

# GROUPE HEAFEY

RICHMOND ROAD & FOREST STREET

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

D07-12-20-0041 1887-2303-19

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REVISION 02	2022-08-29
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Conçu par : Christian Rheault

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# GROUPE HEAFEY

## RICHMOND ROAD & FOREST STREET



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## SITE PLAN



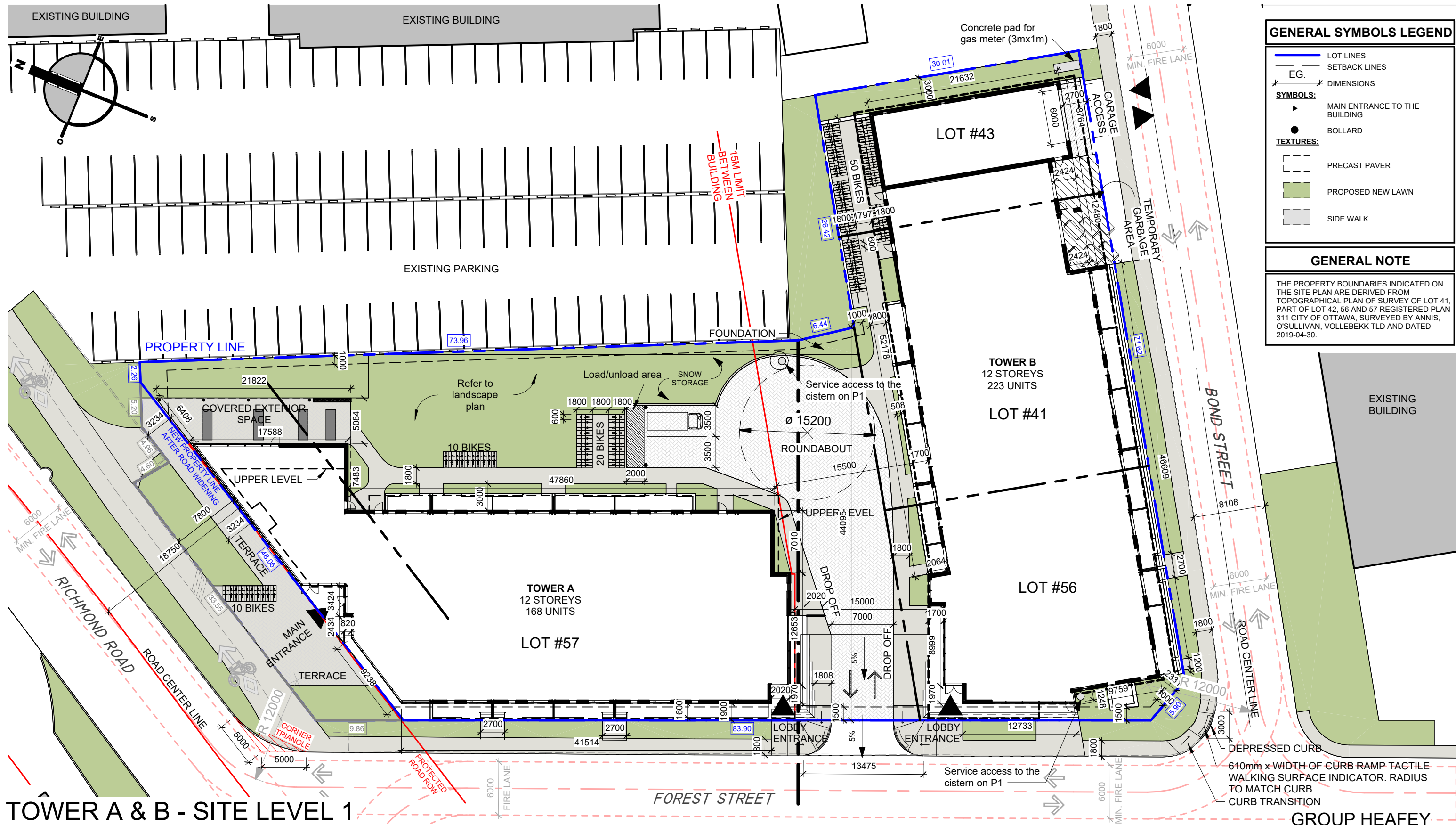
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GENERAL SYMBOLS LEGEND	
	LOT LINES
	SETBACK LINES
EG.	DIMENSIONS
	MAIN ENTRANCE TO THE BUILDING
	BOLLARD
<b>TEXTURES:</b>	
	PRECAST PAVER
	PROPOSED NEW LAWN
	SIDE WALK

**GENERAL NOTE**

THE PROPERTY BOUNDARIES INDICATED ON THE SITE PLAN ARE DERIVED FROM TOPOGRAPHICAL PLAN OF SURVEY OF LOT 41, PART OF LOT 42, 56 AND 57 REGISTERED PLAN 311 CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK TLD AND DATED 2019-04-30.

**TOWER A & B - SITE LEVEL 1**

**GROUP HEAFEY**

**LAPALME RHEAULT**  
ARCHITECTES I+ASSOCIÉS

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**PMA**  
PMA ARCHITECTES

**Heafey**  
GROUP

365 Forest Street, Ottawa, ON K2B 1Z7  
As indicated

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AM10[2865] S473	Requirements	Provided	Meets Standard
<b>Minimum lot area</b> Table 185(a)	No minimum	5134 m <sup>2</sup>	Yes
<b>Minimum lot width</b> Table 185(b)	No minimum	41.49 m	Yes
<b>Minimum front yard setback</b> Richmond Rd S473	0 m	0 m	Yes
<b>Minimum corner side yard setback</b> (Forest St) S473	0 m	0 m	Yes
<b>Building frontage for front and corner side yard</b> s. 185(10)(b)(i)	At least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within: / Residential building: 4.5 m of the frontage / Mixed-use building: 3.0 m of the frontage	Tower A (mixed-use): 50% of frontage is occupied within 3.0 m of front and corner side lot line  Tower B (residential): at least 50% of frontage is occupied within 4.5 m of corner side lot line	Yes
<b>Minimum interior side yard</b> S473	No minimum	2.7 m	Yes
<b>Minimum rear yard setback for a residential use building</b> (Bond St) S473	0.6 m	0.6 m	Yes
<b>Minimum building height</b> [2865] / S473	Minimum building height: 7.5 m and 2 storeys	41 m 12 storeys	Yes
<b>Maximum building height</b> S473	41 m / 12 storeys	41 m / 12 storeys	Yes
<b>Ground floor façade</b> s. 185(10)(g)	The ground floor façade facing a public street of a building located within 4.5m of the front lot line or corner lot line must include: / A minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and	Active entrances face both the front and corner lot lines, within 4.5 m of the lot line.  Entrances provided for retail and residential uses.	Yes

AM10[2865] S473	Requirements	Provided	Meets Standard
	/ A minimum of one active entrance in the case of a residential use building;  Where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets		
<b>Transparent glazing</b> s. 185(10)(h)	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing	Ground floor façade is comprised of at least 50% glazing	Yes
<b>Amenity Area</b> s. 135	6 m <sup>2</sup> per dwelling unit: (391 units)*(6m <sup>2</sup> ) = 2,346 m <sup>2</sup>	Private: 1,436 m <sup>2</sup> Communal: 2,075 m <sup>2</sup> Total: 3,511 m <sup>2</sup>	Yes
	50% of which must be communal: 2,346 m <sup>2</sup> x 50% = 1,173 m <sup>2</sup>	2,075 m <sup>2</sup>	Yes
	At least one amenity area must be aggregated into an area with a minimum of 54m <sup>2</sup>	Towers A & B common areas, level 1: 903 m <sup>2</sup> Tower A common area, level 12: 152 m <sup>2</sup>	Yes
<b>Parking Provisions</b>			
<b>Minimum Parking Rate</b> Area Z of Schedule 1A	No off-street motor vehicle parking is required to be provided under this section.	383 resident parking spaces provided	Yes
<b>Minimum Visitor Parking Space Rate</b>	0.1 spaces/ dwelling unit, less the first 12 units, and no more than 30 required  Tower A: (168 units-12) * (0.1) = 16 visitor parking spaces  Tower B: (223 units-12) * (0.1) = 21 visitor parking spaces  Total: 37 parking spaces	37 parking spaces	Yes
<b>Maximum Parking Spaces</b> s. 103(1), Table 103 Area B of Schedule 1  Site is within 600 m of Lincoln Fields Station	1.75 per dwelling unit (combined total of resident and visitor parking)  Tower A: 294 parking spaces Tower B: 390 parking spaces Combined: 684 parking spaces	420 parking spaces	Yes
		<b>Min.</b> <b>Max.</b>	Yes

## ZONING TABLE

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

AM10[2865] S473	Requirements			Provided	Meets Standard
<b>Parking Space Dimensions</b> s. 106(1)	<b>Width</b>	2.6 m	3.1 m	Parking spaces are 2.6 x 5.2 m	
	<b>Length</b>	5.2 m	--		
<b>Parking Space Dimensions, Small Car/ Reduced Size</b> s. 106(3) and (4)	Up to 50% of the parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that any such space:			No reduced size parking spaces	Yes
	<ul style="list-style-type: none"> <li>/ Is visibly identified as being for a compact car</li> <li>/ Is not a visitor parking space required under Section 102</li> <li>/ Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.</li> </ul>				
	Up to 5% of the parking spaces in a parking lot or parking garage may have a minimum width of 1.3m and a minimum length of 3m, provided any such space			No reduced size parking spaces	Yes
	<ul style="list-style-type: none"> <li>/ Is not a required parking space under Section 101</li> <li>/ Is not a required visitor parking space under Section 102</li> <li>/ Is visibly identified as being for a motorcycle, cargo bicycle or similar vehicle.</li> </ul>				
<b>Minimum Driveway Width</b> s. 107(1)(a)(iii)	A driveway providing access to a parking garage must have a minimum width of 6.0 m for a double traffic lane			6.0 m	Yes
<b>Minimum Aisle Width, Mixed-Use Building</b> Table 107	Minimum width for an aisle providing access to a parking space between 71° and 90°: 6.7 m			6.7 m	Yes
<b>Minimum Bicycle Parking</b> s. 111	0.50 per dwelling unit  (391 dwelling units)*(0.5) = 196 bicycle parking spaces			250 bicycle parking spaces	Yes
<b>Minimum Bicycle Parking Space Dimensions</b> Table 111B		<b>Width</b>	<b>Length</b>	Bicycle parking spaces comply	Yes
	<b>Horizontal</b>	0.6 m	1.8 m		
	<b>Vertical</b>	0.5 m	1.5 m		
	<b>Stacked</b>	0.37 m	--		

AM10[2865] S473	Requirements	Provided	Meets Standard
<b>Location of Bicycle Parking</b> s. 111(7)	A maximum of 50% (98) of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area:	80 located in landscaped area	Yes
	A maximum of 98 bicycle parking spaces may be located in landscaped area		
<b>Minimum Aisle Width, Bicycle Parking</b> s. 111(9)	A bicycle parking space must have access from an aisle having a minimum width of 1.5 metres.	1.5 m	
<b>Parking Space Orientation</b> s. 111(10)	A minimum of 50% (98 bicycle parking spaces) of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level.	98 horizontal bicycle parking spaces: 8 indoors + 90 outdoors	Yes
<b>Location of Bicycle Parking</b> s. 111(12)	Where the number of bicycle parking spaces required for a single office or residential building exceeds fifty 50 spaces, a minimum of 25% (49) of that required total must be located within:	Over 25% of the required bicycle parking spaces are located indoors – 160 bicycle parking spaces are provided indoors	Yes
	<ul style="list-style-type: none"> <li>/ a building or structure;</li> <li>/ a secure area such as a supervised parking lot or enclosure with secure entrance; or</li> <li>/ bicycle lockers.</li> </ul>		

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## RICHMOND ROAD & FOREST STREET

### SUMMARY STATISTICS FOR TOWER A & B

GREEN AREA : 798 m<sup>2</sup>

#### RESIDENTIAL TOTAL NET AREA

TOWER A (12 LEVELS) : (168 UNITS) 11 565 m<sup>2</sup>  
TOWER B (12 LEVELS) : (223 UNITS) 15 585 m<sup>2</sup>  
TOTAL : (391 UNITS) 27 150 m<sup>2</sup>

#### COMMERCIAL TOTAL NET AREA

TOWER A : 224 m<sup>2</sup>  
TOWER B : 0 m<sup>2</sup>

#### UNDERGROUND PARKING TOTAL GROSS AREA

PER LEVEL AREA : 4833 m<sup>2</sup>

#### NUMBER OF INTERIOR PARKING (4 LEVELS)

REQUIRED MINIMUM 1.1 PER UNITS : 431 PARKINGS (MINIMUM)  
NUMBER OF PARKING PROPOSED : 420 PARKINGS

#### NUMBER OF BIKES (50% OF NUMBER UNITS)

TOWER A & B P1 LEVEL (EXTRA)  
INTERIOR : 52

#### TOWER A (84 MINIMUM REQUIRED)

INTERIOR (42 MIN.) : 52  
EXTERIOR (42 MIN.) : 40

#### TOWER B (112 MINIMUM REQUIRED)

INTERIOR (56 MIN.) : 56  
EXTERIOR (56 MIN.) : 50

#### NOTE ON THE SITE PLAN

THE PROPERTY BOUNDARIES INDICATED ON THE SITE PLAN ARE DERIVED FROM TOPOGRAPHICAL PLAN OF SURVEY OF LOT 41, PART OF LOT 42, 56 AND 57 REGISTERED PLAN 311 CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK TLD AND DATED 2019-04-30.

### TOWER A - GROSS AREA PER LEVEL

GROSS AREA LEVEL 1 :	1217.94 m <sup>2</sup>
GROSS AREA LEVEL 2 :	1217.94 m <sup>2</sup>
GROSS AREA LEVEL 3 TO 6 :	1246.10 m <sup>2</sup> x 4
GROSS AREA LEVEL 7 :	1146.39 m <sup>2</sup>
GROSS AREA LEVEL 8 TO 11 :	1188.44 m <sup>2</sup> x 4
GROSS AREA LEVEL 12 :	1044.76 m <sup>2</sup>
<b>TOTAL GROSS AREA :</b>	<b>14365.19 m<sup>2</sup></b>

### TOWER B - GROSS AREA PER LEVEL

GROSS AREA LEVEL 1 :	1466.78 m <sup>2</sup>
GROSS AREA LEVEL 2 :	1497.04 m <sup>2</sup>
GROSS AREA LEVEL 3 TO 6 :	1629.32 m <sup>2</sup> x 4
GROSS AREA LEVEL 7 :	1465.16 m <sup>2</sup>
GROSS AREA LEVEL 8 TO 11 :	1513.39 m <sup>2</sup> x 4
GROSS AREA LEVEL 12 :	1390.80 m <sup>2</sup>
<b>TOTAL GROSS AREA :</b>	<b>18390.62 m<sup>2</sup></b>



# GROUPE HEAFEY

RICHMOND ROAD & FOREST STREET

## UNDERGROUND PARKINGS

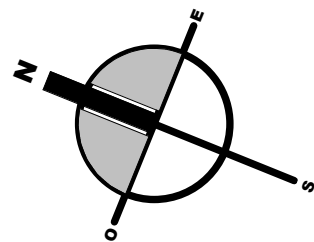


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**P1 PARKING**  
NUMBER OF PARKING : 87 SPACES

**P2 PARKING**  
NUMBER OF PARKING : 111 SPACES

**P3 PARKING**  
NUMBER OF PARKING : 111 SPACES

**P4 PARKING**  
NUMBER OF PARKING : 111 SPACES

**P1 BICYCLE PARKING**  
HORIZONTAL PARKING : 8 SPACES  
VERTICAL PARKING: 44 SPACES

**GROUND LEVEL BICYCLE PARKING**  
INDOOR VERTICAL PARKING: 108 SPACES  
OUTDOOR HORIZONTAL PARKING: 90 SPACES



OUTDOOR BIKE RACK DESIGN



INDOOR VERTICAL BIKE RACK DESIGN



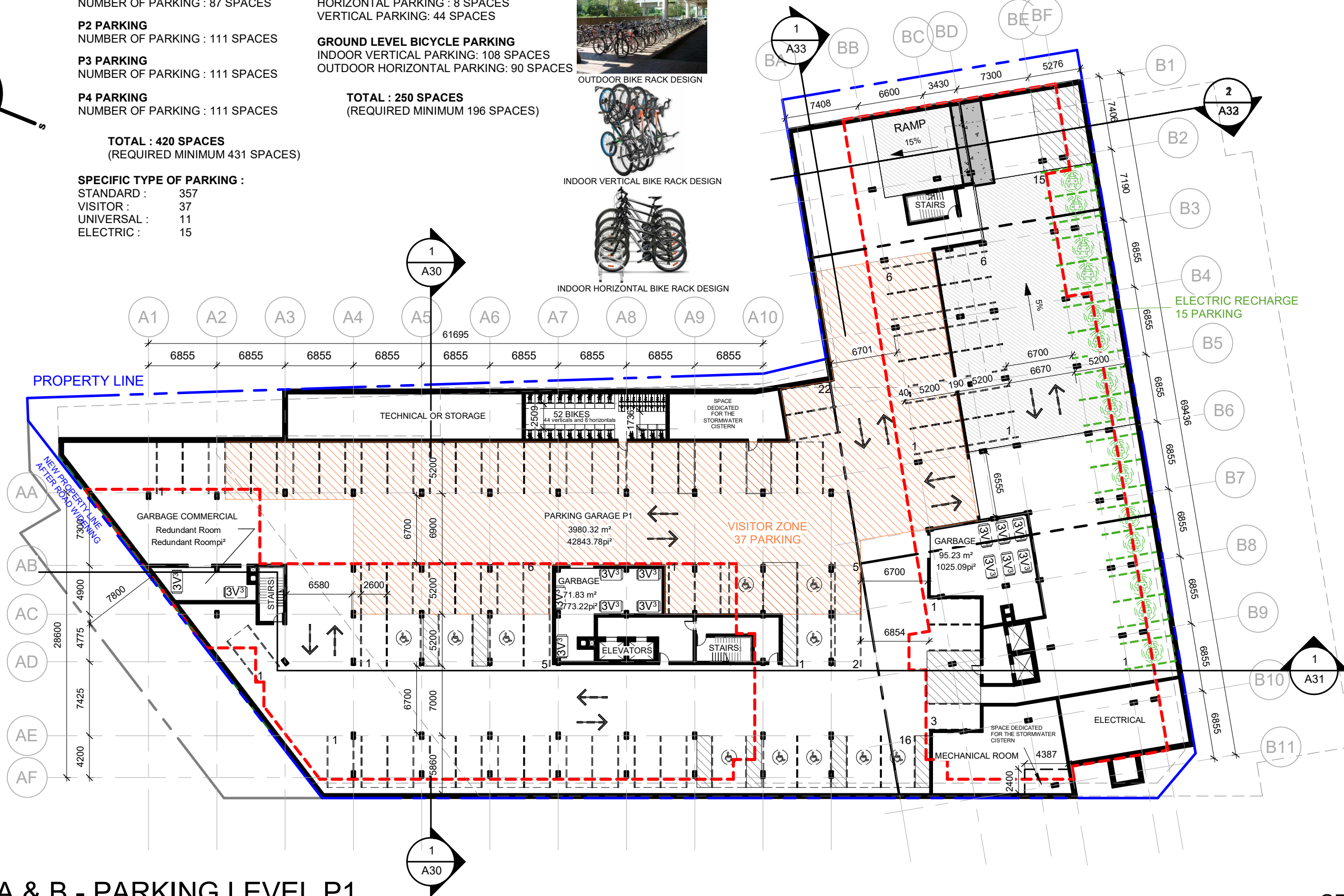
INDOOR HORIZONTAL BIKE RACK DESIGN

**TOTAL : 250 SPACES**  
(REQUIRED MINIMUM 196 SPACES)

**TOTAL : 420 SPACES**  
(REQUIRED MINIMUM 431 SPACES)

**SPECIFIC TYPE OF PARKING :**

STANDARD : 357  
VISITOR : 37  
UNIVERSAL : 11  
ELECTRIC : 15



**TOWER A & B - PARKING LEVEL P1**

**GROUP HEAFEY**

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1 : 400



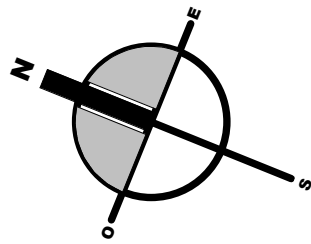
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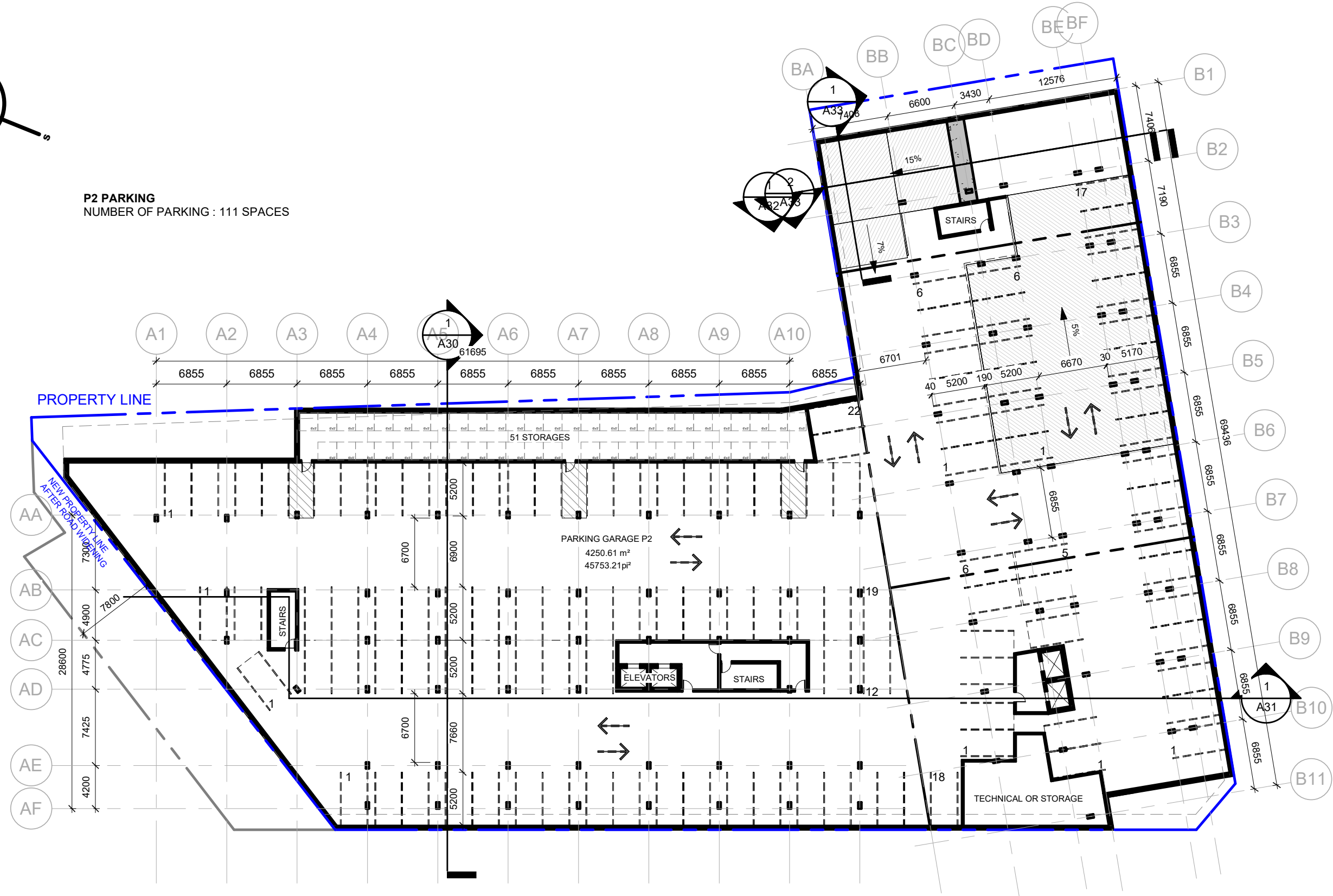


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**P2 PARKING**  
NUMBER OF PARKING : 111 SPACES



## TOWER A & B - PARKING LEVEL P2

**GROUP HEAFEY**

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1 : 400



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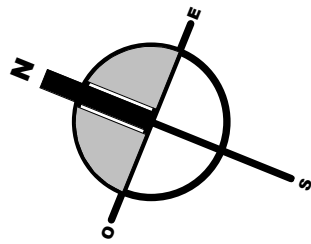
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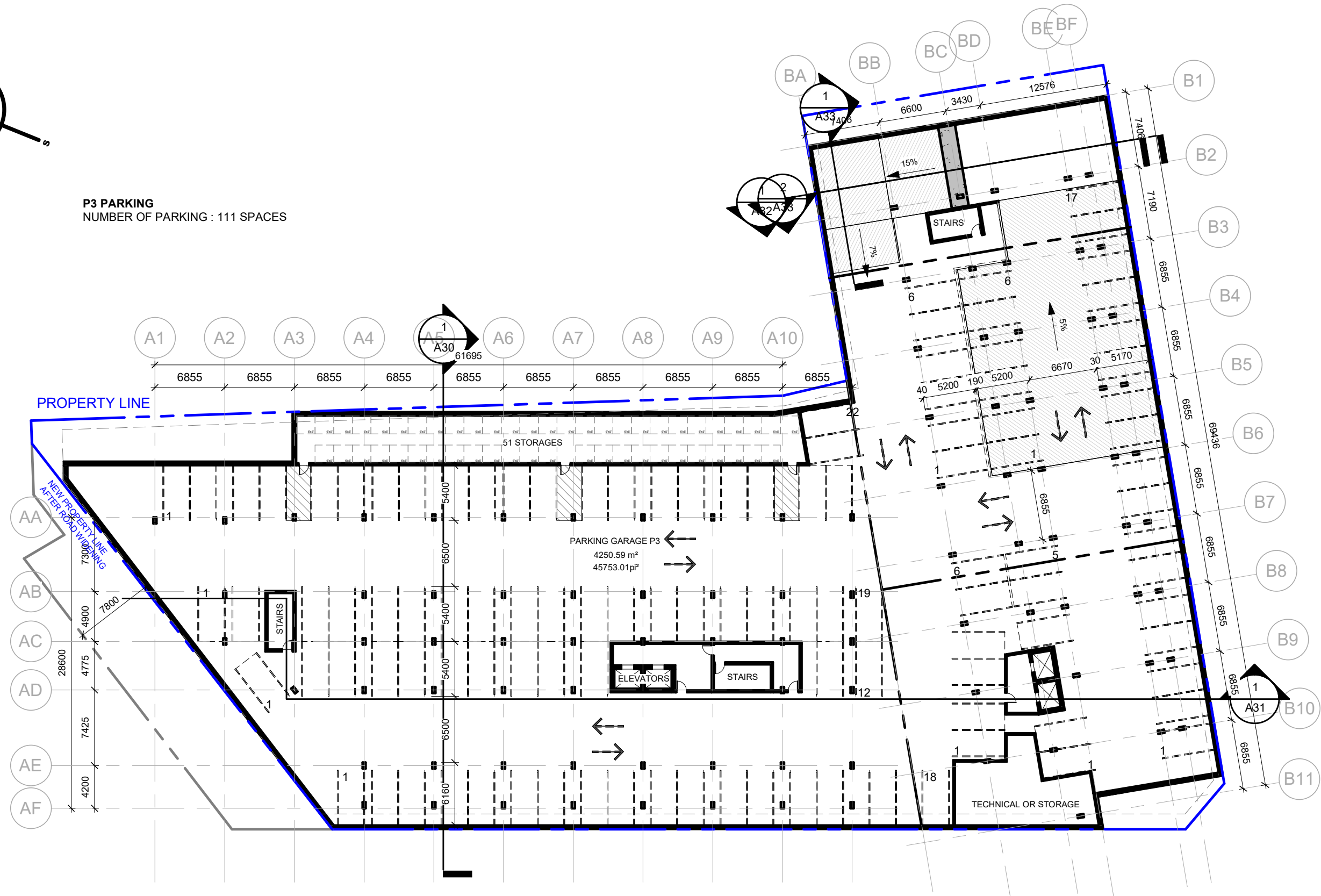
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**P3 PARKING**  
NUMBER OF PARKING : 111 SPACES



## TOWER A & B - PARKING LEVEL P3

GROUP HEAFEY

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1 : 400



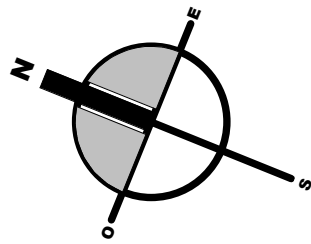
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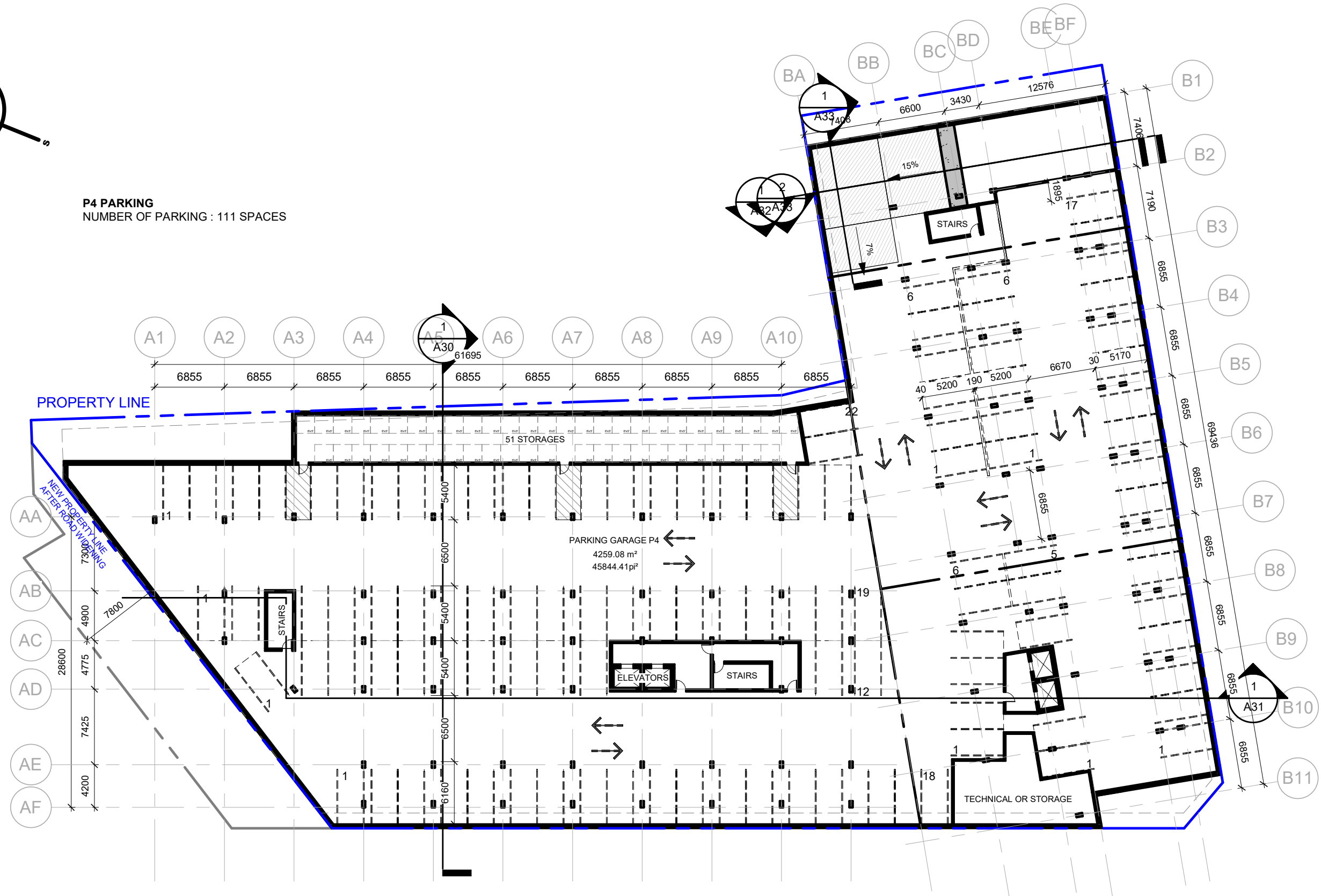


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**P4 PARKING**  
NUMBER OF PARKING : 111 SPACES



## TOWER A & B - PARKING LEVEL P4

**GROUP HEAFEY**

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1 : 400



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# TOWER A

**GROUPE HEAFEY**  
RICHMOND ROAD & FOREST STREET







**GROSS AREA LEGEND**



**TOWER A - LEVEL 1**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200



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**GROSS AREA LEGEND**



**TOWER A - LEVEL 2**

**GROUP HEAFEY**



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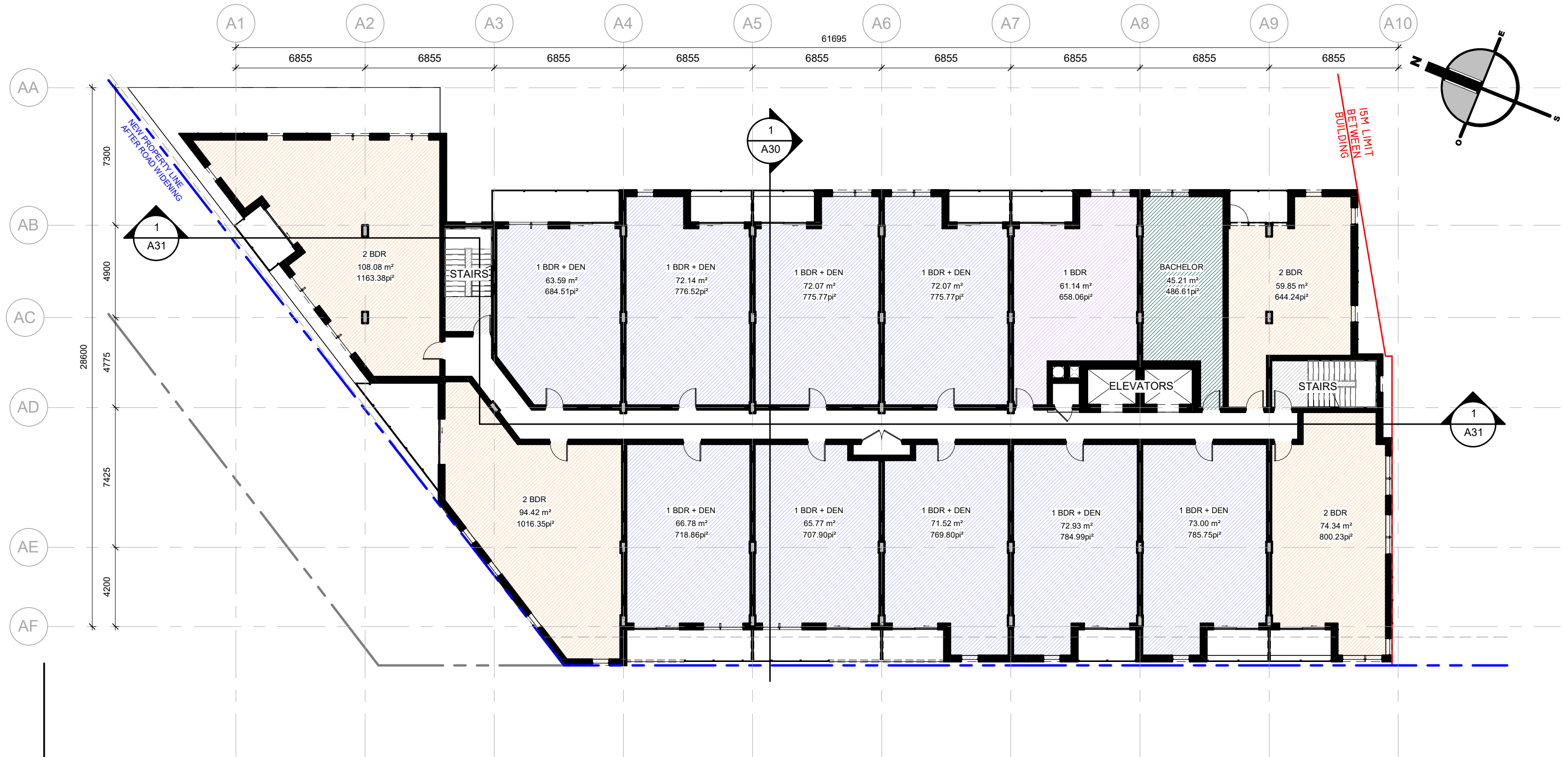
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1 : 200

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**GROSS AREA LEGEND**



**TOWER A - LEVEL 3 TO 6**

**GROUP HEAFEY**

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1 : 200



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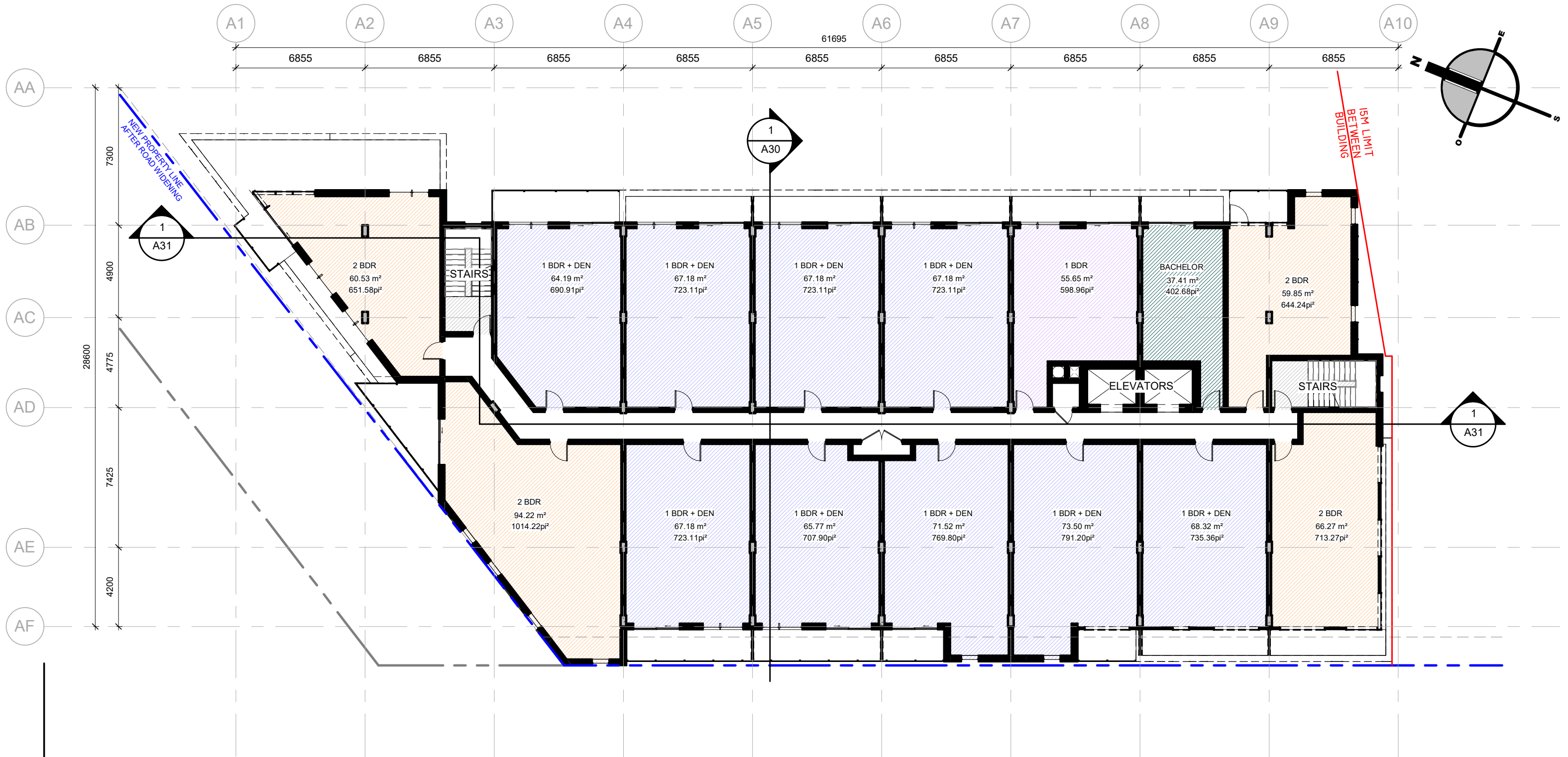
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**GROSS AREA LEGEND**



**TOWER A - LEVEL 7**

**GROUP HEAFEY**



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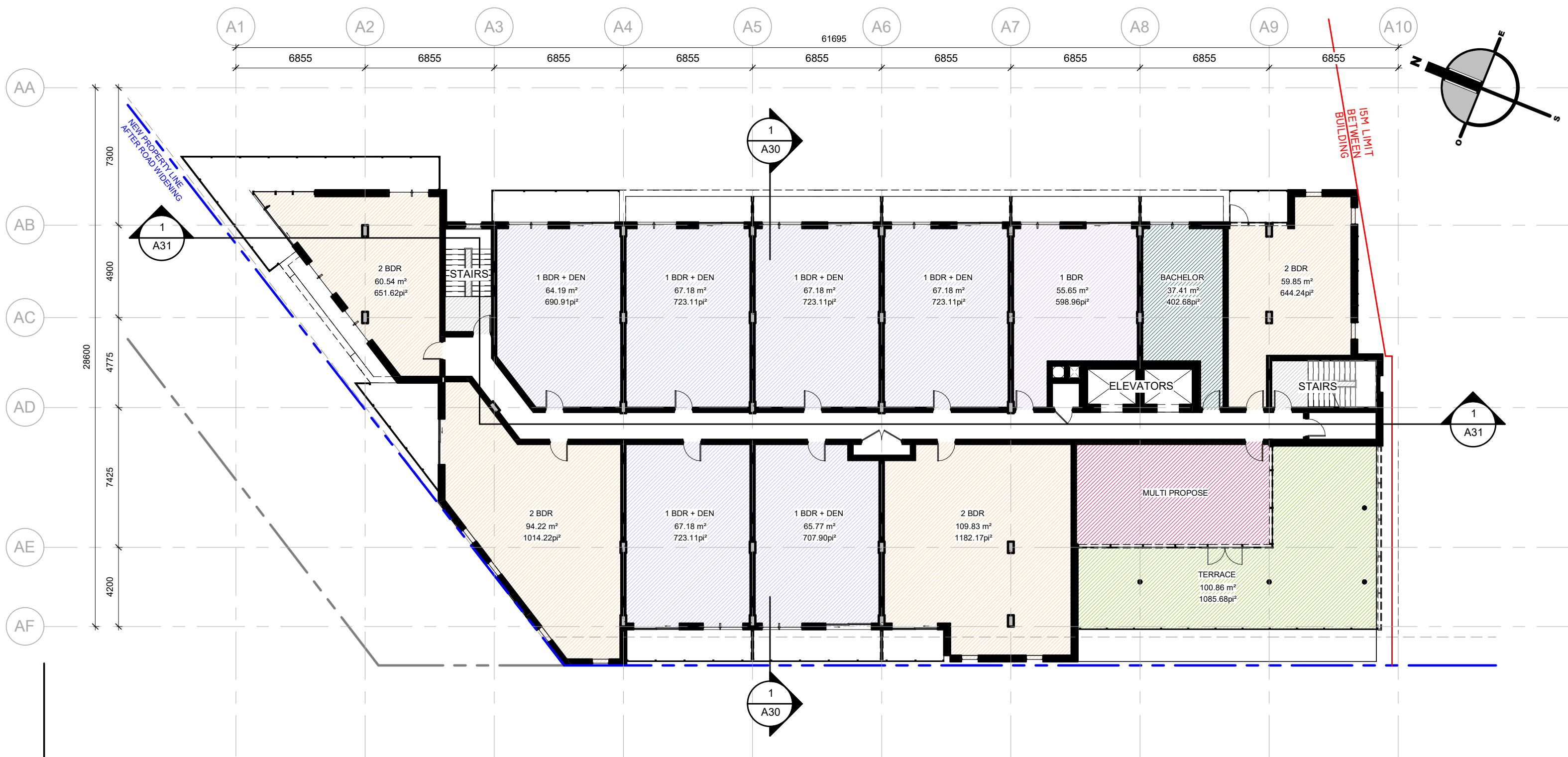
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**GROSS AREA LEGEND**



**TOWER A - LEVEL 12**

**GROUP HEAFEY**



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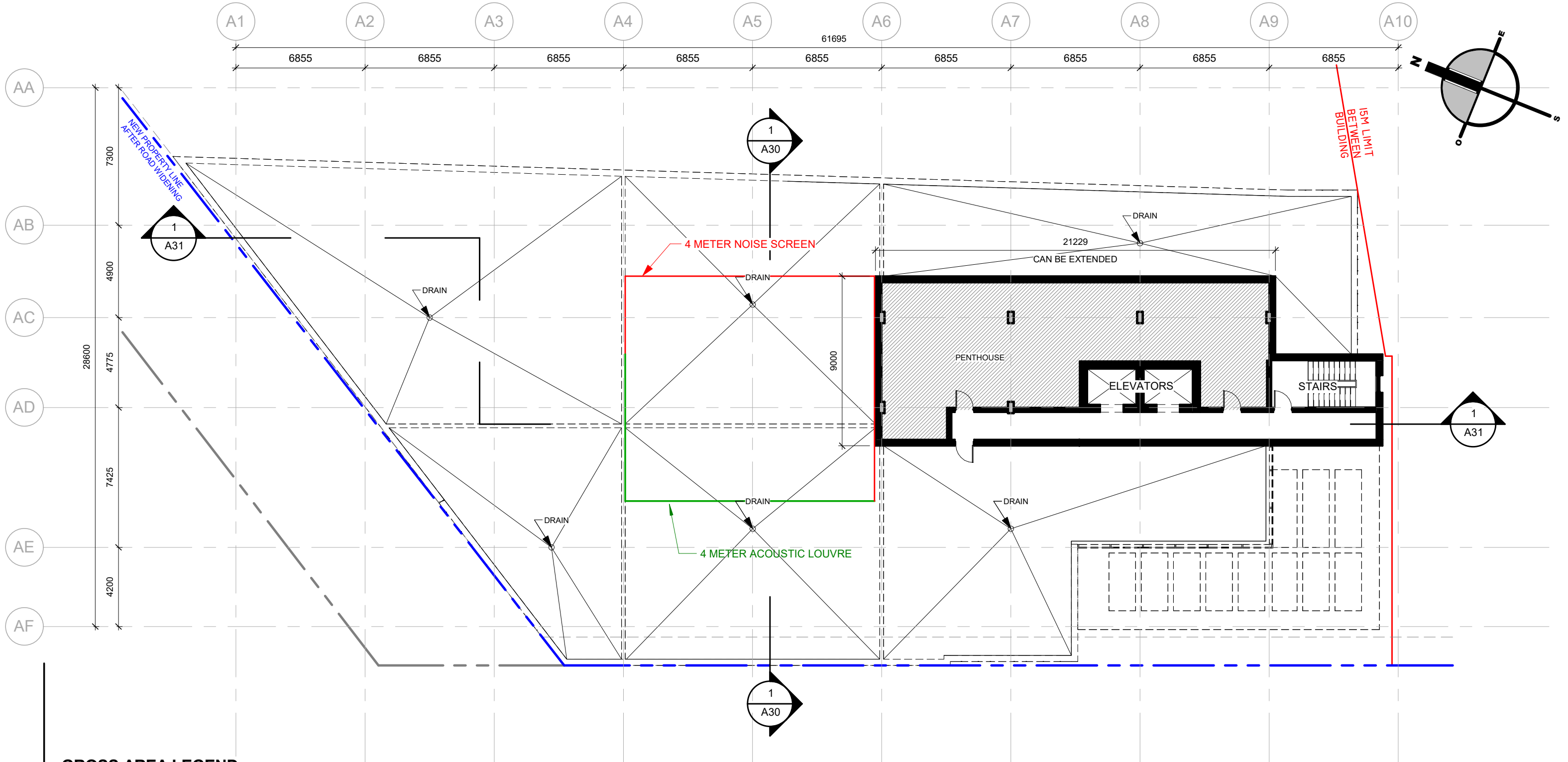
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**GROSS AREA LEGEND**



**TOWER A - LEVEL PENTHOUSE**

**GROUP HEAFEY**

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1 : 200



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ROOM TYPOLOGY - TOWER A		
LEVEL	NAME	QTY
LEVEL 1	1 BDR	1
LEVEL 1	1 BDR + DEN	6
LEVEL 1	2 BDR	2
LEVEL 2	1 BDR	2
LEVEL 2	1 BDR + DEN	9
LEVEL 2	BACHELOR	1
LEVEL 3	1 BDR	1
LEVEL 3	1 BDR + DEN	9
LEVEL 3	2 BDR	4
LEVEL 3	BACHELOR	1
LEVEL 4	1 BDR	1
LEVEL 4	1 BDR + DEN	9
LEVEL 4	2 BDR	4
LEVEL 4	BACHELOR	1
LEVEL 5	1 BDR	1
LEVEL 5	1 BDR + DEN	9
LEVEL 5	2 BDR	4
LEVEL 5	BACHELOR	1
LEVEL 6	1 BDR	1
LEVEL 6	1 BDR + DEN	9
LEVEL 6	2 BDR	4
LEVEL 6	BACHELOR	1
LEVEL 7	1 BDR	1
LEVEL 7	1 BDR + DEN	9
LEVEL 7	2 BDR	4
LEVEL 7	BACHELOR	1
LEVEL 8	1 BDR	1
LEVEL 8	1 BDR + DEN	9
LEVEL 8	2 BDR	4
LEVEL 8	BACHELOR	1
LEVEL 9	1 BDR	1
LEVEL 9	1 BDR + DEN	9
LEVEL 9	2 BDR	4
LEVEL 9	BACHELOR	1
LEVEL 10	1 BDR	1
LEVEL 10	1 BDR + DEN	9
LEVEL 10	2 BDR	4
LEVEL 10	BACHELOR	1
LEVEL 11	1 BDR	1
LEVEL 11	1 BDR + DEN	9
LEVEL 11	2 BDR	4
LEVEL 11	BACHELOR	1
LEVEL 12	1 BDR	1
LEVEL 12	1 BDR + DEN	6
LEVEL 12	2 BDR	4
LEVEL 12	BACHELOR	1
TOTAL UNITS: 168		

1 BDR - TOWER A		
NIVEAU	NOM	NOMBRE
LEVEL 1	1 BDR	1
LEVEL 2	1 BDR	2
LEVEL 3	1 BDR	1
LEVEL 4	1 BDR	1
LEVEL 5	1 BDR	1
LEVEL 6	1 BDR	1
LEVEL 7	1 BDR	1
LEVEL 8	1 BDR	1
LEVEL 9	1 BDR	1
LEVEL 10	1 BDR	1
LEVEL 11	1 BDR	1
LEVEL 12	1 BDR	1
TOTAL: 13		

2 BDR - TOWER A		
NIVEAU	NOM	NOMBRE
LEVEL 1	2 BDR	2
LEVEL 3	2 BDR	4
LEVEL 4	2 BDR	4
LEVEL 5	2 BDR	4
LEVEL 6	2 BDR	4
LEVEL 7	2 BDR	4
LEVEL 8	2 BDR	4
LEVEL 9	2 BDR	4
LEVEL 10	2 BDR	4
LEVEL 11	2 BDR	4
LEVEL 12	2 BDR	4
TOTAL: 42		

TYPOLOGY - TOWER A		
NOM	NOMBRE	%
1 BDR	13	7%
1 BDR + DEN	102	61%
2 BDR	42	28%
BACHELOR	11	4%
TOTAL DE LOGEMENTS: 168		100%

1 BDR + DEN - TOWER A		
NIVEAU	NOM	NOMBRE
LEVEL 1	1 BDR + DEN	6
LEVEL 2	1 BDR + DEN	9
LEVEL 3	1 BDR + DEN	9
LEVEL 4	1 BDR + DEN	9
LEVEL 5	1 BDR + DEN	9
LEVEL 6	1 BDR + DEN	9
LEVEL 7	1 BDR + DEN	9
LEVEL 8	1 BDR + DEN	9
LEVEL 9	1 BDR + DEN	9
LEVEL 10	1 BDR + DEN	9
LEVEL 11	1 BDR + DEN	9
LEVEL 12	1 BDR + DEN	6
TOTAL: 102		

2 BDR + DEN - TOWER A		
NIVEAU	NOM	NOMBRE

GROUP HEAFEY

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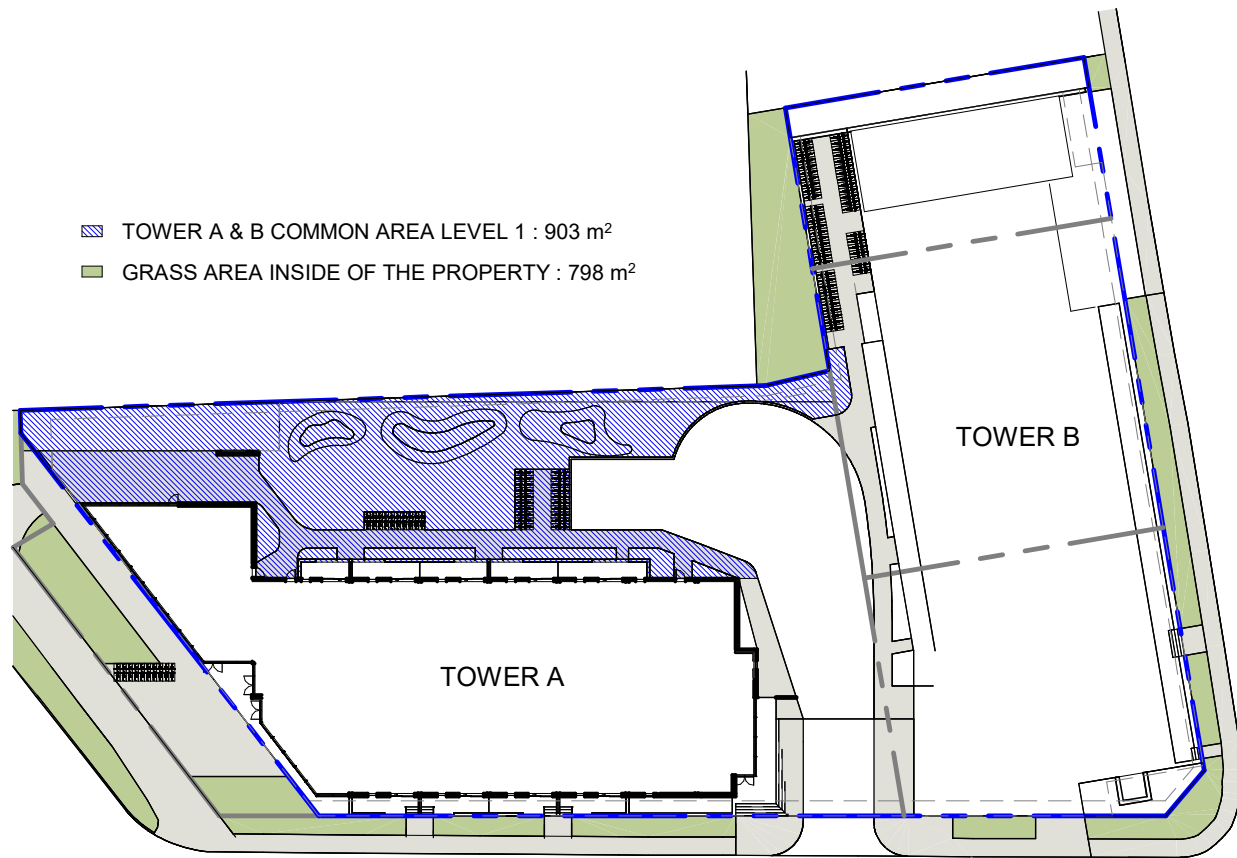
Dessiné par : Tanya Nadeau  
Conçu par : Christian Rheault

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Gatineau, QC J8Y 1R8  
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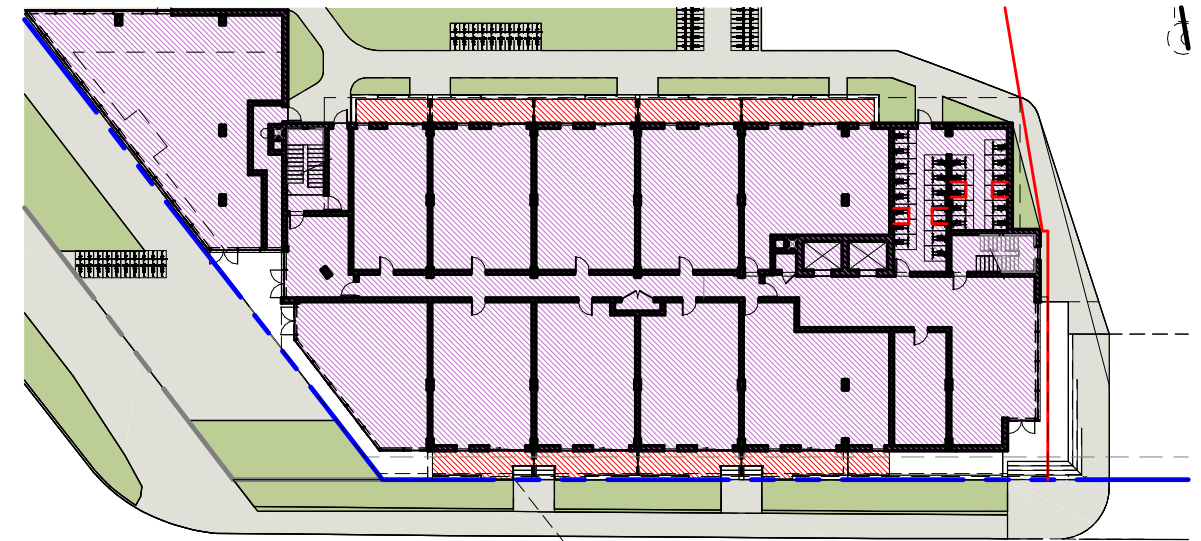


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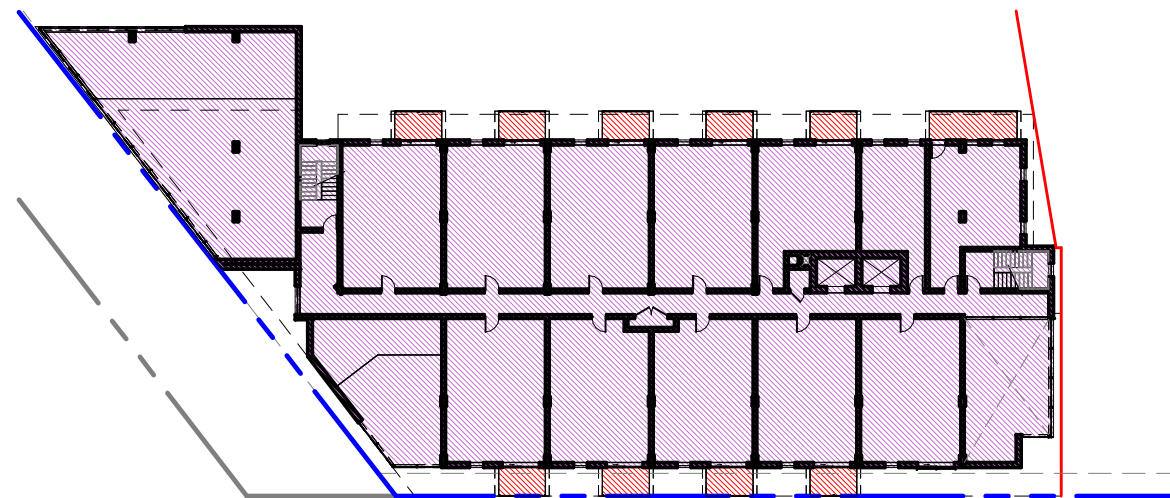
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REVISION 05	2023-10-18



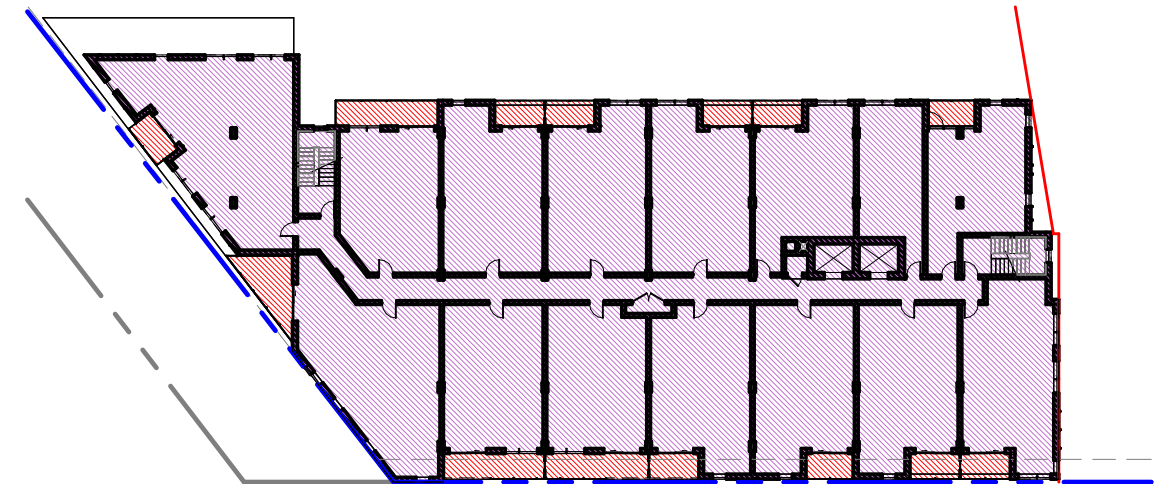
SITE PLAN - AMENITIES AREA  
LEVEL 1



TOWER A - AMENITIES AREA  
LEVEL 1



TOWER A - AMENITIES AREA  
LEVEL 2



TOWER A - AMENITIES AREA  
LEVEL 3 TO 6

GROUP HEAFEY

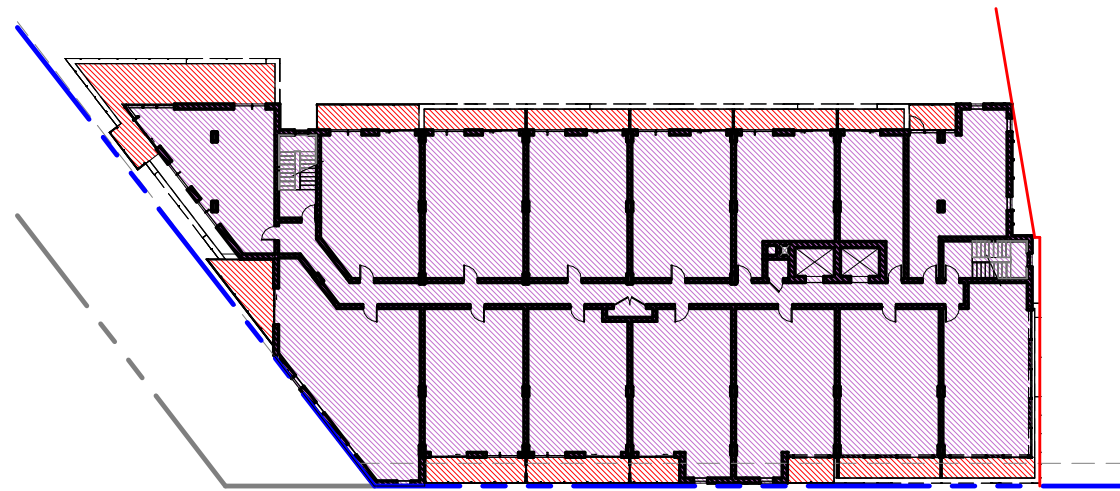
365 Forest Street, Ottawa, ON K2B 7Z7

As indicated

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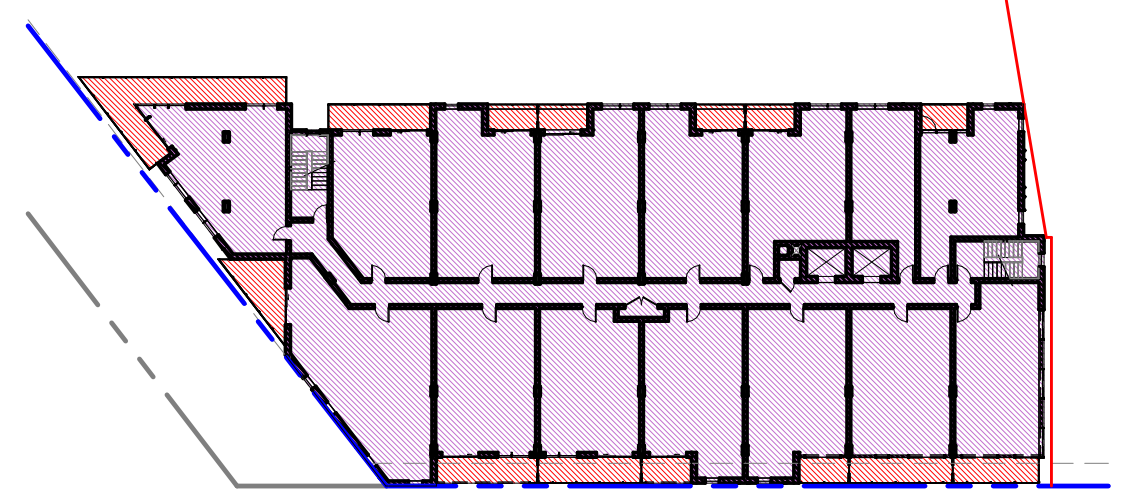
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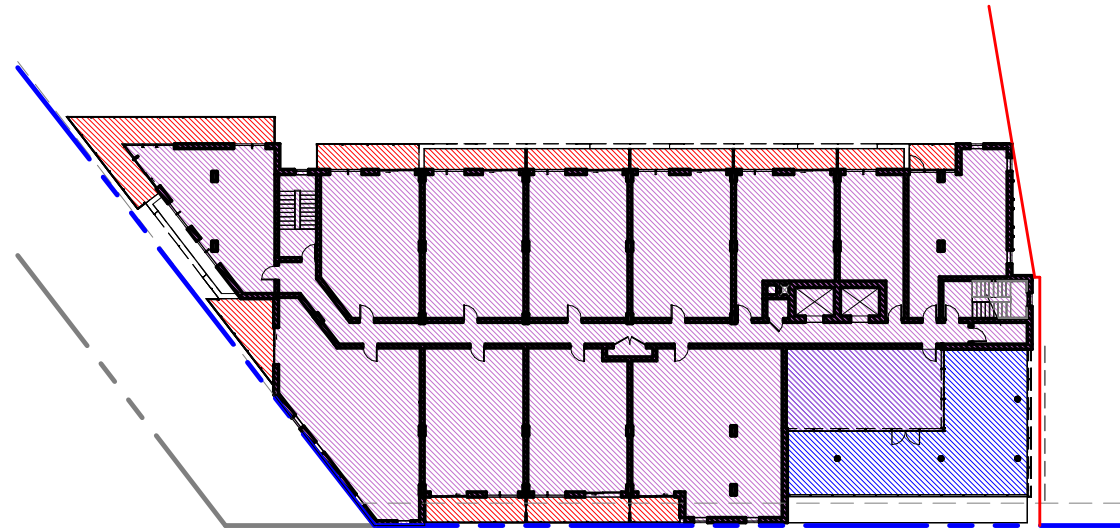
▨ BALCONY AREA LEVEL 7 : 164 m<sup>2</sup> / 15 UNITS = 10.93 m<sup>2</sup>  
▨ GROSS AREA LEVEL 7 : 1146.39 m<sup>2</sup>

### TOWER A - AMENITIES AREA LEVEL 7



▨ BALCONY AREA LEVEL 8 : 140 m<sup>2</sup> / 15 UNITS = 9.33 m<sup>2</sup>  
▨ GROSS AREA LEVEL 8 TO 11 : 1188.44 m<sup>2</sup>

### TOWER A - AMENITIES AREA LEVEL 8 TO 11



▨ BALCONY AREA LEVEL 12 : 134 m<sup>2</sup> / 12 UNITS = 11.17 m<sup>2</sup>  
▨ GROSS AREA LEVEL 12 : 1044.76 m<sup>2</sup>  
▨ TOWER A COMMON AREA LEVEL 12 : 152 m<sup>2</sup>

### TOWER A - AMENITIES AREA LEVEL 12

#### PRIVATE AMENITIES AREA

- BALCONY AREA LEVEL 1 : 102 m<sup>2</sup> / 9 UNITS = 11.33 m<sup>2</sup>
- BALCONY AREA LEVEL 2 : 64 m<sup>2</sup> / 12 UNITS = 5.33 m<sup>2</sup>
- BALCONY AREA LEVEL 3 : 103 m<sup>2</sup> / 15 UNITS = 6.87 m<sup>2</sup>
- BALCONY AREA LEVEL 4 : 103 m<sup>2</sup> / 15 UNITS = 6.87 m<sup>2</sup>
- BALCONY AREA LEVEL 5 : 103 m<sup>2</sup> / 15 UNITS = 6.87 m<sup>2</sup>
- BALCONY AREA LEVEL 6 : 103 m<sup>2</sup> / 15 UNITS = 6.87 m<sup>2</sup>
- BALCONY AREA LEVEL 7 : 164 m<sup>2</sup> / 15 UNITS = 10.93 m<sup>2</sup>
- BALCONY AREA LEVEL 8 : 140 m<sup>2</sup> / 15 UNITS = 9.33 m<sup>2</sup>
- BALCONY AREA LEVEL 9 : 140 m<sup>2</sup> / 15 UNITS = 9.33 m<sup>2</sup>
- BALCONY AREA LEVEL 10 : 140 m<sup>2</sup> / 15 UNITS = 9.33 m<sup>2</sup>
- BALCONY AREA LEVEL 11 : 140 m<sup>2</sup> / 15 UNITS = 9.33 m<sup>2</sup>
- BALCONY AREA LEVEL 12 : 134 m<sup>2</sup> / 12 UNITS = 11.17 m<sup>2</sup>

**TOTAL PRIVATE AREA :** 1436 m<sup>2</sup> / 168 UNITS = 8.55 m<sup>2</sup>  
 REQUIRED 6 m<sup>2</sup>/ UNITS

#### COMMON AMENITIES AREA

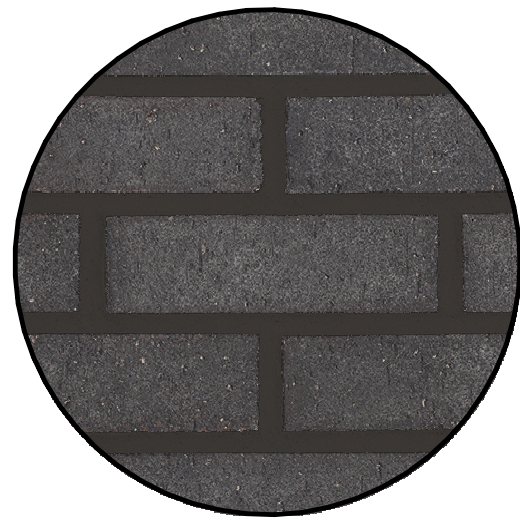
- TOWER A & B COMMON AREA LEVEL 1 : 903 m<sup>2</sup>
- TOWER A COMMON AREA LEVEL 12 : 152 m<sup>2</sup>
- TOWER B COMMON AREA TOTAL : 222 m<sup>2</sup>
- GRASS AREA INSIDE OF THE PROPERTY : 798 m<sup>2</sup>

#### GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7  
As indicated

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1

**MASONRY**  
GLEN-GERY  
COLOR VINTAGE  
BLACK VELOUR



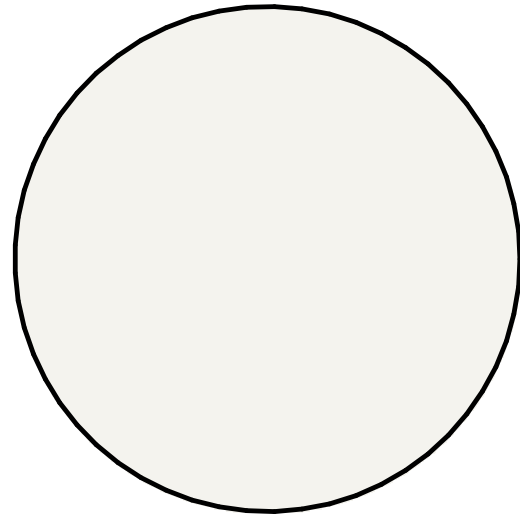
2

**MASONRY**  
GLEN-GERY  
COLOR REVERE  
PEWTER VELOUR



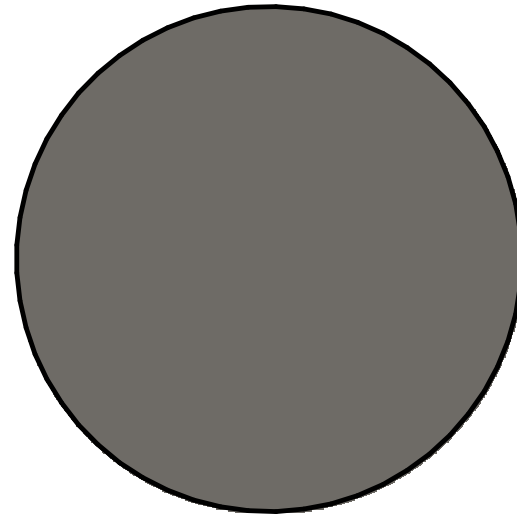
3

**ALUMINIUM SIDING**  
ALUPLANK  
COLOR ACADIA  
AXOTIC HONEY



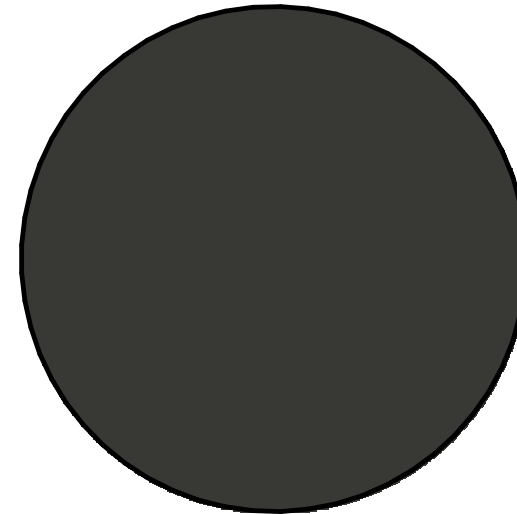
4

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR NATURAL  
WHITE 6000-11



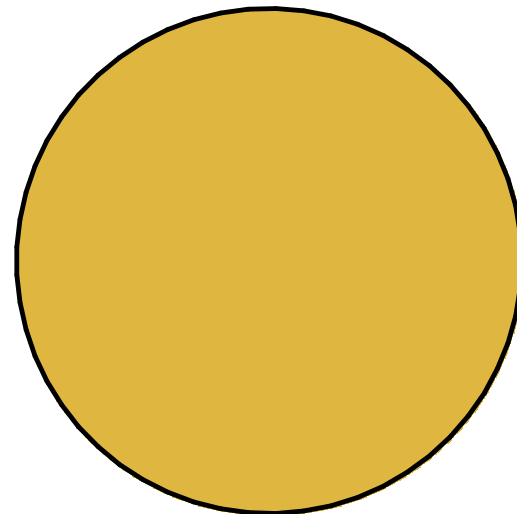
5

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR NIGHT  
OWL 6183-63



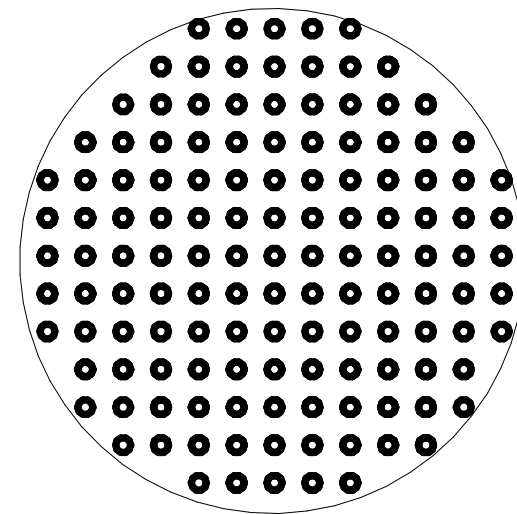
6

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR BLACK  
PEPPER 6182-83



7

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR GREEN  
TOMATO RELISH  
6097-64



8

**BIRD SAFETY WINDOW FILM**  
DOTS WITH MAXIMUM  
SPACING OF 50 MM BY 50  
MM, MINIMUM OF 4 MM  
DIAMETER. TO BE APPLY ON  
THE GLASS BALCONIES FOR  
THE FIRST 4 FLOORS.

NOTE : COLORS SHOWN MAY VARY DUE TO SCREEN RESOLUTION. PLEASE SEE ACTUAL PRODUCTS SAMPLE FOR TRUE COLOR.

## EXTERIOR MATERIALS

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

**STATISTICS OF THE % MATÉRIALS**  
 BUILDING AREA : 1741 m<sup>2</sup>  
 OPENING AREA : 800 m<sup>2</sup> (45.95%)  
 MASONRY : 413 m<sup>2</sup> (23.72%)  
 ALUMINIUM : 510 m<sup>2</sup> (29.29%)  
 OTHER : 18 m<sup>2</sup> (1.03%)

Balcony noise barrier.  
 Typical on each floor



**TOWER A - FRONT ELEVATION (FOREST STREET)**

**GROUP HEAFEY**



Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

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365 Forest Street, Ottawa, ON K2B 7Z7  
 1 : 200

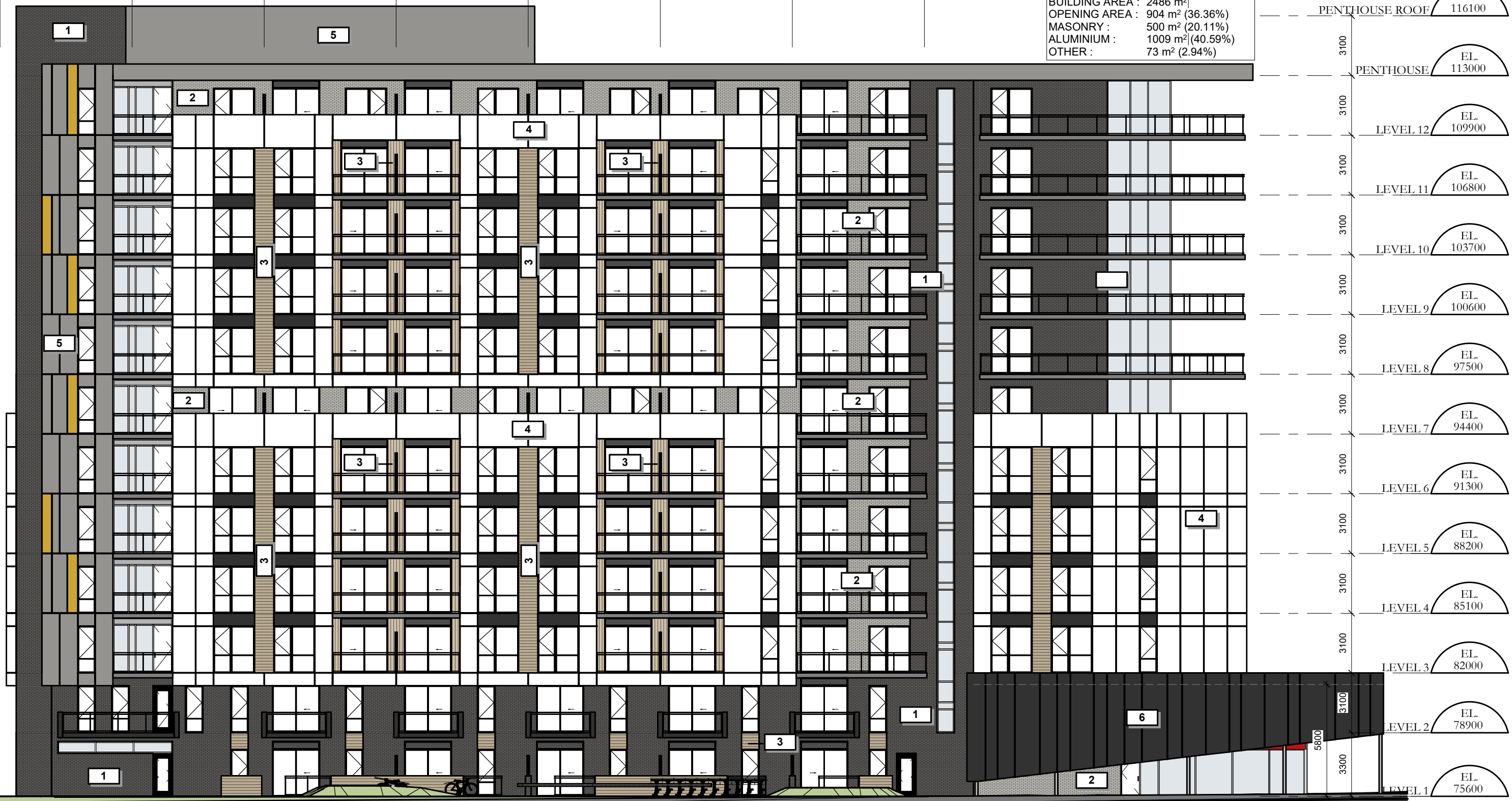
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REVISION 05	2023-10-18



A10 A9 A8 A7 A6 A5 A4 A3 A2 A1

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 2486 m<sup>2</sup>  
 OPENING AREA : 904 m<sup>2</sup> (36.36%)  
 MASONRY : 500 m<sup>2</sup> (20.11%)  
 ALUMINIUM : 1009 m<sup>2</sup> (40.59%)  
 OTHER : 73 m<sup>2</sup> (2.94%)



PENTHOUSE ROOF EL. 116100  
 PENTHOUSE EL. 113000  
 LEVEL 12 EL. 109900  
 LEVEL 11 EL. 106800  
 LEVEL 10 EL. 103700  
 LEVEL 9 EL. 100600  
 LEVEL 8 EL. 97500  
 LEVEL 7 EL. 94400  
 LEVEL 6 EL. 91300  
 LEVEL 5 EL. 88200  
 LEVEL 4 EL. 85100  
 LEVEL 3 EL. 82000  
 LEVEL 2 EL. 78900  
 LEVEL 1 EL. 75600

**TOWER A - BACK ELEVATION**

**GROUP HEAFEY**



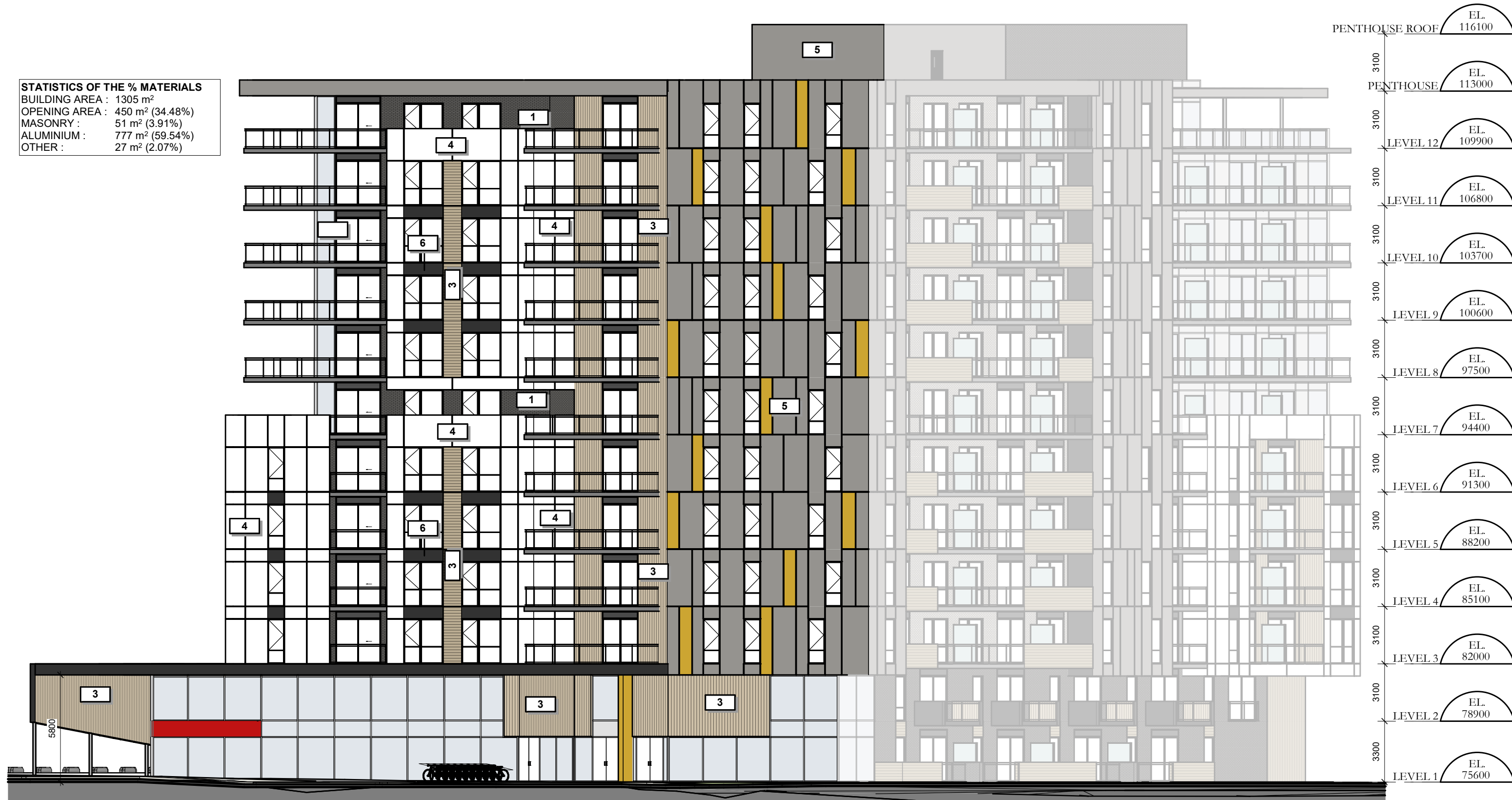
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 Conçu par : Christian Rheault  
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 1 : 200

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**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 1305 m<sup>2</sup>  
 OPENING AREA : 450 m<sup>2</sup> (34.48%)  
 MASONRY : 51 m<sup>2</sup> (3.91%)  
 ALUMINIUM : 777 m<sup>2</sup> (59.54%)  
 OTHER : 27 m<sup>2</sup> (2.07%)



TOWER A - LEFT SIDE ELEVATION (RICHMOND ROAD)

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

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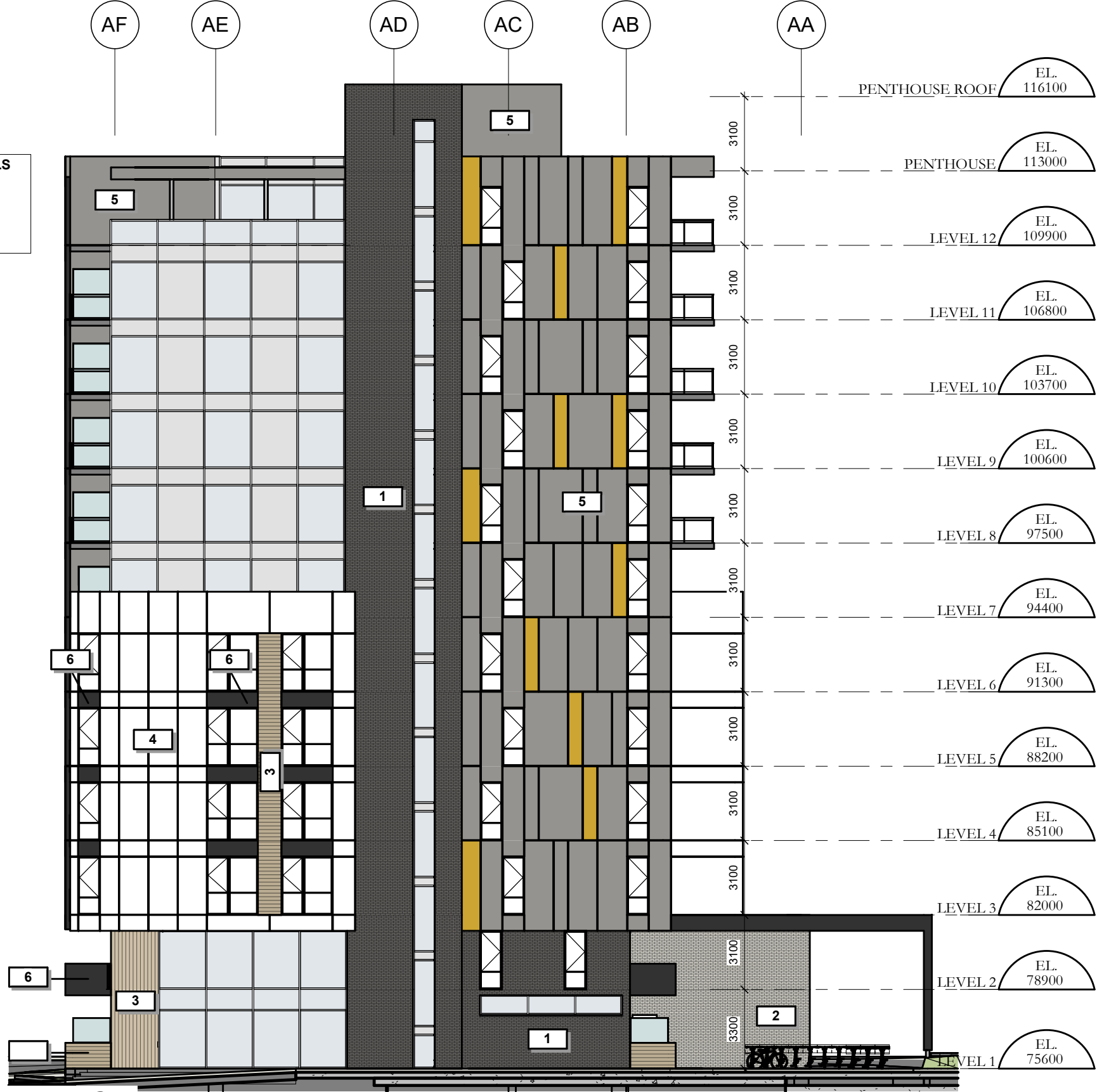
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 Conçu par : Christian Rheault  
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**STATISTICS OF THE % MATÉRIALS**  
 BUILDING AREA : 1059 m<sup>2</sup>  
 OPENING AREA : 353 m<sup>2</sup> (33.33%)  
 MASONRY : 231 m<sup>2</sup> (21.81%)  
 ALUMINIUM : 473 m<sup>2</sup> (44.66%)  
 OTHER : 2 m<sup>2</sup> (0.19%)



**TOWER A - RIGHT SIDE ELEVATION**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7  
 1 : 200

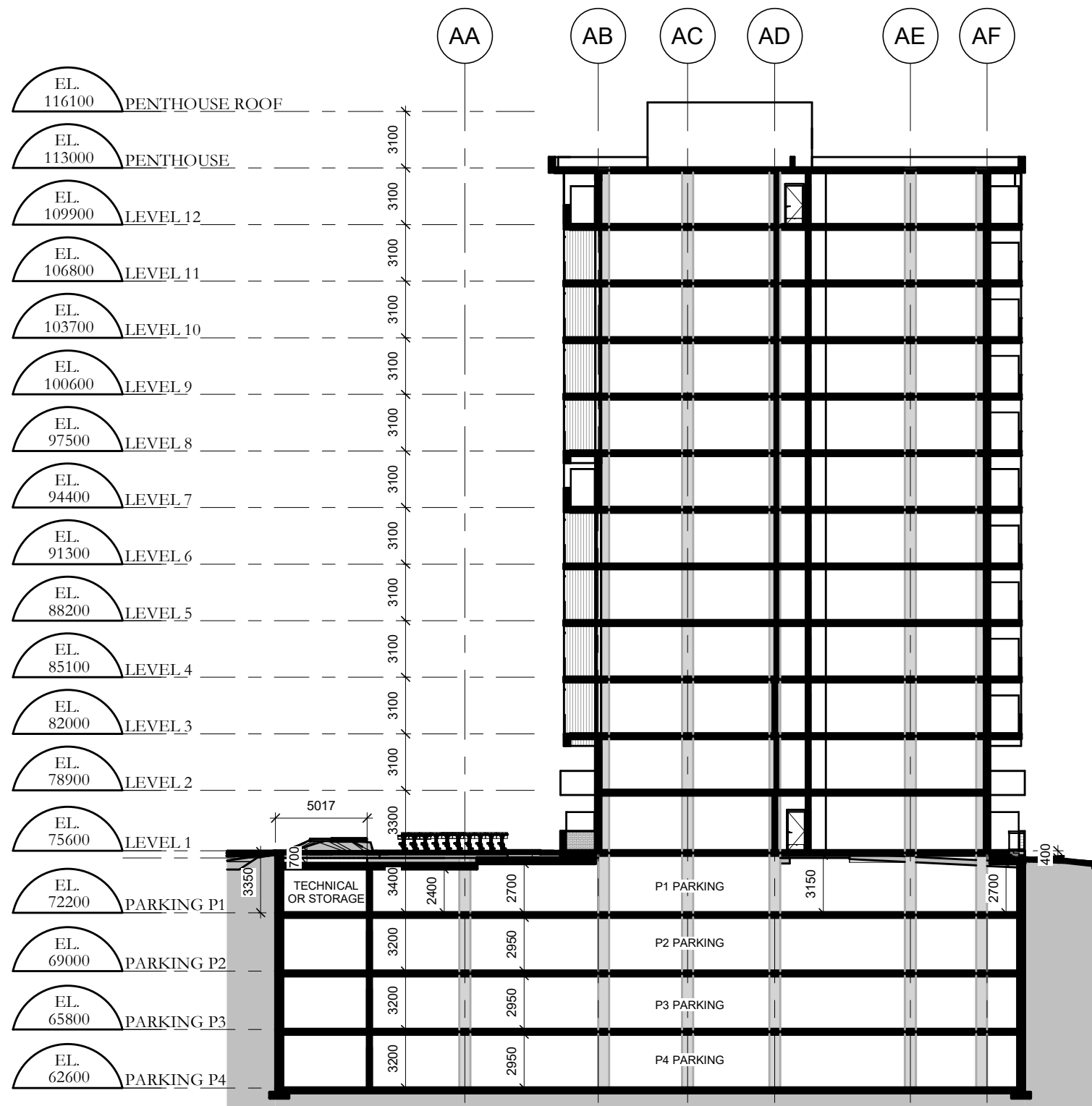


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 Conçu par : Christian Rheault  
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## TOWER A - SECTION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 300

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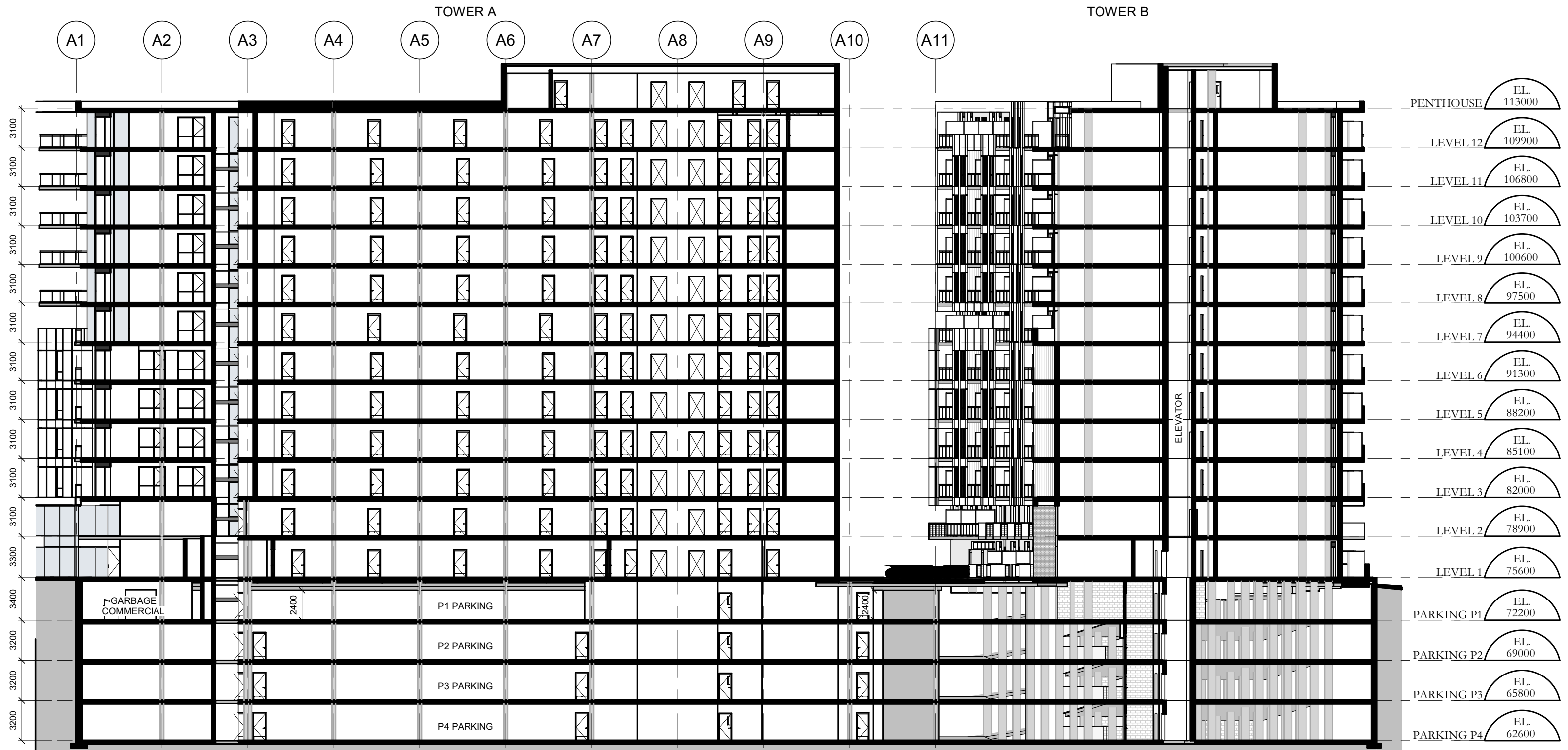


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 Conçu par : Christian Rheault

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# TOWER A & B - SECTION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 300



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 Conçu par : Christian Rheault

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# TOWER B

**GROUPE HEAFEY**  
RICHMOND ROAD & FOREST STREET







**GROSS AREA LEGEND**

- 1 BDR
- 1 BDR + DEN
- 2 BDR
- BACHELOR
- BIKE
- GARBAGE ROOM
- GROUND LOBBY
- GYM
- SERVICE
- STAIRS

**TOWER B - LEVEL 1**

**GROUP HEAFEY**

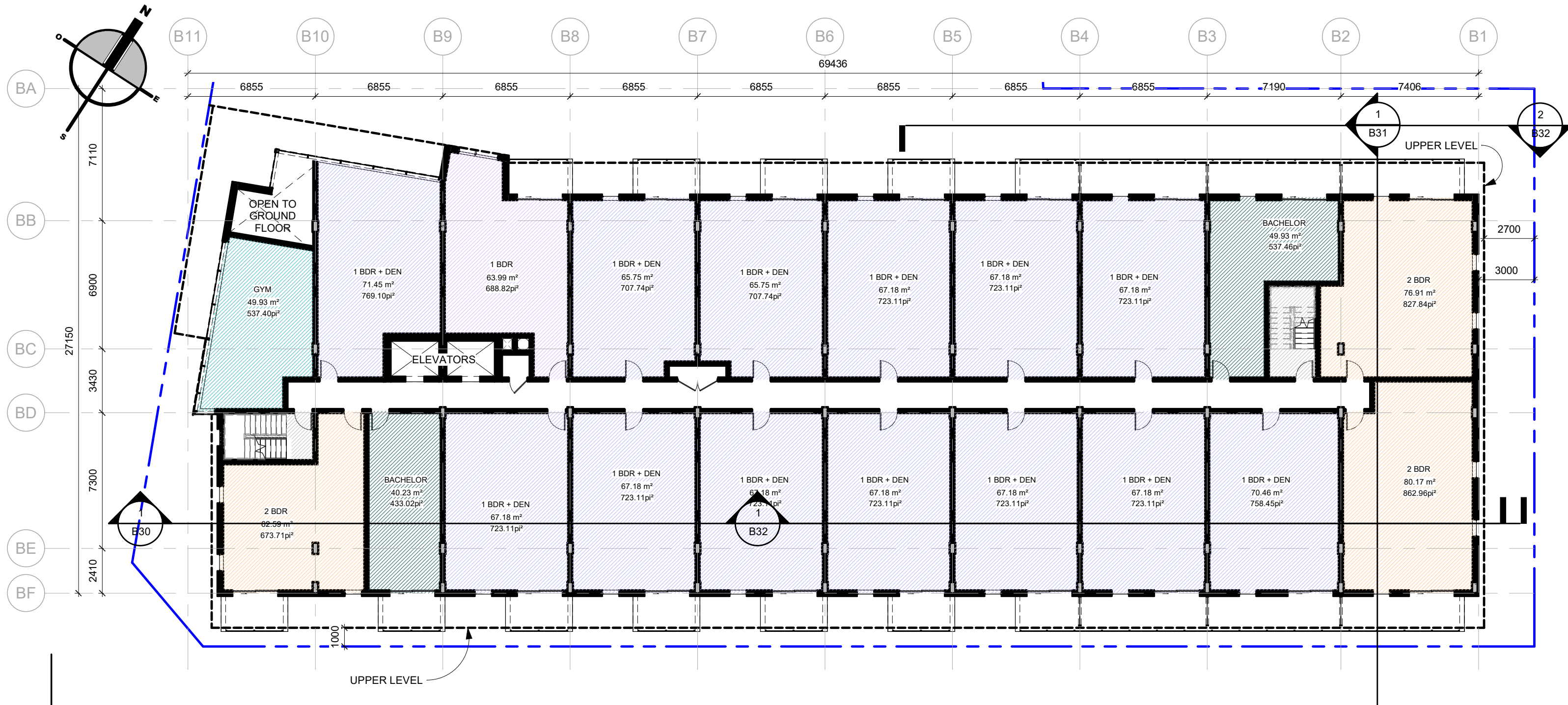


Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault  
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 1 : 200

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**GROSS AREA LEGEND**



**TOWER B - LEVEL 2**

**GROUP HEAFEY**



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 Conçu par : Christian Rheault

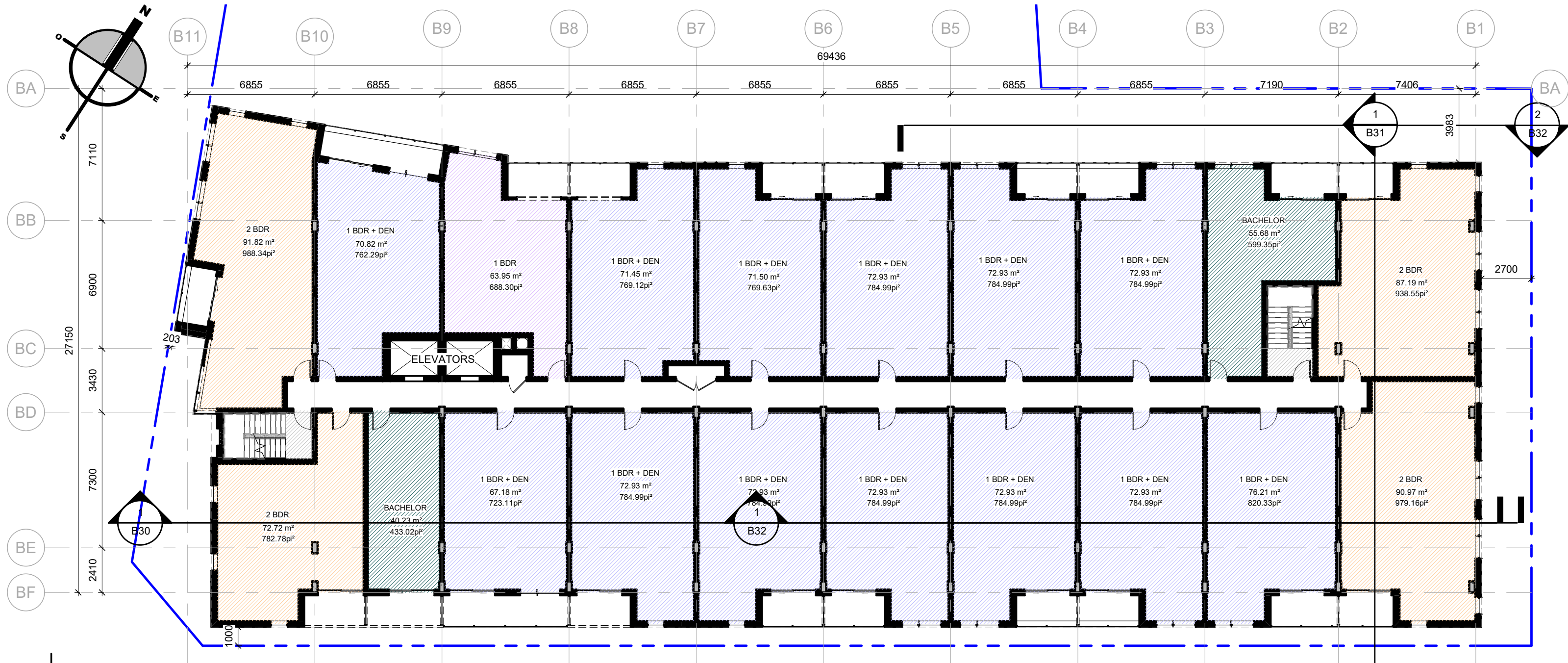
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365 Forest Street, Ottawa, ON K2B 7Z7  
 1 : 200

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**GROSS AREA LEGEND**



**TOWER B - LEVEL 3 TO 6**

**GROUP HEAFEY**



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Conçu par : Christian Rheault

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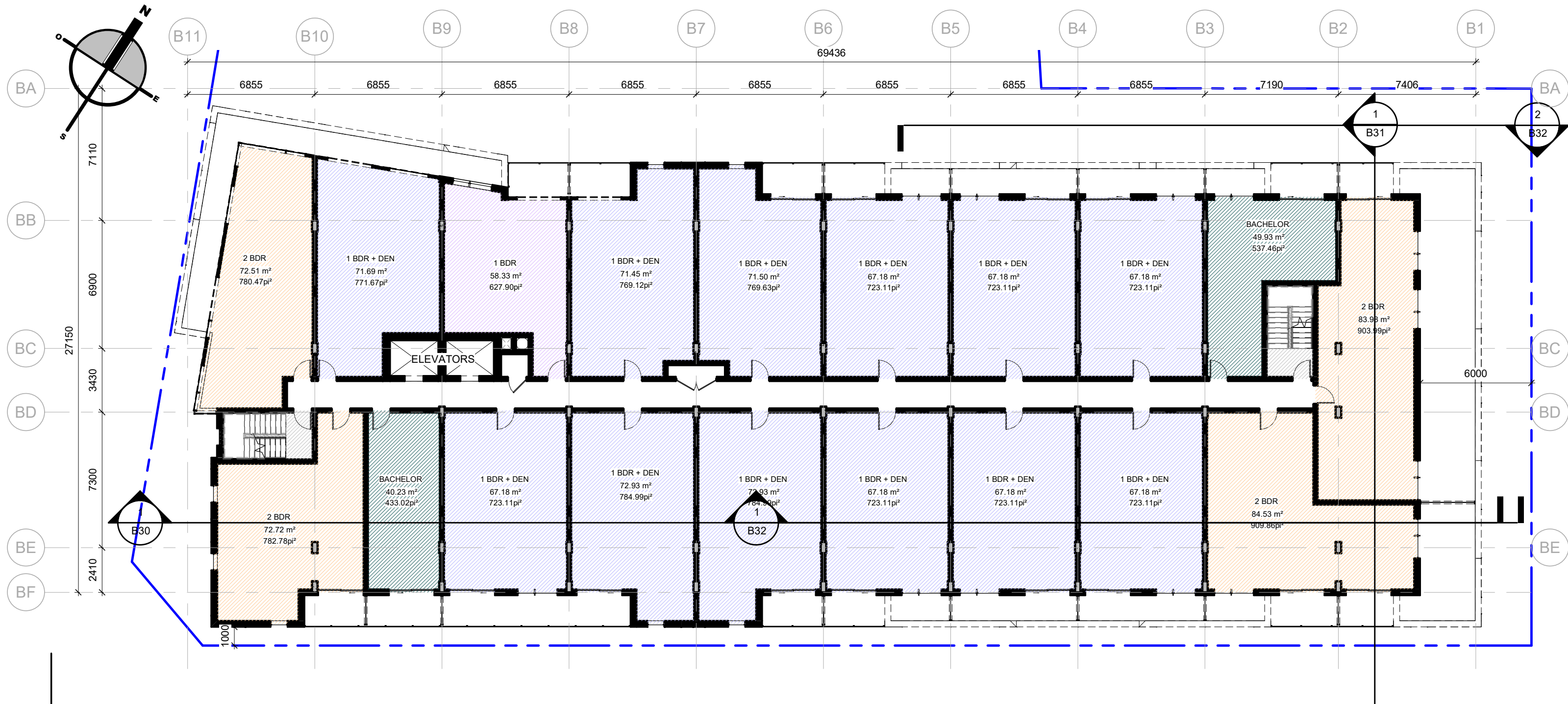


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1 : 200

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**GROSS AREA LEGEND**



**TOWER B - LEVEL 7**

**GROUP HEAFEY**



Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

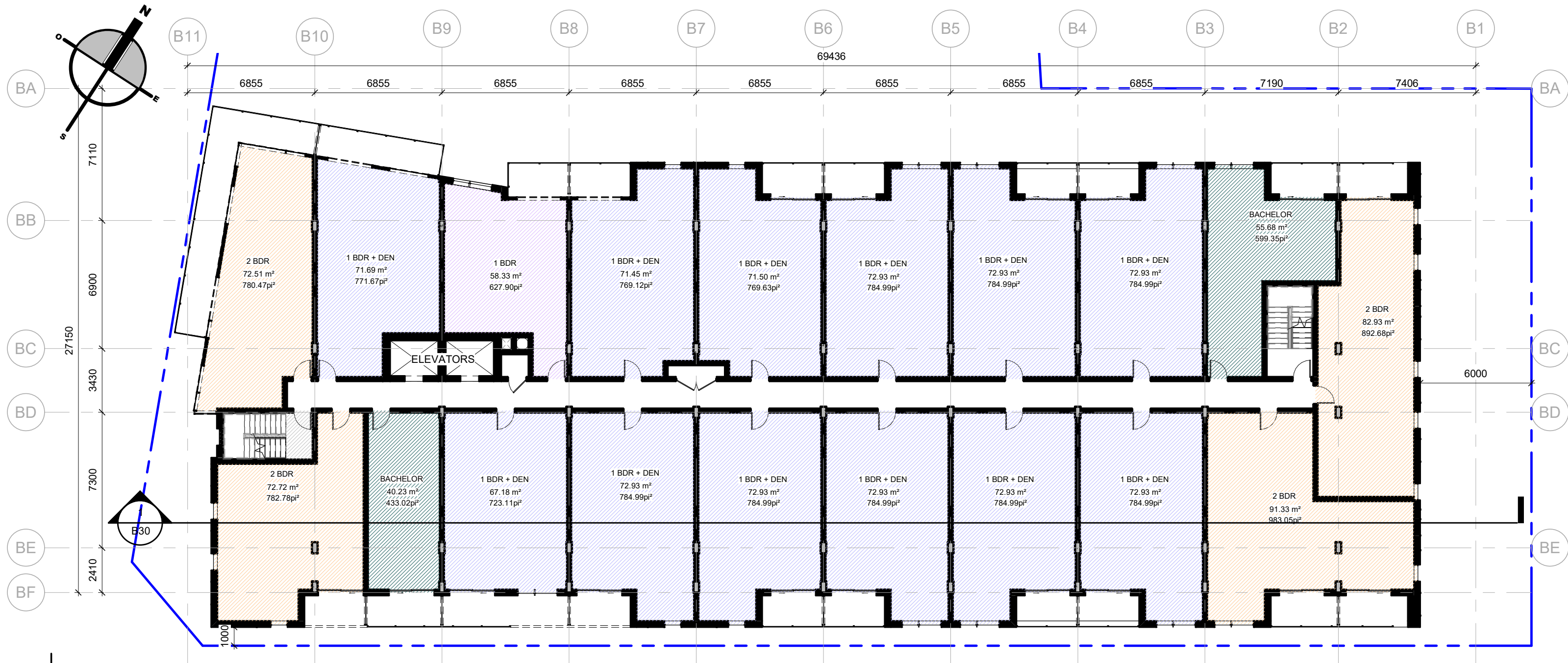
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365 Forest Street, Ottawa, ON K2B 7Z7  
 1 : 200

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**GROSS AREA LEGEND**



**TOWER B - LEVEL 8 TO 11**

**GROUP HEAFEY**



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 Conçu par : Christian Rheault

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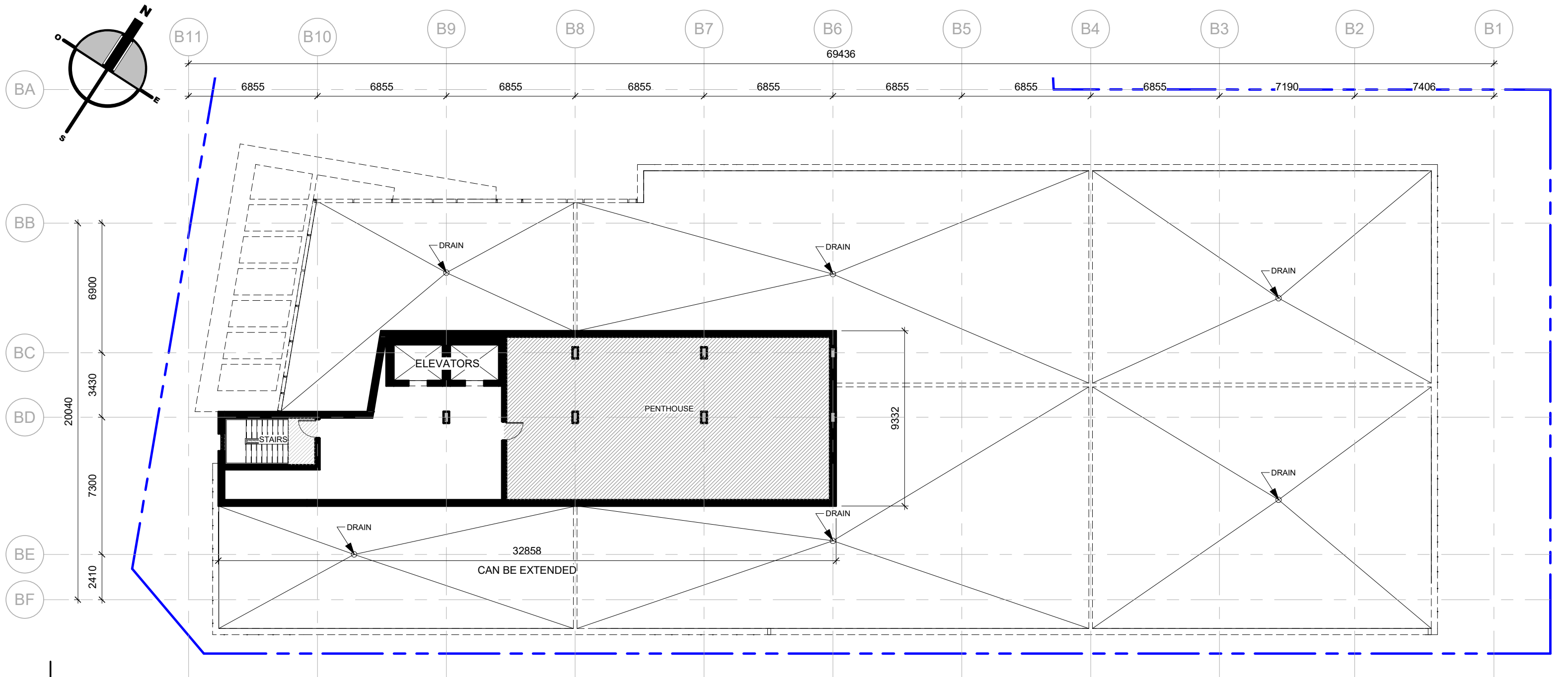
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**GROSS AREA LEGEND**



**TOWER B - LEVEL PENTHOUSE**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200



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 Conçu par : Christian Rheault

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ROOM TYPOLOGY - TOWER B		
LEVEL	NAME	QTY
LEVEL 1	1 BDR	1
LEVEL 1	1 BDR + DEN	9
LEVEL 1	2 BDR	1
LEVEL 1	BACHELOR	1
LEVEL 2	1 BDR	1
LEVEL 2	1 BDR + DEN	13
LEVEL 2	2 BDR	3
LEVEL 2	BACHELOR	2
LEVEL 3	1 BDR	1
LEVEL 3	1 BDR + DEN	13
LEVEL 3	2 BDR	4
LEVEL 3	BACHELOR	2
LEVEL 4	1 BDR	1
LEVEL 4	1 BDR + DEN	13
LEVEL 4	2 BDR	4
LEVEL 4	BACHELOR	2
LEVEL 5	1 BDR	1
LEVEL 5	1 BDR + DEN	13
LEVEL 5	2 BDR	4
LEVEL 5	BACHELOR	2
LEVEL 6	1 BDR	1
LEVEL 6	1 BDR + DEN	13
LEVEL 6	2 BDR	4
LEVEL 6	BACHELOR	2
LEVEL 7	1 BDR	1
LEVEL 7	1 BDR + DEN	12
LEVEL 7	2 BDR	4
LEVEL 7	BACHELOR	2
LEVEL 8	1 BDR	1
LEVEL 8	1 BDR + DEN	12
LEVEL 8	2 BDR	4
LEVEL 8	BACHELOR	2
LEVEL 9	1 BDR	1
LEVEL 9	1 BDR + DEN	12
LEVEL 9	2 BDR	4
LEVEL 9	BACHELOR	2
LEVEL 10	1 BDR	1
LEVEL 10	1 BDR + DEN	12
LEVEL 10	2 BDR	4
LEVEL 10	BACHELOR	2
LEVEL 11	1 BDR	1
LEVEL 11	1 BDR + DEN	12
LEVEL 11	2 BDR	4
LEVEL 11	BACHELOR	2
LEVEL 12	1 BDR	1
LEVEL 12	1 BDR + DEN	11
LEVEL 12	2 BDR	3
LEVEL 12	BACHELOR	2
TOTAL DE LOGEMENTS: 223		

1 BDR - TOWER B		
LEVEL	NAME	QTY
LEVEL 1	1 BDR	1
LEVEL 2	1 BDR	1
LEVEL 3	1 BDR	1
LEVEL 4	1 BDR	1
LEVEL 5	1 BDR	1
LEVEL 6	1 BDR	1
LEVEL 7	1 BDR	1
LEVEL 8	1 BDR	1
LEVEL 9	1 BDR	1
LEVEL 10	1 BDR	1
LEVEL 11	1 BDR	1
LEVEL 12	1 BDR	1
TOTAL: 12		

2 BDR - TOWER B		
LEVEL	NAME	QTY
LEVEL 1	2 BDR	1
LEVEL 2	2 BDR	3
LEVEL 3	2 BDR	4
LEVEL 4	2 BDR	4
LEVEL 5	2 BDR	4
LEVEL 6	2 BDR	4
LEVEL 7	2 BDR	4
LEVEL 8	2 BDR	4
LEVEL 9	2 BDR	4
LEVEL 10	2 BDR	4
LEVEL 11	2 BDR	4
LEVEL 12	2 BDR	3
TOTAL: 43		

TYPOLOGY - TOWER B		
NAME	QTY	%
1 BDR	12	5%
1 BDR + DEN	145	66%
2 BDR	43	22%
BACHELOR	23	7%
TOTAL DE LOGEMENTS: 223		100%

1 BDR + DEN - TOWER B		
LEVEL	NAME	QTY
LEVEL 1	1 BDR + DEN	9
LEVEL 2	1 BDR + DEN	13
LEVEL 3	1 BDR + DEN	13
LEVEL 4	1 BDR + DEN	13
LEVEL 5	1 BDR + DEN	13
LEVEL 6	1 BDR + DEN	13
LEVEL 7	1 BDR + DEN	12
LEVEL 8	1 BDR + DEN	12
LEVEL 9	1 BDR + DEN	12
LEVEL 10	1 BDR + DEN	12
LEVEL 11	1 BDR + DEN	12
LEVEL 12	1 BDR + DEN	11
TOTAL: 145		

2 BDR + DEN - TOWER B		
LEVEL	NAME	QTY

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

ESQUISSE

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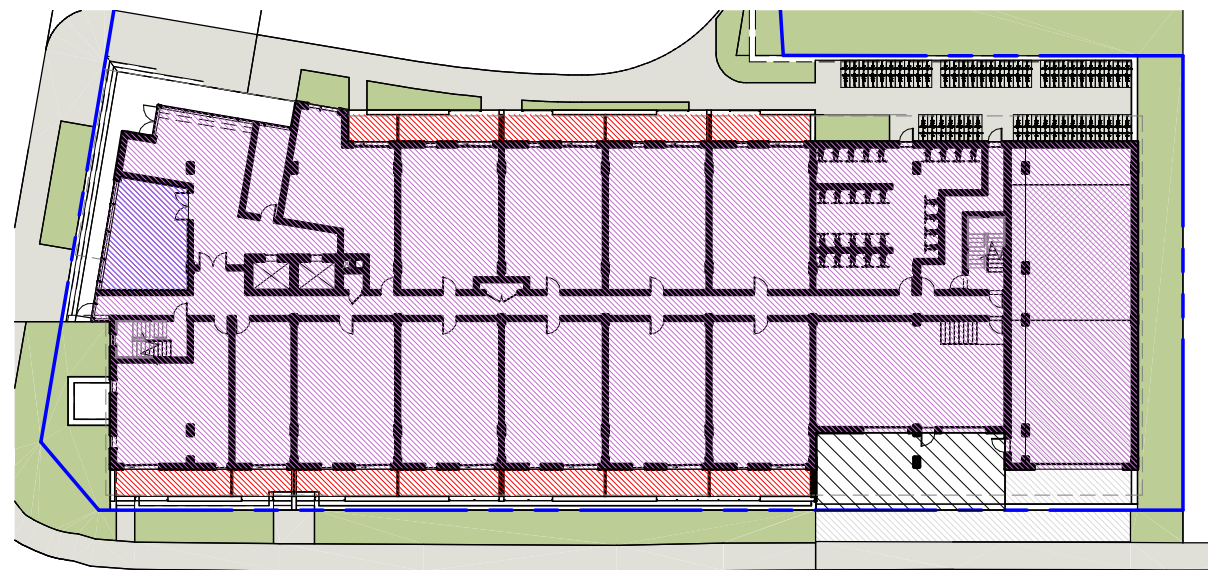
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REVISION 02	2022-08-29
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REVISION 04	2023-08-03



Dessiné par : Tanya Nadeau  
Conçu par : Christian Rheault

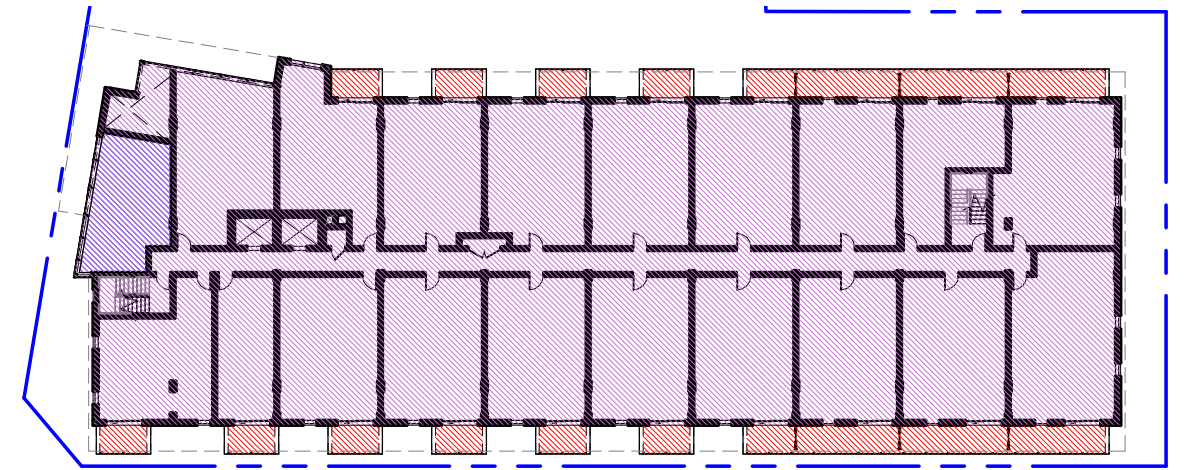
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Gatineau, QC J8Y 1R8  
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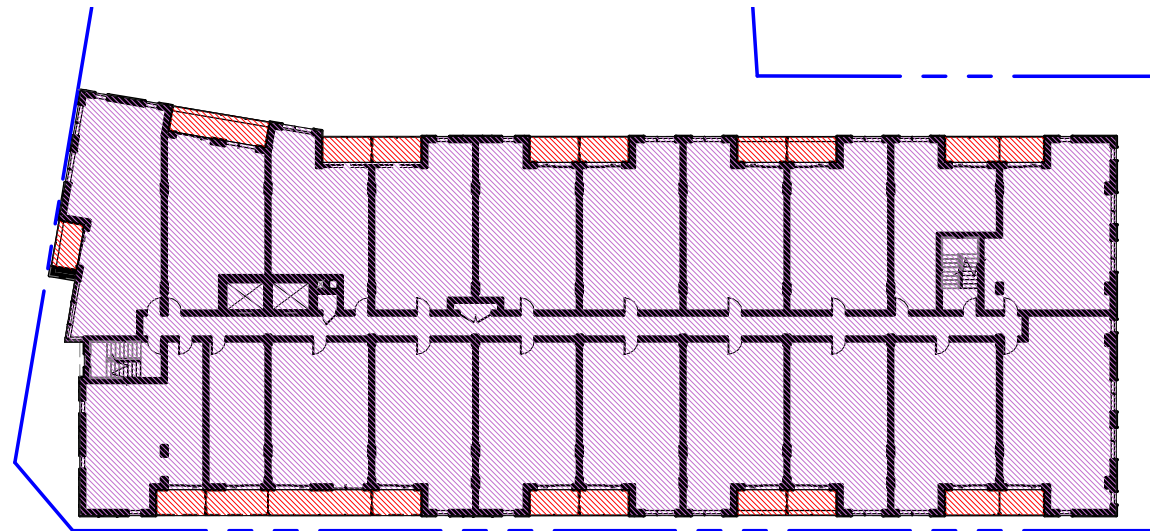
■ BALCONY AREA LEVEL 1 : 137 m<sup>2</sup> / 12 UNITS = 11.42 m<sup>2</sup>  
■ COMMON AREA LEVEL 1 : 37 m<sup>2</sup>  
■ GROSS AREA LEVEL 1 : 1466.78 m<sup>2</sup>

### TOWER B - AMENITIES AREA LEVEL 1



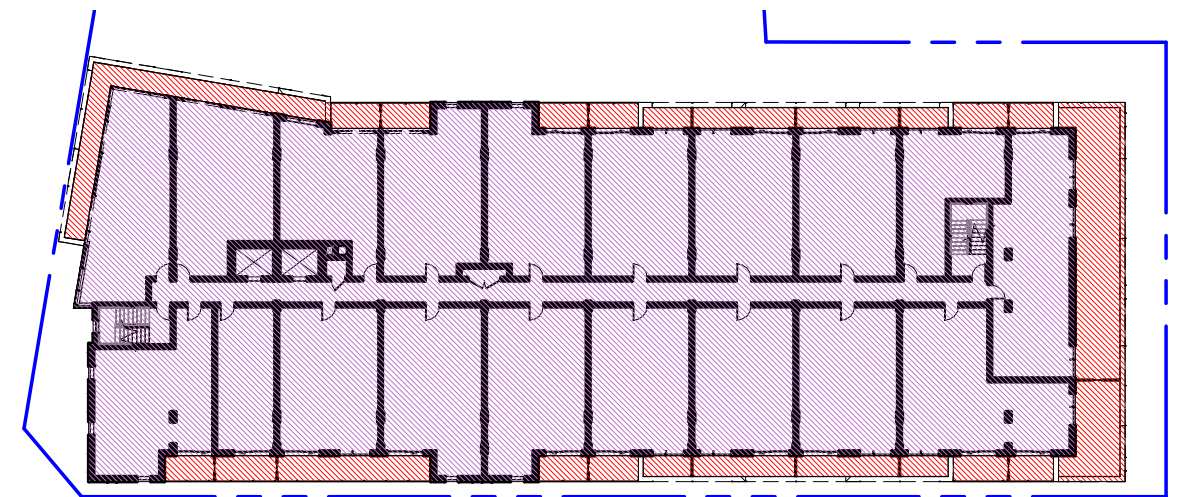
■ BALCONY AREA LEVEL 2 : 149 m<sup>2</sup> / 19 UNITS = 7.84 m<sup>2</sup>  
■ COMMON AREA LEVEL 2 : 45 m<sup>2</sup>  
■ GROSS AREA LEVEL 2 : 1497.04 m<sup>2</sup>

### TOWER B - AMENITIES AREA LEVEL 2



■ BALCONY AREA LEVEL 3 : 125 m<sup>2</sup> / 20 UNITS = 6.25 m<sup>2</sup>  
■ GROSS AREA LEVEL 3 TO 6 : 1629.32 m<sup>2</sup>

### TOWER B - AMENITIES AREA LEVEL 3 TO 6



■ BALCONY AREA LEVEL 7 : 264 m<sup>2</sup> / 19 UNITS = 13.89 m<sup>2</sup>  
■ GROSS AREA LEVEL 7 : 1465.16 m<sup>2</sup>

### TOWER B - AMENITIES AREA LEVEL 7

GROUP HEAFEY

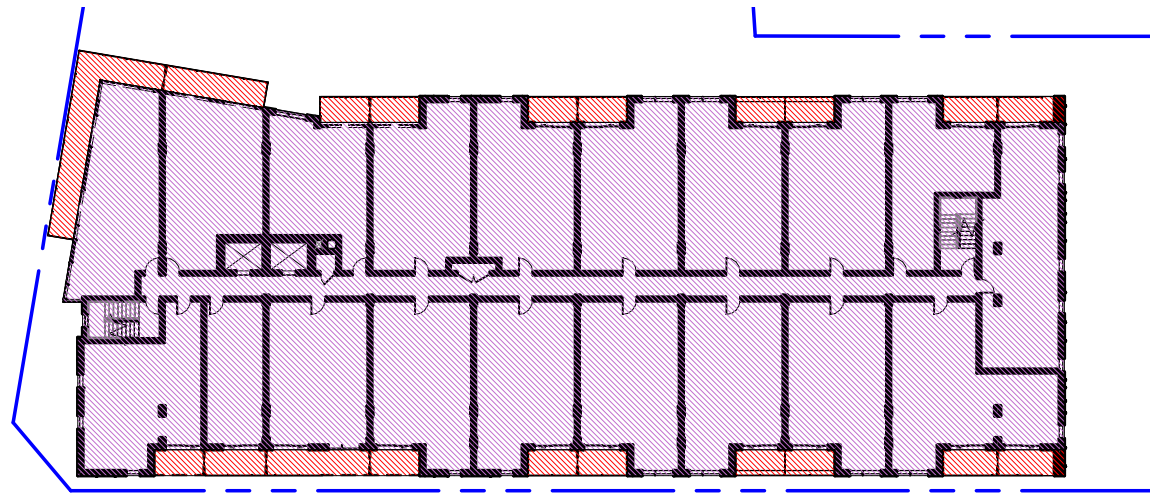
365 Forest Street, Ottawa, ON K2B 7Z7

1 : 500

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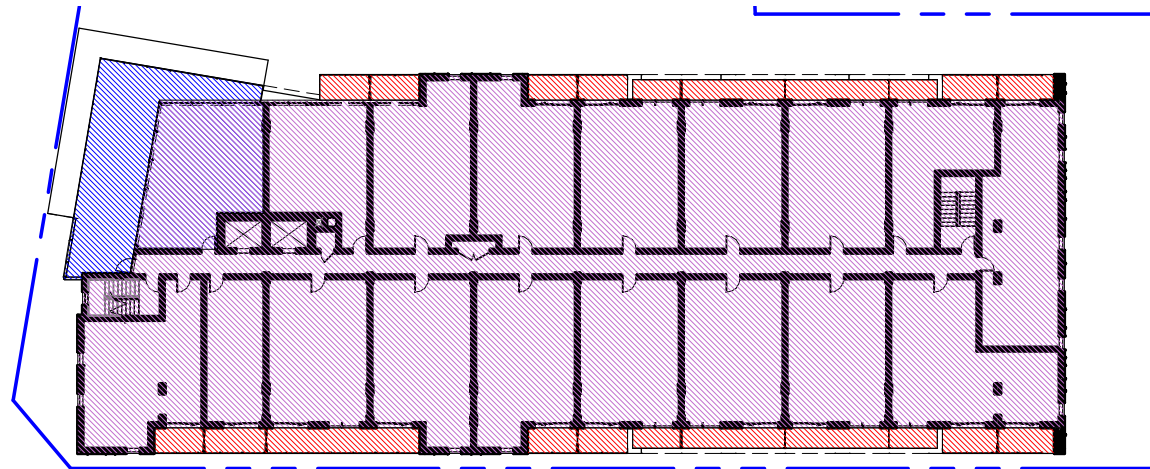
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BALCONY AREA LEVEL 8 : 153 m<sup>2</sup> / 19 UNITS = 8.05 m<sup>2</sup>  
 GROSS AREA LEVEL 8 TO 11 : 1513.39 m<sup>2</sup>

### TOWER B - AMENITIES AREA LEVEL 8 TO 11



BALCONY AREA LEVEL 12 : 144 m<sup>2</sup> / 17 UNITS = 8.47 m<sup>2</sup>  
 GROSS AREA LEVEL 12 : 1390.80 m<sup>2</sup>  
 COMMON AREA LEVEL 12 : 140 m<sup>2</sup>

### TOWER B - AMENITIES AREA LEVEL 12

#### PRIVATE AMENITIES AREA

BALCONY AREA LEVEL 1 : 137 m<sup>2</sup> / 12 UNITS = 11.42 m<sup>2</sup>  
 BALCONY AREA LEVEL 2 : 149 m<sup>2</sup> / 19 UNITS = 7.84 m<sup>2</sup>  
 BALCONY AREA LEVEL 3 : 125 m<sup>2</sup> / 20 UNITS = 6.25 m<sup>2</sup>  
 BALCONY AREA LEVEL 4 : 125 m<sup>2</sup> / 20 UNITS = 6.25 m<sup>2</sup>  
 BALCONY AREA LEVEL 5 : 125 m<sup>2</sup> / 20 UNITS = 6.25 m<sup>2</sup>  
 BALCONY AREA LEVEL 6 : 125 m<sup>2</sup> / 20 UNITS = 6.25 m<sup>2</sup>  
 BALCONY AREA LEVEL 7 : 264 m<sup>2</sup> / 19 UNITS = 13.89 m<sup>2</sup>  
 BALCONY AREA LEVEL 8 : 153 m<sup>2</sup> / 19 UNITS = 8.05 m<sup>2</sup>  
 BALCONY AREA LEVEL 9 : 151 m<sup>2</sup> / 19 UNITS = 7.95 m<sup>2</sup>  
 BALCONY AREA LEVEL 10 : 151 m<sup>2</sup> / 19 UNITS = 7.95 m<sup>2</sup>  
 BALCONY AREA LEVEL 11 : 151 m<sup>2</sup> / 19 UNITS = 7.95 m<sup>2</sup>  
 BALCONY AREA LEVEL 12 : 144 m<sup>2</sup> / 17 UNITS = 8.47 m<sup>2</sup>

**TOTAL PRIVATE AREA :** 1800 m<sup>2</sup> / 223 UNITS = 8.07 m<sup>2</sup>  
*REQUIRED 6 m<sup>2</sup>/ UNITS*

#### COMMON AMENITIES AREA

COMMON AREA LEVEL 1 : 37 m<sup>2</sup>  
 COMMON AREA LEVEL 2 : 45 m<sup>2</sup>  
 COMMON AREA LEVEL 12 : 140 m<sup>2</sup>  
**TOTAL COMMON AREA :** 222 m<sup>2</sup>

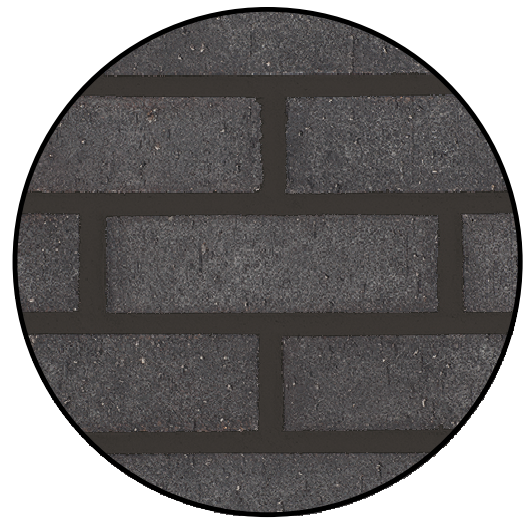
#### GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

As indicated

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1

**MASONRY**  
GLEN-GERY  
COLOR VINTAGE  
BLACK VELOUR



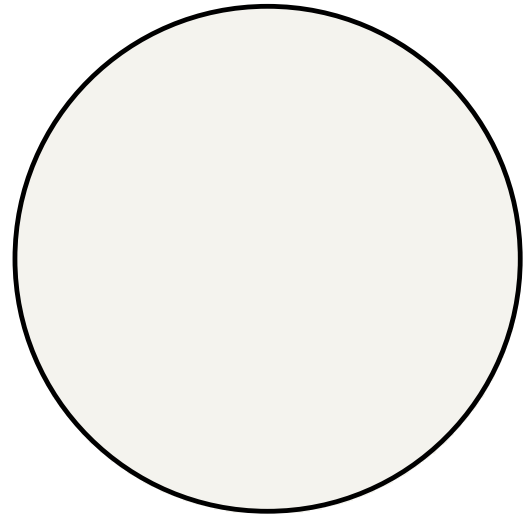
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**MASONRY**  
GLEN-GERY  
COLOR REVERE  
PEWTER VELOUR



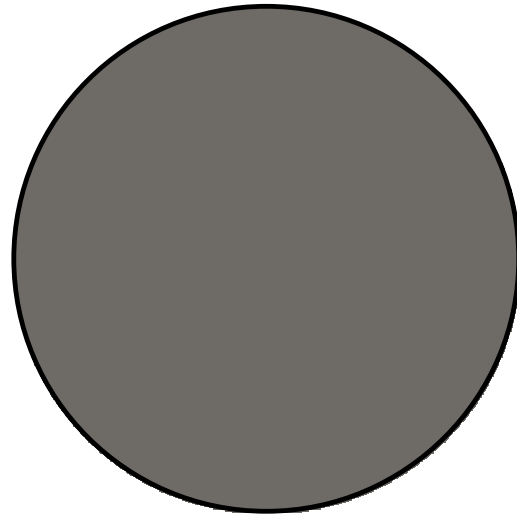
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**ALUMINIUM SIDING**  
ALUPLANK  
COLOR ACADIA  
AXOTIC HONEY



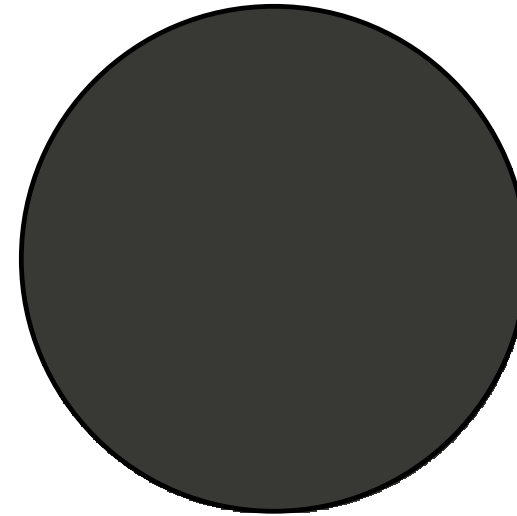
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**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR NATURAL  
WHITE 6000-11



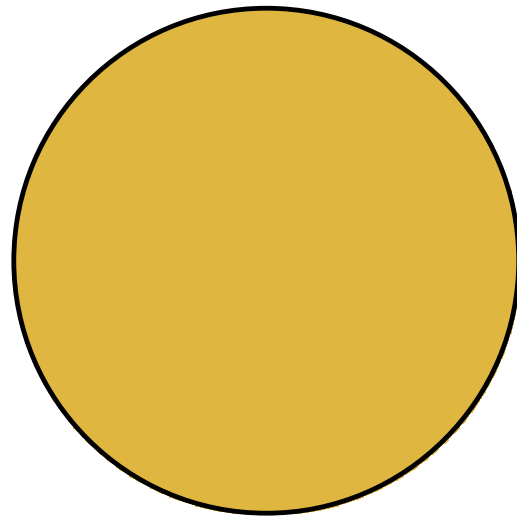
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**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR NIGHT  
OWL 6183-63



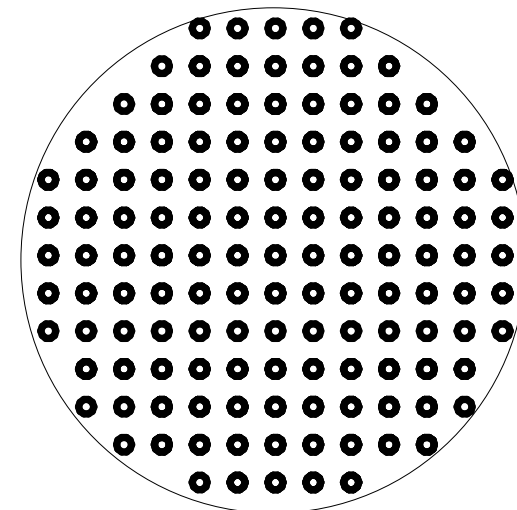
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**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR BLACK  
PEPPER 6182-83



7

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR GREEN  
TOMATO RELISH 6097-64



8

**DOT SAFETY WINDOW FILM**  
DOTS WITH MAXIMUM  
SPACING OF 50 MM BY 50  
MM, MINIMUM OF 4 MM  
DIAMETER. TO BE APPLY ON  
THE GLASS BALCONIES FOR  
THE FIRST 4 FLOORS.

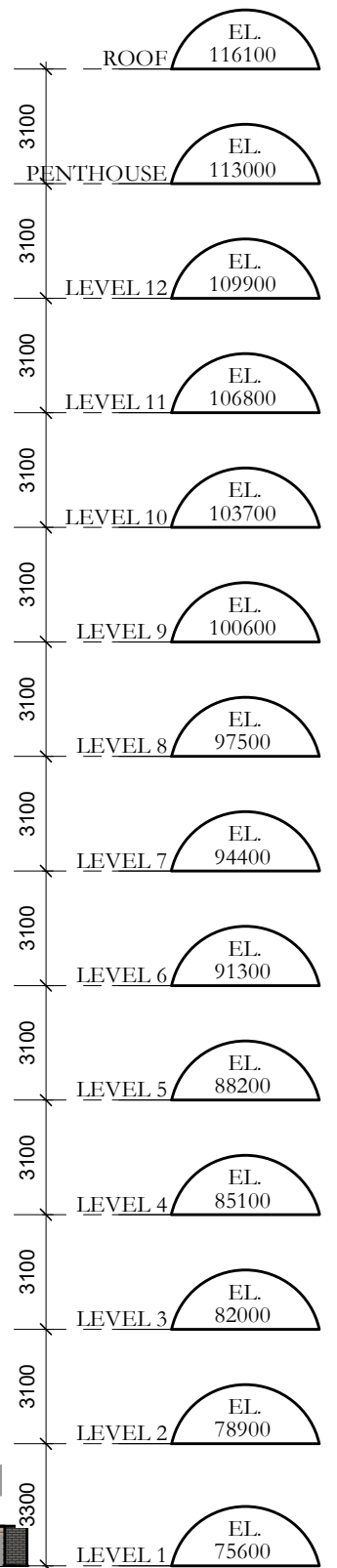
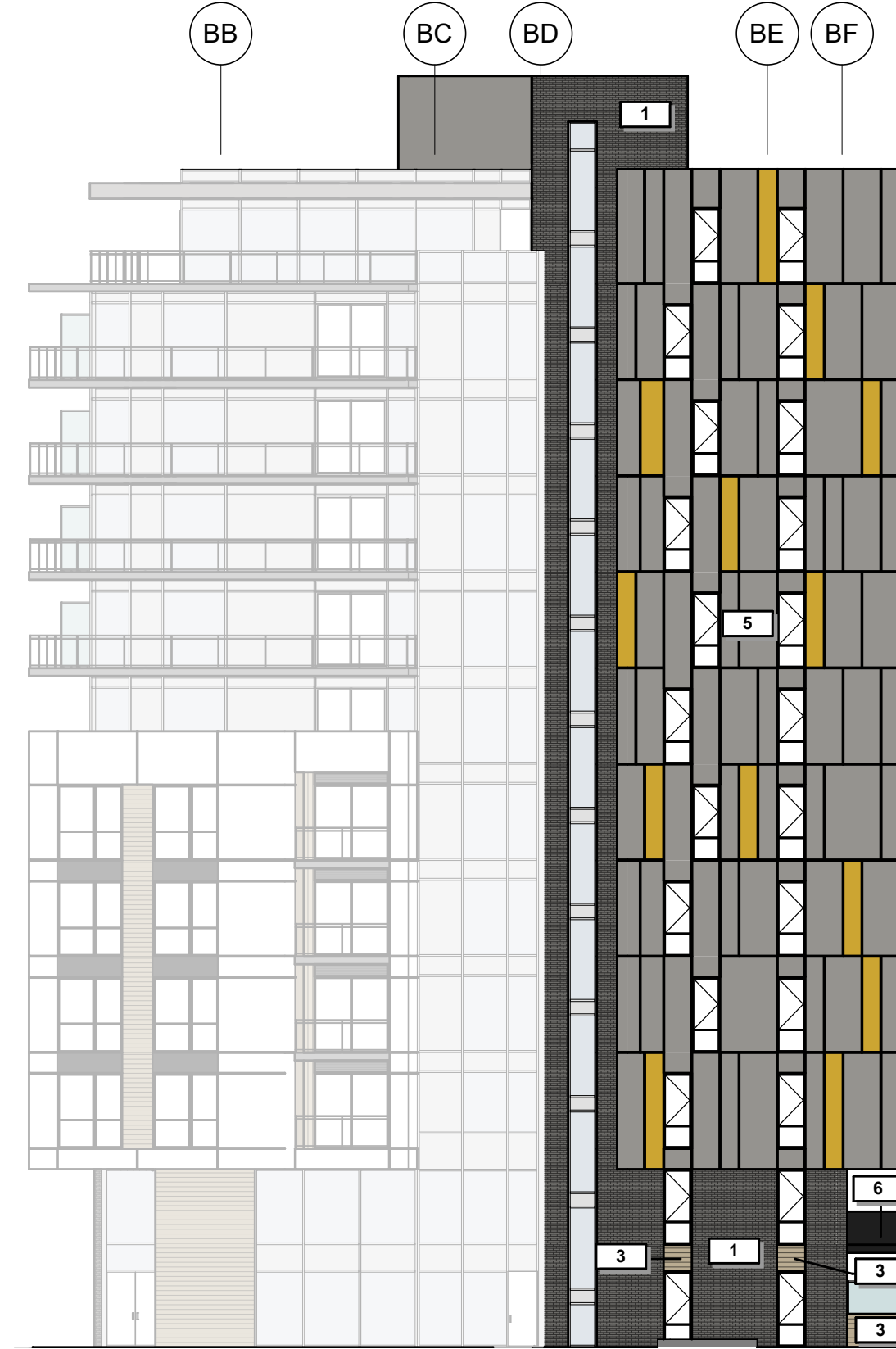
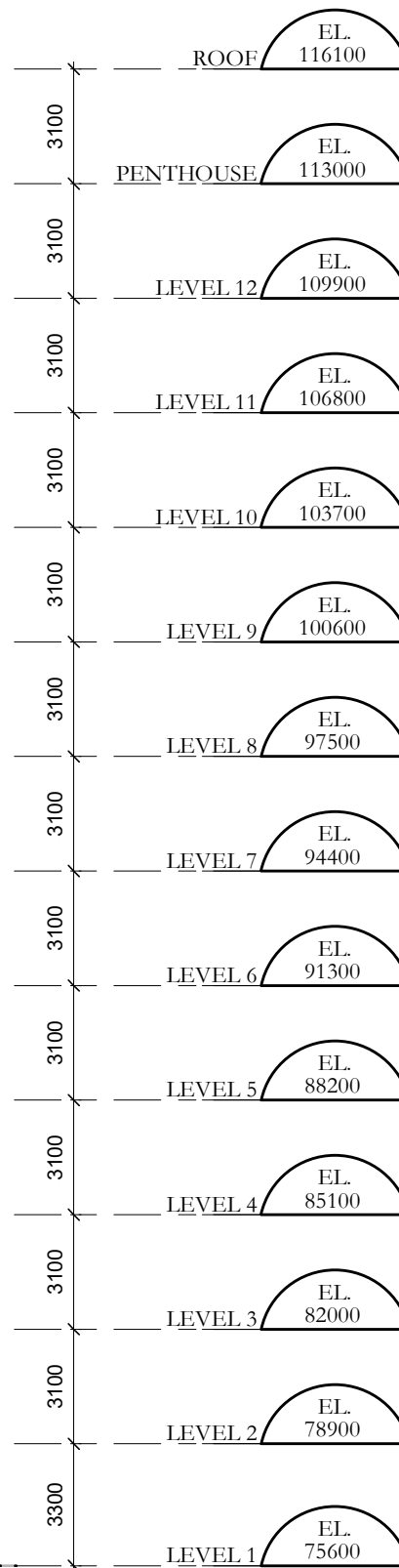
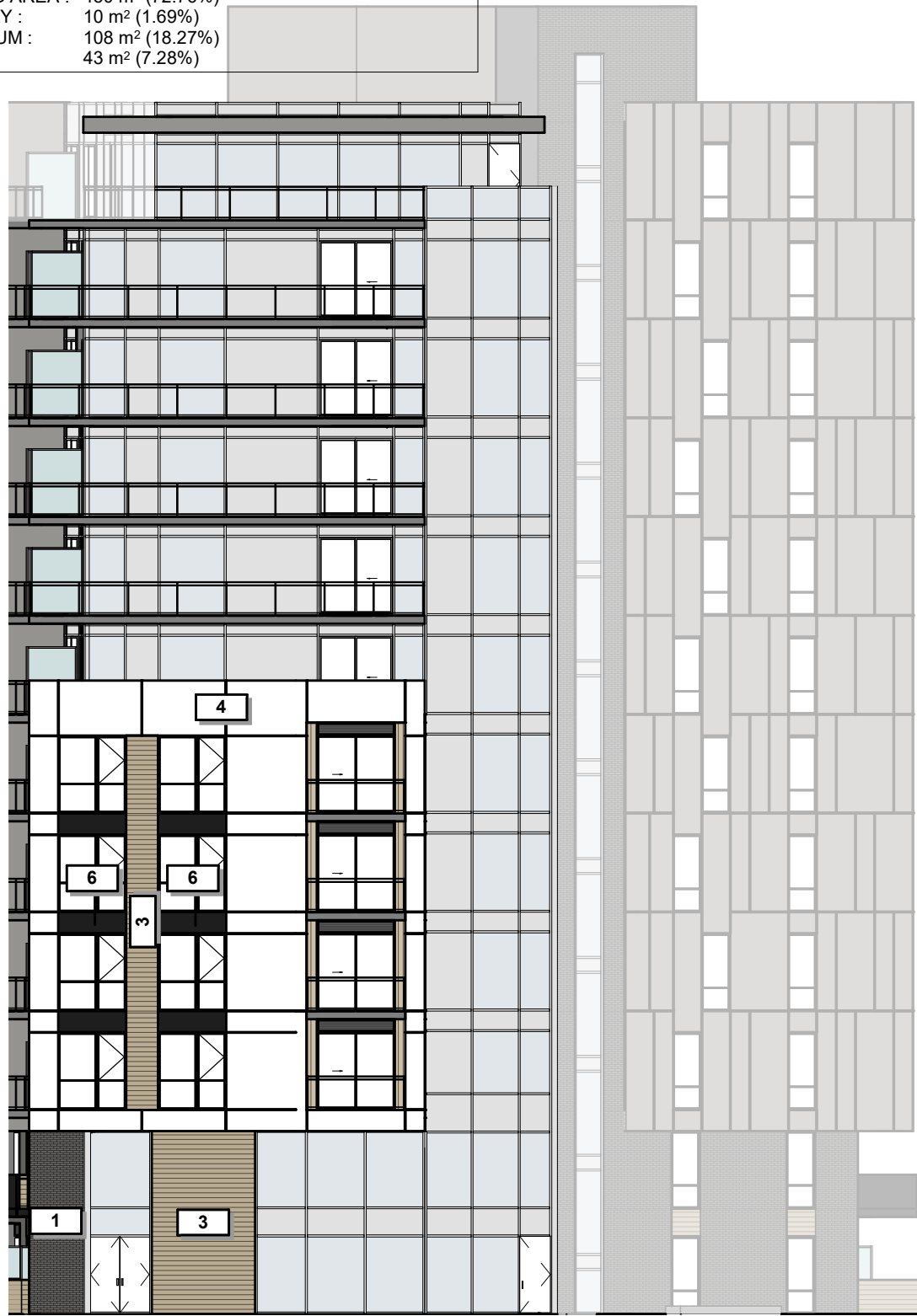
NOTE : COLORS SHOWN MAY VARY DUE TO SCREEN RESOLUTION. PLEASE SEE ACTUAL PRODUCTS SAMPLE FOR TRUE COLOR.

## EXTERIOR MATERIALS

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 591 m<sup>2</sup>  
 OPENING AREA : 430 m<sup>2</sup> (72.76%)  
 MASONRY : 10 m<sup>2</sup> (1.69%)  
 ALUMINIUM : 108 m<sup>2</sup> (18.27%)  
 OTHER : 43 m<sup>2</sup> (7.28%)



**TOWER B - FRONT ELEVATIONS (FOREST STREET)**

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 460 m<sup>2</sup>  
 OPENING AREA : 90 m<sup>2</sup> (19.57%)  
 MASONRY : 103 m<sup>2</sup> (22.39%)  
 ALUMINIUM : 267 m<sup>2</sup> (58.04%)

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

D07-12-20-0041 1887-2303-19

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Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

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**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 979 m<sup>2</sup>  
 OPENING AREA : 198 m<sup>2</sup> (20.22%)  
 MASONRY : 148 m<sup>2</sup> (15.12%)  
 ALUMINIUM : 633 m<sup>2</sup> (64.66%)



**TOWER B - BACK ELEVATION**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

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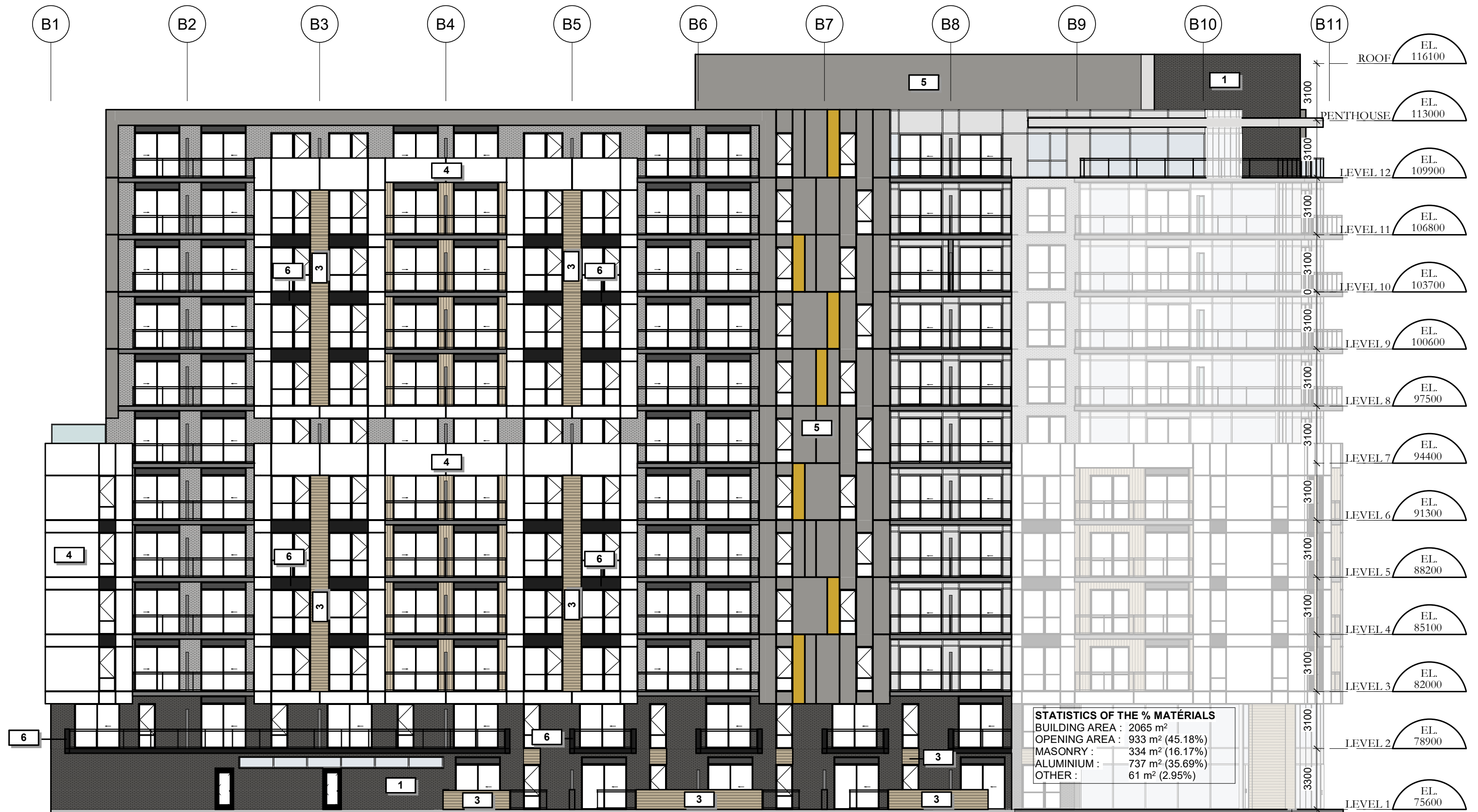
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TOWER B - LEFT SIDE ELEVATION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

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REVISION 03	2022-12-09
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**STATISTICS OF THE % MATÉRIALS**  
 BUILDING AREA : 532 m<sup>2</sup>  
 OPENING AREA : 314 m<sup>2</sup> (59.02%)  
 MASONRY : 38 m<sup>2</sup> (7.14%)  
 ALUMINIUM : 160 m<sup>2</sup> (30.08%)  
 OTHER : 20 m<sup>2</sup> (3.76%)



**TOWER B - LEFT SIDE ELEVATION**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

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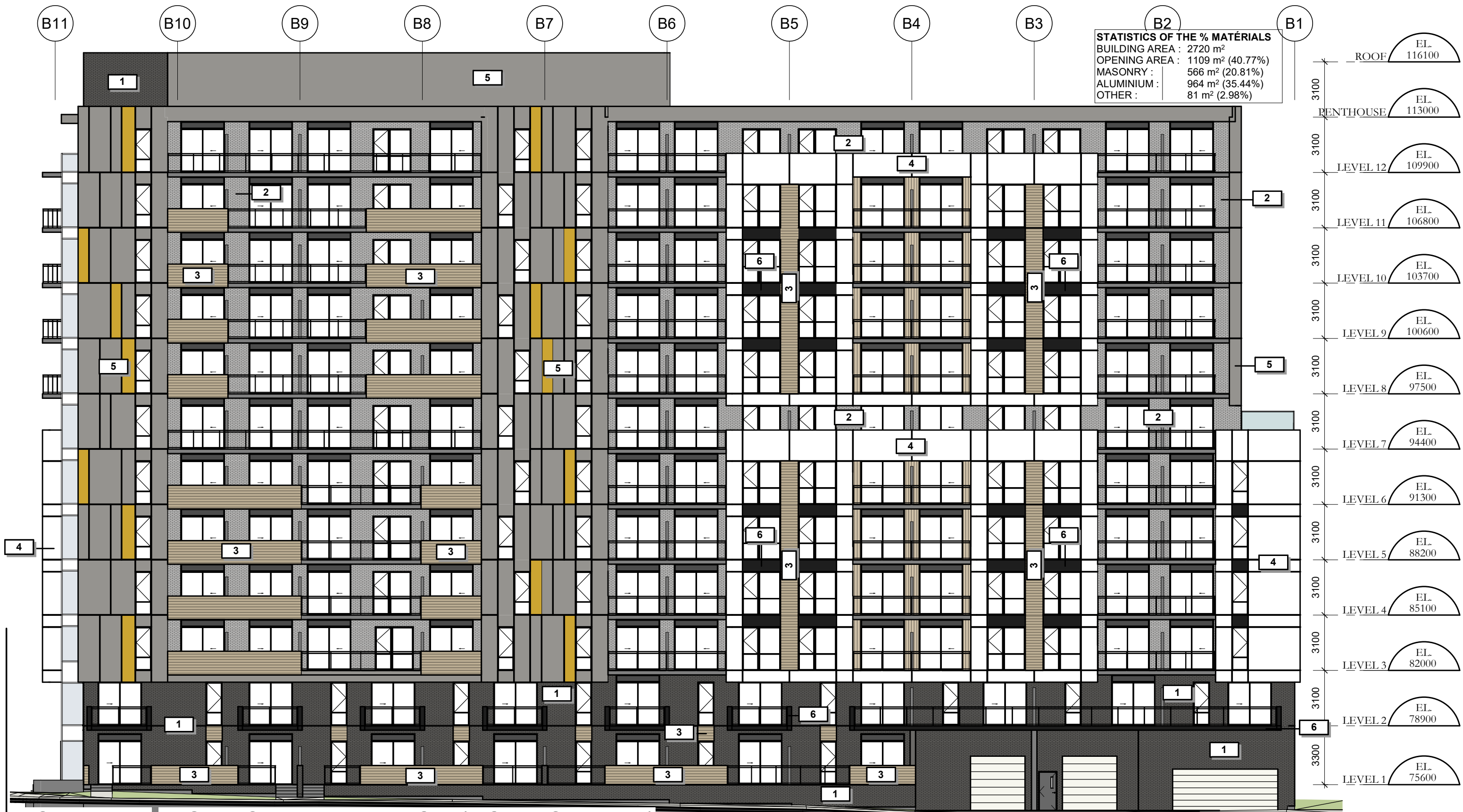


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TOWER B - RIGHT SIDE ELEVATION (BOND STREET)

GROUP HEAFEY

**LAPALME RHEAULT**  
 ARCHITECTES | ASSOCIÉS

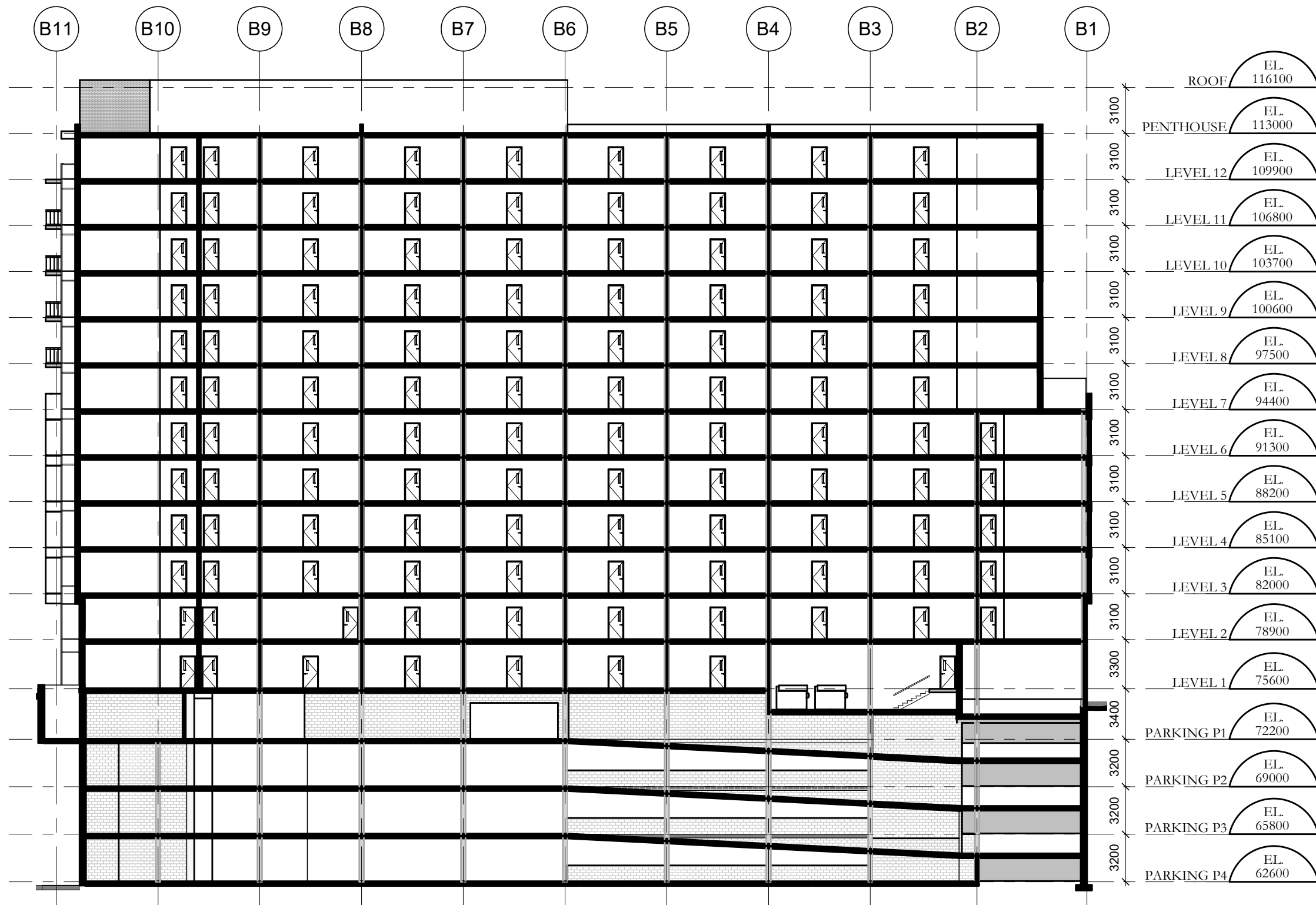
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**PMA**  
 ARCHITECTES

**Heafey**  
 GROUP

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 1 : 200

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## TOWER B - SECTION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 300



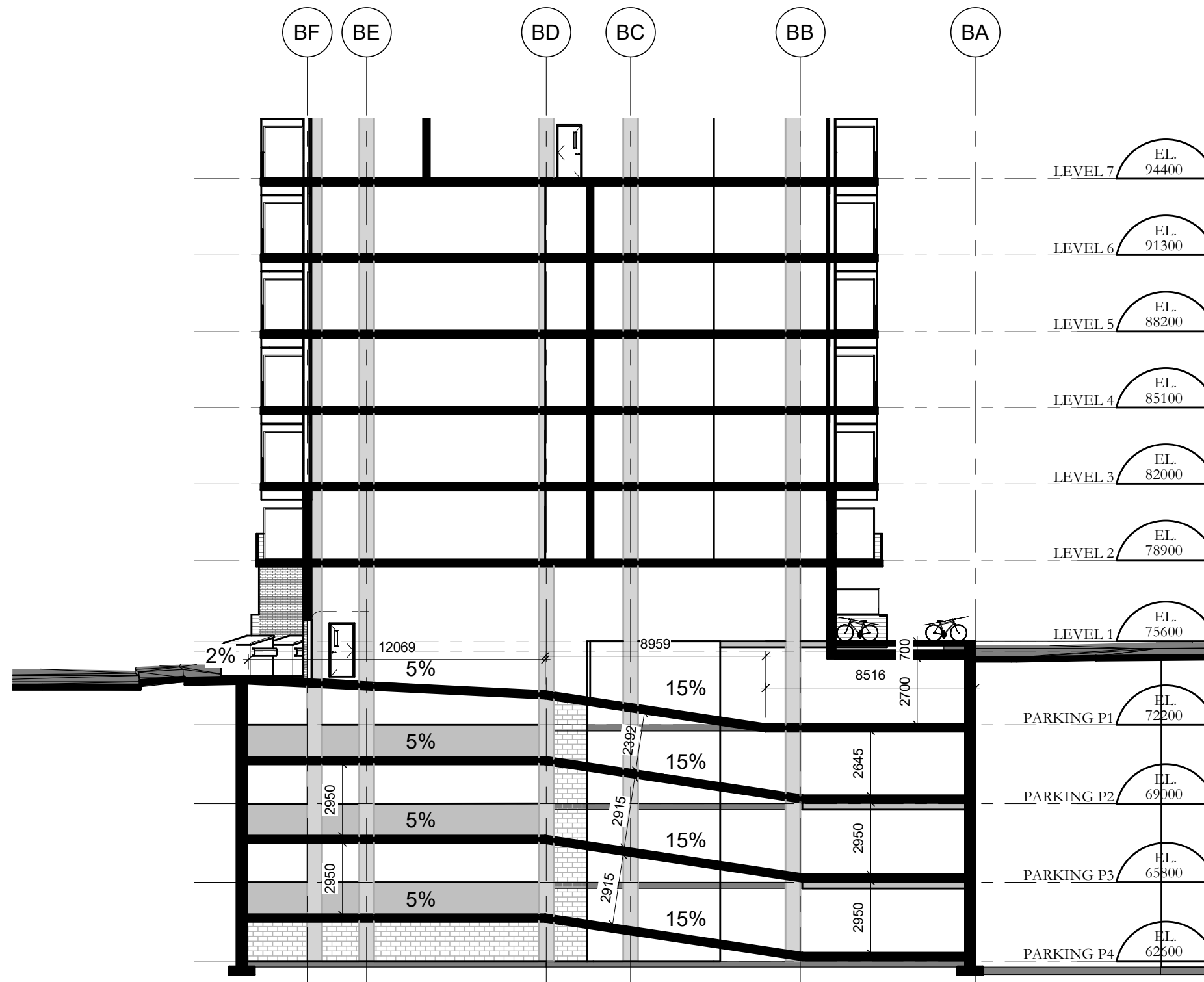
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Conçu par : Christian Rheault

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# TOWER B - RAMP SECTION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

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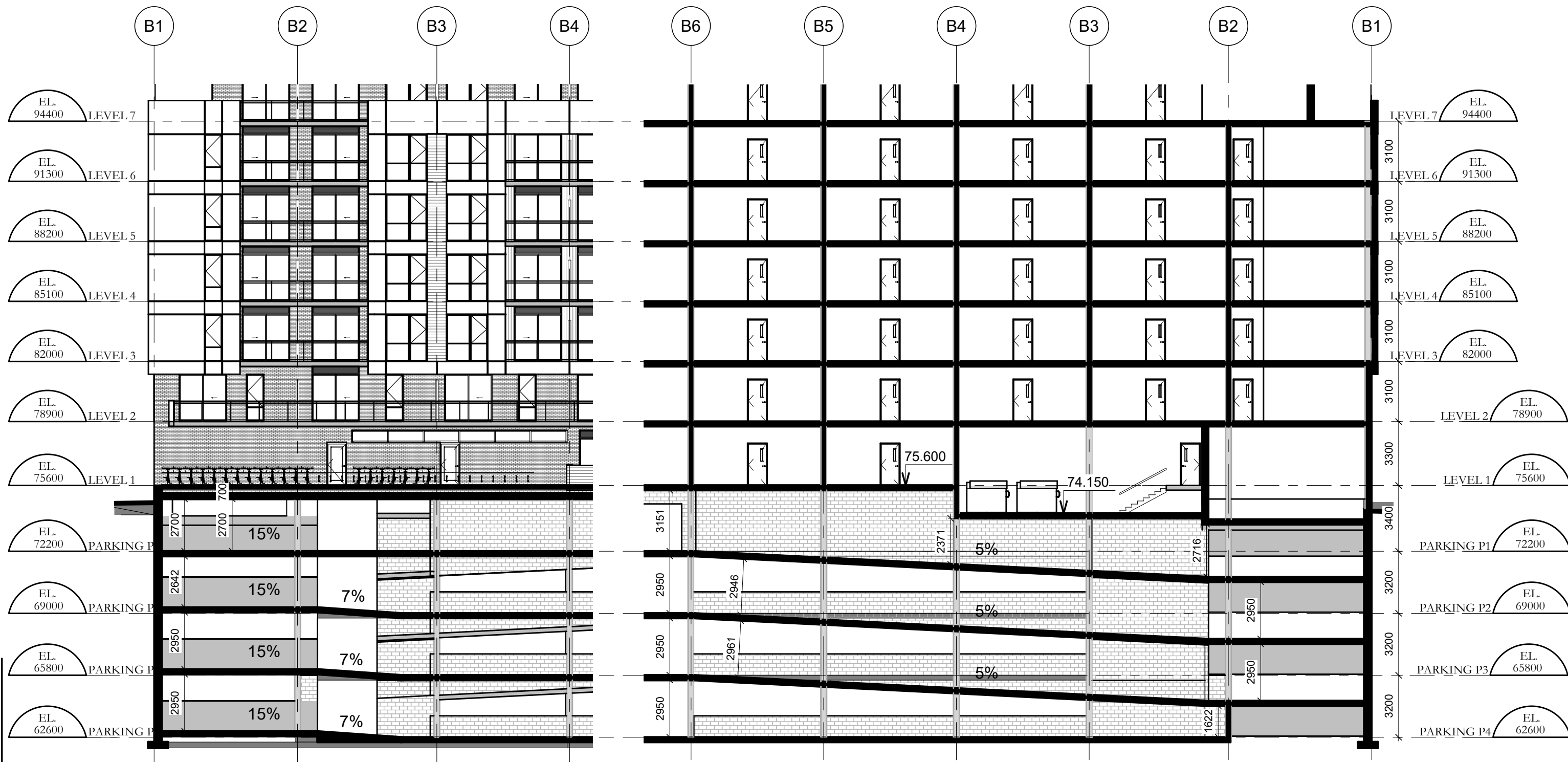


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 Conçu par : Christian Rheault

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# TOWER B - RAMP SECTIONS

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

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# GROUPE HEAFEY

RICHMOND ROAD & FOREST STREET

## SHADOWS STUDY



Dessiné par : Tanya Nadeau  
Conçu par : Christian Rheault

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TOWER A & B - AERIAL VIEW FROM FOREST STREET

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



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 Conçu par : Christian Rheault

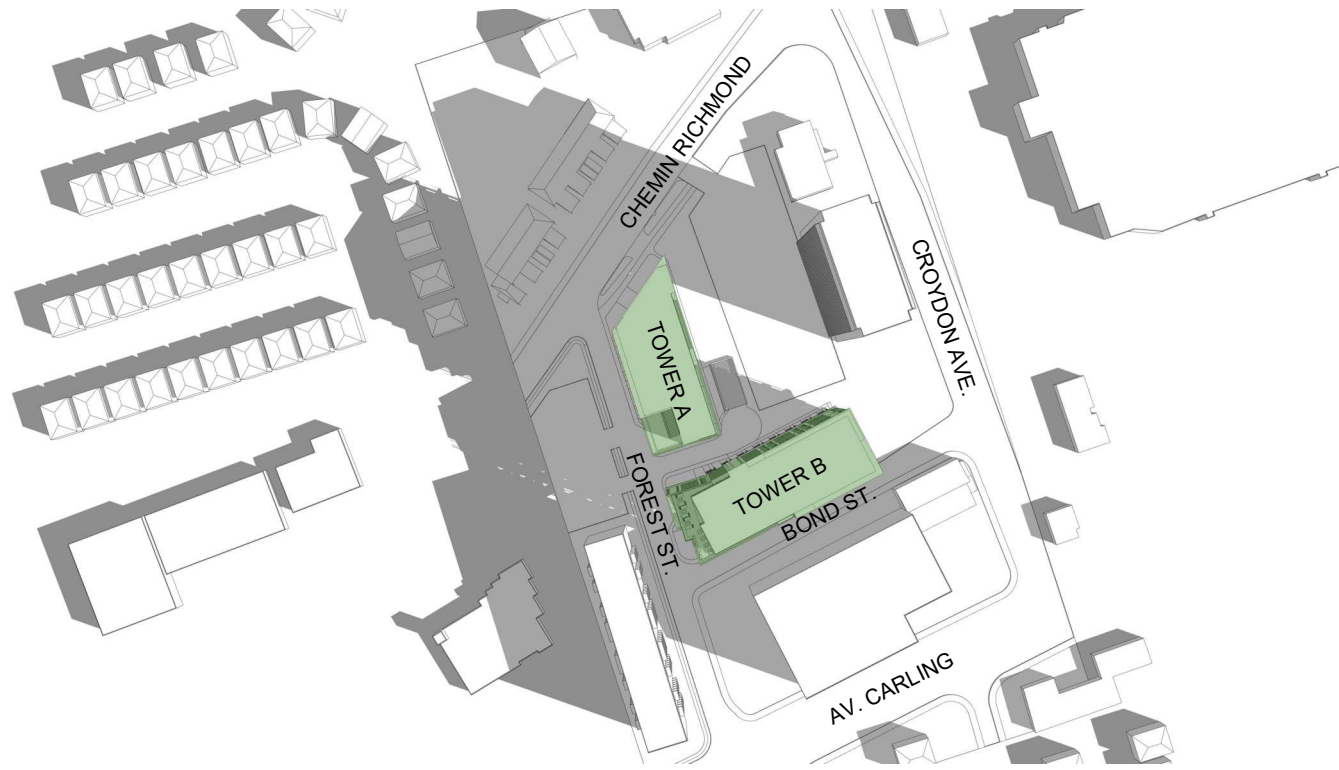
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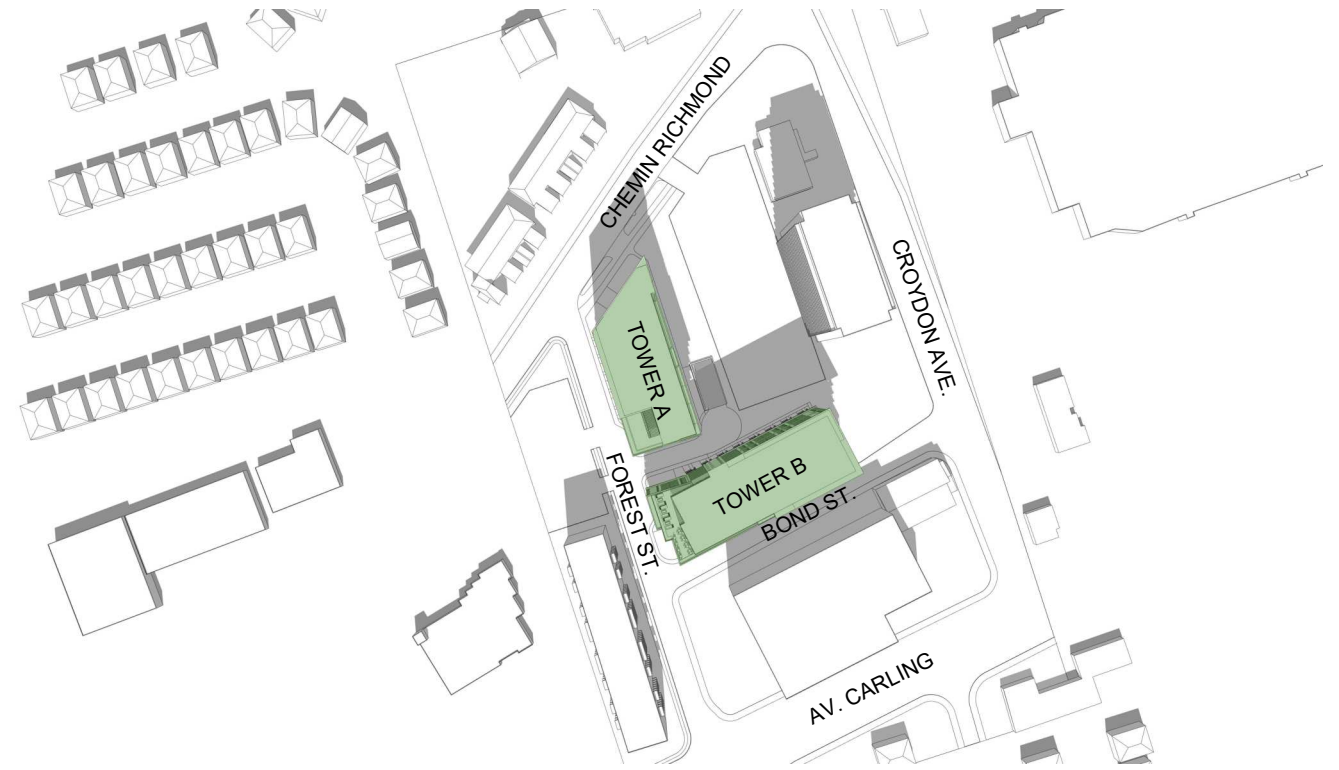
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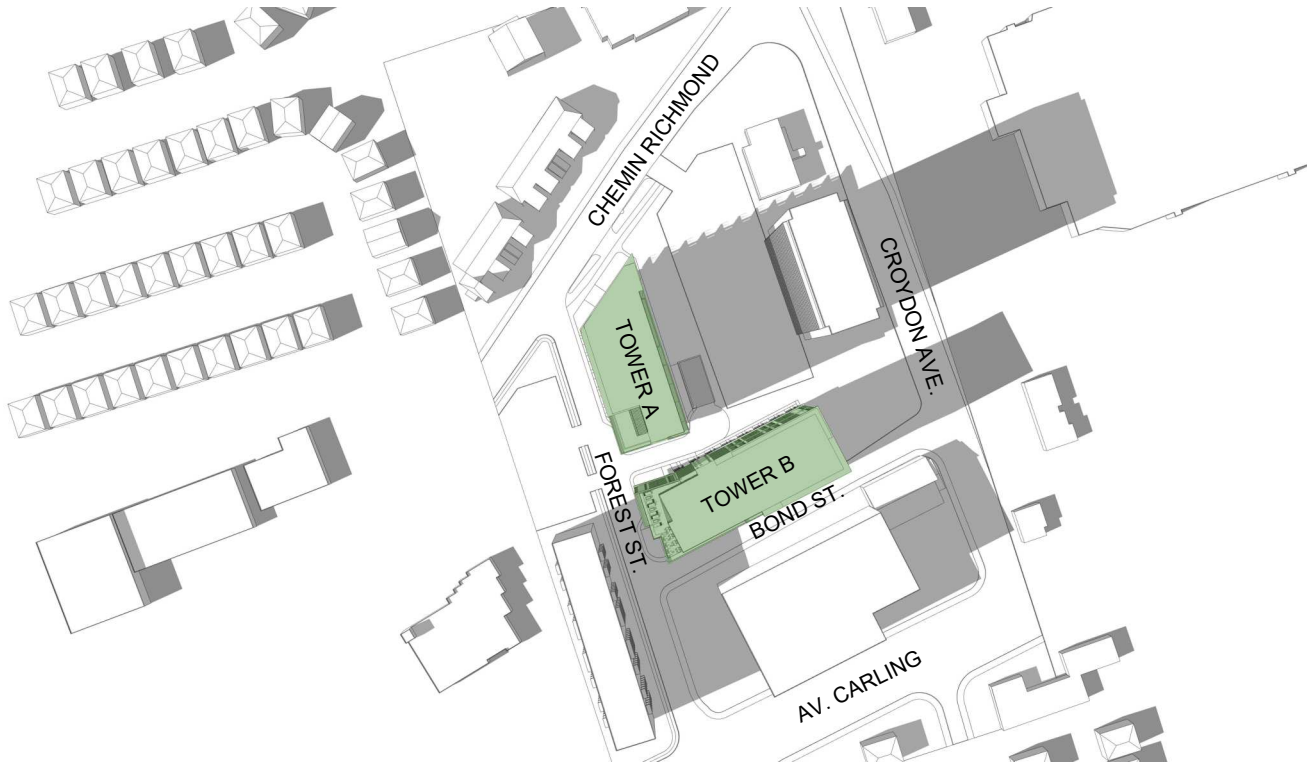




MARCH 21 AT 8H00



MARCH 21 AT 12H00



MARCH 21 AT 16H00

**SHADOWING STUDY**

**GROUP HEAFEY**



Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

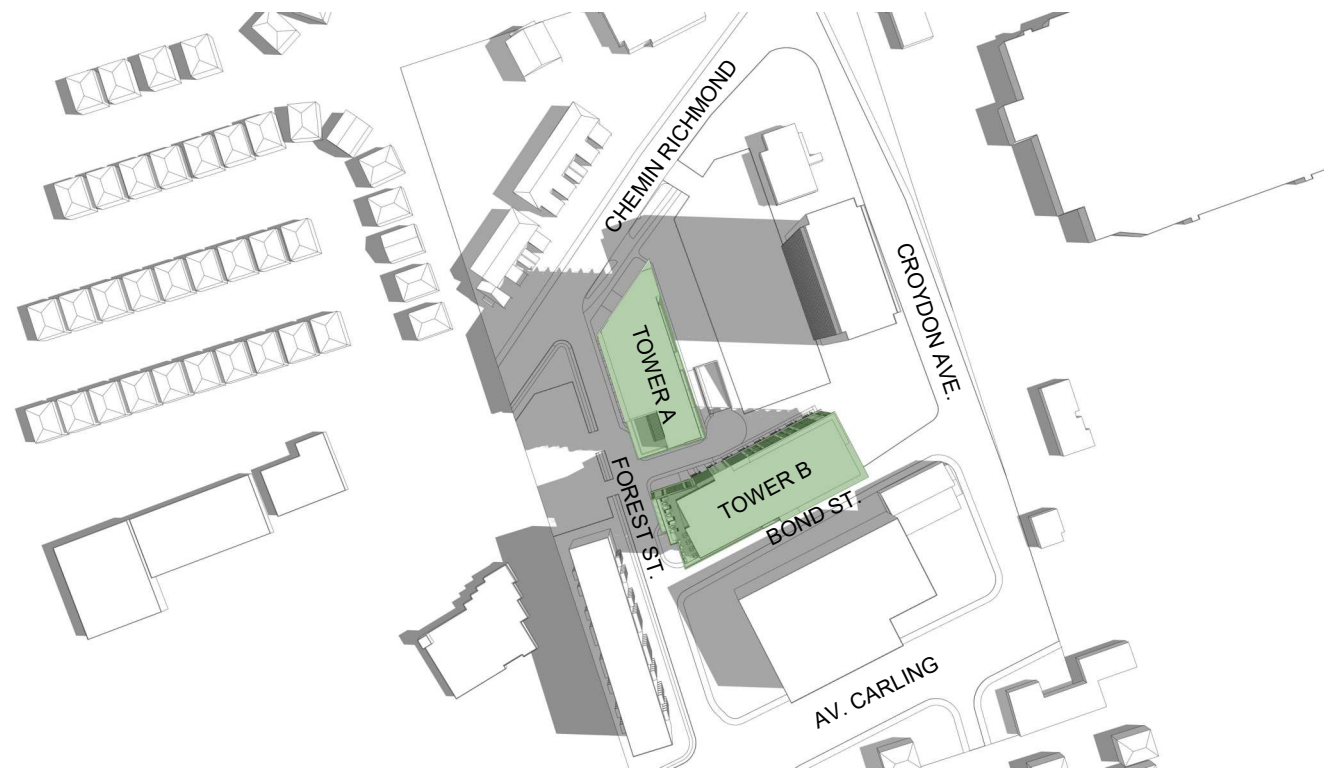
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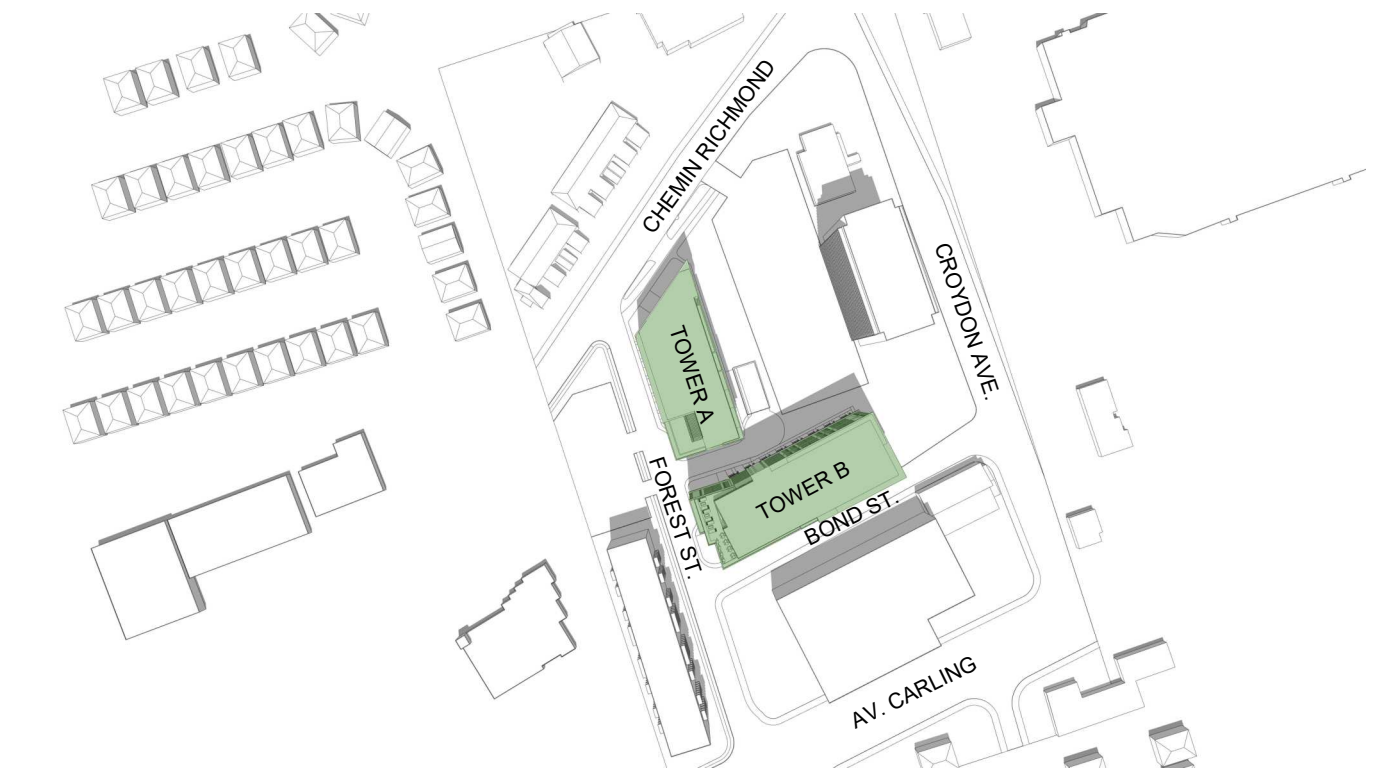
365 Forest Street, Ottawa, ON K2B 7Z7

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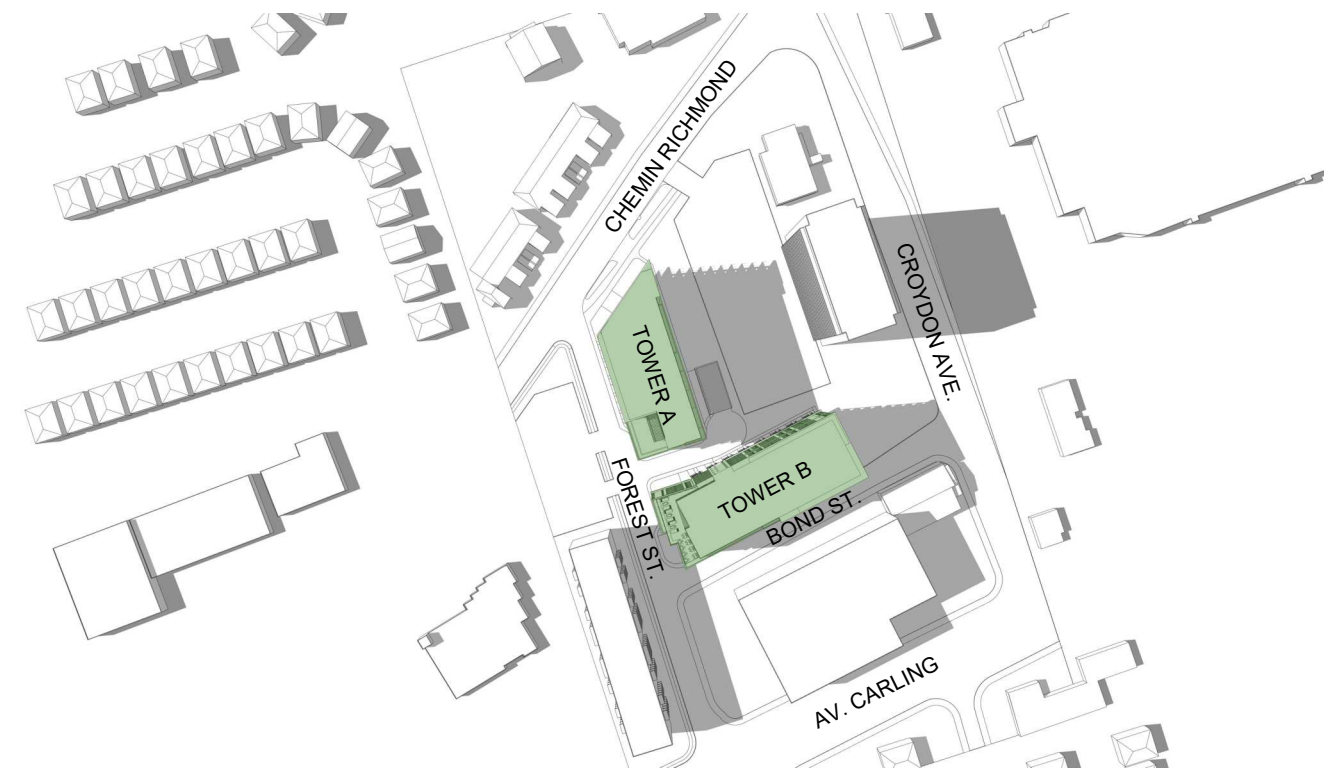
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JUNE 21 AT 8H00



JUNE 21 AT 12H00



JUNE 21 AT 16H00

**GROUP HEAFEY**

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 Conçu par : Christian Rheault

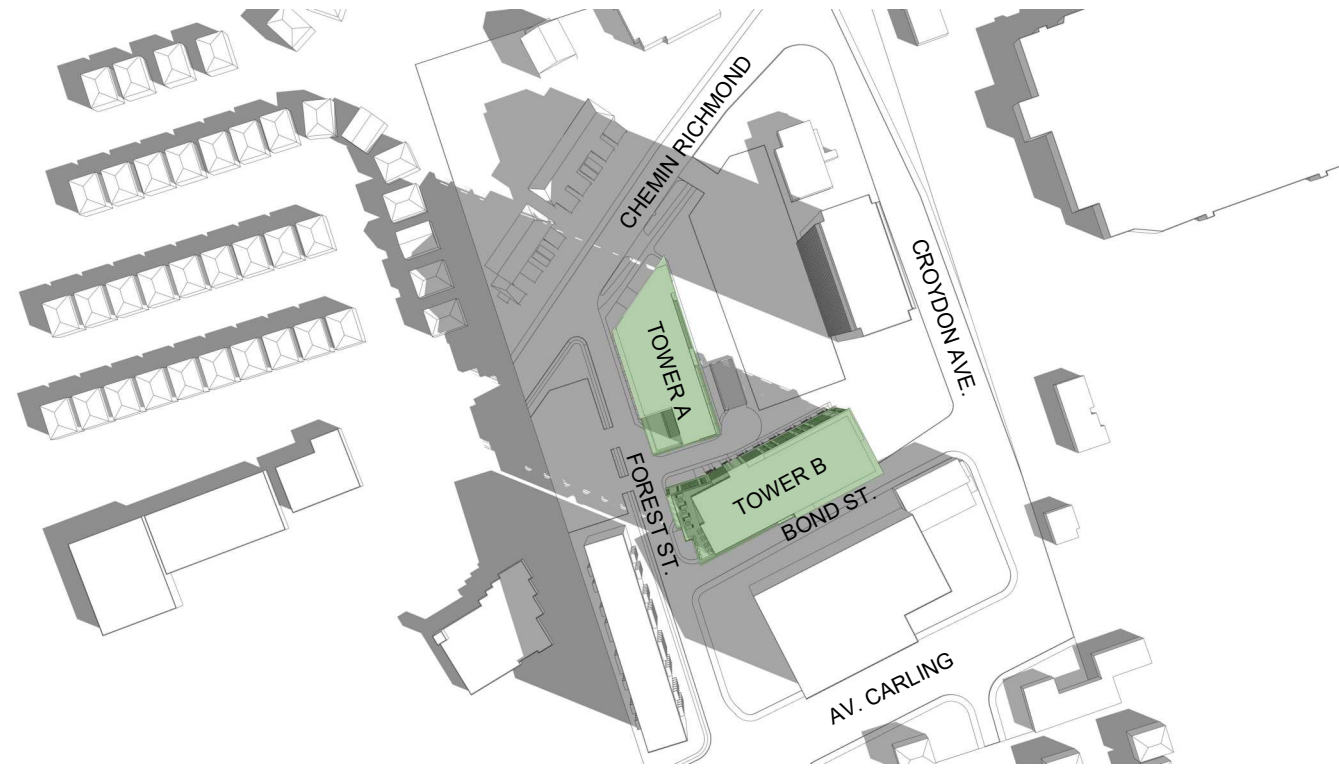
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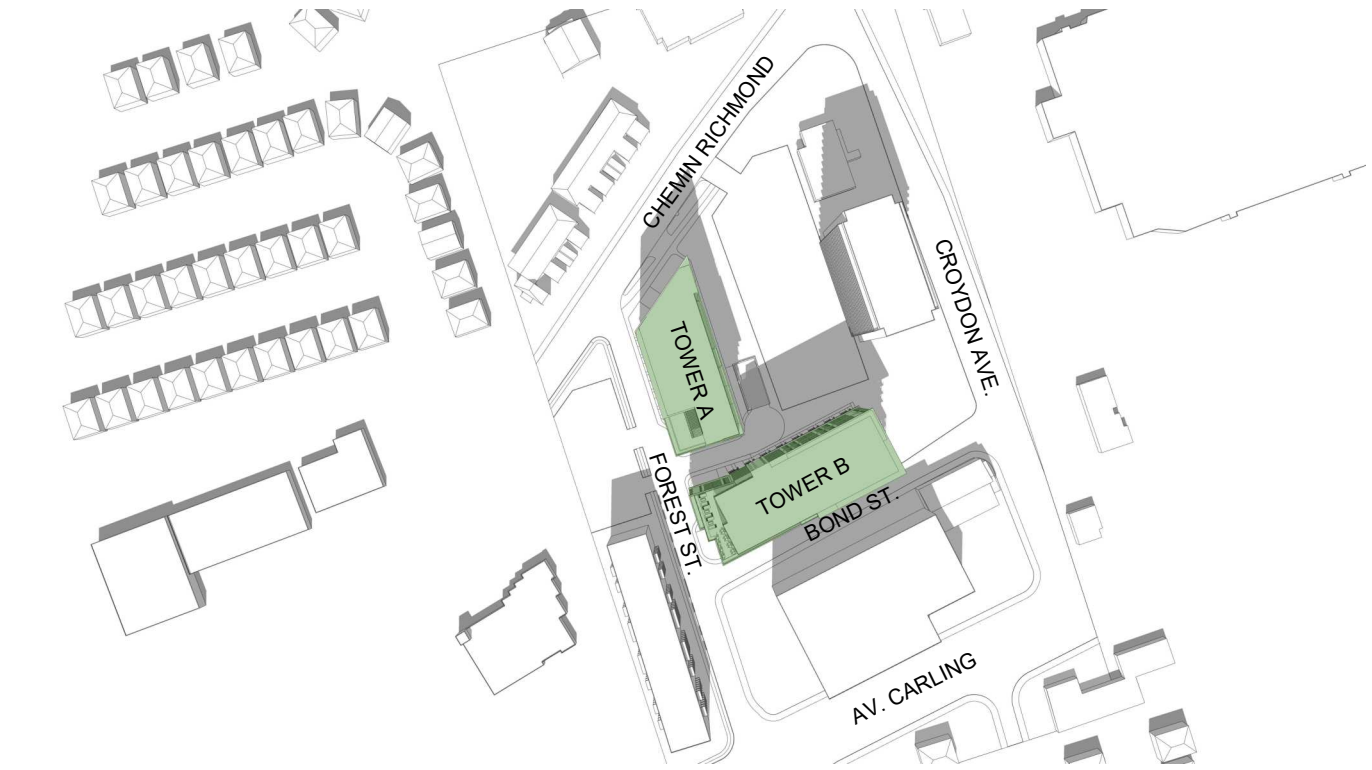
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REVISION 04	2023-08-03
REVISION 05	2023-10-18

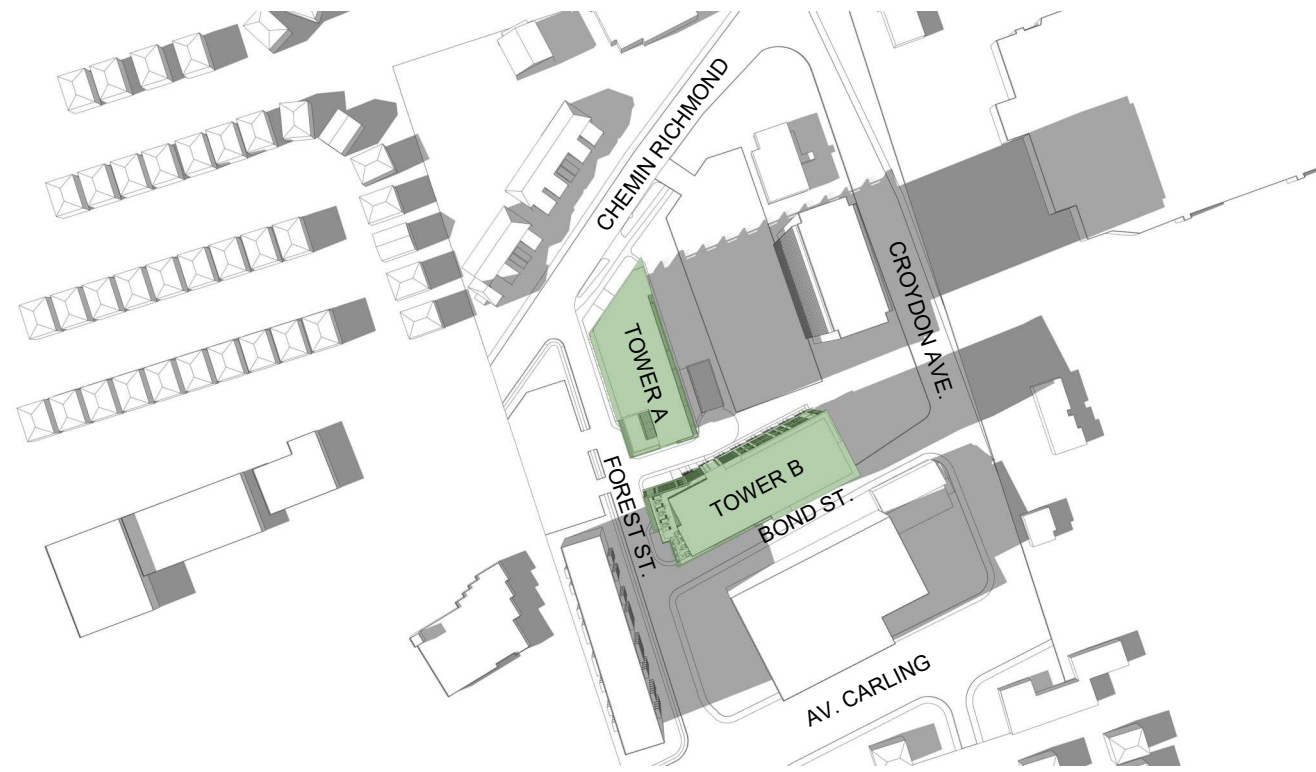




SEPTEMBER 21 AT 8H00



SEPTEMBER 21 AT 12H00



SEPTEMBER 21 AT 16H00

**SHADOWING STUDY**

**GROUP HEAFEY**



Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

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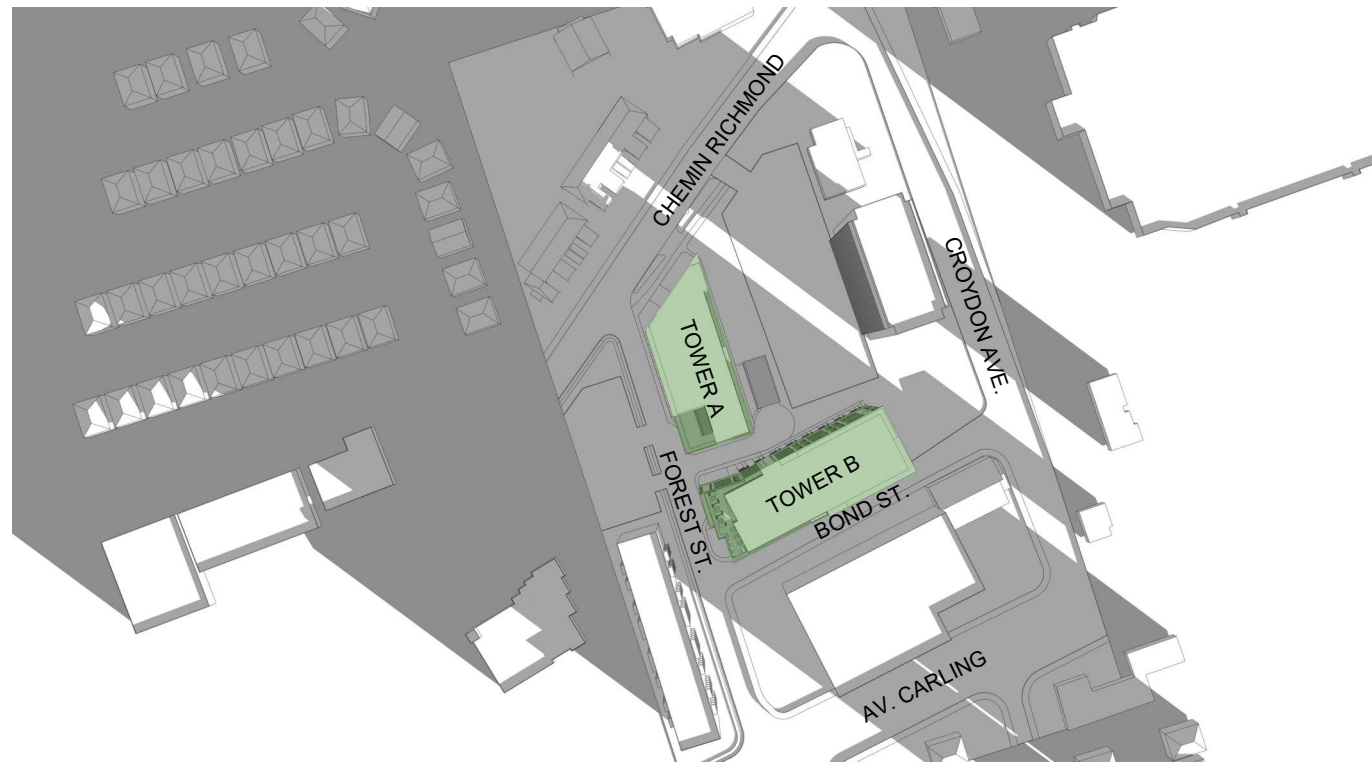


365 Forest Street, Ottawa, ON K2B 7Z7

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REVISION 05	2023-10-18

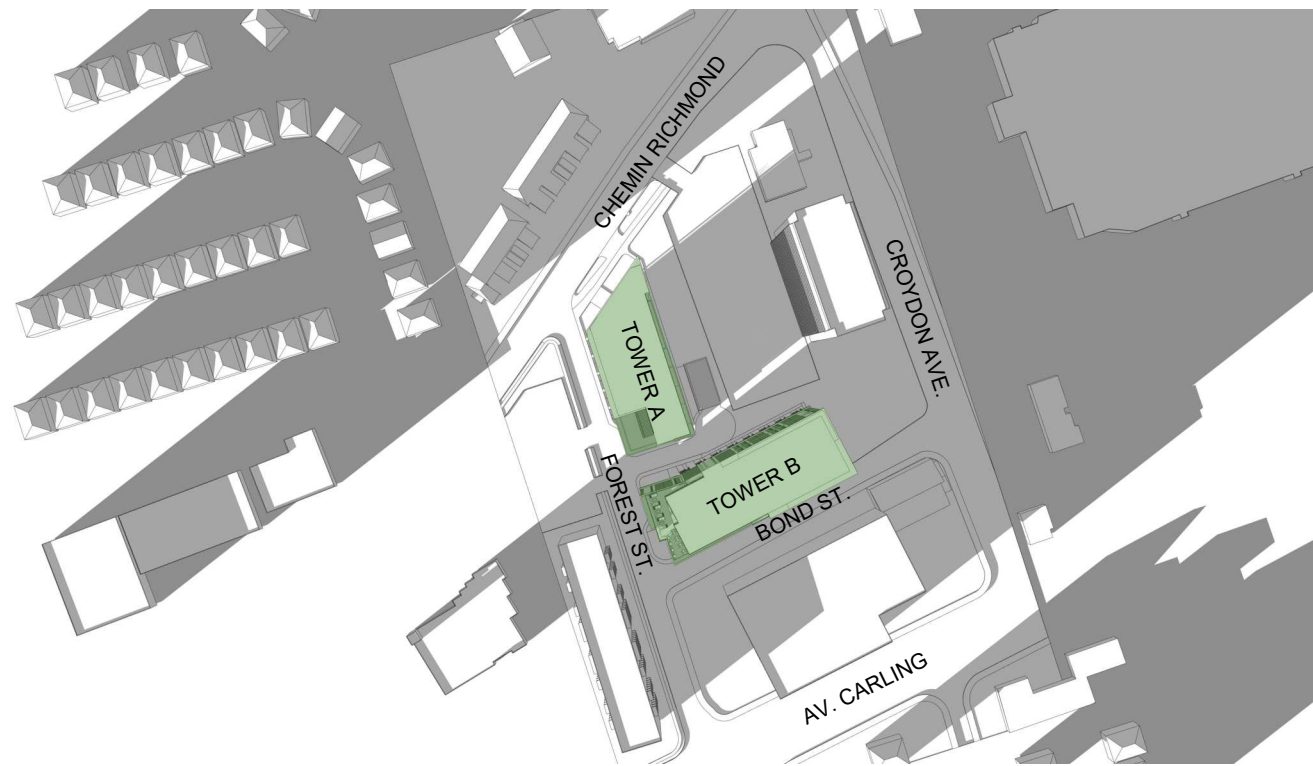




DECEMBER 21 AT 8H00



DECEMBER 21 AT 12H00



DECEMBER 21 AT 15H00

**SHADOWING STUDY**

**GROUP HEAFEY**



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 Conçu par : Christian Rheault

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# GROUPE HEAFEY

RICHMOND ROAD & FOREST STREET

## PROJECT RENDERINGS



Dessiné par : Tanya Nadeau  
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TOWER A - RICHMOND ROAD ELEVATION

GROUP HEAFEY

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TOWER A & B - VIEW FROM RICHMOND ROAD

GROUP HEAFEY

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TOWER A & B - EAST SIDE VIEW

GROUP HEAFEY

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TOWER B - VIEW FROM BOND STREET (PARKING ENTRANCE)

GROUP HEAFEY

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TOWER B - VIEW FROM FOREST AND BOND STREET

GROUP HEAFEY

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TOWER A & B - LOBBY ENTRANCE FROM FOREST STREET

GROUP HEAFEY

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TOWER A - VIEW FROM FOREST STREET LOBBY ENTRANCE



TOWER B - VIEW FROM DROP OFF ZONE

GROUP HEAFEY

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TOWER A - VIEW FROM RICHMOND MAIN ENTRANCE

GROUP HEAFEY

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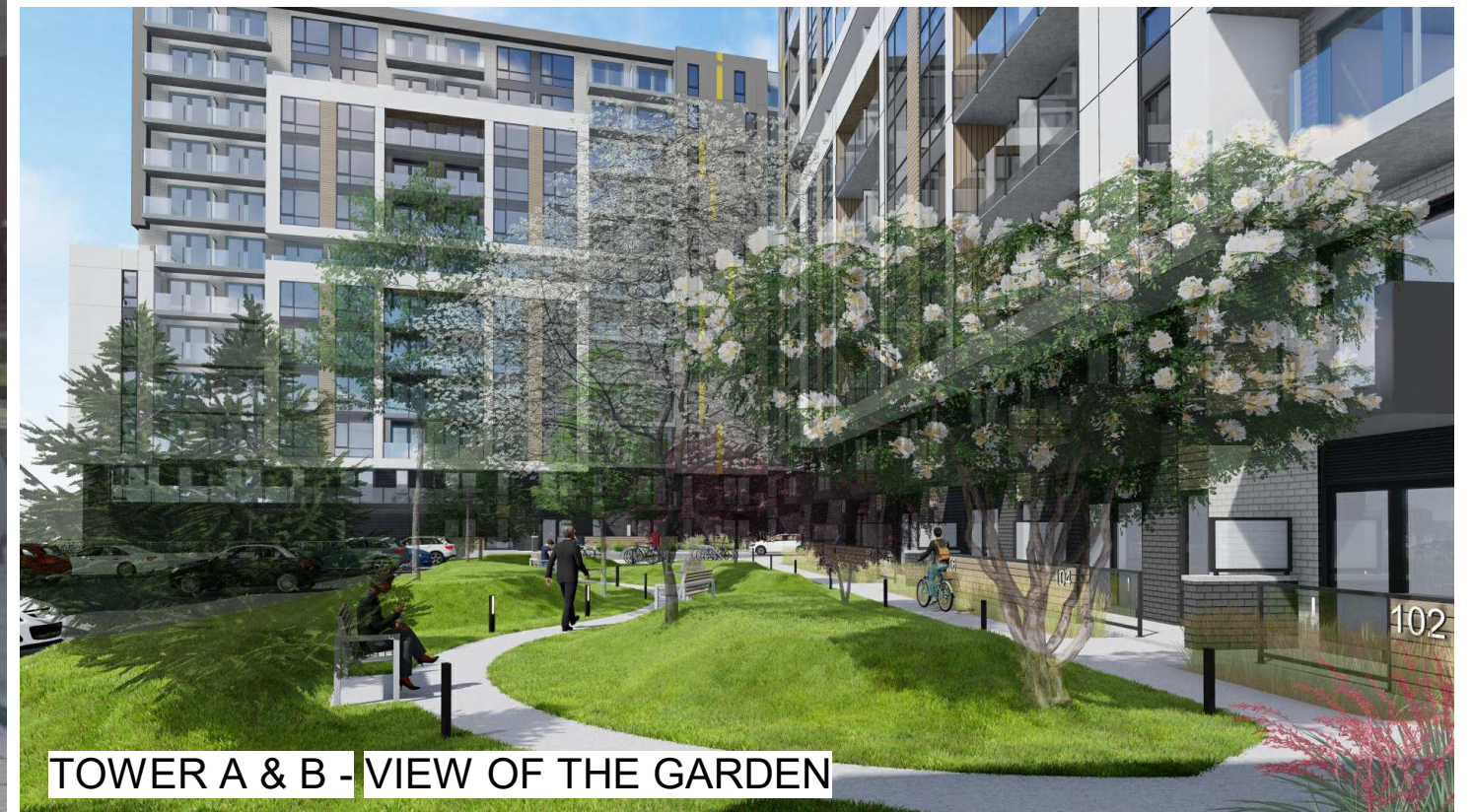




TOWER A - VIEW OF THE COVERED EXTERIOR SPACE



TOWER A - COMMERCIAL VIEW FROM RICHMOND ROAD



TOWER A & B - VIEW OF THE GARDEN

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7





TOWER A & B - VIEW FROM RICHMOND ROAD AND FOREST STREET (NIGHT)

GROUP HEAFEY

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TOWER A - VIEW FROM RICHMOND MAIN ENTRANCE (NIGHT)

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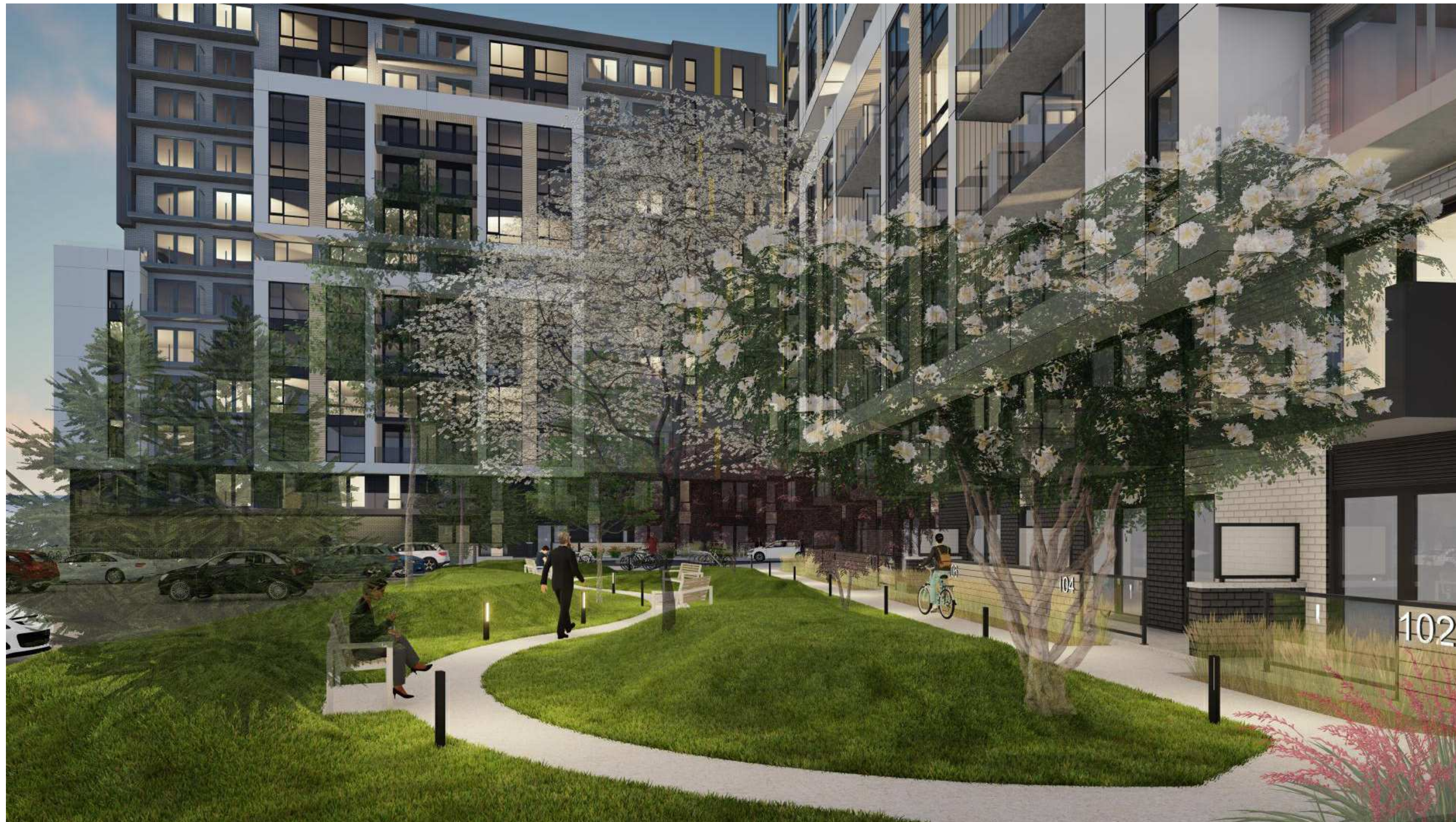
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TOWER A & B - VIEW OF THE GARDEN (NIGHT)

GROUP HEAFEY

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TOWER A - COMMERCIAL VIEW FROM RICHMOND ROAD (NIGHT)

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