



NEUF

ARCHITECT(E)S

brigil

729 Ridgewood Avenue

Ottawa, Ontario, March 2st 2023

SPA Revision

PROJET 12382 / BRIGIL

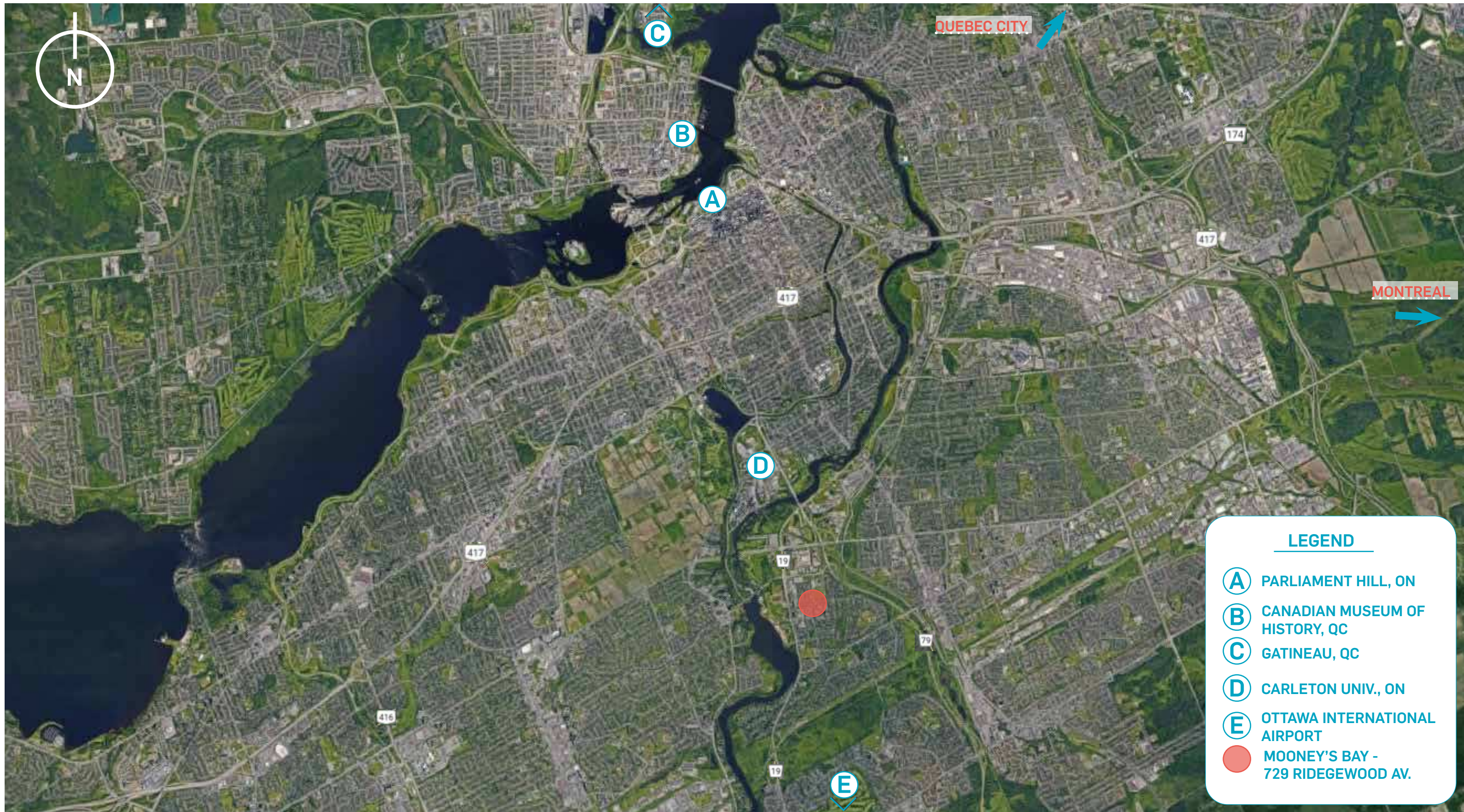


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01

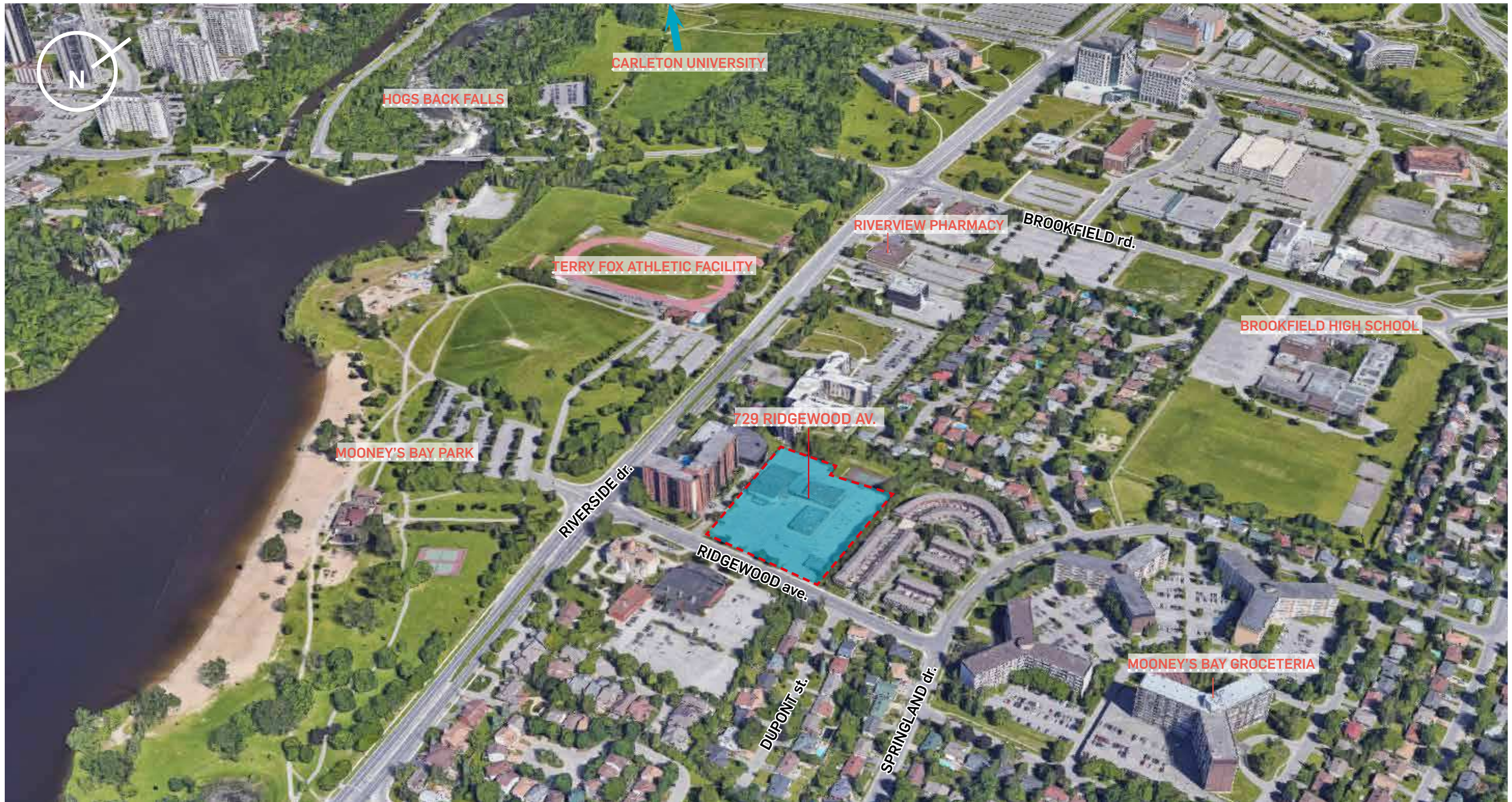
SITE



SITE LOCATION

LEGEND

- A** PARLIAMENT HILL, ON
- B** CANADIAN MUSEUM OF HISTORY, QC
- C** GATINEAU, QC
- D** CARLETON UNIV., ON
- E** OTTAWA INTERNATIONAL AIRPORT
- MOONEY'S BAY - 729 RIDGEWOOD AV.



SITE LOCATION





SITE LOCATION





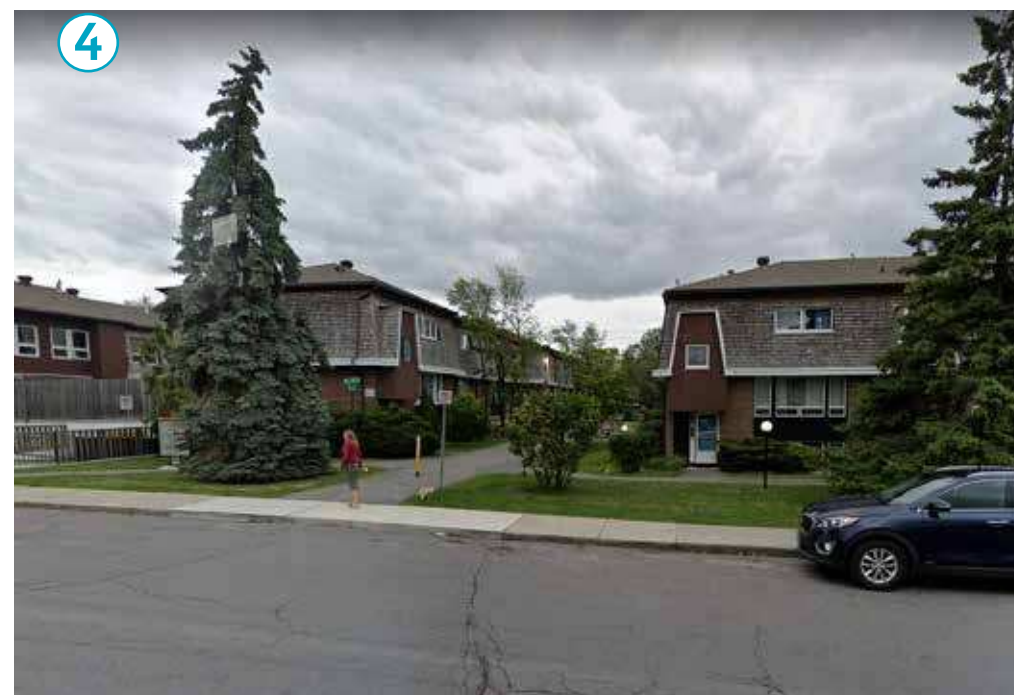
PROJECT SITE



2951 RIVERSIDE - THE DENBURY



SAINT PATRICK'S HOME



RIDGEWOOD AVE. TOWNHOUSES



SAINT ELIAS BANQUET CENTRE

NEIGHBOURHOOD PICTURES



ST. ELIAS ANTIOCHIAN ORTHODOX CATHEDRAL



MOONEY'S BAY PARK



MOONEY'S BAY BEACH



MOONEY'S BAY PARK



MOONEY'S BAY PLAYGROUND

NEIGHBOURHOOD PICTURES



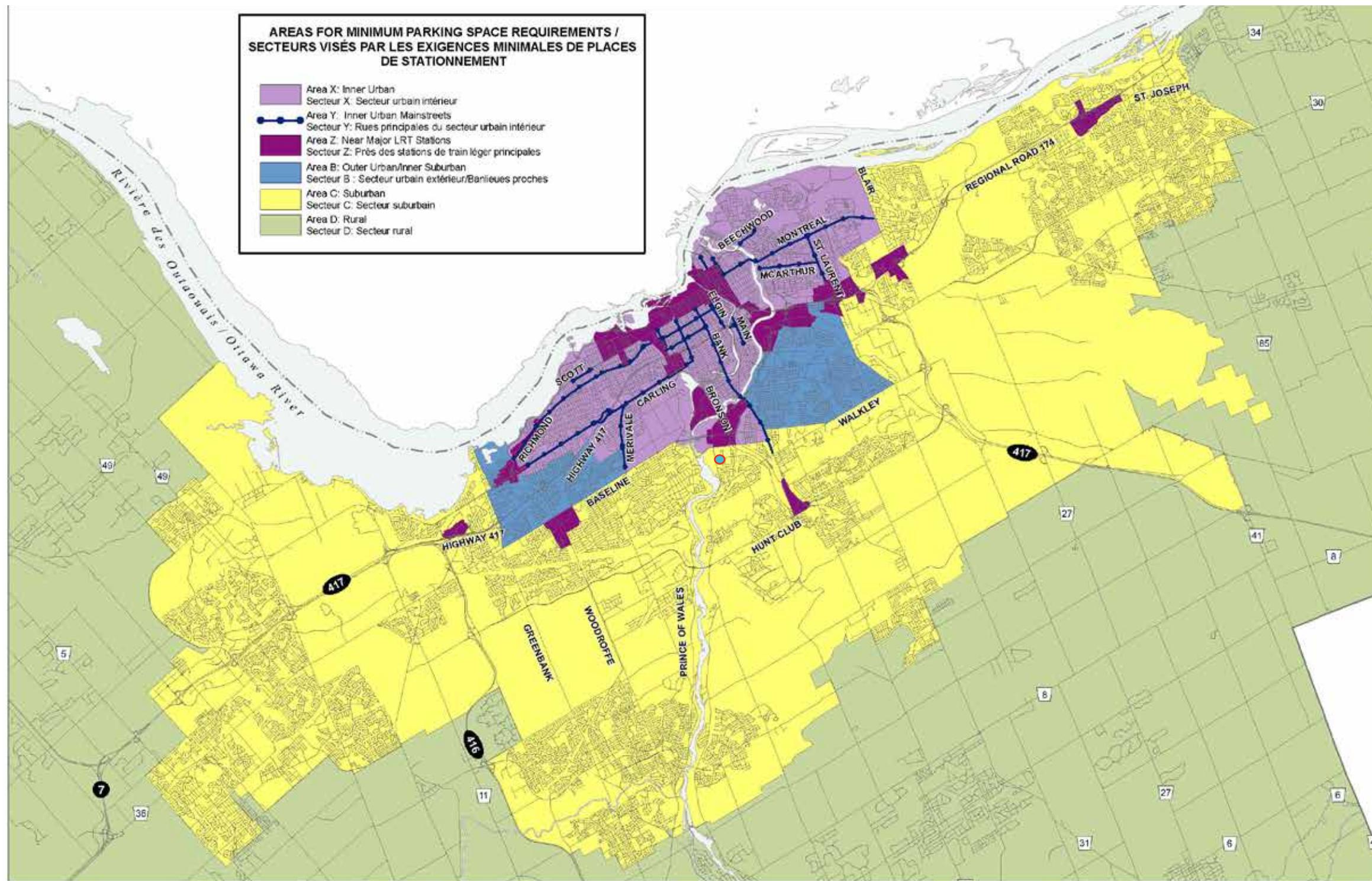
SITE PICTURES

brigit

NEUF ARCHITECT(E)S

02

ZONING



**AREAS FOR MINIMUM PARKING SPACE REQUIREMENTS /
SECTEURS VISÉS PAR LES EXIGENCES MINIMALES DE PLACES
DE STATIONNEMENT**

- Area X: Inner Urban
Secteur X: Secteur urbain intérieur
- Area Y: Inner Urban Mainstreets
Secteur Y: Rues principales du secteur urbain intérieur
- Area Z: Near Major LRT Stations
Secteur Z: Près des stations de train léger principales
- Area B: Outer Urban/Inner Suburban
Secteur B: Secteur urbain extérieur/Banlieues proches
- Area C: Suburban
Secteur C: Secteur suburbain
- Area D: Rural
Secteur D: Secteur rural

Ottawa

D02-02-16-0002	16-0952-Y
M:\Zoning_Bylaw\Schedules	
Produced by Infrastructure Services and Community Sustainability Produit par le Services d'Infrastructure et Viabilité des collectivités	


**This is Schedule 1A to Zoning By-law No. 2008-250
Annexe 1A au Règlement de zonage n° 2008-250**

This is Attachment 1 to By-law Number 2016-249, passed July 13, 2016
Pièce jointe n° 1 du Règlement municipal n° 2016-249, adopté le 13 juillet 2016

Consult Sections 101 and 102 for minimum parking space and visitor parking space rates /
Consulter les sections 101 et 102 pour connaître les taux minimaux de places de stationnement, y compris les taux de places de stationnement pour visiteurs

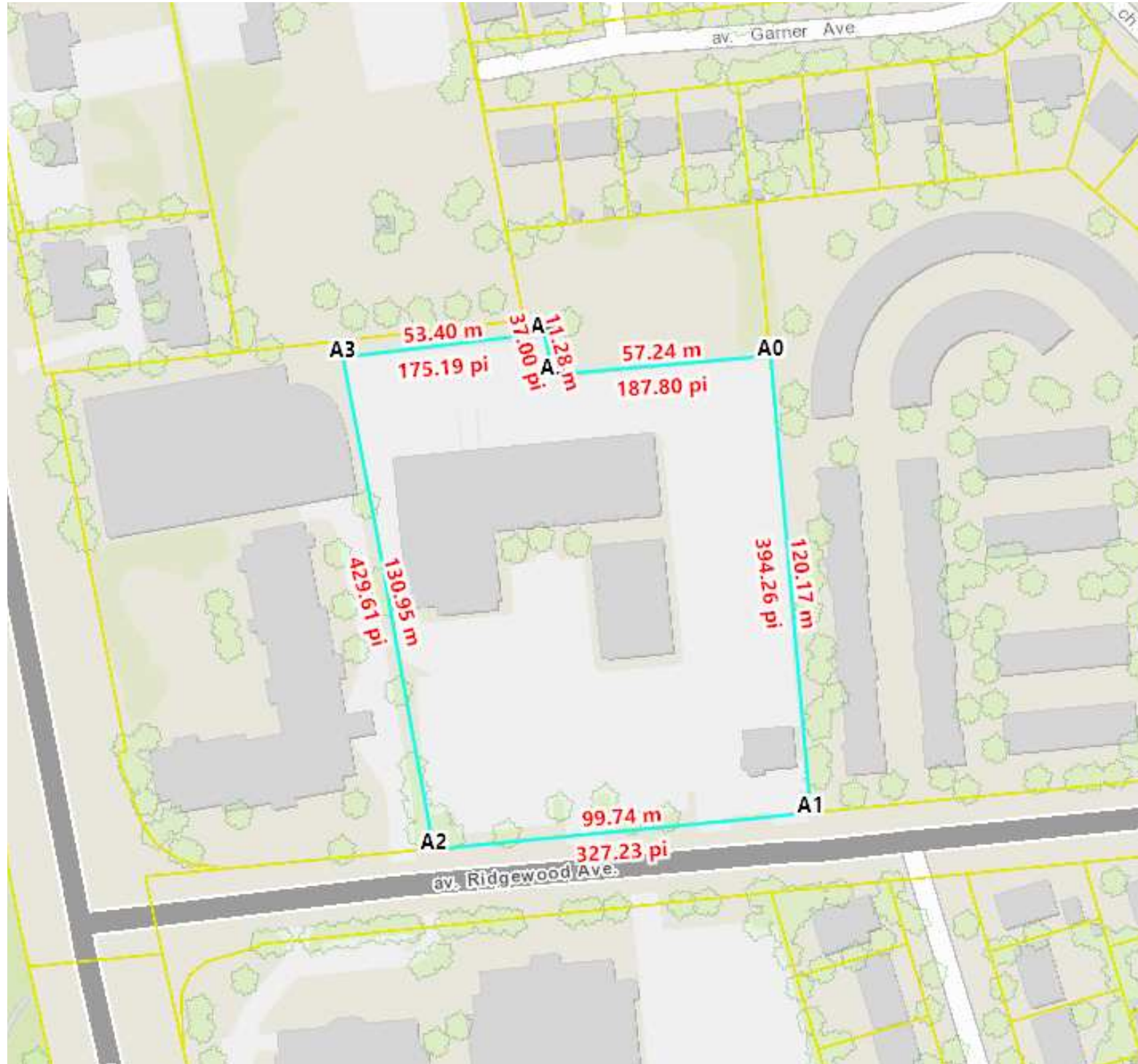
All lands in the City of Ottawa not shown as Area B, C, X, Y or Z are within Area D / Les parties de la ville d'Ottawa non situées dans les secteurs B, C, X, Y ou Z se trouvent dans le secteur D.

Échelle
N.T.S.
Mètres



Scale
N.T.S.
Metres

ZONE AS PER ANNEXE 1A



Géométrie de la parcelle

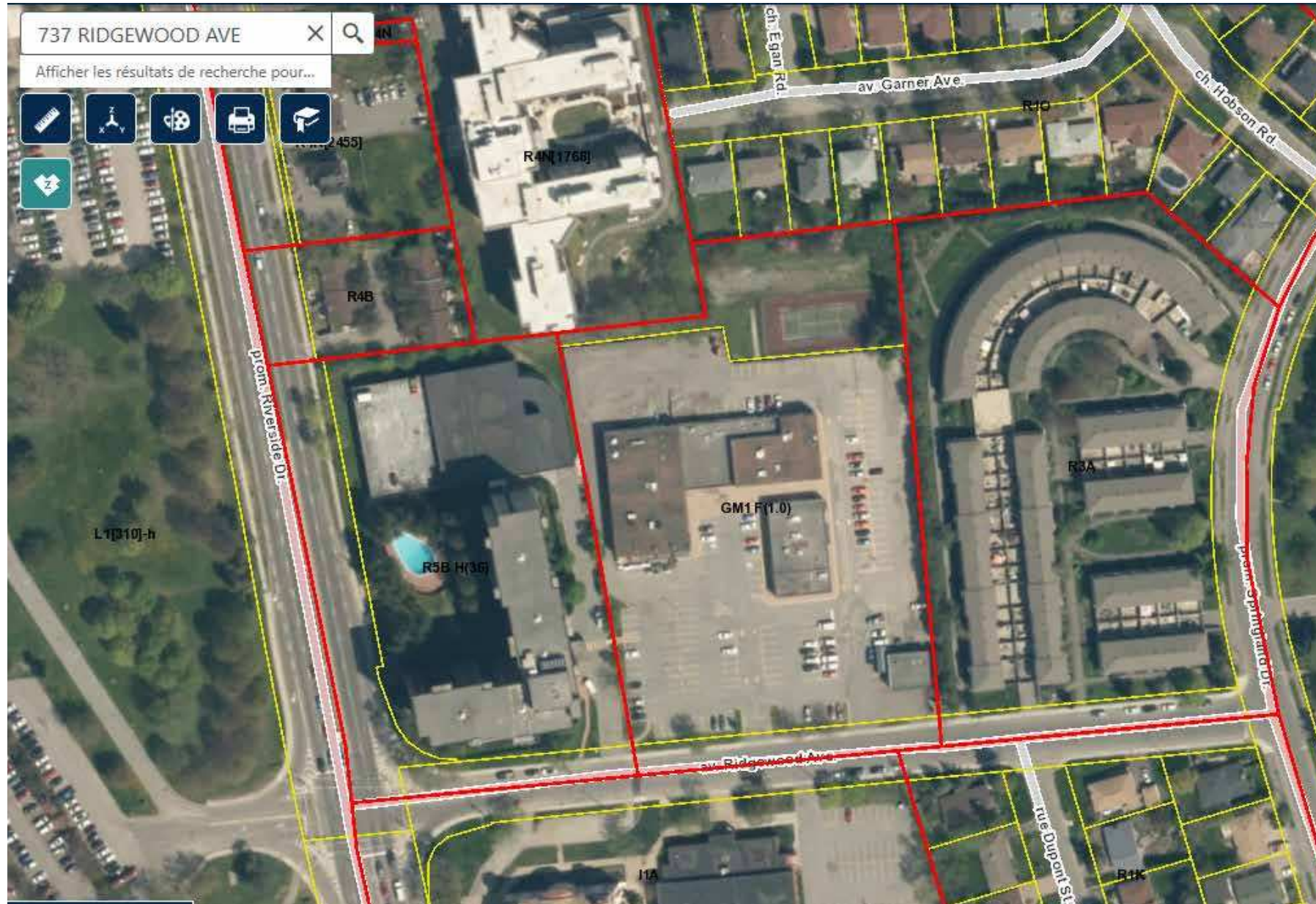
Sélectionner une parcelle de propriété sur la carte. Les sommets seront étiquetés, et les dimensions et la superficie de la parcelle seront indiquées ci-après. Faites un zoom sur la carte si les parcelles de propriétés ne sont pas visibles.

Remarque: Les distances et les zones représentées sur la carte et ci-après ne sont pas fondées sur un relevé d'arpentage officiel et ne sont pas destinées à être utilisées pour les besoins d'un relevé d'arpentage officiel.

- A0-A1:** 120.17 m (394.26 pi)
- A1-A2:** 99.74 m (327.23 pi)
- A2-A3:** 130.95 m (429.61 pi)
- A3-A4:** 53.40 m (175.19 pi)
- A4-A5:** 11.28 m (37.00 pi)
- A5-A0:** 57.24 m (187.80 pi)

Périmètre total: 472.77 m (1551.09 pi)

Superficie totale: 13220.39 m² (142302.93 pi²) (1.32 ha)



MOONEY'S BAY BUILDING I TO IV 729 Ridgewood Avenue		
PIN - to be confirmed Bylaw 2008-250 Zoning - GM1 F (1.0)		
	Required (By-law)	Provided
Lot area (sq.m)	13 238	13 238
Gross floor area of the building (sq.m)	6 610	5 440
Ratio Max.	50%	41,00%
SETBACK (m)		
Minimum Front Setback (m)	3 m	5,5 m
Minimum Side Setback (m)	3 m	6,4 m
Minimum Interior Setback (m)	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone: 5 mts For residential use building higher than 11 m high: 3 m	6,4 m 6,4 m
Minimum Rear Yard Setback (m)	Abutting a street: 3 m From any portion of a rear lot line abutting a residential zone: 7.5 m	N.A. 7.8 m
BUILDING		
Height (m)	18 m	Tower I - 20 storeys - ± 66 m Building II - 6 storeys - ± 23.00 m Building III - 4 storeys - ± 16.20 m Building IV - 4 storeys - ± 17 m
Maximum floor space index	No more than 50% of the permitted floor space index may be used Full floor space index may be used for apartment dwelling, mid rise	41,00%
Minimum width of landscaped area	Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 meter where a minimum 1.4 meter high opaque screen is provided	In progress

		Required (By-law)		Provided							
		Units or m ²	Parking spaces	Basement 1				Basement 2			Parking spaces
AREA C - AS PER SCHEDULE 1A				HANDICAP	RESIDENTS	REDUCED	TOTAL	RESIDENTS	REDUCED	TOTAL	Total
Residential Dwelling, mid-high-rise Apartment	TOWER I	206	247	6	47	9	62	62	11	73	135
	BUILDING II	97	116	4	30	7	41	75	0	75	116
	BUILDING III	87	104	4	12	5	21	71	12	83	104
	BUILDING IV	54	65	3	5	4	12	48	5	53	65
	TOTAL	444	533				136			284	420
Visitors	TOWER I	206	41	0	37	2*	37	0	6*	0	41
	EXTERIOR T-L			1	3	0	4	0	0	0	
	BUILDING II	97	19	0	19	0	19	0	0	0	19
	BUILDING III	87	17	0	17	0	17	0	0	0	17
	BUILDING IV	54	11	0	11	0	11	0	0	0	11
TOTAL	444	88				88				88	
Convenience Store	INTERIOR	3.4 per 100 m ² of g.f.area	552	19	15	0					15
	EXTERIOR			1	3						4
	TOTAL			19							19
GRAND TOTAL			640								527
BIKES		Units or m ²	Parking spaces - Bikes	Parking spaces - Bikes							
Residential Dwelling, mid-high-rise Apartment	TOWER I	206	103				81			22	103
	BUILDING II	97	49				27			22	49
	BUILDING III	87	44				17			27	44
	BUILDING IV	54	27				13			14	27
Convenience Store	1.25 per 250 m ² of g.f.area	551,50	3				3			0	3
TOTAL			227								226

*TANDEM NOT INCLUDED

03

DESIGN CONCEPT



URBAN CONCEPT

PLEASE REFER TO FOTENN, URBAN PLANNING CONSULTANT



ARCHITECTURAL CONCEPT

ARCHITECTURAL CONCEPT

Architectural Surroundings

729 Ridgewood has an ideal location for density intensification due to the following reasons:

- Close to [parks](#) and Mooney's bay beach, as well as other open spaces and athletic facilities.
- Close to services such as [collective transport](#), public schools and universities.
- Within a 17 minute walk is the Mooney's Bay O-Train that will bring you either to the Hunt club or as far as the Bayview LRT Station, where you can grab the LRT to your next destination.
- Quick access to Billings Bridge [shopping centre](#) and Carleton [University](#), with simple access to transit.
- [Community services](#) such as churches and a wedding centre are in close proximity.
- Located in a consolidated residential neighbourhood.

The developments surrounding 729 Ridgewood Avenue have numerous different characteristics, including typology, number of storeys, simple envelope geometry, and type of elevation treatments involving several materials. Please find below a description of these diverse surroundings:

1. The property to the west is The Denbury, an 'L' shaped [residential development](#). The Denbury is a 12 storeys high building with high-density housing, comprised by 174 condominium units that include a mixture of one, two, and three bedrooms. The exterior characteristics of the development entail the use of red brick, clear glass windows, and balconies in black corrugated metal.
2. The properties immediately to the east are a couple of two storeys high rows of [townhouses](#). Their façades involve the use of brown brick on the first storey, with a mixture of vertical wood siding and weathered cedar shingles on the second storey.



3. Further to the east and crossing Springland Dr., is The Norberry development. These four iconic 'Y' shaped residential buildings are [6 to 10 storeys](#) high. Please refer to the neighbouring buildings reference photos.

4. The property to the northwest is the long-term [care centre](#), St-Patrick's home. This construction is five storeys high. The building façade uses a combination of iron spot and tan brick, as well as cement board and pre-cast concrete accent panels.

5. To the northeast, there is a low-density housing development comprised by detached homes, [two storeys](#) high. Their façades consist mostly of brown brick, aluminium, stone and other mixed materials.

6. South of this property, on the other side of Ridgewood Avenue, is St. Elias Antiochian Orthodox Cathedral and the Saint Elias Banquet Centre - Wedding Venue. Both buildings are two storeys high, and encompass the use of light beige bricks reinforcing their [monumental architecture](#).

ARCHITECTURAL CONCEPT

The 729 Ridgewood Development concept

The generation of community, the integration of public areas with services, and the incorporation of a residential function are the main concepts of this development. At the same time, the volumes that constitute the development have to act in response to the immediate neighbours; this is the driving influence for the different number of storeys when looking at the composition of its constructions.

The overall proposal includes volumes with different heights and shapes. More specifically, the projected development is comprised of one high-rise tower, one mid-rise building, and two low-rise buildings.

The site configuration provides a gentle transition from Building IV to Building III at four storeys each, to Building II at six storeys, which then integrates to Tower I at twenty storeys.

It is with a different type of transition that the volumes onsite interact with their surroundings according to their characteristics.

Using these transitions, combined with the opportunity provided by having multiple heights of four and six storeys, there is a better integration between the neighbourhood fabric already present in the area adjacent to the site and the project.

Accordingly, low-rise buildings are located along Ridgewood Street and adjacent to the east to the townhouses. Meanwhile, Tower I is carefully placed at the centre of the urban block, on the northeast corner of the site. With this proposed layout, the buildings also shape a central public space that is accessible to the community, and where leisure activities can take place.

Another important point to remark is the urban sustainability factor related to green roofs. In an effort to reduce vehicle traffic onsite, the entire underground footprint of the development is planned to include green roofs that allow a perception of continuity with a pedestrian accessible urban fabric.

The ground floor podium area between Tower I and Building IV will create a green roof area open to the residents for activities such as a communal garden. Another residence accessible green roof is proposed for the roof of Building II, at the seventh floor of Tower I.

The proposed development is to appeal to residents from multiple age groups, with numerous degrees of activities, occupations, interests and lifestyles. Therefore, the purpose is to create a multiplicity of spaces and responses for the diversity of the residents.

Massing

Volumes of four, six and twenty storeys, creating an inner courtyard while responding to the surrounding buildings organisation, will frame the site. The shorter volumes and the openness of the courtyard are located to the southwest. This orientation was chosen to maximise the sun exposure of the courtyard, but also to allow the existing buildings to breathe by creating separate volumes.

The proposed massing of the buildings is fashioned with the intention to generate a strong presence on the street with a low-rise construction of four storeys high, Building IV. It includes a commercial conveyed podium appealing to human scale. The sense of arrival to the development is shaped through a drive aisle positioned central to the complex, creating a visually pedestrian friendly main entrance linked to the inner courtyard, and locating a small visitor parking and drop-off.

A punctual tower, Tower I, is proposed at the northeast corner to minimise shade on surrounding buildings, and to provide magnificent views to the river. This punctual tower will dialog with the urban landscape and the existing skyline.



ARCHITECTURAL CONCEPT

Characteristics of the Buildings: Proposed design improvements

The proposed architecture is modern and contemporary. It includes movement along the façade, as well as multiple and well-coordinated materials like metal, brick, wood panels and aluminum accent finishes as the prime constituents. Balancing the finish materials and the clear glass windows from floor slab to floor slab is envisioned.



Tower I:

It is to be an iconic white and light grey tower, imposing and **closing the volumetric movement** proposed by the entire complex. The tower plate has been made less wide and less bulky, which creates more appropriate architectural proportions for the site. The tower materiality has been simplified for a cleaner and clearer concept of **transparency and linearity**. For instance, to create a better pattern that is visually more appealing and tidy the fenestrations have been rationalized. In order to facilitate the wayfinding of the entrance, the tower lobby entrance now stands out in a subtle way through the design. As mentioned before, the proposal contemplates twenty storeys with access to a green roof at the seventh floor and on top of Building II. The **amenities** of the tower and podium have been placed in such a way that the user experience is intuitive and the public realm enriched.

Building II:

The podium materiality and architectural language was made to reflect **Building II** in its own way whilst differentiating it from the tower. Limited to six storeys, this volume acts as a transition between the low-rise buildings and the tower. The purpose for its envelope was to contrast a solid podium against the transparent and brighter tower. The brick, the Juliet balconies, the set back and the upper materiality language have the intention of making the building feel more residential and on a human scale, as well as to give it more appropriate proportions. The Juliet balconies on the front, facing the **central plaza**, are carefully located on the long side of the rectangular volume to allow all residential units to have natural access and profit from the other characteristics of the property. As a final touch, this building includes a **green roof** terrace.

Building III:

Standing at four storeys high, this building is quieter and more introverted, tucked into the internal street. Composed by a **solid envelope** of full height windows, its language is kept simple with brick and Juliet balconies, and yet intriguing with a play on the brickwork pattern from floor to floor. The **light brown canvas** creates a correspondence with the adjacent Building IV. Meanwhile, the proposed **Juliet balconies** are carefully located on the long sides of the rectangular volume facing the neighbouring properties, thus allowing all residential units to have access to the sun and natural exposure. The elevation facing the **central plaza** will also include Juliet balconies in slab-to-slab windows. The overall intention is to keep the look of the building discreet and residential, with a simple and yet charming language. As a whole, the colours of the brick and tones of the materials in general will be key to make this project work.



Building IV:

The L shape building is a four storeys high **mixed-use** construction. It will be the face of the project and it is meant to attract a dynamic lifestyle in the public courtyard and retail spaces, whilst keeping a warm residential look. The ground floor comes forward in the form of arches to be more inviting to users and signal the presence of retail spaces while allowing interesting signage to be integrated. It will allow **permeability** between the street and the **interior courtyard**, acting at the same time as an open arcade-door for the central plaza. Because this building is the face of the project, its facade treatment is unique and more playful with a staggering of materials and window panels, creating a simple but interesting fenestration pattern. The dark brown brick and full height windows mixed with **Juliet balconies** contribute to make this volume act as the **gateway** to the site. These characteristics will promote the continuation of the **pedestrian** urban fabric with a strong commercial component at the ground floor. In addition, a **dedicated plaza and exterior amenity space** will be **integrated** with the commercial component.



ARCHITECTURAL CONCEPT

The inner courtyard

Part of the main concept is the inclusion of a **magnificent interior courtyard** whose configuration is shaped by the surrounding buildings, which act as a background canvas. This courtyard is considered the **heart of the project**, as a space for the residents of this development, while also being an **inviting space for the community**. This exterior space connects to a proposed communal garden and a hardscaped space to provide areas for common **events and gatherings**.

As mentioned, the development includes a commercial area in Building IV to offer more services to the collective. It provides an ideal opportunity for a coffee house, food services, or other convenience providers. As part of the overall developed space, the commercial areas will have a **terrace** dedicated to their services. The ground floor of all residential buildings and the tower will include private terraces.

This **diversity in activities** will embrace, close and make the exterior space engaging and welcoming. The pedestrian lines across the central plaza are moulded as clear paths to increase the connectivity between all areas. Please see the proposed landscape plan for further information.



Parking spaces

The idea is to prioritise **pedestrian circulations** at ground level. The circular turnaround area at the end of the main vehicular entrance provides limited visitor parking, including a drop off zone. It will be treated with a pedestrian friendly finish in order to keep the aesthetics of the plaza, while allowing for the required open radius for the fire-fighters services. The remaining visitors parking and commercial parking will be located at the first basement level, and independent from the **residents parking** that is to be situated primarily at basement levels 1 and 2.

The design also focuses especially in the ramp location. It is located strategically after reaching the **main plaza**, in-between Buildings II and III to the east. This strategy aims to limit the amount of vehicular circulation to a degree, while providing the maximum possible amount of space that can be dedicated to the main plaza and the private terraces.



ARCHITECTURAL CONCEPT

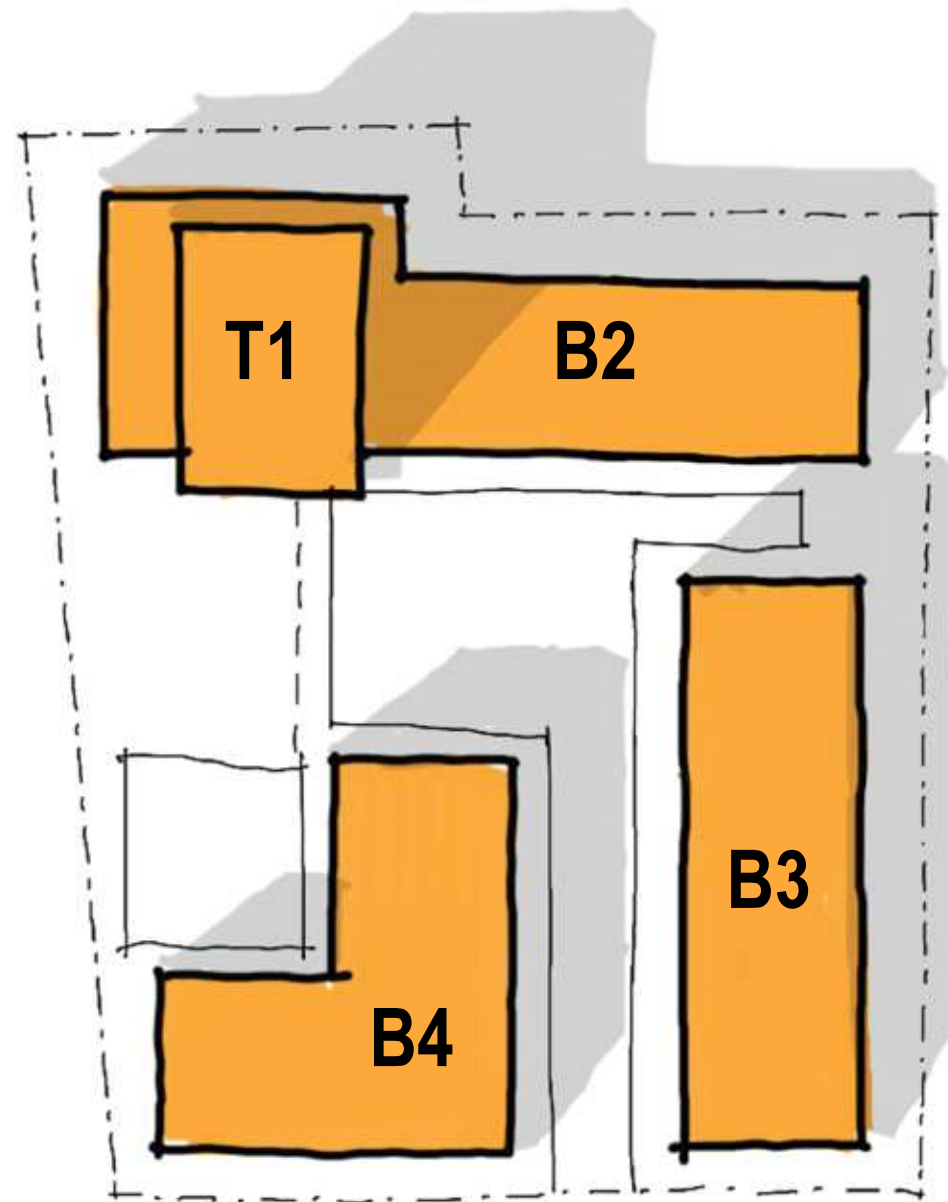
Phasing

As part of logistics planning, and in order to accommodate the parking requirements for each building, the proposed design carefully considers the space and access to the subdivided parking areas of the development. This allows the buildings to be constructed in sequential phases according to the convenience of the market and to the discretion of the client.

This proposal will be open for comments by the city.

04

CLIENT DESIGN INTENTION



We believe this project needs to take advantage of being at a great location in the urban core of Ottawa, with some of the best public amenities the city has to offer. Adding density on this site, and combining it with the necessary diversity of people, public space and architecture, will make a lively project that is tailored to a wide range of residents and undoubtedly interconnected with its context.

Demographic

We believe the site will be best suited for either young professionals and older couples / empty nesters.

Personality

The person that lives on site will be :

- urban : love living in the city, puts proximity first
- active : outdoor activities, member of yoga studio or gym
- connected : likes the benefits of being part of a vibrant community
- healthy : focussed on wellbeing, life balance, nurturing
- creative : likes to contemplate, express himself, live slightly different life

Site plan

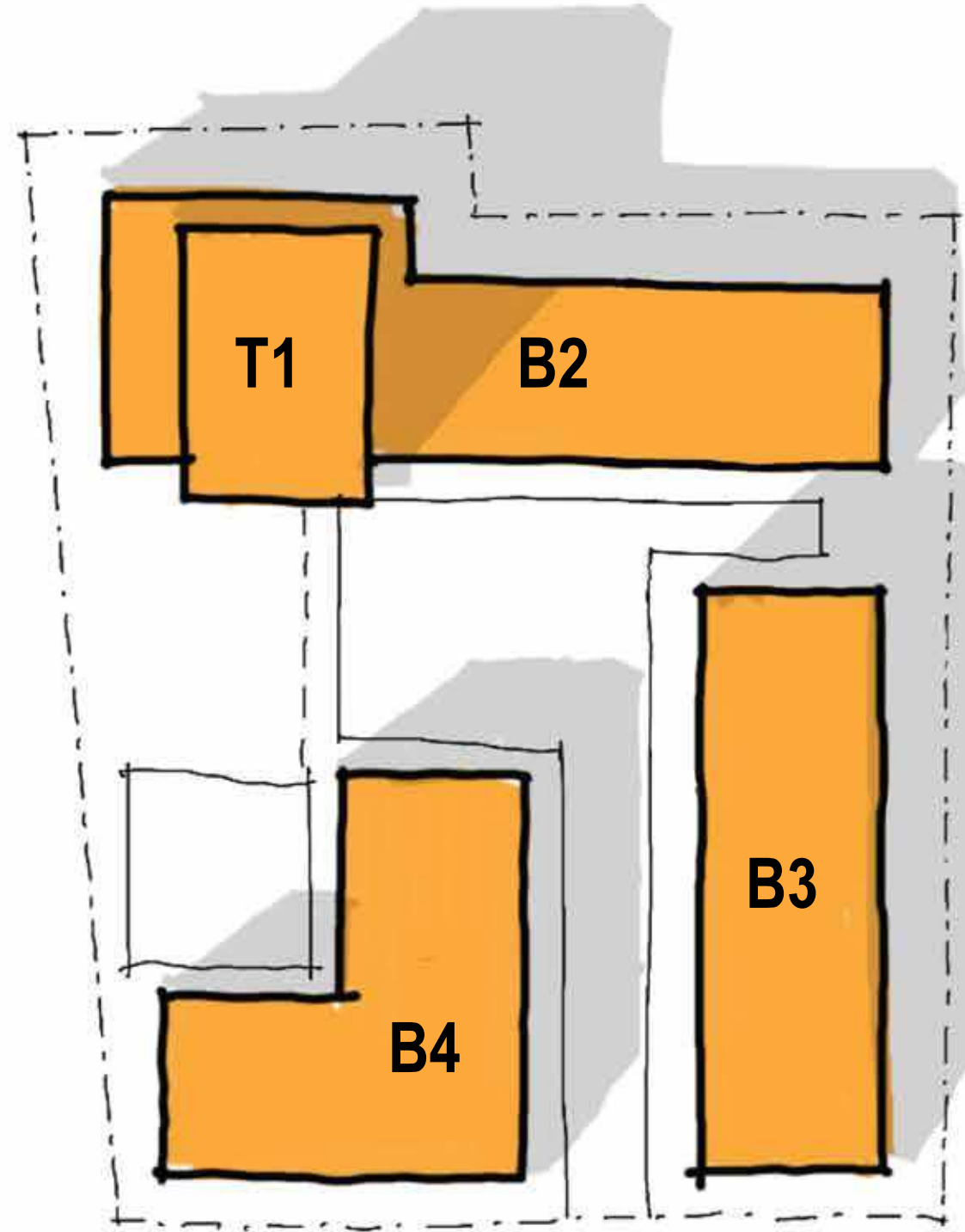
Proposing to subdivide the project into four different buildings allows Brigil to address the need for diversification and to give each building its own architecture and dedicated public space. From Ridgewood Avenue towards the back of the site, we slowly merge from open public space, to more private intimate spaces.

- Building A : interacts towards Ridgewood Avenue with a commercial front and towards the internal street with amenity spaces. The building also embraces a semi-public courtyard connected to the amenity spaces and shared garden for the site.
- Buildings B : is the urban infill, at 4 storeys, a “house” with the front and back yard for larger units and families
- Building D : is a more private tower for introverts appreciating the distance vertically and horizontally from the public realm

Tower I



Building III



Building IV

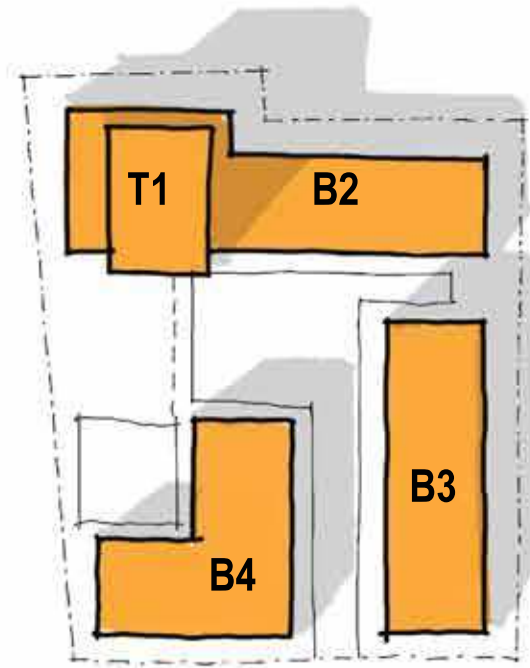


Building II



CLIENT CONCEPT

Building III: Connected



Building B in the scheme is geared towards young families, empty nesters and people who want to simply live in a connected community, surrounded by green space.

units

- Small : 1 bedroom
- Medium-Large : 2 bedroom+

public space

With large backyards and facing the internal street, the building overlooks mostly semi-public or quiet semi-private spaces.

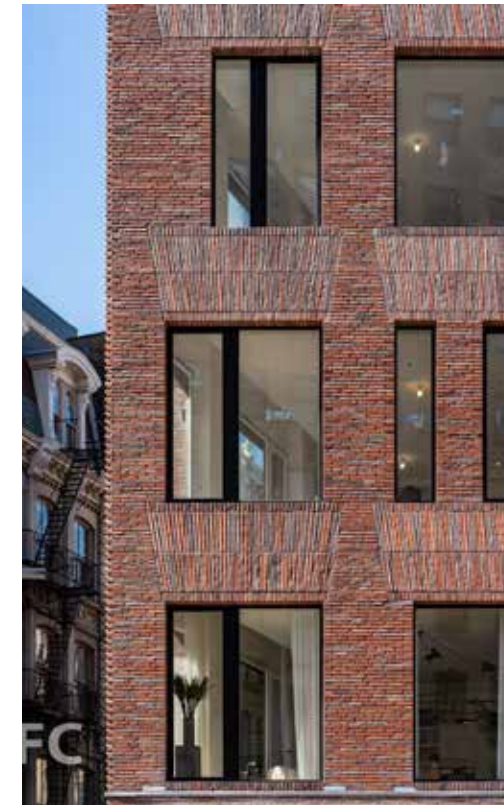
amenities

focussed on the community to gather :

- community space
- small library, rentable gather space with kitchen

architecture

- human scale
- honest, simple
- attention to detail
- home



base volumes

warm light sand colour brick in typical brick

volumes :

white stacked brick or brick panels co

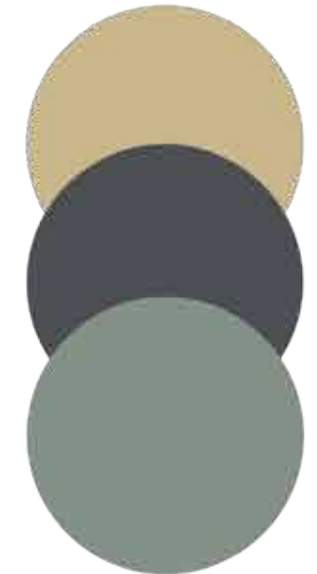


Concrete

MAIN MATERIALS



ACCENTS - COMPONENTS



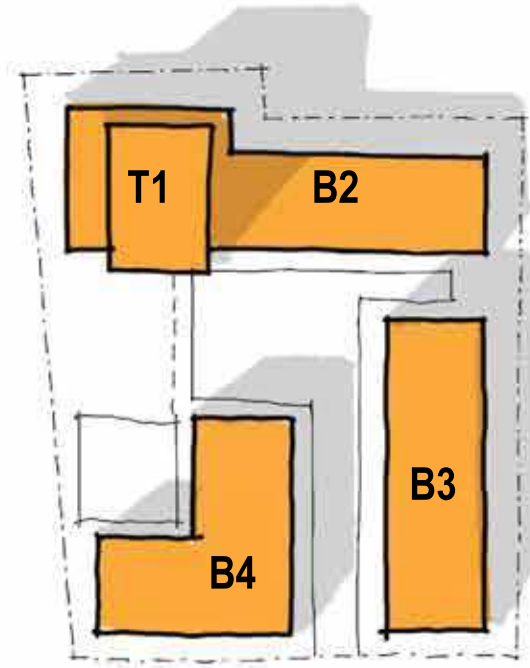
COLOUR

CLIENT CONCEPT

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NEUF ARCHITECT(E)S

Tower I & Building II: Healthy

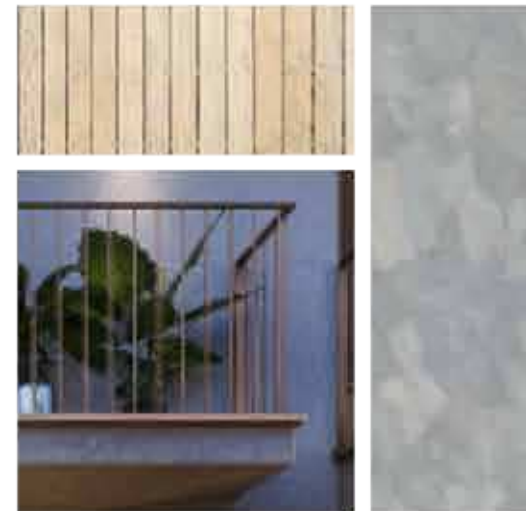


tower volume :
light, white, ordered visual grid, balcony fo-
cused facades

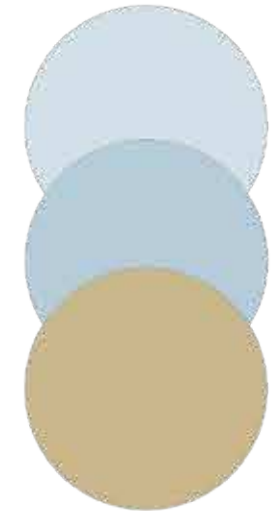
base volume :
white stacked brick or brick panels on the
podium buildings to continue the trend
with more texture



MAIN MATERIALS



ACCENTS - COMPONENTS



COLOUR

Building C in the scheme is geared towards a bal-
anced and healthy lifestyle for people living at a
slightly slower pace or a bit more inward focused.

units
small - medium : 1 bedroom + den

public space
the tower overlooks the private garden, has a rooftop
amenity space on the podium and towards the back,
overlooks private backyards and from the intergated
loggias balconies inside the podium

amenities
focussed on well being :
• rooftop pool with spa
• lounge-bar
• hosting spaces (kitchenette + dining)

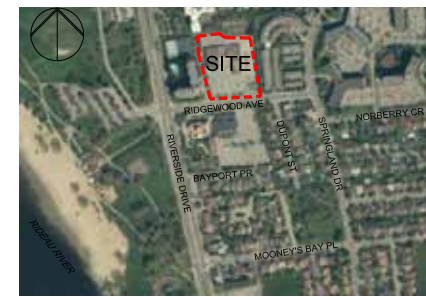
architecture
• private
• exploring views
• high quality
• warm, comfort

CLIENT CONCEPT



05

LANDSCAPE PROPOSAL



SITE LOCATION

- LEGEND / SYMBOL**
- EXISTING TREE TO BE REMOVED (REFER TO ICR)
 - PROPOSED DECIDUOUS TREE
 - PROPOSED DECIDUOUS TREE MULTI-STEM TREE / SHRUB
 - PROPOSED CONIFEROUS TREE
 - PROPOSED SHRUBS / PERENNIALS / GRASSES
 - PROPOSED UNIT PAVING TYPE A
 - PROPOSED UNIT PAVING TYPE B
 - PROPOSED CONCRETE PAVING
 - PROPOSED P.C CONCRETE SEGMENTAL PLANTER WALL
 - PROPOSED 0.6m HT. WEATHERING STEEL (COR-TEN) PLANTER
 - PROPOSED BENCH / SEATING
 - PROPOSED AGGREGATE MAINTENANCE STRIP

GENERAL NOTES

- 1 This drawing shall be read in conjunction with all relevant Architectural, Engineering and related Drawings and Documents.
- 2 Refer to Engineering Drawings for Grading and Servicing.
- 3 Refer to Architectural Drawings for Site layout.
- 4 Contractor shall provide the location(s) of all services/utilities by consulting Municipal Authorities and Utility companies and shall be responsible for adequate protection from damage during construction.
- 5 Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications For Nursery Stock (latest edition), published by the Canadian Nursery Trades Association.
- 6 Plant Material locations are Schematic / Approximate only. Contractor shall stake out locations on site prior to work.
- 7 Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance.
- 8 Shrubs shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with a woven polypropylene weed control fabric (LANDSCAPE FABRIC-Green-Line by Thrace-LINQ) and 75mm depth composted pine mulch to finish grade, as specified.
- 9 Perennials and Ornamental Grasses shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with 75mm depth composted pine mulch to finish grade. (NO WEED CONTROL FABRIC), as specified.
- 10 Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Specification.
- 11 Reinstatement all areas damaged or disturbed beyond the limit of Work.
- 12 Plant Material substitutions shall not be permitted without written approval from the Consultant.
- 13 Contractor shall advise Consultant a minimum of 48hrs. prior to proceeding landscape work and any required Field Reviews.
- 14 **THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**

PLANT MATERIAL SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	5	50mm cal	B&B, single stem
AFJ	ACER x FREEMANI JEFFERSRED	AUTUMN BLAZE MAPLE	6	50mm cal	B&B, single stem
AR	ACER RUBRUM	RED MAPLE	3	50mm cal	B&B, single stem
AS	ACER SACCHARUM	SUGAR MAPLE	4	50mm cal	B&B, single stem
QM	QUERCUS MACROCARPA	BUR OAK	4	50mm cal	B&B, single stem
QR	QUERCUS RUBRA	RED OAK	4	50mm cal	B&B, single stem
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	8	50mm cal	B&B, single stem
TA	TILIA AMERICANA	AMERICAN BASSWOOD	6	50mm cal	B&B, single stem
CONIFEROUS SHRUBS					
JCC	JUNIPERUS CHINENSIS 'ONTARIO GREEN'	ONTARIO GREEN JUNIPER	33	125cm ht	Potted
TO	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	4	150 cm ht	B&B
DECIDUOUS SHRUBS					
AC2	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	16	100cm ht.	B&B, multi-stem
HAA	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	22	50cm ht	potted, 100cm o/c
ANNABELLE					
PO	PHYSCARPUS OPULIFOLIUS	COMMON NINEBARK	48	50cm ht	potted, 100cm o/c
RAU	RIBES AUREUM	GOLDEN CURRANT	30	50cm ht	potted, 100cm o/c
RB	ROSA BLANDA	SHRUB ROSE	56	50cm ht	potted, 100cm o/c
SJAW	SPIRAEA JAPONICA ANTHONY WATERER	ANTHONY WATERER SPIREA	34	50cm ht	potted, 100cm o/c
SJG	SPIRAEA JAPONICA GOLDMOUND	GOLDMOUND SPIREA	75	50cm ht	potted, 100cm o/c
VD	VIBURNUM DENTATUM	ARROWWOOD	58	50cm ht	potted, 100cm o/c
VL	VIBURNUM LENTAGO	NANNYBERRY	24	100cm ht.	B&B, multi-stem
VINES					
PO	PARTHENOCSISSUS QUINQUEFOLIA	VIRGINIA CREEPER	97	2 yr.	potted
PERENNIALS					
Cor	COREOPSIS lanceolata	COREOPSIS	170	15 cm pot	plant 60cm o/c
Ech	ECHEVERIA pallida	PALE PURPLE CONEFLOWER	32	15 cm pot	plant 60cm o/c
Ger	GERANIUM maculatum	WILD GERANIUM	225	15 cm pot	plant 60cm o/c
Hem	HEMEROCALLIS 'Hyperion'	Hyperion DAYLILY	90	15 cm pot	plant 60cm o/c
Rud	RULBICKIA fulgida 'Goldstrum'	BLACK-EYED SUSAN	187	15 cm pot	plant 60cm o/c
ORNAMENTAL GRASSES					
Cal	CALAMAGROSTIS x acutiflora 'Kari Foerster'	KARL FOERSTER REED GRASS	34	15cm pot	plant 75cm o/c
Pv	PANICUM virgatum	SWITCH GRASS	41	15cm pot	plant 75cm o/c
Sor	SORGHASTRUM nutans	INDIAN GRASS	38	15cm pot	plant 75cm o/c
Spo	SPOCROBOLUS heterolepis	PRAIRIE DROPSEED	57	15cm pot	plant 75cm o/c

FOR APPROVAL ONLY

no.	date	revision
5.	FEB. 22/23	RE-ISSUE FOR SPA
4.	JULY 11/22	RE-ISSUE FOR SPA
3.	JUNE 8/21	CHANGES PER SITE PLAN
2.	MAY 28/21	ISSUE FOR SPA (REVIEW)
1.	MAY 27/21	ISSUE FOR COORDINATION / REVIEW

North Arrow

Stamp

Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.
Work to be done in accordance with all applicable codes and by-laws.
Do not scale Drawing.
This Drawing shall not be used for construction until signed by the Consultant.
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Consultant

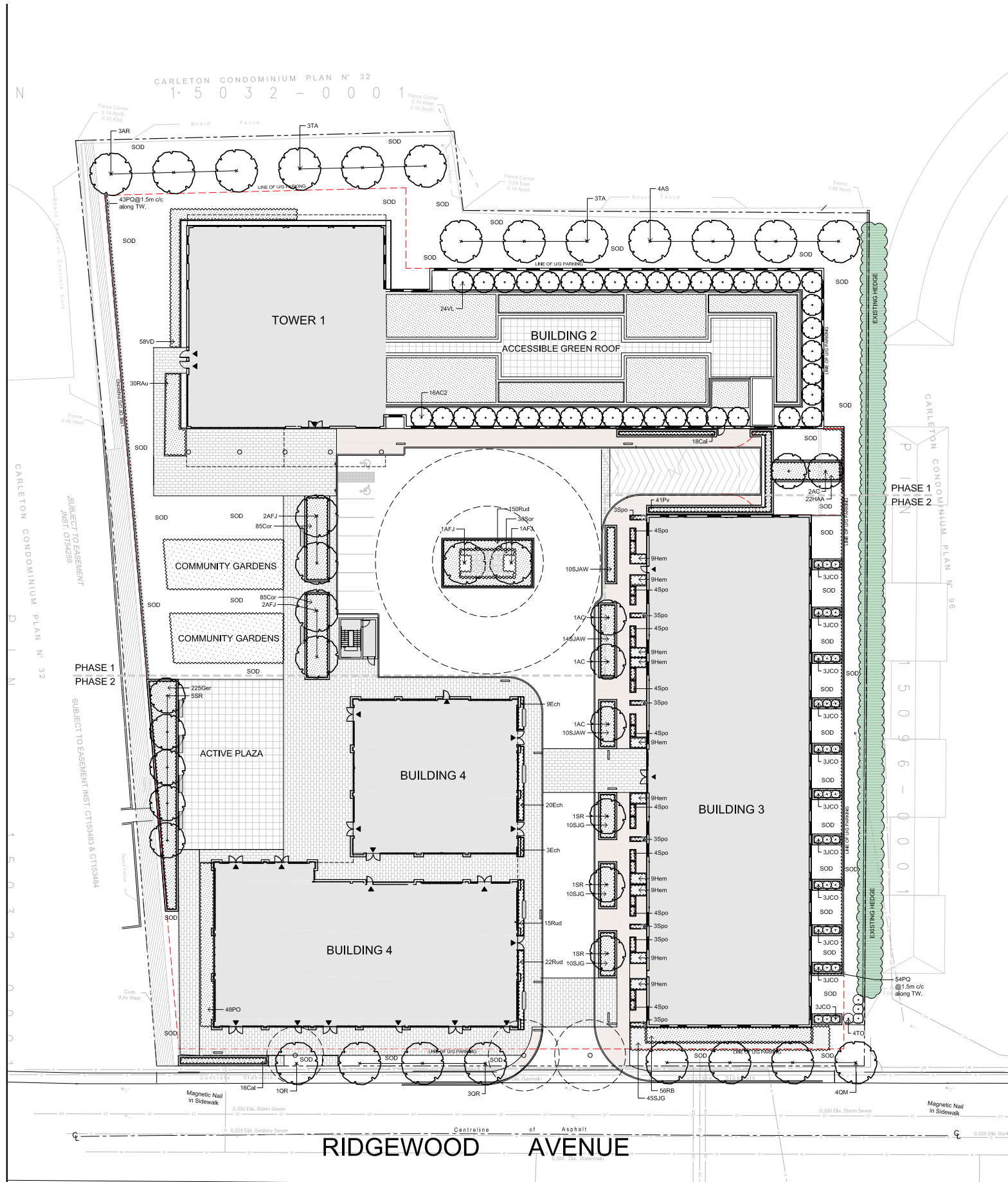
Client

Project
MOONEY'S BAY
729 RIDGEWOOD AVENUE

Drawing Title
LANDSCAPE PLAN

Drawn	Date	Drawing No.
MGB	APR. 2021	L1.01
Scale	Project No.	
1:300	1180	

D07-12-21-0089

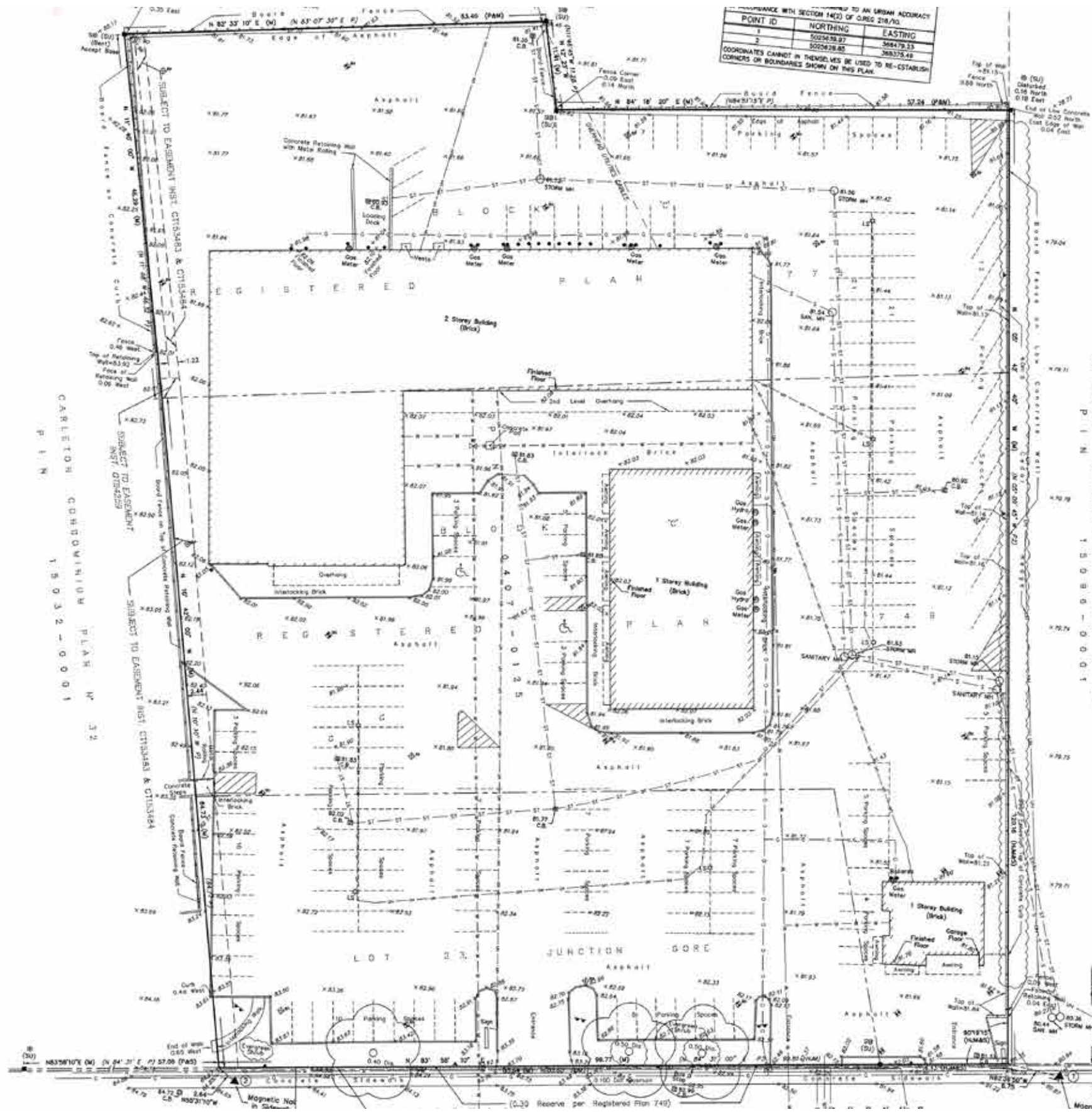


SCALE 1:300

LANDSCAPE PROPOSAL - BY LEVSTEK CONSULTANTS

06

PLANS



TOPOGRAPHIC SURVEY OF
 PART OF BLOCK 'C',
 REGISTERED PLAN 749,
 PART OF BLOCK 'C',
 REGISTERED PLAN 775
 AND
 PART OF LOT 23, JUNCTION GORE
 TOWNSHIP OF GLOUCESTER
 Now CITY OF OTTAWA

SCALE 1 : 250
 0 5 10 20 25 metres
 FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

- ELEVATION NOTES**
- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD08).
 - ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ADOPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
 - IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DESTROYED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

- UTILITY NOTES**
- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OF LOCATION.
 - UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
 a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
 b) USL-1 UNDERGROUND SERVICE LOCATORS INC.
 - BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

1. BENCHMARKS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (1) AND (2) BY REAL-TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN, 1927W LONGITUDE WTM ZONE 8. (NAD83 ORIGINAL).

2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999942.

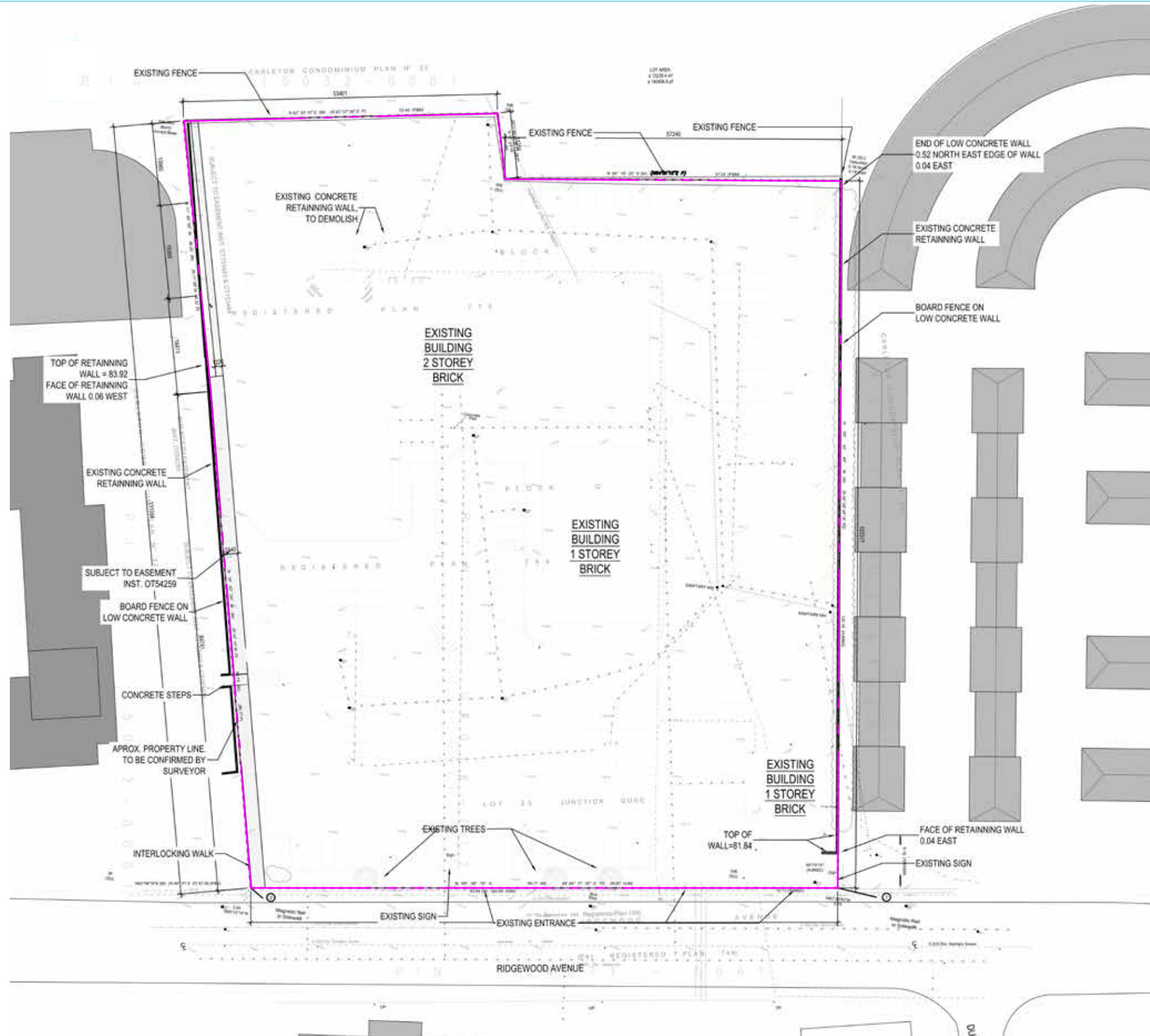
- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SB - IRON BAR
 - SB - STANDARD IRON BAR
 - (P) - OTTAWA-CARLETON CONDOMINIUM PLAN N° 32
 - (P2) - OTTAWA-CARLETON CONDOMINIUM PLAN N° 88
 - (P3) - REGISTERED PLAN 749
 - (S) - SET
 - (M) - MEASURED
 - (1892) - R. A. DODD, O.L.S.
 - (P.M) - H. J. MARTEL, O.L.S.
 - (NO) - SOURCE UNKNOWN
 - PN - PROPERTY IDENTIFIER NUMBER
 - SAL - SANITARY
 - DA - DIAMETER
 - SEC - CATCHBASIN
 - SP - UTILITY POLE
 - MAN - MANHOLE
 - SIK - SIGN
 - CFH - FIRE HYDRANT
 - OLS - LAMP STANDARD
 - WV - WATER VALVE
 - GV - GAS VALVE
 - B - BOLLARDS
 - DT - DECIDUOUS TREE
 - ND - NO FENCING
 - CU - OVERHEAD UTILITY WIRE
 - GA - GASMAIN
 - URC - UNDERGROUND ROCKERS CABLE
 - UB - UNDERGROUND BELL
 - WM - WATERMAIN
 - UHYD - UNDERGROUND HYDRO
 - SS - STORM SEWER
 - SS - SANITARY SEWER
 - BH - BOREHOLE
 - MW - MONITORING WELL
 - RF - ROCK FRISE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON NOVEMBER 6, 2017.

2018/01/08
 DATE
 JOHN H. GUNN
 ONTARIO LAND SURVEYOR



EXISTING SITE LEGEND	
	PROPERTY LINE
	EXISTING FENCE
	EXISTING BUILDINGS
	EXISTING BUILDINGS TO BE DEMOLISHED
	EXISTING CURBS
	EXISTING CURBS TO BE DEMOLISHED
	EXISTING CAR PARKING TO BE RELOCATED
	EXISTING SIGN TO BE RELOCATED
	EXISTING TREE TO BE KEPT- SEE LANDSCAPE
	EXISTING TREE TO BE REPLANTED OR REPLACED- SEE LANDSCAPE

EXISTING EXT. CAR PARKING SPACES	
REGULAR SPACES	181
HANDICAP SPACES	3
EMPLOYEE SPACES	9
TOTAL	193

PROPERTY LINE FROM:
 TOPOGRAPHIC SURVEY OF PART OF BLOCK 'C'
 REGISTERED PLAN 749,
 PART OF BLOCK 'C'
 REGISTERED PLAN 775
 AND
 PART OF LOT 23, JUNCTION GORE
 TOWNSHIP OF GLOUCESTER
 NOW CITY OF OTTAWA
 FAIRHALL, MOFFATT & WOODLAND LIMITED

Property line from:

TOPOGRAPHIC SURVEY OF
 PART OF BLOCK 'C'
 REGISTERED PLAN 749,
 PART OF BLOCK 'C'
 REGISTERED PLAN 775
 AND
 PART OF LOT 23, JUNCTION GORE
 TOWNSHIP OF GLOUCESTER
 Now CITY OF OTTAWA

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

729 RIDGEWOOD

Existing Site

EMPLACEMENT Location
 OTTAWA

NO PROJET Project Number
 12382.00

DESSINÉ PAR Drawn by
 R.Q. / J.B.

VÉRIFIÉ PAR Checked by
 O.C. / F.P.

DATE (aa.mm.jj)
 2023-02-27

RÉVISION Revision

ÉCHELLE Scale
 1:750

NO. DESSIN Dwg Number





PROPERTY LINE FROM
TOPOGRAPHIC SURVEY OF PART OF BLOCK 'C'
REGISTERED PLAN 745
PART OF BLOCK 'C'
REGISTERED PLAN 775
AND
PART OF LOT 23, JUNCTION GORE
TOWNSHIP OF GLOUCESTER
NOW CITY OF OTTAWA
FAIRHALL, MOFFATT & WOODLAND LIMITED



CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

BRIGIL

729 RIDGEWOOD

Proposed Site

brigil

EMPLACEMENT Location
OTTAWA
NO PROJET Project Number
12382.00
DESSINÉ PAR Drawn by
R.Q. / A.I.
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2023-02-27
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ÉCHELLE Scale
1:750
NO. DESSIN Dwg Number

A 101



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

BRIGIL

729 RIDGEWOOD

Basement 2



EMPLACEMENT Location
 OTTAWA
 NO PROJET Project Number
 12382.00
 DESSINÉ PAR Drawn by
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 2023-02-27
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ÉCHELLE Scale
 1:600
 NO. DESSIN Dwg Number

A 201



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

BRIGIL

729 RIDGEWOOD

Basement 1

33



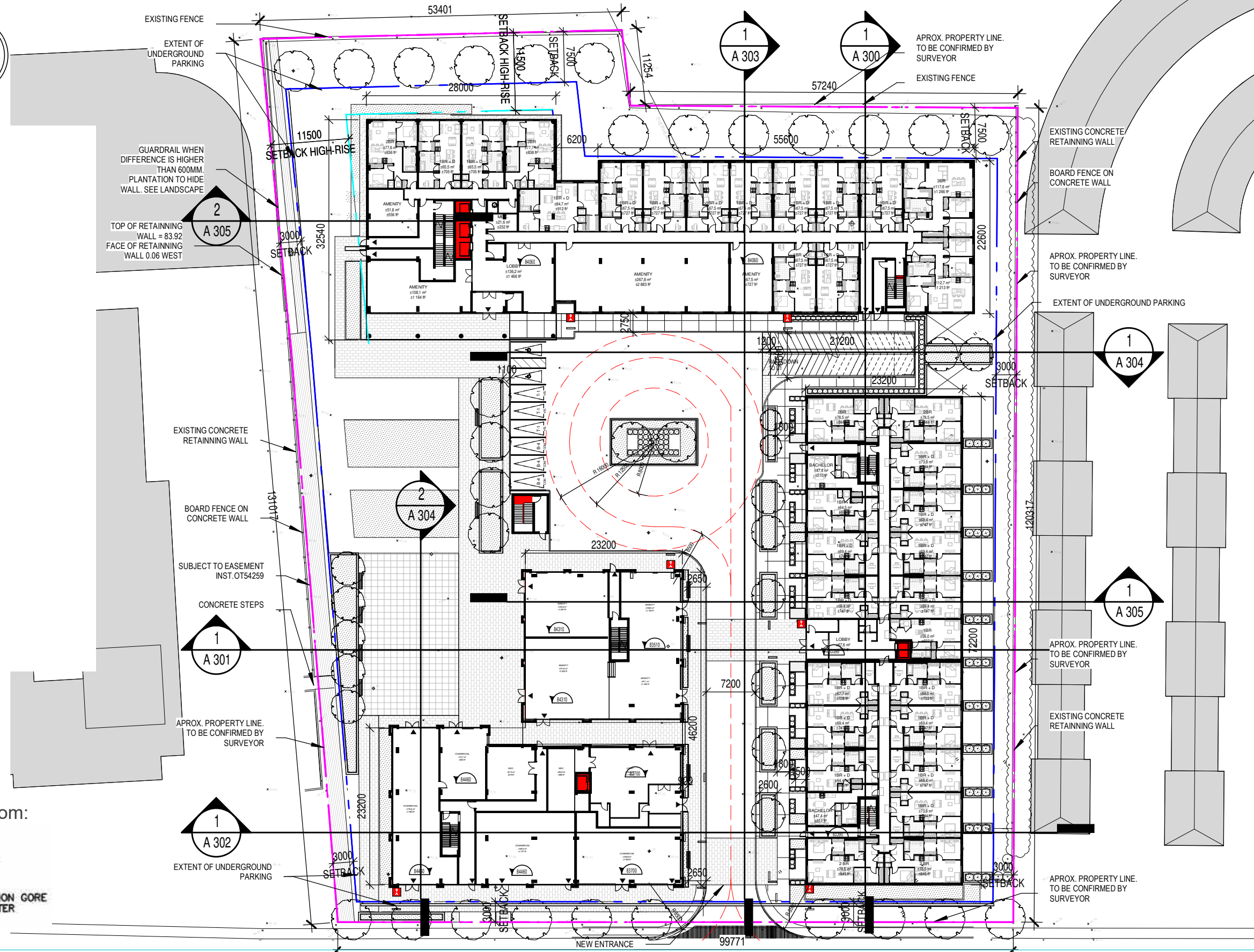
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 OTTAWA 12382.00
 DESSINÉ PAR Drawn by VÉRIFIÉ PAR Checked by
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ÉCHELLE Scale
 1:600
 NO. DESSIN Dwg Number

A 202



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES
	MAIN ENTRANCE
	WALL MOUNTED FIRE HYDRANT

LANDSCAPE LEGEND	
	PROPOSED DECIDUOUS TREE
	PROPOSED DECIDUOUS TREE MULTI-STEM TREE/SHRUB
	PROPOSED SHRUBS / PERENNIALS/ GRASSES
	PROPOSED UNIT PAVING TYPE A
	PROPOSED UNIT PAVING TYPE B
	PROPOSED CONCRETE PAVING
	PROPOSED P.C CONCRETE SEGMENTAL PLANTER WALL
	PROPOSED 0.6M HT. WEATHERING STEEL (COR-TEN) PLANTER
	PROPOSED BENCH
	PROPOSED AGGREGATE MAINTENANCE STRIP

Property line from:
 TOPOGRAPHIC SURVEY OF
 PART OF BLOCK 'C'
 REGISTERED PLAN 749,
 PART OF BLOCK 'C'
 REGISTERED PLAN 775
 AND
 PART OF LOT 23, JUNCTION GORE
 TOWNSHIP OF GLOUCESTER
 Now CITY OF OTTAWA



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

BRIGIL

729 RIDGEWOOD

2nd Floor

35



EMPLACEMENT Location NO PROJET Project Number
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 1:600
 NO. DESSIN Dwg Number

A 204



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

BRIGIL

729 RIDGEWOOD

3rd-4th Floor



EMPLACEMENT Location
 OTTAWA

NO PROJET Project Number
 12382.00

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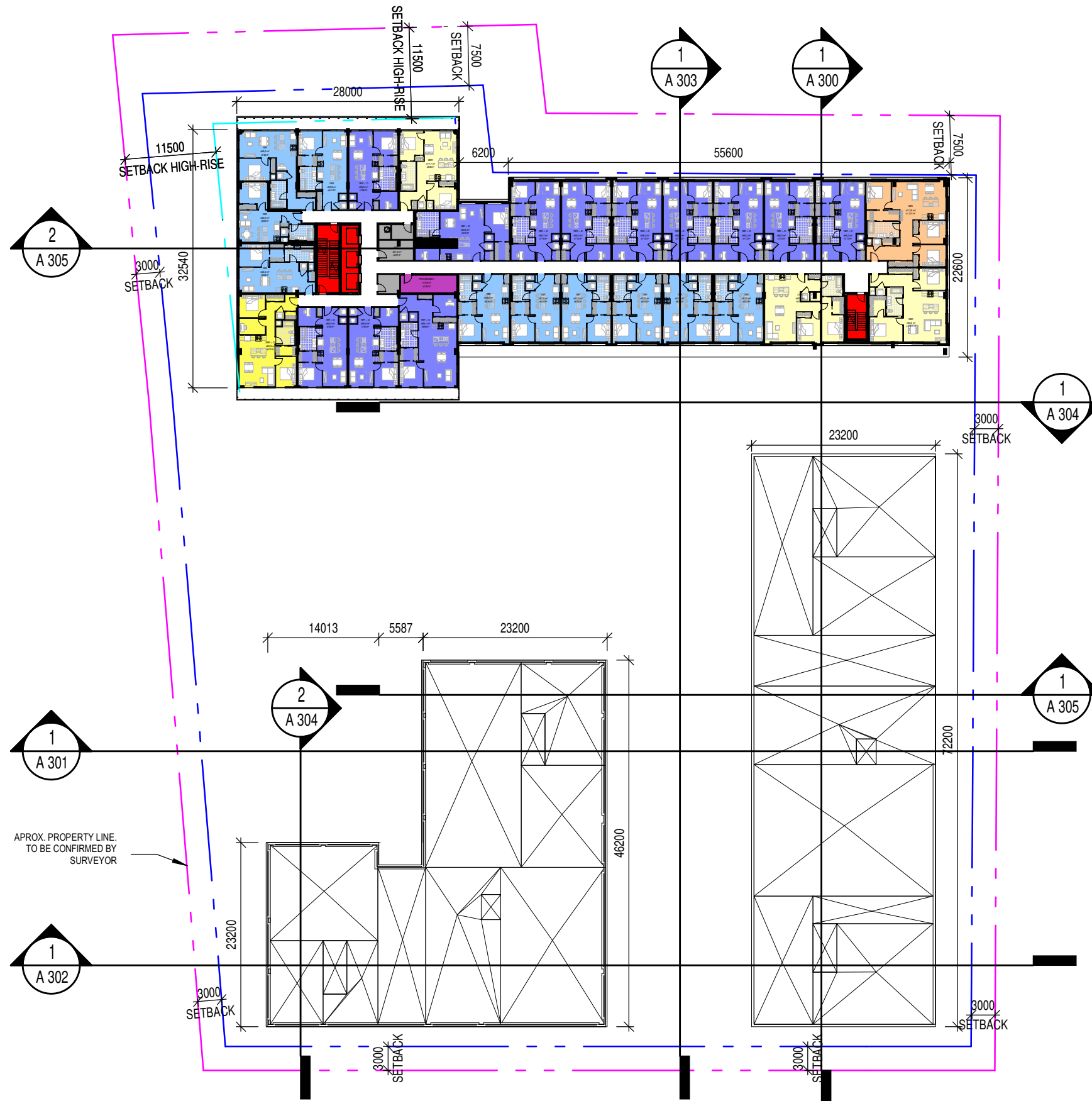
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 2023-02-27

RÉVISION Revision

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NO. DESSIN Dwg Number

A 205



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

BRIGIL



OUVRAGE Project

729 RIDGEWOOD

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TITRE DU DESSIN Drawing Title

6th Floor

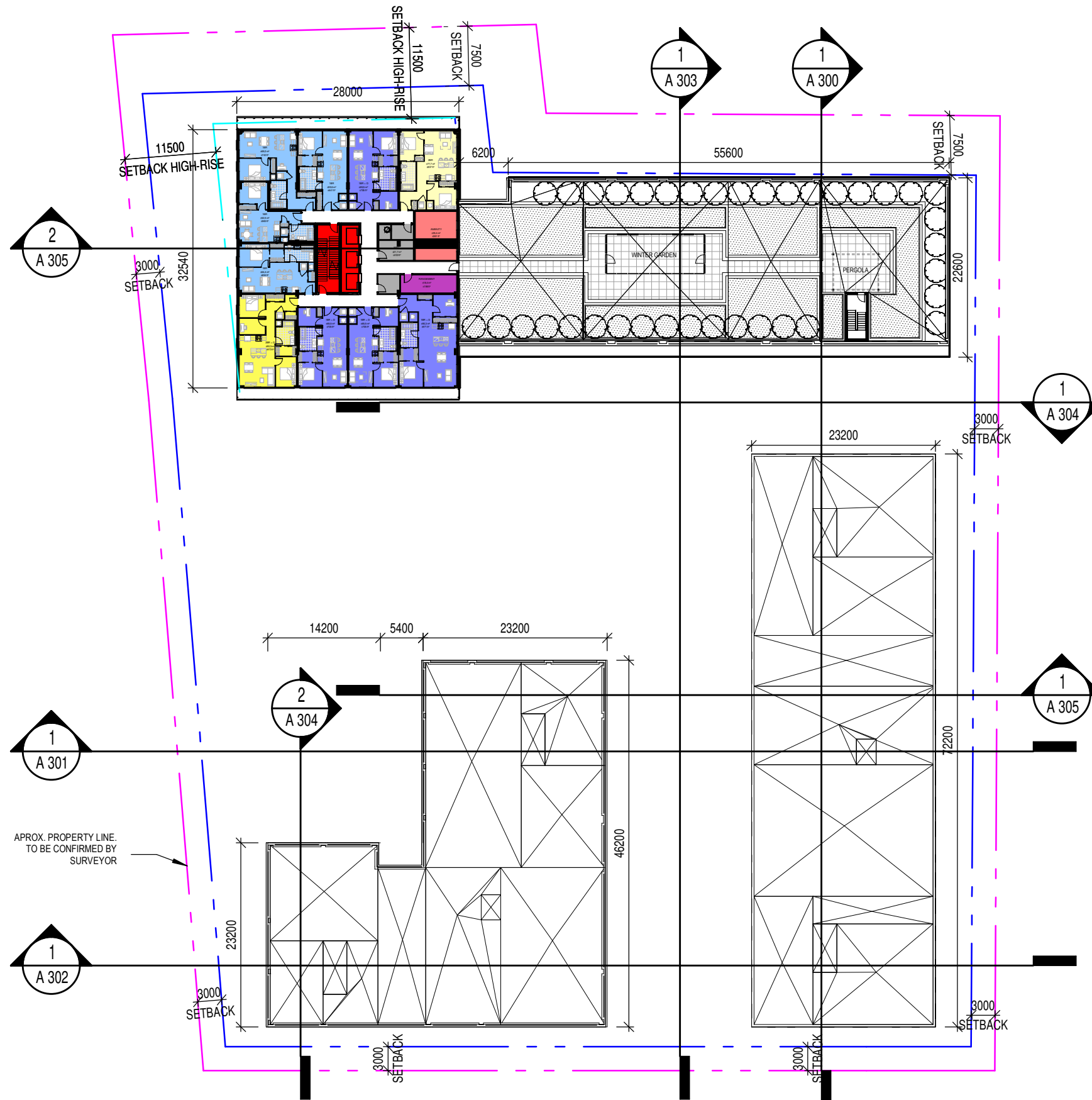
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 2023-02-27
 RÉVISION Revision

38

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A 207



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

BRIGIL

729 RIDGEWOOD

7th Floor



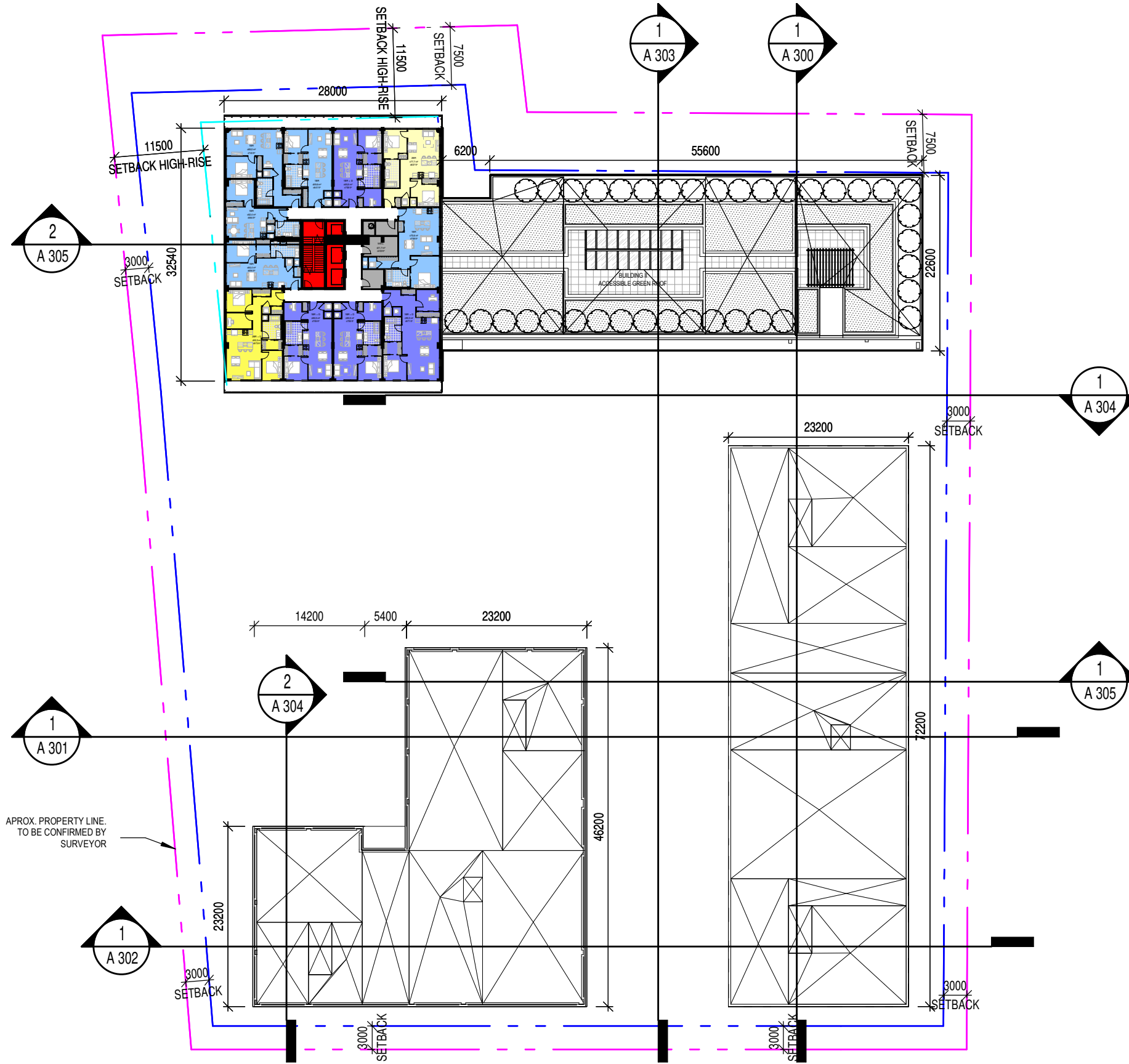
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 OTTAWA 12382.00
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ÉCHELLE Scale
 1:600
 NO. DESSIN Dwg Number

A 208



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES

CLIENT Client

BRIGIL



OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location NO PROJET Project Number
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TITRE DU DESSIN Drawing Title

8th- 20th Floor

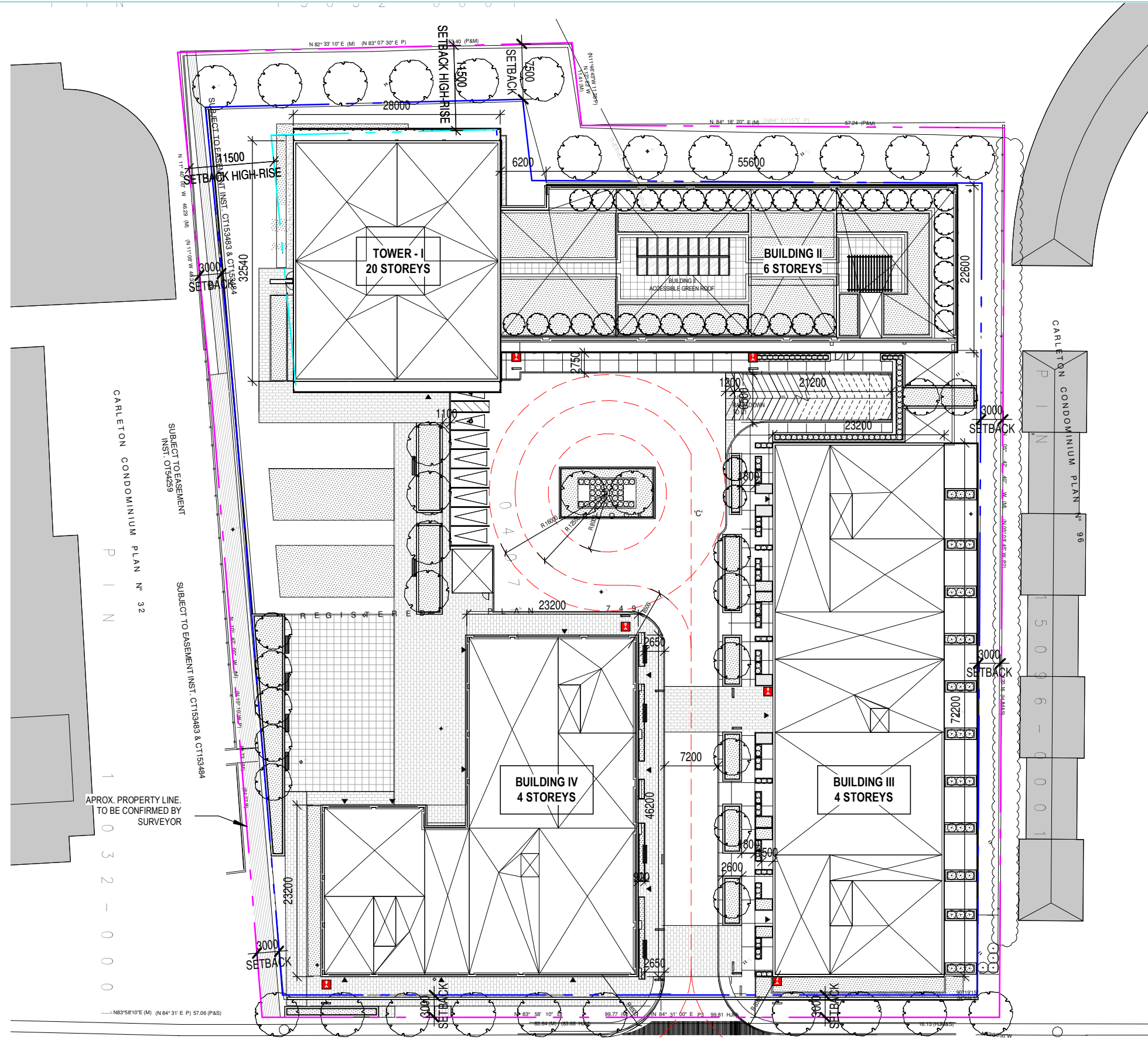
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 2023-02-27
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40

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A 209



AREA LEGEND	
	BACHELOR
	1 BEDROOM
	1 BEDROOM + DEN
	1 BEDROOM LOFT
	2 BEDROOM
	2 BEDROOM + DEN
	THREE BEDROOM
	THREE BEDROOMS + DEN
	ADMINISTRATION
	MULTI-ZONE SPACE
	LOCKERS
	BUILDING SERVICES (M.E.P.)
	CIRCULATION VERTICALE
	COMMON SPACES
	PARKING SPACES
	BYCICLE SPACES
	MAIN ENTRANCE
	WALL MOUNTED FIRE HYDRANT

PROPERTY LINE FROM:
 TOPOGRAPHIC SURVEY OF PART OF BLOCK 'C'
 REGISTERED PLAN 749,
 PART OF BLOCK 'C'
 REGISTERED PLAN 775
 AND
 PART OF LOT 23, JUNCTION GORE
 TOWNSHIP OF GLOUCESTER
 NOW CITY OF OTTAWA
 FAIRHALL, MOFFATT & WOODLAND LIMITED

CLIENT Client OUVRAGE Project

BRIGIL



729 RIDGEWOOD

EMPLACEMENT Location NO PROJET Project Number
 OTTAWA 12382.00
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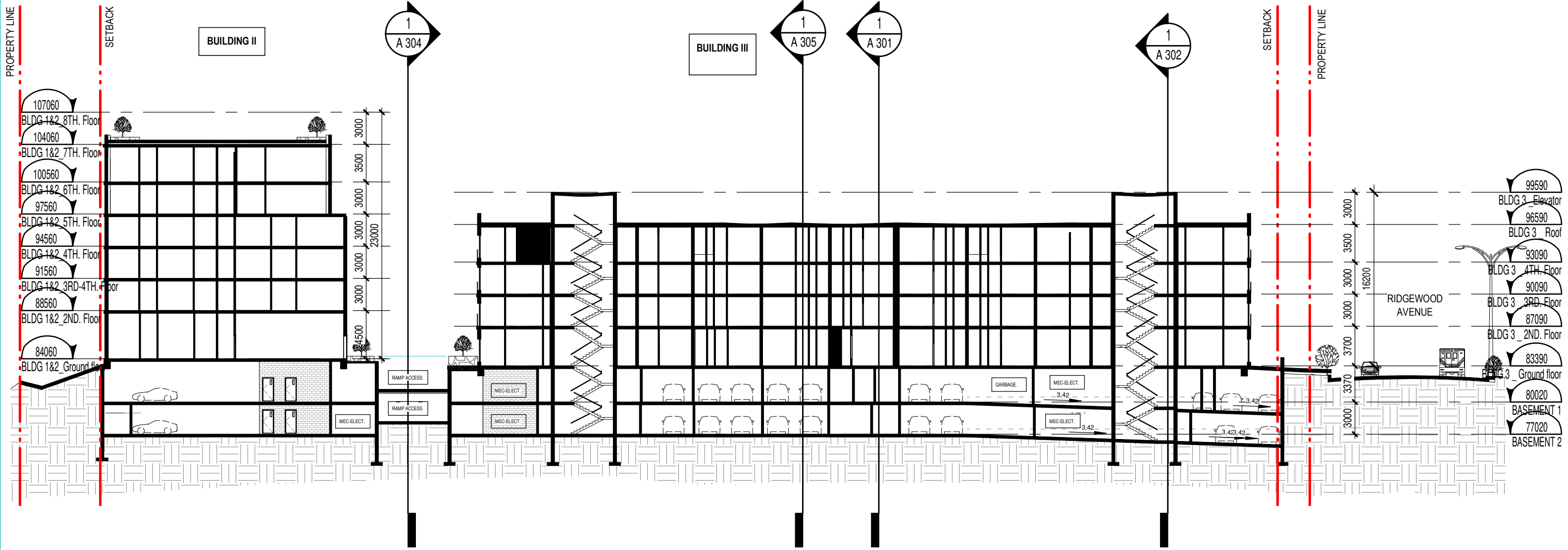
TITRE DU DESSIN Drawing Title

Roof Floor

DATE (aa.mm.jj)
 2023-02-27
 RÉVISION Revision

07

SECTIONS



CLIENT Client

BRIGIL



OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA
 NO PROJET Project Number
12382.00
 DESSINÉ PAR Drawn by
R.Q. / J.B.
 VÉRIFIÉ PAR Checked by
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TITRE DU DESSIN Drawing Title

LONGITUDINAL SECTION

DATE (aa.mm.jj)
2023-02-27
 RÉVISION Revision

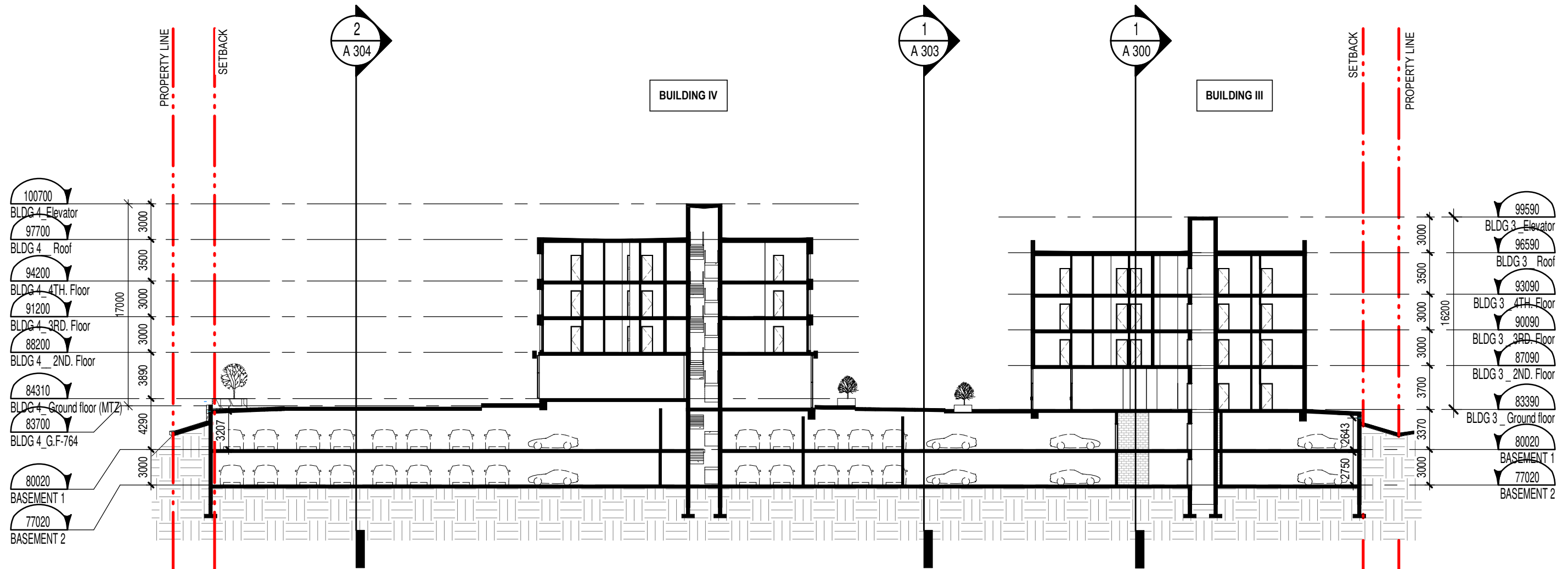
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ÉCHELLE Scale
1: 350

NO. DESSIN Dwg Number

A 300





CLIENT Client

BRIGIL



OUVRAGE Project

729 RIDGEWOOD

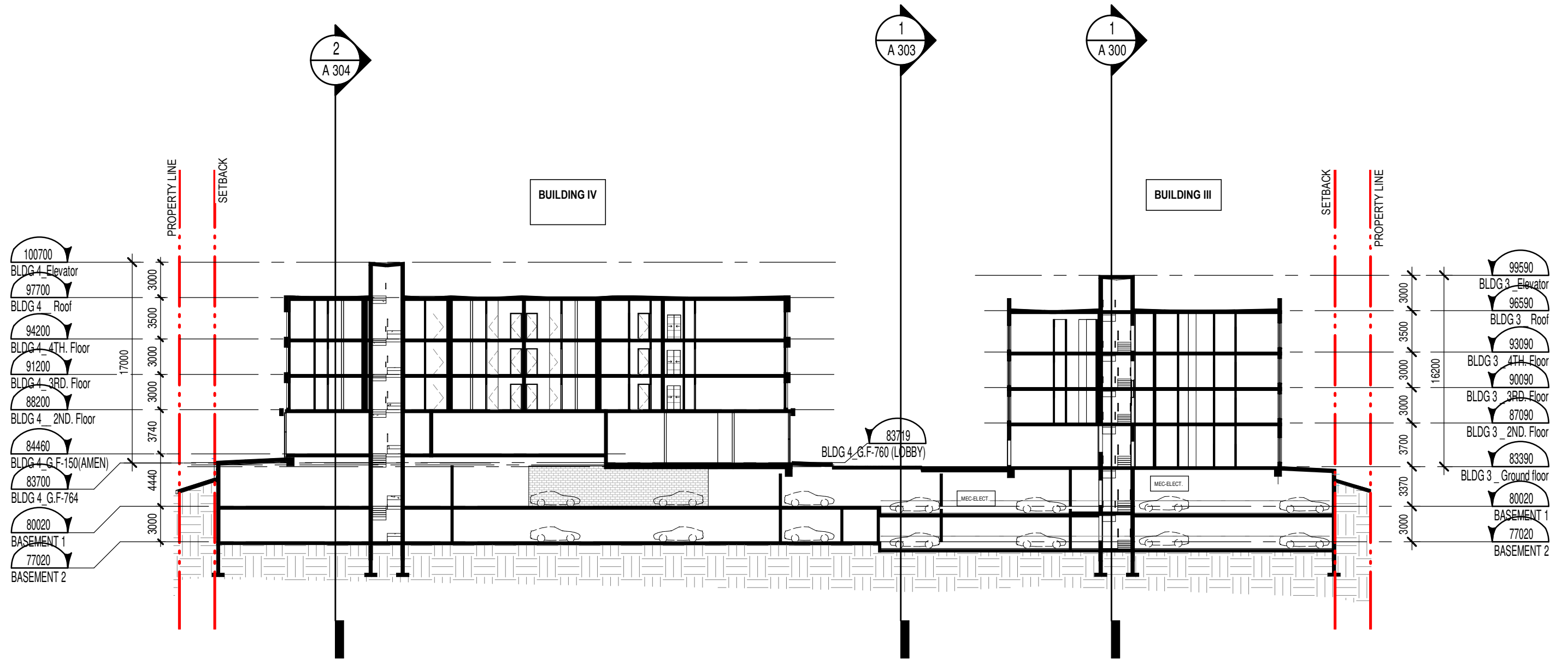
EMPLACEMENT Location
OTTAWA
 NO PROJET Project Number
12382.00
 DESSINÉ PAR Drawn by
R.Q. / J.B.
 VÉRIFIÉ PAR Checked by
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TITRE DU DESSIN Drawing Title

TRANSVERSAL SECTION

DATE (aa.mm.jj)
2023-02-27
 RÉVISION Revision



CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

BRIGIL

729 RIDGEWOOD

TRANSVERSAL SECTION - LEVEL CHANGE 45

brigil

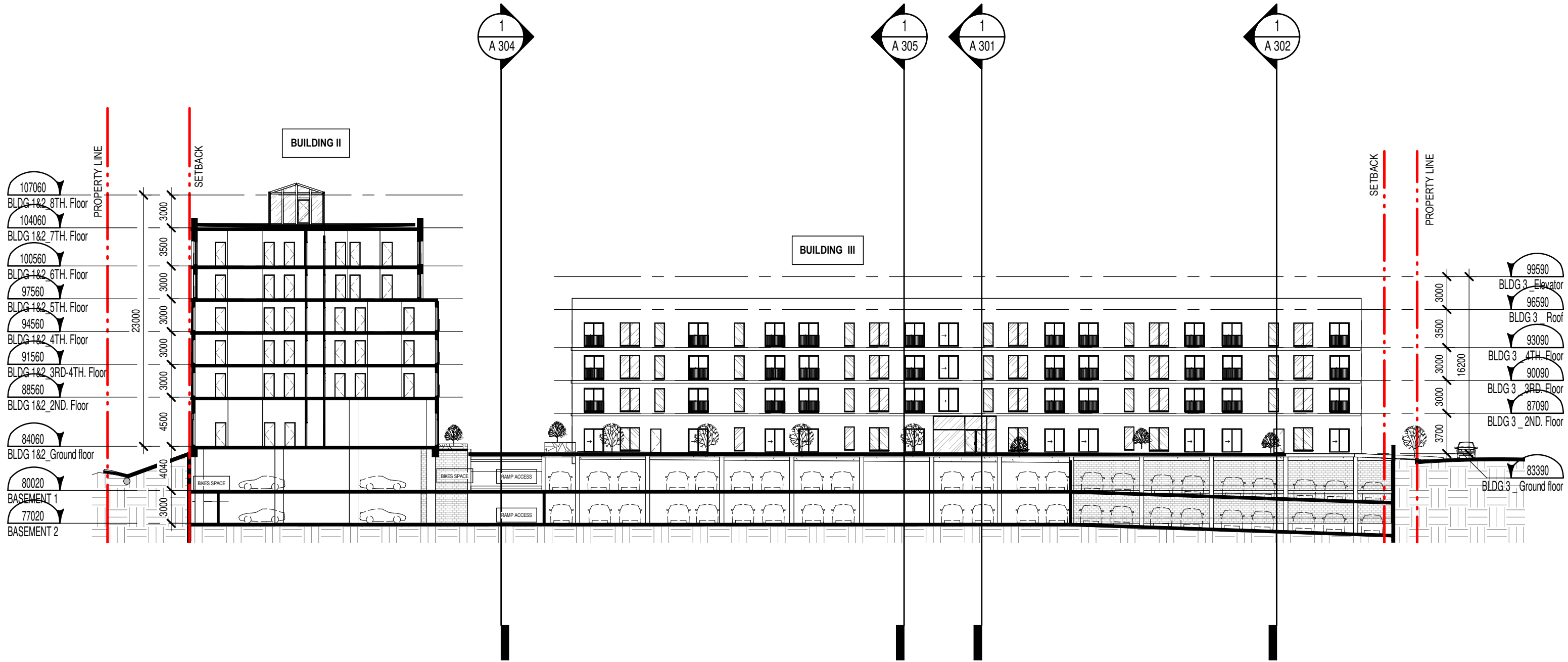
EMPLACEMENT Location
OTTAWA
 NO PROJET Project Number
12382.00
 DESSINÉ PAR Drawn by
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2023-02-27
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ÉCHELLE Scale
1: 350
 NO. DESSIN Dwg Number

A 302



CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

BRIGIL

729 RIDGEWOOD

LONGITUDINAL CENTRAL SECTION



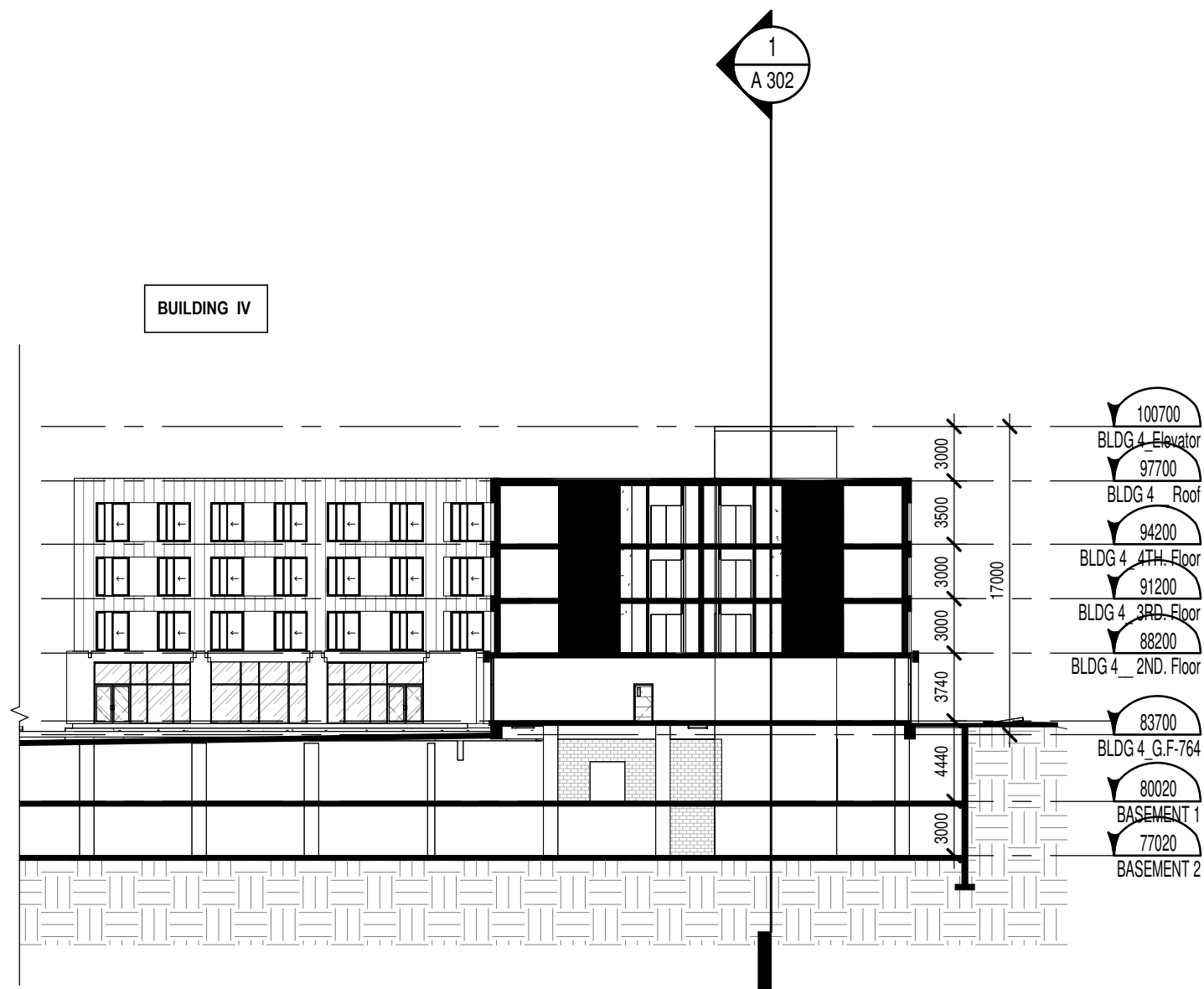
EMPLACEMENT Location
OTTAWA
 NO PROJET Project Number
12382.00
 DESSINÉ PAR Drawn by
R.Q. / J.B.
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O.C. / F.P.



DATE (aa.mm.jj)
2023-02-27
 RÉVISION Revision

ÉCHELLE Scale
1: 350
 NO. DESSIN Dwg Number

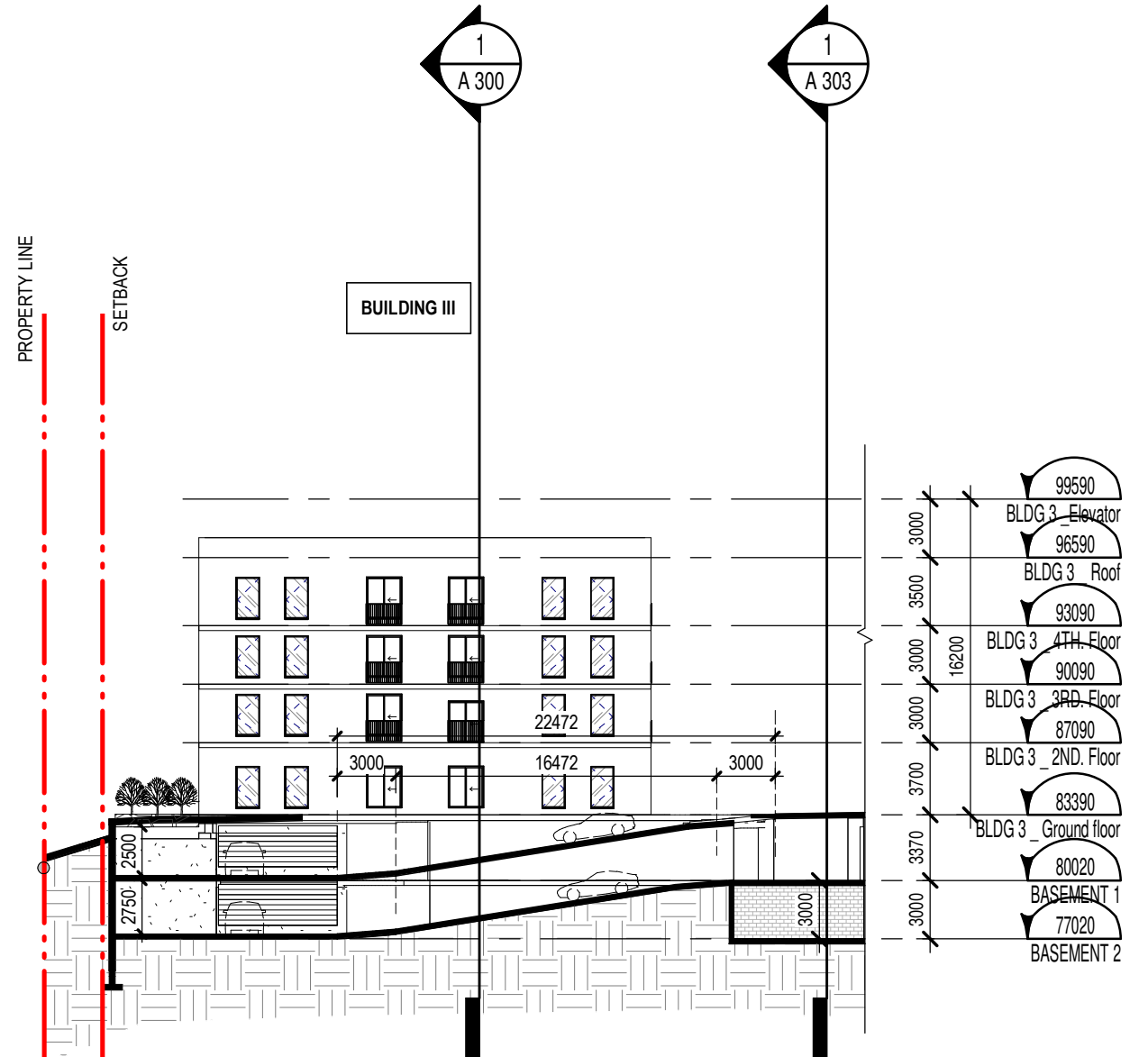
A 303



LONGITUDINAL SECTION - BUILDING 4

1 : 350

2
A 304



RAMP- SECTION

1 : 350

1
A 304

CLIENT Client

BRIGIL



OUVRAGE Project

729 RIDGEWOOD

EMPLACEMENT Location
OTTAWA
NO PROJET Project Number
12382.00
DESSINÉ PAR Drawn by
R.Q. / J.B.
VÉRIFIÉ PAR Checked by
O.C. / F.P.



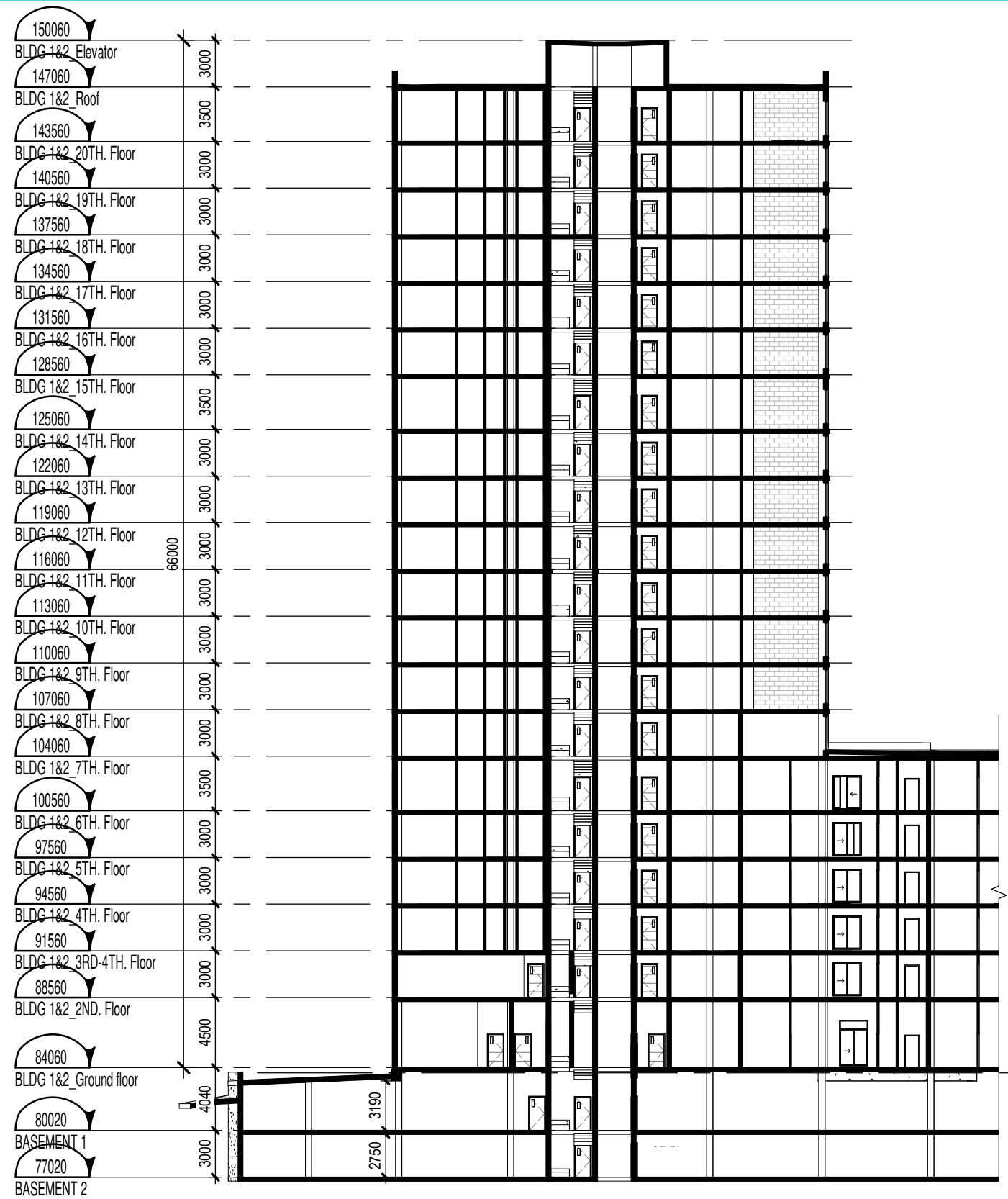
TITRE DU DESSIN Drawing Title

LONGITUDINAL SECTION - BUILDING 4 / RAMP SECTION 47

DATE (aa.mm.jj)
2023-02-27
RÉVISION Revision

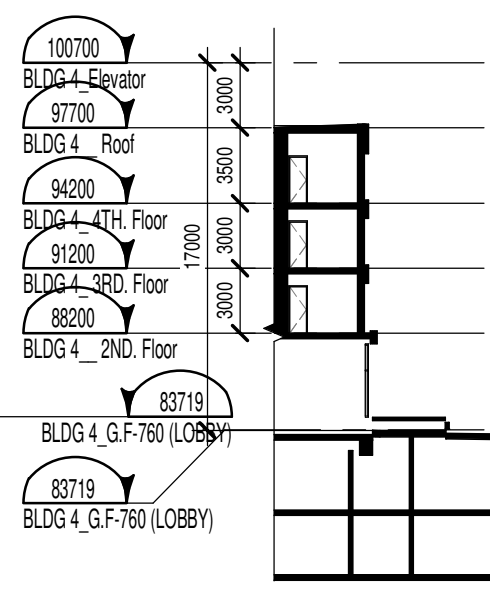
ÉCHELLE Scale
1 : 350
NO. DESSIN Dwg Number

A 304



LEFT SECTION BLDG 1 - BLDG 2
1 : 350

2
A 305



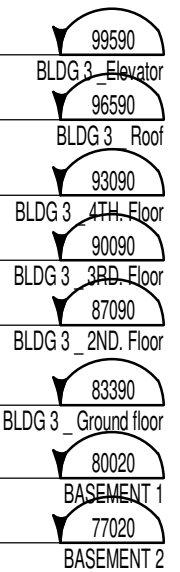
RIGHT SECTION BLDG 3 - BLDG 4
1 : 350

1
A 305

1
A 303

BUILDING IV

BUILDING III



CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

BRIGIL

729 RIDGEWOOD

SECTIONS BLDG 1 - BLDG 3



EMPLACEMENT Location
OTTAWA

NO PROJET Project Number
12382.00

DESSINÉ PAR Drawn by
R.Q. / J.B.

VÉRIFIÉ PAR Checked by
O.C. / F.P.



DATE (aa.mm.jj)
2023-02-27

RÉVISION Revision

ÉCHELLE Scale
1 : 350

NO. DESSIN Dwg Number

A 305

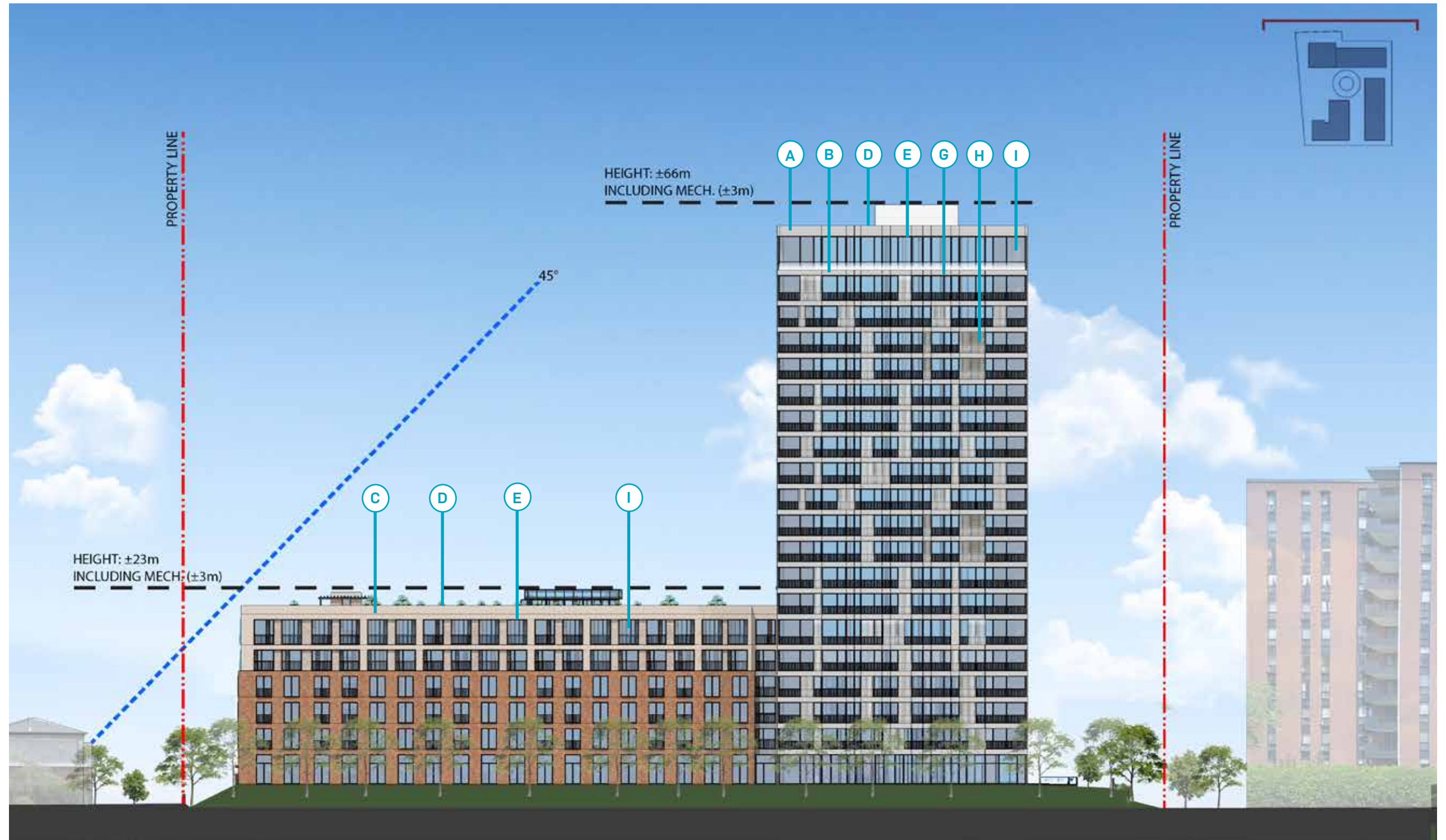
08

ELEVATIONS

Materials legend
(Tower 1 & Building II)

- (A) Main facade, Brick
Manufacturer: Permacon
Series: :Melville Slik Brick
Colour: Alpine grey
- (B) Main facade, Prefinished metal
Manufacturer: Vicwest
Series: Weather XL
Colour: 56086 Bright White
- (C) Metal siding - Simil wood.
Vertical top volume
Manufacturer: MAC
Series: Harrywood Smoked Birch
Colour: Cork
- (D) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (E) Aluminum Windows
Manufacturer: To be confirmed
Series: Century Series Aluminum
Windows
Colour: Clear Anodized
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Sandalwood
- (H) Perforated metal panel
Perforated metal
Screen Façade
Colour: White
- (I) Clear Glass

General Notes:
All exterior cladding materials must be installed as described by the manufacturers, to meet their warranty requirements.

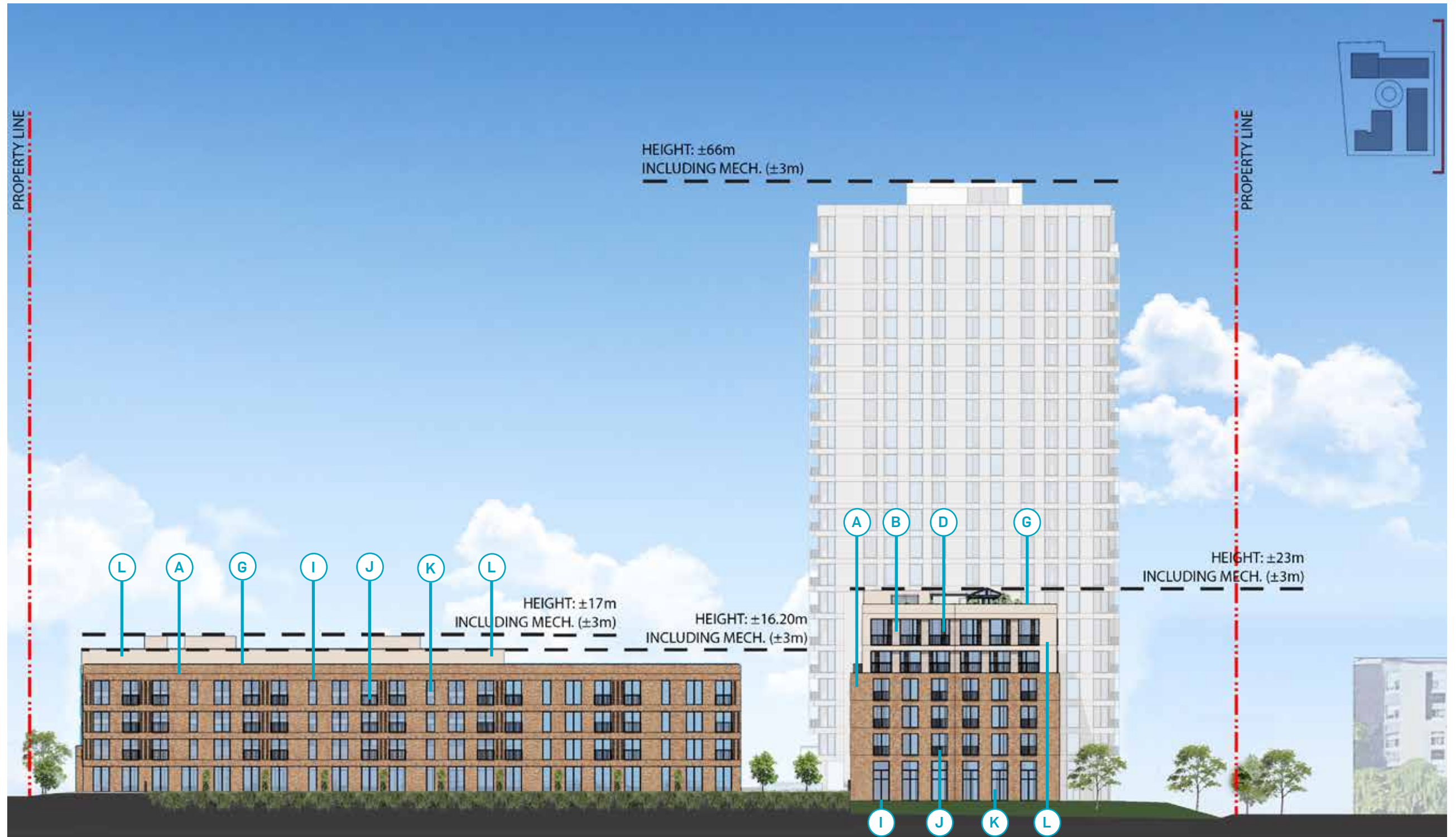


GENERAL EAST ELEVATION

Materials legend
(Building III & IV)

- (A) Main facade, Brick
Manufacturer: To be confirmed
Colour: Brown / Orange
- (B) Main facade, Top volume
Brick
Manufacturer: To be confirmed
Colour: Light Brown
- (C) Vertical wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (D) Horizontal wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (E) Steel main access door
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (H) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminium Soffit and Fascia
Colour: Amber
- (I) Aluminium window frame
Manufacturer: To be confirmed
Colour: Iron Ore
- (J) Aluminium bars
Manufacturer: To be confirmed
Colour: Match adjacent color
- (K) Clear Glass
- (L) Vertical ribbed
Manufacturer: To be confirmed
Colour: White

General Notes:
All exterior cladding materials must be installed as described by the manufacturers, to meet their warranty requirements.

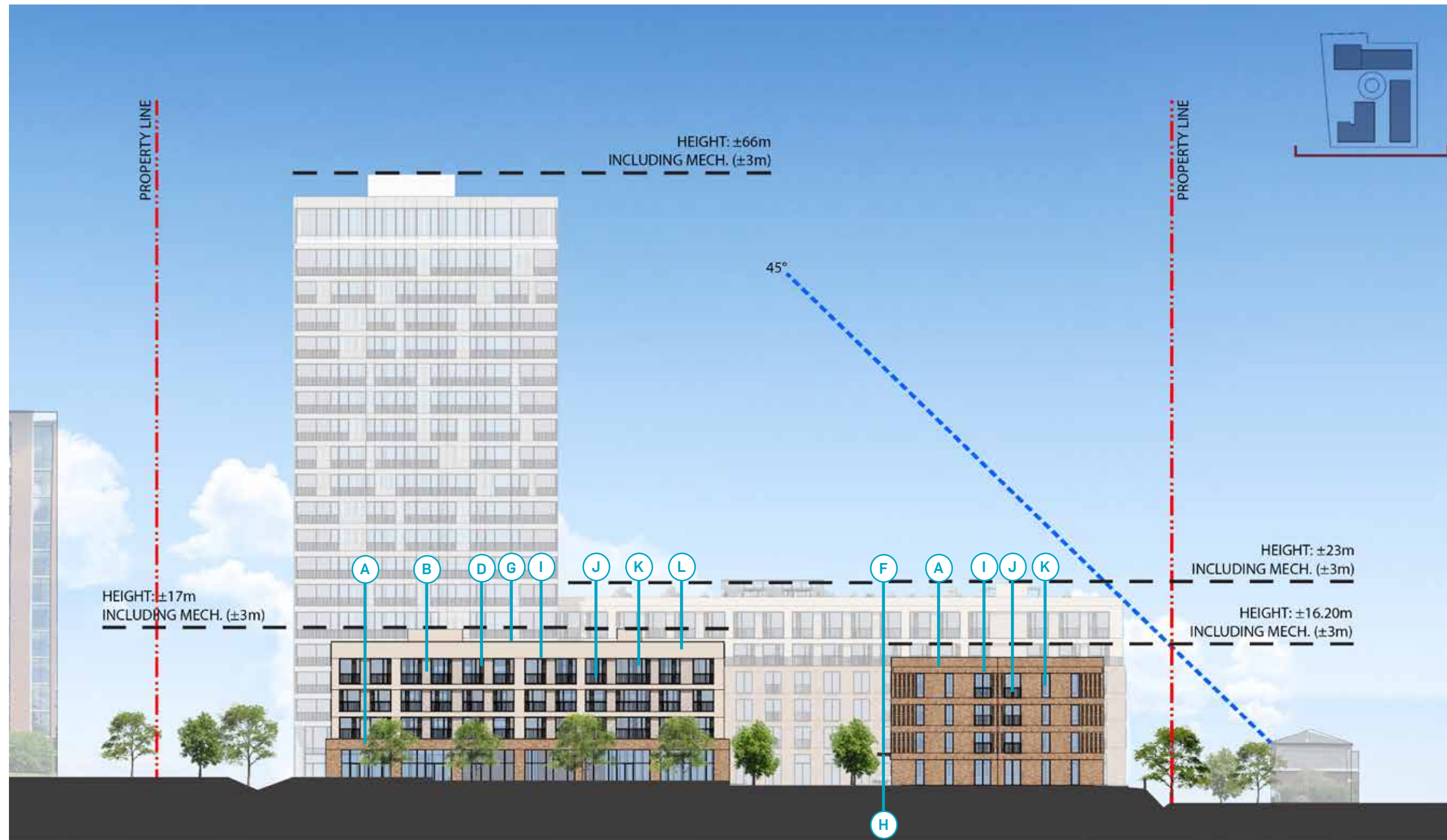


NORTH ELEVATION

Materials legend
(Building III & IV)

- (A) Main facade, Brick
Manufacturer: To be confirmed
Colour: Brown / Orange
- (B) Main facade, Top volume
Brick
Manufacturer: To be confirmed
Colour: Light Brown
- (C) Vertical wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (D) Horizontal wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (E) Steel main access door
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (H) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminium Soffit and Fascia
Colour: Amber
- (I) Aluminium window frame
Manufacturer: To be confirmed
Colour: Iron Ore
- (J) Aluminium bars
Manufacturer: To be confirmed
Colour: Match adjacent color
- (K) Clear Glass
- (L) Vertical ribbed
Manufacturer: To be confirmed
Colour: White

General Notes:
All exterior cladding materials must be installed as described by the manufacturers, to meet their warranty requirements.

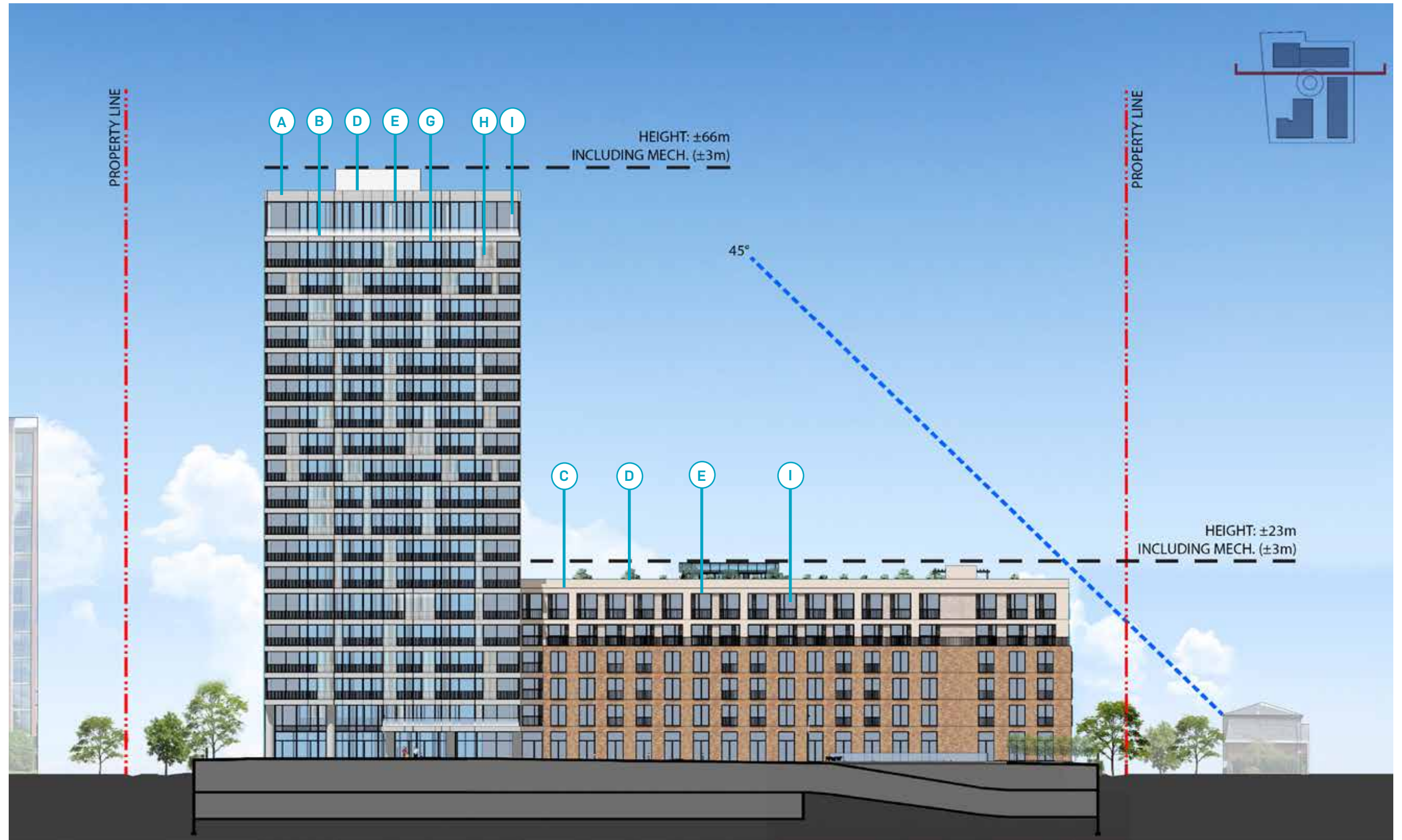


SOUTH ELEVATION - RIDGEWOOD AVENUE

Materials legend
(Tower 1 & Building II)

- (A) Main facade, Brick
Manufacturer: Permacon
Series: :Melville Slik Brick
Colour: Alpine grey
- (B) Main facade, Prefinished metal
Manufacturer: Vicwest
Series: Weather XL
Colour: 56086 Bright White
- (C) Metal siding - Simil wood.
Vertical top volume
Manufacturer: MAC
Series: Harrywood Smoked Birch
Colour: Cork
- (D) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (E) Aluminum Windows
Manufacturer: To be confirmed
Series: Century Series Aluminum
Windows
Colour: Clear Anodized
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Sandalwood
- (H) Perforated metal panel
Perforated metal
Screen Façade
Colour: White
- (I) Clear Glass

General Notes:
All exterior cladding materials must be installed as described by the manufacturers, to meet their warranty requirements.

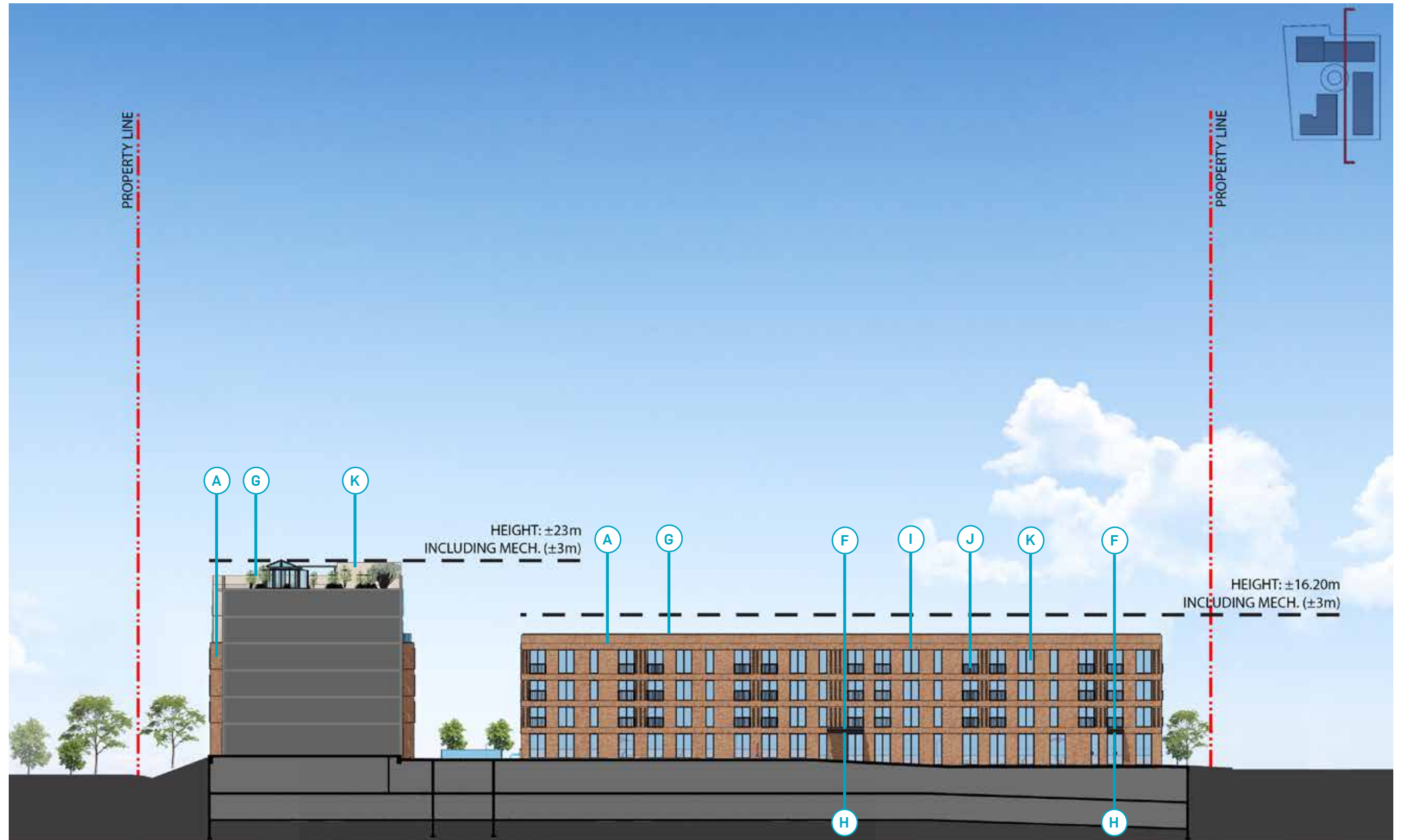


SOUTH ELEVATION - TOWER I & BUILDING II

Materials legend
(Building III & IV)

- (A) Main facade, Brick
Manufacturer: To be confirmed
Colour: Brown / Orange
- (B) Main facade, Top volume
Brick
Manufacturer: To be confirmed
Colour: Light Brown
- (C) Vertical wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (D) Horizontal wood panel
Manufacturer: To be confirmed
Colour: Dark brown
- (E) Steel main access door
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (H) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminium Soffit and Fascia
Colour: Amber
- (I) Aluminium window frame
Manufacturer: To be confirmed
Colour: Iron Ore
- (J) Aluminium bars
Manufacturer: To be confirmed
Colour: Match adjacent color
- (K) Clear Glass
- (L) Vertical ribbed
Manufacturer: To be confirmed
Colour: White

General Notes:
All exterior cladding materials must be installed as described by the manufacturers, to meet their warranty requirements.



09

SAMPLE PANEL

SIDING MATERIALS - TOWER I & BUILDING II



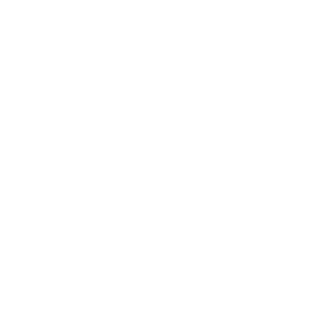
A
Main facade, Brick
Manufacturer: Permacon
Series: Melville Slik Brick
Colour: Alpine grey



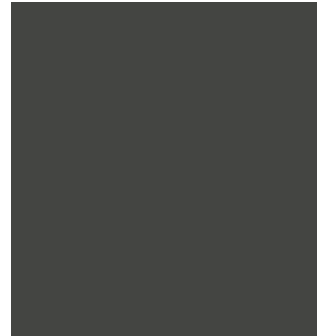
E
Aluminum Windows
Manufacturer: To be confirmed
Century Series Aluminum Windows-
Colour: Clear Anodized



I
Clear Glass



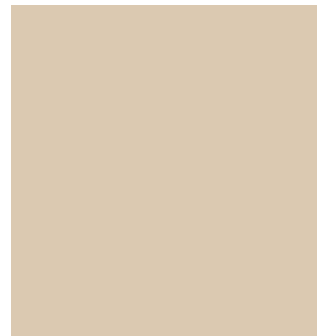
B
Main facade, Prefinished metal
Manufacturer: Vicwest
Series : Weather XL
Colour : 56086 Bright White



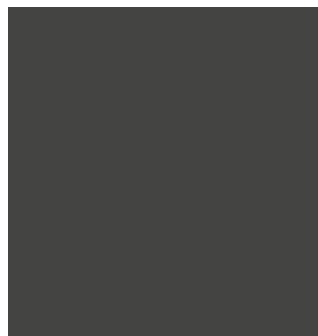
F
Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore



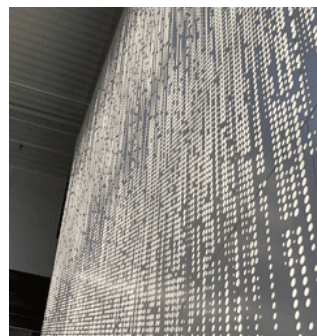
C
Metal Siding - Simil wood.
Vertical top volume
Manufacturier: MAC
Series : Harrywood Smoked Birch
Colour: Cork



G
Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Sandalwood



D
Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore



H
perforated metal panel
Perforated metal
Screen Facade
Colour: White

MANUFACTURER INFORMATION FOR INDICATIVE PURPOSES

SAMPLE PANELS

SIDING MATERIALS - BUILDINGS III & IV



A
Main facade, Brick
Manufacturer: To be confirmed
Colour: Brown / Orange



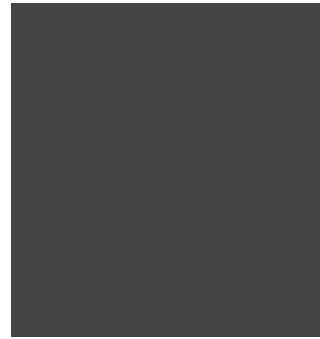
E
Steel main access door.
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm



I
Aluminum window frame
Manufacturer: To be confirmed
Couleur: Iron Ore



B
Main facade. Top volume
Brick
Manufacturer: To be confirmed
Colour: Light Brown



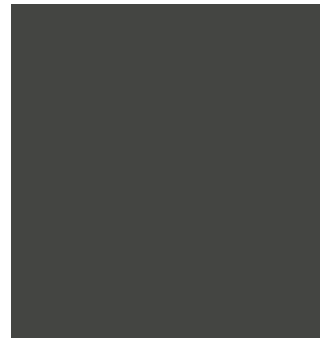
F
Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore



J
Aluminum bars
Manufacturer: to be confirmed
Colour: match adjacent color



C
Vertical wood panel
Manufacturer: To be confirmed
Colour: Dark brown



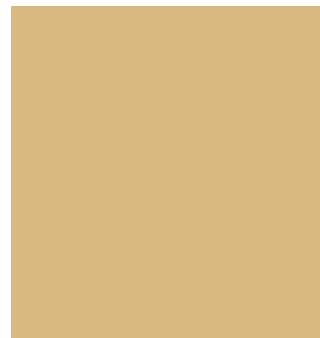
G
Profil bord de toit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore



K
Clear Glass



D
Horizontal wood panel
Manufacturer: To be confirmed
Colour: Dark Brown



H
Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Amber



L
Vertical ribbed
Manufacturer: to be confirmed
Colour: white

MANUFACTURER INFORMATION FOR INDICATIVE PURPOSES

SATIPIDEFANPASE

ÉCHELLE 0:000

10

PERSPECTIVES



PERSPECTIVE FROM THE COURTYARD

brigit

NEUF 
ARCHITECTE(S)

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2023.03.02

59



PERSPECTIVE FROM THE TOWER

brigi

NEUF 
ARCHITECT(E)S

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2023.03.02

60



PERSPECTIVE FROM RIDGEWOOD AVENUE



PERSPECTIVE

brigi

NEUF 
ARCHITECTS

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2023.03.02

62



PERSPECTIVE

brigi

NEUF 
ARCHITECTS

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2023.03.02

63

11

SUN STUDY



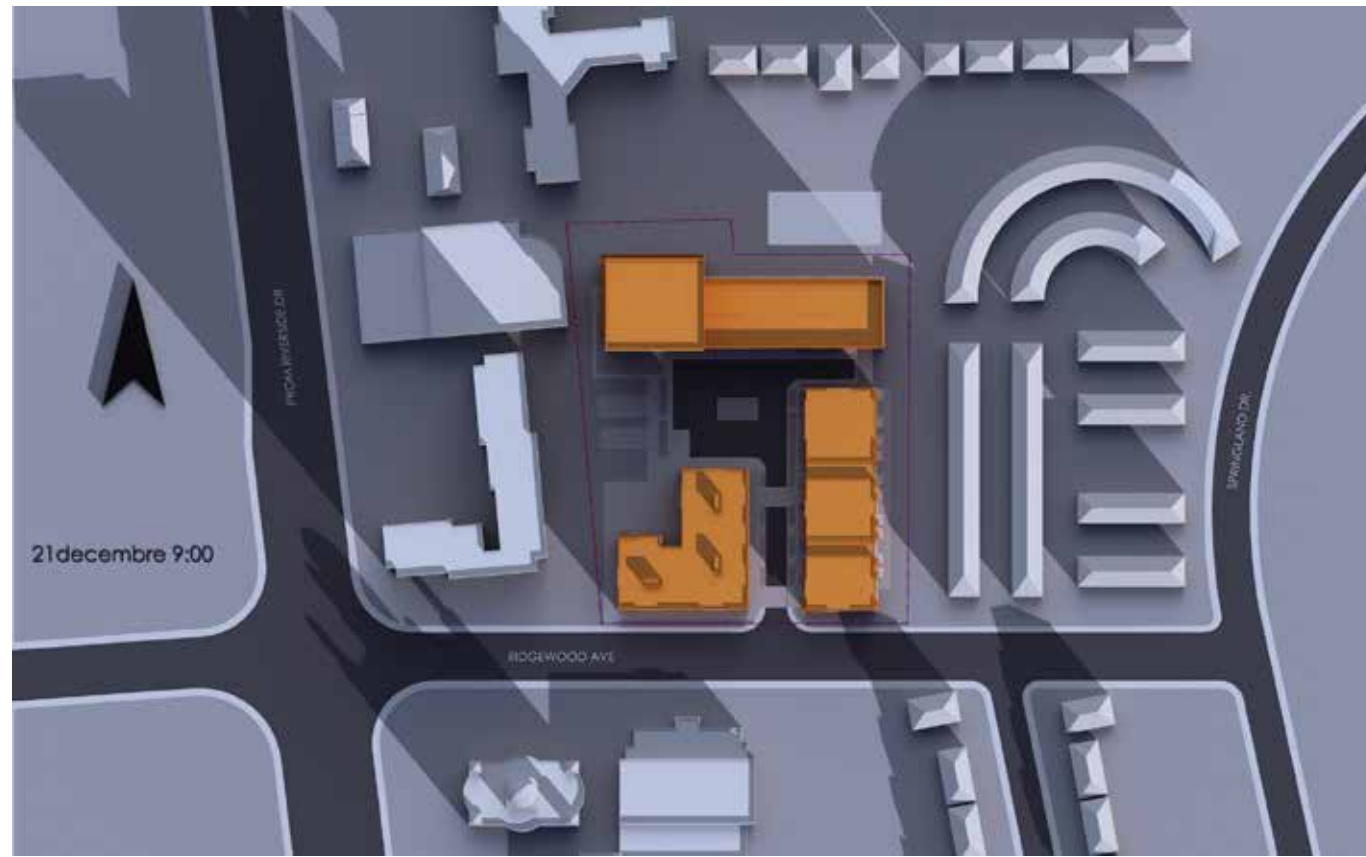
SUN STUDY - MARCH



SUN STUDY - JUNE



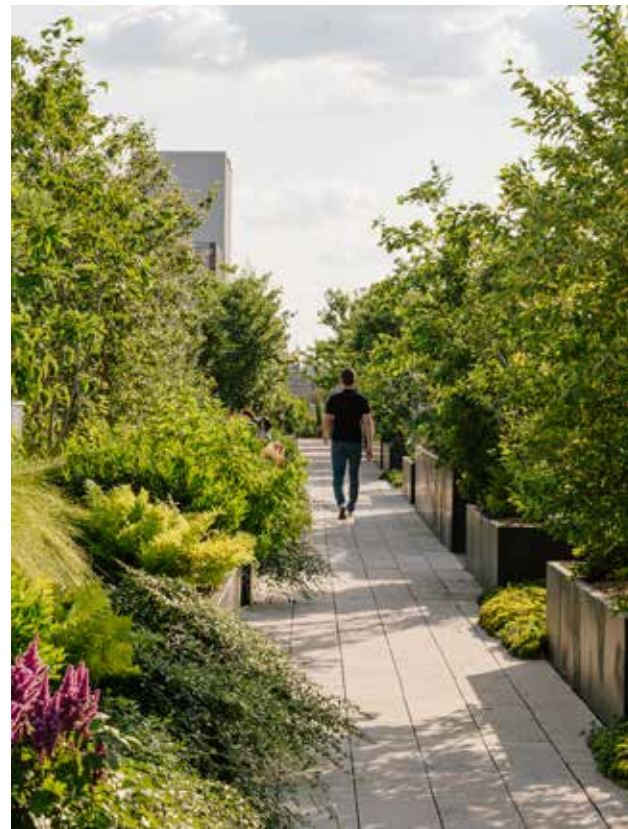
SUN STUDY - SEPTEMBER



SUN STUDY - DECEMBER

12

INSPIRATIONAL IMAGES



INSPIRATIONAL IMAGES - LANDSCAPE

13

STATISTICS

12382	INFORMATION SUR LE PROJET - PROJECT INFORMATION	2023-03-02
729 Ridgewood Avenue		

Province / Province	Ontario
Zonage / Zoning	City of Ottawa zoning By-law No. 2008-250
Superficie du Lot / Property Area	13 238,4 m ² / sq. m. 142 498 pi² / sq. ft.

STATISTIQUES SUR LE PROJET / PROJECT STATISTICS	Bâtiment 1 / Building 1	Bâtiment 2 / Building 2	Bâtiment 3 / Building 3	Bâtiment 4 / Building 4	Bâtiment 5 / Building 5
Hauteur du Bâtiment / Building Height (m)	66 m	23 m	17 m	17 m	

STATISTIQUES DES UNITÉS / UNIT STATISTICS	Bâtiment 1 / Building 1	Bâtiment 2 / Building 2	Bâtiment 3 / Building 3	Bâtiment 4 / Building 4	Bâtiment 5 / Building 5	TOTAL
Studio / Bachelor	0	0	2	6		8
1 Chambre / 1 Bedroom	90	15	10	3		118
1 Chambre + Den / 1 Bedroom + Den	76	65	59	30		230
2 Chambres / 2 Bedrooms	21	4	16	12		53
2 Chambres + Den / 2 Bedrooms + Den	19	3	0	0		22
3 Chambres / 3 Bedrooms	0	10	0	3		13
TOTAL	206	97	87	54		444

STATIONNEMENT RÉSIDENTIEL / RESIDENTIAL PARKING				
PHASE / PHASE	EXIGÉ / REQUIRED			FOURNIS / PROVIDED
		#/Unité / #/Unit	Total	Total
Tower 1 Résident / Tower 1 Residents	1.2 per dwelling unit	206	247	135
Tower 1 Visiteur / Tower 1 Visitors	0.2 per dwelling unit	206	41	41
Bâtiment 2 Résident / Building 2 Residents	1.2 per dwelling unit	97	116	116
Bâtiment 2 Visiteur / Building 2 Visitors	0.2 per dwelling unit	97	19	19
Bâtiment 3 Résident / Building 3 Residents	1.2 per dwelling unit	87	104	104
Bâtiment 3 Visiteur / Building 3 Visitors	0.2 per dwelling unit	87	17	17
Bâtiment 4 Résident / Building 4 Residents	1.2 per dwelling unit	54	65	65
Bâtiment 4 Visiteur / Building 4 Visitors	0.2 per dwelling unit	54	11	11
TOTAL			622	508
Bâtiment 1 à 4 - Places réduites (inclus dans compte)- Reduced parking stalls (Included at the total) (40%)			213	53
Bâtiment 1 à 4 - Accessible (inclus dans compte) / Building 1 to 4 - Accessible (included at the total)			14	19

STATIONNEMENT COMMERCIALE / COMERCIAL PARKING				
PHASE / PHASE	Aire (m ²) / Area (m ²)	EXIGÉ / REQUIRED		FOURNIS / PROVIDED
		Ratio (Cases/m ²) / Ratio (Stalls/m ²)	Ratio (Cases/m ²) / Ratio (Stalls/m ²)	Ratio (Cases/m ²) / Ratio (Stalls/m ²)
Bâtiment 1 à 4 - Commerciale / Building 1 to 4 - Commercial	552	3,4/100	19	19
Bâtiment 1 à 4 - Commerciale Accessible (inclus dans compte) / Building 1 - Accessible Commercial (included at the total)			1	1

STATIONNEMENT POUR VÉLOS / BICYCLE PARKING				
PHASE / PHASE	Unités / Units	EXIGÉ / REQUIRED		FOURNIS / PROVIDED
				Ratio / Ratio
Bâtiment 1 à 4 - Résidentiel / Building 1 to 4 - Residential	0,5 / Unit	222		0,5 / Unit 223
Bâtiment 1 à 4 - Commerciale / Building 1 to 4 - Commercial	1.25 per 250 m2 of g.f.area	3		1.25 per 250 m2 of g.f.area 3

		Required (By-law)			Provided							
PARKING			Units or m ²	Parking spaces	Parking spaces							
AREA C - AS PER SCHEDULE 1A					Basement 1				Basement 2			Total
					HANDICAP	RESIDENTS	REDUCED	TOTAL	RESIDENTS	REDUCED	TOTAL	
Residential Dwelling, mid-high-rise Apartment	TOWER I	1.2 per dwelling unit	206	247	6	47	9	62	62	11	73	135
	BUILDING II		97	116	4	30	7	41	75	0	75	116
	BUILDING III		87	104	4	12	5	21	71	12	83	104
	BUILDING IV		54	65	3	5	4	12	48	5	53	65
	TOTAL		444	533					136			284
					HANDICAP	VISITORS	TANDEM	TOTAL	VISITORS	TANDEM	TOTAL	
Visitors	TOWER I	0.2 per dwelling unit	206	41	0	37	2*	37	0	6*	0	41
	EXTERIOR T-I.				1	3	0	4	0	0	0	
	BUILDING II		97	19	0	19	0	19	0	0	0	19
	BUILDING III		87	17	0	17	0	17	0	0	0	17
	BUILDING IV		54	11	0	11	0	11	0	0	0	11
TOTAL	444	88					88				88	
Convenience Store	INTERIOR	3.4 per 100 m ² of g.f.area	552	19		15	0					15
	EXTERIOR				1	3						4
	TOTAL			19								19
GRAND TOTAL				640								527
BIKES			Units or m ²	Parking spaces - Bikes	Parking spaces - Bikes							
Residential Dwelling, mid-high-rise Apartment	TOWER I	0,5 per dwelling unit	206	103				81			22	103
	BUILDING II		97	49				27			22	49
	BUILDING III		87	44				17			27	44
	BUILDING IV		54	27				13			14	27
Convenience Store		1.25 per 250 m ² of g.f.area	551,50	3				3			0	3
TOTAL				227								226

*TANDEM NOT INCLUDED

PARKING STATISTICS - GENERAL

MOONEY'S BAY PARKING BASEMENT 1		
Description	Count	
HANDICAP		4
RED.		7
RES.		30
VIS.		19
B-2		60
HANDICAP		4
RED.		5
RES.		12
VIS.		17
B-3		38
COM.		15
HANDICAP		3
RED.		4
RES.		5
VIS.		11
B-4		38
HANDICAP		6
RED.		9
RES.		47
VIS.		37
T-1		99
BASEMENT 1 TOTAL		235

MOONEY'S BAY PARKING GROUND FLOOR		
Description	Count	
COM.		3
HANDICAP		2
VIS.		3
GROUND-FLOOR TOTAL: 8		8

MOONEY'S BAY BIKES		
BASEMENT 1		
BUILDING 2		27
BUILDING 3		17
BUILDING 4		13
COMMERCE		3
TOWER 1		81
BASEMENT 1: 141		
BASEMENT 2		
BUILDING 2		22
BUILDING 3		27
BUILDING 4		14
TOWER 1		22
BASEMENT 2: 85		
TOTAL: 226		

MOONEY'S BAY TANDEM		
BASEMENT 1		
TANDEM		2
BASEMENT 2		
TANDEM		6
TANDEM TOTAL		8

*(NOT INCLUDED IN TOTAL)

MOONEY'S BAY PARKING BASEMENT 2		
Description	Count	
RES.		75
B-2		75
RES.		71
RED.		12
B-3		83
RES.		48
RED.		5
B-4		53
RES.		62
RED.		11
T-1		73
BASEMENT 2 TOTAL		284

MOONEY'S BAY TOTAL PARKING		
Description	Count	
COM.		18
HANDICAP		19
RED.		53
RES.		350
VIS.		87
PROJECT TOTAL		527