

ADDITION SPC REVISION

NOVEMBER 01, 2024





PROJECT INFORMATION

ZONING	REQUIRED	PROVIDED
Building Height	81.5m	26 STOREYS / 80.0m
Grade (Geodetic Elevation - ASL)	(Geo. Elev.) 98.63	(Geo. Elev.) 98.63
Front Yard Setback	2.1m	2.9m
Corner Side Yard Setback	5.5m	5.7m
Interior Yard Setback	11.0m	0.5m
Rear Yard Setback	0.5m	19.3m
Amenity Area - Total Per Unit	6.0m²	2,540m²
Amenity Area - 50% Communal Per Unit	3.0m²	800m²
Vehicle Parking - Residential Area C (0.7 per unit)	176	178
Vehicle Parking - Visitor Only - Area C (0.2 per unit)	50	50
Vehicle Parking - Comm. Retail / Personal Service (3.4 per 100m² of GFA)	16	16
Bicycle Parking - Residential - 0.5 per unit	128	190
Bicycle Parking - Commercial - 1 per 250m² GFA	3	6
Aisle & Driveway Minimum / Maximum Width	6.0m / 6.7m	6.0m

DRAWING NOTES

- 1 PROPERTY LINE
- 2 PROPOSED ROW (ROAD / INTERSECTION WIDENING)
- 3 CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY
- 4 REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS
- 5 ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
- 6 BICYCLE PARKING SPACE
- 7 EXISTING FIRE HYDRANT
- 8 SHORT TERM PARKING
- 9 OUTLINE OF UNDERGROUND PARKING LEVEL
- 10 EXISTING RETAINING WALL
- 11 AIR INTAKE / EXHAUST GRILL
- 12 EXISTING TREET AREA TO REMAIN, CLEAN AND MAKE SAFE.
- 13 EXISTING FENCE CHAIN LINK / BOARD
- 14 EXISTING TREE TO BE REMOVED
- 15 CONCRETE RETAINING WALL WITH GUARD RAILING AS REQUIRED, HEIGHT VARIES
- 16 SOFT LANDSCAPING
- 17 OUTLINE OF BUILDING ABOVE
- 18 BALCONY ABOVE
- 19 PARKING GARAGE ACCESS WITH TRENCH DRAIN
- 20 NATURAL GAS EQUIPMENT
- 21 STORM WATER TANK (CISTERNS) IN PARKING GARAGE
- 22 SIAMASE CONNECTION
- 23 EXISTING CHAIN LINK / BOARD FENCE TO BE REMOVED
- 24 EXISTING UTILITY / STREET LIGHT / TRAFFIC POLE
- 25 EXISTING STONE WALL TO BE REBURNISHED
- 26 4.0 METRE WIDE FIRE ROUTE
- 27 HARD SURFACE WALKWAY
- 28 RIVER STONE EGGED / SPILLWAY
- 29 SEASONAL SNOW STORAGE
- 30 EXISTING UTILITY EQUIPMENT REMOVED AS REQUIRED
- 31 AT GRADE EXTERIOR AMENITY AREA
- 32 ENTRY TO SERVICE CORRIDOR
- 33 PROPOSED BUILDING SERVICES, SEE CIVIL
- 34 BIOSWALE, SEE CIVIL
- 35 PAD MOUNTED TRANSFORMER
- 36 REMOVE EXISTING UTILITY / LIGHT POLE
- 37 POPS - 200m² LEISURE AREA
- 38 RELOCATED HYDRO POLE
- 39 NEW CURB LOCATION AS PER CITY OF OTTAWA'S STREET ALIGNMENT PLAN
- 40 2.1m HT. PRIVACY SCREEN
- 41 REINSTATE 150mm HT. CONCRETE MEDIUM
- 42 TURFSTONE PAVEMENT 100 BY PERIMCON UTILITY ACCESS
- 43 RAISED PLANTER
- 44 SCREEN WALL
- 45 PROPOSED EDGE OF CITY SIDEWALK

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- CONCRETE WALK
- BIOSWALE - SEE CIVIL
- UTILITY ACCESS ROAD: TURFSTONE PAVEMENT 100 BY PERIMCON
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL / EXIT DOOR
- PROPERTY LINE
- EXTERIOR LIGHTING
- CITY STREET LIGHTING

PROJECT DEVELOPER
Bertone Development Corporation
1285 Rue Hodges, Saint-Laurent
Quebec, H4N 2B6
Tel: (514) 745-1493
Email: dcoutier@bertone.ca

CONSTRUCTION MANAGER
Vuze Construction
Street _____ City _____
Quebec, H4N 2B6
Tel: (819) 664-4195
Email: mchenier@vuzeconstruction.com

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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

PROJECT STATISTICS

GROSS BUILDING - AREAS	
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	691.8 sq. ft.
2nd FLOOR	1,040.0 sq. m.
3rd & 4th FLOOR	2,194.0 sq. m.
5th FLOOR	2,200.0 sq. m.
6th to 26th FLOOR	21 x 6,883 sq. ft. = 144,543 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.
TOTAL AREA	185,571 sq. ft.
TOWER FOOTPRINT	804.6 sq. m.
	8,661 sq. ft.

UNIT STATISTICS

STUDIO UNIT	0.4%	1
ONE BEDROOM UNIT	18.0%	48
TWO BEDROOM UNIT	40.1%	101
TWO BEDROOM + DEN UNIT	17.0%	43
TWO BEDROOM + DEN UNIT	23.5%	59
TOTAL	100.0%	252
COMMERCIAL AREA		691.8 sq. m.
		7,446 sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW	
RESIDENCE	- 0.7 PER UNIT
VISITOR	- 0.2 PER UNIT
COMMERCIAL	- 3.4 PER 100m² GFA
TOTAL	242

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT
COMMERCIAL	- 1 PER 250m² GFA
TOTAL	129

LOT COVERAGE

PAVED SURFACE	= 426.5 sq. m.	8.7%
BUILDING FOOTPRINT	= 1,769.0 sq. m.	36.2%
LANDSCAPE OPEN SPACE	= 2,286.2 sq. m.	46.9%
POPS #1	= 200.0 sq. m.	4.1%
POPS #2	= 200.0 sq. m.	4.1%
TOTAL	= 4,881.7 sq. m.	100.0%

AMENITY SPACE

EXTERIOR AT GRADE PATIO	= 420.0 sq. m.
EXTERIOR NORTH LAWN	= 200.0 sq. m.
1st FLOOR AMENITY ROOM	= 180.0 sq. m.
PRIVATE TERRACE (2nd FLOOR)	= 300.0 sq. m.
PRIVATE TERRACE (5th FLOOR)	= 320.0 sq. m.
PRIVATE TERRACE (23rd FLOOR)	= 120.0 sq. m.
PRIVATE BALCONIES	= 1,000.0 sq. m.
TOTAL	= 2,540.0 sq. m.
TOTAL COMMUNAL	= 800.0 sq. m.
REQUIRED - 6.0m² PER UNIT (252)	= 1,512.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 756.0 sq. m.

SOLID WASTE 252 UNITS

GARBAGE	0.110 Y² PER UNIT	28 Y²
RECYCLING - GMP	0.018 Y² PER UNIT	5 Y²
RECYCLING - FIBRE	0.038 Y² PER UNIT	10 Y²
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	5

URBAN PLANNER
FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel.: (613) 730-5709
Fax: (613) 730-1136
E-Mail: tremblay@fotenn.com
E-Mail: freeman@fotenn.com

CIVIL ENGINEER
CIMA+ Engineering Ltd.
240 Catherine Street, Suite 110
Ottawa, ON, Canada K2P 2G8
Tel.: (613) 860-2462
Fax: (613) 860-1870
E-Mail: Eric.Potvin@cima.ca

SURVEYOR
Farley, Smith & Denis Surveying Ltd.
10-190 Colonnade Road
Ottawa, Ontario K2E 7J5
Office: 613 727-8226
Fax: 613 727-1823
Cell: 613 862-1287
E-Mail: jleslie@bellnet.ca

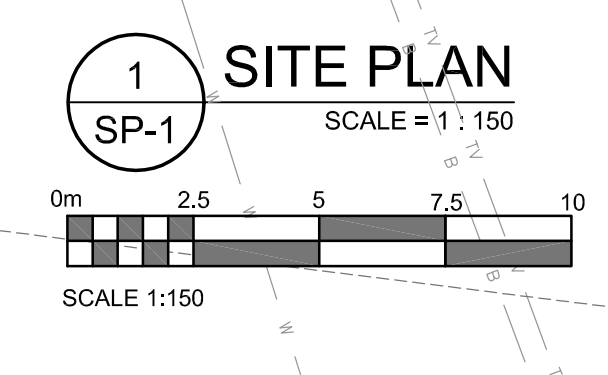
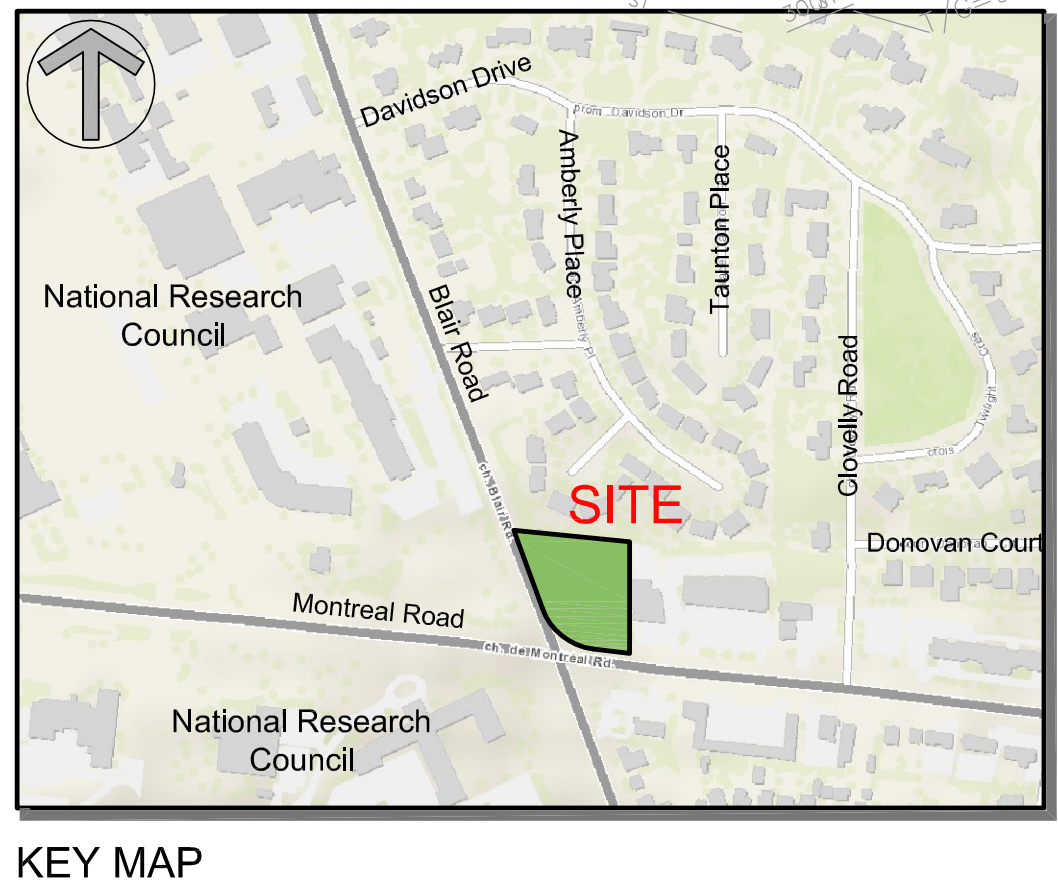
GEOTECHNICAL ENGINEER
paterson group
154 Colonnade Road South
Ottawa, Ontario
K2E 7J5
Tel: 613.226-7381
Email: dgilbert@patersongroup.ca

TRANSPORTATION ENGINEER
CGH Transportation Inc.
6 Plaza Court
Ottawa, ON K2H 7W1
Tel: (343) 999-9117
Cell: (613) 410-8243
Email: John.Kingsley@CGHtransportation.com

LANDSCAPE ARCHITECT
Gino J. Aiello Landscape Architect
110 Didsbury Road Unit 9,
Ottawa, Ontario, K2E 0C2
Tel: (613) 852-1343
Email: gino@ajala.com

WIND / SOUND ENGINEER
Gradient Wind
127 Walgreen Road,
Ottawa, ON, Canada K0A 1L0
Tel: (613) 836-0834 ext. 116
Cell: (613) 266-5273
E-Mail: michael.lafortune@gradientwind.com

LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 20
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
Prepared by Farley, Smith & Denis Surveying Ltd



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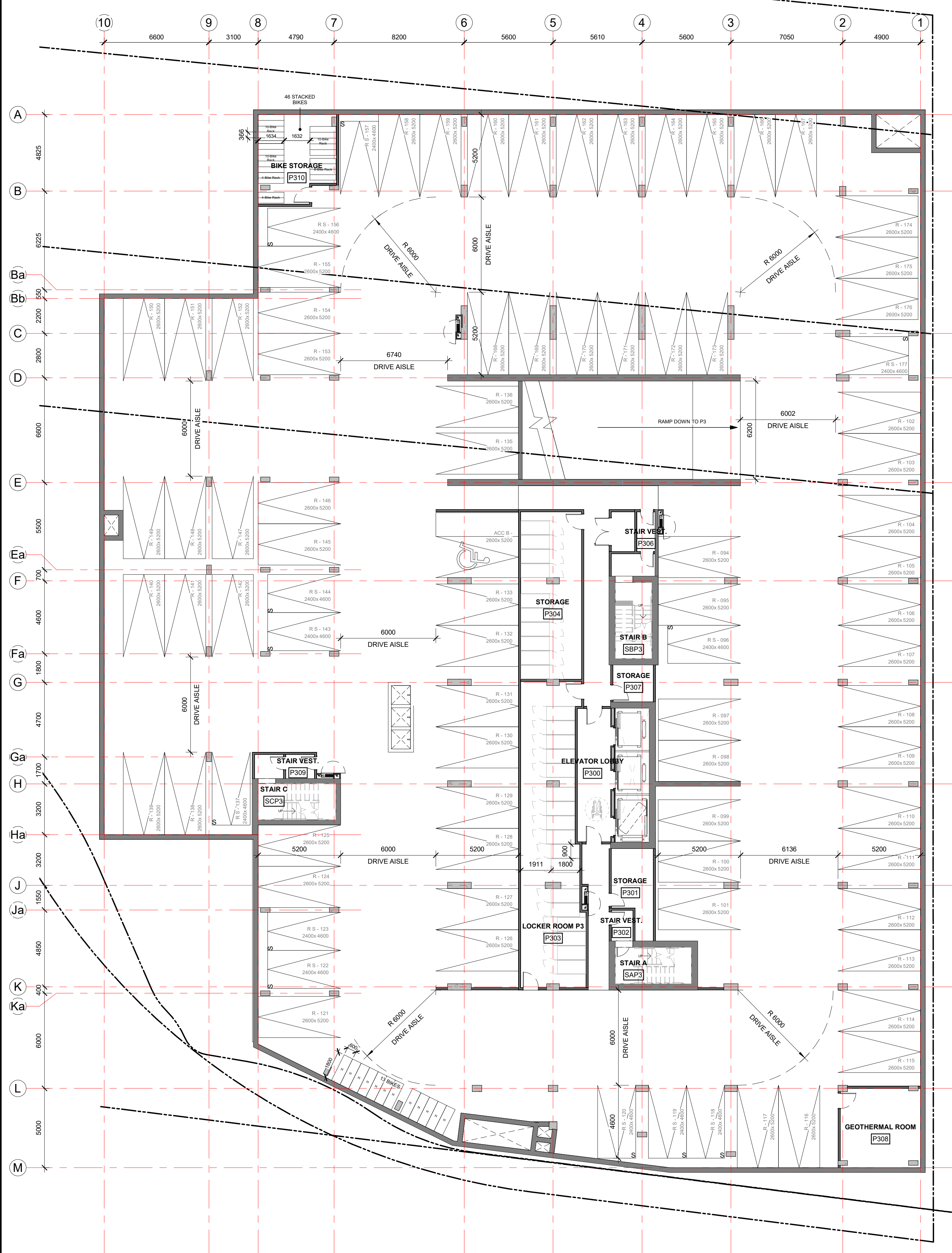
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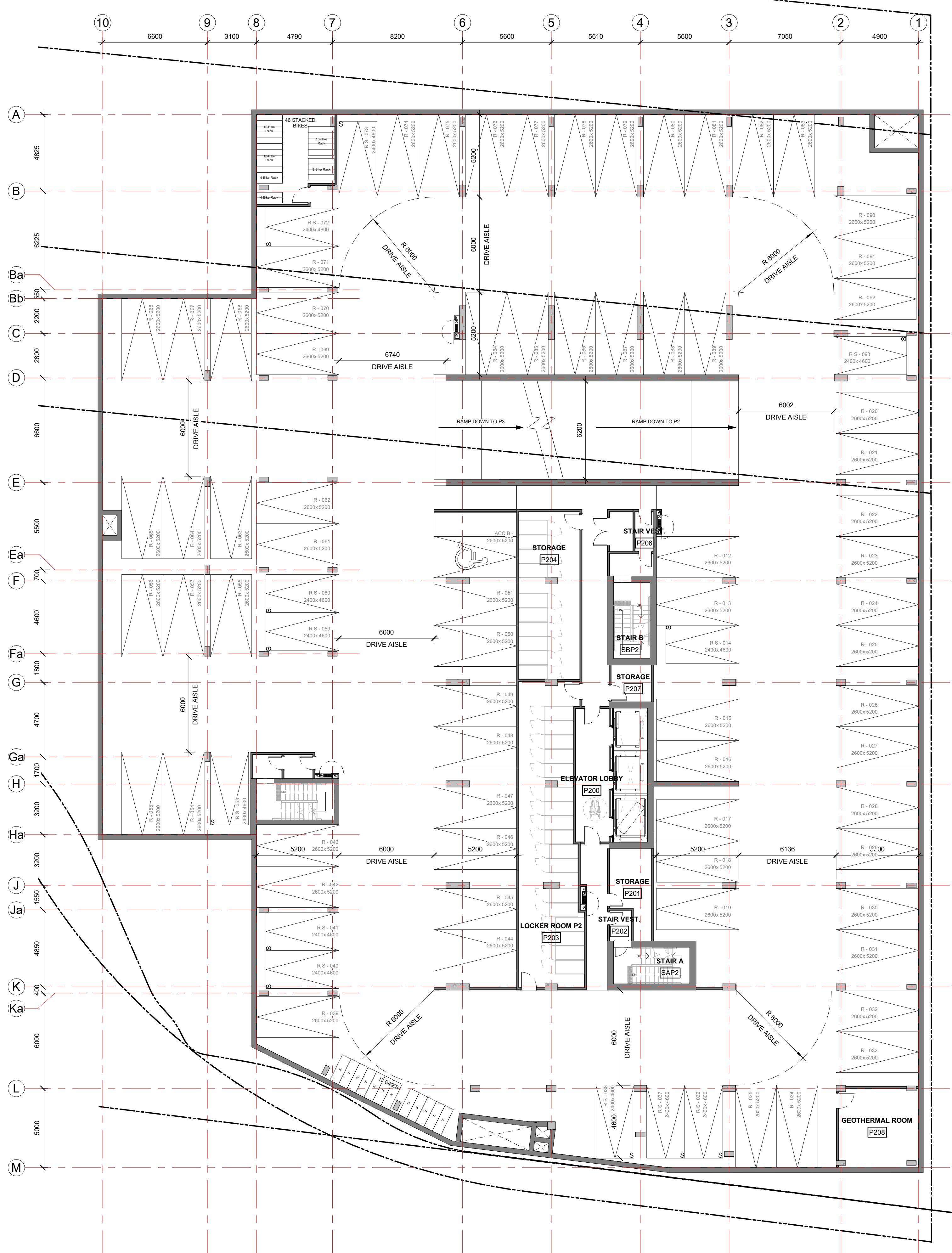
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CAR PARKING SCHEDULE

Type	Count
P1	
Commercial_Regular_2600 x 5200mm	2
Commercial_Small_2400 x 4600mm	15
Residential_Accessible_2600 x 5200mm	1
Residential_Regular_2600 x 5200mm	9
Residential_Small_2400 x 4600mm	2
Visitor_Regular_2600 x 5200mm	49
	78
P2	
Residential_Accessible_2600 x 5200mm	1
Residential_Regular_2600 x 5200mm	69
Residential_Small_2400 x 4600mm	12
	82
P3 FLOOR PLAN	
Residential_Accessible_2600 x 5200mm	1
Residential_Regular_2600 x 5200mm	71
Residential_Small_2400 x 4600mm	12
	84
Grand total:	244



1 P3 FLOOR PLAN
A-101 1:150



2 P2 FLOOR PLAN
A-101 1:150

No.	DESCRIPTION	YYYY-MM-DD
6	ADDITION SPC REVISIONS	01/11/2024
5	ISSUED FOR SPC ROUND 2 COMMENTS	05/09/2023
4	REVISED FOR GENERAL UPDATES	29/08/2023
3	REVISED UNIT COUNT	14/02/2023
2	ISSUED FOR SPC ROUND 1	13/01/2023
1	ISSUED FOR SPC APPLICATION	31/08/2022

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t.613.724.9932 f.613.724.1209 www.roderrickslalley.ca

PROJECT TITLE:
1649 MONTREAL ROAD

OTTAWA, ON

SHEET TITLE:
FLOOR PLANS

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: 1:150	SHEET No: A-101
PROJECT No: 2037	

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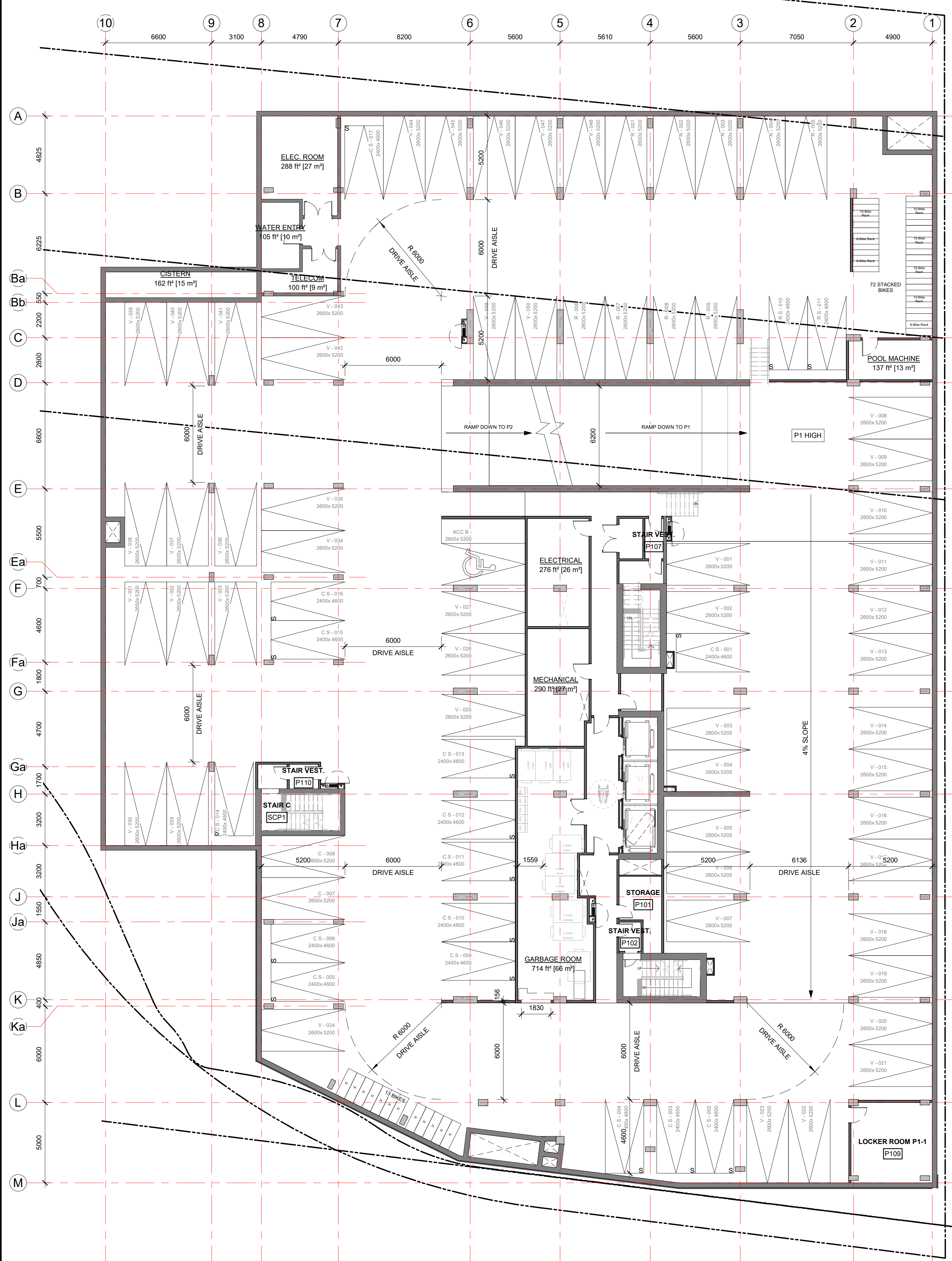
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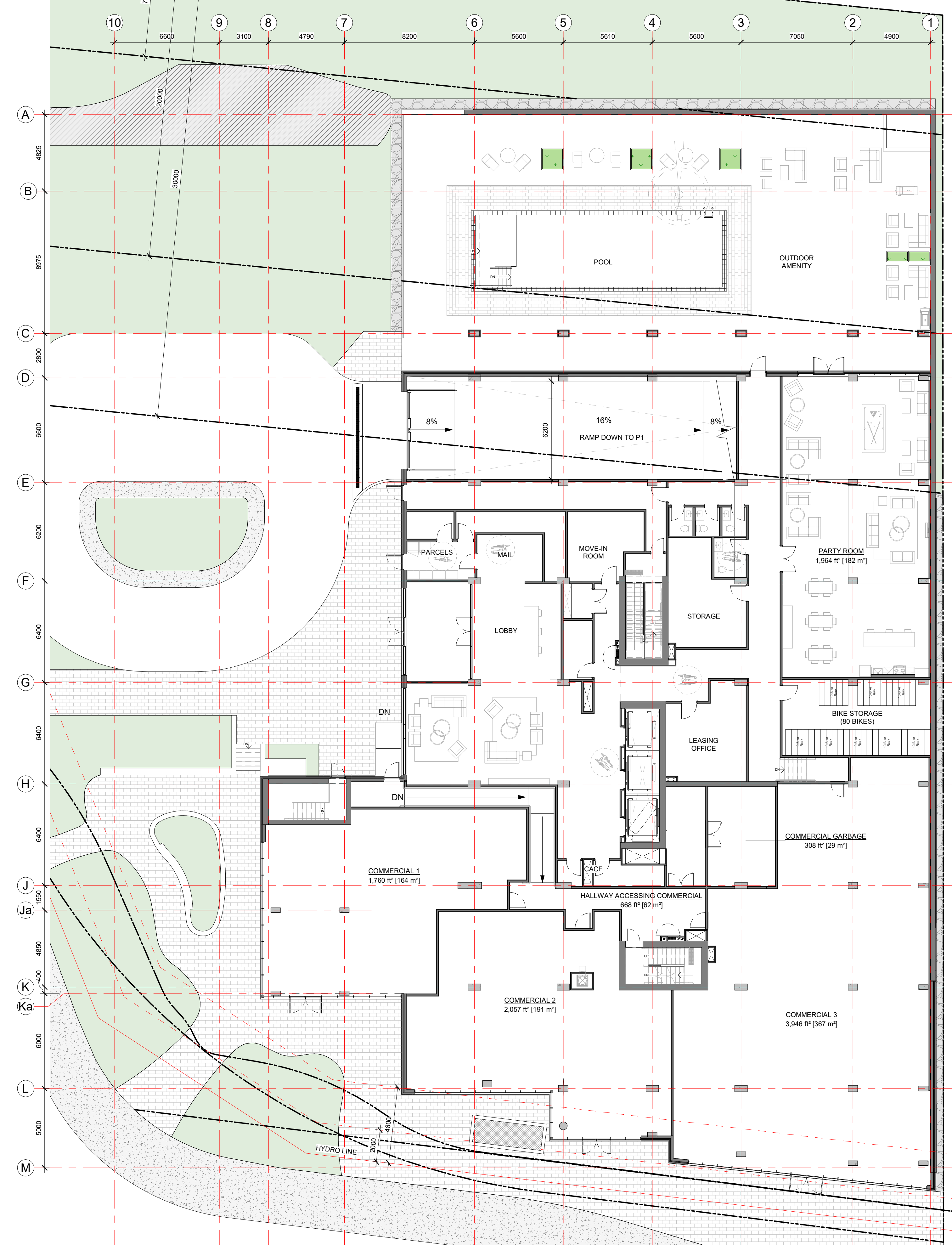
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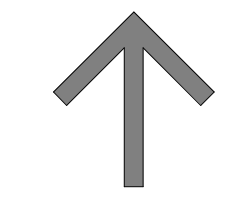
1 P1 FLOOR PLAN
A-102 / 1:150



2 GROUND FLOOR PLAN
A-102 / 1:150

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PROJECT TITLE:

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SHEET TITLE:

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PROJECT No: 2037	

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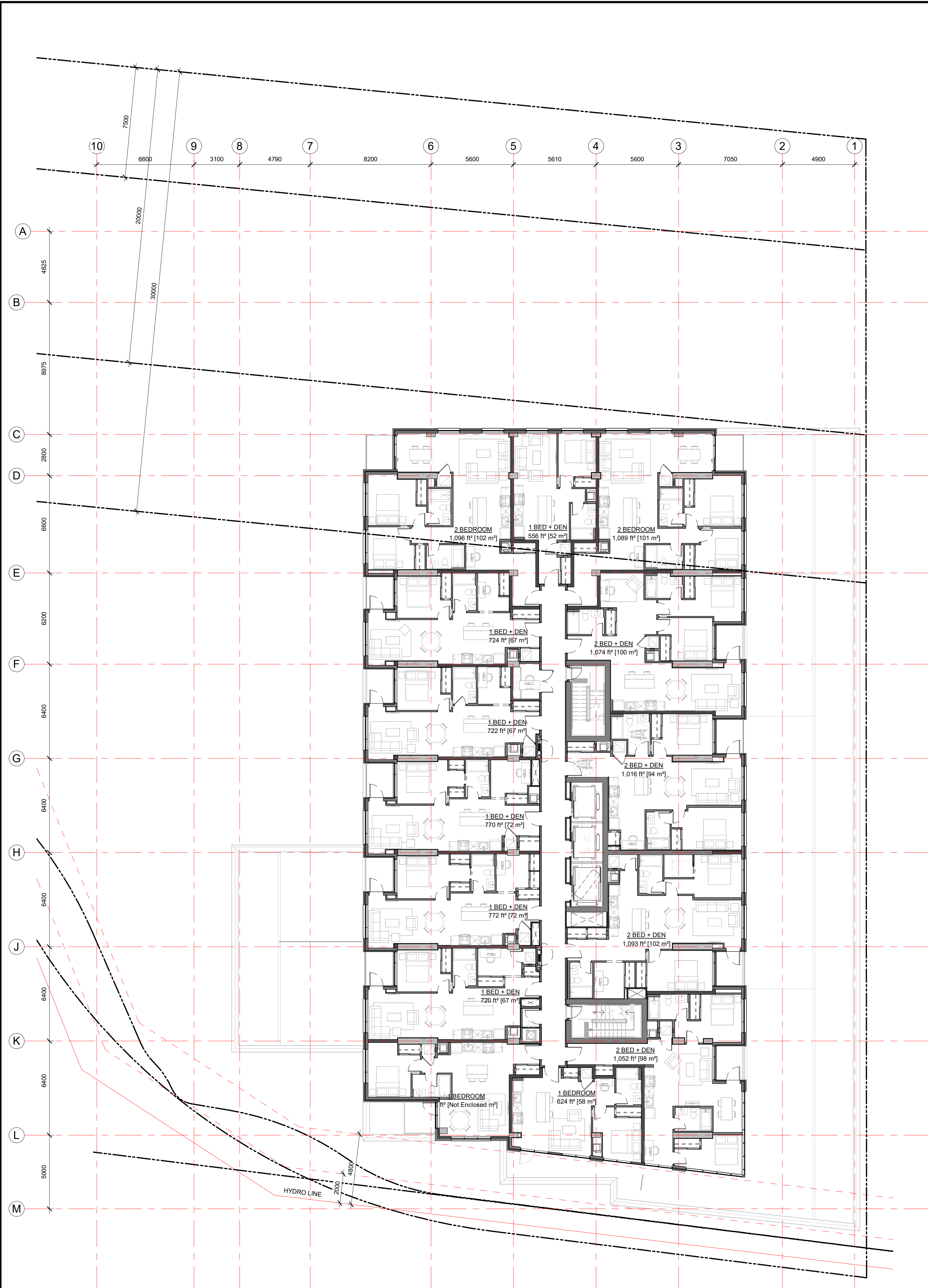
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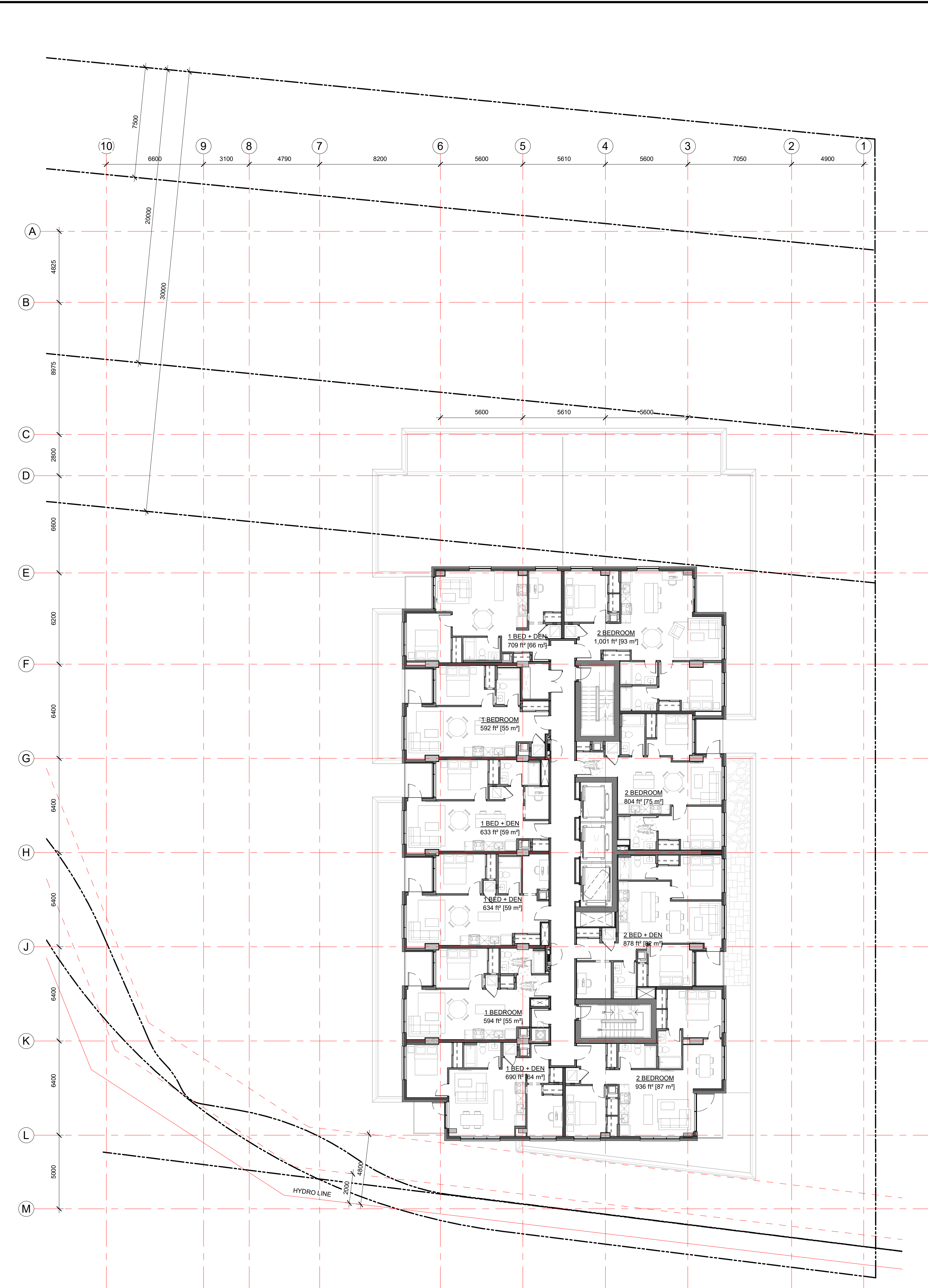
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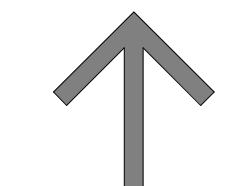
1 L2 - L4 TYP. PODIUM FLOOR PLAN
A-103 1:150



2 L5 FLOOR PLAN
A-103 1:150

No.	DESCRIPTION	DATE
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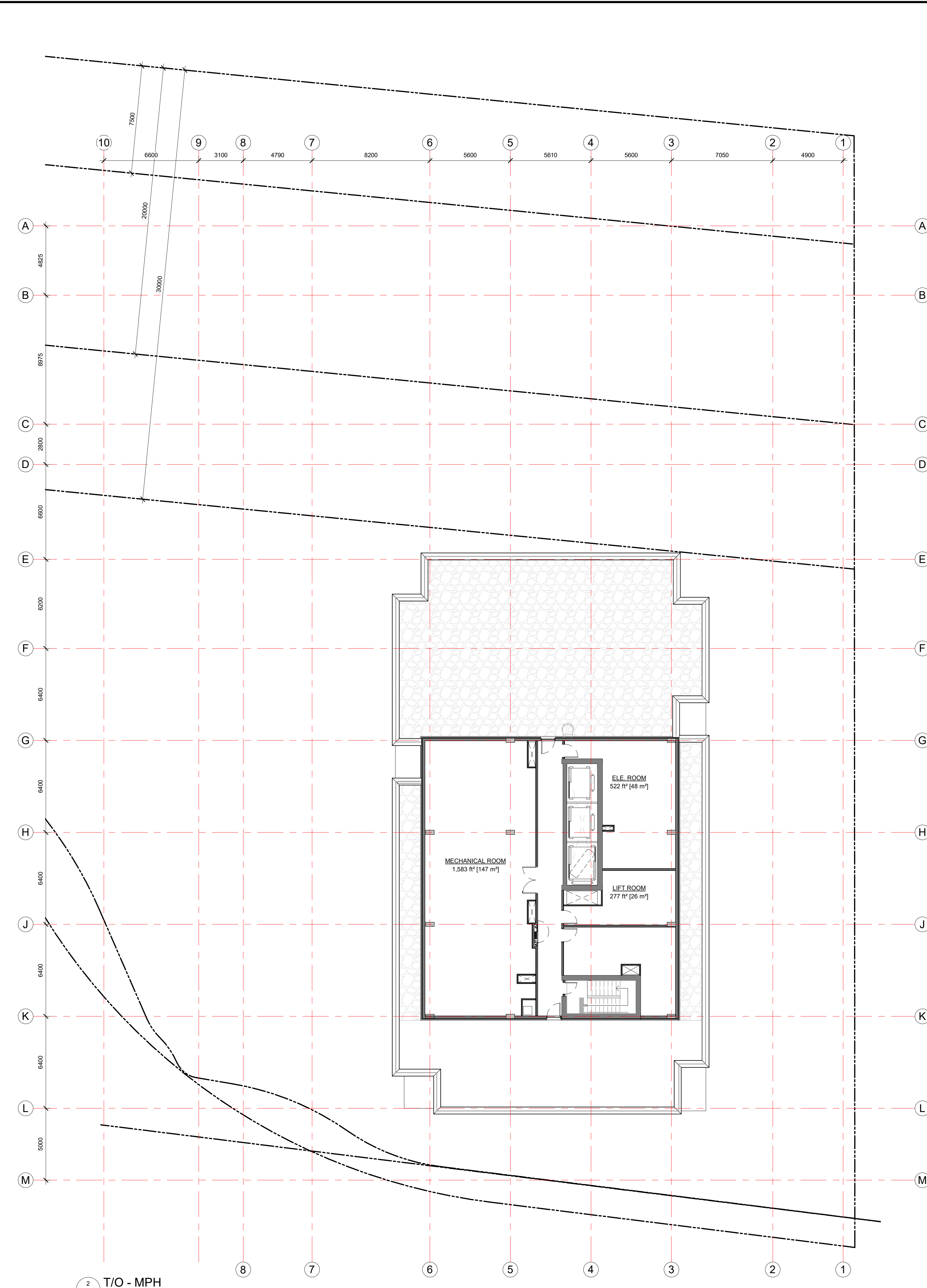
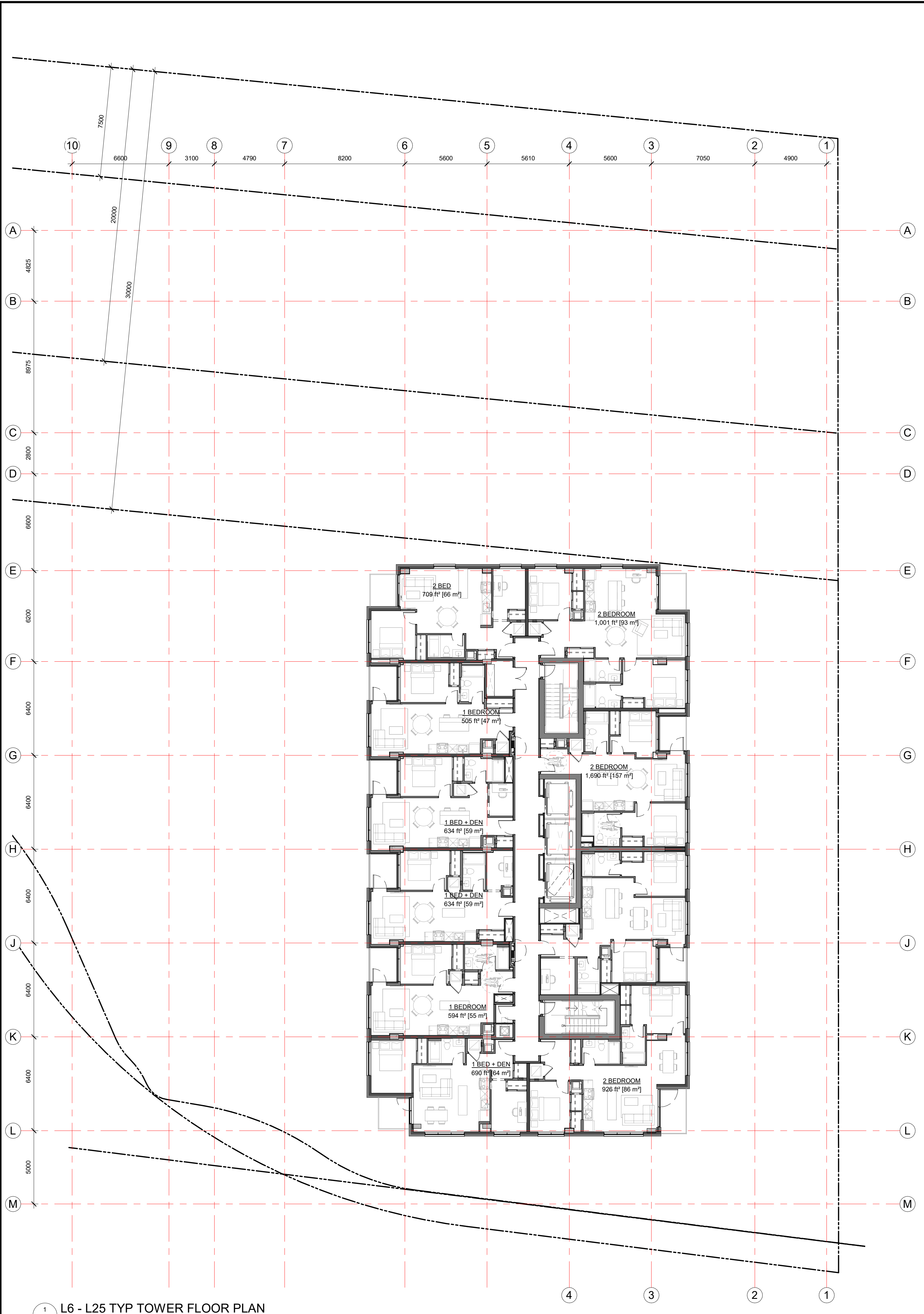
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PROJECT No.:	A-103
2037	

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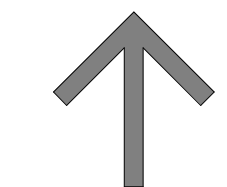
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1 L6 - L25 TYP TOWER FLOOR PLAN
 A-104 1:150

2 T/O - MPH
 A-104 1:150

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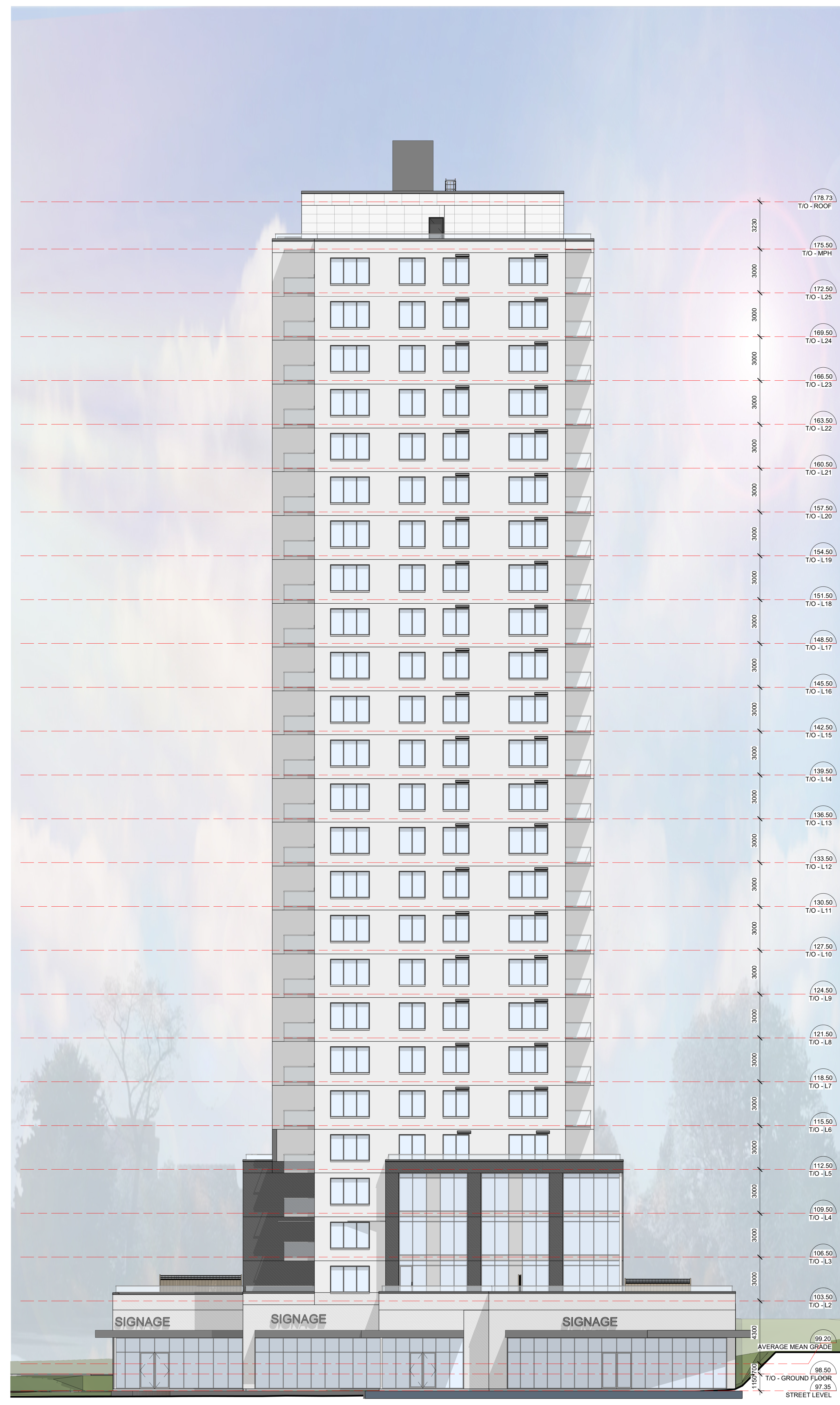
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1 WEST ELEVATION
A-201 1:150



2 DD - SOUTH ELEV
A-201 1:150

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rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
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OTTAWA, ON

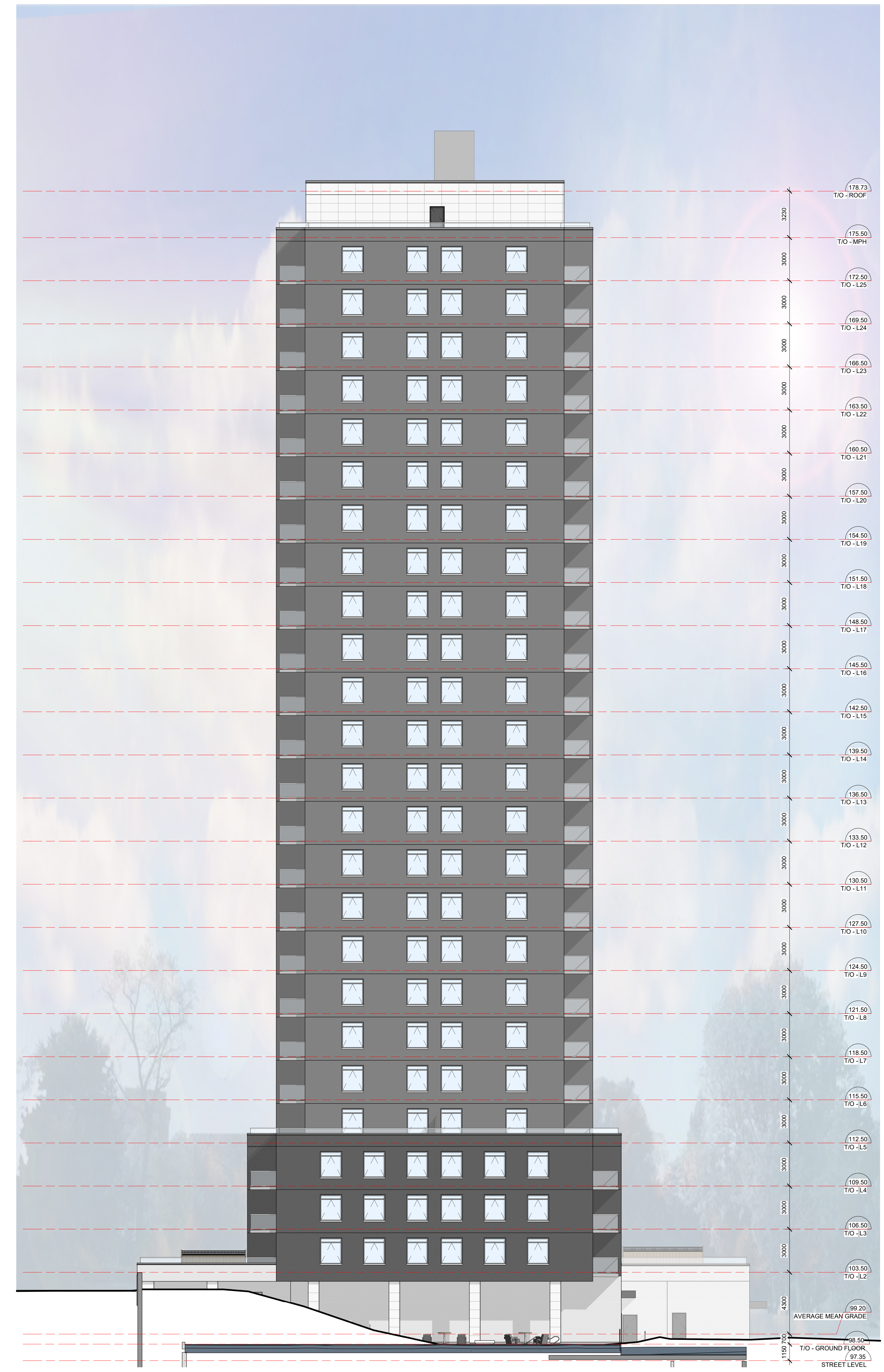
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ELEVATIONS

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PROJECT No: 2037	

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1 DD - EAST ELEVATION
A-202 / 1:150



2 DD - NORTH ELEVATION
A-202 / 1:150

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rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

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OTTAWA, ON

SHEET TITLE:
ELEVATIONS

DRAWN: MS/RIB CHECKED: JB/RV
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PROJECT No: 2037

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REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
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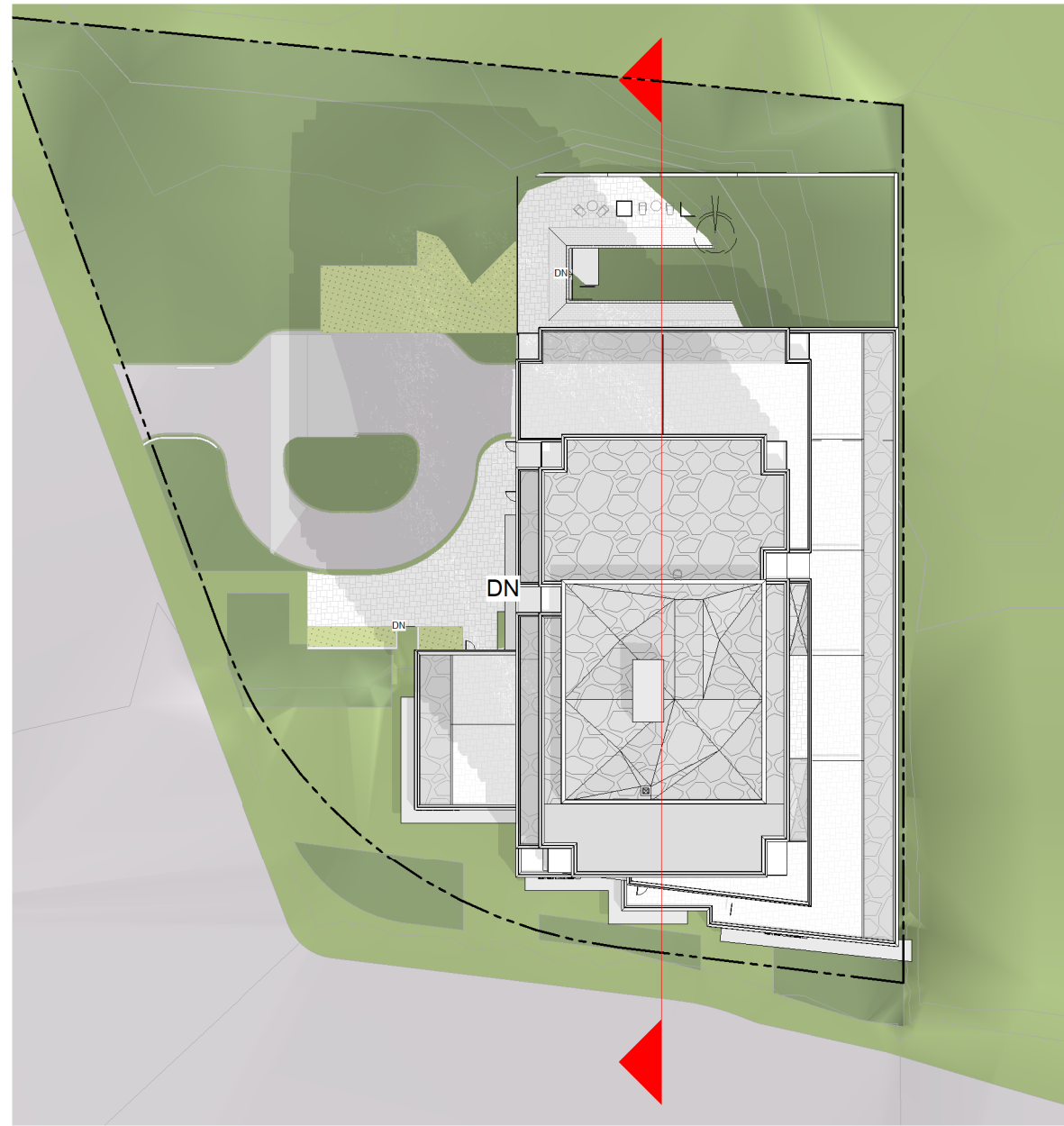


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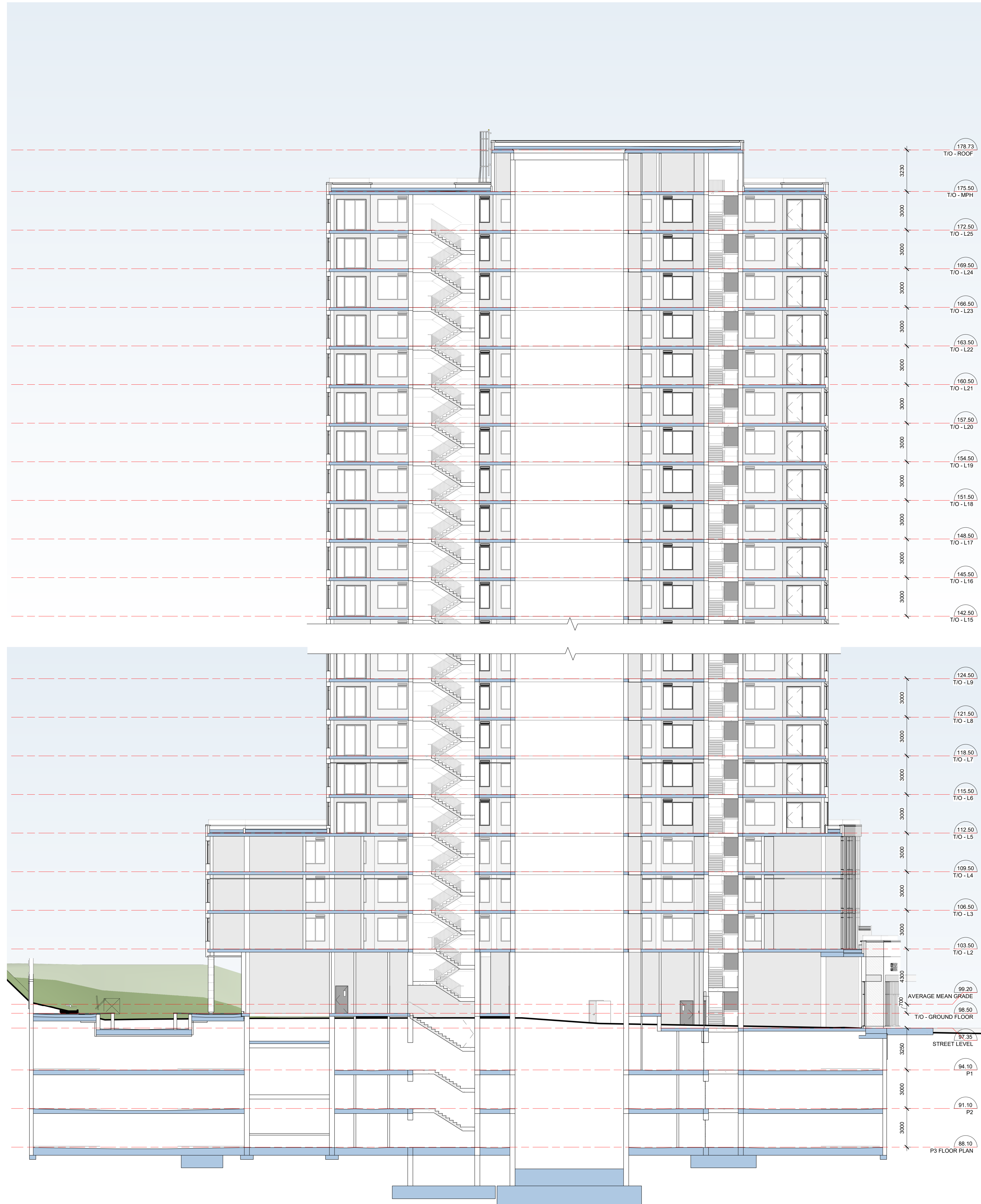
PROJECT TITLE:
 1649 MONTREAL ROAD
 OTTAWA, ON

SHEET TITLE:
 ENLARGED ELEVATION

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: 1 : 50	SHEET No: A-203
PROJECT No: 2037	



KEY PLAN



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No.	DESCRIPTION	YYYY-MM-DD
6	ADDITION SPC REVISIONS	01/11/2024
5	ISSUED FOR SPC ROUND 2 COMMENTS	05/09/2023
4	REVISED FOR GENERAL UPDATES	29/08/2023
3	REVISED UNIT COUNT	14/02/2023
2	ISSUED FOR SPC ROUND 1	13/01/2023
1	ISSUED FOR SPC APPLICATION	31/08/2022

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
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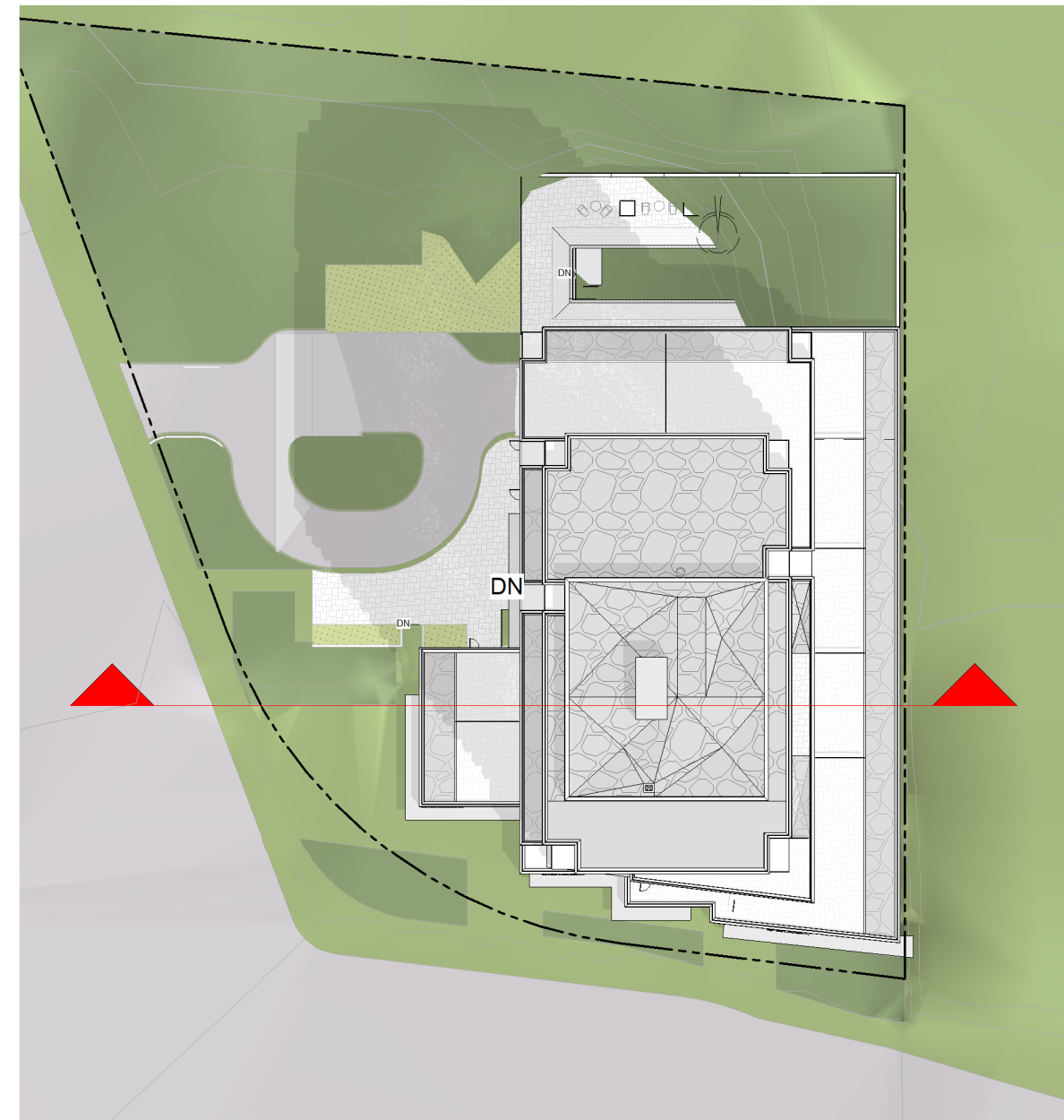


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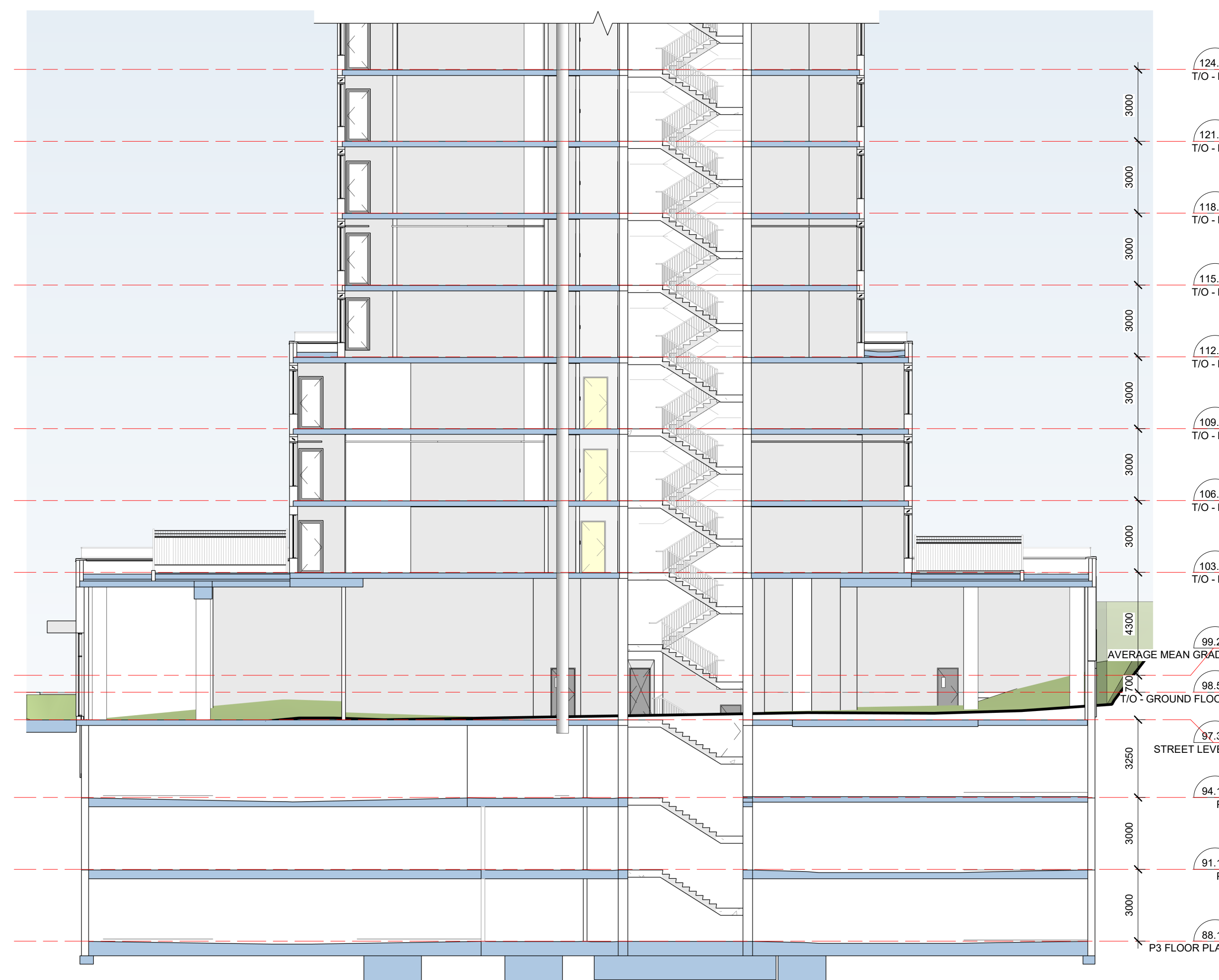
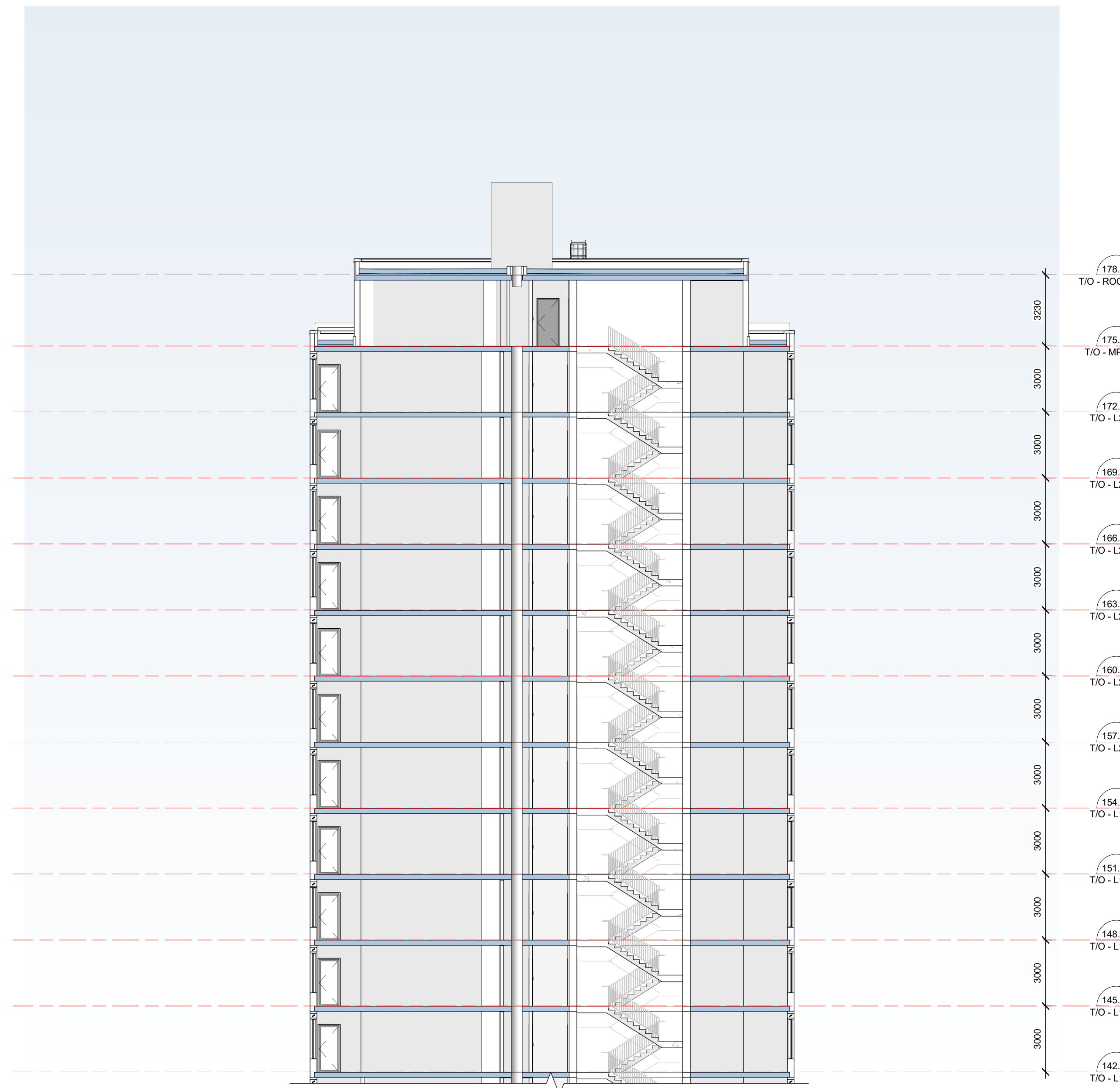
PROJECT TITLE:
 1649 MONTREAL ROAD
 OTTAWA, ON

SHEET TITLE:
 SECTION

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: As indicated	SHEET No.:
PROJECT No: 2037	A-301



KEY PLAN



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No.	DESCRIPTION	DATE
1	ADDITION SPC REVISIONS	01/11/2024

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ARCHITECT:

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PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ON

SHEET TITLE:

SECTION

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: As indicated	SHEET No.:
PROJECT No.:	A-302
2037	

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1 3D VIEW FROM SOUTH OF BLAIR ROAD

2 3D VIEW FROM NORTH OF BLAIR ROAD

No.	DESCRIPTION	YYYY-MM-DD
6	ADDITION SPC REVISIONS	01/11/2024
5	ISSUED FOR SPC ROUND 2 COMMENTS	05/09/2023
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1	ISSUED FOR SPC APPLICATION	31/08/2022

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PROJECT TITLE:
 1649 MONTREAL ROAD
 OTTAWA, ON

SHEET TITLE:
 3D VIEWS

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE:	SHEET No:
PROJECT No: 2037	A-401

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3D VIEW FROM WEST OF MONTREAL ROAD

3D VIEW FROM EAST OF MONTREAL ROAD

No.	DESCRIPTION	YYYY-MM-DD
5	ISSUED FOR SPC ROUND 2 COMMENTS	05/09/2023
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3	REVISED UNIT COUNT	14/02/2023
2	ISSUED FOR SPC ROUND 1	13/01/2023
1	ISSUED FOR SPC APPLICATION	31/08/2022

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PROJECT TITLE:
 1649 MONTREAL ROAD
 OTTAWA, ON

SHEET TITLE:
 3D VIEWS

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE:	SHEET No:
PROJECT No: 2037	A-402

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3D VIEW FROM MONTREAL ROAD AND BLAIR INTERSECTION

1
A-403



CLOSE-UP 3D VIEW FROM MONTREAL ROAD AND BLAIR INTERSECTION

2
A-403

No.	DESCRIPTION	YYYY-MM-DD
6	ADDITION SPC REVISIONS	01/11/2024
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1	ISSUED FOR SPC APPLICATION	31/08/2022

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PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ON

SHEET TITLE:

3D VIEWS

DRAWN: MS/RIB CHECKED: JB/RV

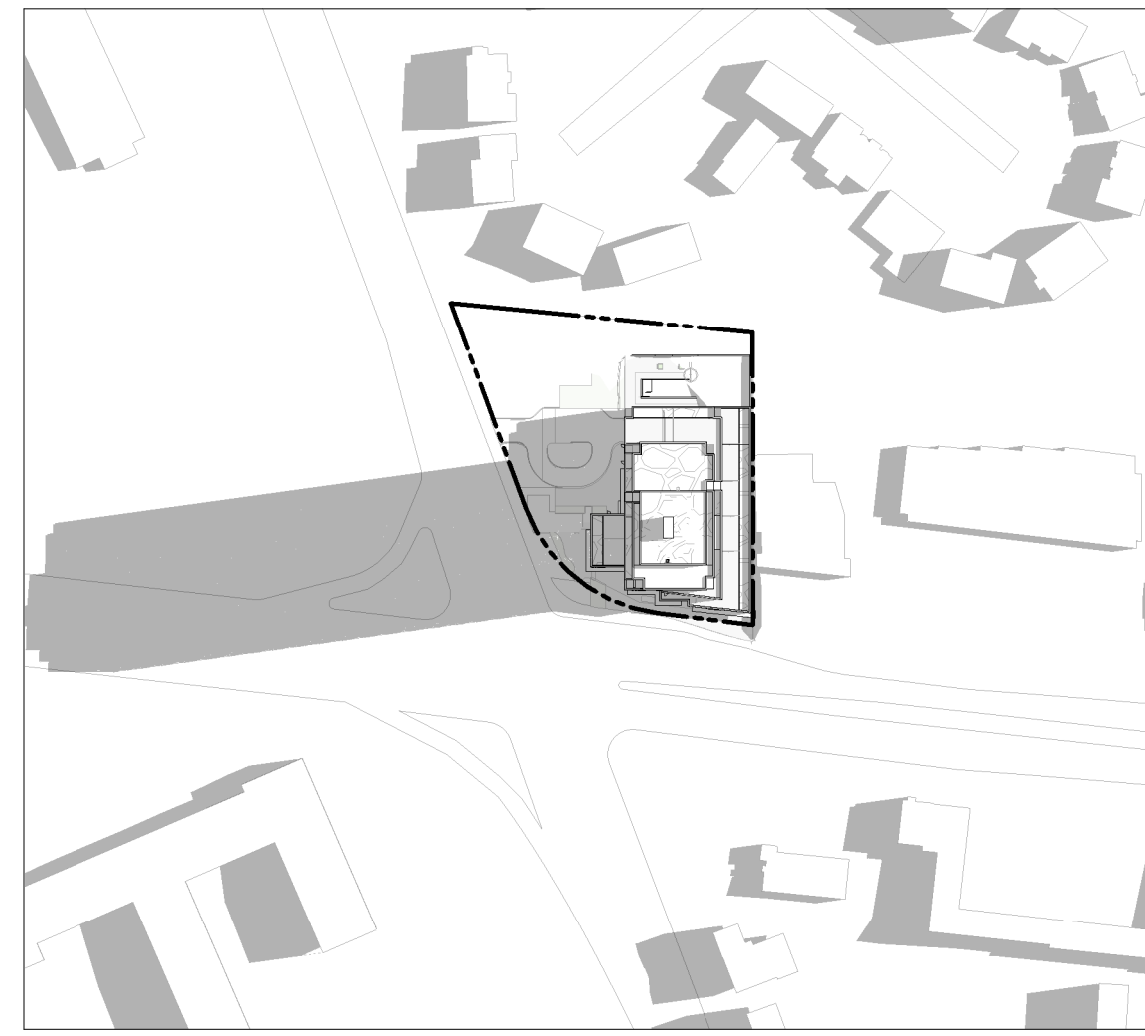
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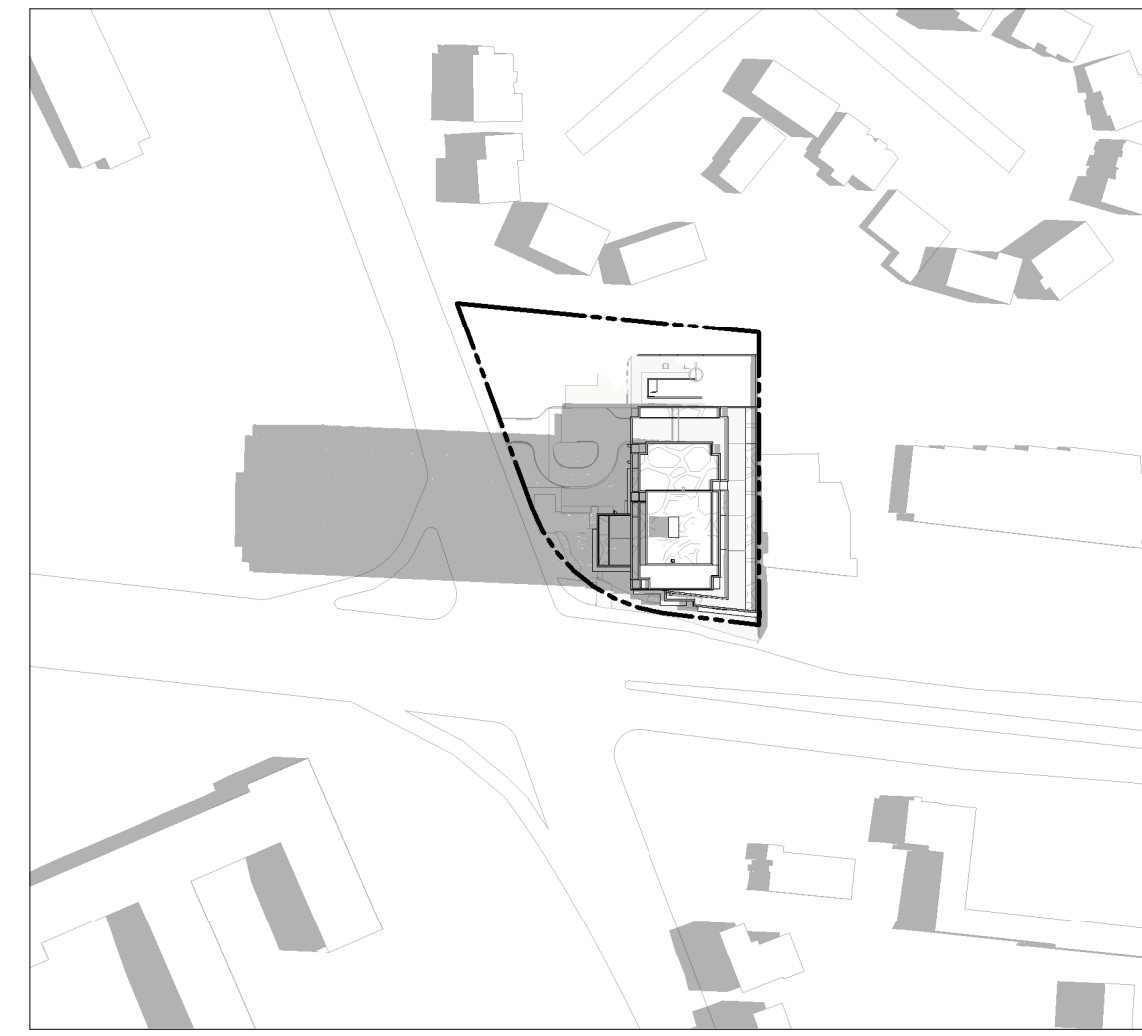
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JUNE 21 (DST)



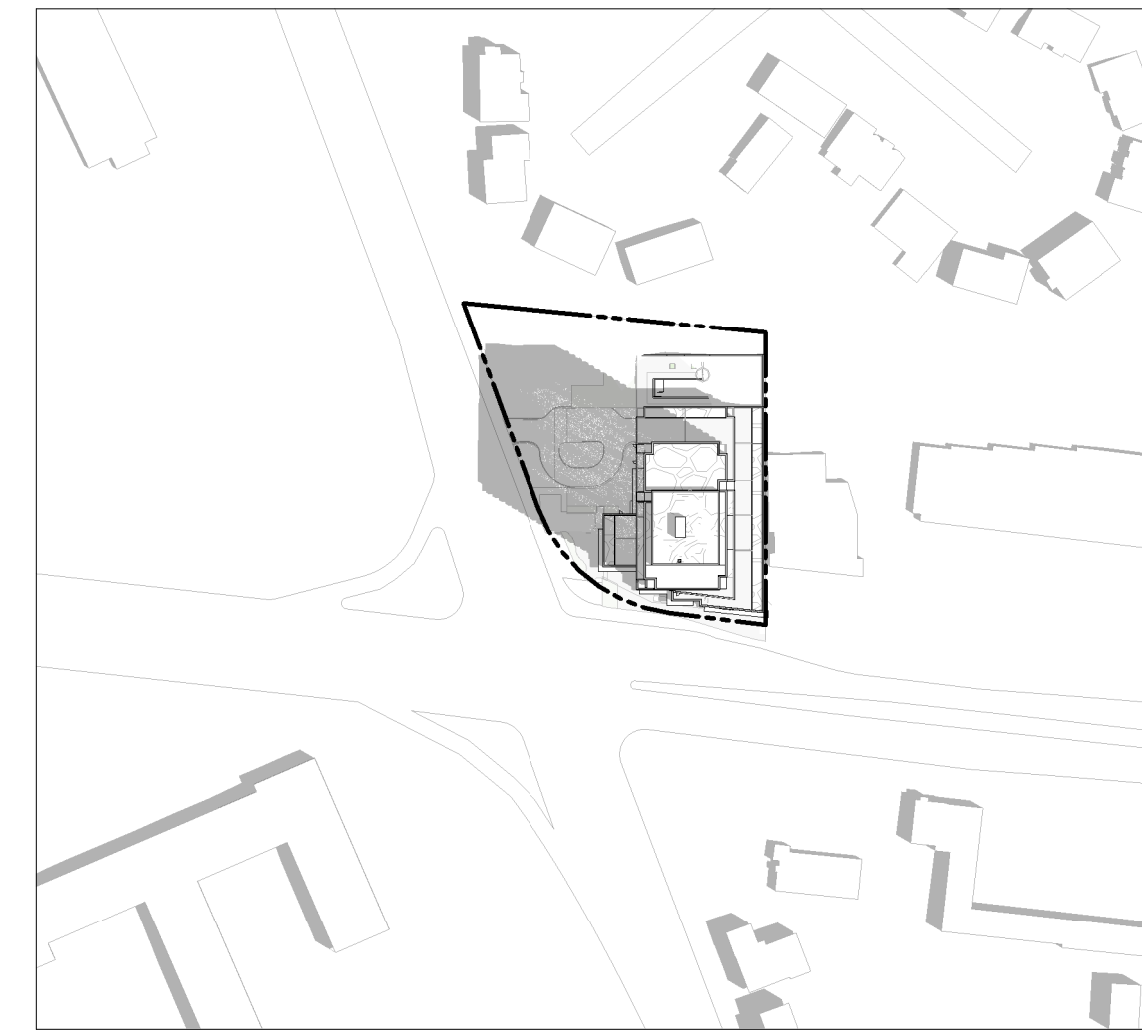
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9:00 AM



10:00 AM



11:00 AM



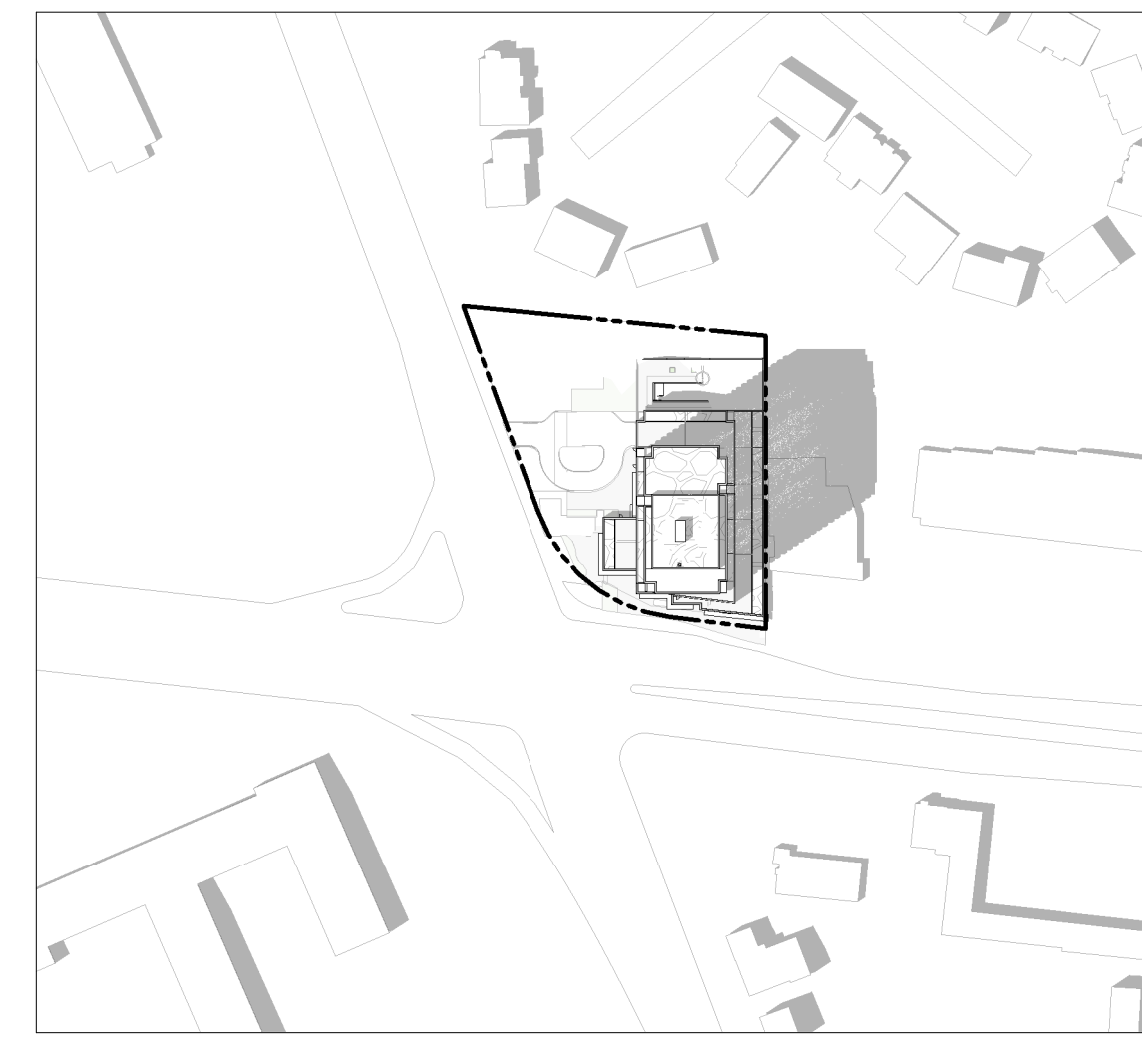
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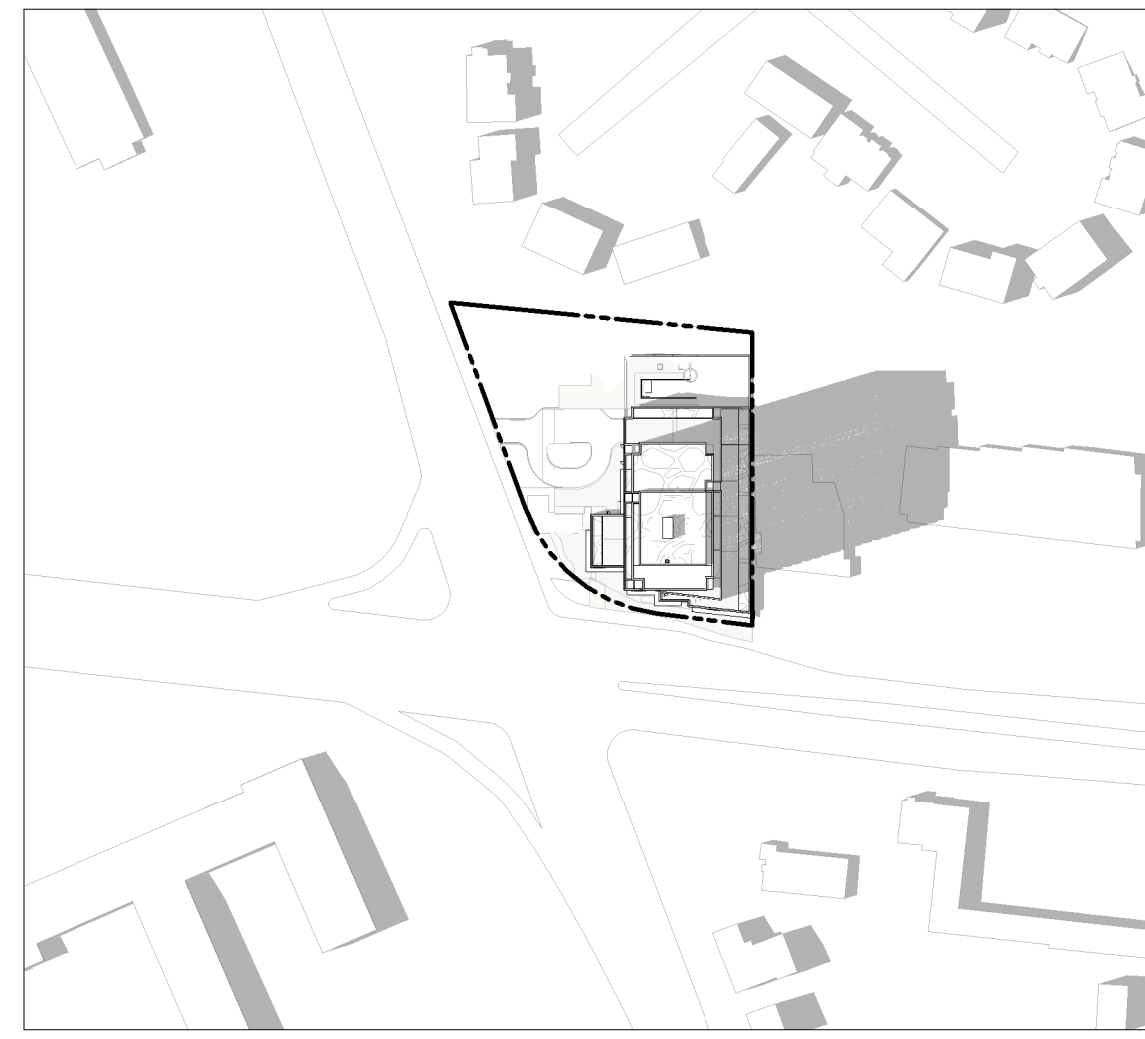
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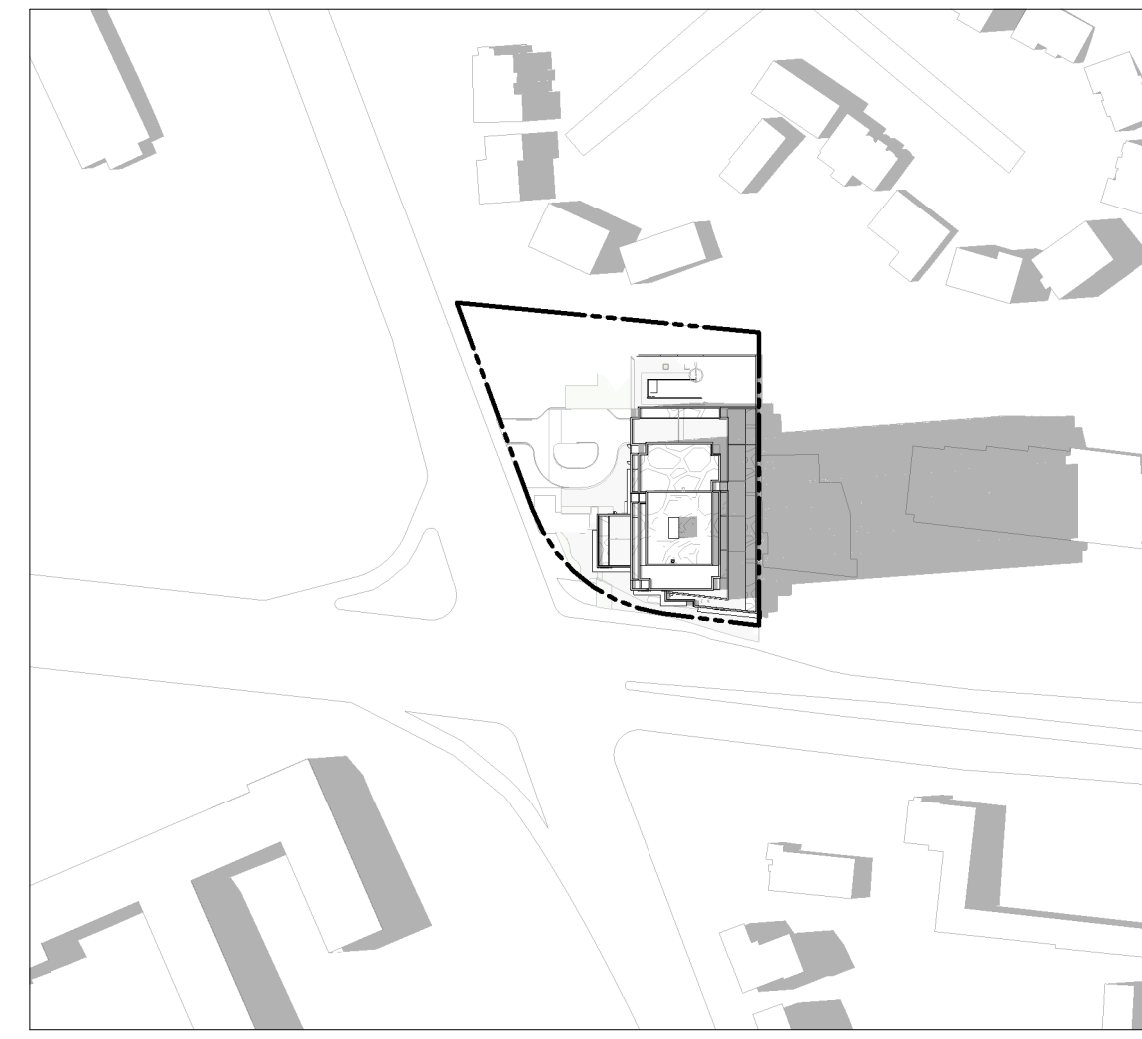
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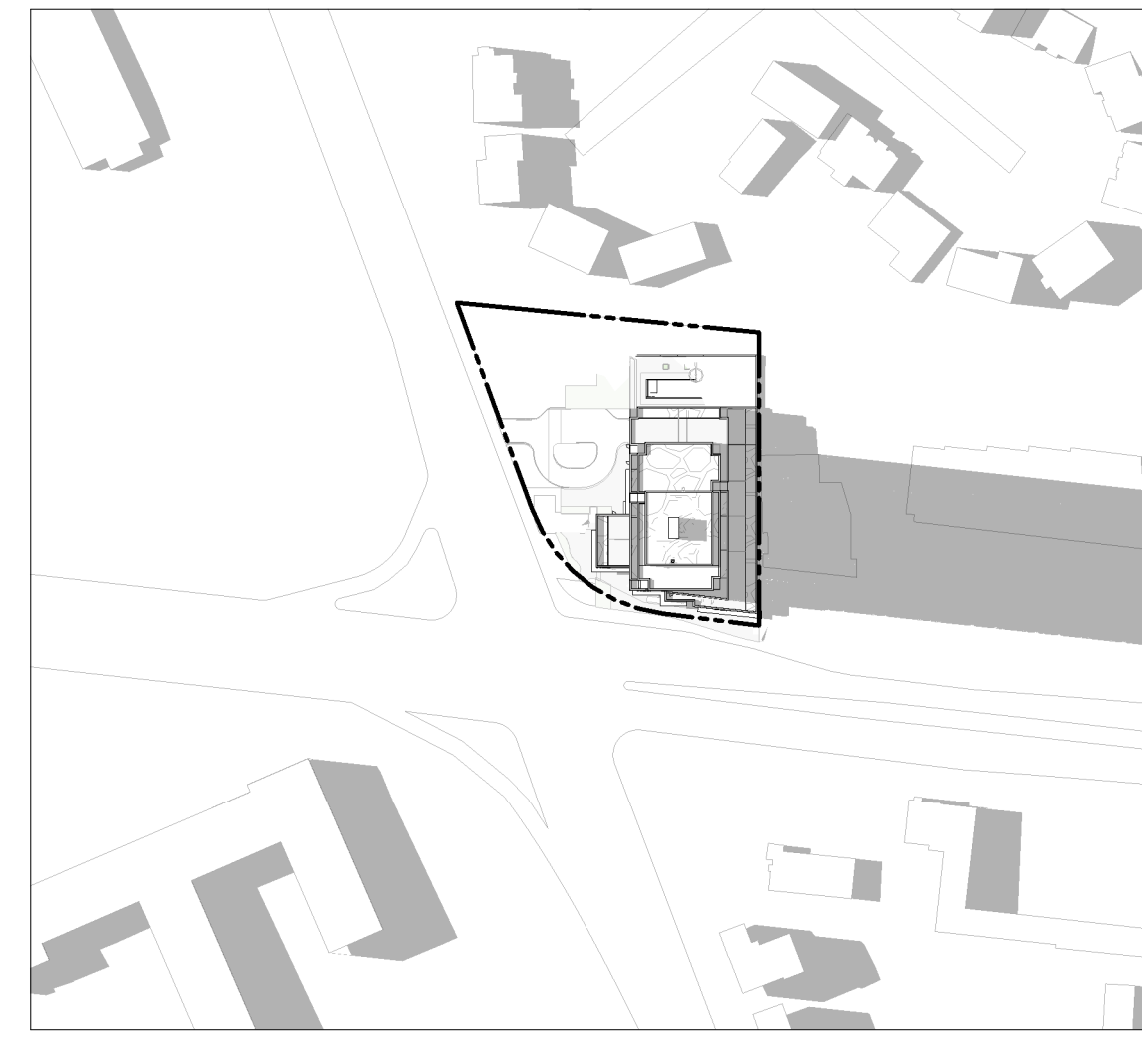
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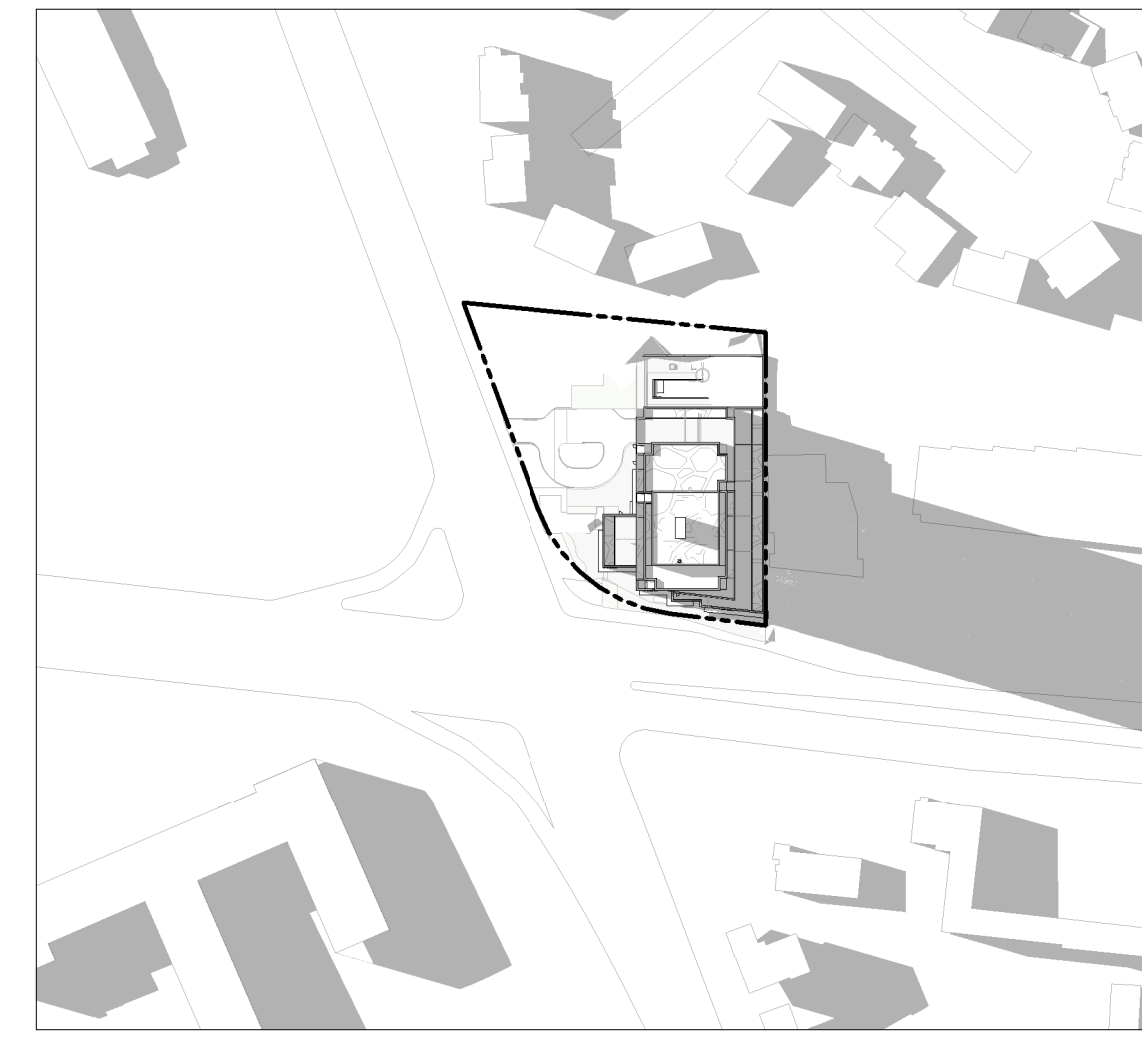
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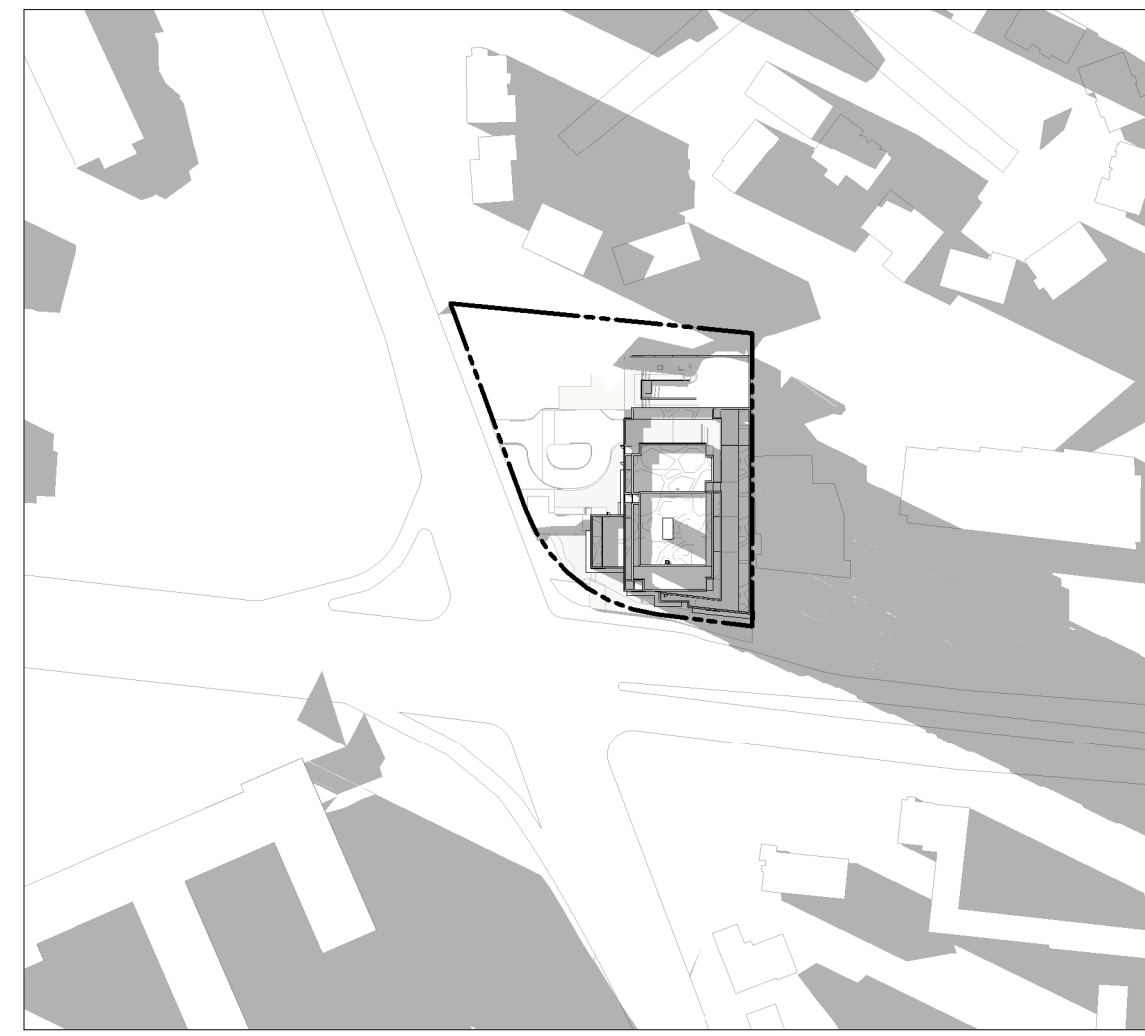
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6:00 PM



7:00 PM



8:00 PM

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PROJECT TITLE:
1649 MONTREAL ROAD

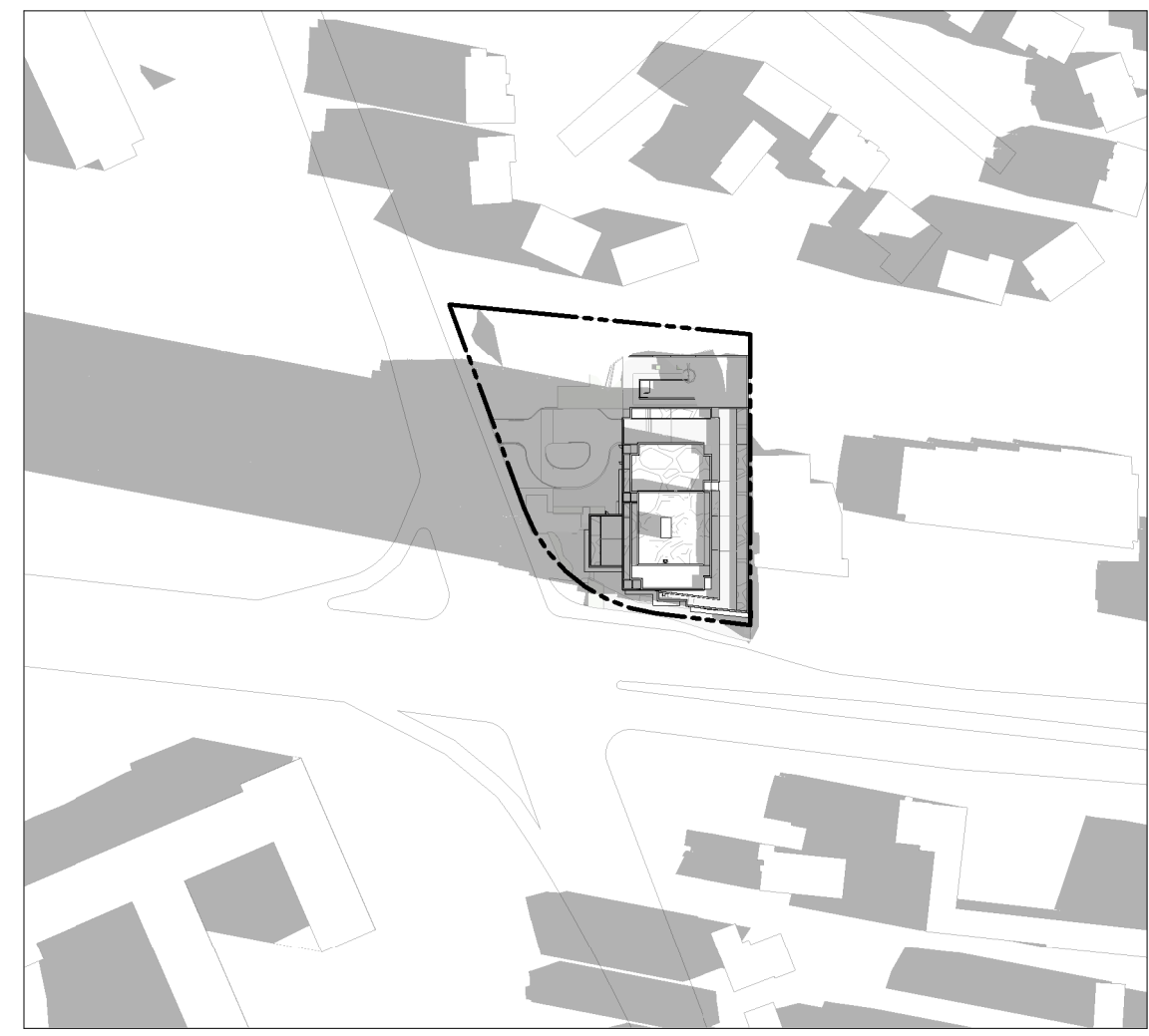
OTTAWA, ON

SHEET TITLE:
SUNSHADE STUDY

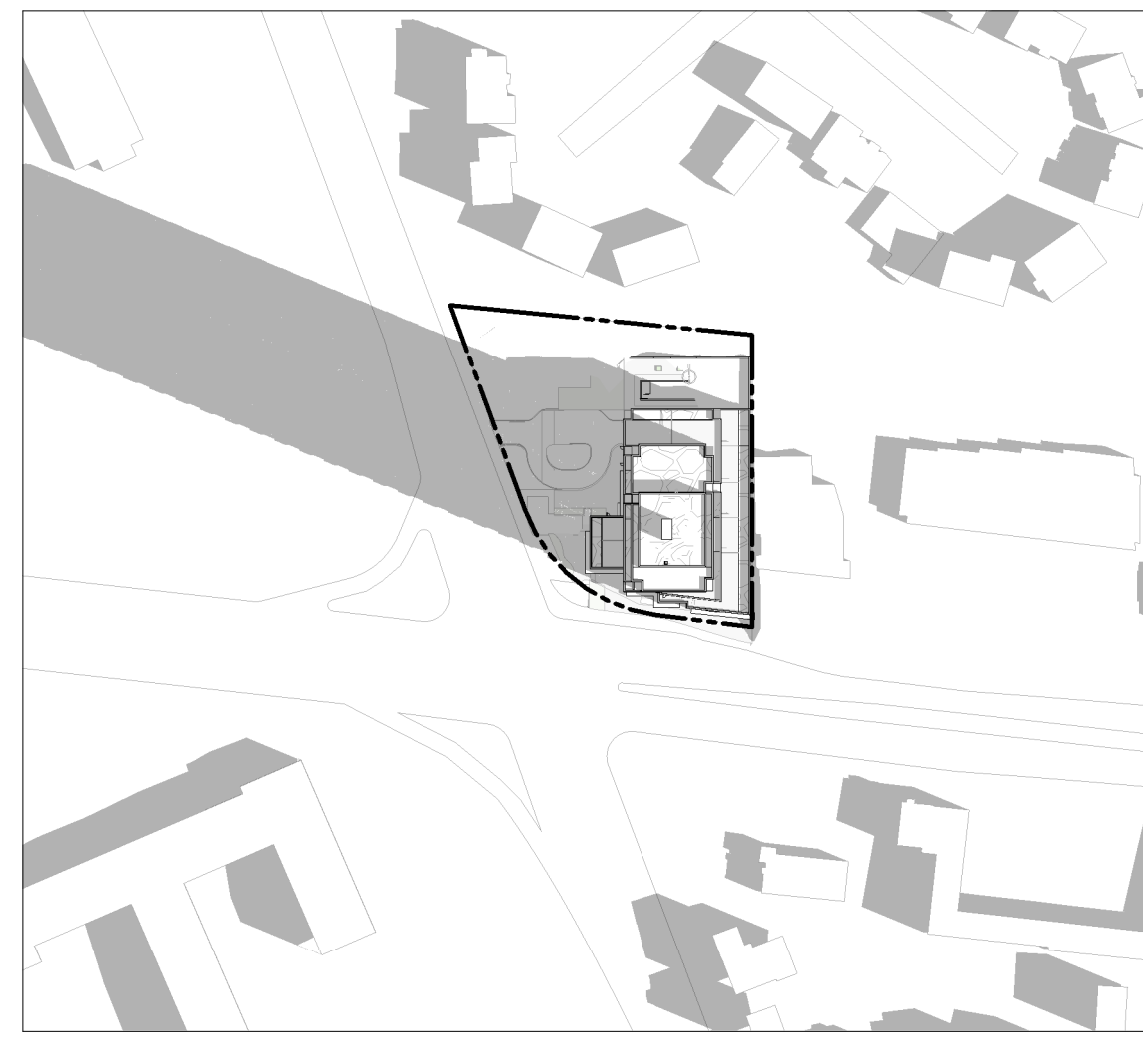
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PROJECT No: 2037	

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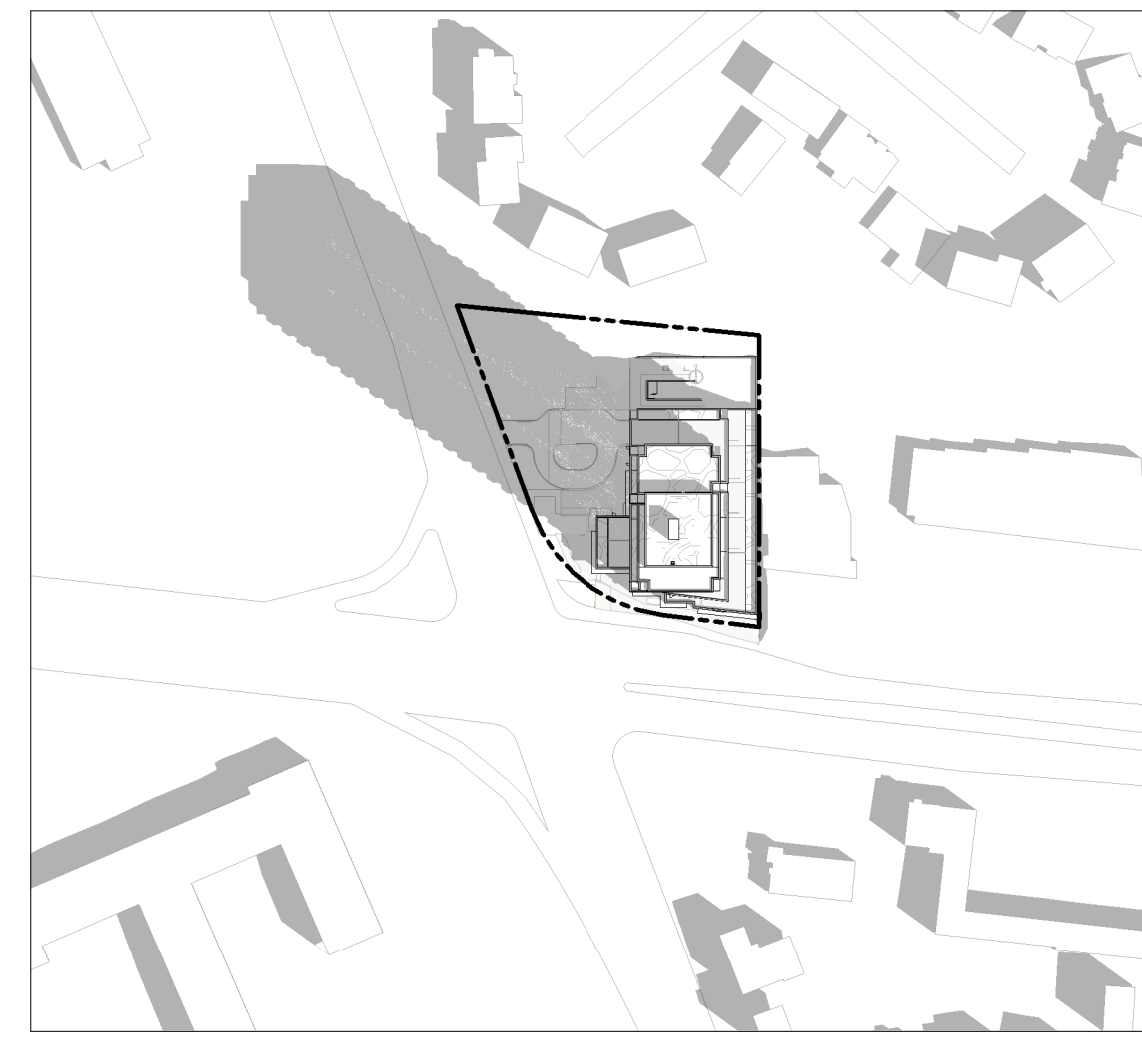
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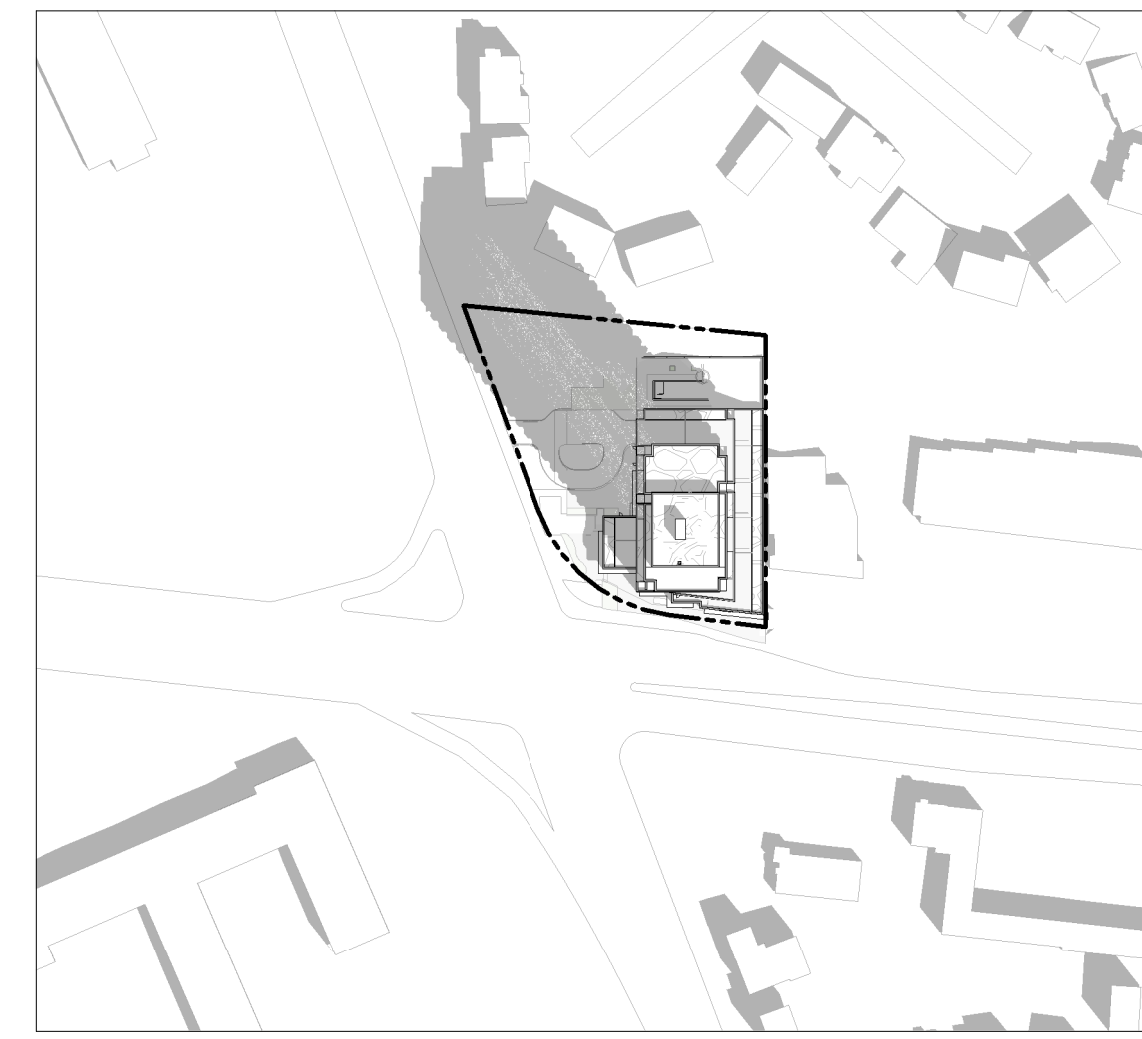
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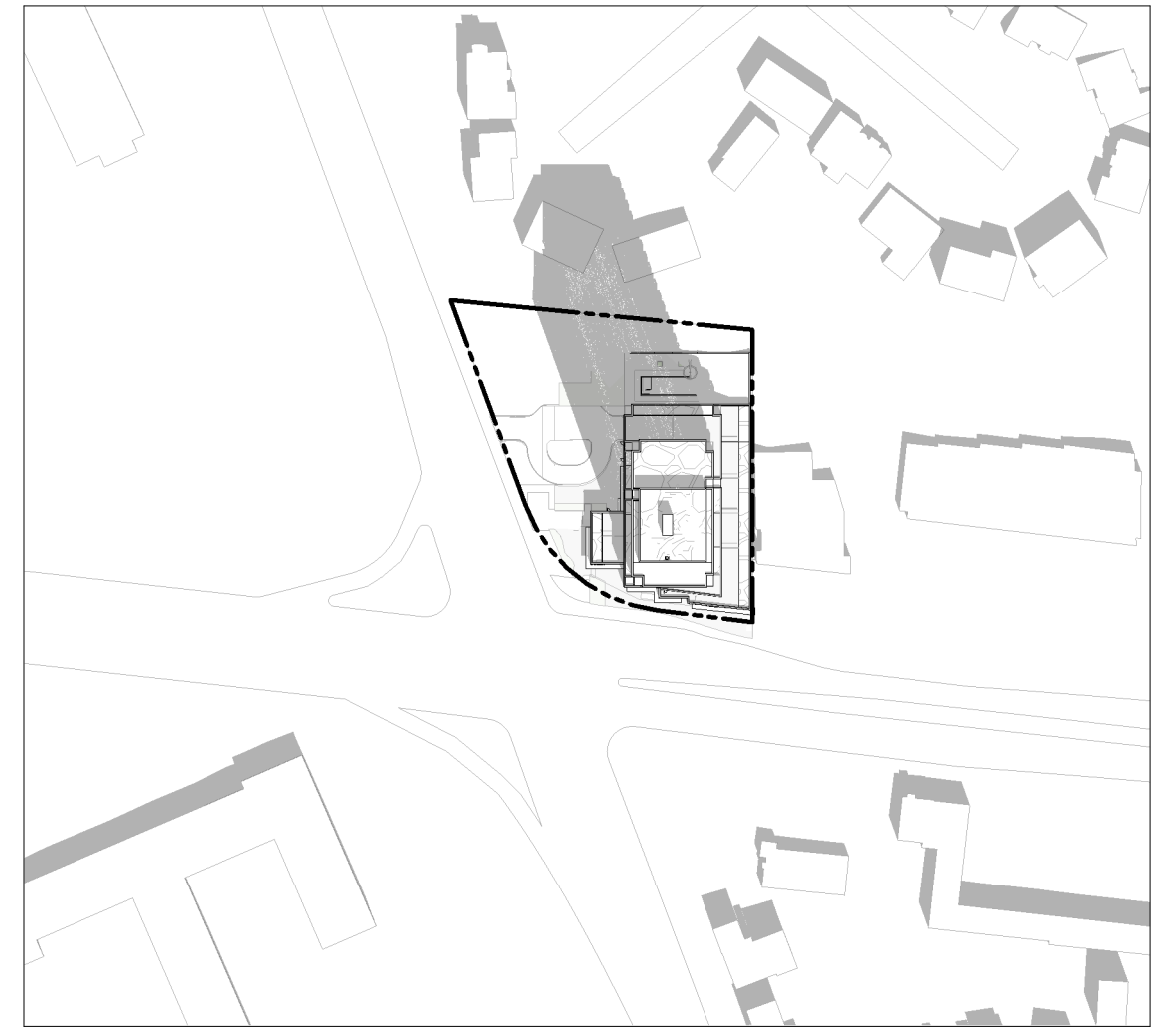
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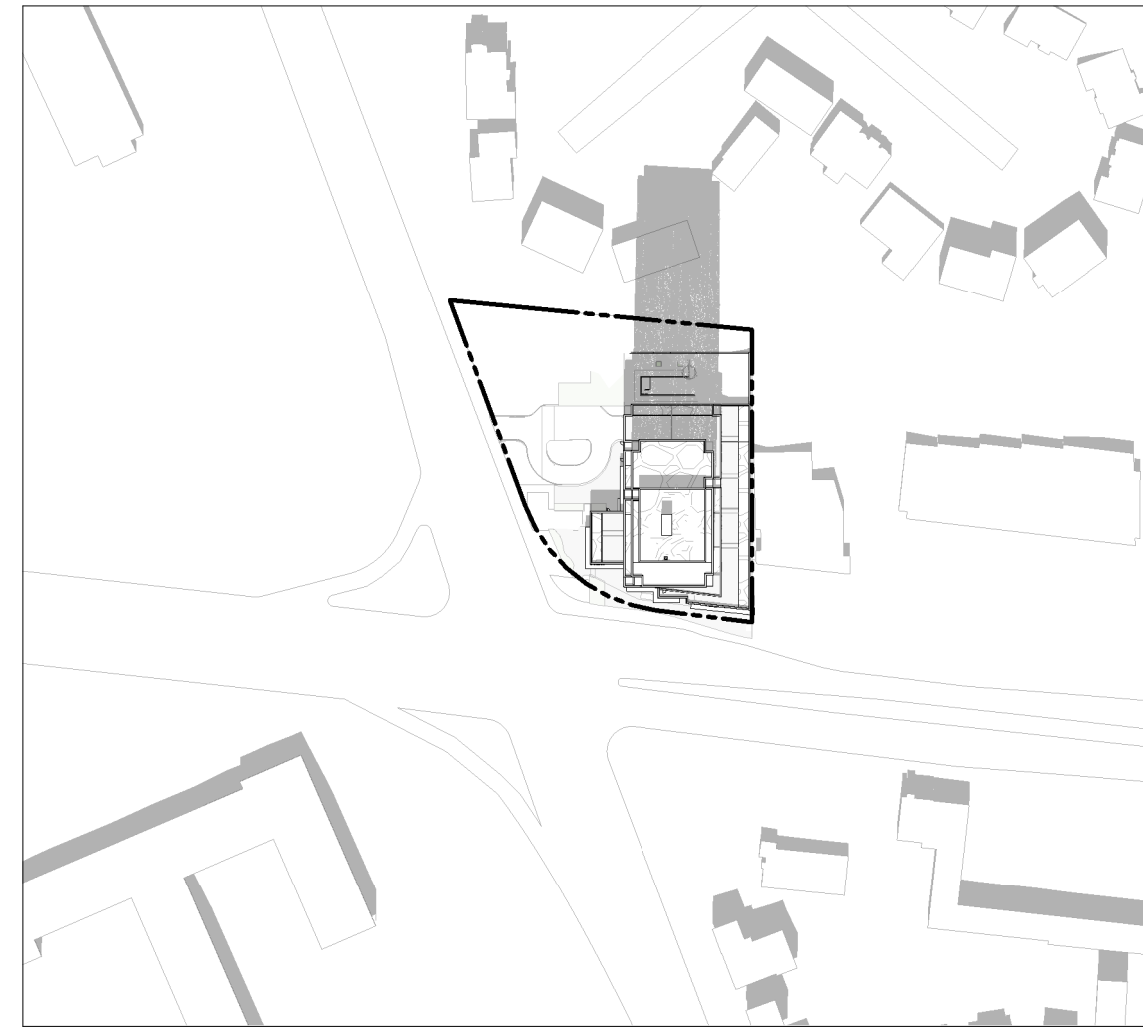
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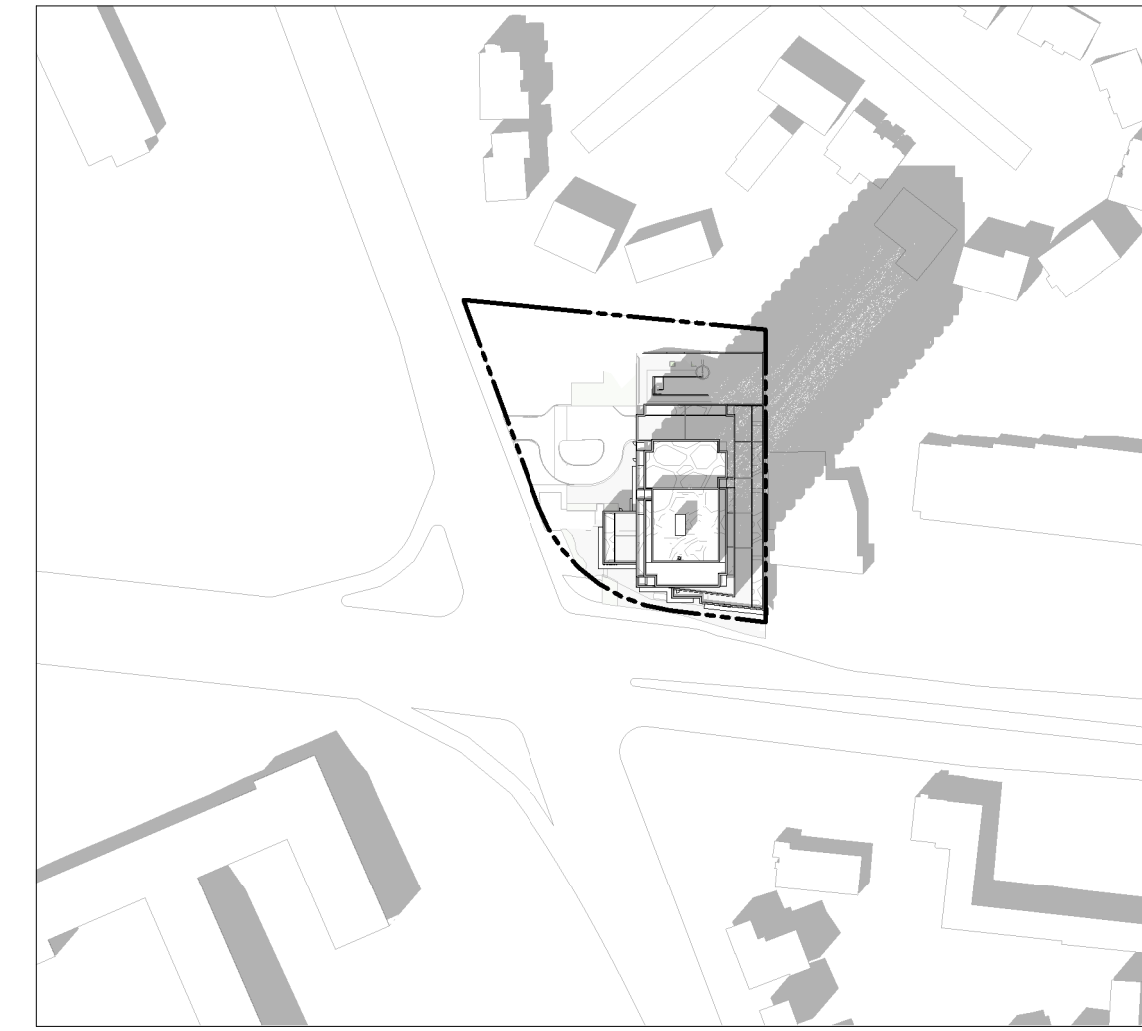
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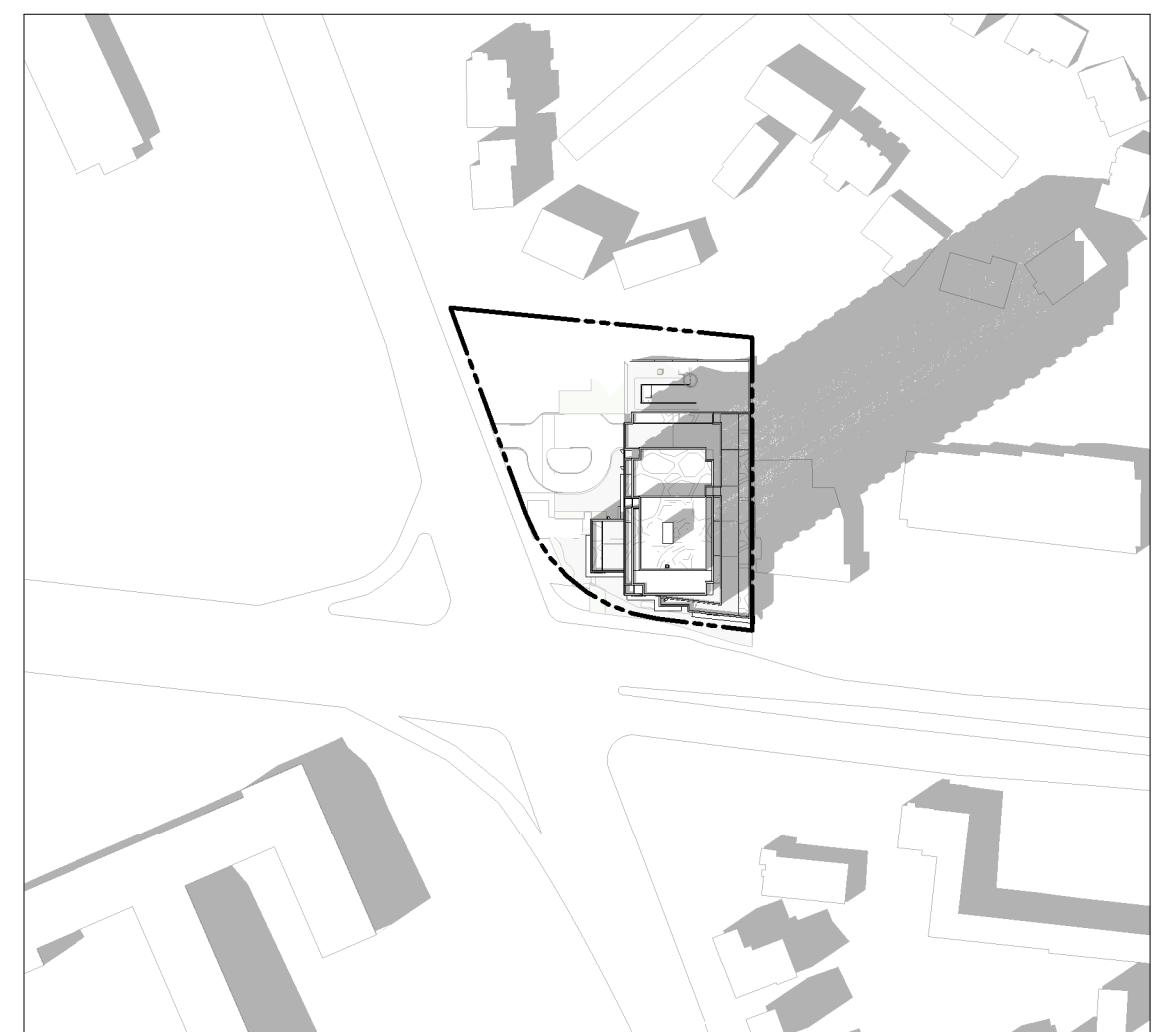
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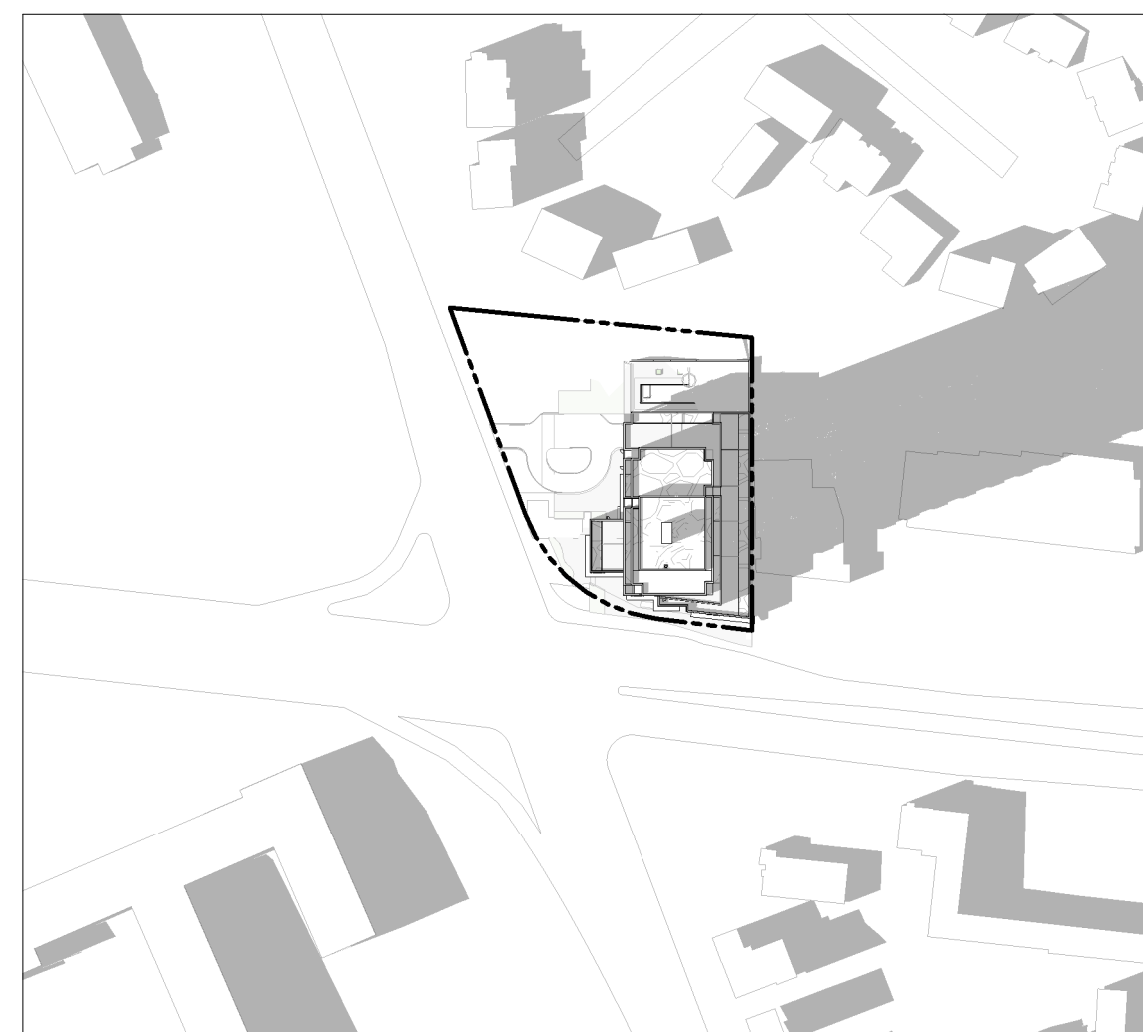
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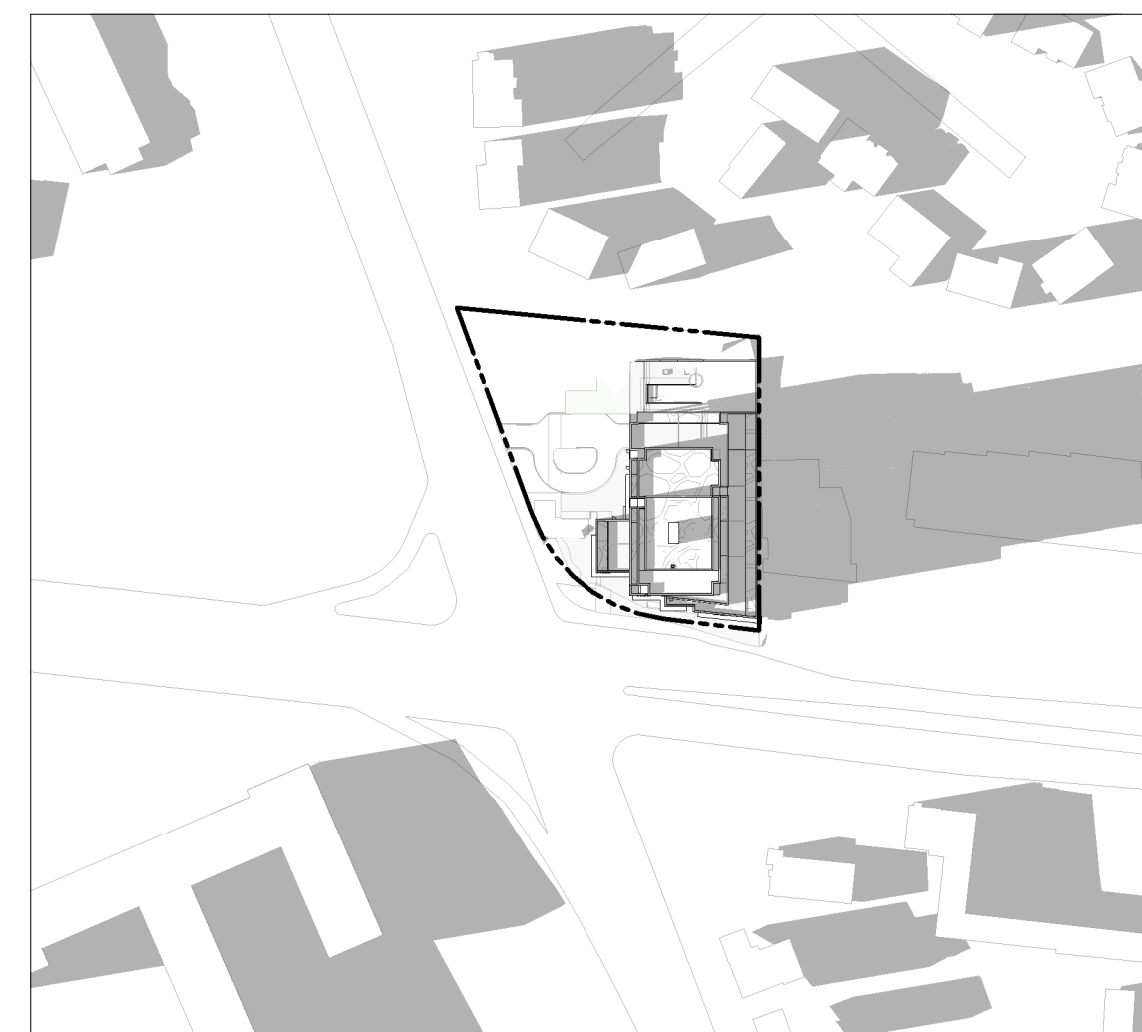
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4:00 PM



5:00 PM



6:00 PM

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PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ON

SHEET TITLE:

SUNSHADE STUDY

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: 1 : 2000	SHEET No: A-502
PROJECT No: 2037	

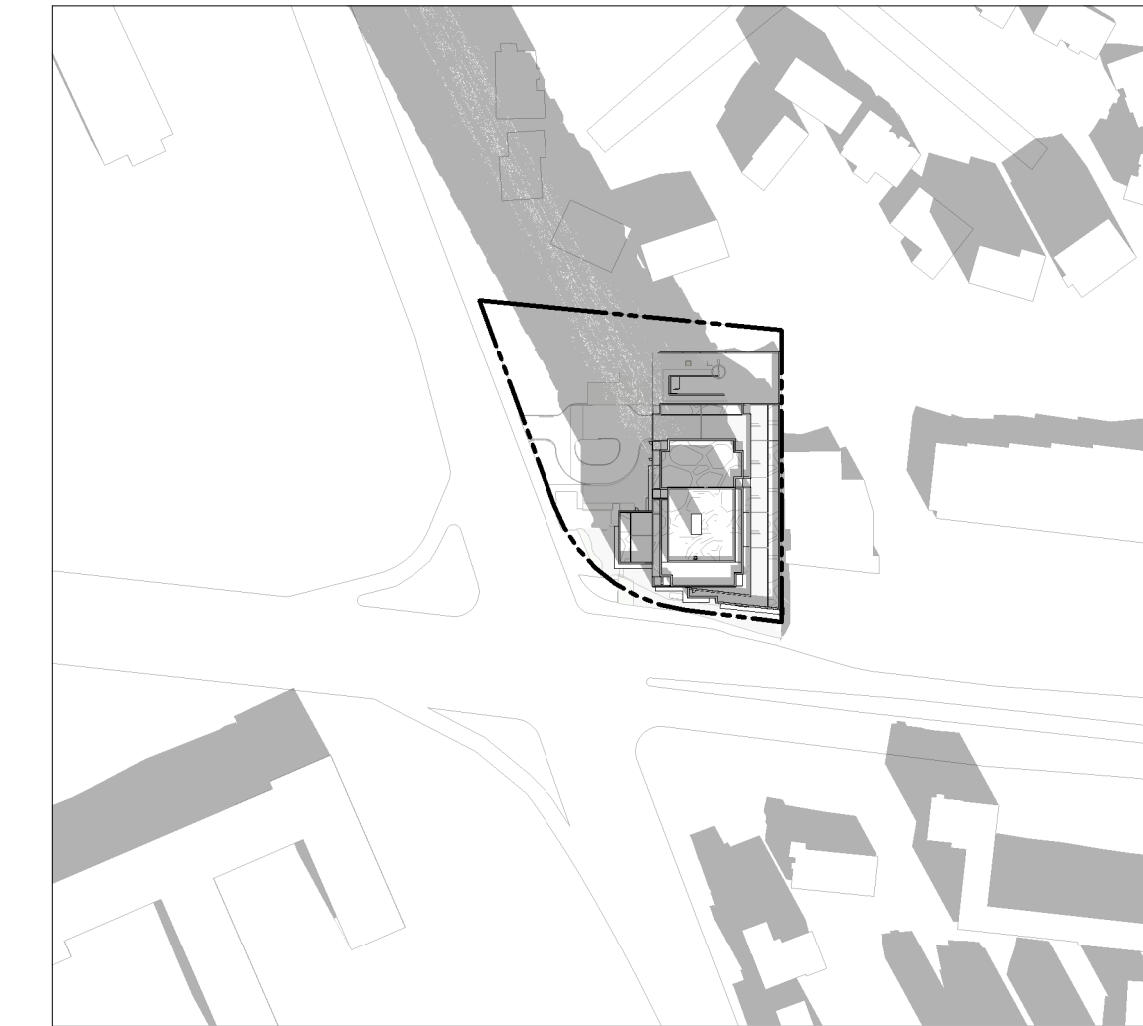
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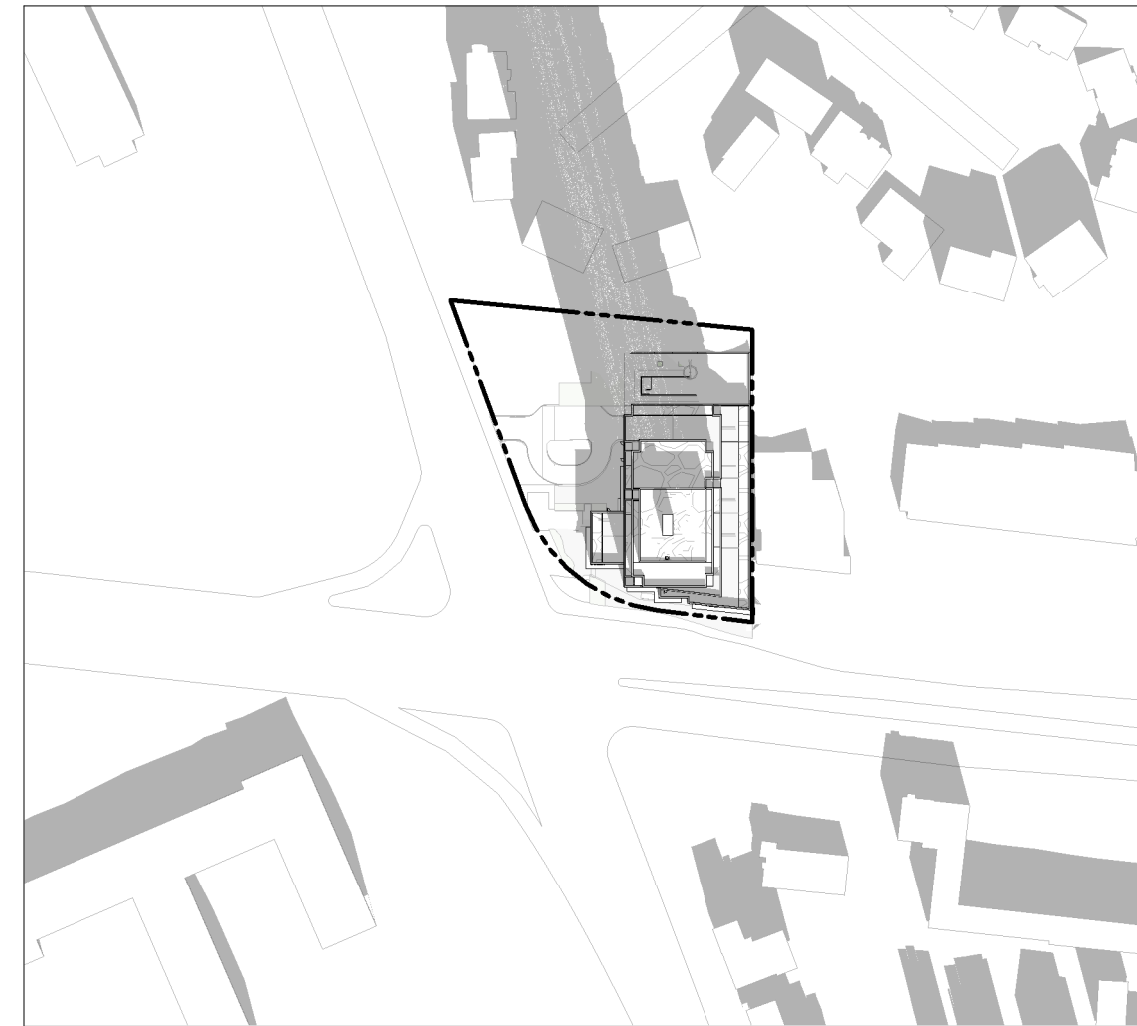
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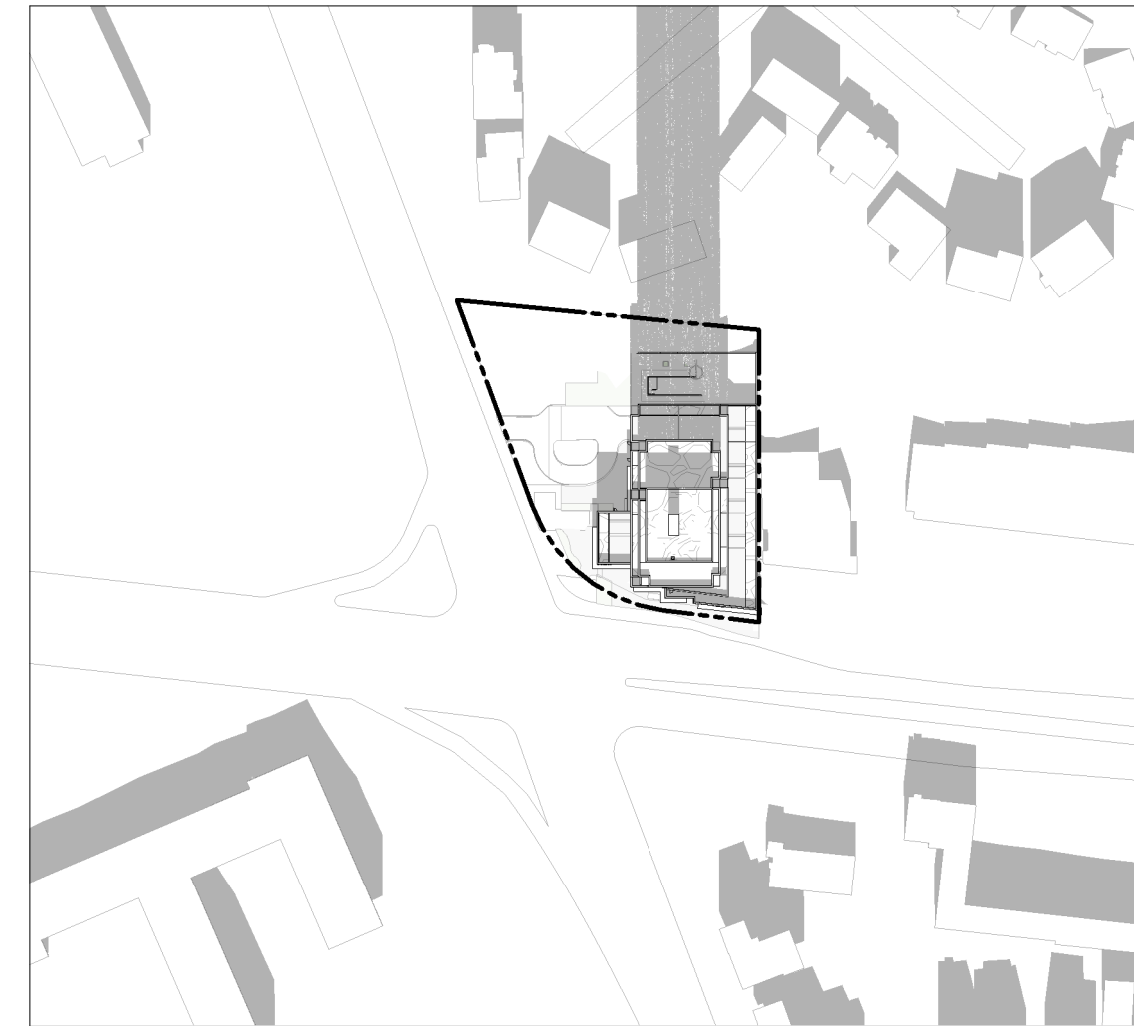
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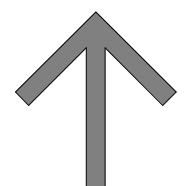
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PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ON

SHEET TITLE:

SUNSHADE STUDY

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SCALE: 1 : 2000	SHEET No: A-503
PROJECT No: 2037	

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