

GENERAL NOTES

- 1. For landscaping, refer to landscape drawings.
- 2. For proposed grading, refer to landscape drawings.
- 3. All perimeter existing information indicated taken from survey.
- 4. All work to be done in conformance with the 2012 Ontario Building Code. [O.B.C., as amended]
- 5. Land to be conveyed to the city free and clear of all encumbrnaces at a nominal cost for lane widening purposes at no expense to the city.

SURVEY INFORMATION

TOPOGRAPHICAL PLAN OF SURVEY OF LOTS 37, PART OF LOT 36 AND 38 (SOUTH NEPEAN STREET)

LOTS OF 37, 38 AND PART OF LOT 39 (NORTH LISGAR STREET) REGISTERED PLAN 2996

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ONTARIO LAND SURVEYOR
SUITE 500
14 CONCOURSE GATE

NEPEAN, ONTARIO

DATE: NOV 17, 2020

LIST OF DRAWINGS

A101 A102	CONTEXT PLAN SITE PLAN & STATISTICS
A201 A202	UNDERGROUND PLANS UNDERGROUND PLANS
A301 A302 A303 A304 A304 A304 A305	GROUND — 2ND FLOOR PLANS 3RD — 4TH FLOOR PLAN SOUTH TOWER FLOOR PLANS SOUTH TOWER FLOOR PLANS NORTH TOWER FLOOR PLANS NORTH TOWER FLOOR PLANS ROOF PLAN
A401 A402 A403	NEPEAN & LISGAR — NORTH ELEVATIONS NEPEAN & LISGAR — SOUTH ELEVATIONS NEPEAN & LISGAR — EAST & WEST ELEVATIONS
A501	NEPEAN & LISGAR — SECTIONS

Snow will be hauled off-site.

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- 02. MAR.15.2020 ISSUED FOR SPA RESUBMISSION

GRAZIANI CORAZZA
ARCHITECTS INC. 1320 Shawson Drive, Suite 100 Mississauga Ontario Phone. 905.795.2601 Fax.905.795.2844 PROPOSED MIXED USE DEVELOPMENT

issued for revisions

176 Nepean & 293-307 Lisgar

RICHCRAFT™ Group of Companies E. Corazza L. Wong L. Wong/W. Chiu/J. Oh D. Biase Mar. 12, 2021

> 1353.16 CONTEXT PLAN



PROJECT NORTH This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify PROJECT STATISTICS $\label{lem:condition} \textit{Graziani} \, + \, \textit{Corazza Architects Inc.} \, \, \textit{of any variations} \, \, \textit{from the supplied information}.$ Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, Permitted / Required Proposed structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. 1. Site Area Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or 29,164 ft2 0.67 ac reported on by this office in regards to the environmental condition of this site. This drawing is not to be scaled. All architectural symbols indicated on this drawing are Ground depressed concrete curbs graphic representations only. 1,123 m2 12,097 ft2 and sidewalk will be North Tower Conditions for electronic information transfer 401 m2 4,323 ft2 provided as per city Electronic information is supplied to the other associated firms to assist them in the 6,303 ft2 execution of their work/review. The recipient firms must determine the standards 5th - 9th 3,082 m2 33,174 ft2 completeness/appropriateness/relevance of the information in respect to their particular 5,700 ft2 responsibility. 11th - 27th 9,003 m2 96,908 ft2 ${\sf Graziani} + {\sf Corazza} \ {\sf Architects} \ {\sf Inc.} \ {\sf shall} \ {\sf not} \ {\sf be} \ {\sf responsible} \ {\sf for} :$ 04115 - 0172 NEPEAN STREET 1. Errors, omissions, incompleteness due to loss of information in whole or part South Tower when information is transferred. 2. Transmission of any virus or damage to the receiving electronic system when information is transferred. 8,172 ft2 42,308 ft2 529 m2 5,700 ft2 7,944 m2 85,508 ft2 01. NOV.06.2020 ISSUED FOR SPA SUBMISSION 28,963 m2 Subtotal 311,807 ft2 02. MAR.15.2020 ISSUED FOR SPA RESUBMISSION 311,807 ft2 28,963 m2 Residential Max F.S.I. = 3.0 N 59° 03' 30" E ×× 20.15 (P2)&Meas.(20.12 P1) 04. Setbacks (m) North Tower, 1.0 m below 4th floor Building 0.02 2.0 m above 4th floor (front setback) minimum 3.0 m from the original centreline of a lane South Tower, 0.0 m below 2nd floor 6.0 m above 2nd floor (rear setback) (i) if located within 21 m of the front lot line, minimum North Tower, 1.5 m (side setback) (ii) if located further than 21 m from the front lot line, South Tower, 1.5 m below 10th floor minimum 6.0 m setback 9.0 m above 10th floor (side setback) North Tower, 3.0 m (rear setback) minimum 3.0 m from the original centreline of a lane South Tower, 1.0 m below 4th floor 27 STOREY m above 4th floor (front setback) STOREY North Tower, 3.0 m below 10th floor (i) if located within 21 m of the front lot line, minimum 7.5 m above 10th floor (side setback) + MECH. (ii) if located further than 21 m from the front lot line, South Tower, 1.5 m below 10th m above 10th (side setback) minimum 6.0 m setback 05. Building Height 650 m2 plate easement on ground North Tower: 27 storey - 90.0m + 6 m mech. Max Building Height = 37 m only up to 12 feet South Tower: 25 story - 83.5m + 6 m mech. applicable to R5B [482] H(37) (from ground floor to top of roof) 06. Unit Count North Tower R5B [482] F(3.0) 1,242.43 m2 x 3 = 3,727.29 m210th - 27th As-of-right G.F.A. = 3,727 m2 South Tower 6000 4 STOREY SETBACK Existing as-of-right G.F.A 5th - 9th curb West Face 0.01 Wes 10th - 25th N 59° 03' 00" E 0 m2 + 3,727 m2 = 3,727 m27. Unit Breakdown N 59°03' 00" E (P3) & Set 2 Bedroom 3 Bedroom 1 STOREY Total 2996 08. Parking R5B [482] H37 P6 = 48
P3 - P5 = 122
P2 = 41 of which 11 are visitor spaces
P1 = 31 of which 19 are visitor spaces
Ground = 0 0.5 Spaces/Unit = 463 x 0.5 - 20 = 21 1,466.97m2 x 0 = 0 m2 not including first 12 units Resident: 0.5 Space/Unit As-of-right G.F.A = 0 m2Section 101(6)(c)(i), a reduction of 20 spaces may apply Section 102 (3) Minimum Visitor Parking = 30 Spaces 9000 SETBACK 09. Amenity Space (m2)
Indoor (Communal) 3rd= 451 m2 10500 SEPARATION DISTANCE 4th= 45 m2 4th= 53 m2 Subtotal = 549 m2 STOREY STOREY issued for revisions Outdoor (Communal) 4th = 306 m2 Subtotal = 306 m2287 Lisgar Street 16 storeys 25 STOREY NORTH Outdoor (Private) 3rd= 86 m2 2nd = 32 m2 4th = 39 m2 5th - 9th = 391 m2 10th = 171 m2 Typical = 1,150 m2 6 m2/Unit = 2,850 m2 + MECH. POTENTIAL 11000 6 650 m2 plate SEPARATION DISTANCE GRAZIANI 11 STOREY 2nd = 200 m2 4th = 50 m2 5th - 9th = 516 m2 10th = 408 m2 Typical = 1,015 m2 8500 CORAZZA ARCHITECTS INC. SETBACK Suite 100 Mississauga Ontario Fax.905.795.2844 Subtotal = 4,058 m22,850 m2 4,913 m2 10. Bicycle Parking
Residential PROPOSED MIXED USE DEVELOPMENT 0.5 Spaces/Unit = $475 \times 0.5 = 23$ 20.15 (P3)&Set (20.12 P1) N 59° 02⁻30" E Meas. (40.23 P1) 50.38 176 Nepean & 293-307 Lisgar Ground = 60 Subtotal = 473 Balconies residential Group of Companies 4 STOREY KEYPLAN ZONING KEYPLAN E. Corazza L. Wong Assistant Designer: L. Wong/W. Chiu/J. Oh approximate centerline asphalt roadway D. Biase depressed concrete curbs Mar. 12, 2021 Plot Date: existing and sidewalk will be 1353.16 provided as per city fire hydrant SITE PLAN & STATISTICS standards A102 1:200

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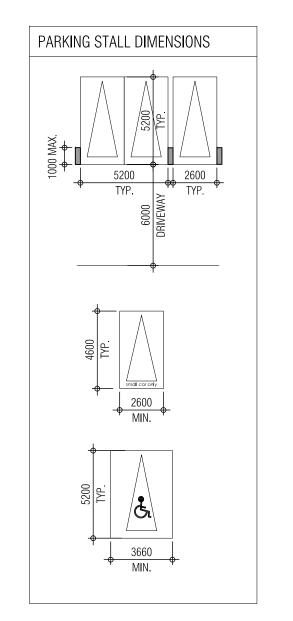
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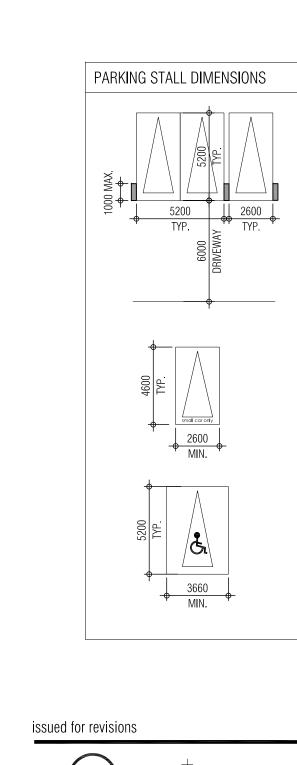
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176 Nepean & 293-307 Lisgar



Assistant Designer: L. Wong/W. Chiu/J. Oh D. Biase Mar. 12, 2021 1353.16

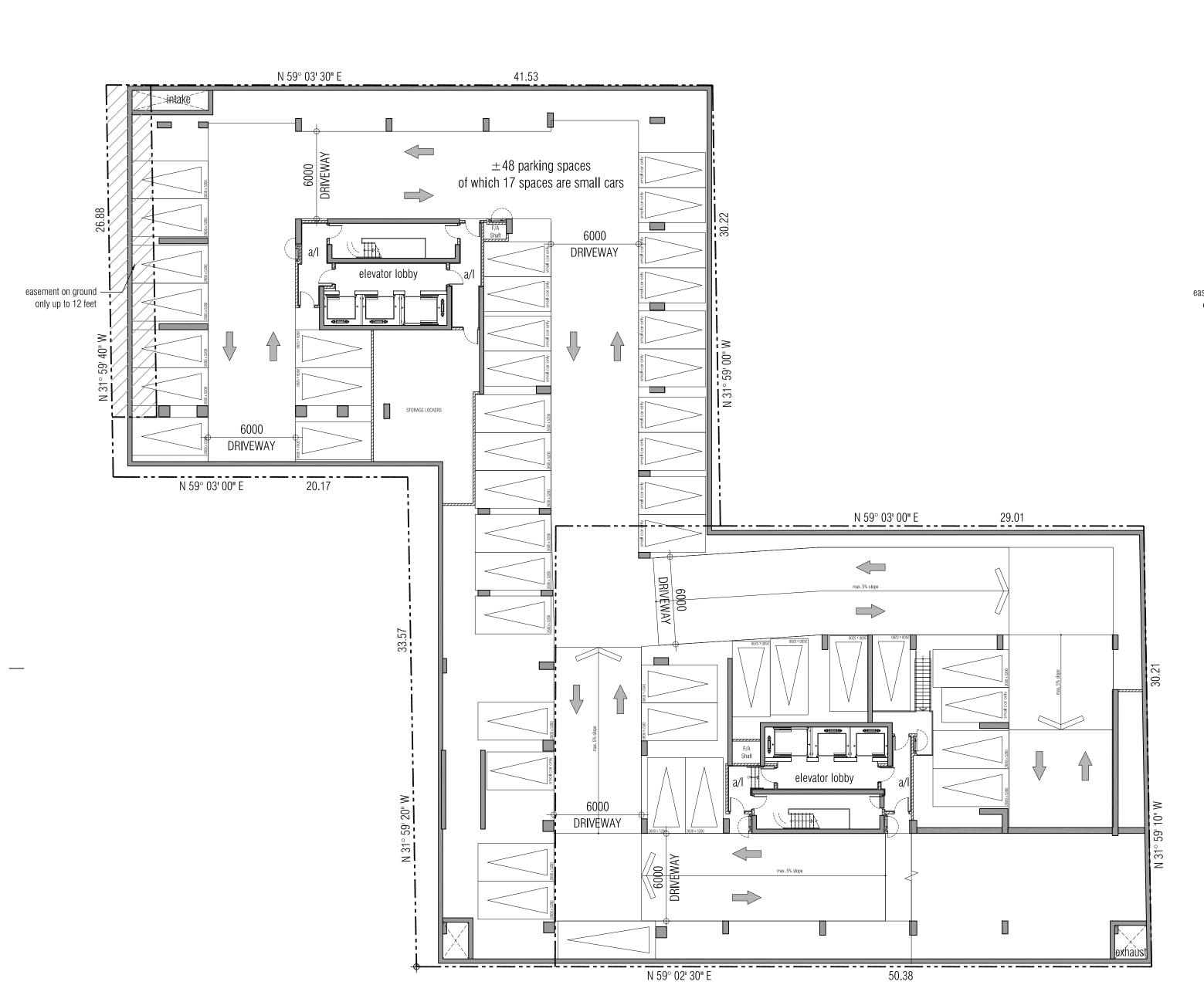
UNDERGROUND

FLOOR PLANS

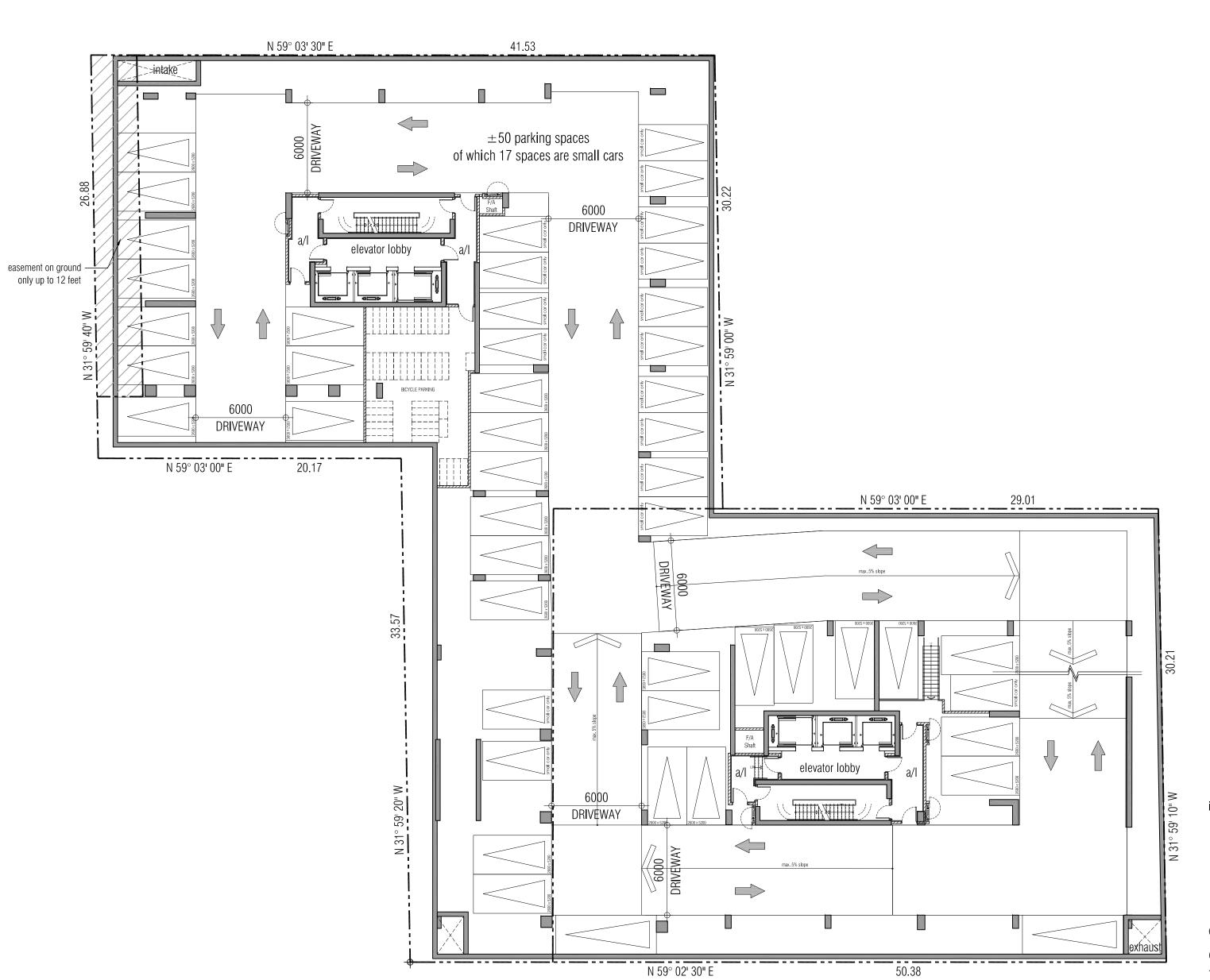
P3 - P5 - Underground Floor Plan 2 SCALE - 1:200 A201



TITLEBLOCK SIZE: 610 x 950

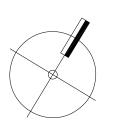


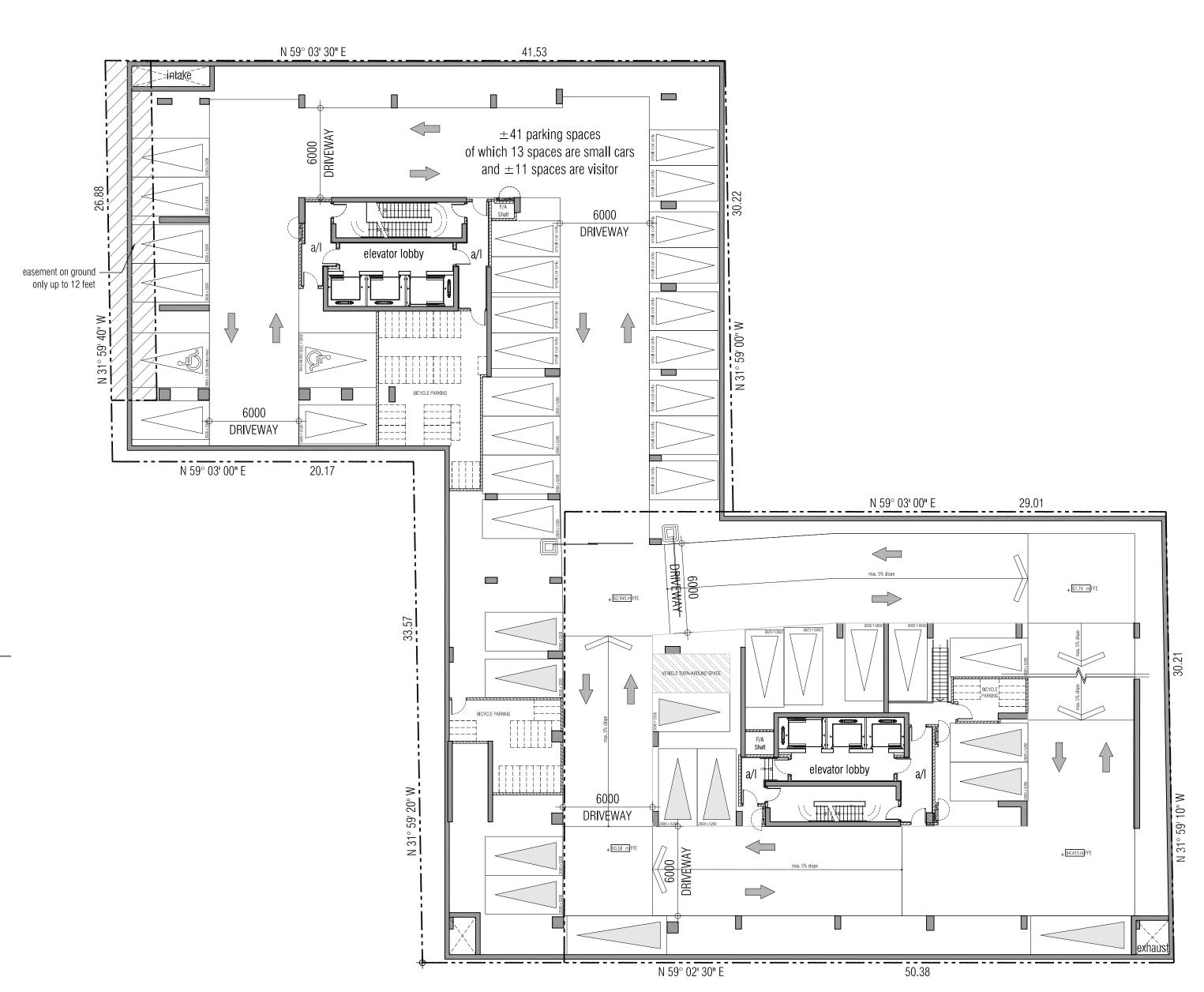
PROJECT NORTH

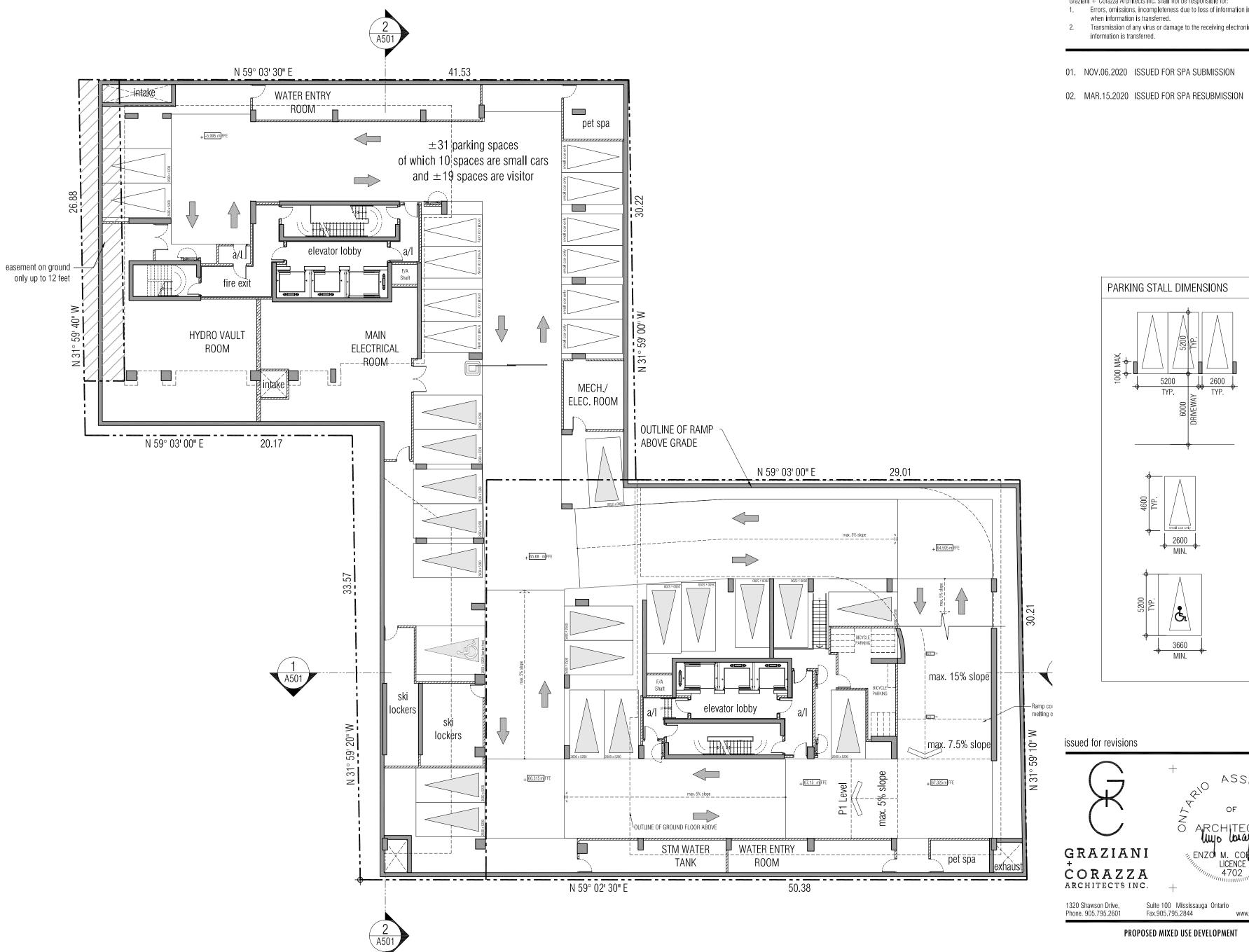


approximate centerli

P6 - Underground Floor Plan







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PARKING STALL DIMENSIONS

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E. Corazza L. Wong Assistant Designer: L. Wong/W. Chiu/J. Oh D. Biase Mar. 12, 2021 1353.16

> UNDERGROUND FLOOR PLANS

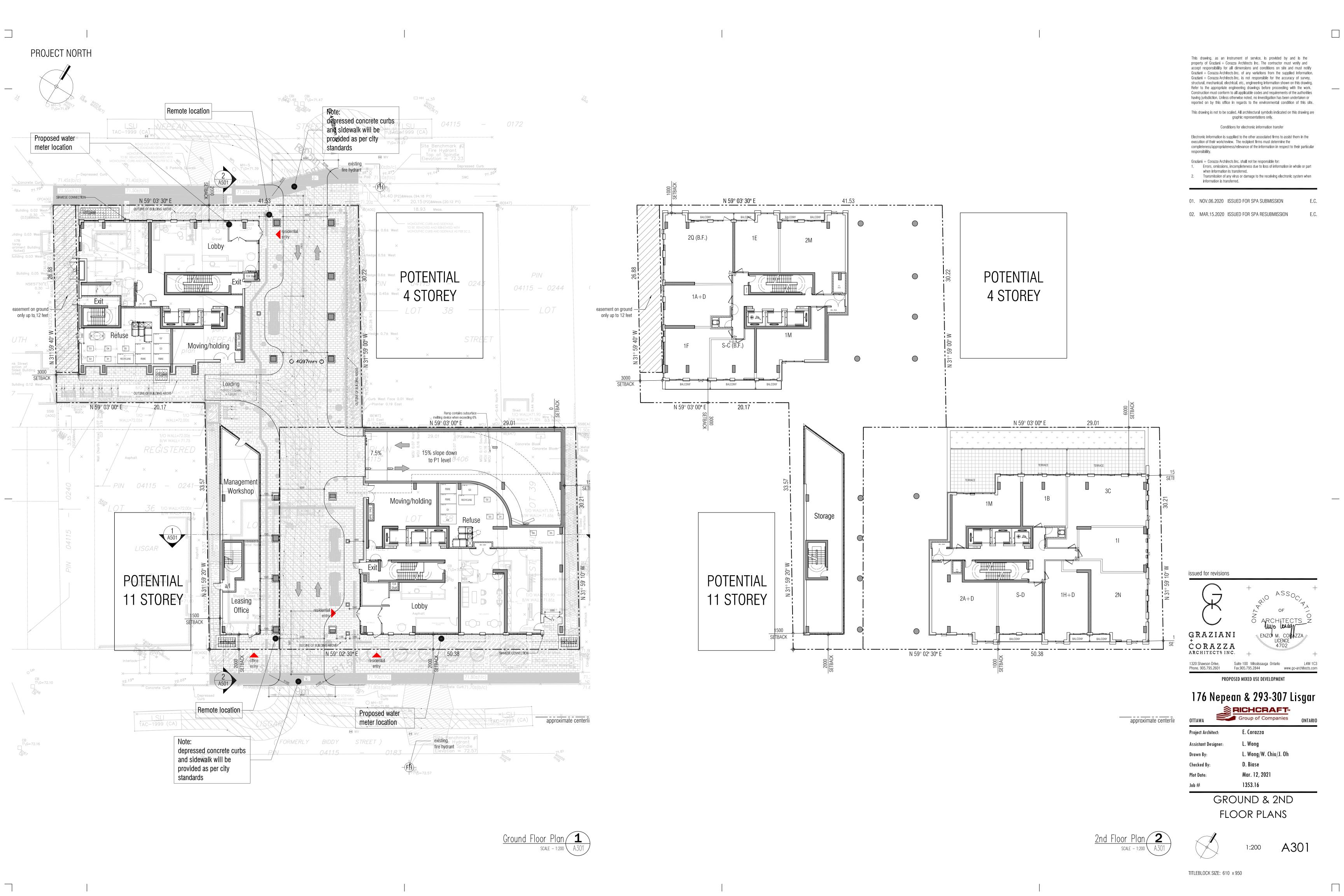




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approximate cente

P2 - Underground Floor Plan **1**



POTENTIAL

4 STOREY

N 59° 03' 00" E 29.01

50.38

BALCONY

3B (B.F.)

2N

PROJECT NORTH

easement on ground -

only up to 12 feet

N 59° 03' 30" E

2Q (B.F.)

1A+D

N 59° 03' 00" E 20.17

POTENTIAL

11 STOREY

Rower

Indoor

Amenity 451 m2 4,855 ft2 - --- Mech----

N 59° 02' 30" E

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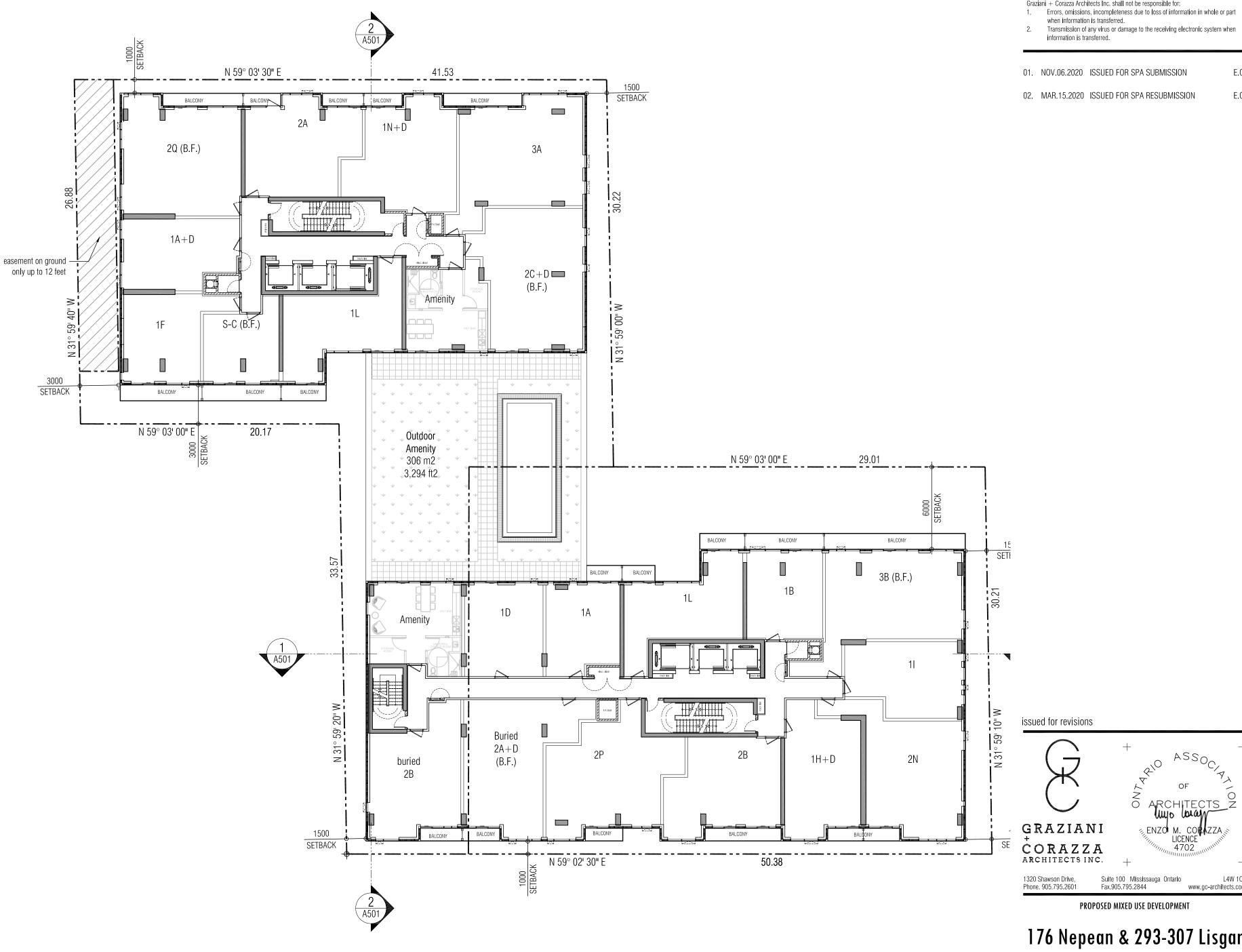
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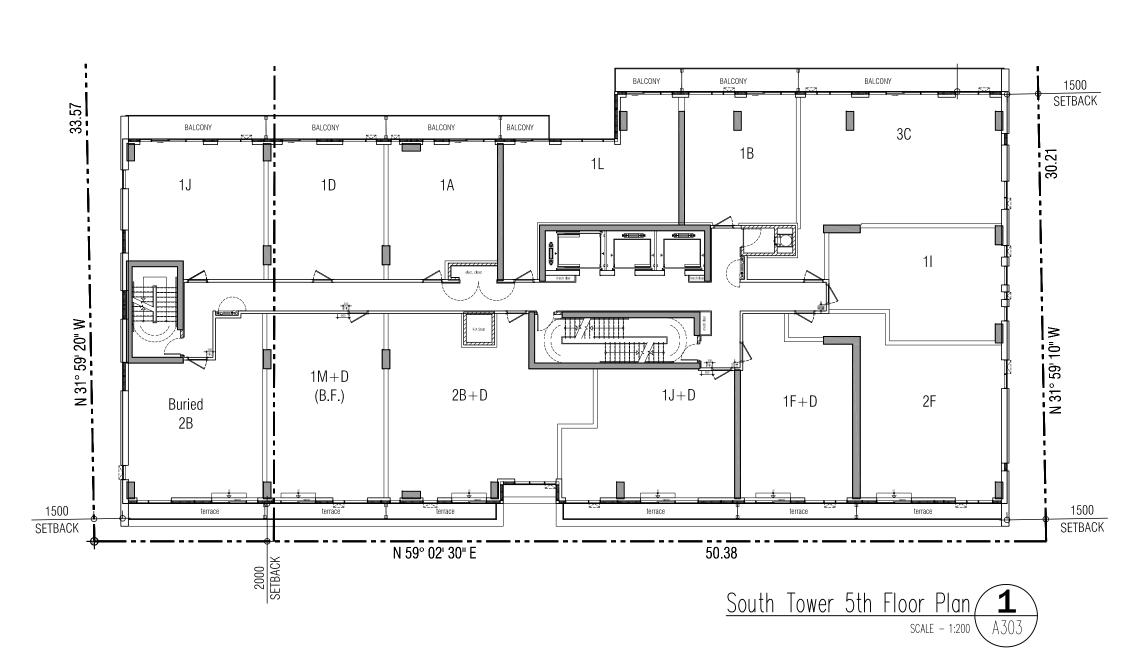
E. Corazza L. Wong L. Wong/W. Chiu/J. Oh D. Biase Mar. 12, 2021 1353.16

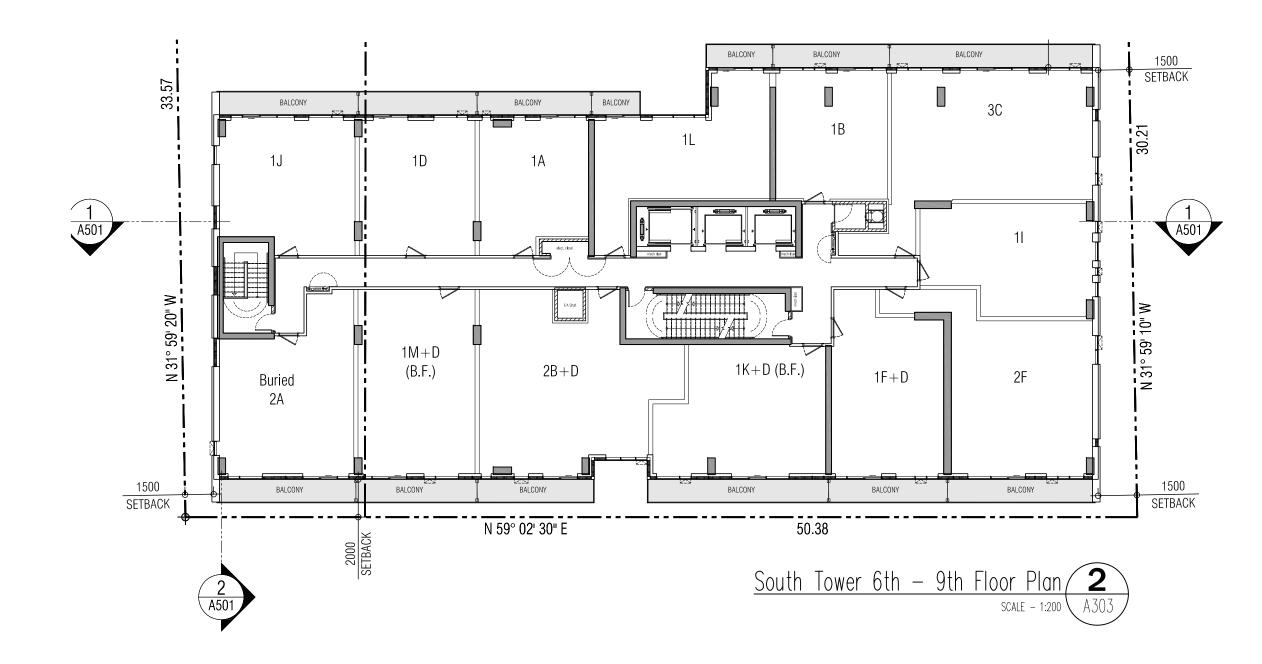
3RD - 4TH FLOOR PLAN

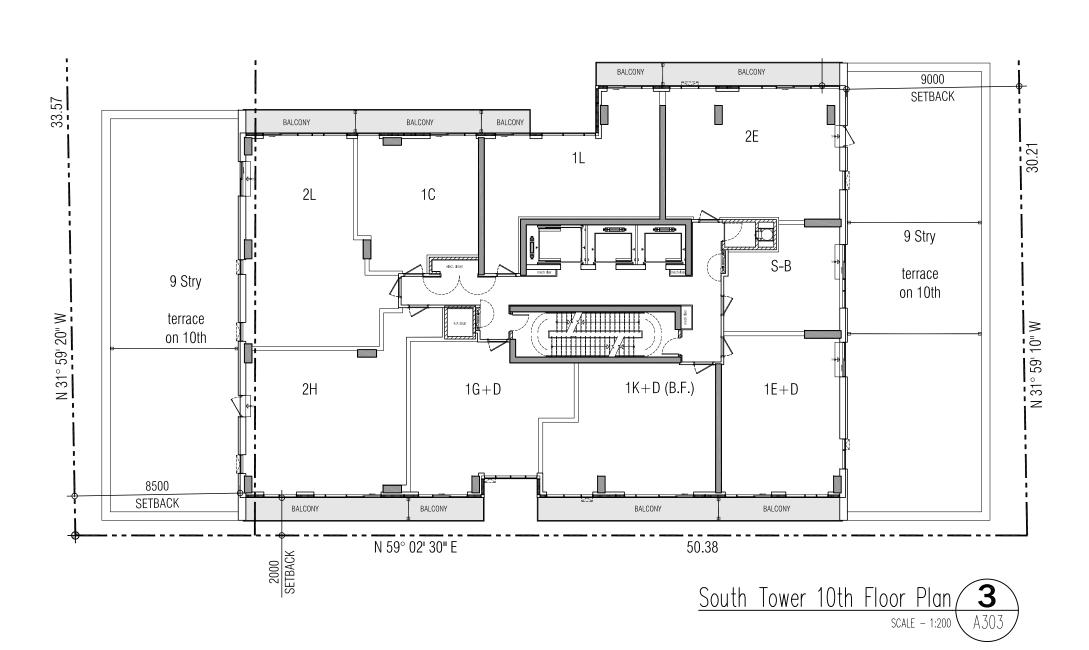
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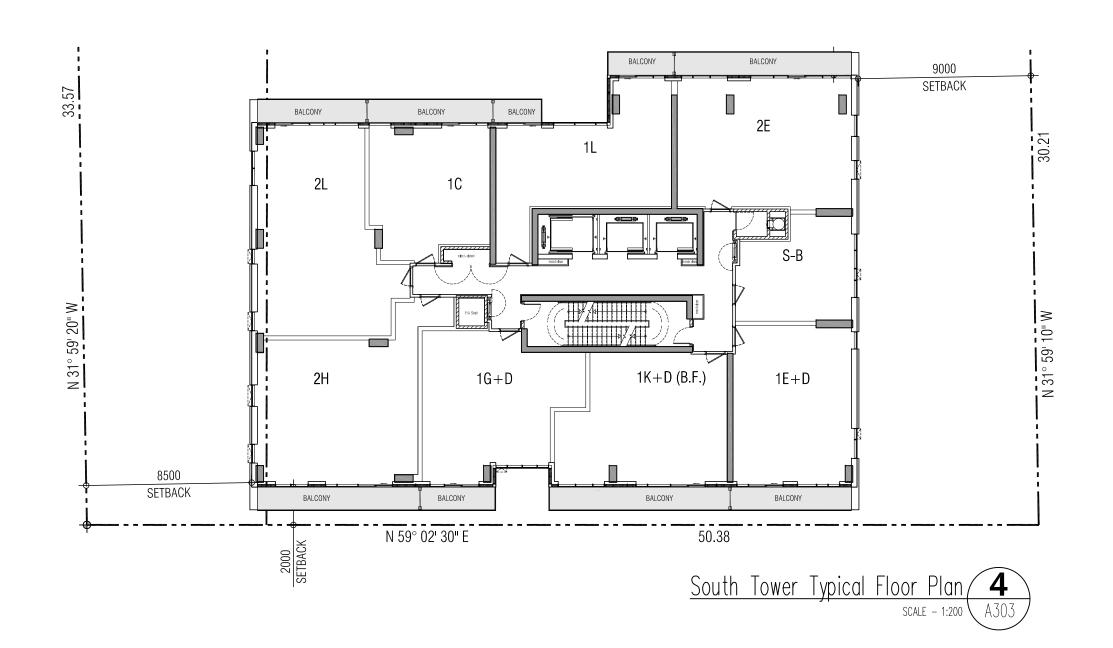


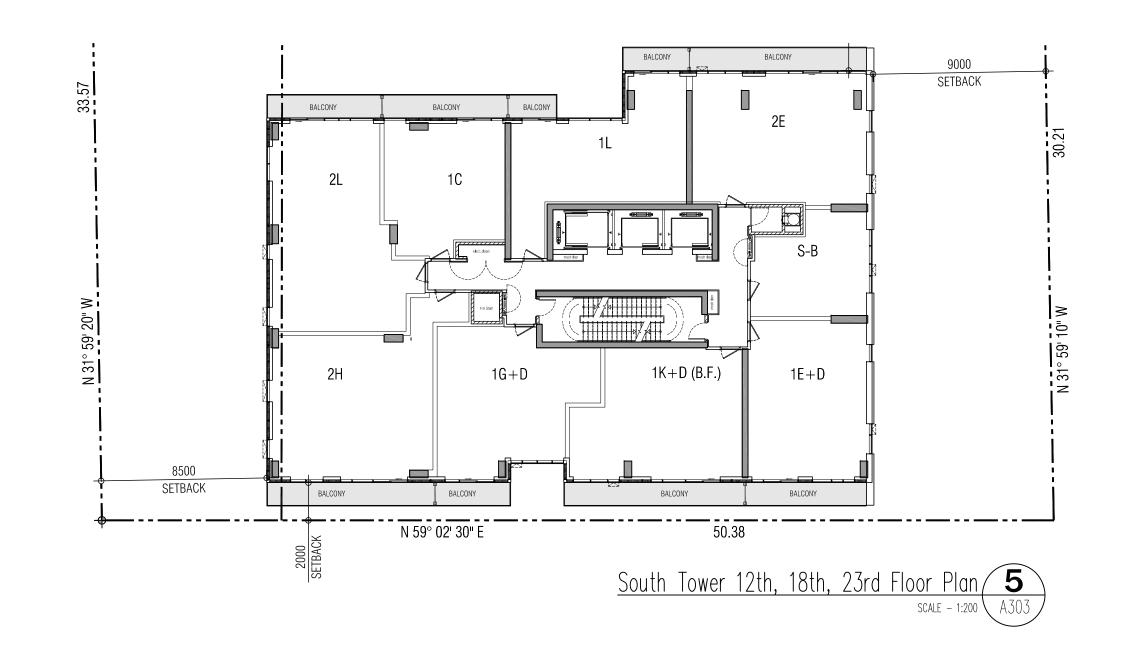


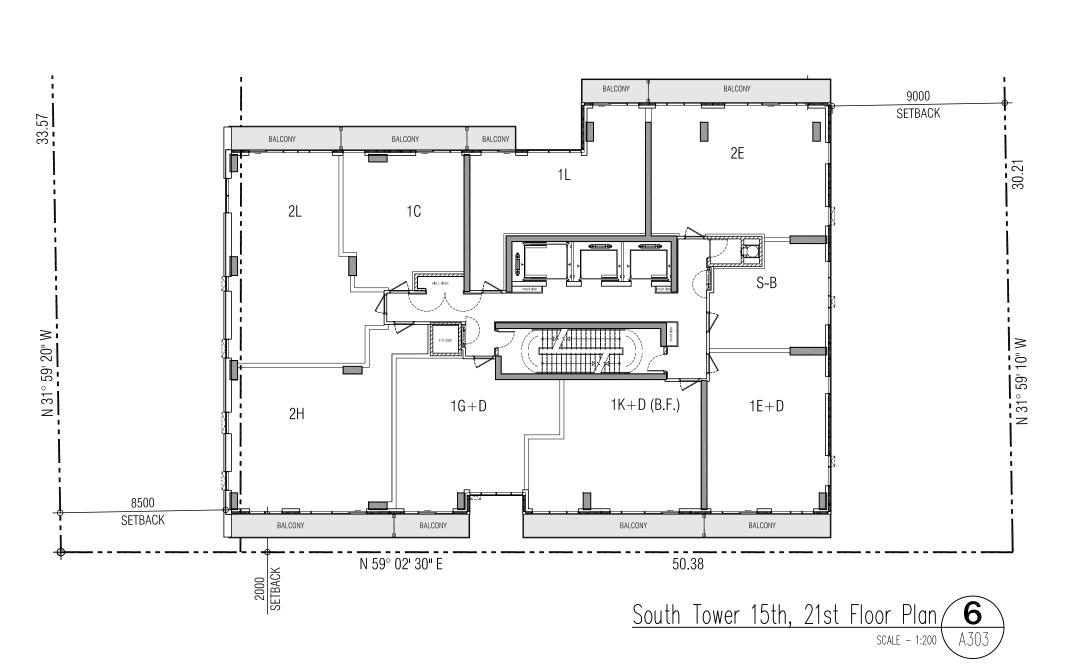












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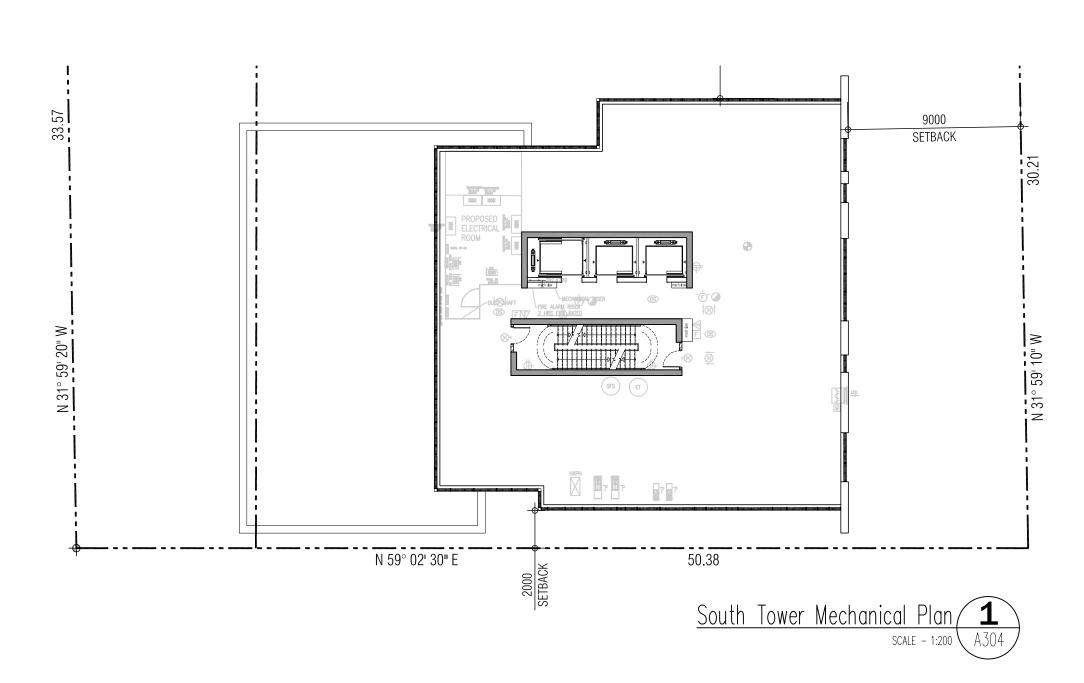
Mar. 12, 2021

FLOOR PLANS

1353.16 SOUTH TOWER







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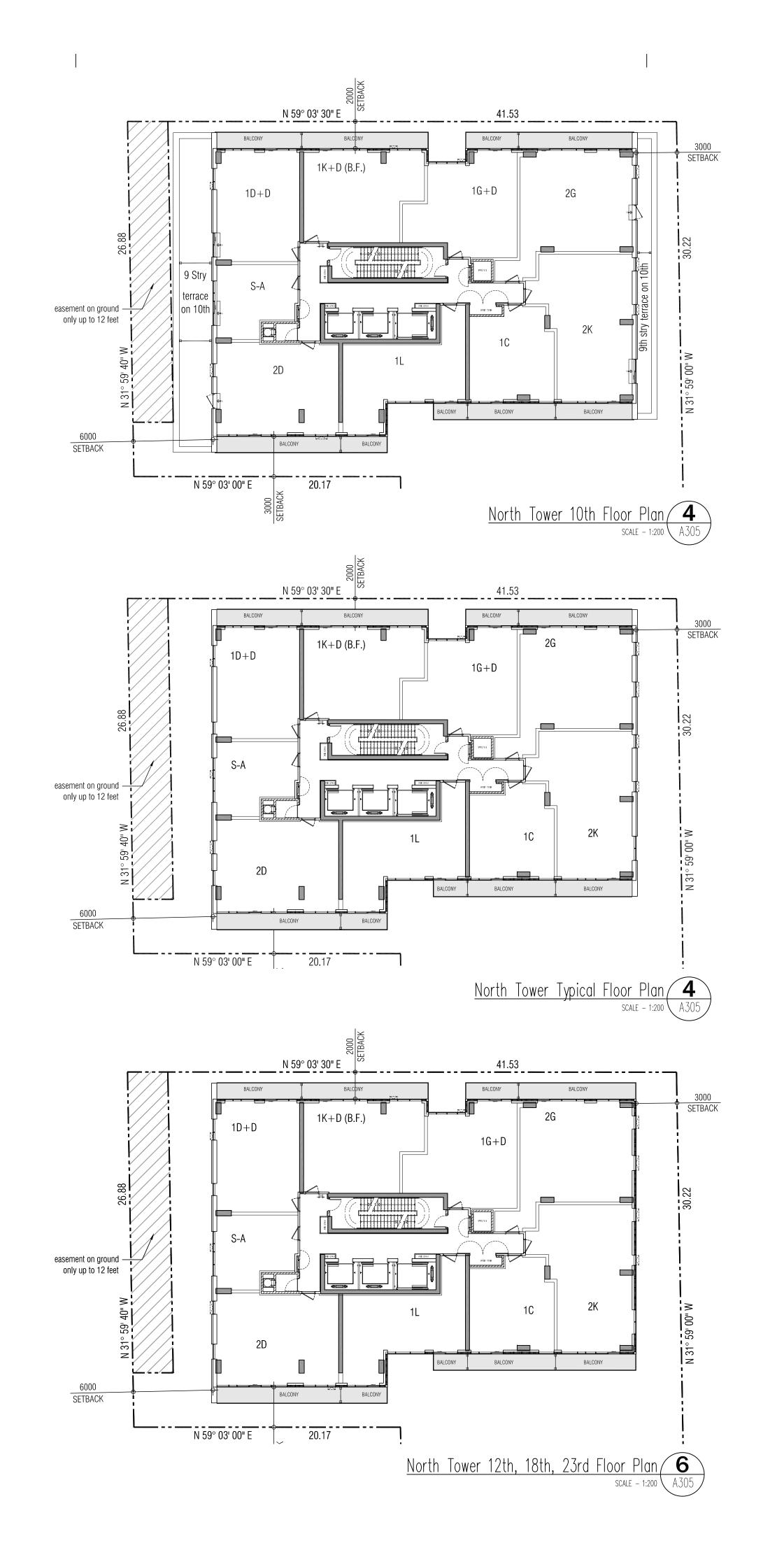
D. Biase Mar. 12, 2021 1353.16

SOUTH TOWER FLOOR PLANS



20 (B.F.) 2R (B.F.) easement on ground only up to 12 feet BALCONY 3000 SETBACK BALCONY N 59° 03' 00" E 20.17 North Tower 5th Floor Plan N 59° 03' 30" E 41.53 BALCONY BALCONY 20 (B.F.) 1L+D2R (B.F.) easement on ground — 2D+D . only up to 12 feet S-C (B.F.) BALCONY 3000 SETBACK N 59° 03' 00" E 20.17 North Tower 6th Floor Plan **2** N 59° 03' 30" E 41.53 1K+D (B.F.) 20 (B.F.) 1L+D2R (B.F.) easement on ground only up to 12 feet 2D+D S-C (B.F.) 3000 SETBACK N 59° 03' 00" E 20.17 North Tower 7th - 9th Floor Plan **3**

PROJECT NORTH



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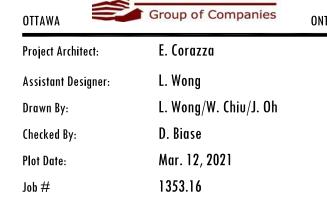
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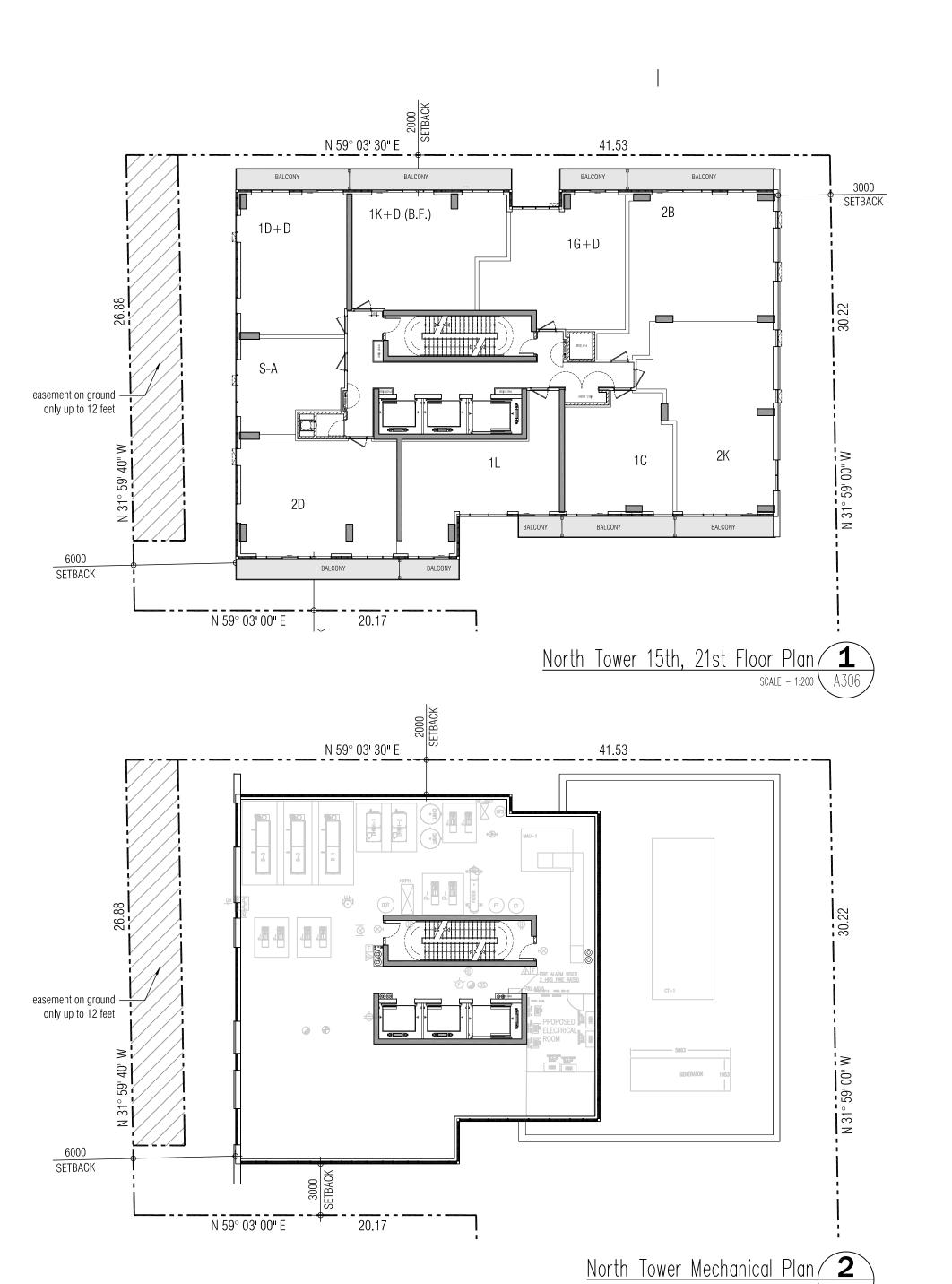
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NORTH TOWER FLOOR PLANS







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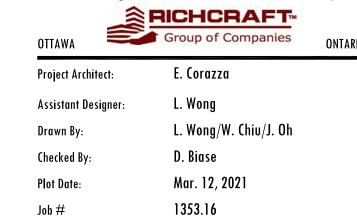
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NORTH TOWER FLOOR PLANS



1:200

TITLEBLOCK SIZE: 610 x 950

EUOIX OIZE. UTU X 300





approximate centerline asphalt roadwa

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PROPOSED MIXED USE DEVELOPMENT

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ROOF

FLOOR PLAN



1:200

Mechanical Roof - Nepean - GL-S Roof - Nepean Mechanical Roof - Lisgar GL-S 27th Floor GL-S 26th Floor 25th Floor 25th Floor 24th Floor 24th Floor 23rd Floor 23rd Floor 22nd Floor 22nd Floor 21st Floor 21st Floor 20th Floor 20th Floor 19th Floor 19th Floor 18th Floor 18th Floor 17th Floor 17th Floor 16th Floor 15th Floor 15th Floor 14th Floor 14th Floor 13th Floor 13th Floor 12th Floor GL-R 11th Floor 11th Floor 1500 SETBACK 10th Floor 10th Floor 9th Floor GL-V 8th Floor 7th Floor 6th Floor 5th Floor 4th Floor 3rd Floor 3rd Floor PC-L BR-D MP-LI PC-L Ground Floor (Lisgar) RESIDENTIAL ENTRY North - Lisgar Tower

A401 1:200

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01. NOV.06.2020 ISSUED FOR SPA SUBMISSION

02. MAR.15.2021 ISSUED FOR SPA RESUBMISSION

MATERIALS LEGEND

GL-V VISION GLASS FRAME: BLACK GL-R GLASS RAILING

GLASS: GREY (TEMPERED) FRAME: BLACK GL-S SPANDREL GLASS GLASS: GREY

FRAME: BLACK

PC-L LIGHT COLOURED

EXTERIOR FACE COLOUR: LIGHT

BR-D BRICK - DARK COLOUR: DARK

MP-LI METAL PANEL - LIGHT COLOUR: DARK

MP-B METAL PANEL - BLACK COLOUR: BLACK

NOTE: IF EXACT SPECIFIED COLOUR IS NOT AVAILABLE, ATTEMPT COLOU MATCH AND SUBMIT ALTERNATIVE SAMPLES FOR ARCHITECT'S APPROVAL

GRAZIANI

CORAZZA ARCHITECTS INC

176 Nepean & 293-307 Lisgar

PROPOSED MIXED USE DEVELOPMENT

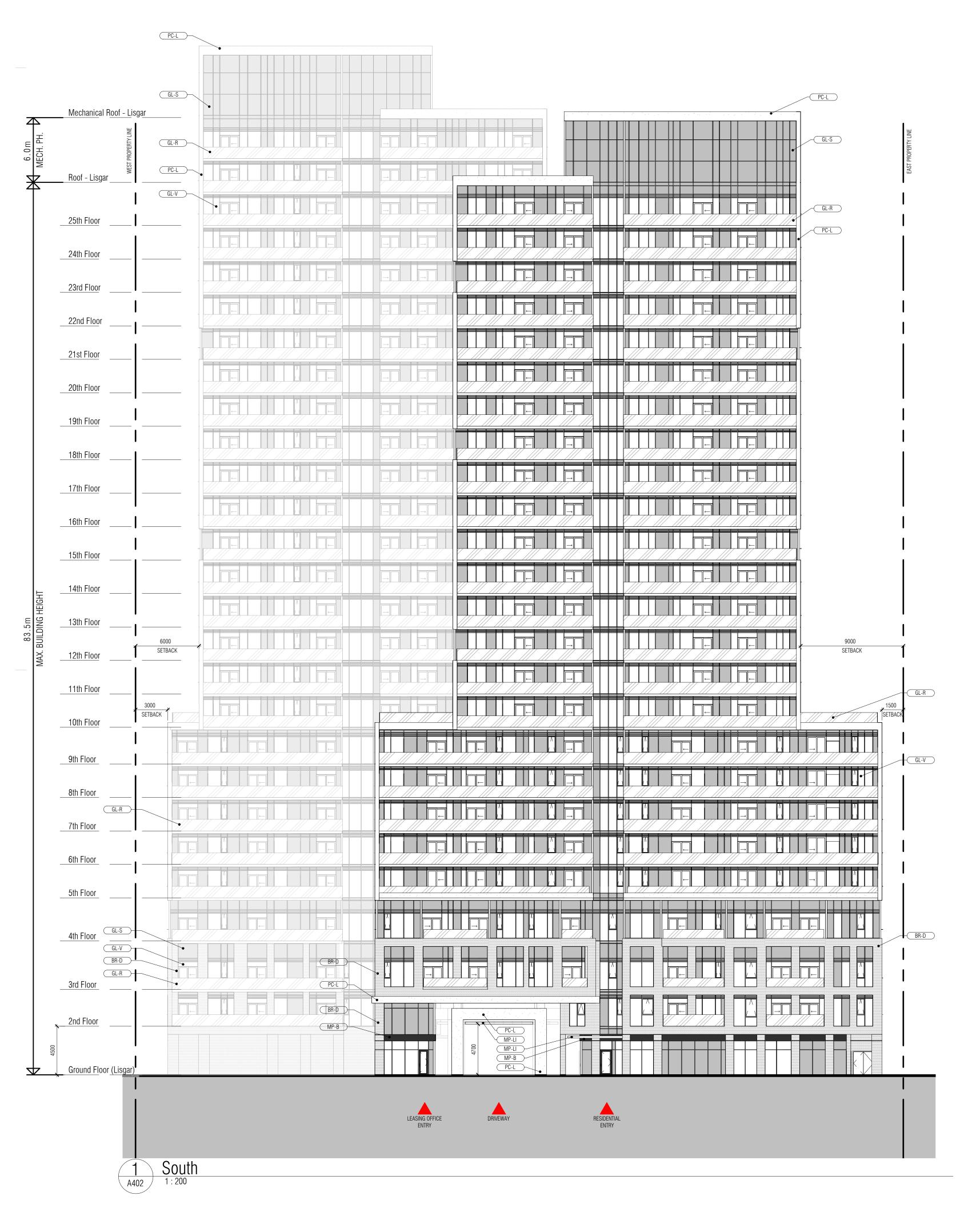
RICHCRAFT™
Group of Companies
ONTARIO

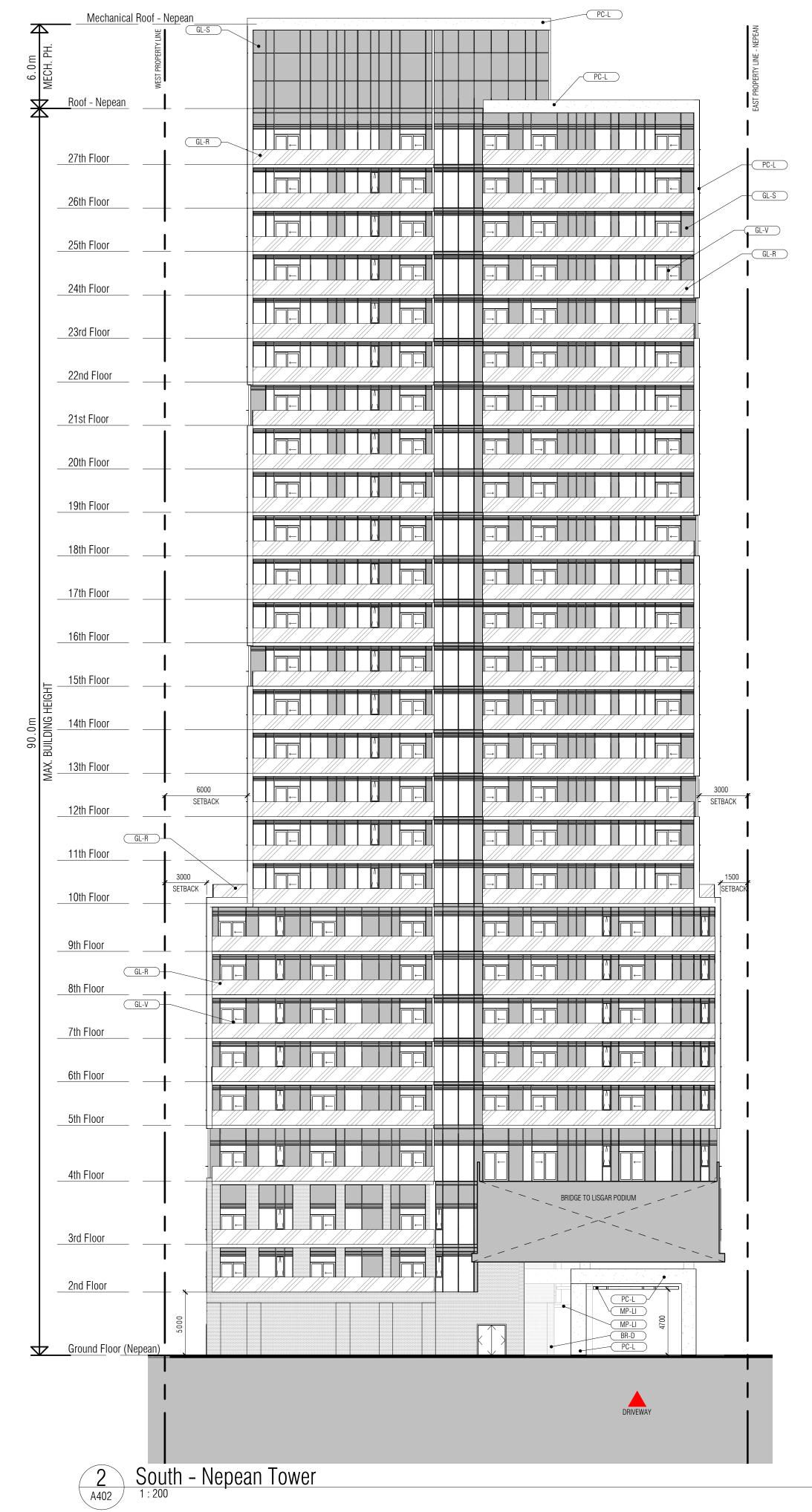
E.CORAZZA W.CHIU/J.OH

D.BIASE MAR.12.2021 1353.16

> **ELEVATIONS** NORTH

> > indicated





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01. NOV.06.2020 ISSUED FOR SPA SUBMISSION

UT. NOV.00.2020 ISSUED FOR SEA SUBINISSION

02. MAR.15.2021 ISSUED FOR SPA RESUBMISSION

MATERIALS LEGEND

GL-V VISION GLASS
GLASS: GREY
FRAME: BLACK

GL-R GLASS RAILING
GLASS: GREY (TEMPERED)
FRAME: BLACK

GL-S SPANDREL GLASS
GLASS: GREY
FRAME: BLACK

PC-L LIGHT COLOURED
EXTERIOR FACE

EXTERIOR FACE
COLOUR: LIGHT

BR-D
BRICK - DARK
COLOUR: DARK

MP-LI METAL PANEL - LIGHT COLOUR: DARK

MP-B METAL PANEL - BLACK COLOUR: BLACK

NOTE: IF EXACT SPECIFIED COLOUR IS NOT AVAILABLE, ATTEMPT COLOU MATCH AND SUBMIT ALTERNATIVE SAMPLES FOR ARCHITECT'S APPROVAL

GRAZIANI

CORAZZA
ARCHITECTS INC

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

176 Nepean & 293-307 Lisgar

OTTAWA Group of Companies

ONTARIO

Project Architect: E.CORAZZA

Assistant Designer: L.WONG

Drawn By: W.CHIU/J.OH

Checked By: D.BIASE

Plot Date: MAR.12.2021

Job # 1353.16

Elevations South



As indicated

0.050

PC-L Mechanical Roof - Nepear PC-L Roof - Nepean PC-L 27th Floor Roof - Lisgar PC-L 26th Floor GL-R 25th Floor 25th Floor 24th Floor 24th Floor 23rd Floor 23rd Floor 22nd Floor 22nd Floor GL-R 21st Floor 21st Floor 20th Floor 20th Floor 19th Floor 19th Floor PC-L GL-R 18th Floor 18th Floor 17th Floor 17th Floor 16th Floor 14th Floor 14th Floor 13th Floor 13th Floor 12th Floor 12th Floor 11th Floor 11th Floor GL-R GL-V ___10th Floor 10th Floor 9th Floor 9th Floor PC-L PC-L 8th Floor 8th Floor GL-V 7th Floor 7th Floor PC-L 6th Floor CORAZZA ARCHITECTS INC 5th Floor 5th Floor BR-D 4th Floor BR-D BR-D 3rd Floor PC-L PC-L PC-L MP-LI MP-LI 2nd Floor MP-LI
PC-L
GL-V
GL-S 2nd Floor MP-LI MP-LI MP-LI Ground Floor (Lisgar) RESIDENTIAL ENTRY MAILMAN ENTRY 2 West 1:200 1 East 1:200

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information is transferred

01. NOV.06.2020 ISSUED FOR SPA SUBMISSION

02. MAR.15.2021 ISSUED FOR SPA RESUBMISSION

MATERIALS LEGEND GL-V VISION GLASS

FRAME: BLACK GL-R GLASS RAILING GLASS: GREY (TEMPERED) FRAME: BLACK GL-S SPANDREL GLASS

PC-L LIGHT COLOURED EXTERIOR FACE COLOUR: LIGHT

FRAME: BLACK

BR-D BRICK - DARK COLOUR: DARK

MP-LI METAL PANEL - LIGHT COLOUR: DARK

MP-B METAL PANEL - BLACK COLOUR: BLACK

NOTE: IF EXACT SPECIFIED COLOUR IS NOT AVAILABLE, ATTEMPT COLOU

CH AND SUBMIT ALTERNATIVE SAMPLES FOR ARCHITECT'S APPROVA

GRAZIANI

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3 Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com PROPOSED MIXED USE DEVELOPMENT

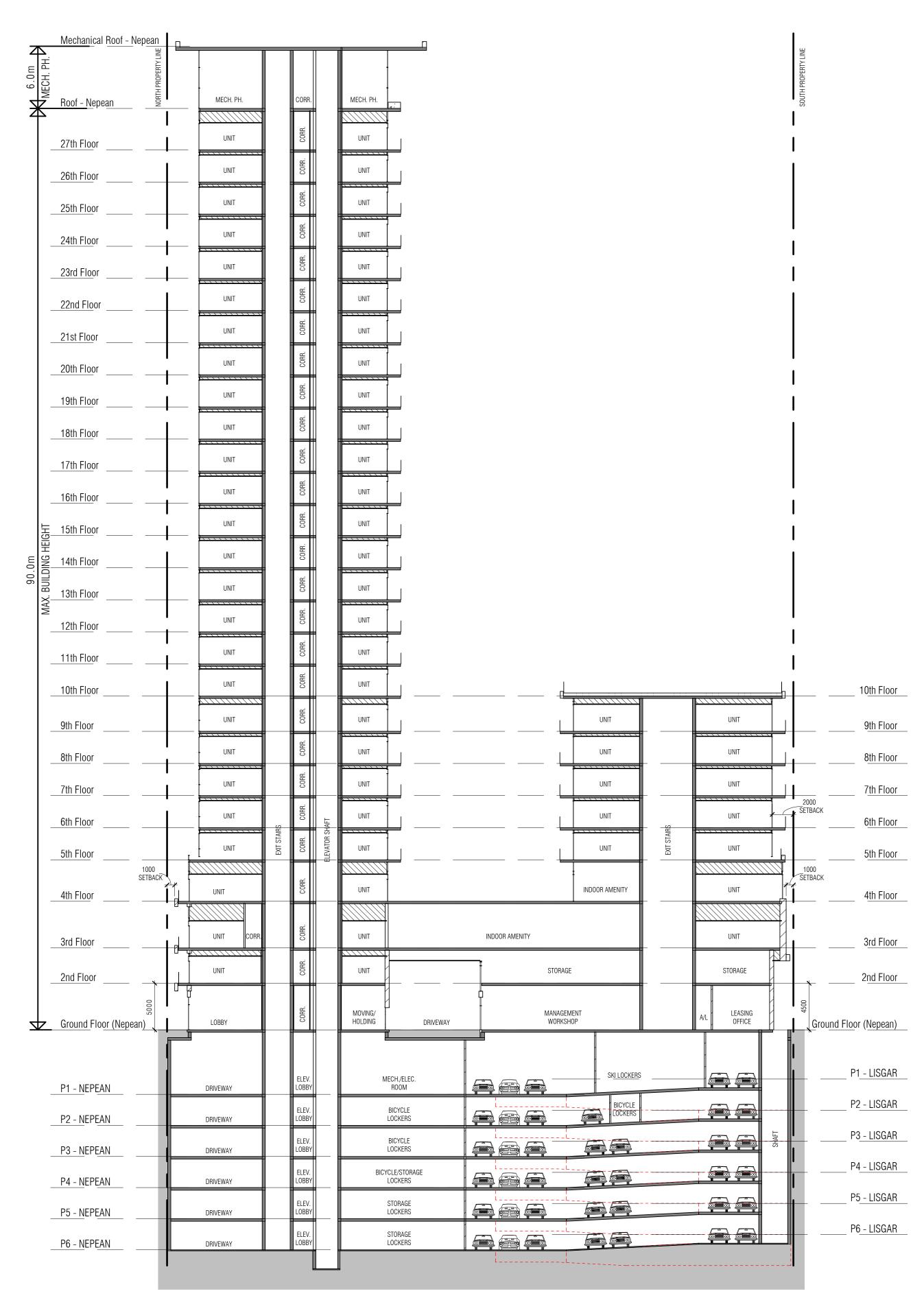
176 Nepean & 293-307 Lisgar

Group of Companies ONTARIO E.CORAZZA L.WONG W.CHIU/J.OH

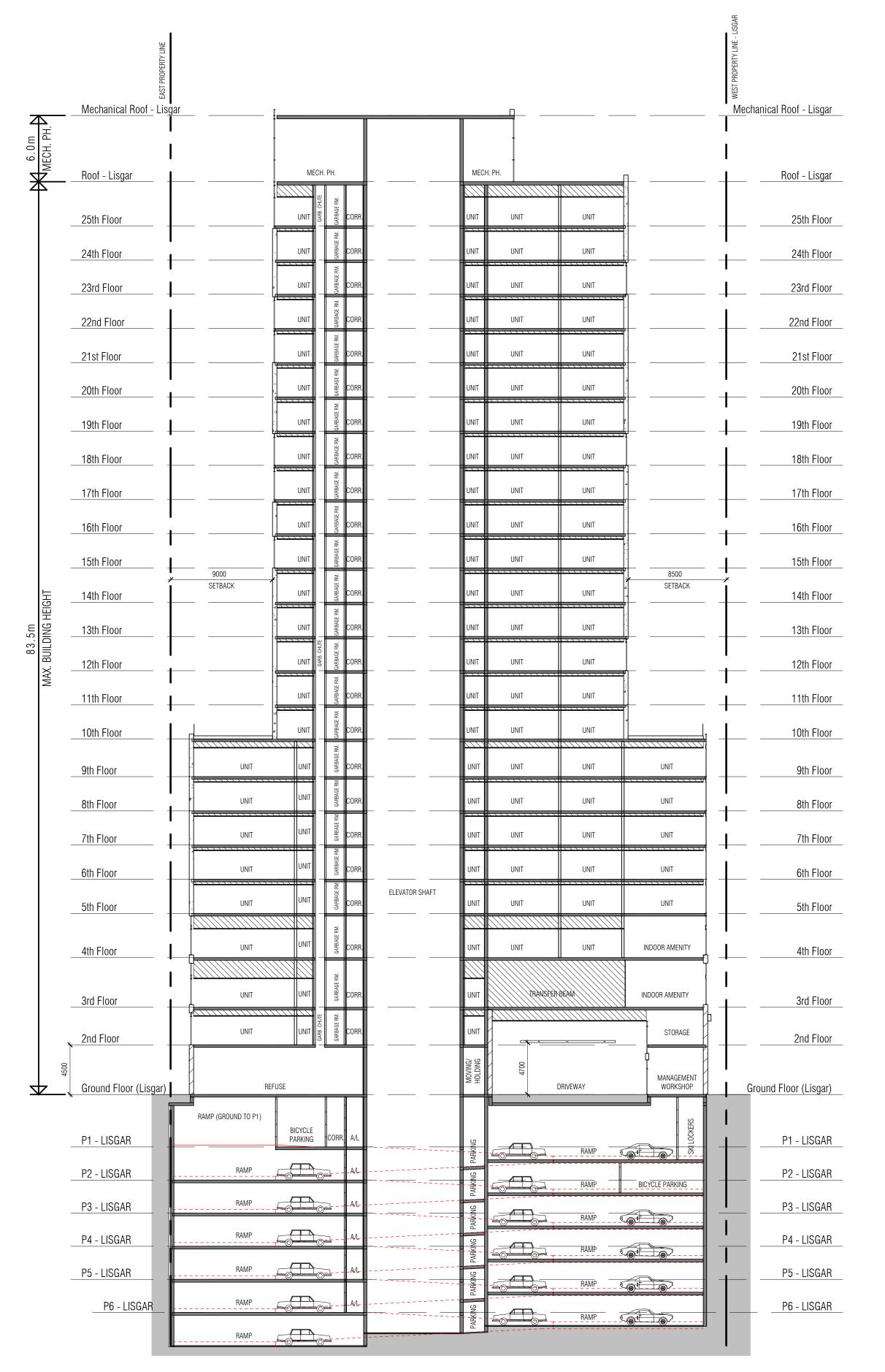
D.BIASE Checked By: MAR.12.2021 Plot Date: 1353.16

> **ELEVATIONS EAST-WEST**

As indicated



NORTH-SOUTH SECTION - NEPEAN TOWER & LISGAR PODIUM



EAST-WEST SECTION - LISGAR TOWER

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CORAZZA

ARCHITECTS INC

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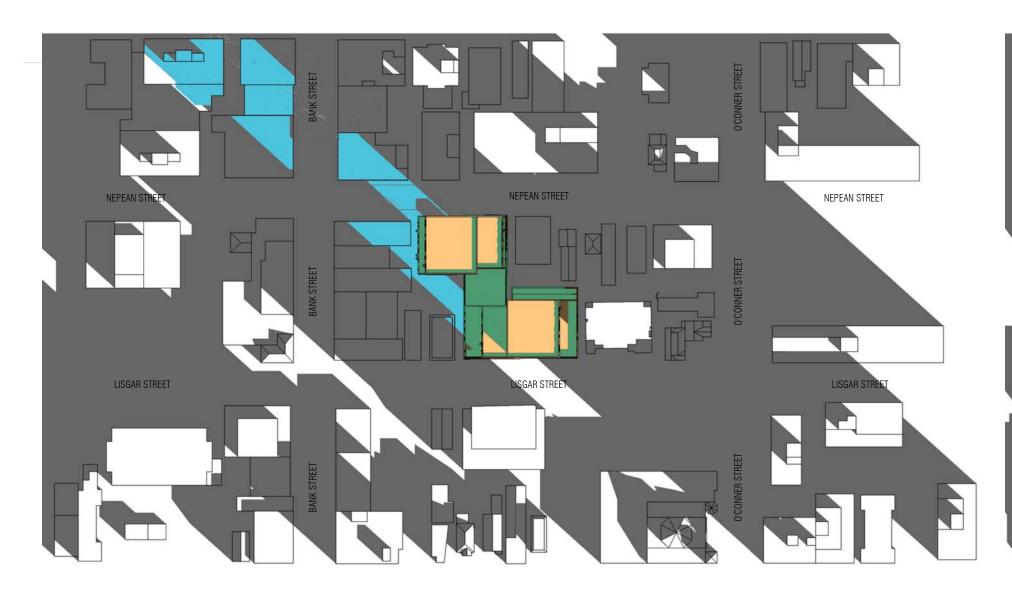
PROPOSED MIXED USE DEVELOPMENT

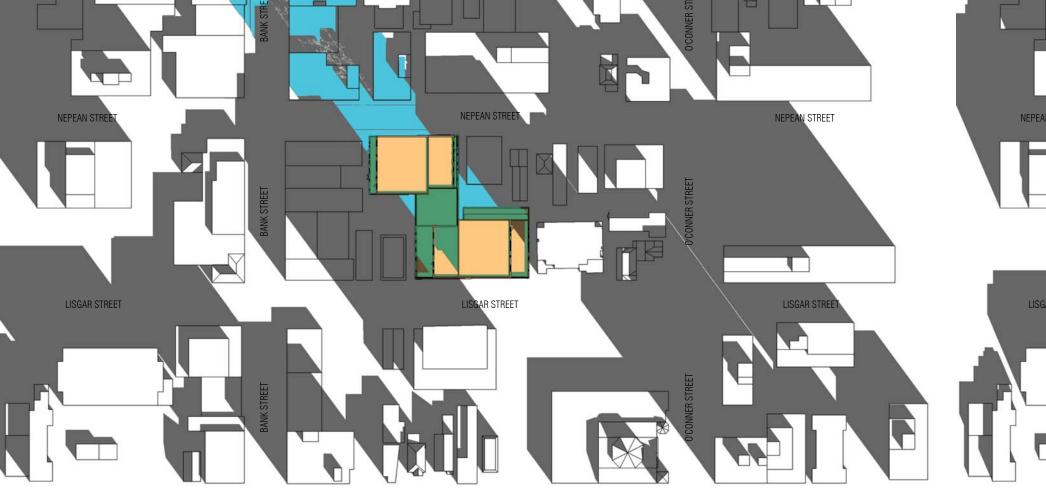
176 Nepean & 293-307 Lisgar

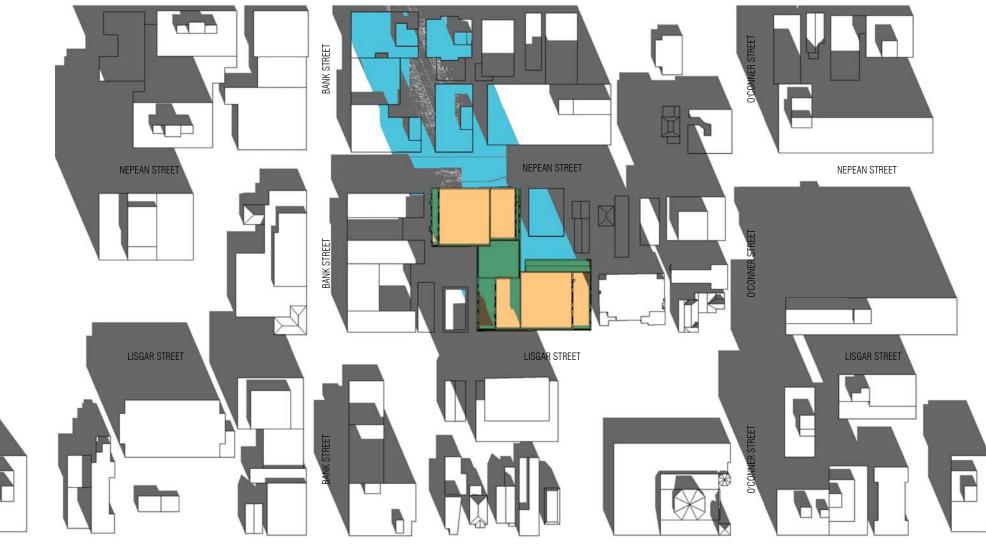


SECTIONS

1:250 A501







SEPTEMBER/MARCH 21, 2020 - 8:00 a.m.

SEPTEMBER/MARCH 21, 2020 - 9:00 a.m.

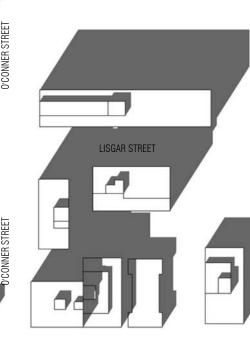
SEPTEMBER/MARCH 21, 2020 - 10:00 a.m.











NEPEAN STREET

SEPTEMBER/MARCH 21, 2020 - 11:00 a.m.

SEPTEMBER/MARCH 21, 2020 - 12:00 p.m.

SEPTEMBER/MARCH 21, 2020 - 1:00 p.m.

property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

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PROPOSED MIXED USE DEVELOPMENT

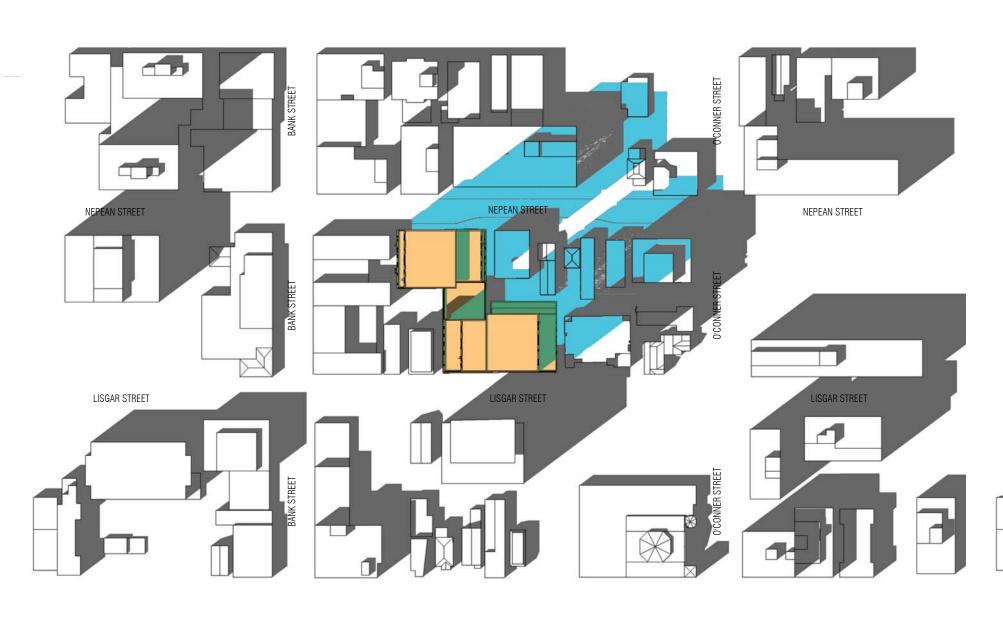
176 Nepean & 293-307 Lisgar



SHADOW STUDY SEPTEMBER/MARCH



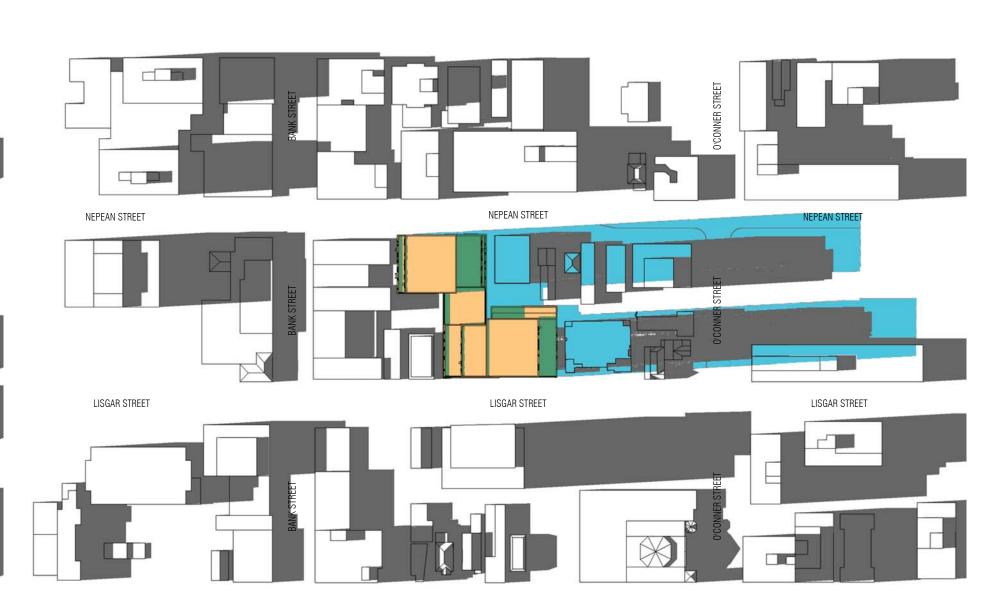
A901



SEPTEMBER/MARCH 21, 2020 - 2:00 p.m.



SEPTEMBER/MARCH 21, 2020 - 3:00 p.m.



SEPTEMBER/MARCH 21, 2020- 4:00 p.m.



SEPTEMBER/MARCH 21, 2020 - 5:00 p.m.



SEPTEMBER/MARCH 21, 2020 - 6:00 p.m.

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1. Errors, omissions, incompleteness due to loss of information in whole or part

2. Transmission of any virus or damage to the receiving electronic system when

Graziani + Corazza Architects Inc. shall not be responsible for:

when information is transferred

01. NOV.06.2020 ISSUED FOR SPA SUBMISSION

02. MAR.15.2021 ISSUED FOR SPA RESUBMISSION

information is transferred

particular responsibility.

CORAZZA
ARCHITECTS INC

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

GRAZIANI

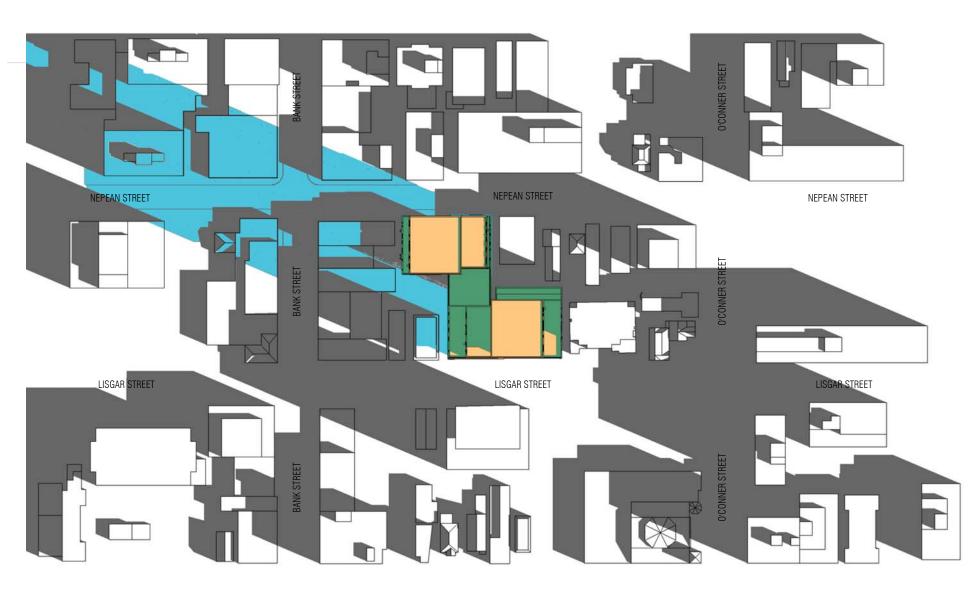
176 Nepean & 293-307 Lisgar

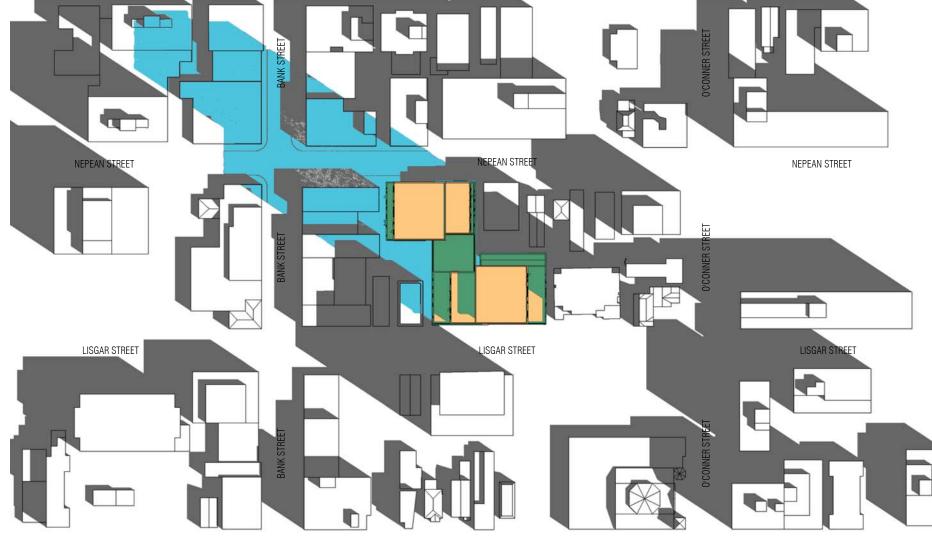


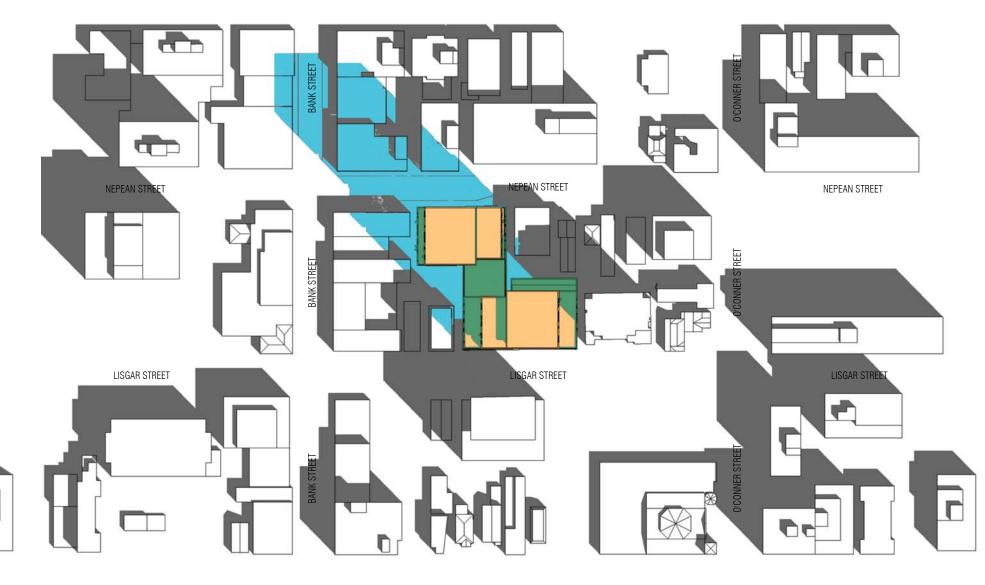
SHADOW STUDY SEPTEMBER/MARCH



A902



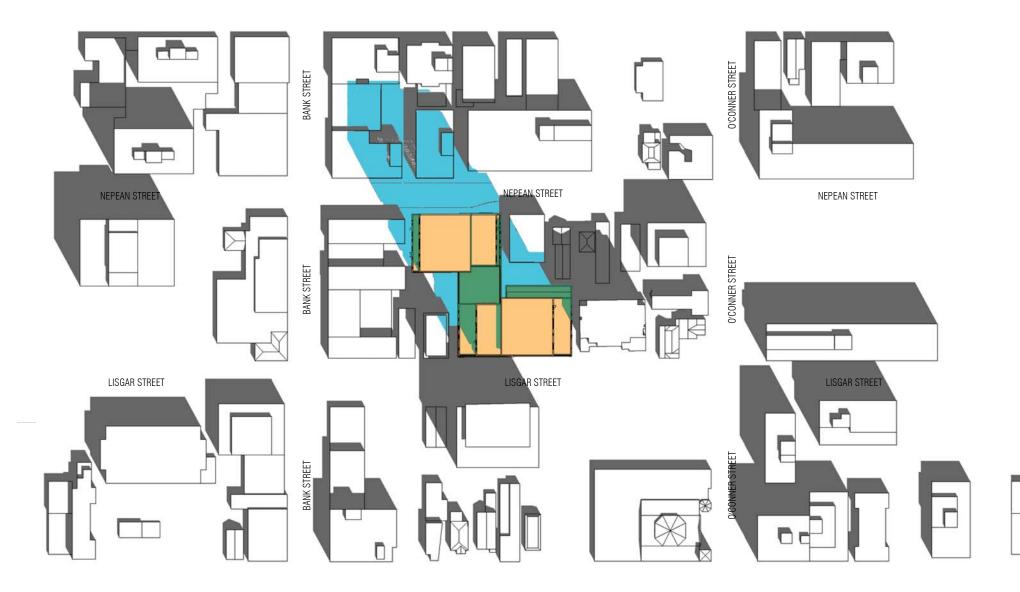




JUNE 21, 2021 - 8:00 a.m.

JUNE 21, 2021 - 9:00 a.m.

JUNE 21, 2021 - 10:00 a.m.







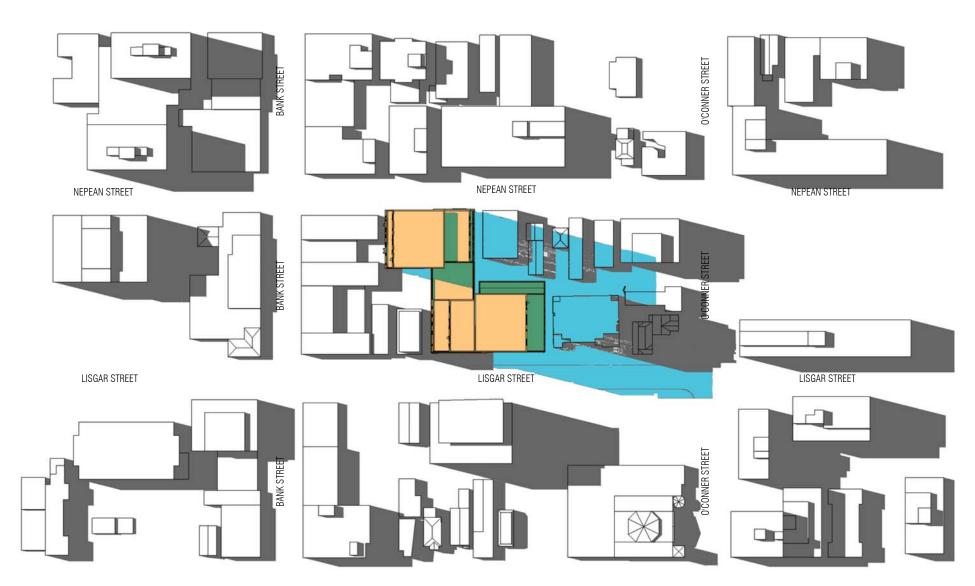
JUNE 21, 2021 - 11:00 a.m.

JUNE 21, 2021 - 12:00 p.m.

JUNE 21, 2021 - 1:00 p.m.







JUNE 21, 2021 - 2:00 p.m. JUNE 21, 2021 - 3:00 p.m.

JUNE 21, 2021 - 4:00 p.m.

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when information is transferred

2. Transmission of any virus or damage to the receiving electronic system when information is transferred

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02. MAR.15.2021 ISSUED FOR SPA RESUBMISSION



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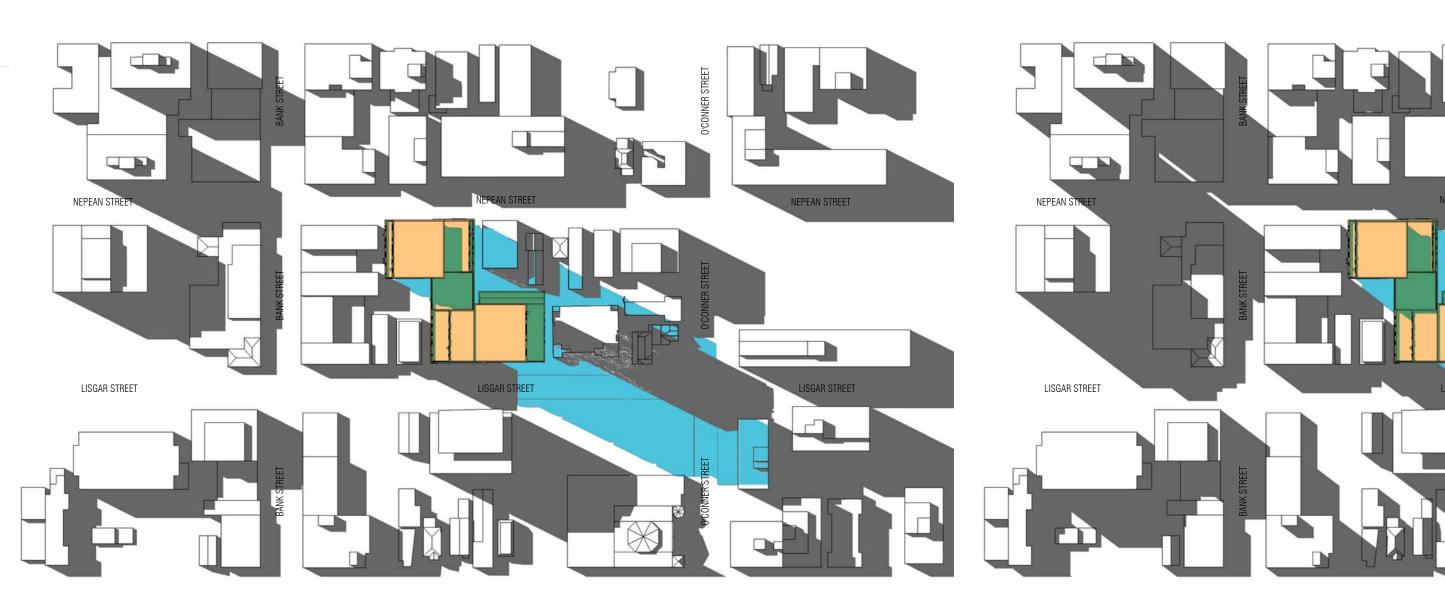
176 Nepean & 293-307 Lisgar

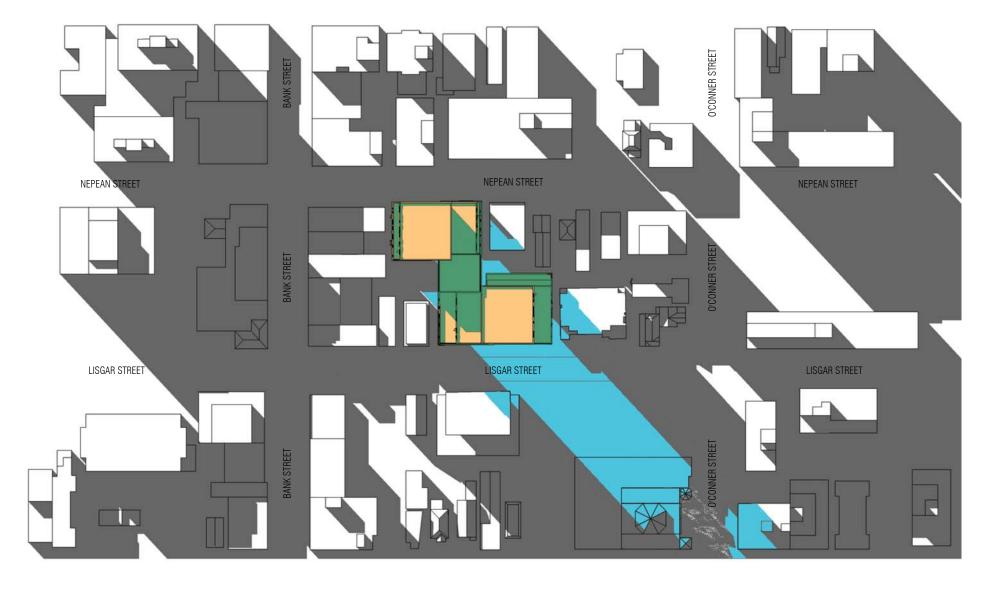
	<u> </u>	
OTTAWA OTTAWA	Group of Compani	
Project Architect:	E.CORAZZA	
Assistant Designer:	L.WONG	
Drawn By:	J.OH/W.CHIU	
Checked By:	D.BIASE	
Plot Date:	MAR.12.2021	
Job #	1353.16	

SHADOW STUDY JUNE

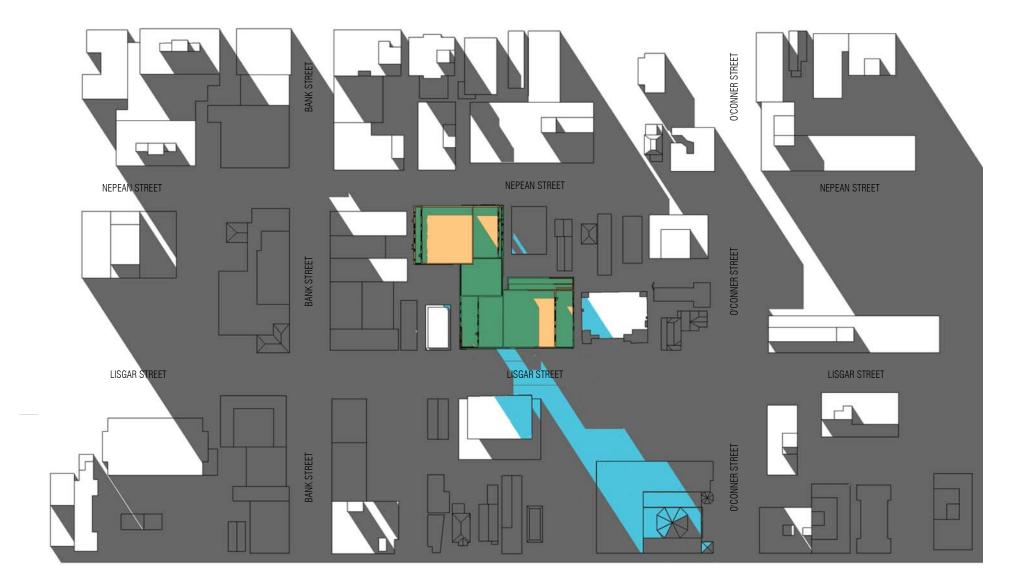


A903





JUNE 21, 2021 - 7:00 p.m. JUNE 21, 2021 - 5:00 p.m. JUNE 21, 2021 - 6:00 p.m.



JUNE 21, 2021 - 8:00 p.m.

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02. MAR.15.2021 ISSUED FOR SPA RESUBMISSION





	RICHCRAFT	
OTTAWA STATE	Group of Companies	
Project Architect:	E.CORAZZA	
Assistant Designer:	L.WONG	
Drawn By:	J.OH/W.CHIU	
Checked By:	D.BIASE	
Plot Date:	MAR.12.2021	
Job #	1353.16	

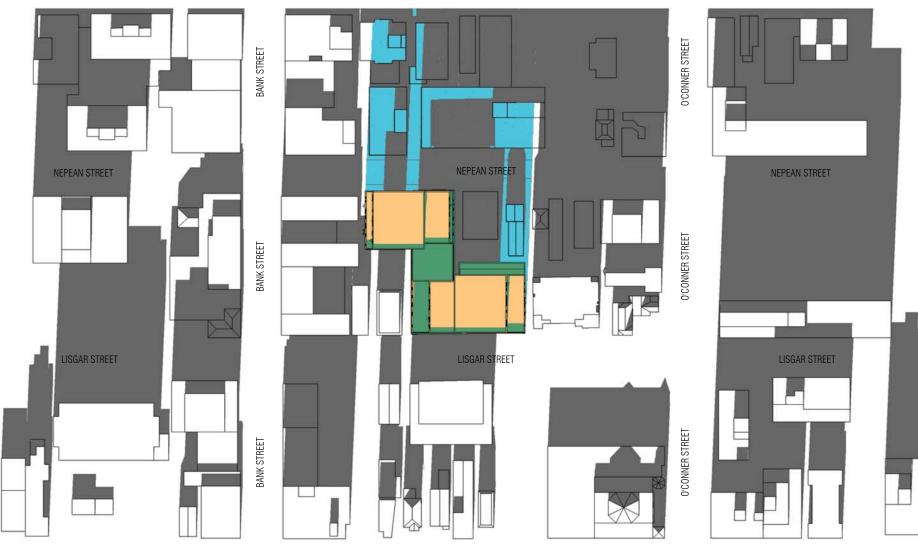
SHADOW STUDY JUNE



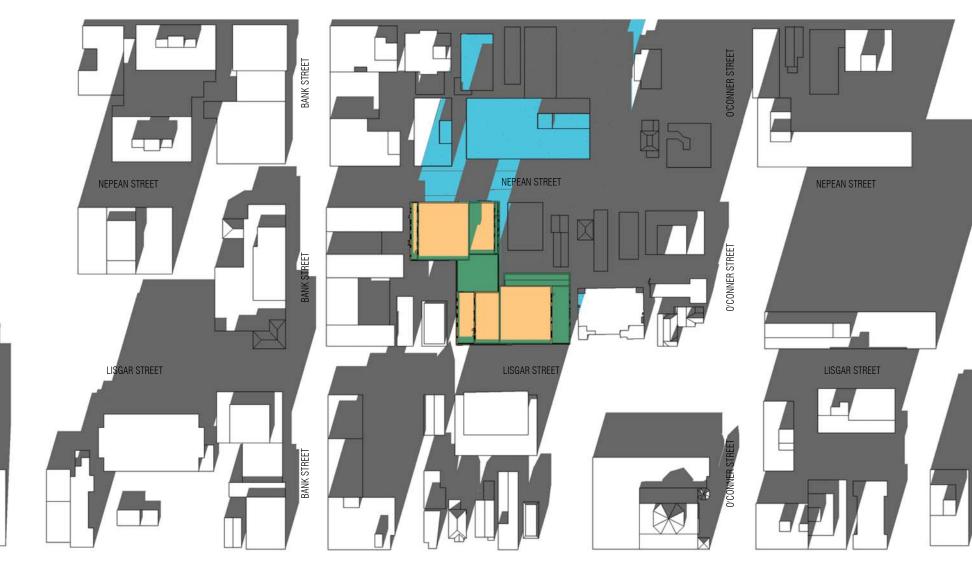
A904



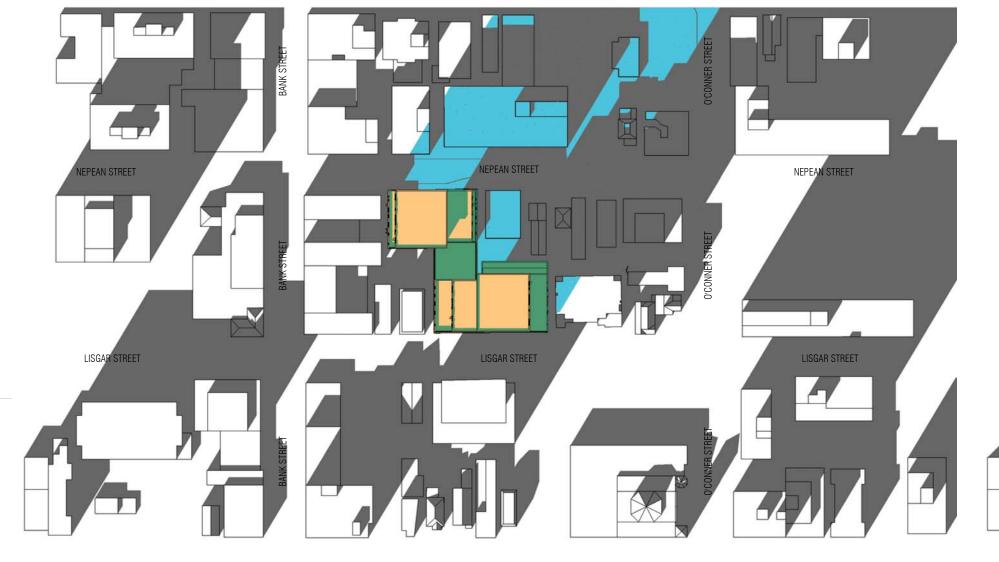
DECEMBER 21, 2021 - 9:00 a.m.



DECEMBER 21, 2021 - 10:00 a.m.



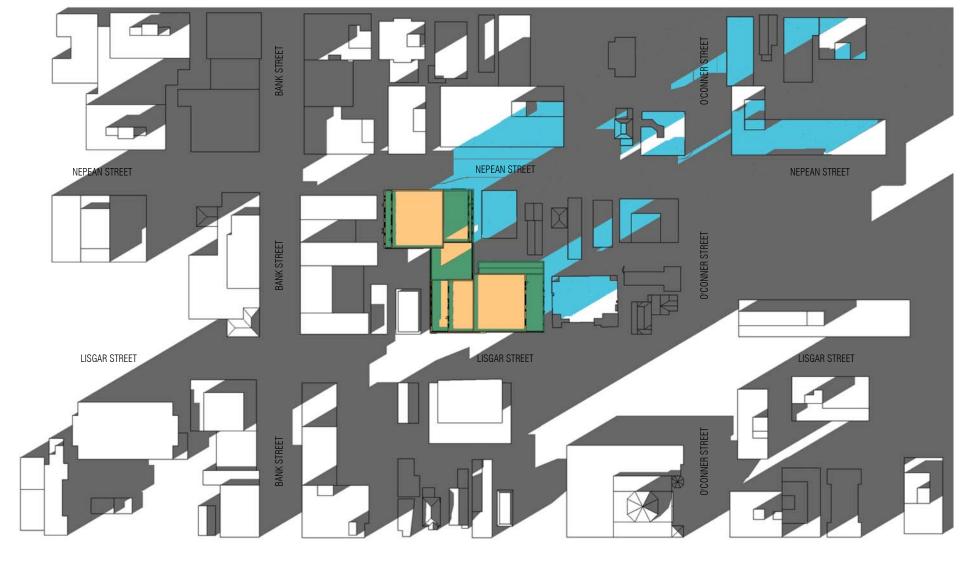
DECEMBER 21, 2021 - 11:00 a.m.



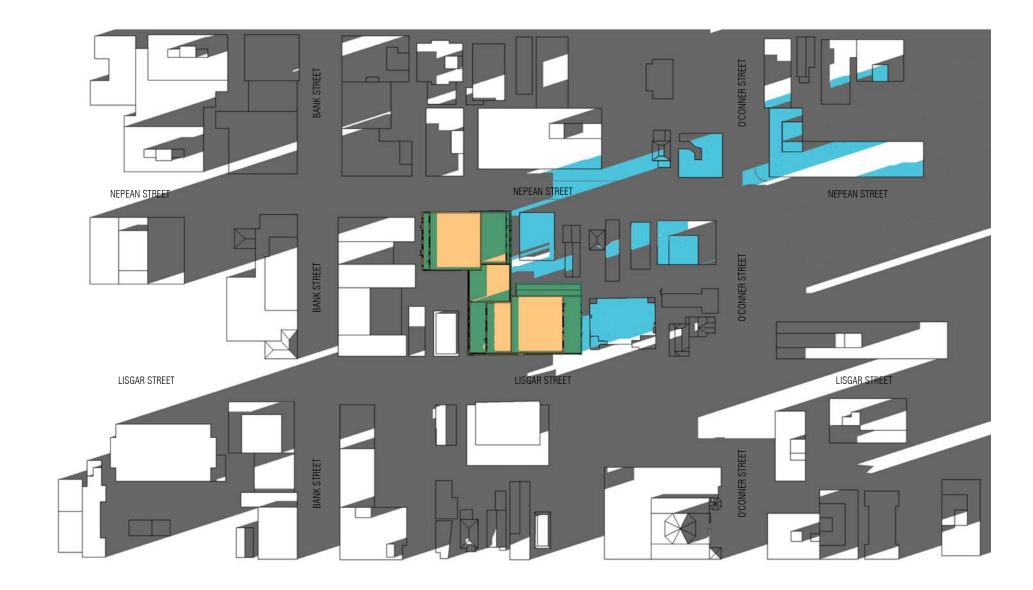
DECEMBER 21, 2021 - 12:00 p.m.



DECEMBER 21, 2021 - 1:00 p.m.



DECEMBER 21, 2021 - 2:00 p.m.



DECEMBER 21, 2021 - 3:00 p.m.



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particular responsibility.

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3 Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

176 Nepean & 293-307 Lisgar RICHCRAFT Group of Companies ONTARIO

OTTAWA OTTAWA	Group of Compar
Project Architect:	E.CORAZZA
Assistant Designer:	L.WONG
Drawn By:	J.OH/W.CHIU
Checked By:	D.BIASE
Plot Date:	MAR.12.2021
Job #	1353.16

SHADOW STUDY DECEMBER



A905