

# GROUPE HEAFEY

RICHMOND ROAD & FOREST STREET



Dessiné par : Tanya Nadeau  
Conçu par : Christian Rheault

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# GROUPE HEAFEY

## RICHMOND ROAD & FOREST STREET



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## REVIEW OF COMMENTS FROM SUMMER 2020



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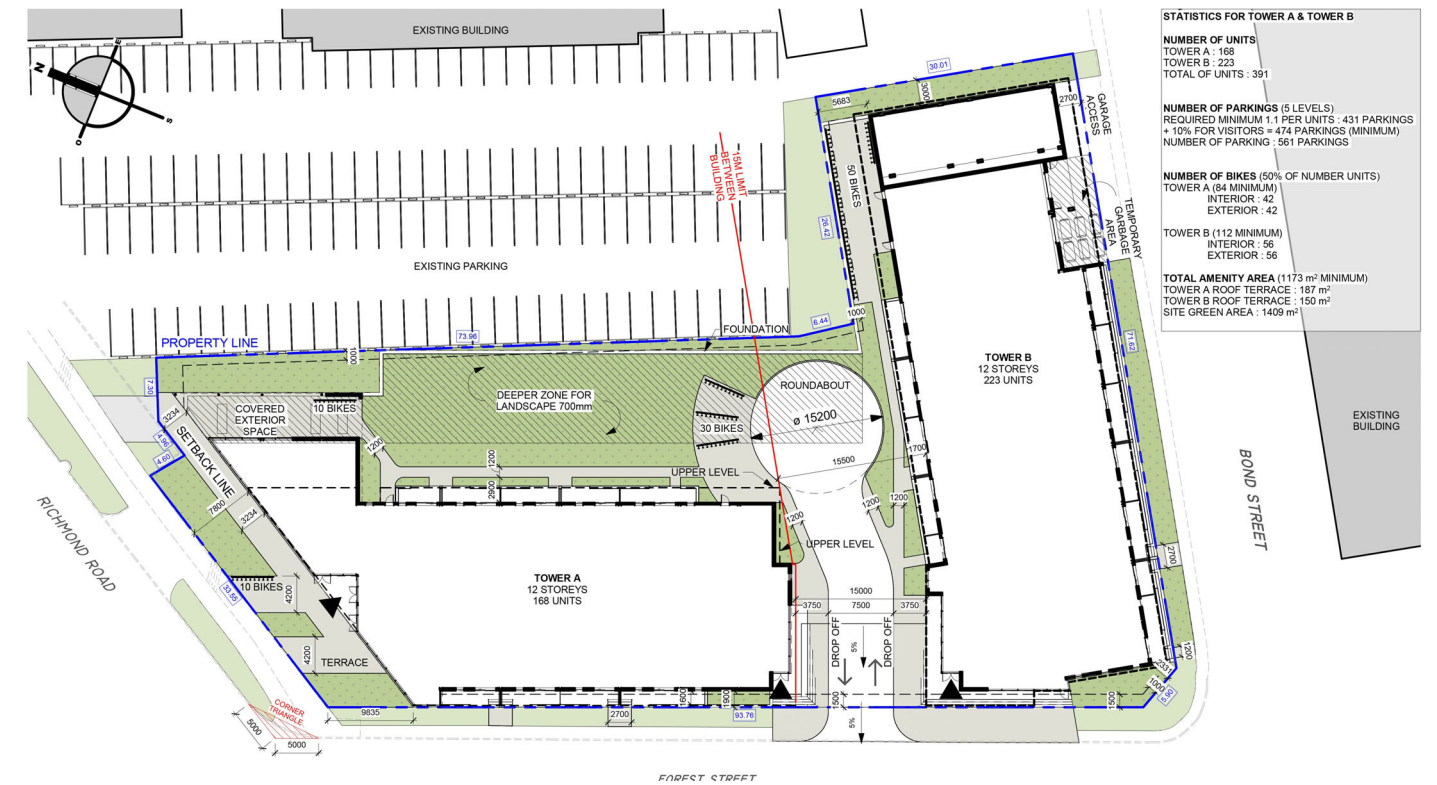




**SITE PLAN**

**COMMENTS :**

1. THE PARKING GARAGE ACCESS SHOULD BE INTEGRATED INTO ONE OF THE BUILDINGS OR THE LENGTH OF THE PROPOSED RAMP SHOULD BE SHORTENED.



**SITE PLAN**

**RESPONSES :**

1. THE PARKING ACCESS HAS BEEN RELOCATED TO THE EAST END OF BUILDING B. THE RAMP IS NOW ALL INTERIOR. GARBAGE MANAGEMENT IS NOW RELOCATED BY THE GARAGE ENTRY.

**UDRP SUMMER 2020**

**MAY 2021**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7



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VIEW FROM RICHMOND ROAD

COMMENTS :

1. THE PANEL HIGHLIGHTED SOME ISSUES WITH THE PROPOSED FRAMING ELEMENTS.
2. THE CELEBRATION OF THE ANGLE IS VERY POSITIVE.
3. THERE WAS A SUGGESTION TO REMOVE THE SOFFIT TO LIGHTEN THE TOP OF THE BUILDING.
4. THE ELEVATION FRONTING RICHMOND SHOULD BE IMPROVED GIVEN THIS IS THE FAÇADE FRONTING THE MAINSTREET. CONSIDER ADDING ADDITIONAL VISUAL INTEREST SIMILAR TO THE WEST FAÇADE FACING FOREST FOR BUILDING B. THE BLACK PANEL WRAPPING THE CORNER GIVES OFF A HEAVY EXPRESSION.



VIEW FROM RICHMOND ROAD

RESPONSES :

1. MANY ELEMENTS OF THE BUILDINGS HAVE BEEN REVISITED TO ADDRESS THE COMMENTS. IN GENERAL, THE VOLUMES HAVE BEEN SIMPLIFIED IN TERMS OF VOLUMES, MASSING AND COLORS.
2. THAT ELEMENT WAS KEPT AND INTEGRATED IN A REVIVED, MORE ARTICULATED FACADE ON RICHMOND RD.
3. MANY ELEMENTS OF THE BUILDINGS HAVE BEEN REVISITED TO ADDRESS THE COMMENTS. IN GENERAL, THE VOLUMES HAVE BEEN SIMPLIFIED IN TERMS OF VOLUMES, MASSING AND COLORS.
4. SETBACKS AND VARIATIONS ON RICHMOND HAS BEEN PROVIDED TO OFFER A MORE SCULPTURAL AND ENGAGING FACADE.

**UDRP SUMMER 2020**

**MAY 2021**

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TOWER A - VIEW FROM RICHMOND ROAD

COMMENTS :

1. THE LAST TOWNHOUSE UNIT ON BUILDING A SHOULD BE INTEGRATED INTO THE RETAIL UNIT.
2. THE MAIN ENTRANCE ON RICHMOND SHOULD BE MORE PROMINENT. THE TWO RESIDENTIAL ENTRANCE ON FOREST IS WELL DESIGNED. PLEASE CONSIDER SOMETHING SIMILAR ON RICHMOND.
3. CONSIDERATION SHOULD BE GIVEN TO UTILIZING THE CORNER RESIDENTIAL UNIT (1167) AS A COMMERCIAL, LIVE-WORK SPACE OR AMENITY (GYM) WITH AN ACCESSIBLE EXTERIOR ENTRANCE.



TOWER A - VIEW FROM RICHMOND ROAD

RESPONSES :

1. THAT CORNER IS NOW USED BY THE COMMERCIAL UNIT.
2. ADJUSTMENT DONE.
3. ADJUSTMENT DONE.

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NORTH VIEW

COMMENTS :

1. THE PANEL IS CONCERNED WITH THE THREE-METRE SETBACK FROM THE EASTERN PROPERTY LINE. ADEQUATE SEPARATION SHOULD BE PROVIDED IN ANTICIPATION OF FUTURE ADJACENT DEVELOPMENT. THIS COULD ALSO BE ADDRESSED WITH A STEPBACK ABOVE THE SIXTH STOREY.



NORTH VIEW

RESPONSES :

1. THAT HAS BEEN ADDRESSED. THE 3 METERS SETBACK ON THE EAST END OF BUILDING B IS INTEGRATED ABOVE THE 6TH STOREY.

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**MAY 2021**

**GROUP HEAFEY**

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VIEW FROM BOND STREET

COMMENTS :

1. THE PANEL IS CONCERNED WITH THE THREE-METRE SETBACK FROM THE EASTERN PROPERTY LINE. ADEQUATE SEPARATION SHOULD BE PROVIDED IN ANTICIPATION OF FUTURE ADJACENT DEVELOPMENT. THIS COULD ALSO BE ADDRESSED WITH A STEPBACK ABOVE THE SIXTH STOREY.
2. THE PARKING GARAGE ACCESS SHOULD BE INTEGRATED INTO ONE OF THE BUILDINGS OR THE LENGTH OF THE PROPOSED RAMP SHOULD BE SHORTENED.



VIEW FROM BOND STREET

RESPONSES :

1. THAT HAS BEEN ADDRESSED. THE 3 METERS SETBACK ON THE EAST END OF BUILDING B IS INTEGRATED ABOVE THE 6TH STOREY.
2. THE PARKING ACCESS HAS BEEN RELOCATED TO THE EAST END OF BUILDING B. THE RAMP IS NOW ALL INTERIOR. GARBAGE MANAGEMENT IS NOW RELOCATED BY THE GARAGE ENTRY.

**UDRP SUMMER 2020**

**MAY 2021**

**GROUP HEAFEY**

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VIEW FROM FOREST STREET

COMMENTS :

1. THE ARCHITECTURAL EXPRESSION OF THE FIRST TWO FLOORS HAS BEEN HANDLED WELL. CONSIDER USING LIGHTING TO HIGHLIGHT THE BUILDING IN OTHER AREAS, SUCH AS ILLUMINATING THE TOP OF THE BUILDING.
2. CONSIDER ELEVATING THE GROUND FLOOR UNIT ENTRANCES BY A FEW STEPS TO PROVIDE A BETTER PUBLIC/PRIVATE SEPARATION.
3. CONSIDER REMOVAL OF SECOND FLOOR BALCONIES ON TOWERS A AND B. THEY MAY DETRACT FROM THE STRENGTH OF THE PROPOSED TWO-STORY BASE OF THE BUILDING/TOWNHOUSE APPEARANCE.



VIEW FROM FOREST STREET

RESPONSES :

1. AT NIGHT, THE LIGHT WILL MOSTLY COME FROM THE APPARTEMENT UNITS THEMSELF. REFER TO NEW NIGHT IMAGES FOR REFERENCE.
2. ADJUSMENT DONE.
3. BALCONIES ARE NEEDED FOR THE 2ND FLOOR UNITS. INTEGRATION WITH THE GROUND FLOOR UNITS HAS BEEN REVISITED.



MAY 2021

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## SITE PLAN

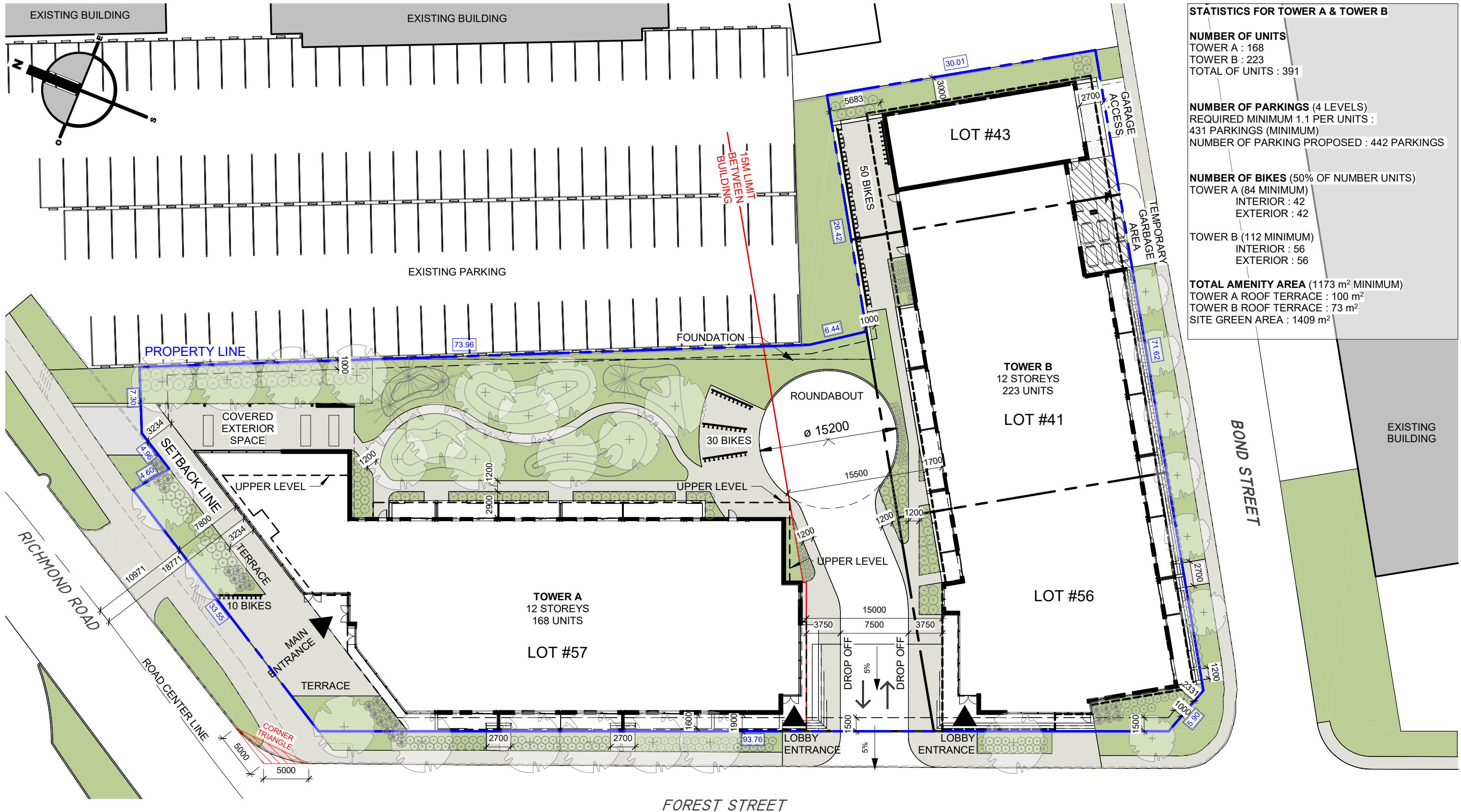


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STATISTICS FOR TOWER A & TOWER B	
<b>NUMBER OF UNITS</b>	
TOWER A : 168	
TOWER B : 223	
TOTAL OF UNITS : 391	
<b>NUMBER OF PARKINGS (4 LEVELS)</b>	
REQUIRED MINIMUM 1.1 PER UNITS :	
431 PARKINGS (MINIMUM)	
NUMBER OF PARKING PROPOSED : 442 PARKINGS	
<b>NUMBER OF BIKES (50% OF NUMBER UNITS)</b>	
TOWER A (84 MINIMUM)	
INTERIOR : 42	
EXTERIOR : 42	
TOWER B (112 MINIMUM)	
INTERIOR : 56	
EXTERIOR : 56	
<b>TOTAL AMENITY AREA (1173 m<sup>2</sup> MINIMUM)</b>	
TOWER A ROOF TERRACE : 100 m <sup>2</sup>	
TOWER B ROOF TERRACE : 73 m <sup>2</sup>	
SITE GREEN AREA : 1409 m <sup>2</sup>	

**TOWER A & B - SITE LEVEL 1**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 400

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RICHMOND ROAD & FOREST STREET

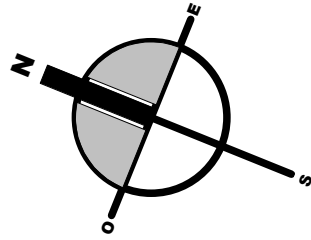
## UNDERGROUND PARKINGS



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**P1 PARKING**  
NUMBER OF PARKING : 94 SPACES

**P2 PARKING**  
NUMBER OF PARKING : 116 SPACES

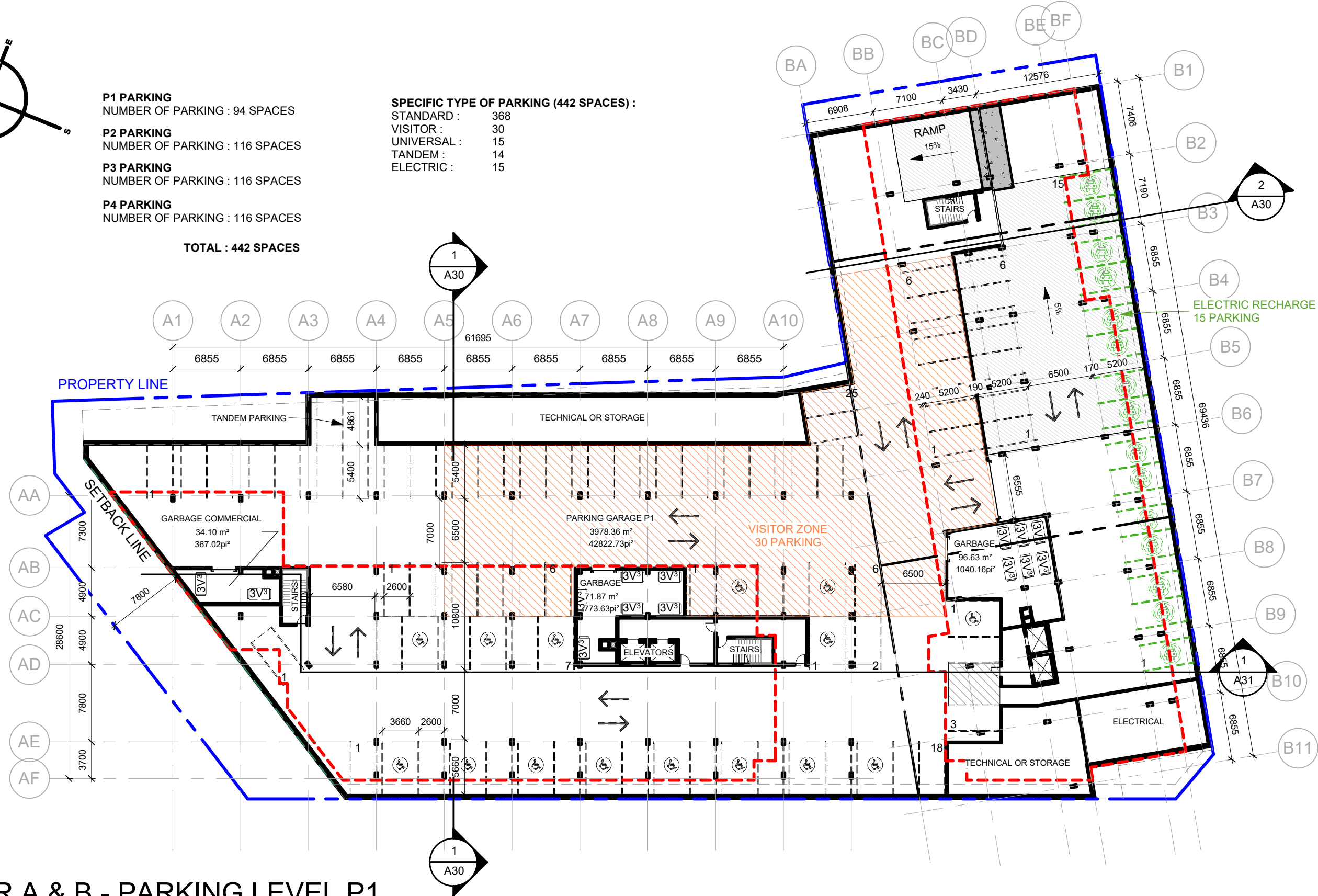
**P3 PARKING**  
NUMBER OF PARKING : 116 SPACES

**P4 PARKING**  
NUMBER OF PARKING : 116 SPACES

**SPECIFIC TYPE OF PARKING (442 SPACES) :**

STANDARD :	368
VISITOR :	30
UNIVERSAL :	15
TANDEM :	14
ELECTRIC :	15

**TOTAL : 442 SPACES**



# TOWER A & B - PARKING LEVEL P1

**GROUP HEAFEY**

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1 : 400



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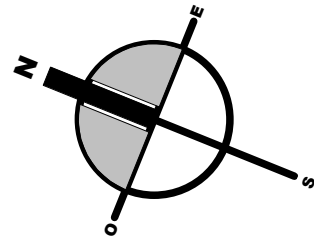
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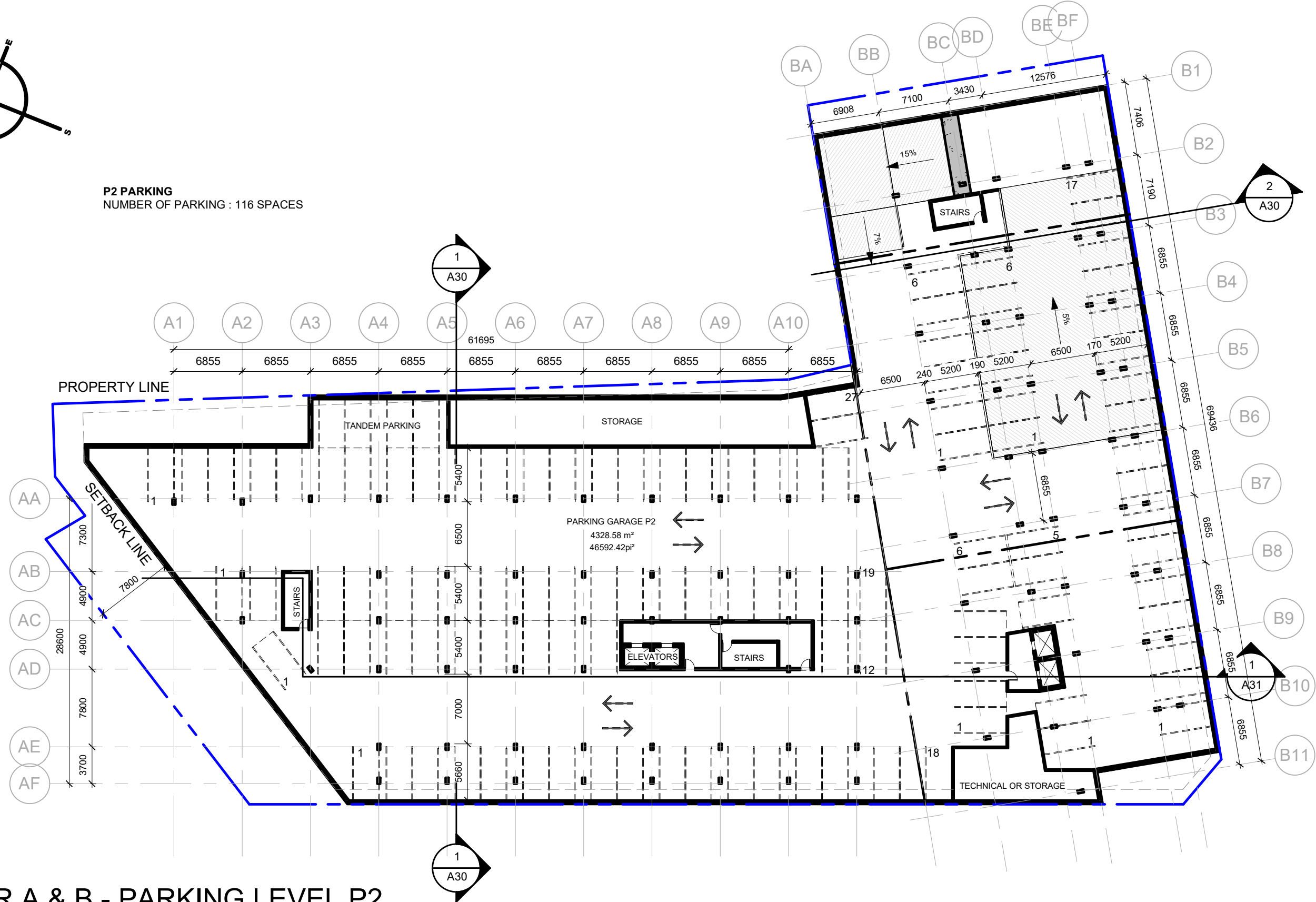
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**P2 PARKING**  
NUMBER OF PARKING : 116 SPACES



## TOWER A & B - PARKING LEVEL P2

**GROUP HEAFEY**

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1 : 400



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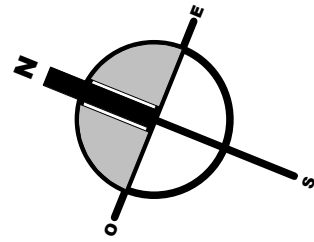


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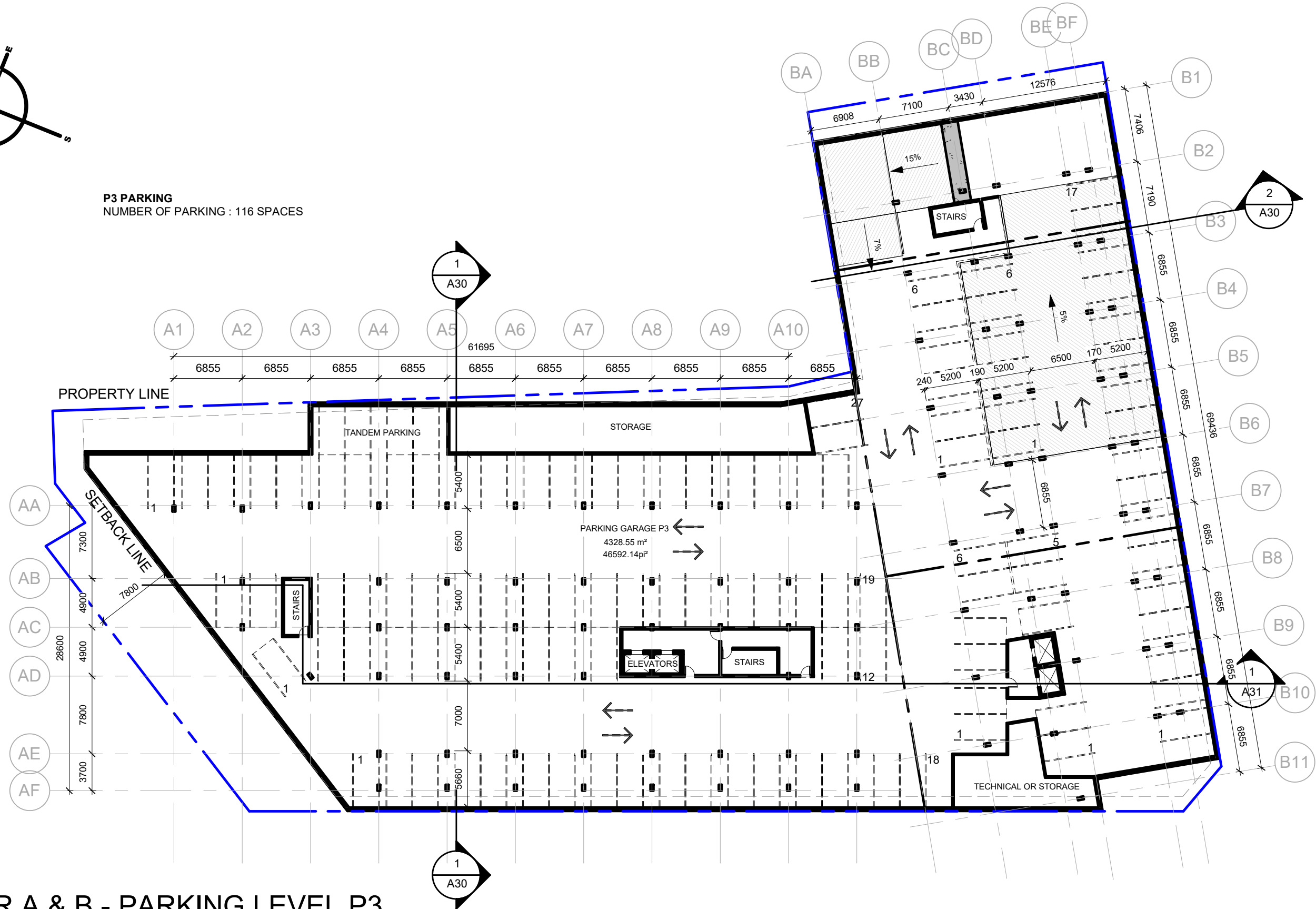
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**P3 PARKING**  
NUMBER OF PARKING : 116 SPACES



## TOWER A & B - PARKING LEVEL P3

**GROUP HEAFEY**

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1 : 400



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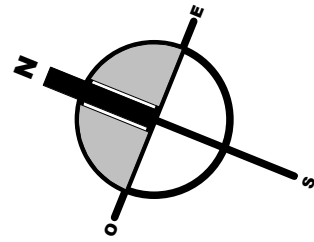


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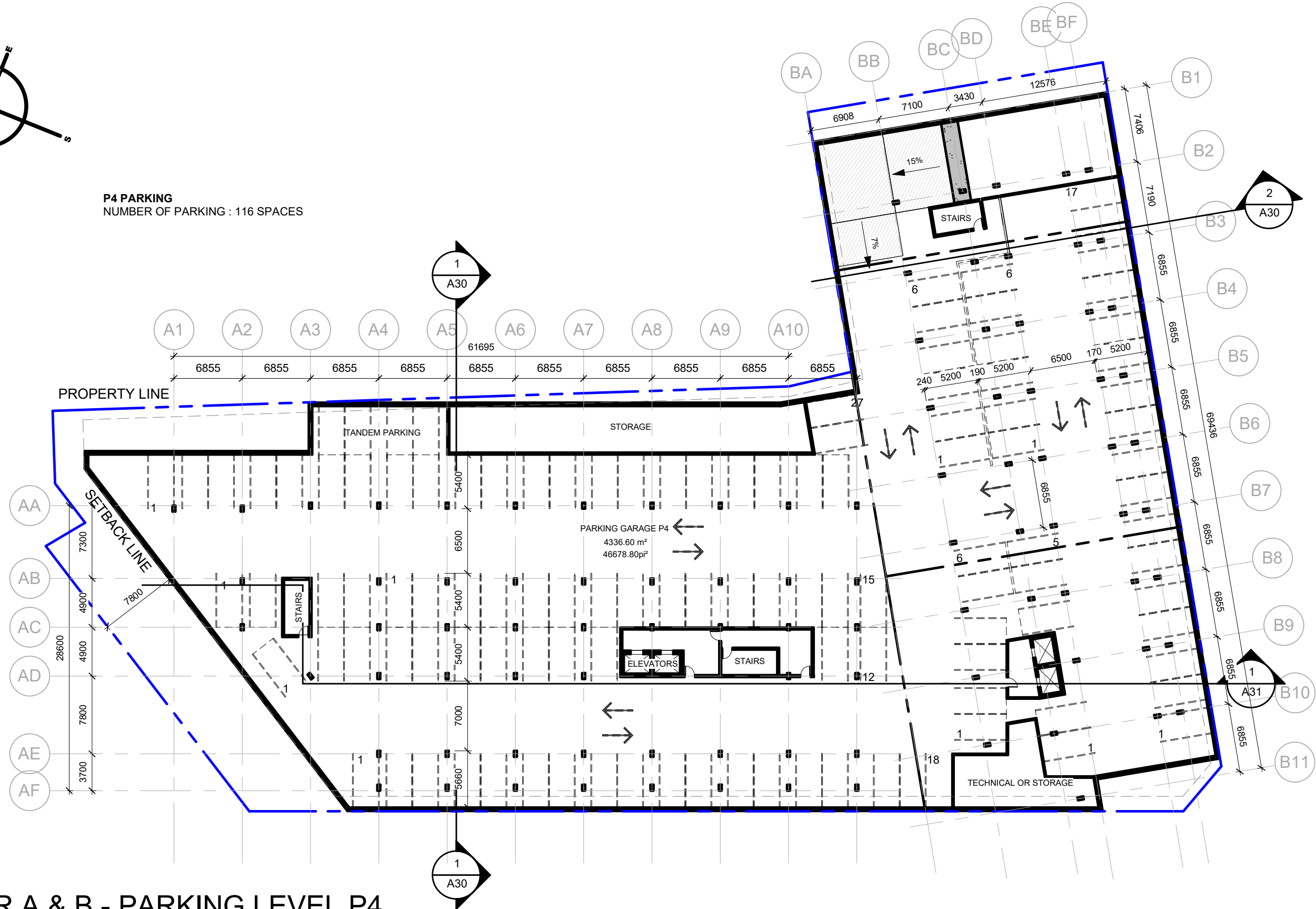
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**P4 PARKING**  
NUMBER OF PARKING : 116 SPACES



## TOWER A & B - PARKING LEVEL P4

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 2Z7

1 : 400



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# TOWER A

# GROUPE HEAFEY

## RICHMOND ROAD & FOREST STREET

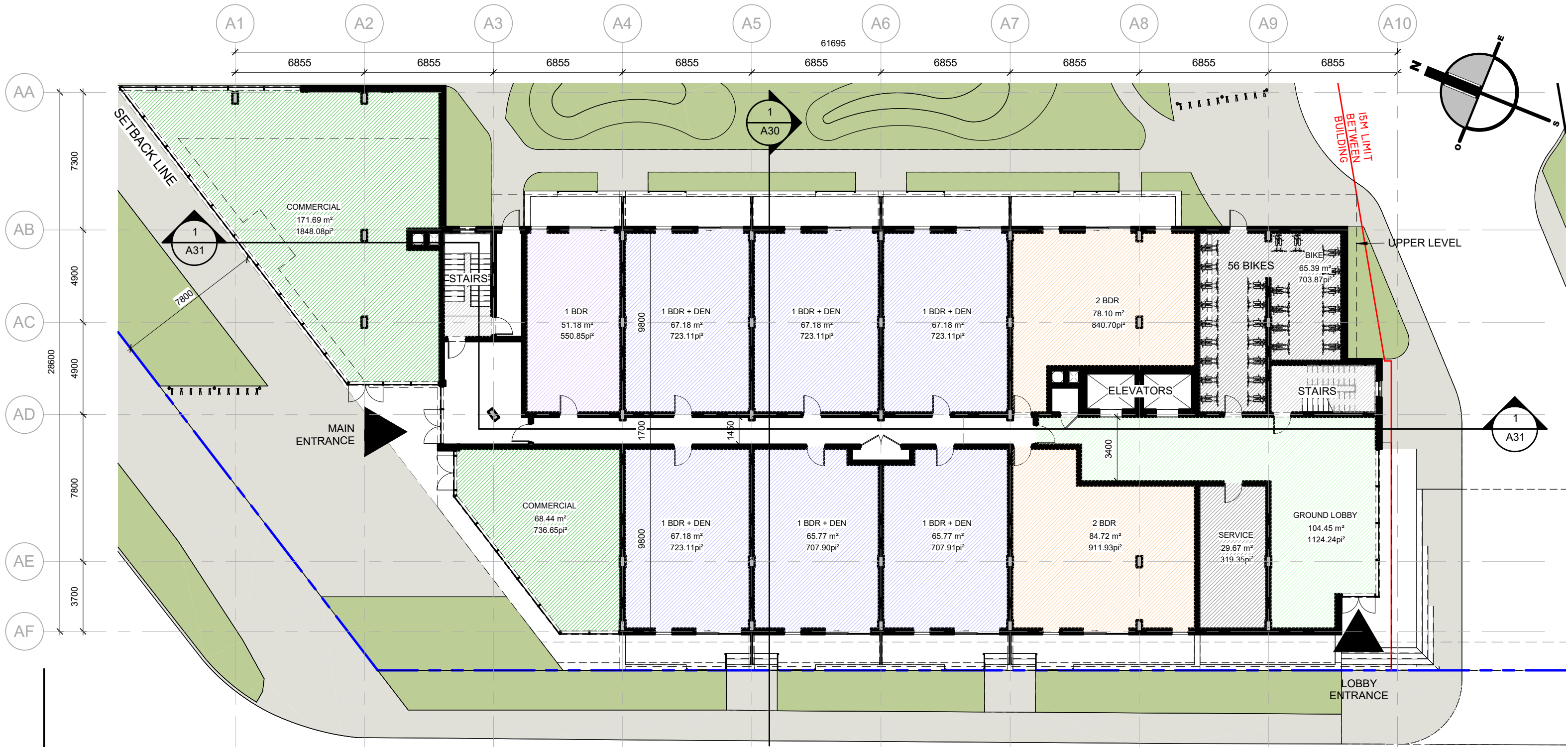


### BALCONY AREA

BALCONY AREA LEVEL 1 :	102 m <sup>2</sup> / 9 UNITS = 11.33 m <sup>2</sup>
BALCONY AREA LEVEL 2 :	64 m <sup>2</sup> / 12 UNITS = 5.33 m <sup>2</sup>
BALCONY AREA LEVEL 3 :	103 m <sup>2</sup> / 15 UNITS = 6.87 m <sup>2</sup>
BALCONY AREA LEVEL 4 :	103 m <sup>2</sup> / 15 UNITS = 6.87 m <sup>2</sup>
BALCONY AREA LEVEL 5 :	103 m <sup>2</sup> / 15 UNITS = 6.87 m <sup>2</sup>
BALCONY AREA LEVEL 6 :	103 m <sup>2</sup> / 15 UNITS = 6.87 m <sup>2</sup>
BALCONY AREA LEVEL 7 :	164 m <sup>2</sup> / 15 UNITS = 10.93 m <sup>2</sup>
BALCONY AREA LEVEL 8 :	140 m <sup>2</sup> / 15 UNITS = 9.33 m <sup>2</sup>
BALCONY AREA LEVEL 9 :	140 m <sup>2</sup> / 15 UNITS = 9.33 m <sup>2</sup>
BALCONY AREA LEVEL 10 :	140 m <sup>2</sup> / 15 UNITS = 9.33 m <sup>2</sup>
BALCONY AREA LEVEL 11 :	140 m <sup>2</sup> / 15 UNITS = 9.33 m <sup>2</sup>
BALCONY AREA LEVEL 12 :	134 m <sup>2</sup> / 12 UNITS = 11.17 m <sup>2</sup>

**TOTAL AREA :** 1436 m<sup>2</sup> / 168 UNITS = 8.55 m<sup>2</sup>  
*REQUIRED 6 m<sup>2</sup>/ UNITS*





BALCONY AREA LEVEL 1 : 102 m<sup>2</sup> / 9 UNITS = 11.33 m<sup>2</sup>

**GROSS AREA LEGEND**



**TOWER A - LEVEL 1**

**GROUP HEAFEY**



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1 : 200

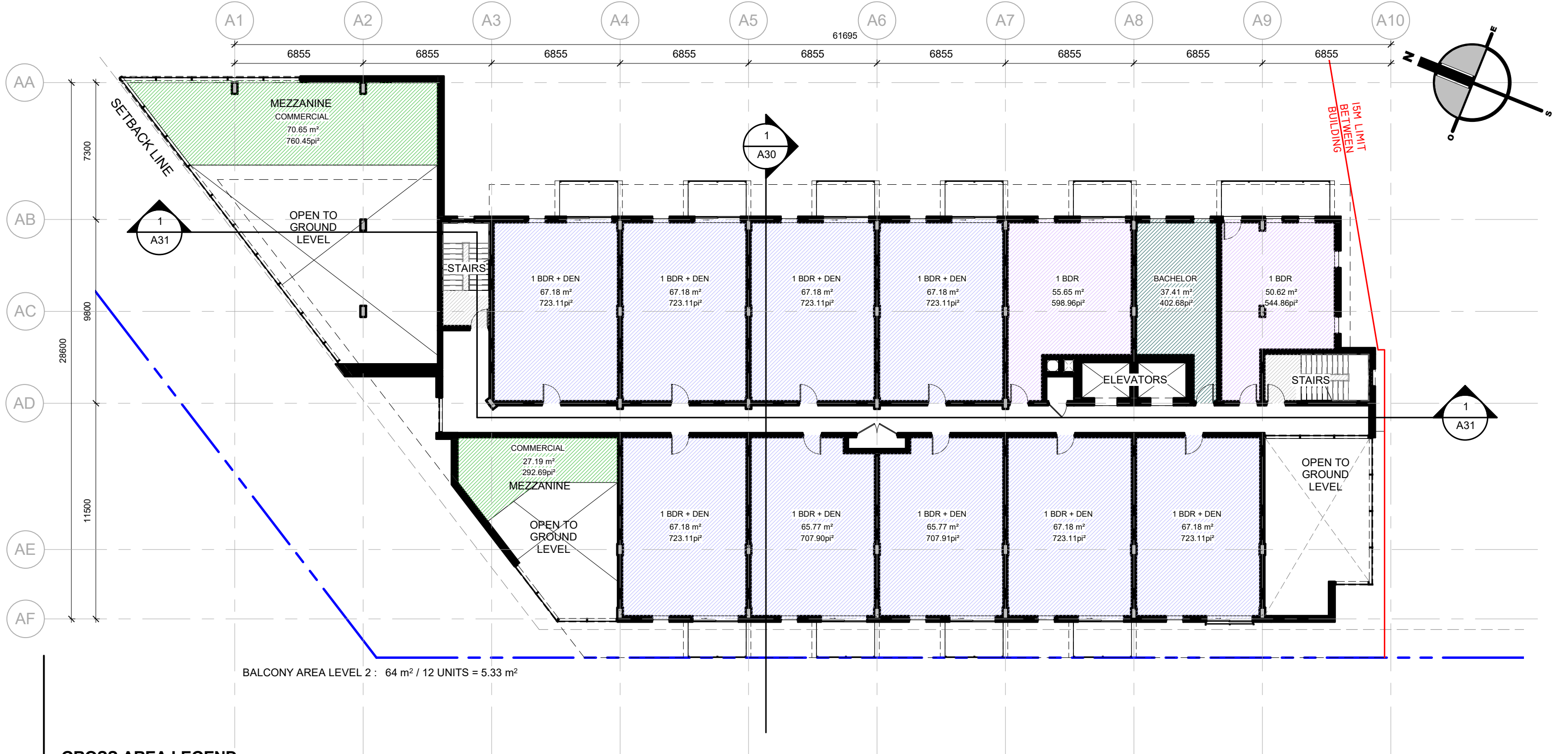
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**GROSS AREA LEGEND**



**TOWER A - LEVEL 2**

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**GROSS AREA LEGEND**



**TOWER A - LEVEL 3 TO 6**

**GROUP HEAFEY**

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1 : 200



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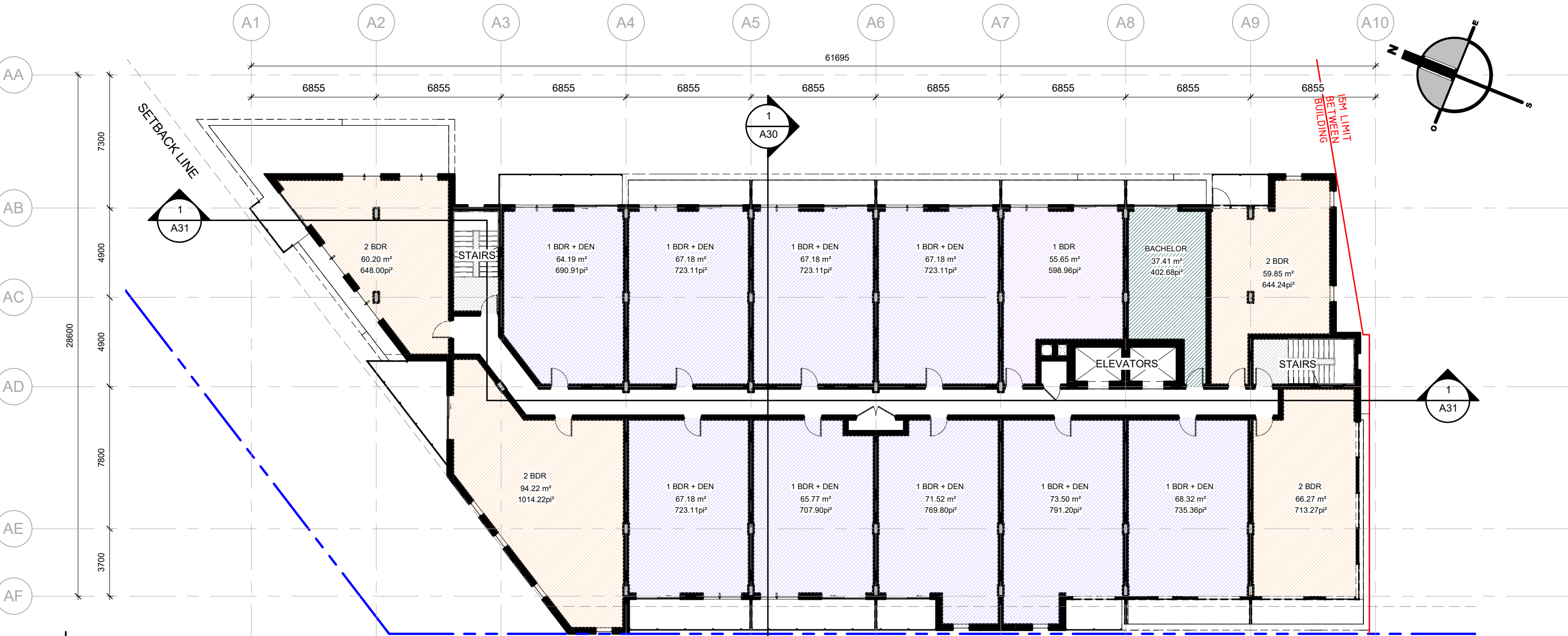
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BALCONY AREA LEVEL 7 : 164 m<sup>2</sup> / 15 UNITS = 10.93 m<sup>2</sup>

**GROSS AREA LEGEND**



**TOWER A - LEVEL 7**

**GROUP HEAFEY**



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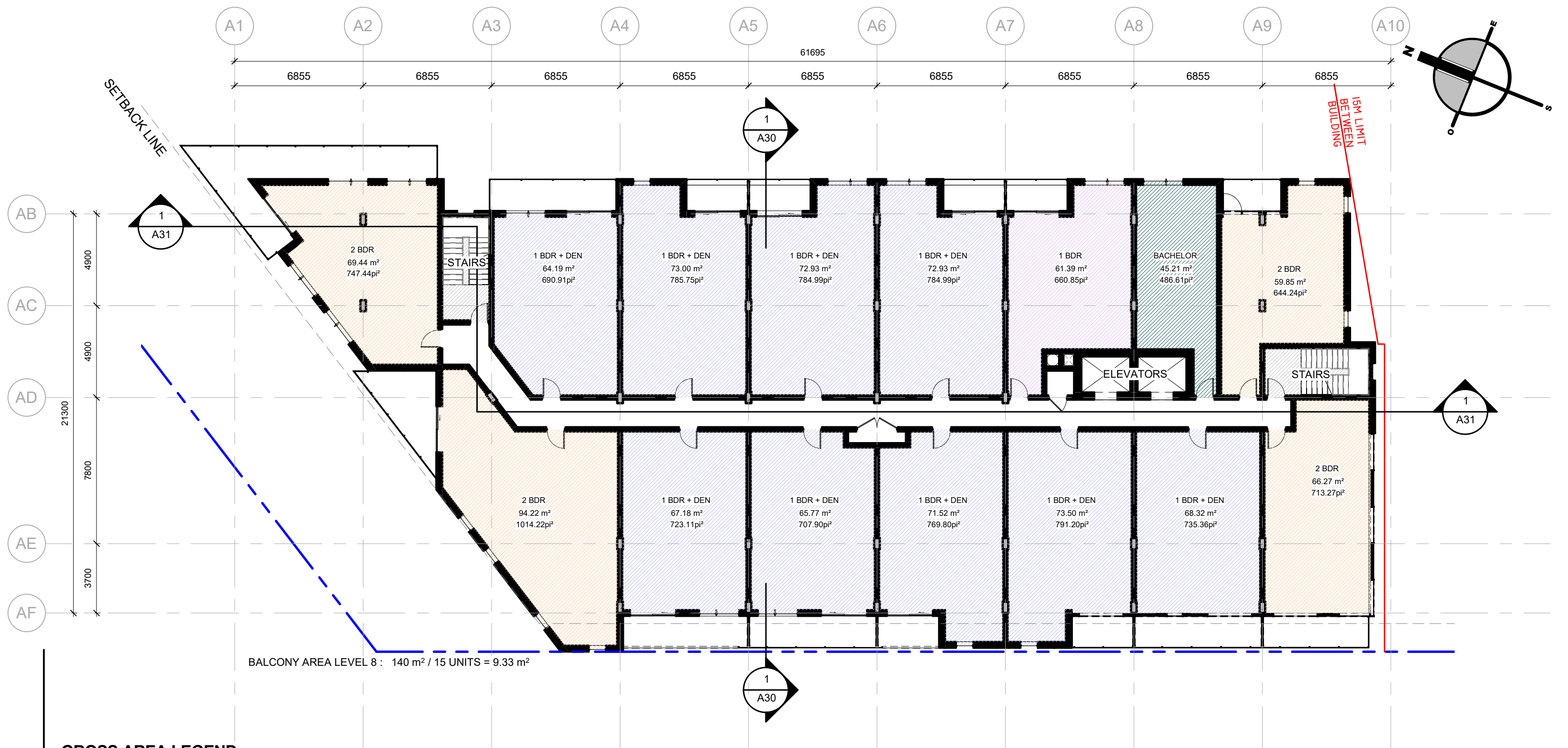
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**GROSS AREA LEGEND**

- 1 BDR
- 1 BDR + DEN
- 2 BDR
- BACHELOR
- STAIRS

**TOWER A - LEVEL 8 TO 11**

**GROUP HEAFEY**

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1 : 20



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**GROSS AREA LEGEND**

-  1 BDR
-  1 BDR + DEN
-  2 BDR
-  BACHELOR
-  MULTI PROPOSE
-  STAIRS
-  TERRACE

**TOWER A - LEVEL 12**

**GROUP HEAFEY**



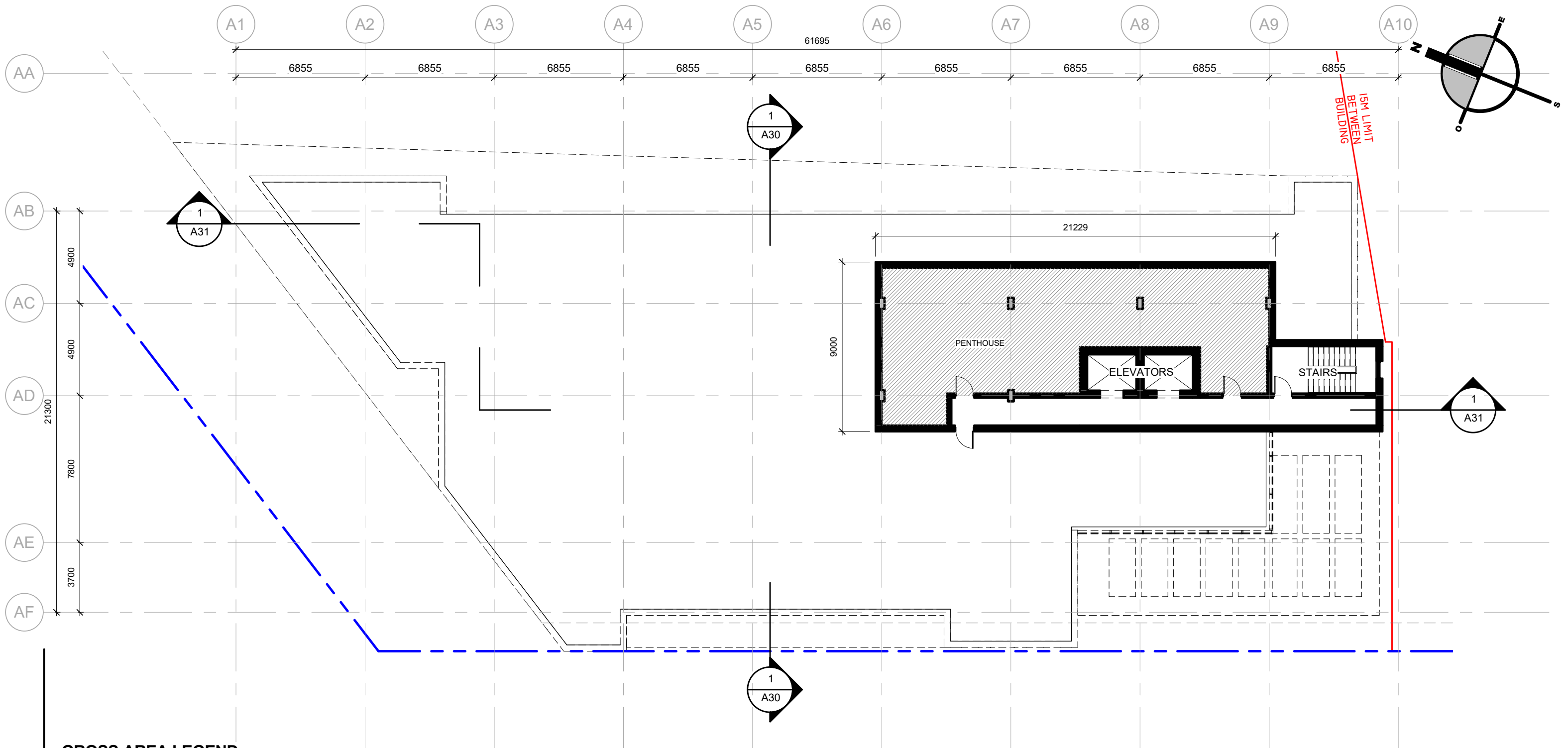
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**GROSS AREA LEGEND**



**TOWER A - LEVEL PENTHOUSE**

**GROUP HEAFEY**

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ROOM TYPOLOGY - TOWER A		
LEVEL	NAME	QTY
LEVEL 1	1 BDR	1
LEVEL 1	1 BDR + DEN	6
LEVEL 1	2 BDR	2
LEVEL 2	1 BDR	2
LEVEL 2	1 BDR + DEN	9
LEVEL 2	BACHELOR	1
LEVEL 3	1 BDR	1
LEVEL 3	1 BDR + DEN	9
LEVEL 3	2 BDR	4
LEVEL 3	BACHELOR	1
LEVEL 4	1 BDR	1
LEVEL 4	1 BDR + DEN	9
LEVEL 4	2 BDR	4
LEVEL 4	BACHELOR	1
LEVEL 5	1 BDR	1
LEVEL 5	1 BDR + DEN	9
LEVEL 5	2 BDR	4
LEVEL 5	BACHELOR	1
LEVEL 6	1 BDR	1
LEVEL 6	1 BDR + DEN	9
LEVEL 6	2 BDR	4
LEVEL 6	BACHELOR	1
LEVEL 7	1 BDR	1
LEVEL 7	1 BDR + DEN	9
LEVEL 7	2 BDR	4
LEVEL 7	BACHELOR	1
LEVEL 8	1 BDR	1
LEVEL 8	1 BDR + DEN	9
LEVEL 8	2 BDR	4
LEVEL 8	BACHELOR	1
LEVEL 9	1 BDR	1
LEVEL 9	1 BDR + DEN	9
LEVEL 9	2 BDR	4
LEVEL 9	BACHELOR	1
LEVEL 10	1 BDR	1
LEVEL 10	1 BDR + DEN	9
LEVEL 10	2 BDR	4
LEVEL 10	BACHELOR	1
LEVEL 11	1 BDR	1
LEVEL 11	1 BDR + DEN	9
LEVEL 11	2 BDR	4
LEVEL 11	BACHELOR	1
LEVEL 12	1 BDR	1
LEVEL 12	1 BDR + DEN	6
LEVEL 12	2 BDR	4
LEVEL 12	BACHELOR	1
TOTAL UNITS: 168		

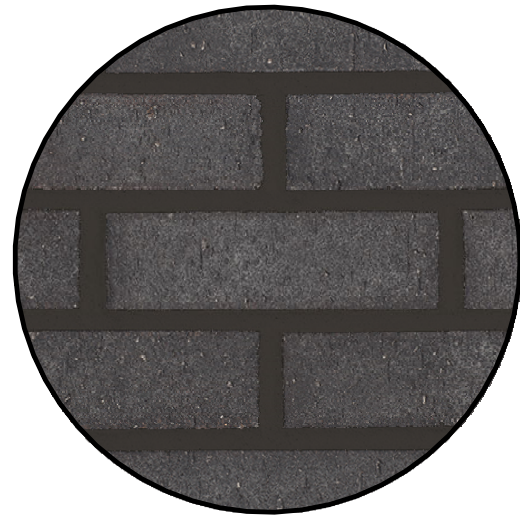
1 BDR - TOWER A		
NIVEAU	NOM	NOMBRE
LEVEL 1	1 BDR	1
LEVEL 2	1 BDR	2
LEVEL 3	1 BDR	1
LEVEL 4	1 BDR	1
LEVEL 5	1 BDR	1
LEVEL 6	1 BDR	1
LEVEL 7	1 BDR	1
LEVEL 8	1 BDR	1
LEVEL 9	1 BDR	1
LEVEL 10	1 BDR	1
LEVEL 11	1 BDR	1
LEVEL 12	1 BDR	1
TOTAL: 13		

2 BDR - TOWER A		
NIVEAU	NOM	NOMBRE
LEVEL 1	2 BDR	2
LEVEL 3	2 BDR	4
LEVEL 4	2 BDR	4
LEVEL 5	2 BDR	4
LEVEL 6	2 BDR	4
LEVEL 7	2 BDR	4
LEVEL 8	2 BDR	4
LEVEL 9	2 BDR	4
LEVEL 10	2 BDR	4
LEVEL 11	2 BDR	4
LEVEL 12	2 BDR	4
TOTAL: 42		

TYPOLOGY - TOWER A		
NOM	NOMBRE	%
1 BDR	13	7%
1 BDR + DEN	102	61%
2 BDR	42	28%
BACHELOR	11	4%
TOTAL DE LOGEMENTS: 168		100%

1 BDR + DEN - TOWER A		
NIVEAU	NOM	NOMBRE
LEVEL 1	1 BDR + DEN	6
LEVEL 2	1 BDR + DEN	9
LEVEL 3	1 BDR + DEN	9
LEVEL 4	1 BDR + DEN	9
LEVEL 5	1 BDR + DEN	9
LEVEL 6	1 BDR + DEN	9
LEVEL 7	1 BDR + DEN	9
LEVEL 8	1 BDR + DEN	9
LEVEL 9	1 BDR + DEN	9
LEVEL 10	1 BDR + DEN	9
LEVEL 11	1 BDR + DEN	9
LEVEL 12	1 BDR + DEN	6
TOTAL: 102		

2 BDR + DEN - TOWER A		
NIVEAU	NOM	NOMBRE



**1**

**MASONRY**  
GLEN-GERY  
COLOR VINTAGE  
BLACK VELOUR



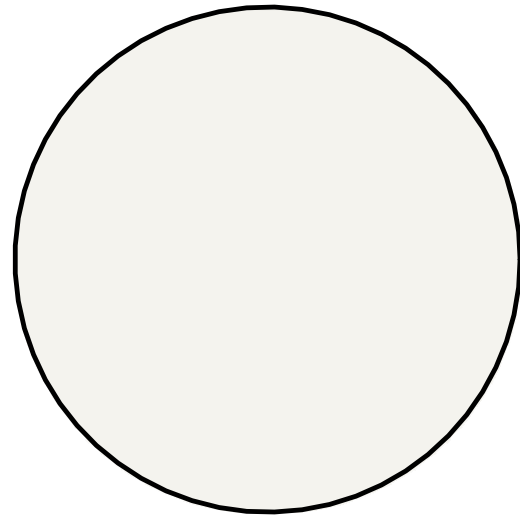
**2**

**MASONRY**  
GLEN-GERY  
COLOR REVERE  
PEWTER VELOUR



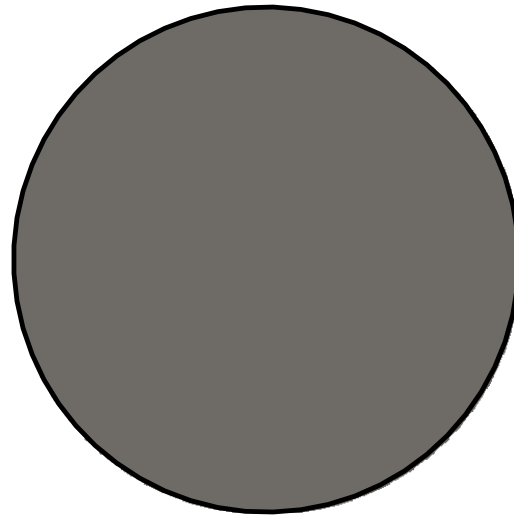
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**ALUMINIUM SIDING**  
ALUPLANK  
COLOR ACADIA  
AXOTIC HONEY



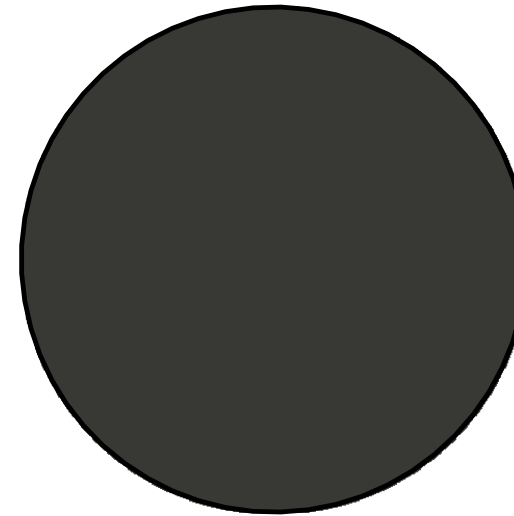
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**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR NATURAL  
WHITE 6000-11



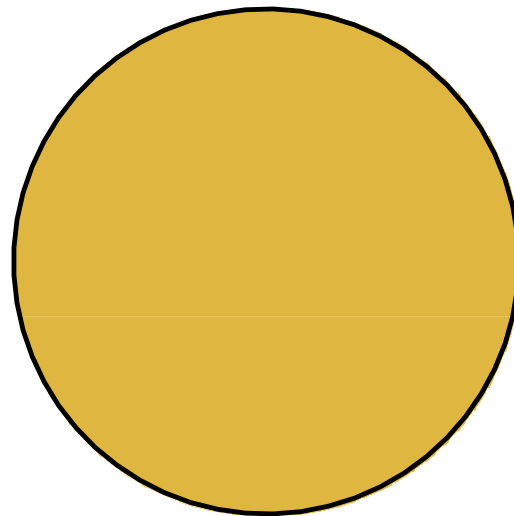
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**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR NIGHT  
OWL 6183-63



**6**

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR BLACK  
PEPPER 6182-83



**7**

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR GREEN  
TOMATO RELISH 6097-64

NOTE : COLORS SHOWN MAY VARY DUE TO SCREEN RESOLUTION. PLEASE SEE ACTUAL PRODUCTS SAMPLE FOR TRUE COLOR.

## EXTERIOR MATERIALS

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



Dessiné par : Tanya Nadeau  
Conçu par : Christian Rheault

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Gatineau, QC J8Y 1R8  
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A20  
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2021.05.28



**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 1741 m<sup>2</sup>  
 OPENING AREA : 800 m<sup>2</sup> (45.95%)  
 MASONRY : 413 m<sup>2</sup> (23.72%)  
 ALUMINIUM : 510 m<sup>2</sup> (29.29%)  
 OTHER : 18 m<sup>2</sup> (1.03%)



**TOWER A - FRONT ELEVATION (FOREST STREET)**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

1887-2303-19

**A21**

D07-12-20-0041

2021.05.28



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 Conçu par : Christian Rheault

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A10

A9

A8

A7

A6

A5

A4

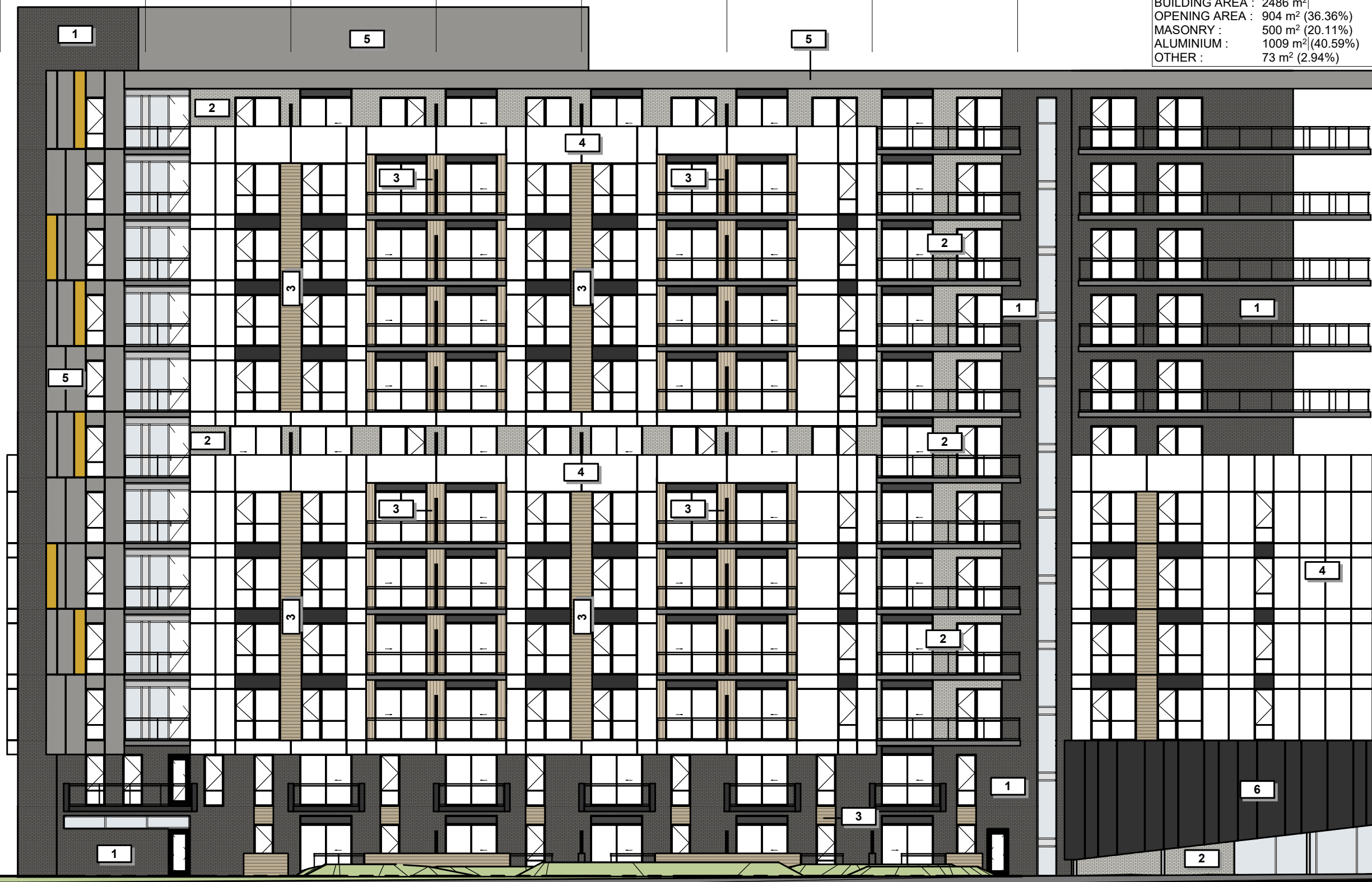
A3

A2

A1

STATISTICS OF THE % MATERIALS	
BUILDING AREA :	2486 m <sup>2</sup>
OPENING AREA :	904 m <sup>2</sup> (36.36%)
MASONRY :	500 m <sup>2</sup> (20.11%)
ALUMINIUM :	1009 m <sup>2</sup> (40.59%)
OTHER :	73 m <sup>2</sup> (2.94%)

PENTHOUSE ROOF	EL. 116100
PENTHOUSE	EL. 113000
LEVEL 12	EL. 109900
LEVEL 11	EL. 106800
LEVEL 10	EL. 103700
LEVEL 9	EL. 100600
LEVEL 8	EL. 97500
LEVEL 7	EL. 94400
LEVEL 6	EL. 91300
LEVEL 5	EL. 88200
LEVEL 4	EL. 85100
LEVEL 3	EL. 82000
LEVEL 2	EL. 78900
LEVEL 1	EL. 75600



TOWER A - BACK ELEVATION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

1887-2303-19

A22

D07-12-20-0041

2021.05.28



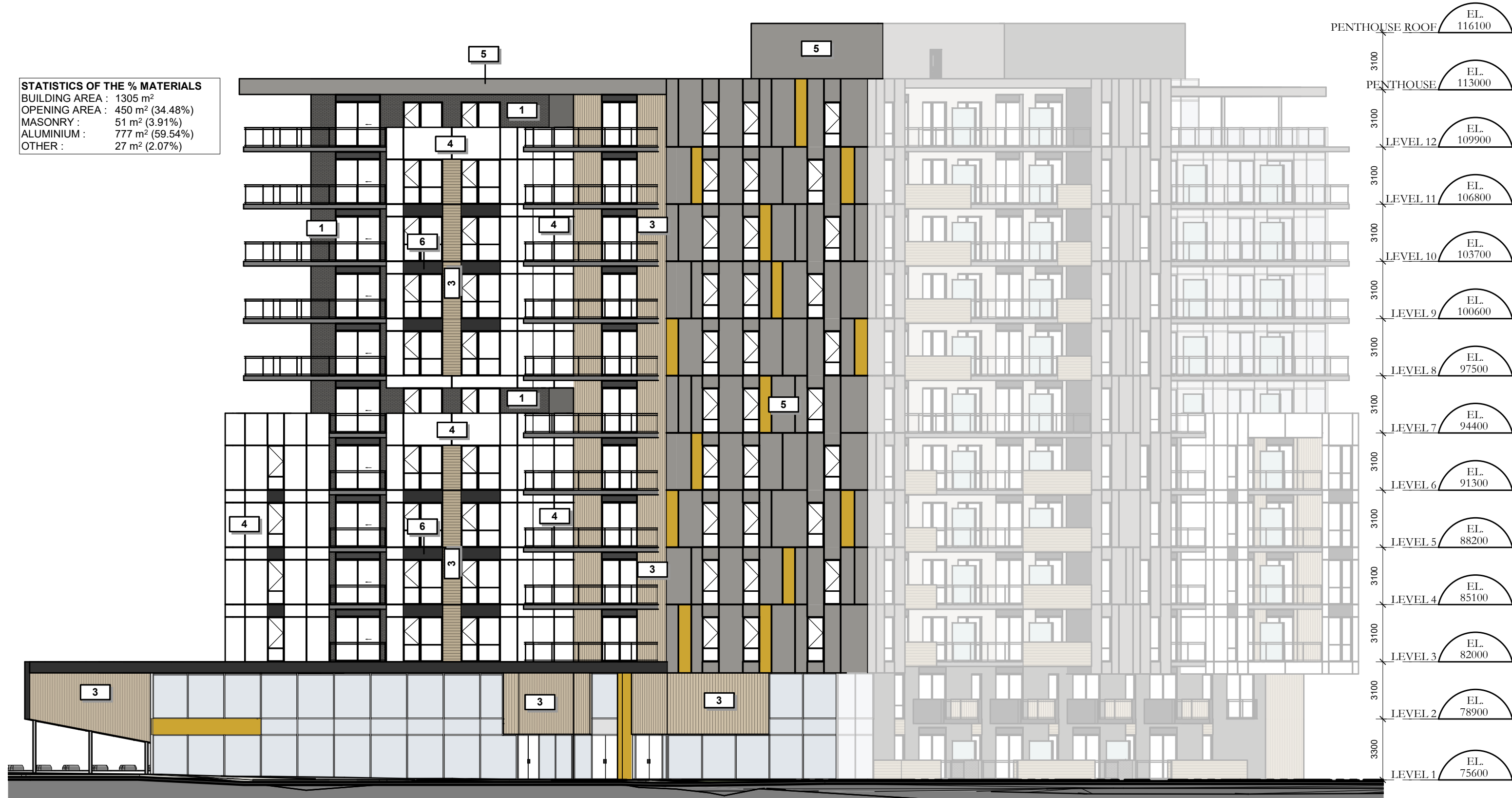
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 Conçu par : Christian Rheault

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**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 1305 m<sup>2</sup>  
 OPENING AREA : 450 m<sup>2</sup> (34.48%)  
 MASONRY : 51 m<sup>2</sup> (3.91%)  
 ALUMINIUM : 777 m<sup>2</sup> (59.54%)  
 OTHER : 27 m<sup>2</sup> (2.07%)



TOWER A - LEFT SIDE ELEVATION (RICHMOND ROAD)

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

1887-2303-19

A23

D07-12-20-0041

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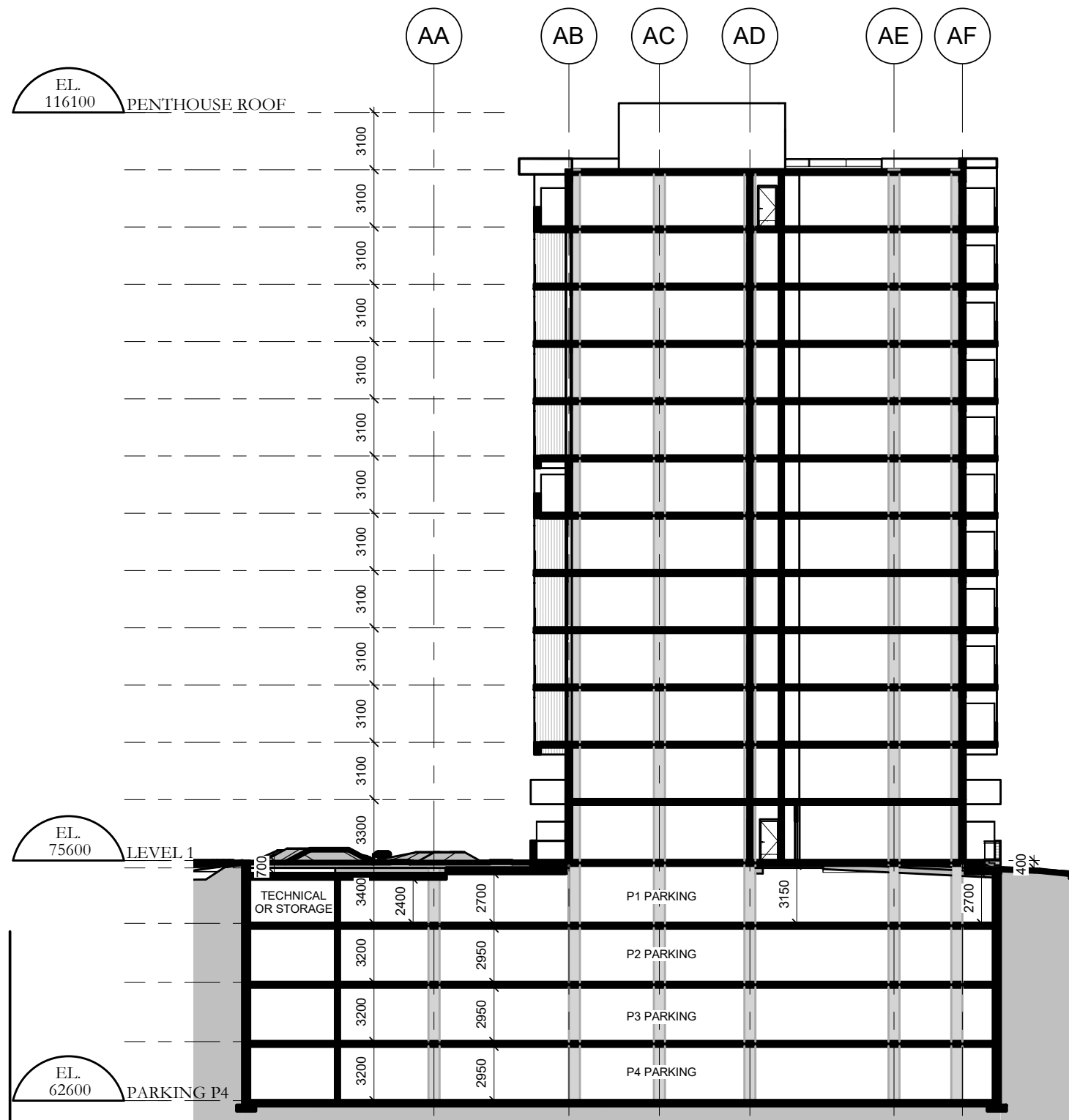
Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

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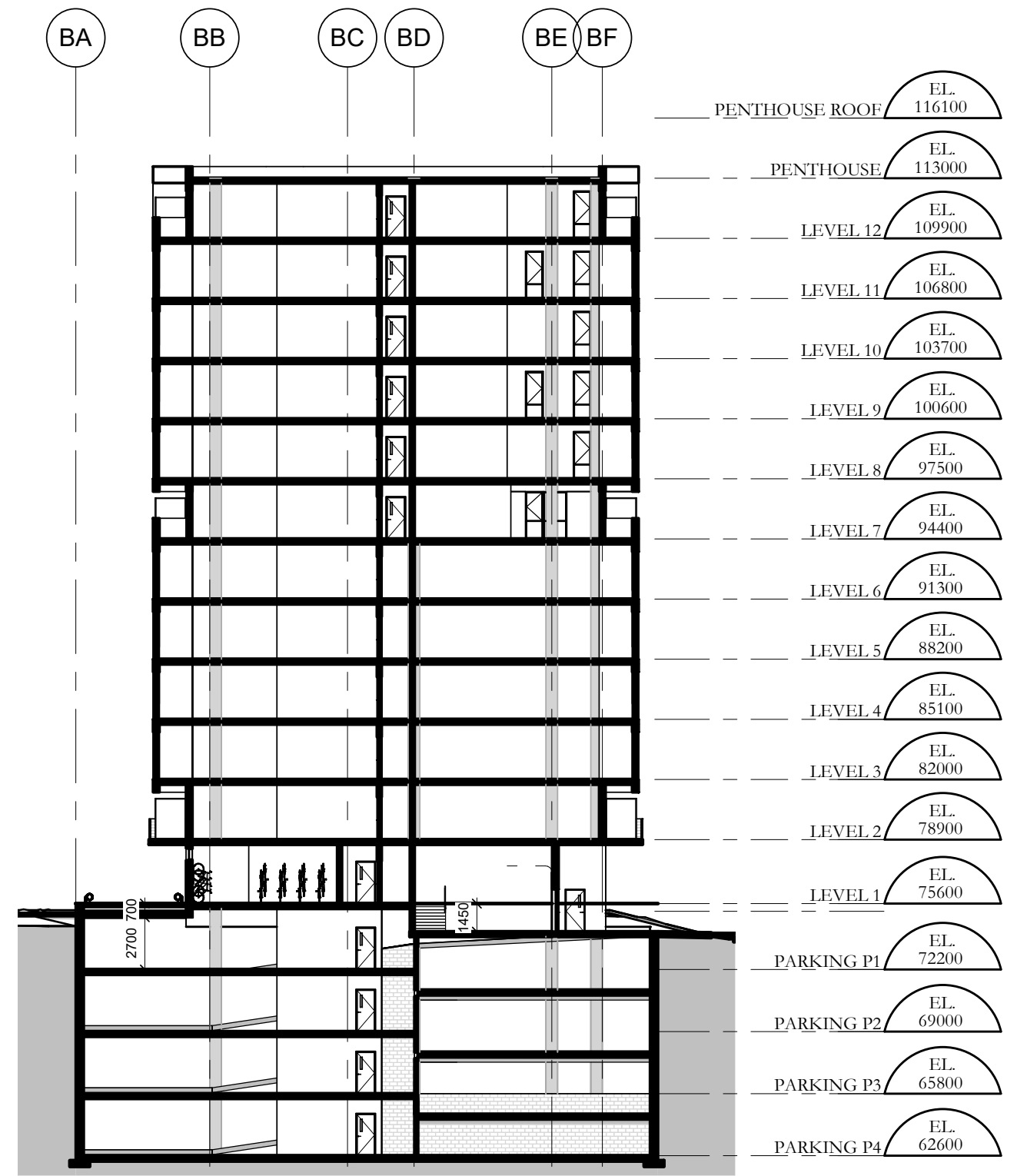








TOWER A - SECTION



TOWER B - SECTION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 300

1887-2303-19

A30

D07-12-20-0041

2021.05.28



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 Conçu par : Christian Rheault

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TOWER A & B - SECTION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 300

1887-2303-19

A31

D07-12-20-0041

2021.05.28



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# TOWER B

# GROUPE HEAFEY

RICHMOND ROAD & FOREST STREET



## BALCONY AREA

BALCONY AREA LEVEL 1 :	137 m <sup>2</sup> / 12 UNITS = 11.42 m <sup>2</sup>
BALCONY AREA LEVEL 2 :	149 m <sup>2</sup> / 19 UNITS = 7.84 m <sup>2</sup>
BALCONY AREA LEVEL 3 :	125 m <sup>2</sup> / 20 UNITS = 6.25 m <sup>2</sup>
BALCONY AREA LEVEL 4 :	125 m <sup>2</sup> / 20 UNITS = 6.25 m <sup>2</sup>
BALCONY AREA LEVEL 5 :	125 m <sup>2</sup> / 20 UNITS = 6.25 m <sup>2</sup>
BALCONY AREA LEVEL 6 :	125 m <sup>2</sup> / 20 UNITS = 6.25 m <sup>2</sup>
BALCONY AREA LEVEL 7 :	264 m <sup>2</sup> / 19 UNITS = 13.89 m <sup>2</sup>
BALCONY AREA LEVEL 8 :	153 m <sup>2</sup> / 19 UNITS = 8.05 m <sup>2</sup>
BALCONY AREA LEVEL 9 :	151 m <sup>2</sup> / 19 UNITS = 7.95 m <sup>2</sup>
BALCONY AREA LEVEL 10 :	151 m <sup>2</sup> / 19 UNITS = 7.95 m <sup>2</sup>
BALCONY AREA LEVEL 11 :	151 m <sup>2</sup> / 19 UNITS = 7.95 m <sup>2</sup>
BALCONY AREA LEVEL 12 :	144 m <sup>2</sup> / 17 UNITS = 8.47 m <sup>2</sup>

**TOTAL AREA :** 1800 m<sup>2</sup> / 223 UNITS = 8.07 m<sup>2</sup>  
**REQUIRED 6 m<sup>2</sup>/ UNITS**







**GROSS AREA LEGEND**



BALCONY AREA LEVEL 2 : 149 m² / 19 UNITS = 7.84 m²

**TOWER B - LEVEL 2**

**GROUP HEAFEY**



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 1 : 200  
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 B03  
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 2021.05.28





**GROSS AREA LEGEND**



BALCONY AREA LEVEL 3 : 125 m² / 20 UNITS = 6.25 m²

**TOWER B - LEVEL 3 TO 6**

**GROUP HEAFEY**



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 1 : 200  
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 2021.05.28



**GROSS AREA LEGEND**



BALCONY AREA LEVEL 7 : 264 m<sup>2</sup> / 19 UNITS = 13.89 m<sup>2</sup>

**TOWER B - LEVEL 7**

**GROUP HEAFEY**



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 Conçu par : Christian Rheault

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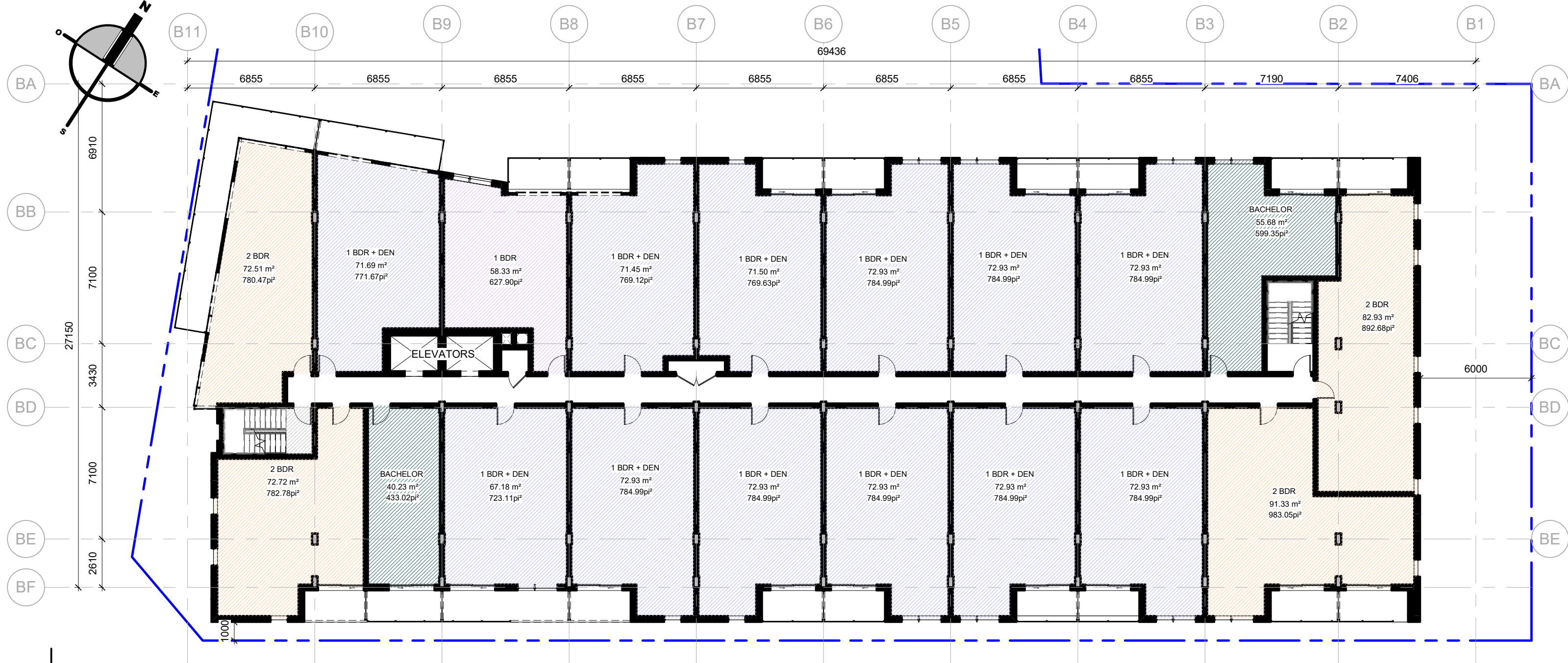


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 1 : 200

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2021.05.28



**GROSS AREA LEGEND**



BALCONY AREA LEVEL 8 : 153 m² / 19 UNITS = 8.05 m²

**TOWER B - LEVEL 8 TO 11**

**GROUP HEAFEY**

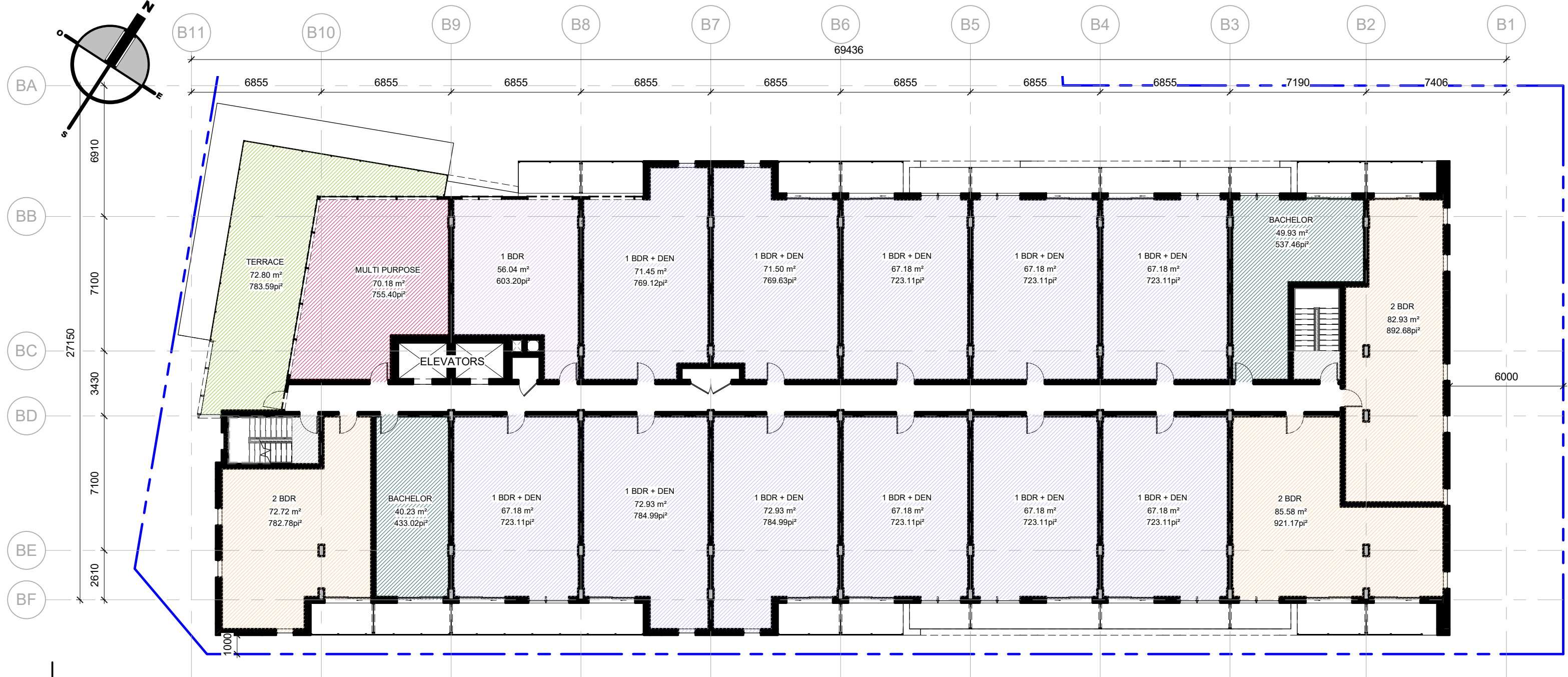


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 Conçu par : Christian Rheault  
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 1 : 200  
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 B06  
 D07-12-20-0041  
 2021.05.28





**GROSS AREA LEGEND**



BALCONY AREA LEVEL 12 : 144 m<sup>2</sup> / 17 UNITS = 8.47 m<sup>2</sup>

**TOWER B - LEVEL 12**

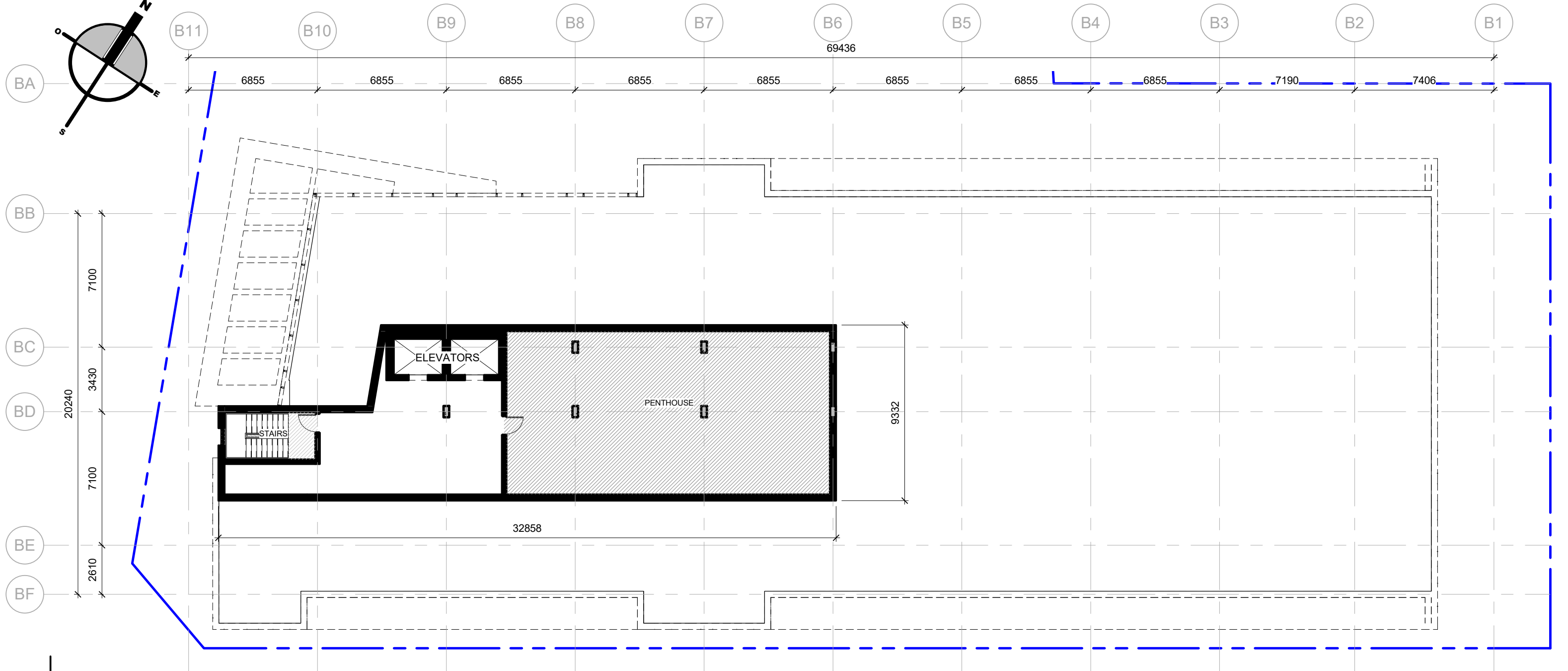
**GROUP HEAFEY**



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 Conçu par : Christian Rheault  
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 1 : 200  
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**GROSS AREA LEGEND**



**TOWER B - LEVEL PENTHOUSE**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200



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**B08**

D07-12-20-0041

2021.05.28

ROOM TYPOLOGY - TOWER B		
LEVEL	NAME	QTY
LEVEL 1	1 BDR	1
LEVEL 1	1 BDR + DEN	9
LEVEL 1	2 BDR	1
LEVEL 1	BACHELOR	1
LEVEL 2	1 BDR	1
LEVEL 2	1 BDR + DEN	13
LEVEL 2	2 BDR	3
LEVEL 2	BACHELOR	2
LEVEL 3	1 BDR	1
LEVEL 3	1 BDR + DEN	13
LEVEL 3	2 BDR	4
LEVEL 3	BACHELOR	2
LEVEL 4	1 BDR	1
LEVEL 4	1 BDR + DEN	13
LEVEL 4	2 BDR	4
LEVEL 4	BACHELOR	2
LEVEL 5	1 BDR	1
LEVEL 5	1 BDR + DEN	13
LEVEL 5	2 BDR	4
LEVEL 5	BACHELOR	2
LEVEL 6	1 BDR	1
LEVEL 6	1 BDR + DEN	13
LEVEL 6	2 BDR	4
LEVEL 6	BACHELOR	2
LEVEL 7	1 BDR	1
LEVEL 7	1 BDR + DEN	12
LEVEL 7	2 BDR	4
LEVEL 7	BACHELOR	2
LEVEL 8	1 BDR	1
LEVEL 8	1 BDR + DEN	12
LEVEL 8	2 BDR	4
LEVEL 8	BACHELOR	2
LEVEL 9	1 BDR	1
LEVEL 9	1 BDR + DEN	12
LEVEL 9	2 BDR	4
LEVEL 9	BACHELOR	2
LEVEL 10	1 BDR	1
LEVEL 10	1 BDR + DEN	12
LEVEL 10	2 BDR	4
LEVEL 10	BACHELOR	2
LEVEL 11	1 BDR	1
LEVEL 11	1 BDR + DEN	12
LEVEL 11	2 BDR	4
LEVEL 11	BACHELOR	2
LEVEL 12	1 BDR	1
LEVEL 12	1 BDR + DEN	11
LEVEL 12	2 BDR	3
LEVEL 12	BACHELOR	2
TOTAL DE LOGEMENTS: 223		

1 BDR - TOWER B		
LEVEL	NAME	QTY
LEVEL 1	1 BDR	1
LEVEL 2	1 BDR	1
LEVEL 3	1 BDR	1
LEVEL 4	1 BDR	1
LEVEL 5	1 BDR	1
LEVEL 6	1 BDR	1
LEVEL 7	1 BDR	1
LEVEL 8	1 BDR	1
LEVEL 9	1 BDR	1
LEVEL 10	1 BDR	1
LEVEL 11	1 BDR	1
LEVEL 12	1 BDR	1
TOTAL: 12		

2 BDR - TOWER B		
LEVEL	NAME	QTY
LEVEL 1	2 BDR	1
LEVEL 2	2 BDR	3
LEVEL 3	2 BDR	4
LEVEL 4	2 BDR	4
LEVEL 5	2 BDR	4
LEVEL 6	2 BDR	4
LEVEL 7	2 BDR	4
LEVEL 8	2 BDR	4
LEVEL 9	2 BDR	4
LEVEL 10	2 BDR	4
LEVEL 11	2 BDR	4
LEVEL 12	2 BDR	3
TOTAL: 43		

TYPOLOGY - TOWER B		
NAME	QTY	%
1 BDR	12	5%
1 BDR + DEN	145	66%
2 BDR	43	22%
BACHELOR	23	7%
TOTAL DE LOGEMENTS: 223		100%

1 BDR + DEN - TOWER B		
LEVEL	NAME	QTY
LEVEL 1	1 BDR + DEN	9
LEVEL 2	1 BDR + DEN	13
LEVEL 3	1 BDR + DEN	13
LEVEL 4	1 BDR + DEN	13
LEVEL 5	1 BDR + DEN	13
LEVEL 6	1 BDR + DEN	13
LEVEL 7	1 BDR + DEN	12
LEVEL 8	1 BDR + DEN	12
LEVEL 9	1 BDR + DEN	12
LEVEL 10	1 BDR + DEN	12
LEVEL 11	1 BDR + DEN	12
LEVEL 12	1 BDR + DEN	11
TOTAL: 145		

2 BDR + DEN - TOWER B		
LEVEL	NAME	QTY

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



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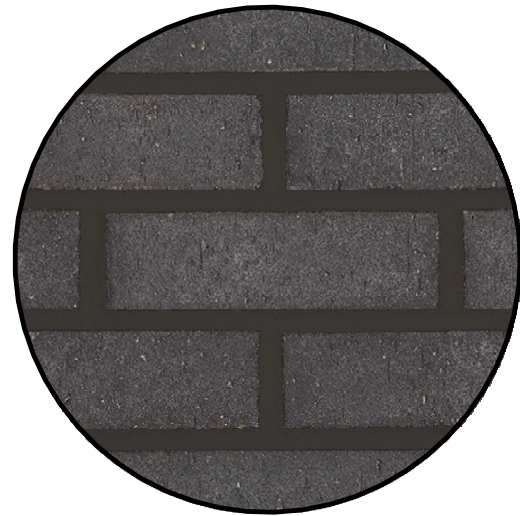


ESQUISSE  
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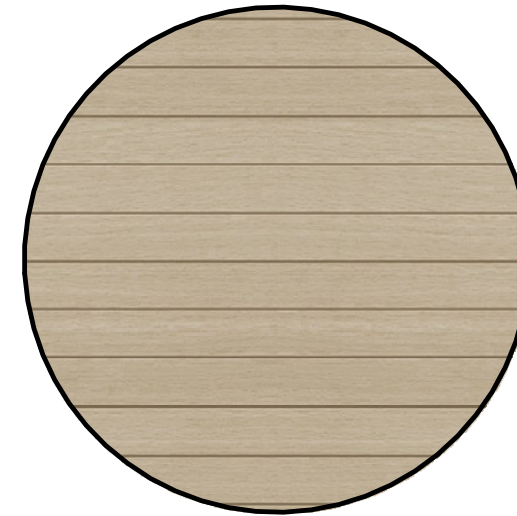
**1**

**MASONRY**  
GLEN-GERY  
COLOR VINTAGE  
BLACK VELOUR



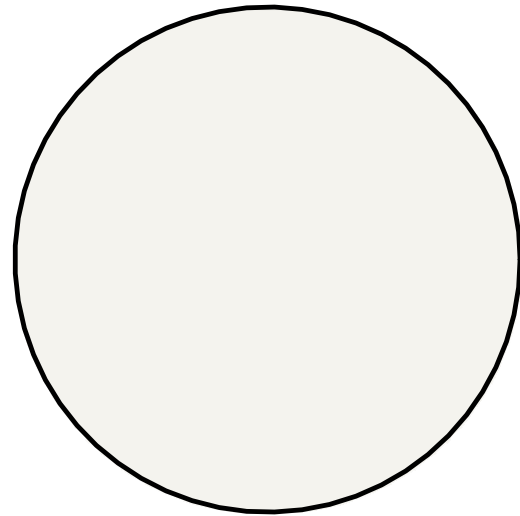
**2**

**MASONRY**  
GLEN-GERY  
COLOR REVERE  
PEWTER VELOUR



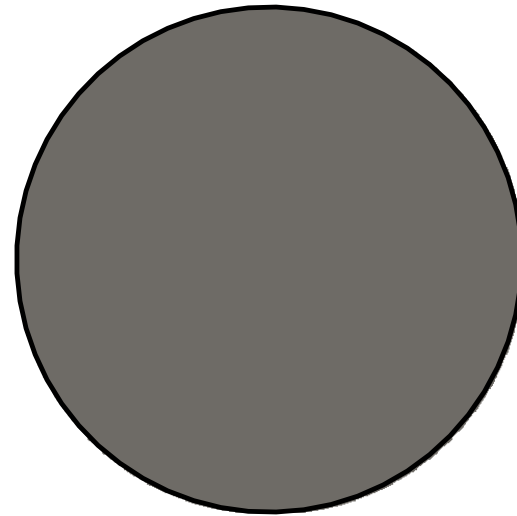
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**ALUMINIUM SIDING**  
ALUPLANK  
COLOR ACADIA  
AXOTIC HONEY



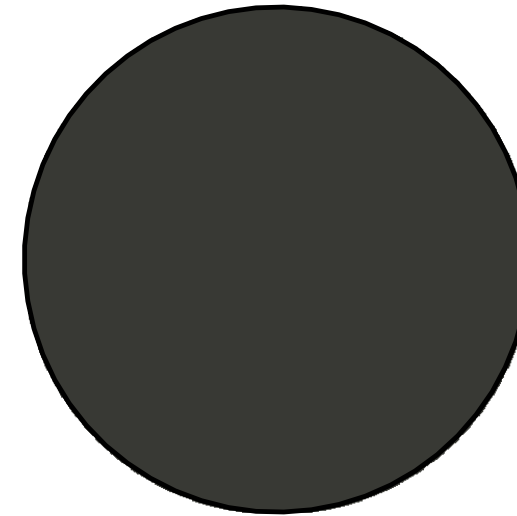
**4**

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR NATURAL  
WHITE 6000-11



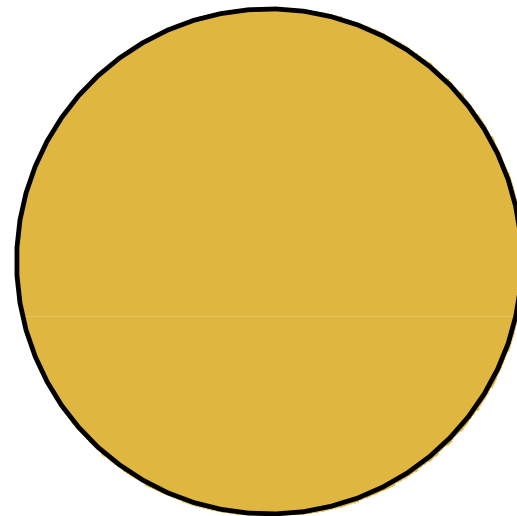
**5**

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR NIGHT  
OWL 6183-63



**6**

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR BLACK  
PEPPER 6182-83



**7**

**ALUMINIUM PANELS**  
ALUTECH  
SICO COLOR GREEN  
TOMATO RELISH 6097-64

NOTE : COLORS SHOWN MAY VARY DUE TO SCREEN RESOLUTION. PLEASE SEE ACTUAL PRODUCTS SAMPLE FOR TRUE COLOR.

## EXTERIOR MATERIALS

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



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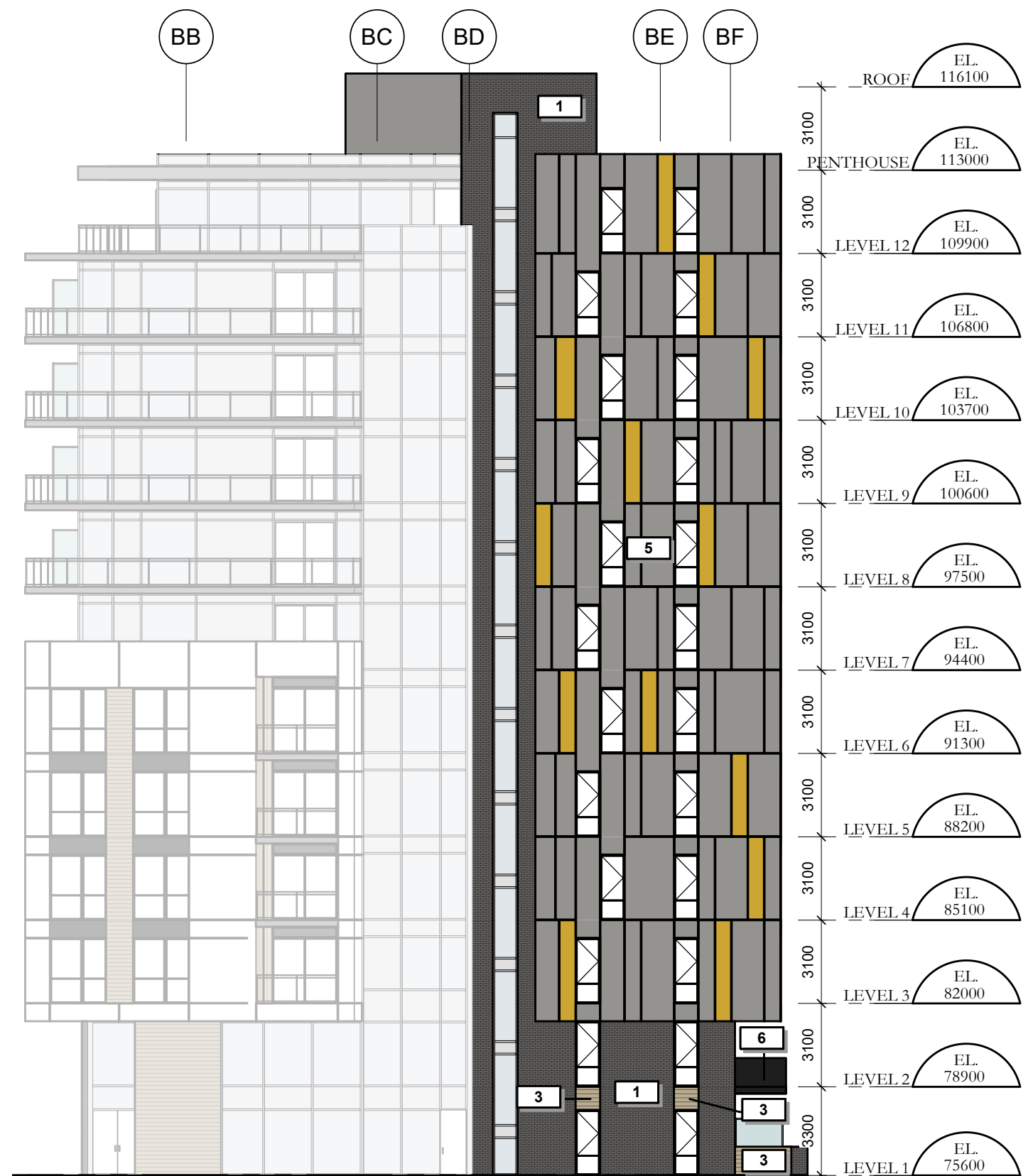
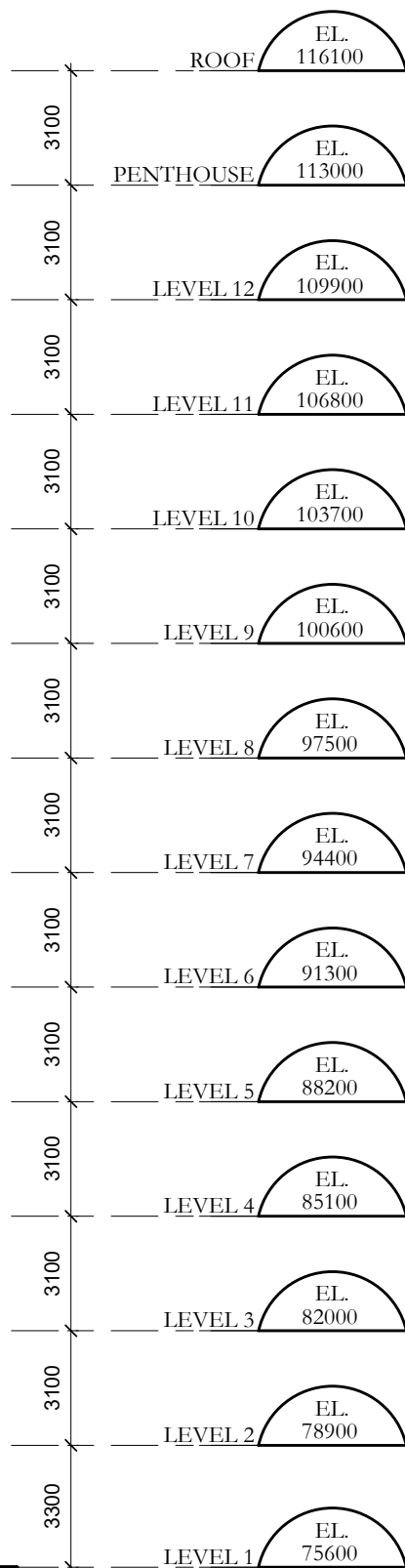
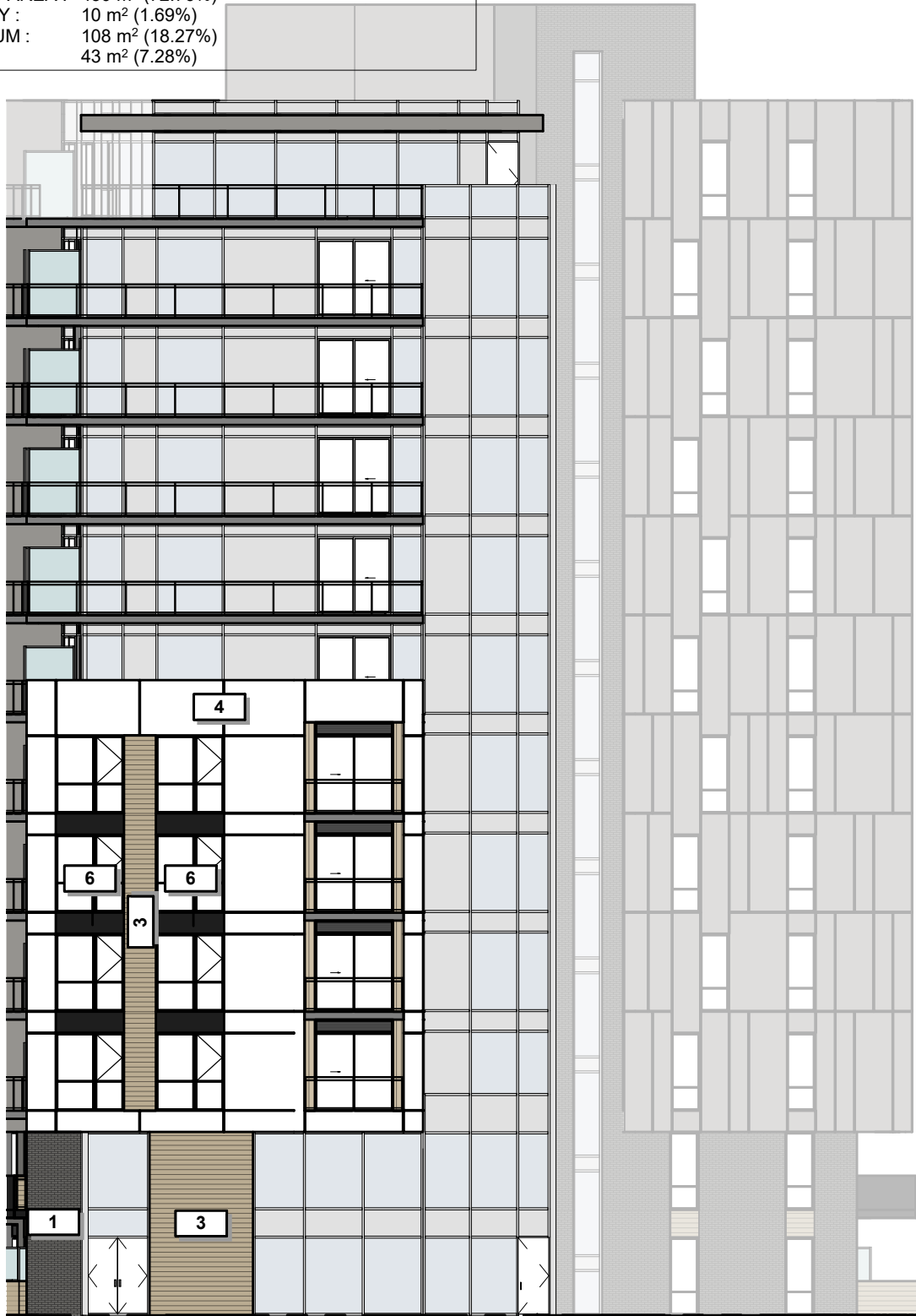
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B20  
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**STATISTICS OF THE % MATÉRIALS**

BUILDING AREA : 591 m<sup>2</sup>  
 OPENING AREA : 430 m<sup>2</sup> (72.76%)  
 MASONRY : 10 m<sup>2</sup> (1.69%)  
 ALUMINIUM : 108 m<sup>2</sup> (18.27%)  
 OTHER : 43 m<sup>2</sup> (7.28%)



**STATISTICS OF THE % MATÉRIALS**

BUILDING AREA : 460 m<sup>2</sup>  
 OPENING AREA : 90 m<sup>2</sup> (19.57%)  
 MASONRY : 103 m<sup>2</sup> (22.39%)  
 ALUMINIUM : 267 m<sup>2</sup> (58.04%)

**TOWER B - FRONT ELEVATIONS (FOREST STREET)**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

1887-2303-19

B21

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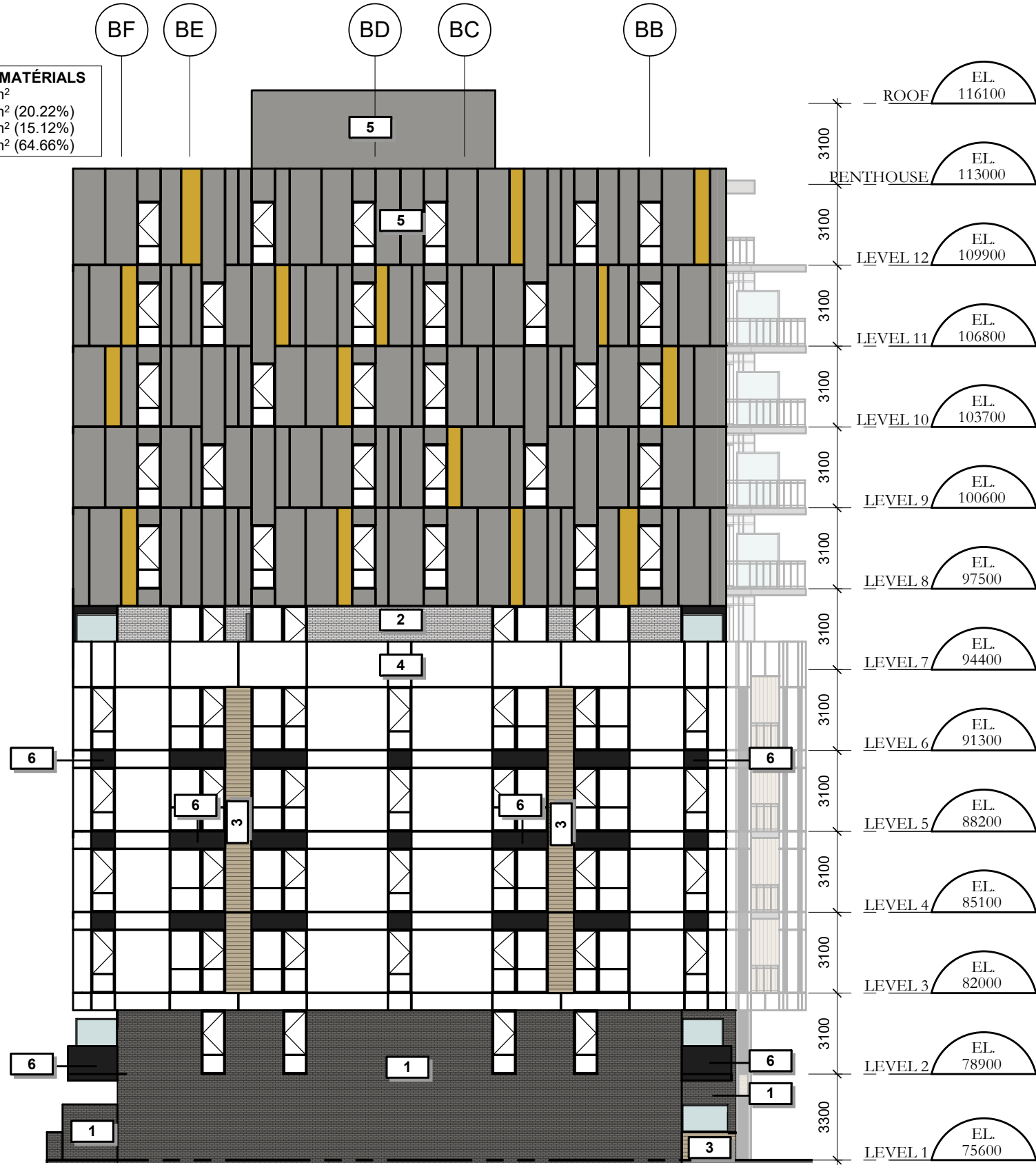


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 Conçu par : Christian Rheault

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**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 979 m<sup>2</sup>  
 OPENING AREA : 198 m<sup>2</sup> (20.22%)  
 MASONRY : 148 m<sup>2</sup> (15.12%)  
 ALUMINIUM : 633 m<sup>2</sup> (64.66%)



**TOWER B - BACK ELEVATION**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200



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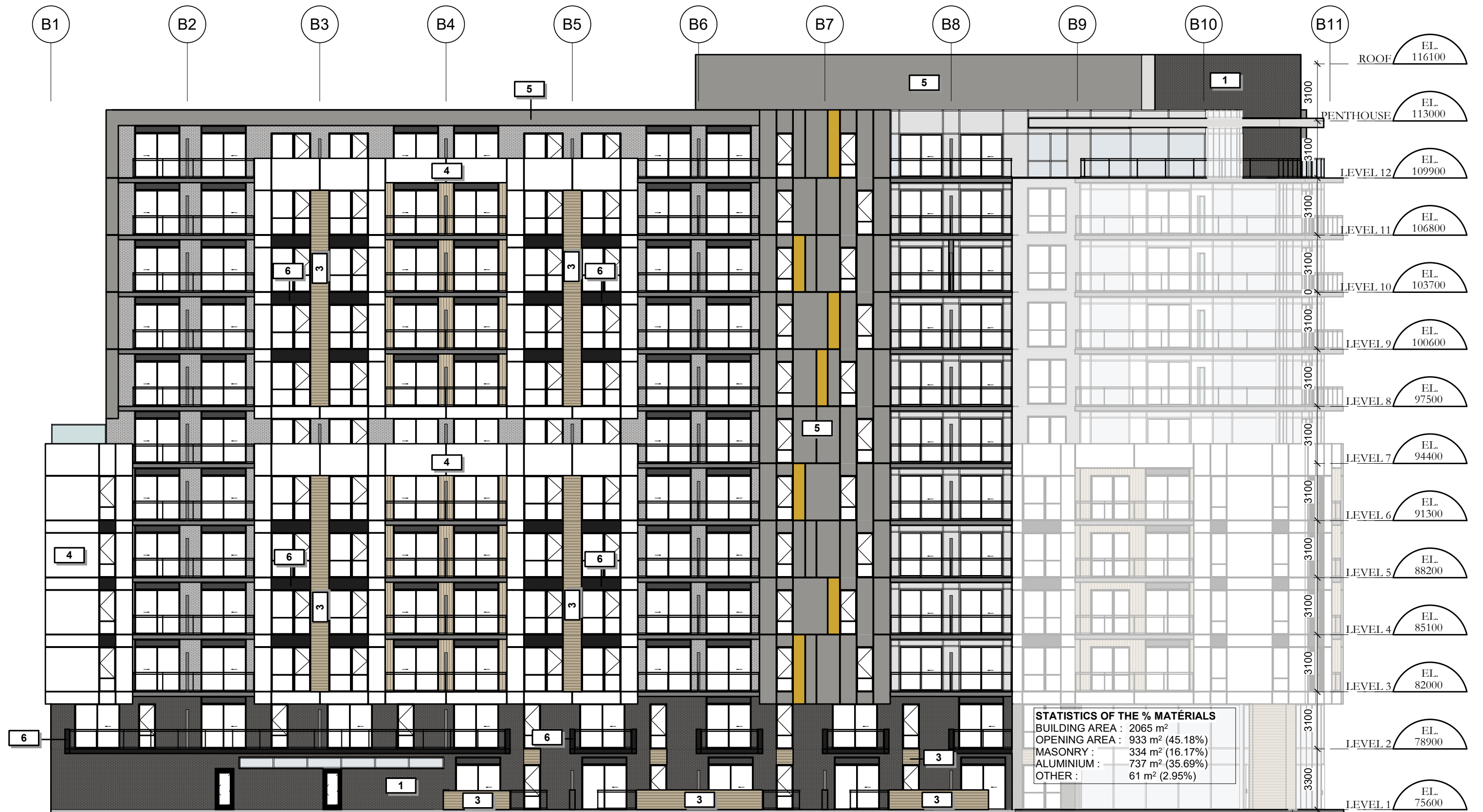
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**B22**

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TOWER B - LEFT SIDE ELEVATION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

1887-2303-19

B23

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 Conçu par : Christian Rheault

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**STATISTICS OF THE % MATÉRIALS**  
 BUILDING AREA : 532 m<sup>2</sup>  
 OPENING AREA : 314 m<sup>2</sup> (59.02%)  
 MASONRY : 38 m<sup>2</sup> (7.14%)  
 ALUMINIUM : 160 m<sup>2</sup> (30.08%)  
 OTHER : 20 m<sup>2</sup> (3.76%)



**TOWER B - LEFT SIDE ELEVATION**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

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**B24**

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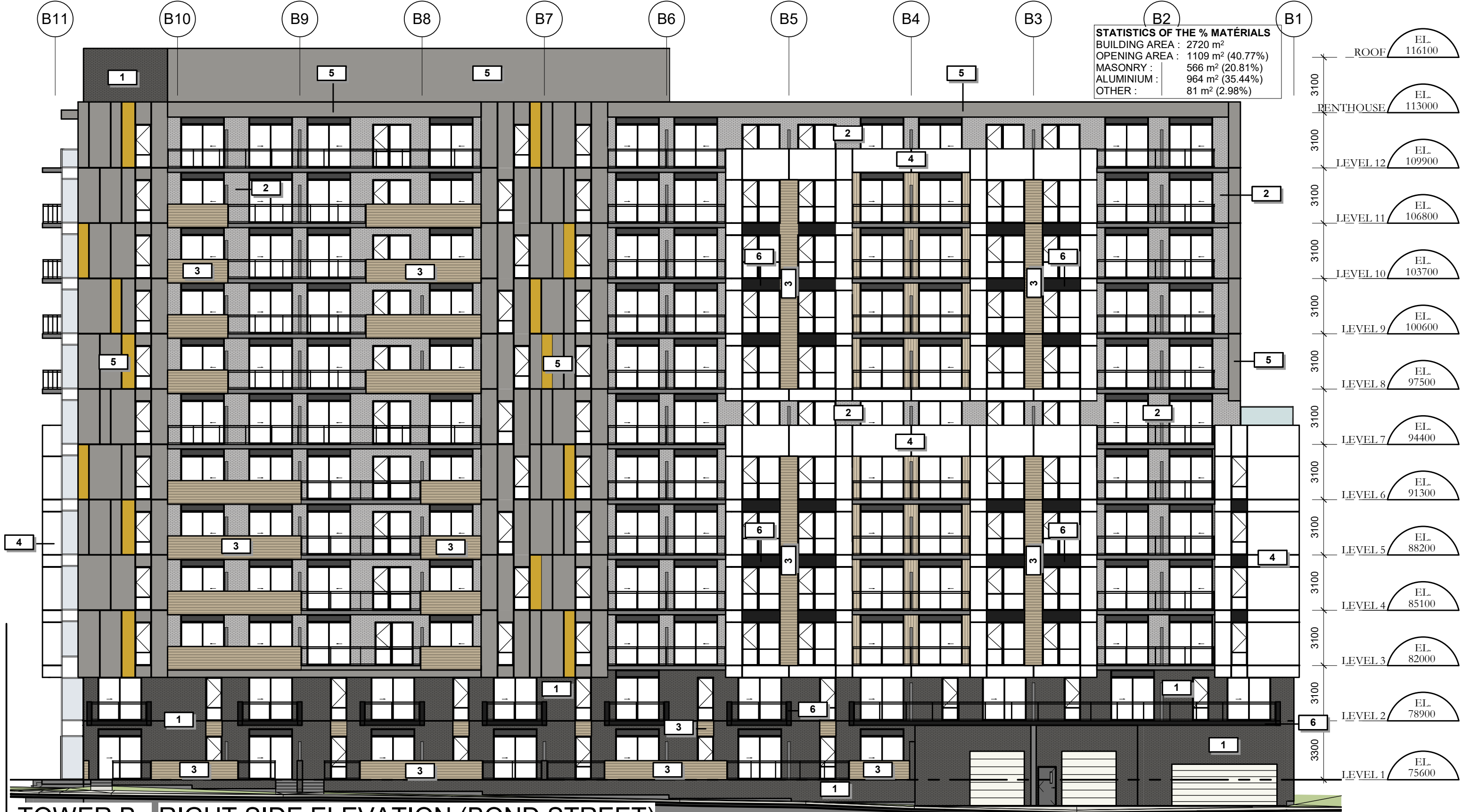
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 Conçu par : Christian Rheault

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TOWER B - RIGHT SIDE ELEVATION (BOND STREET)

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7  
1 : 200

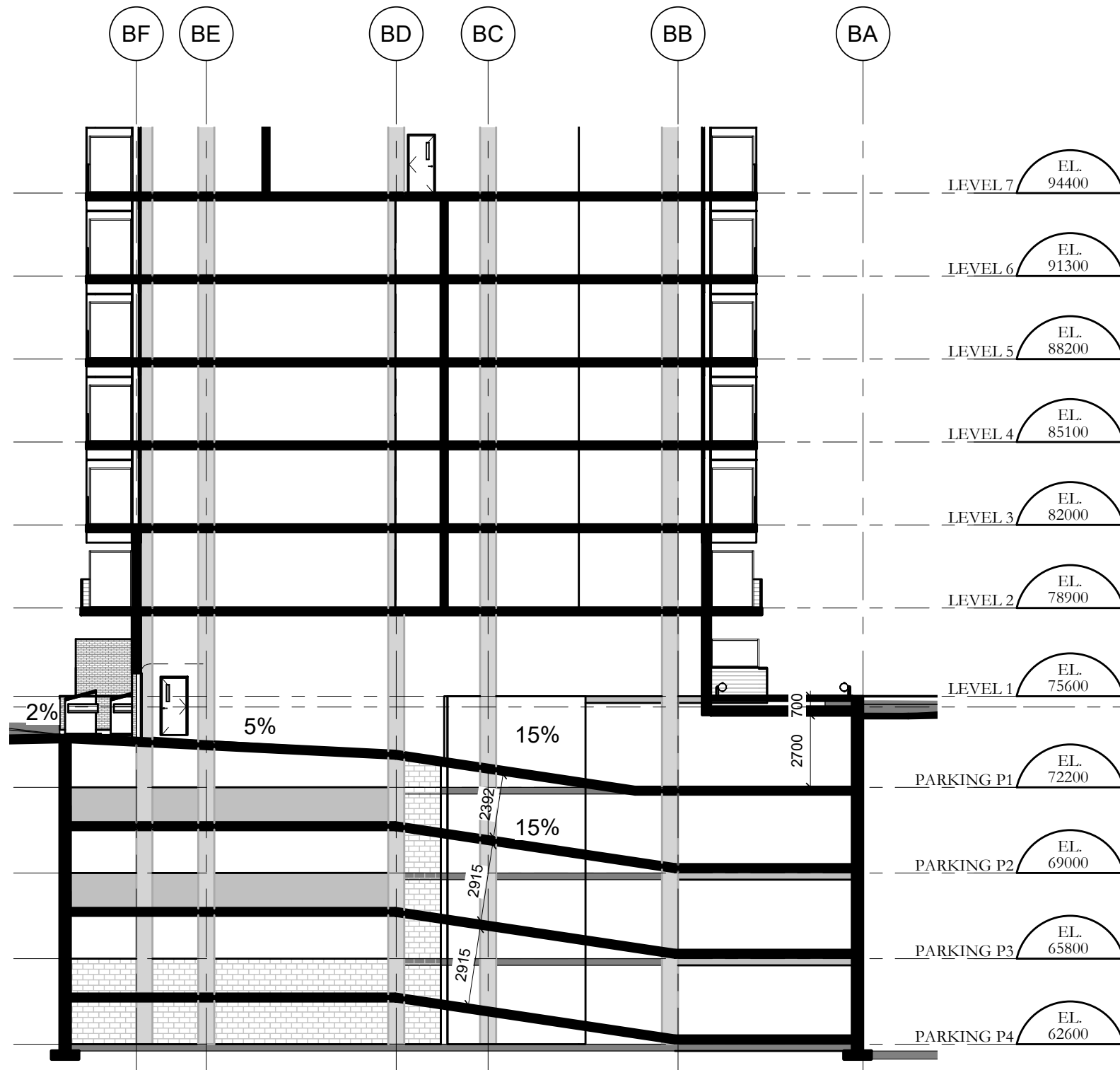


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TOWER B - SECTION



TOWER B - SECTION

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7

1 : 200

1887-2303-19

B30

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Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

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# GROUPE HEAFEY

RICHMOND ROAD & FOREST STREET

## SHADOWS STUDY



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TOWER A & B - AERIAL VIEW FROM FOREST STREET

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



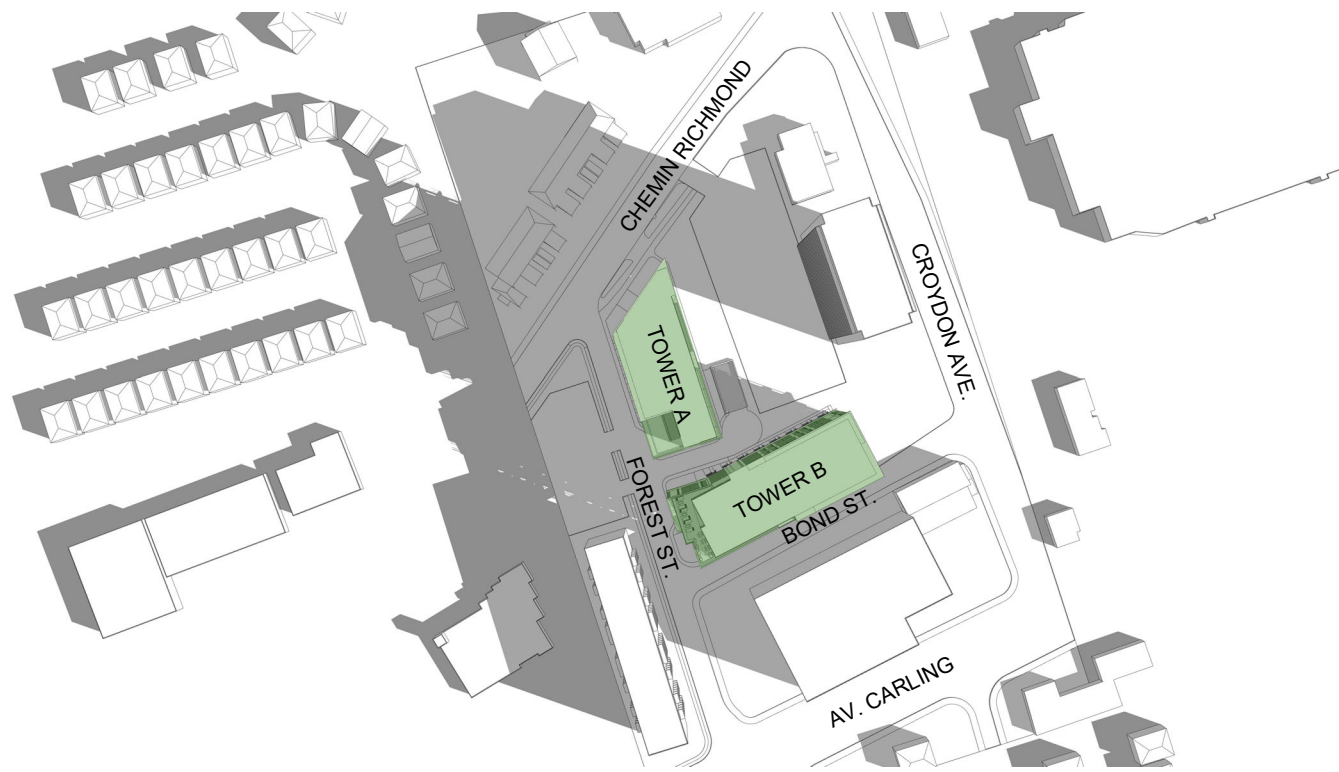
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 Conçu par : Christian Rheault

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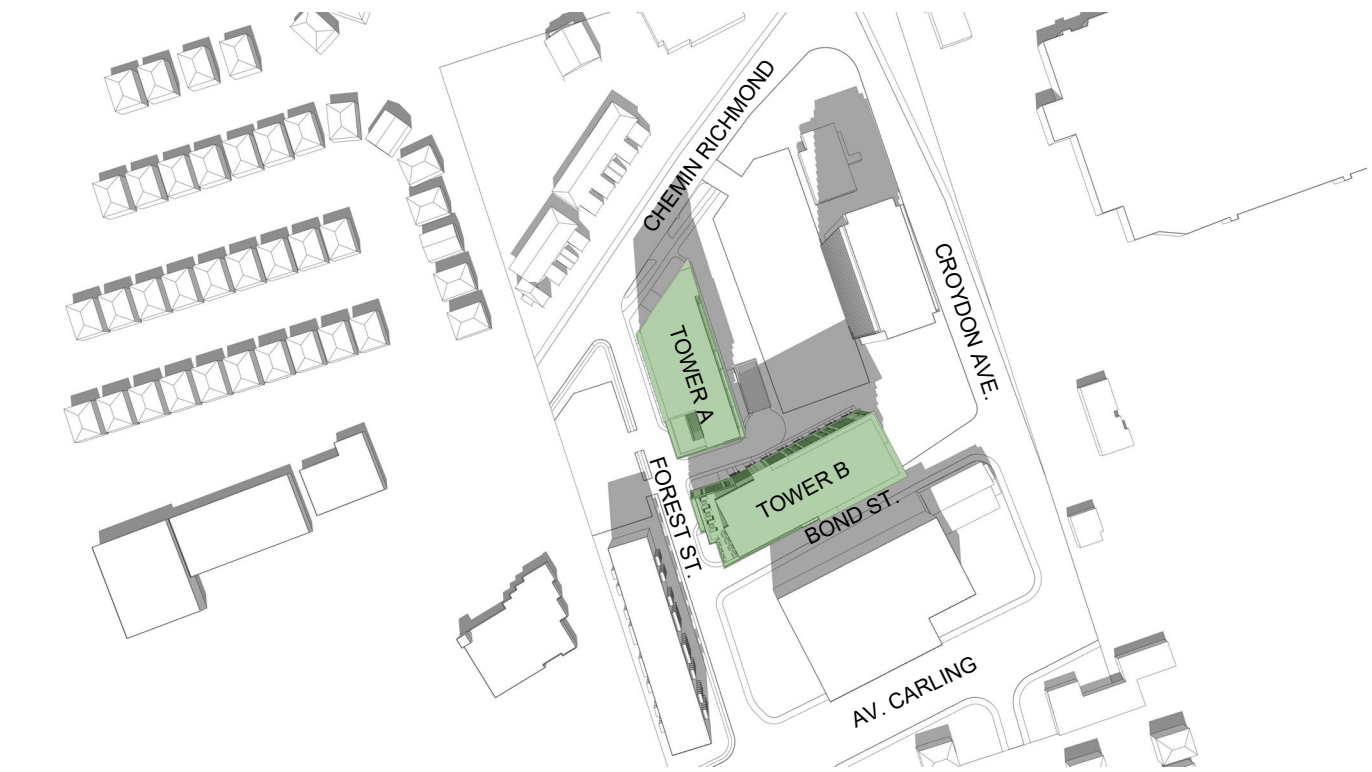


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 2021.05.28

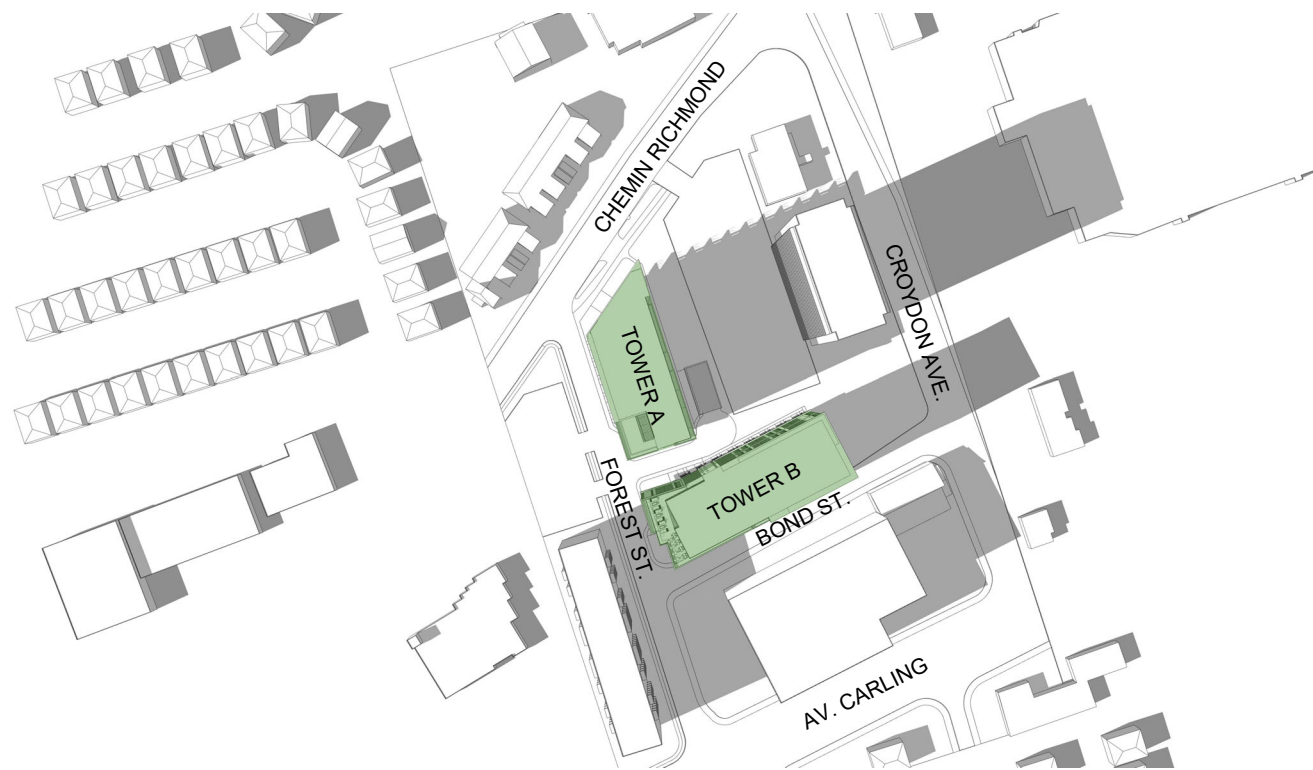




MARCH 21 AT 8H00



MARCH 21 AT 12H00



MARCH 21 AT 16H00

**SHADOWING STUDY**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7

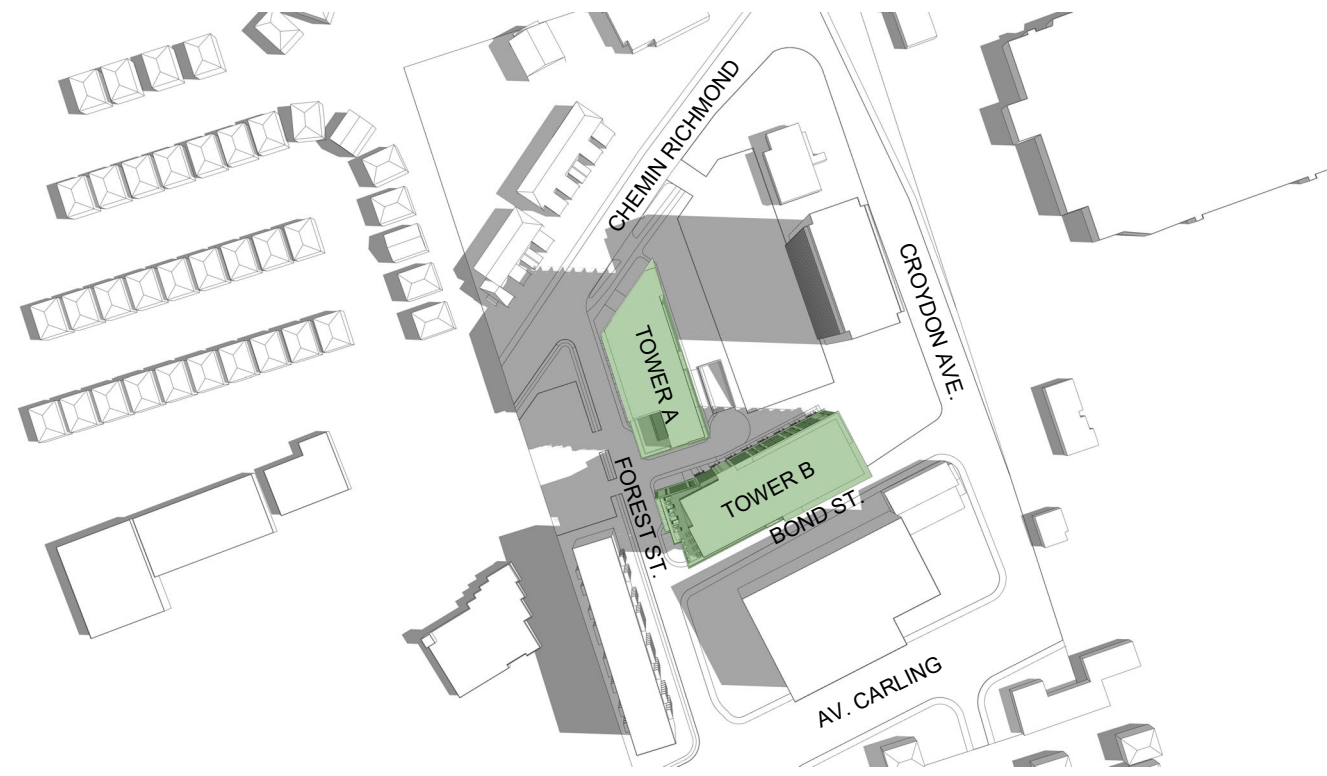


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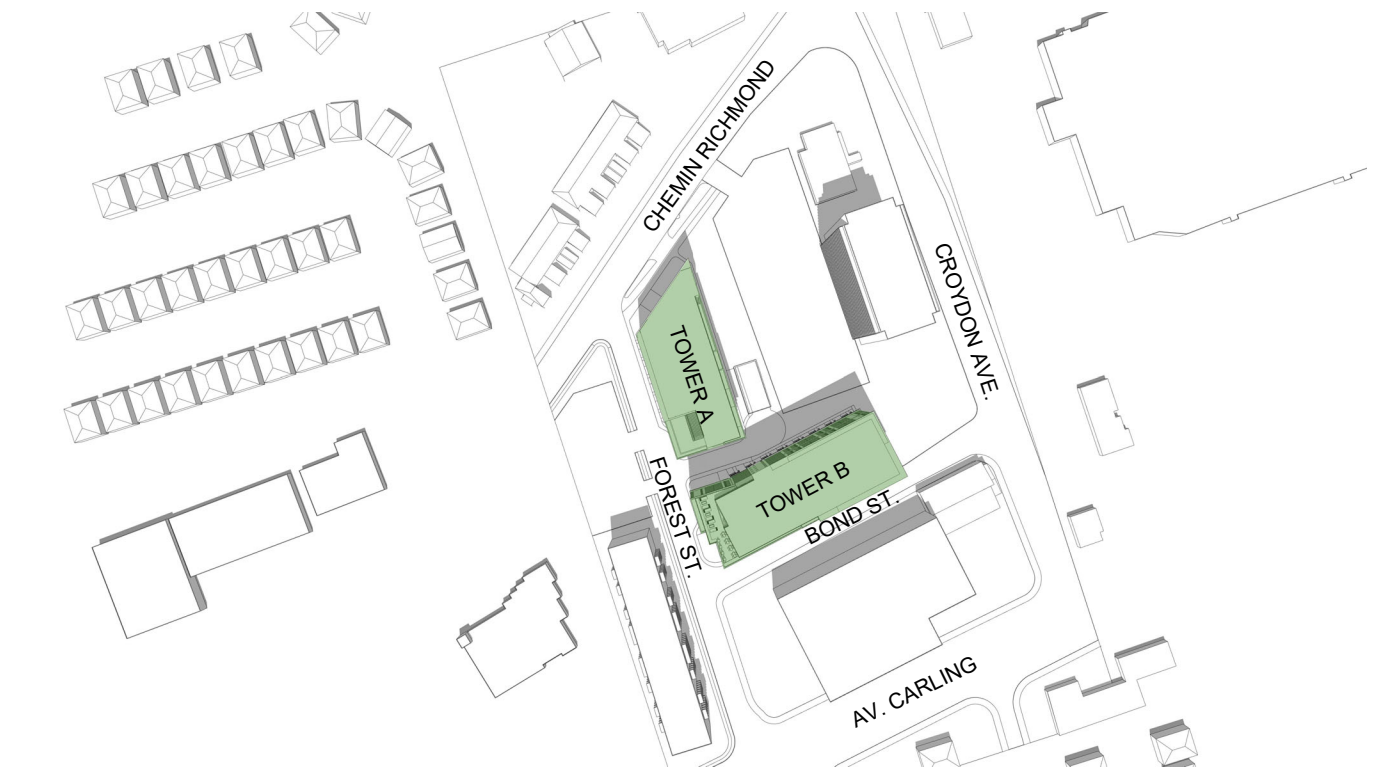
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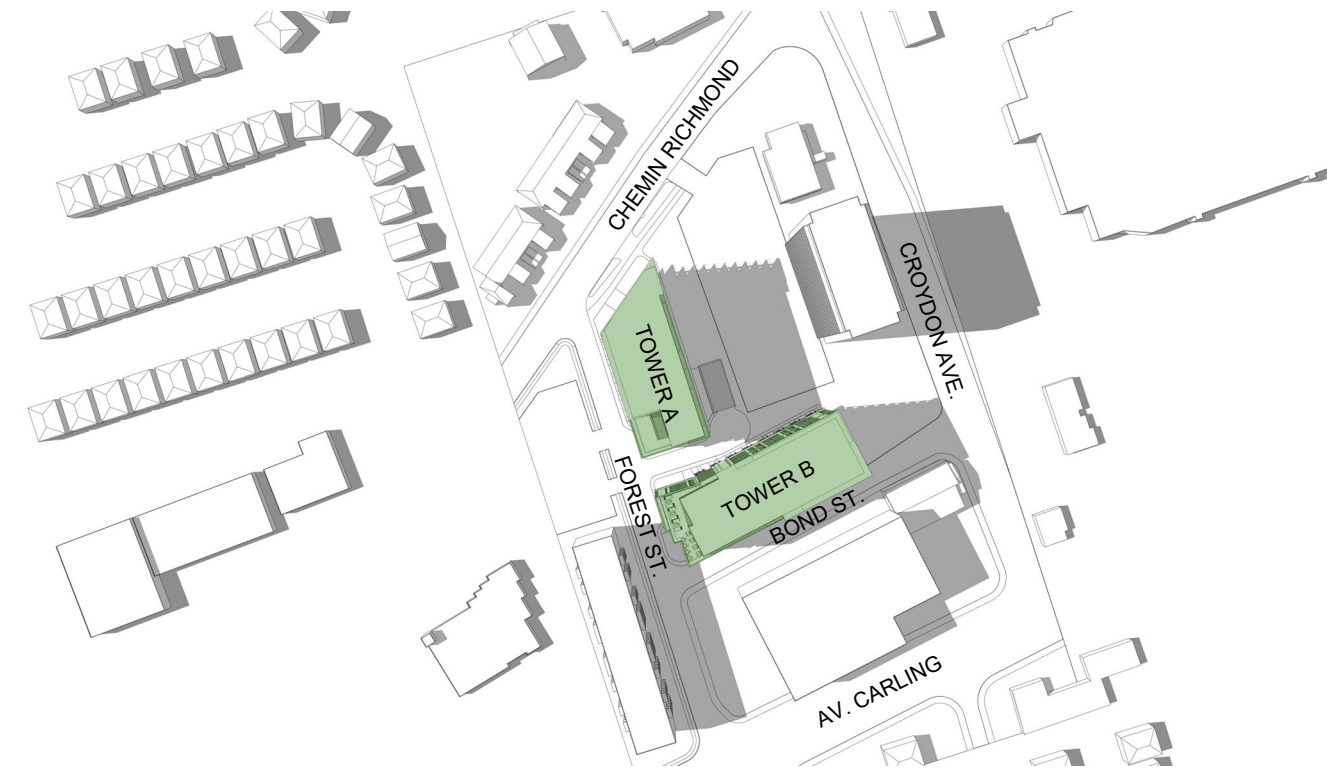
1887-2303-19  
**A42**  
 D07-12-20-0041  
 2021.05.28



JUNE 21 AT 8H00



JUNE 21 AT 12H00



JUNE 21 AT 16H00

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



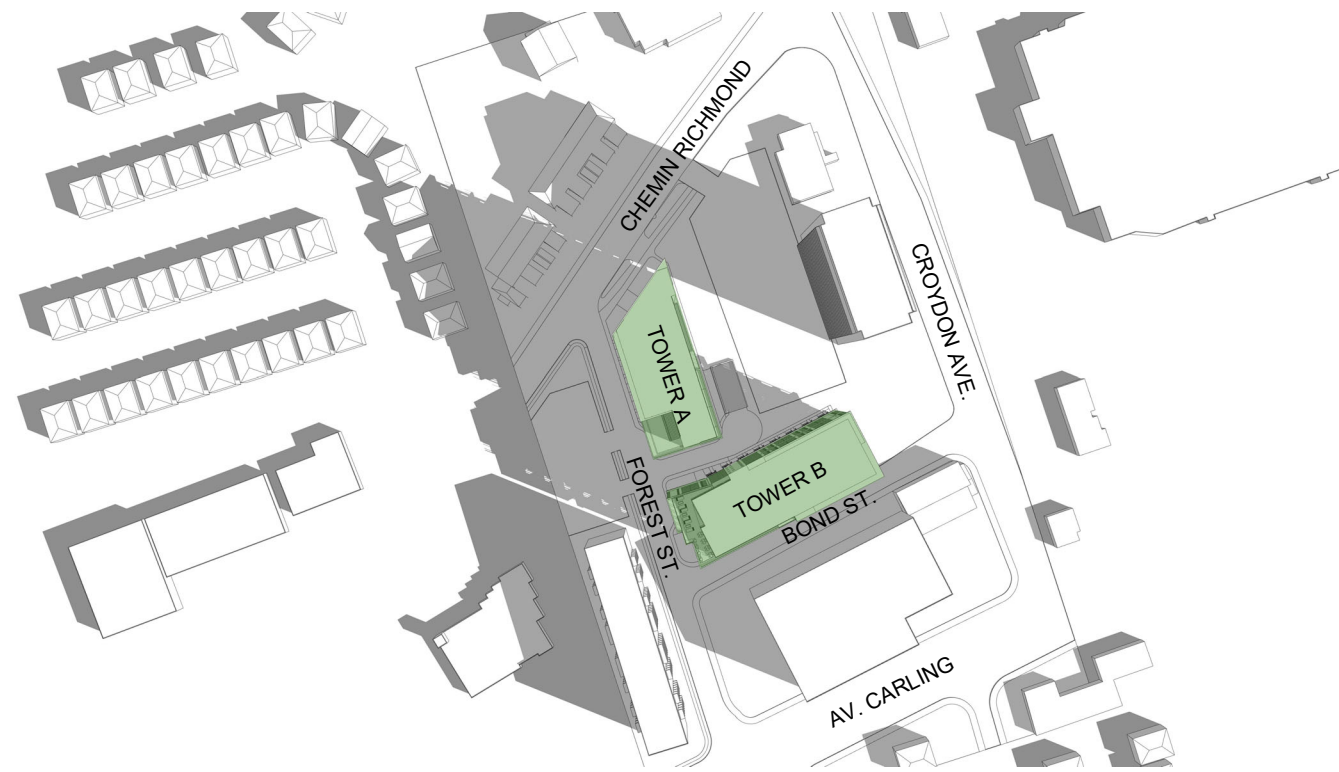
Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

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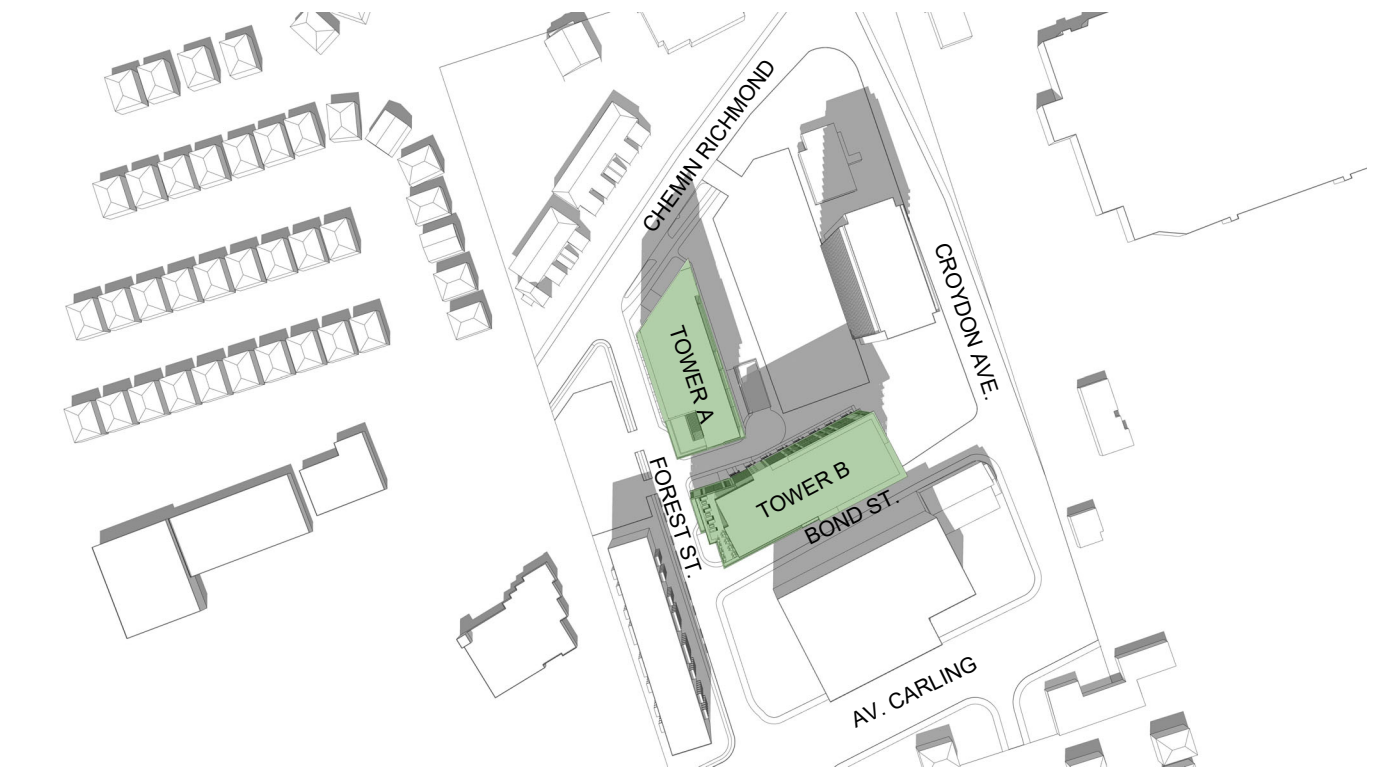


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**A43**  
 D07-12-20-0041  
 2021.05.28

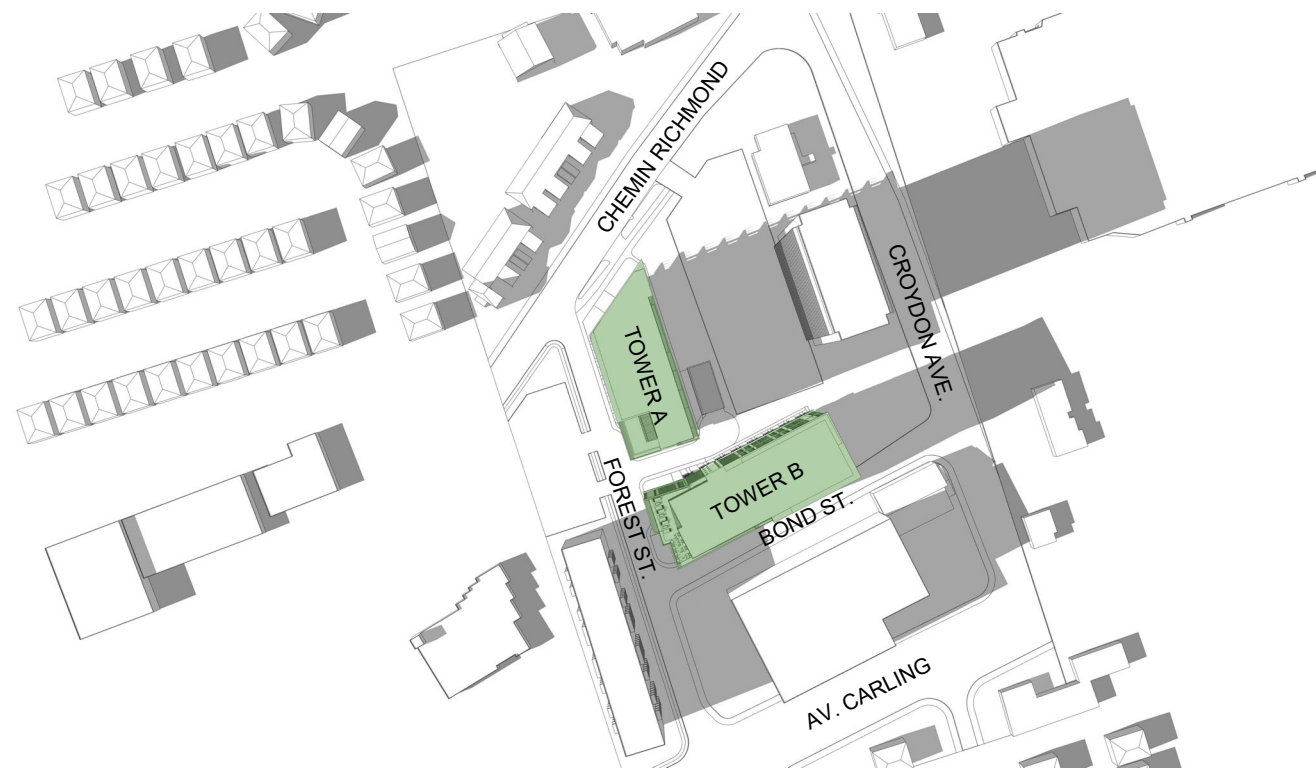




SEPTEMBER 21 AT 8H00



SEPTEMBER 21 AT 12H00



SEPTEMBER 21 AT 16H00

**SHADOWING STUDY**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7



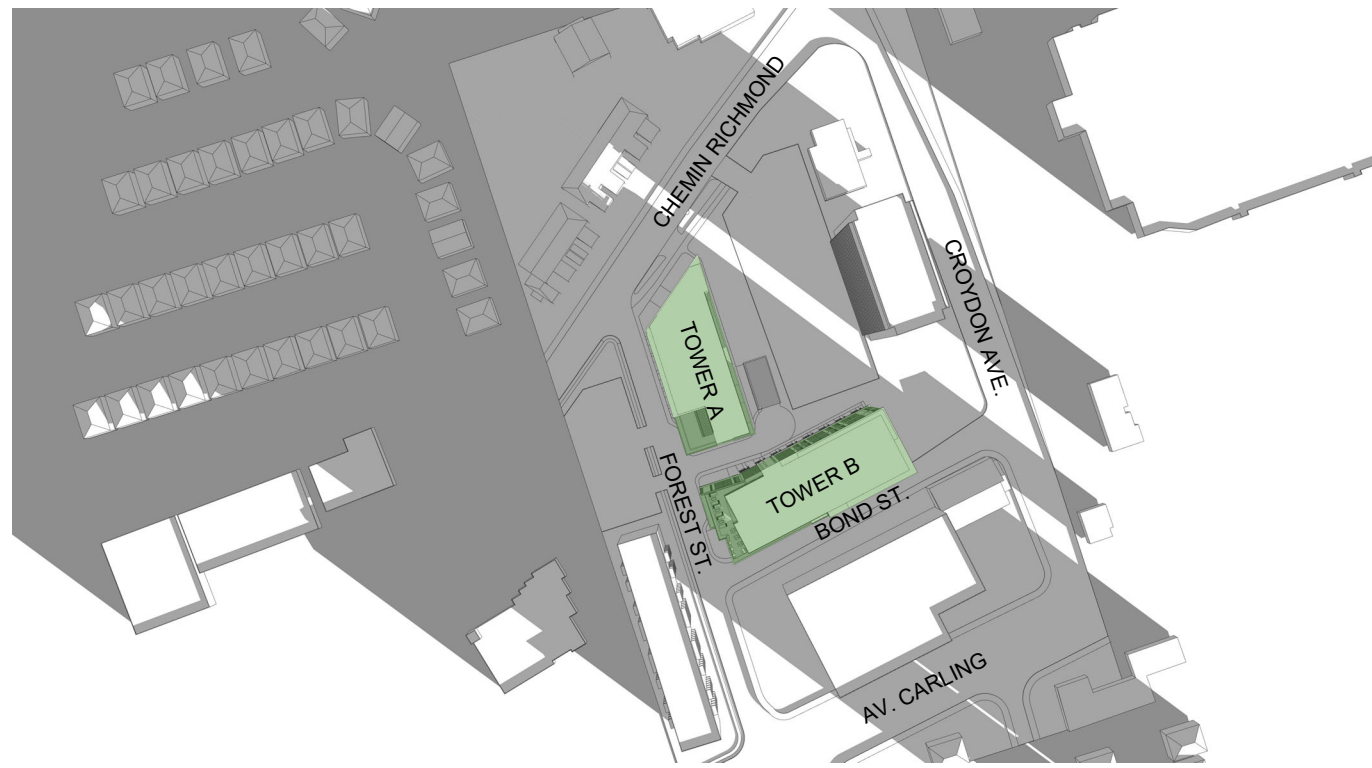
Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

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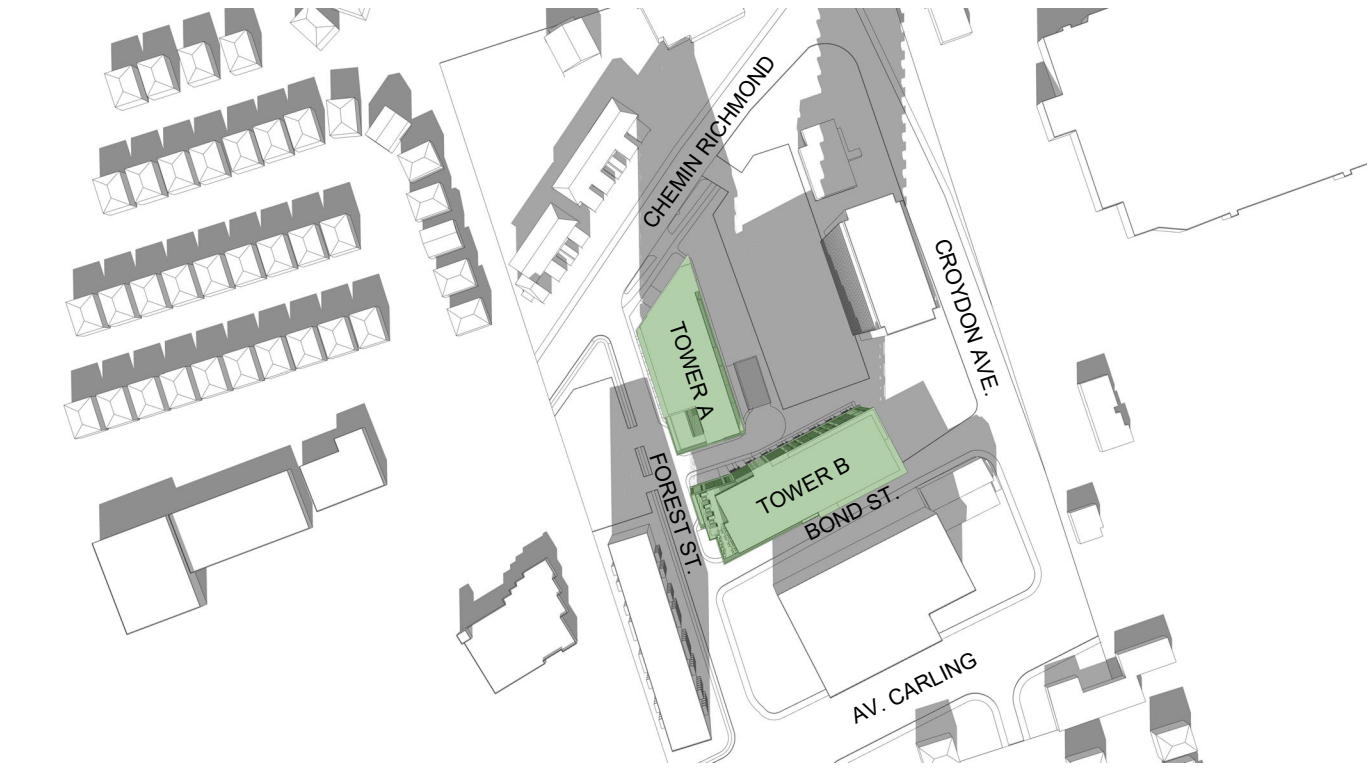


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**A44**  
 D07-12-20-0041  
 2021.05.28

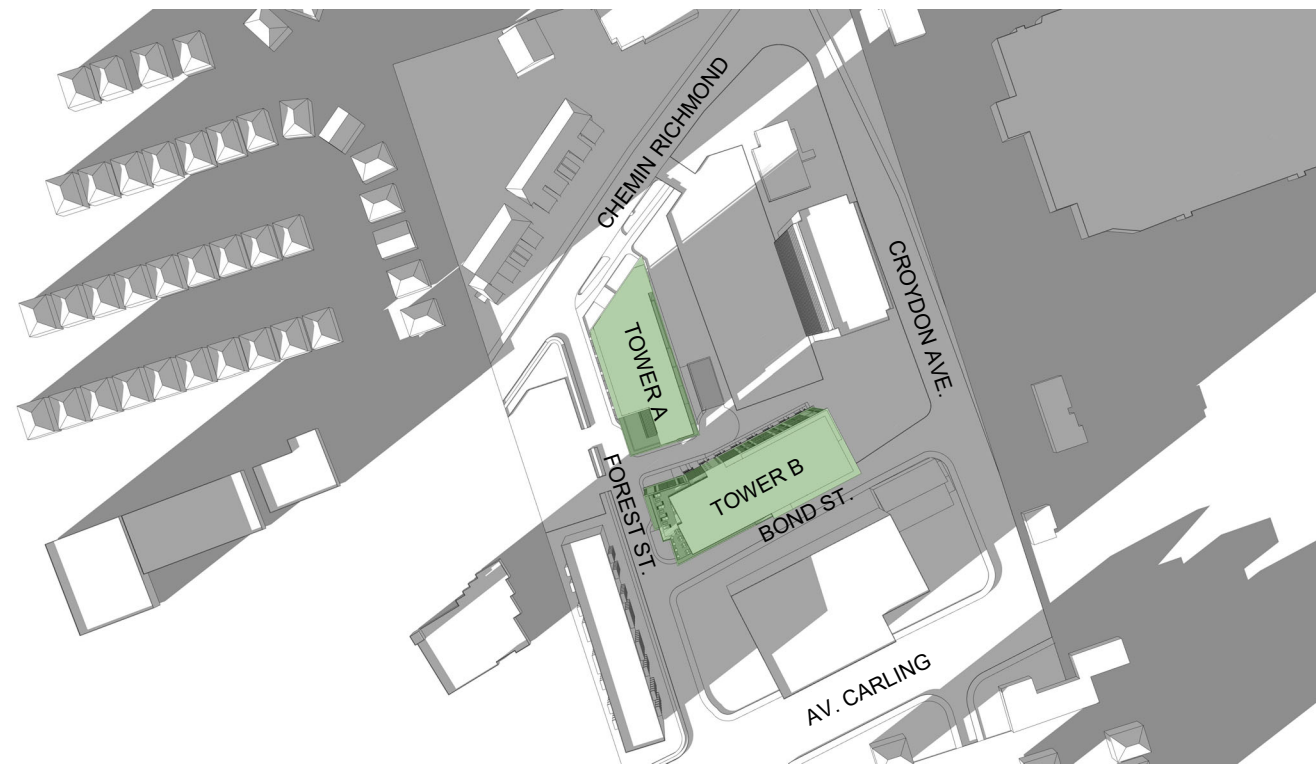




DECEMBER 21 AT 8H00



DECEMBER 21 AT 12H00



DECEMBER 21 AT 15H00

**SHADOWING STUDY**

**GROUP HEAFEY**

365 Forest Street, Ottawa, ON K2B 7Z7



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# GROUPE HEAFEY

RICHMOND ROAD & FOREST STREET

## PROJECT RENDERINGS



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TOWER A - RICHMOND ROAD ELEVATION

GROUP HEAFEY

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 P02  
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TOWER A & B - VIEW FROM RICHMOND ROAD

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



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 P03  
 D07-12-20-0041  
 2021.05.28





TOWER A & B - EAST SIDE VIEW

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



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1887-2303-19  
 P04  
 D07-12-20-0041  
 2021.05.28





TOWER B - VIEW FROM BOND STREET (PARKING ENTRANCE)

GROUP HEAFEY

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P05  
D07-12-20-0041  
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TOWER B - VIEW FROM FOREST AND BOND STREET

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



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 Conçu par : Christian Rheault

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 P06  
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TOWER A & B - LOBBY ENTRANCE FROM FOREST STREET

GROUP HEAFEY

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 Conçu par : Christian Rheault

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 2021.05.28





TOWER A - VIEW FROM FOREST STREET LOBBY ENTRANCE



TOWER B - VIEW FROM DROP OFF ZONE

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



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1887-2303-19  
 P08  
 D07-12-20-0041  
 2021.05.28





TOWER A - VIEW FROM RICHMOND MAIN ENTRANCE

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



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 2021.05.28





TOWER A - VIEW OF THE COVERED EXTERIOR SPACE



TOWER A - COMMERCIAL VIEW FROM RICHMOND ROAD



TOWER A & B - VIEW OF THE GARDEN

GROUP HEAFEY

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 P10  
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TOWER A & B - VIEW FROM RICHMOND ROAD AND FOREST STREET (NIGHT)

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



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 Conçu par : Christian Rheault

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TOWER A - VIEW FROM RICHMOND MAIN ENTRANCE (NIGHT)

GROUP HEAFEY

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 Conçu par : Christian Rheault

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P13

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TOWER A & B - VIEW OF THE GARDEN (NIGHT)

GROUP HEAFEY

365 Forest Street, Ottawa, ON K2B 7Z7



Dessiné par : Tanya Nadeau  
 Conçu par : Christian Rheault

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TOWER A - COMMERCIAL VIEW FROM RICHMOND ROAD (NIGHT)

GROUP HEAFEY

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 Conçu par : Christian Rheault

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