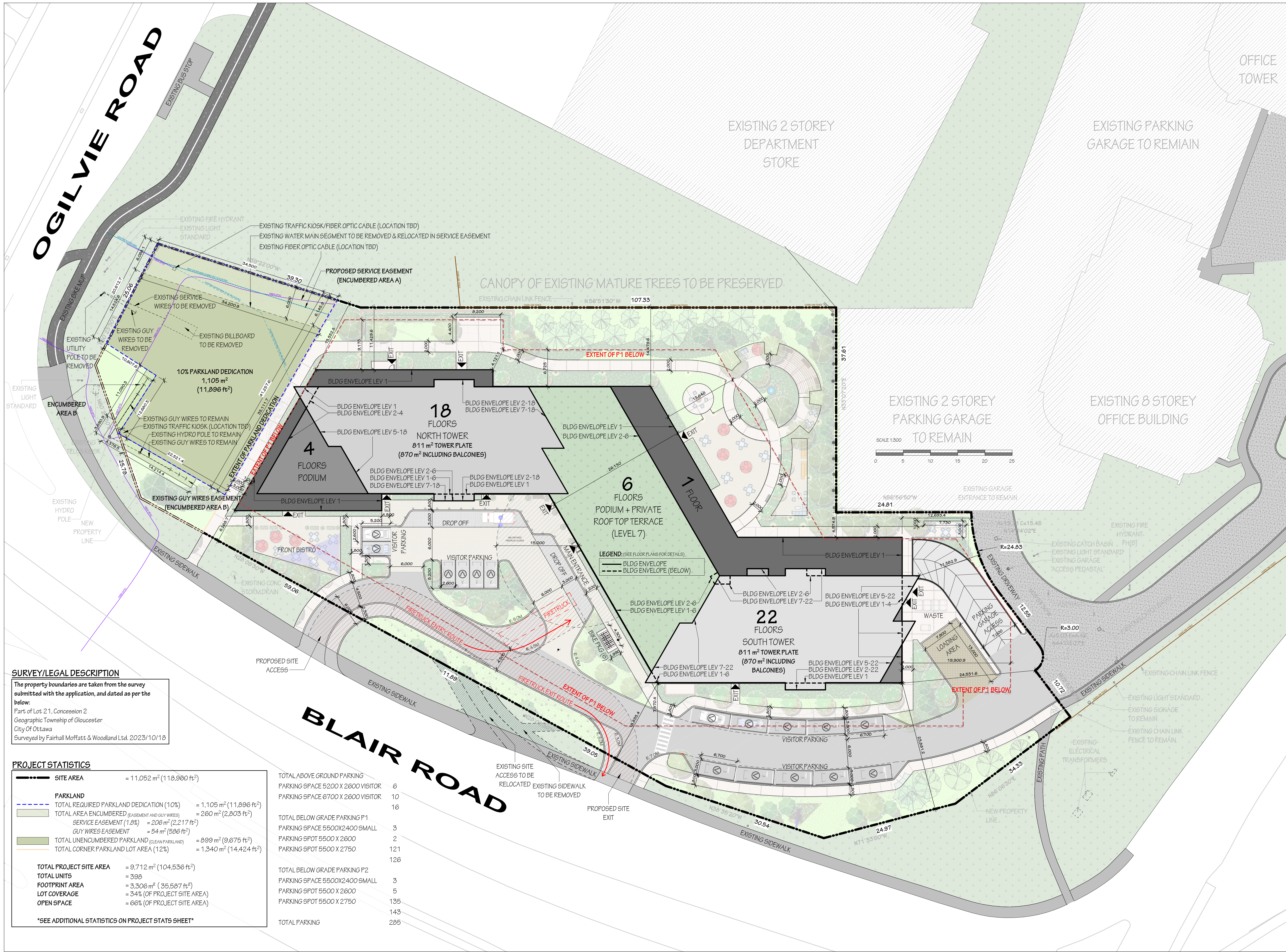


OGILVIE ROAD



SURVEY/LEGAL DESCRIPTION

The property boundaries are taken from the survey submitted with the application, and dated as per the below:
Part of Lot 21, Concession 2
Geographic Township of Gloucester
City Of Ottawa
Surveyed by Fairhall Moffatt & Woodland Ltd. 2023/10/18

PROJECT STATISTICS

SITE AREA	= 11,052 m² (118,960 ft²)
PARKLAND	
TOTAL REQUIRED PARKLAND DEDICATION (10%)	= 1,105 m ² (11,896 ft ²)
TOTAL AREA ENCUMBERED (EASEMENT AND GUY WIRES)	= 280 m ² (2,803 ft ²)
SERVICE EASEMENT (1.8%)	= 206 m ² (2,217 ft ²)
GUY WIRES EASEMENT	= 54 m ² (586 ft ²)
TOTAL UNENCUMBERED PARKLAND (CLEAN PARKLAND)	= 899 m ² (9,675 ft ²)
TOTAL CORNER PARKLAND LOT AREA (12%)	= 1,340 m ² (14,424 ft ²)
TOTAL PROJECT SITE AREA	= 9,712 m² (104,536 ft²)
TOTAL UNITS	= 398
FOOTPRINT AREA	= 3,306 m² (35,587 ft²)
LOT COVERAGE	= 34% (OF PROJECT SITE AREA)
OPEN SPACE	= 66% (OF PROJECT SITE AREA)
SEE ADDITIONAL STATISTICS ON PROJECT STATS SHEET	

TOTAL ABOVE GROUND PARKING	
PARKING SPACE 5200 X 2600 VISITOR	6
PARKING SPACE 6700 X 2600 VISITOR	10
	16
TOTAL BELOW GRADE PARKING P1	
PARKING SPOT 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	2
PARKING SPOT 5500 X 2750	121
	126
TOTAL BELOW GRADE PARKING P2	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	5
PARKING SPOT 5500 X 2750	135
	143
TOTAL PARKING	285

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NOUS HABITENT

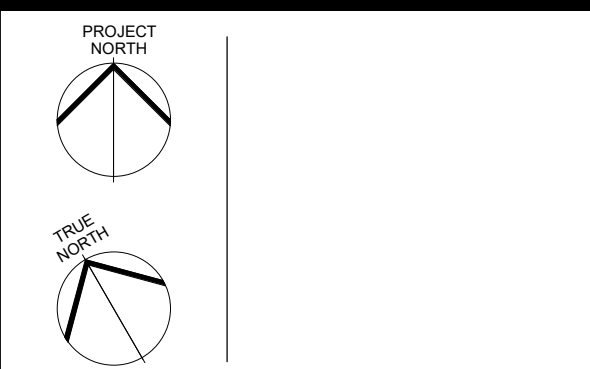
300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

B	250704	RESUBMITTED FOR ZBA
A	250702	ISSUED FOR COORDINATION
NO.	DATE	REVISION

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63 Pamela Street
Ottawa, Ontario
Canada K1S 9K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
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PROJECT LOCATION: BLAIR & OGILVIE		
1440 BLAIR TOWERS PL. OTTAWA, ON K1J 1G2		
DRAWING TITLE: SITE PLAN WITH EXISTING CITY ROW (SIDEWALK/MP)		
PROJECT NO: 2314	SCALE: 1 : 300	DRAWING NO.: ZB1.01
DRAWN BY: CH	DATE: July 2, 2025	REVISION NO.: B

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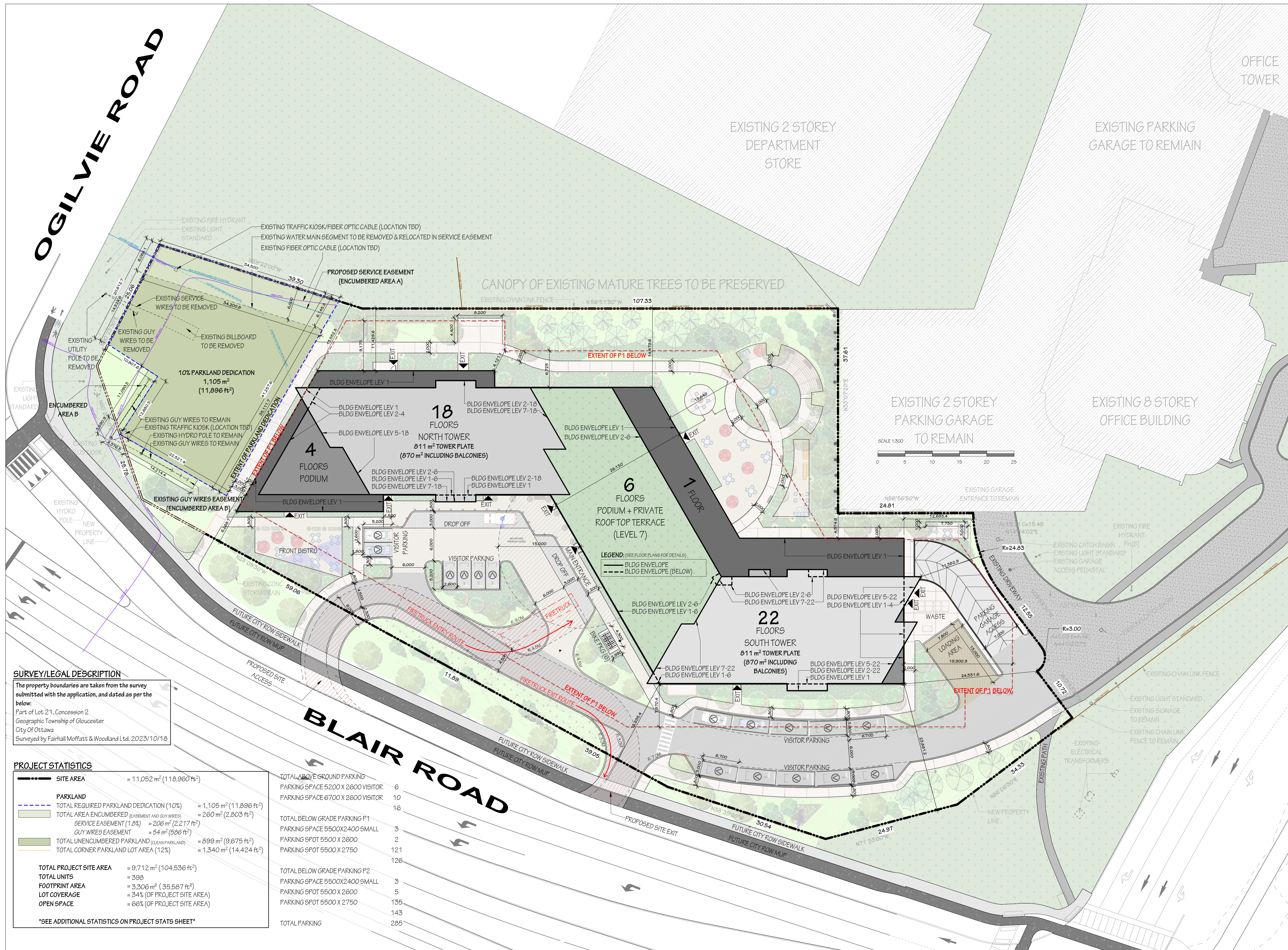
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1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

SITE PLAN

B1.02



OGILVIE ROAD

BLAIR ROAD

GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL P2	
	Area m2	Area ft2		Total Area m2	Total Area ft2
PARKING GARAGE P1	6,597 m²	71,010 ft²	1	6,597 m²	71,010 ft²
TOTAL GFA	6,597 m²	71,010 ft²		6,597 m²	71,010 ft²

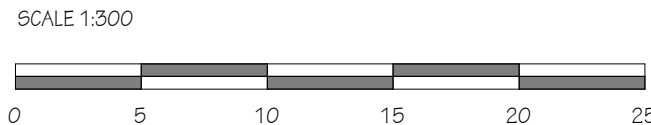
TOTAL BELOW GRADE PARKING P2

PARKING SPACE 5500X2400 SMALL3

PARKING SPOT 5500 X 26005

PARKING SPOT 5500 X 2750135

143



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A	250704	RESUBMITTED FOR ZBA
NO.	DATE	REVISION

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Ottawa, Ontario
Canada K1S 3K7
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PROJECT NORTH

TRUE NORTH

PROJECT LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL P2

PROJECT NO:
2314

SCALE:
1 : 300

DRAWN BY:
CH

DATE:
July 4, 2025

DRAWING NO.:
ZB2.01

REVISION NO.:
A

ZB2-01- RA- LEVEL P2

OGILVIE ROAD

BLAIR ROAD

GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL P1	
	Area m2	Area ft2		Total Area m2	Total Area ft2
PARKING GARAGE P1	6,597 m²	71,010 ft²	1	6,597 m²	71,010 ft²
TOTAL GFA	6,597 m²	71,010 ft²		6,597 m²	71,010 ft²

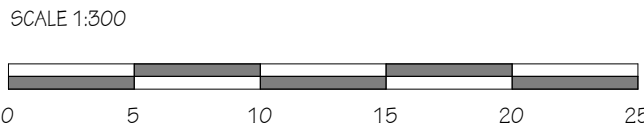
TOTAL BELOW GRADE PARKING P1

PARKING SPACE 5500X2400 SMALL3

PARKING SPOT 5500 X 26002

PARKING SPOT 5500 X 2750121

126



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A	250704	RESUBMITTED FOR ZBA
NO.	DATE	REVISION

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Ottawa, Ontario
Canada K1S 9K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
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PROJECT NORTH

TRUE NORTH

PROJECT LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL P1

PROJECT NO:
2314

DRAWN BY:
CH

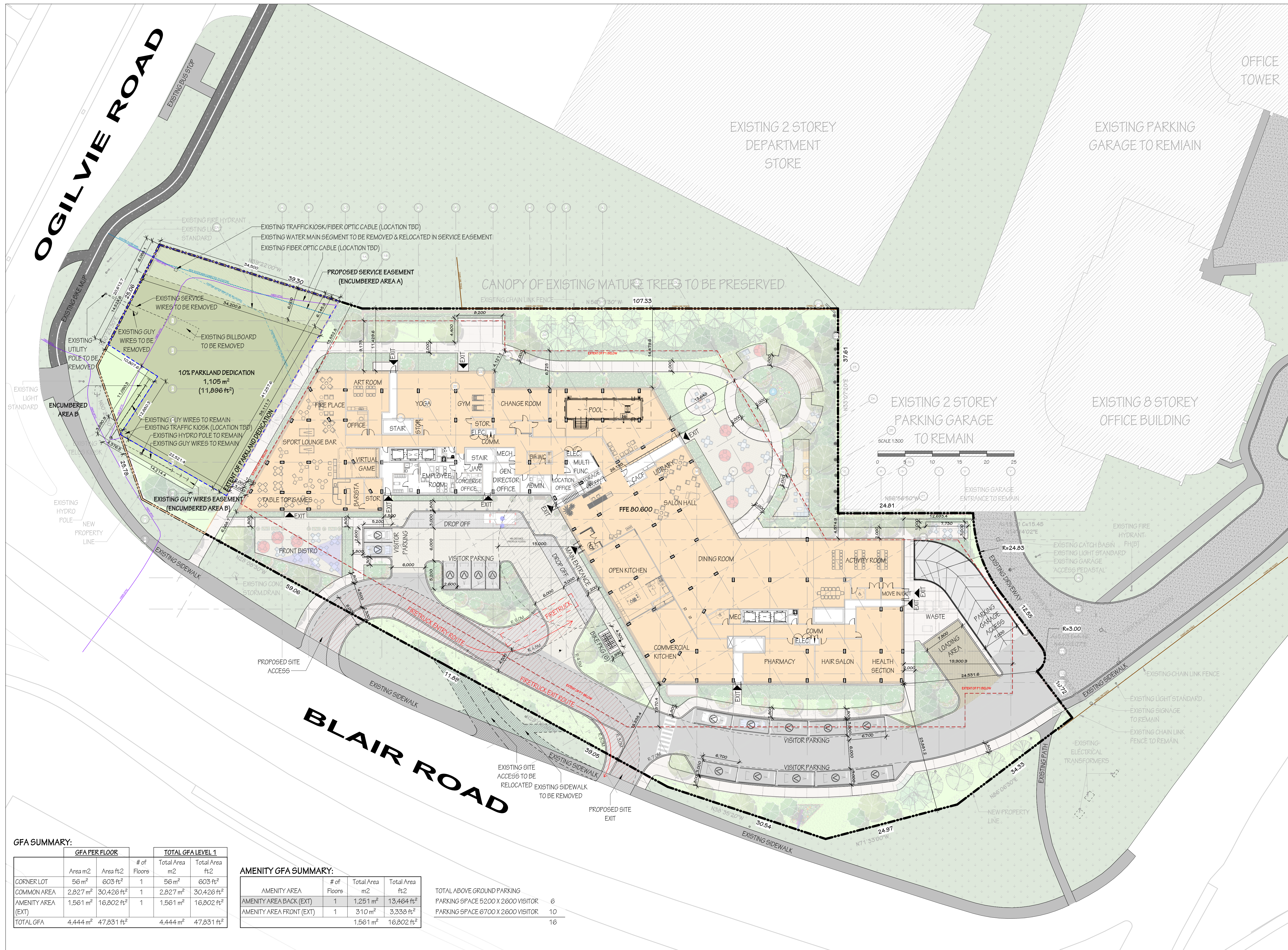
SCALE:
1 : 300

DATE:
July 4, 2025

DRAWING NO.:
ZB2.02

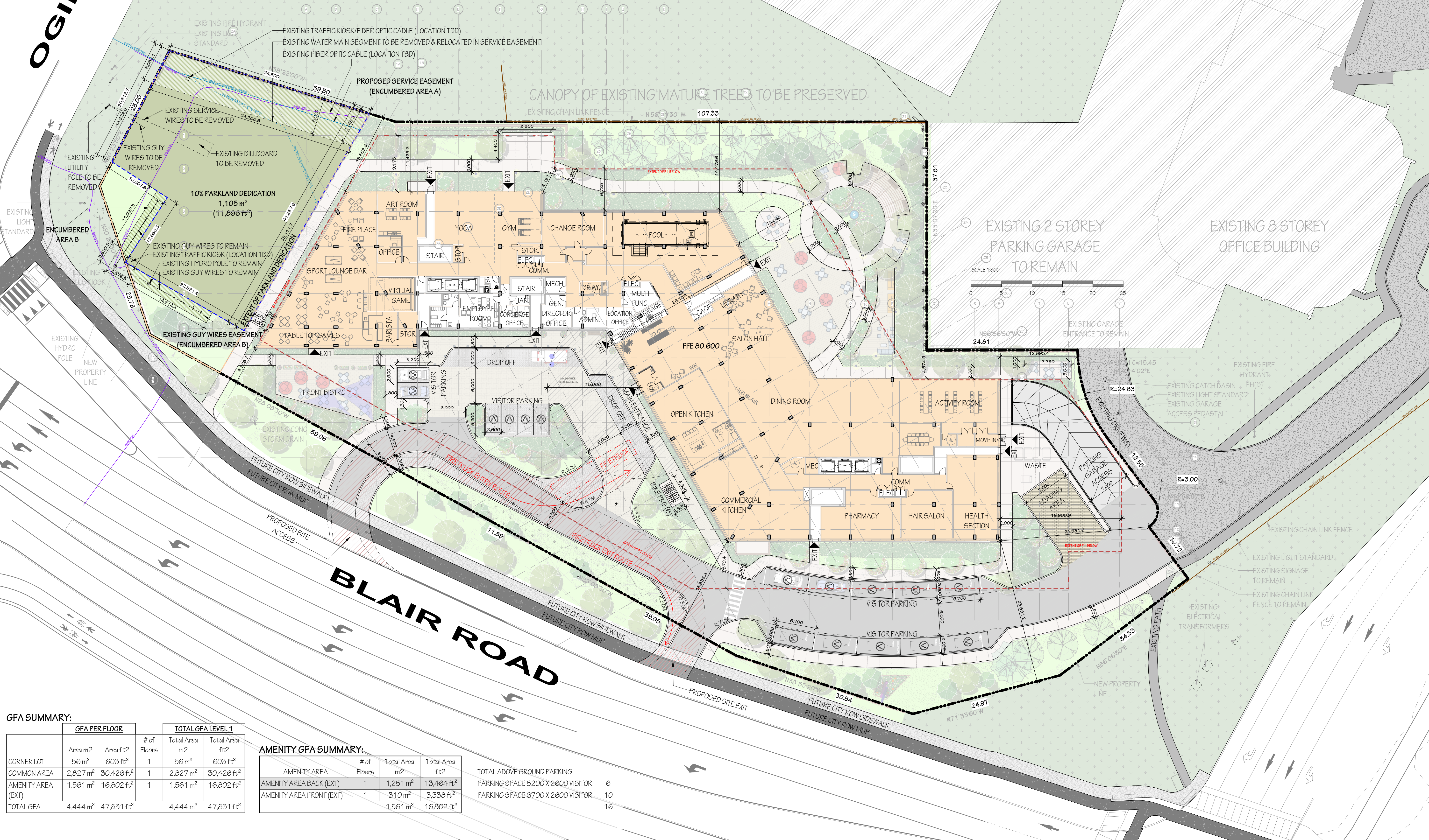
REVISION NO.:
A

ZB2.02- RA- LEVEL P1



OGILVIE ROAD

BLAIR ROAD



GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 1	
	Area m2	Area ft2		Total Area m2	Total Area ft2
CORNER LOT	56 m²	603 ft²	1	56 m²	603 ft²
COMMON AREA	2,827 m²	30,426 ft²	1	2,827 m²	30,426 ft²
AMENITY AREA (EXT)	1,561 m²	16,802 ft²	1	1,561 m²	16,802 ft²
TOTAL GFA	4,444 m²	47,831 ft²		4,444 m²	47,831 ft²

AMENITY GFA SUMMARY:

AMENITY AREA	# of Floors	Total Area m2	Total Area ft2
AMENITY AREA BACK (EXT)	1	1,251 m²	13,464 ft²
AMENITY AREA FRONT (EXT)	1	310 m²	3,338 ft²
		1,561 m²	16,802 ft²

TOTAL ABOVE GROUND PARKING	
PARKING SPACE 5200 X 2600 VISITOR	6
PARKING SPACE 6700 X 2600 VISITOR	10
	16

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A	250704	RESUBMITTED FOR ZBA
NO.	DATE	REVISION

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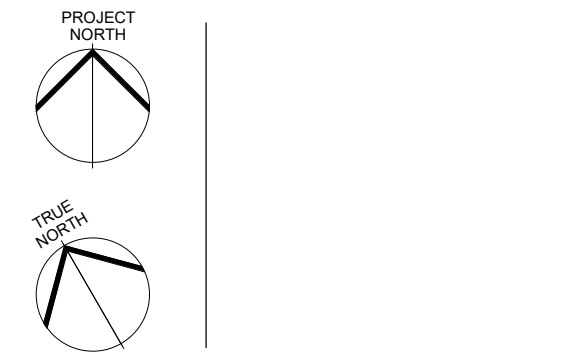
63 Pamela Street
Ottawa, Ontario
Canada K1S 9K7

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F: 613-235-2005
E: mail@hobinarc.com

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PROJECT LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL. OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 1
WITH FUTURE CITY ROW (SIDEWALK/MUP)

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1:300	ZB2.04
DRAWN BY:	DATE:	REVISION NO.:
CH	July 4, 2025	A

ZB2.04-RA-LEVEL 1

OGILVIE ROAD

BLAIR ROAD

GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 2-4	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	2,289 m ²	24,637 ft ²	3	6,866 m ²	73,910 ft ²
COMMON AREA	34.7 m ²	3,731 ft ²	3	1,040 m ²	11,194 ft ²
TOTAL GFA	2,635 m ²	28,368 ft ²		7,906 m ²	85,105 ft ²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BACH (1½)	3	3	9
1 BED (3½)	15	3	45
1 BED (3½) + BAY	7	3	21
1 BED (3½) + DEN	3	3	9
2 BED (4½)	3	3	9
3 BED (5½)	2	3	6
	33		99

SCALE 1:300



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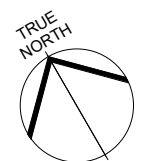
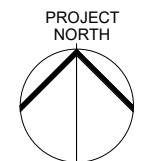
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Ottawa, Ontario
Canada K1S 3K7

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F: 613-235-2005

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PROJECT/LOCATION:

BLAIR & OGILVIE

1440 BLAIR TOWERS PL. OTTAWA, ON K1J 1G2

DRAWING TITLE:

LEVEL 2-4

PROJECT NO:

2314

DRAWN BY:

CH

SCALE:

1 : 300

DATE:

July 4, 2025

DRAWING NO.:

ZB2.05

REVISION NO.: A

ZB2.05- RA- LEVEL 2-4

OGILVIE ROAD

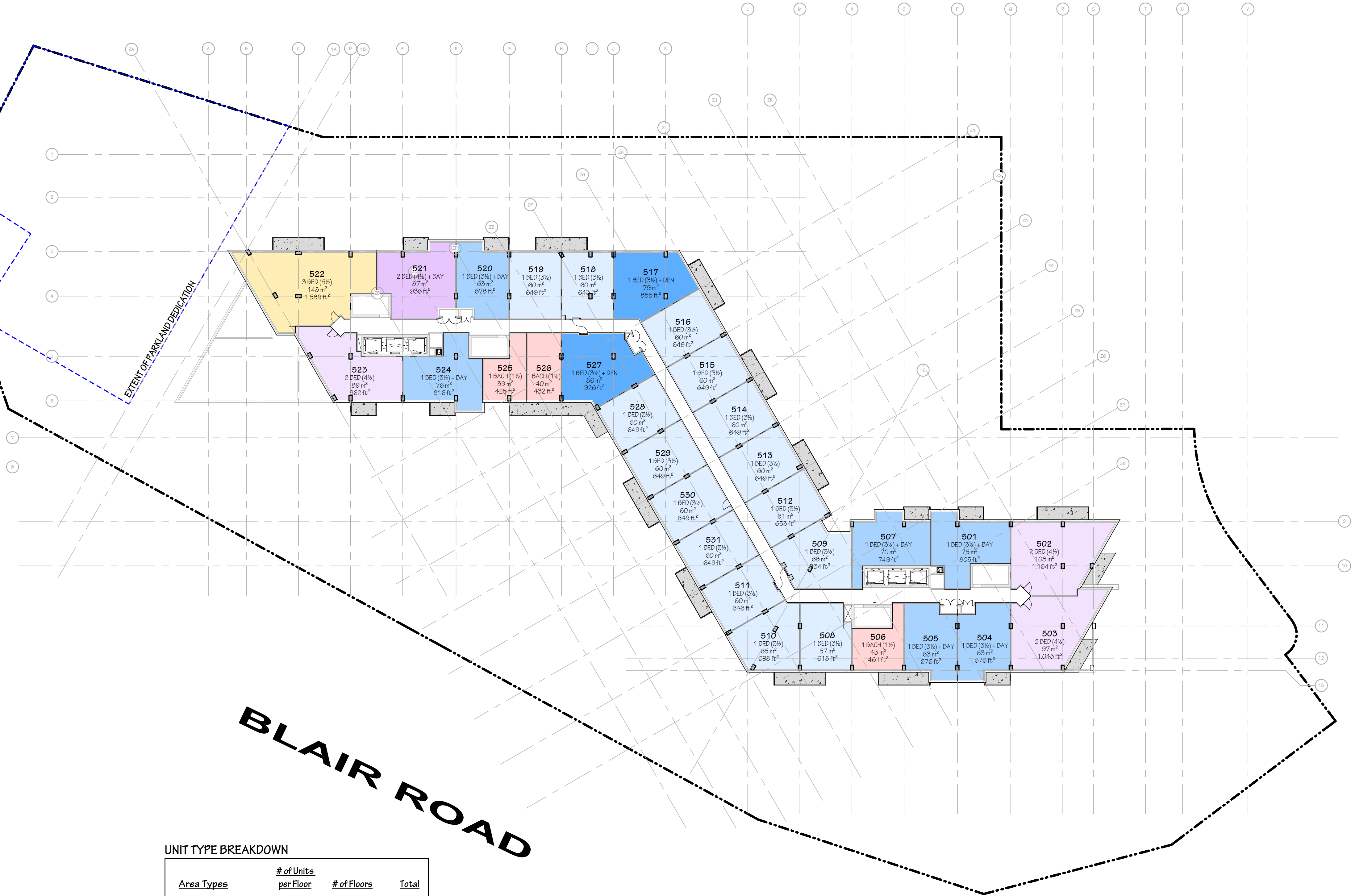
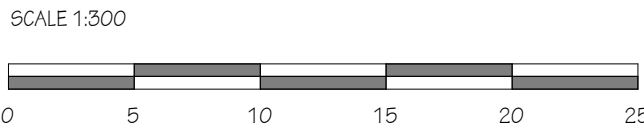
BLAIR ROAD

GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 5-6	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	2,139 m ²	23,028 ft ²	2	4,279 m ²	46,057 ft ²
COMMON AREA	340 m ²	3,655 ft ²	2	679 m ²	7,309 ft ²
TOTAL GFA	2,479 m ²	26,683 ft ²		4,958 m ²	53,366 ft ²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BACH (1½)	3	2	6
1 BED (3½)	15	2	30
1 BED (3½) + BAY	6	2	12
1 BED (3½) + DEN	2	2	4
2 BED (4½)	3	2	6
2 BED (4½) + BAY	1	2	2
3 BED (5½)	1	2	2
	31	62	



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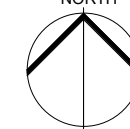
63 Pamela Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
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PROJECT NORTH



PROJECT LOCATION:

BLAIR & OGILVIE

1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

DRAWING TITLE:

LEVEL 5-6

PROJECT NO:

2314

SCALE:

1 : 300

DRAWING NO.:

ZB2.06

DRAWN BY:

CH

DATE:

July 4, 2025

REVISION NO.:

A

ZB2.06- RA- LEVEL 5-6

OGILVIE ROAD

BLAIR ROAD

AMENITY GFA SUMMARY:

	# of Floors	Total Area m2	Total Area ft2
AMENITY AREA (EXT)	1	854 m ²	9,195 ft ²
AMENITY AREA (INT)	1	152 m ²	1,634 ft ²

NORTH TOWER GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 7	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	676 m ²	7,277 ft ²	1	676 m ²	7,277 ft ²
COMMON AREA	135 m ²	1,451 ft ²	1	135 m ²	1,451 ft ²
TOTAL GFA	811 m ²	8,728 ft ²		811 m ²	8,728 ft ²
TOTAL GFA *INCL. BALCONES	870 m ²	9,369 ft ²	1	870 m ²	9,369 ft ²

SOUTH TOWER GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 7	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	527 m ²	5,669 ft ²	1	527 m ²	5,669 ft ²
COMMON AREA	132 m ²	1,426 ft ²	1	132 m ²	1,426 ft ²
AMENITY AREA (INT)	152 m ²	1,634 ft ²	1	152 m ²	1,634 ft ²
TOTAL GFA	811 m ²	8,728 ft ²		811 m ²	8,728 ft ²
TOTAL GFA *INCL. BALCONES	870 m ²	9,369 ft ²	1	870 m ²	9,369 ft ²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	1	2
1 BED (3½)	1	1	1
1 BED (3½) + BAY	4	1	4
2 BED (4½)	6	1	6
2 BED (4½) + BAY	1	1	1
2 BED (4½) + DEN	1	1	1
	15	1	15

SCALE 1:300



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A	250704	RESUBMITTED FOR ZBA
NO.	DATE	REVISION

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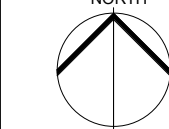
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Canada K1S 9K7
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PROJECT NORTH



PROJECT/LOCATION:

BLAIR & OGILVIE

1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

DRAWING TITLE:

LEVEL 7

PROJECT NO:

2314

DRAWN BY:

CH

SCALE:

1 : 300

DATE:

July 4, 2025

DRAWING NO.:

ZB2.07

REVISION NO.: A

ZB2.07- RA- LEVEL 7

OGILVIE ROAD

BLAIR ROAD

NORTH TOWER GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 8-17	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	692 m ²	7,453 ft ²	10	6,924 m ²	74,527 ft ²
COMMON AREA	118 m ²	1,275 ft ²	10	1,185 m ²	12,753 ft ²
TOTAL GFA	811 m ²	8,728 ft ²		8,109 m ²	87,280 ft ²
TOTAL GFA *INCL. BALCONIES	870 m ²	9,369 ft ²	10	8,704 m ²	93,692 ft ²

SOUTH TOWER GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 8-17	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	690 m ²	7,431 ft ²	10	6,904 m ²	74,309 ft ²
COMMON AREA	121 m ²	1,297 ft ²	10	1,205 m ²	12,971 ft ²
TOTAL GFA	811 m ²	8,728 ft ²		8,109 m ²	87,280 ft ²
TOTAL GFA *INCL. BALCONIES	870 m ²	9,369 ft ²	10	8,704 m ²	93,692 ft ²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	10	20
1 BED (3½)	2	10	20
1 BED (3½) + BAY	4	10	40
2 BED (4½)	7	10	70
2 BED (4½) + BAY	1	10	10
2 BED (4½) + DEN	1	10	10
	17		170

SCALE 1:300



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A	250704	RESUBMITTED FOR ZBA
NO.	DATE	REVISION

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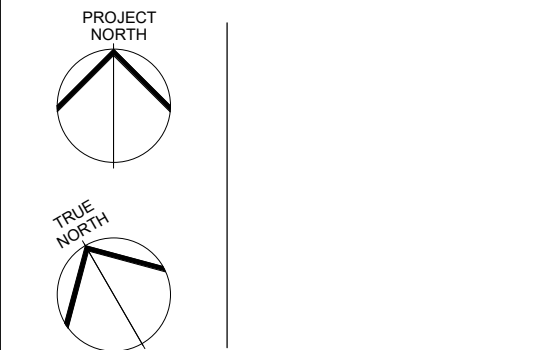
Hobin Architecture Incorporated

63 Pamela Street
Ottawa, Ontario
Canada K1S 9K7

T: 613-238-7200
F: 613-235-2005
E: mal@hobinarc.com

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PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL. OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 8-17

PROJECT NO: 2314	SCALE: 1 : 300	DRAWING NO.: ZB2.08
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB2.08-RA-LEVEL 8-17

OGILVIE ROAD

BLAIR ROAD

AMENITY GFA SUMMARY:

	# of Floors	Total Area m2	Total Area ft2
AMENITY AREA (INT)	1	151 m ²	1,622 ft ²

NORTH TOWER GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 18	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	531 m ²	5,711 ft ²	1	531 m ²	5,711 ft ²
COMMON AREA	130 m ²	1,395 ft ²	1	130 m ²	1,395 ft ²
AMENITY AREA (INT)	151 m ²	1,622 ft ²	1	151 m ²	1,622 ft ²
TOTAL GFA	811 m ²	8,728 ft ²		811 m ²	8,728 ft ²
TOTAL GFA *INCL. BALCONIES	870 m ²	9,369 ft ²	1	870 m ²	9,369 ft ²

SOUTH TOWER GFA SUMMARY:

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 18	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	676 m ²	7,277 ft ²	1	676 m ²	7,277 ft ²
COMMON AREA	135 m ²	1,451 ft ²	1	135 m ²	1,451 ft ²
TOTAL GFA	811 m ²	8,728 ft ²		811 m ²	8,728 ft ²
TOTAL GFA *INCL. BALCONIES	870 m ²	9,369 ft ²	1	870 m ²	9,369 ft ²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2 1/2) + BAY	3	1	3
1 BED (3 1/2)	1	1	1
1 BED (3 1/2) + BAY	4	1	4
1 BED (3 1/2) + DEN	1	1	1
2 BED (4 1/2)	6	1	6
2 BED (4 1/2) + DEN + BAY	1	1	1
	16		16

SCALE 1:300



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300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

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NO.	DATE	REVISION

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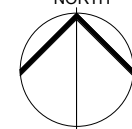
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Ottawa, Ontario
Canada K1S 9K7

T: 613-238-7200
F: 613-235-2005
E: mal@hobinarc.com

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PROJECT NORTH



PROJECT LOCATION:

BLAIR & OGILVIE

1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

DRAWING TITLE:

LEVEL 18

PROJECT NO:

2314

DRAWN BY:

CH

SCALE:

1 : 300

DATE:

July 4, 2025

DRAWING NO.:

ZB2.09

REVISION NO.: A

ZB2.09-RA-LEVEL 18

OGILVIE ROAD

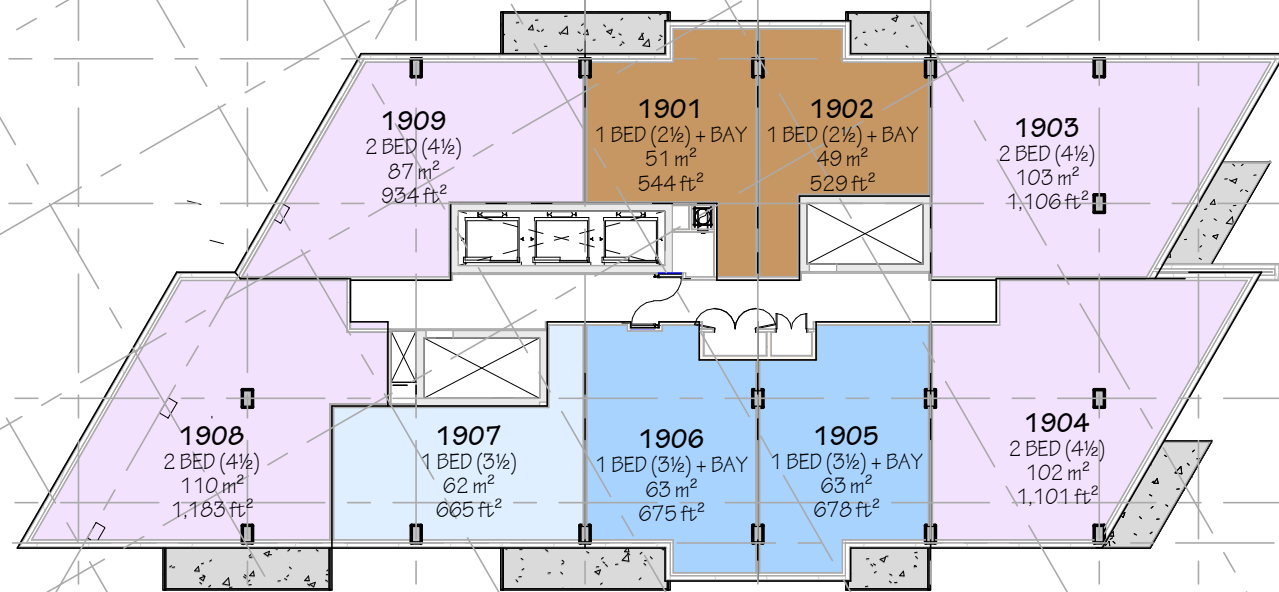
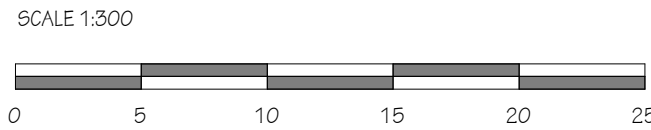
BLAIR ROAD

SOUTH TOWER GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 19-22	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	676 m²	7,277 ft²	4	2,704 m²	29,109 ft²
COMMON AREA	135 m²	1,451 ft²	4	539 m²	5,802 ft²
TOTAL GFA	811 m²	8,728 ft²		3,243 m²	34,912 ft²
TOTAL GFA *INCL. BALCONES	870 m²	9,369 ft²	4	3,482 m²	37,477 ft²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	4	8
1 BED (3½)	1	4	4
1 BED (3½) + BAY	2	4	8
2 BED (4½)	4	4	16
	9		36



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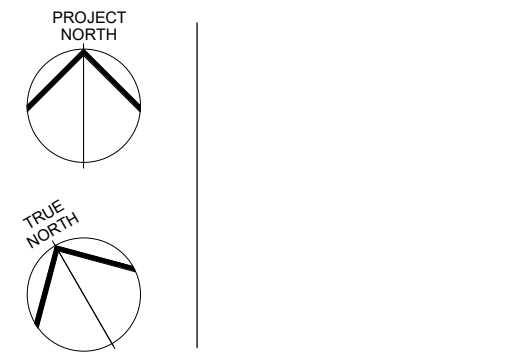
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63 Pamela Street
Ottawa, Ontario
Canada K1S 9K7

T: 613-238-7200
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E: mail@hobinarc.com

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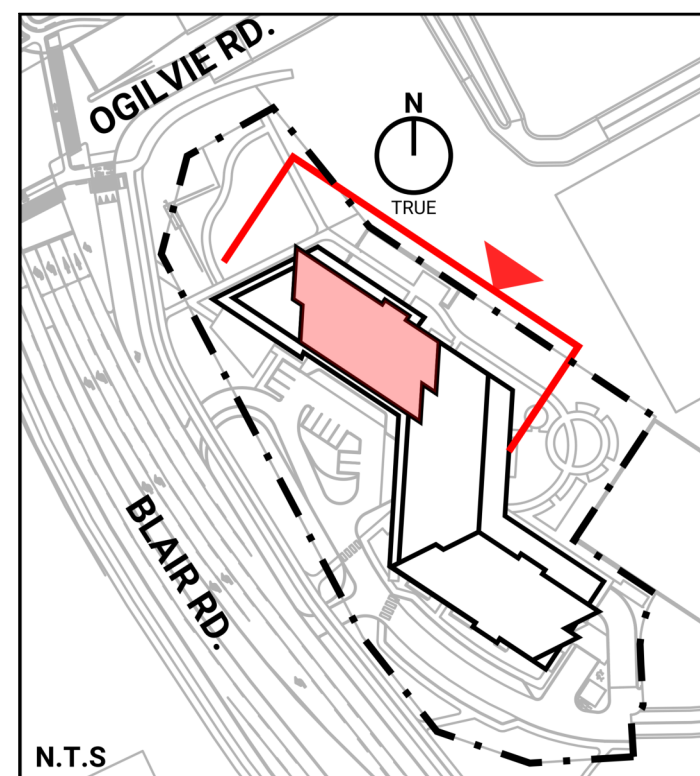


PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 19-22

PROJECT NO: 2314	SCALE: 1 : 300	DRAWING NO.: ZB2.10
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A



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MAURICE**
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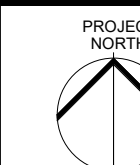
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63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200

F: 613-235-2005

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PROJECT/LOCATION:

BLAIR & OGILVIE

1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

DRAWING TITLE:

EAST ELEVATION
(NORTH TOWER)

PROJECT NO:
2314

2314

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	1:

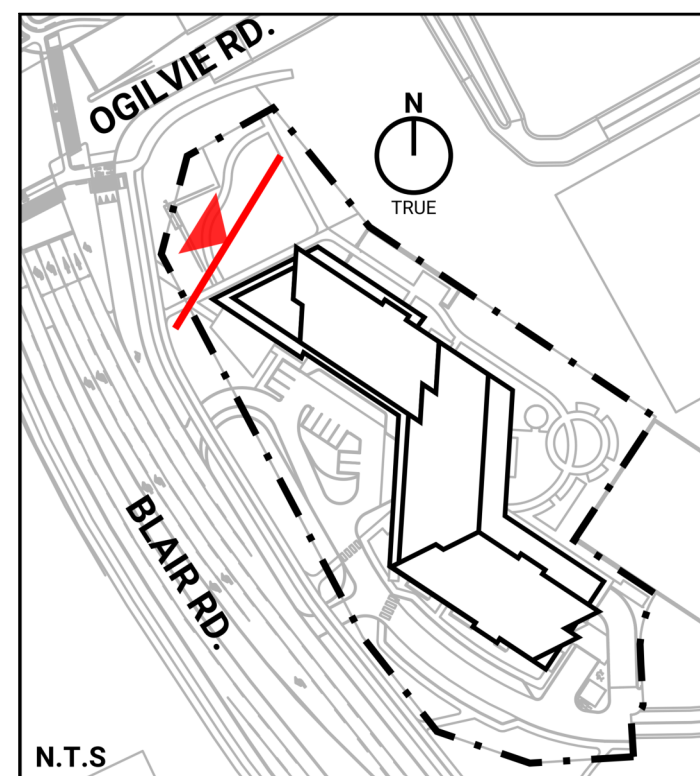
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DRAWING NO.:

ZB3.01

025 | REVISION NO.: A

ZB3.01- RA- EAST ELEVATION (NORTH TOWER)



ALUMINUM PANEL 1

BRICK MASONRY 1 / TERRACOTTA SIDING

STONE MASONRY

METAL SIDING 1

GLASS GUARD RAIL

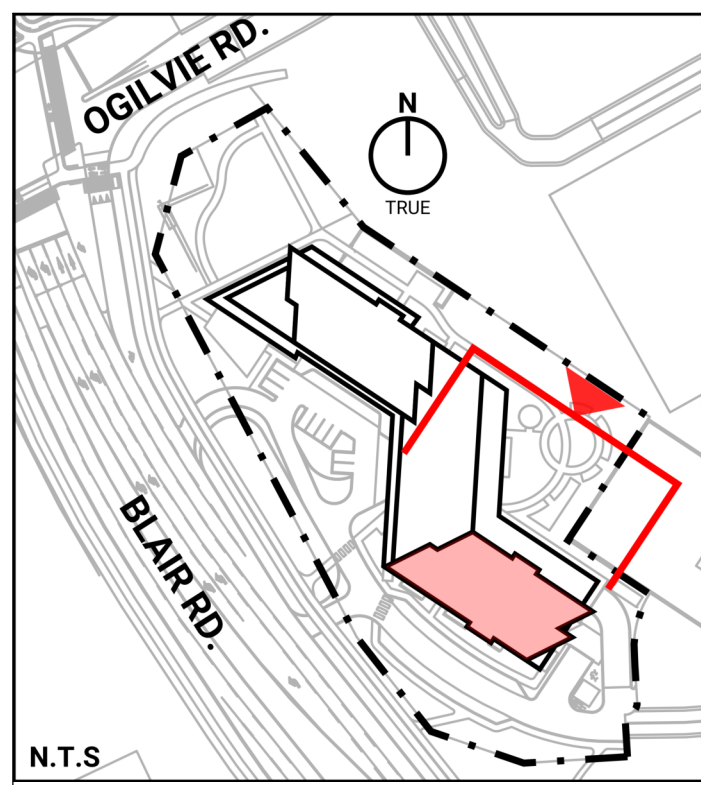
ALUMINUM WINDOWS / SPANDREL GLASS

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ZB3.02- RA- NORTH ELEVATION



ALP-1	BRM-1	STM-1	MS-1	GLG	ALW
ALUMINUM PANEL 1	BRICK MASONRY 1 / TERRACOTTA SIDING	STONE MASONRY	METAL SIDING 1	GLASS GUARD RAIL	ALUMINUM WINDOWS / SPANDREL GLASS

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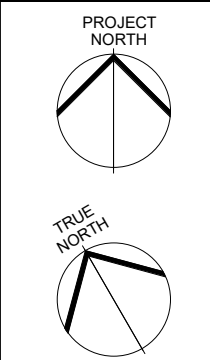
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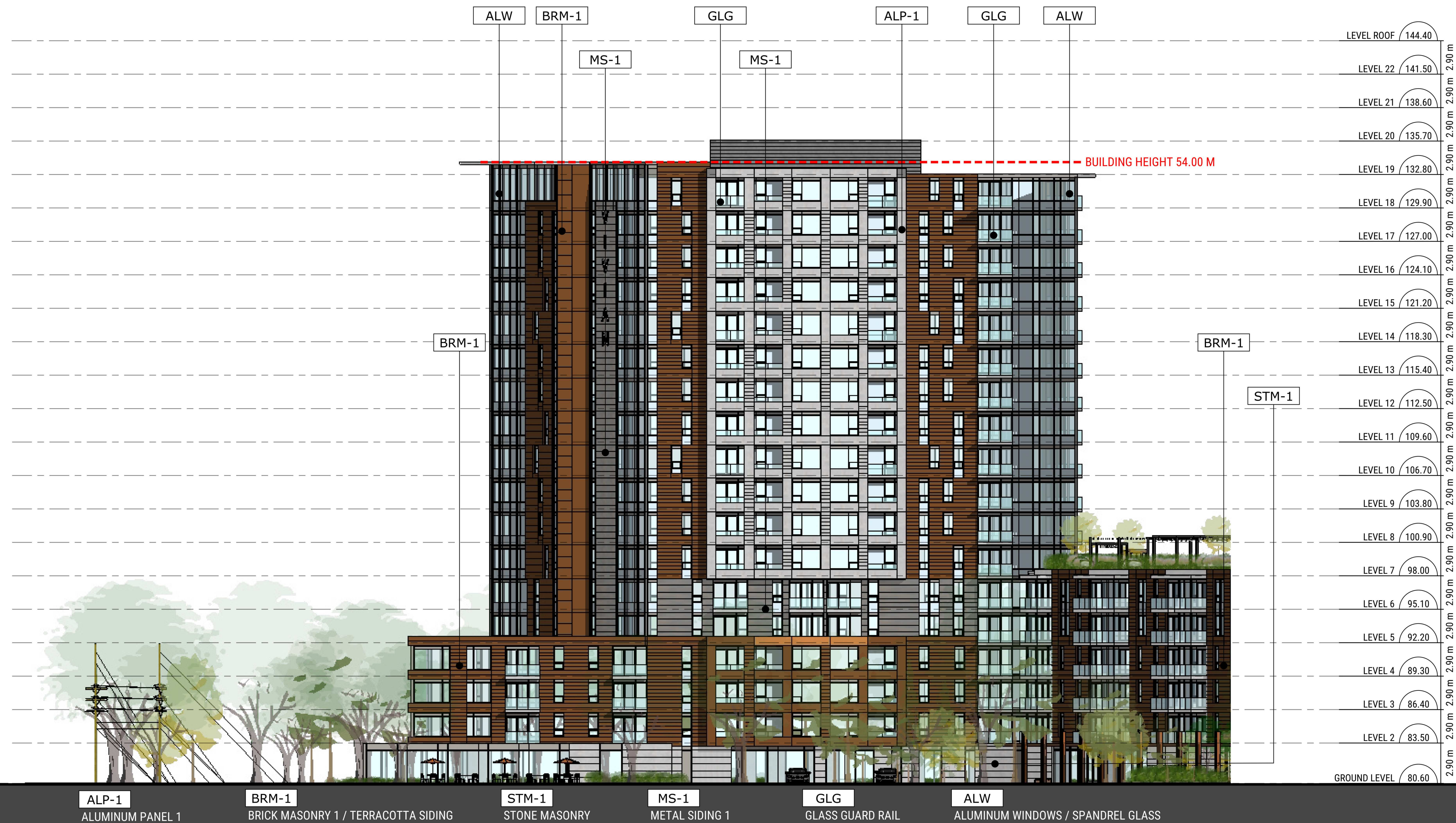
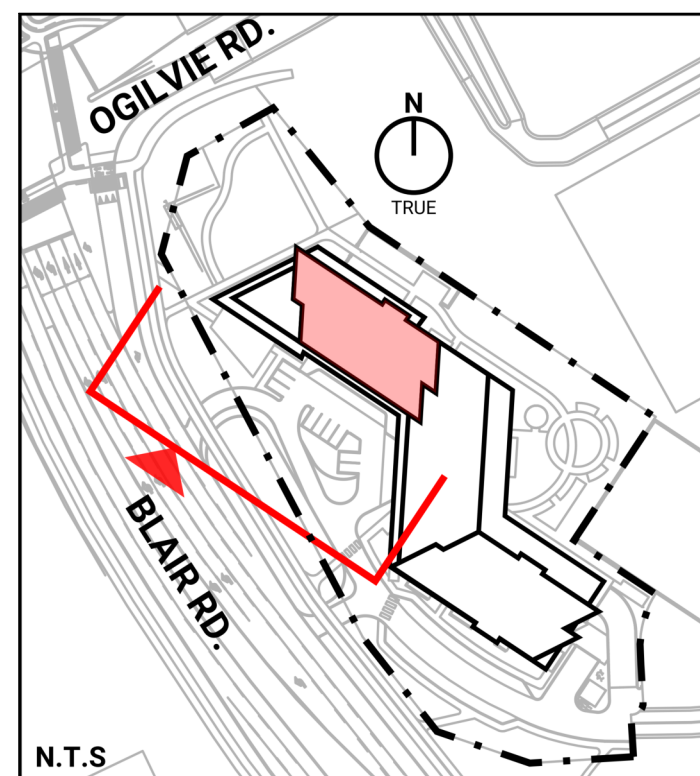
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PROJECT/LOCATION: BLAIR & OGILVIE		
1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2		
DRAWING TITLE: EAST ELEVATION (SOUTH TOWER)		
PROJECT NO. 2314	SCALE: 1 : 200	DRAWING NO.: ZB3.03
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A



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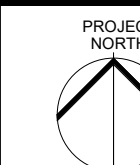
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PROJECT/LOCATION:

BLAIR & OGILVIE

1440 BLAIR TOWERS PL. OTTAWA, ON K1J 1G2

DRAWING TITLE:

WEST ELEVATION
(NORTH TOWER)

PROJECT NO:
2314

DRAWN BY:

D:	SC,
	1:

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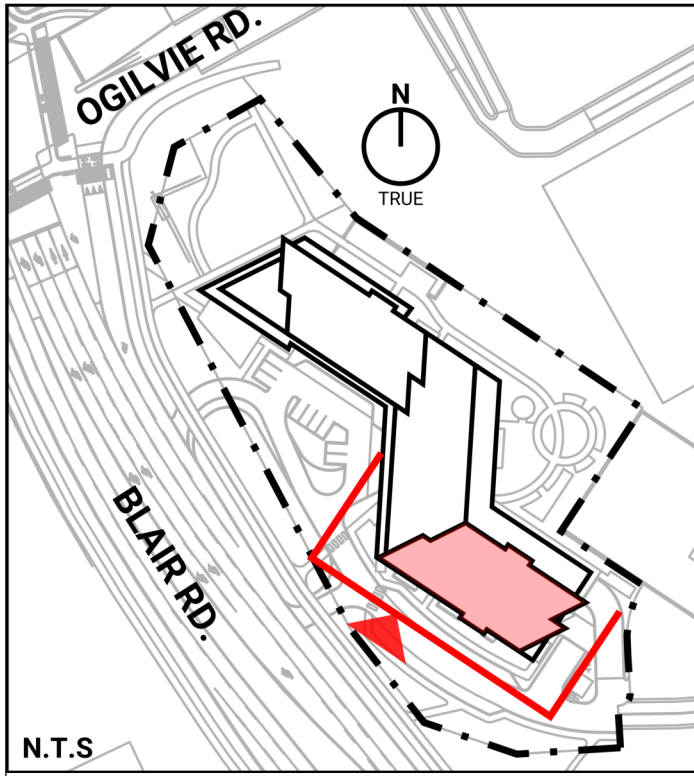
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DRAWING NO.:

ZB3.04

025 | REVISION NO : 1

ZB3.04- RA- WEST ELEVATION (NORTH TOWER)



ALP-1 ALUMINUM PANEL 1
BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING
STM-1 STONE MASONRY
MS-1 METAL SIDING 1
GLG GLASS GUARD RAIL
ALW ALUMINUM WINDOWS / SPANDREL GLASS

NO.	DATE	REVISION
A	250704	RESUBMITTED FOR ZBA

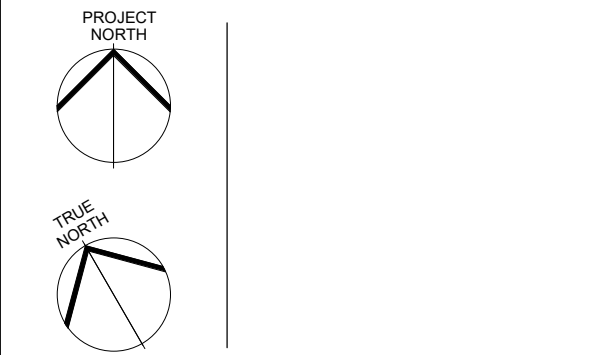
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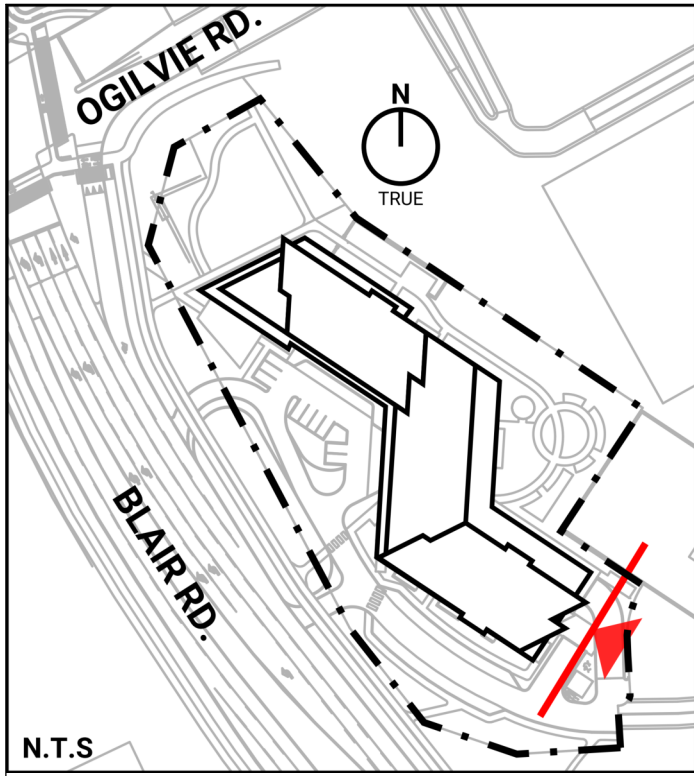


PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

DRAWING TITLE:
WEST ELEVATION
(SOUTH TOWER)

PROJECT NO:	SCALE:	DRAWING NO:
2314	1 : 200	ZB3.05
DRAWN BY:	DATE:	REVISION NO.:
CH	July 4, 2025	A



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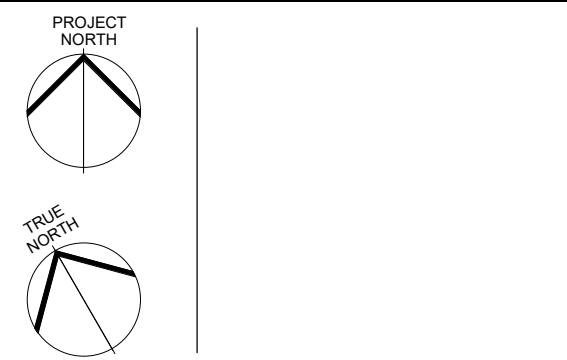
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PROJECT/LOCATION:
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1440 BLAIR TOWERS PL, OTTAWA, ON K1J 1G2

DRAWING TITLE:
SOUTH ELEVATION

PROJECT NO: 2314	SCALE: 1 : 200	DRAWING NO.: ZB3.06
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.06- RA- SOUTH ELEVATION