Artist render

# NEUF

## ARCHITECT(E)S

| PAGE | TITRE DES DESSINS Drawing Title | REV. | DATE |
|---|---|---|---|
| A000 | TITLE PAGE | 1 | 2025-07-08 |
| A102 | SITE PLAN | 1 | 2025-07-08 |
| A103 | GROUND FLOOR - SITE PLAN | 1 | 2025-07-08 |
| A200a | P2 LEVEL PARKING | 1 | 2025-07-08 |
| A200b | P1 LEVEL PARKING | 1 | 2025-07-08 |
| A201 | FLOOR PLAN - GROUND FLOOR | 1 | 2025-07-08 |
| A216 | FLOOR PLAN - 16TH FLOOR | 1 | 2025-07-08 |
| A400 | ELEVATIONS | 1 | 2025-07-08 |
| A401 | ELEVATIONS | 1 | 2025-07-08 |

9

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

RENDU D'ARTISTE Artist's Render

13466

2025.07.08

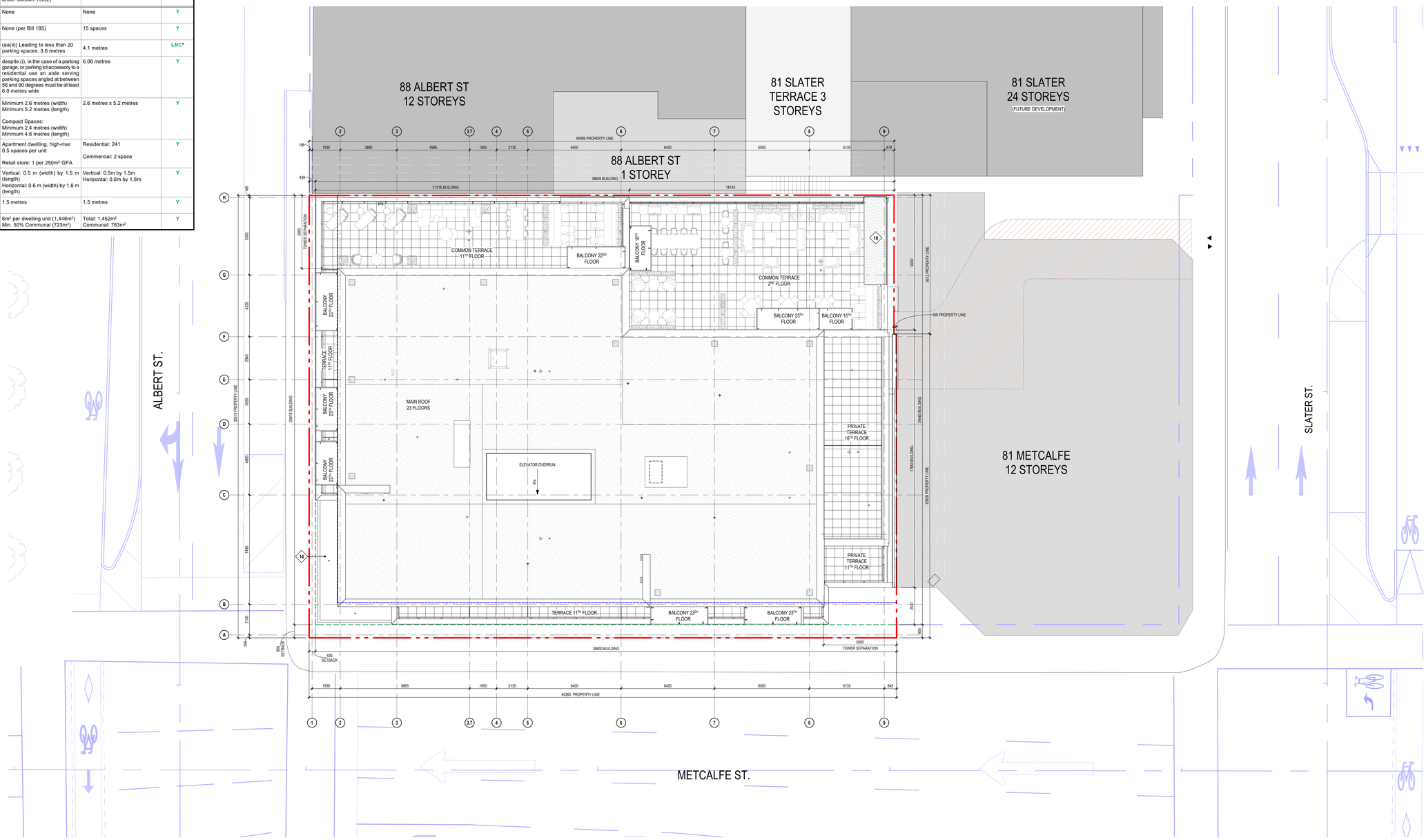
- SITE PLAN APPROVAL
- COORDINATION Coordination
- PERMIS Permit
- SOUMISSION Tender
- RÉVISION GÉNÉRALE General revision
- CONSTRUCTION Construction
- FIN DES TRAVAUX Record Drawings

NEUF
ARCHITECT(E)S

77 METCALFE
CONSTRUCTION RESIDENTIAL BUILDING

OTTAWA, ONTARIO
CLIENT : GROUPE MACH

| 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)<br>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)<br>Minimum 5.2 metres (length)<br><br>Compact Spaces:<br>Minimum 2.4 metres (width)<br>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<br><br>Retail store: 1 per 250m² GFA | Residential: 241<br><br>Commercial: 2 space | Y |
| **Minimum Bicycle Parking Space Dimensions (Vertical)** | Vertical: 0.5 m (width) by 1.5 m (length)<br>Horizontal: 0.6 m (width) by 1.8 m (length) | Vertical: 0.5m by 1.5m<br>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)<br>Min. 50% Communal (723m²) | Total: 1,452m²<br>Communal: 783m² | Y |




## 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 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.) |

**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*

GRAPHIC SCALE: 1:100

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation.
2. Les dimensions apparaissant aux documents devront être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before to start the work.
3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.


SURVEYOR
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
14 Concourse Gate, Suite 500, Nepean, ON K2E 7S8
T 613 727-0850 nepean@aovltd.com

INTERIOR DESIGN
**GAUVREAU DESIGN**
2015 Clifford, Montréal, QC H3H 1H5
T 514 596 0005 gauvreaudesign.com

CIVIL
**ÉQUIPE LAURENCE**
111, Jean-Jacques Lussier, local 202, Gatineau, QC J8L 3G1
T 819 303 2700 equipelaurence.ca

STRUCTURE Structure
**L2C Experts**
4710 rue St-Ambroise, Suite 103, Montréal, QC H4C 2C7
T 514 379 4999 L2CExperts.com

MÉCANIQUE ET ÉLECTRIQUE Mechanical and electrical
**MEP EXPERTS CONSEIL**
1920 Bouvreuse, Saint-Hyacinthe, QC J2S 1R6
T 514 795 1257

URBANISTE Urban Planning
**FOTENN**
420 O'Connor Street, Ottawa, ON K2P 1W4
T 613 730 5709 fotenn.com

ARCHITECTES Architect
**NEUF architect(e)s** Inc.
625, boul. René-Lévesque O., Ste-Angèle, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com


**SCEAU** / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

NEUF
ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH

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 |

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

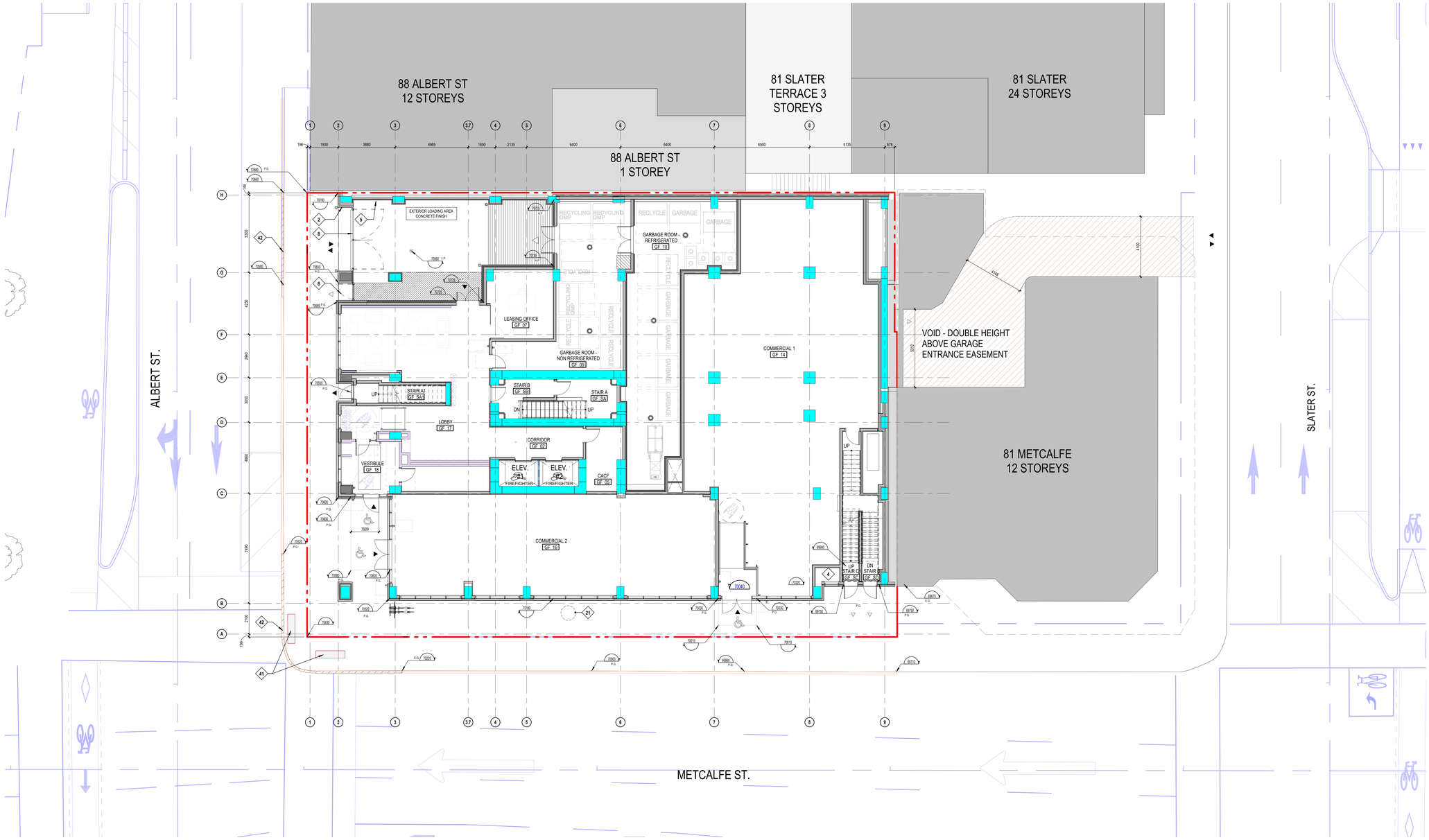
**SITE PLAN**

RÉVISION Revision: 1

NO. DESSIN Dwg Number: A102

Lot 12 and Part of Lot 13 (South Albert Street) and Part of Lots 32 and 33 (North Slater Street) Registered Plan 3022, City of Ottawa
PIN: 01123-0001

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 |
| 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.) |

**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

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation.

2. Les dimensions apparaissant aux documents devront être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before to start the work.

3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.

4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

SURVEYOR
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
14 Concourse Gate, Suite 500, Nepean, Ont. K2E 7S8
T 613 727-0850 nepean@aovltd.com

INTERIOR DESIGN
**GAUVREAU DESIGN**
2515 Clifford, Montréal, QC H3H 1H2
T 514 596 0005 gauvreaudesign.com

CIVIL
**ÉQUIPE LAURENCE**
111, Jean-Jacques Lussier, local 202, Gatineau, QC J8L 3G1
T 819 303 2700 equipelaurence.ca

STRUCTURE Structure
**L2C Experts**
4710 rue St-Ambroise, Suite 103, Montréal, QC H4C 2C7
T 514 379 4999 L2Cexperts.com

MÉCANIQUE ET ÉLECTRIQUE Mechanical and electrical
**MEP EXPERTS CONSEIL**
1920 Bourassa, Saint-Hyacinthe, QC J2S 1R6
T 514 795 1257

URBANISTE Urban Planning
**FOTENN**
420 O'Connor Street, Ottawa, ON K2P 1W4
T 613 730 5709 fotenn.com

ARCHITECTES Architect
**NEUF architect(e)s** Inc.
629, boul. René-Lévesque O., Ste-Angèle, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

**SCEAU** / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

**NEUF**
ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH

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 |

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

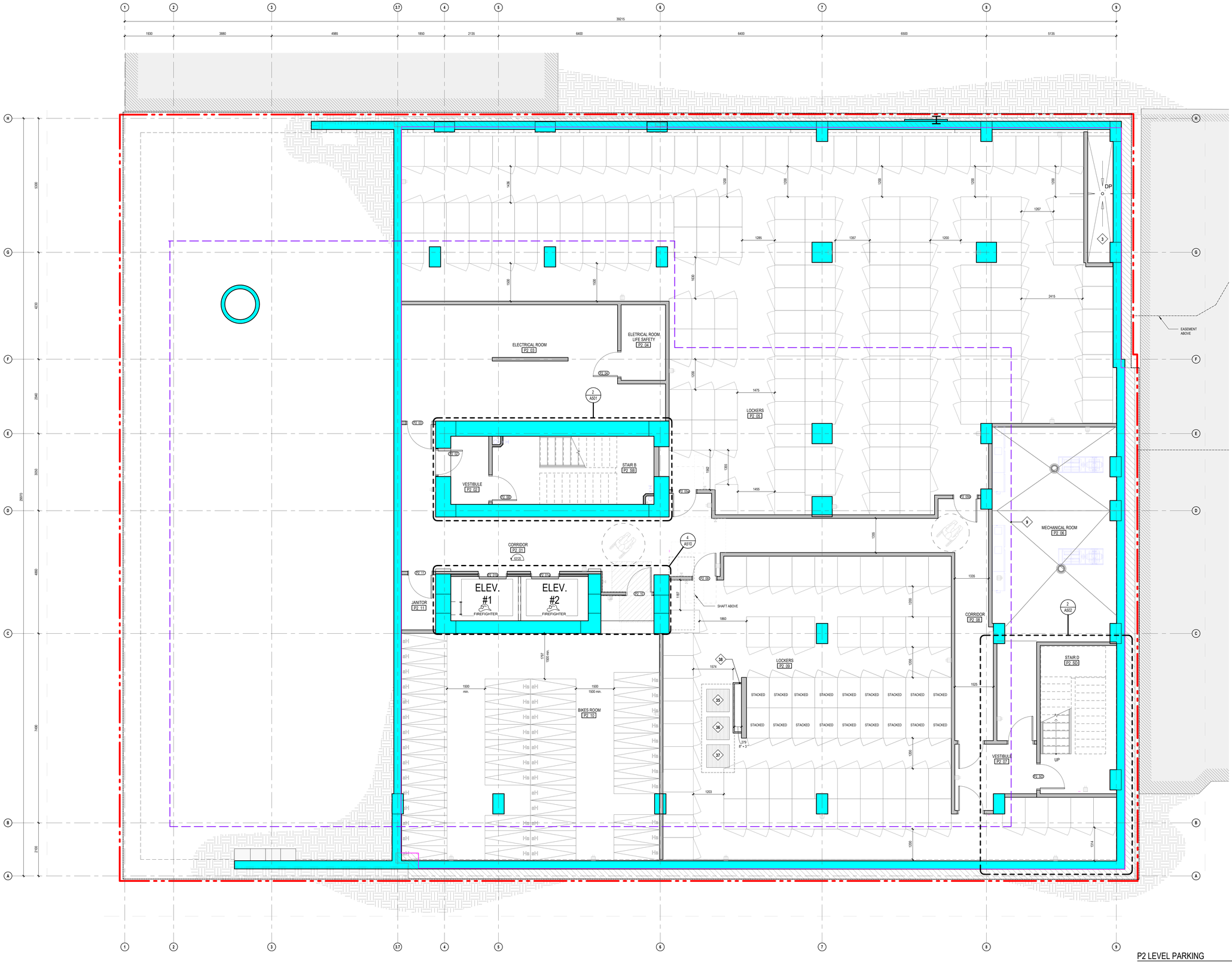
**GROUND FLOOR - SITE PLAN**

RÉVISION Revision
**1**

NO. DESSIN Dwg Number
**A103**

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

Lot 15 and Part of Lot 13 (South Albert Street) and Part of Lots 32 and 33 (North Slater Street) Registered Plan 393C, City of Ottawa
PIN: 45127-0101




## 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.) |

LÉGENDE DES TYPES DE STATIONNEMENTS

| TYPIQUE | ÉLECTRIQUE | UNIVERSELLE | RÉDUITE |
|---|---|---|---|
| 2600mm x 5500mm | 2600mm x 5500mm | 2600mm x 5500mm + 1500mm | 2600mm x 4600mm |

BICYCLE RACK LEGEND

| HORIZONTAL STACKED | HORIZONTAL | VERTICAL | COMMERCIAL BYCICLE RACK |
|---|---|---|---|
| 2000mm x 600mm | 2000mm x 600mm | 1800mm x 450mm | |

| 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

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation.

2. Les dimensions apparaissant aux documents devront être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before to start the work.

3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.

4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

SURVEYOR
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
14 Concourse Gate, Suite 500, Nepean, ON, K2E 7S8
T 613 727-0850 nepean@aovltd.com

INTERIOR DESIGN
**GAUVREAU DESIGN**
2015 Clifford, Montréal, QC H3H 1H2
T 514 596 0005 gauvreaudesign.com

CIVIL
**ÉQUIPE LAURENCE**
117, Jackson Lépine, local 202, Gatineau, QC J8L 3G1
T 819 303 2700 equipelaurence.ca

STRUCTURE Structure
**L2C Experts**
47 O rue St-Ambroise, Suite 103, Montréal, QC H4C 2C7
T 514 379 4999 L2CExperts.com

MÉCANIQUE ET ELECTRIQUE Mechanical and electrical
**MEP EXPERTS CONSEIL**
1920 Bouraseo, Saint-Hyacinthe, QC J2S 1R6
T 514 795 1257

URBANISTE Urban Planning
**FOTENN**
420 O'Connor Street, Ottawa, ON K2P 1W4
T 613 730 5709 fotenn.com

ARCHITECTES Architect
**NEUF architect(e)s** Inc.
630, boul. René-Lévesque O., Ste-Angèle, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

**SCEAU** / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

NEUF ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH

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 |

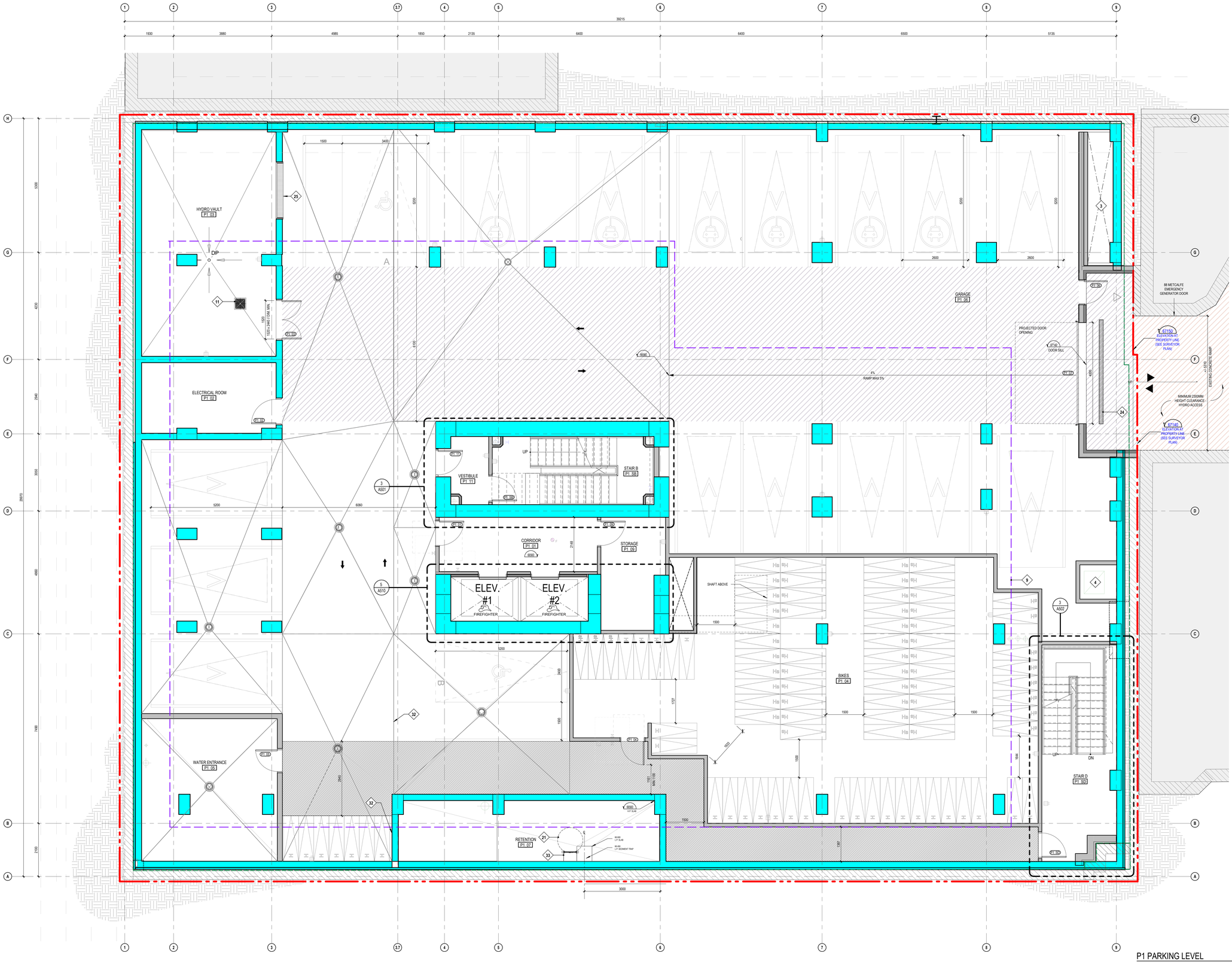
DESSINÉ PAR Drawn by: AT
VERIFIÉ PAR Checked by: MM KP
DATE (aa.mm.jj) 2025 04 17
ÉCHELLE Scale: Comme indiqué

TITRE DU DESSIN Drawing Title
**P2 LEVEL PARKING**

RÉVISION Revision: 1
NO. DESSIN Dwg Number: A200a

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

Lot 32 and Part of Lot 33 (South Albert Street) and Part of Lots 32 and 33 North Sparks Street Registered Plan 3002, City of Ottawa.
PIN 04139-0081




## 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.) |

**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 | LOADING ZONE | PROPERTY LINE |
| ACCESS TO BUILDING | PEDESTRIAN TRAFFIC | GROUND SETBACK |
| VEHICULAR ENTRY | TRIANGULAR SURFACE EASEMENT - SEE SURVEYOR PLAN | 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*

GRAPHIC SCALE 1:50

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation.

2. Les dimensions apparaissant aux documents devront être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before to start the work.

3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.

4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.


SURVEYOR
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
14 Concourse Gate, Suite 500, Nepean, Ont. K2E 7S8
T 613 727-0850 nepean@aovltd.com

INTERIOR DESIGN
**GAUVREAU DESIGN**
2015 Clifford, Montréal, QC H3H 1H5
T 514 596 0005 gauvreaudesign.com

CIVIL
**ÉQUIPE LAURENCE**
117, Jacques Lapins, local 202, Gatineau, QC J8L 3G1
T 819 303 2700 equipelaurence.ca

STRUCTURE Structure
**L2C Experts**
470 rue St-Ambroise, Suite 103, Montréal, QC H4C 2C7
T 514 379 4999 L2CExperts.com

MÉCANIQUE ET ELECTRIQUE Mechanical and electrical
**MEP EXPERTS CONSEIL**
1920 Bouraseas, Saint-Hyacinthe, QC J2S 1R6
T 514 795 1257

URBANISTE Urban Planning
**FOTENN**
420 O'Connor Street, Ottawa, ON K2P 1W4
T 613 730 5709 fotenn.com

ARCHITECTES Architect
**NEUF architect(e)s** Inc.
635, boul. René-Lévesque O., 5e étage, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com


**SCEAU** / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

NEUF
ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH

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 |

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

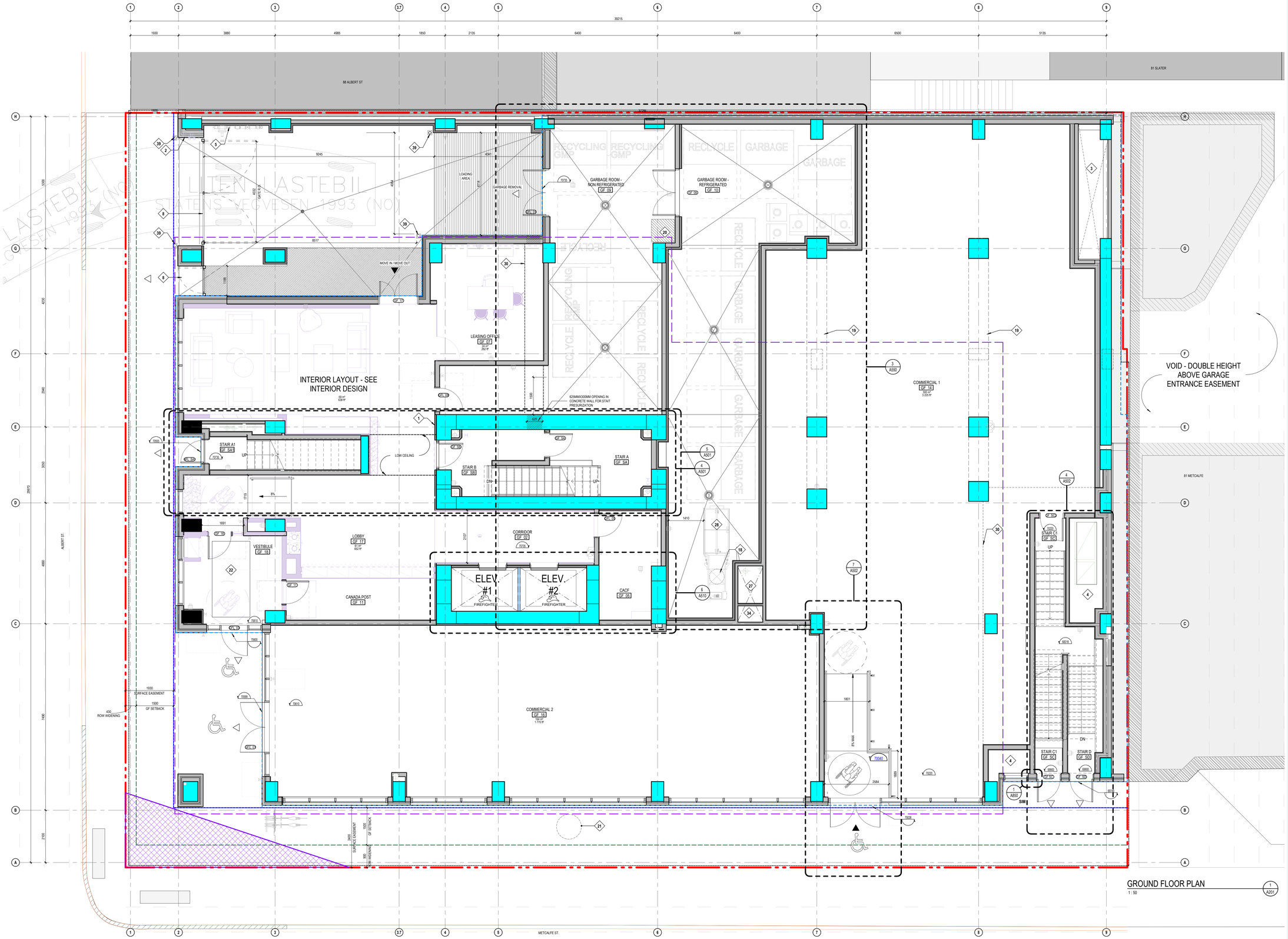
**P1 LEVEL PARKING**

RÉVISION Revision
1

NO. DESSIN Dwg Number
**A200b**


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

Lot 15 and Part of Lot 13 (South Albert Street) and Part of Lots 34 and 53 (North Slater Street) Registered Plan 3052, City of Ottawa
PIN: 01333-0100




# 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. |
| 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.) |

**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

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation.

2. Les dimensions apparaissant aux documents devront être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before to start the work.

3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.

4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.


SURVEYOR
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
14 Concourse Gate, Suite 500, Nepean, Ont. K2E 7S8
T 613 727-0850 nepean@aovltd.com

INTERIOR DESIGN
**GAUVREAU DESIGN**
2015 Ulrico, Montréal, QC H3H 1H6
T 514 596 0005 gauvreaudesign.com

CIVIL
**ÉQUIPE LAURENCE**
117, Jacques Lépine, local 202, Gatineau, QC J8L 3G1
T 819 303 2700 equipelaurence.ca

STRUCTURE Structure
**L2C Experts**
4710 rue St-Ambroise, Suite 103, Montréal, QC H4C 2C7
T 514 379 4999 L2CExperts.com

MÉCANIQUE ET ELECTRIQUE Mechanical and electrical
**MEP EXPERTS CONSEIL**
1920 Bouraseo, Saint-Hyacinthe, QC J2S 1R6
T 514 795 1257

URBANISTE Urban Planning
**FOTENN**
420 O'Connor Street, Ottawa, ON K2P 1W4
T 613 730 5709 fotenn.com

ARCHITECTES Architect
**NEUF architect(e)s** Inc.
635, boul. René-Lévesque O., Site-Angus, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com


**SCEAU** / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

NEUF
ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH

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 |

DESSINÉ PAR Drawn by
AT

VÉRIFIÉ PAR Checked by
MM KP

DATE (aa-mm-jj)
2025 04 17

ÉCHELLE Scale
Comme indiqué

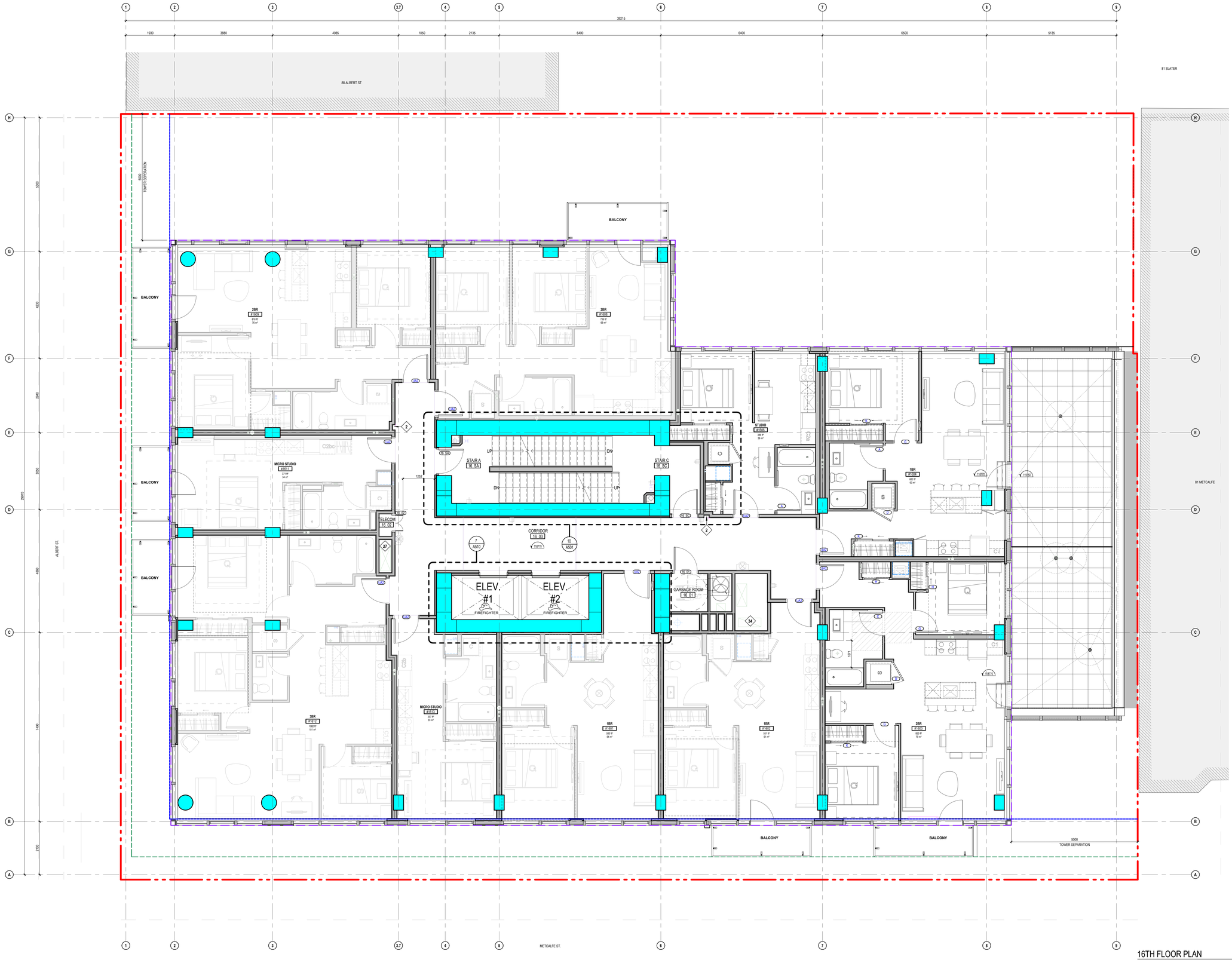
TITRE DU DESSIN Drawing Title
**FLOOR PLAN - GROUND FLOOR**

RÉVISION Revision
**1**

NO. DESSIN Dwg Number
**A201**


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

Lot 12, and Part of Lot 13 (South Albert Street) and Part of Lots 34 and 53 (North Slater Street) Registered Plan 3052, City of Ottawa
PIN: 01170-0001




## 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. |
| 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.) |

**LEGEND**

- EXITS
- ACCESS TO BUILDING
- VEHICULAR ENTRY
- BARRIER-FREE
- PUSH BUTTON
- LOADING ZONE
- PEDESTRIAN TRAFFIC
- TRIANGULAR SURFACE EASEMENT
- EXISTING EASEMENT - N326906 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

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 — 0 1 2 3 4 5

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation.

2. Les dimensions apparaissant aux documents devront être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before to start the work.

3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.

4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.


SURVEYOR
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
14 Concourse Gate, Suite 500, Nepean, ON, K2E 7S8
T 613 727-0850 nepean@aovltd.com

INTERIOR DESIGN
**GAUVREAU DESIGN**
2515 Clifford, Montréal, QC H3H 1H2
T 514 596 0005 gauvreaudesign.com

CIVIL
**ÉQUIPE LAURENCE**
117, Jacques Lapins, local 202, Gatineau, QC J8L 3G1
T 819 303 2700 equipelaurence.ca

STRUCTURE Structure
**L2C Experts**
4710 rue St-Ambroise, Suite 103, Montréal, QC H4C 2C7
T 514 379 4999 L2CExperts.com

MÉCANIQUE ET ELECTRIQUE Mechanical and electrical
**MEP EXPERTS CONSEIL**
1920 Bouraseo, Saint-Hyacinthe, QC J2S 1R6
T 514 795 1257

URBANISTE Urban Planning
**FOTENN**
420 O'Connor Street, Ottawa, ON K2P 1W4
T 613 730 5709 fotenn.com

ARCHITECTES Architect
**NEUF architect(e)s** Inc.
629, boul. René-Lévesque O., Ste-Angèle, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com


**SCEAU** / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

NEUF
ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH

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 |

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

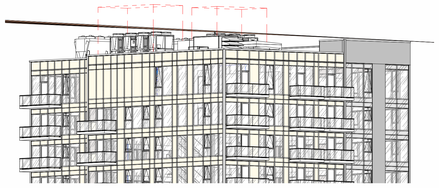
**FLOOR PLAN - 16TH FLOOR**

TOWER TYPICAL FLOOR PLAN

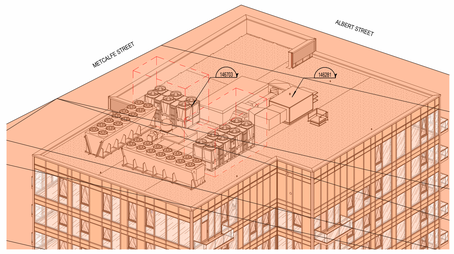
RÉVISION Revision: 1

NO. DESSIN Dwg Number: A216

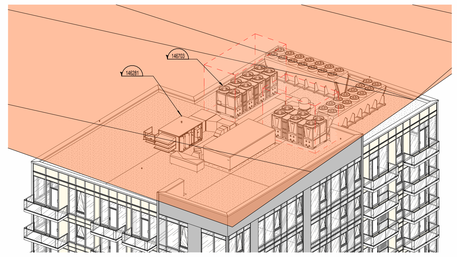
Autodesk Docs://13466_METCALFE_R23/77MTC_13466_ARC_R23.rvt



AXONOMETRIC HEIGHT LIMIT 6 / A400



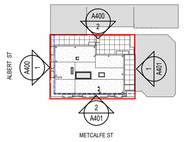

AXONOMETRIC HEIGHT LIMIT - SOUTH EAST 5 / A400




AXONOMETRIC HEIGHT LIMIT - NORTH WEST 4 / A400

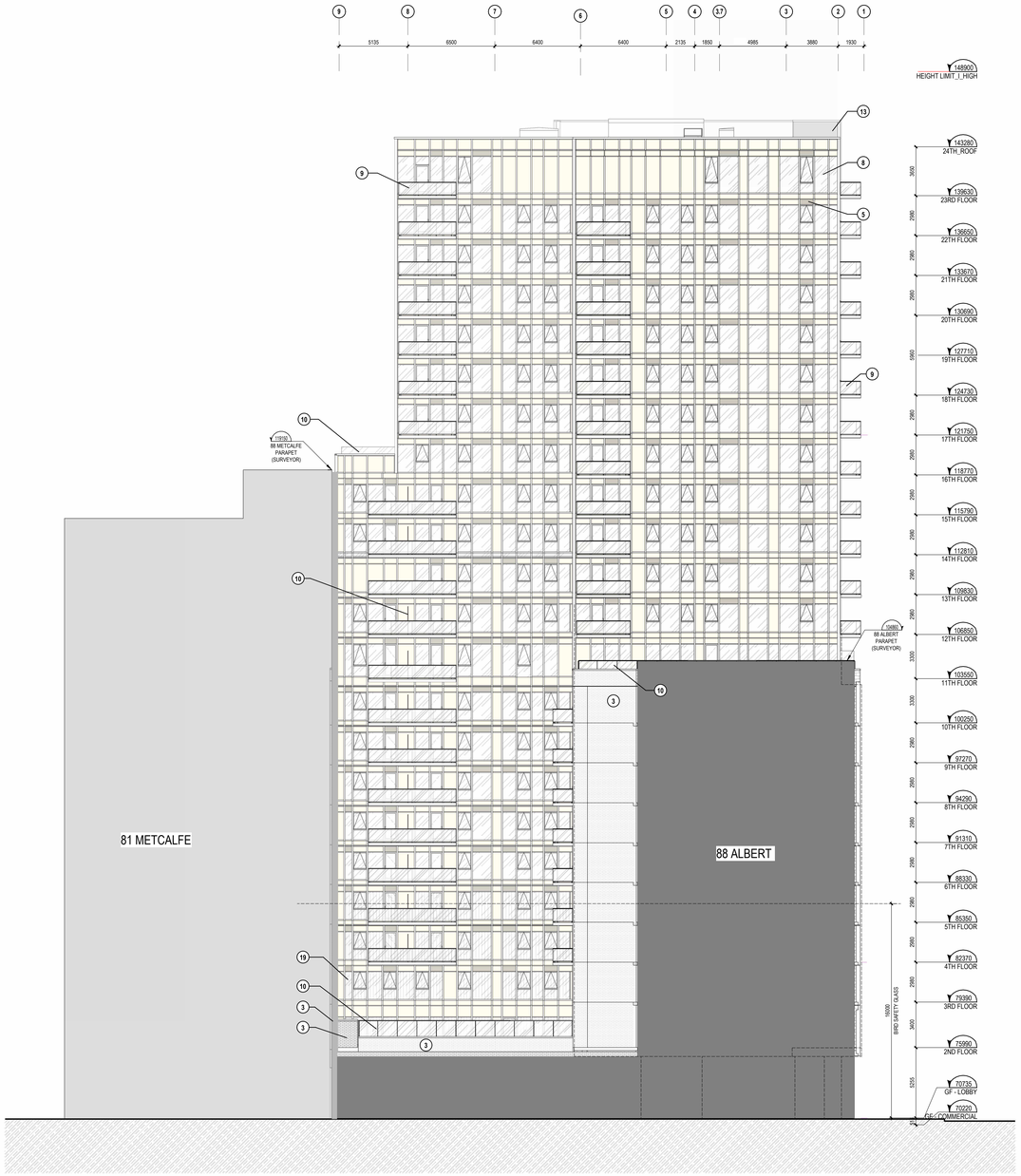
3D VIEW LEGEND

| | |
|---|---|
| | PARLIAMENTARY VIEW PLANES - MAX PERMITTED HEIGHT |



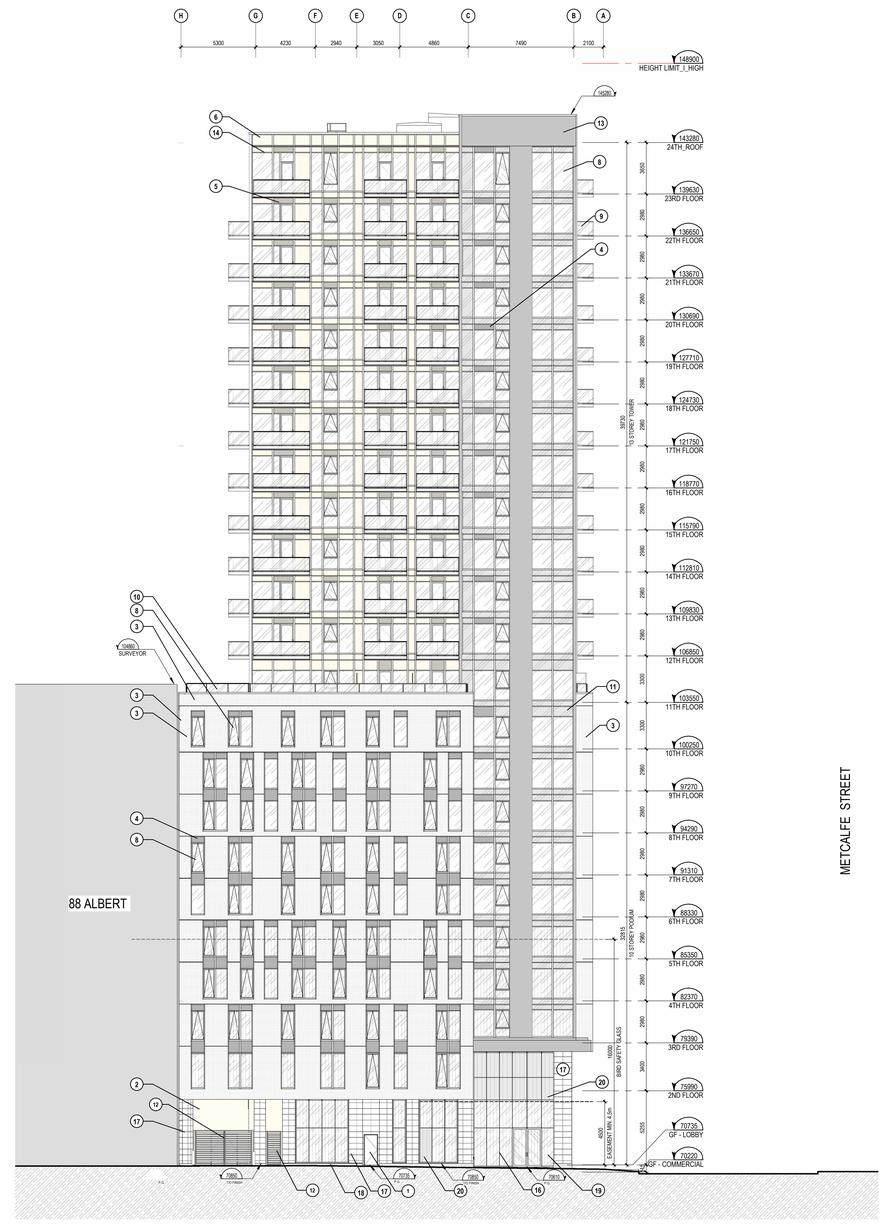

KEY PLAN 3 / A400

1 : 1000




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 | TONER 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.) |

| 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 | |
|---|---|
| 1 / A | 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

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation.

2. Les dimensions apparaissant aux documents devront être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before to start the work.

3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.

4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.


SURVEYOR
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
14 Concourse Gate, Suite 500, Nepean, Ont. K2E 7S8
T 613 727-0850 nepean@aovltd.com

INTERIOR DESIGN
**GAUVREAU DESIGN**
2015 Clifford, Montréal, QC H3H 1H2
T 514 596 0005 gauvreaudesign.com

CIVIL
**ÉQUIPE LAURENCE**
117, Jackson Lépine, local 202, Gatineau, QC J8L 3G1
T 819 303 2700 equipelaurence.ca

STRUCTURE Structure
**L2C Experts**
4710 rue St-Ambroise, Suite 103, Montréal, QC H4C 2C7
T 514 379 4999 L2CExperts.com

MÉCANIQUE ET ÉLECTRIQUE Mechanical and electrical
**MEP EXPERTS CONSEIL**
1920 Bouraseas, Saint-Hyacinthe, QC J2S 1R6
T 514 795 1257

URBANISTE Urban Planning
**FOTENN**
420 O'Connor Street, Ottawa, ON K2P 1W4
T 613 730 5709 fotenn.com

ARCHITECTES Architect
**NEUF architect(e)s** Inc.
629, boul. René-Lévesque O., Ste-Angèle, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com


**SCEAU** / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

NEUF
ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH

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 |

DESSINÉ PAR Drawn by
AP GS

VERIFIÉ PAR Checked by
MM

DATE (aa.mm.jj)
2025 04 17

ÉCHELLE Scale
Comme indiqué

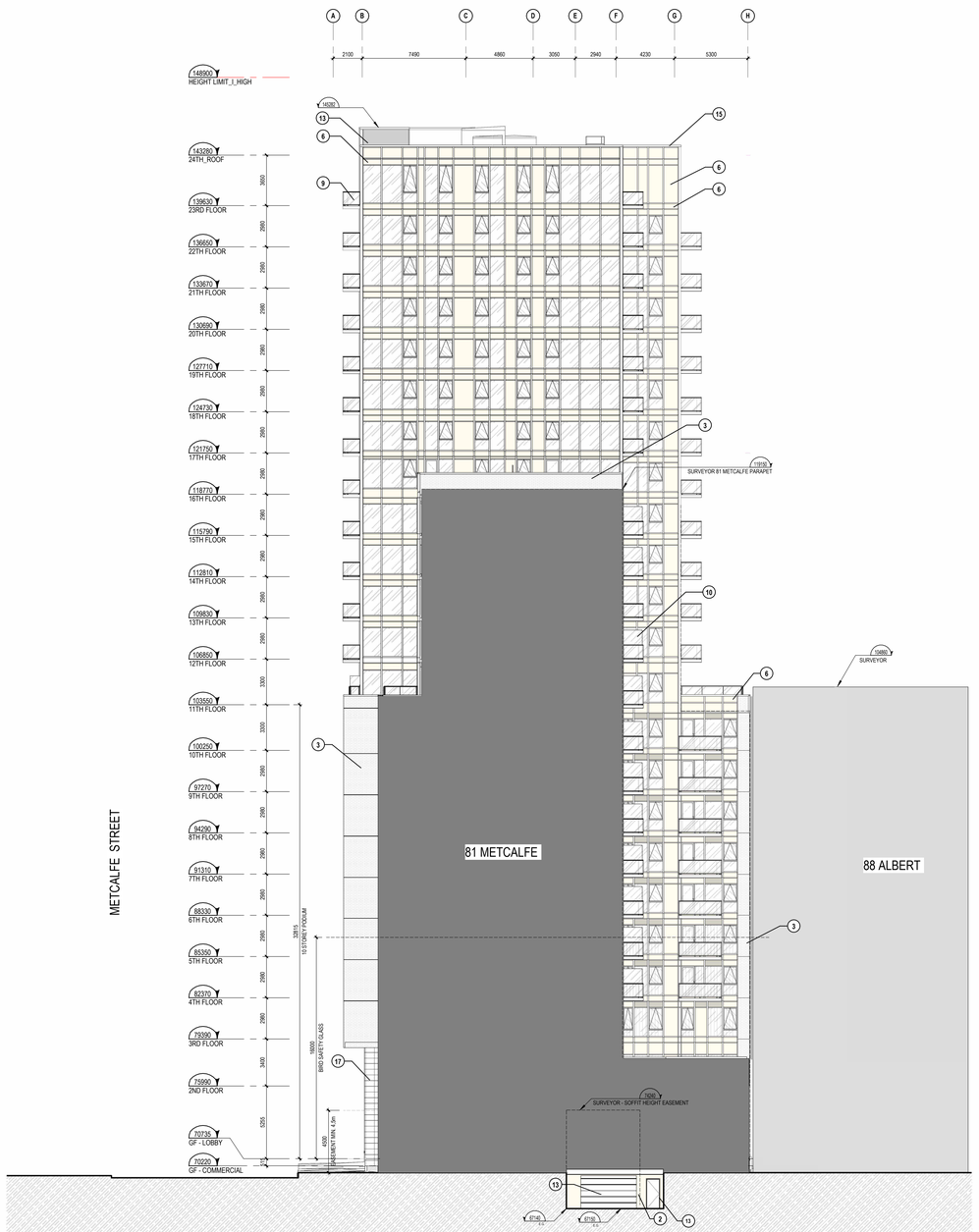
TITRE DU DESSIN Drawing Title

**ELEVATIONS**

RÉVISION Revision
1

NO. DESSIN Dwg Number
A400

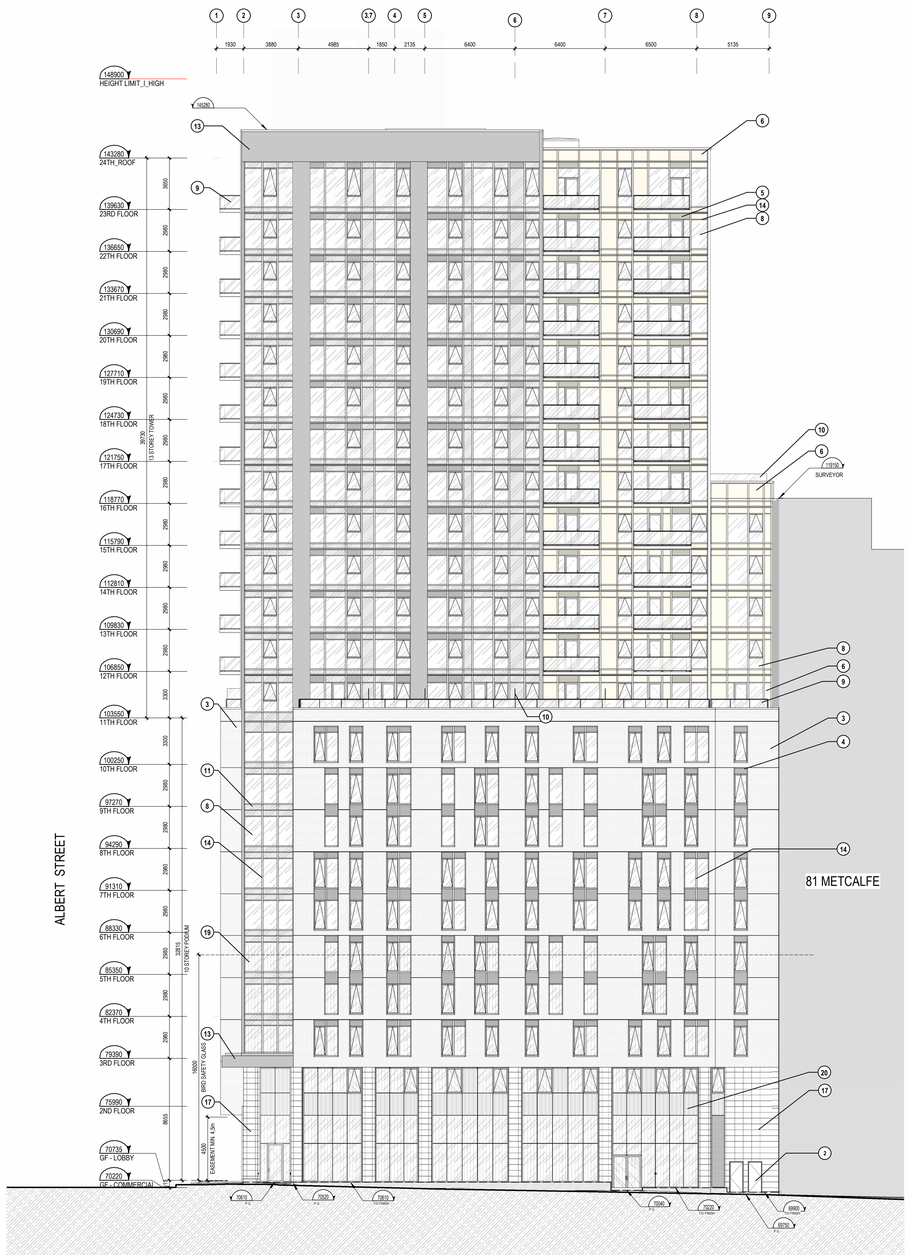
Autodesk Docs://13466_METCALFE_R23/77MTC_13466_ARC_R23.rvt




## ELEVATION - SOUTH

1 : 150

1 / A401




## ELEVATION - WEST (METCALFE)

1 : 150

2 / A401

## KEY PLAN - A401

1 : 1000

3 / A401

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation.

2. Les dimensions apparaissant aux documents devront être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before to start the work.

3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.

4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.


SURVEYOR
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
14 Concourse Gate, Suite 500, Nepean, Ont. K2E 7S8
T 613 727-0850 nepean@aovltd.com

INTERIOR DESIGN
**GAUVREAU DESIGN**
2515 Clifford, Montréal, QC H3H 1H2
T 514 596 0005 gauvreaudesign.com

CIVIL
**ÉQUIPE LAURENCE**
117, Jackson Lépine, local 202, Gatineau, QC J8L 3G1
T 819 303 2700 equipelaurence.ca

STRUCTURE Structure
**L2C Experts**
4710 rue St-Ambroise, Suite 103, Montréal, QC H4C 2C7
T 514 379 4999 L2CExperts.com

MÉCANIQUE ET ELECTRIQUE Mechanical and electrical
**MEP EXPERTS CONSEIL**
1920 Bouraseas, Saint-Hyacinthe, QC J2S 1R6
T 514 795 1257

URBANISTE Urban Planning
**FOTENN**
420 O'Connor Street, Ottawa, ON K2P 1W4
T 613 730 5709 fotenn.com

ARCHITECTES Architect
**NEUF architect(e)s** Inc.
629, boul. René-Lévesque O., Ste-Angèle, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com


**SCEAU** / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
KIM PHAM
LICENCE
9305

NEUF
ARCHITECT(E)S

CLIENT Client

PROMOTEUR Developer

GROUPE MACH

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 |

DESSINÉ PAR Drawn by
AP GS

VÉRIFIÉ PAR Checked by
MM

DATE (aa-mm-jj)
2025 04 17

ÉCHELLE Scale
Comme indiqué

TITRE DU DESSIN Drawing Title
**ELEVATIONS**

RÉVISION Revision
1

NO. DESSIN Dwg Number
A401

GENERAL NOTES

| NOTE | DESCRIPTION |
|---|---|
| 1 | FIRE DEPT. PHONE LINE |
| 2 | FIRE DEPT. CONNECTION |
| 3 | AIR INTAKE, SEE MECH. ENG. |
| 4 | AIR EXHAUST, SEE MECH. ENG. |
| 5 | 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 | SORTI ABOVE |
| 16 | LOUVERS AIR INTAKE (SEE MECH.) |
| 18 | GARBAGE CHUTE |
| 19 | TRANSFER BEAM ABOVE (SEE STRUCTURE) |
| 20 | ELECTRIC CART 2X2 - SEE ELEC. ENG. |
| 21 | RETENTION BASIN ACCESS |
| 22 | ENTRANCE FLOOR GRILLE |
| 23 | ROOF ACCESS HATCH |
| 24 | LINEAR DRAIN - SEE MECH. ENG. |
| 25 | VENTILATION GRILLE 2200X2650 |
| 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.) |

**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**

| | |
|---|---|
| 1 | CONSTRCUTION NOTES |
| F- | SYMBOL OF TYPE OF WINDOW (SEE SHEET XX FOR WINDOW ELEVATIONS) |
| 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


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