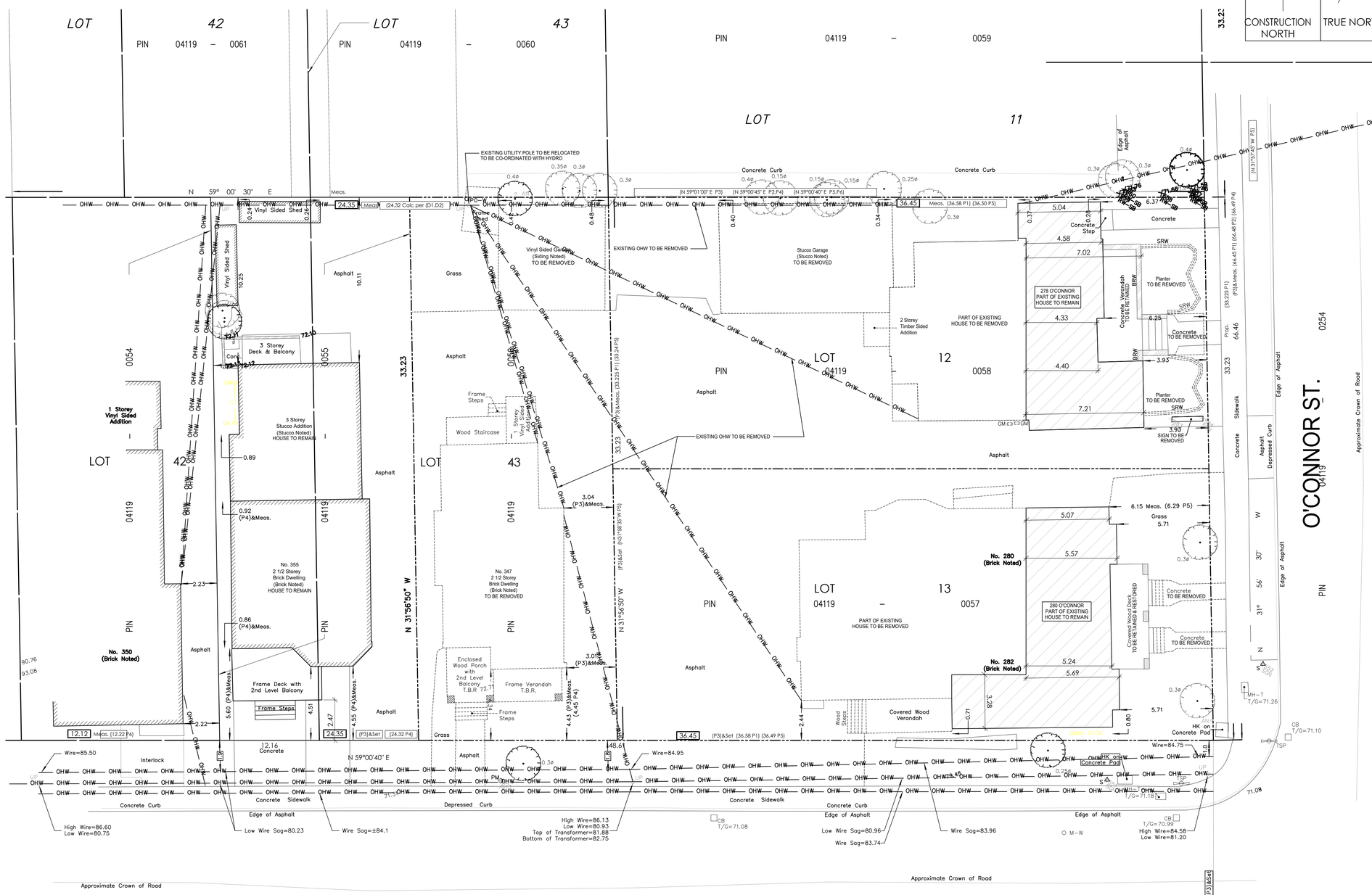

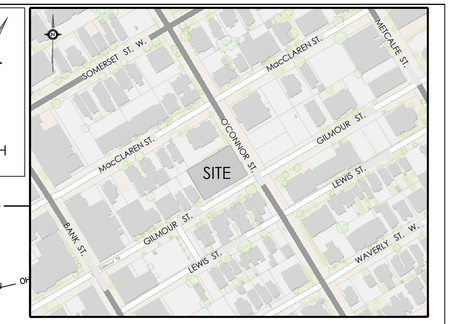

KEY PLAN: N.T.S.

SITE PLAN
SCALE= 1:125

SITE INFORMATION DERIVED FROM
TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 12 AND 13 (WEST O'CONNOR STREET)
AND LOT 43 AND PART OF LOT 42 (NORTH GILMOUR STREET)
REGISTERED PLAN 15558 , CITY OF OTTAWA
PREPARED BY, FARLEY, SMITH & DENIS SURVEYING LTD. , FEB. 4th, 2019

SCALE:
0 10 20M
5 15

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

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SEAL

No.	DATE	DESCRIPTION	INIT.
12.			
11.			
10.			
9.			
8.			
7.			
6.	14/07/20	FOR PERMIT	JB
5.	03/06/20	REVISE PENTHOUSE/ AMENITY AREA	JB
4.	17/04/20	PER CITY COMMENTS/ HERITAGE APPLICATION	JB
3.	25/03/20	REVISED BUILDING OUTLINE/UPPER FLOORS	JB
2.	19/12/19	FOR RE-SUBMISSION	JB
1.	08/08/19	FOR SITE PLAN APPLICATION	JB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			

REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE 3658

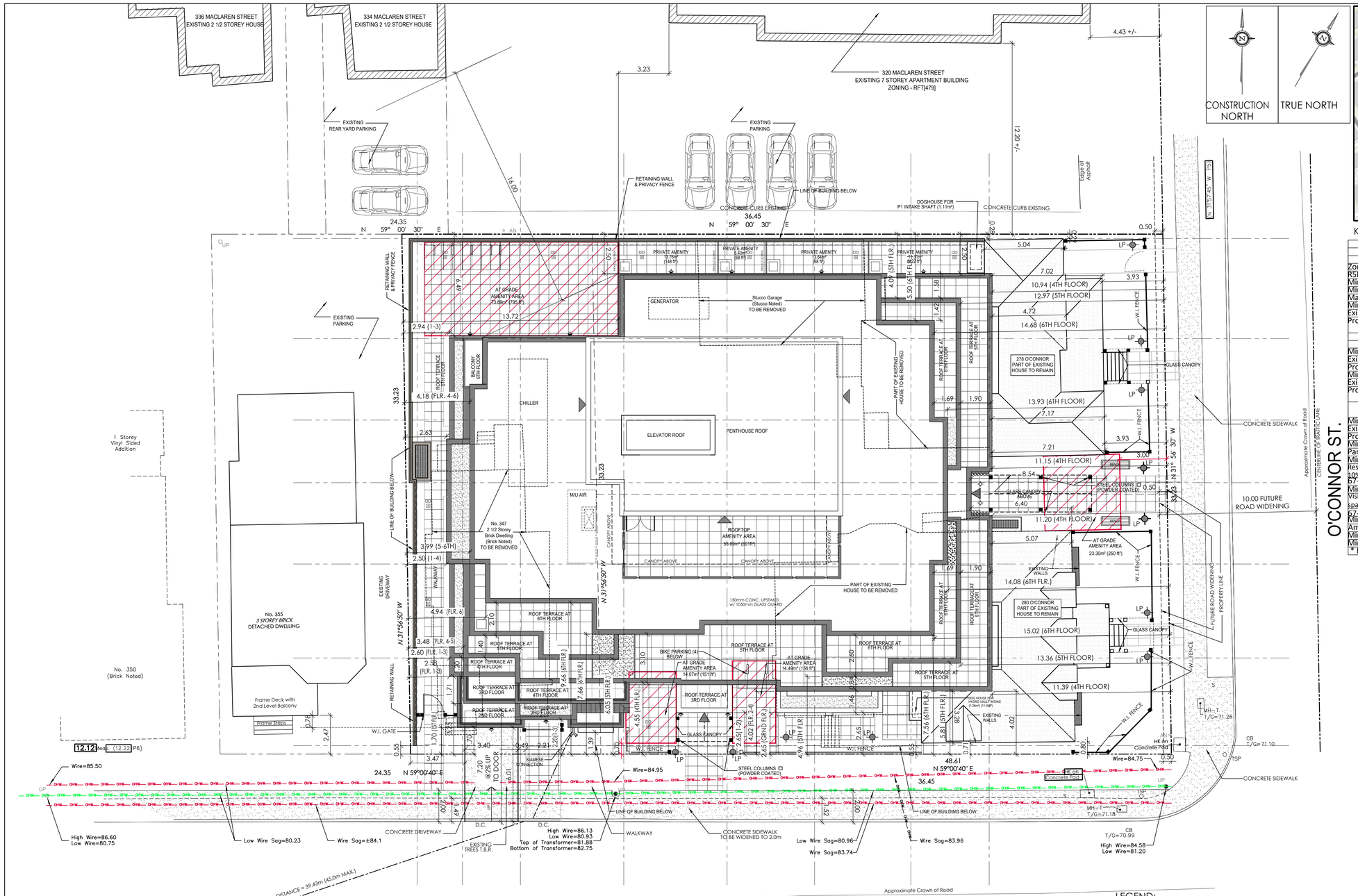
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT:
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT:
POLO IV PROPERTIES INC.
680 EAGLESON ROAD PO BOX 45011
OTTAWA, ONTARIO K2M 2G9

DRAWING TITLE:
DEMOLITION SITE PLAN

DATE:	SCALE:	SHEET No. REV No.:
JULY. 2019	1 : 125	SP-1a R-06
DRAWN BY: JB	CHECKED: MDB	



SITE PLAN
SCALE= 1:125

KEY PLAN: N.T.S.

City of Ottawa Zoning By-law 2008-250		
Zoning Information: R5B (Residential Fifth Density Zone, Subzone B)		
Proposed Apartment Dwelling, Mid-rise		
Zoning Mechanism	Required	Provided
R5B Provisions (Sections 163 & 164)		
Min. Lot Area	675m2	1614m2
Min. Lot Width	22.5m	33.23m
Max. Building Height	Varies	21.5m
Min. Front Yard Setback		
Existing Portion of Building	3m	3.92m
Proposed Portion of Building		1st-4th floors=10.94m
		5th floor = 12.97m
		6th Floor = 13.93m
Min. Corner Side Yard Setback		
Existing Portion of Building	3m	0.71m*
Proposed Portion of Building		2.20m
Min. Rear Yard Setback		
Existing Portion of Building	7.5m	N/A
Proposed Portion of Building		1st-4th Floors = 2.50m
		5th-6th Floors= 3.99m
Min. Interior Side Yard Setback		
Existing Portion of Building	7.5m	0.28m*
Proposed Portion of Building		2.5m
Min. Landscaped Area	30%	36.53%
Parking Provisions (Sections 101, 102 & 111)		
Min. Parking Spaces (Area X)		30 Spaces
Resident = #units -12 x 0.5 spaces/unit, minus 10%		
67-12=55x0.5=27.5-2.65=24.85	25 spaces	
Min. Visitor Parking Spaces (Area X)		
Visitor = #units - 12, multiplied by 0.1 spaces/unit		
67-12=55x0.1=5.5	5 spaces	
Min. Bicycle Parking Spaces	34 spaces	34 Spaces
Amenity Area Provisions (Section 137)		
Min. Total Amenity Area	390m2	613.03m2
Min. Communal Amenity Area	195m2	232.75m2
* Existing Non-complying Condition		

BUILDING INFORMATION
6 STOREY APARTMENT BUILDING
GROUND FLOOR -

EXISTING HOUSES
2- 1 BEDROOM
1- 2 BEDROOM
NEW BUILDING
1- STUDIO
3- 1 BEDROOM
2- 2 BEDROOM
9 UNITS

SECOND FLOOR-	9- 1 BEDROOM 5- 2 BEDROOM	14 UNITS
THIRD FLOOR-	10- 1 BEDROOM 4- 2 BEDROOM	14 UNITS
FOURTH FLOOR-	7- 1 BEDROOM 5- 2 BEDROOM	12 UNITS
FIFTH FLOOR-	8- 1 BEDROOM 2- 2 BEDROOM	10 UNITS
SIXTH FLOOR-	3- 1 BEDROOM 5- 2 BEDROOM	8UNITS
		67 UNITS TOTAL

REFER TO SP-1a FOR DEMOLITION SITE PLAN

SITE PLAN TO BE READ IN CONJUNCTION WITH
- LANDSCAPE PLAN PREPARED BY:
  NOVATECH ENGINEERING CONSULTANTS LIMITED
  SUITE 200- 240 MICHAEL COWPLAND DRIVE
  OTTAWA ON K2M 1P6
- SITE SERVICING, GRADING & STORM WATER MANAGEMENT PLANS PREPARED BY:
  NOVATECH ENGINEERING CONSULTANTS LIMITED
  SUITE 200- 240 MICHAEL COWPLAND DRIVE
  OTTAWA ON K2M 1P6

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PREPARED BY, FARLEY, SMITH & DENIS SURVEYING LTD. , FEB. 4th, 2019

LEGEND:
- POT - POT LIGHT
- LP - LAMP POST
- WALL SCONCE
- UP - UTILITY POLE
- TSP - TRAFFIC SIGNAL POLE
- S - SIGN
- FH - FIRE HYDRANT

SCALE: 0 5 10 15 20M

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. - Suite 101
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PROJECT:
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

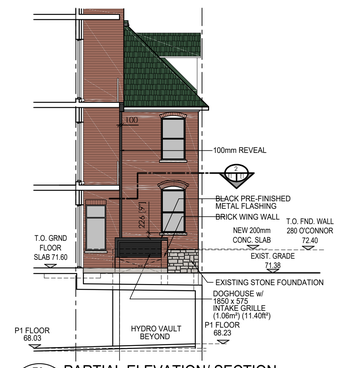
CLIENT:
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

DRAWING TITLE: SITE PLAN

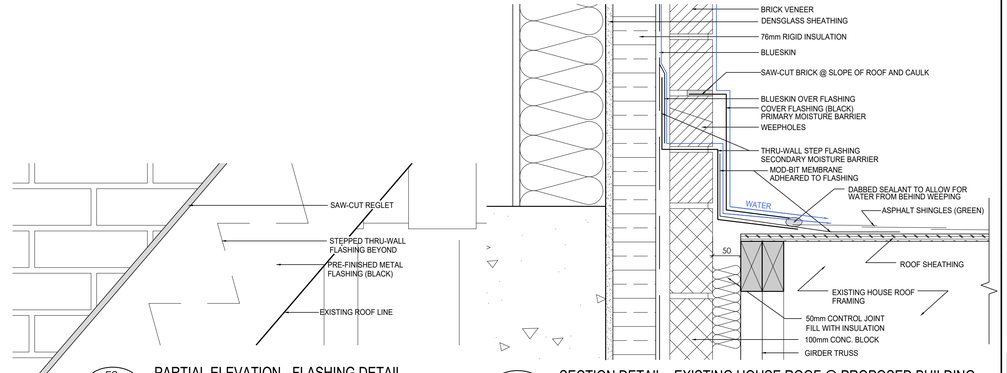
DATE: JULY. 2019
SCALE: 1 : 125
DRAWN BY: JB
CHECKED: MDB
SHEET No. REV No.: SP-1 R04

LIST OF MATERIALS

1- BRICK (SIMILAR TO EXISTING BUILDINGS)
2- BRICK (BLACK)
3- URBAN ACCENT PANELS
4- ALUMINUM PANEL
5- WINDOW - CLEAR-LOW 'E' THERMOPANE
PRE-FINISHED EXTRUDED ALUMINUM FRAMES
6- W.I. RAILING
7- GLASS CANOPY ON STEEL FRAME (SQUARE-POWDER COATED)
8- GLASS GUARD
9- JULIET BALCONY

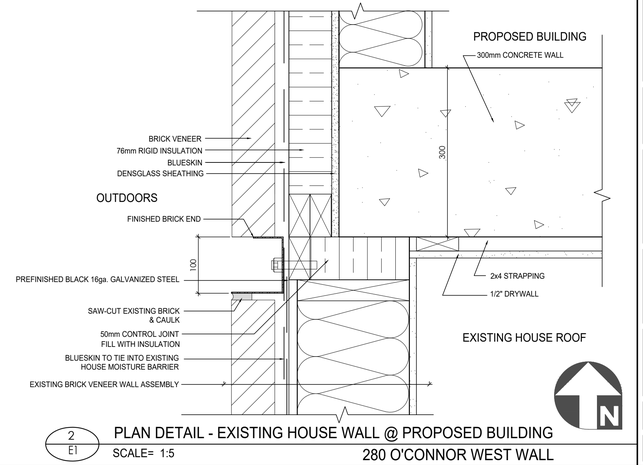


E1 / 200 E1 PARTIAL ELEVATION/ SCALE= 1:100



E2 / E1 PARTIAL ELEVATION - FLASHING DETAIL
SCALE= 1:5

1 / E1 SECTION DETAIL - EXISTING HOUSE ROOF @ PROPOSED BUILDING
SCALE= 1:5



2 / E1 PLAN DETAIL - EXISTING HOUSE WALL @ PROPOSED BUILDING
SCALE= 1:5
280 O'CONNOR WEST WALL

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

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12.			
11.	31/03/20	FOR RE-SUBMISSION	JB
10.	26/02/20	GILMOUR ELEVATION OPTION A&B	JB
9.	10/02/20	REVISED ELEVATIONS	JB
8.	18/12/19	ISSUED	JB
7.	02/12/19	REVISED PER COMMENTS	JB
6.	15/10/19	FOR SUBMISSION	JB
5.	08/08/19	FOR SITE PLAN APPLICATION	JB
4.	16/07/19	FOR CONSULTANTS	JB
3.	20/06/19	FOR REVIEW	JB
2.	27/12/18	FOR REVIEW	JB
1.	07/12/18	FOR REVIEW	JB

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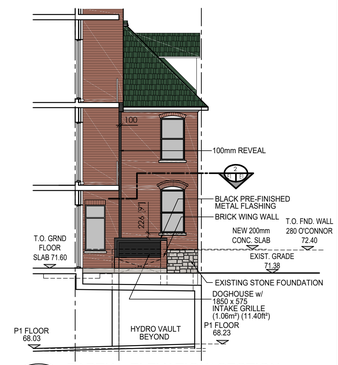
PROJECT
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

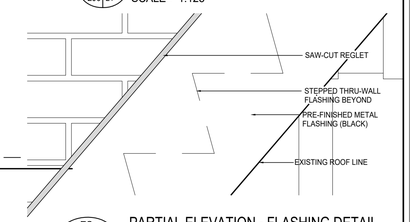
DRAWING TITLE
SOUTH & EAST ELEVATIONS & DETAILS

DATE	SCALE	SHEET No.
DEC. 2018	1:125	E1a
DRAWN BY: JB	CHECKED MDB	

SOUTH ELEVATION - GILMOUR ST.
SCALE= 1:125 REVISED 4th FLOOR WINDOWS



E1 / 200 E1 PARTIAL ELEVATION/ SECTION
SCALE= 1:125



E2 / E1 PARTIAL ELEVATION - FLASHING DETAIL
SCALE= 1:5

EAST ELEVATION - O'CONNOR ST.
SCALE= 1:125 REVISED 4th FLOOR WINDOWS

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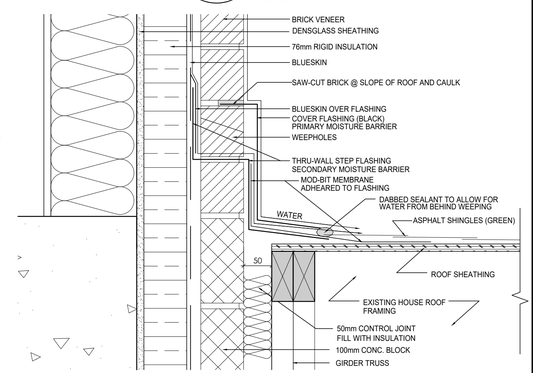
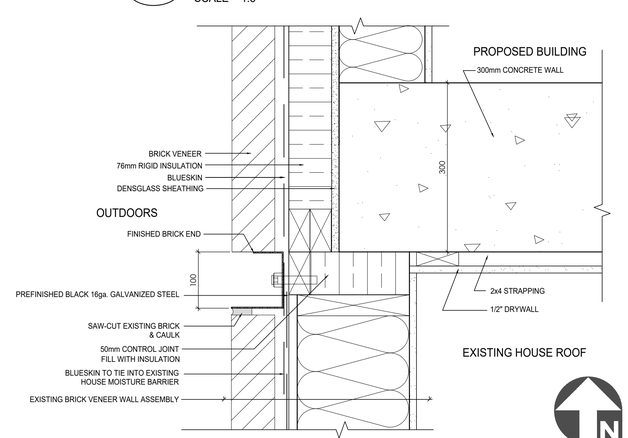


1 / E1 SECTION DETAIL - EXISTING HOUSE ROOF @ PROPOSED BUILDING
SCALE= 1:5



2 / E1 PLAN DETAIL - EXISTING HOUSE WALL @ PROPOSED BUILDING
SCALE= 1:5 280 O'CONNOR WEST WALL

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9.	10/02/20	REVISED ELEVATIONS	JB
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6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

DRAWING TITLE
SOUTH & EAST ELEVATIONS & DETAILS
REVISED 4th FLOOR WINDOWS

DATE	SCALE	SHEET No.
DEC. 2018	1:125	E1b
DRAWN BY: JB	CHECKED MDB	

NORTH ELEVATION
SCALE= 1:125

WEST ELEVATION
SCALE= 1:125

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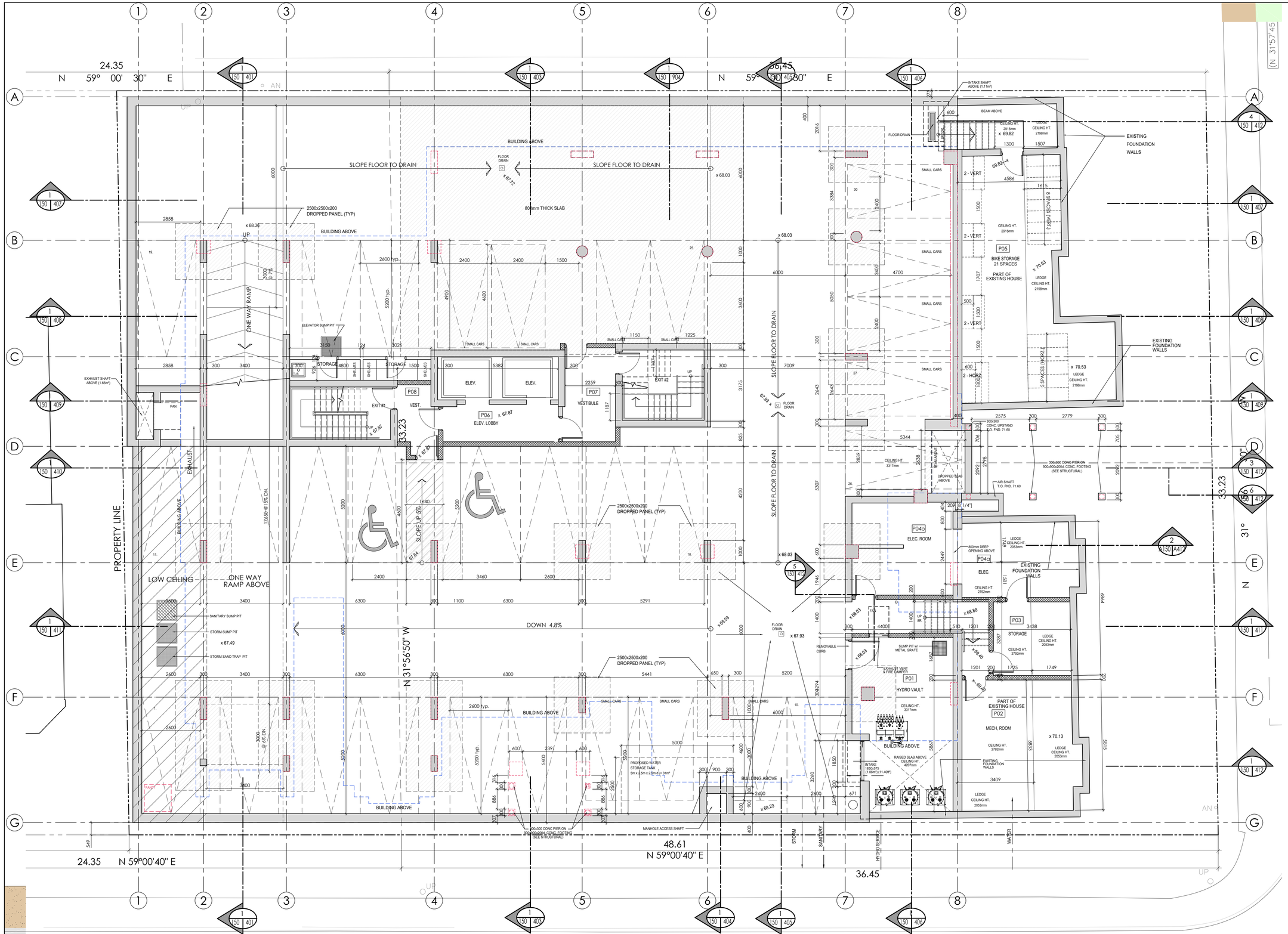
DRAWING TITLE
NORTH & WEST ELEVATIONS

DATE	SCALE	SHEET No.
DEC. 2018	1:125	E2
DRAWN BY: JB	CHECKED MDB	



UNDERGROUND PARKING PLAN - FLOOR AREA= 1,178.27m² (12,682.79 ft²)

SCALE= 1:75

EXISTING HOUSES= 167.49m² (1,802.84 ft²)

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CONSTRUCTION NORTH | TRUE NORTH

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12.	08/05/20	ROOF PENTHOUSE & AMENITY AREAS	JB
11.	31/03/20	FOR RE-SUBMISSION	JB
10.	26/02/20	GILMOUR ELEVATION OPTION A&B	JB
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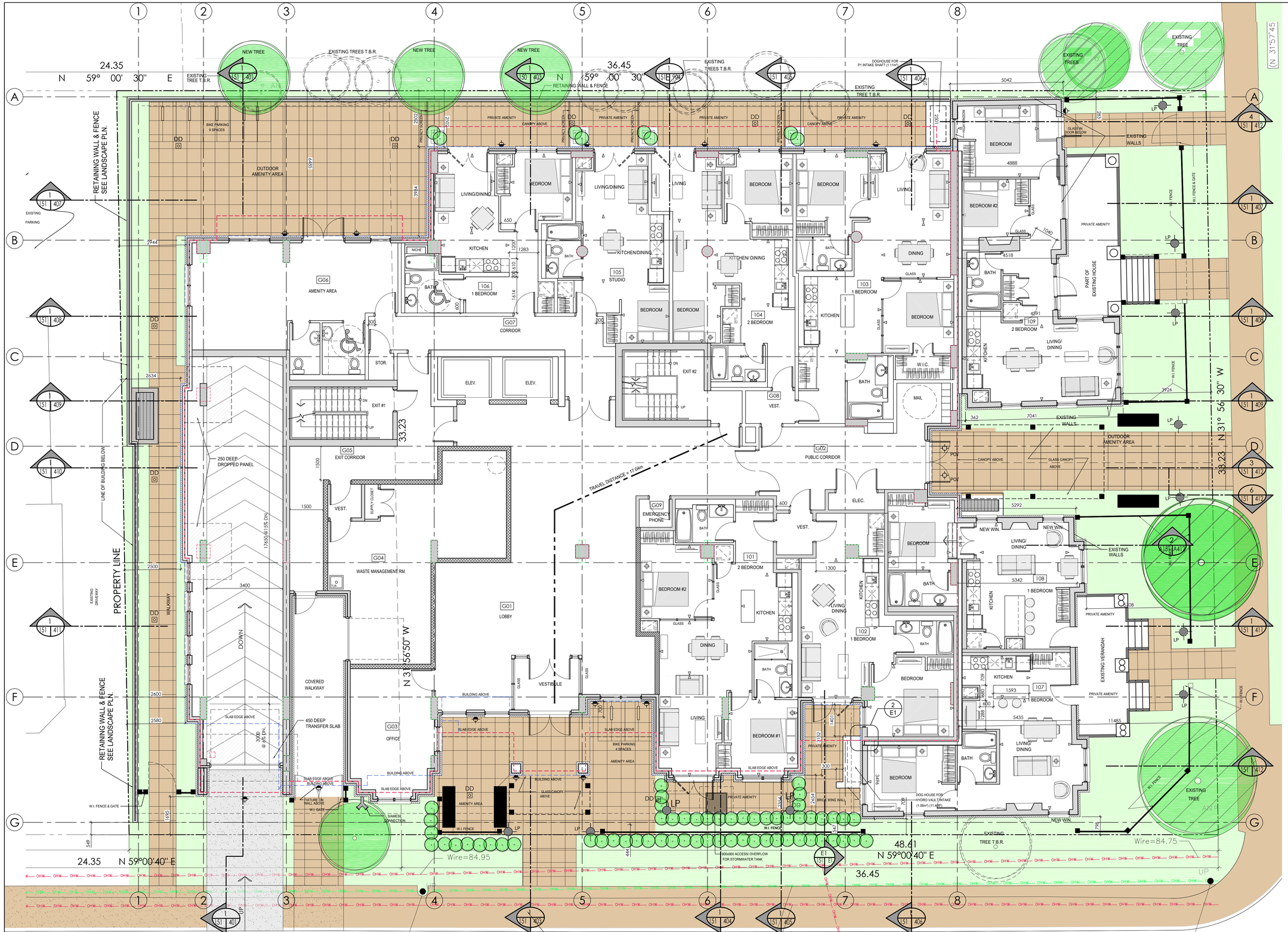
DRAWING TITLE
UNDERGROUND PARKING PLAN

DATE	SCALE	SHEET No.
DEC. 2018	1:75	A150
DRAWN BY: JB	CHECKED MDB	RXX



M. David Blakely Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

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CONSTRUCTION NORTH | TRUE NORTH

#	DATE	DESCRIPTION	INIT
12.	08/05/20	ROOF PENTHOUSE & AMENITY AREAS	JB
11.	31/03/20	FOR RE-SUBMISSION	JB
10.	26/02/20	GILMOUR ELEVATION OPTION A&B	JB
9.	10/02/20	REVISED ELEVATIONS	JB
8.	18/12/19	ISSUED	JB
7.	02/12/19	REVISED PER COMMENTS	JB
6.	15/10/19	FOR SUBMISSION	JB
5.	08/08/19	FOR SITE PLAN APPLICATION	JB
4.	16/07/19	FOR CONSULTANTS	JB
3.	20/06/19	FOR REVIEW	JB
2.	27/12/18	FOR REVIEW	JB
1.	07/12/18	FOR REVIEW	JB

REVISIONS

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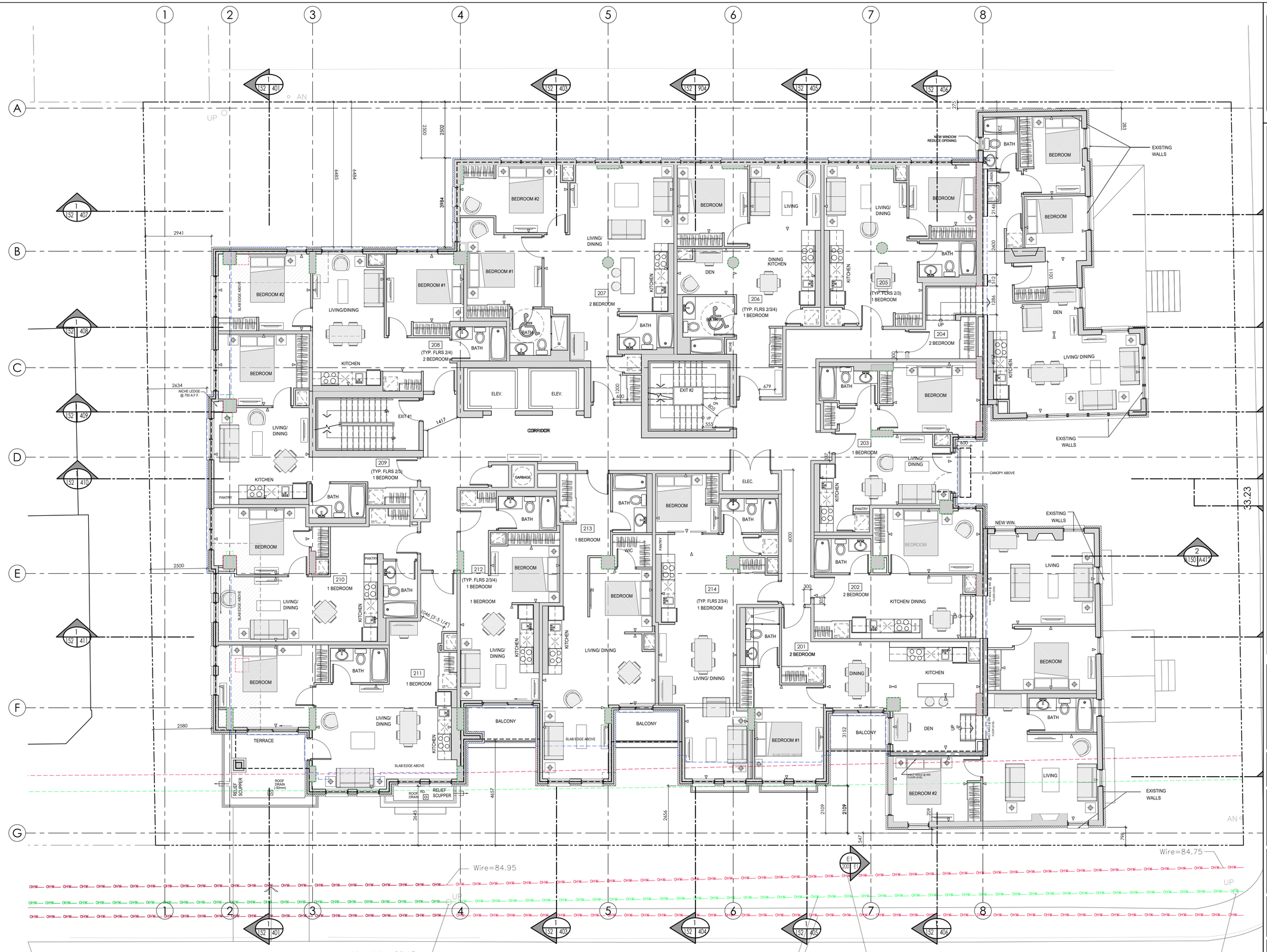
PROJECT
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

DRAWING TITLE
GROUND FLOOR PLAN

DATE	SCALE	SHEET No.
DEC. 2018	1:75	A151
DRAWN BY: JB	CHECKED MDB	RXX



2nd FLOOR PLAN - FLOOR AREA= 881.47m² (9,488.06 ft²)

SCALE= 1:100

EXISTING HOUSES= 167.49m² (1,802.84 ft²)

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AK GLOBAL MANAGEMENT INC.
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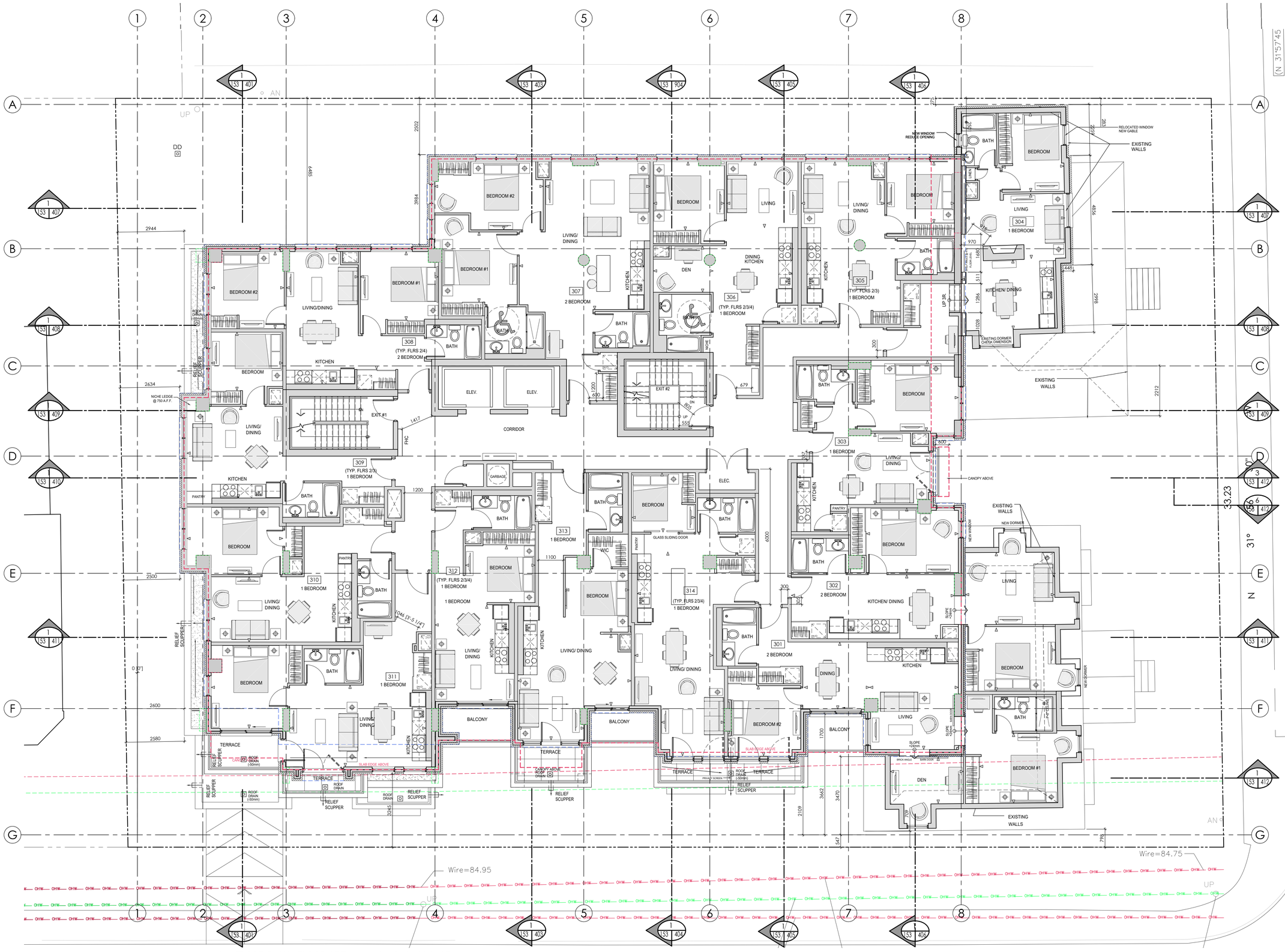
Ottawa, Ontario K2M 2G9

DRAWING TITLE

2ND FLOOR PLAN

DATE	SCALE	SHEET No.
DEC. 2018	1:75	A152
DRAWN BY: JB	CHECKED MDB	RXX



3rd FLOOR PLAN - FLOOR AREA= 853.00m² (9,181.61 ft²)

SCALE= 1:75

EXISTING HOUSES= 83.37m² (897.38 ft²)

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1.	07/12/18	FOR REVIEW	JB

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280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT

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DRAWING TITLE

3RD FLOOR PLAN

DATE	SCALE	SHEET No.
DEC. 2018	1:75	A153
DRAWN BY: JB	CHECKED MDB	RXX

4 th FLOOR - FLOOR AREA= 838.90m² (9,029.84 ft²)

SCALE= 1:100

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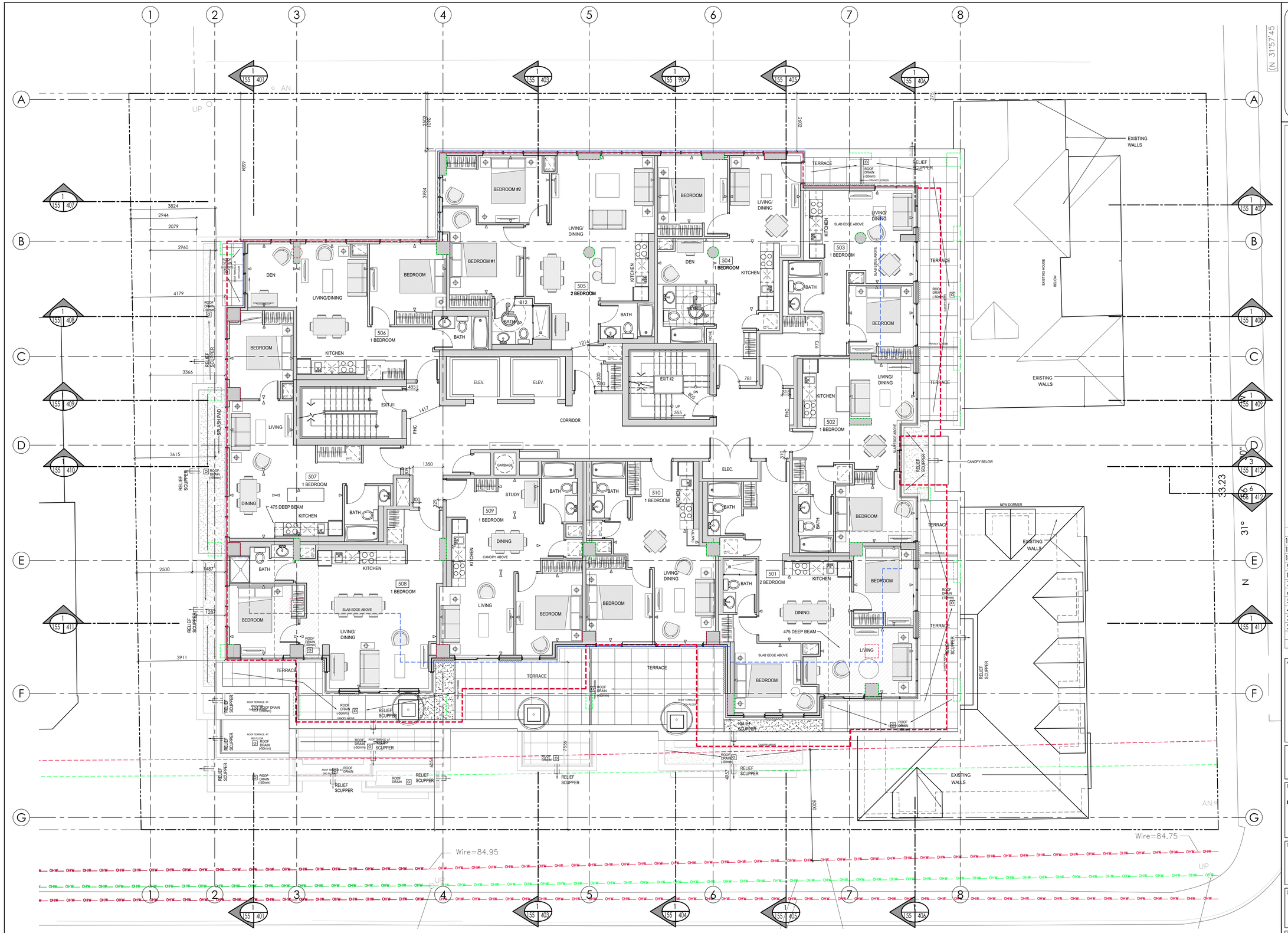
DRAWING TITLE

4TH FLOOR PLAN

DATE	SCALE	SHEET No.
DEC. 2018	1 : 75	A154
DRAWN BY: JB	CHECKED MDB	RXX



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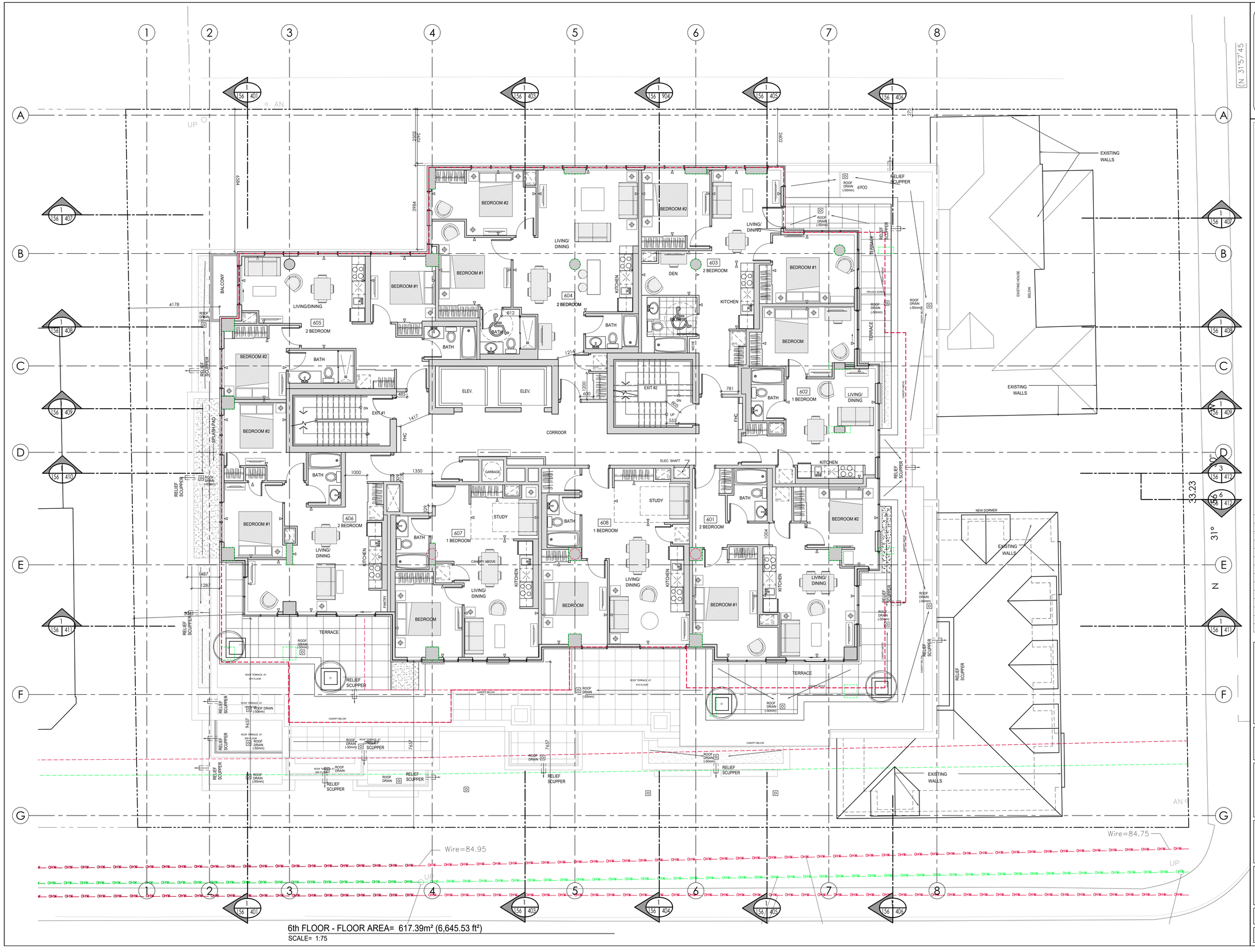
DRAWING TITLE
5TH FLOOR PLAN

DATE	SCALE	SHEET No.
DEC. 2018	1 : 75	A155
DRAWN BY: JB	CHECKED MDB	RXX



6th FLOOR - FLOOR AREA= 617.39m² (6,645.53 ft²)
SCALE= 1:75

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6 STOREY APARTMENT BUILDING
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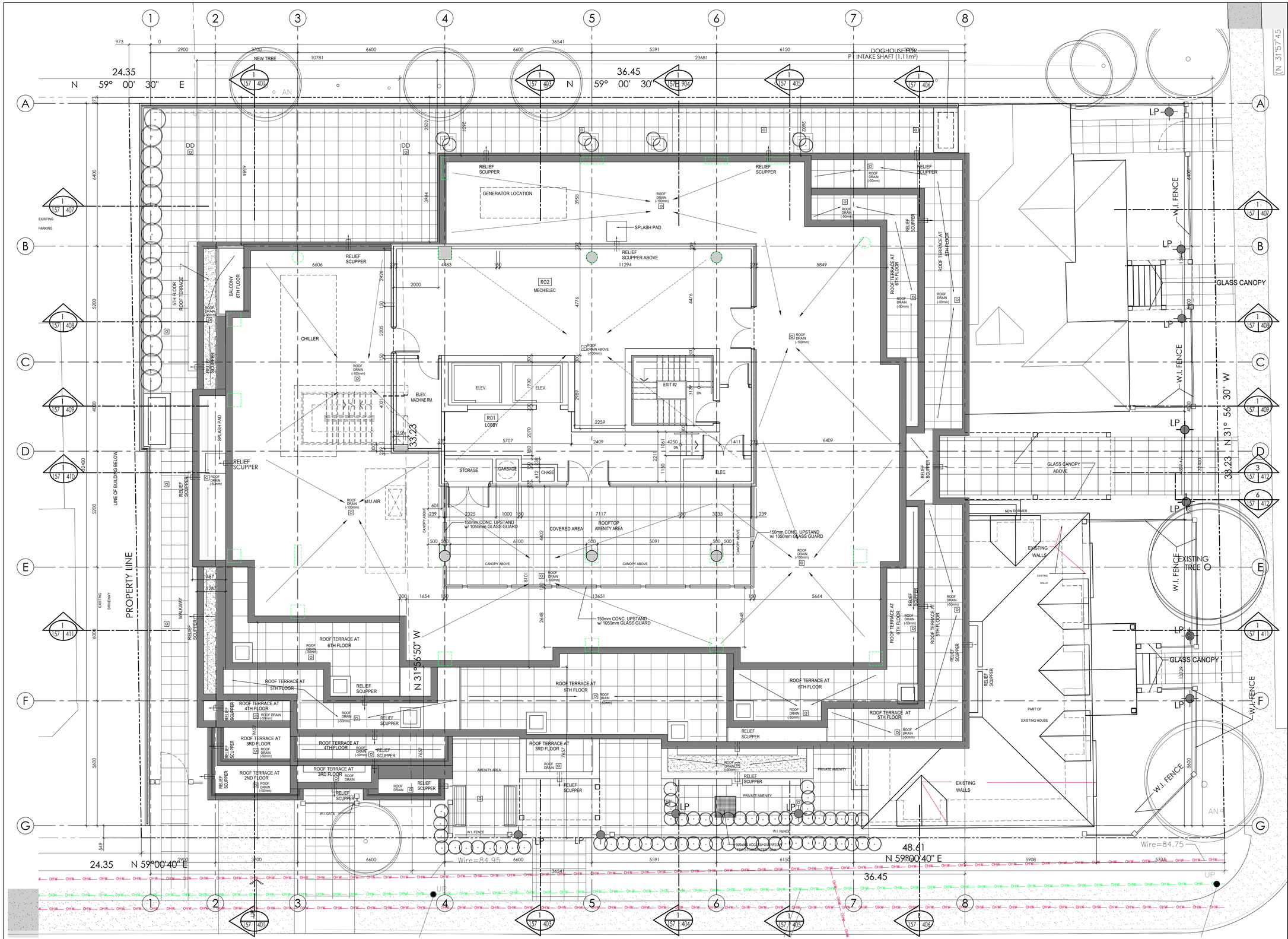
DRAWING TITLE
6TH FLOOR PLAN

DATE	SCALE	SHEET No.
DEC. 2018	1 : 75	A156
DRAWN BY: JB	CHECKED MDB	RXX



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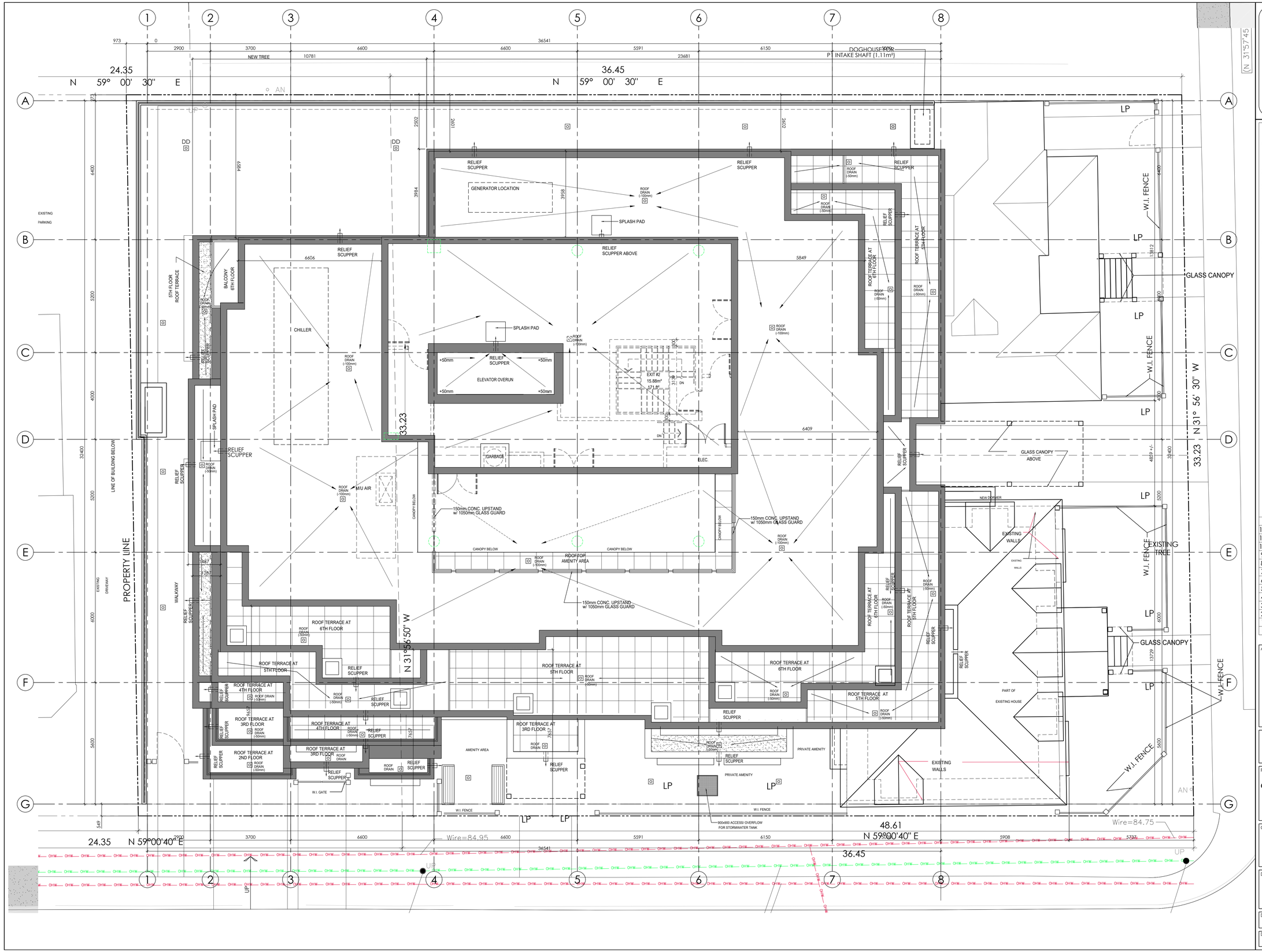
DRAWING TITLE

ROOF PLAN

DATE	SCALE	SHEET No.
DEC. 2018	1 : 75	A157 RXX
DRAWN BY: JB	CHECKED MDB	



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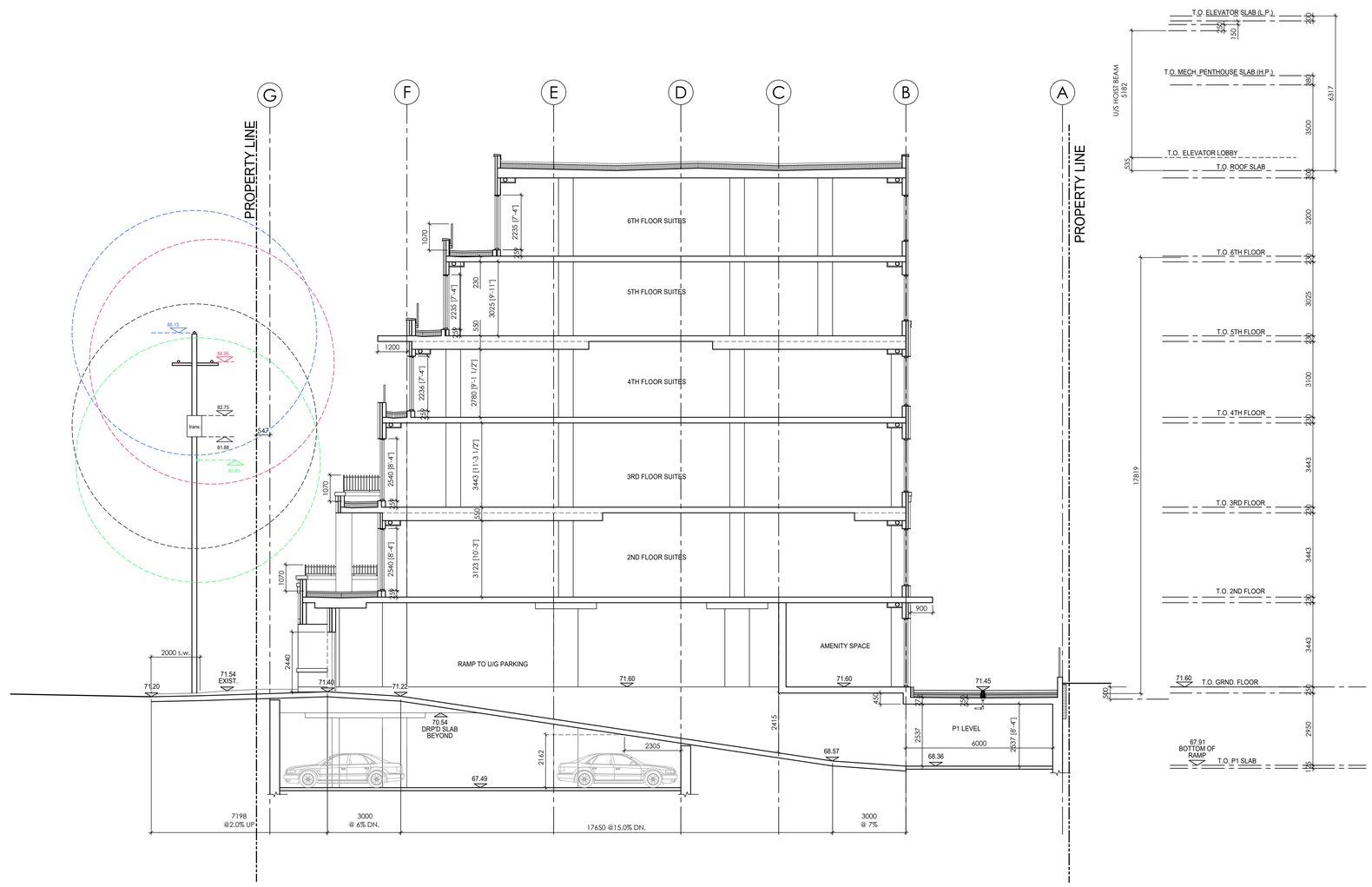

1
A150-157 A401

BUILDING SECTION

SCALE= 1:100

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REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
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13.			

REVISIONS

A
B C

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DRAWING TITLE:
BUILDING SECTION

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DRAWN BY: JB
CHECKED: MDB
SHEET No. REV No.: A401 RXX

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SEAL

No.	DATE	DESCRIPTION	INIT.
12.			
11.	31/03/20	FOR RE-SUBMISSION	JB
10.	26/02/20	GILMOUR ELEVATION OPTION A&B	JB
9.	10/02/20	REVISED ELEVATIONS	JB
8.	18/12/19	ISSUED	JB
7.	02/12/19	REVISED PER COMMENTS	JB
6.	15/10/19	FOR SUBMISSION	JB
5.	08/08/19	FOR SITE PLAN APPLICATION	JB
4.	16/07/19	FOR CONSULTANTS	JB
3.	20/06/19	FOR REVIEW	JB
2.	27/12/18	FOR REVIEW	JB
1.	07/12/18	FOR REVIEW	JB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
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REVISIONS

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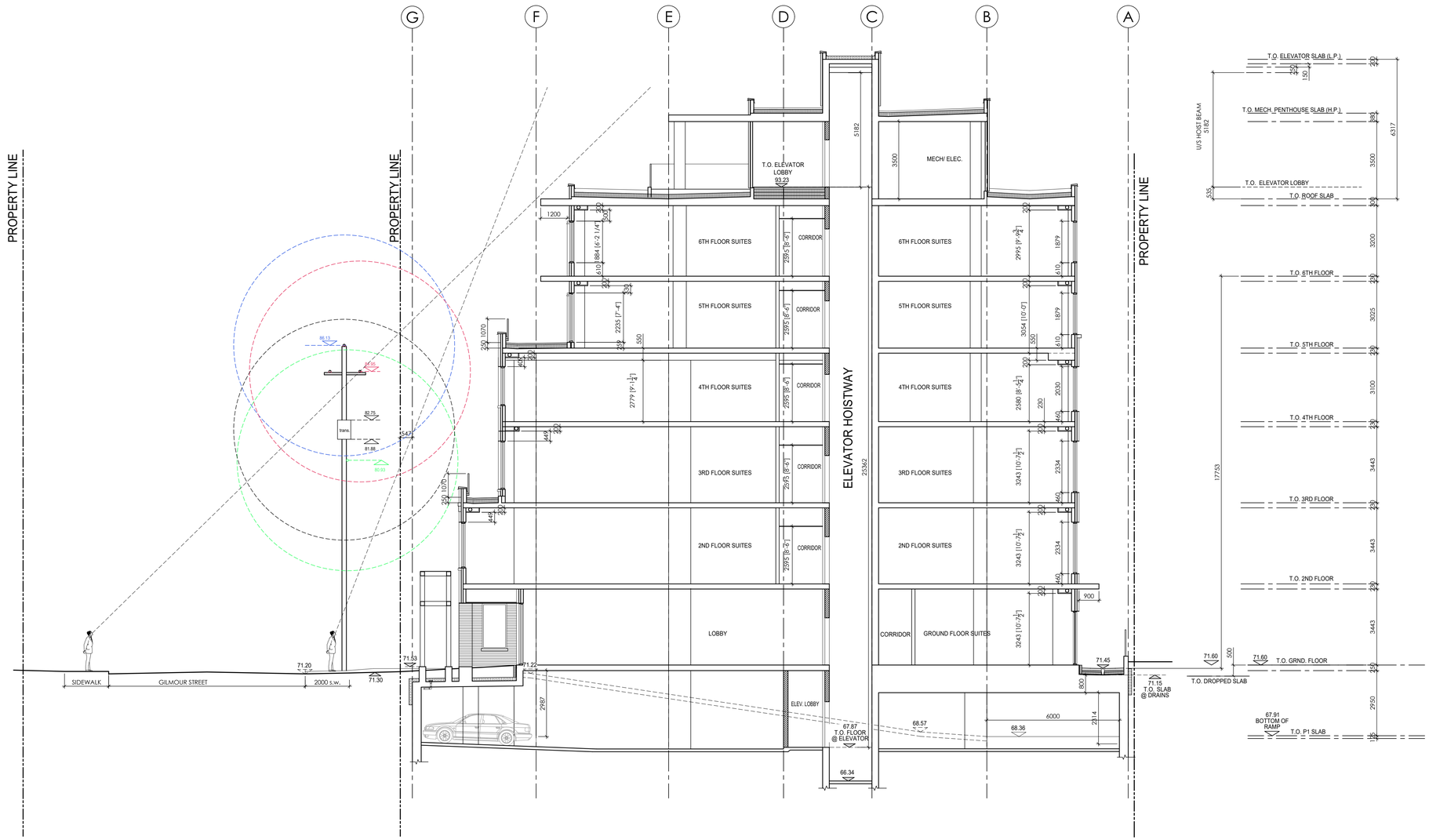
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT:
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT:
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 1 2G9

DRAWING TITLE:
BUILDING SECTION

DATE: DEC. 2018
SCALE: 1 : 100
DRAWN BY: JB
CHECKED: MDB
SHEET No. REV No.: A402 RXX



1
A150-157 A403

BUILDING SECTION

SCALE= 1:100

M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

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280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT:
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

DRAWING TITLE:
BUILDING SECTION

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SCALE: 1 : 100
DRAWN BY: JB
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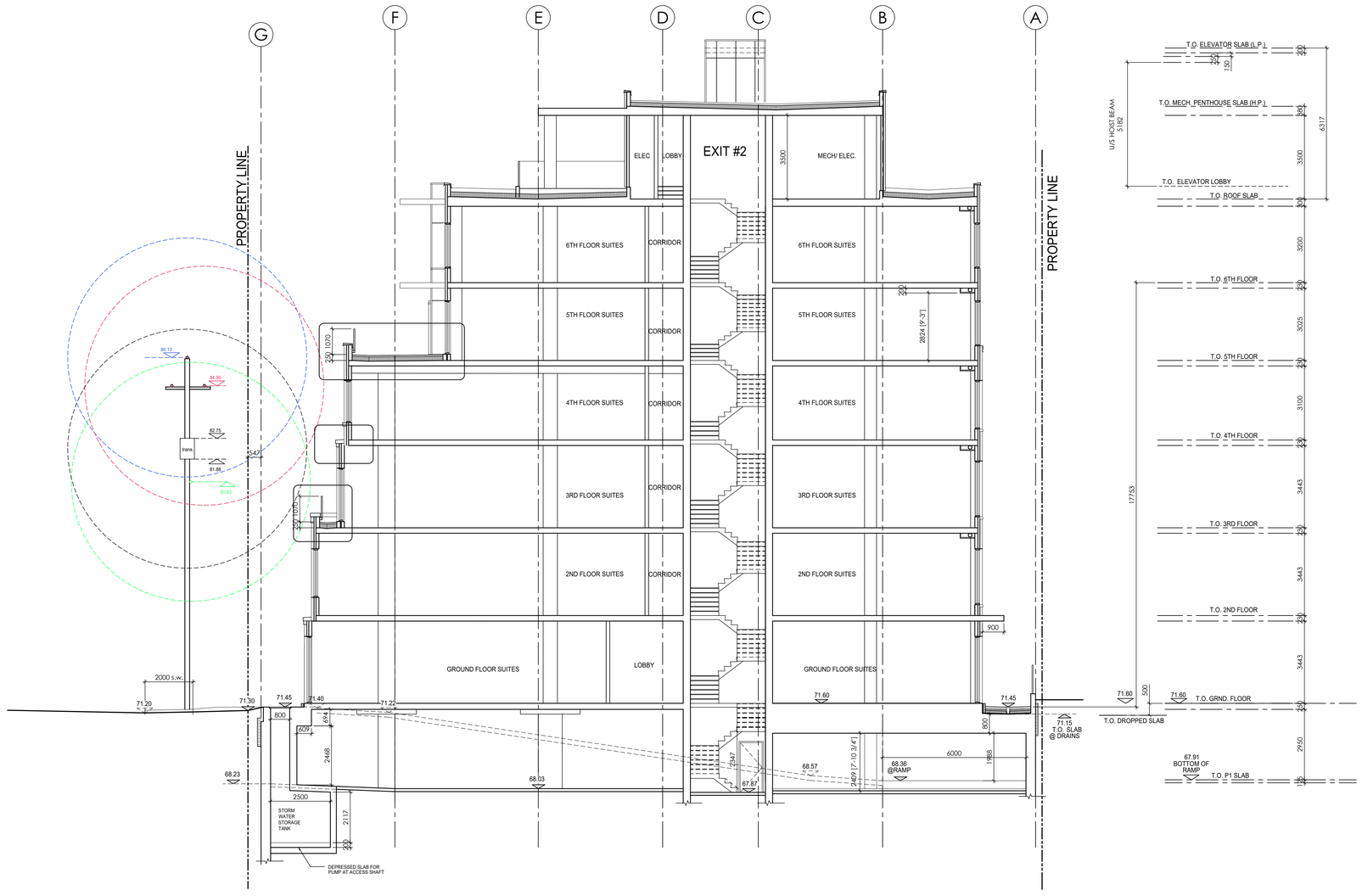
SHEET No. REV No.: A403 RXX



1
A150-157 A404

BUILDING SECTION

SCALE= 1:100

M. David Blakely Architect Inc.
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Ottawa, Ontario K2E 6Z9
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280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT:
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

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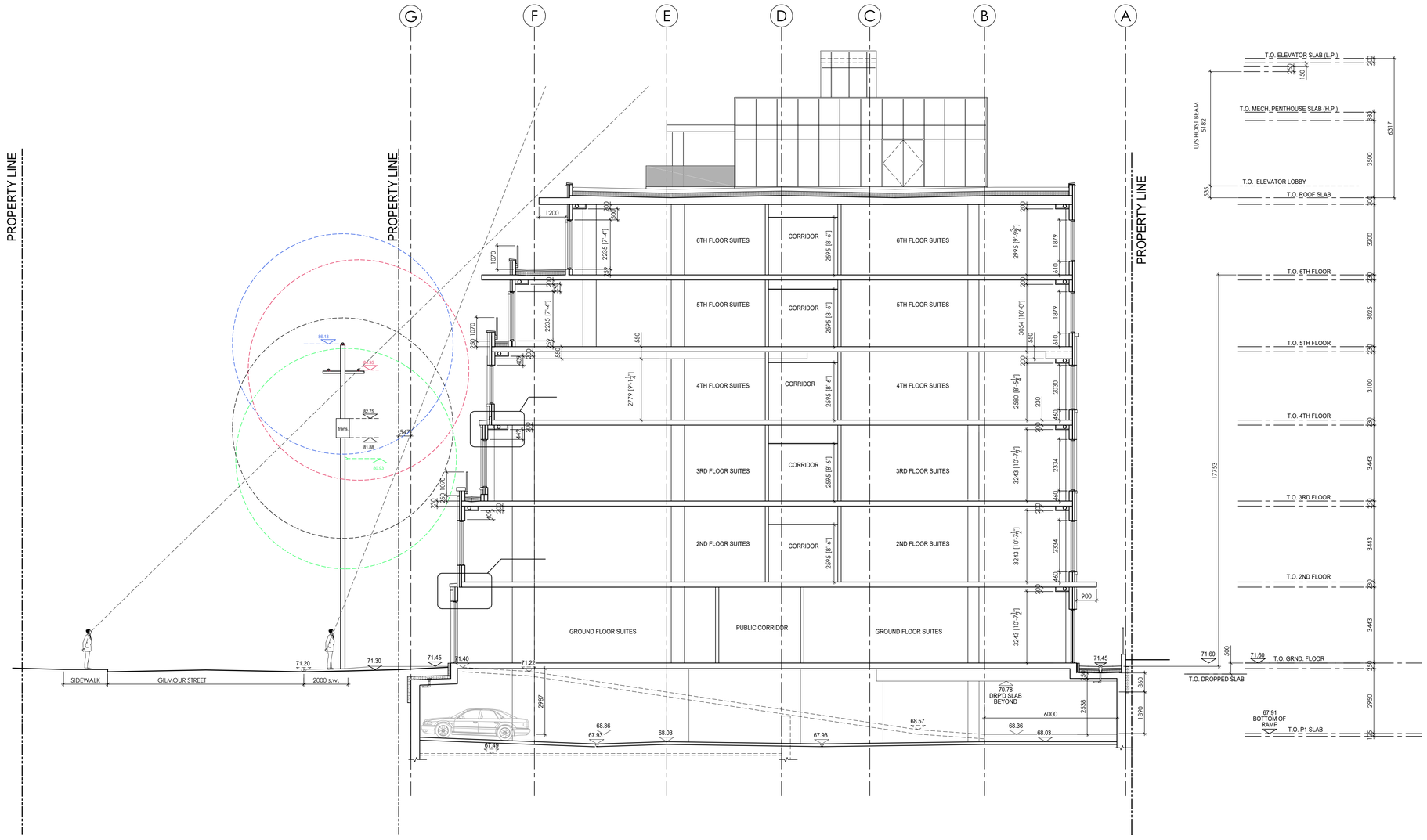
DATE:	SCALE:	SHEET No. REV No.:
DEC. 2018	1 : 100	A405 RXX
DRAWN BY: JB	CHECKED: MDB	



1
A150-157 A405

BUILDING SECTION

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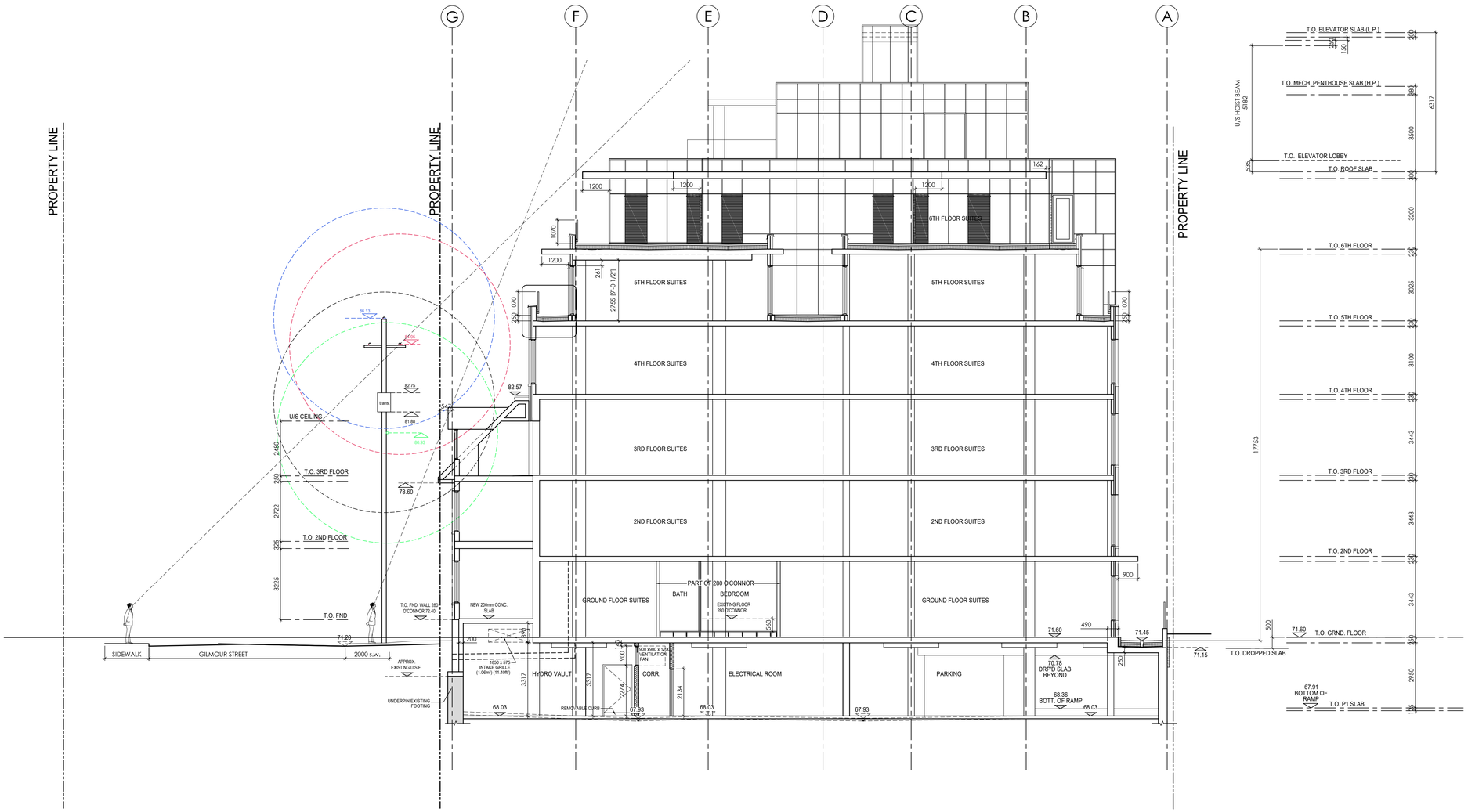
PROJECT:
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT:
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

DRAWING TITLE:
BUILDING SECTION

DATE: DEC. 2018
SCALE: 1 : 100
DRAWN BY: JB
CHECKED: MDB
SHEET No. REV No.: A405 RXX



1
A150-157 A406

BUILDING SECTION

SCALE= 1:100

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
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PROJECT:
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT:
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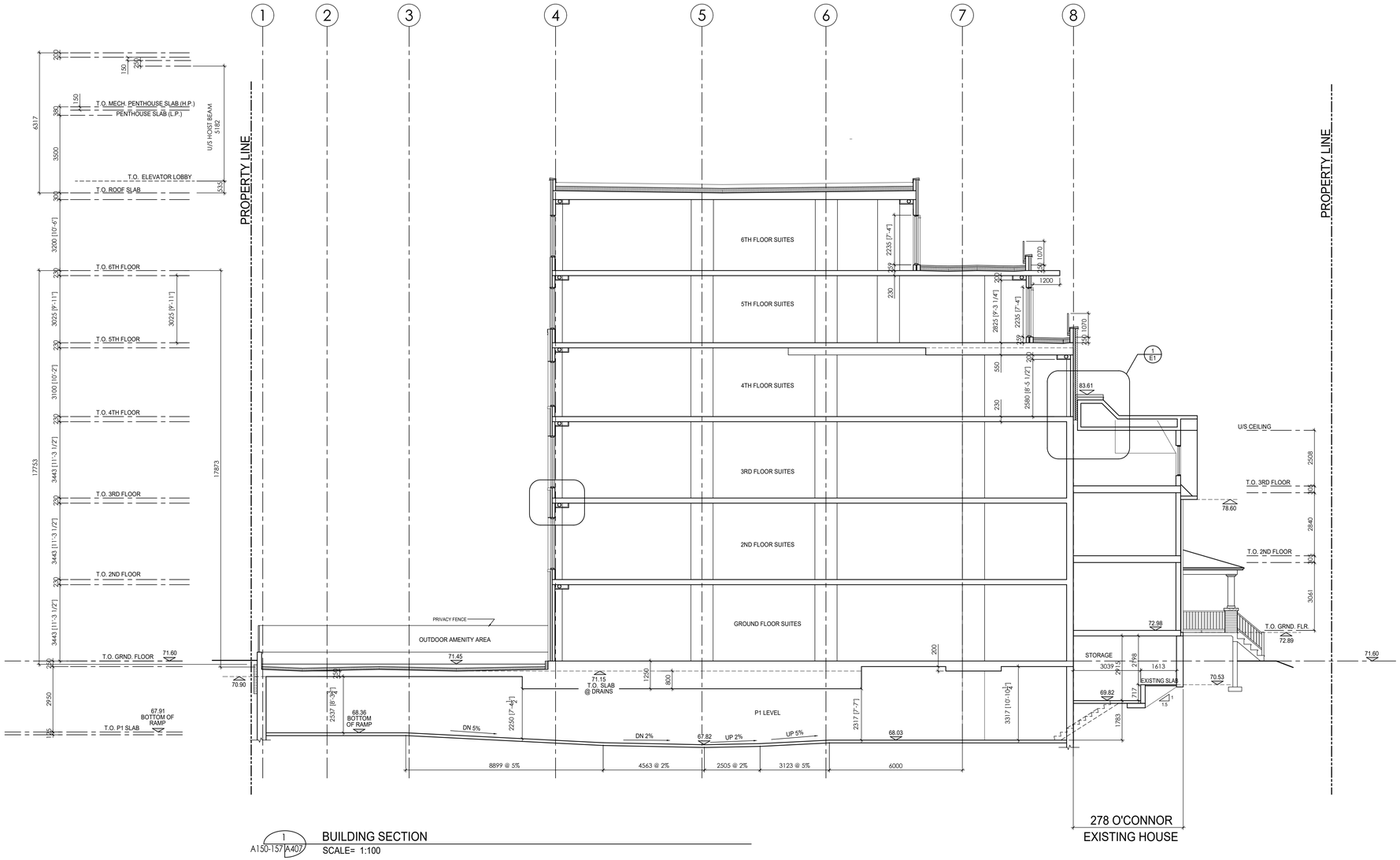
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

DRAWING TITLE:
BUILDING SECTION

DATE: DEC. 2018
SCALE: 1 : 100
DRAWN BY: JB
CHECKED: MDB
SHEET No. REV No.
A406
RXX



1
A150-157/A407

BUILDING SECTION

SCALE= 1:100

M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
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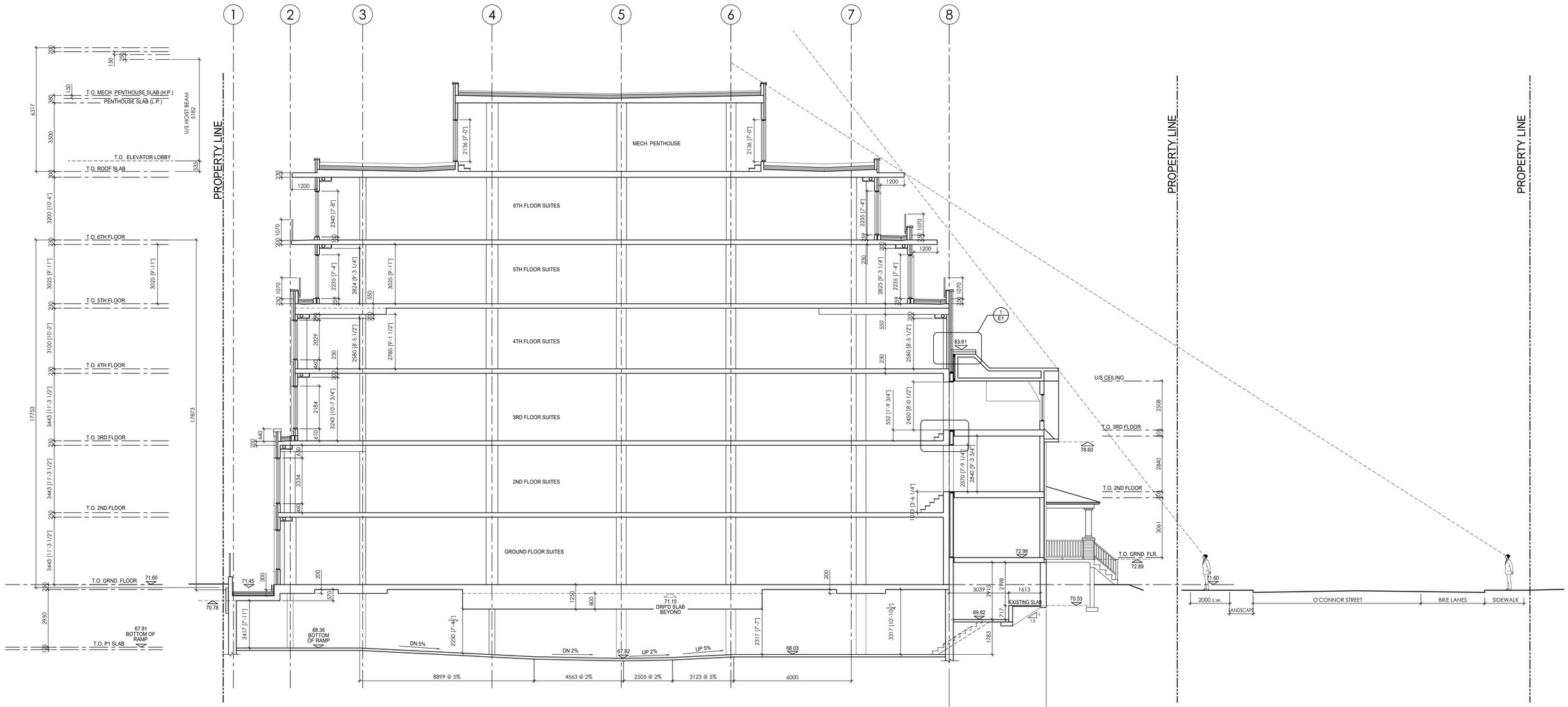
PROJECT:
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT:
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

DRAWING TITLE:
BUILDING SECTION

DATE:	SCALE:	SHEET No. REV No.
DEC. 2018	1 : 100	A407 RXX
DRAWN BY: JB	CHECKED: MDB	



1
A150-157 A408

BUILDING SECTION
SCALE= 1:100

M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
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PROJECT:
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280 O'CONNOR ST.
OTTAWA, ONTARIO

CLIENT:
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680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

DRAWING TITLE:
BUILDING SECTION

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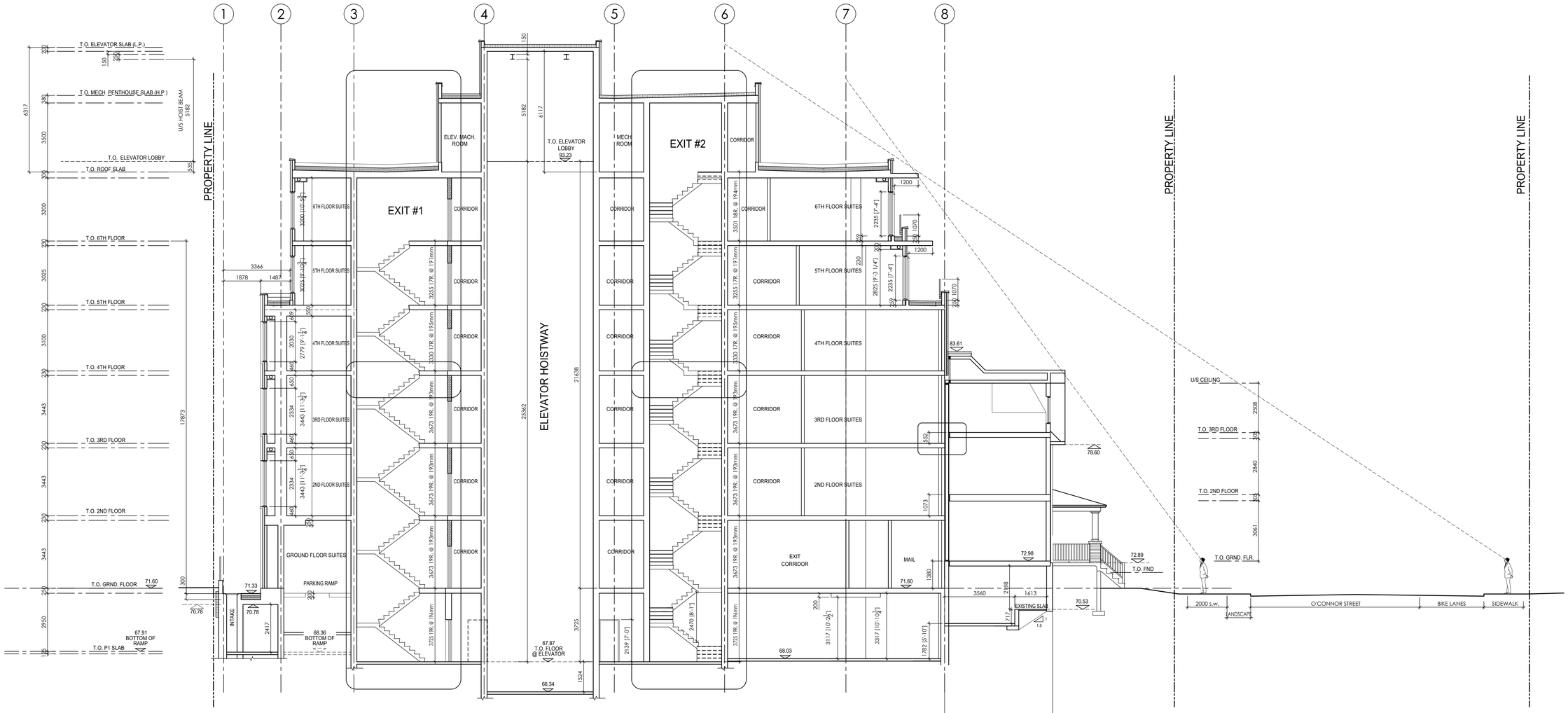

1
A150-157 A409

BUILDING SECTION
SCALE= 1:100

M. David Blakely
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6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

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680 Eagleson Road, P.O. Box 45011
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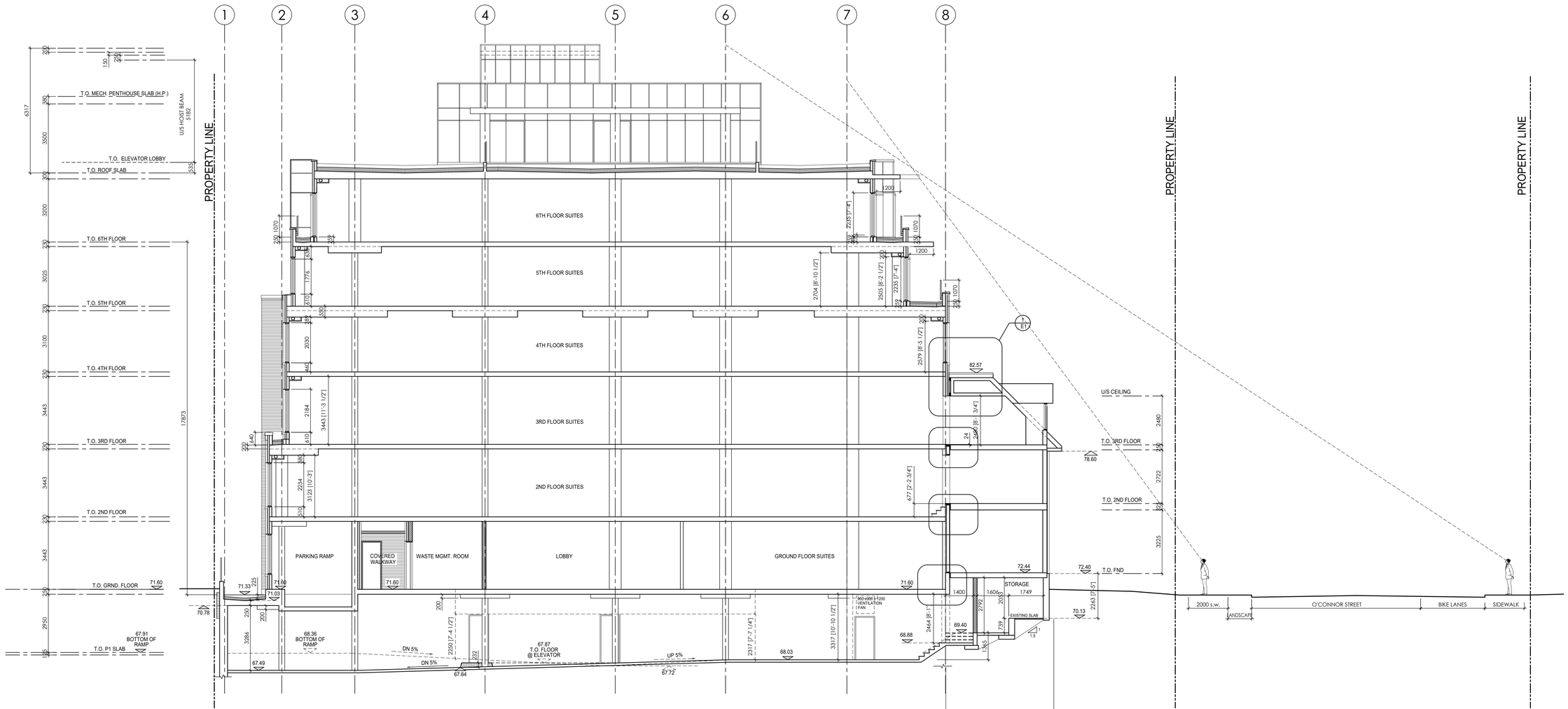

1
A150-157 A411

BUILDING SECTION

SCALE= 1:100

M. David Blakely
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4.	16/07/19	FOR CONSULTANTS	JB
3.	20/04/19	FOR REVIEW	JB
2.	27/12/18	FOR REVIEW	JB
1.	07/12/18	FOR REVIEW	JB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
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A
B C

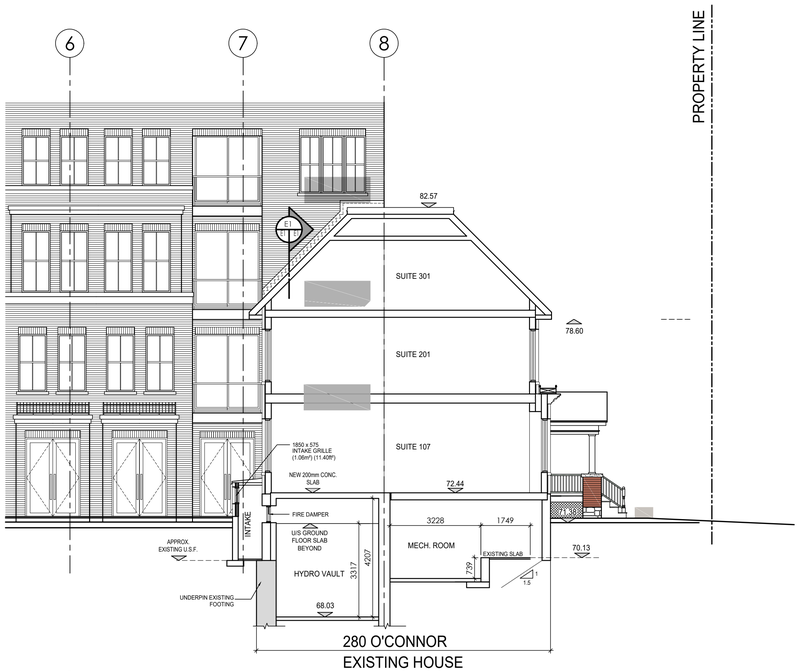
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT:
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO

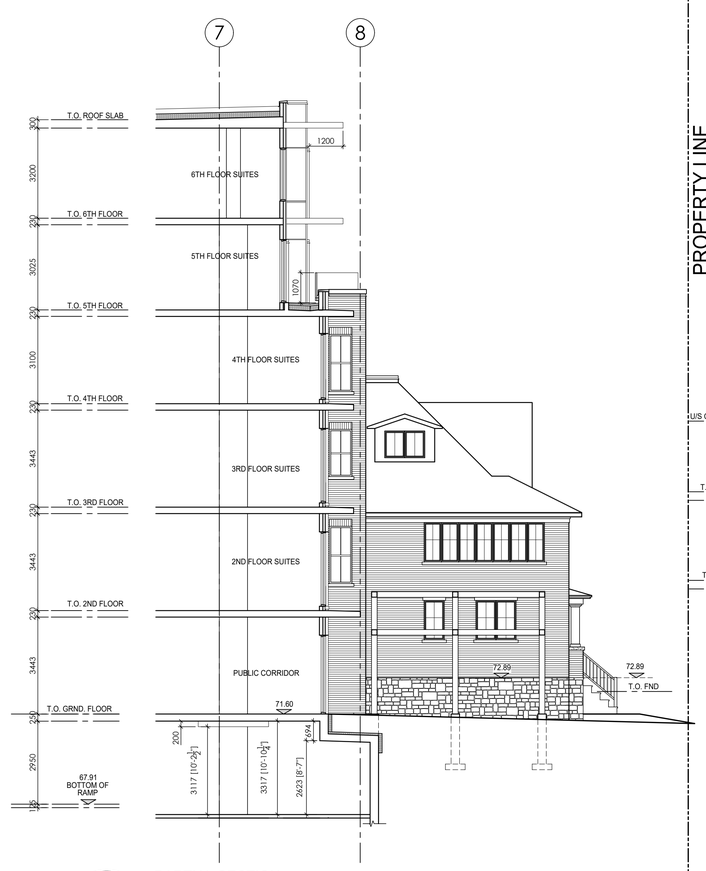
CLIENT:
AK GLOBAL MANAGEMENT INC.
680 Eagleson Road, P.O. Box 45011
Ottawa, Ontario K2M 2G9

DRAWING TITLE:
BUILDING SECTION

DATE: DEC. 2018
SCALE: 1 : 100
DRAWN BY: JB
CHECKED: MDB
SHEET No. REV No.: A411 RXX

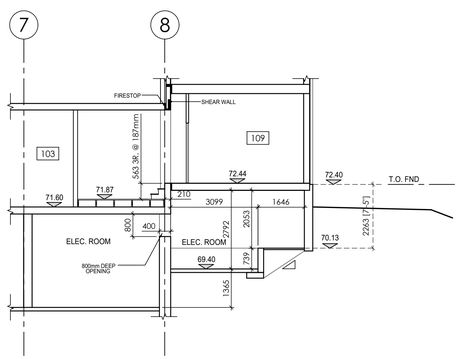


1 / A150-153 A412 PARTIAL BUILDING SECTION @ HYDRO VAULT
SCALE= 1:100



3 / A150-157 A412 PARTIAL SECTION
SCALE= 1:100

6 / A150-157 A412 PARTIAL SECTION
SCALE= 1:100



2 / A150-151 A412 PARTIAL SECTION
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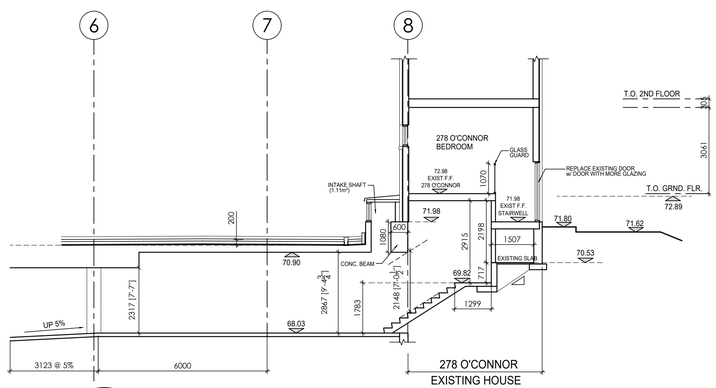
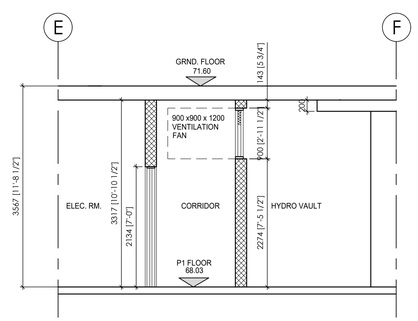


4 / A150-151 A412 PARTIAL BUILDING SECTION
SCALE= 1:100



5 / 150 A412 VENTILATION FAN SECTION
SCALE= 1:50

M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLAINCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS REPRODUCTION SHALL NOT BE ALTERED.
6. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
7. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

SEAL

No.	DATE	DESCRIPTION	INIT.
12.			
11.	31/03/20	FOR RE-SUBMISSION	JB
10.	26/02/20	GILMOUR ELEVATION OPTION A&B	JB
9.	10/02/20	REVISED ELEVATIONS	JB
8.	18/12/19	ISSUED	JB
7.	02/12/19	REVISED PER COMMENTS	JB
6.	15/10/19	FOR SUBMISSION	JB
5.	08/08/19	FOR SITE PLAN APPLICATION	JB
4.	16/07/19	FOR CONSULTANTS	JB
3.	20/06/19	FOR REVIEW	JB
2.	27/12/18	FOR REVIEW	JB
1.	07/12/18	FOR REVIEW	JB

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