



# PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT

## STARLIGHT DEVELOPMENTS

### CONSULTANTS LIST

PLANNING CONSULTANTS  
 FOTENN PLANNING & DESIGN  
 396 COOPER STREET, SUITE 300  
 OTTAWA, ONTARIO K2P-2H7  
 TEL: 613-730-5709

SITE SERVICES & GRADING ENGINEERS  
 COUNTERPOINT ENGINEERING  
 8395 JANE STREET, SUITE 100  
 VAUGHAN, ONTARIO L4K-5Y2  
 TEL: 416-886-1075

LANDSCAPE ARCHITECTS  
 MHBC PLANNING, URBAN DESIGN &  
 LANDSCAPE ARCHITECTURE  
 7050 WESTON ROAD, SUITE 230  
 WOODBRIDGE, ONTARIO L4L-8G7  
 TEL: 905-761-5588

TRANSPORTATION ENGINEER  
 CGH TRANSPORTATION INC.  
 13 MARKHAM AVE  
 OTTAWA, ONTARIO K2G-3Z1  
 TEL: 613-697-3797

WIND ENGINEER  
 GRADIENT WIND ENGINEERING  
 127 WALGREEN ROAD  
 OTTAWA, ONTARIO K0A-1L0  
 TEL: 613-836-0934

GEOTECHNICAL ENGINEER  
 6221 HWY #7, UNIT 16  
 VAUGHAN, ONTARIO, L4H-0K8  
 TEL: 905-264-9393

ELECTRICAL ENGINEER  
 MULVEY & BANANI INTERNATIONAL INC. (MBII)  
 90 SHEPPARD AVE. EAST, SUITE 500  
 TORONTO, ONTARIO M2N-3A1  
 TEL: 416-751-2122

### ARCHITECTURAL DRAWING LIST

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NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH


NO.	REVISIONS	DATE	BY

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### COVER SHEET

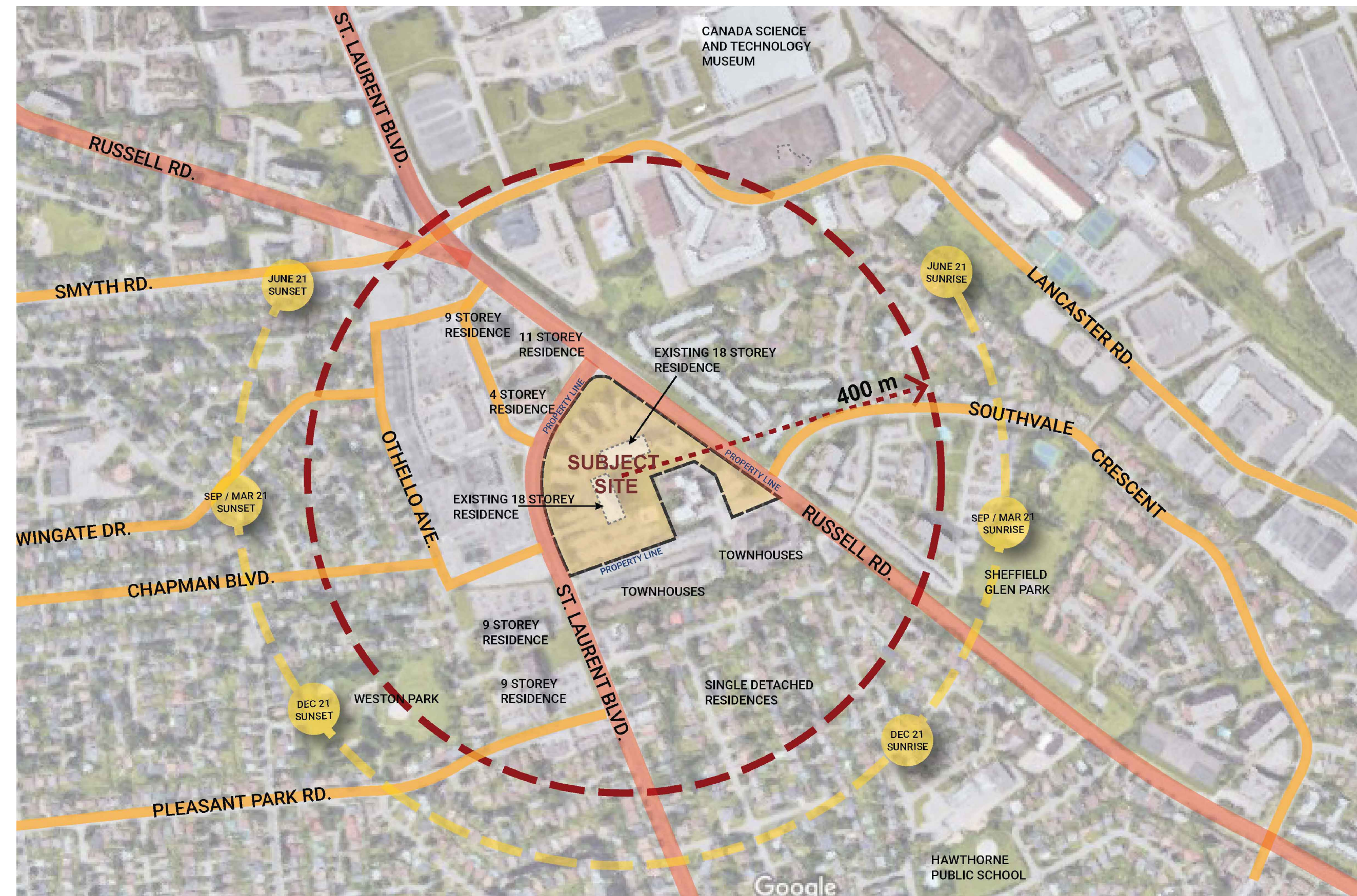
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

**PETROFF**  
PETROFF PARTNERSHIP ARCHITECTS  
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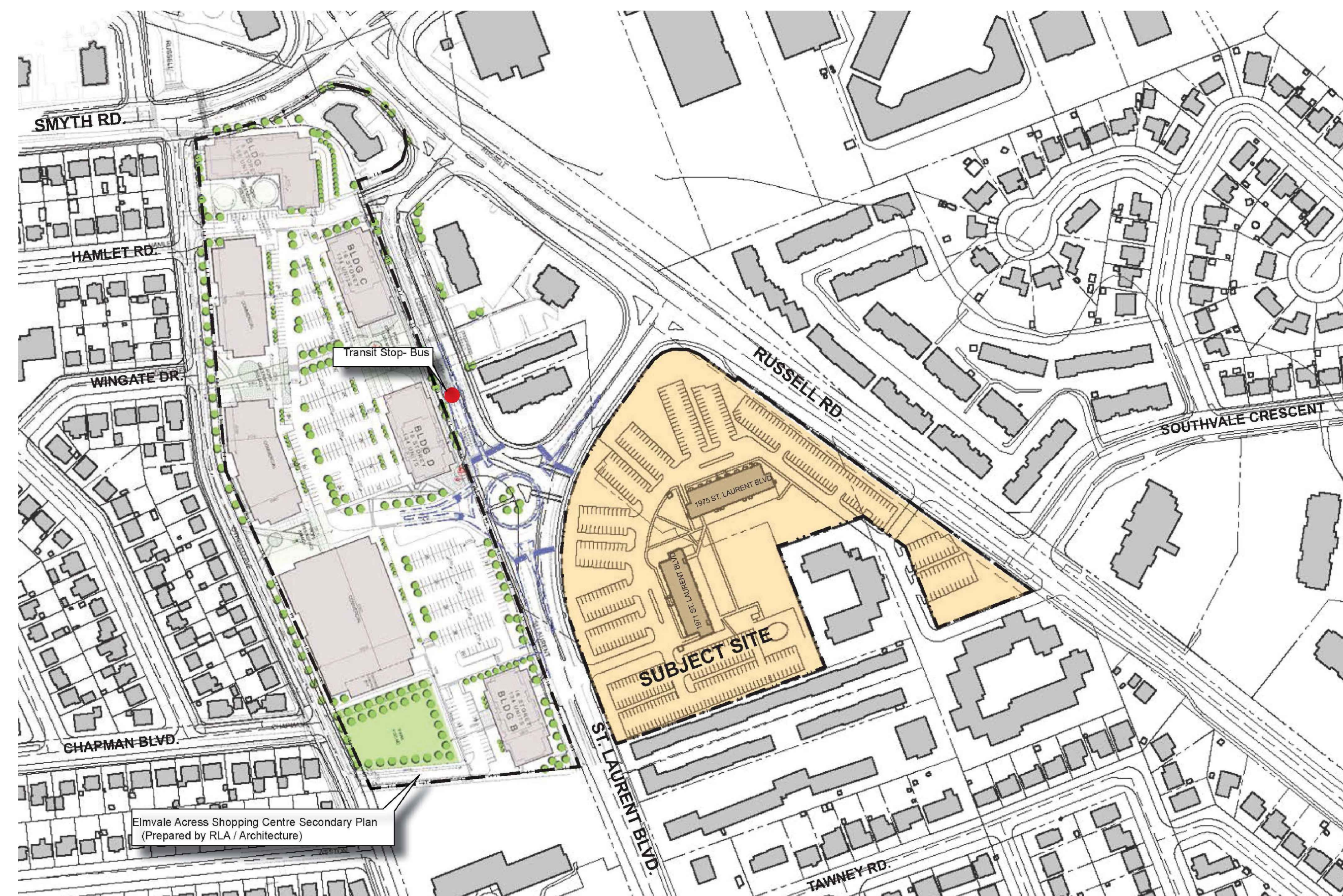


ONTARIO ASSOCIATION OF ARCHITECTS  
ALY HANMAY LICENCE 6768

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**1 SITE CONTEXT & CONSTRAINTS PLAN**  
A001 SCALE: 1:5000



**2 EXISTING SITE CONTEXT PLAN**  
A001 SCALE: 1:2500

**BUILDING & DEVELOPMENT STATISTICS SITE**

EXISTING SITE AREA	34,693m <sup>2</sup> (3.46 Ha/ 8.57 acres)
ROAD WIDENING EASEMENT along Russell Rd.	988m <sup>2</sup> (0.09 Ha/ 2.44 acres)
SHARED ACCESS EASEMENT internal private driveway	4,631m <sup>2</sup> (0.46 Ha/ 1.14 acres)
<b>PROPOSED DEVELOPABLE LOTS</b>	
LOT 'A' (Bldg. 'A')	3,104m <sup>2</sup> (0.31 Ha/ 0.77 acres)
LOT 'B' (Bldg. 'B')	2,845m <sup>2</sup> (0.28 Ha/ 0.70 acres)
LOT 'C' (Bldg. 'C')	2,737m <sup>2</sup> (0.27 Ha/ 0.68 acres)
LOT 'D' (Parkade)	6,721m <sup>2</sup> (0.67 Ha/ 1.66 acres)
<b>SUB-TOTAL</b>	<b>15,407m<sup>2</sup> (1.54 Ha/ 3.81 acres)</b>
PARKLAND DEDICATION (min. 10%)	1,554m <sup>2</sup> (0.15 Ha/ 0.38 acres)
<b>TOTALS</b>	<b>16,961m<sup>2</sup> (0.17 Ha/ 0.42 acres)</b>

RESIDENTIAL UNIT COUNT	PROPOSED RESIDENTIAL GFA
BUILDING 'A' 165	BUILDING 'A' 12,806m <sup>2</sup> (137,843 SF)
BUILDING 'B' 168	BUILDING 'B' 13,075m <sup>2</sup> (140,738 SF)
BUILDING 'C' 168	BUILDING 'C' 13,075m <sup>2</sup> (140,738 SF)
EXISTING 500	
<b>TOTAL 1,001</b>	<b>TOTAL 38,956m<sup>2</sup> (419,319 SF)</b>

PROPOSED DENSITY (units/ hectare)	PROPOSED F.S.I.
LOT 'A' (Bldg. 'A') 165/ 0.31 Ha = 532	LOT 'A' (Bldg. 'A') 4.1
LOT 'B' (Bldg. 'B') 168/ 0.28 Ha = 600	LOT 'B' (Bldg. 'B') 4.6
LOT 'C' (Bldg. 'C') 168/ 0.27 Ha = 622	LOT 'C' (Bldg. 'C') 4.7

PROPOSED BUILDING HEIGHTS
(Bldg. 'A') 17-STORIES (54.0m)
(Bldg. 'B') 17-STORIES (54.0m)
(Bldg. 'C') 17-STORIES (54.0m)
(Parkade) 4.5-STORIES (22.0 m)

\*From established grade to top of main roof. Excluding mechanical penthouse, exit stair and elevator enclosures

COVERAGE (%)
(Bldg. 'A') ±45%
(Bldg. 'B') ±49%
(Bldg. 'C') ±51%
(Parkade) ±44%

MIN. DISTANCE BETWEEN BUILDINGS 23.0m

COMMON AMENITY AREAS	INDOOR	OUTDOOR	TOTAL
(Bldg. 'A')	335m <sup>2</sup>	235m <sup>2</sup>	570m <sup>2</sup>
(Bldg. 'B')	215m <sup>2</sup>	910m <sup>2</sup>	1,125m <sup>2</sup>
(Bldg. 'C')	215m <sup>2</sup>	895m <sup>2</sup>	1,110m <sup>2</sup>
(Parkade Roof)	0m <sup>2</sup>	1,815m <sup>2</sup>	1,815m <sup>2</sup>
(Ext. / Modified)	0m <sup>2</sup>	2,390m <sup>2</sup>	2,390m <sup>2</sup>
<b>TOTALS</b>	<b>Indoor: 765m<sup>2</sup></b>	<b>Outdoor: 6,245m<sup>2</sup></b>	<b>TOTAL: 7,010m<sup>2</sup></b>

\*±7.05m<sup>2</sup> Unit = (7,010m<sup>2</sup> / 1,001 units)

LANDSCAPE OPEN SPACE AREA	TOTAL AREA
Total Area At-Grade	12,950m <sup>2</sup>
Total Roof Amenity Areas	900m <sup>2</sup>
<b>TOTALS</b>	<b>13,850m<sup>2</sup> (42%)</b>

\*Landscape Open Space Area % is based on Existing Site Area excluding Parkland Dedication Area

OFF-STREET PARKING	SPACES
(Bldg. 'A')	115 spaces
(Bldg. 'B')	118 spaces
(Bldg. 'C')	115 spaces
Existing Apartments	350 spaces
<b>TOTALS</b>	<b>701 spaces</b>

\*Residents (0.5 spaces/unit) + Visitors (0.2 spaces/unit)

BICYCLE PARKING	SPACES
(Bldg. 'A')	88 spaces
(Bldg. 'B')	84 spaces
(Bldg. 'C')	79 spaces
Existing Apartments	xx spaces
<b>TOTALS</b>	<b>251 spaces</b>

\*Residents (0.5 bicycle storage spaces/unit)

**BUILDING STATS**

BUILDING 'A'	STATS
TOTAL NUMBER OF RESIDENTIAL UNITS	165 units
PARKING PROPOSED FOR RESIDENTIAL	115 spaces
Res. Parking Ratio: 0.7 spaces/unit	
GROUND FLOOR AREA	1,340m <sup>2</sup>
no exclusions	
PROPOSED GBA	16,420m <sup>2</sup> (176,743 SF)
area to outside walls for all floors, above and below grade, including m.p.h.	
RESIDENTIAL GFA	12,806m <sup>2</sup> (137,843 SF)
per City of Ottawa Zoning By-Law 2008-250	

UNIT TYPE MIX BREAKDOWN	COUNT	PERCENTAGE
2-STY TOWNS (w/ 2-BR)	10	(6%)
STUDIO	4	(2%)
1-BEDROOM	71	(43%)
1-BEDROOM + DEN	20	(11%)
2-BEDROOM	51	(32%)
3-BEDROOM	9	(5%)

BUILDING 'B'	STATS
TOTAL NUMBER OF RESIDENTIAL UNITS	168 units
PARKING PROPOSED FOR RESIDENTIAL	118 spaces
Res. Parking Ratio: 0.7 spaces/unit	
GROUND FLOOR AREA	1,405m <sup>2</sup>
no exclusions	
PROPOSED GBA	16,255m <sup>2</sup> (174,967 SF)
area to outside walls for all floors, above and below grade, including m.p.h.	
RESIDENTIAL GFA	13,075m <sup>2</sup> (140,738 SF)
per City of Ottawa Zoning By-Law 2008-250	

UNIT TYPE MIX BREAKDOWN	COUNT	PERCENTAGE
2-STY TOWNS (w/ 2-BR)	14	(8%)
STUDIO	4	(2%)
1-BEDROOM	71	(42%)
1-BEDROOM + DEN	19	(11%)
2-BEDROOM	52	(31%)
3-BEDROOM	8	(5%)

BUILDING 'C'	STATS
TOTAL NUMBER OF RESIDENTIAL UNITS	168 units
PARKING PROPOSED FOR RESIDENTIAL	118 spaces
Res. Parking Ratio: 0.7 spaces/unit	
GROUND FLOOR AREA	1,405m <sup>2</sup>
no exclusions	
PROPOSED GBA	16,255m <sup>2</sup> (174,967 SF)
area to outside walls for all floors, above and below grade, including m.p.h.	
RESIDENTIAL GFA	13,075m <sup>2</sup> (140,738 SF)
per City of Ottawa Zoning By-Law 2008-250	

UNIT TYPE MIX BREAKDOWN	COUNT	PERCENTAGE
2-STY TOWNS (w/ 2-BR)	14	(8%)
STUDIO	4	(2%)
1-BEDROOM	71	(42%)
1-BEDROOM + DEN	19	(11%)
2-BEDROOM	52	(31%)
3-BEDROOM	8	(5%)

PARKADE	STATS
PROPOSED GBA	600m <sup>2</sup> (6,458 SF)
area to outside walls for all floors, above and below grade, included elevator lobby, mechanical and electrical rooms at-grade, parking decks excluded	

BUILDING 'A'	FLOOR	COUNT	GFA m <sup>2</sup> (SF)
TOWNS	BASEMENT	-	-
	GROUND FLOOR	10	442m <sup>2</sup> (4,758 SF)
	2 FL	1	594m <sup>2</sup> (6,394 SF)
	3 FL	11	880m <sup>2</sup> (9,472 SF)
	4 FL	11	880m <sup>2</sup> (9,472 SF)
PODIUM	5 FL	11	880m <sup>2</sup> (9,472 SF)
	6 FL	11	880m <sup>2</sup> (9,472 SF)
	7 FL	10	750m <sup>2</sup> (8,073 SF)
	8 FL	10	750m <sup>2</sup> (8,073 SF)
	9 FL	10	750m <sup>2</sup> (8,073 SF)
TOWER	10 FL	10	750m <sup>2</sup> (8,073 SF)
	11 FL	10	750m <sup>2</sup> (8,073 SF)
	12 FL	10	750m <sup>2</sup> (8,073 SF)
	13 FL	10	750m <sup>2</sup> (8,073 SF)
	14 FL	10	750m <sup>2</sup> (8,073 SF)
	15 FL	10	750m <sup>2</sup> (8,073 SF)
	16 FL	10	750m <sup>2</sup> (8,073 SF)
	17 FL	10	750m <sup>2</sup> (8,073 SF)
<b>TOTALS</b>	<b>165</b>	<b>12,806m<sup>2</sup> (137,843 SF)</b>	

BUILDING 'B'	FLOOR	COUNT	GFA m <sup>2</sup> (SF)
TOWNS	BASEMENT	-	-
	GROUND FLOOR	14	617m <sup>2</sup> (6,641 SF)
	2 FL	-	688m <sup>2</sup> (7,406 SF)
PODIUM	3 FL	11	880m <sup>2</sup> (9,472 SF)
	4 FL	11	880m <sup>2</sup> (9,472 SF)
	5 FL	11	880m <sup>2</sup> (9,472 SF)
	6 FL	11	880m <sup>2</sup> (9,472 SF)
	7 FL	10	750m <sup>2</sup> (8,073 SF)
TOWER	8 FL	10	750m <sup>2</sup> (8,073 SF)
	9 FL	10	750m <sup>2</sup> (8,073 SF)
	10 FL	10	750m <sup>2</sup> (8,073 SF)
	11 FL	10	750m <sup>2</sup> (8,073 SF)
	12 FL	10	750m <sup>2</sup> (8,073 SF)
	13 FL	10	750m <sup>2</sup> (8,073 SF)
	14 FL	10	750m <sup>2</sup> (8,073 SF)
	15 FL	10	750m <sup>2</sup> (8,073 SF)
16 FL	10	750m <sup>2</sup> (8,073 SF)	
17 FL	10	750m <sup>2</sup> (8,073 SF)	
<b>TOTALS</b>	<b>168</b>	<b>13,075m<sup>2</sup> (140,738 SF)</b>	

BUILDING 'C'	FLOOR	COUNT	GFA m <sup>2</sup> (SF)
TOWNS	BASEMENT	-	-
	GROUND FLOOR	14	617m <sup>2</sup> (6,641 SF)
	2 FL	-	688m <sup>2</sup> (7,406 SF)
PODIUM	3 FL	11	880m <sup>2</sup> (9,472 SF)
	4 FL	11	880m <sup>2</sup> (9,472 SF)
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	6 FL	11	880m <sup>2</sup> (9,472 SF)
	7 FL	10	750m <sup>2</sup> (8,073 SF)
TOWER	8 FL	10	750m <sup>2</sup> (8,073 SF)
	9 FL	10	750m <sup>2</sup> (8,073 SF)
	10 FL	10	750m <sup>2</sup> (8,073 SF)
	11 FL	10	750m <sup>2</sup> (8,073 SF)
	12 FL	10	750m <sup>2</sup> (8,073 SF)
	13 FL	10	750m <sup>2</sup> (8,073 SF)
	14 FL	10	750m <sup>2</sup> (8,073 SF)
	15 FL	10	750m <sup>2</sup> (8,073 SF)
16 FL	10	750m <sup>2</sup> (8,073 SF)	
17 FL	10	750m <sup>2</sup> (8,073 SF)	
<b>TOTALS</b>	<b>168</b>	<b>13,075m<sup>2</sup> (140,738 SF)</b>	

\*Residential Gross Floor Area is calculated based on the City of Ottawa Consolidated Zoning By-Law 2008-250

NO.	ISSUED FOR SITE PLAN APPROVAL	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

NO.	REVISIONS	DATE	BY

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**STATISTICS & CONTEXT PLANS**

SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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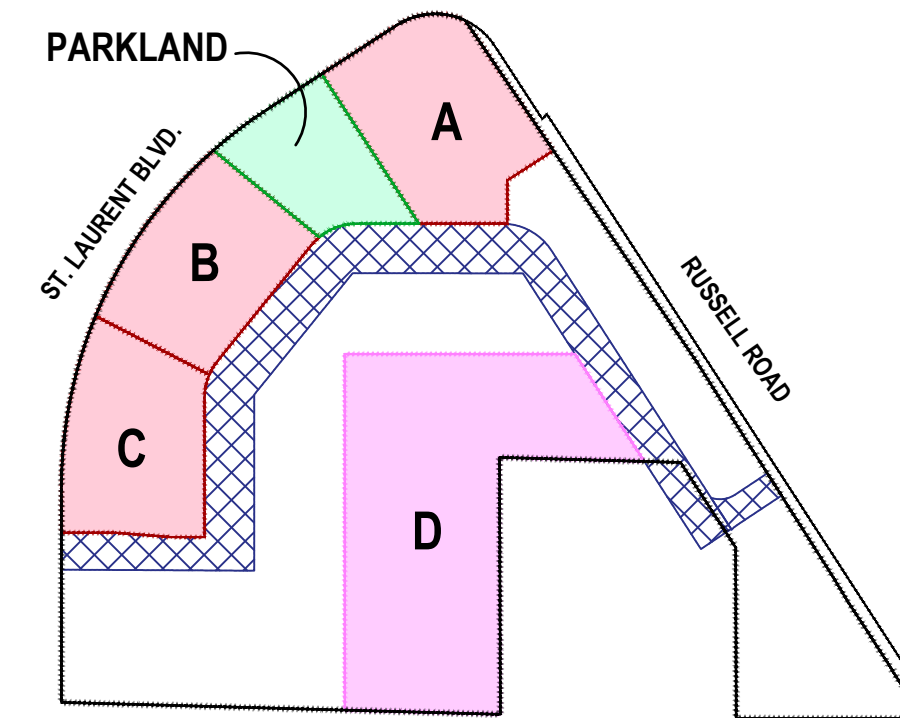
DRAWN BY	PETROFF	PROJECT NO.	21740
CHECKED BY	PETROFF	DWG. NO.	A001
DATE			
ISSUED			



1 SITE PLAN  
A101 SCALE: 1:500

LEGEND

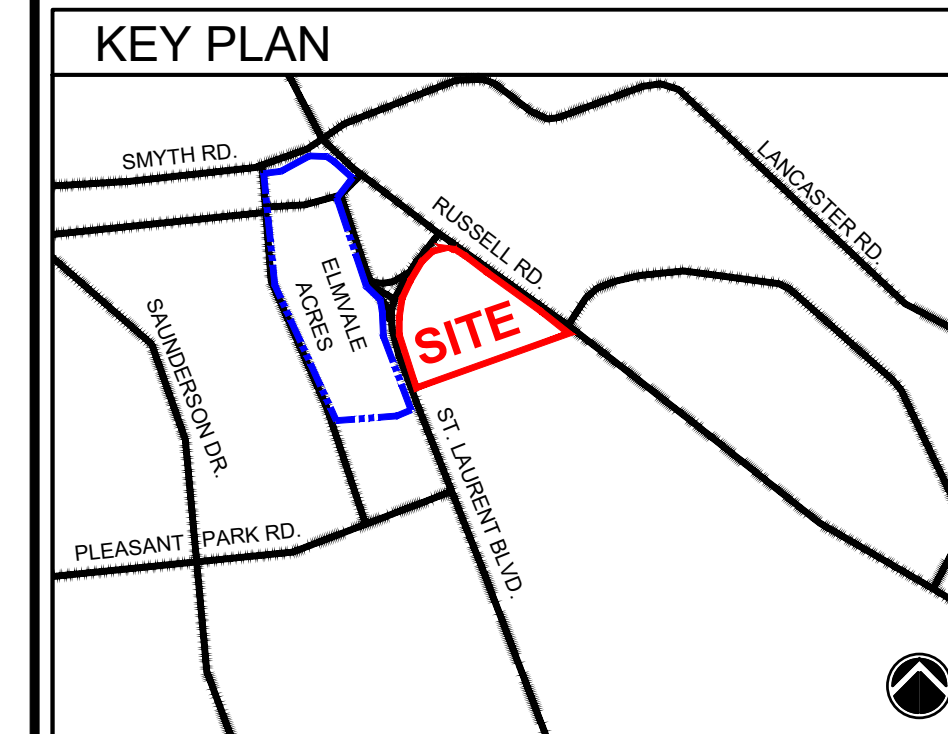
- PROPOSED SEVERANCE LINE (Building A, B and C)
- PROPOSED PARKLAND DEDICATION
- PROPOSED DEVELOPMENT AREA FOR STRUCTURED AND SURFACE PARKING
- EXTENT OF MODIFIED ACCESS EASEMENT



KEY PLAN FOR PROPOSED SEVERANCES

LEGAL DESCRIPTION:

PART OF LOT 27,  
CONCESSION 3 (OTTAWA FRONT)  
SOUTH OF DUNDAS STREET  
(GEOGRAPHICAL TOWNSHIP OF GLOUCESTER)  
CITY OF OTTAWA



SITE PLAN LEGEND

<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> FFE 100.00	PROPOSED FIN. GRADE
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> TG 179.60	TOPOGRAPHICAL GRADE
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> TOP OF CATCH BASIN	TOP OF CATCH BASIN
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> DOOR LOCATIONS	DOOR LOCATIONS
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> DRIVE AISLE/VEHICULAR TRAFFIC	DRIVE AISLE/VEHICULAR TRAFFIC
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> LOADING/GARAGE DOOR LOCATION	LOADING/GARAGE DOOR LOCATION
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> C.B.	CATCH BASIN
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> M.H.	SANITARY MANHOLE
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> M.H.	STORM SEWER MANHOLE
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> F.H.	FIRE HYDRANT
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> R.D.	ROOF DRAIN
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> L.S.	NEW LIGHT STANDARDS
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	HEAVY DUTY ASPHALT PAVING
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	BARRIER-FREE DEPRESSED CURB

SITE SERVICES & GRADING: BASED ON INFORMATION PREPARED BY COUNTERPOINT ENGINEERING INC. DATED 2022-JAN-31  
 LANDSCAPE: BASED ON INFORMATION PREPARED BY MHBC PLANNING, URBAN DESIGN & LANDSCAPE ARCHITECTURE, DATED 2022-FEB-XX  
 SURVEY & TOPOGRAPHICAL INFORMATION BASED ON DRAWING PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD., ONTARIO LAND SURVEYORS, DRAWING DATED SEPTEMBER 27TH, 2021.

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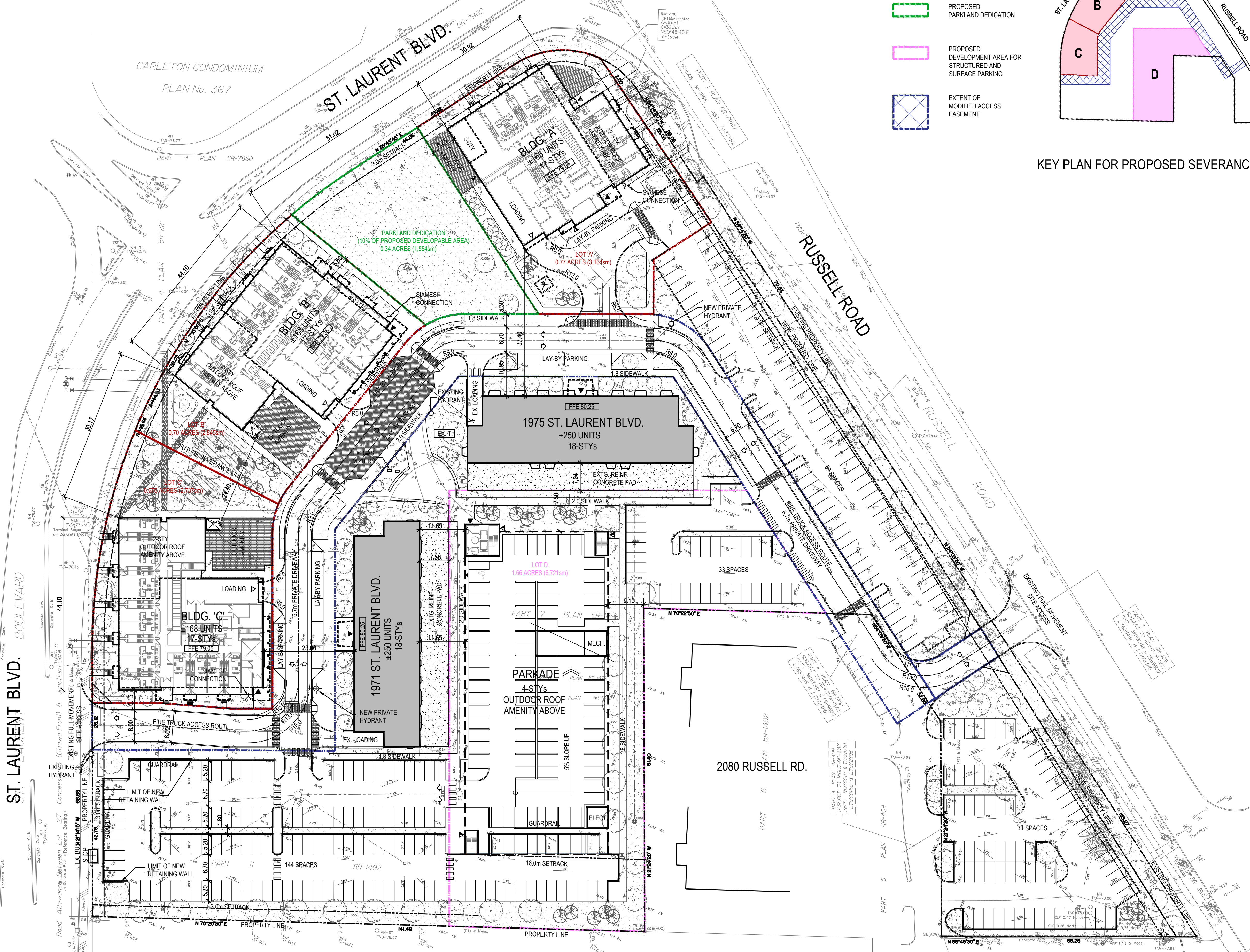
SITE PLAN

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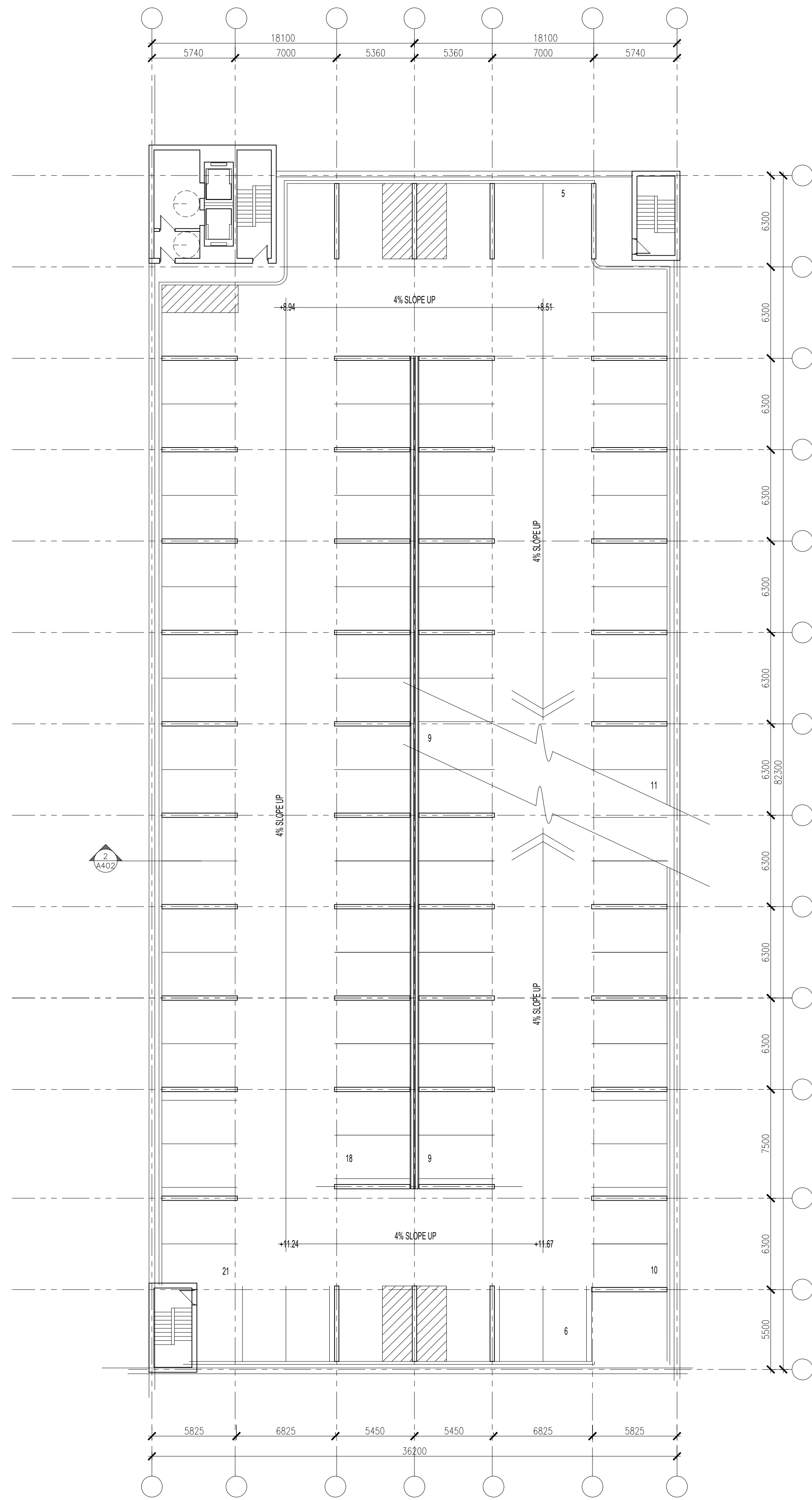
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 ANY MANNY LICENCE 6768

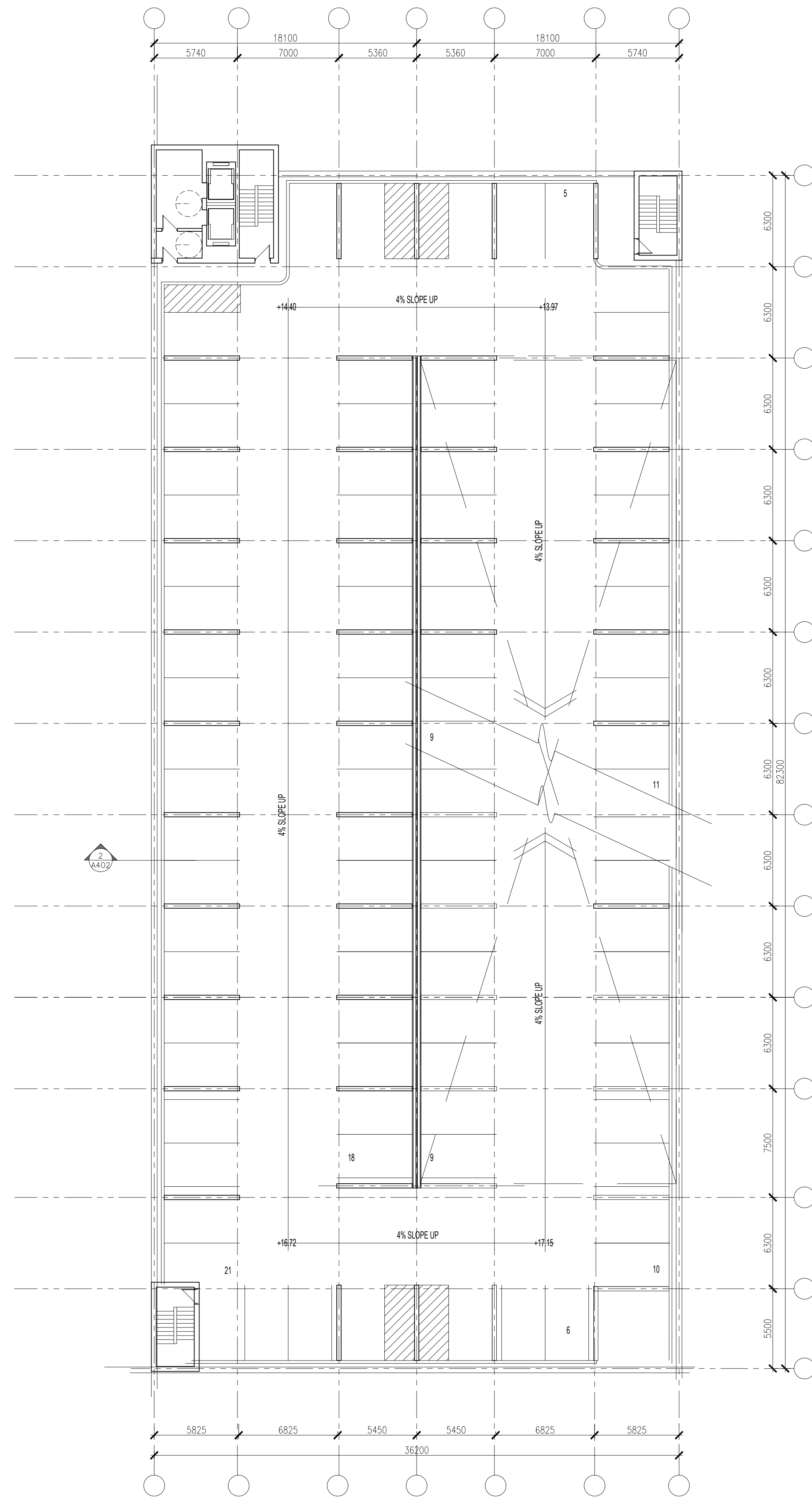
DRAWN BY: PETROFF	PROJECT NO: 21740
CHECKED BY: PETROFF	DWG. NO: A101
DATE:	
ISSUED:	







1 PARKADE 3 FL/ 4TH PLAN  
A202 SCALE: 1:200



2 PARKADE 4FL PLAN  
A202 SCALE: 1:200

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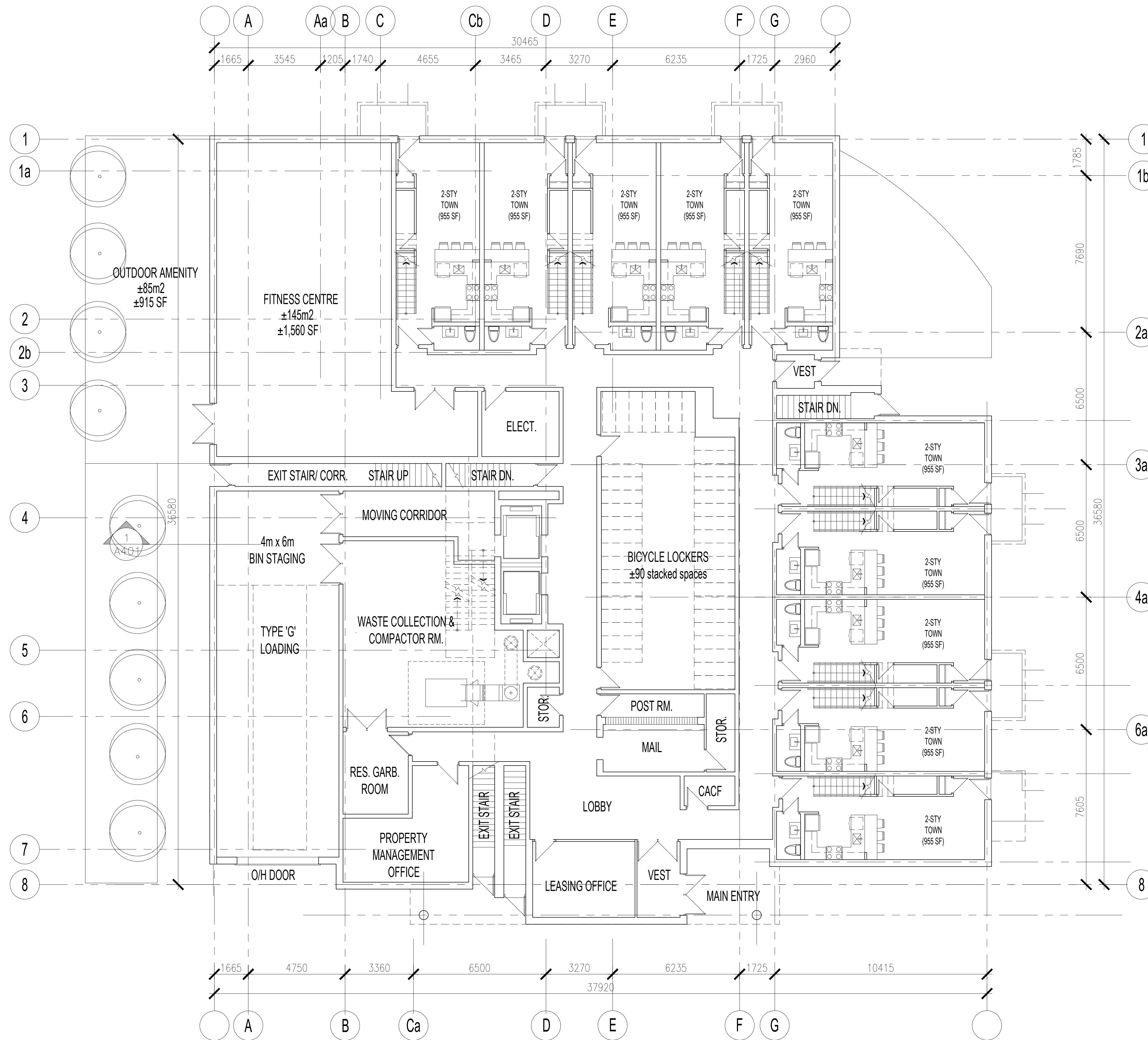
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DATE:			
ISSUED:			





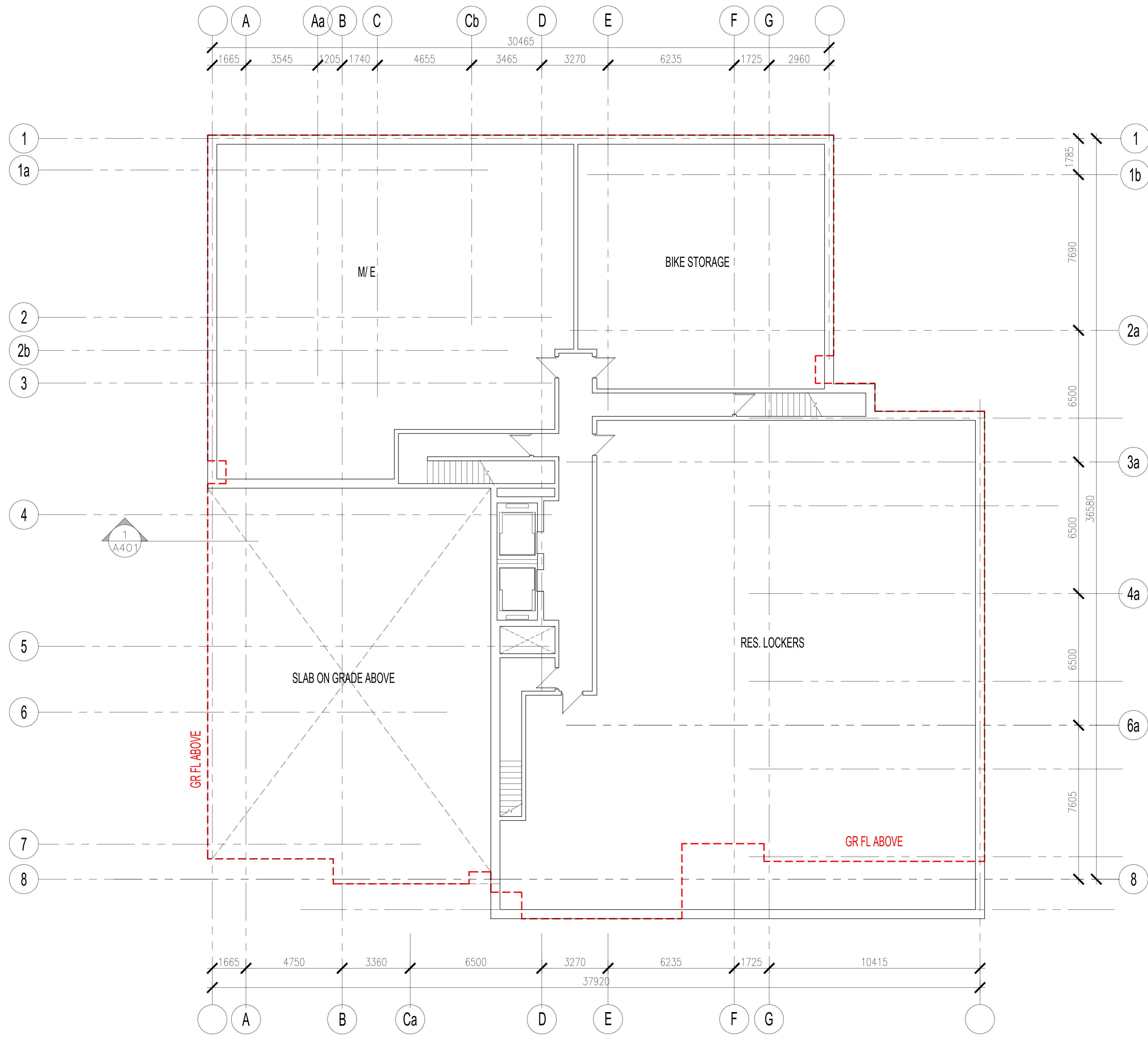
1 BUILDING 'A' - GROUND FLOOR  
 A211 SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

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**BUILDING 'A'**  
**GROUND FLOOR PLAN**  
 SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

<b>PETROFF</b> PETROFF PARTNERSHIP ARCHITECTS		 ONTARIO ASSOCIATION OF ARCHITECTS ARCHITECTS ALLY HANNOY LICENCE 6768
260 TOWN CENTRE BLVD, SUITE 300 MARKHAM, ON L3R 8H8 PH: 905-470-7000 www.petroff.com		
DRAWN BY: PETROFF	PROJECT NO: 21740	
CHECKED BY: PETROFF	DWG. NO: A211	
DATE:		
ISSUED:		



1 BUILDING 'A' - BASEMENT FLOOR  
A212 SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

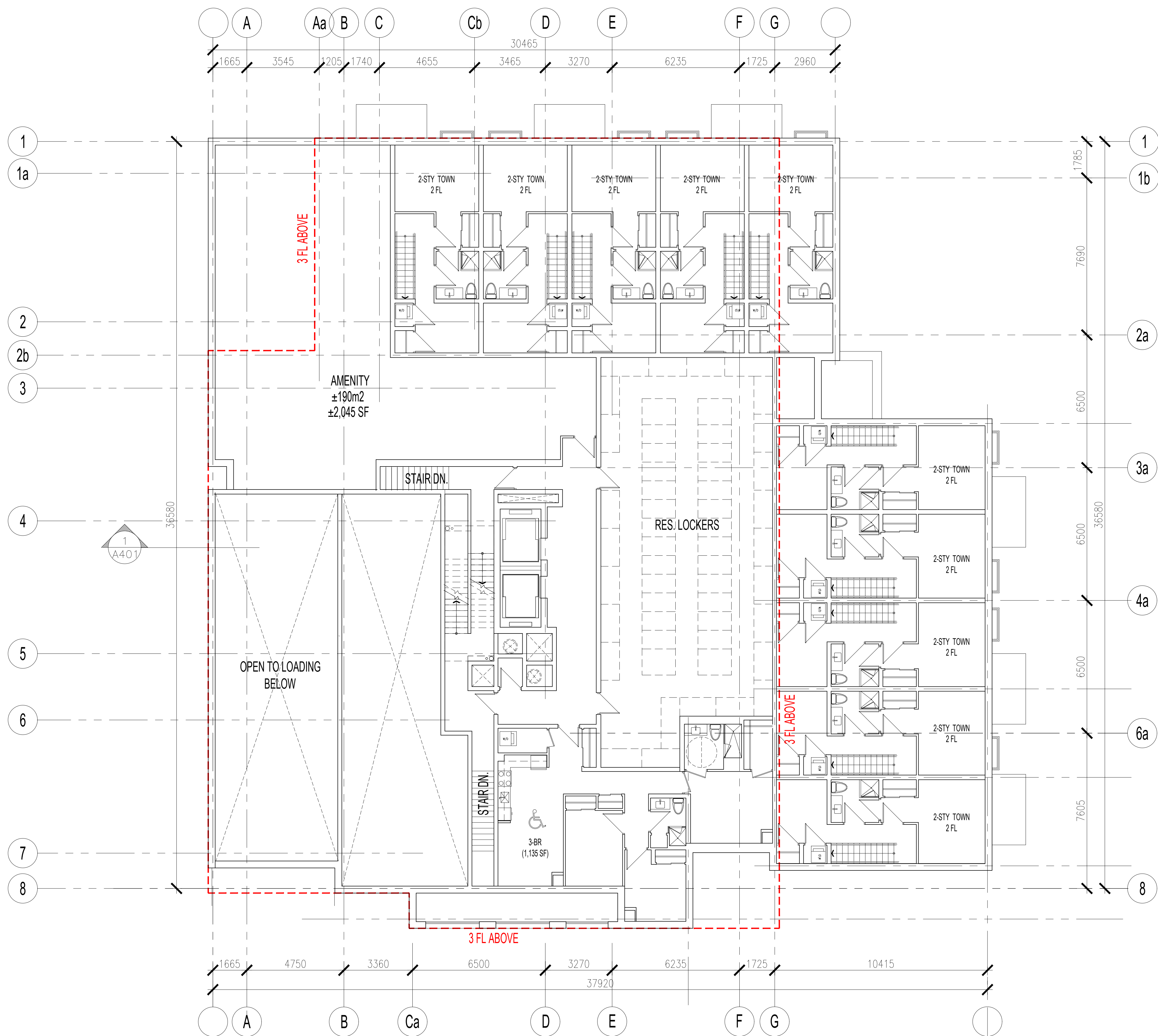
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**BUILDING 'A'**  
**BASEMENT FLOOR PLAN**  
SCALE AS NOTED  
**PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY:	PETROFF	DWG. NO.	A212
DATE:			
ISSUED:			





1 BUILDING 'A' - 2ND FLOOR  
A213 SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

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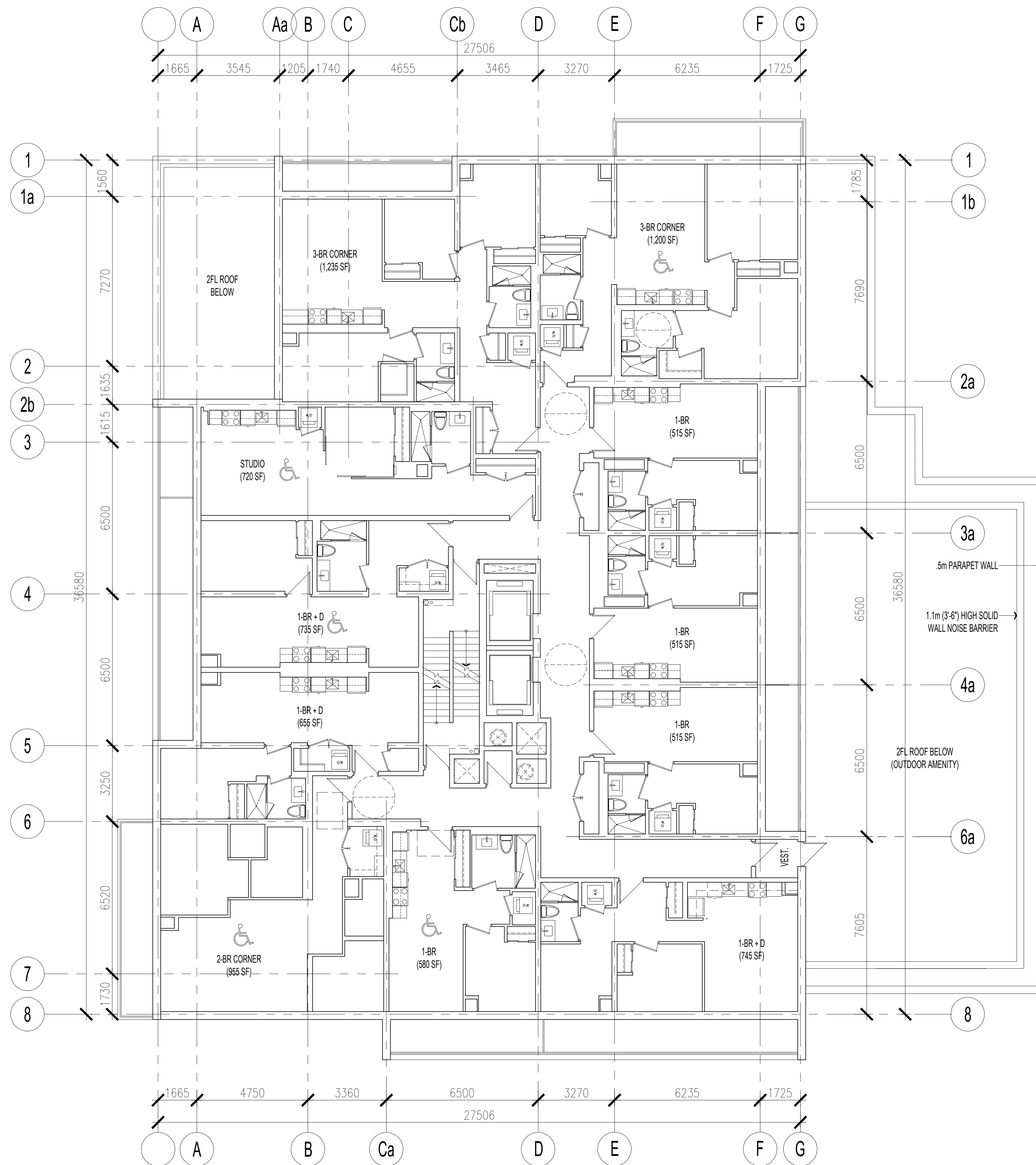
**BUILDING 'A'  
2ND FLOOR PLAN**

PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

**PETROFF**  
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MARKHAM, ON L3R 8H8  
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OF ARCHITECTS  
A.Y. HANCOCK  
LICENCE  
6768

DRAWN BY:	PETROFF	PROJECT NO.	21740
CHECKED BY:	PETROFF	DWG. NO.	A213
DATE:			
ISSUED:			



1 BUILDING 'A' - 3FL FLOOR  
A214 SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

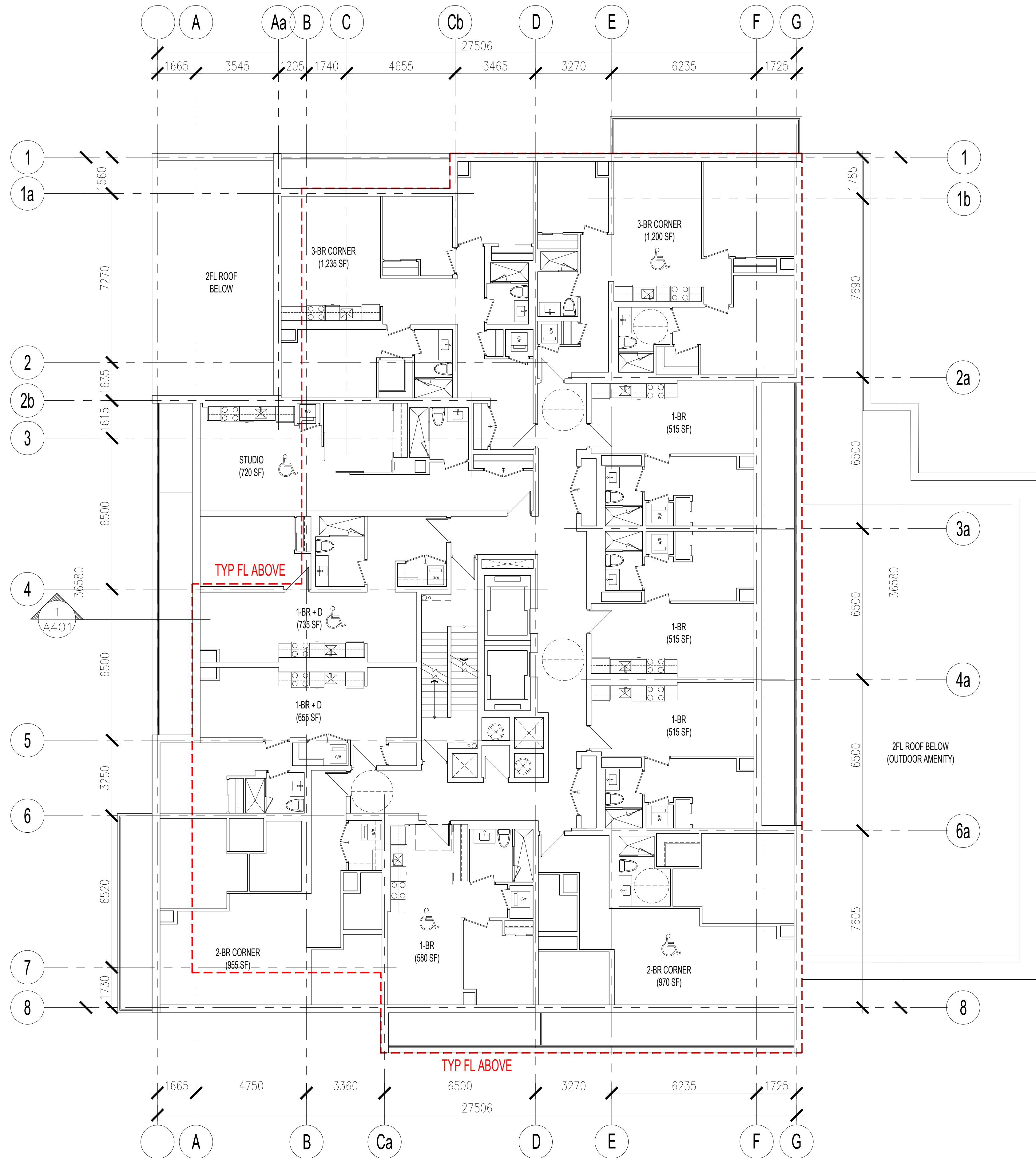
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**BUILDING 'A'**  
**3RD FLOOR PLAN**  
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY:	PETROFF	DWG. NO.	A214
DATE:			
ISSUED:			



1 BUILDING 'A' - 4TH TO 6TH FL PLAN  
 A215 SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

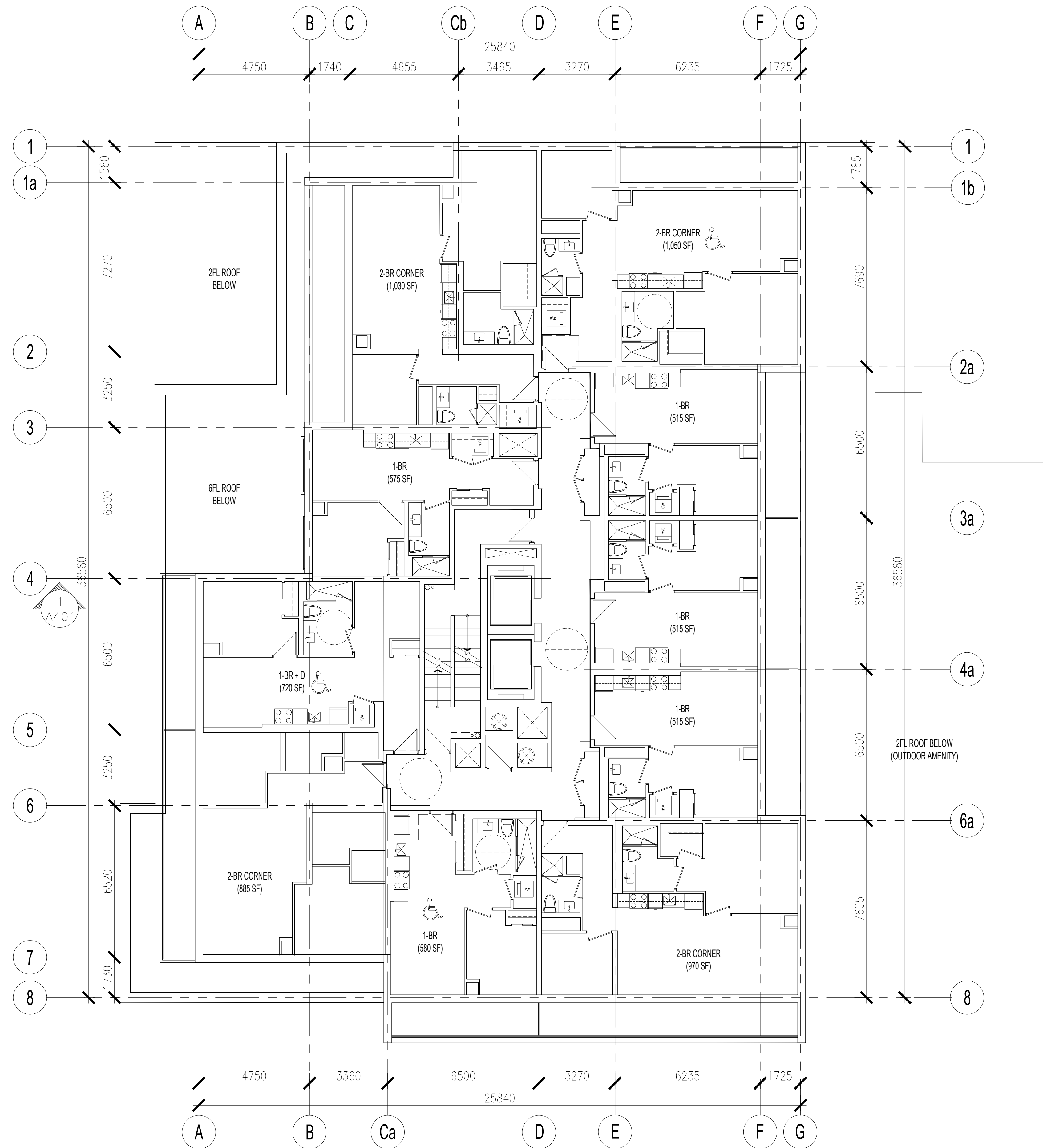
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**BUILDING 'A'**  
**4TH TO 6TH FLOOR PLAN**  
 SCALE AS NOTED  
**PROPOSED MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY:	PETROFF	DWG. NO.	A215
DATE:			
ISSUED:			



1 BUILDING 'A' - 7TH TO 17TH FL PLAN  
 A216 SCALE: 1:100

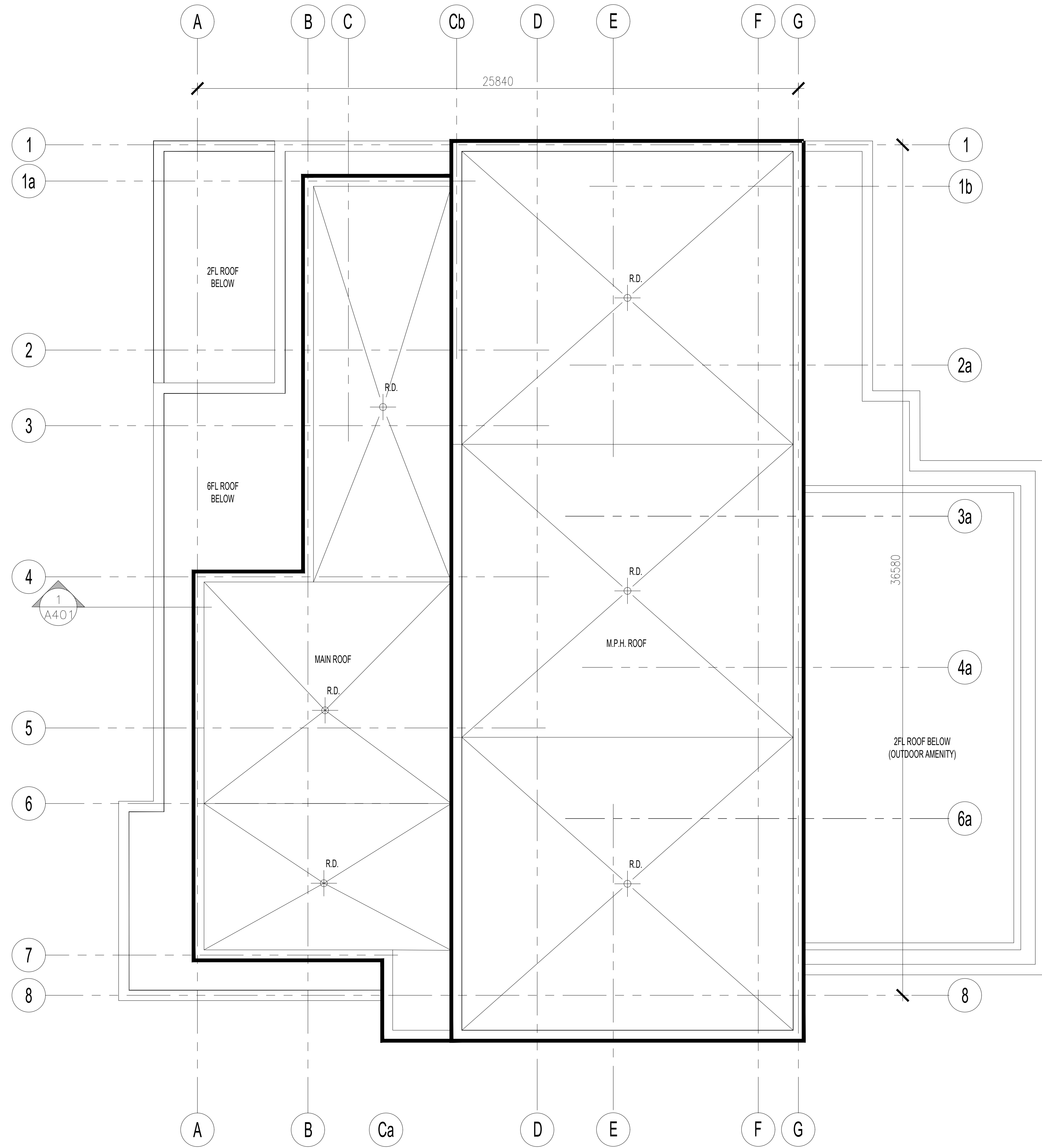
NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

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**BUILDING 'A'**  
**7TH TO 17TH FLOOR PLAN**  
 SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY:	PETROFF	DWG. NO.	A216
DATE:			
ISSUED:			



1 BUILDING 'A' - ROOF PLAN  
 A217 SCALE: 1:100

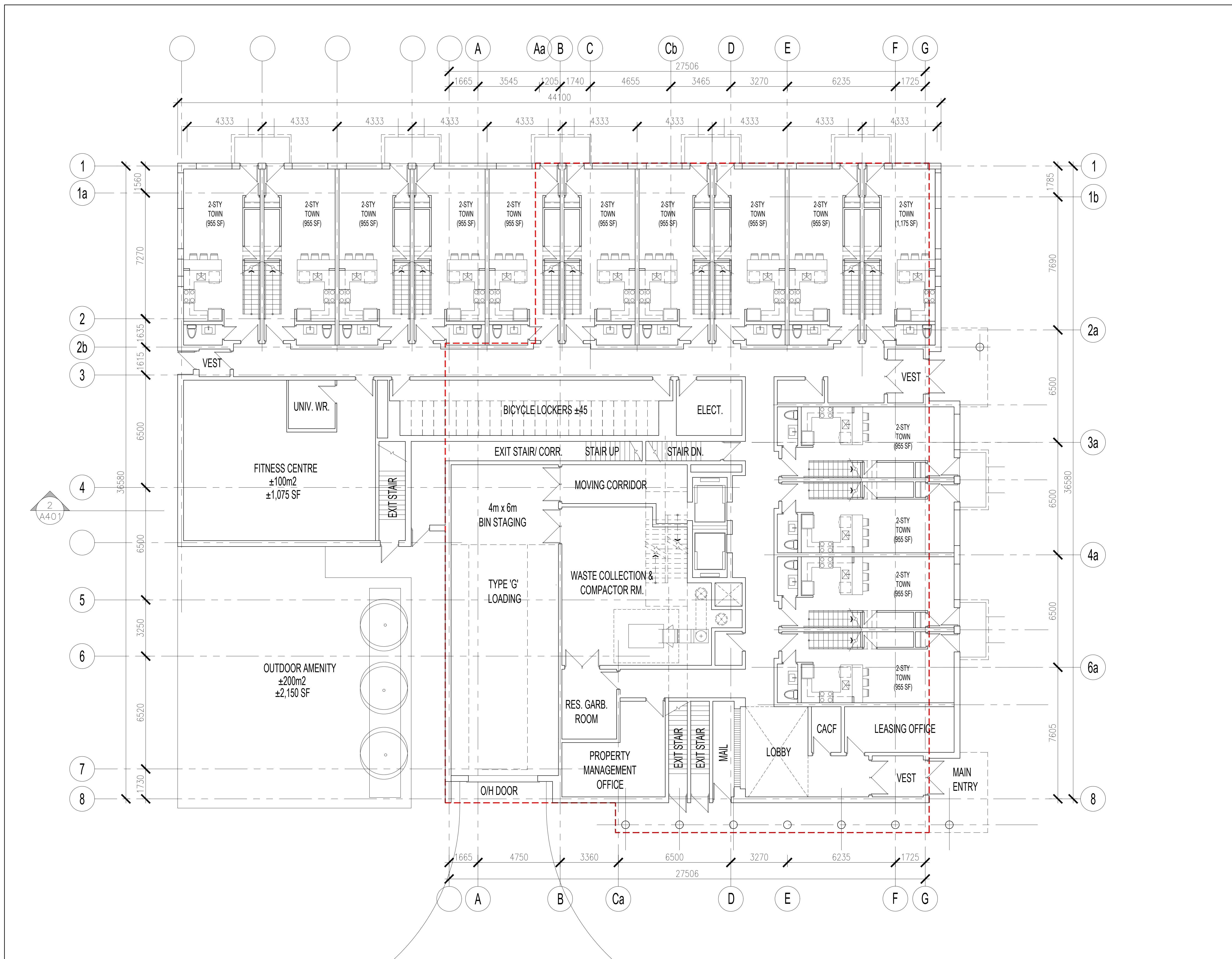
NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

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**BUILDING 'A'**  
**ROOF PLAN**  
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

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DRAWN BY:	PETROFF	PROJECT NO.	21740
CHECKED BY:	PETROFF	DWG. NO.	A217
DATE:			
ISSUED:			



1 BUILDING 'B' - GROUND FLOOR  
 A221 SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

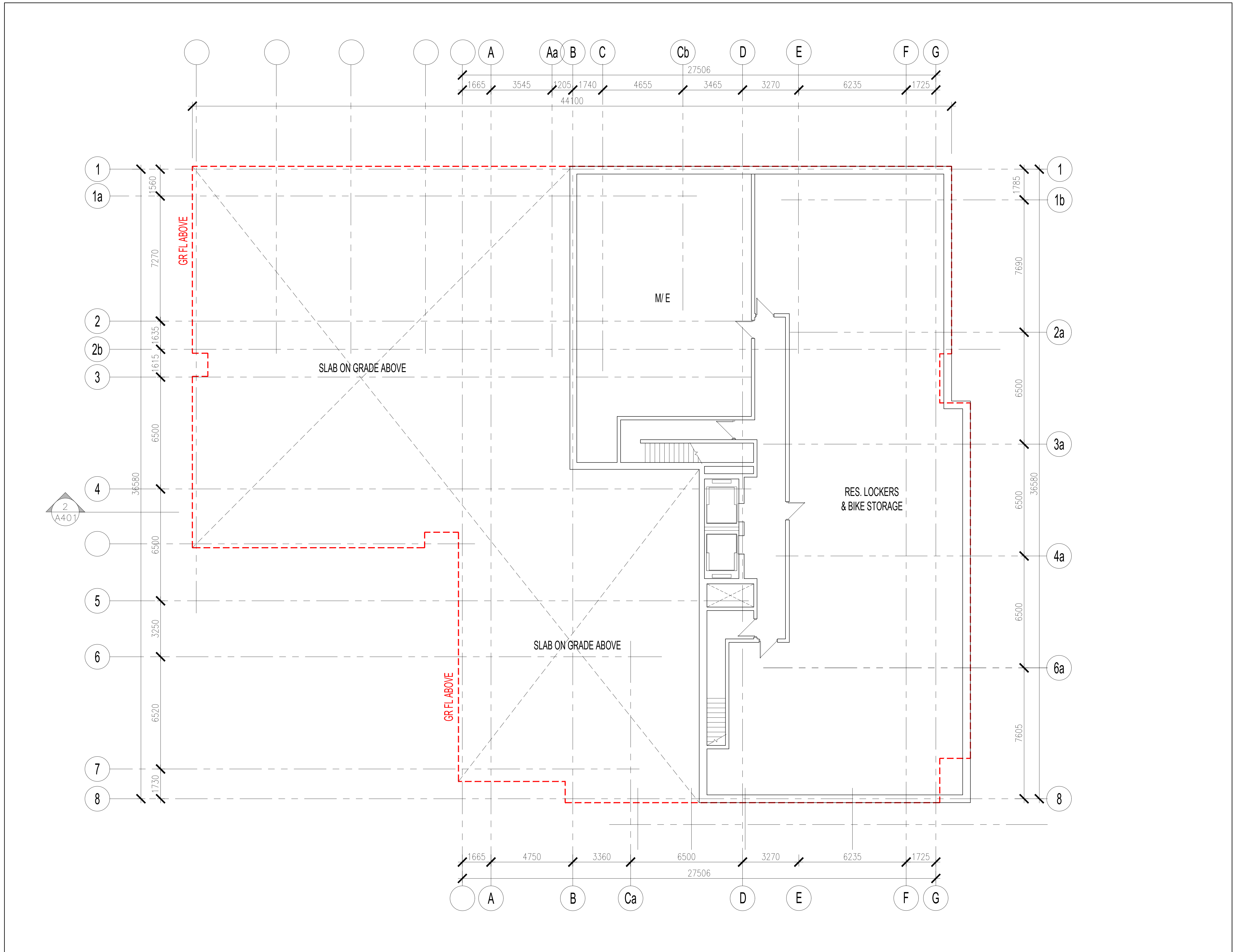
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**BUILDING 'B'**  
**GROUND FLOOR PLAN**  
 PROPOSED MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY	PETROFF	DWG. NO.	A221
DATE			
ISSUED			



1 BUILDING 'B' - 2ND FLOOR  
A222 SCALE: 1:100

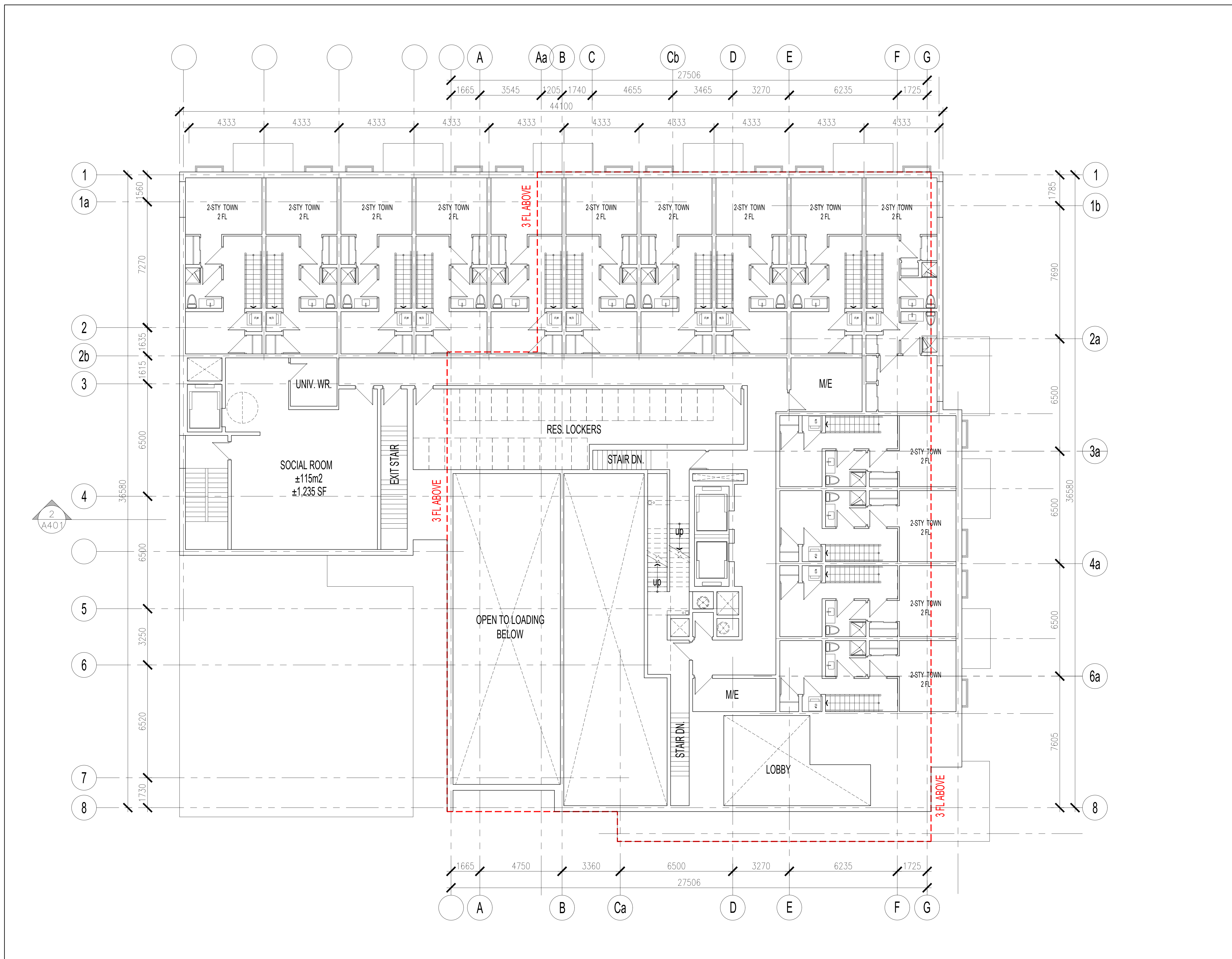
NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

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**BUILDING 'B'**  
**2ND FLOOR PLAN**  
PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY	PETROFF	DWG. NO.	A222
DATE			
ISSUED			



1 BUILDING 'B' - 2ND FLOOR  
A223 SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

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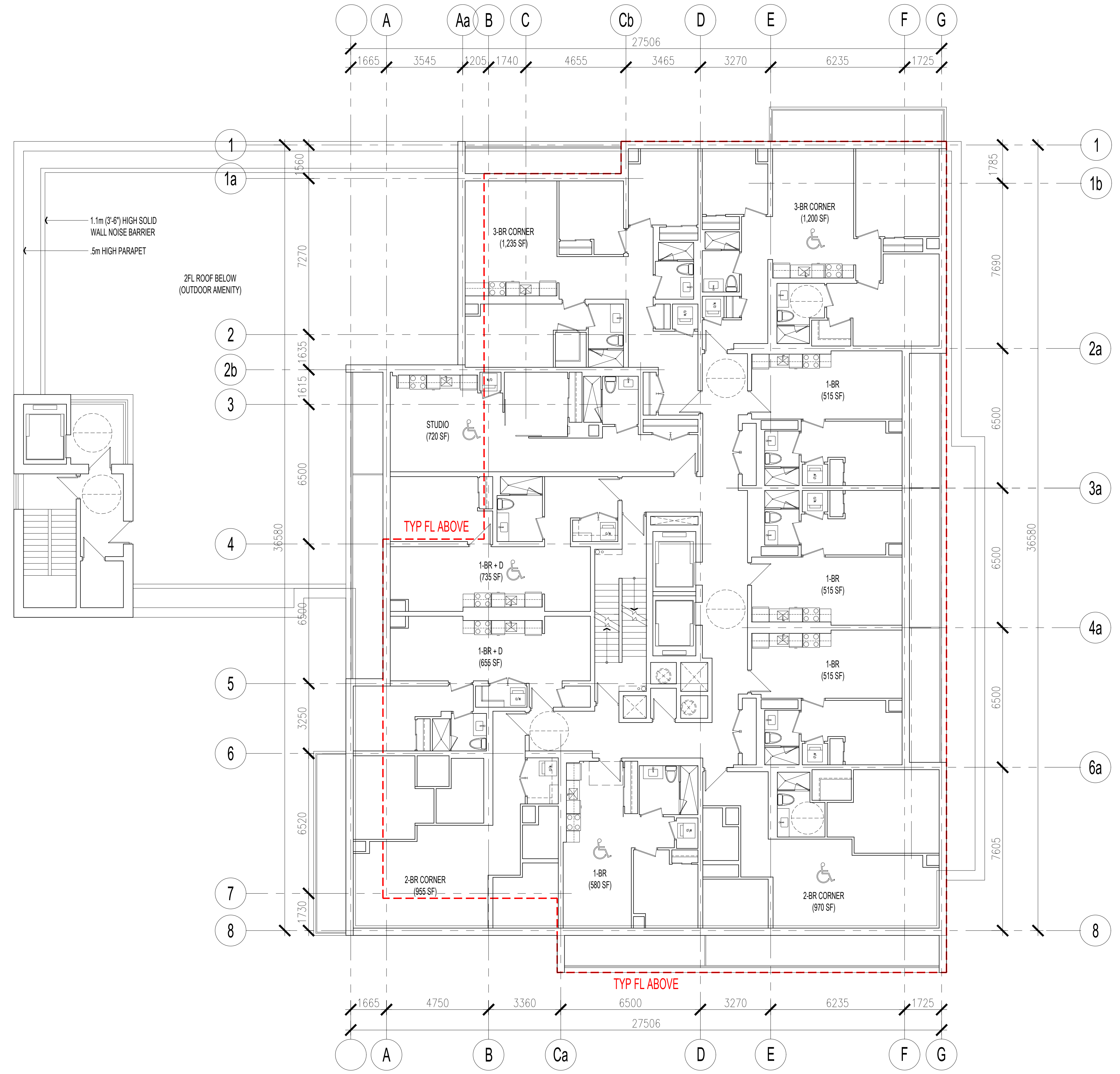
**BUILDING 'B'**  
**2ND FLOOR PLAN**  
PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY:	PETROFF	DWG. NO.	A223
DATE:			
ISSUED:			





2  
A401

1 BUILDING 'B' - 3RD TO 6TH FL PLAN  
SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

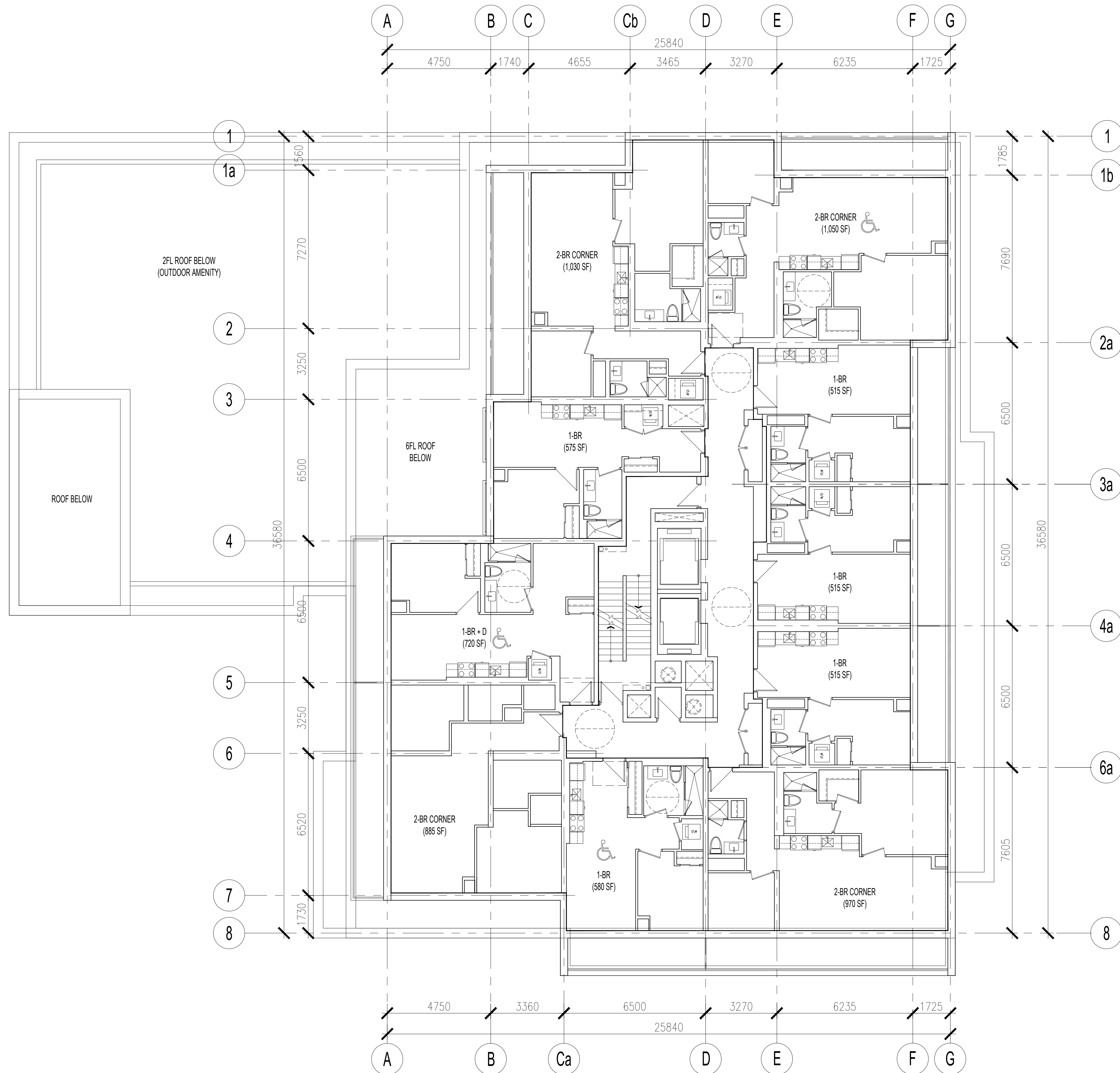
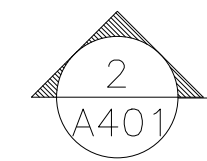
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**BUILDING 'B'**  
**3RD TO 6TH FLOOR PLAN**  
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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DRAWN BY:	PETROFF	PROJECT NO.	21740
CHECKED BY:	PETROFF	DWG. NO.	A224
DATE:			
ISSUED:			



NO.	REVISIONS	DATE	BY
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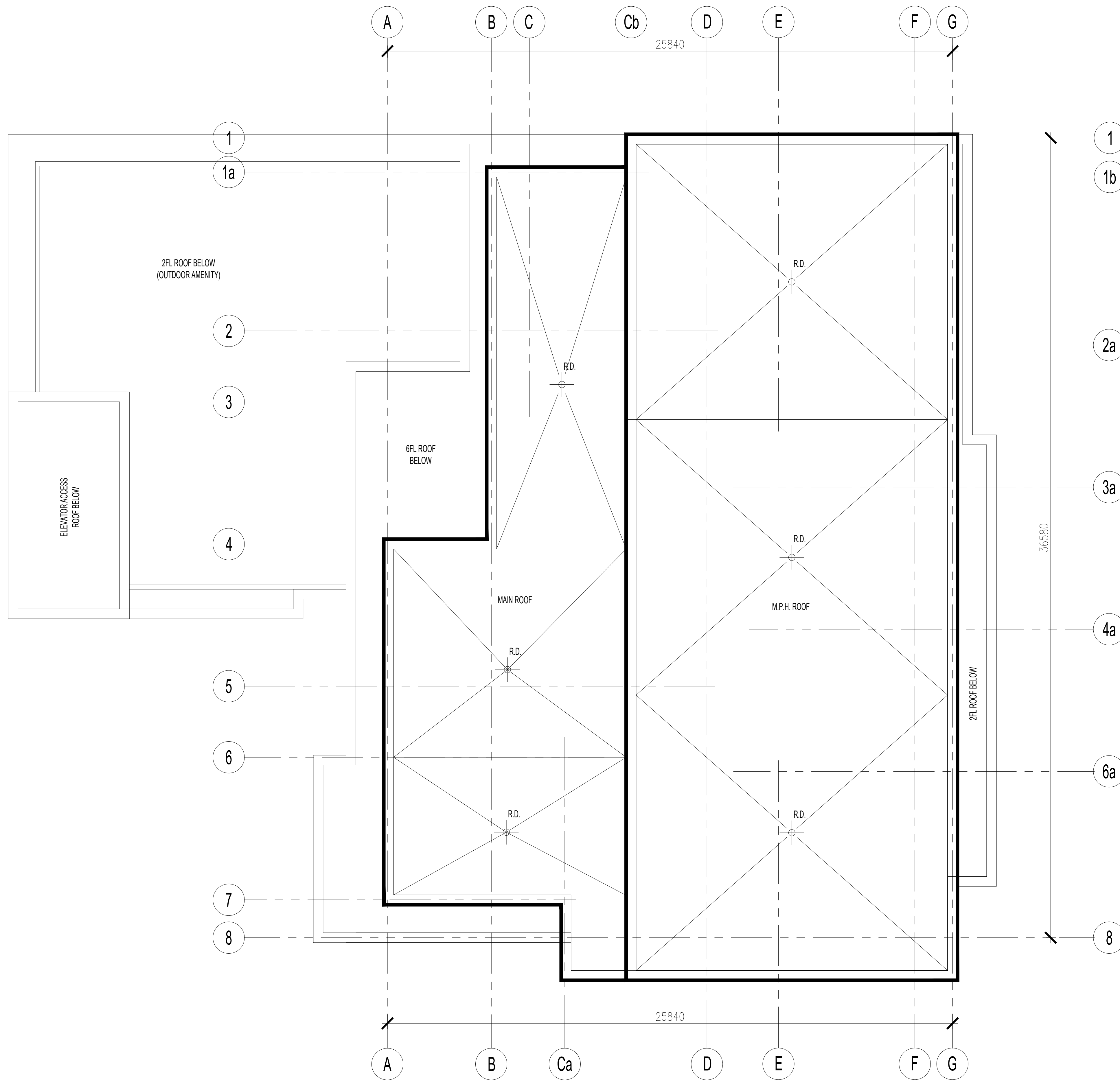
**BUILDING 'B'**  
**7TH TO 17TH FLOOR PLAN**  
 SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

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 PH: 905-470-7000 www.petroff.com

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**1 BUILDING 'B' - 7TH TO 17TH FL PLAN**  
 A225 SCALE: 1:100

DRAWN BY	PETROFF	PROJECT NO.	21740
CHECKED BY	PETROFF	DWG. NO.	A225
DATE			
ISSUED			



1 BUILDING 'B' - ROOF PLAN  
A226 SCALE: 1:100

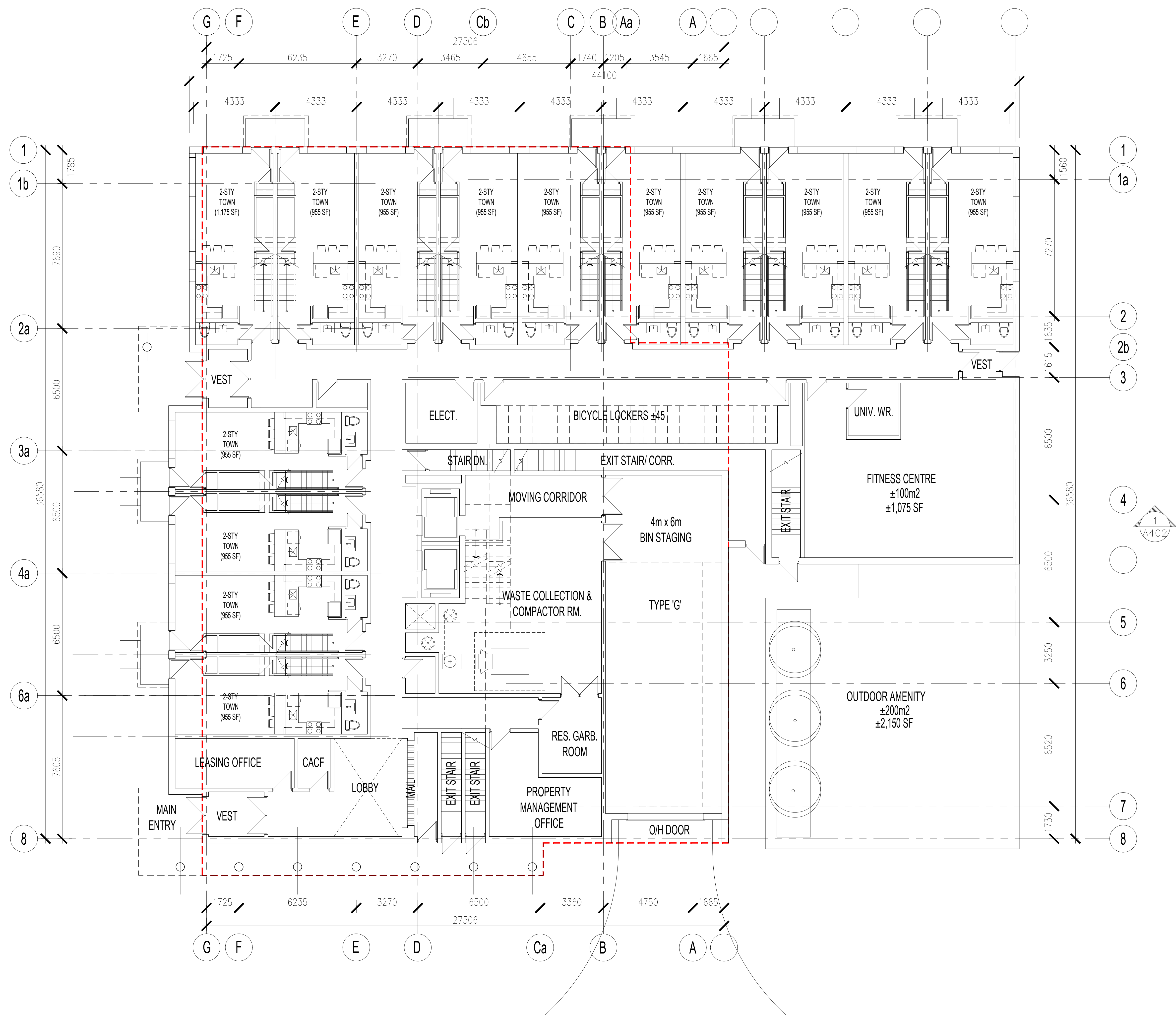
NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

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**BUILDING 'B'**  
**ROOF PLAN**  
PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

**PETROFF**  
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DRAWN BY:	PETROFF	PROJECT NO.	21740
CHECKED BY:	PETROFF	DWG. NO.	A226
DATE:			
ISSUED:			



**1 BUILDING 'C' - GROUND FLOOR**  
A231 SCALE: 1:100

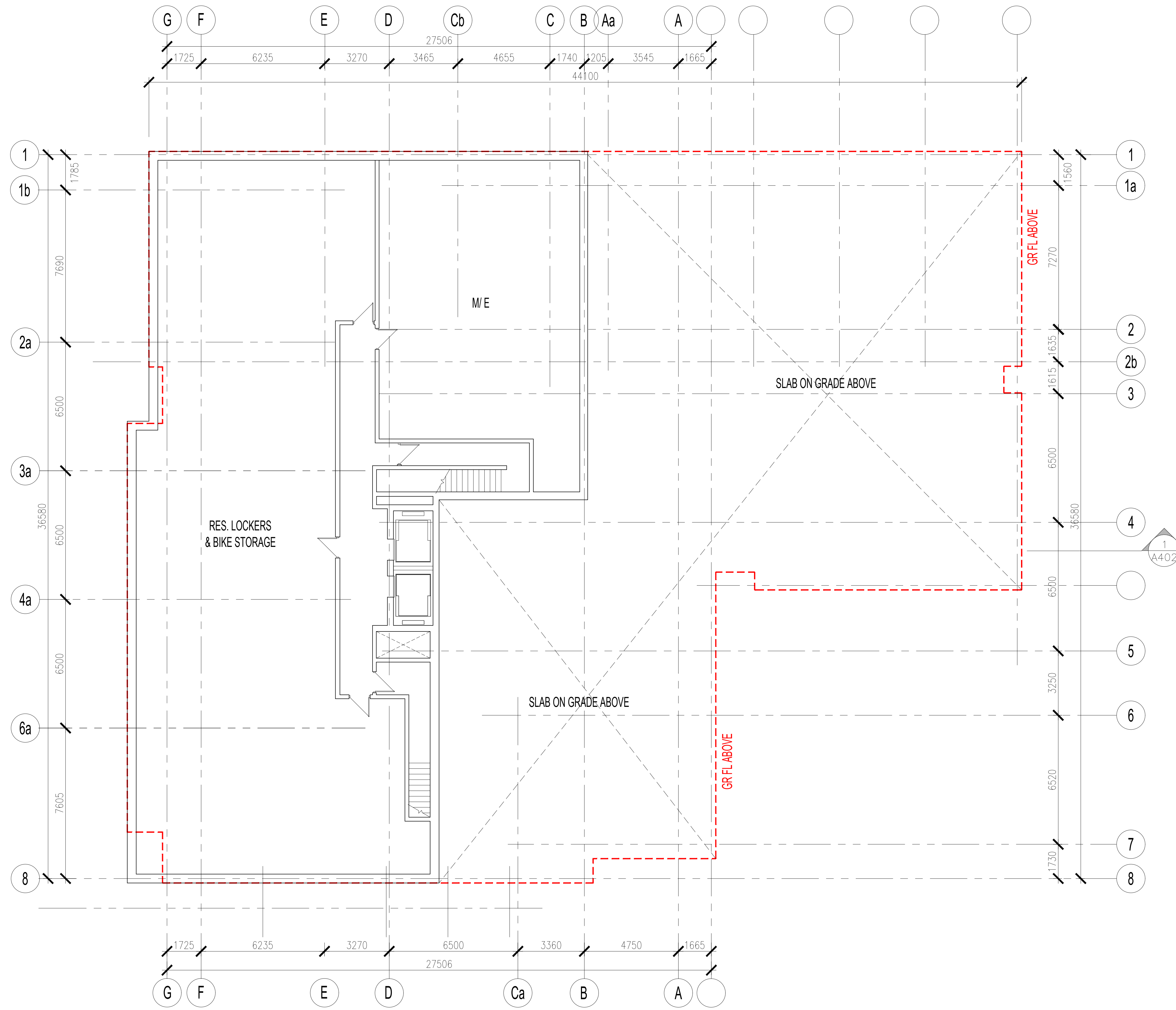
**BUILDING 'C'  
GROUND FLOOR PLAN**

**PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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DRAWN BY	PETROFF	PROJECT NO.	21740
CHECKED BY	PETROFF	DWG. NO.	A231
DATE			
ISSUED			



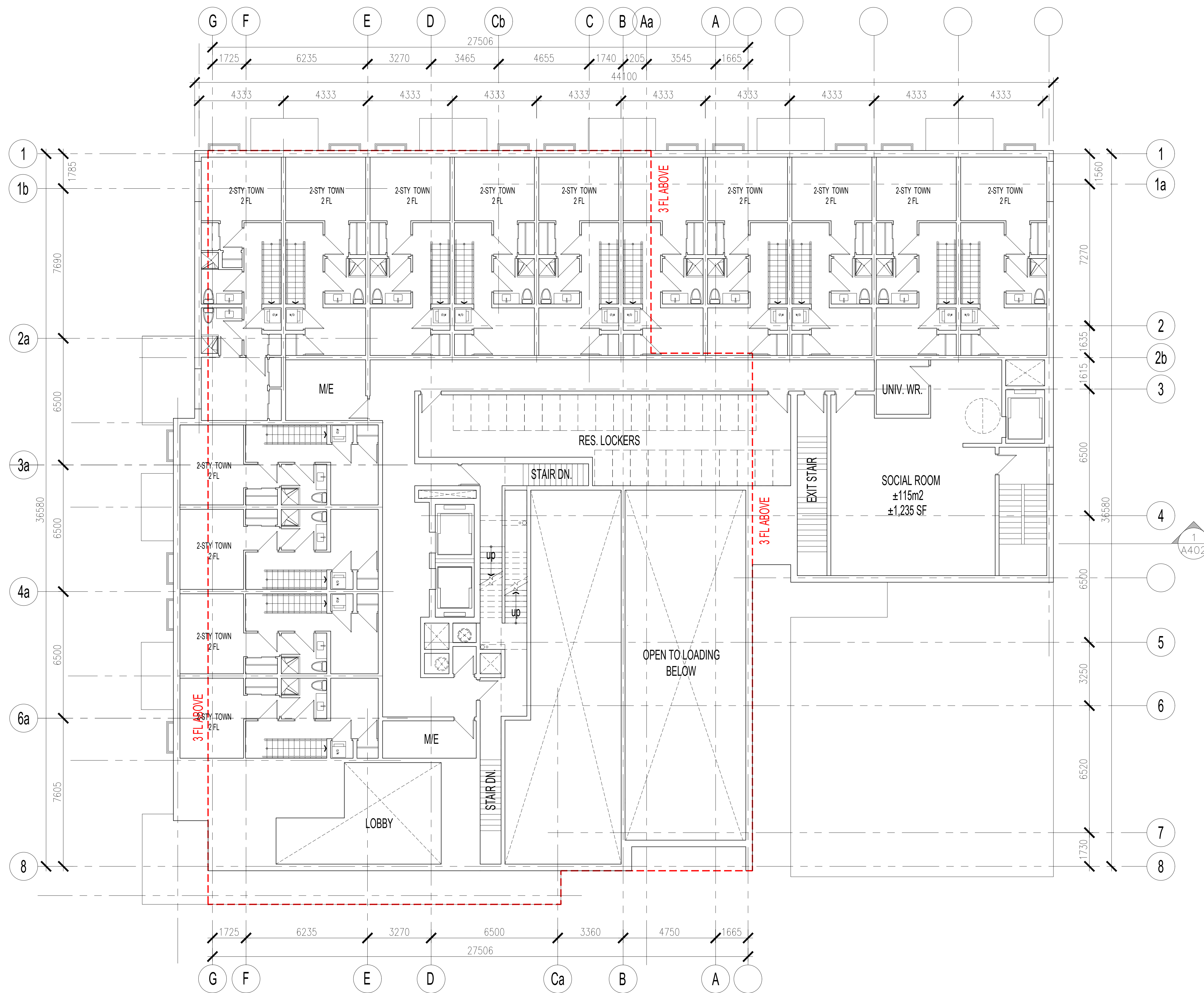
1 BUILDING 'C' - BASEMENT FLOOR  
 A232 SCALE: 1:100

**BUILDING 'C'**  
**BASEMENT FLOOR PLAN**  
SCALE: AS SHOWN  
**PROPOSED MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

**PETROFF**  
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 MARKHAM, ON L3R 8H8  
 PH: 905-470-7000 www.petroff.com



DRAWN BY:	PETROFF	PROJECT NO:	21740
CHECKED BY:	PETROFF	DWG. NO.:	A232
DATE:			
ISSUED:			



1 BUILDING 'C' - 2ND FLOOR  
A233 SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

**BUILDING 'C'**  
**2ND FLOOR PLAN**

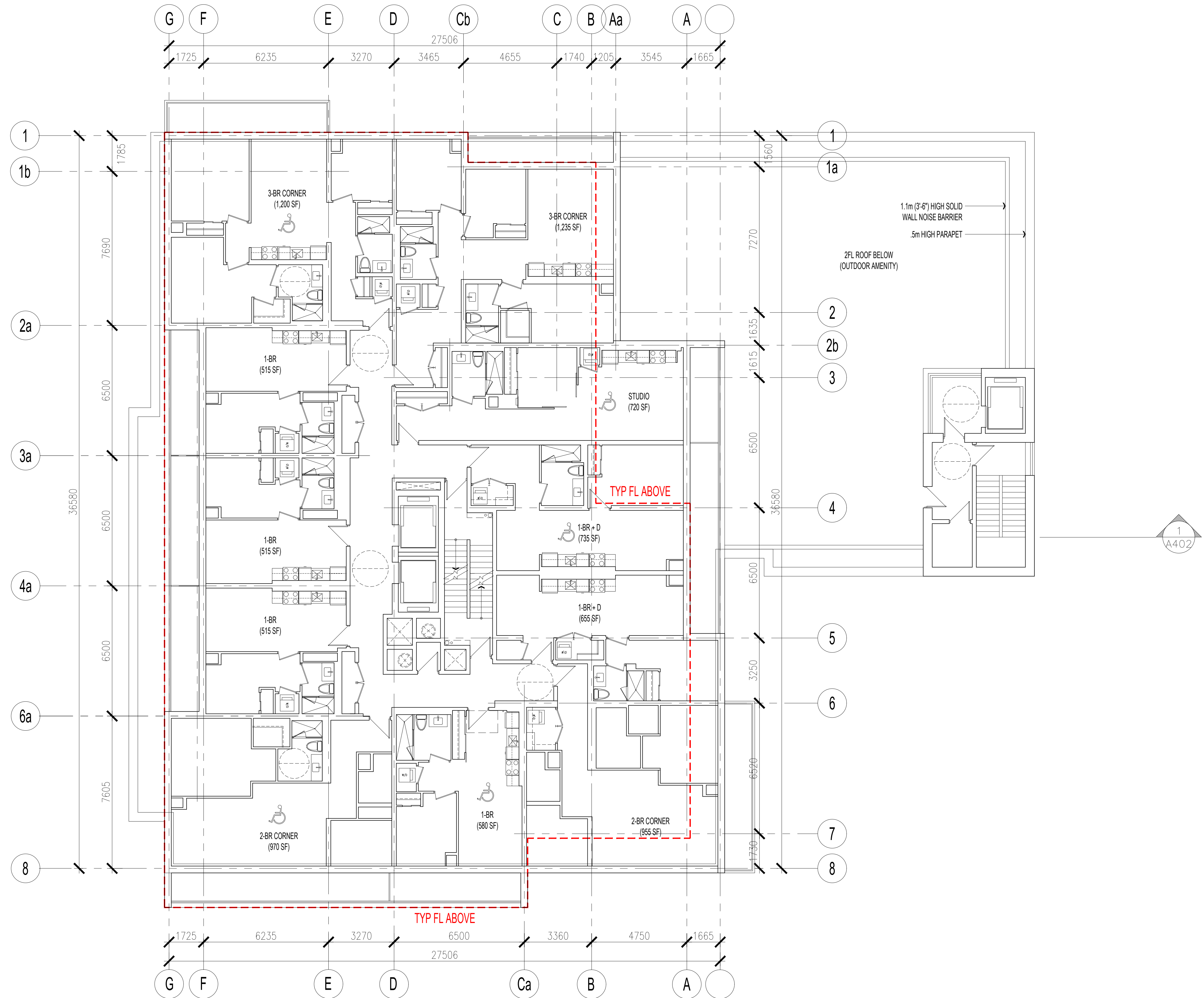
**PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

**PETROFF**  
PETROFF PARTNERSHIP ARCHITECTS

260 TOWN CENTRE BLVD, SUITE 300  
MARKHAM, ON L3R 8H8  
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ONTARIO ASSOCIATION  
OF ARCHITECTS  
ALY HANADY  
LICENCE  
6768

DRAWN BY:	PETROFF	PROJECT NO.	21740
CHECKED BY:	PETROFF	DWG. NO.	A233
DATE:			
ISSUED:			



NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

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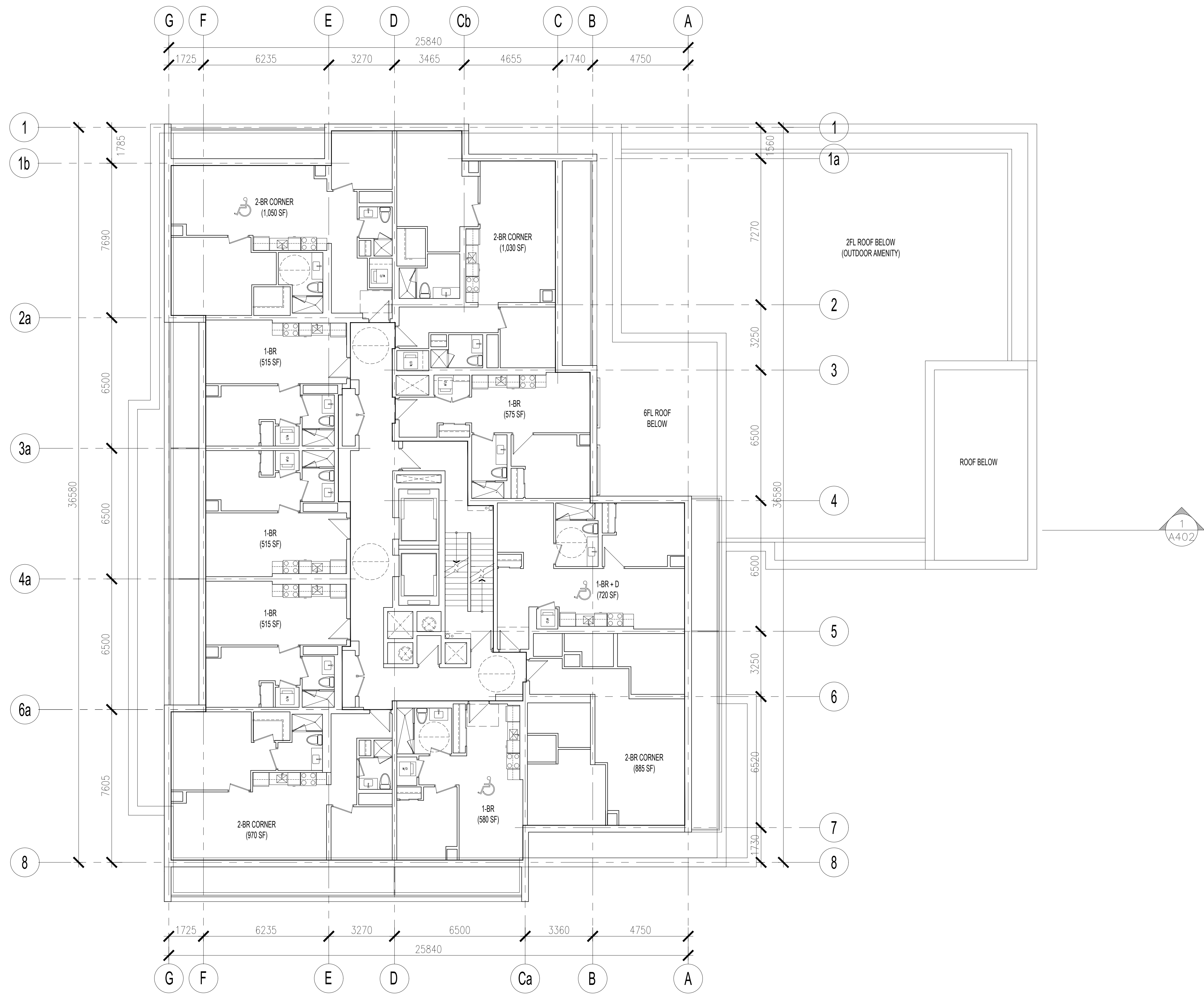
**BUILDING 'C'**  
**3RD TO 6TH FLOOR PLAN**  
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

**PETROFF**  
 PETROFF PARTNERSHIP ARCHITECTS  
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CHECKED BY:	PETROFF	DWG. NO.	A234
DATE:			
ISSUED:			

**1 BUILDING 'C' - 3RD TO 6TH FL PLAN**  
 SCALE: 1:100



1 BUILDING 'C' - 7TH TO 17TH FL PLAN  
 A235 SCALE: 1:100

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

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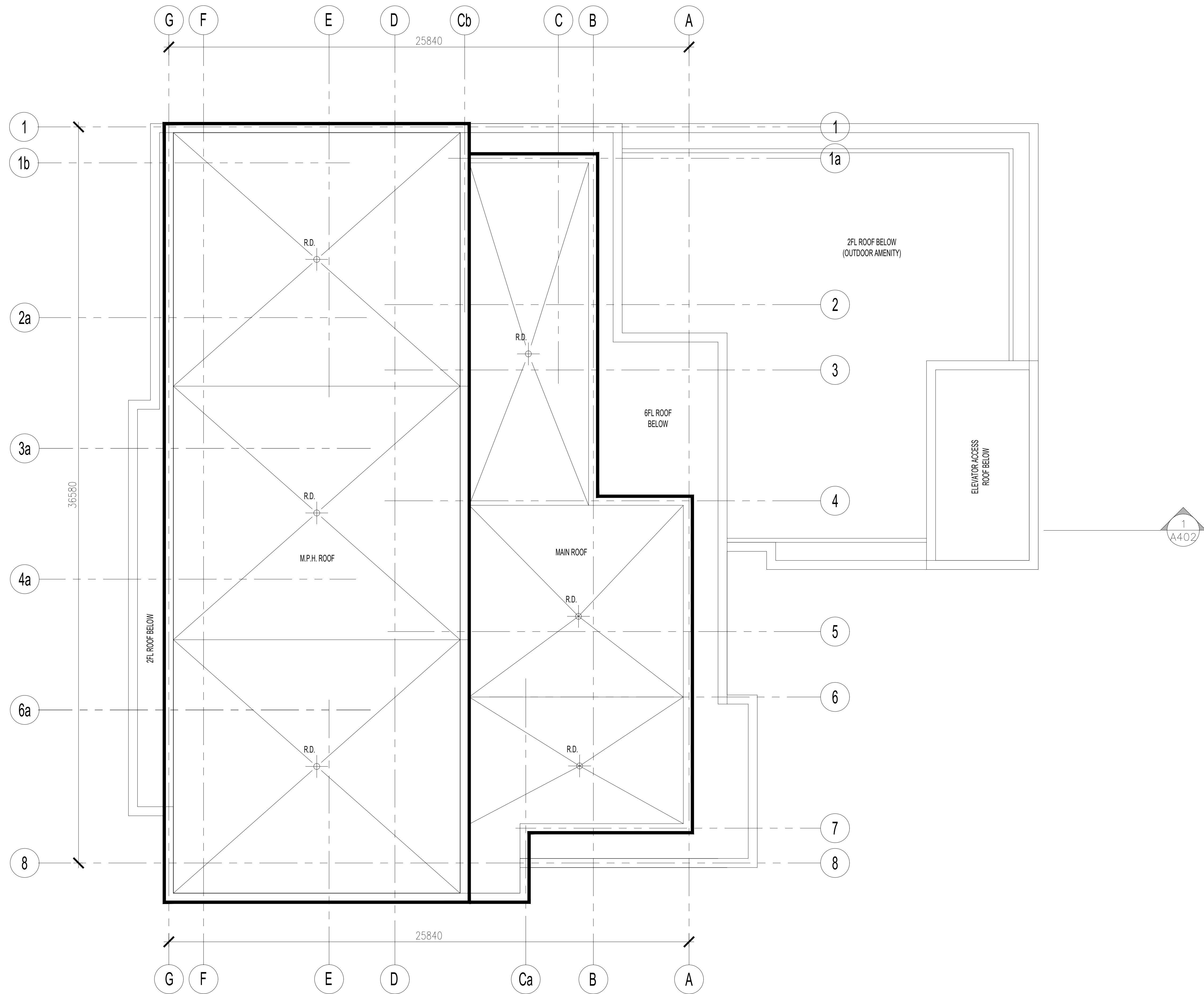
**BUILDING 'C'**  
**7TH TO 17TH FLOOR PLAN**  
 SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY:	PETROFF	DWG. NO.	A235
DATE:			
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NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

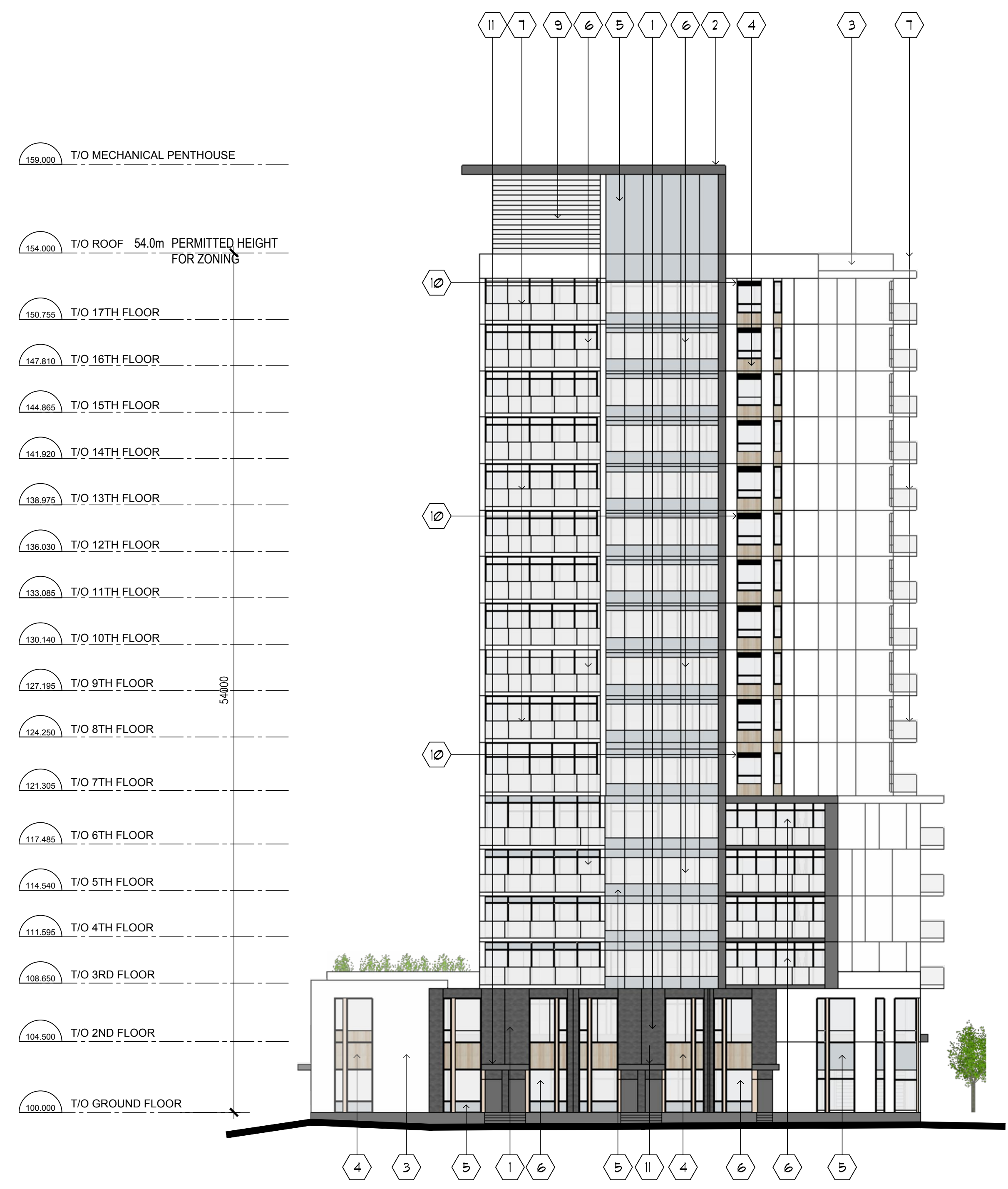
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**BUILDING 'C'**  
**ROOF PLAN**  
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

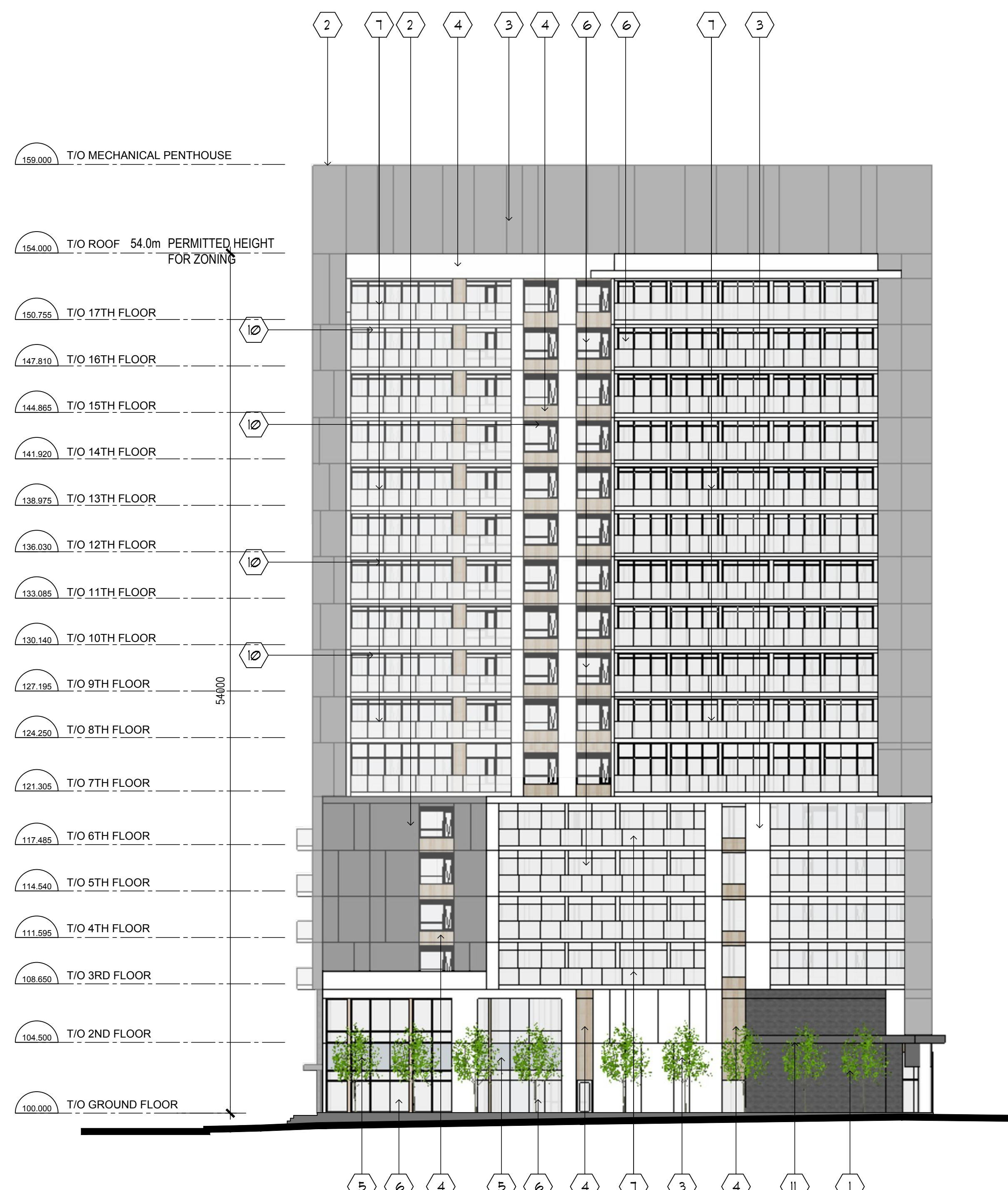
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CHECKED BY	PETROFF	DWG. NO.	A236
DATE			
ISSUED			

**1 BUILDING 'C' - ROOF PLAN**  
 A236 SCALE: 1:100



**2 BLOCK A NORTH ELEVATION**  
A310 SCALE: 1:200



**1 BLOCK A WEST ELEVATION**  
A310 SCALE: 1:200

- MATERIAL LEGEND**
- 1 FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
  - 2 PRE-FINISHED ACM PANEL COLOUR 1
  - 3 PRE-FINISHED ACM PANEL COLOUR 2
  - 4 INSULATED PRE FINISHED SPANDREL METAL PANEL IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
  - 5 INSULATED BACK PAINTED SPANDREL GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM (1)
  - 6 LOW-E CLEAR GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM (1)
  - 7 CLEAR TEMPERED GLASS BALCONY GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM (1)
  - 8 CLEAR TEMPERED GLASS JULIETTE STYLE GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM (1)
  - 9 GALVALUME ARCHITECTURAL LOUVER
  - 10 ARCHITECTURAL LOUVER
  - 11 PRE-FINISH METAL PANEL CLAD CANOPY

NOTE (1): BIRD-SAFE DESIGN: FEATURES AND PROTECTION MEASURES APPLIED AS SPECIFIED IN THE CITY OF OTTAWA'S "BIRD-SAFE DESIGN GUIDELINES". TO BE APPLIED TO ALL VISION GLASS AND BALCONY GUARDRAILINGS FROM GROUND FLOOR TO 7TH FLOOR; 16m FROM TOP OF GRADE AND 4m MEASURED FROM TOP OF OUTDOOR ROOF AMENITY AREAS

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

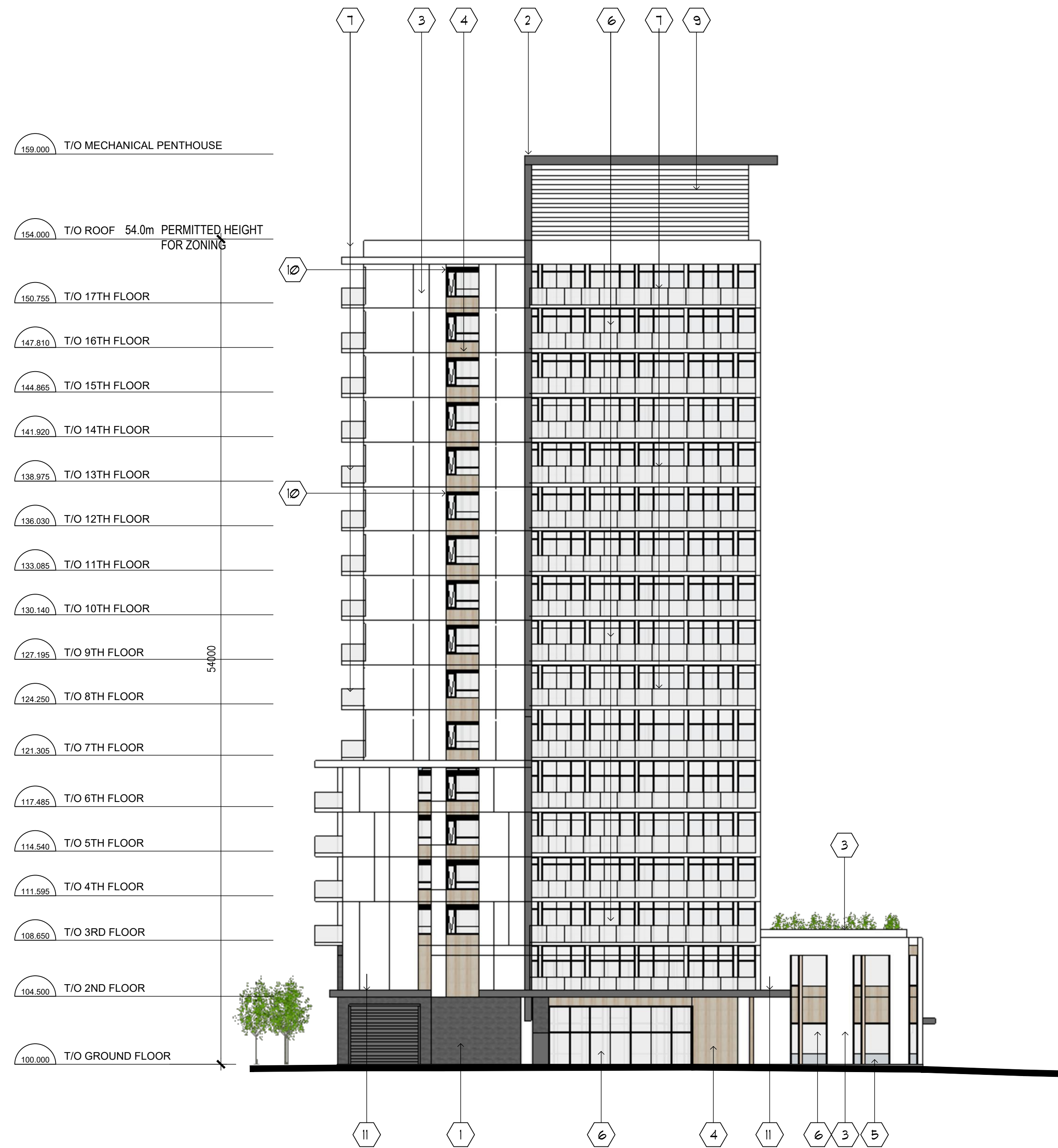
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**BUILDING A NORTH & WEST ELEVATIONS**  
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

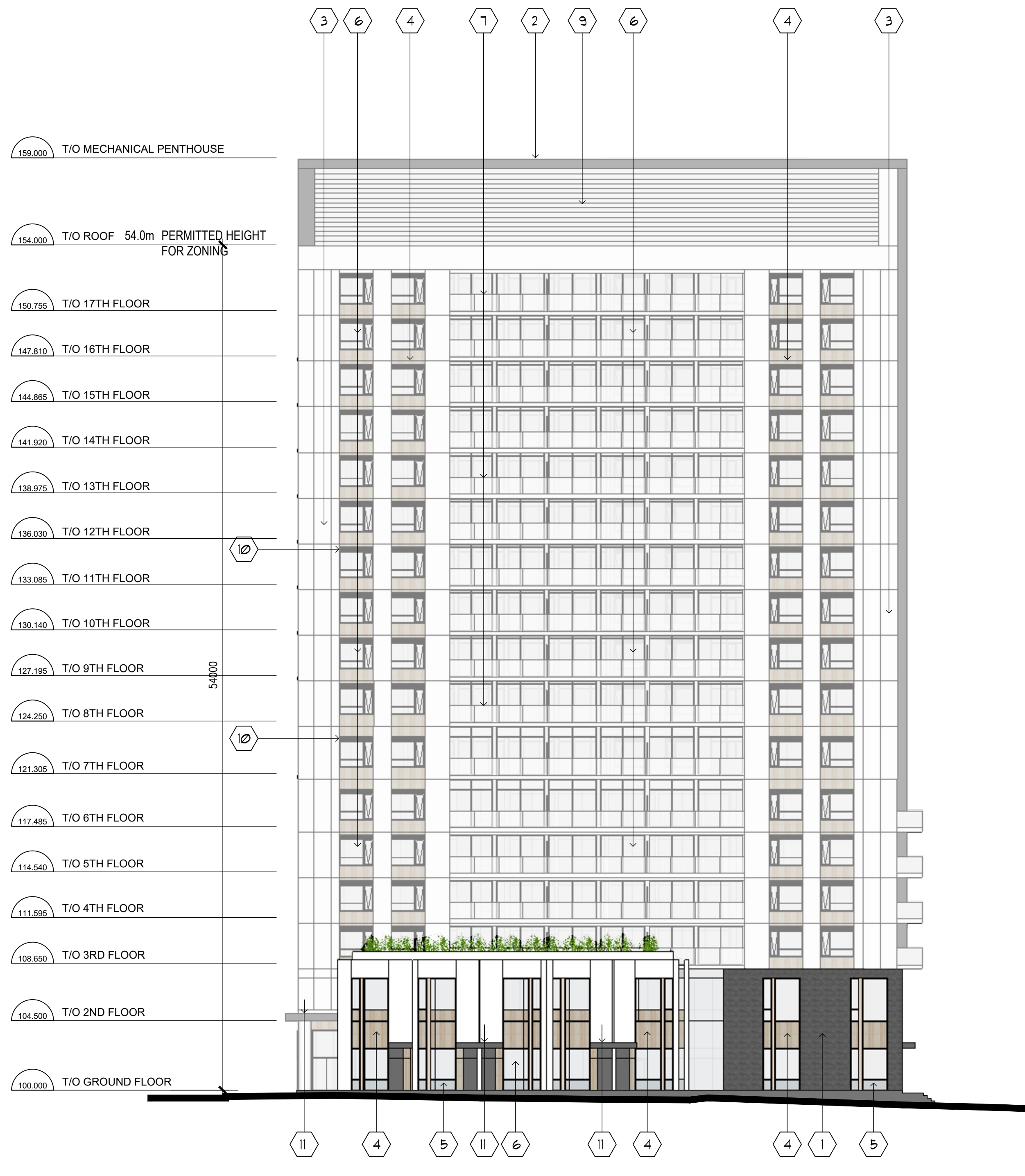
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LICENCE 6768

DRAWN BY: PETROFF	PROJECT NO: 21740
CHECKED BY: PETROFF	DWG. NO: A310
DATE:	
ISSUED:	



**2 BLOCK A SOUTH ELEVATION**  
A311 SCALE: 1:200



**1 BLOCK A EAST ELEVATION**  
A311 SCALE: 1:200

**MATERIAL LEGEND**

- 1 FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
- 2 PRE-FINISHED ACM PANEL COLOUR 1
- 3 PRE-FINISHED ACM PANEL COLOUR 2
- 4 INSULATED PRE FINISHED SPANDREL METAL PANEL IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- 5 INSULATED BACK PAINTED SPANDREL GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM <sup>(1)</sup>
- 6 LOW-E CLEAR GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM <sup>(1)</sup>
- 7 CLEAR TEMPERED GLASS BALCONY GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM <sup>(1)</sup>
- 8 CLEAR TEMPERED GLASS JULIETTE STYLE GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM <sup>(1)</sup>
- 9 GALVALUME ARCHITECTURAL LOUVER
- 10 ARCHITECTURAL LOUVER
- 11 PRE-FINISH METAL PANEL CLAD CANOPY

NOTE <sup>(1)</sup>: BIRD-SAFE DESIGN: FEATURES AND PROTECTION MEASURES APPLIED AS SPECIFIED IN THE CITY OF OTTAWA'S "BIRD-SAFE DESIGN GUIDELINES". TO BE APPLIED TO ALL VISION GLASS AND BALCONY GUARDRAILINGS FROM GROUND FLOOR TO 7TH FLOOR; 16m FROM TOP OF GRADE; AND 4m MEASURED FROM TOP OF OUTDOOR ROOF AMENITY AREAS

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
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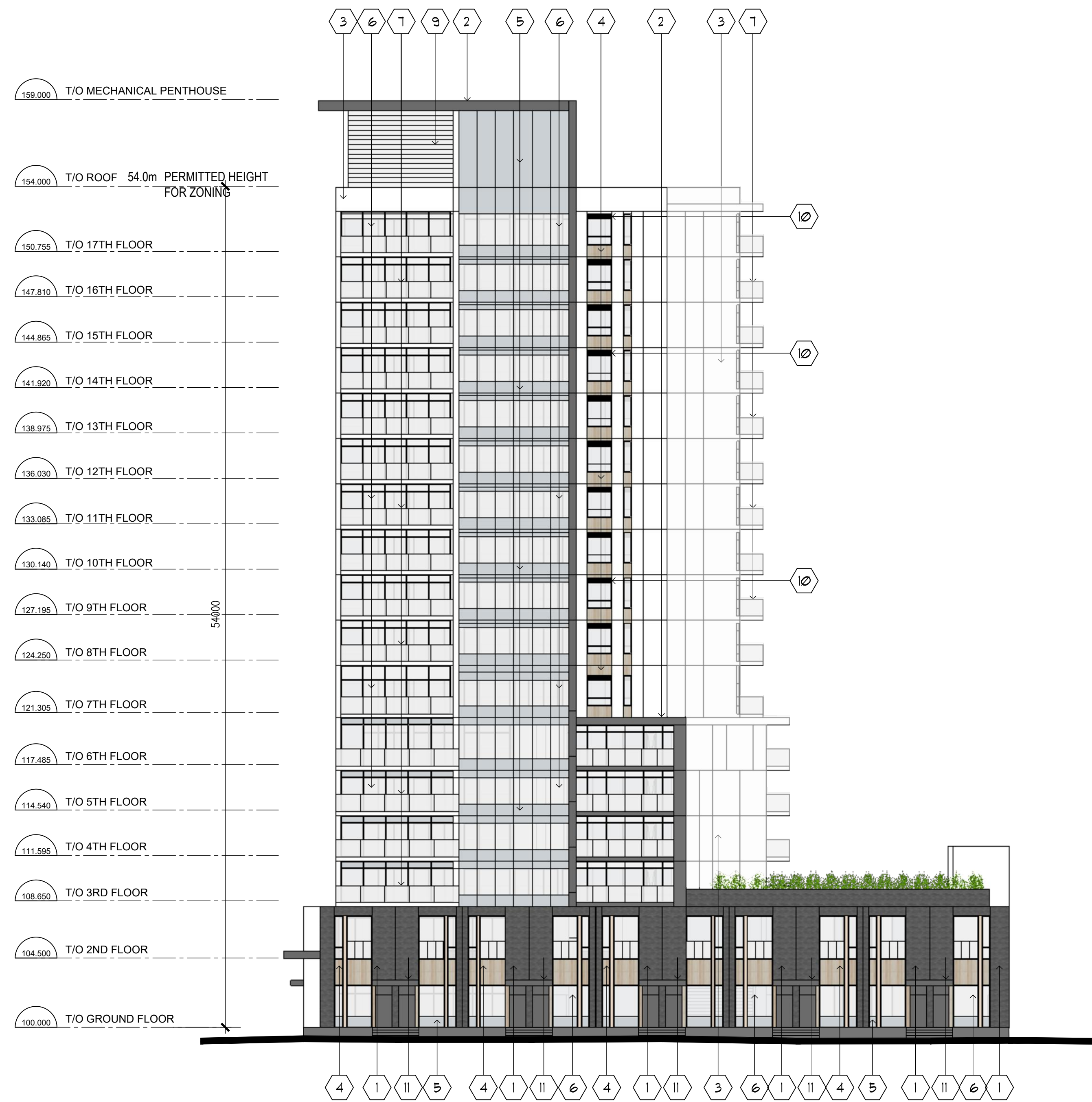
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**BUILDING A SOUTH & EAST ELEVATIONS**  
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

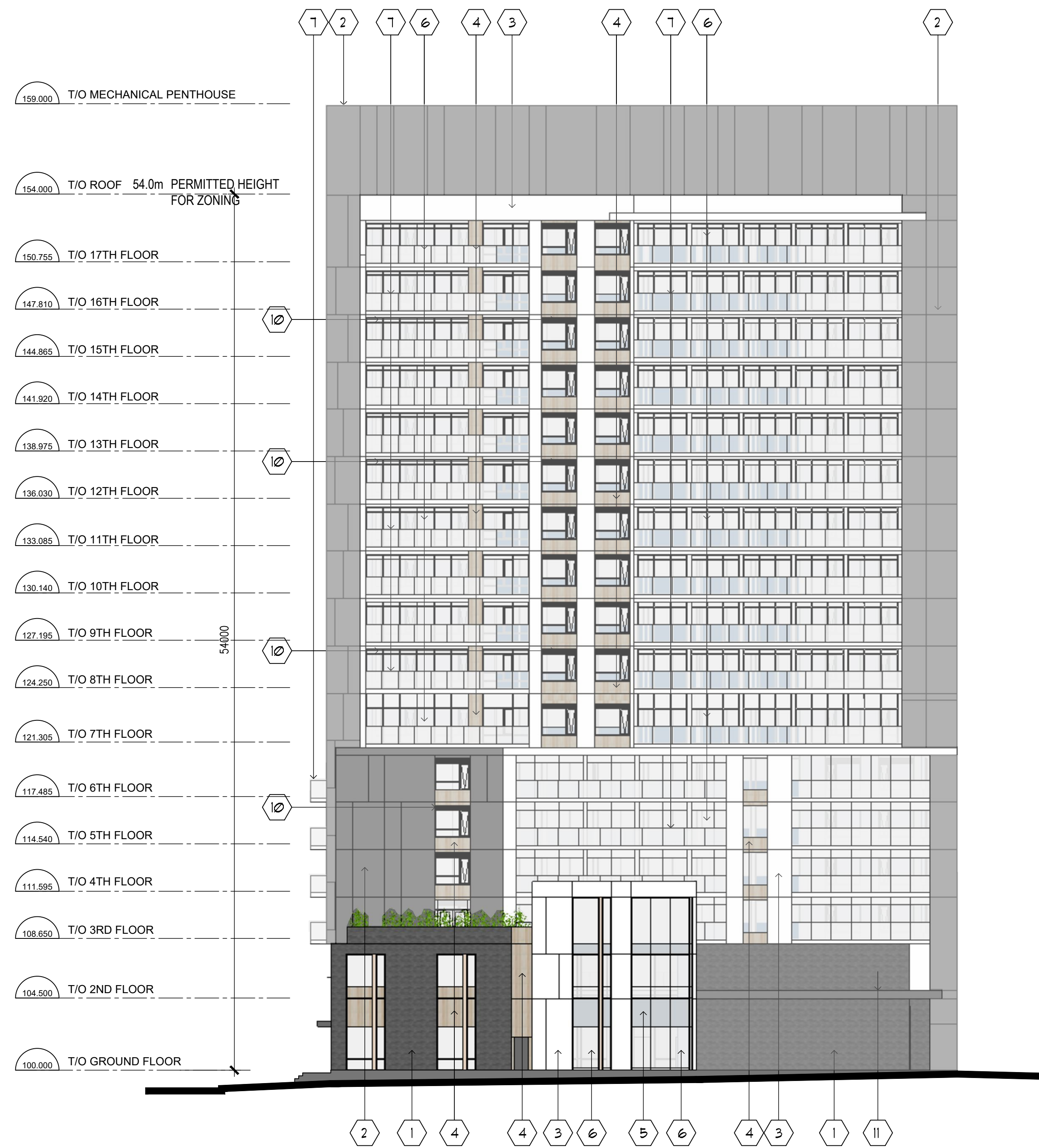
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DRAWN BY	PETROFF	PROJECT NO.	21740
CHECKED BY	PETROFF	DWG. NO.	A311
DATE			
ISSUED			



**2 BLOCK B WEST ELEVATION**  
A320 SCALE: 1:200



**1 BLOCK B SOUTH ELEVATION**  
A320 SCALE: 1:200

**MATERIAL LEGEND**


- ① FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
- ② PRE-FINISHED ACM PANEL COLOUR 1
- ③ PRE-FINISHED ACM PANEL COLOUR 2
- ④ INSULATED PRE FINISHED SPANDREL METAL PANEL IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- ⑤ INSULATED BACK PAINTED SPANDREL GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- ⑥ LOW-E CLEAR GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- ⑦ CLEAR TEMPERED GLASS BALCONY GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM
- ⑧ CLEAR TEMPERED GLASS JULIETTE STYLE GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM
- ⑨ GALVALUME ARCHITECTURAL LOUVER
- ⑩ ARCHITECTURAL LOUVER
- ⑪ PRE-FINISH METAL PANEL CLAD CANOPY

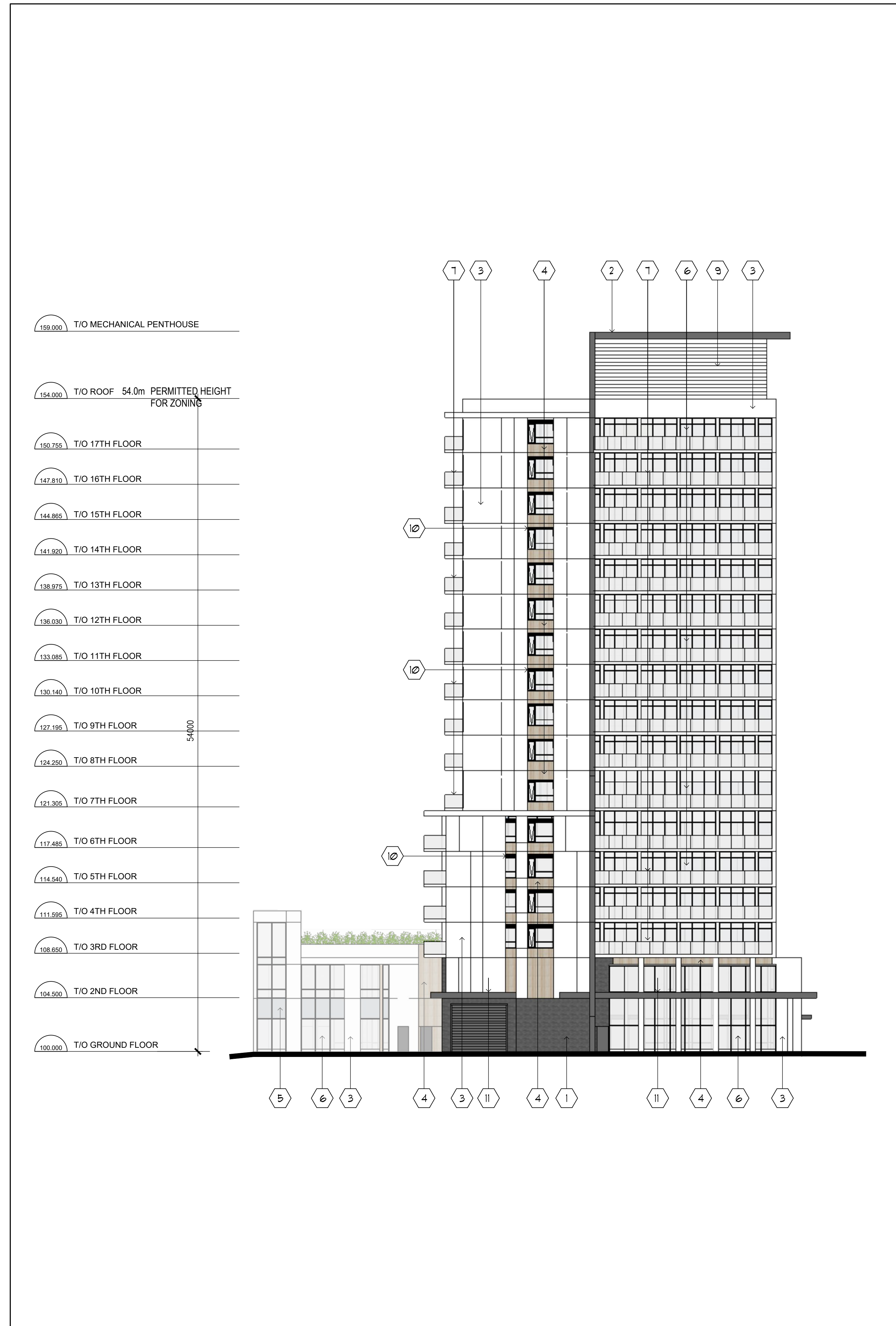
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1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

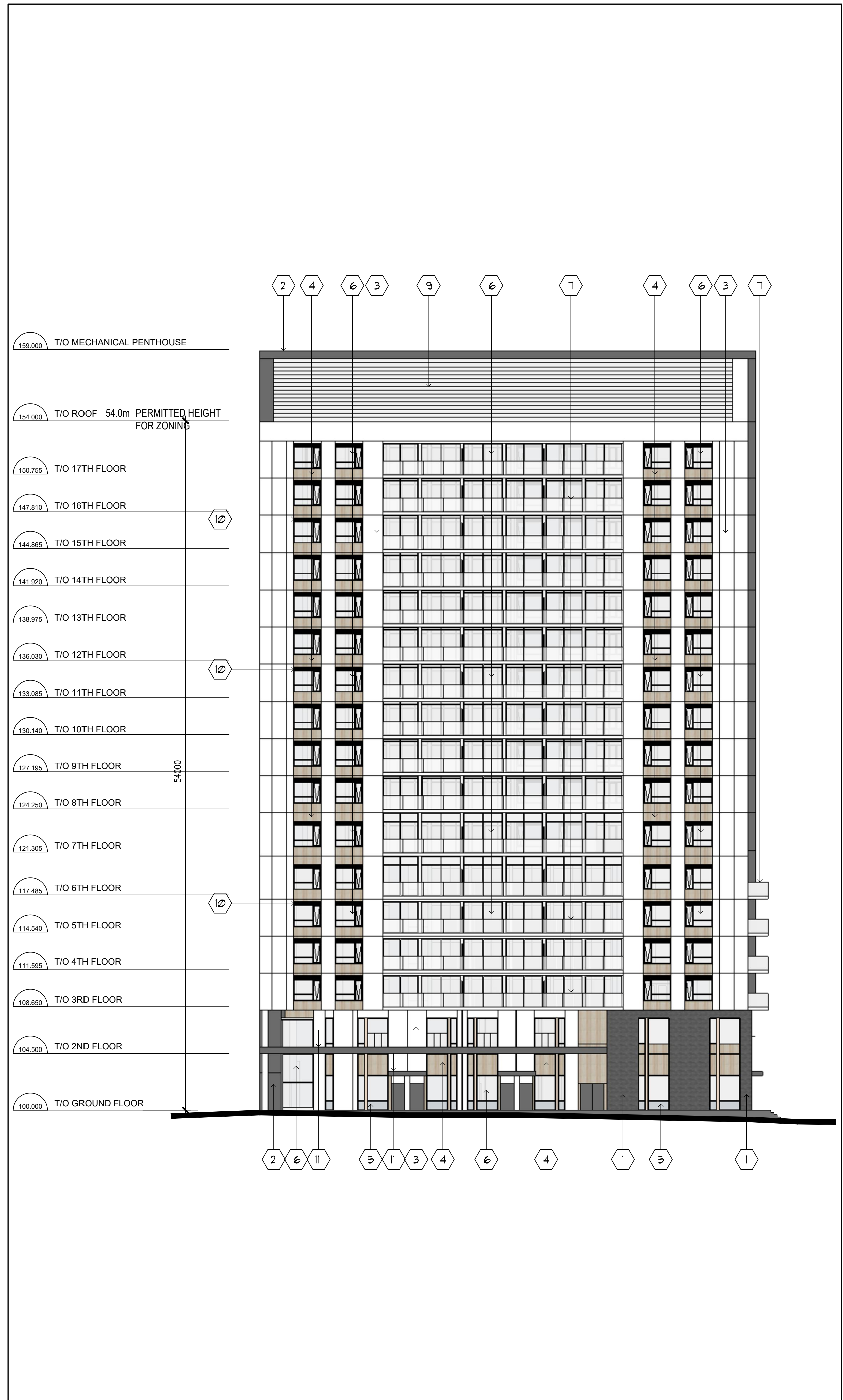
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**BUILDING B**  
**SOUTH & WEST ELEVATIONS**  
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY**  
**RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY: PETROFF	DATE: _____	DWG. NO: A320
ISSUED: _____		



**2 BLOCK B EAST ELEVATION**  
A321 SCALE: 1:200



**1 BLOCK B NORTH ELEVATION**  
A321 SCALE: 1:200

**MATERIAL LEGEND**

- 1 FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
- 2 PRE-FINISHED ACM PANEL COLOUR 1
- 3 PRE-FINISHED ACM PANEL COLOUR 2
- 4 INSULATED PRE FINISHED SPANDREL METAL PANEL IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- 5 INSULATED BACK PAINTED SPANDREL GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
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- 8 CLEAR TEMPERED GLASS JULIETTE STYLE GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM
- 9 GALVALUME ARCHITECTURAL LOUVER
- 10 ARCHITECTURAL LOUVER
- 11 PRE-FINISH METAL PANEL CLAD CANOPY

NOTE '1': BIRD-SAFE DESIGN: FEATURES AND PROTECTION MEASURES APPLIED AS SPECIFIED IN THE CITY OF OTTAWA'S "BIRD-SAFE DESIGN GUIDELINES". TO BE APPLIED TO ALL VISION GLASS AND BALCONY GUARDRAILINGS FROM GROUND FLOOR TO 7TH FLOOR; 15m FROM TOP OF GRADE; AND 4m MEASURED FROM TOP OF OUTDOOR ROOF AMENITY AREAS

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

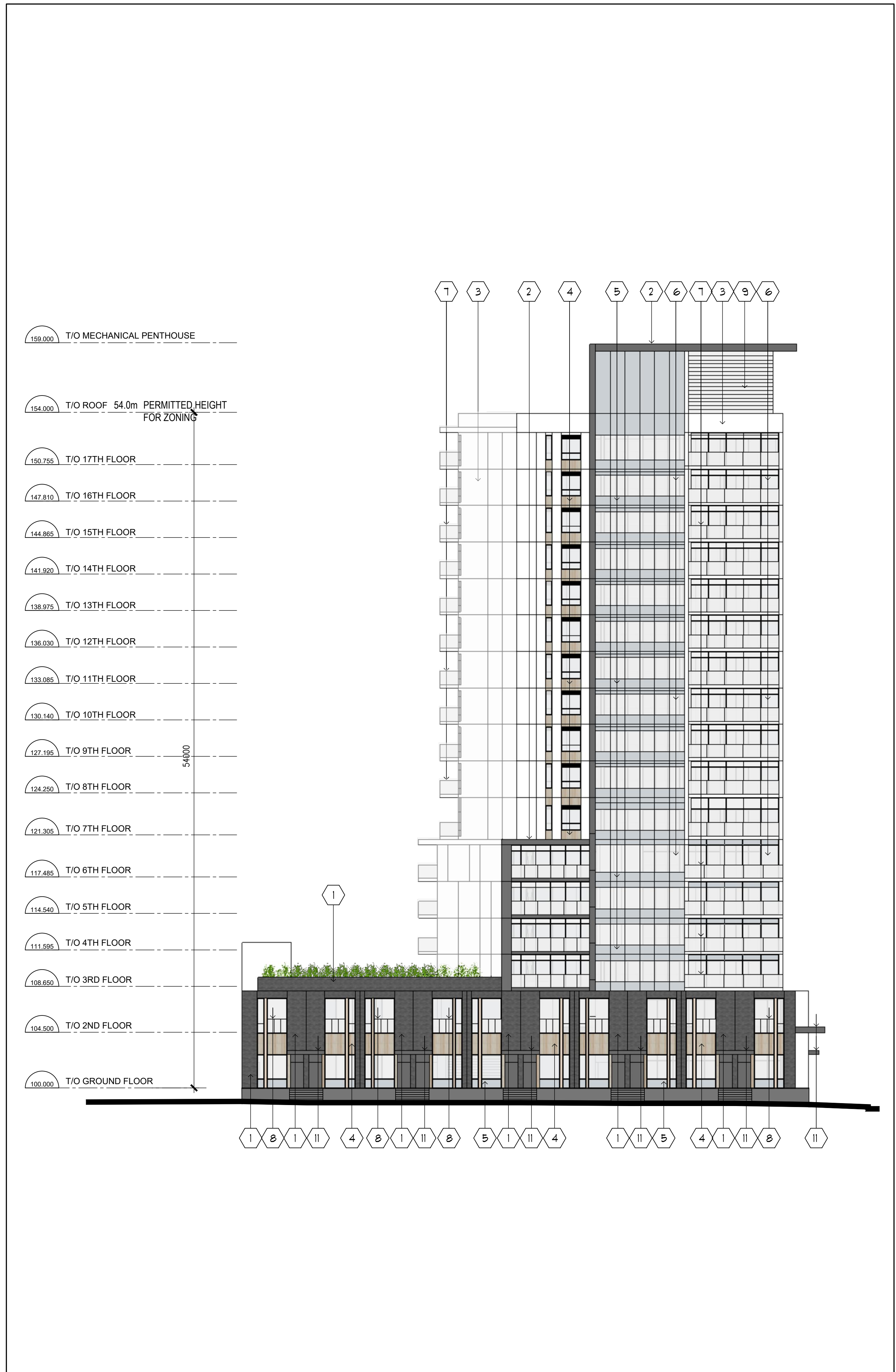
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**BUILDING B  
NORTH & EAST ELEVATIONS**

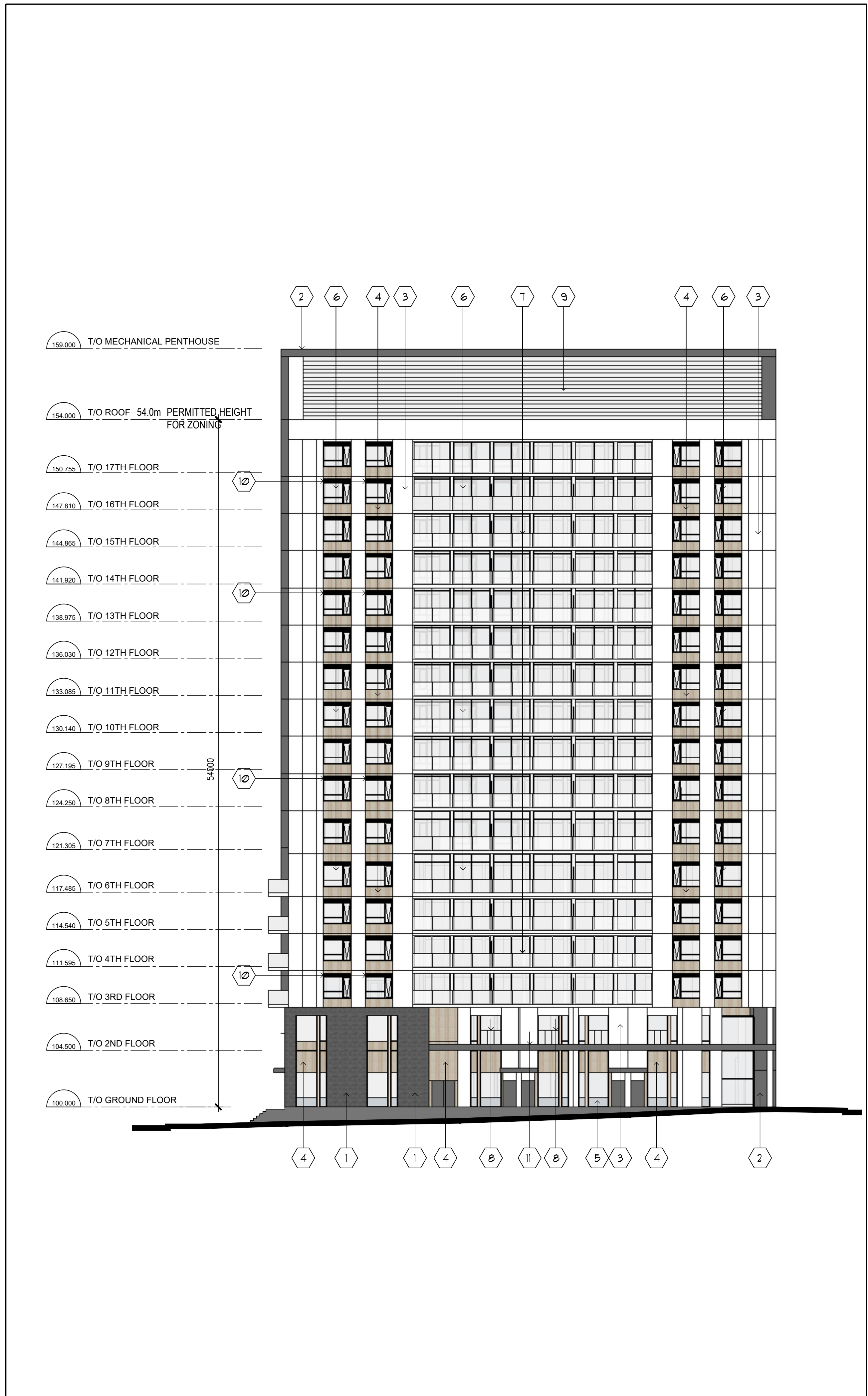
**PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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CHECKED BY: PETROFF	DWG. NO: A321
DATE:	
ISSUED:	



**2 BLOCK C WEST ELEVATION**  
A330 SCALE: 1:200



**1 BLOCK C SOUTH ELEVATION**  
A330 SCALE: 1:200

- MATERIAL LEGEND**
- 1 FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
  - 2 PRE-FINISHED ACM PANEL COLOUR 1
  - 3 PRE-FINISHED ACM PANEL COLOUR 2
  - 4 INSULATED PRE FINISHED SPANDREL METAL PANEL IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
  - 5 INSULATED BACK PAINTED SPANDREL GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
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  - 7 CLEAR TEMPERED GLASS BALCONY GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM
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  - 10 ARCHITECTURAL LOUVER
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NOTE (1): BIRD-SAFE DESIGN: FEATURES AND PROTECTION MEASURES APPLIED AS SPECIFIED IN THE CITY OF OTTAWA'S "BIRD-SAFE DESIGN GUIDELINES". TO BE APPLIED TO ALL VISION GLASS AND BALCONY GUARDRAILINGS FROM GROUND FLOOR TO 7TH FLOOR; 16m FROM TOP OF GRADE; AND 4m MEASURED FROM TOP OF OUTDOOR ROOF AMENITY AREAS

NO.	REVISIONS	DATE	BY
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1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

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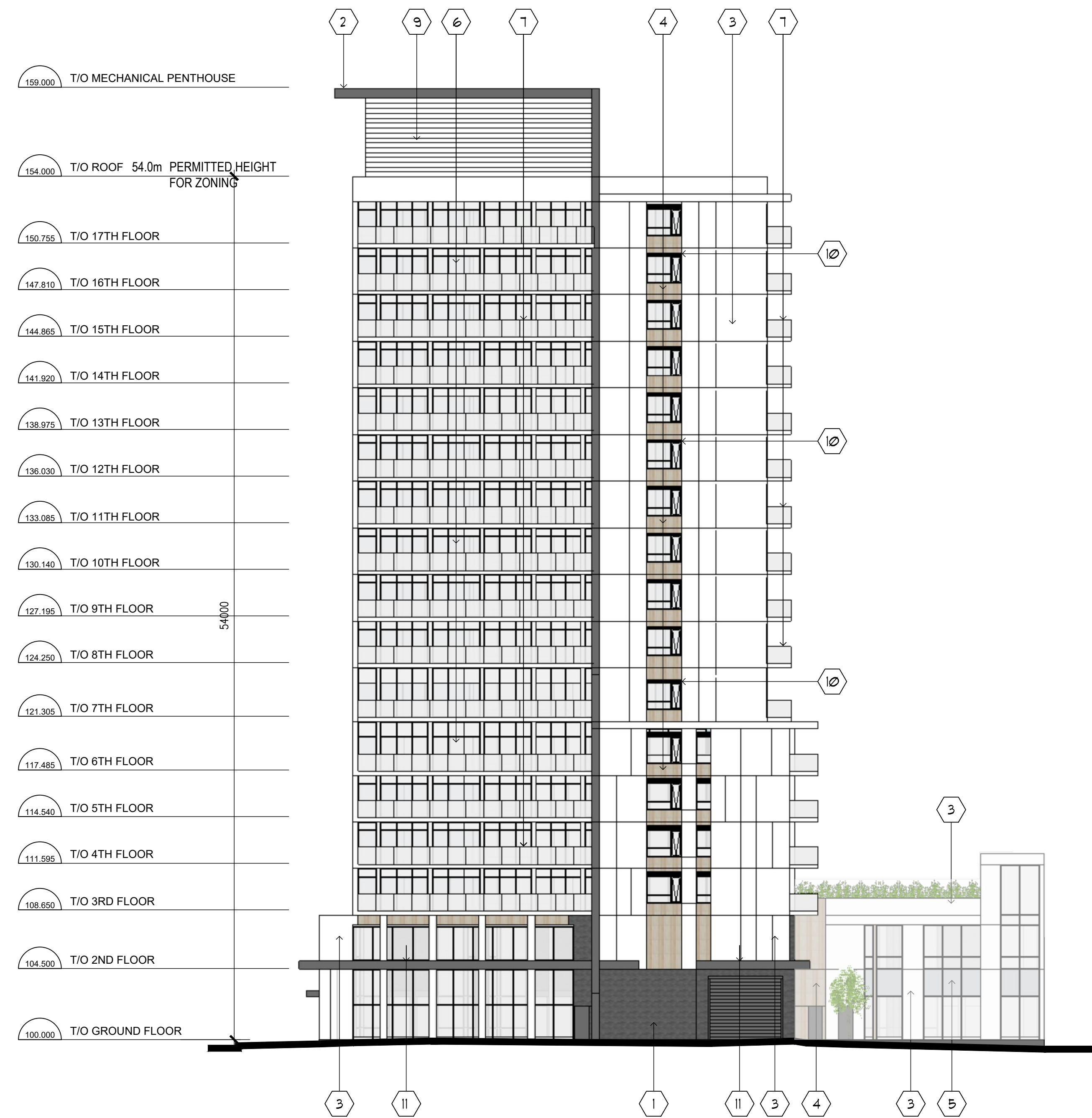
**BUILDING C**  
**SOUTH & WEST ELEVATIONS**

**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

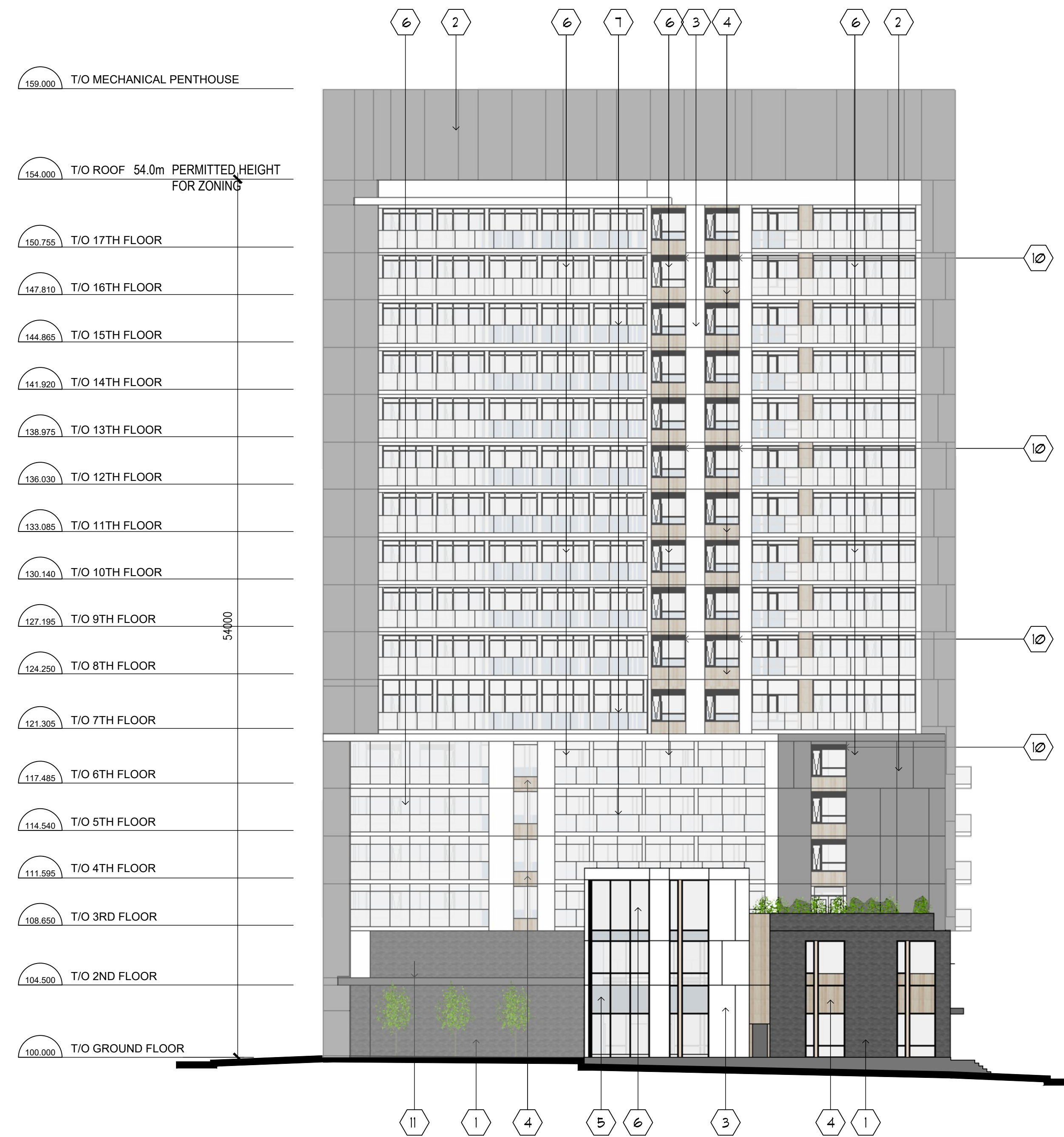
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ALY HANADY  
LICENCE 6768

DRAWN BY:	PETROFF	PROJECT NO:	21740
CHECKED BY:	PETROFF	DWG. NO.:	A330
DATE:			
ISSUED:			



**2 BLOCK C EAST ELEVATION**  
A331 SCALE: 1:200



**1 BLOCK C NORTH ELEVATION**  
A331 SCALE: 1:200

**MATERIAL LEGEND**

- 1 FULL BED MASONRY BRICK VENEER AND/OR ARCHITECTURAL PRECAST CONCRETE
- 2 PRE-FINISHED ACM PANEL COLOUR 1
- 3 PRE-FINISHED ACM PANEL COLOUR 2
- 4 INSULATED PRE FINISHED SPANDREL METAL PANEL IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- 5 INSULATED BACK PAINTED SPANDREL GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- 6 LOW-E CLEAR GLAZING IN THERMALLY BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- 7 CLEAR TEMPERED GLASS BALCONY GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM
- 8 CLEAR TEMPERED GLASS JULIETTE STYLE GUARDRAIL IN PRE-FINISHED ALUMINUM RAILING SYSTEM
- 9 GALVALUME ARCHITECTURAL LOUVER
- 10 ARCHITECTURAL LOUVER
- 11 PRE-FINISH METAL PANEL CLAD CANOPY

NOTE '1': BIRD-SAFE DESIGN: FEATURES AND PROTECTION MEASURES APPLIED AS SPECIFIED IN THE CITY OF OTTAWA'S "BIRD-SAFE DESIGN GUIDELINES". TO BE APPLIED TO ALL VISION GLASS AND BALCONY GUARDRAILINGS FROM GROUND FLOOR TO 7TH FLOOR; 15m FROM TOP OF GRADE; AND 4m MEASURED FROM TOP OF OUTDOOR ROOF AMENITY AREAS

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**BUILDING C  
NORTH & EAST ELEVATIONS**

**PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

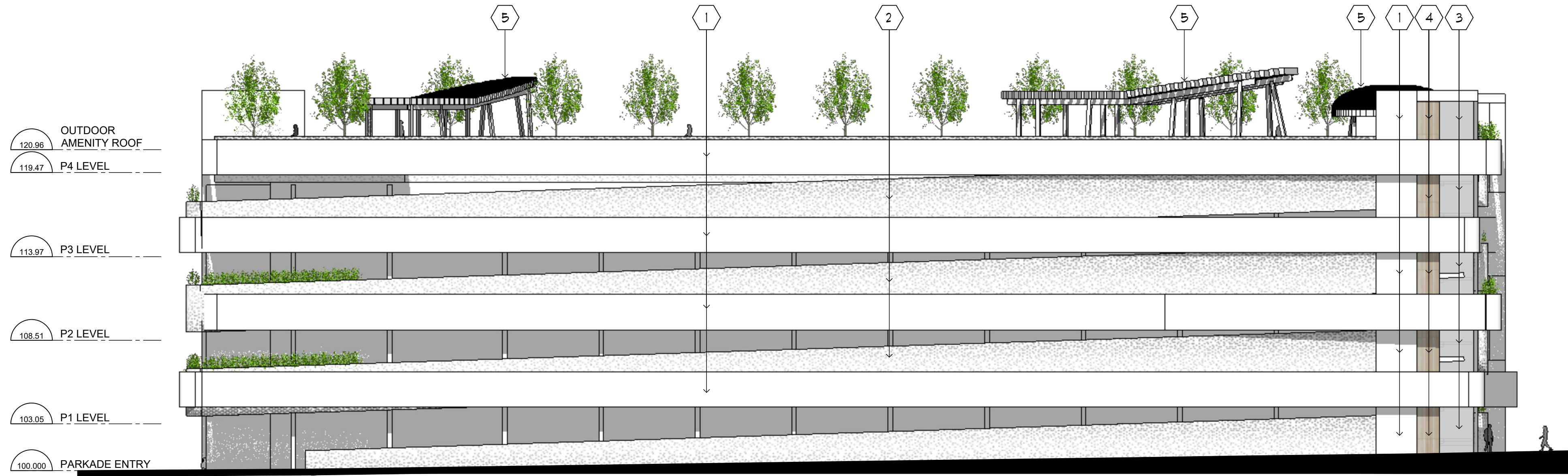
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ONTARIO ASSOCIATION  
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ALY HANADY  
LICENCE  
6768

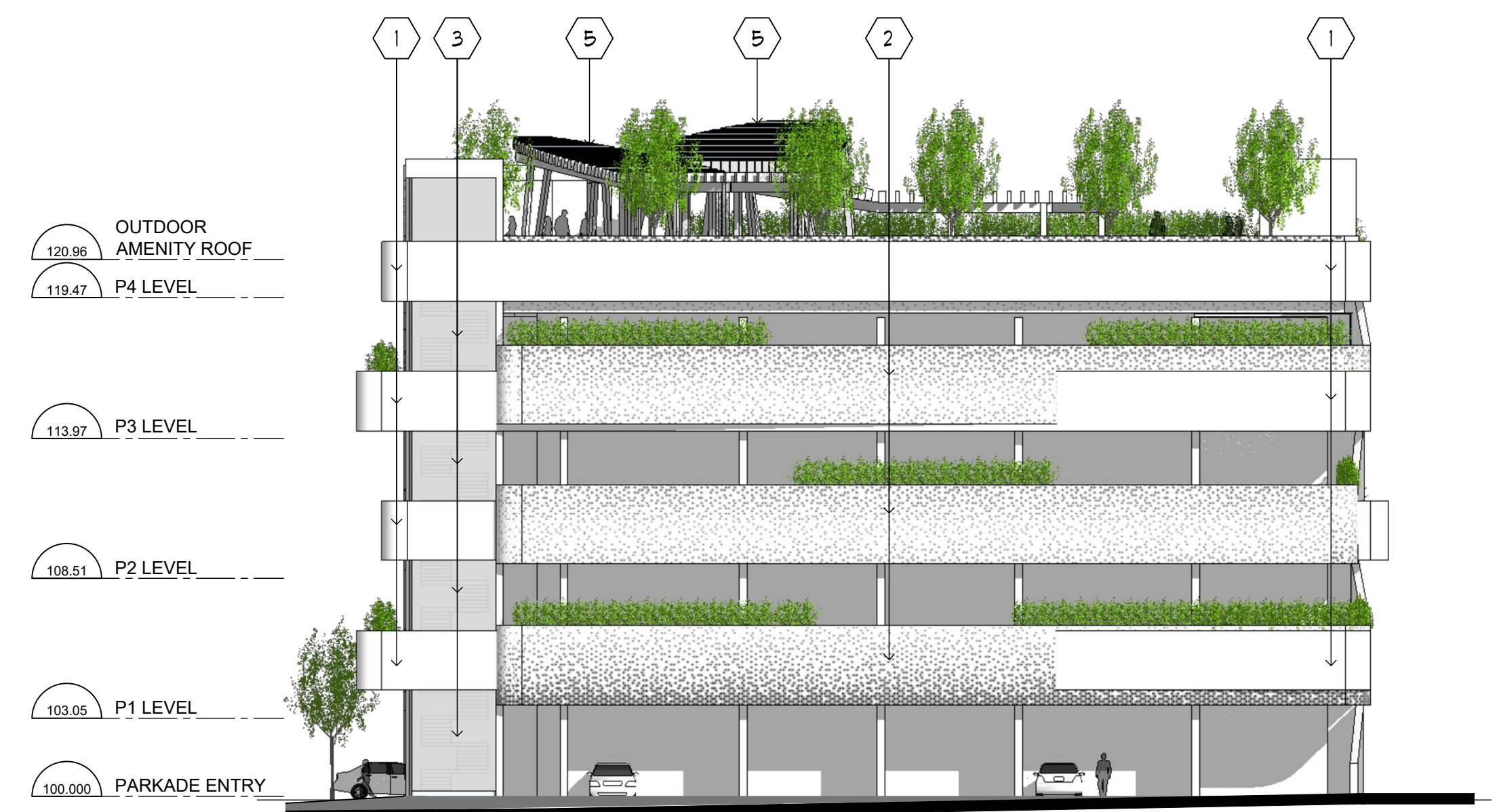
DRAWN BY	PETROFF	PROJECT NO.	21740
CHECKED BY	PETROFF	DWG. NO.	A331
DATE			
ISSUED			

**MATERIAL LEGEND**

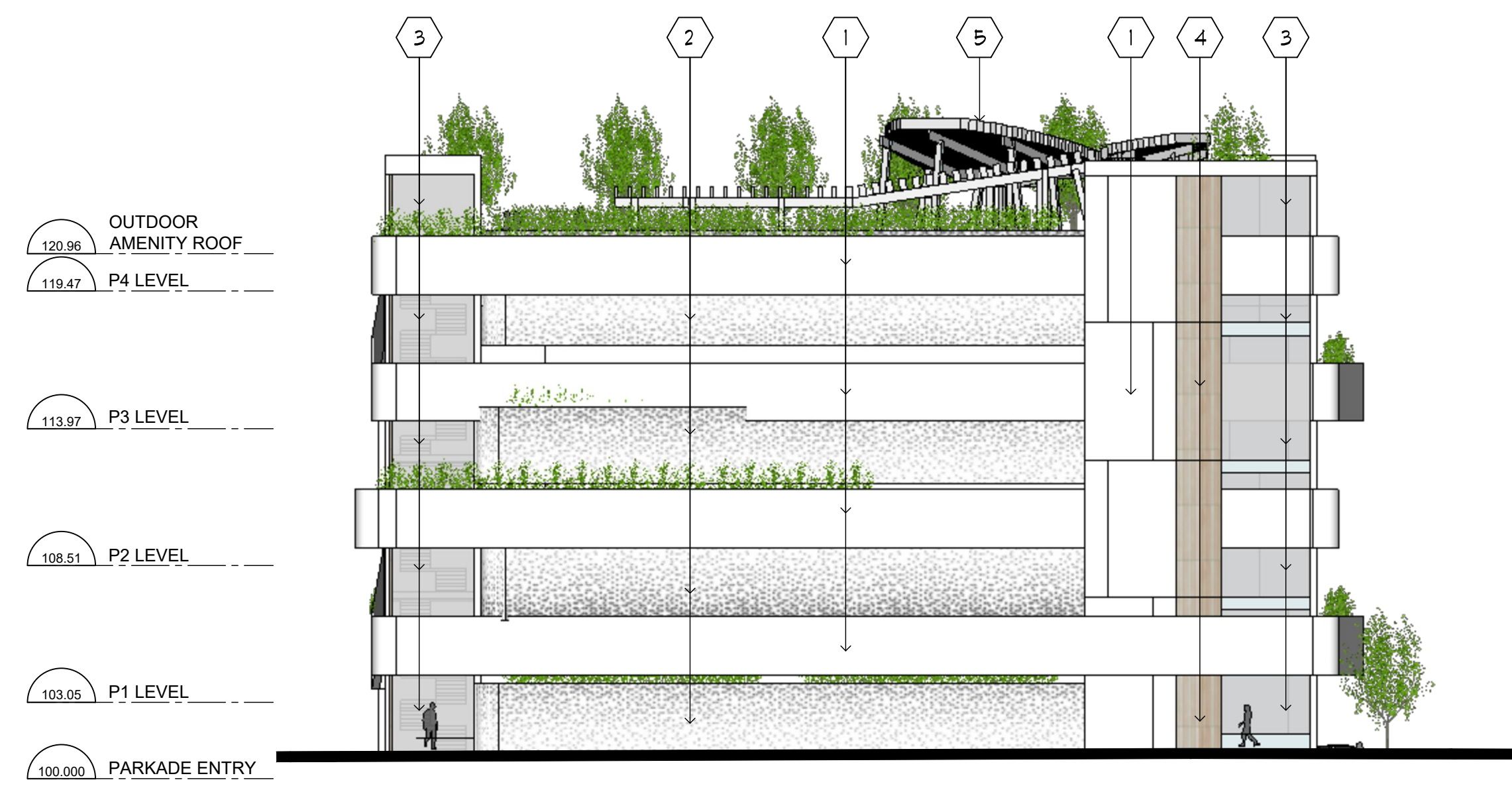
- 1 ARCHITECTURAL PRECAST CONCRETE PANELS  
SMOOTH FINISH
- 2 ARCHITECTURAL PRECAST CONCRETE PANELS  
TEXTURED FINISH
- 3 LOW-E CLEAR GLAZING IN THERMALLY BROKEN PRE-FINISHED  
ALUMINUM WINDOW WALL SYSTEM
- 4 INSULATED PRE-FINISHED SPANDREL METAL PANEL IN THERMALLY  
BROKEN PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- 5 PRE-FINISHED METAL FRAME TRELLIS



**1 PARKADE EAST ELEVATION**  
A340 SCALE: 1:200



**2 PARKADE SOUTH ELEVATION**  
A340 SCALE: 1:200



**1 PARKADE NORTH ELEVATION**  
A340 SCALE: 1:200

NO.	REVISIONS	DATE	BY
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1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

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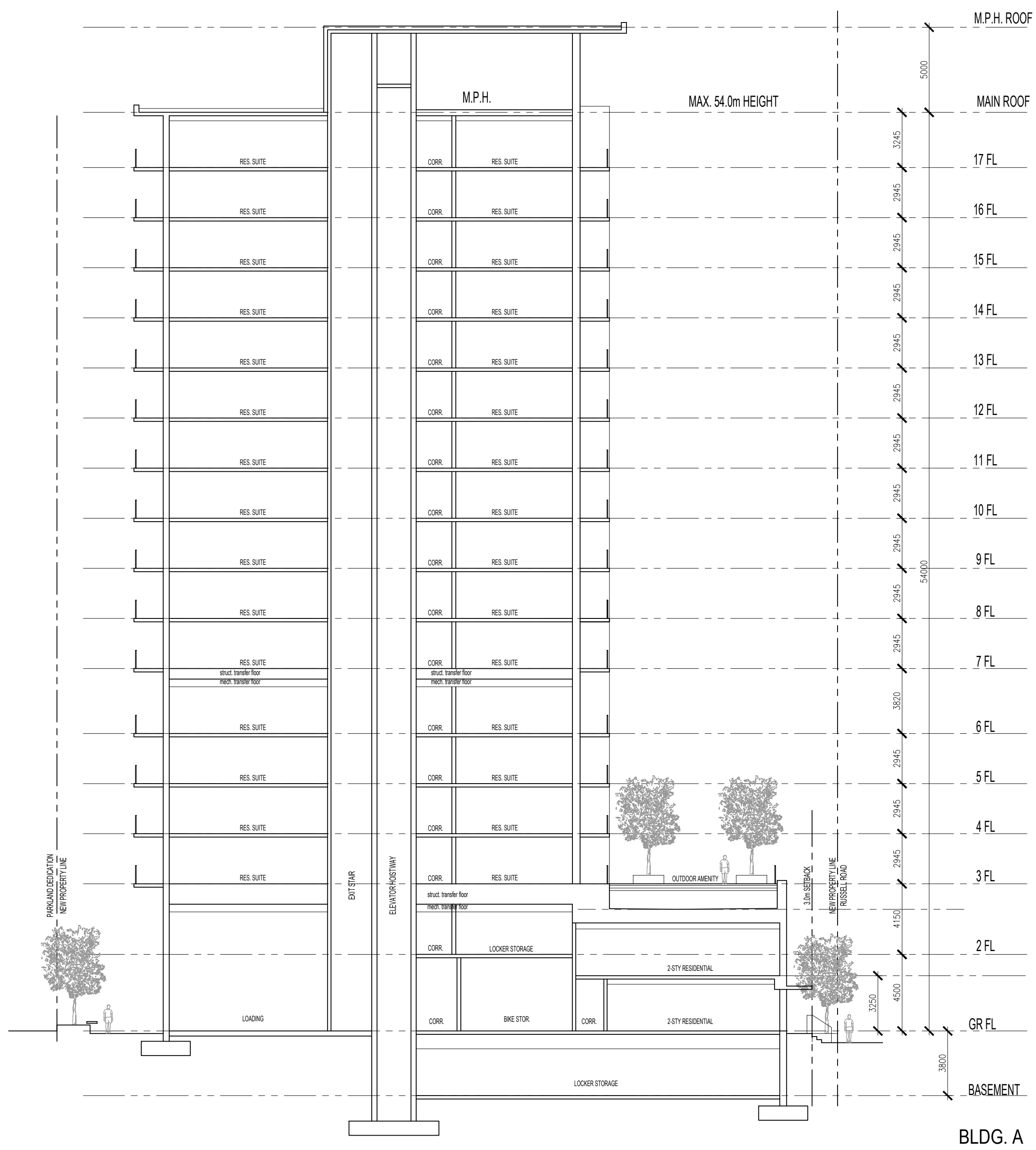
**PARKADE ELEVATIONS**  
SCALE: AS NOTED  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

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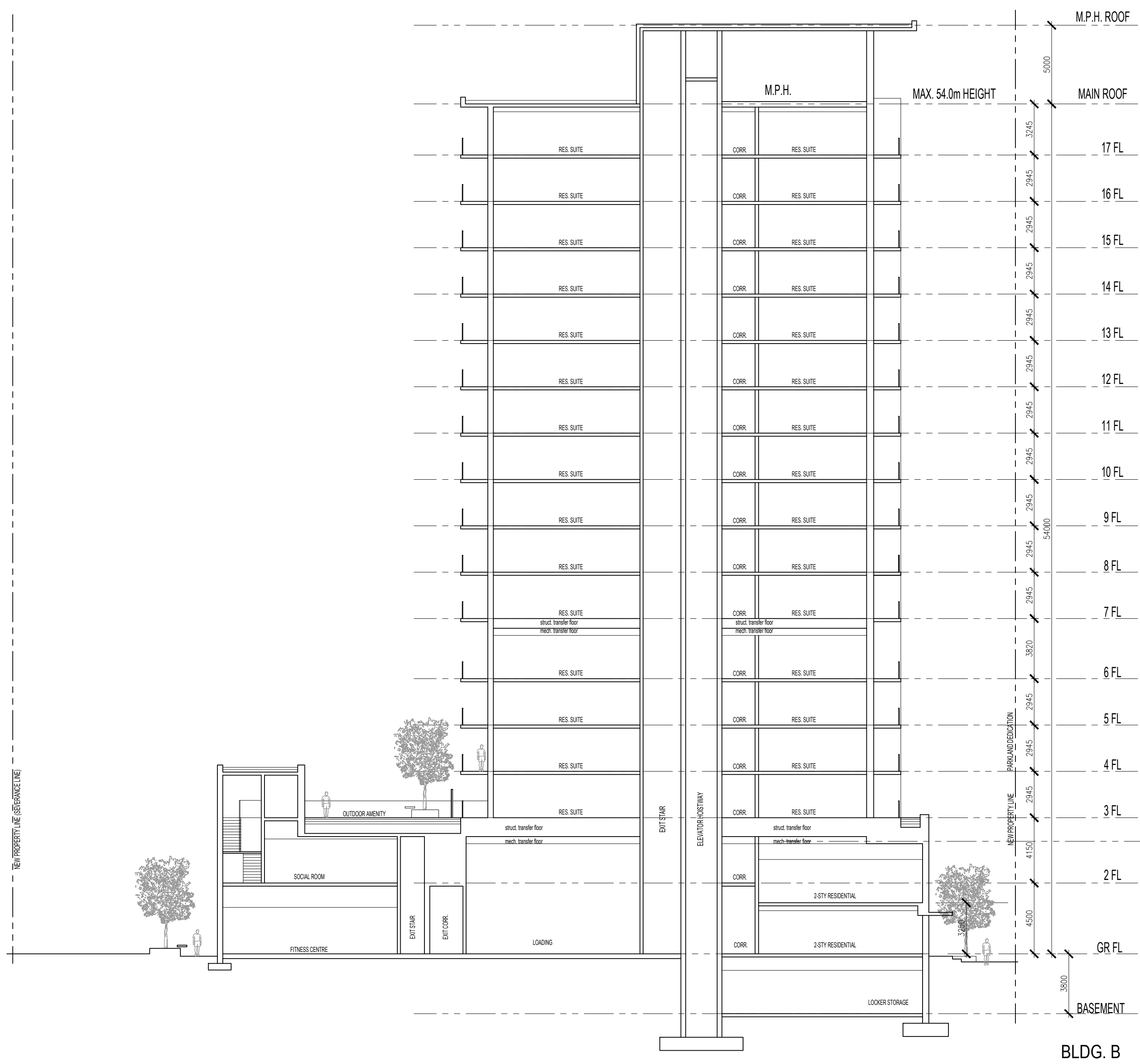
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CHECKED BY:	PETROFF	DWG. NO.	A340
DATE:			
ISSUED:			







BLDG. A



BLDG. B

1 BUILDING 'A' - BUILDING SECTION  
A401 SCALE: 1:200

2 BUILDING 'B' - BUILDING SECTION  
A401 SCALE: 1:200

NO.	REVISIONS	DATE	BY
2	ISSUED FOR SITE PLAN APPROVAL	FEB.09.2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB.04.2021	OH

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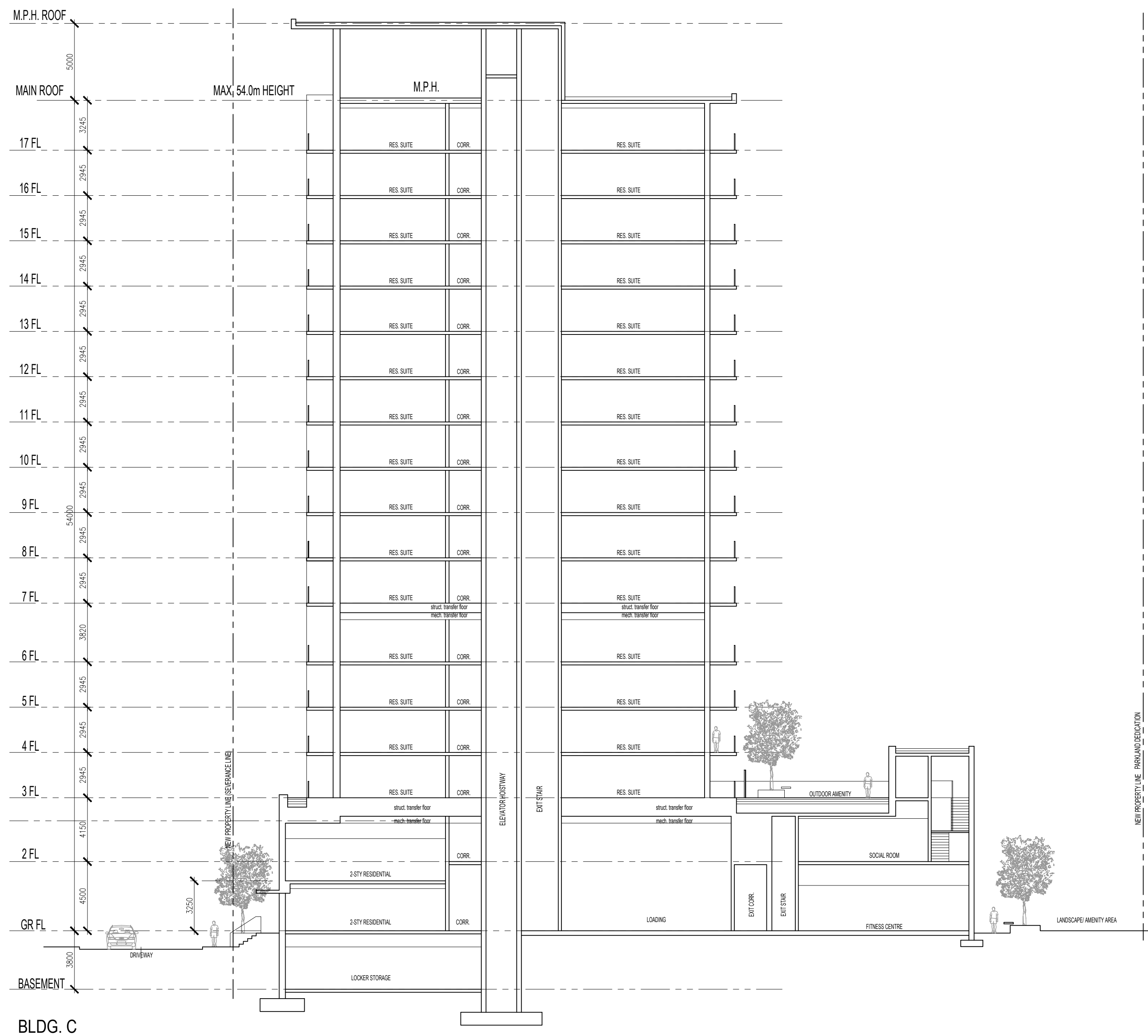
BUILDING SECTIONS

PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT  
1971 & 1975 ST. LAURENT BLVD.  
OTTAWA, ONTARIO  
FOR: STARLIGHT DEVELOPMENTS

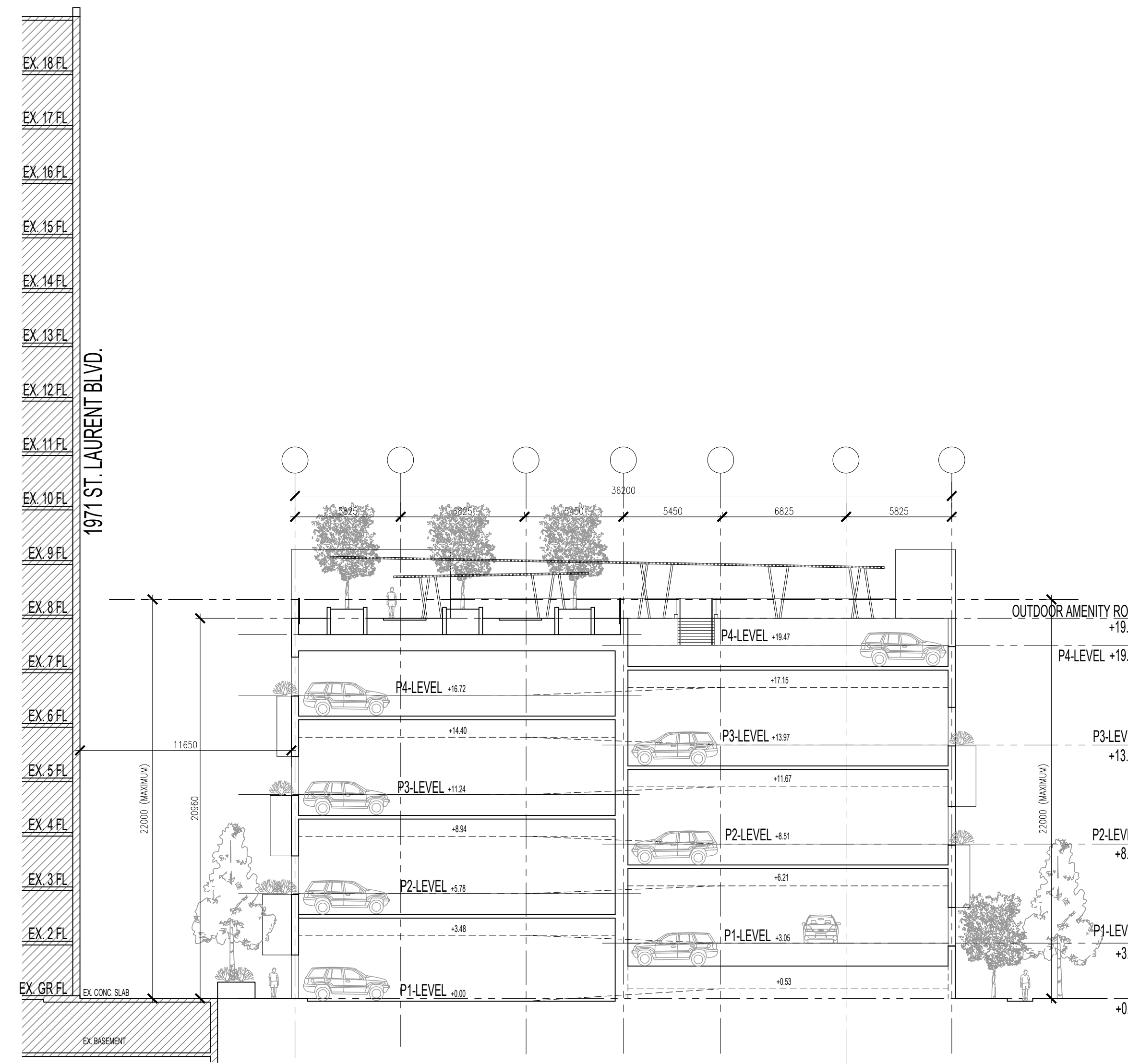
**PETROFF**  
PETROFF PARTNERSHIP ARCHITECTS  
260 TOWN CENTRE BLVD, SUITE 300  
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DATE:			
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1 BUILDING 'C' - BUILDING SECTION  
A402 SCALE: 1:200



2 PARKADE - BUILDING CROSS-SECTION  
A402 SCALE: 1:200


2	ISSUED FOR SITE PLAN APPROVAL	FEB. 09. 2021	OH
1	ISSUED FOR CLIENT REVIEW	FEB. 04. 2021	OH

NO.	REVISIONS	DATE	BY

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**BUILDING SECTIONS**

SCALE AS NOTED  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
 1971 & 1975 ST. LAURENT BLVD.  
 OTTAWA, ONTARIO  
 FOR: STARLIGHT DEVELOPMENTS

<b>PETROFF</b> PETROFF PARTNERSHIP ARCHITECTS 260 TOWN CENTRE BLVD, SUITE 300 MARKHAM, ON L3R 8H8 PH: 905-470-7000 www.petroff.com	