

**IRONCLAD
DEVELOPMENTS INC.**
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant



Robert Garvey, AIBC
Principal & CEO
201-57158 Symington Road 20e
Springfield, MB R2J 4L6
cel: 204 . 227 . 9274
e-mail: rgarvey@a77.ca

SEAL:



No.	Date	REVISION
6		
5		
4		
3		
2	24.01.03	Re-Submission
1	23.06.22	Submission

Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Noella Leclair Street,
Ottawa, Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

GENERAL PROJECT INFO.
SCALE: N.T.S.

DP00

NOTES:

APPLICATION No. D07-12-23-0095



Zoning Summary

Lot Area	Required	Provided	
Lot Area (Minimum)	NA	99626.10 sq.ft	○
Lot Coverage (Maximum)	NA	27%	○
Lot Depth (Maximum)	NA	90.66m	○
Lot Frontage (Minimum)	NA	90.68m	○
F.A.R (Density Maximum)	NA	1.62	○
Building Height	40m	18.60m	○

Residential Component	Additional Notes	Required	Provided	
Front Setback		3.0m	3.0m	○
Side Setback		3.0m	4.4m	○
Rear Setback		7.5m	7.5m	○
Side Setback		NA	20.8m	○

Parking		Required	Provided	
Total Combined Parking Spaces *	See below requirements	220	195	✗
Visitor Parking Spaces	0.2 per 1 pkg spaces	31	31	○
Accessible Parking Spaces	3 per 200-299 pkg spaces	3	4	○
Small Car Stalls	40.0% of required parking	78	73	○
Bicycle Parking	0.5 per 1 unit	79	82	○
Loading Stall(s)	0 Varies			

Surface Parking	127		
Underground Parkade	68		
* Residential parking requirement			
Bachelor	1.20	per unit	
One Bedroom	1.20	per unit	
Two Bedroom	1.20	per unit	
Three Bedroom	1.20	per unit	

Additional notes from Developments:

Development Summary

Amenity Area	Required		Total Provided		Communal Amenity Areas		Private Balcony Amenity Areas			
	f2	m2	f2	m2	Total Provided	Total Provided	f2	m2		
Communal	5070	471.0	13942.6	1295.3	Indoor	1733	161.0	Bldg A	7721	717.3
Private	NA	NA	15416	1432.2	Outdoor	12209.6	1134.3	Bldg B	7695	714.9
TOTAL	10140	942.0	29358.6	2727.5	TOTAL	13942.6	1295.3	TOTAL	15416	1432.2

Suite Count										
Building A					Building B					
Suite Type	f2	m2	Qty.	Suite Type	f2	m2	Qty.	Suite Tally	Suite Mix	
A1.0	651.6	60.54	15	A1.0	651.6	60.54	16	31	1 BR = 48 31%	
A1.1	774	71.91	4	A1.1	774	71.91	8	12	2 BR = 75 48%	
A2.0	788.9	73.29	0	A2.0	788.9	73.29	5	5	3 BR = 22 14%	
B1.0	957.8	88.98	19	B1.0	957.8	88.98	24	43	Bach. = 12 8%	
B1.1	876.23	81.40	4	B1.1	876.23	81.40	0	4		
B2.0	990.3	92.00	0	B2.0	990.4	92.01	24	24		
B2.1	1080.2	100.35	4	B2.1	1080.2	100.35	0	4		
C1.0	1119	103.96	22	C1.0	1119	103.96	0	22		
D1.0	426.2	39.60	5	D1.0	426.2	39.60	6	11		
D2.0	520.8	48.38	1	D2.0	520.8	48.38	0	1		
Total Suites								157	157	100%

Building Floor Areas					Notes:
	Building A		Building B		
	f2	m2	f2	m2	
Main Floor	13464	1250.85	13501	1254.28	Project Efficiency: 84.5%
Second Floor	13464	1250.85	13455	1250.01	
Third Floor	13464	1250.85	13455	1250.01	
Fourth Floor	13464	1250.85	13455	1250.01	
Fifth Floor	13464	1250.85	13455	1250.01	
Sixth Floor	13464	1250.85	13455	1250.01	
Total Areas	80784	7505	80776	7504	
UG Parking	17298	1607.04	17298	1607.04	

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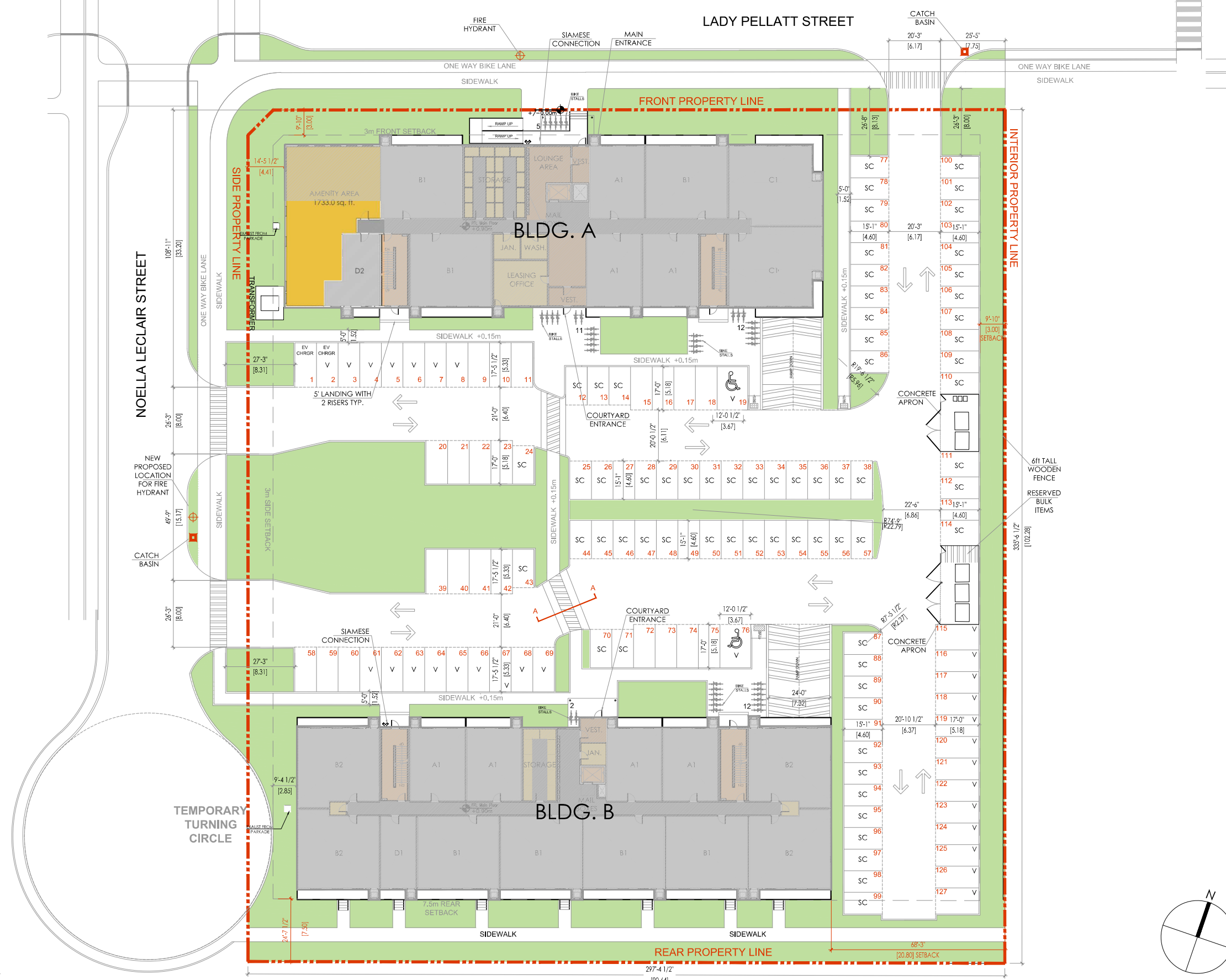
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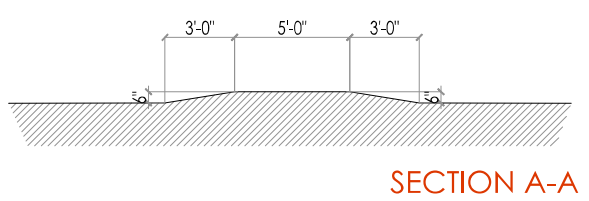
GENERAL PROJECT INFO.
SCALE: N.T.S.

DP01



LEGEND:
 EV CHRGR -- ELECTRIC VEHICLE CHARGER
 SC ----- SMALL CAR PARKING STALL
 V ----- VISITOR PARKING STALL

NOTES:
 FOR LANDSCAPING DETAILS, PLEASE REFER TO LANDSCAPING PLAN.
 TENANTS SURFACE PARKING WILL BE EQUIPPED WITH BLOCK HEATERS OUTLETS
 FOR FIRE LANE AND GARBAGE TRUCK ROUTES PLEASE REFER TO SHEET DP12
 MAIN FLOOR ELEVATION OF EACH BUILDING IS 0.9M ABOVE GRADE



- BUILDING FOOTPRINT
- LANDSCAPE AREA
- PROPERTY LINE
- SUPPORTING SPACES
- PEDESTRIAN WALKWAY
- VERTICAL COMMUNICATION
- CORRIDOR
- LOBBY/ENTRANCE AREA
- SC - SMALL CAR PARKING

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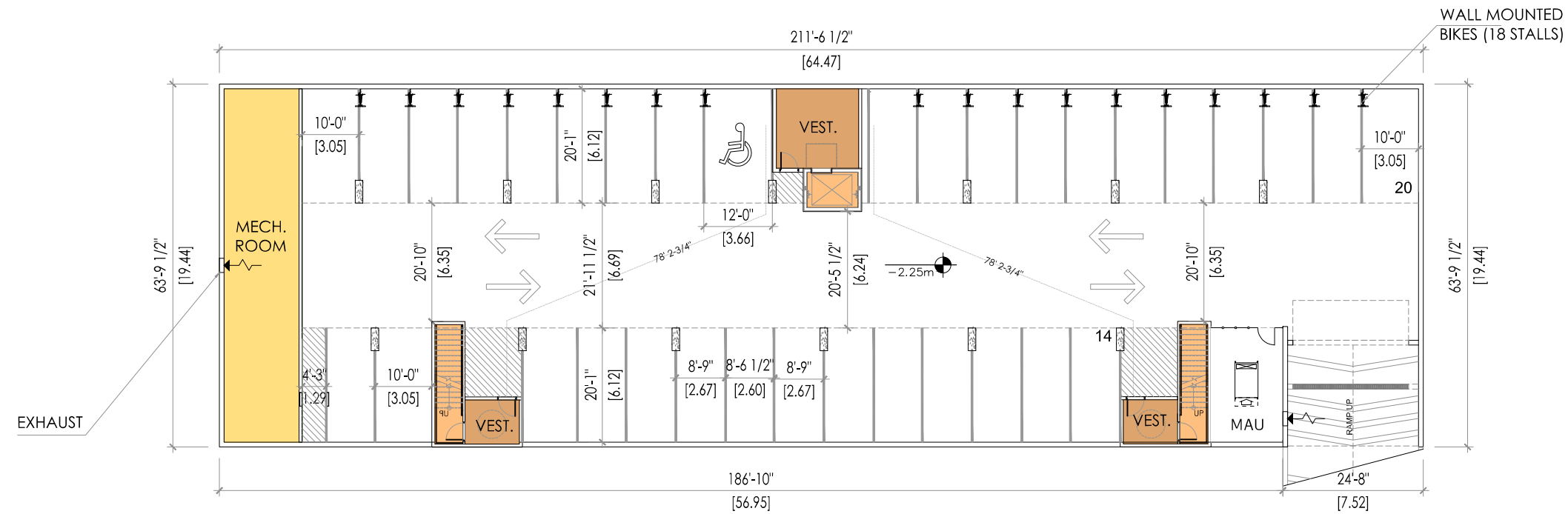
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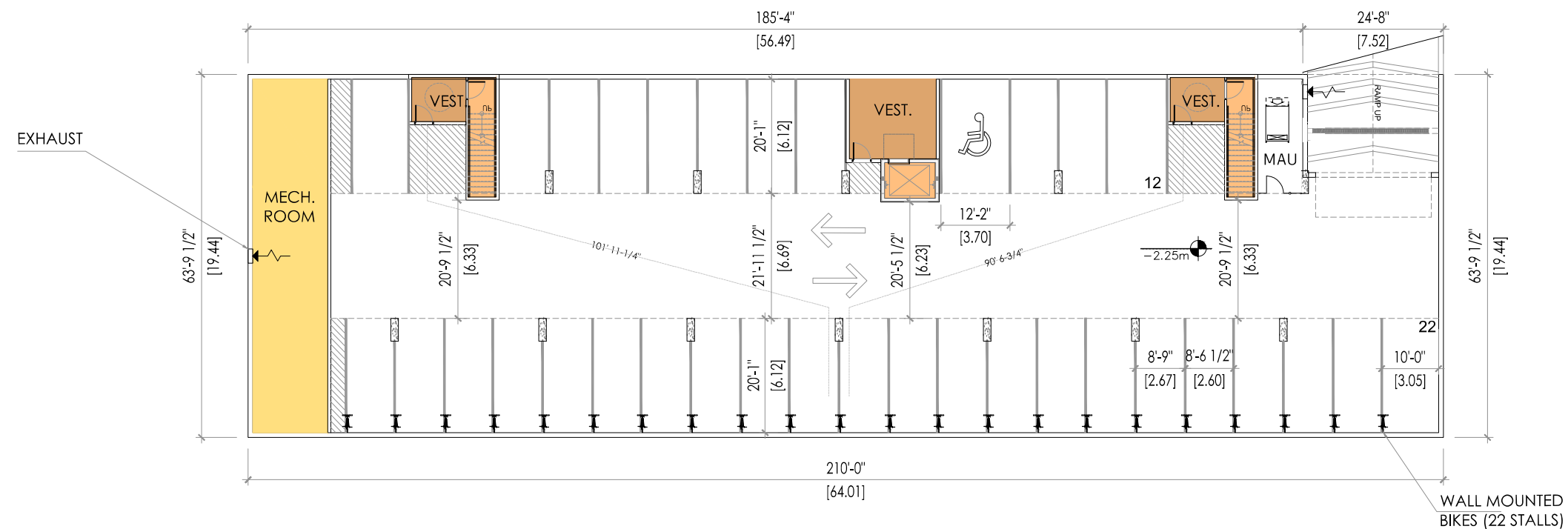
DEVELOPMENT PERMIT
 APPLICATION SET

SITE PLAN
 SCALE: 1:500

DP02



PARKADE BUILDING A



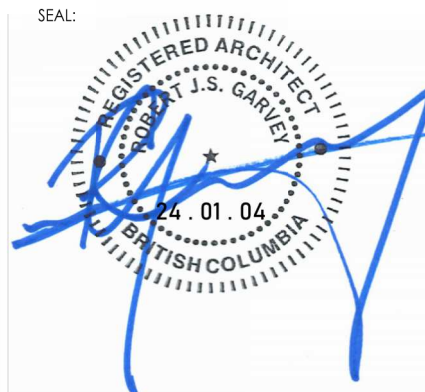
PARKADE BUILDING B

NOTES:

- PAINTED PEDESTRIAN CROSSING
- SUPPORTING SPACES
- VERTICAL CIRCULATION
- LOBBY/ENTRANCE AREA
- PROPERTY LINE
- S.C. - SMALL CAR PARKING



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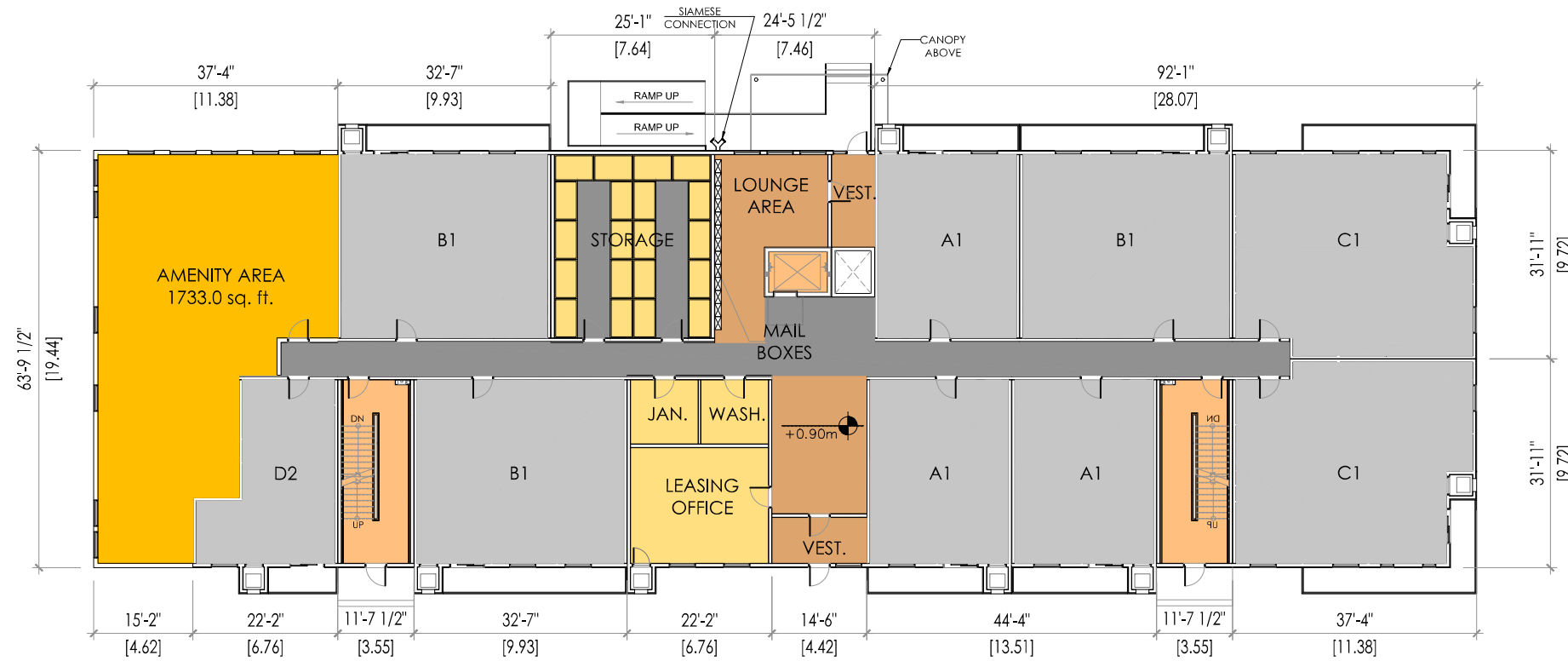
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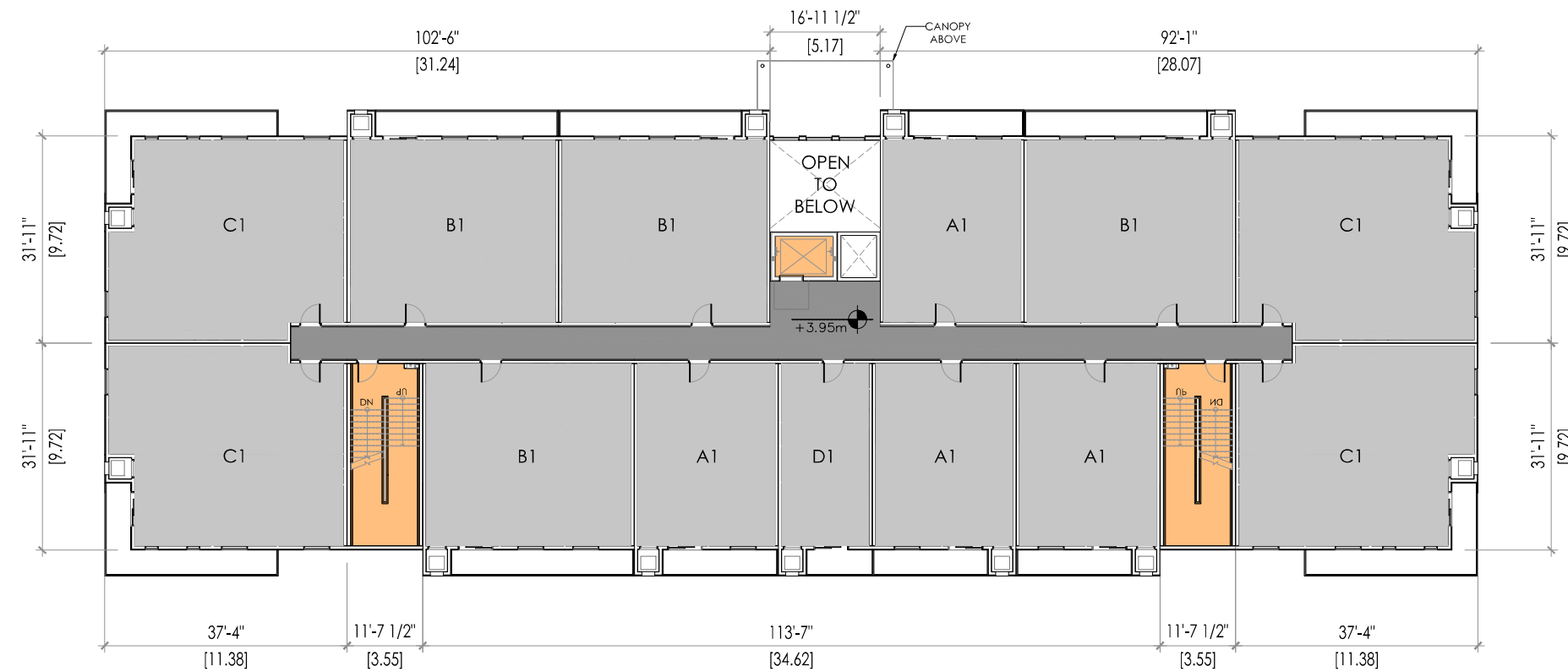
PARKADE
 SCALE: 1:500

DP03

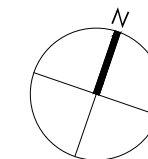
APPLICATION No. D07-12-23-0095



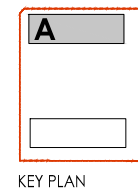

MAIN FLOOR




SECOND FLOOR



NOTES:



- AMENITIES
- COMMERCIAL
- SUITES
- PROPERTY LINE
- SUPPORTING SPACES
- LOBBY/ENTRANCE AREA
- VERTICAL COMMUNICATION
- CORRIDOR
- SC - SMALL CAR PARKING

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BUILDING A- FLOOR PLANS
SCALE: 1:300

DP04

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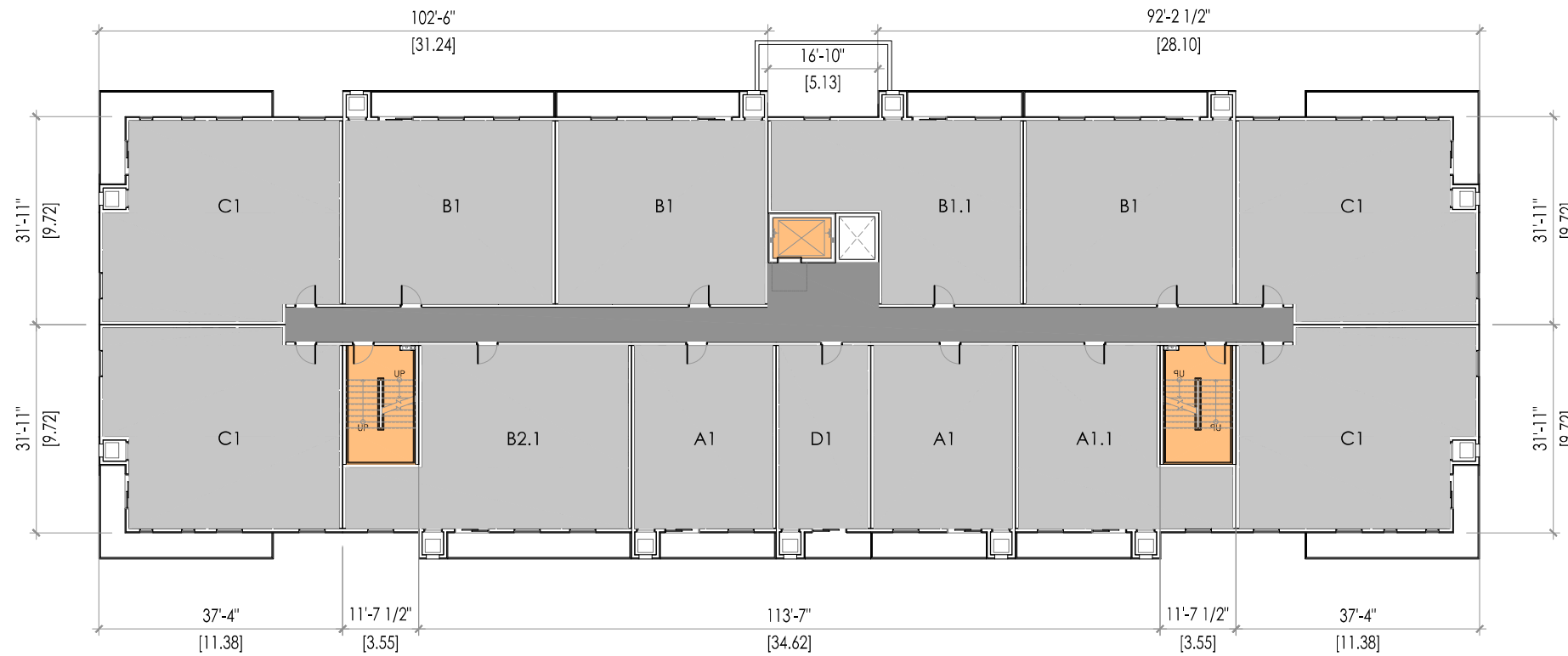
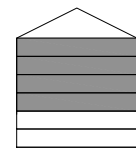
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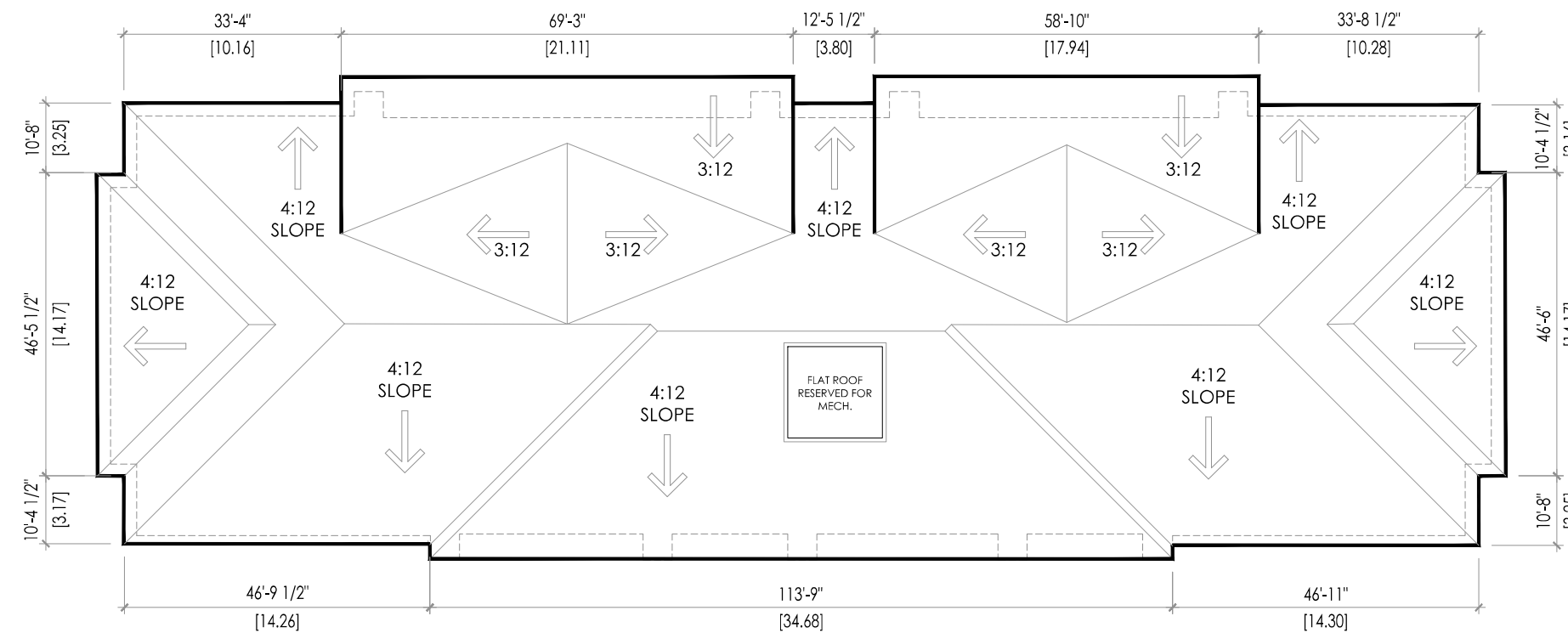
BUILDING A- FLOOR PLANS
SCALE: 1:300

DP05

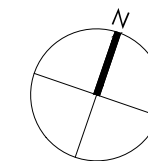
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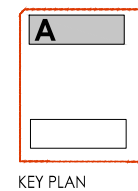
TYPICAL FLOOR












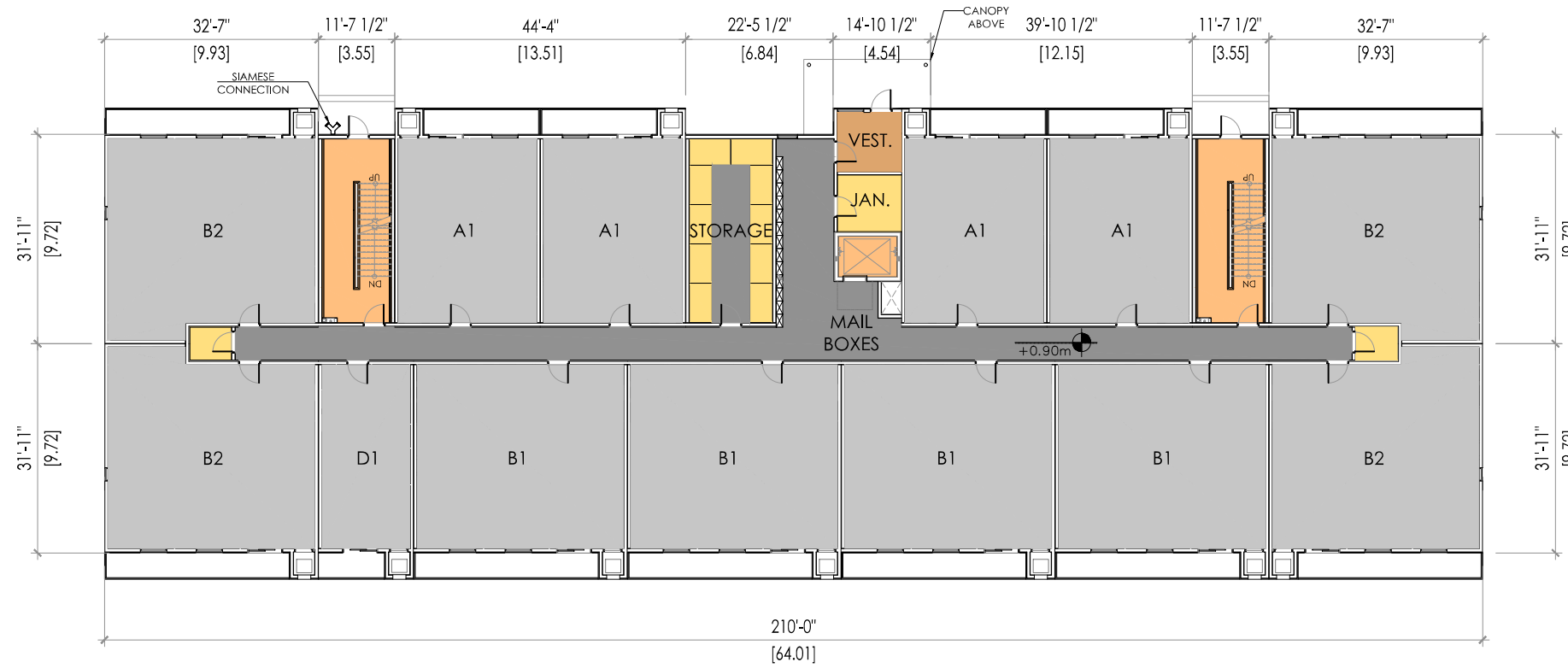

ROOF PLAN



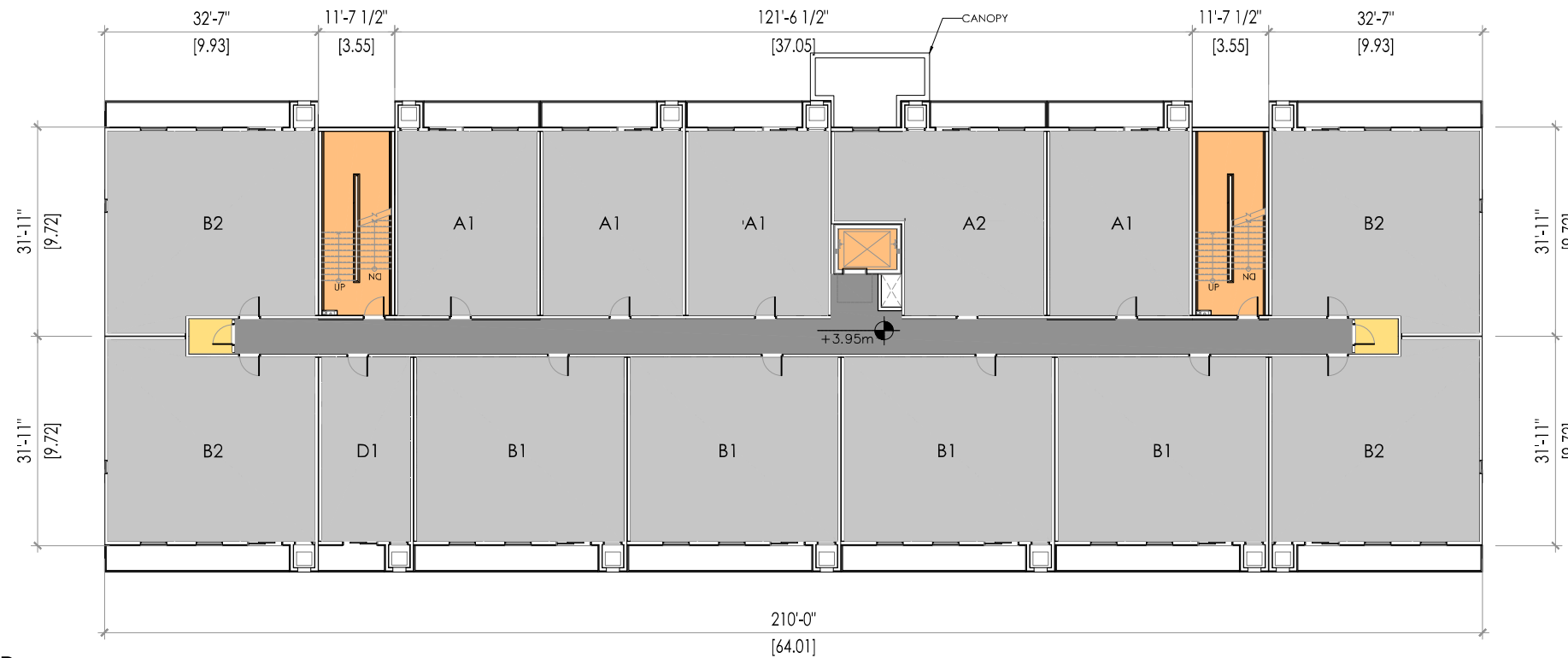
NOTES:



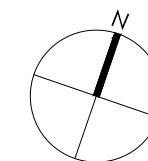
-  AMENITIES
-  PROPERTY LINE
-  VERTICAL COMMUNICATION
-  COMMERCIAL
-  SUPPORTING SPACES
-  CORRIDOR
-  SUITES
-  LOBBY/ENTRANCE AREA
-  SC - SMALL CAR PARKING




MAIN FLOOR




SECOND FLOOR



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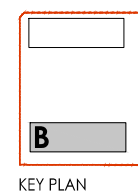
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
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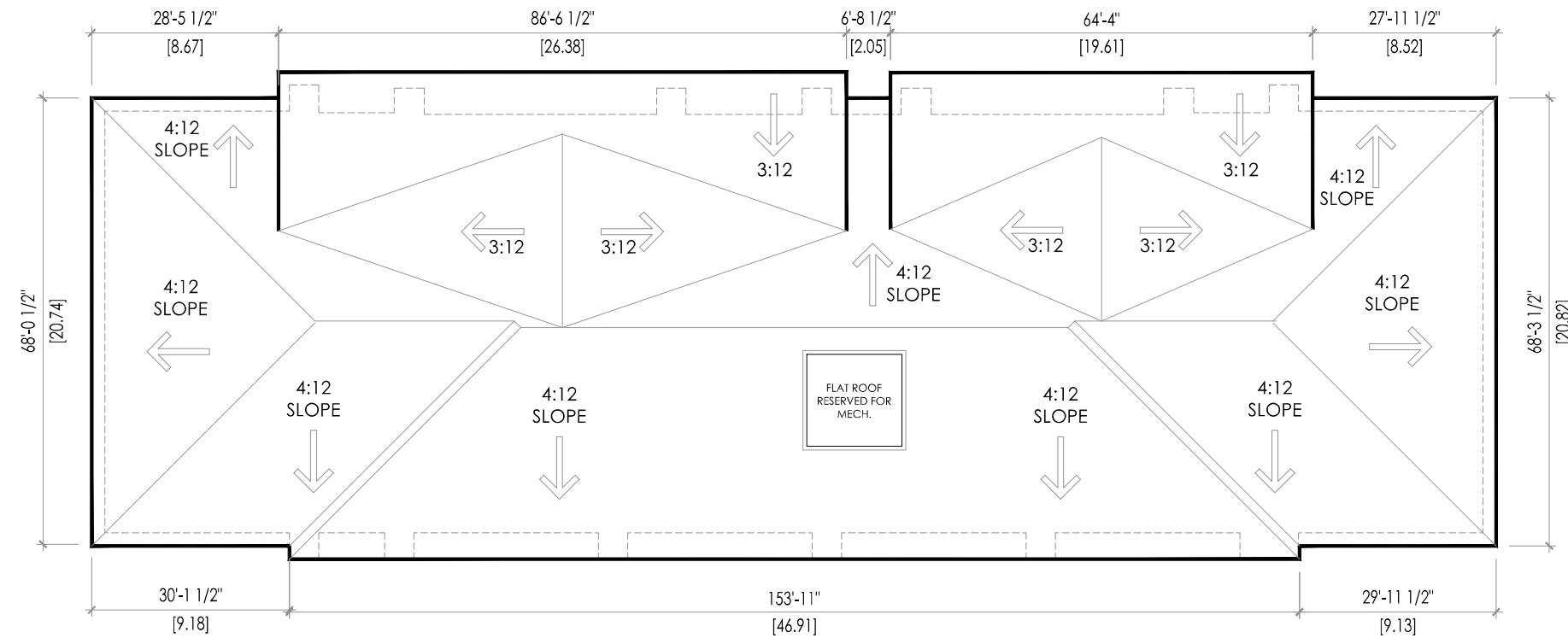
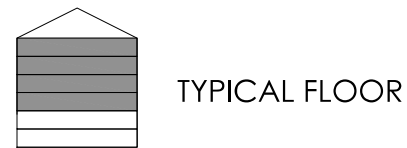
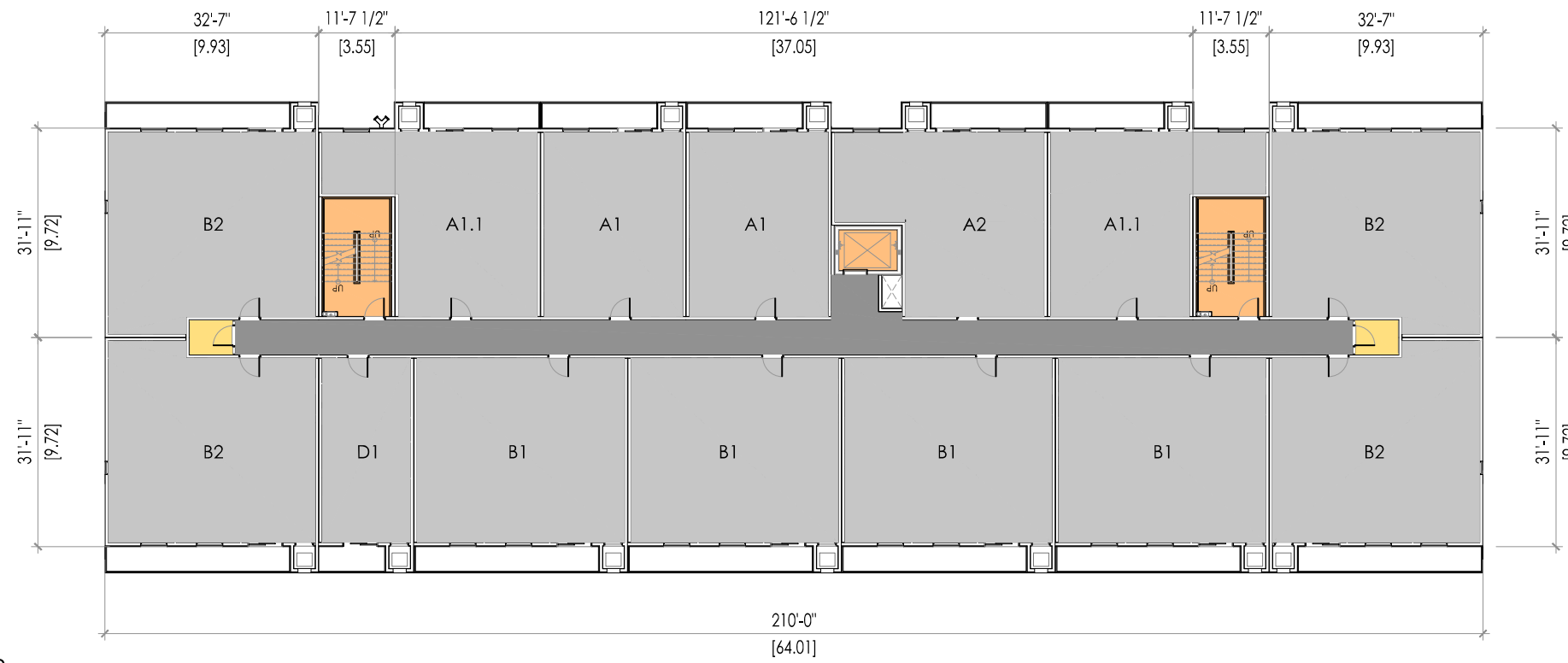
BUILDING B- FLOOR PLANS
SCALE: 1:300

DP06

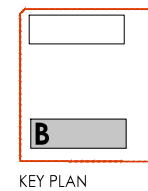
NOTES:



-  AMENITIES
-  COMMERCIAL
-  SUITES
-  PROPERTY LINE
-  SUPPORTING SPACES
-  LOBBY/ENTRANCE AREA
-  VERTICAL COMMUNICATION
-  CORRIDOR
-  SC - SMALL CAR PARKING



NOTES:



- AMENITIES
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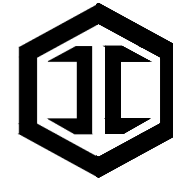
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BUILDING B- FLOOR PLANS
 SCALE: 1:300

DP07

APPLICATION No. D07-12-23-0095



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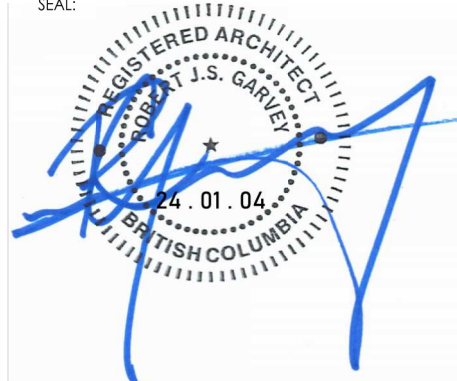
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SEAL:



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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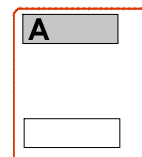
Noella Leclair Street,
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BUILDING A- ELEVATIONS
SCALE: 1:350

DP08

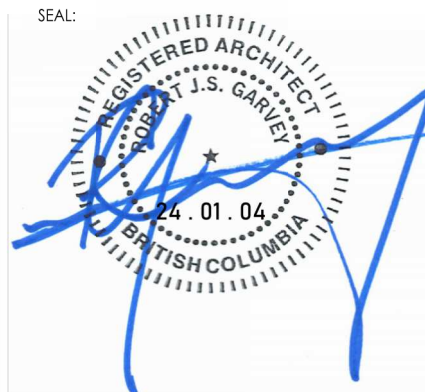
NOTES:



KEY PLAN

LEGEND

- Ⓐ HARDIE PLANK, LAP SIDING - ARCTIC WHITE
- Ⓑ HARDIE PLANK, LAP SIDING - NIGHT GRAY
- Ⓒ HARDIE PANEL, SMOOTH - IRON GRAY
- Ⓓ WESTMAN STEEL, HORIZONTAL METAL PANEL, ROYAL BLUE QC8790
- Ⓔ HARDIE PLANK, LAP SIDING - CEDARTONE 2.0 (BY FISHER)
- Ⓕ PVC FRAMED WINDOWS WITH CLEAR GLASS
- Ⓖ ALUMINUM PICKET RAILING -BLACK
- Ⓗ ASPHALT ROOF SHINGLES, MIDNIGHT BLACK
- Ⓙ JAMES HARDIE, FASCIA AND SOFFIT - IRON GRAY



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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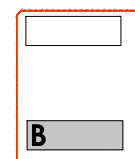
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BUILDING B- ELEVATIONS
SCALE: 1:350

DP09

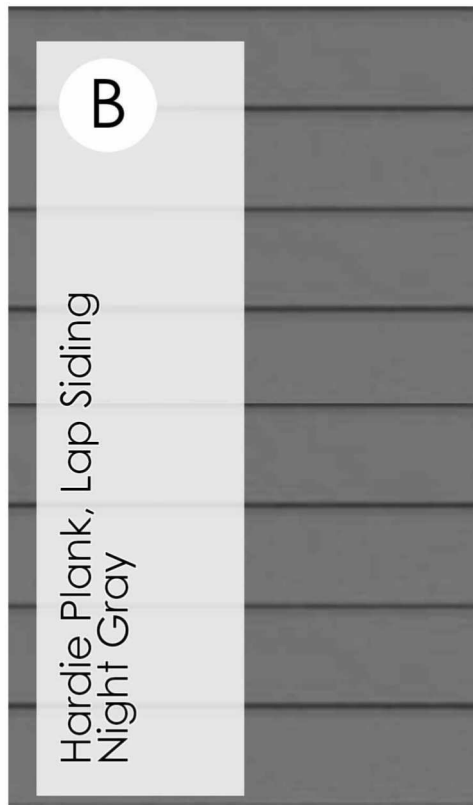
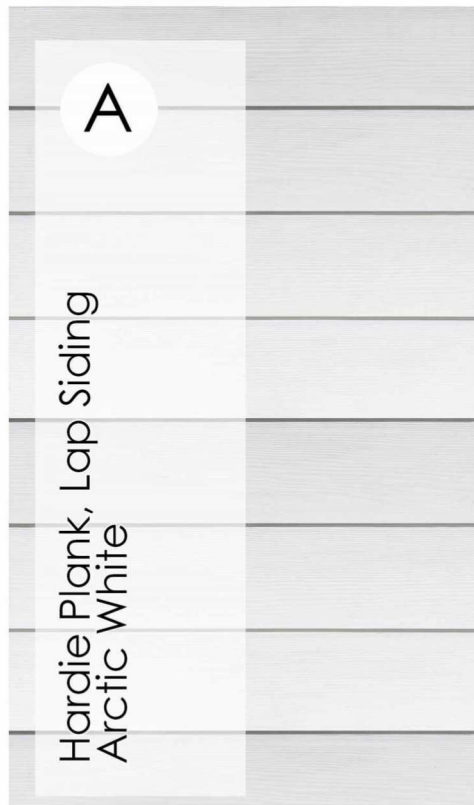
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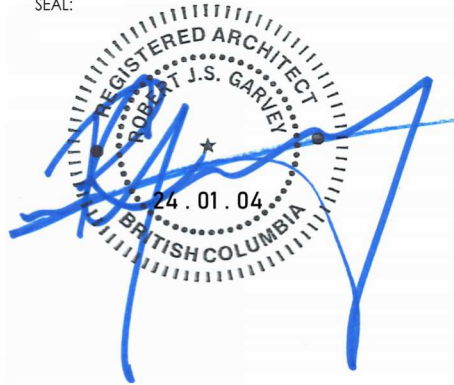
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MATERIALS
SCALE: N.T.S.

DP10

NOTES:

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- Ⓙ JAMES HARDIE, FASCIA AND SOFFIT - IRON GRAY



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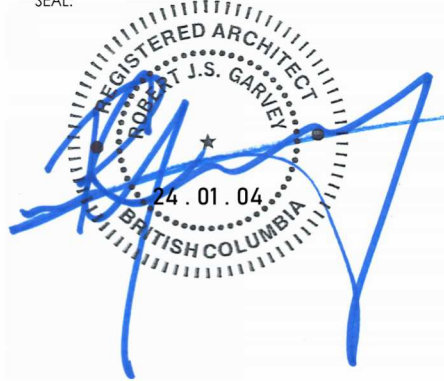
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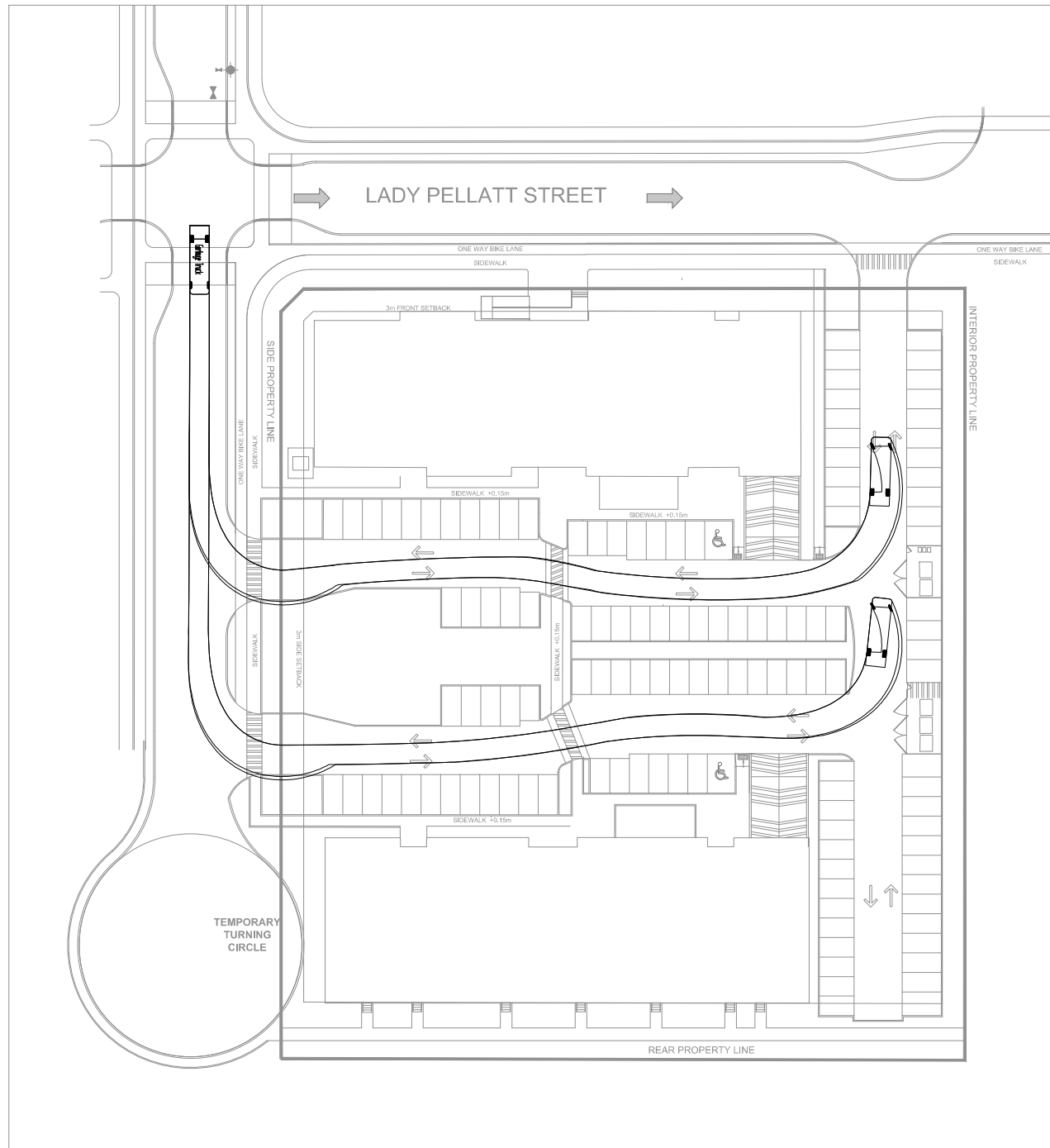
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ARTISTIC RENDERING
SCALE: N.T.S.

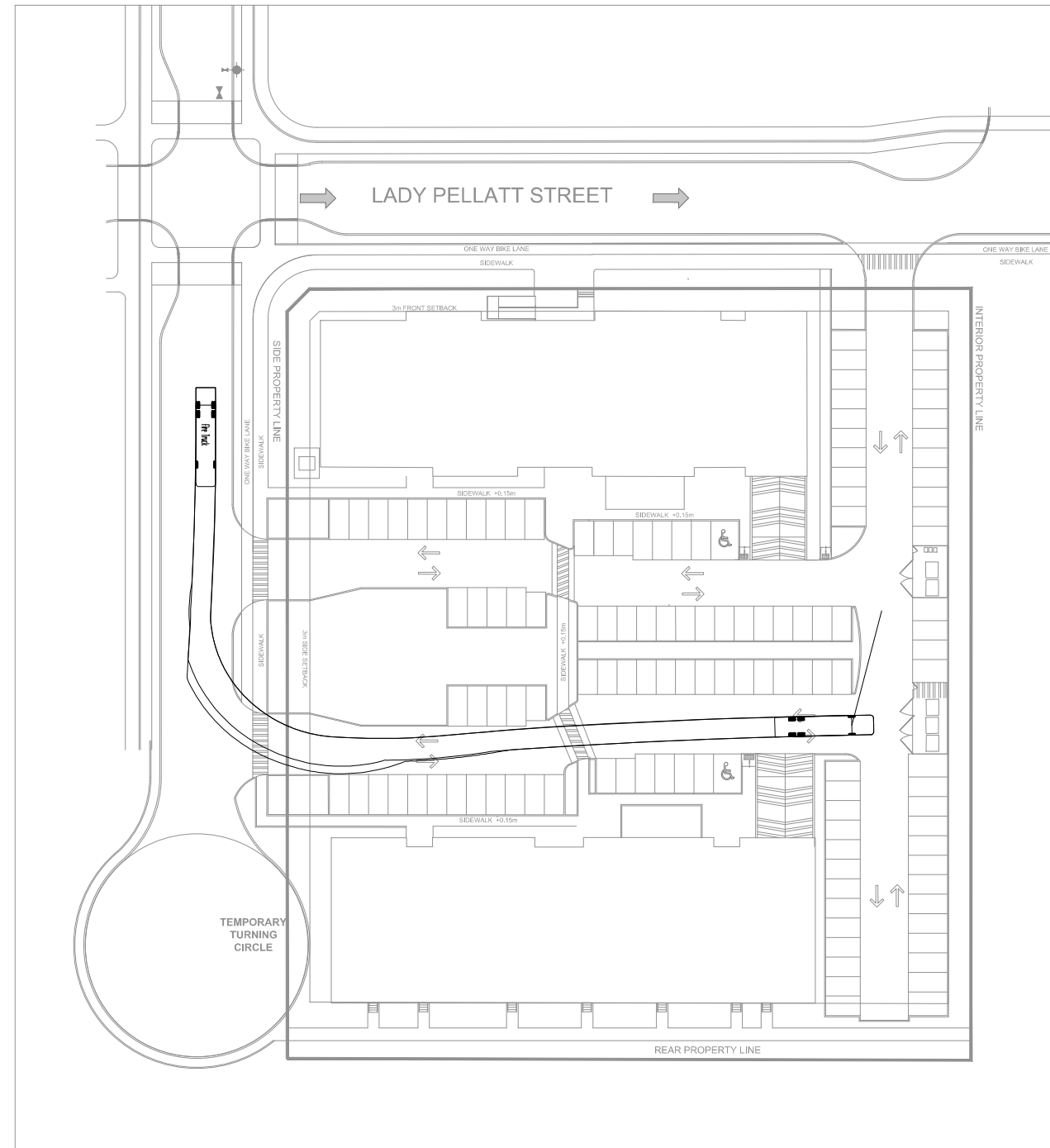
DP11

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APPLICATION No. D07-12-23-0095

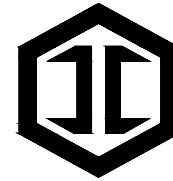
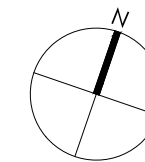


REFUSE TRUCK



FIRE TRUCK

NOTES:



IRONCLAD
DEVELOPMENTS INC.

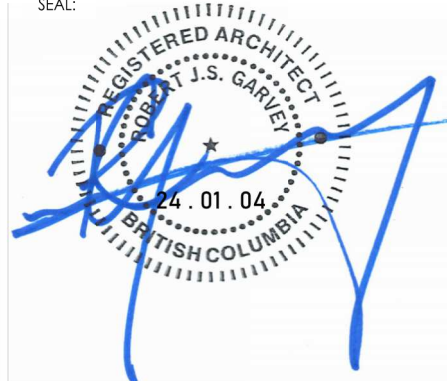
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant



Robert Garvey, AIBC
Principal & CEO
201-57158 Symington Road 20e
Springfield, MB R2J 4L6
cel: 204 . 227 . 9274
e-mail: rgarvey@a77.ca

SEAL:



No.	Date	REVISION
6		
5		
4		
3		
2	24.01.03	Re-Submission
1	23.06.22	Submission

Project Number: 2133

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

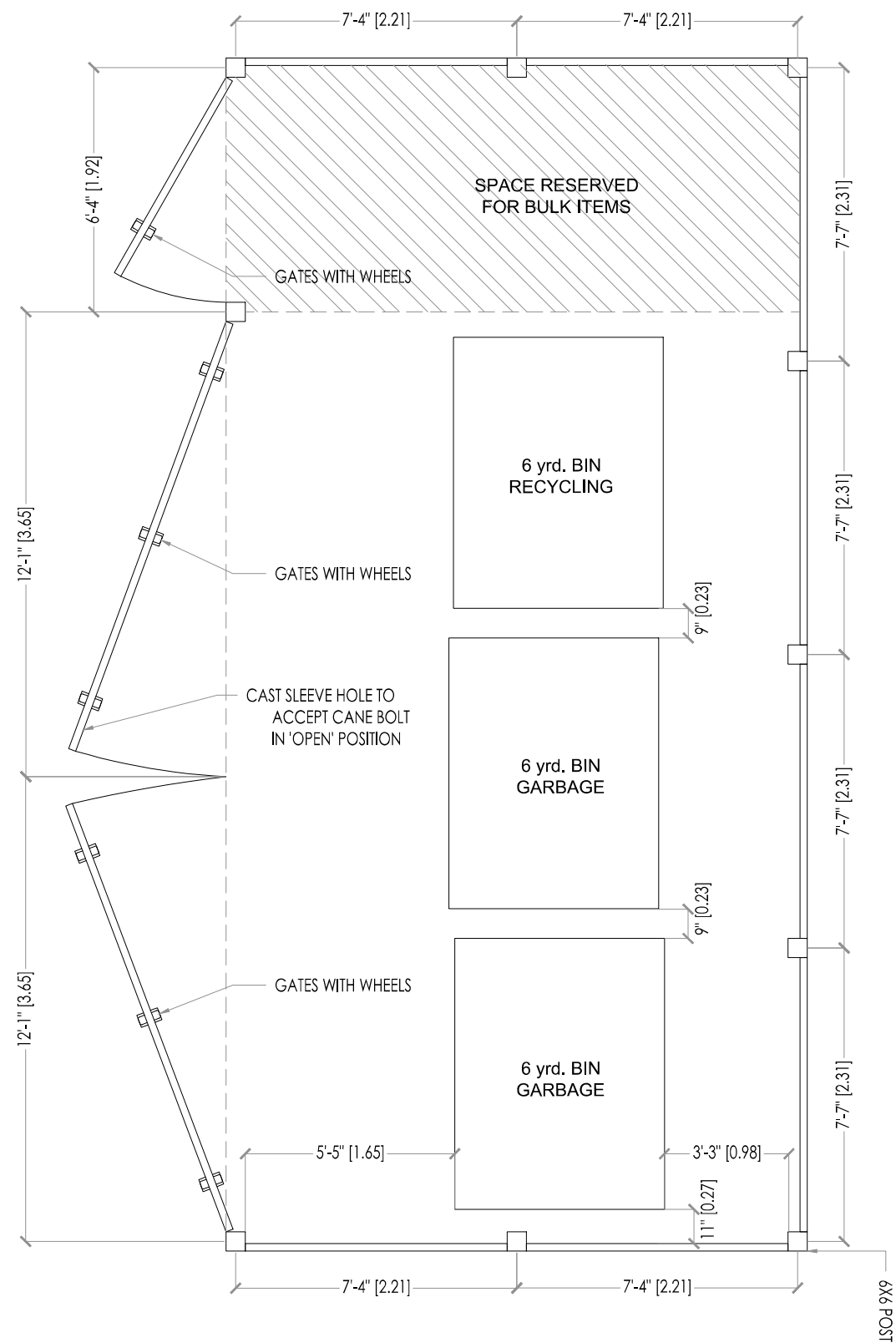
Noella Leclair Street,
Ottawa, Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

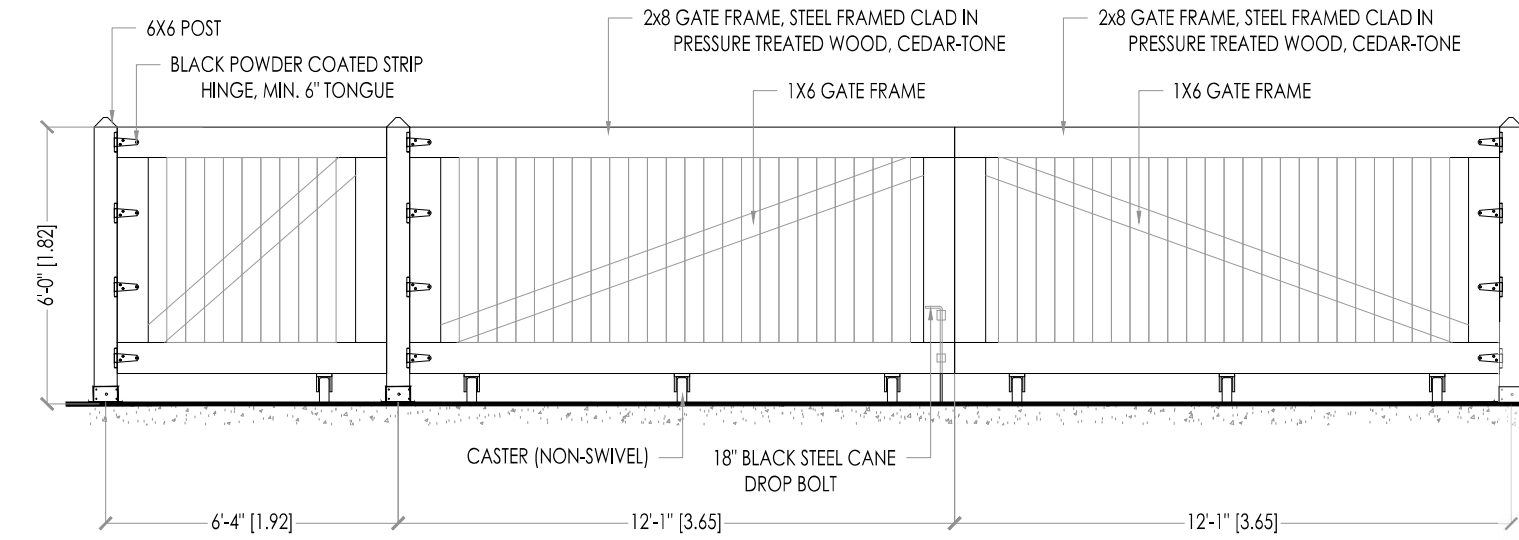
VEHICLE FLOW STUDY
SCALE: N.T.S.

DP12

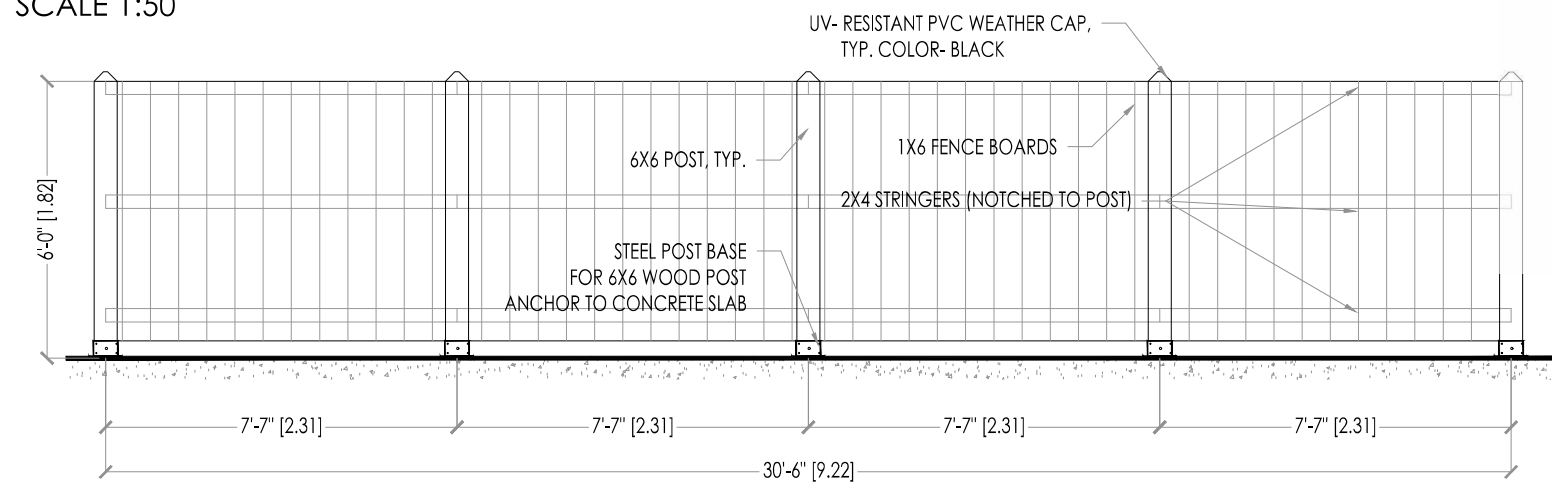
APPLICATION No. D07-12-23-0095



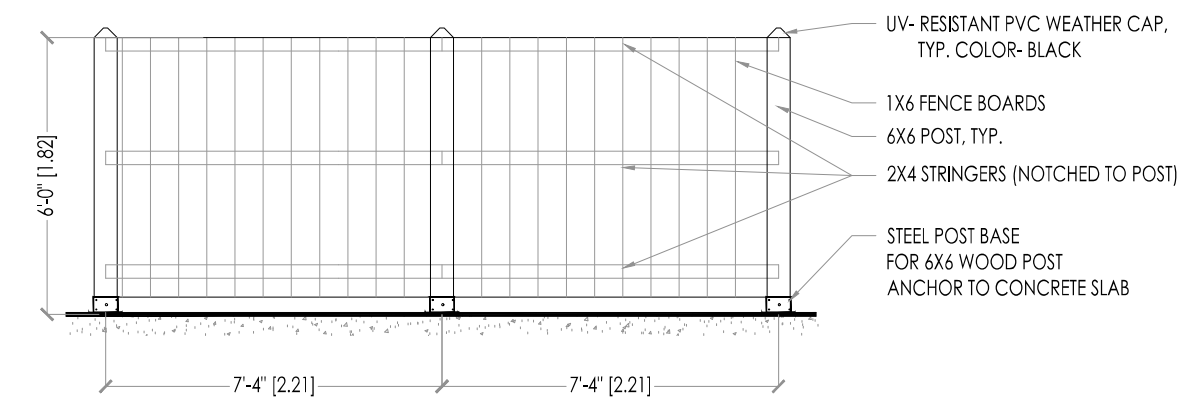
FLOOR PLAN
SCALE 1:50



ELEVATION FRONT
SCALE 1:50



ELEVATION REAR
SCALE 1:50



ELEVATION SIDES
SCALE 1:50

NOTES:

REFUSE ENCLOSURE- FINAL DETAILS TO BE CONFIRMED



Consultant
Robert Garvey, AIBC
Principal & CEO
201-57158 Symington Road 20e
Springfield, MB R2J 4L6
cel: 204 . 227 . 9274
e-mail: rgarvey@a77.ca



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1	23.06.22	Submission

Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

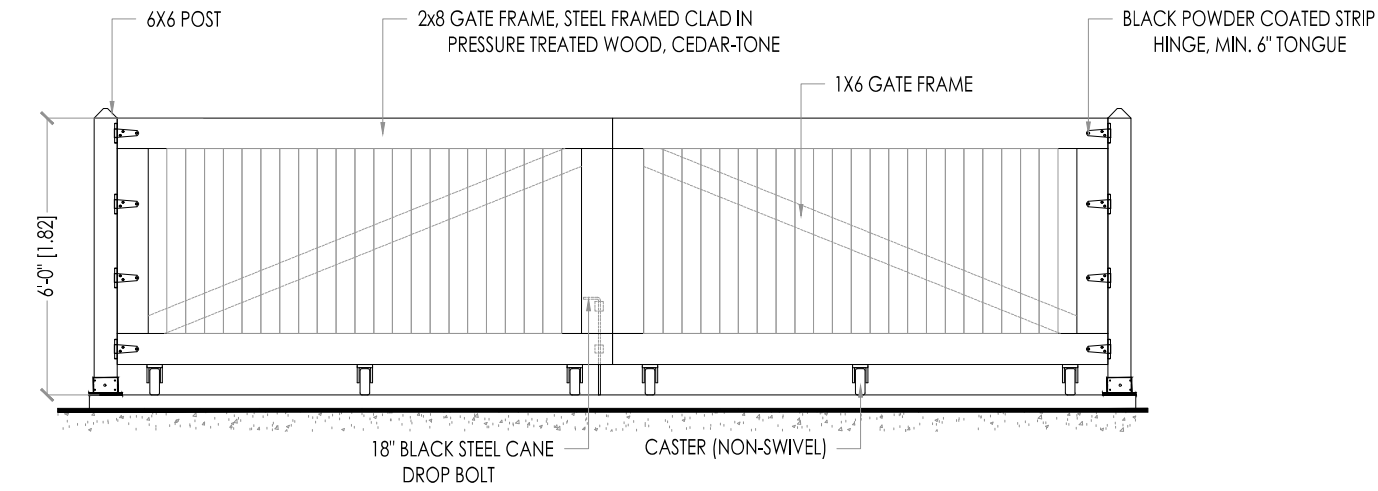
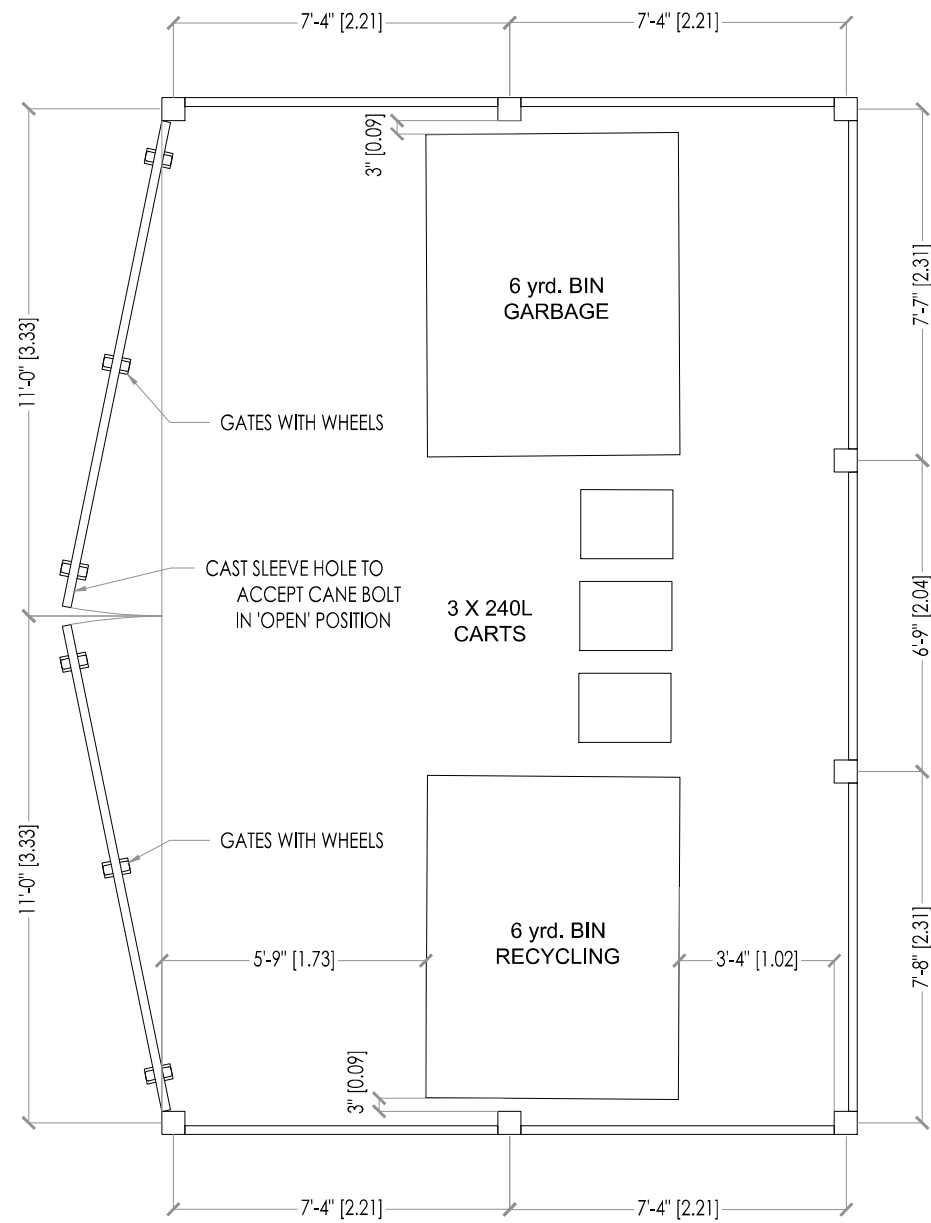
Noella Leclair Street,
Ottawa, Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

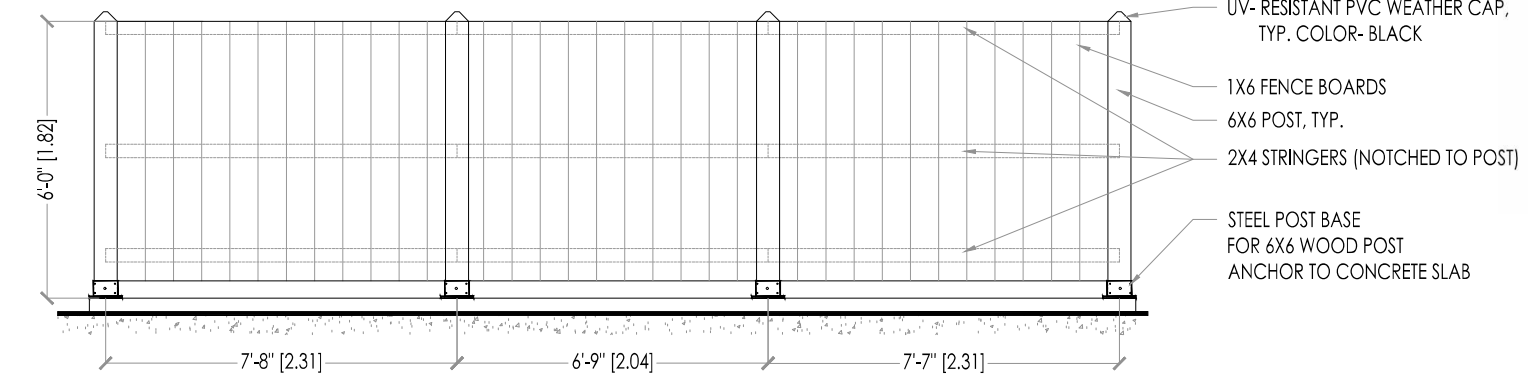
REFUSE ENCLOSURE
SCALE: As Indicated

DP13

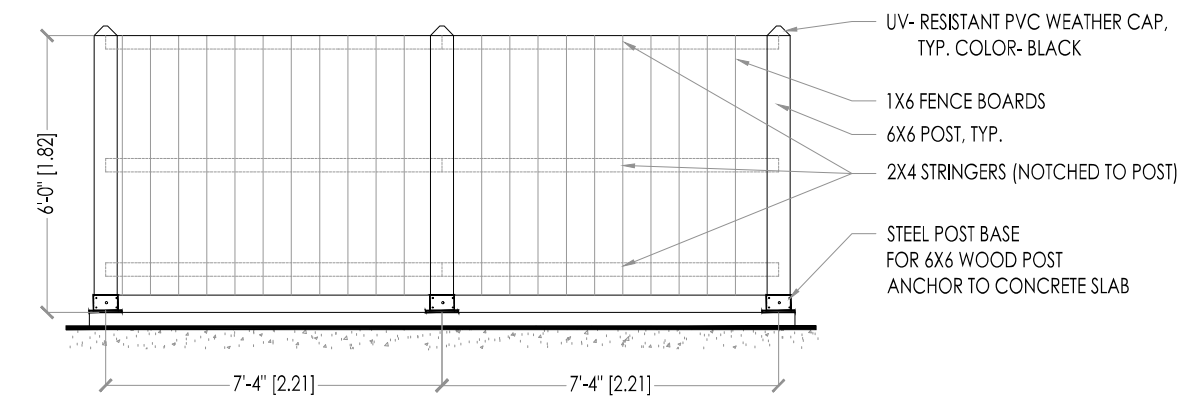
APPLICATION No. D07-12-23-0095



ELEVATION FRONT
SCALE 1:50



ELEVATION REAR
SCALE 1:50

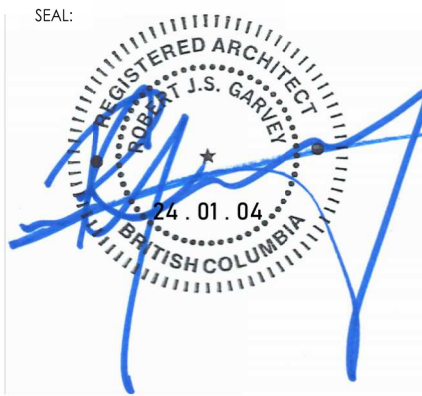


ELEVATION SIDES
SCALE 1:50

FLOOR PLAN
SCALE 1:50

NOTES:

REFUSE ENCLOSURE- FINAL DETAILS TO BE CONFIRMED



No.	Date	REVISION
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1	23.06.22	Submission

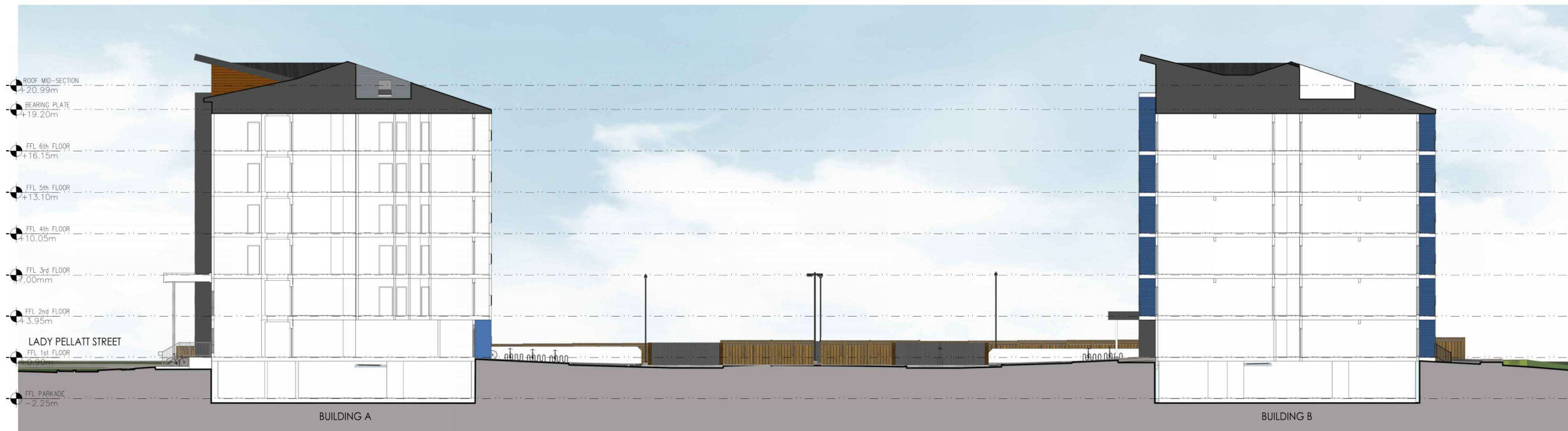
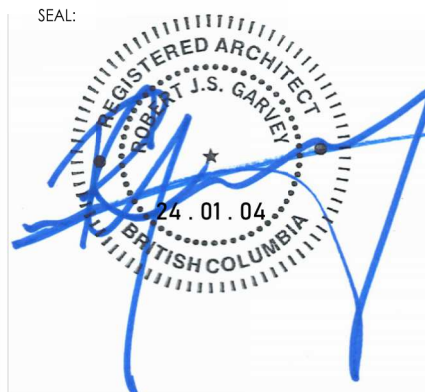
Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Noella Leclair Street,
Ottawa, Ontario;

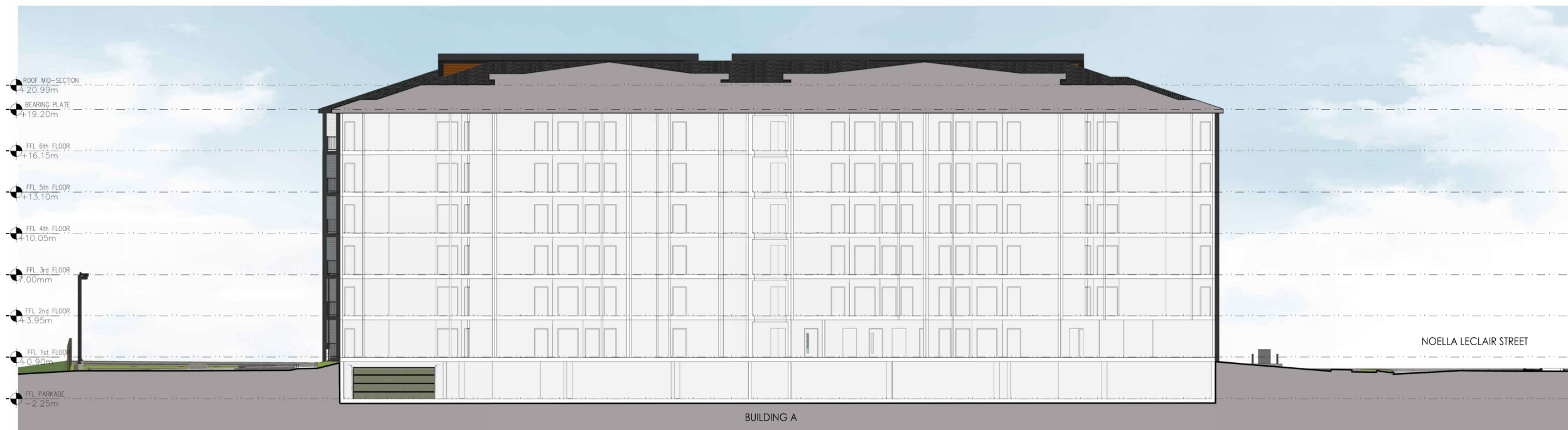
DEVELOPMENT PERMIT
APPLICATION SET

REFUSE ENCLOSURE
SCALE: As Indicated

DP14



BUILDINGS SECTION NORTH-SOUTH



BUILDING A- SECTION LONGITUDINAL SECTION (EAST- WEST)

No.	Date	REVISION
6		
5		
4		
3		
2	24.01.03	Re-Submission
1	23.06.22	Submission

Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

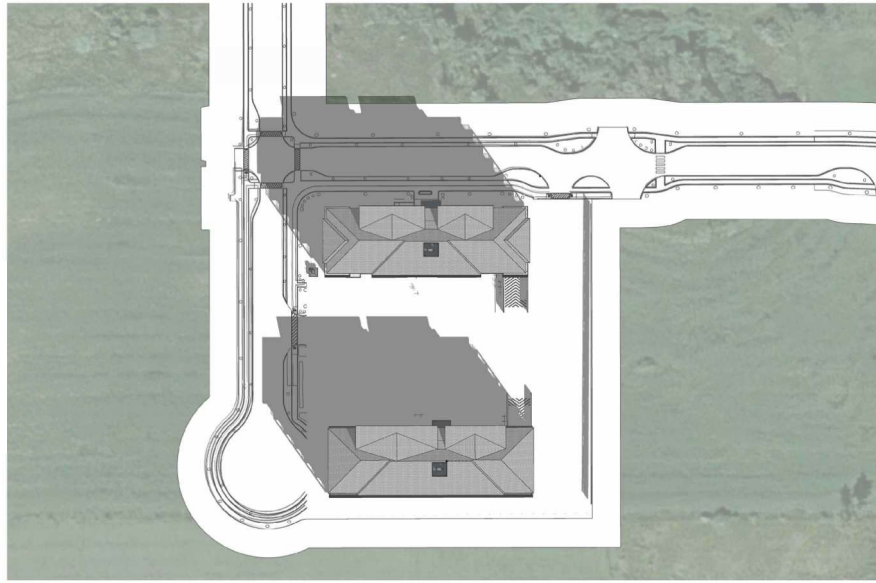
Noella Leclair Street,
Ottawa, Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

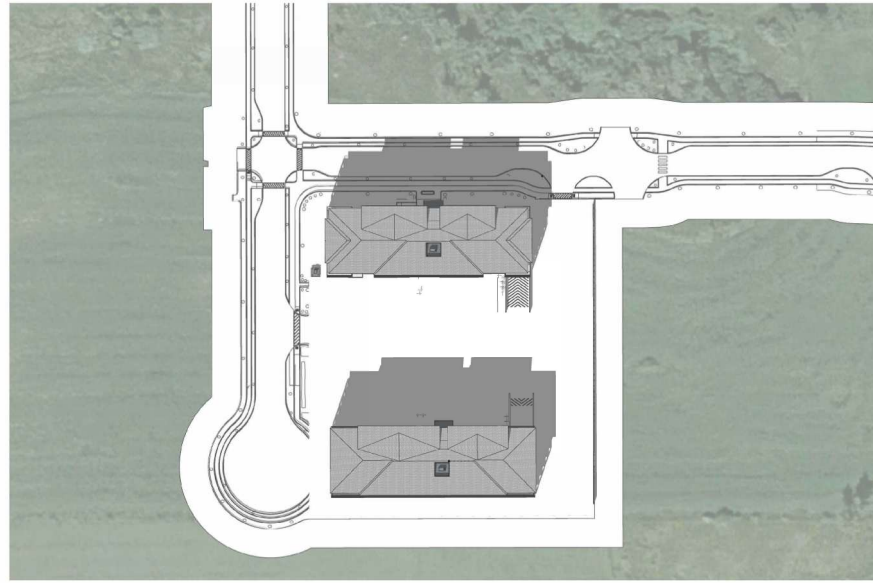
STREETSCAPE CROSS
SECTION
SCALE: 1:350

DP15

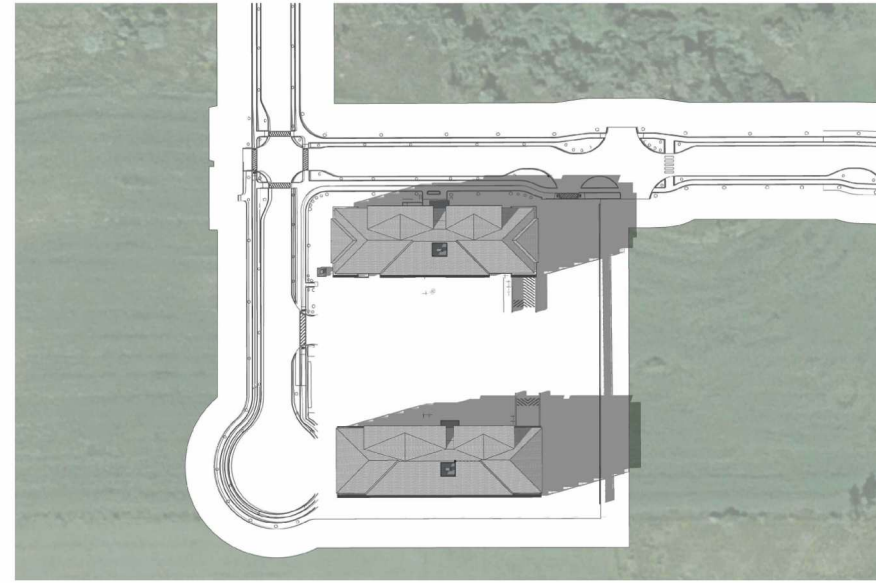
NOTES:



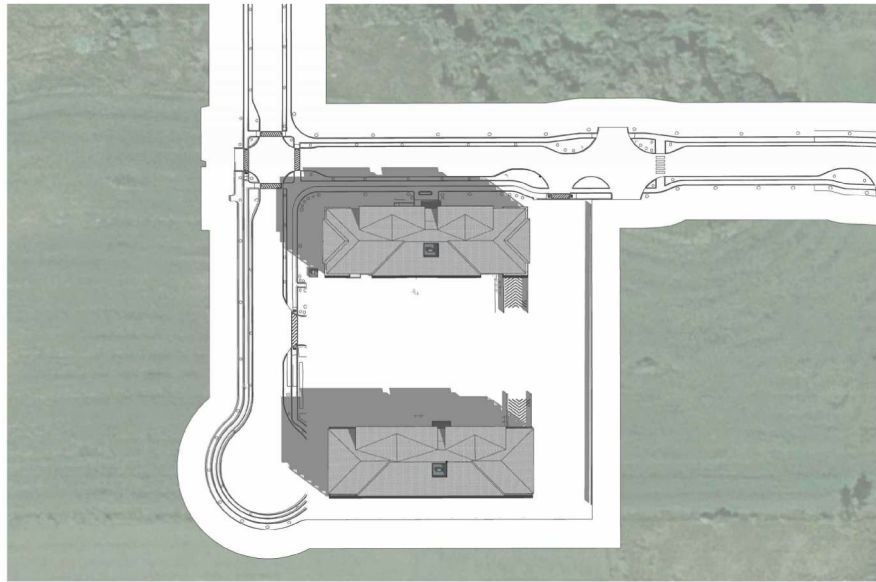
UTC-05:00 Noella Leclair Street, Ottawa,
ON;
20th March 09AM



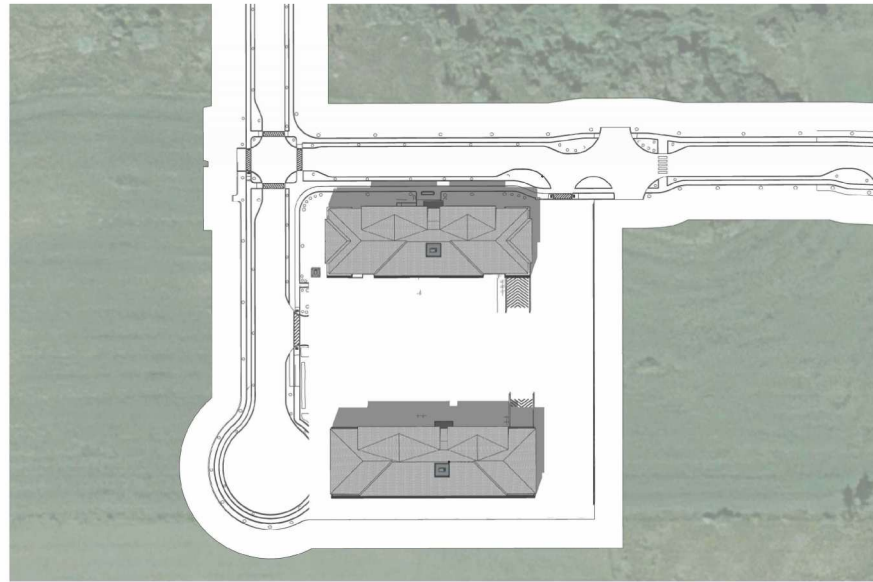
UTC-05:00 Noella Leclair Street, Ottawa,
ON;
20th March 12PM



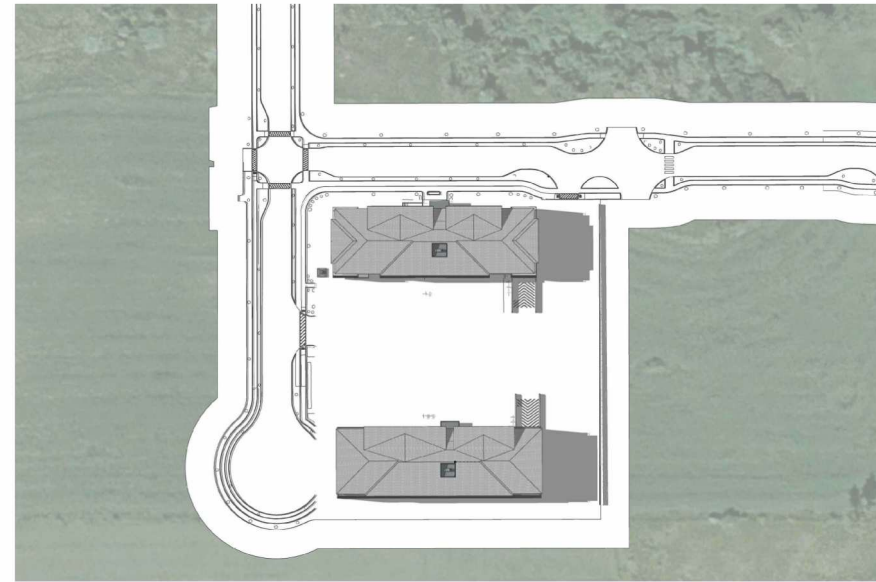
UTC-05:00 Noella Leclair Street, Ottawa,
ON;
20th March 03PM



UTC-05:00 Noella Leclair Street, Ottawa,
ON;
21st June 09AM

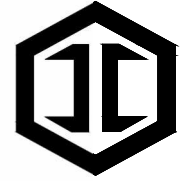


UTC-05:00 Noella Leclair Street, Ottawa,
ON;
21st June 12PM



UTC-05:00 Noella Leclair Street, Ottawa,
ON;
21st June 03PM

NOTES:



IRONCLAD
DEVELOPMENTS INC.

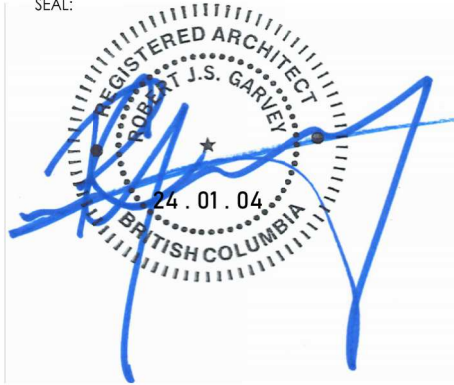
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Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

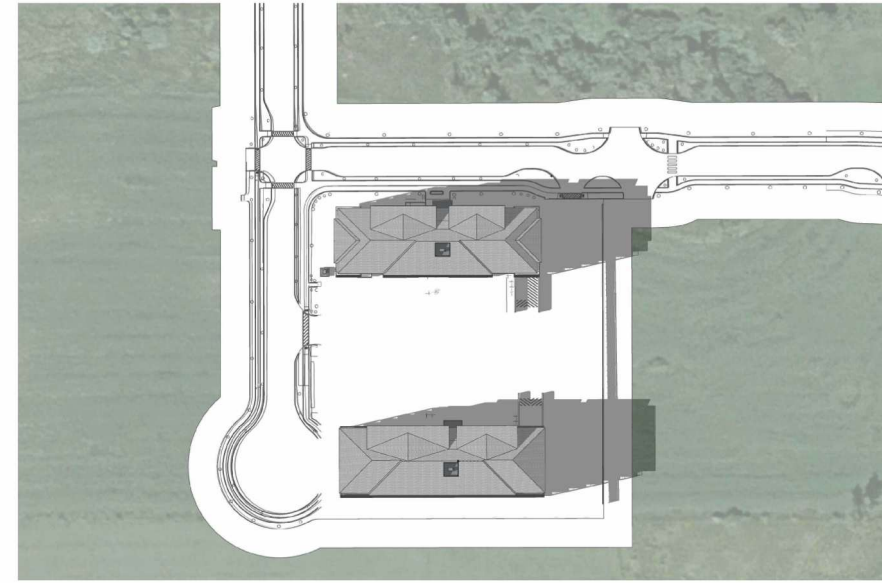
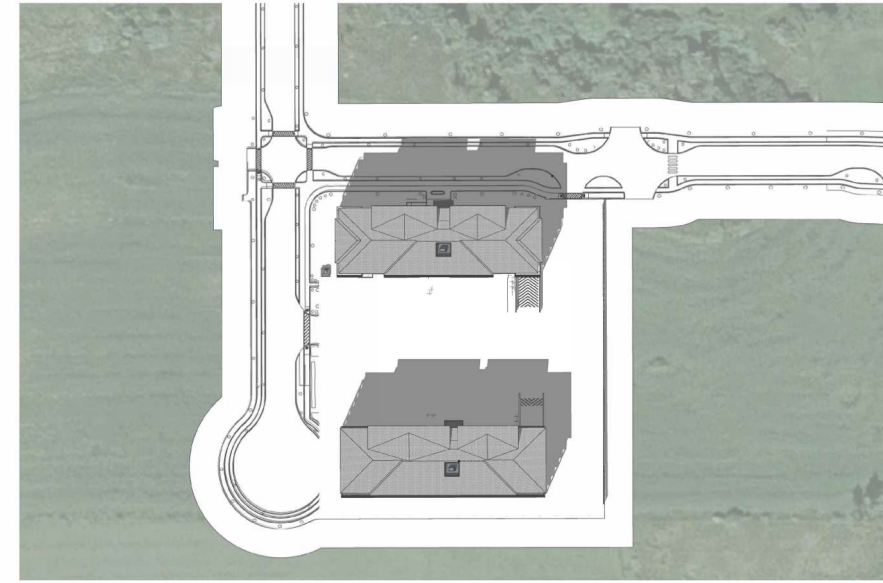
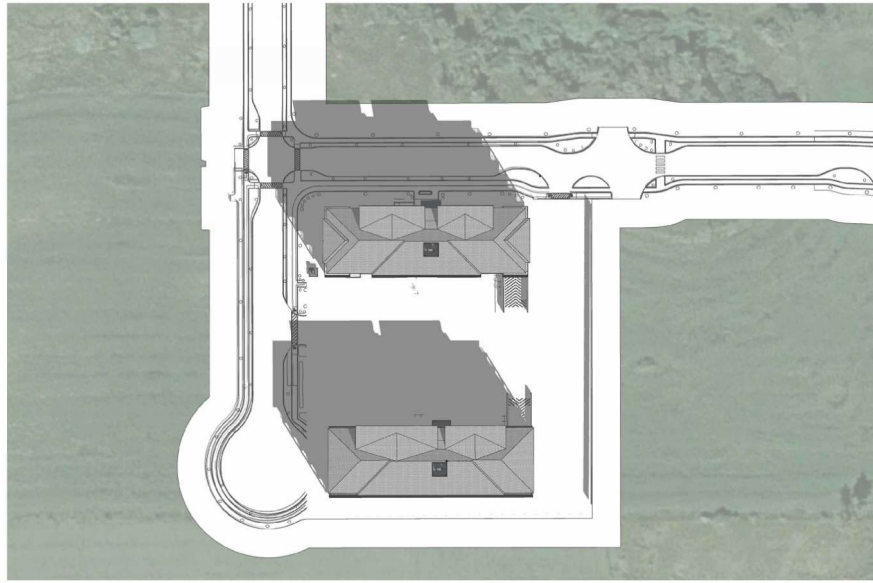
Noella Leclair Street,
Ottawa, Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

SHADOW STUDY
SCALE: N.T.S.

DP16

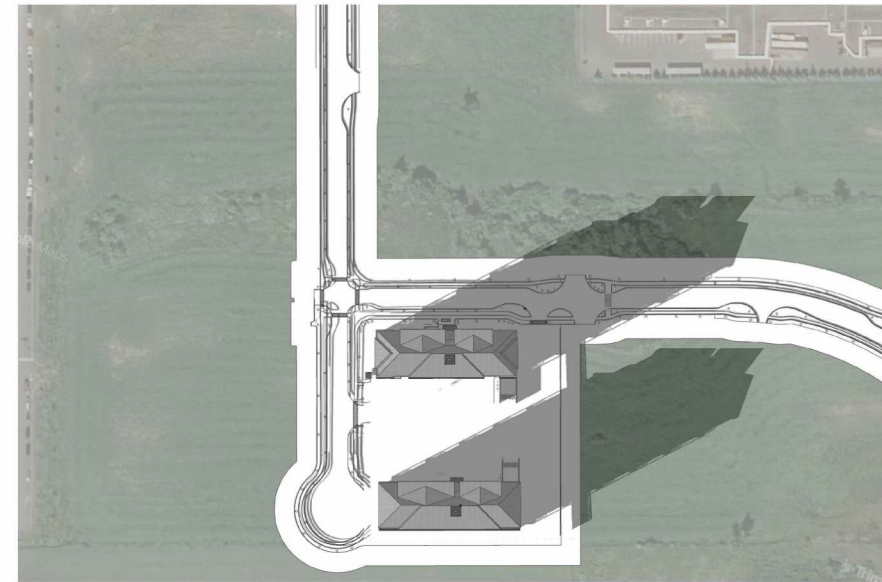
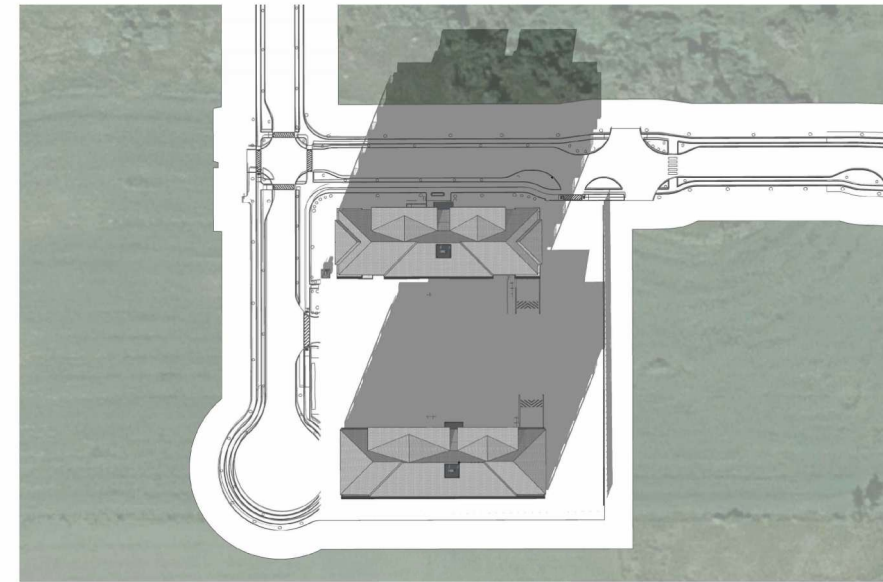
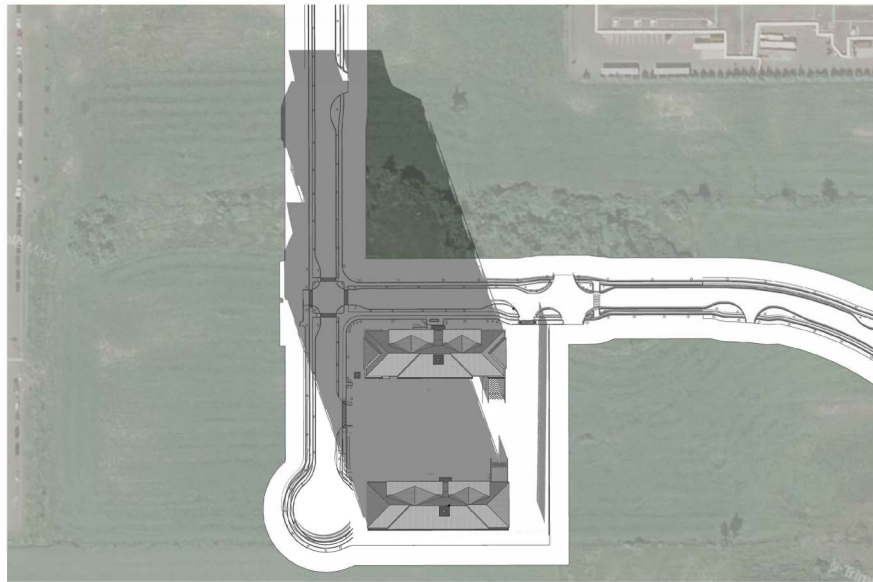
APPLICATION No. D07-12-23-0095



UTC-05:00 Noella Leclair Street, Ottawa,
ON;
22nd September 09AM

UTC-05:00 Noella Leclair Street, Ottawa,
ON;
22nd September 12PM

UTC-05:00 Noella Leclair Street, Ottawa,
ON;
22nd September 03PM

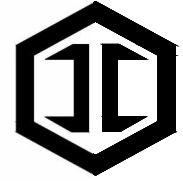


UTC-05:00 Noella Leclair Street, Ottawa,
ON;
21st December 09AM

UTC-05:00 Noella Leclair Street, Ottawa,
ON;
21st December 12PM

UTC-05:00 Noella Leclair Street, Ottawa,
ON;
21st December 03PM

NOTES:



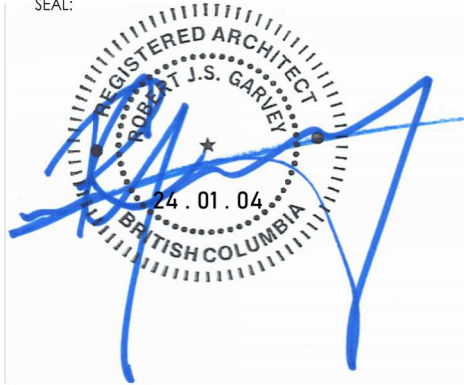
**IRONCLAD
DEVELOPMENTS INC.**
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Ph: 204-777-1972
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Consultant



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Project Number: 2133
Designed By: J.P.M.
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Noella Leclair Street,
Ottawa, Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

SHADOW STUDY
SCALE: N.T.S.

DP17

APPLICATION No. D07-12-23-0095