

TOPOGRAPHIC PLAN OF SURVEY OF
LOT 45 AND PART OF LOTS 3, 4 & 5
REGISTERED PLAN 343
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note
Bearings are astronomic and are referred to the easterly limit of Borthwick Avenue having a bearing of N 21° 34' 40" E as shown on Plan SR-14833.

Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (See FSD File No. 629-19)
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: C-21-10, 633e-01, 6004p&0, 6078p&01, 10166p&2, 10166p&3 & 12574p&01.
4. Sanitary and storm sewer grades were derived from field measurements and inverts were compiled from: City of Ottawa Utility Sheets.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

| Denotes | |
|-----------|---|
| □ | Survey Monument Planted |
| ■ | Survey Monument Found |
| SIB | Standard Iron Bar |
| SSIB | Short Standard Iron Bar |
| IB | Iron Bar |
| (Wit) | Witness |
| Meas | Measured |
| (P1) | Registered Plan 343 |
| (P2) | Plan SR-14833 |
| (P3) | Plan by (1287) dated August 26, 1986 (Job No. 490/86) |
| (P4) | Plan by (AGG) dated July 4, 1994 (Job No. 0-354-94) |
| (P5) | Plan SR-3853 |
| MI-ST | Maintenance Hole (Storm) |
| MI-S | Maintenance Hole (Sanitary) |
| ST | Underground Storm Sewer |
| S | Underground Sanitary Sewer |
| W | Underground Water |
| P | Underground Power |
| G | Underground Gas |
| B | Underground Bell |
| TV | Underground Cable |
| ow | Overhead Wires |
| UP | Utility Pole |
| AN | Anchor |
| CB | Catch Basin |
| GM | Gas Meter |
| B | Bollard |
| Δ | Sign |
| AC | Air Conditioner |
| M-W | Monitoring Well |
| ∅ | Diameter |
| CLF | Chain Link Fence |
| CRW | Concrete Retaining Wall |
| SRW | Stone Retaining Wall |
| Inv. | Invert |
| Inv(City) | Invert From City of Ottawa Utility Sheets |
| T/G | Top of Grate |
| U/Eave | Underside of Eave |
| T/Fin | Top of Foundation |
| C/L | Centreline |
| +65.00 | Location of Elevations |
| +65.00 | Top of Concrete Curb/Retaining Wall Elevation |
| - | Property Line |
| ○ | Deciduous Tree - The symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan. |
| ○ | Coniferous Tree - The symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan. |

Committee of Adjutant
Received / Reçu le
2024-05-29
City of Ottawa / Ville d'Ottawa
Comité de dérogation

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD., 2021.

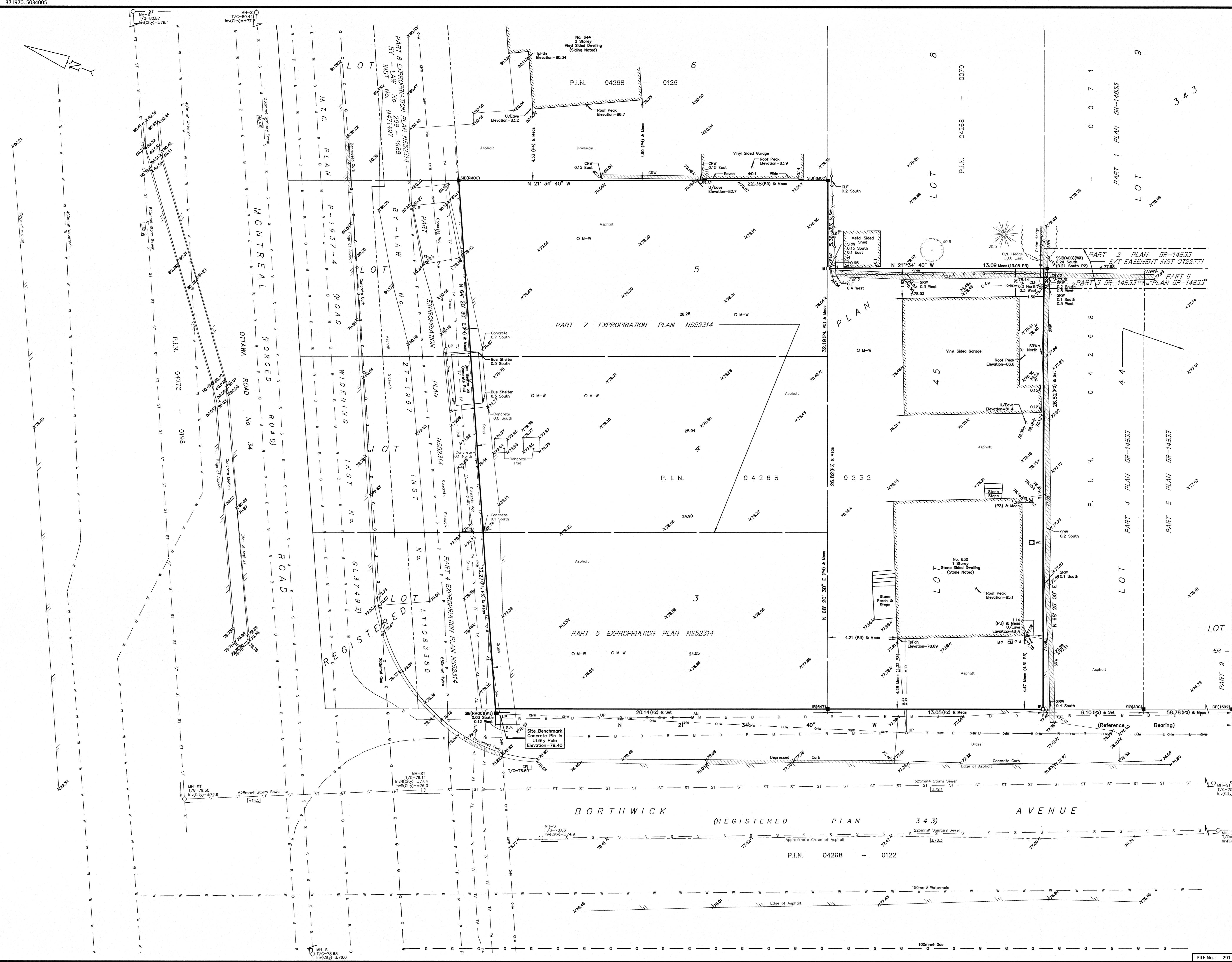
Surveyor's Certificate
I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 3rd day of June, 2021.

Date: June 22/21
Emad Alirefaai
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-13123

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29 (3).

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca



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

COORDINATES WERE DERIVED FROM REAL TIME NETWORK
OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 ORIGINAL.

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY
IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

| POINT ID | NORTHING | EASTING |
|----------|----------|---------|
| 51 | - | - |
| 55 | - | - |

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

| SCHEDULE | | | |
|----------|------------------|------------|--------------------|
| PART | LOT | REG'D PLAN | PIN |
| 1 | PART OF 3, 4 & 5 | 343 | PART OF 04268-0232 |

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

PLAN 4R-
RECEIVED AND DEPOSITED

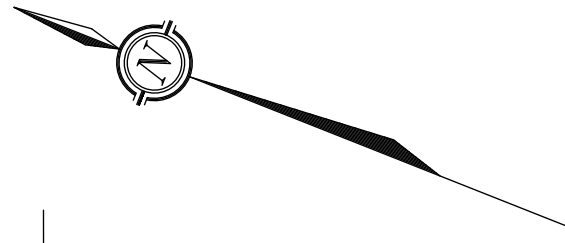
DATE _____

DATE _____

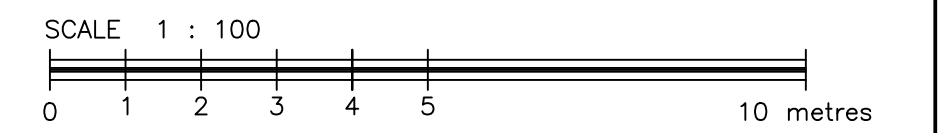
JOHN H. GUTRI, O.L.S.

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA - CARLETON (N° 4)

PLAN PREPARED FOR COMMITTEE
OF ADJUSTMENT PURPOSES
MARCH 28, 2022



PLAN OF SURVEY OF
PART OF LOTS 3, 4 & 5
REGISTERED PLAN 343
CITY OF OTTAWA

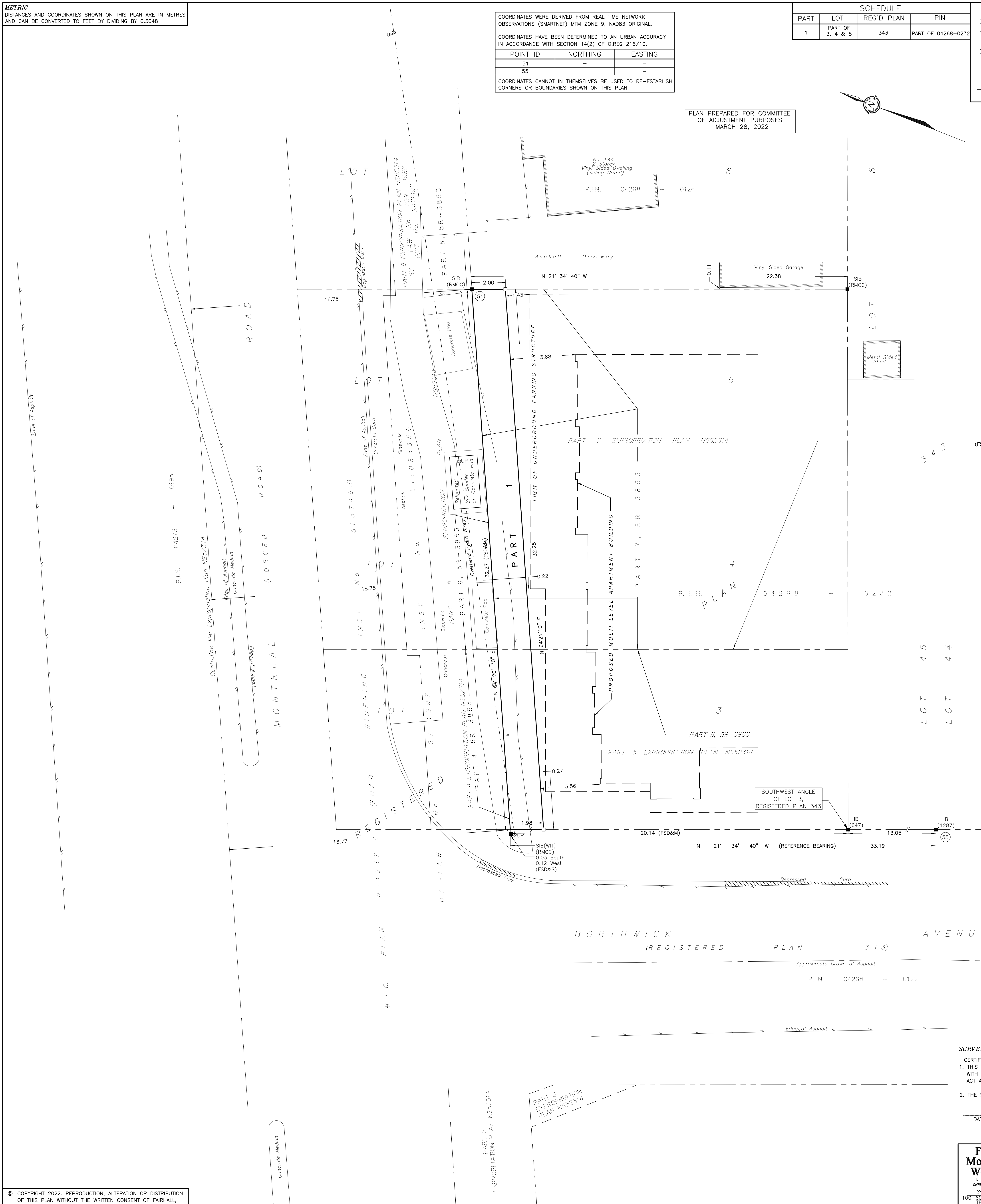


FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY
LIMIT OF BORTHWICK AVENUE AS SHOWN ON PLAN 5R-3853
HAVING A BEARING OF N 21°34'40"E.

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SIB - STANDARD IRON BAR
 - IB - IRON BAR
 - (WIT) - WITNESS
 - (S) - SET
 - (M) - MEASURED
 - (FSD)/(1287) - FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S.
(REF. FILE 291-21)
 - (RMOC) - REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
 - (SU) - SOURCE UNKNOWN
 - PIN - PROPERTY IDENTIFIER NUMBER
 - UP @ - UTILITY POLE
 - - OVERHEAD UTILITY WIRES

Committee of Adjustment
 Received | Reçu le
 2024-05-29
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON SEPTEMBER 7, 2021.

DATE _____ JOHN H. GUTRI
ONTARIO LAND SURVEYOR

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MOFFATT & WOODLAND LIMITED IS PROHIBITED.

| | |
|--|---|
| Fairhall Moffatt & Woodland LIMITED OTTAWA ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-500 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca | JOB No. A B 2 8 3 0 0 |
| | REFERENCE No. E 371976 N 5033992 12(a)-343 GR |
| | S:\J085\AB28300\DWG\28MAR2022 RP_AB283.dwg (as) |
| | OTTAWA |



RACINE ■ OTTAWA ■
630 Montréal Road, Ottawa, On

LOT 45 AND PART OF LOTS 3, 4 & 5,
REGISTERED PLAN 343 (CITY OF OTTAWA)
ACTUAL LAND AREA 970.77 M²*
*AFTER CITY ROAD WIDENING
BUILDING FOOTPRINT (GFA): 502.55 M²
NUMBER OF DWELLINGS: 56 UNITS



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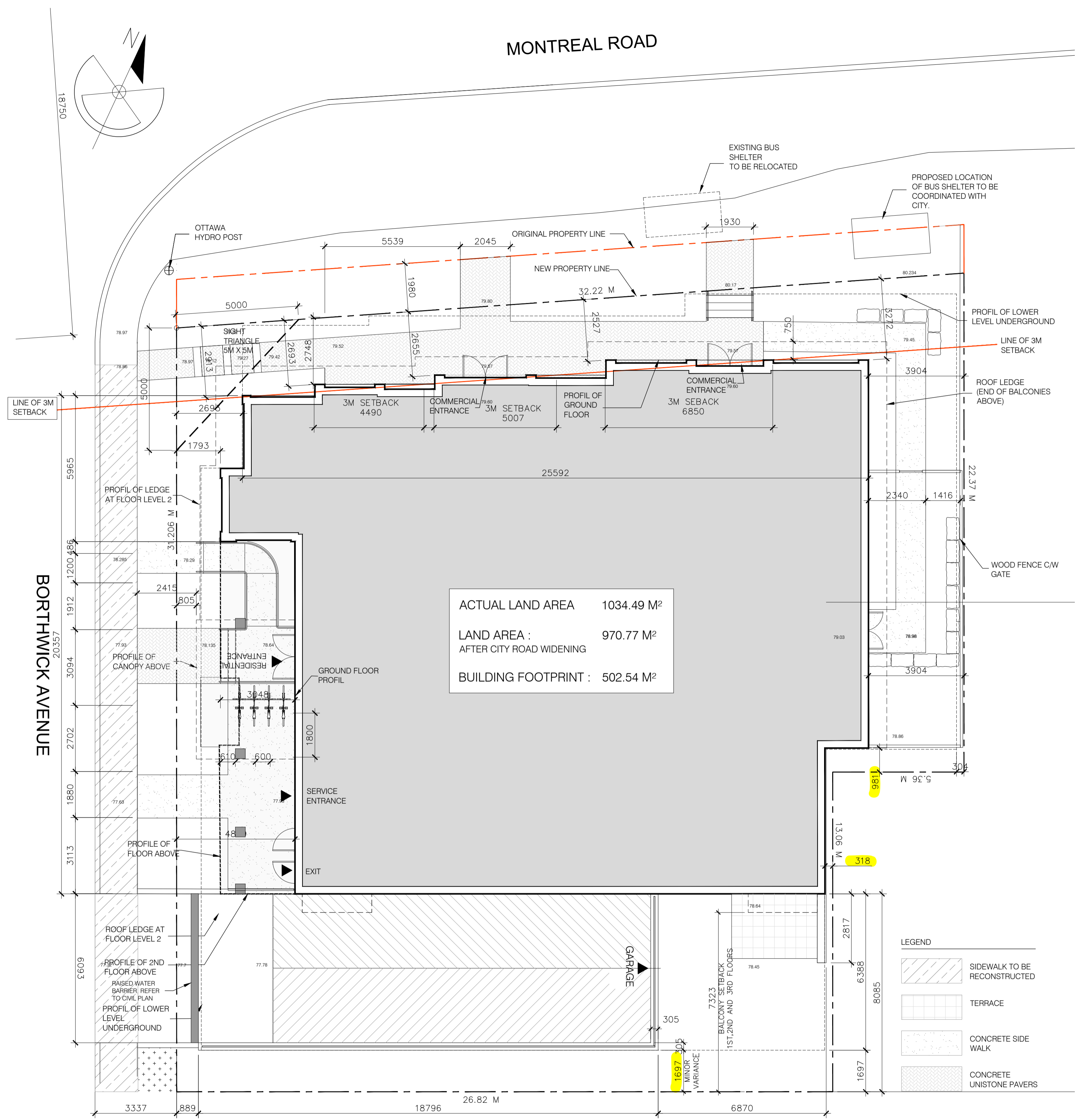
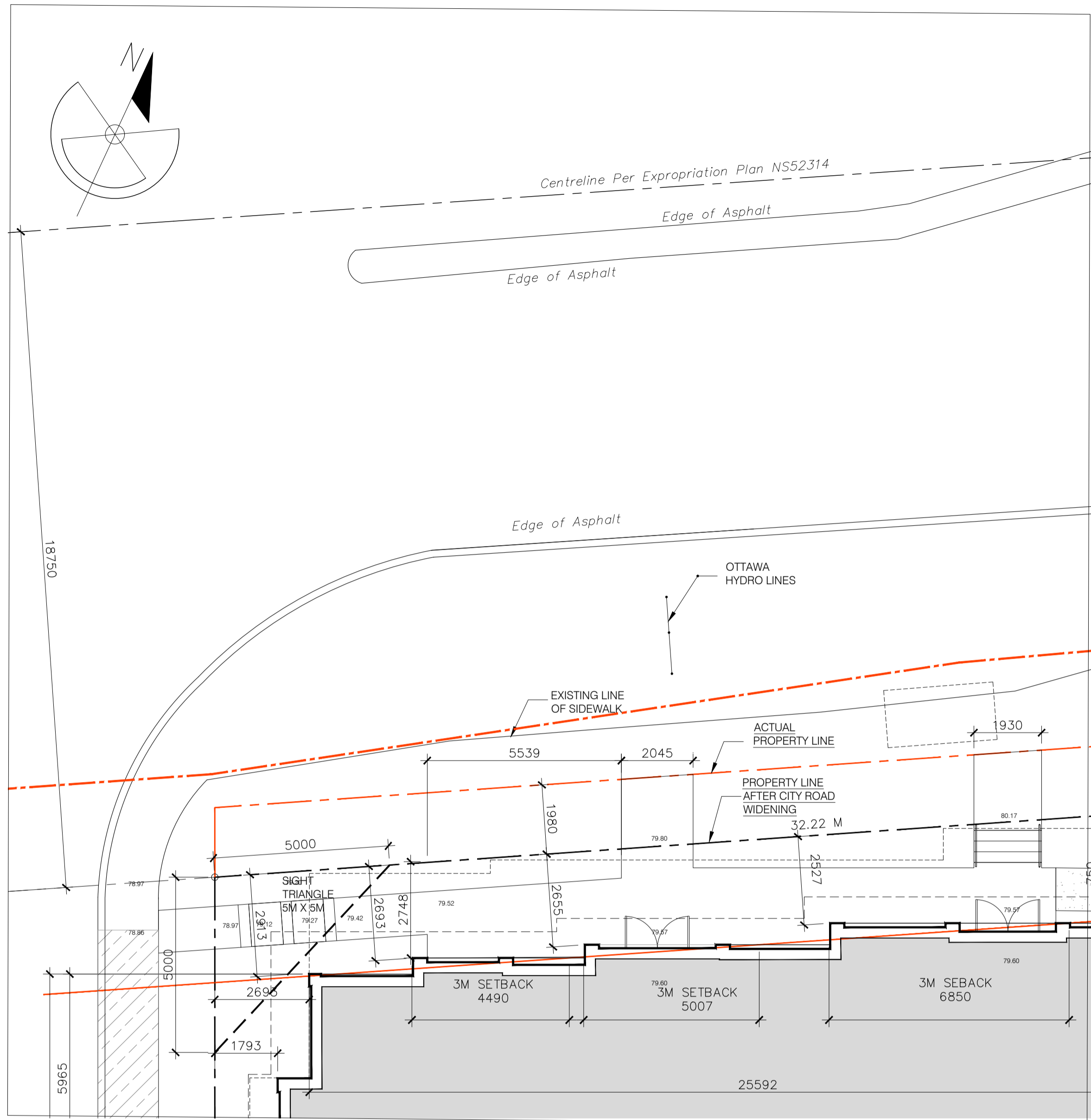
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SITE PLAN
SCALE = 1:150

| ZONING COMPLIANCE TABLE | | |
|----------------------------|---|-----------------------|
| Zoning Provision | Requirement | Proposed |
| Minimum lot width | No minimum | 32.2 m |
| Minimum lot area | No minimum | 970.77 m ² |
| Maximum building height | (i) in any area up to and including 20 metres from a property line abutting a R4 residential zone | 30.1 m |
| | (ii) in any area over 20 metres and up to 30 metres from a property line abutting a R4 zone | 30.1 m |
| | (iii) in any area over 20 metres and up to 30 metres from a property line abutting a R4 zone | 30.1 m |
| | (iv) in any area : 1. Outside of the areas identified in (i) through (iii) | 30.1 m |
| Minimum front yard setback | 0 m | 3.15 m |
| Minimum interior setback | (i) First 20 metres from the street. 3.0 m | 3.9 m |
| | (i) Beyond 20 metres from the street. 7.5 m | 0.32 m |
| Minimum rear yard setback | (i) Any building wall within 20 metres of a lot line abutting a public street. 3.0 m | 7.4 m |
| | All other cases. 7.5 m | 7.4 m |

| Zoning Provision | Requirement | Proposed |
|--|--|--------------------|
| Minimum required amenity area | Total Amenity Area: 6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit. | 348 m ² |
| | Communal Amenity Area: A minimum of 50% of the required total amenity area | 174 m ² |
| Parking: | | |
| Minimum parking space rate for Area X – Sec. 102, Table 101, dwelling, mid-high-rise apartment | 0.5 per dwelling unit (56 units - 12 units) x 0.5 = 22 spaces | 22 parking spaces |
| | * NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS | |
| Minimum visitor parking space rate for Area X, apartment dwelling low or mid-high-rise apartment – Sec. 102, Table 102 (iii) | 0.1 per dwelling unit (56 units - 12 spaces = 44 spaces) | 4 parking spaces |
| No visitor parking required for the first 12 units on a lot with areas X, Y, Z and B – Sec. 102(2) | | |
| Minimum parking retail store space rate for Area X, retail store - Sec. 102, Table 102 | For area less than 500 m ² None required | 0 parking |

- LEGEND
- SIDEWALK TO BE RECONSTRUCTED
 - TERRACE
 - CONCRETE SIDE WALK
 - CONCRETE UNISTONE PAVERS

NO DE DOSSIER: 2020-117

MB Groupe Canada
DEVELOPPER

YVES LUSSIER ARCHITECT
263 IBERVILLE, GRANBY, QC
(514) 924-8306 OAA 10140

ONTARIO ASSOCIATION OF ARCHITECTS
YVES LUSSIER ARCHITECT
LICENCE 10140

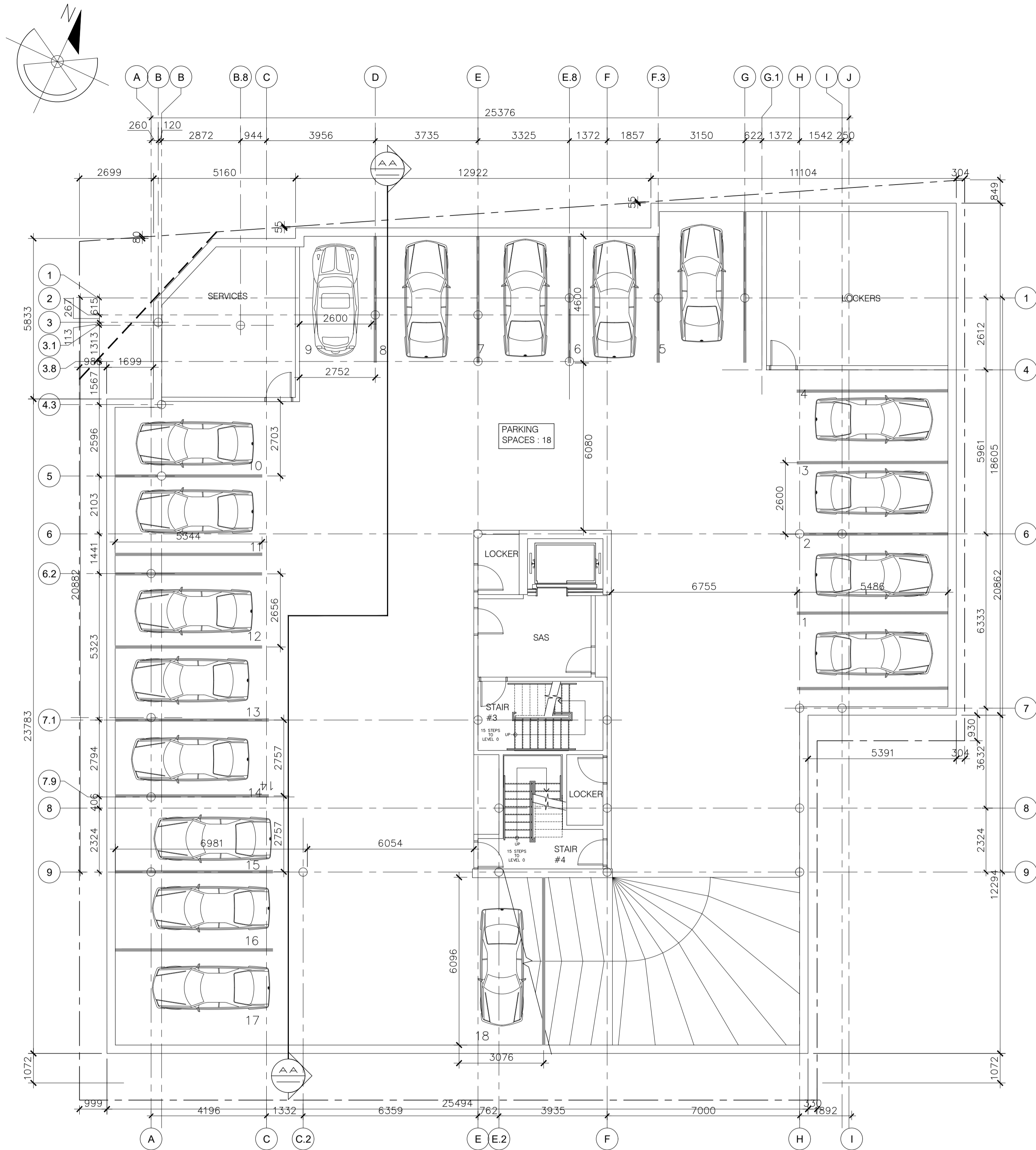
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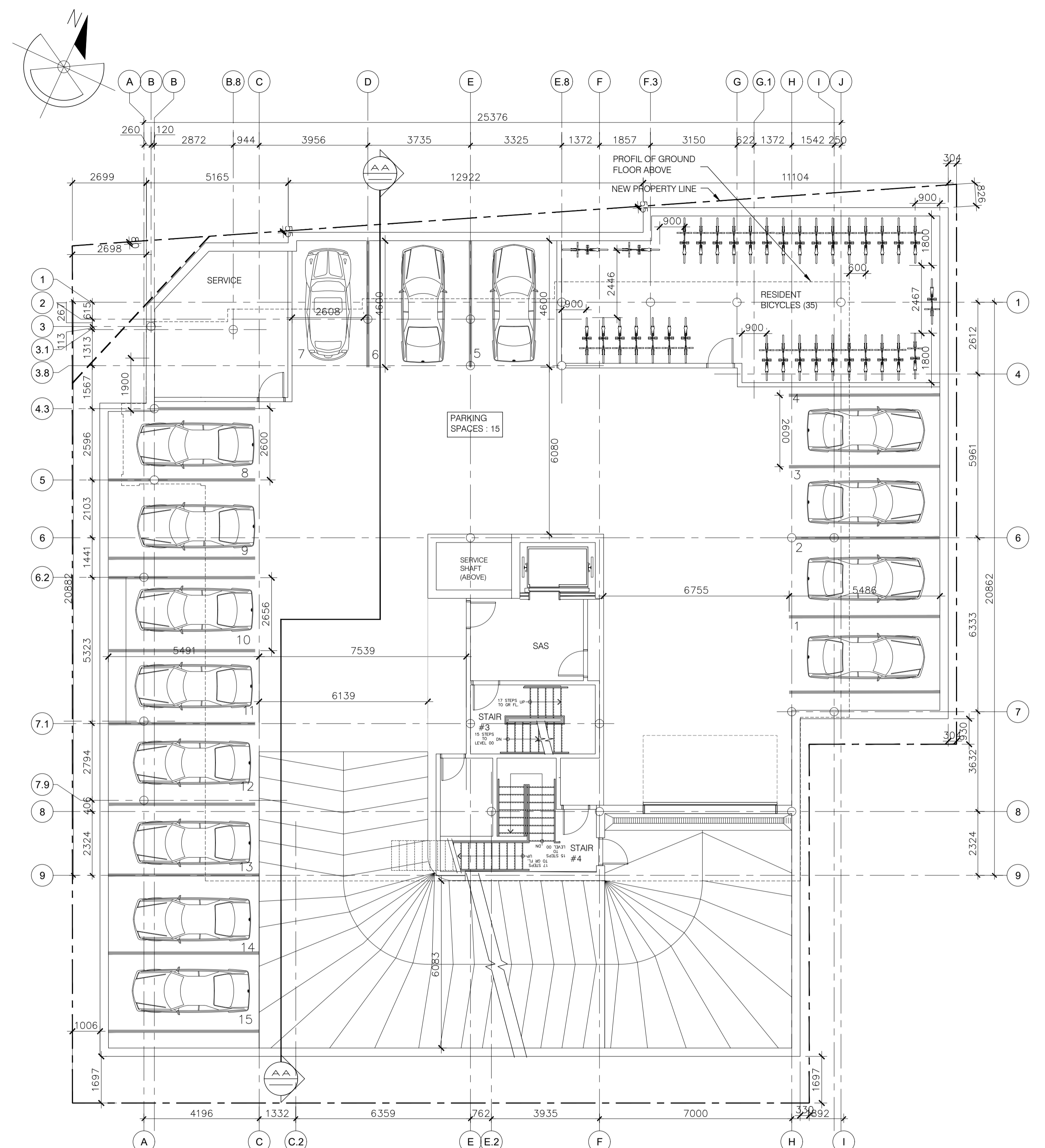
FILE NUMBER: D07-12-21-0189
PLAN NUMBER: 18965

SITE PLAN
A 05 | 18
REVISION 9 / 27-03-2024

D07-12-21-0189



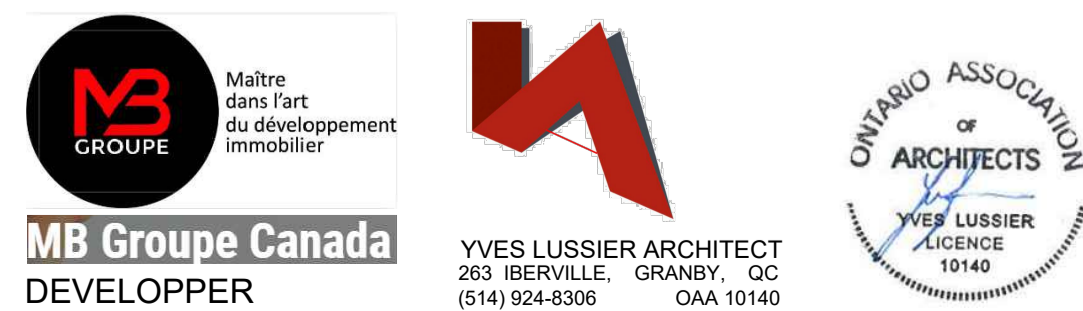
SECOND BASEMENT - LEVEL 00
SCALE = 1:100



FIRST BASEMENT - LEVEL 01
SCALE - 1:100

| USE | RATE | DWELLING UNITS | PARKING REQUIRED | BICYCLE REQUIRED |
|----------------------|---|----------------|------------------|------------------|
| RESIDENTIAL, TENANT | 0.5 PER DWELLING UNIT* <small>*NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS</small> | 44 UNITS | 22 | 28 |
| RESIDENTIAL, VISITOR | 0.1 PER DWELLING UNIT* <small>*NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS</small> | 44 UNITS | 4 | - |
| RETAIL STORE | AREA LESS THEN 500 M ² | NONE REQUIRED | 0 | - |
| TOTAL REQUIRED | | | 26 | 28 |
| TOTAL PROJECTED: | TWO PARKING LEVELS | | 32 | 35 |

FILE NUMBER: D07-12-21-0189
PLAN NUMBER: 18965

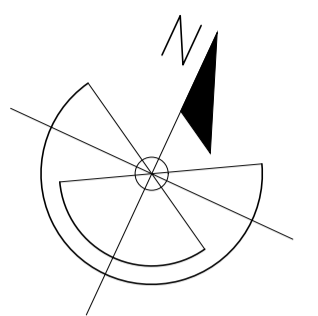


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PARKING LEVELS
A 06 | 18
REVISION 9 / 27-03-2024

D07-12-21-0189

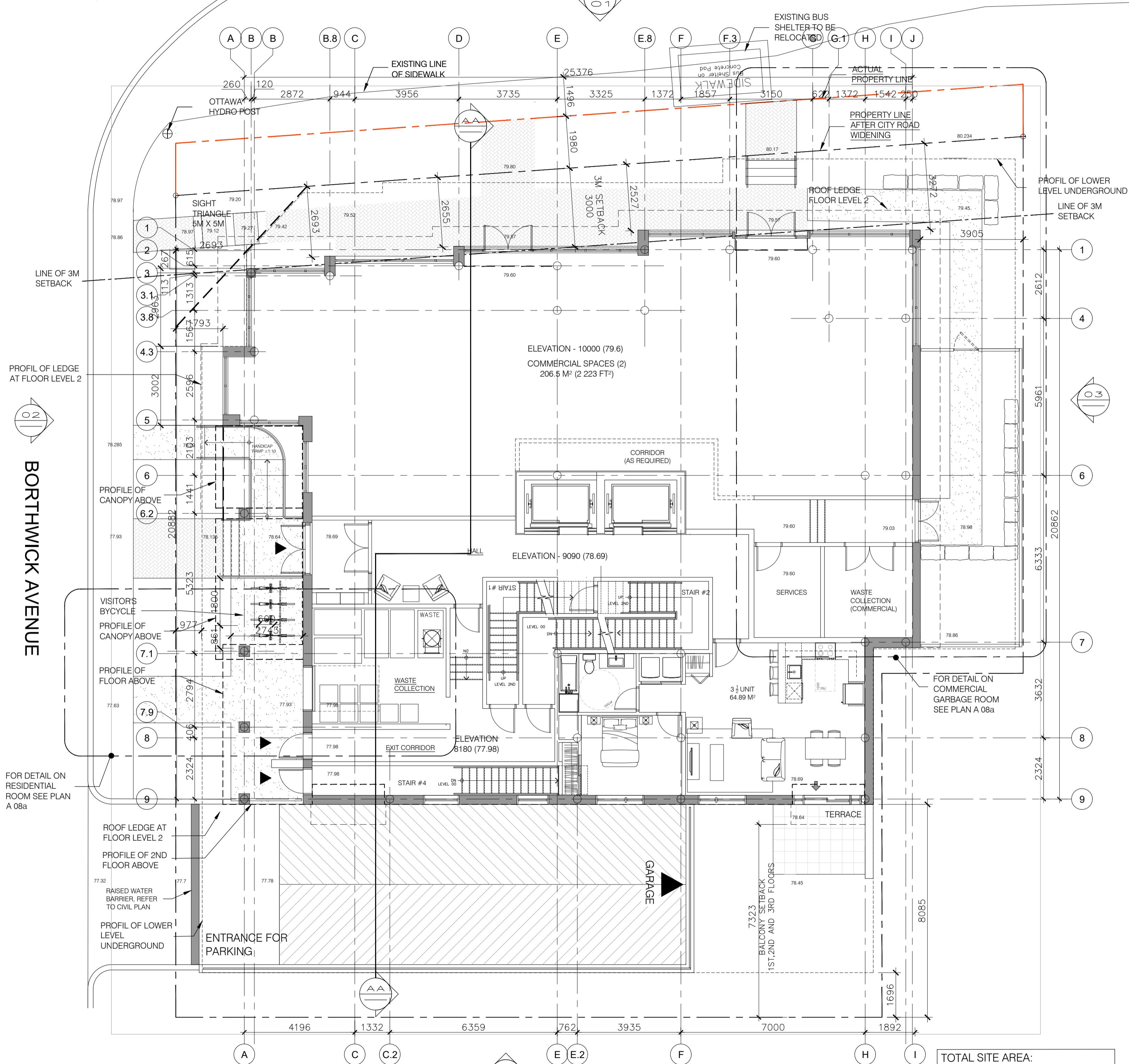


MONTREAL ROAD

AMENITY AREA FOR 54 UNITS:

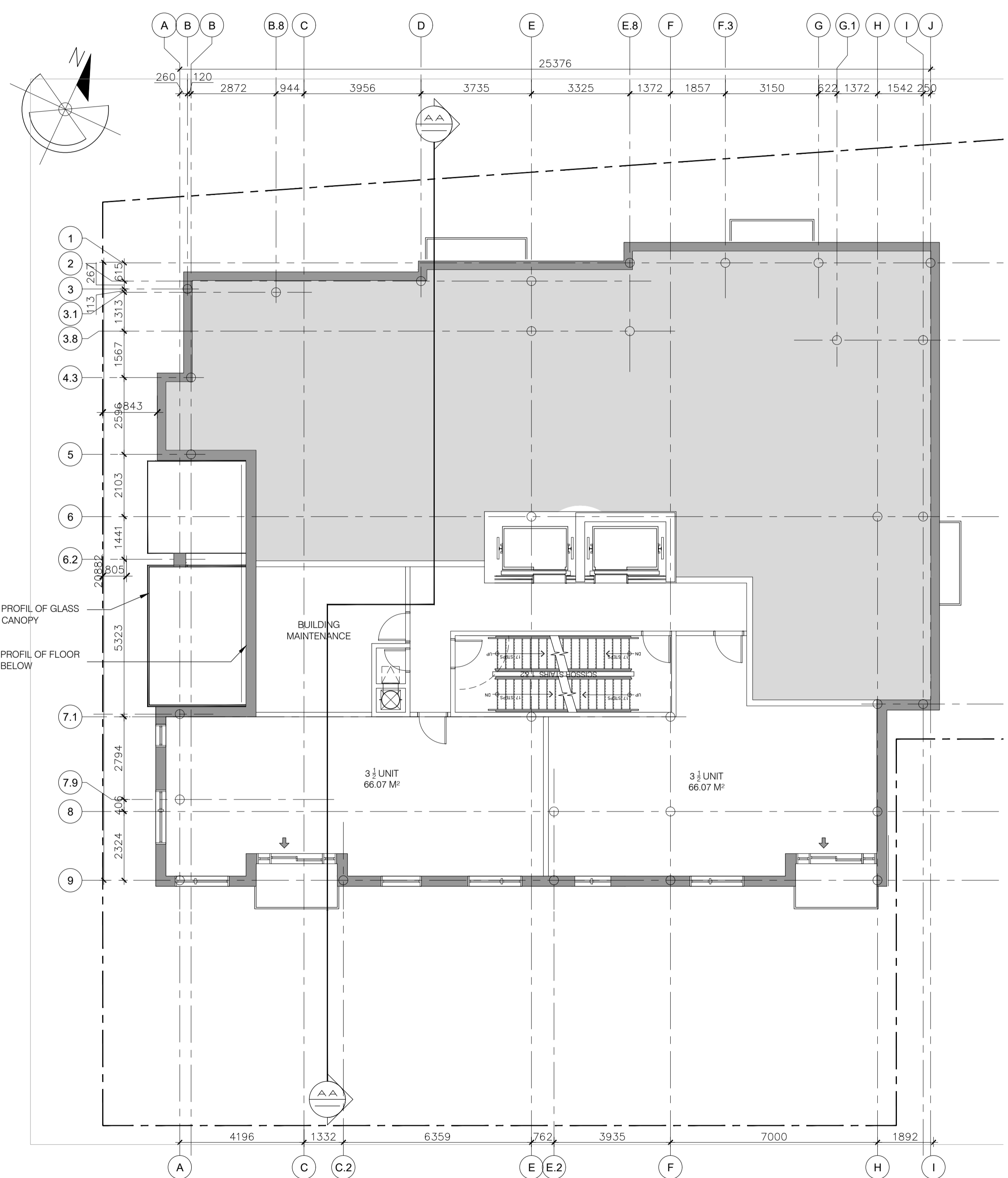
| COMMUNAL AMENITY | REQUIRED | SUPPLIED | TYPE |
|--|--------------------------|--------------------------|-------------------|
| PRIVATE AMENITY (SMALLEST BALCONY AREA : 3.93 M ² X 56 UNITS = 220 M ²) | 162 M ² | 174 M ² | ROOF TERRACE |
| | 162 M ² | 220 M ² | PRIVATE BALCONIES |
| TOTAL | 324 M² | 394 M² | |

| Racine - Ottawa | | 2023-11-07 | | Type of unit | 3 1/2 | 4 1/2 | Floor area |
|--------------------------|----------------|------------|-------------------------|-----------------------|-----------|-------|---------------------|
| Type of unit | 3 1/2 | 4 1/2 | Floor area | 4th | 5 | 2 | 536.48 m.c. |
| Area (intérieur) | Refer to plans | | | 5th | 5 | 2 | 536.48 m.c. |
| Ground floor | 0 | 1 | 502.54 m.c. | 6th | 5 | 2 | 536.48 m.c. |
| 1st | 2 | 0 | 240.45 m.c. | 7th | 3 | 3 | 477.58 m.c. |
| 2nd | 5 | 2 | 536.48 m.c. | 8th | 3 | 3 | 477.58 m.c. |
| 3thrd | 5 | 2 | 536.48 m.c. | 9th | 4 | 2 | 473.34 m.c. |
| Total unit / type | 37 | 19 | Total floor area | Total of units | 56 | | 4853.89 m.c. |



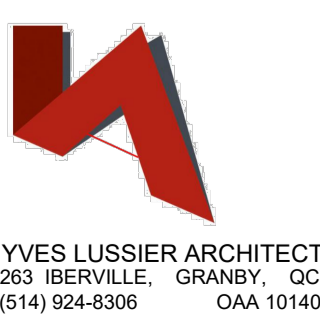
TOTAL SITE AREA:
1 034.49 M² (11 135 FT²)
FLOOR AREA AT GROUND LEVEL:
502.54 M² (5 409.3 FT²)

GROUND FLOOR
SCALE = 1:100



1ST FLOOR
SCALE = 1:100

NO DE DOSSIER: 2020-117



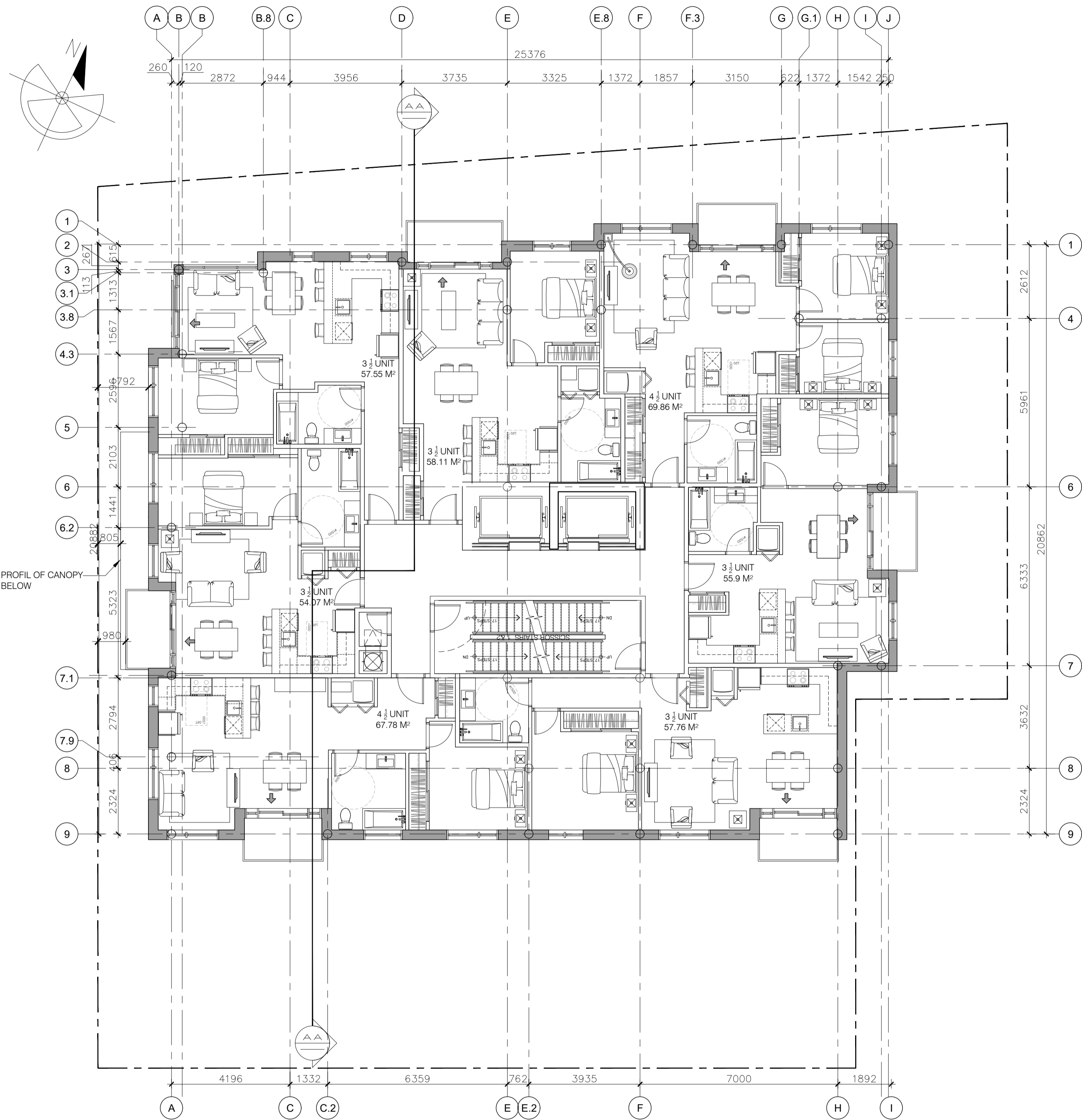
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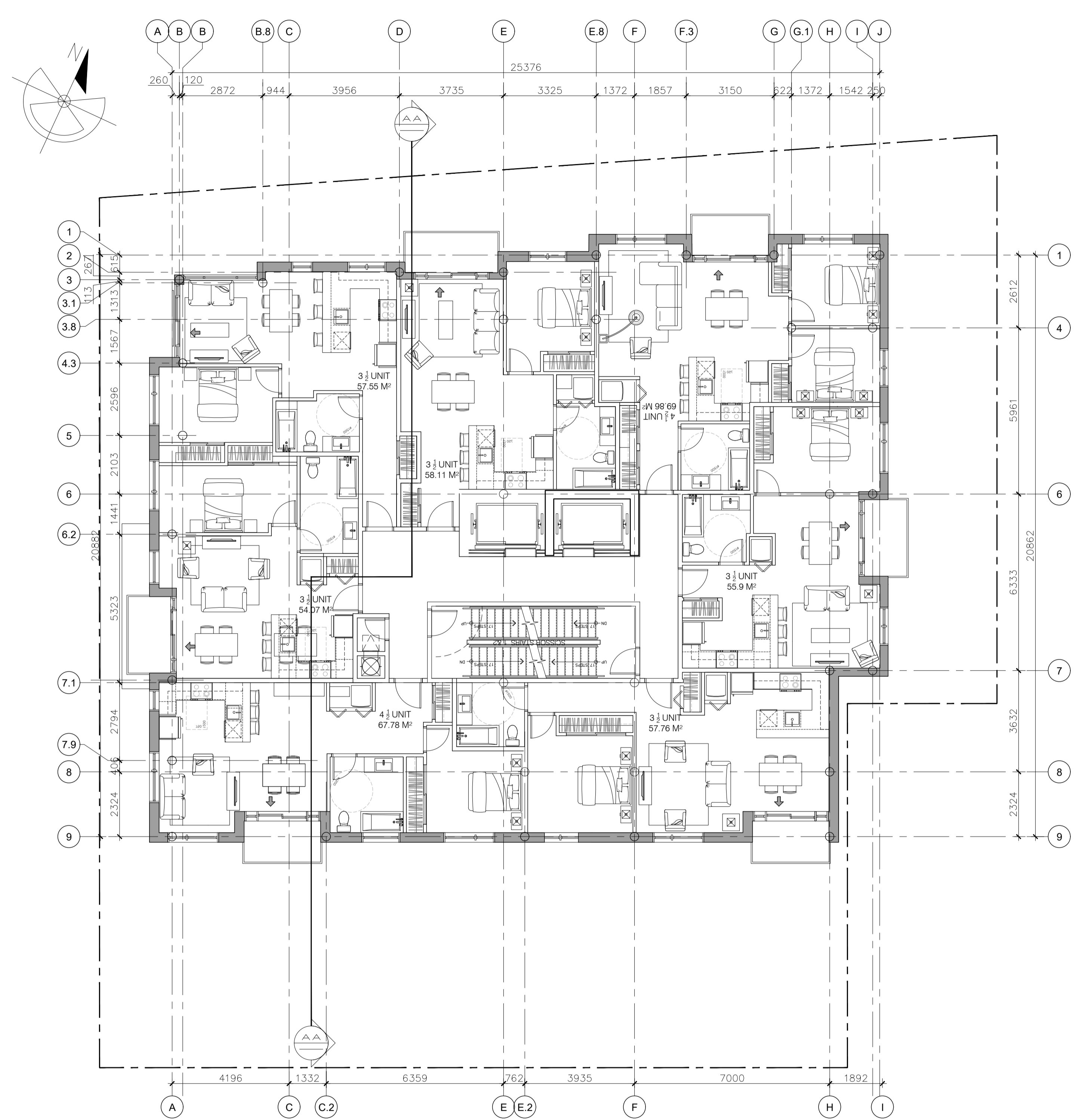
FILE NUMBER: D07-12-21-0189
PLAN NUMBER: 18965

GROUND FLOOR
A 07 | 18
REVISION 9 / 27-03-2024

D07-12-21-0189

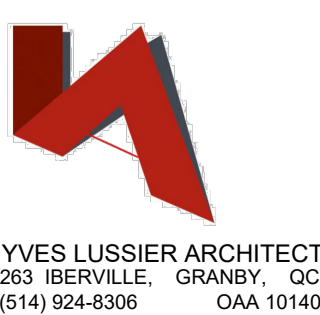


2TH FLOOR
SCALE = 1:100



3RD to 6TH FLOOR
SCALE = 1:100

NO DE DOSSIER: 2020-117



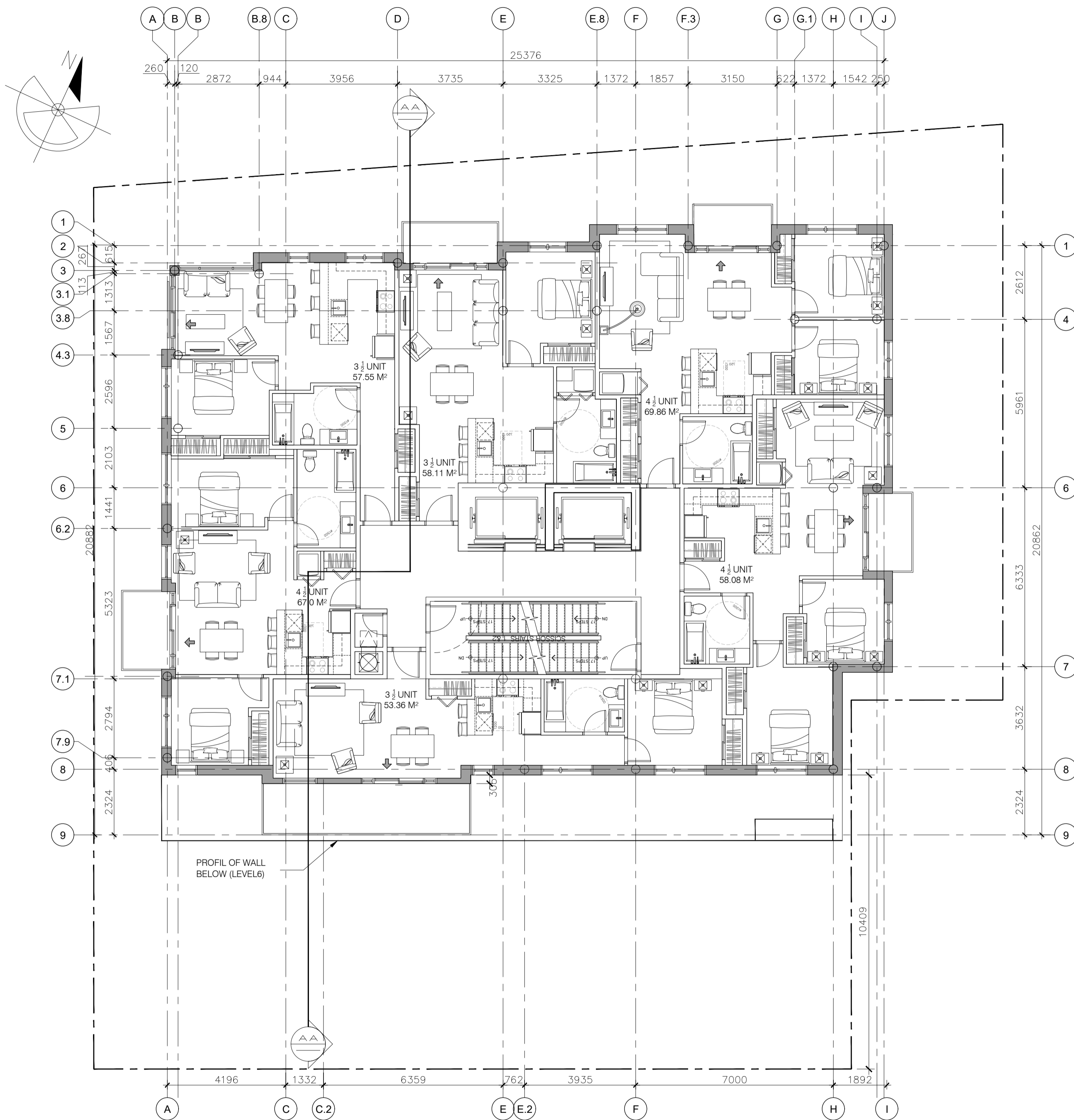
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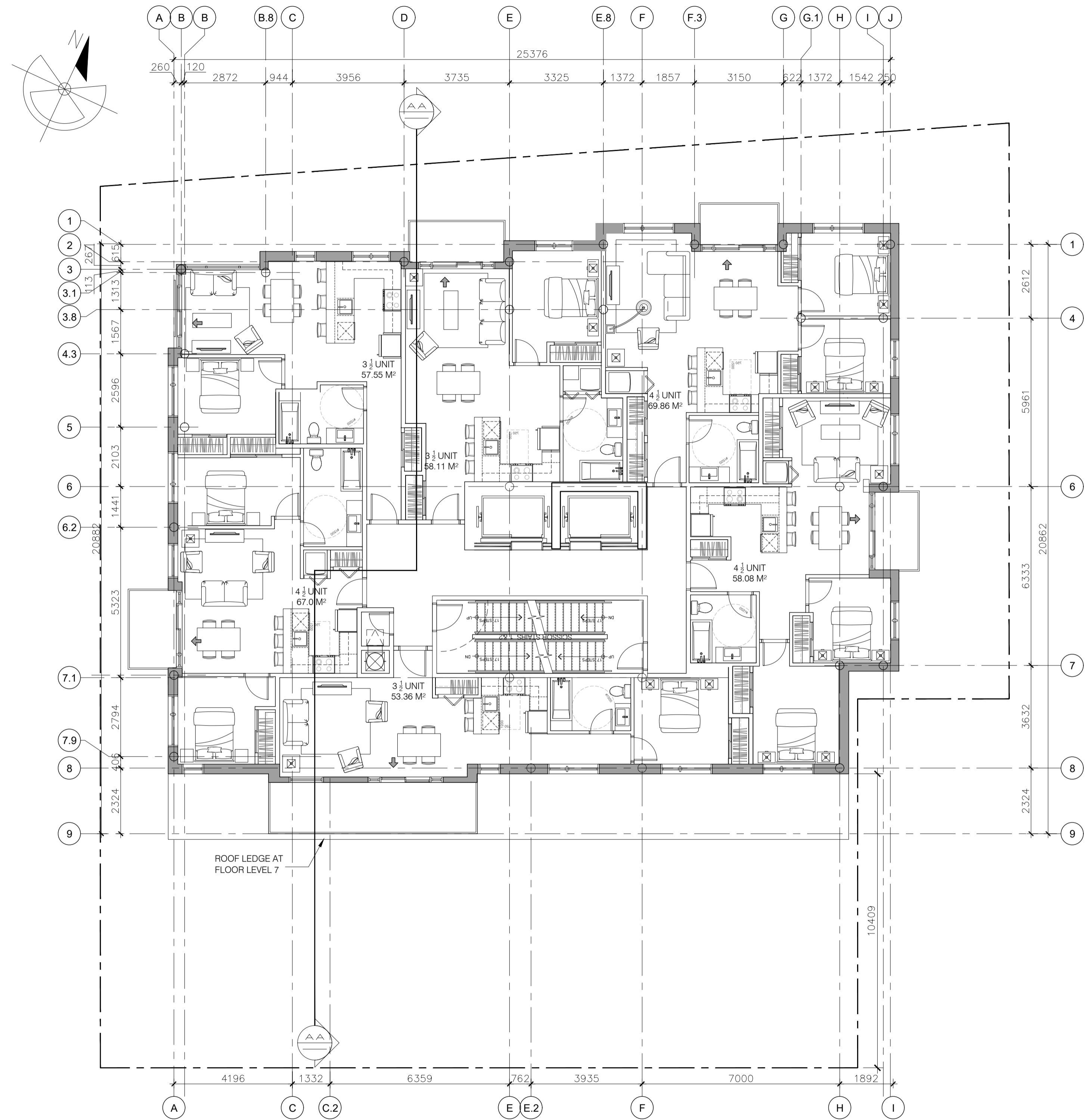
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FLOORS 2 TO 6
A 08 | 18
REVISION 9 / 27-03-2024

D07-12-21-0189

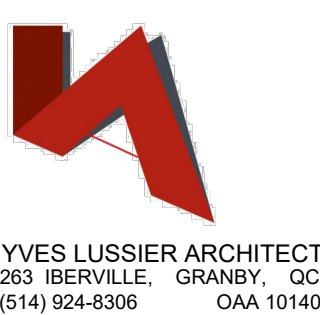


7TH FLOOR
SCALE = 1:100



8TH FLOOR
SCALE = 1:100

NO DE DOSSIER: 2020-117



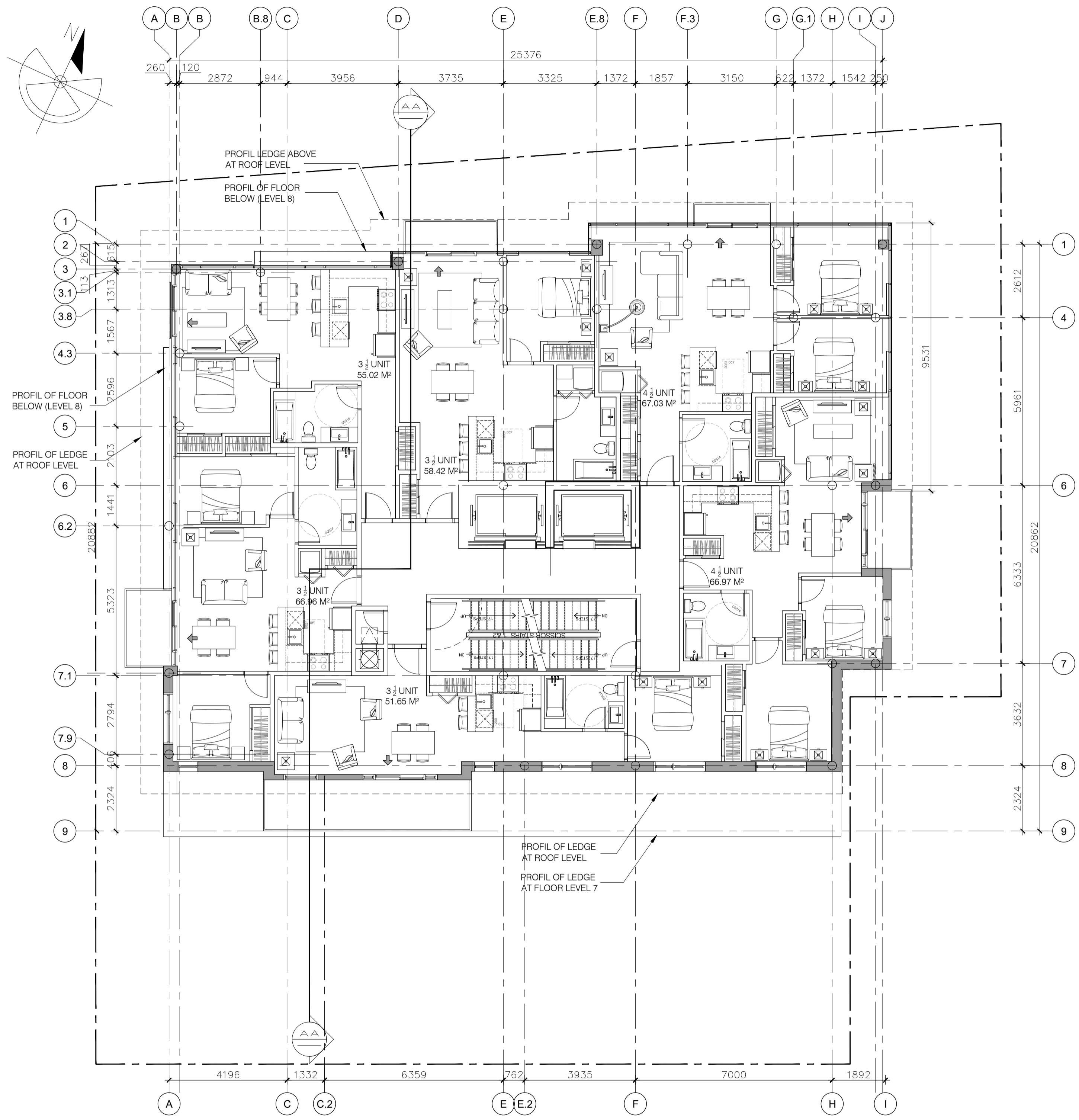
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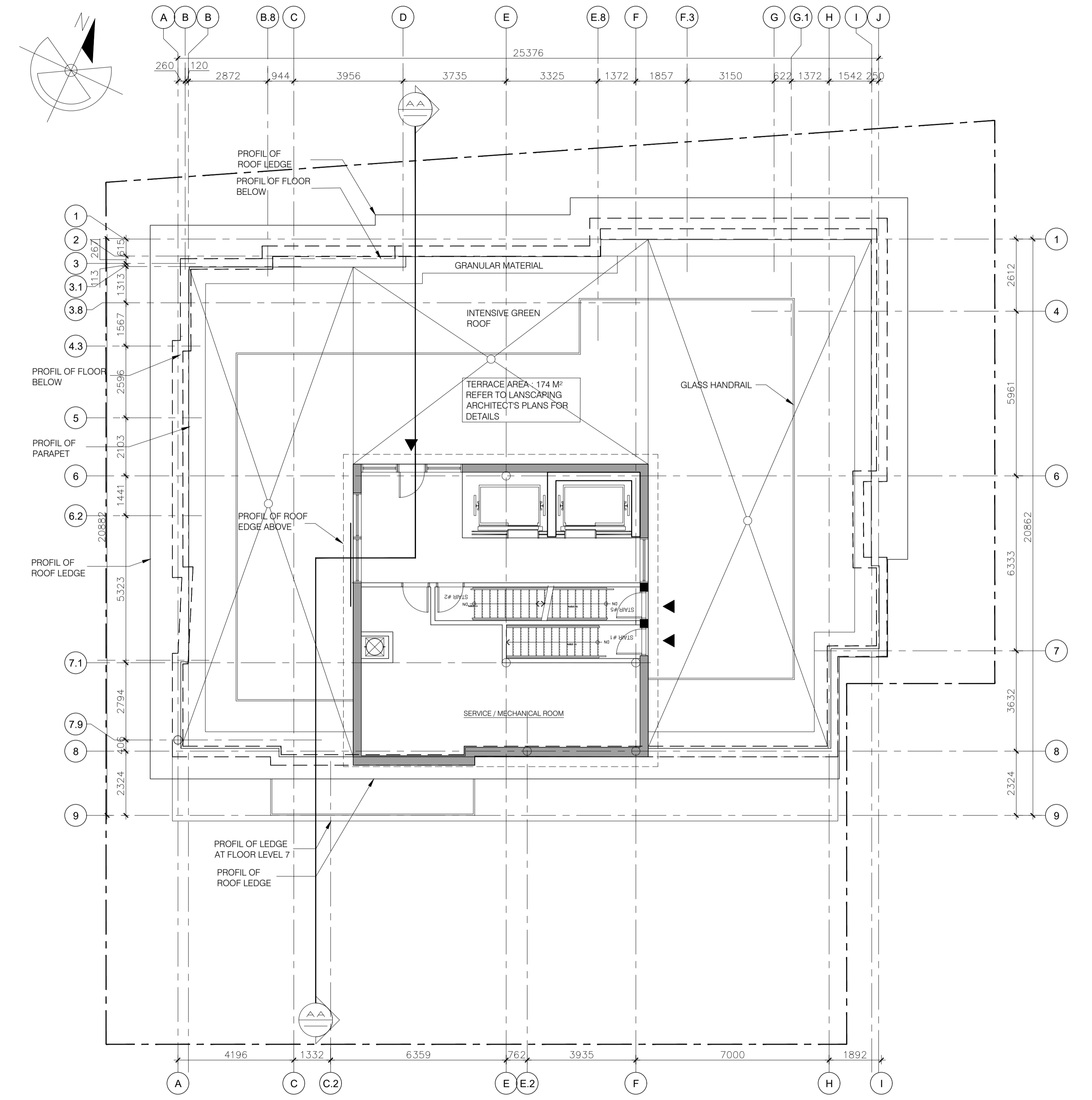
FILE NUMBER: D07-12-21-0189
PLAN NUMBER: 18965

FLOORS 7 AND 8
A 09 | 18
REVISION 9 / 27-03-2024

D07-12-21-0189



9TH FLOOR
SCALE = 1:100



ROOF TERRACE
SCALE = 1:100

NO DE DOSSIER: 2020-117

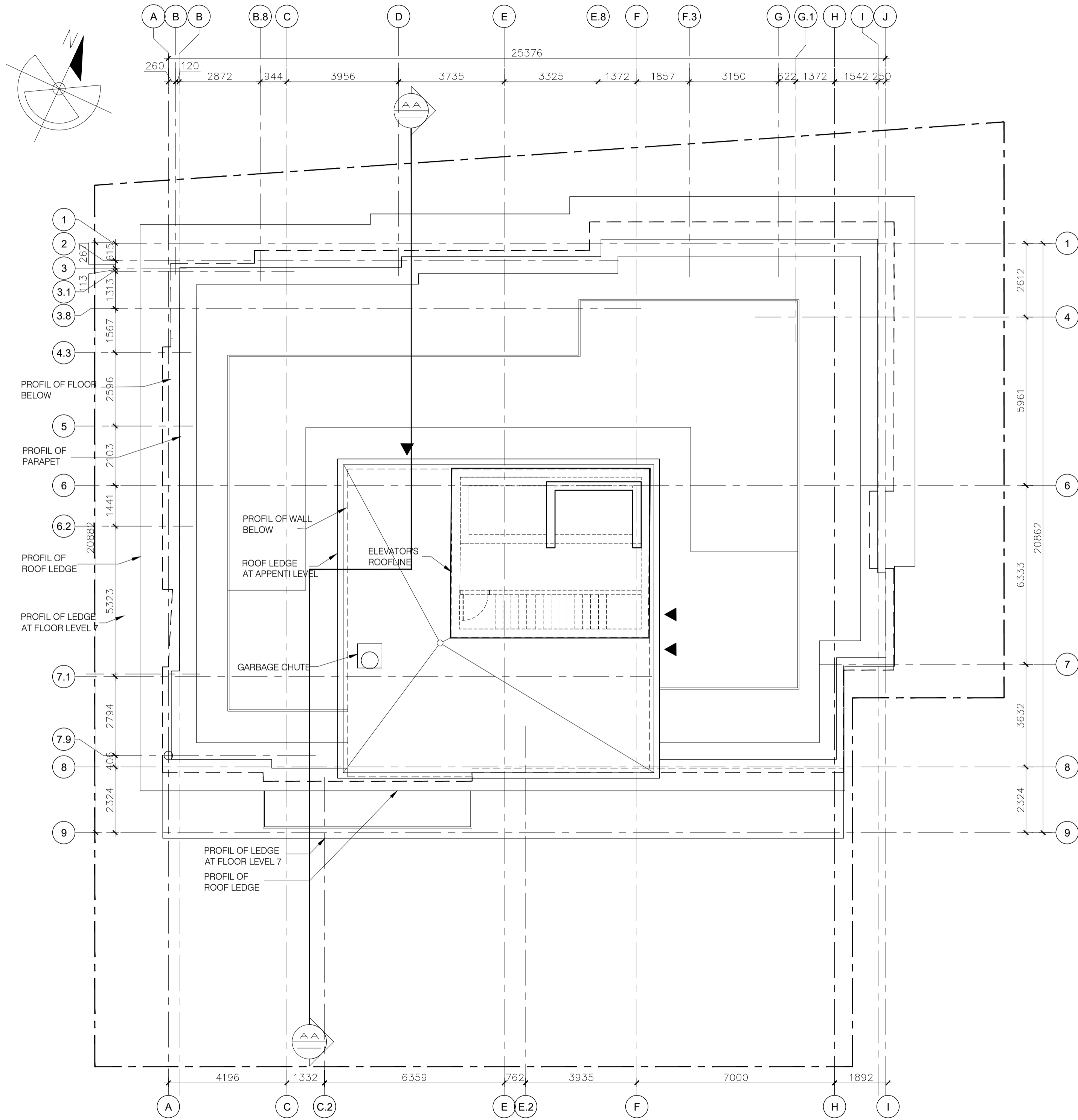


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FILE NUMBER: D07-12-21-0189
PLAN NUMBER: 18965
FLOOR 9 AND TERRACE LEVEL
A 10 | 18
REVISION 9 / 27-03-2024

D07-12-21-0189



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RESIDENTIAL - WASTE AND RECYCLING COLLECTION

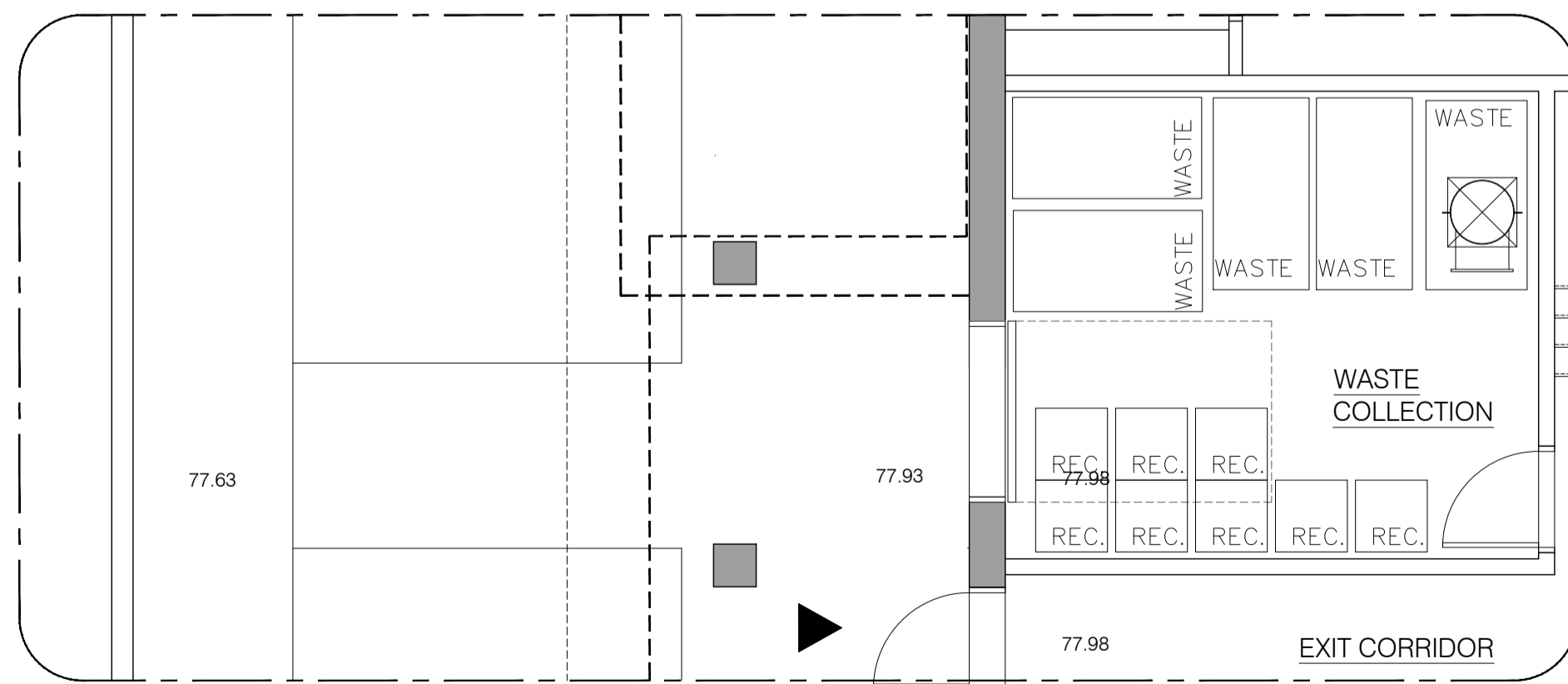
RESIDENTIAL WASTE ARE COLLECTED THROUGH A GARBAGE CHUTE INTO A WASTE BIN LOCATED ON THE GROUND FLOOR. THE BINS WILL BE MANAGED BY THE BUILDING INTENDANT.

THE RECYCLING WILL BE PICKED UP ON EACH FLOOR, ONCE A WEEK BY THE BUILDING INTENDANT, OR BROUGHT DOWN BY THE TENANT, TO THE WASTE COLLECTION ROOM LOCATED ON THE GROUND FLOOR. THE RECYCLING WILL THEN BE DEPOSITED IN THE APPROPRIATE RECYCLING BINS.

METHOD:
 TRASH AND RECYCABLE WOULD THEN BE TAKEN ON DAYS OF COLLECTION BY THE BUILDING INTENDANT TO THE STREET CURB (BORTHWICK AVENUE).

THE BUILDING INTENDANT WILL BRING THEM BACK, ON THE SAME DAY, TO THE WASTE COLLECTION ROOM.

SIZE OF ROOM: 3350MM X 3455MM
 NUMBER OF RECYCLING CAN : 5 BINS - 965 X 1800 (750L)
 NUMBER OF TRASH CAN : 8 (65L)



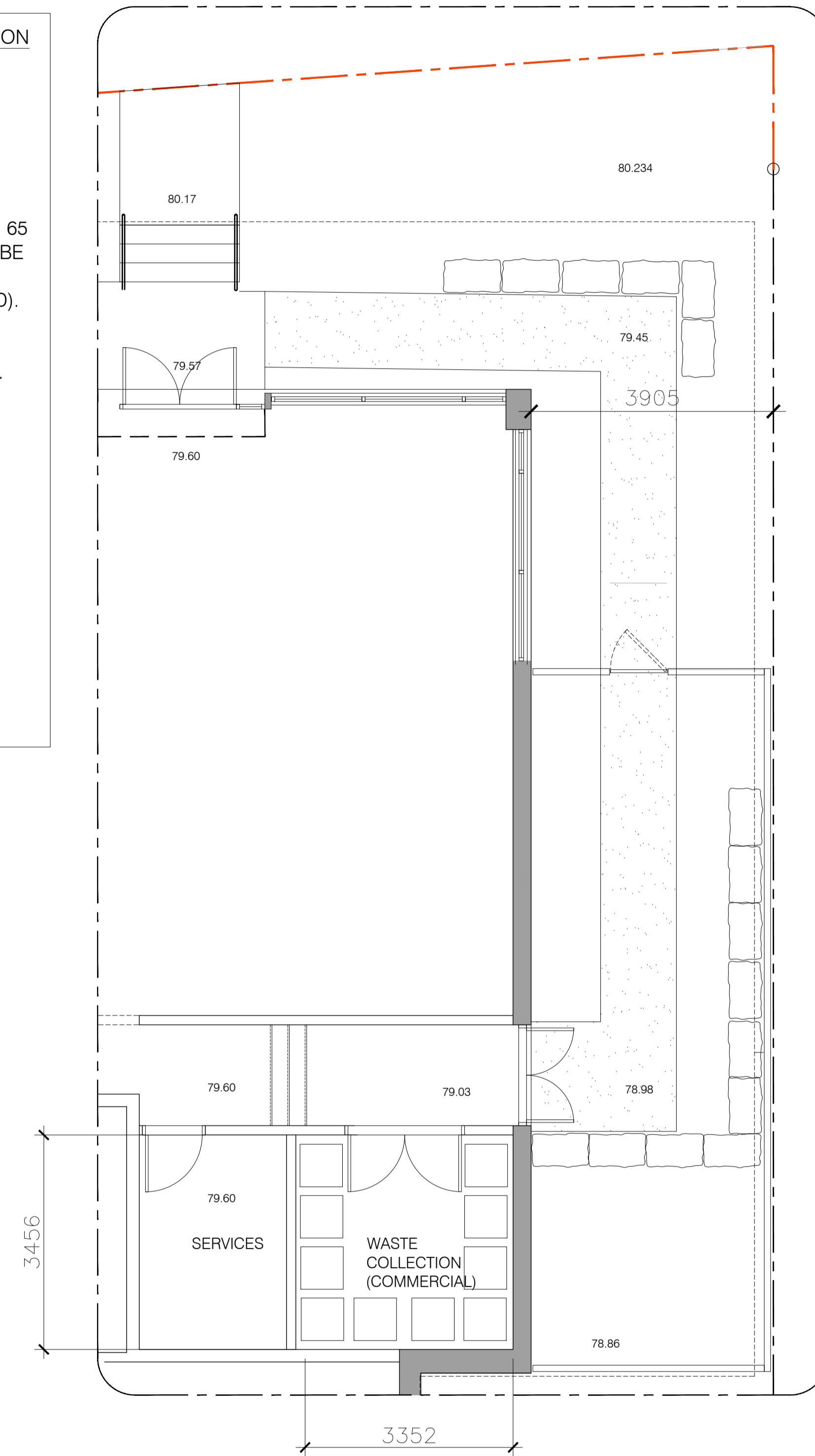
COMMERCIAL - WASTE AND RECYCLING COLLECTION

COMMERCIAL WASTE AND RECYCLING ARE COLLECTED BY EACH TENANT AND STORED IN A SPECIALLY DEDICATED ROOM ACCESSIBLE THROUGH THE BACK STORE.

METHOD:
 TRASH AND RECYCABLE ARE THEN COLLECTED IN 65 GALS CAN WITH WHEELS. THE UNIT WOULD THEN BE TAKEN ON DAYS OF COLLECTION THROUGH THE COURTYARD UP TO THE STREET (MONTREAL ROAD).

THEN THE PERSON IN CHARGE WILL BRING THEM BACK, ON THE SAME DAY, TO THE STORAGE AREA.

SIZE OF ROOM: 3350MM X 3455MM
 NUMBER OF RECYCLING CAN : 5
 NUMBER OF TRASH CAN : 5

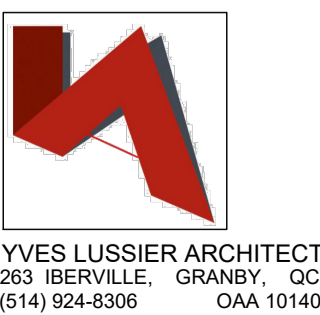




01 NORTH ELEVATION
1:100

| MATERIAL LEGEND OF EXTERIOR FINISHES | | | |
|---|--|---|---|
| <p>1 MASONRY CLADDING / BRICK: BRICK: ENDICOTT BRICK SERIES: ARCHITECTURAL COLOR: SEE BELOW FORMAT: MODULAR DIMENSIONS: 194mmX92mmX57mm</p> <p>11</p> | <p>2 GLAZING TYPE 1 : CURTAIN WALL TYPE 2 : STANDARD FRAME : ALUMINIUM GLASS : BLACK GLASS : THERMOS CLEAR</p> | <p>3 PRECAST PANELS: COLOR: CONCRETE COLORS SAMPLE TO BE RECEIVED</p> | <p>4 SPANDREL PANEL CURTAIN WALL FRAME COLOR : BLACK GLASS : THERMOS CLEAR WITH OPAQUE BAKING</p> |
| <p>5 FLASHING AND FACIA OF THE PARAPET PREPAINTED STEEL TYPE : ALPOLIC OR EQUIVALENT COLOR: TO MATCH CONCRETE</p> | <p>6 CONCRETE BALCONY C/W CLEAR TEMPERED GLASS HANDRAIL AND PREPAINTED ALUMINIUM SUPPORTS COLOR: BLACK</p> | <p>50 PREFINISH ALUMINIUM COLOR : BROWNISH TO MATCH BRICK</p> | <p>7</p> |
| <p>8 PREFINISH ALUMINIUM COLOR : BROWNISH TO MATCH BRICK</p> | <p>9 PREFINISH ALUMINIUM BRAND : DYZAL FINISH : WOOD GRAIN COLOR : JATOBA LIGHT GREY</p> | | |

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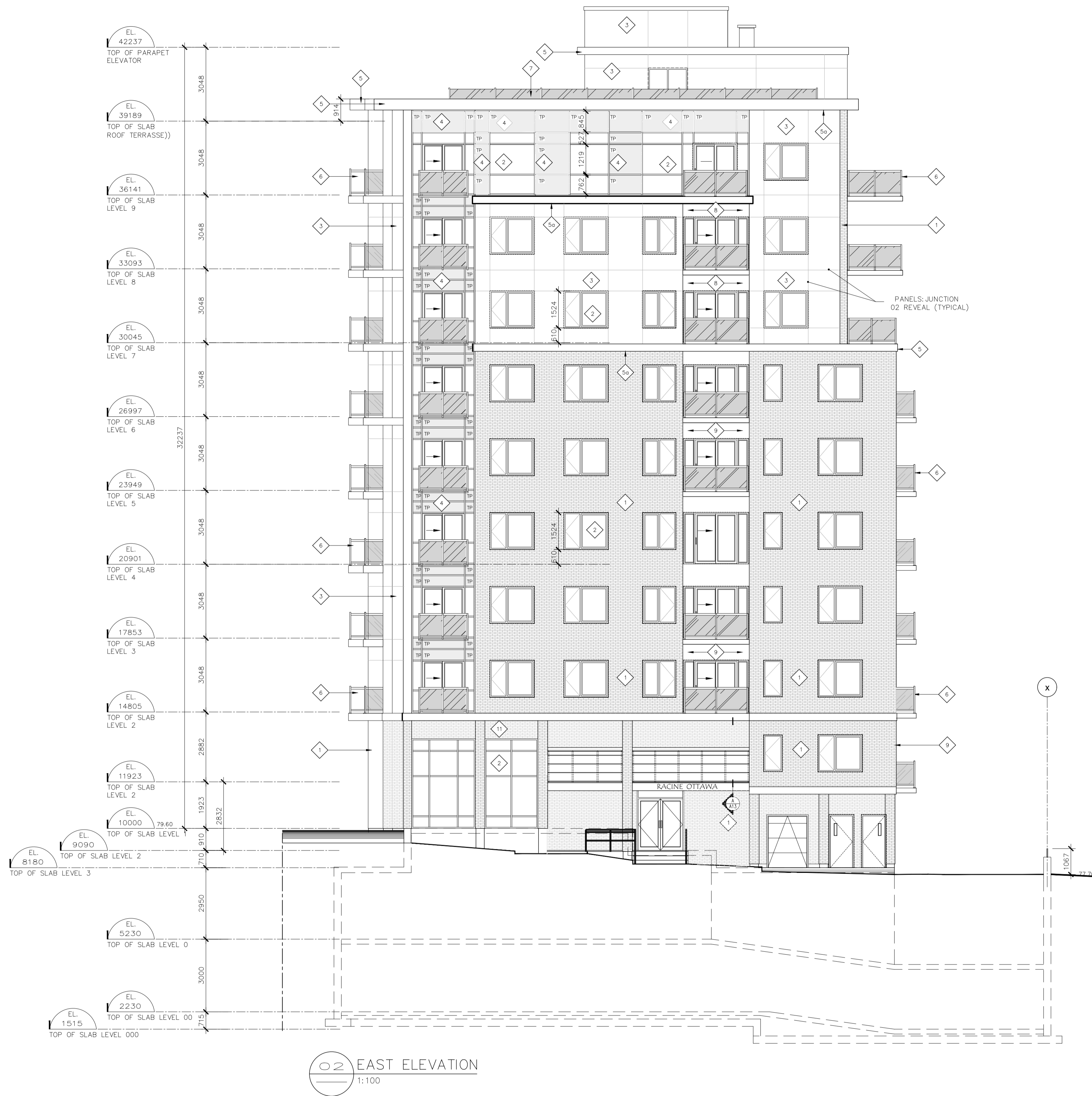


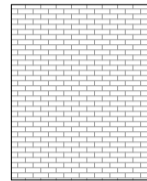
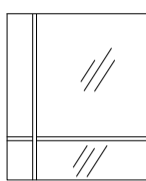
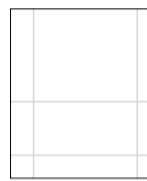
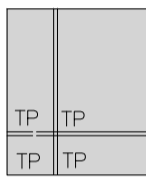





RACINE ■ OTTAWA ■
630 Montréal Road, Ottawa, On

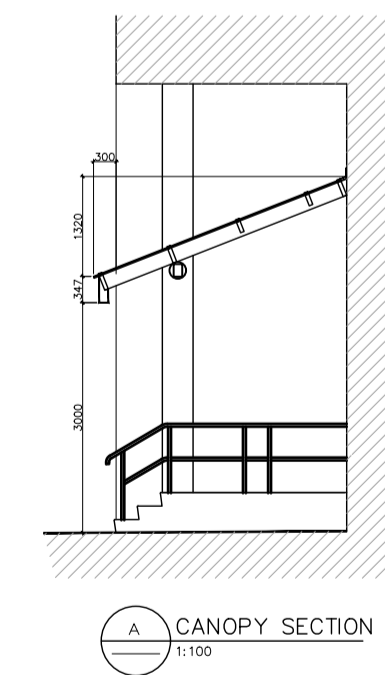
LOT 45 AND PART OF LOTS 3, 4 & 5,
REGISTERED PLAN 343 (CITY OF OTTAWA)
ACTUAL LAND AREA 970.77 M²*
*AFTER CITY ROAD WIDENING
BUILDING FOOTPRINT (GFA): 502.55 M²
NUMBER OF DWELLINGS: 56 UNITS

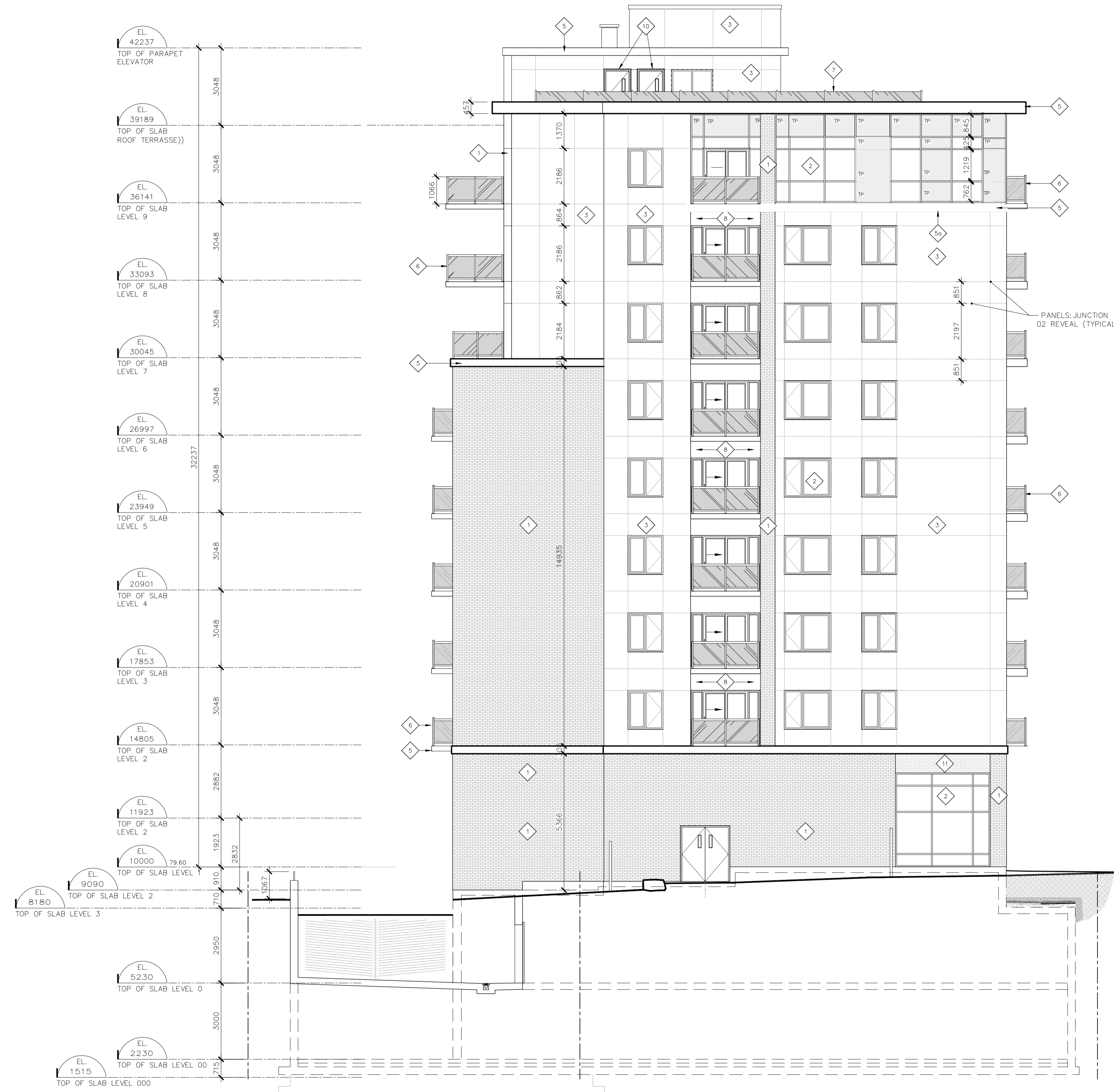
FILE NUMBER: D07-12-21-0189
PLAN NUMBER: 18965
NORTH ELEVATION
A 13 | 18
REVISION 9 / 27-03-2024

D07-12-21-0189

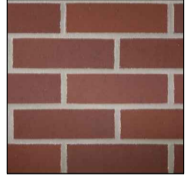


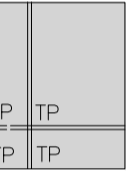
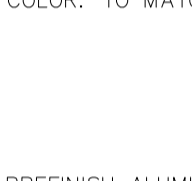






| MATERIAL LEGEND OF EXTERIOR FINISHES | | | |
|--|---|---|---|
| <p>1 MASONRY CLADDING / BRICK: BRICK: ENDICOTT BRICK SERIES: ARCHITECTURAL COLOR: SEE BELOW FORMAT: MODULAR DIMENSIONS: 194mmX92mmX57mm</p>  <p>11 RED BLANK SMOOTH</p> | <p>2 GLAZING TYPE 1: CURTAIN WALL TYPE 2: STANDARD FRAME: ALUMINIUM COLOR: BLACK GLASS: THERMOS CLEAR</p>  | <p>3 PRECAST PANELS: COLOR: CONCRETE COLORS SAMPLE TO BE RECEIVED</p>  | <p>4 SPANDREL PANEL CURTAIN WALL FRAME COLOR: BLACK GLASS: THERMOS CLEAR WITH OPAQUE BAKING</p>  |
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| | <p>9 PREFINISH ALUMINIUM BRAND: DYZAL FINISH: WOOD GRAIN COLOR: JATOBA LIGHT GREY</p>  | | |





03 WEST ELEVATION
1 : 100

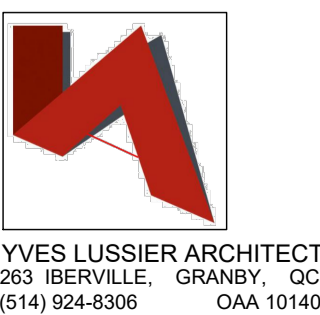
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| <p>8 PREFINISH ALUMINIUM COLOR : BROWNISH TO MATCH BRICK</p>  | <p>9 PREFINISH ALUMINIUM BRAND : DYZAL FINISH : WOOD GRAIN COLOR : JATOBA LIGHT GREY</p>  | | |



04 SOUTH ELEVATION
1:100

| MATERIAL LEGEND OF EXTERIOR FINISHES | | | |
|---|--|---|--|
| <p>1 MASONRY CLADDING / BRICK: BRICK: ENDICOTT BRICK SERIES: ARCHITECTURAL COLOR: SEE BELOW FORMAT: MODULAR DIMENSIONS: 194mmx92mmx57mm</p> <p>11</p> | <p>2 GLAZING TYPE 1 : CURTAIN WALL TYPE 2 : STANDARD FRAME : ALUMINIUM COLOR : BLACK GLASS : THERMOS CLEAR</p> | | |
| <p>3 PRECAST PANELS: COLOR: CONCRETE COLORS SAMPLE TO BE RECEIVED</p> | <p>4 SPANDREL PANEL CURTAIN WALL FRAME COLOR: BLACK GLASS : THERMOS CLEAR WITH OPAQUE BAKING</p> | | |
| <p>5 FLASHING AND FADA OF THE PARAPET PREPAINTED STEEL TYPE : ALPOLIC OR EQUIVALENT COLOR: TO MATCH CONCRETE</p> | <p>6 CONCRETE BALCONY C/W CLEAR TEMPERED GLASS HANDRAIL AND PREPAINTED ALUMINIUM SUPPORTS COLOR: BLACK</p> | <p>5a PREFINISH ALUMINIUM COLOR : BROWNISH TO MATCH BRICK</p> | |
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NO DE DOSSIER: 2020-117



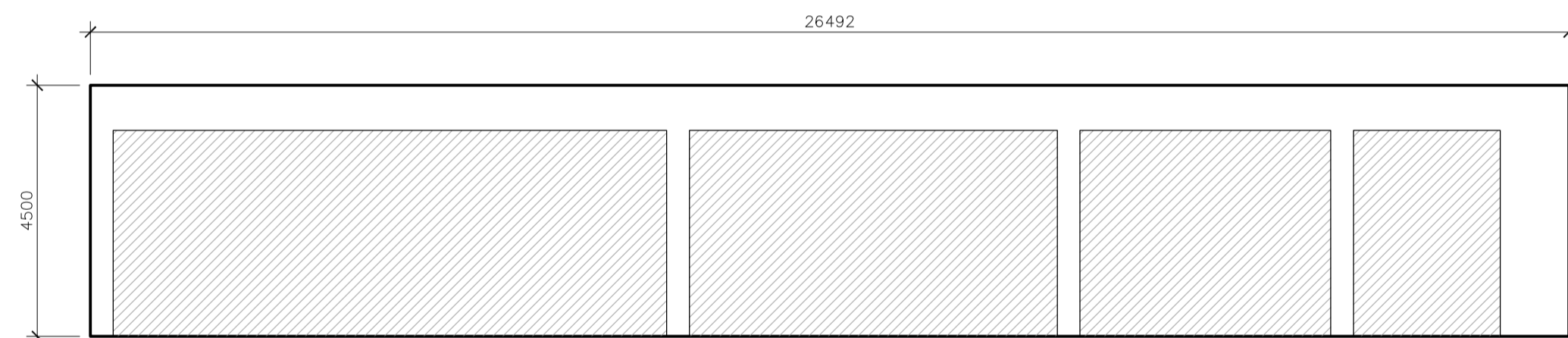
RACINE ■ OTTAWA ■
630 Montréal Road, Ottawa, On

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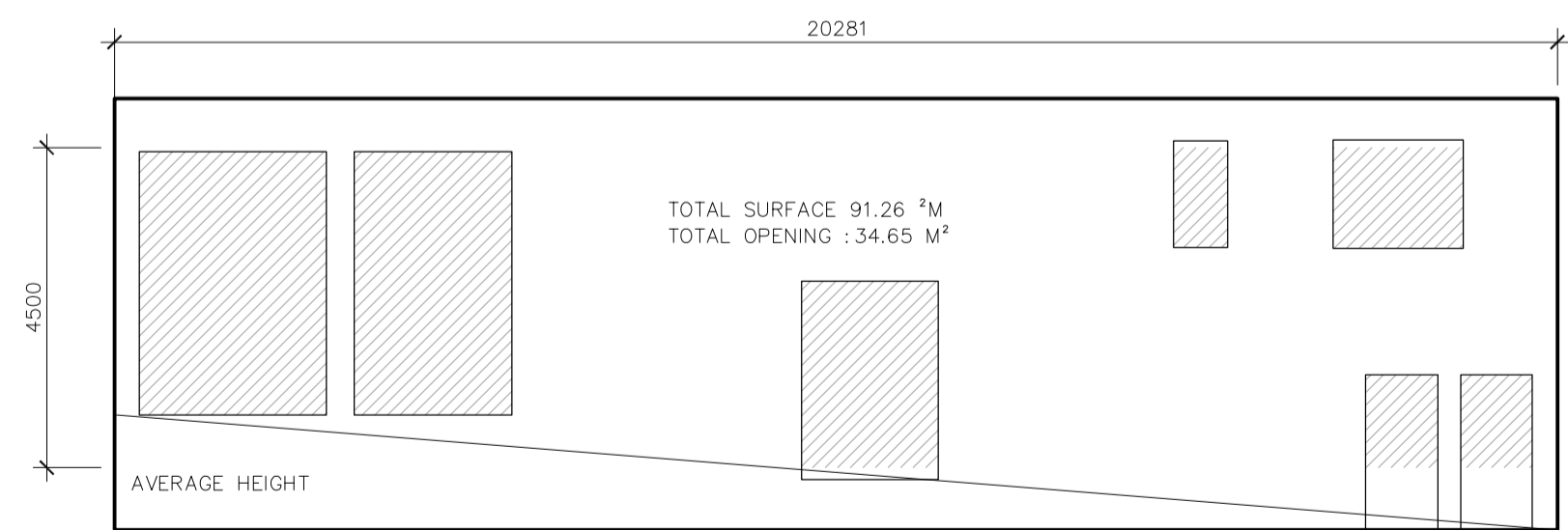
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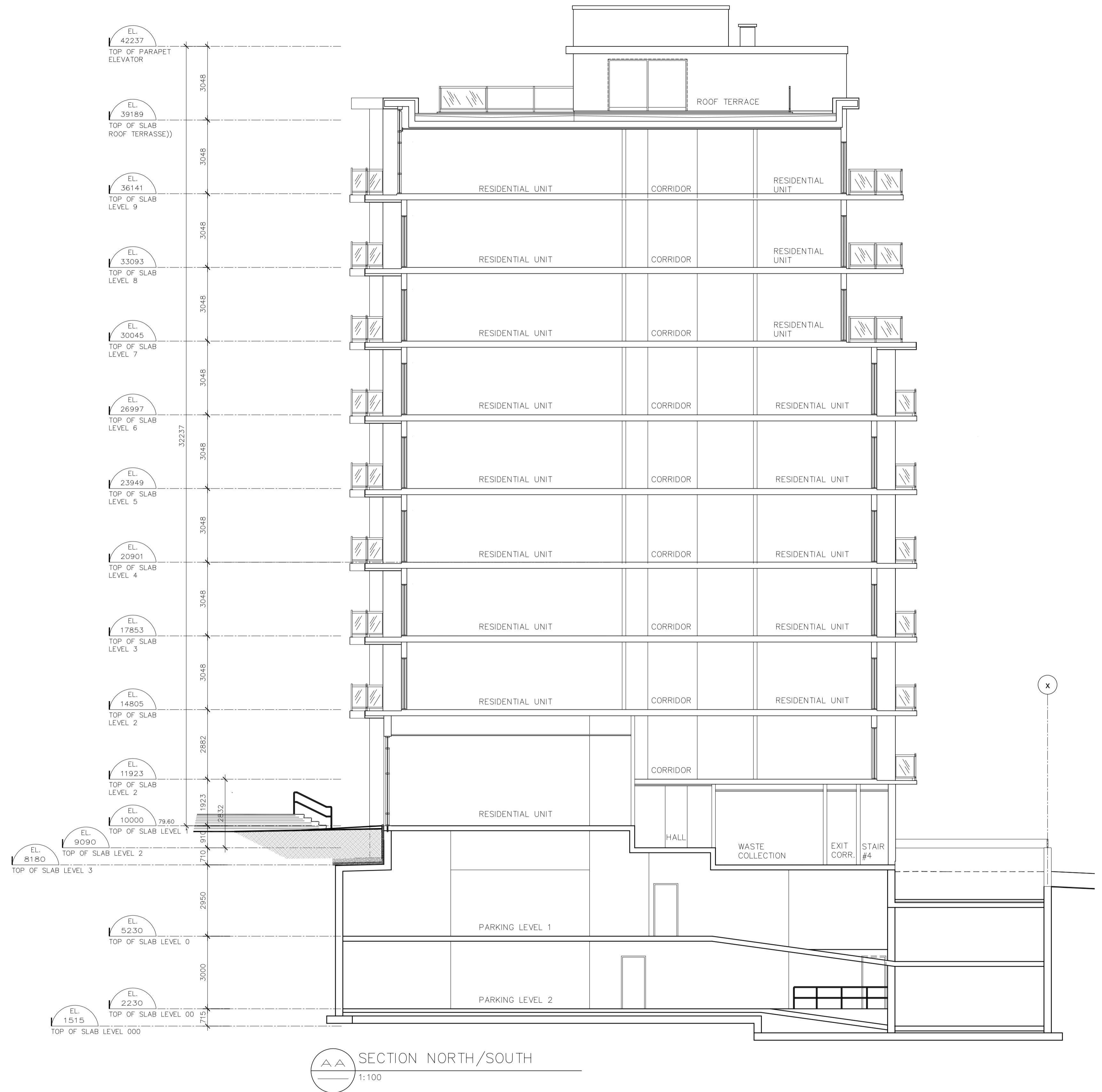


01 NORTH ELEVATION
NOT TO SCALE
TOTAL SURFACE : 119.21 ²M
TOTAL OPENING : 87.34 M²

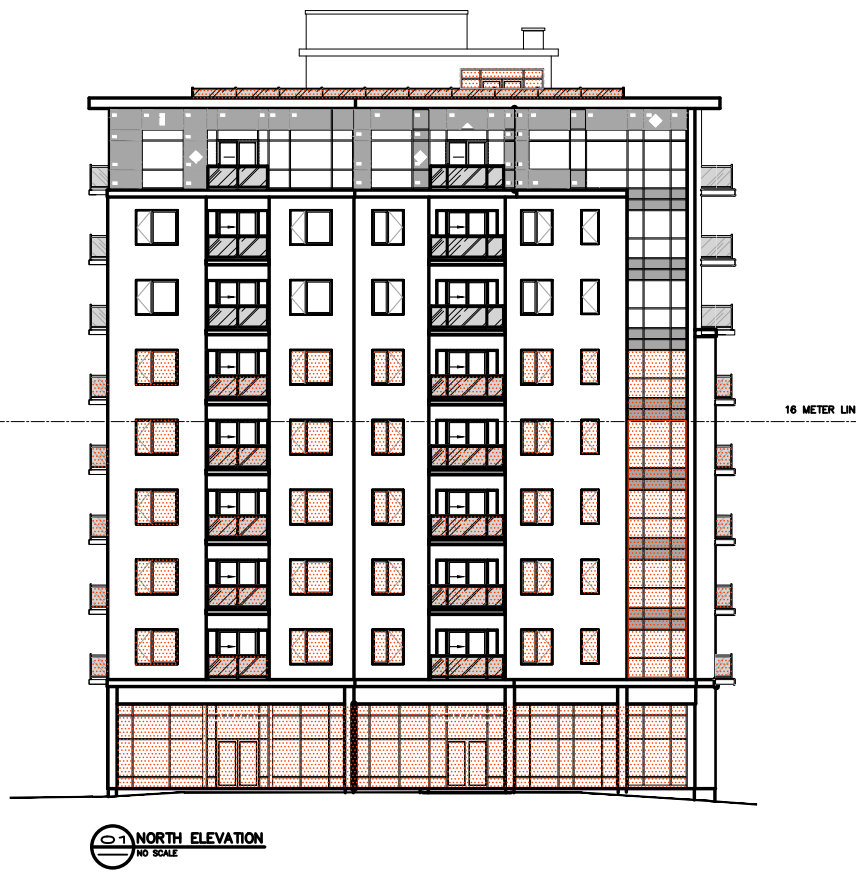
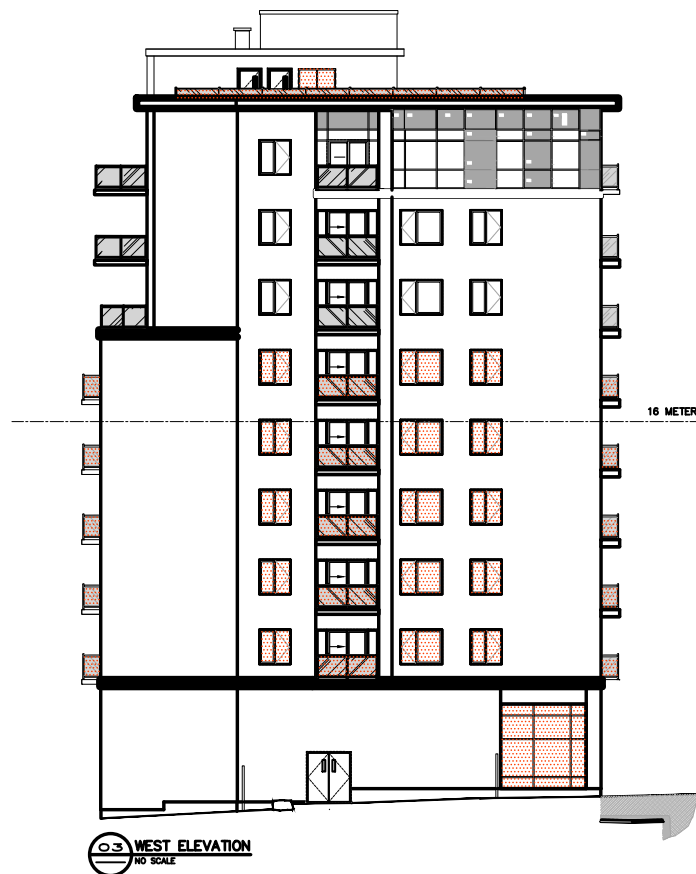


02 EAST ELEVATION
NOT TO SCALE
TOTAL SURFACE : 91.26 ²M
TOTAL OPENING : 34.65 M²

TOTAL AREA : 210.54 ²M
TOTAL OPENING : 121.99 M²
PERCENTAGE GLAZED: 57.9%



AA SECTION NORTH/SOUTH
1:100



| GLASS LEGEND FOR BIRD PROTECTION | |
|----------------------------------|---|
| | <p>WINDOW GLASS TO BE ETCHED</p> <ul style="list-style-type: none"> PATTERN TO BE: 2 MM DIAMETER DOT PATTERN SPACED AT 80 MM C/C ON ALL DIRECTIONS. ALL ETCHING IS TO BE PERMANENT AND LOCATED ON THE EXTERIOR OF THE GLASS. |
| | <p>RALING HAVE A FROSTED PATTERN ON ALL SIDES</p> <ul style="list-style-type: none"> PATTERN TO BE: 2 MM DIAMETER DOT PATTERN SPACED AT 80 MM C/C ON ALL DIRECTIONS. ALL ETCHING IS TO BE PERMANENT AND LOCATED ON THE EXTERIOR OF THE GLASS. |
| | <p>CURTAIN WALL WINDOWS TO BE ETCHED</p> <ul style="list-style-type: none"> PATTERN TO BE: 2 MM DIAMETER DOT PATTERN SPACED AT 80 MM C/C ON ALL DIRECTIONS. ALL ETCHING IS TO BE PERMANENT AND LOCATED ON THE EXTERIOR OF THE GLASS. |
| | <p>GLASS BALCONY ON TERRACE TO BE ETCHED</p> <ul style="list-style-type: none"> PATTERN TO BE: 2 MM DIAMETER DOT PATTERN SPACED AT 80 MM C/C ON ALL DIRECTIONS. ALL ETCHING IS TO BE PERMANENT AND LOCATED ON THE EXTERIOR OF THE GLASS. |
| | <p>NO MATCH ETCHED GLASS PATTERN ON THE PATIO DOOR AND SEGLIGHTS LOCATED IN THE BALCONY RECESS.</p> |

