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A400	EAST AND WEST ELEVATION	G	2022.12.21
A401	NORTH AND SOUTH ELEVATION	G	2022.12.21

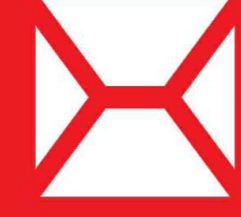
14



# NEUF

ARCHITECT(E)S

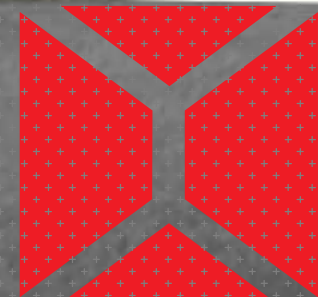
■ SITE PLAN APPROVAL 2022.12.21  
 PERMIS Permit  
 SOUMISSION Tender  
 RÉVISION GÉNÉRALE General revision  
 CONSTRUCTION Construction  
 FIN DES TRAVAUX Record Drawings



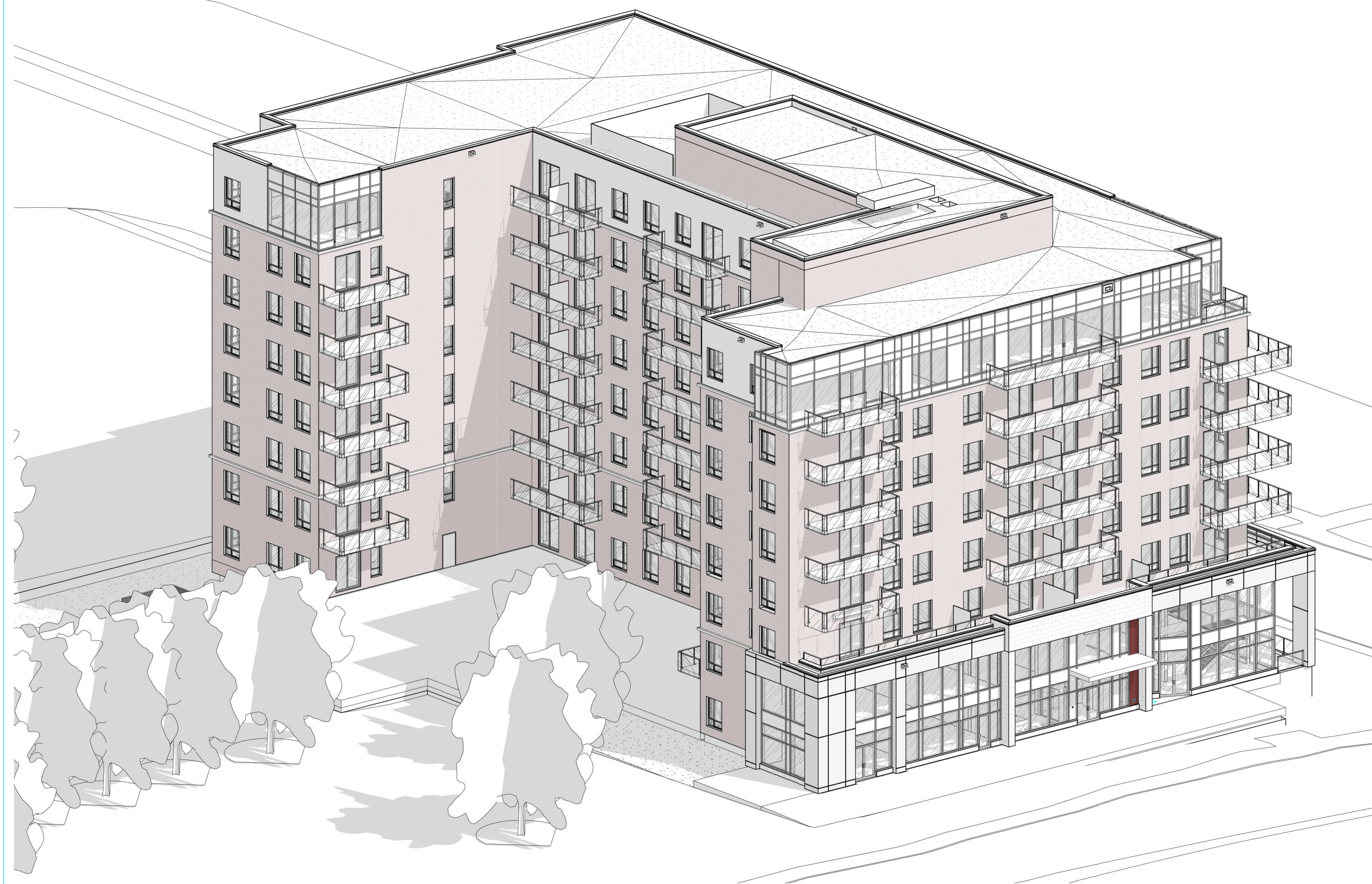
**NEUF**  
ARCHITECT(E)S

**800 MONTREAL ROAD**

120 DEN HAAG DR, OTTAWA  
CLIENT: SOVIMA GROUP



ARTIST'S RENDERING, FOR INFORMATION ONLY. DO NOT USE FOR CONSTRUCTION.



MONTREAL ROAD FROM THE PARK

3  
A001



DEN HAAG & LEBOUTILLIER

2  
A001



MONTREAL ROAD & DEN HAAG

1  
A001

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T 613.727.5111 gwai.com

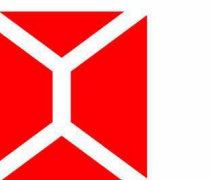
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SCEAU / Seal

**NEUF**

ARCHITECT(E)S



NEUF ARCHITECTES SENCRL

CLIENT Client

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100 rue Landrienne, bureau 201, St-Bruno de Montarville (Québec) J3V 0B3  
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OUVRAGE Project

**800 MONTREAL ROAD**

EMPLACEMENT Location  
120 DEN HAAG DR,  
OTTAWA

NO PROJET No.  
12263

NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
B	Issued for Coordination 30%	2020.12.20
C	Issued for internal review - Architect	2021.01.25
D	Issued for Coordination 60%	2021.05.25
E	Issued for SPA Rev 1	2021.10.25
F	Issued for 80% Review	2022.03.05
G	Reissued for SPA Rev 2	2022.12.21

DESSIN PAR Drawn by

AJ

DATE (aa mm ii)

2021.10.25

TITRE DU DESSIN Drawing Title

**PERSPECTIVES**

VERIFIÉ PAR Checked by

FP

ECHELLE Scale

N.A.

REVISION Revision

**G**

NO. DESSIN Dwg Number

**A001**

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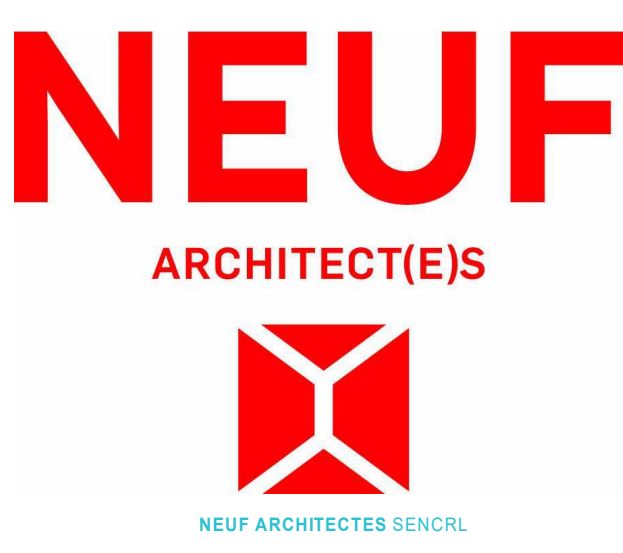
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OUVRAGE / Project  
**800 MONTREAL ROAD**

EMPLACEMENT / Location  
 120 DEN HAAG DR,  
 OTTAWA

NO PROJET / No  
 12263

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G	Reissued for SPA Rev 2	2022.10.21

DESSIN PAR / Drawn by  
 AJ

VERIFIÉ PAR / Checked  
 FP

DATE (aa mm ii)  
 2021.10.25

TITRE DU DESSIN / Drawing Title  
 SURVEYOR PLAN

REVISION / Revision  
**G**

NO. DESSIN / Dwg Number  
**A100**

TOPOGRAPHICAL PLAN OF SURVEY OF  
**PART OF LOT 24  
 CONCESSION 1 (OTTAWA FRONT)**  
 Geographic Township of Gloucester  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
 Scale 1 : 200

Metric  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

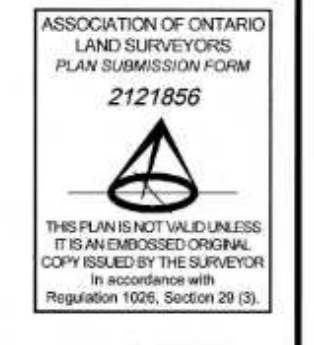
Surveyor's Certificate  
 I CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.  
 2. The survey was completed on the 8th day of April, 2020.

APR 21 2020  
 Date  
 E. H. Henninger  
 Ontario Land Surveyor

Notes & Legend

Denotes	
○	Survey Monument Planted
●	Survey Monument Found
SB	Standard Iron Bar
SSB	Short Standard Iron Bar
IB	Iron Bar
CP	Cut Cross
CP	Concrete Pin
(WIT)	Witness
Mess.	Measured
J200	Annis, O'Sullivan, Vollebek Ltd.
PI	Plan 4R-25131
IP2	Plan (ACG) February 14, 2017
○	Coniferous Tree
○	Fire Hydrant
○	Water Valve
○	Maintenance Hole (Storm Sewer)
○	Maintenance Hole (Sanitary)
○	Maintenance Hole (Bell Telephone)
○	Maintenance Hole (Traffic)
○	Maintenance Hole (Hydro)
○	Maintenance Hole (Talus)
○	Valve Chamber (Watermain)
○	Catch Basin
○	Catch Basin Inlet
○	Bottom of Slope
○	Top of Slope
○	Benchmark
○	Handhole
○	Bell Terminal Box
○	Cable Terminal Box
○	Traffic Signal Post
○	Signal
○	Sign
○	Post and Wire
○	Traffic Light
○	Light Standard
○	Mail Box
○	Diameter
○	Location of Elevations
○	Top of Concrete Curb/Wall Elevation
○	Centerline
○	Depressed Curb

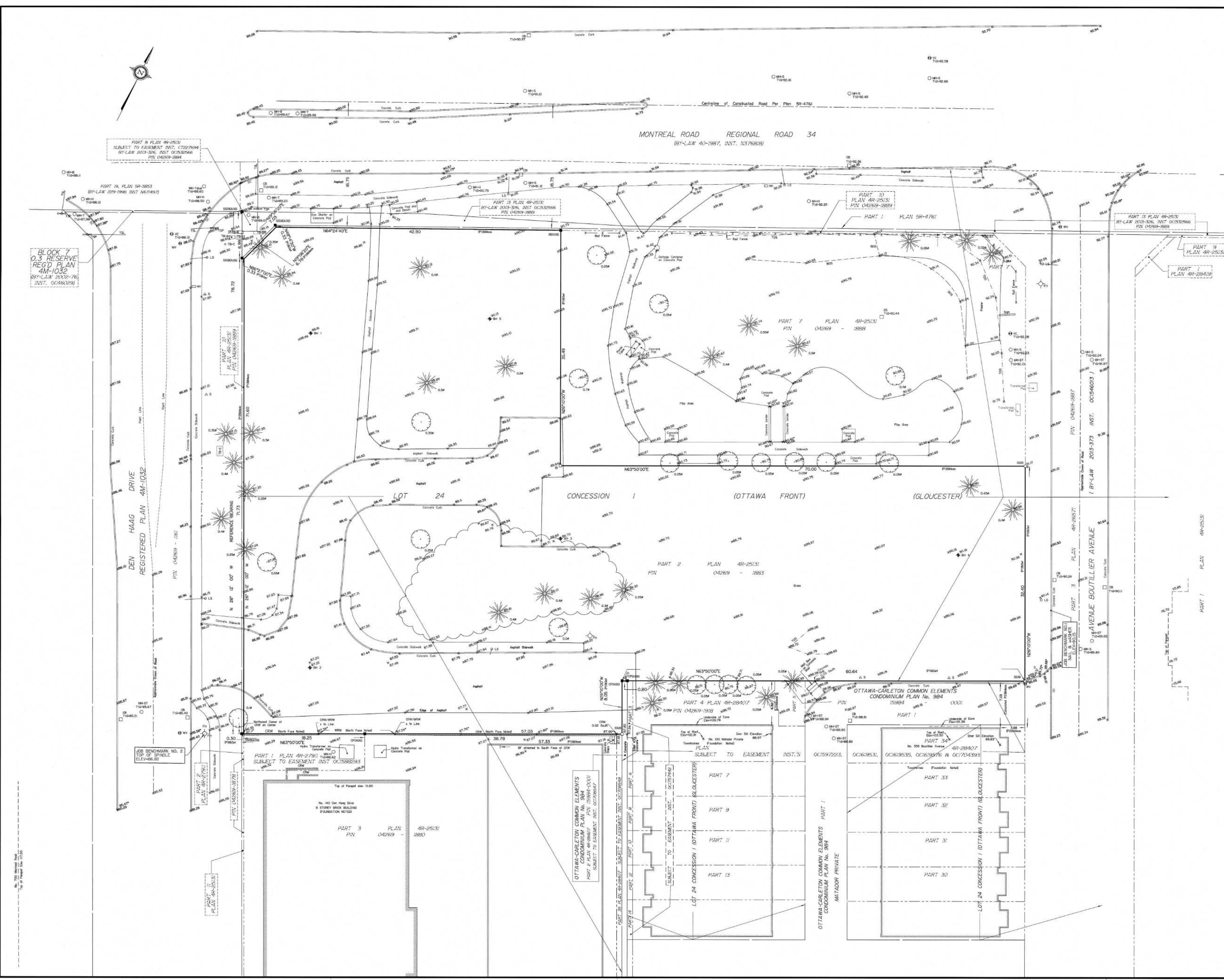
Bearings are grid, derived from the easterly limit of Den Haag Drive shown to be N26°12'00"W on Plan 4R-25131 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).



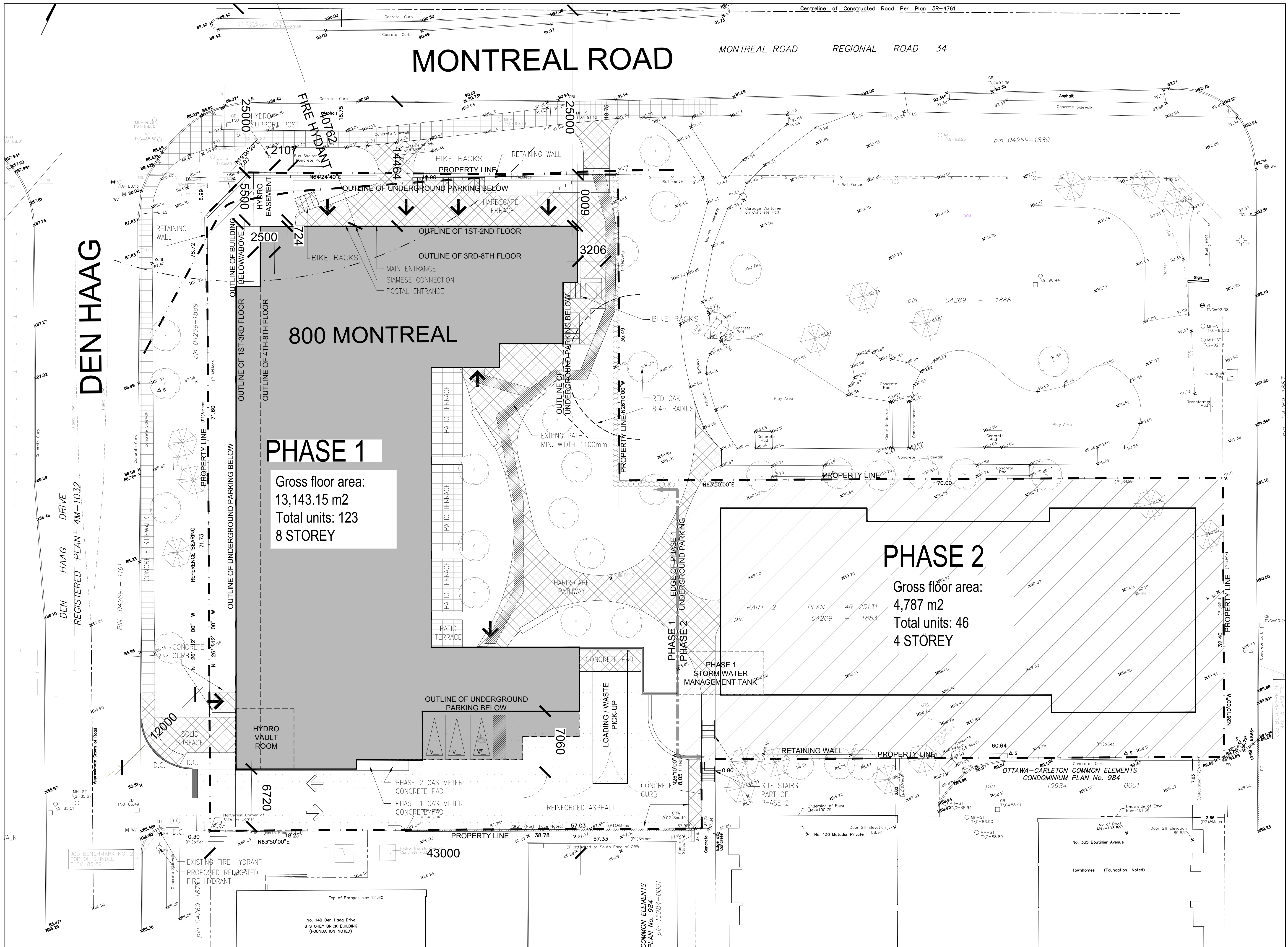
ELEVATION NOTES  
 1. Elevations shown are geospatial and are referred to the CGVD28 geoid datum, derived from City of Ottawa vertical control monument No. G-151 having an elevation of 105.575 metres.  
 2. It is the responsibility of the user of this information to verify that the benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES  
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
 2. Only visible surface utilities were located.  
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
 14 O'Connor Ave., Suite 502  
 Ottawa, Ontario  
 Phone: (613) 727-0800 Fax: (613) 727-1079  
 Email: info@anniso.com



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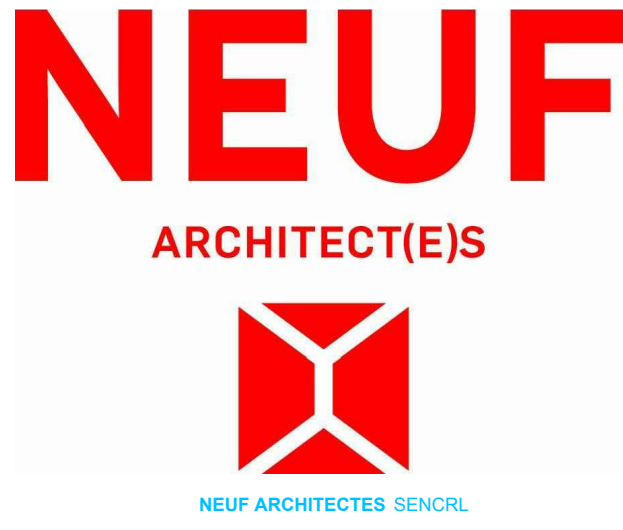
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**NINE Design**  
 21 rue Robinson Saint-Jean-De-Montarville (QC) J3V 6E4  
 T 514.988.8973 nine-design.ca

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**L2C Experts**  
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**OUVRAGE** Project  
**800 MONTREAL ROAD**

**EMPLACEMENT** Location NO PROJET No. 12263  
 120 DEN HAAG DR, OTTAWA

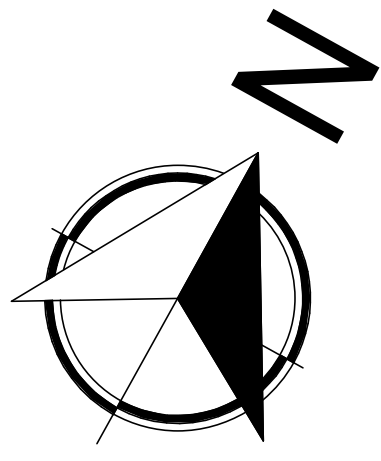
NO	REVISION	DATE (aa-mm-jj)
A	Issued for SPA	2020.12.12
B	Issued for Coordination 30%	2020.12.18
C	Issued for internal review - Architect	2021.01.25
D	Issued for Coordination 60%	2021.05.25
E	Issued for SPA Rev 1	2021.10.25
F	Re-Issued for SPA Rev 1	2022.02.14
G	Issued for 80%	2022.03.06
H	Issued for UDRP	2022.03.22
I	Issued for SPA	2202.12.19

**DESSIN PAR** Drawn by **AJ** **VÉRIFIÉ PAR** Checked by **FP**  
 DATE (aa mm jj) 10/21/20 **ÉCHELLE** Scale As indicated

TITRE DU DESSIN Drawing Title **SITE PLAN - OVERALL**

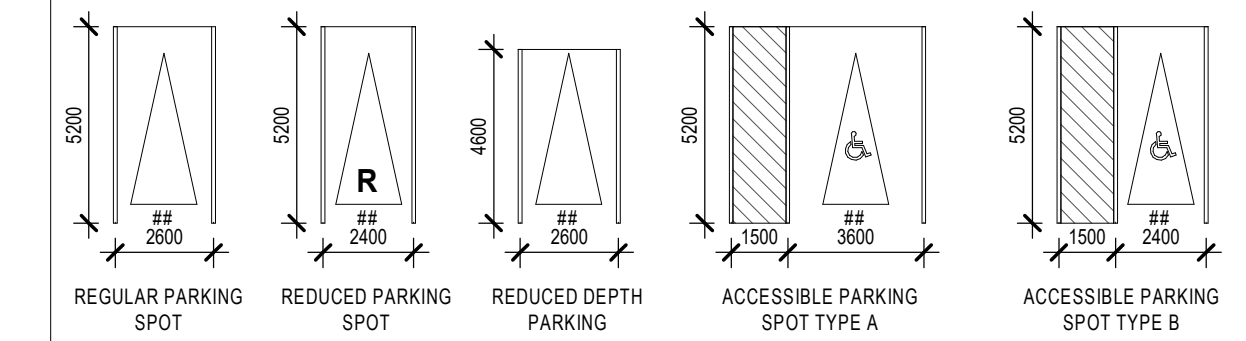
REVISION Révision NO. DESSIN Dwg Number **1 A101**

**SITE PLAN**  
 1:200



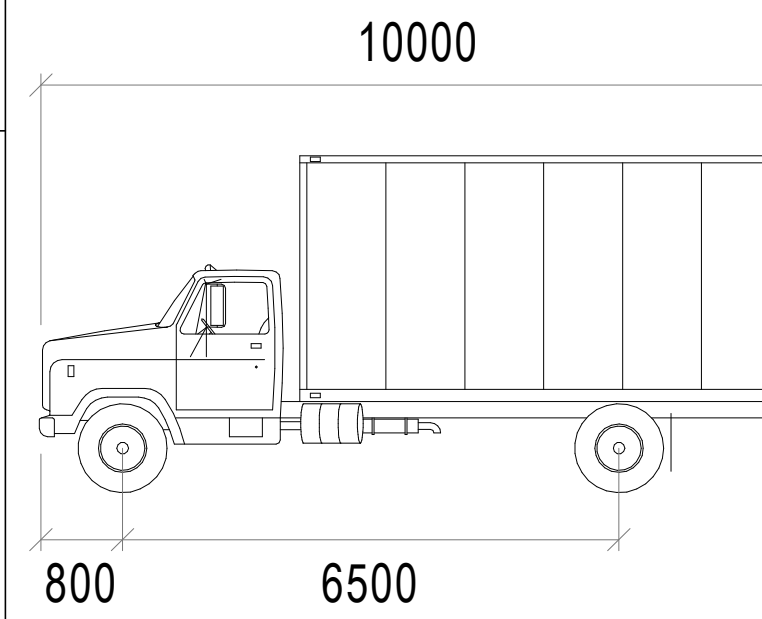
12263 - PARKING	
LEVEL	TYPE
PARKING LEVEL	2400mmx4600mm (RED)
2400mmx4600mm (RED):	25
PARKING LEVEL	2400mmx5200mm HANDICAP B
2400mmx5200mm HANDICAP B:	2
PARKING LEVEL	2600mmx5000mm (TYP)
2600mmx5000mm (TYP):	46
PARKING LEVEL	3400mmx5200mm HANDICAP A
3400mmx5200mm HANDICAP A:	1
PARKING LEVEL	12263 Bike
12263 Bike:	31
PARKING LEVEL	MULTIFORME X 1200
MULTIFORME X 1200:	5
PARKING LEVEL	MULTIFORME X 1300
MULTIFORME X 1300:	4
PARKING LEVEL	MULTIFORME X 1800
MULTIFORME X 1800:	41
TOTAL:	155

### TYPES OF PARKING SPOTS

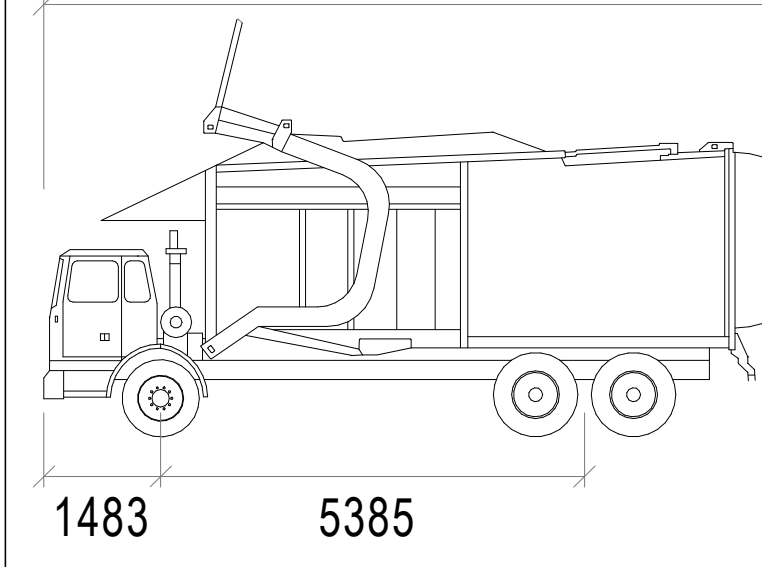


### PARKING LEGEND

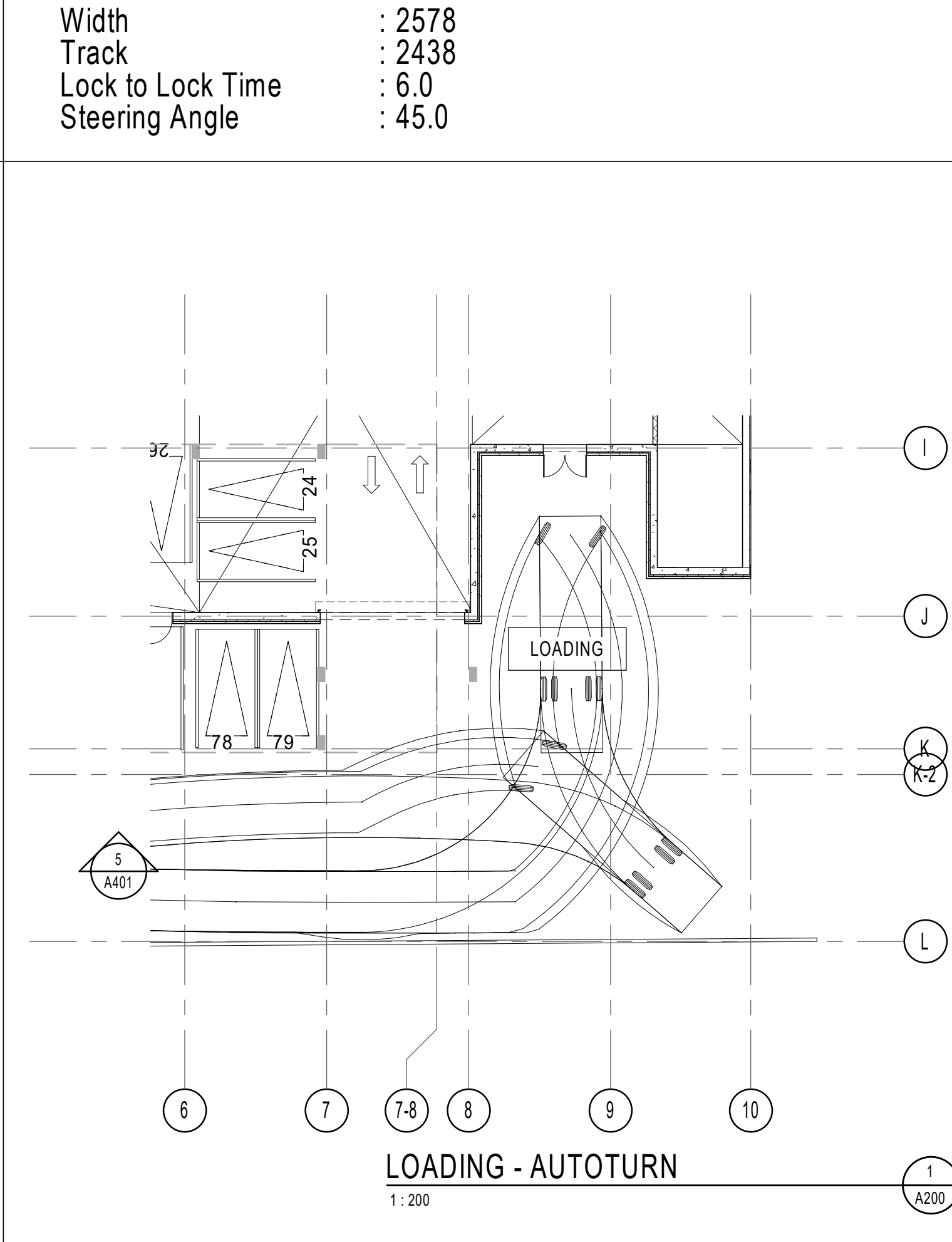
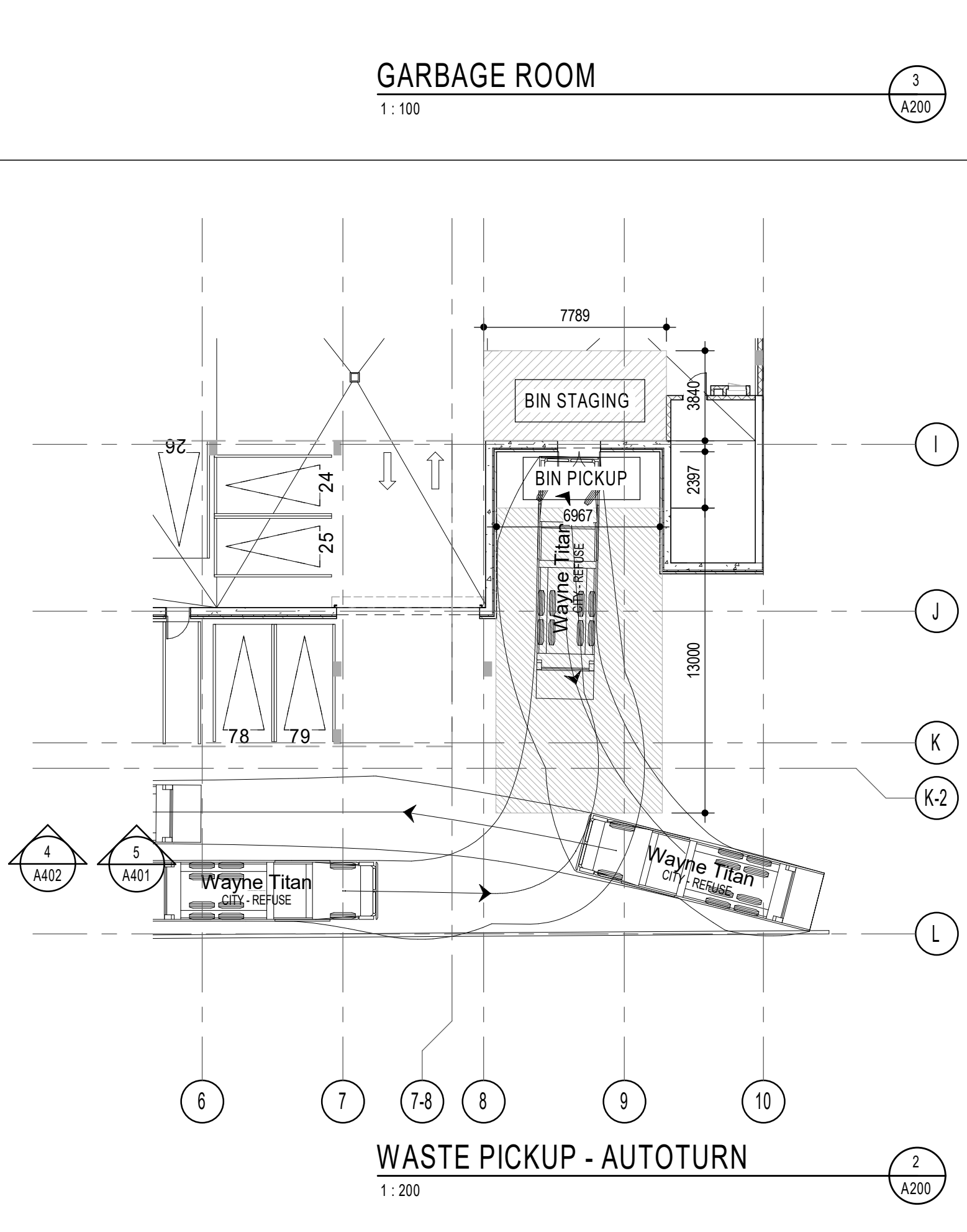
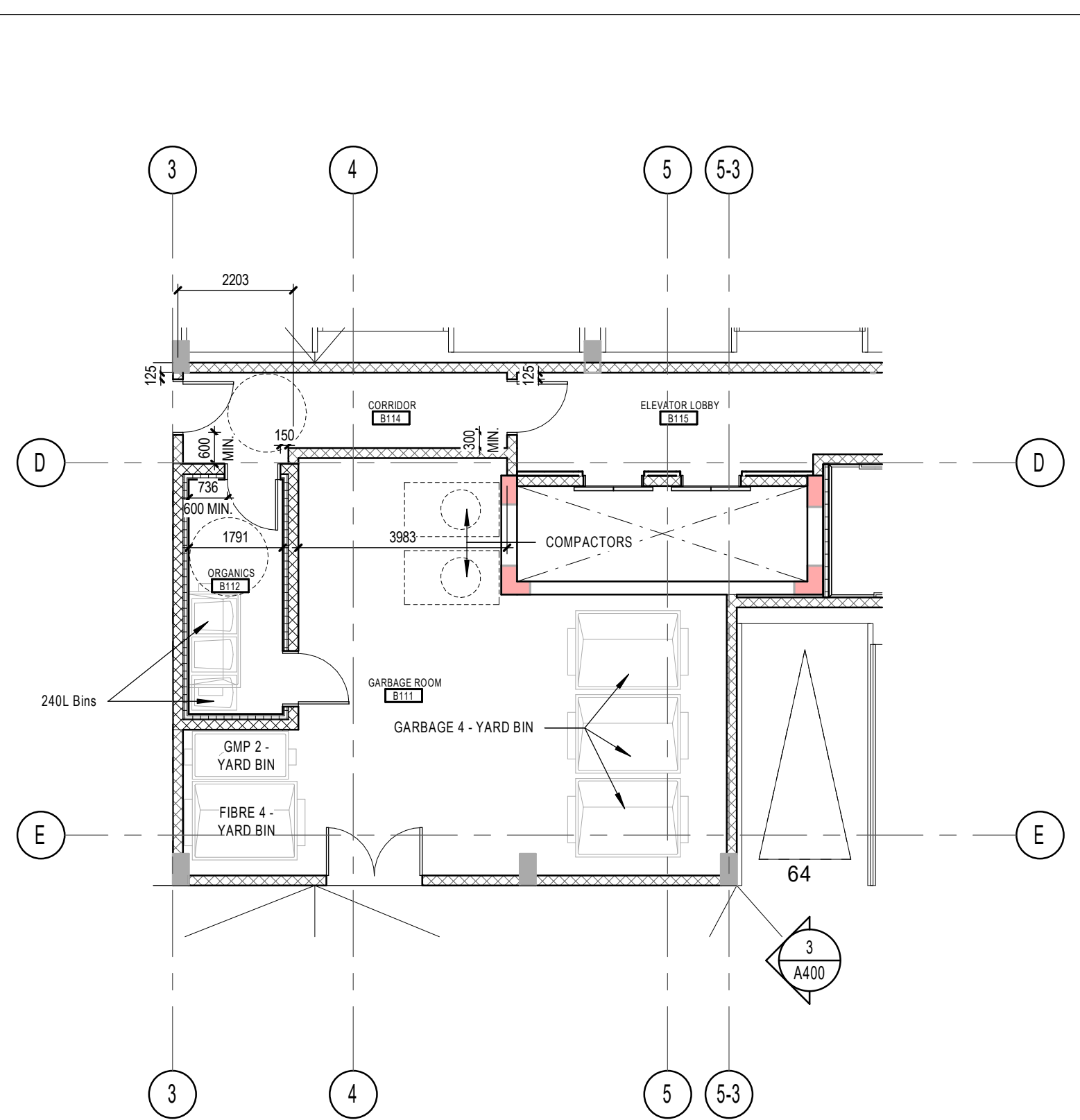
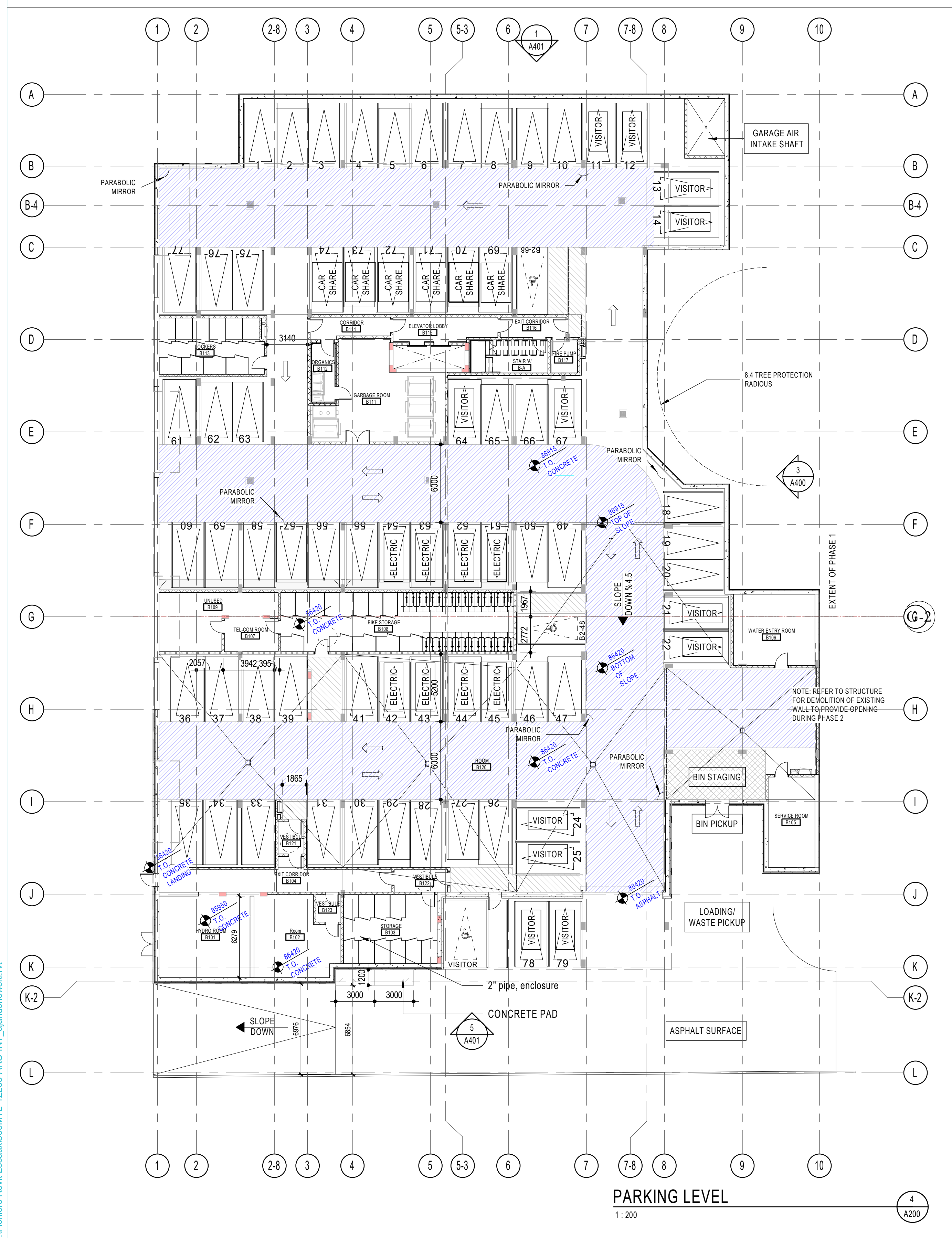
- PEDESTRIAN AREA
- 2100mm MIN VERTICAL CLEARANCE AREA
- 6m DRIVING ASLE
- VEHICLE ACCESS RAMP
- LOW POINT
- HIGH POINT
- FLOOR DRAIN
- DRAINING SLOPE
- COUNTER SLOPE
- SPRINKLER



MSU : mm  
 Width : 2600  
 Track : 2600  
 Lock to Lock Time : 6.0  
 Steering Angle 10312 : 40.1



Wayne Titan : mm  
 Width : 2578  
 Track : 2438  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.0



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OUVRAGE Project  
**800 MONTREAL ROAD**

EMPLACEMENT Location NO PROJET No.  
 120 DEN HAAG DR, OTTAWA 12263

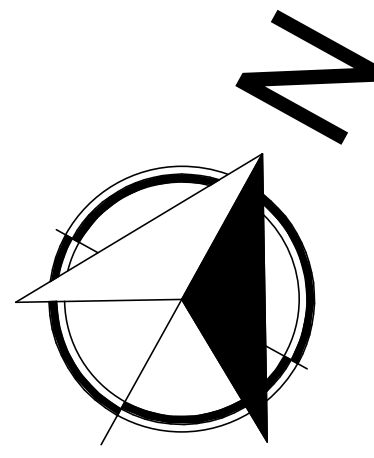
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DESSIN PAR Drawn by VERIFIÉ PAR Checked  
 AJ FP  
 DATE (aa mm ii) ECHELLE Scale  
 2021.10.25 As Indicated

TITRE DU DESSIN Drawing Title  
**PARKING PLAN**

REVISION Revision NO. DESSIN Dwg Number  
**G A200**

C:\Fichiers Revit\Localaux\800MTL-12263-ARC-INT\_ajanushevski.rvt

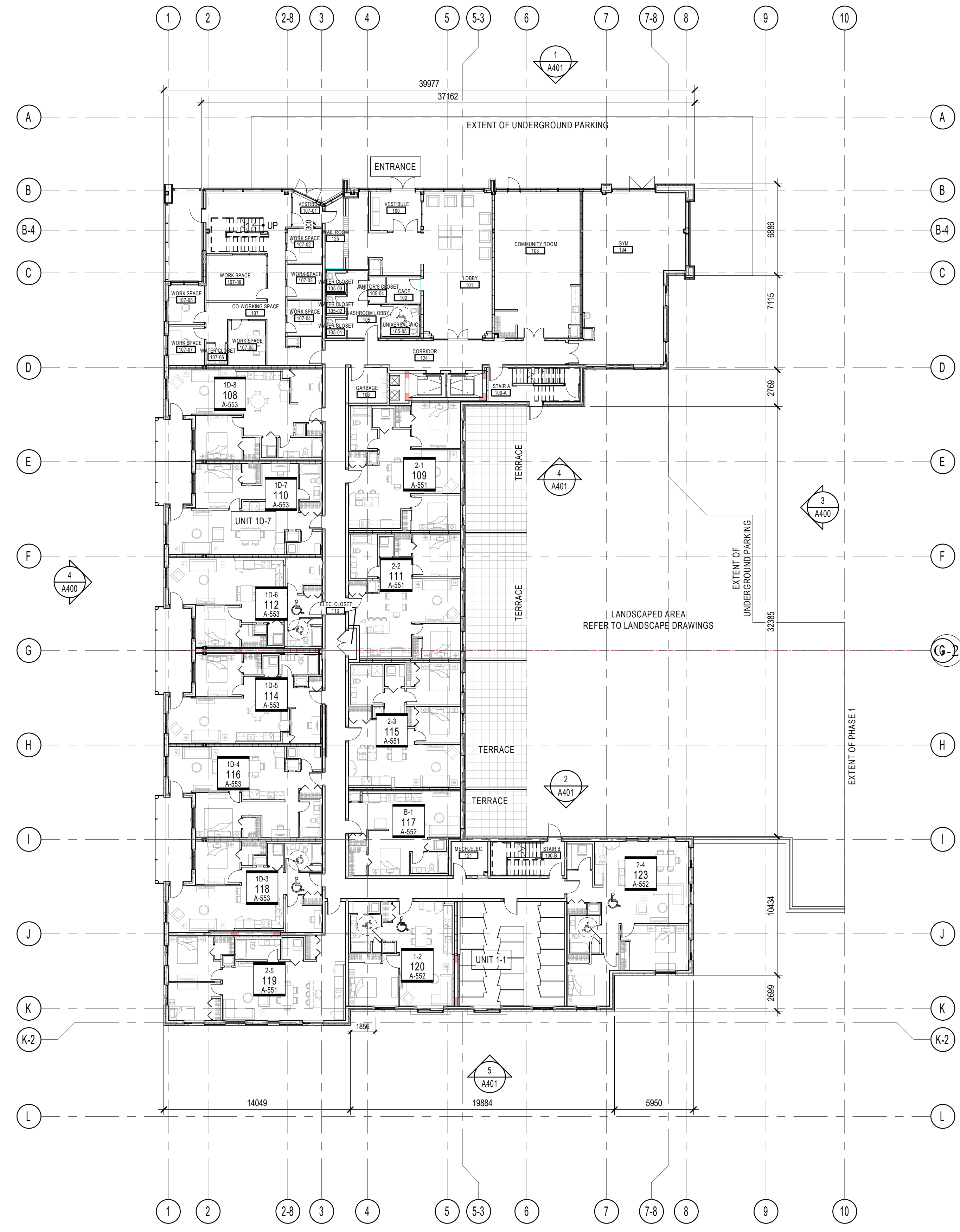


C:\Fichiers Revit\Locaux\800MTL-12263-ARC-INT\_ajanushewski.rvt

BARRIER FREE UNITS A200-A205			
Total units amount:	124 Units		
Required Barrier-free units:	19 Units (15%)		
Bachelors:	8 Units (6.4%)	- 0 Barrier-free units required	/ 0 provided
1 Bedroom:	30 Unit (24%)	- 19 Barrier-free units required	/ 23 provided
1 Bedroom + Den:	13 Units (10.4%)	- 13 Barrier-free units required	/ 4 provided
2 Bedrooms:	68 Units (53.2%)	- 29 Barrier-free units required	/ 22 provided
2 Bedroom + Den:	0 Units (0%)	- 0 Barrier-free units required	/ 1 provided
3 Bedrooms:	7 Units (5.6%)	- 0 Barrier-free units required	/ 0 provided

BARRIER FREE COMMON SPACES			
<b>NOTES:</b>			
- PATH OF TRAVEL SHALL BE OF A MINIMUM WIDTH OF 1100mm.			
- EVERY DOOR GIVING ACCESS TO AN AREA MENTIONED ABOVE SHALL BE OF 965mm (TO BE VERIFIED WITH MANUFACTURER) IN ORDER TO PROVIDE A PERFECTLY NON-OBSTRUCTED CLEAR WIDTH PASSAGE OF NOT LESS THAN 860mm. DOORS NEED TO HAVE A CLEARANCE OF 600mm BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS TOWARD THE APPROACH SIDE AND 300mm BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE.			
- THERMOSTATS SHALL BE INSTALLED AT A HEIGHT OF 1200mm ABOVE FINISHED FLOOR. ANY OTHER CONTROLS SHALL BE INSTALLED BETWEEN 900mm AND 1100mm HIGH.			
- DESIGNATED BARRIER-FREE WASHROOMS SHALL CONTAIN A LAVATORY, A WATER CLOSET AND A BATHTUB OR A SHOWER. NOTE THAT THE BATHROOM IS NOT INTENDED TO INCLUDE A BF BATHTUB AND/OR SHOWER. BF WASHROOM SHALL BE DESIGNED TO PERMIT A WHEELCHAIR TO TURN IN AN OPEN SPACE OF NOT LESS THAN 1500mm IN DIAMETER. WALL REINFORCEMENT SHALL BE INSTALLED FOR FUTURE REQUIRED GRAB BARS FOR ALL PLUMBING FIXTURES INSTALLED.			



**GROUND FLOOR**  
1:200

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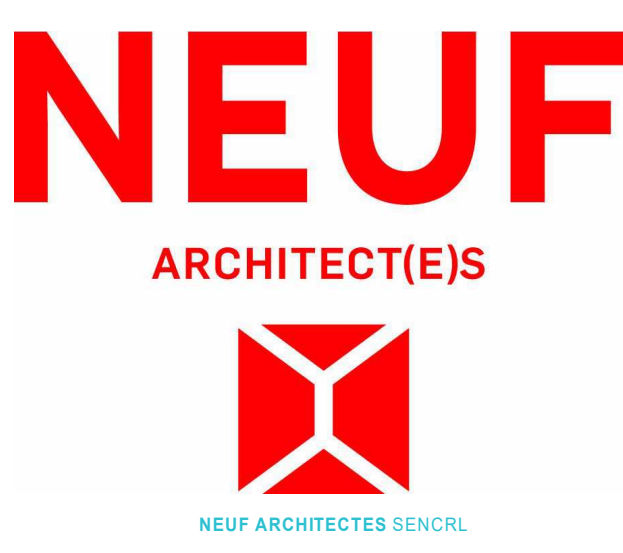
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**OUVRAGE / Project**  
**800 MONTREAL ROAD**

**EMPLACEMENT / Location**  
 120 DEN HAAG DR,  
 OTTAWA

**NO PROJET / No.**  
 12263

NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
B	Issued for Coordination 30%	2020.12.20
C	Issued for internal review - Architect	2021.01.25
D	Issued for Coordination 60%	2021.05.25
E	Issued for SPA Rev 1	2021.10.25
F	Issued for 80% Review	2022.03.05
G	Reissued for SPA Rev 2	2022.12.21

**DESSIN PAR / Drawn by**  
 AJ

**VERIFIÉ PAR / Checked**  
 FP

**DATE (aa.mm.jj)**  
 2021.10.25

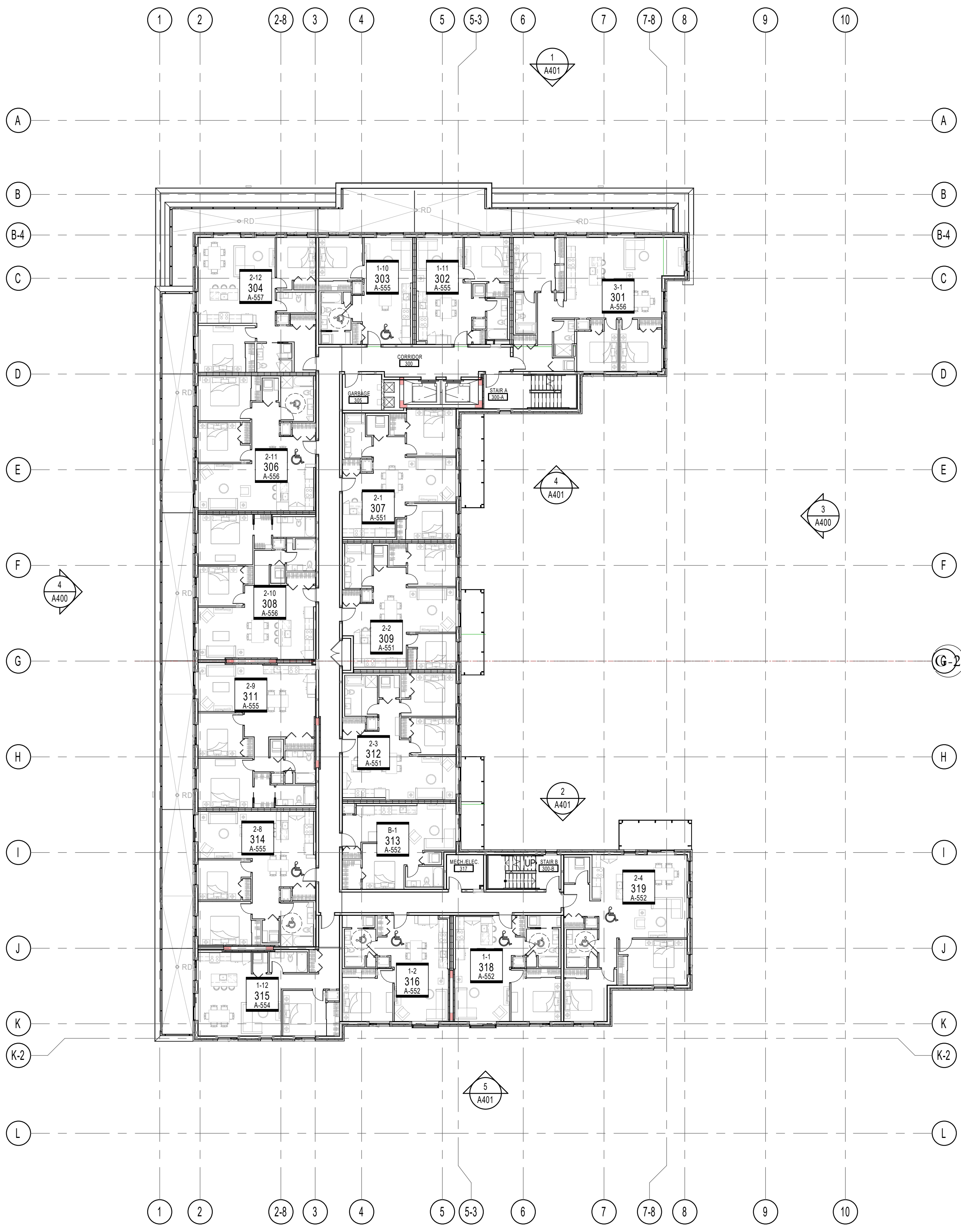
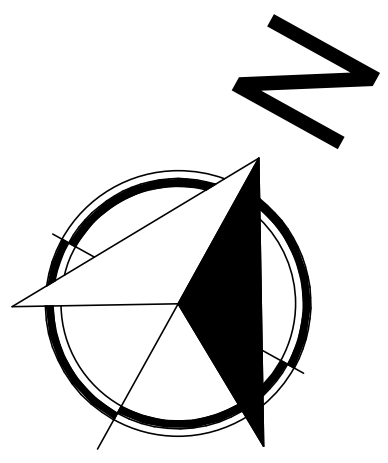
**ÉCHELLE / Scale**  
 As indicated

**TITRE DU DESSIN / Drawing Title**

**GROUND FLOOR PLAN**

**REVISION / Revision**  
**G**

**NO. DESSIN / Dwg Number**  
**A201**



3rd FLOOR PLAN  
1: 200



2nd FLOOR PLAN  
1: 200

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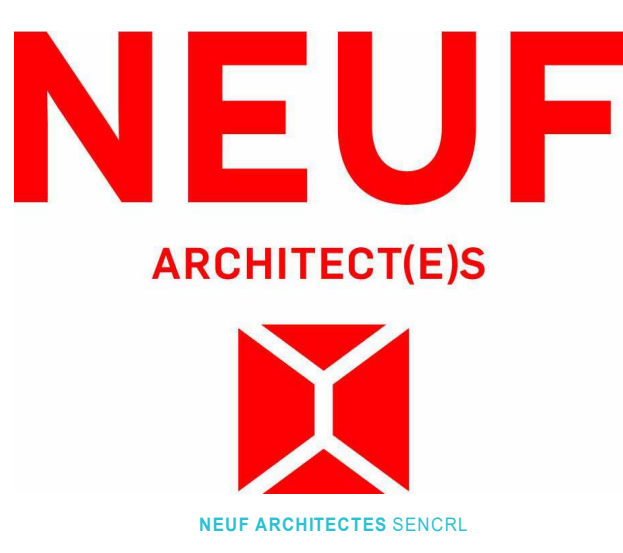
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OUVRAGE / Project  
**800 MONTREAL ROAD**

EMPLACEMENT / Location  
120 DEN HAAG DR,  
OTTAWA

NO PROJET No. 12263

NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
B	Issued for Coordination 30%	2020.12.20
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G	Reissued for SPA Rev 2	2022.12.21

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AJ

VERIFIÉ PAR / Checked  
FP

DATE (aa mm ii)  
2021.10.25

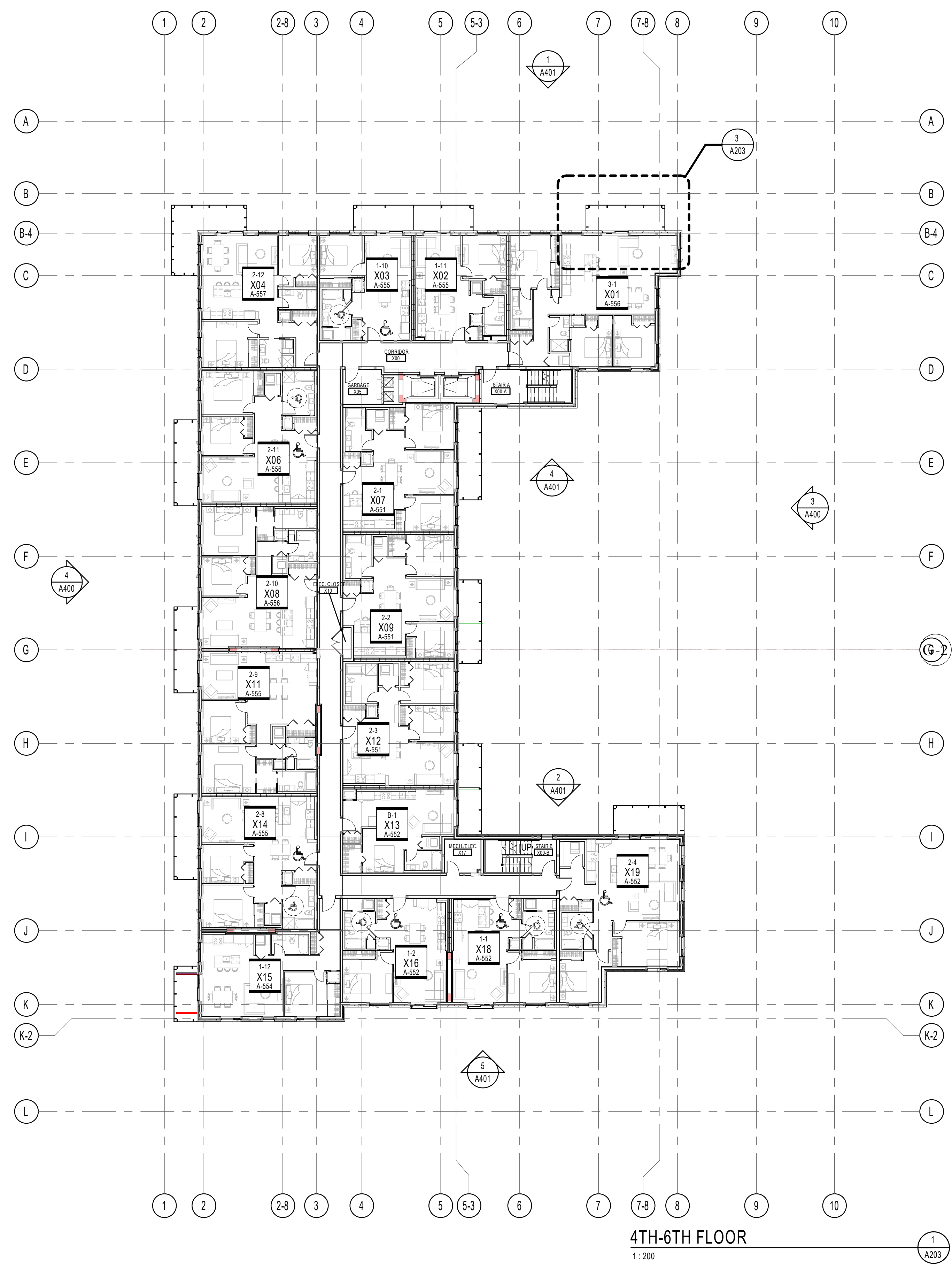
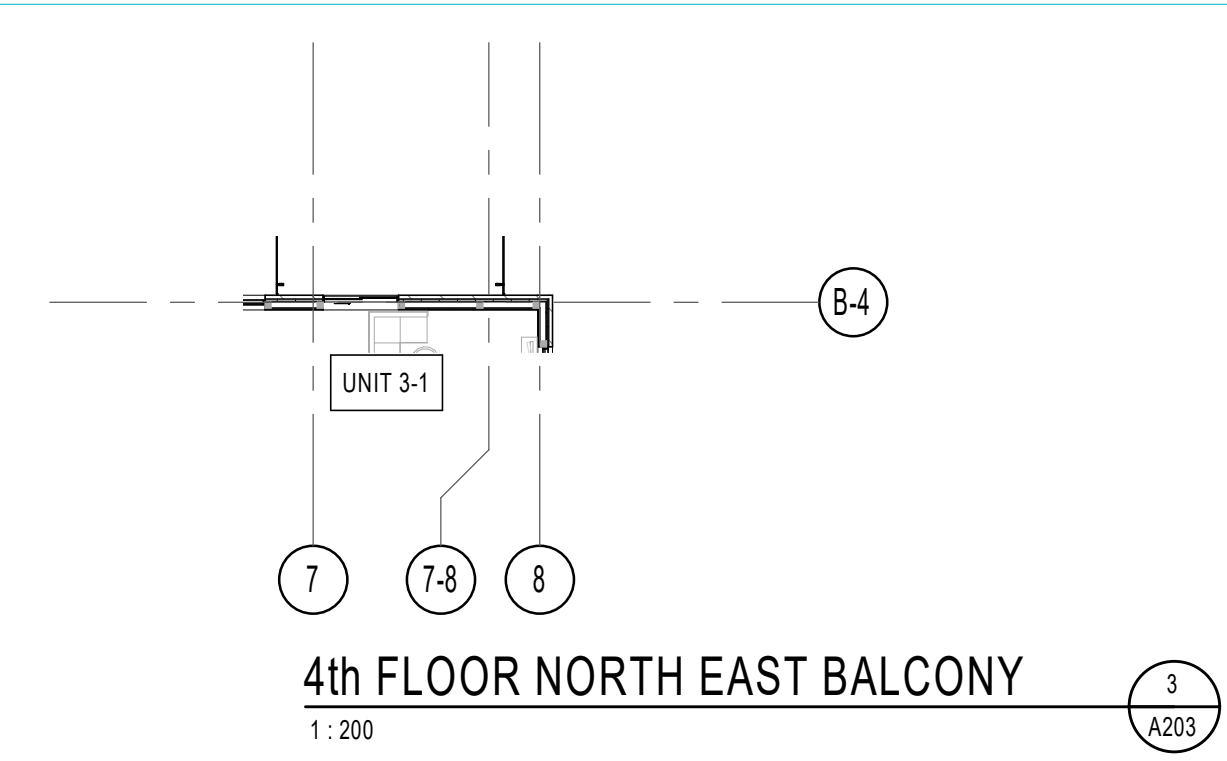
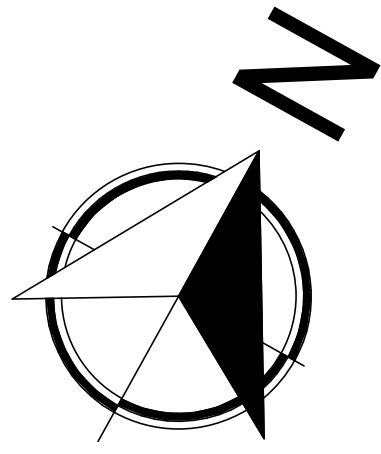
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TITRE DU DESSIN / Drawing Title

**2nd AND 3rd FLOOR PLAN**

REVISION / Revision  
**G**

NO. DESSIN / Dwg Number  
**A202**



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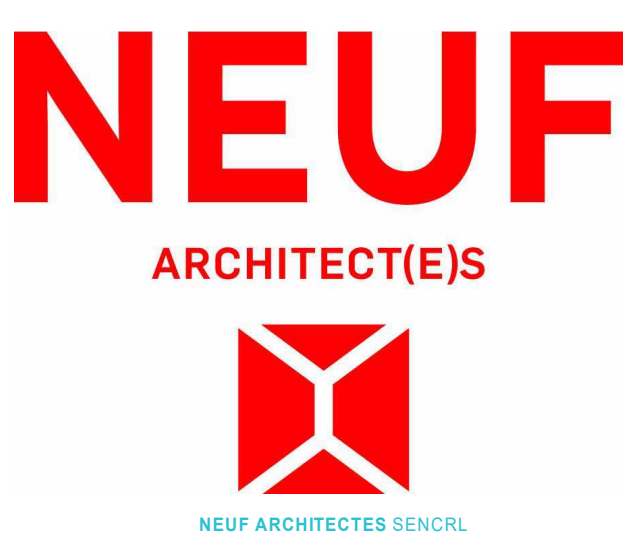
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OUVRAGE / Project  
**800 MONTREAL ROAD**

EMPLACEMENT / Location NO PROJET / No  
**120 DEN HAAG DR, OTTAWA 12263**

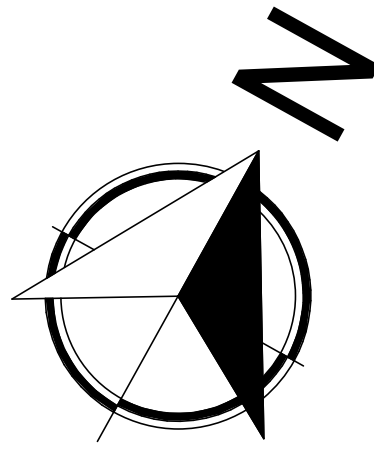
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F	Issued for 80% Review	2022.03.05
G	Reissued for SPA Rev 2	2022.12.21

DESSINÉ PAR / Drawn by  
 AJ  
 DATE (aa mm jj)  
 2021.10.25  
 TITRE DU DESSIN / Drawing Title

VERIFIÉ PAR / Checked  
 FP  
 ECHELLE / Scale  
 1 : 200  
**4th AND 5th/6th FLOOR PLAN**

REVISION / Revision NO. DESSIN / Dwg Number  
**G A203**





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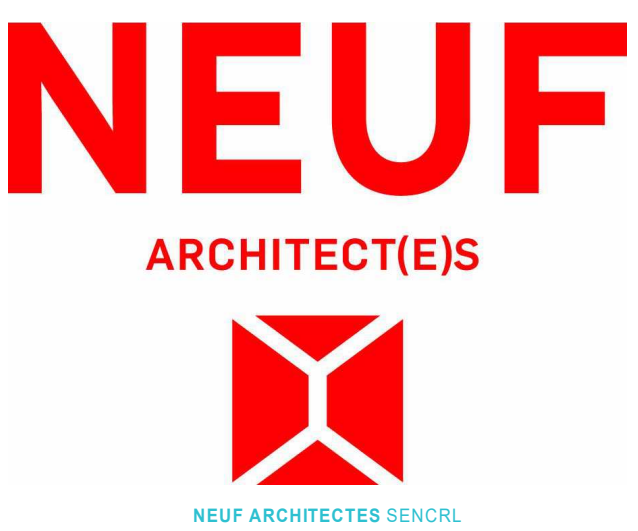
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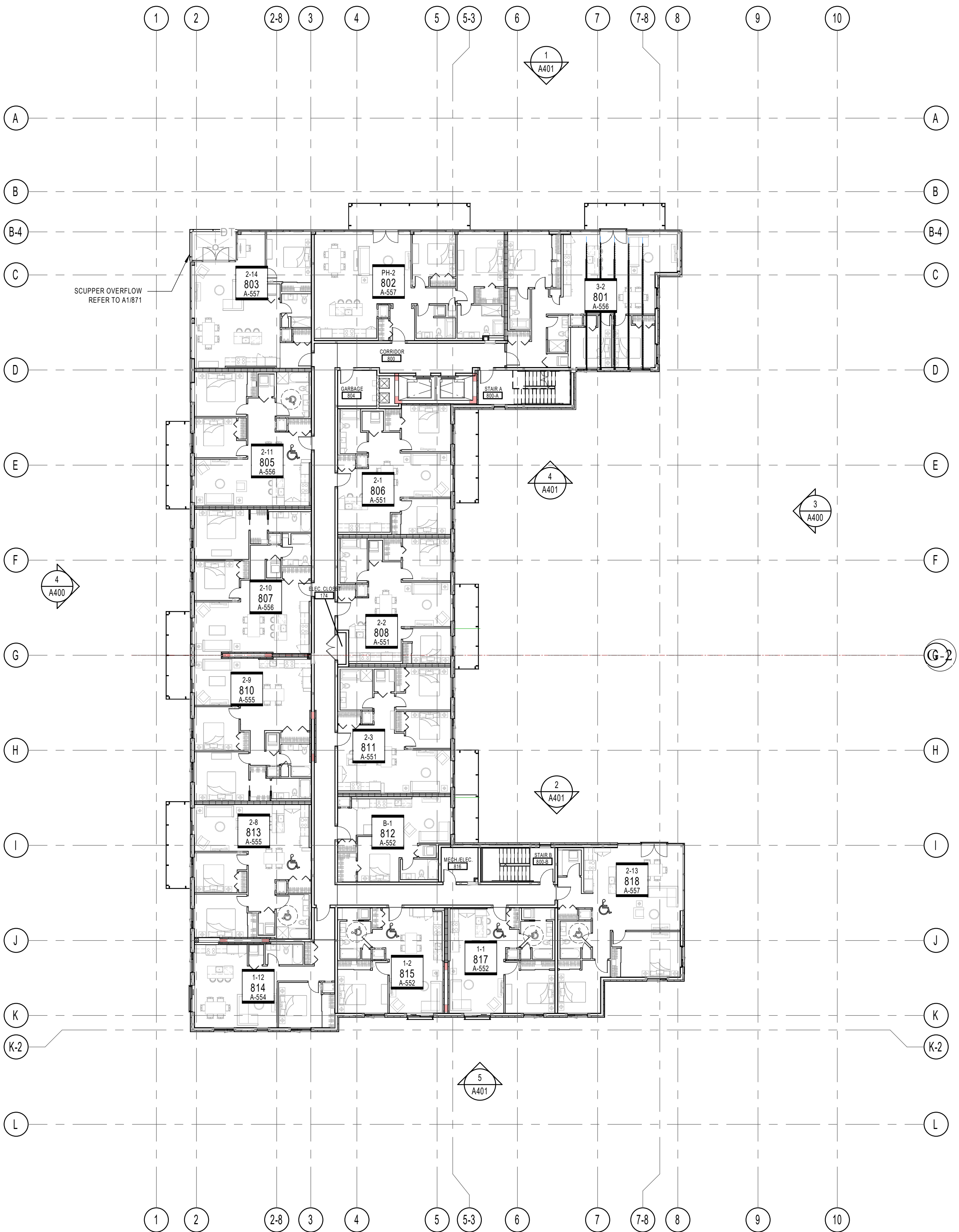
EMPLACEMENT Location NO PROJET No.  
**120 DEN HAAG DR, OTTAWA 12263**

NO	REVISION	DATE (aa-mm-ii)
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DESSIN PAR Drawn by VERIFIÉ PAR Checked  
 AJ FP  
 DATE (aa mm jj) ECHELLE Scale  
 2021.10.25 1 : 200  
 TITRE DU DESSIN Drawing Title

**7th AND 8th FLOOR PLAN**

REVISION Revision NO. DESSIN Dwg Number  
**G A204**



8TH FLOOR

1 : 200

2  
A204

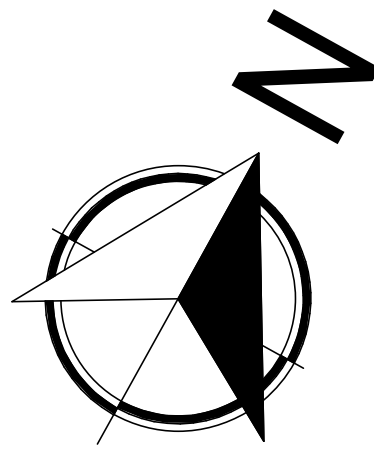
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7th FLOOR PLAN

1 : 200

1  
A204



### ROOF LEGEND

ROOFING SLOPE MAX 2%.

REFER TO MECHANICAL/CIVIL FOR VENT AND ROOF DRAIN SIZE AND LOCATION.

- SLAB LEVEL CHECK
- ROOFING SLOPE
- TAPERED INSULATION
- PLUMBING VENT
- ROOF DRAIN

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OUVRAGE Project

**800 MONTREAL ROAD**

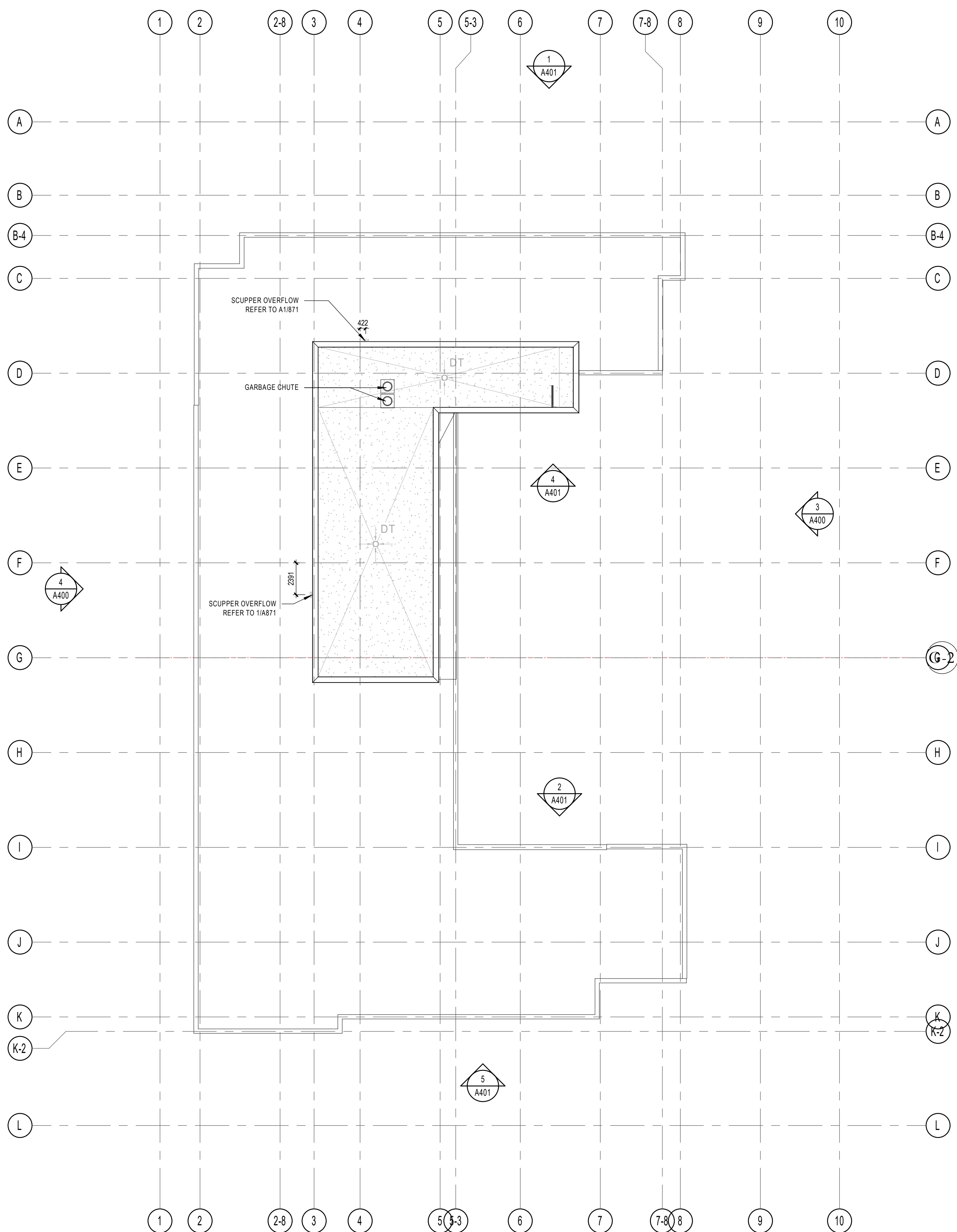
EMPLACEMENT Location NO PROJET No.  
 120 DEN HAAG DR, 12263  
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NO	REVISION	DATE (aa-mm-ii)
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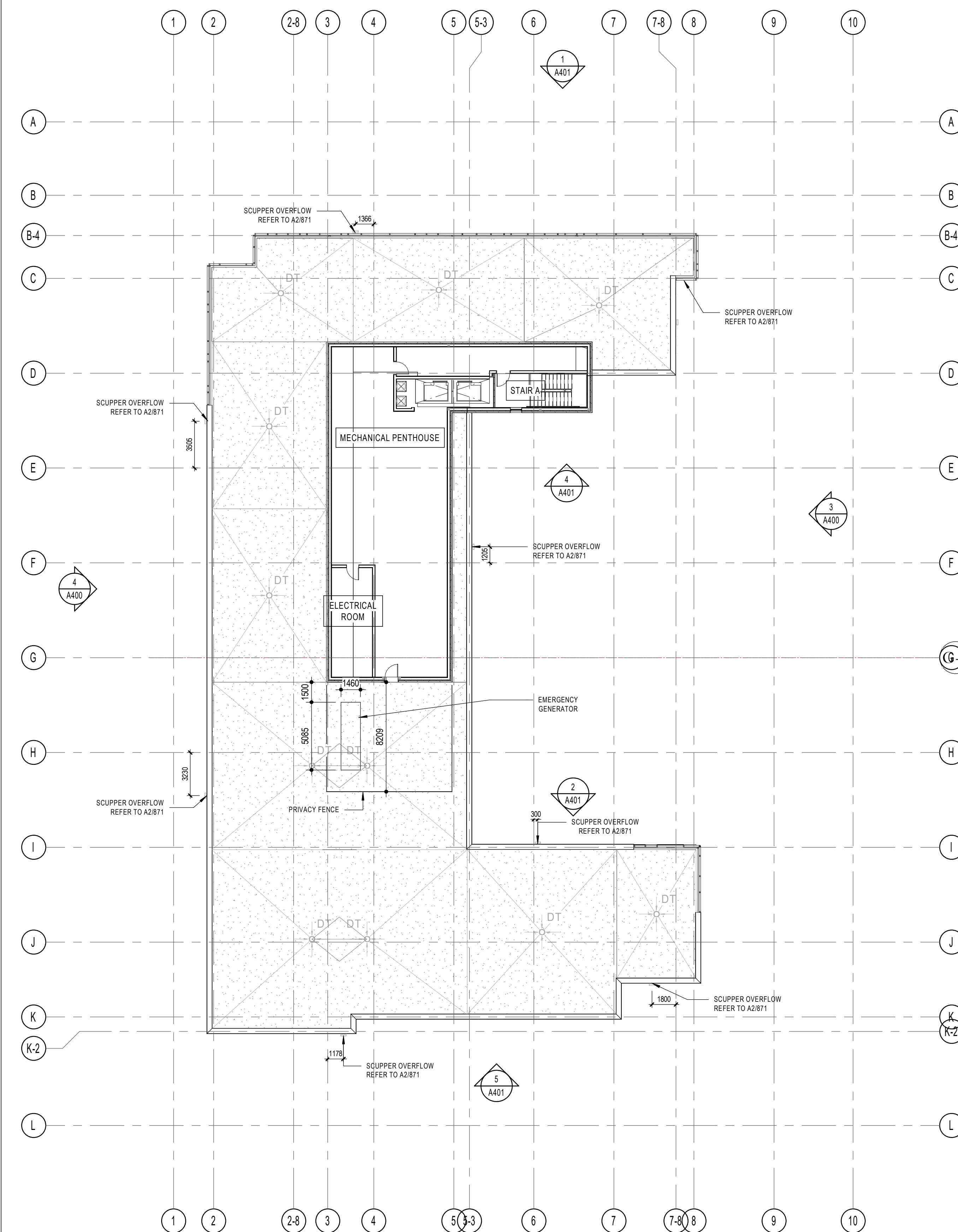
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 AJ FP  
 DATE (aa mm jj) ECHELLE Scale  
 2021.10.25 As indicated  
 TITRE DU DESSIN Drawing Title

**ROOF AND MECHANICAL PENTHOUSE ROOF PLAN**

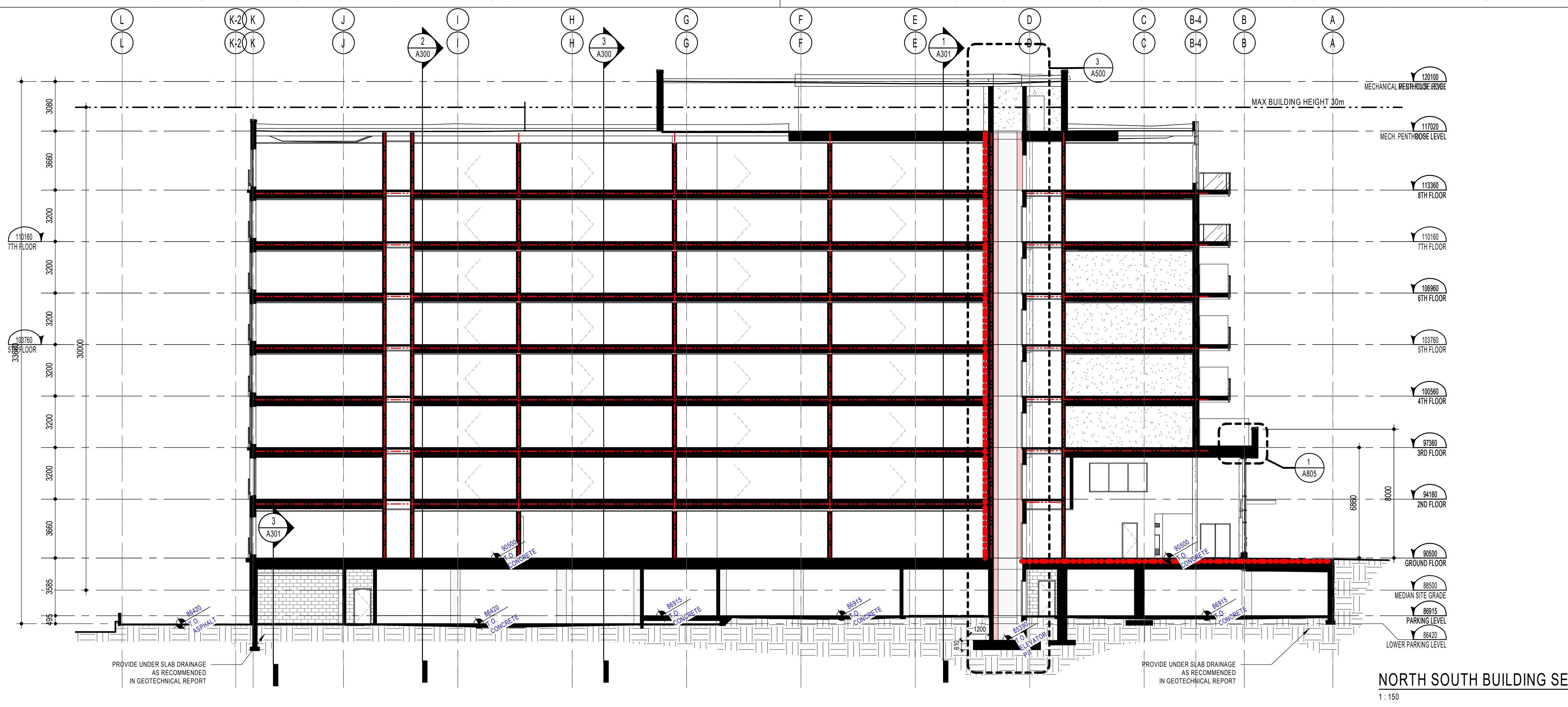
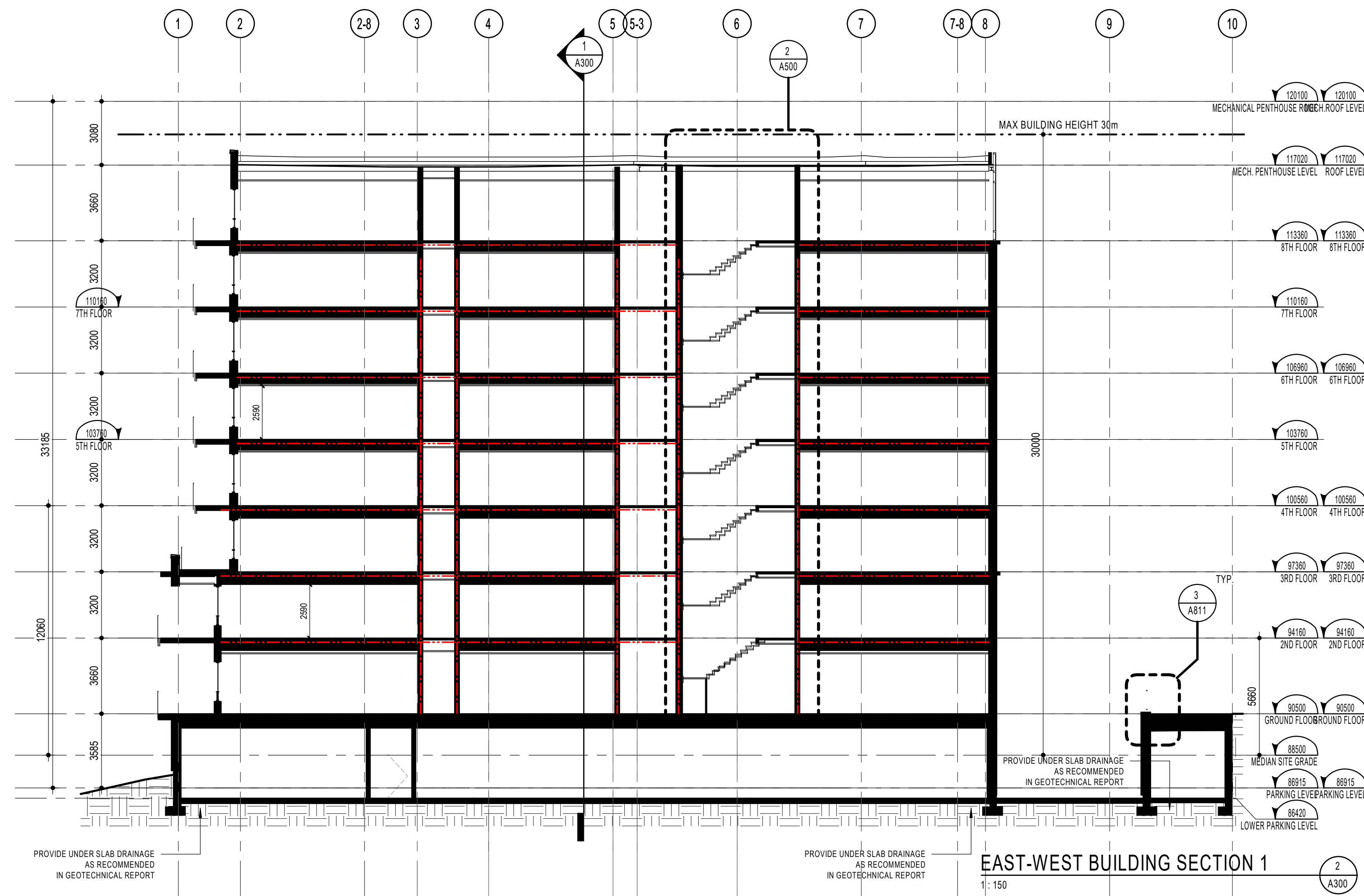
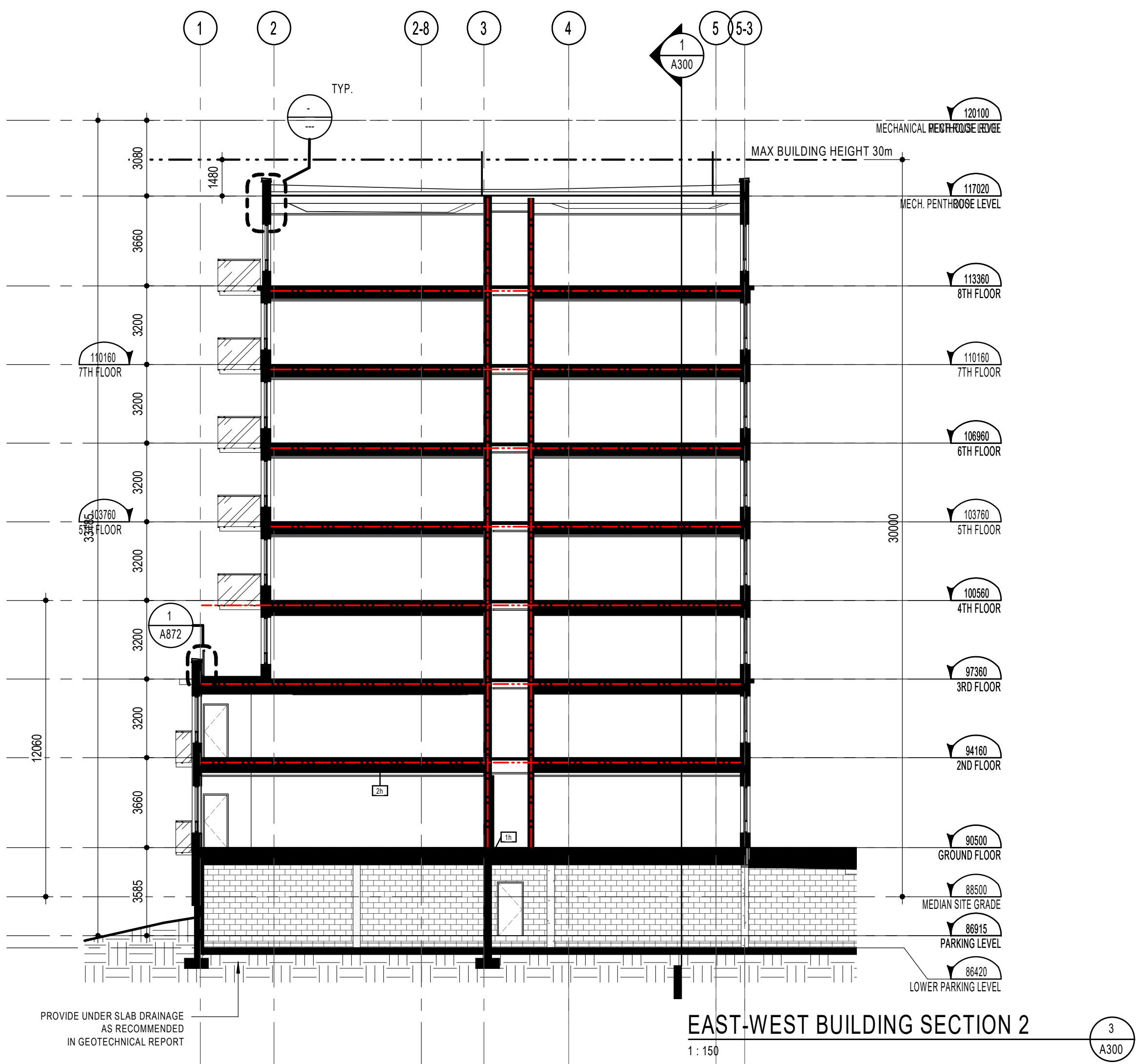
REVISION Revision NO. DESSIN Dwg Number  
**G A205**



**MECHANICAL PENTHOUSE ROOF**  
 1: 200



**MECH. PENTHOUSE LEVEL**  
 1: 200



**SOIL LEGEND**

SUBSURFACE

FINISHED GRADE

**F.R.R. LEGEND**

0H

1H

1.5H

2H

3

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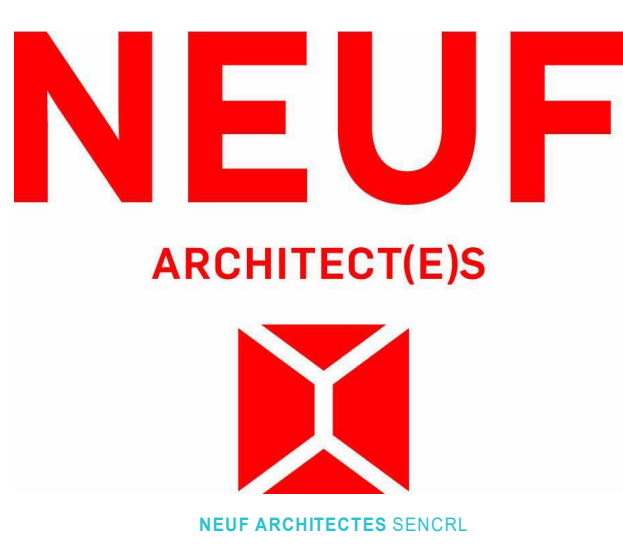
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T 450.878.4478 sovimabuildings.com

**OUVRAGE / Project**  
**800 MONTREAL ROAD**

**EMPLACEMENT / Location** NO PROJET No. 12263  
120 DEN HAAG DR, OTTAWA

NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
B	Issued for Coordination 30%	2020.12.20
C	Issued for internal review - Architect	2021.01.25
D	Issued for Coordination 60%	2021.05.25
E	Issued for SPA Rev 1	2021.10.25
F	Issued for 80% Review	2022.03.05
G	Reissued for SPA Rev 2	2022.12.21

**DESSIN PAR / Drawn by** AJ  
**DATE (aa mm ii)** 2021.10.25  
**TITRE DU DESSIN / Drawing Title** BUILDING SECTION

**VERIFIÉ PAR / Checked by** FP  
**ÉCHELLE / Scale** As indicated

**REVISION / Revision** **NO. DESSIN / Dwg Number**  
**G A300**

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**EAST ELEVATION**  
1:150



**WEST ELEVATION**  
1:150

**ELEVATION LEGEND A400 & A401**

**ABBREVIATION/SYMBOL LEGEND**

C.J. : CONTROL JOINT (SEALANT COLOUR TO MATCH ADJACENT VENEER)  
 L.L. : PRIMED & PAINTED LOOSE LINTEL (COLOUR TO MATCH ADJACENT VENEER)  
 S.A. : PRIMED & PAINTED SHELF ANGLE (COLOUR TO MATCH ADJACENT VENEER)  
 S.S.A. : PRIMED & PAINTED SUSPENDED SHELF ANGLE (COLOUR TO MATCH ADJACENT VENEER)  
 S.S. : SUPPORT STRUCTURE (OPENINGS OVER 300mm) : STRUCTURAL STEEL, HSS AND SHELF ANGLE ABOVE WINDOW UNIT. SEE STRUCTURAL ENGINEER FOR TYPES, SPACING, DIMENSIONS, ANCHORAGE, LOCATIONS, ETC).

SINGLE EXHAUST VENT \*  
 DOUBLE EXHAUST VENT \*  
 TRIPLE EXHAUST VENT \*  
 QUADRUPLE EXHAUST VENT \*

\* ALL EXHAUST VENT LOCATION TO BE VERIFIED AND COORDINATED WITH MECHANICAL ENGINEER

**REFER TO A-831 FOR BRICK COURSING DETAILS.**

FOR OTHER BRICK SIZES AND TYPES, COURSING MUST BE ADAPTED TO THE STONE COURSING AND ROUGH OPENINGS AS INDICATED IN THESE DRAWINGS.

**CONSTRUCTION NOTE**

**MATERIALS LEGEND**

M-1 MASONRY VENEER AND ACCESSORIES - TYPE 1 (Red Brick)  
 M-2 MASONRY VENEER AND ACCESSORIES - TYPE 2 (Black Brick)  
 M-3 MASONRY VENEER AND ACCESSORIES - TYPE 3 (Dark Red Brick)  
 C-1 EXPOSED CONCRETE  
 C-2 PRECAST WINDOW SILL  
 MT-1 ALUMINUM SIDING AND ACCESSORIES - TYPE 1 (WOOD PATTERN PANEL)  
 MT-2 ALUMINUM SIDING AND ACCESSORIES - TYPE 2 (Panlab - TEQ RAL9016 (White))  
 MT-3 ALUMINUM SIDING AND ACCESSORIES - TYPE 3 (VIC-WEST - Light Grey (Ivory Grey Trim))  
 MT-4 CORNICE (Metal Flashing - To match MT-3 Trim)  
 G-1 GLASS - TYPE 1 (Solarban 60) MULLIONS - ANODIZED BLACK AA-M10C21A44)  
 G-2 SPANDREL GLASS - (Opac-Coat - ANODIZED GREY RC3-0723)  
 G-3 GLASS GUARD - (Sapphire Balconies - CLEAR GLAZING)  
 R-1 METAL RAILING - Black  
 T-1 TILE BASE - (Shouldice - PEARL WHITE - SS)  
 W- WINDOW TYPE NOTE (SEE WINDOW ELEVATION SHEET)  
 CW- CURTAIN WALL ELEVATION SYMBOL (SEE WINDOW ELEVATION SHEET)

**SOIL LEGEND**

SUBSURFACE  
 FINISHED GRADE

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 T 613.233.8579 lashley.ca

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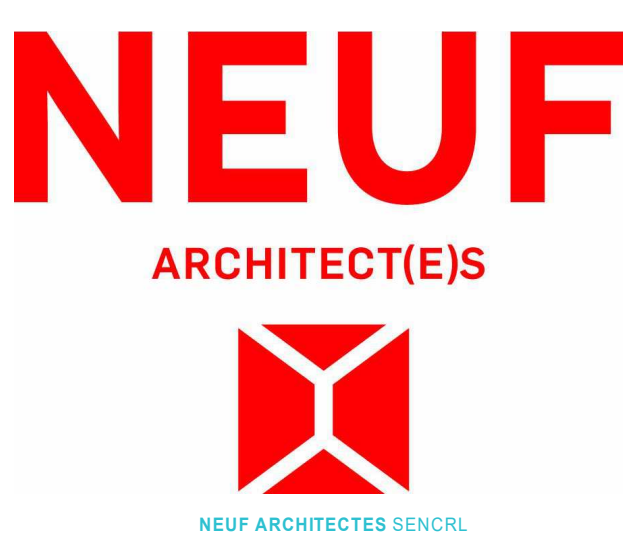
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**NINE Design**  
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**ARCHITECTES / ARCHITECT**  
**NEUF architect(e)s SENCRL**  
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 T 514.947.1117 NEUFarchitectes.com

**SCÉAU / Seal**



**CLIENT / Client**

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 100 rue Lanctôt, bureau 201, St-Basile-le-Grand (Québec) J3V 0B3  
 T 450.878.4478 sovimaassociations.com

**OUVRAGE / Project**  
**800 MONTREAL ROAD**

**EMPLACEMENT / Location**  
 120 DEN HAAG DR,  
 OTTAWA

**NO PROJET / No.**  
 12263

NO	REVISION	DATE (aa-mm-ii)
A	Issued for SPA	2020.12.11
B	Issued for Coordination 30%	2020.12.20
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**DESIGN PAR / Drawn by**  
 AJ

**VERIFIÉ PAR / Checked**  
 FP

**DATE (aa mm ii)**  
 2020.10.21

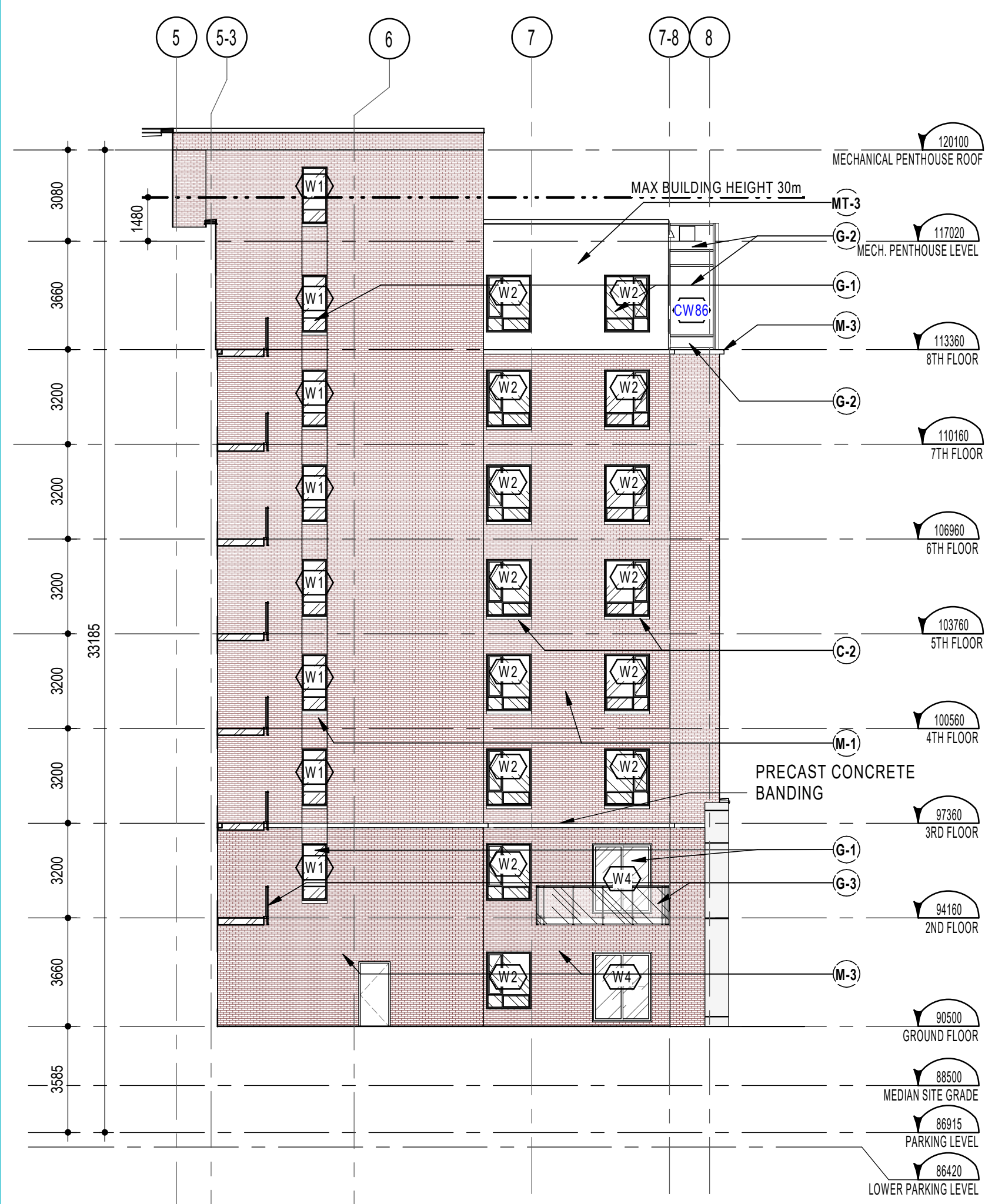
**ÉCHELLE / Scale**  
 As indicated

**TITRE DU DESSIN / Drawing Title**

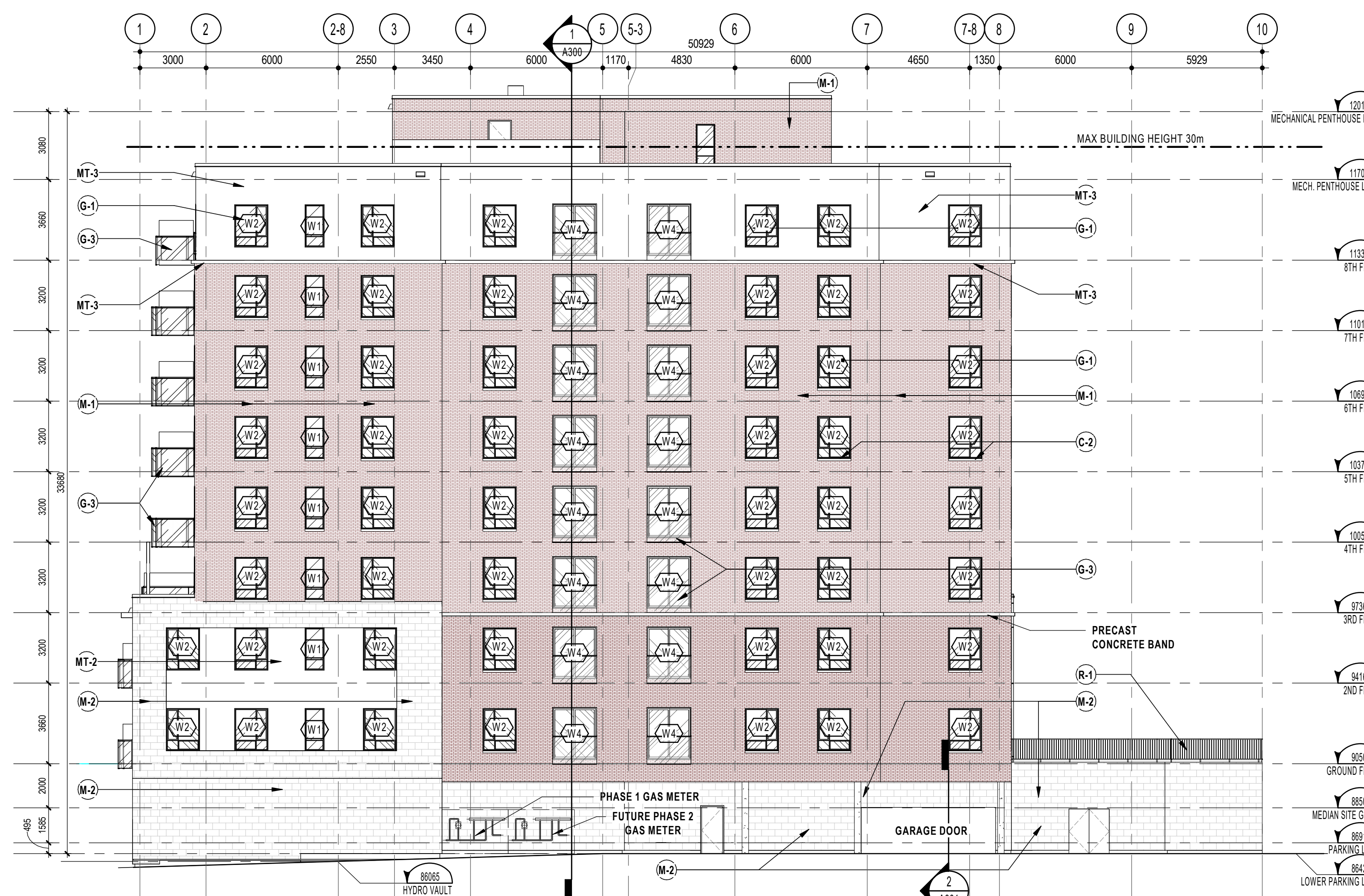
**EAST AND WEST ELEVATION**

**REVISION / Revision**  
**G**

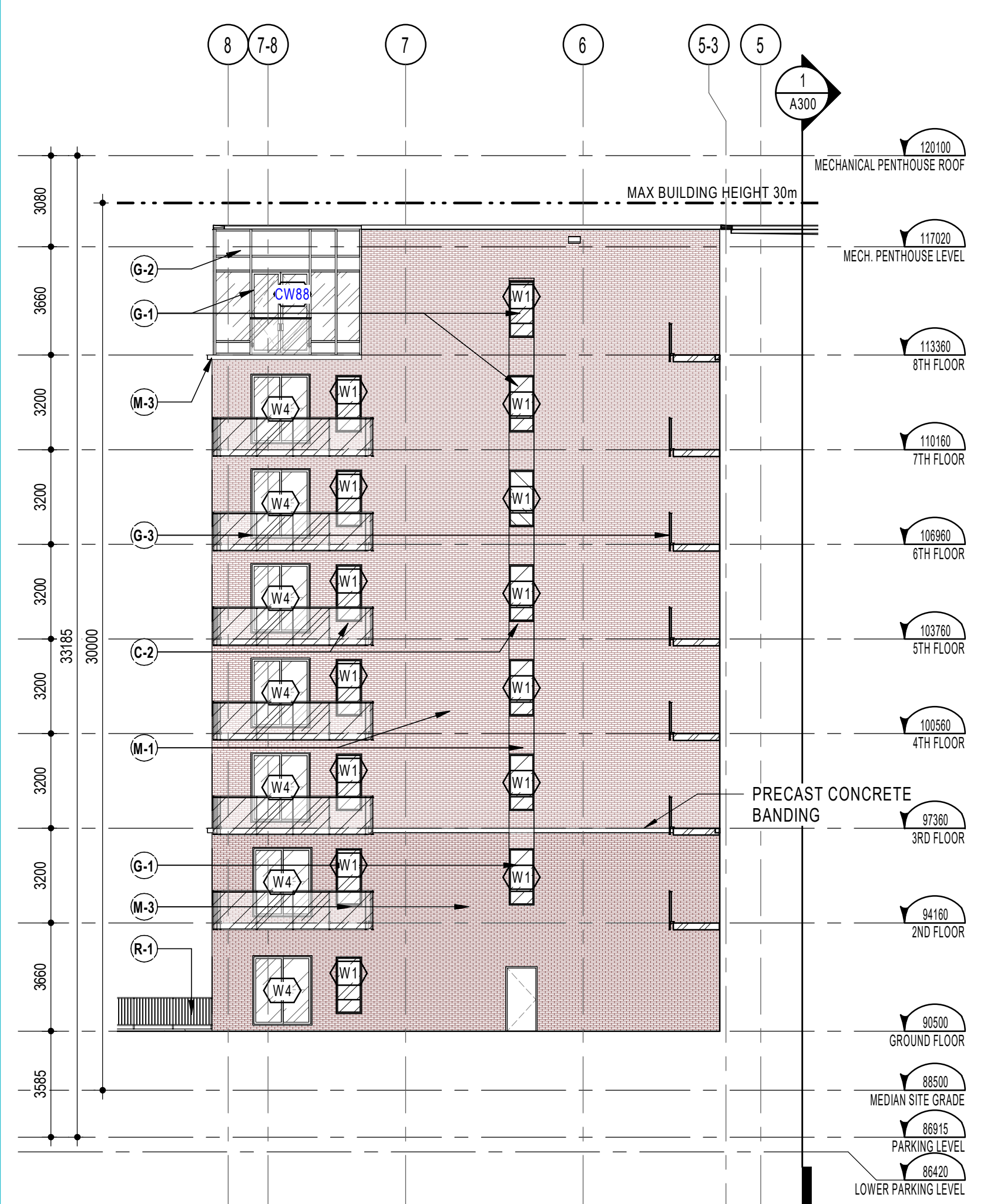
**NO. DESSIN / Dwg Number**  
**A400**



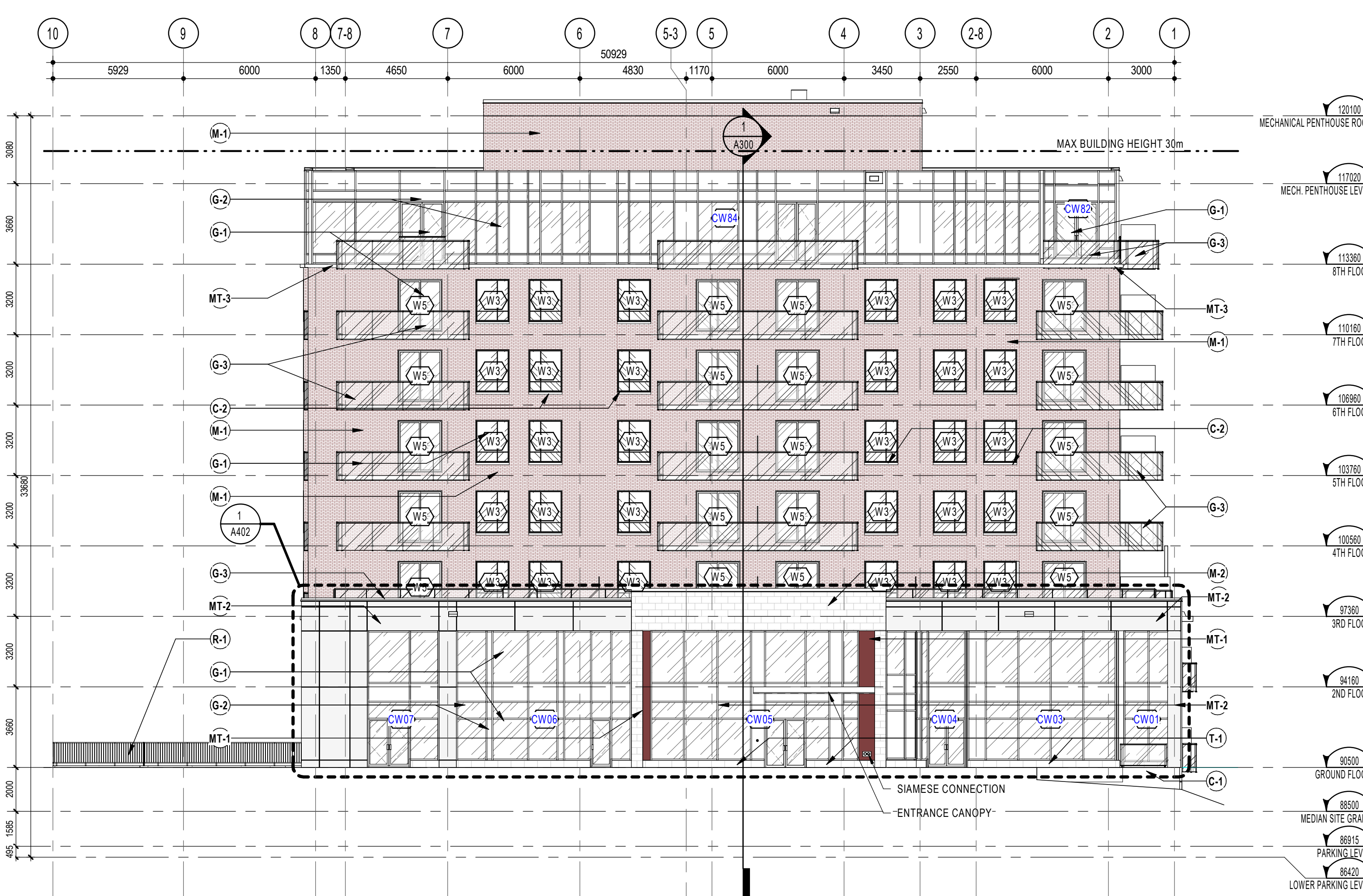
COURTYARD SOUTH ELEVATION  
1:150  
A401



SOUTH ELEVATION  
1:150  
A401



COURTYARD NORTH ELEVATION  
1:150  
A401



NORTH ELEVATION  
1:150  
A401

### ELEVATION LEGEND A400 & A401

#### ABBREVIATION/SYMBOL LEGEND

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#### CONSTRUCTION NOTE

CONSTRUCTION NOTE

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#### SOIL LEGEND

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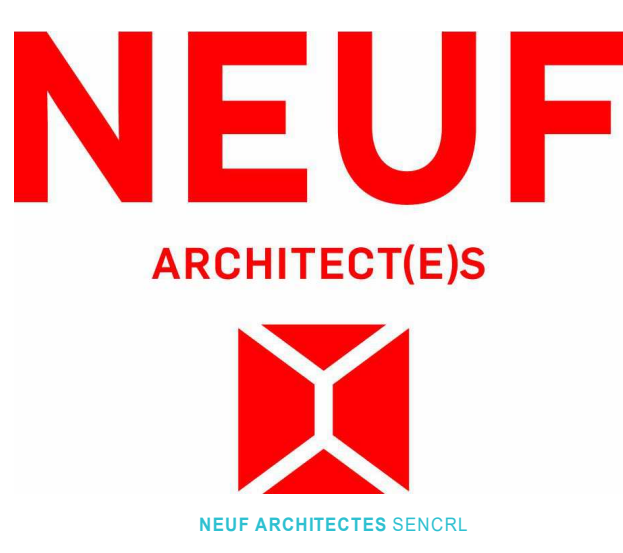
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**SCÉAU / Seal**



CLIENT / Client

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 T 450.878.4470 sovimaassociations.com

OUVRAGE / Project

**800 MONTREAL ROAD**

EMPLACEMENT / Location: 120 DEN HAAG DR, OTTAWA

NO PROJET No: 12263

NO	REVISION	DATE (aa-mm-ii)
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DESIGN PAR / Drawn by: AJ

VERIFIÉ PAR / Checked by: FP

DATE (aa mm ii): 2020.10.21

ÉCHELLE / Scale: As indicated

TITRE DU DESSIN / Drawing Title: NORTH AND SOUTH ELEVATION

REVISION / Revision: G

NO. DESSIN / Dwg Number: A401

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