Artist render

NEUF

ARCHITECT(E)S

PAGE	TITRE DES DESSINS Drawing Title	REV.	DATE
A000	TITLE PAGE	2	2025-09-19
A102	SITE PLAN	2	2025-09-19
A103	GROUND FLOOR - SITE PLAN	2	2025-09-19
A200a	P2 LEVEL PARKING	2	2025-09-19
A200b	P1 LEVEL PARKING	2	2025-09-19
A201	FLOOR PLAN - GROUND FLOOR	2	2025-09-19
A216	FLOOR PLAN - 16TH FLOOR	2	2025-09-19
A400	ELEVATIONS	2	2025-09-19
A401	ELEVATIONS	2	2025-09-19

9

RENDU D'ARTISTE Artist's Render

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

2025.09.19

- SITE PLAN APPROVAL - REVISION 1
- COORDINATION Coordination
- PERMIS Permit
- SOUMISSION Tender
- RÉVISION GÉNÉRALE General revision
- CONSTRUCTION Construction
- FIN DES TRAVAUX Record Drawings

NEUF
ARCHITECT(E)S

77 METCALFE
CONSTRUCTION RESIDENTIAL BUILDING

OTTAWA, ONTARIO
CLIENT : GROUPE MACH

13466

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(S)	[…], Apartment dwelling, high rise, retail store, […]	Apartment dwelling, high rise, retail store	Y
Lot Width	No minimum	30.32 metres	Y
Lot Area	No minimum	1,218.55m²	Y
Front Yard Set Back	No minimum	0.43 metres	Y
Corner Side Yard Setback	No minimum	0.9 metres	Y
Interior Side Yard Setback	No minimum	0 metres	Y
Rear Yard Setback	No minimum	0 metres	Y
Building Height	Per Schedule 46: ~148.9 – see Appendix 1	145.28 metres (Parapet) 146.70 metres (Highest Point)	Y
Minimum Ground Floor Usage	At least 50% of the ground floor of any building must be occupied by one or more of the uses listed under Section 193(2)	50%	Y
Minimum Parking Requirements (Area Z)	None	None	Y
Visitor Parking Requirement	None (per Bill 185)	15 spaces	Y
Maximum Driveway Width	(aa(iii) Leading to less than 20 parking spaces: 3.6 metres	4.1 metres	LNC*
Minimum Drive Aisle Width	despite (i), in the case of a parking garage, or parking lot accessory to a residential use an aisle serving parking spaces angled at between 56 and 90 degrees must be at least 6.0 metres wide	6.06 metres	Y
Parking Space Dimensions	Minimum 2.6 metres (width) Minimum 5.2 metres (length) Compact Spaces: Minimum 2.4 metres (width) Minimum 4.6 metres (length)	2.6 metres x 5.2 metres	Y
Bicycle Parking Space Rates	Apartment dwelling, high-rise: 0.5 spaces per unit Retail store: 1 per 250m² GFA	Residential: 241 Commercial: 2 space	Y
Minimum Bicycle Parking Space Dimensions (Vertical)	Vertical: 0.5 m (width) by 1.5 m (length) Horizontal: 0.6 m (width) by 1.8 m (length)	Vertical: 0.5m by 1.5m Horizontal: 0.6m by 1.8m	Y
Minimum Bicycle Parking Aisle Width	1.5 metres	1.5 metres	Y
Amenity Space	6m² per dwelling unit (1,446m²) Min. 50% Communal (723m²)	Total: 1,452m² Communal: 783m²	Y

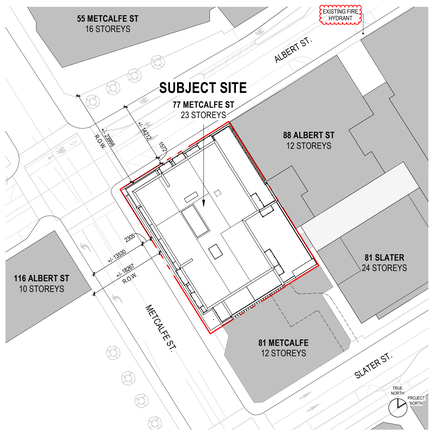
GENERAL STATISTICS

	LEVEL	GROSS FLOOR AREA (WITHOUT BALCONIES)		COMMERCIAL AREA		UNIT MIX				
		m2	sqf	m2	sqf	STUDIO	1BR	2BR	3BR	TOTAL
TOWER	23RD MEC.	716	7,703			2	3	2	1	8
	22ND	716	7,703			3	3	3	1	10
	21ST	716	7,703			3	3	3	1	10
	20TH	716	7,703			3	3	3	1	10
	19TH	716	7,703			3	3	3	1	10
	18TH	716	7,703			3	3	3	1	10
	17TH	716	7,703			3	3	3	1	10
	16TH	716	7,703			3	3	3	1	10
	15TH	779	8,385			3	4	3	1	11
	14TH	779	8,385			3	4	3	1	11
	13TH	779	8,385			3	3	3	1	10
	12TH	779	8,385			3	4	3	1	11
	11TH	779	8,385			3	4	1	1	9
PODIUM	10TH	954	10,272			3	8	1	1	13
	9TH	954	10,272			3	8	1	1	13
	8TH	954	10,272			3	8	1	1	13
	7TH	954	10,272			3	8	1	1	13
	6TH	954	10,272			3	8	1	1	13
	5TH	954	10,272			3	8	1	1	13
	4TH	954	10,272			3	8	1	1	13
	3RD	954	10,272			3	8	1	1	13
	2ND	882	9,492			4	2	1	0	7
	GF	918	9,879	469	5,053					
	TOTAL	**19,053**	**205,096**	**469**	**5,053**	66	109	45	21	241

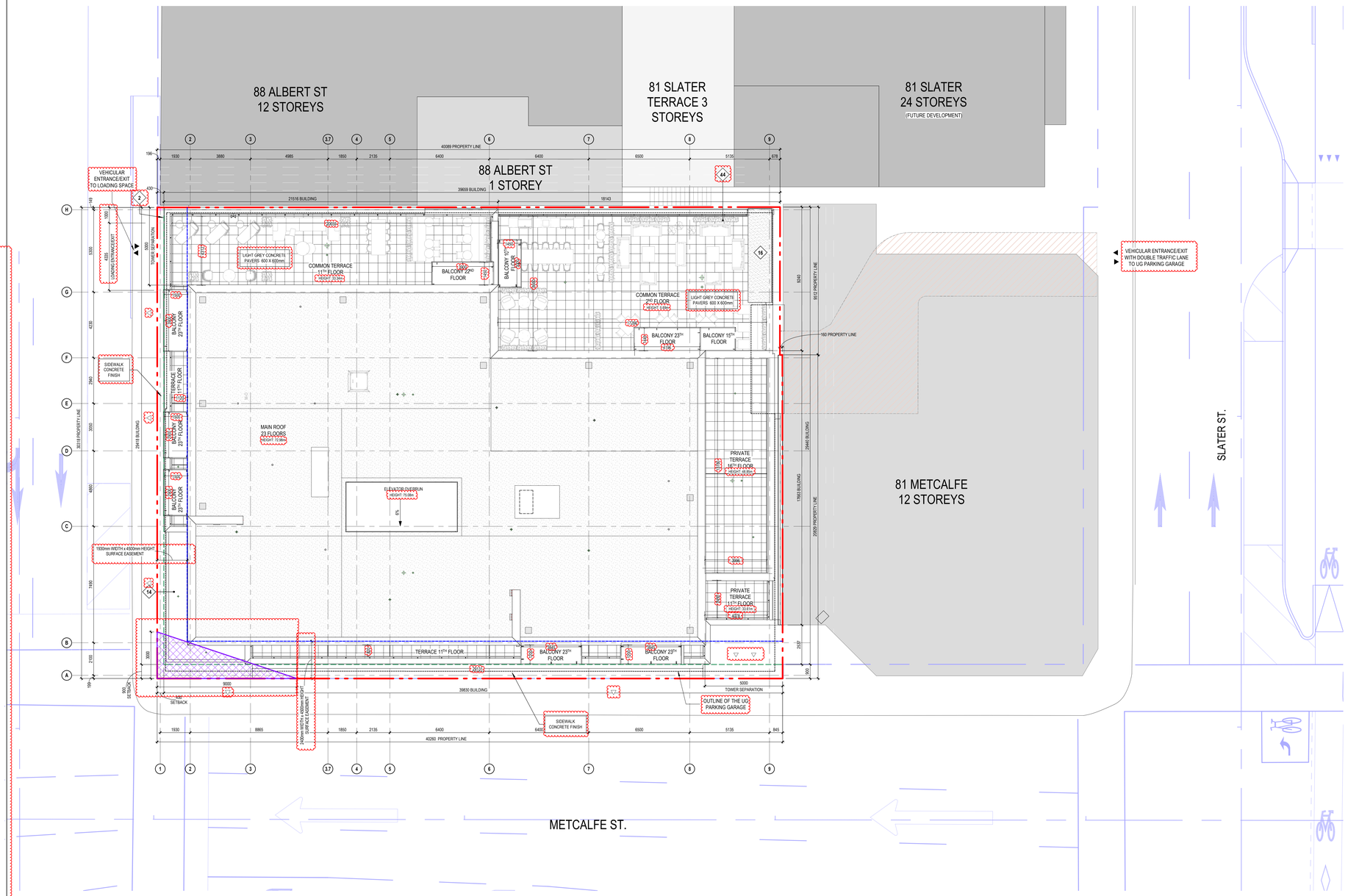
AMENITY AREA REPARTITION

	LEVEL	PRIVATE AREA		DESCRIPTION
		m2	sqf	
TOWER	23RD	32	342	Balconies
	22ND	38	407	Balconies
	21ST	38	407	Balconies
	20TH	38	407	Balconies
	19TH	38	407	Balconies
	18TH	38	407	Balconies
	17TH	38	407	Balconies
	16TH	38	407	**Balconies**
	15TH	31	338	**Balconies**
	14TH	60	644	**Private terraces**
	13TH	41	444	Balconies
	12TH	41	444	Balconies
	11TH	41	444	Balconies
	10TH	41	444	**Balconies**
	9TH	10	106	**Balconies**
	8TH	44	473	**Private terraces**
PODIUM	7TH	14	154	Balconies
	6TH	14	154	Balconies
	5TH	14	154	Balconies
	4TH	14	154	Balconies
	3RD	14	154	Balconies
	2ND	14	154	Balconies
	1ST	14	154	Balconies
	SUBTOTALS	**669**	**7,199**	

	COMMUNAL AREA	
	m2	sqf
COMMUNAL TERRACE 11TH FLOOR	102	1,100
INTERIOR AMENITY AREA 11TH FLOOR	146	1,573
COMMUNAL TERRACE 3RD	145	1,564
INTERIOR AMENITY AREA 3RD FLOOR	347	3,734
INTERIOR AMENITY LOBBY LOUNGE	43	461
TOTAL	**783**	**8,432**



KEY SITE PLAN
1 : 500
2 / A102



SITE PLAN
1 : 100
1 / A102

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	EXISTING GAS ENTRY
6	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT).
8	PRIVACY GATE
9	TOWER FOOTPRINT
11	OIL CONTAINER
12	SCREEN WALL
14	ENTRANCE MARQUISE
15	SOFIT ABOVE
16	LOUVERS AIR INTAKE (SEE MECH.)
18	GARBAGE CHUTE
19	TRANSFER BEAM ABOVE (SEE STRUCTURE)
20	ELECTRIC CART 3X2 - SEE ELEC. ENG.
21	RETENTION BASIN ACCESS
22	ENTRANCE FLOOR GRILLE
23	ROOF ACCESS HATCH
24	LINEAR DRAIN - SEE MECH. ENG.
25	VENTILATION GRILLE 2200X2600
26	GARBAGE CHUTE VENT
27	MECHANICAL SHAFT

GENERAL NOTES

NOTE	DESCRIPTION
28	GARBAGE COMPACTOR
29	SCUPPER
30	DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING BULKHEAD
31	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
32	CONSTRUCTION JOINT. SEE STRUCTURAL ENG.
33	ACCESS METAL STAIR
34	COMMERCIAL KITCHEN VENT
35	ELEVATOR DRAINAGE PIT - 900X900. SEE MECH. ENG.
36	SANITARY DRAINAGE PIT - 900X900. SEE MECH. ENG.
37	STORMWATER DRAINAGE PIT. SEE MECH. ENG.
38	WIRE MESH PARTITION FOR MECHANICAL EQUIPEMENT SECURITY
39	BOLLARD (SEE STR. AND CIVIL ENG.)
41	BARRIER FREE TACTILE PAVERS (SEE CIVIL ENG.)
42	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
43	BICYCLE RACK
44	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

LEGEND

EXITS	LOADING ZONE	PROPERTY LINE	
ACCESS TO BUILDING	PEDESTRIAN TRAFFIC	GROUND SETBACK	
VEHICULAR ENTRY	TRIANGULAR SURFACE EASEMENT	PODIUM LIMIT AND ROW WIDENING	
BARRIER-FREE	EXISTING EASEMENT - N326906 FROM ELEVATOR TO THE PARKING BELOW GARAGE	TOWER FOOTPRINT	
PUSH BUTTON	HYDRO OTTAWA MIN HEIGHT CLEARANCE 2.3M	UNDERGROUND PROFILE	

PROPOSED STREET | STRUCTURE | VENTILATION | ELECTRICITY | PLUMBING | FIRE PROTECTION | INTERIOR DESIGN | Civil

PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH : 24-11-28_CP9303717-proposed.dwg

GRAPHIC SCALE: 1:100

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SCEAU / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

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ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH
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T 514 374 6224

TITRE DU PROJET Project Title

77 METCALFE

EMPLACEMENT Location
OTTAWA, ONTARIO

NO PROJET No.
13466

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR COORDINATION 30%	2025-04-17
B	FOR COORDINATION 60%	2025-05-30
C	FOR INTERNAL REVIEW	2025-06-02
1	ISSUED FOR SITE PLAN APPROVAL	2025-07-08
2	ISSUED FOR SITE PLAN APPROVAL	2025-09-19

DESSINÉ PAR Drawn by **ST**

VÉRIFIÉ PAR Checked by **KP**

DATE (aa-mm-jj) **2025 04 17**

ÉCHELLE Scale **Comme indiqué**

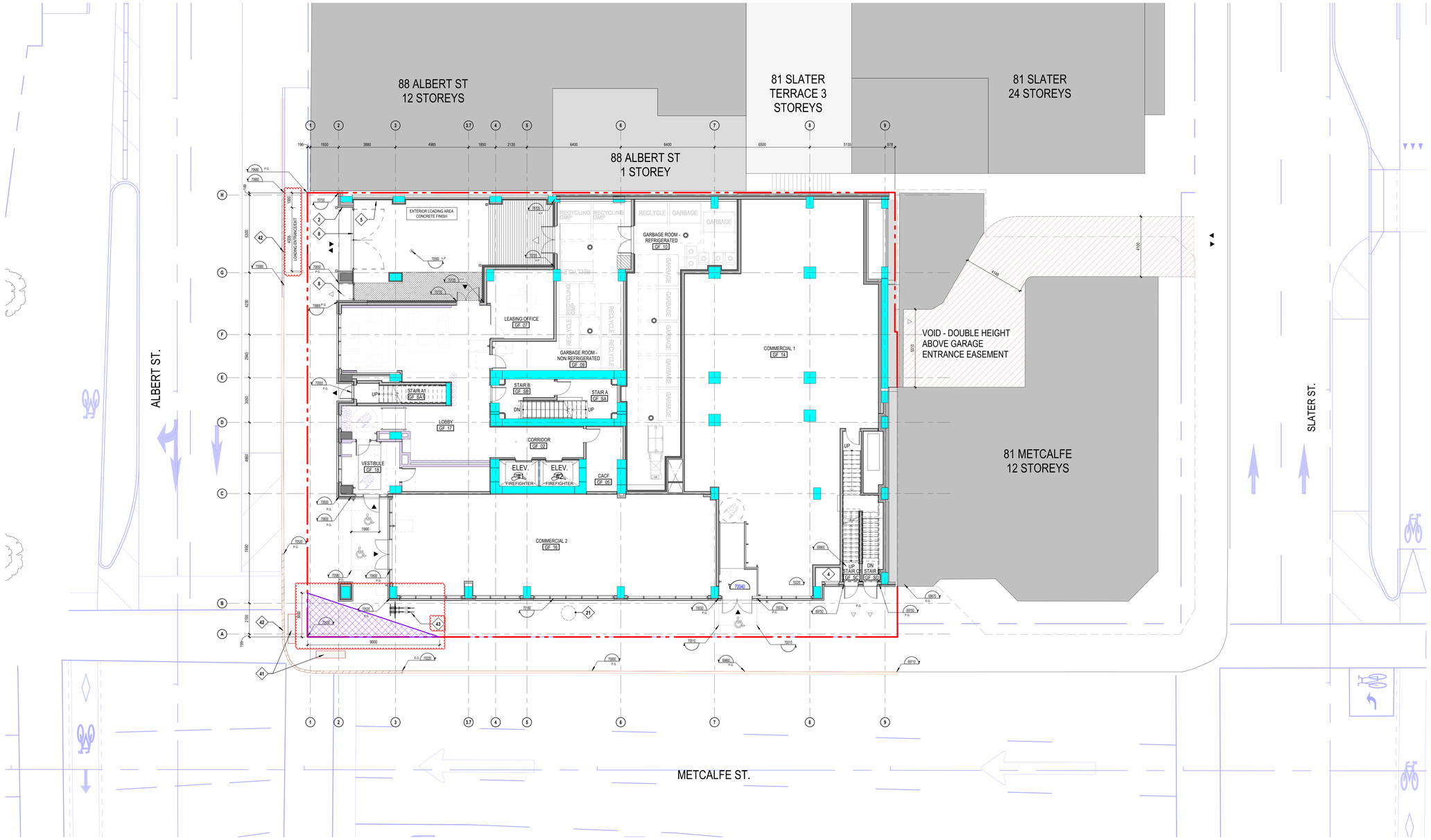
TITRE DU DESSIN Drawing Title
SITE PLAN

RÉVISION Revision **1**

NO. DESSIN Dwg Number **A102**

Lot 15 and Part of Lots 16 and 17 Registered Plan 26R2, City of Ottawa
PIN 00411-0041 (LT)

Autodesk Docs://13466_METCALFE_R23/77MTC_13466_ARC_R23.rvt



GROUND FLOOR - SITE PLAN

1 : 100

1 / A103

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	EXISTING GAS ENTRY
6	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT).
8	PRIVACY GATE
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16	LOUVERS AIR INTAKE (SEE MECH.)
18	GARBAGE CHUTE
19	TRANSFER BEAM ABOVE (SEE STRUCTURE)
20	ELECTRIC CART 3X3 - SEE ELEC. ENG.
21	RETENTION BASIN ACCESS
22	ENTRANCE FLOOR GRILLE
23	ROOF ACCESS HATCH
24	LINEAR DRAIN - SEE MECH. ENG.
25	VENTILATION GRILLE 2200X2600
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GENERAL NOTES	
NOTE	DESCRIPTION
28	GARBAGE COMPACTOR
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30	DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING BULKHEAD
31	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
32	CONSTRUCTION JOINT. SEE STRUCTURAL ENG.
33	ACCESS METAL STAIR
34	COMMERCIAL KITCHEN VENT
35	ELEVATOR DRAINAGE PIT - 900X900. SEE MECH. ENG.
36	SANITARY DRAINAGE PIT - 900X900. SEE MECH. ENG.
37	STORMWATER DRAINAGE PIT. SEE MECH. ENG.
38	WIRE MESH PARTITION FOR MECHANICAL EQUIPEMENT SECURITY
39	BOLLARD (SEE STR. AND CIVIL ENG.)
41	BARRIER FREE TACTILE PAVERS (SEE CIVIL ENG.)
42	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
43	BICYCLE RACK
44	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

LEGEND

EXITS	LOADING ZONE	PROPERTY LINE
ACCESS TO BUILDING	PEDESTRIAN TRAFFIC	GROUND SETBACK
VEHICULAR ENTRY	TRIANGULAR SURFACE EASEMENT	PODIUM LIMIT AND ROW WIDENING
BARRIER-FREE	EXISTING EASEMENT - N326906 FROM SLATER TO THE PARKING BELOW GRADE	TOWER FOOTPRINT
PUSH BUTTON	HYDRO OTTAWA MIN HEIGHT CLEARANCE 2.3M	UNDERGROUND PROFILE

PROPOSED STREET | STRUCTURE | VENTILATION | ELECTRICITY | PLUMBING | FIRE PROTECTION | INTERIOR DESIGN | Civil

PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH : *24-11-28_CP000317-proposed.dwg*

0 1 2 3 4 5 10

GRAPHIC SCALE: 1:100

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OUVRAGE Project

77 METCALFE

EMPLACEMENT Location
OTTAWA, ONTARIO

NO PROJET No.
13466

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR COORDINATION 60%	2025-05-30
B	FOR INTERNAL REVIEW	2025-06-02
1	ISSUED FOR SITE PLAN APPROVAL	2025-07-08
2	ISSUED FOR SITE PLAN APPROVAL	2025-09-19

DESSINÉ PAR Drawn by
AP CI

VÉRIFIÉ PAR Checked by
MM KP

DATE (aa-mm-jj)
24/12/11

ÉCHELLE Scale
Comme indiqué

TITRE DU DESSIN Drawing Title
GROUND FLOOR - SITE PLAN

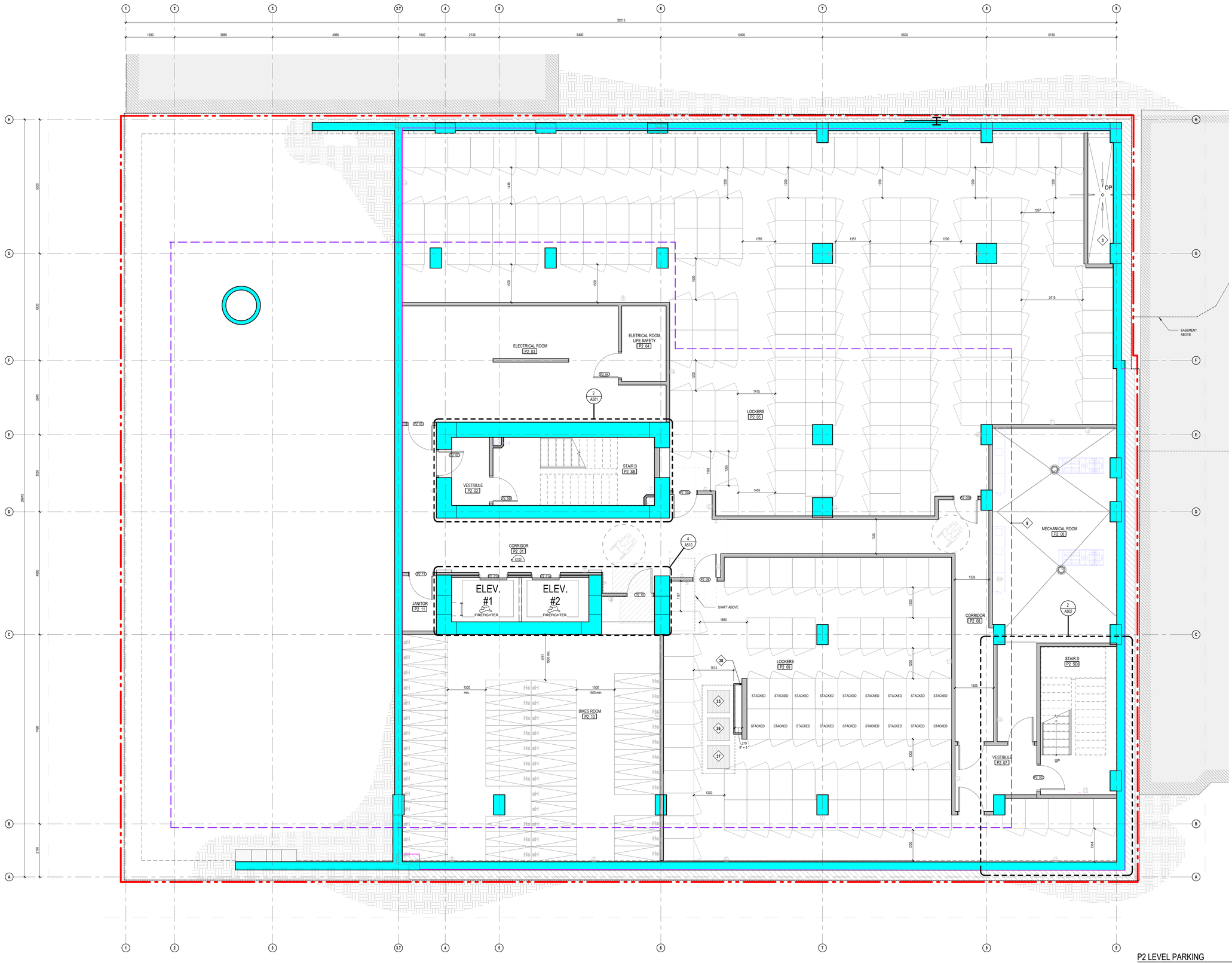
RÉVISION Revision
1

NO. DESSIN Dwg Number
A103

Lot 15, and Part of Lots 14 and 16, Registered Plan 393C, City of Ottawa
PIN: 157110141 (Lot 15), 157110142 (Part of Lots 14 and 16)

Autodesk Docs://13466_METCALFE_R23/77MTC_13466_ARC_R23.rvt

Approbation 2025-10-30



P2 LEVEL PARKING

1 : 50

1 A200a

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	EXISTING GAS ENTRY
6	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
8	PRIVACY GATE
9	TOWER FOOTPRINT
11	OIL CONTAINER
12	SCREEN WALL
14	ENTRANCE MARQUISE
15	SOFIT ABOVE
16	LOUVERS AIR INTAKE (SEE MECH.)
18	GARBAGE CHUTE
19	TRANSFER BEAM ABOVE (SEE STRUCTURE)
20	ELECTRIC CART 3'X7 - SEE ELEC. ENG.
21	RETENTION BASIN ACCESS
22	ENTRANCE FLOOR GRILLE
23	ROOF ACCESS HATCH
24	LINEAR DRAIN - SEE MECH. ENG.
25	VENTILATION GRILLE 2200X2600
26	GARBAGE CHUTE VENT
27	MECHANICAL SHAFT

GENERAL NOTES

NOTE	DESCRIPTION
28	GARBAGE COMPACTOR
29	SCUPPER
30	DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING BULKHEAD
31	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
32	CONSTRUCTION JOINT. SEE STRUCTURAL ENG.
33	ACCESS METAL STAIR
34	COMMERCIAL KITCHEN VENT
35	ELEVATOR DRAINAGE PIT - 900X900. SEE MECH. ENG.
36	SANITARY DRAINAGE PIT - 900X900. SEE MECH. ENG.
37	STORMWATER DRAINAGE PIT. SEE MECH. ENG.
38	WIRE MESH PARTITION FOR MECHANICAL EQUIPEMENT SECURITY
39	BOLLARD (SEE STR. AND CIVIL ENG.)
41	BARRIER FREE TACTILE PAVERS (SEE CIVIL ENG.)
42	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
43	BICYCLE RACK
44	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

LÉGENDE DES TYPES DE STATIONNEMENTS

TYPIQUE	ÉLECTRIQUE	UNIVERSELLE	RÉDUITE
2600mm x 5500mm	2600mm x 5500mm	2600mm x 5500mm	2600mm x 4600mm

BICYCLE RACK LEGEND

HORIZONTAL STACKED	HORIZONTAL	VERTICAL	COMMERCIAL BYCICLE RACK
2000mm x 600mm	2000mm x 600mm	1800mm x 400mm	1800mm x 400mm

BICYCLE SCHEDULE

P2 EXISTING (SURVEYOR PLAN 24.08.08)	96
P1 EXISTING (SURVEYOR PLAN 24.08.08)	145
TOTAL: 241	

BICYCLE COMMERCIAL

BYCICLE RACK_COMMERCIAL	2
TOTAL	2

PARKING

BARRIER FREE - TYPE A 3400mmx5200mm	1
BARRIER FREE - TYPE B 2400mmx5200mm	1
VISITOR - 2600mmx5200m	9
VISITOR-E - 2600mmx5200m	6
TOTAL	17

LOCKERS

P2 EXISTING (SURVEYOR PLAN 24.08.08)	248
TOTAL: 248	

LEGEND

EXITS
ACCESS TO BUILDING
VEHICULAR ENTRY
BARRIER-FREE
PUSH BUTTON
LOADING ZONE
PEDESTRIAN TRAFFIC
TRIANGULAR SURFACE EASEMENT
EXISTING EASEMENT - N326906 FROM SLAVEN TO THE PARKING BELOW GRADE
HYDRO OTTAWA MIN HEIGHT CLEARANCE 2.3M
PROPERTY LINE
GROUND SETBACK
PODIUM LIMIT AND ROW WIDENING
TOWER FOOTPRINT
UNDERGROUND PROFILE

PROPOSED STREET | STRUCTURE | VENTILATION | ELECTRICITY | PLUMBING | FIRE PROTECTION | INTERIOR DESIGN | Civil

PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH : 24-11-28_CPXW0317-proposed.dwg

GRAPHIC SCALE: 1:50 — 0 1 2 3 4 5

Application 001-12-2012

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SCEAU / Seal

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CLIENT Client

PROMOTEUR Developer

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T 514 374 6224

OUVRAGE Project

77 METCALFE

EMPLACEMENT Location
OTTAWA, ONTARIO

NO PROJET No.
13466

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR COORDINATION 30%	2025-04-17
B	FOR COORDINATION 60%	2025-05-30
C	FOR INTERNAL REVIEW	2025-06-02
1	ISSUED FOR SITE PLAN APPROVAL	2025-07-08
2	ISSUED FOR SITE PLAN APPROVAL	2025-09-19

DESSINÉ PAR Drawn by: AT
VERIFIÉ PAR Checked by: MM KP
DATE (aa.mm.jj): 2025 04 17
ÉCHELLE Scale: Comme indiqué

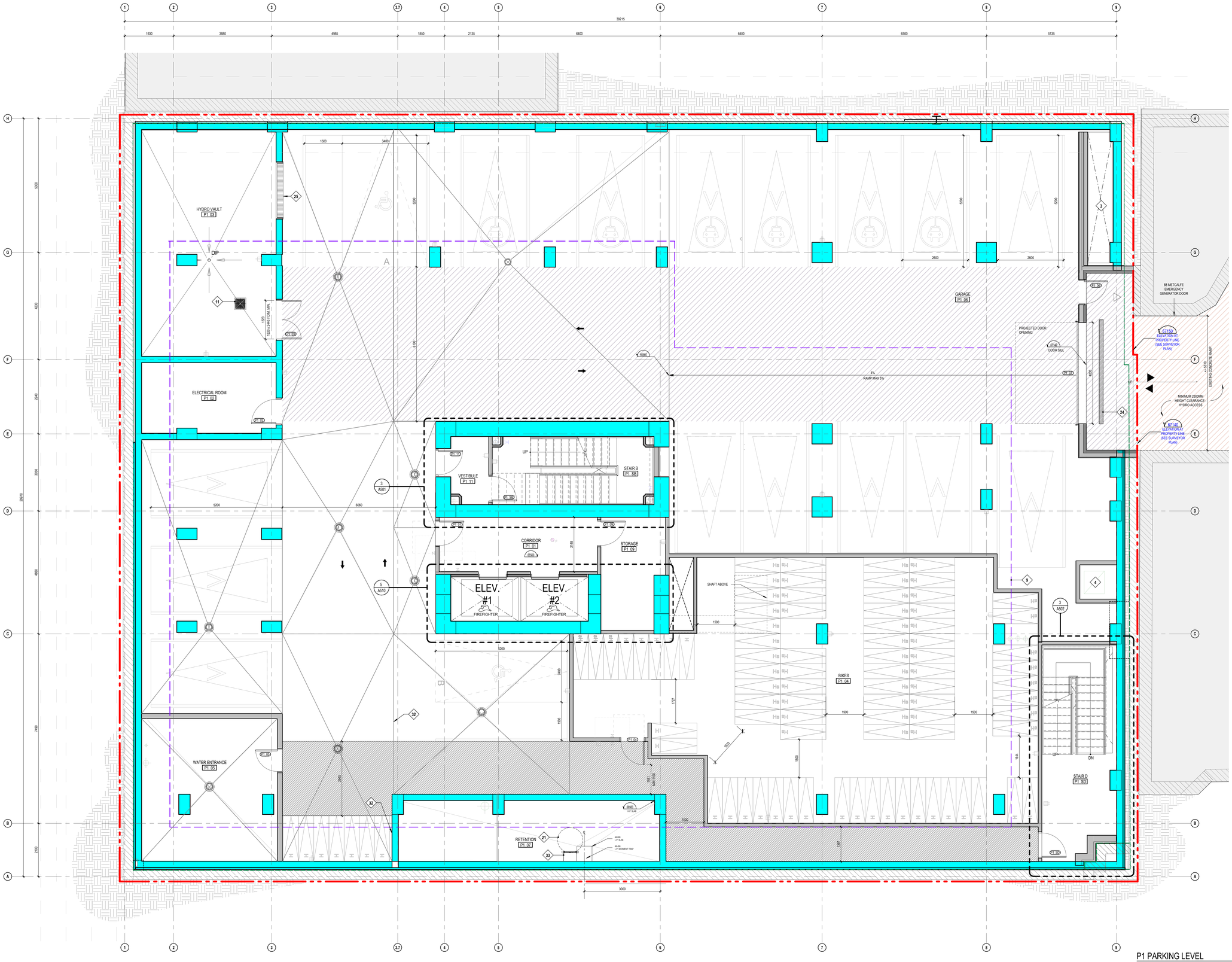
TITRE DU DESSIN Drawing Title

P2 LEVEL PARKING

RÉVISION Revision: 1
NO. DESSIN Dwg Number: A200a

Lot 32 and Part of Lots 31 and 33 North Sparks Street Registered Plan 3022, City of Ottawa.
PIN 40126-0101

Autodesk Docs://13466_METCALFE_R23/77MTC_13466_ARC_R23.rvt



P1 PARKING LEVEL

1 : 50

1 A200b

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	EXISTING GAS ENTRY
6	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
8	PRIVACY GATE
9	TOWER FOOTPRINT
11	OIL CONTAINER
12	SCREEN WALL
14	ENTRANCE MARQUISE
15	SOFIT ABOVE
16	LOUVERS AIR INTAKE (SEE MECH.)
18	GARBAGE CHUTE
19	TRANSFER BEAM ABOVE (SEE STRUCTURE)
20	ELECTRIC CART 3X3 - SEE ELEC. ENG.
21	RETENTION BASIN ACCESS
22	ENTRANCE FLOOR GRILLE
23	ROOF ACCESS HATCH
24	LINEAR DRAIN - SEE MECH. ENG.
25	VENTILATION GRILLE 2200X2600
26	GARBAGE CHUTE VENT
27	MECHANICAL SHAFT

GENERAL NOTES	
NOTE	DESCRIPTION
28	GARBAGE COMPACTOR
29	SCUPPER
30	DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING BULKHEAD
31	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
32	CONSTRUCTION JOINT, SEE STRUCTURAL ENG.
33	ACCESS METAL STAIR
34	COMMERCIAL KITCHEN VENT
35	ELEVATOR DRAINAGE PIT - 900X900, SEE MECH. ENG.
36	SANITARY DRAINAGE PIT - 900X900, SEE MECH. ENG.
37	STORMWATER DRAINAGE PIT, SEE MECH. ENG.
38	WIRE MESH PARTITION FOR MECHANICAL EQUIPEMENT SECURITY
39	BOLLARD (SEE STR. AND CIVIL ENG.)
41	BARRIER FREE TACTILE PAVERS (SEE CIVIL ENG.)
42	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
43	BICYCLE RACK
44	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

PARKING LEGEND

BICYCLE RACK LEGEND

BICYCLE SCHEDULE	
P2 EXISTING (SURVEYOR PLAN 24.08.08)	96
P1 EXISTING (SURVEYOR PLAN 24.08.08)	145
TOTAL: 241	

PARKING	
BARRIER FREE - TYPE A 3400mmx5200mm	1
BARRIER FREE - TYPE B 2400mmx5200mm	1
VISITOR - 2600mmx5200m	9
VISITOR-E - 2600mmx5200m	6
TOTAL	17

LOCKERS
P2 EXISTING (SURVEYOR PLAN 24.08.08)
240
TOTAL: 240

LEGEND

EXITS
ACCESS TO BUILDING
VEHICULAR ENTRY
BARRIER-FREE
PUSH BUTTON
LOADING ZONE
PEDESTRIAN TRAFFIC
TRIANGULAR SURFACE EASEMENT
EXISTING EASEMENT - N326906 FROM SUITER TO THE PARKING BELOW GRADE
HYDRO OTTAWA MIN HEIGHT CLEARANCE 2,3M
PROPERTY LINE
GROUND SETBACK
PODIUM LIMIT AND ROW WIDENING
TOWER FOOTPRINT
UNDERGROUND PROFILE

PROPOSED STREET | STRUCTURE | VENTILATION | ELECTRICITY | PLUMBING | FIRE PROTECTION | INTERIOR DESIGN | Civil

PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH : *24-11-28_CP000317-proposed.dwg*

GRAPHIC SCALE 1:50

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OUVRAGE Project

77 METCALFE

EMPLACEMENT Location
OTTAWA, ONTARIO

NO PROJET No.
13466

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2	ISSUED FOR SITE PLAN APPROVAL	2025-09-19

DESSINÉ PAR Drawn by
AT

VÉRIFIÉ PAR Checked by
MM KP

DATE (aa-mm-jj)
2025 04 17

ÉCHELLE Scale
Comme indiqué

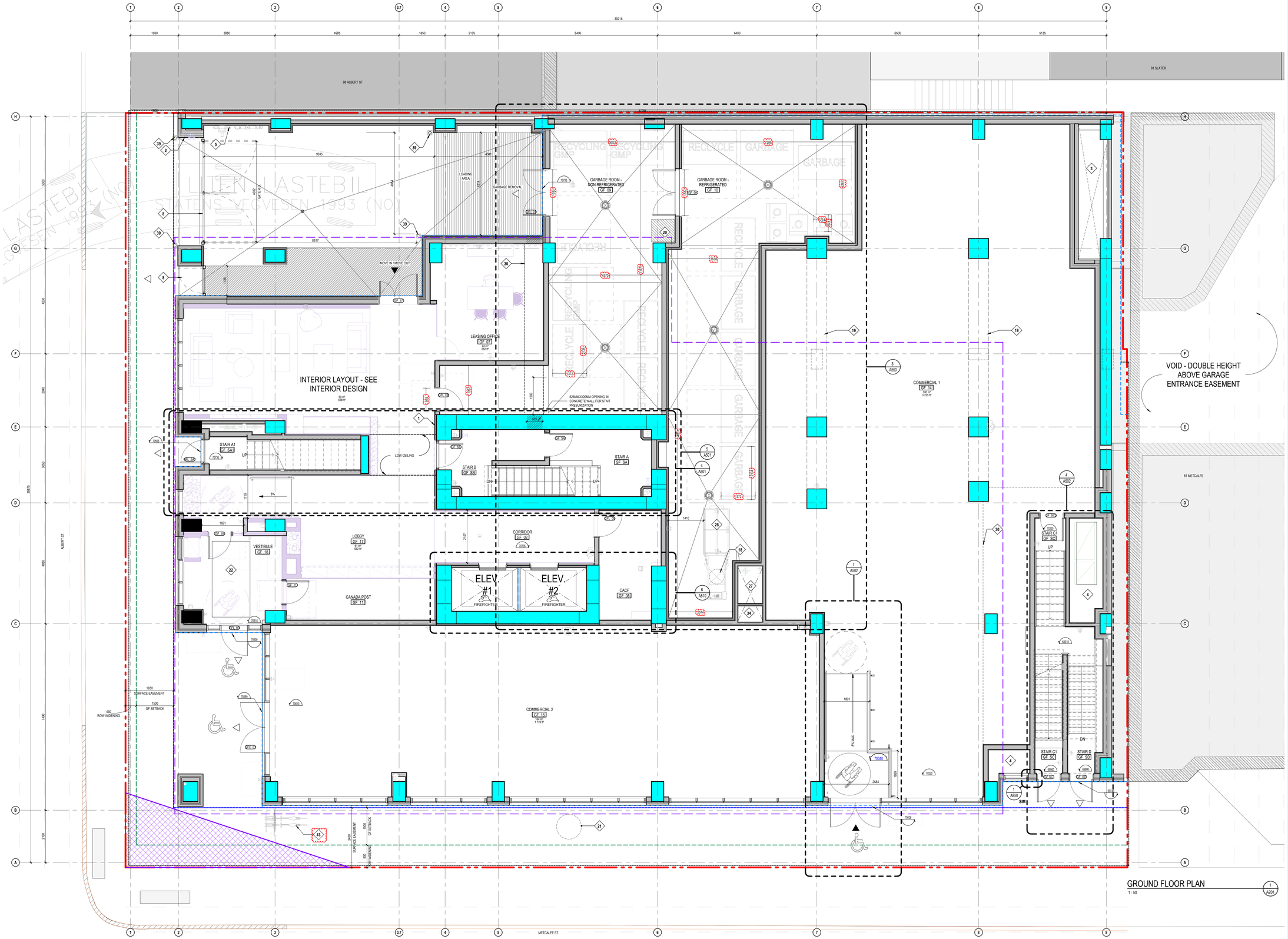
TITRE DU DESSIN Drawing Title
P1 LEVEL PARKING

RÉVISION Revision
1

NO. DESSIN Dwg Number
A200b

Lots 15 and 16 of plan 4M-1536 being part of Lots 24 and 53 Plouffe Estate (Plan) Registered Plan 3052; City of Ottawa
PIN: 00139-0101 (LT) and 00139-0102 (LT)

Autodesk Docs://13466_METCALFE_R23/77MTC_13466_ARC_R23.rvt



GROUND FLOOR PLAN
1 : 50
1 / A201

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.
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27	MECHANICAL SHAFT

GENERAL NOTES	
NOTE	DESCRIPTION
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29	SCUPPER
30	DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING BULKHEAD
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43	BICYCLE RACK
44	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

BICYCLE RACK LEGEND

HORIZONTAL STACKED 1000mm x 400mm | HORIZONTAL 1000mm x 400mm | VERTICAL 1000mm x 400mm | COMMERCIAL BYCICLE RACK

LEGEND

EXITS
ACCESS TO BUILDING
VEHICULAR ENTRY
BARRIER-FREE
PUSH BUTTON
LOADING ZONE
PEDESTRIAN TRAFFIC
TRIANGULAR SURFACE EASEMENT
EXISTING EASEMENT - N326906 FROM SLATER TO THE PARKING BELOW GRADE
HYDRO OTTAWA MIN HEIGHT CLEARANCE 2.3M
PROPERTY LINE
GROUND SETBACK
PODIUM LIMIT AND ROW WIDENING
TOWER FOOTPRINT
UNDERGROUND PROFILE

PROPOSED STREET | STRUCTURE | VENTILATION | ELECTRICITY | PLUMBING | FIRE PROTECTION | INTERIOR DESIGN | Civil

PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH : *24-11-28_CP000317-proposed.dwg*

GRAPHIC SCALE 1:50

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OUVRAGE Project
77 METCALFE

EMPLACEMENT Location
OTTAWA, ONTARIO

NO PROJET No.
13466

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR COORDINATION 30%	2025-04-17
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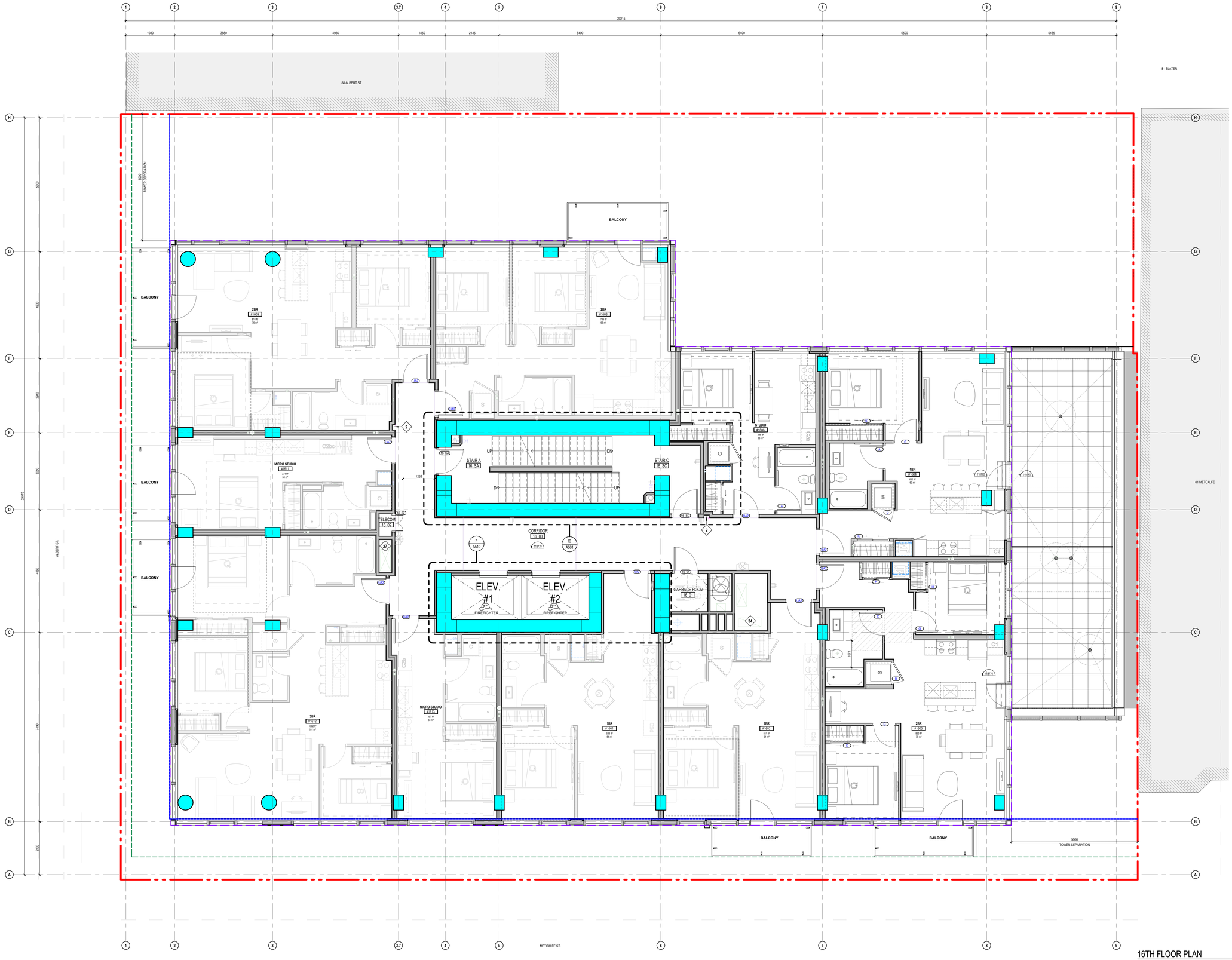
DESSINÉ PAR Drawn by **AT**
VÉRIFIÉ PAR Checked by **MM KP**
DATE (aa-mm-jj) **2025 04 17**
ÉCHELLE Scale **Comme indiqué**

TITRE DU DESSIN Drawing Title
FLOOR PLAN - GROUND FLOOR

RÉVISION Revision **1**
NO. DESSIN Dwg Number **A201**

Autodesk Docs://13466_METCALFE_R23/77MTC_13466_ARC_R23.rvt
Lots 12, and Part of Lots 24 and 53 Plan Slater (Ottawa) Registered Plan 3502, City of Ottawa
PIN: 00183-0101 (LT)



16TH FLOOR PLAN

1 : 50

2 / A216

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.
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8	PRIVACY GATE
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15	SOFIT ABOVE
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18	GARBAGE CHUTE
19	TRANSFER BEAM ABOVE (SEE STRUCTURE)
20	ELECTRIC CART 3'X3' - SEE ELEC. ENG.
21	RETENTION BASIN ACCESS
22	ENTRANCE FLOOR GRILLE
23	ROOF ACCESS HATCH
24	LINEAR DRAIN - SEE MECH. ENG.
25	VENTILATION GRILLE 2200X2600
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GENERAL NOTES	
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33	ACCESS METAL STAIR
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35	ELEVATOR DRAINAGE PIT - 900X900. SEE MECH. ENG.
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42	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
43	BICYCLE RACK
44	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

LEGEND

- EXITS
- ACCESS TO BUILDING
- VEHICULAR ENTRY
- BARRIER-FREE
- PUSH BUTTON
- LOADING ZONE
- PEDESTRIAN TRAFFIC
- TRIANGULAR SURFACE EASEMENT
- EXISTING EASEMENT - N328906 FROM SLATE TO THE PARKING BELOW GRADE
- HYDRO OTTAWA MIN HEIGHT CLEARANCE 2.3M
- PROPERTY LINE
- GROUND SETBACK
- PODIUM LIMIT AND ROW WIDENING
- TOWER FOOTPRINT
- UNDERGROUND PROFILE

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PROPOSED STREET DRAWING RECEIVED FROM GROUPE MACH : 24-11-28_CP000317-proposed.dwg

GRAPHIC SCALE: 1:50

0 1 2 3 4 5

Application 001-13-OZ-2012

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OUVRAGE Project

77 METCALFE

EMPLACEMENT Location
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NO PROJET No.
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DESSINÉ PAR Drawn by
AT

VERIFIÉ PAR Checked by
MM KP

DATE (aa.mm.jj)
2025 04 17

ÉCHELLE Scale
Comme indiqué

TITRE DU DESSIN Drawing Title

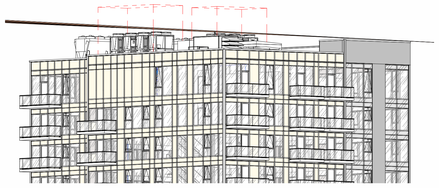
FLOOR PLAN - 16TH FLOOR

TOWER TYPICAL FLOOR PLAN

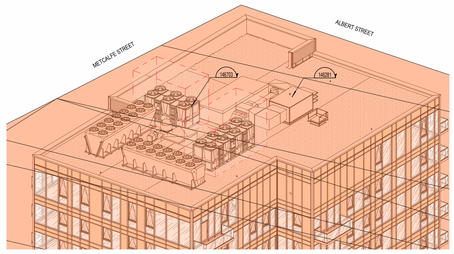
RÉVISION Revision
1

NO. DESSIN Dwg Number
A216

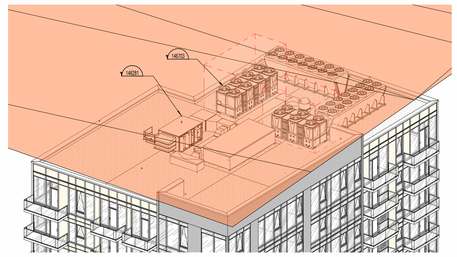
Lot 32 and Part of Lots 33 and 34 on the South side of Slater Street, Registered Plan 3022, City of Ottawa
PIN 04139-0100



AXONOMETRIC HEIGHT LIMIT 6 / A400



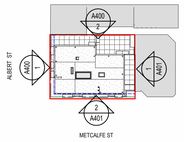
AXONOMETRIC HEIGHT LIMIT - SOUTH EAST 5 / A400



AXONOMETRIC HEIGHT LIMIT - NORTH WEST 4 / A400

3D VIEW LEGEND

	PARLIAMENTARY VIEW PLANES - MAX PERMITTED HEIGHT



KEY PLAN 3 / A400

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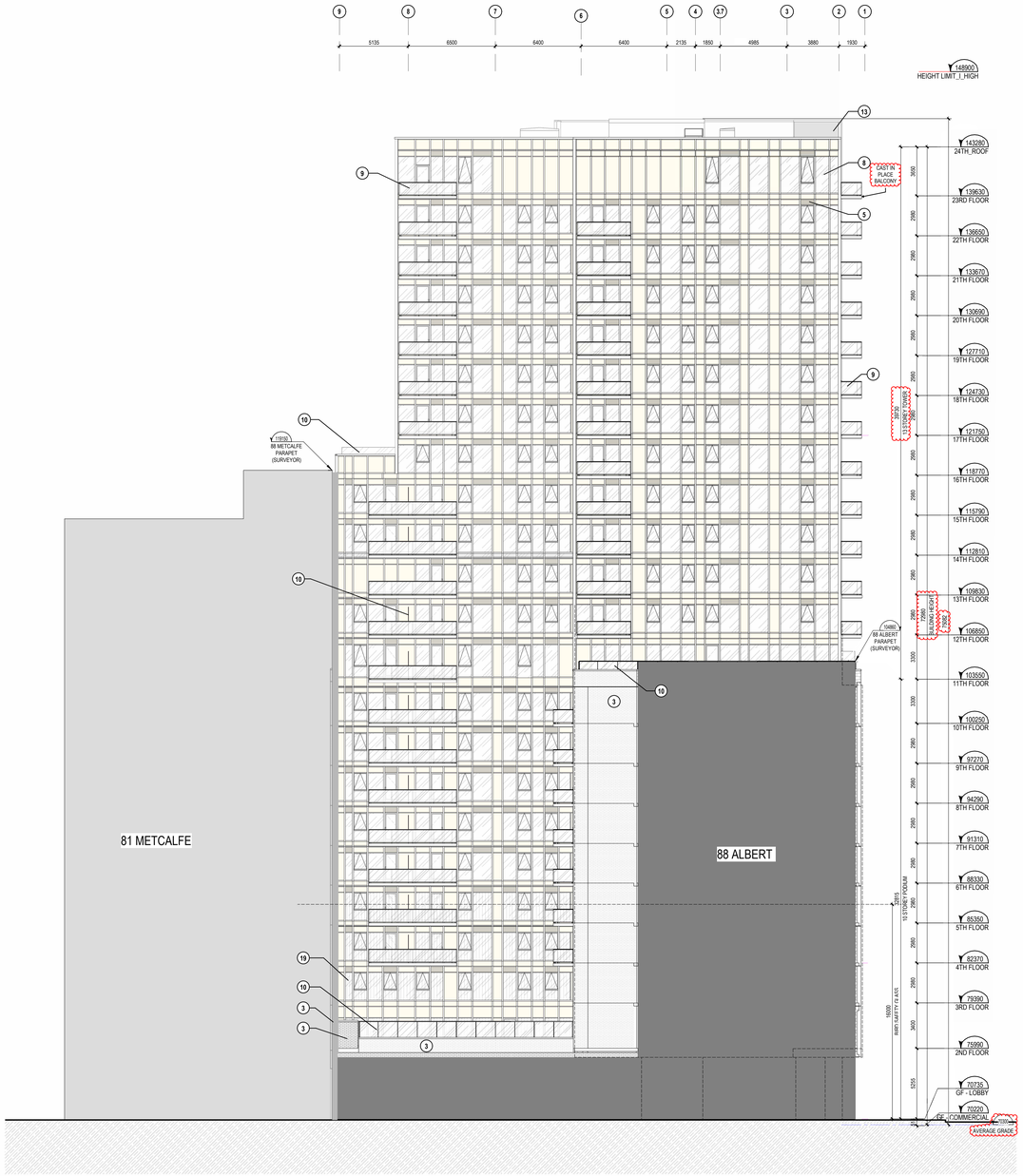
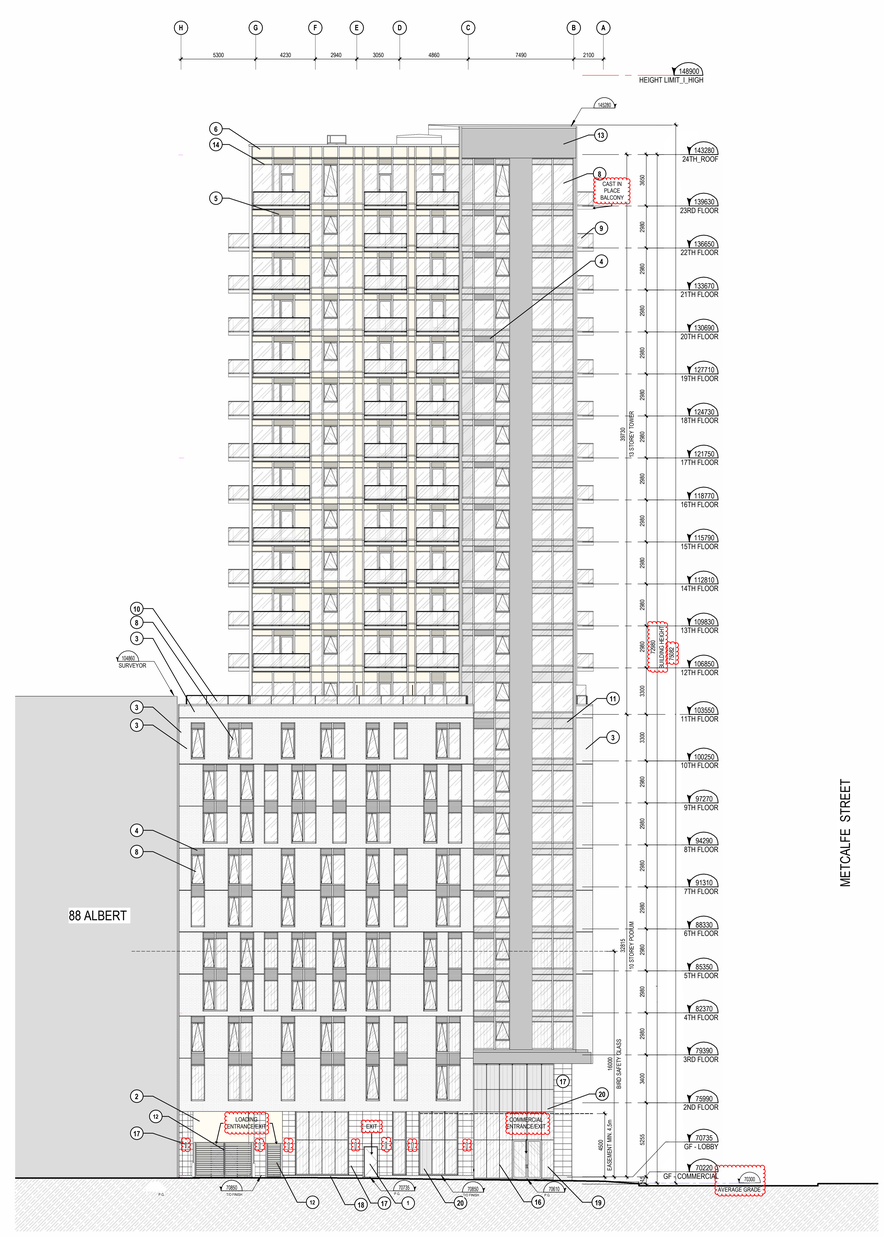


ELEVATION - EAST 2 / A400

1 : 150



ELEVATION - NORTH (ALBERT) 1 / A400

1 : 150

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	EXISTING GAS ENTRY
6	CLEAR ZONE - FACADE MAINTENANCE ACCESS (SEE CONSULTANT)
8	PRIVACY GATE
9	TOWER FOOTPRINT
11	OIL CONTAINER
12	SCREEN WALL
14	ENTRANCE MARQUISE
15	SOFIT ABOVE
16	LOUVERS AIR INTAKE (SEE MECH.)
18	GARBAGE CHUTE
19	TRANSFER BEAM ABOVE (SEE STRUCTURE)
20	ELECTRIC CART 3'X3' - SEE ELEC. ENG.
21	RETENTION BASIN ACCESS
22	ENTRANCE FLOOR GRILLE
23	ROOF ACCESS HATCH
24	LINEAR DRAIN - SEE MECH. ENG.
25	VENTILATION GRILLE 2200X2600
26	GARBAGE CHUTE VENT
27	MECHANICAL SHAFT

GENERAL NOTES	
NOTE	DESCRIPTION
28	GARBAGE COMPACTOR
29	SCUPPER
30	DUCT FOR STAIR PRESSURIZATION IN FIRE-RATED CEILING BULKHEAD
31	ACCESS LADDER FOR MAINTENANCE OF SAFETY CABLES
32	CONSTRUCTION JOINT. SEE STRUCTURAL ENG.
33	ACCESS METAL STAIR
34	COMMERCIAL KITCHEN VENT
35	ELEVATOR DRAINAGE PIT - 900X900. SEE MECH. ENG.
36	SANITARY DRAINAGE PIT - 900X900. SEE MECH. ENG.
37	STORMWATER DRAINAGE PIT. SEE MECH. ENG.
38	WIRE MESH PARTITION FOR MECHANICAL EQUIPEMENT SECURITY
39	BOLLARD (SEE STR. AND CIVIL ENG.)
41	BARRIER FREE TACTILE PAVERS (SEE CIVIL ENG.)
42	DEPRESSED SIDEWALK (SEE CIVIL ENG.)
43	BICYCLE RACK
44	INDIVIDUAL SURFACE POTS WITH VARIOUS PLANTS TO BE DEFINED LATER

EXTERIOR MATERIAL LEGEND	
1	STEEL DOOR, PAINTED BEIGE
2	METAL PANNEL, PAINTED BEIGE
3	BEIGE BRICK
4	METAL LOUVERS, PAINTED DARK GRAY
5	METAL LOUVERS, PAINTED BEIGE
6	METAL SPANDREL, PAINTED BEIGE
7	METAL SPANDREL, PAINTED DARK GRAY
8	CLEAR GLASS
9	GUARDRAIL CLEAR GLASS
10	PRIVACY SCREEN TRANSLUCENT GLASS
11	GLASS SPANDREL, TINTED DARK GRAY
12	METAL FENCE, PAINTED DARK GRAY
13	METAL, PAINTED DARK GRAY
14	MULLION, DARK GRAY
15	MULLION, BEIGE
16	SILICONE STRUCTURAL MULLION
17	GRANITE, LIGHT GRAY (SMOOTH)
18	GRANITE, LIGHT GRAY (TEXTURED)
19	BIRD SAFETY GLASS
20	GLASS SPANDREL, BIRD SAFETY GLASS

ELEVATIONS LEGEND	
	CONSTRCUTION NOTES
F-	SYMBOL OF TYPE OF WINDOW (SEE SHEET XX FOR WINDOW ELEVATIONS)
MK	SYMBOL OF TYPE OF ELEVATION OF CURTAIN WALL (SEE SHEET XX FOR CURTAIN WALL ELEVATIONS)

0 1 2 3 4 5 10 15

GRAPHIC SCALE: 1:150

Autodesk Docs://13466_METCALFE_R23/77MTC_13466_ARC_R23.rvt

Addendum 001 03.20.2025

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SCEAU / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM FHAM
LICENCE
9305

NEUF
ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH
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T 514 374 6224

OUVRAGE Project

77 METCALFE

EMPLACEMENT Location
OTTAWA, ONTARIO

NO PROJET No
13466

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR COORDINATION 30%	2025-04-17
B	FOR COORDINATION 60%	2025-05-30
C	FOR INTERNAL REVIEW	2025-06-02
1	ISSUED FOR SITE PLAN APPROVAL	2025-07-08
2	ISSUED FOR SITE PLAN APPROVAL	2025-09-19

DESSINÉ PAR Drawn by
AP GS

VERIFIÉ PAR Checked by
MM

DATE (aa.mm.jj)
2025 04 17

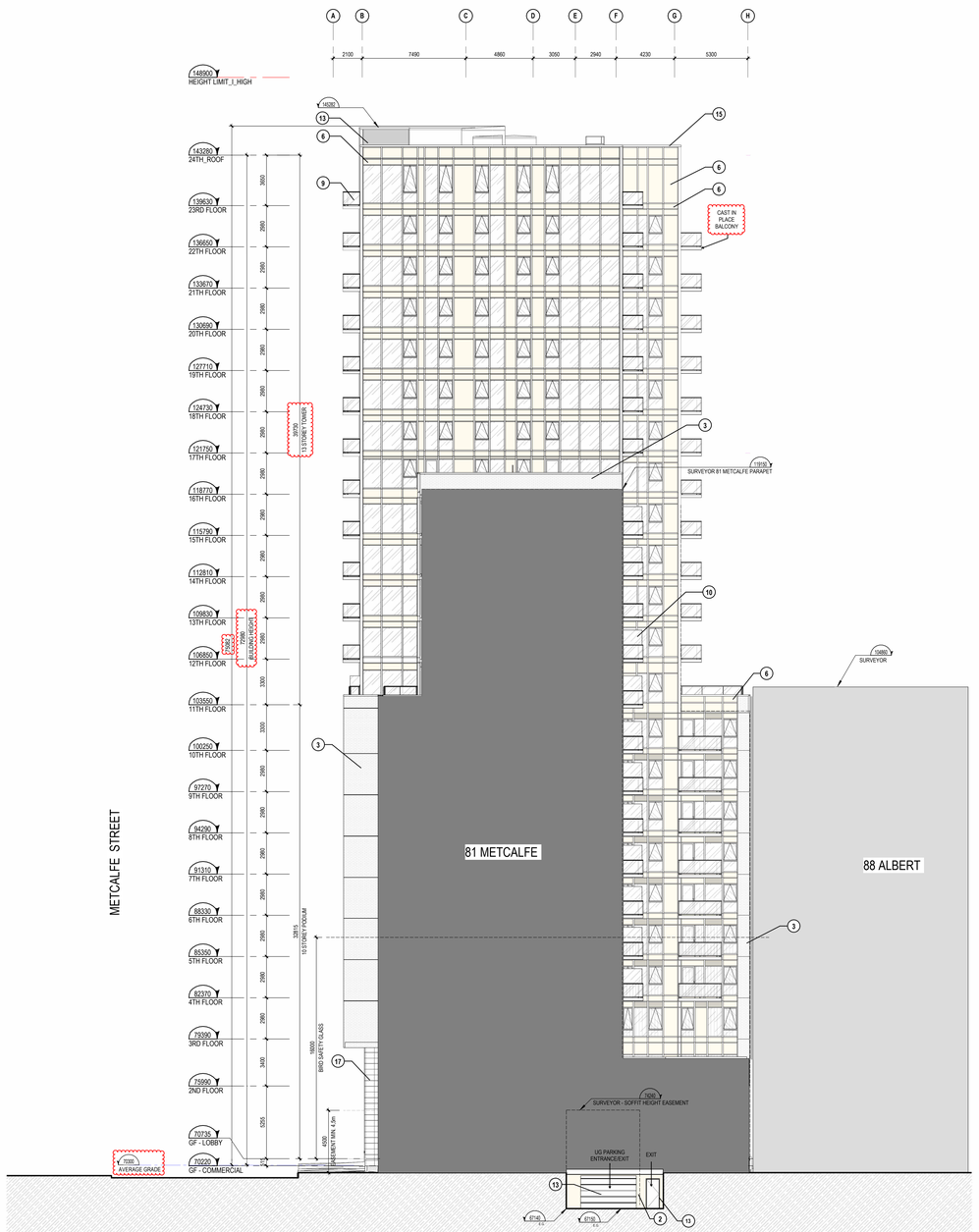
ÉCHELLE Scale
Comme indiqué

TITRE DU DESSIN Drawing Title
ELEVATIONS

Lot 12, and Part of Lots 13 and 14, Registered Plan 393, City of Ottawa.
Part of Lot 13, Registered Plan 393, City of Ottawa.
Lot 12, and Part of Lots 32 and 33 North Sparks Street, Registered Plan 3102, City of Ottawa.

RÉVISION Revision
1

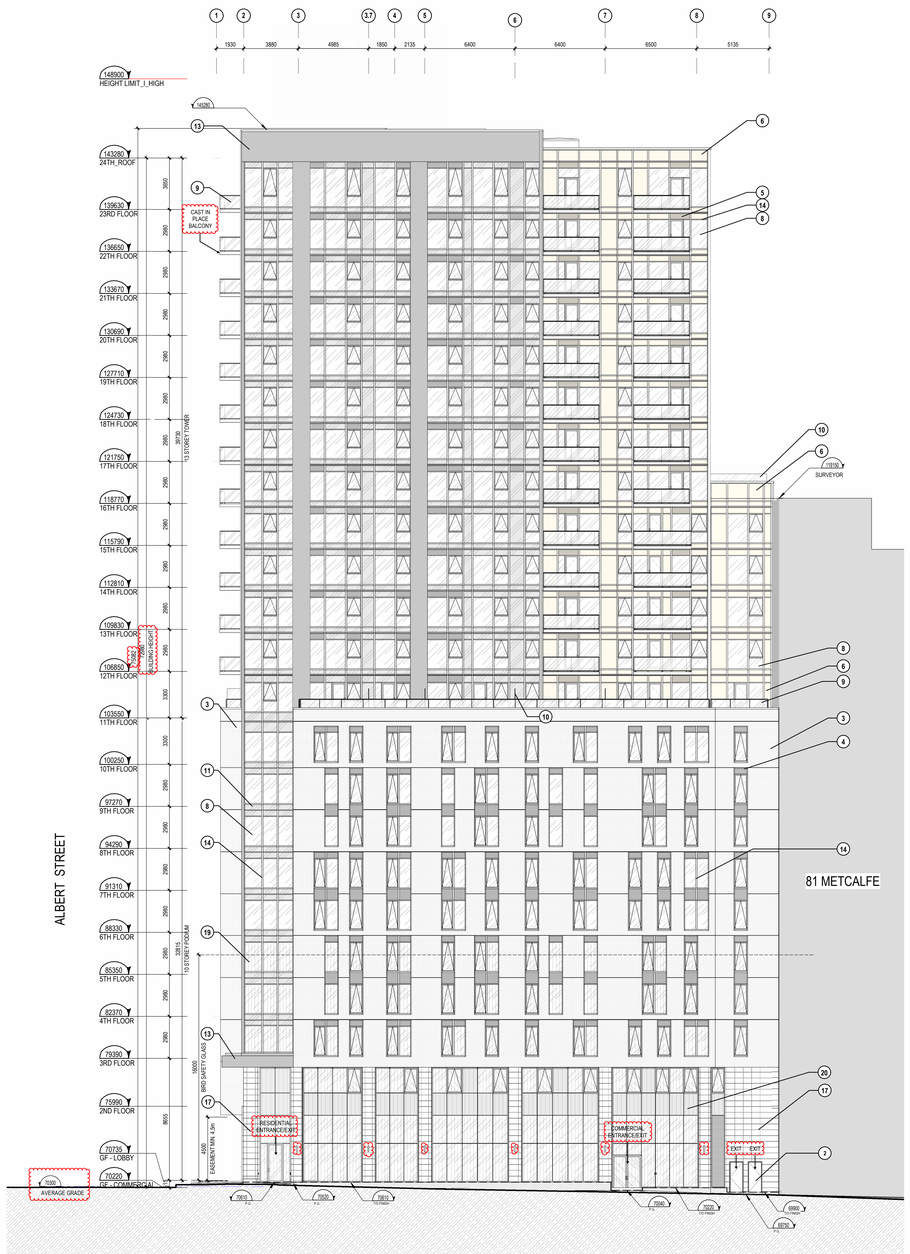
NO. DESSIN Dwg Number
A400



ELEVATION - SOUTH

1 : 150

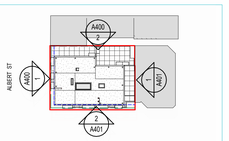
1 / A401



ELEVATION - WEST (METCALFE)

1 : 150

2 / A401



KEY PLAN - A401

1 : 1000

3 / A401

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DESSINÉ PAR Drawn by
AP GS

VÉRIFIÉ PAR Checked by
MM

DATE (aa-mm-jj)
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ÉCHELLE Scale
Comme indiqué

TITRE DU DESSIN Drawing Title
ELEVATIONS

RÉVISION Revision
1

NO. DESSIN Dwg Number
A401

Lot 13, part of Lots 12 and 14, Registered Plan 393Z; City of Ottawa
PIN 00141-0042 (LT)

Autodesk Docs://13466_METCALFE_R23/77MTC - 13466_ARC_R23.rvt

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ELEVATIONS LEGEND

1	CONSTRUCTION NOTES
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MR	SYMBOL OF TYPE OF ELEVATION OF CURTAIN WALL (SEE SHEET XX FOR CURTAIN WALL ELEVATIONS)

0 1 2 3 4 5 10 15
GRAPHIC SCALE 1:150

Application 001-22-0-0-0-0