

LIST OF DRAWINGS

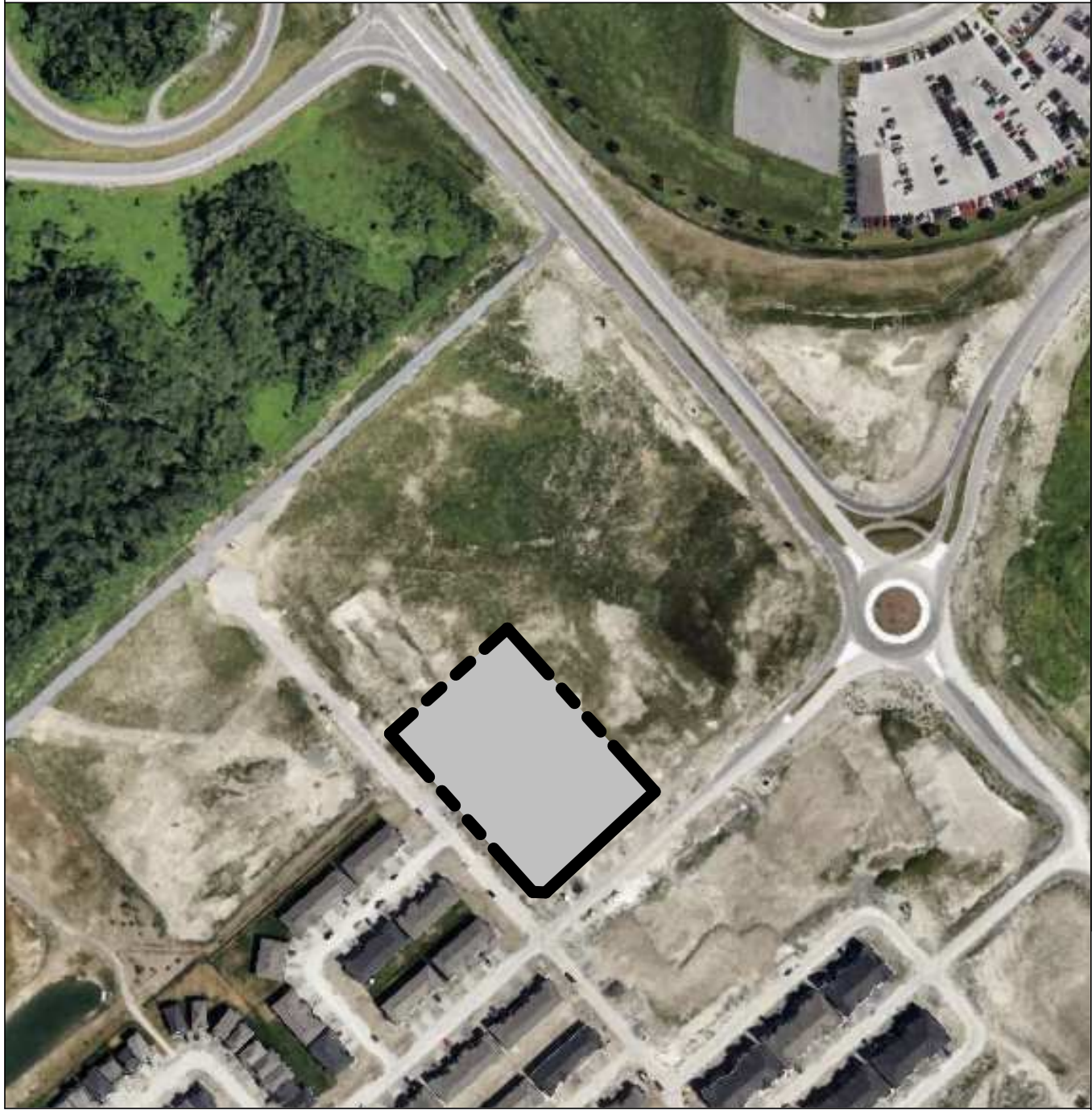
A0.00	COVER PAGE
A1.00	SITE PLAN
A1.01	SURFACE & UNDERGROUND PARKING PLAN
A1.02	BIKE PARKING & STORAGE
A1.03	FIRE + EMERGENCY ACCESS PLAN
A1.04	WASTE + RECYCLING PLAN
A1.05	R.O.W. CONSTRUCTION AREA - PRELIMINARY
A1.06	SITE ACCESSORIES
A1.07	SITE ACCESSORIES
A1.08	SURROUNDING AREA PERSPECTIVE
A1.09	SITE PERSPECTIVES
A2.00	PARKADE FLOOR PLAN
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN
A2.04	FOURTH FLOOR PLAN
A2.05	FIFTH FLOOR PLAN
A2.06	SIXTH FLOOR PLAN
A2.07	ROOF PLAN
A3.00	ELEVATION - COLOUR
A3.01	ELEVATION - COLOUR

PALLADIUM TERRACE

425 CULDAFF RD

OTTAWA, ON

VICINITY MAP




VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION



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:

BEACH ROCKE

ENGINEERING LTD.

1050 St. Mary's Road.
Winnipeg, MB R2M 3S9
204-255-7251

CIVIL ENGINEERING:

NOVATECH

240 Michael Cowpland Drive
Suite 200, Ottawa, ON
K2M 1P6
613.254.9643

LANDSCAPE ARCHITECT:

STUDIO RED LANDSCAPE

ARCHITECTURE INC.

76 Chamberlain Ave.
Ottawa, ON K1S 1V9
613-866-4551

MECHANICAL & ELECTRICAL
ENGINEERING:

ENGLOBE

202 - 13167 146 Street
Edmonton, AB
T5L 4S8
780-801-6100

ARCHITECT:

ABELEARCHITECTURE

Thomas Abele, Architect OAA
2001 – 1755 Haro Street
Vancouver, B.C. V6G 1H2
604-682-6818

SITE INFORMATION			
PROJECT DESCRIPTION	1 - MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)		
TOTAL UNITS	177 UNITS		
ROOF TYPE	GABLE ROOF		
CIVIC ADDRESS	425 CULDAFF RD.		
MUNICIPALITY	CITY OF OTTAWA		
ZONING	GM		
LEGAL DESCRIPTION	PART BLOCK 242, PLAN 4M1687, PART 1 AND 2 ON 4R35406; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4, 4R34110 AS IN OC2424260; CITY OF OTTAWA		
LOT AREA	9,728.16 m ²	2.40 ACRES	0.973 HECTARES
BUILDING AREA	16,335.42	m ²	
DENSITY	74.2 DU/ACRE		
FLOOR SPACE INDEX (FSI)	1.68		

ZONING SUMMARY				
	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	18.0 m		18.0 m	
MIN. FRONT YARD S.B.	3.0	m	7.0	m
MIN. REAR YARD S.B.	7.5	m	7.5	m
MIN. INTERIOR SIDE YARD S.B.	3.0	m	3.0	m
MIN. CORNER SIDE YARD S.B.	3.0	m	3.0	m
MIN. LOT AREA	No minimum	m ²	-	m ²
MIN. LOT WIDTH	No minimum	m	-	m

VEHICULAR PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.2 / UNIT	177	212	177
VISITORS	0.2 / UNIT	177	35	35
TOTAL PARKING STALLS			247	212 *
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 50%		MAX 107	90
ACCESSIBLE TYPE A			3	3
ACCESSIBLE TYPE B			4	4

* SUBJECT TO VARIANCE

BUILDING INFORMATION				
BUILDING	STOREYS	UNIT COUNT	FOOTPRINT	GROSS BUILDING AREA
A	6	177	2722.57 m ²	16,335.42 m ²

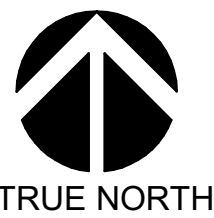
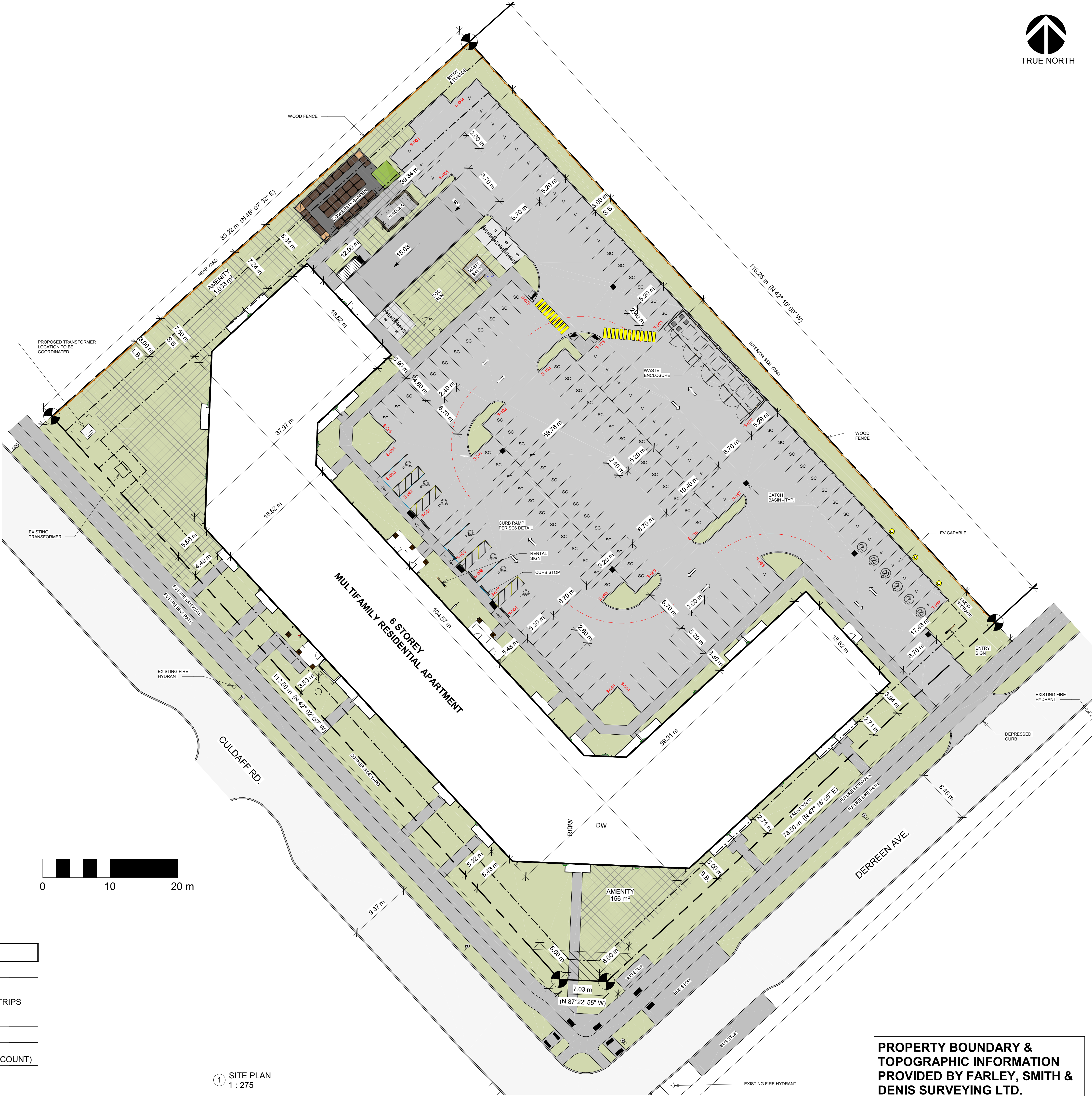
UNIT BREAKDOWN		
	BUILDING A	
TOTAL PER BUILDING	177	
		%
STUDIO	24	13%
1 BED / 1 BATH	24	13%
2 BED / 1 BATH	6	3%
2 BED / 2 BATH	87	51%
3 BED / 2 BATH	36	20%
TOTAL	177 UNITS	

LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA		35%
m ²		3387 m ²

BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	177	89	108
TOTAL BICYCLE			89	108
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	45	40
MIN HORIZONTAL BIKE STALL	50%	-	45	48
MIN SECURED BIKE STALLS	25%	-	22	68

AMENITY			
	RATE	REQUIRED	PROPOSED
TOTAL AMENITY SPACE	6m ² / DU	1062 m ²	1331.35 m ²
COMMUNITY AMENITY AREA (50% MIN OF TOTAL)		531 m ²	1331.35 m ²

LEGEND			
---	PROPERTY LINE	× × ×	CHAINLINK FENCE
- - - -	SETBACK LINE		LANDSCAPE AREA
—	BUILDING OUTLINE		CROSSWALK 1.5 X .45 STRIPS
●	FIRE HYDRANT		SIDEWALK LETDOWN
⦿	EV CAPABLE CHARGER		ACCESSIBLE PARKING
—	WOODEN FENCE		BIKE PARKING (NUMBER REPRESENTS COUNT)



B

BROADSTREET

PROPERTIES LTD.

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PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
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C	RE-ISSUED FOR DP.P. - 1	JUN 02, 2025
D	RE-ISSUED FOR DP.P. - 2	AUG 14, 2025

SEAL:

ABELEARCHITECTURE

THOMAS C. ABELE ARCHITECT

ONTARIO ASSOCIATION OF ARCHITECTS

THOMAS C. ABELE

LICENCE

9553

2025-08-19

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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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
SITE PLAN

DRAWN BY: NG
CHECKED BY: TH
DATE: AUG 14, 2025
SCALE: As indicated
DRAWING #: A1.00



PROPERTY BOUNDARY &
TOPOGRAPHIC INFORMATION
PROVIDED BY FARLEY, SMITH &
DENIS SURVEYING LTD.

1 SITE PLAN
1 : 275

VEHICULAR PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.2 / UNIT	177	212	177
VISITORS	0.2 / UNIT	177	35	35
TOTAL PARKING STALLS			247	212 *
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 50%		MAX 107	90
ACCESSIBLE TYPE A			3	3
ACCESSIBLE TYPE B			4	4

* SUBJECT TO VARIANCE




BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	177	89	108
TOTAL BICYCLE			89	108
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	45	40
MIN HORIZONTAL BIKE STALL	50%	-	45	48
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PARKING KEY NOTES:

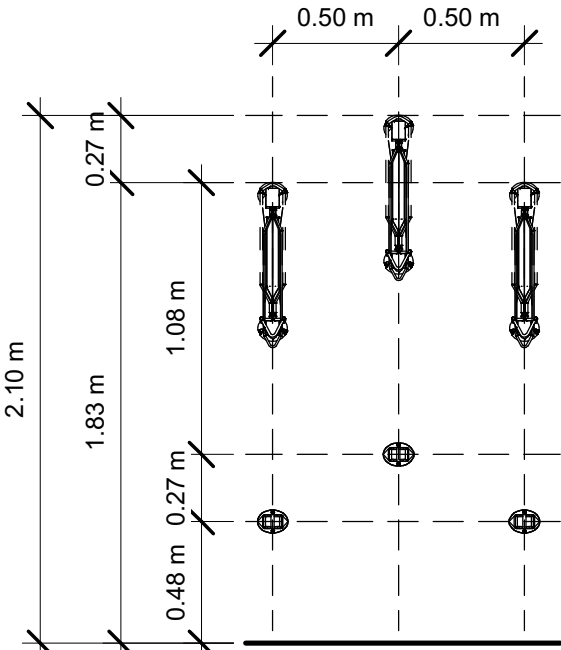
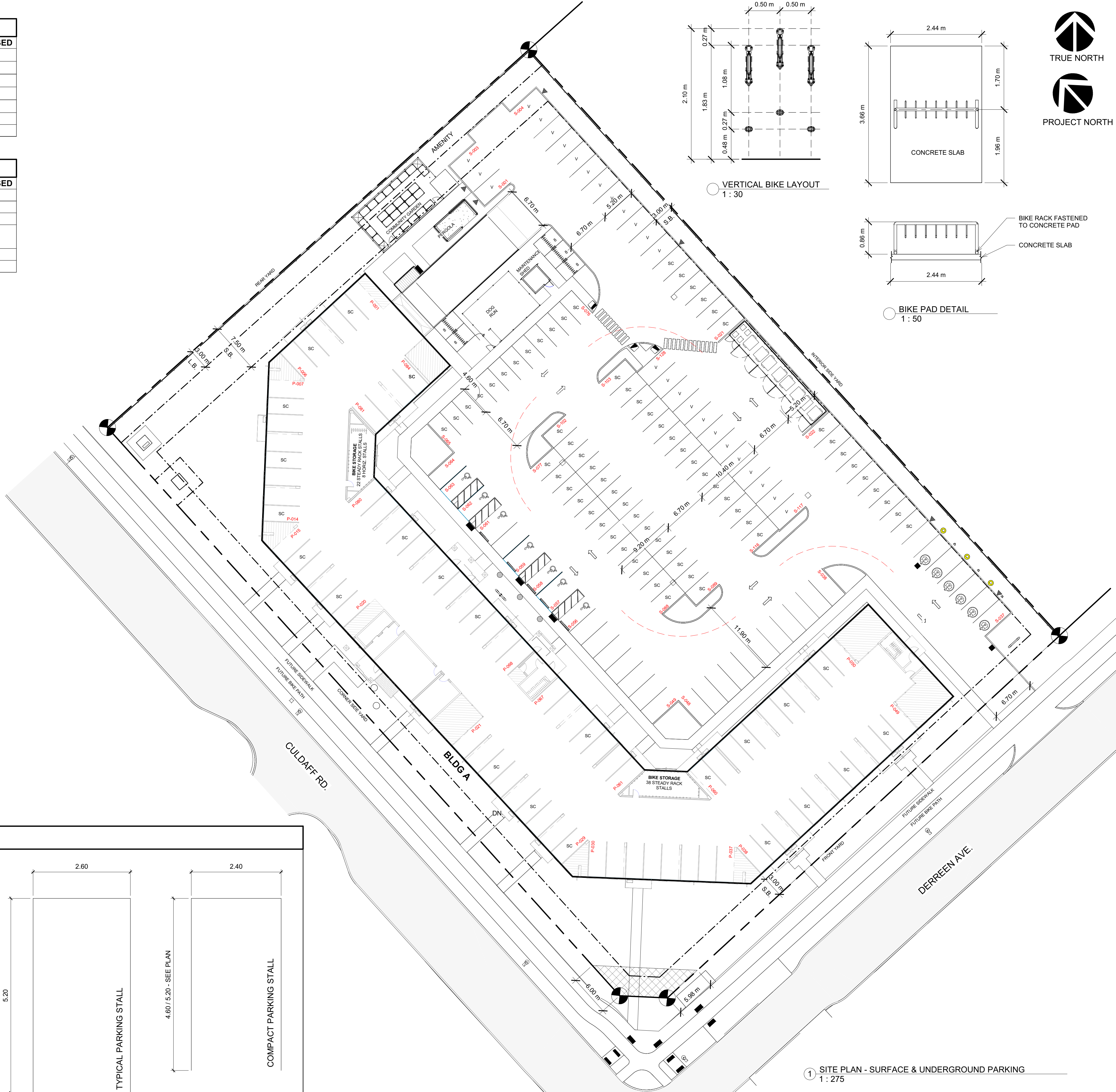
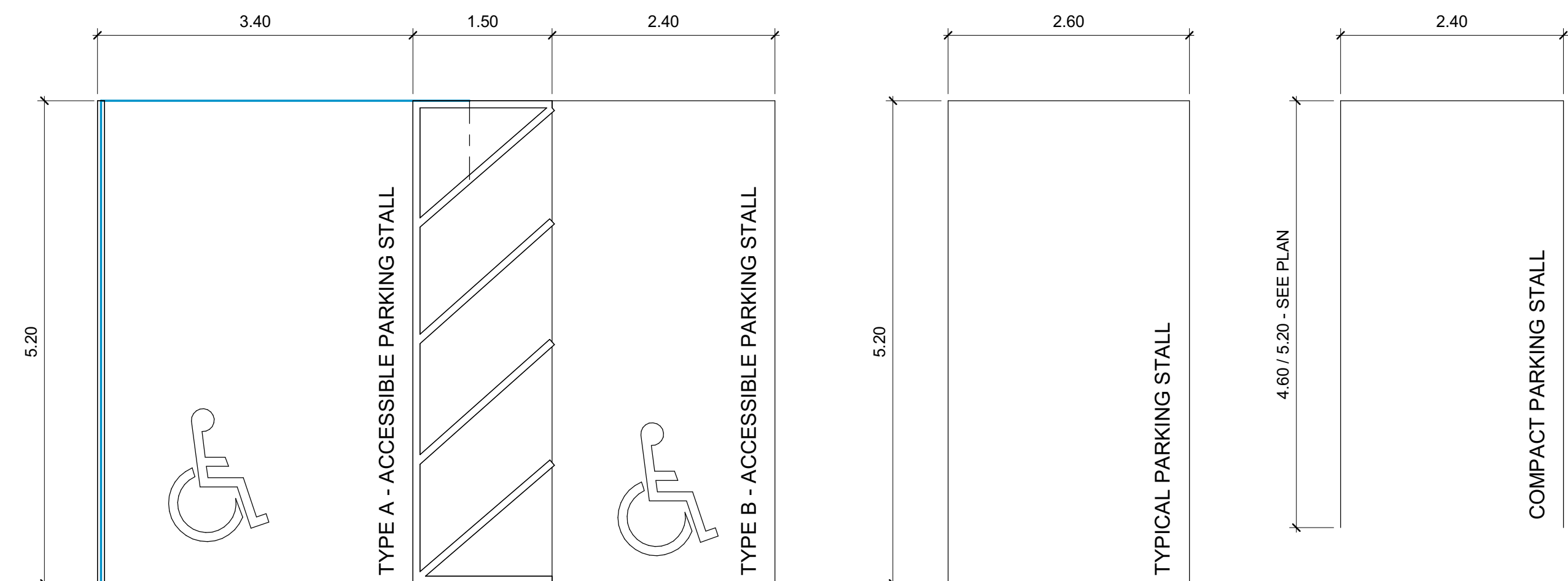
LETTER:

SC = SMALL CAR
V = VISITOR

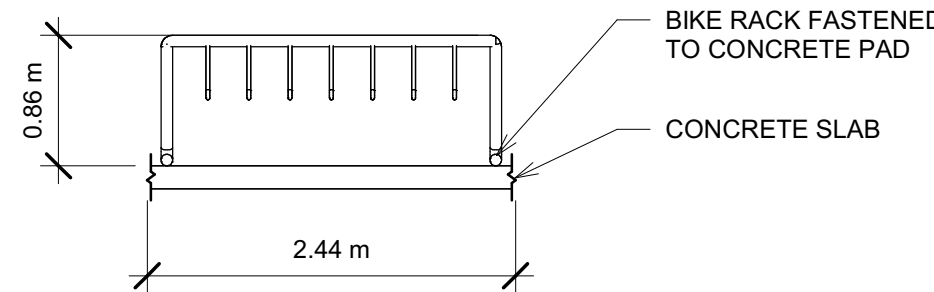
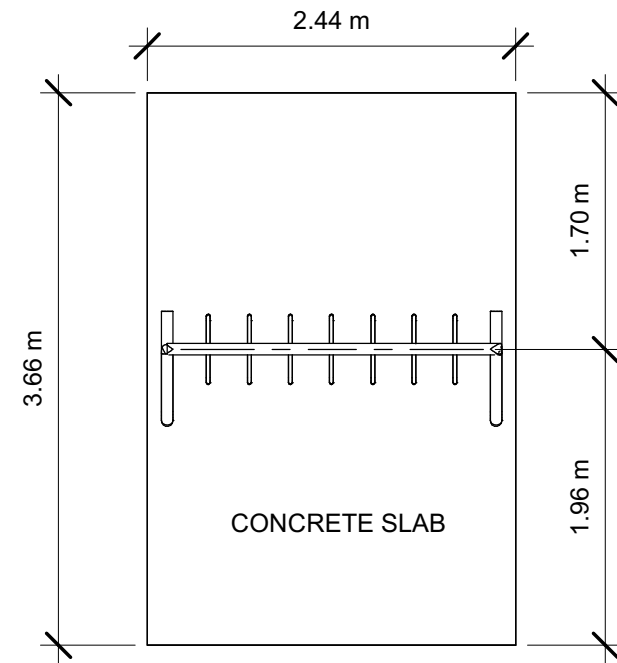
UNLESS NOTED ALL OTHER STALL ARE TYPICAL

	EV CAPABLE CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN

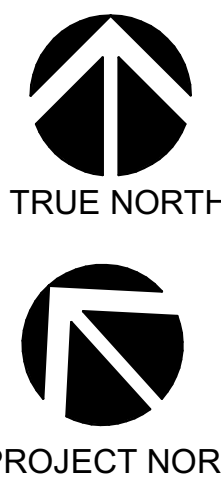
TYPICAL STALL DIMENSIONS



VERTICAL BIKE LAYOUT
1 : 30



BIKE PAD DETAIL
1 : 50



SITE MAP:



PROJECT STATUS:

DEVELOPMENT PERMIT

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D	RE-ISSUED FOR DP.P. - 2	AUG 14, 2025

SEAL:

ABELARCHITECTURE
THOMAS C. ABEL ARCHITECTS
T: 604-882-8818



2025-08-19

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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

SURFACE & UNDERGROUND PARKING
PLAN

DRAWN BY: NG

CHECKED BY: TH

DATE: AUG 14, 2025

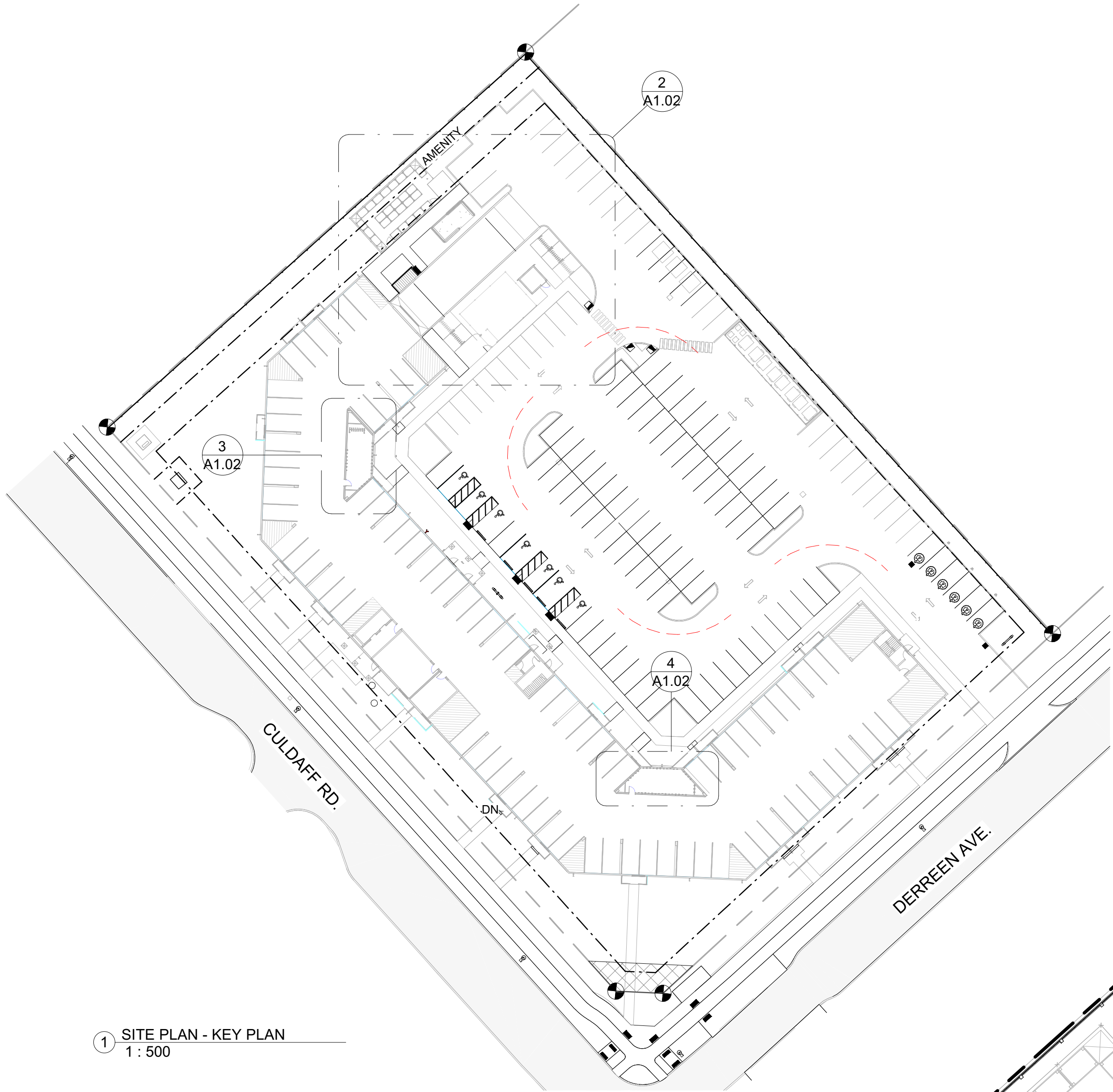
SCALE: As indicated

DRAWING #:

A1.01

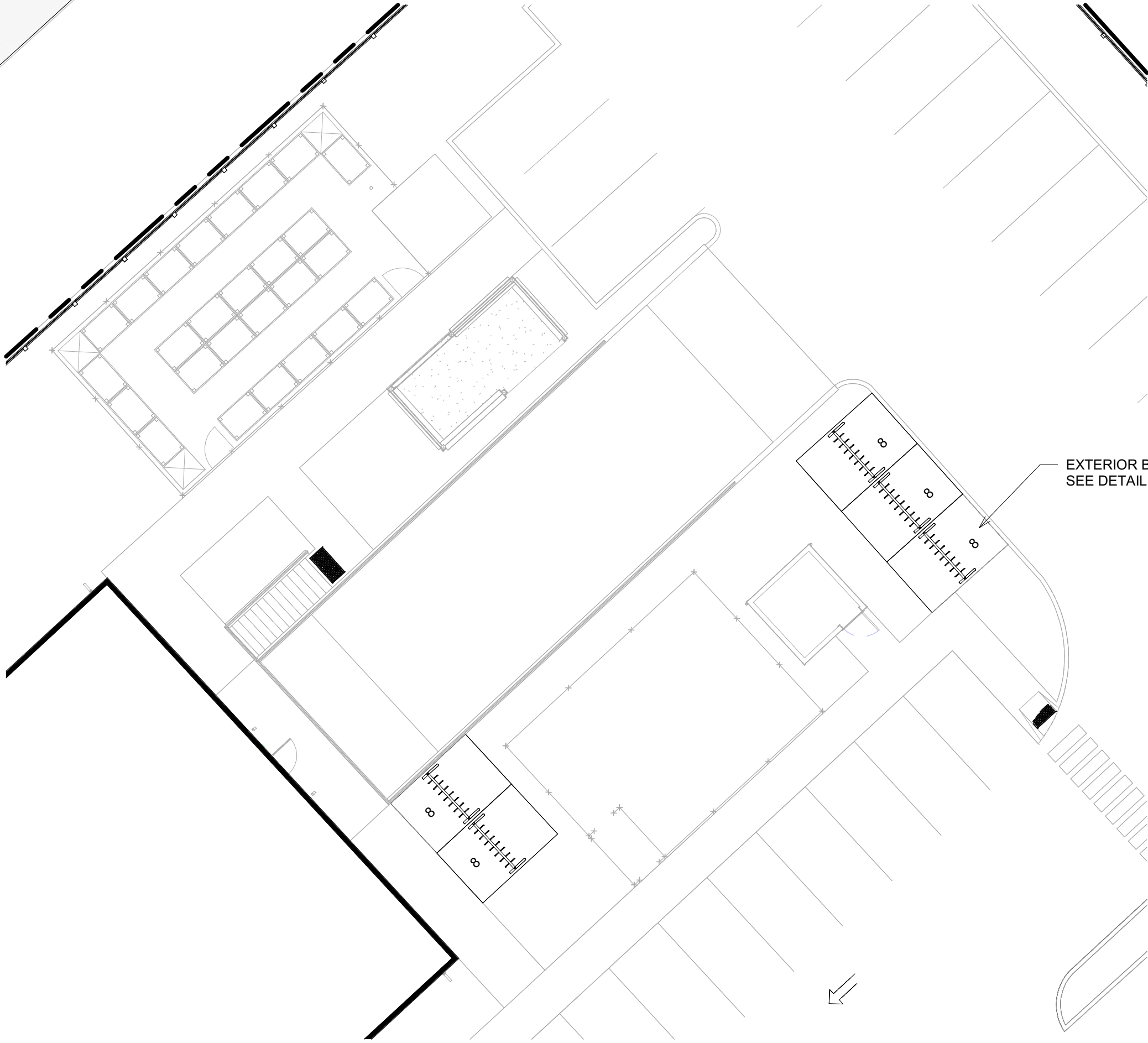
REV #:

D



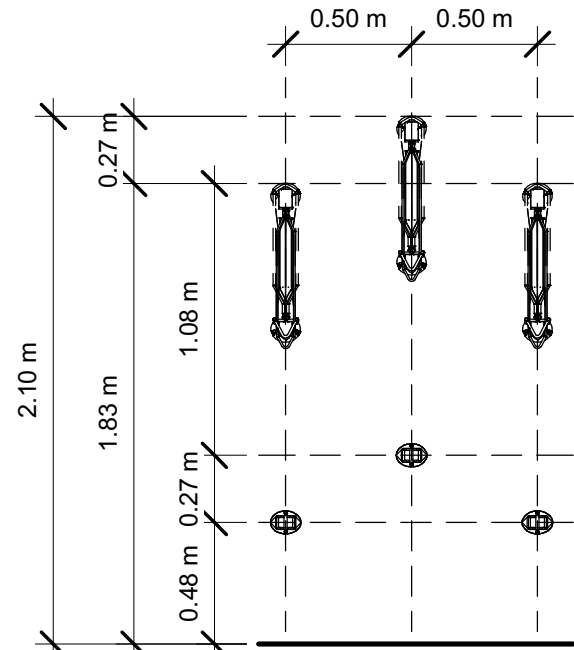
1 SITE PLAN - KEY PLAN
1 : 500

INFORMATION ON THIS SHEET
PROVIDED FOR SITE PLAN
CONTROL APPROVAL ONLY

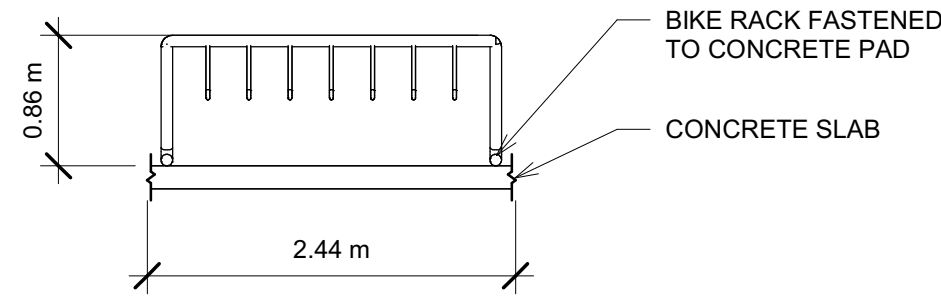
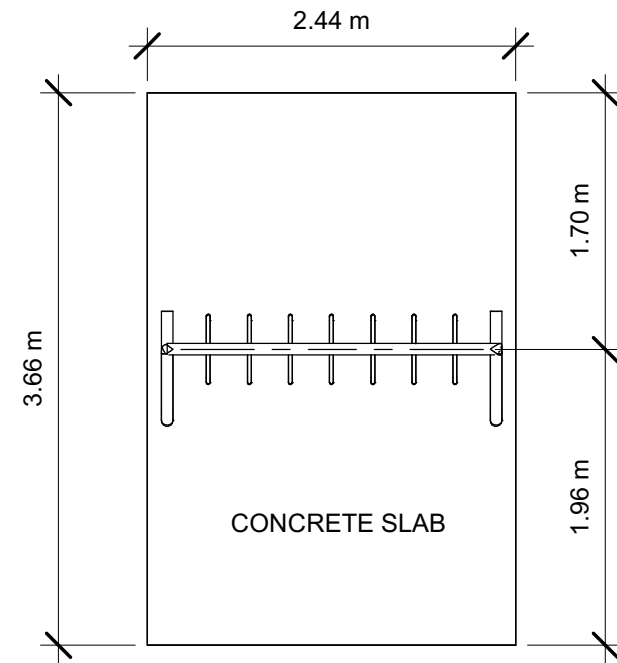


2 SITE - AMENITY AREA
1 : 150

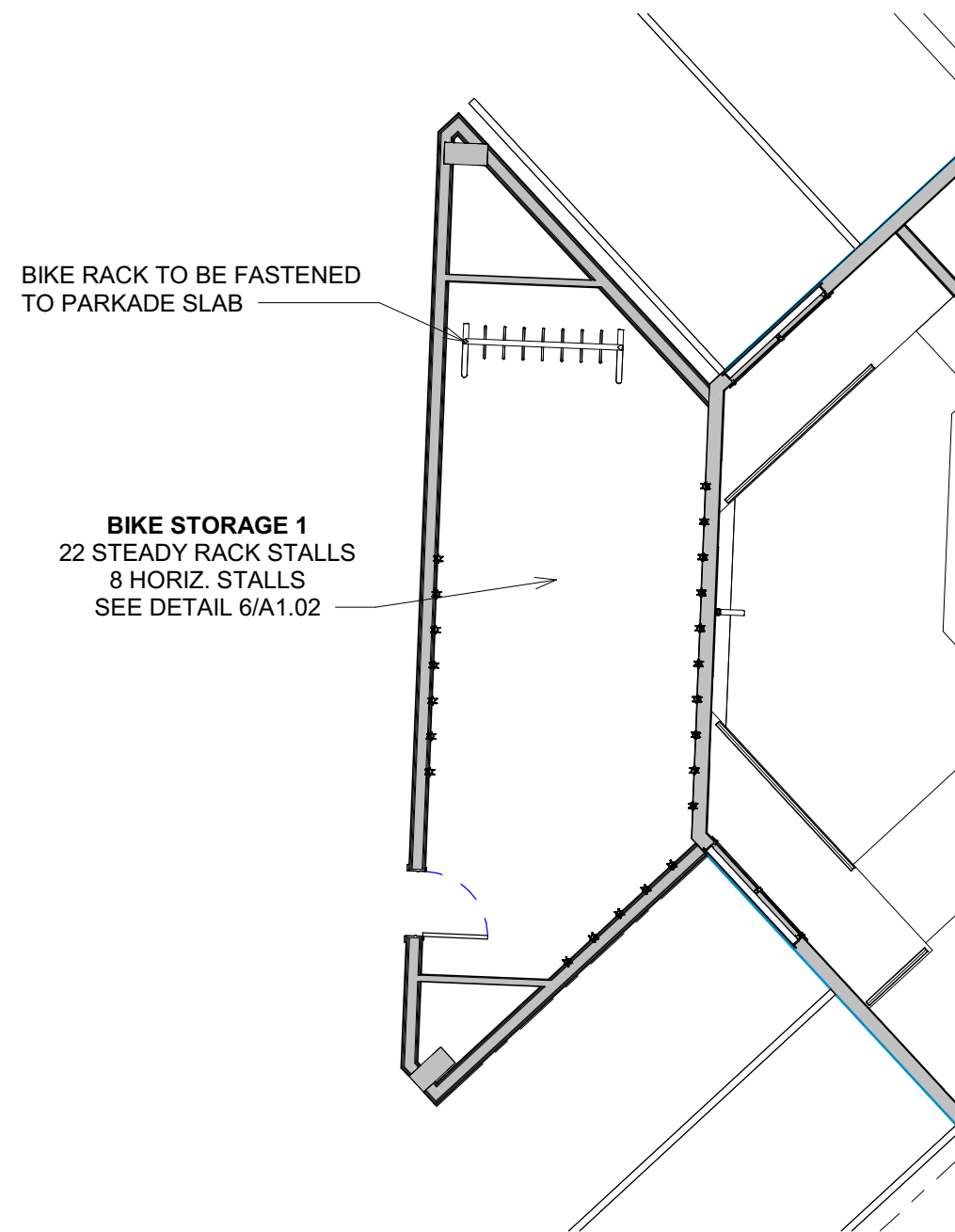
BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	177	89	108
TOTAL BICYCLE			89	108
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	45	40
MIN HORIZONTAL BIKE STALL	50%	-	45	48
MIN SECURED BIKE STALLS	25%	-	22	68



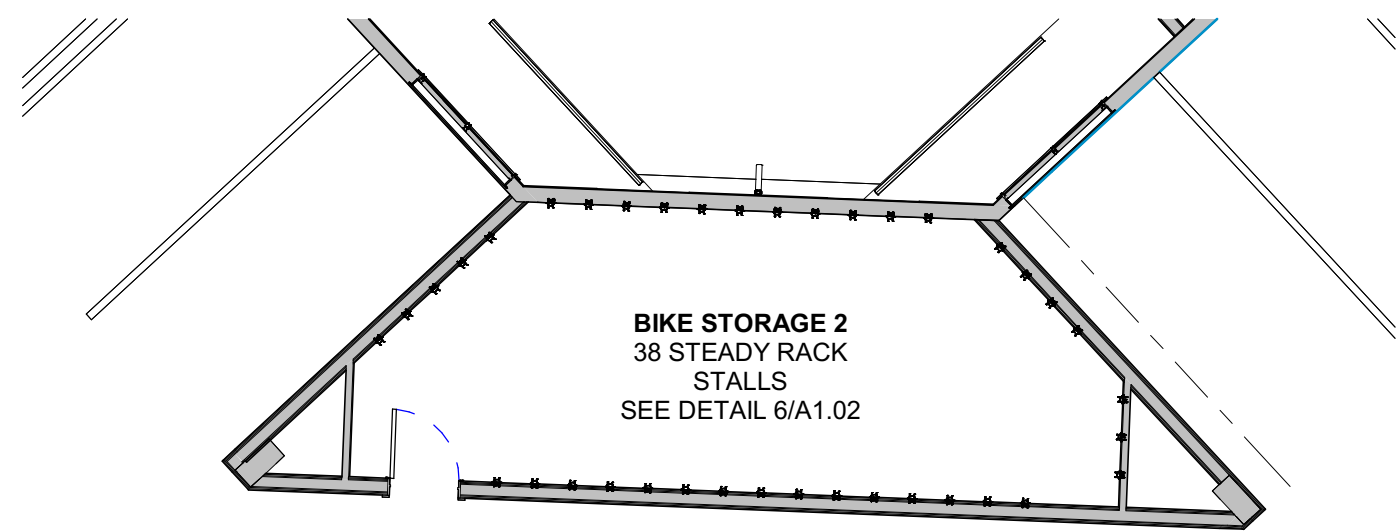
6 VERTICAL BIKE LAYOUT
1 : 30



5 BIKE PAD DETAIL
1 : 50



3 PARKADE PLAN - BIKE STORAGE 1
1 : 100



4 PARKADE PLAN - BIKE STORAGE 2
1 : 100



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SITE MAP:



PROJECT STATUS:

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SEAL: **ABELEARCHITECTURE**

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



2025-08-19

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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

FIRE + EMERGENCY ACCESS PLAN

DRAWN BY: NG

CHECKED BY: TH

DATE: AUG 14, 2025

SCALE: As indicated

DRAWING #:

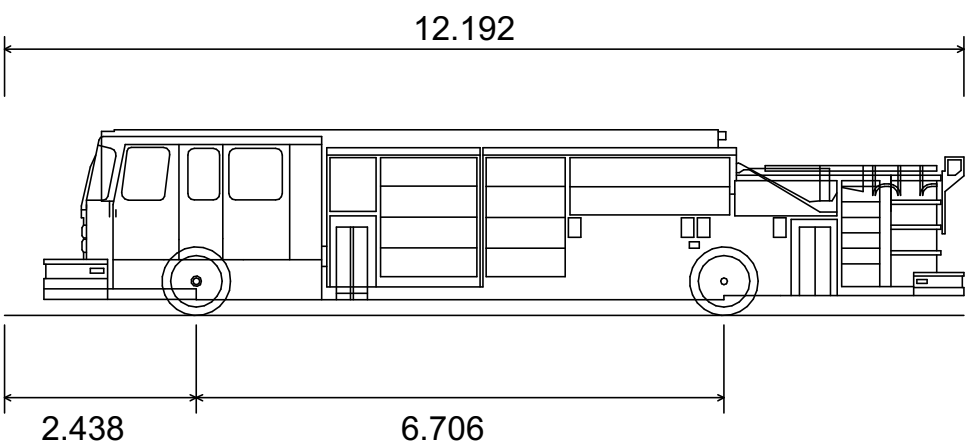
A1.03

REV #:

D

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PATH OF TRAVEL
	BUILDING OUTLINE
	FIRE HYDRANT
	PRINCIPAL ENTRANCE
	FIRE DEPARTMENT CONNECTION

DESIGN VEHICLE - PUMPER FIRE TRUCK



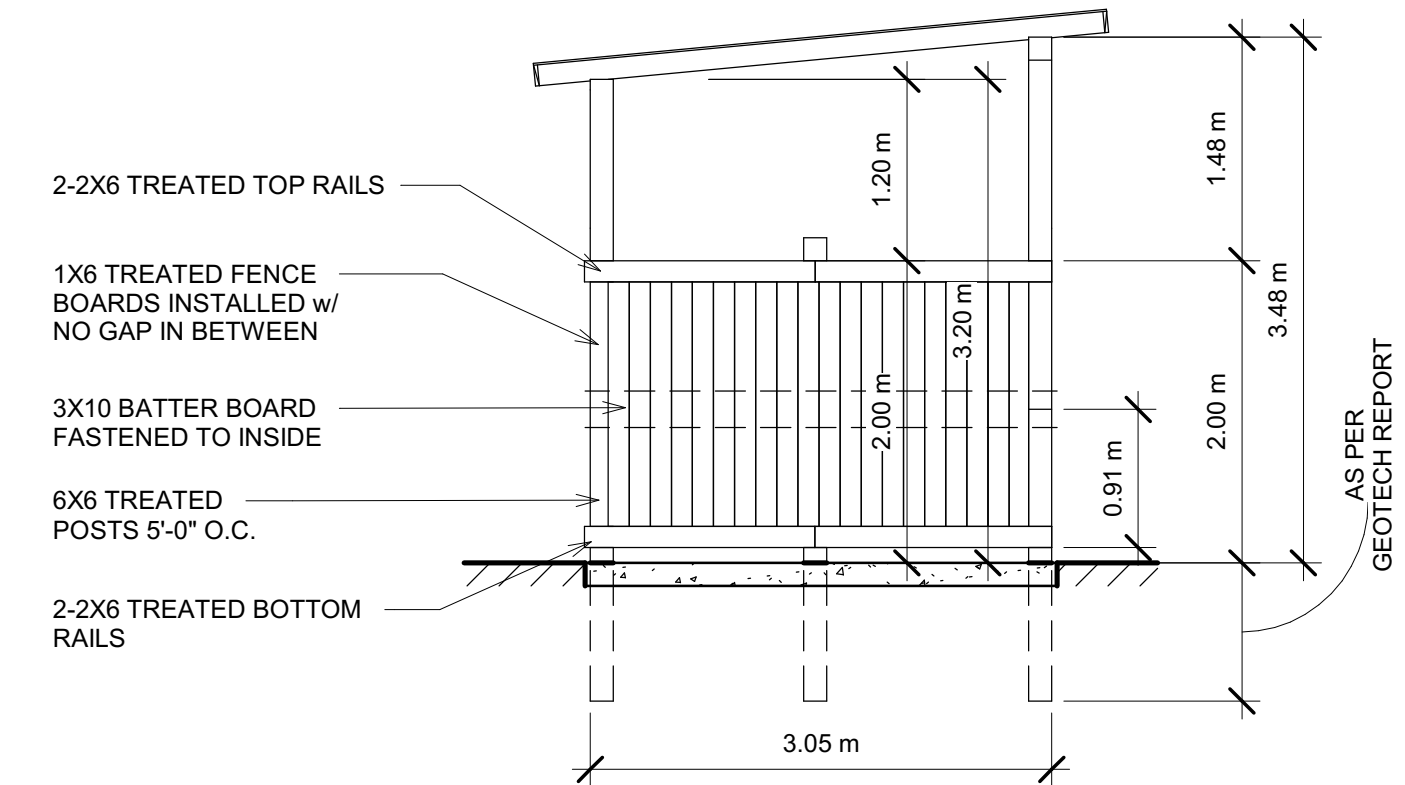
OVERALL LENGTH	12.192m
OVERALL WIDTH	2.438m
OVERALL BODY HEIGHT	6.706m
MIN. BODY GROUND CLEARANCE	0.200m
TRACK WIDTH	2.489m
LOCK-TO-LOCK TIME	5.00s
MAX WHEEL ANGLE	45.00°

NTS

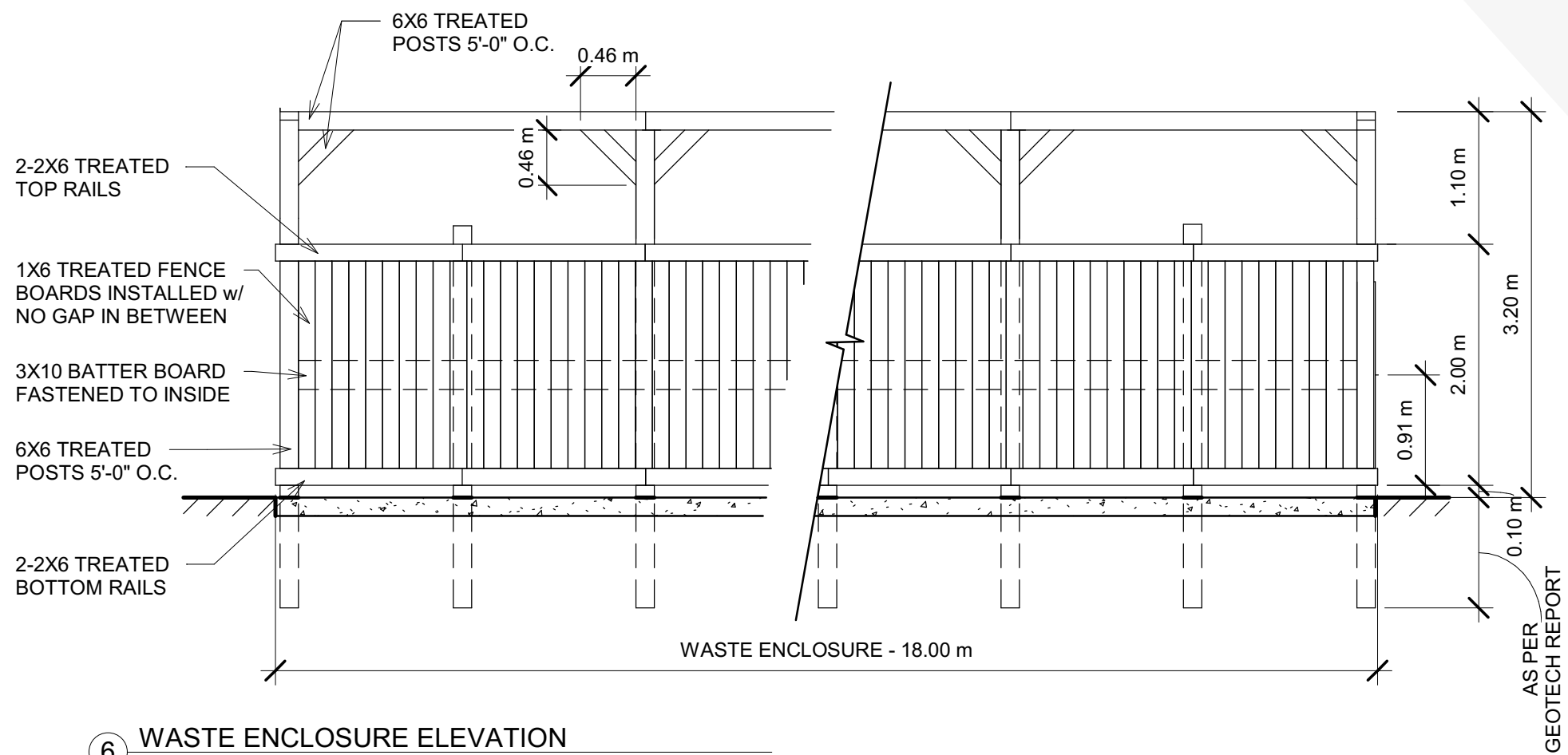
1 FIRE + EMERGENCY ACCESS PLAN
1: 275

WASTE CALCULATIONS		
	REQUIRED	PROPOSED
GARBAGE	19.3 y³	20 y³
GMP	3 y³	4 y³
FIBRE	6.7 y³	8 y³
ORGANICS	870 L	960 L

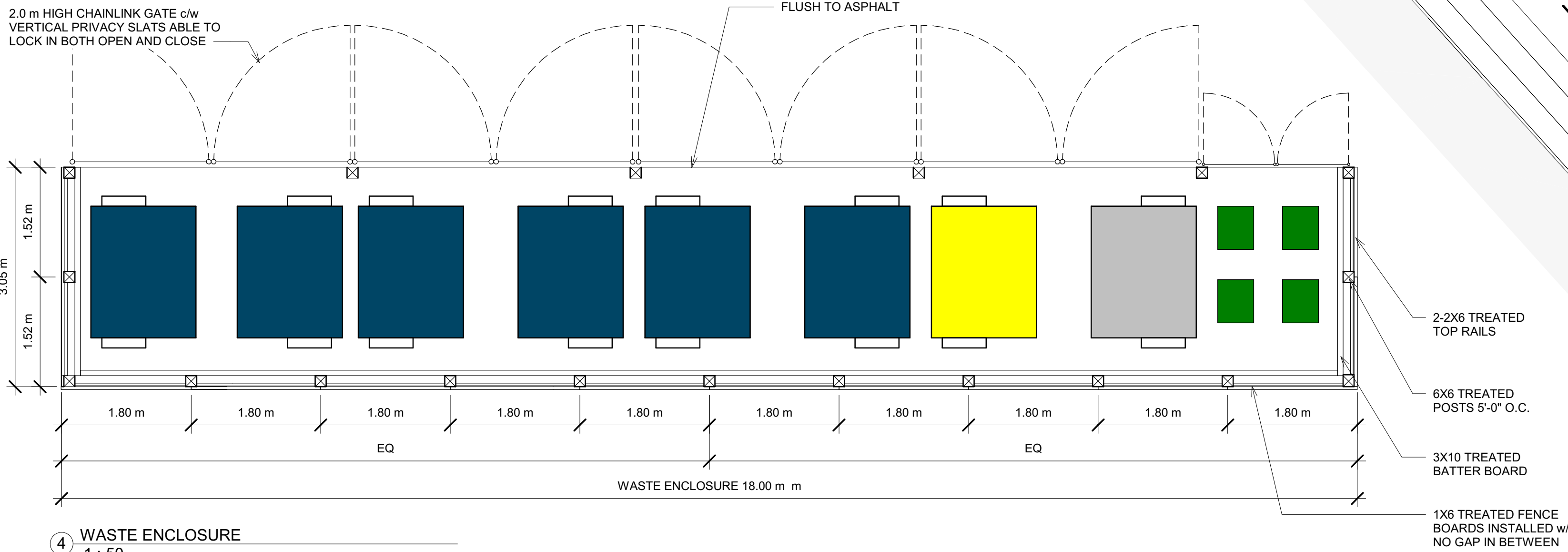
LEGEND	
<div></div>	GARBAGE CANS (NUMBER REPRESENTS Y³)
<div></div>	FIBRE CANS (NUMBER REPRESENTS Y³)
<div></div>	GMP CANS (NUMBER REPRESENTS Y³)
<div></div>	240 L ORGANIC CANS



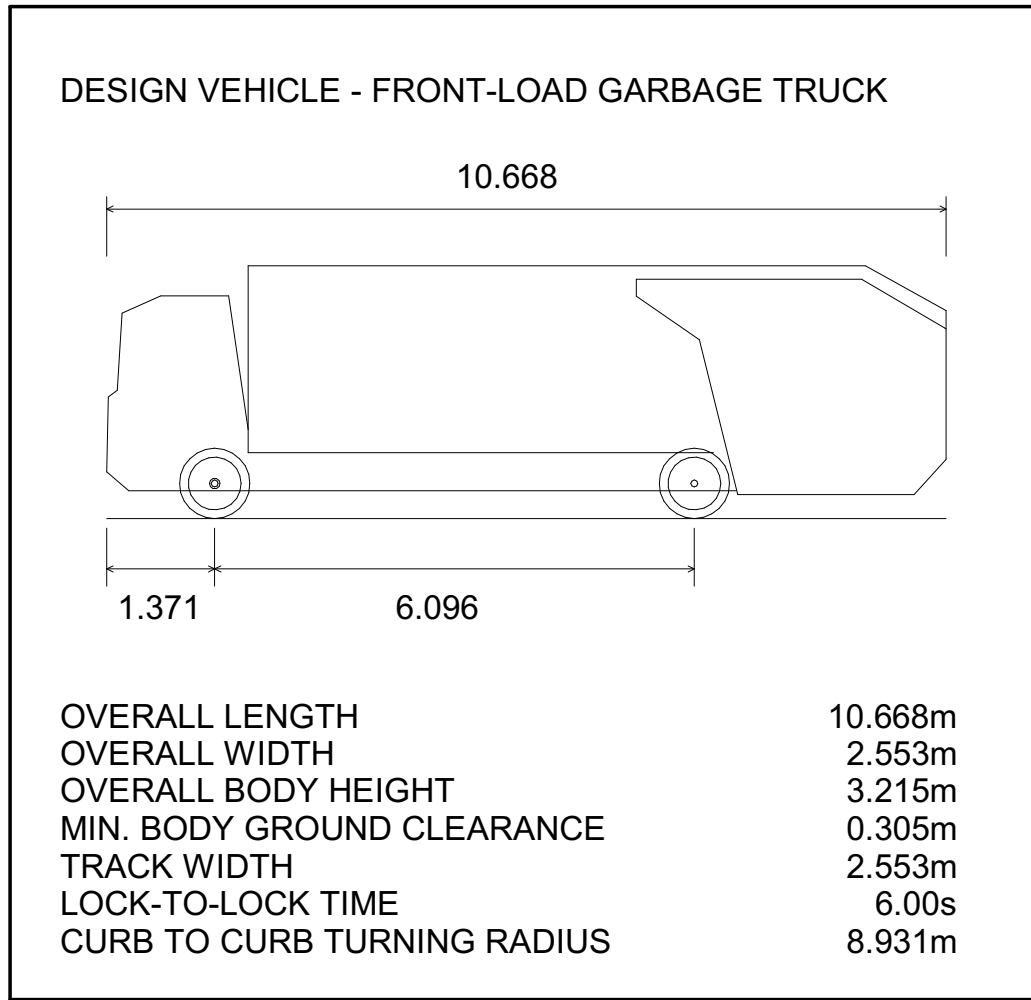
5 WASTE ENCLOSURE SIDE ELEVATION
1 : 50



6 WASTE ENCLOSURE ELEVATION
1 : 50



4 WASTE ENCLOSURE
1 : 50



NTS

WASTE ENCLOSURE

DERREEN AVE.

1 WASTE + RECYCLING PLAN
1 : 275



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

SITE MAP:



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SEAL: ABELARCHITECTURE

THOMAS C. ABEL ARCHITECTURE

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SITE MAP:

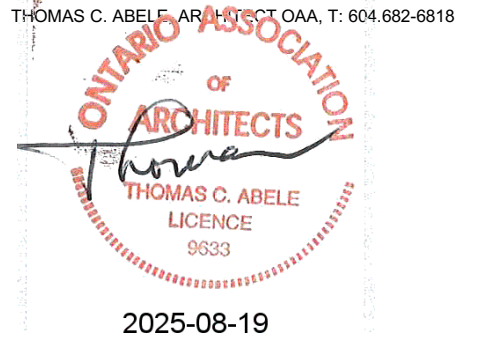


PROJECT STATUS:

DEVELOPMENT PERMIT

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025
C	RE-ISSUED FOR DP.P. - 1	JUN 02, 2025
D	RE-ISSUED FOR DP.P. - 2	AUG 14, 2025

SEAL: **ABELEARCHITECTURE**



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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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

R.O.W. CONSTRUCTION AREA -
PRELIMINARY

DRAWN BY: NG

CHECKED BY: TH

DATE: AUG 14, 2025

SCALE: As indicated

DRAWING #:

REV #:

A1.05

V #:

D

1 R.O.W. CONSTRUCTION AREA - PRELIMINARY
1 : 275

SITE MAP:



PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025
C	RE-ISSUED FOR DP.P. - 1	JUN 02, 2025
D	RE-ISSUED FOR DP.P. - 2	AUG 14, 2025

SEAL:

ABELEARCHITECTURE
THOMAS C. ABELE ARCHITECT, O.A.A. T: 604-882-8818



2025-08-19

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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

SITE ACCESSORIES

DRAWN BY:

NG

CHECKED BY:

TH

DATE:

AUG 14, 2025

SCALE:

As indicated

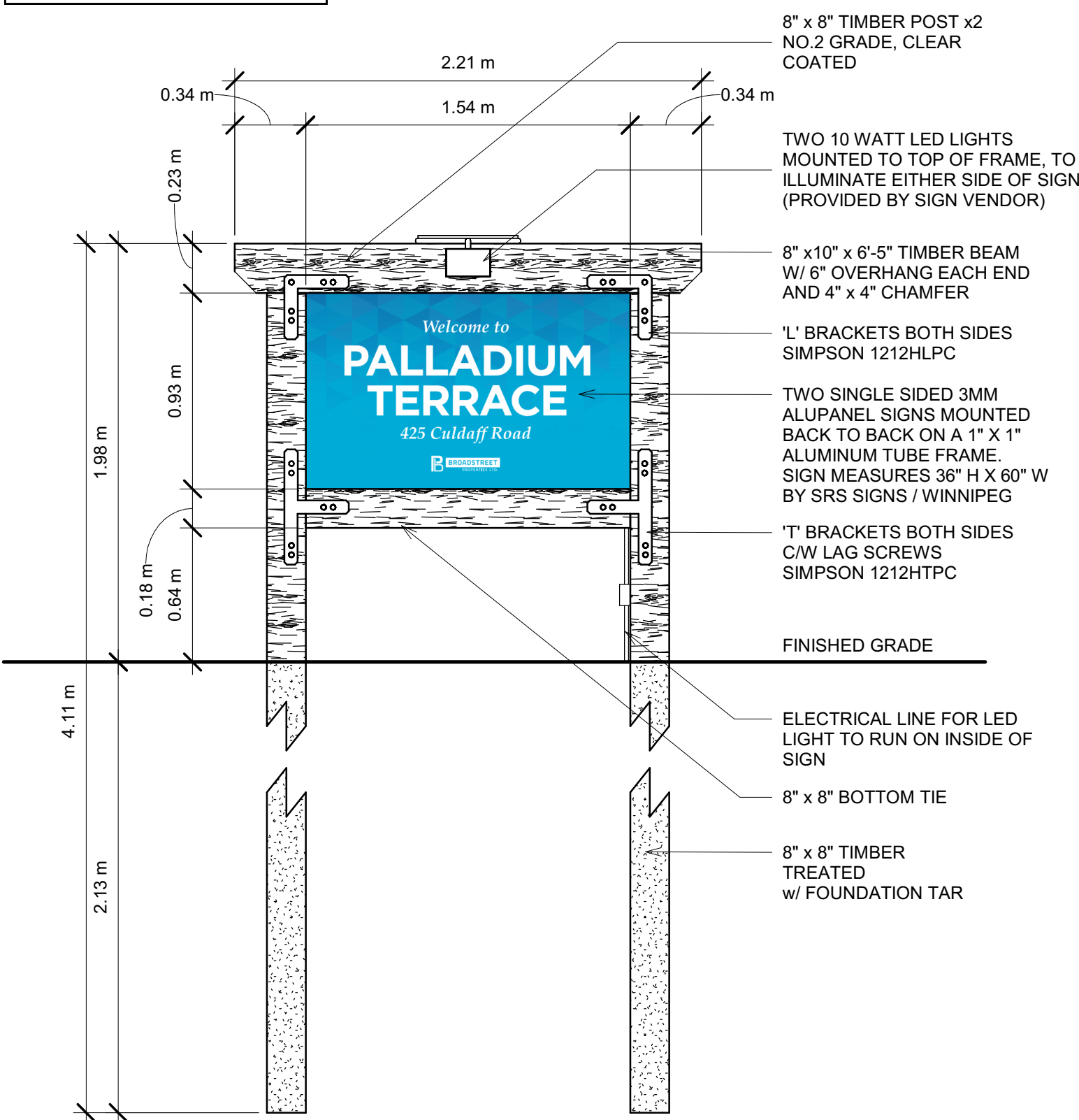
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A1.06

REV #:

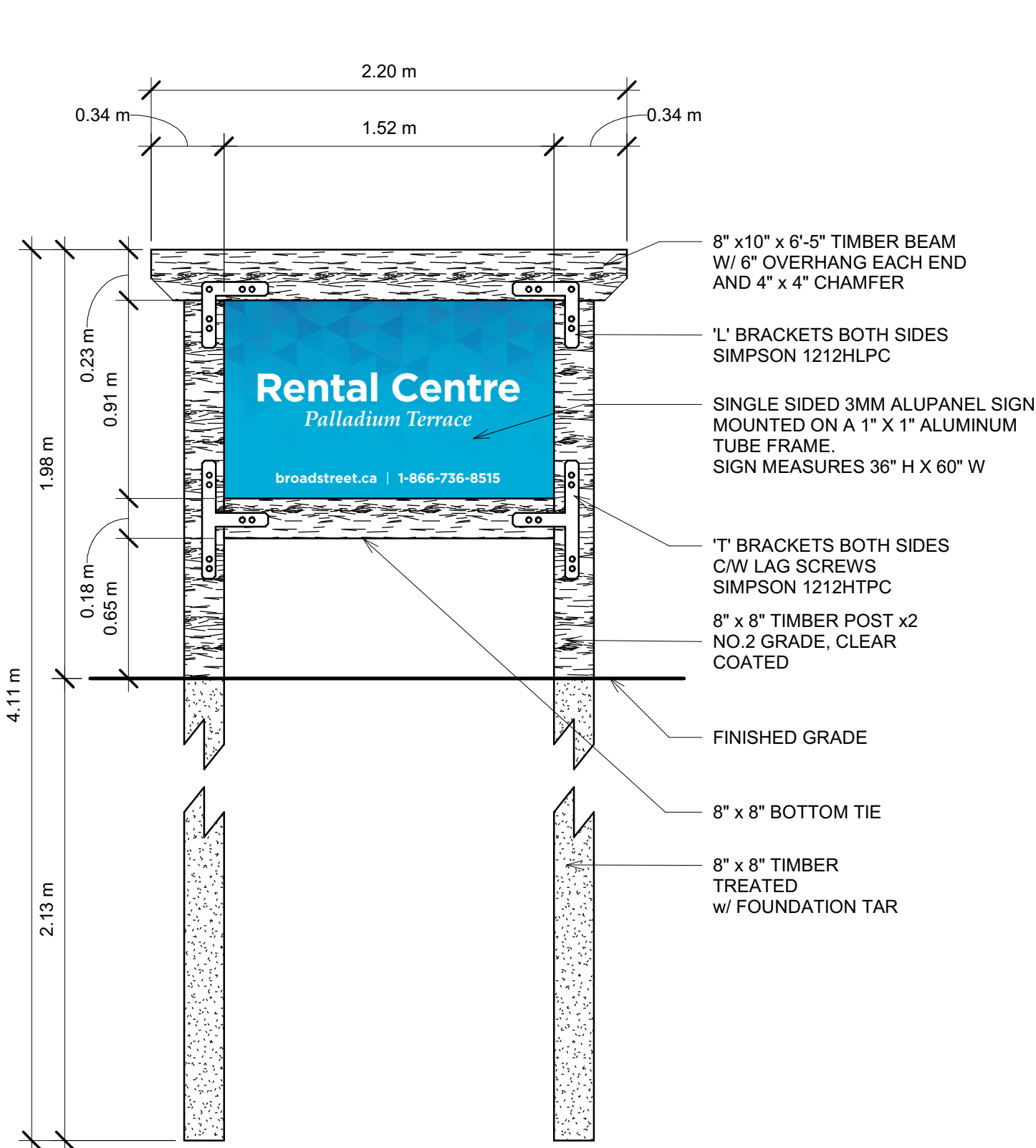
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ALL TIMBER TO BE FINISHED
WITH NATURAL CEDAR SUNFAST

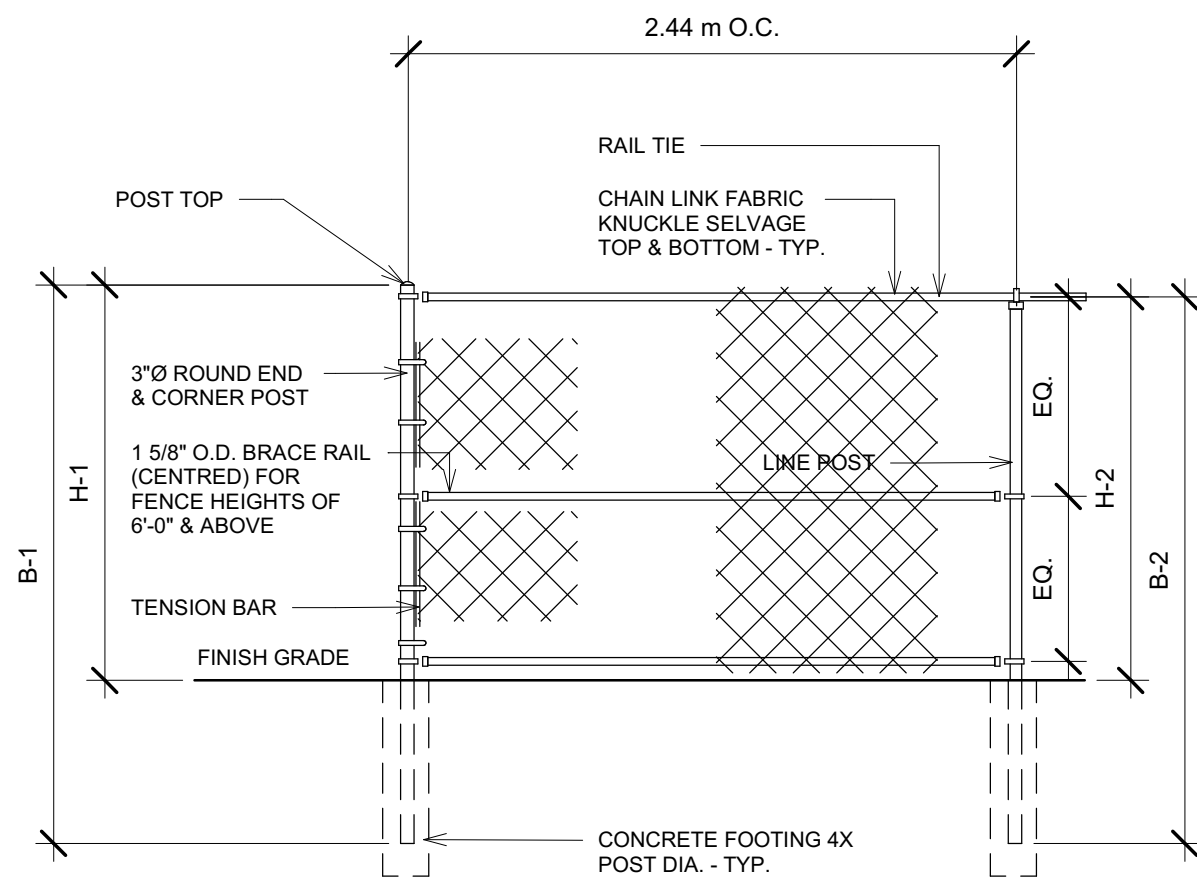


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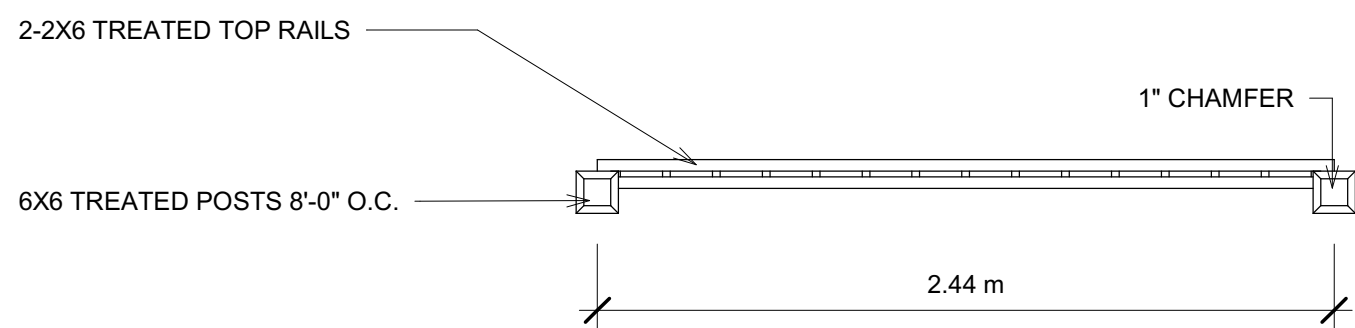
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WITH NATURAL CEDAR SUNFAST



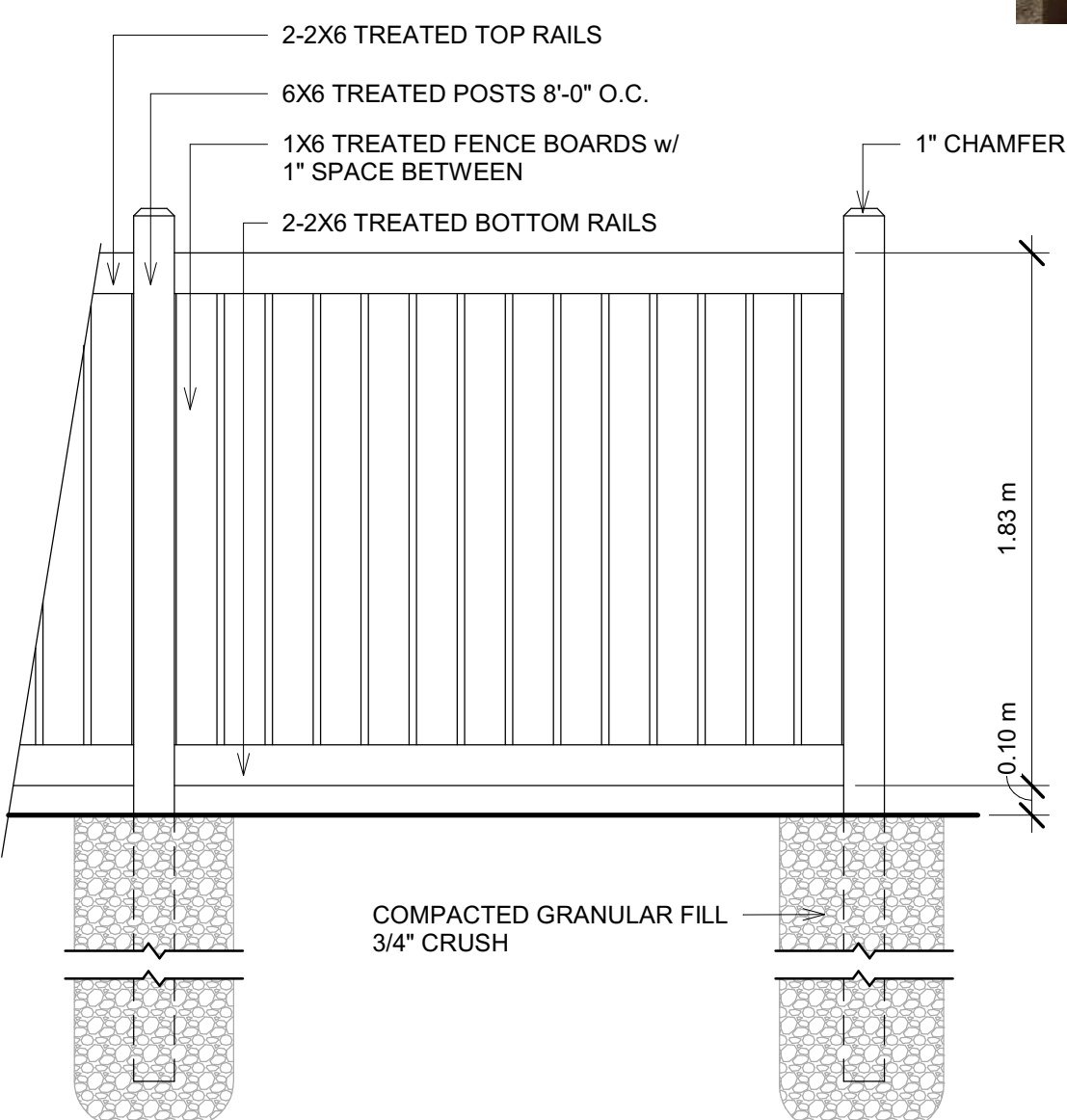
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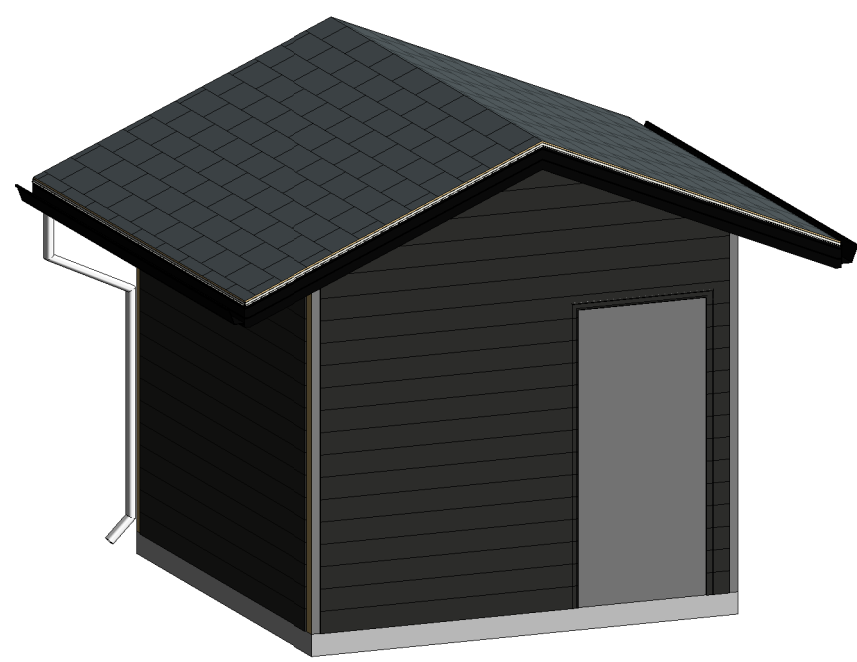
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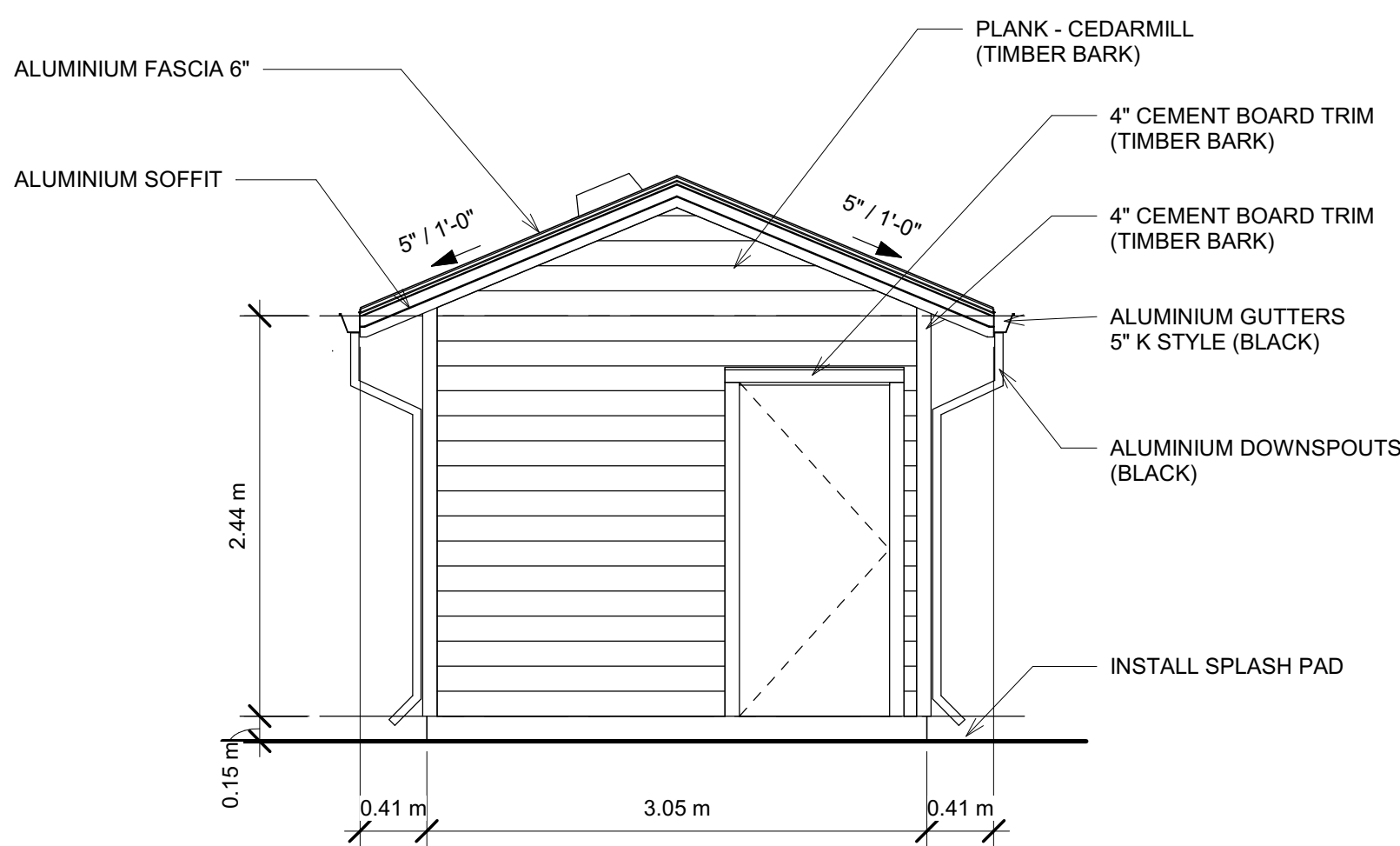
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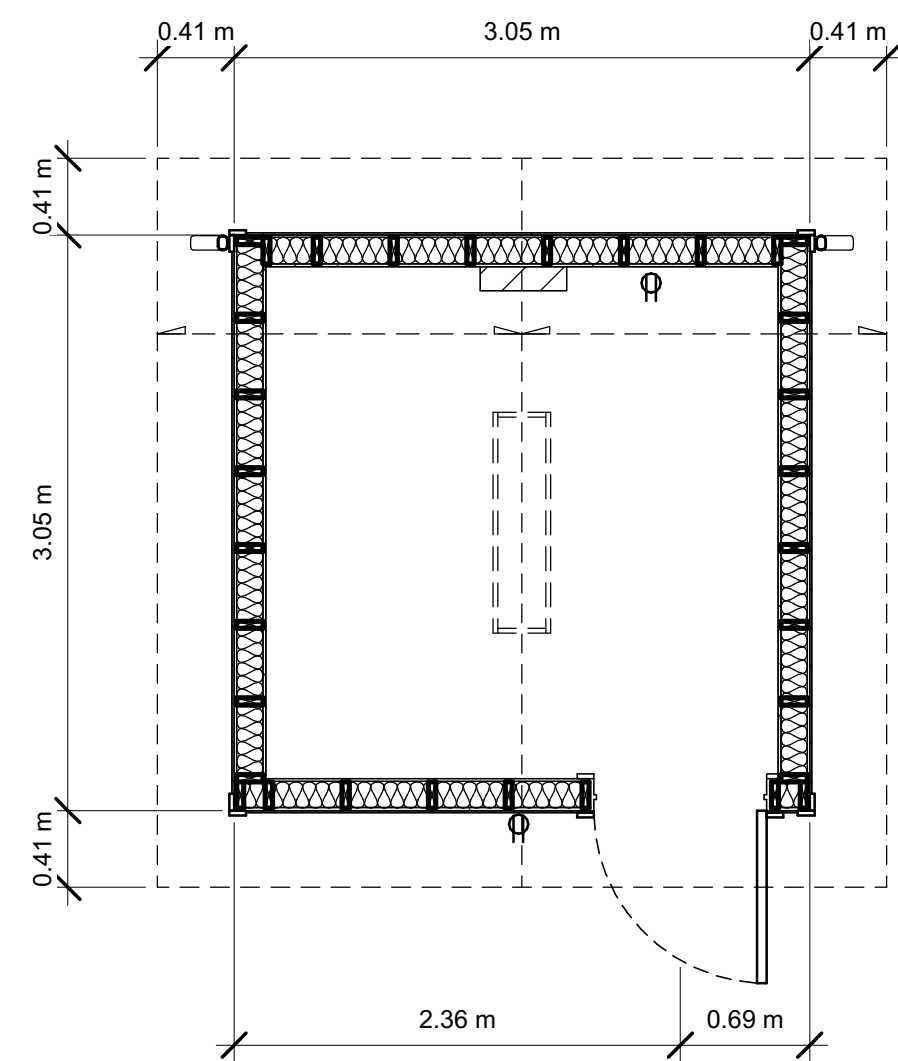
5 SITE FENCE ELEVATION DETAIL
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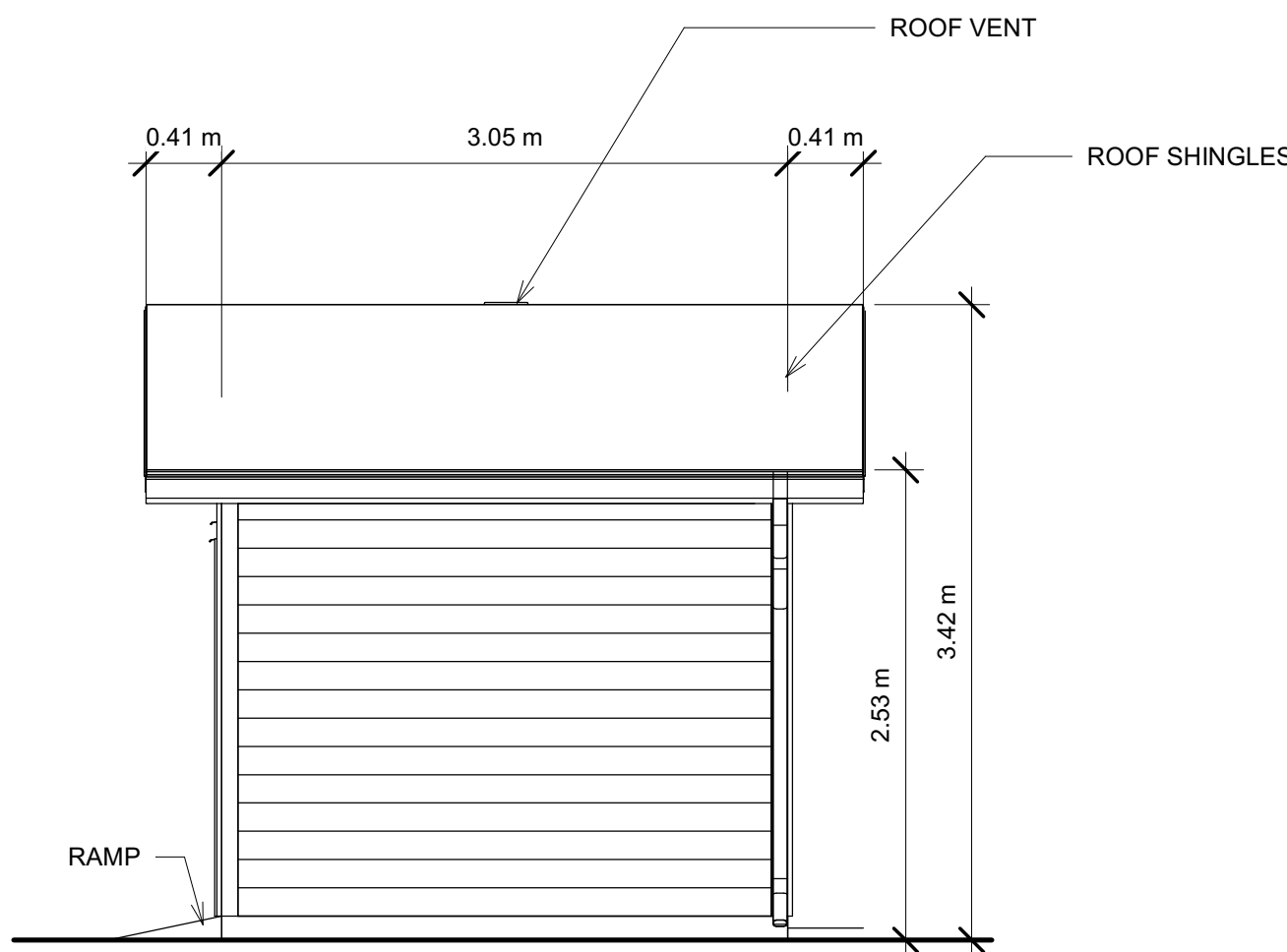
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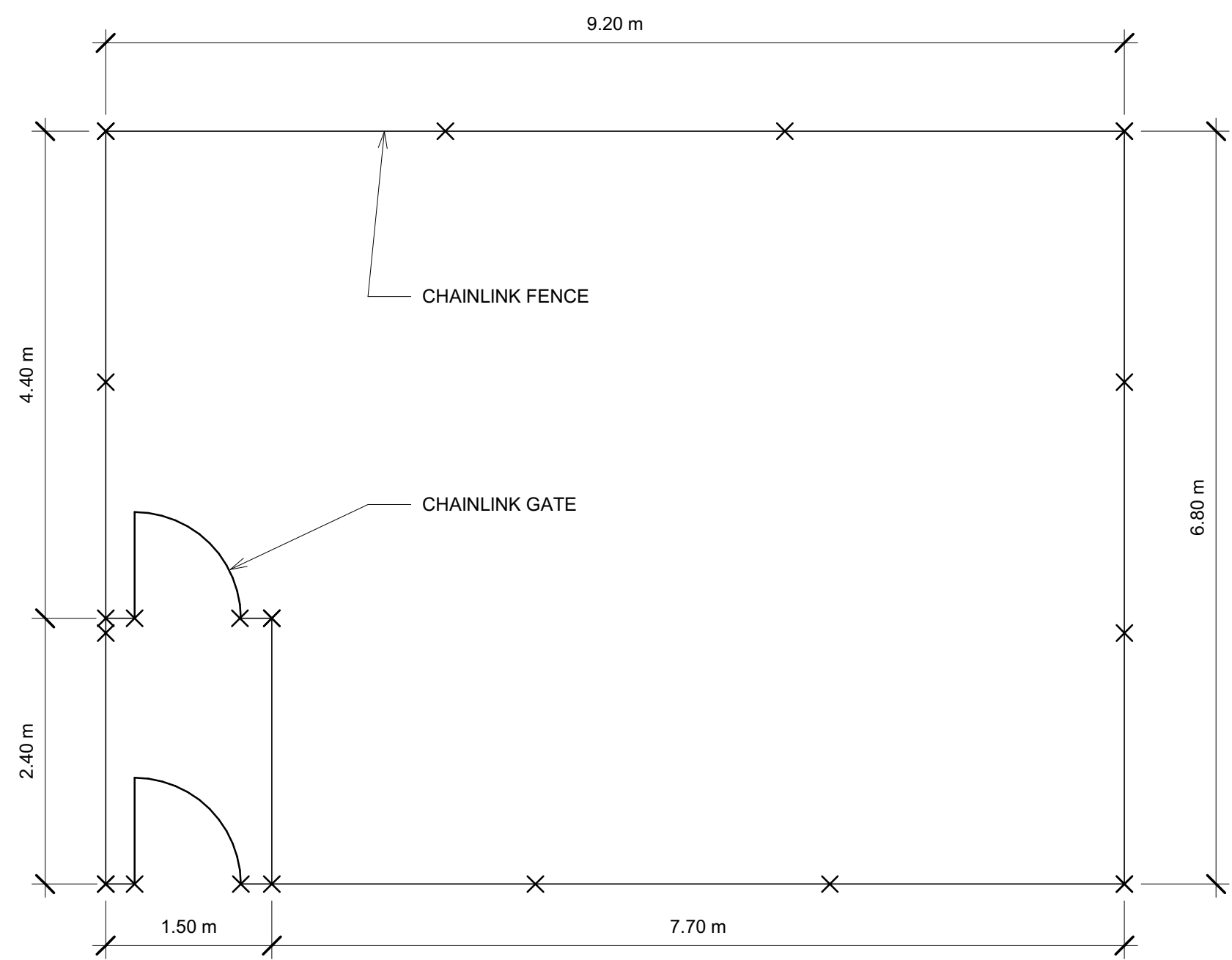
8 MAINTENANCE SHED FRONT ELEVATION
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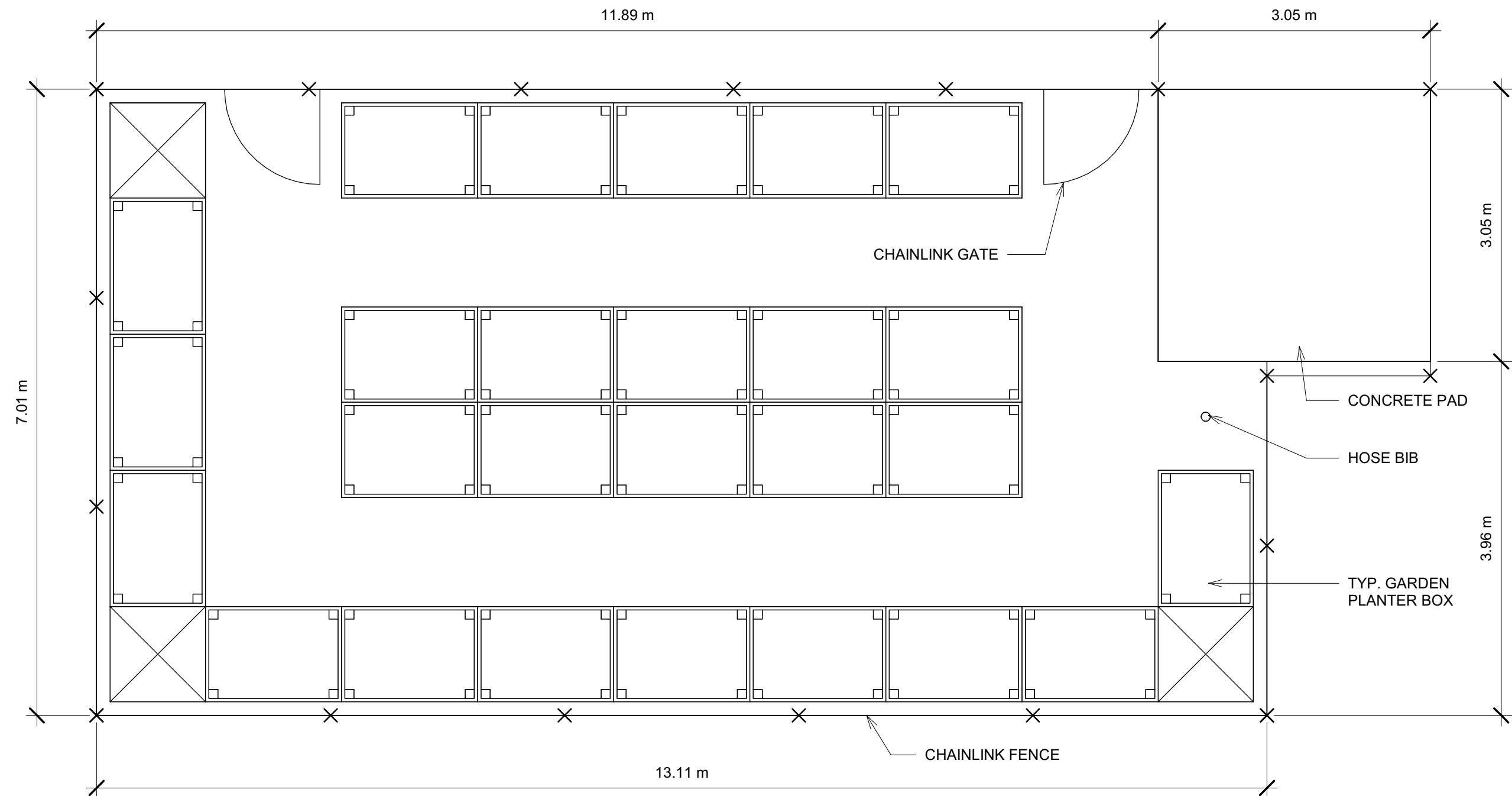
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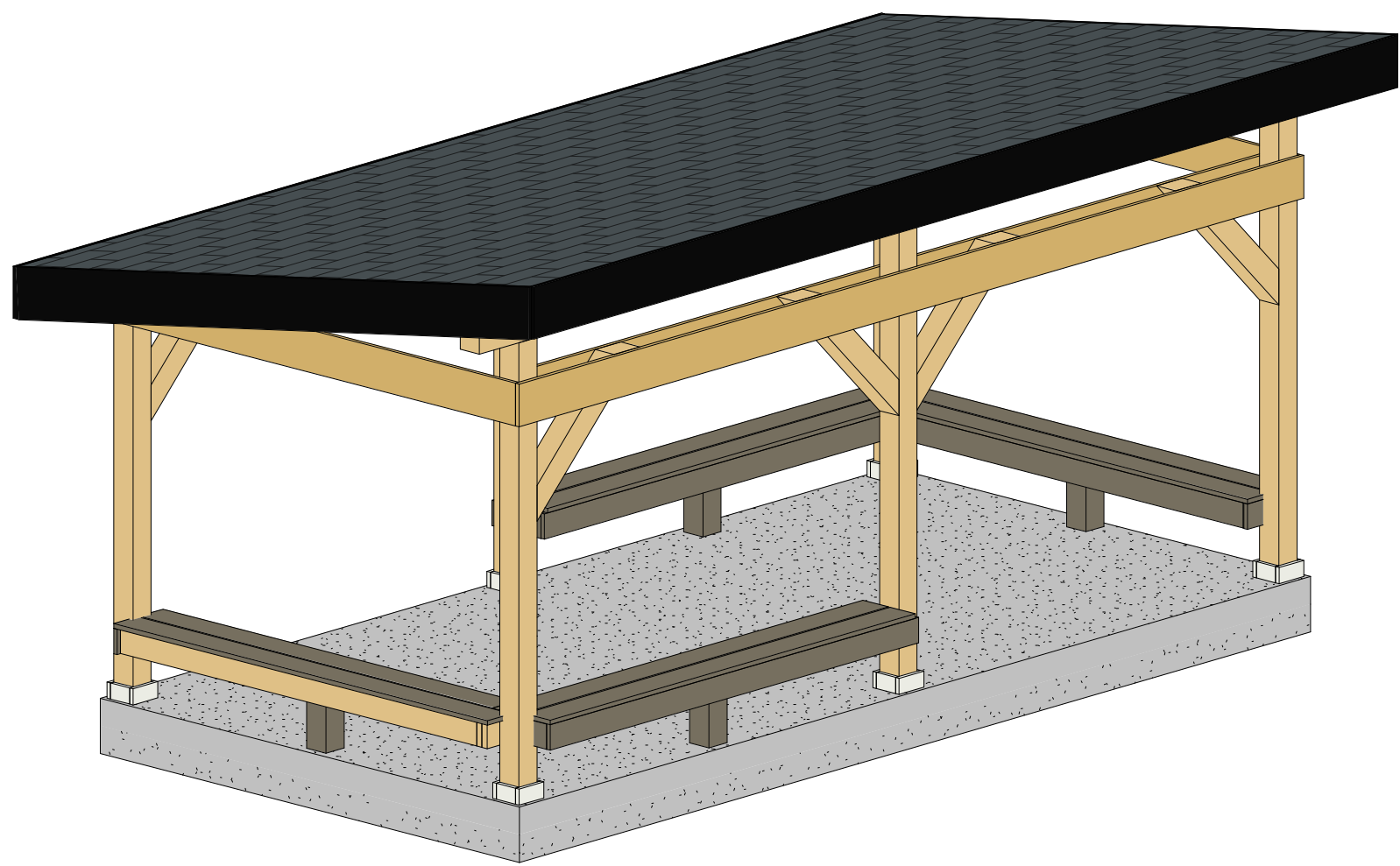
9 MAINTENANCE SHED SIDE ELEVATION
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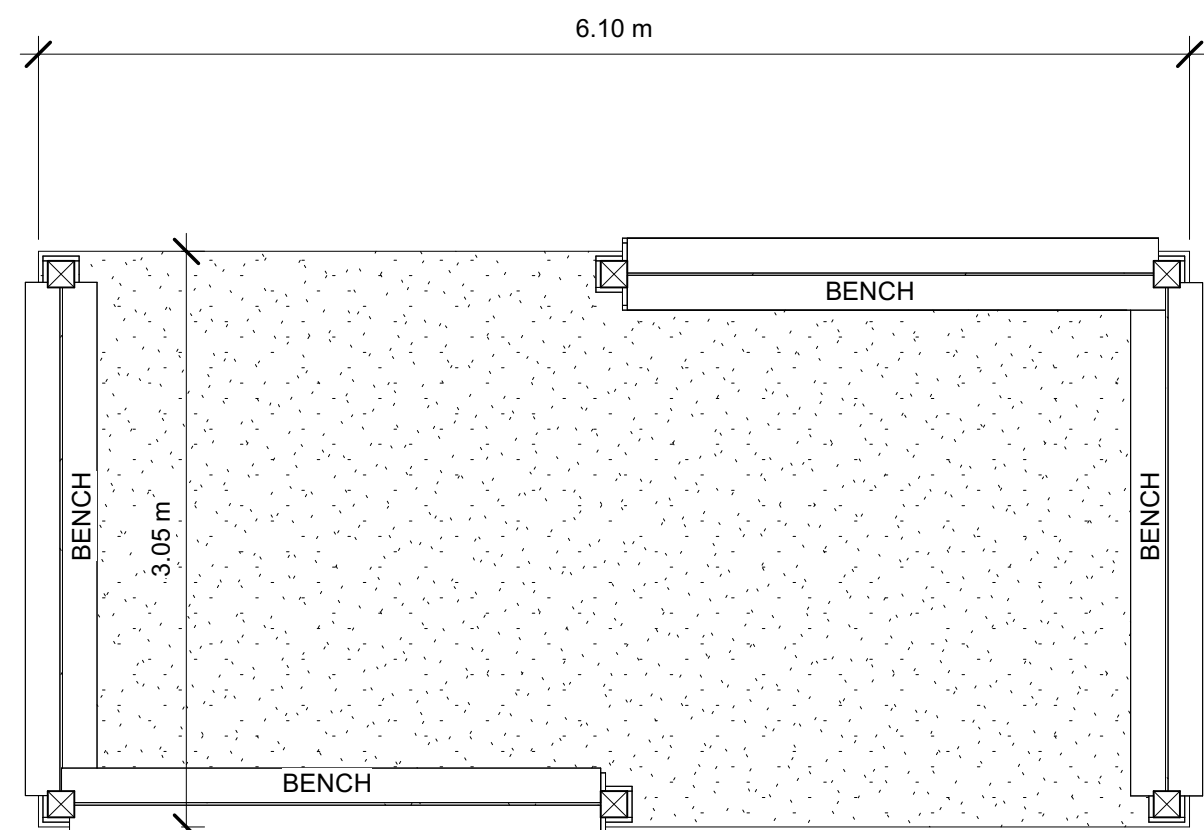
1 DOG RUN
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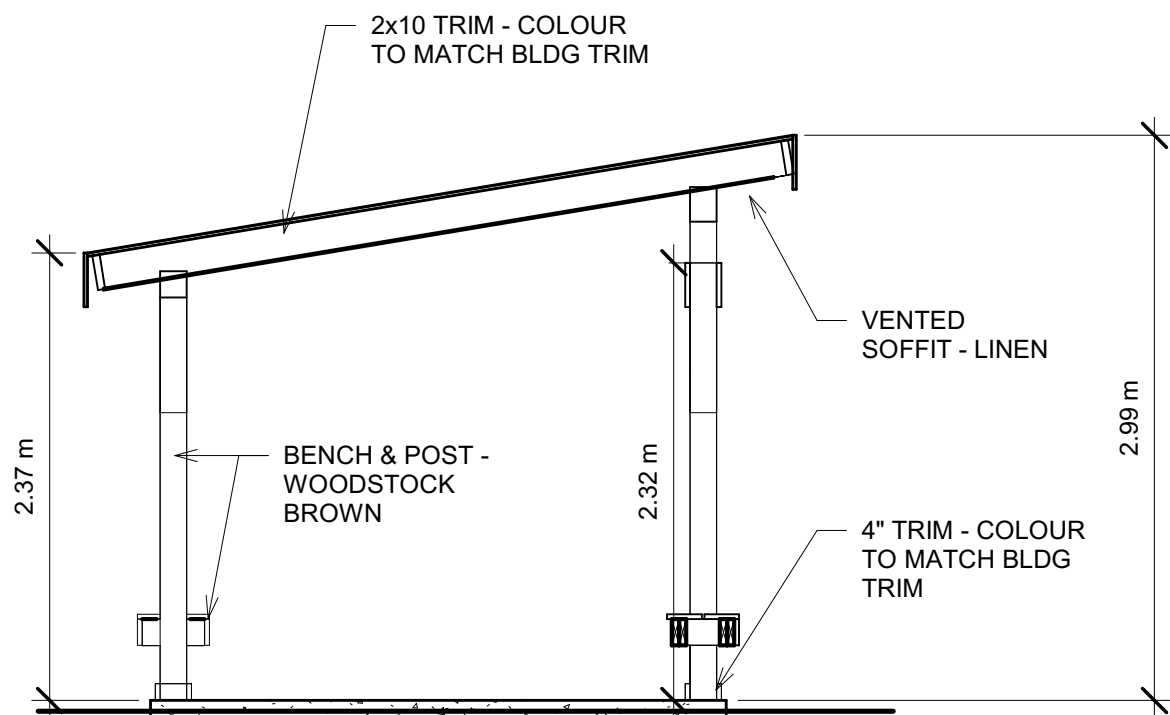
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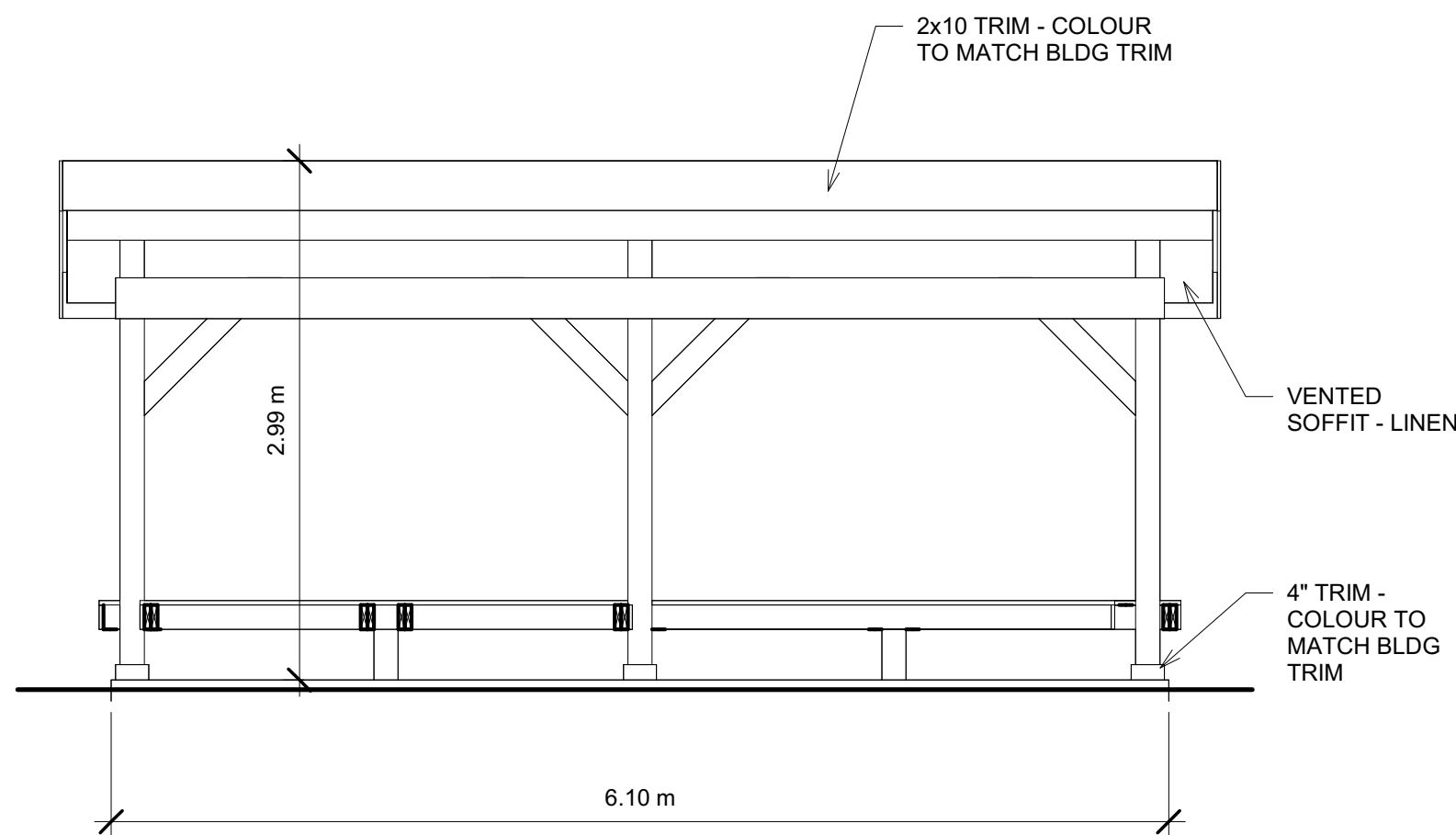
2 PERGOLA - ISO



3 PERGOLA FLOOR PLAN
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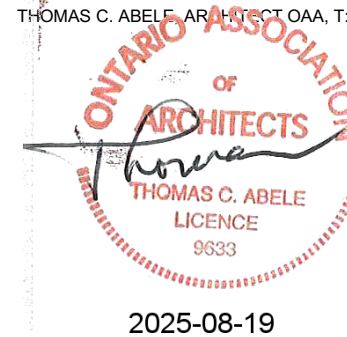
4 END ELEVATION
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5 FRONT ELEVATION
1 : 40



No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025
C	RE-ISSUED FOR DP.P. - 1	JUN 02, 2025
D	RE-ISSUED FOR DP.P. - 2	AUG 14, 2025



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(1) WEST VIEW



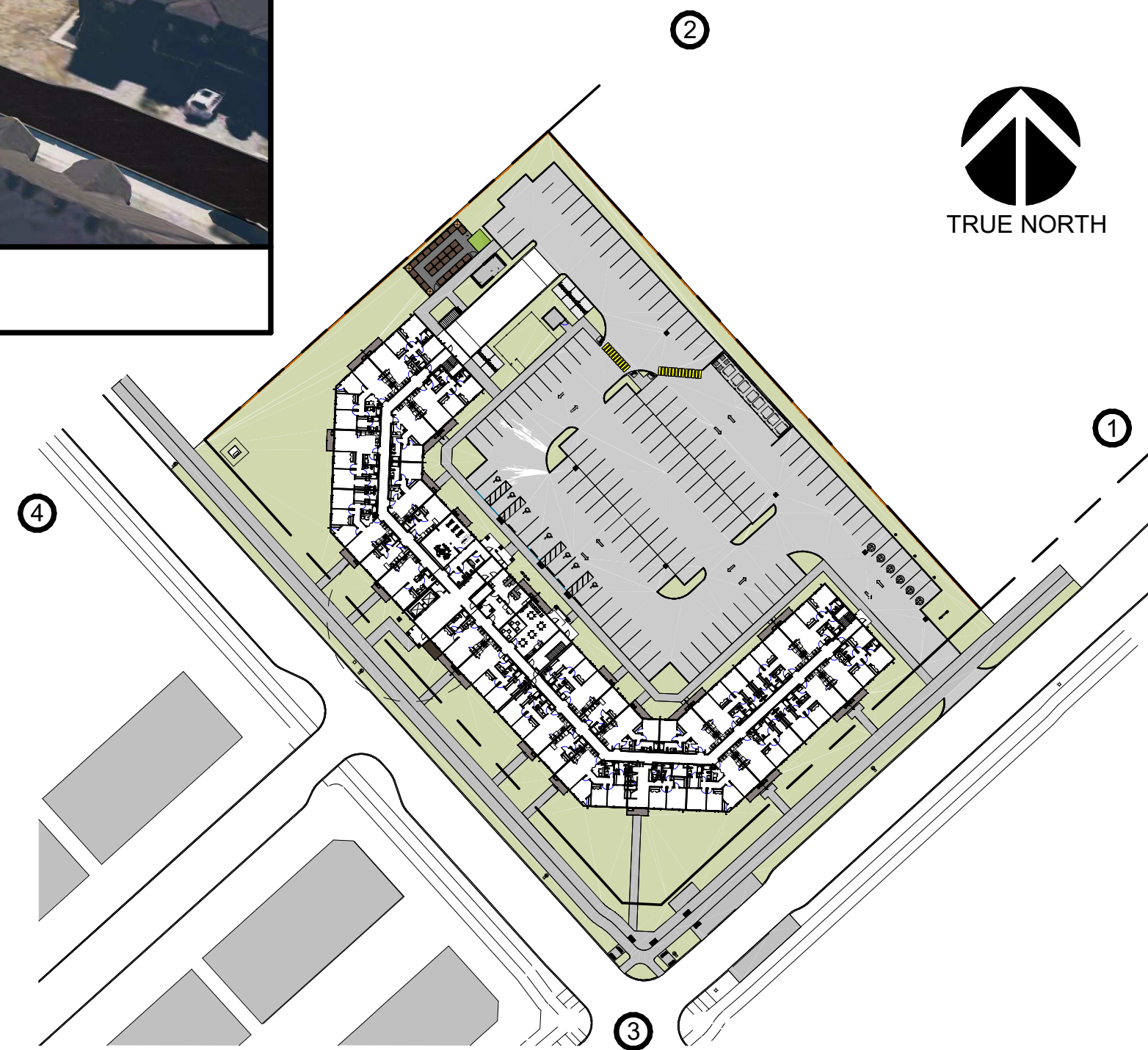
(3) NOTRH VIEW



(2) SOUTH VIEW



(4) EAST VIEW



SITE MAP:



PROJECT STATUS:

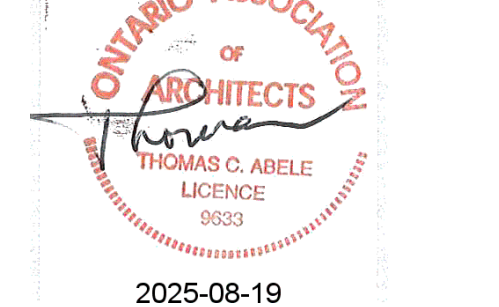
DEVELOPMENT PERMIT

Revision Schedule

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SEAL: **ABELEARCHITECTURE**

THOMAS C. ABELE ARCHITECT, T. 604-682-8818



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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

SURROUNDING AREA PERSPECTIVE

DRAWN BY: NG

CHECKED BY: TH

DATE: AUG 14, 2025

SCALE: As indicated

DRAWING #:

A1.08

REV #:

D



(1) MAIN ENTRANCE



(2) SOUTH VIEW - CORNER OF CULDAFF RD. & DERREEN AVE.



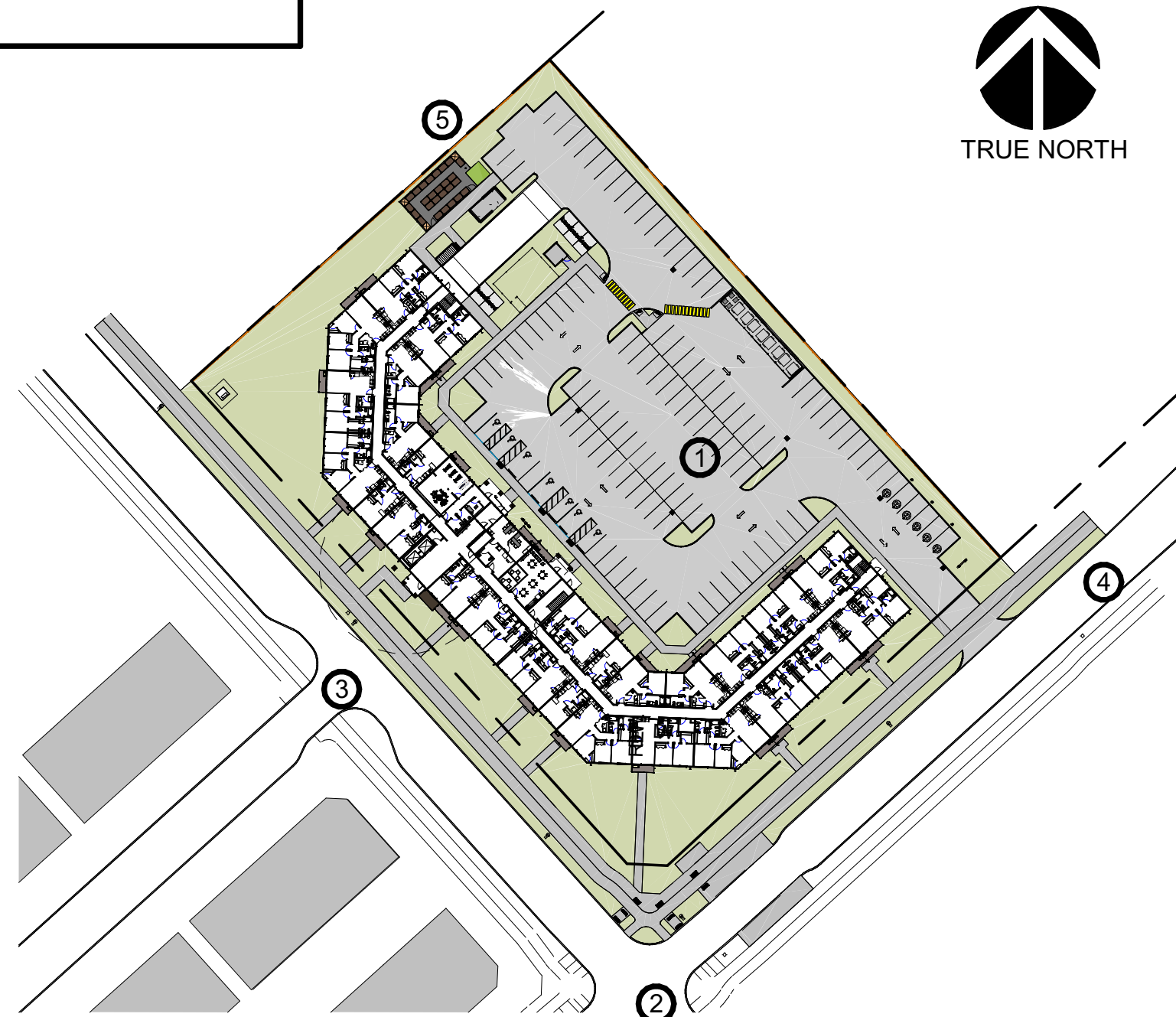
(3) STREET SIDE ENTRANCE



(4) SITE ENTRANCE FROM DERREEN AVE.



(5) AMENITY AREA



SITE MAP:



PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025
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SEAL: **ABE**ARCHITECTURE

THOMAS C. ABELE ARCHITECTS



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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

SITE PERSPECTIVES

DRAWN BY: NG

CHECKED BY: TH

DATE: AUG 14, 2025

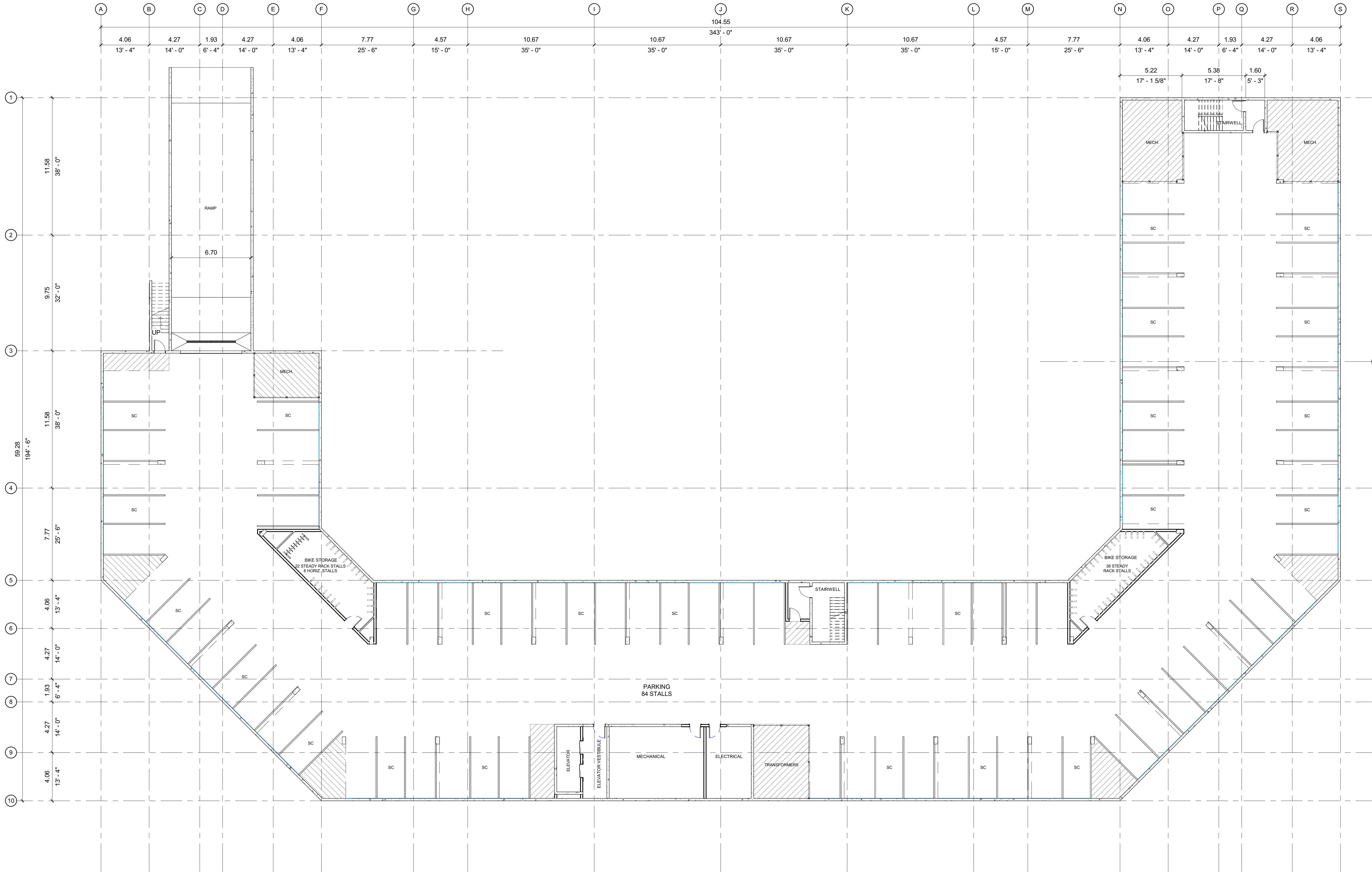
SCALE: As indicated

DRAWING #:

A1.09

REV #:

D



1 PARKADE FLOOR PLAN
1: 150

SITE MAP:



PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
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SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE ARCHITECT ASSOCIATES
ONTARIO ASSOCIATION of ARCHITECTS
THOMAS C. ABELE
LICENCE 9553
2025-08-19

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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
PARKADE FLOOR PLAN

DRAWN BY: NG
CHECKED BY: TH
DATE: AUG 14, 2025
SCALE: As indicated
DRAWING #:

REV #:
D

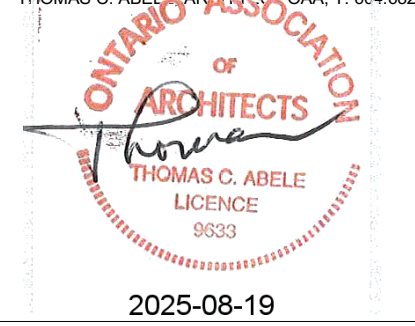
A2.00



PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025
C	RE-ISSUED FOR D.P. - 1	JUN 13, 2025
D	RE-ISSUED FOR D.P. - 2	AUG 14, 2025

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE ARCHITECT ASSOCIATION, T: 604-882-8818



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PROJECT NAME:
PALLADIUM TERRACE

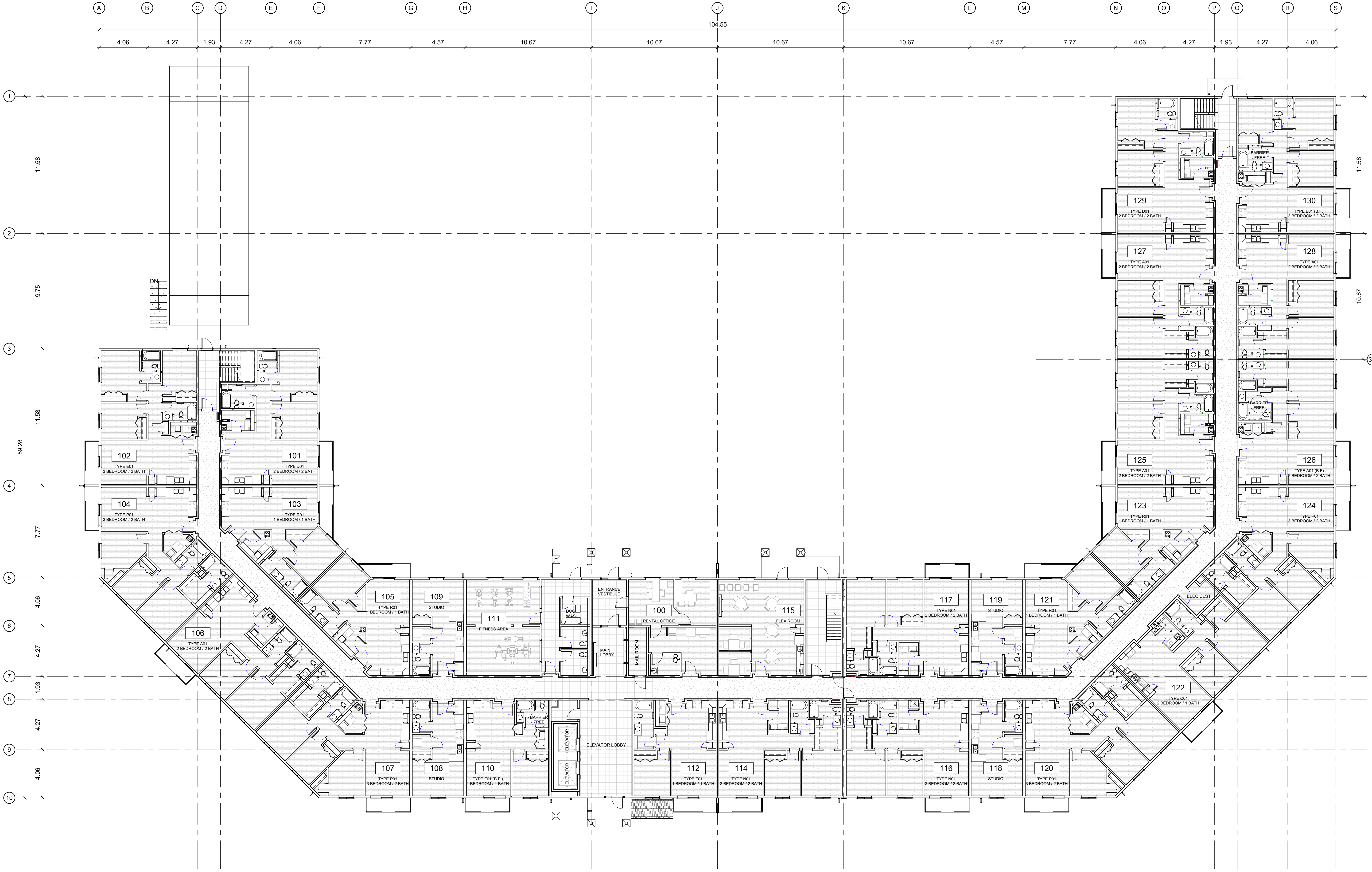
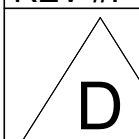
PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
FIRST FLOOR PLAN

DRAWN BY: NG
CHECKED BY: TH
DATE: AUG 14, 2025
SCALE: As indicated

DRAWING #: **A2.01**
REV #:



1 FIRST FLOOR PLAN
1 : 150

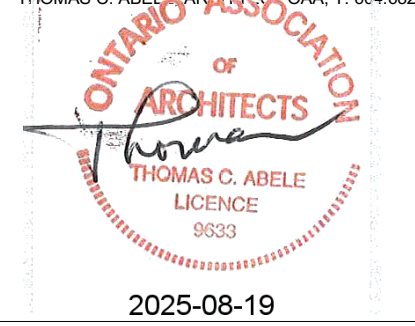
TOTAL FLOOR AREA = 2737.68 m²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 1384.84 m²
RIGHT SIDE FLOOR AREA = 1384.84 m²



PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025
C	RE-ISSUED FOR D.P. - 1	JUN 13, 2025
D	RE-ISSUED FOR D.P. - 2	AUG 14, 2025

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE ARCHITECT ASSOCIATES



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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

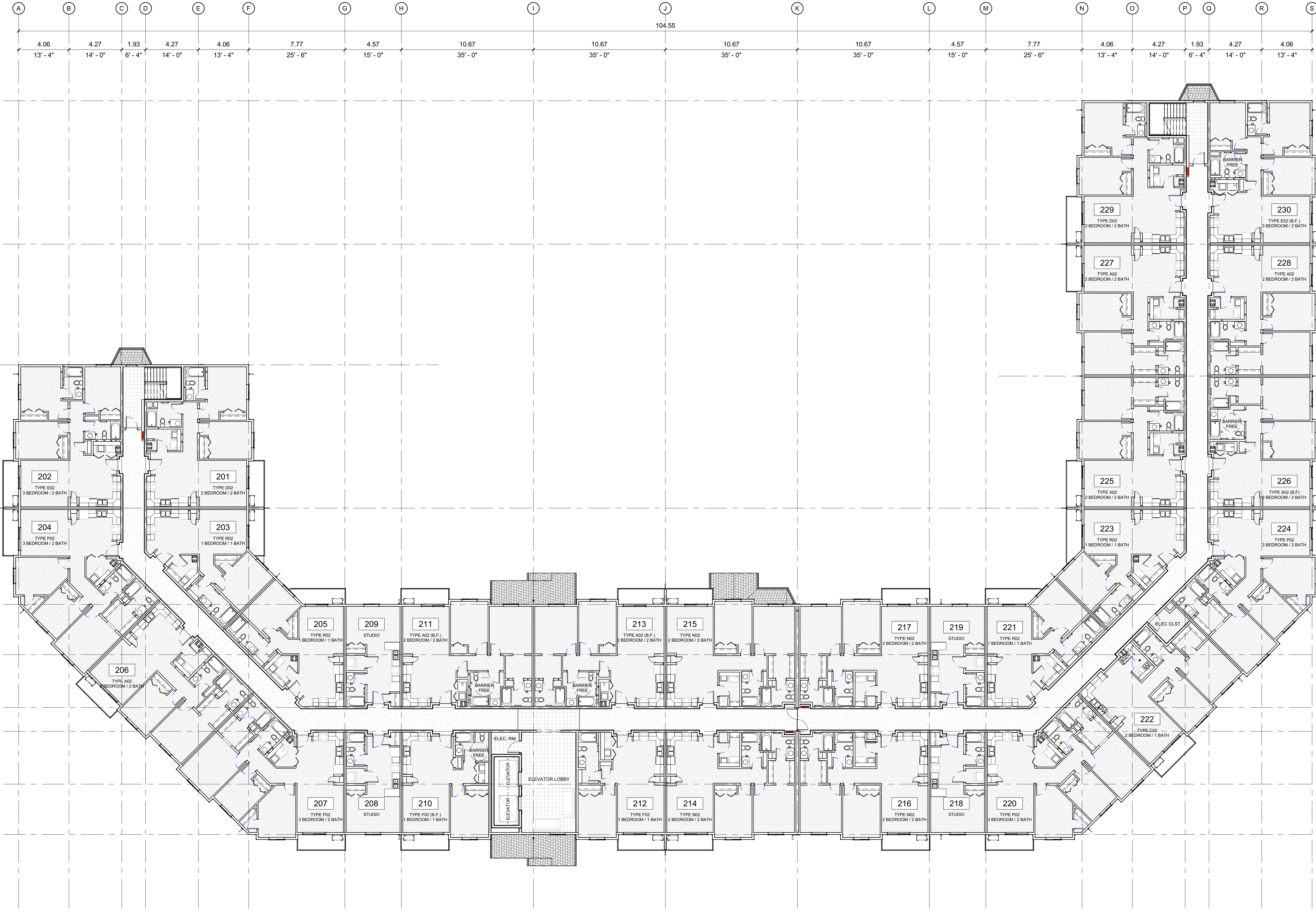
DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN BY: NG
CHECKED BY: TH
DATE: AUG 14, 2025
SCALE: As indicated

DRAWING #:

A2.02

REV #:



① SECOND FLOOR PLAN
1 : 150

TOTAL FLOOR AREA = 2774.61 m²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 1387.58 m²
RIGHT SIDE FLOOR AREA = 1387.03 m²

SITE MAP:



PROJECT STATUS:

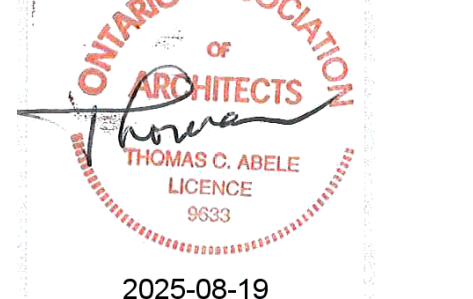
DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025
C	RE-ISSUED FOR D.P. - 1	JUN 13, 2025
D	RE-ISSUED FOR D.P. - 2	AUG 14, 2025

SEAL:

ABELEARCHITECTURE
THOMAS C. ABEL ARCHITECT ASSOCIATION, T: 604-682-8818



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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

THIRD FLOOR PLAN

DRAWN BY: NG

CHECKED BY: TH

DATE: AUG 14, 2025

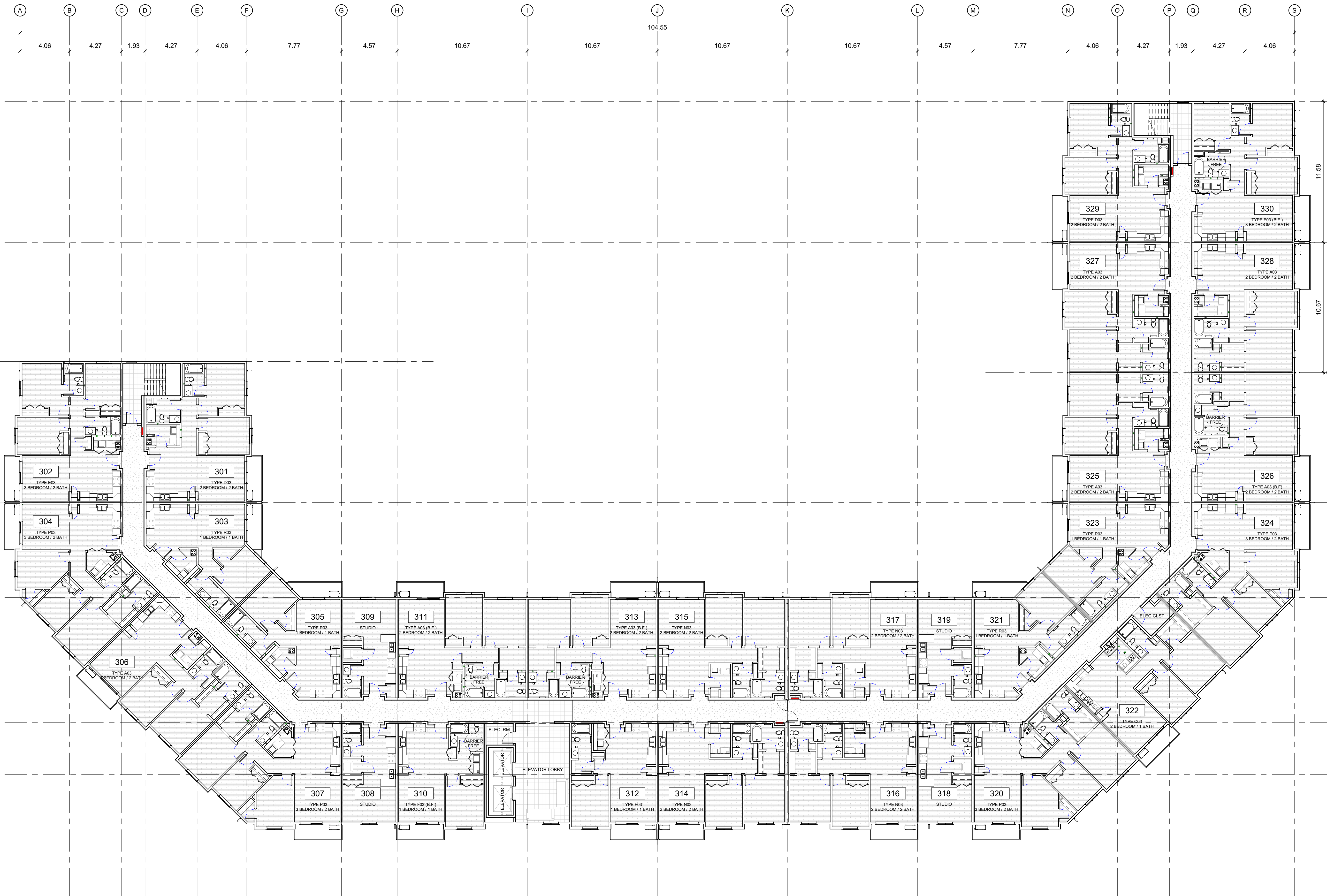
SCALE: As indicated

DRAWING #:

A2.03

REV #:

D



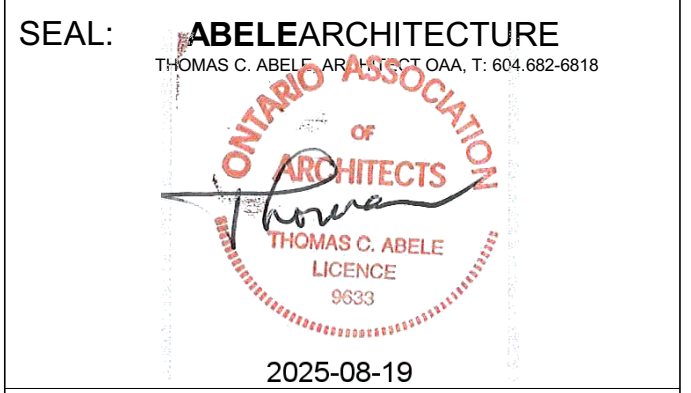
① THIRD FLOOR PLAN
1: 150

TOTAL FLOOR AREA = 2774.61 m²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 1387.58 m²
RIGHT SIDE FLOOR AREA = 1387.03 m²



PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
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C	RE-ISSUED FOR D.P. - 1	JUN 13, 2025
D	RE-ISSUED FOR D.P. - 2	AUG 14, 2025



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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

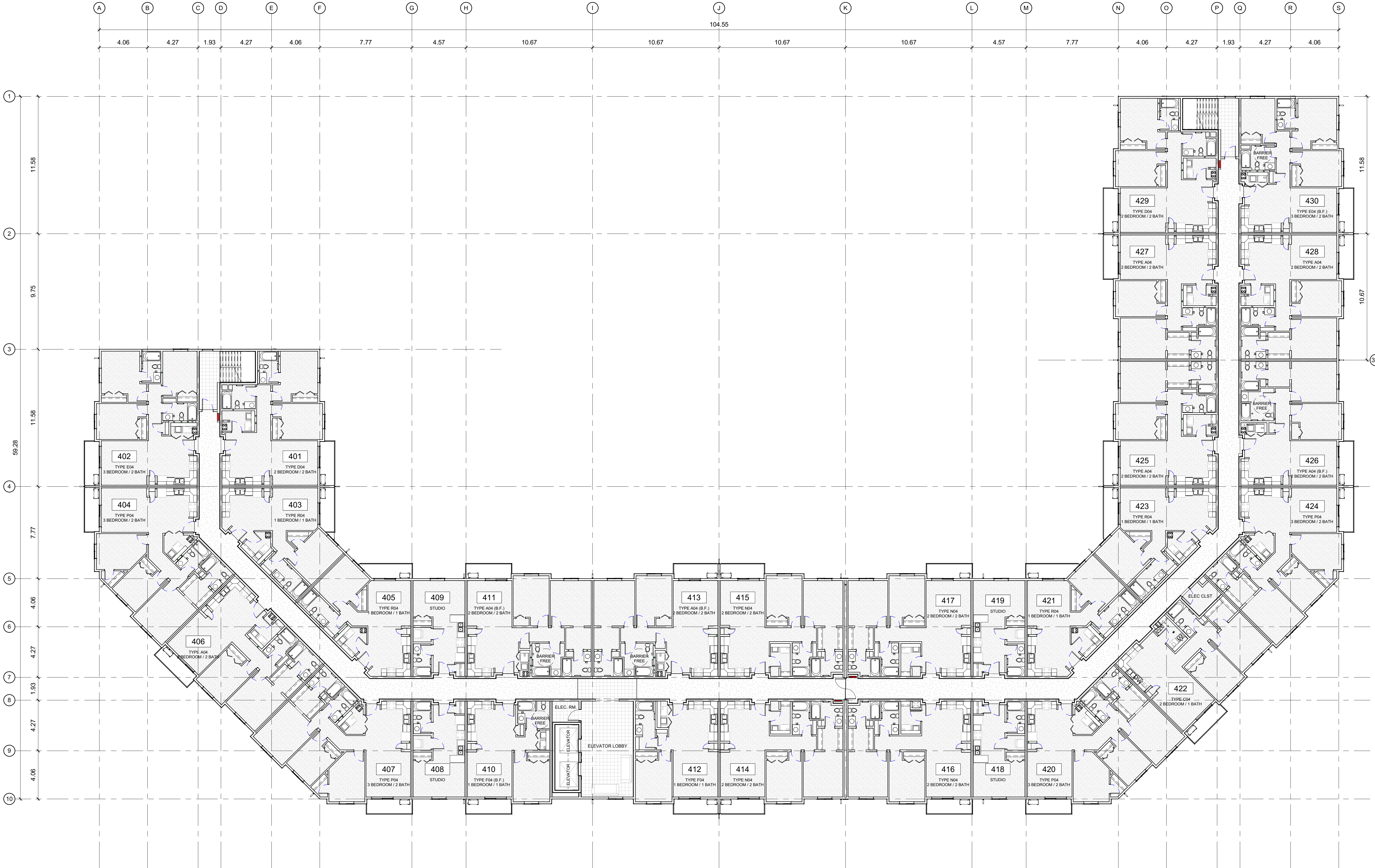
ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
FOURTH FLOOR PLAN

DRAWN BY: NG
CHECKED BY: TH
DATE: AUG 14, 2025
SCALE: As indicated

DRAWING #:
A2.04

REV #:
D



① FOURTH FLOOR PLAN
1 : 150

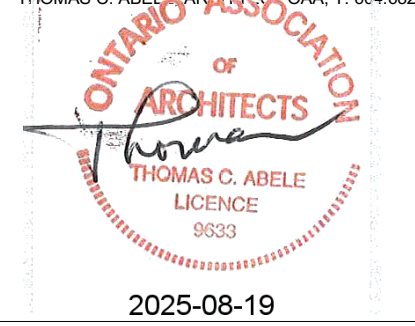
TOTAL FLOOR AREA = 2774.61 m²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 1387.58 m²
RIGHT SIDE FLOOR AREA = 1387.03 m²



PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
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SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE ARCHITECT ASSOCIATES



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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

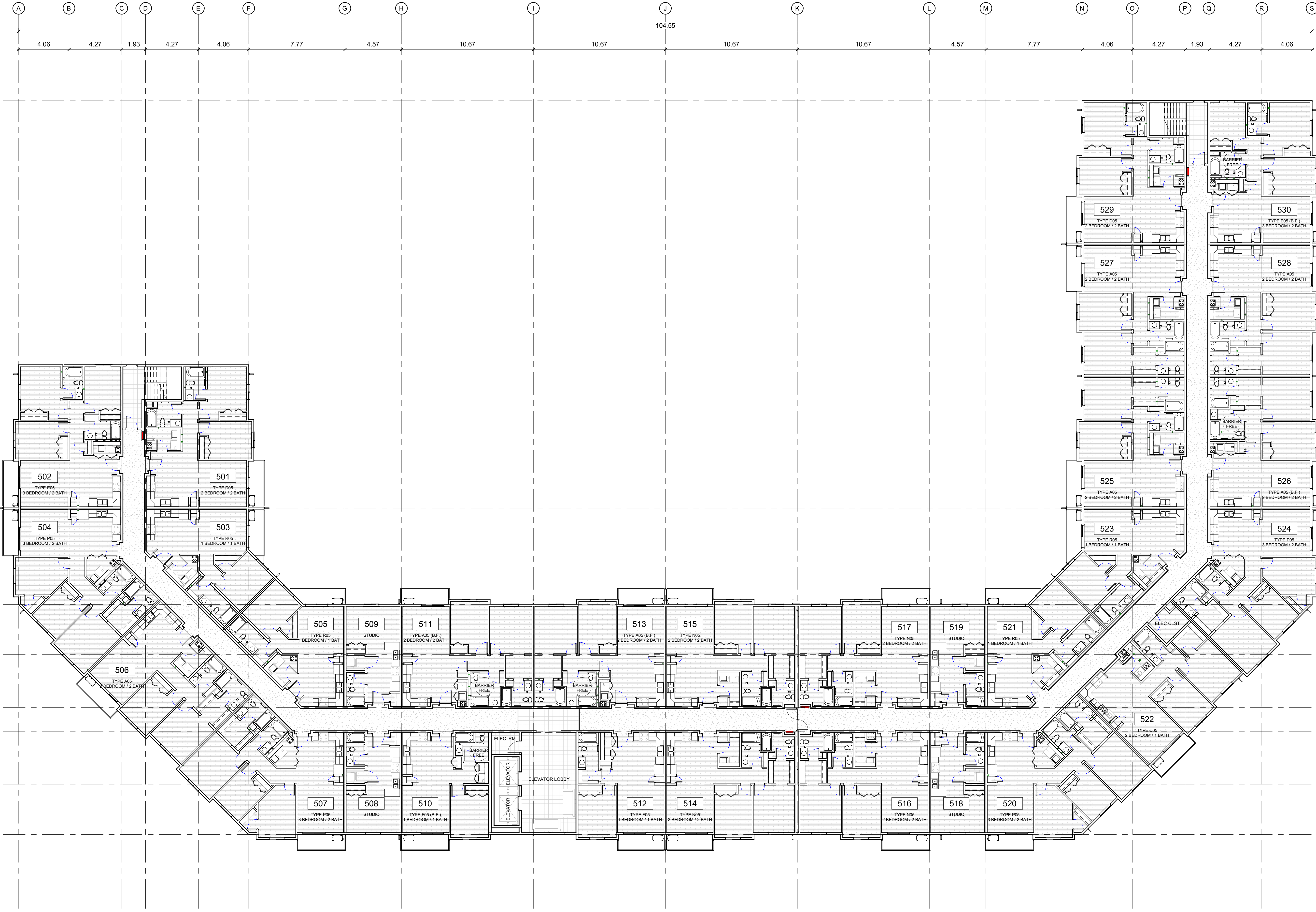
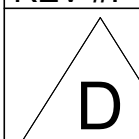
ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
FIFTH FLOOR PLAN

DRAWN BY: NG
CHECKED BY: TH
DATE: AUG 14, 2025
SCALE: As indicated

DRAWING #:
REV #:

A2.05



1 FIFTH FLOOR PLAN
1 : 150

TOTAL FLOOR AREA = 2774.61 m²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 1387.58 m²
RIGHT SIDE FLOOR AREA = 1387.03 m²

SITE MAP:



PROJECT STATUS:

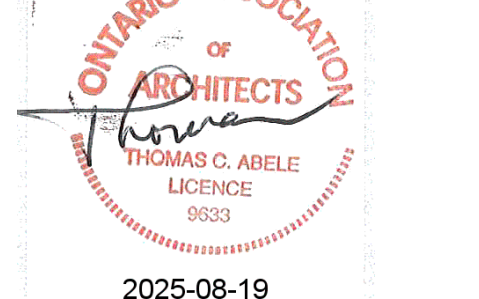
DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025
C	RE-ISSUED FOR D.P. - 1	JUN 13, 2025
D	RE-ISSUED FOR D.P. - 2	AUG 14, 2025

SEAL:

ABELEARCHITECTURE
THOMAS C. ABELE ARCHITECT ASSOCIATION, T: 604-682-8818



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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

SIXTH FLOOR PLAN

DRAWN BY: NG

CHECKED BY: TH

DATE: AUG 14, 2025

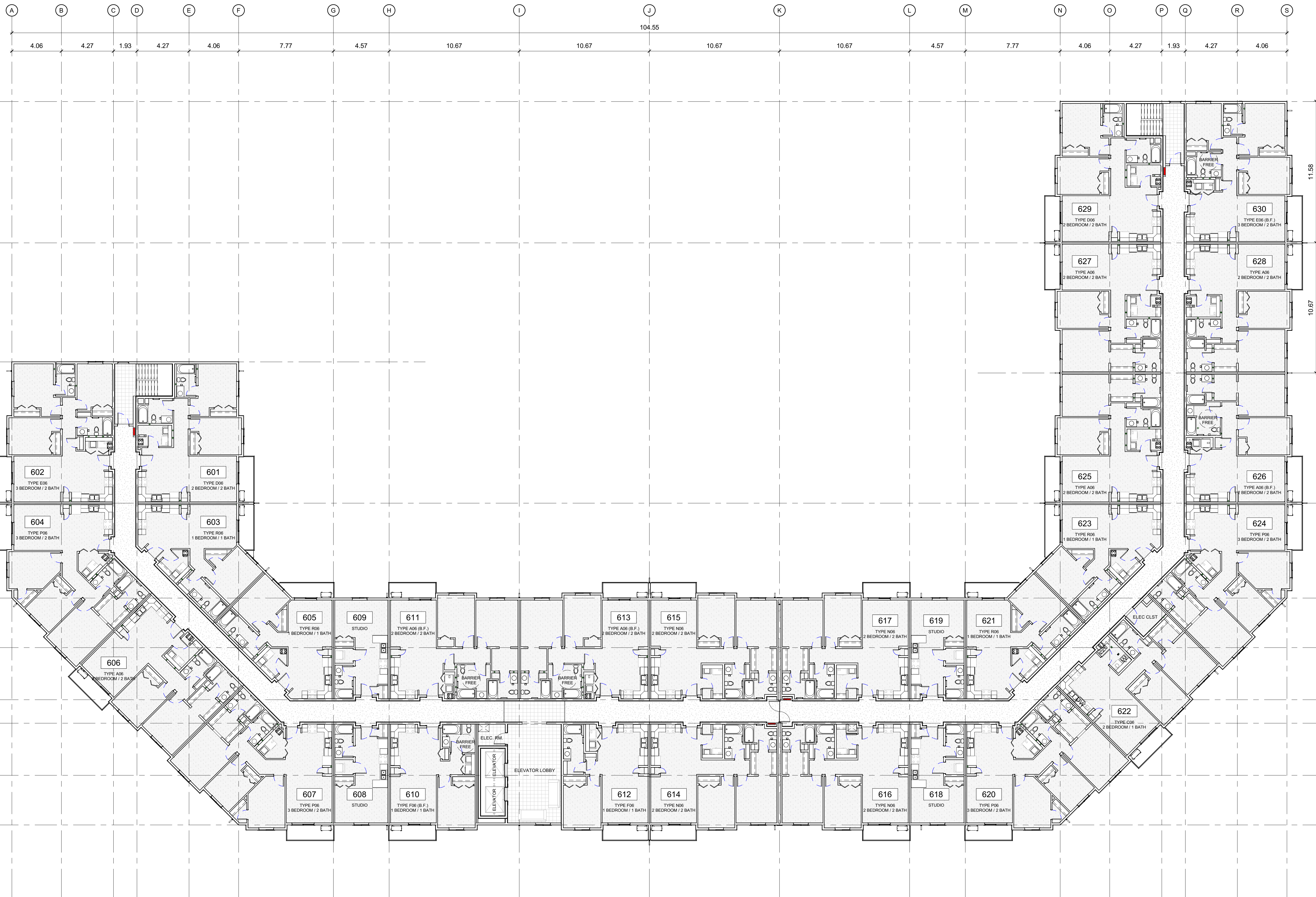
SCALE: As indicated

DRAWING #:

A2.06

REV #:

D



① SIXTH FLOOR PLAN
1 : 150

TOTAL FLOOR AREA = 2774.61 m²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 1387.58 m²
RIGHT SIDE FLOOR AREA = 1387.03 m²

SITE MAP:



PROJECT STATUS:

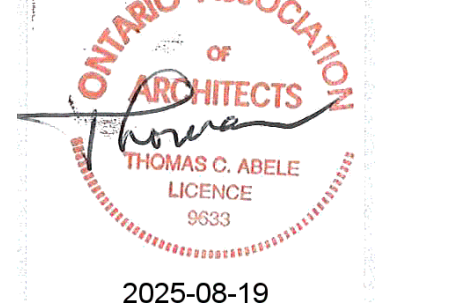
DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025
C	RE-ISSUED FOR D.P. - 1	JUN 13, 2025
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SEAL:

ABELEARCHITECTURE
THOMAS G. ABELE ARCHITECT ASSOCIATES
T: 604-682-6818



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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

ROOF PLAN

DRAWN BY: NG

CHECKED BY: TH

DATE: AUG 14, 2025

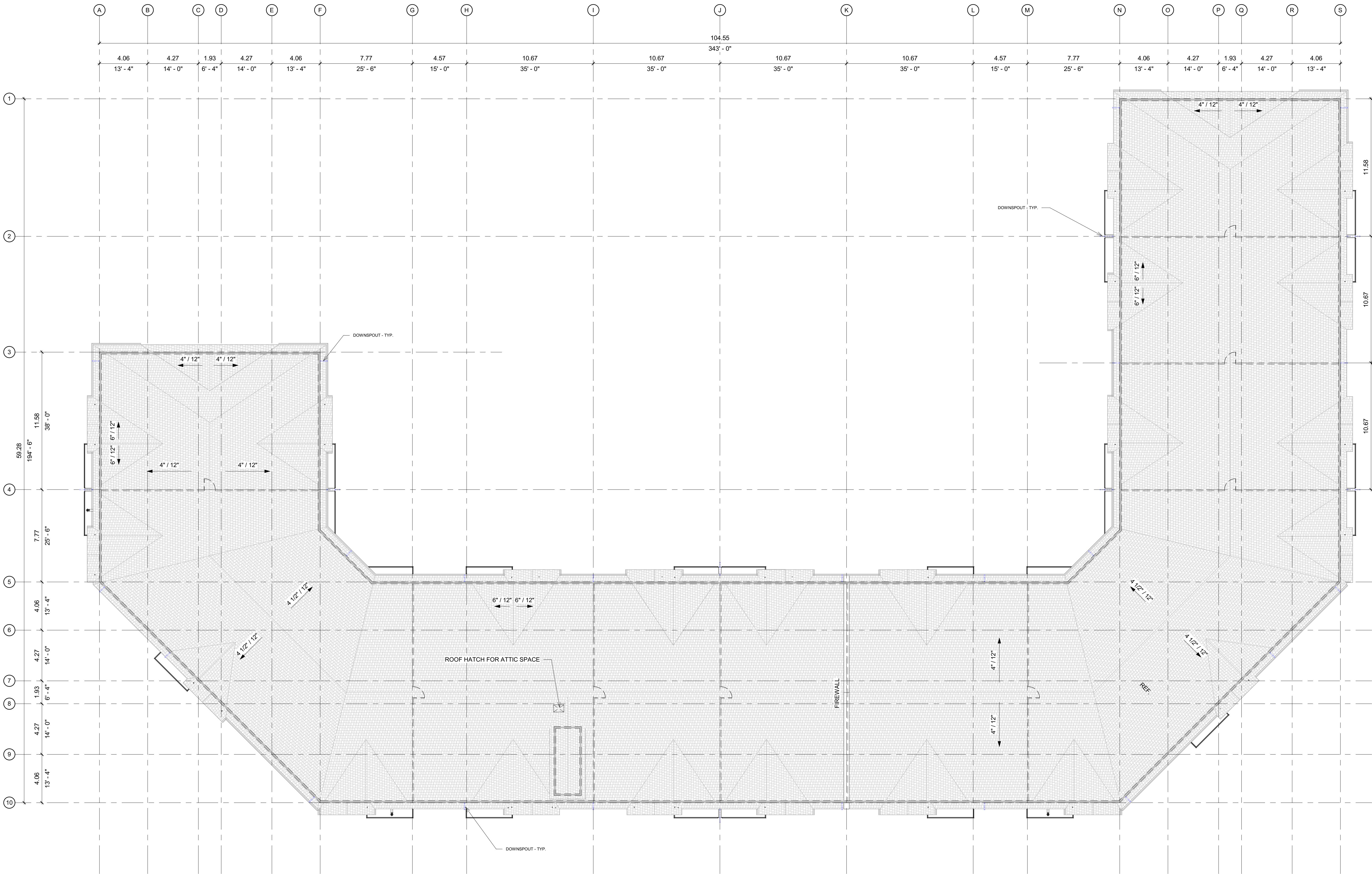
SCALE: As indicated

DRAWING #:

A2.07

REV #:

D



1 ROOF PLAN
1 : 150

SITE MAP:



PROJECT STATUS:

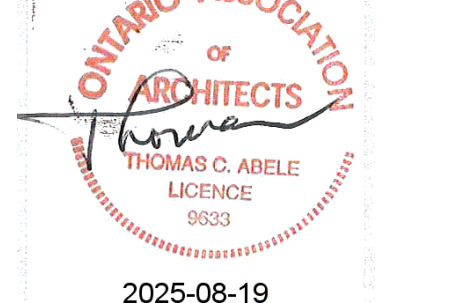
DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
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D	RE-ISSUED FOR D.P. - 2	AUG 14, 2025

SEAL: ABELARCHITECTURE

THOMAS G. ABEL ARCHITECT



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PROJECT NAME:

PALLADIUM TERRACE

PROJECT NUMBER:

VP 2402

ADDRESS:

425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:

ELEVATION - COLOUR

DRAWN BY: NG

CHECKED BY: TH

DATE: AUG 14, 2025

SCALE: As indicated

DRAWING #:

A3.00

REV #:

D



1 EAST
1 : 150



2 NORTH
1 : 150

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

[illegible]





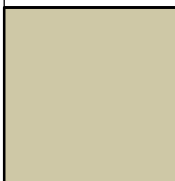




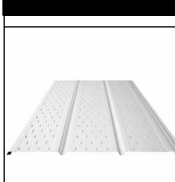
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DRAWING #:	REV #:
------------	--------

REV #:	
	D



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