

OCH - GEYSER PLACE

2025-05-01 | ISSUED FOR SPCA REVIEW



DRAWING LIST - TOWER		
NO.	SHEET NAME	REVISION
A000	TITLE	C
A100	SITE PLAN	C
A109	SITE PLAN - TOWNHOUSES	C
A300	SOUTHWEST ELEVATION	D
A301	EAST ELEVATIONS	D
A302	SOUTHEAST & NORTHWEST ELEVATIONS	D
A303	NORTHEAST ELEVATION	D

DRAWING LIST - TOWNHOUSES		
NO.	SHEET NAME	REVISION
A300-TH	ELEVATIONS	D



Lemay Michaud
81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

LANDSCAPE
LASHLEY ASSOCIATES
LANDSCAPE ARCHITECTS

MECHANICAL & ELECTRICAL
GWAL
General Water & Air Limited

CIVIL
egis

STRUCTURAL
GRIFFITH & ASSOCIATES
CONSULTANTS LTD. 2000 KENNEDY ROAD, SUITE 100, MARKHAM, ONTARIO L3R 9W7

SECURITY
attain

PASSIVE HOUSE / ENERGY MODELLING
Thorntons
Tomasetti

NOT FOR
CONSTRUCTION
DESIGN INTENT
ONLY

ONTARIO ASSOCIATION
OF
ARCHITECTS
JUDITH FARKAS
LICENCE
9146

PROJECT
OCH - GEYSER PLACE
124724B
3380 Jockvale Road,
Ottawa, ON

2025-05-01 | ISSUED FOR SPCA REVIEW

JOCKVALE ROAD

LONGFIELDS DRIVE

BENDING WAY

BRANCH STREET

SITE PLAN LEGEND	
L0	LIGHT FIXTURES
	BARRIER-FREE PARKING STALL
	*PAVERS
	*LIGHT DUTY CONCRETE WALKWAY
	*ASPHALT PATHWAY
	*RUBBER PLAY SURFACE
	ENTRANCES
	FIRE / WASTE COLLECTION ROUTE
	EXTERIOR AMENITY SPACE
	**FIRE HYDRANT
	**SIAMESE CONNECTION
	PROPERTY BOUNDARY
	PROPERTY SETBACK
	*CHAINLINK FENCE
	FENCE POST
*REFER TO LANDSCAPE DRAWINGS	
**REFER TO CIVIL DRAWINGS	

SITE LIGHTING LEGEND		
MARK	DESCRIPTION	MOUNTING
L1	TOWNHOUSE SCONCE	SURFACE
L2	RECESSED SOFFIT LIGHT	SURFACE
L3	TOWER ENTRANCE	SURFACE
L4a	VISITOR PARKING	POLE
L4b	BUILDING WALKWAY	POLE
L4c	PARK WALKWAY	POLE
L5	PARKING RAMP	RECESSED
L6a	TOWER SCONCE	SURFACE
L6b	TOWER SCONCE - PARKING RAMP	SURFACE
*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN		

UNIT COUNT		
	TOWER	TOWN HOUSES
STUDIO	10 (3 BF)	
1 BED	46 (8 BF)	
2 BED	25 (8 BF)	8
3 BED	18 (5 BF)	8
4 BED		2
TOTAL	99	18
GRAND TOTAL: 117		
*20% Barrier Free units (24 units)		

TOWER AREA SCHEDULE - PER FLOOR	
TYPE	AREA
LEVEL -1	
CIRCULATION	95 m²
COMMON	878 m²
MEC.	155 m²
LEVEL 1	
CIRCULATION	172 m²
COMMON	312 m²
MEC.	18 m²
RESIDENTIAL	620 m²
LEVEL 2	
CIRCULATION	137 m²
MEC.	15 m²
RESIDENTIAL	1 066 m²
LEVEL 3	
CIRCULATION	137 m²
MEC.	15 m²
RESIDENTIAL	1 066 m²
LEVEL 4	
CIRCULATION	137 m²
MEC.	15 m²
RESIDENTIAL	1 066 m²
LEVEL 5	
CIRCULATION	127 m²
MEC.	15 m²
RESIDENTIAL	781 m²
LEVEL 6	
CIRCULATION	127 m²
MEC.	15 m²
RESIDENTIAL	781 m²
LEVEL 7	
CIRCULATION	127 m²
MEC.	15 m²
RESIDENTIAL	781 m²
LEVEL 8	
CIRCULATION	127 m²
MEC.	15 m²
RESIDENTIAL	770 m²
LEVEL 9	
CIRCULATION	126 m²
COMMON	198 m²
MEC.	13 m²
RESIDENTIAL	573 m²
LEVEL 10	
CIRCULATION	42 m²
MEC.	311 m²
Grand total	10 850 m²

CONSTRUCTION NOTES

GENERAL NOTES - SITE PLAN

A. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY __ PREPARED BY CIVIL ENGINEER, EGIS.

B. SERVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL SERVICES, GRADING, TREE LOCATIONS, AND STORM WATER MANAGEMENT

C. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION REGARDING PEDESTRIAN PAVING, TREES, PLANTED AREAS, STREET FURNITURE, WASTE MANAGEMENT ENCLOSURE, AND EXTERIOR BICYCLE PARKING.

D. REFER TO ELEC. DRAWINGS FOR LIGHTING SPECIFICATIONS

E. MAINTENANCE STAFF WILL MOVE THE ROLLING BINS FROM THE STORAGE AREA TO THE STAGING AREA.

ZONING COMPLIANCE TABLE & PROJECT INFORMATION

PROJECT: OCH - GEYSER PLACE

ADDRESS: 3380 JOCKVALE RD

ZONING: R4Z(2465)

PROPERTY IDENTIFICATION NUMBER: PART OF LOT 13, CONCESSION 2 (RIDEAU FRONT) PLAN 4R-34672

PROPERTY USE

REQUIRED

PROVIDED

PLANNED UNIT DEVELOPMENT: STACKED DWELLING

STACKED DWELLING; MID-RISE APARTMENT

LOT WIDTH

18 m

48.165 m

LOT AREA

1,400 m²

5,967 m²

PROPERTY SETBACKS

FRONT YARD MIN.

3 m

3 m

FRONT YARD MAX.

5 m

6 m

INTERIOR SIDE YARD

3 m

3 m

REAR YARD

3 m

3 m

TOTAL % LANDSCAPED AREA (30%)

30%

43.8%

% OF LANDSCAPING IN PARKING LOT

15

41%

AMENITY AREA

ALL AMENITY SPACE PROVIDED IS COMMUNAL AND EXCEEDS 54 m²

6 m² / DWELLING

1141 m² EXT.

193 m² INT.

702 m² TOTAL

1334 m² TOTAL

GFA / FLOOR

MID-RISE APARTMENT

LEVEL 1

1 121 m²

LEVEL 2-4

1218 m² x 3 = 3 654 m²

LEVEL 5-7

923 m² x 3 = 2 769 m²

LEVEL 8

913 m²

LEVEL 9

911 m²

9 368 m² TOTAL GFA

STACKED TOWNHOMES

LEVEL 1-3

590 m² x 3

1 770 m² TOTAL GFA

VEHICLE PARKING REQUIREMENTS

VISITOR

8 STANDARD

1 AODA TYPE A

0.2 x 117 UNITS = 23.9

9 TOTAL

RESIDENTIAL

4 E.V. STALLS IN INTERIOR PARKING LEVEL)

1 AODA TYPE A

4 COMPACT CAR

0.5 x 117 UNITS = 59

21 TOTAL

TOTAL PARKING SPACES (INCL. BARRIER FREE)

83 GRAND TOTAL

30 GRAND TOTAL

BIKE PARKING REQUIREMENTS

RESIDENTIAL

0.5 / DWELING UNIT

53 INDOOR

6 EXTERIOR

0.5 x 117 UNITS = 59

59 TOTAL

WASTE COLLECTION

TOWER: 99 UNITS

GARBAGE

0.110 YARDS / UNIT = 12 YARDS

12 YARDS

RECYCLING - FIBER

0.038 YARDS / UNIT (INCL. FIBER) = 4 YARDS

2 YARDS

RECYCLING - GLASS

240 L / 50 UNITS = 3 - 240L BINS

3 - 240L BINS

TOWNHOUSES: 18 UNITS

GARBAGE

0.231 YARDS / UNIT = 4 YARDS

RECYCLING - FIBER

360 L CART / 6 UNITS = 3 - 360L BINS

RECYCLING - GLASS

360 L CART / 6 UNITS = 3 - 360L BINS

ORGANICS

240 L / 50 UNITS = 1 - 240L BIN

81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

PROJECT: OCH - GEYSER PLACE
3380 Jockvale Road,
Ottawa, ON

CLIENT: OTTAWA COMMUNITY HOUSING
39 Auriga Drive
Ottawa, ON
K2E 7Y8

CONSULTANTS

STRUCTURAL

CUNLIFFE & ASSOCIATES
CONSULTING ENGINEERS

CIVIL

egis

MECHANICAL & ELECTRICAL

GWAL
Consulting Engineers & Architects Ltd.

LANDSCAPE

LASHLEY-ASSOCIATES
LANDSCAPE ARCHITECTS AND SITE DESIGNERS

PASSIVE HOUSE / ENERGY MODELLING

Thornton Tomasetti

footprint

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NOTES

The contractor must verify all dimensions and communicate any discrepancies with the architect before carrying out the work.

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STAMP

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ONTARIO ASSOCIATION OF ARCHITECTS
OF
J. de la Roche
DRAWN BY: J. de la Roche
SF LICENCE 9146
APPROVED BY: JF

TEAM

PRINTS / REVISIONS

NO.

DATE

DESCRIPTION

A

2025-02-20

ISSUED FOR COORDINATION

B

2025-03-21

ISSUED FOR 50% DD COORDINATION

C

2025-05-01

ISSUED FOR SPCA REVIEW

KEY PLAN

DISCIPLINE

ARCHITECTURE

DRAWING

SITE PLAN

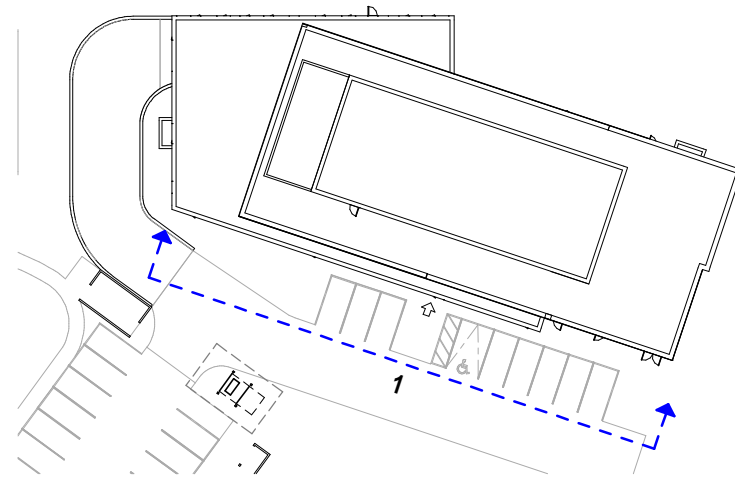
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PROJECT

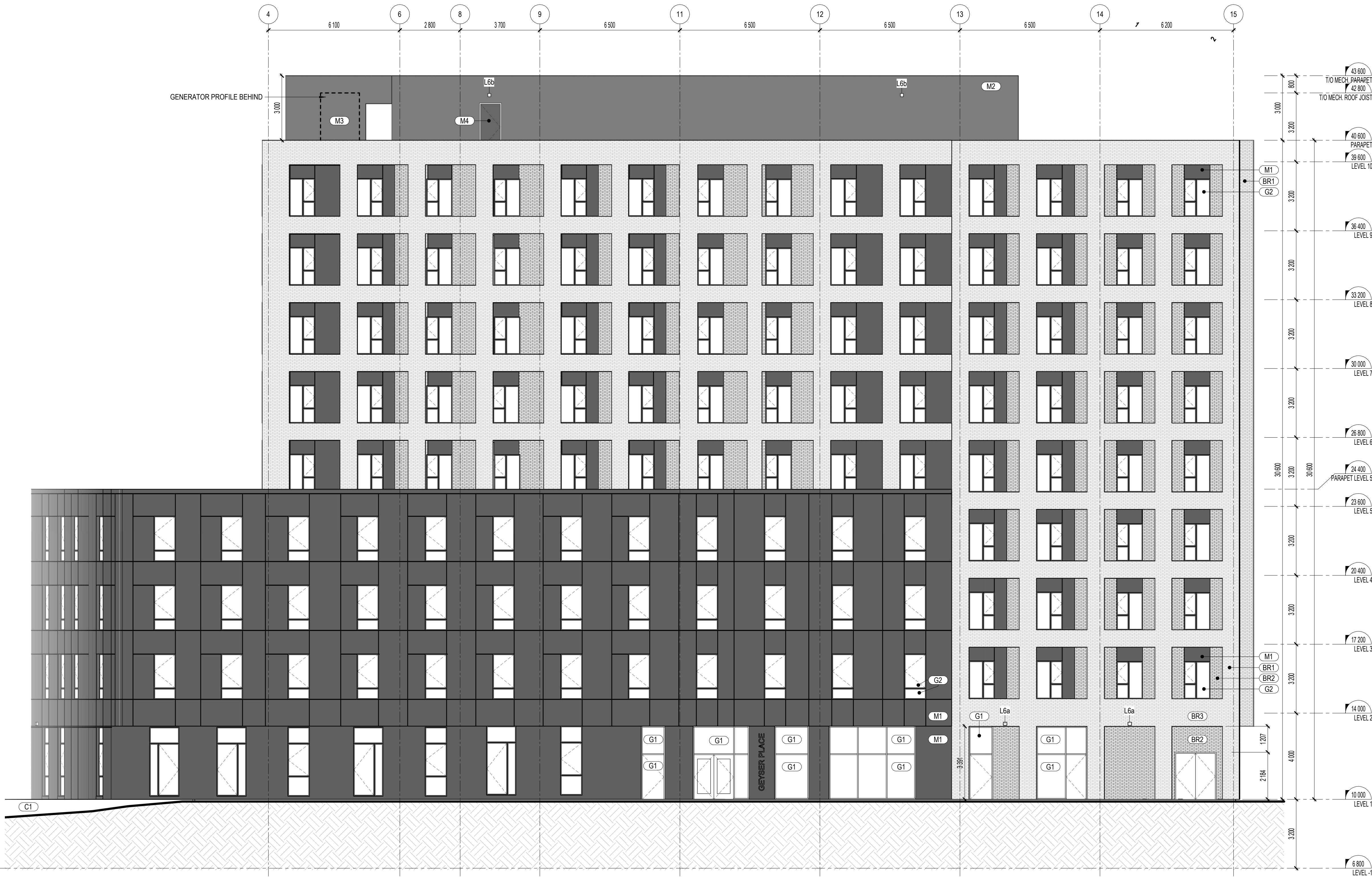
124724B

PAGE

A100



KEY PLAN - SOUTHWEST TOWER ELEVATION
SCALE: 1 : 750



CONSTRUCTION NOTES

GENERAL NOTES

- A. REFER TO ELEC. DRAWINGS FOR LIGHTING SPECIFICATIONS
B. REFER TO SITE PLAN & CIVIL ENGINEERING DRAWINGS FOR EXTERIOR GRADE LEVELS

EXTERIOR FINISH LEGEND:

- (BR1) BRICK, MODULAR - WARM LIGHT GREY
MORTAR COLOR TO BE CONFIRMED BY ARCHITECT
(BR2) BRICK, MODULAR - WARM MEDIUM GREY
MORTAR COLOR TO BE CONFIRMED BY ARCHITECT
(M1) ALUMINUM PANEL - CHARCOAL GREY
(M2) METAL SIDING - CHARCOAL GREY
(M3) METAL PRIVACY SCREEN - CHARCOAL GREY
(M4) PAINTED METAL - BLACK RAL 7021
(C1) CONCRETE FOUNDATION WALL
(G1) TRIPLE GLAZED CLEAR GLASS FOR CURTAIN WALLS,
CHARCOAL FRAMES
(G2) TRIPLE GLAZED THERMAL CLEAR GLASS, CHARCOAL FRAMES

SITE LIGHTING LEGEND

MARK	DESCRIPTION	MOUNTING
L1	TOWNHOUSE SCENCE	SURFACE
L2	RECESSED SOFFIT LIGHT	SURFACE
L3	TOWER ENTRANCE	SURFACE
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L4b	BUILDING WALKWAY	POLE
L4c	PARK WALKWAY	POLE
L5	PARKING RAMP	RECESSED
L6a	TOWER SCENCE	SURFACE
L6b	TOWER SCENCE - PARKING RAMP	SURFACE

*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN



LemayMichaud

81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

PROJECT: OCH - GEYSER PLACE

3380 Jockvale Road,
Ottawa, ON

CLIENT: OTTAWA COMMUNITY HOUSING

39 Auriga Drive
Ottawa, ON
K2E 7Y8

CONSULTANTS: STRUCTURAL



CIVIL



MECHANICAL & ELECTRICAL



LANDSCAPE



PASSIVE HOUSE / ENERGY MODELLING



SECURITY



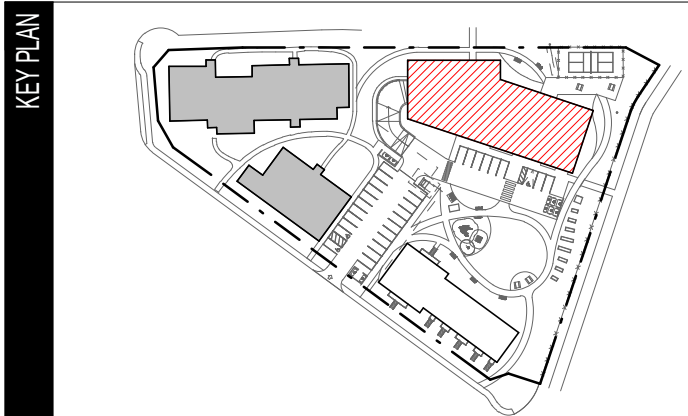
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LICENCE: 9146
APPROVED BY: [Signature]
Approbateur:

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D	2025-05-01	ISSUED FOR SPCA REVIEW



ARCHITECTURE

SOUTHWEST ELEVATION

SCALE: 100

PROJECT: 124724B

PAGE:

A300



3380 Jockvale Road,
Ottawa, ON

39 Auriga Drive
Ottawa, ON
K2E 7Y8



LASHLEY+ASSOCIATES
LANDSCAPE ARCHITECTURE AND SITE ENGINEERING

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ONLY

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Auteur	Vérificateur	Approbateur

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A detailed site plan of the proposed development. The plan shows a large rectangular building footprint on the left, a smaller rectangular building footprint in the center, and a large, irregularly shaped building footprint on the right. The rightmost building footprint is filled with red diagonal hatching. There are several parking areas, including a large one in the center and smaller ones near the buildings. Landscaping is indicated by wavy lines and small tree symbols. A road or driveway runs along the bottom and right edges of the site. A north arrow is located in the upper right corner of the plan.

ARCHITECTURE

FAST ELEVATIONS

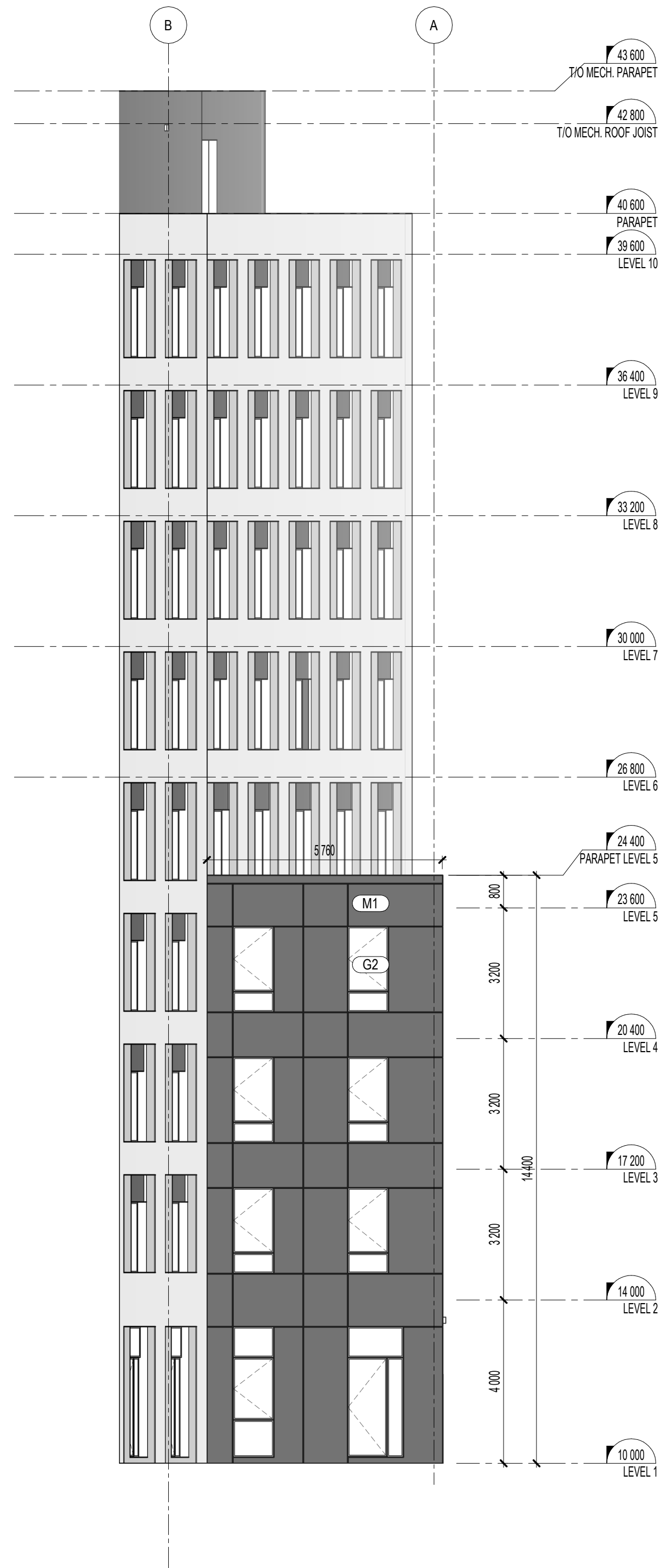
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124724B	PAGE	A301
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1
A101

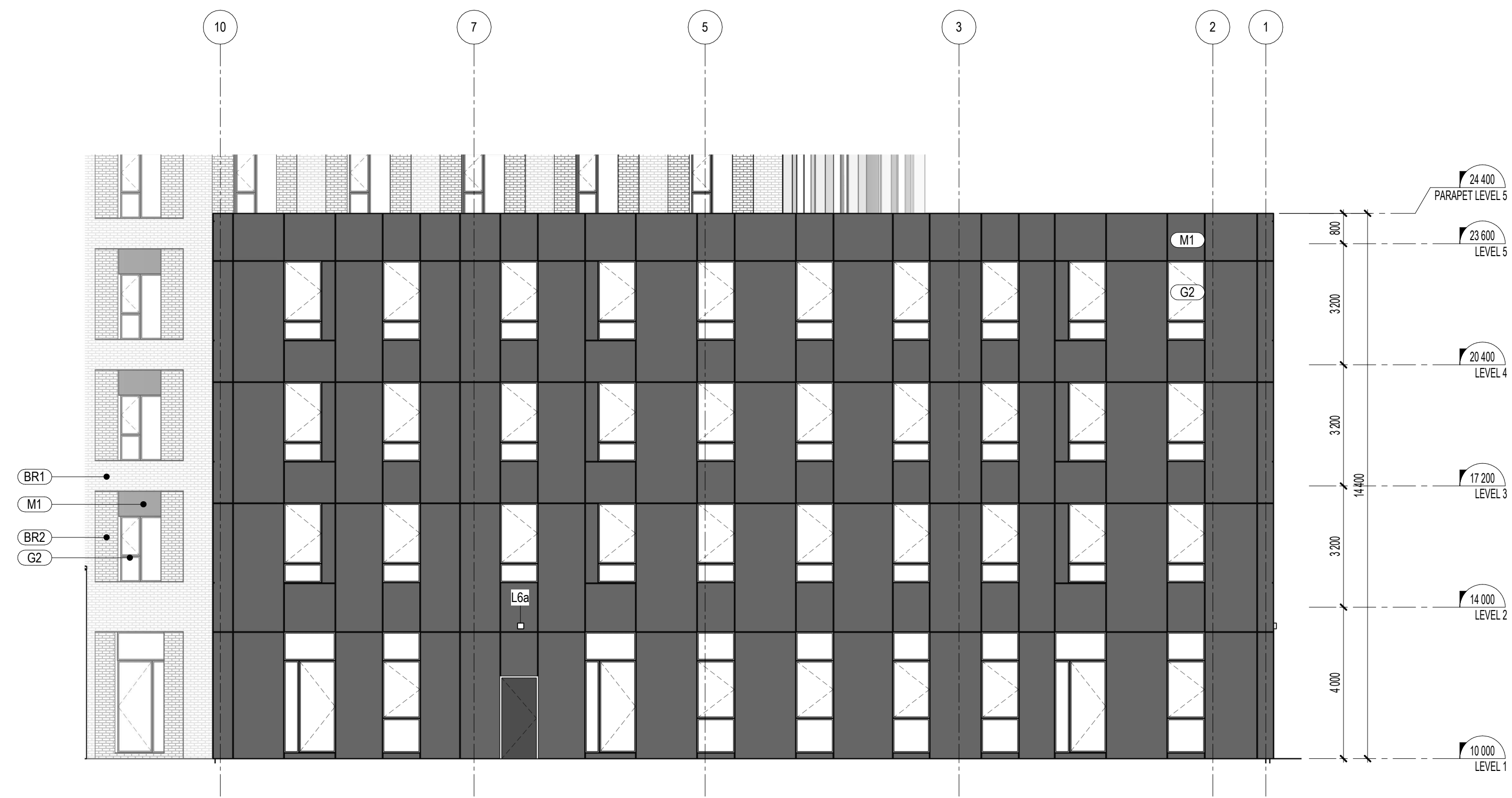
EXTERIOR ELEVATION
WEST ELEVATION - LEVEL -1 - 4
SCALE: 1 : 100



2
00_A06

EXTERIOR ELEVATION
EAST ELEVATION

SCALE: 1 : 100



3
A102

EXTERIOR ELEVATION
NORTH ELEVATION

SCALE: 1 : 100

CONSTRUCTION NOTES

GENERAL NOTES

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- B. REFER TO SITE PLAN & CIVIL ENGINEERING DRAWINGS FOR EXTERIOR GRADE LEVELS

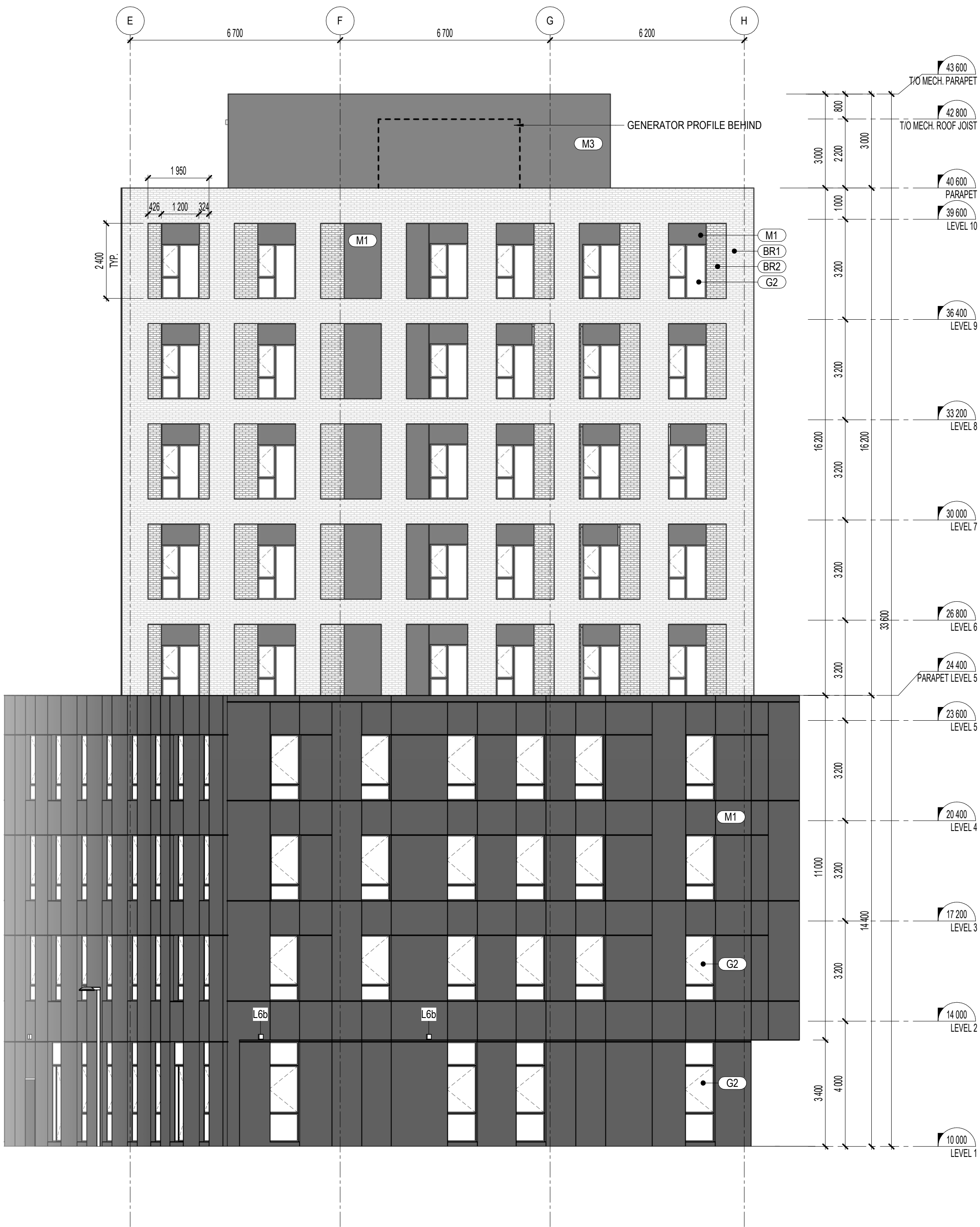
EXTERIOR FINISH LEGEND:

- | | |
|-----|--|
| BR1 | BRICK, MODULAR - WARM LIGHT GREY
MORTAR COLOR TO BE CONFIRMED BY ARCHITECT |
| BR2 | BRICK, MODULAR - WARM MEDIUM GREY
MORTAR COLOR TO BE CONFIRMED BY ARCHITECT |
| M1 | ALUMINUM PANEL - CHARCOAL GREY |
| M2 | METAL SIDING - CHARCOAL GREY |
| M3 | METAL PRIVACY SCREEN - CHARCOAL GREY |
| M4 | PAINTED METAL - BLACK RAL 7021 |
| C1 | CONCRETE FOUNDATION WALL |
| G1 | TRIPLE GLAZED CLEAR GLASS FOR CURTAIN WALLS,
CHARCOAL FRAMES |
| G2 | TRIPLE GLAZED THERMAL CLEAR GLASS, CHARCOAL FRAMES |

SITE LIGHTING LEGEND

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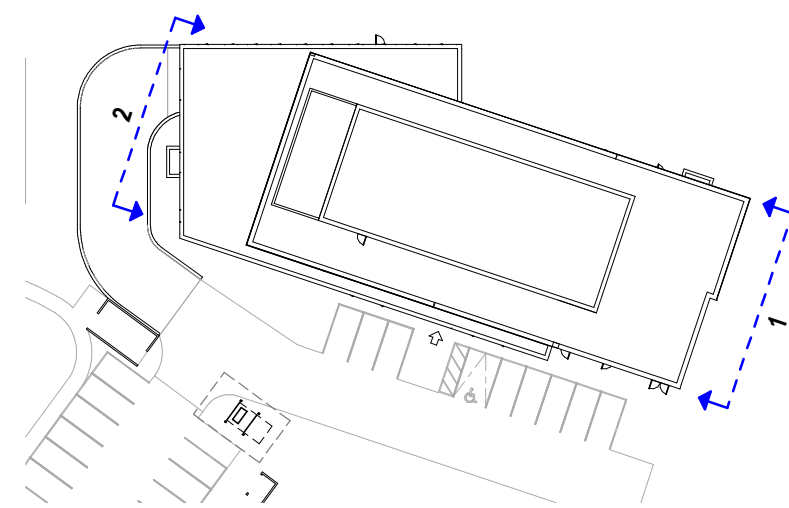
*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN



2
A102
EXTERIOR ELEVATION
NORTHWEST ELEVATION
SCALE: 1:100



3
A102
EXTERIOR ELEVATION
SOUTHEAST ELEVATION
SCALE: 1:100



KEY PLAN - TOWER NORTHWEST/ SOUTHEAST ELEVATIONS
SCALE: 1:750

CONSTRUCTION NOTES

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LemayMichaud

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PROJECT

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3380 Jockvale Road,
Ottawa, ON

CLIENT

OTTAWA COMMUNITY HOUSING
39 Auriga Drive
Ottawa, ON
K2E 7Y8

CONSULTANTS

STRUCTURAL: CUNLIFFE & ASSOCIATES
CIVIL: egis
MECHANICAL & ELECTRICAL: GWAL
LANDSCAPE: LASHLEY-ASSOCIATES
PASSIVE HOUSE / ENERGY MODELLING: Thornton Tomasetti, footprint
SECURITY: attain

NOTES

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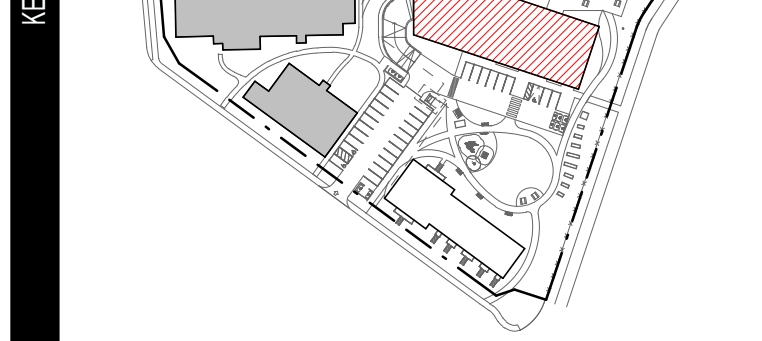
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ONTARIO ASSOCIATION OF ARCHITECTS
Jude Falar
DRAWN BY: J. Falar
VERIFIED BY: J. Falar
LICENCE: 9146
APPROVED BY: [Signature]
Approbateur:

TEAM

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KEY PLAN



DISCIPLINE

ARCHITECTURE

DRAWING

SOUTHEAST & NORTHWEST ELEVATIONS

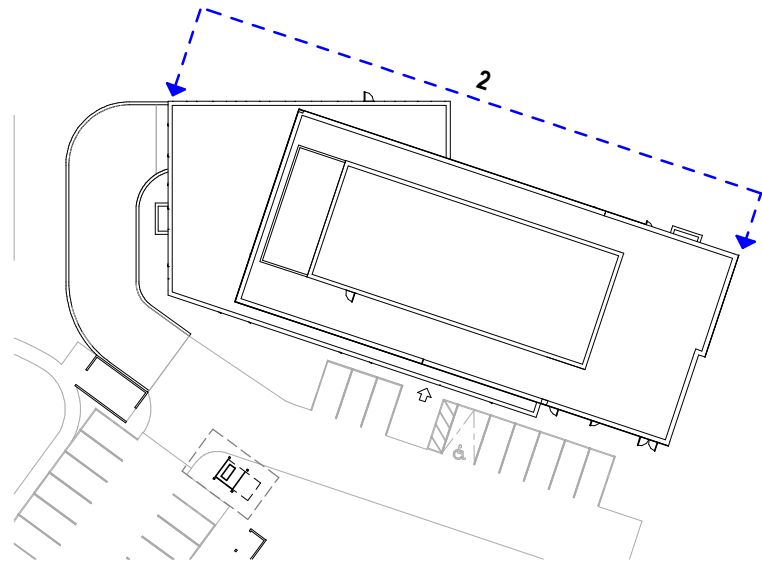
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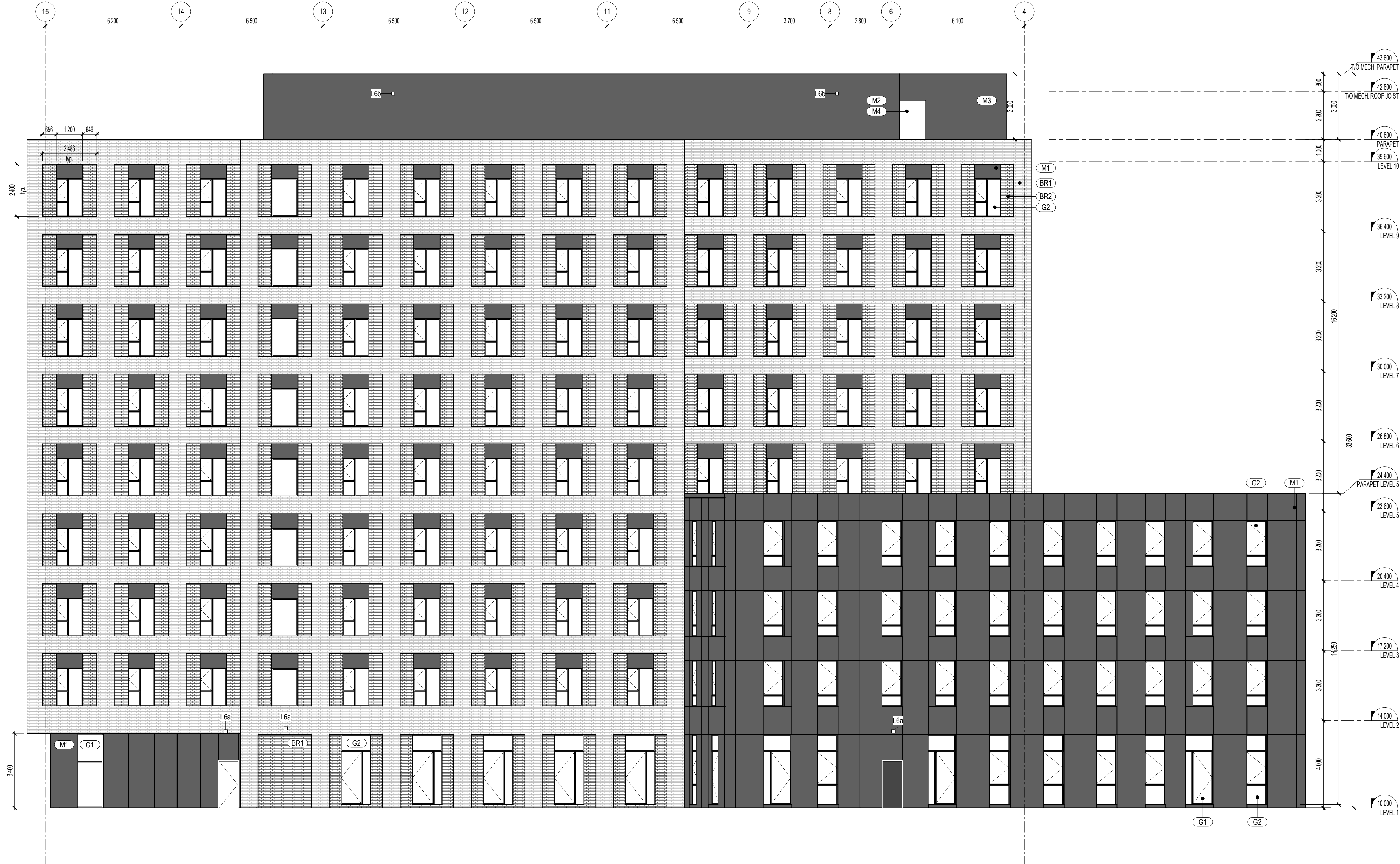
124724B

PAGE

A302



KEY PLAN - TOWER NORTHEAST ELEVATION
SCALE: 1 : 750



CONSTRUCTION NOTES

GENERAL NOTES

EXTERIOR FINISH LEGEND:

SITE LIGHTING LEGEND

NOTES

DISCIPLINE

DRAWING

PROJECT

81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

PROJECT

OCH - GEYSER PLACE
3380 Jockvale Road,
Ottawa, ON

CLIENT

OTTAWA COMMUNITY HOUSING
39 Auriga Drive
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K2E 7Y8

CONSULTANTS

STRUCTURAL

CUNLIFFE & ASSOCIATES
CONSULTING ENGINEERS

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egis

MECHANICAL & ELECTRICAL

GWAL
GUY WATSON ARCHITECTS & ASSOCIATES LTD.

LANDSCAPE

LASHLEY-ASSOCIATES
LANDSCAPE ARCHITECTURE AND SITE ENGINEERING

PASSIVE HOUSE / ENERGY MODELLING

Thornton Tomasetti
footprint

SECURITY

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ONTARIO ASSOCIATION OF ARCHITECTS
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DRAWN BY: J. Fauriol
WITH F.A.R. AS VERIFIED BY
LICENCE 9146
Approuvé par: J. Fauriol
Approuvé par: J. Fauriol

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KEY PLAN

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NORTHEAST ELEVATION
SCALE:

PROJECT

124724B

PAGE

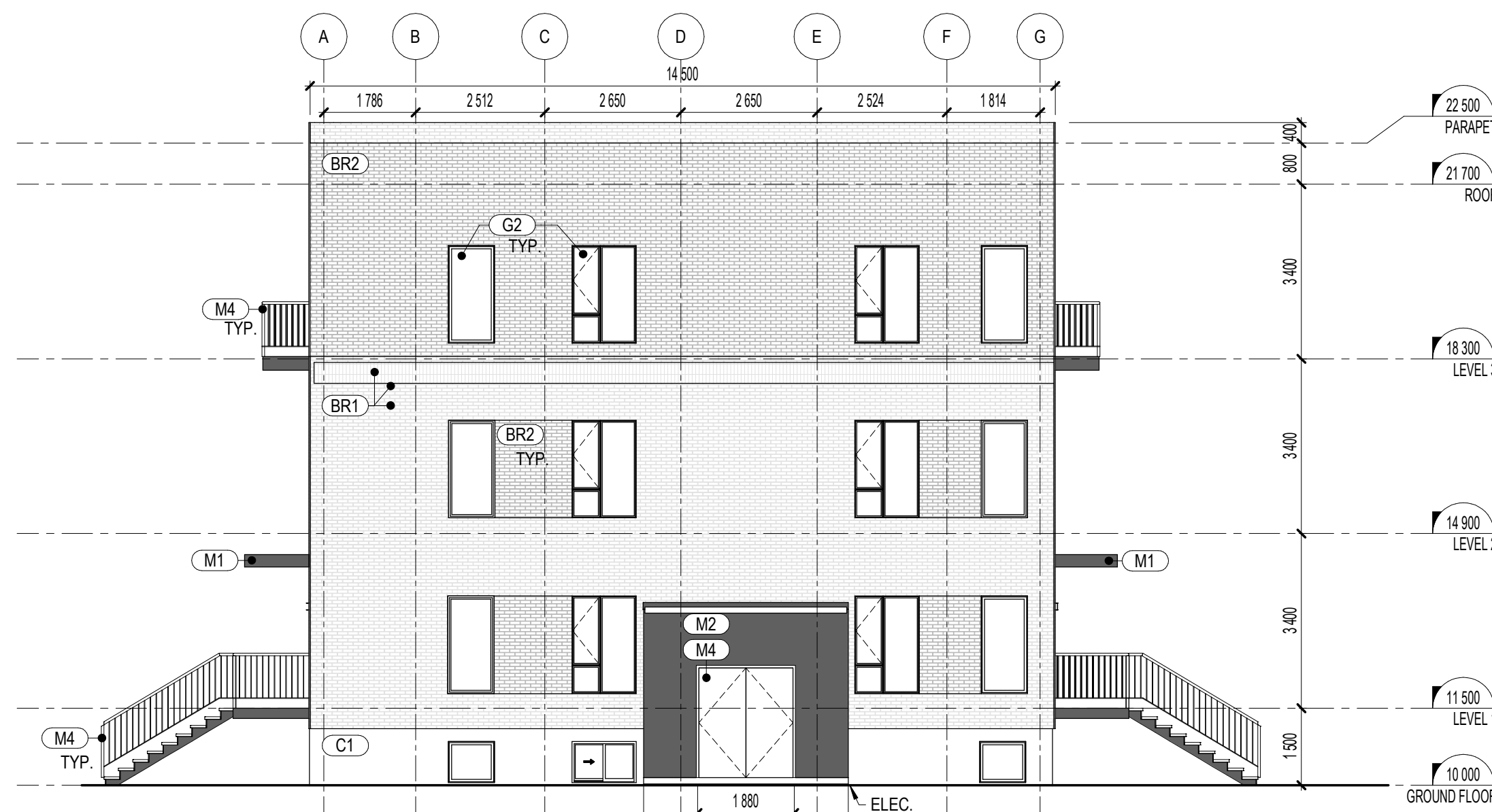
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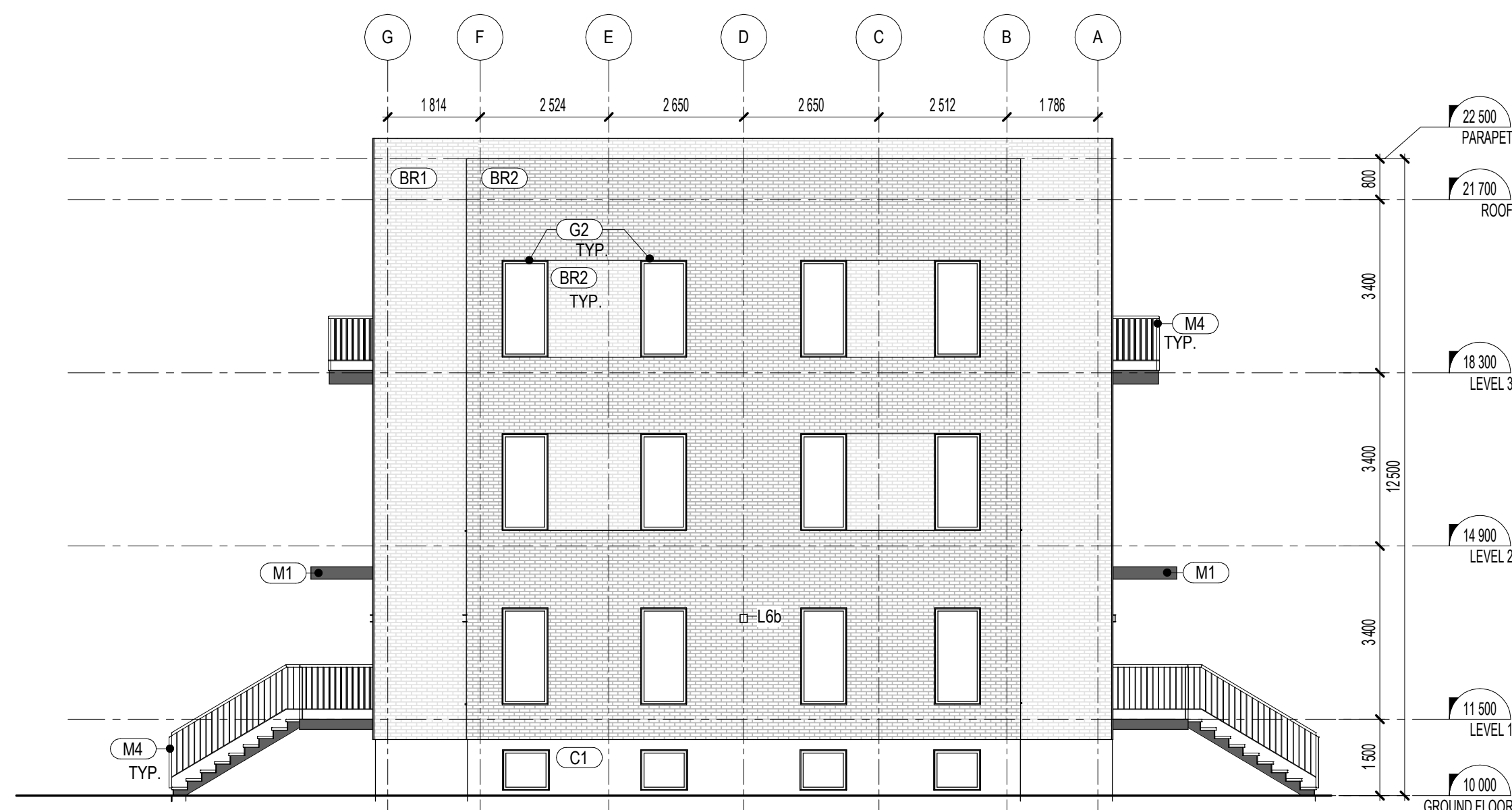
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EXTERIOR ELEVATION
TOWNHOUSE SOUTH ELEVATION
A101-TH SCALE: 1 : 100



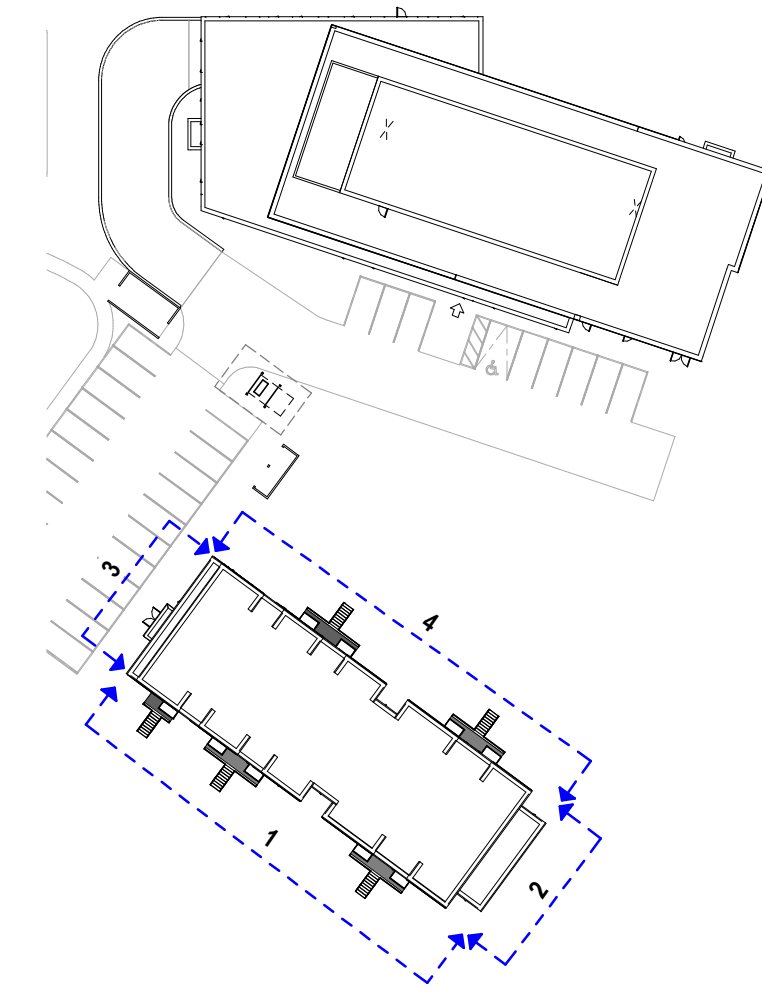
4
EXTERIOR ELEVATION
TOWNHOUSE NORTH ELEVATION
A101-TH SCALE: 1 : 100



3
EXTERIOR ELEVATION
TOWNHOUSE WEST ELEVATION
A101-TH SCALE: 1 : 100



2
EXTERIOR ELEVATION
TOWNHOUSE EAST ELEVATION
A101-TH SCALE: 1 : 100



KEY PLAN - ELEVATIONS
SCALE: 1 : 750

CONSTRUCTION NOTES	
GENERAL NOTES	
A.	REFER TO ELEC. DRAWINGS FOR LIGHTING SPECIFICATIONS
B.	REFER TO SITE PLAN & CIVIL ENGINEERING DRAWINGS FOR EXTERIOR GRADE LEVELS
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L3	TOWER ENTRANCE	SURFACE
L4a	VISITOR PARKING	POLE
L4b	BUILDING WALKWAY	POLE
L4c	PARK WALKWAY	POLE
L5	PARKING RAMP	RECESSED
L6a	TOWER SCONCE	SURFACE
L6b	TOWER SCONCE - PARKING RAMP	SURFACE
*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN		

81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

PROJECT OCH - GEYSER PLACE
3380 Jockvale Road,
Ottawa, ON

CLIENT OTTAWA COMMUNITY HOUSING
39 Auriga Drive
Ottawa, ON
K2E 7Y8

CONSULTANTS

STRUCTURAL
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CIVIL
egis
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Carleton Place, ON K0A 1L0

MECHANICAL & ELECTRICAL
GWAL
1688 Woodward Drive,
Ottawa, ON K2C 3R8

LANDSCAPE
LASHLEY+ASSOCIATES
950 Gladstone, Suite 202,
Ottawa, ON K1Y 3E6

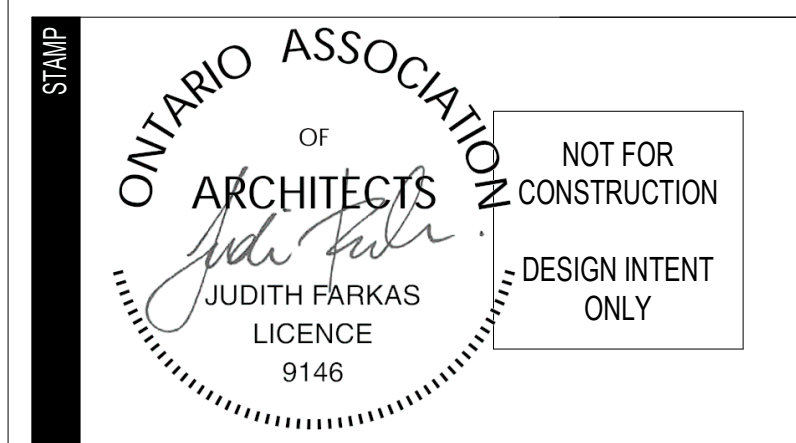
PASSIVE HOUSE / ENERGY MODELLING
Thornton
Tomasetti
14 York Street, Suite 201
Portland, ME 04101

footprint
1600 Carling Avenue, Suite 530
Ottawa, ON K1Z 1G3

NOTES

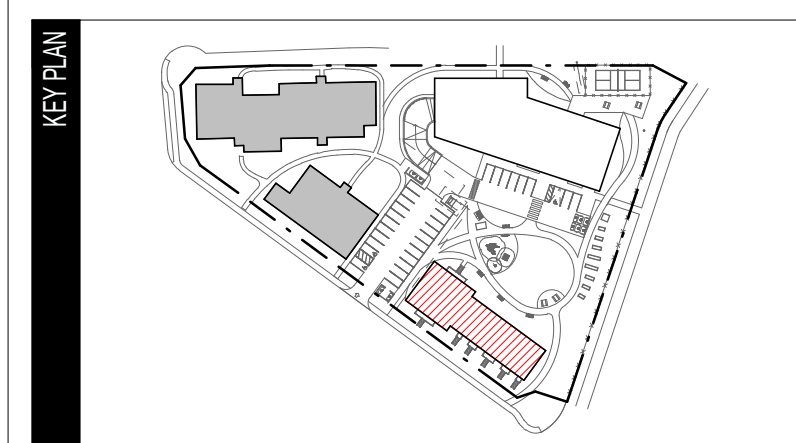
The contractor must verify all dimensions and communicate any discrepancies with the architect before carrying out the work.

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TEAM	DRAWN BY	VERIFIED BY	APPROVED BY
	Auteur	Vérificateur	Approbateur

PRINTS / REVISIONS	NO.	DATE	DESCRIPTION
	A	2025-02-20	ISSUED FOR COORDINATION
	B	2025-03-04	ISSUED FOR COORDINATION
	C	2025-03-21	ISSUED FOR 50% DD COORDINATION
	D	2025-05-01	ISSUED FOR SPCA REVIEW



DISCIPLINE ARCHITECTURE

DRAWING ELEVATIONS
SCALE:

PROJECT 124724B
PAGE A300-TH