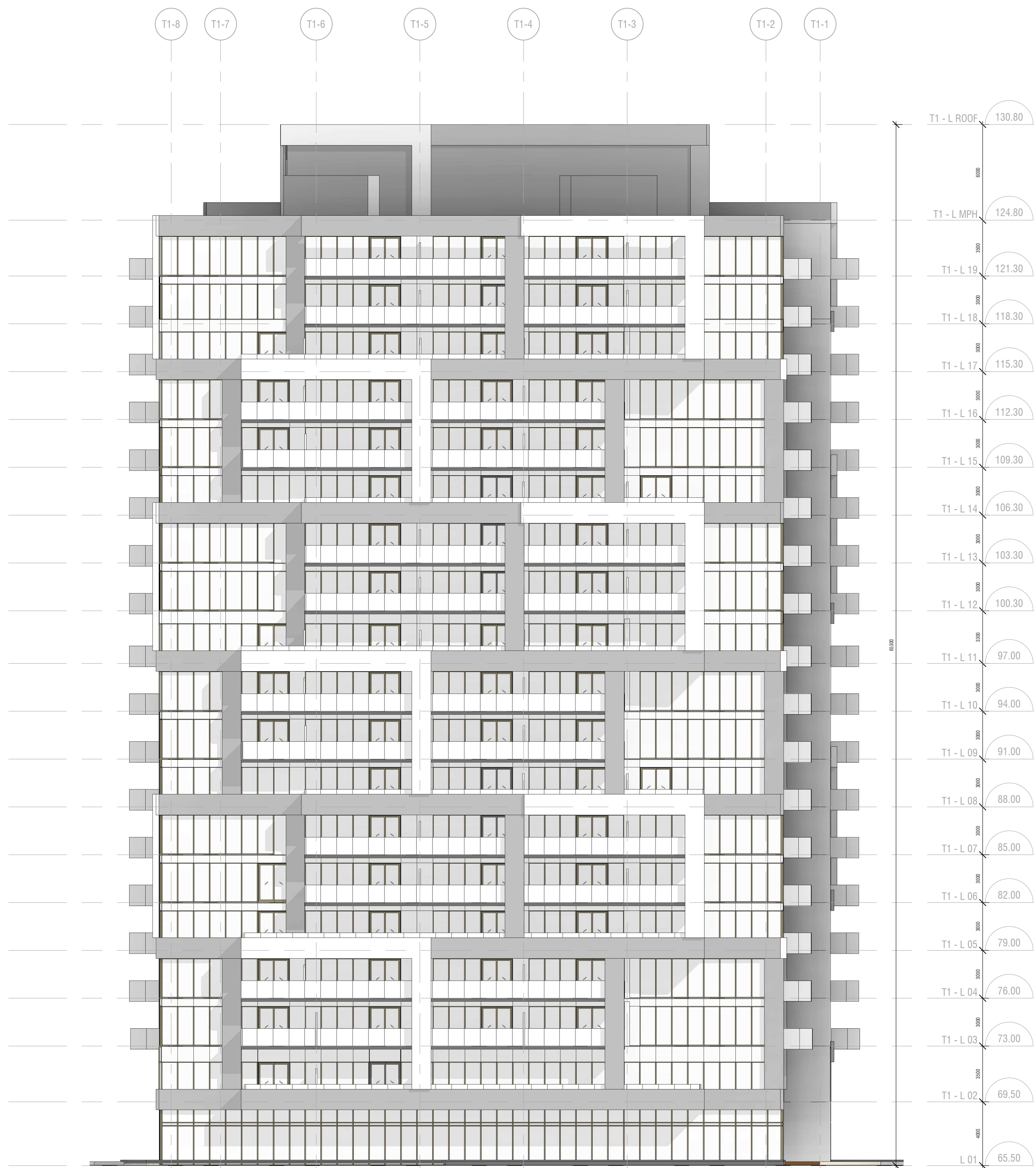
**A303**

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA



2 WEST TOWER NORTH ELEVATION  
 A304 1:200



1 WEST TOWER WEST ELEVATION  
 A304 1:200

**diamond  
schmitt**

OTTAWA PARKWAY

2475 Regina St  
 Ottawa, ON K2B 6X3

WEST TOWER (T1) ELEVATIONS 2

Scale: 1:200  
 Project No: 211005  
 Date: 05/13/22

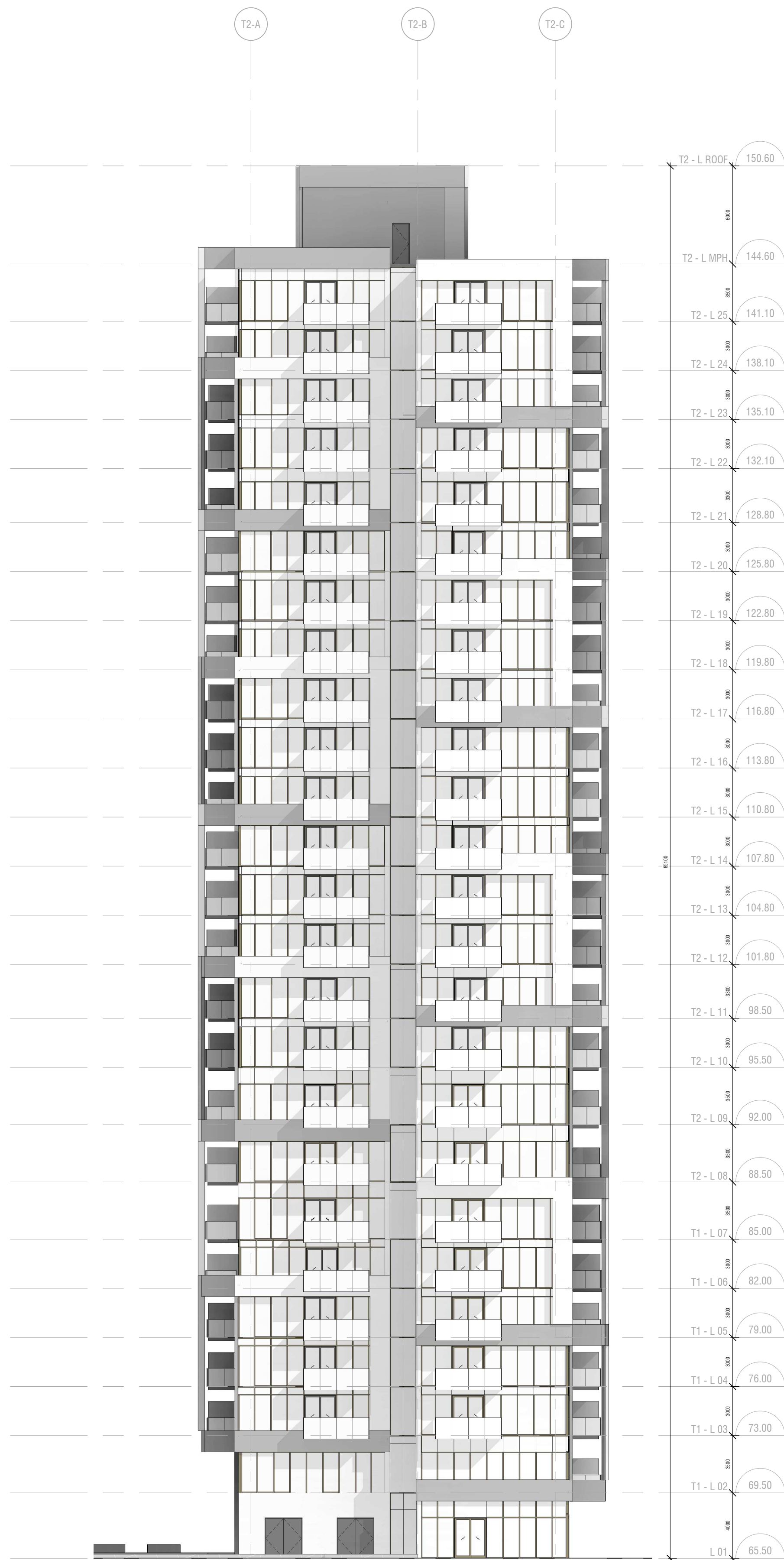
A304

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_01.dwg

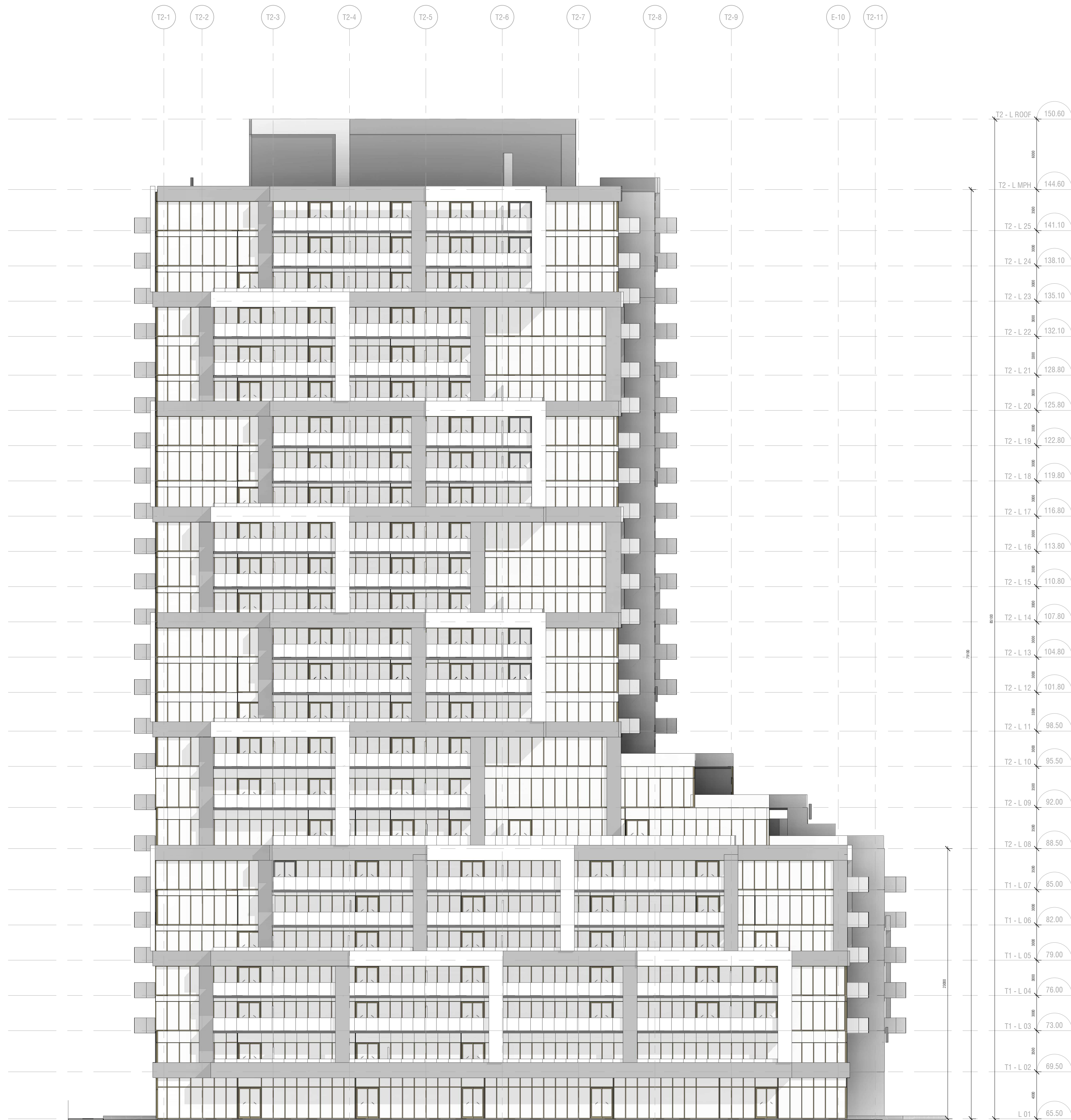
2022-05-13 13:29:30 PM



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



2 EAST TOWER SOUTH ELEVATION  
 A305 1 : 200



1 EAST TOWER EAST ELEVATION  
 A305 1 : 200

ISSUED

No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**

OTTAWA PARKWAY

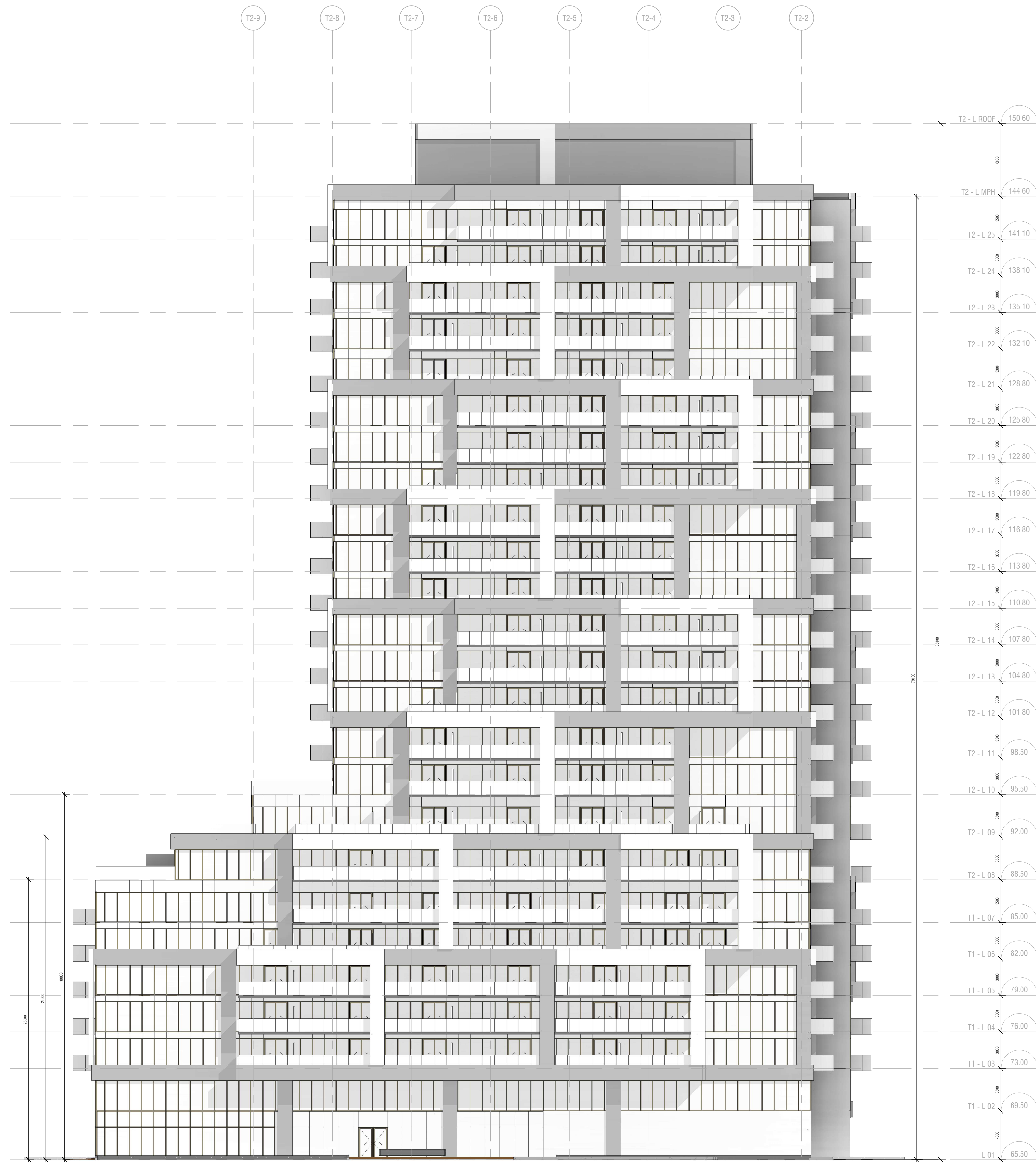
2475 Regina St  
 Ottawa, ON K2B 6X3

EAST TOWER (T2) ELEVATIONS 1

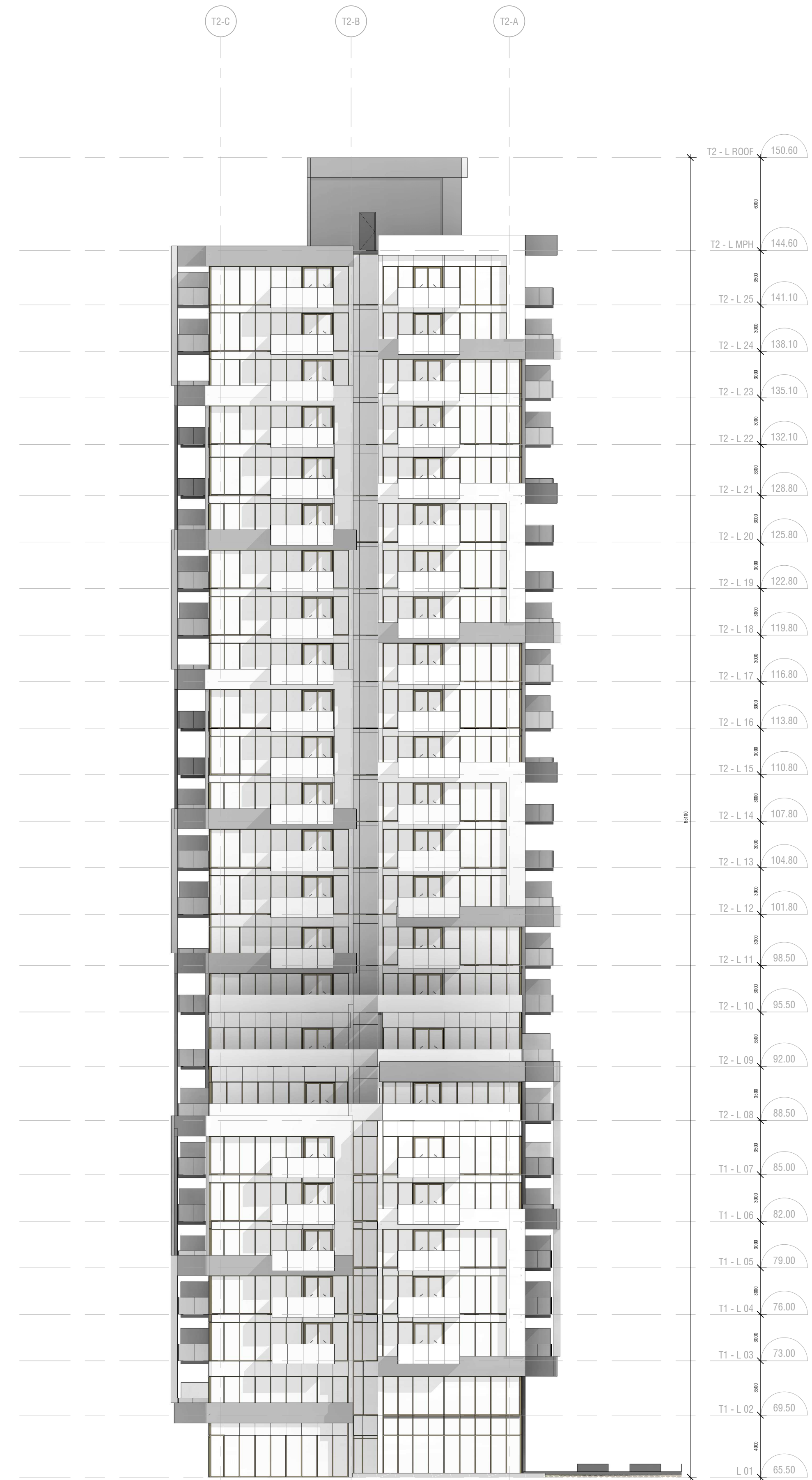
Scale: 1 : 200  
 Project No: 211005  
 Date: 05/13/22

A305

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



2 EAST TOWER WEST ELEVATION  
 A306 1:200



1 EAST TOWER NORTH ELEVATION  
 A306 1:200

ISSUED

No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**

OTTAWA PARKWAY

2475 Regina St  
 Ottawa, ON K2B 6X3

EAST TOWER (T2) ELEVATIONS 2

Scale: 1:200  
 Project No: 211005  
 Date: 05/13/22

A306

C:\Users\jhu\OneDrive\Files\211005-ARCH-USA-Building-R21\_diamond.schmitt

2022-05-13 3:32:47 PM

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.  
 DO NOT SCALE DRAWINGS.  
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.



VIEW FROM SOUTH EAST



VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST



VIEW FROM NORTH EAST

ISSUED		
No.	Date	Description
1	22-05-13	Issued for ZBA

**diamond  
schmitt**

OTTAWA PARKWAY

2475 Regina St  
Ottawa, ON K2B 6X3

PERSPECTIVE VIEWS

Scale:  
Project No: 211005  
Date: 05/13/22

**A391**