

KENT STREET & JAMES STREET OTTAWA ONTARIO

NEUF architect(e)s for Katasa
Project 12399
Date 22.02.2023

DESIGN BRIEF



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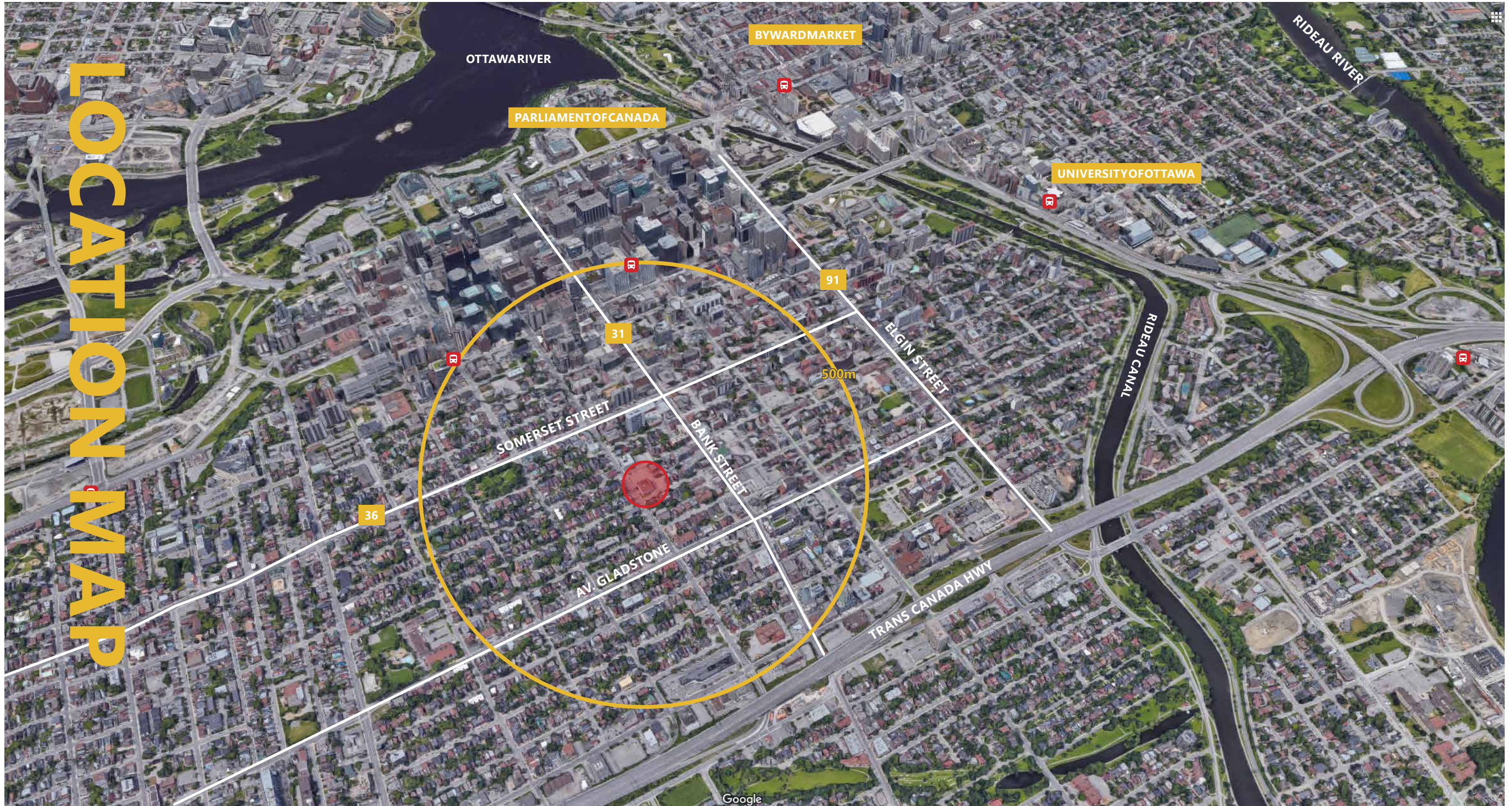
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SITE ANALYSIS

LOCATION MAP



LÉGENDE

-  SITE
-  SUBWAY STATION

0 100 200 500m





LÉGENDE

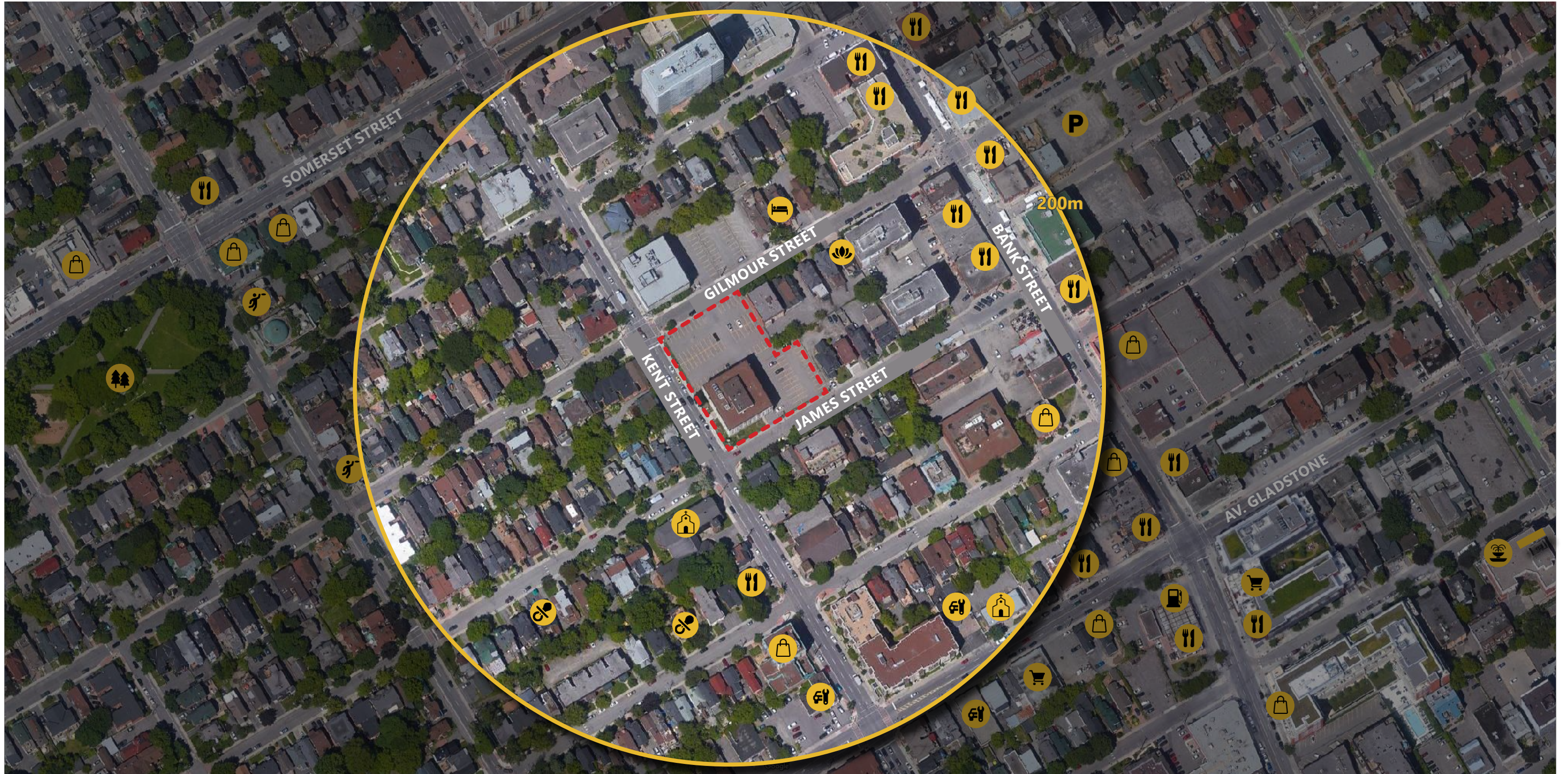
--- SITE

BUS STOPS

BUS LINE

BIKE PATH

ROUTES SUITABLE FOR BICYCLES



0 20 40 100m



LÉGENDE



RESTAURANTS AND CAFES



CAR WORKSHOPS AND RENTALS



DAY CARE



CHURCH AND CHAPEL



DUNDONALD PARK



MARKET



STORES



SPORTS



SPA



INN



CANADIAN MUSEUM OF NATURE

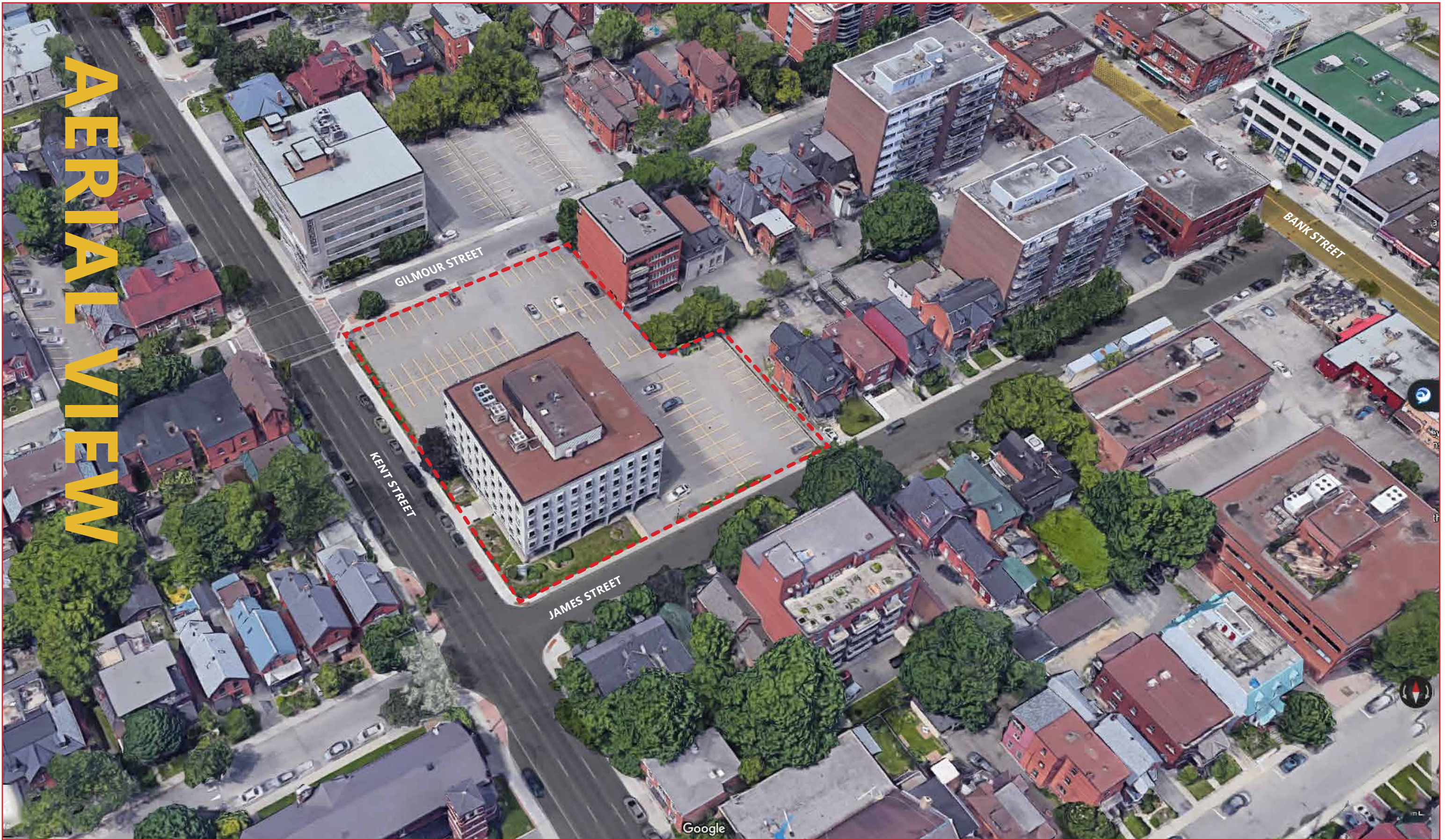


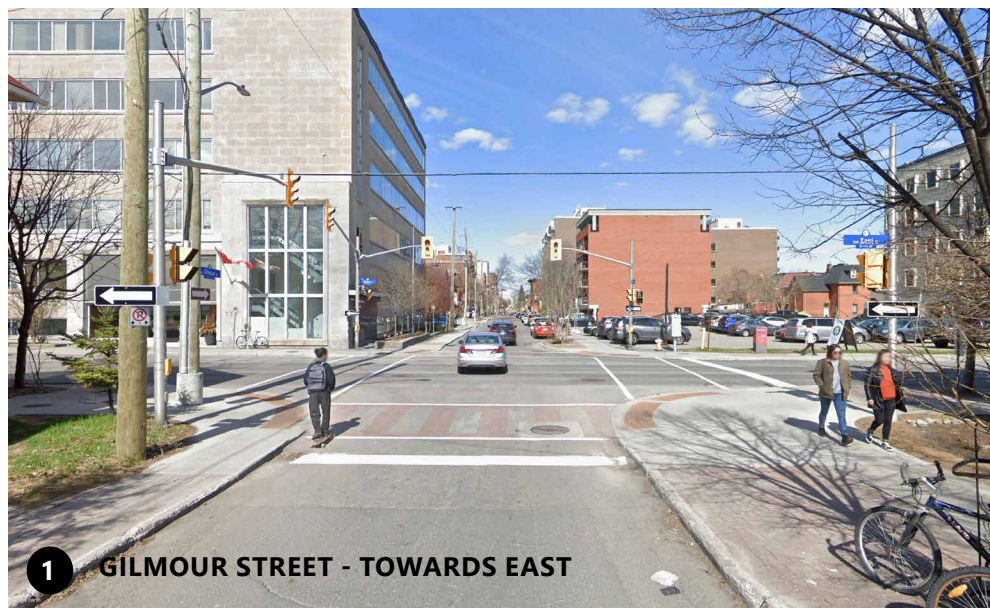
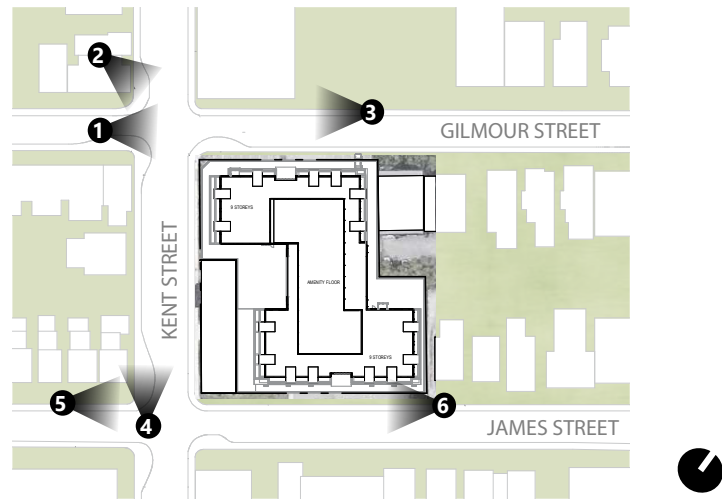
PARKING



GAZ STATION

AERIAL VIEW

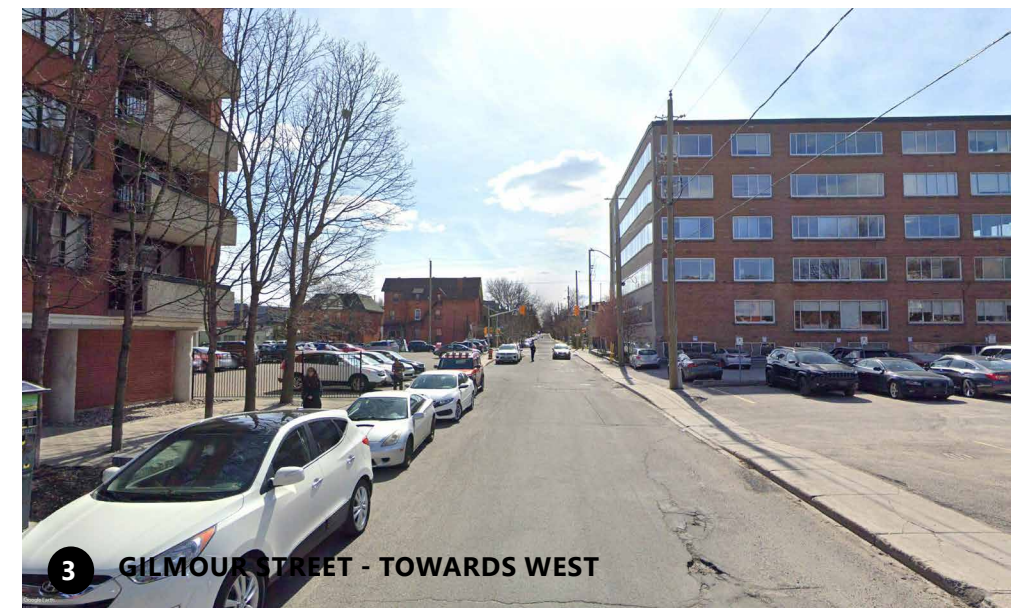




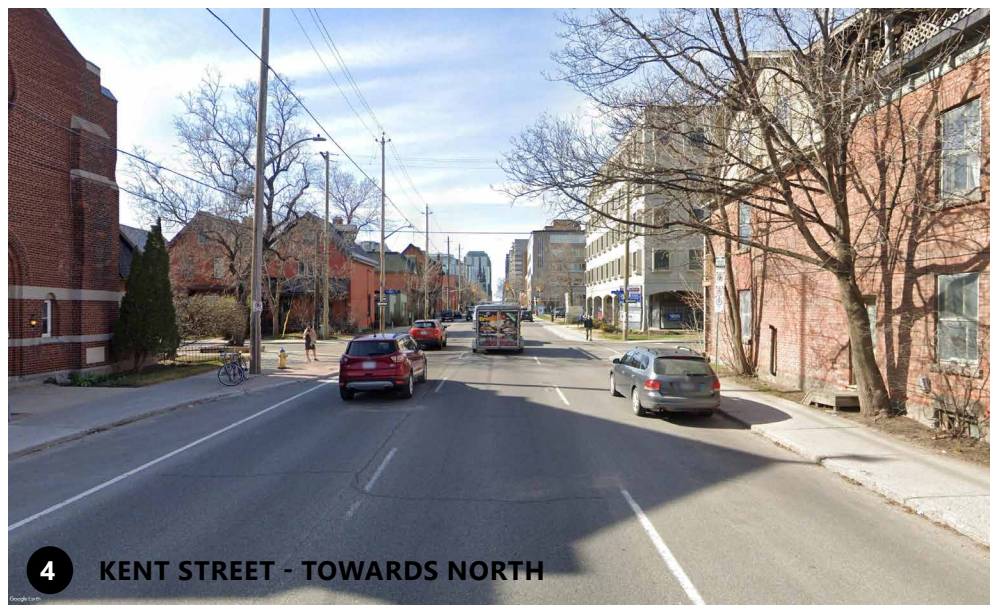
1 GILMOUR STREET - TOWARDS EAST



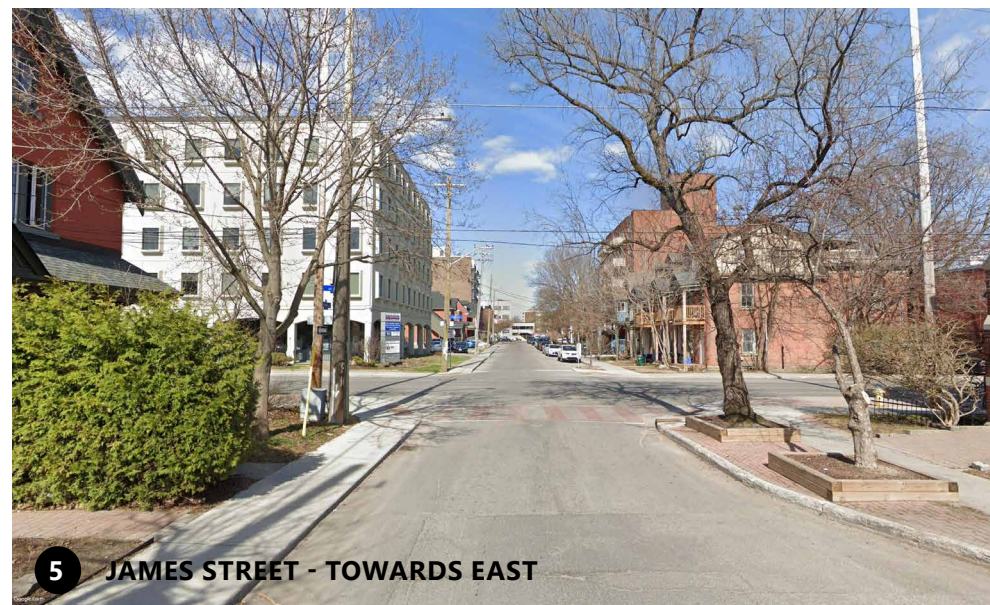
2 CORNER BETWEEN GILMOUR AND KENT STREET



3 GILMOUR STREET - TOWARDS WEST



4 KENT STREET - TOWARDS NORTH



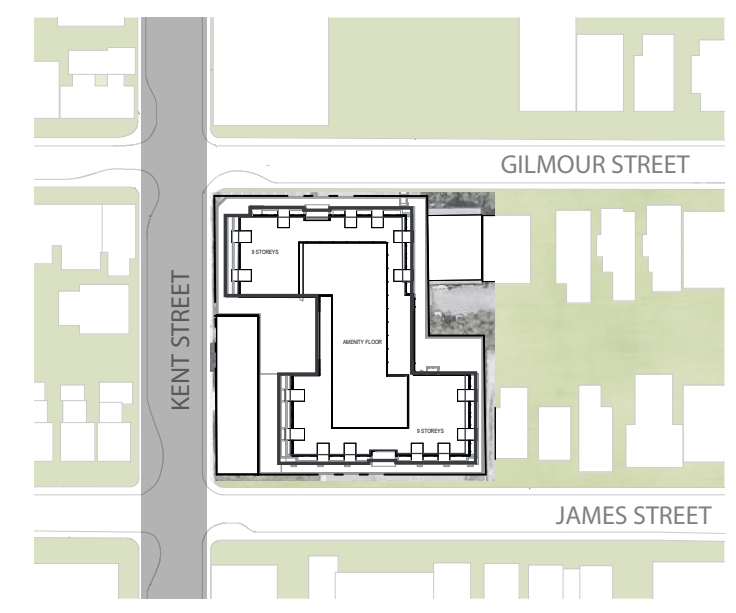
5 JAMES STREET - TOWARDS EAST

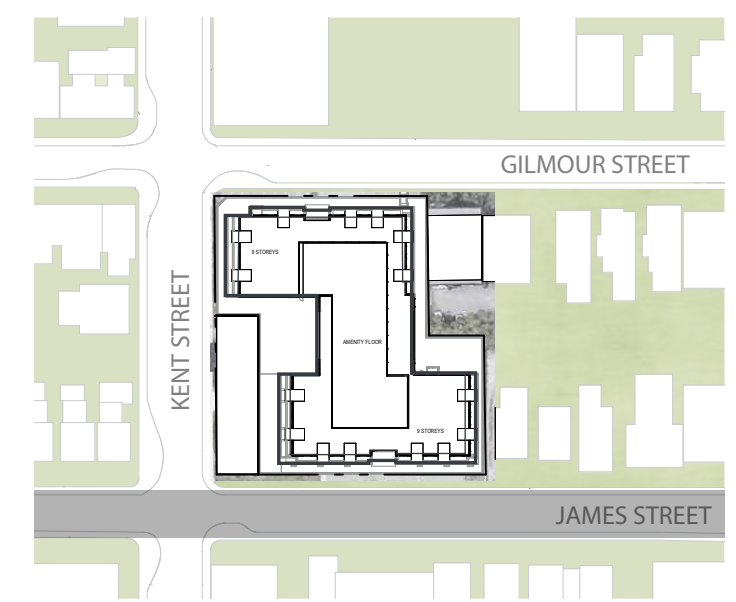


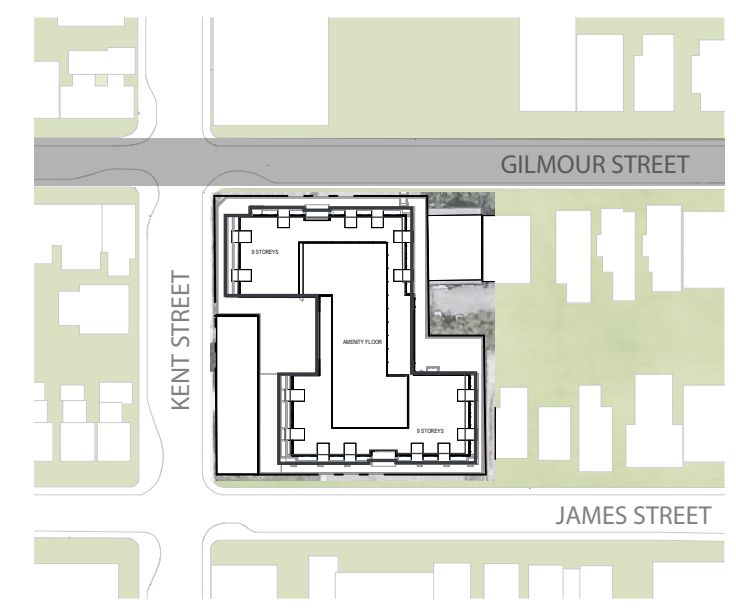
6 JAMES STREET - TOWARDS WEST

**URBAN
INTEGRATION
STUDY**





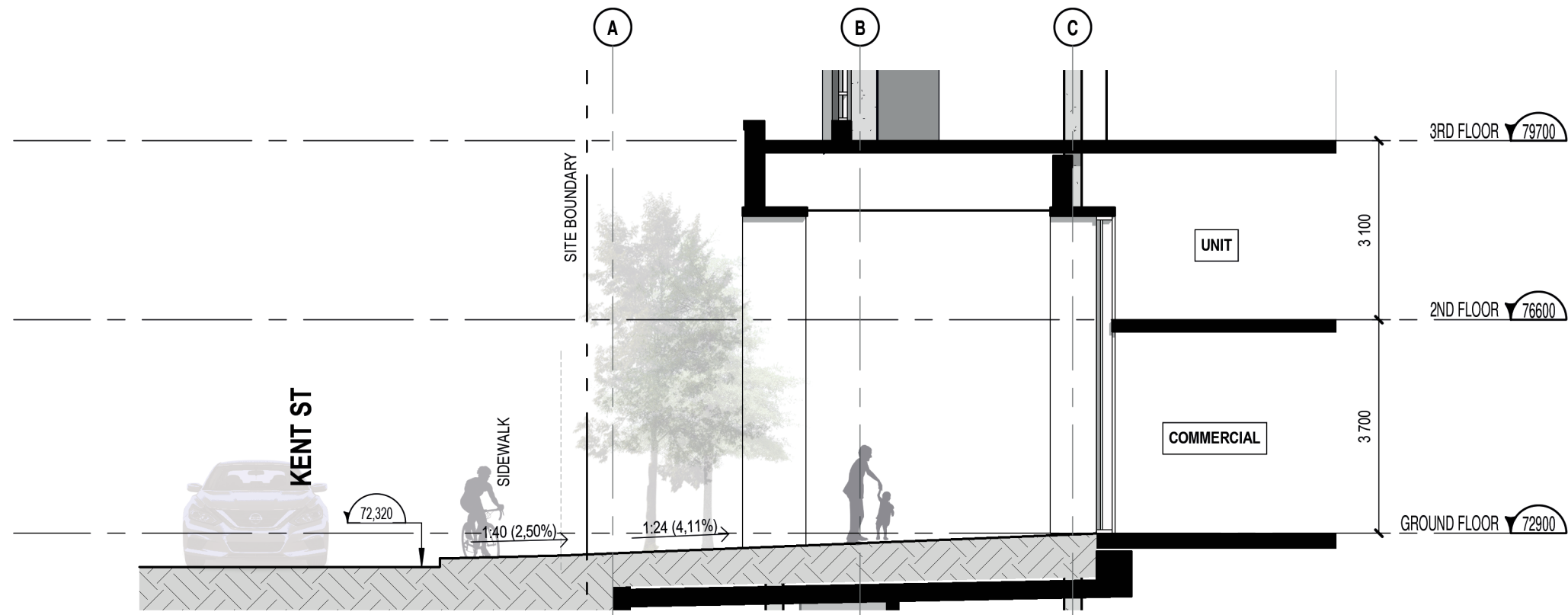






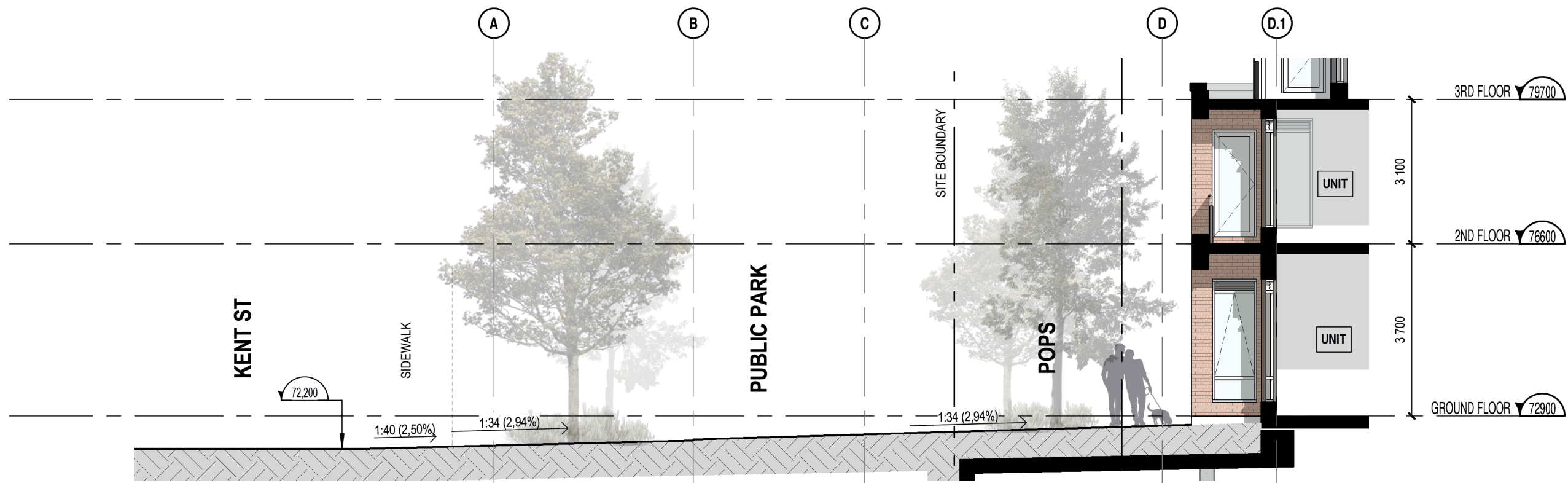






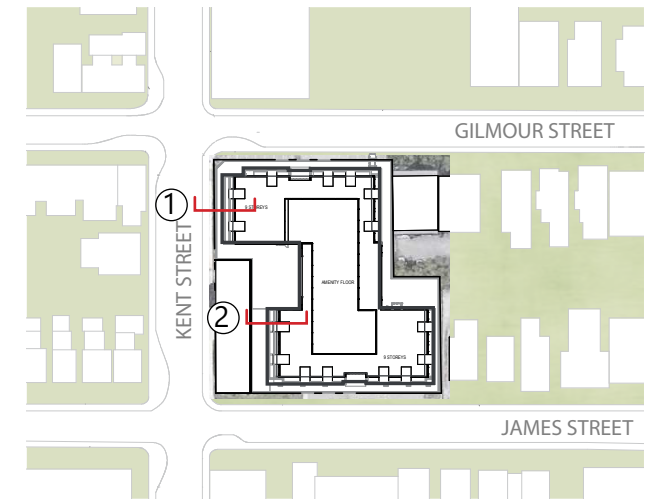
① STREET INTERFACE - KENT STREET COMMERCIAL

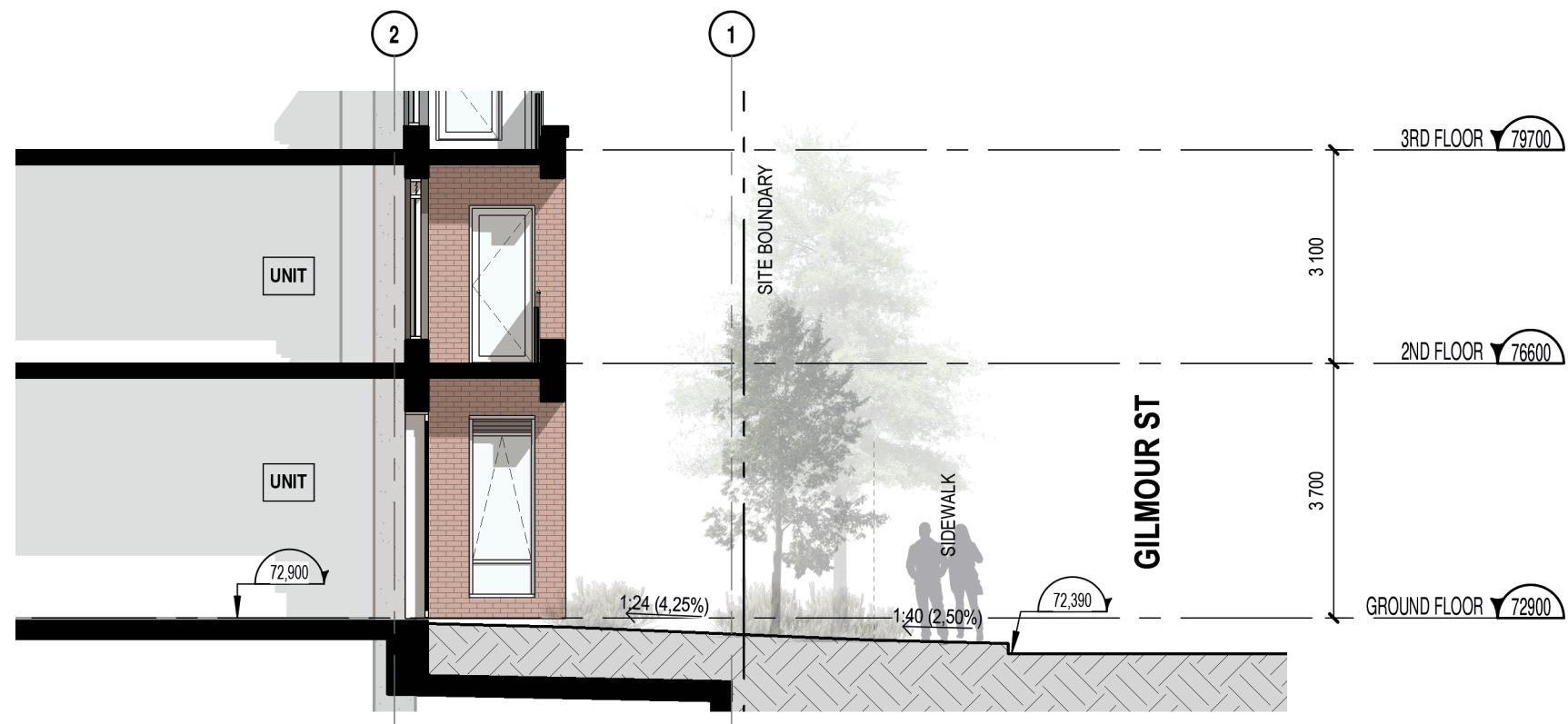
1 : 100



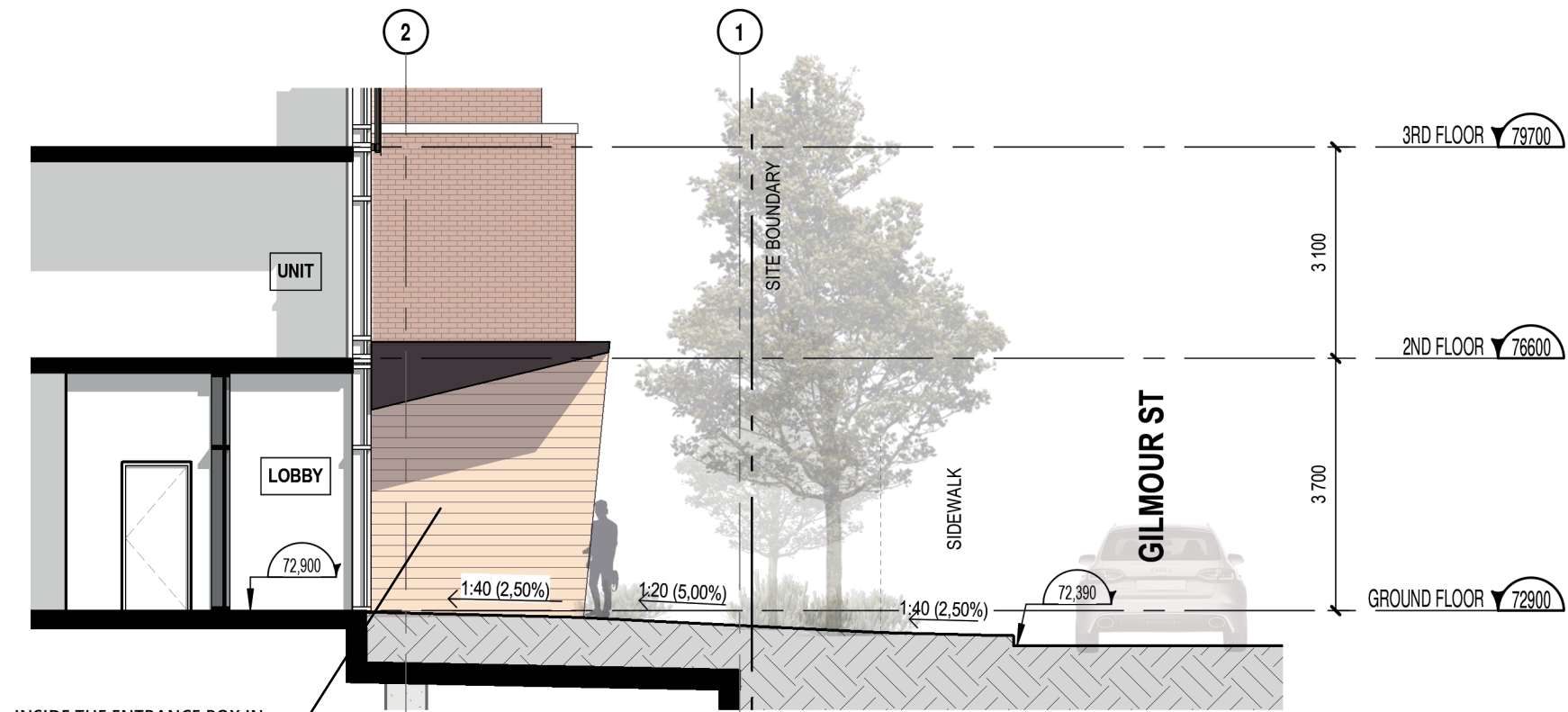
② STREET INTERFACE - KENT STREET PARK

1 : 100



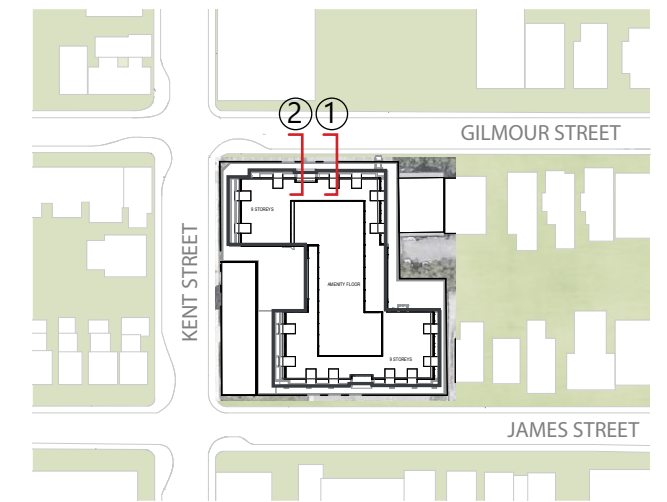


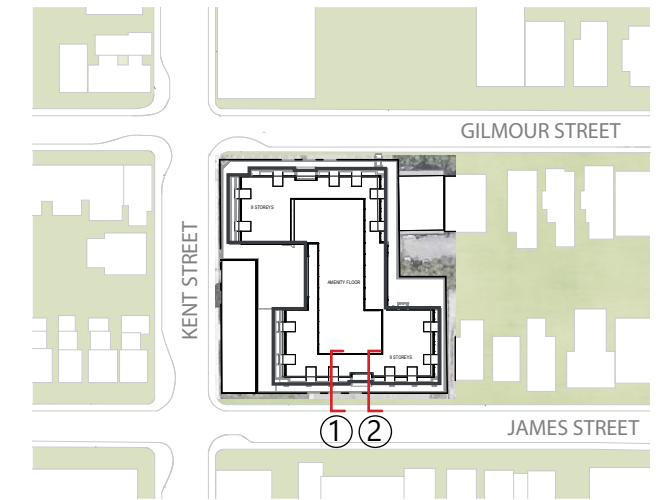
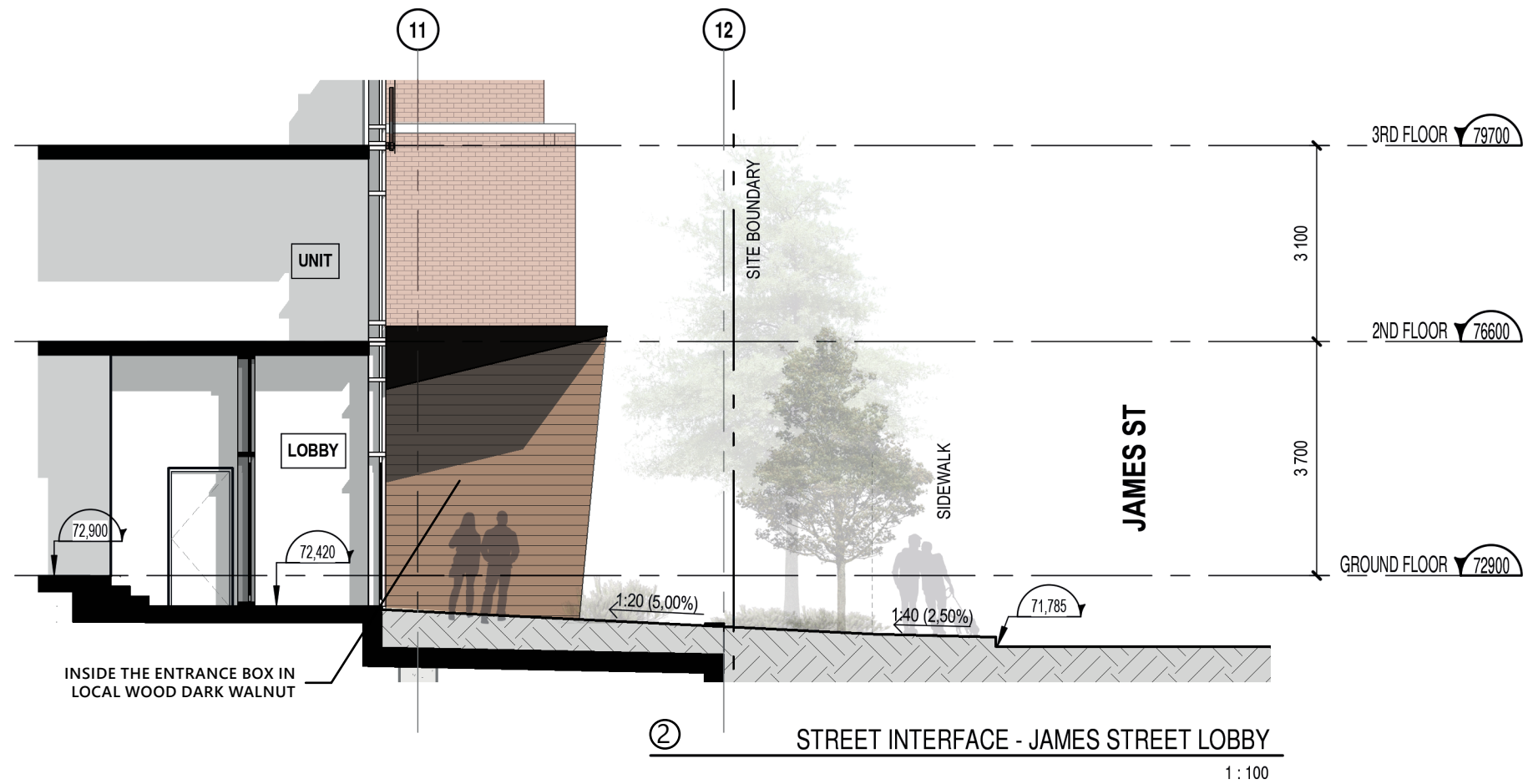
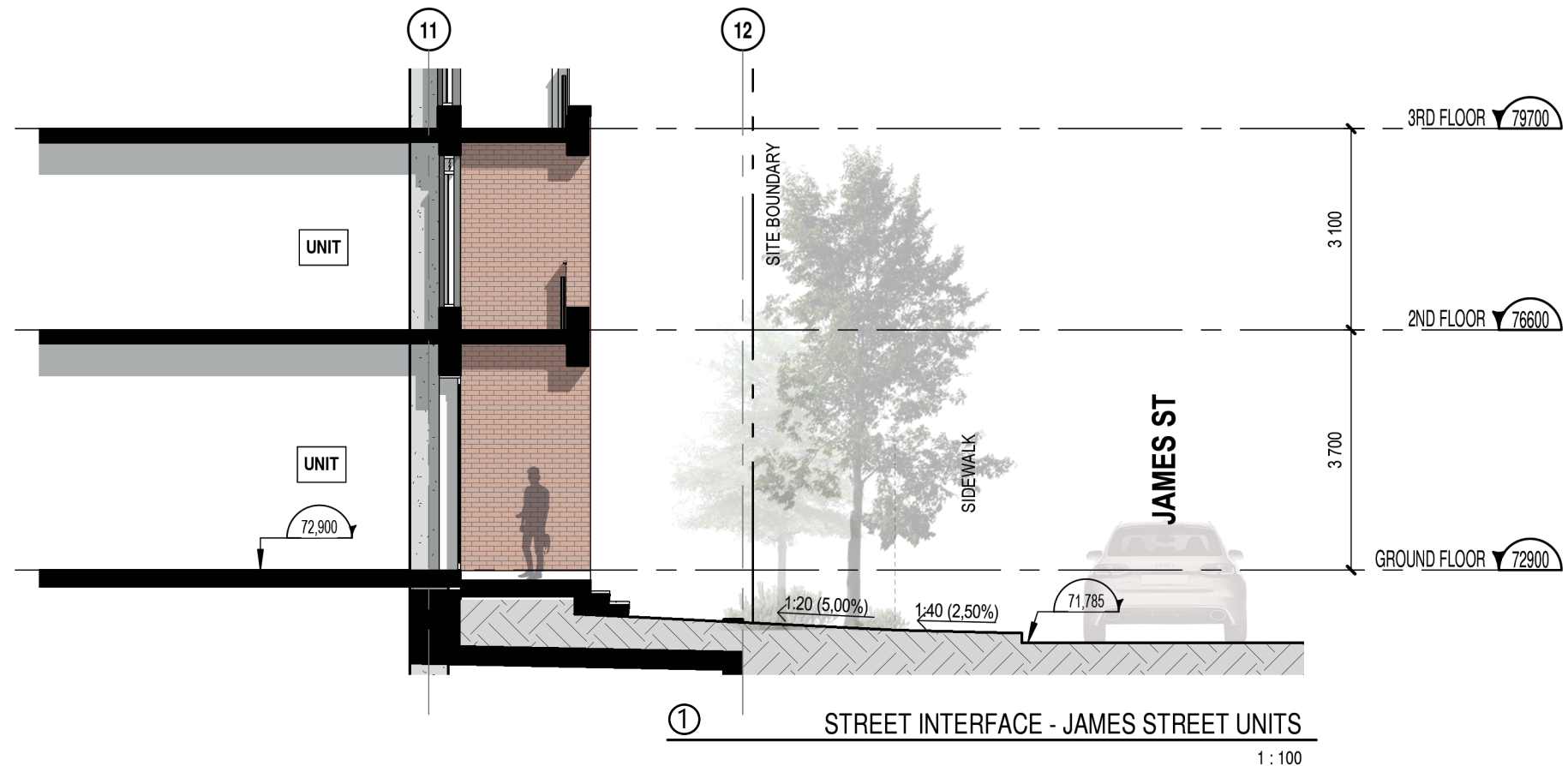
① STREET INTERFACE - GILMOUR STREET UNIT
1 : 100



INSIDE THE ENTRANCE BOX IN LOCAL WOOD WHITE BIRCH

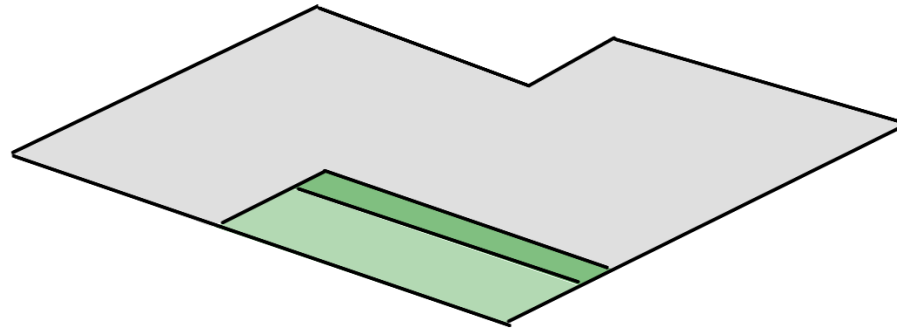
② STREET INTERFACE - GILMOUR STREET LOBBY
1 : 100



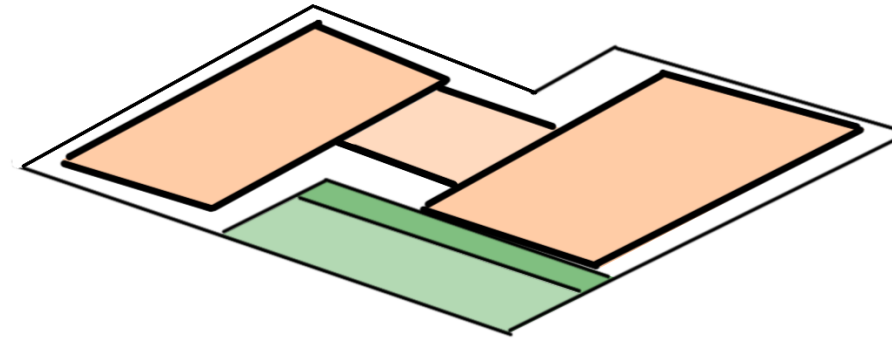


DESIGN STRATEGIES

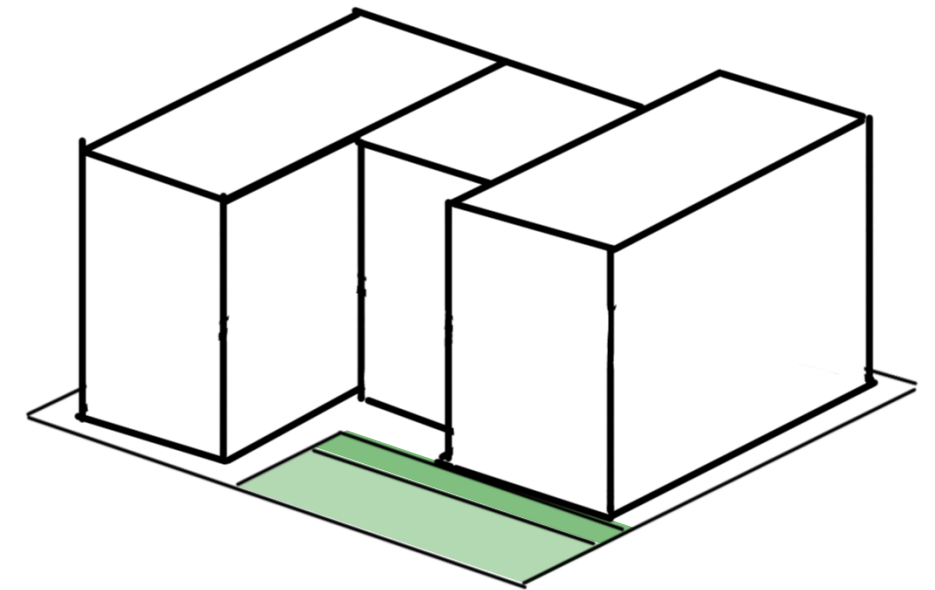
1. MASSING



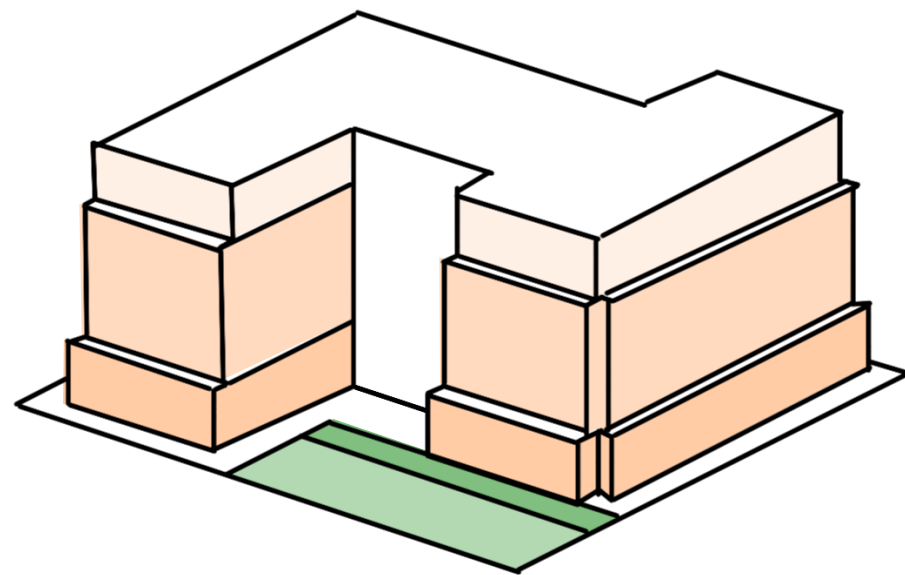
1. EXISTING SITE FOOTPRINT – IDENTIFY 10% PARK AREA ON SITE WITH RESPECT TO SOLAR ORIENTATION (SOUTH FACING). ADD PRIVATE LANDSCAPED AREA TO VISUALLY EXTEND DEPTH OF PARK.



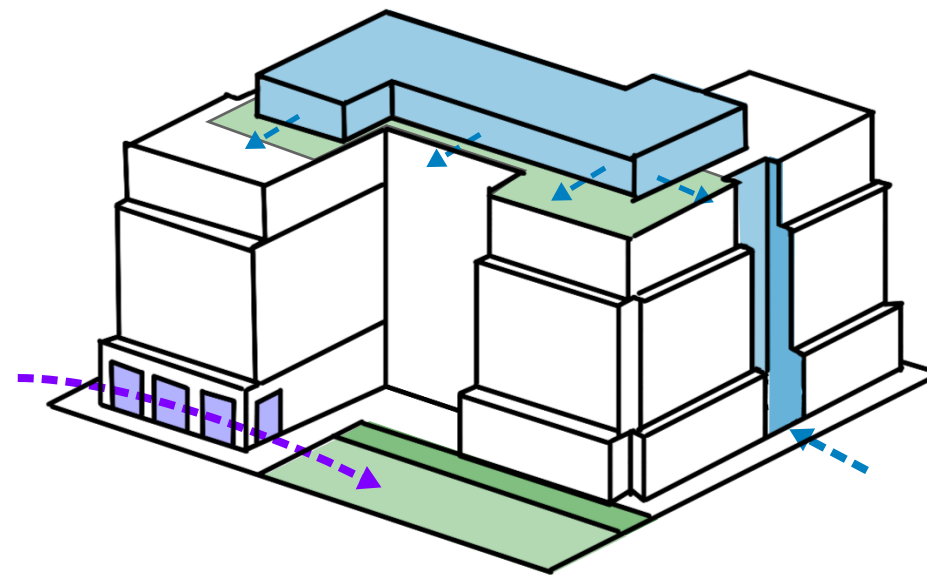
2. SET OUT NORTH AND SOUTH BUILDING FOOTPRINTS WITH RESPECT TO SITE ORIENTATION. CONNECT WITH BUILDING LINK.



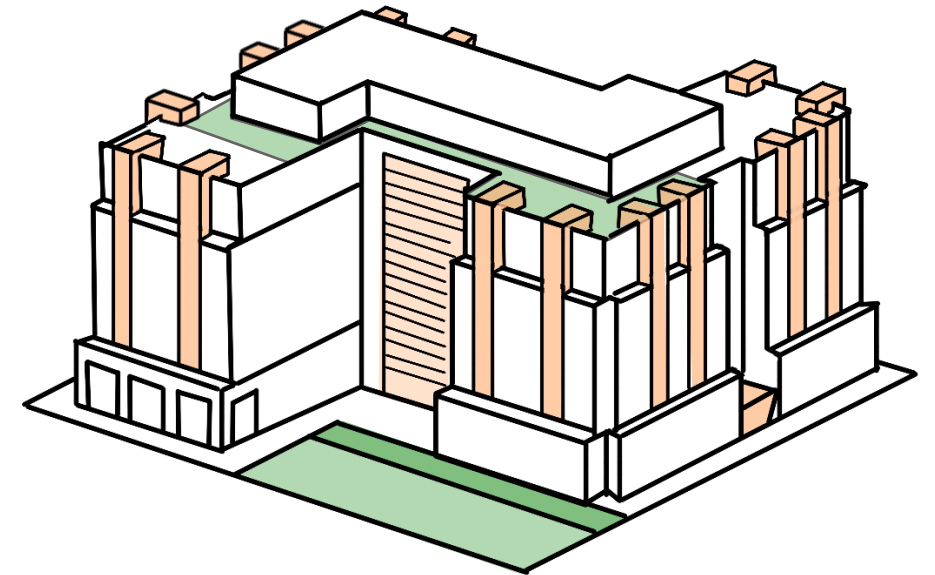
3. EXTRUDE FOOTPRINT TO ACHIEVE BUILDING MASSING WITH RESPECT TO 9 STOREY MAXIMUM HEIGHT.



4. IDENTIFY BUILDING SETBACKS TO DEFINE PODIUM, MIDDLE AND UPPER PARTS OF THE BUILDING.

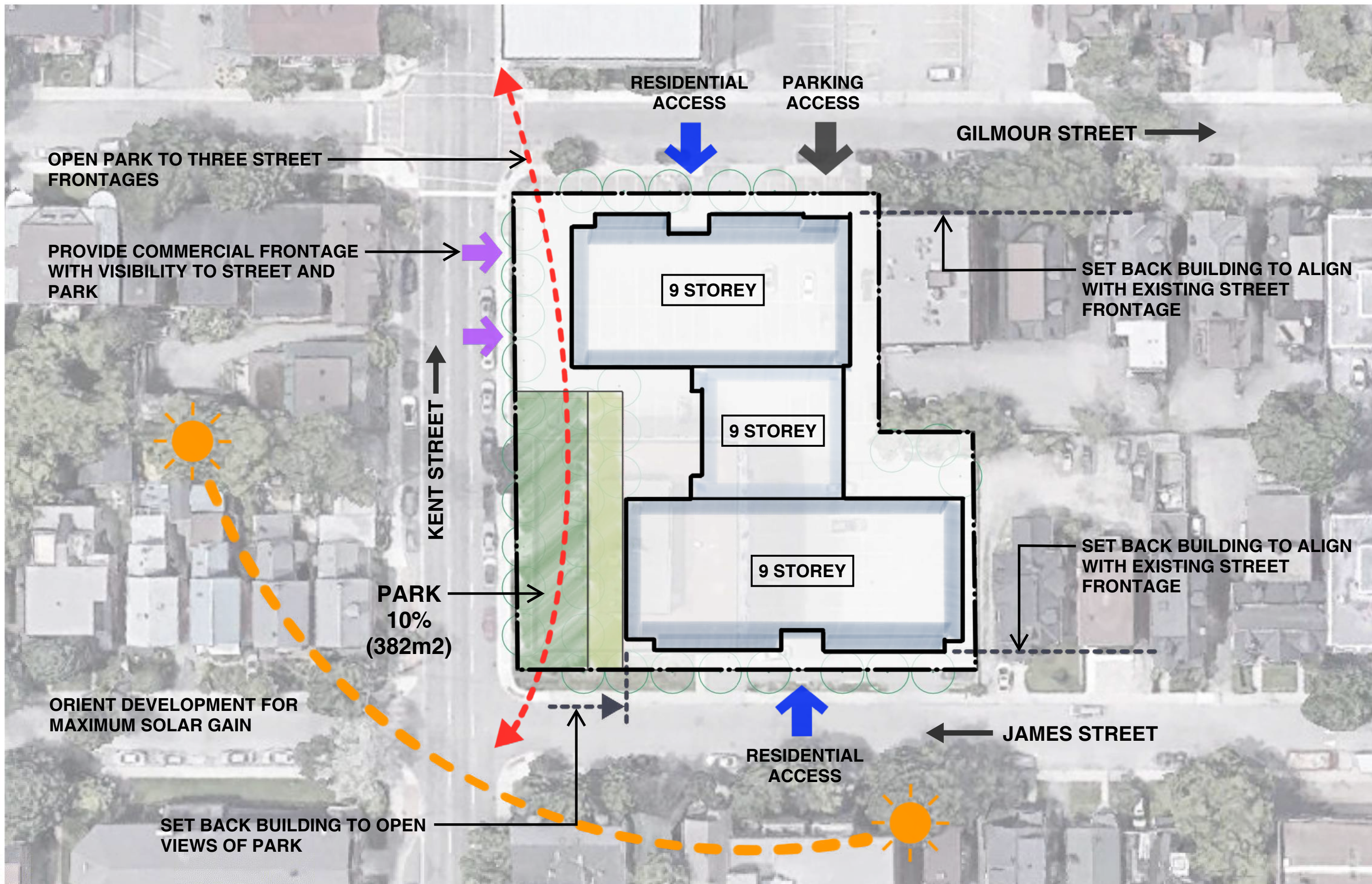


5. CREATE BUILDING RELIEFS TO CLEARLY IDENTIFY PUBLIC ACCESS AND RESIDENTIAL ACCESS. IDENTIFY AMENITY AREA WITH VISUAL CONNECTION TO THE STREET AND PARK.



6. DEFINE BUILDING IDENTITY WITH FINE GRAIN DETAIL AND ARCHITECTURAL FEATURES TO ALL FACADES.





DESIGN STRATEGIES

2. PARK AND P.O.P.S.

KENT SQUARE

- ▶ THE DESIGN IS PROPOSING 385m² PARK AREA (10% OF THE SITE)
- ▶ IN ORDER TO CREATE AN URBAN PUBLIC SPACE A POPS AREA IS PROPOSED ALONG THE PARK AREA, EMERGING KENT STREET CORRIDOR.
- ▶ THE CONCEPT WILL OFFER AN OPEN PUBLIC SPACE, COUPLED WITH A COVERED SPACES THAT CAN BE USED AS A MEETING PLACE ALL YEAR ROUND, ALLOWING FOR VARIOUS POP UP COMMUNITY SPACES REGARDLESS OF THE SEASON. THIS SPACE IS IN INTERACTION WITH THE PARK AND POPS AND WITH THE COMMERCIAL AREA AND THE BUILDING.
- ▶ THE SPACE WILL BE ACCESSIBLE FROM ALL THREE STREET FRONTS.

🕒 Proposed public space area: 385m² (10% of site)

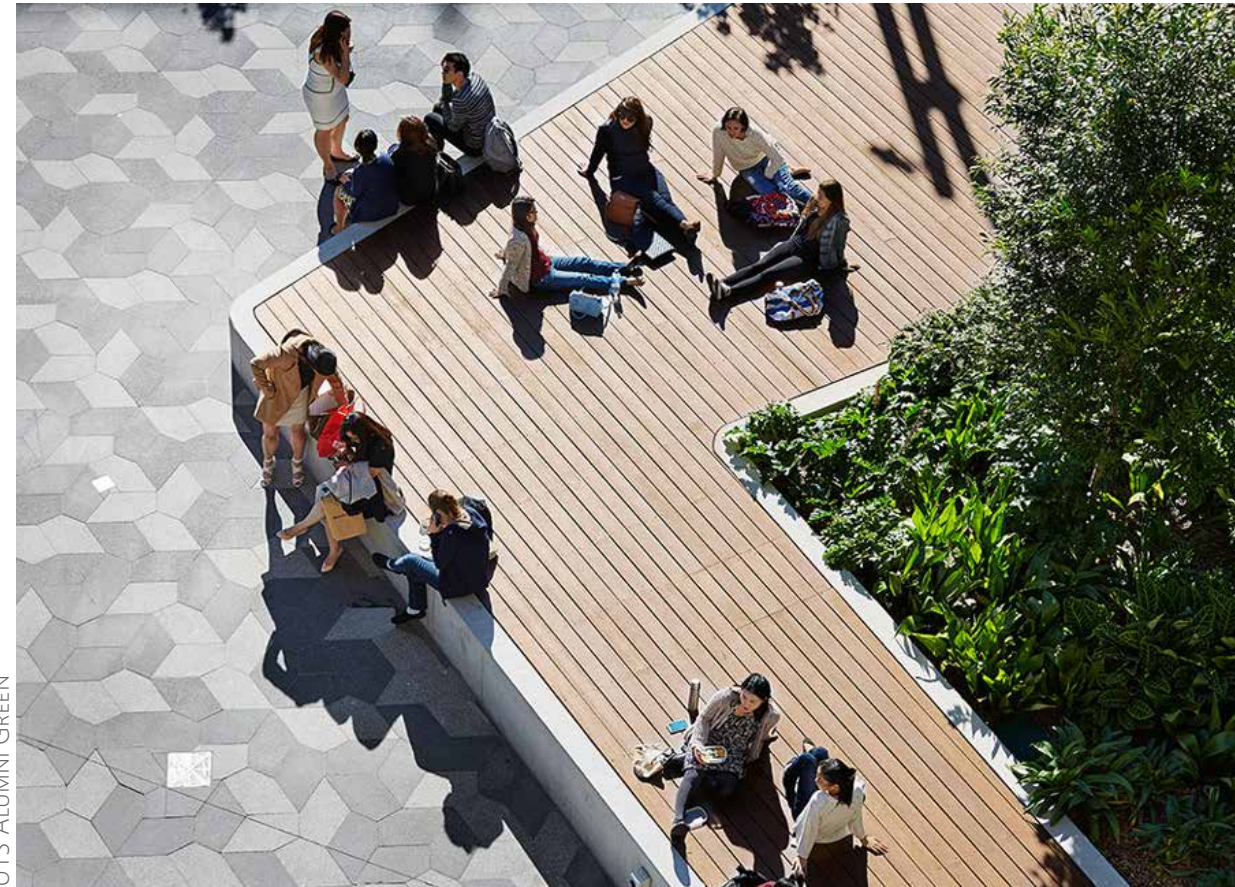






LONSDALE STREET, DANDENONG

VARIOUS MATERIALS



UTS ALUMNI GREEN

SOCIAL ENCOUNTERS



V-PLAZA URBAN DEVELOPMENT - KAUNAS, LITHUANIA

SHALLOW BASIN & STEPS



YANCHEP GOLF ESTATE SALES AND INFORMATION CENTRE

DYNAMIC URBAN FURNITURE



UMGESTALTUNG SÜDHEIMER PLATZ STUTTGART

RHYTHM AND DIVERSITY



GYEONGUI LINE FOREST PARK

PLAYFUL

DESIGN STRATEGIES

3. MATERIALITY



WHITE PRECAST MOLDING TO DELINEATE THE BASE AND MIDDLE BUILDING PORTIONS

BRICK PODIUM MATERIALITY TO HARMONIZE WITH THE DISTRICT URBAN FABRIC

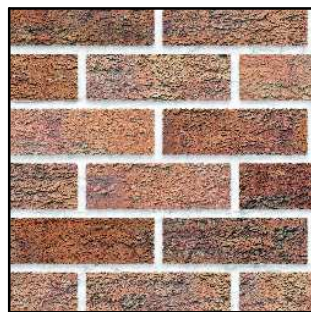
SUSPENDED ART PIECE OR LIGHTING FIXTURE ABOVE COMMERCIAL PLAZA TO BE CONFIRMED

WHITE PRECAST PANELS TO FRAME ARCADE OPENINGS

CURTAIN WALL TO DEFINE COMMERCIAL PROGRAM

WHITE CONCRETE FOUNDATION FOR COLUMN BASE AND PROTECTION

PAVERS TREATMENT TO BE CONFIRMED



BRICKWORK



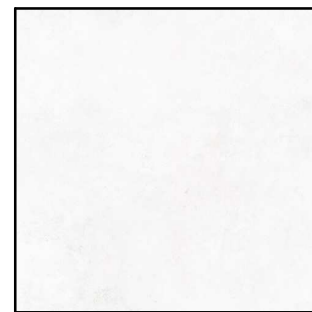
WHITE ALUMINUM FINISH



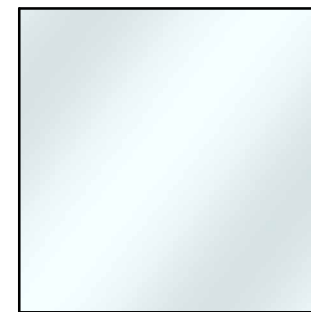
NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



CHARCOAL ALUMINUM FINISH



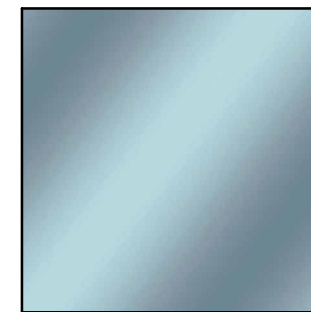
WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



RECESSED CURTAIN WALL FROM GROUND FLOOR TO TOP LEVEL TO BREAK UP MASSING AND EMPHASIZE ENTRANCE LOCATION

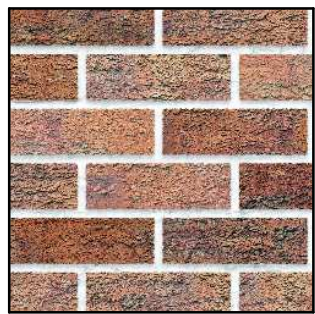
CONTEMPORARY ALUMINUM AND WOOD FRAME TO MARK THE MAIN RESIDENTIAL ENTRANCE AND ADD INTEREST
TWO SHADE IN ORDER TO DISTINGUISH THE TWO ENTRANCES:
WHITE BIRCH ON GILMOUR STREET ENTRANCE & DARK WALNUT ON JAMES STREET ENTRANCE

TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

BRICK PODIUM MATERIALITY TO HARMONIZE WITH THE DISTRICT URBAN FABRIC

RECESSED ENTRANCE TO CREATE TRANSITION SPACE BETWEEN STREET AND LOBBY

BARRIER-FREE ACCESS TO ALL MAIN ENTRANCES



BRICKWORK



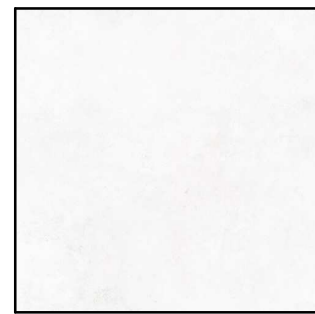
WHITE ALUMINUM FINISH



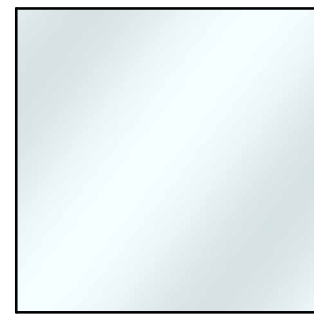
NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



CHARCOAL ALUMINUM FINISH



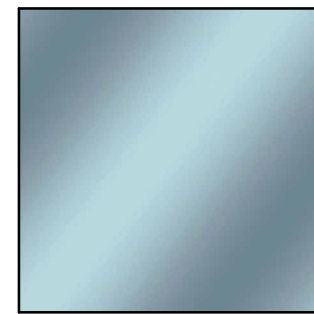
WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



WHITE PRECAST MOLDING TO DELINEATE THE BASE AND MIDDLE BUILDING PORTIONS

CONTEMPORARY BRICK TOWNHOUSE TYPOLOGY TO HARMONIZE WITH NEIGHBOURING PROPERTIES

PRIVATE OUTDOOR SPACES EMBEDDED IN TOWNHOUSE VOLUMES TO MAINTAIN A CONTINUOUS ARCHITECTURAL TREATMENT

ALUMINUM & PATTERNED GLASS RAILING

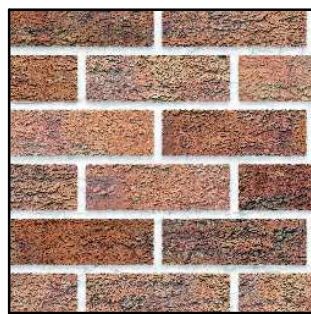
RECESSED BRICKWORK DETAILING TO ARTICULATE TOWNHOUSE MAIN FAÇADES AND ADD INTEREST FOR PEDESTRIANS

TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

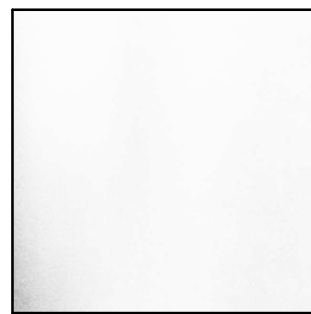
STEPS TO EMPHASIZE TRANSITION TO PRIVATE REALM

WOOD PLANTERS TO CREATE A SENSE OF PRIVACY IN FRONT OF PRIVATE ENTRANCES

PAVERS AND LANDSCAPING TREATMENT TO BE CONFIRMED



BRICKWORK



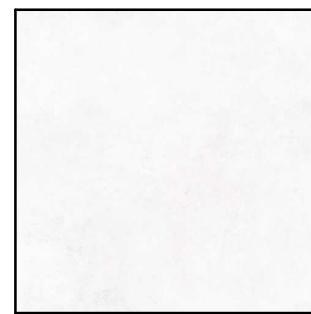
WHITE ALUMINUM FINISH



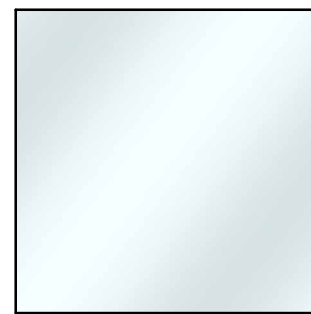
NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



CHARCOAL ALUMINUM FINISH



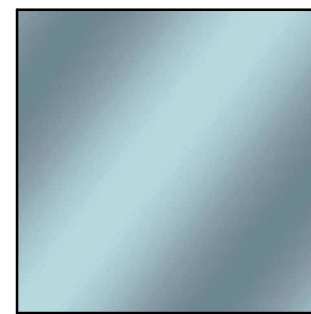
WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING

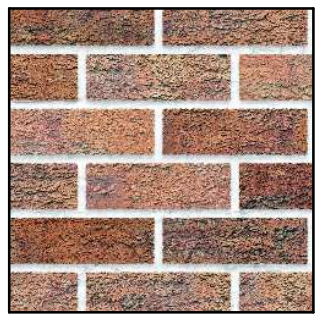


TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

WHITE PRECAST FRAME TO EMPHASIZE VERTICAL LINES AND CREATE A CLASSICAL ARCHITECTURAL RYTHM

PRIVATE OUTDOOR SPACES EMBEDDED IN MASSING TO MAINTAIN A CONTINUOUS ARCHITECTURAL TREATMENT

ALUMINUM & PATTERNED GLASS RAILING



BRICKWORK



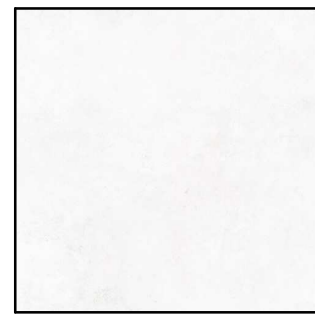
WHITE ALUMINUM FINISH



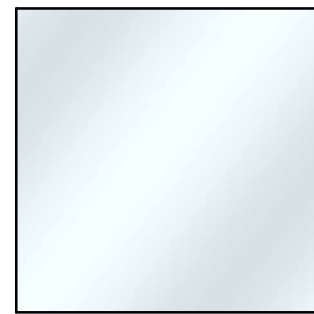
NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



CHARCOAL ALUMINUM FINISH



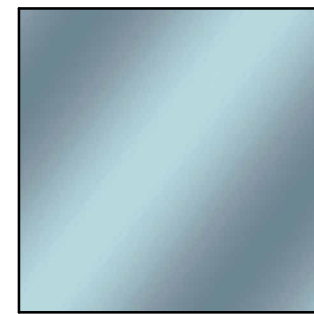
WHITE CONCRETE



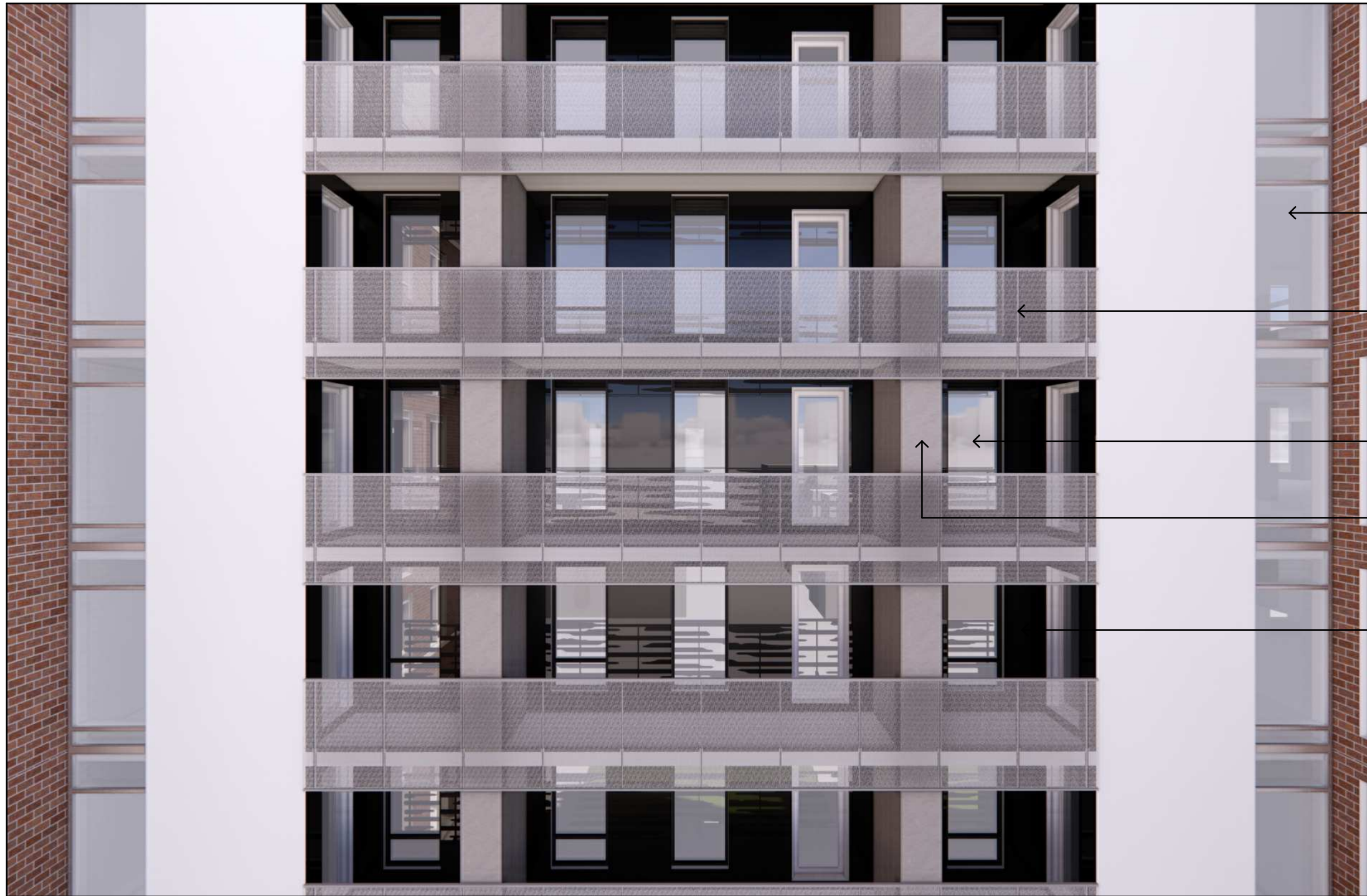
CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



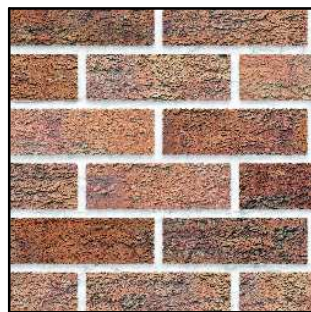
← CURTAIN WALL INSERTS TO CREATE A CLEAR BREAK BETWEEN BRICK MASSING AND "SIGNATURE" CENTRAL FAÇADE

← ALUMINUM & SIGNATURE PATTERNED GLASS RAILING TO CREATE INTEREST IN FRONT OF PUBLIC PARK

← TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

← WHITE PRECAST PANELS WITH VERTICAL PANELLING COMPOSITION

← CHARCOAL ALUMINUM FINISH INSIDE LOGGIAS TO CREATE CONTRAST WITH VERTICAL WHITE PRECAST ELEMENTS



BRICKWORK



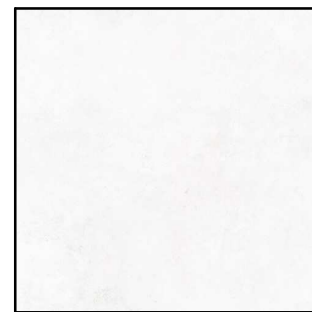
WHITE ALUMINUM FINISH



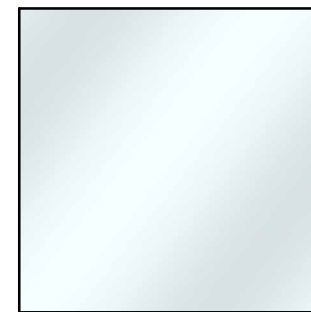
NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



CHARCOAL ALUMINUM FINISH



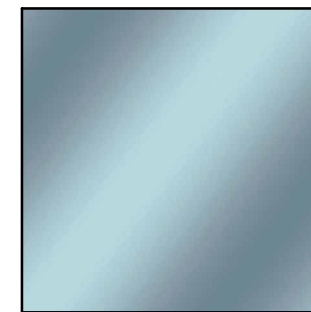
WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



DISCRETE CURTAIN WALL TREATMENT FOR COMMON AREAS PENTHOUSE

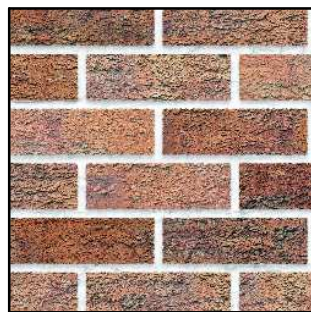
SLANTED PRECAST FRAMES AT TOP RESIDENTIAL LEVEL TO CREATE A SOFT ARCHITECTURAL SIGNATURE

WHITE ALUMINUM FINISH FOR RECESSED TOP FLOORS TO HARMONIZE WITH SKY TONES

ALUMINUM & PATTERNED GLASS RAILING

TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

WHITE PRECAST MOLDING TO DELINEATE THE MIDDLE AND TOP BUILDING PORTIONS



BRICKWORK



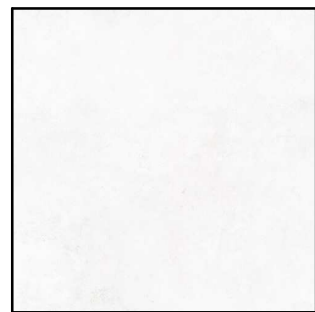
WHITE ALUMINUM FINISH



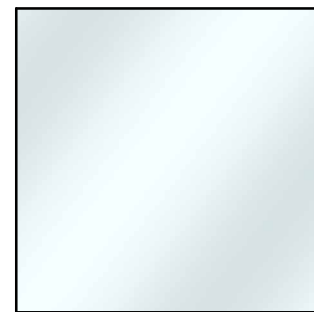
NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



CHARCOAL ALUMINUM FINISH



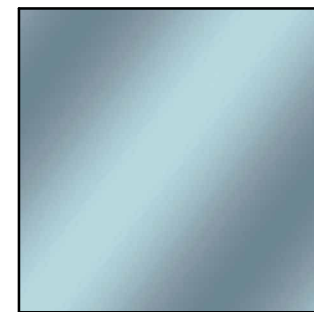
WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING

DRAWINGS

PROJECT INFORMATIONS

ZONING	
ZONING	R4UD(479)
LOT	32 TO 34 GILMORE ST. & 32 TO 35 JAMES ST.
LOT AREA	3 822 m ²

REQUIRED	
PARK (10%)	382.4 m ²
BUILDING FOOTPRINT	N/A
FOOTPRINT SPACE INDEX	N/A
MAXIMUM BUILDING HEIGHT	30m

PROVIDED	
PARK	385 m ²
BUILDING FOOTPRINT	2 012 m ²
FOOTPRINT SPACE INDEX	0.52
MAXIMUM BUILDING HEIGHT	32.5m

RESIDENTIAL UNITS SUMMARY

LEVELS	QUANTITY
GROUND FLOOR	19
2 ND FLOOR	26
3 RD FLOOR	27
4 TH FLOOR	27
5 TH FLOOR	27
6 TH FLOOR	27
7 TH FLOOR	27
8 TH FLOOR	19
9 TH FLOOR	19

TOTAL QUANTITIES
218

LOT AREA	GROSS AREA
3 822 m ²	20 360 m ²

COS = 5,6

LOT AREA	SURFACE BRUTE - GROUND FLOOR
3 822 m ²	2 012 m ²

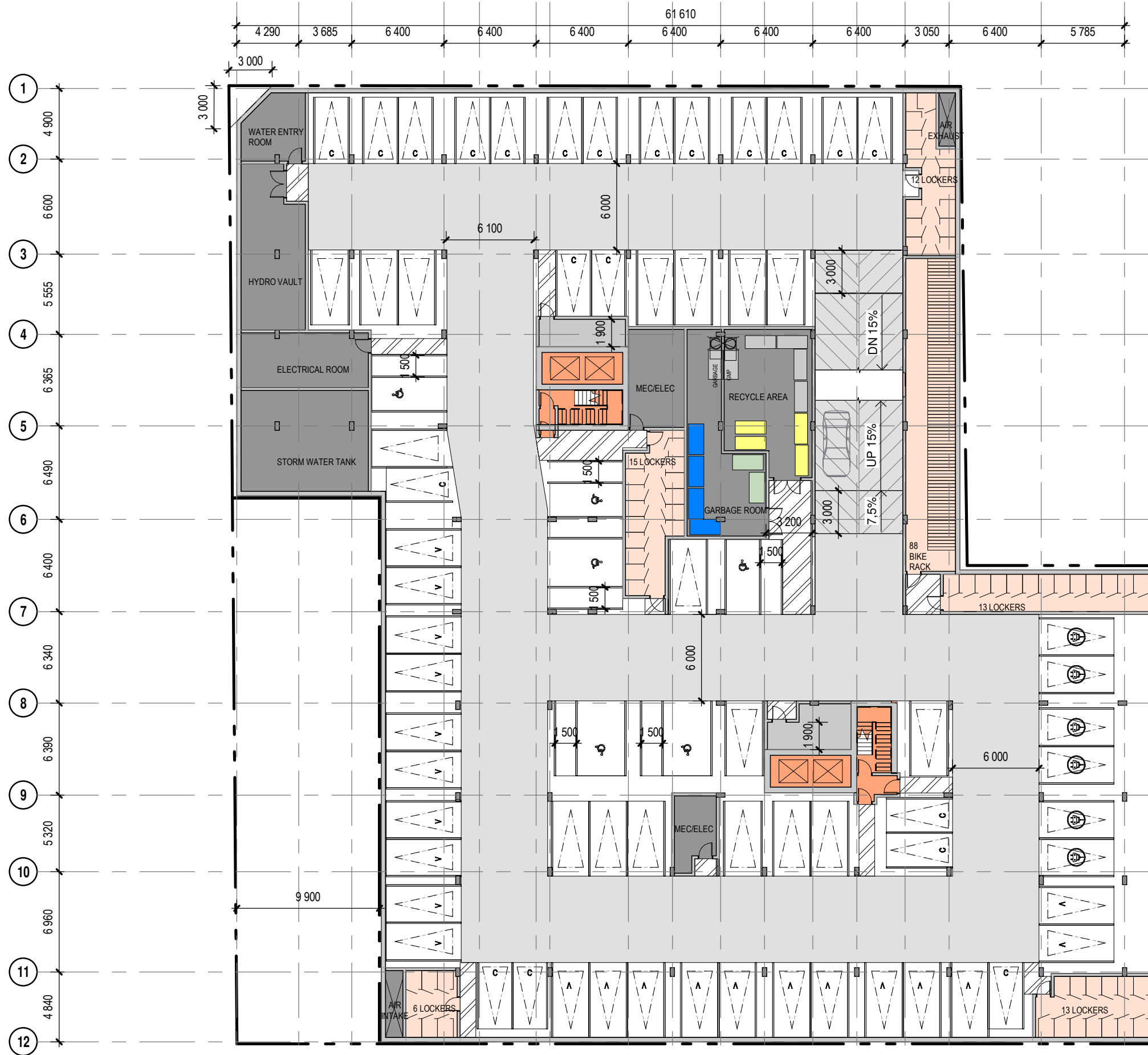
CES = 0,52





- STUDIO
- 1 BEDROOM
- 1 BEDROOM+DEN
- 2 BEDROOMS
- 3 BEDROOMS
- AMENITIES
- COMMERCIAL
- SERVICES
- CIRCULATION
- VERTICAL CIRCULATION





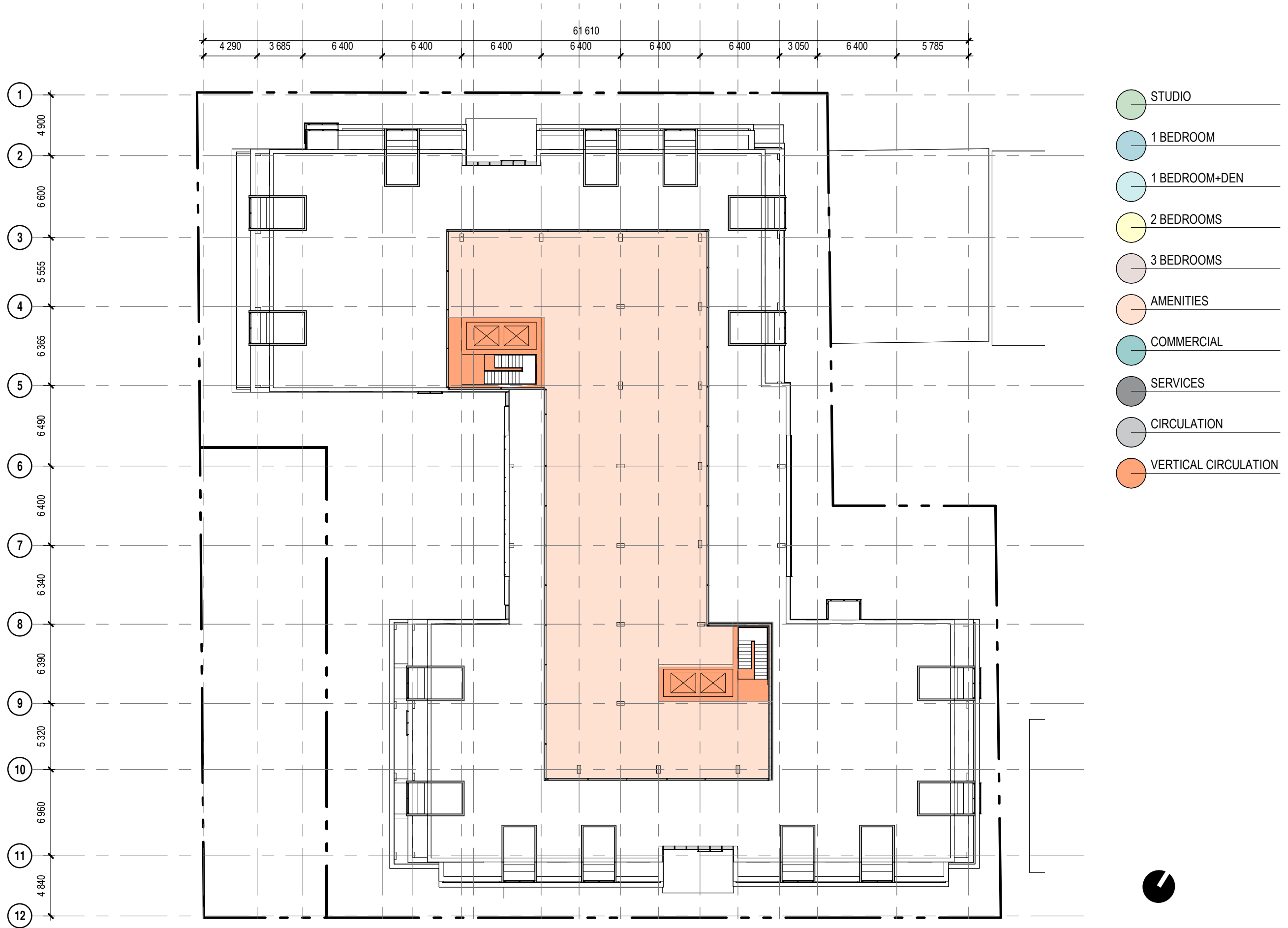
- STUDIO
- 1 BEDROOM
- 1 BEDROOM+DEN
- 2 BEDROOMS
- 3 BEDROOMS
- AMENITIES
- COMMERCIAL
- SERVICES
- CIRCULATION
- VERTICAL CIRCULATION















GILMOUR ST.

JAMES ST.



KENT ST.

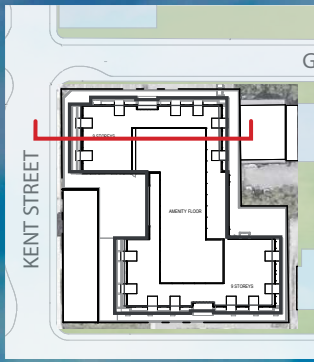


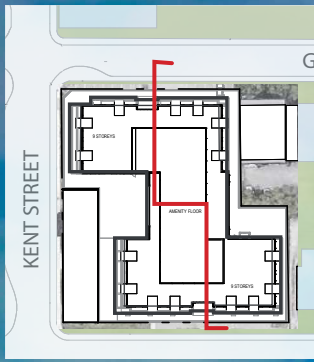
KENT ST.



JAMES ST.

GILMOUR ST.





PROJECT INFORMATIONS

ZONING	
ZONING	R4UD(479)
LOT	32 TO 34 GILMORE ST. & 32 TO 35 JAMES ST.
LOT AREA	3 822 m ²

REQUIRED	
PARK (10%)	382.4 m ²
BUILDING FOOTPRINT	N/A
FOOTPRINT SPACE INDEX	N/A
MAXIMUM BUILDING HEIGHT	30m

PROVIDED	
PARK	385 m ²
BUILDING FOOTPRINT	2 520 m ²
FOOTPRINT SPACE INDEX	0.52
MAXIMUM BUILDING HEIGHT	32.5m

SETBACKS

REQUIRED	
MINIMUM FRONT YARD SETBACK (Gilmour, north)	1.5 m
MINIMUM CORNER SIDE YARD SETBACK (Kent, west)	1.5 m
MINIMUM INTERIOR SIDE YARD SETBACK (James, south)	1.5 m
MINIMUM REAR YARD SETBACK (east)	1.5 m

PROVIDED	
MINIMUM FRONT YARD SETBACK (Gilmour, north)	2.5m
MINIMUM CORNER SIDE YARD SETBACK (Kent, west)	2,6 & 5,1 m
MINIMUM INTERIOR SIDE YARD SETBACK (James, south)	2.5m
MINIMUM REAR YARD SETBACK (east)	1,4-1,6 and 3,0-3,4m

BASEMENT

CATEGORIES OF SPACES	AREA
Not Placed	
RENTAL AREA	0 m ²
BASEMENT LEVEL 2	
AMENITY	468 m ²
CIRCULATION	111 m ²
PARKING	2 783 m ²
TECHNICAL SPACE	16 m ²
BASEMENT LEVEL 1	
AMENITY	270 m ²
CIRCULATION	109 m ²
PARKING	2 633 m ²
TECHNICAL SPACE	365 m ²
Grand total: 34	6 756 m ²

CAR PARKING

REQUIRED	
RESIDENTIAL	109 (0.5 / u.)
VISITOR	22 (0.1 / u.)
	131

PROVIDED	
TYPE	TOTAL
BASEMENT LEVEL 2	
Compact Parking (2400mmx4600mm)	25
Tandem Parking (2600mmx5200mm)	8
Typical Parking (2600mmx5200mm)	56
	89

BASEMENT LEVEL 1	
Accessible Parking_TYPE A (3400mmx5200mm)	3
Accessible Parking_TYPE B (2400mmx5200mm)	3
Compact Parking (2400mmx4600mm)	21
Electric Parking (2600mmx5200mm)	6
Typical Parking (2600mmx5200mm)	17
Visitor Parking (2600mmx5200mm)	22
	72
Grand total: 161	161

BIKE PARKING

REQUIRED	
RESIDENTIAL	109 (0.5 / u.)

PROVIDED	
TYPE	TOTAL
BASEMENT LEVEL 1	
HORIZONTAL SPACE 1930Lx230W STACKED	88
GROUND FLOOR	
HORIZONTAL SPACE 1800Lx600W	6
HORIZONTAL SPACE 1930Lx230W STACKED	16

Grand total: 110

LOT AREA	GROSS AREA
3 822 m ²	20 869 m ²

COS = 5,6

LOT AREA	SURFACE BRUTE - GROUND FLOOR
3 822 m ²	2 520 m ²

CES = 0,52

RENTAL AREA	GROSS AREA
15 760 m ²	20 869 m ²

EFFICIENCY = 73%

RENTAL AREA - GROUND FLOOR	SURFACE BRUTE - GROUND FLOOR
1 314 m ²	2 520 m ²

EFFICIENCY GF = 66%

RENTAL AREA - LEVEL 2	SURFACE BRUTE - LEVEL 2
1 831 m ²	2 225 m ²

EFFICIENCY NIV.2 = 82%

RENTAL AREA - LEVEL 3	SURFACE BRUTE - LEVEL 3
1 841 m ²	2 241 m ²

EFFICIENCY NIV.3 = 82%

RENTAL AREA - LEVEL 8	SURFACE BRUTE - LEVEL 8
1 706 m ²	2 084 m ²

EFFICIENCY NIV. 4 = 81%

RENTAL AREA - LEVEL 10	SURFACE BRUTE - LEVEL 10
	751 m ²

UNIT STATISTICS

UNIT TYPE	QUANTITY	AREA
1BR	95	5 715 m ²
1BR + D	31	2 520 m ²
2BR	56	4 729 m ²
3BR	10	1 250 m ²
STUDIO	18	862 m ²
TOWNHOUSE(1BD)	4	253 m ²
TOWNHOUSE(1BD+DEN)	3	234 m ²
TOWNHOUSE(2BD)	2	197 m ²

TOTAL QUANTITIES	TOTAL AREA
219	15 760 m ²

AMENITY

REQUIRED	
TOTAL AMENITY : 218 UNITS X 6m ²	1 308 m ²
MIN. 50% COMMUNAL AREA	654 m ²

PROVIDED	
AMENITY	995 m ²
BALCONY AND LOGGIA	809 m ²
COMMUNAL AREA	669 m ²
TERACCE	508 m ²
	2 980 m ²

GROSS FLOOR AREA

RENTAL AREA	AREA
GROUND FLOOR	1 314 m ²
2ND FLOOR	1 831 m ²
3RD FLOOR	1 841 m ²
4TH FLOOR	1 841 m ²
5TH FLOOR	1 841 m ²
6TH FLOOR	1 841 m ²
7TH FLOOR	1 841 m ²
8TH FLOOR	1 706 m ²
9TH FLOOR	1 706 m ²

TOTAL AREA
15 760 m ²

CATEGORIES OF SPACES	AREA
AMENITY	257 m ²
BALCONY AND LOGGIA	809 m ²
CIRCULATION	2 316 m ²
COMMERCIAL	171 m ²
COMMUNAL AREA	669 m ²
TECHNICAL SPACE	379 m ²
TERACCE	508 m ²

TOTAL AREA
20 869 m ²

**ADDITIONAL
DOCUMENTS**



GILMOUR STREET

KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE WINTER 9H

1 : 1000



GILMOUR STREET

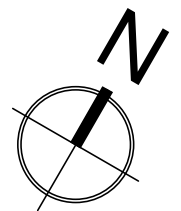
KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE WINTER 10H

1 : 1000





GILMOUR STREET

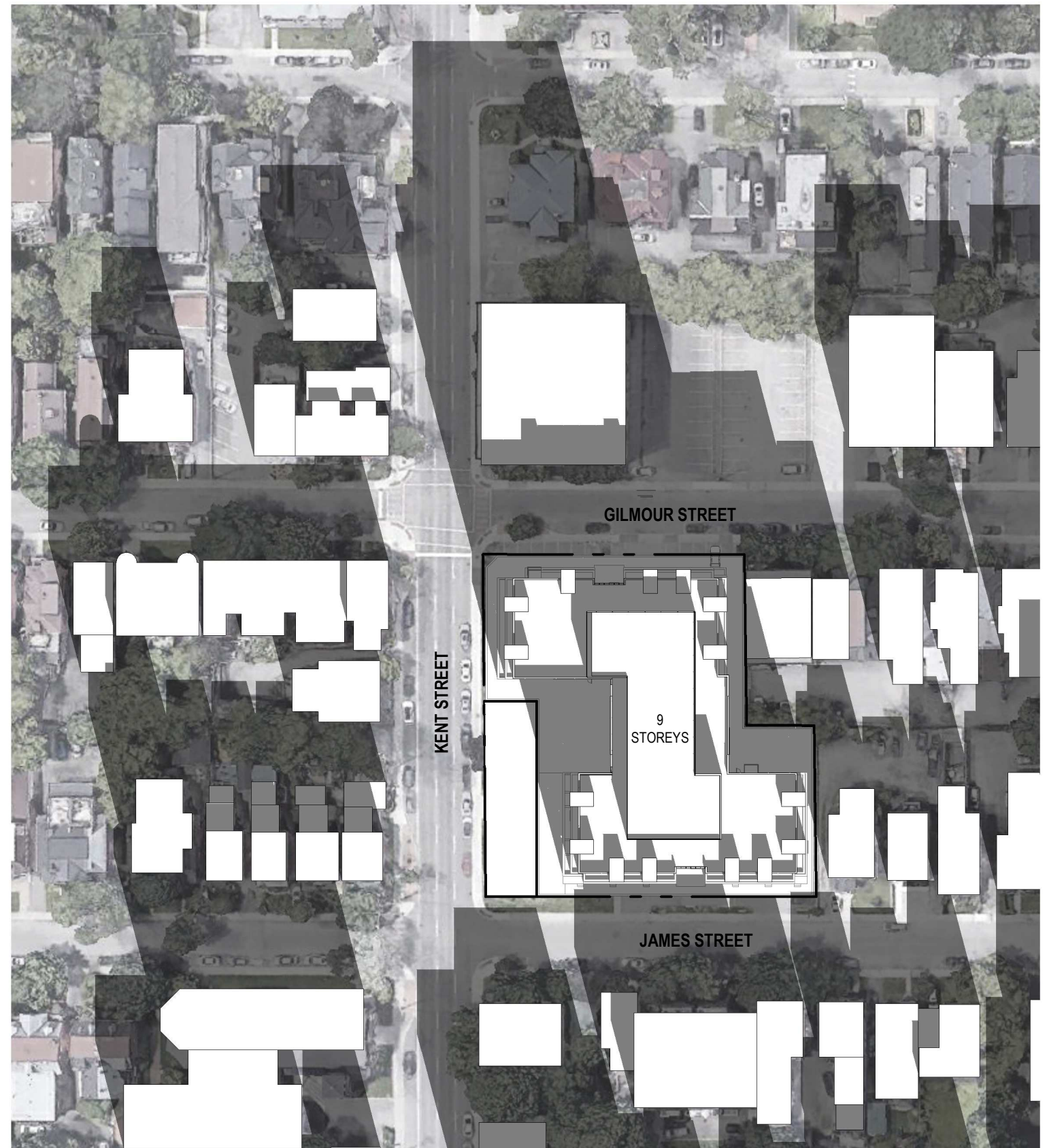
KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE WINTER 11H

1 : 1000



GILMOUR STREET

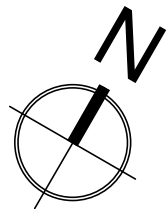
KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE WINTER 12H

1 : 1000





KENT STREET

GILMOUR STREET

9 STOREYS

JAMES STREET

SOLSTICE WINTER 13H

1:1000



KENT STREET

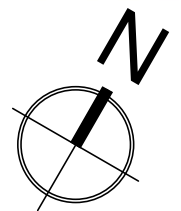
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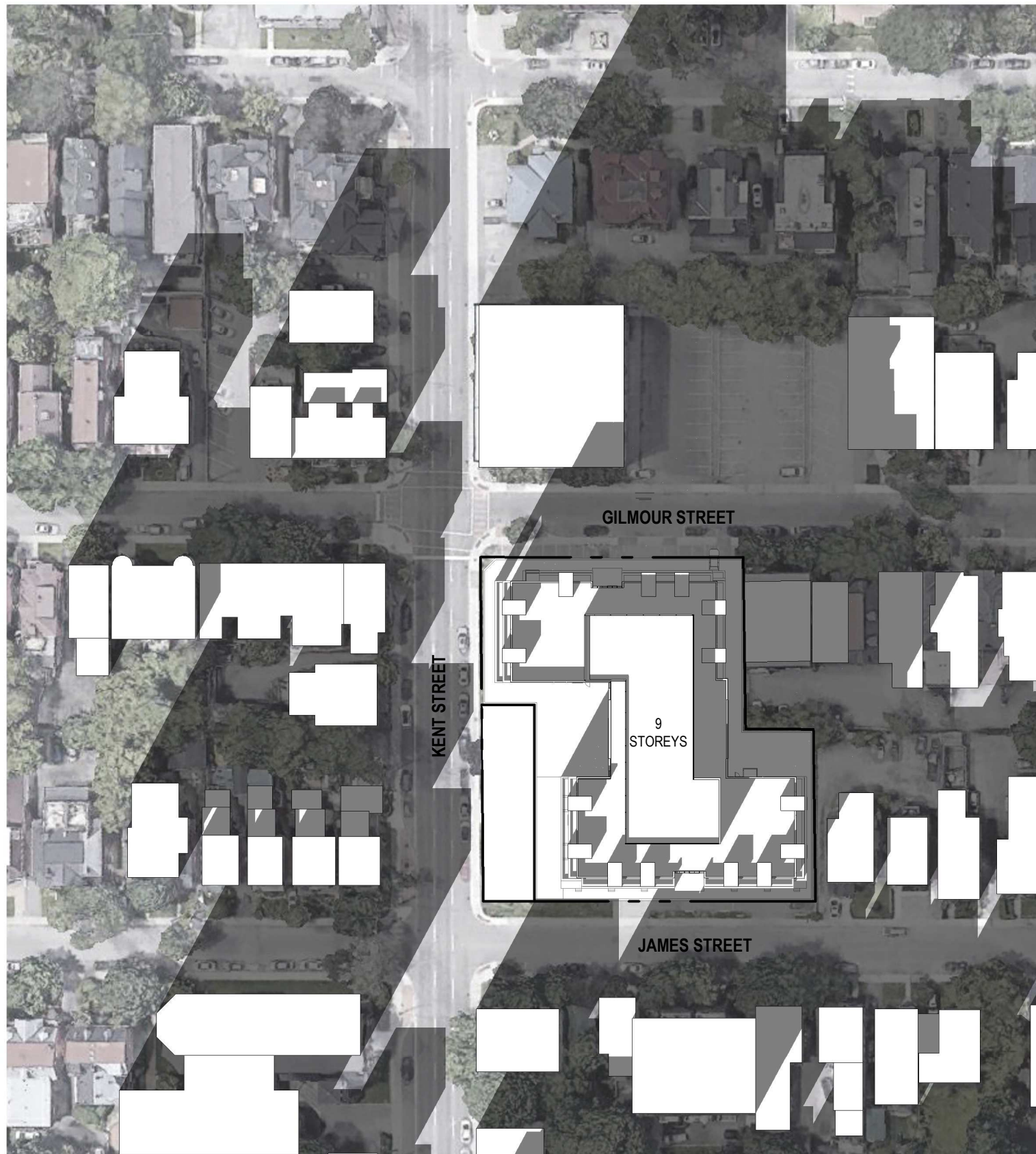
9 STOREYS

JAMES STREET

SOLSTICE WINTER 14H

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GILMOUR STREET

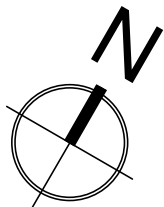
KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE WINTER 15H

1:1000





GILMOUR STREET

KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE SUMMER 8H

1:1000



GILMOUR STREET

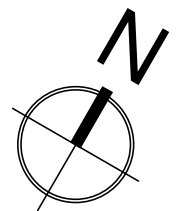
KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE SUMMER 9H

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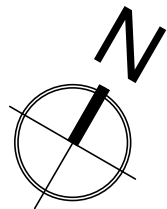
SOLSTICE SUMMER 10H

1 : 1000



SOLSTICE SUMMER 11H

1 : 1000





GILMOUR STREET

KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE SUMMER 12H

1:1000



GILMOUR STREET

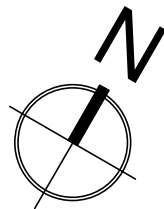
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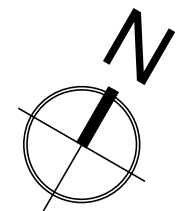
9 STOREYS

JAMES STREET

SOLSTICE SUMMER 13H

1:1000





SOLSTICE SUMMER 14H

1:1000



SOLSTICE SUMMER 15H

1:1000



GILMOUR STREET

KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE SUMMER 16H

1:1000



GILMOUR STREET

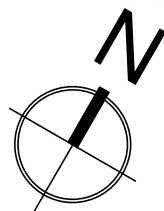
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9 STOREYS

JAMES STREET

SOLSTICE SUMMER 17H

1:1000





GILMOUR STREET

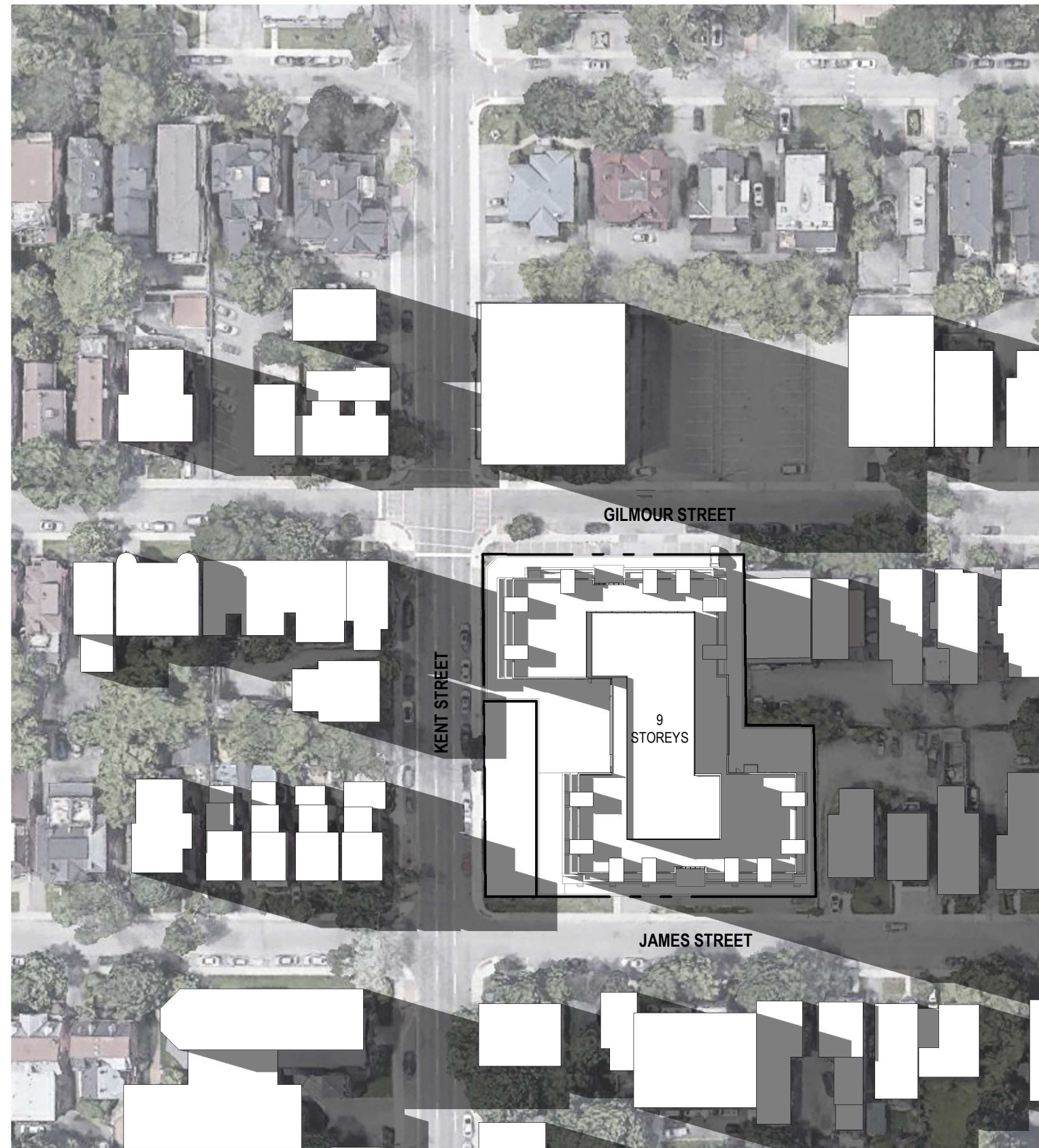
KENT STREET

9 STOREYS

JAMES STREET

SOLSTICE SUMMER 18H

1 : 1000



GILMOUR STREET

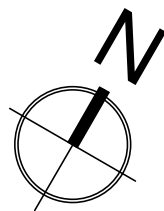
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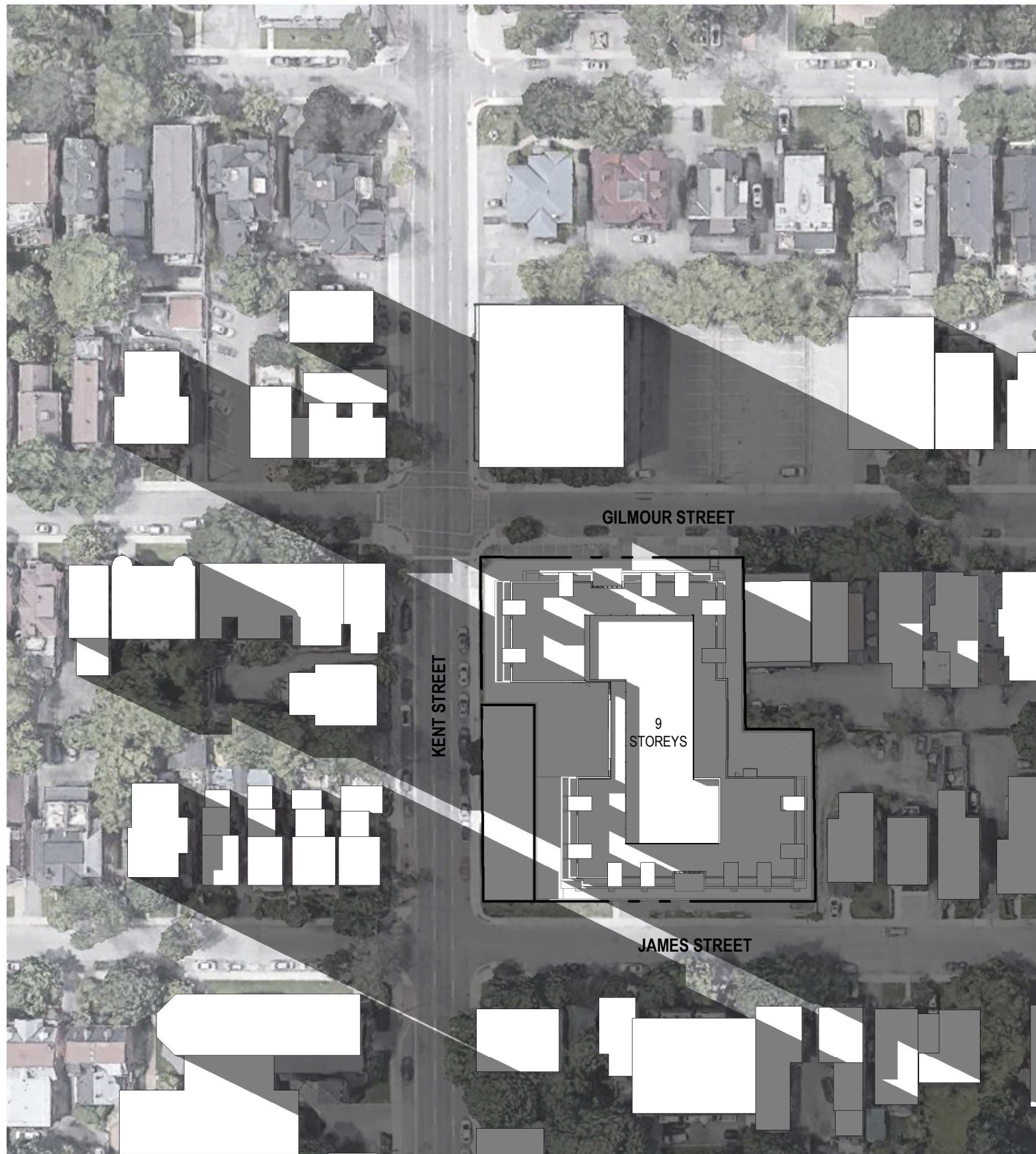
9 STOREYS

JAMES STREET

SOLSTICE SUMMER 19H

1 : 1000





GILMOUR STREET

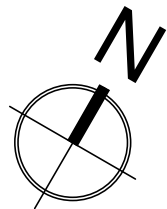
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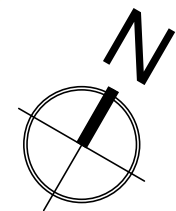
9
STOREYS

JAMES STREET

SOLSTICE SUMMER 20H

1:1000





EQUINOX AUTOMNE 8H

1 : 1000



EQUINOX AUTOMNE 9H

1 : 1000



GILMOUR STREET

KENT STREET

9 STOREYS

JAMES STREET

EQUINOX AUTOMNE 10H

1 : 1000



GILMOUR STREET

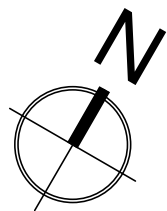
KENT STREET

9 STOREYS

JAMES STREET

EQUINOX AUTOMNE 11H

1 : 1000





GILMOUR STREET

KENT STREET

9 STOREYS

JAMES STREET

EQUINOX AUTOMNE 12H

1 : 1000



GILMOUR STREET

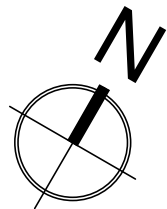
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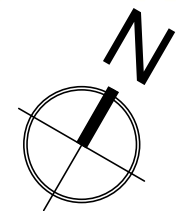
9 STOREYS

JAMES STREET

EQUINOX AUTOMNE 13H

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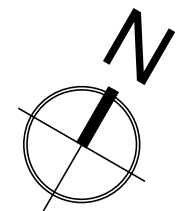
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EQUINOX AUTOMNE 15H

1:1000



EQUINOX AUTOMNE 16H

1:1000



EQUINOX AUTOMNE 17H

1:1000



GILMOUR STREET

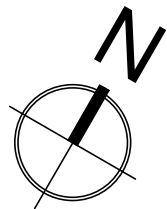
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9
STOREYS

JAMES STREET

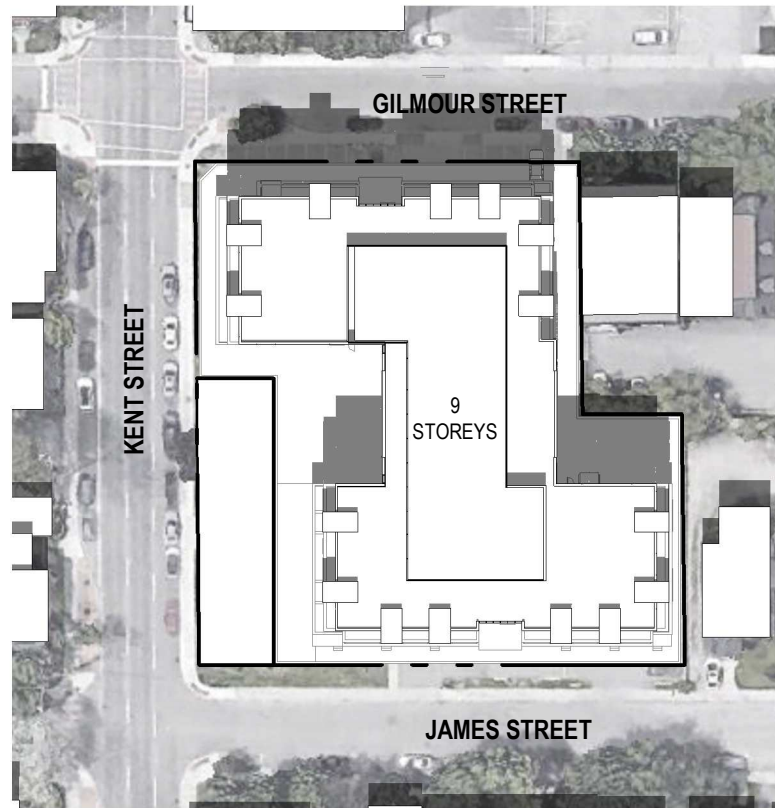
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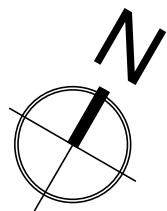
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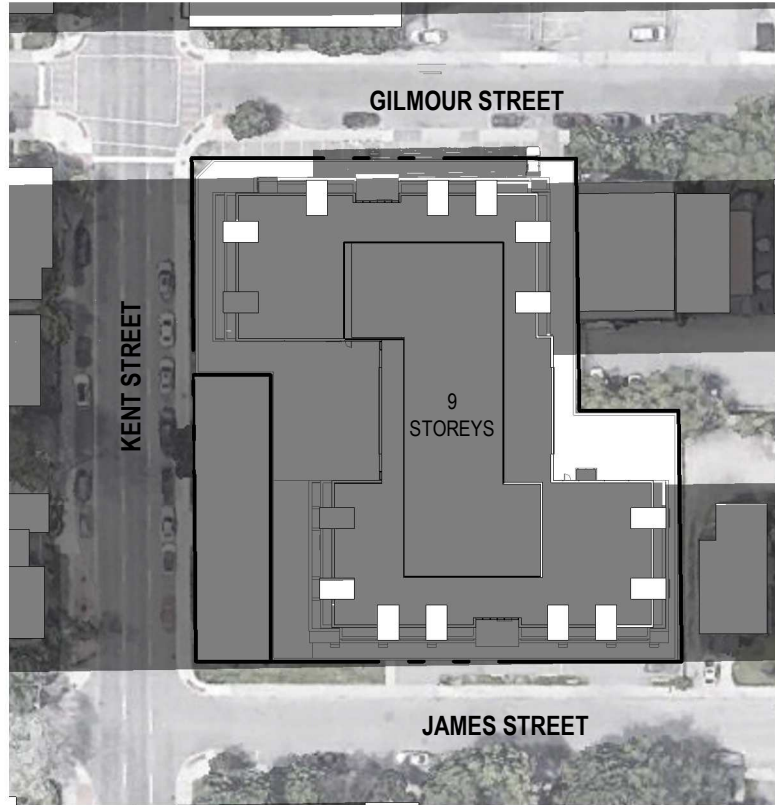


21 JUNE-SOLAR NOON
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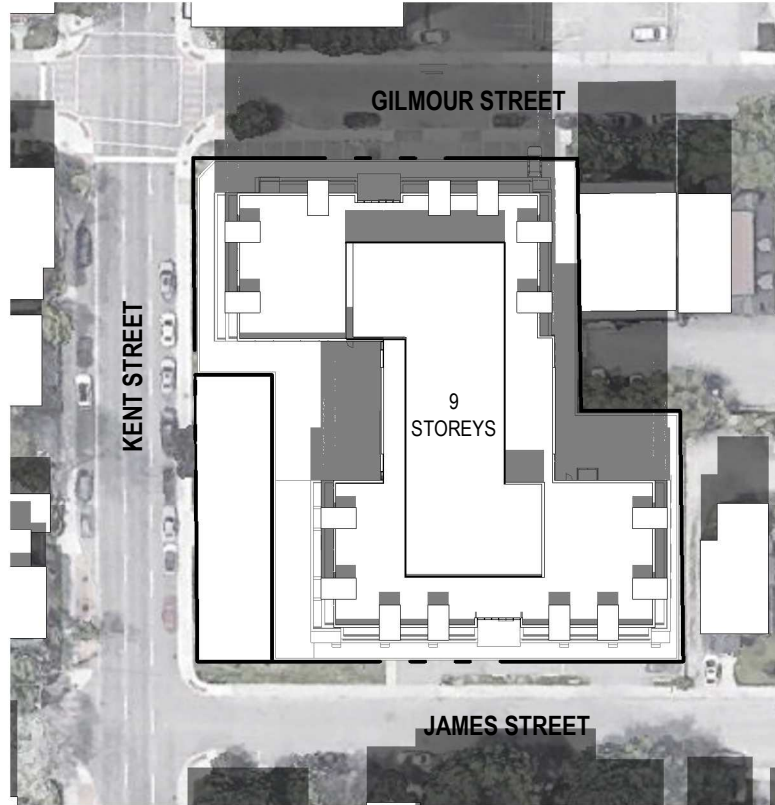


21 JUNE-SUN SET
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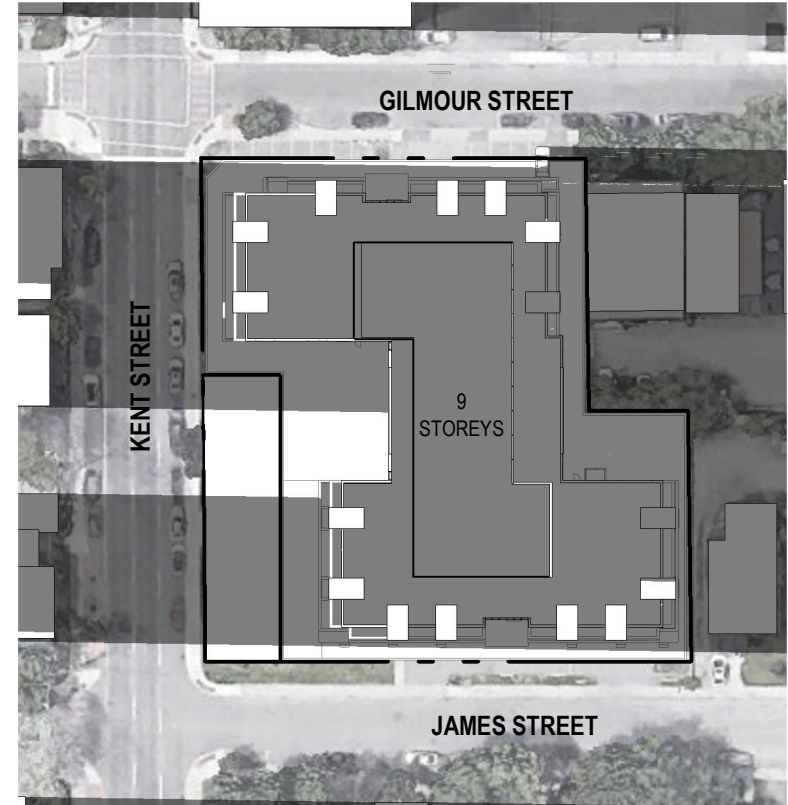




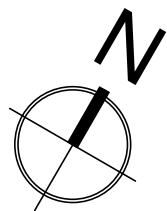
21 SEPTEMBER-SUN RISE
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21 SEPTEMBER-SOLAR NOON
1 : 1000



21 SEPTEMBER-SUN SET
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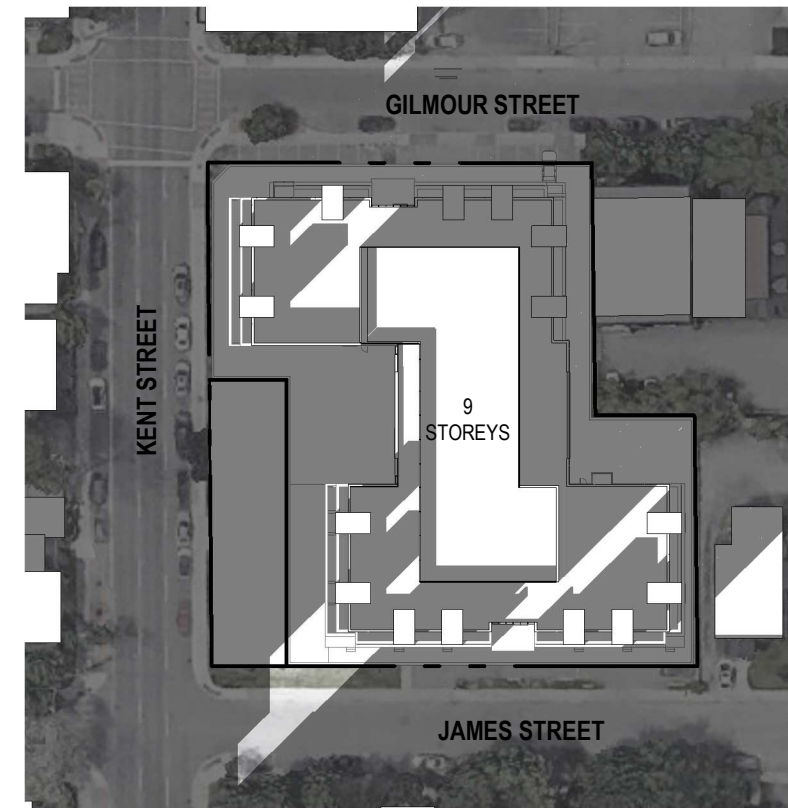
21 DECEMBER-SUN RISE

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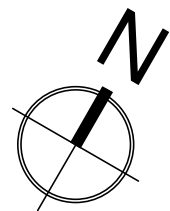
21 DECEMBER-SOLAR NOON

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21 DECEMBER-SUN SET

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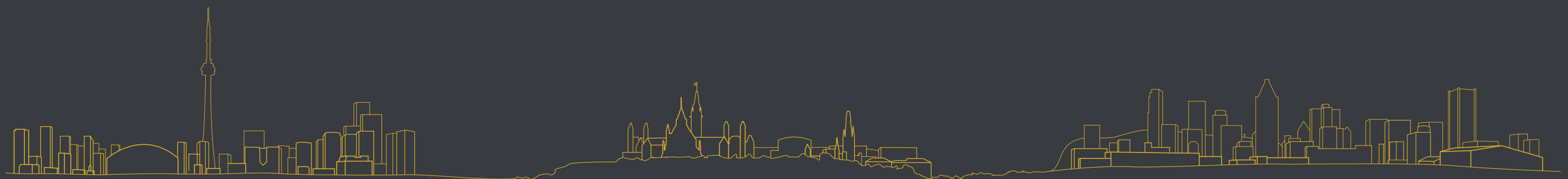


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