



Artist render

NEUF

ARCHITECT(E)S

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A400	ELEVATIONS	2	2025-09-19
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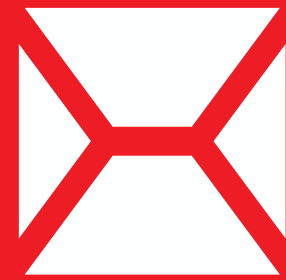
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77 METCALFE

CONSTRUCTION RESIDENTIAL BUILDING

OTTAWA, ONTARIO
CLIENT : GROUPE MACH



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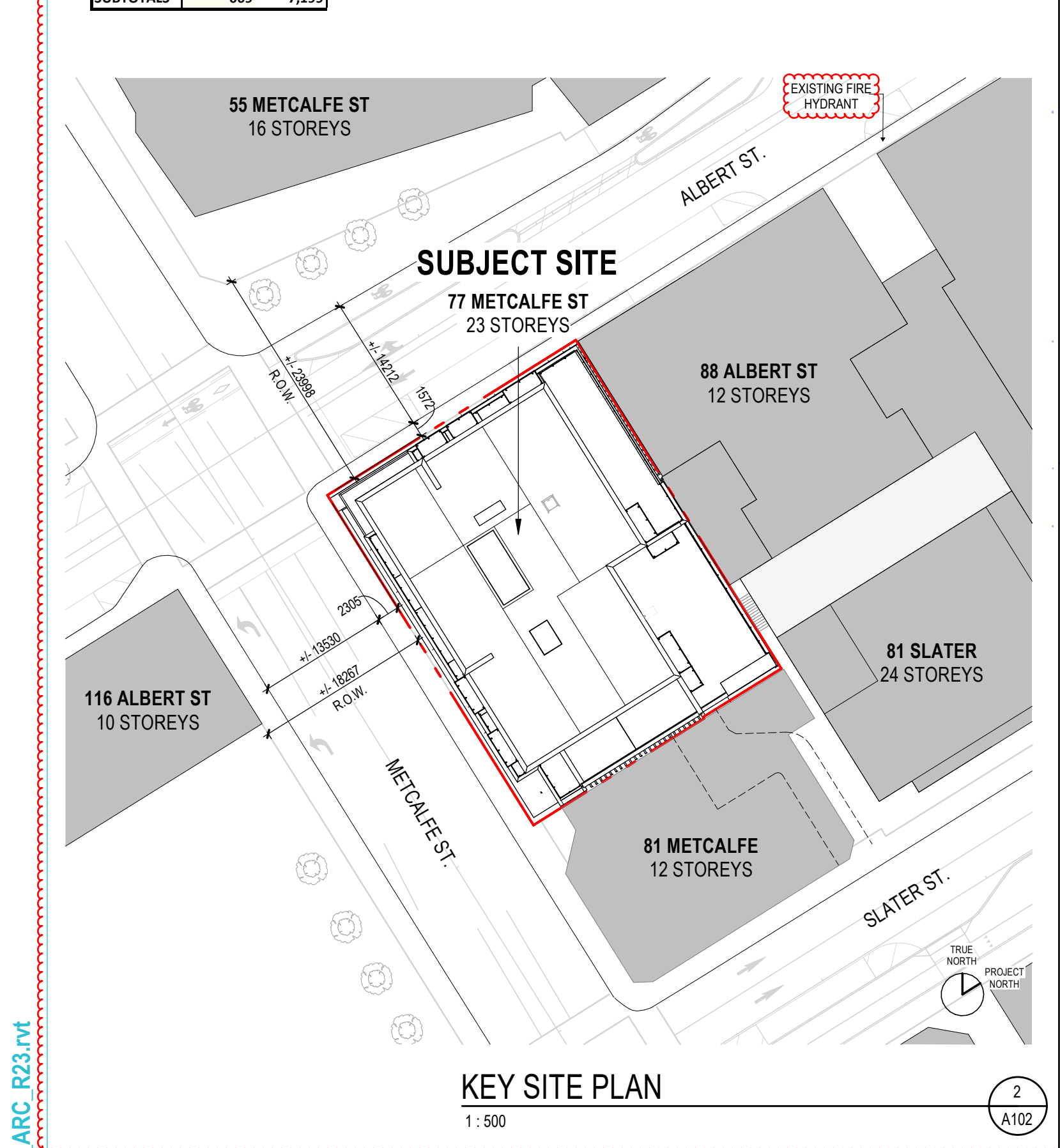
- SITE PLAN APPROVAL - REVISION 1
- COORDINATION Coordination
- PERMIS Permit
- SOUSSION Tender
- REVISION GENERALE General revision
- CONSTRUCTION Construction
- FIN DES TRAVAUX Record Drawings

2025.09.19

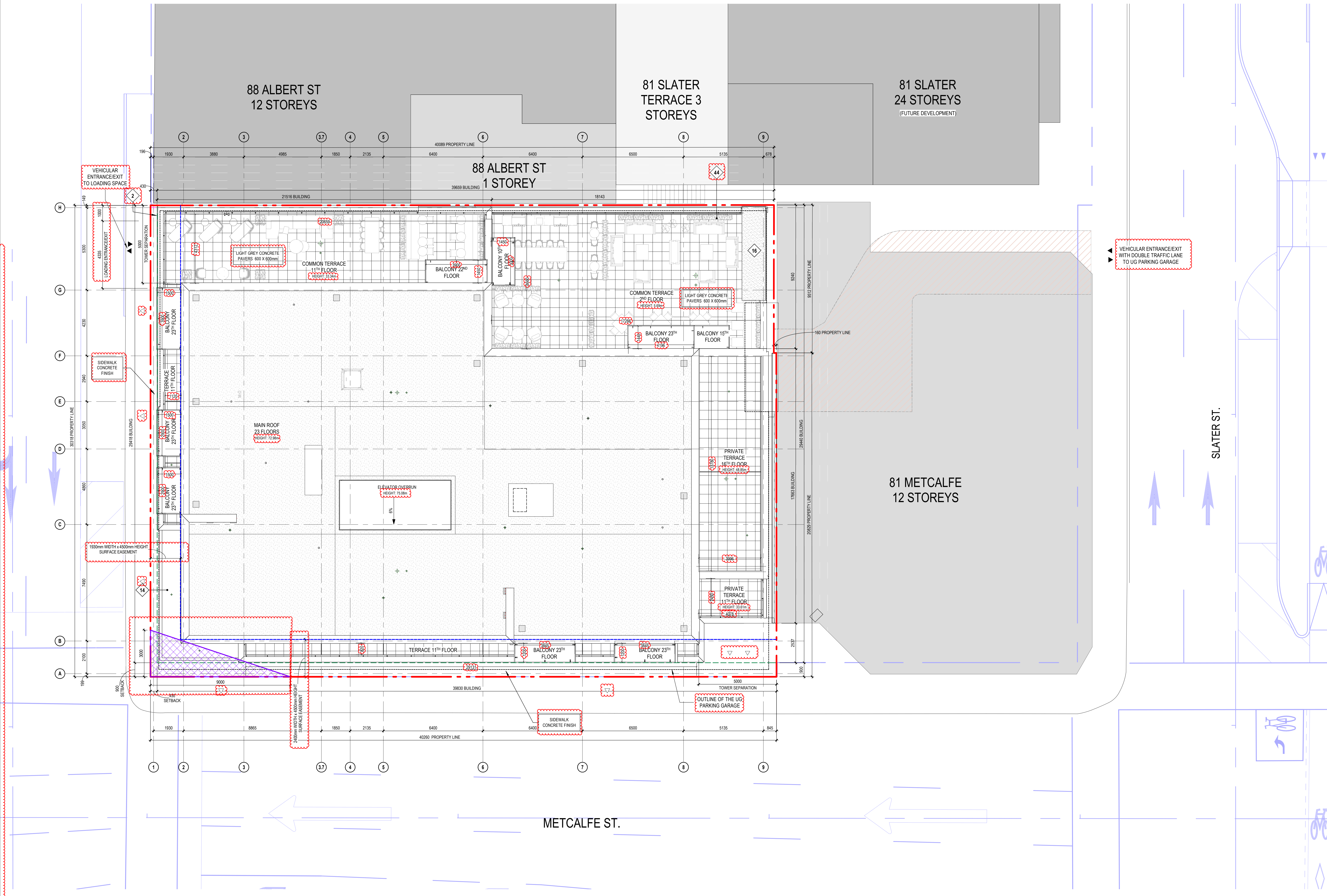
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(S)	[...] Apartment dwelling, high-rise, retail store, [...]]	Apartment dwelling, high-rise, retail store	Y
Lot Width	No minimum	30.32 metres	Y
Lot Area	No minimum	1,218.55m ²	Y
Front Yard Set Back	No minimum	0.43 metres	Y
Corner Side Yard Setback	No minimum	0.9 metres	Y
Interior Side Yard Setback	No minimum	0 metres	Y
Rear Yard Setback	No minimum	0 metres	Y
Building Height	Per Schedule 46: ~148.9 – see Appendix 1	145.28 metres (Parapet) 146.70 metres (Highest Point)	Y
Minimum Ground Floor Usage	At least 50% of the ground floor of any building must be occupied by one or more of the uses listed under Section 193(2)	50%	Y
Minimum Parking Requirements (Area Z)	None	None	Y
Visitor Parking Requirement	None (per Bill 185)	15 spaces	Y
Maximum Driveway Width	(a)(ii) Leading to less than 20 parking spaces: 3.6 metres	4.1 metres	LNC*
Minimum Drive Aisle Width	despite (i), in the case of a parking garage, or parking lot accessory to a residential use, an aisle serving parking spaces angled at between 56 and 90 degrees must be at least 6.0 metres wide	6.06 metres	Y
Parking Space Dimensions	Minimum 2.6 metres (width) Minimum 5.2 metres (length)	2.6 metres x 5.2 metres	Y
Bicycle Parking Space Rates	Apartment dwelling, high-rise: 0.5 spaces per unit Retail store: 1 per 250m ² GFA	Residential: 241 Commercial: 2 space	Y
Minimum Bicycle Parking Space Dimensions (Vertical)	Vertical: 0.5 m (width) by 1.5 m (length) Horizontal: 0.6 m (width) by 1.8 m (length)	Vertical: 0.5m by 1.5m Horizontal: 0.6m by 1.8m	Y
Minimum Bicycle Parking Aisle Width	1.5 metres	1.5 metres	Y
Amenity Space	6m ² per dwelling unit (1,446m ²) Min. 50% Commercial (723m ²)	Total: 1,452m ² Commercial: 783m ²	Y

GENERAL STATISTICS										
	LEVEL	GROSS FLOOR AREA (WITHOUT BALCONIES)		COMMERCIAL AREA		UNIT MIX				
		m2	sq ft	m2	sq ft	STUDIO	1BR	2BR	3BR	TOTAL
TOWER	23RD MEC.	716	7,703			2	3	2	1	8
	22ND	716	7,703			3	3	3	1	10
	21ST	716	7,703			3	3	3	1	10
	20TH	716	7,703			3	3	3	1	10
	19TH	716	7,703			3	3	3	1	10
	18TH	716	7,703			3	3	3	1	10
	17TH	716	7,703			3	3	3	1	10
	16TH	716	7,703			3	3	3	1	10
	15TH	779	8,385			3	4	3	1	11
	14TH	779	8,385			3	4	3	1	11
	13TH	779	8,385			3	3	3	1	10
	12TH	779	8,385			3	4	3	1	11
PODIUM	11TH	779	8,385			3	4	1	1	9
	10TH	954	10,272			3	8	1	1	13
	9TH	954	10,272			3	8	1	1	13
	8TH	954	10,272			3	8	1	1	13
	7TH	954	10,272			3	8	1	1	13
	6TH	954	10,272			3	8	1	1	13
	5TH	954	10,272			3	8	1	1	13
	4TH	954	10,272			3	8	1	1	13
	3RD	954	10,272			3	8	1	1	13
	2ND	582	6,492			4	2	1	0	7
	1ST	582	6,492			4	2	1	0	7
	TOTAL		19,053	205,096	469	5,053	66	120	45	21

AMENITY AREA REPARTITION			COMMUNAL AREA	
LEVEL	PRIVATE AREA	DESCRIPTION	m ²	LF
23RD	38	Balconies	182	1,100
22ND	38	Balconies	146	1,573
21ST	38	Balconies	145	1,564
20TH	38	Balconies	347	3,734
19TH	38	Balconies	42	461
18TH	38	Balconies		
17TH	38	Balconies		
16TH	38	Balconies		
15TH	38	Balconies		
14TH	38	Balconies		
13TH	38	Balconies		
12TH	38	Balconies		
11TH	38	Balconies		
10TH	38	Balconies		
9TH	38	Balconies		
8TH	38	Balconies		
7TH	38	Balconies		
6TH	38	Balconies		
5TH	38	Balconies		
4TH	38	Balconies		
3RD	38	Balconies		
2ND	38	Balconies		
1ST	38	Balconies		
SUBTOTALS	669	7,159		



GENERAL NOTES		GENERAL NOTES	
NOTE	DESCRIPTION	NOTE	DESCRIPTION
1	FIRE DEPT. PHONE LINE	28	GARAGE COMPACTOR
2	FIRE DEPT. CONNECTION	29	SCUPPER
3	AIR INTAKE - SEE MECH. ENG.	30	DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING
4	AIR EXHAUST - SEE MECH. ENG.	31	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
5	EXISTING GAS ENTRY	32	CONSTRUCTION JOINT - SEE STRUCTURAL ENG.
6	CLEAR ZONE - FAÇADE MAINTENANCE ACCESS (SEE CONSULTANT)	33	ACCESS METAL STAIR
7	PRIVACY CURTAIN	34	COMMERCIAL KITCHEN VENT
8	TOWER FOOTPRINT	35	ELEVATOR DRAINAGE PIT - 300X900 - SEE MECH. ENG.
9	CL. CONTAINER	36	SANITARY DRAINAGE PIT - 300X900 - SEE MECH. ENG.
10	SCREEN WALL	37	STORMWATER DRAINAGE PIT - SEE MECH. ENG.
11	ENTRANCE MARQUEE	38	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
12	SOFT ABOVE	39	ISOLAND (SEE SITE AND CIVIL ENG.)
13	LOWERS AIR INTAKE (SEE MECH.)	40	BARRETT FREE TACTILE PAVERS (SEE CIVIL ENG.)
14	GARAGE CHUTE (SEE STRUCTURE)	41	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
15	TRANSFER BEAM ABOVE (SEE STRUCTURE)	42	BROOKLACK
16	ELECTRIC CABLE TRAY - SEE ELEC. ENG.	43	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER
17	RETENTION BASIN ACCESS		
18	ENTRANCE FLOOR GRILLE		
19	ROOF ACCESS HATCH		
20	UNFAD DOWN - SEE MECH. ENG.		
21	VENTILATION GRILLE 200X200		
22	GARAGE CHUTE VENT		
23	MECHANICAL SHIRT		



NOTES GÉNÉRALES General Notes

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CIVIL
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STRUCTURE Structure
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ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCIÉ

NEUF ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer
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77 METCALFE

EMPLACEMENT Location
OTTAWA, ONTARIO

NO PROJET No
13466

NO REVISION DATE (en-mm-jj)

A FOR COORDINATION 30% 2025-04-17

B FOR COORDINATION 60% 2025-06-30

C FOR INTERNAL REVIEW 2025-06-02

1 ISSUED FOR SITE PLAN APPROVAL 2025-07-08

2 ISSUED FOR SITE PLAN APPROVAL 2025-09-19

DESIGNÉ PAR Drawn by
ST

VÉRIFIÉ PAR Checked by
KP

DATE (en-mm-jj)
2025 04 17

ÉCHELLE Scale
Comme indiqué

TITRE DU Dessin Drawing Title
SITE PLAN

REVISION Revision

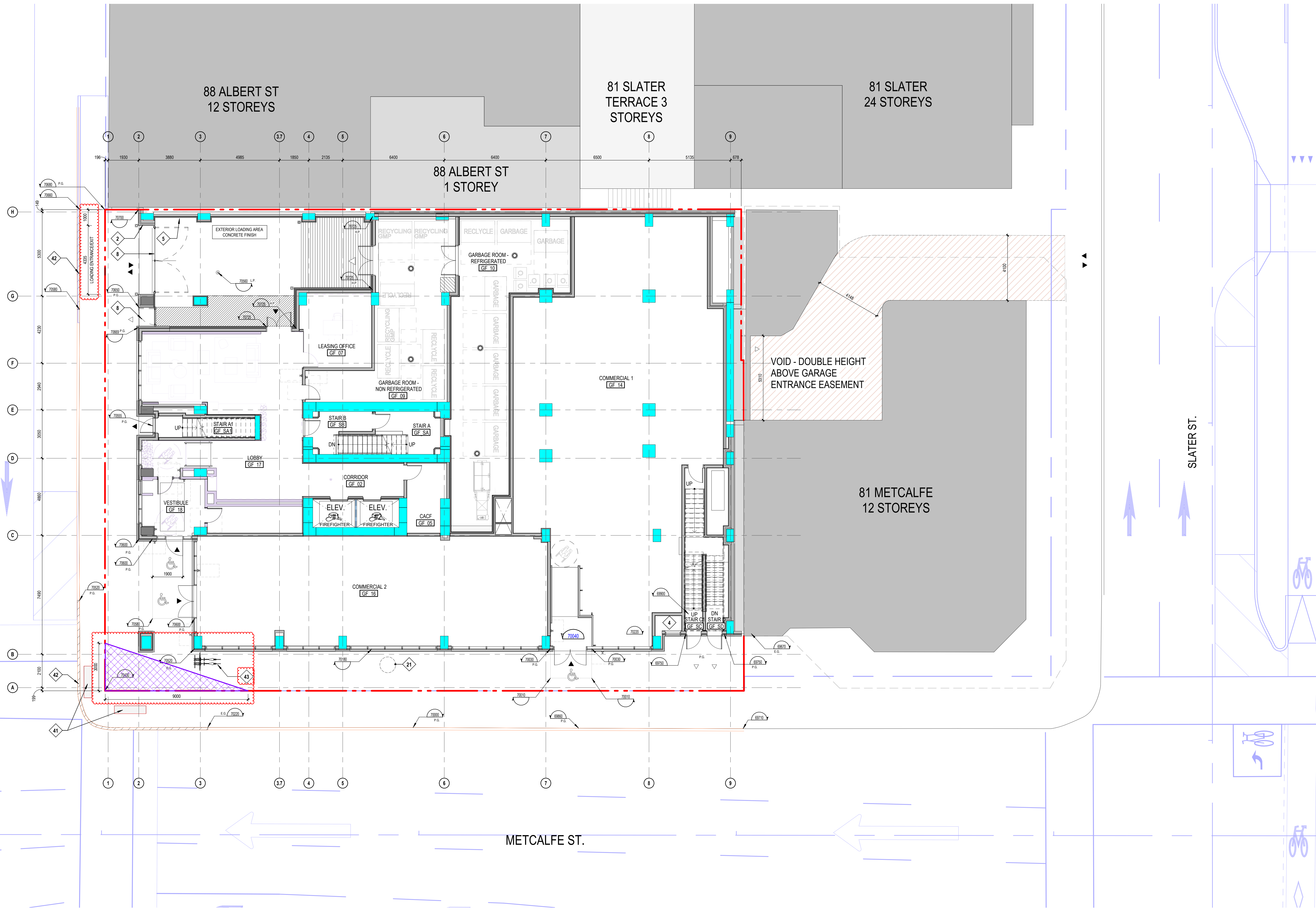
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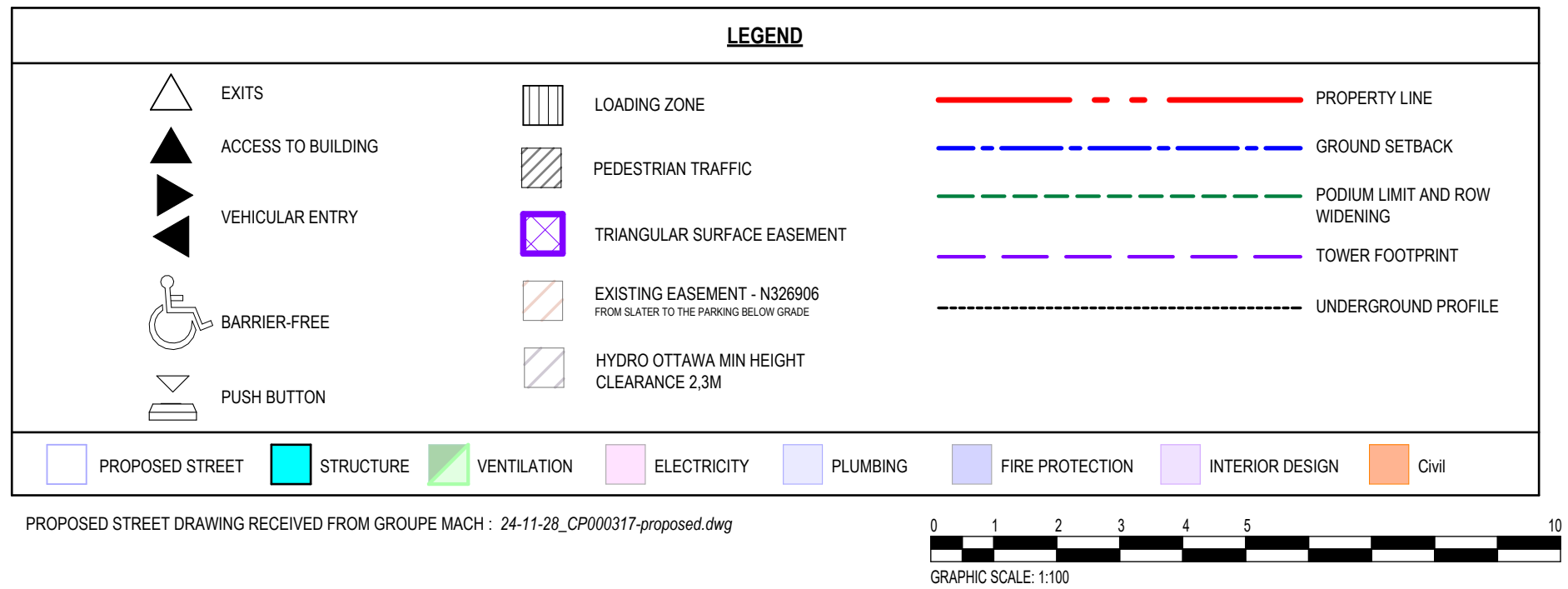
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GROUND FLOOR - SITE PLAN

1:100



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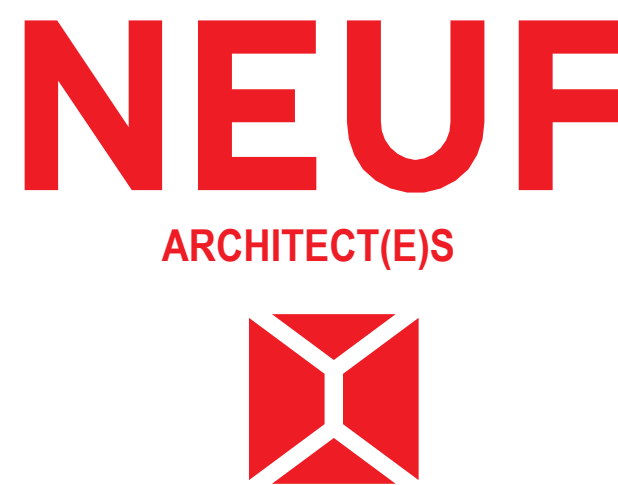
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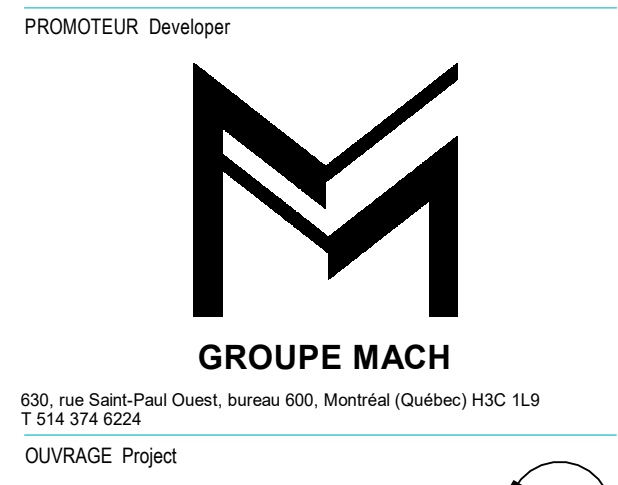
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OUVRAGE / Project

77 METCALFE

EMPLACEMENT / Location

OTTAWA, ONTARIO

NO. PROJET / No. 13466

NO.	REVISION	DATE (aa-mm-jj)
A	FOR COORDINATION ONLY	2025-05-30
B	FOR INTERNAL REVIEW	2025-06-02
1	ISSUED FOR SITE PLAN APPROVAL	2025-07-08
2	ISSUED FOR SITE PLAN APPROVAL	2025-08-19

GROUND FLOOR - SITE PLAN

1:100

DÉSIGNÉ PAR / Drawn by
AP CI

DATE (aa-mm-jj)
24/12/11

TITRE DU DESSIN / Drawing Title

GROUND FLOOR - SITE PLAN

REVISION / Revision

NO. DESSIN / Drawing No.

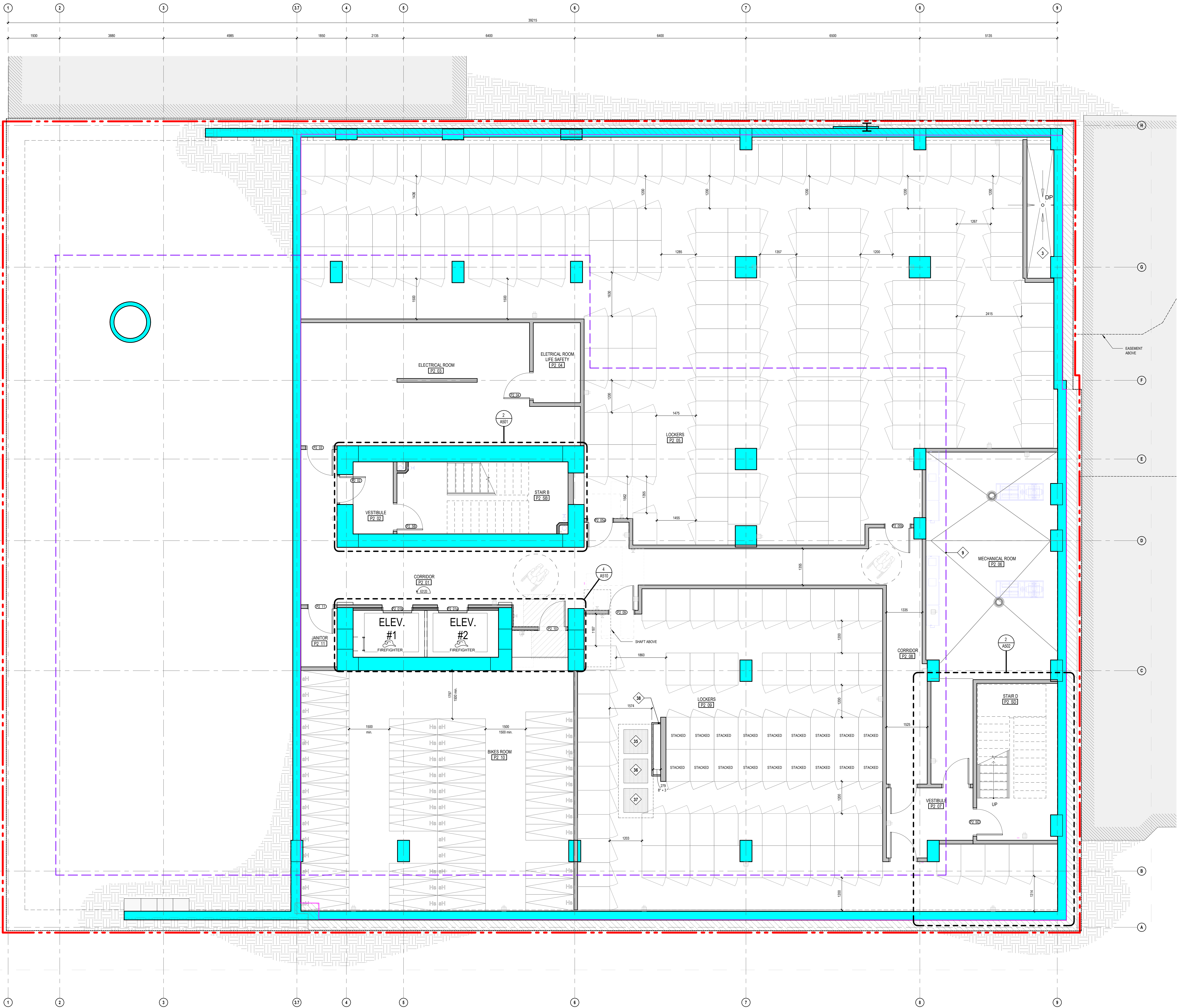
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Autodesk Docs//13466_METCALFE_R23/7/MT_C_13466_ARC_R23.rvt

NOTE	DESCRIPTION
1	FIRE DEPT. PHONE LINE
2	FIRE DEPT. CONNECTION
3	AIR INTAKE. SEE MECH. ENG.
4	AIR EXHAUST. SEE MECH. ENG.
5	EXISTING GAS ENTRY
6	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
7	PRIVACY GATE
8	TOWER FOOTPRINT
9	COL CONTAINER
10	SCREEN WALL
11	ENTRANCE MARQUEE
12	SOFT ABOVE
13	LOUVERS AIR INTAKE (SEE MECH)
14	GARAGE CHUTE
15	TRANSFER BEAM ABOVE (SEE STRUCTURE)
16	ELECTRIC CAPP. BOX - SEE BLUE. ENG.
17	RETENTION BASIN ACCESS
18	ENTRANCE FLOOR GRILLE
19	ROOF ACCESS HATCH
20	UNLID DRAIN - SEE MECH. ENG.
21	VENTILATION GRILLE (200X200)
22	GARAGE CHUTE VENT
23	MECHANICAL SHAFT

NOTE	DESCRIPTION
24	GARAGE COMPACTOR
25	SCUPPER
26	DUCT FOR STAIR PRESSURIZATION IN FIRE RATED CEILING
27	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
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29	ACCESS METAL STAIR
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33	STORMWATER DRAINAGE PIT - SEE MECH. ENG.
34	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
35	ISLAND (SEE SITE AND CIVIL ENG.)
36	BARBERED FREE TACKLE PLASTER (SEE CIVIL ENG.)
37	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
38	INDIVIDUAL BACK
39	INDIVIDUAL SURFACE POT'S WITH VARIOUS PLANTS TO BE DEFINED LATER



P2 LEVEL PARKING
1:50

LÉGENDE DES TYPES DE STATIONNEMENTS	
TYPE	DESCRIPTION
1	ELECTRICITY
2	UNIVERSITY
3	HEALTH
4	RECREATION
5	COMMERCIAL
6	INDIVIDUAL
7	COMMERCIAL
8	INDIVIDUAL
9	COMMERCIAL
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95	COMMERCIAL
96	INDIVIDUAL
97	COMMERCIAL
98	INDIVIDUAL
99	COMMERCIAL
100	INDIVIDUAL

PARKING	
BARBERED FREE - TYPE A 3400mmx500mm	1
BARBERED FREE - TYPE B 3400mmx500mm	2
VISITOR - 2600mmx500mm	3
VISITOR - 2600mmx500mm	4
TOTAL	17

LOCKERS	
P2 EXISTING (SURVEYOR PLAN 24.08.00)	96
P1 EXISTING (SURVEYOR PLAN 24.08.00)	145
TOTAL	241

BICYCLE COMMERCIAL	
BICYCLE RACK, COMMERCIAL	12
TOTAL	2

LEGEND	
EXIT	PROPERTY LINE
ACCESS TO BUILDING	GROUND SETBACK
VEHICULAR ENTRY	PODIAL LIMIT AND ROW WIDENING
BARBERED FREE	TOWER FOOTPRINT
PUSH BUTTON	UNDERGROUND PROFILE
PROPOSED STREET	CHUTE
STRUCTURE	
VENTILATION	
ELECTRICITY	
PLUMBING	
FIRE PROTECTION	
INTERIOR DESIGN	
CHUTE	

PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH - 24-11-2017_CPA003177-proposed.dwg

GRAPHIC SCALE 1:50

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1-813-727-0807

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GAUVREAU DESIGN
2-101-468-2626
1-813-596-0055
1-813-596-0055

CIVIL
ÉQUIPE LAURENCE
1-813-596-0055
1-813-596-0055
1-813-596-0055

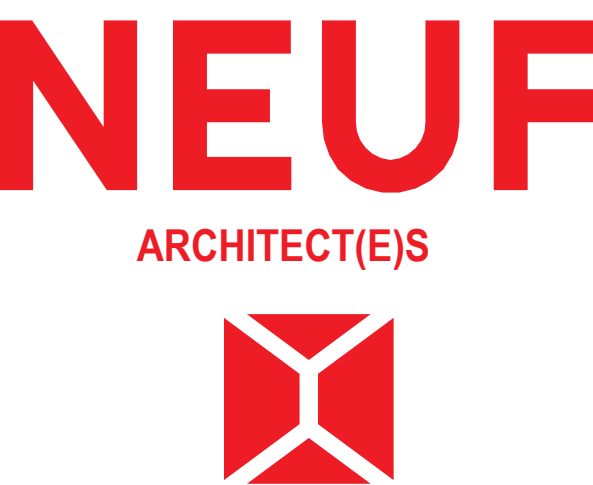
STRUCTURE
L2C Experts
4-101-468-2626
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1-813-596-0055

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URBANISME / Urban Planning
FOTENN
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1-813-596-0055

ARCHITECTES / Architects
NEUF architecte(s) inc.
630, boulevard Saint-Jacques, 100, Montréal, QC H2B 1S6
1-813-596-0055
1-813-596-0055

SCAU / SCAU



CLIENT / Client



OUVRAGE / Project
77 METCALFE

EMPLACEMENT / Location
OTTAWA, ONTARIO

NO. PROJET / No.
13466

NO.	REVISION	DATE (aa-mm-jj)
A	FOR COORDINATION 30%	2025-04-17
B	FOR COORDINATION 60%	2025-05-30
C	FOR INTERNAL REVIEW	2025-06-02
1	ISSUED FOR SITE PLAN APPROVAL	2025-07-08
2	ISSUED FOR SITE PLAN APPROVAL	2025-09-19

DÉSIGNÉ PAR / Drawn by
AT

VÉRIFIÉ PAR / Checked by
MM KP

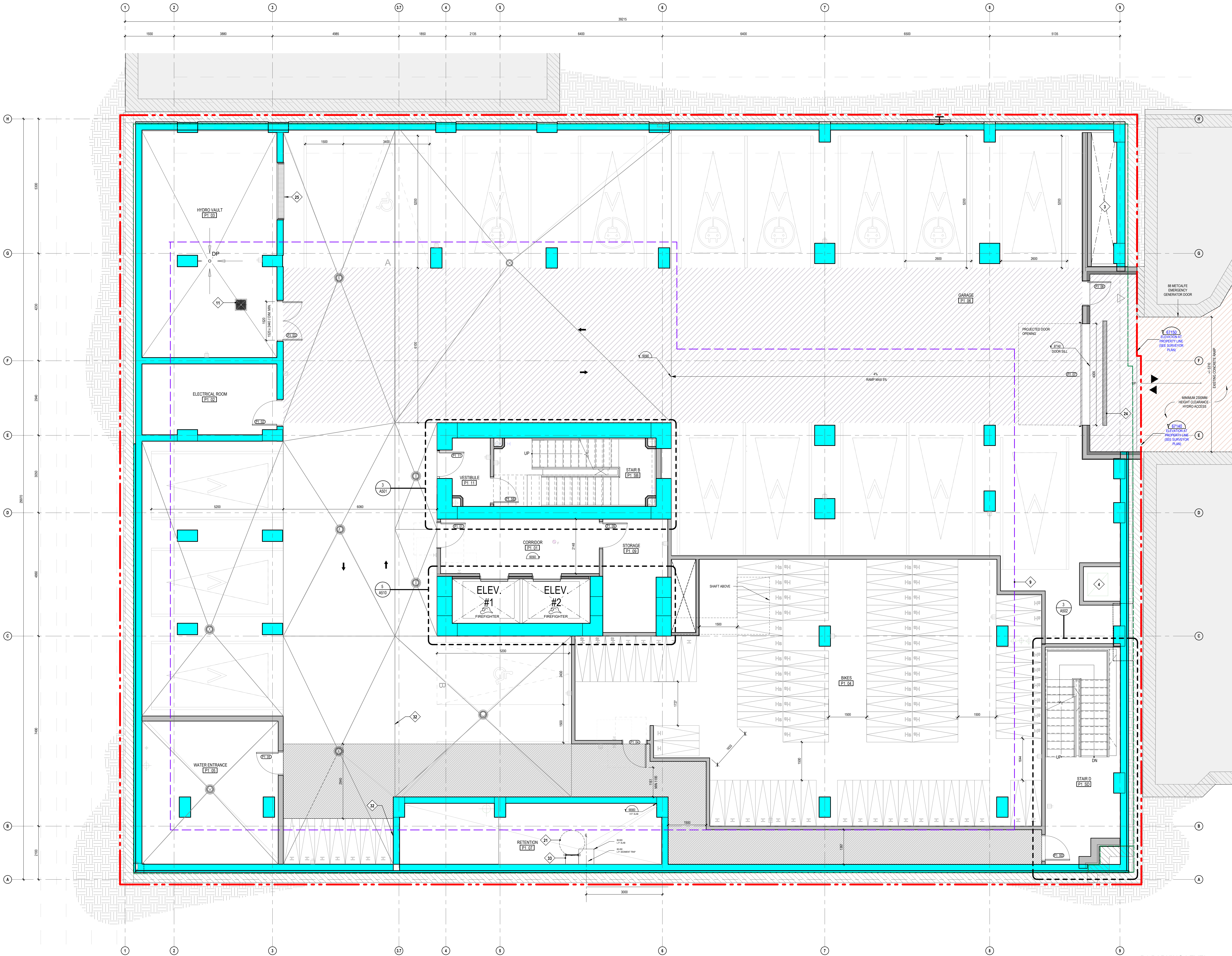
DATE / Date
2025 04 17

TITRE DU DESSIN / Drawing Title
P2 LEVEL PARKING

REVISION / Revision

NO. DESSIN / Drawing Number
A200a

Autodesk Docs://13466_METCALFE_R2377/MTC_13466_ARC_R23.rvt
Project Location: 13466 METCALFE, R2377/MTC_13466_ARC_R23.rvt



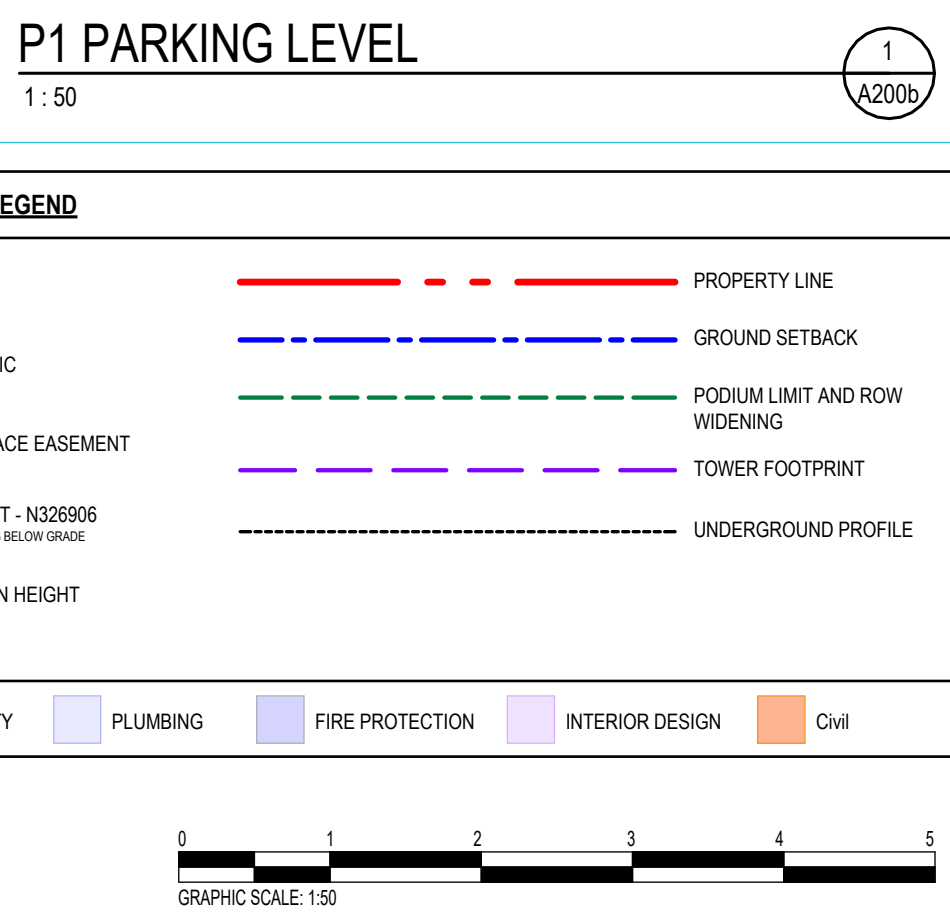
GENERAL NOTES	
NOTE	DESCRIPTION
1	FIRE DEPT. PHONE LINE
2	FIRE DEPT. CONNECTION
3	AIR INTAKE - SEE MECH. ENG.
4	AIR EXHAUST - SEE MECH. ENG.
5	EXISTING GAS ENTRY
6	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
7	PRIVACY GATE
8	TOWER FOOTPRINT
9	COL. CONTAINER
10	SCREEN WALL
11	EXTENDED MARQUEE
12	ROOF ABOVE
13	LOWERS AIR INTAKE (SEE MECH.)
14	GARAGE CHUTE
15	TRANSFER BEAM ABOVE (SEE STRUCTURE)
16	ELECTRIC CABLE TRAY - SEE ELEC. ENG.
17	RETENTION BASIN ACCESS
18	ENTRANCE FLOOR GRILLE
19	ROOF ACCESS HATCH
20	LINEAR DRAIN - SEE MECH. ENG.
21	VENTILATION GRILLE (2000MM)
22	GARAGE CHUTE VENT
23	MECHANICAL SHAFT

GENERAL NOTES	
NOTE	DESCRIPTION
24	GARAGE COMPACTOR
25	SCAFFOLD
26	DUCT FOR STAIR PRESSURIZATION IN FIRE RATED CEILING
27	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
28	CONSTRUCTION JOINT - SEE STRUCTURAL ENG.
29	ACCESS METAL STAIR
30	COMMERCIAL KITCHEN VENT
31	ELEVATOR DRAINAGE P.T. - 3000MM SEE MECH. ENG.
32	SANITARY DRAINAGE P.T. - 3000MM SEE MECH. ENG.
33	STORMWATER DRAINAGE P.T. - SEE MECH. ENG.
34	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
35	ISLAND (SEE SITE AND CIVIL ENG.)
36	BARRETT FREE TACTILE PAVERS (SEE CIVIL ENG.)
37	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
38	BRICK PAVEMENT
39	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

PARKING LEGEND	
	Barrier Free - Type A 3400mm x 5000mm
	Barrier Free - Type B 3400mm x 5000mm
	Barrier Free - Type C 3400mm x 5000mm
	Barrier Free - Type D 3400mm x 5000mm
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	Barrier Free - Type Y 3400mm x 5000mm
	Barrier Free - Type Z 3400mm x 5000mm

PARKING	
Barrier Free - Type A 3400mm x 5000mm	1
Barrier Free - Type B 3400mm x 5000mm	1
Barrier Free - Type C 3400mm x 5000mm	1
Barrier Free - Type D 3400mm x 5000mm	1
Barrier Free - Type E 3400mm x 5000mm	1
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Barrier Free - Type W 3400mm x 5000mm	1
Barrier Free - Type X 3400mm x 5000mm	1
Barrier Free - Type Y 3400mm x 5000mm	1
Barrier Free - Type Z 3400mm x 5000mm	1

LEGEND	
	EXIT
	ACCESS TO BUILDING
	VEHICULAR ENTRY
	Barrier Free
	PUSH BUTTON
	LOADING ZONE
	PEDESTRIAN TRAFFIC
	TRIANGULAR SURFACE EASEMENT
	EXISTING EASEMENT - 1:20000
	HYDRO OTTAWA MIN HEIGHT CLEARANCE 2.3M
	PROPERTY LINE
	GROUND SETBACK
	PODIUM LIMIT AND ROW WIDENING
	TOWER FOOTPRINT
	UNDERGROUND PROFILE



NOTES GÉNÉRALES / General Notes

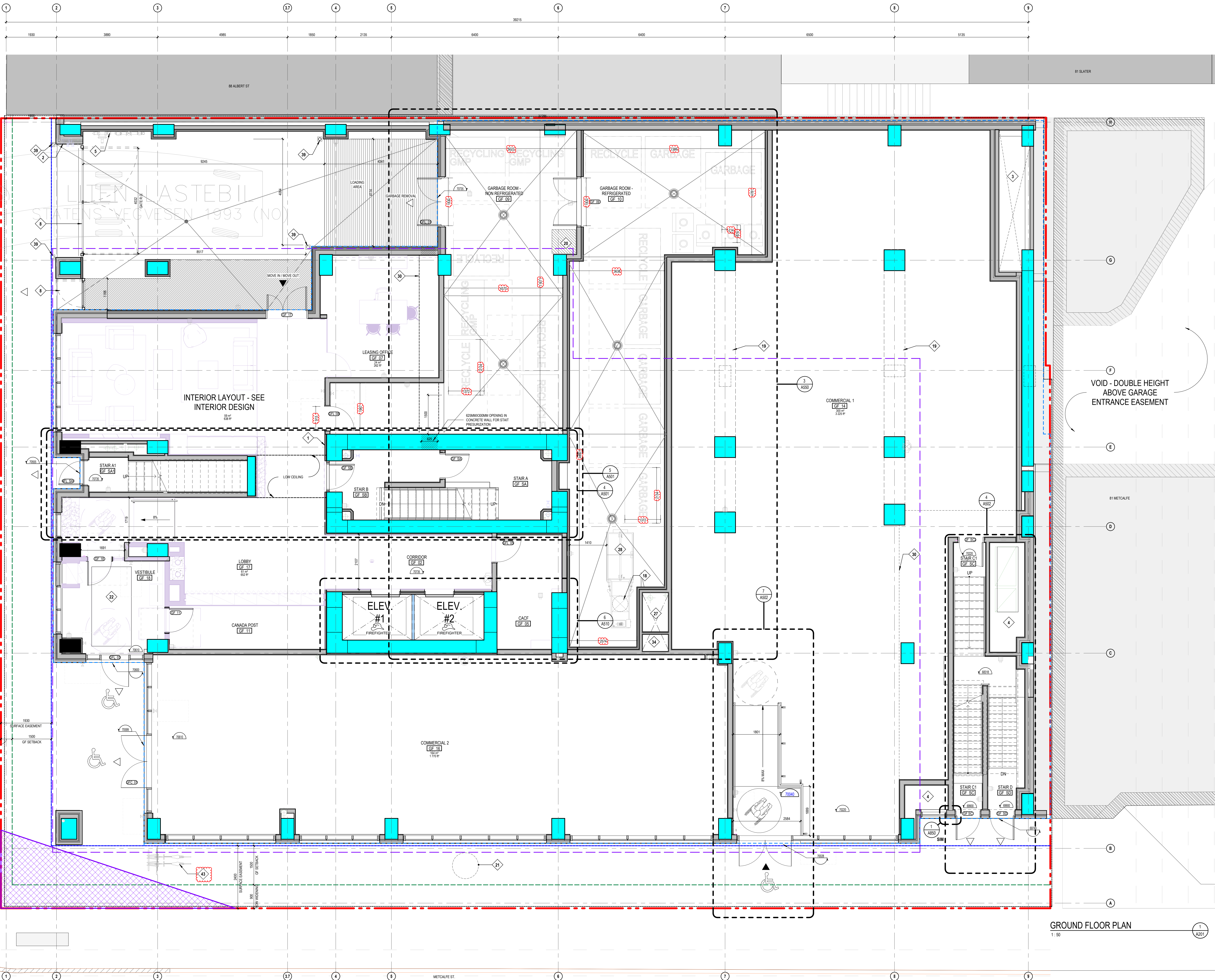
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GENERAL NOTES	
NOTE	DESCRIPTION
1	FIRE DEPT. PHONE LINE
2	FIRE DEPT. CONNECTION
3	AIR INTAKE - SEE MECH. ENG.
4	EXISTING GAS ENTRY
5	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
6	PRIVACY GATE
7	TOWER FOOTPRINT
8	COL CONTAINER
9	SCREEN WALL
10	ENTRANCE MARQUEE
11	SOFT ABOVE
12	LOUVERS AIR INTAKE (SEE MECH)
13	GARAGE CHUTE
14	TRANSFER BEAM ABOVE (SEE STRUCTURE)
15	ELECTRIC CAPP. BOX - SEE ELEC. ENG.
16	RETENTION BASIN ACCESS
17	ENTRANCE FLOOR GRILLE
18	ROOF ACCESS HATCH
19	LINEAR DRAIN - SEE MECH. ENG.
20	VENTILATION GRILLE 200X200
21	GARAGE CHUTE VENT
22	MECHANICAL SHUT

GENERAL NOTES	
NOTE	DESCRIPTION
23	GARAGE COMPACTOR
24	SCUPPER
25	DUCT FOR STAIR PRESSURIZATION IN FIRE RATED CEILING
26	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
27	CONSTRUCTION JOINT - SEE STRUCTURAL ENG.
28	ACCESS METAL STAIR
29	COMMERCIAL KITCHEN VENT
30	ELEVATOR DRAINAGE PIT - 300X900. SEE MECH. ENG.
31	SANITARY DRAINAGE PIT - 300X900. SEE MECH. ENG.
32	STORMWATER DRAINAGE PIT - SEE MECH. ENG.
33	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
34	BY-LAND (SEE SITE AND CIVIL ENG.)
35	GARAGE CHUTE
36	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
37	BRICK WALL
38	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER



BICYCLE RACK LEGEND	
	HORIZONTAL PARKED
	VERTICAL
	DIAGONAL
	# - COMMERCIAL BICYCLE RACK

LEGEND	
	EXITS
	ACCESS TO BUILDING
	VEHICULAR ENTRY
	BARrier-FREE
	PUSH BUTTON
	LOADING ZONE
	PEDESTRIAN TRAFFIC
	TRIANGULAR SURFACE EASEMENT
	EXISTING EASEMENT - N22606 PROJ. 12/12/12 BY THE MUNICIPAL ENGINEER
	HYBRID OTTAWA MIN HEIGHT CLEARANCE 3.3M
	PROPERTY LINE
	GROUND SETBACK
	PODIUM LIMIT AND ROW WIDENING
	TOWER FOOTPRINT
	UNDERGROUND PROFILE
	PROPOSED STREET
	STRUCTURE
	VENTILATION
	ELECTRICITY
	PLUMBING
	FIRE PROTECTION
	INTERIOR DESIGN
	CM

PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH : 24-11-21_CP00077 proposed.dwg
GRAPHIC SCALE 1/50

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630, Saint-Jacques Street, Suite 100, Montreal (Quebec) H2B 1S6
Ouvrage / Project
77 METCALFE

EMPLACEMENT / Location
OTTAWA, ONTARIO

NO. PROJET / No.
13466

NO.	REVISION	DATE (aa-mm-jj)
A	FOR COORDINATION 30%	2025-04-17
B	FOR COORDINATION 60%	2025-06-30
C	FOR INTERNAL REVIEW	2025-06-02
1	ISSUED FOR SITE PLAN APPROVAL	2025-07-08
2	ISSUED FOR SITE PLAN APPROVAL	2025-09-19

DÉSIGNÉ PAR / Drawn by
AT

DATE (aa-mm-jj)
2025 04 17

TITRE DU DESSIN / Drawing Title
FLOOR PLAN - GROUND FLOOR

VÉRIFIÉ PAR / Checked by
MM KP

ÉCHELLE / Scale
Comme indiqué

REVISION / Revision

NO. DESIGN / No. Design

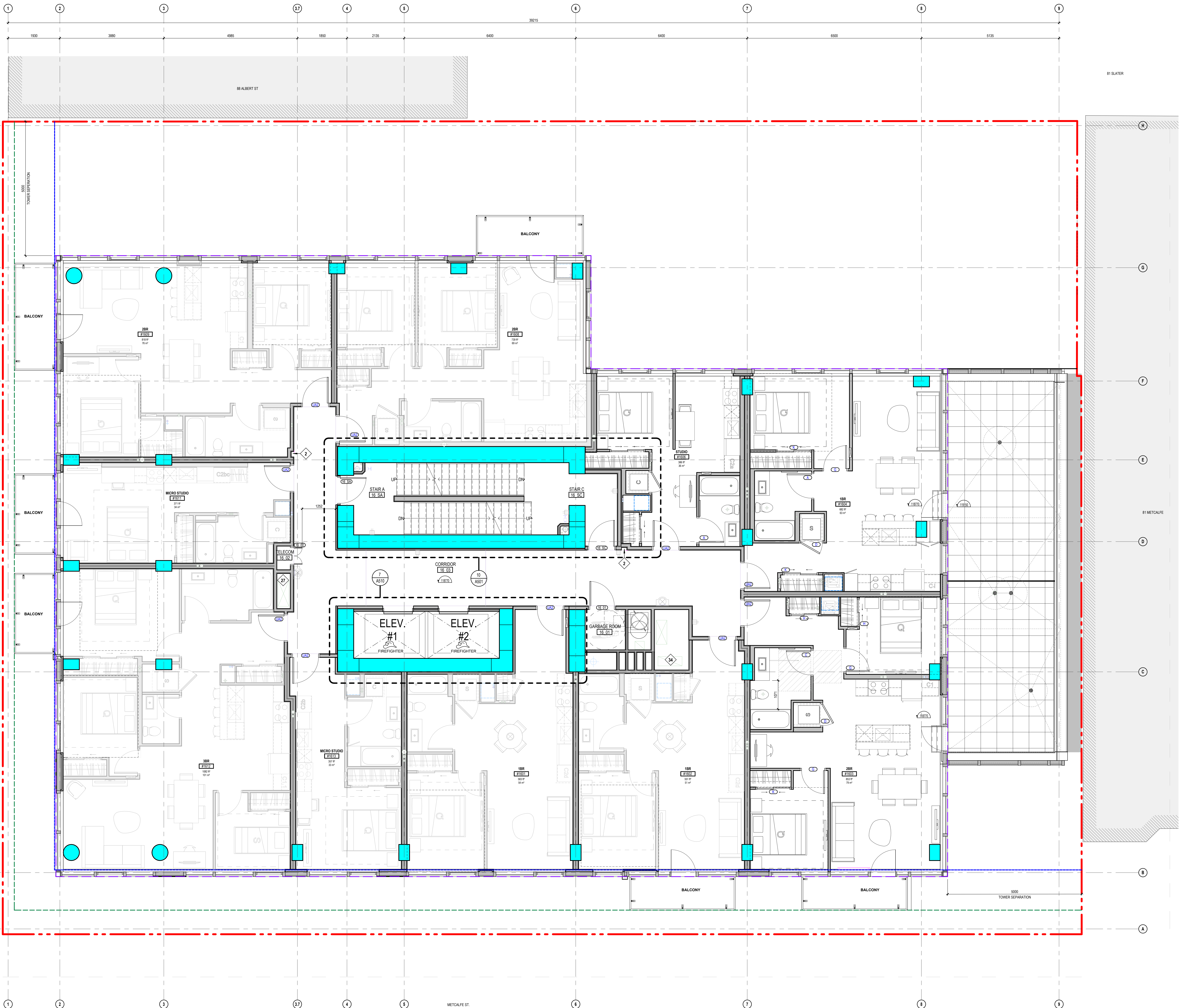
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A201

Autodesk Docs://13466_METCALFE_R23/77MTC_13466_ARC_R23.rvt

GENERAL NOTES	
NOTE	DESCRIPTION
1	FIRE DEPT. PHONE LINE
2	FIRE DEPT. CONNECTION
3	AIR INTAKE. SEE MECH. ENG.
4	EXISTING GAS ENTRY
5	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
6	PRIVACY GATE
7	TOWER FOOTPRINT
11	COL. CONTAINER
12	SCREEN WALL
13	ENTRANCE MARQUEE
14	SOFT ABOVE
15	LOUVERS AIR INTAKE (SEE MECH)
16	GARBAGE CHUTE
17	TRANSFER BEAM ABOVE (SEE STRUCTURE)
18	ELECTRIC CAPP. BOX - SEE BLUE. ENG.
19	RETENTION BASIN ACCESS
20	ENTRANCE FLOOR GRILLE
21	ROOF ACCESS HATCH
22	UNLID DRAIN - SEE MECH. ENG.
23	VENTILATION GRILLE (2000MM)
24	GARBAGE CHUTE VENT
25	MECHANICAL SHUT

GENERAL NOTES	
NOTE	DESCRIPTION
26	GARBAGE COMPACTOR
27	DUCT FOR STAIR PRESSURIZATION IN FIRE RATED CEILING
28	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
29	CONSTRUCTION JOINT. SEE STRUCTURAL ENG.
30	ACCESS METAL STAIR
31	COMMERCIAL KITCHEN VENT
32	ELEVATOR DRAINAGE PIT - 3000X60. SEE MECH. ENG.
33	SANITARY DRAINAGE PIT - 3000X60. SEE MECH. ENG.
34	STORMWATER DRAINAGE PIT. SEE MECH. ENG.
35	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
36	ISLAND (SEE SITE AND CIVIL ENG.)
37	BARRETT FREE TIE-UP PLATES (SEE CIVIL ENG.)
38	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
39	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER



16TH FLOOR PLAN
1:50

LEGEND	
	EXITS
	ACCESS TO BUILDING
	VEHICULAR ENTRY
	BARrier-FREE
	PUSH BUTTON
	LOADING ZONE
	PEDESTRIAN TRAFFIC
	TRIANGULAR SURFACE EASEMENT
	EXISTING EASEMENT - AC20800
	HYDRO OTTAWA MIN HEIGHT CLEARANCE 2.3M
	GROUND SETBACK
	PODIUM LIMIT AND ROW WIDENING
	TOWER FOOTPRINT
	UNDERGROUND PROFILE
	PROPOSED STREET
	STRUCTURE
	VENTILATION
	ELECTRITY
	PLUMBING
	FIRE PROTECTION
	INTERIOR DESIGN
	Civil

PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH - 24-11-23_CPA003377-proposed.dwg
GRAPHIC SCALE 1:50

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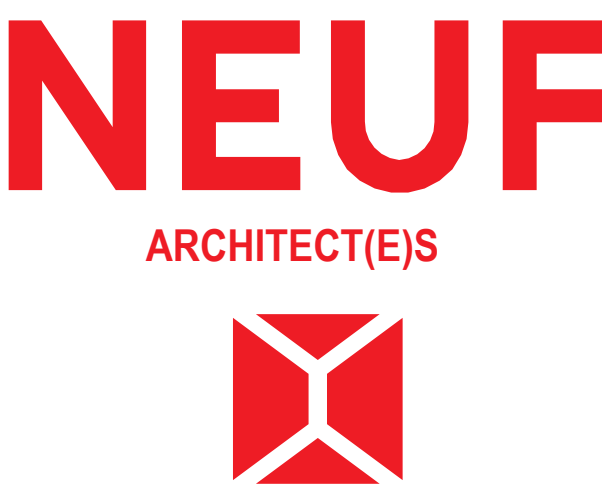
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SCAUI / Soil



CLIENT Client

PROMOTEUR Developer



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OUVRAGE Project

77 METCALFE

EMPLACEMENT Location
OTTAWA, ONTARIO

NO. PROJET No.
13466

NO.	REVISION	DATE (aa-mm-jj)
A	FOR COORDINATION 30%	2025-04-17
B	FOR COORDINATION 60%	2025-06-30
C	FOR INTERNAL REVIEW	2025-06-02
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DÉSIGNÉ PAR Drawn by
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VÉRIFIÉ PAR Checked by
MM KP

DATE (aa-mm-jj)
2025 04 17

ÉCHELLE Scale
Comme indiqué

TITRE DU Dessin Drawing Title

FLOOR PLAN - 16TH FLOOR
TOWER TYPICAL FLOOR PLAN

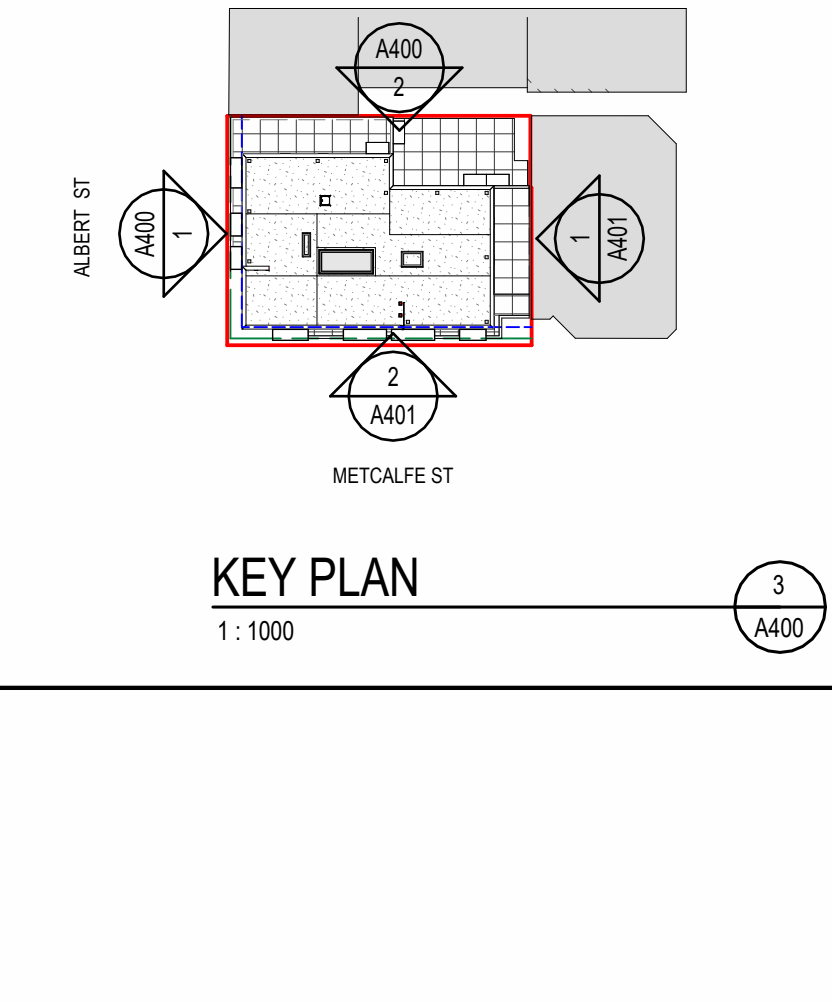
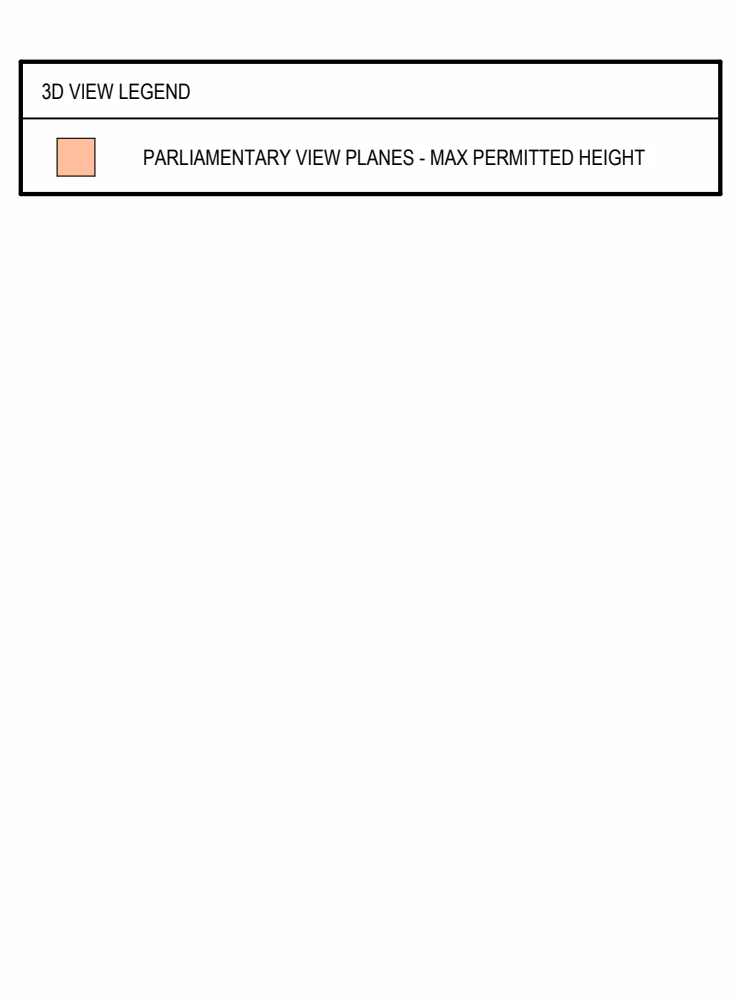
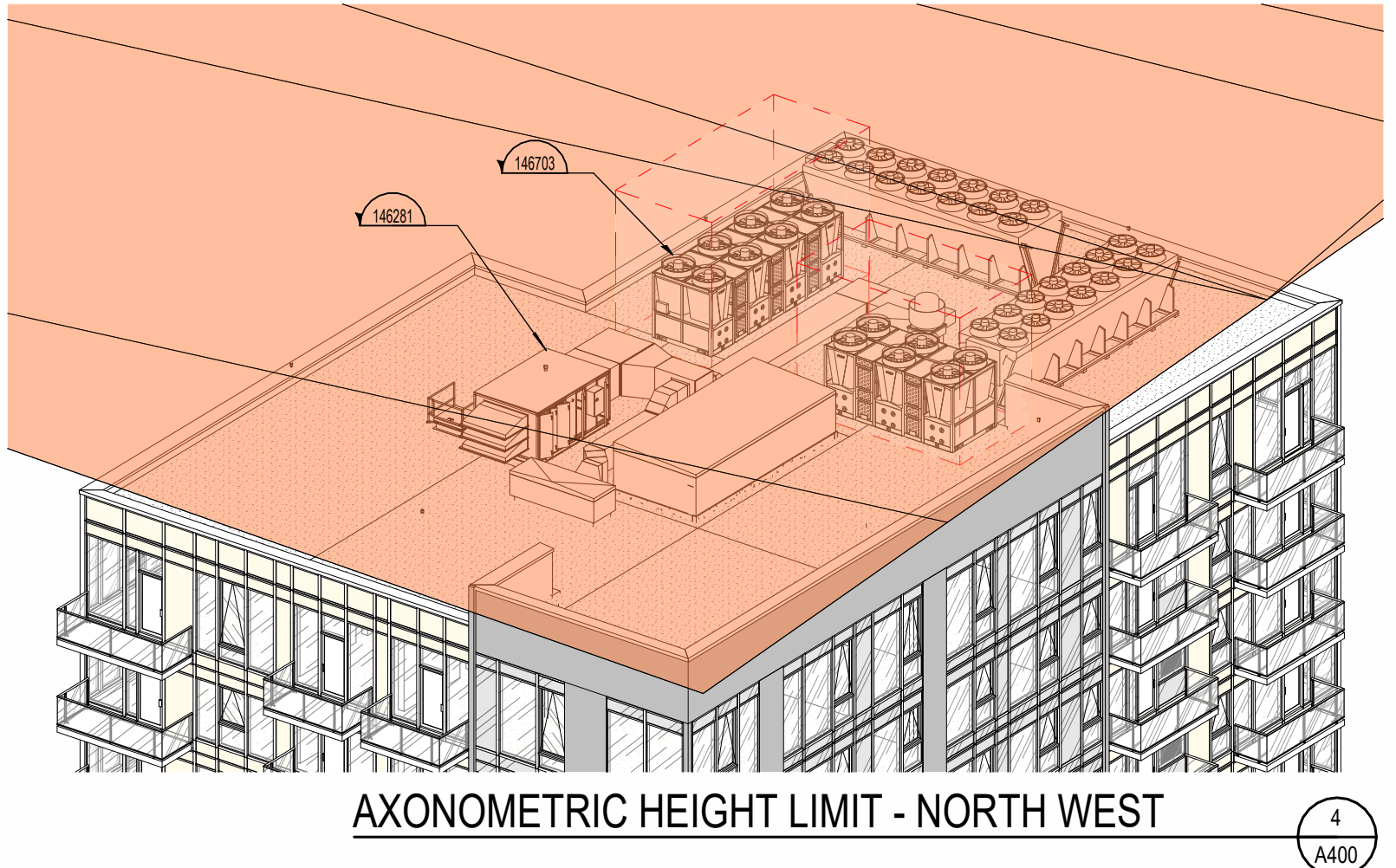
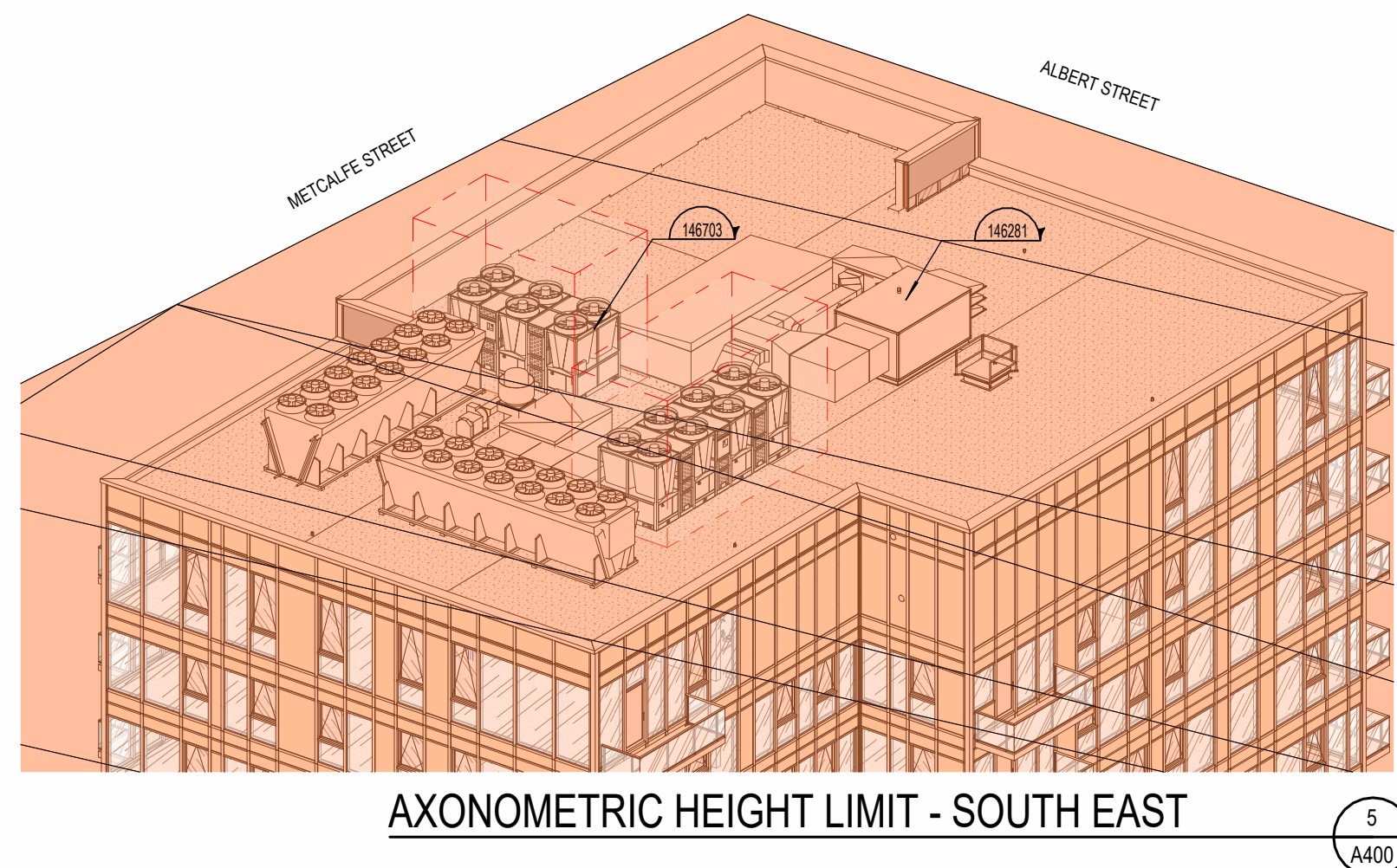
REVISION Revision

NO. DESIGN Day Number

1

A216

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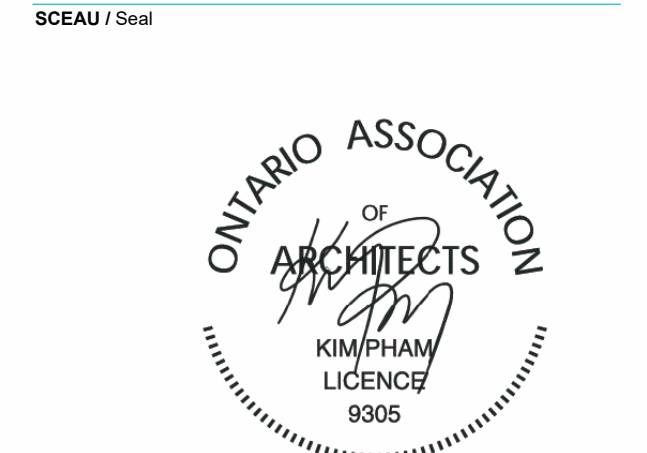
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BEAU / Soil



CLIENT Client

PROMOTEUR Developer

OUVRAGE Project

77 METCALFE

EMPLACEMENT Location

OTTAWA, ONTARIO

NO PROJET No

13466

NO REVISION

DATE (mm-yy-jj)

A FOR COORDINATION 30% 2025-04-17

B FOR COORDINATION 60% 2025-06-30

C FOR INTERNAL REVIEW 2025-06-02

1 ISSUED FOR SITE PLAN APPROVAL 2025-07-08

2 ISSUED FOR SITE PLAN APPROVAL 2025-09-19

DESIGNÉ PAR Drawn by

AP GS

VERIFIÉ PAR Checked by

MM

TITRE DU Dessin Drawing Title

ELEVATIONS

ÉCHELLE Scale

Comme indiqué

REVISION Revision

NO. DESIGN Orig Number

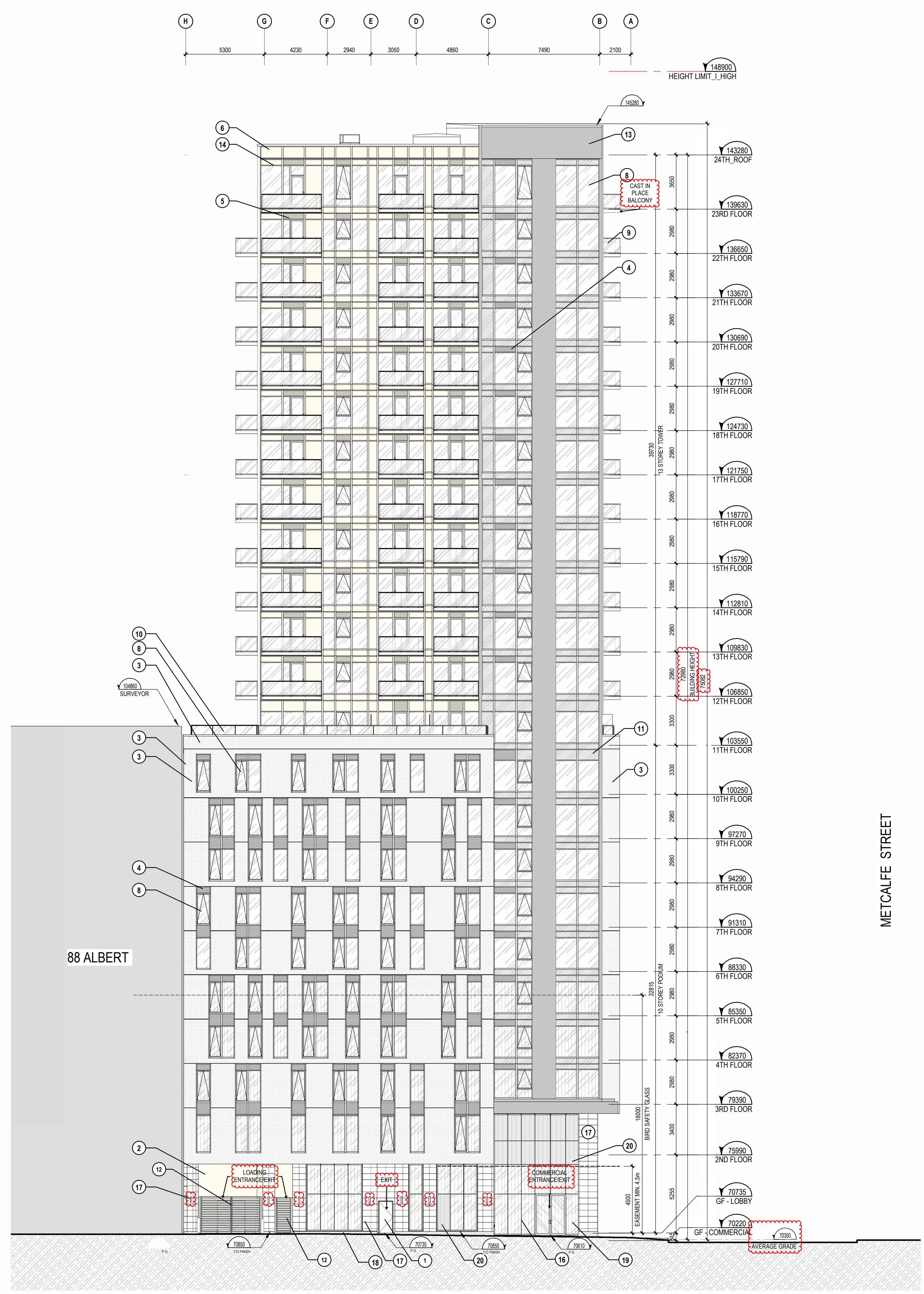
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A400

NOTE	DESCRIPTION
1	FIRE DEPT PHONE LINE
2	FIRE DEPT CONNECTION
3	AIR INTAKE - SEE MECH. ENG.
4	EXISTING GAS ENTRY
5	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
6	PRIVACY GATE
7	TOWER FOOTPRINT
8	SCREEN WALL
9	ENTRANCE MARQUEE
10	SOFT ABOVE
11	LOUVERS AIR INTAKE (SEE MECH)
12	GARAGE CHUTE
13	TRANSFER BEAM ABOVE (SEE STRUCTURE)
14	ELECTRIC CAPP DOOR - SEE ELEC. ENG.
15	RETENTION BASIN ACCESS
16	ENTRANCE FLOOR GRILLE
17	ROOF ACCESS HATCH
18	UNLID DRAIN - SEE MECH. ENG.
19	VENTILATION GRILLE 200X200
20	GARAGE CHUTE VENT
21	MECHANICAL SHUT

NOTE	DESCRIPTION
22	GARAGE COMPACTOR
23	DUCT FOR STAIR PRESSURIZATION IN FIRE RATED CEILING
24	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
25	CONSTRUCTION JOINT - SEE STRUCTURAL ENG.
26	ACCESS METAL STAIR
27	COMMERCIAL KITCHEN VENT
28	ELEVATOR DRAINAGE PIT - 300X300 (SEE MECH. ENG.)
29	SANITARY DRAINAGE PIT - 300X300 (SEE MECH. ENG.)
30	STORMWATER DRAINAGE PIT - SEE MECH. ENG.
31	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
32	ISLAND (SEE SITE AND CIVIL ENG.)
33	BARRIER FREE TACTILE PAVING (SEE CIVIL ENG.)
34	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
35	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

ELEVATION - EAST
1:150



ELEVATION - NORTH (ALBERT)
1:150

EXTERIOR MATERIAL LEGEND
1 STEEL DOOR, PAINTED BEIGE
2 METAL PANEL, PAINTED BEIGE
3 BEIGE BRICK
4 METAL LOUVERS, PAINTED DARK GRAY
5 METAL LOUVERS, PAINTED BEIGE
6 METAL SPANDREL, PAINTED BEIGE
7 METAL SPANDREL, PAINTED DARK GRAY
8 CLEAR GLASS
9 GUARDRAIL, CLEAR GLASS
10 PRIVACY SCREEN TRANSLUCENT GLASS

ELEVATIONS LEGEND
11 GLASS SPANDREL, TINTED DARK GRAY
12 METAL FENCE, PAINTED DARK GRAY
13 METAL PANEL, PAINTED DARK GRAY
14 MULLION, DARK GRAY
15 MULLION, BRIDGE
16 SLUICELock STRUCTURAL MULLION
17 GRANITE, LIGHT GRAY (SMOOTH)
18 GRANITE, LIGHT GRAY (TEXTURED)
19 BIRD SAFETY GLASS
20 GLASS SPANDREL, BIRD SAFETY GLASS

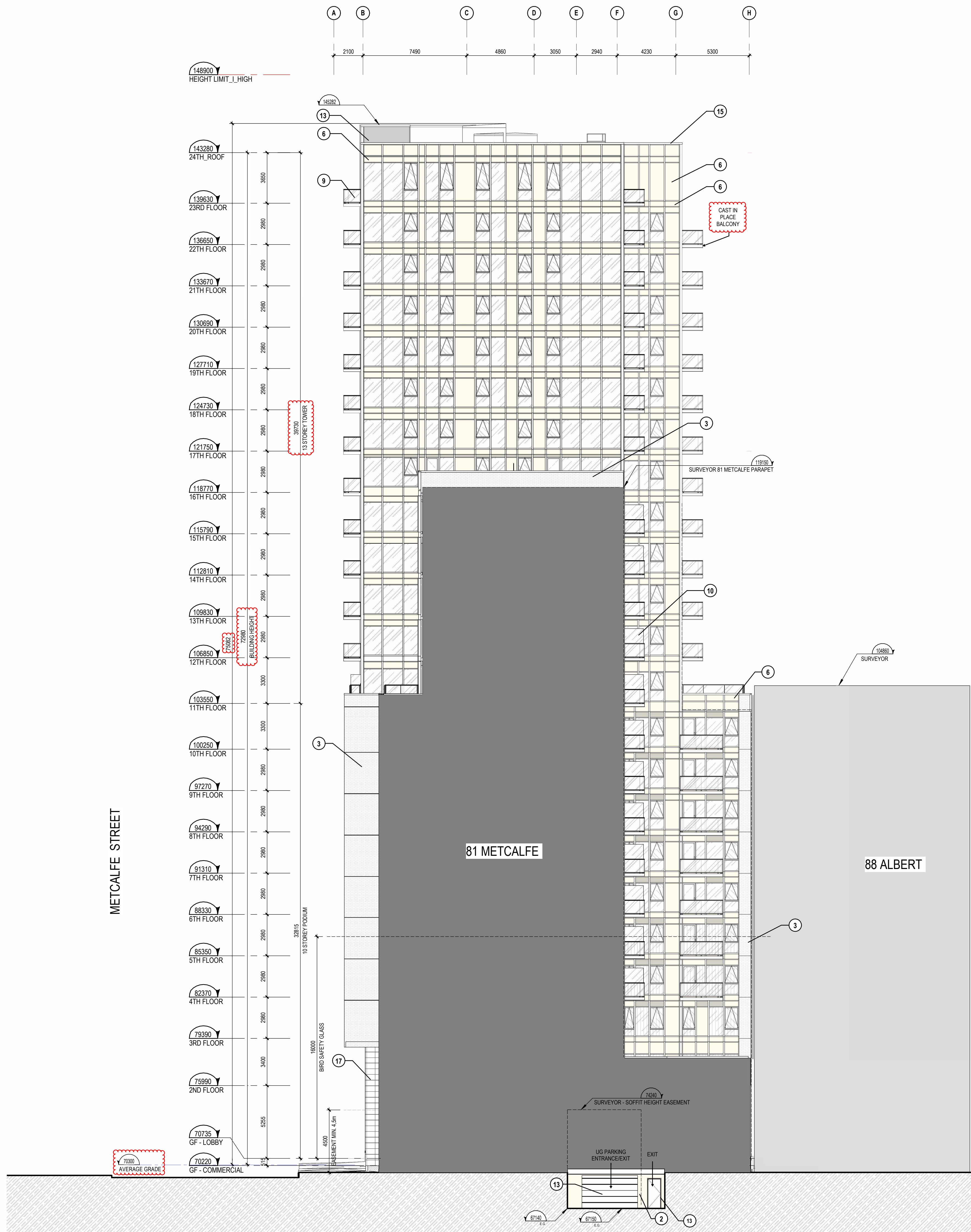
CONSTRUCTION NOTES
SYMBOL OF TYPE OF WINDOW (SEE SHEET XX FOR WINDOW ELEVATIONS)
SYMBOL OF TYPE OF ELEVATION OF CURTAIN WALL (SEE SHEET XX FOR CURTAIN WALL ELEVATIONS)



GENERAL NOTES	
NOTE	DESCRIPTION
1	FIRE DEPT. PHONE LINE
2	FIRE DEPT. CONNECTION
3	AIR INTAKE (SEE MECH. ENG.)
4	EXISTING GAS ENTRY
5	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
6	PRIVACY GATE
7	TOWER FOOTPRINT
8	COL COUNTER
9	SCREEN WALL
10	ENTRANCE MARQUEE
11	SOFT ABOVE
12	LOWERS AIR INTAKE (SEE MECH.)
13	GARBAGE CHUTE
14	TRANSFER BEAM ABOVE (SEE STRUCTURE)
15	ELECTRIC CABLE TRAY (SEE ELECTR. ENG.)
16	RETENTION BASIN ACCESS
17	ENTRANCE FLOOR GRILLE
18	ROOF ACCESS HATCH
19	UNLID DRAIN (SEE MECH. ENG.)
20	VENTILATION GRILLE (2000MM)
21	GARBAGE CHUTE VENT
22	MECHANICAL SHUT

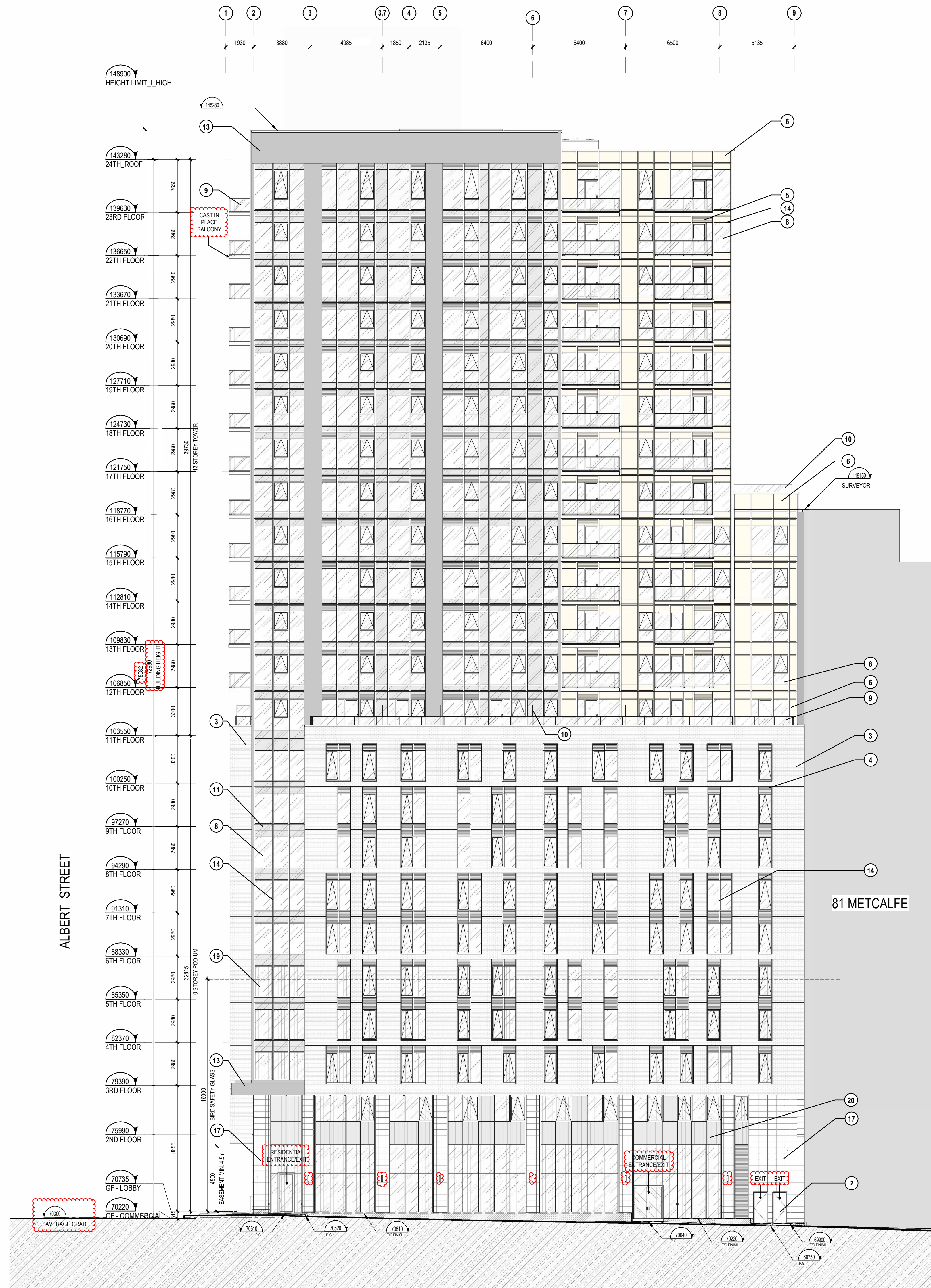
GENERAL NOTES	
NOTE	DESCRIPTION
23	GARBAGE COMPACTOR
24	DUCT FOR STAIR PRESSURIZATION IN FIRE RATED CEILING
25	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
26	CONSTRUCTION JOINT (SEE STRUCTURAL ENG.)
27	ACCESS METAL STAIR
28	COMMERCIAL KITCHEN VENT
29	ELEVATOR DRAINAGE PIT (3000MM) (SEE MECH. ENG.)
30	SANITARY DRAINAGE PIT (3000MM) (SEE MECH. ENG.)
31	STORMWATER DRAINAGE PIT (SEE MECH. ENG.)
32	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
33	BRILLIANT (SEE SITE AND CIVIL ENG.)
34	BARRETT TREE TIE-INS (SEE CIVIL ENG.)
35	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
36	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

METCALFE STREET



ELEVATION - SOUTH
1:150

1
A401



ELEVATION - WEST (METCALFE)
1:150

2
A401

EXTERIOR MATERIAL LEGEND	
1	STEEL DOOR, PAINTED BEIGE
2	METAL PANEL, PAINTED BEIGE
3	BEIGE BRICK
4	METAL LOUVERS, PAINTED DARK GRAY
5	METAL LOUVERS, PAINTED BEIGE
6	METAL SPANDREL, PAINTED BEIGE
7	METAL SPANDREL, PAINTED DARK GRAY
8	CLEAR GLASS
9	GUARDRAIL, CLEAR GLASS
10	PRIVACY SCREEN TRANSLUCENT GLASS

11	GLASS SPANDREL, TINTED DARK GRAY
12	METAL FENCE, PAINTED DARK GRAY
13	METAL, PAINTED DARK GRAY
14	MULLION, DARK GRAY
15	MULLION, BRIDGE
16	SILICONE STRUCTURAL MULLION
17	GRANITE, LIGHT GRAY (SMOOTH)
18	GRANITE, LIGHT GRAY (TEXTURED)
19	BIRD SAFETY GLASS
20	GLASS SPANDREL, BIRD SAFETY GLASS

ELEVATIONS LEGEND	
+	CONSTRUCTION NOTES
+	SYMBOL OF TYPE OF WINDOW (SEE SHEET XX FOR WINDOW ELEVATIONS)
+	SYMBOL OF TYPE OF ELEVATION OF CURTAIN WALL (SEE SHEET XX FOR CURTAIN WALL ELEVATIONS)



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