



NEUF

ARCHITECT(E)S

brigil

729 Ridgewood Avenue

Ottawa, Ontario, June 10th, 2021

SPA Application

PROJET 12382 / BRIGIL

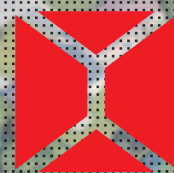
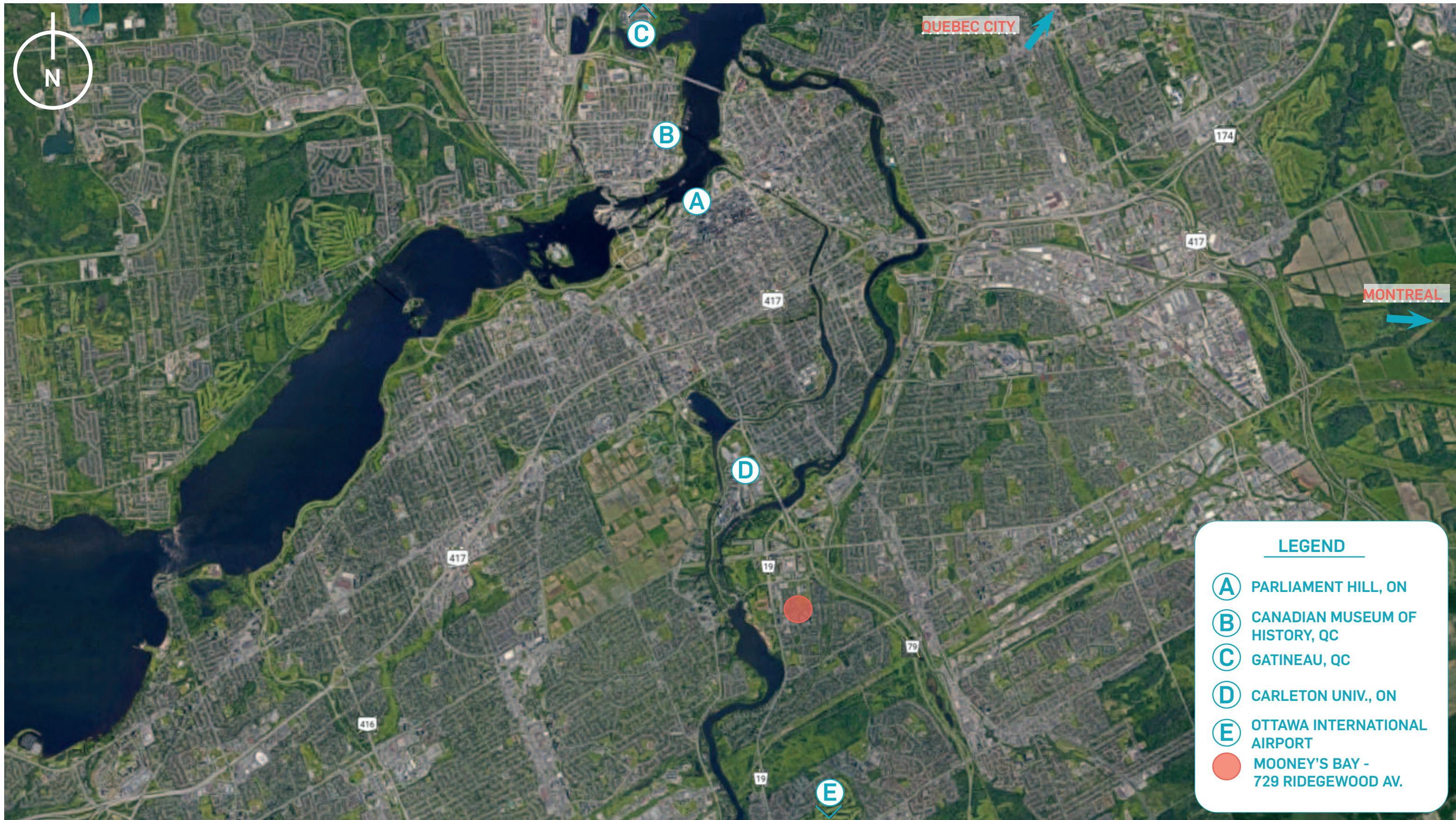


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01

SITE



SITE LOCATION



SITE LOCATION

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SITE LOCATION

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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



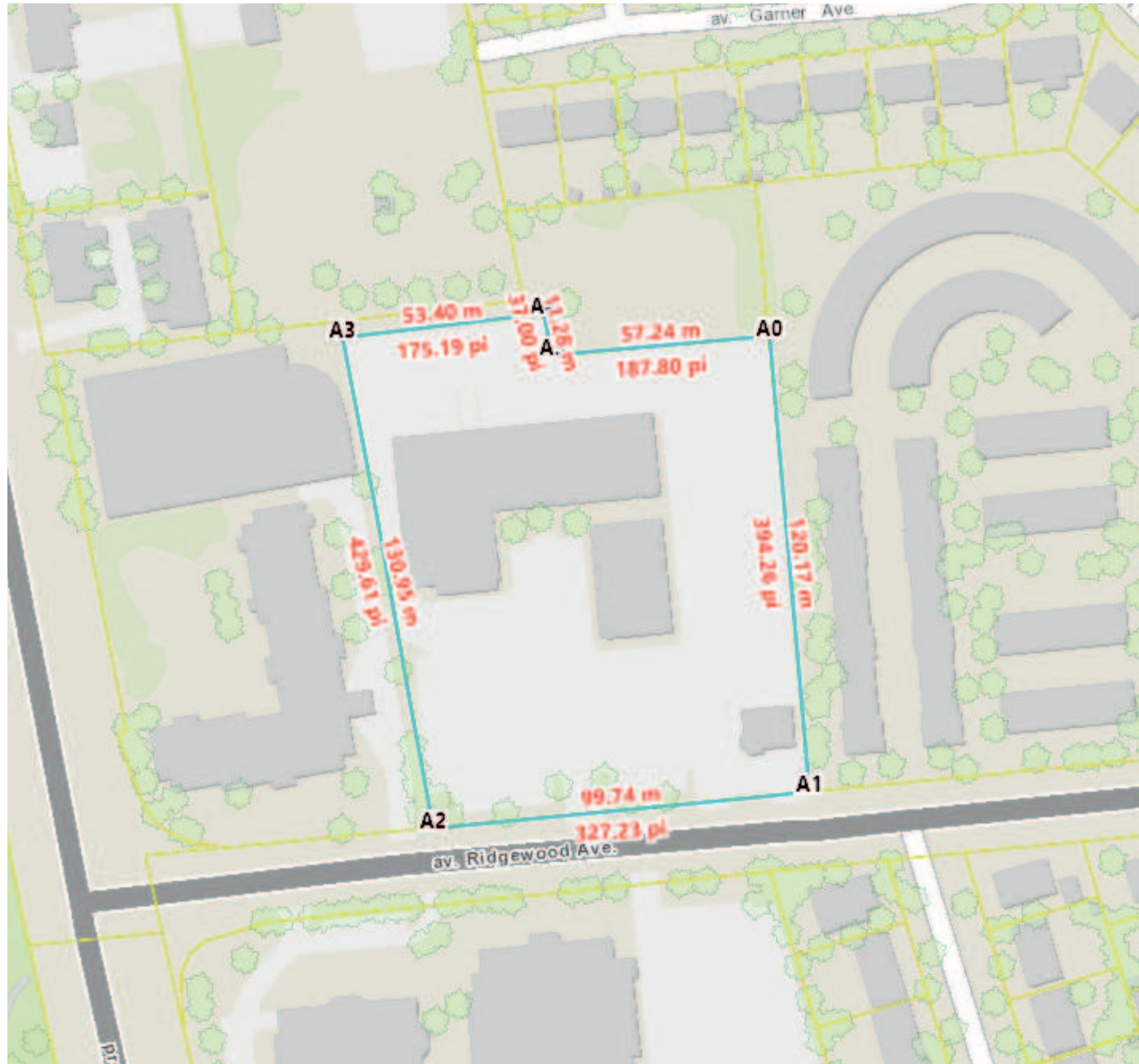
SITE PICTURES

brigil

NEUF ARCHITECTE(S)

02

ZONING



Géométrie de la parcelle

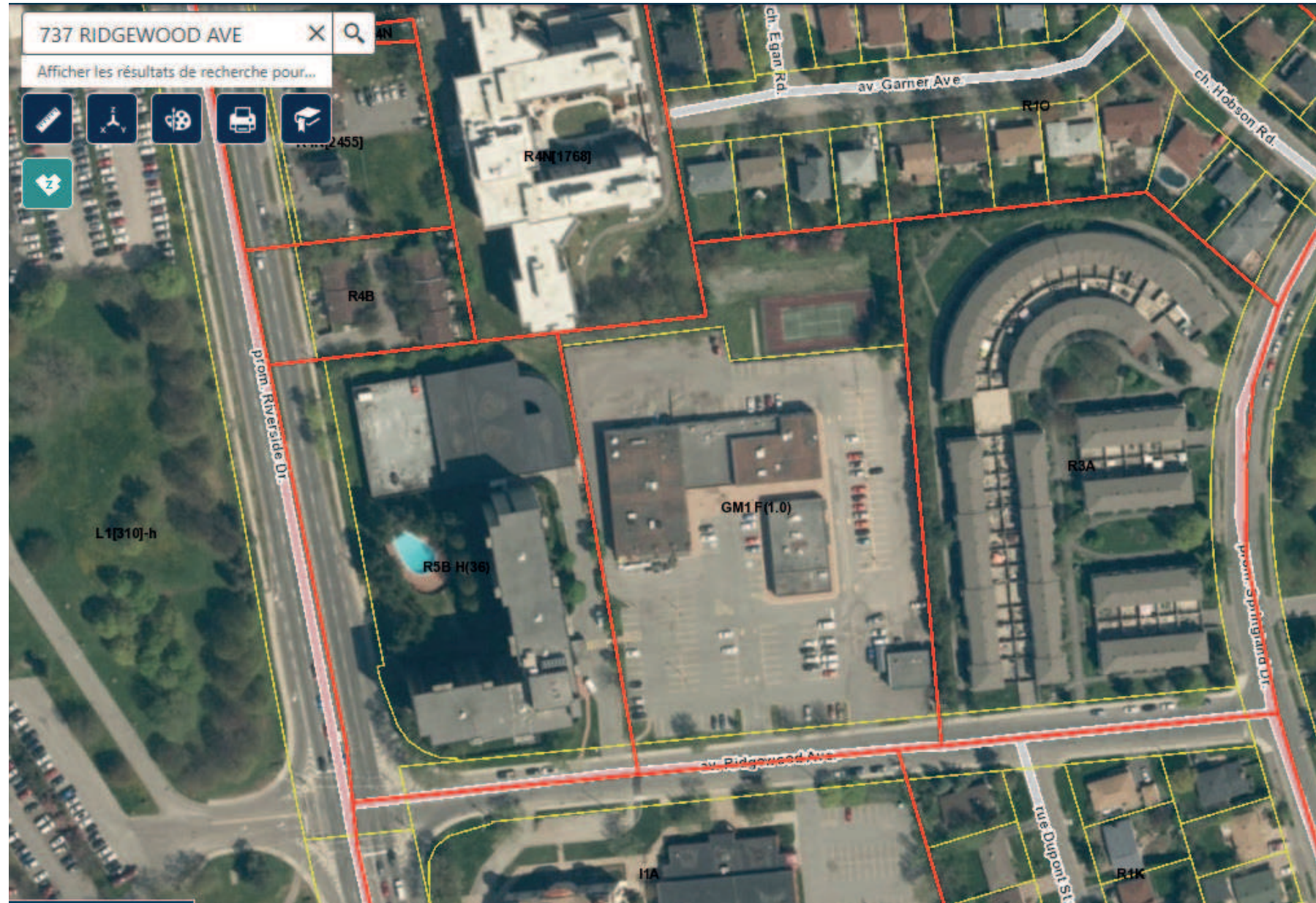
Sélectionner une parcelle de propriété sur la carte. Les sommets seront étiquetés, et les dimensions et la superficie de la parcelle seront indiquées ci-après. Faites un zoom sur la carte si les parcelles de propriétés ne sont pas visibles.

Remarque: Les distances et les zones représentées sur la carte et ci-après ne sont pas fondées sur un relevé d'arpenteur et ne sont pas destinées à être utilisées pour les besoins d'un relevé d'arpenteur 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 V 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)			6 619		5291	
Ratio Max.			50%		39,97%	
SETBACK (m)						
Minimum Front Setback (m)			3 m		4,5 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	
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. 7.5 m	
BUILDING						
Height (m)			18 m		Tower I - 15 storeys - ± 50.5 m Building II - 6 storeys - ± 23.0 m Building III - 4 storeys - ± 15.5 m Building IV - 4 storeys - ± 15.5 m Building V - 6 storeys - ± 23.0 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		39,97%	
Minimum width of landscaped area			Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided		In progress	
PARKING						
AREA C - AS PER SCHEDULE 1A			Units or m ²	Parking spaces	Basement 1	Basement 2
					TOTAL	TOTAL
Residential Dwelling, mid-high-rise Apartment	TOWER I	1.2 per dwelling unit	141	169	59	110
	BUILDING II		48	58	15	43
	BUILDING III		54	65	36	29
	BUILDING IV		54	65	38	27
	BUILDING V		90	108	28	80
TOTAL				464		465
Visitors	TOWER I	0.2 per dwelling unit	141	28	20	0
	EXTERIOR T-I				8	
	BUILDING II		48	10	10	0
	BUILDING III		54	11	11	0
	BUILDING IV		54	11	11	0
TOTAL				77		18
Convenience Store		3.4 per 100 m ² of g.f.area	856	29		
	EXTERIOR					5
TOTAL				29		29
GRAND TOTAL				571		572
BIKES						
			Units or m ²	Parking spaces	Parking spaces	
Residential Dwelling, mid-high-rise Apartment	TOWER I	0,5 per dwelling unit	141	71	33	38
	BUILDING II		48	24	17	7
	BUILDING III		54	27	27	
	BUILDING IV		54	27	27	
	BUILDING V		90	45	29	16
Convenience Store		1.25 per 250 m ² of g.f.area	855,90	4		4
TOTAL				198		198

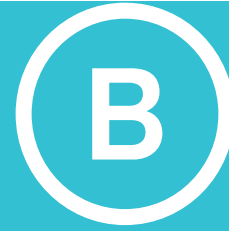
03

DESIGN CONCEPT



URBAN CONCEPT

PLEASE REFER TO FOTENN, URBAN PLANNING CONSULTANT



ARCHITECTURAL CONCEPT

ARCHITECTURAL CONCEPT

Architectural Surroundings

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

- Close to **parks**, Mooney's bay beach, open spaces and athletic facilities
- Close to services as **collective transport**, public schools and universities
- At 17 minute walk is the Mooney's Bay O-Train that will bring you to either 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 center** and Carleton **University** with simple access to transit.
- **Community services** such as churches and the wedding center are in close proximity.
- Site is located in a consolidated residential neighbourhood.

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

1. The property to the west is The Denbury; an 'L' shaped **residential development**. The Denbury is 12 storeys containing high-density residential, with 174 condominium units including a mixture of one, two, and three bedrooms. The development's exterior characteristics includes the use of red brick, clear glass windows and balconies in black corrugated metal.
2. The property to the east is a pair of two storey row **townhouses**. Their Façade is composed by 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 located The Norberry residential towers development. These four iconic 'Y' shaped buildings are between **6 to 10 storeys** height. Please refer to neighbouring building reference photos.

4. The property to the North-West, is the long-term **care centre**, St-Patrick's home. This development is a 5 storeys high development. The building façade uses a combination of Iron spot and tan brick, cement board and pre-cast concrete accent panels.

5. To the North-East is a low-density housing development comprised of a **two storeys** detached homes. Their Façades are composed of brown brick, aluminium, stone and other mixed material.

6. South of this property, on the other side of Ridgewood Avenue, is located St. Elias Antiochian Orthodox Cathedral and the Saint Elias banquet Centre - Wedding Venue. Both buildings are two storeys and composed of light beige bricks reinforcing their **monumental architecture**.

ARCHITECTURAL CONCEPT

The 729 Ridgewood Development concept

The generation of community, integration of public areas with services, and integration of a residential function are the concepts of this development. At the same time, the volumes that compose the development have to react to the immediate neighbours, this is the driving influence for the different number of storeys when looking at the development's volumes composition.

In consequence, **low-rise buildings** are located along the Ridgewood Street and to the east adjacent to the townhouses and detached houses.

Using this **transition** and with the opportunity provided with having **multiple heights of 4 and 6 storeys** provides a better integration between the existing neighbourhood fabric already present in the area adjacent to the site and the proposed development. The proposed development is comprised of **1 high-rise tower, 2 mid-rise, and 2 low-rise buildings**.

The overall proposal includes volumes with **different heights and shapes**. The composition provides a **gentle transition** from a Building 5 at 6 storeys to Buildings 3 and 4 at 4 storeys each, and finishing with Building 2 at 6 stories, which is integrated to Tower 1 at 15 storeys. Tower 1 is carefully placed in the **center of the urban block** to North-East corner of the site. With this proposed layout, the buildings shape a community accessible central public space where leisure activities can take place.

Another important point to remark on is the urban sustainability factor related to green roofs. The ground floor podium roof areas between Tower 1 and Building 5 will create a **green roof area** open to the residents for activates such as a communal garden. Another residence accessible green roof is also proposed for the roof on Building 2, at the 7th floor of Tower 1.

In an effort to **reduce vehicle traffic onsite**, the entire underground footprint of the development is planned to include green roofs allowing its perception to be the continuation of pedestrian accessible urban fabric.

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

Massing

The site will be surrounded by volumes of 4, 6 or 15 storeys creating an **inner courtyard** but also responding to the **surrounding buildings organisation**. The smaller volumes and openness of the courtyard have been located to South-West orientation in order to **maximise sun exposure** to the courtyard but also to let the existing buildings breathe by separating the new volumes.

The proposed massing of the buildings is created in such a way to create a strong presence on the street with a 6 storeys mid-low rise, Building 5. Including a **commercial expressed podium** appealing to **human scale**. The sense of arrival is shaped with a drive aisle located central to the complex creating a visual **pedestrian friendly** main entrance link to the inner courtyard and locating a small visitor parking and drop off.

A point tower, **Tower 1**, is proposed at the North-East corner to minimise shade on surrounding buildings and provide magnificent views to the river. **The point tower will dialog with the urban landscape and existing skyline.**



ARCHITECTURAL CONCEPT

Characteristics of the Buildings and their materiality

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



Tower 1:

It is to be an iconic light brown tower. Imposing and closing the volumetric movement proposed by the entire complex. Tower 1 exterior finish language's will be repeated on of building 2, with vertical and magnificent full height windows, resulting with a clean and clear building façade using Juliet balconies to surround the square building. Windows interspersed with Juliet balconies provide a continuous elevation at all levels facing the central plaza. Interlaced Vertical solid ceramic or cement panels play between the different levels, making the elevations a rhythmic composition. The proposal contemplates fifteen storeys, with access to a green roof and amenities on the top of building 2.

Building 2:

Designed as a sister building to Tower 1, limited to 6 storeys, the volume acts as a transition between low-rise buildings and the high-rise point tower. It is composed by a solid volume including full height windows within a light brown canvas that create a contrast with the adjacent Buildings. The Juliet balconies in front, facing the central plaza, are carefully located on the long side of the rectangular volume of the building to allow all residential units to have natural access and characteristics of the property. A different strategy is used on the elevations facing the neighbouring properties, with balconies integrated along the volume. As a final touch, this building includes a green roof podium.

Building 3:

Designed as a sister building to Building 4, It is composed of a 4 storeys height volume. Material will include Light grey brick or prefabricated cement panels, creating a light grey canvas, full height windows mixed with Juliet balconies towards the central plaza and balconies intergraded into the other three elevations.

Building 4:

Designed as a sister building to Building 3 and matching the height at 4 storeys, the building is composed by a solid envelope of full height windows within a light gray canvas that create a contrast with the adjacent Building 5. Proposed balconies are carefully located on the long sides of the rectangular volume facing the neighbouring properties and allowing all residential units to have access to the sun and natural exposure. The elevations facing the plaza will include Juliet balconies in Slab to slab windows.

Building 5:

It is composed of a 6 storeys height mixed-use building. At the ground floor, a pedestrian and vehicle passage allowing for permeability between the street and the interior courtyard acting as an open arcade-door for the central plaza. Dark brown brick with full height windows mixed with Juliet balconies on the elevation towards the central plaza and main street, with balconies intergraded into the elevation to the East and North. This building will act as the gateway to the site and will be a continuation of the pedestrian urban fabric with a strong commercial component at the ground floor. Integrated with the commercial component will be a dedicated plaza and exterior amenity space.



ARCHITECTURAL CONCEPT

The inner courtyard

Part of the main concept is a **magnificent interior courtyard** configured shaped by the surrounding buildings who act as a background canvas. The courtyard is consider the **heart of the project** as a space for this development's residents and also to be **inviting for the community**. This exterior space connects to a proposed community garden and a hardscaped space to provide areas for community **events and gatherings**. To provide services to the community, the development includes a commercial area as commented for Building 5, an ideal opportunity for a coffee house, food services, or other convenience providers. The commercial areas will have a **terrace** dedicated to their commercial services as part of the overall developed space. The ground floor of the residential buildings and tower will have private terraces. This **diversity in activities** will close, embrace and make the exterior space engaging and welcoming. The pedestrian lines across the central plaza are clear paths to increase the connectivity between all areas. Please see the proposed landscape plan for further information.

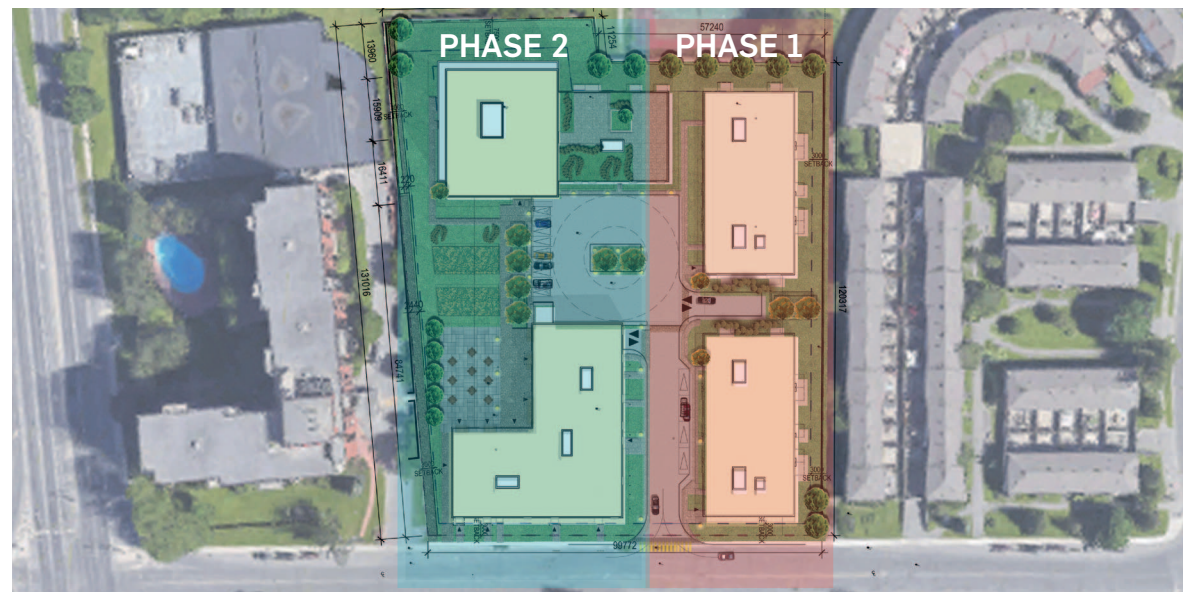


Parking spaces

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

The design also focuses special attention to the ramp locations. They are located strategically prior reaching the **main plaza** alongside Buildings 4 and 5 to the east. The design is aiming to limit the amount of vehicular circulation at grade providing a maximum amount of space that can be dedicated to the main plaza and private terraces.

To optimize the proposed open spaces on the site, the design foresees interior loading docks below Building 5 allowing for the delivery of goods and not exposing residents and pedestrians on regular bases. The loading dock, used for the commercial spaces, will comprise of an interior double dock for small trucks / Mini vans.



Phasing

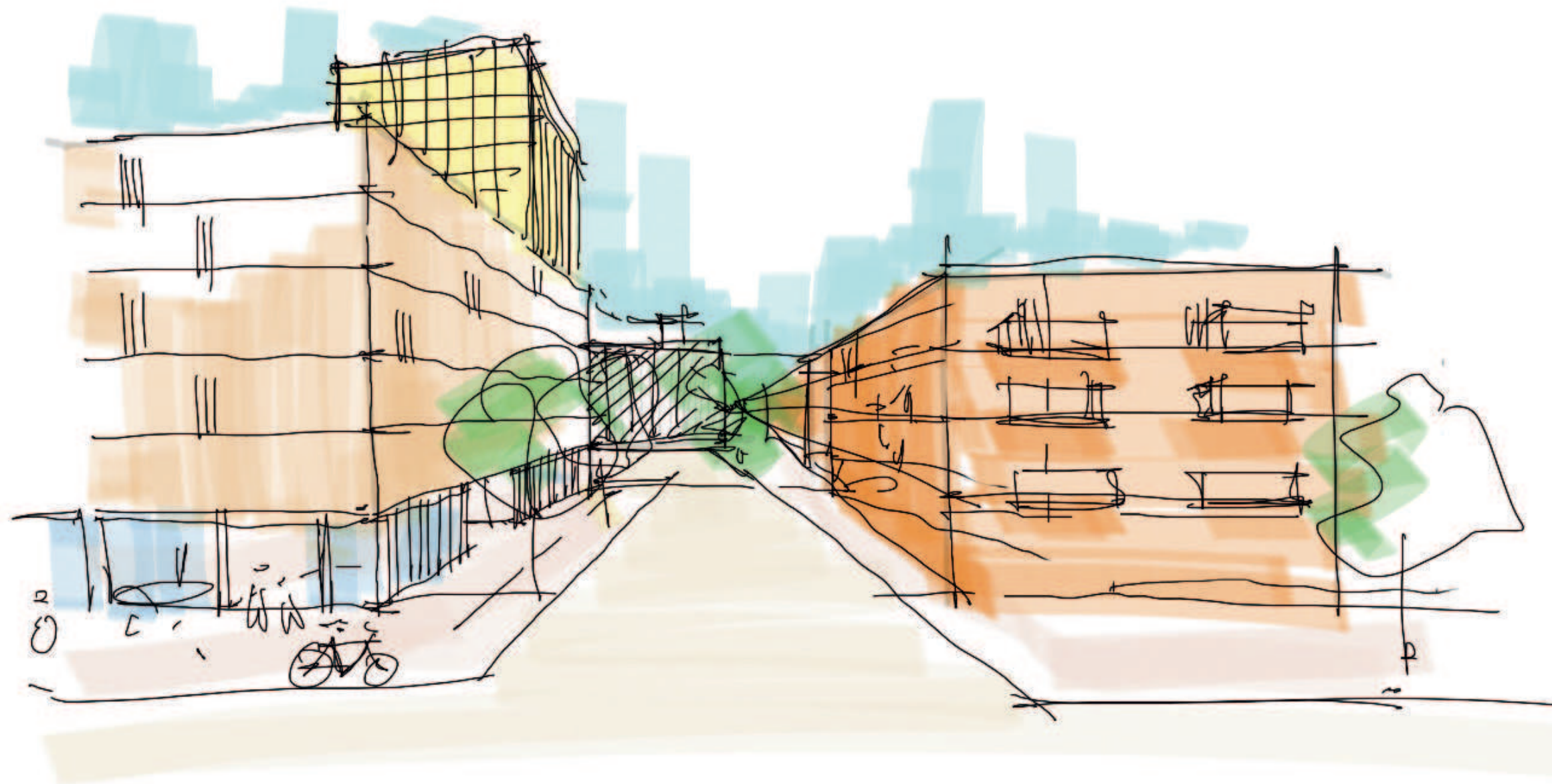
As part of logistics planning and in order to accommodate the parking requirements for each building, the proposed design carefully considers the space and access to development subdividing the parking areas. This allows the buildings to be constructed within 2 phases in sequence starting with Buildings 3 and 4 as Phase 1. Phase 2 then completing the development with Tower 1, and Buildings 2 and 5.

This proposal is opened for comments by the city.

ARCHITECTURAL CONCEPT

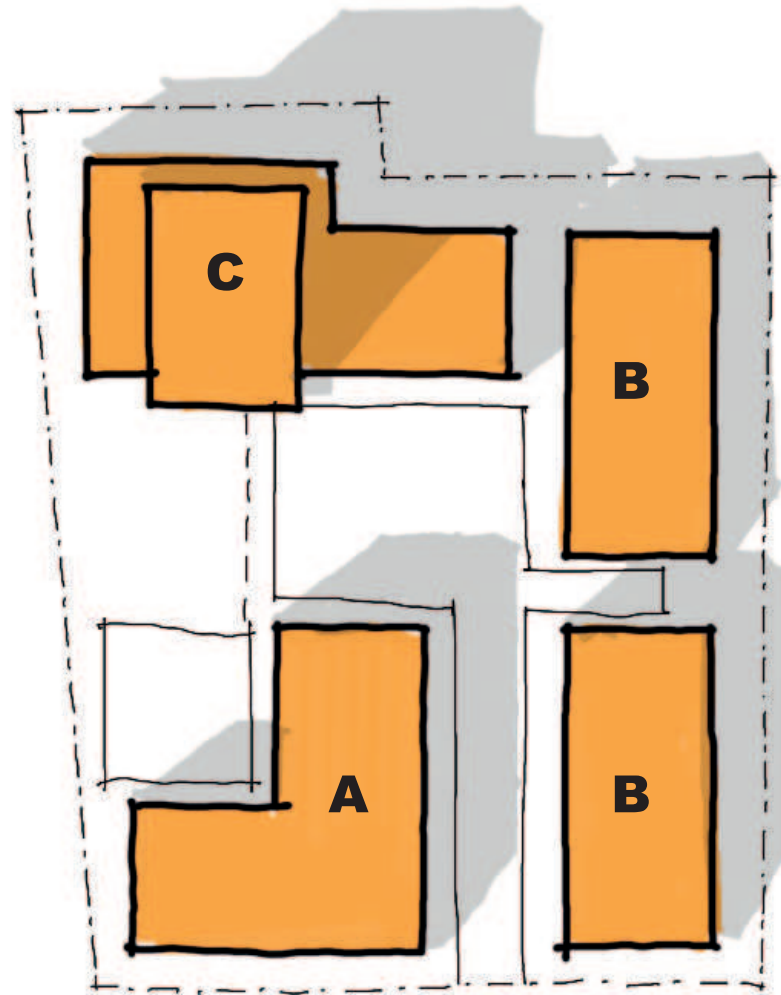
04

CLIENT CONCEPT



MOONEYS BAY
concept

APPROACH



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 :

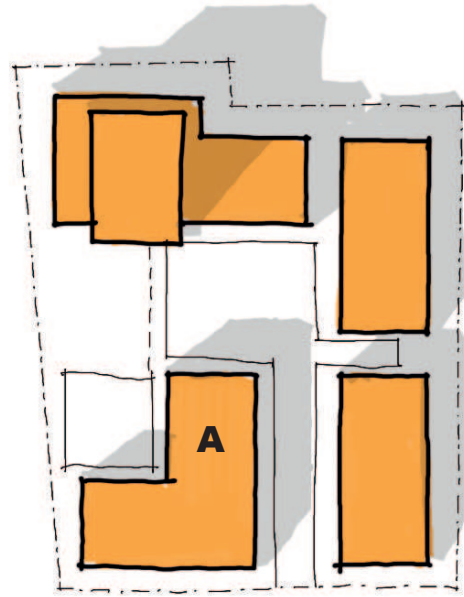
- urban : love living in the city, puts proximity first
- active : outdoor activities, member of yoga studio or gym
- connected : likes the benefits of being part of a vibrant community
- healthy : focussed on wellbeing, life balance, nurturing
- creative : likes to contemplate, express himself, live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

BUILDING A : active, urban, creative



Building A can be considered as an urban chalet that houses the ACTIVE and CREATIVE resident. Ready to start the day early and get their hands dirty. People will likely have gear to store away, a hobby space, one or two pets, plants...

units

Medium : 1 or 2 bedroom + den

amenities

commercial : neighborhood shops that tailor to both people on site as well as people visiting Mooney's Bay looking for food - drinks during the day :

- coffee shop
- health food store
- restaurant
- chiropractor

community :

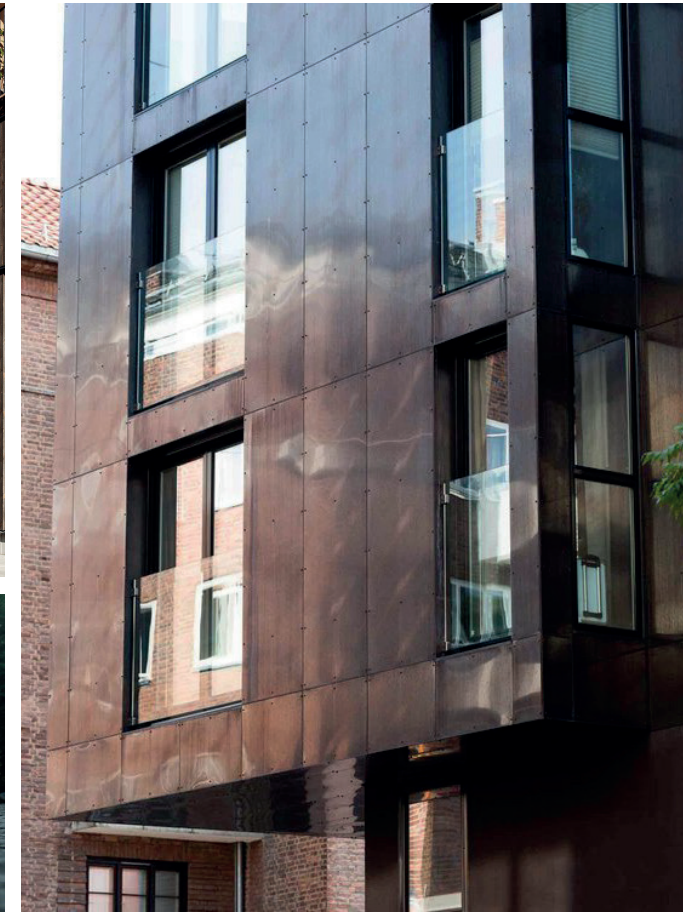
- maintenance/repair workshop
- rental space for gear
- storage lockers for all residents
- creative studio

architecture

- rough, brute : raw material
- shed : board & batten, garage door
- solid shape, robust
- dark, grounded



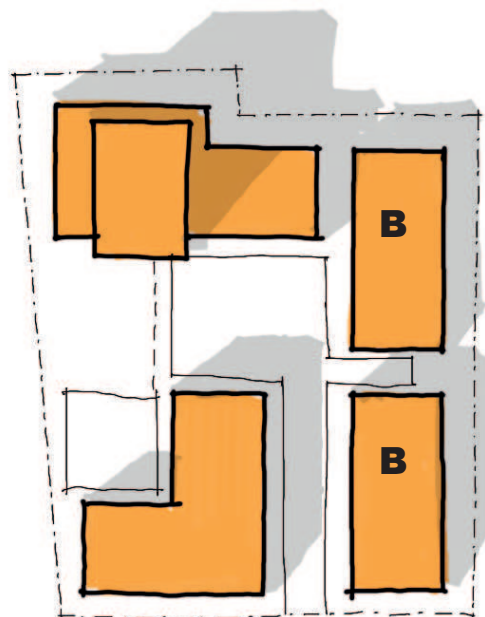
CF Moller architects



Reiulf Ramstadt Architects



BUILDING B : 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



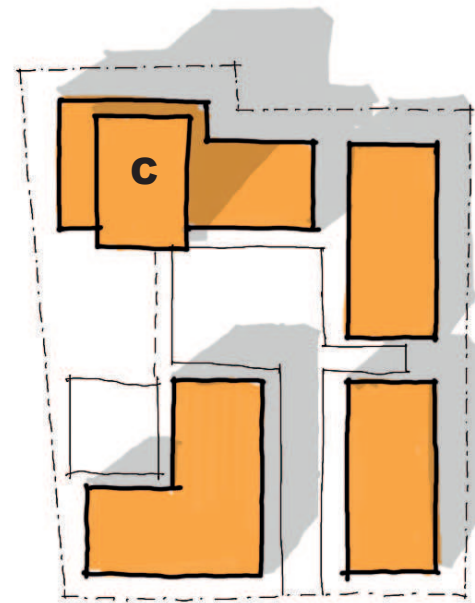
Mecanoo architects



Schauman Nordgren Architects



BUILDING C : healthy



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

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 loggia balconies inside the podium

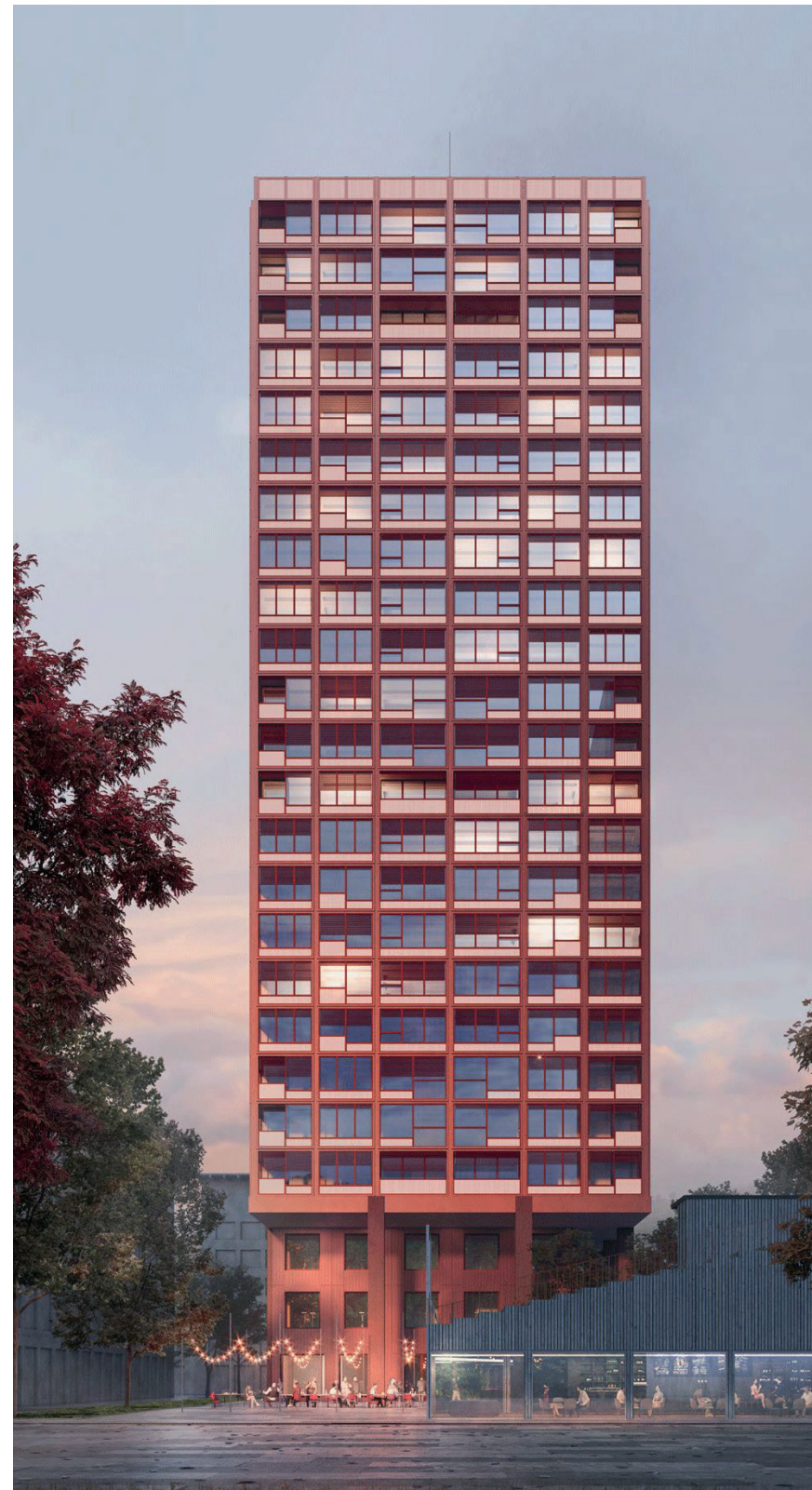
amenities

focussed on well being :

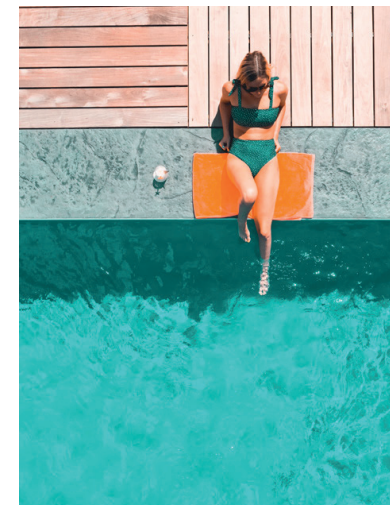
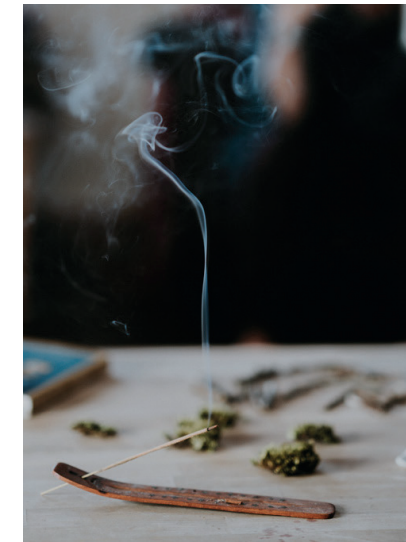
- rooftop pool with spa
- lounge-bar
- hosting spaces (kitchenette + dining)

architecture

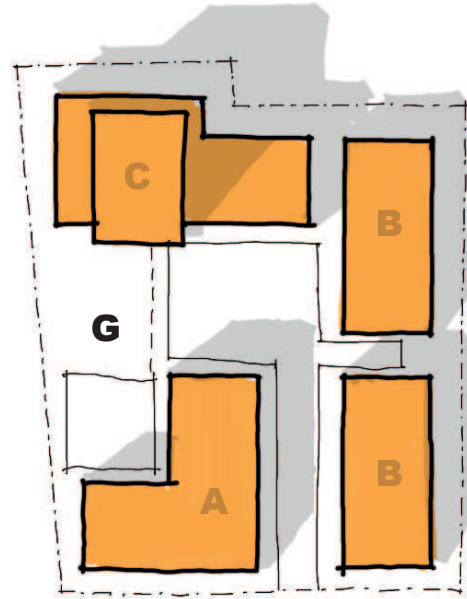
- private
- exploring views
- high quality
- warm, comfort



Boltshauser Architects



OUTDOOR AMENITY SPACE AND GARDEN

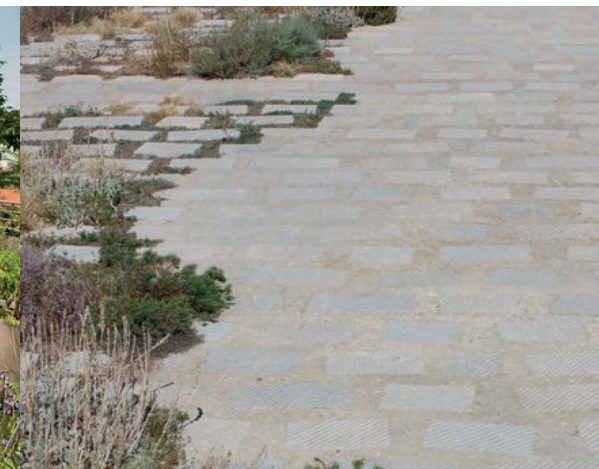


On purpose, a large outdoor space has been provided for outdoor activities and gardening for the entire community, facing west and connected to the “active” building A and tall building C.

Close to the public realm and the commercial and ground floor amenity spaces of building A, we foresee a courtyard that allow outdoor furniture and outdoor activities to happen :

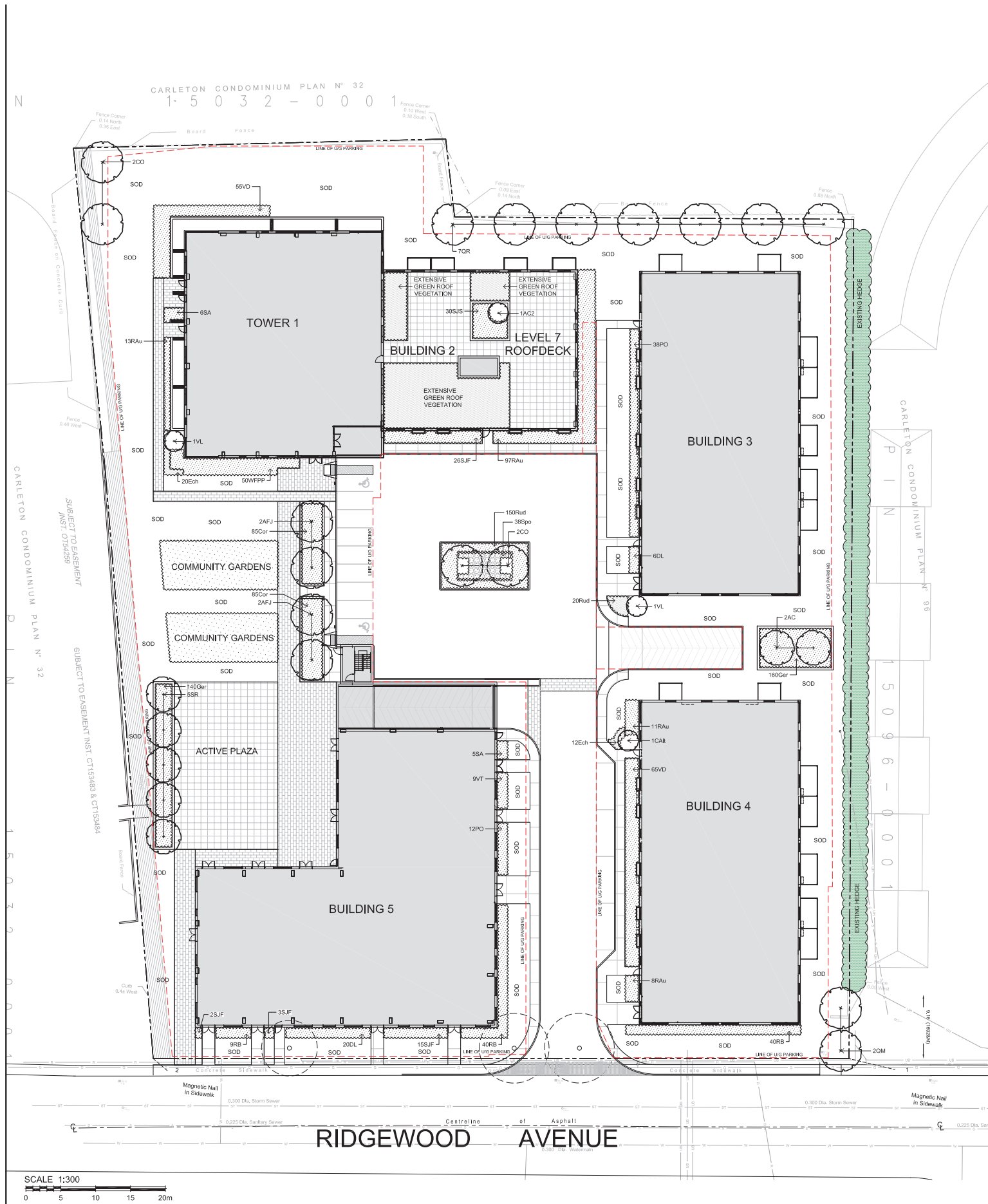
- patio
- yoga class
- gear maintenance : bike, canoe, ...
- gathering

More towards building C, we foresee a private garden with plenty of indigenous flowers and plants to provide a calm and quiet anchor point within the development.



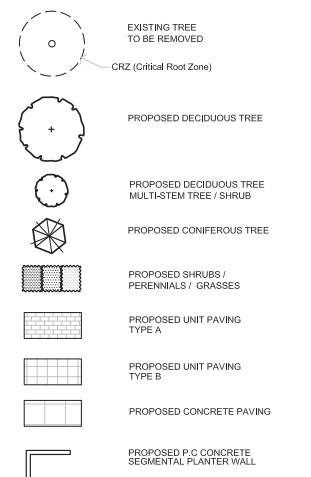
05

LANDSCAPE PROPOSAL



SITE LOCATION

LEGEND / SYMBOL



PLANT MATERIAL SCHEDULE

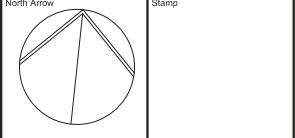
CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	2	50mm cal	B&B, single stem
AFJ	ACER x FREEMANI JEFFERSRED	AUTUMN BLAZE MAPLE	4	60mm cal	B&B, single stem
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4	60mm cal	B&B, single stem
QM	QUERCUS MACROCARPA	BUR OAK	2	60mm cal	B&B, single stem
QR	QUERCUS RUBRA	RED OAK	7	60mm cal	B&B, single stem
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	5	50mm cal	B&B, single stem
DECIDUOUS SHRUBS					
AC2	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	1	150cm ht.	B&B, multi-stem
CAH	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	1	150cm ht.	B&B, multi-stem
DL	DIERVILLA LONICERA	BUSH HONEYSUCKLE	26	50cm ht.	potted, 100cm o/c
PO	PHYSCARPUS OPULIFOLIUS	COMMON NINEBARK	60	50cm ht.	potted, 100cm o/c
RAU	RIBES AUREUM	GOLDEN CURRANT	129	50cm ht.	potted, 100cm o/c
RB	ROSA BLANDA	SHRUB ROSE	89	50cm ht.	potted, 100cm o/c
SA	SYMPHORICARPUS ALBUS	SNOWBERRY	11	50cm ht.	potted, 100cm o/c
SJF	SPIRAEA JAPONICA 'FROEBELII'	FROEBEL SPIREA	46	50cm ht.	potted, 100cm o/c
SJS	SPIRAEA JAPONICA SHIROBANA	SHIROBANA SPIREA	30	50cm ht.	potted, 80cm o/c
VD	VIBURNUM DENTATUM	ARROWWOOD	120	50cm ht.	potted, 100cm o/c
VL	VIBURNUM LENTAGO	NANNYBERRY	2	150cm ht.	B&B, multi-stem
VT	VIBURNUM TRILOBUM	HIGHBUSH CRANBERRY	9	50cm ht.	potted, 100cm o/c
WFPP	WEIGELA FLORIDA PINK PRINCESS	PINK PRINCESS WEIGELA	50	50cm ht.	potted, 100cm o/c
PERENNIALS					
Co	COREOPSIS lanceolata	COREOPSIS	170	15 cm pot	plant 60cm o/c
Ech	ECHINACEA pallida	PALE PURPLE CONEFLOWER	32	15 cm pot	plant 60cm o/c
Ger	GERANIUM maculatum	WILD GERANIUM	300	15 cm pot	plant 60cm o/c
Rud	RUDBECKIA fulgida 'Goldstrum'	BLACK-EYED SUSAN	170	15 cm pot	plant 60cm o/c
ORNAMENTAL GRASSES					
Spo	SPOROBOLUS heterolepis	PRAIRIE DROPSEED	38	15cm pot	plant 75cm o/c

GENERAL NOTES

- This drawing shall be read in conjunction with all relevant Architectural, Engineering and related Drawings and Documents.
- Refer to Engineering Drawings for Grading and Servicing.
- Refer to Architectural Drawings for Site layout.
- 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.
- 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.
- Plant Material locations are Schematic / Approximate only. Contractor shall stake out locations on site prior to work.
- Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance.
- 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.
- 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.
- Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Specification.
- Reinstate all areas damaged or disturbed beyond the limit of Work.
- Plant Material substitutions shall not be permitted without written approval from the Consultant.
- Contractor shall advise Consultant a minimum of 48hrs. prior to proceeding landscape work and any required Field Reviews.
- THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**

FOR APPROVAL ONLY

no.	date	revision
3.	JUNE 8/21	CHANGES PER SITE PLAN
2.	MAY 28/21	ISSUE FOR SPA (REVIEW)
1.	MAY 27/21	ISSUE FOR COORDINATION / REVIEW



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.
Copyright reserved, This Drawing is the exclusive property of Levstek Consultants Inc., and shall not be used without consent.

Consultant
LEVSTEK CONSULTANTS
L A N D S C A P E A R C H I T E C T S
5871 Hugh Crescent, Ottawa, Ontario - K2A 2W8
613 826 8218

Client
brigil

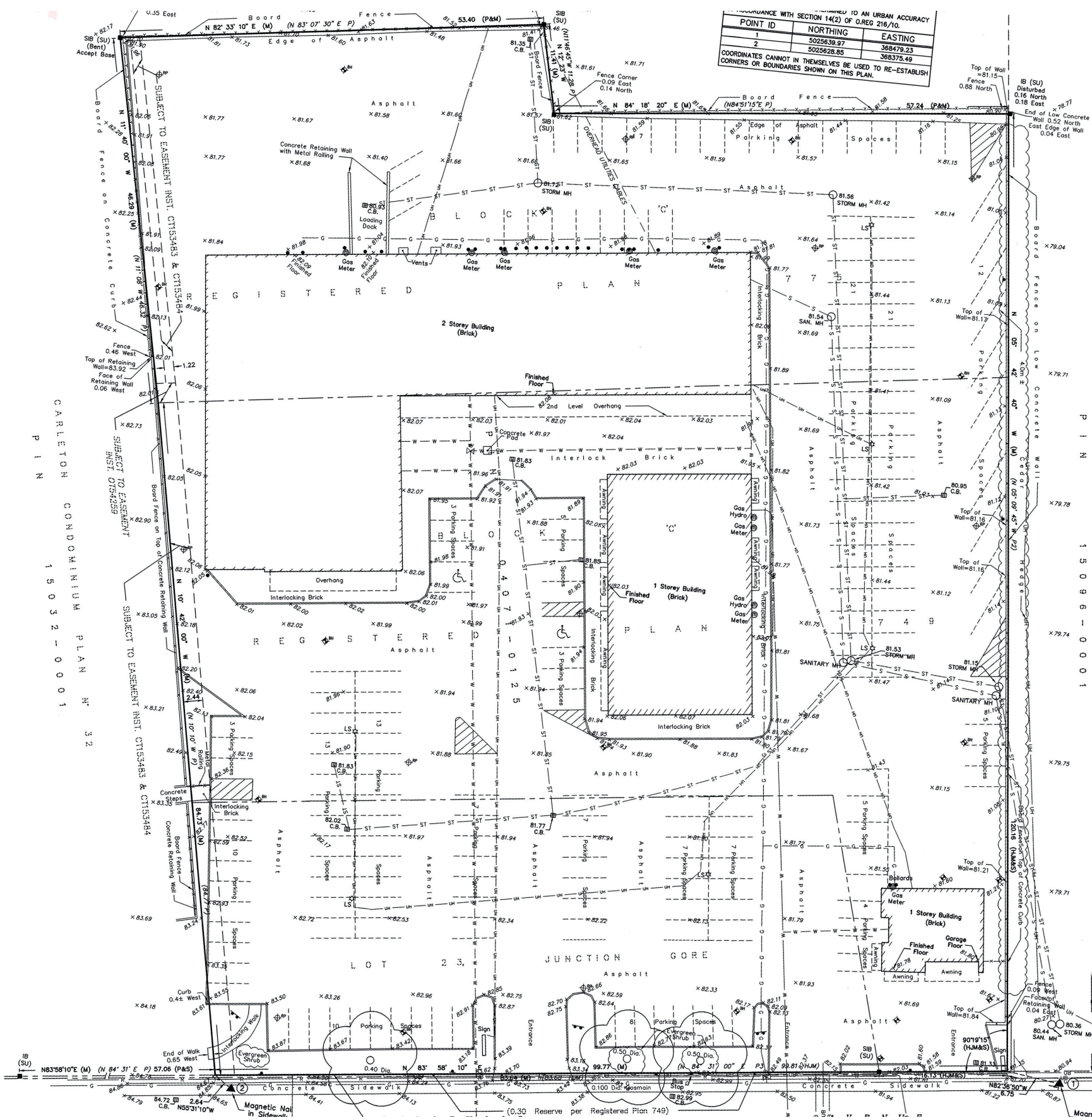
Project
MOONEY'S BAY
729 RIDGEWOOD AVENUE

Drawing Title
LANDSCAPE PLAN

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

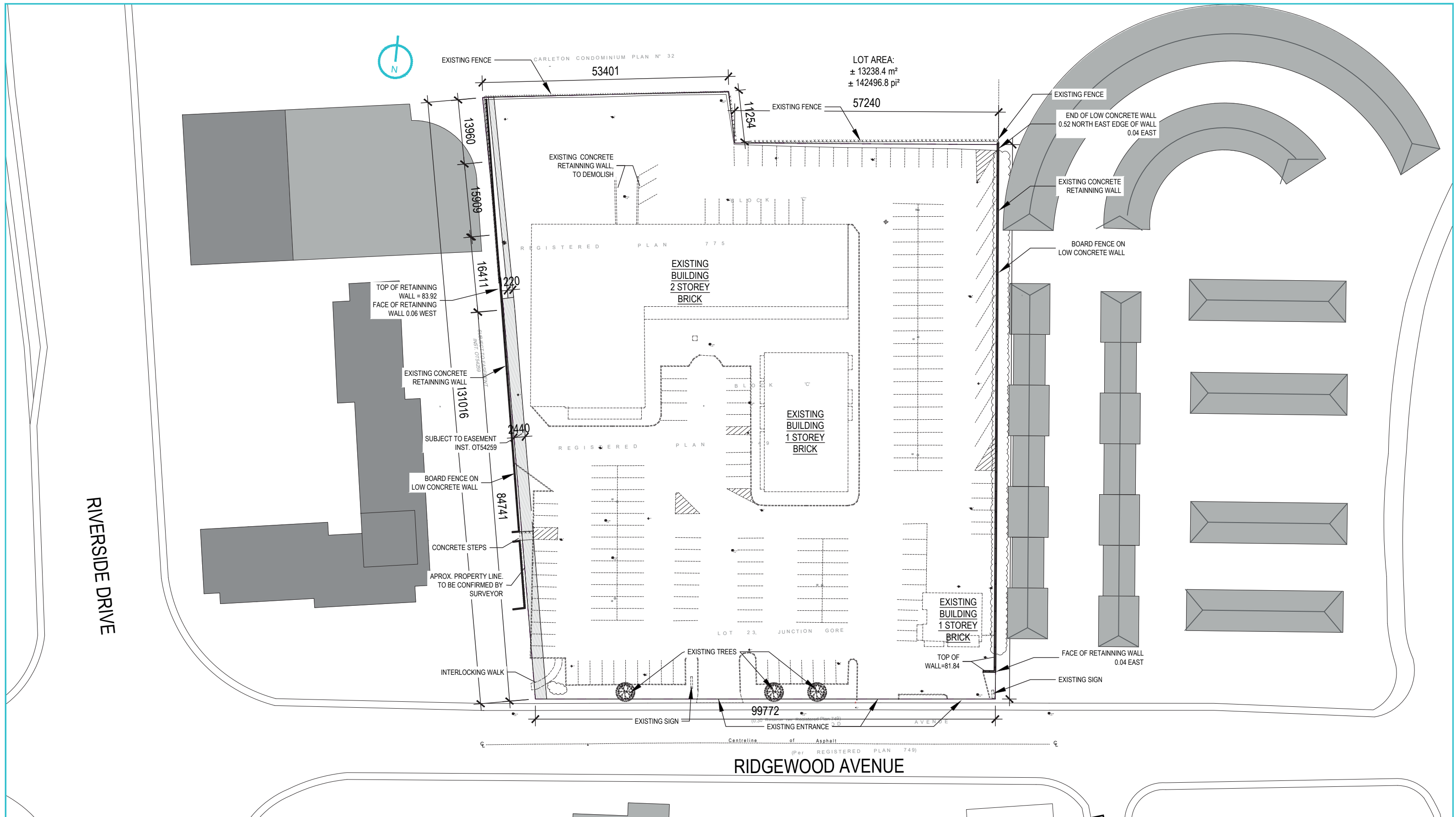
06

PLANS



SURVEYOR PLAN





MOONEY'S BAY

Existing site



EMPLACEMENT Location
OTTAWA, ON

NO.PROJET Project No.
12382

DESSINE PAR Drawn by
O.C

VÉRIFIÉ PAR Checked by
ANT. C - F.P.

DATE (aa.mm.jj)
21.06.09

ÉCHELLE Scale
1:750

RÉVISION Revision

2021.06.10 31

NO. DESSIN Dwg Number

A100

NEUFarchitectes.com



CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

Proposed site -

2021.06.10 32

EMPLACEMENT Location
OTTAWA, ON

NO.PROJET Project No.
12382

DESSINE PAR Drawn by
O.C

VÉRIFIÉ PAR Checked by
ANT. C - F.P.



DATE (aa.mm.jj)
21.06.10

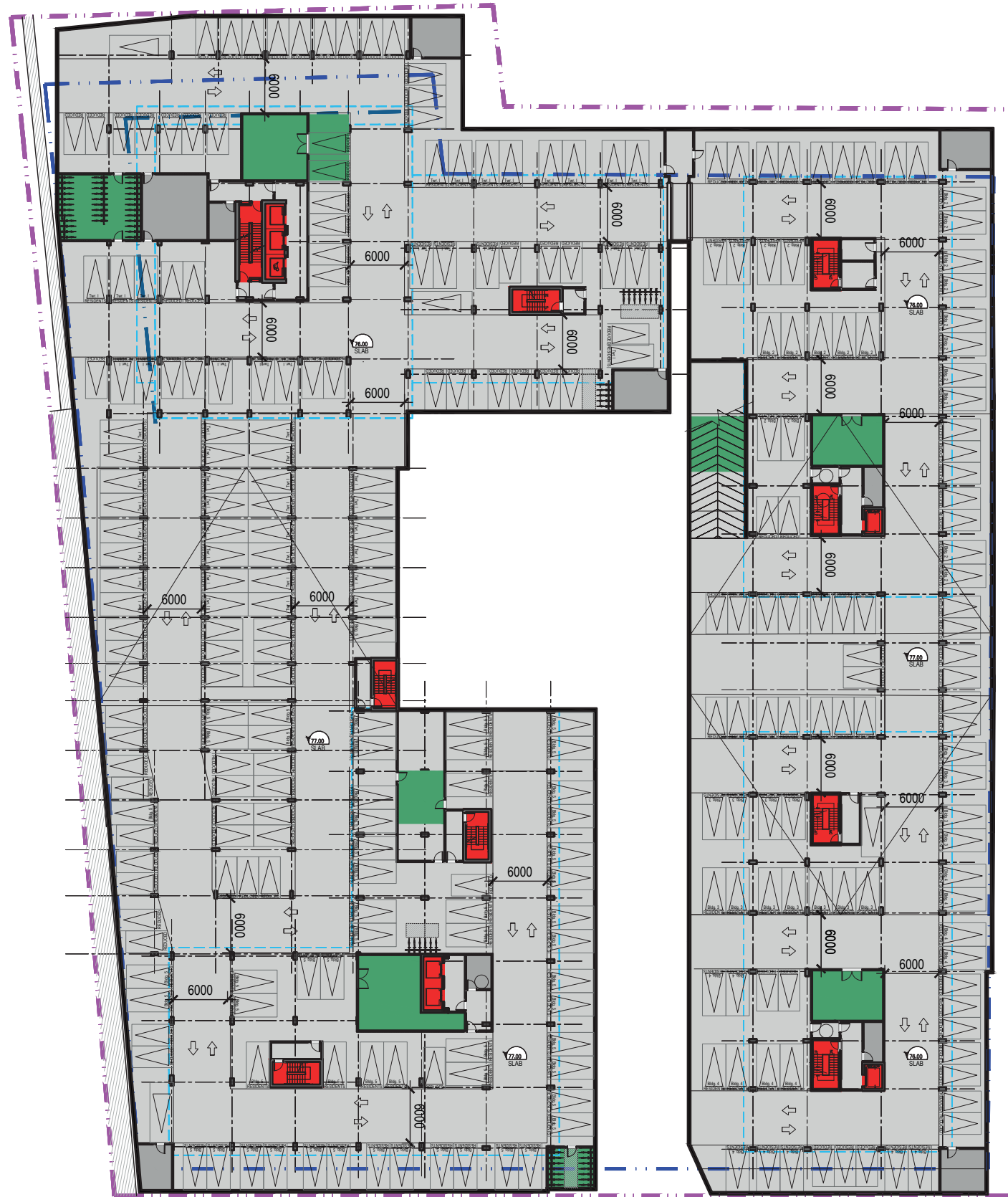
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RÉVISION Revision

















NO. DESSIN Dwg Number

A101





LEGEND

-  Bachelor
-  One Bedroom
-  One Bedroom + Den
-  Two Bedrooms
-  Two Bedrooms + Den
-  Three Bedrooms
-  Three Bedrooms + Den
-  Administration
-  Multi-zone Space
-  Retail / Leaseable Space
-  Lockers
-  Building services/Mech./Electr.
Back of the House
-  Vertical Circulation
-  Common Spaces
-  Parking Spaces
-  Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

Basement -2

2021.06.10 33

EMPLACEMENT Location
OTTAWA, ON

NO.PROJET Project No.
12382

DESSINE PAR Drawn by
O.C

VÉRIFIÉ PAR Checked by
ANT. C - F.P.



ARCHITECT(E)S

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DATE (aa.mm.jj)
21.06.09

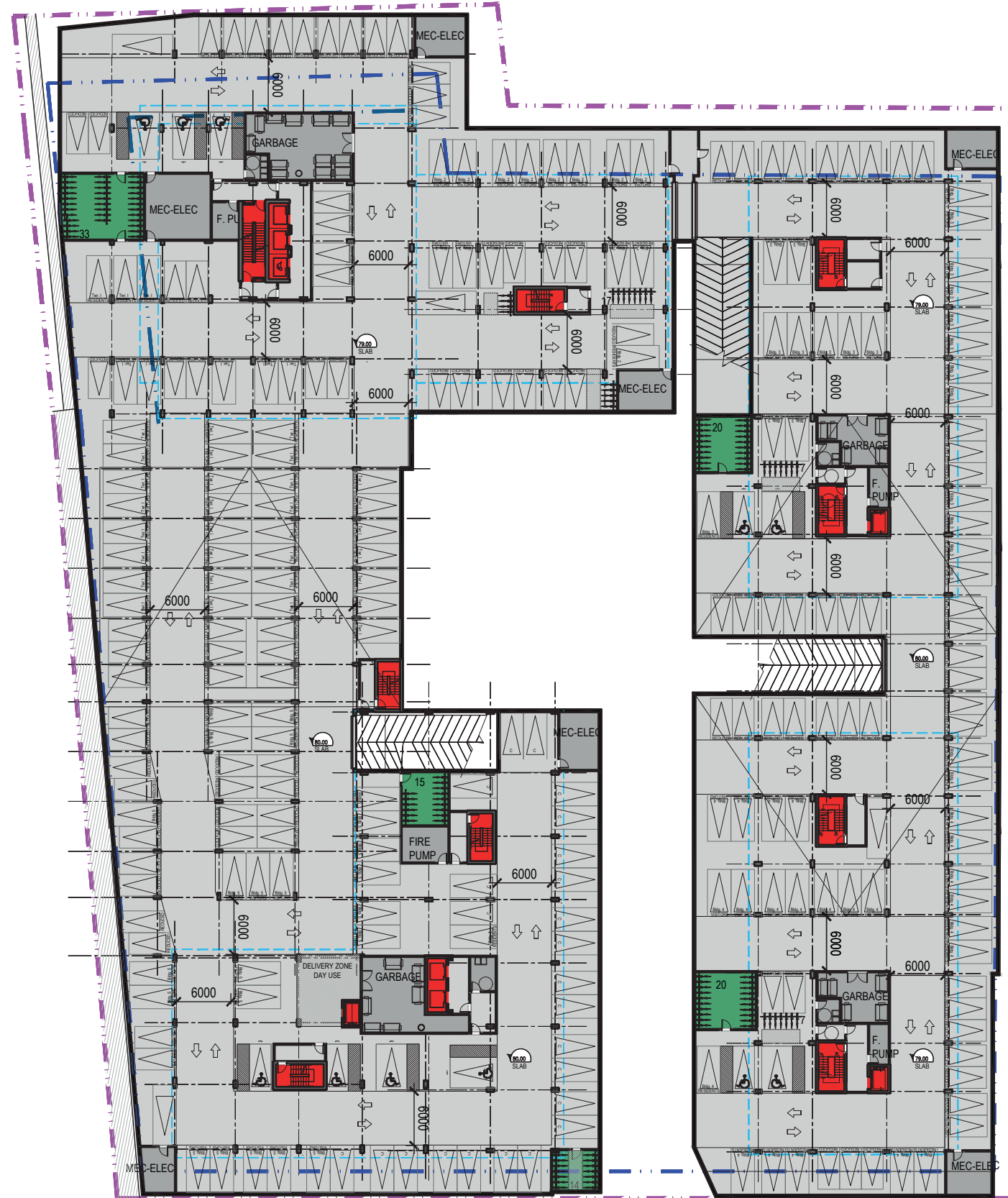
RÉVISION Revision

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A201





LEGEND	
	Bachelor
	One Bedroom
	One Bedroom + Den
	Two Bedrooms
	Two Bedrooms + Den
	Three Bedrooms
	Three Bedrooms + Den
	Administration
	Multi-zone Space
	Retail / Leaseable Space
	Lockers
	Building services/Mech./Electr. Back of the House
	Vertical Circulation
	Common Spaces
	Parking Spaces
	Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

Basement -1

2021.06.10 34

EMPLACEMENT Location
OTTAWA, ON

NO.PROJET Project No.
12382

DESSINE PAR Drawn by
O.C

VÉRIFIÉ PAR Checked by
ANT. C - F.P.



ARCHITECTE(S)

NEUFarchitectes.com

DATE (aa.mm.jj)
21.06.09

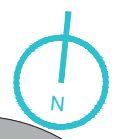
RÉVISION Revision

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A202





LEGEND

- Bachelor
- One Bedroom
- One Bedroom + Den
- Two Bedrooms
- Two Bedrooms + Den
- Three Bedrooms
- Three Bedrooms + Den
- Administration
- Multi-zone Space
- Retail / Leaseable Space
- Lockers
- Building services/Mech./Electr. Back of the House
- Vertical Circulation
- Common Spaces
- Parking Spaces
- Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

Ground Floor -



EMPLACEMENT Location
 OTTAWA, ON

NO.PROJET Project No.
 12382

DESSINE PAR Drawn by
 O.C

VÉRIFIÉ PAR Checked by
 ANT. C - F.P.



DATE (aa.mm.jj)
 21.06.10

RÉVISION Revision

2021.06.10 35

















ÉCHELLE Scale
 1:600

NO. DESSIN Dwg Number

A203



LEGEND

-  Bachelor
-  One Bedroom
-  One Bedroom + Den
-  Two Bedrooms
-  Two Bedrooms + Den
-  Three Bedrooms
-  Three Bedrooms + Den
-  Administration
-  Multi-zone Space
-  Retail / Leaseable Space
-  Lockers
-  Building services/Mech./Electr.
Back of the House
-  Vertical Circulation
-  Common Spaces
-  Parking Spaces
-  Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

2nd. Floor -

2021.06.10 36

EMPLACEMENT Location NO.PROJET Project No.
 OTTAWA, ON 12382

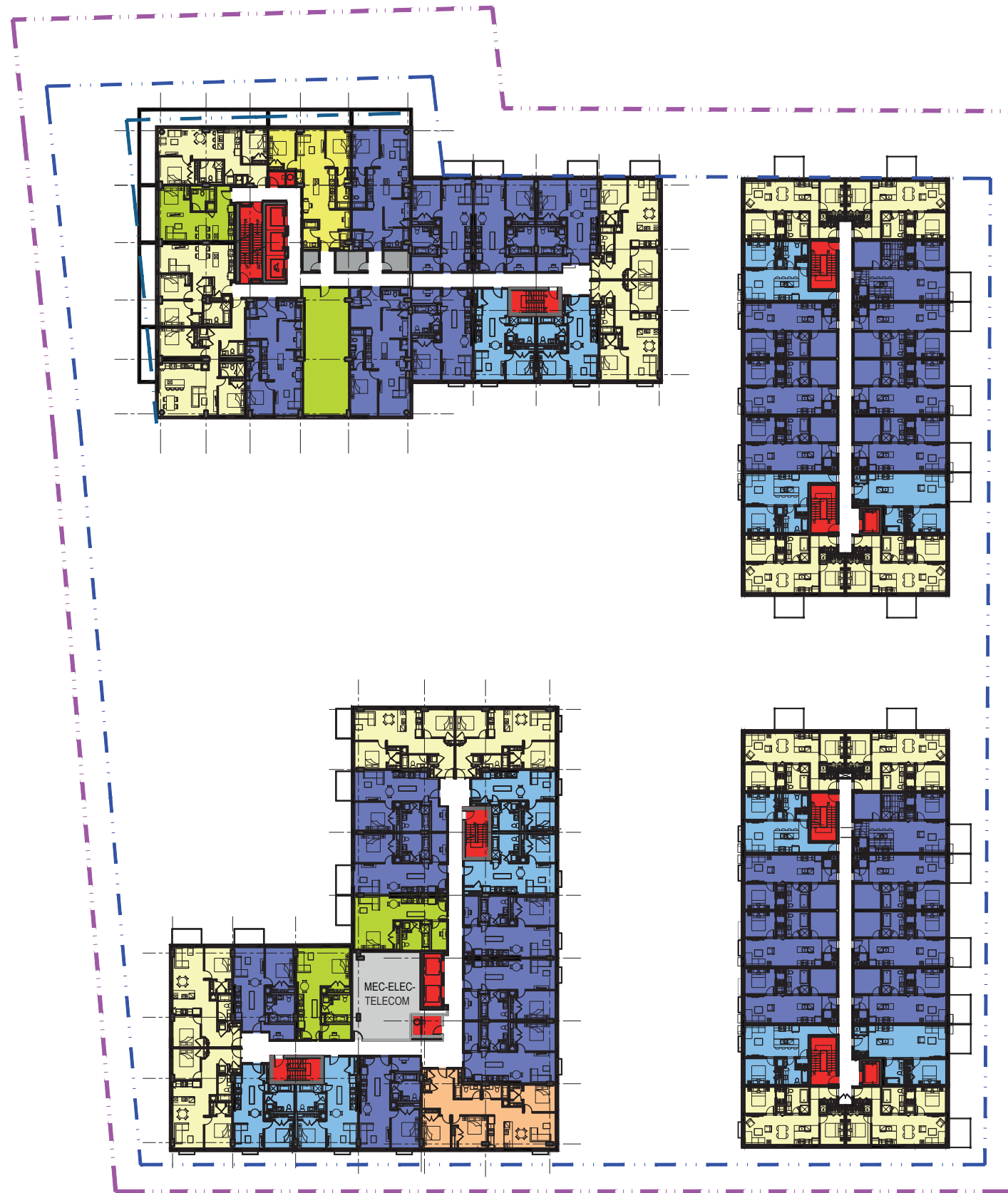
DATE (aa.mm.jj) ÉCHELLE Scale
 21.06.03 1:600

DESSINE PAR Drawn by VÉRIFIÉ PAR Checked by
 O.C ANT. C - F.P.

RÉVISION Revision NO. DESSIN Dwg Number



A204



LEGEND	
	Bachelor
	One Bedroom
	One Bedroom + Den
	Two Bedrooms
	Two Bedrooms + Den
	Three Bedrooms
	Three Bedrooms + Den
	Administration
	Multi-zone Space
	Retail / Leaseable Space
	Lockers
	Building services/Mech./Electr. Back of the House
	Vertical Circulation
	Common Spaces
	Parking Spaces
	Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

3rd. & 4th. Floor

2021.06.10 37

EMPLACEMENT Location
OTTAWA, ON

NO.PROJET Project No.
12382

DESSINE PAR Drawn by
O.C

VÉRIFIÉ PAR Checked by
ANT. C - F.P.

DATE (aa.mm.jj)
21.06.03

RÉVISION Revision

ÉCHELLE Scale
1:600

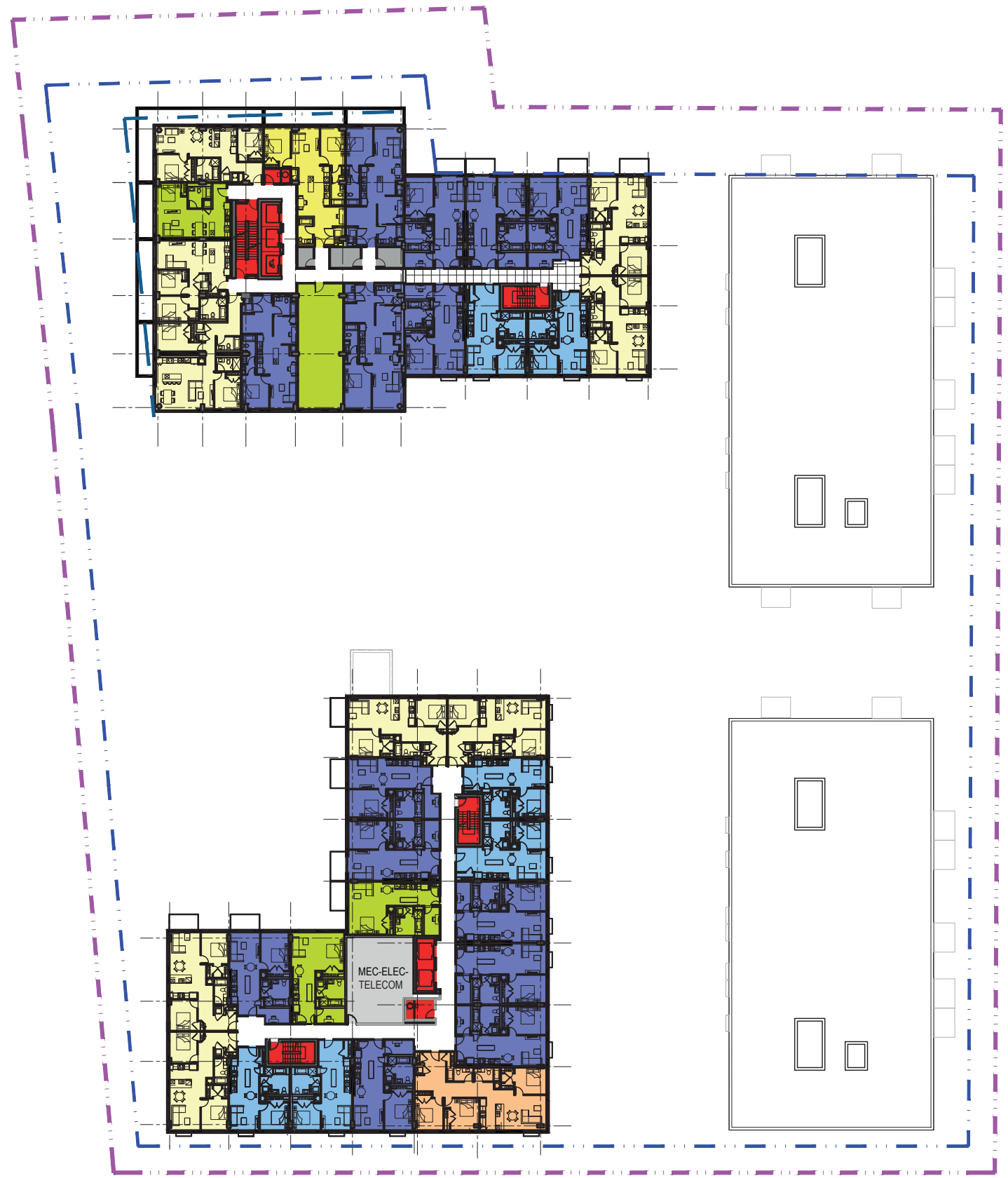
NO. DESSIN Dwg Number

A205



















ARCHITECTES

NEUFarchitectes.com



LEGEND

-  Bachelor
-  One Bedroom
-  One Bedroom + Den
-  Two Bedrooms
-  Two Bedrooms + Den
-  Three Bedrooms
-  Three Bedrooms + Den
-  Administration
-  Multi-zone Space
-  Retail / Leaseable Space
-  Lockers
-  Building services/Mech./Electr.
Back of the House
-  Vertical Circulation
-  Common Spaces
-  Parking Spaces
-  Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

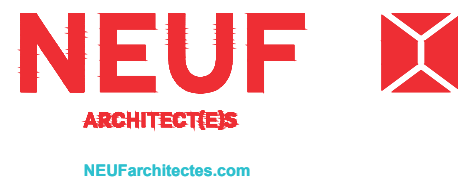
5th. to 6th. Floor

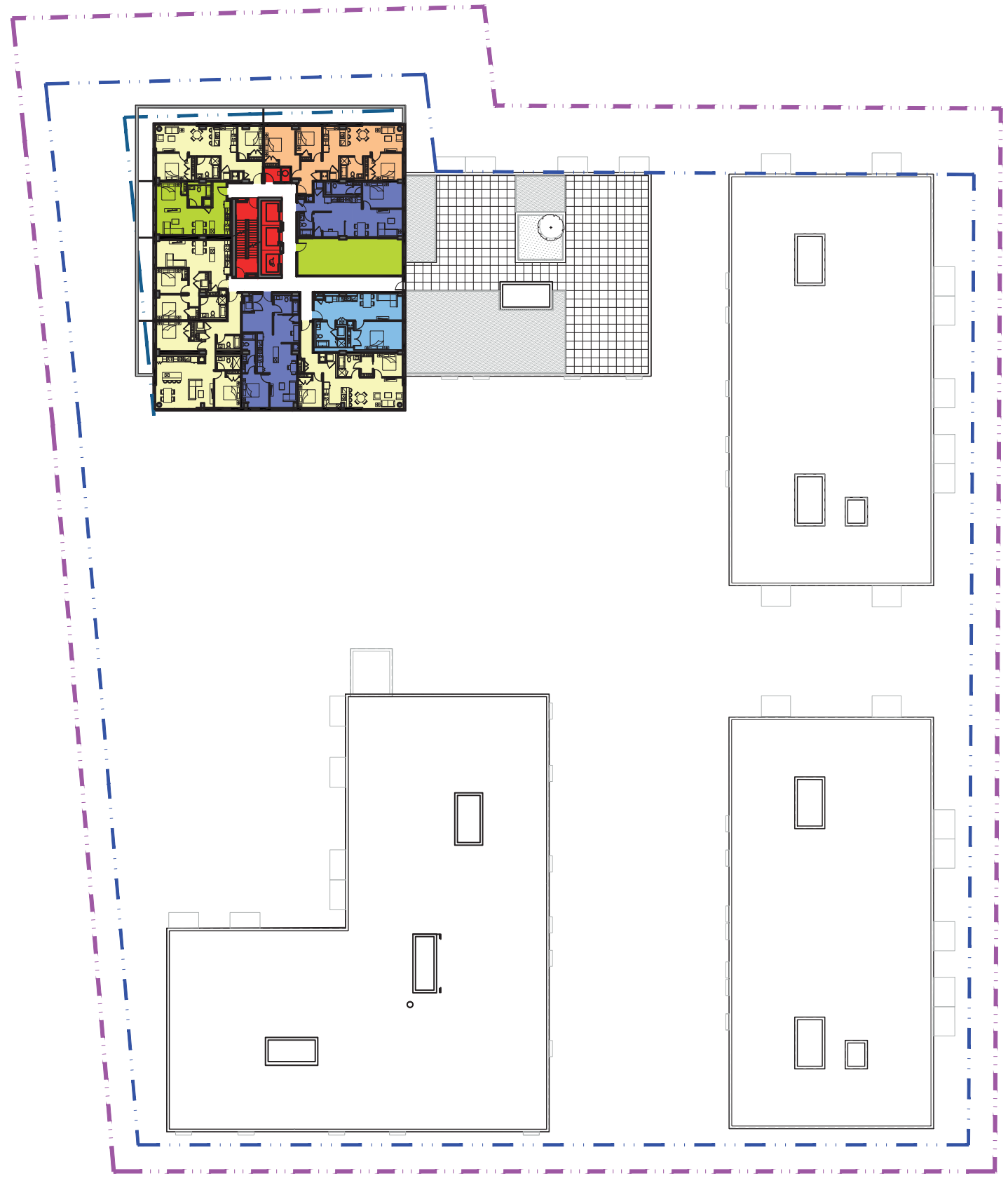
EMPLACEMENT Location NO.PROJET Project No.
 OTTAWA, ON 12382.00

DESSINE PAR Drawn by VÉRIFIÉ PAR Checked by
 O.C. ANT. C.F.P.

















DATE (aa.mm.jj) ÉCHELLE Scale
 21.05.20 1:600

RÉVISION Revision NO. DESSIN Dwg Number
B **A206**





LEGEND

-  Bachelor
-  One Bedroom
-  One Bedroom + Den
-  Two Bedrooms
-  Two Bedrooms + Den
-  Three Bedrooms
-  Three Bedrooms + Den
-  Administration
-  Multi-zone Space
-  Retail / Leaseable Space
-  Lockers
-  Building services/Mech./Electr.
Back of the House
-  Vertical Circulation
-  Common Spaces
-  Parking Spaces
-  Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

7th. Floor

2021.06.10 39

EMPLACEMENT Location NO.PROJET Project No.
 OTTAWA, ON 12382

DESSINE PAR Drawn by VÉRIFIÉ PAR Checked by
 O.C ANT. C - F.P.

DATE (aa.mm.jj)
 21.06.03

RÉVISION Revision

ÉCHELLE Scale
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


NO. DESSIN Dwg Number



A207



LEGEND

-  Bachelor
-  One Bedroom
-  One Bedroom + Den
-  Two Bedrooms
-  Two Bedrooms + Den
-  Three Bedrooms
-  Three Bedrooms + Den
-  Administration
-  Multi-zone Space
-  Retail / Leaseable Space
-  Lockers
-  Building services/Mech./Electr.
Back of the House
-  Vertical Circulation
-  Common Spaces
-  Parking Spaces
-  Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

8th. to 15th. Floor

2021.06.10 40

EMPLACEMENT Location NO.PROJET Project No.
 OTTAWA, ON 12382
 DESSINE PAR Drawn by VÉRIFIÉ PAR Checked by
 O.C ANT. C - F.P.

DATE (aa.mm.jj)
 21.06.03
 RÉVISION Revision

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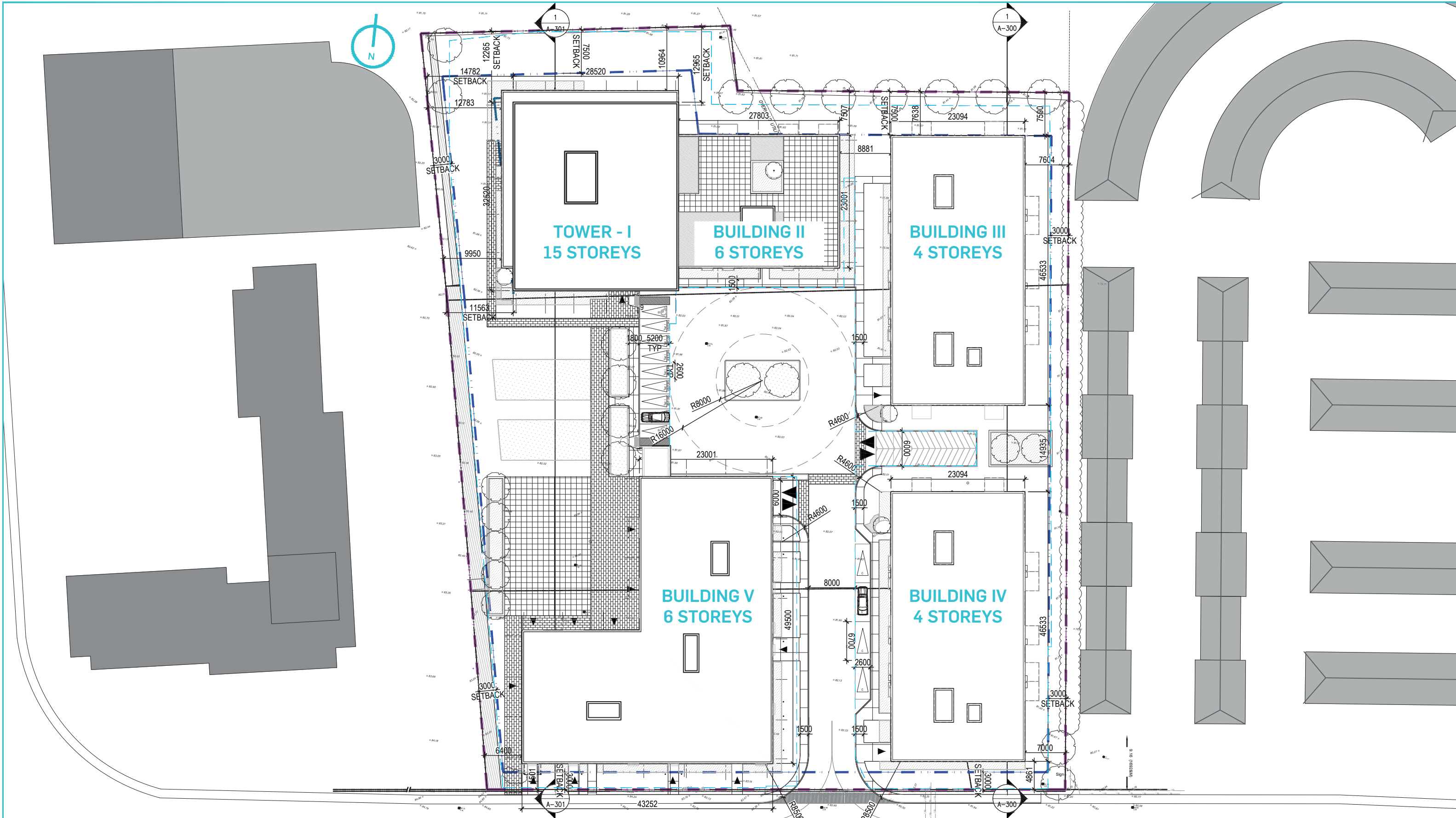
NO. DESSIN Dwg Number



ARCHITECTES

NEUFarchitectes.com

A208



CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title



MOONEY'S BAY

EMPLACEMENT Location
 OTTAWA, ON
 NO.PROJET Project No.
 12382.00
 DESSINE PAR Drawn by
 O.C.
 VÉRIFIÉ PAR Checked by
 ANT. C.F.P.



Roof floor

DATE (aa.mm.jj)
 21.06.03
 REVISION Revision
B

2021.06.10 41

ÉCHELLE Scale
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 NO. DESSIN Dwg Number

A209

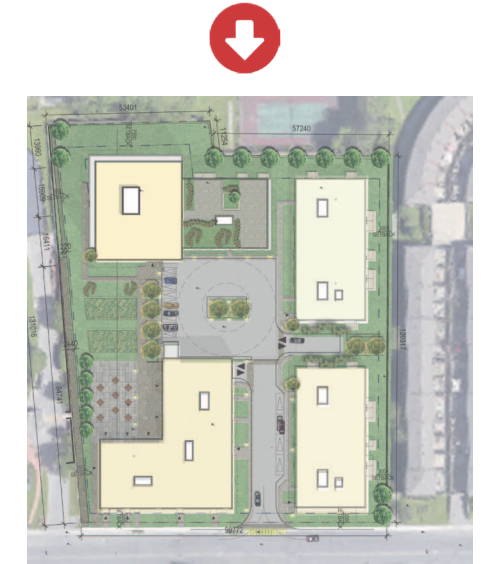
07

ELEVATIONS



SOUTH ELEVATION - RIDGEWOOD AVENUE

SCALE: 1:500



NORTH ELEVATION

SCALE: 1:500

brigil

NEUF 
ARCHITECT(E)S



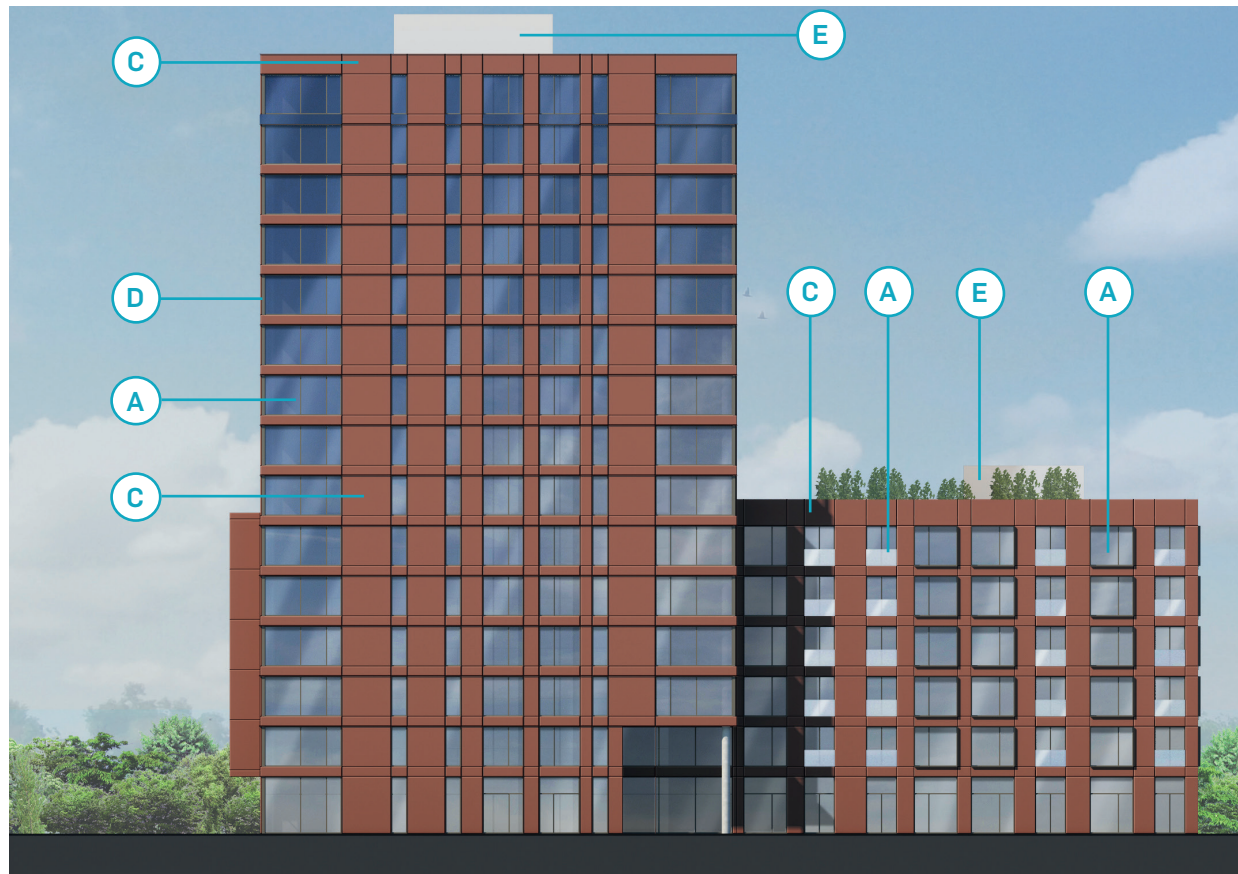
GENERAL WEST ELEVATION

SCALE: 1:500



GENERAL EAST ELEVATION

SCALE: 1:500



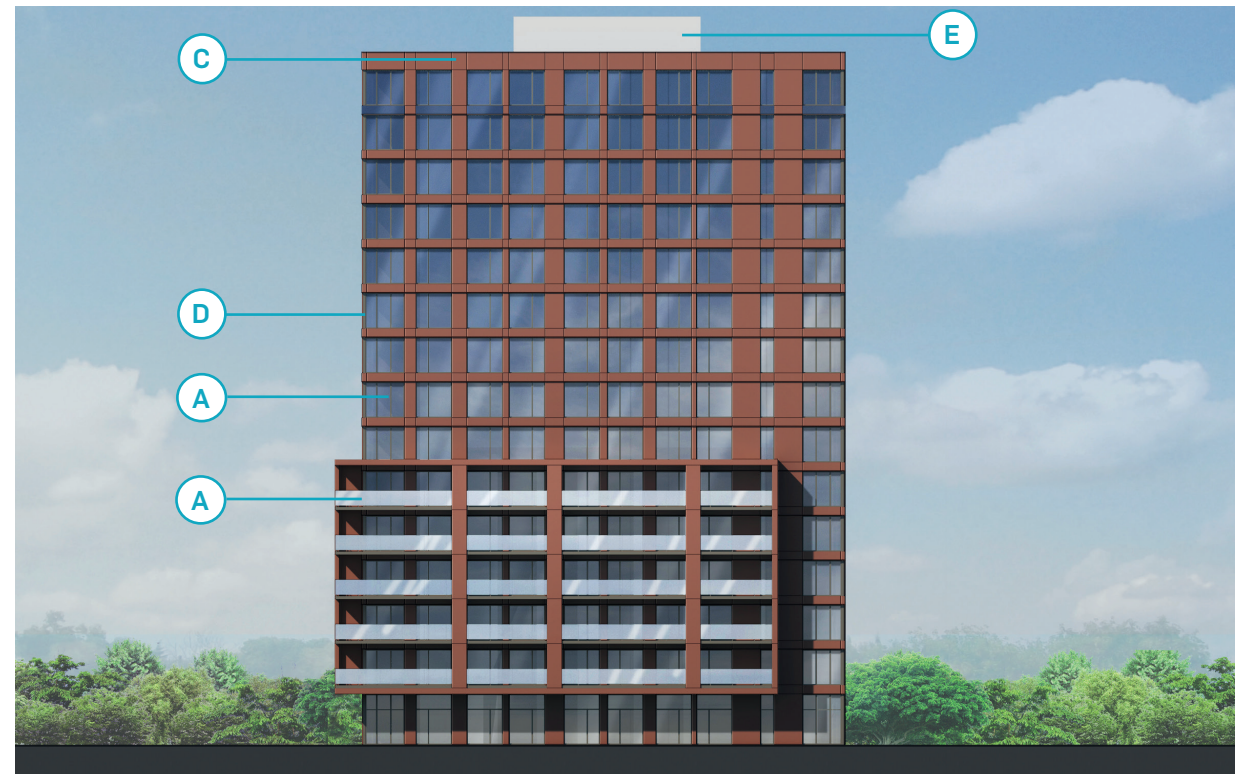
TOWER I & BUILDING II - SOUTH ELEVATION



TOWER I & BUILDING II - EAST ELEVATION



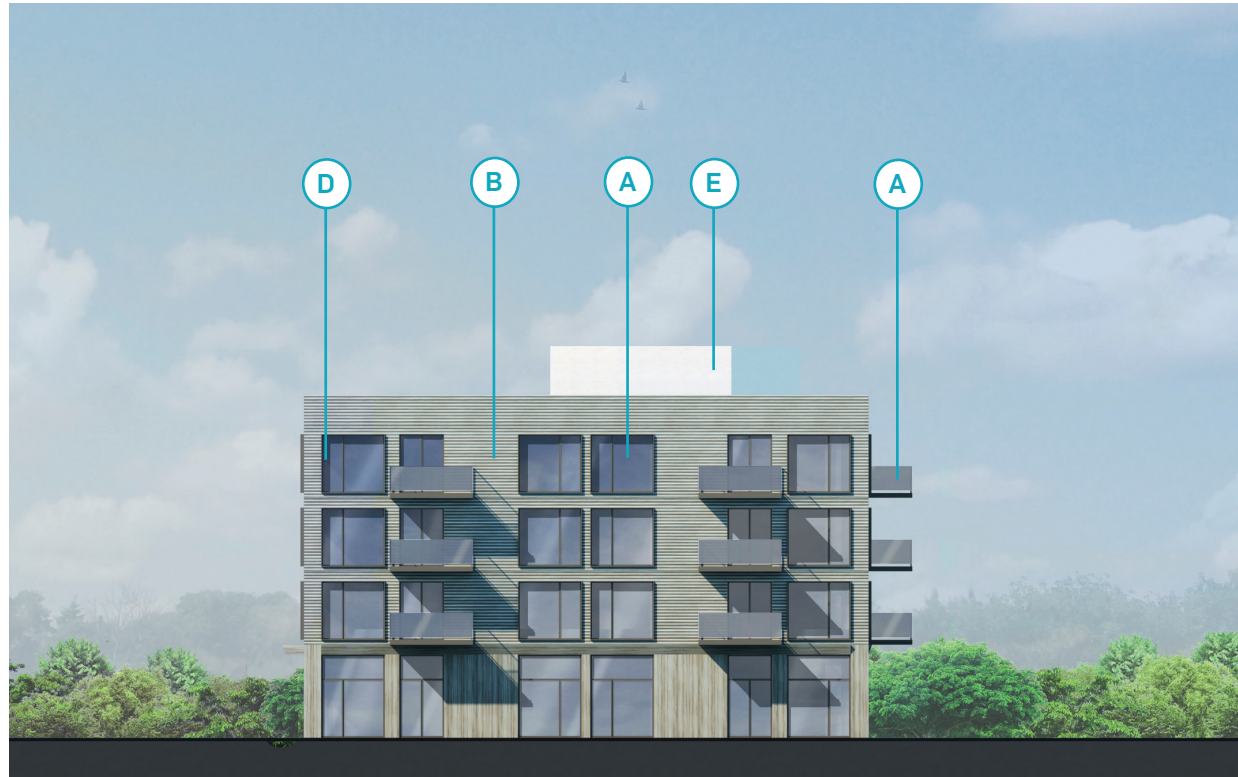
TOWER I & BUILDING II - NORTH ELEVATION
ELEVATIONS TOWER - I



TOWER I & BUILDING II - WEST ELEVATION

Exterior Finish Legend

- (A) Clear Glass
- (B) Masonry brick or prefabricated cement panels
Colour: Light Grey
- (C) Vertical Ceramic or Cement panels
Colour: Light brown
- (D) Aluminium
- (E) Prefinished Metal
Colour: White or colour to match
- (F) Exposed Concrete



BUILDING III - SOUTH ELEVATION



BUILDING III - WEST ELEVATION



BUILDING III - NORTH ELEVATION



BUILDING III - EAST ELEVATION

Exterior Finish Legend

- (A) Clear Glass
- (B) Masonry brick or prefabricated cement panels
Colour: Light Grey
- (C) Brick and/or Vertical Ceramic or Cement panels
Colour: Light brown
- (D) Aluminium
- (E) Prefinished Metal
Colour: White or colour to match
- (F) Exposed Concrete

ELEVATIONS BUILDING - III

SCALE: 1:500



BUILDING IV - SOUTH ELEVATION



BUILDING IV - WEST ELEVATION



BUILDING IV - NORTH ELEVATION



BUILDING IV - EAST ELEVATION

Exterior Finish Legend

- (A)** Clear Glass
- (B)** Masonry brick or prefabricated cement panels
Colour: Light Grey
- (C)** Brick and/or Vertical Ceramic or Cement panels
Colour: Light brown
- (D)** Aluminium
- (E)** Prefinished Metal
Colour: White or colour to match
- (F)** Exposed Concrete

ELEVATIONS BUILDING - IV

SCALE: 1:500



BUILDING V - SOUTH ELEVATION



BUILDING V - EAST ELEVATION

Exterior Finish Legend

- (A)** Clear Glass
- (B)** Masonry brick or prefabricated cement panels
Colour: Light Grey
- (C)** Brick and/or Vertical Ceramic or Cement panels
Colour: Light brown
- (D)** Aluminium
- (E)** Prefinished Metal
Colour: White or colour to match
- (F)** Exposed Concrete



BUILDING V - NORTH ELEVATION



BUILDING V - WEST ELEVATION

ELEVATIONS BUILDING - V

SCALE: 1:500

08

COORDINATION CIVIL

Legend

- ORIGINAL GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- UNDERGRADE OF FOOTING ELEVATION
- ENGINEERED FILL REQUIRED
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- DIRECTION OF EMERGENCY OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED DEPRESSED CURB LOCATION
- PROPOSED BARRIER CURB
- HEAVY DUTY ASPHALT
- OVERLAND SPILL LOCATION
- TWO LOCATION AS PER CITY STD
- ROAD CUT AS PER CITY OF OTTAWA STANDARD DETAIL R10

Notes

- PAVEMENT STRUCTURE**
- LOCAL ROADWAYS, ACCESS LANES AND HEAVY DUTY USE**
- 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 50mm SUPERPAVE 19.0 BINDER COURSE
 - 150 DPSS GRANULAR A BASE
 - 400 DPSS GRANULAR B TYPE II
- CAR PARKING AREAS**
- 50mm WEAR COURSE-H, 3 OR SP 12.5 ASPHALTIC CONCRETE
 - 150mm DPSS GRANULAR A BASE
 - 300mm DPSS GRANULAR B TYPE II
- SITE PLAN, PREPARED BY: NEUF ARCHITECTE(S), SHEET No A101 PROJECT No 12382, DATED MAY 25, 2021.
- TOPOGRAPHIC SURVEY SUPPLIED BY: FAIRHALL, MOFFAT & WOODLAND LTD., 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.

Revision	By	Appd.	YY.MM.DD	
0	ISSUED FOR SPA	M.S.	AMP	21.06.04
1		M.S.	AMP	21.06.01
2		M.S.	AMP	21.06.01

Permit-Seal

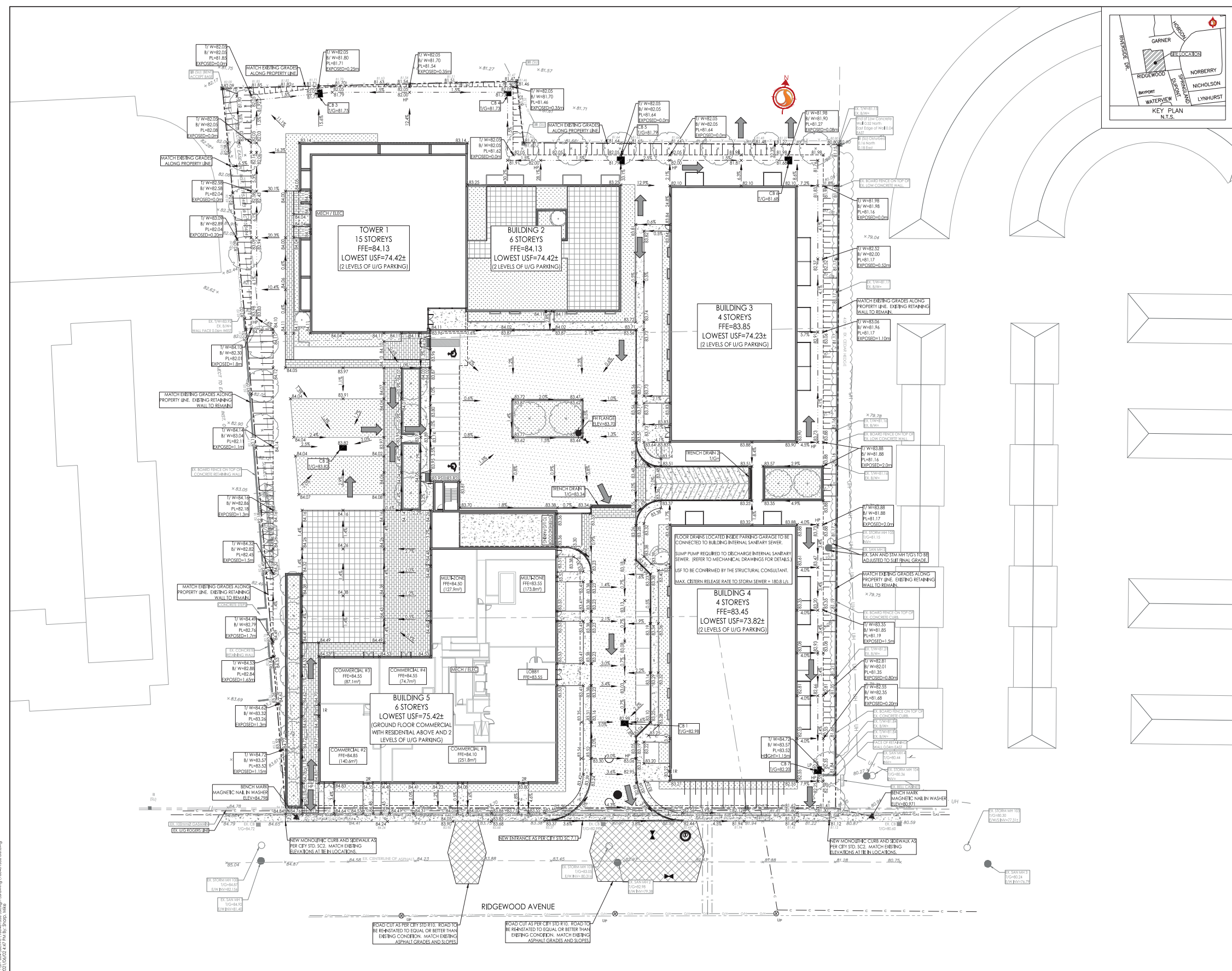


Client/Project
BRIGIL HOMES

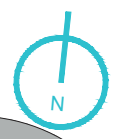
MOONEY'S BAY
729 RIDGEWOOD AVENUE
OTTAWA, ON, CANADA

Title
GRADING PLAN
(PRELIMINARY)

Project No. 160401536	Scale 1:300	Sheet GP-1	Revision 0
Drawing No.	4 of 7	PLAN #	?????



PRELIMINARY LEVELS- CIVIL



- LEGEND**
- Bachelor
 - One Bedroom
 - One Bedroom + Den
 - Two Bedrooms
 - Two Bedrooms + Den
 - Three Bedrooms
 - Three Bedrooms + Den
 - Administration
 - Multi-zone Space
 - Retail / Leaseable Space
 - Lockers
 - Building services/Mech./Electr. Back of the House
 - Vertical Circulation
 - Common Spaces
 - Parking Spaces
 - Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

Ground Floor -



EMPLACEMENT Location
 OTTAWA, ON

NO.PROJET Project No.
 12382

DESSINE PAR Drawn by
 O.C

VÉRIFIÉ PAR Checked by
 ANT. C - F.P.



DATE (aa.mm.jj)
 21.06.10

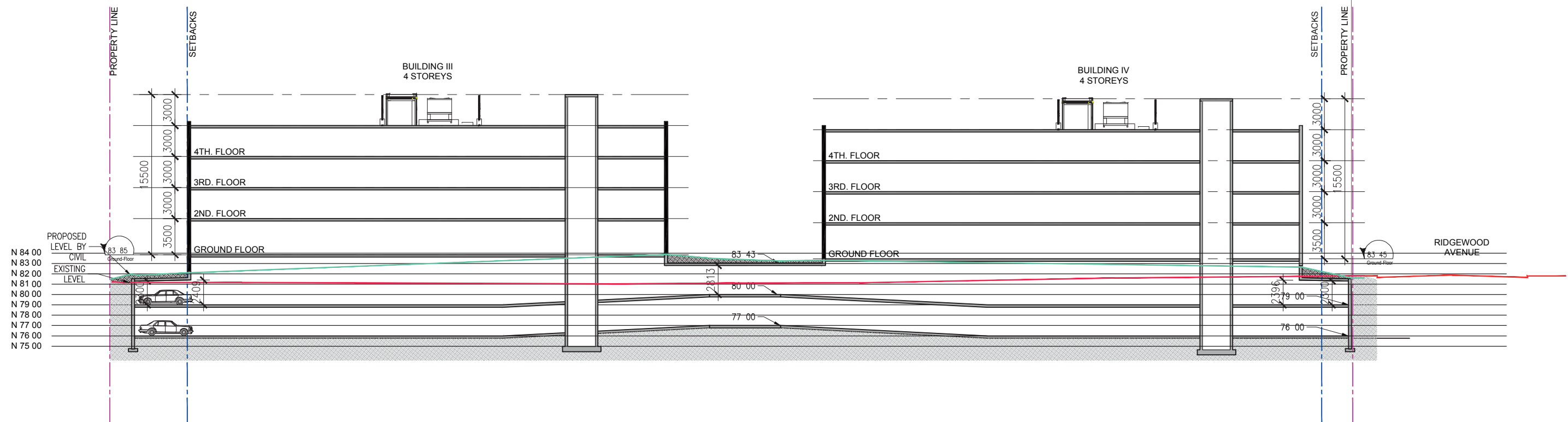
RÉVISION Revision

2021.06.10 53

ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A203



CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

Transversal Section

EMPLACEMENT Location
 OTTAWA, ON

NO. PROJET Project No.
 12382

DESSINE PAR Drawn by
 O.C

VÉRIFIÉ PAR Checked by
 ANT. C - F.P.



2021.06.10 54

DATE (aa.mm.jj)
 21.06.07

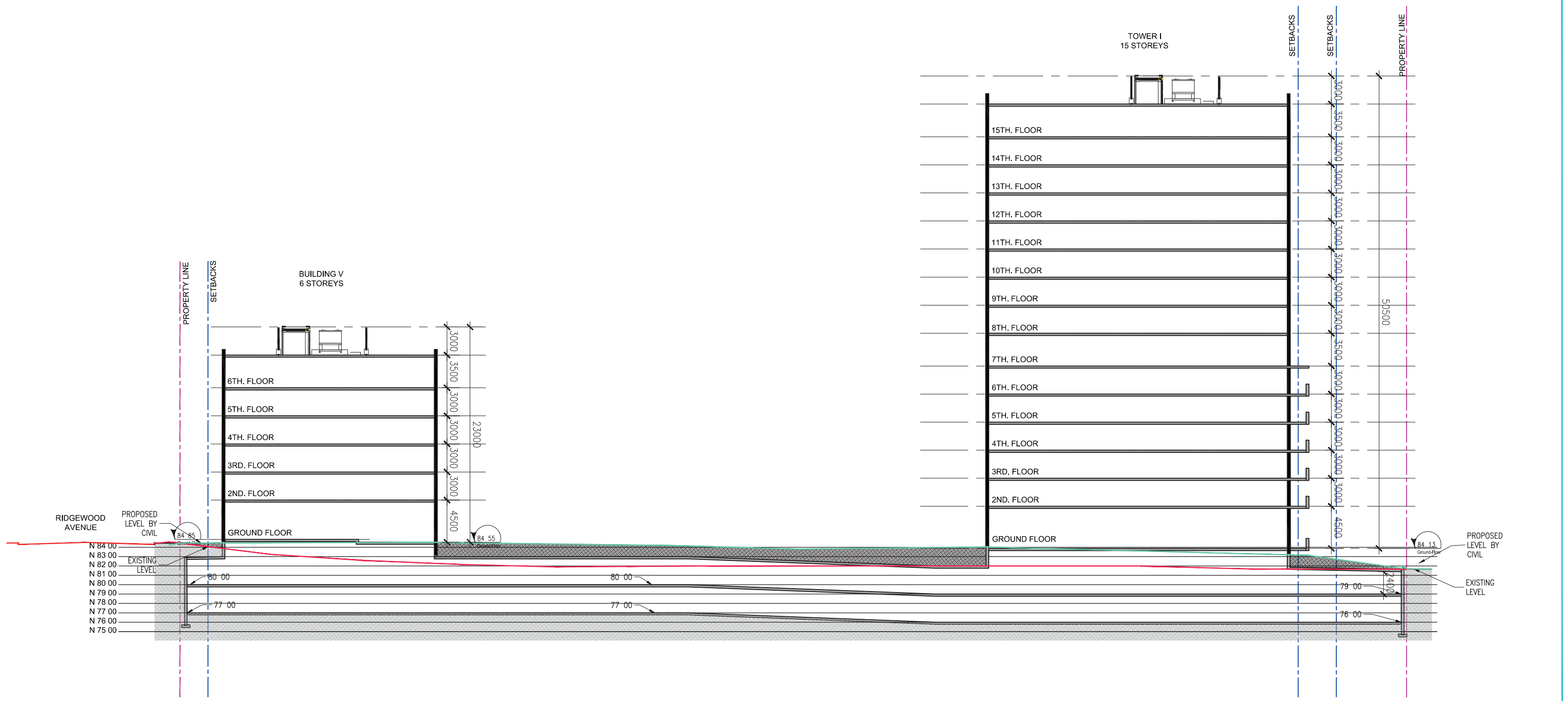
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RÉVISION Revision

NO. DESSIN Dwg Number

A300





CLIENT Client

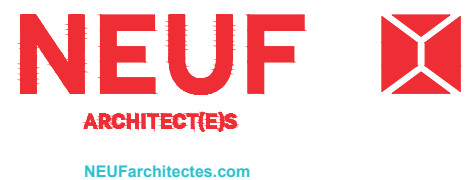
OUVRAGE Project

TITRE DU DESSIN Drawing Title

brigit

MOONEY'S BAY

EMPLACEMENT Location
 OTTAWA, ON
 NO.PROJET Project No.
 12382
 DESSINE PAR Drawn by
 O.C.
 VÉRIFIÉ PAR Checked by
 ANT. C - F.P.



Transversal Section

DATE (aa.mm.jj)
 21.06.03
 RÉVISION Revision

2021.06.10 55

ÉCHELLE Scale
 1:400

NO. DESSIN Dwg Number
A301

09

PERSPECTIVES



PERSPECTIVE

brigil

NEUF 
ARCHITECT(S)

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2021.06.10

57



PERSPECTIVE

brigil

NEUF 
ARCHITECT(E)S

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2021.06.10

58



PERSPECTIVE

brigil

NEUF 
ARCHITECT(E)S

12382 - 729 RIDGEWOOD, Ottawa, Ontario

2021.06.10

59



PERSPECTIVE FROM THE COURTYARD

brigil

NEUF 
ARCHITECT(E)S



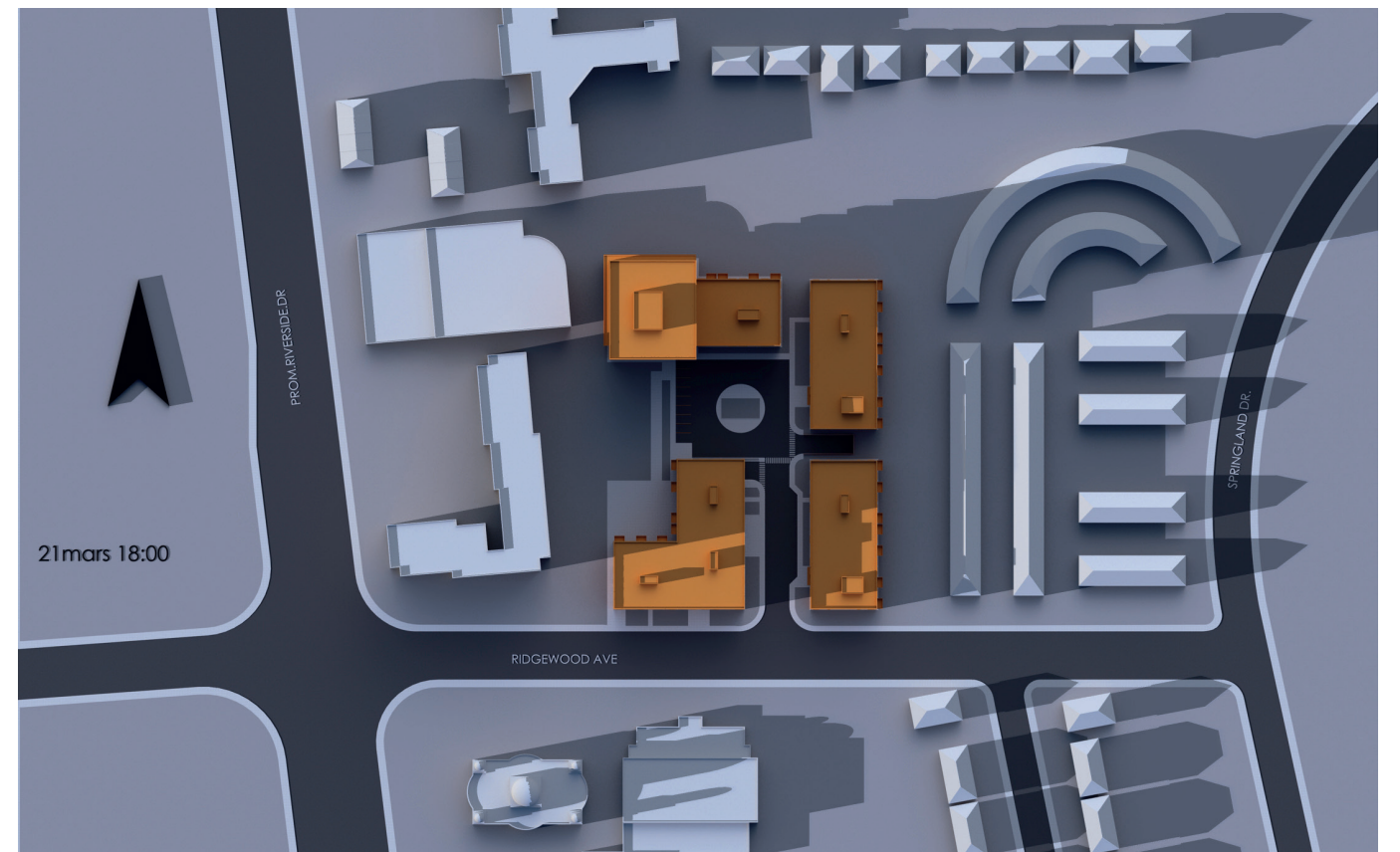
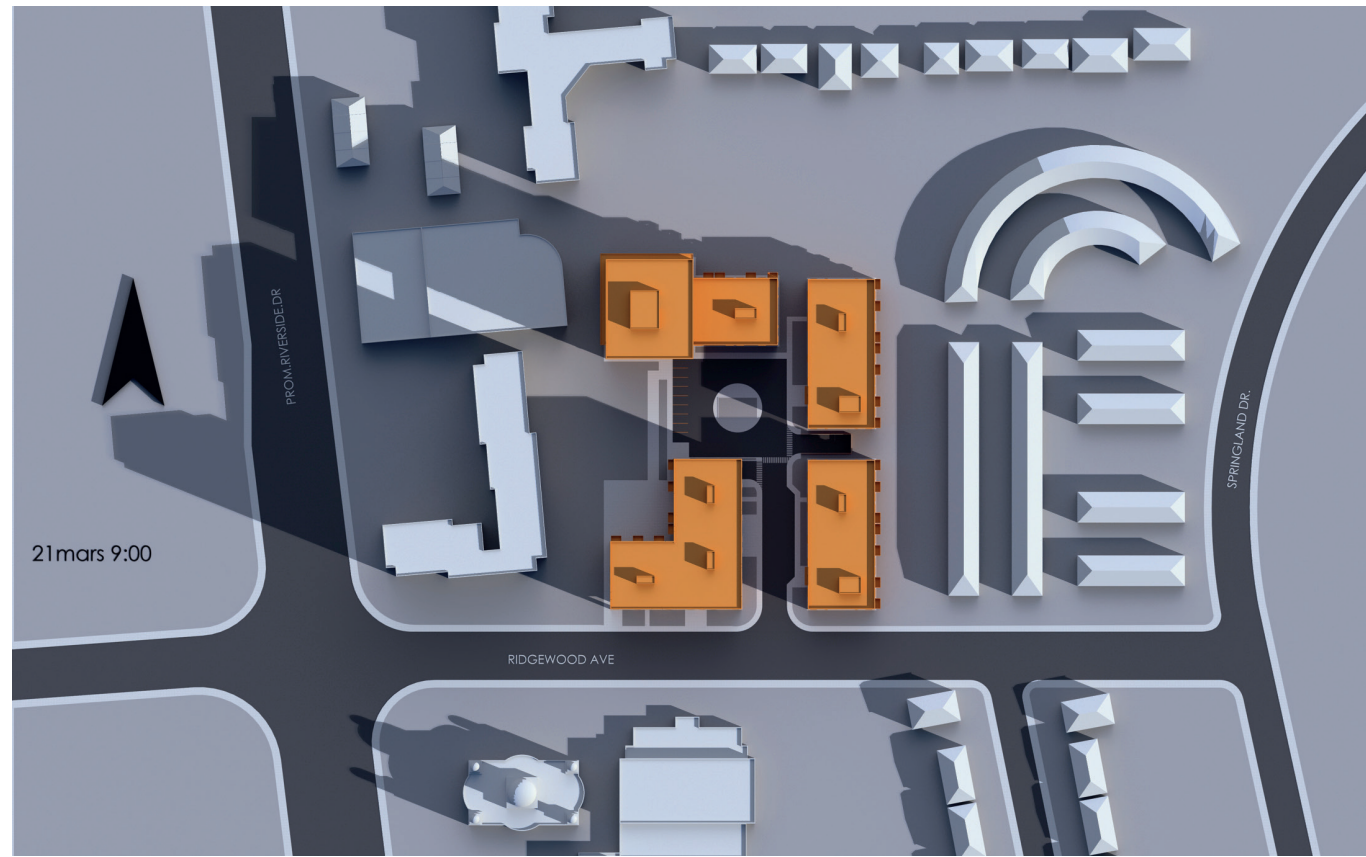
PERSPECTIVE FROM THE COURTYARD

brigil

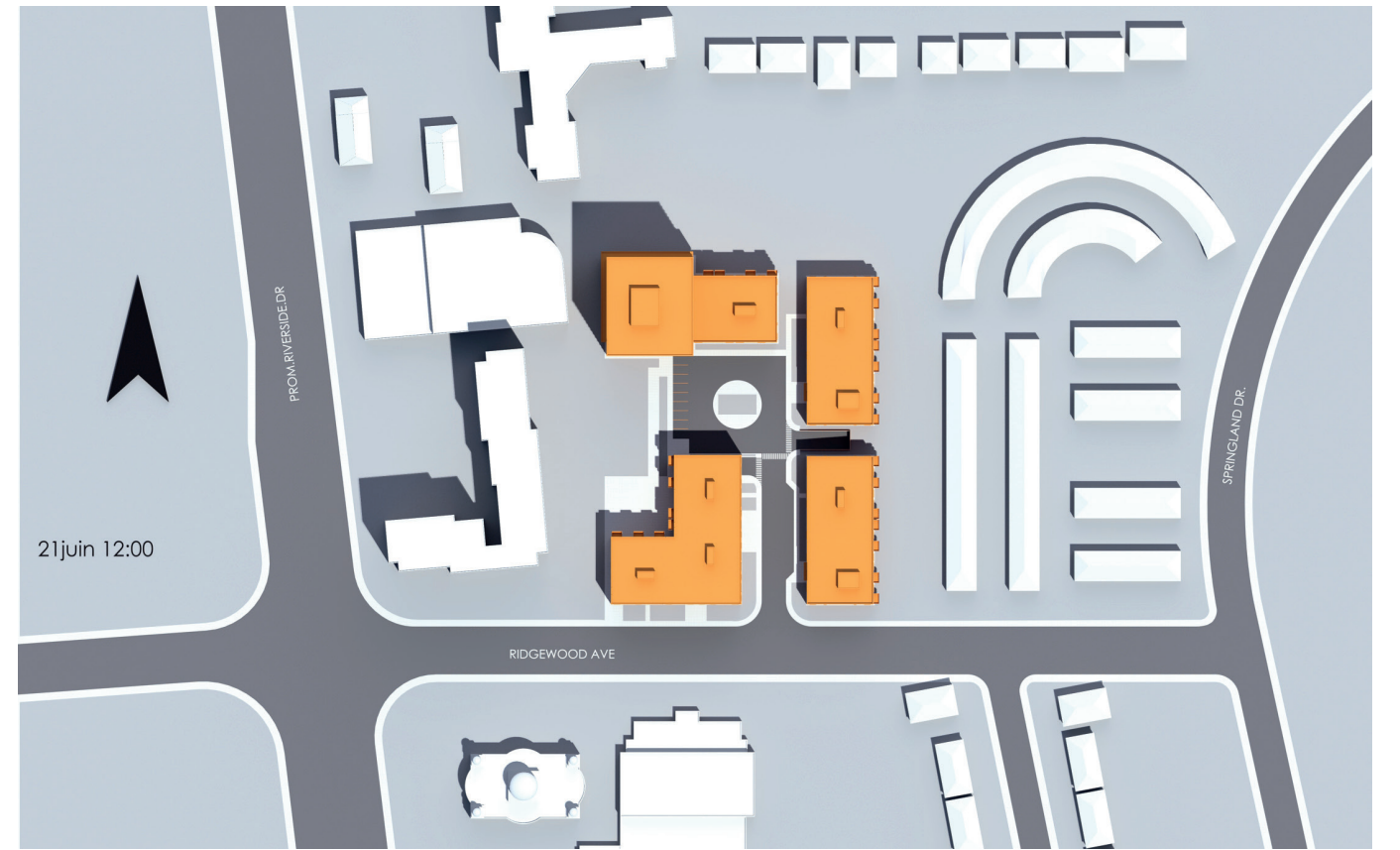
NEUF 
ARCHITECT(E)S

10

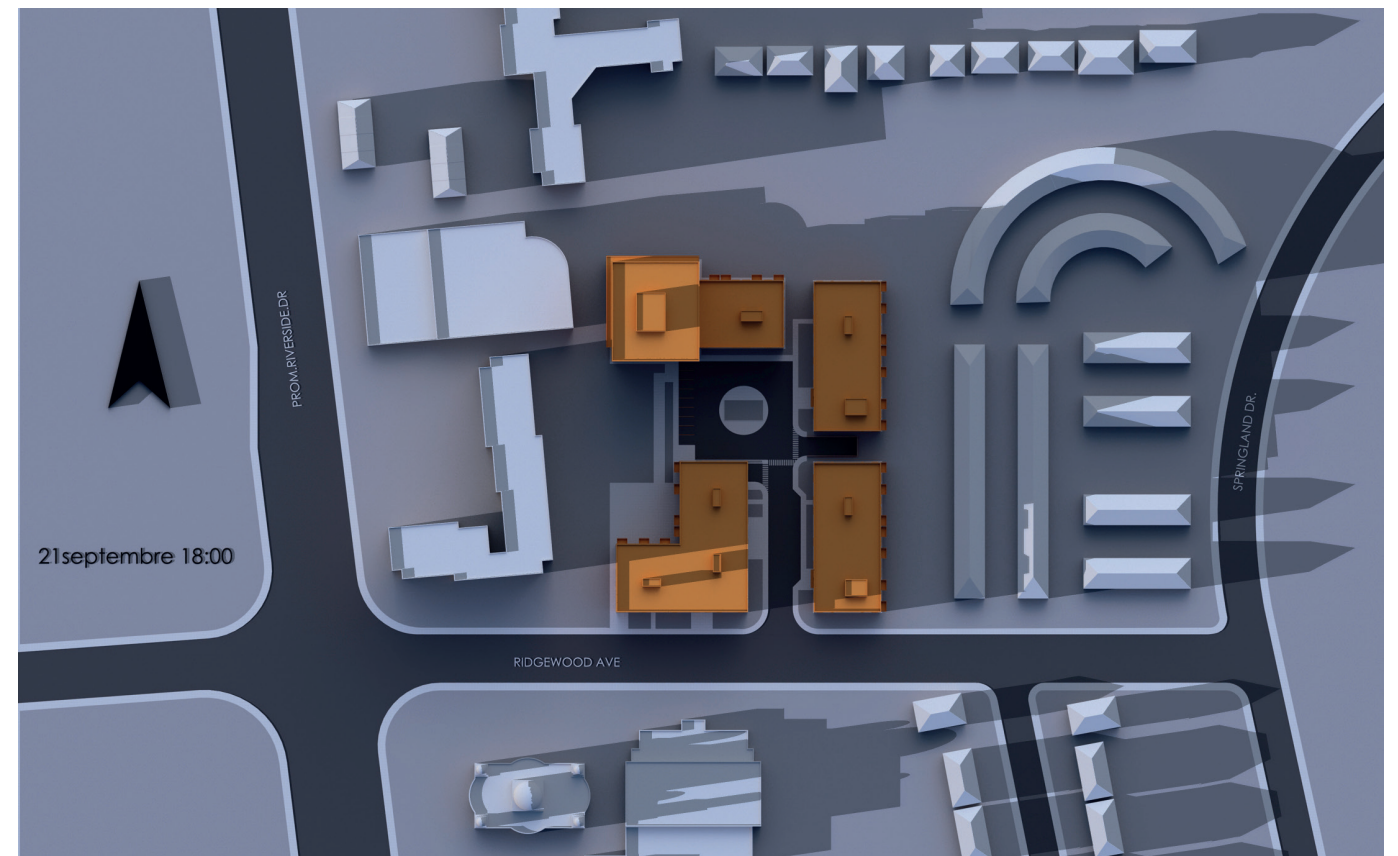
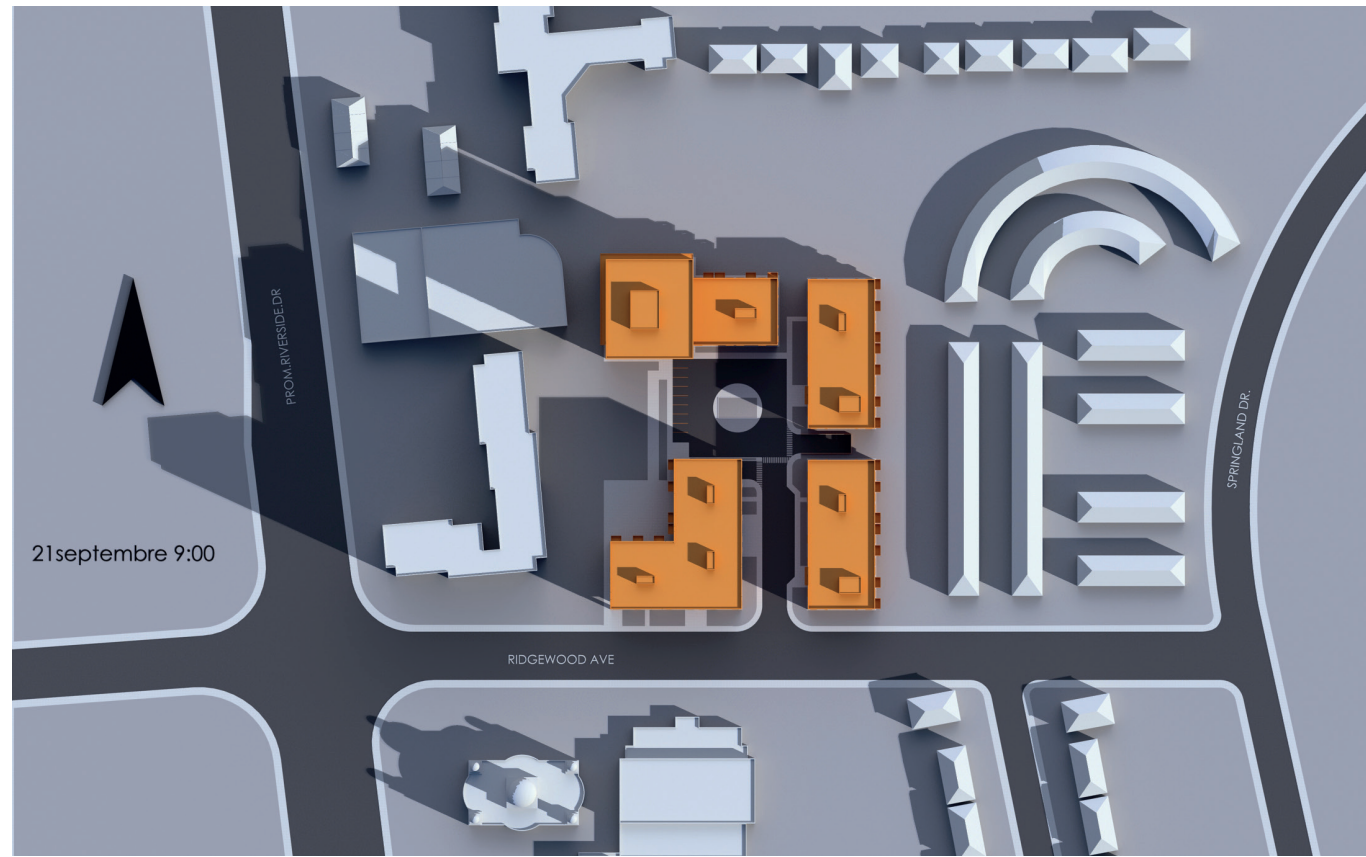
SUN STUDY



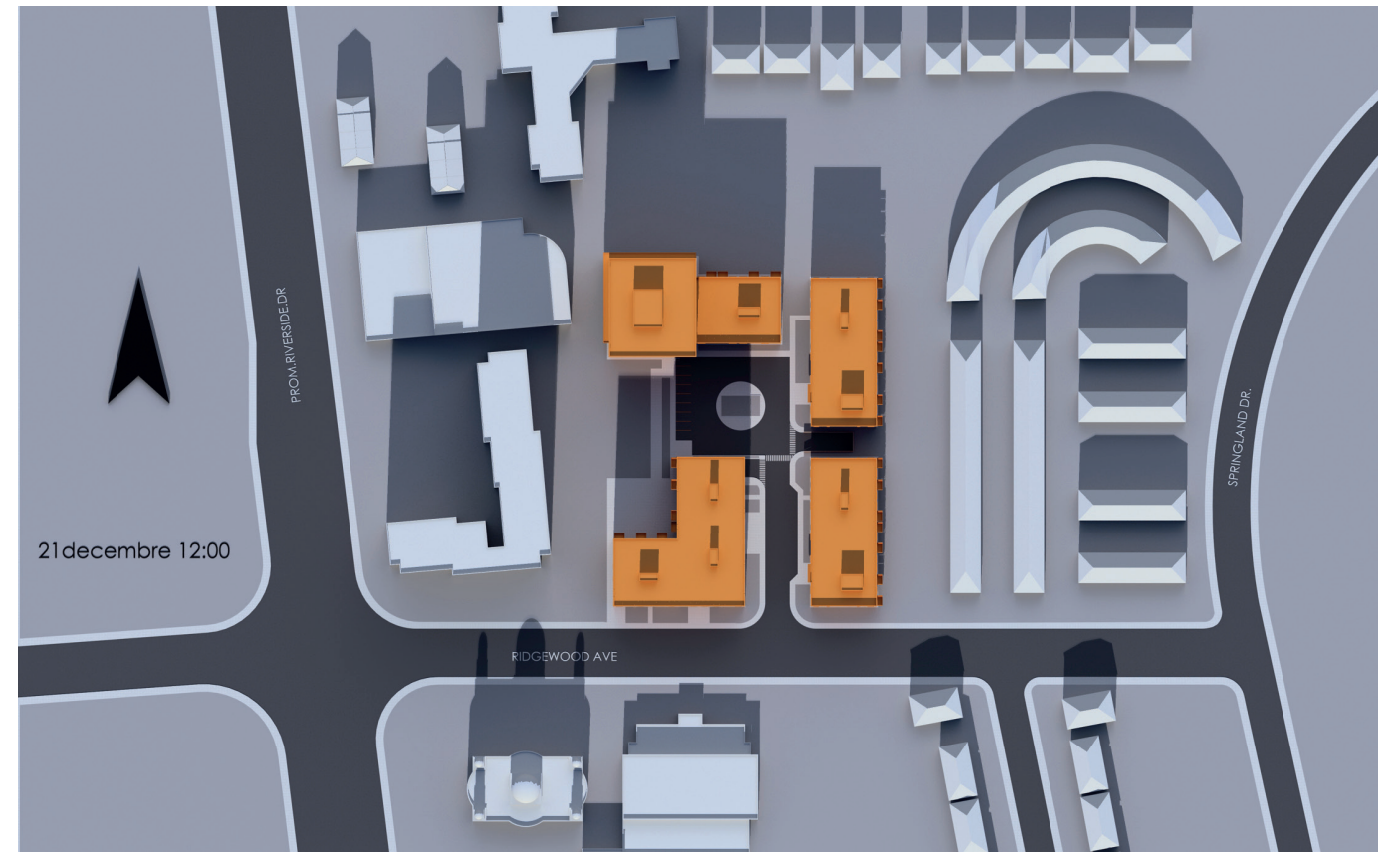
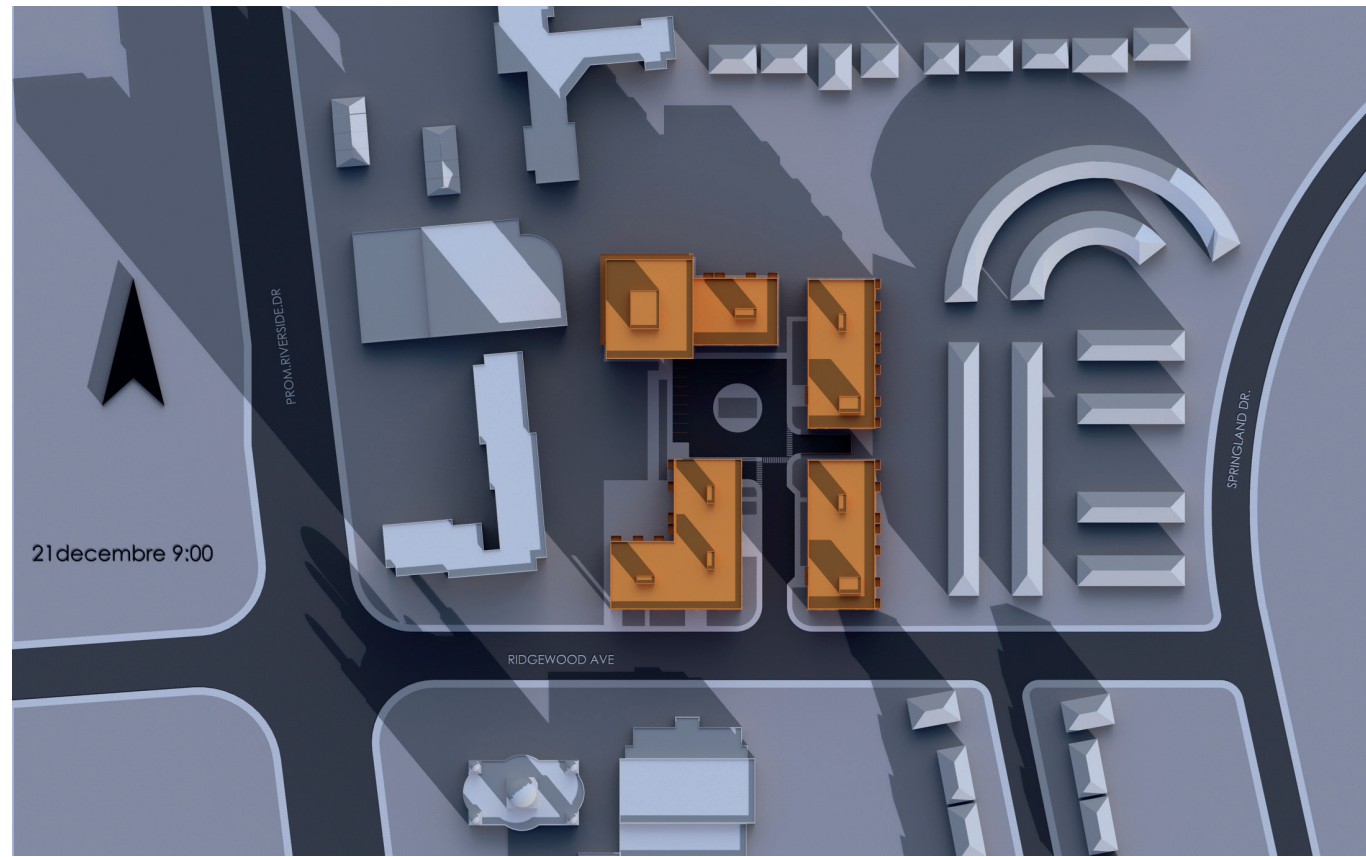
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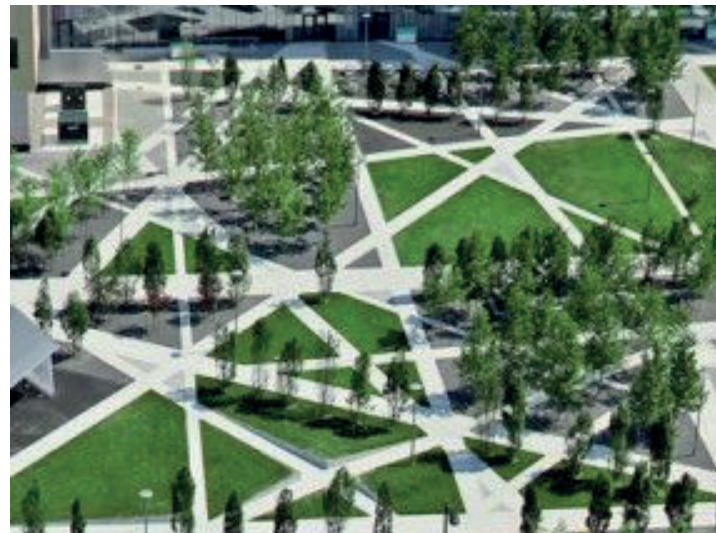
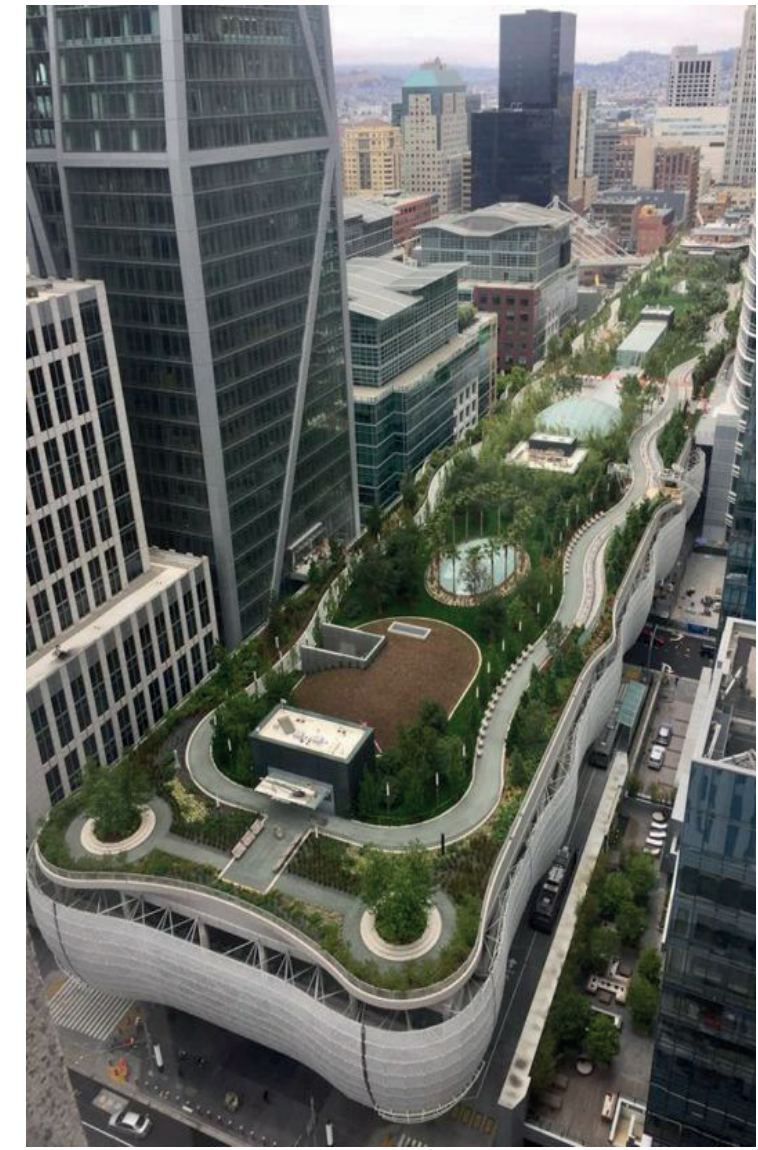
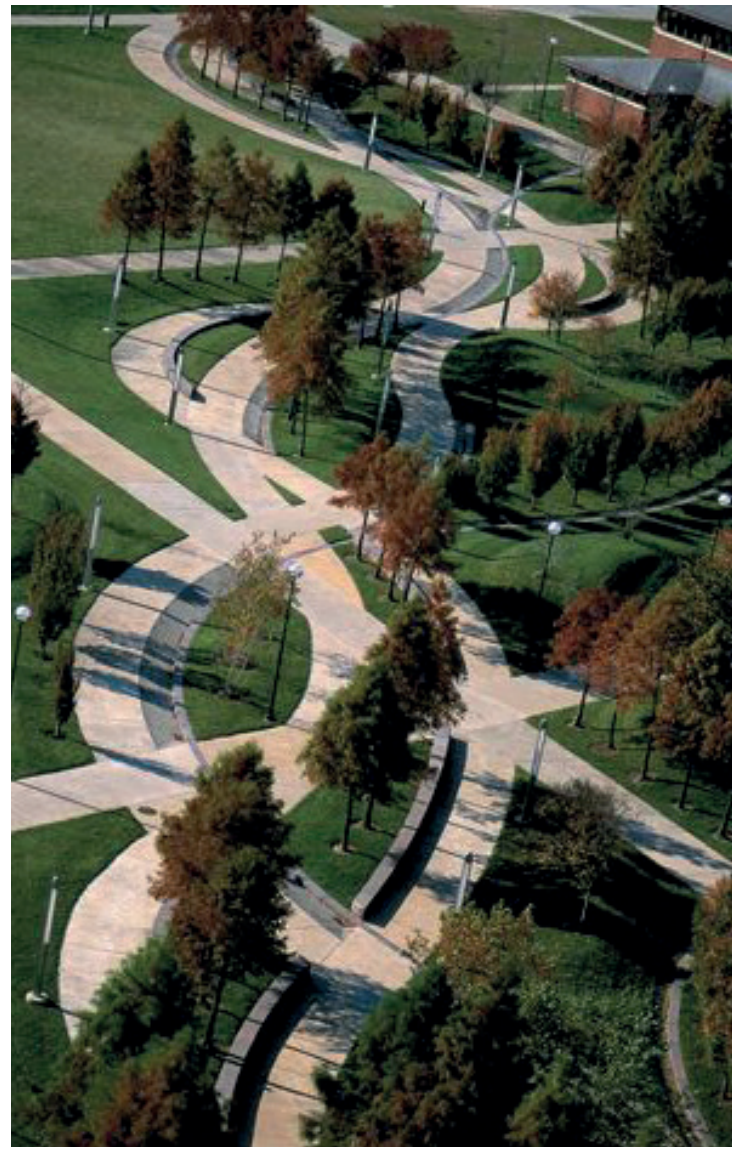
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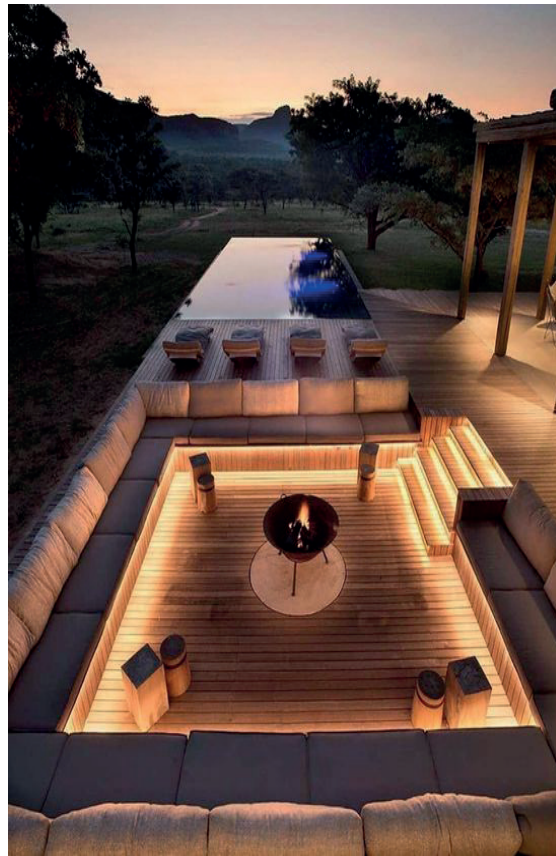
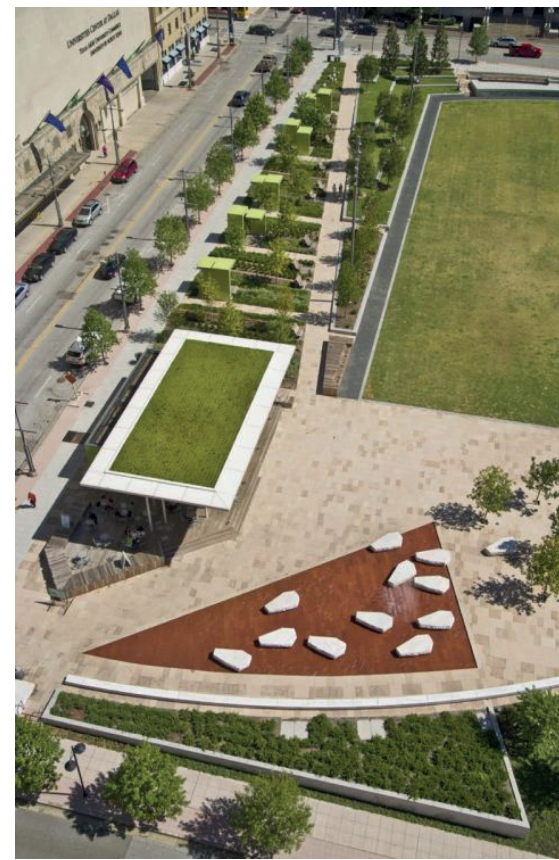
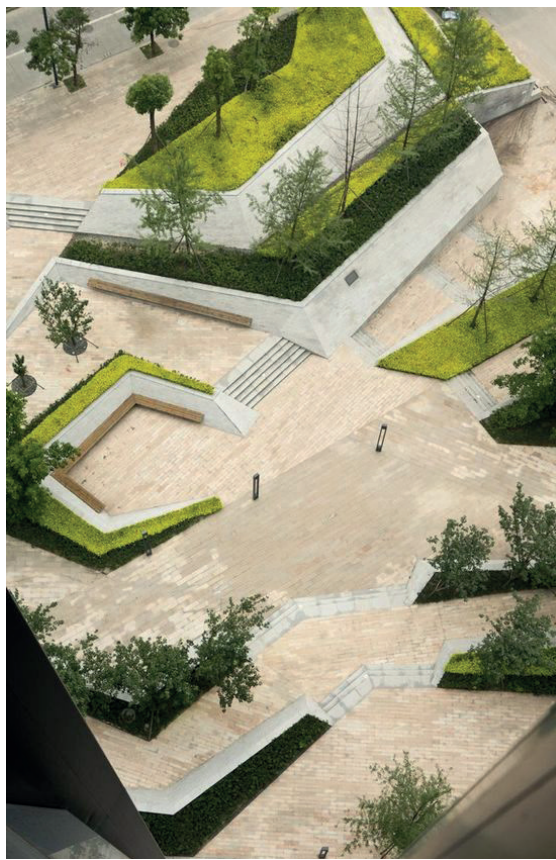
SUN STUDY - DECEMBER

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INSPIRATIONAL IMAGES



INSPIRATIONAL IMAGES - LANDSCAPE



INSPIRATIONAL IMAGES - LANDSCAPE

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STATISTICS

INFORMATION SUR LE PROJET - PROJECT INFORMATION

12382 729 Ridgewood Avenue 2021-06-09

Province / Province Ontario
 Zonage / Zoning City of Ottawa zoning By-law No. 2008-250
 Superficie du Lot / Property Area 13 238,4 m² / 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)	51 m	21.5 m	15.5 m	15.5 m	21.5 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	20	1	0	0	2	0
1 Chambre / 1 Bedroom	9	11	12	12	20	64
1 Chambre + Den / 1 Bedroom + Den	44	24	28	28	43	167
2 Chambres / 2 Bedrooms	51	12	14	14	20	111
2 Chambres + Den / 2 Bedrooms + Den	7	0	0	0	0	7
3 Chambres / 3 Bedrooms	10	0	0	0	5	15
TOTAL	141	48	54	54	90	387

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	141	169	169
Tower 1 Visiteur / Tower 1 Visitors	0.2 per dwelling unit	141	28	28
Bâtiment 2 Résident / Building 2 Residents	1.2 per dwelling unit	48	58	58
Bâtiment 2 Visiteur / Building 2 Visitors	0.2 per dwelling unit	48	10	10
Bâtiment 3 Résident / Building 3 Residents	1.2 per dwelling unit	54	65	65
Bâtiment 3 Visiteur / Building 3 Visitors	0.2 per dwelling unit	54	11	11
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
Bâtiment 5 Résident / Building 5 Residents	1.2 per dwelling unit	90	108	108
Bâtiment 5 Visiteur / Building 5 Visitors	0.2 per dwelling unit	90	18	18
TOTAL			542	543
Bâtiment 1 à 5 - Places réduites (inclus dans compte)- Reduced parking stalls (Included at the total)			232	232
Bâtiment 1 à 5 - Accessible (inclus dans compte) / Building 1 to 5 - Accessible (included at the total)			13	13

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)
Bâtiment 1 - Commerciale / Building 1 - Commercial	856	3,4/100	29	29
Bâtiment 1 - Commerciale Accessible (inclus dans compte) / Building 1 - Accessible			1	1

STATIONNEMENT POUR VÉLOS / BICYCLE PARKING				
PHASE / PHASE	Unités / Units	EXIGÉ / REQUIRED		FOURNIS / PROVIDED
				Ratio / Ratio
Bâtiment 1 à 5 - Résidentiel / Building 1 to 5 - Residential	0,5 / Unit		194	0,5 / Unit 194
Bâtiment 1 - Commerciale / Building 1 - Commercial	1.25 per 250 m2 of g.f.area		4	1.25 per 250 m2 of g.f.area 4