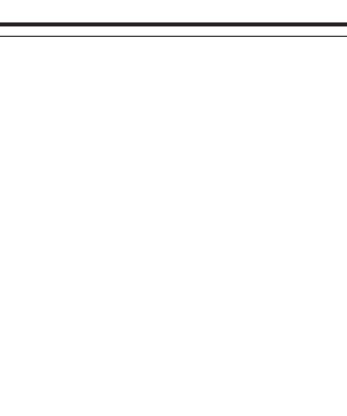


M. David Blakely Architect Inc.
 2300 Piche de Wawa St. Suite 101 Ottawa, Ontario
 Phone (613) 226-8811 Fax (613) 226-7942 k2E 629

GENERAL NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS & BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
 6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

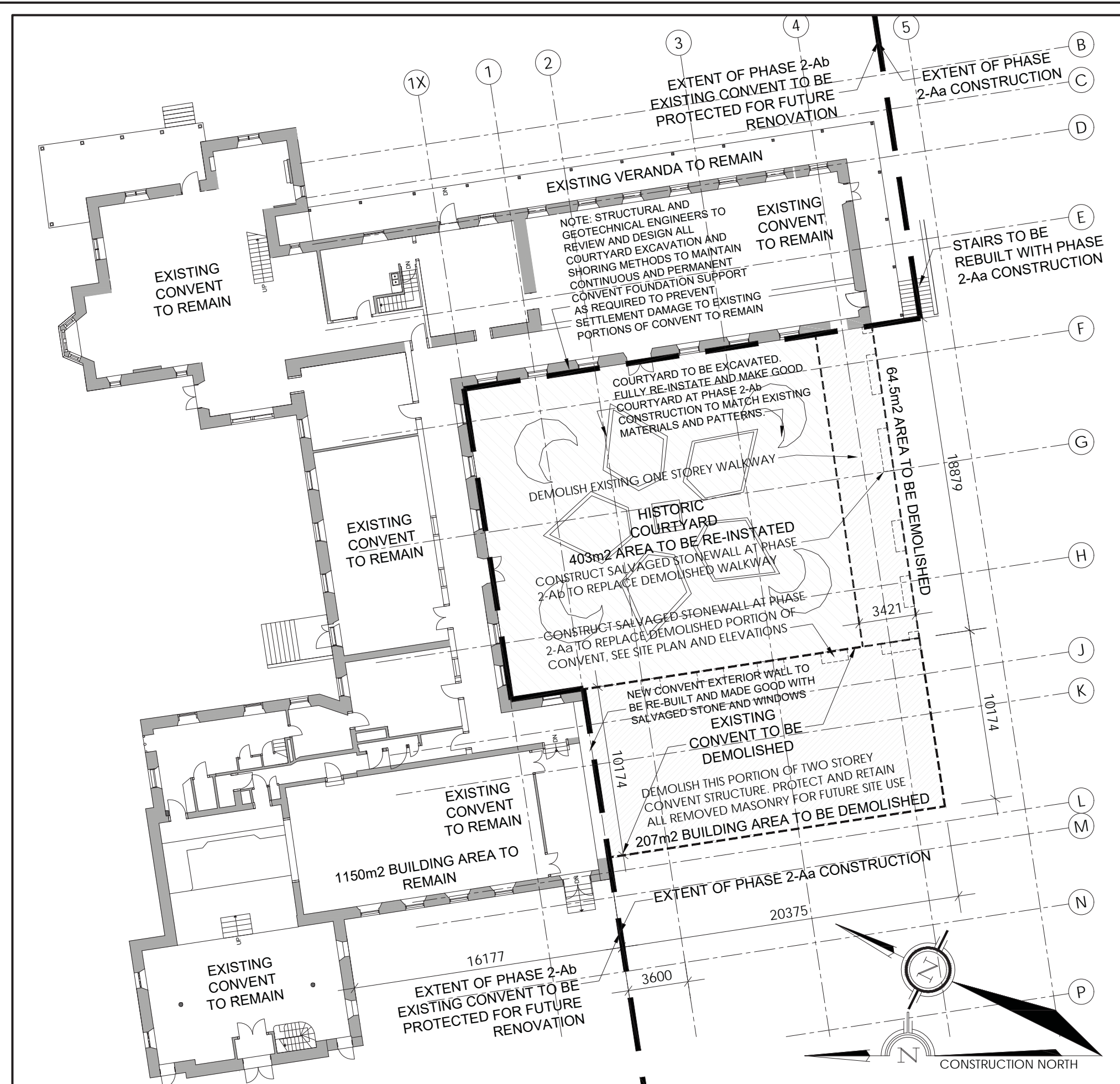
NOTE: SEE SP1b FOR BUILDING 'B' SITE PLAN INFORMATION



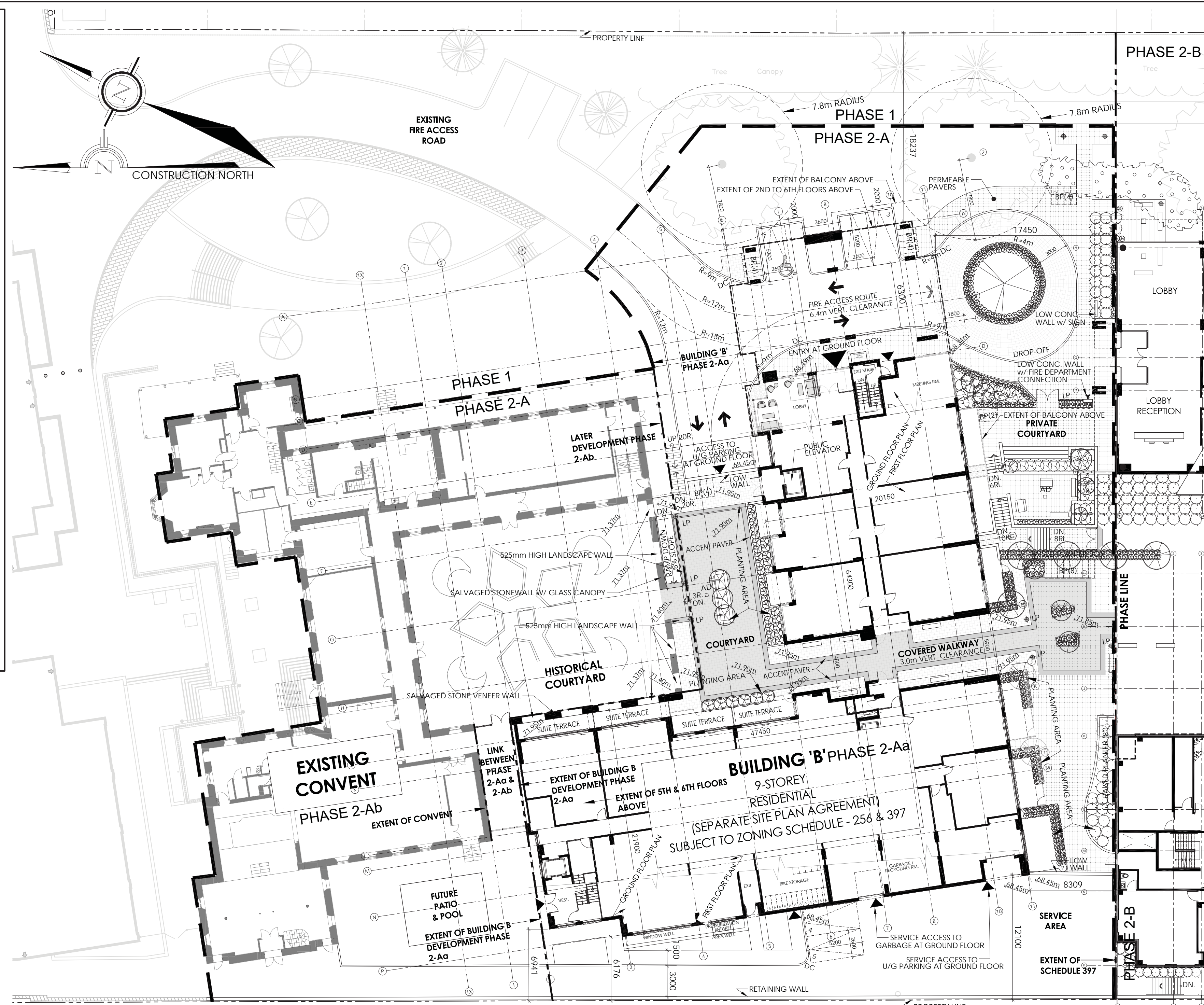
No.	DATE	DESCRIPTION	INTI.	No.	DATE	DESCRIPTION	INTI.
12				24			
11				23			
10				22			
9				21			
8				20			
7				19			
6				18			
5				17			
4				16			
3				15			
2				14			
1	02/06/22	BUILDING 'B' FOR SITE PLAN CONTROL	KB	13			

	O WEST 114 RICHMOND ROAD OTTAWA, ONTARIO	SITE PLAN OF PHASE 2-Aa FOR BUILDING 'B' (ALSO SHOWN WITH PHASE 2-Ab and PHASE 2-B)		
	CLIENT:	DATE: MARCH 2022	SCALE: 1 : 250	SHEET No. REV No.: SP1a
	DRAWN BY: KB/mdb	CHECKED: MDB		

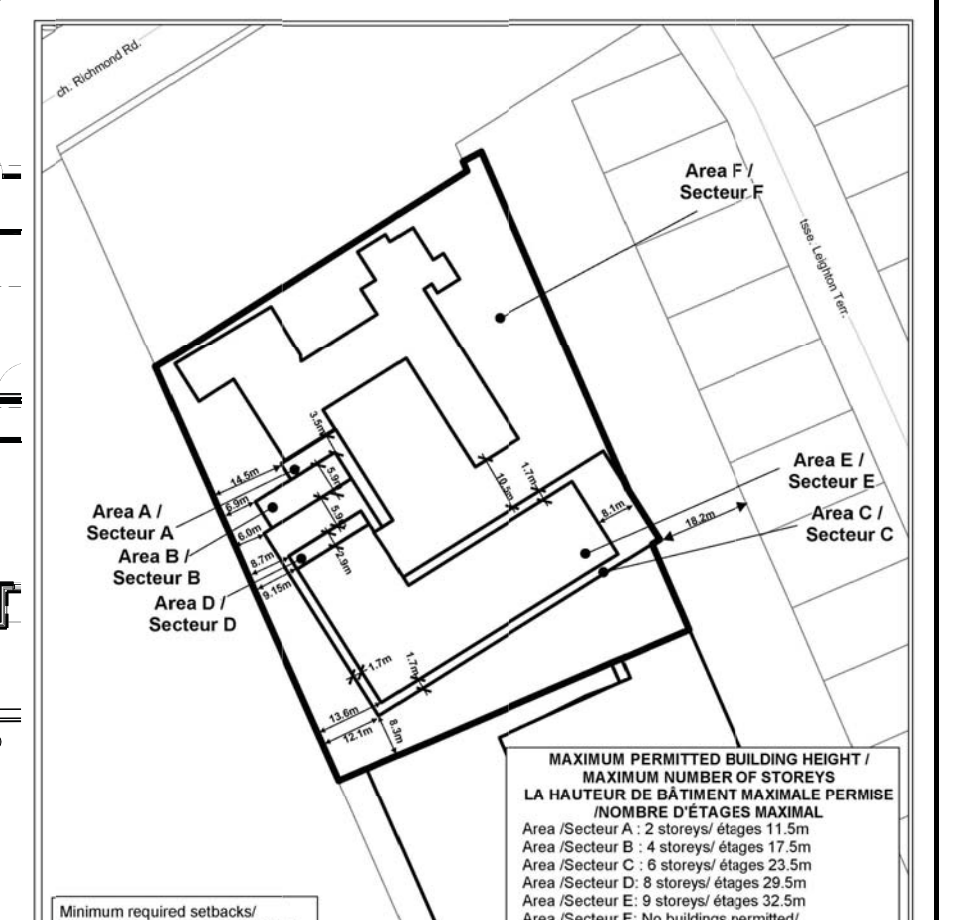
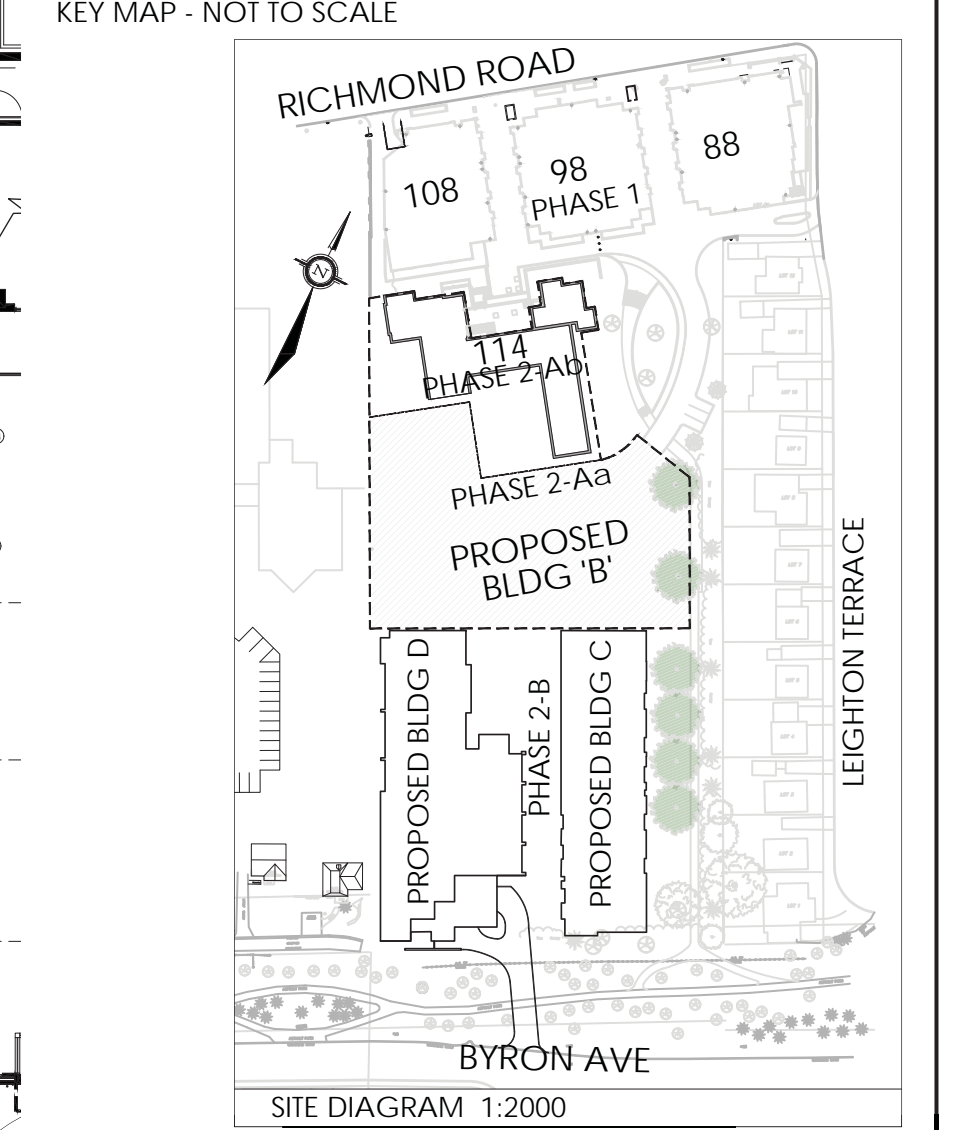
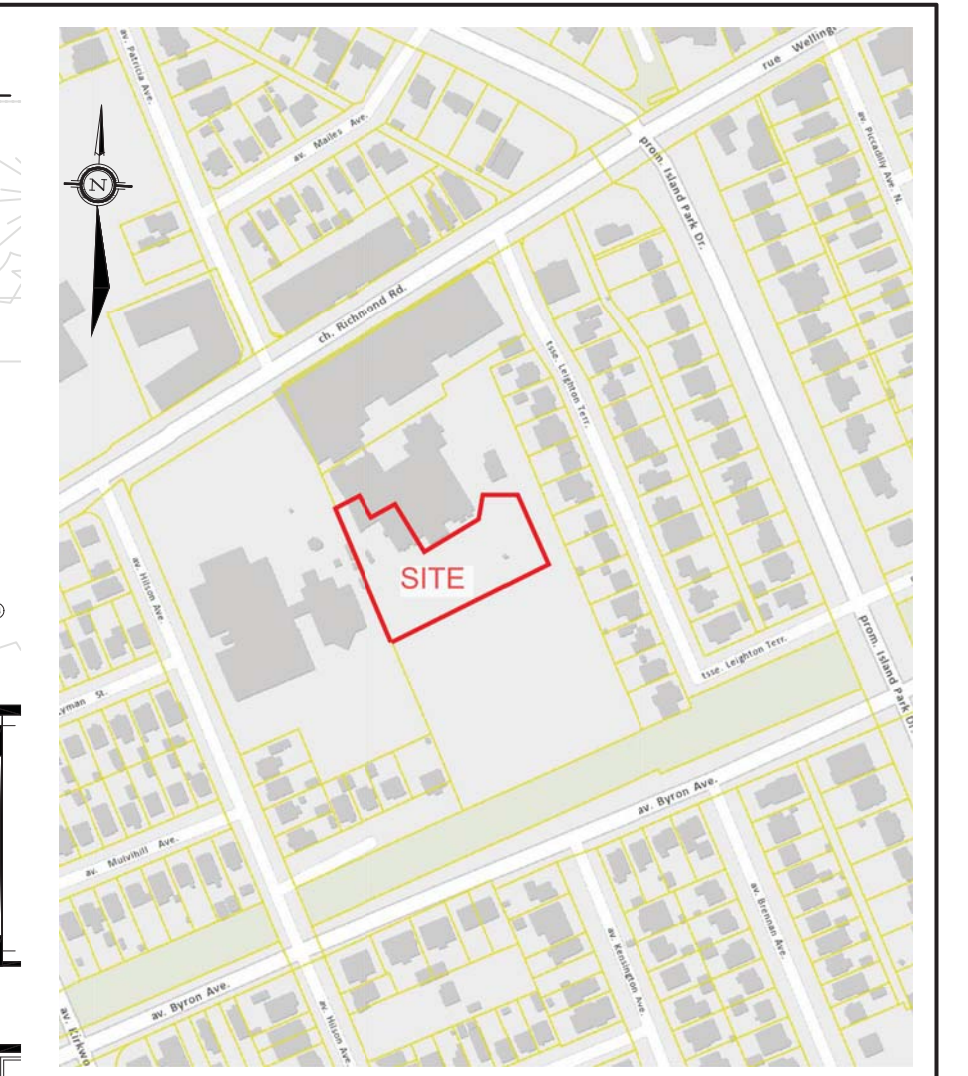
000-00-00-0000



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



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



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

SITE INFORMATION (PHASE 2A)	
ZONING : TM (1763) S256 & S397	
SITE AREA : 6257m ²	
BUILDING 'B' HEIGHT = 32.2m (PERMITTED = 32.5m as per S397) REFER TO DRAWINGS A300, A301, A400 and A401	
BUILDING 'B' STATISTICS	
UNIT TYPES:	
1 BED	93 UNITS
2 BED	94 UNITS
TOTAL APARTMENT DWELLING UNITS = 187	

BUILDING 'B' STATISTICS - 9 STOREYS GROSS BUILDING AREAS			
	Zoning GFA	Gross Overall	
P3 PARKING LEVEL			
P2 PARKING LEVEL			
P1 PARKING LEVEL/ GROUND FLOOR	705m ²	1020m ²	
1st Floor	1272m ²	1495m 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	1156m ²	
Total Area Above Grade:	12901m ²	14787m ²	

BUILDING 'B' AMENITY AREA	
REQUIRED = 187 x 6m2 / D.U. = 1122m ²	
3m2 / D.U. REQ'D TO BE COMMUNAL = 561m ² MINIMUM	
PROVIDED: 325m ² COMMUNAL GROUND FLOOR FITNESS 160m ² COMMUNAL LOBBY FUNCTION AND MEETING 407m ² COMMUNAL ROOFTOP 892m ² COMMUNAL AMENITY PROVIDED	
EACH APARTMENT IS PROVIDED WITH A BALCONY OR ROOF TERRACE OF 6m ² OR GREATER IN AREA.	

PARKING	
REQUIRED = 187 D.U. - 12 X 0.5 = 88 SPACES REQUIRED	
PROVIDED = 174 SPACES UNDERGROUND 7 SURFACE SPACES 181 SPACES PROVIDED (WITHIN PHASE 2A)	
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)	

4 SCHEDULE 397 to BY-LAW No. 2008-250
SP-1b

Maximum permitted building height / Maximum number of storeys / La hauteur de bâtiment maximale permise / Nombre d'étages maximal

Area (Secteur) A - 2 storeys / étages 17.5m	
Area (Secteur) B - 4 storeys / étages 17.5m	
Area (Secteur) C - 8 storeys / étages 20.5m	
Area (Secteur) D - 8 storeys / étages 20.5m	
Area (Secteur) E - 9 storeys / étages 22.5m	
Area (Secteur) F - No buildings permitted / Aucun bâtiment permis	

Minimum required setbacks / Retenue minimale requise

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

SITE BOUNDARIES DERIVED FROM PLAN 4R-26424, PLAN OF SURVEY OF PART OF BLOCK C, REGISTERED PLAN 152, LOT 13, REGISTERED PLAN 449 And PART OF LOT 33 CONCESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA SURVEYED BY ANNIS O'SULLIVAN VOLLEBK LTD. DATED AUG 15, 2012

SITE PLAN TO BE READ IN CONJUNCTION WITH: SITE SERVICING PLAN SSP-1 AND GRADING PLAN GP-1 PREPARED BY STANTEC OTTAWA LANDSCAPE PLAN L-1 PREPARED BY KALLALIA DESIGN.

M. David Blakely Architect Inc.
2300 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 k2e 629

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE: SEE SP1a FOR ADDITIONAL SITE PLAN INFORMATION

NOTE: SEE SP1a FOR ADDITIONAL SITE PLAN INFORMATION



No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
1	02/06/22	FOR SITE PLAN CONTROL SUBMISSION	KB	12			
2				13			
3				14			
4				15			
5				16			
6				17			
7				18			
8				19			
9				20			
10				21			
11				22			
12				23			
13				24			

PROJECT: **O WEST**
114 RICHMOND ROAD
OTTAWA, ONTARIO

CUSTOMER: **ASHCROFT HOMES**

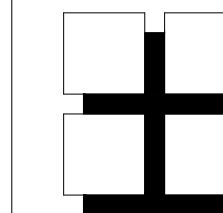
DRAWING TITLE: **SITE PLAN - PHASE 2-Aa BUILDING 'B' AND DEMOLITION PLAN - PHASE 2-Aa**

DATE: MARCH 2022
SCALE: 1 : 250
SHEET NO. / REV. NO.: **SP1b**

DRAWN BY: KB
CHECKED: MDB

NOTE: SP1b TO BE READ IN CONJUNCTION WITH SP-1a

000-00-0000



**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 k2E 629

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		

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

#	DATE	DESCRIPTION	INIT
REVISIONS			

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

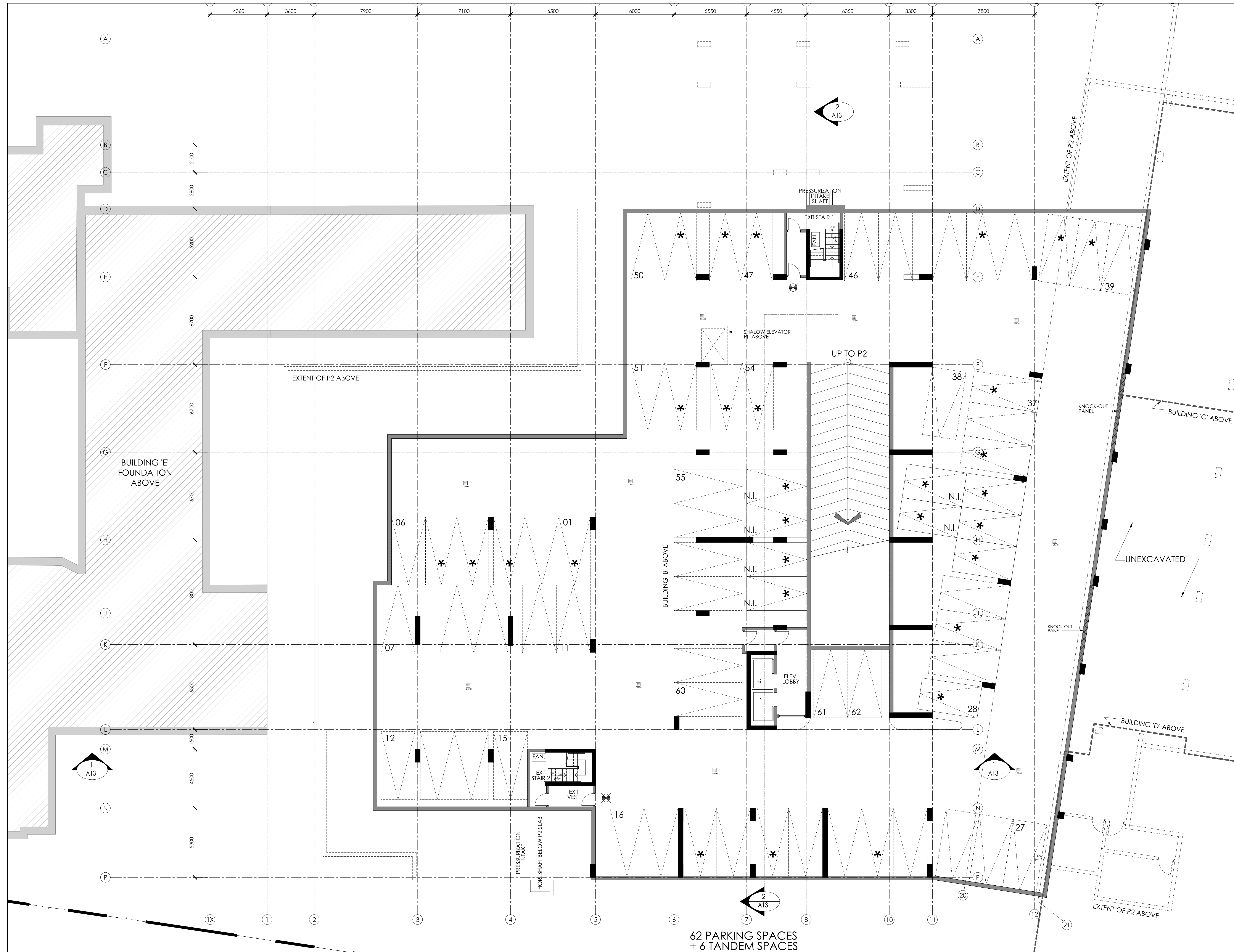
	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
--	--------------------	--	---

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

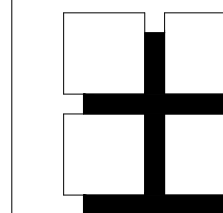


DRAWING TITLE **P3 LEVEL**

DATE DEC. 2021	SCALE 1:125	SHEET No. A1
DRAWN BY: mdb	CHECKED MDB	



**62 PARKING SPACES
+ 6 TANDEM SPACES**



**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 k2E 629

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		

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

#	DATE	DESCRIPTION	INIT
---	------	-------------	------

REVISIONS

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

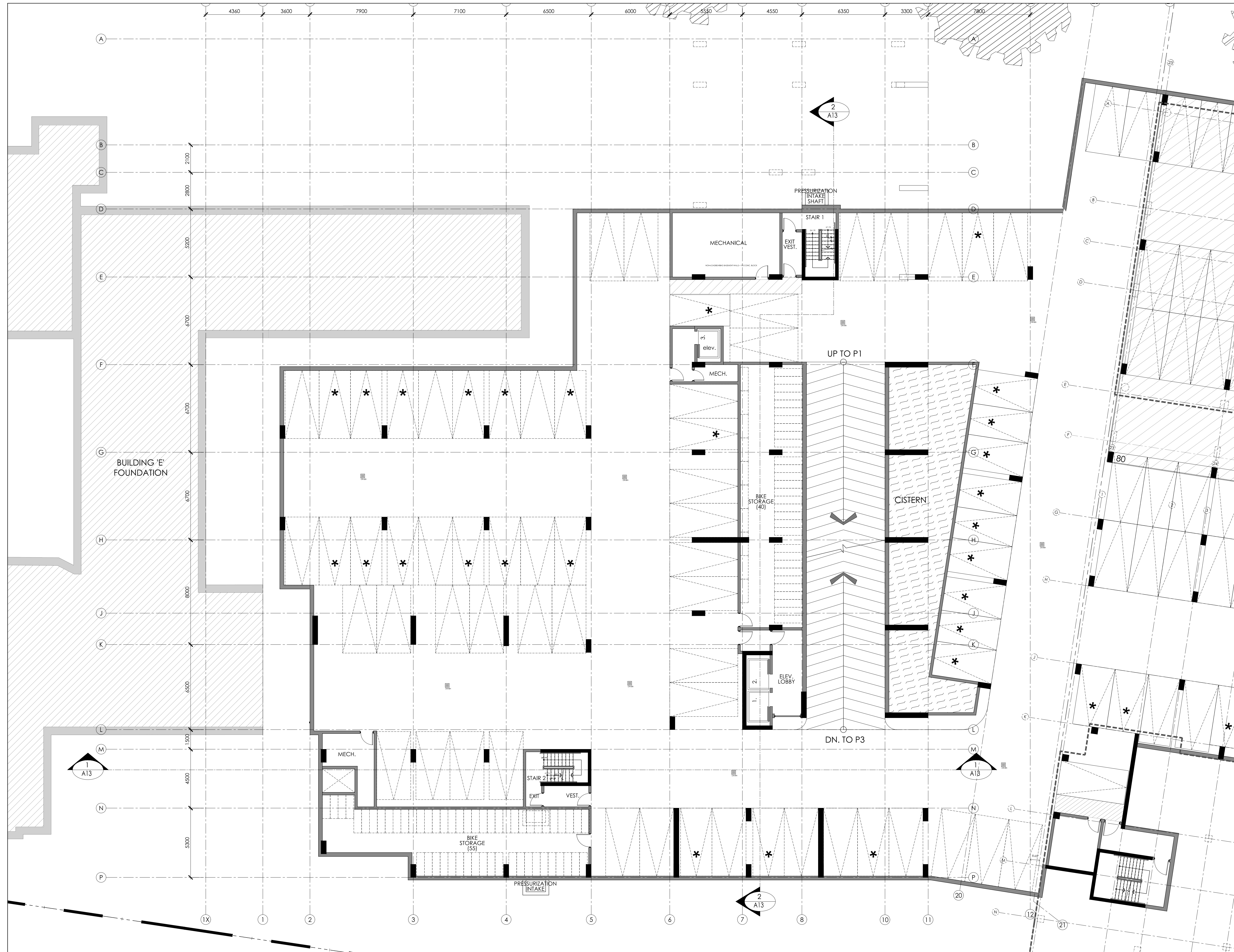
	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
--	--------------------	--	---

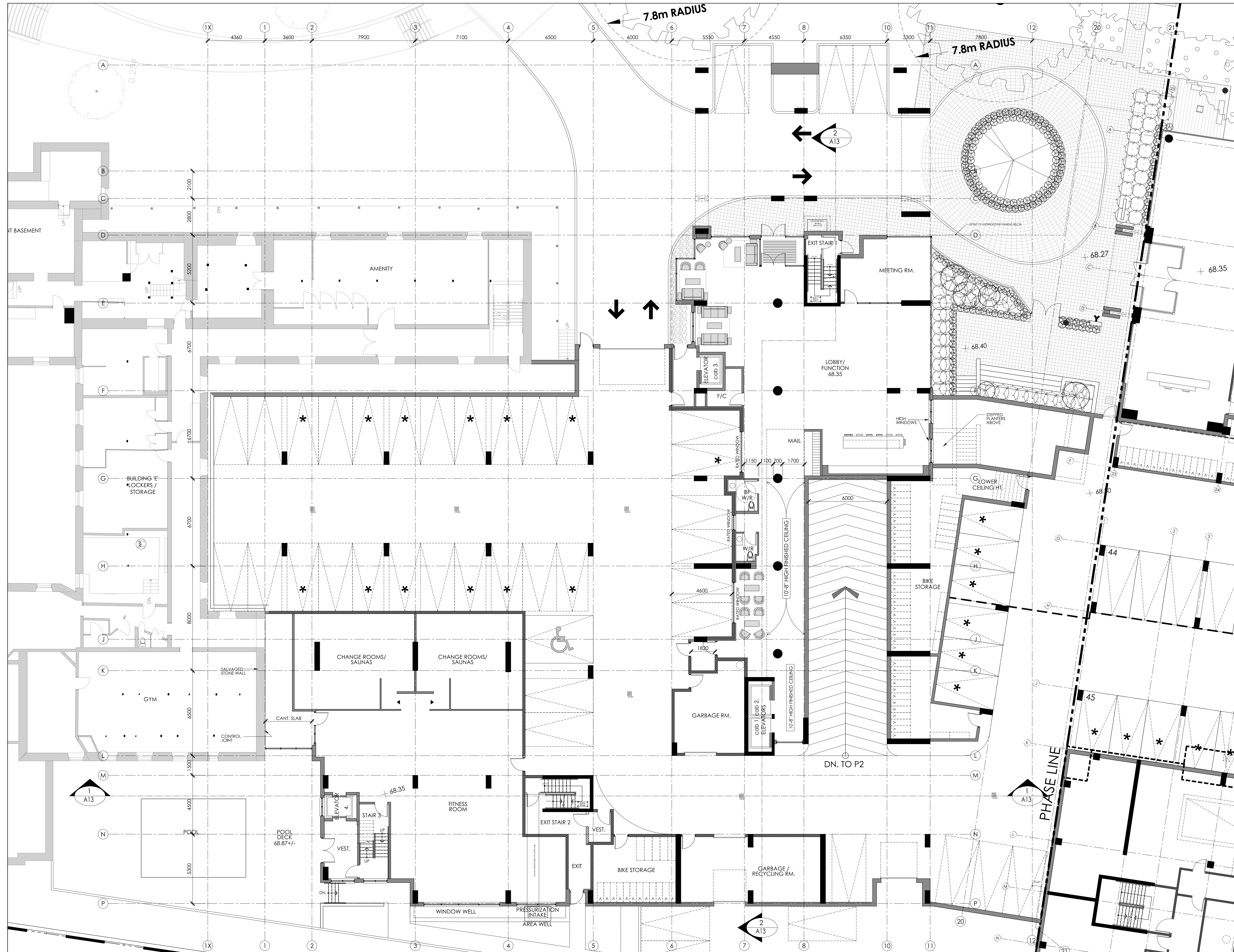
PROJECT **Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**

CLIENT

DRAWING TITLE **P2 LEVEL**

DATE DEC. 2021	SCALE 1:125	SHEET No. A2
DRAWN BY: mdb	CHECKED MDB	



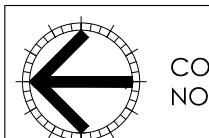


- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
 4. DO NOT SCALE DRAWINGS.
 5. THIS REPRODUCTION SHALL NOT BE ALTERED.
 6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
 7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		
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

#	DATE	DESCRIPTION	INITIALS
REVISIONS			

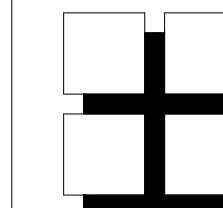
ARCHITECT'S SEAL: _____ ENGINEER'S SEAL: _____
 CONSTRUCTION NORTH

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



DRAWING TITLE:
P1/ GROUND FLR. PLAN

DATE: DEC. 2021	SCALE: 1:125	SHEET No. A3
DRAWN BY: mdb	CHECKED: MDB	



**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		
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

#	DATE	DESCRIPTION	INIT
REVISIONS			

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

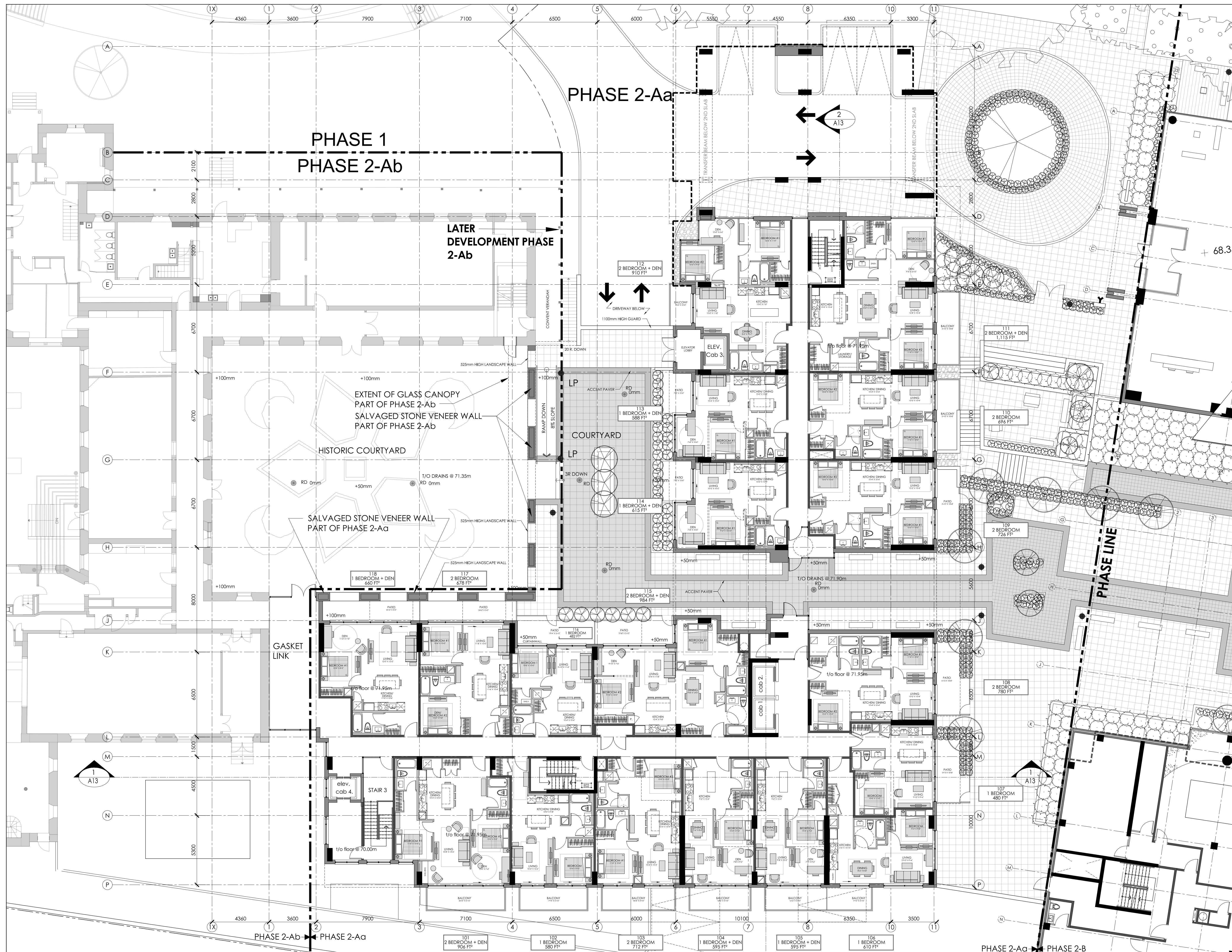
	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
--	--------------------	--	---

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

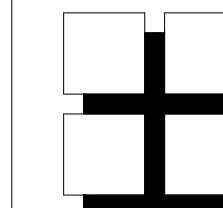


DRAWING TITLE **FIRST FLOOR PLAN**

DATE DEC. 2021	SCALE 1:125	SHEET No. A4
DRAWN BY: mdb	CHECKED MDB	



PHASE 2-Aa PHASE 2-Ab PHASE 2-Ac PHASE 2-B



**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

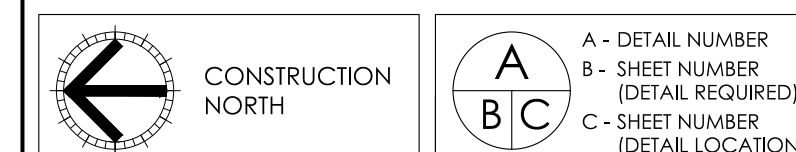
NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		

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

#	DATE	DESCRIPTION	INIT
		REVISIONS	

ARCHITECT'S SEAL: ENGINEER'S SEAL:



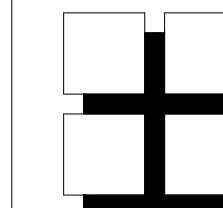
PROJECT **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO



DRAWING TITLE **SECOND FLOOR PLAN**

DATE DEC. 2021	SCALE 1:125	SHEET No. A5
DRAWN BY: mdb	CHECKED MDB	





**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		

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

#	DATE	DESCRIPTION	INIT
		REVISIONS	

ARCHITECT'S SEAL: ENGINEER'S SEAL:

--	--

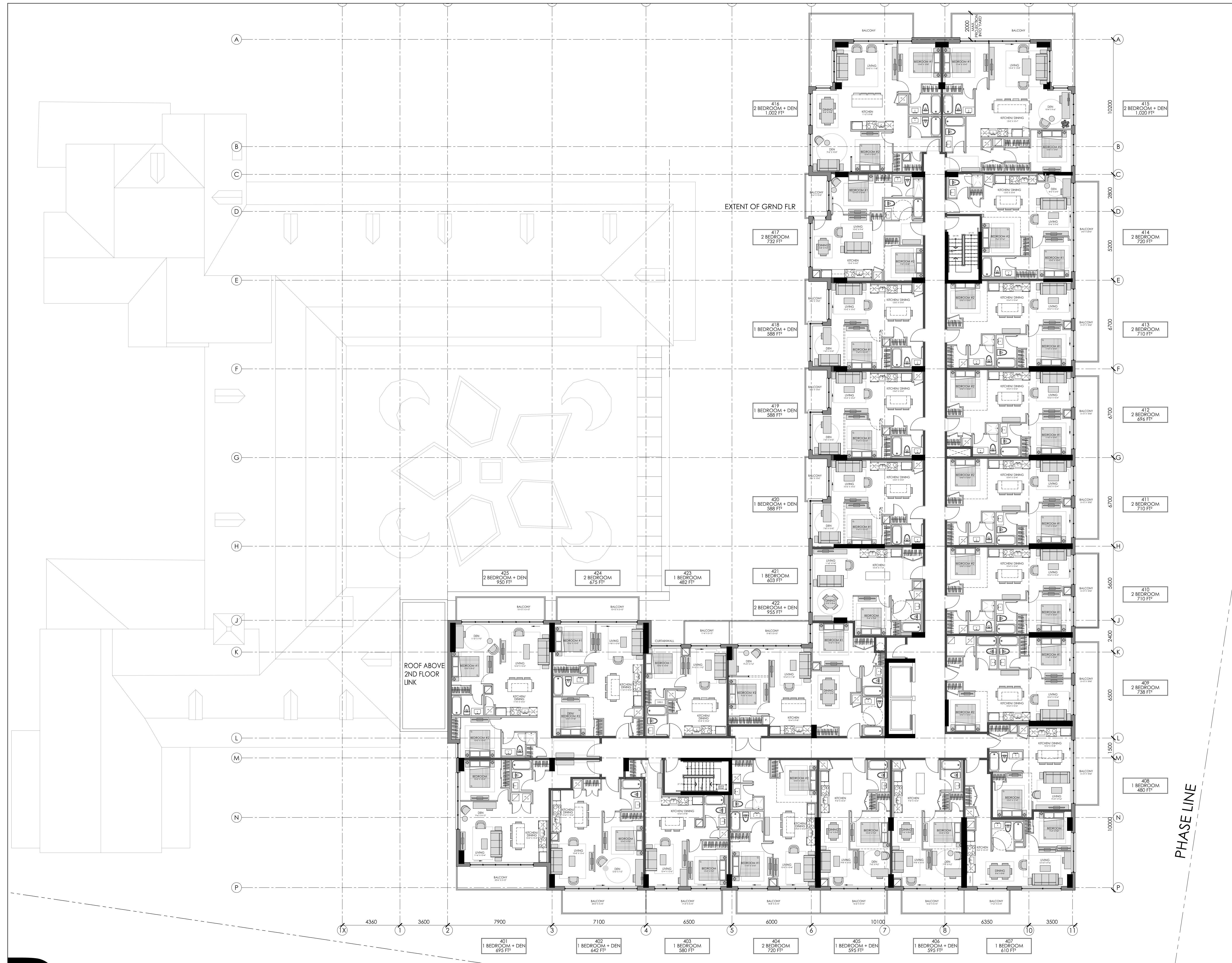
	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
--	--------------------	--	---

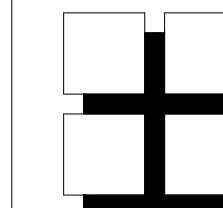
PROJECT **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO

CLIENT

DRAWING TITLE **3RD & 4TH FLOOR PLAN**

DATE	DEC. 2021	SCALE	1:125	SHEET No.	A6
DRAWN BY:	mdb	CHECKED	MDB		





**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		

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

#	DATE	DESCRIPTION	INIT
REVISIONS			

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
--	--------------------	--	---

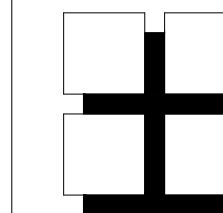
PROJECT **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO



DRAWING TITLE
5TH & 6TH FLOOR PLAN

DATE	DEC. 2021	SCALE	1:125	SHEET No.	A7
DRAWN BY:	mdb	CHECKED	MDB		





**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		

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

#	DATE	DESCRIPTION	INIT
REVISIONS			

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

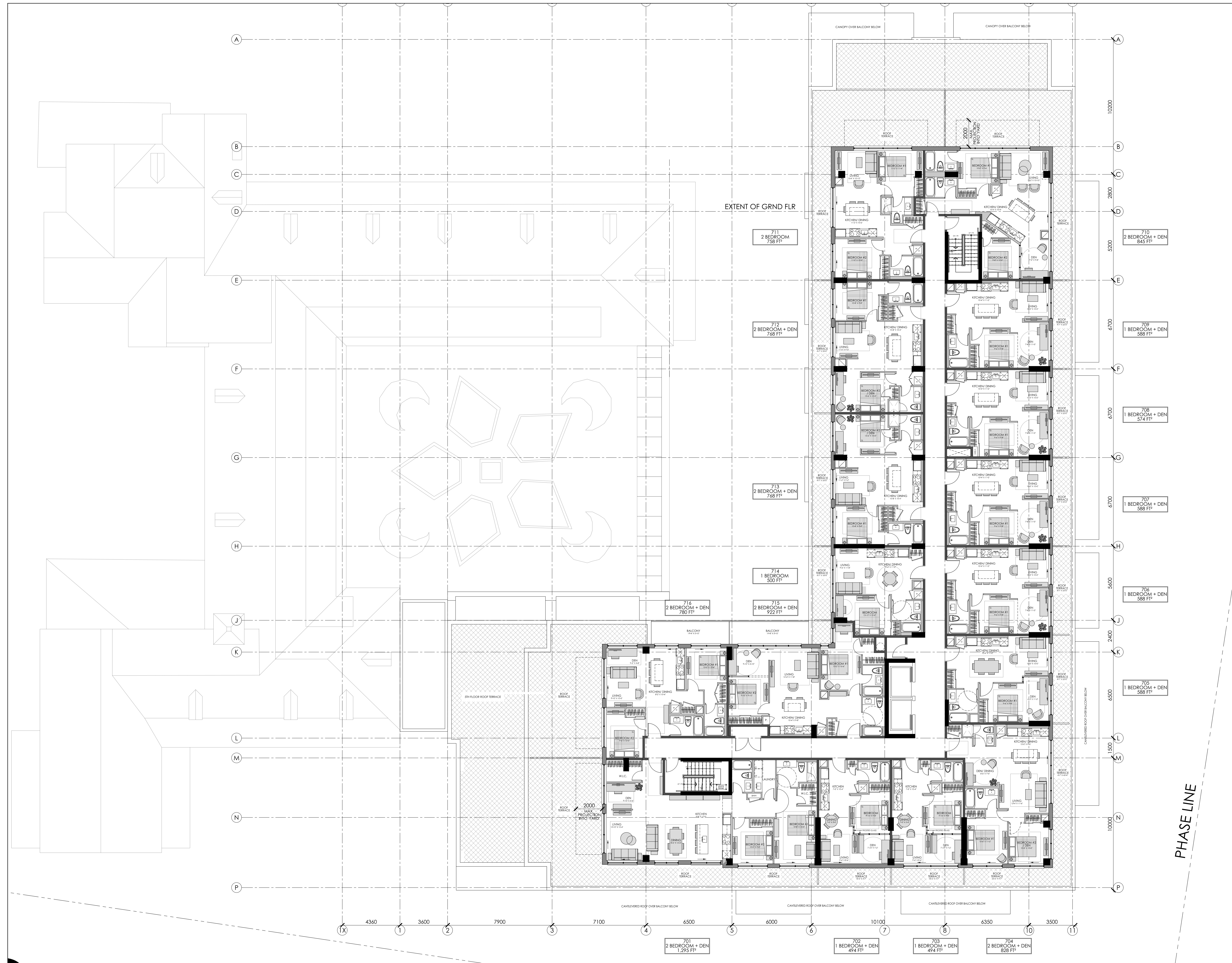
	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
--	--------------------	--	---

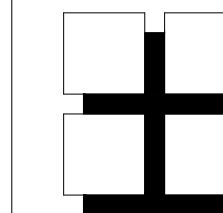
PROJECT **Q WEST BUILDING 'B'**
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO



DRAWING TITLE
7TH & 8TH FLOOR PLAN

DATE DEC. 2021	SCALE 1:125	SHEET No. A8
DRAWN BY: mdb	CHECKED MDB	





**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		

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
#	DATE	DESCRIPTION	INIT

REVISIONS

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
--	--------------------	--	---

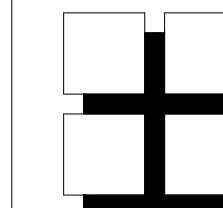
PROJECT **Q WEST
BUILDING 'B'
9 STOREY APARTMENT BUILDING
OTTAWA, ONTARIO**



DRAWING TITLE **9TH FLOOR PLAN**

DATE DEC. 2021	SCALE 1:125	SHEET No. A9
DRAWN BY: mdb	CHECKED MDB	





**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE:
WINDOW SIZES AND LOCATIONS
TO BE COORDINATED WITH ELEVATIONS

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		

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
#	DATE	DESCRIPTION	INIT

REVISIONS

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

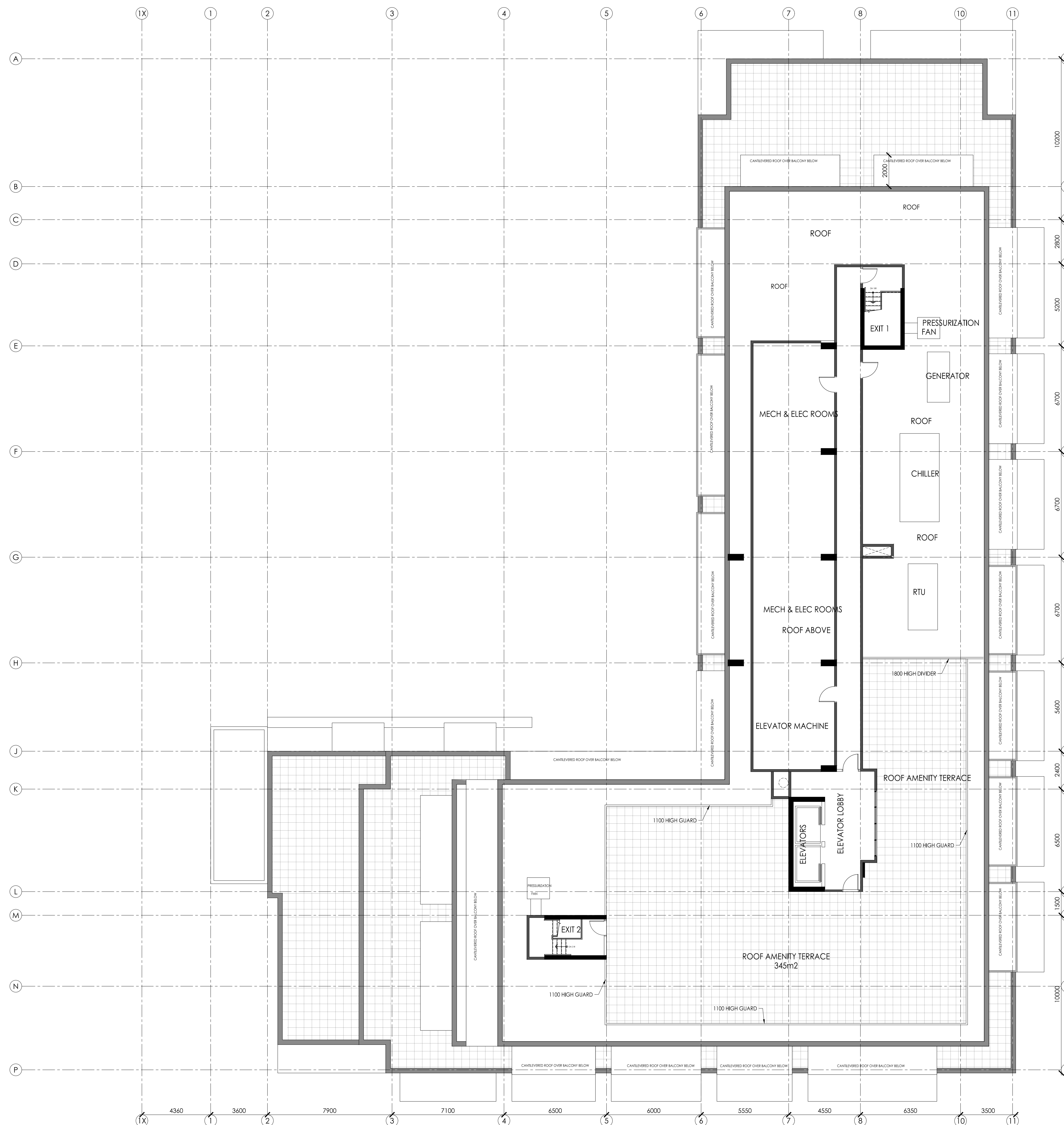
	CONSTRUCTION NORTH	A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
--	--------------------	---

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

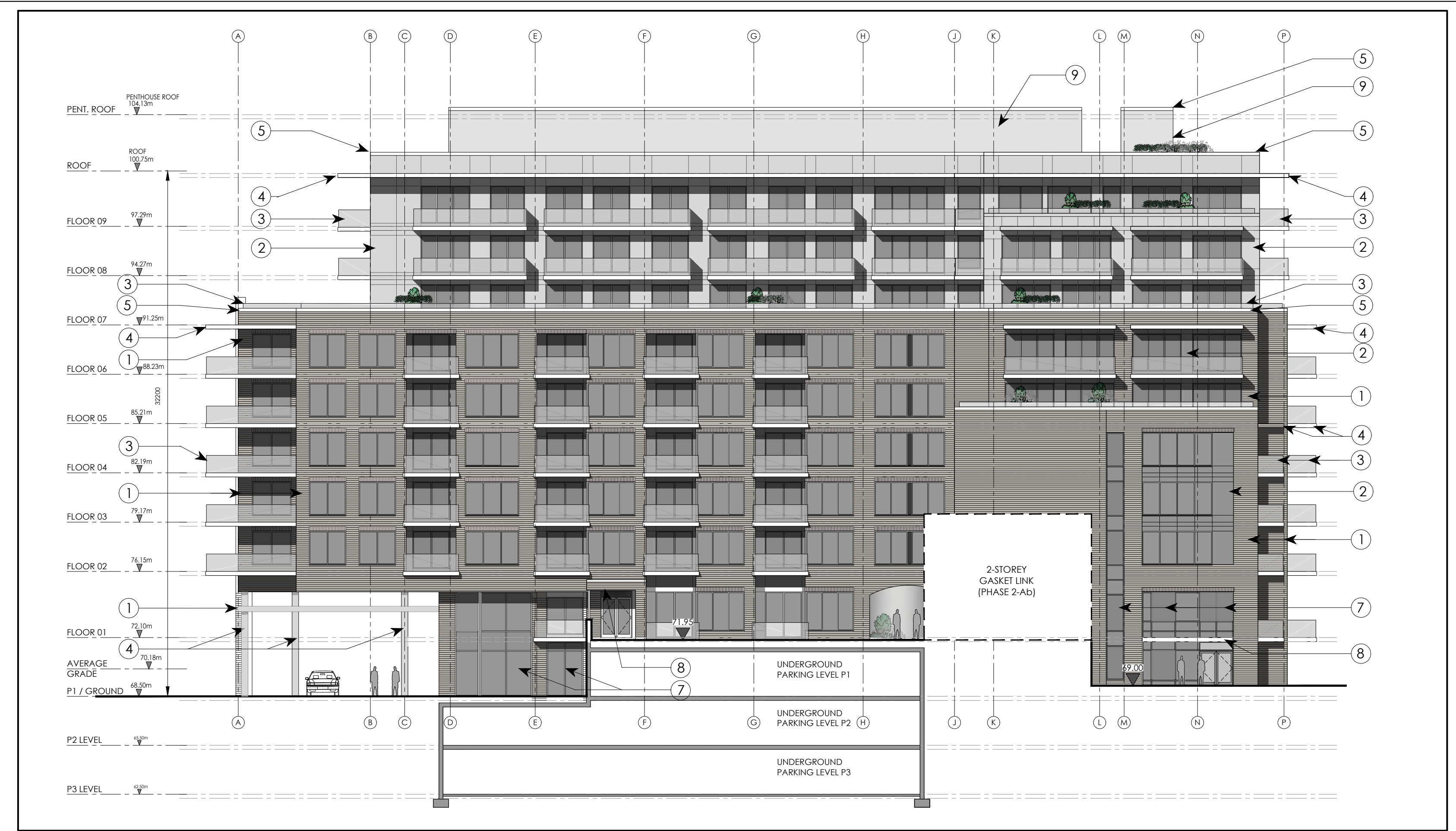


DRAWING TITLE
ROOF PLAN

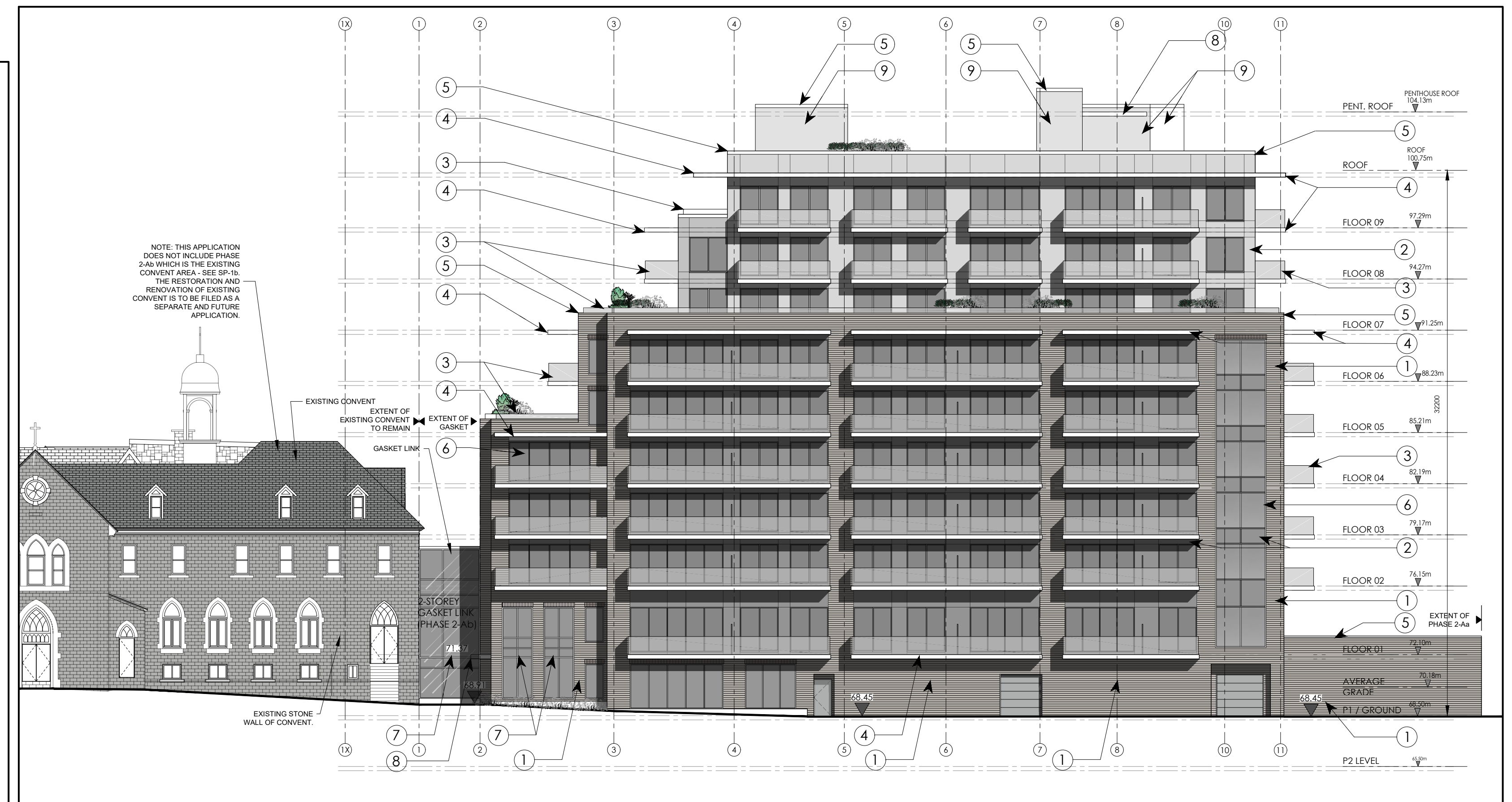
DATE DEC. 2021	SCALE 1:125	SHEET No. A10
DRAWN BY: mdb	CHECKED MDB	



PHASE LINE



1 NORTH ELEVATION
A11



2 WEST ELEVATION
A11

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

3 FACADE FINISHES LEGEND
A11

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.

2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS

3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK, SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS

4. DO NOT SCALE DRAWINGS.

5. THIS REPRODUCTION SHALL NOT BE ALTERED.

6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.

7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

SEAL

12.					
11.					
10.					
9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.					

NO.	DATE	DESCRIPTION	INT.	NO.	DATE	DESCRIPTION	INT.
1.	02/06/22	FOR SITE PLAN CONTROL	KB	24.			
				23.			
				22.			
				21.			
				20.			
				19.			
				18.			
				17.			
				16.			
				15.			
				14.			
				13.			
				12.			



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

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

CLIENT: ASHCROFT HOMES

DRAWING TITLE: ELEVATIONS

DATE: APRIL 2022

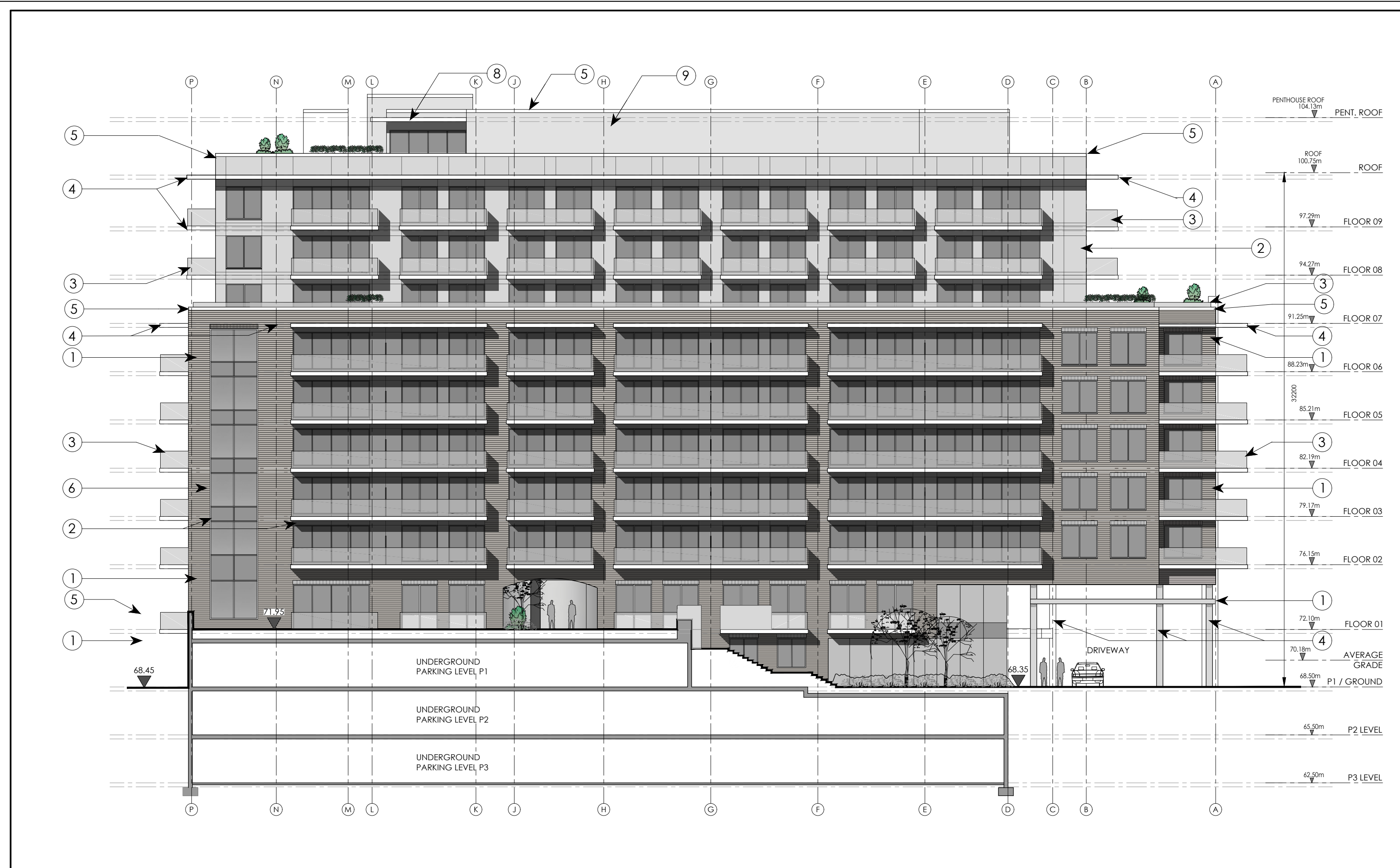
SCALE: 1:200

DRAWN BY: KB

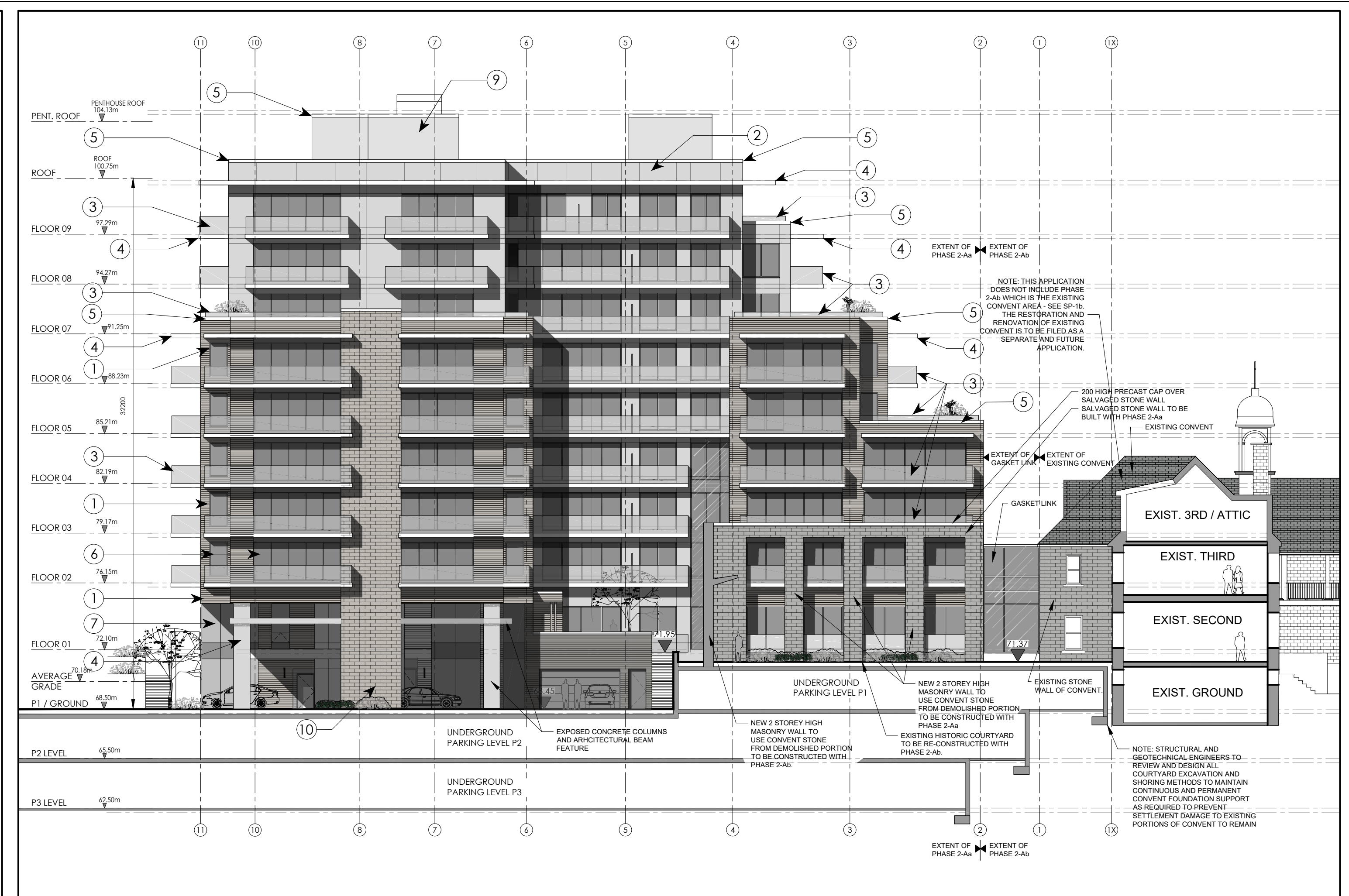
CHECKED: MDB

SHEET NO. REV. NO.: A11 REV. 01





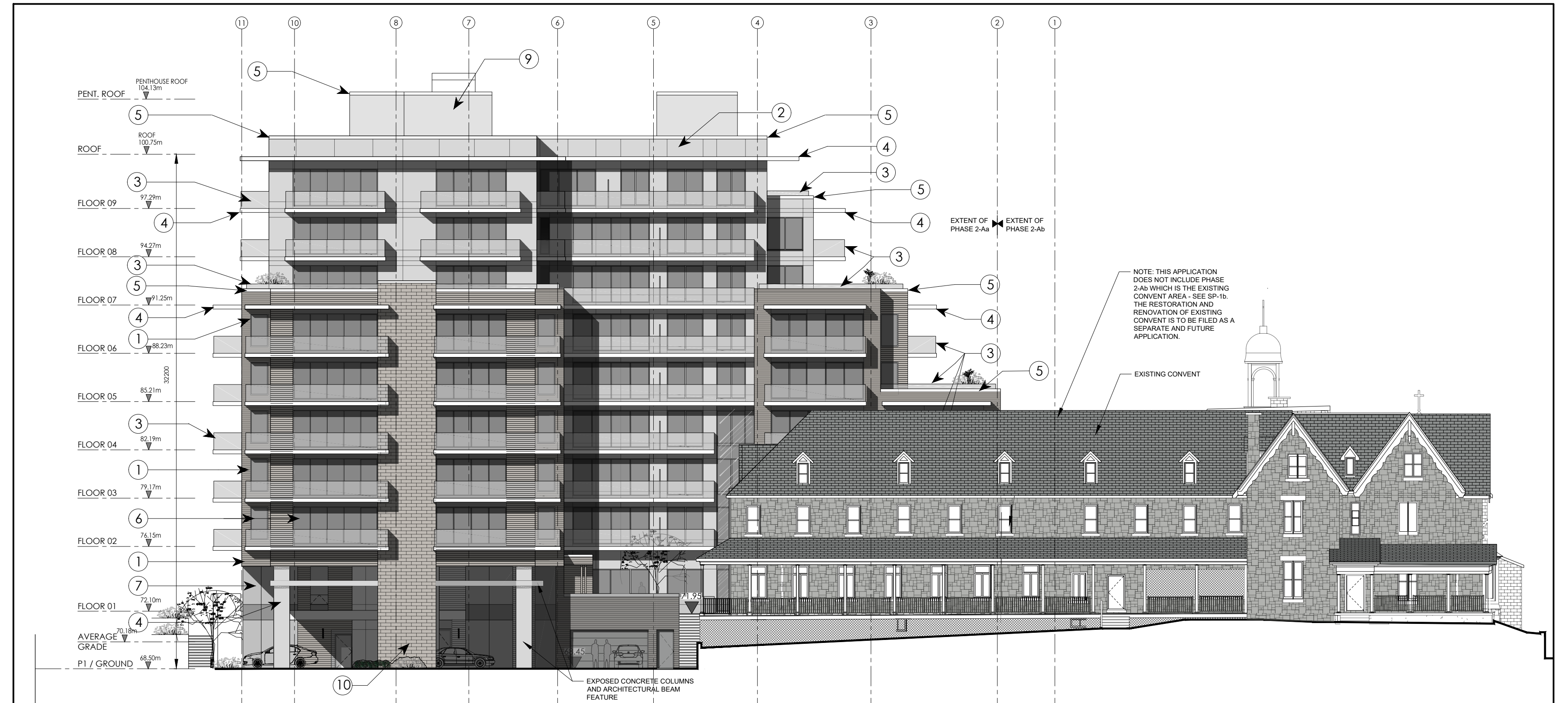
1 SOUTH ELEVATION
A12



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 VISION PANEL
- 7 CURTAINWALL
- 8 CANOPY
- 9 PRE-FINISHED VERTICAL URBAN ACCENT ALUMINUM SIDING
- 10 STONE VENEER

4 FACADE FINISHES LEGEND
A12

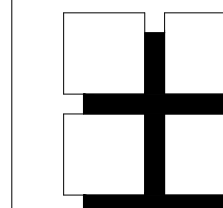


3 EAST ELEVATION
A12

NO.	DATE	DESCRIPTION	INT.	NO.	DATE	DESCRIPTION	INT.
1	02/06/22	FOR SITE PLAN CONTROL	KB	24			



A	DETAIL NUMBER
B	SHEET NUMBER (DETAIL REQUIRED)
C	SHEET NUMBER (DETAIL LOCATION)

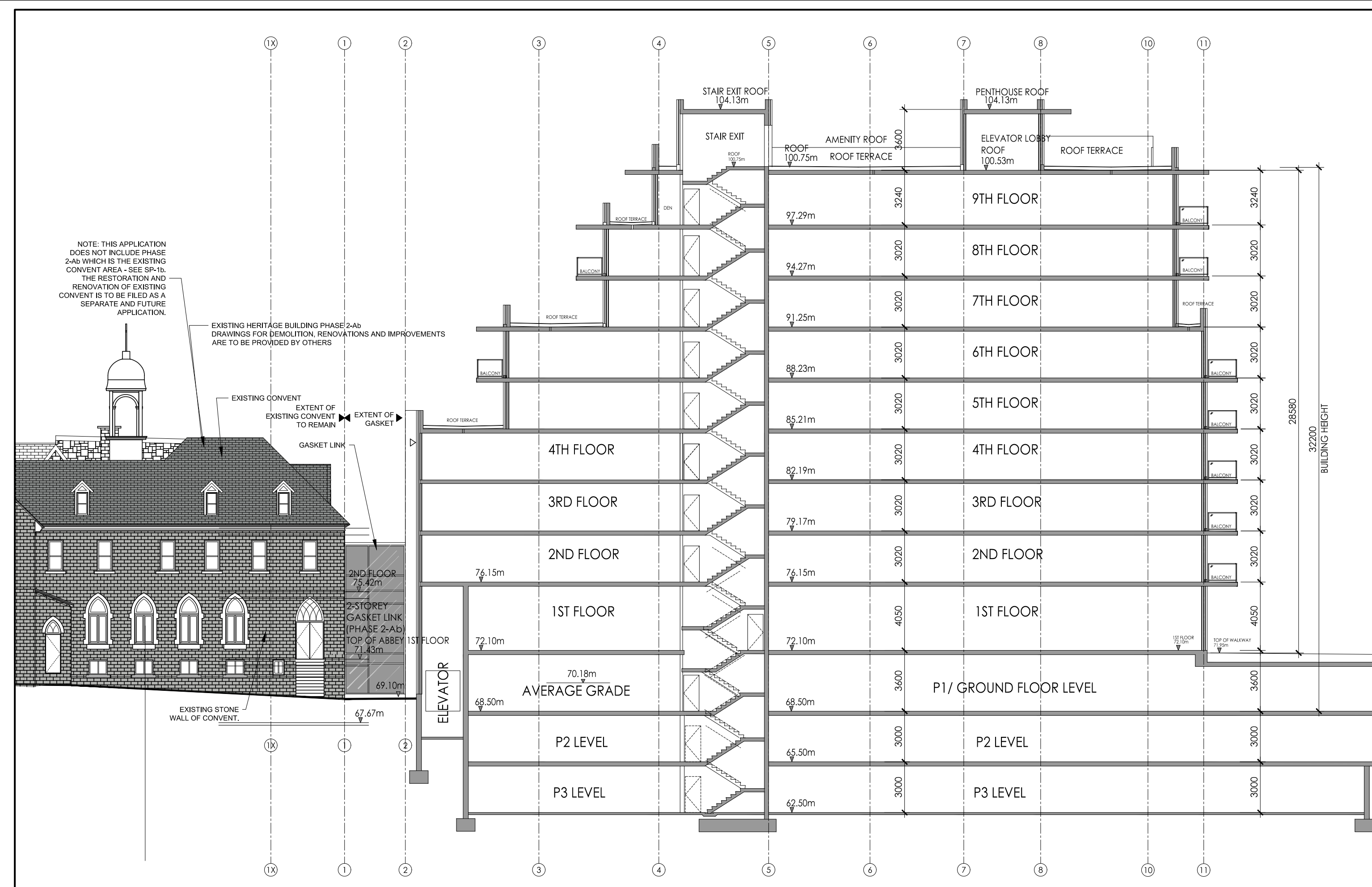


**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

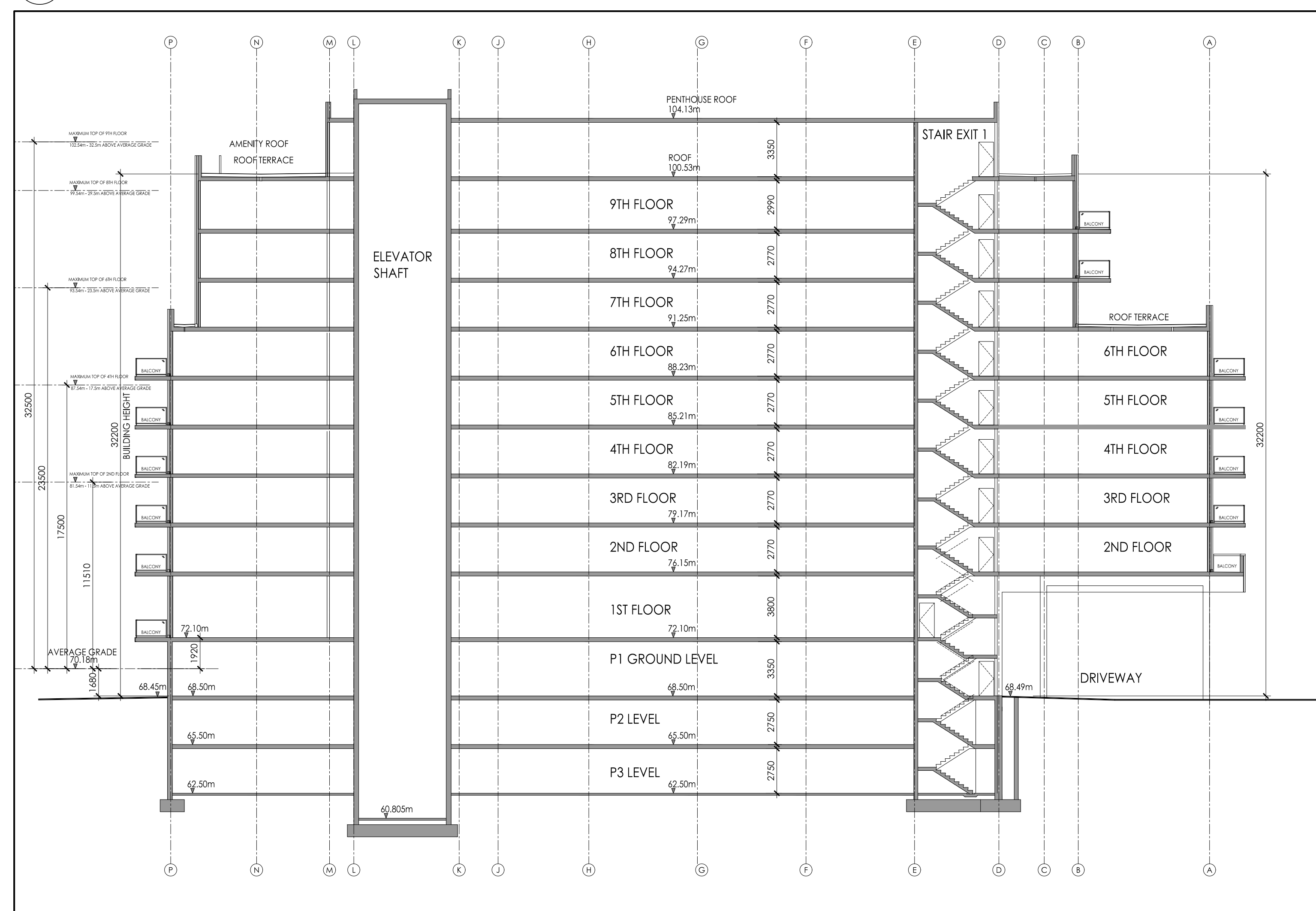
GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.



1 BUILDING SECTION

A13



2 BUILDING SECTION

A13

12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		
4.		

3.	02/06/22	FOR SITE PLAN CONTROL	KB
2.	24/02/22	FOR STRUCTURAL REVIEW	KB
1.	01/02/22	FOR REVIEW	KB

#	DATE	DESCRIPTION	INIT
REVISIONS			

ARCHITECT'S SEAL:	ENGINEER'S SEAL:

	CONSTRUCTION NORTH		A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)
--	--------------------	--	---

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



DRAWING TITLE
BUILDING SECTIONS

DATE JAN 2022	SCALE 1:200	SHEET No. A13
DRAWN BY: KB	CHECKED MDB	