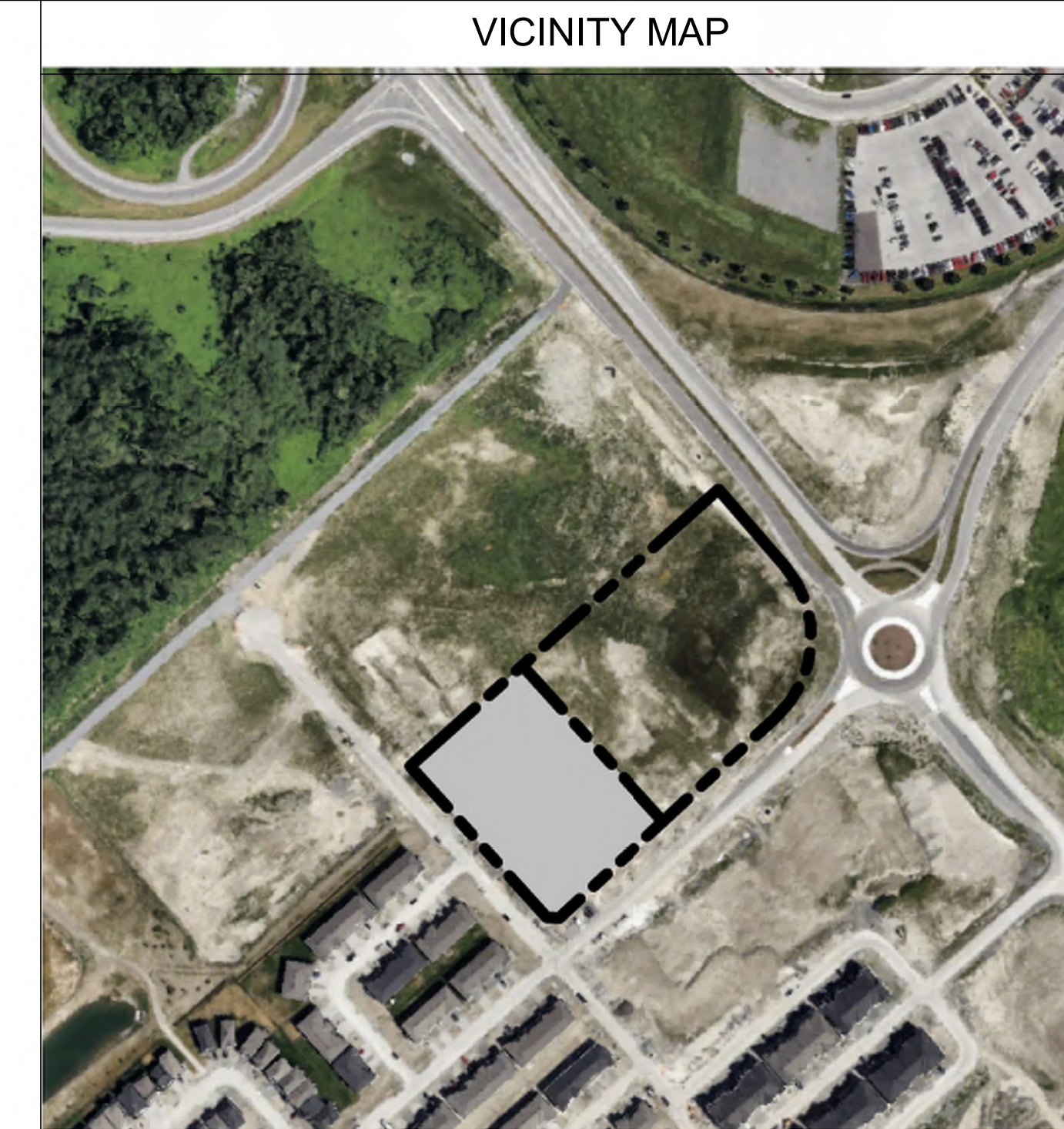


LIST OF DRAWINGS

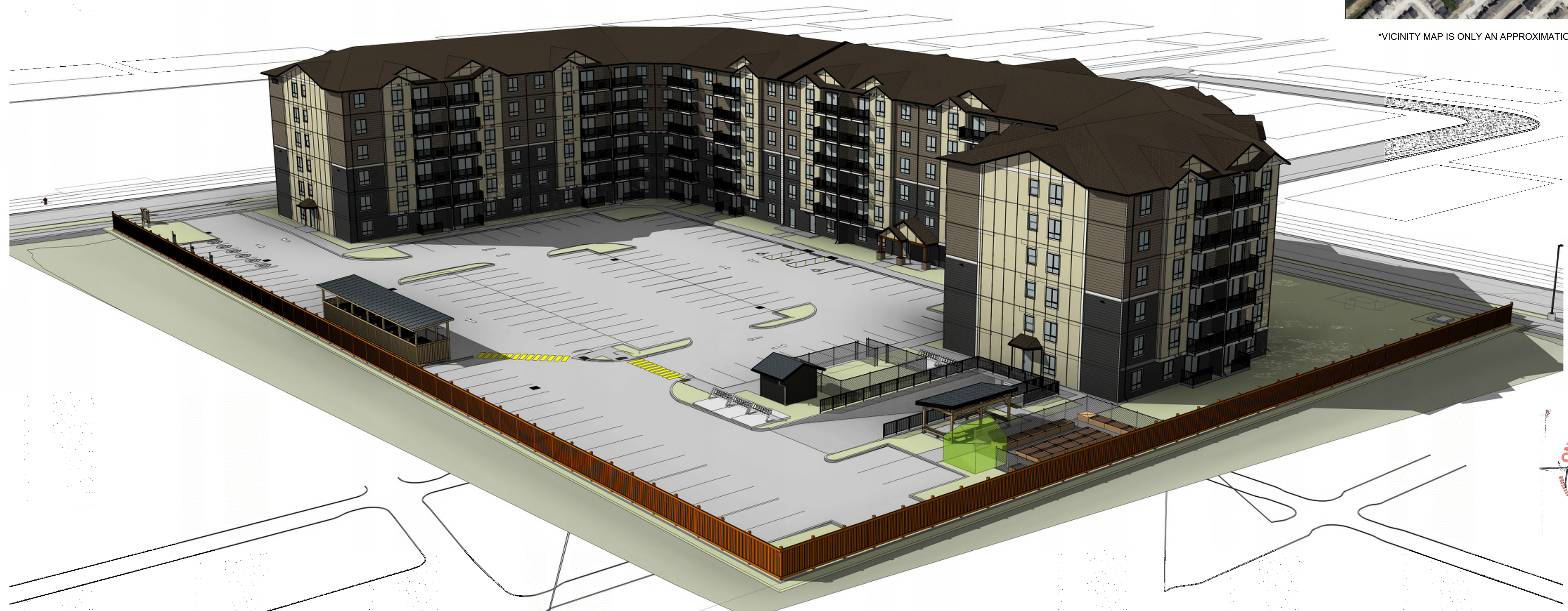
- A0.00 COVER PAGE
- A1.00 SITE PLAN
- A1.01 SURFACE & UNDERGROUND PARKING PLAN
- A1.01b BIKE PARKING & STORAGE
- A1.02 FIRE + EMERGENCY ACCESS PLAN
- A1.03 WASTE + RECYCLING PLAN
- A1.04 SITE ACCESSORIES
- A1.05 SITE ACCESSORIES
- A1.06 SURROUNDING AREA PERSPECTIVE
- A1.07 SITE PERSPECTIVES
- A1.08 R.O.W. CONSTRUCTION AREA - PRELIMINARY
- 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 IS ONLY AN APPROXIMATION OF PROJECT LOCATION



2025-02-12

PROJECT TEAM:

APPLICANT:

B 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:**

-

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:**

-

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
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

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

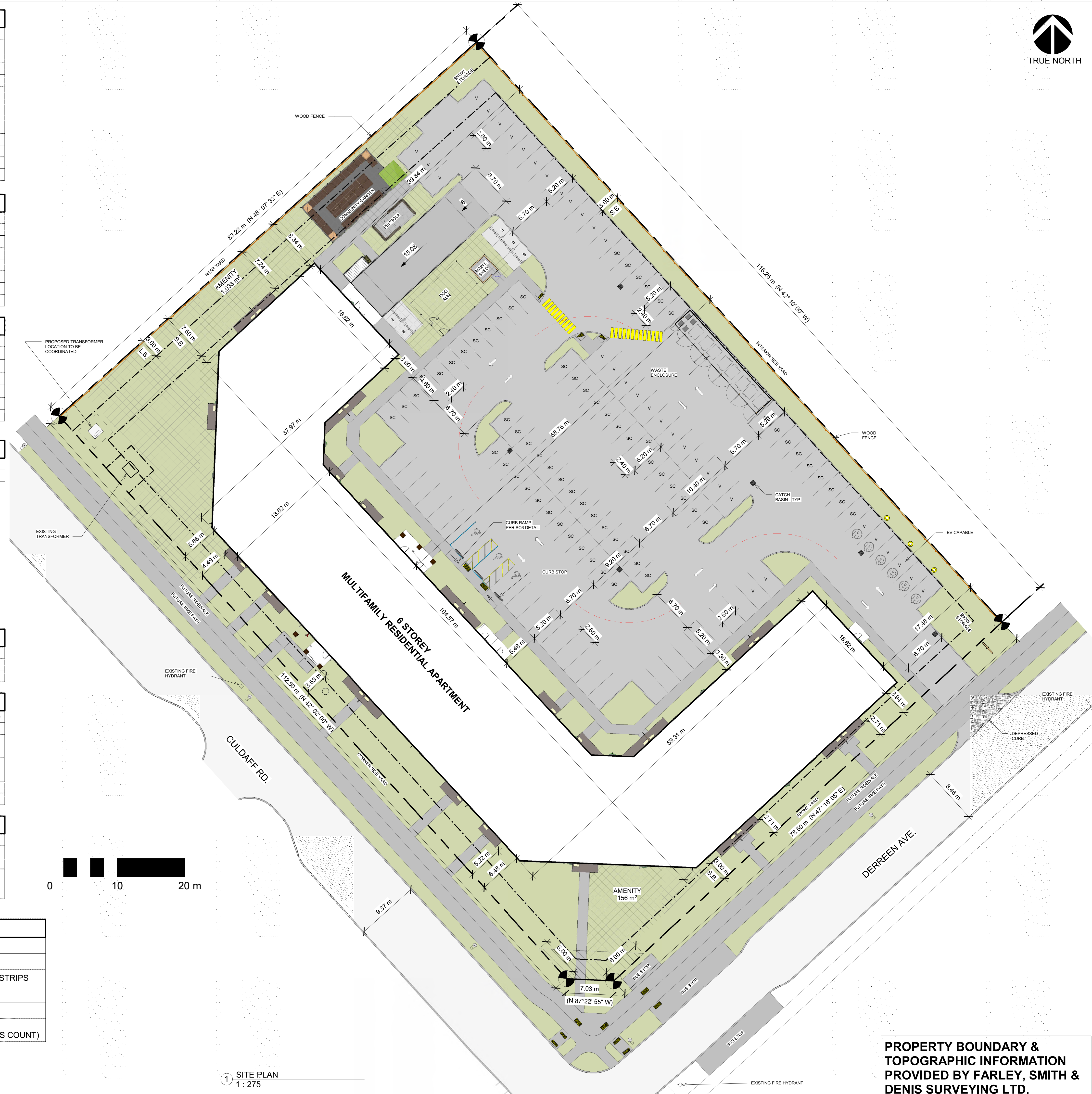
UNIT BREAKDOWN		
	BUILDING A	
TOTAL PER BUILDING	177	%
STUDIO	24	13%
1 BED / 1 BATH	24	13%
2 BED / 1 BATH	6	3%
2 BED / 2 BATH	87	51%
3 BED / 2 BATH	36	20%
TOTAL	177 UNITS	

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	
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)



1 SITE PLAN
1 : 275

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



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

SEAL: **ABEL ARCHITECTURE**
THOMAS C. ABEL ARCHITECTURE
1: 604-682-6818

2025-02-12

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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
SITE PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 14, 2025
SCALE: As indicated

DRAWING #: **A1.00**
REV #: **B**

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

* SUBJECT TO VARIANCE

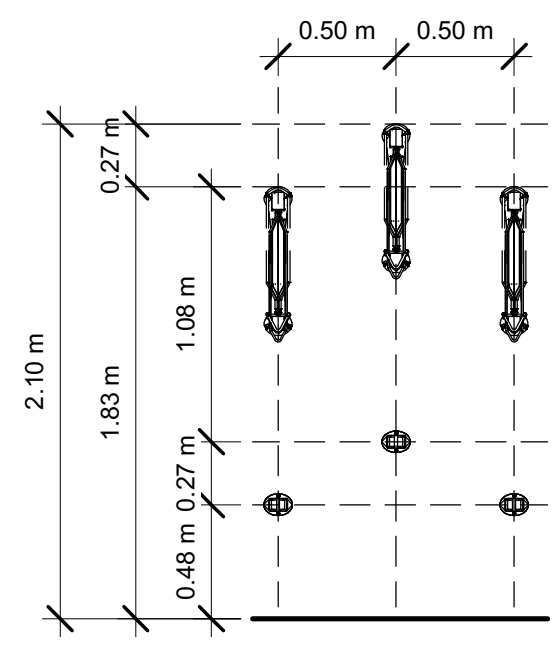
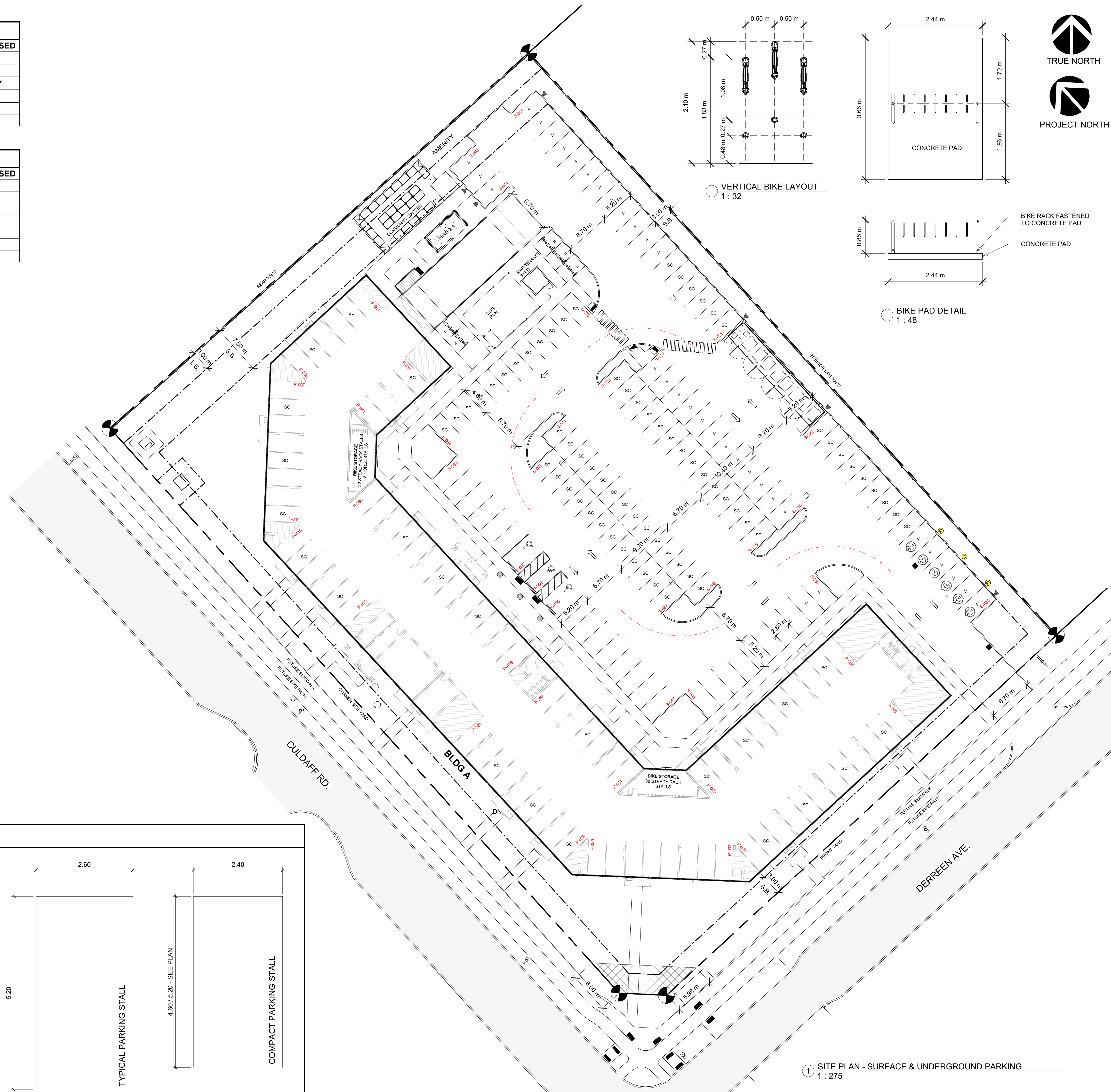
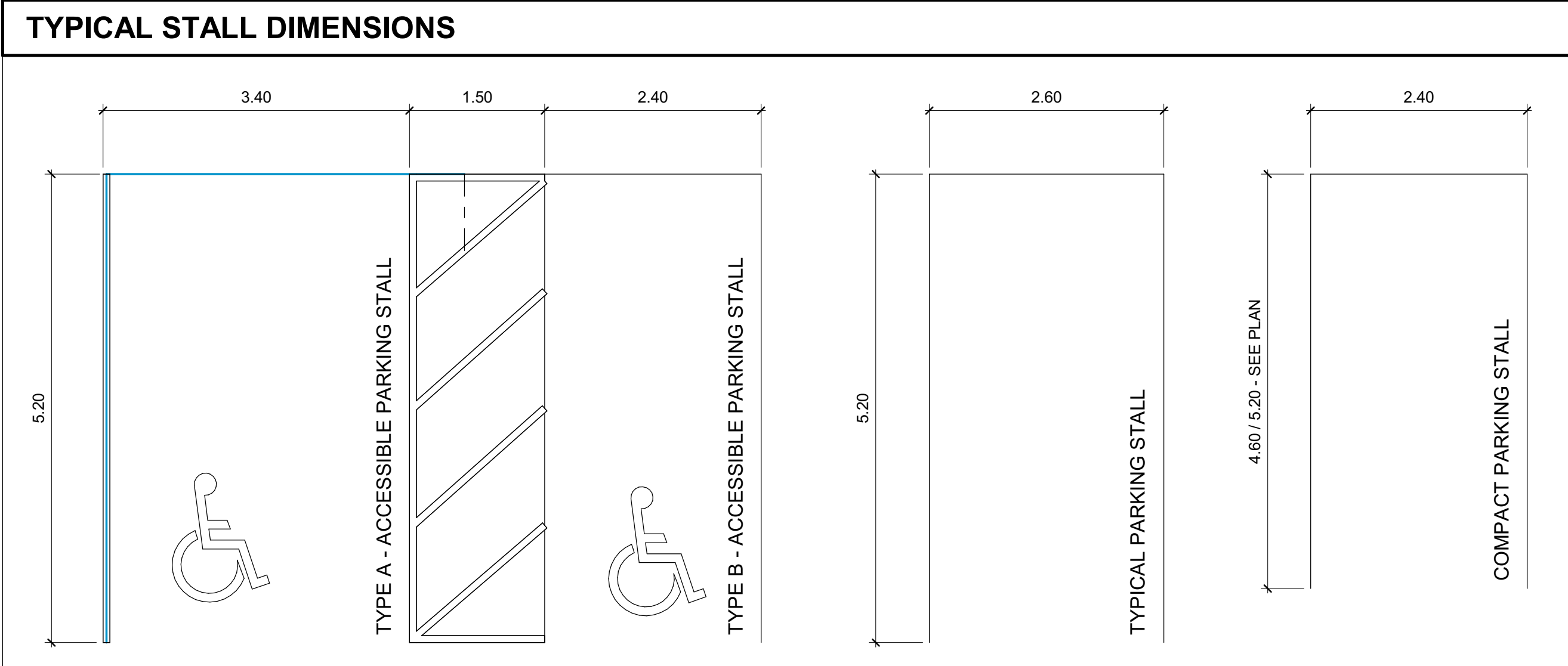
BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	177	89	108
TOTAL BICYCLE			89	108
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	45	40
MIN HORIZONTAL BIKE STALL	50%	-	45	48
MIN SECURED BIKE STALLS	25%	-	22	68

PARKING KEY NOTES:

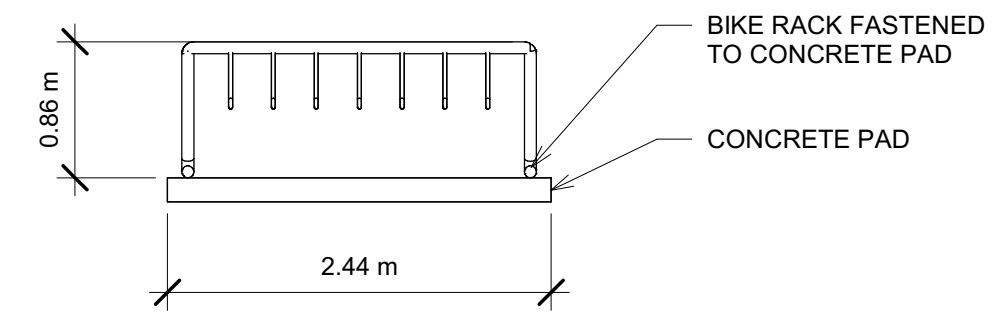
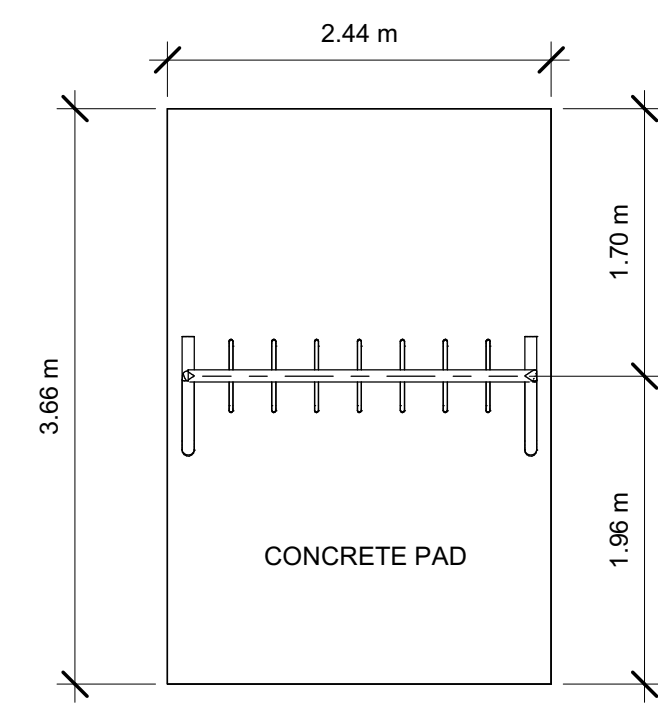
LETTER:
 SC = SMALL CAR
 V = VISITOR

UNLESS NOTED ALL OTHER STALL ARE TYPICAL

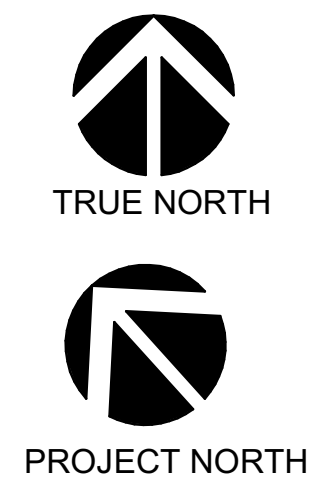
	EV CAPABLE CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN



VERTICAL BIKE LAYOUT
1 : 32



BIKE PAD DETAIL
1 : 48



BROADSTREET
PROPERTIES' LTD.
 100 St Anns, Campbell River, B.C.
 (T)250.286.8045 (F)250.286.8046
 www.broadstreet.ca

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

SEAL: **ABEL ARCHITECTURE**
 THOMAS C. ABEL ARCHITECTURE P.A. T: 604-682-6818

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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

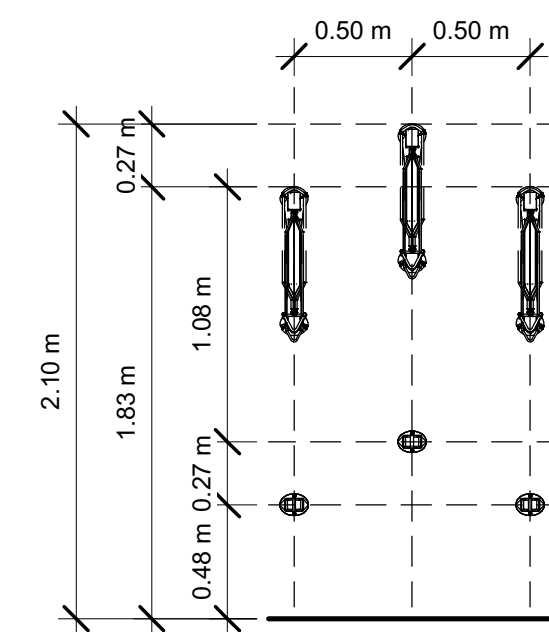
DRAWING TITLE:
SURFACE & UNDERGROUND PARKING PLAN

DRAWN BY: EC
 CHECKED BY: CG
 DATE: FEB 14, 2025
 SCALE: As indicated

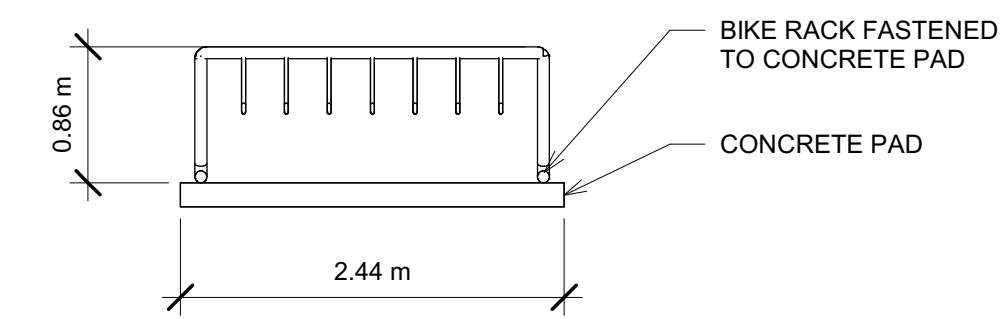
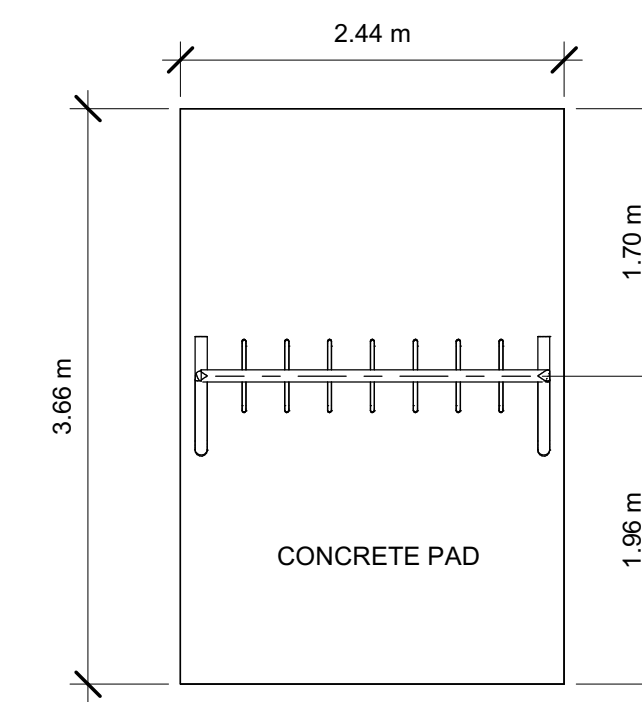
1 SITE PLAN - SURFACE & UNDERGROUND PARKING
1 : 275

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

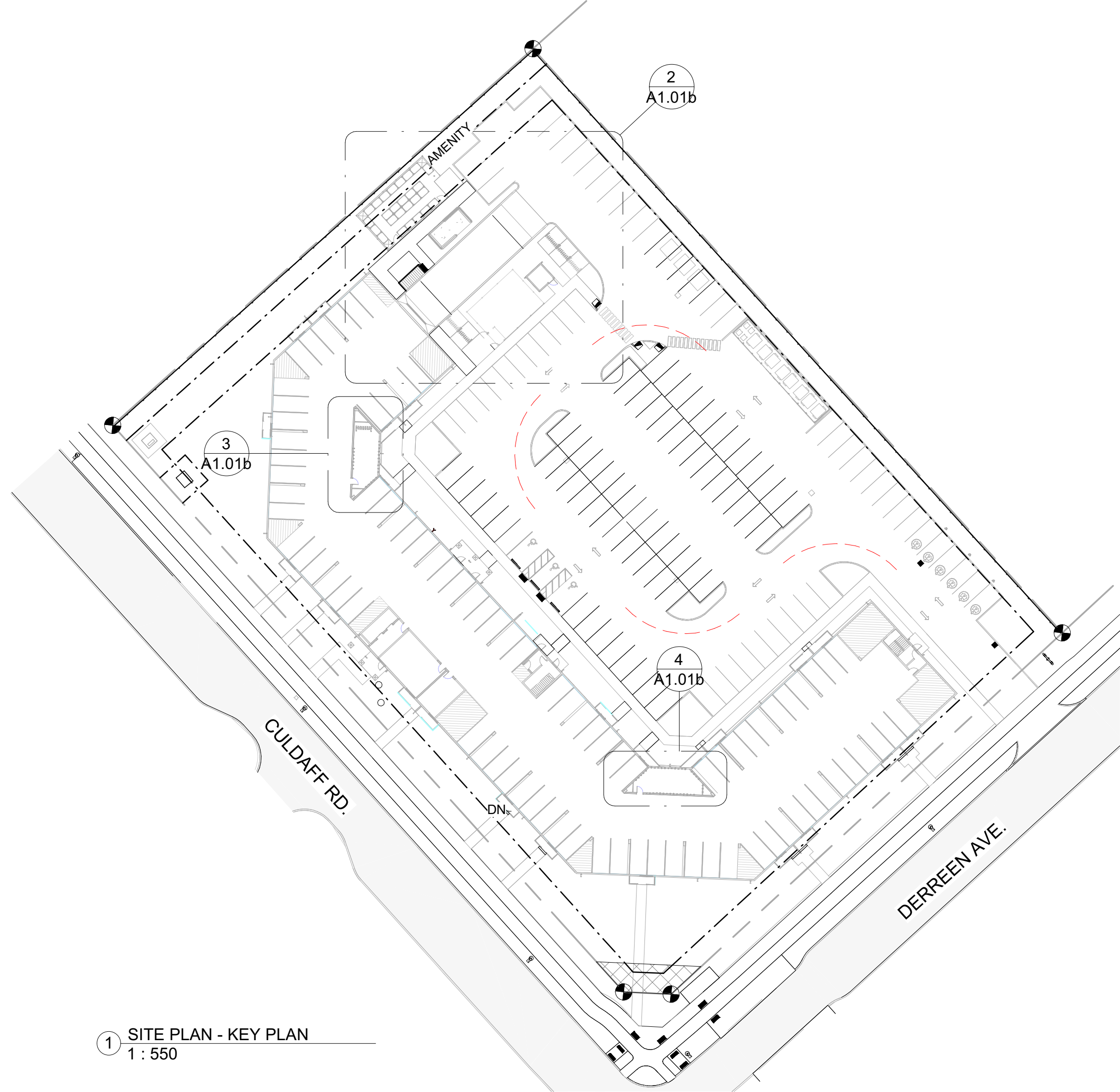
BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	177	89	108
TOTAL BICYCLE			89	108
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	45	40
MIN HORIZONTAL BIKE STALL	50%	-	45	48
MIN SECURED BIKE STALLS	25%	-	22	68



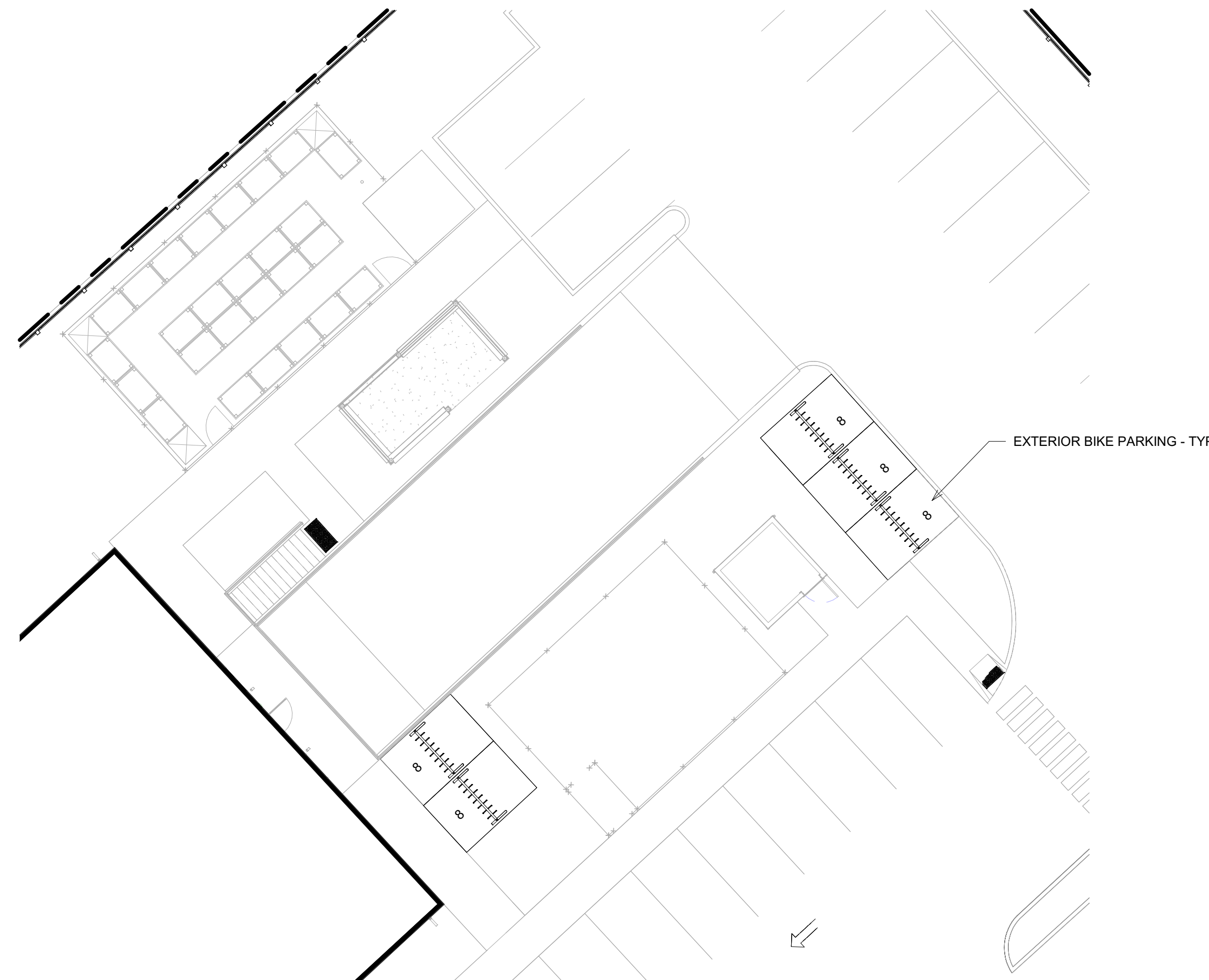
○ VERTICAL BIKE LAYOUT
1 : 32



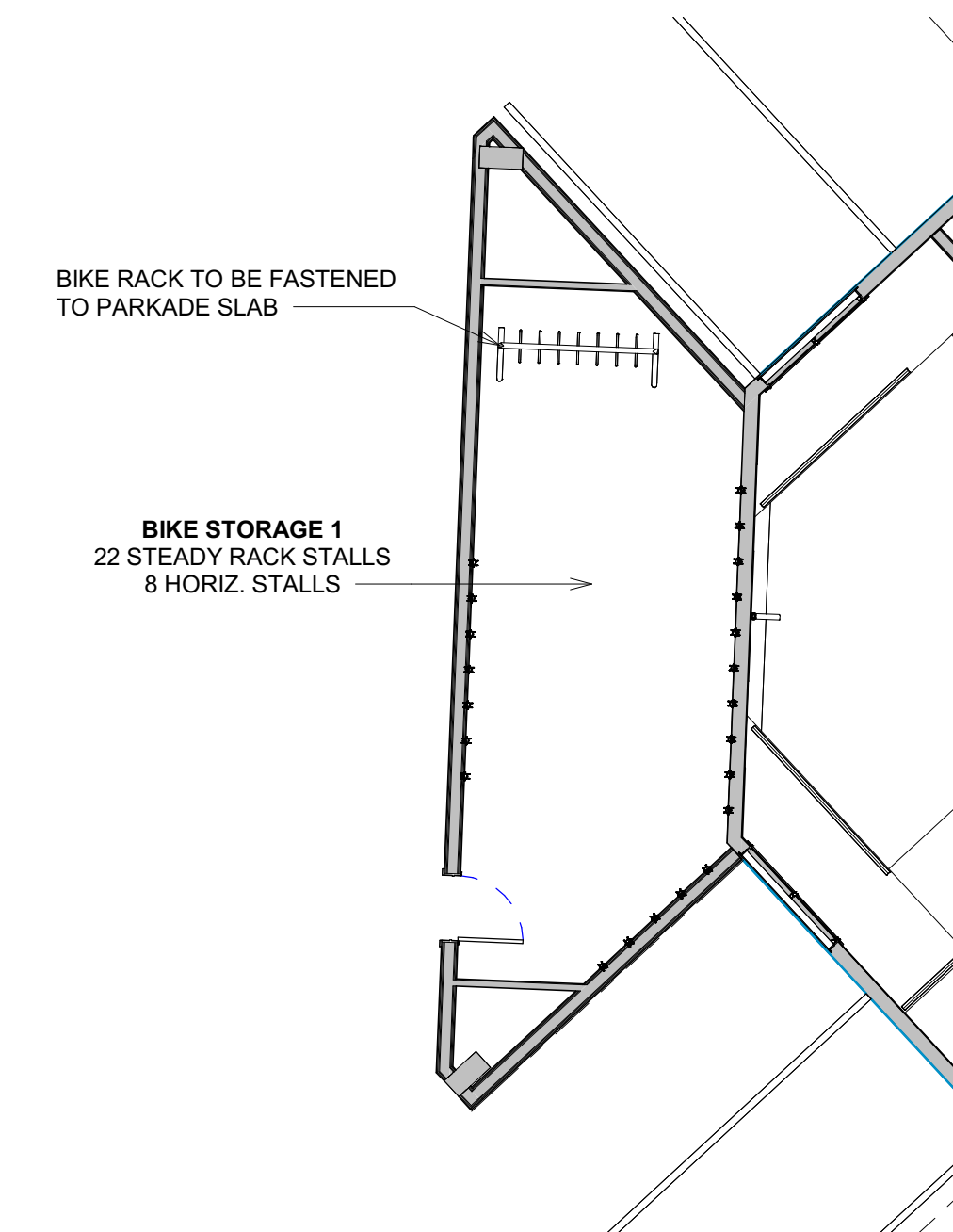
○ BIKE PAD DETAIL
1 : 48



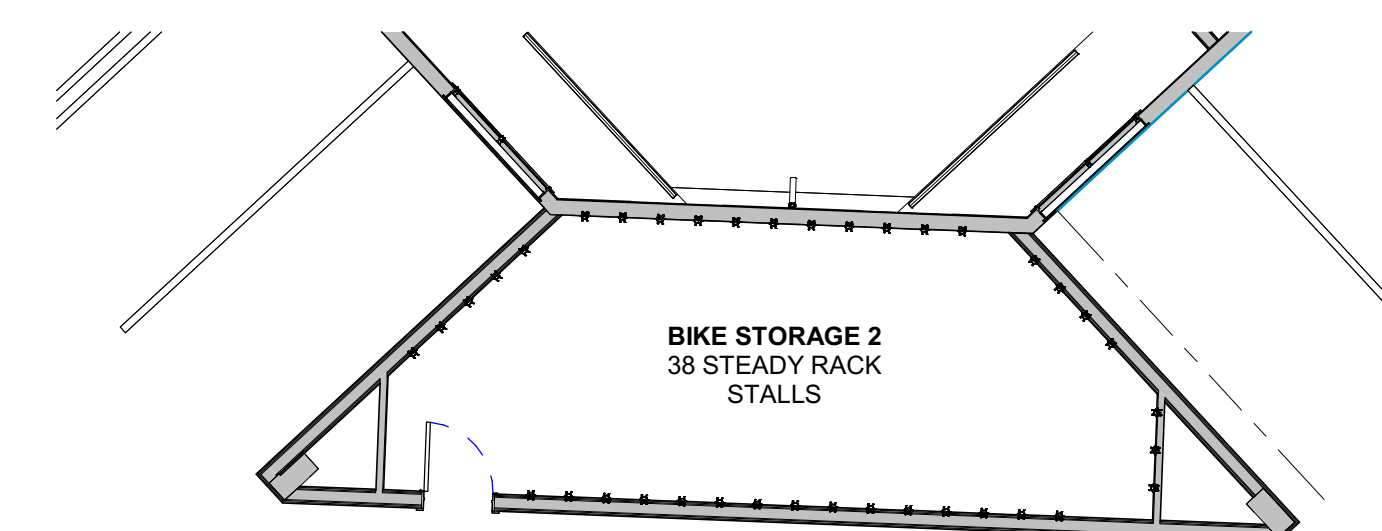
① SITE PLAN - KEY PLAN
1 : 550



② SITE - AMENITY AREA
1 : 150

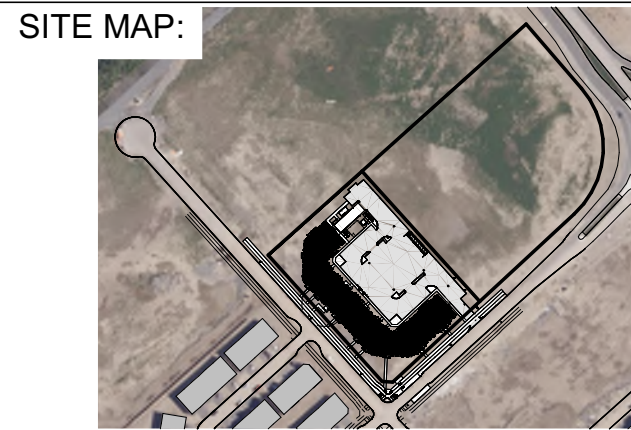


③ PARKADE PLAN - BIKE STORAGE 1
1 : 100



④ PARKADE PLAN - BIKE STORAGE 2
1 : 100

INFORMATION ON THIS SHEET PROVIDED FOR SITE PLAN CONTROL APPROVAL ONLY



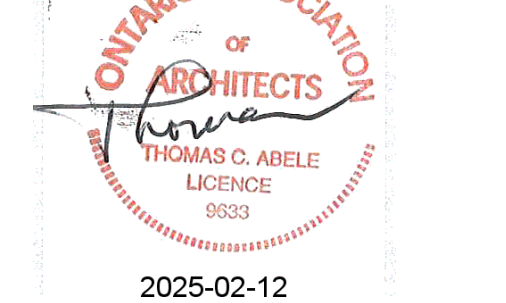
PROJECT STATUS:

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 P. ENG. T. 604-682-6818



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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

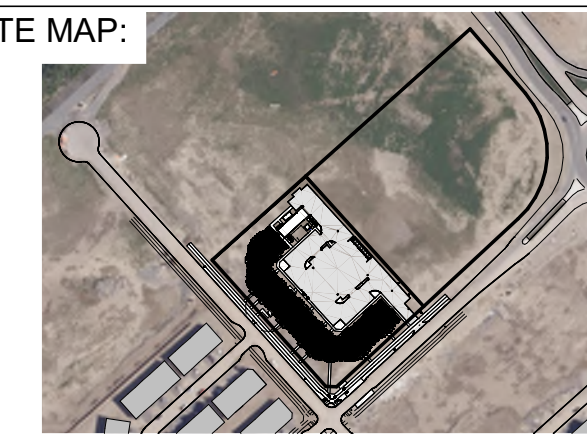
DRAWING TITLE:
BIKE PARKING & STORAGE

DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 14, 2025
SCALE: As indicated

DRAWING #: **A1.01b** REV #: **B**



SITE MAP:



PROJECT STATUS:

DEVELOPMENT PERMIT

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THOMAS C. ABELE ARCHITECTS INC. T: 604-682-6818



2025-02-12

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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: EC

CHECKED BY: CG

DATE: FEB 14, 2025

SCALE: As indicated

DRAWING #:

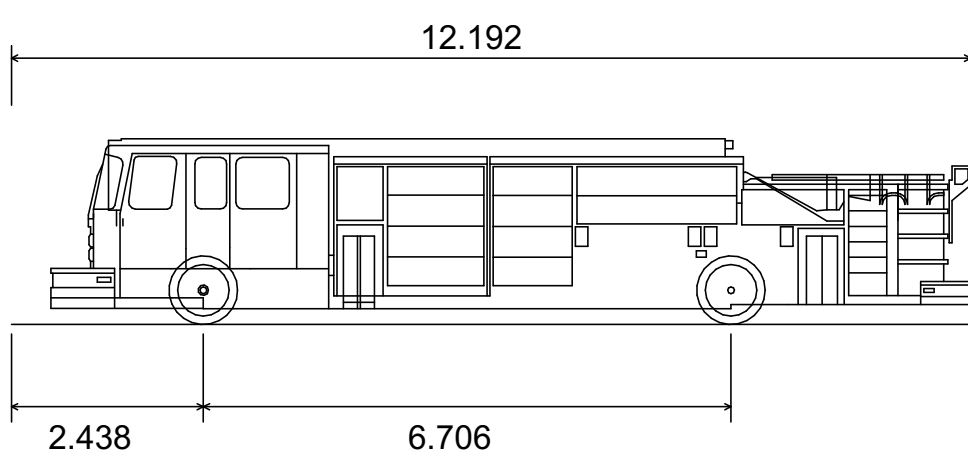
A1.02

REV #:

B

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

DESIGN VEHICLE - PUMPER FIRE TRUCK



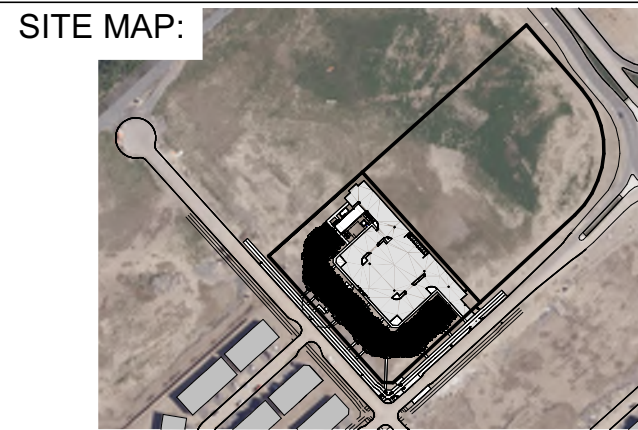
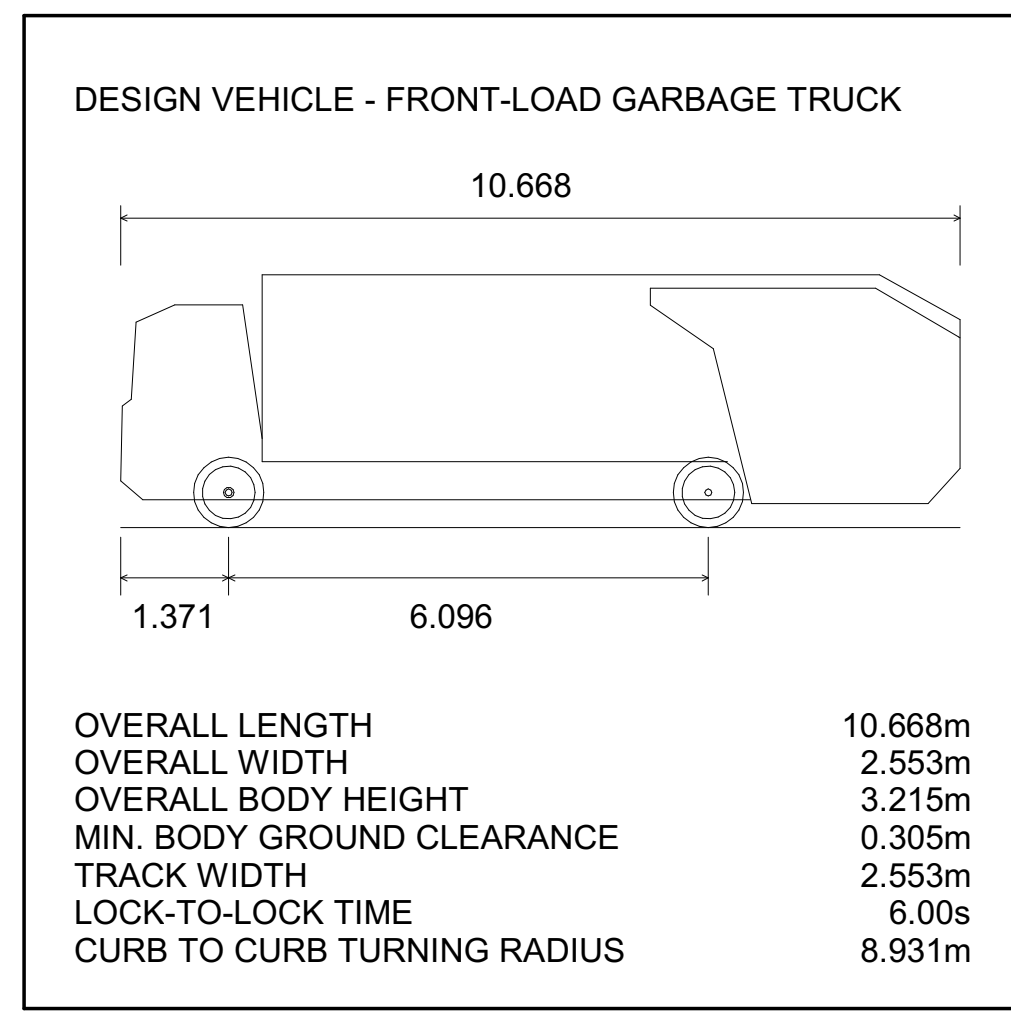
OVERALL LENGTH	12.192m
OVERALL WIDTH	2.489m
OVERALL BODY HEIGHT	2.361m
MIN. BODY GROUND CLEARANCE	0.200m
TRACK WIDTH	2.489m
LOCK-TO-LOCK TIME	5.00s
MAX WHEEL ANGLE	45.00°

NTS

1 FIRE + EMERGENCY ACCESS PLAN
1: 275

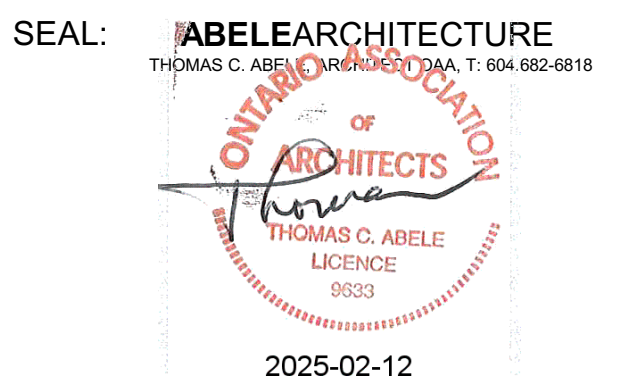
WASTE CALCULATIONS		
	REQUIRED	PROPOSED
GARBAGE	19.3 y³	20 y³
GMP	3 y³	4 y³
FIBRE	6.7 y³	8 y³
ORGANICS	870 L	960 L

LEGEND	
	GARBAGE CANS (NUMBER REPRESENTS Y³)
	FIBRE CANS (NUMBER REPRESENTS Y³)
	GMP CANS (NUMBER REPRESENTS Y³)
	240 L ORGANIC CANS



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PROJECT NAME:
PALLADIUM TERRACE

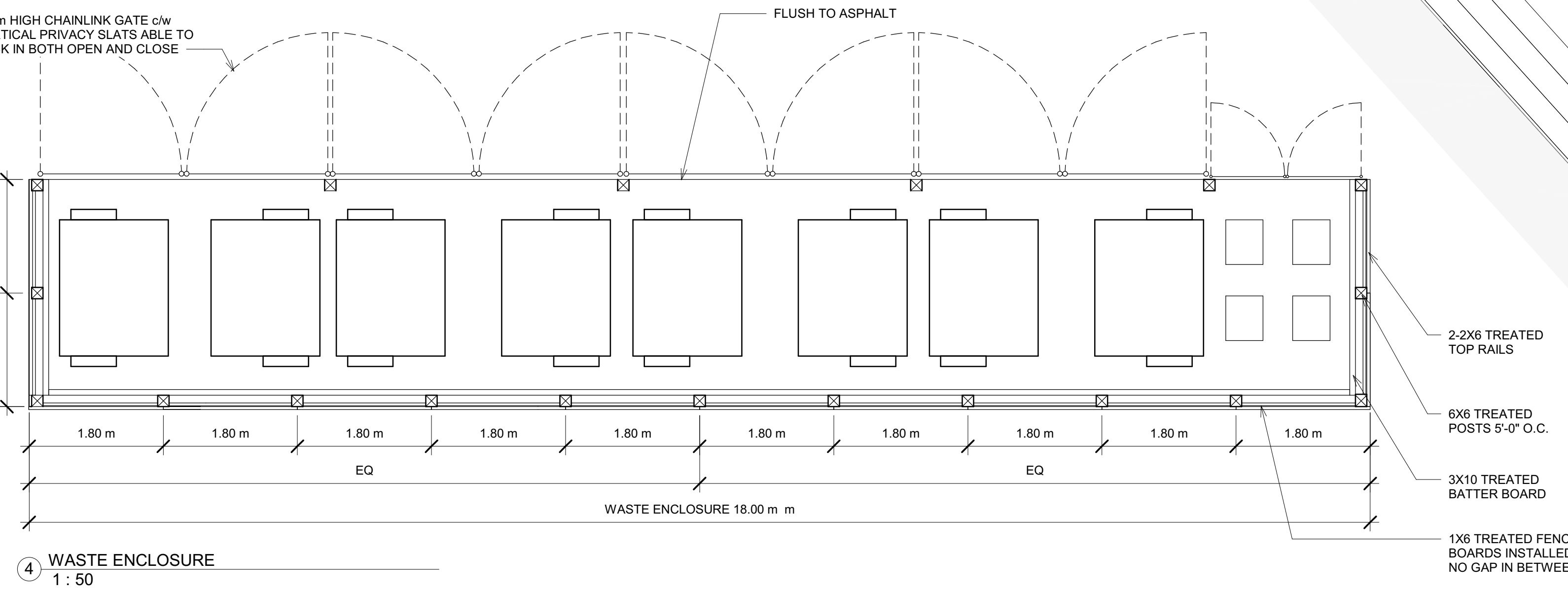
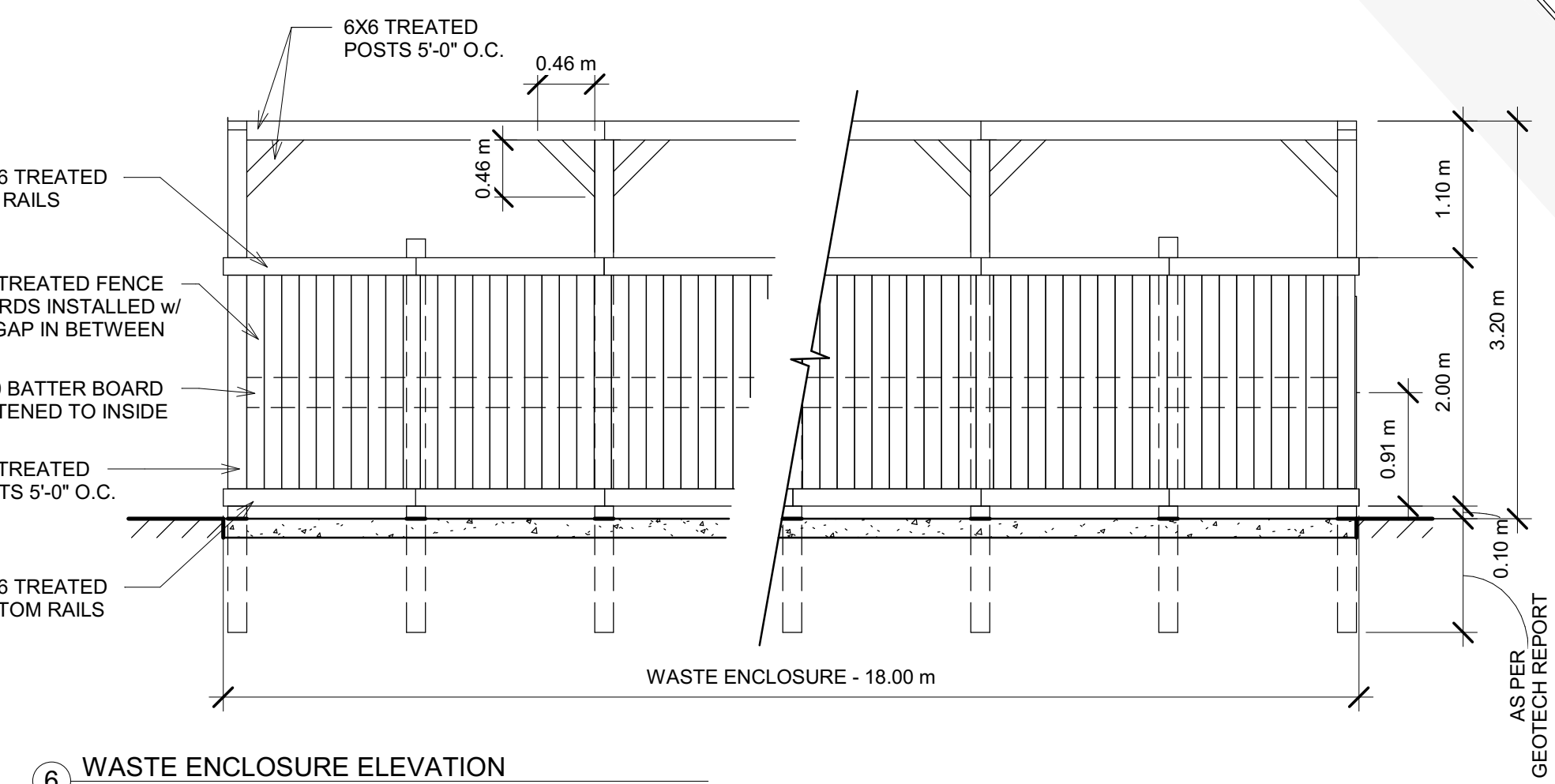
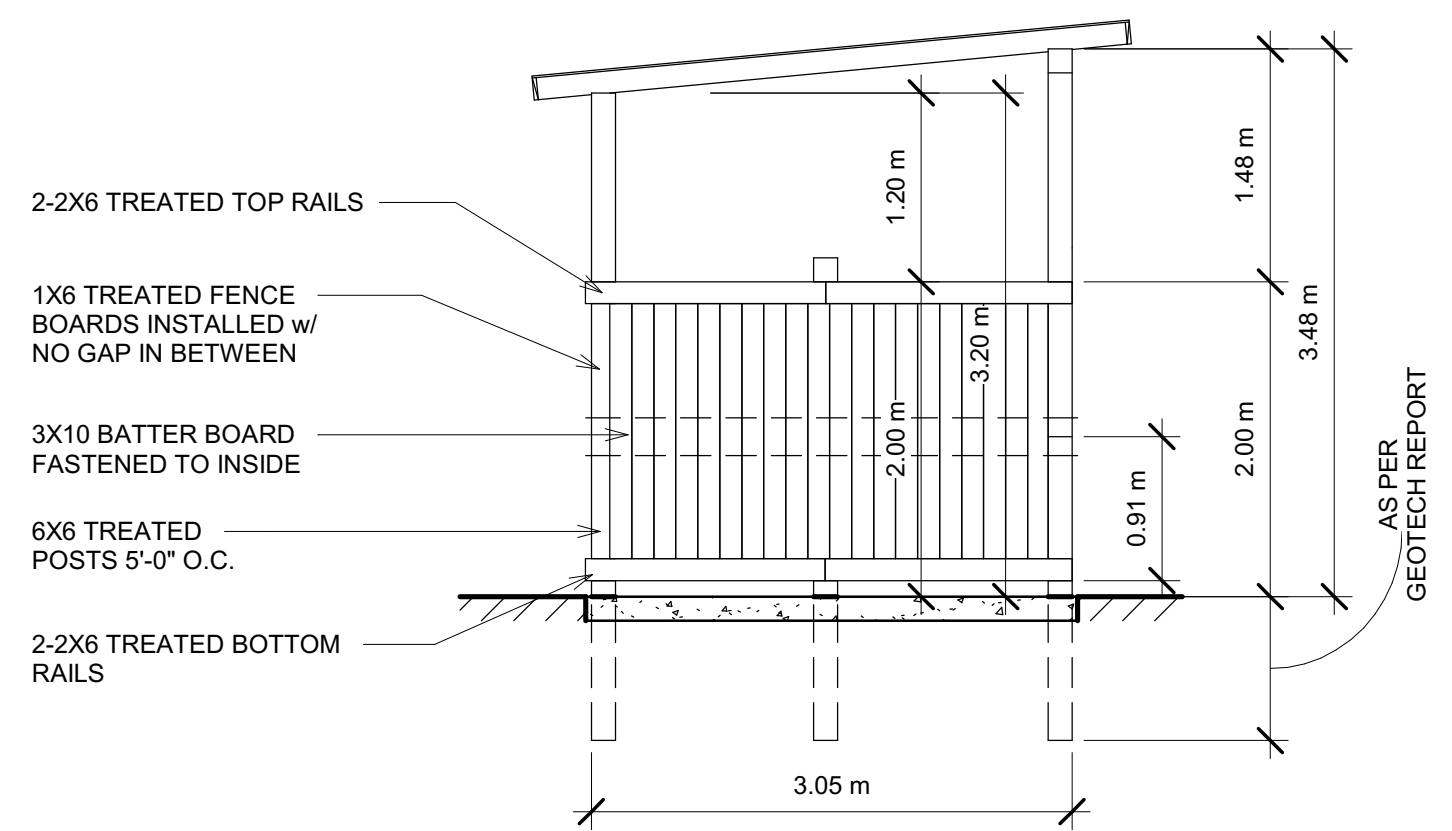
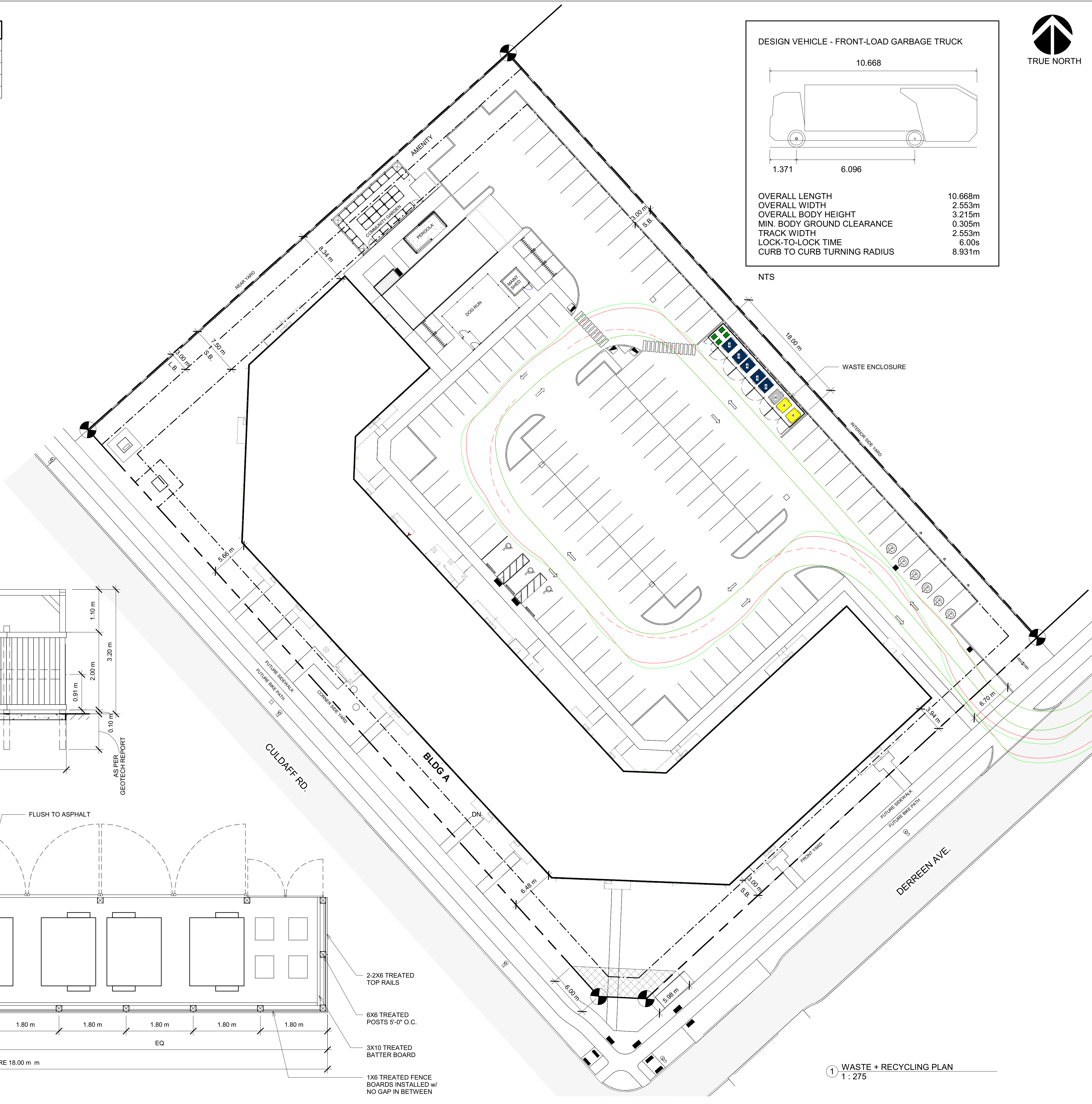
PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
WASTE + RECYCLING PLAN

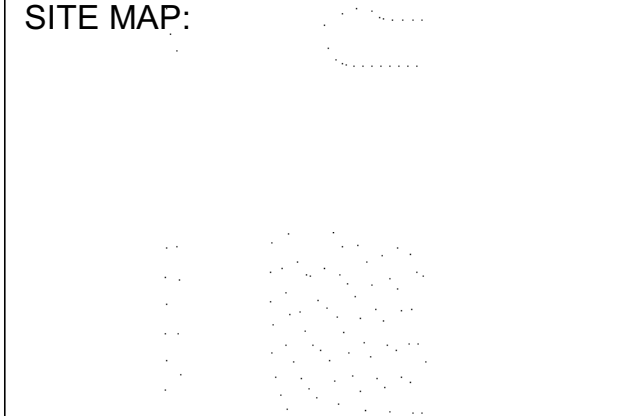
DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 14, 2025
SCALE: As indicated

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



1 WASTE + RECYCLING PLAN
1: 275

02/12/2025 3:01:23 PM



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

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE ARCHITECTURE INC. T: 604-682-6818

2025-02-12

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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

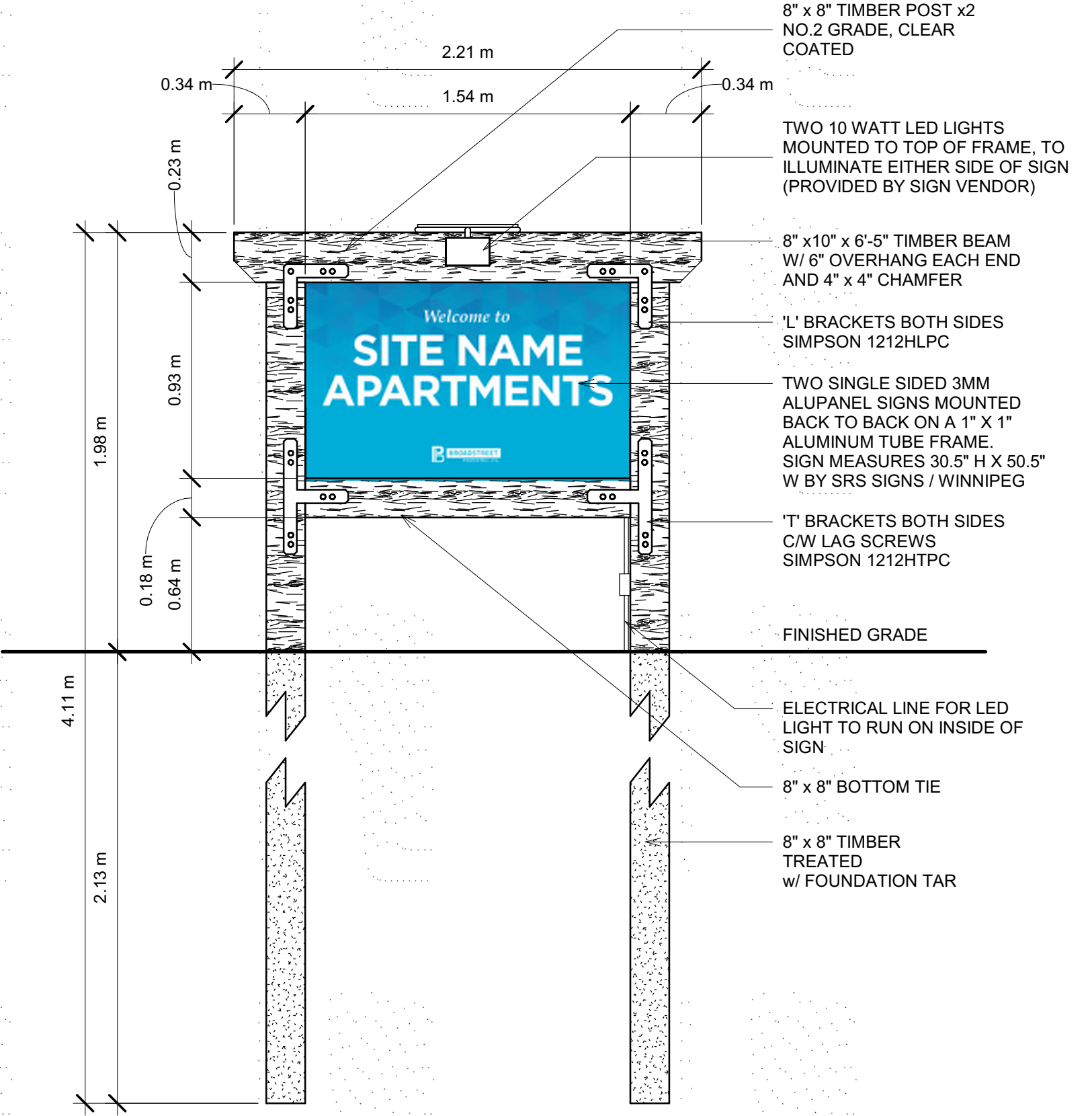
ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
SITE ACCESSORIES

DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 14, 2025
SCALE: As indicated

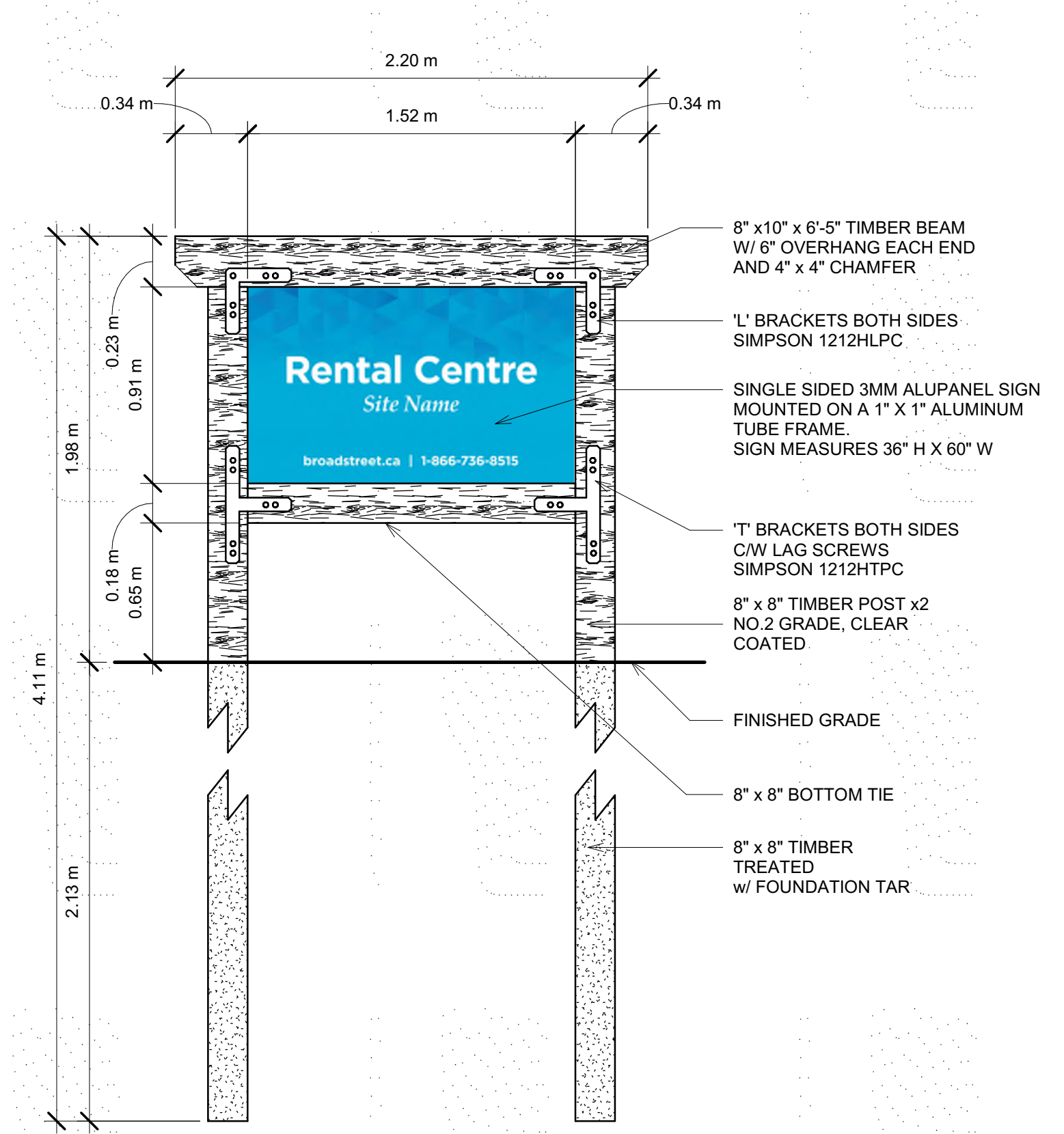
DRAWING #: **A1.04** REV #: **B**

ALL TIMBER TO BE FINISHED WITH NATURAL CEDAR SUNFAST

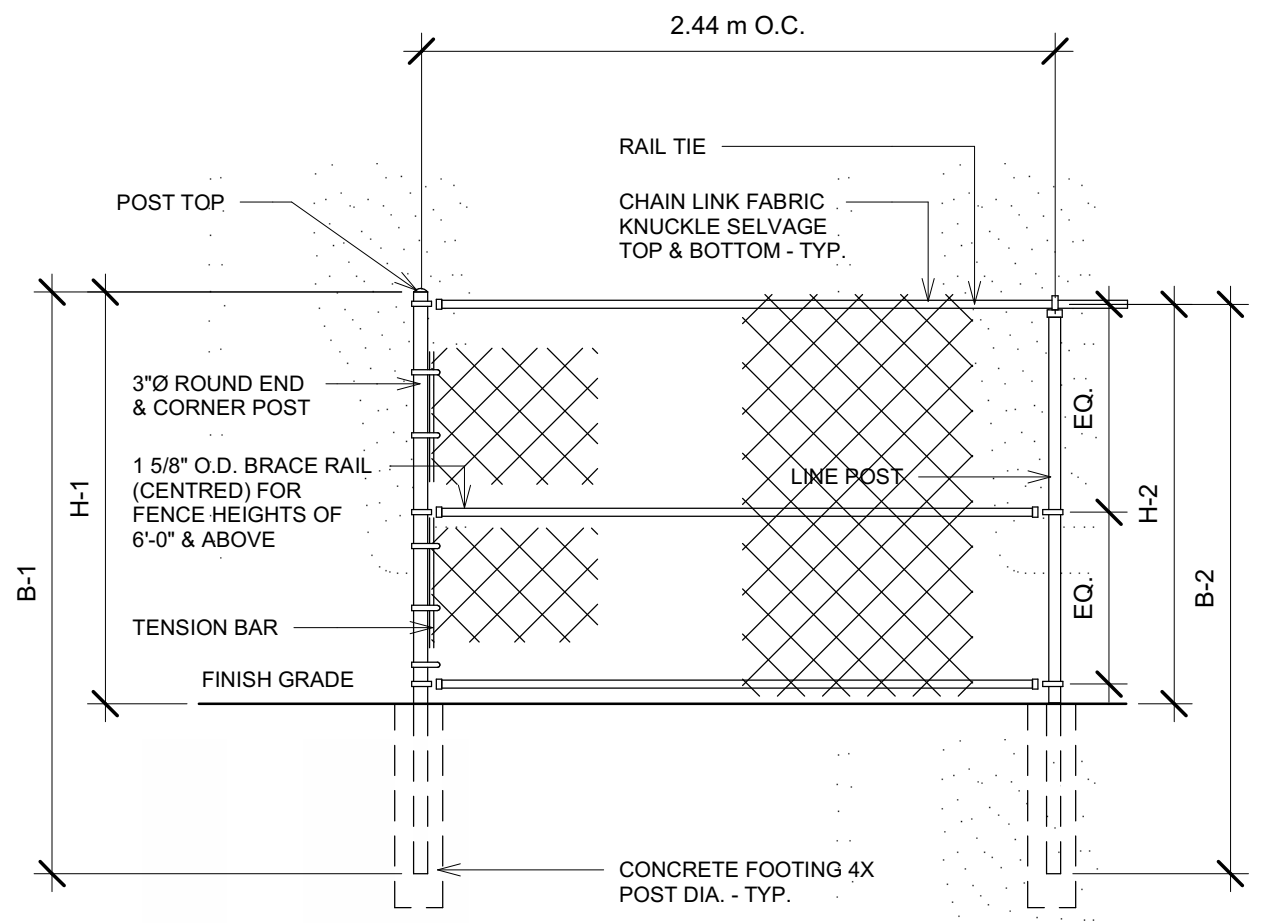


1 ENTRY SIGN
1 : 24

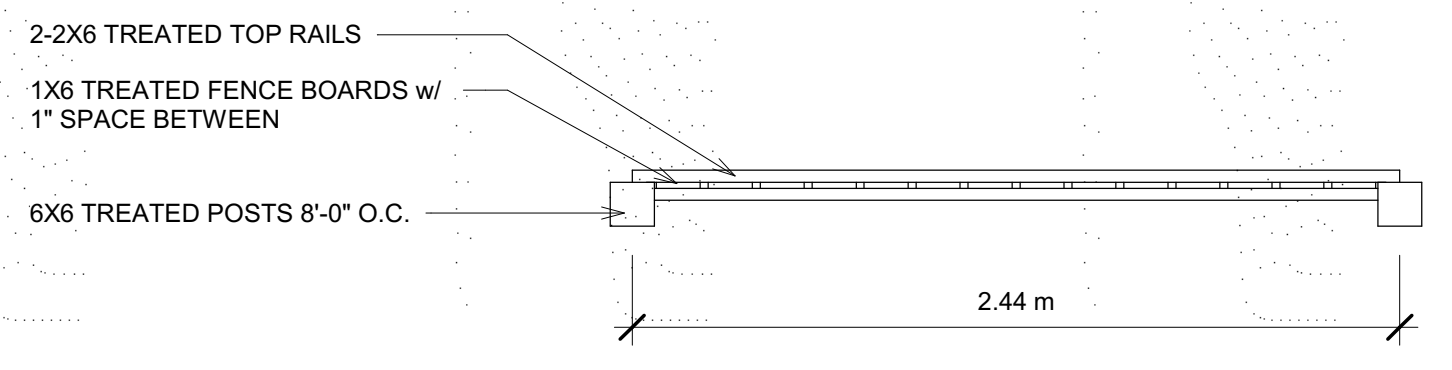
ALL TIMBER TO BE FINISHED WITH NATURAL CEDAR SUNFAST



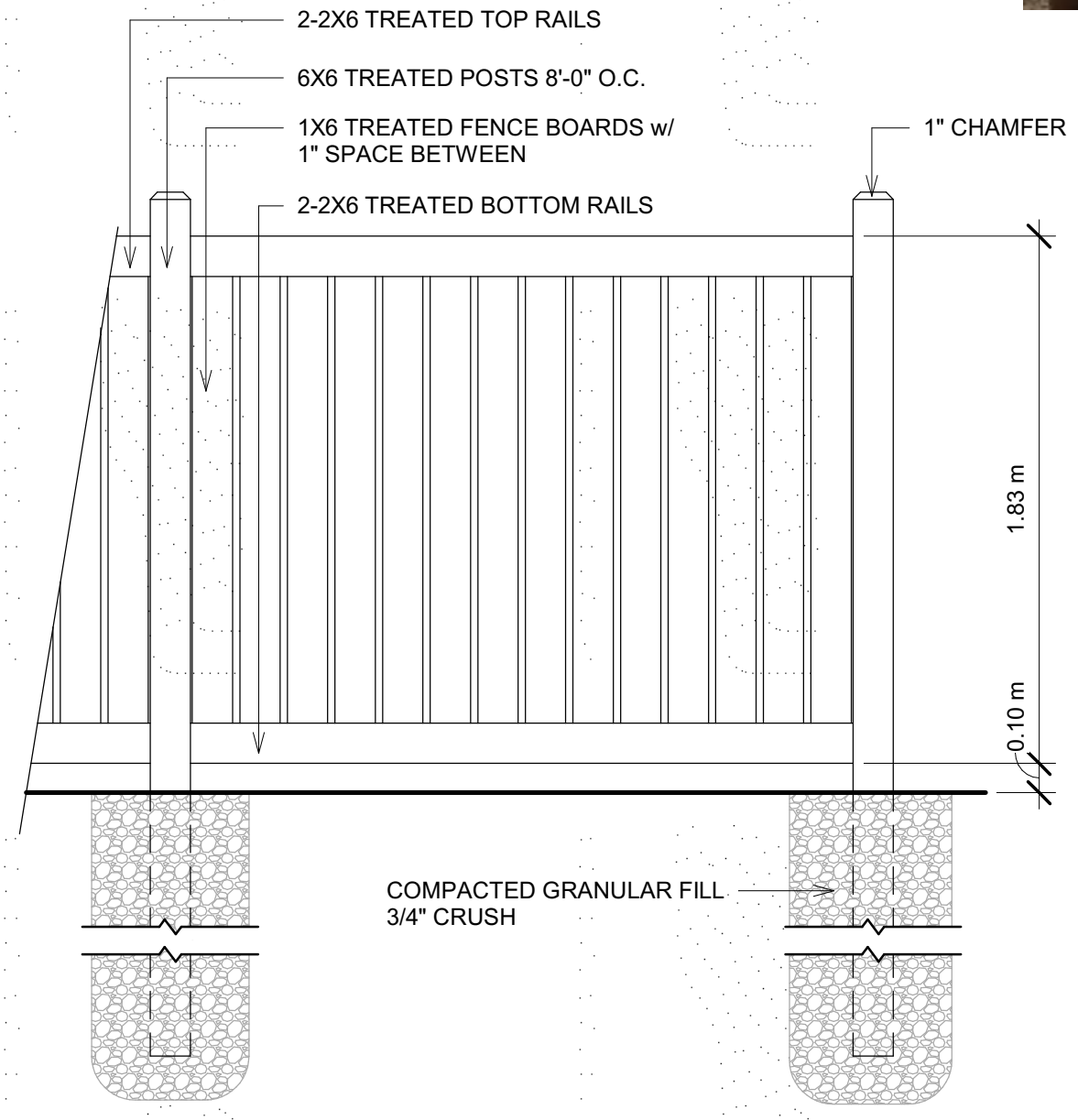
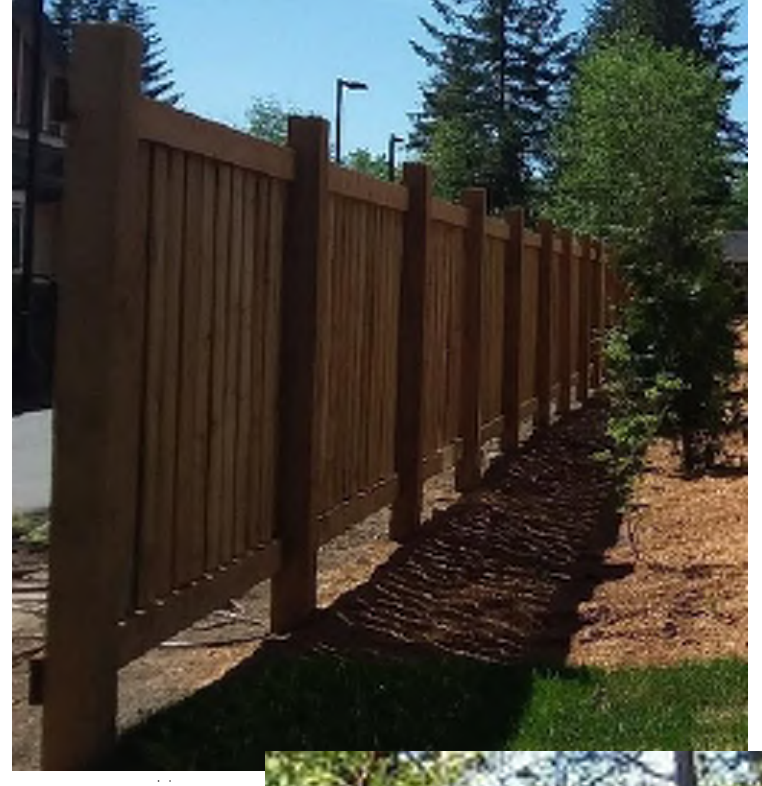
2 RENTAL OFFICE DIRECTION SIGN
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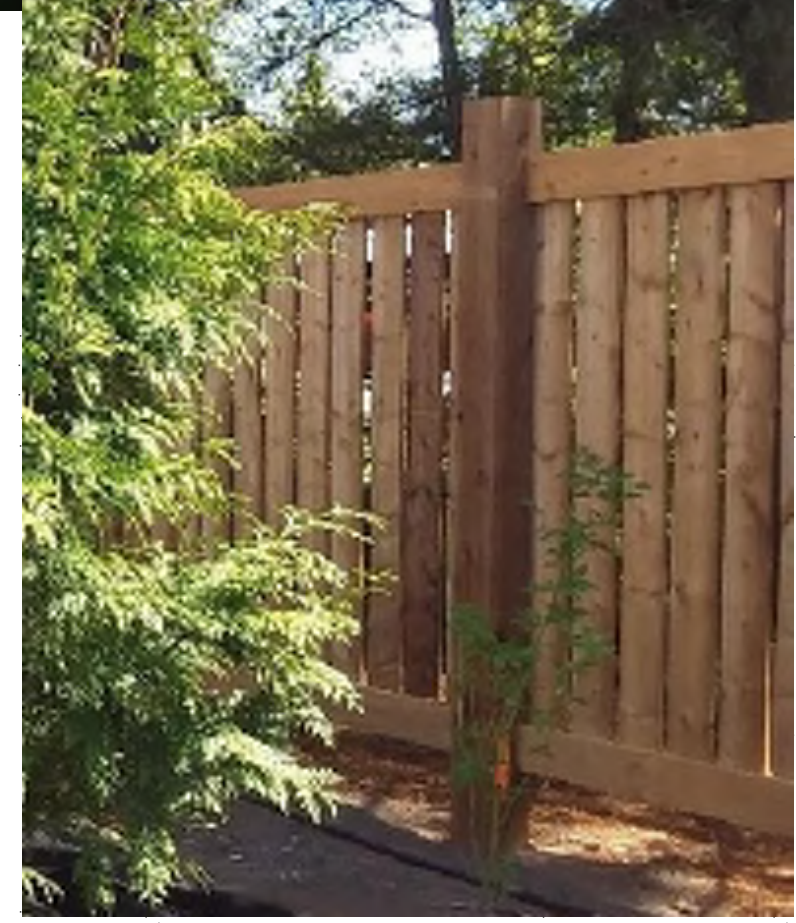
3 CHAINLINK FENCING
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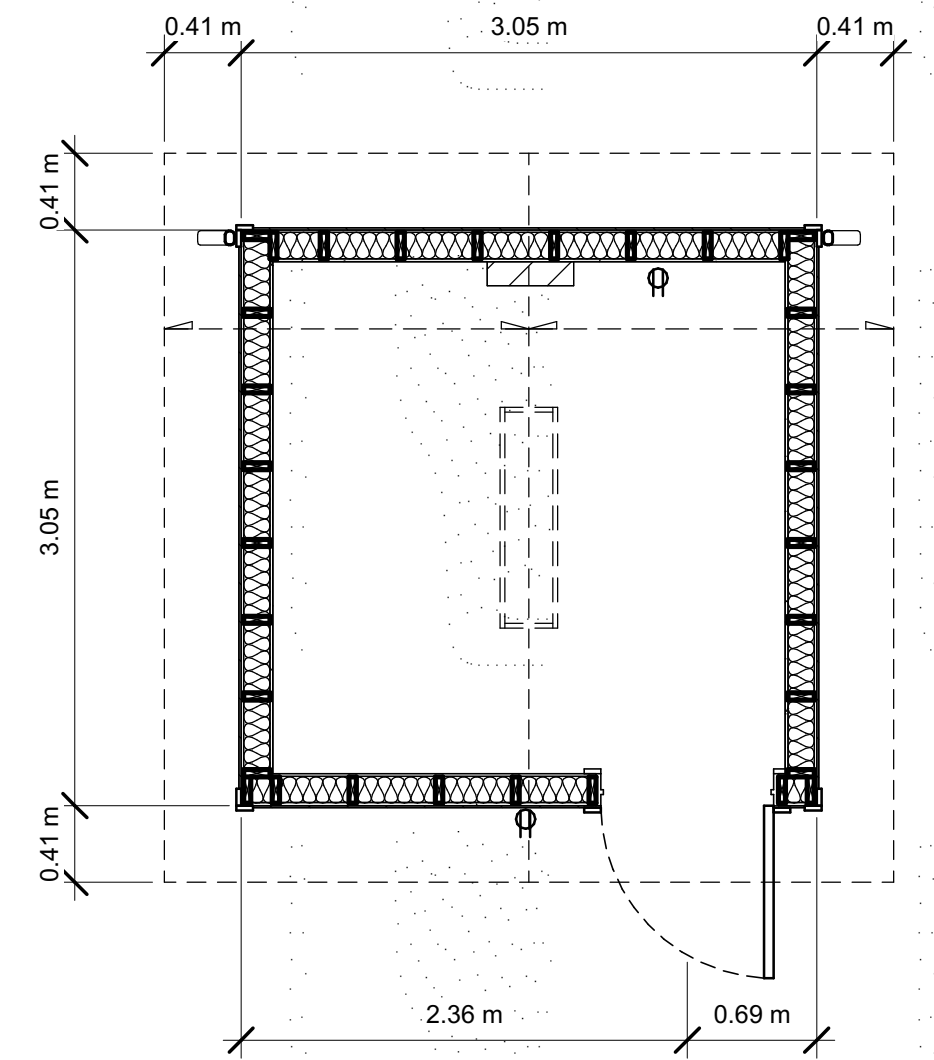
4 SITE FENCE PLAN DETAIL
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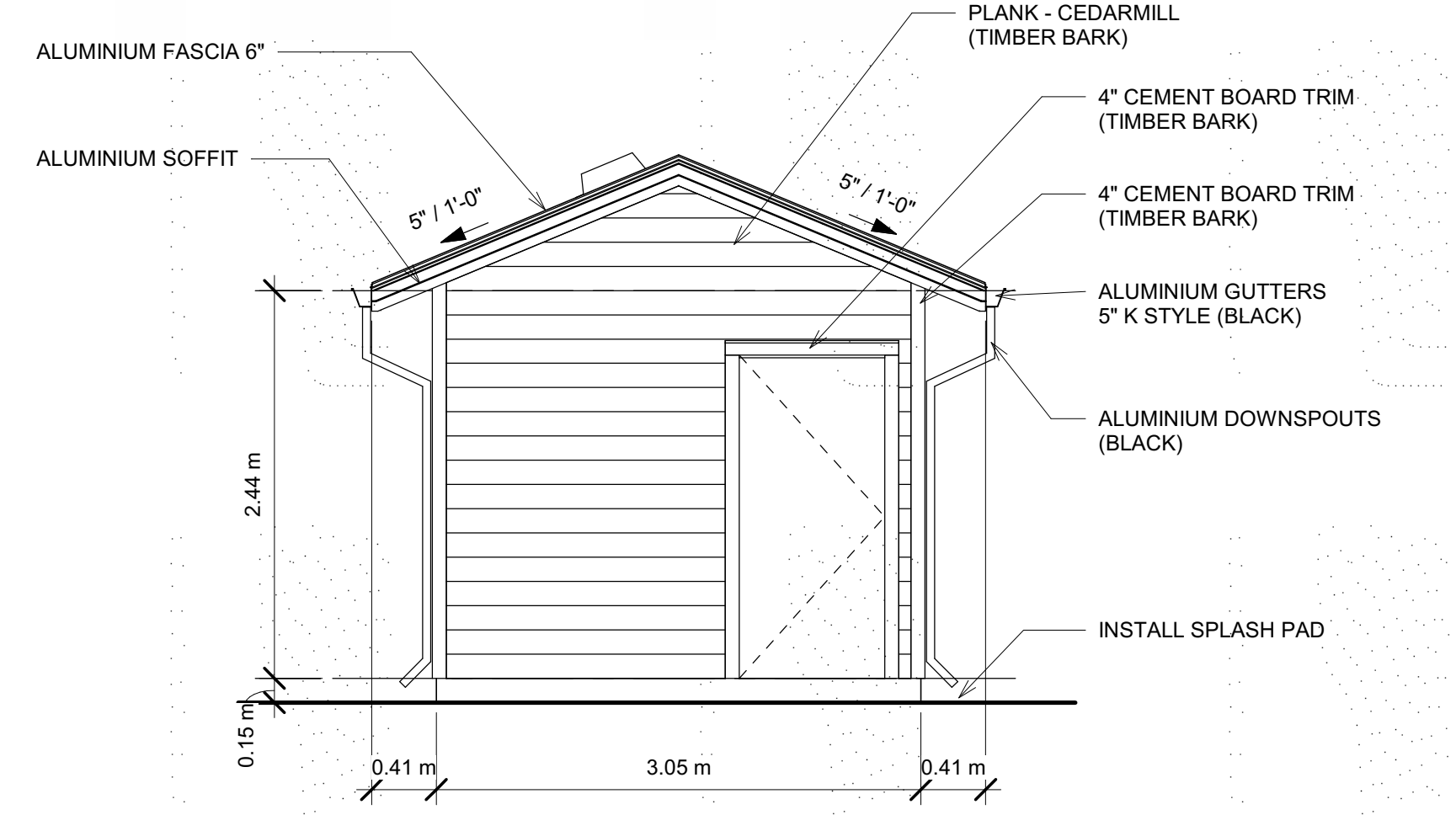
5 SITE FENCE ELEVATION DETAIL
1 : 24



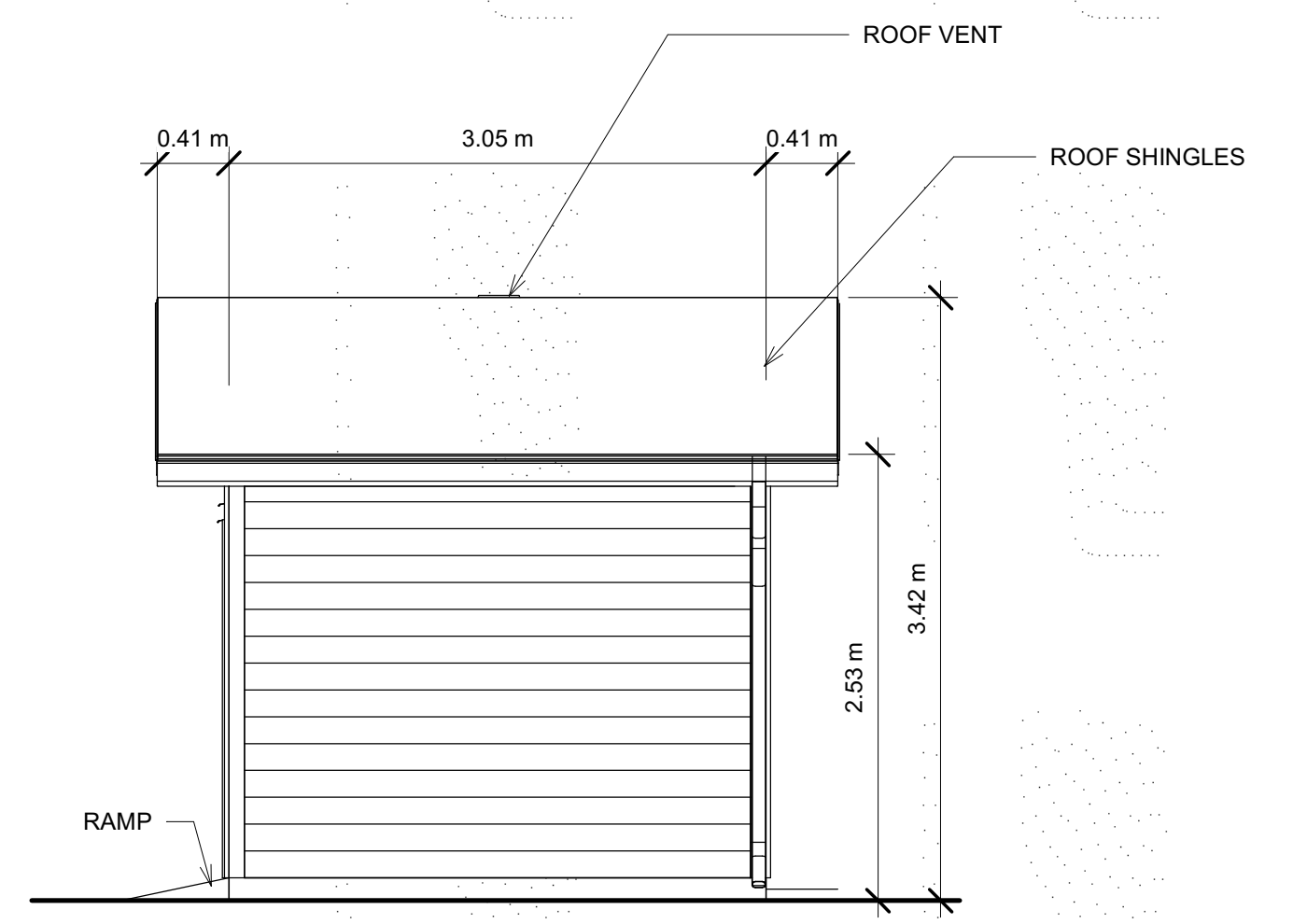
6 MAINTENANCE SHED



7 MAINTENANCE SHED PLAN
1 : 40



8 MAINTENANCE SHED FRONT ELEVATION
1 : 40



9 MAINTENANCE SHED SIDE ELEVATION
1 : 40

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

SEAL: **ABELARCHITECTURE**
THOMAS C. ABEL ARCHITECTURE P.A. T: 604-682-6818

2025-02-12

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PROJECT NAME:
PALLADIUM TERRACE

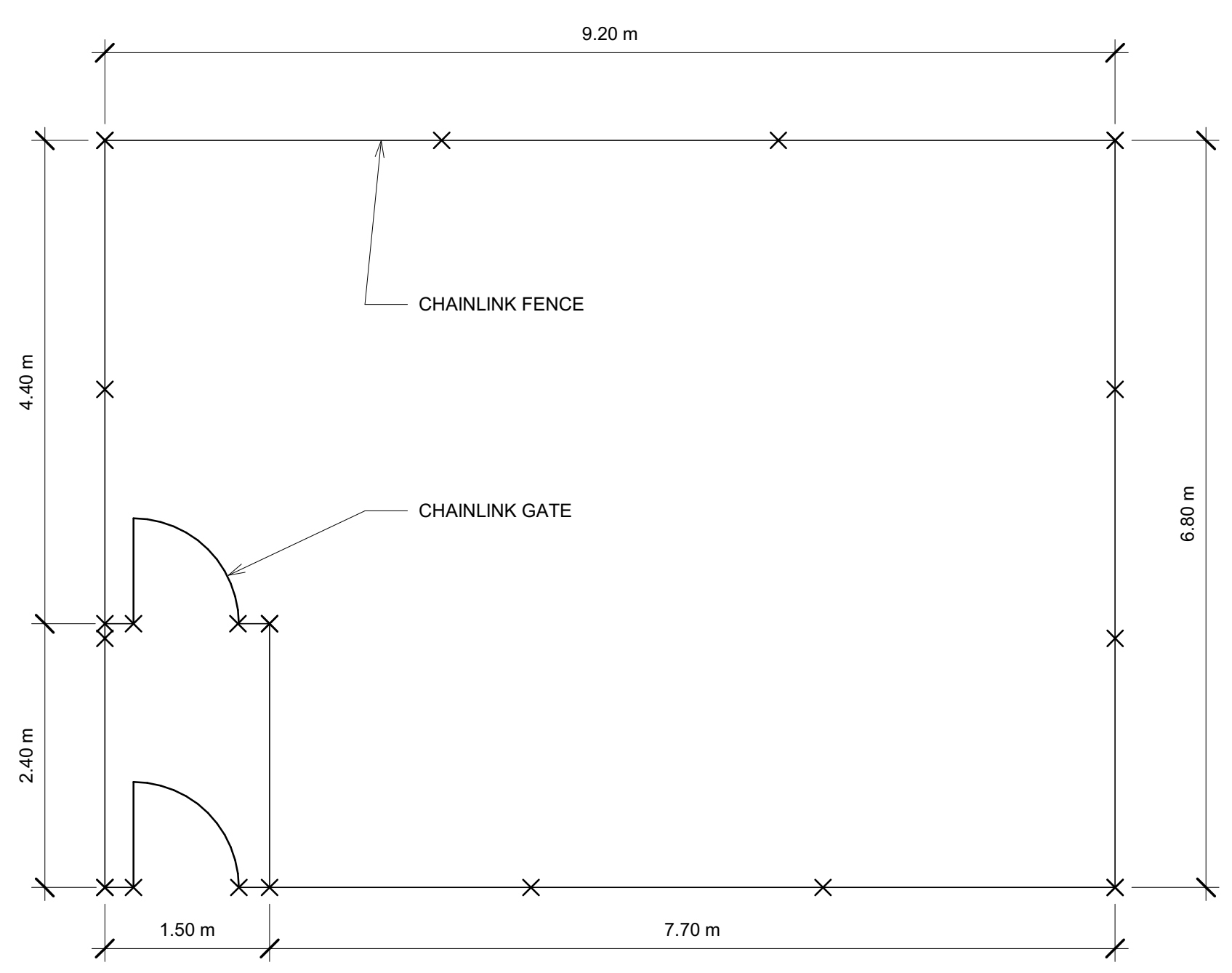
PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

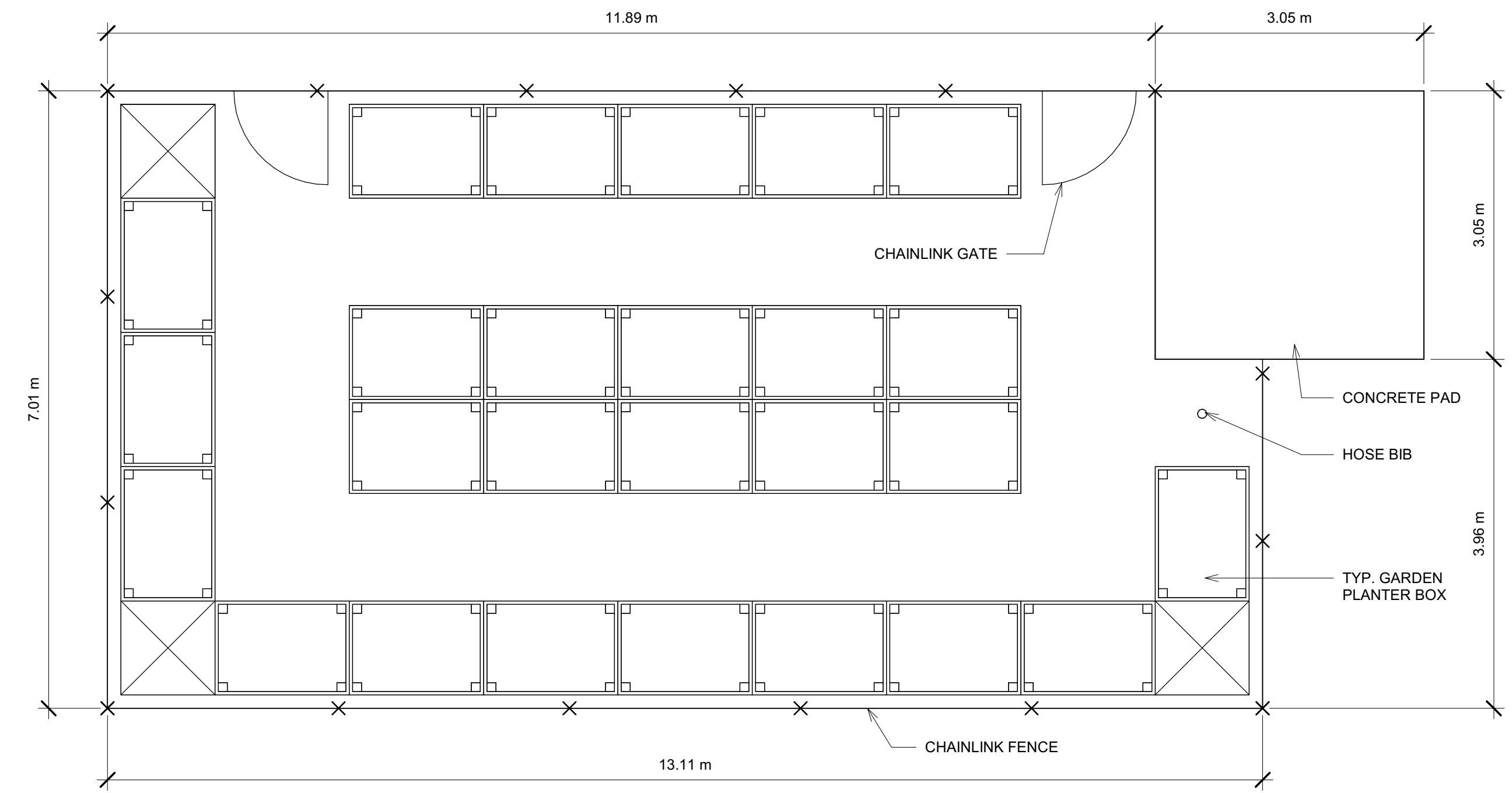
DRAWING TITLE:
SITE ACCESSORIES

DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 14, 2025
SCALE: As indicated

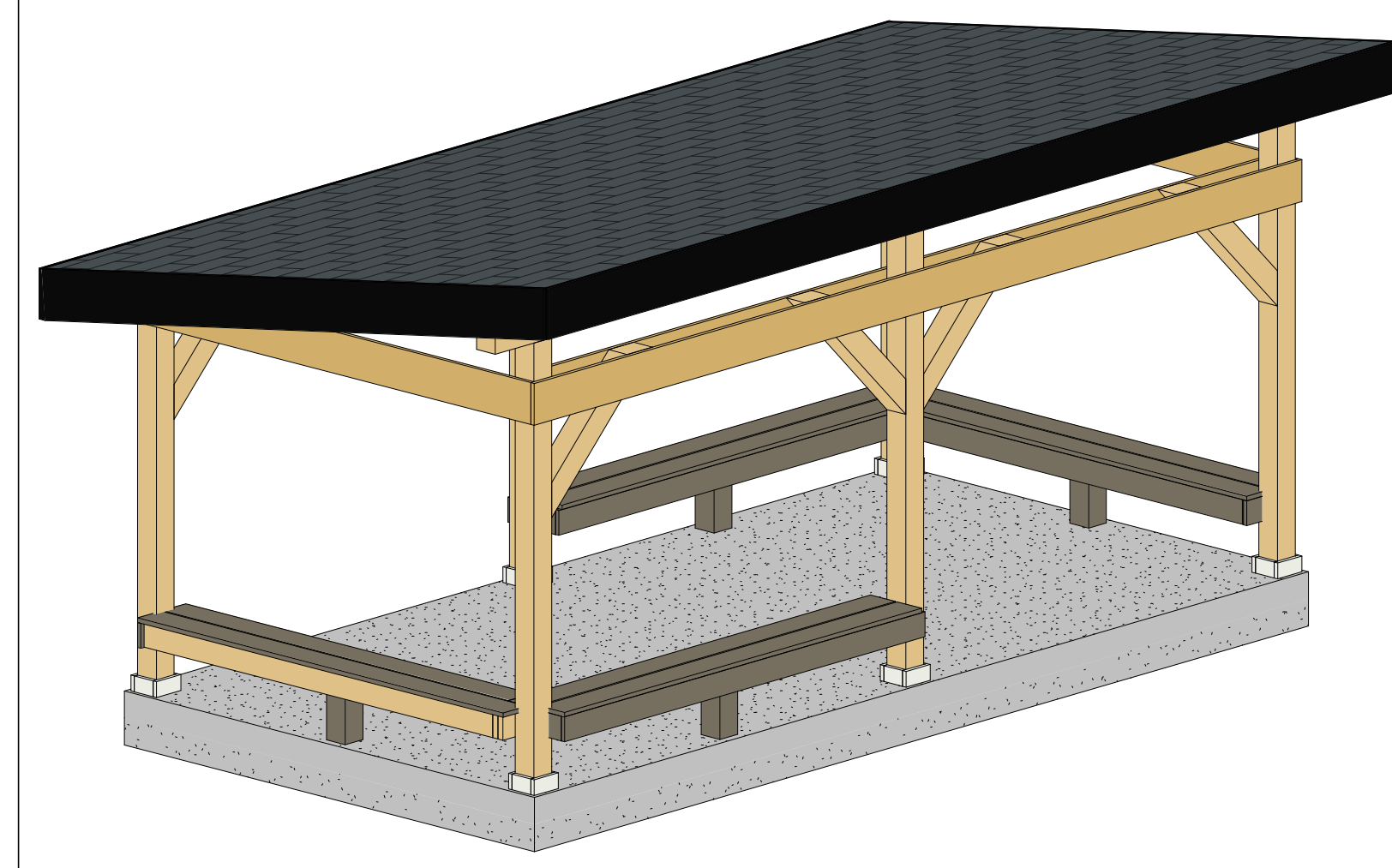
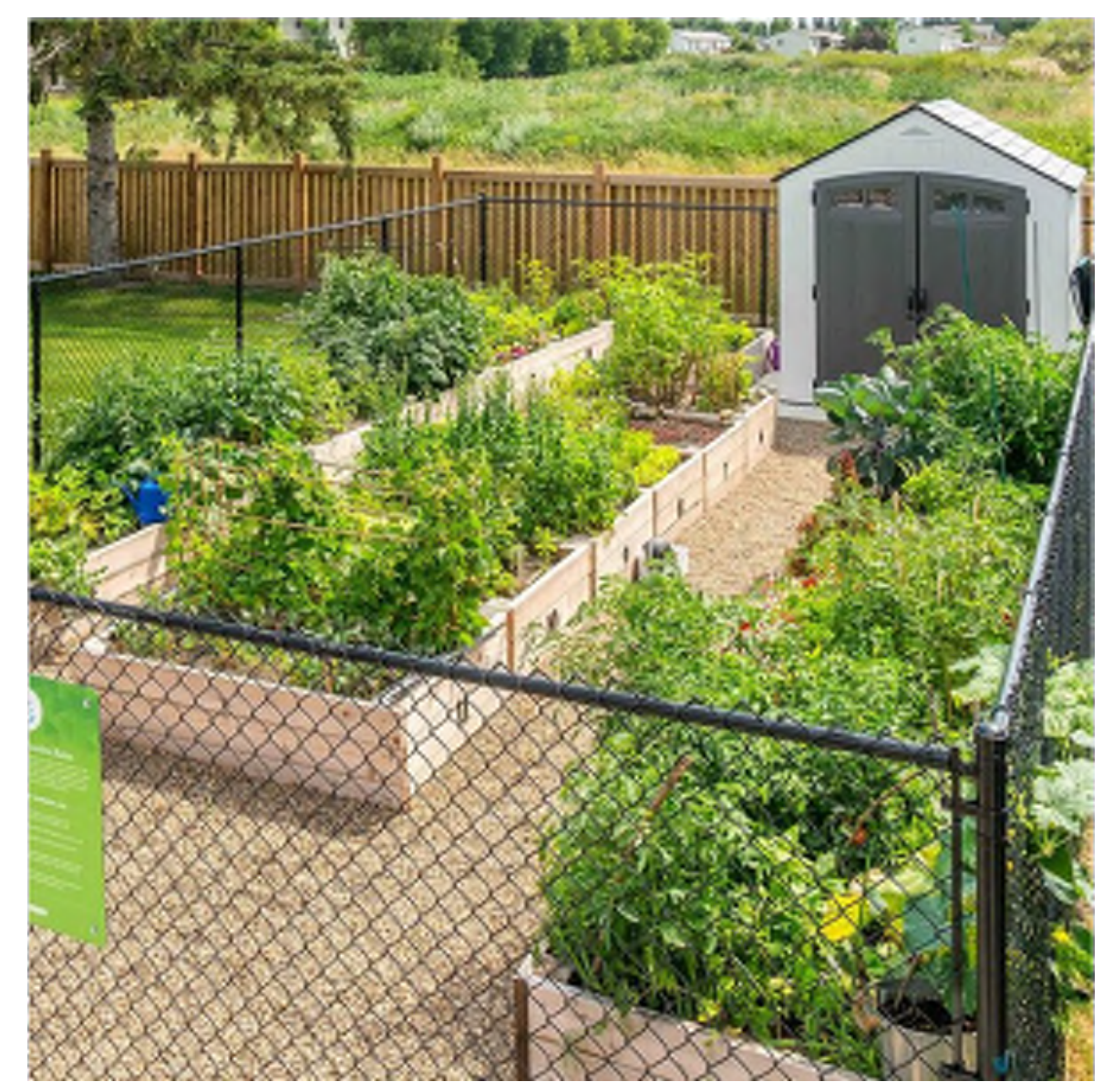
DRAWING #: **A1.05** REV #: **B**



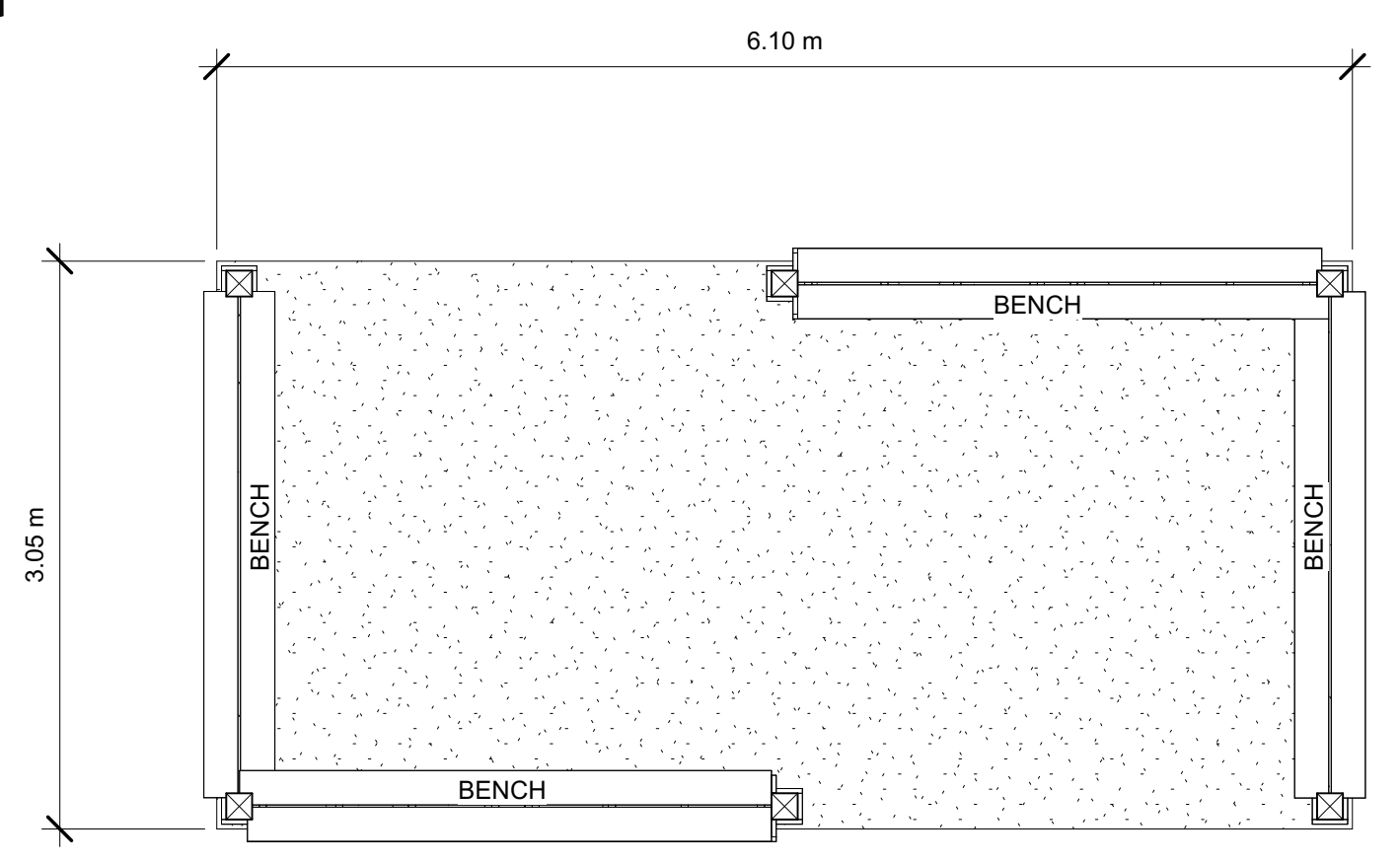
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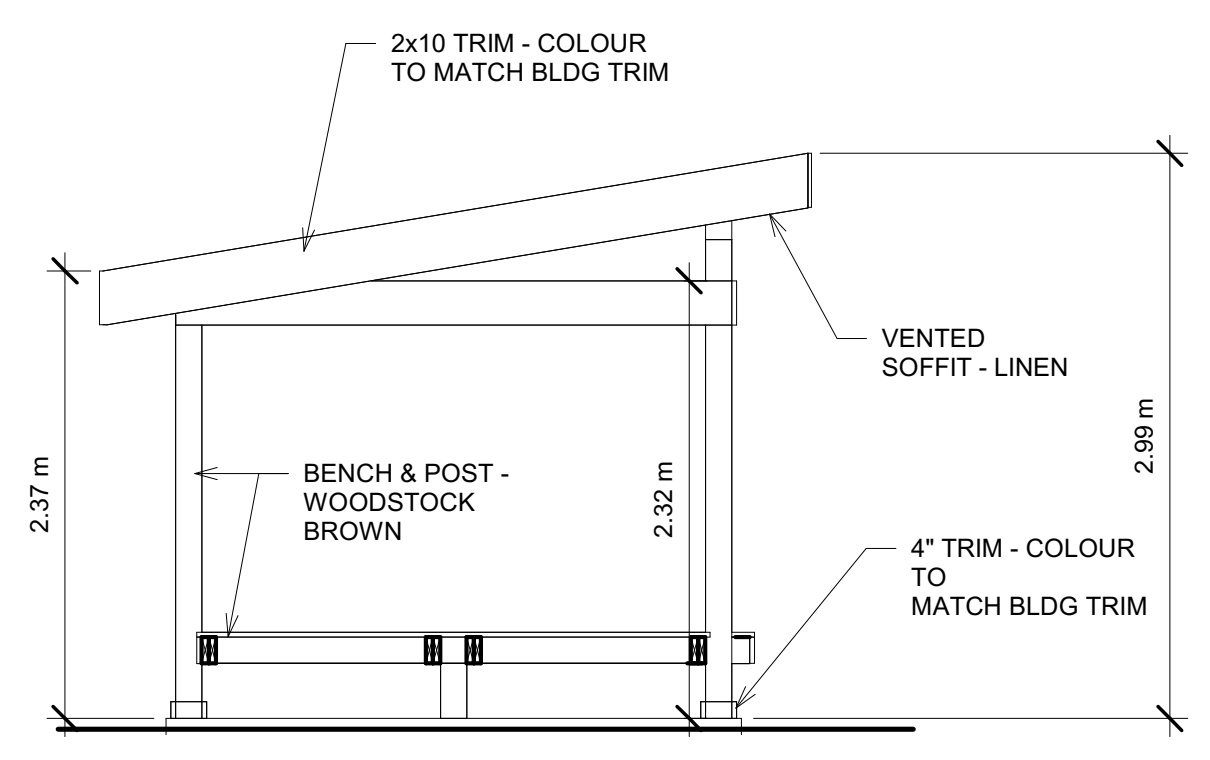
COMMUNITY GARDEN
1:50



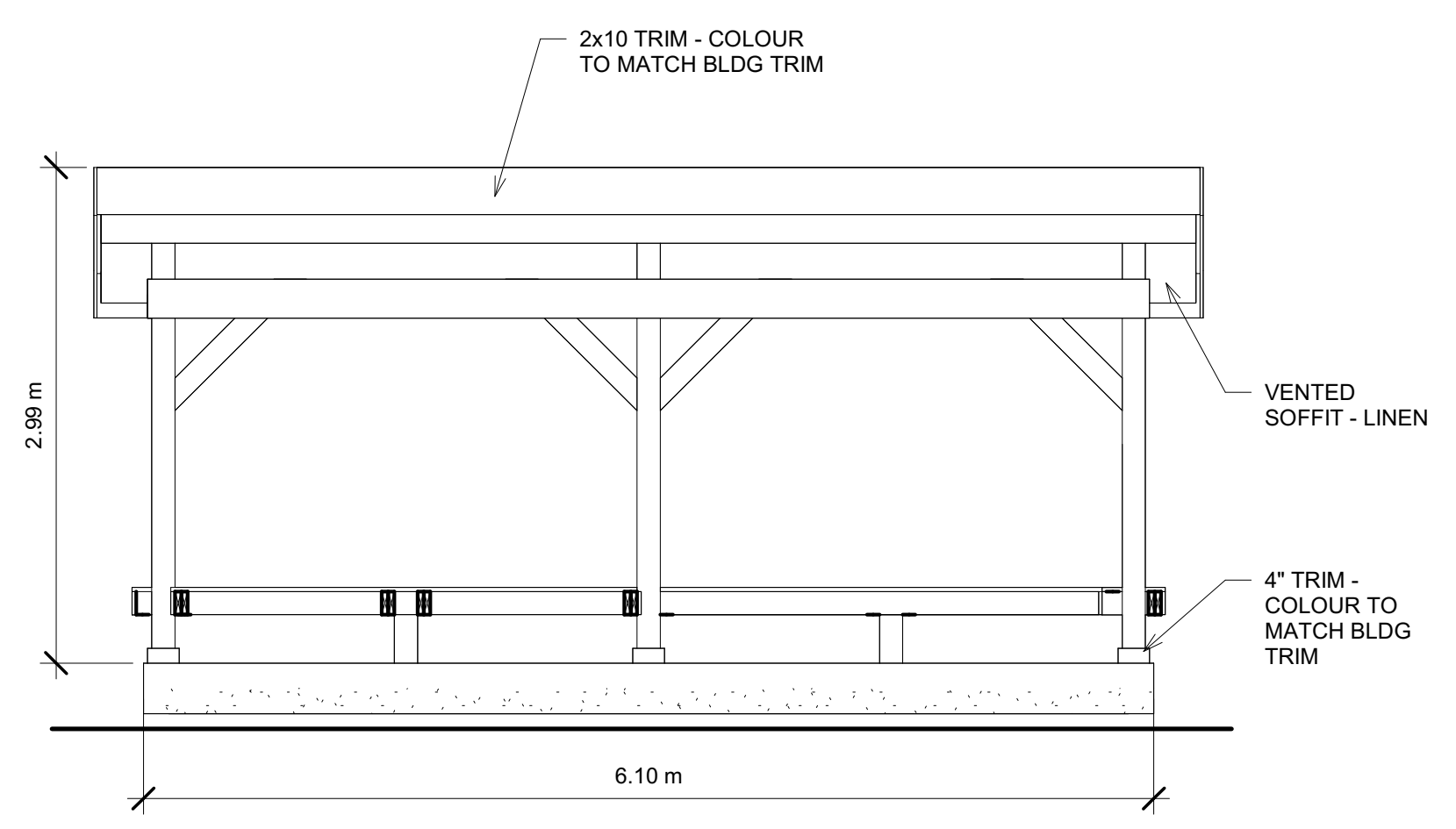
2 PERGOLA - ISO



3 PERGOLA FLOOR PLAN
1:40



4 END ELEVATION
1:40



5 FRONT ELEVATION
1:40



(1) WEST VIEW



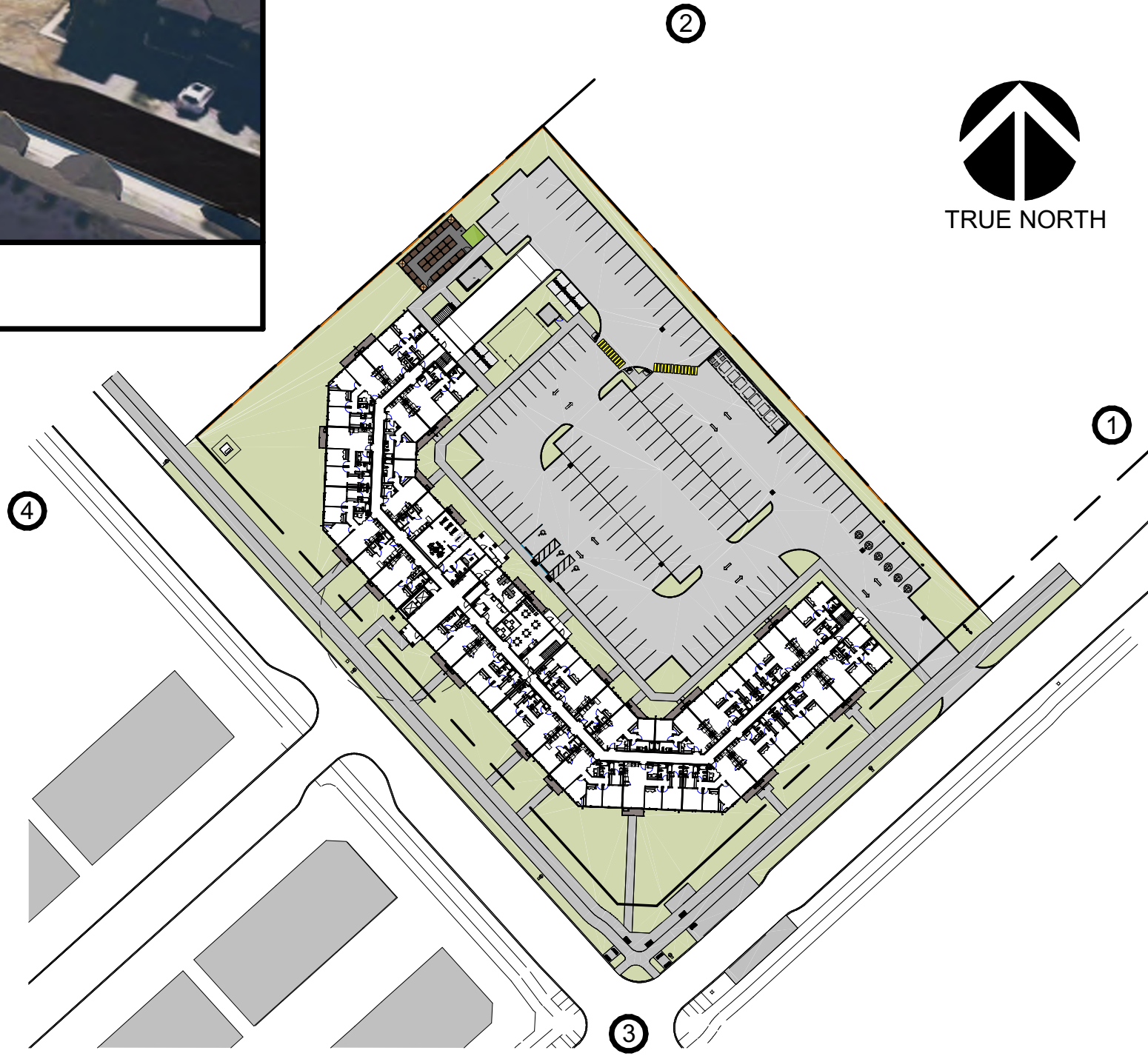
(2) SOUTH VIEW



(3) NORTH VIEW



(4) EAST VIEW



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 P.A. T: 604.682.6818

2025-02-12

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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: EC
CHECKED BY: CG
DATE: FEB 14, 2025
SCALE: 1 : 1000

DRAWING #: **A1.06** REV #: **B**

SITE MAP:

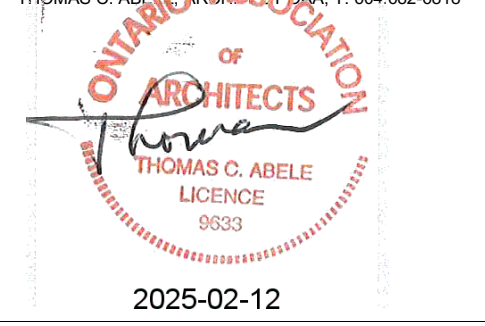
PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
SITE PERSPECTIVES

DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 14, 2025
SCALE: 1 : 1000

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



(1) MAIN ENTRANCE



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



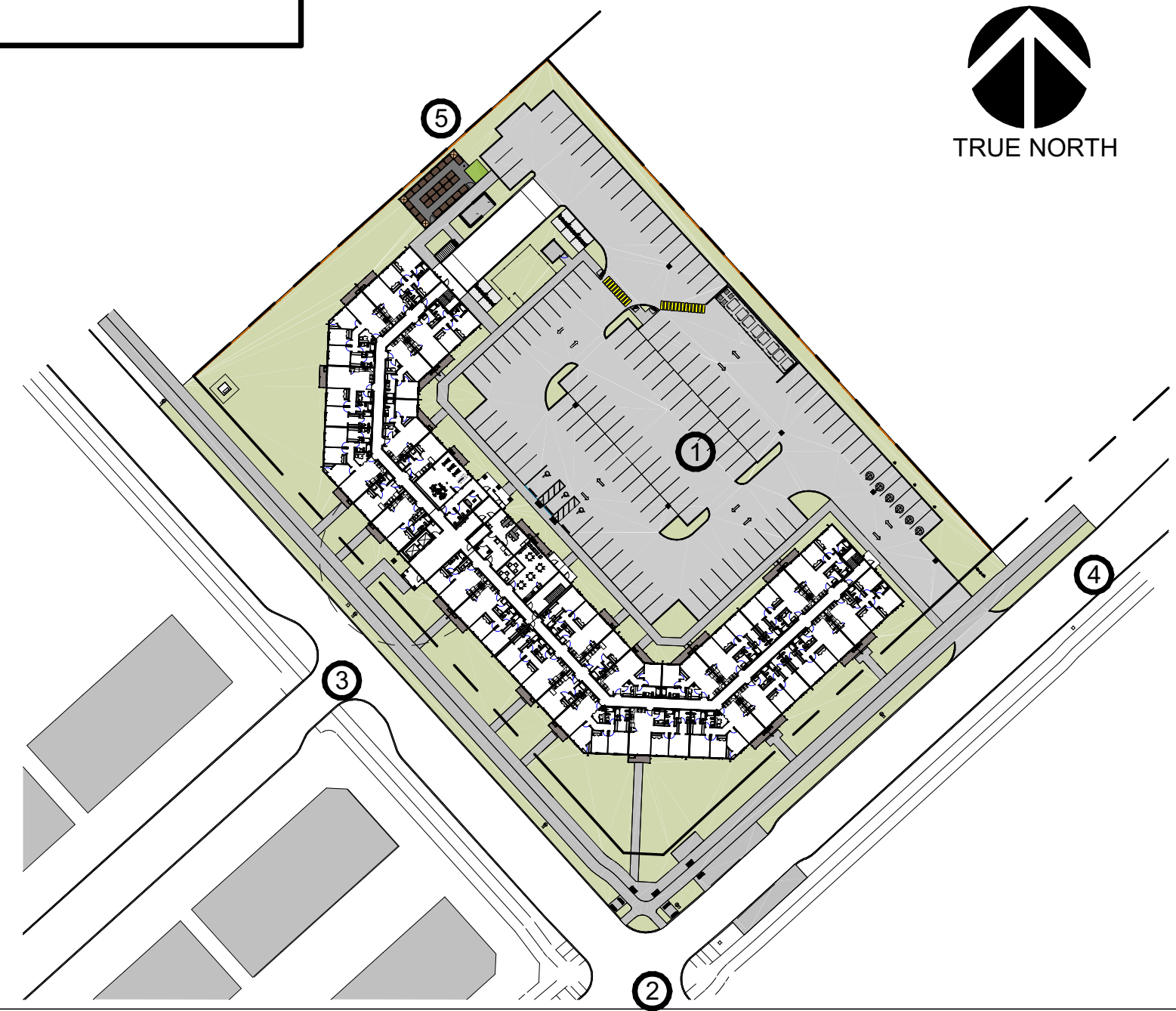
(3) STREET SIDE ENTRANCE



(4) SITE ENTRANCE FROM DERREEN AVE.



(5) AMENITY AREA



SITE MAP:

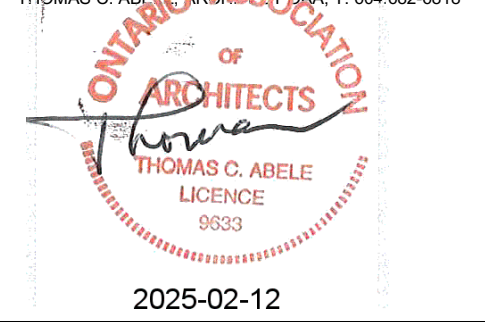
PROJECT STATUS:

DEVELOPMENT PERMIT

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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: EC

CHECKED BY: CG

DATE: FEB 14, 2025

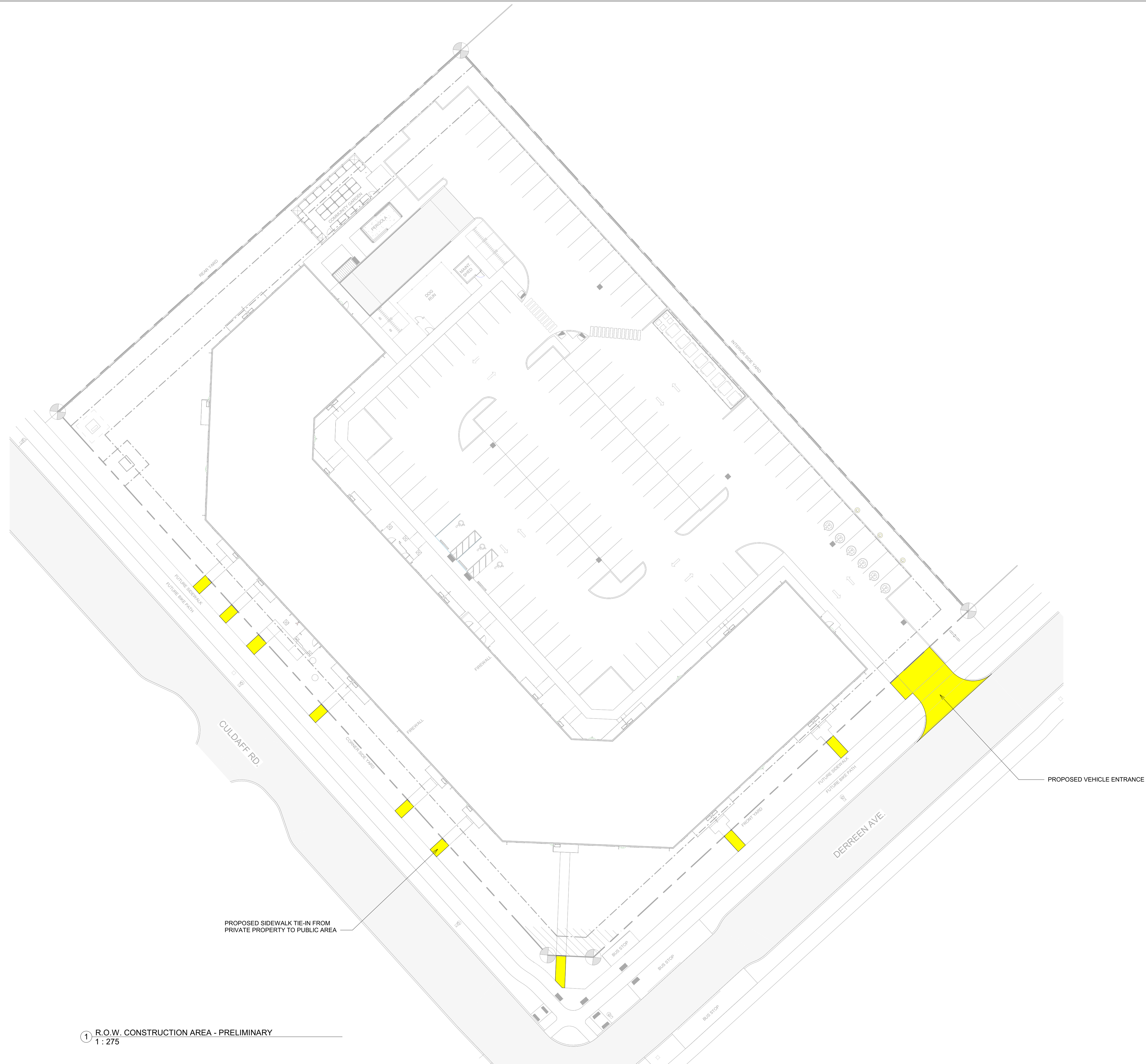
SCALE: 1 : 275

DRAWING #:

A1.08

REV #:

B



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

SITE MAP:

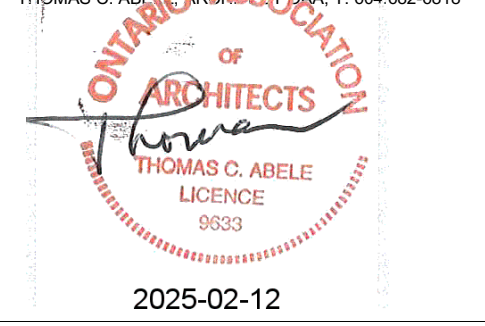
PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

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THOMAS C. ABELE ARCHITECTURE INC. T: 604.682-6818



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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: EC

CHECKED BY: CG

DATE: FEB 14, 2025

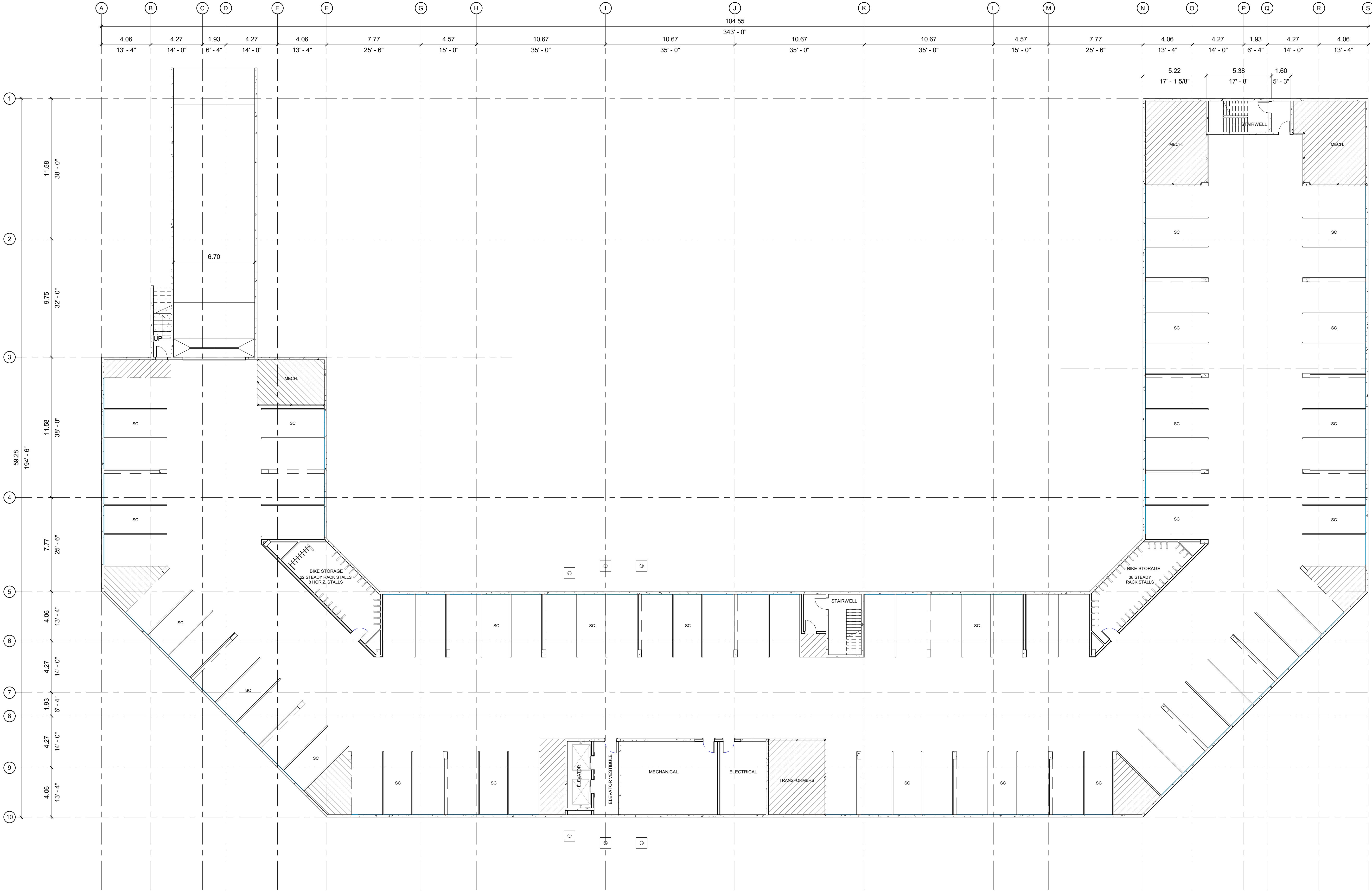
SCALE: 1 : 150

DRAWING #:

A2.00

REV #:

B



1 PARKADE FLOOR PLAN
1 : 150

SITE MAP:

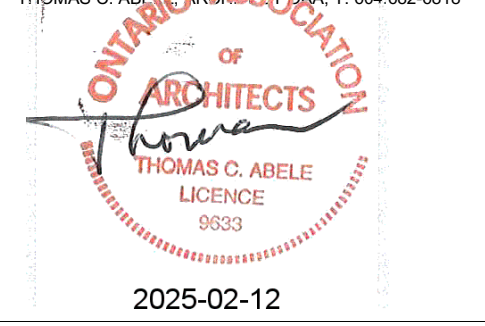
PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
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SEAL: ABLE ARCHITECTURE



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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:

EC

CHECKED BY:

CG

DATE:

FEB 14, 2025

SCALE:

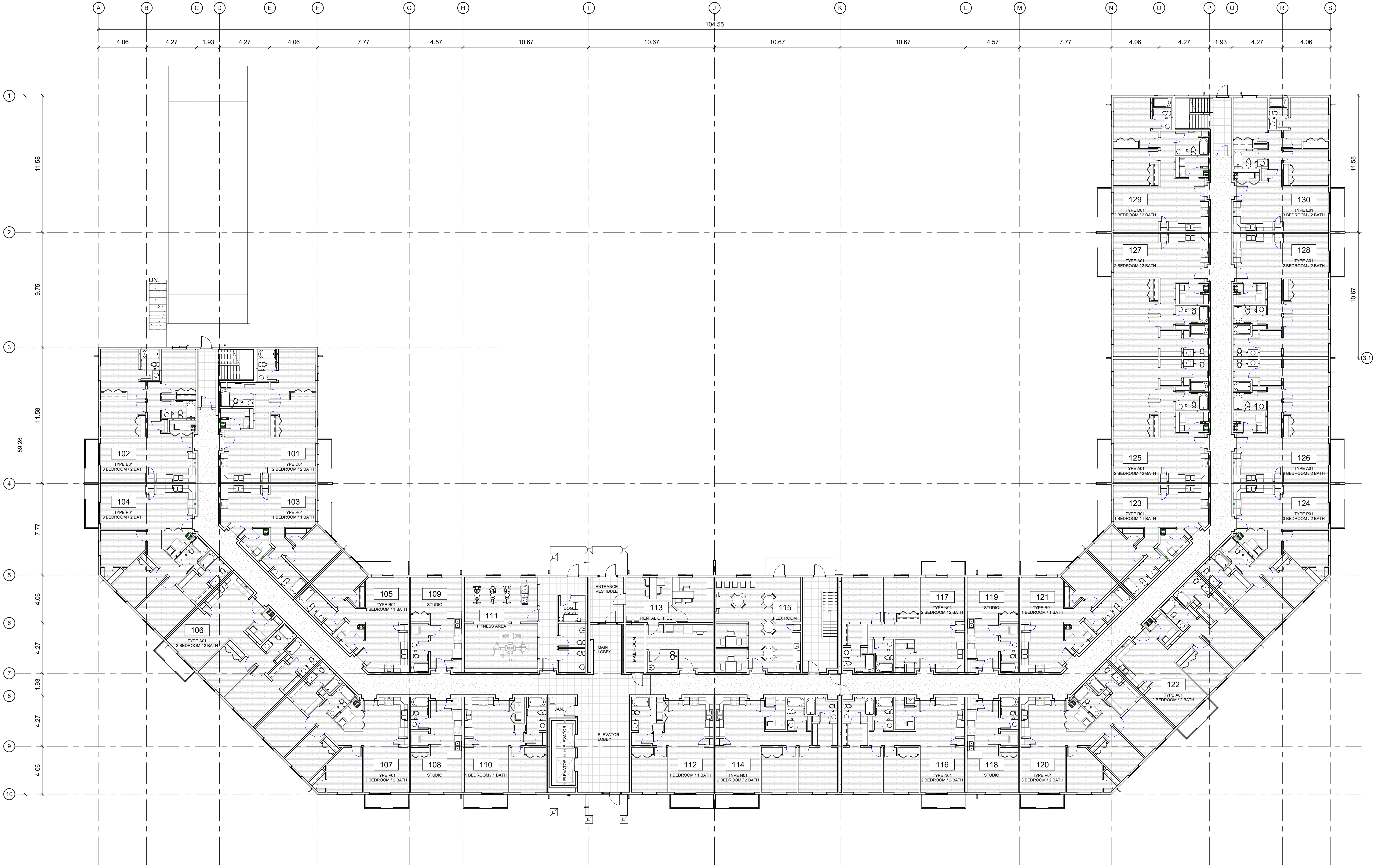
1 : 150

DRAWING #:

A2.01

REV #:

B



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

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

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THOMAS C. ABEL ARCHITECTURE INC. T: 604-682-6818



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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: EC

CHECKED BY: CG

DATE: FEB 14, 2025

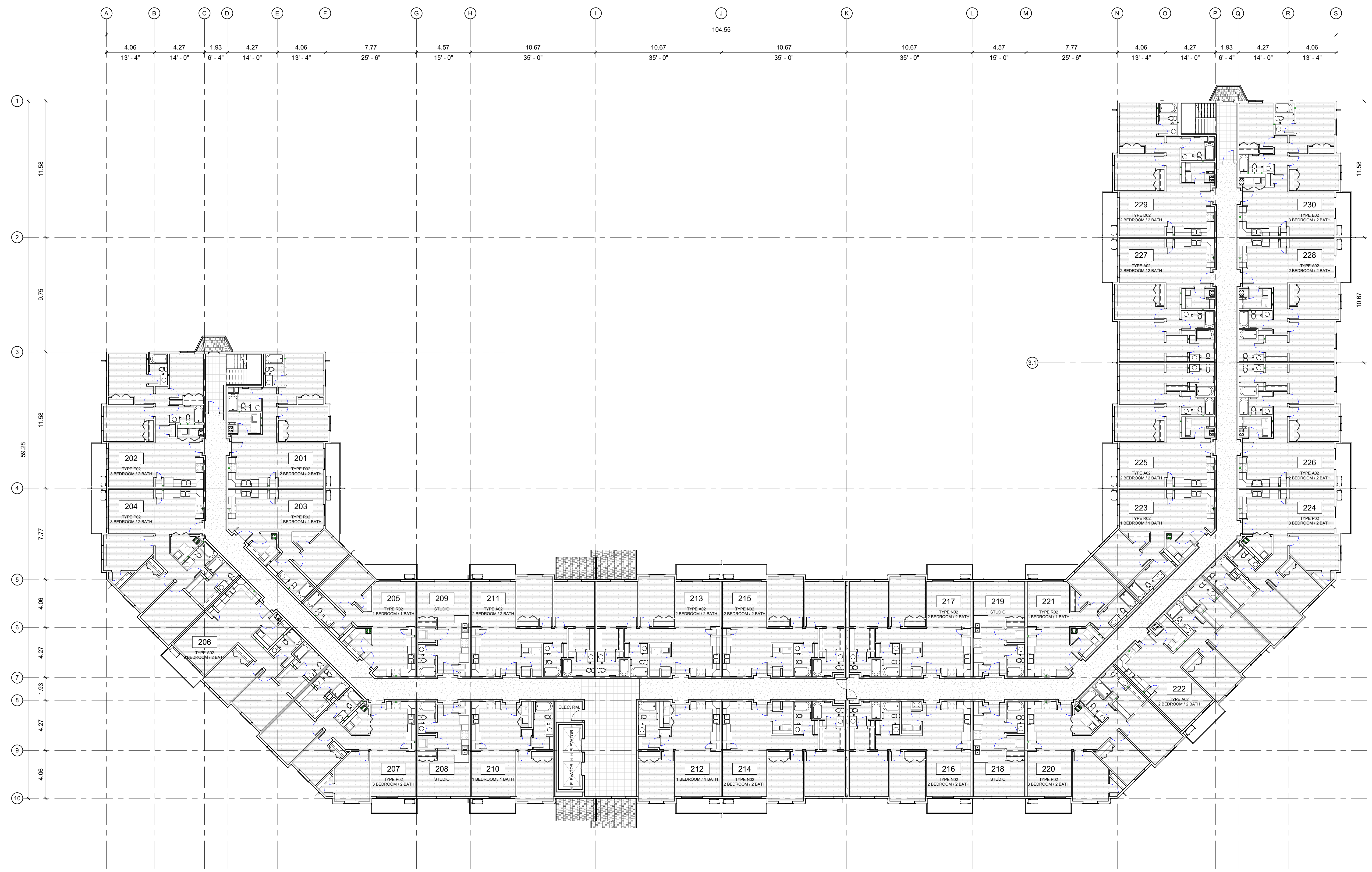
SCALE: 1 : 150

DRAWING #:

A2.02

REV #:

B



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:

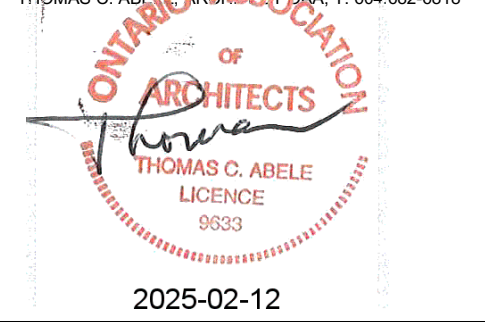
PROJECT STATUS:

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A	ISSUED FOR D.P.	OCT 15, 2024
B	RE-ISSUED FOR D.P.	FEB 14, 2025

SEAL: **ABELARCHITECTURE**



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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:

EC

CHECKED BY:

CG

DATE:

FEB 14, 2025

SCALE:

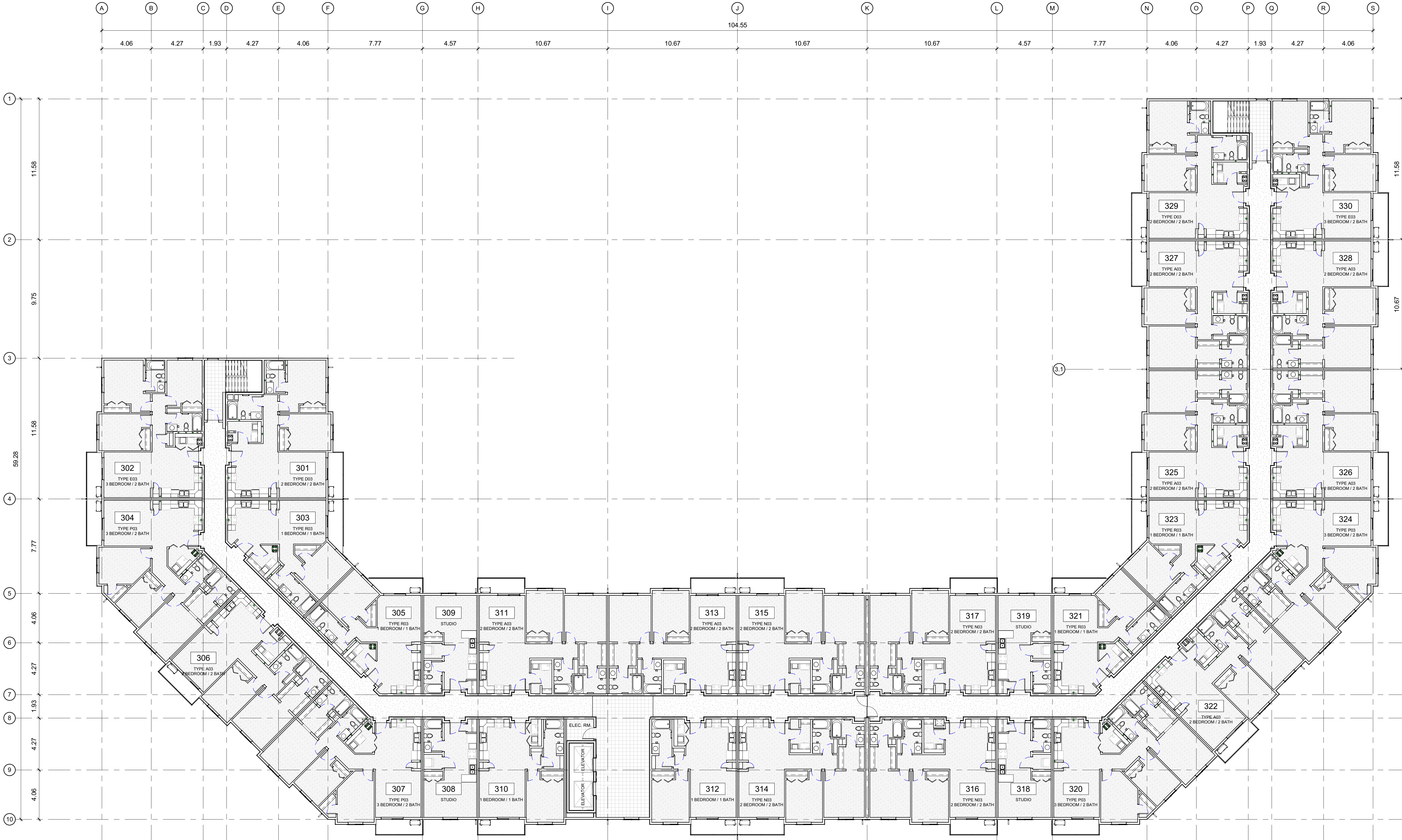
1 : 150

DRAWING #:

A2.03

REV #:

B



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

SITE MAP:

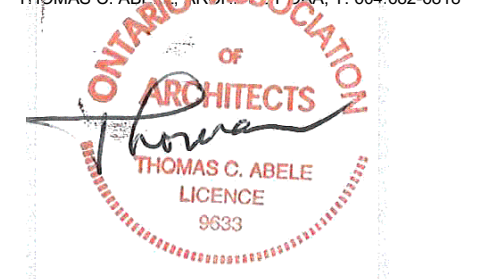
PROJECT STATUS:

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

SEAL: **ABELARCHITECTURE**
THOMAS C. ABEL ARCHITECTURE INC. T: 604-682-6818



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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:

EC

CHECKED BY:

CG

DATE:

FEB 14, 2025

SCALE:

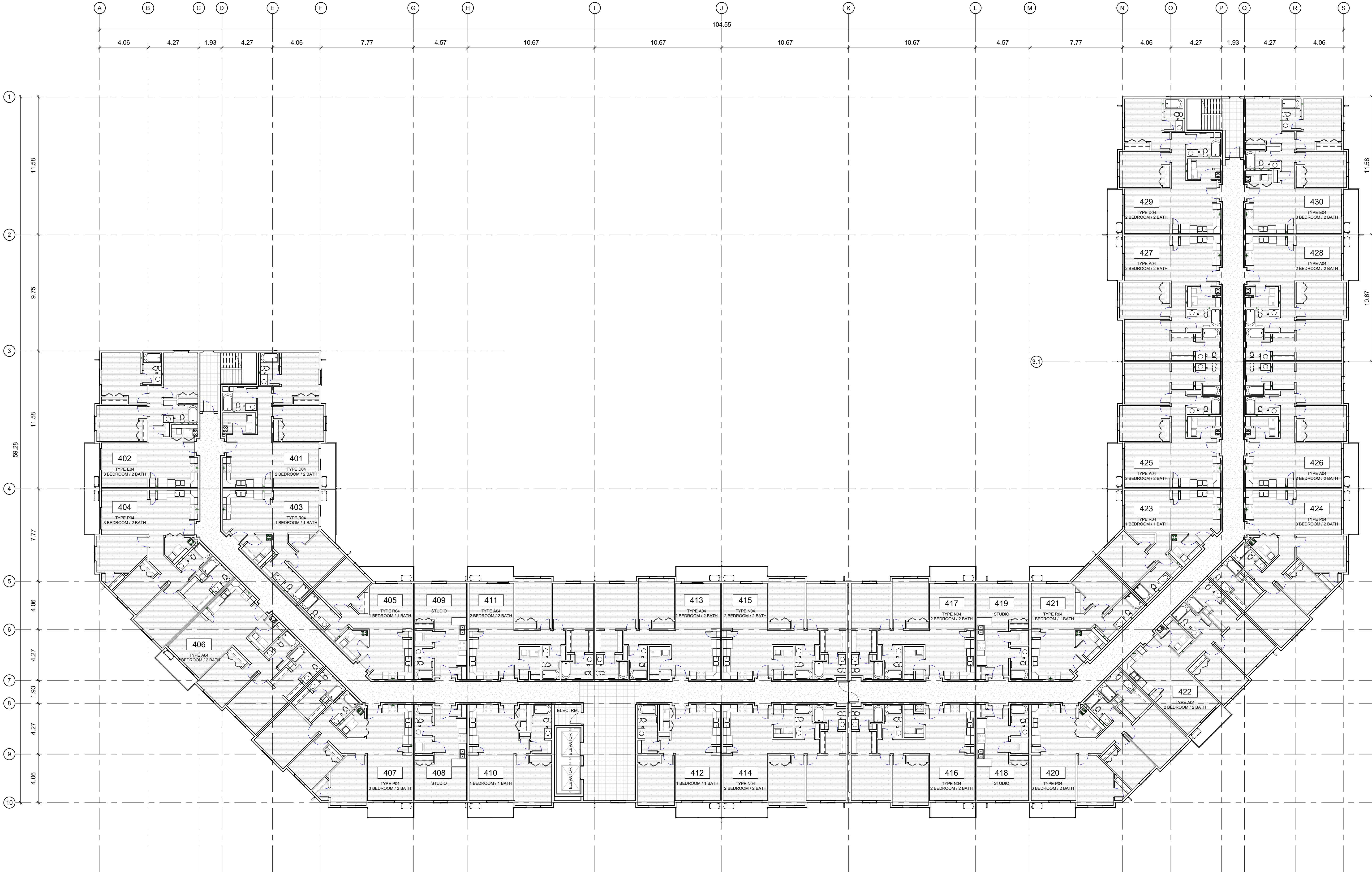
1 : 150

DRAWING #:

A2.04

REV #:

B



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

SITE MAP:

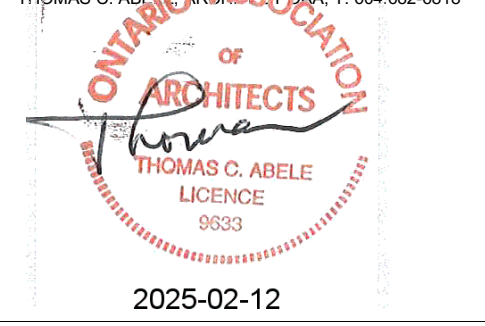
PROJECT STATUS:

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

SEAL: **ABELEARCHITECTURE**



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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:

EC

CHECKED BY:

CG

DATE:

FEB 14, 2025

SCALE:

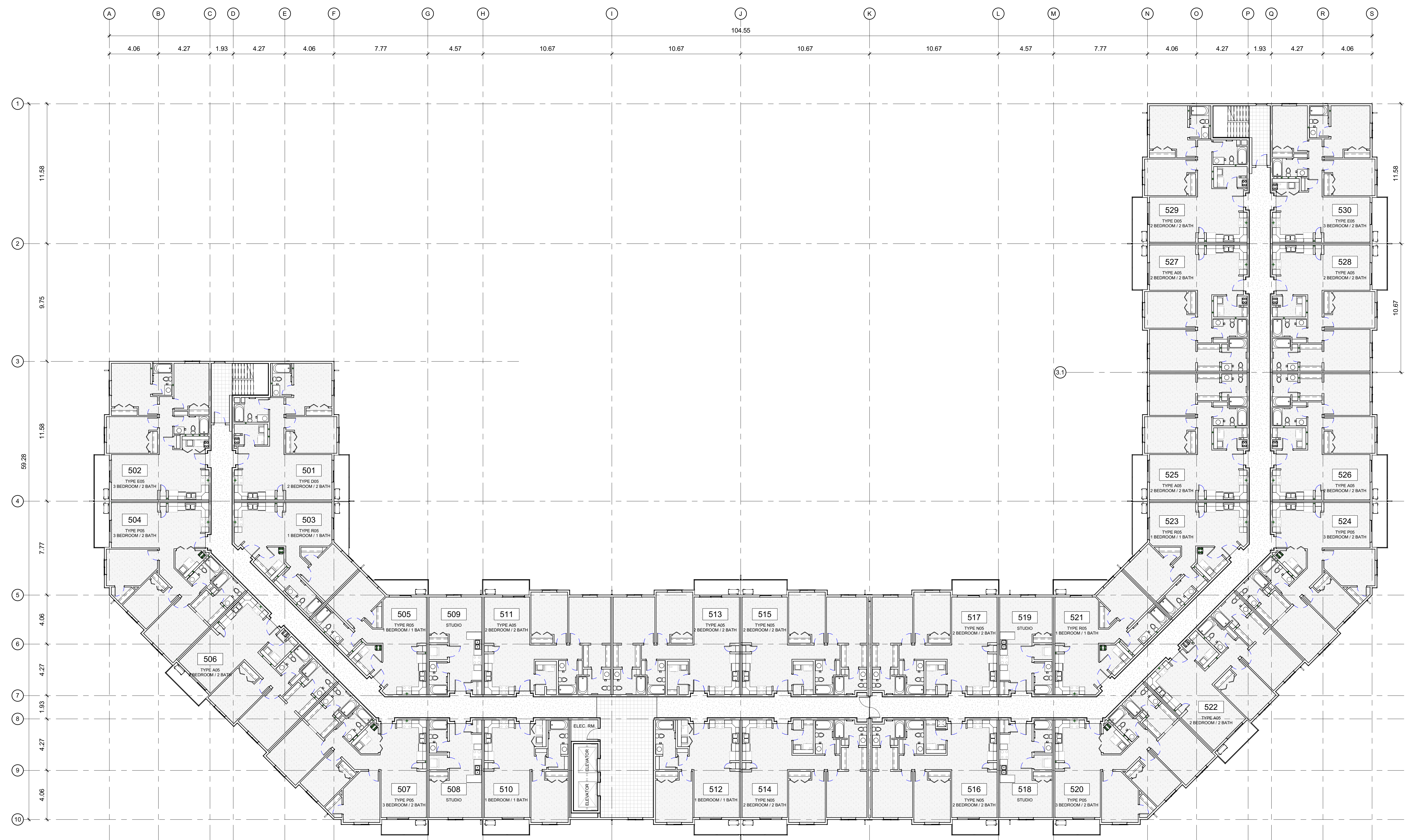
1 : 150

DRAWING #:

A2.05

REV #:

B



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:

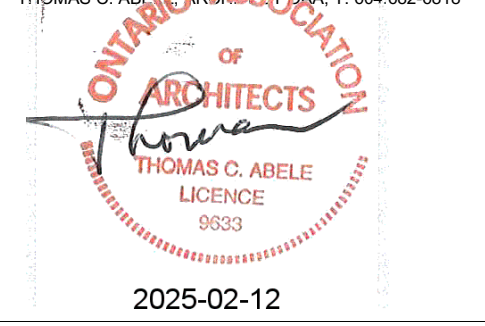
PROJECT STATUS:

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

SEAL: **ABELEARCHITECTURE**



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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:

EC

CHECKED BY:

CG

DATE:

FEB 14, 2025

SCALE:

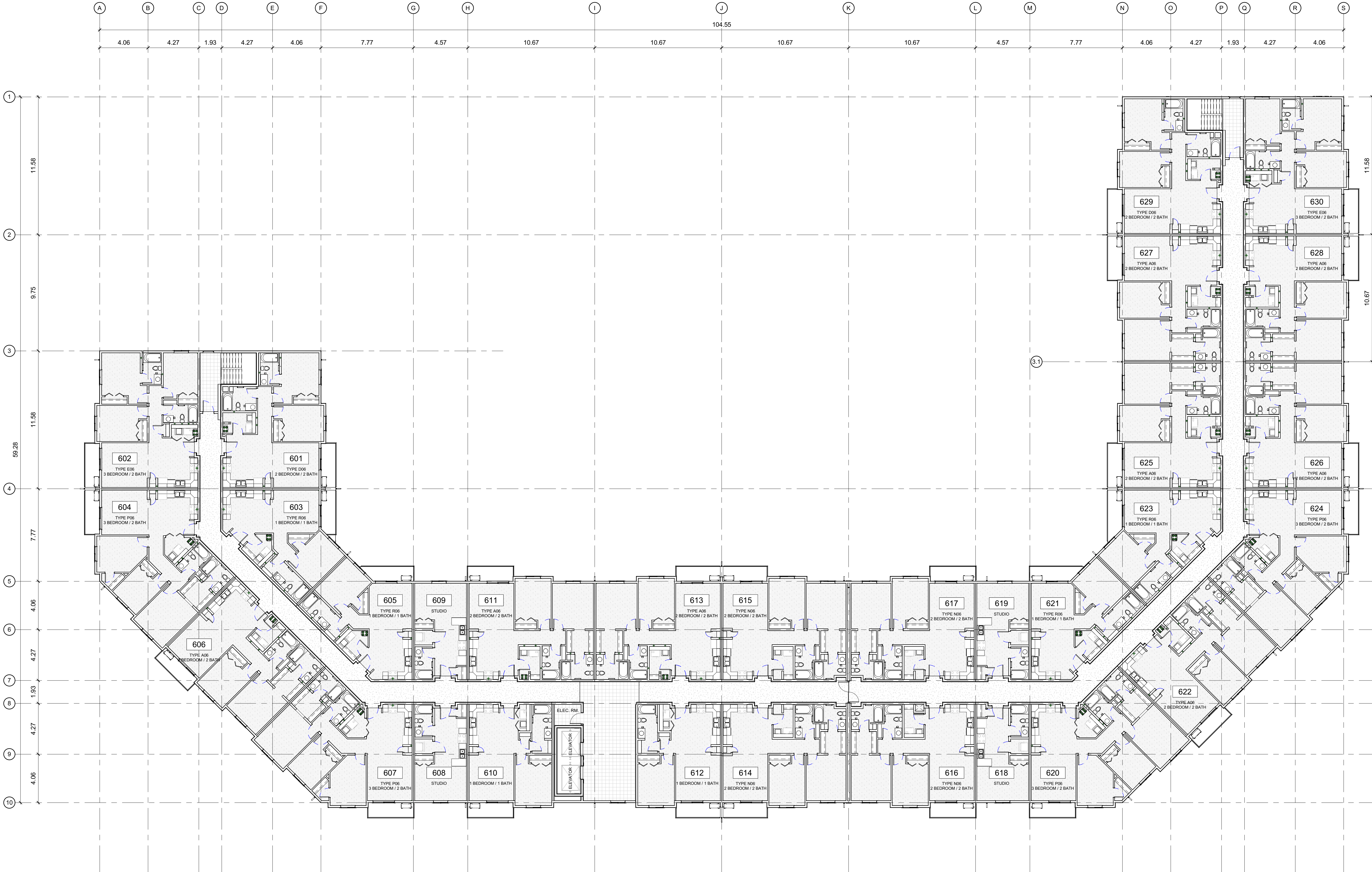
1 : 150

DRAWING #:

A2.06

REV #:

B



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:

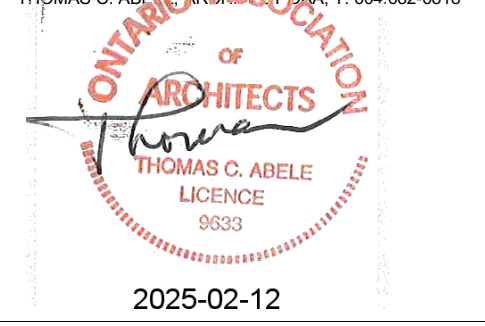
PROJECT STATUS:

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

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE ARCHITECTS INC. 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:

EC

CHECKED BY:

CG

DATE:

FEB 14, 2025

SCALE:

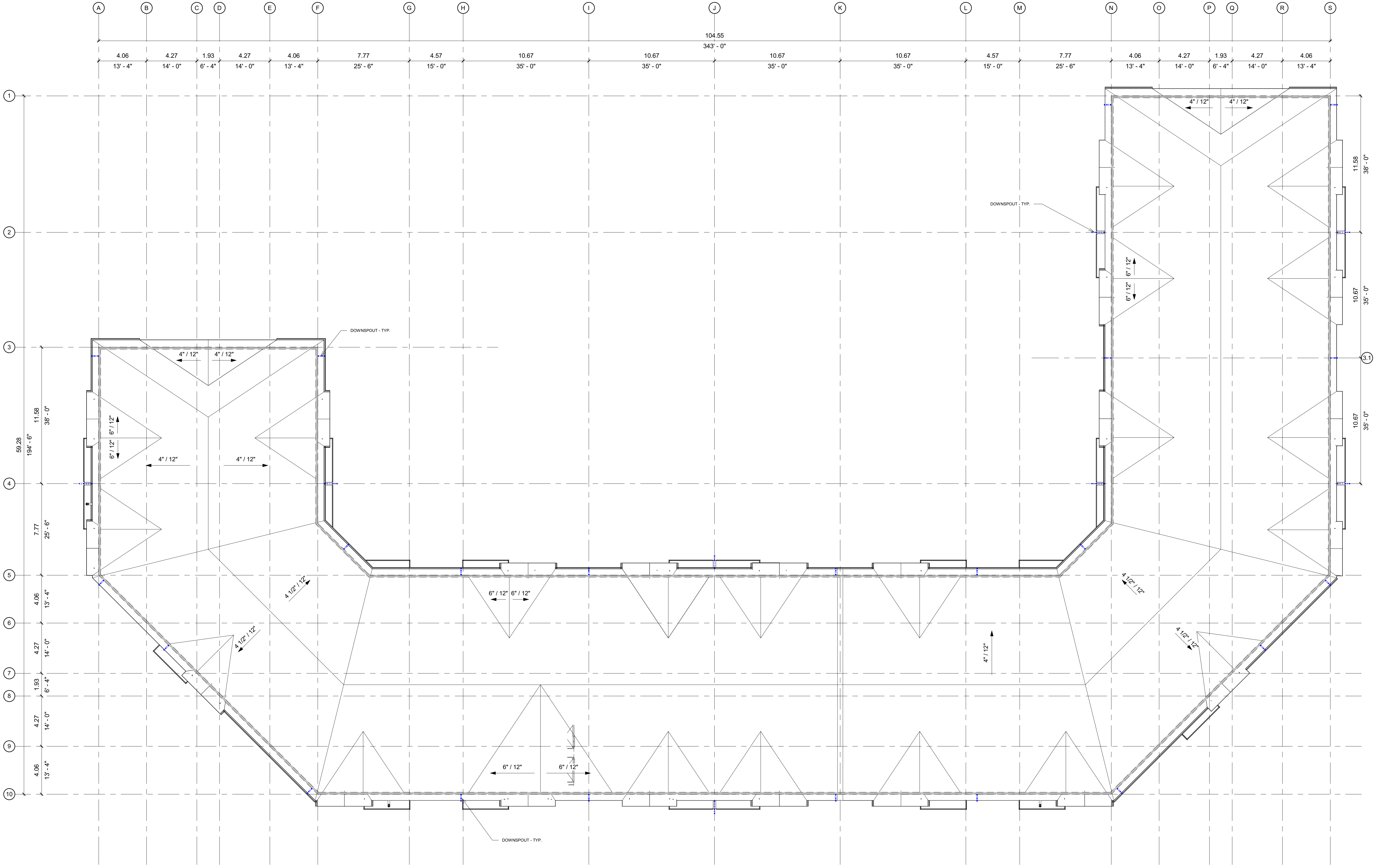
1 : 150

DRAWING #:

A2.07

REV #:

B



1 ROOF PLAN
1 : 150

SITE MAP:

PROJECT STATUS:
DEVELOPMENT PERMIT

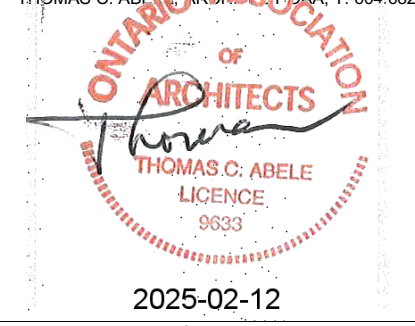
Revision Schedule

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



1 EAST
1:150

SEAL: **ABEL ARCHITECTURE**
THOMAS C. ABEL ARCHITECTURE
THOMAS C. ABEL
LICENCE 9933



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PROJECT NAME:
PALLADIUM TERRACE

PROJECT NUMBER:
VP 2402

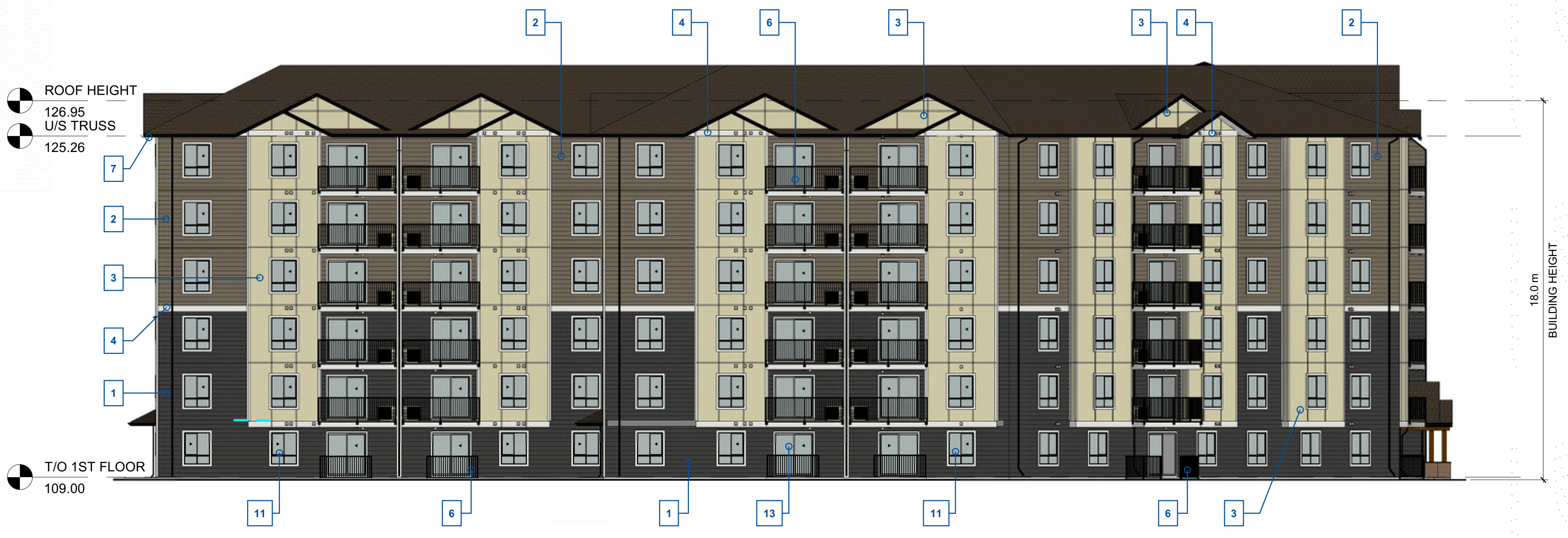
ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
ELEVATION - COLOUR

DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 14, 2025
SCALE: As indicated

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

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



2 NORTH
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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PROJECT NAME:
PALLADIUM TERRACE

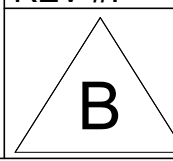
PROJECT NUMBER:
VP 2402

ADDRESS:
425 CULDAFF RD
OTTAWA, ON

DRAWING TITLE:
ELEVATION - COLOUR

DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 14, 2025
SCALE: As indicated

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



① WEST
1 : 150



② SOUTH
1 : 150

1	PLANK - CEDARMILL (IRON GREY)	8	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
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3	PANEL - SMOOTH (NAVAJO BEIGE)	10	LED WALL SCONCE
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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