

IRONCLAD
DEVELOPMENTS INC.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph: 204-777-1972

info@icdev.ca



Egleson Apartments

800 Eagleson Road, Ottawa, Ontario

Consultants

Architect

Robert J.S. Garvey

201-57158
Symington Road 20E,
Springfield, MB
R2J 4L6
t 204.777.1972 ext. 119

Civil Engineering

Rob Raminsh
Kollard Associates

210 Prescott Street, Unit-1
P.O. Box 189
Kemptville, ON
K0G 1J0
t 613.860.0923
f 613.258.0475

Landscape Architect

Laulerin Svisdahl
LSLA

#202 - 1300 1st Ave.
Prince George, BC
V2L 2Y3
t 250.563.6158
t 888.563.6158

Geotechnical Engineering

Carlos P. Da Silva
Paterson Group Inc.
Consulting Engineers

154 Colonade Road South
Ottawa, ON
K2E 7J5
t 613.226.7381
f 613.226.6344

Structural Engineering

Peter Goodeve
Goodeve Structural

77 Auriga Drive, Suite 18
Ottawa, ON
K2E 7Z7
t 613.226.4558

Mechanical Engineering

Frank Lautar
Arrow Engineering

#202 - 13167 146 Street
Edmonton, AB
T5L 4S8
t 780.801.6100

Electrical Engineering

Dave Rose
Arrow Engineering

#202 - 13167 146 Street
Edmonton, AB
T5L 4S8
t 780.801.6100

REV#	REVISION DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT ONLY	2018/12/04

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Ottawa, Ontario

800 Eagleson Road

Egleson Apartments

Cover Sheet

Project Number 1802

Date OCT 31, 2018 Rev Date

Drawn By MR/IT

Checked By RG

Sheet No.

G001

Scale AS NOTED

IRONCLAD DEVELOPMENTS INC.

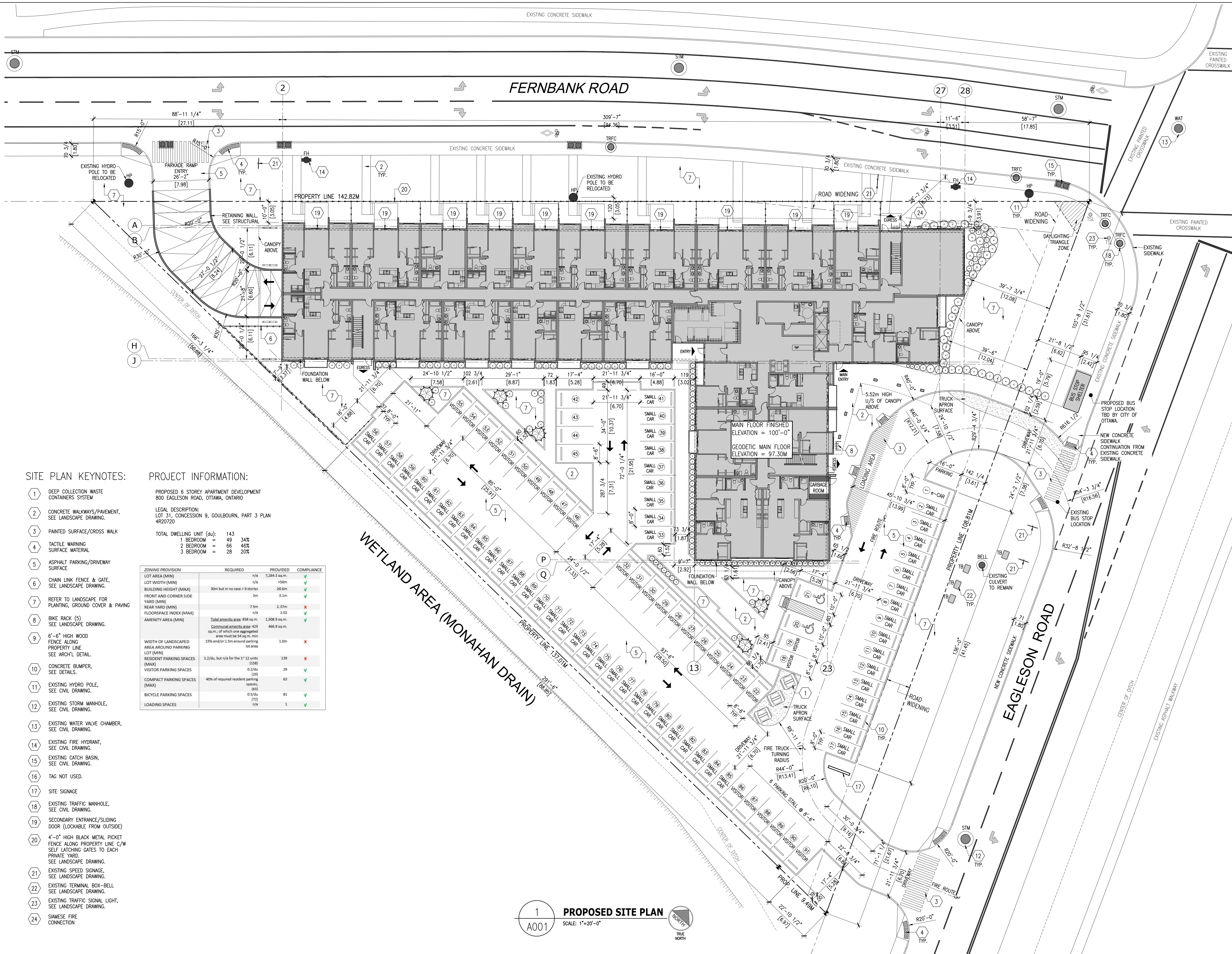


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IRONCLAD DEVELOPMENTS INC.



SITE PLAN KEYNOTES:

- 1 DEEP COLLECTION WASTE CONTAINERS SYSTEM
- 2 CONCRETE WALKWAYS/PAVEMENT, SEE LANDSCAPE DRAWING.
- 3 PAINTED SURFACE/CROSS WALK
- 4 TACTILE WARNING SURFACE MATERIAL
- 5 ASPHALT PARKING/DRIVEWAY SURFACE
- 6 CHAIN LINK FENCE & GATE, SEE LANDSCAPE DRAWING.
- 7 REFER TO LANDSCAPE FOR PLANTING, GROUND COVER & PAVING
- 8 BIKE RACK (5) SEE LANDSCAPE DRAWING.
- 9 6'-6" HIGH WOOD FENCE ALONG PROPERTY LINE, SEE ARCH'L DETAIL.
- 10 CONCRETE BUMPER, SEE DETAILS.
- 11 EXISTING HYDRO POLE, SEE CIVIL DRAWING.
- 12 EXISTING STORM MANHOLE, SEE CIVIL DRAWING.
- 13 EXISTING WATER VALVE CHAMBER, SEE CIVIL DRAWING.
- 14 EXISTING FIRE HYDRANT, SEE CIVIL DRAWING.
- 15 EXISTING CATCH BASIN, SEE CIVIL DRAWING.
- 16 TAG NOT USED.
- 17 SITE SIGNAGE
- 18 EXISTING TRAFFIC MANHOLE, SEE CIVIL DRAWING.
- 19 SECONDARY ENTRANCE/SLIDING DOOR (LOCKABLE FROM OUTSIDE)
- 20 4'-0" HIGH BLACK METAL PICKET FENCE ALONG PROPERTY LINE C/W SELF LATCHING GATES TO EACH PRIVATE YARD, SEE LANDSCAPE DRAWING.
- 21 EXISTING SPEED SIGNAGE, SEE LANDSCAPE DRAWING.
- 22 EXISTING TERMINAL BOX-BELL SEE LANDSCAPE DRAWING.
- 23 EXISTING TRAFFIC SIGNAL LIGHT, SEE LANDSCAPE DRAWING.
- 24 SIAMASE FIRE CONNECTION

PROJECT INFORMATION:

PROPOSED 6 STOREY APARTMENT DEVELOPMENT
800 EAGLESON ROAD, OTTAWA, ONTARIO

LEGAL DESCRIPTION:
LOT 31, CONCESSION 9, GOULBOURN, PART 3 PLAN
4R20720

TOTAL DWELLING UNIT (du): 143
 1 BEDROOM = 49 34%
 2 BEDROOM = 66 46%
 3 BEDROOM = 28 20%

ZONING PROVISION	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA (MIN)	n/a	7,284.3 sq.m.	✓
LOT WIDTH (MIN)	n/a	>50m	✓
BUILDING HEIGHT (MAX)	30m but in no case 9 stories	20.6m	✓
FRONT AND CORNER SIDE YARD (MIN)	3m	3.1m	✓
REAR YARD (MIN)	7.5m	2.57m	✗
FLOORSPACE INDEX (MAX)	n/a	2.02	✓
AMENITY AREA (MIN)	Total amenity area: 858 sq.m. Common amenity area: 429 sq.m., of which one aggregated area must be 54 sq.m. min	1,508.9 sq.m. 466.9 sq.m.	✓
WIDTH OF LANDSCAPED AREA AROUND PARKING	15% and/or 1.5m around parking lot area	1.0m	✗
LOT (MIN)			
RESIDENT PARKING SPACES (MAX)	1.2/du, but n/a for the 1-12 units (158)	139	✗
VISITOR PARKING SPACES	0.2/du	29	✓
COMPACT PARKING SPACES (MAX)	40% of required resident parking spaces;	63	✓
BICYCLE PARKING SPACES	0.5/du	81	✓
LOADING SPACES	n/a	1	✓

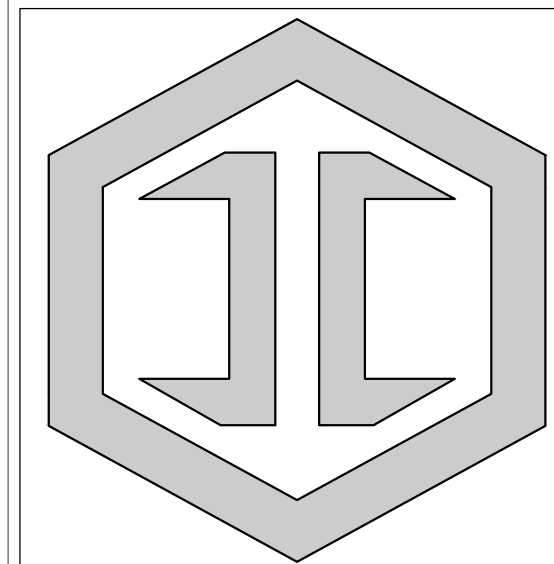
- GENERAL NOTES:**
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CIVIL, LANDSCAPE STRUCTURAL, MECHANICAL AND ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATION AS REQUIRED.
 - THE SURVEY AND PLAN ARE CORRECT IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 7TH DAY OF MARCH, 2018, SIGNED AND CERTIFIED BY BRIAN J. WEBSTER ON 4TH DAY OF APRIL, 2018.
 - SLOPE PARKING LOT 2% DOWN TO DRAIN TO CATCH BASINS.
 - REFER TO CIVIL DRAWING FOR GRADING OF PARKING AREA.
 - ALL SIGNAGES TO BE IN COMPLIANCE WITH THE LATEST EDITION OF ONTARIO TRAFFIC MANUAL AND OTHER APPLICABLE CODES.

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Ottawa, Ontario
800 Eagleson Road
Egleson Apartments
Proposed Site Plan

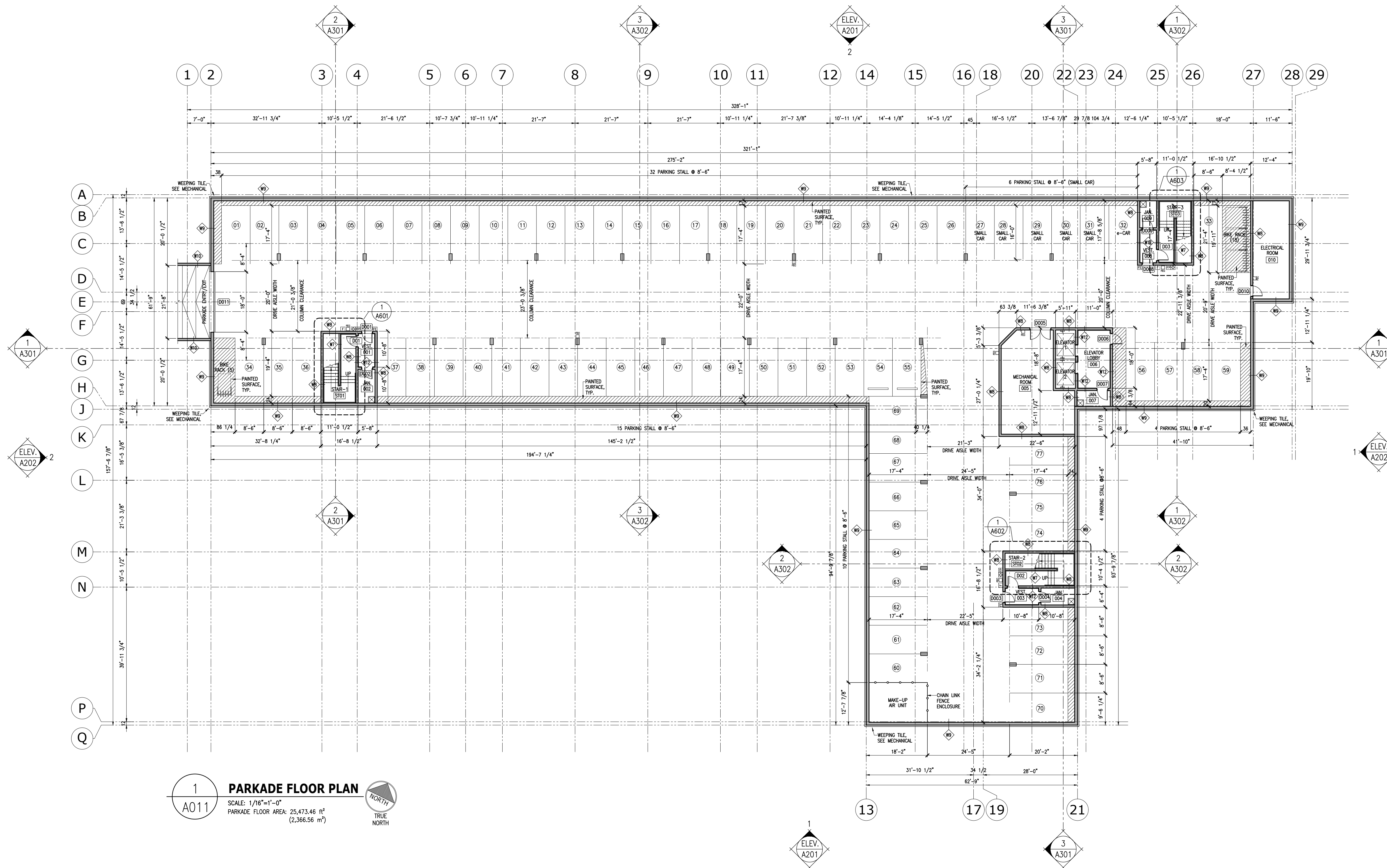
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Date	OCT 31, 2018	Rev Date
Drawn By	TT	
Checked By	RG	
Sheet No.	A001	
Scale	AS NOTED	



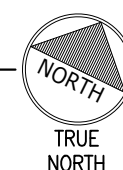
IRONCLAD
DEVELOPMENTS INC.

GENERAL NOTE:

1. CONTRACTOR SHALL REFER TO LARGE SCALE PLAN DRAWINGS FOR COORDINATION OF DROPPED LINTELS AND FLUSH-MOUNTED BEAMS.



1
A011
PARKADE FLOOR PLAN
SCALE: 1/16"=1'-0"
PARKADE FLOOR AREA: 25,473.46 ft²
(2,366.56 m²)



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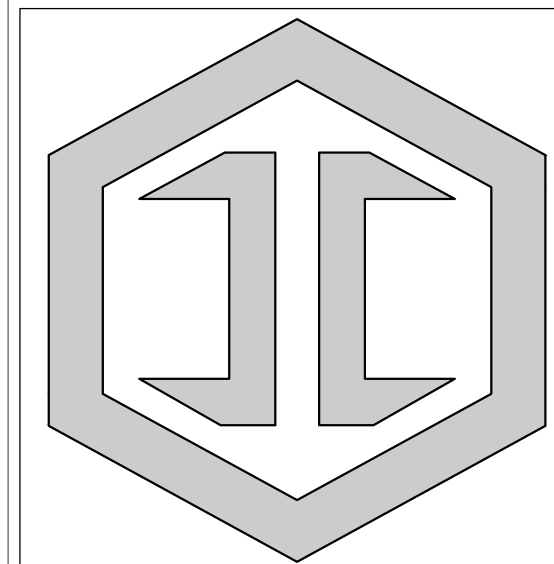
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Ottawa, Ontario
800 Eagleson Road

Eagleson Apartments

Parkade Floor Plan

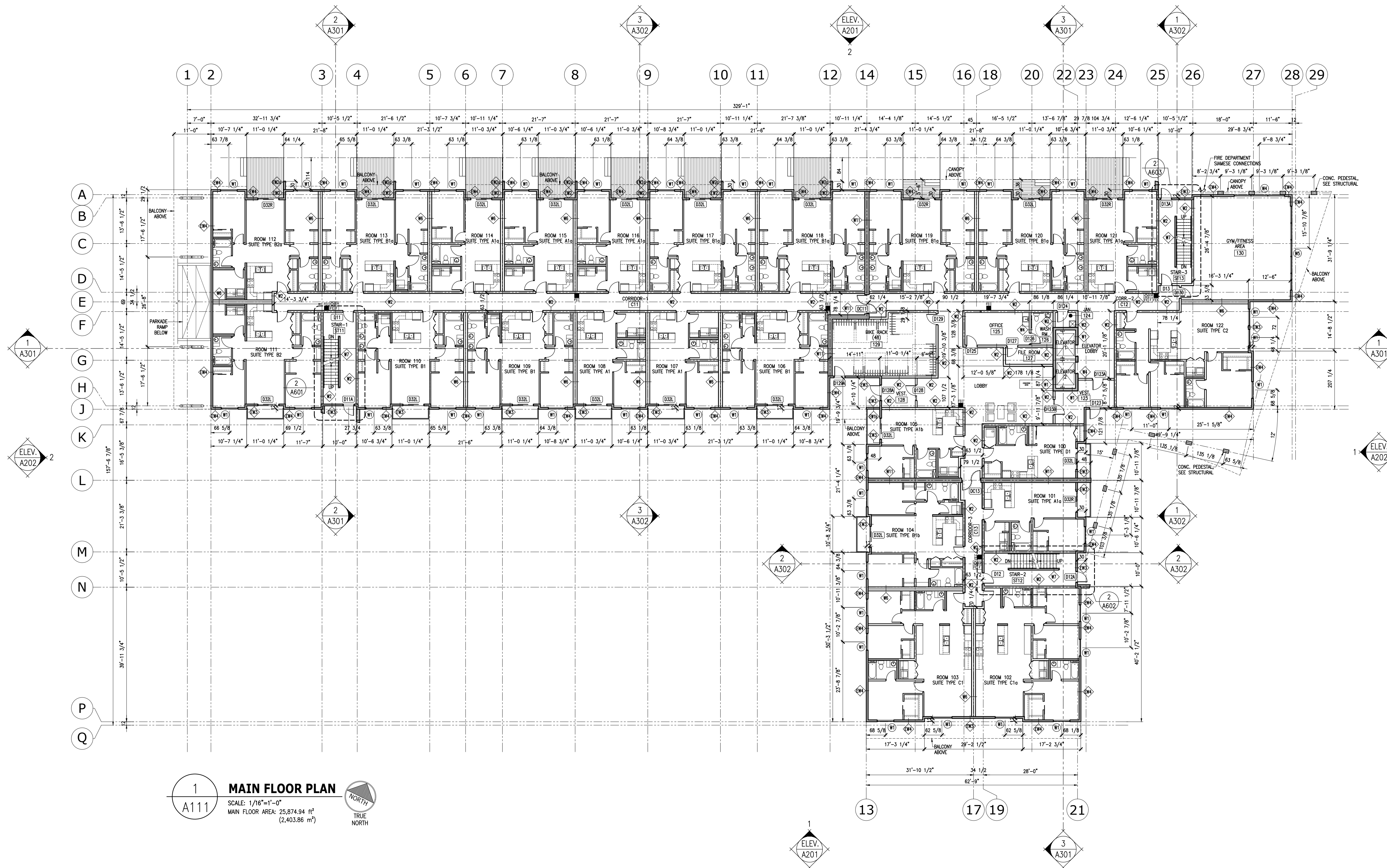
Project Number	1802
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Sheet No.	A011
Scale	AS NOTED



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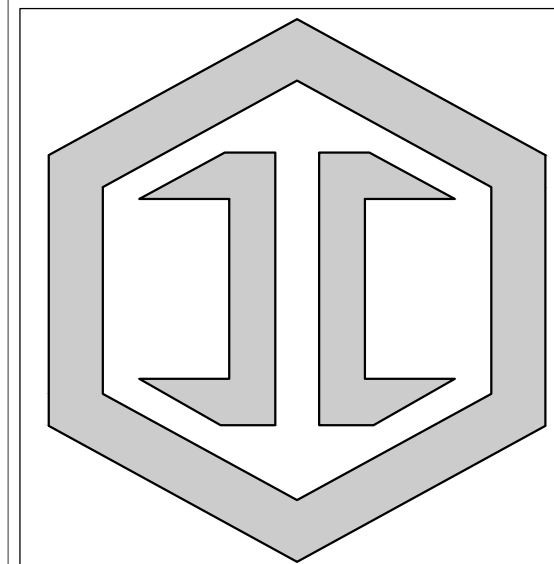
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Ottawa, Ontario
800 Eagleson Road
Eagleson Apartments
Main Floor Plan

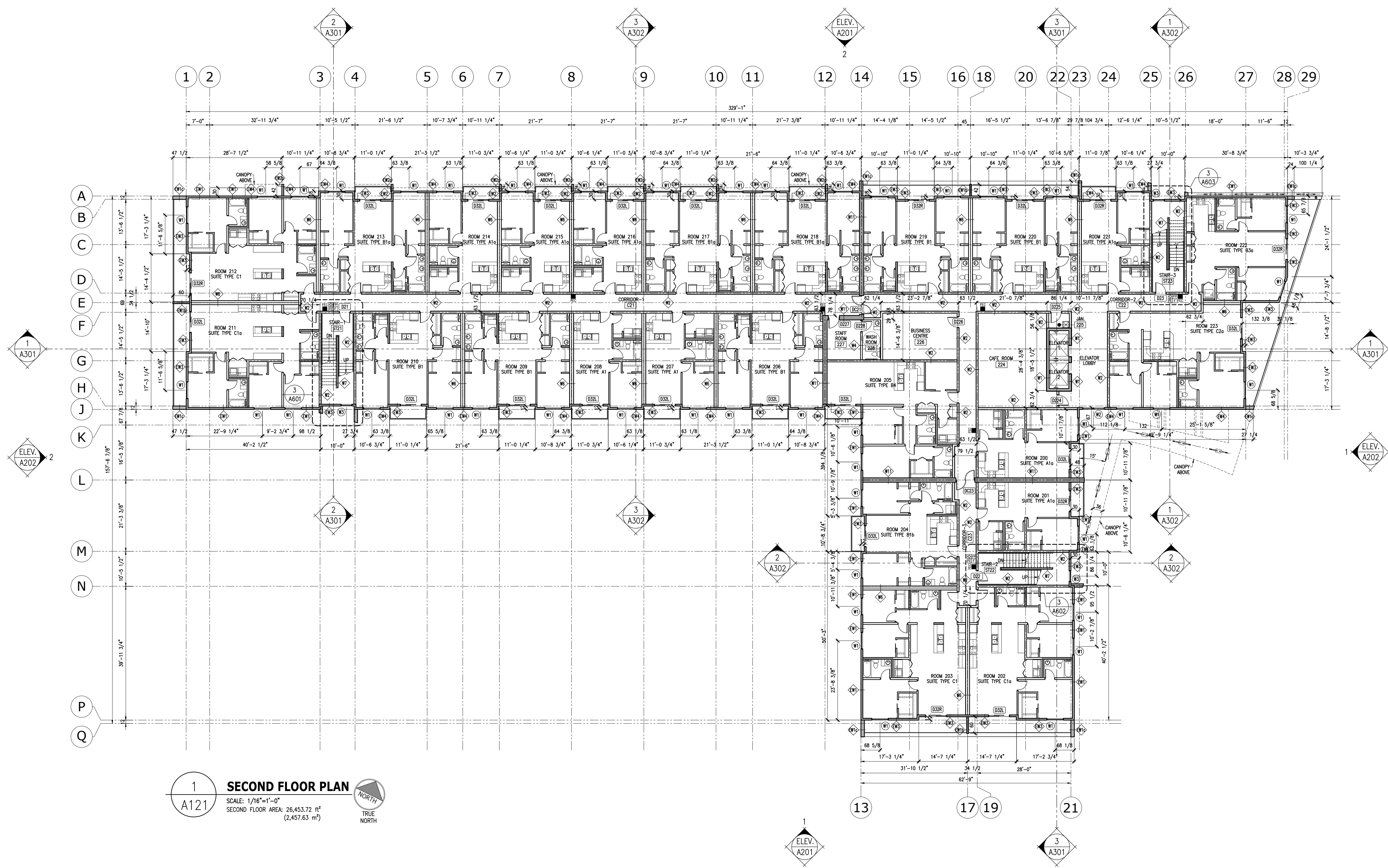
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Drawn By	MR/TT	
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Sheet No.	A111	
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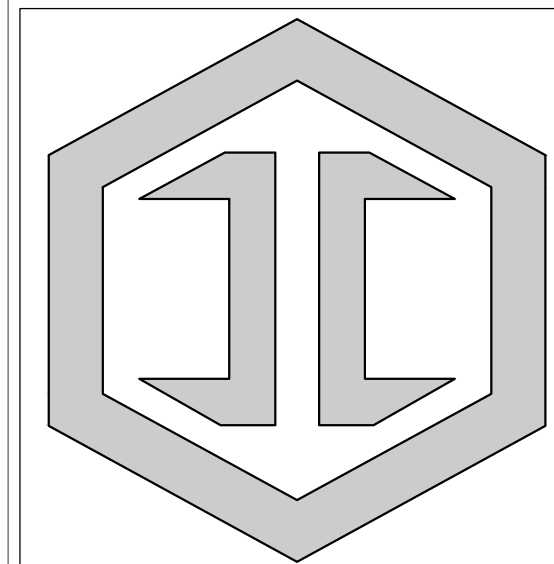
1
A121
SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"
SECOND FLOOR AREA: 26,453.72 ft²
(2,457.63 m²)
NORTH
TRUE NORTH

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Ottawa, Ontario
800 Eagleson Road
Eagleson Apartments
Second Floor Plan

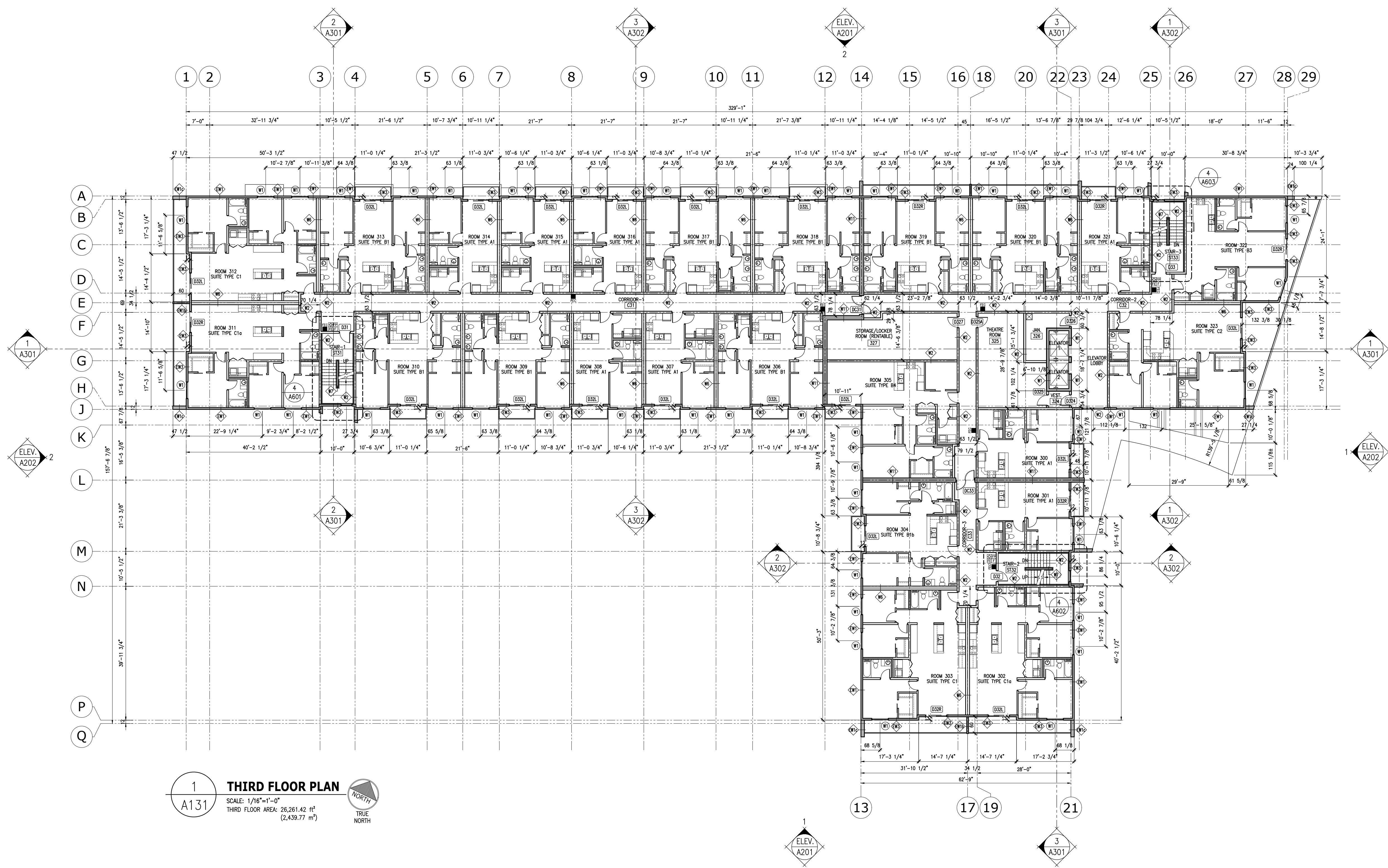
Project Number	1802
Date	OCT 31, 2018
Rev Date	
Drawn By	MR/TT
Checked By	RG
Sheet No.	A121
Scale	AS NOTED



IRONCLAD
DEVELOPMENTS INC.

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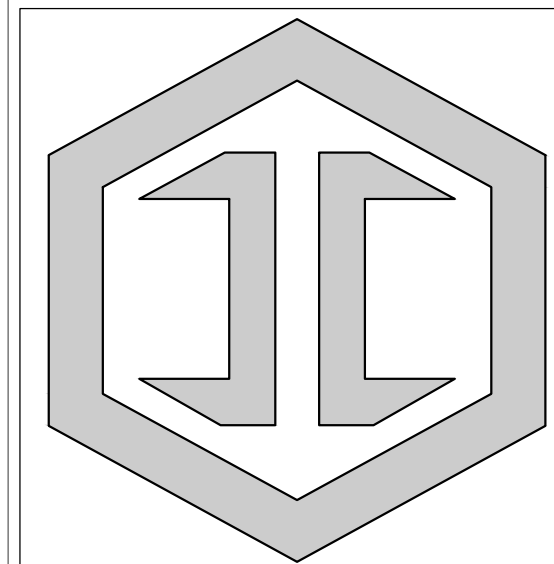
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Ottawa, Ontario
800 Eagleson Road
Eagleson Apartments

Third Floor Plan

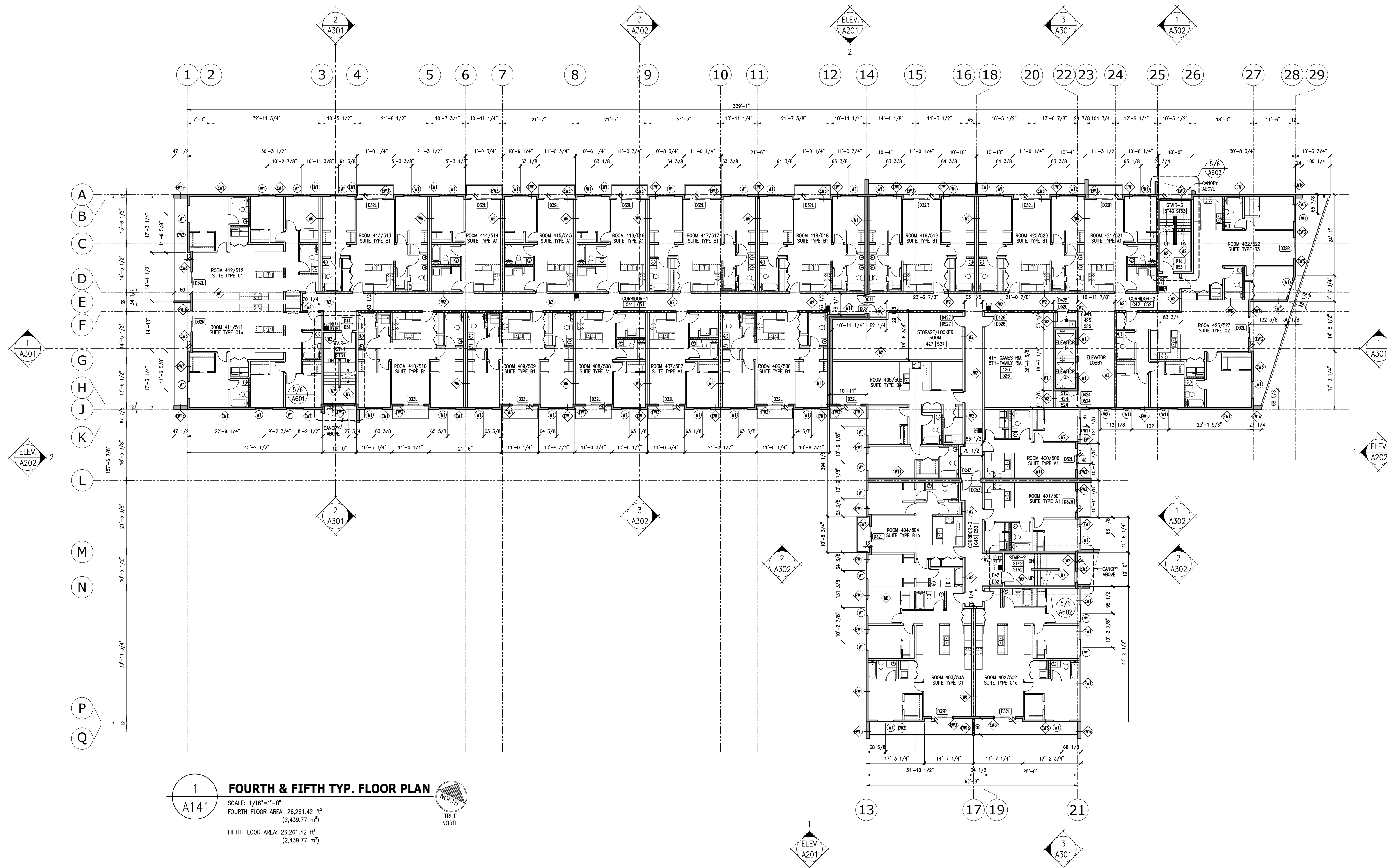
Project Number	1802	
Date	OCT 31, 2018	Rev Date
Drawn By	MR/TT	
Checked By	RG	
Sheet No.	A131	
Scale	AS NOTED	



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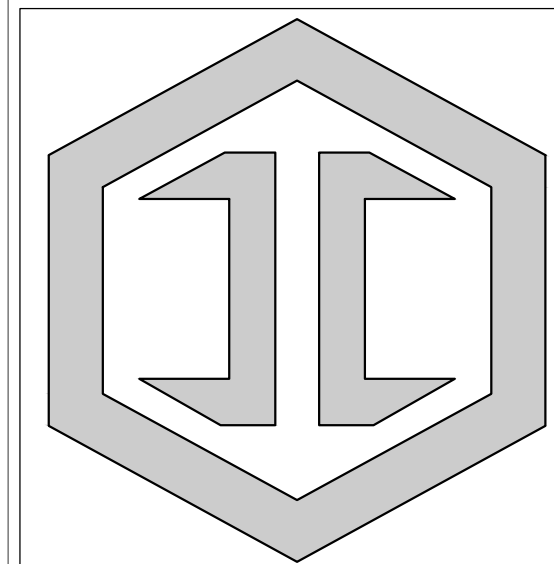
1
A141
FOURTH & FIFTH TYP. FLOOR PLAN
SCALE: 1/16"=1'-0"
FOURTH FLOOR AREA: 26,261.42 ft²
(2,439.77 m²)
FIFTH FLOOR AREA: 26,261.42 ft²
(2,439.77 m²)
TRUE NORTH

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Ottawa, Ontario
800 Eagleson Road
Eagleson Apartments
Fourth & Fifth
Typical Floor Plan

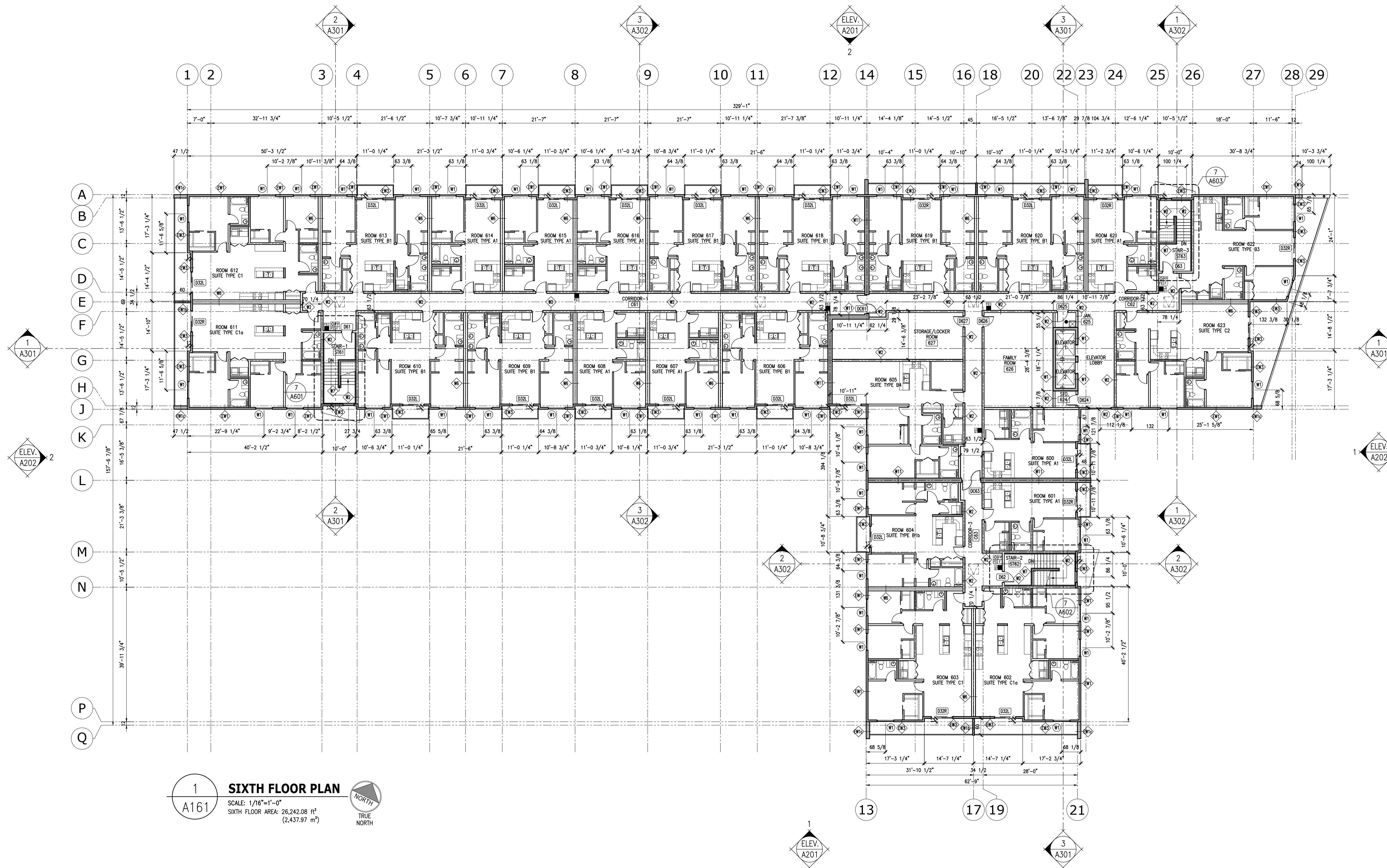
Project Number	1802
Date	OCT 31, 2018
Rev Date	
Drawn By	MR/TT
Checked By	RG
Sheet No.	A141
Scale	AS NOTED



IRONCLAD
DEVELOPMENTS INC.

GENERAL NOTE:

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1
A161
SIXTH FLOOR PLAN
SCALE: 1/16"=1'-0"
SIXTH FLOOR AREA: 26,242.08 ft²
(2,437.97 m²)
TRUE NORTH

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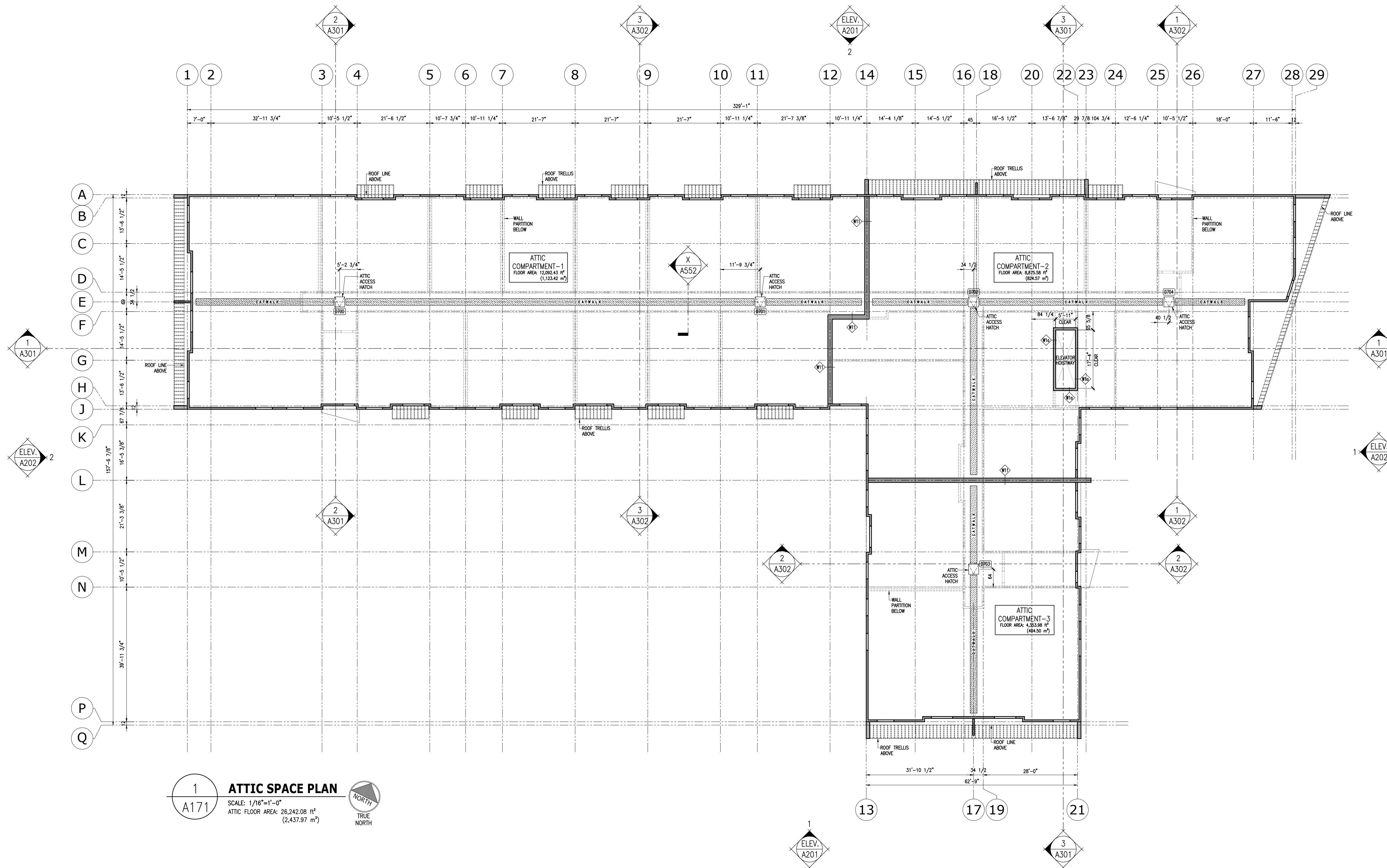
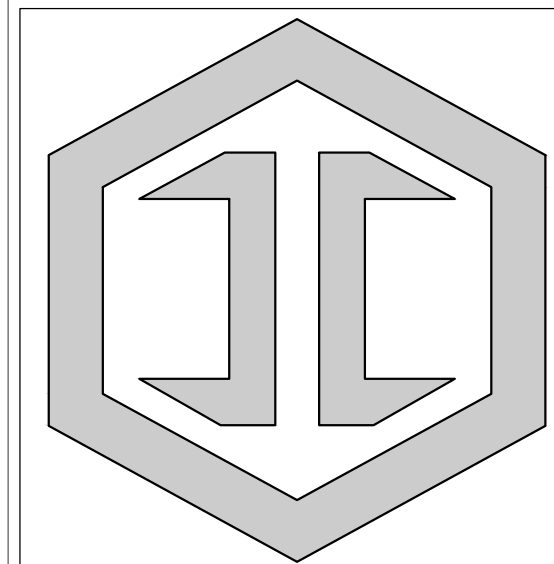
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Ottawa, Ontario
800 Eagleson Road

Eagleson Apartments

Sixth Floor Plan

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Checked By	RG
Sheet No.	A161
Scale	AS NOTED



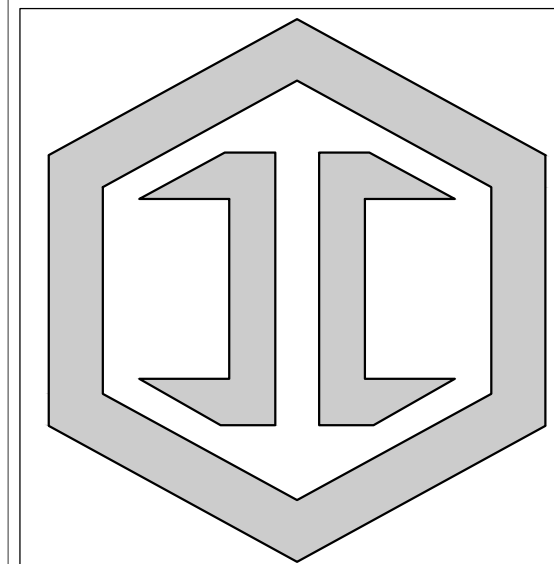
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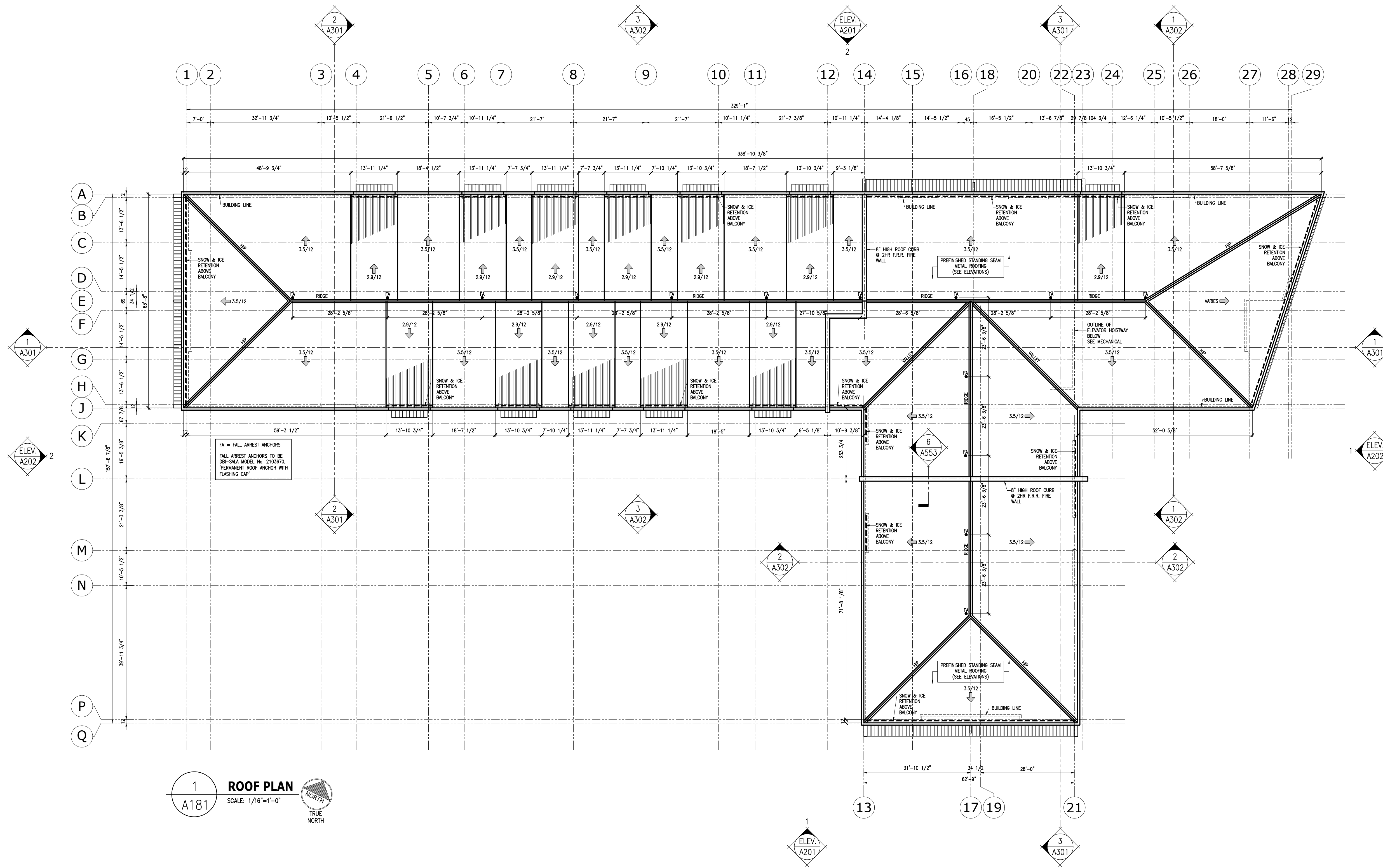
Ottawa, Ontario
800 Eagleson Road
Eagleson Apartments

Attic Space Plan

Project Number	1802
Date	OCT 31, 2018
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Sheet No.	A171
Scale	AS NOTED



IRONCLAD
DEVELOPMENTS INC.



1
A181
ROOF PLAN
SCALE: 1/16"=1'-0"
NORTH
TRUE NORTH

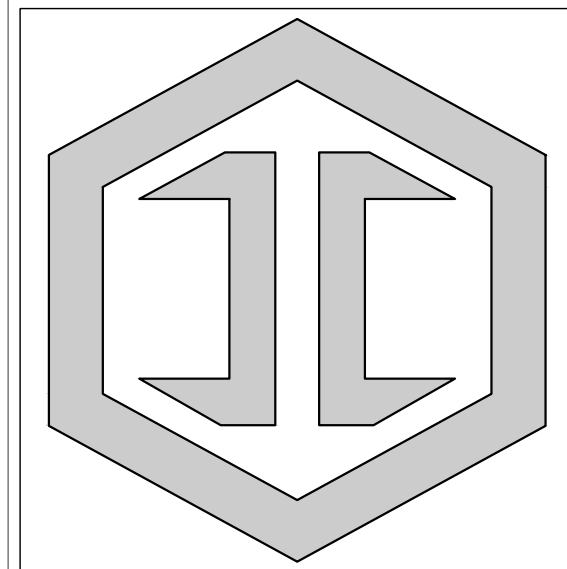
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Ottawa, Ontario
800 Eagleleson Road
Eagleleson Apartments

Roof Plan

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Drawn By	MR/TT
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Sheet No.	A181
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IRONCLAD
DEVELOPMENTS INC.

GENERAL NOTES:

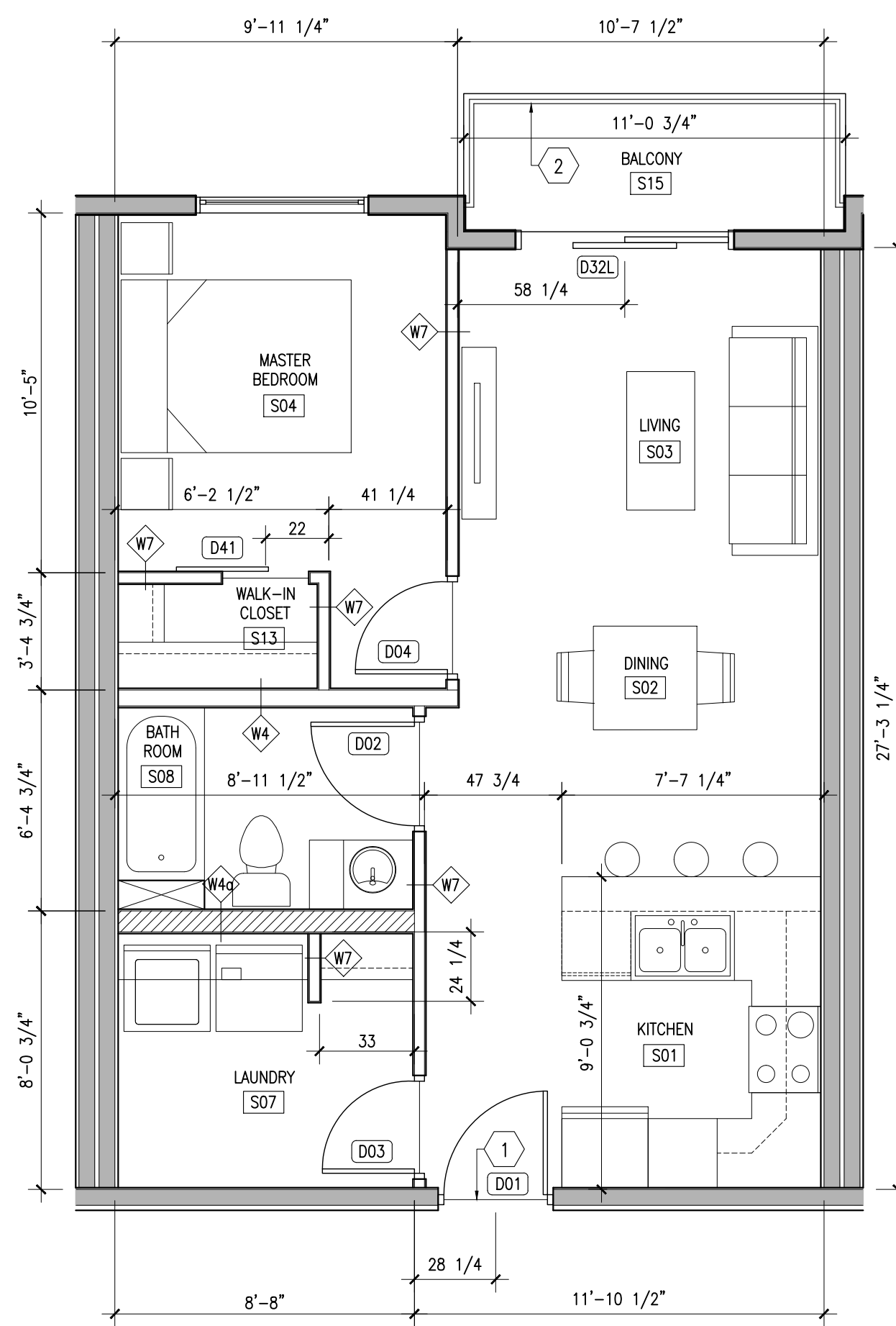
1. ALL BALCONY/PATIO DOOR TAGS ARE FOR DOOR OPERATION REFERENCE ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL FLOOR PLANS AND DOOR SCHEDULE FOR COMPLETE DOOR LOCATION AND QUANTITY.

DRAWING KEYNOTES:

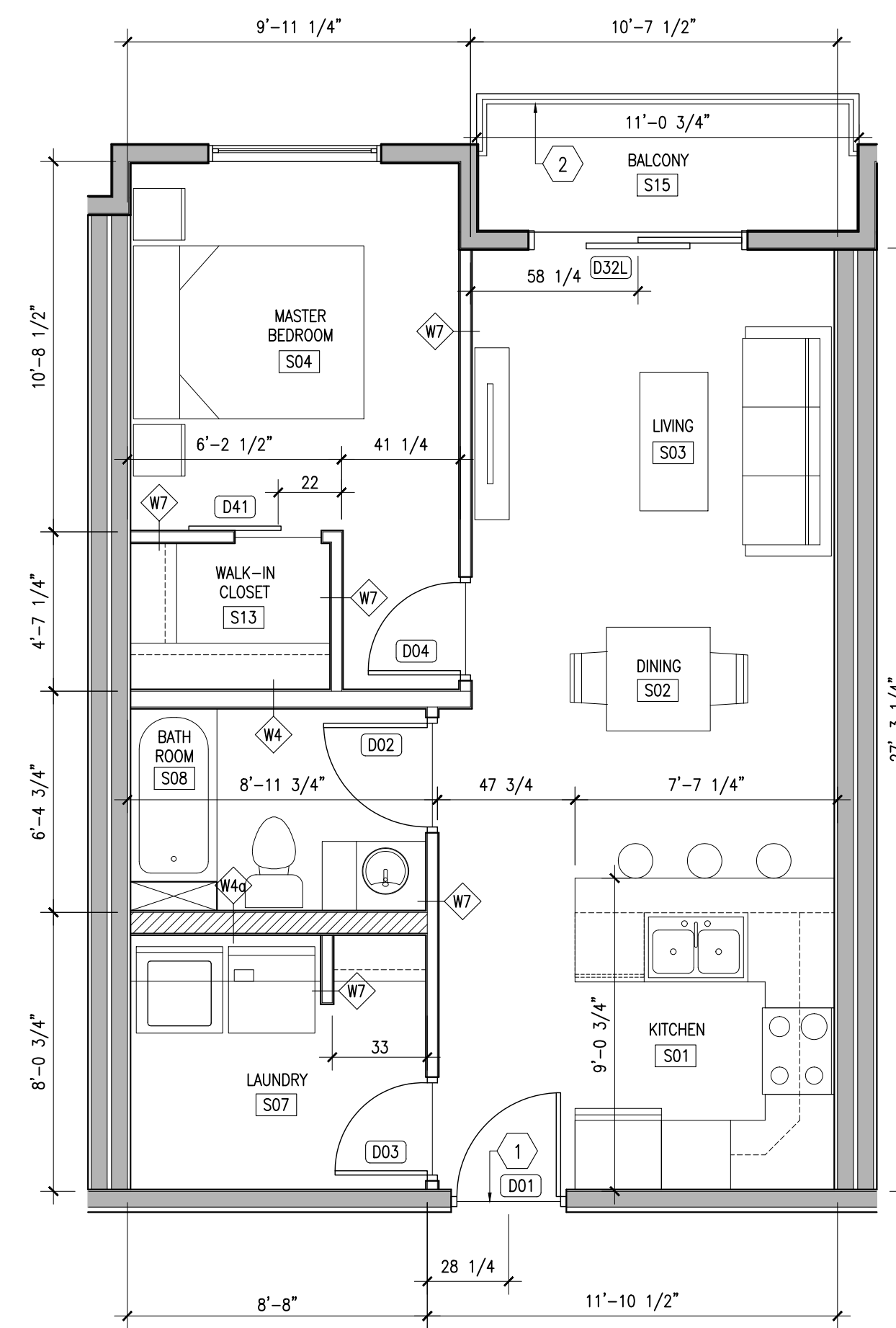
- ① FLOORING TRANSITION STRIP, TYP.
- ② BALUSTRADE, TYP.

DRAWING LEGEND:

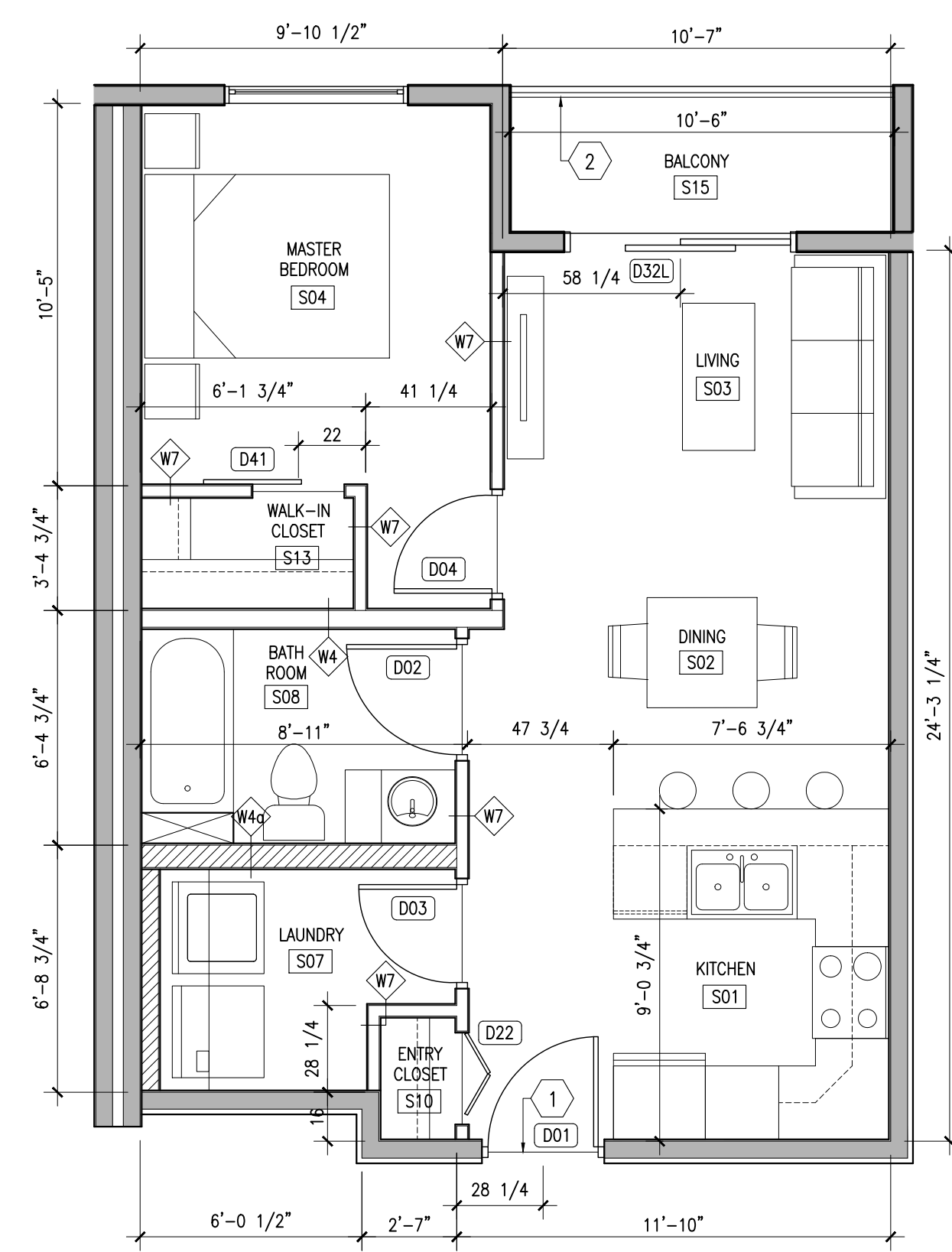
- PLUMBING WALL
SEE WALL TYPES
- EXTERIOR/INTERIOR WALL
SEE WALL TYPES
- WALL TYPES
- DOOR NUMBER
- ROOM NUMBER



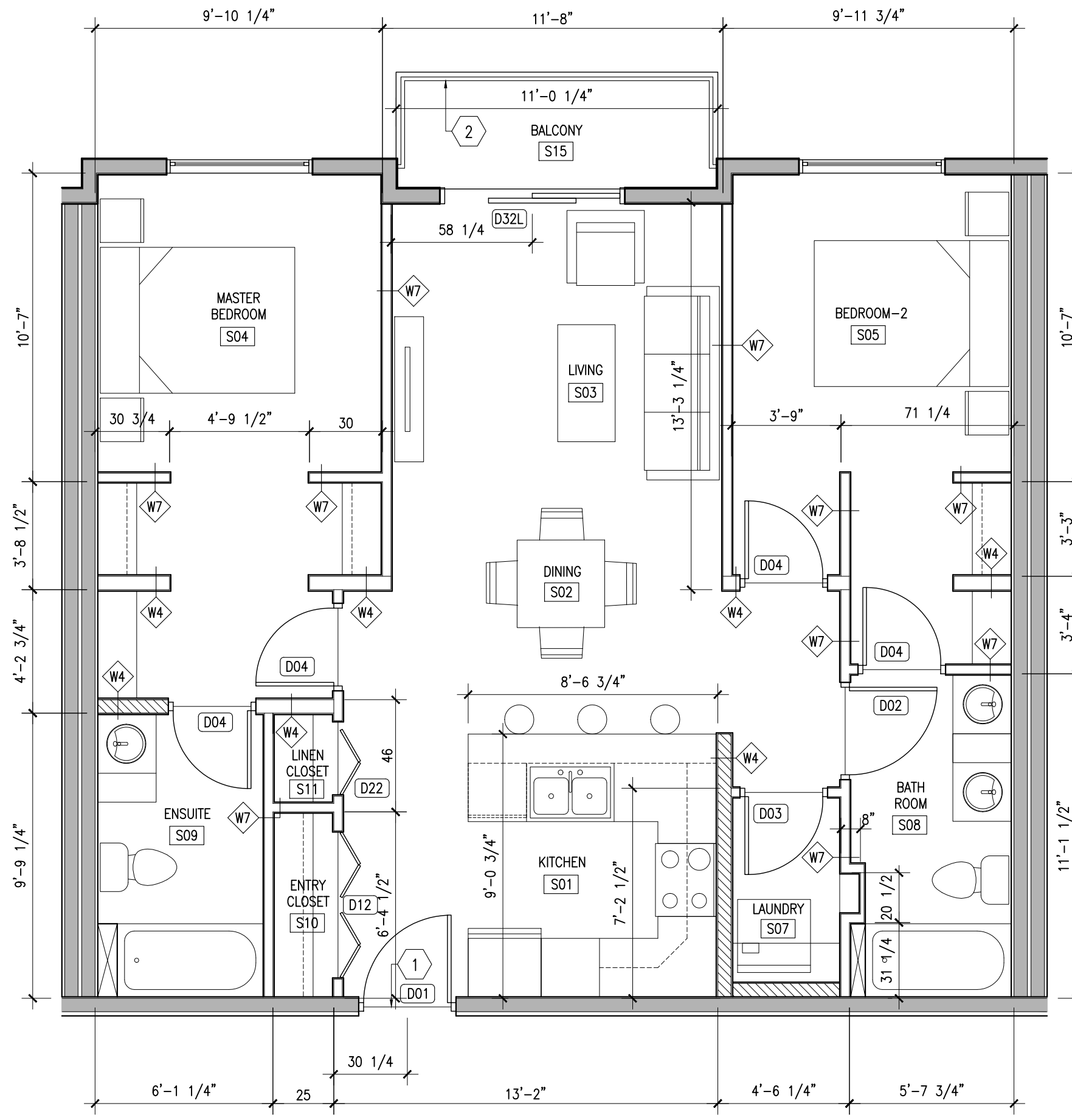
**1 SUITE TYPE A1
LARGE SCALE PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 562.45 ft²



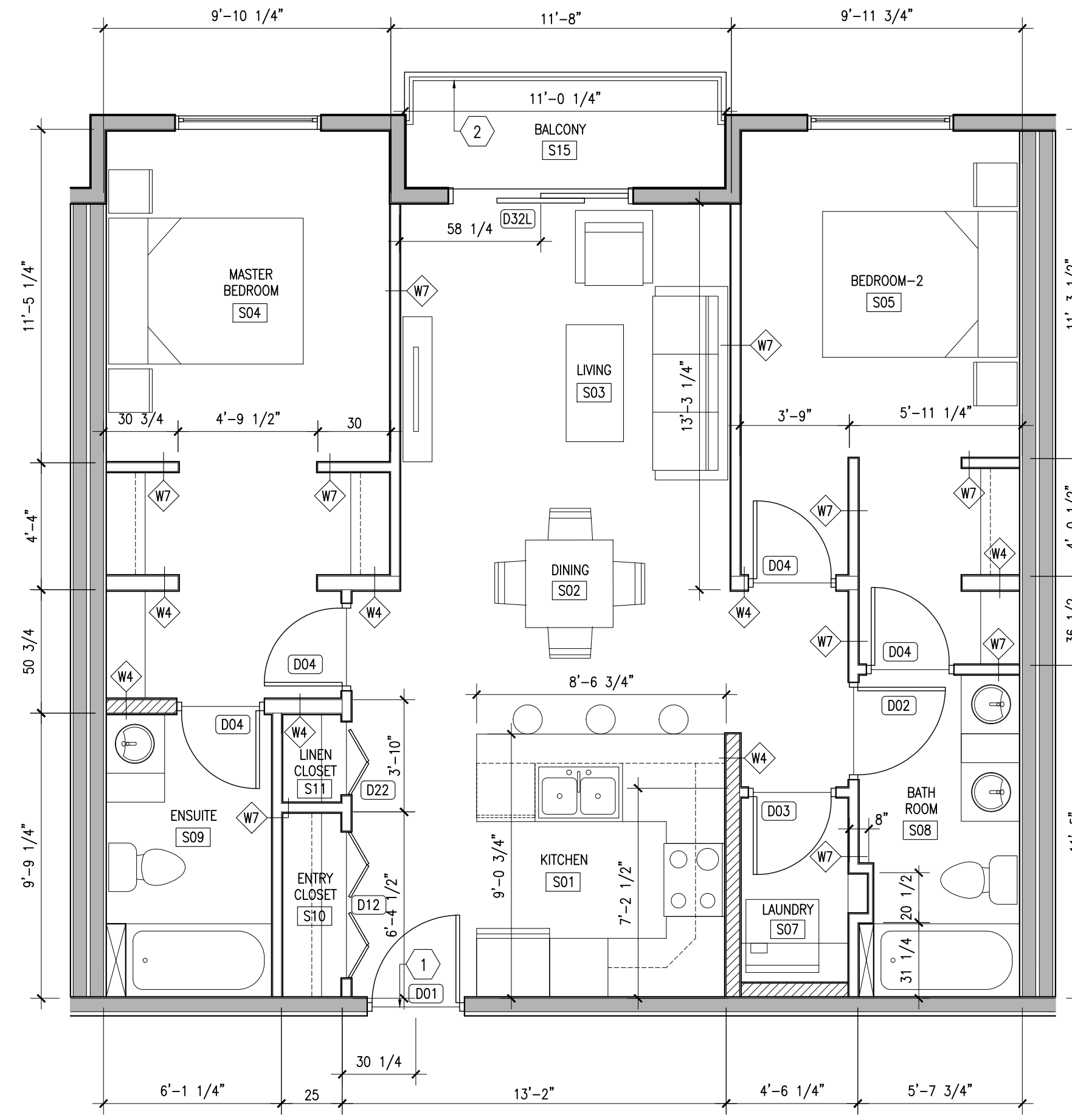
**2 SUITE TYPE A1a
LARGE SCALE PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 576.70 ft²



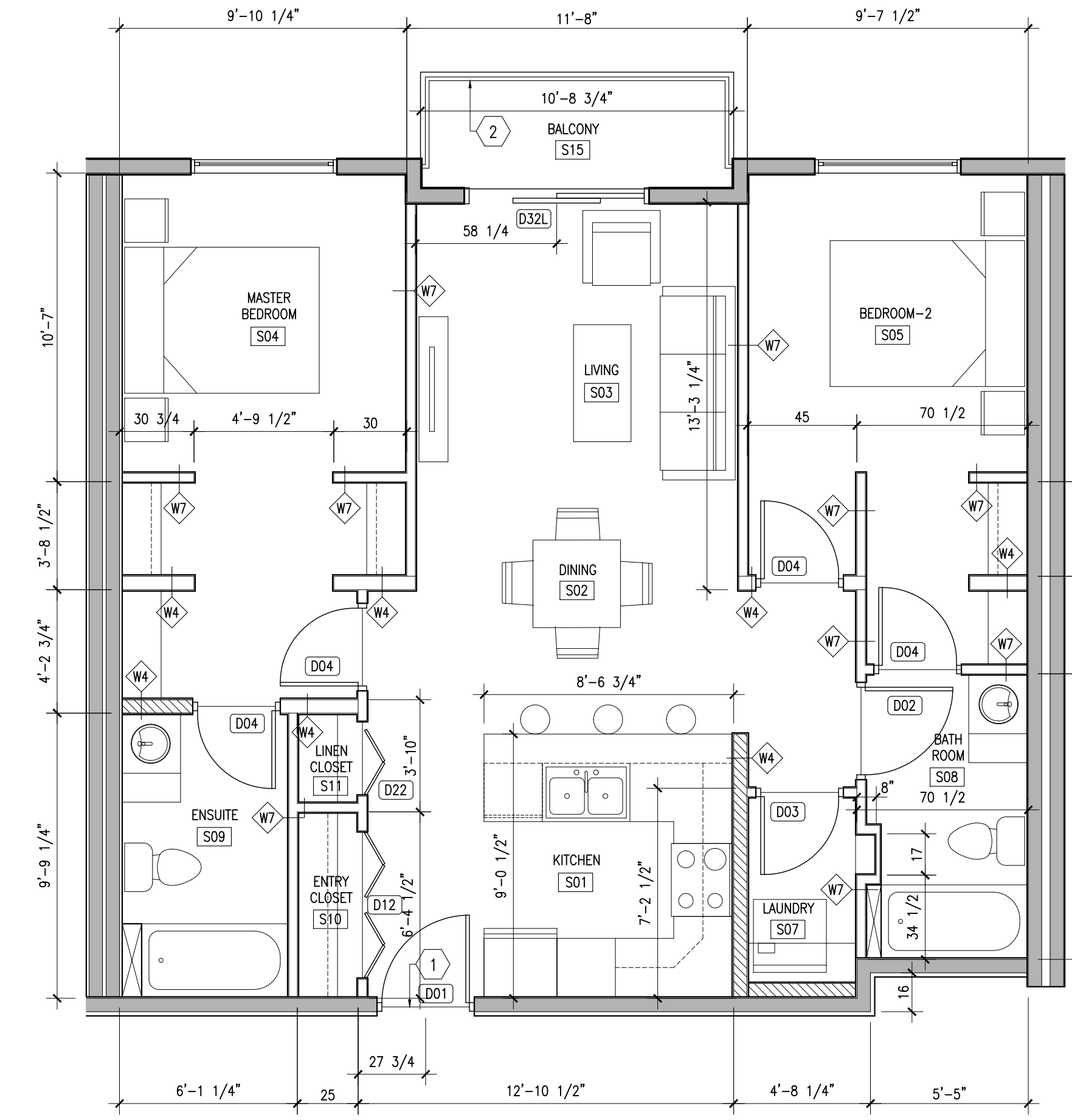
**3 SUITE TYPE A1b
LARGE SCALE PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 521.17 ft²



**4 SUITE TYPE B1
LARGE SCALE PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 869.34 ft²



**5 SUITE TYPE B1a
LARGE SCALE PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 898.21 ft²



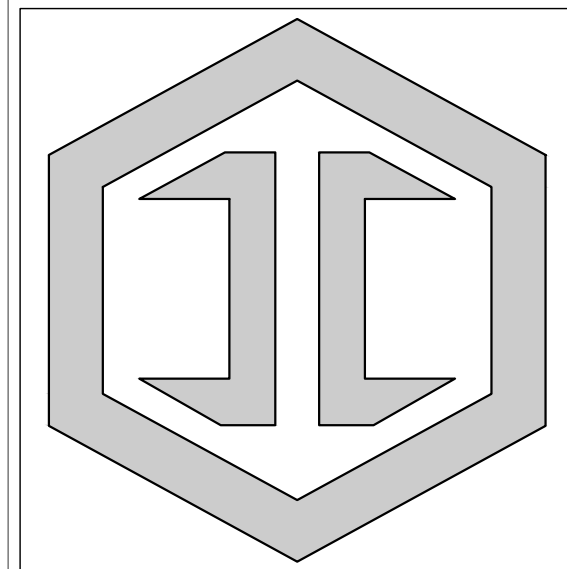
**6 SUITE TYPE B1b
LARGE SCALE PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 853.58 ft²

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Ottawa, Ontario
800 Eagleson Road
Eagleson Apartments
Large Scale Plan

Project Number	1802
Date	OCT 31, 2018
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Sheet No.	A191
Scale	AS NOTED



GENERAL NOTES:

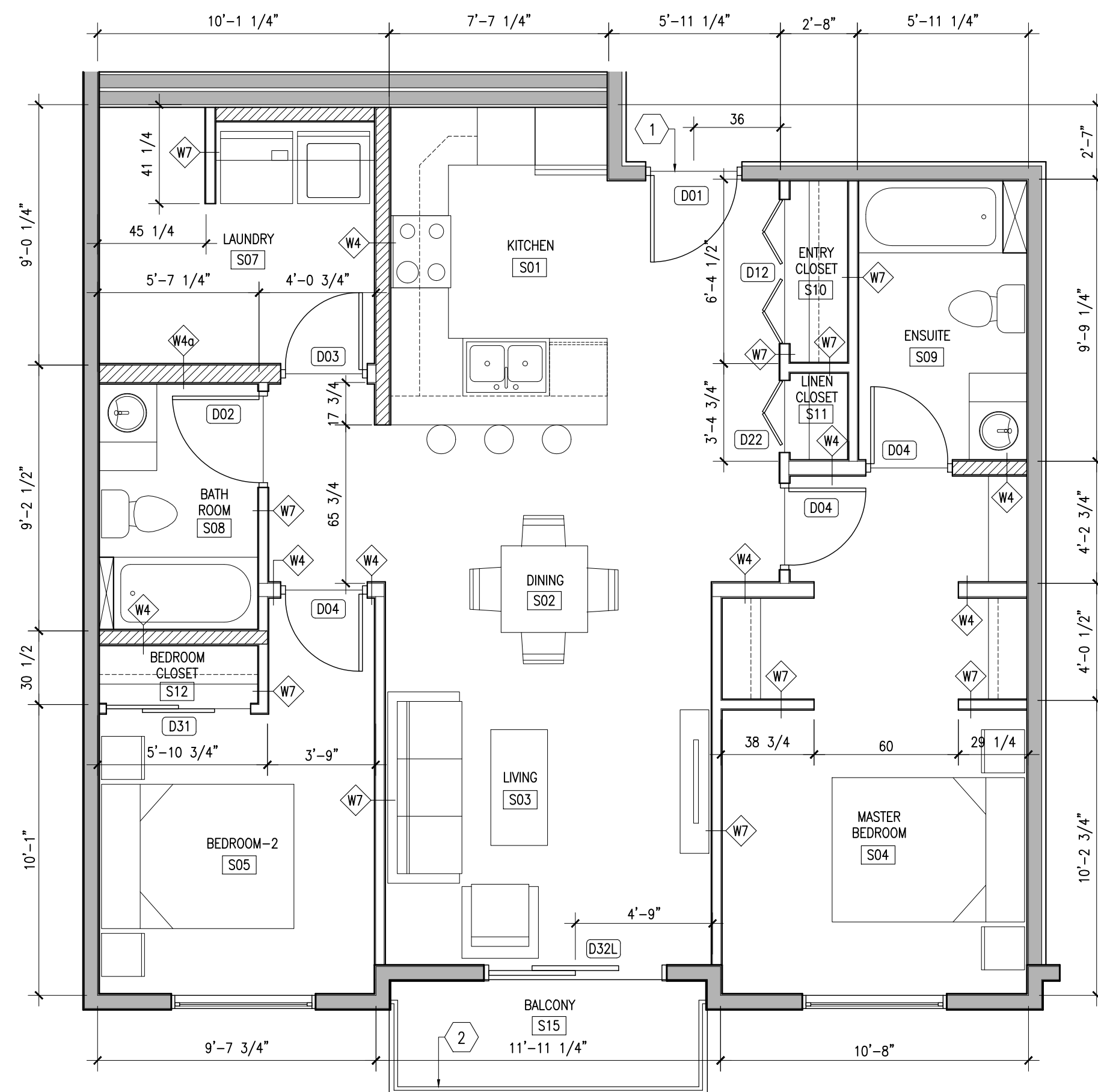
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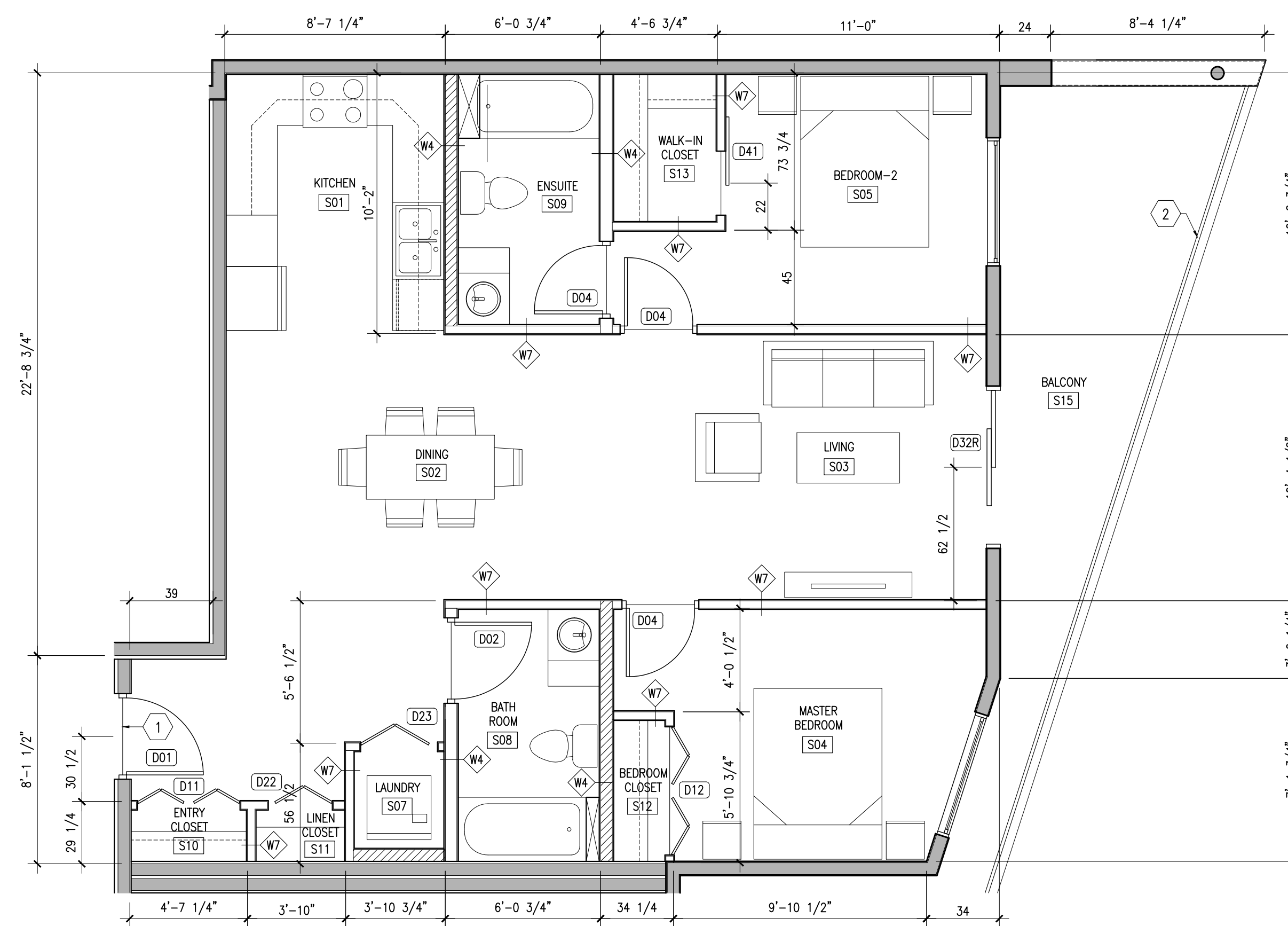
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- ② BALUSTRADE, TYP.

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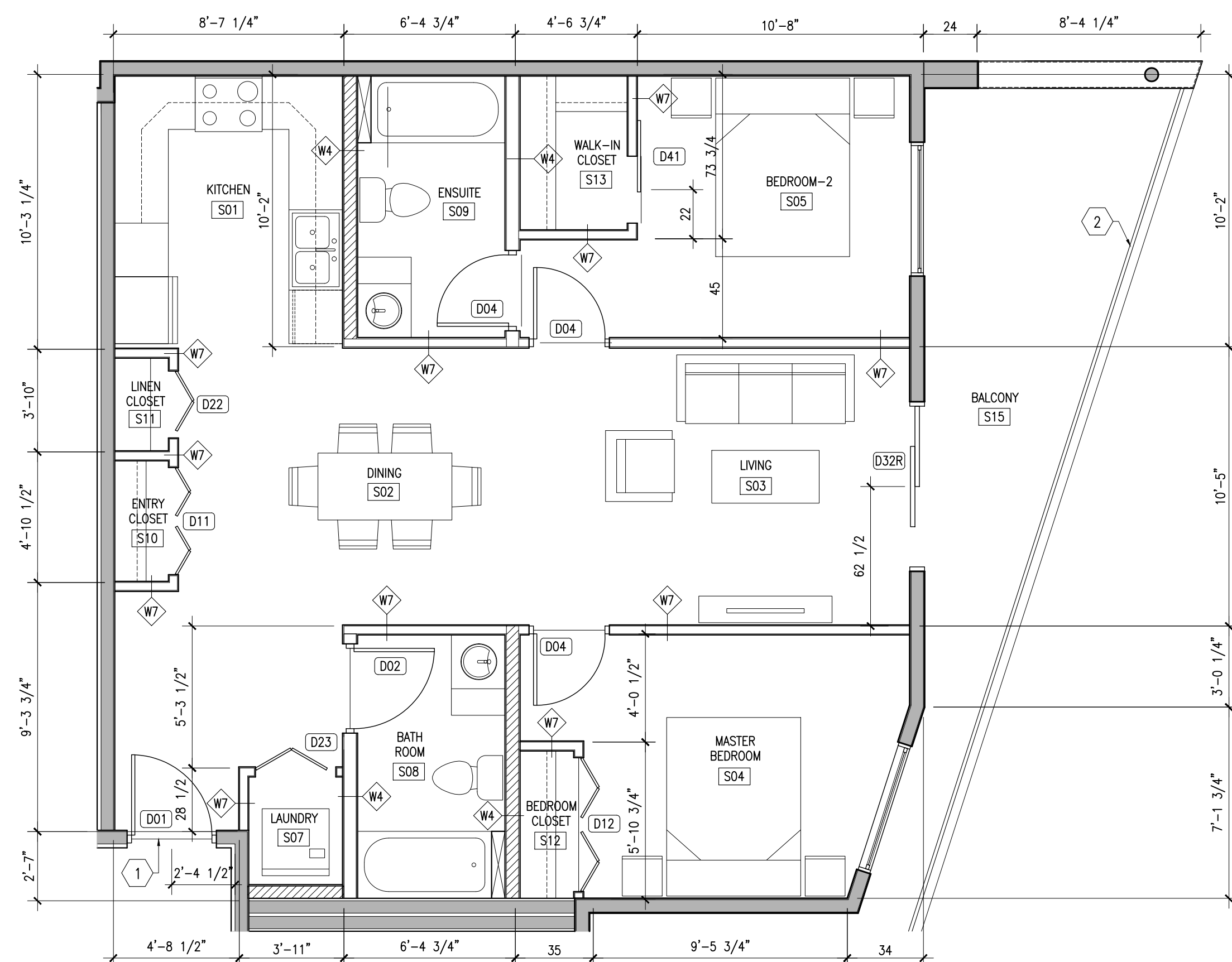
- PLUMBING WALL SEE WALL TYPES
- EXTERIOR/INTERIOR WALL SEE WALL TYPES
- WALL TYPES
- DOOR NUMBER
- ROOM NUMBER



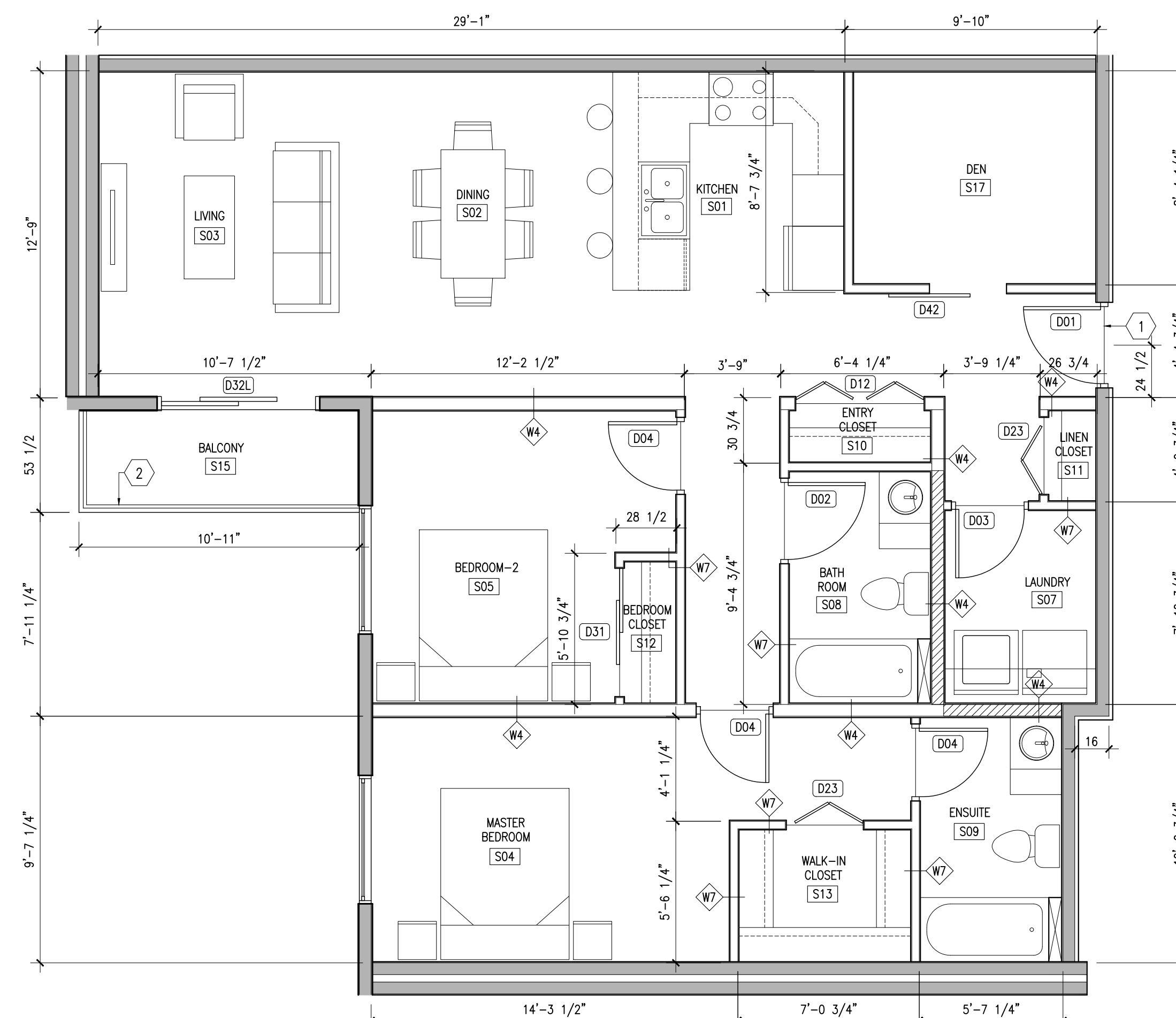
1 SUITE TYPE B2 LARGE SCALE PLAN
A192 SCALE: 1/4"=1'-0"
FLOOR AREA: 938.14 ft²



2 SUITE TYPE B3 LARGE SCALE PLAN
A192 SCALE: 1/4"=1'-0"
FLOOR AREA: 931.84 ft²



3 SUITE TYPE B3a LARGE SCALE PLAN
A192 SCALE: 1/4"=1'-0"
FLOOR AREA: 889.89 ft²



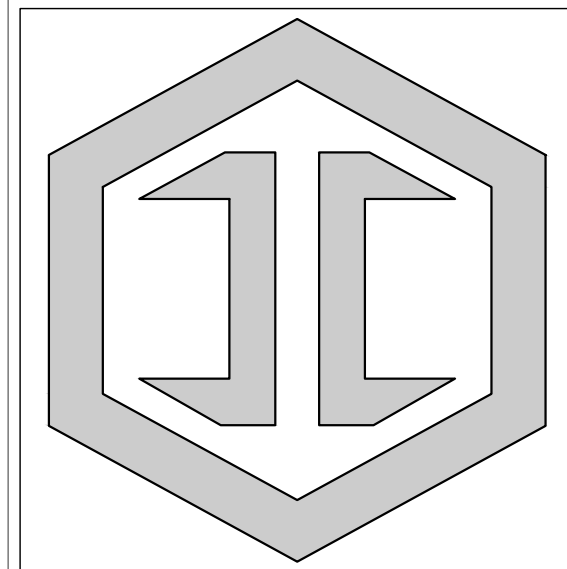
4 SUITE TYPE B4 LARGE SCALE PLAN
A192 SCALE: 1/4"=1'-0"
FLOOR AREA: 1096.94 ft²

1	ISSUED FOR DEVELOPMENT PERMIT ONLY	2018/12/04
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Ottawa, Ontario
800 Eagleson Road
Eagleson Apartments
Large Scale Plan

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Scale	AS NOTED	



IRONCLAD
DEVELOPMENTS INC.

GENERAL NOTES:

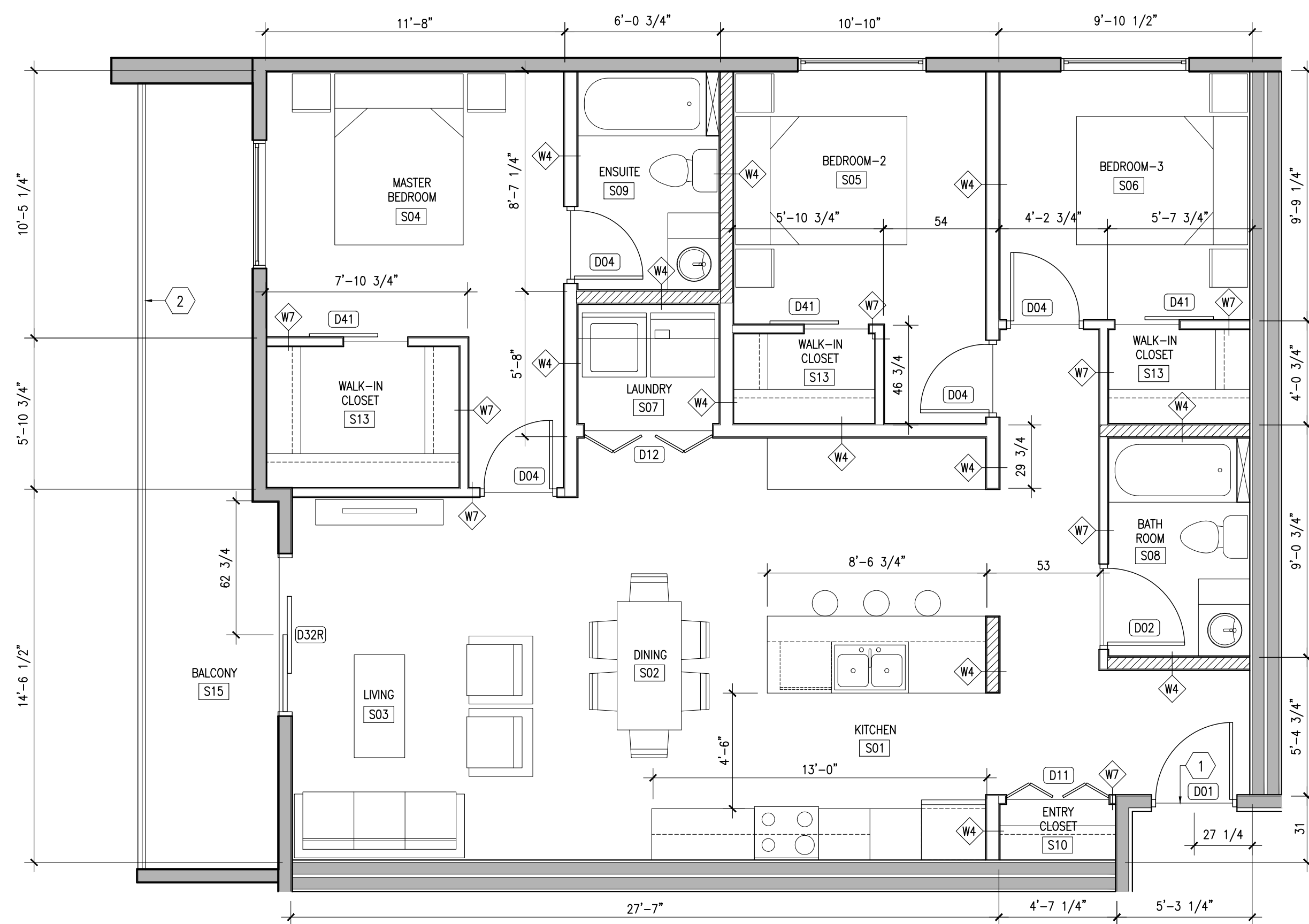
1. ALL BALCONY/PATIO DOOR TAGS ARE FOR DOOR OPERATION REFERENCE ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL FLOOR PLANS AND DOOR SCHEDULE FOR COMPLETE DOOR LOCATION AND QUANTITY.

DRAWING KEYNOTES:

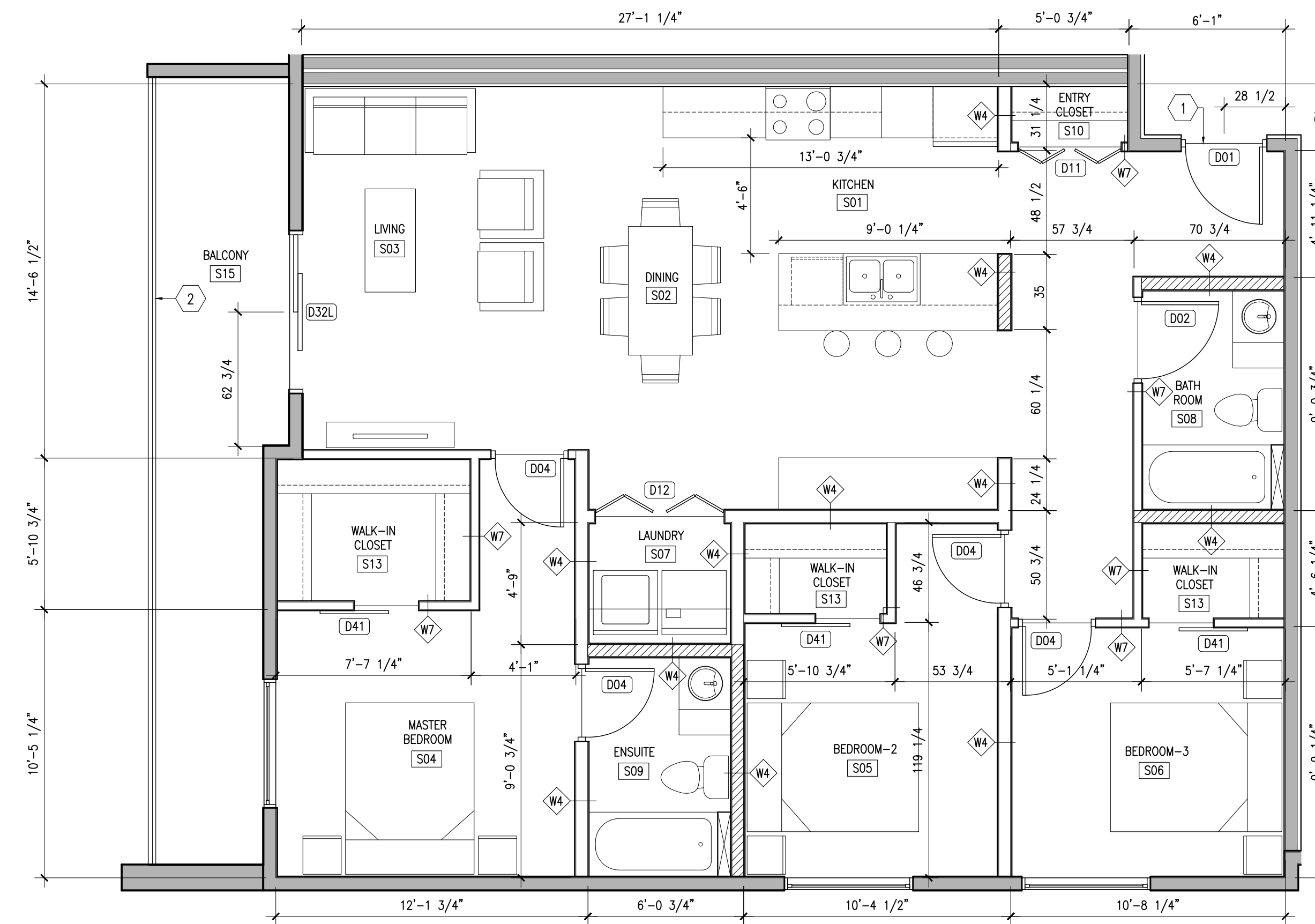
- 1 FLOORING TRANSITION STRIP, TYP.
- 2 BALUSTRADE, TYP.

DRAWING LEGEND:

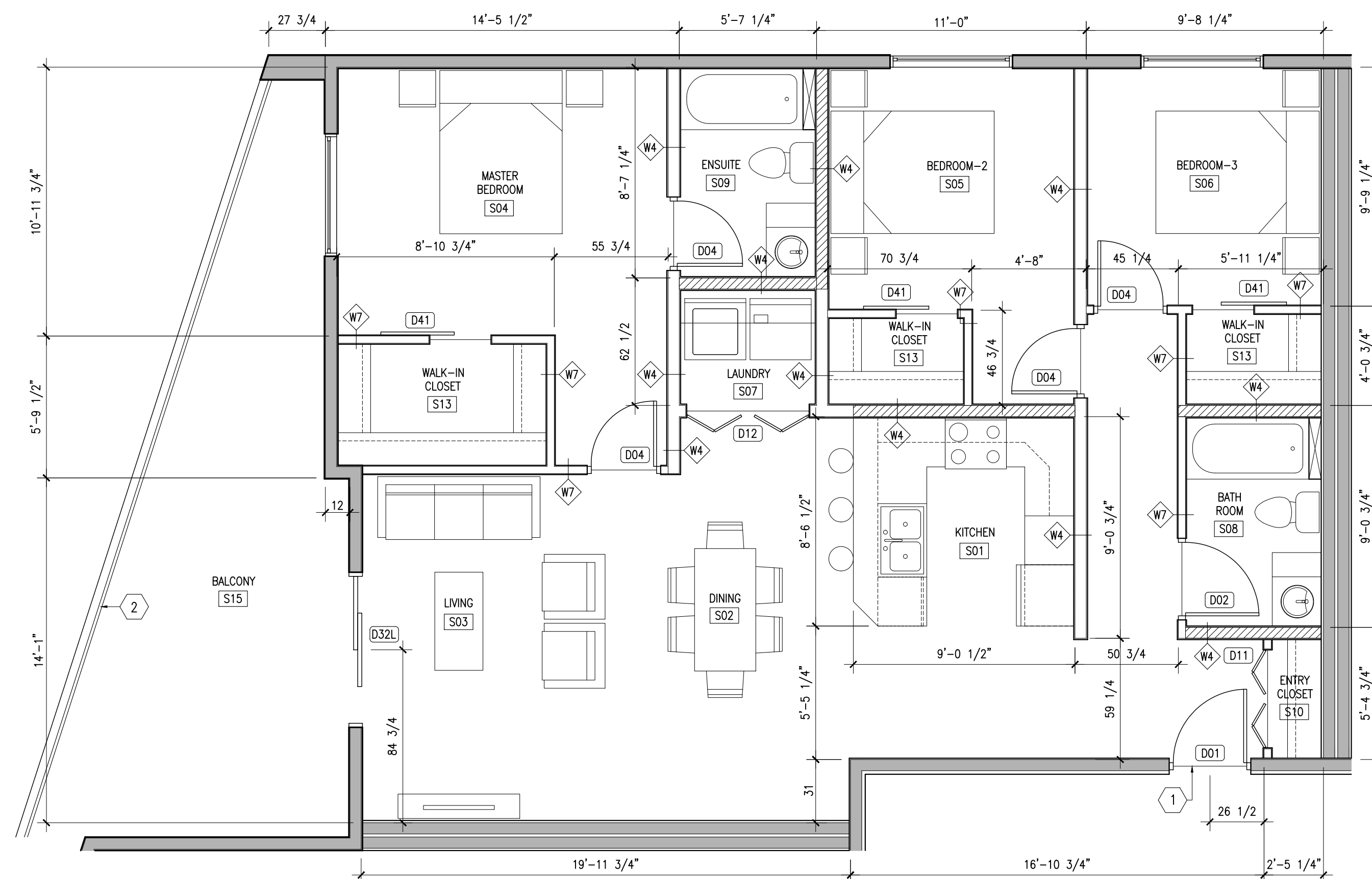
- PLUMBING WALL
SEE WALL TYPES
- EXTERIOR/INTERIOR WALL
SEE WALL TYPES
- WALL TYPES
- DOOR NUMBER
- ROOM NUMBER



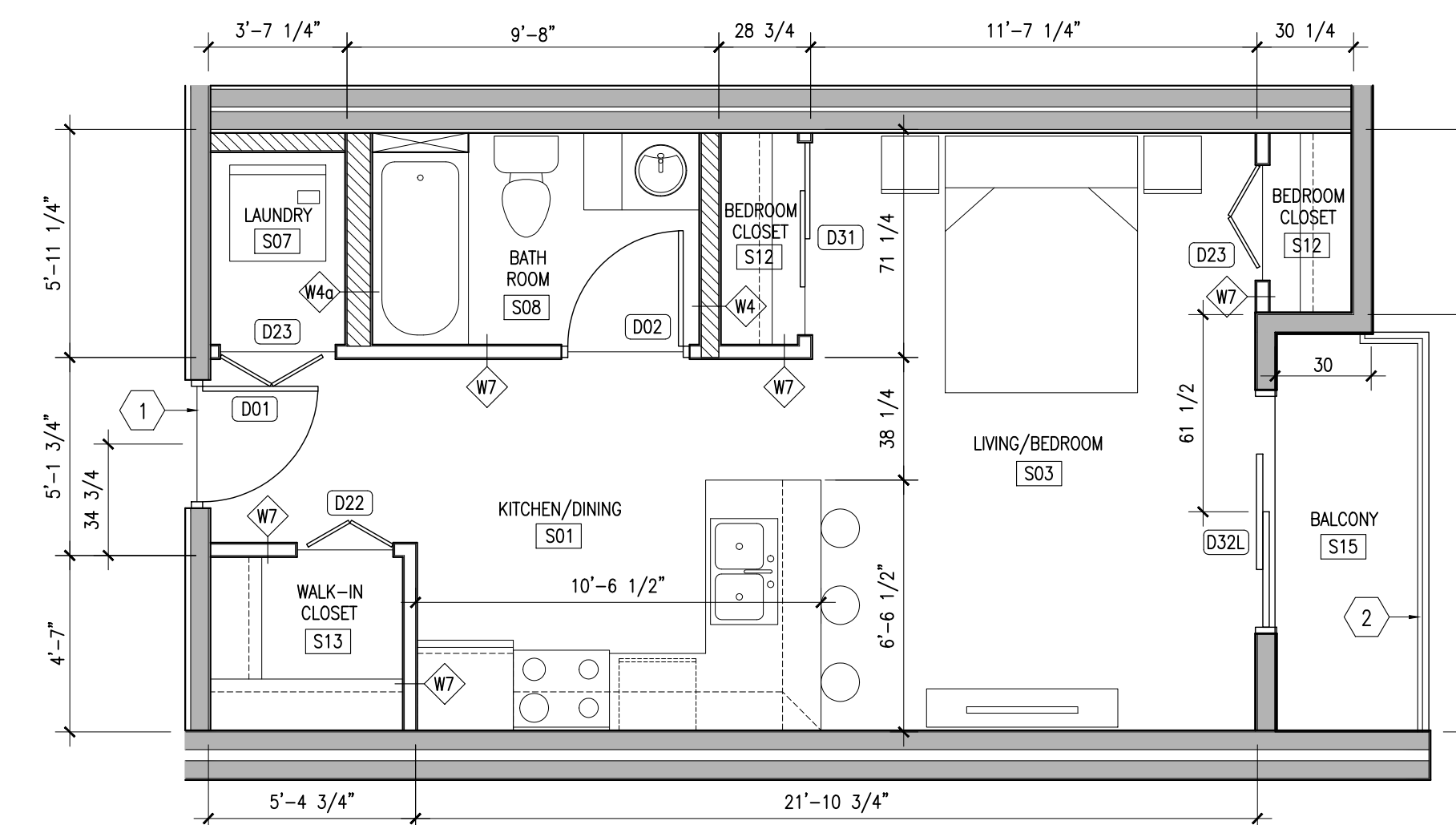
1 SUITE TYPE C1 LARGE SCALE PLAN
A193
SCALE: 1/4"=1'-0"
FLOOR AREA: 1148.08 ft²



2 SUITE TYPE C1a LARGE SCALE PLAN
A193
SCALE: 1/4"=1'-0"
FLOOR AREA: 1172.14 ft²



3 SUITE TYPE C2 LARGE SCALE PLAN
A193
SCALE: 1/4"=1'-0"
FLOOR AREA: 1169.33 ft²



4 SUITE TYPE D1 LARGE SCALE PLAN
A193
SCALE: 1/4"=1'-0"
FLOOR AREA: 433.31 ft²

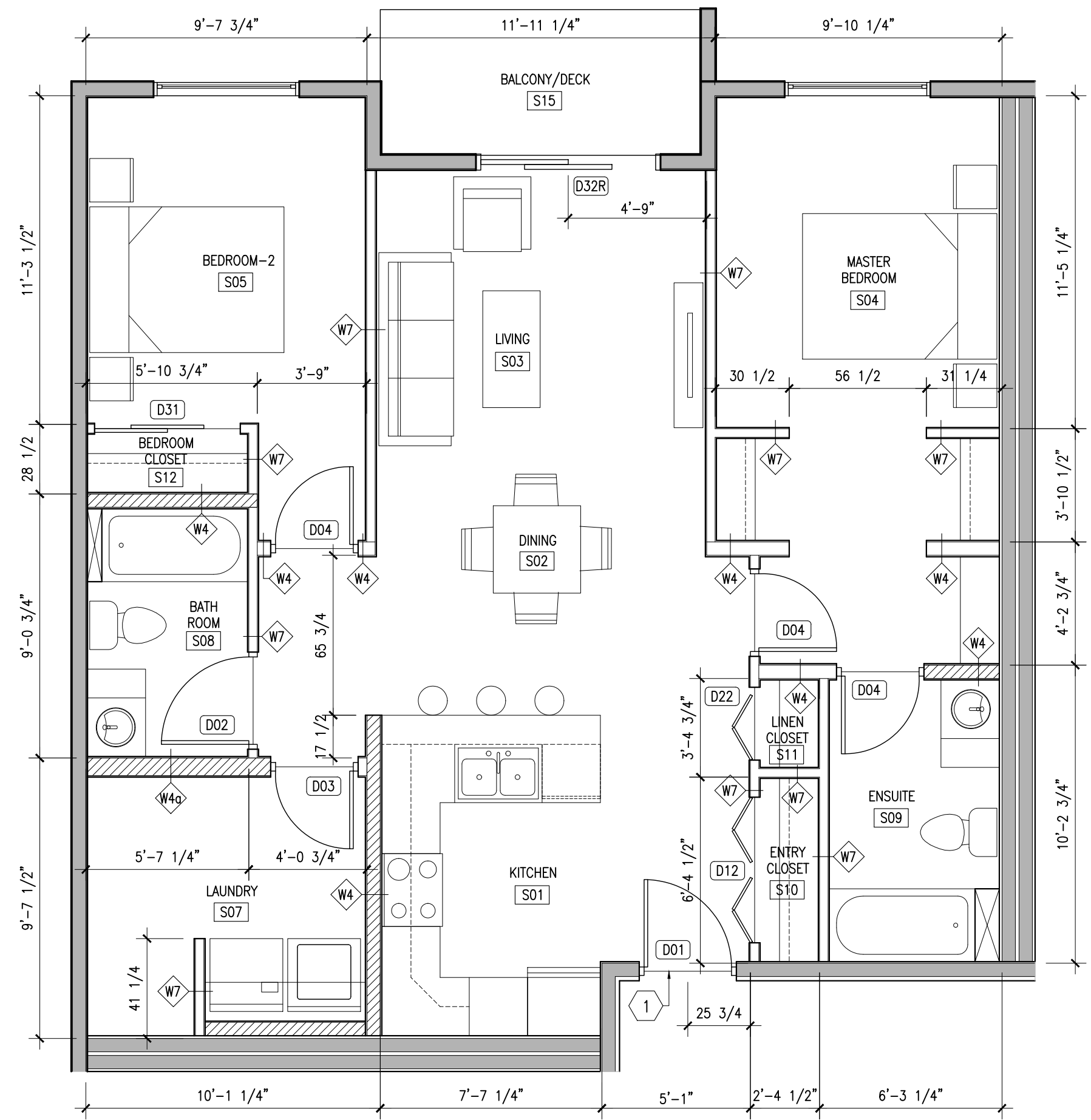
REV#	REVISION DESCRIPTION	DATE
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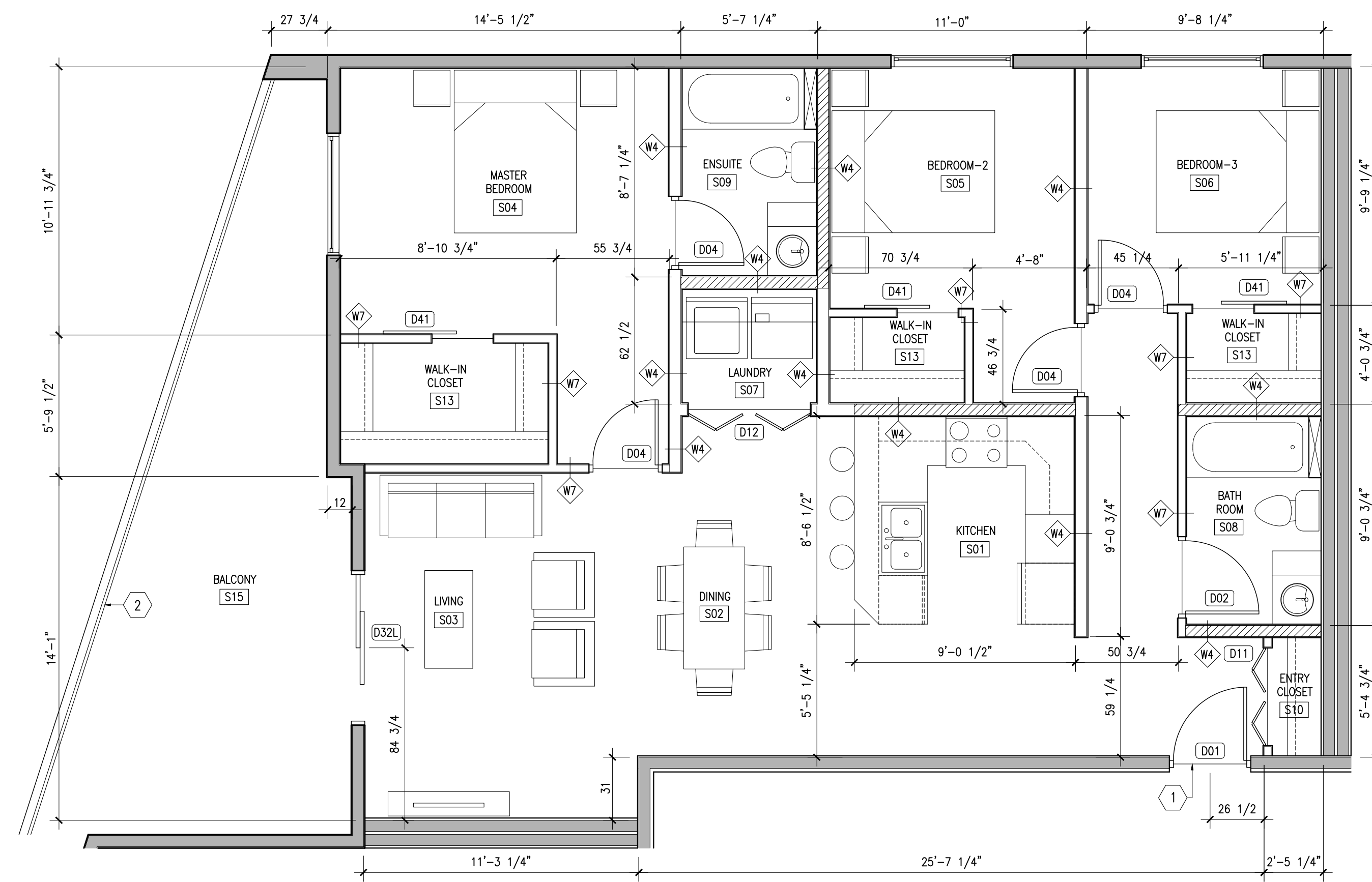
Ottawa, Ontario
800 Eagleson Road
Eagleson Apartments
Large Scale Plan

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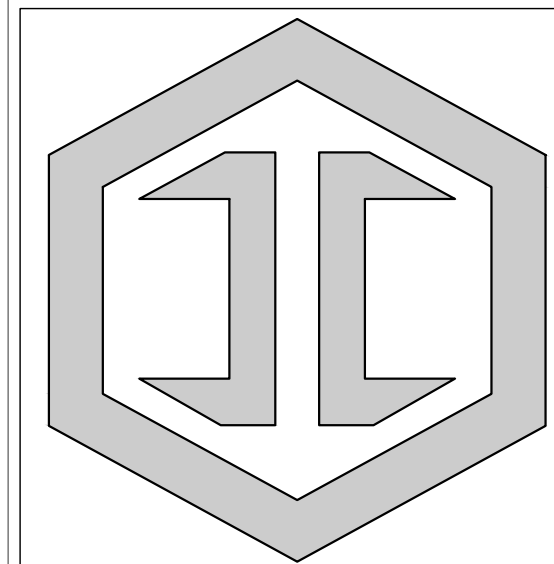


1 SUITE TYPE B2a LARGE SCALE PLAN
 A194 SCALE: 1/4"=1'-0"
 FLOOR AREA: 942.95 ft²



2 SUITE TYPE C2a LARGE SCALE PLAN
 A194 SCALE: 1/4"=1'-0"
 FLOOR AREA: 1147.19 ft²

IRONCLAD DEVELOPMENTS INC.



Project Management
 General Contracting
 Design/Build

101-57158
 Symington Rd.
 Springfield, MB.
 R2J 4L6

Ph: 204-777-1972

info@icdev.ca

IRONCLAD
 DEVELOPMENTS INC.

GENERAL NOTES:
 1. ALL BALCONY/PATIO DOOR TAGS ARE FOR DOOR OPERATION REFERENCE ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL FLOOR PLANS AND DOOR SCHEDULE FOR COMPLETE DOOR LOCATION AND QUANTITY.

DRAWING KEYNOTES:
 1 FLOORING TRANSITION STRIP, TYP.
 2 BALUSTRADE, TYP.

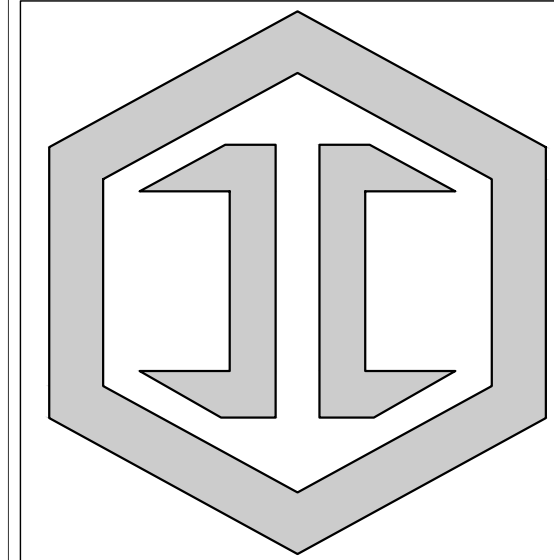
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 PLUMBING WALL SEE WALL TYPES
 EXTERIOR/INTERIOR WALL SEE WALL TYPES
 WALL TYPES
 DOOR NUMBER
 ROOM NUMBER

REV#	REVISION DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT ONLY	2018/12/04

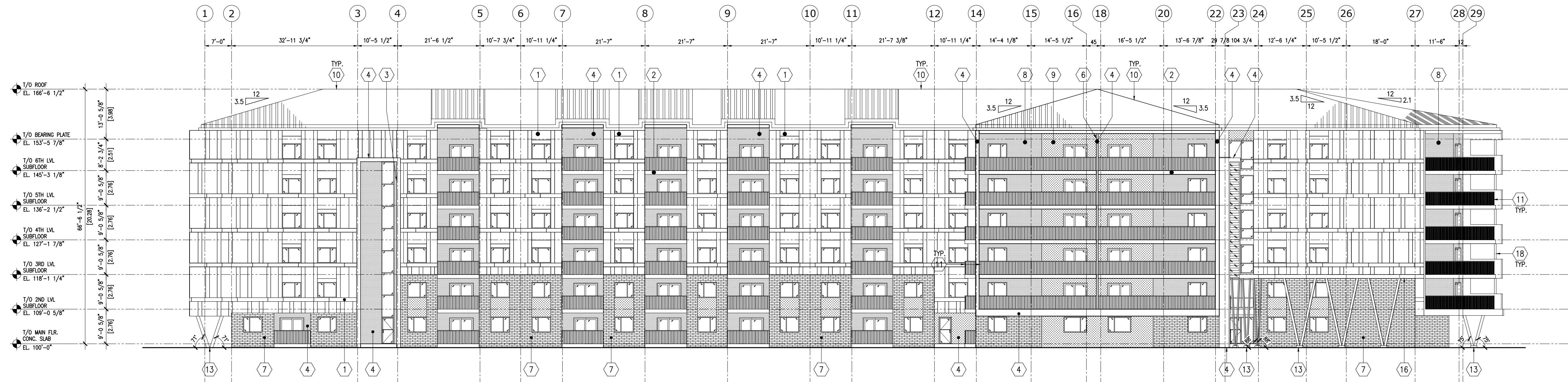
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 800 Eagleson Road
 Eagleson Apartments
 Large Scale Plan

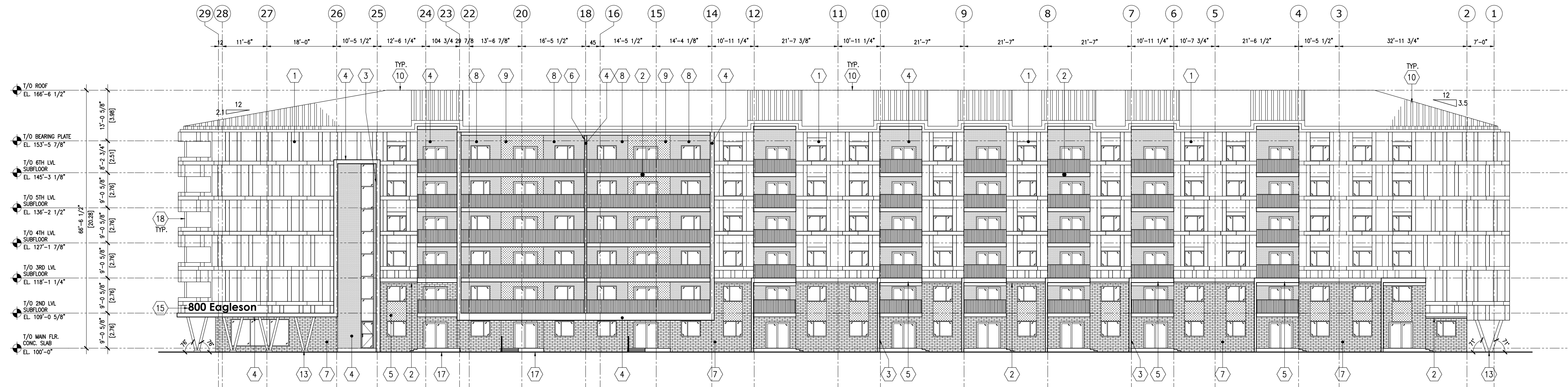
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1 SOUTH EXTERIOR ELEVATION
A201 SCALE: 1/16"=1'-0"



2 NORTH EXTERIOR ELEVATION
A201 SCALE: 1/16"=1'-0"

EXTERIOR ELEVATION KEYNOTES:

- 1 HARDIE PANEL (ARCTIC WHITE)
- 2 HARDIE PANEL (LIGHT GRAY)
- 3 HARDIE PANEL (STAINED CEDAR)
- 4 EIFS (LIGHT GRAY)
- 5 EIFS (DARK GRAY)
- 6 EIFS (RED)
- 7 EIFS (FAUX CHARCOAL GRAY BRICK FINISH)
- 8 ACRYLIC STUCCO (LIGHT GRAY)
- 9 ACRYLIC STUCCO (DARK GRAY)
- 10 ASPHALT SHINGLE (MIDNIGHT BLACK)
- 11 BLACK ALUMINUM RAILING & PICKETS
- 12 3" DEEP PRE-FIN. ALUM. FIN (PAINTED LIGHT GRAY TO MATCH HARDIE LIGHT GRAY)
- 13 GLULAM COLUMNS
- 14 PREFIN. ALUM. SOFFIT (STAINED CEDAR)
- 15 SIGNAGE (C/W BLOCKING/ BACKER TO SUIT)
- 16 ALUM. CLADDING (LIGHT GRAY)
- 17 MAIN FLOOR PATIO (P.T. WOOD)
- 18 METAL POST
- 19 SECTIONAL OVERHEAD DOOR C/W AUTO EXIT SENSOR

1	ISSUED FOR DEVELOPMENT PERMIT ONLY	2018/12/04
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Ottawa, Ontario

800 Eagleson Road

Eagleson Apartments

Exterior Elevations

Project Number 1802

Date OCT31, 2018 Rev Date

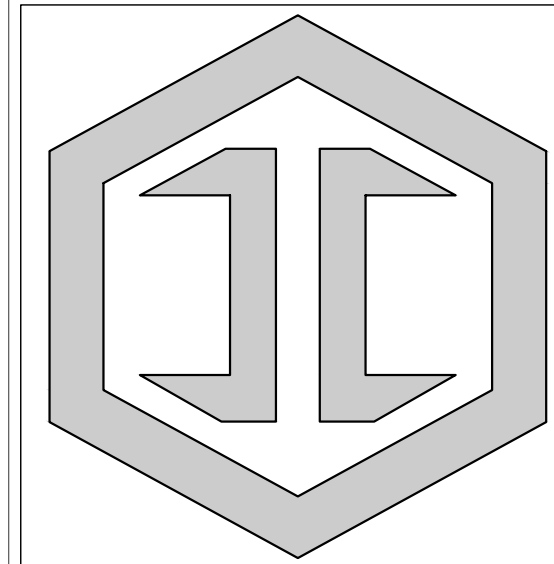
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Checked By RG

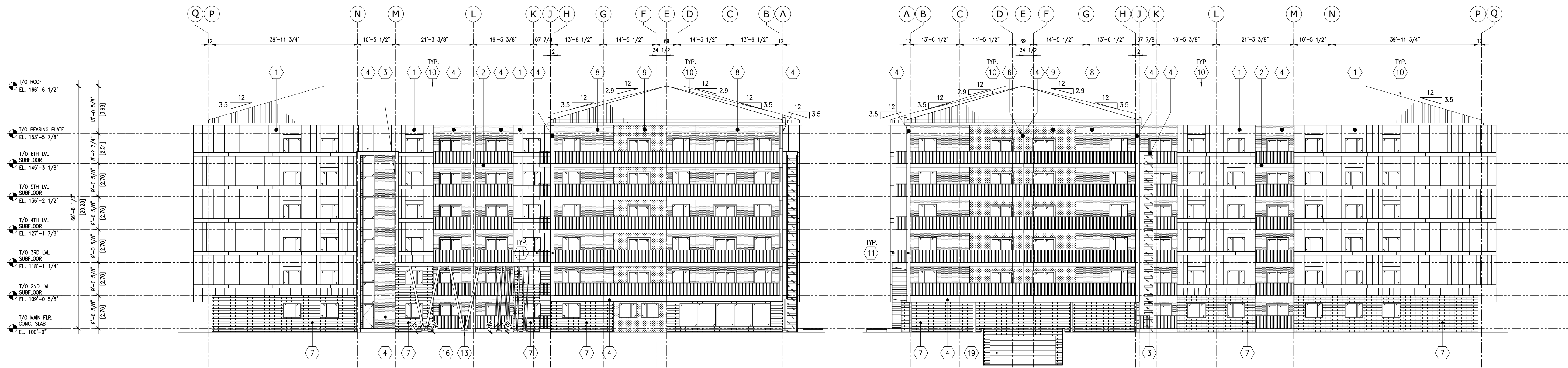
Sheet No.

A201

Scale AS NOTED



IRONCLAD
DEVELOPMENTS INC.



1 EAST EXTERIOR ELEVATION
SCALE: 1/16"=1'-0"

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

EXTERIOR ELEVATION KEYNOTES:

- 1 HARDIE PANEL (ARCTIC WHITE)
- 2 HARDIE PANEL (LIGHT GRAY)
- 3 HARDIE PANEL (STAINED CEDAR)
- 4 EIFS (LIGHT GRAY)
- 5 EIFS (DARK GRAY)
- 6 EIFS (RED)
- 7 EIFS (FAUX CHARCOAL GRAY BRICK FINISH)
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- 13 GLULAM COLUMNS
- 14 PREFIN. ALUM. SOFFIT (STAINED CEDAR)
- 15 SIGNAGE (C/W BLOCKING/ BACKER TO SUIT)
- 16 ALUM. CLADDING (LIGHT GRAY)
- 17 MAIN FLOOR PATIO (P.T. WOOD)
- 18 METAL POST
- 19 SECTIONAL OVERHEAD DOOR C/W AUTO EXIT SENSOR

REV#	REVISION DESCRIPTION	DATE
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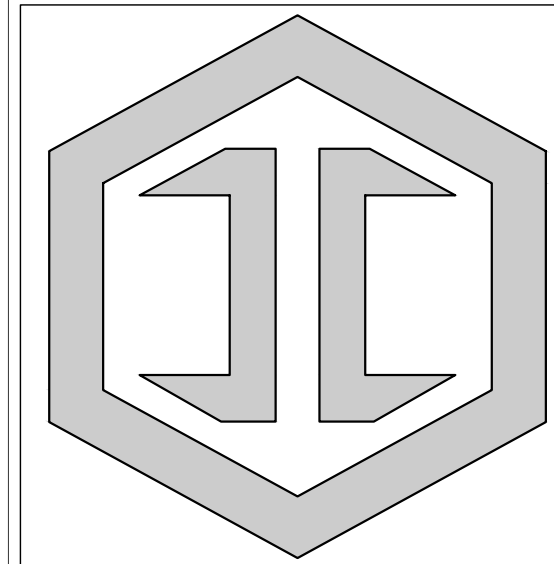
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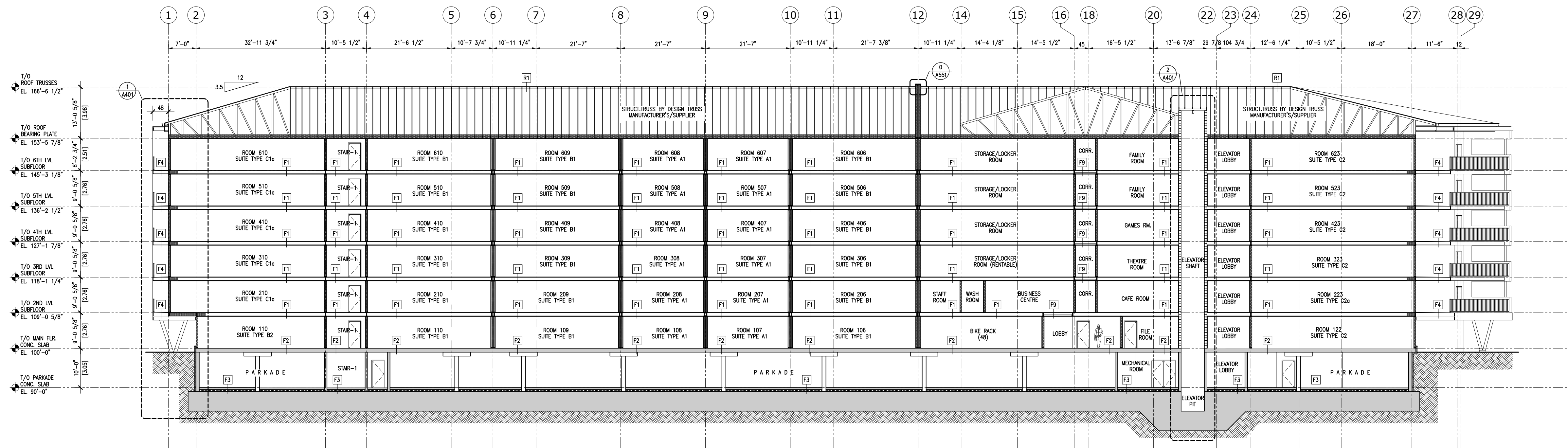
Eagleson Apartments

Exterior Elevations

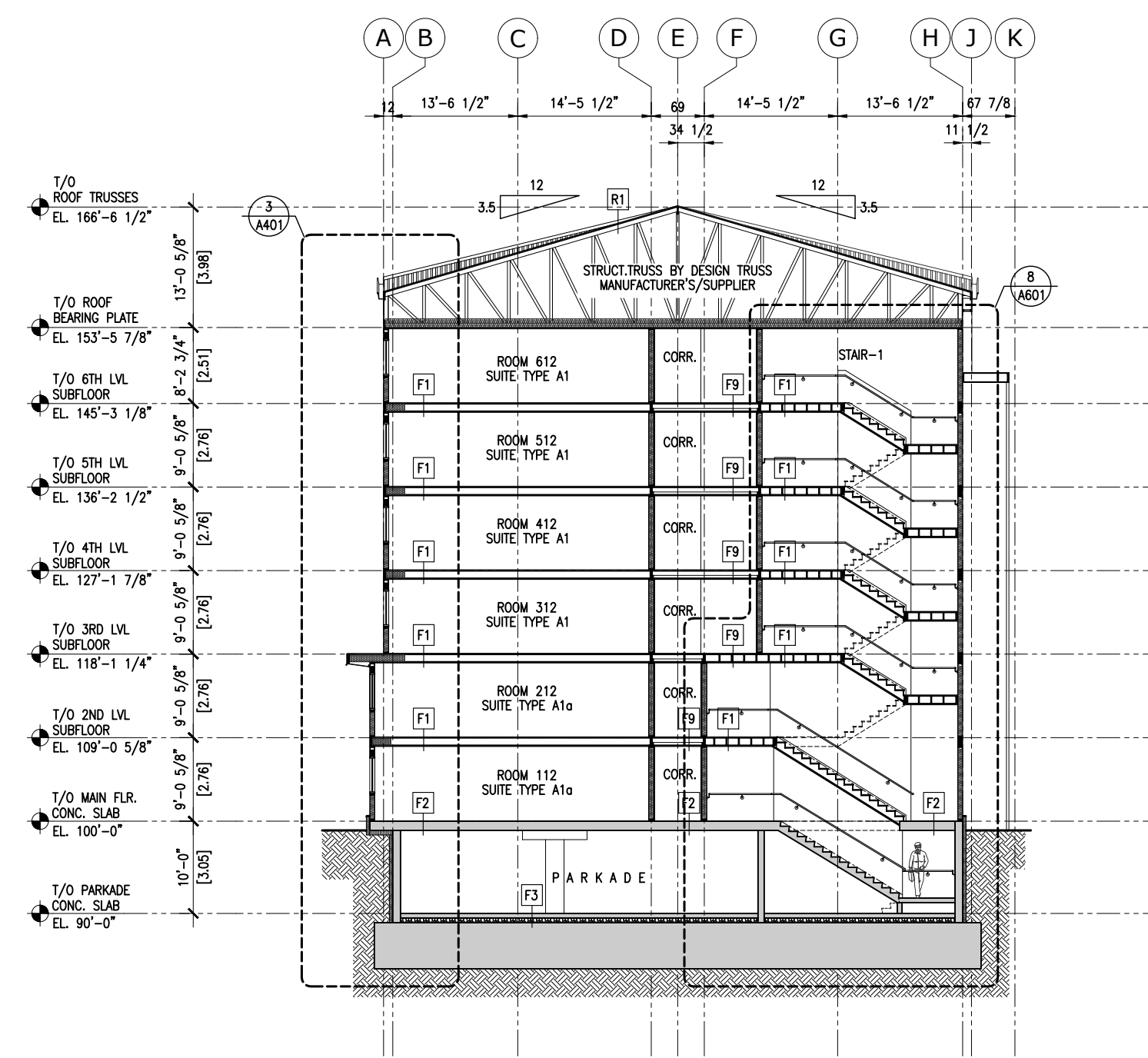
Project Number	1802
Date	OCT31, 2018
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Sheet No.	A202
Scale	AS NOTED



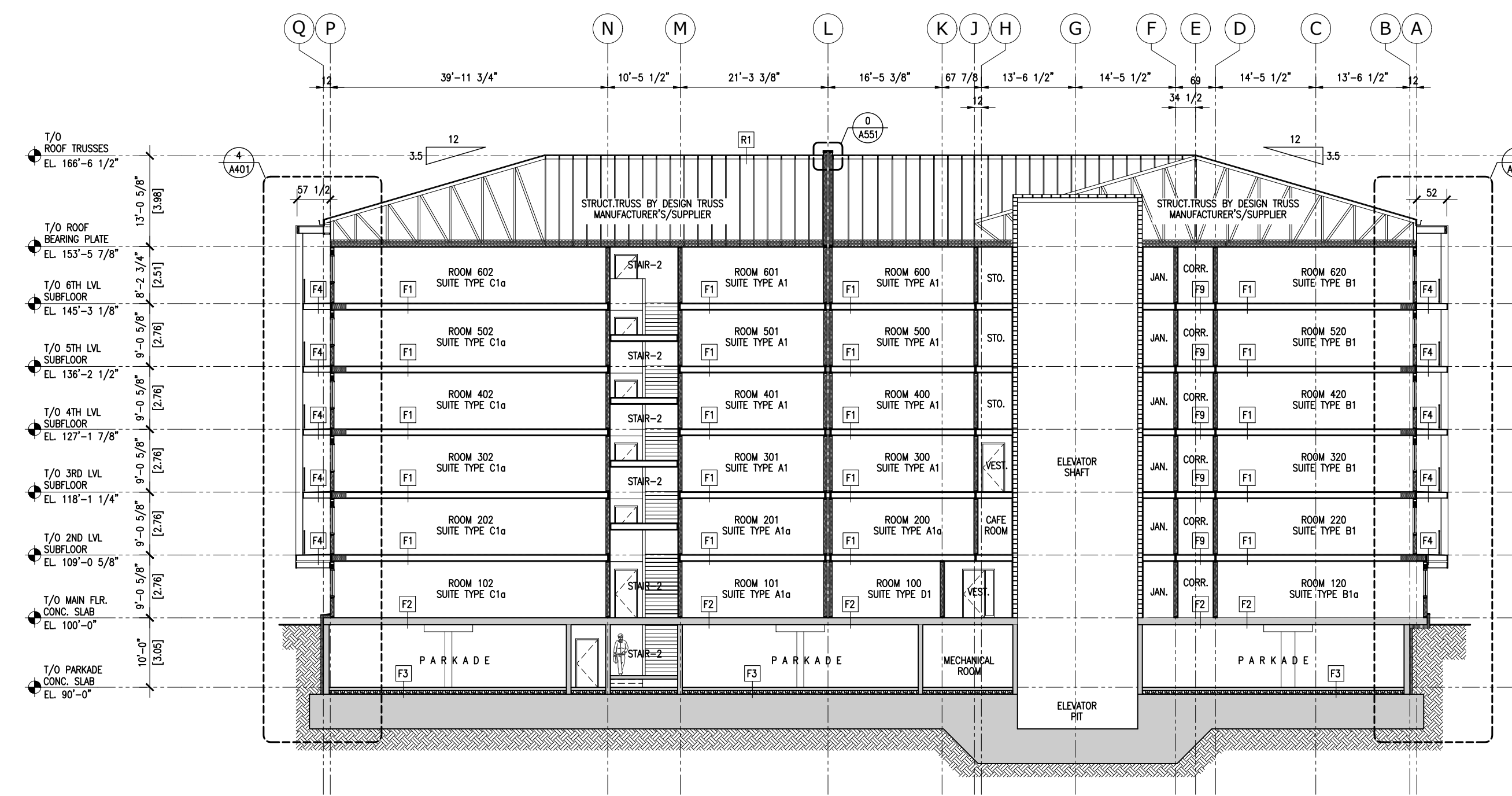
IRONCLAD
DEVELOPMENTS INC.



1 BUILDING SECTION-1
SCALE: 1/16"=1'-0"
A301



2 BUILDING SECTION-2
SCALE: 1/16"=1'-0"
A301



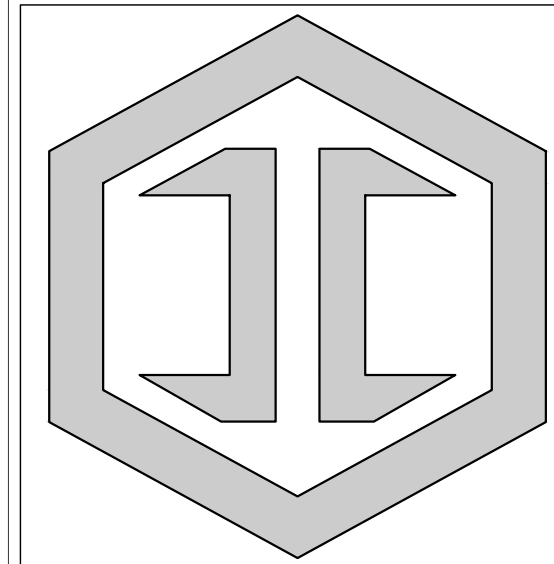
3 BUILDING SECTION-3
SCALE: 1/16"=1'-0"
A301

1	ISSUED FOR DEVELOPMENT PERMIT ONLY	2018/12/04
REV#	REVISION DESCRIPTION	DATE

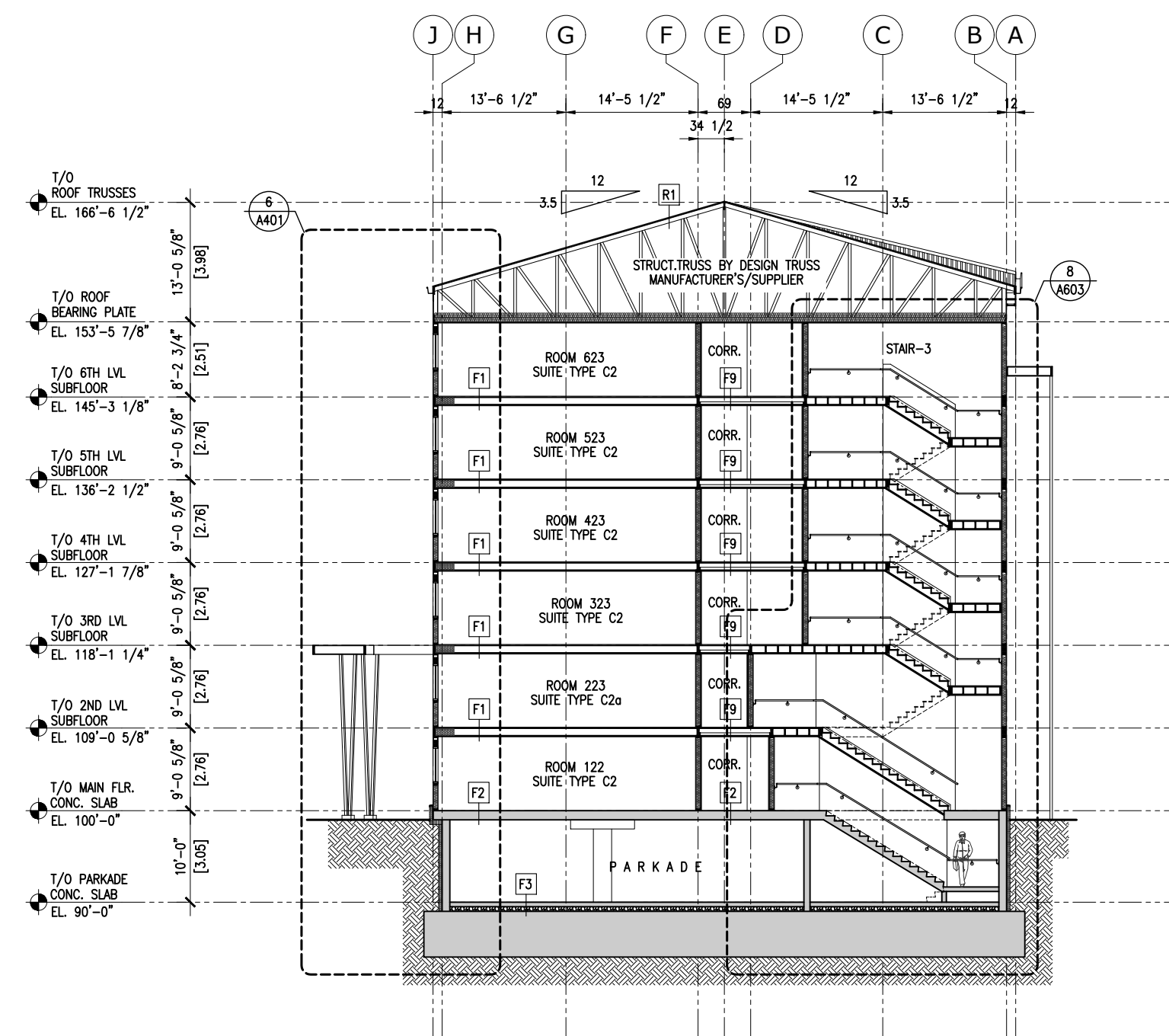
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Ottawa, Ontario
800 Eagleson Road
Eagleson Apartments
Building Sections

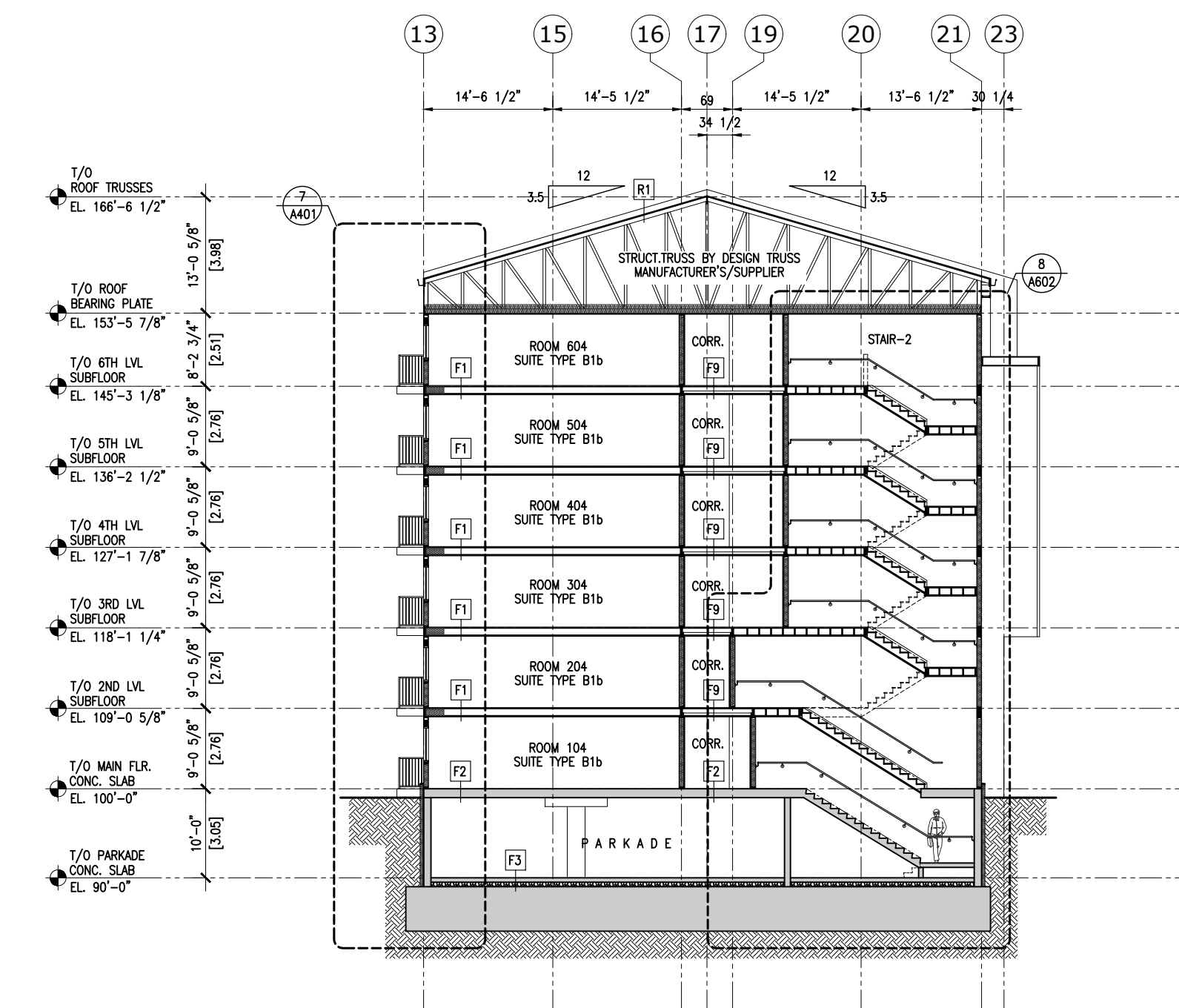
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Date	OCT31, 2018
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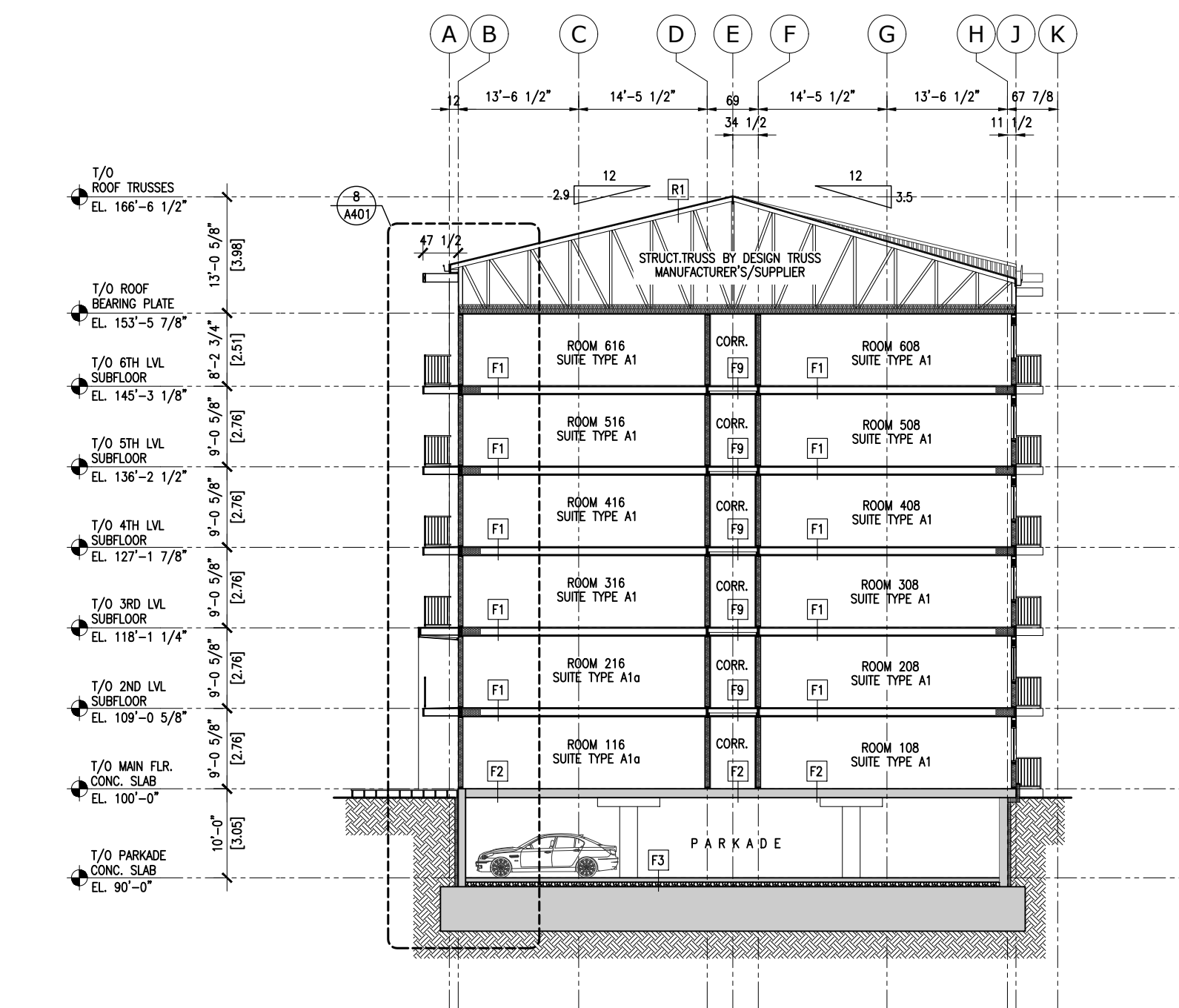
IRONCLAD
DEVELOPMENTS INC.



1 BUILDING SECTION-1
SCALE: 1/16"=1'-0"
A302



2 BUILDING SECTION-2
SCALE: 1/16"=1'-0"
A302



3 BUILDING SECTION-3
SCALE: 1/16"=1'-0"
A302

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Building Sections

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Scale	AS NOTED