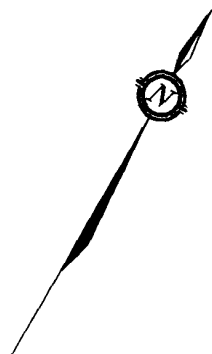


METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Committee of Adjustment
Received | Reçu le
2023-01-19
City of Ottawa | Ville d'Ottawa
Comité de dérogation



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 4R-21669

RECEIVED AND DEPOSITED

DATE Dec. 22, 2006

DATE JAN 2, 2007

DAVID W. WOODLAND, O.L.S.

L. McBurney, Asst. Dep
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA - CARLETON (N° 4)

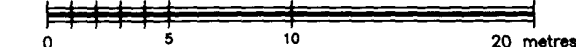
SCHEDULE

PART	LOT	REG'D PLAN	ALL OF PIN
1	PART OF 18		
2	PART OF 16,	43586	04213-0056
3	17 & 18 (North Side Clarence Street)		
4			

PARTS 1, 2, 3 & 4 - SUBJECT TO EASEMENT INST. N° LT1301134

PLAN OF SURVEY OF
PART OF LOTS 16, 17 & 18
(North Side Clarence Street)
REGISTERED PLAN N° 43586
CITY OF OTTAWA

SCALE 1 : 200



FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF BEAUSOLEIL DRIVE AS SHOWN ON PLAN 4R-5257, HAVING A BEARING OF N 30°59'00" W.

LEGEND

- - SURVEY MONUMENT FOUND
- - SURVEY MONUMENT SET
- IB - IRON BAR
- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- CC - CUT CROSS
- CP - CONCRETE PIN
- WIT - WITNESS
- (P) - PLAN 4R-5257
- (P1) - REGISTERED PLAN M-77
- (S) - SET
- (M) - MEASURED
- (D) - INST. N° N737689
- (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 76-43586)
- (990) - J. G. PAYETTE, O.L.S.
- (1287) - P. G. SMITH, O.L.S.
- (AOG) - ANNIS, O'SULLIVAN, VOLLEBEKK LIMITED, O.L.S. (REF. M-77-1)
- (CITY) - CITY OF OTTAWA
- (GCM) - G. C. McROSTIE, O.L.S. (FB 77-86 & FB 77-39)
- (HRF) - FARLEY, SMITH & MURRAY SURVEYING O.L.S. (REF. 41-97)
- (RWA) - R. W. ARNETT, O.L.S. (REF. 3-43586)
- (SU) - SOURCE UNKNOWN

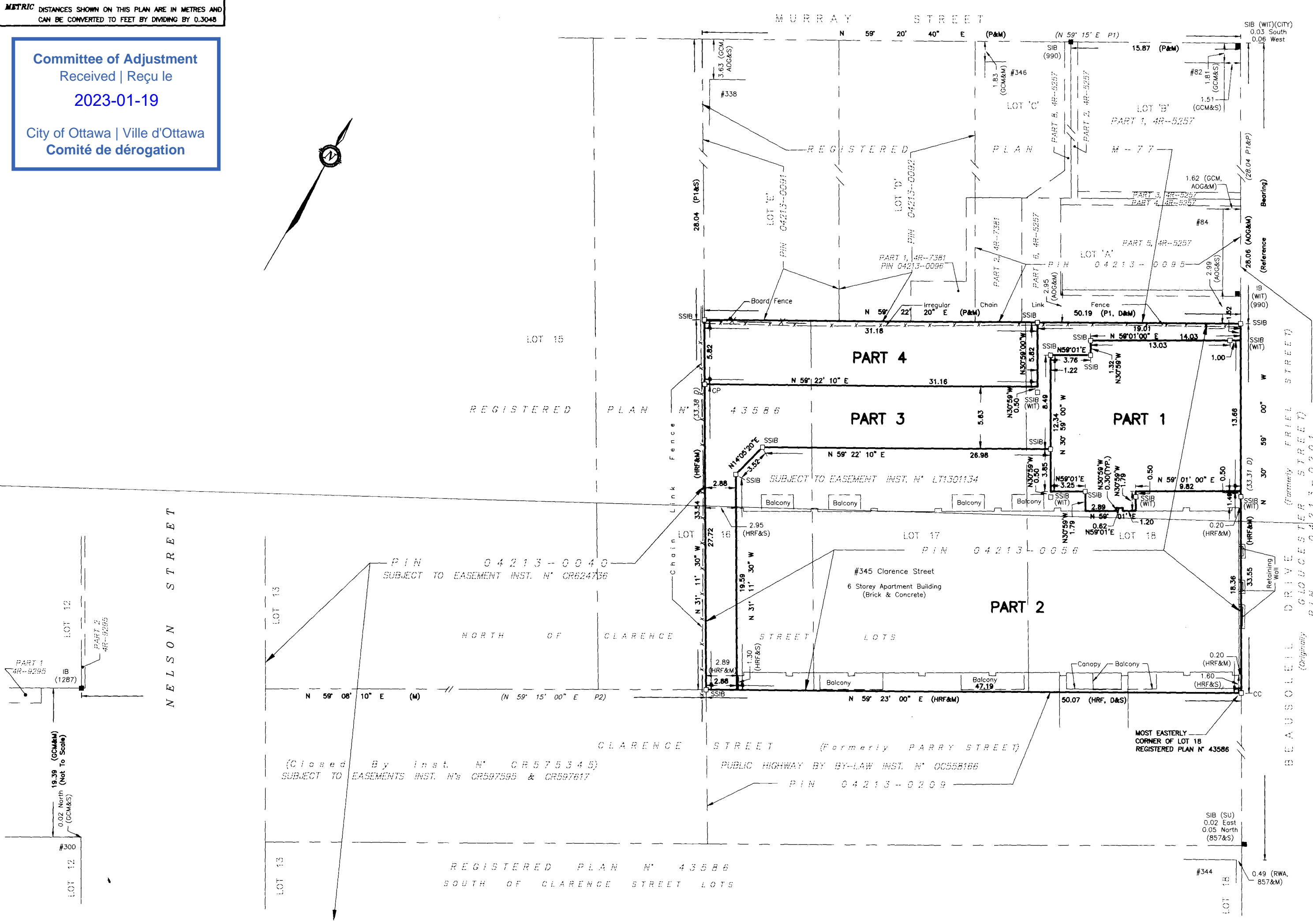
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 14, 2006.

Dec. 22, 2006
DATE

DAVID W. WOODLAND
ONTARIO LAND SURVEYOR

Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 235 TERENCE MATTHEWS CRESCENT, KANATA, ONTARIO K2M 2B3 TEL: (613) 591-2580 FAX: (613) 591-1485 www.fmw.on.ca	JOB No. H 13300
	FILE No.
	REFERENCE No. 100 (a) - 43586
	S:\J085\H13300\DWG Dec. 22/06 rp_1133_a.dwg (brd)



PLANT LIST					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
SHRUBS					
PG	4	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	2 YEARS	POTTED
HC	15	HEMEROCALLIS	DAYLILY		POTTED
SJ	13	SPIRAEA JAPONICA	LIMENOID JAPANESE SPIREA	50 cm	POTTED
EA	3	EUONYMUS ALATA COMPACTA	DWARF BURNING BUSH	40 cm	POTTED
TREES					
AP	3	ACER PLATANOIDES	CRIMSON KING MAPLE	70 mm DIA.	B & B
SR	2	SYRINGA RETICULATA	JAPANESE TREE LILAC	70 mm DIA.	B & B

- TYPICAL TREE NOTES:**
- REMOVE DAMAGED OR OBJECTIONABLE BRANCHES. FOLLOW PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADER.
 - PLACE 1/3 OF ROOT BALL ABOVE GRADE. CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL WITHOUT DISTURBING ROOTS.
 - TREE WRAP APPLIED SPIRALLY FROM GROUND UP TO HEIGHT OF SECOND BRANCHES.
 - CONSTRUCT 100mm SAUGER AROUND TREE BASE. FILL WITH 75mm WOODCHIP MULCH. PULL BACK MULCH FROM BASE OF TREE. ENSURE THAT MULCH COVERS ALL EXPOSED SOIL.
 - 2 STAKES MIN 2400mm LONG WITH NO.12 GALVANIZED WIRE ENCASED IN 12mm DIAMETRE RUBBER HOSE ALLOWING SLACK IN GALVANIZED WIRE. REMOVE STAKES AFTER ONE YEAR. STAKE BEYOND EDGE OF ROOTBALL.
 - ROOT COLLAR TO BE SET 100mm ABOVE FINISHED GRADE.
 - EXISTING TREES ARE TO BE PROTECTED TO CITY REQUIREMENTS.

- SHRUB NOTES:**
- REMOVE POTS COMPLETELY.
 - REMOVE DAMAGED OR OBJECTIONABLE BRANCHES. FOLLOW PROPER HORTICULTURAL PRACTICE.
 - PLANTING BED AROUND SHRUBS. COVER ENTIRE BED WITH 75mm DEPTH WOODCHIP MULCH. PULL BACK MULCH FROM BASE OF SHRUBS. ENSURE THAT MULCH COVERS ALL EXPOSED SOIL.
- LEGEND:**
- LF = EXISTING LIGHT FIXTURE
 EB = EXISTING BALCONY
 EC = EXISTING CANOPY
 NLF = NEW LIGHT FIXTURE

ZONING REVIEW
 MUNICIPALITY - CITY OF OTTAWA
 ZONING BY-LAW - 53-50
 ZONE: R5A, EXCEPTION 17M, P153

SITE - 345/347 CLARENCE ST.
 - ONE LOT FOR BYLAW PURPOSES

BUILDING AREA			
345 CLARENCE ST.	M2	SF	
GFA	4,677.1	50,344	
FSI AREA	4,240.6	45,645	
FSI		2,538	
347 CLARENCE ST.	M2	SF	
GFA	1,284	13,822	
COMBINED TOTALS		M2	SF
GFA	5,916	63,683	
FSI AREA	5,524.6	59,468	
FSI		3.31	

AMENITY SPACE

345 CLARENCE ST.	EXISTING
347 CLARENCE ST. REQUIRED	71 SQ. M + 30 SQ. M INDOOR
PROVIDED	71 SQ. M + 32 SQ. M INDOOR

BICYCLE PARKING

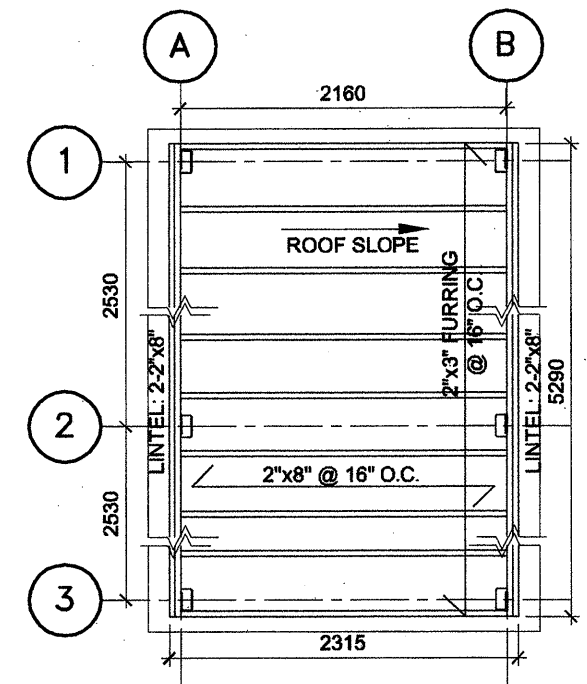
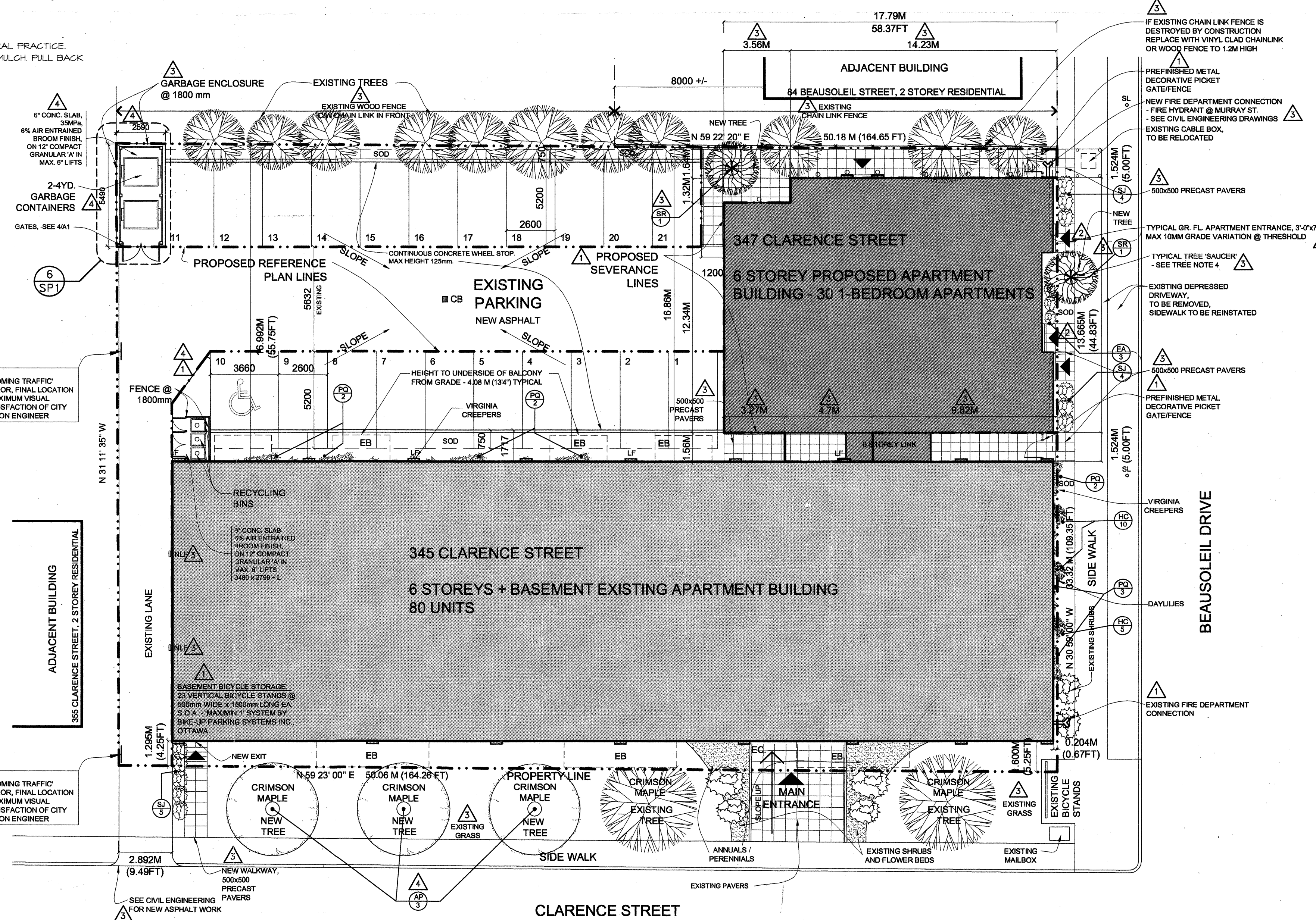
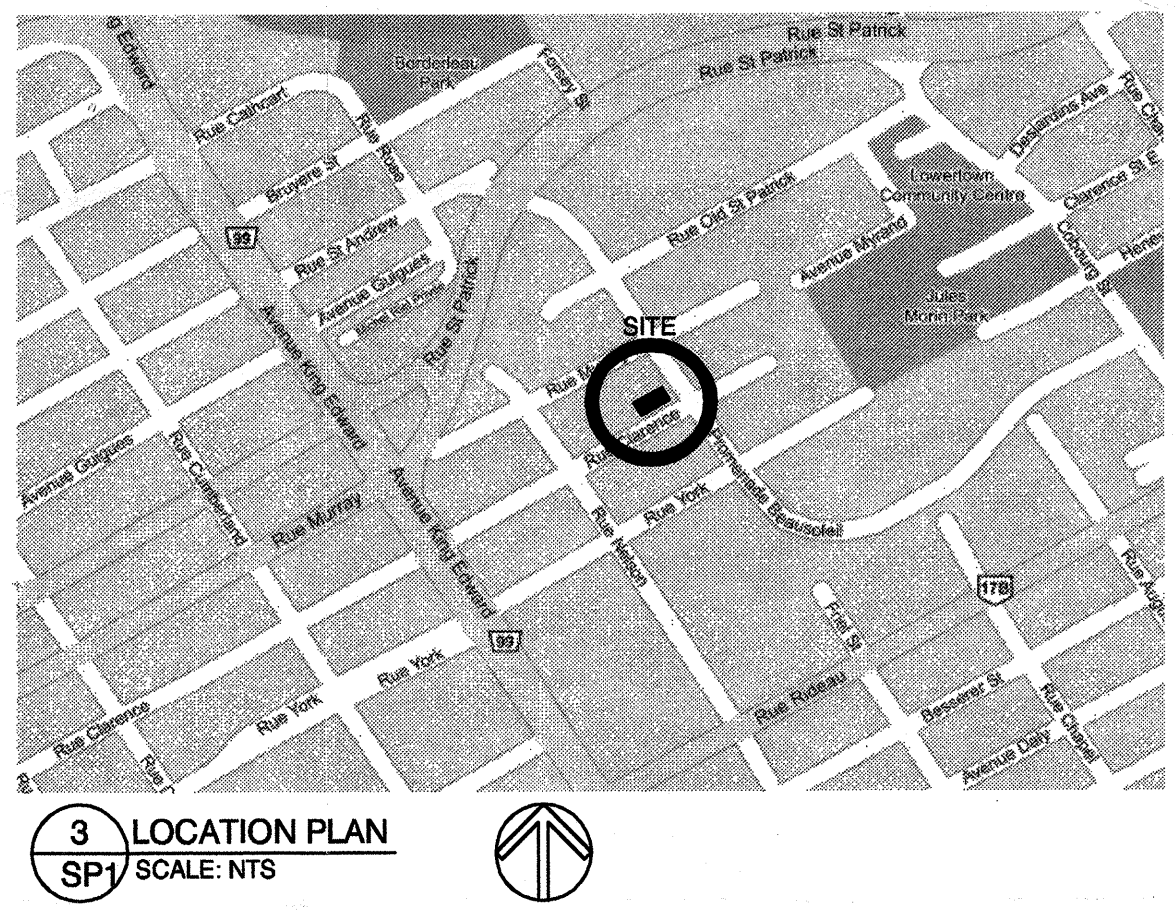
REQUIRED AMOUNT PER UNIT	0.75 PER UNIT
REQUIRED FOR 30 NEW UNITS	30 x 0.75 = 23
AMOUNT PROVIDED	23

PARKING

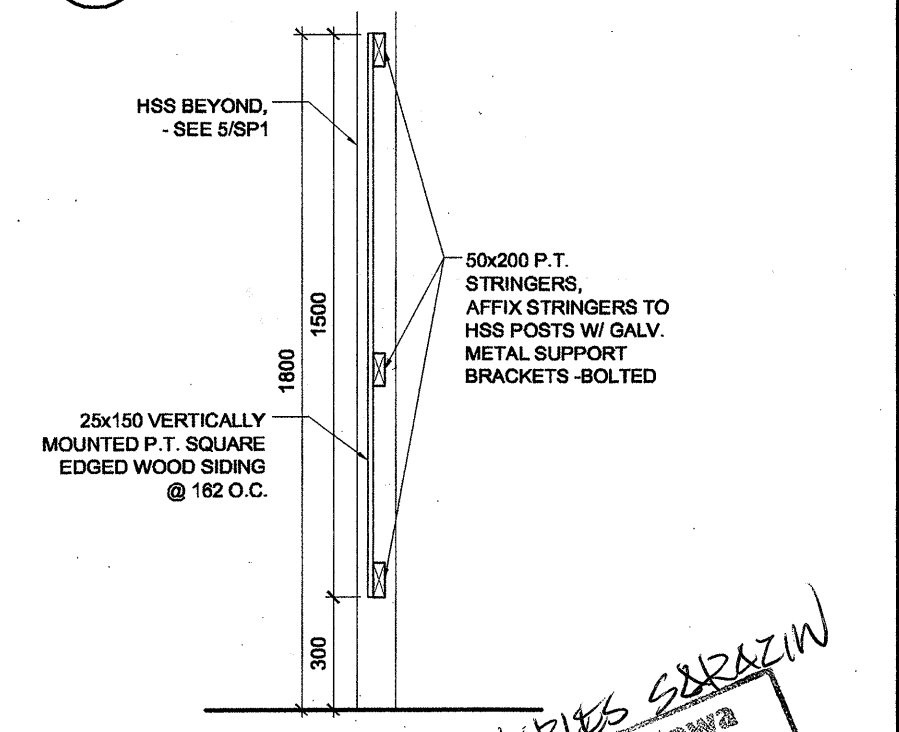
EXISTING SPACES	37
PARKING SPACES AFTER PROJECT	21
LOSS OF SPACES	16
No. OF REQUIRED SPACES FOR NEW UNITS	0.5 PER UNIT = 15
	0.083 PER UNIT FOR VISITORS = 2
TOTAL No. OF SPACES FOR CASH-IN-LIEU OF PARKING	33

PLAN OF SURVEY OF PART OF LOTS 16, 17 & 18 (North Side Clarence Street)
REGISTERED PLAN N° 43586
CITY OF OTTAWA
 BY: FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS
 DEC. 22, 2006. (SEE R PLAN)

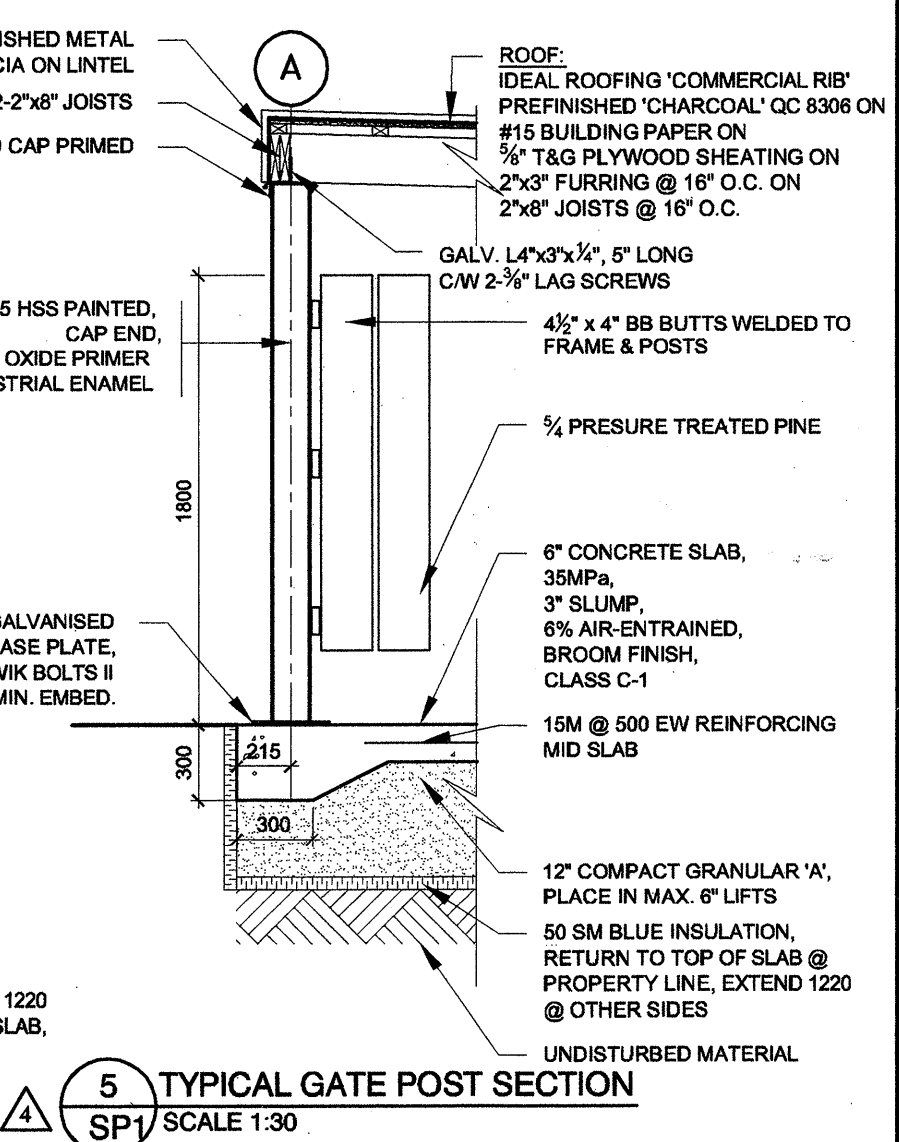
APPROVED REFUSED
Grant K. Lindsay
GRANT K. LINDSAY
 Manager
 Development Approvals
 DATE: March 29, 2007



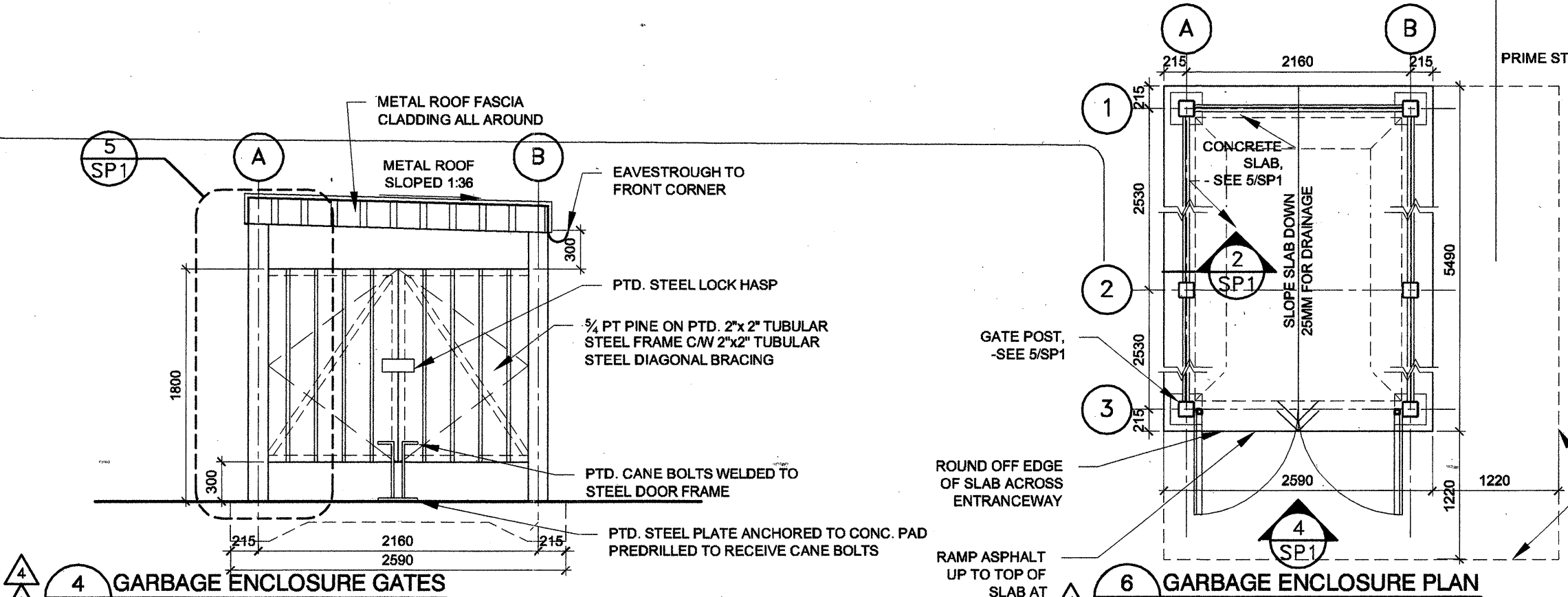
7 GARBAGE ENCLOSURE ROOF FRAMING PLAN
 SCALE: 1:50



2 TYP. FENCE DETAIL
 SCALE: 1:20

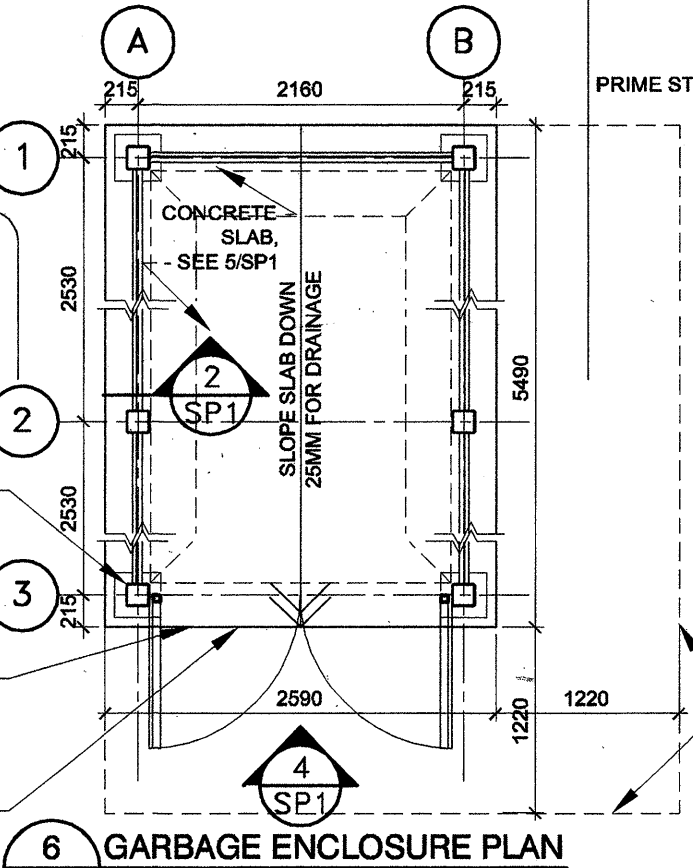


5 TYPICAL GATE POST SECTION
 SCALE: 1:30



4 GARBAGE ENCLOSURE GATES
 SCALE: 1:40

1 SITE PLAN
 SCALE: 1:150



6 GARBAGE ENCLOSURE PLAN
 SCALE: 1:50

Project Manager:
 PBC DEVELOPMENT & CONSTRUCTION MANAGEMENT
 495 BANK STREET, SUITE 205
 OTTAWA, ONTARIO, K2P 1Z2
 Tel: (613) 739-1327
 Fax: (613) 722-7125

Construction Manager:
 RUITER CONSTRUCTION LTD.
 880 LADY ELEN PLACE, SUITE 204
 OTTAWA, ONTARIO, K1Z 5L9
 Tel: (613) 739-0354
 Fax: (613) 725-3470

Structural Engineer:
 J. STUART HALL & ASSOCIATES LTD.
 254 FRIEL STREET
 OTTAWA, ONTARIO, K1N 7V9
 Tel: (613) 739-0281
 Fax: (613) 241-3009
 E-mail: sthall@sympatico.ca

Mechanical/Electrical Engineer:
 QUADRANT ENGINEERING LIMITED
 107 PRETORIA AVE.
 OTTAWA, ONTARIO, K1S 1W8
 Tel: (613) 567-1487
 Fax: (613) 567-1493
 E-mail: mail@quadrantengineering.ca

Civil Engineer:
 MCINTOSH PERRY CONSULTING ENGINEERS LTD.
 115 WALGREEN ROAD
 OTTAWA, ONTARIO, K0A 1L0
 Tel: (613) 597-2154
 Fax: (613) 836-3742
 E-mail: ctk@mcintoshperry.com

O. B. C. Consultant:
 MORRISON HERSHFELD LIMITED
 2440 DON REID DRIVE
 OTTAWA, ONTARIO, K1H 1E1
 Tel: (613) 735-2310
 Fax: (613) 739-4828
 E-mail: jkane@morrisohershfeld.com

Surveyor:
 FAIRHALL, MOFFATT & WOODLAND LIMITED
 235 TERENCE MATTHEWS CRESCENT
 OTTAWA, ONTARIO, K2M 2S3
 Tel: (613) 591-2590
 Fax: (613) 591-1495
 E-mail: dww@fmw.on.ca

4 MAR. 20/07	GENERAL AS NOTED
3 FEB. 28/07	GENERAL AS NOTED
2 FEB. 12/07	GENERAL AS NOTED
1 JAN. 19/07	GENERAL AS NOTED

NO DATE REVISION
 THIS DRAWING IS ISSUED FOR THE PURPOSE INDICATED BELOW:

PERMIT: FEB 12/2007

TENDER: _____

CONSTRUCTION: _____

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS.

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 Fax: (613) 729-1558
 E-mail: koffman@ravel-net.com

ONTARIO ASSOCIATION OF ARCHITECTS
 LEONARD KOFFMAN
 LICENSE 2295

OWNER/DEVELOPER
QUEX BEAUSOLEIL LTD.

PROJECT
347 CLARENCE
NEW 30 UNIT APARTMENT BUILDING
OTTAWA ON

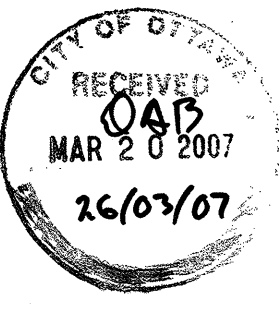
DRAWING TITLE
SITE PLAN

DRAWN	DATE	SCALE
BR/SB	OCT 04/06	A5 SHOWN

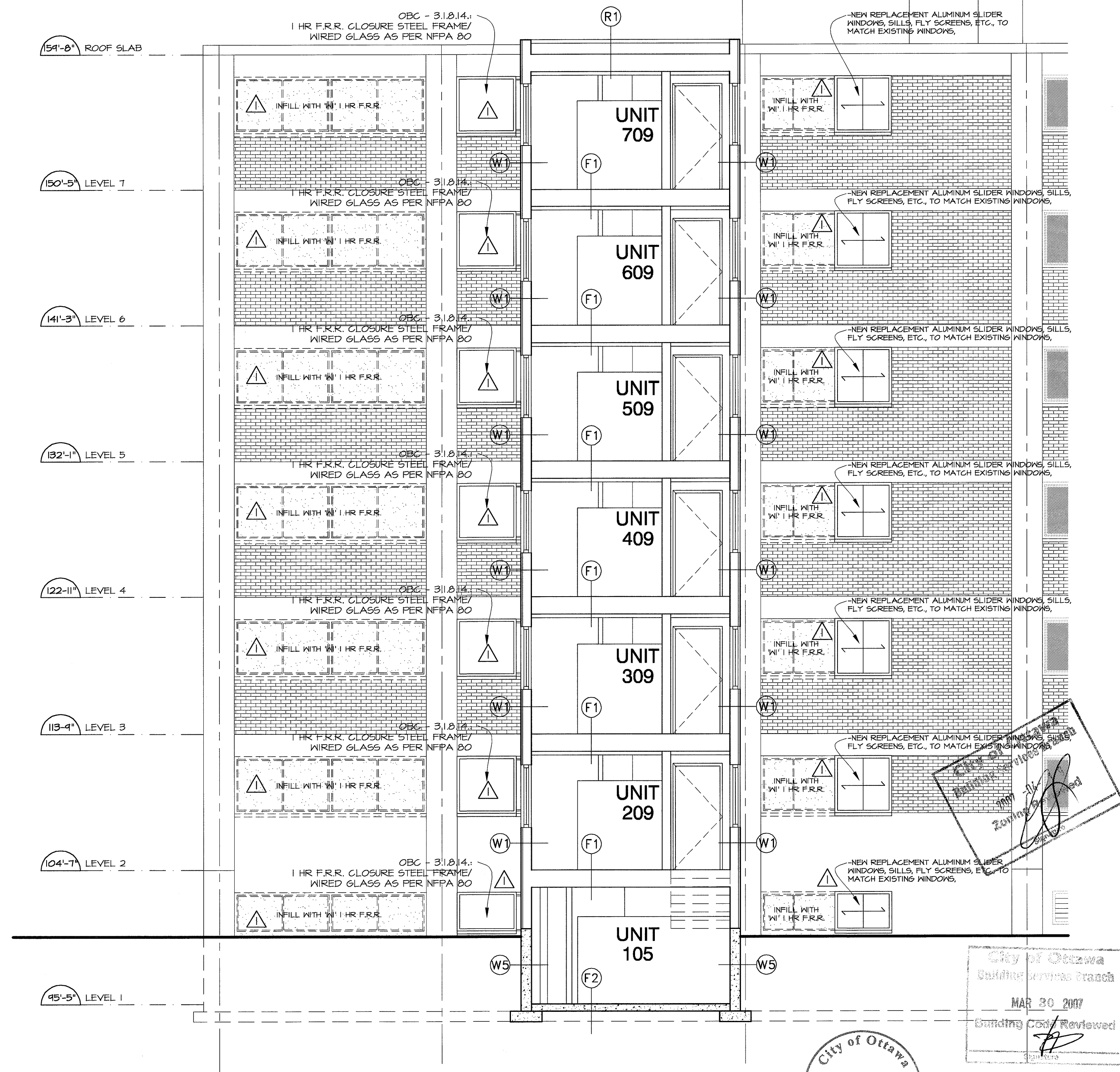
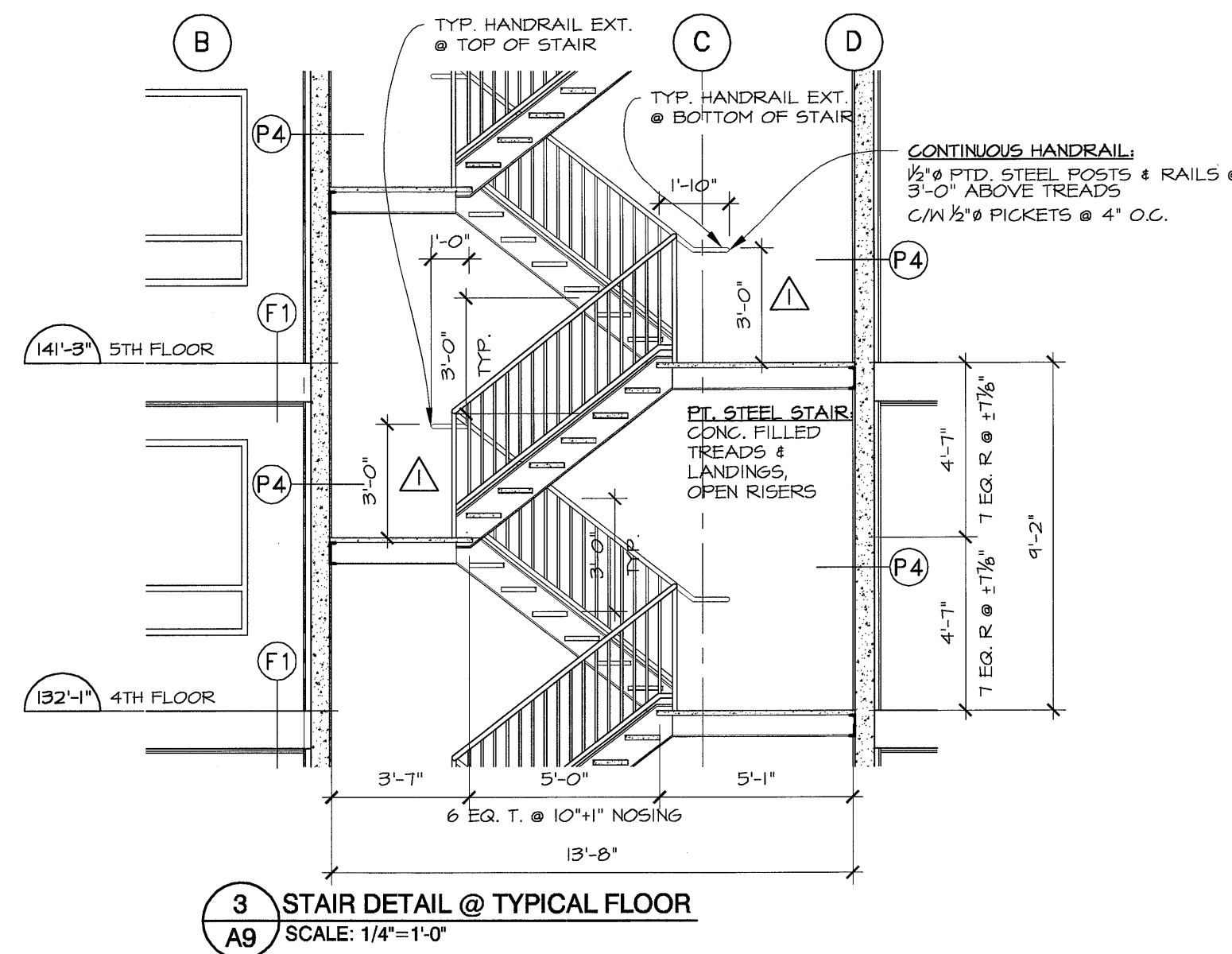
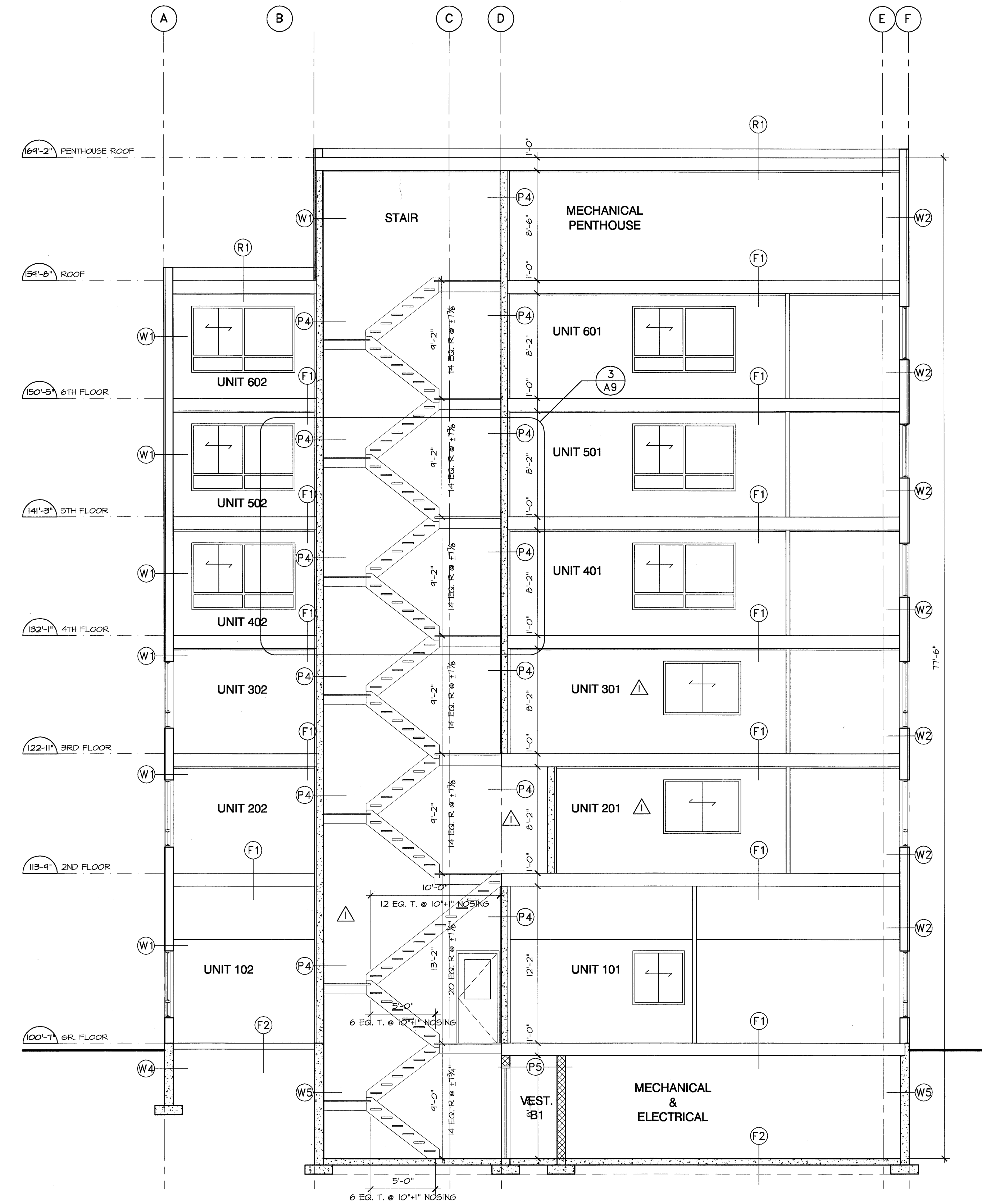
NORTH

PROJECT NO	REVISION NO
0531-X	4

DRAWING NO
SP1



D07-12-06-0281



LEGEND

- LEGEND**
- ACT - ACOUSTICAL TILE
 - ADJ. - ADJUSTABLE
 - A.F.F. - ABOVE FINISHED FLOOR
 - BF - BARRIER FREE
 - BBH - BASEBOARD HEATER
 - CJ - CONTROL JOINT
 - CPT. - CARPET
 - CT - CERAMIC TILE
 - D/F/H - DOOR/FRAME/HARDWARE
 - DGG - DENS-GLASS GOLD
 - EIFS - EXTERIOR INSULATED FINISHING SYSTEM
 - EX. - EXISTING
 - FD - FLOOR DRAIN
 - F.R.R. - FIRE RESISTANCE RATING
 - GWB - GYPSUM WALL BOARD
 - HCM - HOLLOW CORE WOOD
 - HM - HOLLOW METAL
 - I.D. - INTERIOR DESIGN
 - N.I.C. - NOT IN CONTRACT
 - O/C - OVER COUNTER
 - O.C. - ON CENTRES
 - O/H - OVERHEAD
 - PLAM - PLASTIC LAMINATE
 - PSF - PRESSED STEEL FRAME
 - PTD. - PAINTED
 - PT - PRESSURE TREATED
 - RWL - RAIN WATER LEADER
 - SCW - SOLID CORE WOOD
 - SS - STAINLESS STEEL
 - ST.ST. - STEEL STUDS
 - SV - SHEET VINYL
 - UC - UNDER COUNTER
 - UN - UNLESS NOTED
 - U/S - UNDERSIDE
 - VCT - VINYL COMPOSITE TILE
 - WR - WATER RESISTANT

1 MAR 29/07 8P APPLICATION REVIEW REVISED STAIRS & UNITS 201-301, EXISTING ELEVATION

NO DATE REVISION
THIS DRAWING IS ISSUED FOR THE PURPOSE INDICATED BELOW:

PERMIT FEB. 12/2007

TENDER
CONSTRUCTION

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LEONARD KOFFMAN ARCHITECT

Suite 301, 1300 Carling Avenue, OTTAWA, Ontario, K1Z 7L2
Phone (613) 728-2211
Fax (613) 728-1558
E-mail: lkoffman@travel-net.com



OWNER/DEVELOPER
QUEX PROPERTY CORP.

PROJECT
86 BEAUSOLEIL
NEW 30 UNIT APARTMENT BUILDING
86 BEAUSOLEIL DRIVE
OTTAWA ON
DRAWING TITLE
BUILDING SECTION, ELEVATION,
STAIR DETAIL

DRAWN BR DATE MAR 28/07 SCALE AS SHOWN

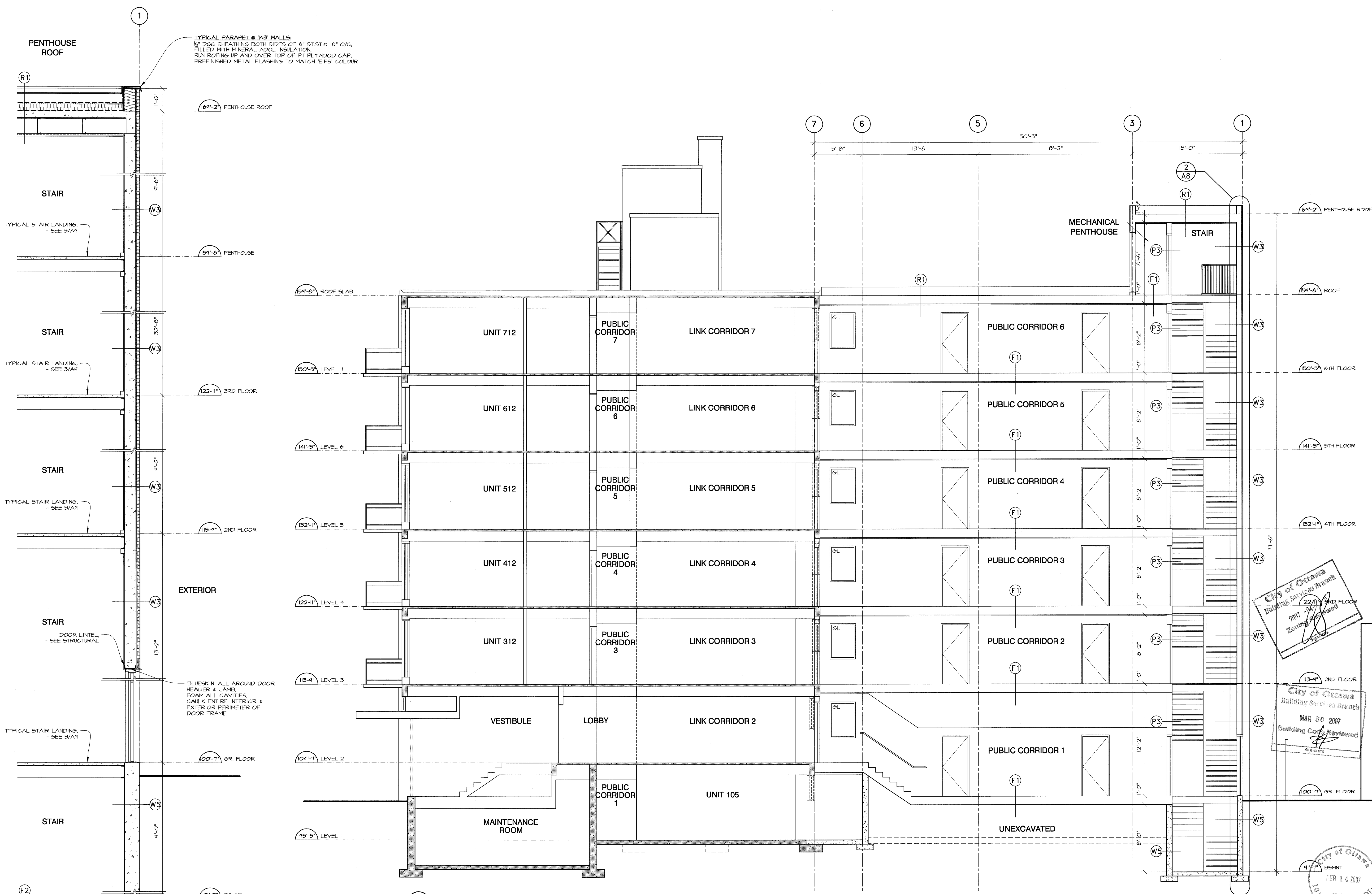
NORTH PROJECT NO 0531-X

REVISION NO 1

DRAWING NO A9



City of Ottawa
Building Code Branch
MAR 20 2007
Building Code Reviewed



TYPICAL PARAPET @ 'W3' WALLS;
 1/2" DGG SHEATHING BOTH SIDES OF 6" ST.ST. @ 16" O/C,
 FILLED WITH MINERAL WOOL INSULATION,
 RUN ROOFING UP AND OVER TOP OF PT PLYWOOD CAP,
 PREFINISHED METAL FLASHING TO MATCH EIFS COLOUR

BLUESKIN® ALL AROUND DOOR
 HEADER & JAMB,
 FOAM ALL CAVITIES,
 CAULK ENTIRE INTERIOR &
 EXTERIOR PERIMETER OF
 DOOR FRAME

1 SECTION THROUGH LINK CORRIDOR & PUBLIC CORRIDOR
 SCALE: 3/16"=1'-0"

2 NORTH WALL SECTION @ STAIR
 SCALE: 1/2"=1'-0"

LEGEND

LEGNED

- ACT - ACOUSTICAL TILE
- ADJ - ADJUSTABLE
- A.F.F. - ABOVE FINISHED FLOOR
- BF - BARRIER FREE
- BBH - BASEBOARD HEATER
- CJ - CONTROL JOINT
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- CT - CERAMIC TILE
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- F.R.R. - FIRE RESISTANCE RATING
- GWB - GYPSUM WALL BOARD
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- HM - HOLLOW METAL
- ID - INTERIOR DESIGN
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- O.C. - ON CENTRES
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- PLAM - PLASTIC LAMINATE
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- PTD - PAINTED
- PT - PRESSURE TREATED
- RWL - RAIN WATER LEADER
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- ST.ST. - STEEL STUDS
- SV - SHEET VINYL
- U/C - UNDER COUNTER
- U/N - UNLESS NOTED
- U/S - UNDERSIDE
- VGT - VINYL COMPOSITE TILE
- WR - WATER RESISTANT

NO	DATE	REVISION
1		THIS DRAWING IS ISSUED FOR THE PURPOSE INDICATED BELOW:
PERMIT		FEB. 12/2007
TENDER		
CONSTRUCTION		

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 ARCHITECT

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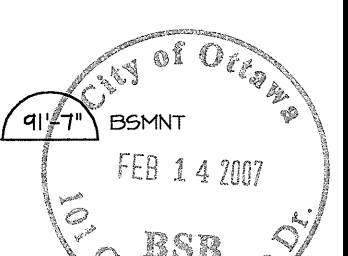
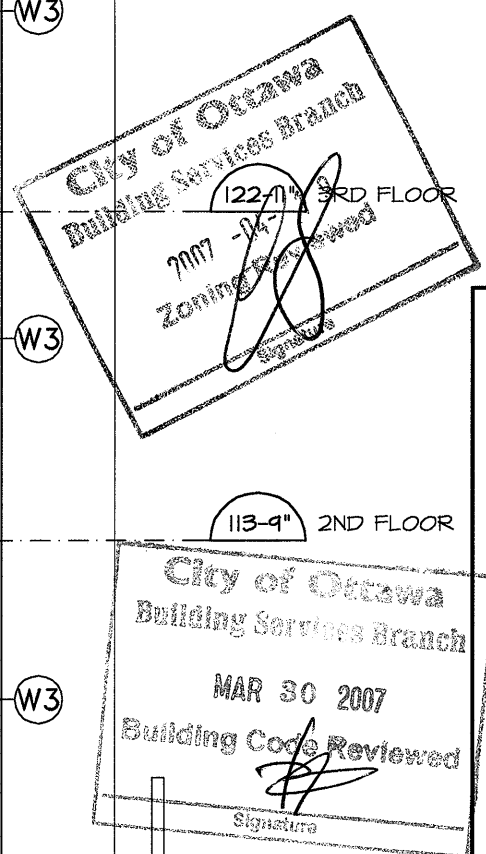


OWNER/DEVELOPER
QUEX PROPERTY CORP.

PROJECT
86 BEAUSOLEIL
NEW 30 UNIT APARTMENT BUILDING
86 BEAUSOLEIL DRIVE
OTTAWA ON

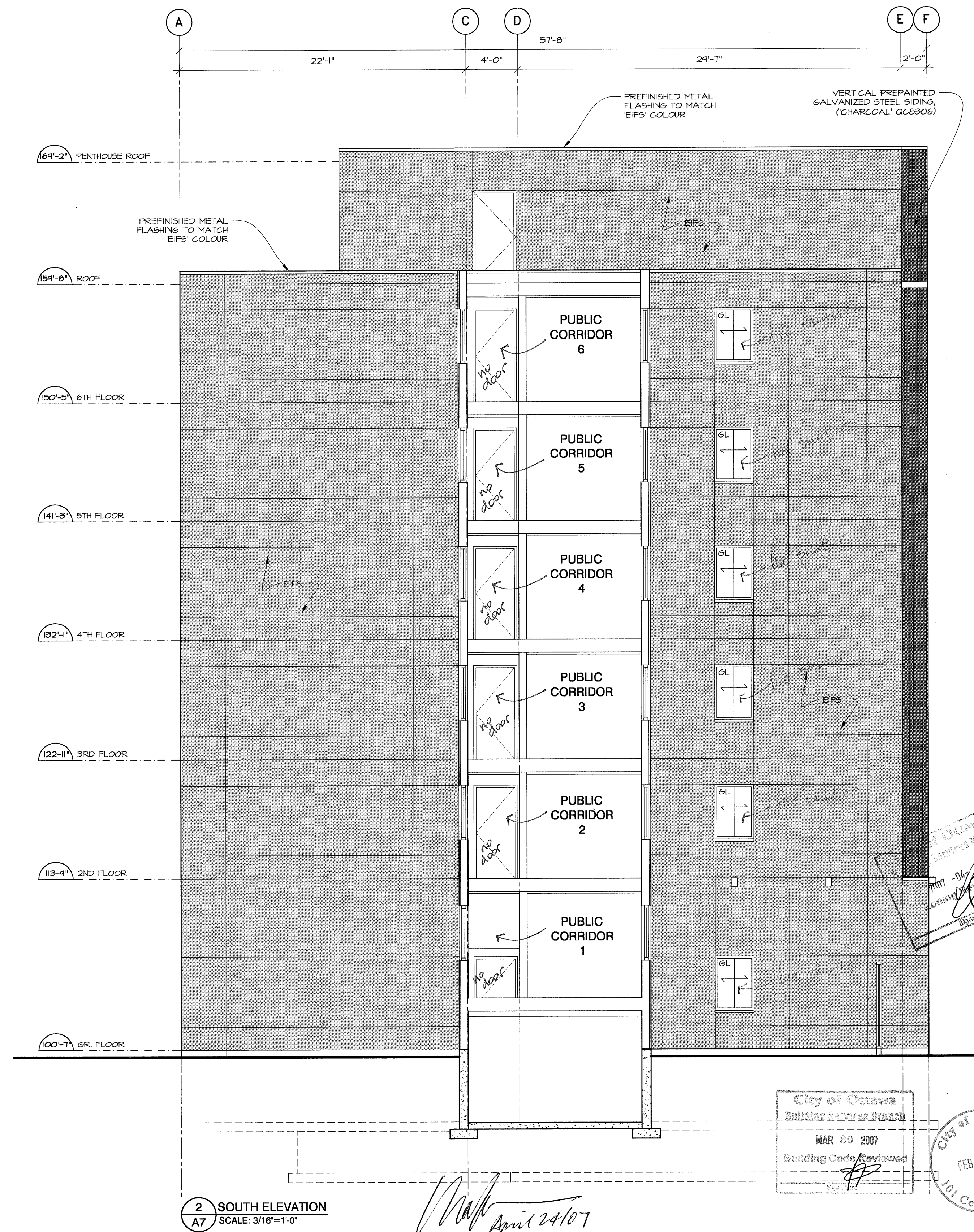
DRAWING TITLE
BUILDING SECTION, WALL SECTION

DRAWN	DATE	SCALE
BR	FEB 12/07	AS SHOWN
NORTH		PROJECT NO
		0531-X
		REVISION NO
		DRAWING NO
		A8





1 WEST ELEVATION
SCALE: 3/16"=1'-0"



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

Mark April 24/07

City of Ottawa
Building Code Branch
MAR 30 2007
Building Code reviewed

City of Ottawa
FEB 14 2007
BSB
101 Centrepointe Dr.

LEGEND

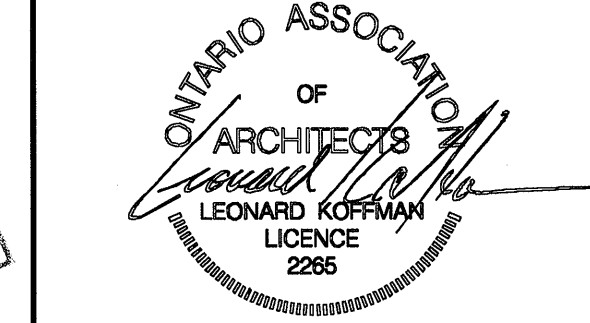
- ACT - ACOUSTICAL TILE
- ADJ - ADJUSTABLE
- A.F.F. - ABOVE FINISHED FLOOR
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NO.	DATE	REVISION
THIS DRAWING IS ISSUED FOR THE PURPOSE INDICATED BELOW:		
PERMIT		FEB. 12/2007
TENDER		
CONSTRUCTION		

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LEONARD KOFFMAN ARCHITECT

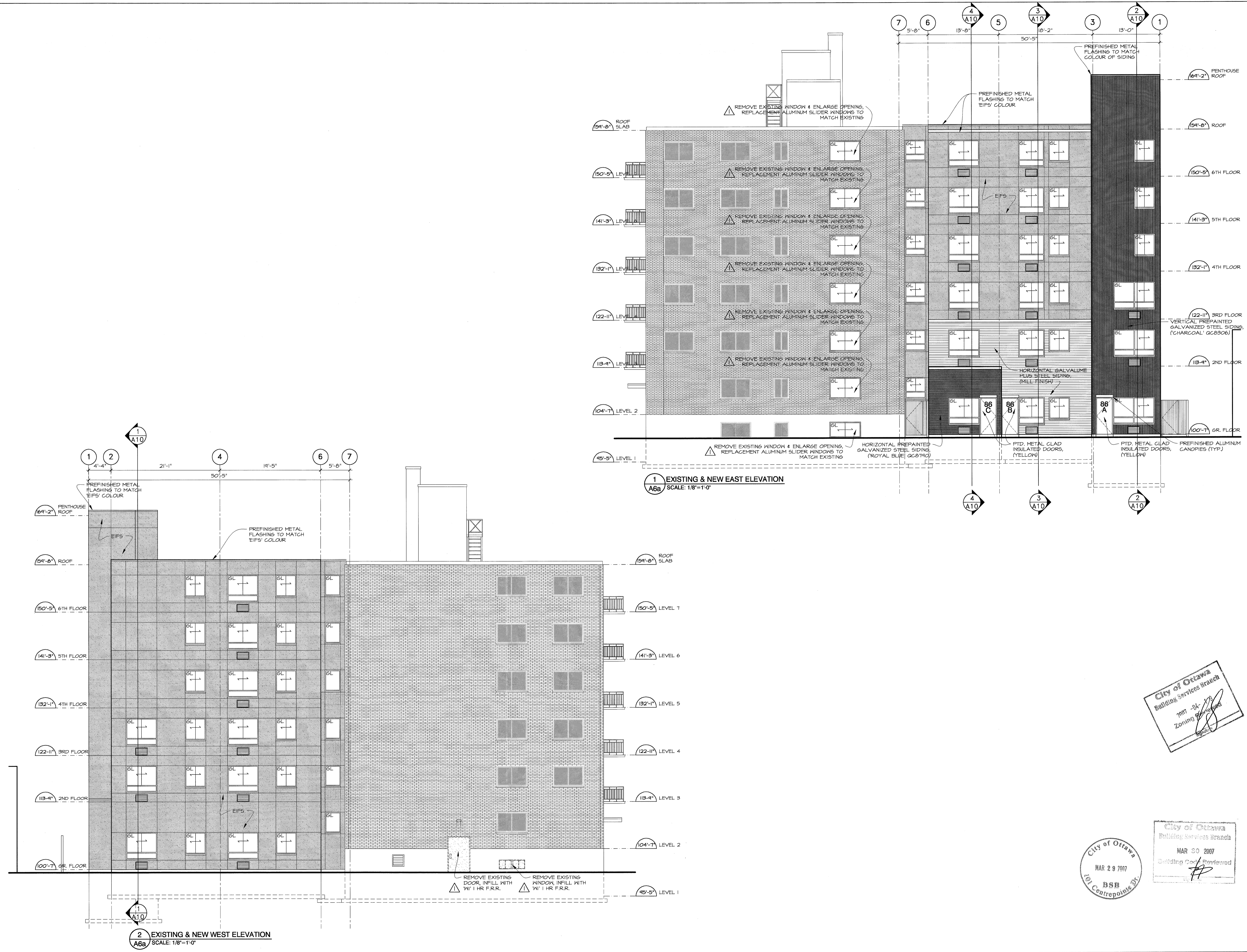
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Fax (613) 729-1558
E-mail: lkoffman@travel-net.com



OWNER/DEVELOPER
QUEX PROPERTY CORP.

PROJECT
86 BEAUSOLEIL
NEW 30 UNIT APARTMENT BUILDING
86 BEAUSOLEIL DRIVE
OTTAWA ON
DRAWING TITLE
WEST & SOUTH ELEVATION

DRAWN	DATE	SCALE
BR	FEB 12/07	AS SHOWN
NORTH		PROJECT NO 0531-X
		REVISION NO
		DRAWING NO A7



LEGEND

- LEGEND**
- ACT - ACOUSTICAL TILE
 - ADJ. - ADJUSTABLE
 - A.F.F. - ABOVE FINISHED FLOOR
 - BF - BARRIER FREE
 - BBH - BASEBOARD HEATER
 - CJ - CONTROL JOINT
 - CPT. - CARPET
 - CT - CERAMIC TILE
 - D/F/H - DOOR/FRAME/HARDWARE
 - DGG - DENS-GLASS GOLD
 - EIFS - EXTERIOR INSULATED FINISHING SYSTEM
 - EX - EXISTING
 - FD - FLOOR DRAIN
 - F.R.R. - FIRE RESISTANCE RATING
 - GWB - GYPSUM WALL BOARD
 - HCM - HOLLOW CORE WOOD
 - HM - HOLLOW METAL
 - ID - INTERIOR DESIGN
 - N.I.C. - NOT IN CONTRACT
 - O/C - OVER COUNTER
 - O.C. - ON CENTRES
 - O/H - OVERHEAD
 - PLAM - PLASTIC LAMINATE
 - PSF - PRESSED STEEL FRAME
 - PTD. - PAINTED
 - PT - PRESSURE TREATED
 - RWL - RAIN WATER LEADER
 - SCM - SOLID CORE WOOD
 - SS - STAINLESS STEEL
 - ST ST. - STEEL STUDS
 - SV - SHEET VINYL
 - U/C - UNDER COUNTER
 - UN - UNLESS NOTED
 - U/S - UNDERSIDE
 - VCT - VINYL COMPOSITE TILE
 - WR - WATER RESISTANT

1	MAR 29/07	B.P. APPLICATION REVIEW
NO	DATE	REVISION
THIS DRAWING IS ISSUED FOR THE PURPOSE INDICATED BELOW:		
PERMIT	FEB. 12/2007	
TENDER		
CONSTRUCTION		

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR THE ARCHITECT CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LEONARD P KOFFMAN ARCHITECT AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

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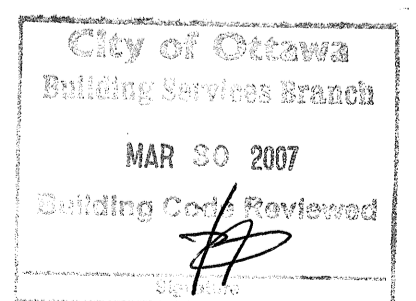
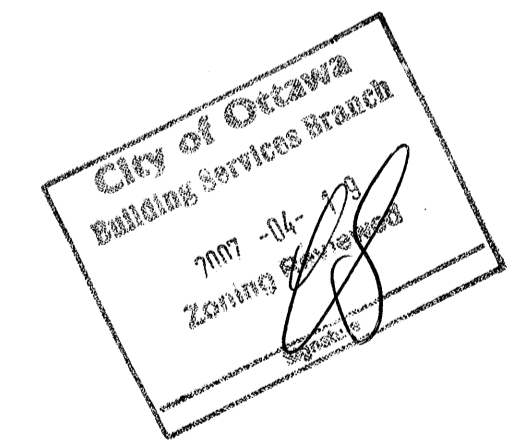
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OWNER/DEVELOPER
QUEX PROPERTY CORP.

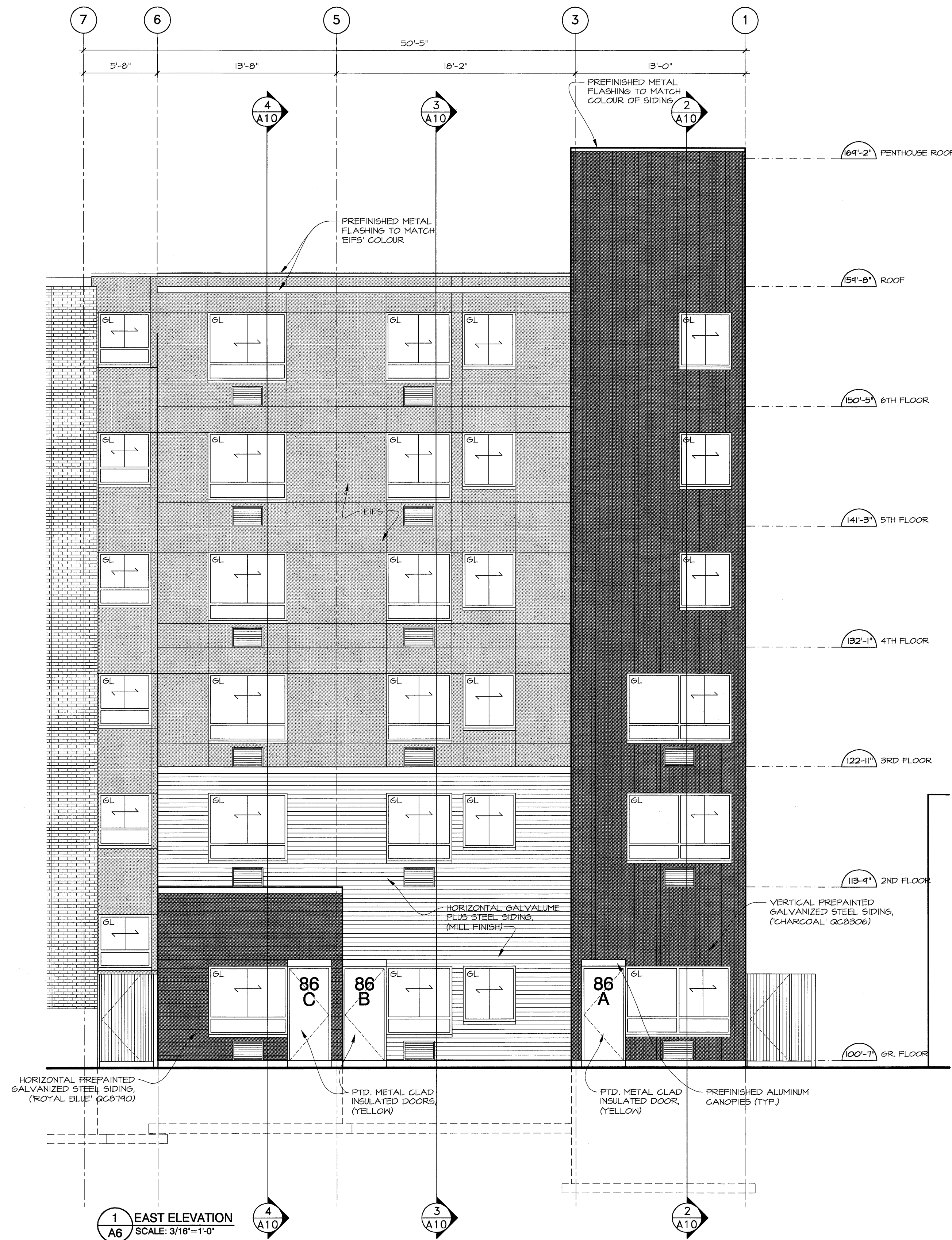
PROJECT
86 BEAUSOLEIL
NEW 30 UNIT APARTMENT BUILDING
86 BEAUSOLEIL DRIVE
OTTAWA ON
DRAWING TITLE
EXISTING & NEW EAST & WEST ELEVATIONS

DRAWN EBR	DATE MAR 28/07	SCALE AS SHOWN
NORTH	PROJECT NO 0531-X	REVISION NO 1
	DRAWING NO A6a	



LEGEND

- LEGEND**
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 - U/N - UNLESS NOTED
 - U/S - UNDERSIDE
 - VCT - VINYL COMPOSITE TILE
 - WR - WATER RESISTANT



1	MAR 28/07	B.P. APPLICATION REVIEW: REVISED UNITS 201-301
NO	DATE	REVISION
THIS DRAWING IS ISSUED FOR THE PURPOSE INDICATED BELOW:		
PERMIT	FEB. 12/2007	
TENDER		
CONSTRUCTION		

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OWNER/DEVELOPER
QUEX PROPERTY CORP.

PROJECT
86 BEAUSOLEIL
 NEW 30 UNIT APARTMENT BUILDING
86 BEAUSOLEIL DRIVE
OTTAWA ON
 DRAWING TITLE
EAST & NORTH ELEVATION

DRAWN	DATE	SCALE
BR	MAR 28/07	A5 SHOWN
NORTH	PROJECT NO	REVISION NO
	0531-X	1
	DRAWING NO	A6

