

CASSETTE COMMONS

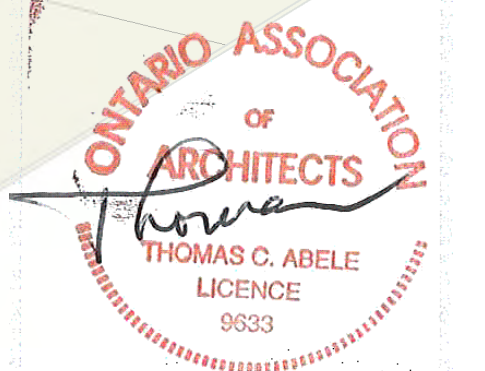
119 RYAN REYNOLDS WAY OTTAWA, ONTARIO

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A1.02	UNDERGROUND PARKING PLAN
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VICINITY MAP



VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION



2024-08-13

PROJECT TEAM:

APPLICANT:

BROADSTREET
PROPERTIES LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

CONSTRUCTION:

SEYMOUR PACIFIC
DEVELOPMENTS LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

STRUCTURAL ENGINEERING:

PROTOSTATIX
500, 10410-102 AVENUE NW
EDMONTON, AB
T5J 0E9
708-423-5855

CIVIL ENGINEERING & PLANNING:

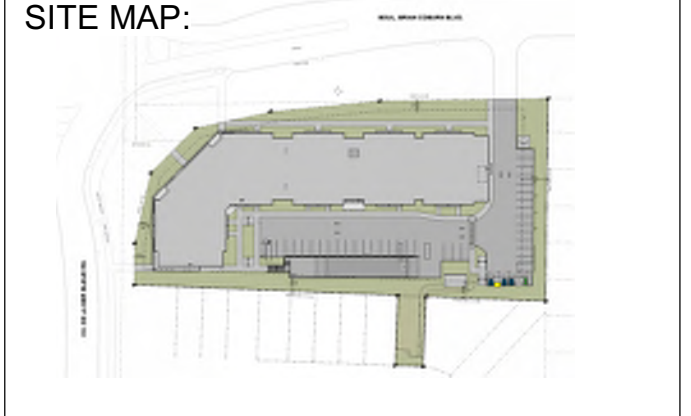
NOVATECH
240 MICHAEL COWPLAND DRIVE
SUITE 200
OTTAWA, ON
K2M 1P6
613-254-9643

MECHANICAL & ELECTRICAL ENGINEERING:

ARROW ENGINEERING
ST. ALBERT TRAIL PLACE
202-13167 146 STREET
EDMONTON, AB
T5L 4S8
780-801-610

ARCHITECT:

ABELE ARCHITECTURE
2001 - 1755 HARO STREET
VANCOUVER, BC
V6G 1H2
604-682-6818



PROJECT STATUS:
 ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
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E	ISSUED FOR SPC	08/06/2024

SEAL: ABELARCHITECTURE
 THOMAS C. ABLE, ARCHITECT C.O.A. T. 604.682.6818

2024-08-13

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PROJECT NAME:
 CASSETTE COMMONS

PROJECT NUMBER:
 VP2207

ADDRESS:
 119 RYAN REYNOLDS WAY
 OTTAWA, ONTARIO

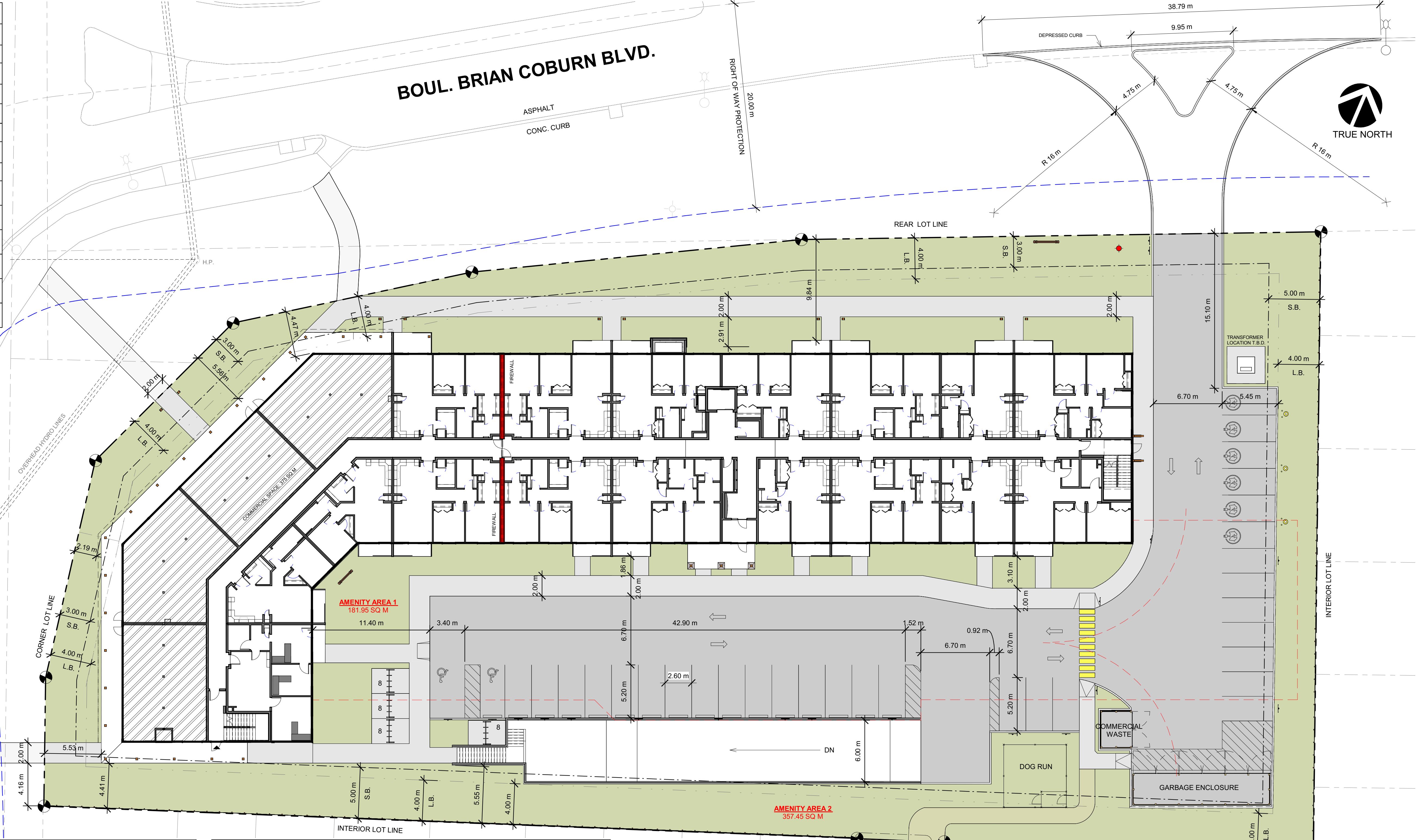
DRAWING TITLE:
 SITE PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: As indicated

DRAWING #: A1.00
REV #: E

LEGEND

	PROPERTY LINE
	SETBACK LINE
	PARKADE OUTLINE
	BUILDING OUTLINE
	FIRE HYDRANT
	EV CHARGER
	WOODEN FENCE
	CHAINLINK FENCE
	LANDSCAPE AREA
	CROSSWALK 1.5 X .45 STRIPS
	SIDEWALK LETDOWN
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)
	RENTAL OFFICE SIGNAGE



SITE INFORMATION

PROJECT DESCRIPTION	1-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)	
TOTAL UNITS	121 RESIDENTIAL UNITS	
CIVIC ADDRESS	119 RYAN REYNOLDS WAY, OTTAWA, ONT	
MUNICIPALITY	CITY OF OTTAWA	
ZONING	GM15 [2156]	
LEGAL DESCRIPTION	PT LT 3 CON 11 CUMBERLAND PT 1, 50R5735 S&E PT 9, 4R28677; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, 4R30222 AS IN OC1886169	
LOT AREA	6799.02	m ²
DENSITY	71.42 DU/ACRE	
FLOOR SPACE INDEX (FSI)	1.80	

ZONING SUMMARY

	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	18 m	17.95 m
MIN. FRONT YARD S.B.	3 m	3 m
MIN. REAR YARD S.B.	3 m	3 m
MIN. INTERIOR SIDE YARD S.B.	5 m	5 m
MIN. CORNER SIDE YARD S.B.	3 m	3 m
MIN. LOT AREA	No Minimum	6799 m ²
MIN. LOT WIDTH	No Minimum	-
MIN. WIDTH OF LAND. BUFFER	4 m	4 m

LANDSCAPE

	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	30%	32%
m²	2,039.71 m ²	2178.11 m ²

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - MIXED USE	1 / UNIT	121	121	122
VISITORS	0.2 / UNIT	121	24	24
MEDICAL	4 / 100 m ²	375 m ²	15	9*
SHARED PARKING REDUCTION			-6	
TOTAL PARKING STALLS			154	155
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 50%		MAX 68	68
ACCESSIBLE TYPE A			1	1
ACCESSIBLE TYPE B			1	1

* INCLUSIVE OF SHARED PARKING REDUCTION

BICYCLE PARKING

	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	61	64
MEDICAL FACILITY	1 / 1000 m ²	375 m ²	1	2
TOTAL BICYCLE			62	66
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	31	32
MIN HORIZONTAL BIKE STALL	50%	-	31	36
MIN SECURED BIKE STALLS	25%	-	16	34

BUILDING INFORMATION

BUILDING	STOREYS	UNIT #	OTHER	FOOTPRINT	GROSS BUILDING AREA	COMMERCIAL
A	6	121	RENTAL	2027.17 m ²	12305.9 m ²	375 m ²

PROPERTY BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

1 SITE PLAN
 1:200

UNIT BREAKDOWN

	BUILDING A
1 BEDROOM / 1 BATH	24 UNITS
2 BEDROOM / 1 BATH	7 UNITS
2 BEDROOM / 2 BATH	69 UNITS
3 BEDROOM / 2 BATH	21 UNITS
TOTAL	121 UNITS

AMENITY

	RATE	REQUIRED	PROPOSED
TOTAL AMENITY SPACE	6 m ² / DU	720 m ²	1485.3 m ²
COMMUNAL AMENITY AREA (MIN. 50% OF TOTAL)		360 m ²	592.8 m ²

WASTE CALCULATIONS

	REQUIRED	PROPOSED
GARBAGE (0.110 y ³ / UNIT)	13.31 y ³	14 y ³
GMP (0.018 y ³ / UNIT)	2.18 y ³	2 y ³
FIBRE (0.038 y ³ / UNIT)	4.59 y ³	6 y ³
ORGANICS (240L / 50 UNITS)	580.8 L	720L

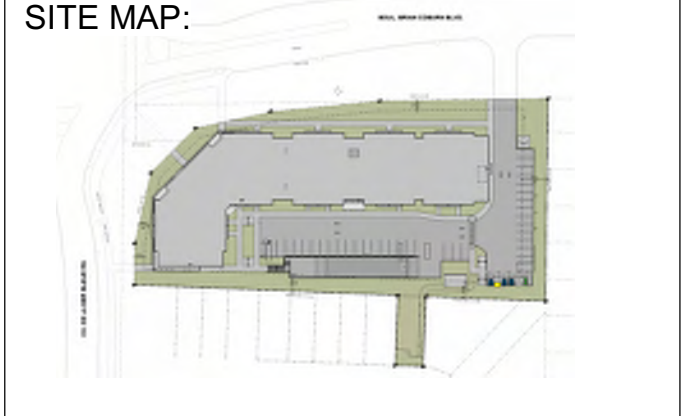
PARKING KEY NOTES:

LETTER:

C = COMPACT CAR
V = VISITOR
COM = COMMERCIAL

UNLESS NOTED ALL OTHER STALL ARE TYPICAL

	EV CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN



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SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT C.O.A. T: 604.682.6818

2024-08-13

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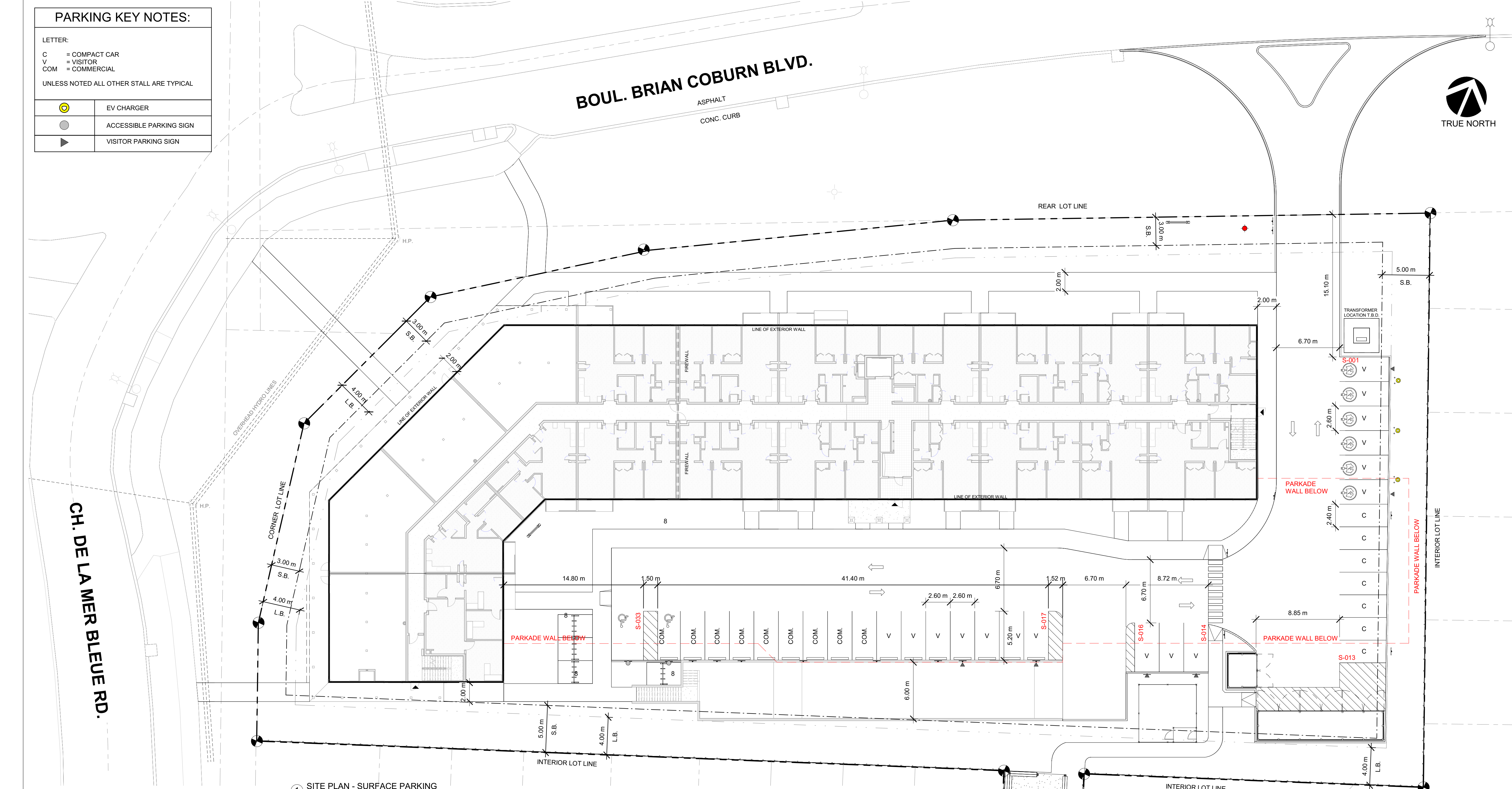
ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
SURFACE PARKING PLAN

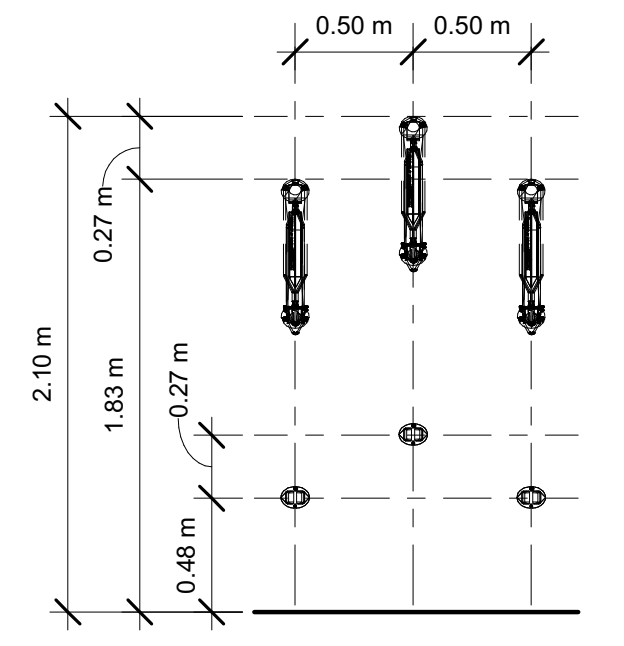
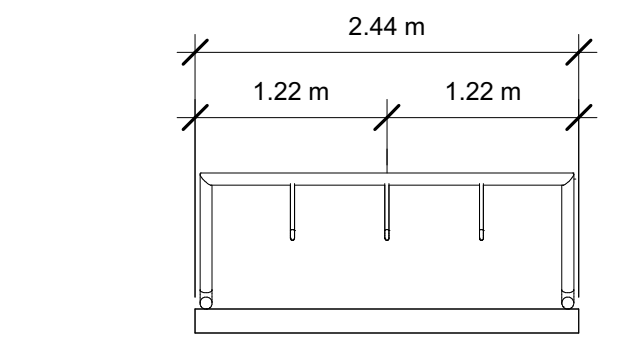
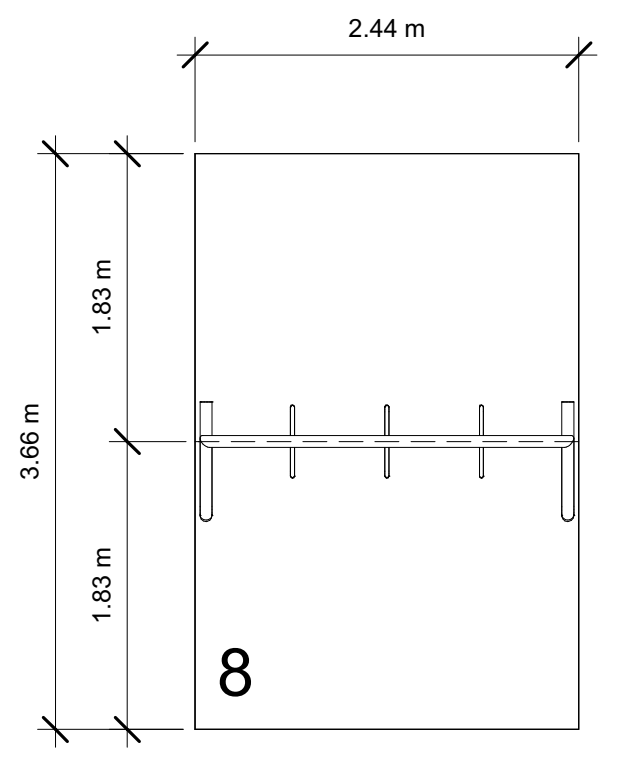
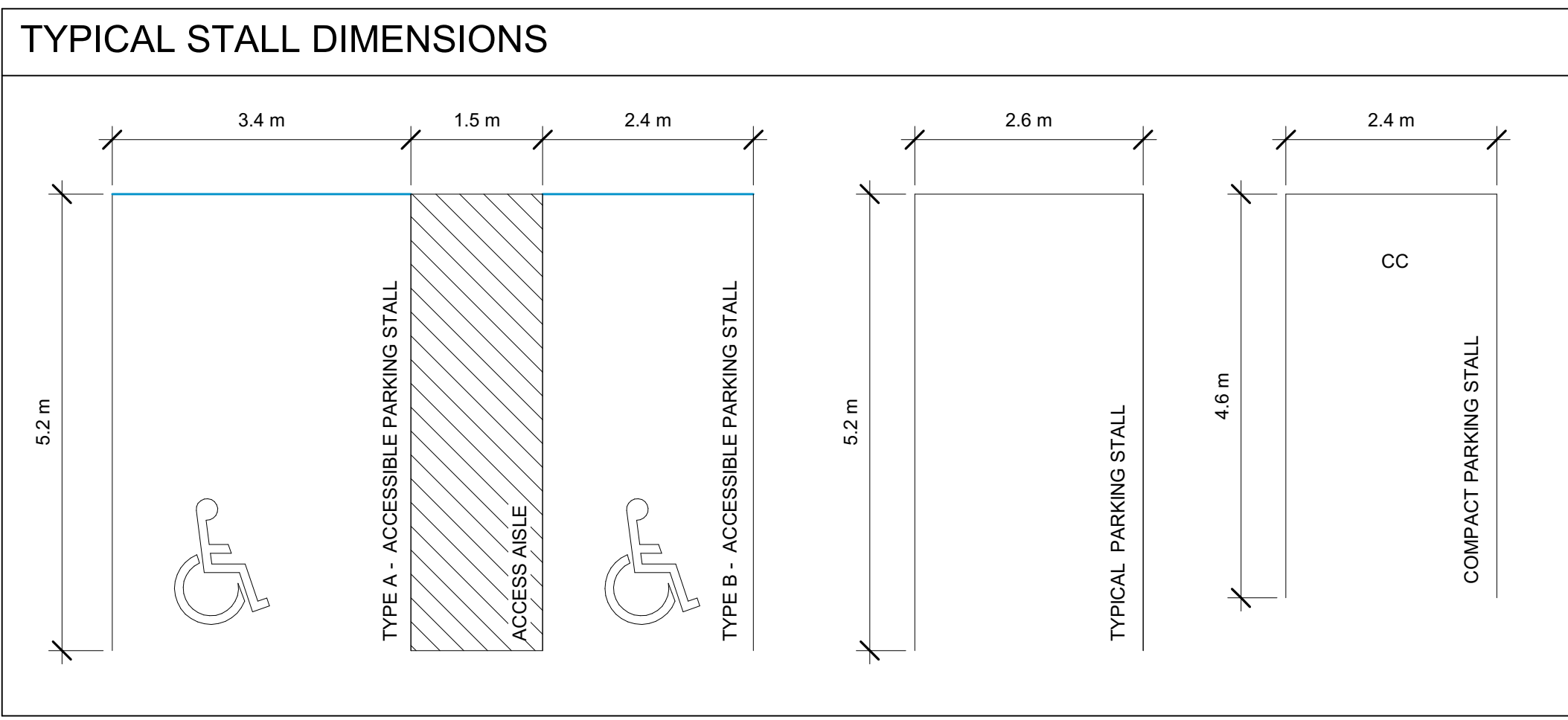
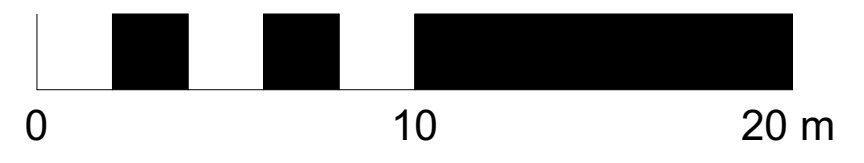
DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: As indicated

DRAWING #: **A1.01** REV #: **E**

BOUL. BRIAN COBURN BLVD.
ASPHALT
CONC. CURB



1 SITE PLAN - SURFACE PARKING
1:200



VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - MIXED USE	1 / UNIT	121	121	122
VISITORS	0.2 / UNIT	121	24	24
MEDICAL	4 / 100 m ²	375 m ²	15	9*
SHARED PARKING REDUCTION			-6	
TOTAL PARKING STALLS			154	155
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 50%		MAX 68	68
ACCESSIBLE TYPE A			1	1
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MEDICAL FACILITY	1 / 1000 m ²	375 m ²	1	2
TOTAL BICYCLE			62	66
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MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	31	32
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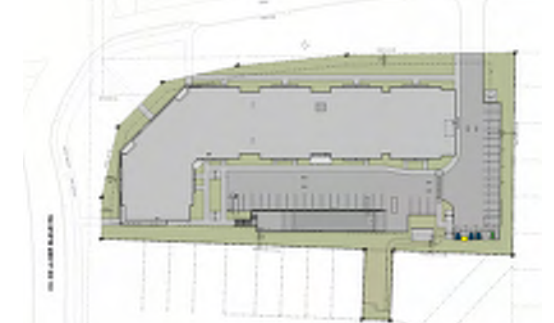
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	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN



SITE MAP:

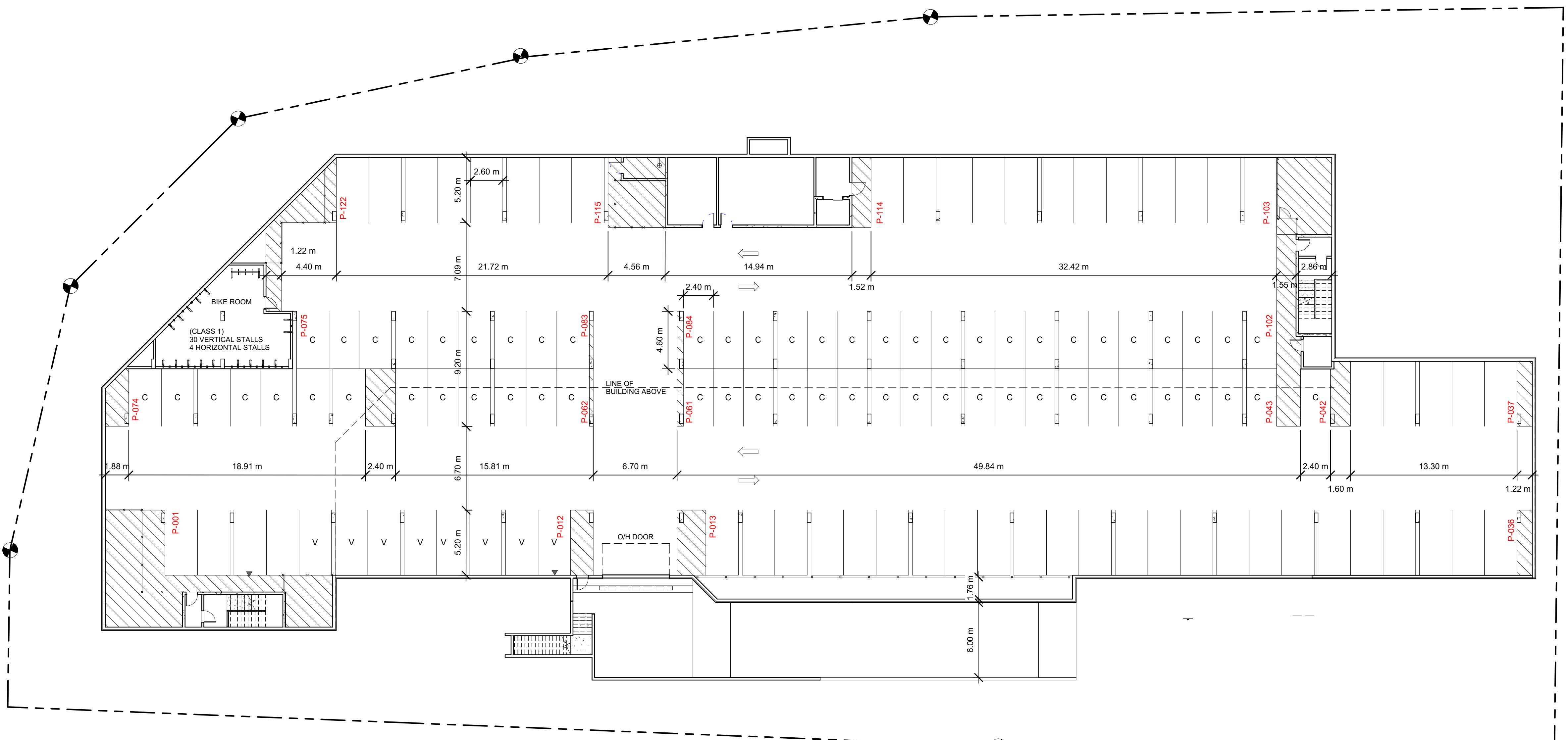


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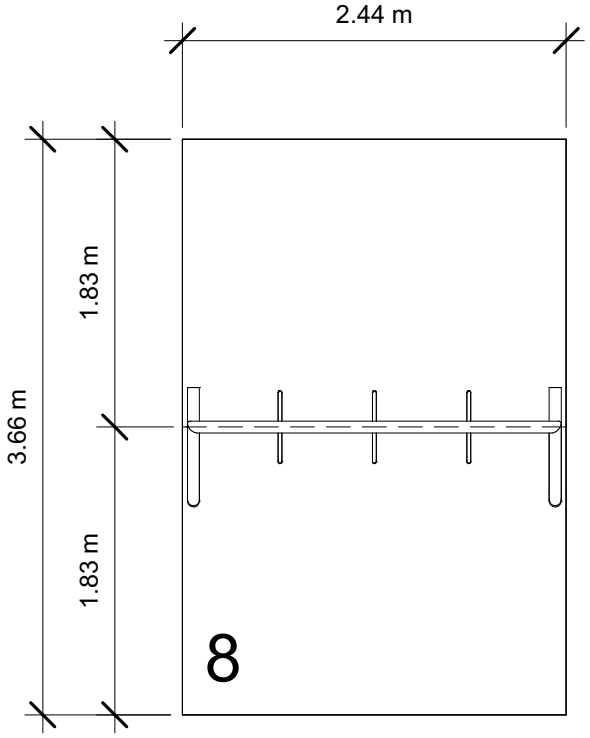
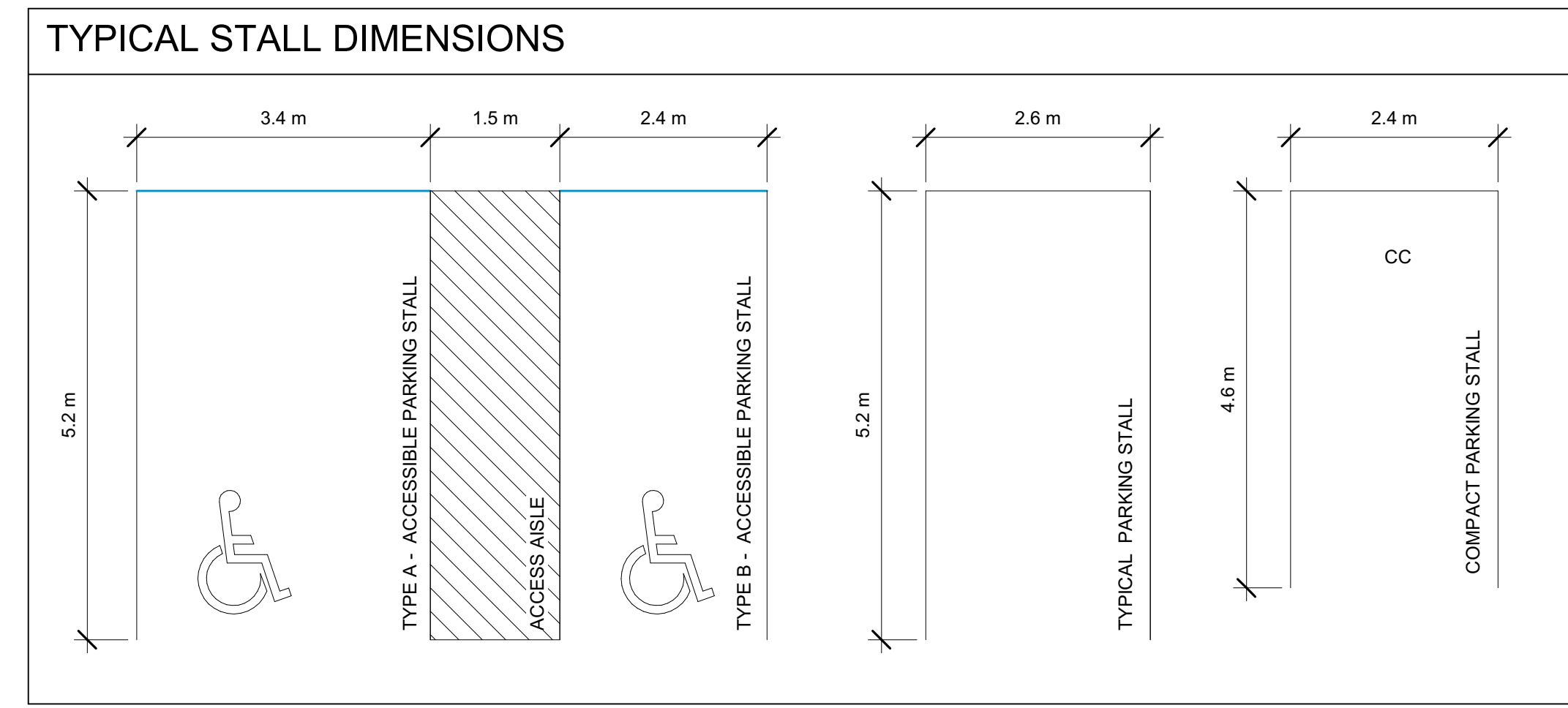
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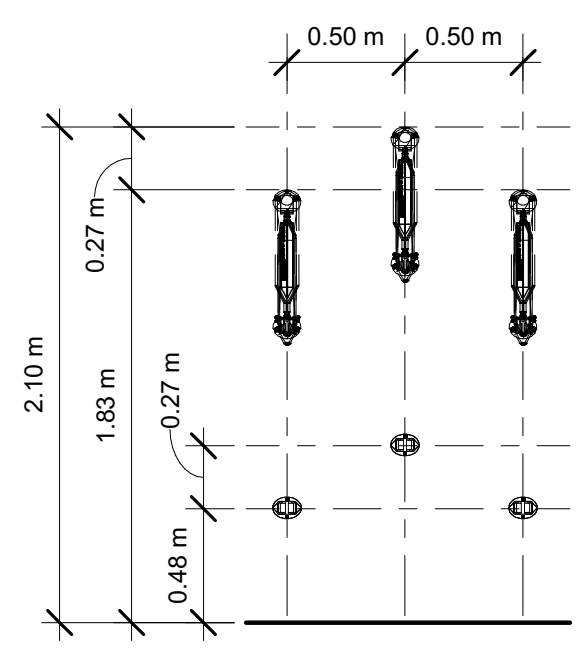
SEAL: ABELARCHITECTURE
 THOMAS C. ABEL, ARCHITECT C.M.A. T. 604.682-6818



1 SITE PLAN - UNDERGROUND PARKING PLAN
 1: 200



HORIZONTAL BIKE LAYOUT
 1/4" = 1'-0"



VERTICAL BIKE LAYOUT
 3/8" = 1'-0"

VEHICULAR PARKING				
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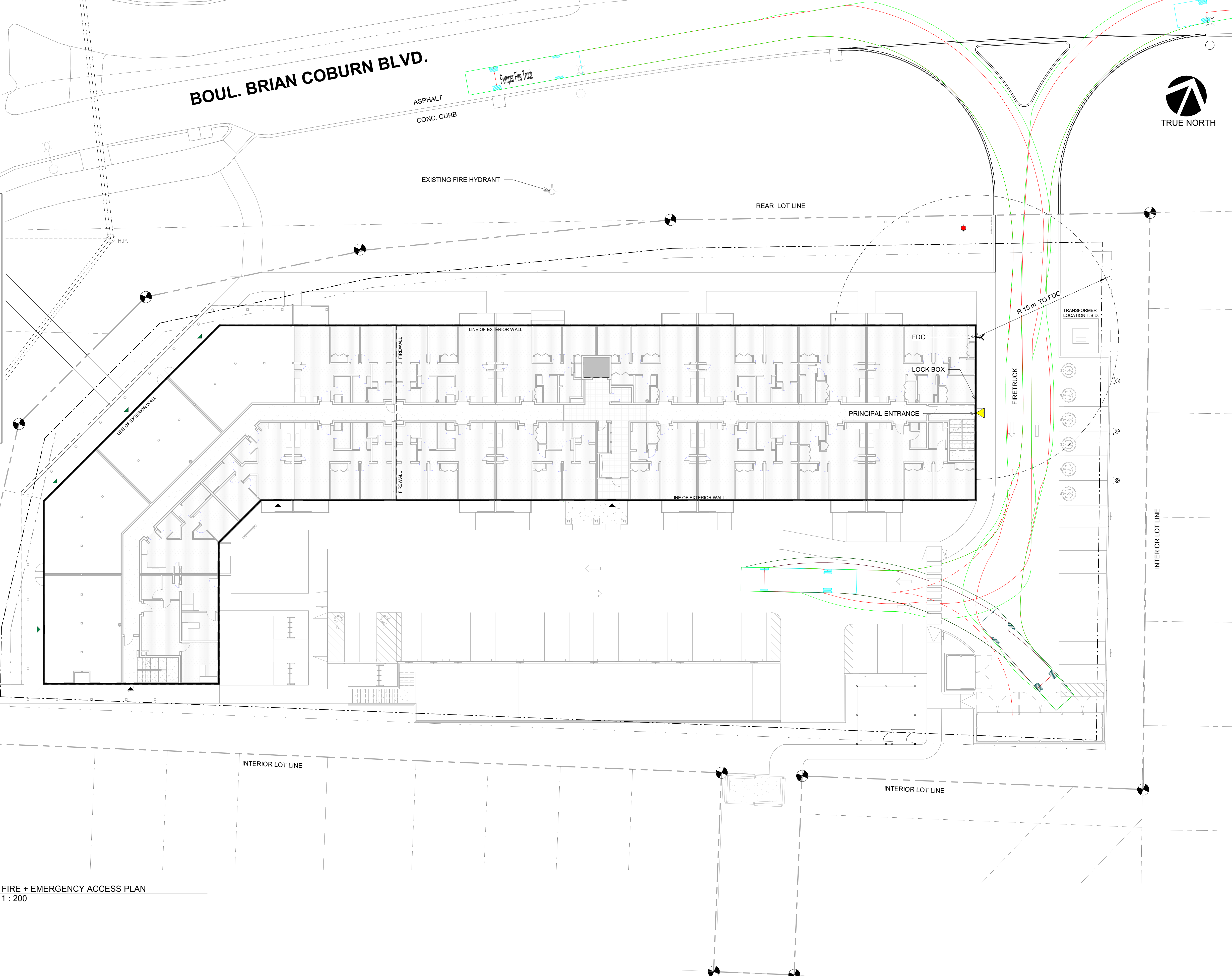
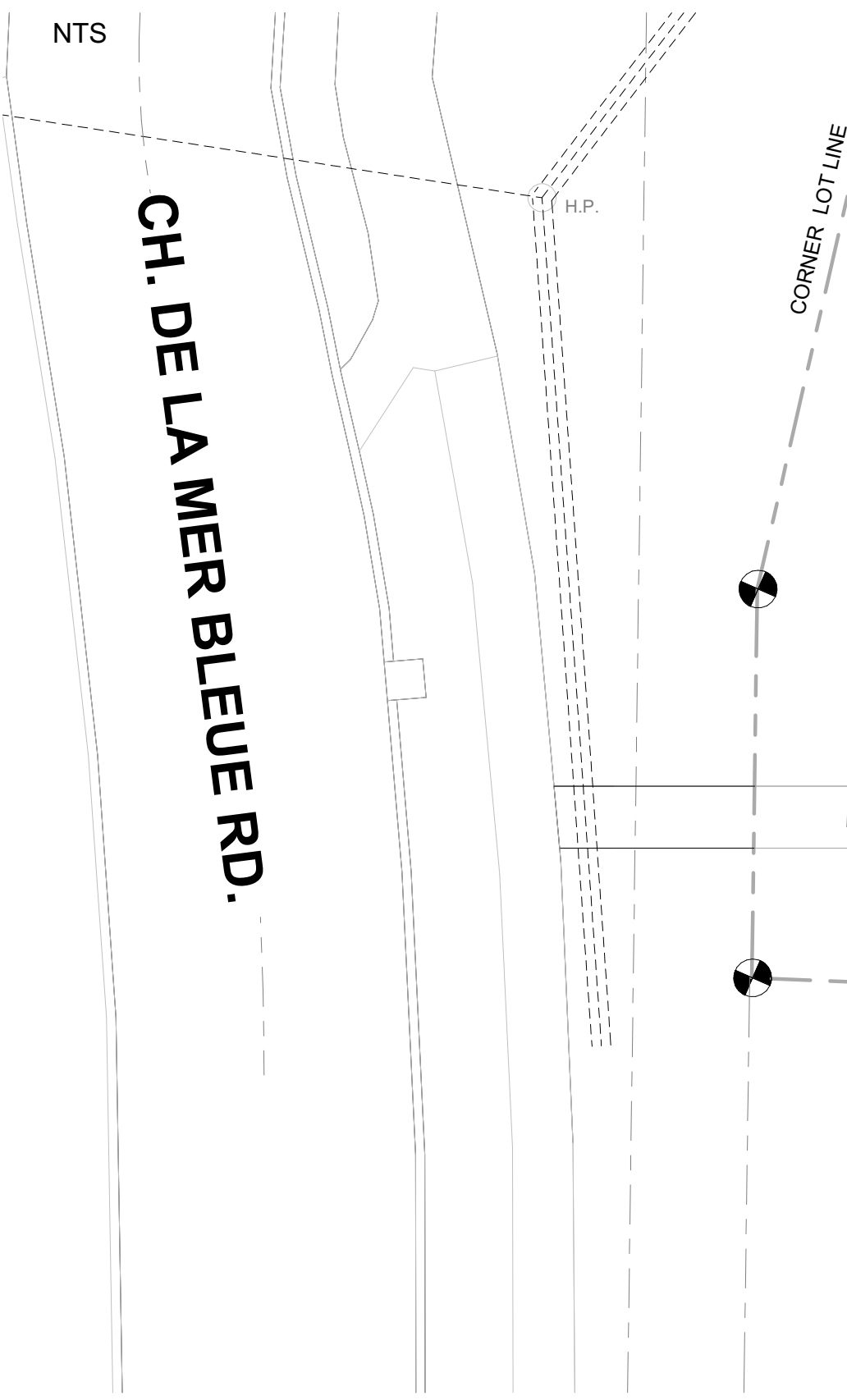
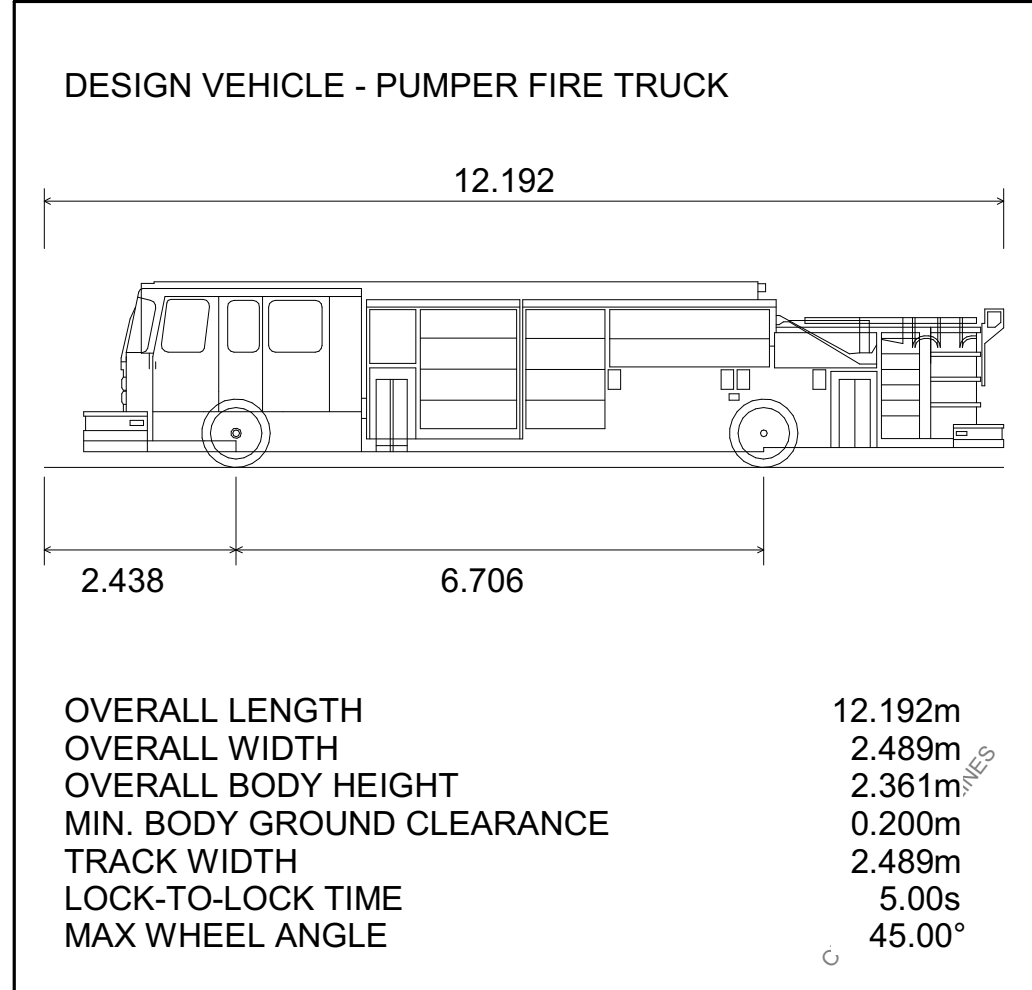
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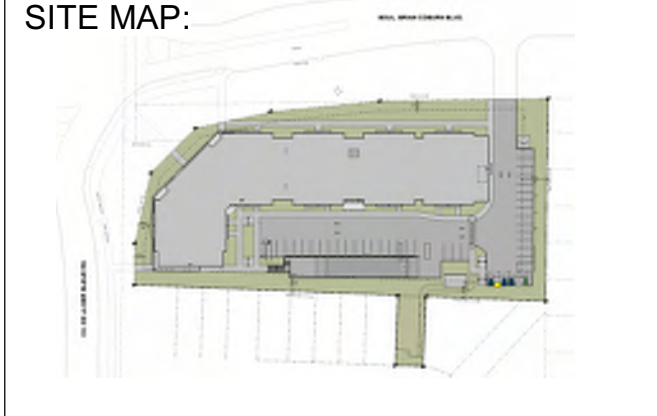
SCALE: As indicated

DRAWING #: A1.02 **REV #:** E

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PARKADE OUTLINE
	BUILDING OUTLINE
	FIRE HYDRANT
	PRINCIPAL ENTRANCE
	SECONDARY ENTRANCE
	COMMERCIAL ENTRANCE
	FIRE DEPARTMENT CONNECTION



① FIRE + EMERGENCY ACCESS PLAN
1 : 200



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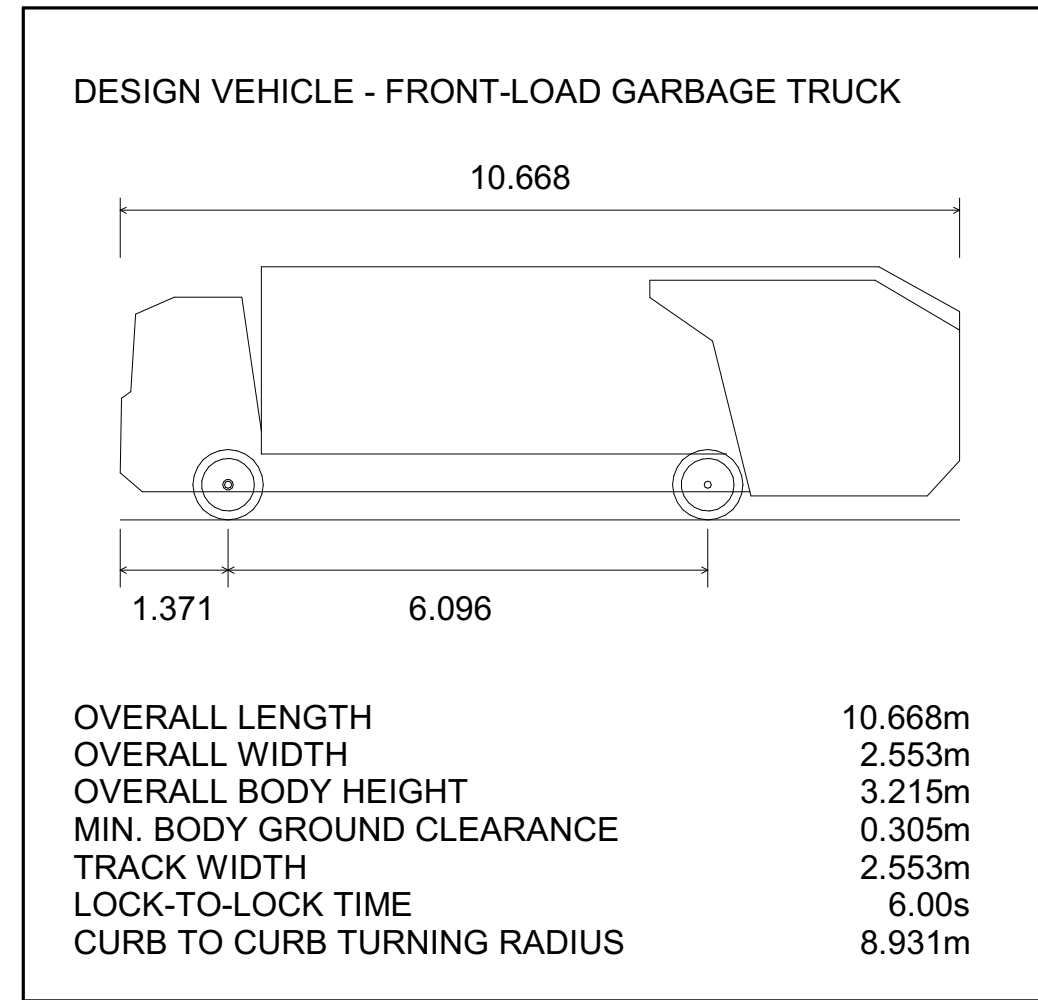
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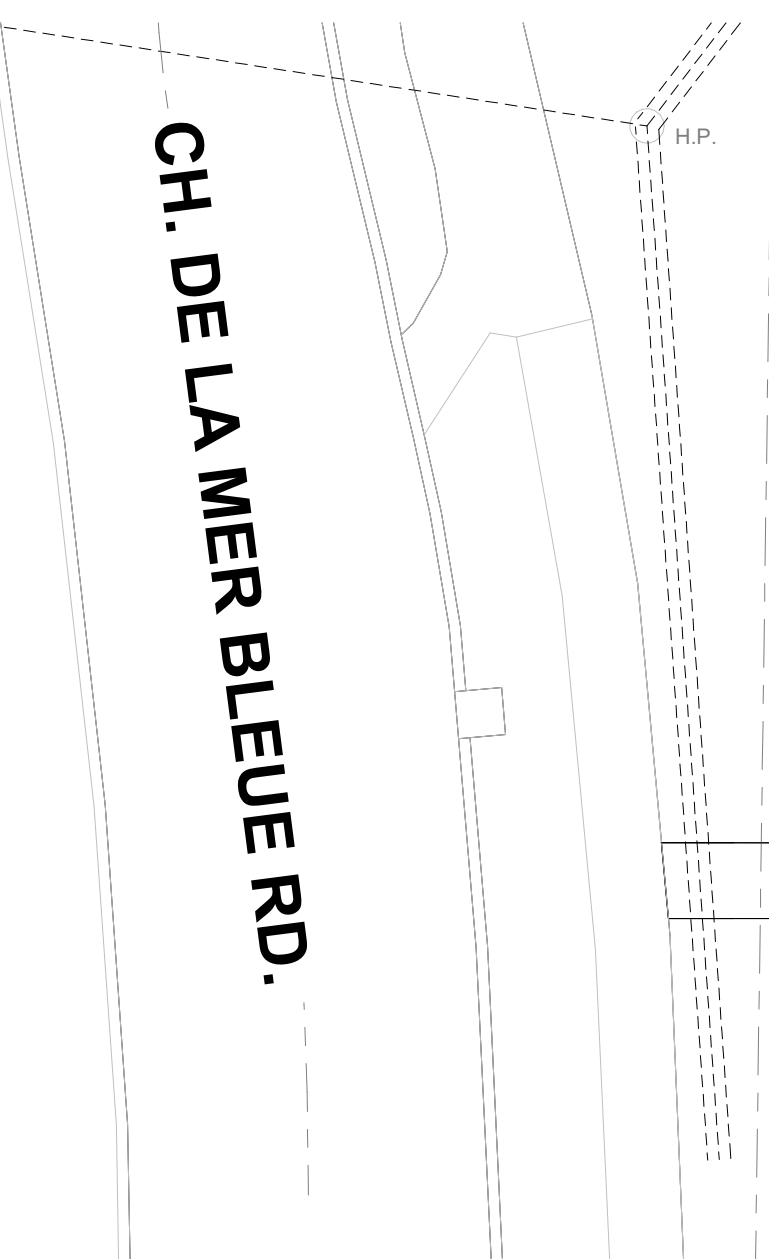
DRAWING #: **A1.03** REV #: **E**

WASTE CALCULATIONS		
	REQUIRED	PROPOSED
GARBAGE (0.110 y ³ / UNIT)	13.31 y ³	14 y ³
GMP (0.018 y ³ / UNIT)	2.18 y ³	2 y ³
FIBRE (0.038 y ³ / UNIT)	4.59 y ³	6 y ³
ORGANICS (240L / 50 UNITS)	580.8 L	720L

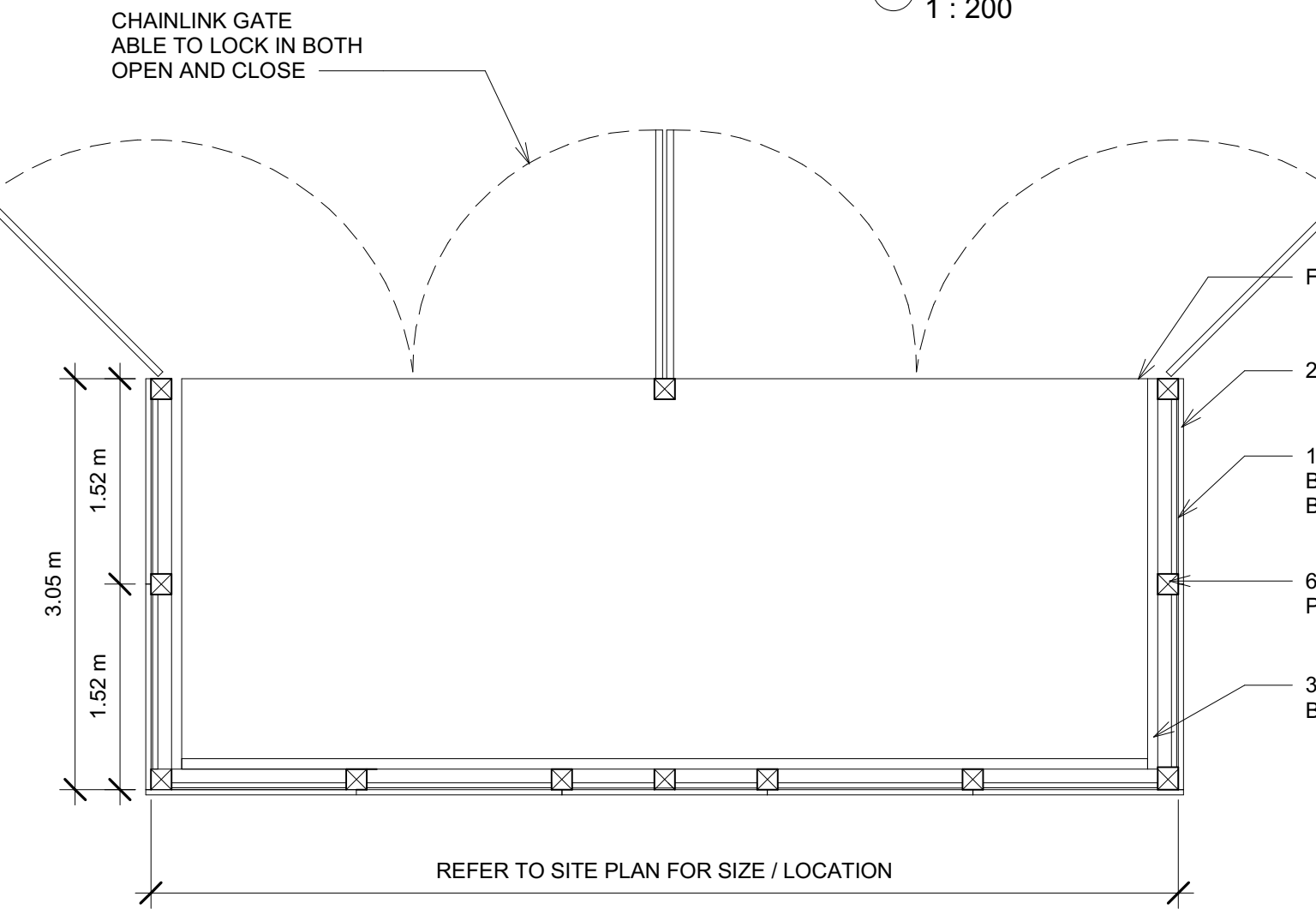


NTS

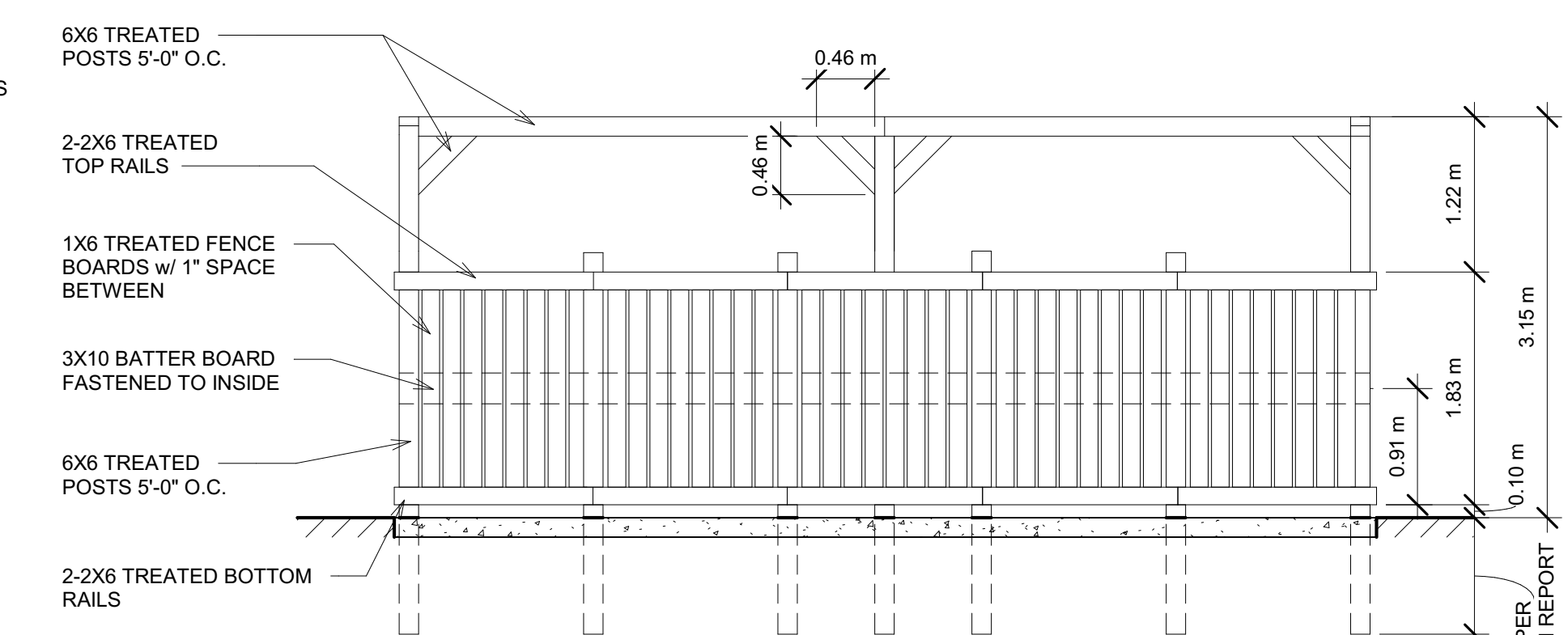
LEGEND	
	240 L ORGANIC CANS
	GMP CANS (NUMBER REPRESENTS Y ³)
	GARBAGE CANS (NUMBER REPRESENTS Y ³)
	FIBRE BINS (NUMBER REPRESENTS Y ³)



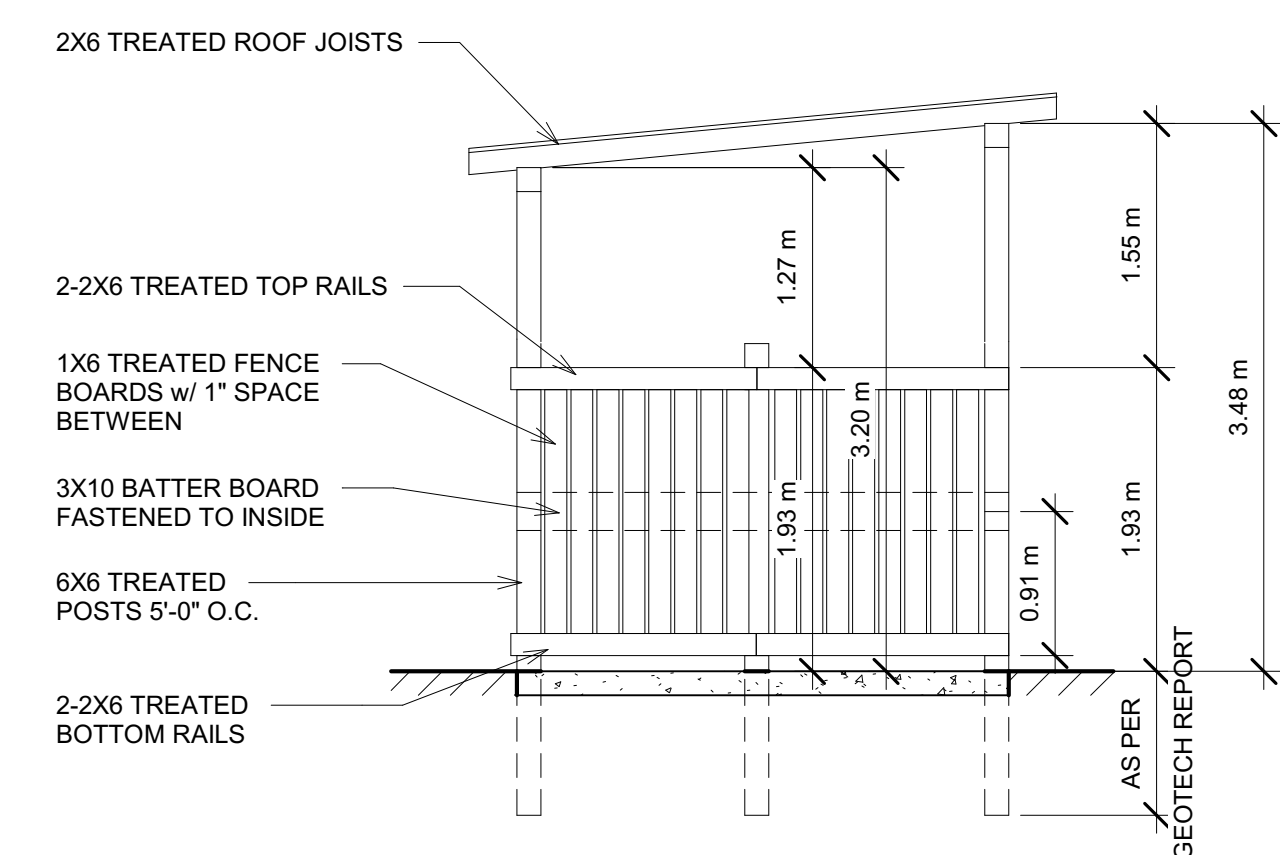
1 WASTE + RECYCLING PLAN
1 : 200



2 GARBAGE ENCLOSURE PLAN
1/4" = 1'-0"



3 GARBAGE ENCLOSURE ELEVATION
1/4" = 1'-0"



4 GARBAGE ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"

SEYMOUR PACIFIC
DEVELOPMENTS LTD.

100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:

PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT OAA, T: 604.682.6818

2024-08-13

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PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

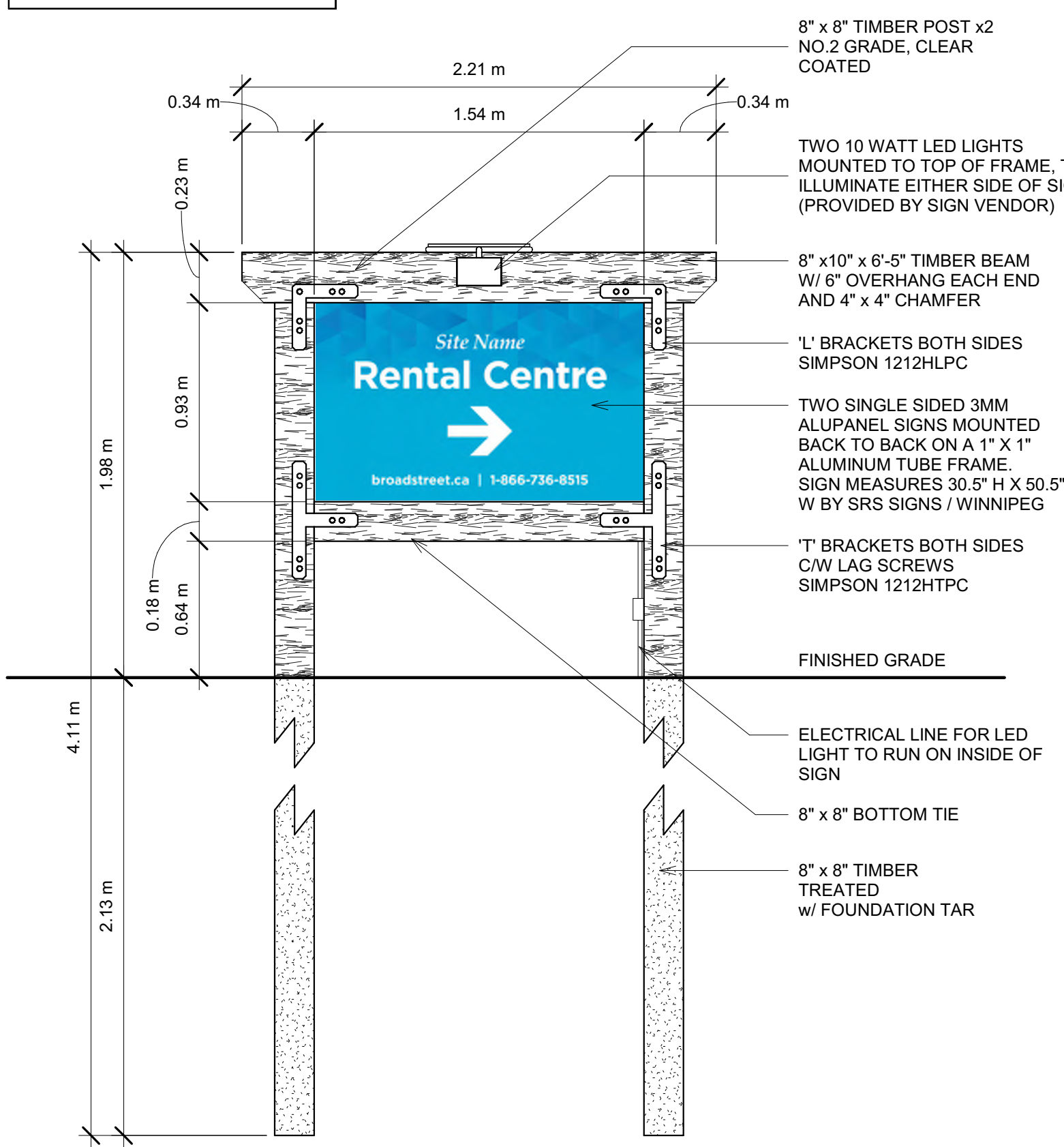
DRAWING TITLE:
WASTE + RECYCLING PLAN

DRAWN BY: EC
 CHECKED BY: CG
 DATE: AUG 6, 2024
 SCALE: As indicated

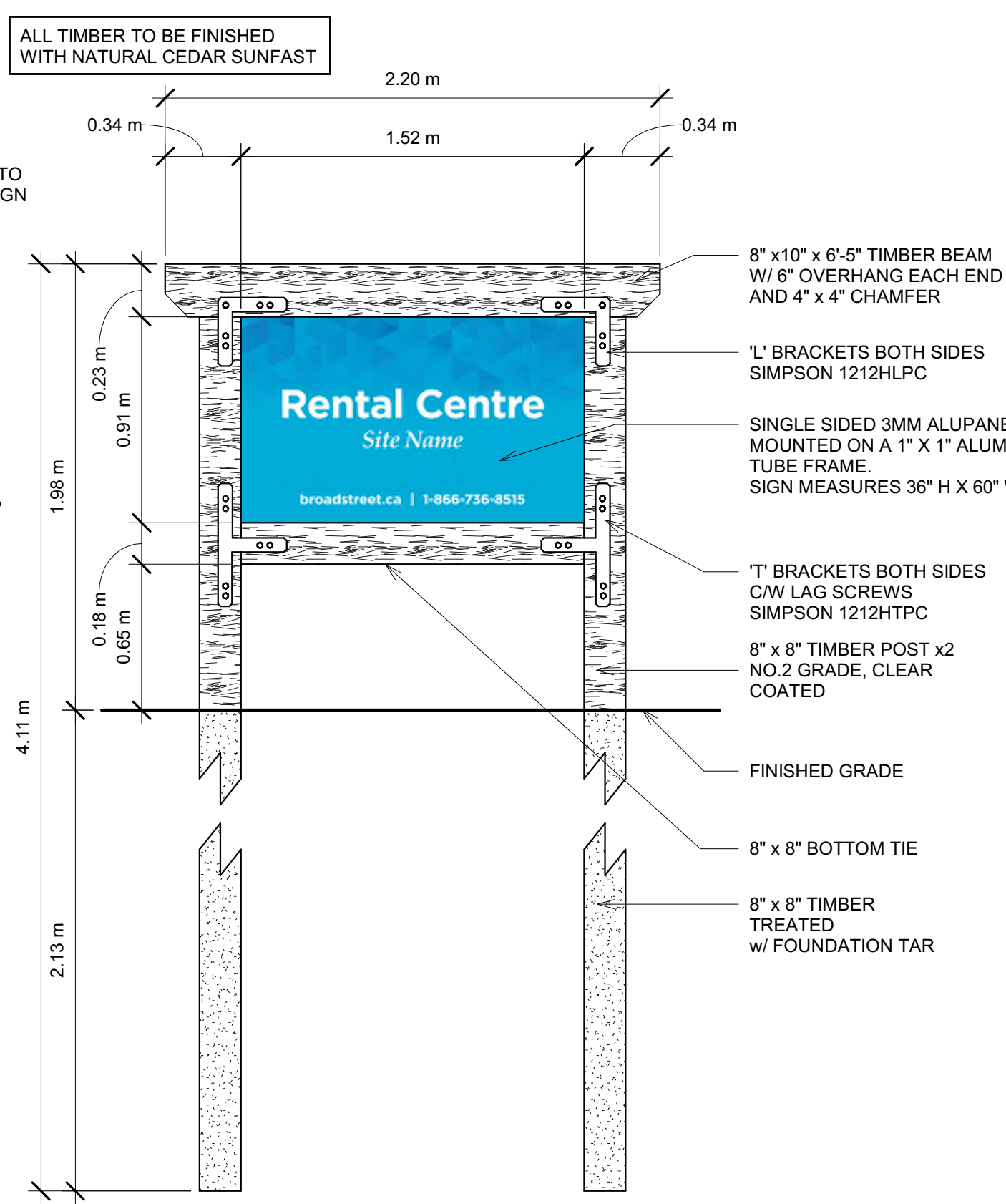
DRAWING #: **A1.04** REV #: **E**

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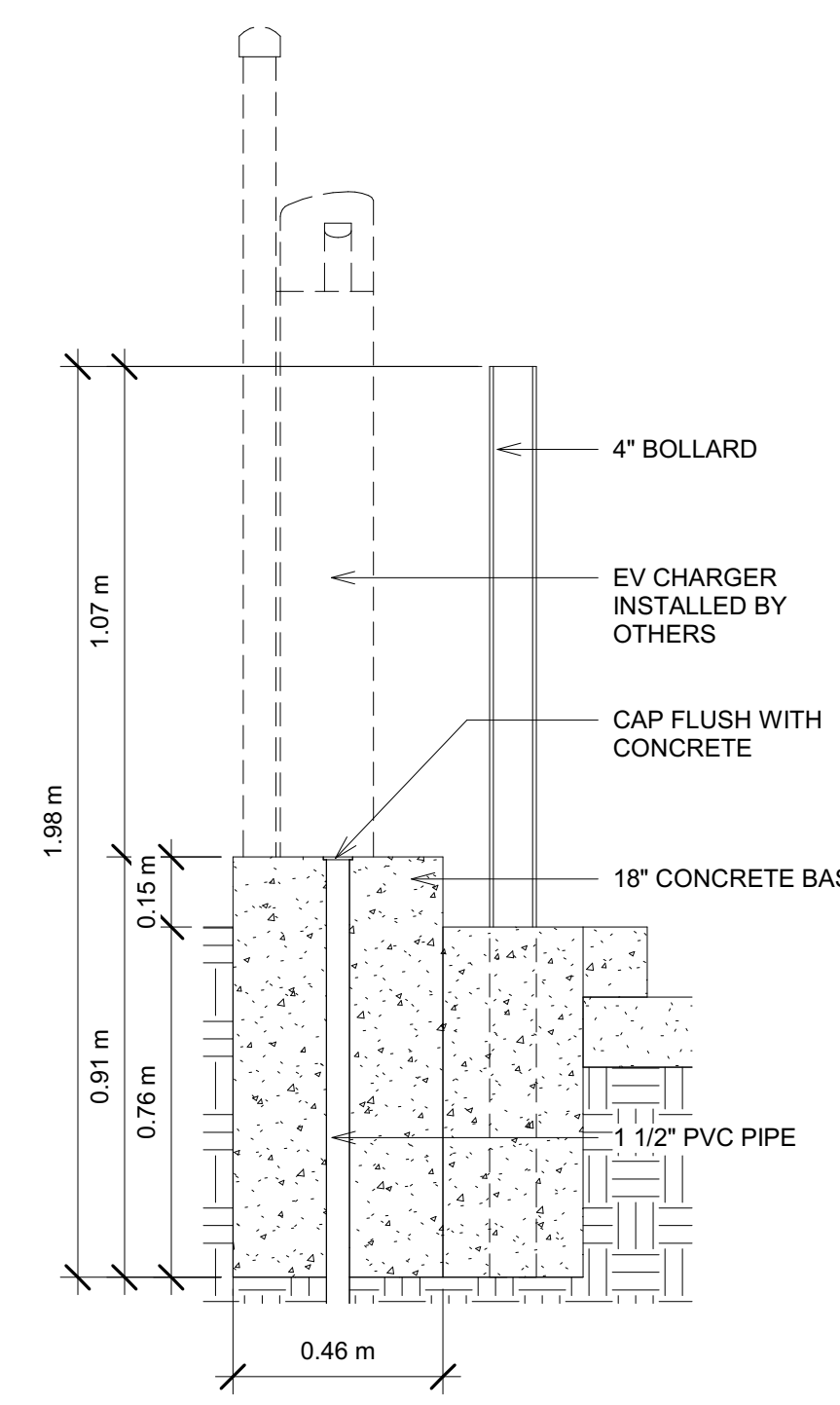
ALL TIMBER TO BE FINISHED WITH NATURAL CEDAR SUNFAST



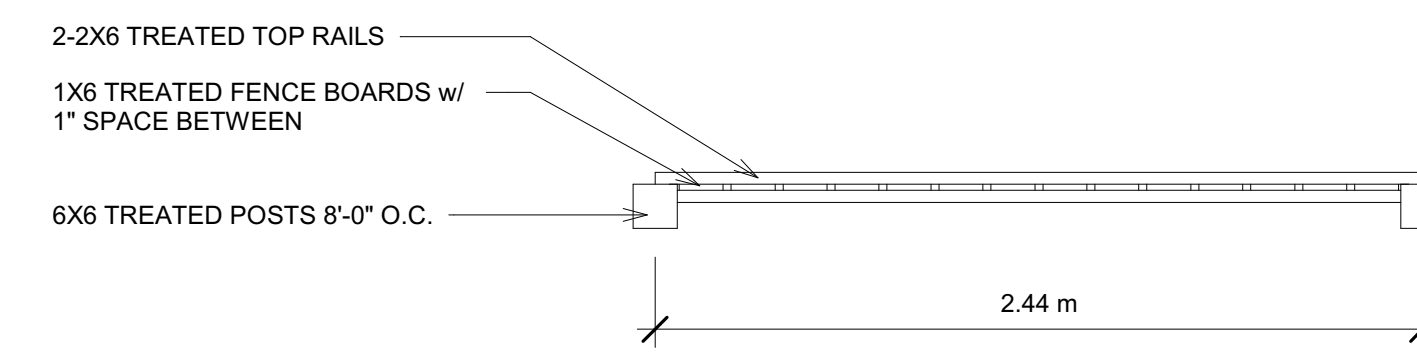
1 ENTRY SIGN
1/2" = 1'-0"



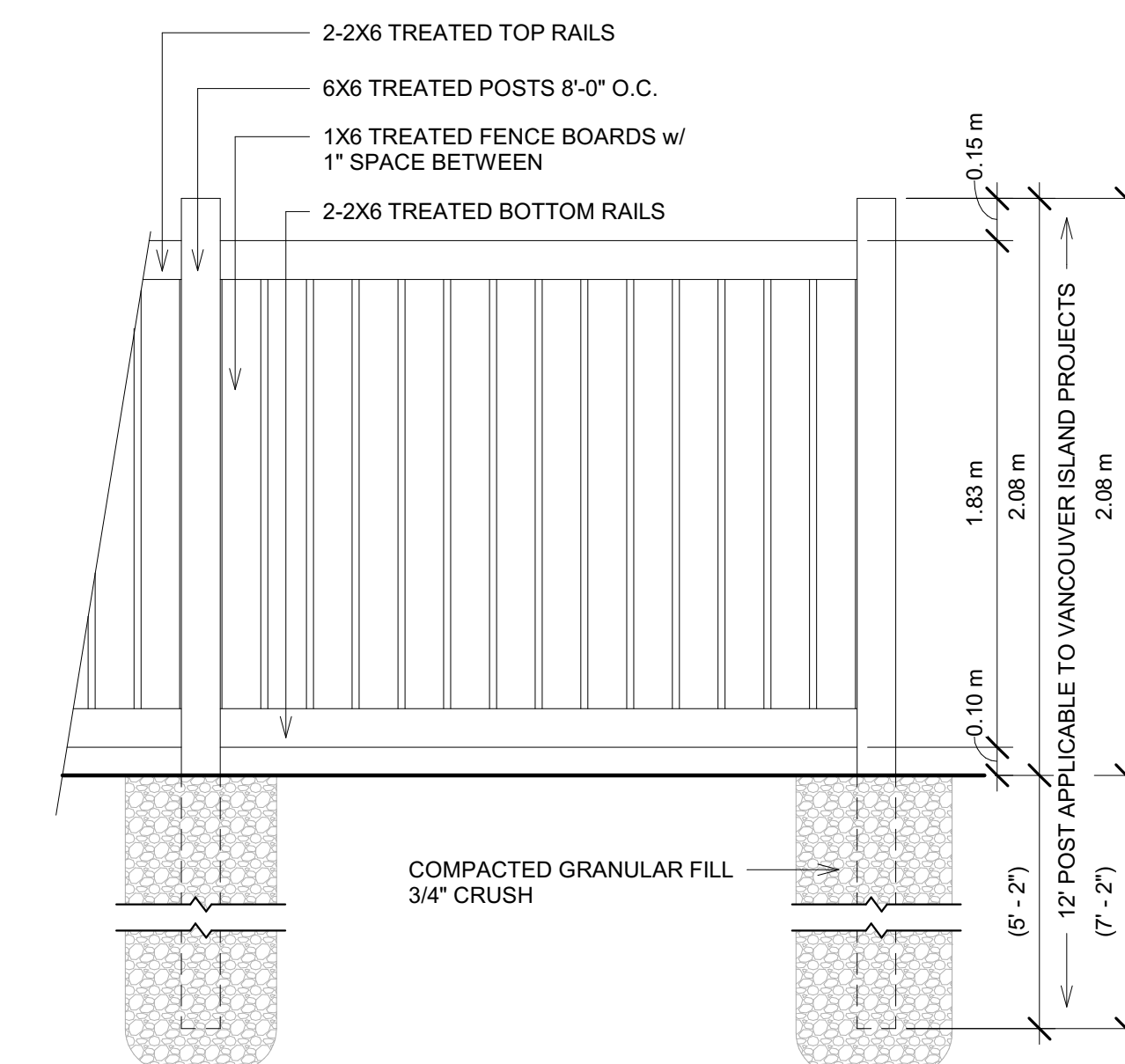
1a RENTAL OFFICE DIRECTION SIGN
1/2" = 1'-0"



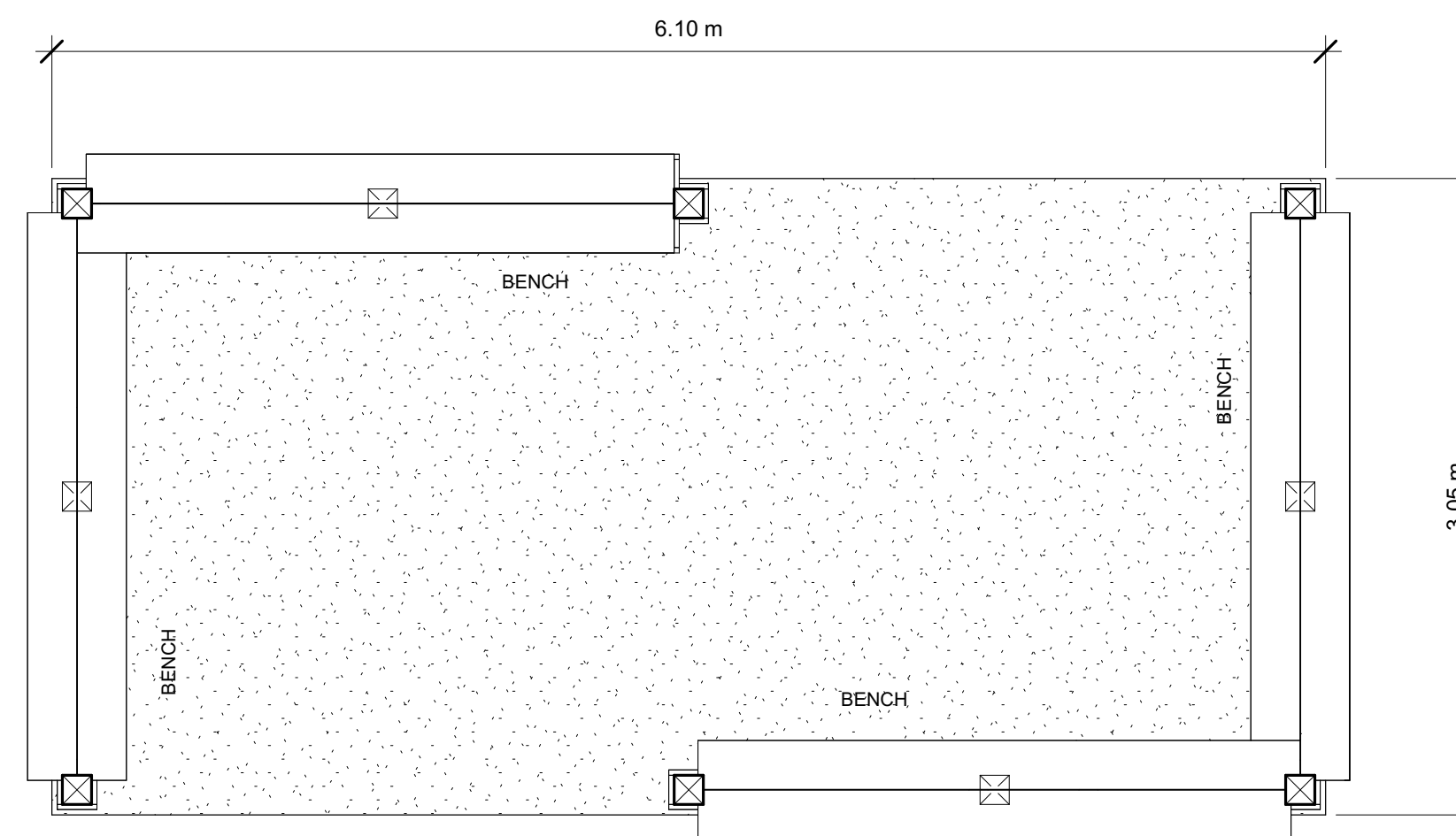
2 EV CHARGER - LANDSCAPE
3/4" = 1'-0"



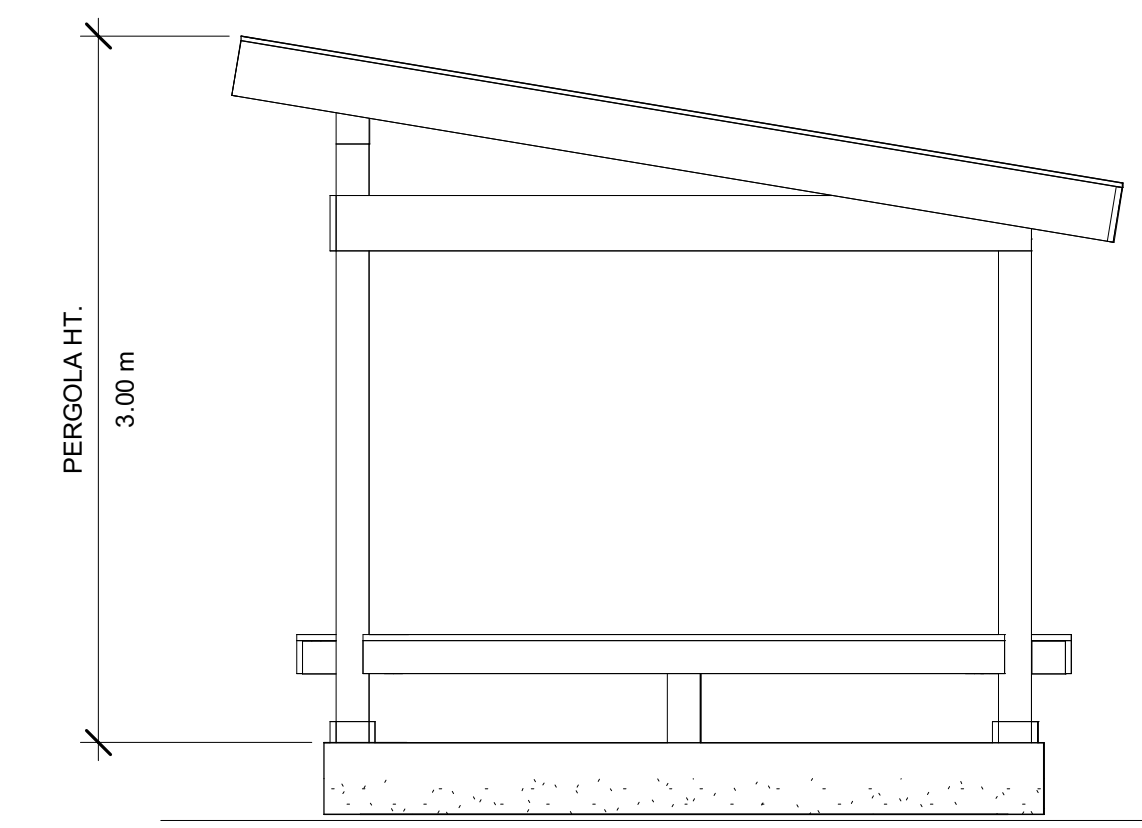
3 SITE FENCE PLAN DETAIL
1/2" = 1'-0"



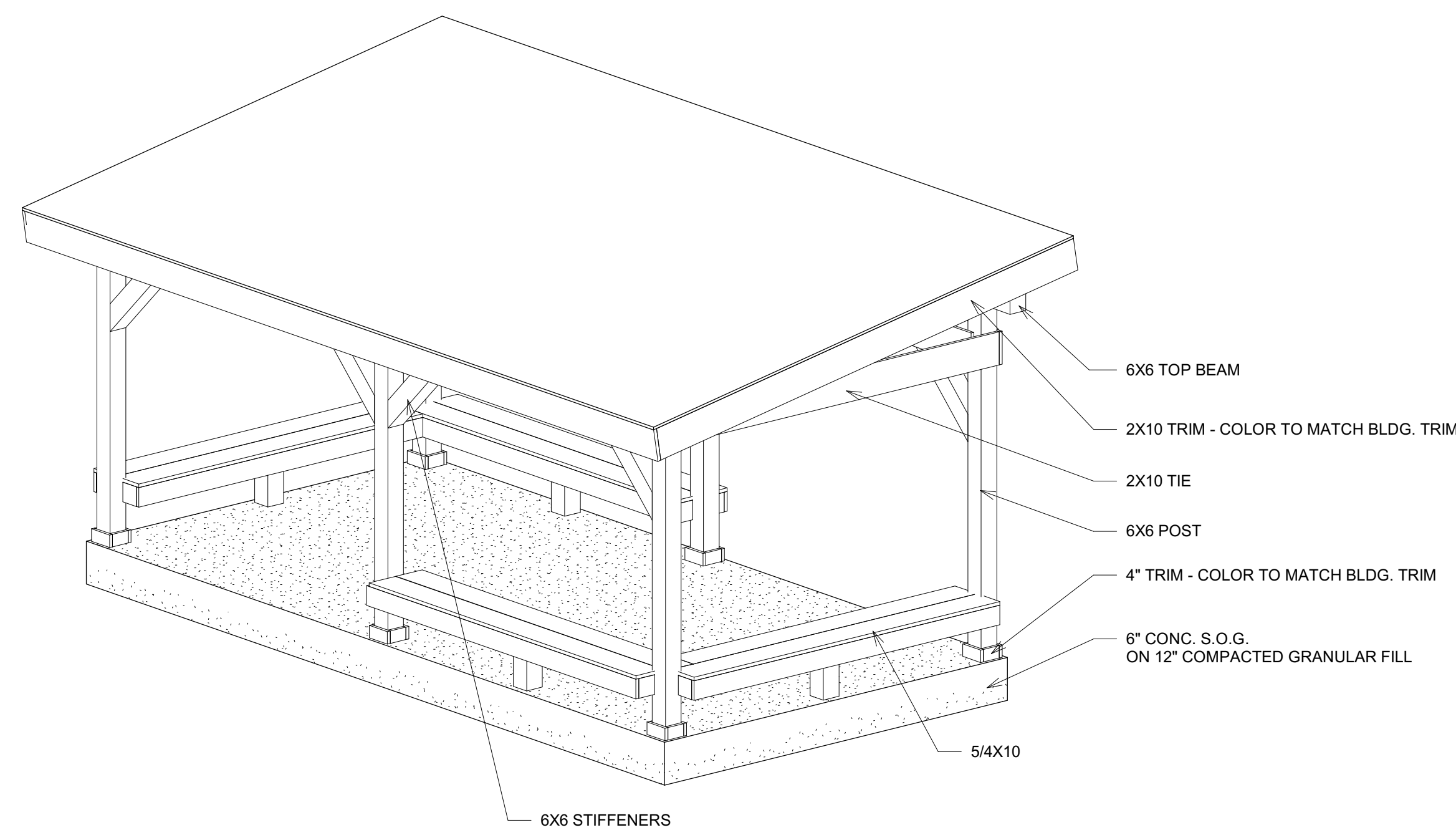
4 SITE FENCE TYPE (1) ELEVATION DETAIL
1/2" = 1'-0"



6 PERGOLA FLOOR PLAN
3/8" = 1'-0"

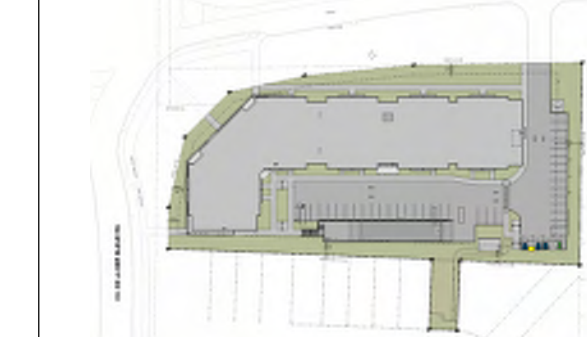


7 PERGOLA - SECTION



5 PERGOLA - ISOMETRIC VIEW

SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

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SEAL: ABELEARCHITECTURE
THOMAS C. ABLE, ARCHITECT C.O.A. T: 604.682-6818



2024-08-13

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PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
SITE ACCESSORIES

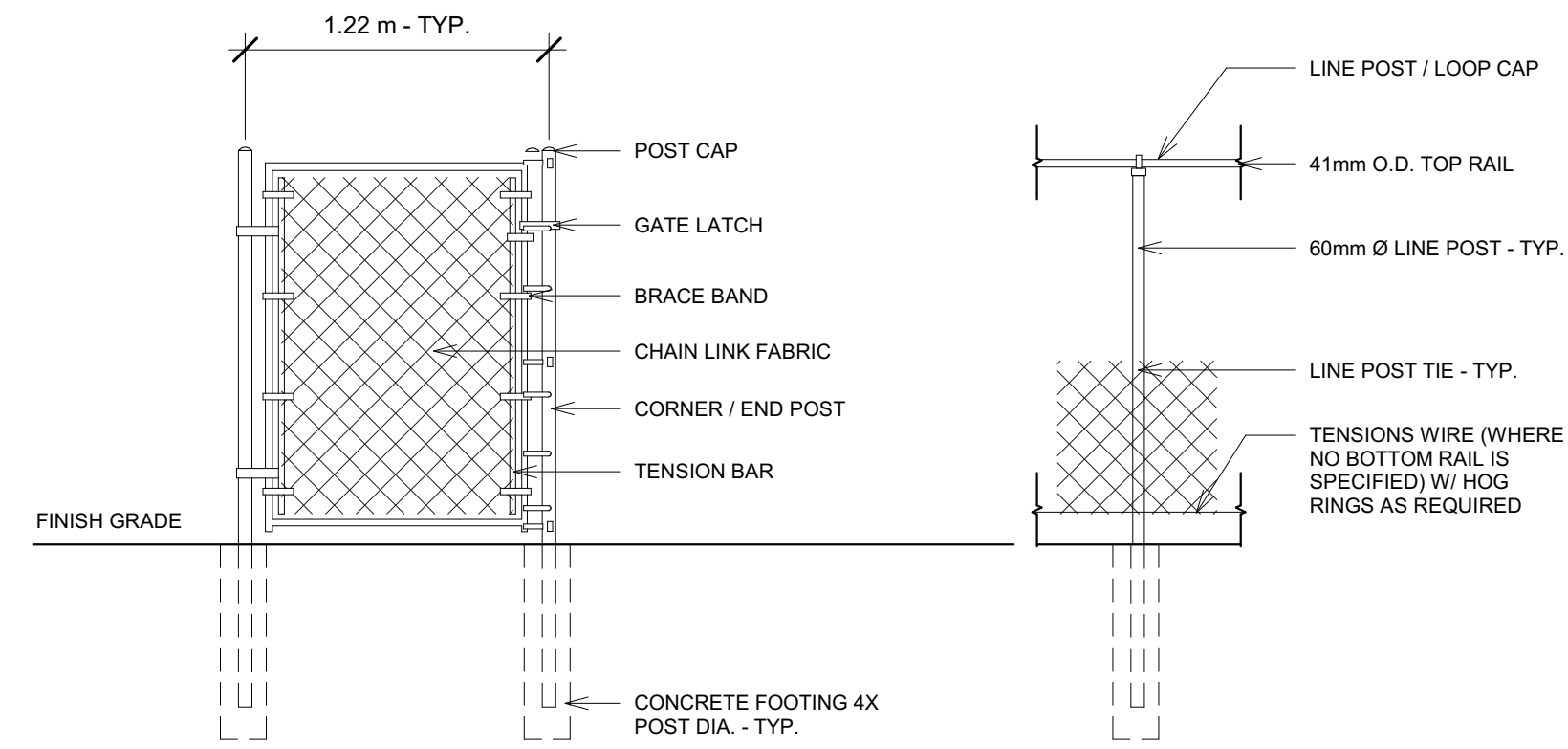
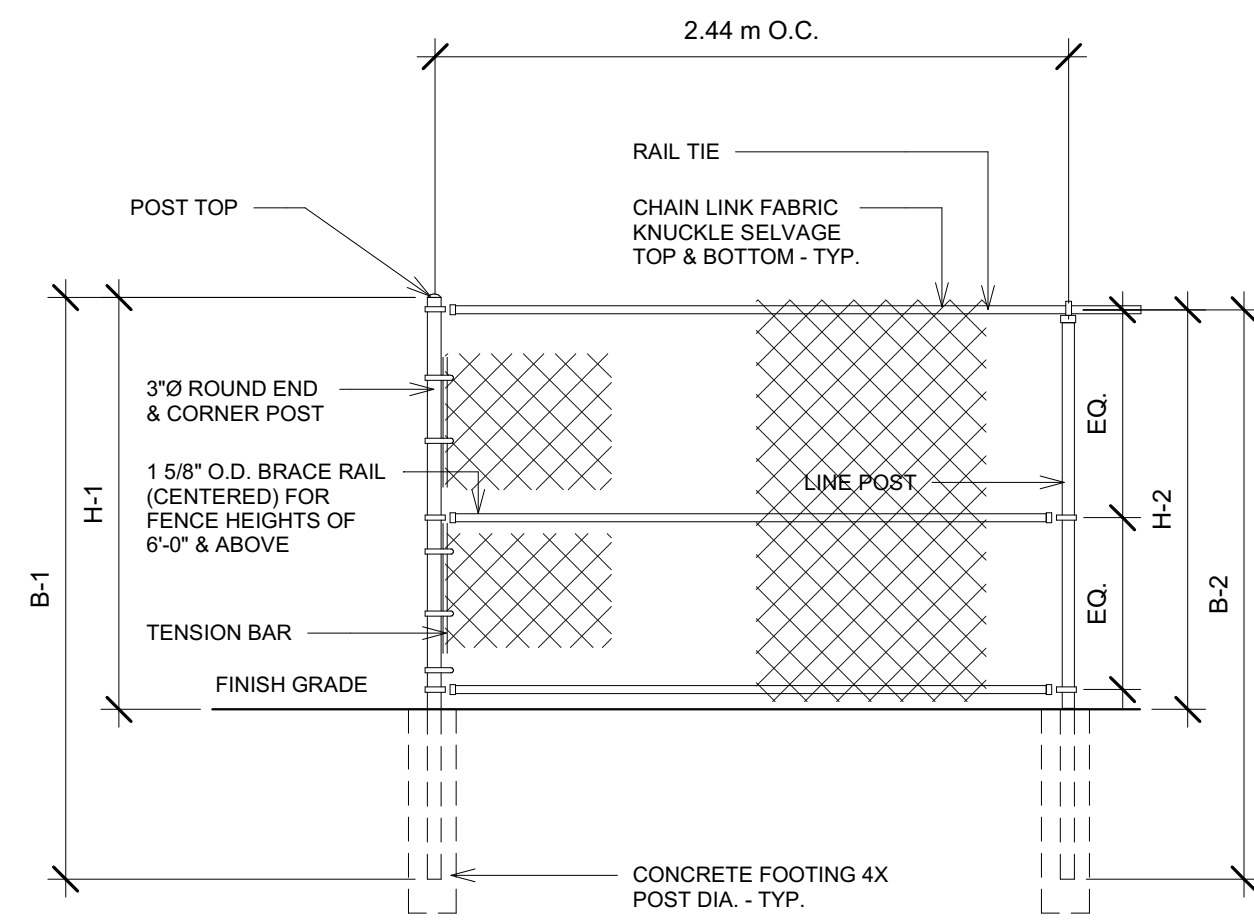
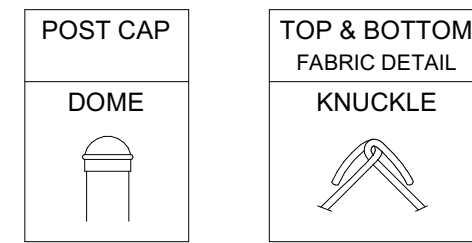
DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: As indicated

DRAWING #: A1.05
REV #: E

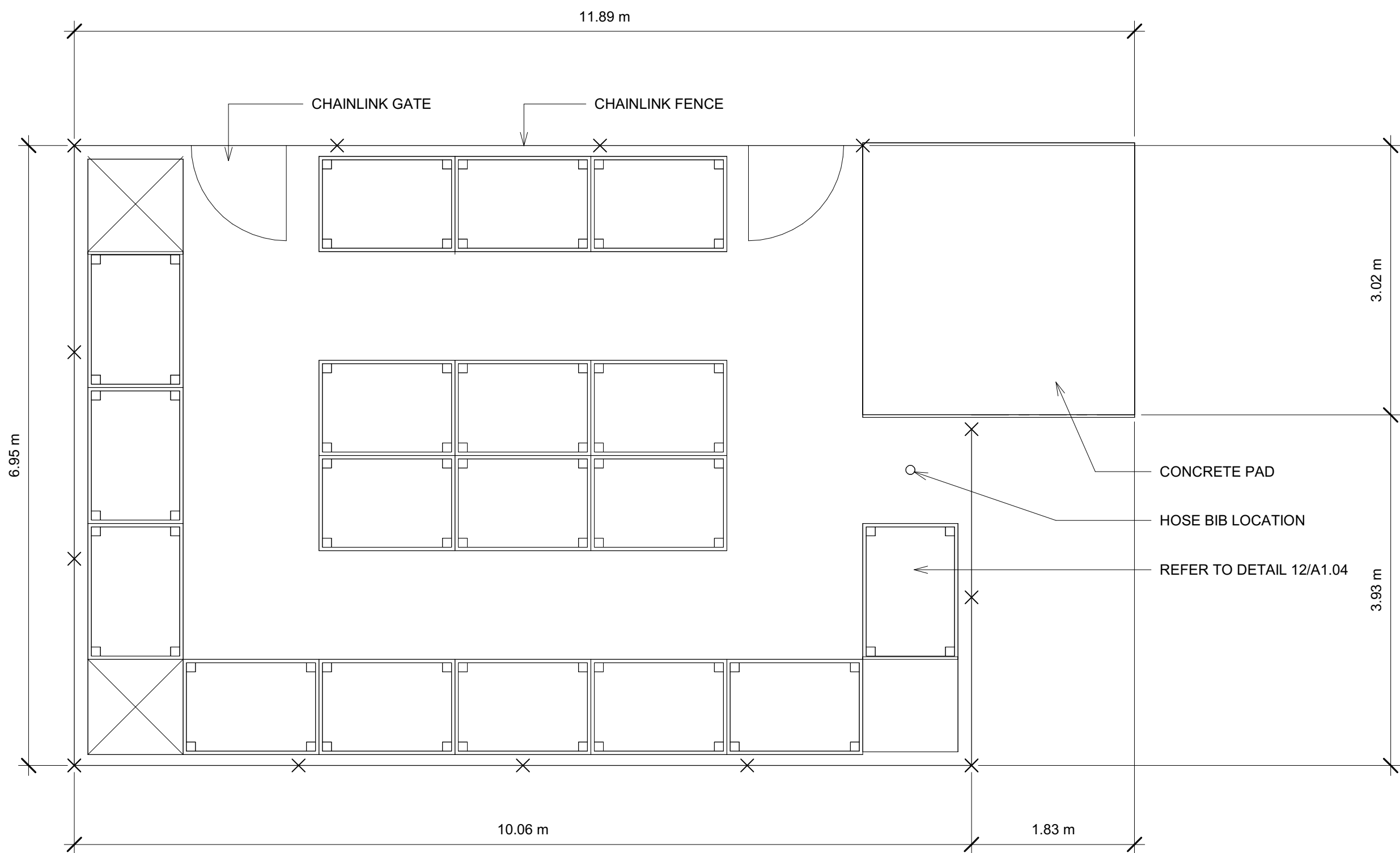
GENERAL NOTES:

1. FOOTING WIDTH TO BE (4)X POST WIDTH
2. ALL MATERIAL TO CONFORM TO CSA
3. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153
4. ALL FENCE COMPONENTS TO BE VINYL COATED
5. VINYL COATING COLOR TO BE BLACK
6. NO ALUMINUM TIES SHALL BE PERMITTED
7. POST AND RAIL SIZES MAY REQUIRE MODIFICATION TO MEET SPECIFIC PROJECT REQUIREMENTS

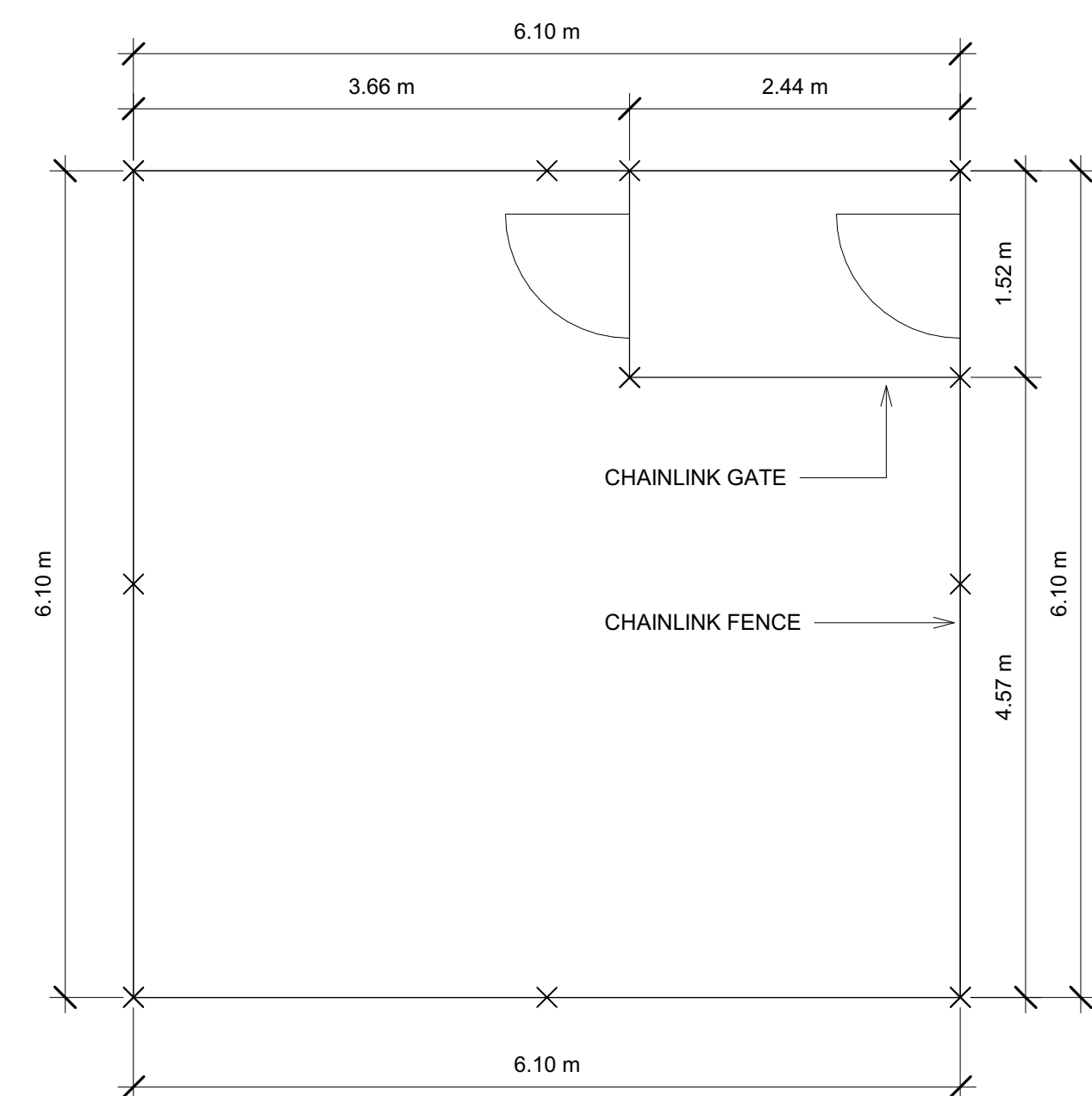
LOCATION	FENCE HEIGHT		END & CORNER POSTS		LINE POSTS	
	NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE	H-2 HEIGHT ABOVE GRADE
GARDEN	4'-0"	7'-0"	4'-0 5/8"	6'-8"	3'-8 7/8"	3'-8 7/8"
DOG RUN	5'-0"	8'-0"	5'-0 5/8"	7'-8"	4'-8 7/8"	4'-8 7/8"
PARKADE	9'-0"	N/A	9'-0 5/8"	N/A	8'-8 7/8"	8'-8 7/8"



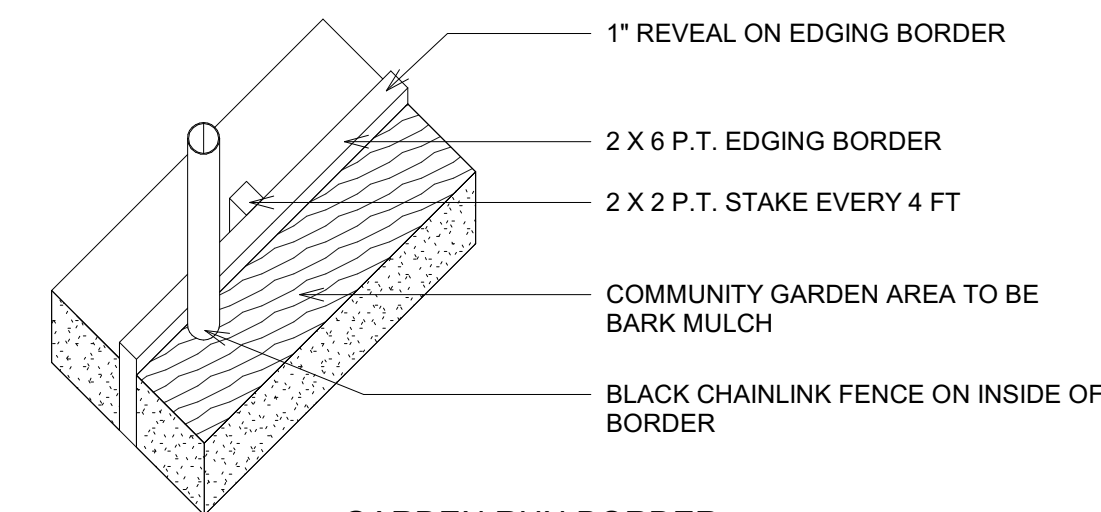
1 CHAINLINK FENCING DETAILS
1/2" = 1'-0"



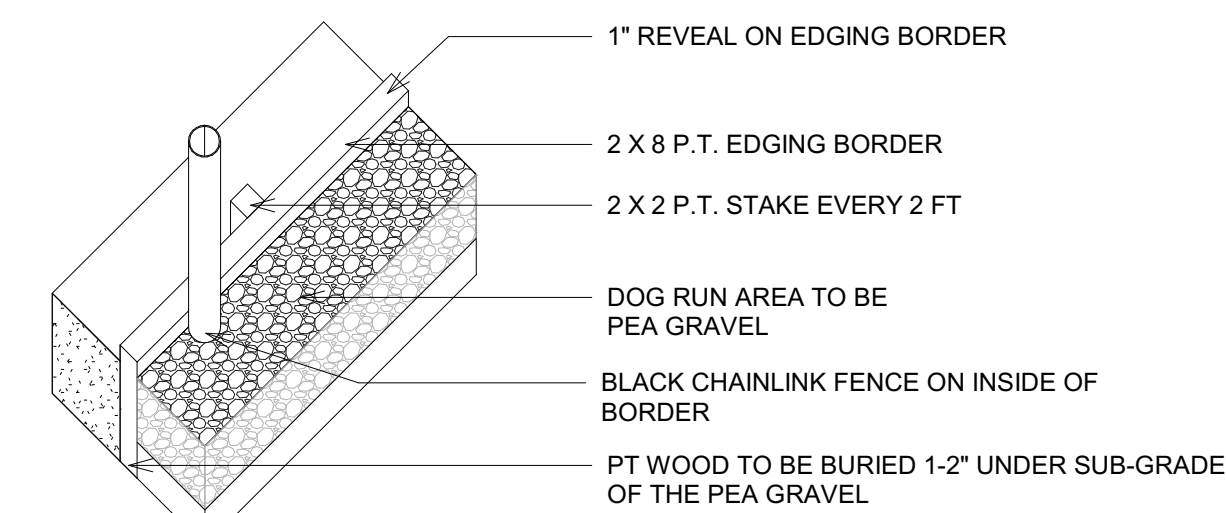
GARDEN LAYOUT
1/4" = 1'-0"



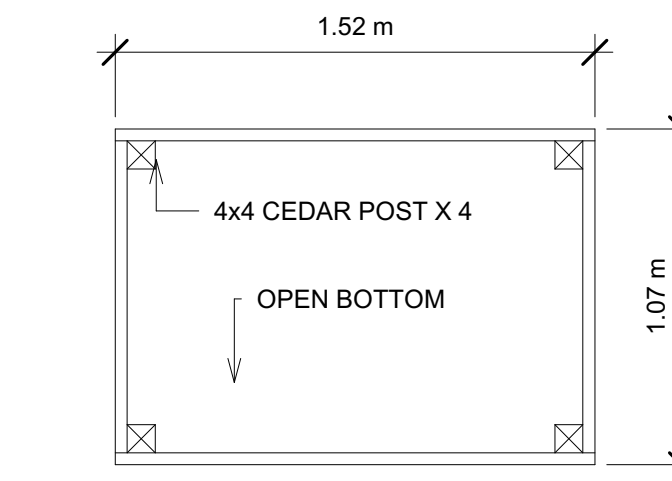
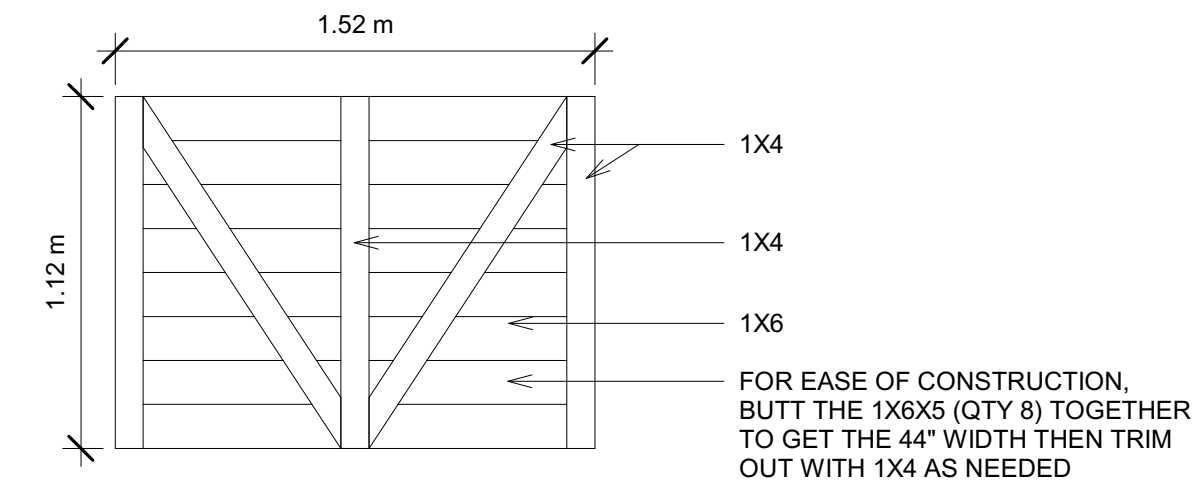
DOG RUN LAYOUT TYPE II
1/4" = 1'-0"



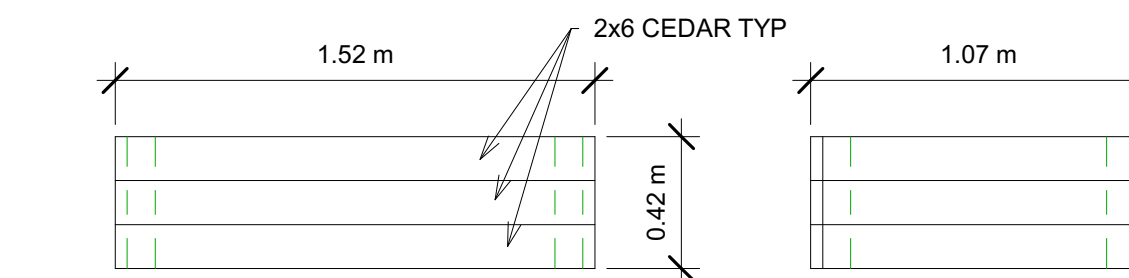
10 GARDEN RUN BORDER
1" = 1'-0"



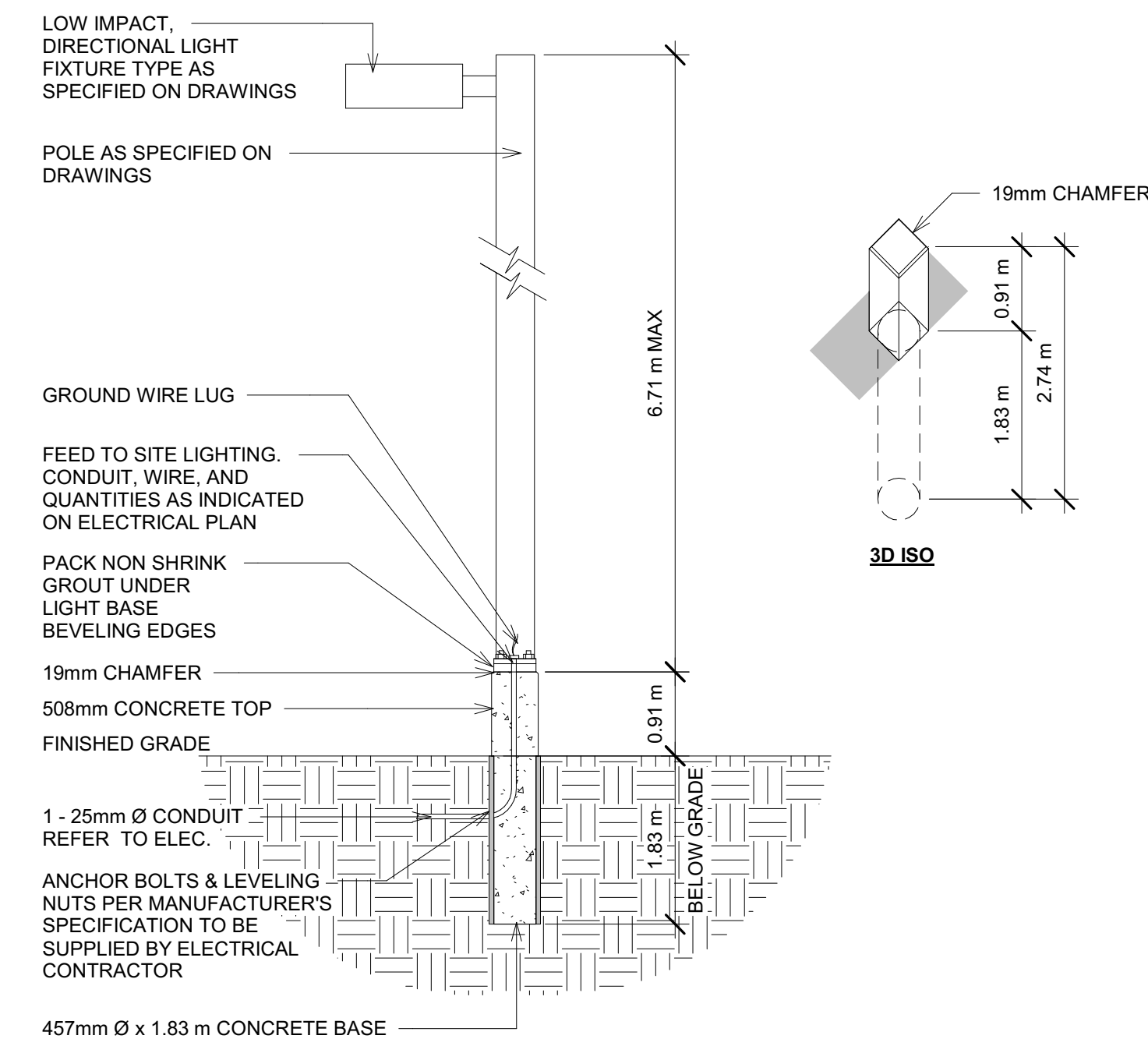
11 DOG RUN BORDER
1" = 1'-0"



QTY: REFER TO PLAN

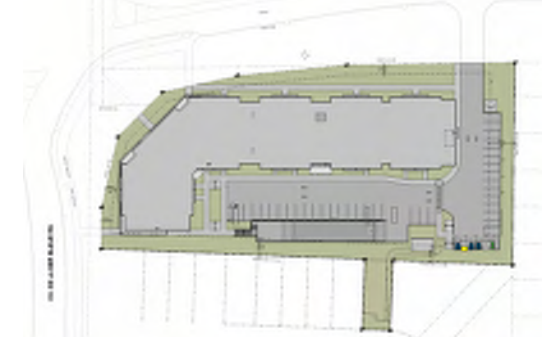


12 COMMUNITY GARDEN PLANTER BOX
1/2" = 1'-0"



2 TYPICAL SITE LIGHTING
3/16" = 1'-0"

SITE MAP:



PROJECT STATUS:

ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
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SEAL: ABELARCHITECTURE
THOMAS C. ABELE, ARCHITECT CAA, T: 604.682-6818



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PROJECT NAME:

CASSETTE COMMONS

PROJECT NUMBER:

VP2207

ADDRESS:

119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:

SITE ACCESSORIES

DRAWN BY:

EC

CHECKED BY:

CG

DATE:

AUG 6, 2024

SCALE:

As indicated

DRAWING #:

A1.06

REV #:

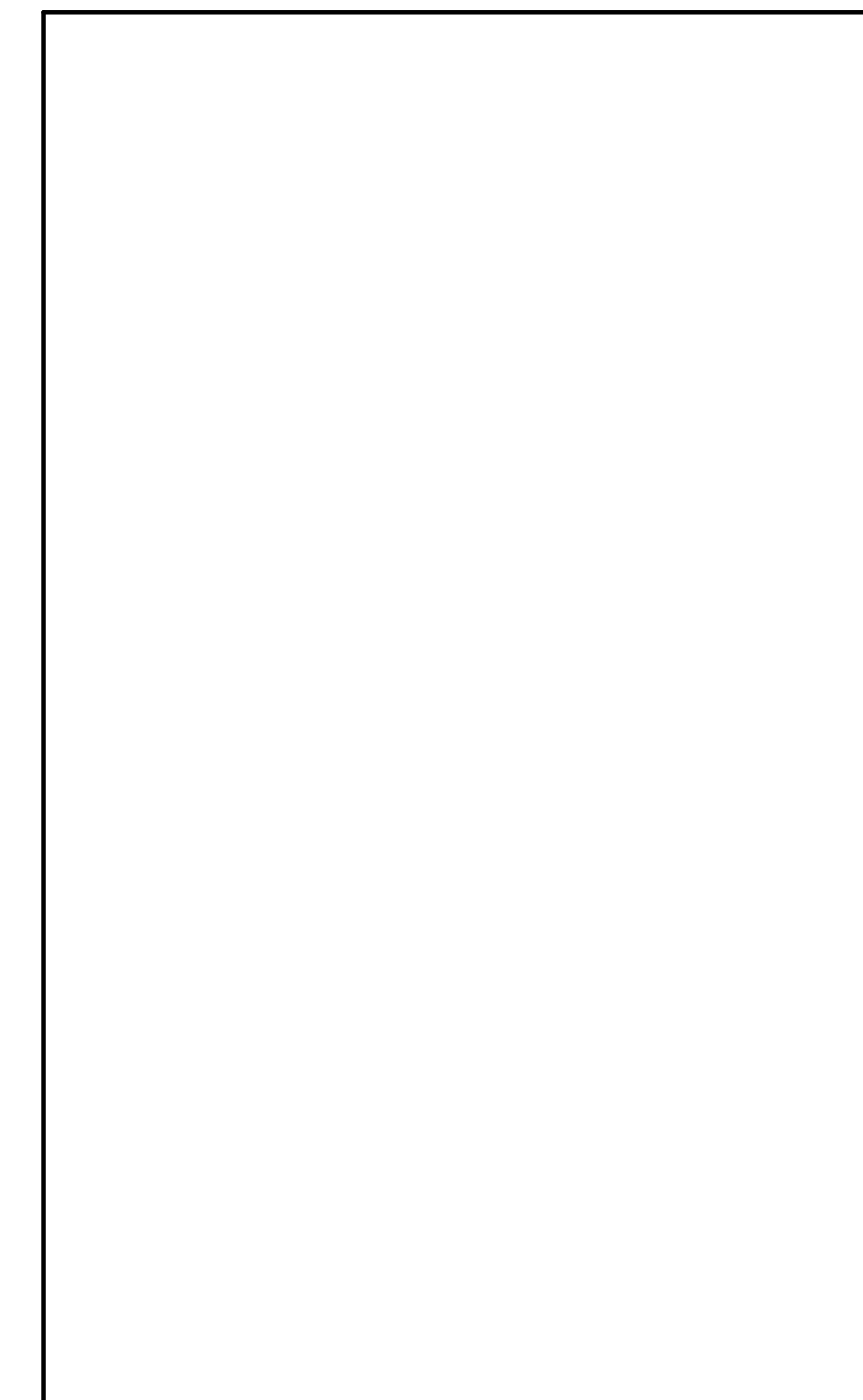
E



(1) SOUTH - WEST VIEW



(4) NORTH VIEW



(2) SOUTH - EAST VIEW



(3) NORTH - WEST VIEW



SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
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2024-08-13

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CASSETTE COMMONS

PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
SURROUNDING AREA PERSPECTIVE

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1/32" = 1'-0"

DRAWING #: **A1.07** REV #: **E**



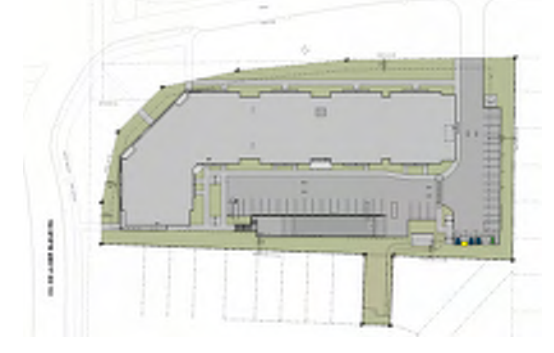
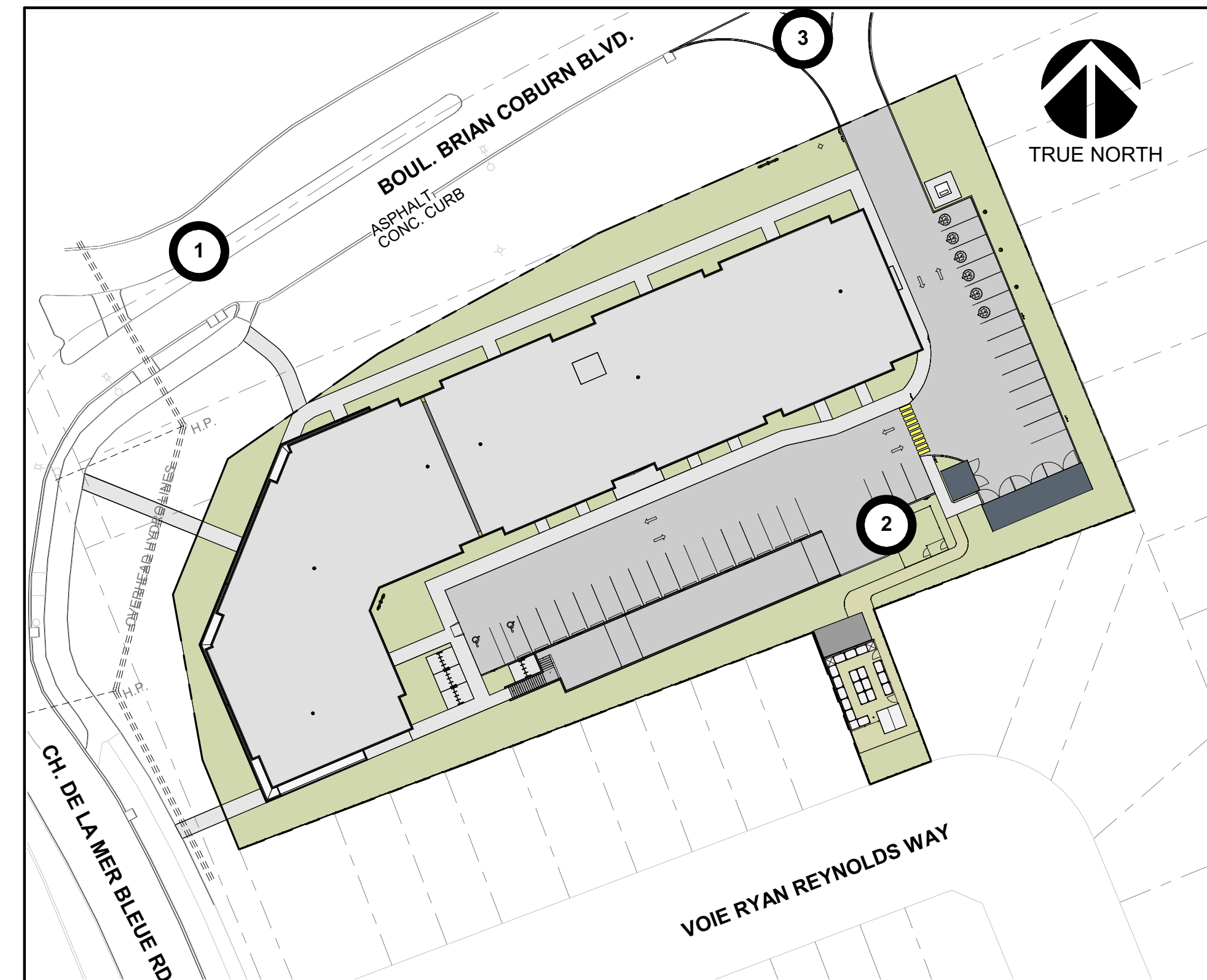
(1) EAST VIEW BUILDING CORNER ENTRANCE



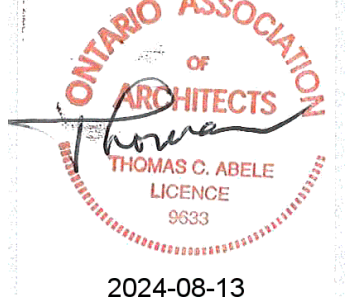
(2) NORTH VIEW LANDSCAPE AREA



(3) EAST VIEW BUILDING CORNER



Revision Schedule		
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A	ISSUED FOR SCP	07/25/2023
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119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
SITE PERSPECTIVE

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1" = 50'-0"

DRAWING #: A1.08
REV #: E



(1) VIEW OF COMMERCIAL ENTRANCES



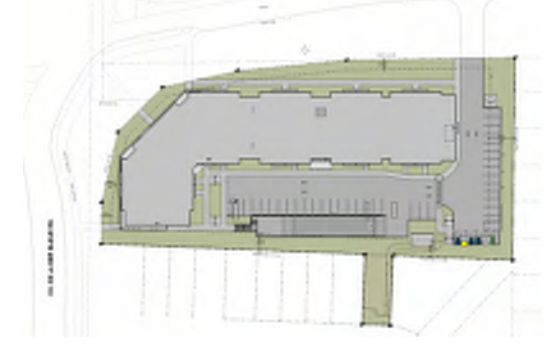
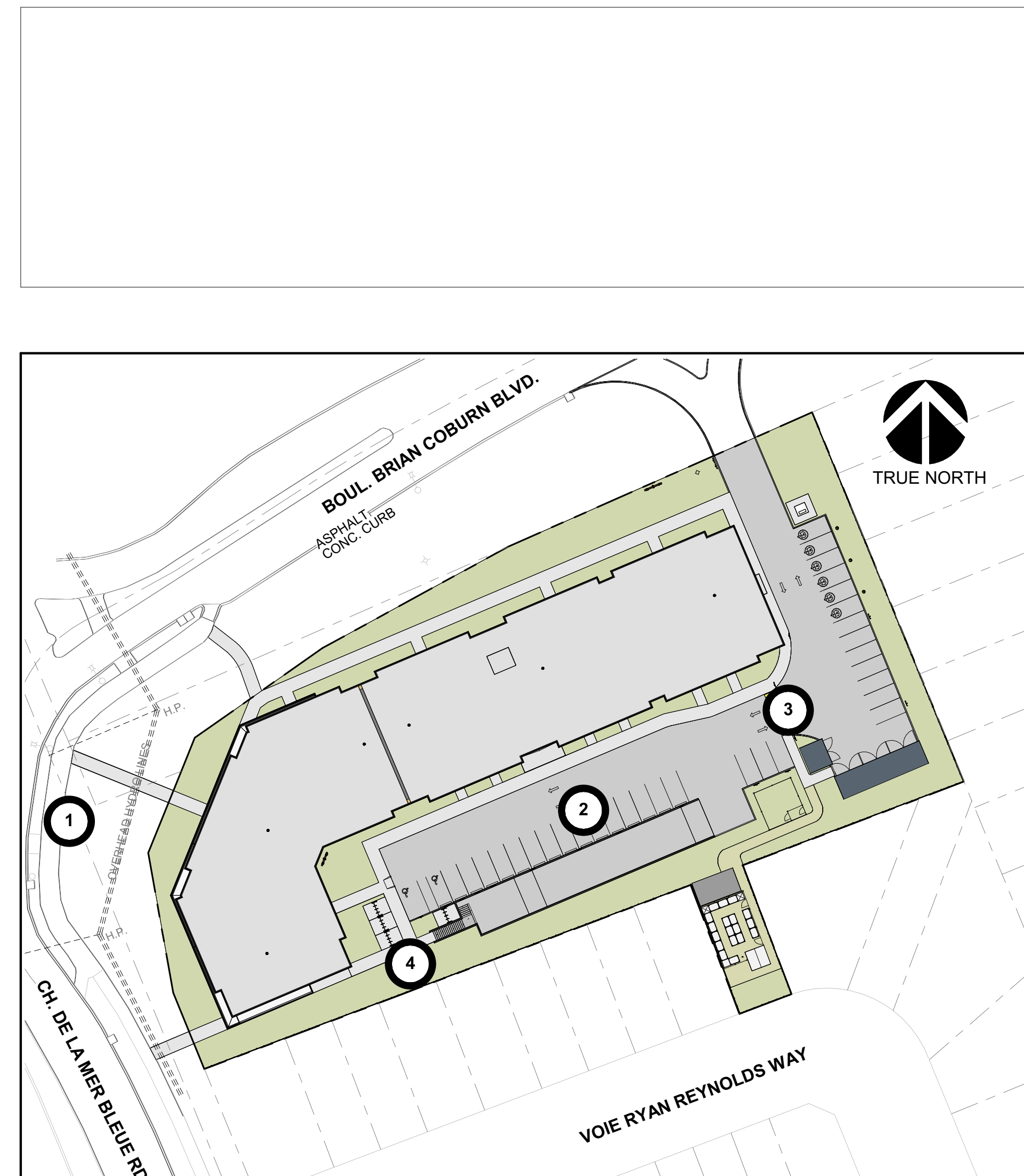
(4) PARKING LOT VIEW OF SOUTH SIDE



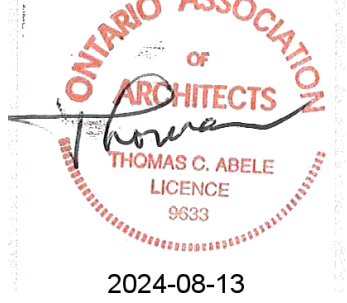
(2) PRINCIPAL ENTRANCE



(3) VIEW OF SOUTH-EAST CORNER



Revision Schedule		
No.	Description	Revision Date
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DRAWING TITLE:
SITE PERSPECTIVE

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1" = 50'-0"

DRAWING #: **A1.09** REV #: **E**



(1) COMMUNITY GARDEN AREA



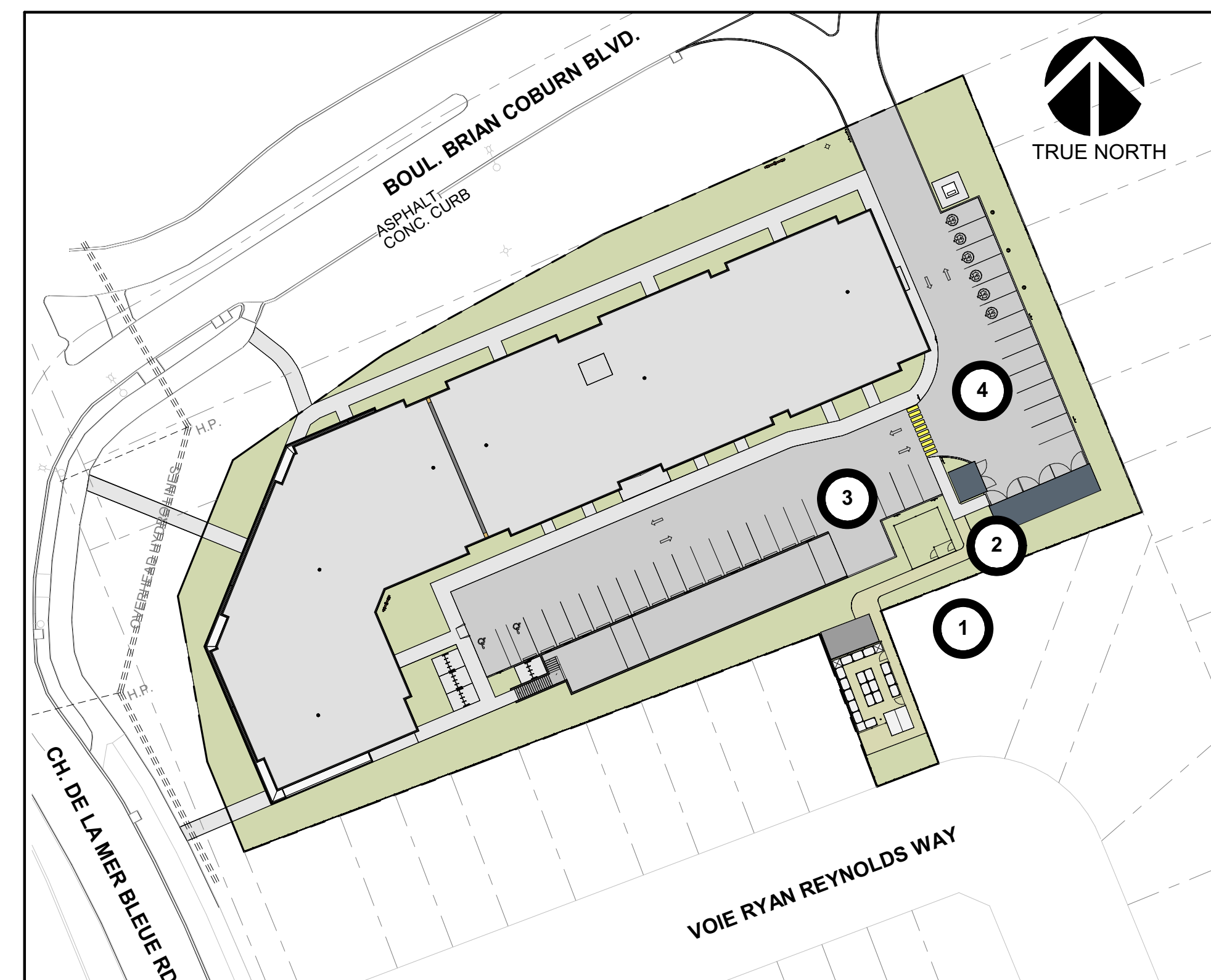
(2) PERGOLA AREA



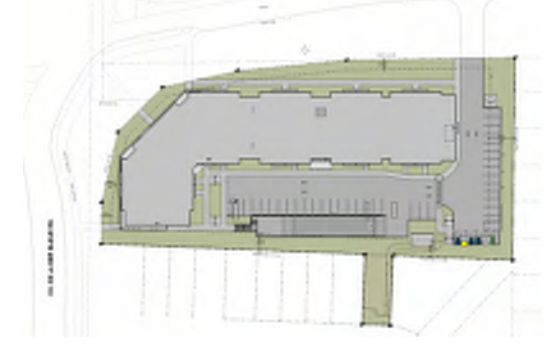
(3) SOUTH-EAST VIEW



(4) WASTE & RECYCLING CENTRE



SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
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THOMAS C. ABLE, ARCHITECT C.A.A. T: 604-682-8818

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PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:
VP2207

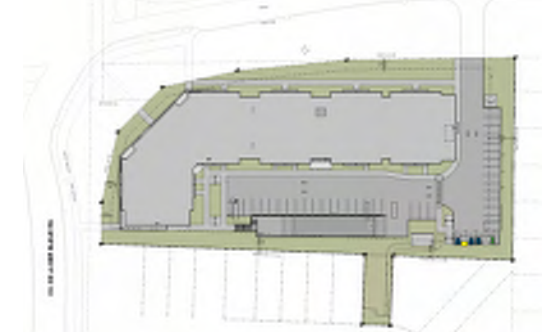
ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
ONSITE PERSPECTIVE

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1" = 50'-0"

DRAWING #: A1.10
REV #: E

SITE MAP:



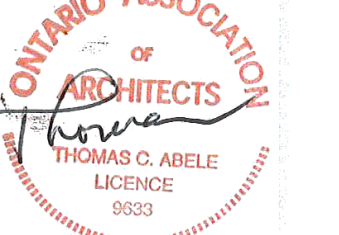
PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: **ABELEARCHITECTURE**

THOMAS C. ABELE, ARCHITECT CAA, T: 604-682-6818



2024-08-13

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PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
R.O.W. CONSTRUCTION AREA -
PRELIMINARY

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1 : 200

DRAWING #: **A1.11** REV #: **E**

BOUL. BRIAN COBURN BLVD.
ASPHALT
CONC. CURB

PROPOSED VEHICLE ENTRANCE

PROPOSED SIDEWALK TIE-IN FROM
PRIVATE PROPERTY TO PUBLIC AREA

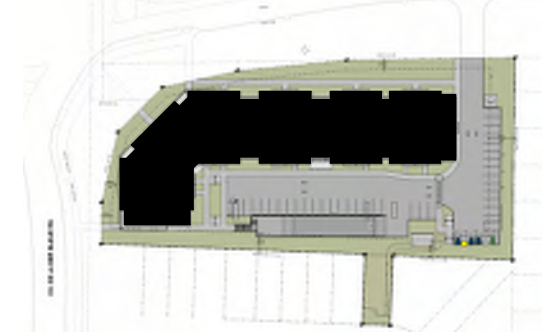
OVERHEAD HYDRO LINES

CH. DE LA MER BLEUE RD.

① R.O.W. CONSTRUCTION AREA - PRELIMINARY
1 : 200



SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT CAA, T. 604.682.6818

2024-08-13

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PROJECT NAME:
CASSETTE COMMONS

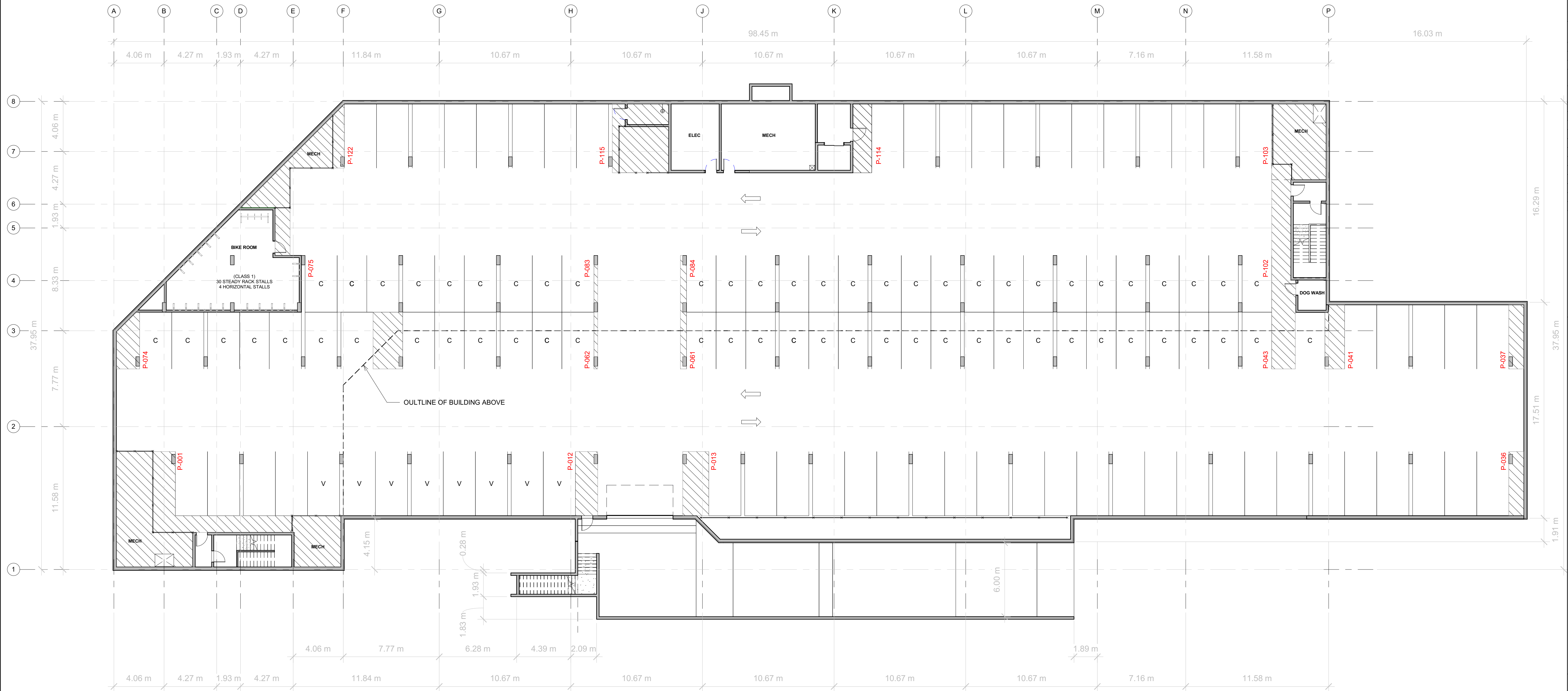
PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
PARKADE FLOOR PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1 : 160

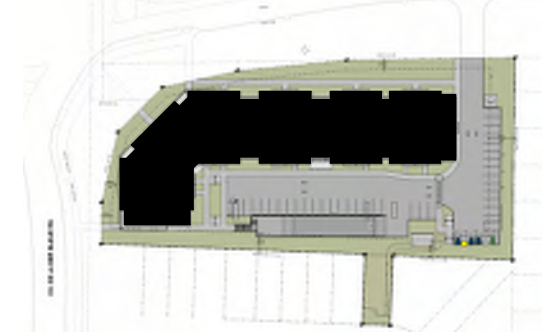
DRAWING #: **A2.00** REV #: **E**



1 PARKADE FLOOR PLAN
1 : 160



SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: ABELARCHITECTURE

THOMAS C. ABLE, ARCHITECT CAA, T: 604.682.6818



2024-08-13

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PROJECT NAME:

CASSETTE COMMONS

PROJECT NUMBER:

VP2207

ADDRESS:

119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:

FIRST FLOOR PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: AUG 6, 2024

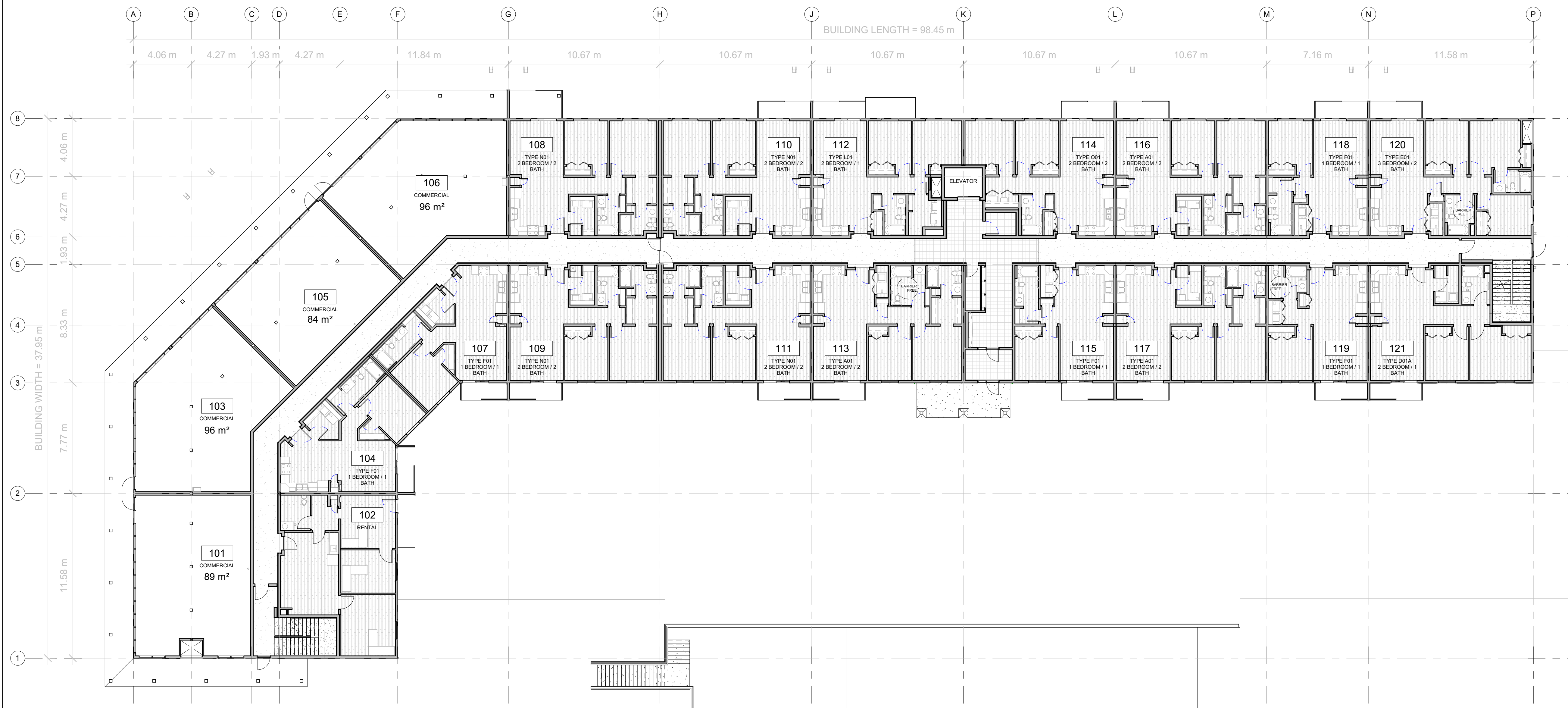
SCALE: 1 : 160

DRAWING #:

A2.01

REV #:

E

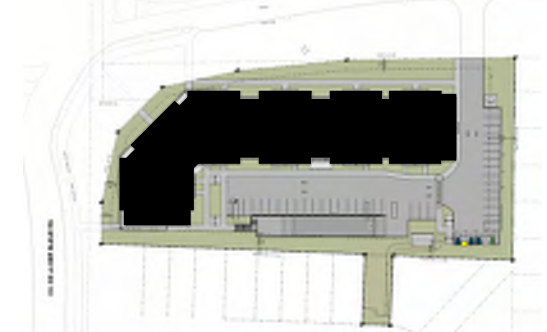


1 FLOOR PLAN - LEVEL 1
1 : 160

TOTAL FLOOR AREA = 2021.75M ²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 885.25M ²
RIGHT SIDE FLOOR AREA = 1141.91M ²



SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: ABELARCHITECTURE
THOMAS C. ABLE, ARCHITECT CAA, T: 604.682.6818



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PROJECT NAME:
CASSETTE COMMONS

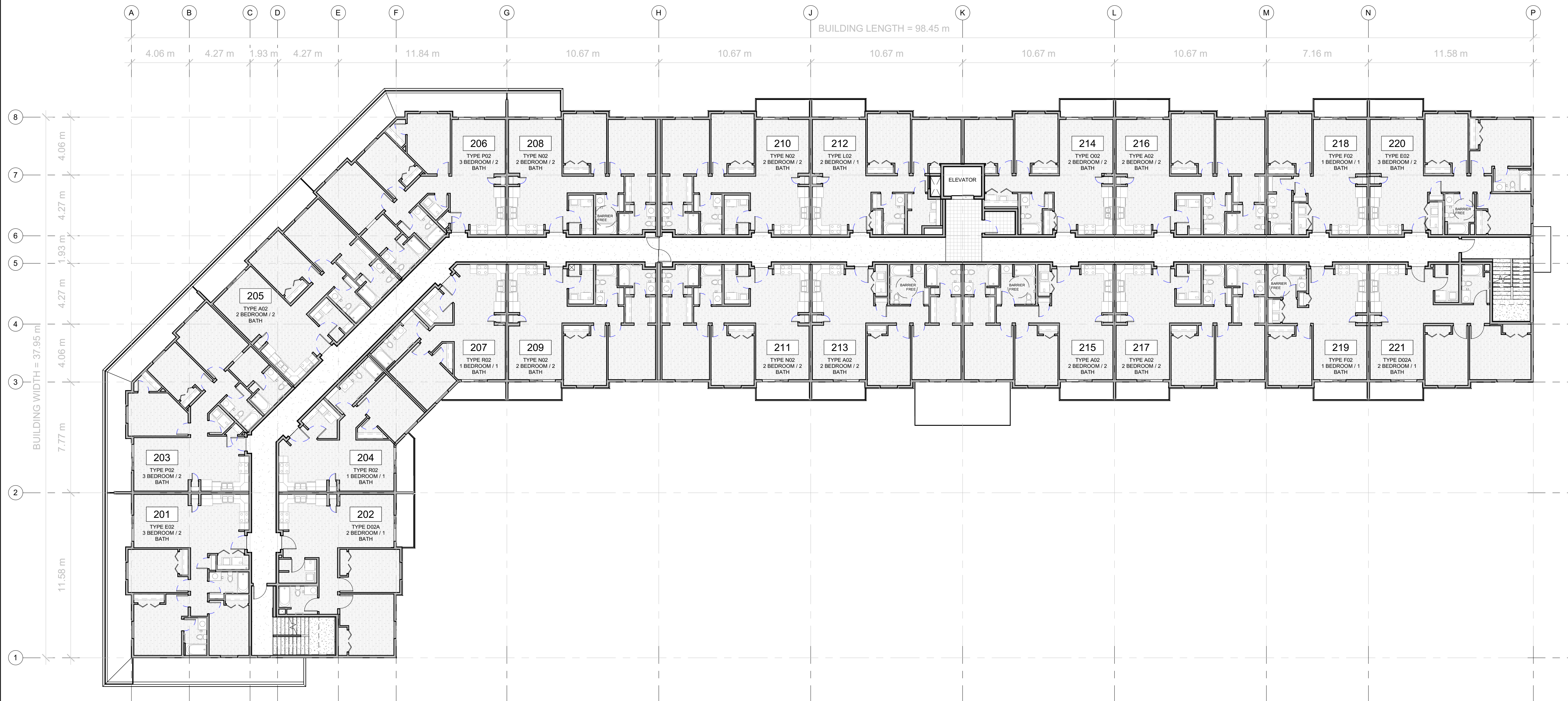
PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1 : 160

DRAWING #: A2.02
REV #: E

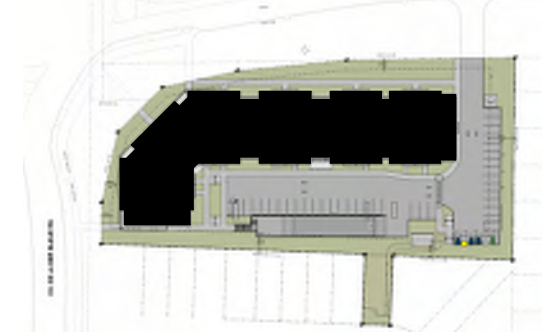


1 FLOOR PLAN - LEVEL 2
1 : 160

TOTAL FLOOR AREA = 2041.74M ²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 897.49M ²
RIGHT SIDE FLOOR AREA = 1144.25M ²



SITE MAP:

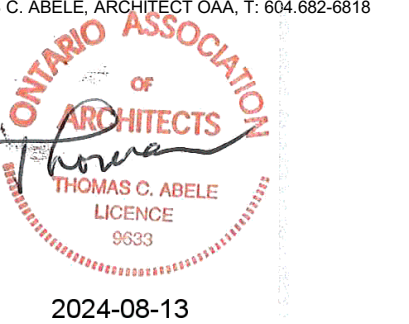


PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT CAA, T: 604.682-6818



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PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
THIRD FLOOR PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1:160

DRAWING #: **A2.03** REV #: **E**

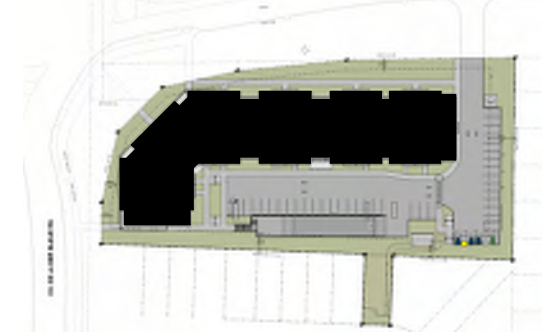


1 FLOOR PLAN - LEVEL 3
1:160

TOTAL FLOOR AREA = 2041.74M²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 897.49M²
RIGHT SIDE FLOOR AREA = 1144.25M²



SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: ABELARCHITECTURE

THOMAS C. ABLE, ARCHITECT CAA, T: 604.682-6818



2024-08-13

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PROJECT NAME:

CASSETTE COMMONS

PROJECT NUMBER:

VP2207

ADDRESS:

119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:

FOURTH FLOOR PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: AUG 6, 2024

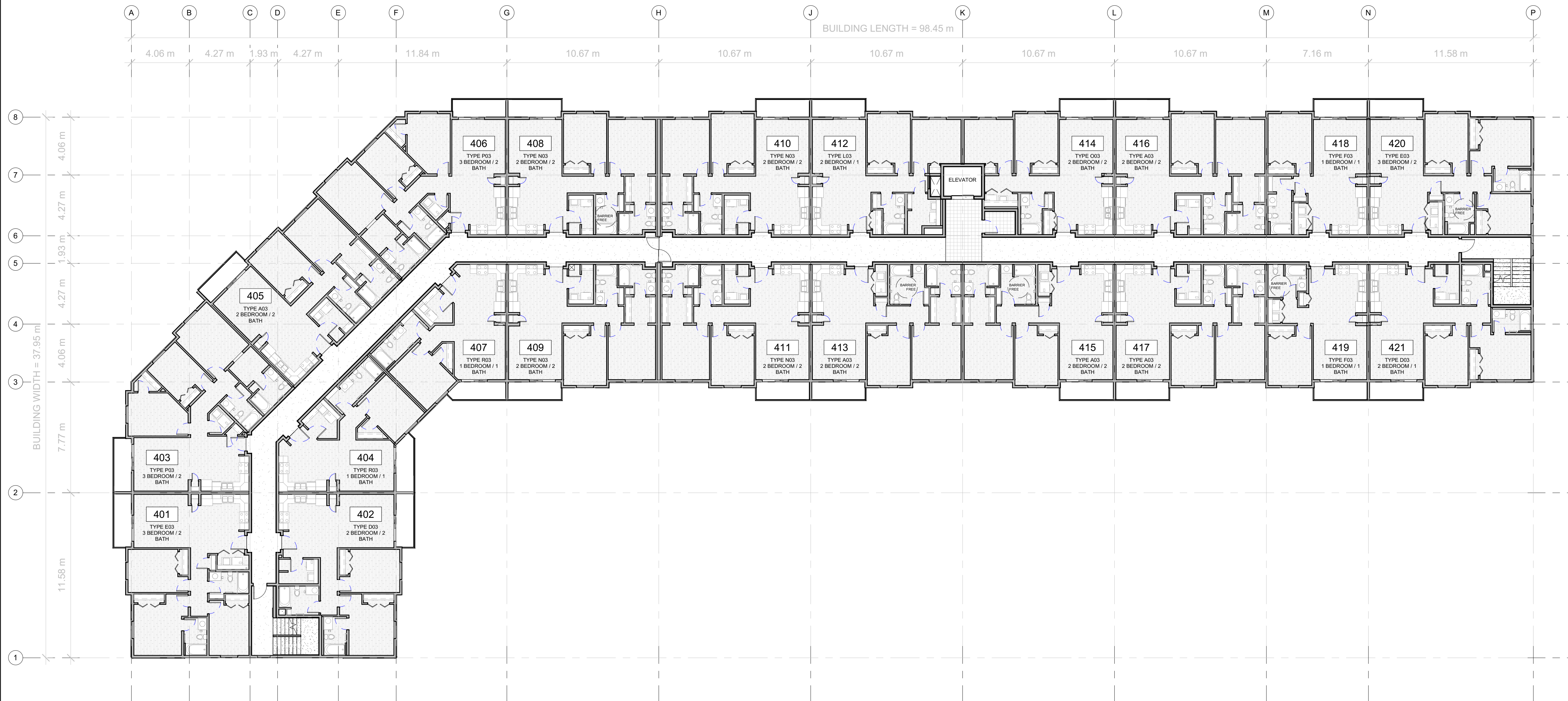
SCALE: 1 : 160

DRAWING #:

A2.04

REV #:

E

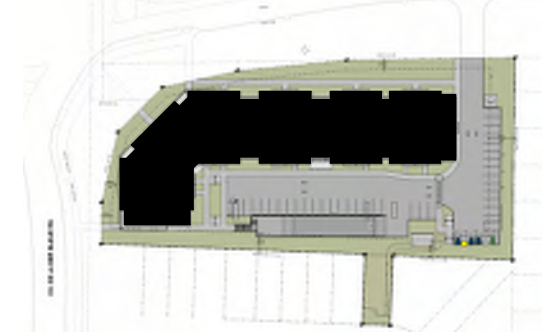


1 FLOOR PLAN - LEVEL 4
1 : 160

TOTAL FLOOR AREA = 2041.74M ²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 897.49M ²
RIGHT SIDE FLOOR AREA = 1144.25M ²



SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT CAA, T: 604.682-6818



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PROJECT NAME:
CASSETTE COMMONS

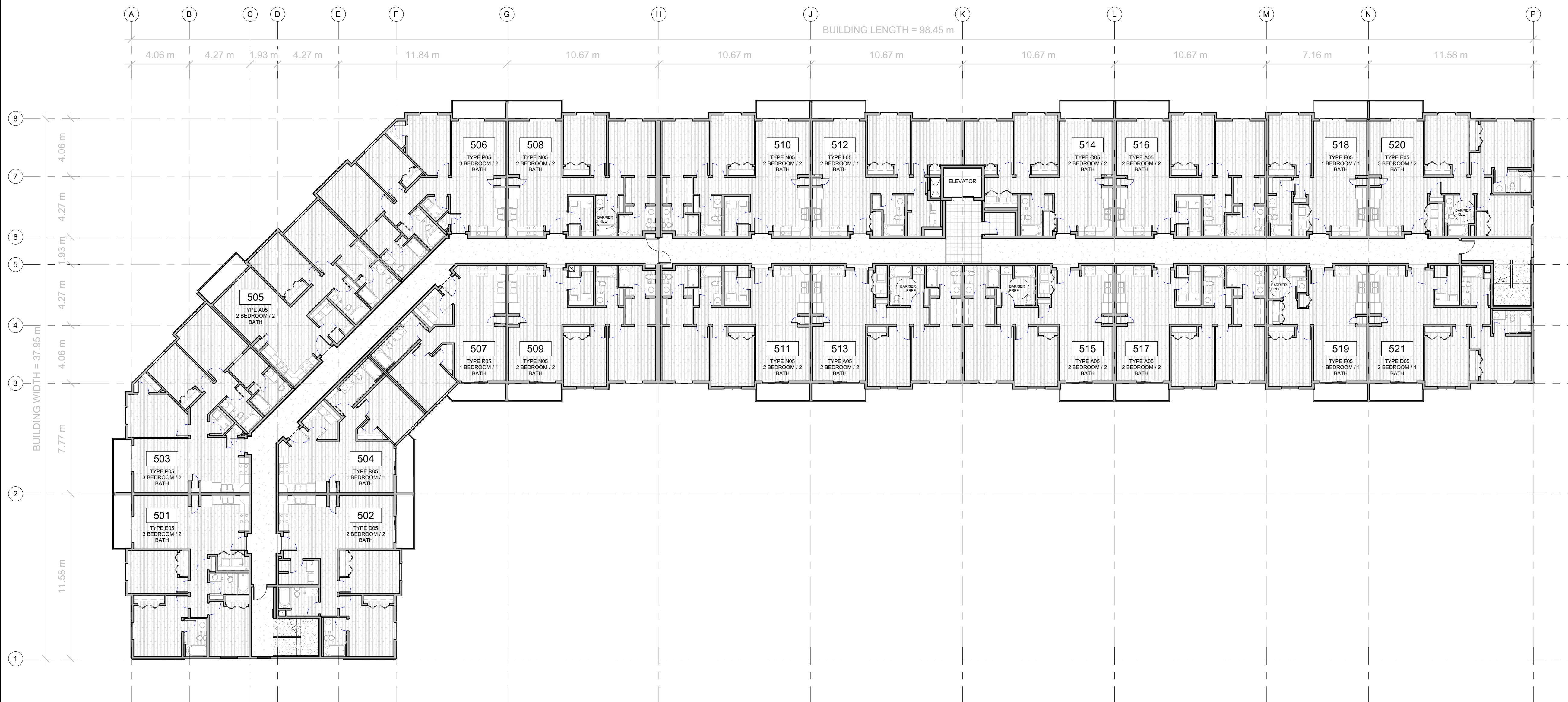
PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
FIFTH FLOOR PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1 : 160

DRAWING #: **A2.05** REV #: **E**

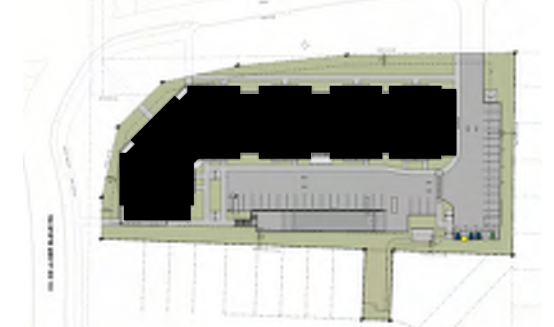


1 FLOOR PLAN - LEVEL 5
1 : 160

TOTAL FLOOR AREA = 2041.74M²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 897.49M²
RIGHT SIDE FLOOR AREA = 1144.25M²



SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT CAA, T. 604-682-6818



2024-08-13

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PROJECT NAME:
CASSETTE COMMONS

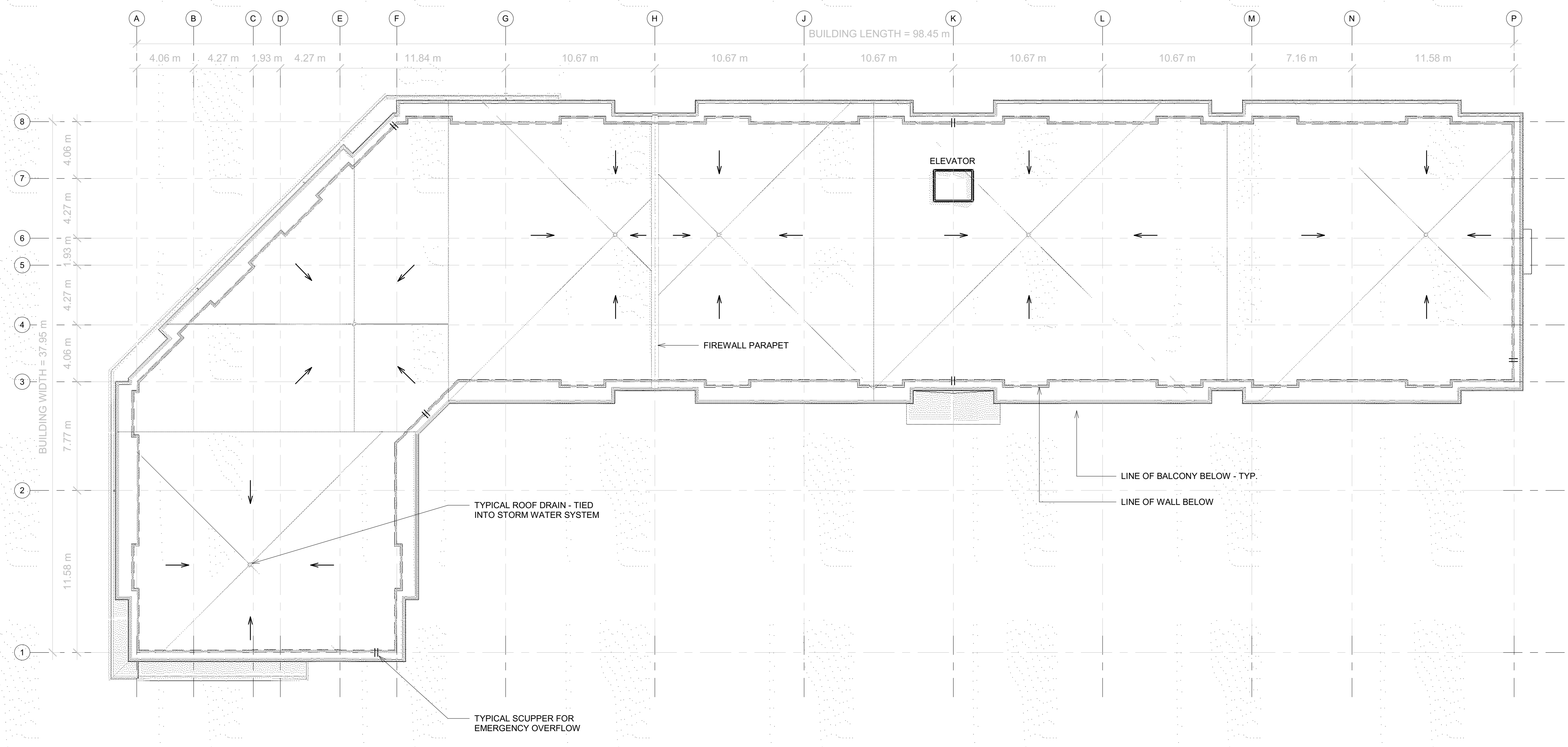
PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

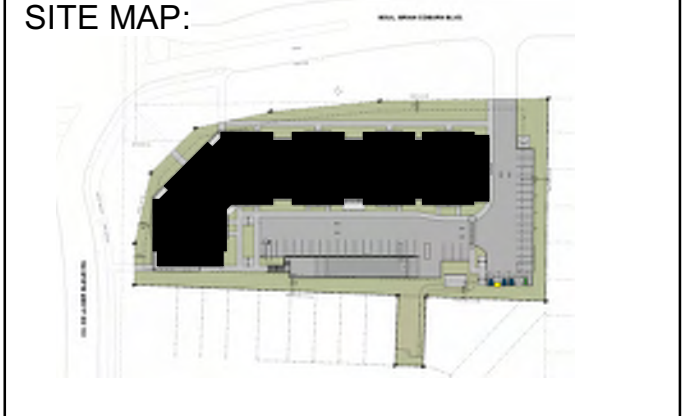
DRAWING TITLE:
ROOF FLOOR PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1 : 175

DRAWING #: **A2.07** REV #: **E**



1 ROOF PLAN
1 : 175



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: **ABEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT C.M.A. T. 604.682.6818

2024-08-13

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
ELEVATIONS - B & W

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: 1 : 175

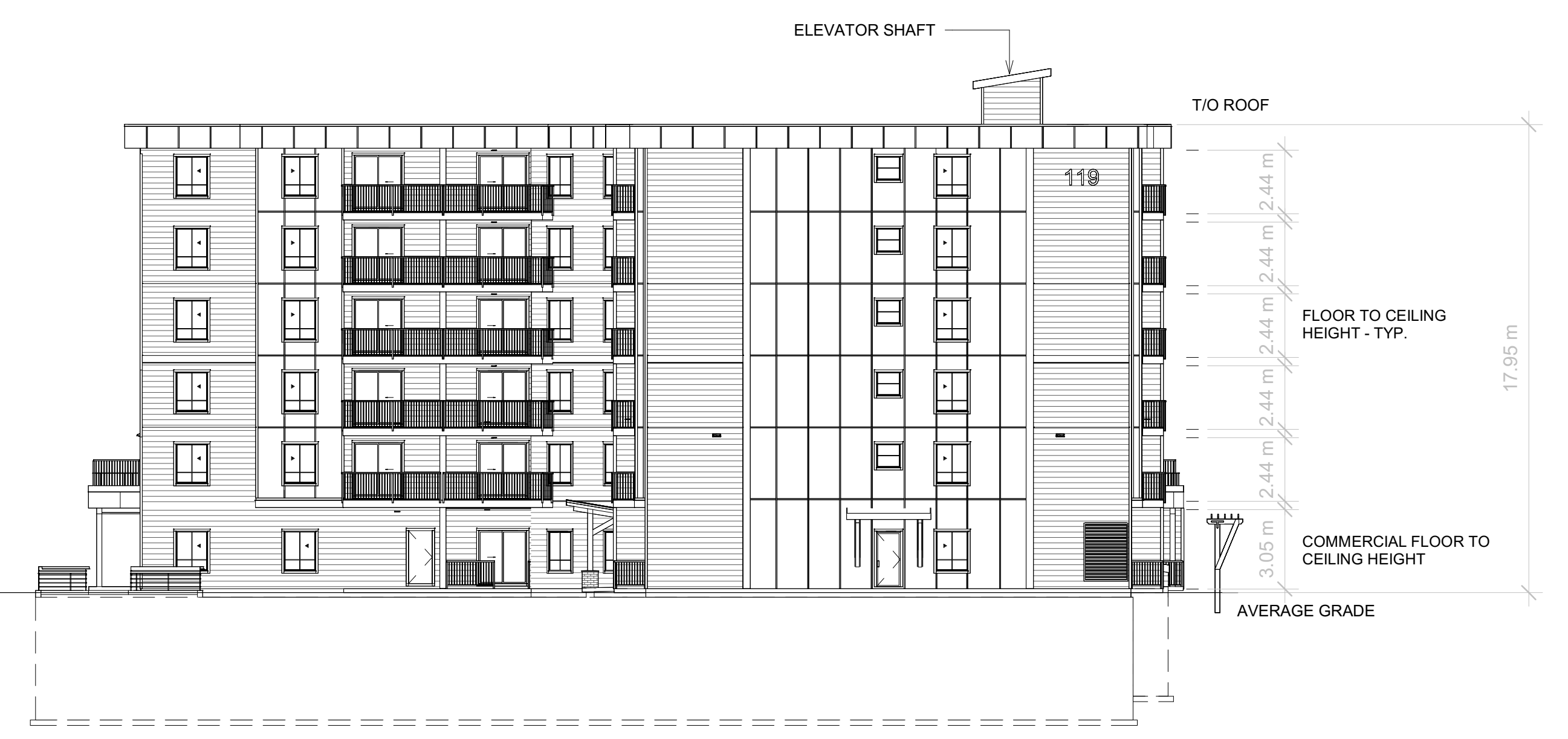
DRAWING #: **A3.00** REV #: **E**



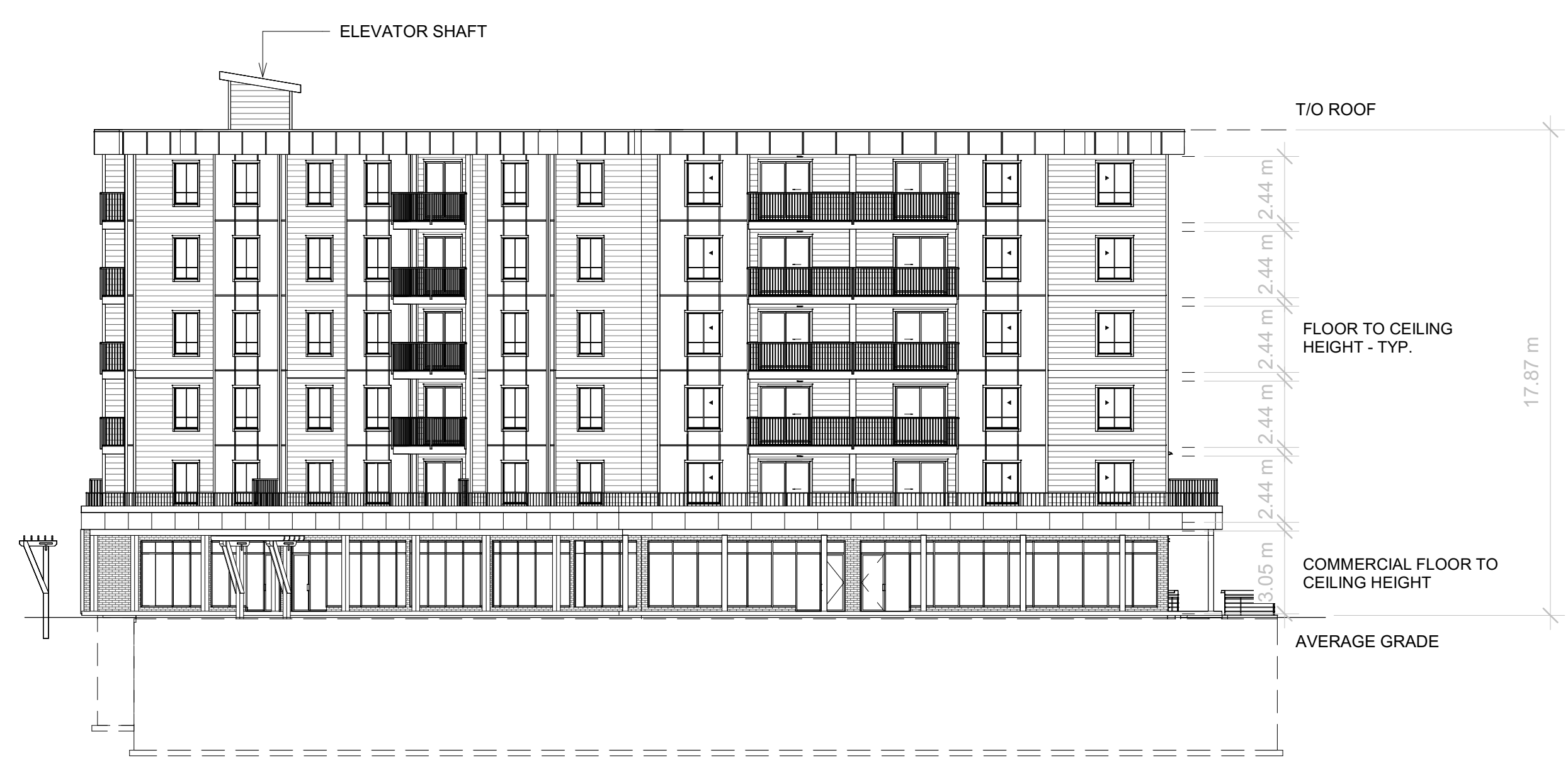
1 NORTH ELEVATION
1 : 175



2 SOUTH ELEVATION
1 : 175

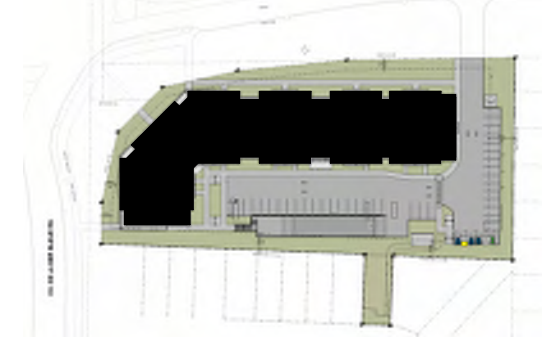


3 EAST ELEVATION
1 : 175



4 WEST ELEVATION
1 : 175

SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SPC	08/06/2024

SEAL: **ABELEARCHITECTURE**

THOMAS C. ABELE, ARCHITECT C.M.A. T: 604.682-8818



2024-08-13

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PROJECT NAME:
CASSETTE COMMONS

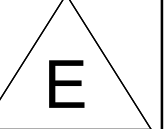
PROJECT NUMBER:
VP2207

ADDRESS:
119 RYAN REYNOLDS WAY
OTTAWA, ONTARIO

DRAWING TITLE:
ELEVATIONS - COLOURED

DRAWN BY: EC
CHECKED BY: CG
DATE: AUG 6, 2024
SCALE: As indicated

DRAWING #: **A3.01** REV #:



1 NORTH ELEVATION - COLOUR
1 : 175



2 SOUTH ELEVATION - COLOUR
1 : 175



3 EAST ELEVATION - COLOUR
1 : 175



4 WEST ELEVATION - COLOUR
1 : 175

	1	PLANK - CEDARMILL (IRON GREY)
	2	PLANK - CEDARMILL (TIMBER BARK)
	3	PANEL - SMOOTH (NAVAJO BEIGE)
	4	TRIM - SMOOTH (ARTIC WHITE)
	5	TIMBER - STAIN TBD
	6	4 PANEL CLASSIC SOFFIT - WHITE
	7	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
	8	BRICK - TBC
	9	LED WALL SCONCE
	10	WINDOW - SLIDER - WHITE
	11	WINDOW - AWNING - WHITE
	12	PATIO DOOR - SLIDER - WHITE
	13	ENTRY DOOR - SWING - ALUMINUM
	14	ALUMINUM RAILING - WELDED SYSTEM - BLACK
	15	COMMERCIAL UNIT GLAZING