

# OCH - GEYSER PLACE

2025-07-28 | ISSUED FOR SPCA REVIEW R1

TOWER & TOWNHOUSES



DRAWING LIST - TOWER		
NO.	SHEET NAME	REVISION
A000	TITLE	F
A100	SITE PLAN	F
A300	SOUTHWEST ELEVATION	G
A301	EAST ELEVATIONS	G
A302	SOUTHEAST & NORTHWEST ELEVATIONS	G
A303	NORTHEAST ELEVATION	G

DRAWING LIST - TOWNHOUSES		
NO.	SHEET NAME	REVISION
A300-TH	EXTERIOR ELEVATIONS	C



Lemay Michaud  
81, rue Metcalfe, bureau 510, Ottawa ON K1P 6K7

LANDSCAPE  
LASHLEY ASSOCIATES  
LANDSCAPE ARCHITECTS

MECHANICAL & ELECTRICAL  
GWAL  
DESIGN ENGINEERS

CIVIL  
egis

STRUCTURAL  
GRIFFITH & ASSOCIATES  
CONSULTANTS LTD. INC.

SECURITY  
attain

PASSIVE HOUSE / ENERGY MODELLING  
Thornorton  
Tomasetti

footprint

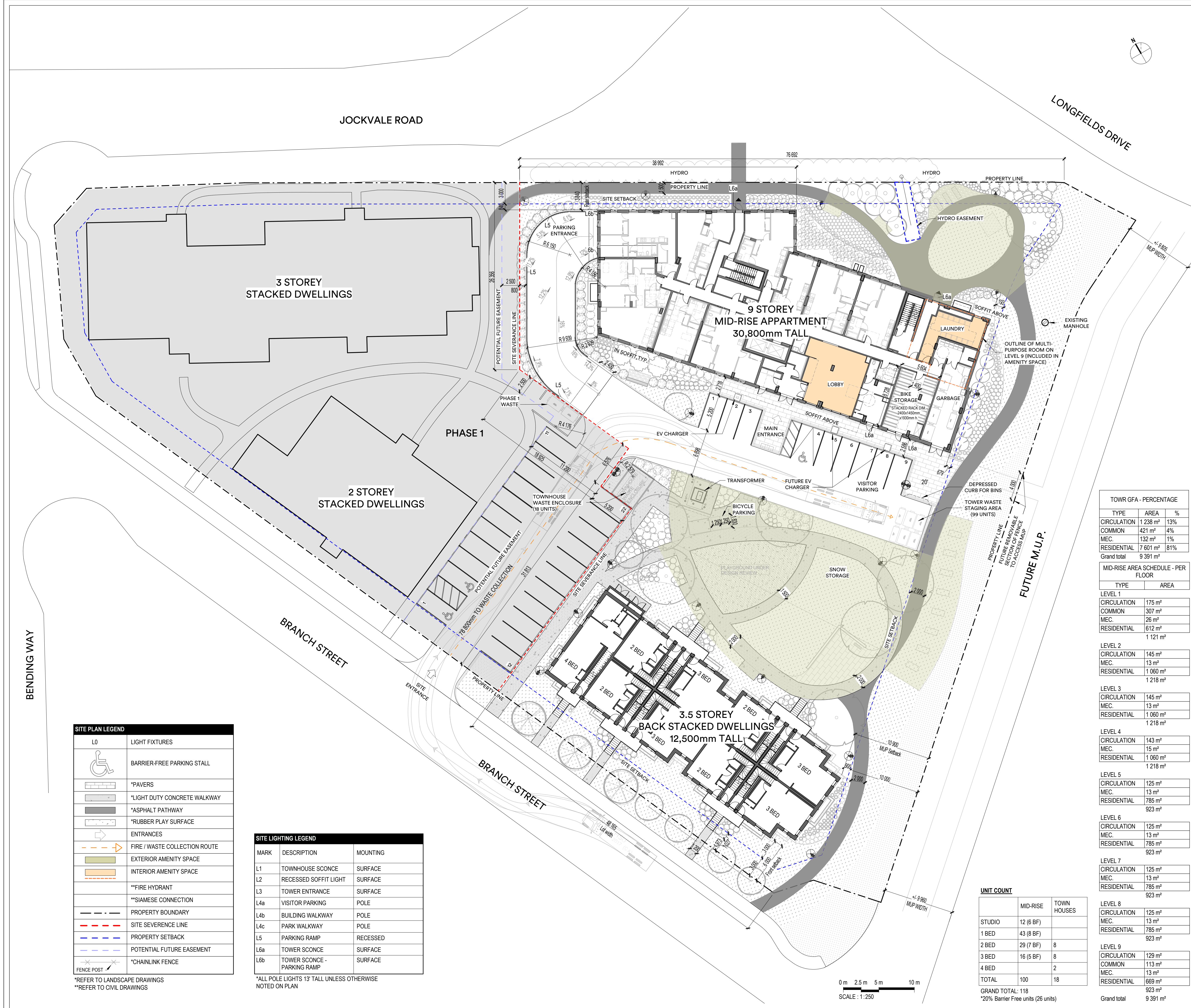
ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
JUDITH PARKAS  
LICENCE  
9146

PROJECT  
OCH - GEYSER PLACE  
124724B  
3380 Jockvale Road,  
Ottawa, ON

2025-07-28 | ISSUED FOR SPCA REVIEW R1

NOT FOR  
CONSTRUCTION  
DESIGN INTENT  
ONLY





CONSTRUCTION NOTES

GENERAL NOTES - SITE PLAN

A. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY \_\_ PREPARED BY CIVIL ENGINEER, EGIS.

B. SERVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL SERVICES, GRADING, TREE LOCATIONS, AND STORM WATER MANAGEMENT

C. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION REGARDING PEDESTRIAN PAVING, TREES, PLANTED AREAS, STREET FURNITURE, WASTE MANAGEMENT ENCLOSURE, AND EXTERIOR BICYCLE PARKING.

D. REFER TO ELEC. DRAWINGS FOR LIGHTING SPECIFICATIONS AND EV CHARGER SPECIFICATIONS.

E. MAINTANANCE STAFF WILL MOVE THE ROLLING BINS FROM THE STORAGE AREA TO THE STAGING AREA.

ZONING COMPLIANCE TABLE & PROJECT INFORMATION

PROJECT: OCH - GEYSER PLACE

ADDRESS: 3380 JOCKVALE RD

ZONING: R4Z(2465)

PROPERTY IDENTIFICATION NUMBER: PART OF LOT 13, CONCESSION 2 (RIDEAU FRONT) PLAN 4R-34672

PROPERTY USE	REQUIRED	PROVIDED
PLANNED UNIT DEVELOPMENT: STACKED DWELLING	STACKED DWELLING ; MID-RISE APARTMENT	

LOT WIDTH	18 m	48.165 m
LOT AREA	1,400 m²	5,967 m²

PROPERTY SETBACKS

FRONT YARD MIN.	3 m	3 m
FRONT YARD MAX.	5 m	6 m
INTERIOR SIDE YARD	3 m	3 m
REAR YARD	3 m	3 m

TOTAL % LANDSCAPED AREA (30%)

30%	43.8%
-----	-------

% OF LANDSCAPING IN PARKING LOT

15	41%
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AMENITY AREA

ALL AMENITY SPACE PROVIDED IS COMMUNAL AND EXCEEDS 54 m²	6 m² / DWELLING	1141 m² EXT.
		193 m² INT.
	702 m² TOTAL	1334 m² TOTAL

GFA / FLOOR

MID-RISE APARTMENT

LEVEL 1	1 121 m²
LEVEL 2-4	1218 m² x 3 = 3 654 m²
LEVEL 5-9	923 m² x 5 = 4615 m²
	9 391 m² TOTAL GFA

STACKED TOWNHOMES

LEVEL 1-3	590 m² x 3
	1 770 m² TOTAL GFA

VEHICLE PARKING REQUIREMENTS

VISITOR

	8 STANDARD
	1 AODA TYPE A
	0.2 x 117 UNITS = 23.9
	9 TOTAL

RESIDENTIAL (4 E.V. STALLS IN INTERIOR PARKING LEVEL)

	1 AODA TYPE A
	4 COMPACT CAR
	16 STANDARD
	0.5 x 117 UNITS = 59
	21 TOTAL

TOTAL PARKING SPACES (INCL. BARRIER FREE)

83 GRAND TOTAL	30 GRAND TOTAL
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BIKE PARKING REQUIREMENTS

RESIDENTIAL

0.5 / DWELING UNIT	56 INDOOR
	6 EXTERIOR
0.5 x 117 UNITS = 59	59 TOTAL

WASTE COLLECTION

MID-RISE : 99 UNITS

GARBAGE	0.110 YARDS / UNIT = 11 YARDS	2 x 4 YARD BINS 1 x 3 YARD BIN
RECYCLING - FIBER	0.038 YARDS / UNIT (INCL. GLASS) = 4 YARDS	1 x 2 YARD BIN
RECYCLING - GLASS		1 x 2 YARD BIN
ORGANICS	360 L / 50 UNITS	2 x 360L BINS

TOWNHOUSES: 18 UNITS

GARBAGE	0.231 YARDS / UNIT = 4 YARDS	1 x 4 YARD BIN
RECYCLING - FIBER	360 L CART / 6 UNITS = 2 - 360L BINS	2 x 360L BINS
RECYCLING - GLASS	360 L CART / 6 UNITS = 2 - 360L BINS	2 x 360L BINS
ORGANICS	240 L / 50 UNITS = 1 - 240L BIN	1 x 240L BINS

WASTE COLLECTION AREAS

MID-RISE APARTMENT

GARBAGE ROOM : 46 m²	WASTE COLLECTION AREA : 27.8 m²
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TOWNHOMES

EXTERIOR ENCLOSED WASTE COLLECTION ONLY	WASTE ENCLOSURE : 19.7 m²
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81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

PROJECT: OCH - GEYSER PLACE

3380 Jockvale Road, Ottawa, ON

CLIENT: OTTAWA COMMUNITY HOUSING

39 Auriga Drive Ottawa, ON K2E 7Y8

CONSULTANTS: STRUCTURAL: CUNLIFFE & ASSOCIATES CIVIL: @egis

MECHANICAL & ELECTRICAL: GWAL LANDSCAPE: LASHLEY+ASSOCIATES

PASSIVE HOUSE / ENERGY MODELLING: ThorntonTomasetti footprint

SECURITY: attain

NOTES: The contractor must verify all dimensions and communicate any discrepancies with the architect before carrying out the work.

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STAMP: ONTARIO ASSOCIATION OF ARCHITECTS NOT FOR CONSTRUCTION DESIGN INTENT ONLY JUDITH FARKAS LICENCE 9146

TEAM: DRAWN BY: SF VERIFIED BY: AS APPROVED BY: JF

PRINTS/REVISIONS: NO. DATE DESCRIPTION

A	2025-02-20	ISSUED FOR COORDINATION
B	2025-03-21	ISSUED FOR 50% DD COORDINATION
C	2025-05-01	ISSUED FOR SPCA REVIEW
D	2025-05-02	ISSUED FOR DD REPORT
E	2025-07-11	ISSUED FOR 65% REVIEW
F	2025-07-23	ISSUED FOR SPCA REVIEW R1

KEY PLAN:

DISCIPLINE: ARCHITECTURE

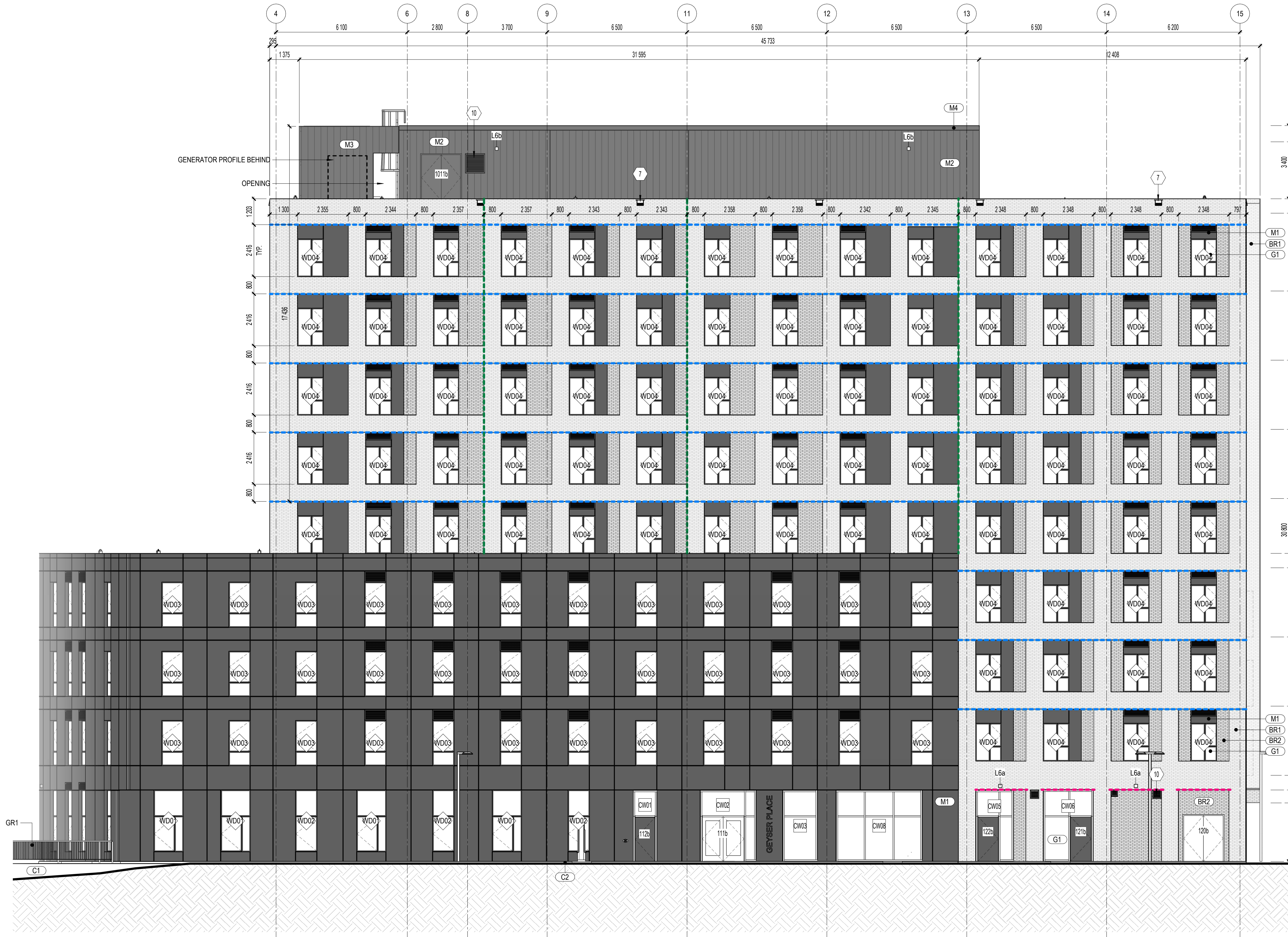
DRAWING: SITE PLAN

SCALE: 250

PROJECT: 124724B

PAGE: A100





- GENERAL NOTES**
- A. REFER TO CONSTRUCTION PLANS FOR ALL EXTERIOR WALL TYPES AND TO A010 FOR WALL ASSEMBLY COMPOSITIONS.
  - B. PRIORITIZE THE ALIGNMENT OF CLADDING ELEMENTS WITH THE LATERAL FRAMING OF WINDOWS AND DOORS. REFER TO THE CLADDING MODULATION ON THE ELEVATIONS.
  - C. REFER TO CONSTRUCTION PLANS AND DOOR / FRAME SCHEDULE ON A012 / A013 FOR TYPES AND SIZES OF DOORS AND WINDOWS.
  - D. REFER TO SITE PLAN & CIVIL ENGINEERING DRAWINGS FOR EXTERIOR GRADE LEVELS.
  - E. ALL STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS ARE SHOWN FOR REFERENCE AND EASE OF COORDINATION PURPOSES ONLY. REFER TO ENGINEERING DRAWINGS.

- CONSTRUCTION NOTES**
- 7 ROOF SCUPPER OPENING OF 300mmx300mm. SEE ARCHITECTURAL DETAIL AND MECHANICAL DRAWINGS
  - 10 REFER TO MECHANICAL DRAWINGS FOR LOUVERS SIZE. ALL LOUVERS MUST BE PAINTED TO MATCH THE CLADDING ON WHICH THEY ARE INSTALLED. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

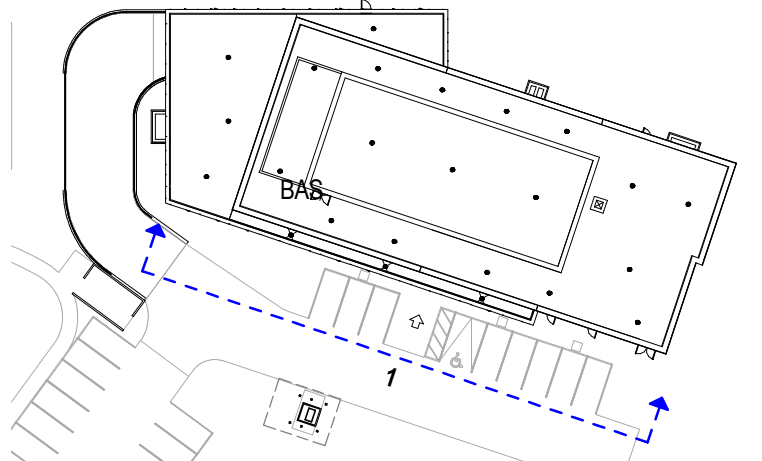
- EXTERIOR FINISH LEGEND:**
- (BR1) BRICK, MODULAR - WARM LIGHT GREY. SEE SPEC MORTAR COLOR - TO BE CONFIRMED BY ARCHITECT INSTALLATION - RUNNING BOND
  - (BR2) BRICK, MODULAR - WARM MEDIUM GREY. SEE SPEC MORTAR COLOR - TO BE CONFIRMED BY ARCHITECT INSTALLATION - RUNNING BOND
  - (M1) ALUMINIUM PANEL - CHARCOAL RAL 7022. SEE SPEC
  - (M2) STEEL PANEL - CHARCOAL RAL 7022. SEE SPEC
  - (M3) STEEL PRIVACY SCREEN - CHARCOAL RAL 7022. SEE SPEC
  - (M4) PAINTED METAL - CHARCOAL RAL 7022
  - (C1) CONCRETE FOUNDATION WALL
  - (C2) ACRYLIC STUCCO - CONCRETE GREY
  - (G1) TRIPLE GLAZED THERMAL CLEAR GLASS, FIBERGLASS CHARCOAL FRAME

- GUARDRAIL LEGEND:**
- GR1a GALVANIZED STEEL GUARDRAIL - CLASSIC MODEL COLOR: GALVANIZED

- FACADE ELEMENTS LEGEND:**
- STRUCTURAL LINTEL. SEE STRUCTURE DRAWINGS + HORIZONTAL CONTROL JOINTS (ST) + FIRE SEPARATION
  - FREE LINTEL + FIRE SEPARATION (FLT)
  - VERTICAL CONTROL JOINTS (CJ)

SITE LIGHTING LEGEND		
MARK	DESCRIPTION	MOUNTING
L1	TOWNHOUSE SCONCE	SURFACE
L2	RECESSED SOFFIT LIGHT	SURFACE
L3	TOWER ENTRANCE	SURFACE
L4a	VISITOR PARKING	POLE
L4b	BUILDING WALKWAY	POLE
L4c	PARK WALKWAY	POLE
L5	PARKING RAMP	RECESSED
L6a	TOWER SCONCE	SURFACE
L6b	TOWER SCONCE - PARKING RAMP	SURFACE

\*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN



KEY PLAN - SOUTHWEST ELEVATION  
SCALE: 1:750

1  
A101  
EXTERIOR ELEVATION  
SOUTHWEST ELEVATION  
SCALE: 1:100



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Ottawa, ON

**CLIENT** OTTAWA COMMUNITY HOUSING  
39 Auriga Drive  
Ottawa, ON  
K2E 7Y8

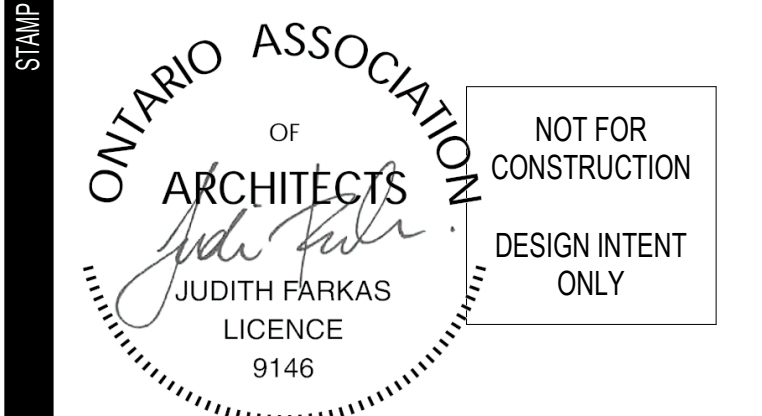
**CONSULTANTS** STRUCTURAL CIVIL  
CUNLIFFE & ASSOCIATES egis

MECHANICAL & ELECTRICAL LANDSCAPE  
GVAL LASHLEY+ASSOCIATES

PASSIVE HOUSE / ENERGY MODELLING  
Thornton Tomasetti footprint

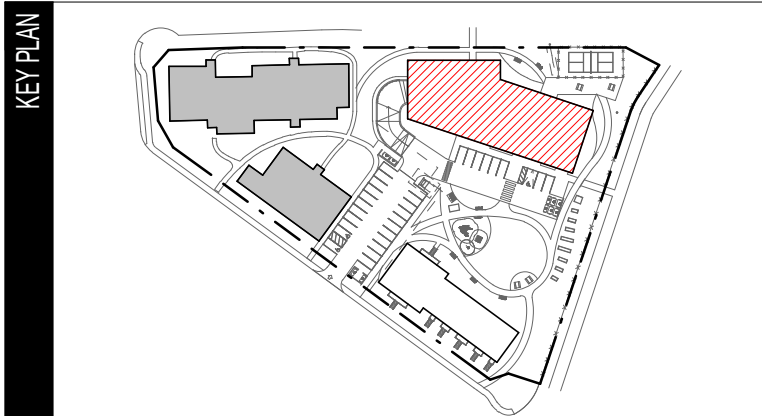
SECURITY  
attain

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TEAM	DRAWN BY	VERIFIED BY	APPROVED BY
	Auteur	Vérificateur	Approbateur

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	G	2025-07-28	ISSUED FOR SPCA REVIEW R1



**DISCIPLINE** ARCHITECTURE

**DRAWING** SOUTHWEST ELEVATION  
SCALE: 100

**PROJECT** 124724B  
**PAGE** A300





LemayMichaud

81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

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Ottawa, ON

CLIENT: OTTAWA COMMUNITY HOUSING

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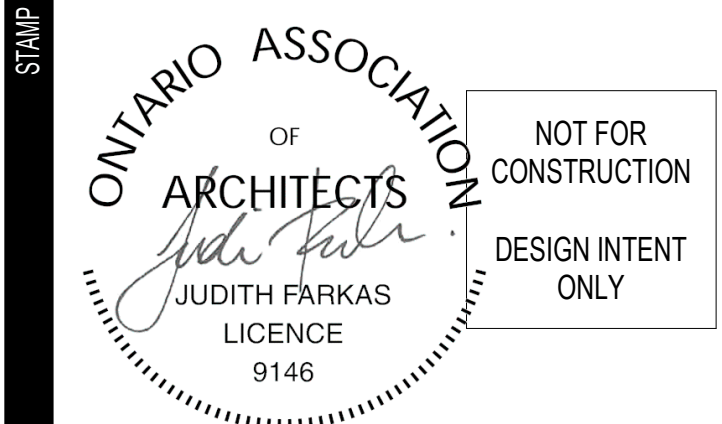
PASSIVE HOUSE / ENERGY MODELLING

Thornton  
Tomasetti  
footprint

SECURITY

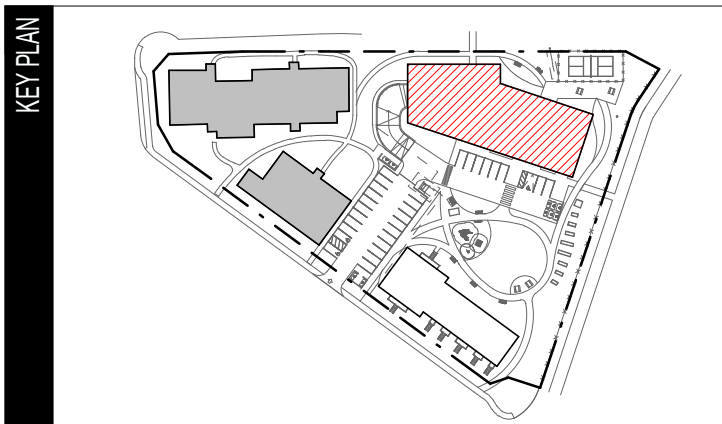
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DISCIPLINE: ARCHITECTURE

DRAWING: EAST ELEVATIONS  
SCALE:

PROJECT: 124724B  
PAGE: A301

- GENERAL NOTES**
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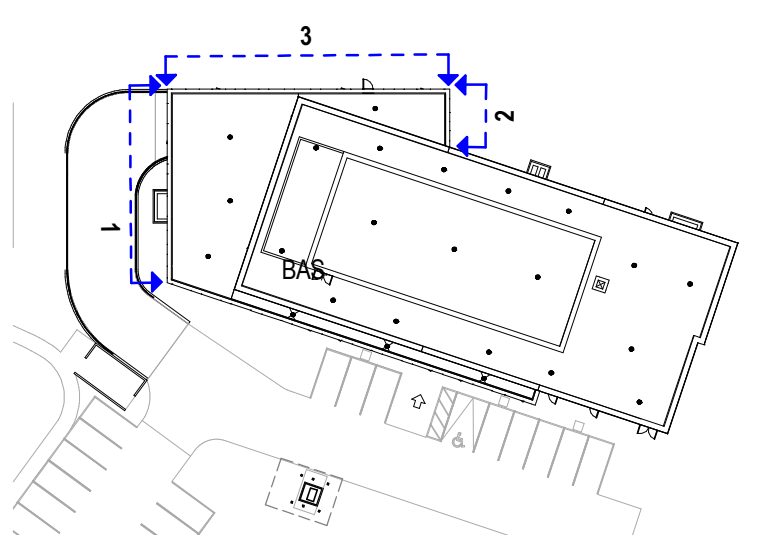
CONSTRUCTION NOTES	
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11	GRADE LINE AT GARAGE DOOR. REFER TO CIVIL PLANS FOR GRADING.

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- (BR1) BRICK, MODULAR - WARM LIGHT GREY. SEE SPEC MORTAR COLOR - TO BE CONFIRMED BY ARCHITECT INSTALLATION - RUNNING BOND
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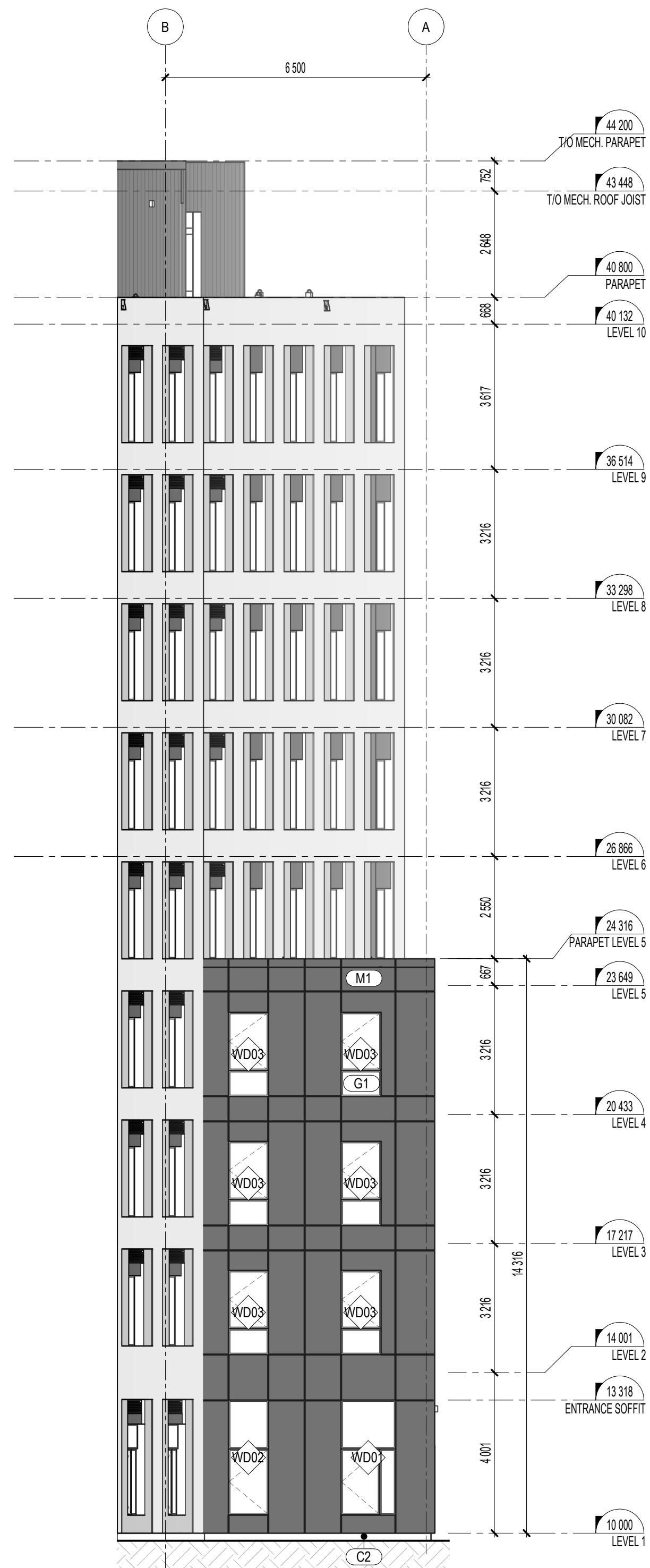
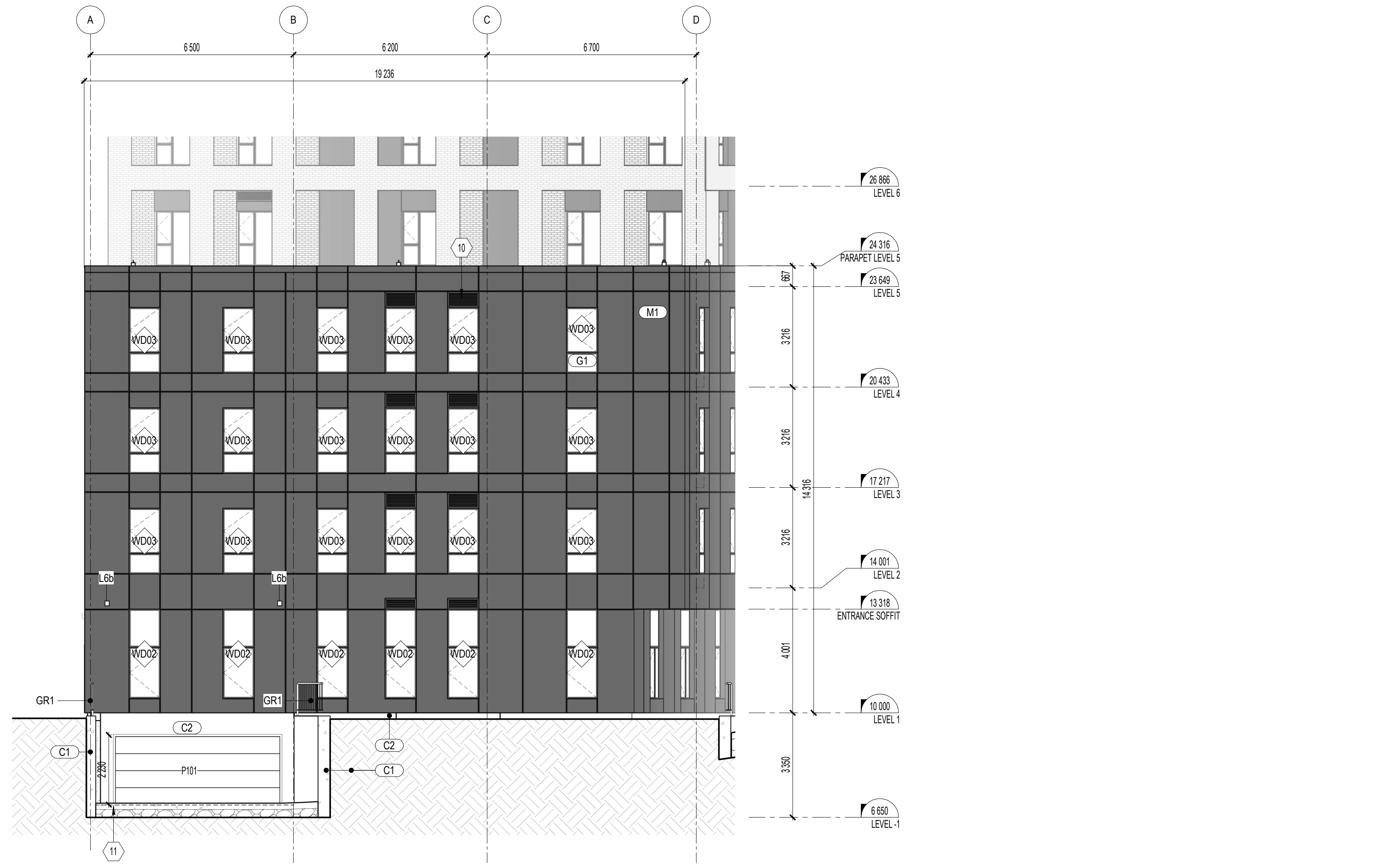
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- GR1a GALVANIZED STEEL GUARDRAIL - CLASSIC MODEL  
COLOR: GALVANIZED
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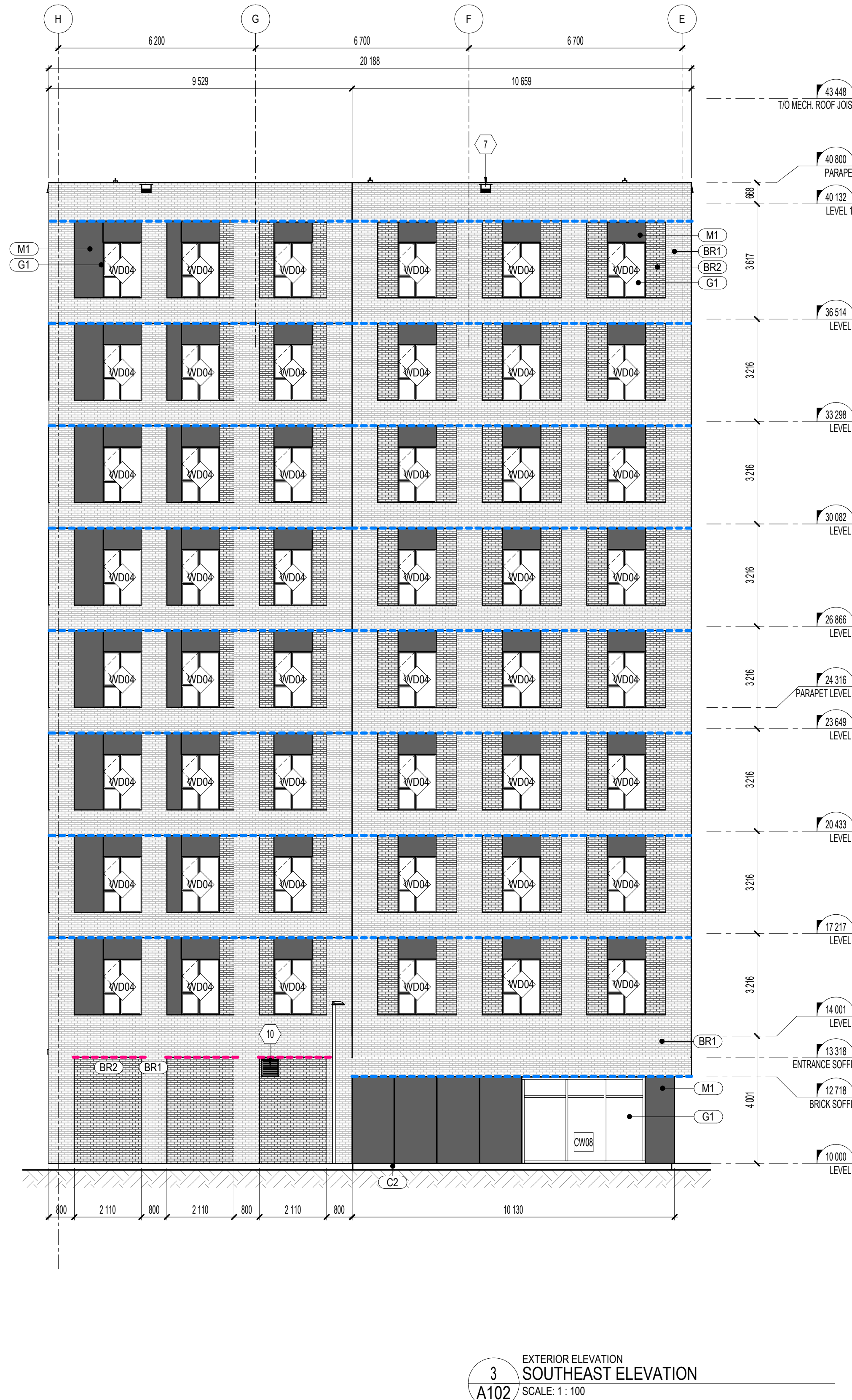
\*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN



KEY PLAN - ELEVATIONS  
SCALE: 1 : 750







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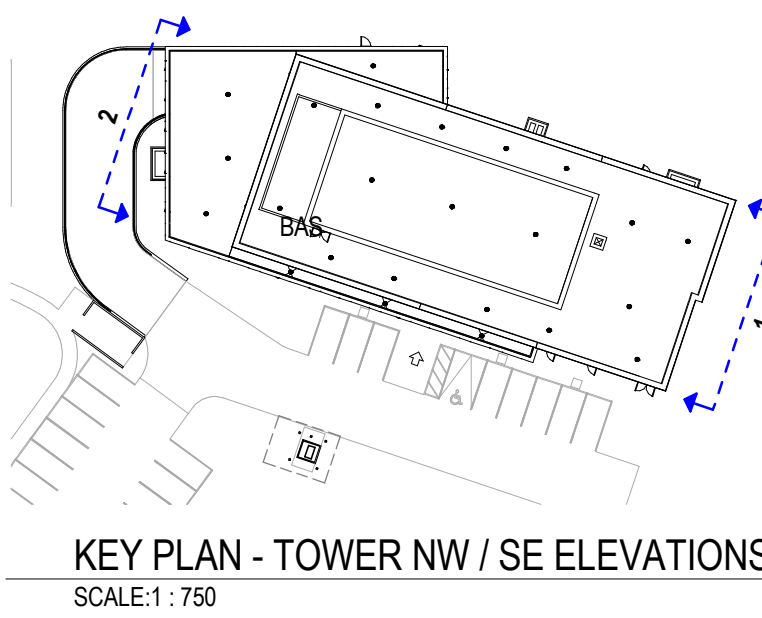
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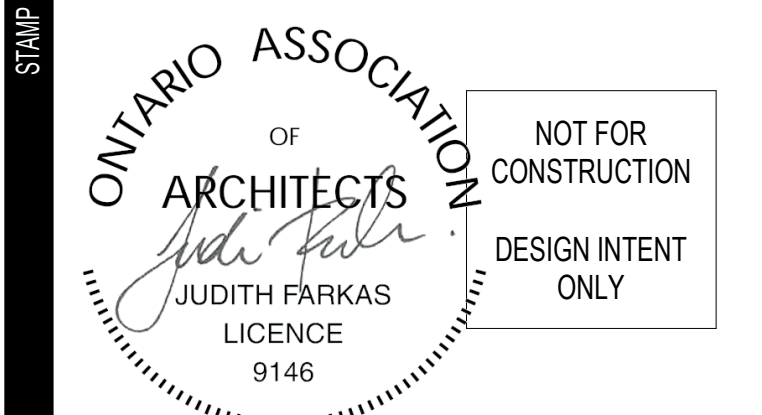
**CONSULTANTS** STRUCTURAL CIVIL  
CUNLIFFE & ASSOCIATES  
CONSULTING ENGINEERS & ARCHITECTS  
egis

**MECHANICAL & ELECTRICAL** LANDSCAPE  
GWAL  
LANDSCAPE ARCHITECTURE & DESIGN INC.

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Thornton Tomasetti  
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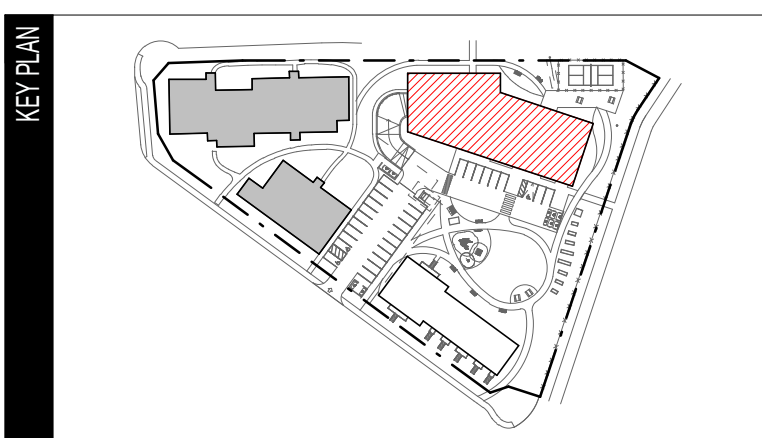
**SECURITY**  
attain

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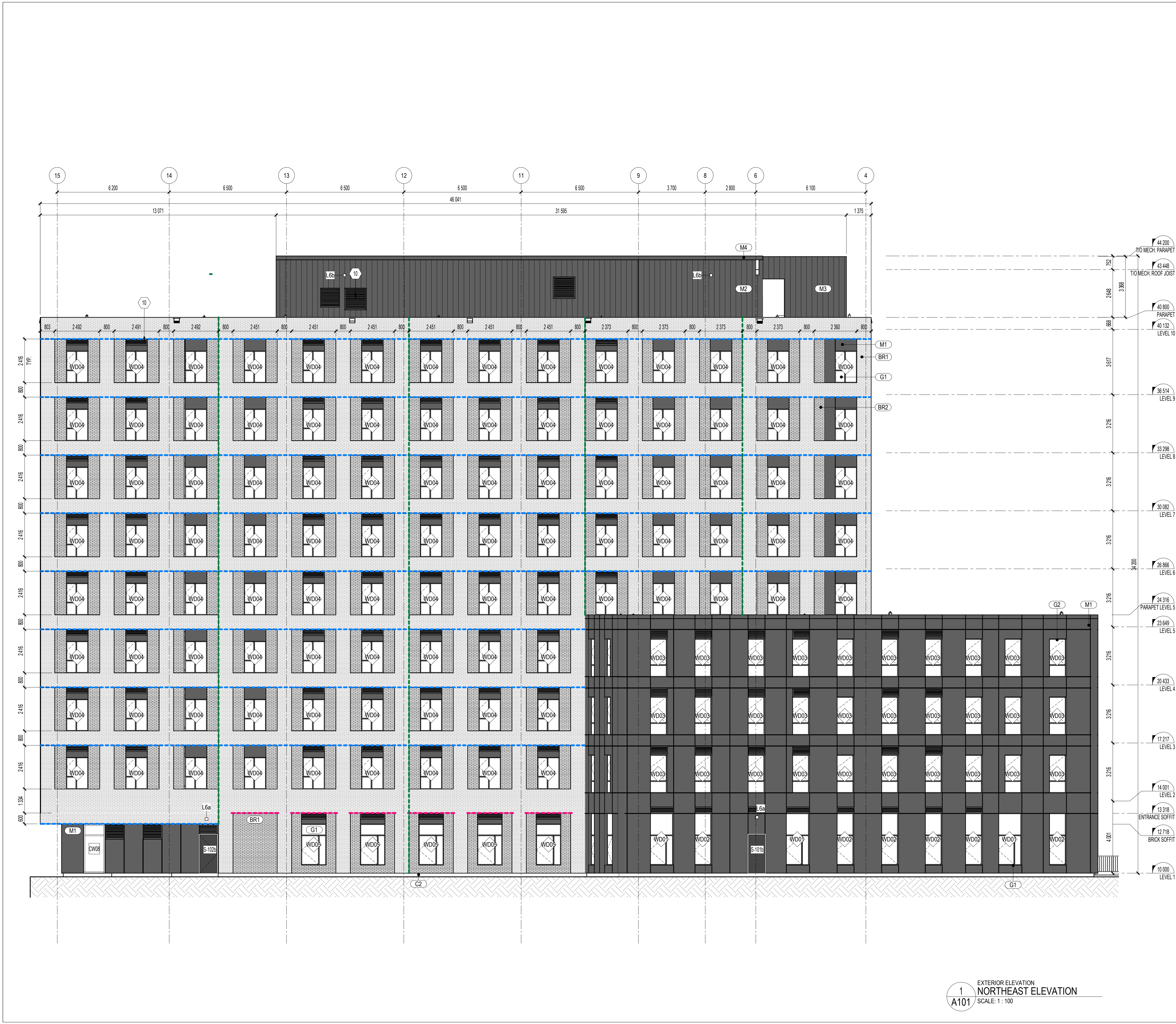


**DISCIPLINE** ARCHITECTURE

**DRAWING** SOUTHEAST & NORTHWEST ELEVATIONS  
SCALE:

**PROJECT** 124724B  
**PAGE** A302





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(M3) STEEL PRIVACY SCREEN - CHARCOAL RAL 7022, SEE SPEC

(M4) PAINTED METAL - CHARCOAL RAL 7022

(C1) CONCRETE FOUNDATION WALL

(C2) ACRYLIC STUCCO - CONCRETE GREY

(G1) TRIPLE GLAZED THERMAL CLEAR GLASS, FIBERGLASS CHARCOAL FRAME

**GUARDRAIL LEGEND:**

GR1a GALVANIZED STEEL GUARDRAIL - CLASSIC MODEL  
COLOR: GALVANIZED

**FACADE ELEMENTS LEGEND:**

--- STRUCTURAL LINTEL. SEE STRUCTURE DRAWINGS + HORIZONTAL CONTROL JOINTS (ST) + FIRE SEPARATION

--- FREE LINTEL + FIRE SEPARATION (FLT)

--- VERTICAL CONTROL JOINTS (CJ)

**SITE LIGHTING LEGEND**

MARK	DESCRIPTION	MOUNTING
L1	TOWNHOUSE SCONCE	SURFACE
L2	RECESSED SOFFIT LIGHT	SURFACE
L3	TOWER ENTRANCE	SURFACE
L4a	VISITOR PARKING	POLE
L4b	BUILDING WALKWAY	POLE
L4c	PARK WALKWAY	POLE
L5	PARKING RAMP	RECESSED
L6a	TOWER SCONCE	SURFACE
L6b	TOWER SCONCE - PARKING RAMP	SURFACE

\*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN

**KEY PLAN - NORTHEAST ELEVATION**  
SCALE: 1 : 750

**LemayMichaud**  
81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

**PROJECT** OCH - GEYSER PLACE  
3380 Jockvale Road,  
Ottawa, ON

**CLIENT** OTTAWA COMMUNITY HOUSING  
39 Auriga Drive  
Ottawa, ON  
K2E 7Y8

**CONSULTANTS**

**STRUCTURAL** CUNLIFFE & ASSOCIATES  
CONSULTING ENGINEERS & ARCHITECTS

**CIVIL** egis

**MECHANICAL & ELECTRICAL** GWAL  
BUILDING MECHANICAL & ELECTRICAL LTD.

**LANDSCAPE** LASHLEY+ASSOCIATES  
LANDSCAPE ARCHITECTURE AND SITE MANAGEMENT

**PASSIVE HOUSE / ENERGY MODELLING** Thornton Tomasetti footprint

**SECURITY** attain

**NOTES**

The contractor must verify all dimensions and communicate any discrepancies with the architect before carrying out the work.

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**STAMP**

ONTARIO ASSOCIATION OF ARCHITECTS  
JUDITH FARKAS  
LICENCE 9146  
NOT FOR CONSTRUCTION  
DESIGN INTENT ONLY

TEAM	DRAWN BY	VERIFIED BY	APPROVED BY
	Auteur	Vérificateur	Approbateur

**PRINTS / REVISIONS**

NO.	DATE	DESCRIPTION
A	2025-02-20	ISSUED FOR COORDINATION
B	2025-03-04	ISSUED FOR COORDINATION
C	2025-03-21	ISSUED FOR 50% DD COORDINATION
D	2025-05-01	ISSUED FOR SPCA REVIEW
E	2025-05-02	ISSUED FOR DD REPORT
F	2025-07-11	ISSUED FOR 65% REVIEW
G	2025-07-28	ISSUED FOR SPCA REVIEW R1

**KEY PLAN**

**DISCIPLINE** ARCHITECTURE

**DRAWING** NORTHEAST ELEVATION  
SCALE:

**PROJECT** 124724B

**PAGE** A303



# GENERAL NOTES

- REFER TO CONSTRUCTION PLANS FOR ALL EXTERIOR WALL TYPES AND TO A010 FOR WALL ASSEMBLY COMPOSITIONS.
- PRIORITIZE THE ALIGNMENT OF CLADDING ELEMENTS WITH THE LATERAL FRAMING OF WINDOWS AND DOORS. REFER TO THE CLADDING MODULATION ON THE ELEVATIONS.
- REFER TO CONSTRUCTION PLANS AND DOOR / FRAME SCHEDULE ON A012 / A013 FOR TYPES AND SIZES OF DOORS AND WINDOWS.
- REFER TO SITE PLAN & CIVIL ENGINEERING DRAWINGS FOR EXTERIOR GRADE LEVELS.
- ALL STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS ARE SHOWN FOR REFERENCE AND EASE OF COORDINATION PURPOSES ONLY. REFER TO ENGINEERING DRAWINGS.

CONSTRUCTION NOTES	
7	ROOF SCUPPER OPENING OF 300mmx300mm. SEE ARCHITECTURAL DETAIL AND MECHANICAL DRAWINGS
8	SEE LANDSCAPE DRAWINGS FOR WELL SPECIFICATION. SEE CIVIL DRAWINGS FOR DRAINAGE SYSTEM

# EXTERIOR FINISH LEGEND:

- (BR1) **BRICK, MODULAR** - WARM LIGHT GREY. SEE SPEC MORTAR COLOR - TO BE CONFIRMED BY ARCHITECT  
INSTALLATION - RUNNING BOND
- (BR1a) **BRICK, MODULAR** - WARM LIGHT GREY. SEE SPEC MORTAR COLOR - TO BE CONFIRMED BY ARCHITECT  
INSTALLATION - SOLDIER COURSE
- (BR2) **BRICK, MODULAR** - WARM MEDIUM GREY BRAMPTON BRICK, ADELAIDE SMOOTH  
MORTAR COLOR - TO BE CONFIRMED BY ARCHITECT  
INSTALLATION - RUNNING BOND
- (M1) **PAINTED METAL** - CHARCOAL RAL 7022
- (C1) **CONCRETE FOUNDATION WALL**
- (G1) **TRIPLE GLAZED THERMAL CLEAR GLASS, FIBERGLASS CHARCOAL FRAME**

# GUARDRAIL LEGEND:

- GR1 **ALUMINIUM GUARDRAIL - CLASSIC MODEL**  
COLOR: BLACK

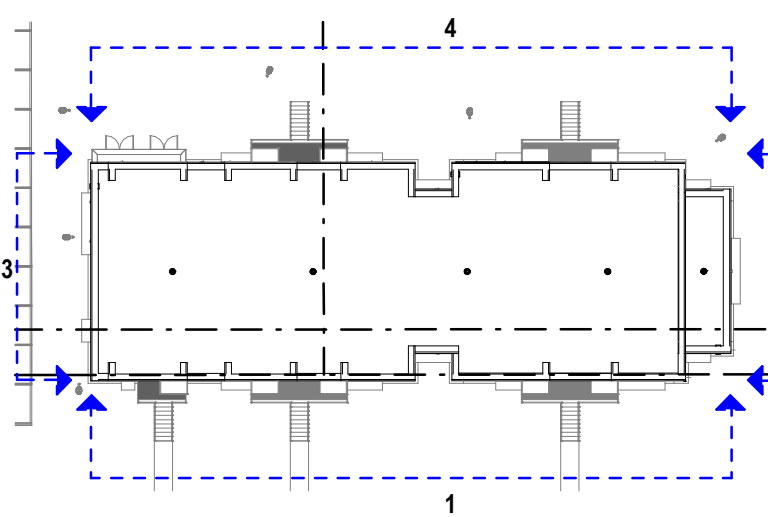
# FACADE ELEMENTS LEGEND:

- STRUCTURAL LINTEL. SEE STRUCTURE DRAWINGS + HORIZONTAL CONTROL JOINTS (ST) + FIRE SEPARATION
- FREE LINTEL - FIRE SEPARATION (FLT)
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\*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN



PLAN DE PRÉSENTATION  
KEY PLAN - ELEVATION  
SCALE: 1:500



LemayMichaud

460, rue McGill, bureau 200, Montréal QC H2Y 2H2

## PROJECT

OCH - GEYSER PLACE  
3380 Jokvale Road,  
Ottawa, ON

## CLIENT

OTTAWA COMMUNITY HOUSING

## CONSULTANTS

STRUCTURAL	1550 Carling Avenue, Suite 200 Ottawa, ON K1Z 8S8
CIVIL	115 Walgreen Road, Carp, ON K0A 1L0
MECHANICAL & ELECTRICAL	1688 Woodward Drive, Ottawa, ON K2C 3R8
LANDSCAPE	950 Gladstone, Suite 202, Ottawa, ON K1Y 3E6
PASSIVE HOUSE / ENERGY MODELLING	14 York Street, Suite 201 Portland, ME 04101
footprint	1600 Carling Avenue, Suite 530 Ottawa, ON K1Z 1G3

## NOTES

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## STAMP

ARCHITECTS  
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ONLY

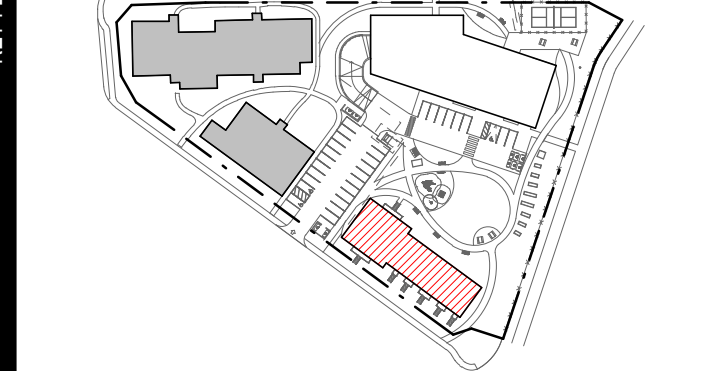
## TEAM

DRAWN BY	VERIFIED BY	APPROVED BY
Auteur	Vérificateur	Approbateur

## PRINTS / REVISIONS

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B	2025-07-11	ISSUED FOR 65% REVIEW
C	2025-07-28	ISSUED FOR SPCA REVISION R1

## KEY PLAN



## DISCIPLINE

ARCHITECTURE

## DRAWING

EXTERIOR ELEVATIONS

SCALE:

## PROJECT

124724B

## PAGE

A300-TH