



DESIGN BRIEF 77 METCALFE

OTTAWA | ON
JULY 9 2025 | 13466

NEUF 

MACH

FOTENN

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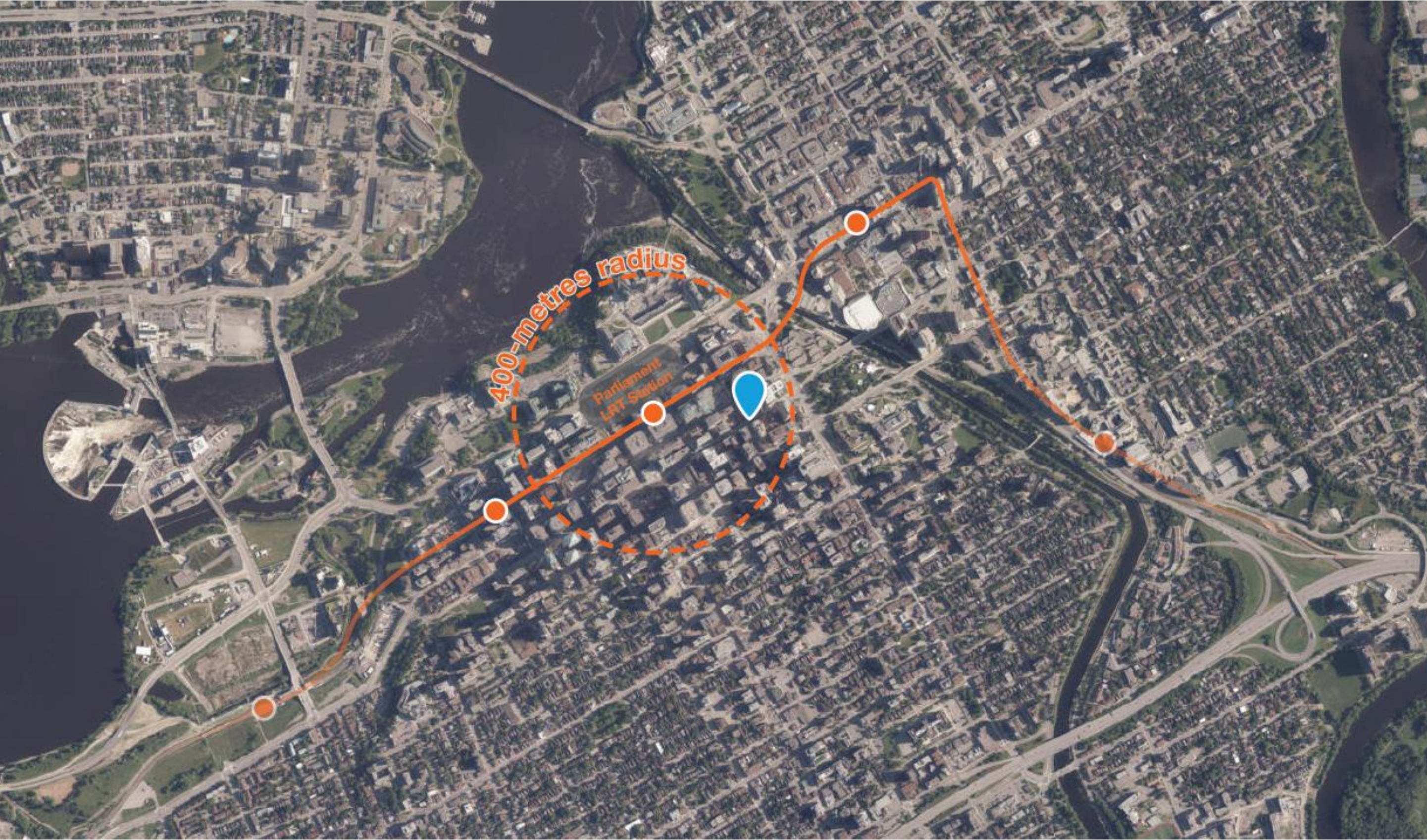
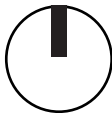
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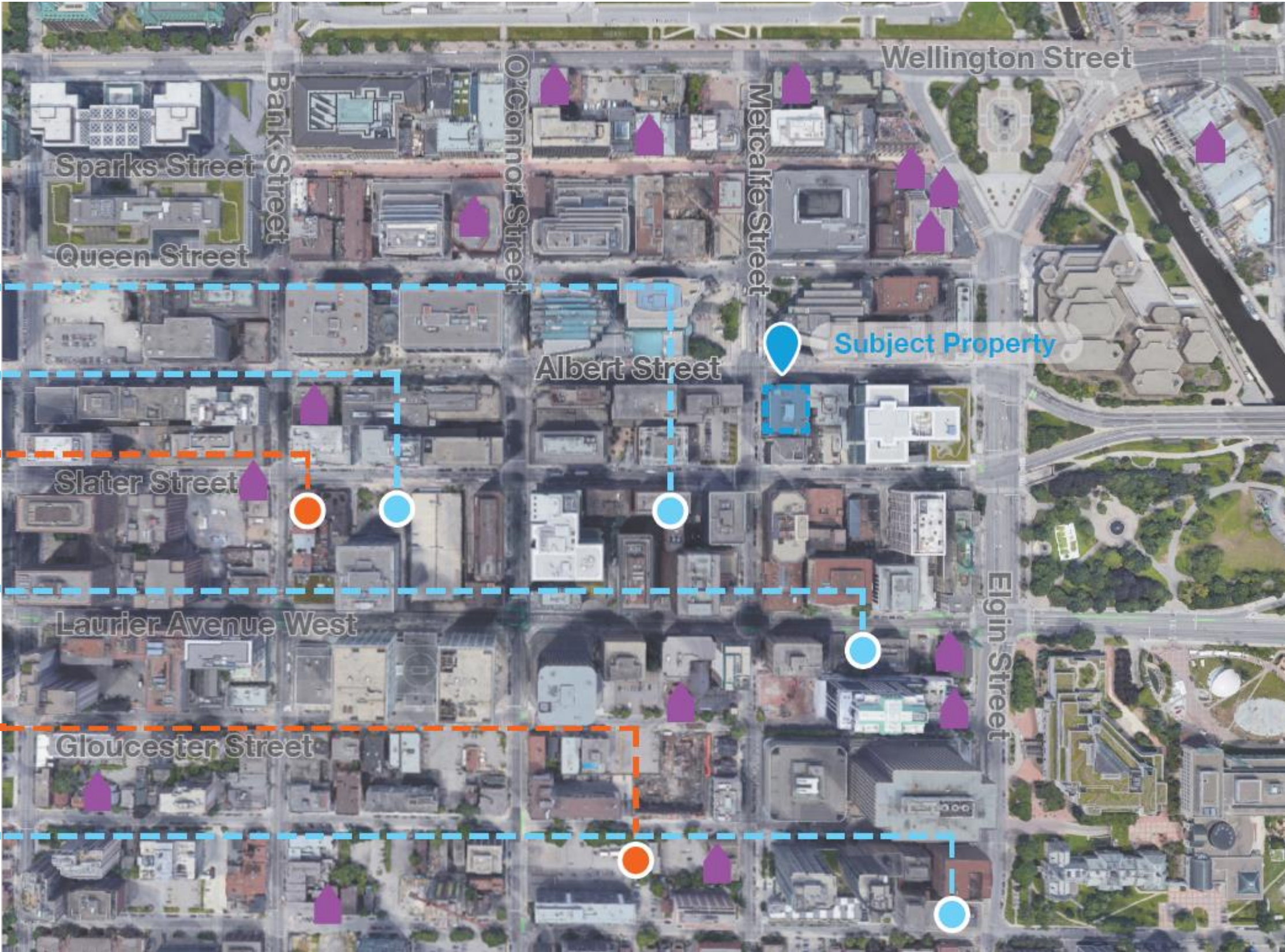
77 METCALFE - SITE LOCATION



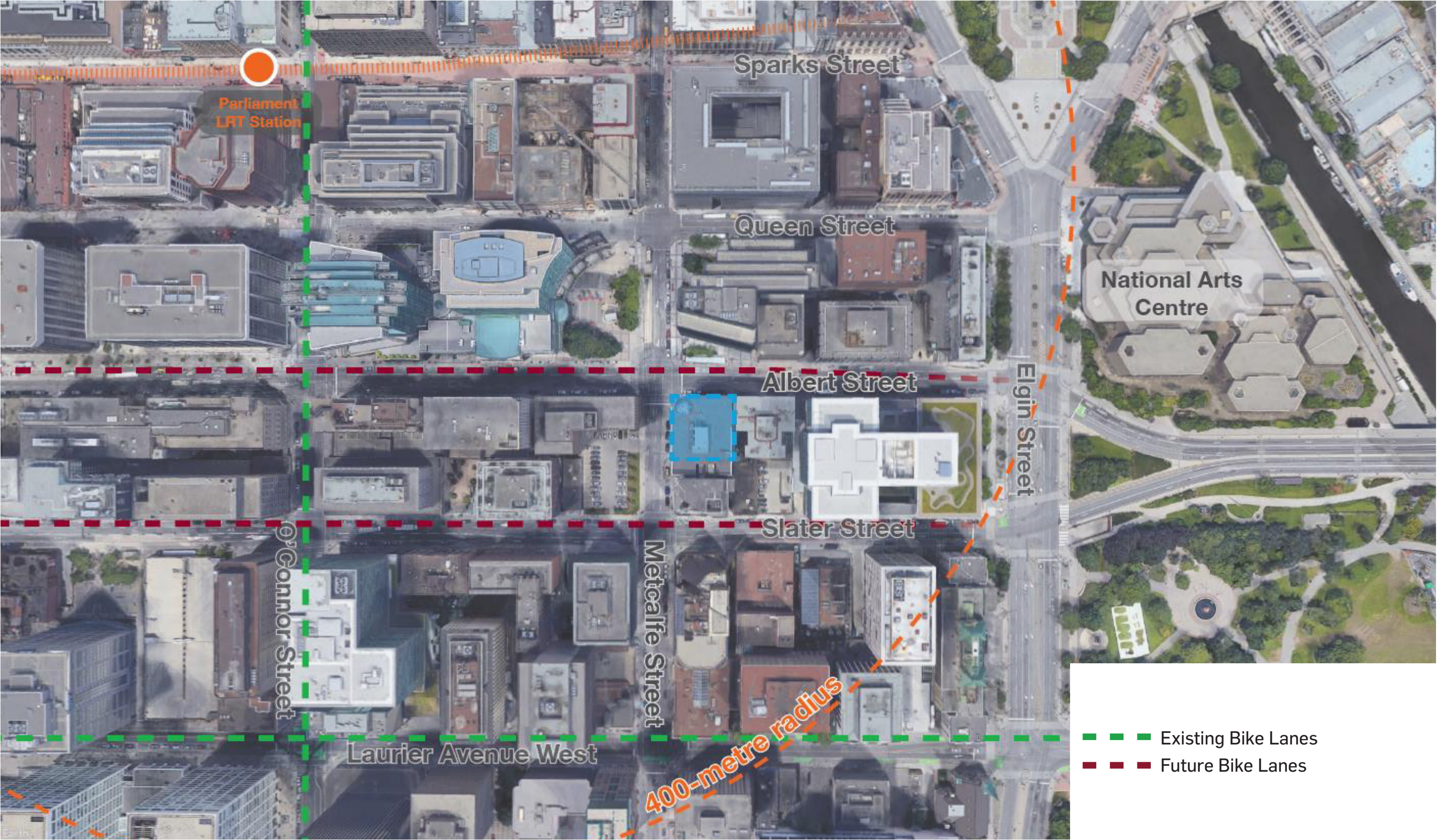
77 METCALFE - PLANNED CONTEXT

- Designated Building (Part IV) 
- Active Application 
- Approved Application 

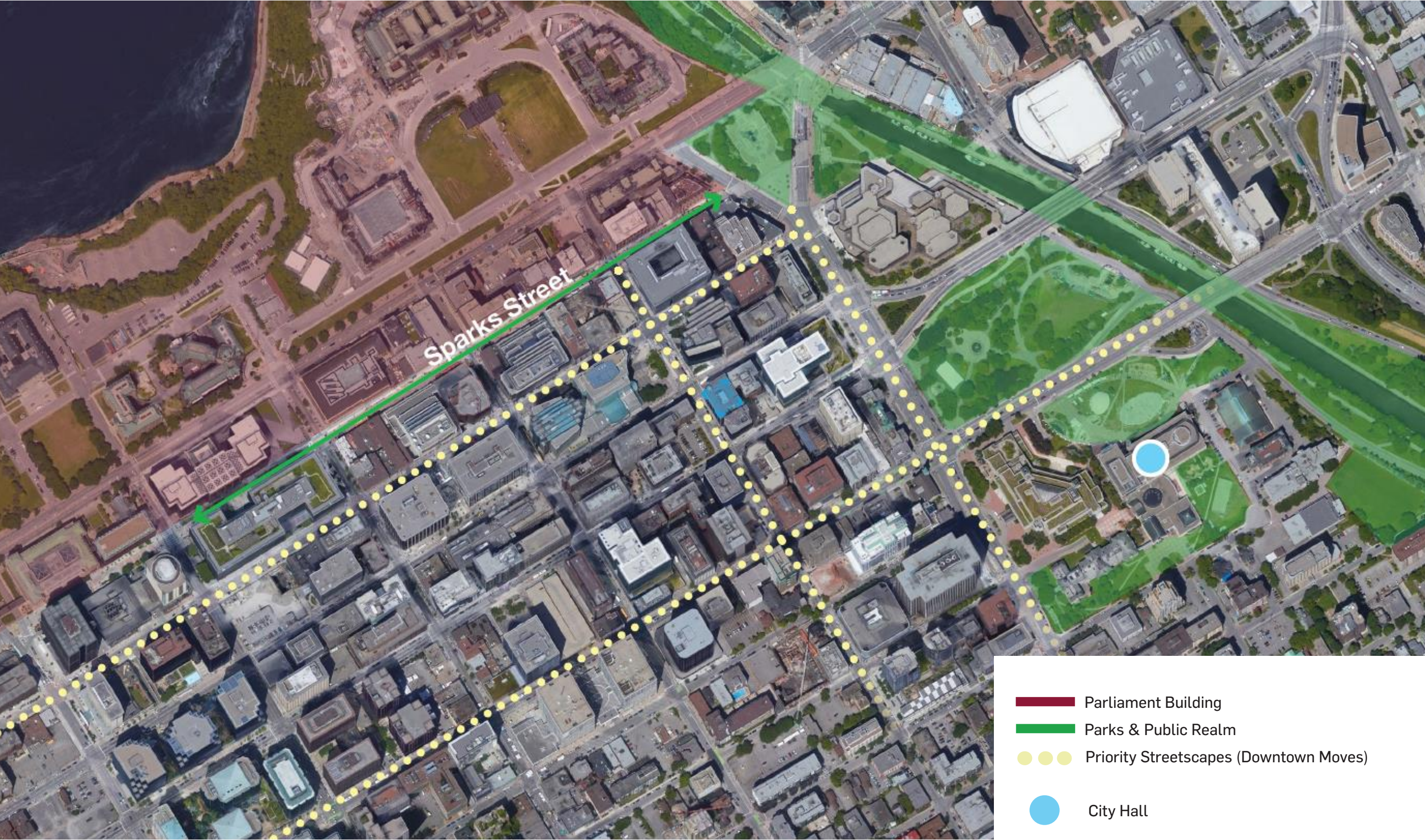
- 130 Slater Street  Office-to-Residential Conversion
- 170 Slater Street  25 & 26-storey Mixed-Use Apartments
- 208-212 Slater Street  22-storey Mixed-Use Apartments
- 150 & 160 Laurier Avenue W  27-storey Mixed-Use Apartments
- 84 & 100 Gloucester Street  27-storey Mixed-Use Apartments
- 200 Elgin Street  Office-to-Residential Conversion



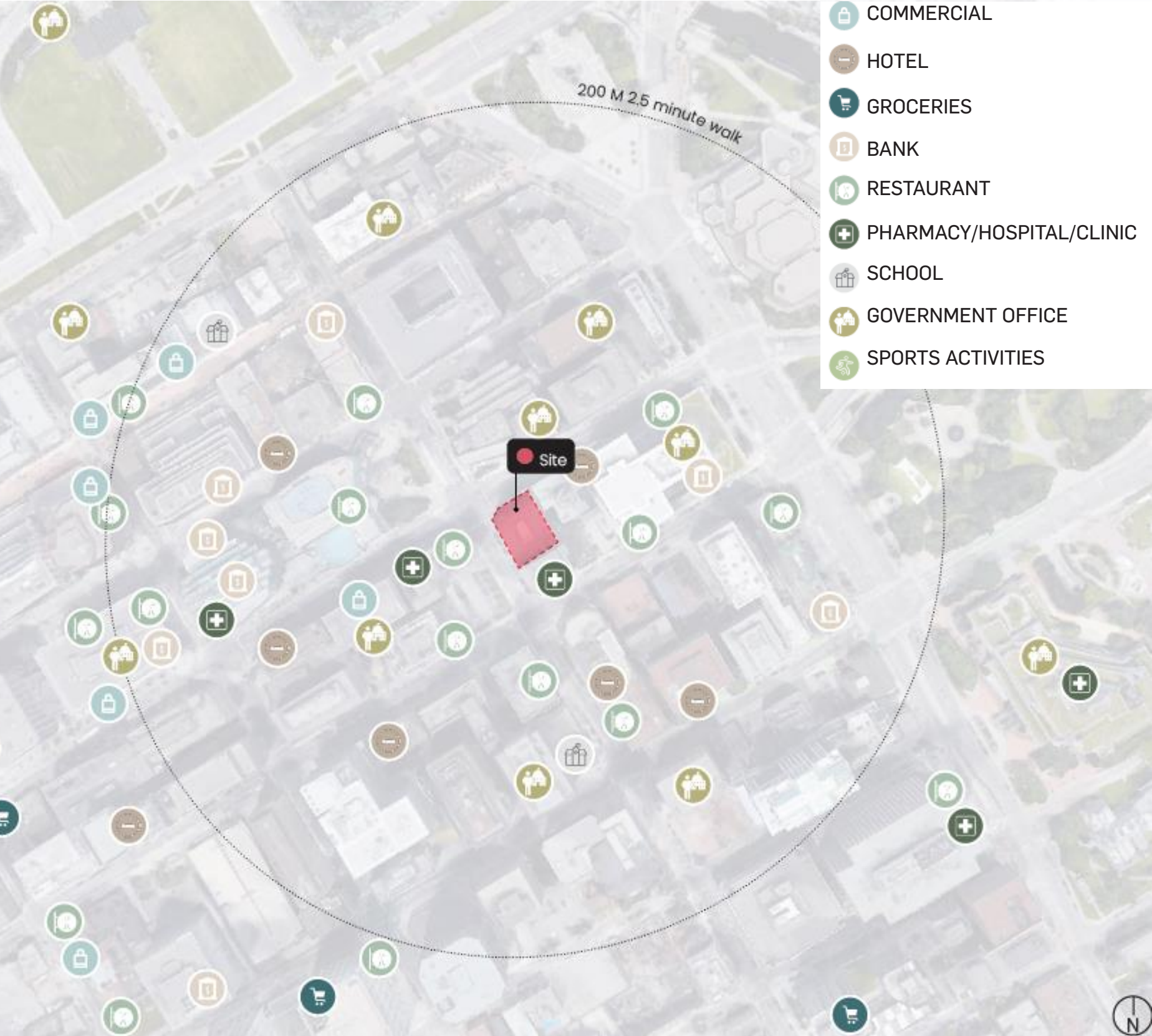
77 METCALFE - ACTIVE TRANSPORTATION AND SUSTAINABLE MOBILITY



77 METCALFE - IDENTIFICATION OF PUBLIC REALM



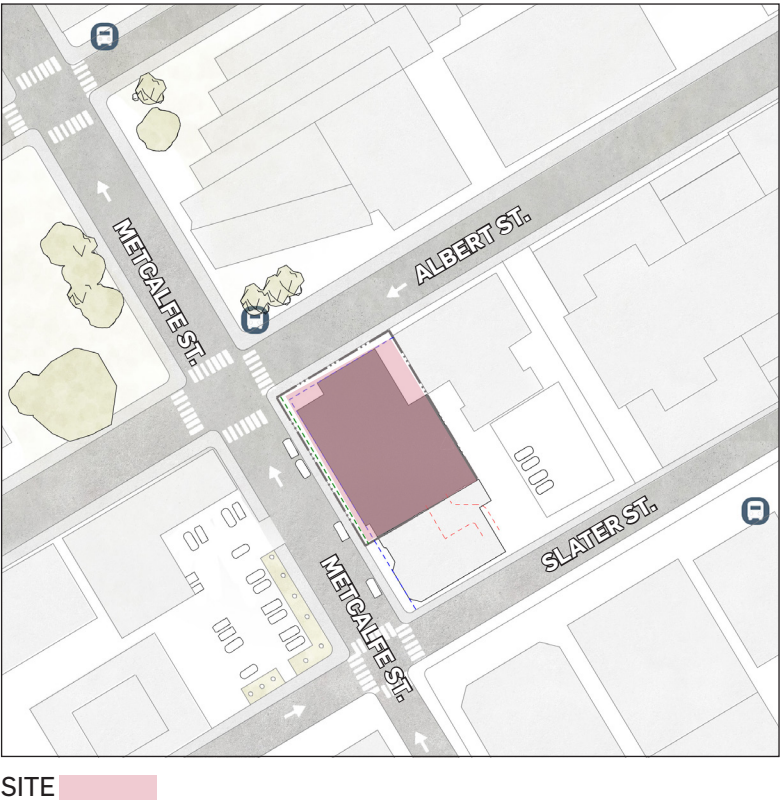
77 METCALFE - LOCAL SERVICES



Metcalfe Street in downtown Ottawa is an exceptional location for a new high-rise residential and mixed-use building due to its vibrant urban setting and strategic proximity to key amenities.

Nestled in the **heart of the city's business district**, it offers residents unparalleled access to workplaces, dining establishments, retail shops, and cultural institutions—all within walking distance. To add, it is close to green spaces, such as **Confederation Park**, allowing residents to enjoy a balanced urban lifestyle that blends convenience with leisure.

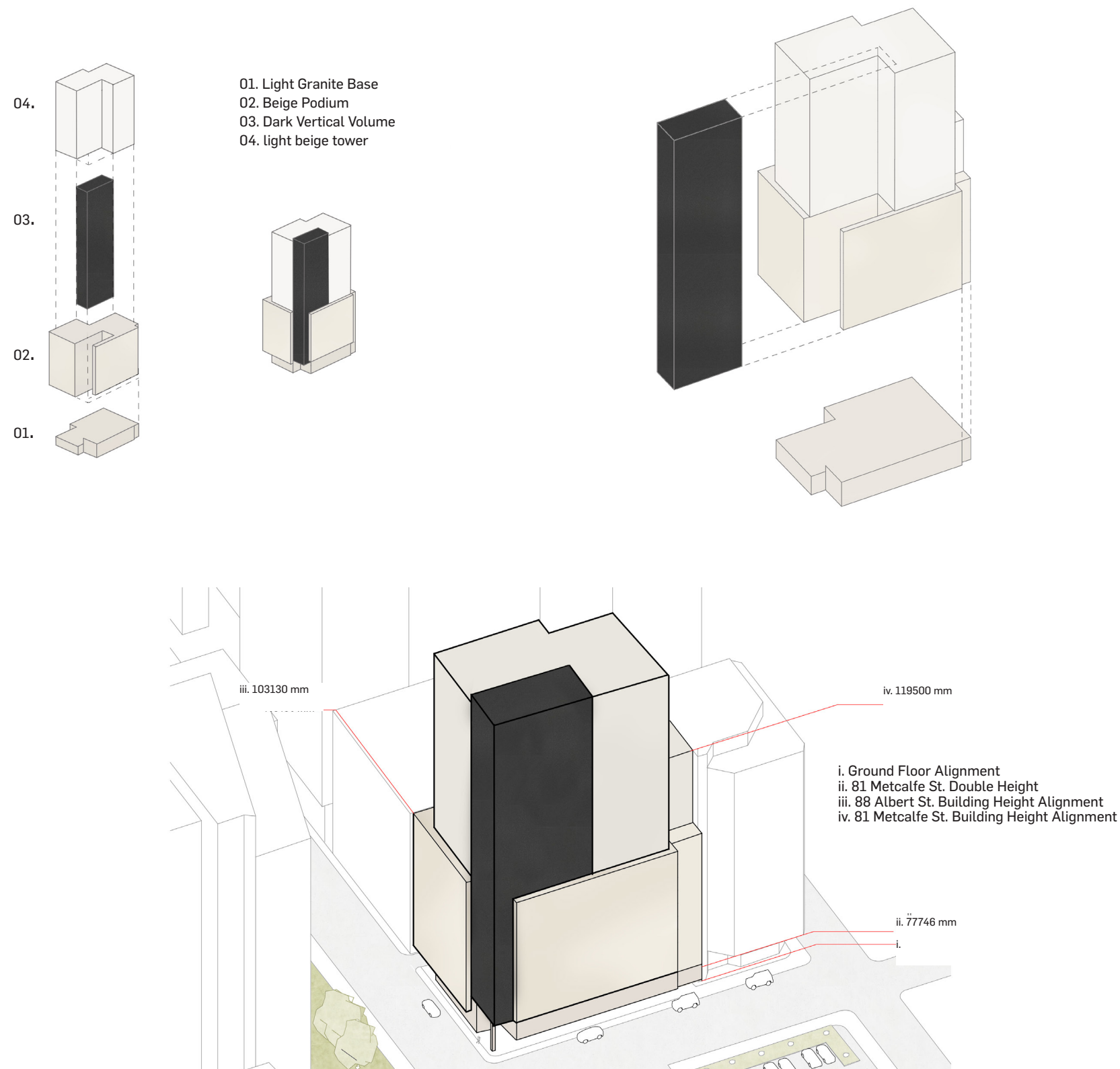
77 Metcalfe Street is a prime spot for contemporary urban living and commercial activities, promising high demand and long-term value.





ARCHITECTURAL PROPOSITION

77 METCALFE - DESIGN STATEMENT



The design for this **residential building** seamlessly integrates into Ottawa’s downtown urban fabric while making a bold architectural statement. It respects the existing built environment, prioritizes pedestrian safety, and celebrates **Ottawa’s cultural and architectural heritage**.

The building complements the neighborhood’s character by incorporating **residential units on upper floors** and **commercial spaces on the ground floor**, enhancing livability and functionality.

Key design elements:

- A **ground floor** aligned with the existing streetscape, ensuring harmony with the neighborhood.
- A **4.5 meter** human-scale cantilever, providing a safe and inviting pedestrian walkway on **Albert**.
- An **8.2 to 9.0 meter** cantilever along **Metcalfe** aligns with the shape of the adjacent building.
- A distinctive podium, using alignments and materiality to reflect both context and modernity.
- The design pays homage to Ottawa’s iconic landmarks, particularly **Parliament Hill**. To show this, the dark gray volume establishes a deliberate architectural orientation. This thoughtful element creates a visual dialogue between the contemporary structure of **77 Metcalfe** and the historic significance of the Parliament Buildings.

77 METCALFE - PERSPECTIVE VIEW FROM THE WORLD EXCHANGE PLAZA



77 METCALFE - PERSPECTIVE VIEW - ALBERT STREET



77 METCALFE - PERSPECTIVE VIEW - METCALFE STREET



An architectural alignment with **81 Metcalfe** has been thoughtfully designed to harmonize with proposed building's materiality.

This approach not only enhances the integration of the new structure within the surrounding context but also provides superior pedestrian protection with a **4.5 meter** clearance on **Albert** and a **8.2 to 9.0 meter** clearance on **Metcalfe**.

77 METCALFE - METCALFE AND ALBERT CORNER DYNAMICS



The intersection at Metcalfe Street will soon undergo a significant revitalization with the upcoming development at **77 Metcalfe** poised to play a key role. This new Residential tower will provide a meaningful architectural refresh that enhances both private and public spaces for the people and environment of downtown Ottawa. The thoughtful **design incorporates elements** intended to elevate the urban experience:

- High quality **architecture**
- Generous **setbacks** protected with a **cantilever**
- **Ground easements** to enhance pedestrian and cyclist safety

77 Metcalfe will serve as a cornerstone in re-imagining the urban landscape, promoting a more pedestrian and cyclist friendly **public realm**.

It should be noted that any element added to animate the ground level public space must not compromise the safety of pedestrians, cyclists, and drivers. Thus, the walkability, cyclists paths, and vehicular visibility views will not be obstructed.

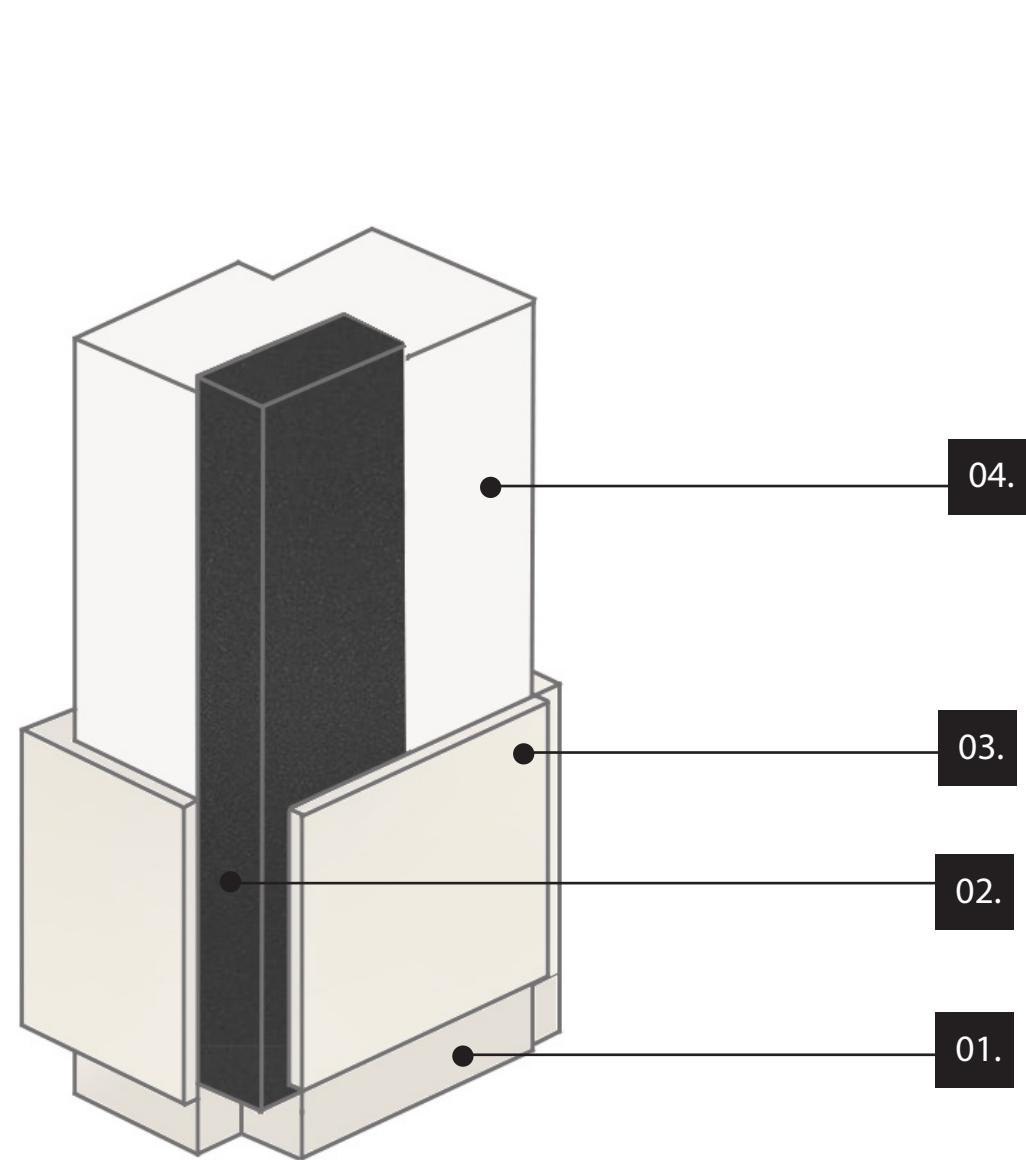
Mach believes that this element can be foster a more welcoming experience for all, aligning with the city's vision for **a vibrant and accesible downtown**.



ARCHITECTURAL CONCEPT

77 METCALFE - ARCHITECTURAL CONCEPT - FORM AND MATERIALITY

The design uses materials that complement the architectural language of surrounding buildings. This maintains a cohesive urban fabric in the center of Ottawa.



04.



OPAQUE LIGHT BEIGE
PANELS FOR CLADDING



WINDOW WALL WITH
BEIGE MULLIONS



CLEAR GLASS

03.



BRICK
LIGHT BEIGE



BRICK
MEDIUM BEIGE

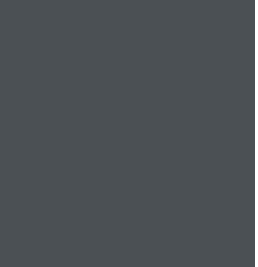


BRICK
DARKER BEIGE

02.



ALUMINUM BLACK
PANEL



SPANDREL DARK
GREY

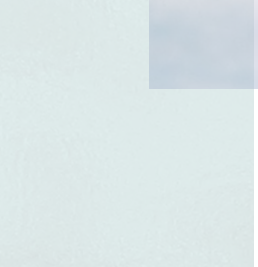


TINTED GLASS

01.



LIGHT GRANITE



CLEAR GLASS

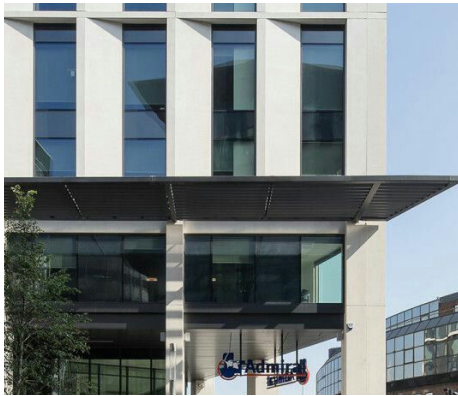
77 METCALFE - ARCHITECTURAL CONCEPT - FORM AND MATERIALITY - GROUND FLOOR



30 METCALFE
SURROUNDING BUILDING



COLOR/TONES TO REPRODUCE
Tribeca's 70 Vestry



VERTICALITY & CANTILEVER
Visual Inspiration



JAMES MICHAEL FLAHERTY
SURROUNDING BUILDING



VERTICALITY & LIGHT
Ministry Building on Stresemannstraße |
David Chipperfield Architects

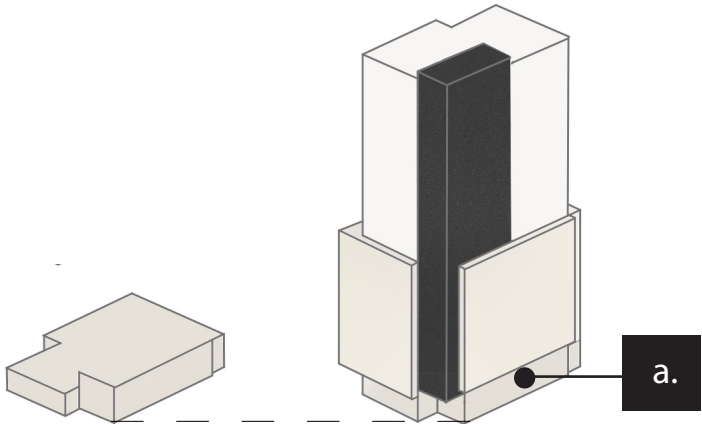


GRANITE BASE
77 METCALFE

The use of a **light granite** at the **ground floor** establishes a cohesive base that seamlessly integrates with Metcalfe Street's historic architecture.

Defined by its timeless and high quality materiality, refined detailing, and human-scale proportions, the ground floor reinforces a sense of continuity along the streetscape while animating and illuminating the facade at street level.

Along **Metcalfe**, the granite extends to a **double height (a)**, marking the entrance with a quiet sense of prominence with a distinct architectural expression that conveys both civic presence and structural permanence.



LIGHT GRANITE



CLEAR GLASS

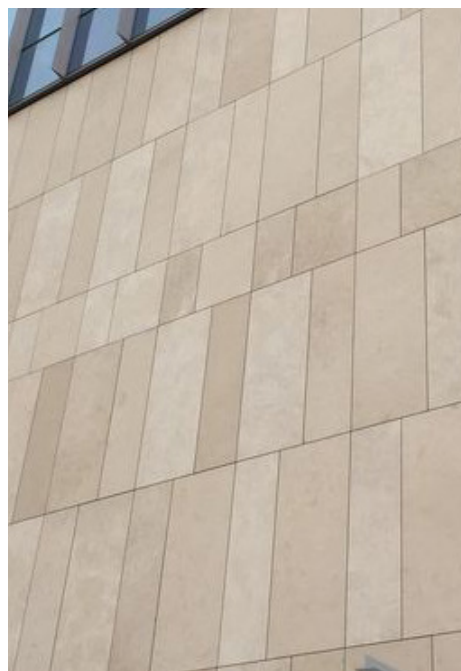
77 METCALFE - ARCHITECTURAL CONCEPT - FORM AND MATERIALITY - PODIUM



30 METCALFE
SURROUNDING BUILDING



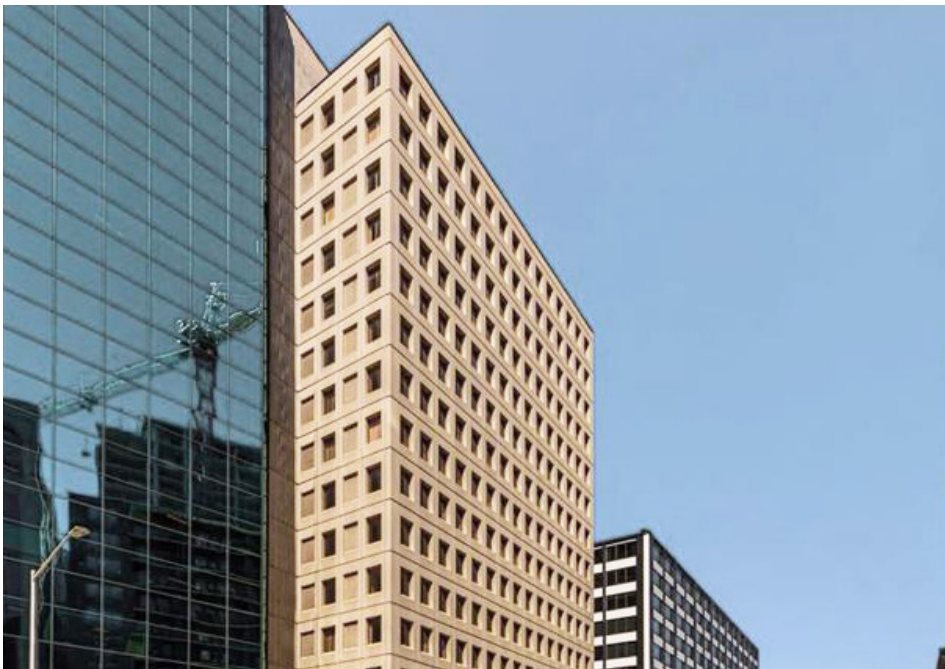
BEIGE BRICKS
Rosemoor Studios Residential



COLOR/TONES TO REPRODUCE
Nordstrom BC

The **podium** sits above the light granite ground floor and incorporates a **mix of neutral and warmer-toned bricks** in its materiality. This creates a layered richness to its material expression. This nuanced color palette echoes the paler facades of that define the surrounding context, establishing a quiet dialogue with the neighborhood's architectural heritage.

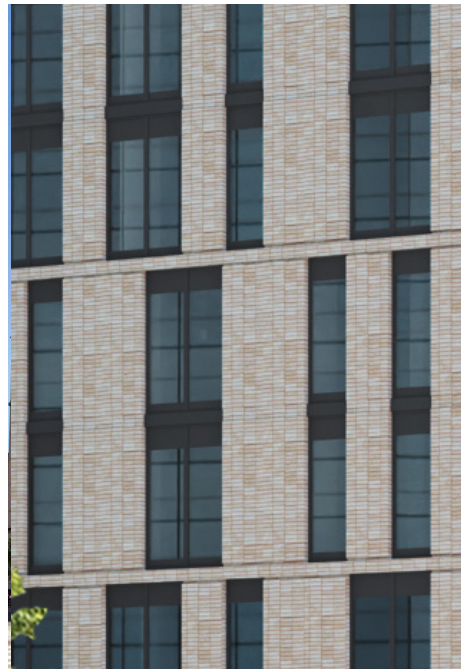
The warmer hues soften the building's presence and foster a sense of continuity along **Metcalfe** and **Albert**.



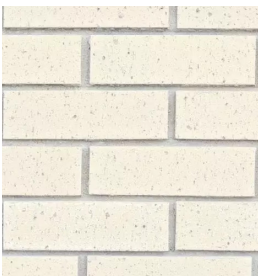
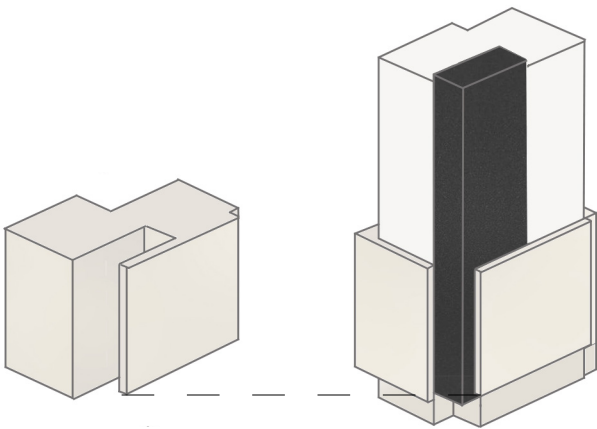
85 ALBERT ST.
SURROUNDING BUILDING



MIX OF BEIGE BRICKS
123-baakenhafen



BEIGE PODIUM
77 METCALFE



BRICK
LIGHT BEIGE

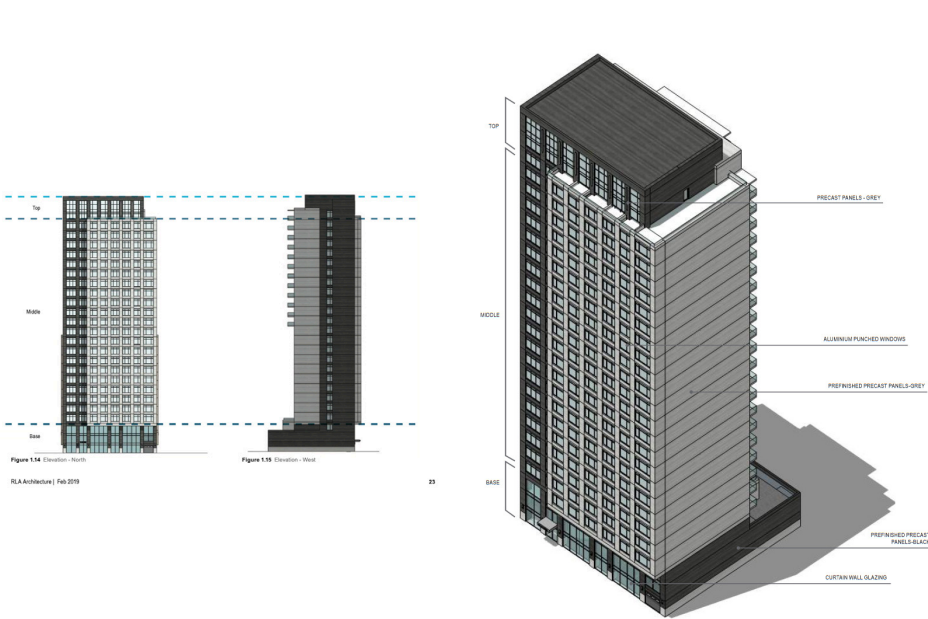


BRICK
MEDIUM BEIGE



BRICK
DARKER BEIGE

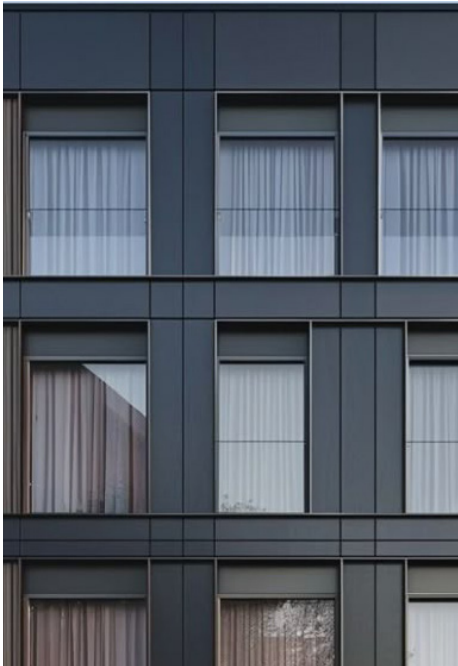
77 METCALFE - ARCHITECTURAL CONCEPT - FORM AND MATERIALITY - VERTICAL VOLUME



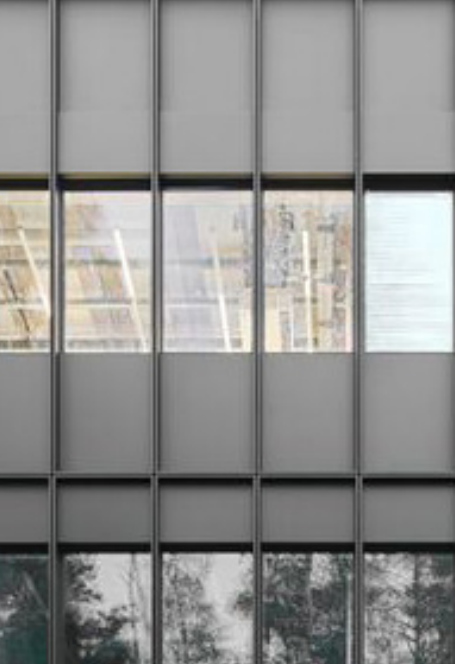
81 SLATER STREET - APPROVED BY CITY
SURROUNDING BUILDING



75 ALBERT STREET
SURROUNDING BUILDING



VERTICALITY OF PANELS
MATERIALITY IMAFE (NO PROJECT)



GREY SPANDRELS
INSPIRATION IMAGE



VERTICAL VOLUME
INSPIRATION IMAGE

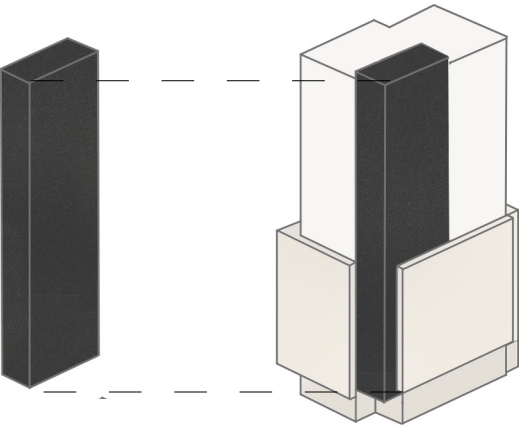


DARK VERTICAL VOLUME
77 METCALFE

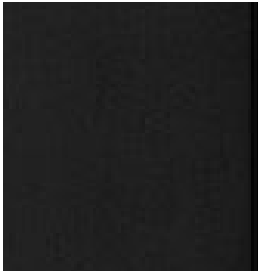
The dark **vertical volume** connects the podium and tower at the corner of **Metcalfe** and **Albert Street**.

The vertical **aluminum panels** paired with a dark **spandrel grey** and **tinted glass** create a seamless architecture gesture that is bold, emphasizing its verticality.

In addition, its orientation fosters architectural movement towards the Parliament.



OPAQUE LIGHT GREY
PANELS FOR CLADDING



ALUMINUM BLACK
PANEL



SPANDREL DARK
GREY



TINTED GLASS

77 METCALFE - ARCHITECTURAL CONCEPT - FORM AND MATERIALITY - TOWER WINDOW WALL



JAMES MICHAEL FLAHERTY
SURROUNDING BUILDING

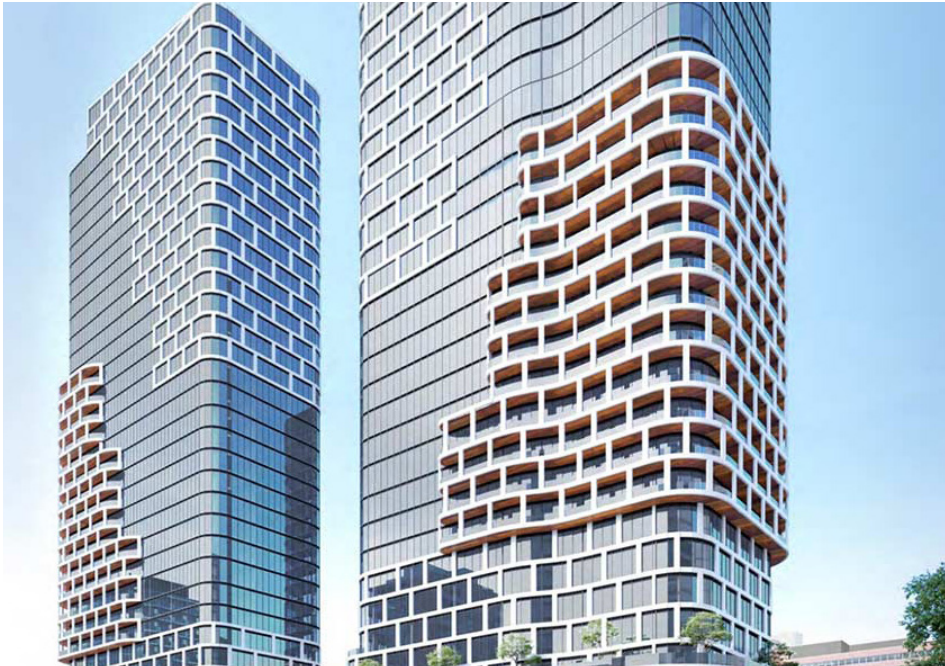
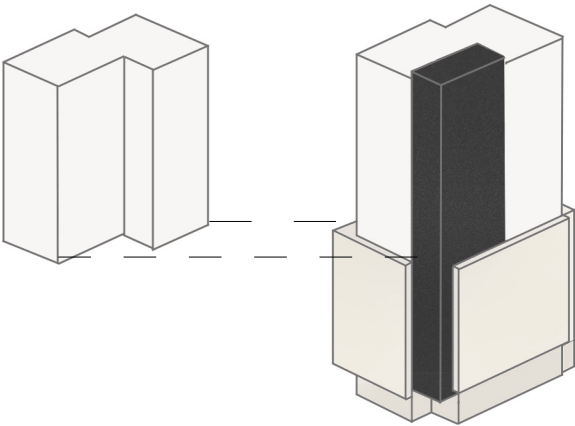


HOMOGENEOUS COLOR
ALLOY- SKINNY TOWNHOUSES, DUMBO



HOMOGENEOUS COLORS
V.G.A. - Vincent Gillot Architecture

The **tower** features a homogeneous window wall system that seamlessly integrates into the project while complementing the surrounding buildings. Its **beige mullions** blend with the beige tones from the brick. To add, it uses an opaque **light panels** for cladding, complimenting the entire building.



400 ALBERT ST
SURROUNDING BUILDING



CLEAR GLASS, LIGHT PANELS
11 HOYT, NYC



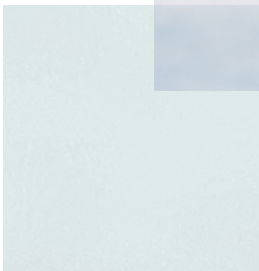
LIGHT TOWER
77 METCALFE



OPAQUE LIGHT BEIGE
PANELS FOR CLADDING



WINDOW WALL WITH
BEIGE MULLIONS



CLEAR GLASS



APPENDIX



CLIENT

PRIMOTEUR Developer



OUTRAGE Project

77 METCALFE

EMPLACEMENT Location
OTTAWA, ONTARIO

NO PROJET No.
1346

NO	REVISION	DATE (yyyy-mm-dd)
A	FOR COORDINATION 30%	2020-04-01
B	FOR COORDINATION 60%	2020-04-01
C	FOR INTERNAL REVIEW	2020-04-01
D	FOR BUILDING MATERIALS AND EQUIPMENT	2020-04-01

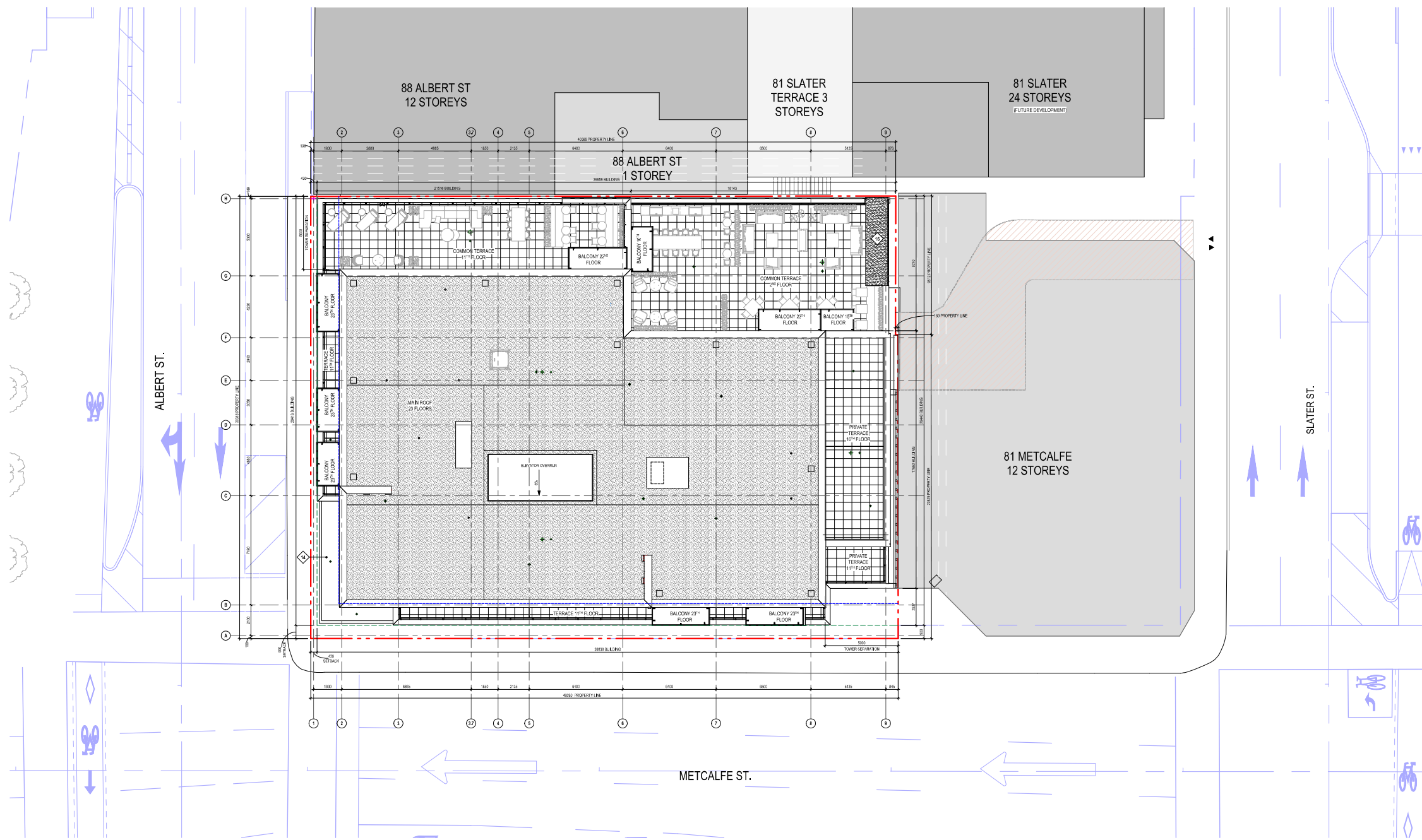
DESIGN PAR Drawn by
ST

DATE (jj/mm/aa)
2025 04 17
TITRE DU DESSIN Drawing

SITE PLAN

REVISION Revision

NO. 05541 Drug Number



SITE PLAN
1 : 100

LEGEND

	EXIT		LOADING ZONE		PROPERTY LINE
	ACCESS TO BUILDING		PEDESTRIAN TRAFFIC		GROUND SETBACK
	VEHICULAR ENTRY		TRIANGULAR SURFACE CASSETT		FODDER LIGHT AND ROW MARKING
	SURVEY POINT		EXISTING EASEMENT - 1/2 METER <small>(FOR EXISTING OR FUTURE ROAD)</small>		TOWN/FOLIETRAIT
	PUSH BUTTON		HYDRO TRENCH MIN HEIGHT CLEARANCE 12M		UNDERGROUND PROFILE

	PROPOSED STREET		STRUCTURE		VENTILATION		ELECTRICITY		PLUMBING		EYE PROTECTION		INTERIOR DESIGN		CAR
--	-----------------	--	-----------	--	-------------	--	-------------	--	----------	--	----------------	--	-----------------	--	-----

PREPARED STREET DRAWING REQUESTED FROM GROUP MARCH: 24-71-0236330/Prepared.dwg

PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH : 24-11-2017_C0000317-composed.dwg



GENERAL NOTES	
NOTES	DESCRIPTION
1	1ST DEFT. PHONE LINE
2	2ND DEFT. CONNECTION
3	4P/120V SEE MECH. ENG.
4	4P/240V SEE MECH. ENG.
5	DINETING GAS LINE
6	GLASS ROOF - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
7	PRINCEY GET
8	TOWER FOOTPRINT
9	OIL CONTAINER
10	SCREEN WALL
11	2-PHASE MANHOLE
12	SOFT ABOVE
13	LOWERS AIR INTAKE (SEE MECH.)
14	GAZE CHUTE
15	TRANSPIR. BEAM ABOVE GAZE STRUCTURE
16	SEE ELECT. CMT. P&ID FOR ELEC. CMT. ACCESS
17	RETENTION BASIN ACCESS
18	2-PHASE FLOOR GRABLE
19	ROOF ACCESS HATCH
20	LINEAR DRAIN - SEE MECH. ENG.
21	VENTILATION GRILLE 200X260
22	GAZE CHUTE VENT
23	METALLIC SHAFT

GENERAL NOTES	
NOTE	DESCRIPTION
28	GARAGE COMPACTOR
29	SUCKER
30	DUCT FOR OTHER PRESSURIZATION INFILTRATED CEILING BUREAU
31	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
32	CONCRETE BLOCK WALL, SEE STRUCTURAL ENG.
33	ACCESS METAL STAIR
34	COMMERCIAL STEEL CHURN
35	ELEVATOR DRAINAGE PIT - 300X500, SEE MECH. ENG.
36	SANITARY DRAINAGE PIT - 300X500, SEE MECH. ENG.
37	STORMWATER DRAINAGE PIT - SEE MECH. ENG.
38	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
39	BOLLARD (SEE STD. AND CMAA PLAN)
41	BARRIER (SEE CABLE TIE PLATES, (SEE CIVIL ENG.))
42	DEPRESSED SIDEWALK (SEE CIVIL ENG.)



GENERAL NOTES	
NOTE	DESCRIPTION
28	GARBAGE COMPACTOR
29	SQUIPPER
30	DUCT FOR STIER PRESSURIZATION INFIRE-RATED CEILING
31	BURNARD
32	ACCEP LASSER FOR MAINTENANCE OF SAFETY CABLES
33	CONSTRUCTION NOTE: SEE STRUCTURAL RING
34	ACCESS METAL STAIR
35	COMMERCIAL KITCHEN UNIT
36	ELEVATOR DRAINAGE PIT - 300X300, SEE MECH. ENCL.
37	SANITARY DRAINAGE PIT - 300X300, SEE MECH. ENCL.
38	STORMWATER DRAINAGE PIT - SEE MECH. ENCL.
39	ARE VESION-CONTROLLED PER ASSESSMENT, EQUIPMENT SECURITY
40	ROLL-UP (SEE SIGN AND CIVIL PLAN)
41	BARRIER FREE TACTILE PAVEMENT (SEE CIVIL ENCL.)
42	DEPRESSED SIDEWALK (SEE CIVIL ENCL.)

NOTE	DESCRIPTION
28	GARBAGE COMPACTOR
29	SQUIPPER
30	DUCT FOR STEAM PRESSURIZATION IN FIRE-RATED CEILING JOINTS
31	ACCESS LADDER FOR MAINTENANCE OF SAFETY CHAIRS
32	CONCRETE JOINT, (SEE STRUCTURAL ENG.)
33	ACCESS METAL STAIR
34	COMMERCIAL KITCHEN VENT
35	ELEVATOR DRAINAGE PIT - 300X500, SEE MECH. ENG.
36	SANITARY DRAINAGE PIT - 300X500, SEE MECH. ENG.
37	STORMWATER DRAINAGE PIT, SEE MECH. ENG.
38	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
39	BOLLARD (SEE STR. AND CIVIL ENG.)
40	BARRIER FREE TACTILE PAVERS (SEE CIVIL ENG.)
41	DEPRESSED SIDEWALK (SEE CIVIL ENG.)

LÉGENDE DES TYPES DE STATIONNEMENTS

			
TYPIQUE 400cm x 180 cm	ÉLECTRIQUE 400cm x 180 cm	UNIVERSELLE 400cm x 180 cm	UNIVERSELLE 400cm x 180 cm

BICYCLE RACK LEGEND

RECYCLE SCHEDULE

P2 EXISTING (SURVEYOR PLAN 24.03.08)	96
P1 EXISTING (SURVEYOR PLAN 24.03.08)	145
TOTAL: 241	

	BICYCLE COMMERCIAL
BOULEVARD DE LA PAIX - PARIS 8E	FRANCE

SPURCE RACK, COMMERCIAL	2
TOTAL	2

PARKING	
BARBER FREE - TYPE A 3430mmx5060mm	1
BARBER FREE - TYPE B 2430mmx5060mm	1
VISITOR - 2660mmx5233mm	9

VISITORS - 2000 Years	6
TOTAL	17

Page 10 of 10

P2 EXISTING (SURVEYOR PLAN 24-06-08)

TOTAL: 240

LEGEND

	EXITS		LOADING ZONE		PROPERTY LINE
	ACCESS TO BUILDING		PEDESTRIAN TRAFFIC		EXISTING NETWORK
	VEHICULAR ENTRY		TRIANGULAR SURFACE ELEMENT		EXISTING SEWER/WATER/WEDDING
	BARRIER-FREE		EXISTING DRAINAGE SYSTEM <small>PROPERTY OF THE COMMUNITY</small>		TOWER FOOTPRINT
	Pavement button		HYDRO OPTIMAL AIR HEIGHT <small>CLIMATE ZONE 3</small>		UNDERGROUND PROFILE

PROPOSED STREET STRUCTURE VENTILATION ELECTRICITY PLANNING FIRE PROTECTION INTERIOR DESIGN CAFÉ



BUCARU / 594

NO PROJET No.
13466

P2 LEVEL PARKING

NO. DESIGN Day Number

1 A200a

Autodesk Docs://13466 METCALFE R23/77MTC 13466 ARC R23.rvt

Autodesk Doc/75466_METCALFE_P22/7/MT_C_1466_A10C_P22.rvt

NOTE	DESCRIPTION
1	1. FIRE DEPT. PHONE LINE
2	2. FIRE DEPT. CONNECTION
3	3. HYDRAULIC. SEE MECH. ENG.
4	4. MECHANICAL. SEE MECH. ENG.
5	5. ELECTRICAL. SEE MECH. ENG.
6	6. GROUND. SEE MECH. ENG.
7	7. ACCESS. SEE MECH. ENG.
8	8. PROPERTY. SEE MECH. ENG.
9	9. TOWER. SEE MECH. ENG.
10	10. CONTAINER. SEE MECH. ENG.
11	11. CONTAINER. SEE MECH. ENG.
12	12. CONTAINER. SEE MECH. ENG.
13	13. CONTAINER. SEE MECH. ENG.
14	14. CONTAINER. SEE MECH. ENG.
15	15. CONTAINER. SEE MECH. ENG.
16	16. CONTAINER. SEE MECH. ENG.
17	17. CONTAINER. SEE MECH. ENG.
18	18. CONTAINER. SEE MECH. ENG.
19	19. CONTAINER. SEE MECH. ENG.
20	20. CONTAINER. SEE MECH. ENG.
21	21. CONTAINER. SEE MECH. ENG.
22	22. CONTAINER. SEE MECH. ENG.
23	23. CONTAINER. SEE MECH. ENG.
24	24. CONTAINER. SEE MECH. ENG.
25	25. CONTAINER. SEE MECH. ENG.
26	26. CONTAINER. SEE MECH. ENG.
27	27. CONTAINER. SEE MECH. ENG.

NOTE	DESCRIPTION
28	28. GARAGE CONTRACTOR
29	29. GARAGE CONTRACTOR
30	30. DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING
31	31. ACCESS. SEE MECH. ENG.
32	32. ACCESS. SEE MECH. ENG.
33	33. ACCESS. SEE MECH. ENG.
34	34. ACCESS. SEE MECH. ENG.
35	35. ACCESS. SEE MECH. ENG.
36	36. ACCESS. SEE MECH. ENG.
37	37. ACCESS. SEE MECH. ENG.
38	38. ACCESS. SEE MECH. ENG.
39	39. ACCESS. SEE MECH. ENG.
40	40. ACCESS. SEE MECH. ENG.
41	41. ACCESS. SEE MECH. ENG.
42	42. ACCESS. SEE MECH. ENG.
43	43. ACCESS. SEE MECH. ENG.
44	44. ACCESS. SEE MECH. ENG.
45	45. ACCESS. SEE MECH. ENG.
46	46. ACCESS. SEE MECH. ENG.
47	47. ACCESS. SEE MECH. ENG.
48	48. ACCESS. SEE MECH. ENG.
49	49. ACCESS. SEE MECH. ENG.
50	50. ACCESS. SEE MECH. ENG.

NOTE	DESCRIPTION
51	51. GARAGE CONTRACTOR
52	52. GARAGE CONTRACTOR
53	53. GARAGE CONTRACTOR
54	54. GARAGE CONTRACTOR
55	55. GARAGE CONTRACTOR
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63	63. GARAGE CONTRACTOR
64	64. GARAGE CONTRACTOR
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66	66. GARAGE CONTRACTOR
67	67. GARAGE CONTRACTOR
68	68. GARAGE CONTRACTOR
69	69. GARAGE CONTRACTOR
70	70. GARAGE CONTRACTOR

NOTE	DESCRIPTION
71	71. GARAGE CONTRACTOR
72	72. GARAGE CONTRACTOR
73	73. GARAGE CONTRACTOR
74	74. GARAGE CONTRACTOR
75	75. GARAGE CONTRACTOR
76	76. GARAGE CONTRACTOR
77	77. GARAGE CONTRACTOR
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81	81. GARAGE CONTRACTOR
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87	87. GARAGE CONTRACTOR
88	88. GARAGE CONTRACTOR
89	89. GARAGE CONTRACTOR
90	90. GARAGE CONTRACTOR

NOTE	DESCRIPTION
91	91. GARAGE CONTRACTOR
92	92. GARAGE CONTRACTOR
93	93. GARAGE CONTRACTOR
94	94. GARAGE CONTRACTOR
95	95. GARAGE CONTRACTOR
96	96. GARAGE CONTRACTOR
97	97. GARAGE CONTRACTOR
98	98. GARAGE CONTRACTOR
99	99. GARAGE CONTRACTOR
100	100. GARAGE CONTRACTOR
101	101. GARAGE CONTRACTOR
102	102. GARAGE CONTRACTOR
103	103. GARAGE CONTRACTOR
104	104. GARAGE CONTRACTOR
105	105. GARAGE CONTRACTOR
106	106. GARAGE CONTRACTOR
107	107. GARAGE CONTRACTOR
108	108. GARAGE CONTRACTOR
109	109. GARAGE CONTRACTOR
110	110. GARAGE CONTRACTOR

NO.	REVISION	DATE	REVISION
1	FOR COORDINATION	2024-04-17	
2	FOR COORDINATION	2024-04-17	
3	FOR COORDINATION	2024-04-17	
4	FOR COORDINATION	2024-04-17	
5	FOR COORDINATION	2024-04-17	
6	FOR COORDINATION	2024-04-17	
7	FOR COORDINATION	2024-04-17	
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9	FOR COORDINATION	2024-04-17	
10	FOR COORDINATION	2024-04-17	
11	FOR COORDINATION	2024-04-17	
12	FOR COORDINATION	2024-04-17	
13	FOR COORDINATION	2024-04-17	
14	FOR COORDINATION	2024-04-17	
15	FOR COORDINATION	2024-04-17	
16	FOR COORDINATION	2024-04-17	
17	FOR COORDINATION	2024-04-17	
18	FOR COORDINATION	2024-04-17	
19	FOR COORDINATION	2024-04-17	
20	FOR COORDINATION	2024-04-17	

DESIGNED BY: D. D. D.	DESIGNED BY: D. D. D.
AT	AT
2025 04 17	2025 04 17
2025 04 17	2025 04 17
2025 04 17	2025 04 17
2025 04 17	2025 04 17
2025 04 17	2025 04 17
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2025 04 17	2025 04 17
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2025 04 17	2025 04 17

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NEUF
ARCHITECT(E)S

The logo for NEUF ARCHITECT(E)S features the word "NEUF" in a large, bold, red sans-serif font. Below it, the word "ARCHITECT(E)S" is written in a smaller, red sans-serif font. At the bottom of the logo is a red square containing a white stylized geometric design that resembles a three-pointed star or a stylized letter 'X'.

CLIENT **Client**



GROUPE MACH

OUTRAGE Project

77 METCALFE

EMPLACEMENT Location	NO PROJECT No.
----------------------	----------------

OTTAWA, ONTARIO 1346

NO	REVISION	DATE (mm/yy)
A	FOR COORDINATION 30%	2025-06-10
B	FOR COORDINATION 60%	2025-06-10
C	FOR INTERNAL REVIEW	2025-06-10
1	ISSUED FOR SITE PLAN APPROVAL	2025-07-01

DESSINÉ PAR Drawn by
A. M. J.

AI		MM RF
<small>ARTIFICIAL INTELLIGENCE</small>		<small>MULTIMEDIA RECOMMENDATION FRAMEWORK</small>

2025 04 17

TITRE DU DESSIN Drawing Title

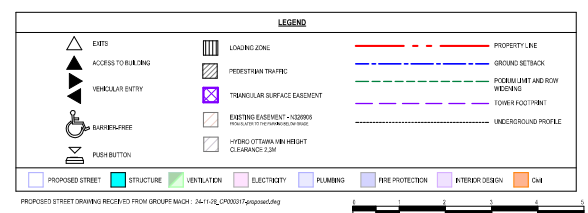
FLOOR PLAN - GROUND FLOOR

MO. GREEN (Page Number)

1 A201

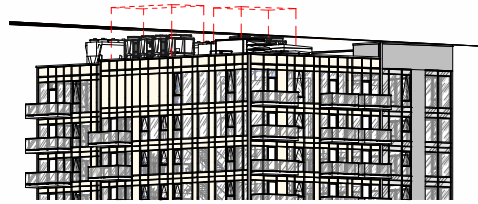
1 A201

GENERAL NOTES		GENERAL NOTES	
NOTE	DESCRIPTION	NOTE	DESCRIPTION
1	1. FIRE STOP, PENCK LINE	28	28. GARAGE COMPACTOR
2	2. FIRE STOP, CONNECTION	29	29. SOLARIES
3	3. FIRE STOP, MECH. ENCL.	30	30. DUCT FOR PRESS. TRANSDUCER/INSTRUMENT CABLES (BULBING)
4	4. FIRE STOP, MECH. ENCL.	31	31. ACCESS FOR CONDUIT/TERMINALS OF SAFETY CABLES
5	5. LANTERN GAS ENTRY	32	32. CONDUIT FOR DUCT, BUS & INSTRUM. CABLES
6	6. FIRE STOP, MECH. ENCL.	33	33. ACCESS MECH. STAIR
7	7. PENCK STOP, FIRE/HAZARD ACESS (SEE CONSULTANT)	34	34. CONDUIT, MECH. ENCL. VENT
8	8. TUBING FOOTPRINT	35	35. ACCESS CHAMBER, RE-ARREST, MECH. ENCL.
9	9. ON CONCRETE	36	36. SAFETY CHAMBER, RE-ARREST, MECH. ENCL.
10	10. REINFORCEMENT	37	37. STAIRWAY CHAMBER, RE-ARREST, MECH. ENCL.
11	11. REINFORCEMENT	38	38. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
12	12. ROOF AHEAD	39	39. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
13	13. REINFORCEMENT (SEE DEMO)	40	40. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
14	14. GARAGE CHUTE	41	41. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
15	15. TUBING AHEAD (SEE RE-STRUCTURE)	42	42. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
16	16. ELECTRICAL STOP, PENCK LINE, SEE ELEC. ENG.	43	43. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
17	17. REINFORCEMENT AHEAD	44	44. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
18	18. REINFORCEMENT AHEAD	45	45. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
19	19. REINFORCEMENT AHEAD	46	46. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
20	20. REINFORCEMENT AHEAD	47	47. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
21	21. REINFORCEMENT AHEAD	48	48. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
22	22. REINFORCEMENT AHEAD	49	49. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
23	23. REINFORCEMENT AHEAD	50	50. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
24	24. REINFORCEMENT AHEAD	51	51. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
25	25. REINFORCEMENT AHEAD	52	52. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
26	26. REINFORCEMENT AHEAD	53	53. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
27	27. REINFORCEMENT AHEAD	54	54. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
28	28. REINFORCEMENT AHEAD	55	55. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
29	29. REINFORCEMENT AHEAD	56	56. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
30	30. REINFORCEMENT AHEAD	57	57. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
31	31. REINFORCEMENT AHEAD	58	58. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
32	32. REINFORCEMENT AHEAD	59	59. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
33	33. REINFORCEMENT AHEAD	60	60. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
34	34. REINFORCEMENT AHEAD	61	61. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
35	35. REINFORCEMENT AHEAD	62	62. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
36	36. REINFORCEMENT AHEAD	63	63. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
37	37. REINFORCEMENT AHEAD	64	64. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
38	38. REINFORCEMENT AHEAD	65	65. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
39	39. REINFORCEMENT AHEAD	66	66. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
40	40. REINFORCEMENT AHEAD	67	67. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
41	41. REINFORCEMENT AHEAD	68	68. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
42	42. REINFORCEMENT AHEAD	69	69. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
43	43. REINFORCEMENT AHEAD	70	70. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
44	44. REINFORCEMENT AHEAD	71	71. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
45	45. REINFORCEMENT AHEAD	72	72. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
46	46. REINFORCEMENT AHEAD	73	73. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
47	47. REINFORCEMENT AHEAD	74	74. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
48	48. REINFORCEMENT AHEAD	75	75. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
49	49. REINFORCEMENT AHEAD	76	76. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
50	50. REINFORCEMENT AHEAD	77	77. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
51	51. REINFORCEMENT AHEAD	78	78. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
52	52. REINFORCEMENT AHEAD	79	79. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
53	53. REINFORCEMENT AHEAD	80	80. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
54	54. REINFORCEMENT AHEAD	81	81. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
55	55. REINFORCEMENT AHEAD	82	82. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
56	56. REINFORCEMENT AHEAD	83	83. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
57	57. REINFORCEMENT AHEAD	84	84. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
58	58. REINFORCEMENT AHEAD	85	85. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
59	59. REINFORCEMENT AHEAD	86	86. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
60	60. REINFORCEMENT AHEAD	87	87. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
61	61. REINFORCEMENT AHEAD	88	88. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
62	62. REINFORCEMENT AHEAD	89	89. REINFORCED CONCRETE, RE-ARREST, MECH. ENCL.
63	63. REINFORCEMENT AHEAD	90	90. REINFOR



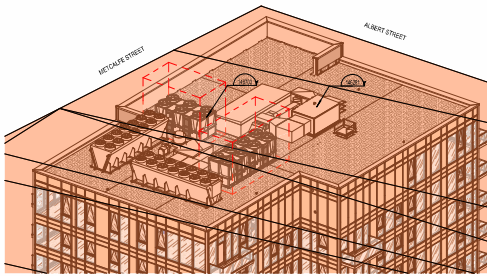
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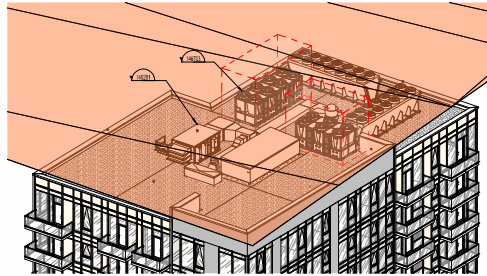
AXONOMETRIC HEIGHT LIMIT

1 A400



AXONOMETRIC HEIGHT LIMIT - SOUTH EAST

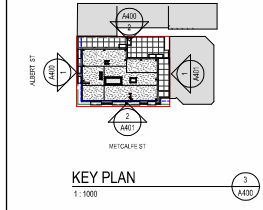
5 A400



AXONOMETRIC HEIGHT LIMIT - NORTH WEST

4 A400

3D VIEW LEGEND
PARLIAMENTARY VIEW PLANS - MAX PERMITTED HEIGHT



KEY PLAN

1:1000

3 A400

NOTES GÉNÉRALES: General Notes
1. Les documents de consultation sont préparés en vertu de l'acte de consultation de l'architecte et ne sont pas destinés à être utilisés pour la construction. Ils ne sont pas destinés à être utilisés pour la construction. Ils ne sont pas destinés à être utilisés pour la construction.
2. Les dimensions apparentes sur les documents sont les dimensions apparentes. Elles ne sont pas destinées à être utilisées pour la construction. Elles ne sont pas destinées à être utilisées pour la construction. Elles ne sont pas destinées à être utilisées pour la construction.
3. Les dimensions apparentes sur les documents sont les dimensions apparentes. Elles ne sont pas destinées à être utilisées pour la construction. Elles ne sont pas destinées à être utilisées pour la construction. Elles ne sont pas destinées à être utilisées pour la construction.
4. Les dimensions sur ces documents sont les dimensions apparentes. Elles ne sont pas destinées à être utilisées pour la construction. Elles ne sont pas destinées à être utilisées pour la construction. Elles ne sont pas destinées à être utilisées pour la construction.

ARCHITECTE
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

INTÉRIEUR DESIGN
GAUVREAU DESIGN

CHA
ÉQUIPE LAURENCE

STRUCTURE DESIGN
L2C Experts

MÉCANIQUE DES FLUIDES
MEP EXPERTS CONSEIL

ÉLECTRIQUE
FOTENN

ARCHITECTE ASSOCIÉ
NEUF architect(e)s inc.

SCHEAU / SHAW



CLIENT: Client



QUADRAGE: Project

77 METCALFE

PROJET: 13466

NO. REVISION
A - FOR COORDINATION 2024-04-07
B - FOR COORDINATION 2024-04-07
C - FOR REVIEW 2024-04-07
1 - REVIEW FOR PERMITS 2024-04-07

DESIGNER: AP GS

DATE: 2025 04 17

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

NOTES	DESCRIPTION
1	1.000 DEPTH: PHONE LINE
2	2.000 DEPTH: CONCRETE
3	3.000 DEPTH: SEE MECH. ENG.
4	4.000 DEPTH: SEE MECH. ENG.
5	5.000 DEPTH: SEE MECH. ENG.
6	6.000 DEPTH: SEE MECH. ENG.
7	7.000 DEPTH: SEE MECH. ENG.
8	8.000 DEPTH: SEE MECH. ENG.
9	9.000 DEPTH: SEE MECH. ENG.
10	10.000 DEPTH: SEE MECH. ENG.
11	11.000 DEPTH: SEE MECH. ENG.
12	12.000 DEPTH: SEE MECH. ENG.
13	13.000 DEPTH: SEE MECH. ENG.
14	14.000 DEPTH: SEE MECH. ENG.
15	15.000 DEPTH: SEE MECH. ENG.
16	16.000 DEPTH: SEE MECH. ENG.
17	17.000 DEPTH: SEE MECH. ENG.
18	18.000 DEPTH: SEE MECH. ENG.
19	19.000 DEPTH: SEE MECH. ENG.
20	20.000 DEPTH: SEE MECH. ENG.
21	21.000 DEPTH: SEE MECH. ENG.
22	22.000 DEPTH: SEE MECH. ENG.
23	23.000 DEPTH: SEE MECH. ENG.
24	24.000 DEPTH: SEE MECH. ENG.
25	25.000 DEPTH: SEE MECH. ENG.
26	26.000 DEPTH: SEE MECH. ENG.
27	27.000 DEPTH: SEE MECH. ENG.

NOTES	DESCRIPTION
28	28.000 DEPTH: SEE MECH. ENG.
29	29.000 DEPTH: SEE MECH. ENG.
30	30.000 DEPTH: SEE MECH. ENG.
31	31.000 DEPTH: SEE MECH. ENG.
32	32.000 DEPTH: SEE MECH. ENG.
33	33.000 DEPTH: SEE MECH. ENG.
34	34.000 DEPTH: SEE MECH. ENG.
35	35.000 DEPTH: SEE MECH. ENG.
36	36.000 DEPTH: SEE MECH. ENG.
37	37.000 DEPTH: SEE MECH. ENG.
38	38.000 DEPTH: SEE MECH. ENG.
39	39.000 DEPTH: SEE MECH. ENG.
40	40.000 DEPTH: SEE MECH. ENG.
41	41.000 DEPTH: SEE MECH. ENG.
42	42.000 DEPTH: SEE MECH. ENG.

ELEVATION - EAST

1:100

2 A400

ELEVATION - NORTH (ALBERT)

1:100

1 A400

EXTERIOR MATERIAL LEGEND
1 STEEL DOOR, PAINTED DARK GRAY
2 METAL PANEL, PAINTED DARK GRAY
3 BRICK, BRICK
4 METAL, COLORED, PAINTED DARK GRAY
5 METAL, COLORED, PAINTED BRICK
6 METAL, COLORED, PAINTED BRICK
7 METAL, COLORED, PAINTED DARK GRAY
8 CLEAR GLASS
9 QUARTZITE, CLEAR GLASS
10 PERIMETER SCREEN TRANSPARENT GLASS

ELEVATIONS LEGEND
11 GLASS SPANDREL, TINTED DARK GRAY
12 METAL, COLORED, PAINTED DARK GRAY
13 METAL, COLORED, PAINTED DARK GRAY
14 METAL, COLORED, PAINTED DARK GRAY
15 METAL, COLORED, PAINTED DARK GRAY
16 METAL, COLORED, PAINTED DARK GRAY
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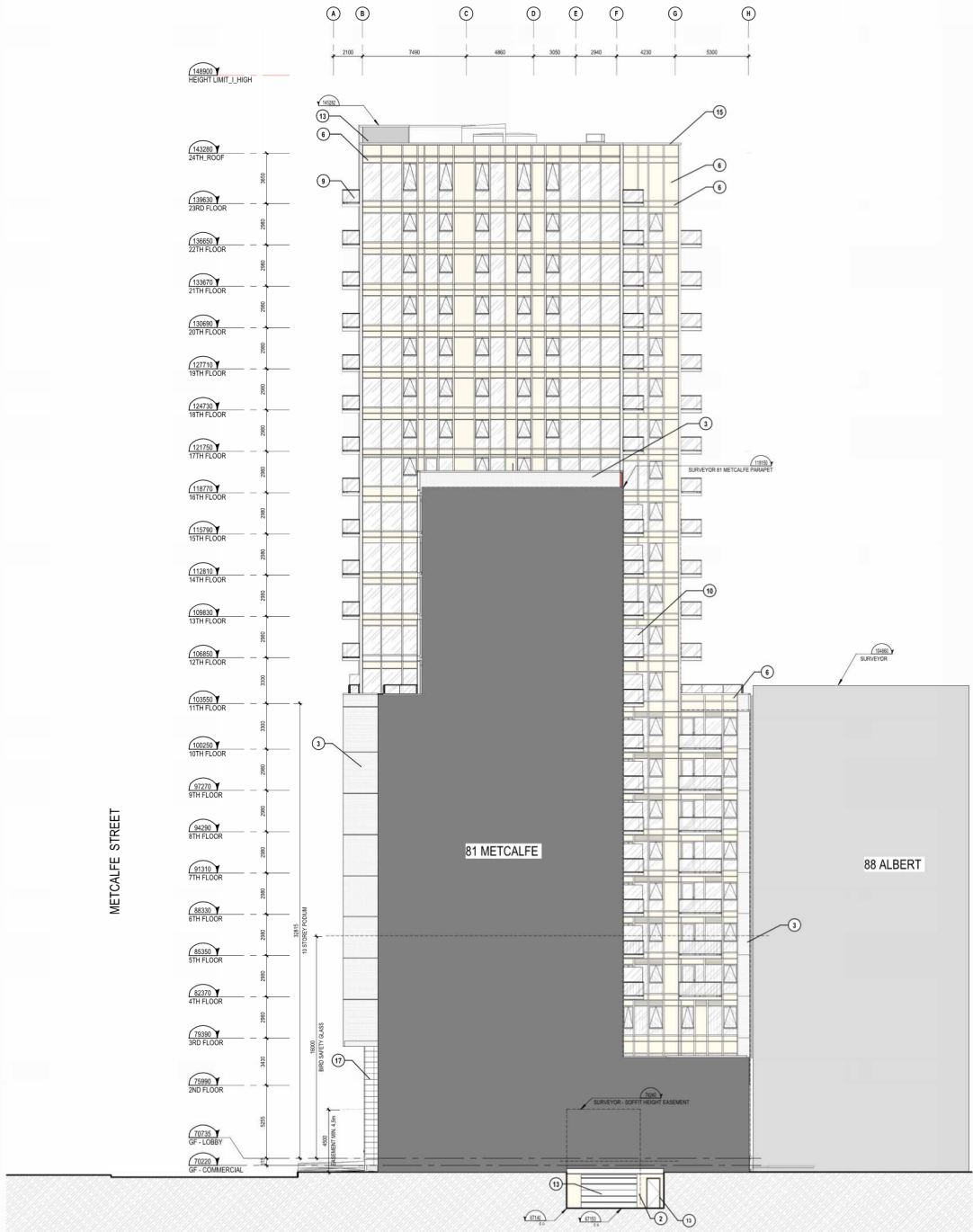
ELEVATIONS LEGEND
11 GLASS SPANDREL, TINTED DARK GRAY
12 METAL, COLORED, PAINTED DARK GRAY
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96 METAL, COLORED, PAINTED DARK GRAY
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98 METAL, COLORED, PAINTED DARK GRAY
99 METAL, COLORED, PAINTED DARK GRAY
100 METAL, COLORED, PAINTED DARK GRAY



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ELEVATION - SOUTH
1 : 150

1
A401

GENERAL NOTES	
NOTE	DESCRIPTION
1	FIRE DEPT PHONE LINE
2	FIRE DEPT CONNECTION
3	AIR INTAKE, SEE MECH. ENG.
4	AIR EXHAUST, SEE MECH. ENG.
5	EXTERIOR GAS ENTRY
6	GLASS ZONE - FASCIA MAINTENANCE ACCESS (SEE CONSULTANT)
7	PRIVACY GATE
8	TOWER FOOTING
9	OK CONTAINER
10	SCREEN WALL
11	ENTRANCE ENCLOSURE
12	SOFT ADOX
13	LOADING AIR INTAKE (SEE MECH.)
14	GARAGE CHUTE
15	TRANSFER BEAM ABOVE (SEE STRUCTURE)
16	ELECTRIC CHUTE - SEE ELEC. ENG.
17	RETENTION WALL ACCESS
18	ENTRANCE FLOOR GRILLE
19	ROOF ACCESS MATCH
20	LINEAR DRAIN, SEE MECH. ENG.
21	VENTILATION BRIDGE (SEE MECH.)
22	GARAGE CHUTE VENT
23	METCALFE SHED

GENERAL NOTES	
NOTE	DESCRIPTION
24	GARAGE COMPACTOR
25	DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING
26	DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING
27	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
28	CONSTRUCTION LANE, SEE STRUCTURE ENG.
29	ACCESS METAL STAIR
30	COMMERCIAL ATTACHMENT
31	ELEVATOR DRAINAGE PIT - SEE MECH. ENG.
32	SAFETY BRIDGE PIT - SEE MECH. ENG.
33	STORMWATER DRAINAGE PIT - SEE MECH. ENG.
34	WIRE MESH PARTITION FOR MECHANICAL EQUIPMENT SECURITY
35	BOLLARD (SEE CIV. AND CIV. ENG.)
36	BOLLARD (SEE CIV. AND CIV. ENG.)
37	BARRIER FREE TACTILE PAVEMENT (SEE CIV. ENG.)
38	COMPRESSED AIR/WATER (SEE CIV. ENG.)

EXTERIOR MATERIAL LEGEND	
1	STEEL DOOR, PAINTED BEIGE
2	METAL PANEL, PAINTED BEIGE
3	BEIGE BRICK
4	METAL LOUVERS, PAINTED DARK GRAY
5	METAL LOUVERS, PAINTED BEIGE
6	METAL SPANREL, PAINTED BEIGE
7	METAL SPANREL, PAINTED DARK GRAY
8	GLASS
9	GLASS PANEL, CLEAR GLASS
10	PRIVACY SCREEN TRANSLUCENT GLASS

11	GLASS SPANREL, TINTED DARK GRAY
12	METAL FENCE, PAINTED DARK GRAY
13	METAL, PAINTED DARK GRAY
14	MULLION, DARK GRAY
15	MULLION, BEIGE
16	GLASS STRUCTURAL MULLION
17	GRANITE LIGHT GRAY (SMOOTH)
18	GRANITE LIGHT GRAY (TEXTURED)
19	GLASS SPANREL, BRD SAFETY GLASS
20	GLASS SPANREL, BRD SAFETY GLASS

ELEVATIONS LEGEND	
1	CONSTRUCTION NOTES
2	SYMBOL OF TYPE OF WINDOW (SEE SHEET XX FOR WINDOW ELEVATIONS)
3	SYMBOL OF TYPE OF ELEVATION OF CURTAIN WALL (SEE SHEET XX FOR CURTAIN WALL ELEVATIONS)

