OTTAWA PARKWAY

WINDMILL DEVELOPMENT GROUP

2475 REGINA ST, OTTAWA, ON K2B 6X3
D07-12-24-0161 PLAN # 19267

Issued for SPC Resubmission

25/04/16

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE
A001	CONTEXT PLAN & STATISTICS	25-05-30
A002	PERSPECTIVE VIEWS	25-05-30
A004 - A1	AXONOMETRIC VIEW	25-05-30
A005 - T1	AXONOMETRIC VIEW	25-05-30
A010	SITE PLAN	25-05-30
A011	SITE PLAN PHASE I	25-05-30
A015	SITE SURVEY	25-05-30
A098	LEVEL P2 FLOOR PLAN	25-05-30
A099	LEVEL P1 FLOOR PLAN	25-05-30
A101	LEVEL 1 FLOOR PLAN	25-05-30
A102	LEVEL 2 FLOOR PLAN	25-05-30
A103	LEVEL 3 FLOOR PLAN	25-05-30
A104	LEVEL 4 FLOOR PLAN	25-05-30
A105	LEVEL 5 FLOOR PLAN	25-05-30
A106	LEVEL 6 FLOOR PLAN	25-05-30
A107	LEVEL 7 FLOOR PLAN	25-05-30
A108	LEVEL 8/ A1 MPH FLOOR PLAN	25-05-30
A109	LEVEL 9 FLOOR PLAN	25-05-30
A110	LEVEL 10-16 TYP. FLOOR PLAN	25-05-30
A111	LEVEL 17/ T1 MPH FLOOR PLAN	25-05-30
A112	LEVEL 18-28 TYP. FLOOR PLAN	25-05-30
A113	LEVEL 72 MPH FLOOR PLAN	25-05-30
A114	ROOF PLAN	25-05-30
A301-A1	ELEVATIONS	25-05-30
A302-T1	ELEVATIONS	25-05-30
A311-A1	ELEVATIONS 1	25-05-30
A312-A1	ELEVATIONS 2	25-05-30
A321-T1	ELEVATIONS 1	25-05-30
A322-T1	ELEVATIONS 2	25-05-30

Architect

DIAMOND SCHMITT ARCHITECTS
384 ADELAIDE STREET WEST, SUITE 100
TORONTO, ON M5V 1R7
T: (416) 862-8800

Client

WINDMILL DEVELOPMENTS
150 ELGIN, SUITE 1000
OTTAWA ON K2P 1L4
T: 613-820-5600

Civil

STANTEC
1331 CLYDE AVE, 300
OTTAWA ON K2C 3G4
T: 613-722-4420

Landscape

STANTEC
1331 CLYDE AVE, 300
OTTAWA ON K2C 3G4
T: 613-722-4420

Planning

GBA
1339 WELLINGTON ST W, SUITE 204
OTTAWA ON K1Y 3B8
T: 613-680-9450

Transportation Planning

CGH TRANSPORTATION INC.
6 PLAZA COURT
OTTAWA ON K2H 7W1
T: 613-697-3797

Electrical

SMITH + ANDERSEN
1600 CARLING AVE, 530
OTTAWA ON K1Z 1G3
T: 613-230-1186

Mechanical

SMITH + ANDERSEN
1600 CARLING AVE, 530
OTTAWA ON K1Z 1G3
T: 613-230-1186

Structural

ENTUITIVE
135 LAURIER AVE WEST
OTTAWA ON K1P 5J2
T: 343-308-9274

Environmental

PATERSON GROUP
28 CONCOURSE GATE, UNIT 1
OTTAWA ON K2E 7T7
T: 613-226-7381

Wind

GRADIENT WIND ENGINEERING INC.
127 WALGREEN RD
OTTAWA ON K0A 1L0
T: 613-836-0934

Noise

GRADIENT WIND ENGINEERING INC.
127 WALGREEN RD
OTTAWA ON K0A 1L0
T: 613-836-0934

Energy Modeling

EQ BUILDING PERFORMANCE
20 FLORAL PARKWAY
CONCORD ON L4K 4R1
T: 416-645-1186

diamond schmitt

PARKWAY HOUSE DEVELOPMENT

PROPERTY IDENTIFICATION NUMBER: 04282-0673(LT)

SITE INFORMATION		PROPOSED PROJECT INFORMATION		PROPOSED GFA	
SITE ADDRESS	2475 REGINA ST, OTTAWA, ON K2B 6X3	AVERAGE GRADE	65.5m	RESIDENTIAL GFA**	34,248
DEVELOPER	WINDMILL DEVELOPMENT	BUILDING HEIGHTS	7, 16, & 28 STOREYS*	NON-RESIDENTIAL GFA**	949
SITE AREA (sm)	10350 M2	FSI	3.40	TOTAL GFA	35,197

* Excluding Mechanical Penthouses

GROSS FLOOR AREA

GFA definition per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 1, Section 54

PROPOSED GFA INFORMATION

	Sq M	Sq Ft	
RESIDENTIAL GFA**	34,248	368,642	97%
NON-RESIDENTIAL GFA**	949	10,213	3%
TOTAL GFA	35,197	378,855	100%

**GFA exemption as per Ottawa By-Law 2008-250
***Deduction includes floor area occupied by exterior walls and (a) floor area occupied by shared mechanical, service and electrical equipments (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings (c) bicycle parking; motor vehicle parking or loading facilities (d) common storage (f) common amenity areas

BELOW GRADE PARKING

Level	Floor-to-Floor (m)	GCA		Res GFA**		Deductions***	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
P2	-3.0	4,615	49,674	80	859	4,535	48,815
P1	-4.0	4,452	47,919	100	1,072	4,352	46,847
Sub-Total	-7.0	9,067	97,593	179	1,932	8,887	95,662

A1 (PARKWAY HOUSE FOUNDATION)

Level	Floor-to-Floor (m)	GCA		Res GFA**		Deductions***		Non-Res GFA**		Total GFA	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
P1	-3.2	212	2,284	6	62	206	2,221			6	62
G	3.5	1154	12,423	73	781	137	1,478	944	10,165	1,017	10,946
2	3.2	931	10,025	680	7,321	251	2,704			680	7,321
3	3.2	931	10,025	783	8,428	148	1,598			783	8,428
4	3.2	824	8,868	684	7,363	140	1,506			684	7,363
5	3.2	824	8,868	684	7,363	140	1,506			684	7,363
6	3.2	769	8,278	630	6,780	139	1,498			630	6,780
7	3.6	769	8,278	630	6,780	139	1,498			630	6,780
MPH	4.9	141	1,522	6	69	135	1,453			6	69
Sub-Total	28.0	6,344	68,288	4,170	44,883	1,230	13,240	944	10,165	5,114	55,047

	Sq M	Sq Ft	
Total Res GFA	4,170	44,883	82%
Total Non-Res GFA	944	10,165	18%
Total GFA	5,114	55,047	100%

T1 (WEST TOWER)

Level	Floor-to-Floor (m)	GCA		Res GFA**		Deductions***	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
P2	-3	2010	21,638	- 14	- 155	2025	21,793
P1	-4	1855	19,963	- 6	- 65	1861	20,028
G	4.5	777	8,362	130	1,398	647	6,964
2	3.5	751	8,079	608	6,542	143	1,537
3	3.0	804	8,658	674	7,250	131	1,408
4	3.0	804	8,658	674	7,250	131	1,408
5	3.0	804	8,658	674	7,250	131	1,408
6	3.0	804	8,658	674	7,250	131	1,408
7	3.0	804	8,658	674	7,250	131	1,408
8	3.0	804	8,658	674	7,250	131	1,408
9	3.3	804	8,658	674	7,250	131	1,408
10	3.0	804	8,658	674	7,250	131	1,408
11	3.0	804	8,658	674	7,250	131	1,408
12	3.0	804	8,658	674	7,250	131	1,408
13	3.0	804	8,658	674	7,250	131	1,408
14	3.0	804	8,658	674	7,250	131	1,408
15	3.0	804	8,658	674	7,250	131	1,408
16	3.5	804	8,658	674	7,250	131	1,408
MPH	6.0	178	1,911	24	260	153	1,650
Sub-Total	56.8	12,966	139,563	10,192	109,707	2,774	29,856

EAST TOWER (T2)

Level	Floor-to-Floor (m)	GCA		Res GFA**		Deductions***	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	4.5	1,180	12,703	145	1,561	386	4,155
2	3.5	1,132	12,183	934	10,048	198	2,135
3	3.0	1,180	12,703	979	10,541	201	2,162
4	3.0	1,180	12,703	979	10,541	201	2,162
5	3.0	1,180	12,703	979	10,541	201	2,162
6	3.0	1,180	12,703	979	10,541	201	2,162
7	3.5	1,180	12,703	979	10,541	201	2,162
8	3.5	1,048	11,286	854	9,188	195	2,098
9	3.5	918	9,878	762	8,199	156	1,679
10	3.0	788	8,477	637	6,856	151	1,620
11	3.0	788	8,477	637	6,856	151	1,620
12	3.0	788	8,477	637	6,856	151	1,620
13	3.0	788	8,477	637	6,856	151	1,620
14	3.0	788	8,477	637	6,856	151	1,620
15	3.0	788	8,477	637	6,856	151	1,620
16	3.0	788	8,477	637	6,856	151	1,620
17	3.0	788	8,477	637	6,856	151	1,620
18	3.0	788	8,477	637	6,856	151	1,620
19	3.3	788	8,477	637	6,856	151	1,620
20	3.0	788	8,477	637	6,856	151	1,620
21	3.0	788	8,477	637	6,856	151	1,620
22	3.0	788	8,477	637	6,856	151	1,620
23	3.0	788	8,477	637	6,856	151	1,620
24	3.0	788	8,477	637	6,856	151	1,620
25	3.0	788	8,477	637	6,856	151	1,620
26	3.0	788	8,477	637	6,856	151	1,620
27	3.0	788	8,477	637	6,856	151	1,620
28	3.5	788	8,477	637	6,856	151	1,620
MPH	6.0	248	2,674	14	153	234	2,522
Sub-Total	94.3	25,390	273,296	19,707	212,122	5,034	54,186

AMENITY AREA

Amenity Area definition per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 1, Section 54. Amenity requirements per Part 5, section 137

OVERALL

		Sq M	Sq Ft		
Communal Amenity	Interior	1,107	11,916	1.96	m2 per unit
	Exterior	794	8,542	1.40	m2 per unit
	Sub-Total	1,901	20,458	3.36	m2 per unit
Personal Amenity		2,467	26,553	4.37	m2 per unit
Total Amenity		4,367	47,011	7.73	m2 per unit

A1 (PARKWAY HOUSE)

Level	Shared Amenity (Int)		Shared Amenity (Ext)		Personal Amenity	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G						
2	142	1531	115	1243	94	1,013
3					63	673
4					156	1,676
5					58	625
6					97	1,040
7					49	529
MPH						
Sub-Total	142	1,531	115	1,243	516	5,555

Communal Amenity	Interior	1.90	m2 per unit
	Exterior	1.54	m2 per unit
	Sub-Total	3.44	m2 per unit
Personal Amenity		6.88	m2 per unit
Total Amenity		10.3	m2 per unit

T1 (WEST TOWER)

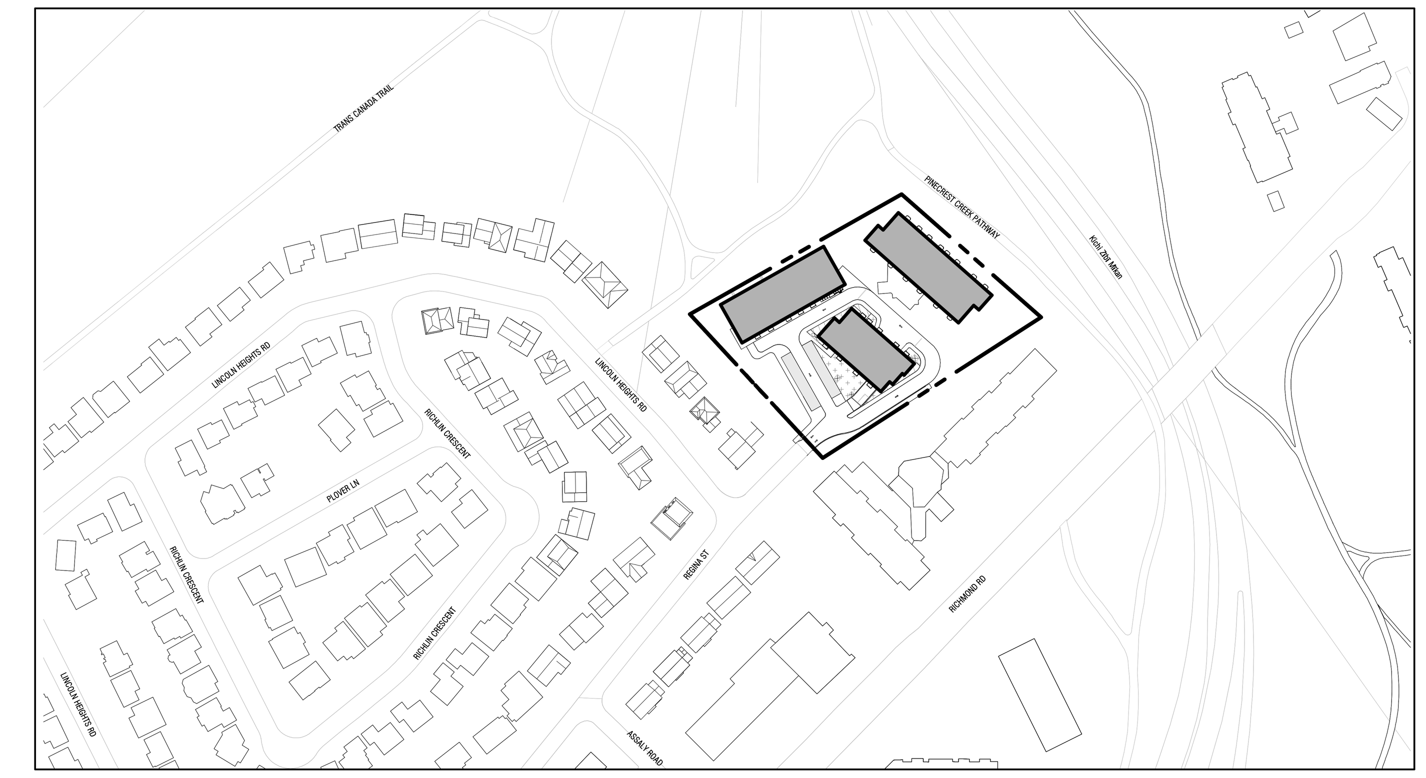
Level	Shared Amenity (Int)		Shared Amenity (Ext)		Personal Amenity	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	316	3,398				
2					36	385
3					40	433
4					40	433
5					40	433
6					40	433
7					40	433
8					40	433
9					40	433
10					40	433
11					40	433
12					40	433
13					40	433
14					40	433
15					40	433
16					40	433
MPH			300	3,228		
Sub-Total	316	3,398	300		598	6,440

Communal Amenity	Interior	1.76	m2 per unit
	Exterior	1.68	m2 per unit
	Sub-Total	3.44	m2 per unit
Personal Amenity		3.34	m2 per unit
Total Amenity		6.78	m2 per unit

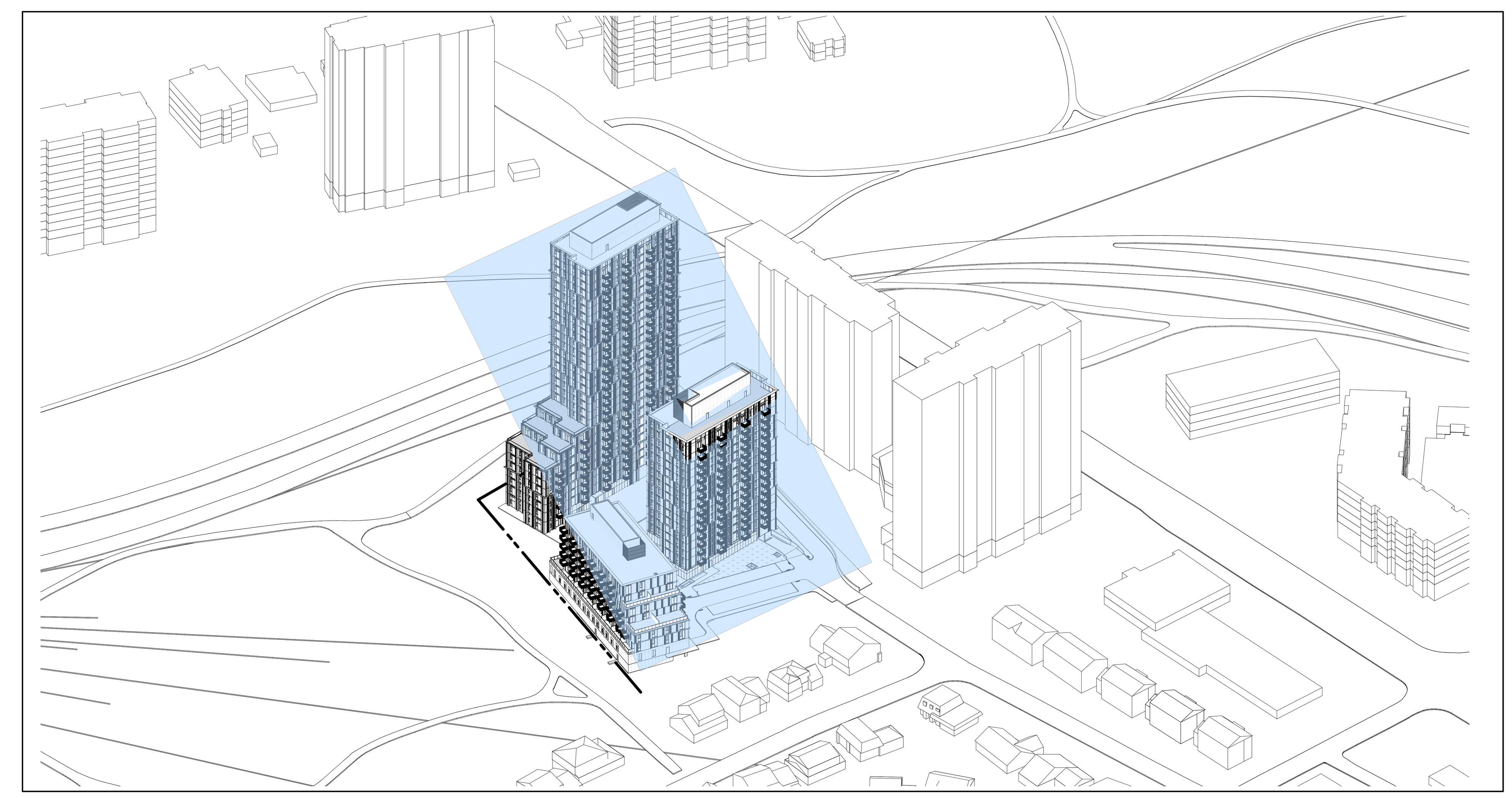
T2 (EAST TOWER)

Level	Shared Amenity (Int)		Shared Amenity (Ext)		Personal Amenity	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	649	6,988	143	1,542		0
2					60	651
3					53	571
4					53	571
5					53	571
6					53	571
7					53	571
8					110	1,187
9					103	1,107
10					98	1,054
11					40	428
12					40	428
13					40	428
14					40	428
15					40	428
16					40	428
17					40	428
18					40	428
19					40	428
20					40	428
21					40	428
22					40	428
23					40	428
24					40	428
25					40	428
26					40	428
27					40	428
28					40	428
MPH			235	2530		
Sub-Total	649	6,988	378	4,072	1,352	14,558

Communal Amenity	Interior	2.09	m2 per unit
	Exterior	1.22	m2 per unit
	Sub-Total	3.30	m2 per unit
Personal Amenity		4.3	m2 per unit
Total Amenity		7.7	m2 per unit



1 A001 **CONTEXT PLAN** 1 : 2000



2 A001 **ANGULAR PLANE AXONOMETRIC DIAGRAM**

UNIT MIX

RESIDENTIAL UNIT COUNT

Level	PARKWAY HOUSE(A1) S	1B	2B	3B	WEST TOWER (T1) S	1B	2B	3B	EAST TOWER (T2) S	1B	2B	3B	Sub-Total
G						0	0	0		0	0	0	0
2	1	6	4		1	6	3	1		9	6	0	37
3	2	7	5		1	6	4	1		10	6	0	42
4	2	9	2		1	6	4	1		10	6	0	41
5	2	9	2		1	6	4	1		10	6	0	41
6	3	6	3		1	6	4	1		10	6	0	40
7	3	6	3		1	6	4	1		10	6	0	40
8 -MPH					1	6	4	1		9	5	0	26
9					1	6	4	1		7	5	0	24
10					1	6	4	1		5	4	1	22
11					1	6	4	1		5	4	1	22
12					1	6	4	1		5	4	1	22
13					1	6	4	1		5	4	1	22
14					1	6	4	1		5	4	1	22
15					1	6	4	1		5	4	1	22
16					1	6	4	1		5	4	1	22
17 - MPH										5	4	1	10
18										5	4	1	10
19										5	4	1	10
20										5	4	1	10
21										5	4	1	10
22										5	4	1	10
23										5	4	1	10
24										5	4	1	10
25										5	4	1	10
26										5	4	1	10
27										5	4	1	10
28										5	4	1	10
MPH													
Sub-Total	13	43	19	0	15	90	59	15		170	122	19	
Unit Count	75				179				311				565
	17%	57%	25%	0%		50%	33%	8%		55%	39%	6%	
								254				311	

	Studio	1 BED	2 BED	3 BED
Total Unit	28	303	200	34
	5%	54%	35%	6%

100%

****
Proposed unit mix number and percentage subject to modifications based on further project design development

PARKING AND BICYCLE PARKING

PARKING 25/04/11

Level	PHASE	Parking Space (5.2X2.6m)	Compact Parking Space (4.6X2.4m)	Type A Accessible (5.2X3.4m)	Type B Accessible (5.2X2.4m)
P2	I	47	2	0	1
	II	62	0	1	1
P1	I	32	0	1	1
	II	43	0	1	2
G	I	19	0	2	0
Sub-Total		203	2	5	5

Parkway House Parking		12
Residential Parking		150
Visitor Parking		
	A1	6
	T1	17
	T2	30
	Sub-Total	53

Total Parking Spaces		215
	PHASE I	105
	PHASE II	110

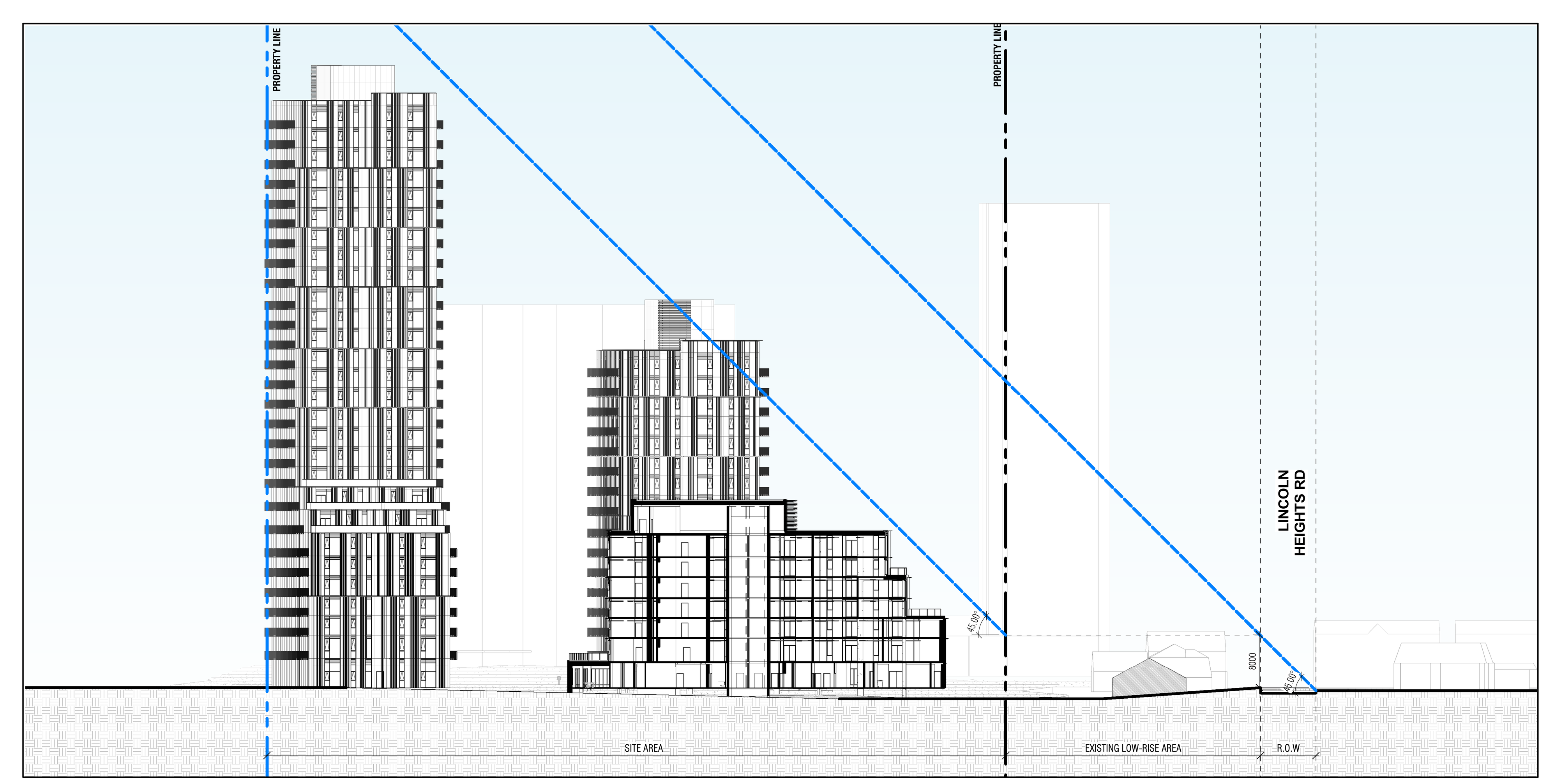
Parking Rate (Spaces per unit)		0.38
	PHASE I	0.41
	PHASE II	0.35

BICYCLE PARKING

Long-Term Parking Spaces		600
	PHASE I	286
	PHASE II	314
Parking Rate (Spaces per unit)		1.06

Grade Level Short-Term Parking Spaces	36

Parking requirements per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 4, Section 101. Accesible parking requirements per City of Ottawa Accesibility Design Standard. Bicycle parking requirements per ity of Ottawa Zoning By-law 2008-250 Consolidation, Part 4, Section 111.



3 A001 **ANGULAR PLANE SECTIONAL DIAGRAM** 1 : 500

diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
May 30, 2025
Project # 211005 - Ottawa Parkway
Permit and Site Plan Re-Submission
DONALD R. M. SCHMITT
LICENCE
3170

Issued

No.	Date	Description
1	22-05-13	Issued for ZBA
3	23-01-31	Issued for ZBA Resubmission Addendum
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control
7	24-12-16	Issued for Permit Phase 2
8	25-02-05	Issued for 30% CD
9	25-02-12	Issued for SPC Resubmission
10	25-04-16	Issued for 60% CD
11	25-05-30	Issued for SPC Resubmission

NOT FOR CONSTRUCTION

Contractor Must Check & Verify all Dimensions on the Job.

Do Not Scale Drawings.

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This Drawing is Not to be Used for Construction Until Signed by the Architect.

OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

CONTEXT PLAN & STATISTICS
As indicated

A001

Autodesk Docs://211005-Ottawa Parkway-R24/211005-ARCH-DSA-T1 Building-R24.rvt

5/30/2025 10:19:57 AM

NORTH EAST VIEW FROM PARKWAY

NORTH EAST VIEW FROM PARKWAY

WEST VIEW FROM REGINA ENTRY

SOUTH VIEW LOOKING TOWARD CENTRE GREEN

diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
DONALD R. M. SCHMITT
LICENCE
3170

Issued

No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
3	23-01-31	Issued for ZBA Resubmission Addendum
6	24-11-22	Issued for Site Plan Control
7	24-12-16	Issued for Permit Phase 2
8	25-02-05	Issued for 30% CD
9	25-02-12	Issued for SPC Resubmission
10	25-04-16	Issued for 60% CD
11	25-05-30	Issued for SPC Resubmission

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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

PERSPECTIVE VIEWS

A002

Autodesk Docs://211005-Ottawa Parkway/R24/211005-ARCH-CDA-T1 Building-R24.rvt

5/30/2025 10:19:58 AM

OTTAWA PARKWAY HOUSE

WINDMILL DEVELOPMENT GROUP

PROPERTY IDENTIFICATION NUMBER: 04282-0673(LT)
2475 REGINA ST, OTTAWA, ON K2B 6X3

A PLANNED **ONE PLANET LIVING** COMMUNITY WITH GUIDING THEMES OF YEAR-ROUND NATURAL CONNECTIONS, ZERO CARBON LIVING, WELCOMING AND INCLUSIVE COMMUNITY.

diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
DONALD R. M. SCHMITT
LICENCE
3170

Issued

No.	Date	Description
1	22-05-13	Issued for ZBA
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4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
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7	24-12-16	Issued for Permit Phase 2
8	25-02-05	Issued for 30% CD
9	25-02-12	Issued for SPC Resubmission
10	25-04-16	Issued for 60% CD
11	25-05-30	Issued for SPC Resubmission
12	25-05-30	Issued for Building Permit

ELEVATION NOTES

1. PROPERTY BOUNDRY AND TOPOGRAPHIC INFORMATION DERIVED FROM TOPOGRAPHIC SKETCH OF PART OF LOT 23 CONCESSION 1 (OTTAWA FRONT), CITY OF OTTAWA, PREPARED BY STANTEC GEOMETICS LTD. REFER TO SURVEY DRAWING.
2. ELEVATION SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMNET: OTTAWA ELEVATION=95.230

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DIAMOND SCHMITT ARCHITECTS
384 ADELAIDE STREET WEST, SUITE 100
TORONTO, ON M5V 1R7
T: (416) 862-8800

Client
WINDMILL DEVELOPMENTS
150 ELGIN, SUITE 1000
OTTAWA ON K2P 1L4
T: 613-820-5600

Civil
STANTEC
1331 CLYDE AVE, 300
OTTAWA ON K2C 3G4
T: 613-722-4420

Landscape
STANTEC
1331 CLYDE AVE, 300
OTTAWA ON K2C 3G4
T: 613-722-4420

Planning
GBA
1339 WELLINGTON ST W, SUITE 204
OTTAWA ON K1Y 3B8
T: 613-680-9450

Transportation Planning
CGH TRANSPORTATION INC.
6 PLAZA COURT
OTTAWA ON K2H 7W1
T: 613-697-3797

Electrical
SMITH + ANDERSEN
1600 CARLING AVE, 530
OTTAWA ON K1Z 1G3
T: 613-230-1186

Mechanical
SMITH + ANDERSEN
1600 CARLING AVE, 530
OTTAWA ON K1Z 1G3
T: 613-230-1186

Structural
ENTUITIVE
135 LAURIER AVE WEST
OTTAWA ON K1P 5J2
T: 343-308-9274

Environmental
PATERSON GROUP
28 CONCOURSE GATE, UNIT 1
OTTAWA ON K2E 7T7
T: 613-226-7381

Win
d
GRADIENT WIND ENGINEERING INC.
127 WALGREEN RD
OTTAWA ON K0A 1L0
T: 613-836-0934

Noise
GRADIENT WIND ENGINEERING INC.
127 WALGREEN RD
OTTAWA ON K0A 1L0
T: 613-836-0934

Energy Modeling
EQ BUILDING PERFORMANCE
20 FLORAL PARKWAY
CONCORD ON L4K 4R1
T: 416-645-1186

OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

SITE PLAN
As indicated

A010

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6/9/2025 5:17:36 PM

OTTAWA PARKWAY HOUSE

WINDMILL DEVELOPMENT GROUP

PROPERTY IDENTIFICATION NUMBER: 04282-0673(LT)
2475 REGINA ST, OTTAWA, ON K2B 6X3

A PLANNED **ONE PLANET LIVING** COMMUNITY WITH GUIDING THEMES OF YEAR-ROUND NATURAL CONNECTIONS, ZERO CARBON LIVING, WELCOMING AND INCLUSIVE COMMUNITY.

BYRON LINEAR TRAMWAY PARK

LINCOLN HEIGHTS RD

REGINA ST

PINECREST CREEK PATHWAY

KICHI ZIBI MITIGWI

RICHMOND RD

PHASE I

PHASE II

PHASING LINE

114885

122640

A1

7 STOREY
PARKWAY HOUSE AT GROUND LEVEL
6 STOREY RESIDENTIAL ABOVE

T1

16 STOREY
PROPOSED
RESIDENTIAL

PARKWAY HOUSE

EXISTING 1 STOREY
FACILITY

17 STOREY
EXISTING
RESIDENTIAL

22 STOREY
EXISTING
RESIDENTIAL

8189
8063
8125
8078
18068
91.76
2916
11521
7000
6000
2000
2134
11591
CONCRETE PAVING
TYPE G LOADING ZONE
DROP OFF AREA
TACTILE WALKING SURFACE INDICATOR
FIRE ROUTE ACCESS DOOR
BIKE RACKS
PASSIVE STORMWATER
SNOW STORAGE AREA
CROSS WALK
FIRE TRUCK MANOEUVERING INDICATED IN BLUE
RETAINING WALL

Issued

No.	Date	Description
9	25-02-12	Issued for SPC Resubmission
10	25-04-16	Issued for 60% CD
11	25-05-30	Issued for SPC Resubmission
12	25-05-30	Issued for Building Permit

ELEVATION NOTES

1. PROPERTY BOUNDRY AND TOPOGRAPHIC INFORMATION DERIVED FROM TOPOGRAPHIC SKETCH OF PART OF LOT 23 CONCESSION 1 (OTTAWA FRONT), CITY OF OTTAWA, PREPARED BY STANTEC GEOMETICS LTD. REFER TO SURVEY DRAWING.
2. ELEVATION SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMNET: OTTAWA ELEVATION=95.230

NOT FOR CONSTRUCTION

Contractor Must Check & Verify all Dimensions on the Job.

Do Not Scale Drawings.

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Architect **DIAMOND SCHMITT ARCHITECTS** 384 ADELAIDE STREET WEST, SUITE 100 TORONTO, ON M5V 1R7 T: (416) 862-8800	Civil **STANTEC** 1331 CLYDE AVE, 300 OTTAWA ON K2C 3G4 T: 613-722-4420	Planning **GBA** 1339 WELLINGTON ST W, SUITE 204 OTTAWA ON K1Y 3B8 T: 613-680-9450	Electrical **SMITH + ANDERSEN** 1600 CARLING AVE, 530 OTTAWA ON K1Z 1G3 T: 613-230-1186	Structural **ENTUITIVE** 135 LAURIER AVE WEST OTTAWA ON K1P 5J2 T: 343-308-9274	Win d **GRADIENT WIND ENGINEERING INC.** 127 WALGREEN RD OTTAWA ON K0A 1L0 T: 613-836-0934	Energy Modeling **EQ BUILDING PERFORMANCE** 20 FLORAL PARKWAY CONCORD ON L4K 4R1 T: 416-645-1186
Client **WINDMILL DEVELOPMENTS** 150 ELGIN, SUITE 1000 OTTAWA ON K2P 1L4 T: 613-820-5600	Landscape **STANTEC** 1331 CLYDE AVE, 300 OTTAWA ON K2C 3G4 T: 613-722-4420	Transportation Planning **CGH TRANSPORTATION INC.** 6 PLAZA COURT OTTAWA ON K2H 7W1 T: 613-697-3797	Mechanical **SMITH + ANDERSEN** 1600 CARLING AVE, 530 OTTAWA ON K1Z 1G3 T: 613-230-1186	Environmental **PATERSON GROUP** 28 CONCOURSE GATE, UNIT 1 OTTAWA ON K2E 7T7 T: 613-226-7381	Noise **GRADIENT WIND ENGINEERING INC.** 127 WALGREEN RD OTTAWA ON K0A 1L0 T: 613-836-0934	

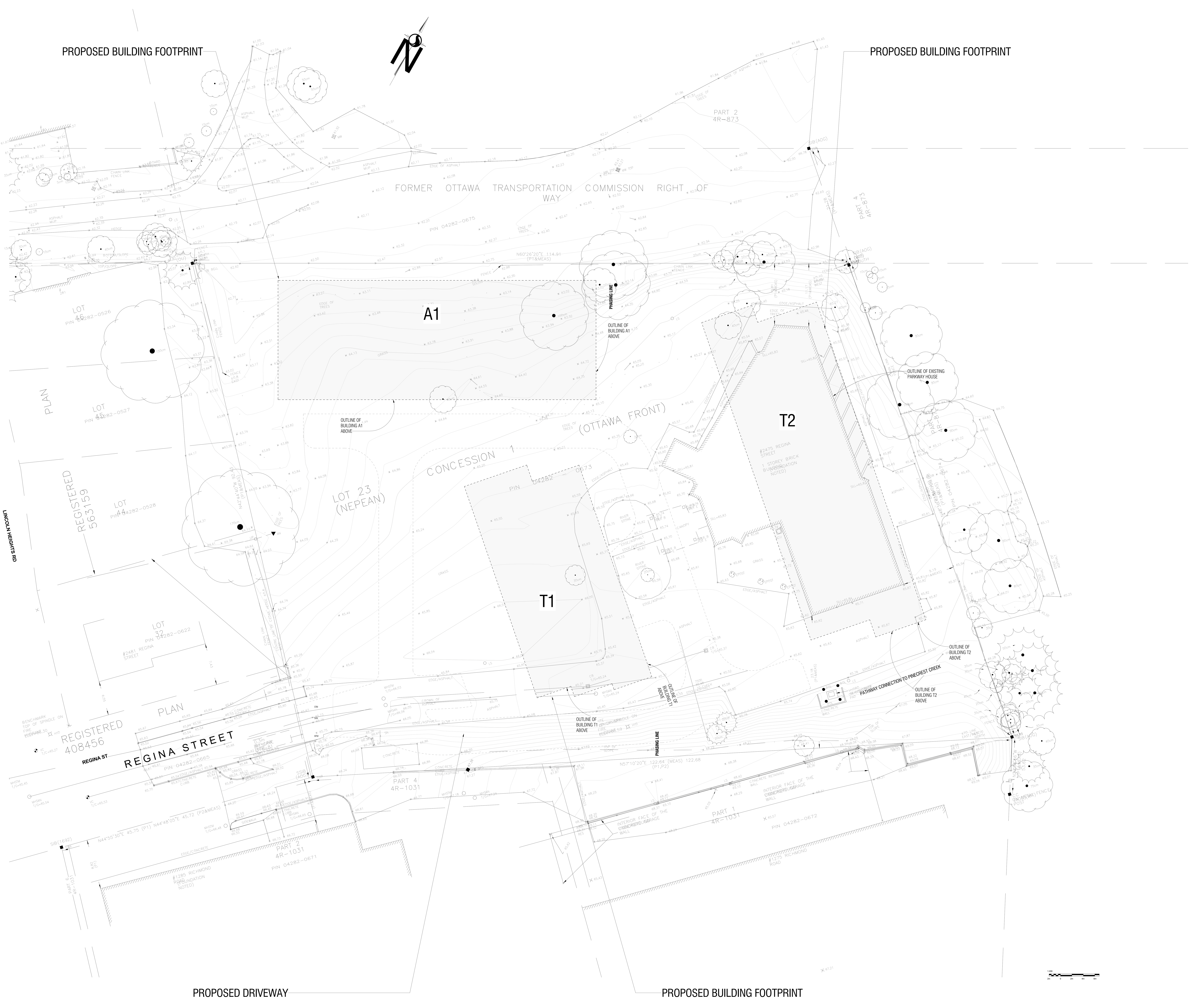
OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19287

SITE PLAN PHASE I
As indicated

A011

Autodesk Docs://211005-Ottawa Parkway-R24/211005-ARCH-R24-T1 Building-R24.rvt
6/9/2025 5:19:25 PM



diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
DONALD R. M. SCHMITT
LICENCE
3170
May 30, 2025
Project # 211005 - Ottawa Parkway
Permit and Site Plan Re-Submission

Issued

No.	Date	Description
6	24-11-22	Issued for Site Plan Control
7	24-12-16	Issued for Permit Phase 2
8	25-02-05	Issued for 30% CD
9	25-02-12	Issued for SPC Resubmission
10	25-04-16	Issued for 60% CD
11	25-05-30	Issued for SPC Resubmission

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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

SITE SURVEY
1 : 200

A015

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5/30/2025 10:20:20 AM

Issued

No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control
7	24-12-16	Issued for Permit Phase 2
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GENERAL NOTES - PLANS:

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6. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
7. AIl AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B
8. REFER TO A150 SERIES FOR ENLARGED PLANS.
9. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

PARKING SUMMARY

ALL PARKING STALLS ARE 2.6M X 5.2M (PER BY-LAW 2021-218)UNLESS OTHERWISE NOTED
ACCESIBLE PARKING STALLS ARE **TYPE A** 3.4M X 5.2M, AND **TYPE B** 2.4M X 5.2M

P02 - PHASE I: 50 SPACES
PHASE II:64 SPACES

P01 - PHASE I: 32 SPACES
PHASE II: 46 SPACES

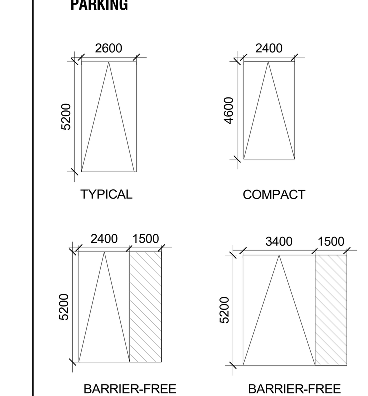
L01 - 21 SPACES

PHASE I: 105
PHASE II: 110
TOTAL: 215 SPACES

ALL BICYCLE PARKING RACKS ARE STACKED 1.85M X 0.46M

PHASE I: 286
PHASE II: 314
TOTAL: 600 LONG-TERM BICYCLE PARKING SPACES

PARKING



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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

1:200
2m 0 2m 4m 6m

LEVEL P2 FLOOR PLAN
1 : 200

A098

diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
May 30, 2025
Project # 211005 - Ottawa Parkway
Permit and Site Plan Re-Submission
DONALD R. M. SCHMITT
LICENCE
3170

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diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS

DONALD R. M. SCHMITT
LICENCE
3170

Issued

No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
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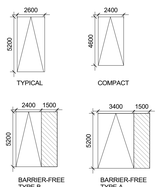
PHASE II: 314
TOTAL: 600 LONG-TERM BICYCLE PARKING SPACES

PARKING



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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6K3
211005

D07-12-24-0161
PLAN # 19267

LEVEL P1 FLOOR PLAN
1 : 200

A099

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5/30/2025 10:20:23 AM

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6/9/2025 5:23:28 PM

1:200

2m 0 2m 4m 6m

diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
May 30, 2025
Project # 211005 - Ottawa Parkway
Permit and Site Plan Re-Submission
DONALD R. M. SCHMITT
LICENCE
3170

Issued

No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
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9	25-02-12	Issued for SPC Resubmission
10	25-04-16	Issued for 60% CD
11	25-05-30	Issued for SPC Resubmission
12	25-05-30	Issued for Building Permit

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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

LEVEL 1 FLOOR PLAN
1 : 200

A101

diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
DONALD R. M. SCHMITT
LICENCE
3170

Issued

No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control
7	24-12-16	Issued for Permit Phase 2
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7. All AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F148
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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

LEVEL 2 FLOOR PLAN
1 : 200

A102

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ONTARIO ASSOCIATION OF ARCHITECTS

DONALD R. M. SCHMITT
LICENCE
3170

Issued

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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

LEVEL 3 FLOOR PLAN
1 : 200

A103

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5/30/2025 10:20:39 AM

1 / A104 **LEVEL 04**
1 : 200

Autodesk Docs://211005-Ottawa Parkway-ASC/211005-ARCH-R25R-T1 Building-R25R.rvt

5/30/2025 10:20:32 AM

diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
DONALD R. M. SCHMITT
LICENCE
3170

Issued

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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

LEVEL 4 FLOOR PLAN
1 : 200

A104

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ONTARIO ASSOCIATION OF ARCHITECTS
May 30, 2025
Project # 211005 - Ottawa Parkway
Permit and Site Plan Re-Submission
DONALD R. M. SCHMITT
LICENCE
3170

Issued

No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control
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9	25-02-12	Issued for SPC Resubmission
10	25-04-16	Issued for 60% CD
11	25-05-30	Issued for SPC Resubmission

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D07-12-24-0161
PLAN # 19267

LEVEL 5 FLOOR PLAN
1 : 200

A105

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DONALD R. M. SCHMITT
LICENCE
3170

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2475 Regina St Ottawa, ON K2B 6X3
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D07-12-24-0161
PLAN # 19267

LEVEL 6 FLOOR PLAN
1 : 200

A106

1 / A107 LEVEL 07
1 : 200

1:200
2m 0 2m 4m 6m

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Permit and Site Plan Re-Submission
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LICENCE
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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

LEVEL 7 FLOOR PLAN
1 : 200

A107

1 / A108 **LEVEL 08**
1 : 200

Issued

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OTTAWA PARKWAY
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211005

D07-12-24-0161
PLAN # 19267

LEVEL 8/ A1 MPH FLOOR PLAN
1 : 200

A108

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1 A109 LEVEL 09
1 : 200

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ONTARIO ASSOCIATION OF ARCHITECTS
May 30, 2025
Project # 211005 - Ottawa Parkway
Permit and Site Plan Re-Submission
DONALD R. M. SCHMITT
LICENCE
3170

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1:200
2m 0 2m 4m 6m

OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

LEVEL 9 FLOOR PLAN
1 : 200

A109

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LEVEL 10

1 : 200

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May 30, 2025
Project # 211005 - Ottawa Parkway
Permit and Site Plan Re-Submission
DONALD R. M. SCHMITT
LICENCE
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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

LEVEL 10-16 TYP. FLOOR PLAN
1 : 200

A110

1 A111 **T1 - L MPH**
1 : 200

1:200
2m 0 2m 4m 6m

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OTTAWA PARKWAY
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211005

D07-12-24-0161
PLAN # 15267

LEVEL 17/ T1 MPH FLOOR PLAN
1 : 200

A111

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ONTARIO ASSOCIATION OF ARCHITECTS
DONALD R. M. SCHMITT
LICENCE
3170

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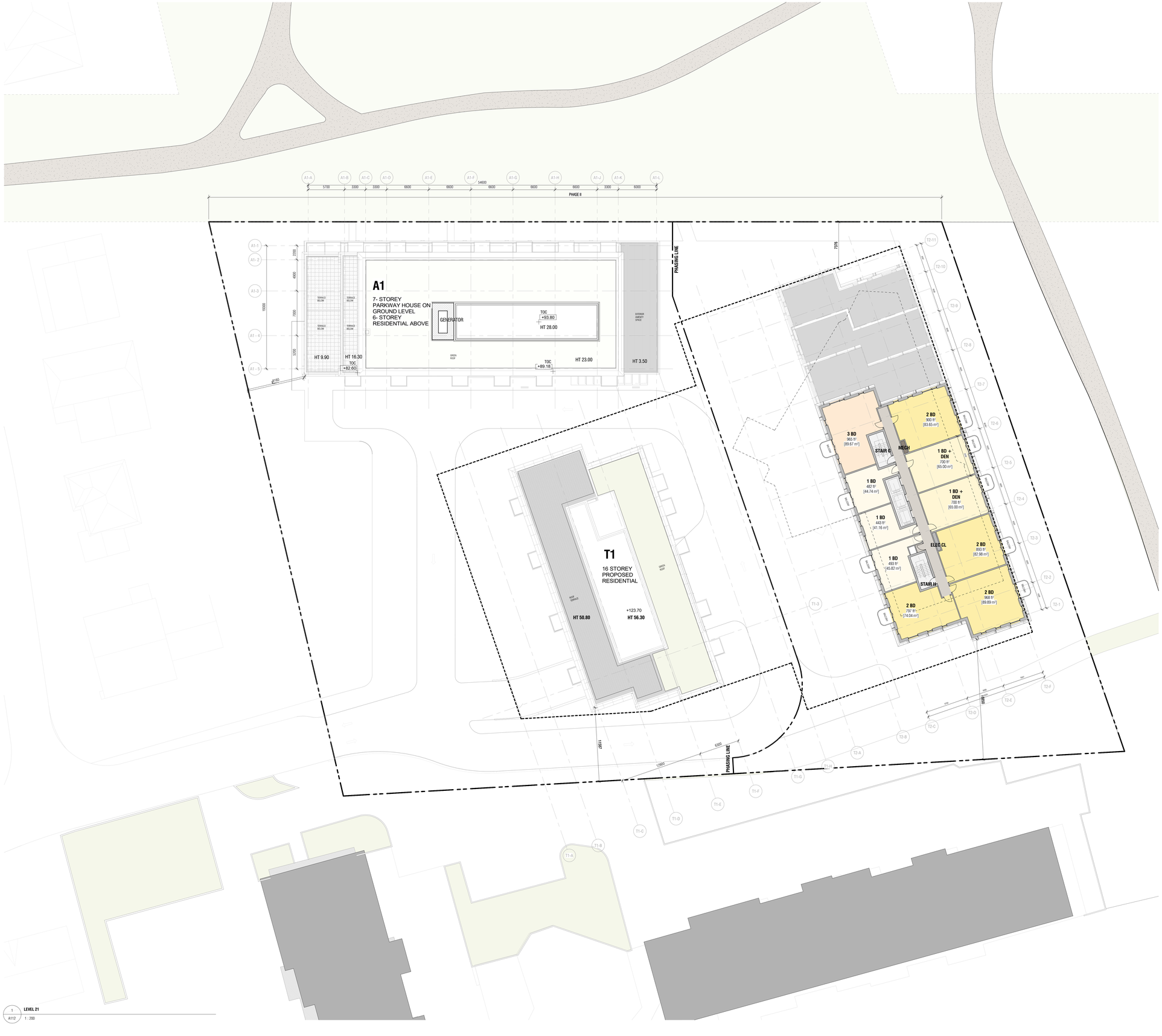

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OTTAWA PARKWAY
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D07-12-24-0161
PLAN # 19267

LEVEL 18-28 TYP. FLOOR PLAN
1 : 200

A112

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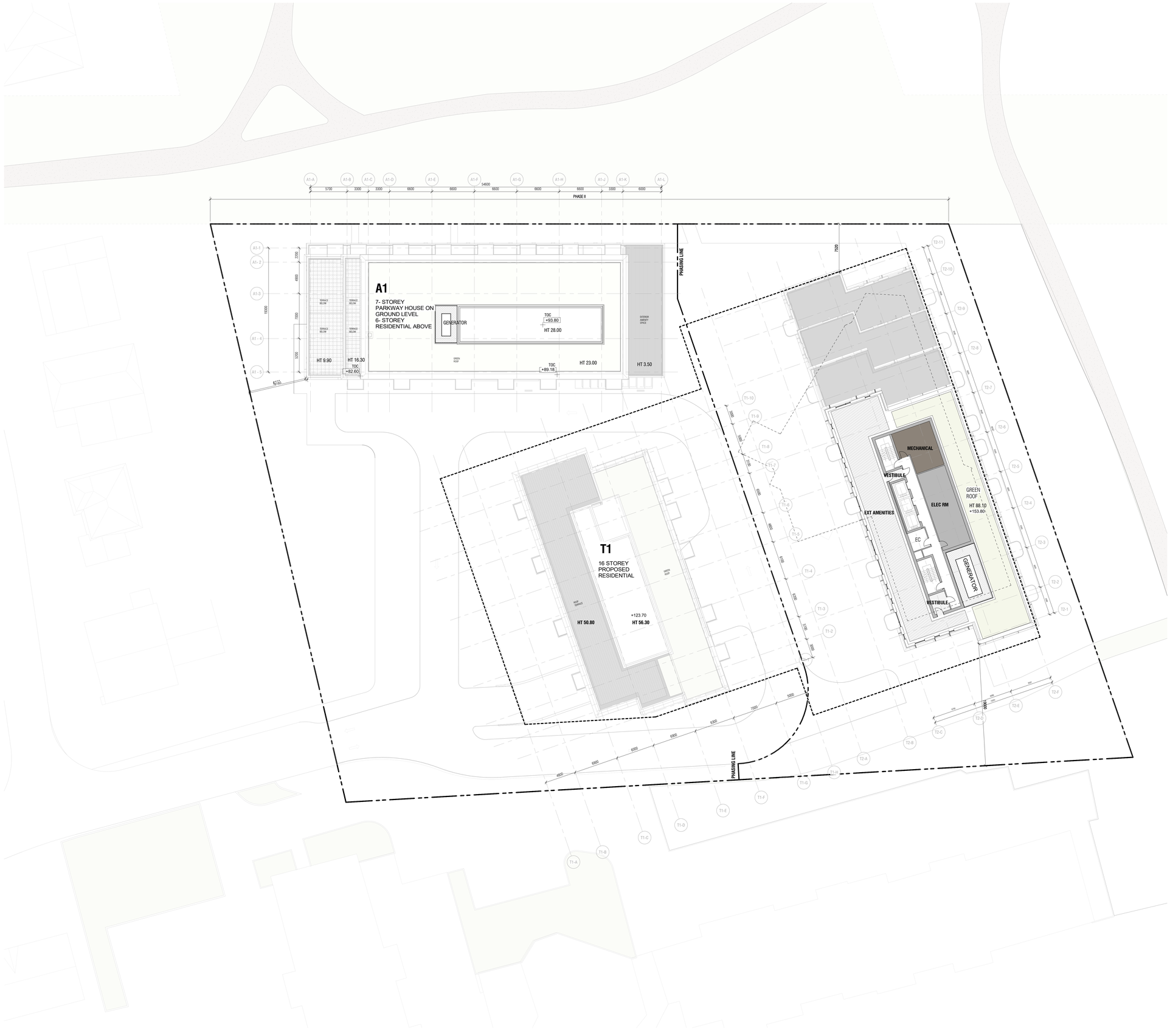

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3. AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
4. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
5. INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
6. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
7. ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B
8. REFER TO A150 SERIES FOR ENLARGED PLANS.
9. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

NOT FOR CONSTRUCTION

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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6K3
211005

D07-12-24-0161
PLAN # 19267

LEVEL T2 MPH FLOOR PLAN
1 : 200

A113

diamond schmitt

ASSOCIATION OF ONTARIO ARCHITECTS
DONALD R. M. SCHMITT
LICENCE
3170

Issued

No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control
7	24-12-16	Issued for Permit Phase 2
8	25-02-05	Issued for 30% CD
9	25-02-12	Issued for SPC Resubmission
10	25-04-16	Issued for 60% CD
11	25-05-30	Issued for SPC Resubmission
12	25-05-30	Issued for Building Permit

GENERAL NOTES - PLANS:

1. REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
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211005

D07-12-24-0161
PLAN # 19267

ROOF PLAN
1 : 200

A114

Autodesk Docs://211005-Ottawa Parkway-RGX211005-ARCH-DSA-T1 Building-RGX.rvt
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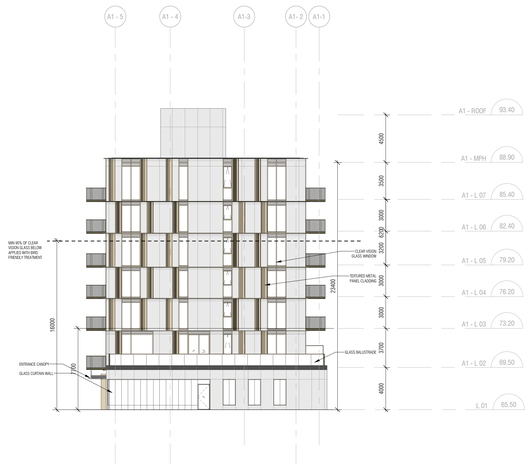
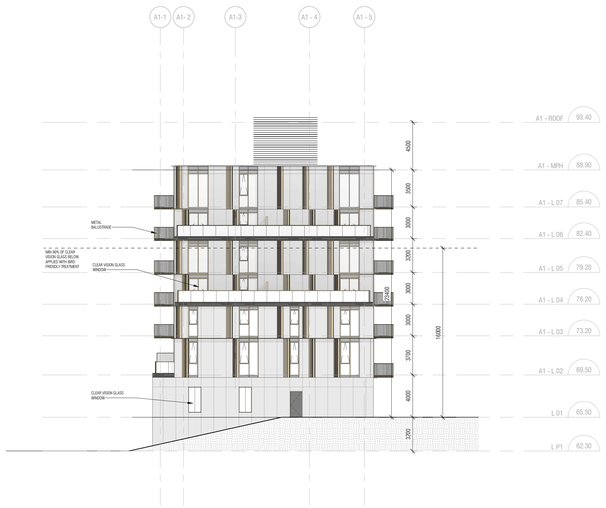


2 A301-A1 **PARKWAY HOUSEAST EAST ELEVATION**
1 : 200

1 A301-A1 **PARKWAY HOUSEAST SOUTH ELEVATION**
1 : 200



4 A301-A1 **PARKWAY HOUSEAST WEST ELEVATION**
1 : 200

3 A301-A1 **PARKWAY HOUSE NORTH ELEVATION**
1 : 200

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DONALD R. M. SCHMITT
LICENCE
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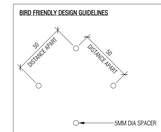
9	25-02-12	Issued for SPC Resubmission
10	25-04-15	Issued for 60% CD

BIRD FRIENDLY DESIGN GUIDELINES



NOTE: VISUAL MARKERS MUST BE DESIGNED WITH A MINIMUM DIAMETER OF 5MM AND MAXIMUM SPACING OF 50MM X 50MM

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OTTAWA PARKWAY
2475 Regina St, Ottawa, ON
211005

ELEVATIONS
As indicated

A301-A1

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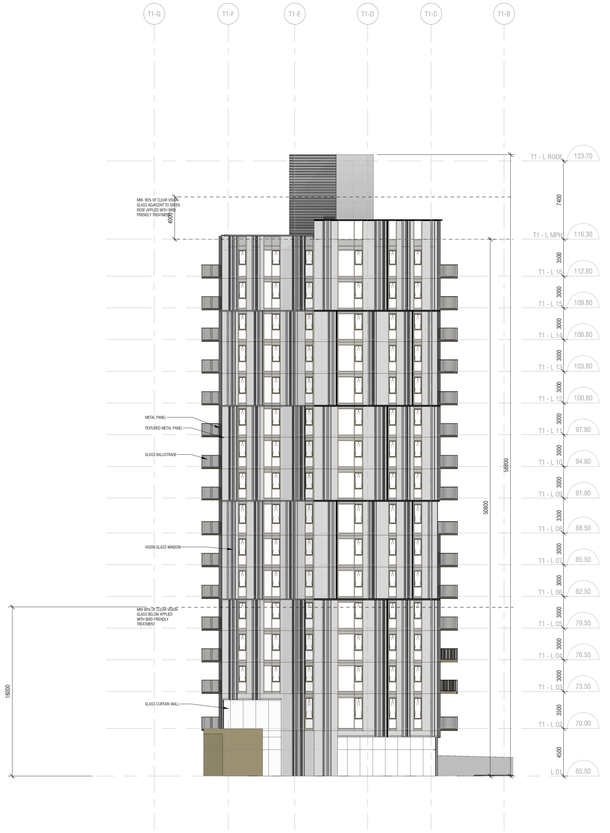
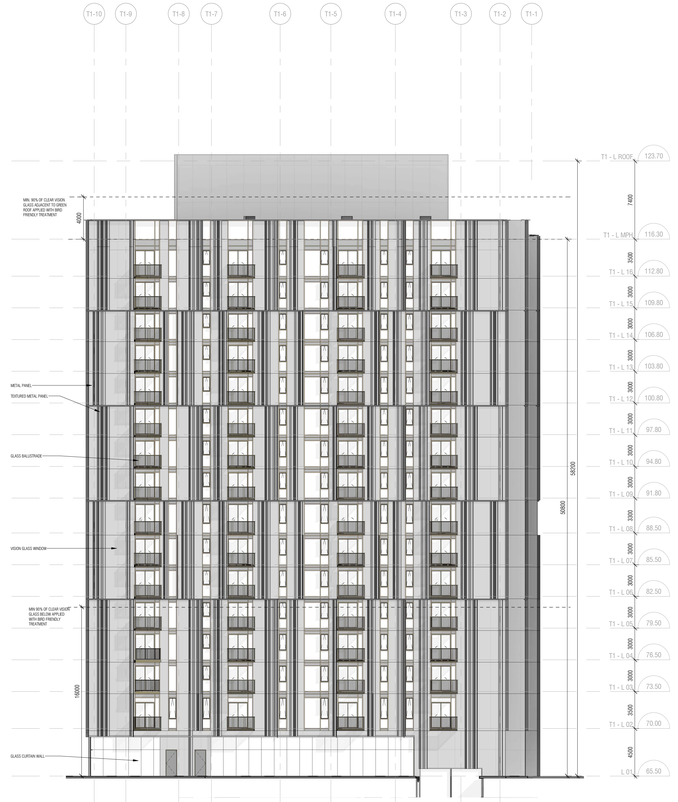
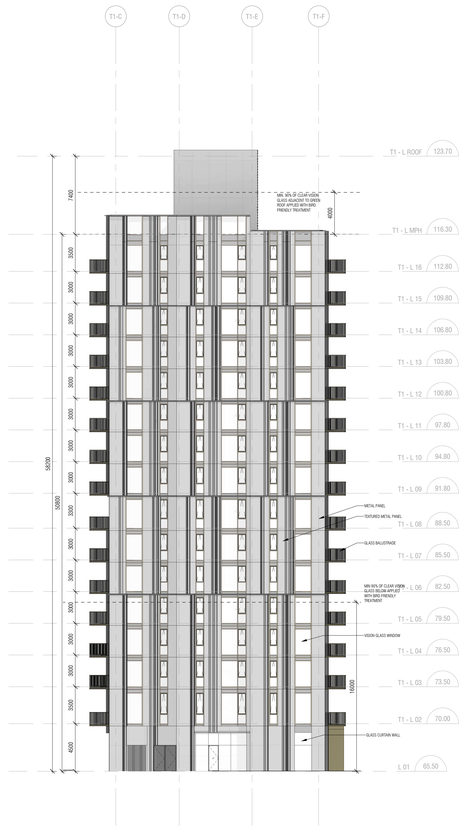


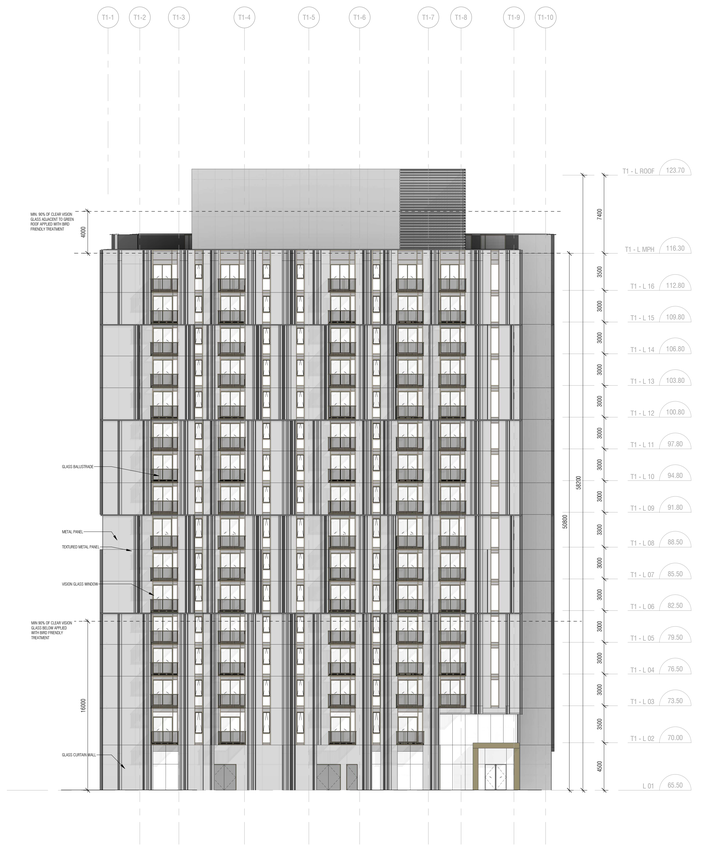
3 A302-T1 **WEST TOWER NORTH ELEVATION**
1 : 200



4 A302-T1 **WEST TOWER WEST ELEVATION**
1 : 200



2 A302-T1 **WEST TOWER SOUTH ELEVATION**
1 : 200



1 A302-T1 **WEST TOWER EAST ELEVATION**
1 : 200

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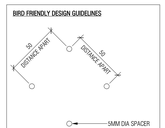
9	25-02-12	Issued for SPC Resubmission
10	25-04-16	Issued for 60% CD
11	25-05-30	Issued for SPC Resubmission

BIRD FRIENDLY DESIGN GUIDELINES



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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

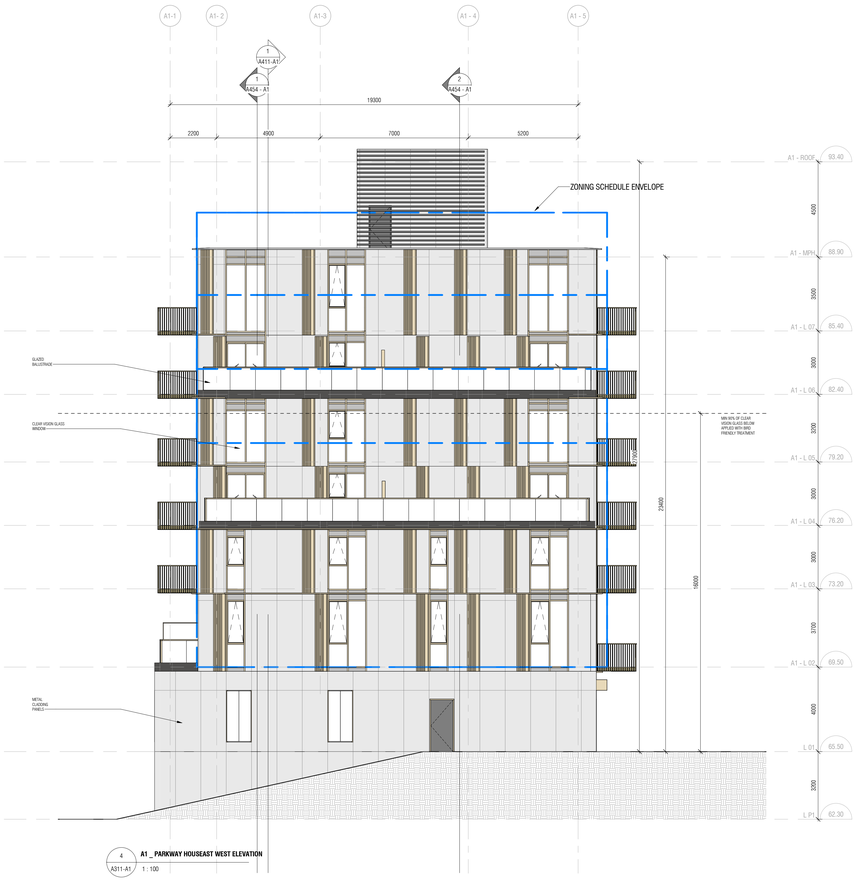
D07-12-24-0161
PLAN # 19267

ELEVATIONS
As indicated

A302-T1

Autodesk Docs://211005-Ottawa Parkway/R24/211005-ARCH-CDA-T1 Building-R24.rvt
5/30/2025 10:25:07 AM

3 A311-A1 **A1 _ PARKWAY HOUSE NORTH ELEVATION**
1 : 100



4 A311-A1 **A1 _ PARKWAY HOUSEEAST WEST ELEVATION**
1 : 100

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BIRD FRIENDLY DESIGN GUIDELINES

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OTTAWA PARKWAY
2475 Regina St, Ottawa, ON
211005

ELEVATIONS 1
As indicated

A311-A1

2 / A312-A1 **A1 _ PARKWAY HOUSEAST SOUTH ELEVATION**

1 : 100

1 / A312-A1 **A1 _PARKWAY HOUSEAST EAST ELEVATION**

1 : 100

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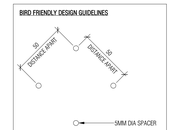

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OTTAWA PARKWAY
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211005

ELEVATIONS 2

As indicated

A312-A1

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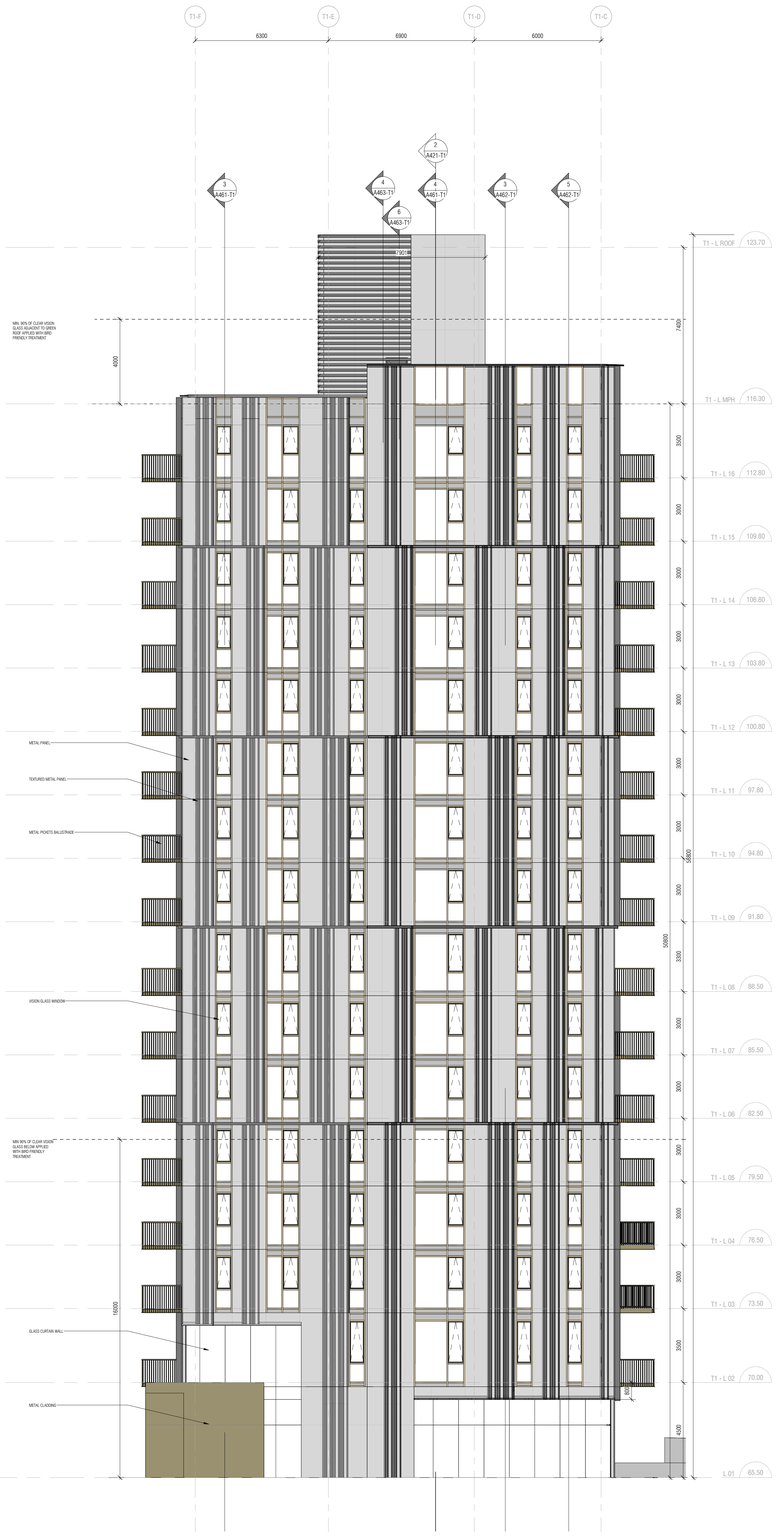

3 A321-T1 **T1 _ WEST TOWER NORTH ELEVATION**
1 : 100

4 A321-T1 **T1_ WEST TOWER WEST ELEVATION**
1 : 100

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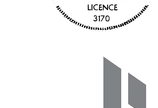
BIRD FRIENDLY DESIGN GUIDELINES



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OTTAWA PARKWAY
2475 Regina St Ottawa, ON K2B 6X3
211005

D07-12-24-0161
PLAN # 19267

ELEVATIONS 1
As indicated

A321-T1

Autodesk Docs://211005-Ottawa Parkway-R24/211005-ARCH-DSA-T1 Building-R24.rvt
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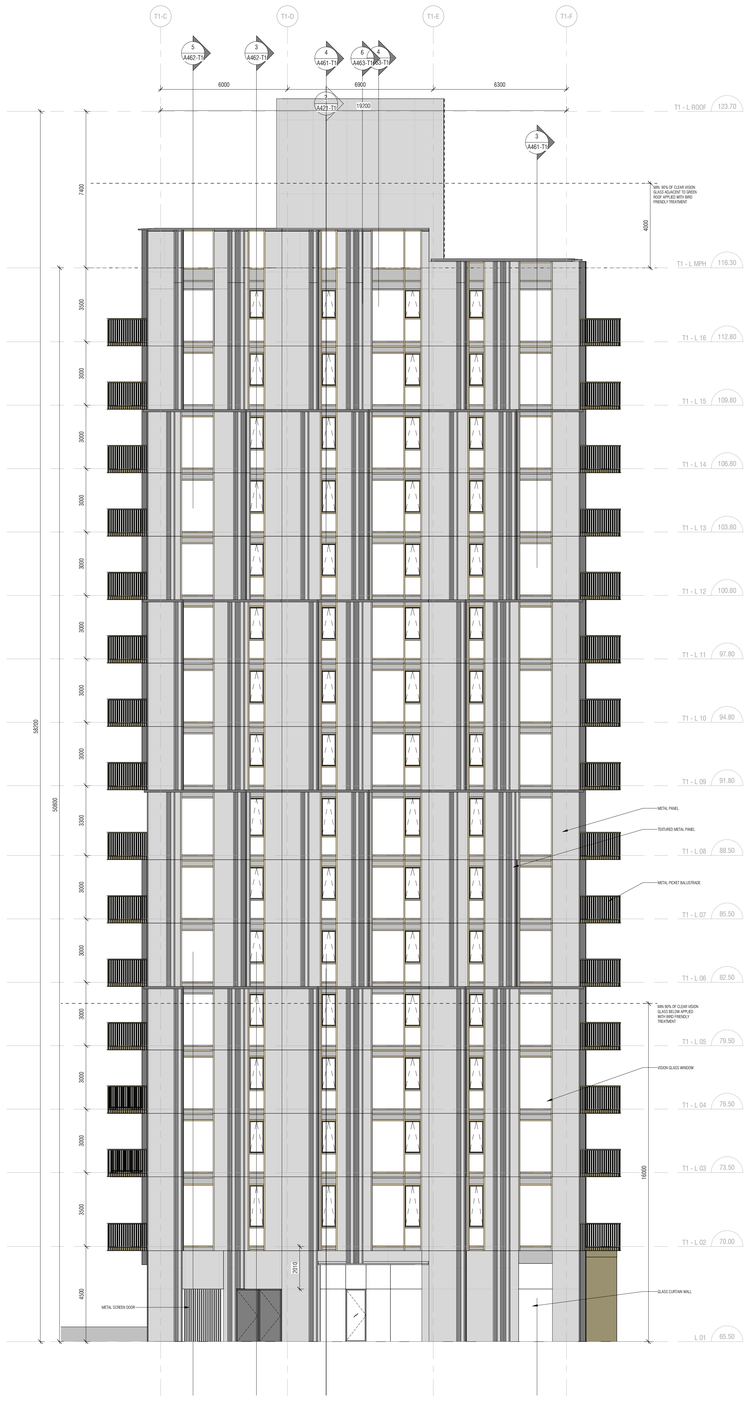
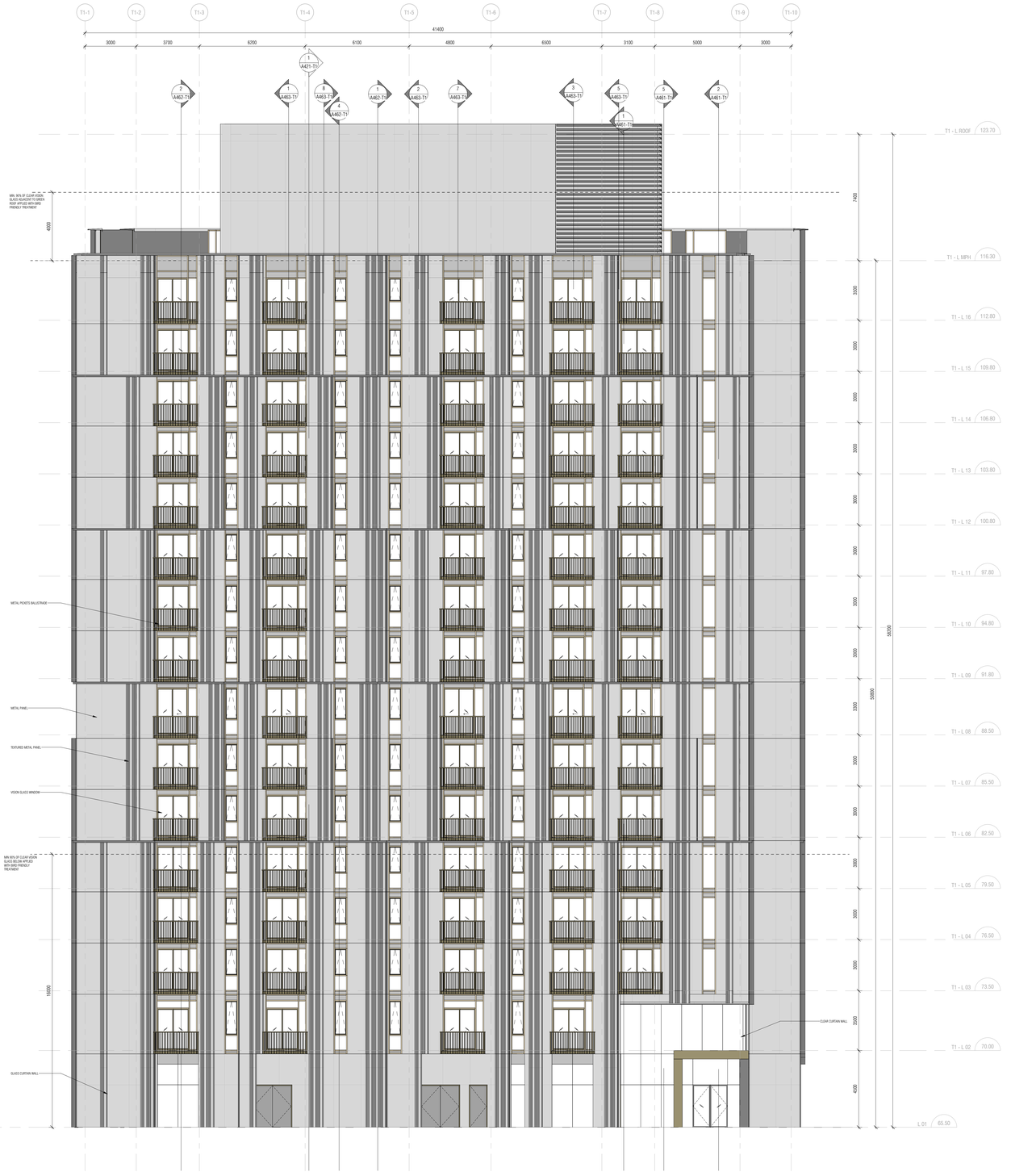


2 A322-T1 **T1 _ WEST TOWER SOUTH ELEVATION**
1 : 100



1 A322-T1 **T1 _ WEST TOWER EAST ELEVATION**
1 : 100

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ONTARIO ASSOCIATION OF ARCHITECTS
DONALD R. M. SCHMITT
LICENCE
3170

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211005

D07-12-24-0161
PLAN # 19267

ELEVATIONS 2
As indicated

A322-T1

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