

1050 TAWADINA ROAD

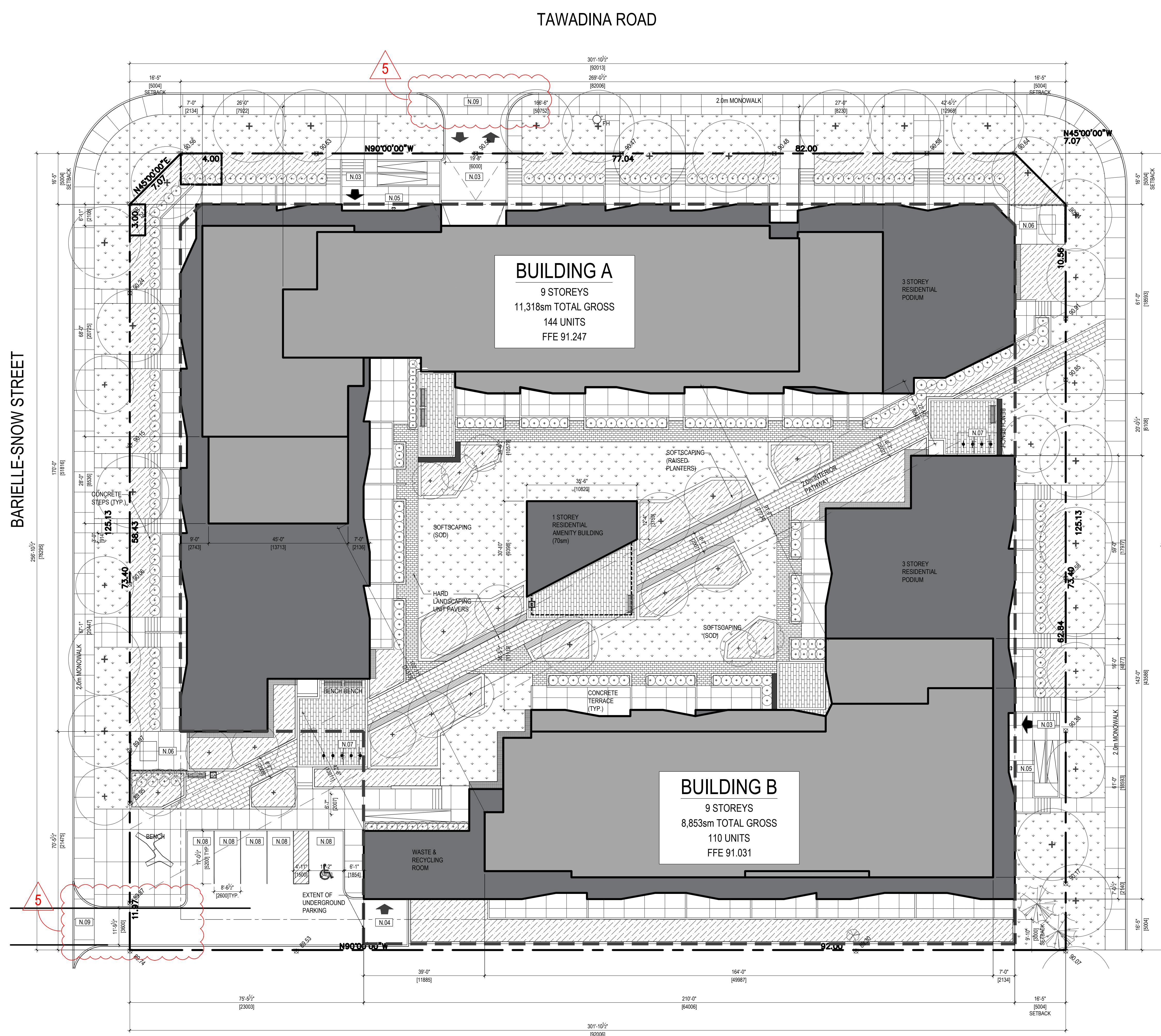
SITE PLAN CONTROL RESPONSE 4

MAY 31, 2024

DRAWING LIST:

SPC.000	COVER
SPC.100	SITE PLAN
SPC.P01	PARKADE 1 PLAN
SPC.101	MAIN FLOOR PLAN
SPC.102	SECOND FLOOR PLAN
SPC.103	THIRD FLOOR PLAN
SPC.104	FOURTH FLOOR PLAN
SPC.105	FIFTH FLOOR PLAN
SPC.106	SIXTH FLOOR PLAN
SPC.107	SEVENTH FLOOR PLAN
SPC.108	EIGHT FLOOR PLAN
SPC.109	NINTH FLOOR PLAN
SPC.110	ROOFPLAN
SPC.111	PATIO DETAIL
SPC.200	BUILDING SECTION
SPC.201	BUILDING SECTION
SPC.300	ELEVATIONS - BUILDING A
SPC.301	ELEVATIONS - BUILDING A
SPC.302	ELEVATIONS - BUILDING B
SPC.303	ELEVATIONS - BUILDING B





GENERAL NOTES

- A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
- B. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
- C. REFER TO WATERIDGE VILLAGE AT ROCKCLIFFE PHASE 2B ISSUED FOR CONSTRUCTION DRAWINGS AS PREPARED BY BI GROUP 2019.09.10 FOR ALL DESIGN GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- D. ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED APRIL 5th, 2022. PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- E. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
- F. ANY SNOW ACCUMULATED IN SURFACE PARKING AREAS IS TO BE TRUCKED OFF SITE.
- G. WASTE & RECYCLING BINS TO BE ROLLED OUT TO BAREILLE-SNOW STREET FOR CURBSIDE COLLECTION.

SHEET NOTES

- N.01 PROPOSED ELECTRICAL TRANSFORMER LOCATION
- N.02 PARKAGE ENTRY RAMP
- N.03 MAIN BUILDING ENTRY
- N.04 GARBAGE AND RECYCLING ACCESS
- N.05 FIRE DEPARTMENT CONNECTION
- N.06 TRANSFORMER
- N.07 BIKE PARKING STALLS
- N.08 VISITOR PARKING STALLS
- N.09 DEPRESSED CURB

ZONING NOTES

CURRENT ZONING: GM31 H30

LOT OF AREA	LOT WIDTH	LOT DEPTH
7,179 sm	92m	76.3m

REQUIRED: 5m, 5m, 5m, 5m
 PROPOSED: 5m, 5m, 5m, 5m

SETBACK ALONG TAWADINA ROAD (SIDEYARD)
 SETBACK ALONG MICHAEL STOQUA STREET (CORNER/FRONT)
 SETBACK ALONG BAREILLE-SNOW STREET (CORNER/FRONT)
 INTERIOR SIDEYARD SETBACK (GM31 H30)

MAXIMUM HEIGHT**	MINIMUM NUMBER OF STOREYS
30m	2
29.5m	9

MAXIMUM FLOOR PLATE AREA ABOVE 20m: 750sm / 677sm-742sm
 TOTAL BUILDING AREA: 20,171sm
 TOTAL UNITS: 254 UNITS

BUILDING A - DEVELOPMENT STATS

FLOOR	GROSS AREA
MAIN	1,922sm
2 FLR	1,977sm
3 FLR	1,977sm
4 FLR	1,201sm
5 FLR	1,105sm
6 FLR	1,105sm
7 FLR	677sm
8 FLR	677sm
9 FLR	677sm
TOTAL	11,318sm

BUILDING B - DEVELOPMENT STATS

FLOOR	GROSS AREA
MAIN	1,423sm
2 FLR	1,331sm
3 FLR	1,331sm
4 FLR	900sm
5 FLR	900sm
6 FLR	742sm
7 FLR	742sm
8 FLR	742sm
9 FLR	742sm
TOTAL	8,853sm

VEHICULAR PARKING

MIN. 0.5 RESIDENTIAL STALLS/ RESIDENCE UNIT - FIRST 12 SPACES/ BUILDING (254 - (2*12)/0.5) = 115 REQUIRED

MAX. 40% COMPACT
 MAX. 5% MOTORCYCLE STANDARD = 76 PROPOSED
 = 5 PROPOSED
 = 85 PROPOSED

TOTAL RESIDENTIAL STALLS* = 166 PROPOSED

* Located in underground parking garage

MIN. 0.1 VISITOR STALLS/ RESIDENCE UNIT - FIRST 12 SPACES/ LOT (254 - 12)/0.1 = 25 REQUIRED
 = 25 PROPOSED*

** 5 Stalls provided at-grade and 20 in underground parking garage

TOTAL PARKING PROVIDED = 191 STALLS

* Note 5 of the 195 stalls are proposed as barrier free

BICYCLE PARKING

REQUIRED: MIN. 0.5 STALLS/ RESIDENCE UNIT = 127 SPACES

PROPOSED:
 UNDERGROUND = 138 SPACES
 EXTERIOR = 18 SPACES
TOTAL = 156 SPACES

AMENITY SPACE REQUIREMENTS:

REQUIRED AMENITY SPACE = 6sm/ RESIDENCE UNIT
 254 UNITS x 6sm = 1524sm TOTAL AMENITY REQUIRED
 MIN. 50% REQUIRED TO BE COMMUNAL = 762sm
 PROVIDED COMMUNAL AMENITY SPACE = 1830sm
 PROVIDED PRIVATE AMENITY = 654sm
TOTAL PROVIDED AMENITY SPACE = 2484sm

RELEASES

NO.	DESCRIPTION	DATE
01	SPC RESPONSE 4	06.30.24
04	SPC RESPONSE 3	04.09.24
03	SPC RESPONSE	01.19.24
02	ISSUED FOR SPIC	02.28.23
01	ISSUED FOR CLC	12.24.22

1050 TAWADINA RD WATERIDGE

MUNICIPAL ADDRESS: 1050 TAWADINA RD, OTTAWA, ON
 UTM COORDINATE: PART OF BLOCK 11 REGISTERED PLAN 4M-1851 CITY OF OTTAWA, ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022
 PROJECT NO.: 22.01.W.U.
 DRAWN: LB, CHECKED: JA
 DATE: 24.01.19 AS NOTED

SITE PLAN

DRAWING NUMBER:

SPC.100

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RELEASES

NO.	DESCRIPTION	DATE
05	SPC RESPONSE 4	06.30.24
04	SPC RESPONSE 3	04.09.24
03	SPC RESPONSE	01.19.24
02	ISSUED FOR SPC	02.28.23
01	ISSUED FOR CLC	12.24.22

1050 TAWADINA RD WATERIDGE

MUNICIPAL ADDRESS
1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS
PART OF BLOCK 11
REGISTERED PLAN 4M-1851
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.
22.01.W.U.

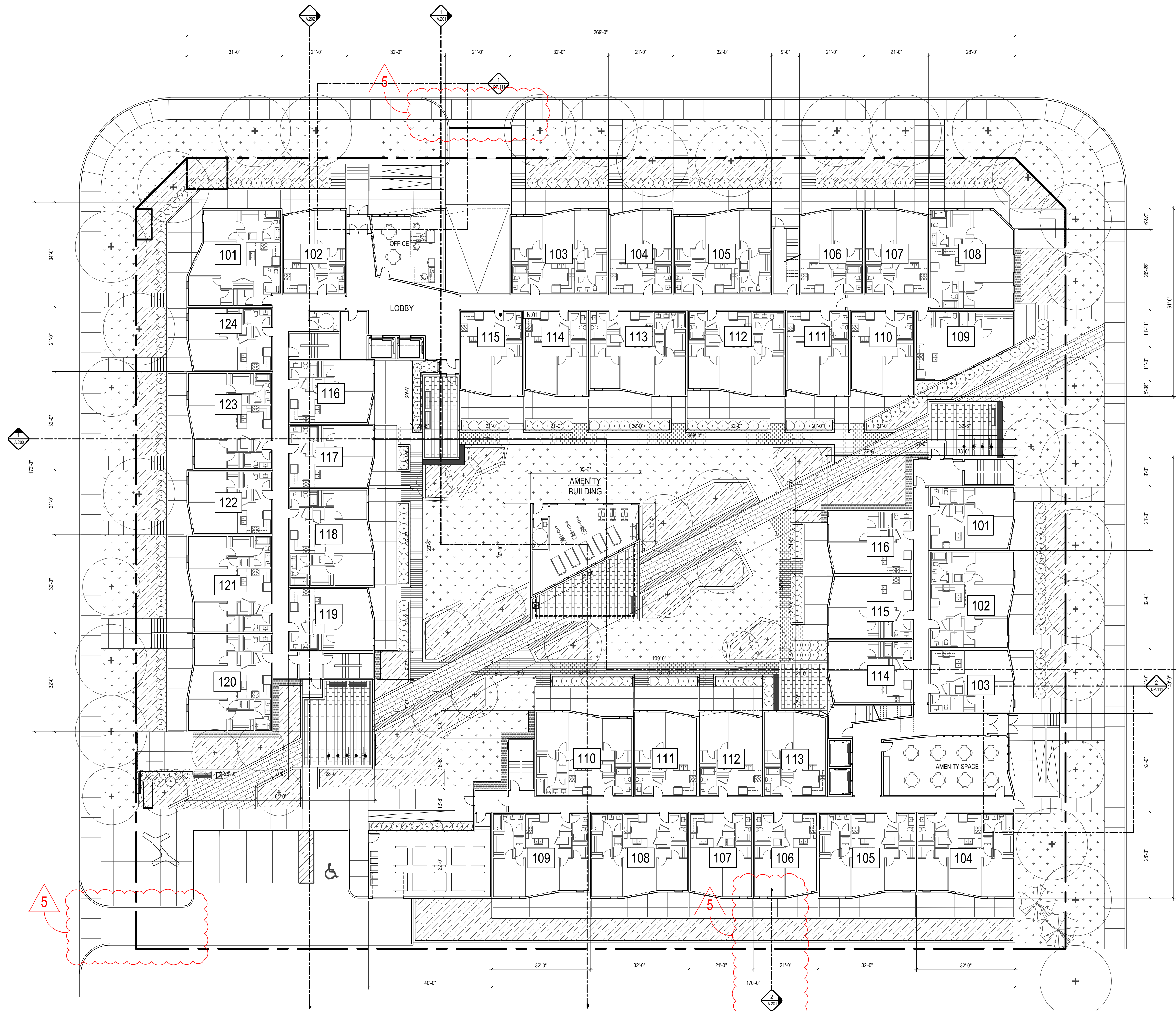
DATE
24.01.19

SCALE
AS NOTED

LEVEL 01 PLAN

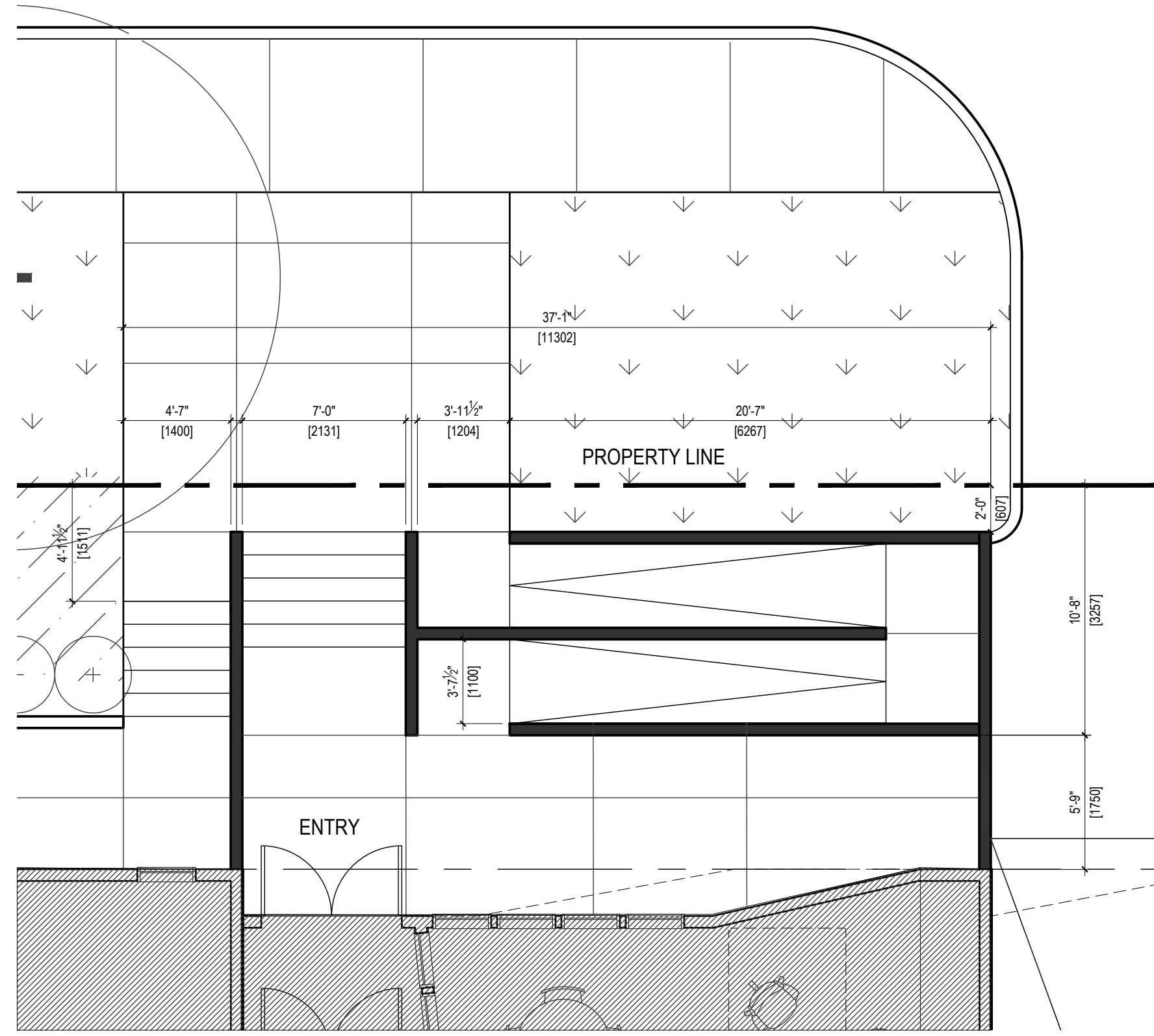
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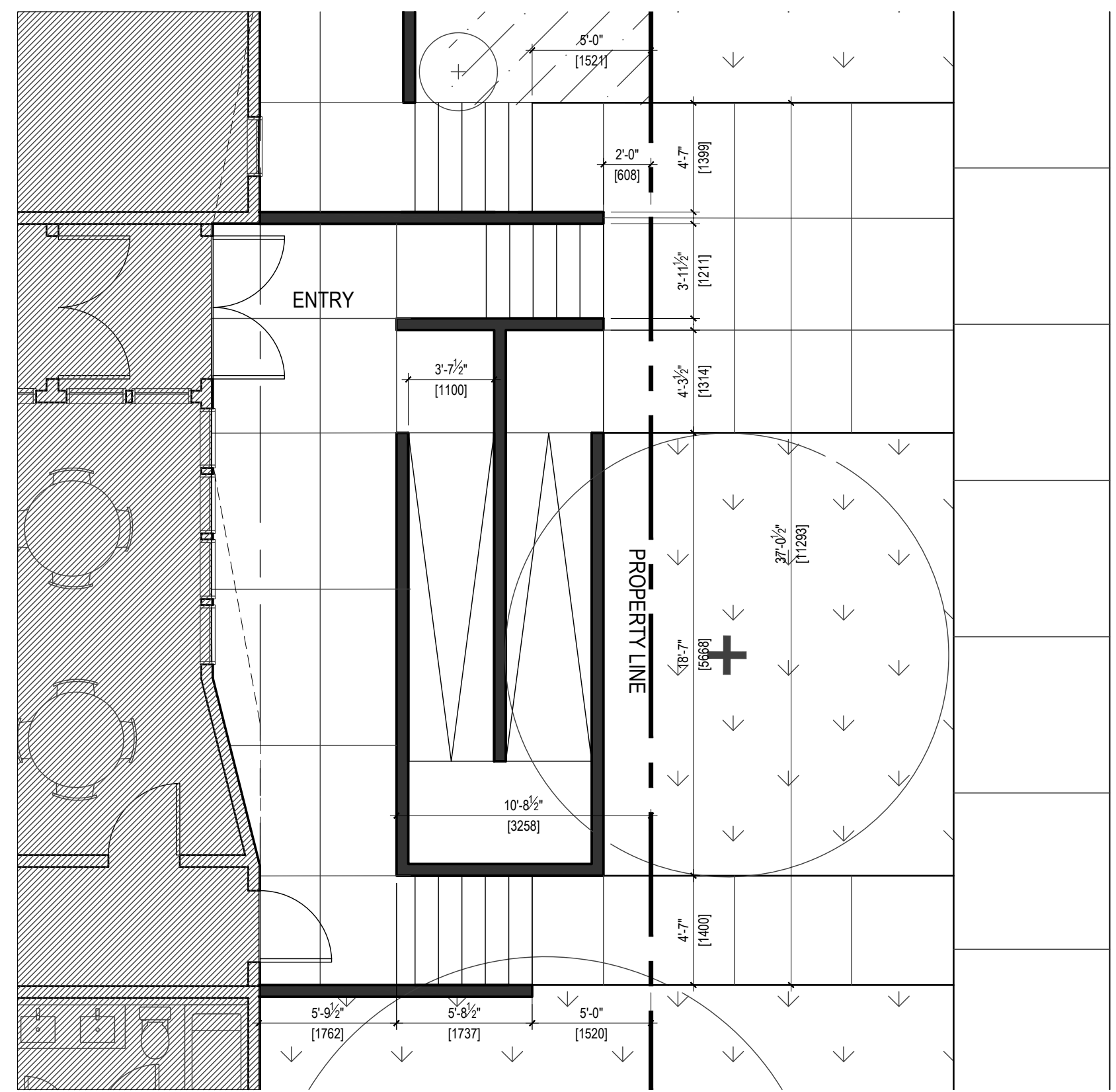


1 LEVEL 01 PLAN
DP.101 1/16" = 1'-0"

TAWADINA ROAD



1 BUILDING A ENTRANCE
DP.111 3/16" = 1'-0"



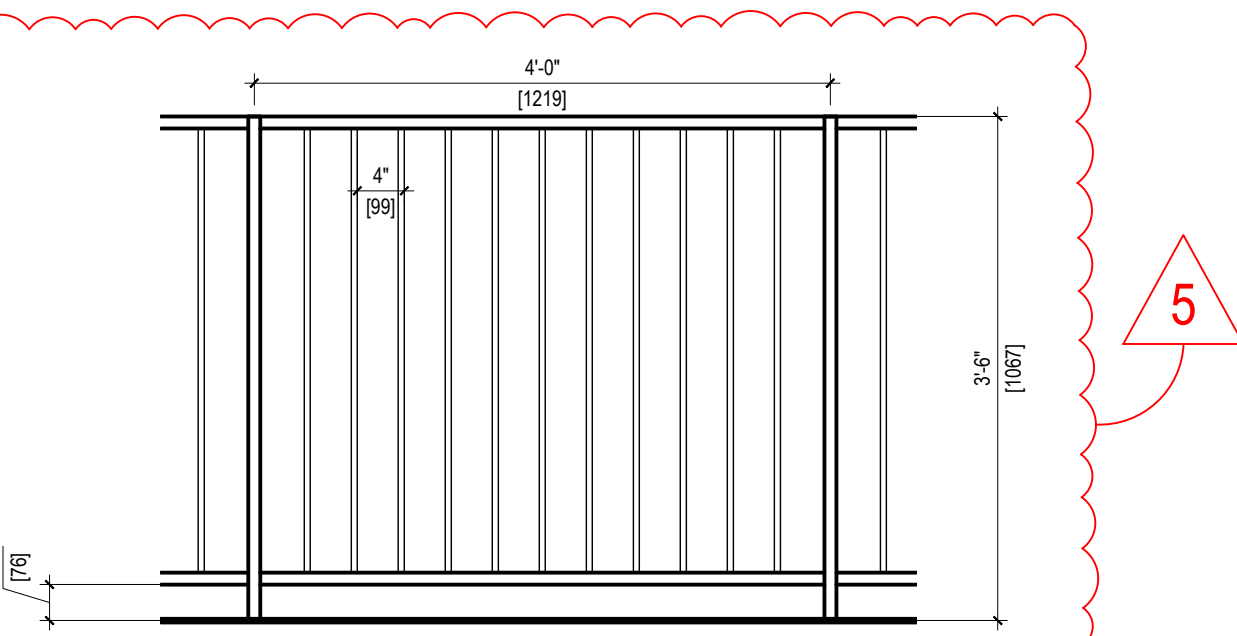
2 BUILDING B ENTRANCE
DP.111 3/16" = 1'-0"



3 TYPICAL PATIO
DP.111 NTS



4 PARKADE ENTRANCE
DP.111 NTS



5 TYPICAL GUARDRAIL DETAIL
DP.111 3/4" = 1'-0"

MICHAEL STOQUA STREET

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

PROJECT TEAM

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RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR CLC	12.24.22
02	ISSUED FOR SPC	02.28.23
03	SPC RESPONSE 1	01.19.24
04	SPC RESPONSE 3	04.09.24
05	SPC RESPONSE 4	06.30.24

PROJECT NAME
1050 TAWADINA RD
WATERIDGE

MUNICIPAL ADDRESS
1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS
PART OF BLOCK 11
REGISTERED PLAN 4M-1851
CITY OF OTTAWA
ANNS O'SULLIVAN VOLLEBEKK LTD. 2022

PROJECT NO.
22.01.W.U.

DRAWN
LB JA

DATE
24.01.19

DRAWING TITLE
PATIO DETAIL

DRAWING NUMBER

SPC.111

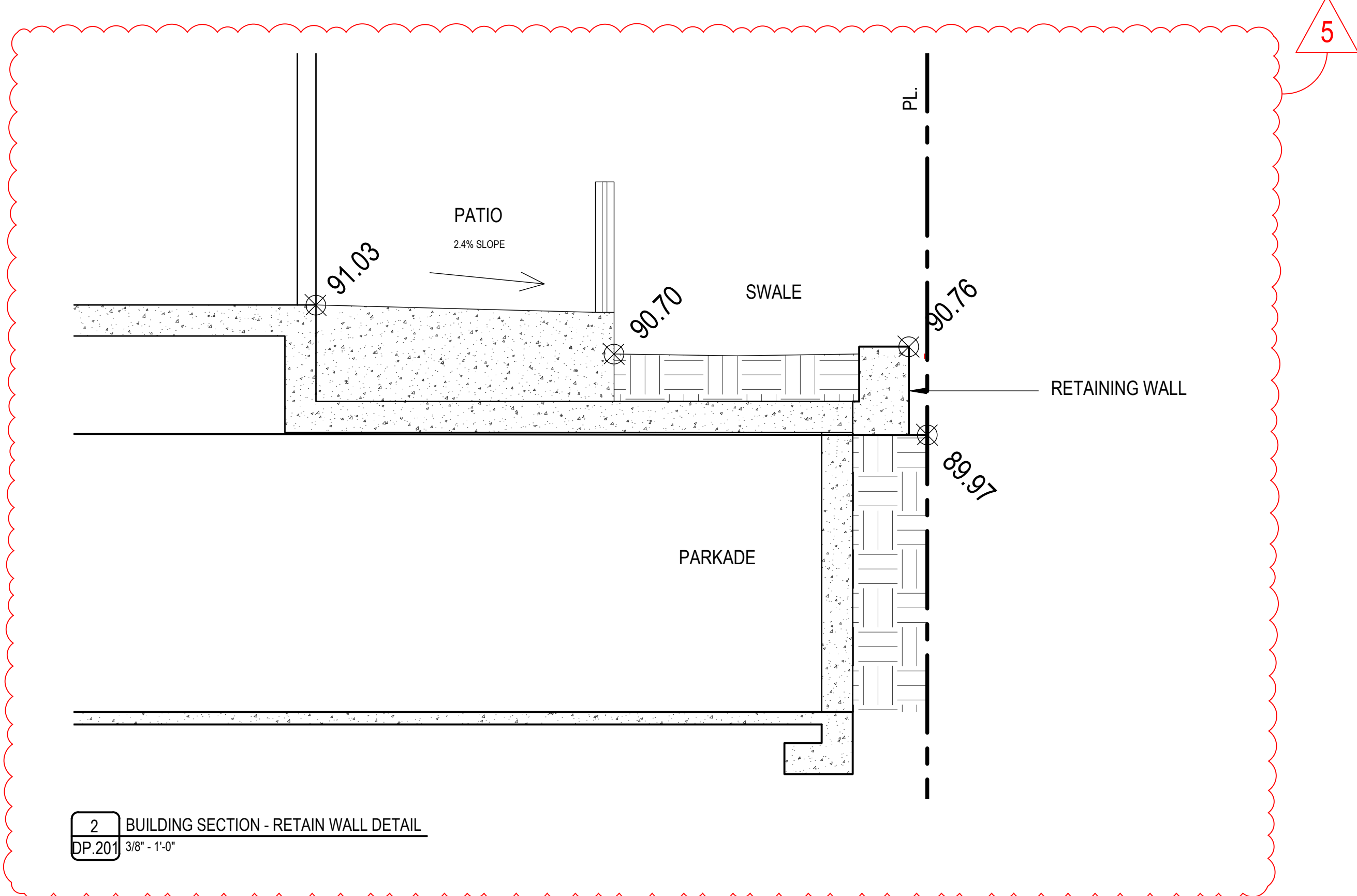
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SHEET NOTES

N.01 PLANTER BOX, 4'-0" HEIGHT

1 BUILDING SECTION NO.2
DP.201 3/32" = 1'-0"



2 BUILDING SECTION - RETAIN WALL DETAIL
DP.201 3/8" = 1'-0"

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03	SPC RESPONSE	01.19.24
02	ISSUED FOR SPC	02.28.23
01	ISSUED FOR CLC	12.24.22

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1050 TAWADINA RD WATERIDGE

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OTTAWA, ON

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CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.
22.01.W.U.

DRAWN
LB JA

CHECKED
JA

DATE
24.01.19

SCALE
AS NOTED

DRAWING TITLE
BUILDING SECTION 02

DRAWING NUMBER

SPC.201



1 BUILDING B - SOUTH ELEVATION
DP.302 3/32" - 1'-0"



2 BUILDING B - EAST ELEVATION
DP.302 3/32" - 1'-0"

EXTERIOR FINISHES LEGEND

- A - BRICK**
 - A1 BRICK VENEER - TAN
- B - CEMENTITIOUS PANEL**
 - B1 CEMENTITIOUS LAPSING WITH EZ TRIM: DARK GREY
 - B2 CEMENTITIOUS PANEL - WHITE
 - B3 CEMENTITIOUS LAPSING WITH EZ TRIM: WOOD GRAIN
- C - METAL**
 - C1 METAL ALUMINUM GUARDRAIL - BLACK
- D - GLAZING**
 - D1 GLASS GUARD RAIL

SHEET NOTES

- N.01 ALL TRANSLUCENT BALCONY GUARDRAILS TO BE OBSURED TEXTURE

PROJECT TEAM

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01	SPC RESPONSE 4	06/30/24
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01	ISSUED FOR CLC	12/24/22

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1050 TAWADINA RD WATERIDGE

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OTTAWA, ON

LEGAL ADDRESS
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REGISTERED PLAN 4M-1851
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ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.
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LB JA

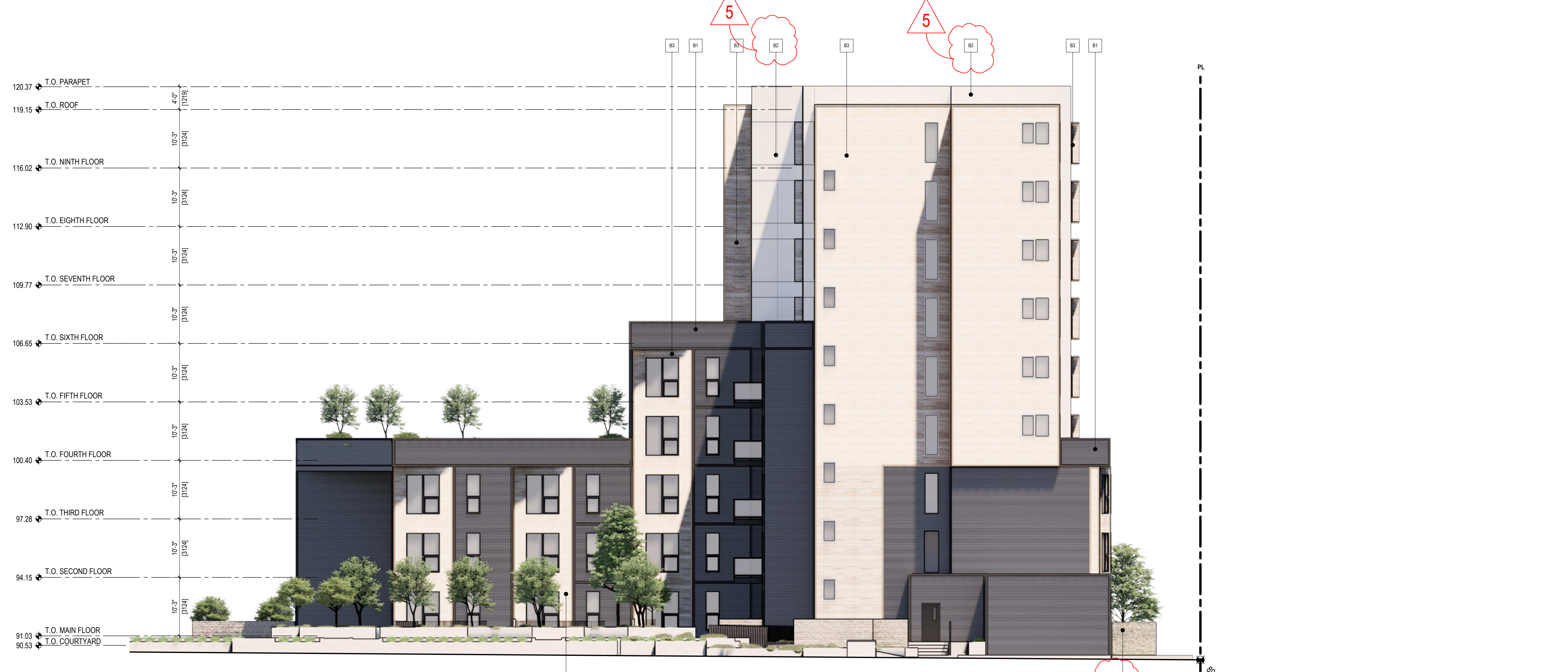
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DATE
24.01.19

SCALE
AS NOTED

DRAWING TITLE
BUILDING B ELEVATIONS

DRAWING NUMBER
SPC.302



1 BUILDING B - WEST ELEVATION
DP.303 3/32" - 1'-0"



2 BUILDING B - NORTH ELEVATION
DP.303 3/32" - 1'-0"

EXTERIOR FINISHES LEGEND

A - BRICK

A1 BRICK VENEER - TAN

B - CEMENTITIOUS PANEL

B1 CEMENTITIOUS LAPSIDING WITH EZ TRIM:
DARK GREY

B2 CEMENTITIOUS PANEL - WHITE

B3 CEMENTITIOUS LAPSIDING WITH EZ TRIM:
WOOD GRAIN

C - METAL

C1 METAL ALUMINUM GUARDRAIL - BLACK

D - GLAZING

D1 GLASS GUARD RAIL

SHEET NOTES

N.01 ALL TRANSLUCENT BALCONY GUARDRAILS TO BE OBSCURED TEXTURE

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RELEASES

NO.	DESCRIPTION	DATE

02	SPC RESPONSE 4	06.30.24
04	SPC RESPONSE 3	04.09.24
03	SPC RESPONSE	01.19.24
02	ISSUED FOR SPC	02.26.23
01	ISSUED FOR CLC	12.24.22

PROJECT NAME

1050 TAWADINA RD
WATERIDGE

MUNICIPAL ADDRESS

1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS

PART OF BLOCK 11
REGISTERED PLAN 4M-1651
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.

22.01.W.U.

DRAWN

LB

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JA

DATS

24.01.19

SCALE

AS NOTED

DRAWING TITLE

BUILDING B
ELEVATIONS

DRAWING NUMBER

SPC.303

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