

Architectural Design Brief

January 20, 2023

For a 9 Storey Apartment Building 'B'
at Q-West Development by Ashcroft Homes,
114 Richmond Road Ottawa



M. David Blakely
Architect Inc.



ASHCROFT



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Architectural Design Brief
June 2, 2022

For a 9 Storey Apartment Building “B”
at Q-West Development by Ashcroft Homes,
114 Richmond Road Ottawa

Context

The Construction of Building ‘B’ will be Phase 2-Aa of Ashcroft’s Q-West development. Building ‘B’ is more or less in the middle of the site that extends north/ south from Richmond Road to Byron Avenue. Building ‘B’ will be directly south of the retained part of the former Soeurs de la Visitation Monastery, now referred to as the Convent on our site plan, and will be linked to the convent at the west side with a ‘glazed gasket’ as indicated on SP1b Rev.1.

Previous Approvals

Council of the City of Ottawa, on August 29, 2018 approved:

- 1) The removal of part of the two storey west wing and all of the one-storey south wing of the monastery according to plans prepared by Roderick Lahey Architect Inc.
- 2) The restoration of the historic remaining portion of the monastery in accordance with drawing and conservation plan prepared by Robertson Martin Architects.
- 3) The application to construct a nine-storey apartment building and alter the former monastery in accordance with plans prepared by Roderick Lahey Architect Inc. (final revision Aug 24, 2018) and to be conditional upon the issuance of 2 permits for:
 - a. The restoration of the front verandah.
 - b. The landscape plan for the courtyard.
- 4) Delegate authority for minor design changes.

Architectural Plans - _prepared by M. David Blakely Architect Inc.

The Architectural Design Brief includes the following;

SP1a Site Plan

SP1b Site Plan and Demolition Plan

A1 – A10 Building ‘B’ Underground Parking Plans, Floor Plans and Roof Plan.

A11 – A12 Building ‘B’ Elevations.

A13 Building ‘B’ Sections.



Architectural Design Brief
June 2, 2022

For a 9 Storey Apartment Building
at Q-West Development by Ashcroft Homes,
114 Richmond Road Ottawa

The Proposed Building 'B'

Site Plan

The site plan SP1a Rev.1 and SP-1b Rev. 1 prepared by M. David Blakely Architect Inc. is the same as the City approved Roderick Lahey Site Plan with exception of:

- a. Minor exterior Building 'B' wall articulations due to floor plan development but still within the approved site plan envelope.
- b. Curb line and landscaping changes between the buildings west wall and west property line to allow for building exiting, deliveries, garbage pick-up and staff parking (Reference plans SP-1a, SP-1b and A3). The service lane from Richmond Road does not extend through to Shannon Street but now stops at the extent of phase 2Aa. A pathway and landscaping replace the laneway along the west wall of building 'D' which still allows pedestrian access from the south (Byron Ave and Shannon Street) to the Old Chapel entrance (reference SP-1a).

The proposed Site Plan and Building design are consistent with the Cultural Heritage Impact Assessment R2 prepared by Robertson Martin Architects and approved Architectural design by Roderick Lahey Architect Inc.

- a. The west façade of the historic courtyard is a two storey interpretive wall using salvaged stone from the demolition. This two storey wall has a roof terrace at the 3rd floor with the new building set back above defining the transition from old to new (Reference Elevation drawing 2/A12).
- b. The historic section of the west wing will be separated from the new building by a two storey glazed "gasket" in order to highlight the junction of old and new (Reference floor plan drawing A3 and A4 and elevation drawing 2/A12).
- c. A 1 ½ storey salvaged stone wall feature will be built as part of Phase 2A-b at the separation between the historic and new courtyards. This wall takes inspiration from both old and new buildings in the size and spacing of openings. This feature wall will be complemented with a glazed canopy to reinforce the use of the old south wing as a corridor and to provide a sheltered area in the courtyard (Reference SP-1b).
- d. The old monastery and the new Building 'B' are visually distinguishable from one another. The use of compatible materiality and thoughtful transitions from old to new provides the design a feeling of cohesiveness.



Architectural Design Brief
June 2, 2022

For a 9 Storey Apartment Building
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Cont/...

- e. The new Building 'B' materials at the 6 storey "base" are brick and glass. The upper 3 floors are setback from the base and are clad in a lighter appearing metal panel with glazed opening and semi continuous balcony projections.
- f. The brick will be smooth face grey/ beige tone which will complement and provide a backdrop to the existing rough faced limestone of the old monastery.
- g. Glazed areas are extensive and will provide a visual lightness and a reflection of the historic building within the new building elevation.
- h. The window and balcony pattern is much like the Lahey design but are based on actual floor plan and structural design "minor design changes".
- i. The joining of balconies and simple masonry grid is to create an elegant but quiet contemporary aesthetic in contrast to (and will not compete with) the existing stone heritage building.
- j. Landscaping and site lighting will be designed in concert with Kallala Design, Landscape Architect.

Sun/ Shadow Study – prepared by Roderick Lahey Architect Inc. and are included as part of this Design Brief.

This sun/ shadow study is still relevant as the proposed Building 'B' is within the same building envelope (schedule 397).

Perspective Drawings – prepared by RLA Architecture are included as part of this Design Brief.

Although there are minor design changes in the new building, the spatial separations between new and existing treatment of outdoor spaces, and the connections between new and existing vistas shown on the rendering are the same.

Sustainability

Permeable pavers are specified outside of the area of the underground parking deck in order to maximize holding of rain water within the soil.

Green roofing is specified at 1st floor roof deck level and building rooftop amenity area.

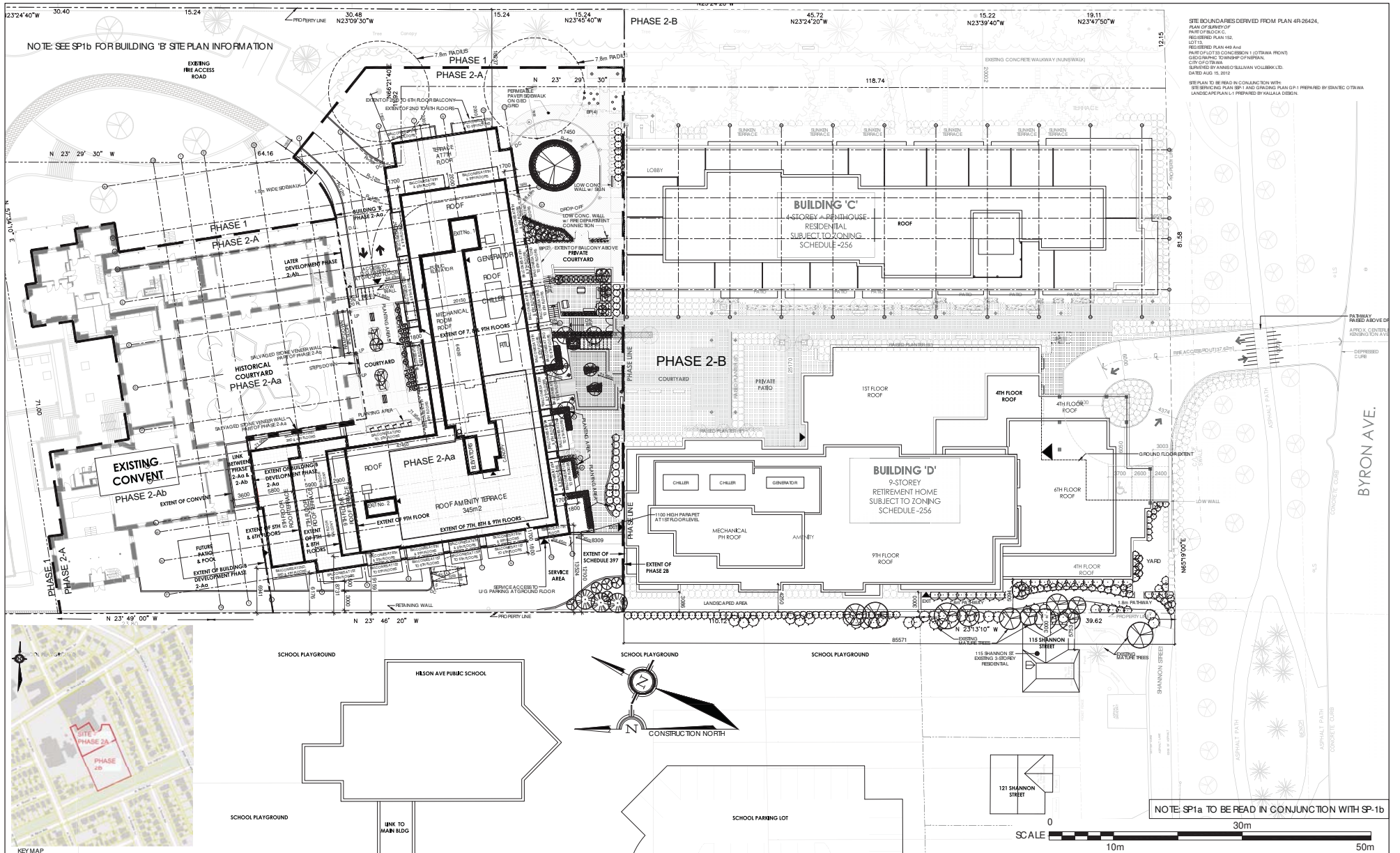
Cistern within P2 underground level will retain storm water and provide rain water storage for site irrigation.

Shading in the form of cantilevered concrete balconies and canopies to reduce solar heat gain.



Zoning Schedule 397-

Building 'B' is designed to be built within the building envelope established by Schedule 397 (see page 27).



SITE BOUNDARIES DERIVED FROM PLAN 4R-26424.
 PLAN OF SUBDIVISION OF PART OF BLOCK C.
 REVISION PLAN 152.
 LOT 15.
 REVISION PLAN 448 AND
 PART OF LOT 13 CONVERSION 1 (OTTAWA FRONT)
 LEGISLATIVE TOWN OF OTTAWA
 CITY OF OTTAWA
 SURVEYED BY ADAMS & SULLIVAN VOLLEBAEK LTD.
 DATED AUG. 15, 2012.
 BREAK IN DIMENSIONS IN CONJUNCTION WITH
 SITE SERVING PLAN SP-1 AND GRADING PLAN G-1 PREPARED BY STANEC OTTAWA
 LANDSCAPE PLAN L-1 PREPARED BY HALLADA DESIGN.

NOTE: SP1a TO BE READ IN CONJUNCTION WITH SP-1b

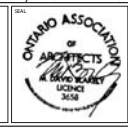


KEY MAP

CONSULTANTS

M. David Blakely Architect Inc.
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 Phone: (613) 226-8811 Fax: (613) 226-7942 WEB: DB

NOTE: SEE SP1b FOR BUILDING 'B' SITE PLAN INFORMATION



10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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ASHCROFT TOMES

A - DETAIL NUMBER
 B - SHEET NUMBER (GENERAL REQUIREMENTS)
 C - SHEET NUMBER (GENERAL LOCATION)

PROJECT
 Q WEST
 114 RICHMOND ROAD
 OTTAWA, ONTARIO

CLIENT
 ASHCROFT TOMES

SITE PLAN OF PHASE 2-Aa FOR BUILDING 'B'
 (ALSO SHOWN WITH PHASE 2-Ab and PHASE 2-B)

DATE
 MARCH 2022

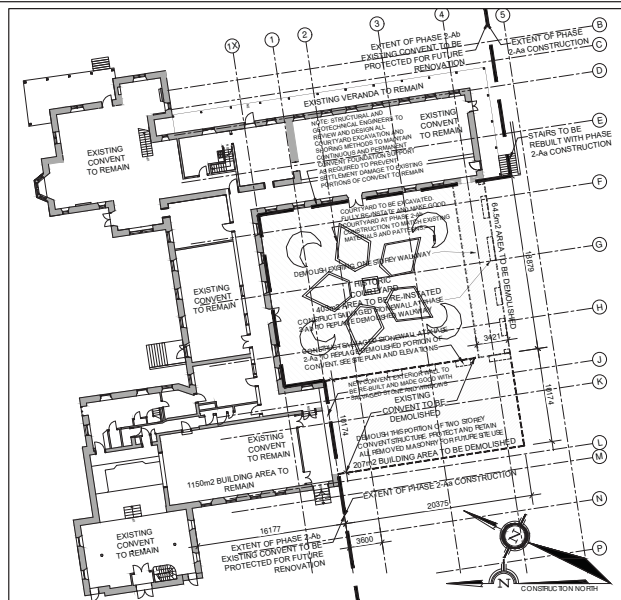
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 KB/mbd

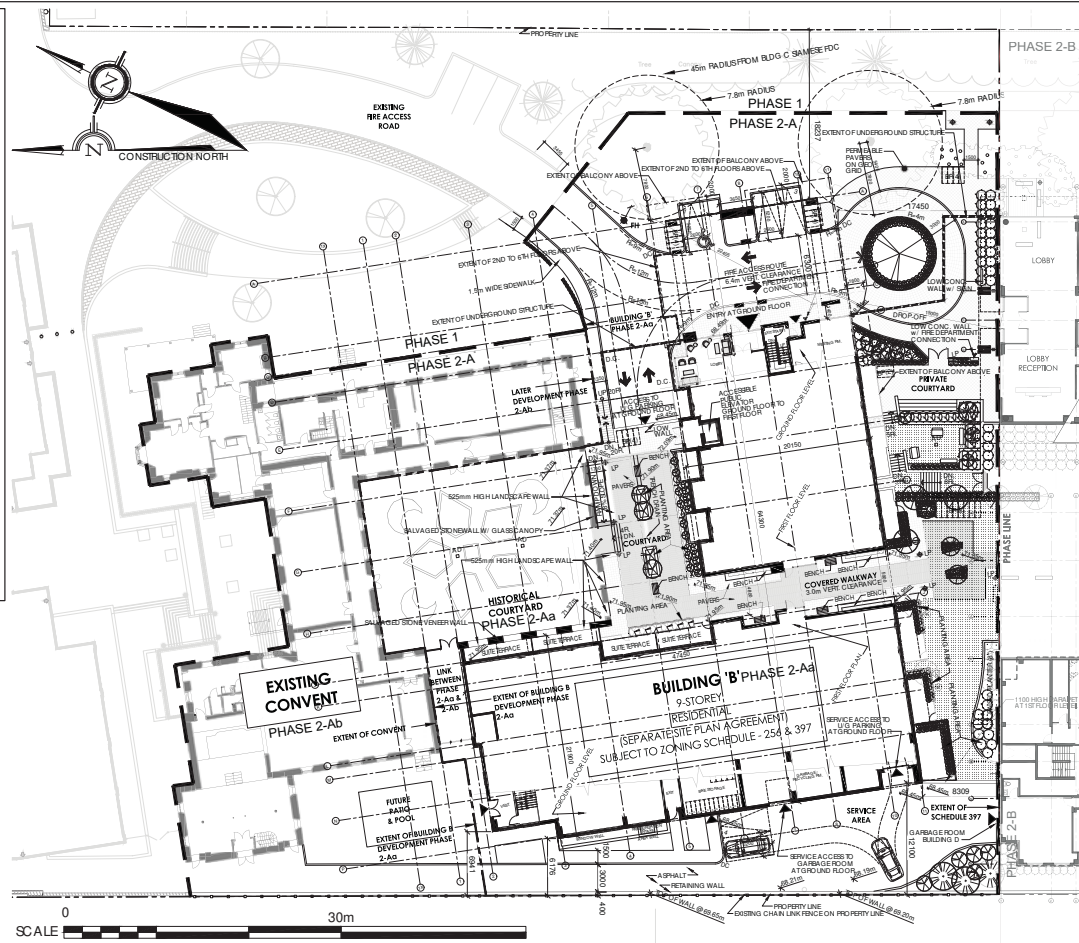
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SP1a

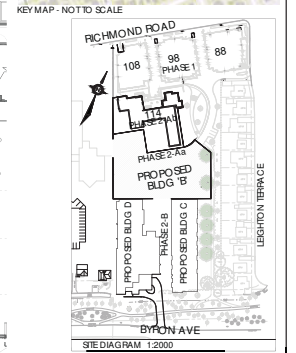
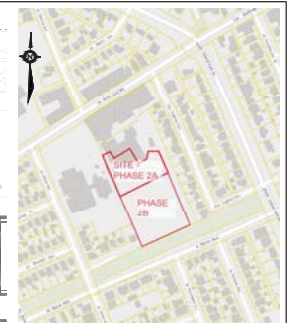
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PHASE 2-Ab CONVENT PARTIAL DEMOLITION PLAN
SP-1b SCALE 1:250



BUILDING 'B' PHASE 2-Aa SITE PLAN
SP-1b SCALE 1:250



1 SITE INFORMATION (PHASE 2A)

ZONING - IM (1783) S256 & S897
SITE AREA - 6257m²
BUILDING 'B' HEIGHT - 32.2m (PERMITTED - 32.5m as per S897)
REFER TO DRAWINGS SA300, A301, A400 and A401

BUILDING 'B' STATISTICS

UNIT TYPES	1 BED	93 UNITS
2 BED	94 UNITS	
TOTAL APARTMENT DWELLING UNITS	187	

2 BUILDING 'B' STATISTICS - 9 STOREYS GROSS BUILDING AREAS

FLOOR	Zoning GFA	Gross Overall
P3 PARKING LEVEL		
P1 PARKING LEVEL / GROUND FLOOR	705m ²	1020m ²
1st Floor	1272m ²	1498m ²
2nd Floor	1590m ²	1782m ²
3rd Floor	1590m ²	1782m ²
4th Floor	1590m ²	1782m ²
5th Floor	1512m ²	1680m ²
6th Floor	1512m ²	1680m ²
7th Floor	1060m ²	1205m ²
8th Floor	1060m ²	1205m ²
9th Floor	1010m ²	1150m ²
Total Area Above Grade:	12901m²	14787m²

3 BUILDING 'B' AMENITY AREA

REQUIRED = 187 x 6m² / D.U. = 1122m²
3m² / D.U. REQUIRED TO BE COMMUNAL - 561m² MINIMUM

PROVIDED: 325m² COMMUNAL GROUND FLOOR FITNESS
100m² COMMUNAL LOBBY FUNCTION AND MEETING
807m² COMMUNAL ROOF DECK
882m² COMMUNAL AMENITY PROVIDED

EACH APARTMENT IS PROVIDED WITH A BALCONY OR ROOF TERRACE OF 6m² OR GREATER IN AREA.

4 PARKING

REQUIRED = 187 D.U. - 12 X 0.5 = 88 SPACES REQUIRED
PROVIDED = 153 SPACES UNDERGROUND
3 SURFACE SPACES
156 SPACES PROVIDED (WITHIN PHASE 2A)

VISITOR PARKING (SCHEDULE 1A - AREA 'X')

REQUIRED = 187 D.U. - 12 X 0.1 = 17.5 SPACES REQUIRED
PROVIDED = 3 EXTERIOR SPACES AT GROUND FLOOR LEVEL
15 UNDERGROUND SPACES PROVIDED WITHIN LEVEL P1 (DRAWING A3)
TOTAL = 18 VISITOR SPACES (DESIGNED WITH 'V')

5 BIKE PARKING

REQUIRED = 187 D.U. X 0.5 / D.U. = 94 BIKE PARKING SPACES
PROVIDED = 156 INTERIOR BIKE PARKING SPACES
14 EXTERIOR BIKE PARKING AT SURFACE
170 TOTAL BIKE PARKING SPACES (WITHIN PHASE 2A)

3 BUILDING 'B' PHASE 2-Aa INFORMATION
SP-1b

NOTE: SP-1b TO BE READ IN CONJUNCTION WITH SP-1a

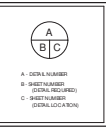
M. David Blakely Architect Inc.
2020 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone: (613) 226-8811 Fax: (613) 226-7962 WEB: DBI

CONSENT NOTES
THE CONSULTANT IS RESPONSIBLE FOR OBTAINING AND PROVIDING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND BYLAW.
ADDITIONAL CONSTRUCTION SHALL BE PERMITTED BY THE CONSULTANT.
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ADDITIONAL CONSTRUCTION SHALL BE PERMITTED BY THE CONSULTANT.

NOTE: SEE SP-1a FOR ADDITIONAL SITE PLAN INFORMATION



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Q WEST
114 RICHMOND ROAD
OTTAWA, ONTARIO

PROJECT: Q WEST
DATE: MARCH 2022
SCALE: 1:250
DRAWN BY: KB
CHECKED BY: MDB

SITE PLAN - PHASE 2-Aa
BUILDING 'B'
AND DEMOLITION PLAN - PHASE 2-Aa

DATE: MARCH 2022
SCALE: 1:250
DRAWN BY: KB
CHECKED BY: MDB

SP-1b

000-00-00-0000



**M. David Blakely
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GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. VERIFY ALL CODES, REGULATIONS, & BY-LAWS.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

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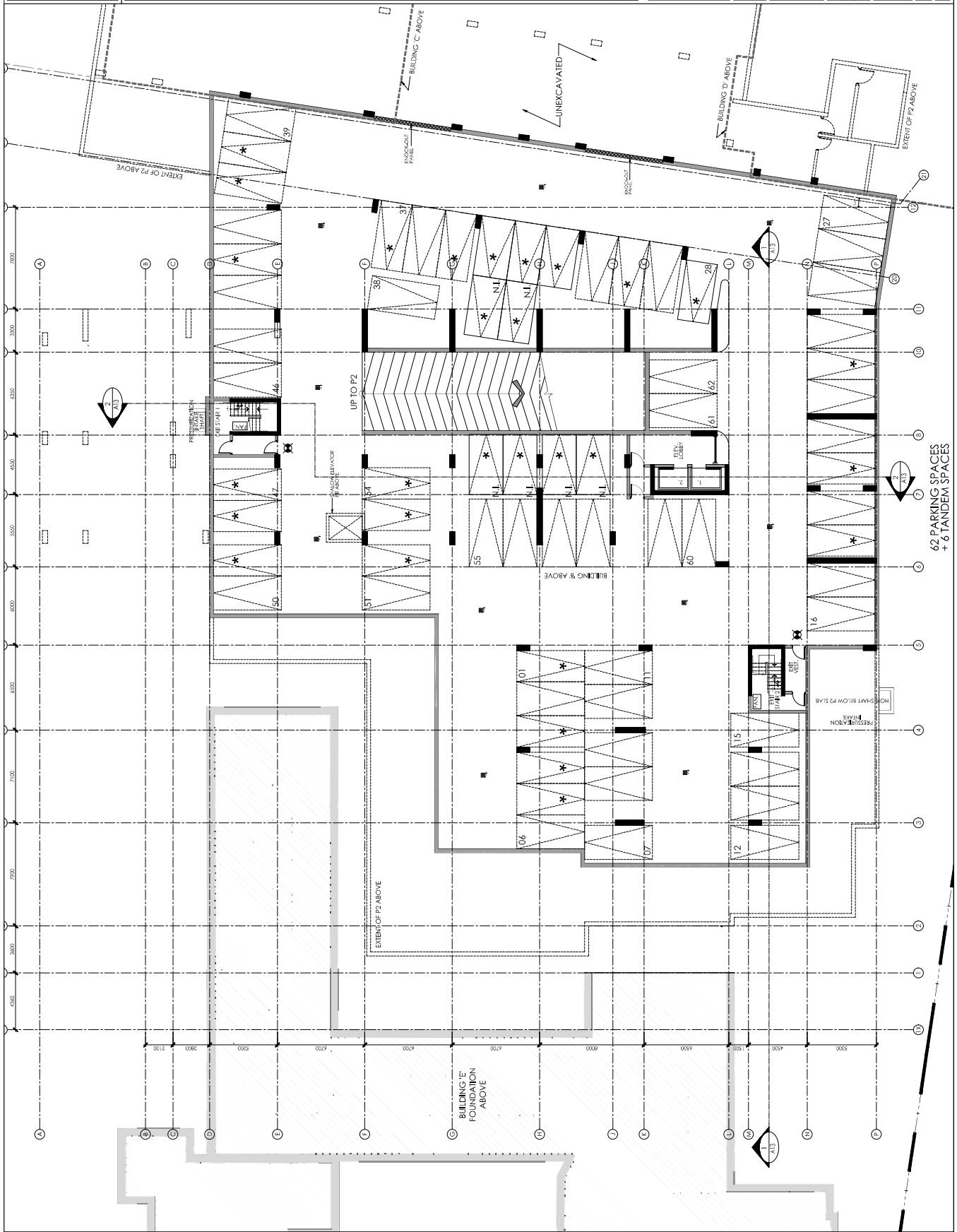
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PROJECT: **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO

CLIENT: **SHROPSHIRE HOMES**

ARCHITECT: **M. DAVID BLAKELY ARCHITECT INC.**

DATE: DEC. 2021
SCALE: 1:125
DRAWN BY: mdb
CHECKED: MDB
PROJECT NO: A1





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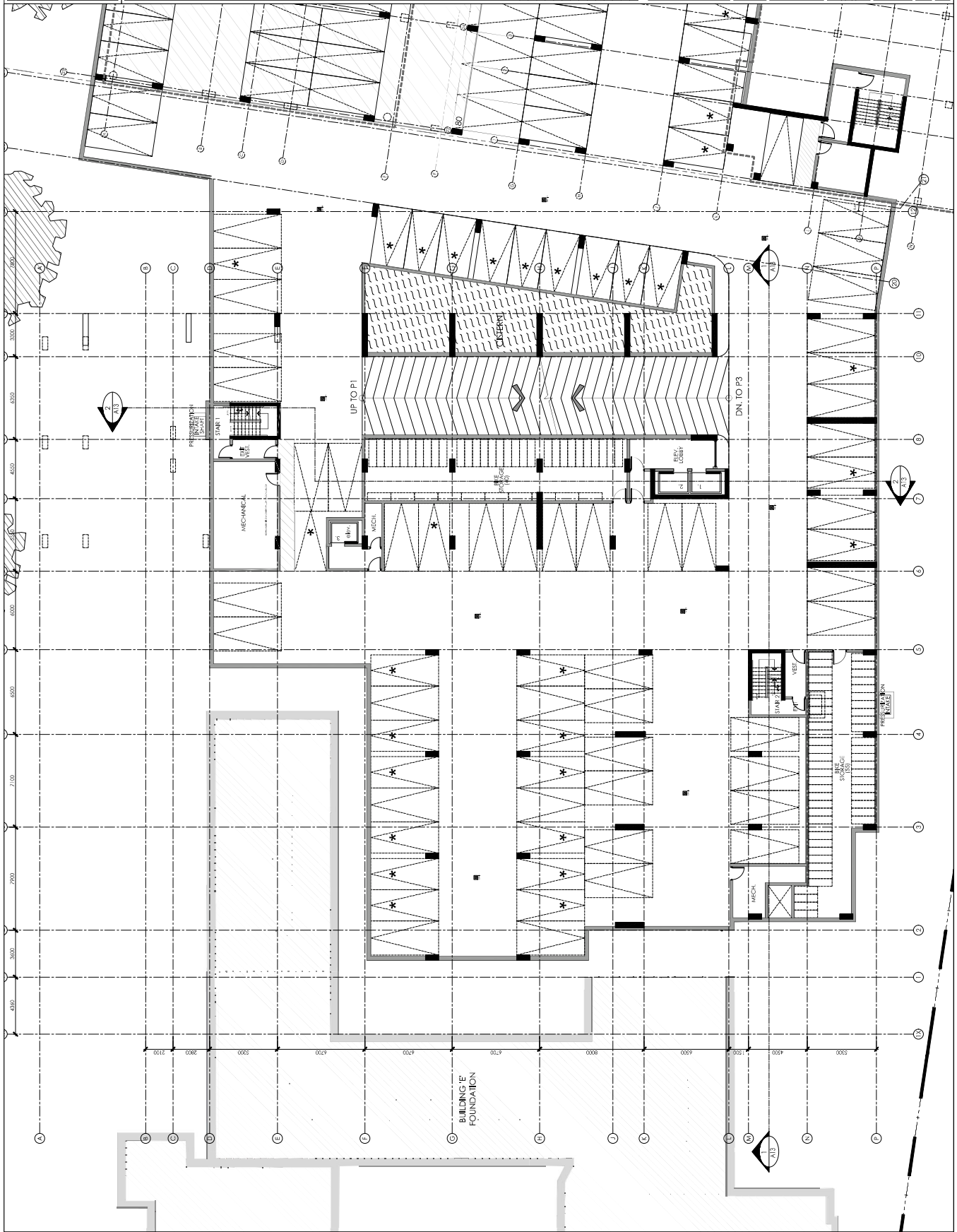
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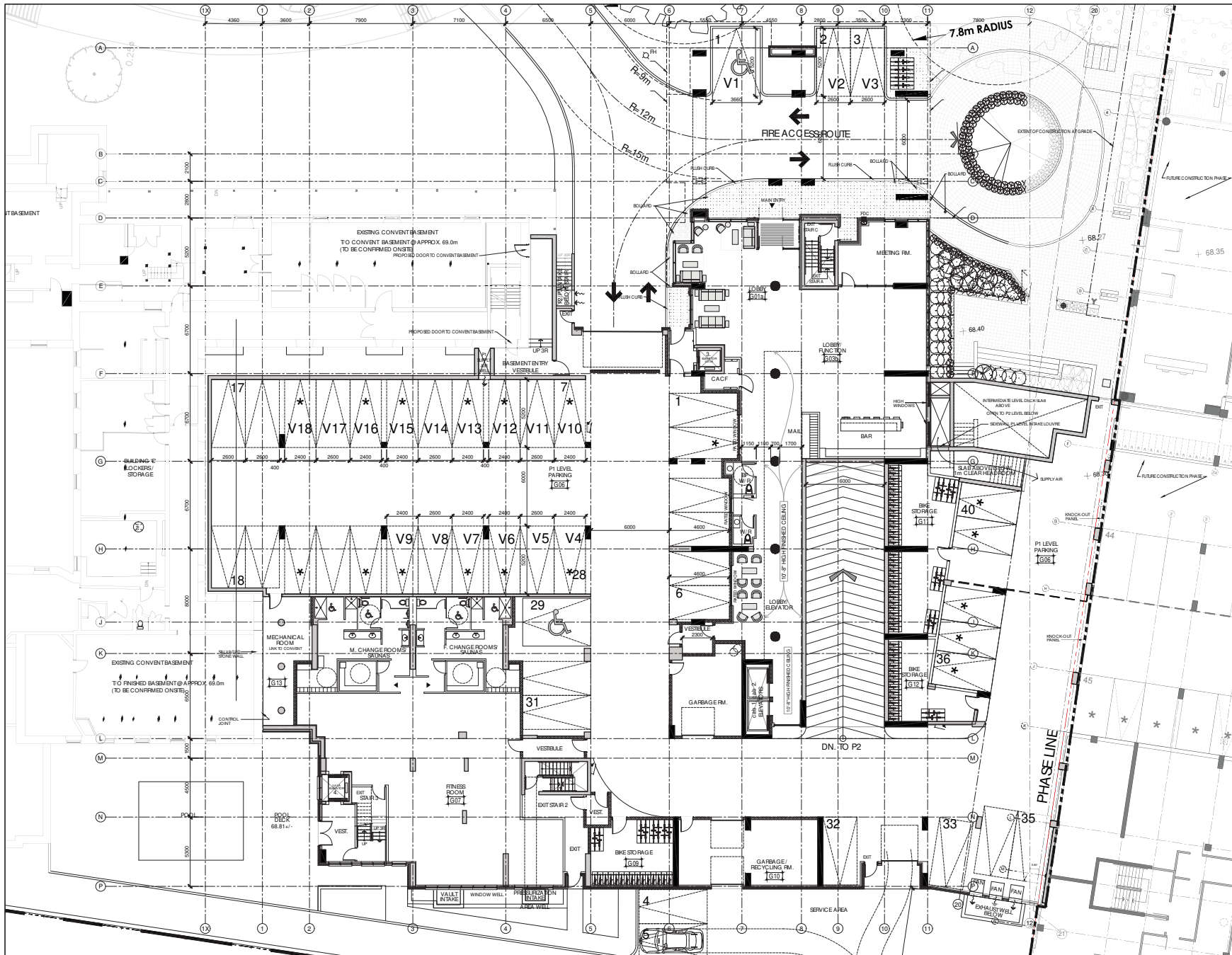
PROJ: Q WEST BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO

CLIENT: SHROPSHIRE HOMES
DRAWING FILE: P2 LEVEL

DATE: DEC. 2021
DRAWN BY: mdb
CHECKED: mdb
M.D.B.

SCALE: 1:125
SHEET NO: A2





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4	02/06/22	FOR SITE PLAN CONTROL	KB
3	24/02/22	FOR STRUCTURAL DESIGN	KB
2	01/02/22	BARRIER-FREE SUITES ADDED	MB
1	14/12/21	FOR REVIEW	MB

ARCHITECT'S SEAL	ENGINEER'S SEAL

PROJECT: Q WEST BUILDING 'B'
 9 STOREY APARTMENT BUILDING
 OTTAWA, ONTARIO

CLIENT: **ASHCROFT**

DRAWING TITLE: P1/ GROUND FLR PLAN

DATE: NOV 2022
 DRAWN BY: KB
 CHECKED: MDB
 SHEET: 1:125
A3



**M. David Blakely
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4	02/06/22	FOR SITE PLAN CONTROL	KB
3	24/02/22	FOR STRUCTURAL DESIGN	KB
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1	14/12/21	FOR REVIEW	MB
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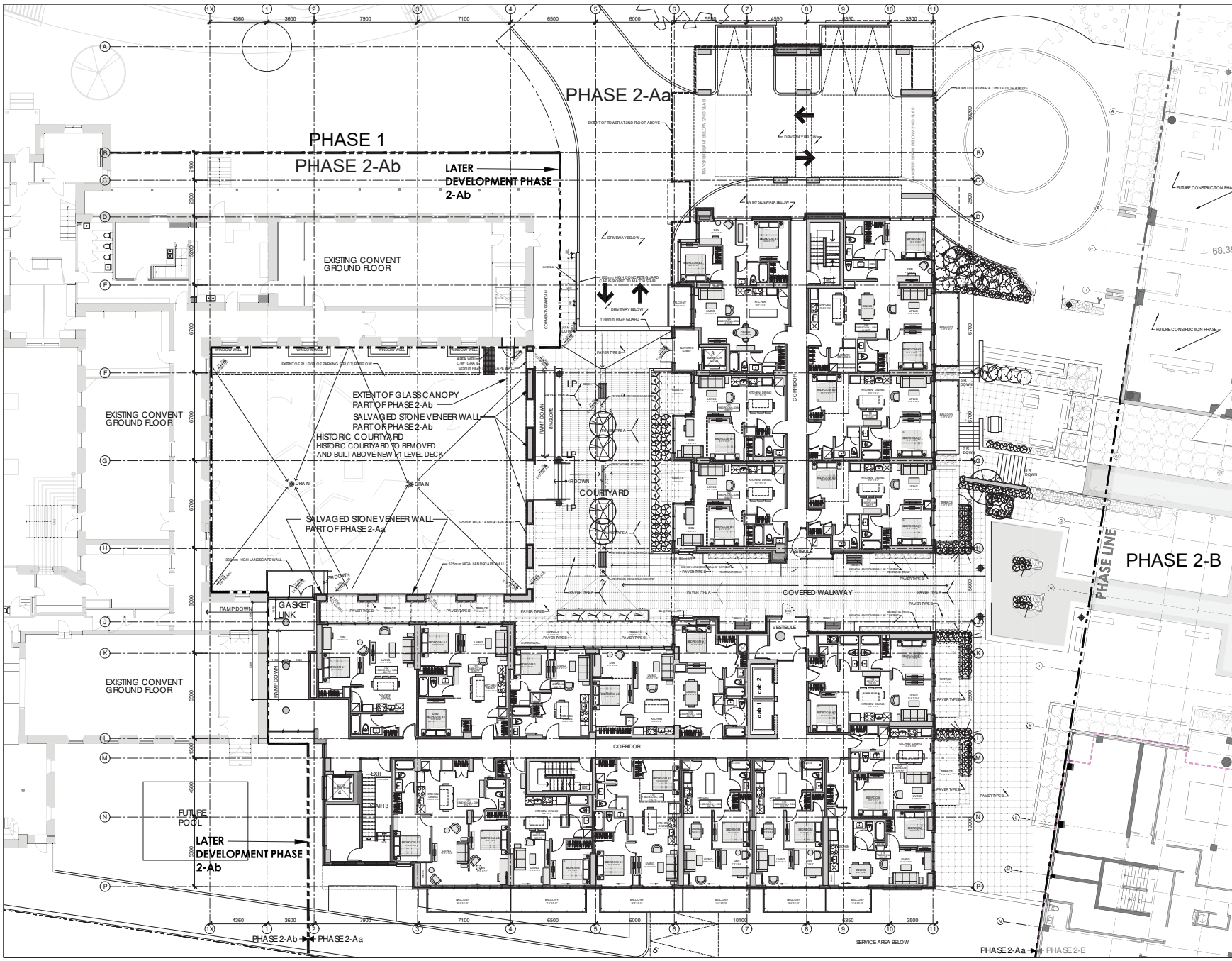
ARCHITECT'S SEAL	ENGINEER'S SEAL

PROJECT: Q WEST BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO

CLIENT: **ASHCROFT**

DRAWING TITLE: **FIRST FLOOR PLAN**

DATE: NOV 2022 SCALE: 1:125 SHEET: **A4**
DRAWN BY: KB CHECKED: MDB





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GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ANY DISCREPANCY MUST BE REPORTED TO ARCHITECT IMMEDIATELY.
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NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

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PROJECT: IMPERIAL BAY



**Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**



SECOND FLOOR PLAN

DATE: DEC. 2021
SCALE: 1:125
DRAWN BY: MDB
CHECKED: MDB
PROJECT: A5





**M. David Blakely
Architect Inc.**
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 C.F. 619

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ANY DISCREPANCY MUST BE REPORTED TO ARCHITECT IMMEDIATELY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL AND FEDERAL CODES, REGULATIONS, & BY-LAWS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL AND FEDERAL CODES, REGULATIONS, & BY-LAWS.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, PROVINCIAL AND FEDERAL CODES, REGULATIONS, & BY-LAWS.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

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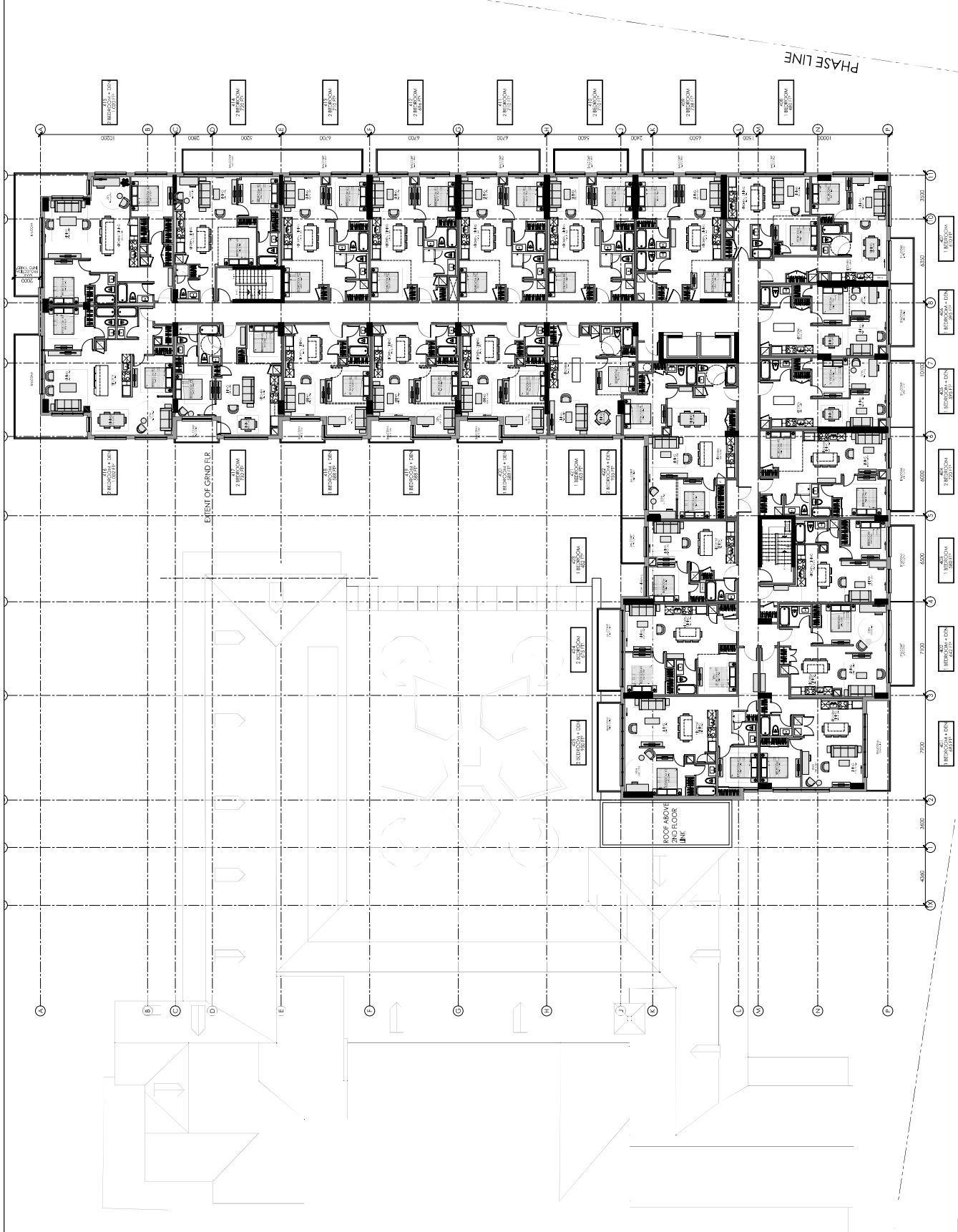
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CONSTRUCTION NORTH
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**Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**



3RD & 4TH FLOOR PLAN



DATE: DEC. 2021
SCALE: 1:125
DRAWN BY: MJB
CHECKED: MJB
MJB

SHEET NO: A6



**M. David Blakely
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NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

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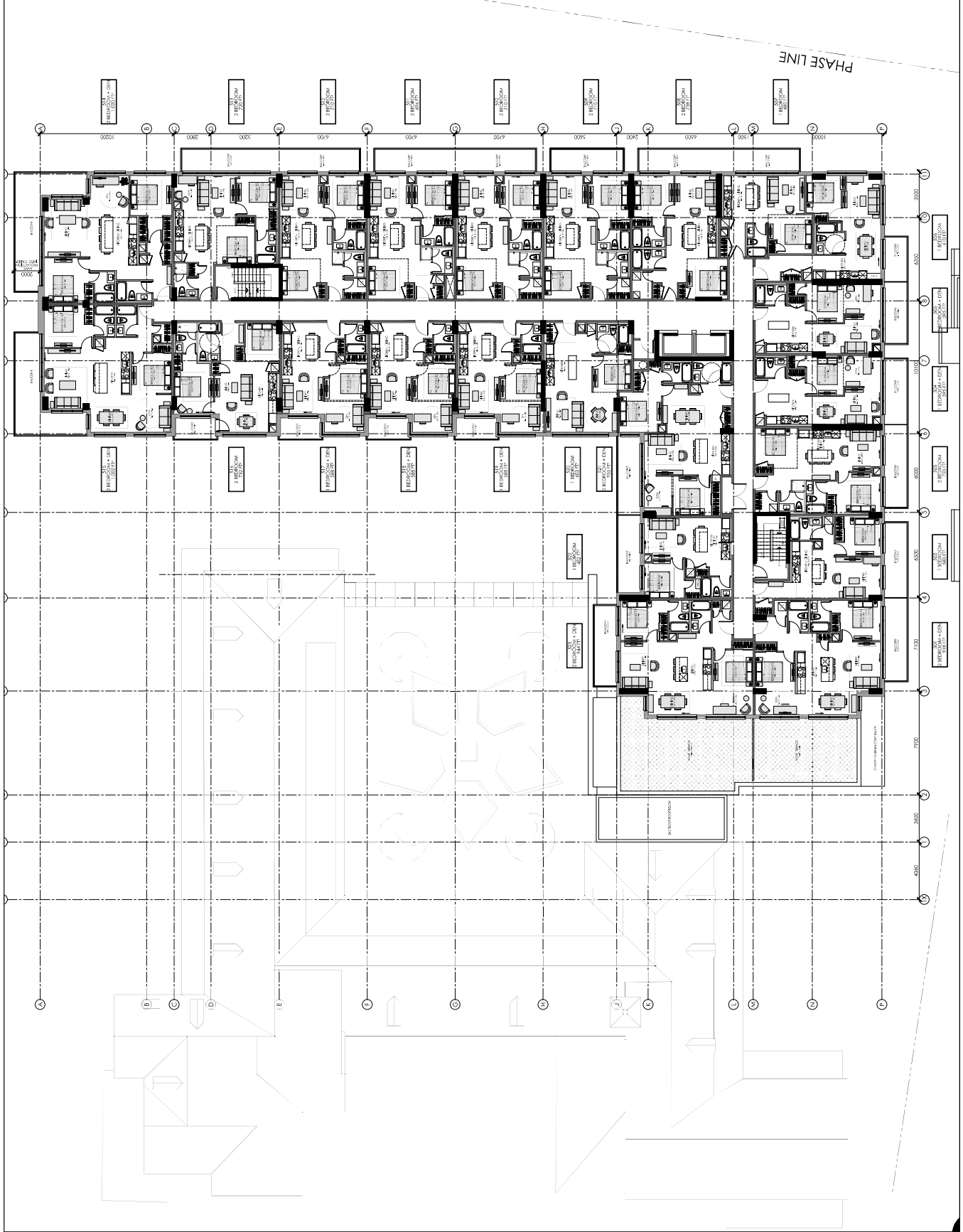


PROJECT:
Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO



DRAWING TITLE:
5TH & 6TH FLOOR PLAN

DATE: DEC. 2021
SCALE: 1:125
DRAWN BY: mdb
CHECKED: MDB
PROJECT NO.: A7





**M. David Blakely
Architect Inc.**
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 C.F. 619

GENERAL NOTES

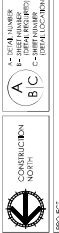
1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ANY DISCREPANCY MUST BE REPORTED TO ARCHITECT IMMEDIATELY.
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NOTE:
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PROJECTS: 2021-01-15 IMPERIAL HILL

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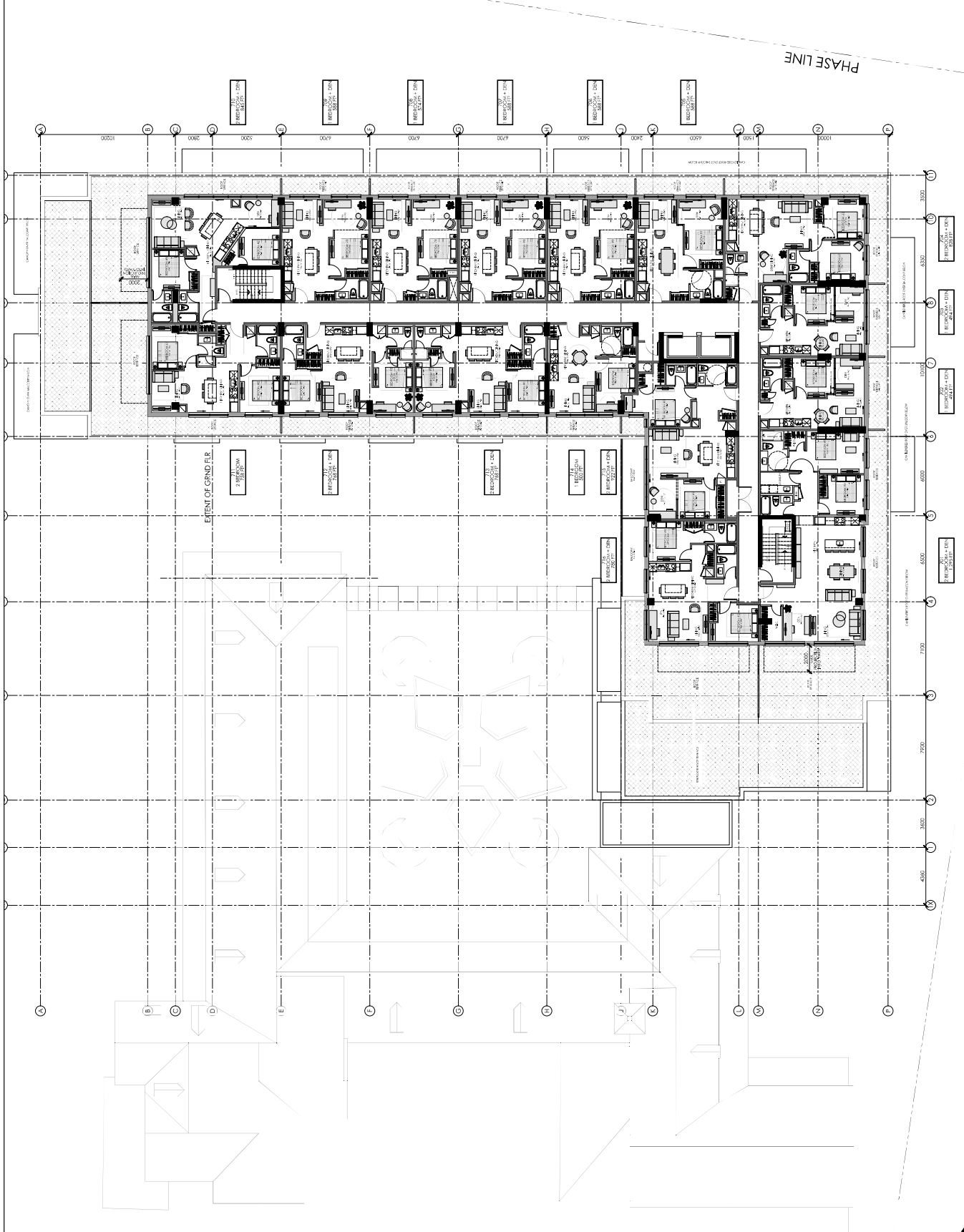


PROJECT:
Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO



DRAWING FILE:
7TH & 8TH FLOOR PLAN

DATE: DEC. 2021	SCALE: 1:125	SHEET NO: A8
DRAWN BY: MJB	CHECKED: MJB	





**M. David Blakely
Architect Inc.**
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Phone (613) 226-8811 Fax (613) 226-7942 C.F. 619

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. VERIFY ALL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE REQUIRED FOR PERMITS AND FOR THE PROTECTION OF WORK. SUCH DRAWINGS WILL BE PROVIDED BY THE ARCHITECT. ALL SUCH DRAWINGS MUST BE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THE REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING IS THE PROPERTY OF M. DAVID BLAKELY ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED ON THE DRAWING. WITHOUT THE APPROVAL OF THE ARCHITECT, THIS DRAWING SHALL NOT BE USED FOR PERMITS OR FOR THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

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APPROVED BY: _____
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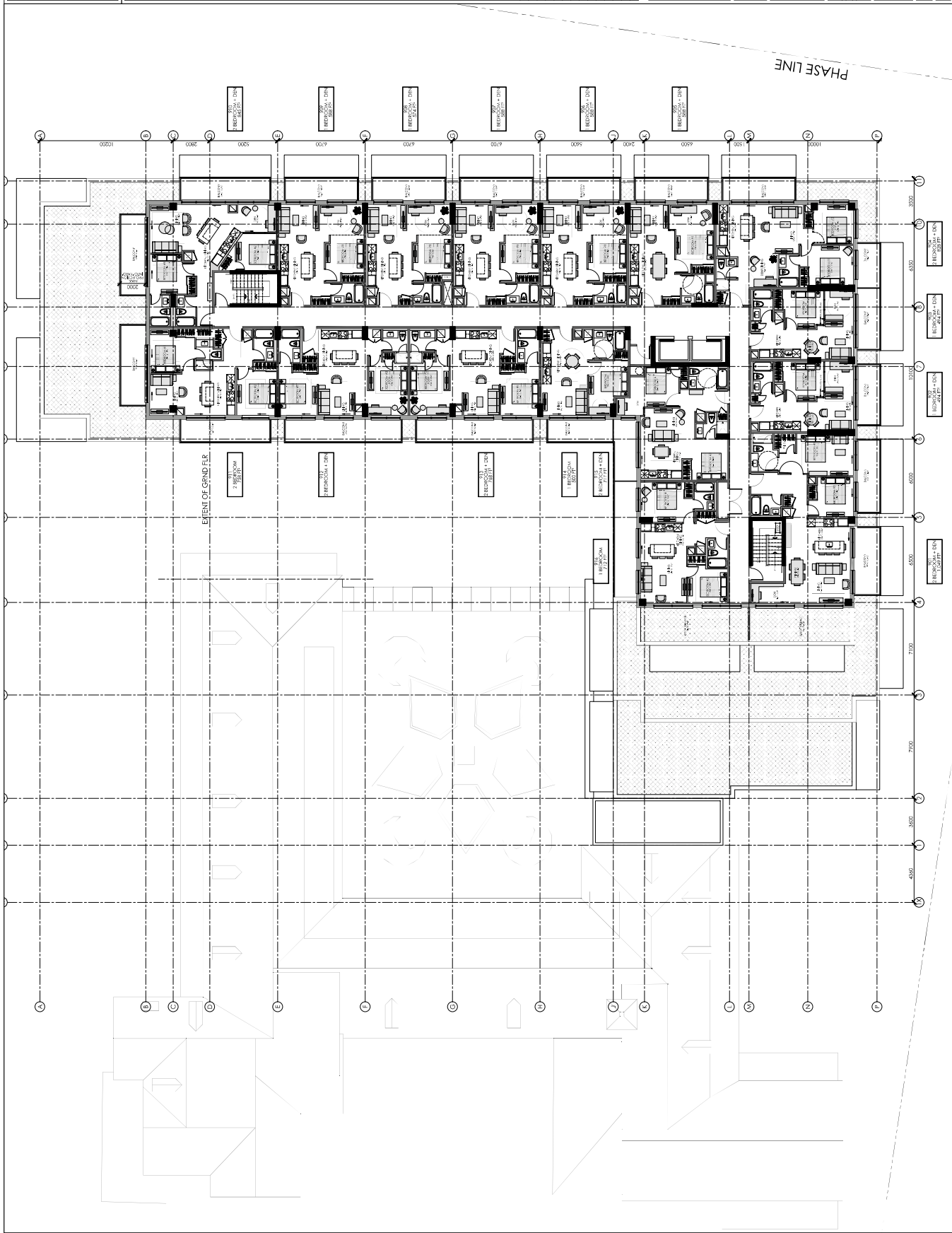


**Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**



9TH FLOOR PLAN

DATE: DEC. 2021	SCALE: 1:125	SHEET NO: A9
DRAWN BY: MJB	CHECKED: MJB	DATE: MJB





**M. David Blakely
Architect Inc.**
2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario
Phone: (613) 226-8811 Fax: (613) 226-7942 C.F. 619

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ANY DISCREPANCY MUST BE REPORTED TO ALDMB LABELY ARCHITECT INC.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

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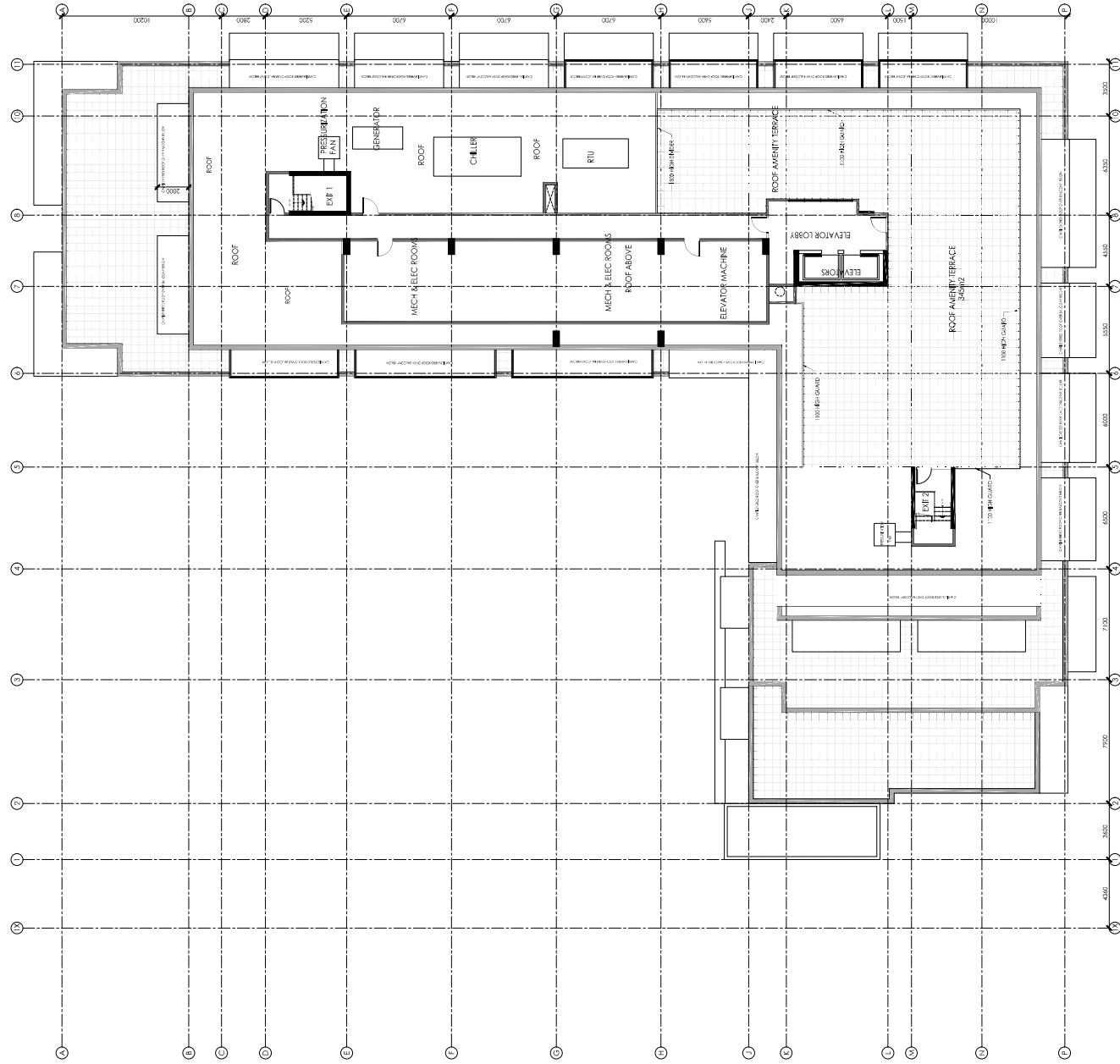
PROJECT: CONSTRUCTION NORTH

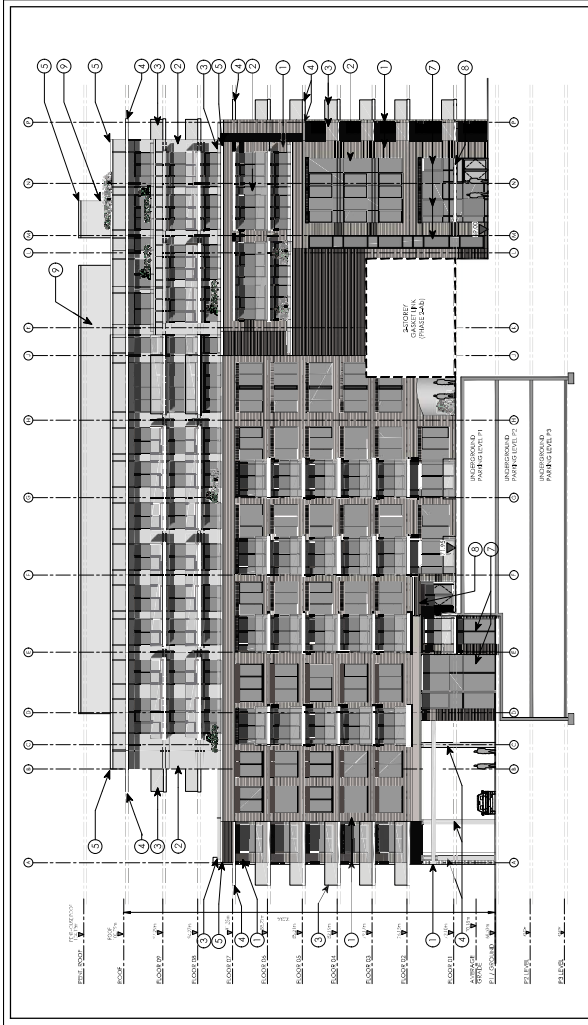
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**Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**

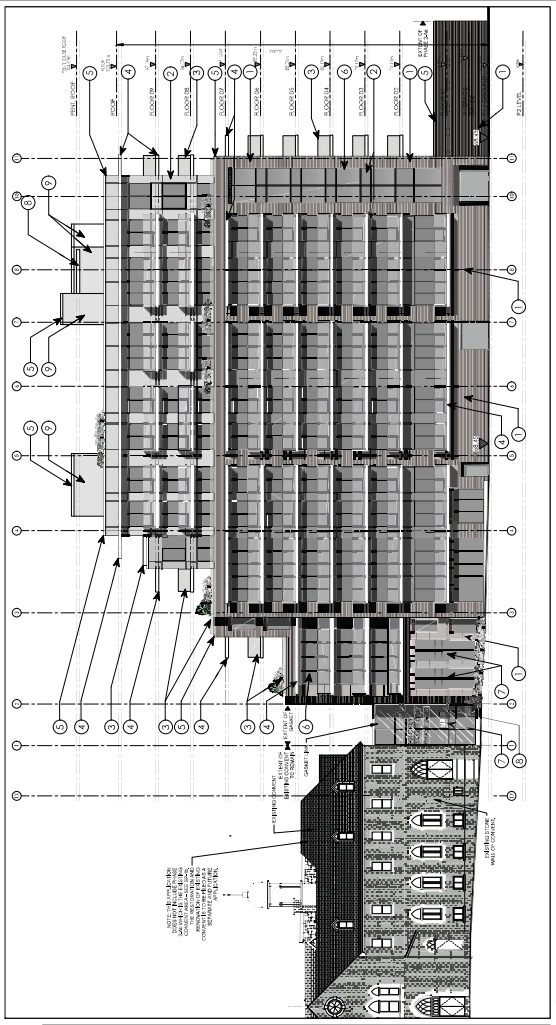
ROOF PLAN

DATE: DEC. 2021	SCALE: 1:125	SHEET NO: A10
DRAWN BY: mdb	CHECKED: MDB	





1 NORTH ELEVATION

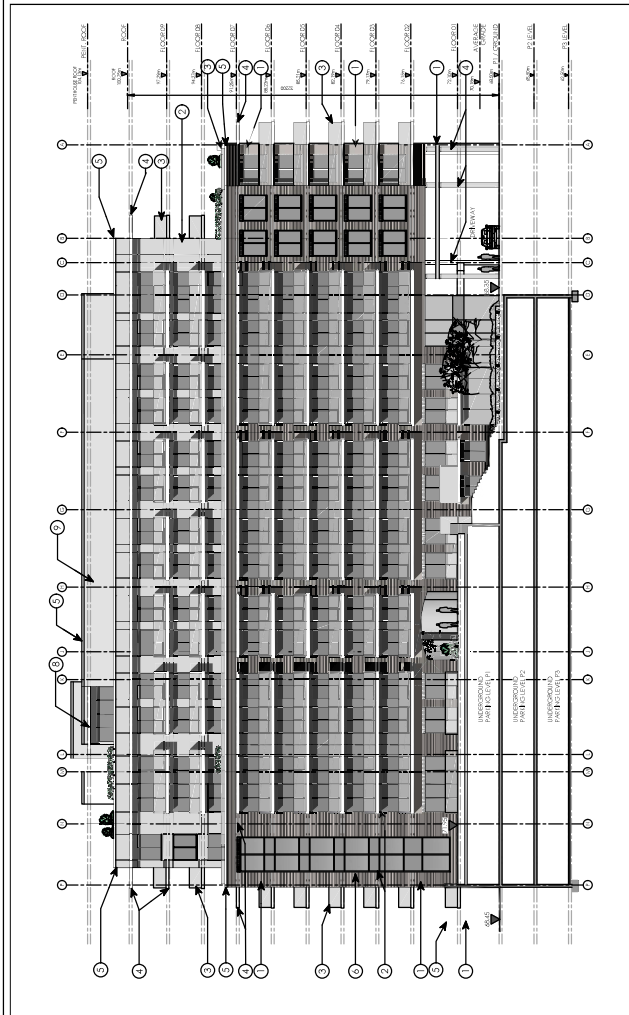


2 WEST ELEVATION

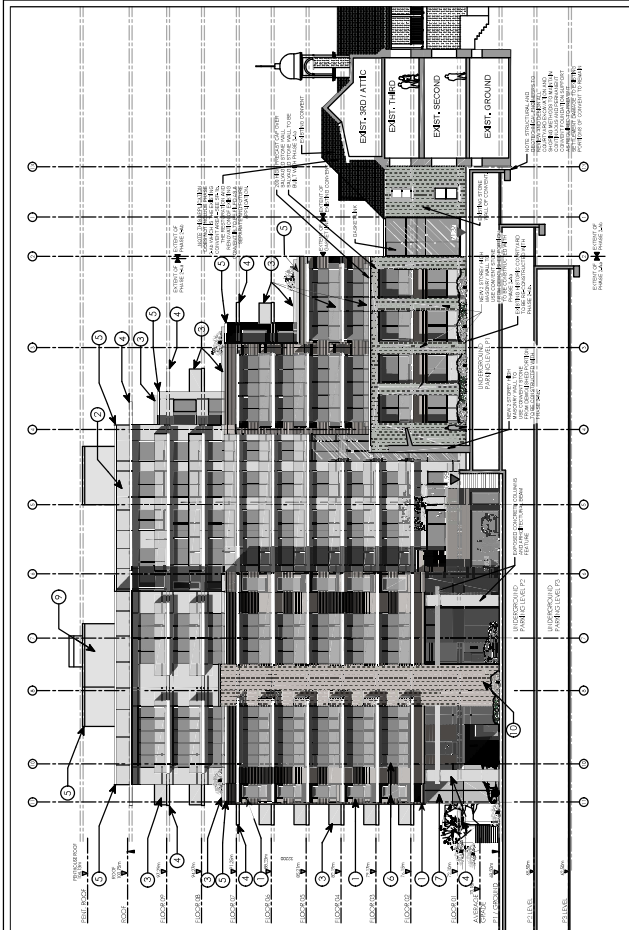
- 3 FACADE FINISHES LEGEND
- 1 BRICK VENEER
 - 2 WINDOW WALL PREFINISHED METAL SPANDEL
 - 3 GLAZED GUARD
 - 4 EXPOSED CONCRETE
 - 5 PREFINISHED PARAPET CAP
 - 6 WINDOW WALL GLAZED VIBRON PANEL
 - 7 CURTAINWALL
 - 8 CANOPY
 - 9 PREFINISHED VERTICAL URBAN ACCENT ALUMINUM SIDING
 - 10 STONE VENEER

<p>GENERAL NOTES:</p> <p>1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.</p> <p>3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND ALL APPLICABLE LOCAL BY-LAWS.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.</p> <p>5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.</p>		<p>DATE: APRIL 2022</p> <p>SCALE: 1:200</p> <p>PROJECT: Q WEST 9 STOREY APARTMENT BUILDING, OTTAWA, ONTARIO</p> <p>CLIENT: KSTORP TOMES</p> <p>DESIGNED BY: MDR</p> <p>DRAWN BY: ISB</p>
<p>PROJECT: Q WEST 9 STOREY APARTMENT BUILDING, OTTAWA, ONTARIO</p> <p>CLIENT: KSTORP TOMES</p> <p>DATE: APRIL 2022</p> <p>SCALE: 1:200</p> <p>PROJECT: Q WEST 9 STOREY APARTMENT BUILDING, OTTAWA, ONTARIO</p> <p>CLIENT: KSTORP TOMES</p>		<p>DATE: APRIL 2022</p> <p>SCALE: 1:200</p> <p>PROJECT: Q WEST 9 STOREY APARTMENT BUILDING, OTTAWA, ONTARIO</p> <p>CLIENT: KSTORP TOMES</p> <p>DESIGNED BY: MDR</p> <p>DRAWN BY: ISB</p>
<p>CONSTRUCTION NORTH</p>		<p>DATE: APRIL 2022</p> <p>SCALE: 1:200</p> <p>PROJECT: Q WEST 9 STOREY APARTMENT BUILDING, OTTAWA, ONTARIO</p> <p>CLIENT: KSTORP TOMES</p> <p>DESIGNED BY: MDR</p> <p>DRAWN BY: ISB</p>
<p>CONSTRUCTION NORTH</p>		<p>DATE: APRIL 2022</p> <p>SCALE: 1:200</p> <p>PROJECT: Q WEST 9 STOREY APARTMENT BUILDING, OTTAWA, ONTARIO</p> <p>CLIENT: KSTORP TOMES</p> <p>DESIGNED BY: MDR</p> <p>DRAWN BY: ISB</p>

M. David Blacely
 Architect Inc.
 2000 OMAHA STREET, SUITE 200, OTTAWA, ONTARIO K1P 1H1
 PHONE: (416) 593-8888 FAX: (416) 593-8889



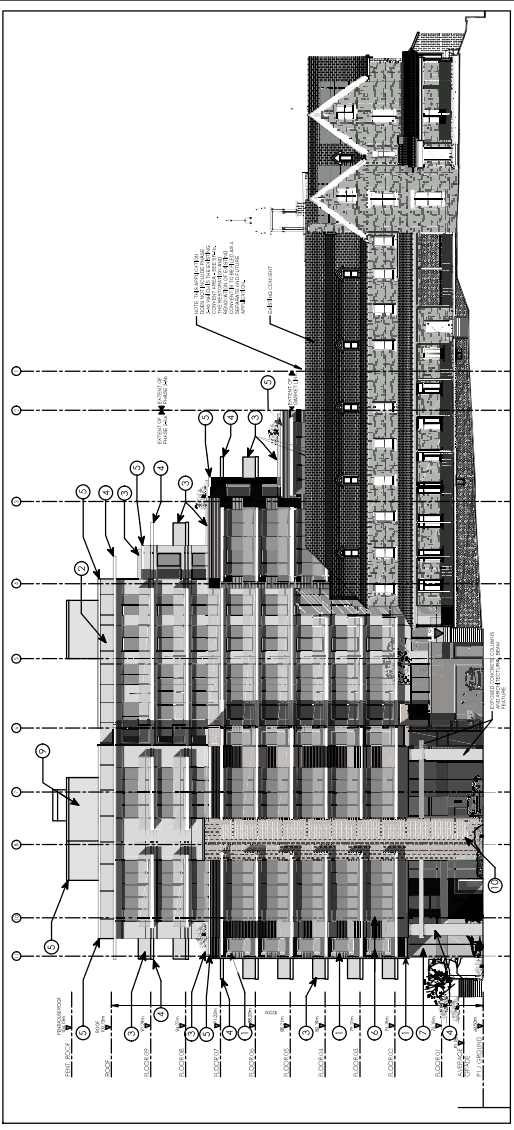
1 SOUTH ELEVATION
A12



2 EAST ELEVATION THROUGH HISTORIC COURTYARD
A12

- 1** BRICK VENEER
- 2** WINDOW WALL PREFINISHED METAL SPANDREL
- 3** GLAZED GUARD
- 4** EXPOSED CONCRETE
- 5** PREFINISHED PARAPET CAP
- 6** WINDOW WALL GLAZED VIBRON PANEL
- 7** CURTAINWALL
- 8** CANOPY
- 9** PREFINISHED VERTICAL URBAN ACCENT ALUMINUM SIDING
- 10** STONE VENEER

3 FACADE FINISHES LEGEND
A12

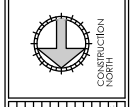


3 EAST ELEVATION
A12

M. David Blakely
Architect Inc.

1000 W. GERRARD ST. E. SUITE 200
TORONTO, ONTARIO M4M 1B7
TEL: 416-461-1111

GENERAL NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TORONTO AND THE PROVINCE OF ONTARIO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TORONTO AND THE PROVINCE OF ONTARIO.
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PROJECT: WEST BLOCK APARTMENT BUILDING
9 STOREY APARTMENT BUILDING
CITICAWA, ONTARIO

DATE: APRIL 2022
SCALE: 1:200
DRAWN BY: KSB
CHECKED BY: MDR
PROJECT NO.: A12
REV. 01



**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101, Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2F 6P9

GENERAL NOTES

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2. VERIFY ALL LOCAL, PROVINCIAL & NATIONAL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE REQUIRED FOR PERMITS AND/OR REGULATORY AGENCIES. THESE DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR AND INCLUDED WITH THE MAIN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THE REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING IS THE PROPERTY OF M. DAVID BLAKELY ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS TO BE KEPT IN CONFIDENTIALITY AND NOT REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
7. THE DRAWING SHALL NOT BE USED FOR PERMITS OR AS A BASIS FOR CONTRACTS, SPECIFICATIONS, AND CONTRACTS.

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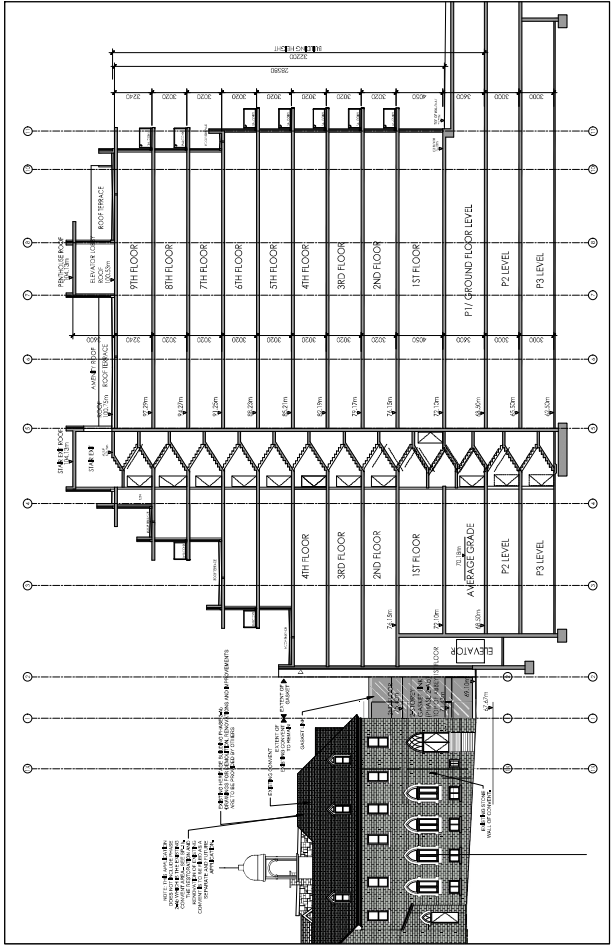
**Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**



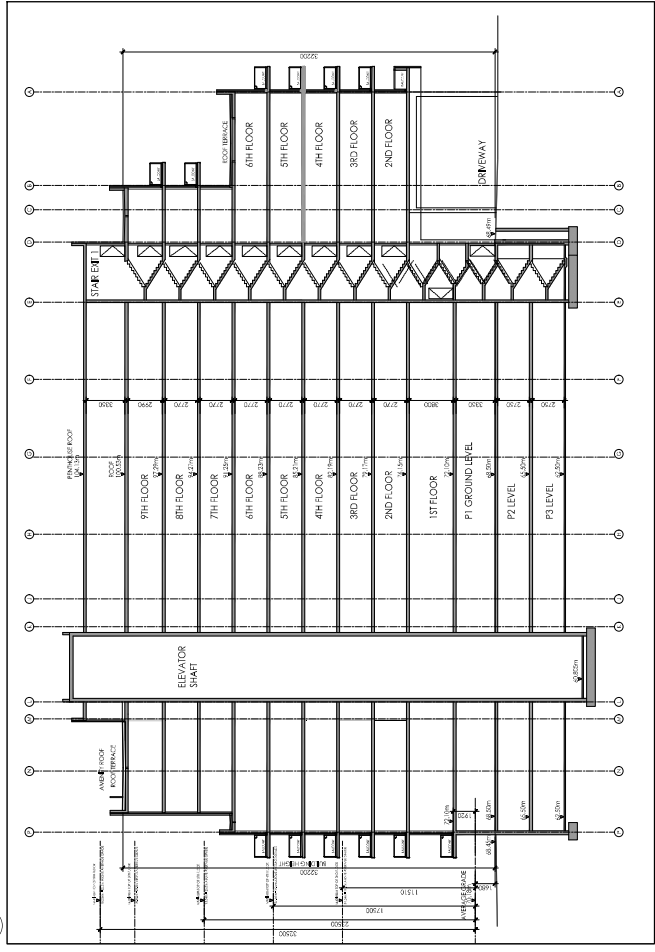
BUILDING SECTIONS

DATE	SCALE	REVISION
JAN 2022	1:200	A13

DESIGNED BY: MB
CHECKED: MCB



A13 BUILDING SECTION



A14 BUILDING SECTION



Aerial View looking South West towards Convent



Aerial View looking South East towards Convent



Aerial View looking North from Building B
9 floor down balcony into Historic Courtyard.



Aerial View looking South from 108
Richmond Road onto Convent



View looking West from Entry Driveway to Convent



View looking East from School to Convent and Building B



View looking North West from Nun's Walkway to Convent



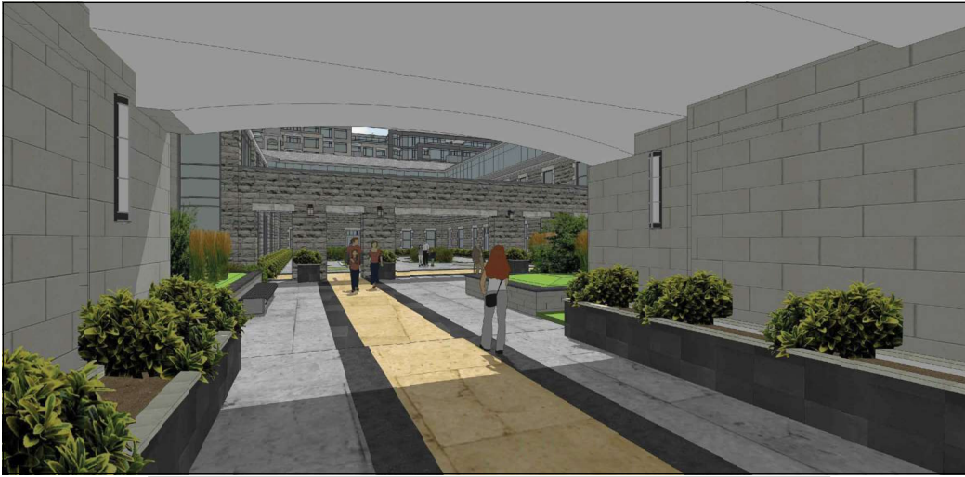
View looking North West from Nun's Walkway to Convent and Building B Entry and parking garage entrance



View looking North through Phase 2B Courtyard from Byron St.



View looking North through Phase 2B Courtyard to Building B covered walkway.



View looking North through Building B covered walkway towards Historic Courtyard.



View looking South through Historic Courtyard and Historic Masonry wall with Glass Canopy towards Building B.



View looking South through historic courtyard towards Building B.



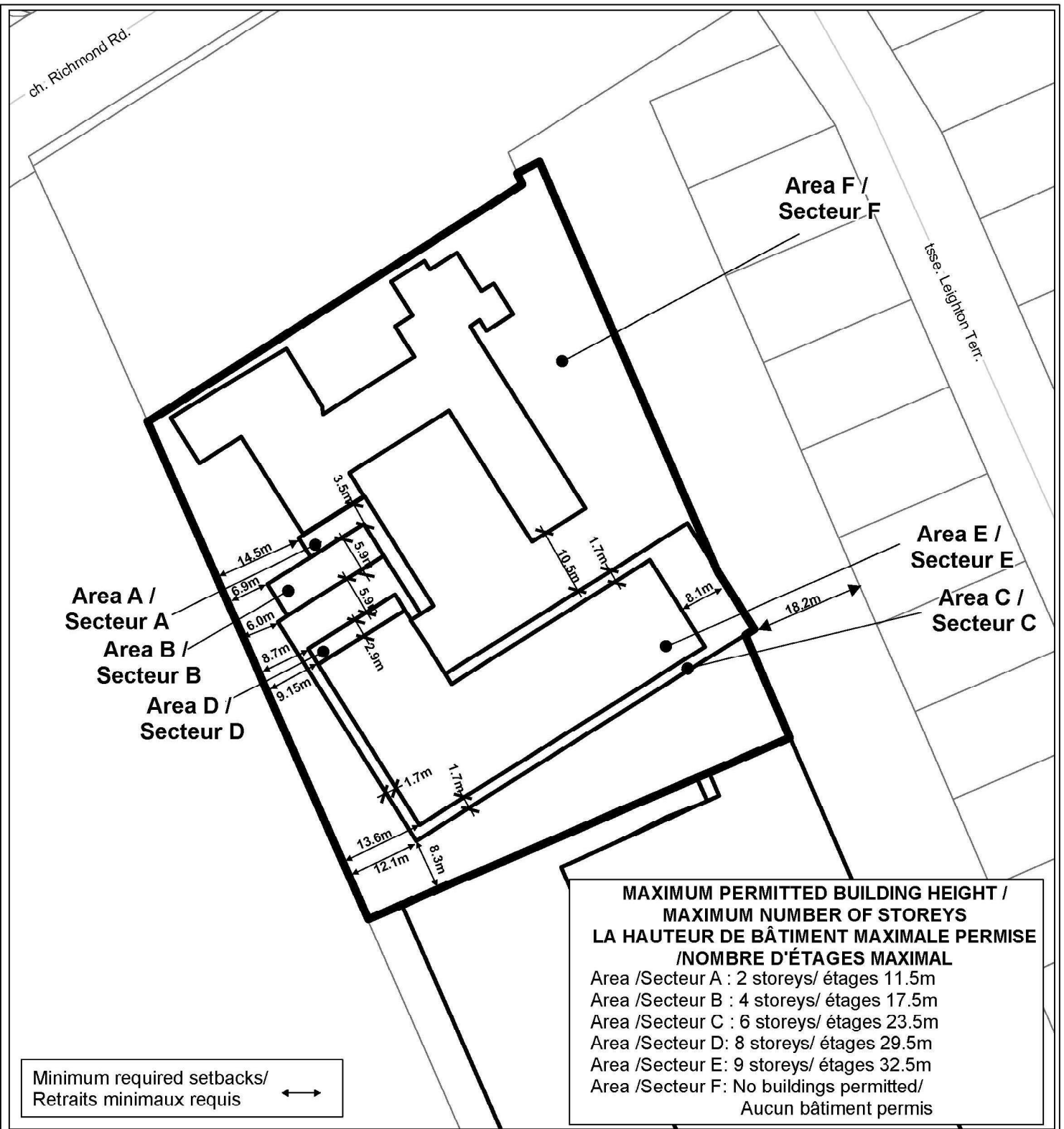
View looking West through historic courtyard towards Building B Heritage Masonry Wall and Gasket



View looking West through Building B courtyard towards Building B Curtainwall feature behind Heritage Masonry Wall and glass canopy feature.



View looking North through Building B courtyard towards Heritage Masonry Wall and Convent Historical Courtyard beyond.



D02-02-18-0053

19-0514-D

M:\Zoning_bylaw\Schedules

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 CECI N'EST PAS UN PLAN D'ARPENTAGE

**This is Schedule 397 to Zoning By-law No. 2008-250
 Annexe 397 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2019-235, passed June 26, 2019
 Pièce jointe n° 2 du Règlement municipal n° 2019-235, adopté le 26 juin 2019

