

1 OVERALL SITE PLAN
ASP-1 1:300

CREDIT NOTES:
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LEGAL LAND DESCRIPTION:
BLOCK 8 IN SUBDIVISION OF PART OF LOT 20, CONCESSION 4 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA

TOPO SURVEYORS INFO:
ONTARIO LAND SURVEYORS
ANNIS, O'SULLIVAN, VOLLEBEK LTD
14 CONCORSE GATE, SUITE 500
NEPEAN, ONTARIO K2E 7S6
(613) 727-0850
EMAIL: nepean@oavtfd.com

- SITE PLAN- GENERAL NOTES**
- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND DRIVEWAY AREAS DISTURBED BY THE CONSTRUCTION MUST BE RESTORED TO THE SATISFACTION OF THE TOWN.
 - A MINIMUM SETBACK OF 1.0M FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0M. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/ OWNER.
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 - ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE.
 - ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
 - ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
 - SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
 - WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.

SITE PLAN LEGEND

---	PROPERTY LINE	○	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS
- - -	BUILDING SETBACK LINE	⊕	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROTE COCHERE -REFER TO ELECTRICAL DWGS
---	LANDSCAPE BUFFER	▨	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
CD	CURB DEPRESSION	▨	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)
▲	ENTRY/ EXIT ACCESS POINTS	▨	LANDSCAPED AREA
○	EXISTING TOWN HYDRANT	▨	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
●	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS	●	STEEL BOLLARD (REFER TO DETAIL XXX)
⚡	FIRE DEPARTMENT CONNECTION	⊗	PARKING COUNT
⚡	HOSE BIB (REFER TO MECHANICAL DWGS)	FRS	FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-479. REFER TO DETAIL 2/A/102
⊗	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	104.04 X	PROPOSED GRADING (REFER TO CIVIL DWGS)
□	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL	□	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
□	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS	□	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY TO ADDRESS SLOPED CONDITION AT SOUTH END OF SITE)
□	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL		

Key Plan:

3	21/10/08	Issued for Brand 25% Re-Submission	AB
2	21/07/23	Issued for Brand 25% Submission	AB
1	20/09/24	Issued for brand review	MO

No. Date: Issue/Revision By:

Drawing Issues/Revisions:

Note:
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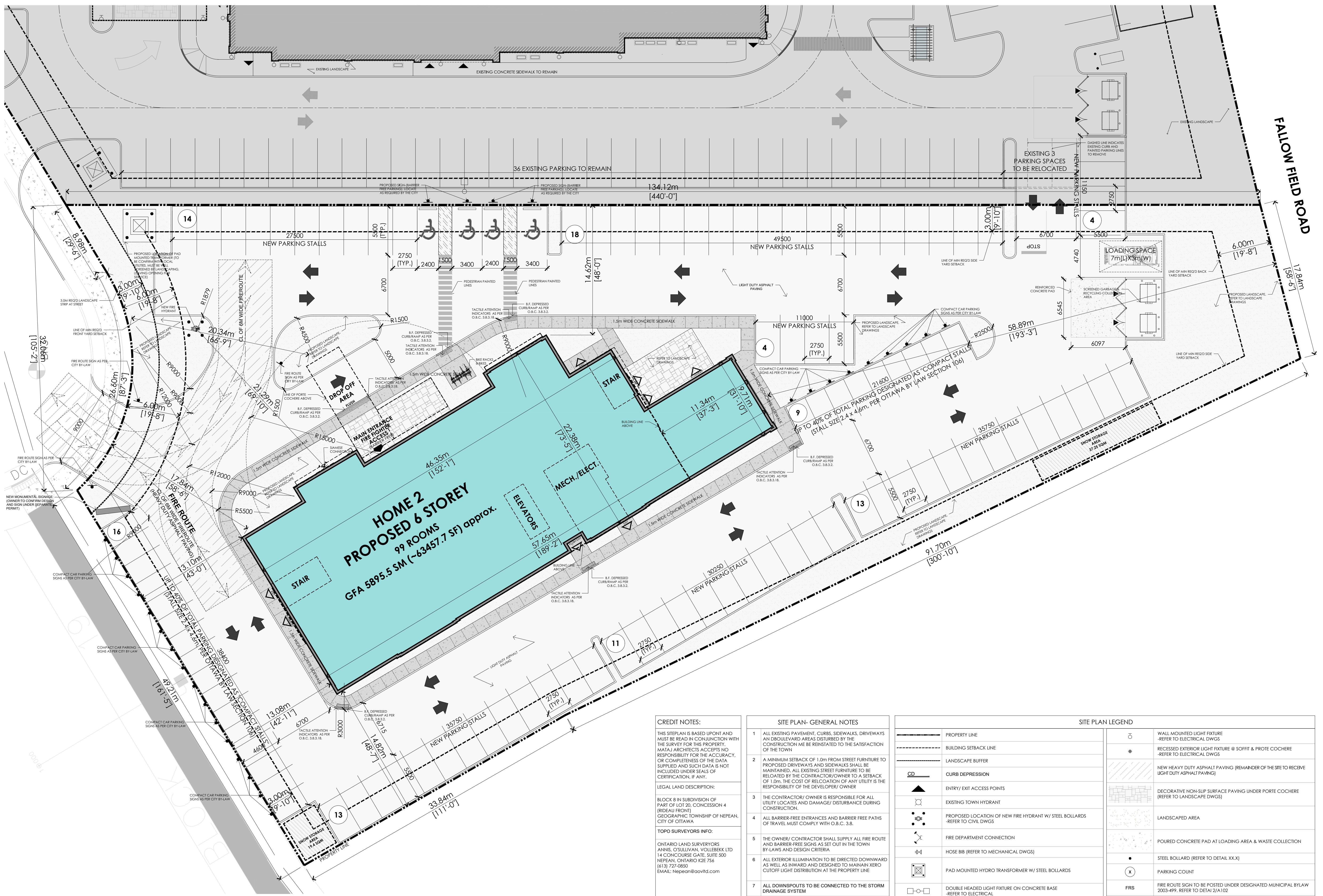
Project:
OTTAWA HOME2 DEVELOPMENT
4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
OVERALL SITE PLAN

Design By: AM	Drawn By: AB	Approved By: EM
Scale: 1:300	Date: DEC 2020	Project No.: 20-022

Drawing No.:
ASP-01

Drawing Series:



Key Plan:



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3	21/10/08	Issued for Brand 25% Re-Submission	AB
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 Oakville Ontario
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Project:
OTTAWA HOME2 DEVELOPMENT
 4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
ENLARGED SITE PLAN

Design By: AM	Drawn By: AB	Approved By: EM
Scale: 1:200	Date: DEC 2020	Project No.: 20-022

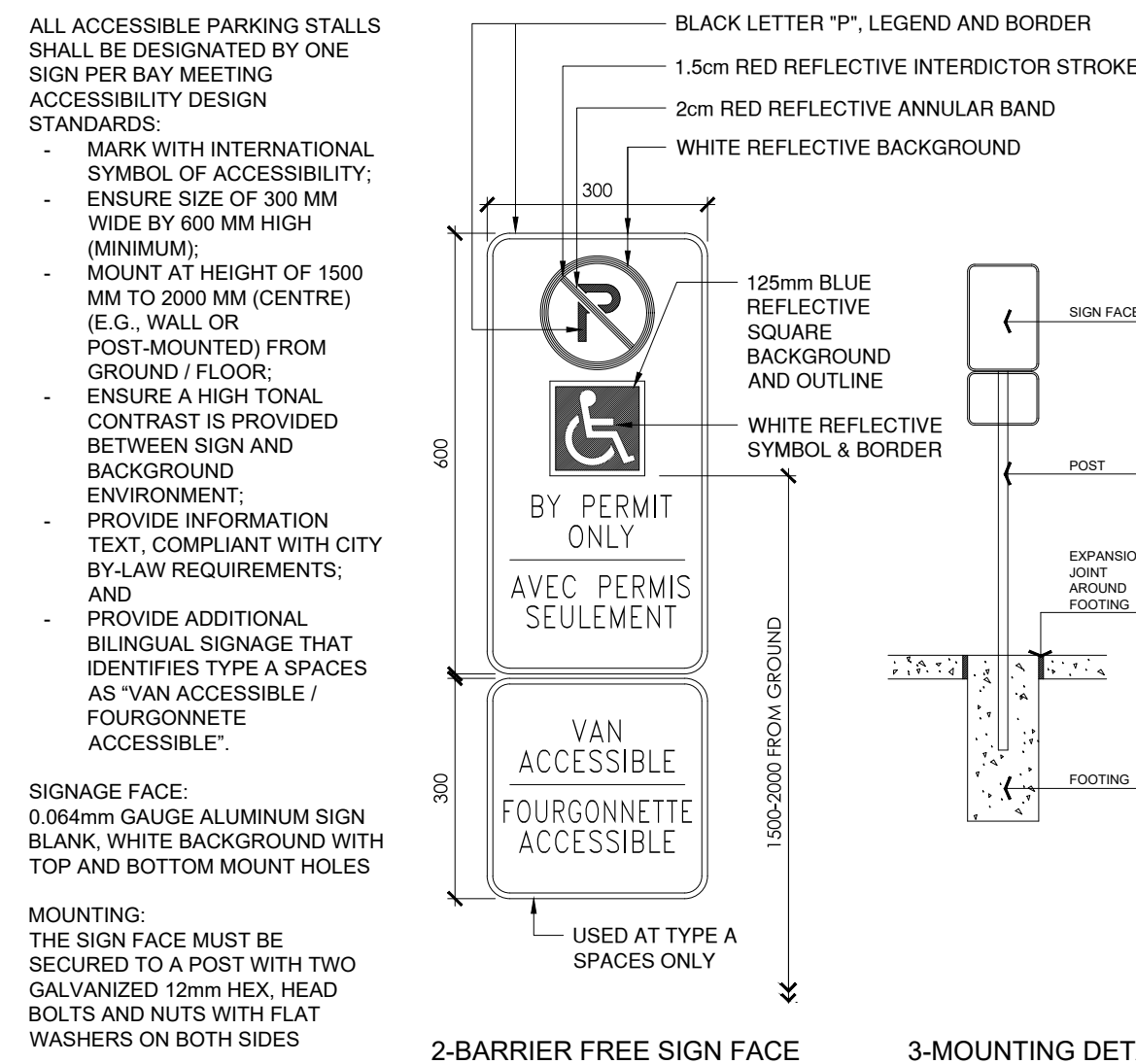
Drawing No.:
ASP-02

Drawing Series:

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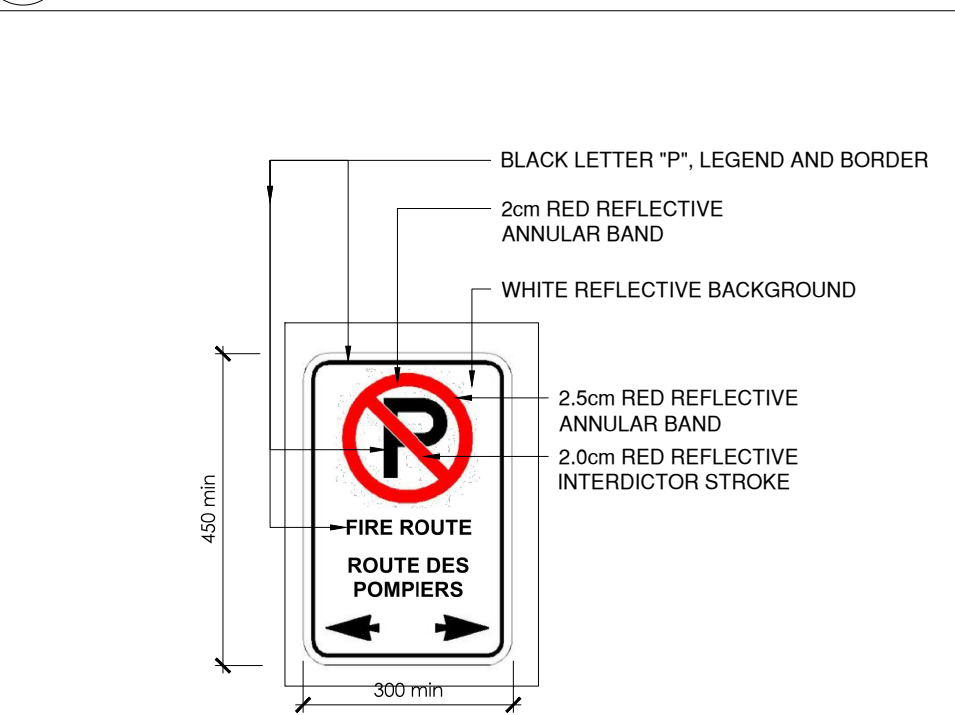
SITE PLAN LEGEND

PROPERTY LINE	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS
BUILDING SETBACK LINE	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROTE COCHERE -REFER TO ELECTRICAL DWGS
LANDSCAPE BUFFER	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
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ENTRY/ EXIT ACCESS POINTS	LANDSCAPED AREA
EXISTING TOWN HYDRANT	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS	STEEL BOLLARD (REFER TO DETAIL XXX)
FIRE DEPARTMENT CONNECTION	PARKING COUNT
HOSE BIB (REFER TO MECHANICAL DWGS)	FRS FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAIL 2/A1/02
PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	PROPOSED GRADING (REFER TO CIVIL DWGS)
DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SHOW REMOVAL COMPANY TO ADDRESS SLOPED CONDITION AT SOUTH END OF SITE)
SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL	



1 DETAIL - BF PARKING SIGN

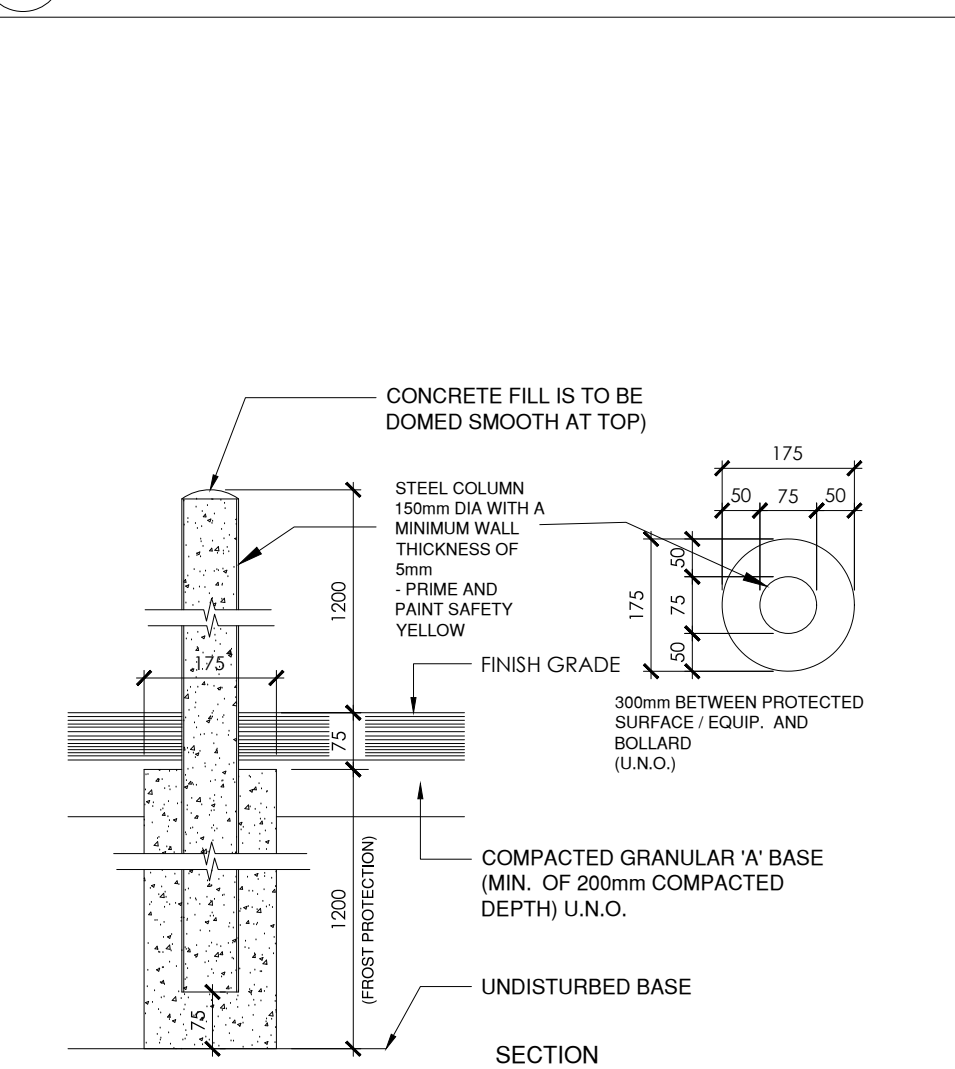
ASP-3 1:10



- SIGN FACE AS PER CITY BY-LAW NO. 2003-499
- SIGNS SHALL BE LOCATED NO MORE THAN 25.0M APART UNLESS OTHERWISE APPROVED, AND THE LOWER EDGE OF EACH SIGN SHALL BE B/W 2.0M AND 2.5M ABOVE THE GROUND
- SIGNS TO BE SET AN ANGLE OF NOT LESS THAN 30° AND NO MORE THAN 45° TO A LINE PARALLEL TO THE FLOW OF TRAFFIC AND SHOULD ALWAYS BE VISIBLE TO APPROACHING TRAFFIC

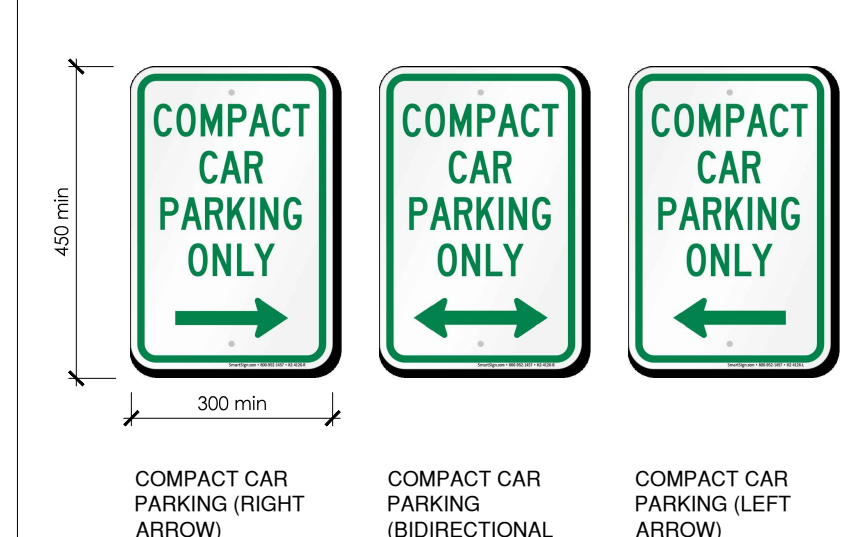
2 DETAIL - FIRE ROUTE SIGN

ASP-3 1:10



3 DETAIL - TYP BOLLARD

ASP-3 1:10



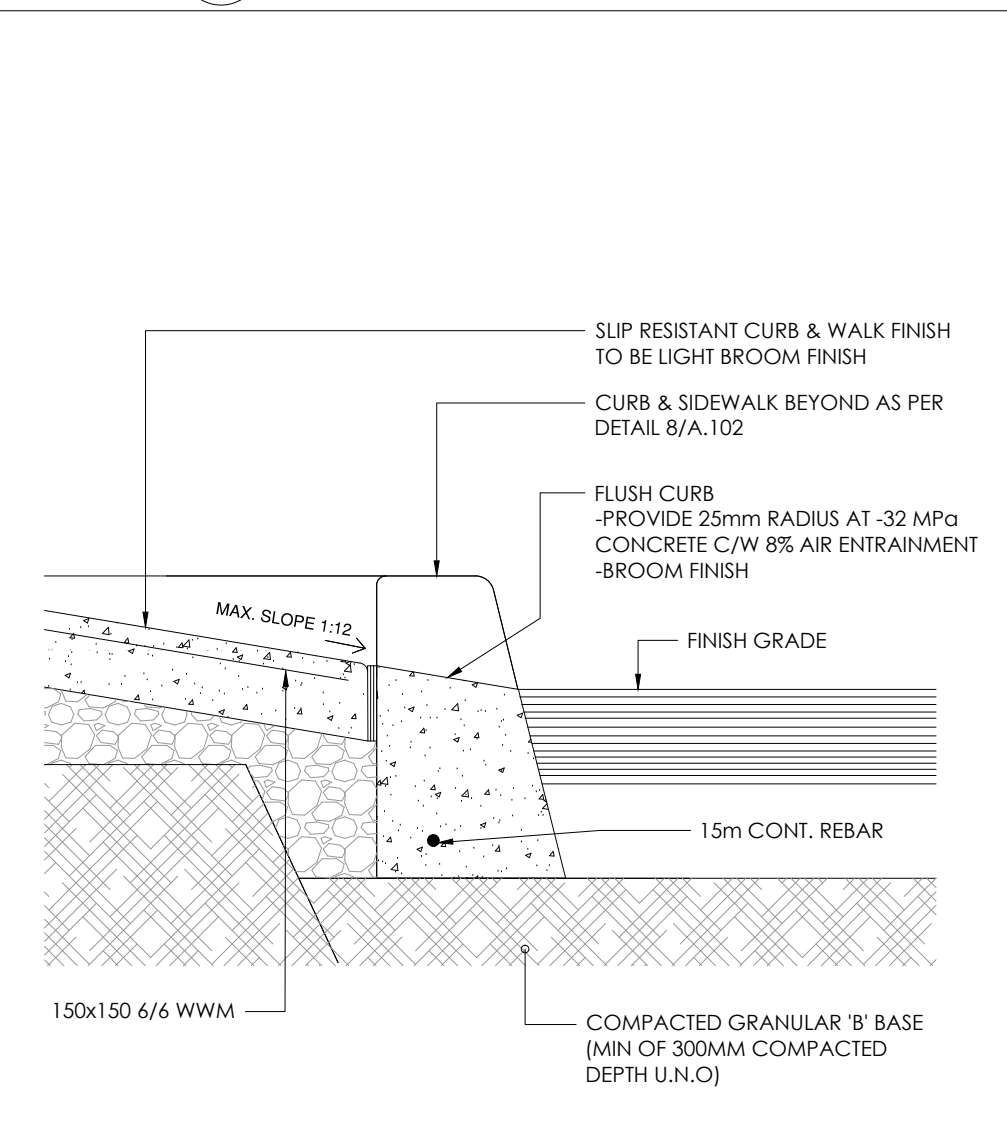
COMPACT CAR PARKING SIGNS LOCATED AS PER SITE PLAN

SIGNAGE FACE: REFLECTIVE ALUMINUM, WHITE BACKGROUND WITH TOP AND BOTTOM MOUNTING HOLES

MOUNTING: THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX. HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES

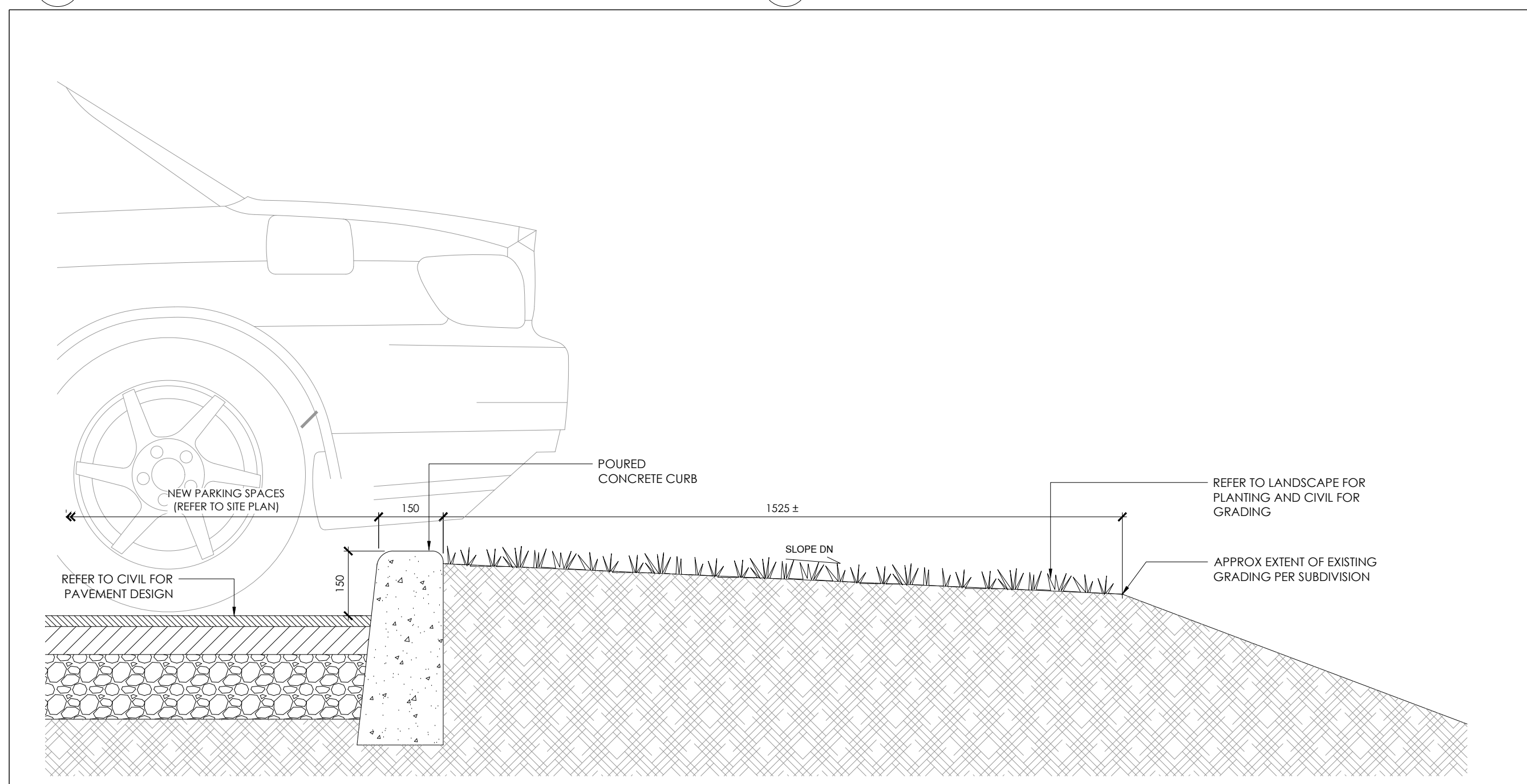
4 DETAIL - COMPACT CAR PARKING SIGN

ASP-3 1:10



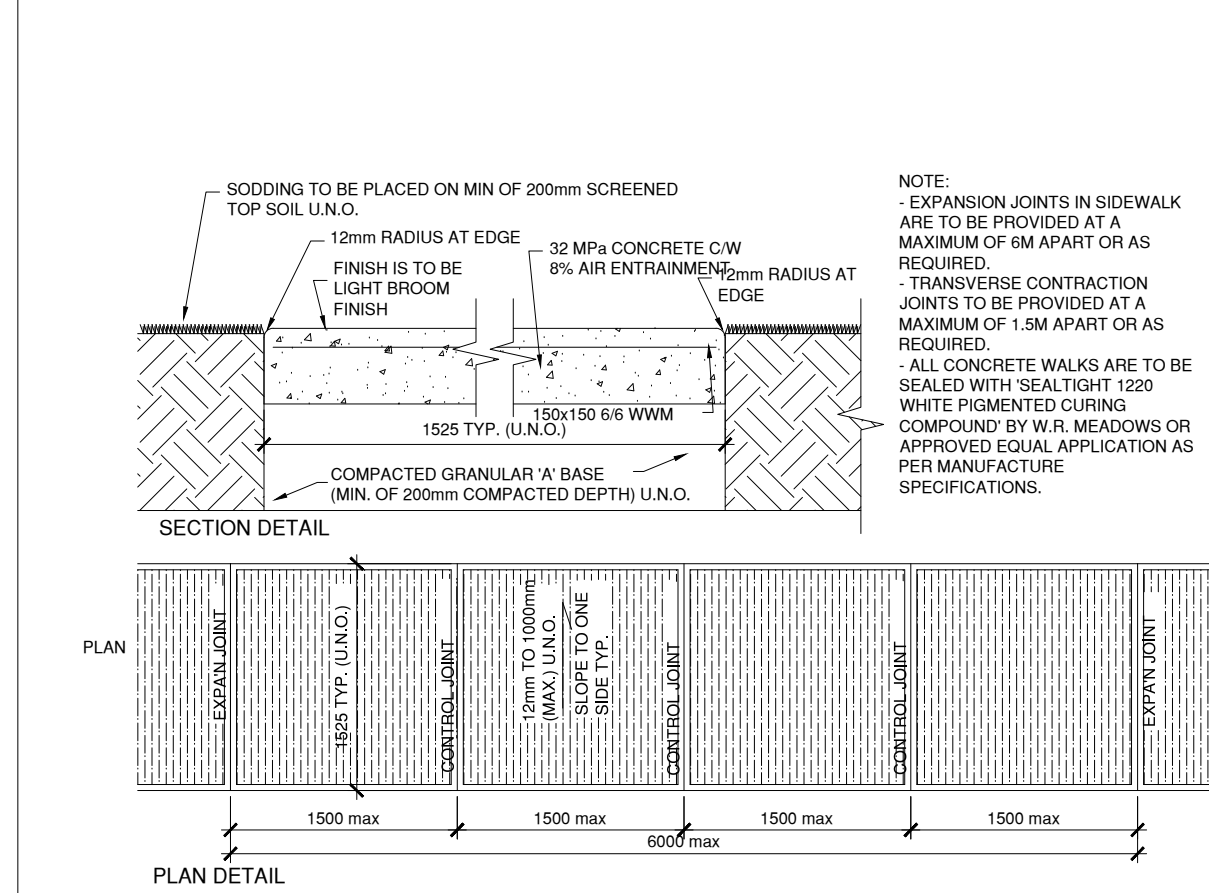
5 SECTION DETAIL - FLUSH CURB @ SIDEWALK

ASP-3 1:10



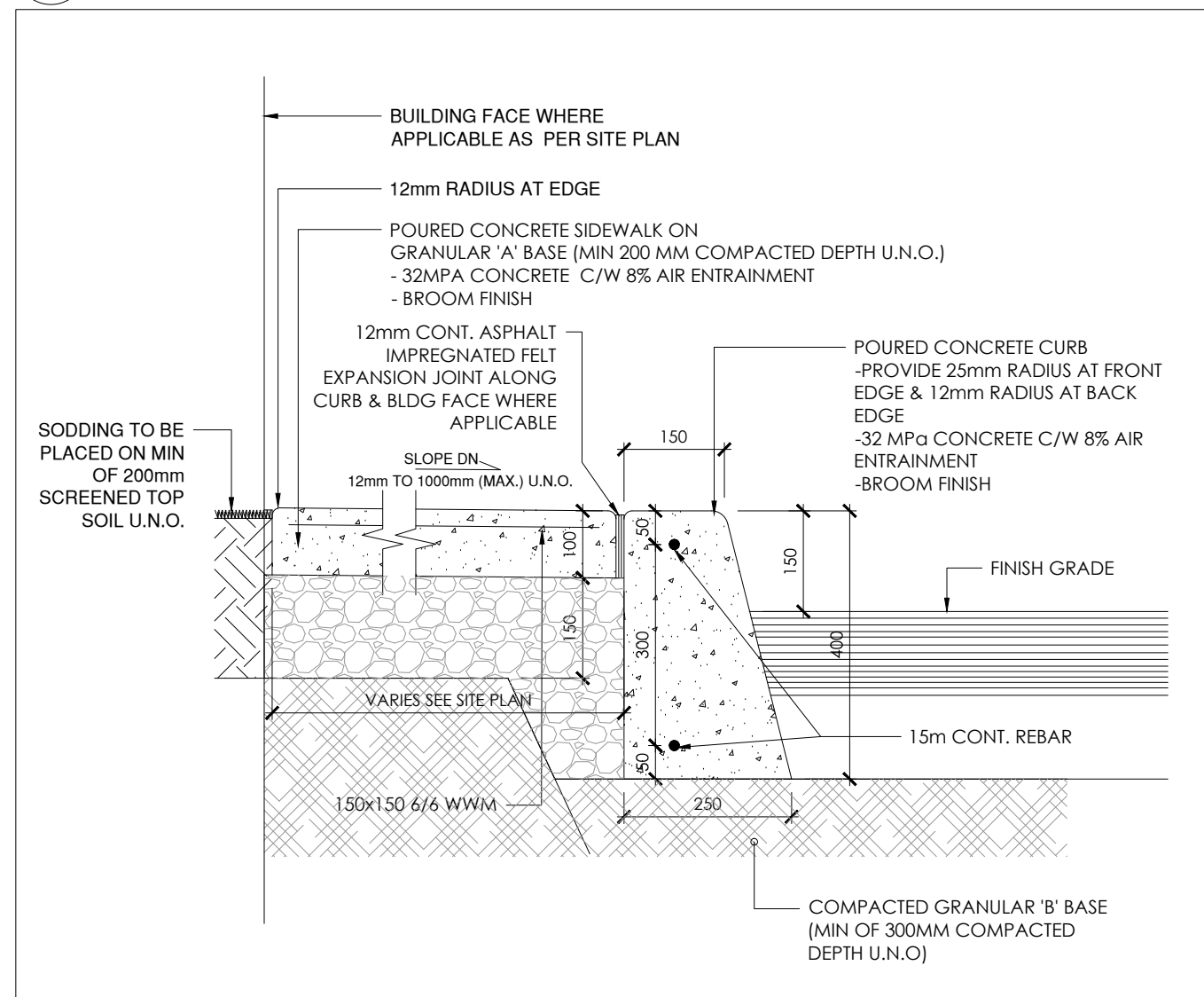
6 DETAIL - CURB AT PARKING

ASP-3 1:10



7 DETAIL - CONC SIDEWALK

ASP-3 1:10



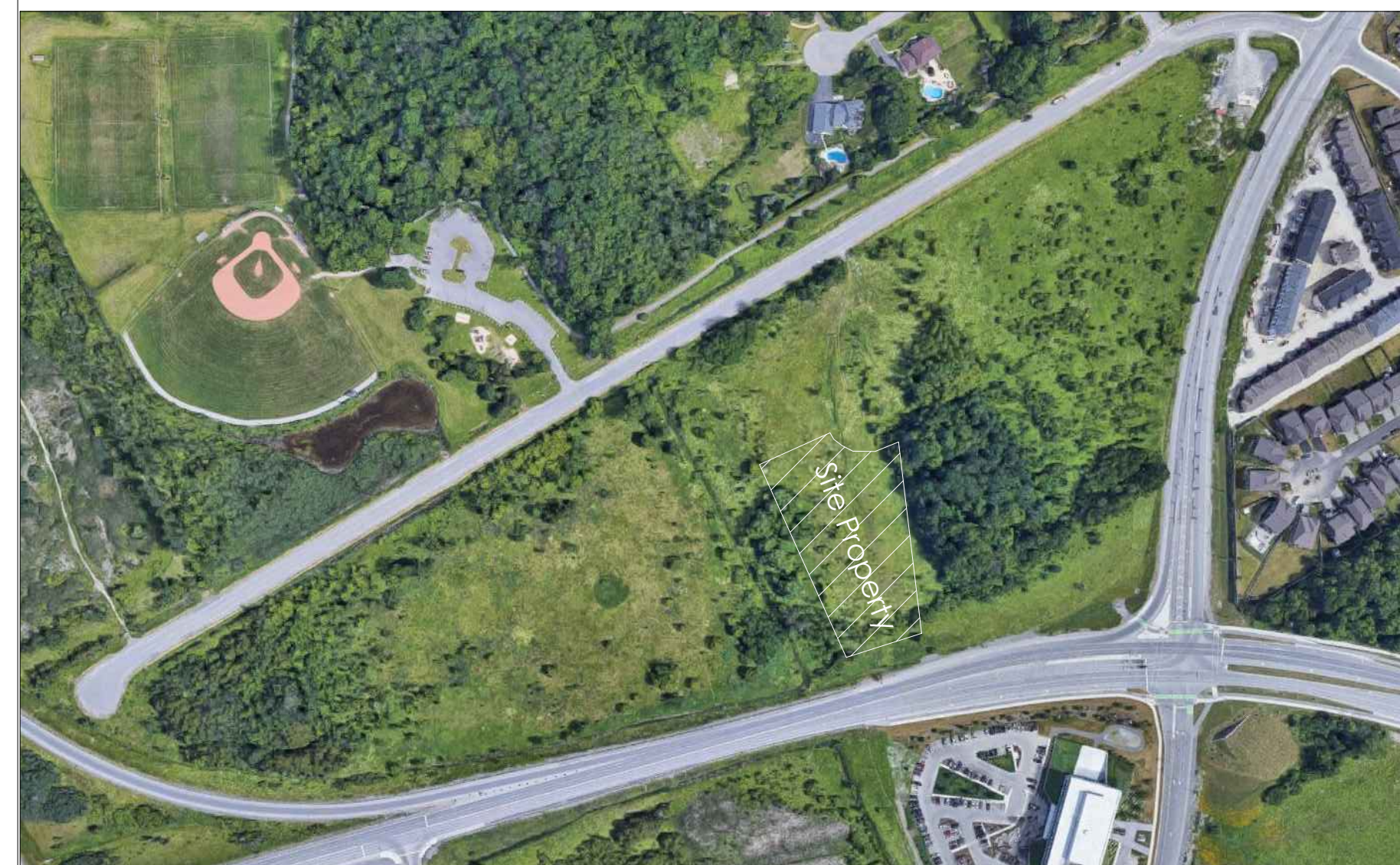
8 SECTION DETAIL - CONC CURB @ SIDEWALK

ASP-3 1:10

SITE STATISTICS				
ZONING	IP - BUSINESS PARK INDUSTRIAL			
	IP[2265]H[24]			
COVERAGE CALCULATIONS				
TOTAL SITE AREA	SM	SF	ACRES	%
BUILDING AREA (MAX LOT COVERAGE= 55%)	6,201.0	66,747	1.532	100.0%
ASPHALT PAVED AREA	3,679.72	39,608	0.909	59.3%
LANDSCAPED AREA - INCL SIDEWALK AND PATIO	1,459.68	15,712	0.361	23.5%
SETBACKS (TABLE 205-IP ZONE PROVISIONS)				
	MIN REQ'D (m)	PROVIDED (m)		
FRONT YARD	6.0	17.84		
REAR YARD	6.0	58.89		
INTERIOR SIDE	3.0	14.62		
INTERIOR SIDE	3.0	14.62		
INTERIOR SIDE	3.0	14.82		
WIDTH OF LANDSCAPE STRIP				
(ii) ABUTTING A STREET	3.0	3.0		
(iii) IN ALL OTHER CASES	NO MIN	VARIABLE		
HEIGHT OF BUILDING				
	MAX	PROVIDED		
MAX 22m (MEASURED TO T/O ROOF DECK)	22.0m	19.1		
MAX FLOOR SPACE INDEX (2)	2	0.95		
(TOTAL AREA OF EACH FLOOR)				
	SM	SF		
GROUND FLOOR	1061.6	11426.2		
SECOND FLOOR	966.8	10406.3		
THIRD FLOOR	966.8	10406.3		
FOURTH FLOOR	966.8	10406.3		
FIFTH FLOOR	966.8	10406.3		
SIXTH FLOOR	966.8	10406.3		
TOTAL GFA	5895.5	63457.7		
PARKING REQUIREMENTS (BASED ON TABLE 101; AREA "C" ON SCHEDULE 1A)				
- SPACES @ 2.75W x 5.5L (per Brand requirement)	RMS/ GFA(m)	REQ'D	PROVIDED	
- 25% of stalls are compact stalls (size at 2.4W x 4.6L per zoning standards)				
- HOTEL: 1 SPACE PER GUEST UNIT				
- RESTAURANT (10 PER 100sm OF GFA OF ASSEMBLY AREA)				
ROOMS:	99	99	99	
RESTAURANT:	0.0	0	0	
TOTAL NO. OF SPACES		99	99	
SPACES @ 2.4W x 4.6L (IDENTIFIED FOR SMALL CARS ONLY; MAX 40% OF TOTAL)		UP TO 40 STALLS	33	
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)				
	REQ'D	PROVIDED		
76-100 PARKING SPACES, 4 ACCESSIBLE SPACES REQ'D	4	4		
TYPE A (VAN), MIN WIDTH=3400	2	2		
TYPE B, MIN WIDTH=2400	2	2		
BICYCLE PARKING (BASED ON TABLE 111A (g)&(h))				
	REQ'D	PROVIDED		
HOTEL = 1 PER 1000sm OF GFA	6	8		
ALL OTHER (ie. PLACE OF ASSEMBLY) = 1 PER 1500sm OF GFA	0	0		
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)				
	REQ'D (MIN)	PROVIDED		
TW O-WAY DRIVEWAY	6.7	6.7		
TW O-WAY PARKING AISLE	6.7	6.7		
LOADING REQUIREMENTS (SECTION 113)				
	REQ'D	PROVIDED		
(SIZE: 3.5W x 9.0L PARALLEL; 3.5W x 7.0 OTHER; 4.2M VERT CLR)				
ALL OTHER USES W/ GFA FROM 2,000-4,999sm	2	1		

9 SITE STATISTICS

ASP-3 1:15



10 SITE LOCATION

ASP-3 1:15

Key Plan:



No.	Date:	Issue/Revision	By:
3	21/10/08	Issued for Brand 25% Submission	AB
2	21/07/23	Issued for Brand 25% Submission	AB
1	20/09/24	Issued for brand review	MCI

Drawing Issues/Revisions:

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WORK IN PROGRESS



Architect's Stamp

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1.905.281.4444

Project:
OTTAWA HOME2 DEVELOPMENT
4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
SITE DETAILS & SITE STATISTICS

Design By: AM	Drawn By: AB	Approved By: EM
Scale: AS SHOWN	Date: OCT 2020	Project No.: 20-022

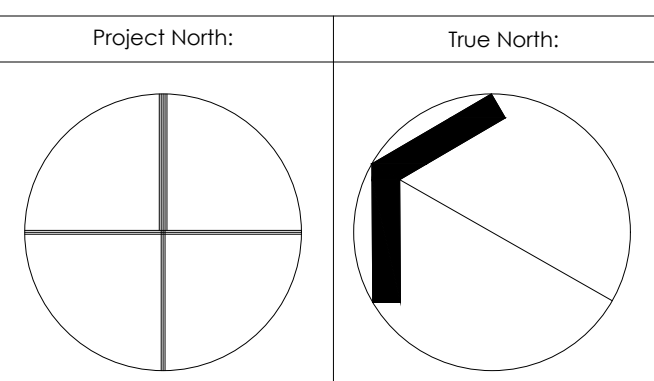
Drawing No:

ASP-3

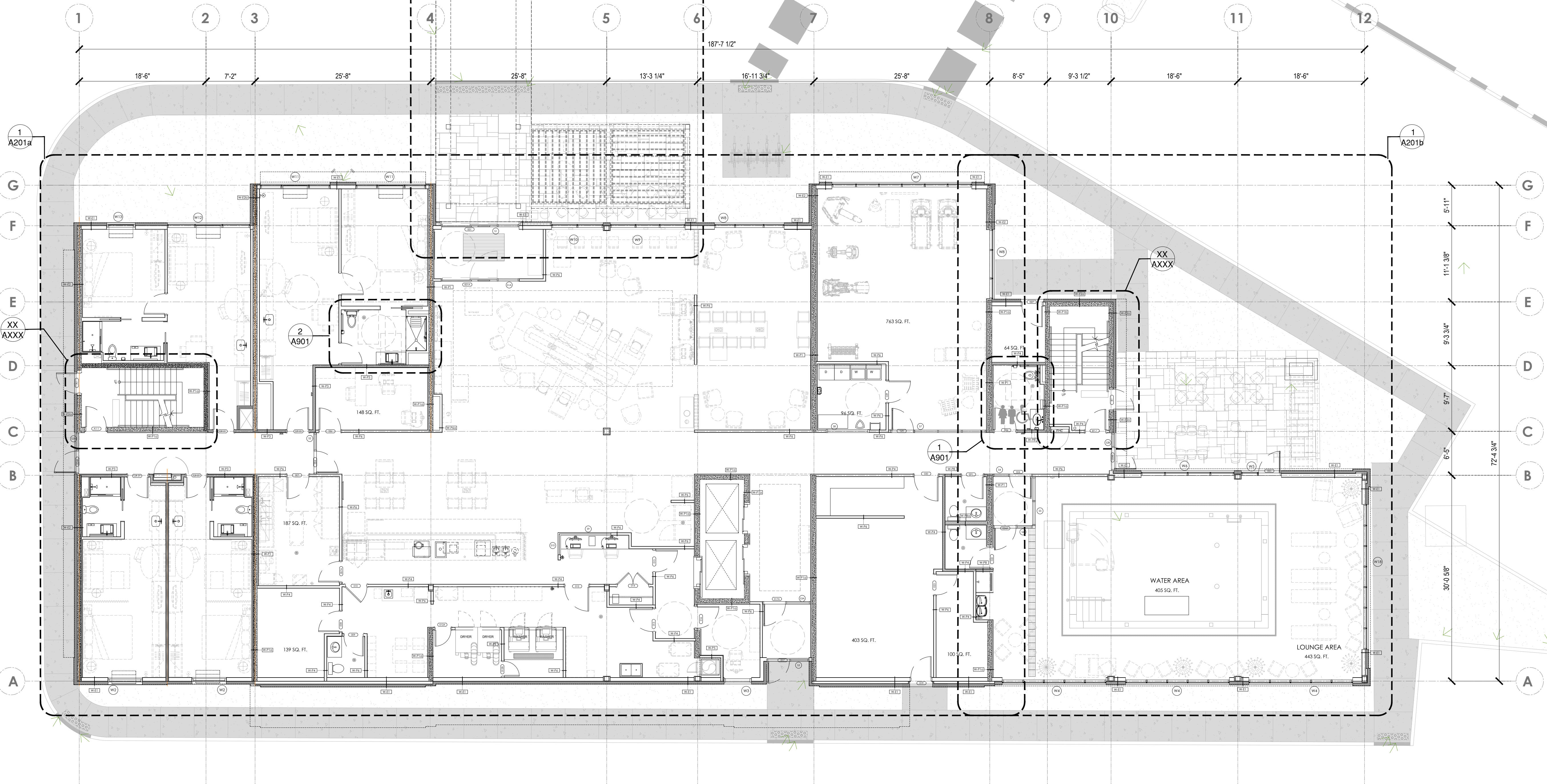
Of:

Drawing Series:

Ottawa Home2 Room mix								
Guestroom type	1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	6th Flr	Mix(%)	Totals
King Studio	2	6	6	6	6	6	32%	32
King 1-Bedroom	1	1	1	1	1	1	6%	6
Wide King Studio	0	0	0	0	0	1	1%	1
Acc. King Studio	0	1	1	1	1	0	4%	4
Acc. King 1-Bedroom	1	0	0	0	0	0	1%	1
Double Queen Studio	0	10	10	10	10	10	51%	50
Acc. Queen Studio	0	1	1	1	1	1	5%	5
TOTAL	4	19	19	19	19	19	100%	99
TOTAL ACC. ROOMS	1	2	2	2	2	1	10%	10



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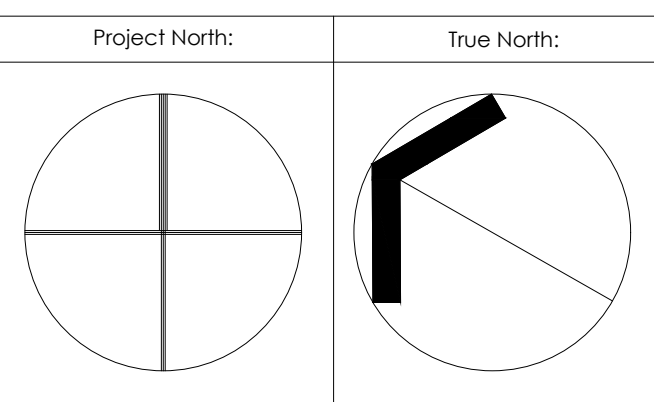
Sheet Title:
GROUND FLOOR PLAN

Design By: AM	Drawn By: MO	Approved By: EM
Scale: 1/8" = 1'-0"	Date: SEP 2020	Project No.: 20-022

Drawing No:
A.201
Of:

Drawing Series:

Ottawa Home2 Room mix										
Guestroom type	1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	6th Flr	Mix(%)	Totals		
King Studio	2	6	6	6	6	6	32%	44%	32	
King 1-Bedroom	1	1	1	1	1	1	6%		6	
Wide King Studio	0	0	0	0	0	1	1%	1		
Acc. King Studio	0	1	1	1	1	0	4%	4		
Acc. King 1-Bedroom	1	0	0	0	0	0	1%	1		
Double Queen Studio	0	10	10	10	10	10	51%	50		
Acc. Queen Studio	0	1	1	1	1	1	5%	5		
TOTAL	4	19	19	19	19	19	100%	99		
TOTAL ACC. ROOMS	1	2	2	2	2	1	10%	10		



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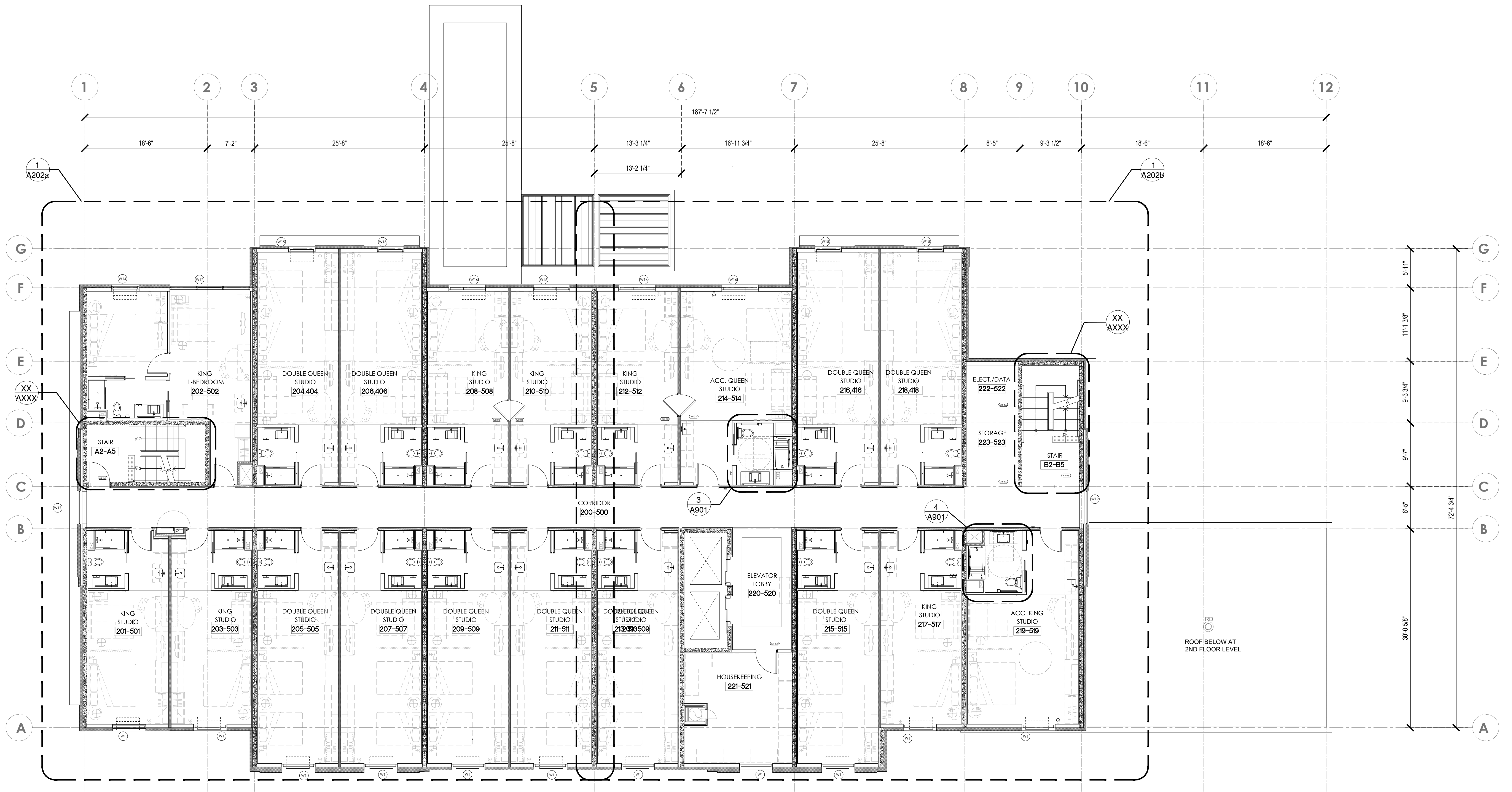
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 Oakville Ontario
 L6H 0X7
 T 905.281.4444

Project:
OTTAWA HOME2 DEVELOPMENT
 4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
TYPICAL FLOOR PLAN (2ND-5TH)

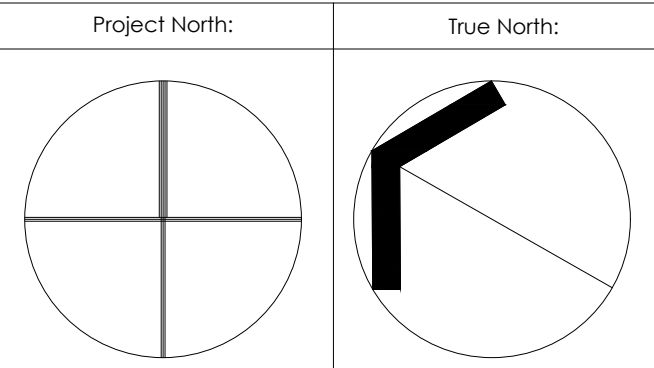
Design By: AM	Drawn By:	Approved By: EM
Scale: 1/8" = 1'-0"	Date: SEP 2020	Project No.: 20-022

Drawing No:
A.202
 Of:
 Drawing Series:



1 TYP. FLOOR PLAN (2ND-5TH)
 A.202 1/8" = 1'-0"

Ottawa Home2 Room mix									
Guestroom type	1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	6th Flr	Mix(%)		Totals
King Studio	2	6	6	6	6	6	32%	39%	32
King 1-Bedroom	1	1	1	1	1	1	6%		6
Wide King Studio	0	0	0	0	0	1	1%	5%	1
Acc. King 1-Bedroom	0	1	1	1	1	0	4%		4
Double Queen Studio	1	0	0	0	0	0	1%	56%	1
Acc. Queen Studio	0	10	10	10	10	10	51%		50
TOTAL	4	19	19	19	19	19	100%	99	
TOTAL ACC. ROOMS	1	2	2	2	2	1	10%	10	



Key Plan:



No.	Date	Issue/Revision	By:
3	21/10/08	Issued for brand 25% Re-Submission	AB
2	21/07/23	Issued for brand 25% Submission	AB
1	20/09/24	Issued for brand review	MO

No.	Date	Issue/Revision	By:

Note:
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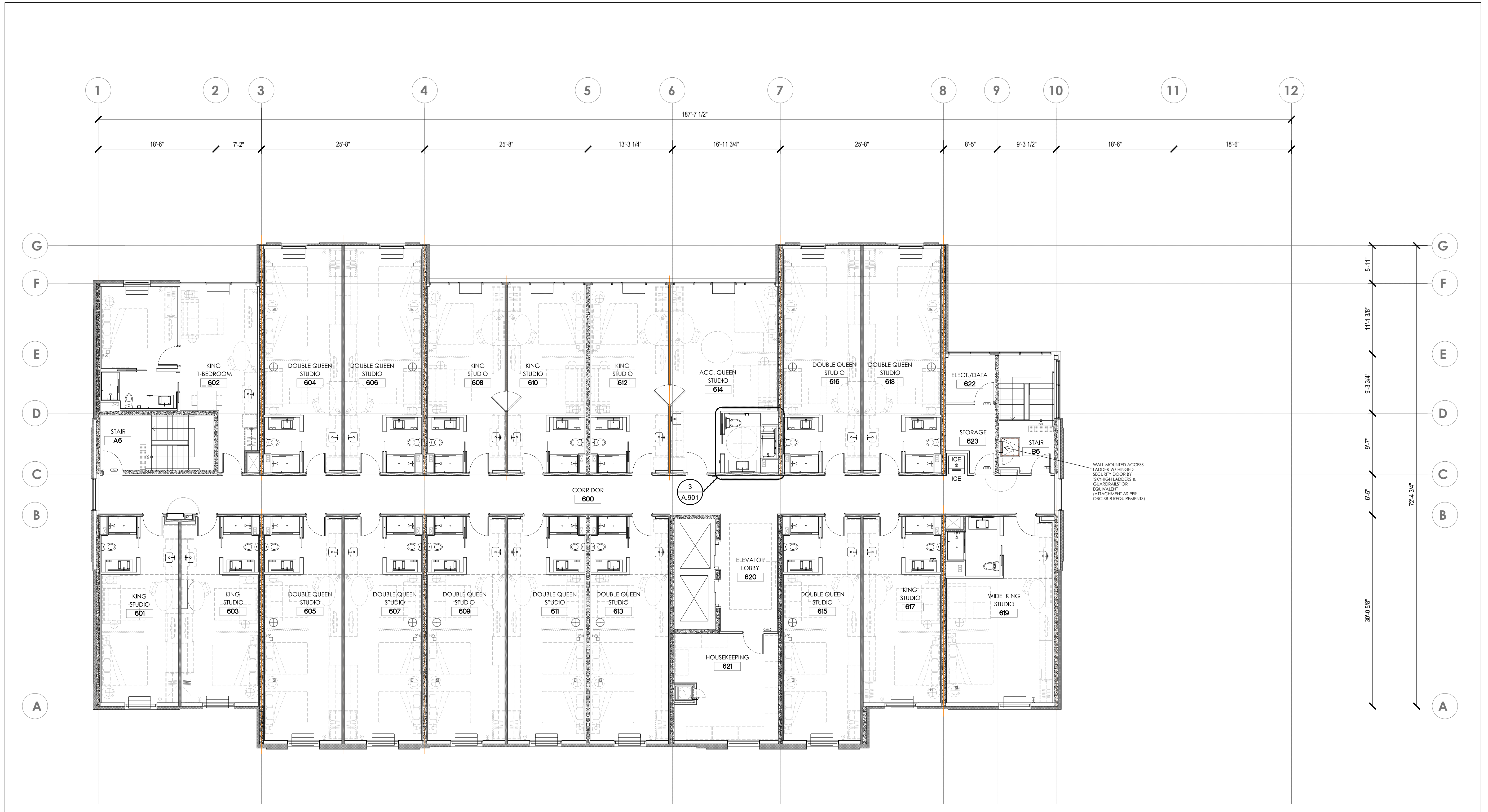
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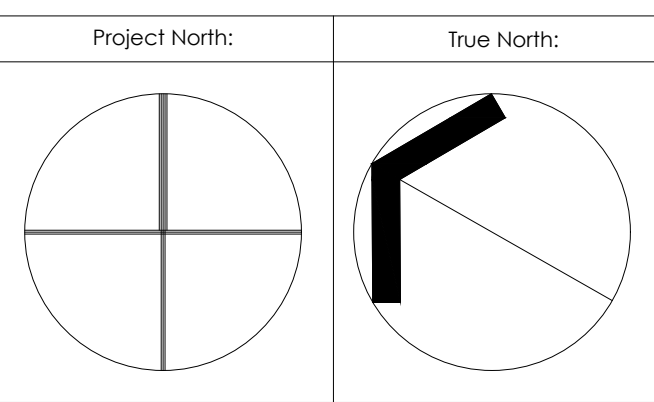
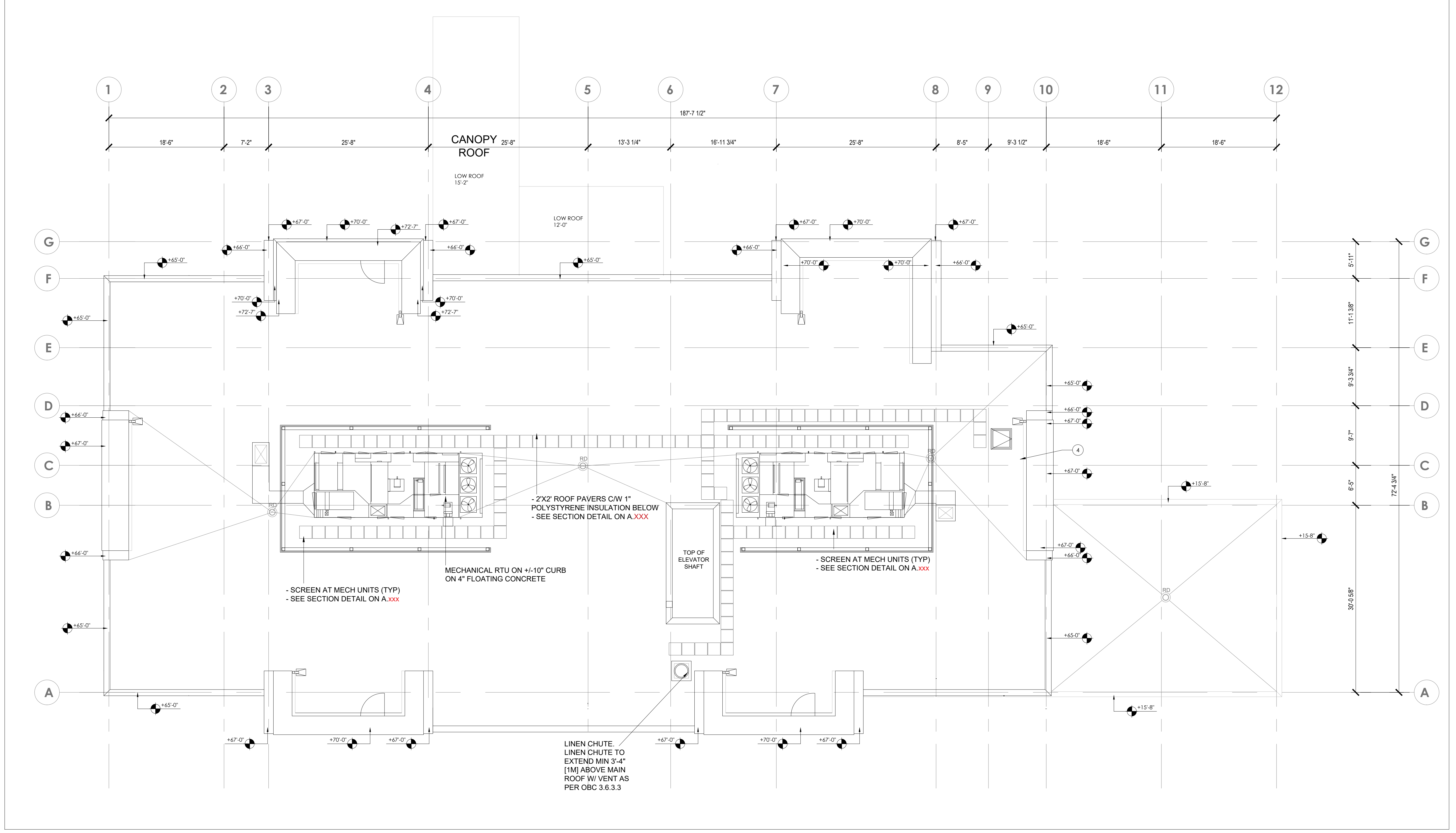
Project:
OTTAWA HOME2 DEVELOPMENT
 4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
SIXTH FLOOR PLAN

Design By: AM	Drawn By: MO	Approved By: EM
Scale: 1/8" = 1'-0"	Date: SEP 2020	Project No.: 20-022

Drawing No:
A.203
 of:
 Drawing Series:





Key Plan:



No.	Date:	Issue/Revision	By:
3	21/10/08	Issued for brand 25% Re-Submission	AB
2	21/07/23	Issued for brand 25% Submission	AB
1	20/09/24	Issued for brand review	MO

Drawing Issues/Revisions:

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Project:
OTTAWA HOME2 DEVELOPMENT
 4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
ROOF PLAN

Design By: AM	Drawn By:	Approved By: EM
Scale: 1/8" = 1'-0"	Date: SEP 2020	Project No.: 20-022

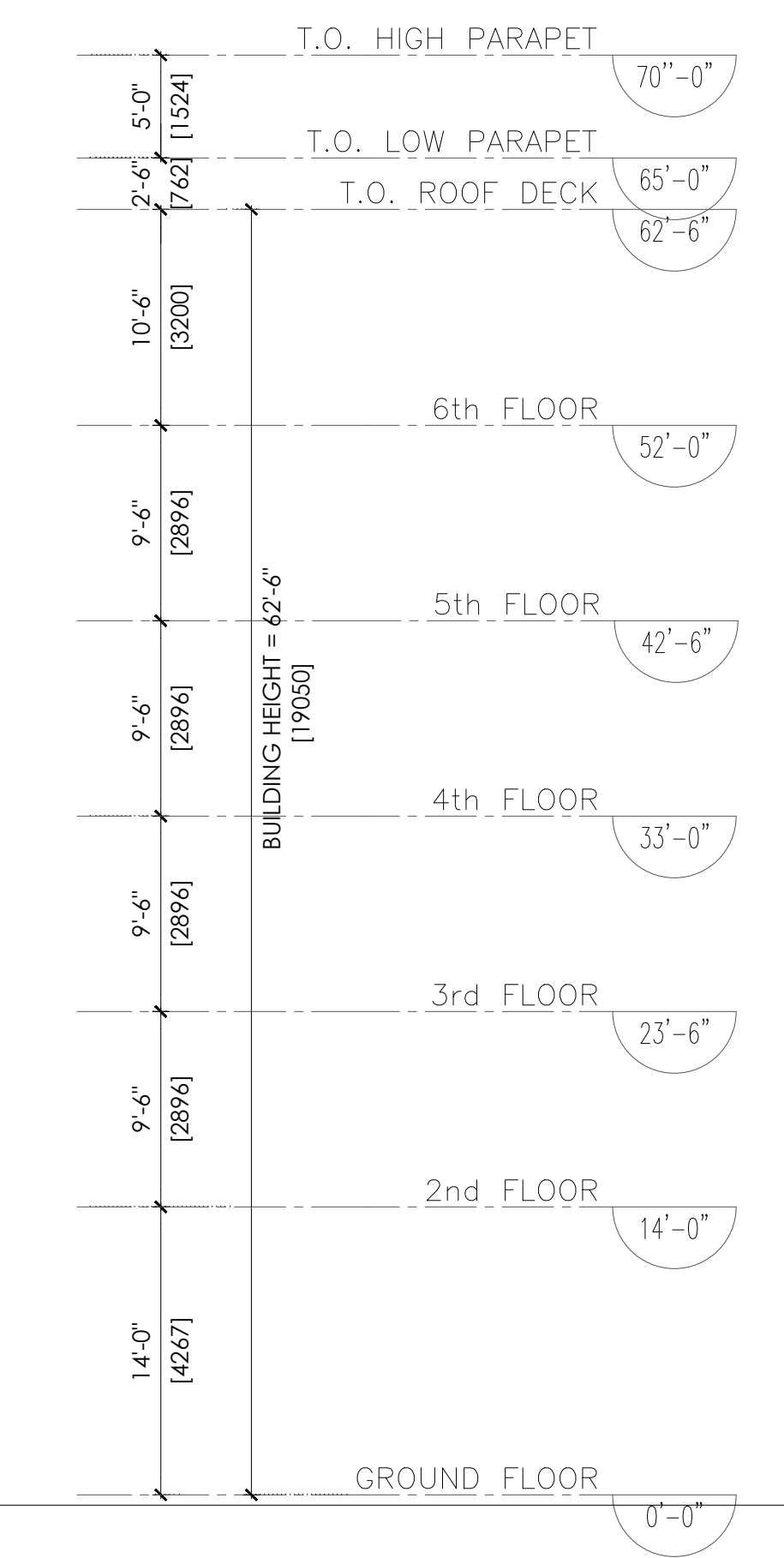
Drawing No:
A.204

Drawing Series:

	MATERIAL/FINISH	COLOR		MATERIAL/FINISH	COLOR
0	LONGBOARD "WOOD GRAIN/WALNUT"	TIMBER TEAK	8	ACM FIN BY "SM CLADDING SOLUTIONS"	CHARCOAL
1	ACM PANELS BY "SM CLADDING SOLUTIONS"	BONE WHITE	9	6MM VITRO CLEAR SPANDREL PANEL BY TRULITE OR EQUIVALENT	3-0770 WARM GREY OPACI
2	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	SHAKER BEIGE LIGHT	10	BROWNLEE 7332 WALL SCONCE	NICKEL TONE (STANDARD)
3	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	WALNUT BEIGE, BM 4020-2D	11	LED COVE LIGHTING	BMHC-168
4	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	WHITE DOLOMITE	12	CLEAR LAMINATED CLASS HS/HS 68% LIGHT TRANSMITTANCE	WHITE (ARCTIC SNOW)
5	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	IRON MOUNTAIN, BM 2134-30	13	ARRISCRAFT RENAISSANCE FULL BED STONE (12"X24")	BARNBOARD-CAMBRIDGE
6	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	FLOWER POWER	14	PAINTED GALVANIZED HSS (8"X8")	WHITE
7	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	BLACK	15	PIN LIGHT-VERTICAL DOWN LIGHT	
			16	LED DIRECTIONAL LIGHT	

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00
B	4" RECESSED FROM 'A'
C	3" RECESSED FROM 'A'
D	2" RECESSED FROM 'A'
E	1" PROJECTED FROM 'A'
F	2" PROJECTED FROM 'A'
G	3" PROJECTED FROM 'A'
H	5" PROJECTED FROM 'A'

Key Plan:



No.	Date:	Issue/Revision	By:
3	21/10/08	Issued for brand 25% Re-Submission	AB
2	21/07/23	Issued for brand 25% Submission	AB
1	20/09/24	Issued for brand review	MO

Drawing Issues/Revisions:

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T. 905.231.4444

Project:
OTTAWA HOME2 DEVELOPMENT
4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
PROPOSED NORTH ELEVATION

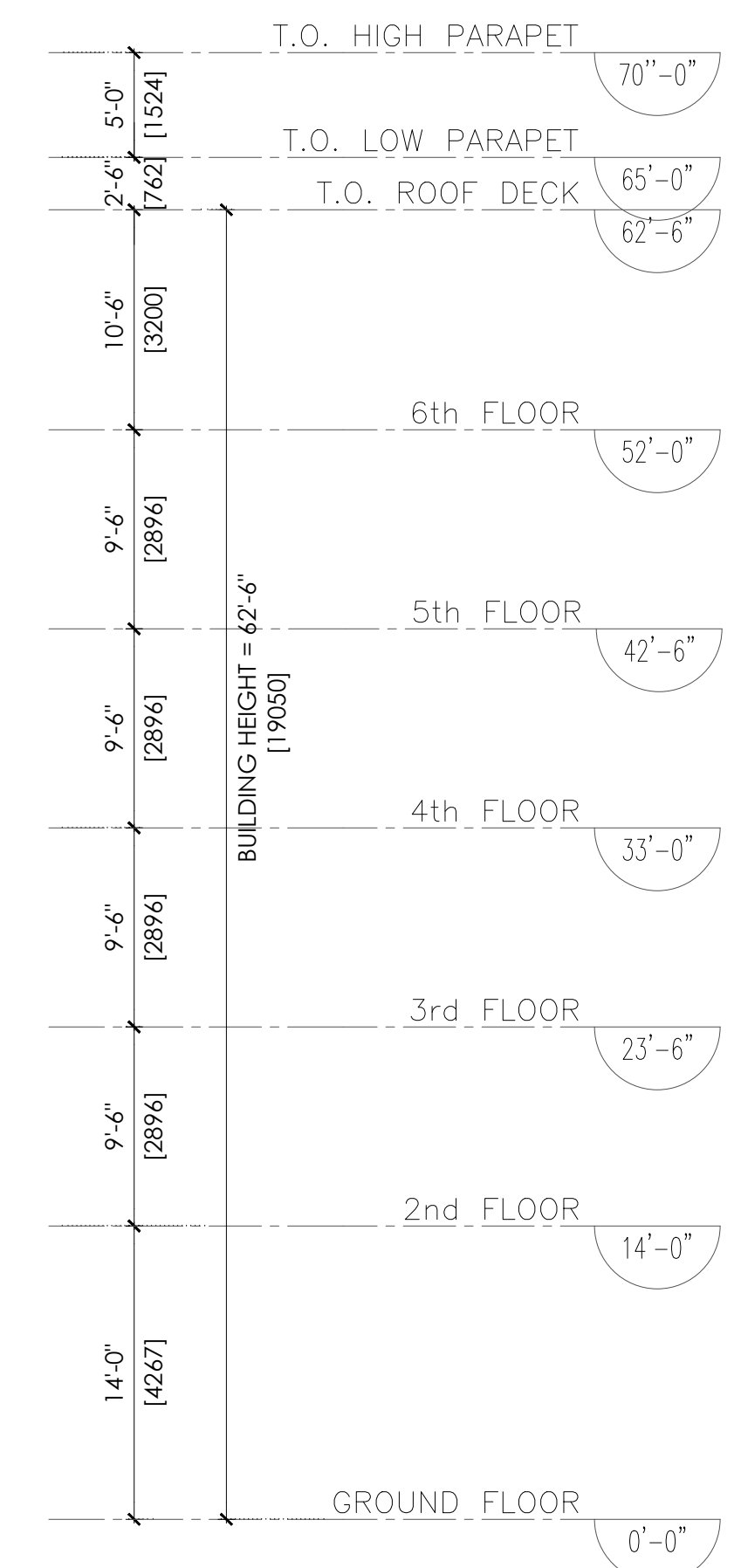
Design By: AM	Drawn By:	Approved By: EM
Scale: 1/8" = 1'-0"	Date: FEB 2021	Project No.: 20-022

Drawing No.:
A.301

Drawing Series:

	MATERIAL/FINISH	COLOR		MATERIAL/FINISH	COLOR
0	LONGBOARD "WOOD GRAIN/WALNUT"	TIMBER TEAK	8	ACM FIN BY "SM CLADDING SOLUTIONS"	CHARCOAL
1	ACM PANELS BY "SM CLADDING SOLUTIONS"	BONE WHITE	9	6MM VITRO CLEAR SPANDREL PANEL BY TRULITE OR EQUIVALENT	3-0770 WARM GREY OPACI
2	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	SHAKER BEIGE LIGHT	10	BROWNLEE 7332 WALL SCONCE	NICKEL TONE (STANDARD)
3	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	WALNUT BEIGE, BM 4020-2D	11	LED COVE LIGHTING	BMHC-168
4	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	WHITE DOLOMITE	12	CLEAR LAMINATED CLASS HS/HS 68% LIGHT TRANSMITTANCE	WHITE (ARCTIC SNOW)
5	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	IRON MOUNTAIN, BM 2134-30	13	ARRISCRAFT RENAISSANCE FULL BED STONE (12'X24')	BARNBOARD-CAMBRIDGE
6	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	FLOWER POWER	14	PAINTED GALVANIZED HSS (8'X8')	WHITE
7	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	BLACK	15	PIN LIGHT-VERTICAL DOWN LIGHT	
			16	LED DIRECTIONAL LIGHT	

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00
B	4" RECESSED FROM 'A'
C	3" RECESSED FROM 'A'
D	2" RECESSED FROM 'A'
E	1" PROJECTED FROM 'A'
F	2" PROJECTED FROM 'A'
G	3" PROJECTED FROM 'A'
H	5" PROJECTED FROM 'A'



No.	Date:	Issue/Revision	By:
3	21/10/08	Issued for brand 25% Re-Submission	AB
2	21/07/23	Issued for brand 25% Submission	AB
1	20/09/24	Issued for brand review	MO

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WORK IN PROGRESS

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Oakville, Ontario
L6H 0R7
T.905.231.4444

Project:
OTTAWA HOME2 DEVELOPMENT
4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
PROPOSED WEST ELEVATION

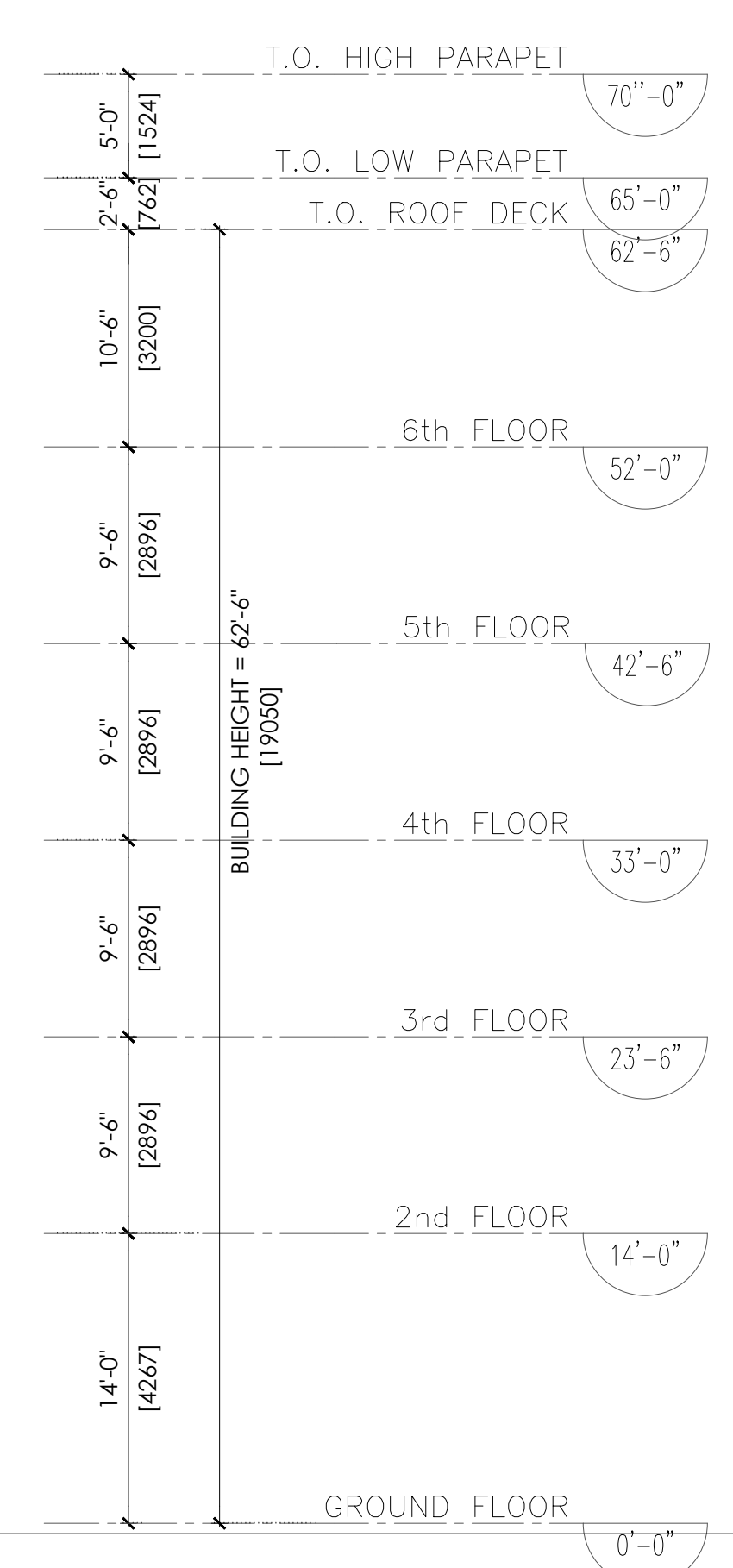
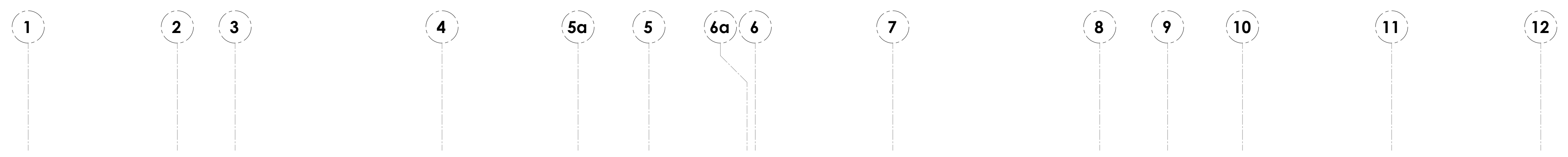
Design By: AM	Drawn By:	Approved By: EM
Scale: 1/8" = 1'-0"	Date: FEB 2021	Project No.: 20-022

Drawing No.:
A.302 of:
Drawing Series:

	MATERIAL/FINISH	COLOR		MATERIAL/FINISH	COLOR
0	LONGBOARD "WOOD GRAIN/WALNUT"	TIMBER TEAK	8	ACM FIN BY "SM CLADDING SOLUTIONS"	CHARCOAL
1	ACM PANELS BY "SM CLADDING SOLUTIONS"	BONE WHITE	9	6MM VITRO CLEAR SPANDREL PANEL BY TRULITE OR EQUIVALENT	3-0770 WARM GREY OPACI
2	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	SHAKER BEIGE LIGHT	10	BROWNLEE 7332 WALL SCONCE	NICKEL TONE (STANDARD)
3	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	WALNUT BEIGE, BM 4020-2D	11	LED COVE LIGHTING	BMHC-168
4	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	WHITE DOLOMITE	12	CLEAR LAMINATED CLASS HS/HS 68% LIGHT TRANSMITTANCE	WHITE (ARCTIC SNOW)
5	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	IRON MOUNTAIN, BM 2134-30	13	ARRISCRAFT RENAISSANCE FULL BED STONE (12"X24")	BARNBOARD-CAMBRIDGE
6	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	FLOWER POWER	14	PAINTED GALVANIZED HSS (8"X8")	WHITE
7	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	BLACK	15	PIN LIGHT-VERTICAL DOWN LIGHT	
			16	LED DIRECTIONAL LIGHT	

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00
B	4" RECESSED FROM 'A'
C	3" RECESSED FROM 'A'
D	2" RECESSED FROM 'A'
E	1" PROJECTED FROM 'A'
F	2" PROJECTED FROM 'A'
G	3" PROJECTED FROM 'A'
H	5" PROJECTED FROM 'A'

Key Plan:



3	21/10/08	Issued for brand 25% Re-Submission	AB
2	21/07/23	Issued for brand 25% Submission	AB
1	20/09/24	Issued for brand review	MO
No.	Date:	Issue/Revision	By:

Drawing Issues/Revisions:

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WORK IN PROGRESS

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Oakville, Ontario
L6H 0K7
T.905.281.4444

Project:
OTTAWA HOME2 DEVELOPMENT
4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
PROPOSED SOUTH ELEVATION

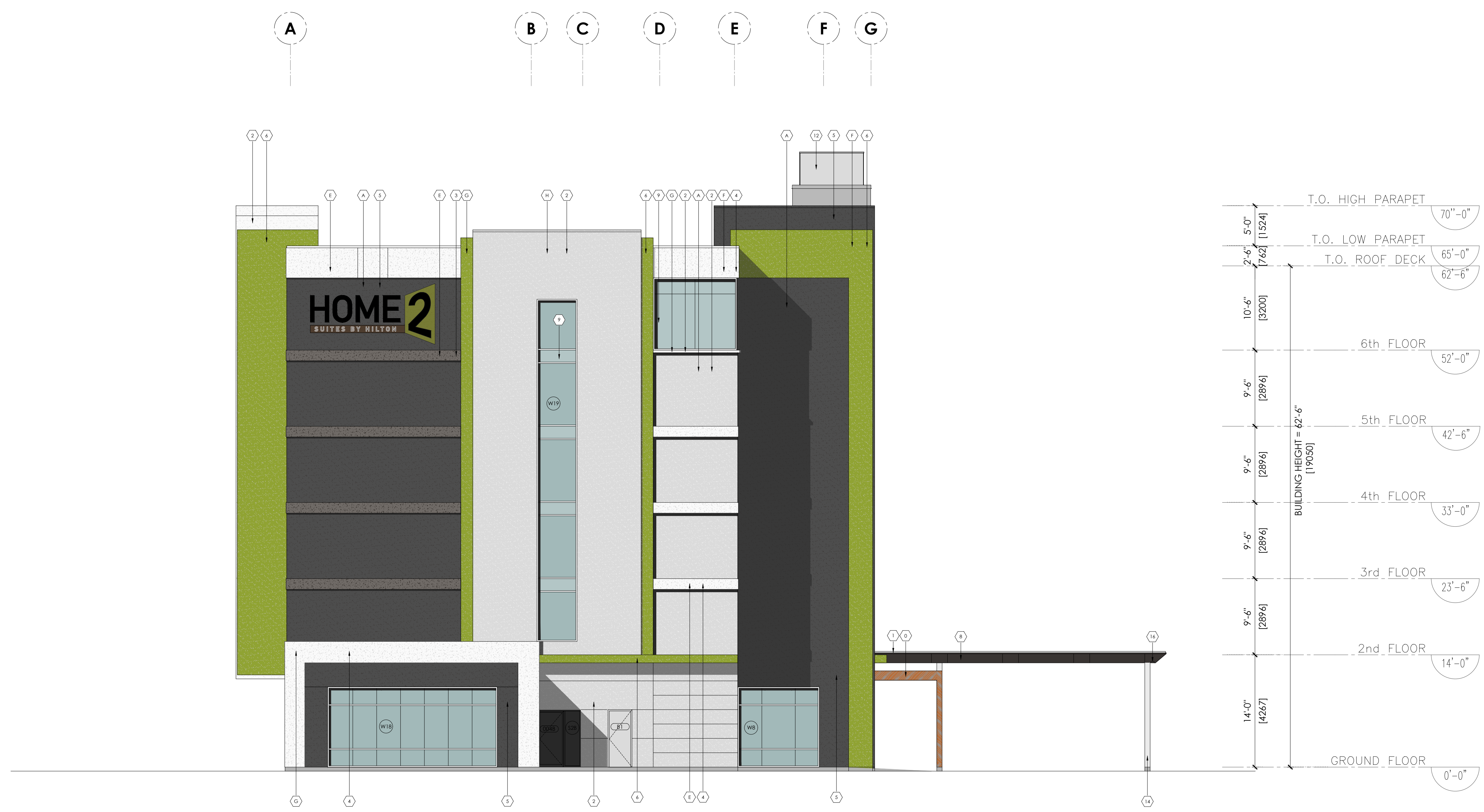
Design By: AM	Drawn By:	Approved By: EM
Scale: 1/8" = 1'-0"	Date: FEB 2021	Project No.: 20-022

Drawing No.:
A.303
Of:
Drawing Series:

	MATERIAL/FINISH	COLOR		MATERIAL/FINISH	COLOR
0	LONGBOARD "WOOD GRAIN/WALNUT"	TIMBER TEAK	8	ACM FIN BY 'SM CLADDING SOLUTIONS'	CHARCOAL
1	ACM PANELS BY 'SM CLADDING SOLUTIONS'	BONE WHITE	9	6MM VITRO CLEAR SPANDREL PANEL BY TRULITE OR EQUIVALENT	3-0770 WARM GREY OPACI
2	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	SHAKER BEIGE LIGHT	10	BROWNLEE 7332 WALL SCONCE	NICKEL TONE (STANDARD)
3	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	WALNUT BEIGE, BM 4020-2D	11	LED COVE LIGHTING	BMHC-168
4	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, GEMSTONE FINISH	WHITE DOLOMITE	12	CLEAR LAMINATED CLASS HS/HS 68% LIGHT TRANSMITTANCE	WHITE (ARCTIC SNOW)
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6	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	FLOWER POWER	14	PAINTED GALVANIZED HSS (8'X8')	WHITE
7	FIELD APPLIED EIFS BY DURABOND OR EQUIVALENT, SMOOTH FINISH	BLACK	15	PIN LIGHT-VERTICAL DOWN LIGHT	
			16	LED DIRECTIONAL LIGHT	

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00
B	4" RECESSED FROM 'A'
C	3" RECESSED FROM 'A'
D	2" RECESSED FROM 'A'
E	1" PROJECTED FROM 'A'
F	2" PROJECTED FROM 'A'
G	3" PROJECTED FROM 'A'
H	5" PROJECTED FROM 'A'

Key Plan:



5'-0"	11524	T.O. HIGH PARAPET	70'-0"
2'-6"	762	T.O. LOW PARAPET	65'-0"
10'-6"	3200	T.O. ROOF DECK	62'-6"
9'-6"	2896	6th FLOOR	52'-0"
9'-6"	2896	5th FLOOR	42'-6"
9'-6"	2896	4th FLOOR	33'-0"
9'-6"	2896	3rd FLOOR	23'-6"
9'-6"	2896	2nd FLOOR	14'-0"
14'-0"	4267	GROUND FLOOR	0'-0"

BUILDING HEIGHT = 42'-6" (19050)

3	21/10/08	Issued for brand 25% Re-Submission	AB
2	21/07/23	Issued for brand 25% Submission	AB
1	20/09/24	Issued for brand review	MO

No. Date: Issue/Revision By:

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Project:
OTTAWA HOME2 DEVELOPMENT
4401 FALLOWFIELD RD, NEPEAN, ON

Sheet Title:
PROPOSED EAST ELEVATION

Design By: AM	Drawn By:	Approved By: EM
Scale: 1/8" = 1'-0"	Date: FEB 2021	Project No.: 20-022

Drawing No.:
A.304 of:
Drawing Series: