



ZIBI ONTARIO PHASE 2 - BLOCK 206

(SITE PLAN APPROVAL)

ZIBI
6 BOOTH STREET (ALBERT ISLAND), OTTAWA, ONTARIO, K1R 6K8

ARCHITECTURAL
CONSULTANT/ARCHITECT OF RECORD:

KOHN PARTNERSHIP ARCHITECTS INC.
116 SPADINA AVENUE, SUITE 501
TORONTO, ONTARIO
M5V 2K6

T: 416-703-6700
F: 416-703-6704
EMAIL: info@kohnarchitects.com

ARCHITECTURAL CONSULTANT:

TEEPLE ARCHITECTS INC.
5 CAMDEN STREET
TORONTO, ONTARIO
M5V 1V2

T: 416-598-0554
F: 416-598-1705
EMAIL: info@teeplearch.com

STRUCTURAL CONSULTANT:

WSP GROUP
210 GLADSTONE AVENUE, #4001
OTTAWA, ONTARIO
K2P 0Y6

T: 613-237-2462
F: 613-237-2935
EMAIL: Scott.Funnell@wspgroup.com

MECHANICAL CONSULTANT:

GOODKEY WEEDMARK & ASSOCIATES
LTD
1688 WOODWARD DRIVE
OTTAWA, ONTARIO
K2C 3R8

T: 613-727-5111
F: 613-727-5115
EMAIL: rlefebvre@gwal.com

ELECTRICAL CONSULTANT:

CROSSEY ENGINEERING LTD.
2255 SHEPPARD AVENUE EAST
TORONTO, ONTARIO
M2J 4Y1

T: 416-497-3111
F: 416-497-7210
EMAIL: scott.demers@cel.ca

SITE SERVICING AND GRADING
CONSULTANT:

DSEL
120 IBER ROAD, SUITE 103
OTTAWA, ONTARIO
K2S 1E9

T: 613-836-0856
F: 613-836-7183
EMAIL: afobert@DSEL.ca

LANDSCAPE CONSULTANT:

CSW LANDSCAPE ARCHITECTS LTD.
319 MCRAE AVENUE, SUITE 502
OTTAWA ON, K1Z 0B9

T: 613-729-4536 x 235
EMAIL: schellenberg@csww.ca

SPA DRAWING LIST (206 ARCHITECTURAL)		Issue 1 (20.07.17)	Issue 2 (20.11.25)
SHEET NUMBER	SHEET NAME		
A0 00	COVER SHEET	■	■
A1 01	SITE PLAN AND SITE STATISTICS	■	■
A1 03	SHADOW STUDY	■	■
A2 00	LEVEL P2 FLOOR PLAN	■	■
A2 00a	P2 ENLARGED PLAN	■	■
A2 01	LEVEL P1 FLOOR PLAN	■	■
A2 01a	P1 ENLARGED PLAN	■	■
A2 01b	P1.5 ENLARGED PLAN	■	■
A2 02	BLOCK 206 - LEVEL 1-4 FLOOR PLANS	■	■
A2 03	BLOCK 206 - LEVEL 9-25 FLOOR PLANS	■	■
A2 04	ENLARGED GARBAGE ROOM	■	■
A4 00	BLOCK 206 - NORTH AND SOUTH ELEVATIONS	■	■
A4 01	BLOCK 206 - EAST AND WEST ELEVATIONS	■	■
A4 02	SAMPLE COLORED ELEVATIONS	■	■
A4 03	SAMPLE COLOURED ELEVATIONS 2	■	■
A5 01	EAST-WEST BUILDING SECTION	■	■
A5 02	NORTH-SOUTH BUILDING SECTION	■	■
A6 00	SITE PERSPECTIVES	■	■

20-Site Plan Approval
20 - 206 Site Plan

A0 00	COVER SHEET	■	■
A1 01	SITE PLAN AND SITE STATISTICS	■	■
A1 03	SHADOW STUDY	■	■
A2 00	LEVEL P2 FLOOR PLAN	■	■
A2 00a	P2 ENLARGED PLAN	■	■
A2 01	LEVEL P1 FLOOR PLAN	■	■
A2 01a	P1 ENLARGED PLAN	■	■
A2 01b	P1.5 ENLARGED PLAN	■	■
A2 02	BLOCK 206 - LEVEL 1-4 FLOOR PLANS	■	■
A2 03	BLOCK 206 - LEVEL 9-25 FLOOR PLANS	■	■
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Kohn

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	20.07.17	SPA SUBMISSION
2	20.11.25	SPA RE-SUBMISSION



PROJECT
NORTH



TRUE
NORTH



Project:
ZIBI ONTARIO

ZIBI

OTTAWA ONTARIO

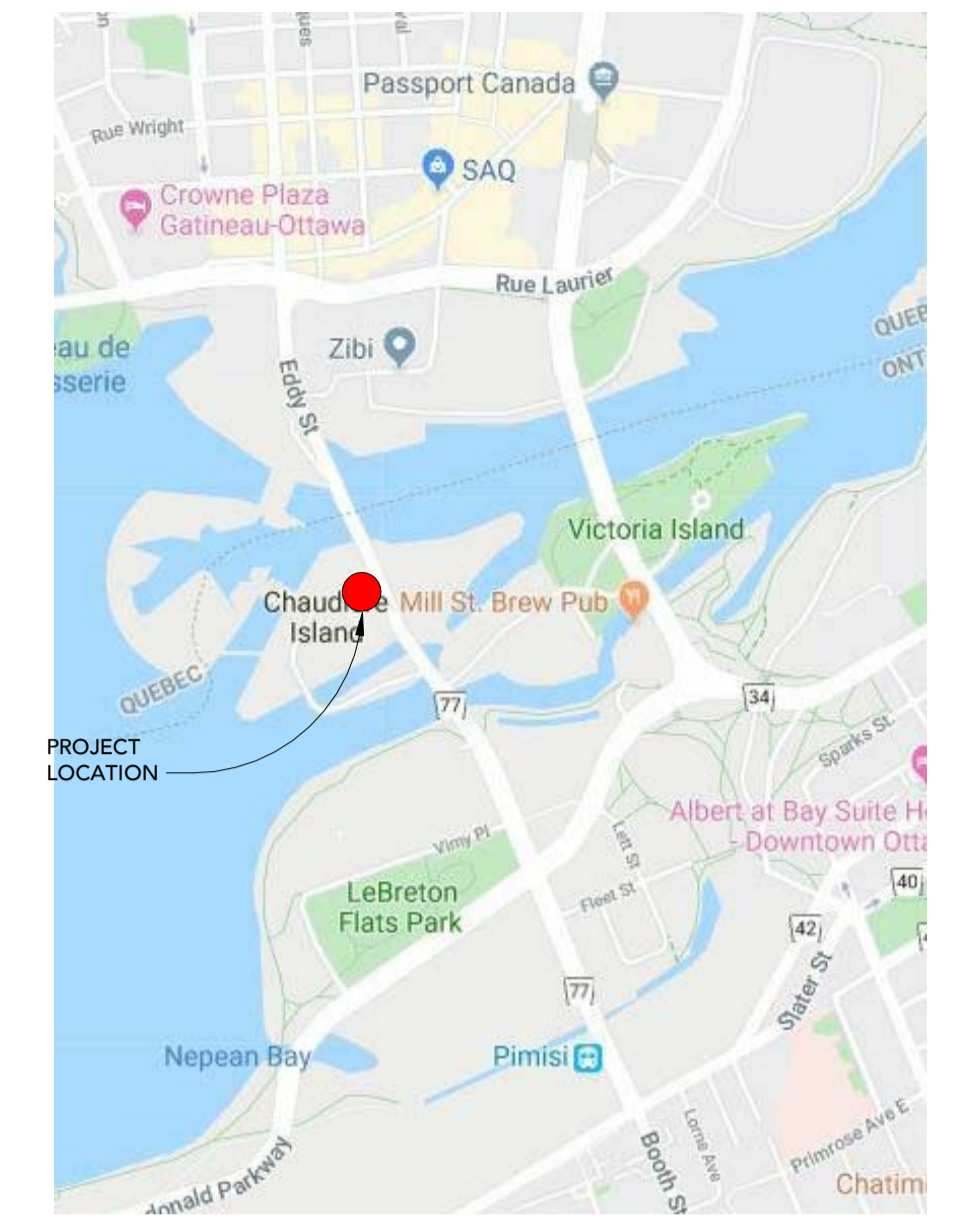
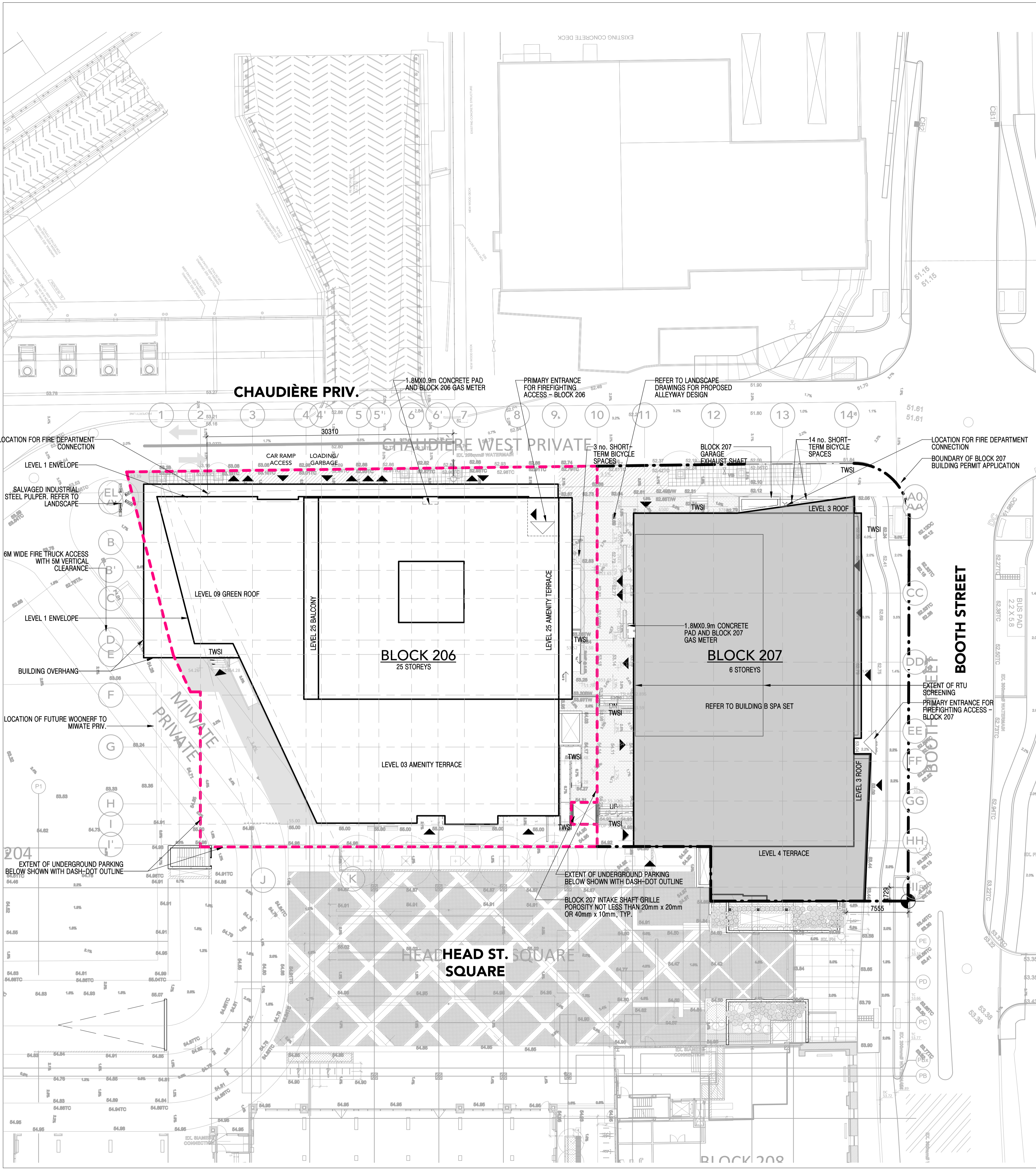
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COVER SHEET

Drawn By: Author Checked By: Checker Project No: 15-122

Date Plotted: 2020-11-26 12:02:03 PM Scale:

Block No.: Drawing No.:

206 A0 00



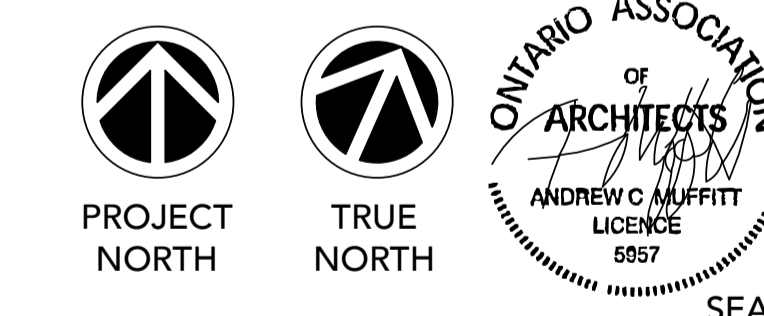
SITE STATISTICS: BLOCK 206			
BUILDING & SITE INFORMATION:			
LOT AREA	2,189.23 sm (0.54 AC)		
LOT FRONTAGE	57.8m		
LOT DEPTH	44.3m		
PROPOSED GBA DENSITY (FSI)	20,554sm (221,243 sf) GBA/LOT AREA = 9.4		
COVERAGE:			
BUILDING COVERAGE:	L1 / LOT AREA = 1599/2189 = 0.73		
PAVING (HARDSCAPING):	PAVING / LOT AREA = 376/2189 = 0.17		
LANDSCAPING (SOFTSCAPING):	LANDSCAPE / LOT AREA = 37/2189 = 0.017		
No. OF STOREYS:	25		
HEIGHT:	78.12m		
GROSS FLOOR AREA			
	UNITS	AREA(sm)	AREA (sf)
RETAIL:	2	857sm	(9,228sf)
RESIDENTIAL:	204	14,352sm	(154,483sf)
TOTAL GFA:	206	15,209sm	(163,711sf)
NOTE: 15% MIN ONE BEDROOM AND 2 BEDROOM UNITS TO BE BARRIER-FREE AS PER OBC			
AMENITY SPACES			
REQUIRED AMENITY AREA = 204 UNITS X 6sm = 1,224sm			
50% is required to be communal			
PROVIDED AMENITY:			
Private Balconies: 2,701sm			
Communal Indoor: 886.39sm			
Communal Outdoor: 622.97sm			
GREEN ROOF			
AVAILABLE ROOF AREA:	1184sm		
GREEN ROOF AREA REQUIRED:	1.4sm/Unit		
GREEN ROOF AREA PROPOSED:	588sm (2.9sm/Unit)		
PARKING SPACE RATES (BASED ON ZONING BY-LAW 2008-250)			
RES. PARKING RATES		COMM./RETAIL PARKING RATES	
MAX 1.5 SPACES/UNIT		MAX 1 SPACES/100sm	
RES. VISITORS PARKING RATES			
MIN 0.1 SPACES/UNIT, MAX 30, EXCLUDING THE FIRST 12 UNITS			
PARKING SPACES:			
STALL DIMENSION	REQUIRED	PROPOSED	
DRIVE AISLE WIDTH	5.2m x 2.6m	5.2m x 2.6m	
RESIDENTIAL UNITS:	6.0m	6.0m	
VISITOR:	MAX 306 SPACES	47 SPACES	
RETAIL:	MIN 19, MAX 30	16 SPACES (+ 3 SPACES IN 207)	
COMMERCIAL:	MAX 8 SPACES	8 SPACES	
TOTAL SPACES:		17 SPACES	
TOTAL SPACES: 88 SPACES			
NOTE: 4 ACCESSIBLE PARKING SPACES HAVE BEEN PROVIDED 2 ON LEVEL P1 AND 2 ON LEVEL P2.			
BICYCLE PARKING SPACE RATES (BASED ON ZONING BY-LAW 2008-250)			
RES. DWELLING PARKING RATES		ROOMING RES. PARKING RATES	
0.5/ RES UNIT		0.25/ RES UNIT	
RETAIL PARKING RATES			
1.0/250sm			
BICYCLE PARKING SPACES:			
	REQUIRED	PROPOSED	
RESIDENTIAL DWELLING:	80		
ROOMING:	11		
TOTAL:	91	95 (3 CARGO BIKE)	
RETAIL:	3	3 (OUTDOOR)	
TOTAL SPACES:	94	98	
LOADING SPACE RATES (BASED ON ZONING BY-LAW 2008-250)			
LOADING SPACES:			
	REQUIRED	PROPOSED	
RESIDENTIAL:	0	1	
COMMERCIAL:	0	1	

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ISSUE DATES AND DISTRIBUTION LOG		
No.	Date	Note
1	20.07.17	SPA SUBMISSION
2	20.11.25	SPA RE-SUBMISSION



Project:
ZIBI ONTARIO

ZIBI

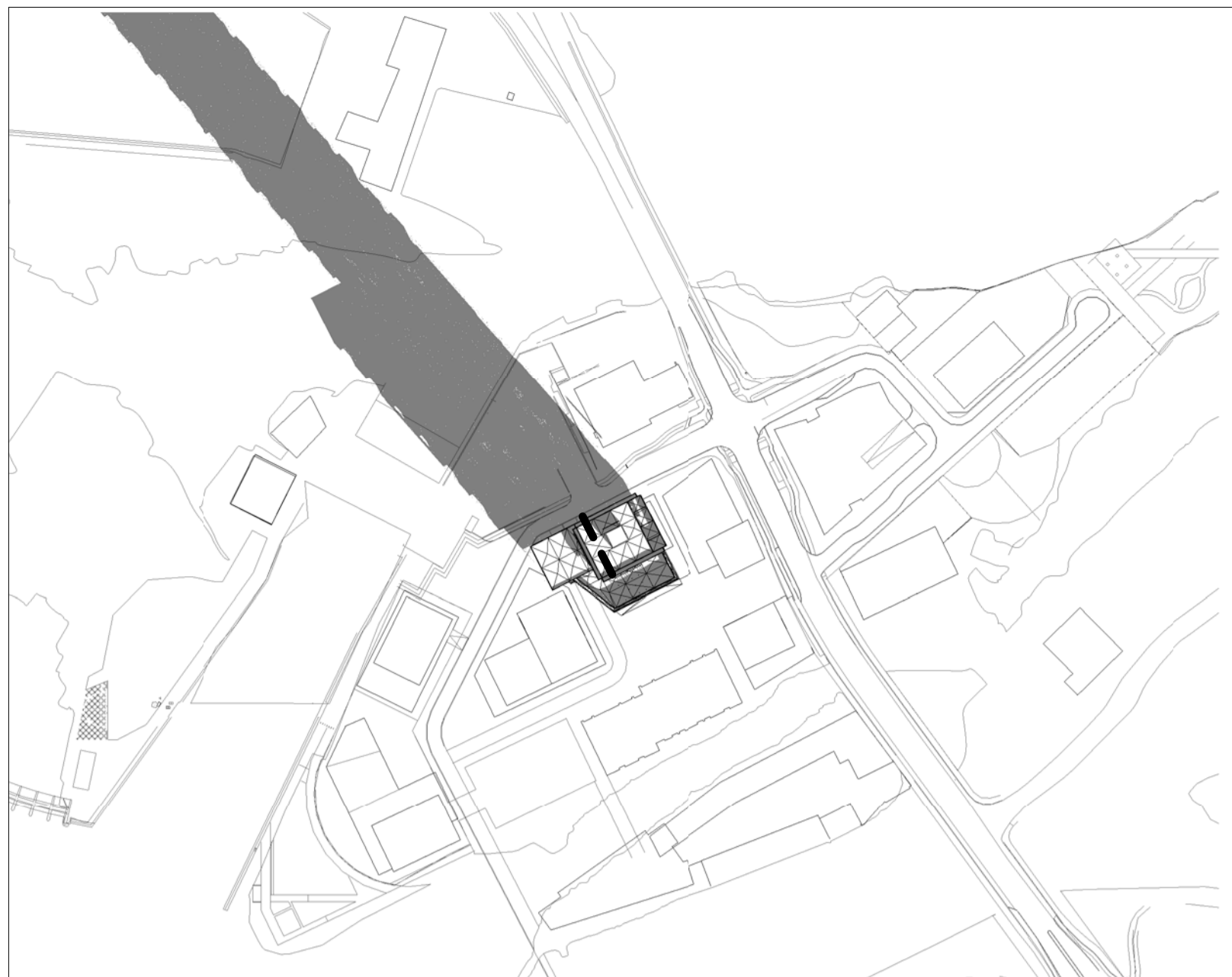
OTTAWA ONTARIO

Drawing Title:
SITE PLAN AND SITE STATISTICS

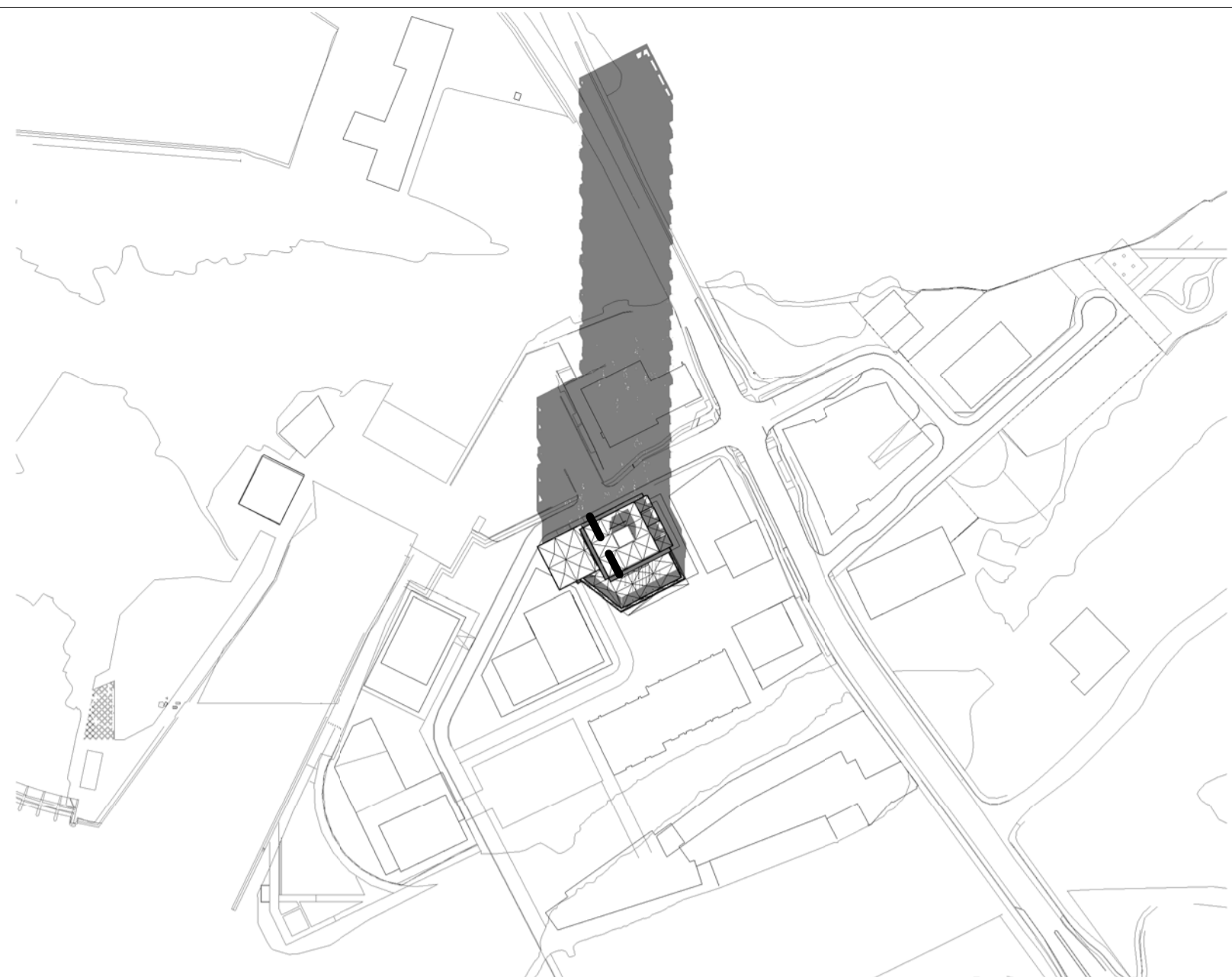
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 Project No: 15-122

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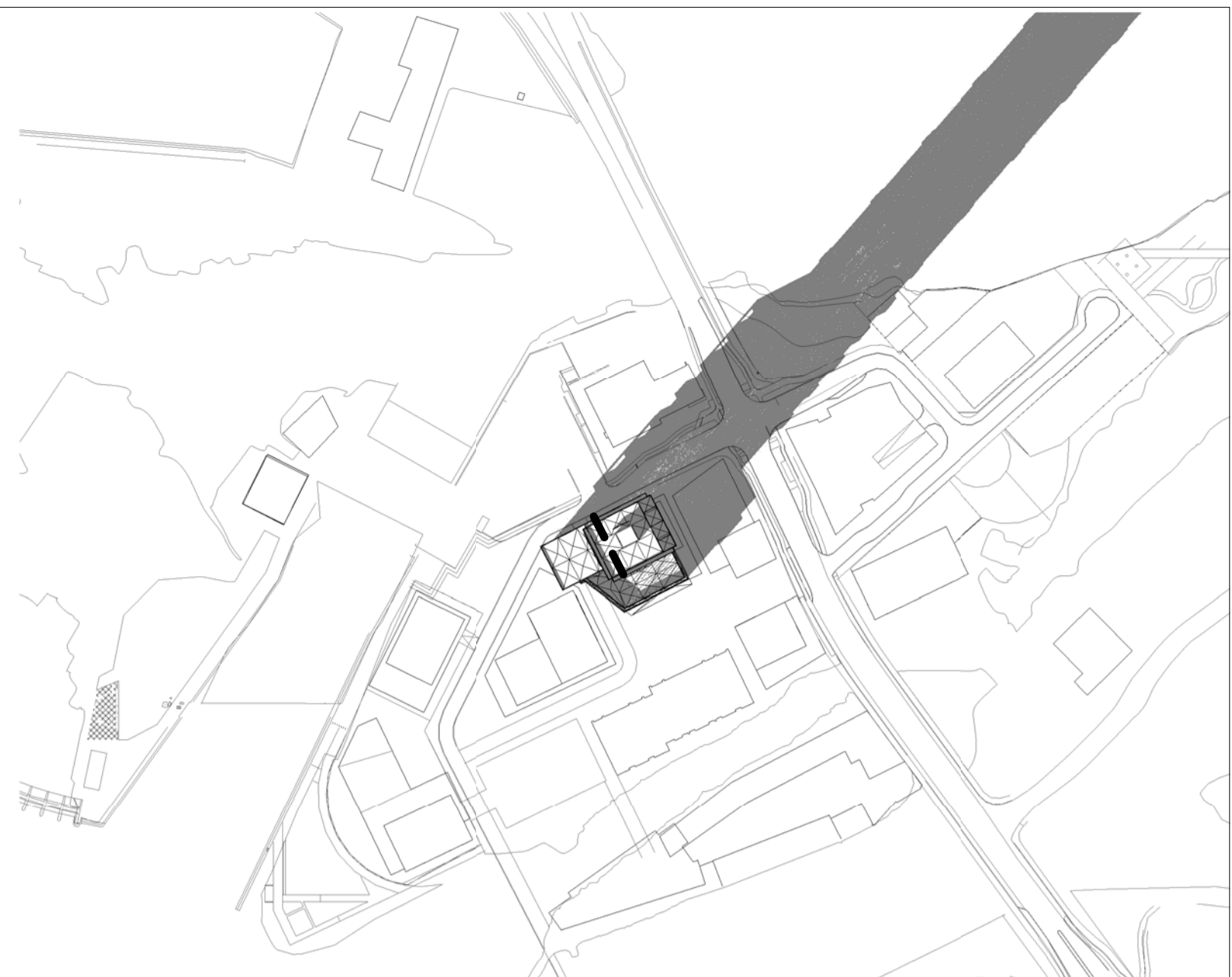
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206 A1 01



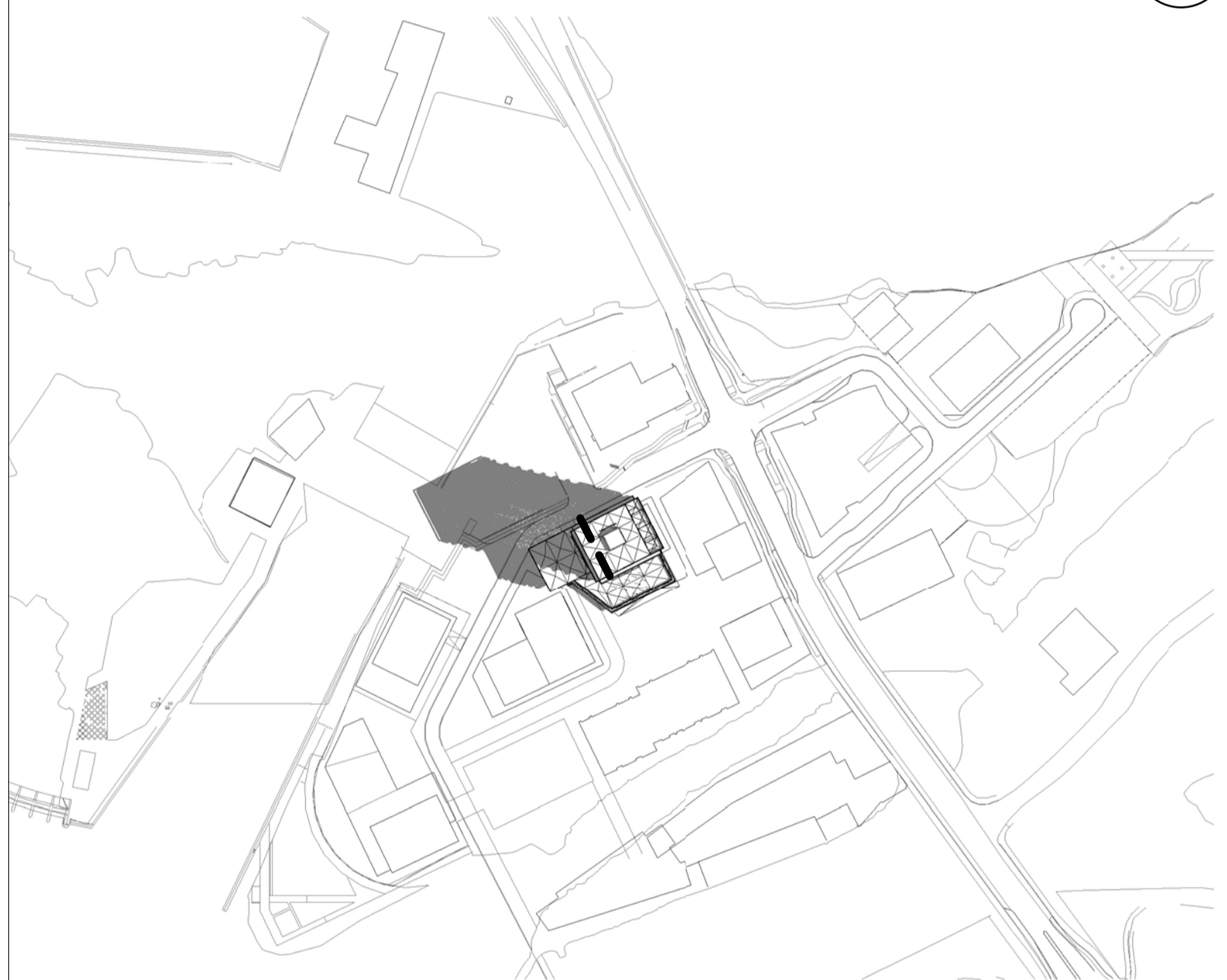
206_December 21st - 09AM (2) SCALE: 1 : 2500 A1 03



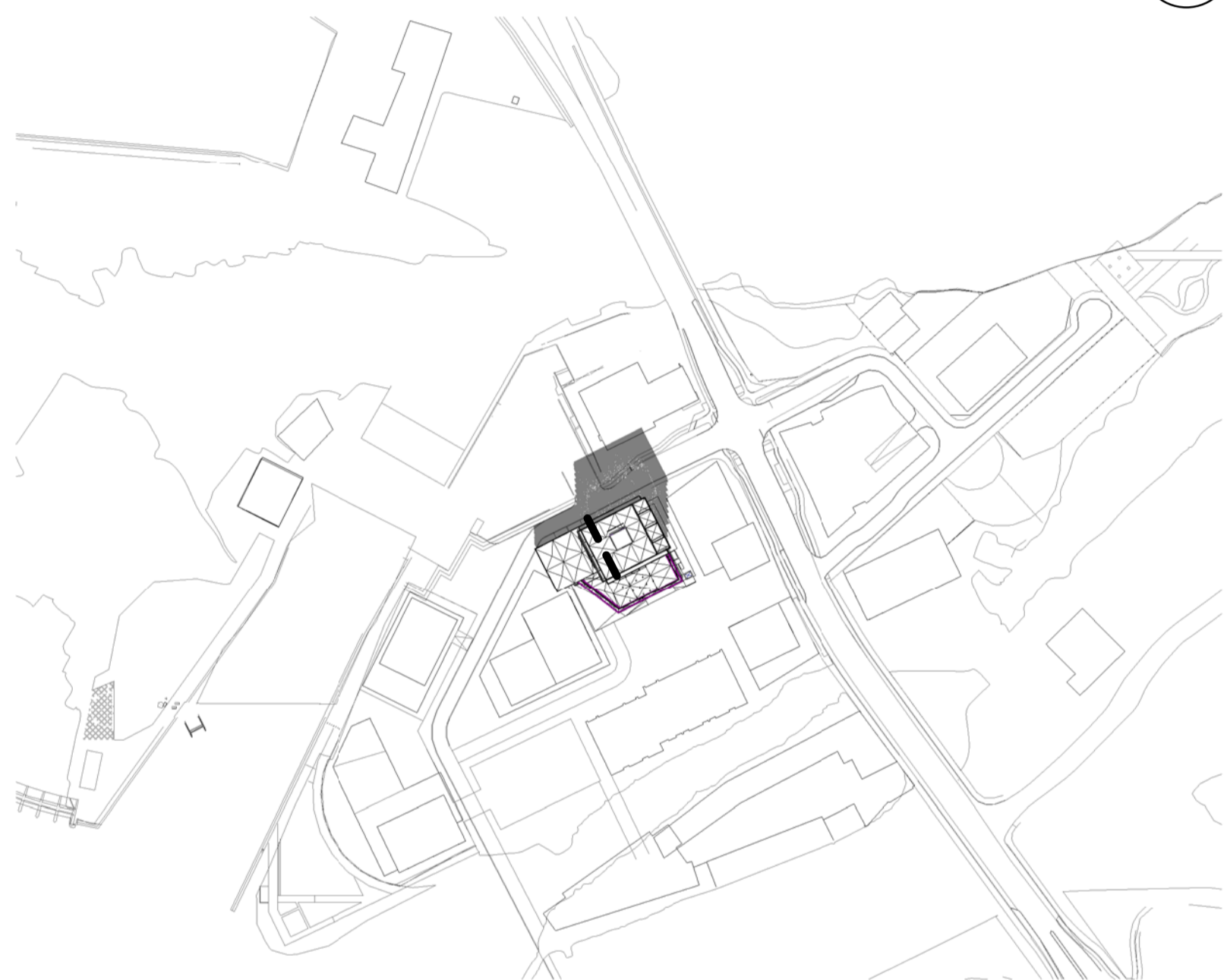
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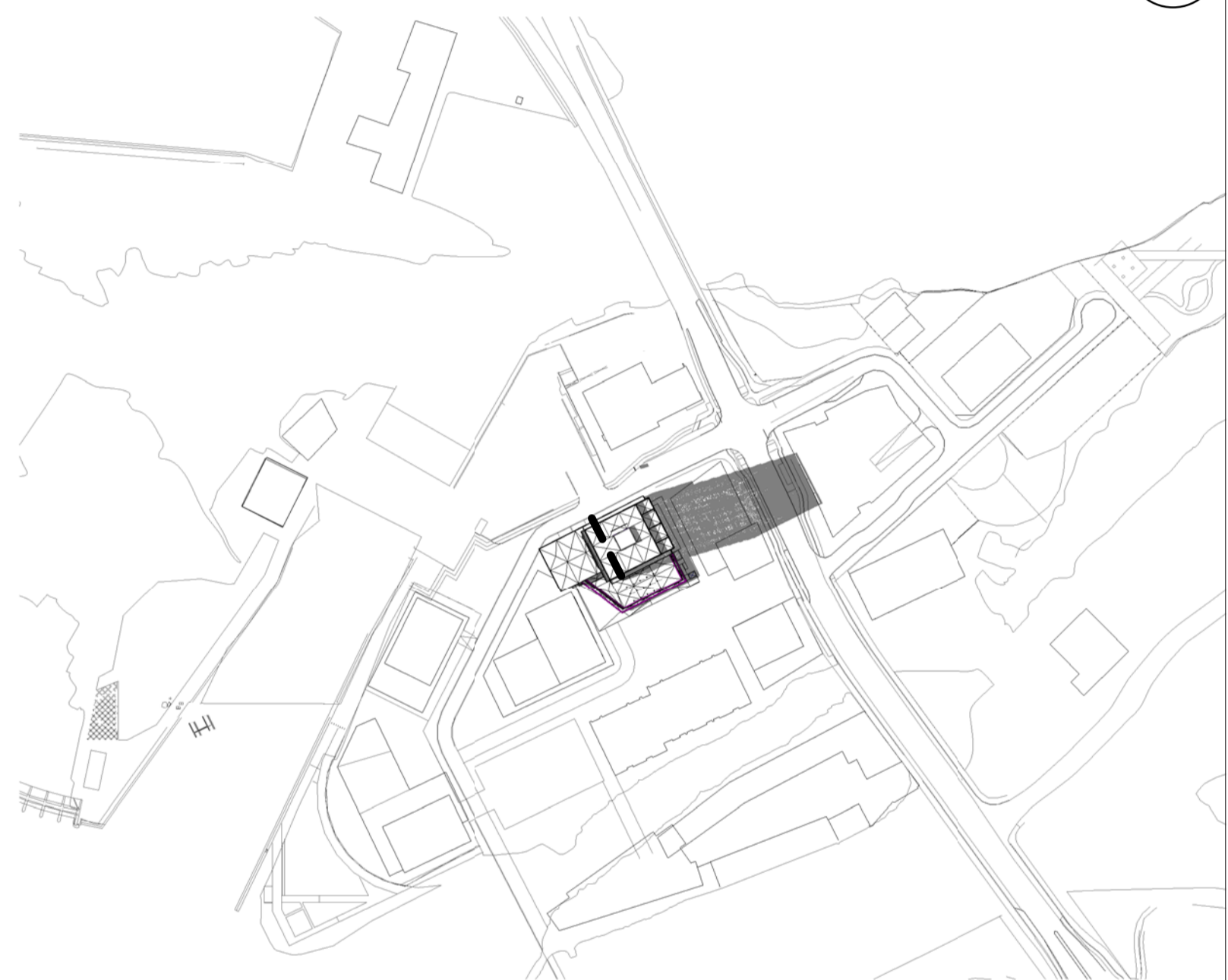
206_December 21st - 3PM (1) SCALE: 1 : 2500 A1 03



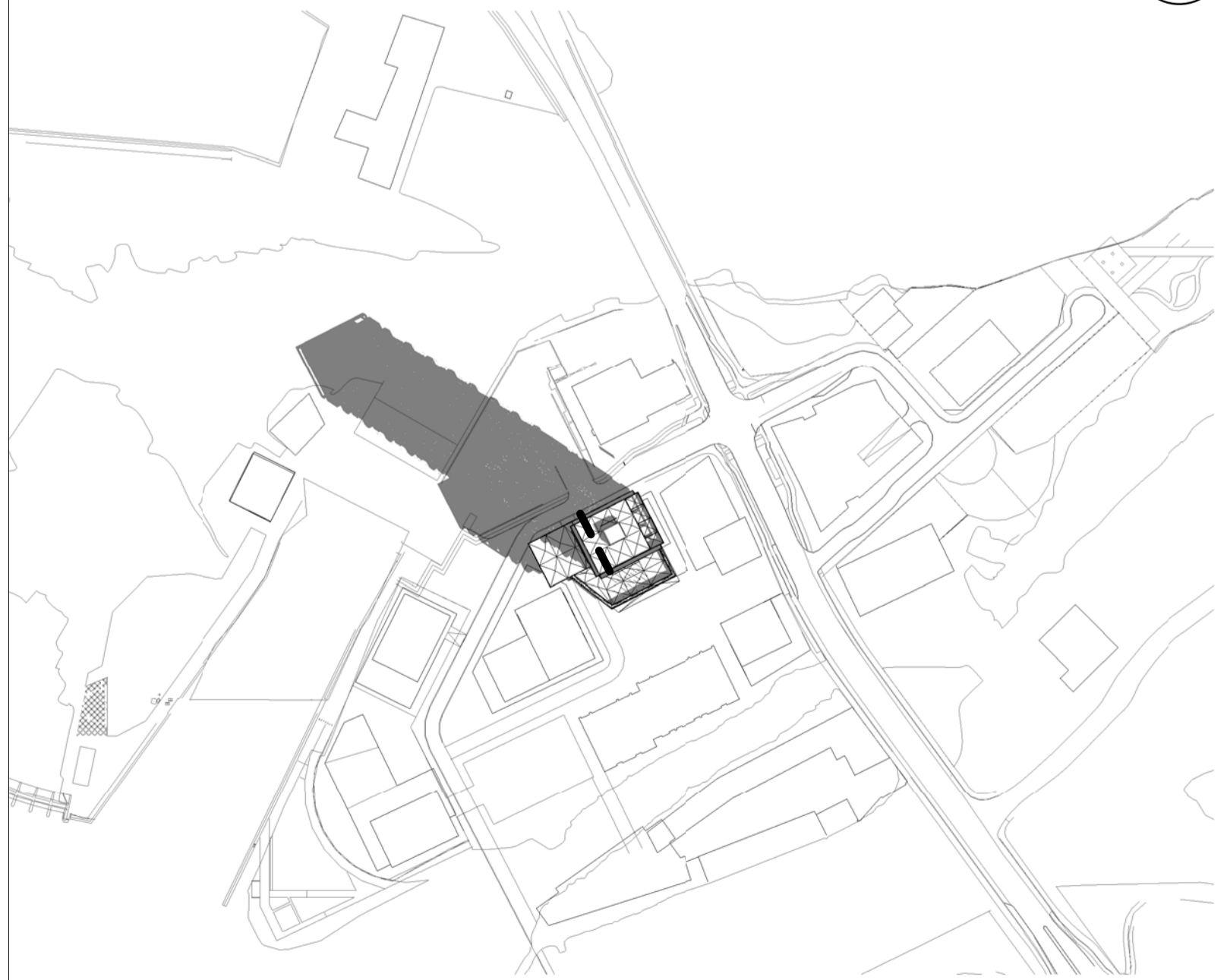
206_June 21st - 09AM (4) SCALE: 1 : 2500 A1 03



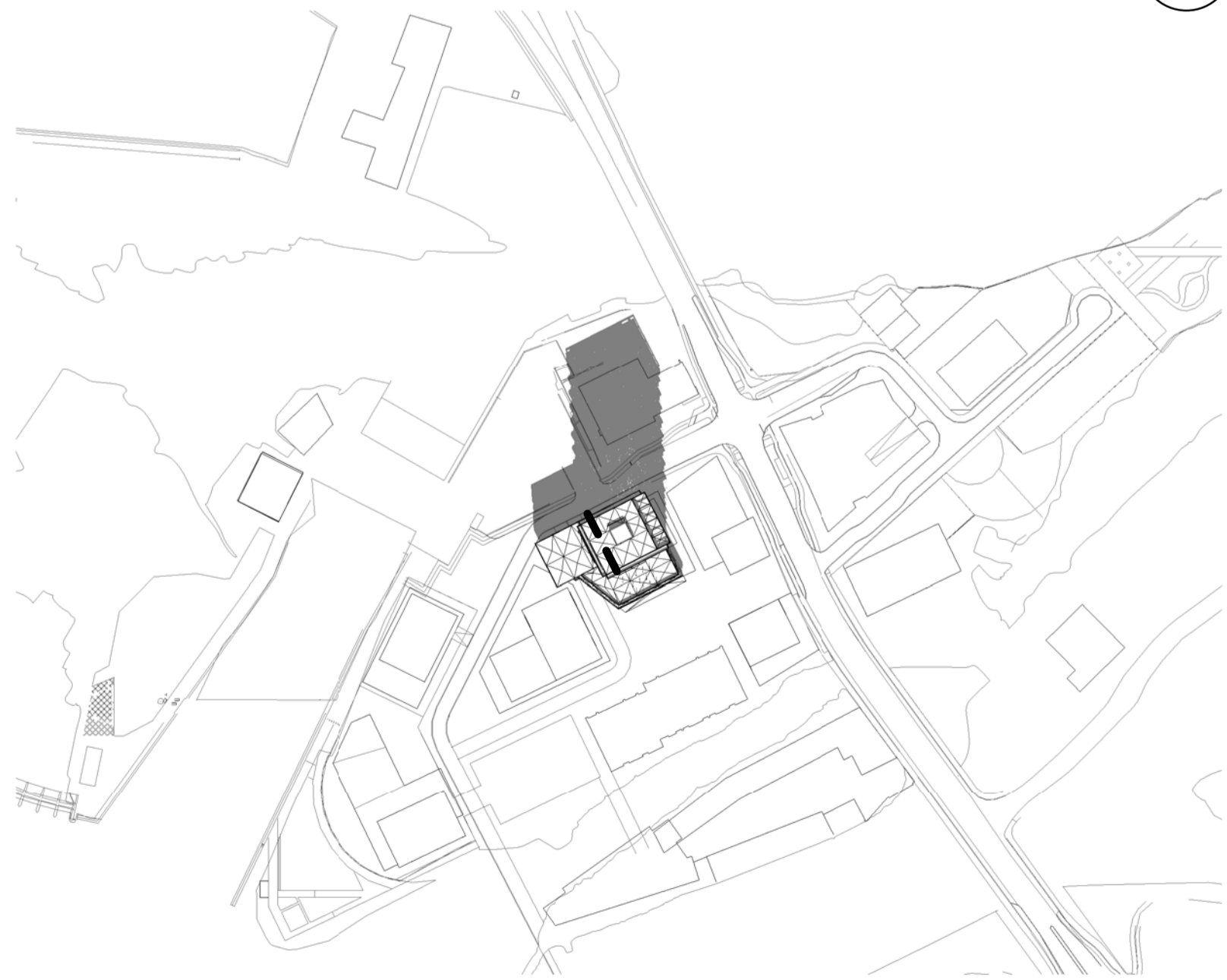
206_June 21st - 12PM (5) SCALE: 1 : 2500 A1 03



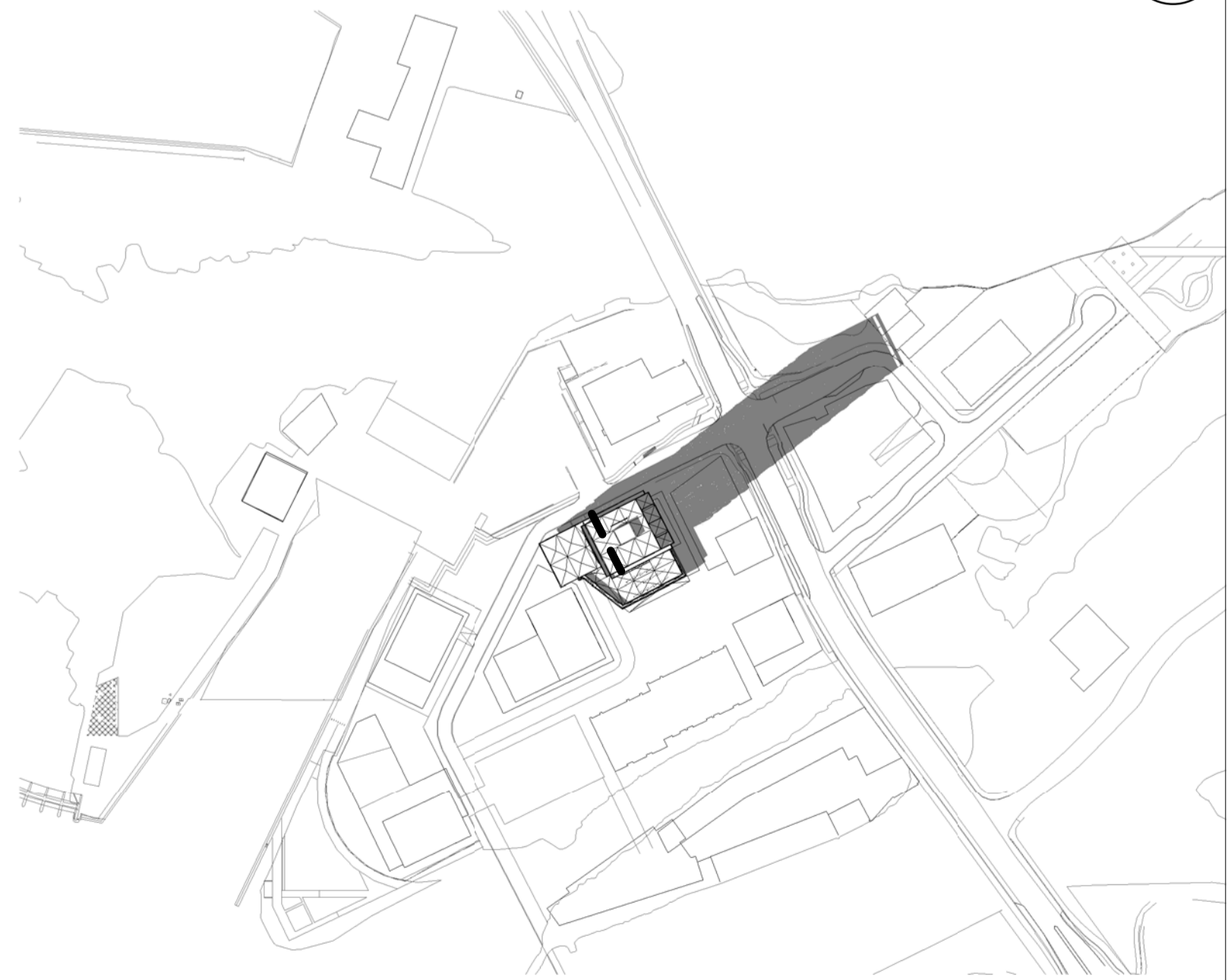
206_June 21st - 3PM (6) SCALE: 1 : 2500 A1 03



206_March / September 21st - 09AM (7) SCALE: 1 : 2500 A1 03



206_March / September 21st - 12PM (8) SCALE: 1 : 2500 A1 03



206_March / September 21st - 3PM (9) SCALE: 1 : 2500 A1 03

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	17.07.2020	ISSUED FOR SITE PLAN APPROVAL
2	25.11.2020	SPA RESUBMISSION



Project:
ZIBI ONTARIO

BOOTH STREET CHAUDIERE ISLAND
OTTAWA ONTARIO

Drawing Title:
SHADOW STUDY

Drawn By: IM Checked By: AM Project No: 15-122
Date Plotted: 2020-11-25 5:31:09 PM Scale: 1 : 2500
Building No.: Drawing No.:

206 A1 03

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Project:
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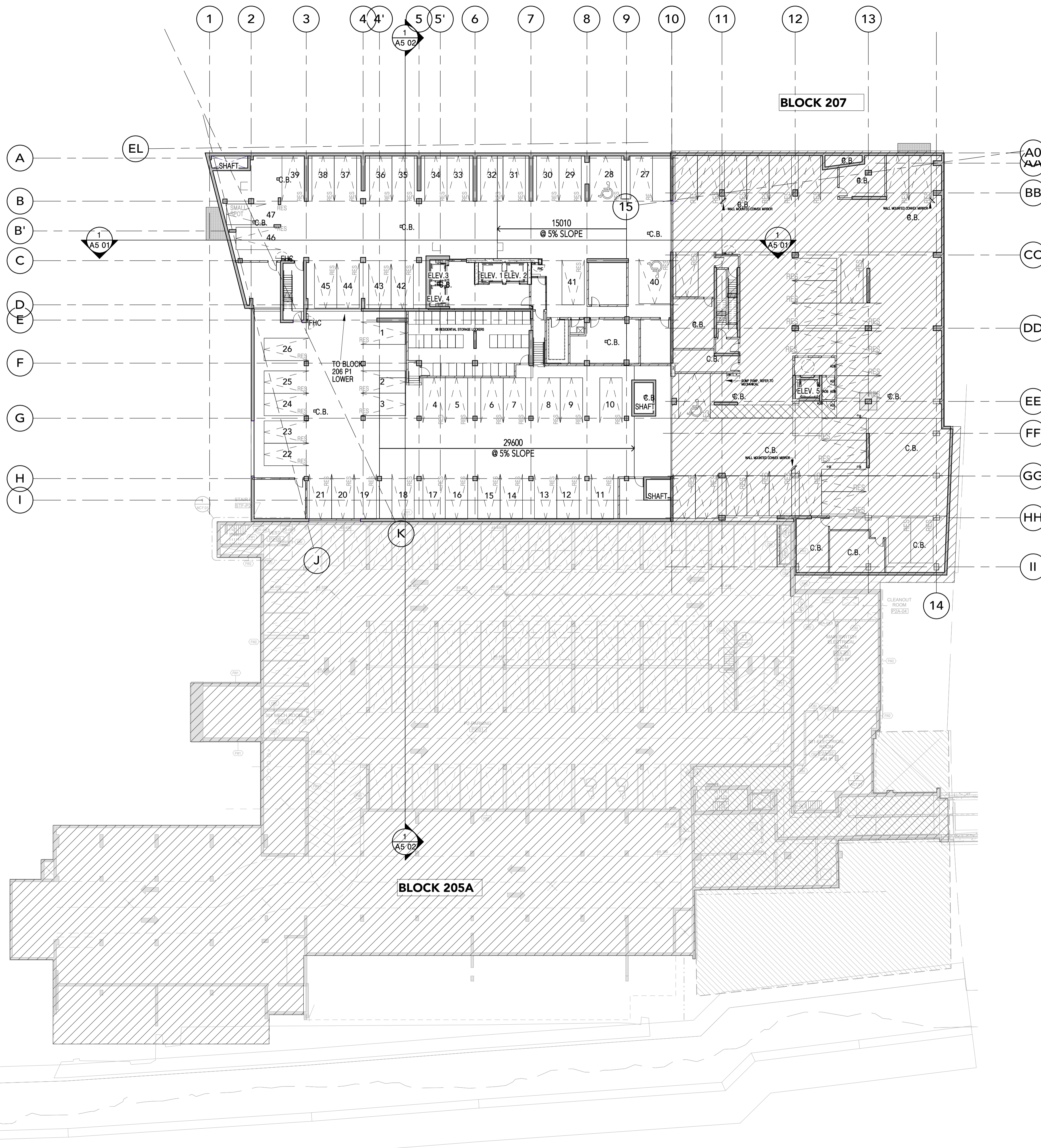
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Drawing Title:
LEVEL P2 FLOOR PLAN

Drawn By: Author
Checked By: Checker
Project No: 15-122

Date Plotted: 2020-11-26 4:17:50 PM
Scale: 1 : 250
Block No.: Drawing No.:

206 A2 00



LEVEL P2
SCALE: 1 : 250

1
A2 00

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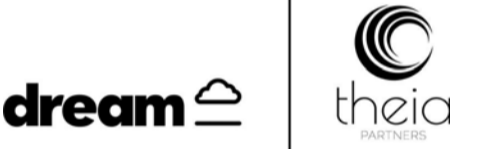
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PROJECT NORTH



TRUE NORTH



Project: ZIBI ONTARIO

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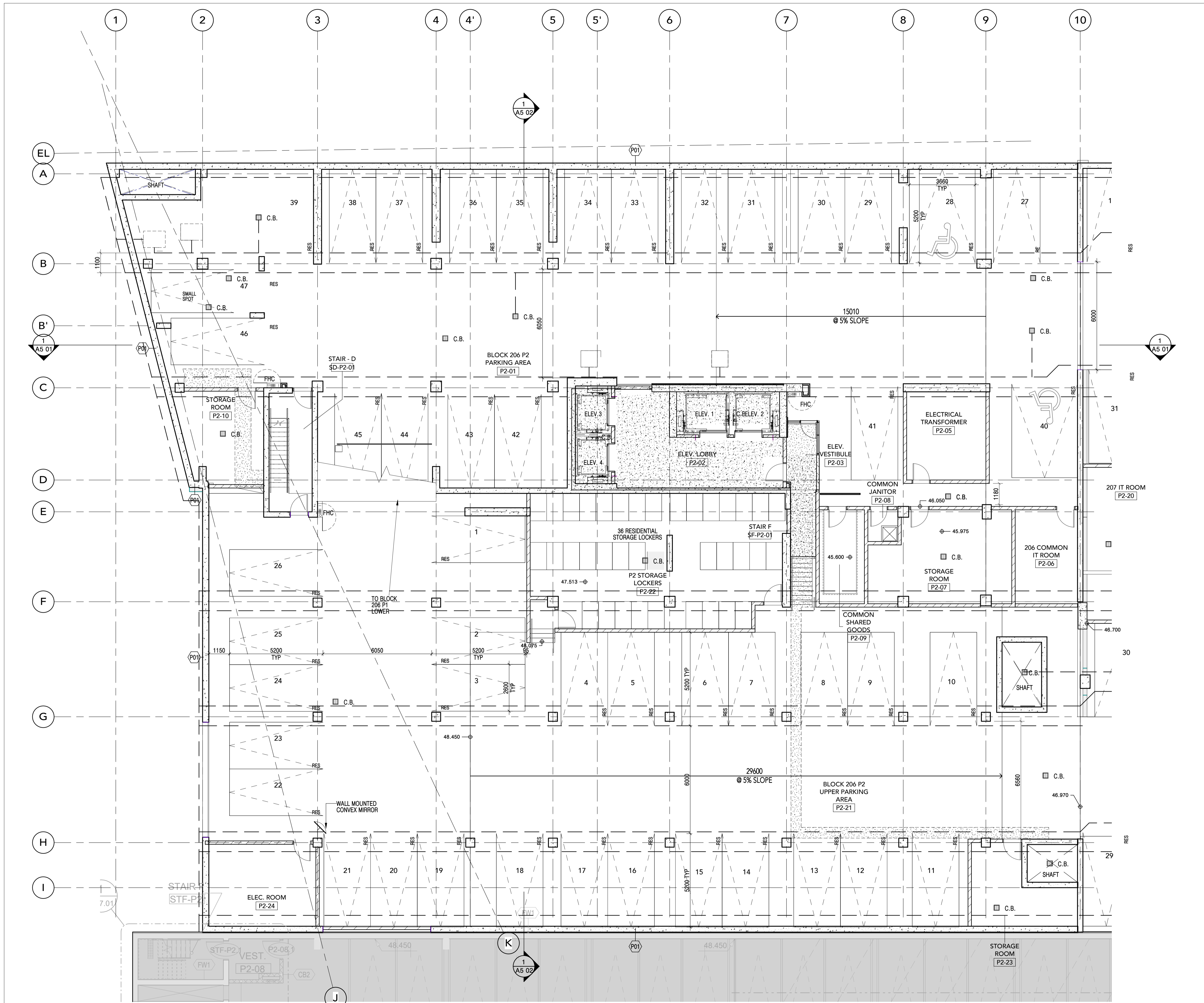
OTTAWA ONTARIO

Drawing Title: P2 ENLARGED PLAN

Drawn By: Author	Checked By: Checker	Project No: 15-122
Date Plotted: 2020-11-26 4:17:58 PM	Scale: 1 : 100	Block No.:

Drawing No.:

A2 00a



FLOOR PLAN - LEVEL P2
SCALE: 1 : 100

1
A2 00a

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PROJECT NORTH



TRUE NORTH

SEAL

Project:
ZIBI ONTARIO

ZIBI

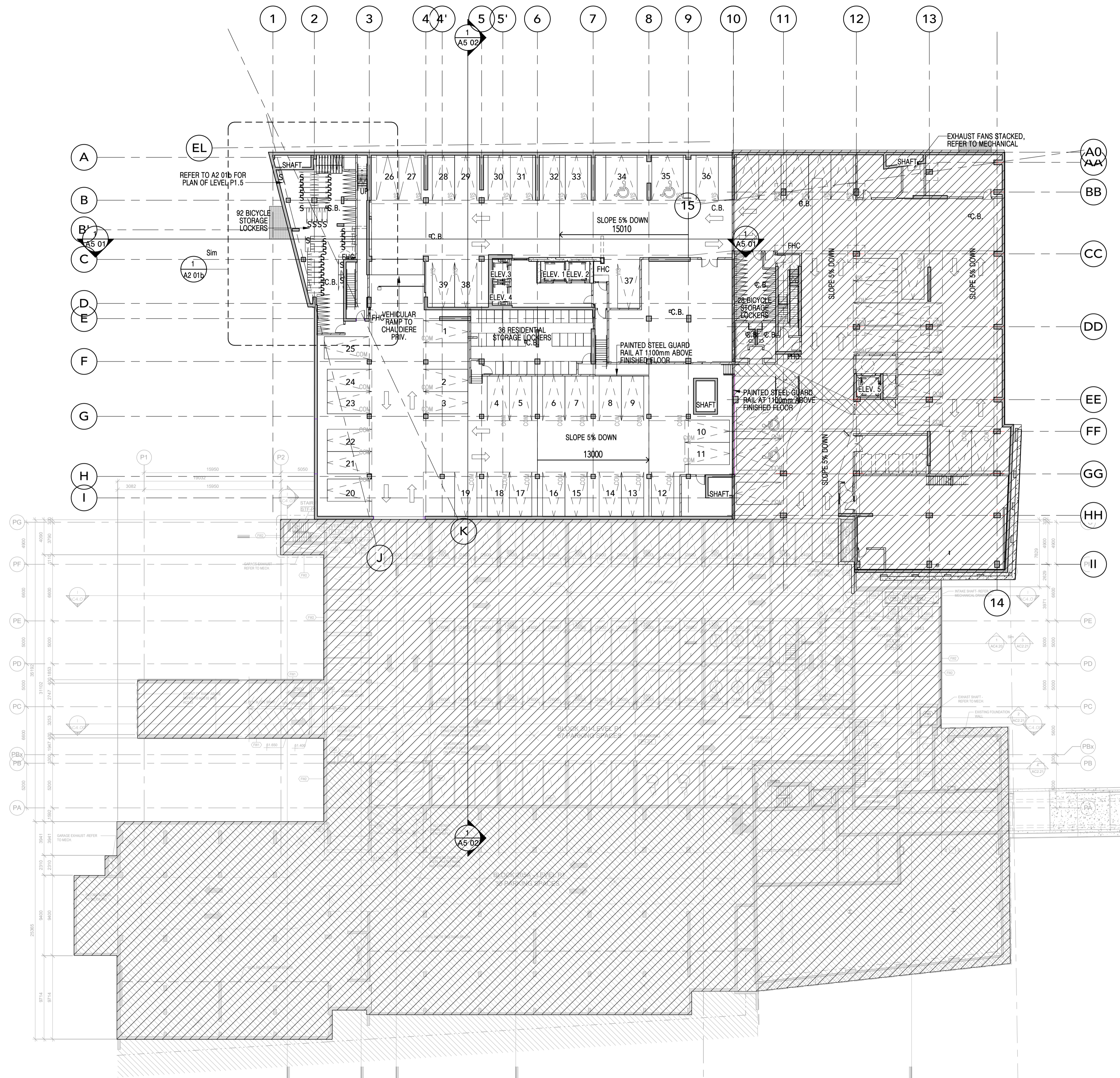
OTTAWA ONTARIO

Drawing Title:
LEVEL P1 FLOOR PLAN

Drawn By: Author
Checked By: Checker
Project No: 15-122

Date Plotted: 2020-11-26 4:18:01 PM
Scale: 1 : 250
Block No.:
Drawing No.:

206 A2 01



LEVEL P1
SCALE: 1 : 250

1
A2 01

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PROJECT NORTH



TRUE NORTH



SEAL

Project:
ZIBI ONTARIO

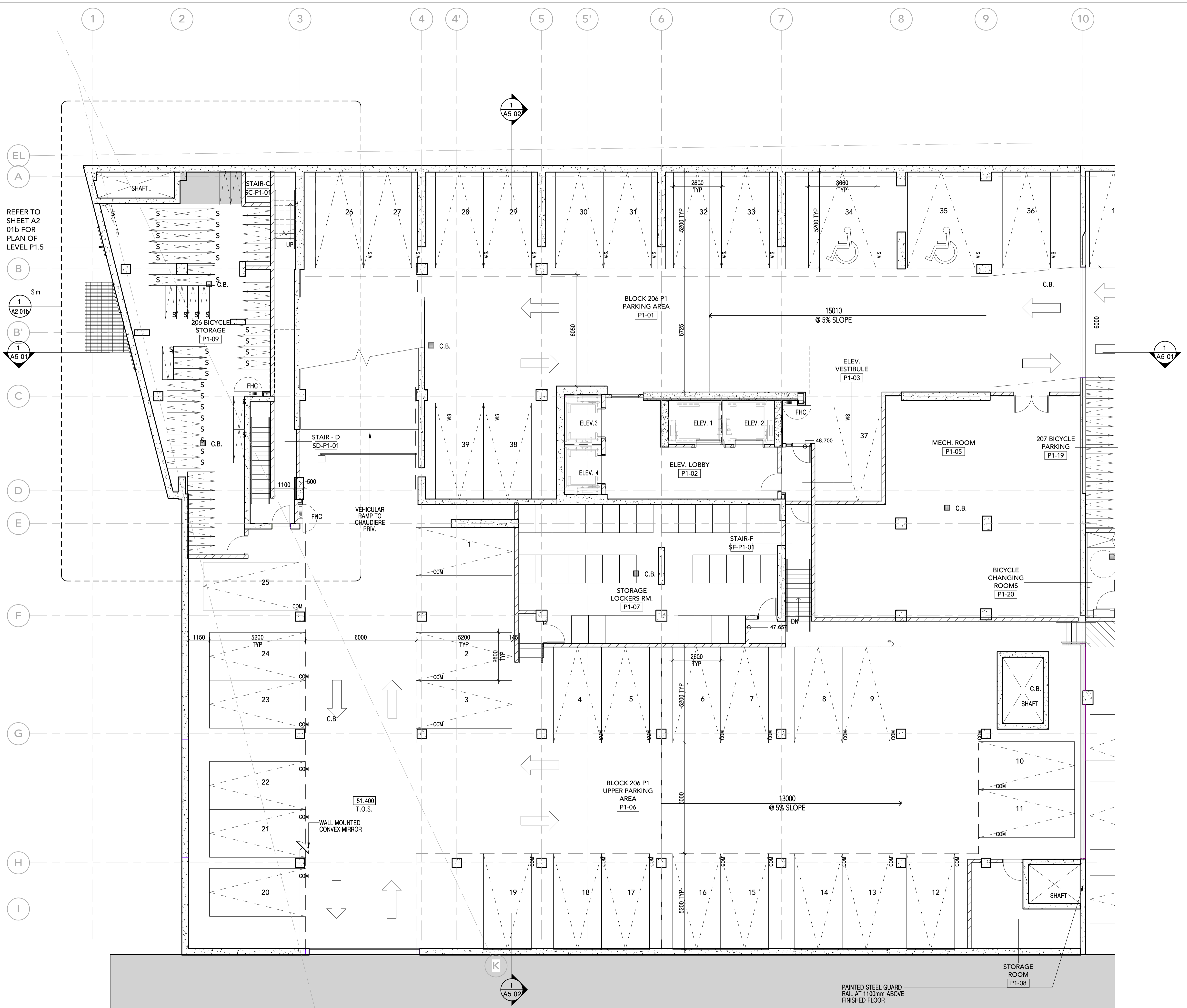
ZIBI

OTTAWA ONTARIO

Drawing Title:
P1 ENLARGED PLAN

Drawn By: Author
Checked By: Checker
Project No: 15-122
Date Plotted: 2020-11-26 4:18:05 PM
Scale: 1 : 100
Block No.:
Drawing No.:

206 A2 01a

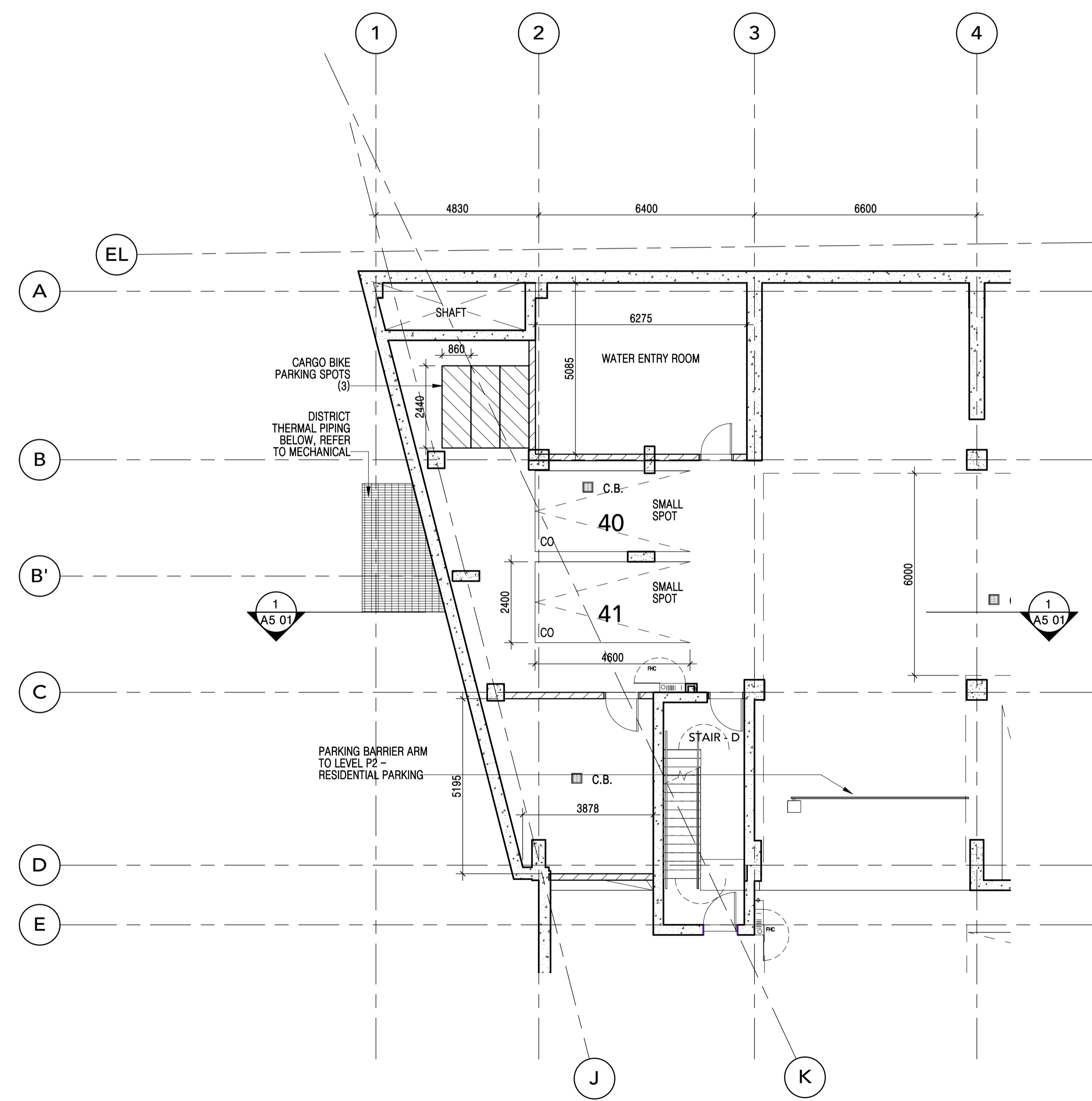


FLOOR PLAN - LEVEL P1
SCALE: 1 : 100

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FLOOR PLAN - LEVEL P1.5
SCALE: 1 : 100



Project:
ZIBI ONTARIO

ZIBI

OTTAWA ONTARIO

Drawing Title:
P1.5 ENLARGED PLAN

Drawn By: Author
Checked By: Checker
Project No: 15-122
Date Plotted: 2020-11-26 4:18:07 PM
Scale: 1 : 100
Block No.: Drawing No.:

206 A2 01b

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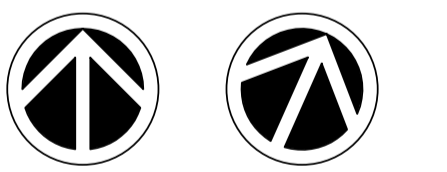
LOCATIONS OF EXPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS, WHICH SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED, TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

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PROJECT NORTH TRUE NORTH

SEAL

Project: ZIBI ONTARIO

ZIBI

OTTAWA ONTARIO

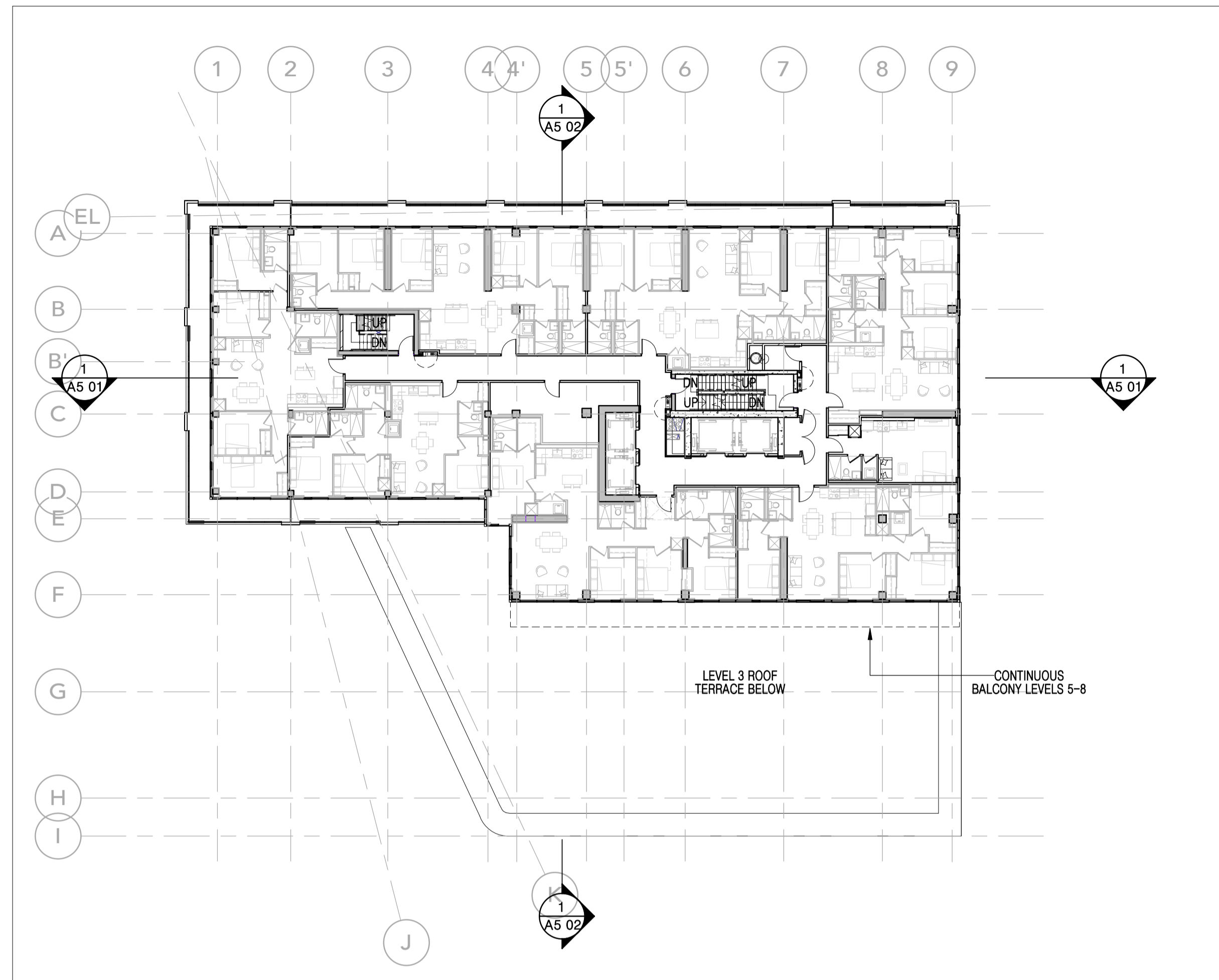
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Drawn By: Author Checked By: Checker Project No: 15-122

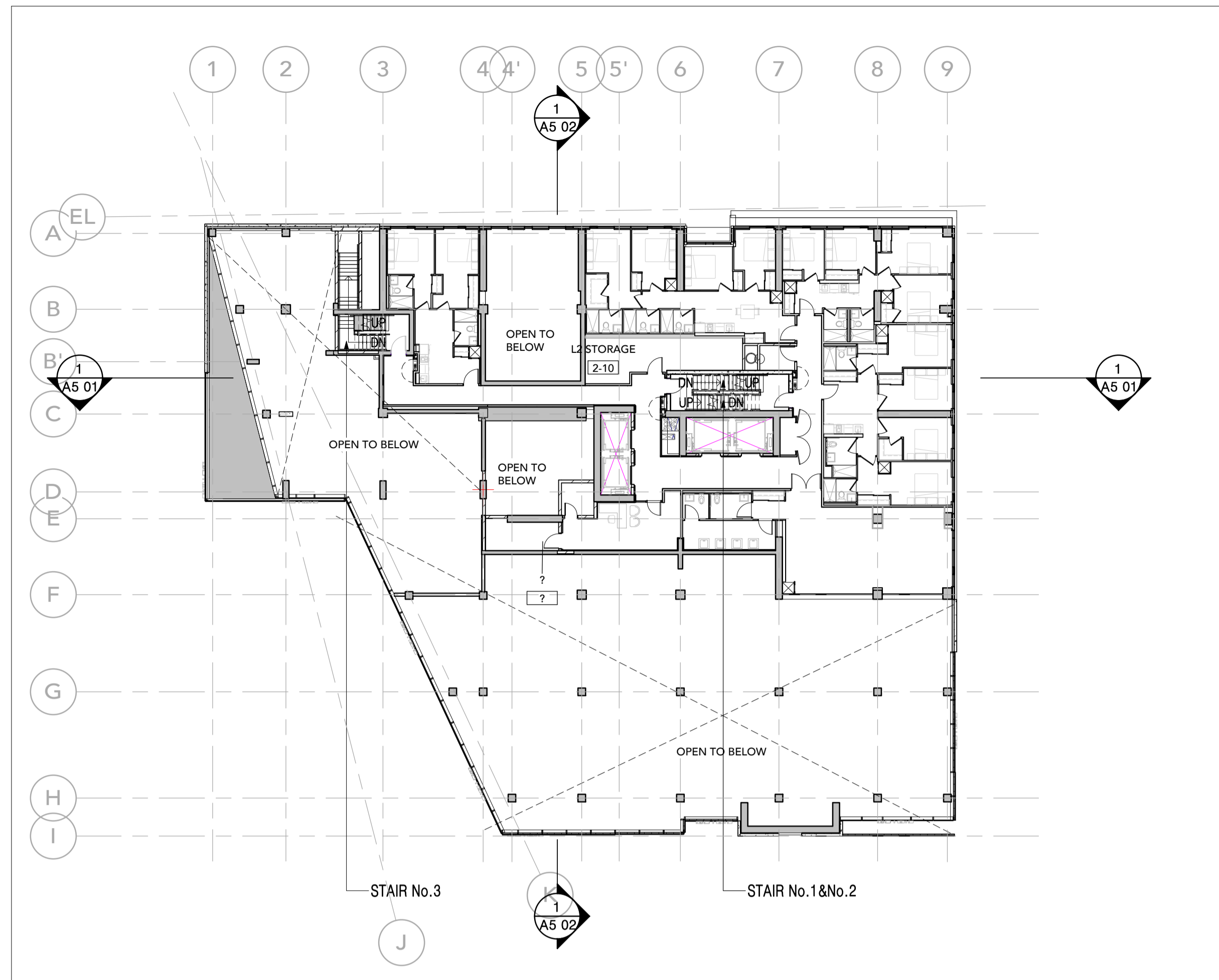
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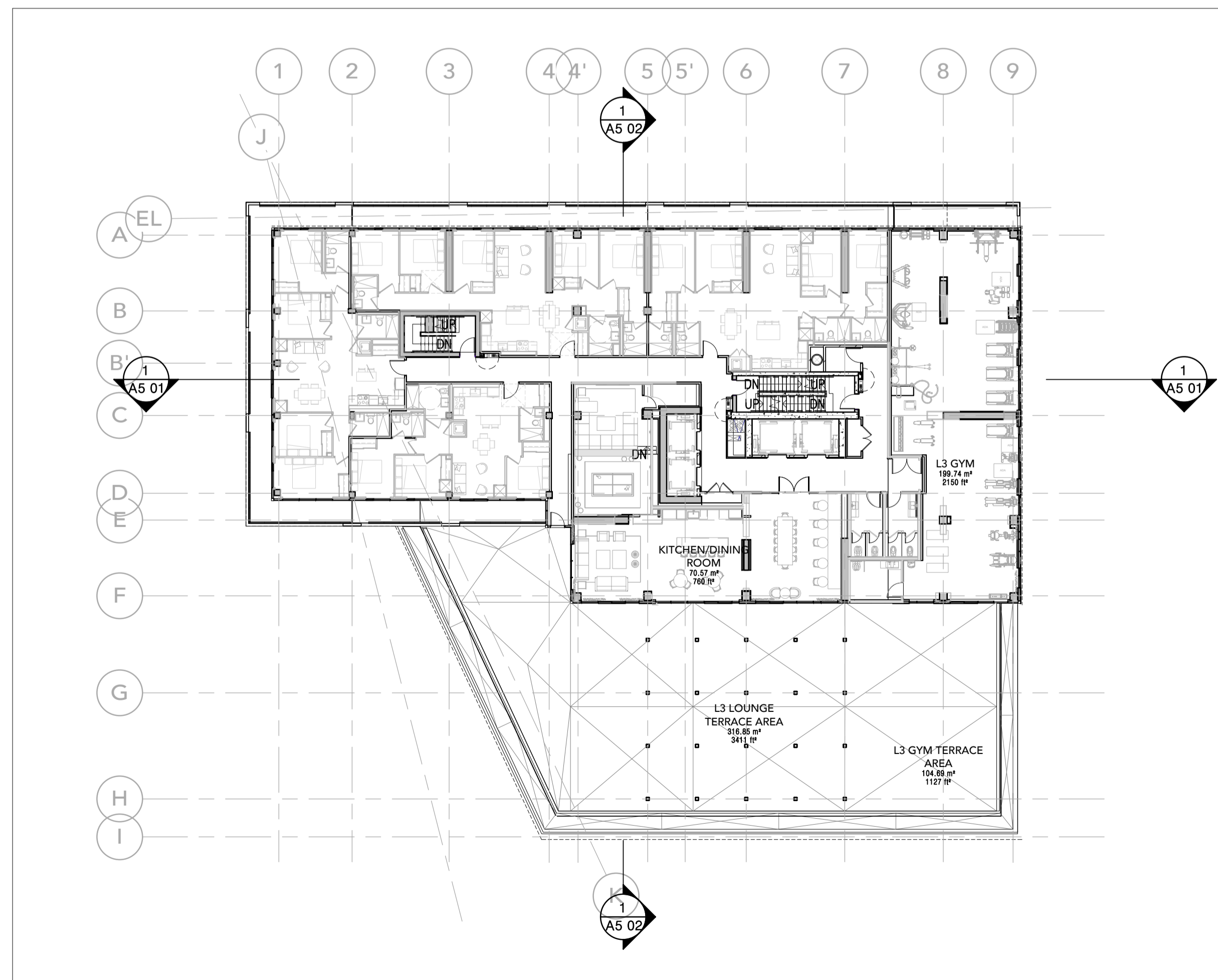
A2 02



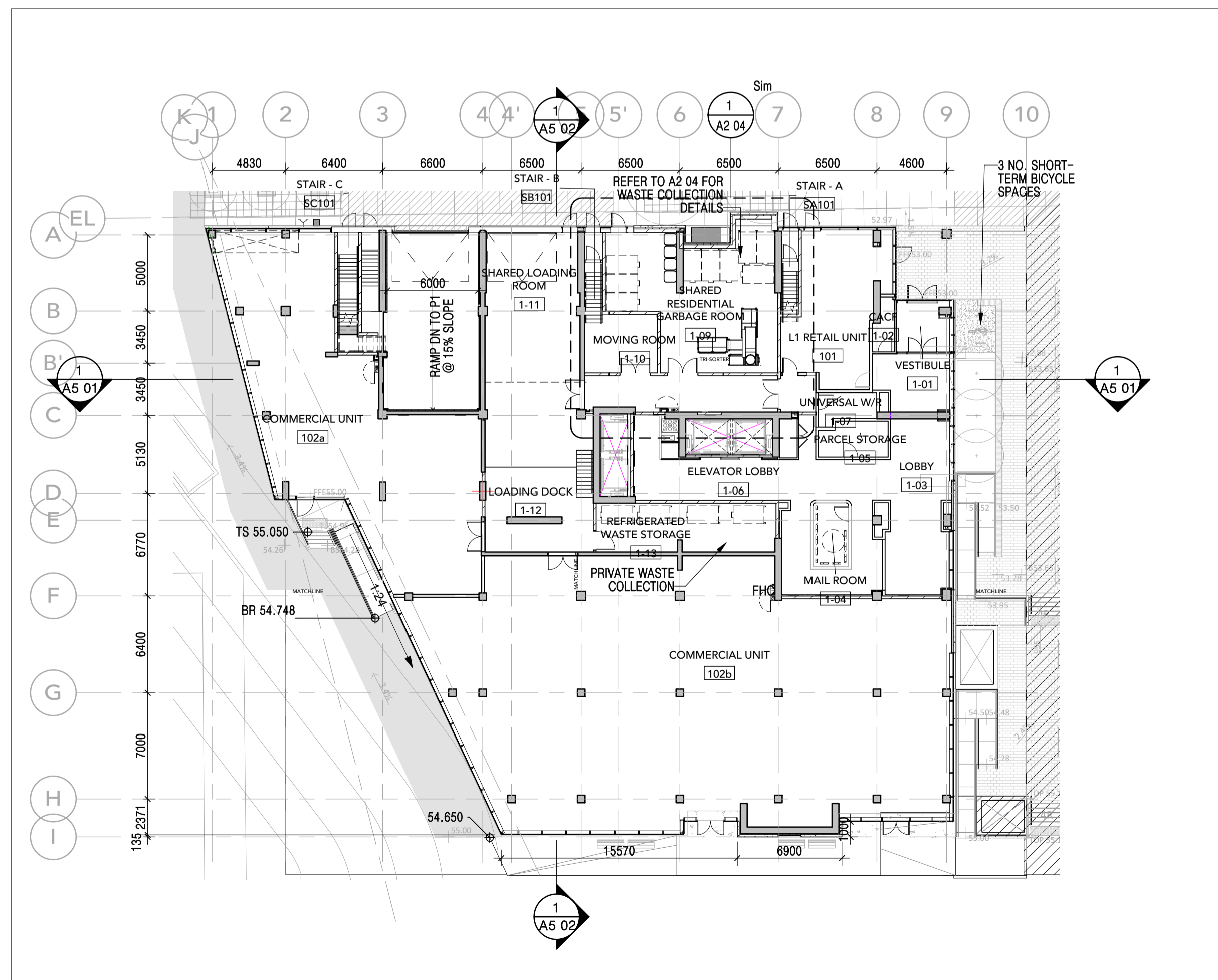
TYPICAL LAYOUT LEVELS 4-8 SCALE: 1 : 250



LEVEL 2 SCALE: 1 : 250



LEVEL 3 SCALE: 1 : 250



LEVEL 1 SCALE: 1 : 250

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PROJECT NORTH



TRUE NORTH



Project:
ZIBI ONTARIO

ZIBI

OTTAWA ONTARIO

Drawing Title:

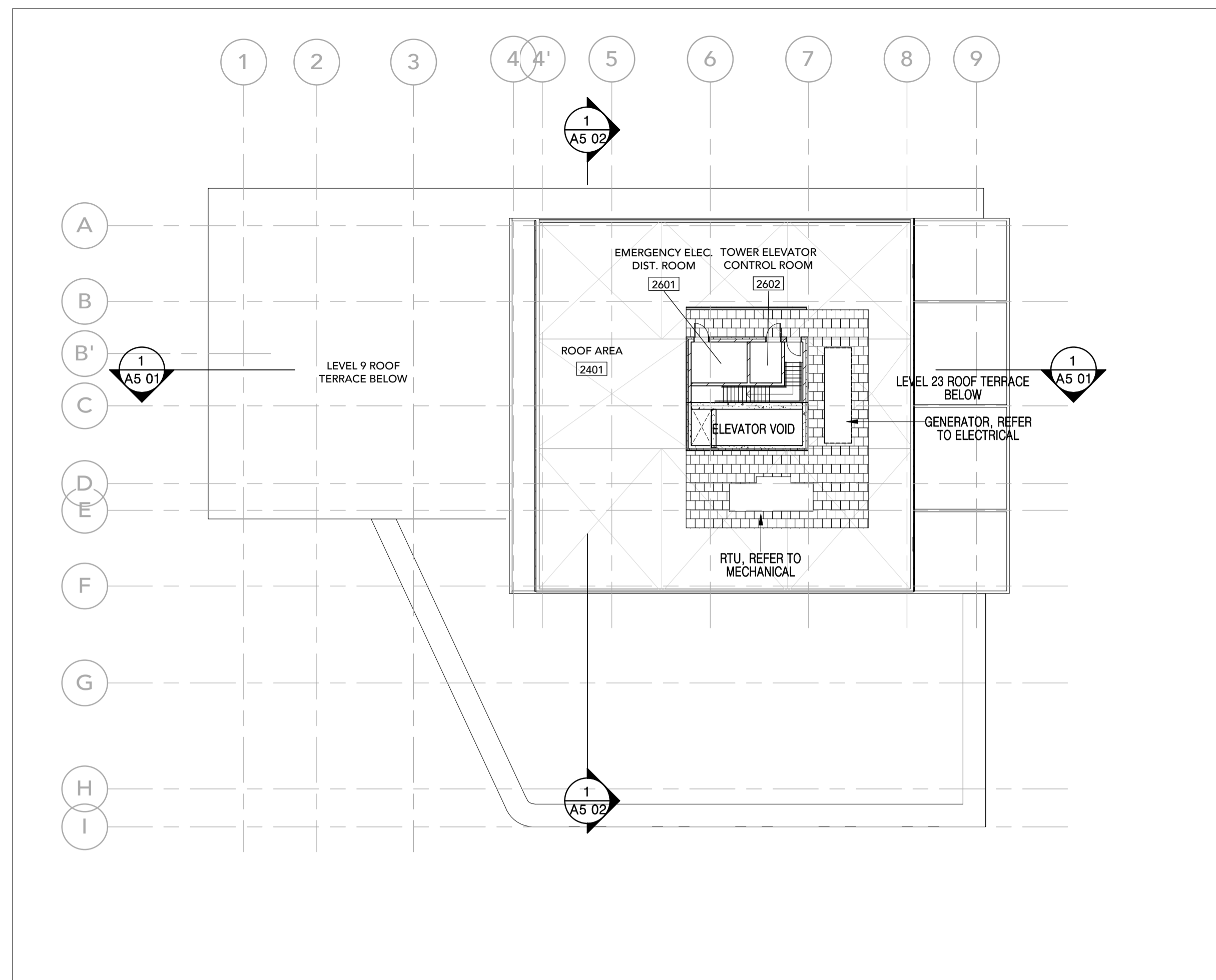
**206 - LEVEL 9-25
FLOOR PLANS**

Drawn By: Author
Checked By: Checker
Project No: 15-122

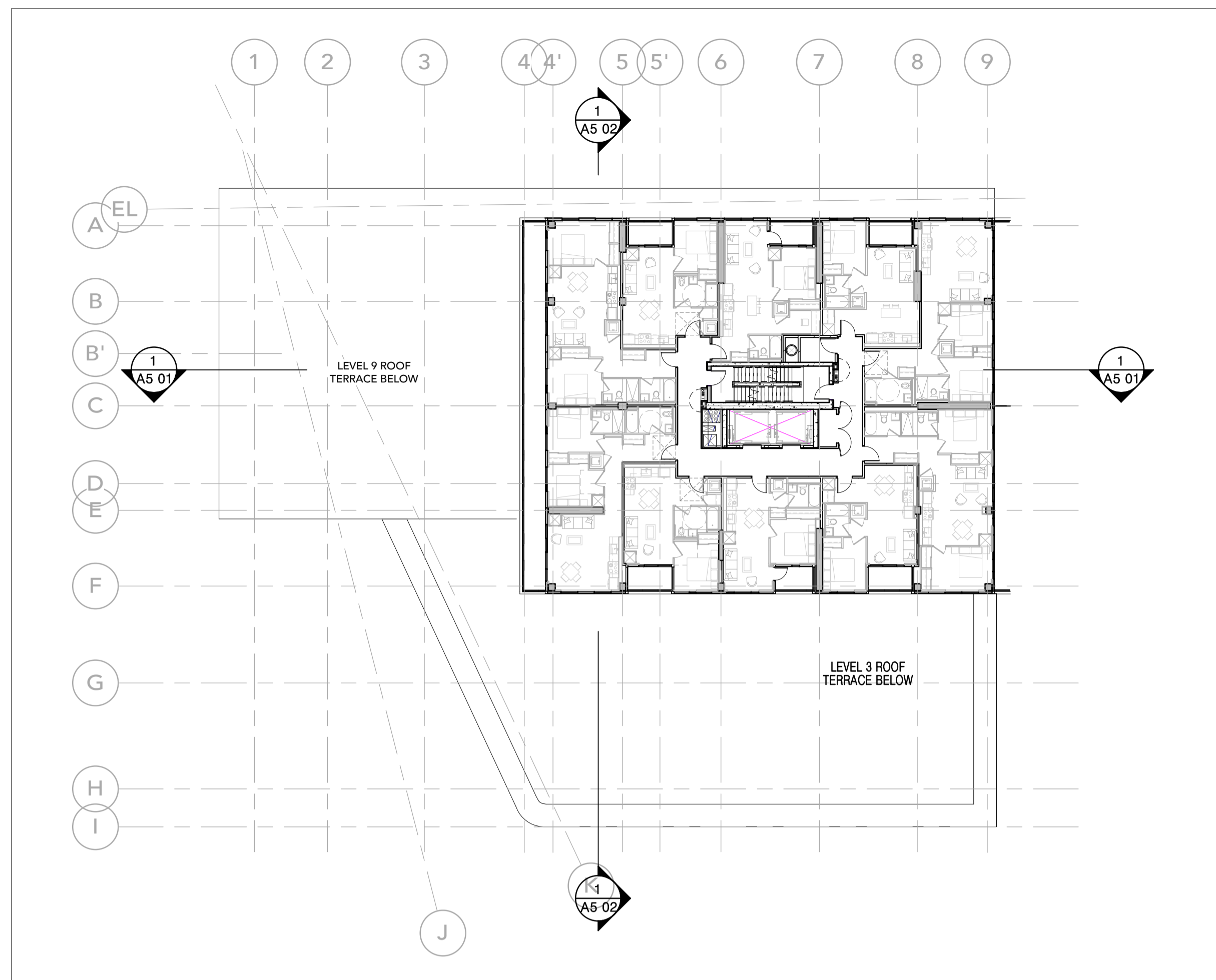
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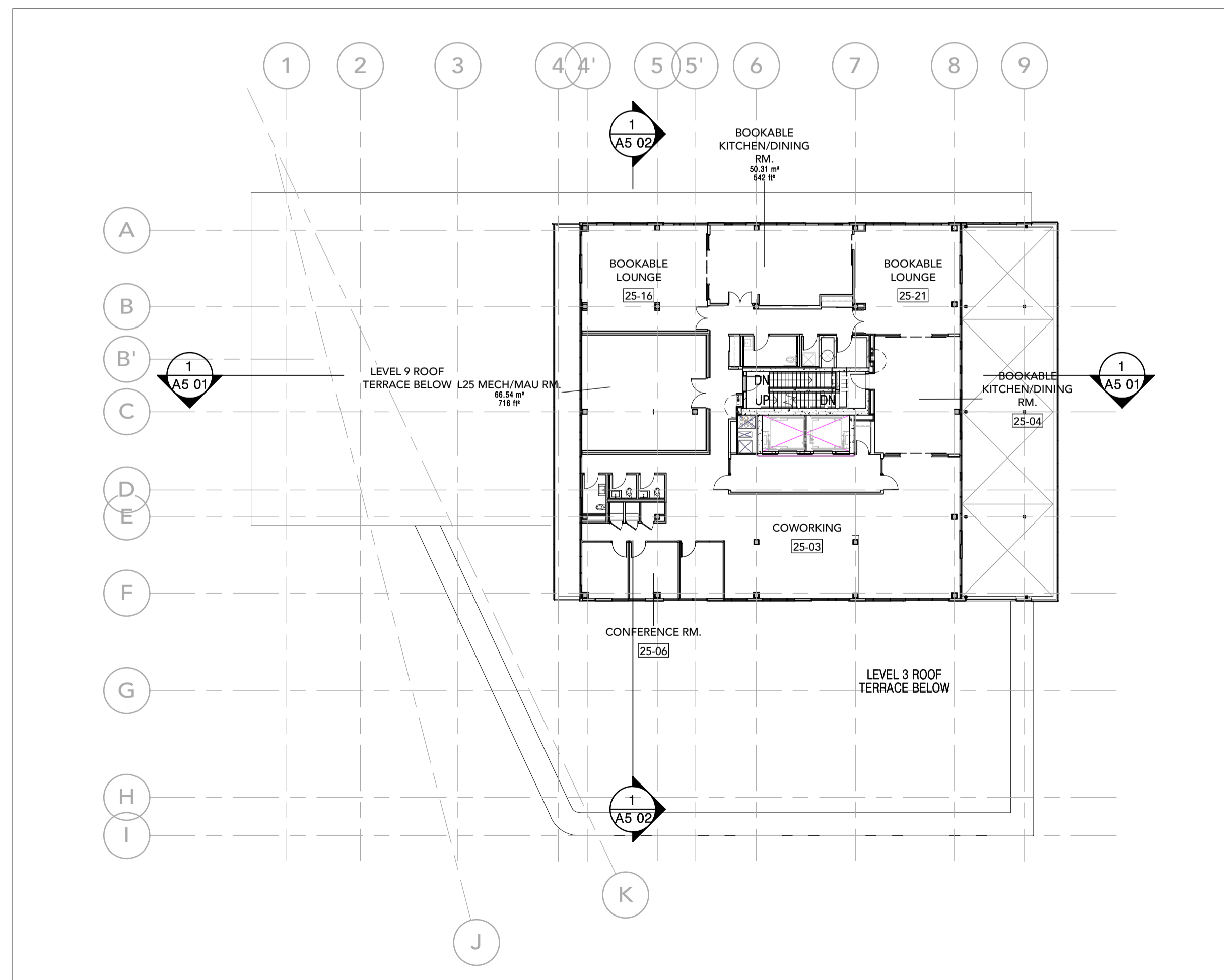
206 A2 03



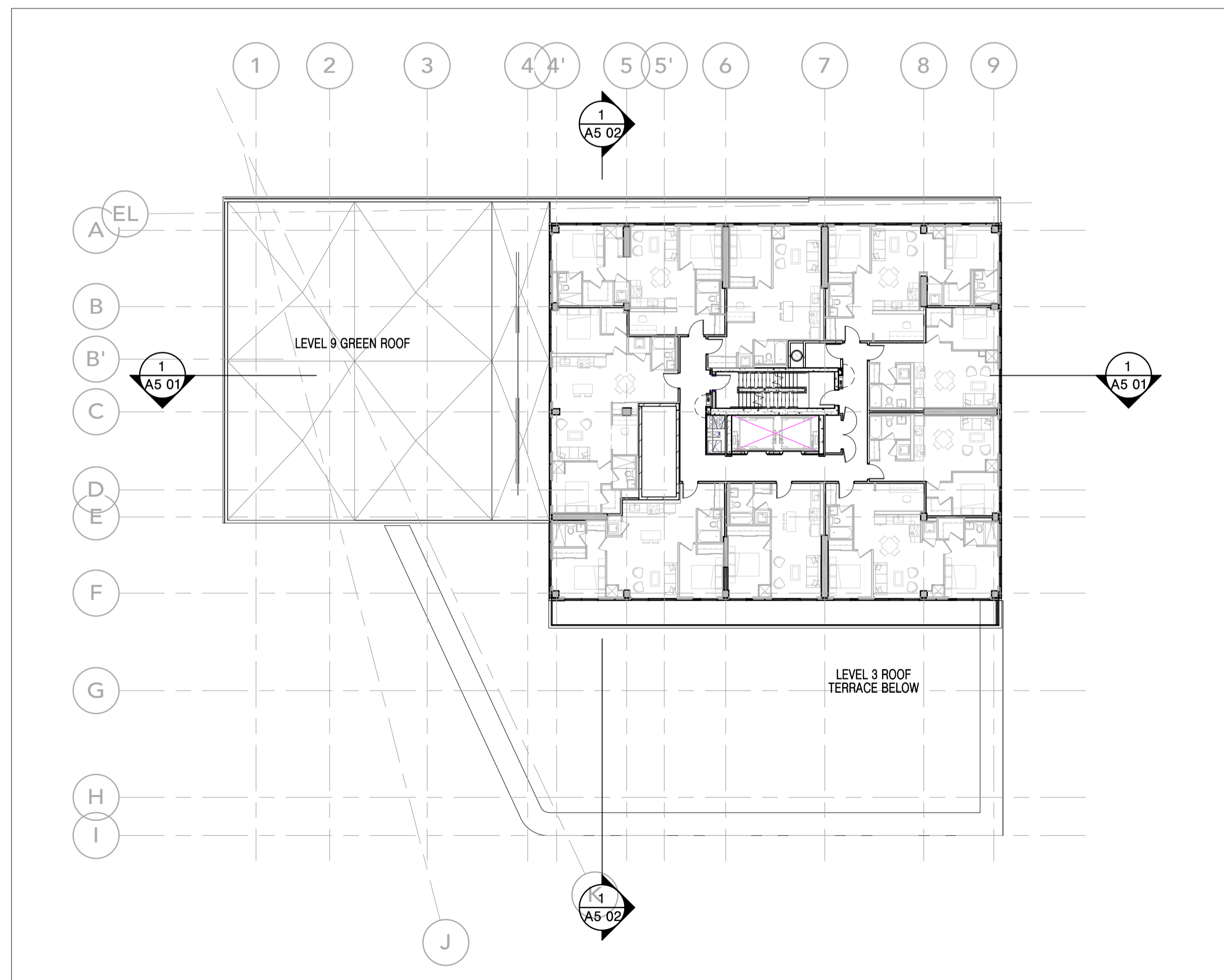
ROOF PLAN 4
SCALE: 1 : 250 A2 03



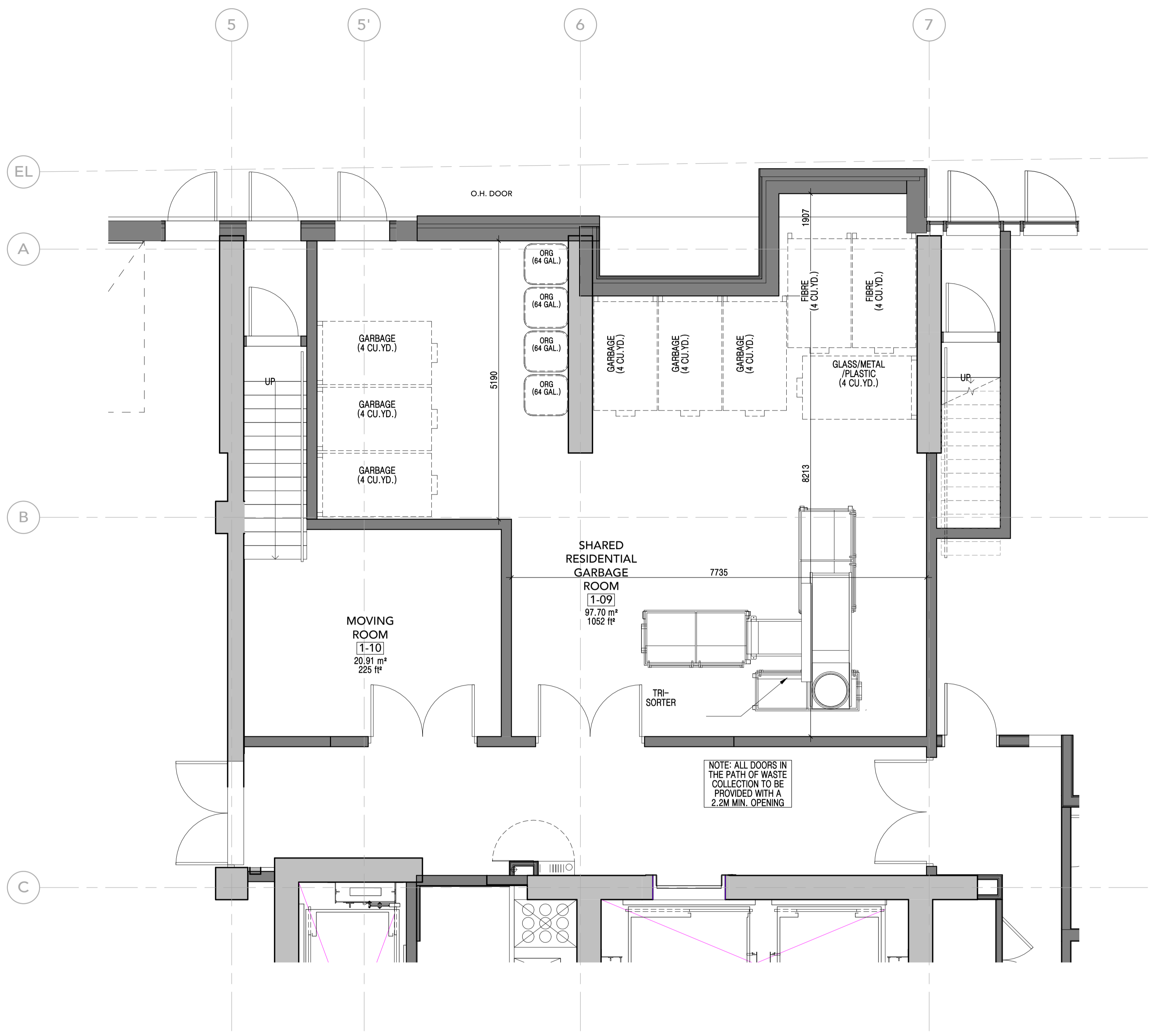
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SCALE: 1 : 250 A2 03



LEVEL 25 3
SCALE: 1 : 250 A2 03



LEVEL 9 1
SCALE: 1 : 250 A2 03



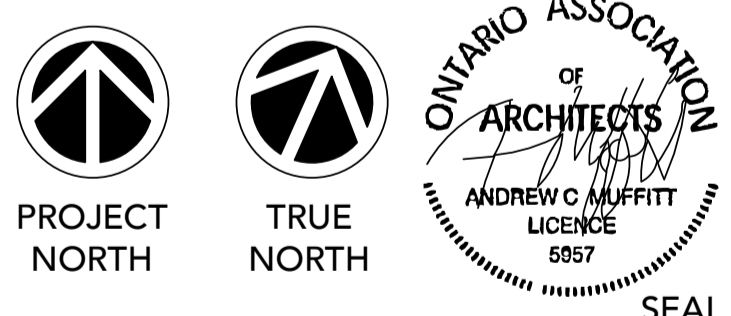
GARBAGE ROOM ENLARGED PLAN
 SCALE: 1 : 50

1
 A2 04

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Project: ZIBI ONTARIO

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Drawing Title: ENLARGED GARBAGE ROOM

Drawn By: Author
 Checked By: Checker
 Project No: 15-122
 Date Plotted: 2020-11-26 12:04:19 PM
 Scale: 1 : 50
 Block No.: Drawing No.:

206 A2 04

ELEVATION MATERIAL LEGEND

- 1 PREFINISHED METAL PANELS
- 2 PREFINISHED METAL PANELS (DARK)
- 3 PRECAST CONCRETE
- 4 METAL SIGNAGE BAND
- 5 PERFORATED CORRUGATED METAL PANEL
- 6 GLASS SPANDREL PANELS
- 7 PREFINISHED METAL LOUVRES

GLASS TYPE LEGEND

- GL1 CURTAIN WALL GLAZING
- GL2 WINDOW WALL GLAZING
- GL3 GLASS BALCONY GUARD/ WIND SCREEN GAURD
- GL4 GLASS PARTITION SCREEN

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ZIBI ONTARIO

ZIBI

OTTAWA ONTARIO

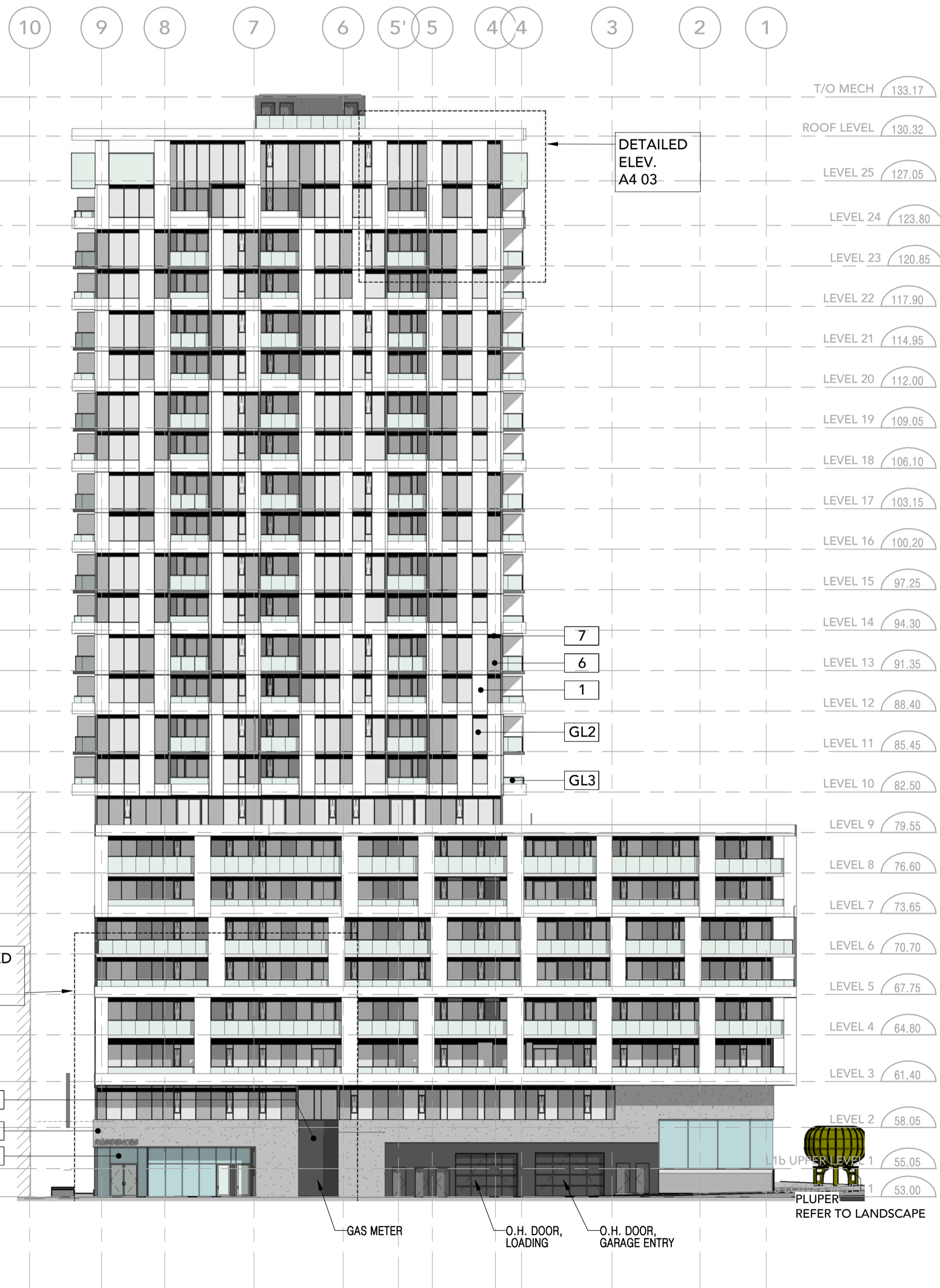
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BLOCK 206 - NORTH AND SOUTH ELEVATIONS

Drawn By: Author Checked By: Checker Project No: 15-122

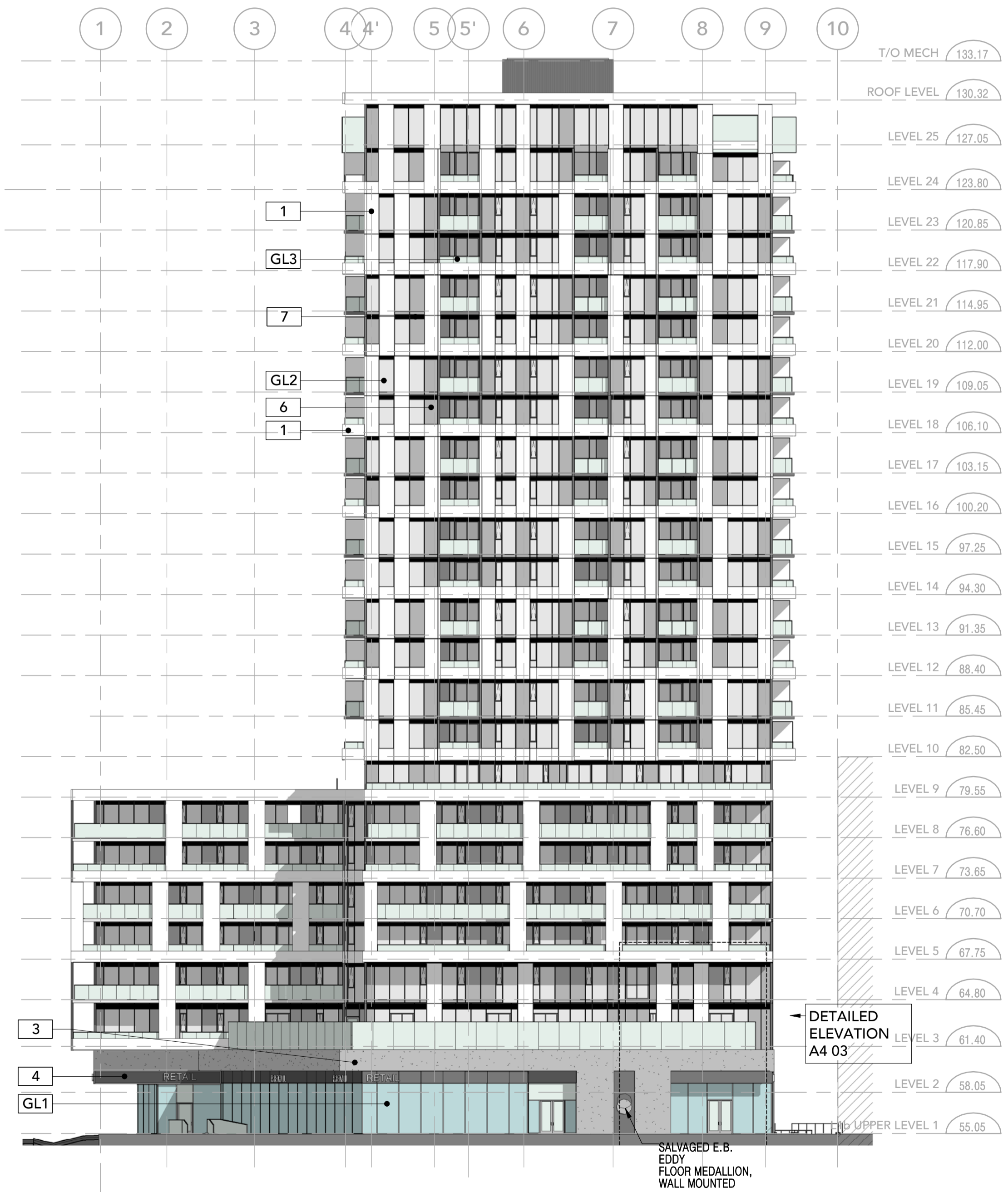
Date Plotted: 2020-11-26 12:04:57 PM Scale: As indicated

Block No.: Drawing No.:

206 A4 00



NORTH ELEVATION 1
SCALE: 1 : 250 A4 00



SOUTH ELEVATION 2
SCALE: 1 : 250 A4 00

ELEVATION MATERIAL LEGEND

- 1 PREFINISHED METAL PANELS
- 2 PREFINISHED METAL PANELS (DARK)
- 3 PRECAST CONCRETE
- 4 METAL SIGNAGE BAND
- 5 PERFORATED CORRUGATED METAL PANEL
- 6 GLASS SPANDREL PANELS
- 7 PREFINISHED METAL LOUVRES

GLASS TYPE LEGEND

- GL1 CURTAIN WALL GLAZING
- GL2 WINDOW WALL GLAZING
- GL3 GLASS BALCONY GUARD/ WIND SCREEN GAURD
- GL4 GLASS PARTITION SCREEN

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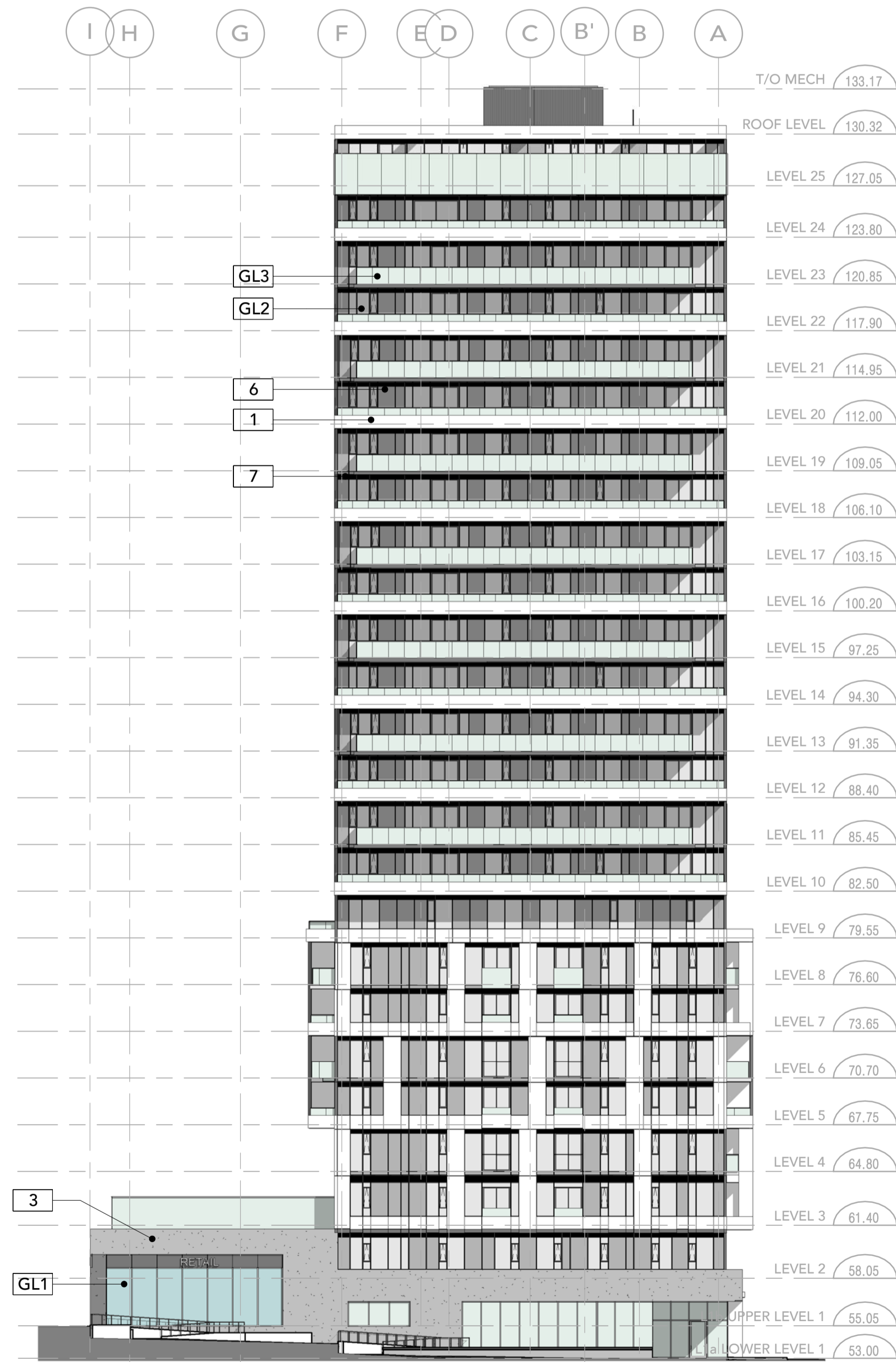
ZIBI

OTTAWA ONTARIO

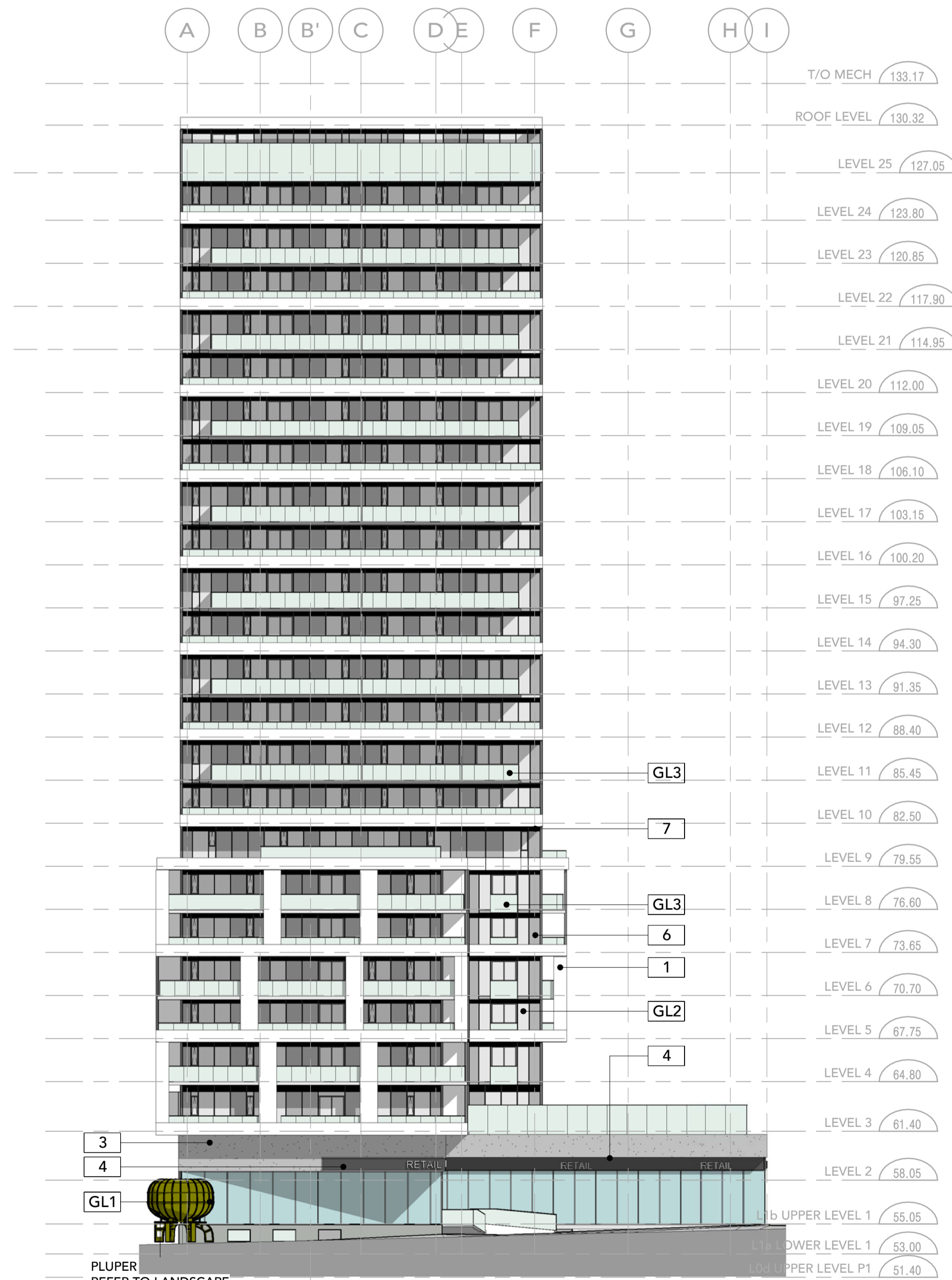
Drawing Title:
BLOCK 206 - EAST AND WEST ELEVATIONS

Drawn By: Author
Checked By: Checker
Project No: 15-122
Date Plotted: 2020-11-26 12:05:35 PM
Scale: As indicated
Block No.: Drawing No.:

206 A4 01



EAST ELEVATION 1
SCALE: 1 : 250 A4 01



WEST ELEVATION 2
SCALE: 1 : 250 A4 01

ELEVATION MATERIAL LEGEND

- 1 PREFINISHED METAL PANELS
- 2 PREFINISHED METAL PANELS (DARK)
- 3 PRECAST CONCRETE
- 4 METAL SIGNAGE BAND
- 5 PERFORATED CORRUGATED METAL PANEL
- 6 GLASS SPANDREL PANELS
- 7 PREFINISHED METAL LOUVRES

GLASS TYPE LEGEND

- GL1 CURTAIN WALL GLAZING
- GL2 WINDOW WALL GLAZING
- GL3 GLASS BALCONY GUARD/ WIND SCREEN GAURD
- GL4 GLASS PARTITION SCREEN



NORTH ELEVATION
SCALE: 1 : 50

1
A4 02

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PROJECT NORTH



TRUE NORTH

SEAL

Project:
ZIBI ONTARIO

ZIBI

OTTAWA ONTARIO

Drawing Title:
SAMPLE COLORED ELEVATIONS

Drawn By: Author
Checked By: Checker
Project No: 15-122

Date Plotted: 2020-11-26 12:05:48 PM
Scale: As indicated

Block No.: Drawing No.:

206 A4 02

ELEVATION MATERIAL LEGEND

- 1 PREFINISHED METAL PANELS
- 2 PREFINISHED METAL PANELS (DARK)
- 3 PRECAST CONCRETE
- 4 METAL SIGNAGE BAND
- 5 PERFORATED CORRUGATED METAL PANEL
- 6 GLASS SPANDREL PANELS
- 7 PREFINISHED METAL LOUVRES

GLASS TYPE LEGEND

- GL1 CURTAIN WALL GLAZING
- GL2 WINDOW WALL GLAZING
- GL3 GLASS BALCONY GUARD/ WIND SCREEN GAURO
- GL4 GLASS PARTITION SCREEN

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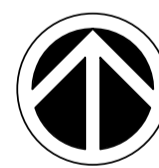
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No.	Date	Note
1	20.07.17	SPA SUBMISSION
2	20.11.25	SPA RE-SUBMISSION



PROJECT NORTH



TRUE NORTH



SEAL

Project:
ZIBI ONTARIO

ZIBI

OTTAWA ONTARIO

Drawing Title:
SAMPLE COLOURED ELEVATIONS 2

Drawn By: Author
Checked By: Checker
Project No: 15-122

Date Plotted: 2020-11-26 12:05:58 PM
Scale: As indicated

Block No.: Drawing No.:

206 A4 03



NORTH ELEVATION 2
SCALE: 1 : 50 A4 03



SOUTH ELEVATION 1
SCALE: 1 : 50 A4 03

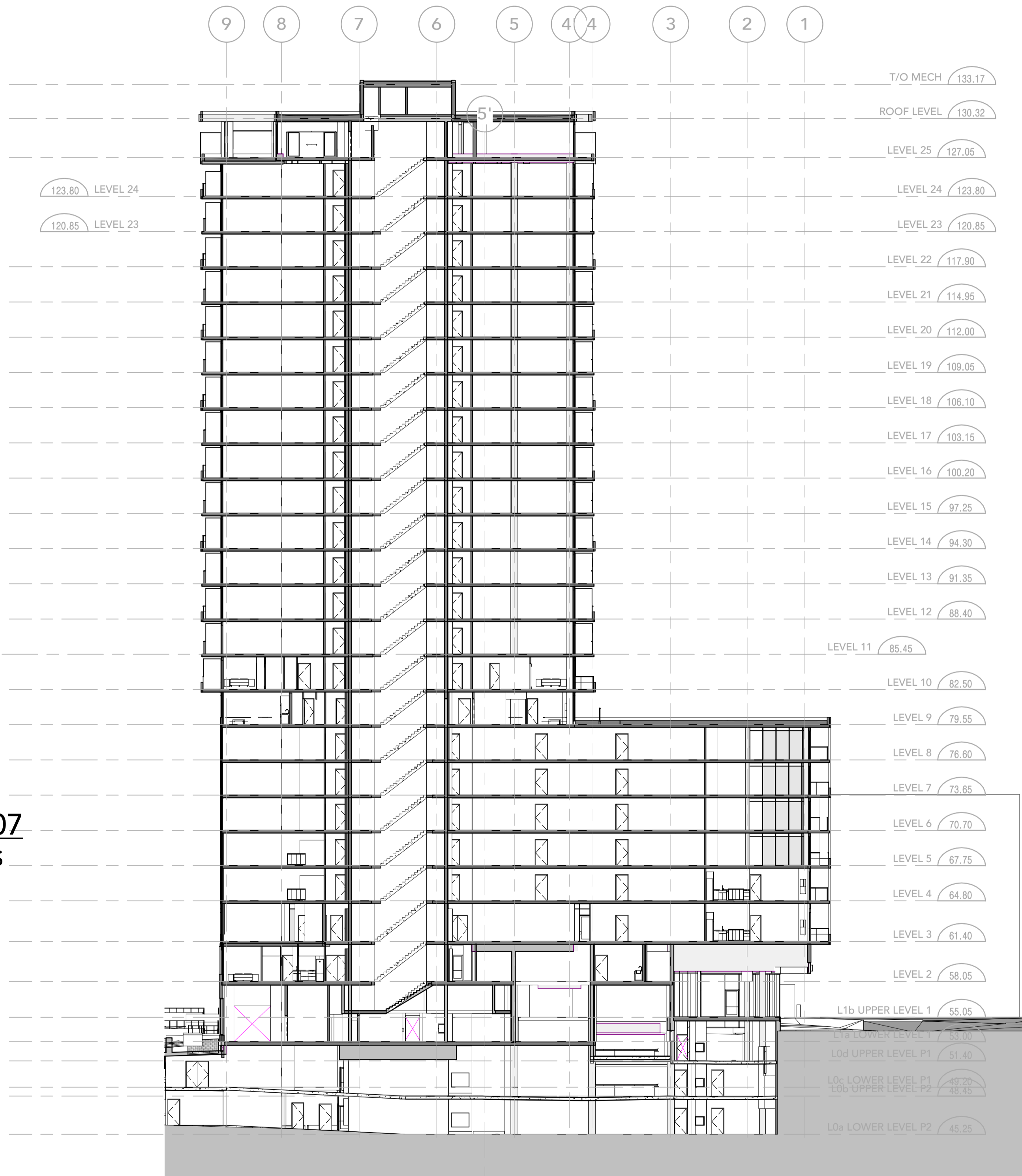
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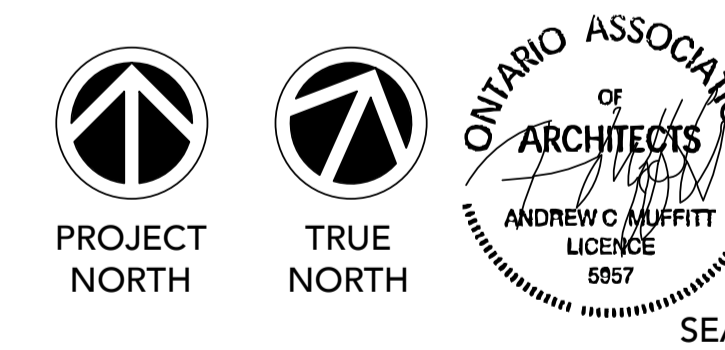


BLOCK 207
6 STOREYS



20 - EW Section
SCALE: 1 : 250

1
A5 01



Project:
ZIBI ONTARIO

ZIBI

OTTAWA ONTARIO

Drawing Title:
EAST-WEST BUILDING SECTION

Drawn By: Author
Checked By: Checker
Project No: 15-122

Date Plotted: 2020-11-26 12:06:05 PM
Scale: 1 : 250

Block No.: Drawing No.:

206 A5 01

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No.	Date	Note
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Project:
ZIBI ONTARIO

ZIBI

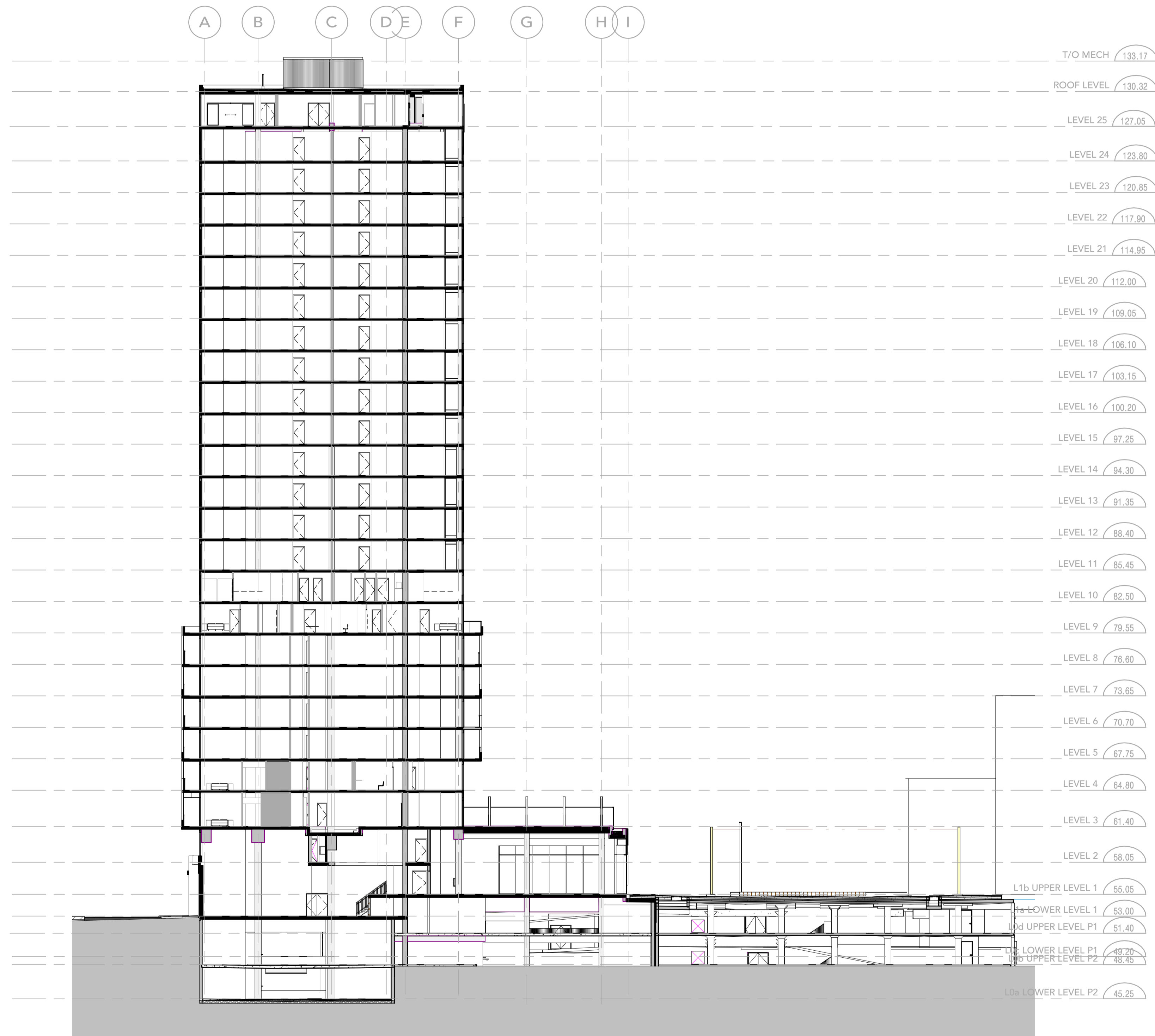
OTTAWA ONTARIO

Drawing Title:
NORTH-SOUTH BUILDING SECTION

Drawn By: Author
Checked By: Checker
Project No: 15-122

Date Plotted: 2020-11-26 12:06:09 PM
Scale: 1 : 250
Block No.: Drawing No.:

206 A5 02



20 - NS Section 1
SCALE: 1 : 250 A5 02



Kohn

Kohn Partnership Architects Inc.
116 Spadina Avenue, Suite 501, Toronto ON M5V 2K6
Tel 416.703.6700 www.kohnarchitects.com

Teeple Architects

5 CAMDEN STREET TORONTO, ONTARIO
416-598-0554-TEL FAX-416-598-1705
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2	20.11.25	SPA RE-SUBMISSION



PROJECT
NORTH



TRUE
NORTH



SEAL

Project:
ZIBI ONTARIO

ZIBI

OTTAWA ONTARIO

Drawing Title:
SITE PERSPECTIVES

Drawn By: Author
Checked By: Checker
Project No: 15-122

Date Plotted: 2020-11-26 12:06:14 PM
Scale:

Block No.: Drawing No.:

206 A6 00