

# QUEENSWOOD UNITED CHURCH

## ZONING BY-LAW AMENDMENT & SITE PLAN APPROVAL

NOVEMBER 26, 2021



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### PROJECT TEAM

#### OWNERS

United Property Resource Corp.  
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53 Jarvis St, Suite 200  
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#### MECHANICAL ENGINEERS

Hammerschlag & Joffe Inc  
43 Lesmill Rd  
North York, ON  
M3B 2T8  
T: 647-352-1166

#### ELECTRICAL ENGINEERS

Mulvey & Banani International Inc.  
90 Sheppard Ave E, Suite 500  
Toronto, ON  
M2N 3A1  
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#### TRANSPORTATION, PARKING & WASTE

MANAGEMENT  
BA Consulting Group Ltd  
45 St Clair Ave W, Suite 300  
Toronto, ON  
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#### LANDSCAPE ARCHITECT

Janet Rosenberg & Studio14  
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#### ENVIRONMENTAL

Pinchin Ltd.  
50 Wellington St E #200  
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M5E 1C8  
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#### PASSIVE HOUSE

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#### GEOTECH

Terraprobe Inc.  
11 Indell Lane  
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#### CIVIL ENGINEERS

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#### PLANNING

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United Church Canada

**Queenswood United Church**

360 Kennedy Lane East, Ottawa Ontario

Project No. 2103  
Scale  
Plot Date 11/26/21

**COVER SHEET**

**A0.00**

**353 SHERBOURNE STREET : STATISTICAL SUMMARY**

1 Legal Address	Pcl 8-3, Sec 50m-77 ; Pt BLK 8, Pl 50m-77, Part 3, 50r5659 ; Cumberland
2 Municipal Address	360 Kennedy Ln E, Orléans, ON K1E 3P3
3 Applicable Zoning By-Laws	City of Ottawa Zoning By-Law No. 2008-250 (I1B)
4 Zoning Designation	Minor Institutional Zone (I1B)
5 Lot Area (m <sup>2</sup> )	12,208.18 m <sup>2</sup>
6 Total Building GFA (m <sup>2</sup> )	8,665.27 m <sup>2</sup>
7 Coverage (Area at Grade, m <sup>2</sup> )	2,783.02 m <sup>2</sup>
8 Sustainability Target	Passive House
9 Grade	Geodetic el. 87.70m
10 Total Area of Renovated Space (m <sup>2</sup> )	0 m <sup>2</sup>

**Proposed Building Heights (m) 13.8m**

- 1 Building Height is measured from Grade as defined above
- 2 Floor Heights are measures from grade at private road (geodetic el. 87.70m) to top of floor levels

Gross Constructed Area (GCA)										Gross Floor Area (GFA) as per 2008-250											
Level	Group 1 GCA	Group 2 GCA	Group 3 GCA	Group 4 GCA	Group 5 GCA	Group 6 GCA	Group 7 GCA	Group 8 GCA	Total	Existing Community	Comunity	Existing Residential	Residential Group 1	Residential Group 2	Residential Group 3	Residential Group 4	Residential Group 5	Residential Group 6	Residential Group 7	Residential Group 8	Total
Basement	346.86 m2	461.62 m2	424.39 m2	348.73 m2	252.70 m2	361.62 m2	348.69 cm2	252.45 m2	2797.06 m2	0 m2	0 m2	0 m2	276.70 m2	355.84 m2	333.49 m2	289.24 m2	191.08 m2	297.84 m2	292.80 m2	191.98 m2	2228.97 m2
Level 1	341.78 m2	464.98 m2	429.37 m2	342.78 m2	237.14 m2	351.83 m2	343.03 m2	237.19 m2	2748.10 m2	186.62 m2	0 m2	0 m2	257.75 m2	355.80 m2	336.61 m2	276.72 m2	177.79 m2	281.92 m2	281.55 m2	178.32 m2	2155.51 m2
Level 2	346.86 m2	474.12 m2	440.09 m2	348.69 m2	265.63 m2	367.77 m2	348.71 m2	265.63 m2	2857.50 m2	0 m2	0 m2	0 m2	256.13 m2	345.48 m2	337.29 m2	265.31 m2	200.57 m2	283.75 m2	267.51 m2	202.03 m2	2158.07 m2
Level 3	325.98 m2	458.38 m2	429.49 m2	326.75 m2	265.63 m2	352.03 m2	328.14 m2	265.63 m2	2652.03 m2	0 m2	0 m2	0 m2	245.23 m2	347.38 m2	338.31 m2	258.31 m2	203.14 m2	279.56 m2	256.16 m2	203.66 m2	1931.75 m2
Total	1361.49 m2	1859.11 m2	1723.34 m2	1366.96 m2	1021.10 m2	1433.24 m2	1368.57 m2	1020.88 m2	11154.69 m2				1035.81 m2	1404.51 m2	1345.69 m2	1089.58 m2	772.58 m2	1143.08 m2	1098.02 m2	775.99 m2	8665.27 m2
<b>Grand Total</b>									<b>11154.69 m2</b>												<b>8665.27 m2</b>
<b>FSI</b>																					<b>0.68</b>

Gross Floor Area is defined by the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

1. floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
2. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
3. bicycle parking; motor vehicle parking or loading facilities;
4. common laundry, storage and washroom facilities that serve the building or tenants;
5. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
6. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
7. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

Gross Construction Area is defined by the total area of each floor located above, at or below grade, measured from the outside edge of exterior walls. There are no exclusions from the calculation other than exterior covered balconies.

Residential Suite Mix					
	Standard Town	Overhang Town	Standard Walk Up	Side Entrance Walk Up	Total Bldgs Per Group
<b>Size (sq. ft.)</b>					
<b>Group</b>					
1	0	0	2	2	4
2	4	0	1	2	7
3	5	0	1	1	7
4	0	0	2	2	4
5	0	5	0	0	5
6	0	2	2	1	5
7	0	0	2	2	4
8	0	5	0	0	5
<b>Total</b>	<b>9</b>	<b>12</b>	<b>10</b>	<b>10</b>	<b>41</b>
Number of Barrier Free Units (15%) OBC 3.8.2.1.(5)			10	10	

Bedroom Mix				
	1 Bed	2 Bed	3 Bed	Total
<b>No. of Units</b>	20	40	21	81
<b>% of Total</b>	25%	49%	26%	100%

Car Parking Provided		
	Spaces Provided	Notes
Residential	76	provided at a rate of 0.75 per unit (resident) & 0.19 per unit (visitor)
Place of Worship	9	10 spaces per 100m2 of GFA of assembly area
<b>Total</b>	<b>85</b>	

Car Parking as per Zoning By-Law 2008-250			
Land Use	Units / GFA	Standard	Parking Requirements
<b>Resident</b>			
Townhome	21 units	1 spaces per unit	21 Spaces
Walk Up	60 units	1 spaces per unit	60 spaces
<b>Sub-total</b>			<b>81 spaces</b>
<b>Non-Resident</b>			
Resident Visitors	81 Units	0.2 spaces per unit	16 spaces
Place of Worship	92m2	10 spaces per 100m2	9 spaces
<b>Sub-total</b>			<b>25 spaces</b>
<b>Total</b>			<b>106 spaces</b>

1 Number of spaces ending in a fraction are rounded up to the nearest whole number

Bicycle Parking (Zoning By-Law 2008-250 Bicycle Requirements)				
	Units / GFA	Rate	Spaces Required	Spaces Provided / Notes
Residential	81 units	0.5 spaces / unit	41	Bike Boxes (Townhomes) - 42 Basement (Walk up's) - 100
All Other Non-Residential Uses	92 m2	1 space per 1500m2 GFA	0	Bike Rings (Public) - 18
<b>Total Bicycle Parking</b>			41	160 Spaces

Residential Amenity Spaces (Zoning By-Law 2008-250)					
	Req. Indoor Amenity (m <sup>2</sup> )	Provided Indoor Amenity	Provided Outdoor Amenity	Overall Rate Required (m <sup>2</sup> )	Overall Rate Provided (m <sup>2</sup> )
<b>Total Area (81 units)</b>	0	0	400 m <sup>2</sup>	<b>0</b>	<b>4.9 m2 per unit</b>
<b>No amenity required per Table 137 - Amenity Area (By-Law 2014-189) (OMB Order File #PL150797 issues July 25, 2016 - By-Law 2015-228) - Row 2</b>					

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Project No. 2103  
Scale  
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**STATISTICS SUMMARY**

**A0.01**



IMAGE 1 - SITE ENTRY



IMAGE 2 - GROUP 5 TOWNHOUSES



IMAGE 3 - NORTH EAST CORNER VIEW



IMAGE 4 - GROUP 2 UNITS



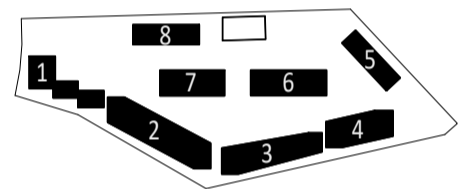
IMAGE 5 - CENTRAL PATH VIEW (LANDSCAPE TBD)



IMAGE 6 - SOUTH EAST VIEW

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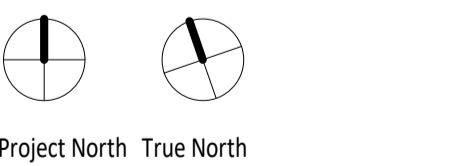
KEY PLAN

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United Church Canada  
**Queenswood United Church**

360 Kennedy Lane East, Ottawa Ontario



Project No. 2103  
Scale  
Plot Date 11/26/21

**RENDERS**

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**TOPOGRAPHIC PLAN OF SURVEY OF  
 PART OF BLOCK 8  
 REGISTERED PLAN 50M-77  
 CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2021



**Metric Note**  
 Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99997.

**Bearing Note**  
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).  
 For bearing comparisons, a rotation of 0°02'00" clockwise was applied to bearings on P1, P2.

**Elevation Notes**

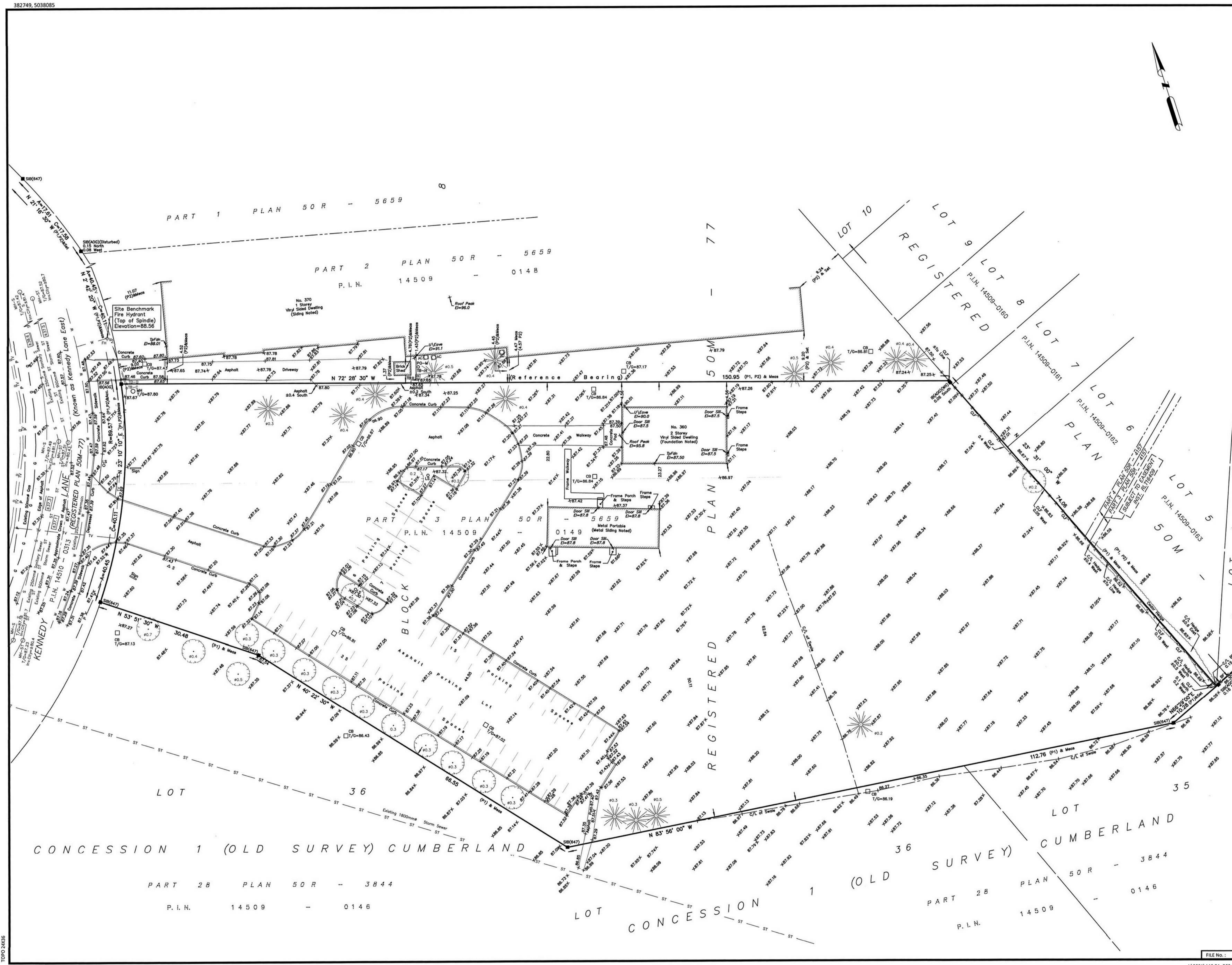
- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-2578.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**Utility Notes**

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference: C-33-20, C-33-26, 13441.
- Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa Utility Sheets.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

**Notes & Legend**

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
IB	Standard Iron Bar
IB	Iron Bar
(Wit)	Witness
Meas	Measured
(P1)	Plan 50M-5659
(P2)	Plan by (AGC) dated July 22, 1998 (Job No. C-063-98)
Acc.	Accepted
OH-S	Maintenance Hole (Storm)
OH-S	Maintenance Hole (Sanitary)
OH-U	Maintenance Hole (Unidentified)
ST	Underground Sanitary Sewer
SS	Underground Storm Sewer
W	Underground Water
U	Underground Gas
UG	Underground Hydro
UR	Underground Rogers
LS	Light Standard
CB	Catch Basin
PH	Fire Hydrant
TH-B	Bell Terminal Box
TH-C	Cable Terminal Box
TH-D	Bell Terminal Box
TH-E	Cable Terminal Box
TH-H	Hydro Terminal Box
TH-U	Unidentified Terminal Box
S	Sign
AC	Air Conditioner
Ø	Diameter
CLE	Chain Link Fence
BF	Board Fence
Inv.	Invert
T/G	Top of Grate
E	Elevation
U	Underside of Eave
TpFdn	Top of Foundation
C/L	Centreline
+65.00	Location of Elevations
+65.00	Top of Concrete Curb Elevation
○	Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
○	Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.



TOPO 24266



**Surveyor's Certificate**  
 I certify that:  
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.  
 2. The survey was completed on the 19th day of August, 2021.

*Aug 25/21*  
 Daniel Robinson  
 Date  
 Ontario Land Surveyor

**FARLEY, SMITH & DENIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7H6  
 TEL: (613) 727-8226 E-mail: fdsurveyors@bellnet.ca

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Project North True North

Project No. 2103  
 Scale NTS  
 Plot Date 11/26/21

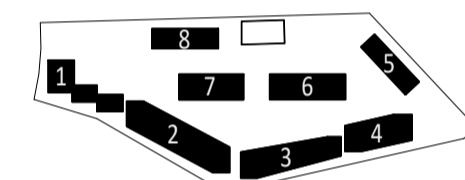
**SITE SURVEY**

**A1.01**



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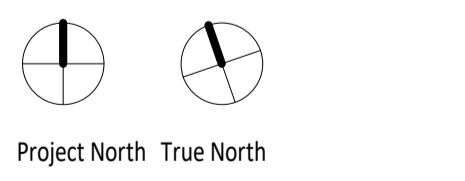
**KEY PLAN**

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Project No. 2103  
 Scale 1 : 300  
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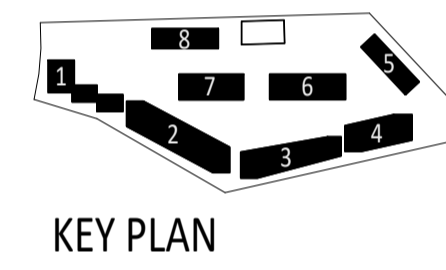
**CONCEPT PLAN**

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**LEGEND**

- PROPERTY LINE
- SETBACK BOUNDARY
- PEDESTRIAN FRIENDLY
- VEHICULAR ROADWAY
- SNOW STORAGE
- PARKING TURNAROUND SPACE
- PROPOSED TREE
- EXISTING TREE
- BIKE PARKING

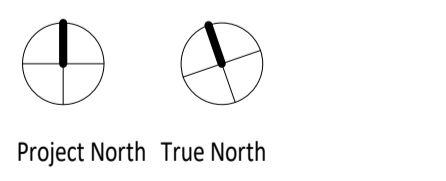


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Project No. 2103  
 Scale As indicated  
 Plot Date 11/26/21

**SITE PLAN**

**BIKE PARKING**  
 RESIDENTIAL: 142 Spaces  
 PUBLIC: 18 Spaces  
 TOTAL: 160 Spaces

**A1.03**



**1 SITE PLAN**  
 1:300

Site Area: 12,208 m<sup>2</sup>  
 Property Identification Number:  
 Property Boundary Information From: Site Survey by Farley, Smith & Denis Surveying LTD.

Gross Floor Area (GFA) = the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

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- common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- bicycle parking; motor vehicle parking or loading facilities;
- common laundry, storage and washroom facilities that serve the building or tenants;
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- common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

GFA (Ottawa) Schedule		
Level	GFA	Comments
Group 1 (4 Walk Up Units)		
Basement	276.70 m <sup>2</sup>	
Level 1	257.75 m <sup>2</sup>	
Level 2	256.13 m <sup>2</sup>	
Level 3	245.23 m <sup>2</sup>	
	1035.81 m <sup>2</sup>	
Group 2 (3 Walk Up Units, 4 Townhouses)		
Not Placed	0.00 m <sup>2</sup>	
Basement	355.84 m <sup>2</sup>	
Level 1	355.80 m <sup>2</sup>	
Level 2	345.48 m <sup>2</sup>	
Level 3	347.38 m <sup>2</sup>	
	1404.51 m <sup>2</sup>	
Group 3 (2 Walk Up Units, 5 Townhouses)		
Basement	333.49 m <sup>2</sup>	
Level 1	336.61 m <sup>2</sup>	
Level 2	337.29 m <sup>2</sup>	
Level 3	338.31 m <sup>2</sup>	

GFA (Ottawa) Schedule		
Level	GFA	Comments
1345.69 m <sup>2</sup>		
Group 4 (4 Walk Up Units)		
Basement	289.24 m <sup>2</sup>	
Level 1	276.72 m <sup>2</sup>	
Level 2	265.51 m <sup>2</sup>	
Level 3	258.31 m <sup>2</sup>	
	1089.58 m <sup>2</sup>	
Group 5 (5 Townhouses)		
Basement	191.08 m <sup>2</sup>	
Level 1	177.79 m <sup>2</sup>	
Level 2	200.57 m <sup>2</sup>	
Level 3	203.14 m <sup>2</sup>	
	772.58 m <sup>2</sup>	
Group 6 (3 Walk Up Units, 2 Townhouses)		
Basement	297.84 m <sup>2</sup>	
Level 1	281.92 m <sup>2</sup>	
Level 2	283.75 m <sup>2</sup>	
Level 3	279.56 m <sup>2</sup>	

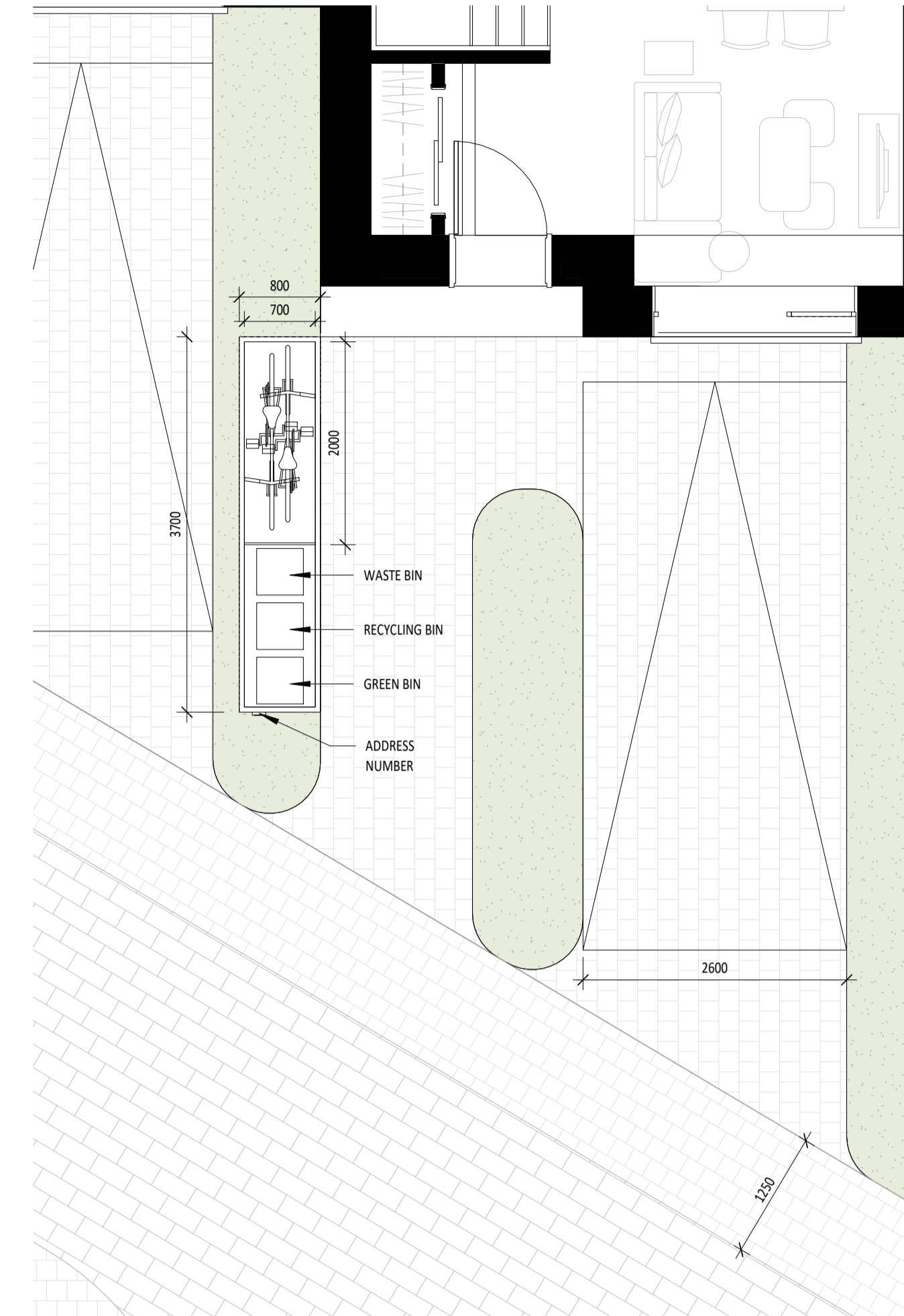
GFA (Ottawa) Schedule		
Level	GFA	Comments
1143.08 m <sup>2</sup>		
Group 7 (4 Walk Up Units)		
Basement	292.80 m <sup>2</sup>	
Level 1	281.55 m <sup>2</sup>	
Level 2	267.51 m <sup>2</sup>	
Level 3	256.16 m <sup>2</sup>	
	1098.02 m <sup>2</sup>	
Group 8 (5 Townhouses)		
Basement	191.98 m <sup>2</sup>	
Level 1	178.32 m <sup>2</sup>	
Level 2	202.03 m <sup>2</sup>	
Level 3	203.66 m <sup>2</sup>	
	775.99 m <sup>2</sup>	
Grand total	8665.27 m <sup>2</sup>	

**RESIDENTIAL UNITS**  
 TOWNHOUSE: 21 Units  
 WALK UP: (20x3) 60 Units  
 TOTAL UNITS: 81

**PARKING**  
 CHURCH PARKING: 9 Spaces  
 RESIDENTIAL: 76 Spaces  
 TOTAL: 85 Spaces



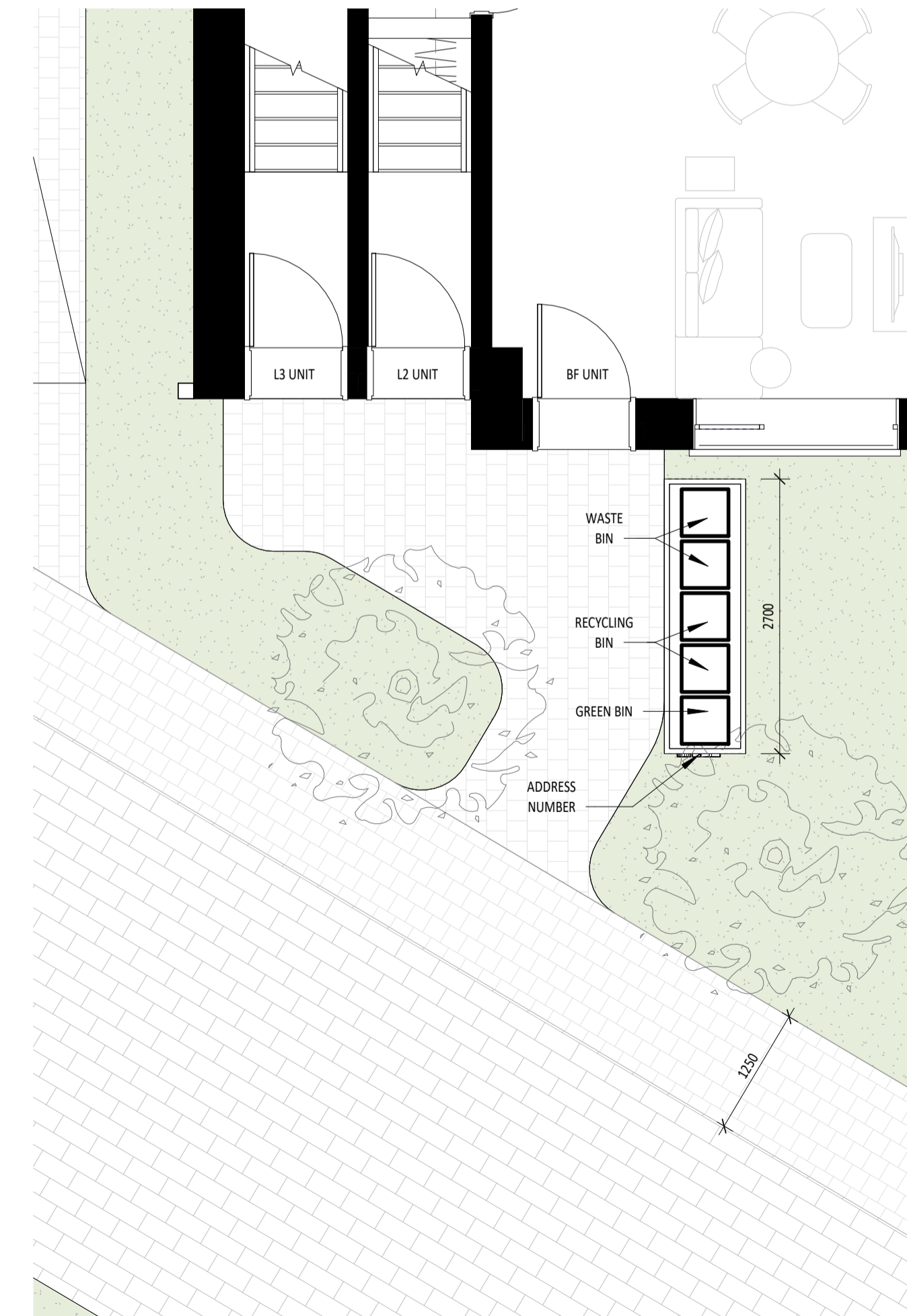
IMAGE 1 - FRONT VIEW OF THE TYP. TOWNHOUSE



TYP. TOWNHOUSE UNIT FRONT YARD STRATEGY



IMAGE 2 - FRONT VIEW OF THE TYP. WALK-UP UNITS



TYP. WALK-UP UNIT FRONT YARD STRATEGY

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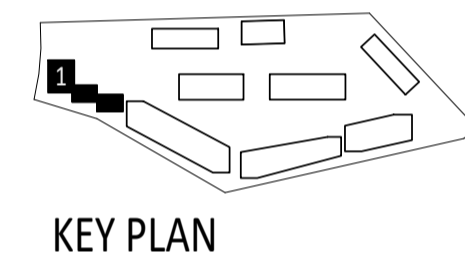
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**FRONT YARD STRATEGY**

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LEGEND	
MA-1	MASONRY
WD-1	WOOD FINISH
MT-1	METAL ROOF
GL-1	CLEAR GLAZING
GL-2	TRANSLUCENT GLAZING
G1	PAINTED METAL BALCONY PICKET GUARD RAIL



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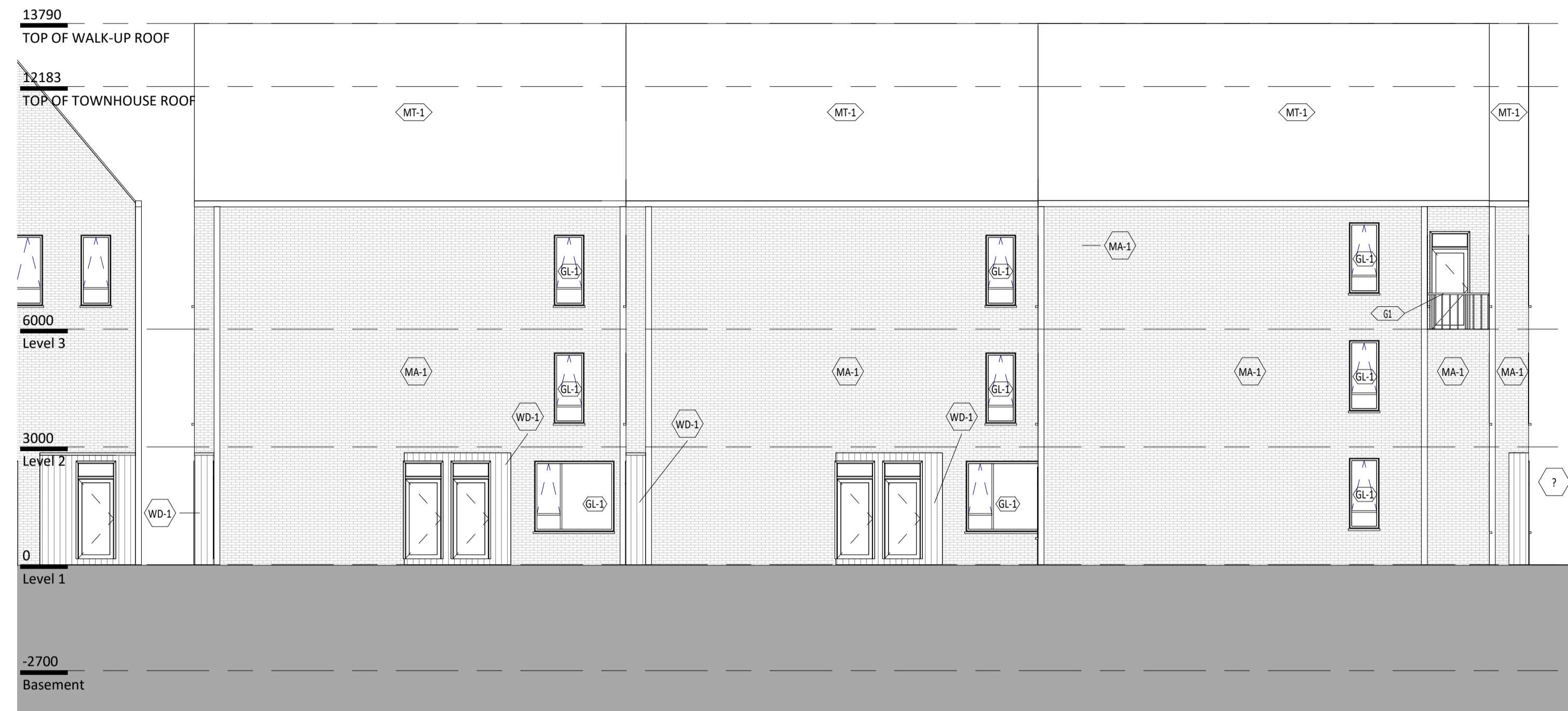
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**GROUP 1 - ELEVATIONS**

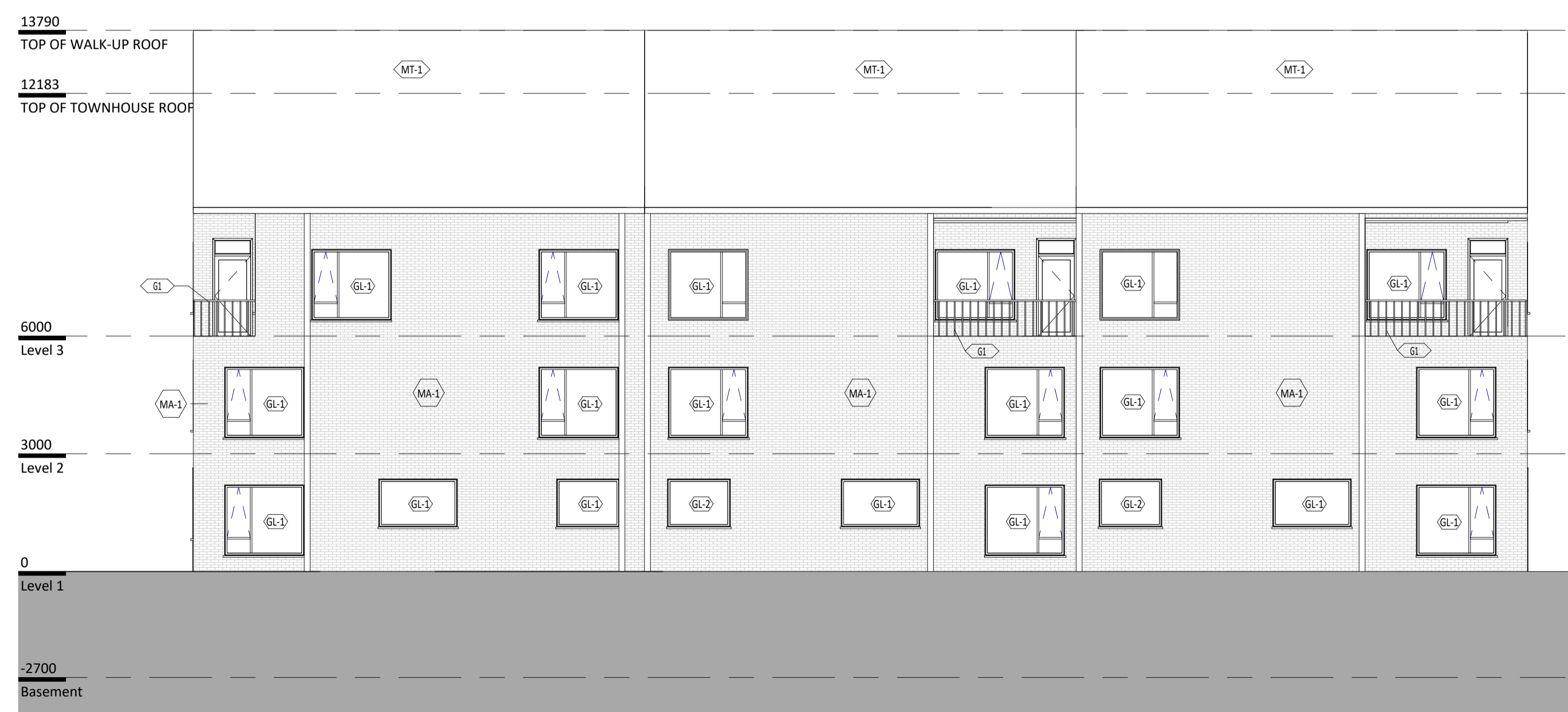
**A5.01**



**1** GROUP 1 - NORTH ELEVATION  
 1:100



**2** GROUP 1 - EAST ELEVATION  
 1:100



**3** GROUP 1 - SOUTH ELEVATION  
 1:100



**4** GROUP 1 - WEST ELEVATION  
 1:100





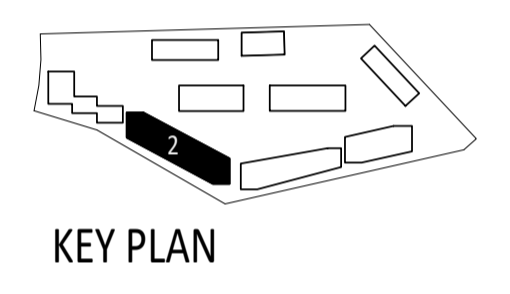
**1** GROUP 2 - NORTH ELEVATION  
1:100



**2** GROUP 2 - SOUTH ELEVATION  
1:100

**LEGEND**

MA-1	MASONRY
WD-1	WOOD FINISH
MT-1	METAL ROOF
GL-1	CLEAR GLAZING
GL-2	TRANSLUCENT GLAZING
G1	PAINTED METAL BALCONY PICKET GUARD RAIL



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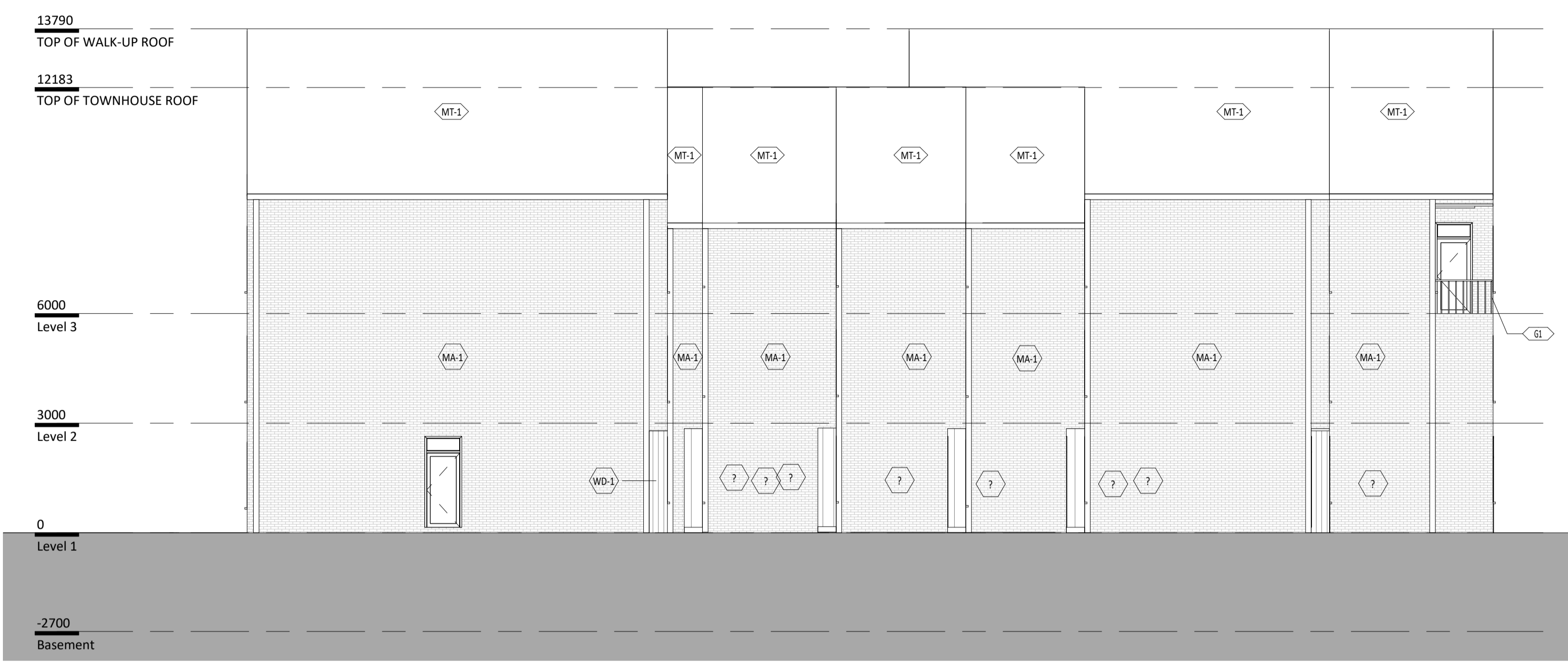
**GROUP 2 - NORTH & SOUTH ELEVATIONS**

**A5.02**

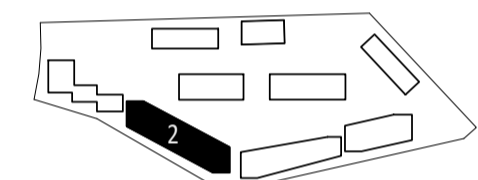
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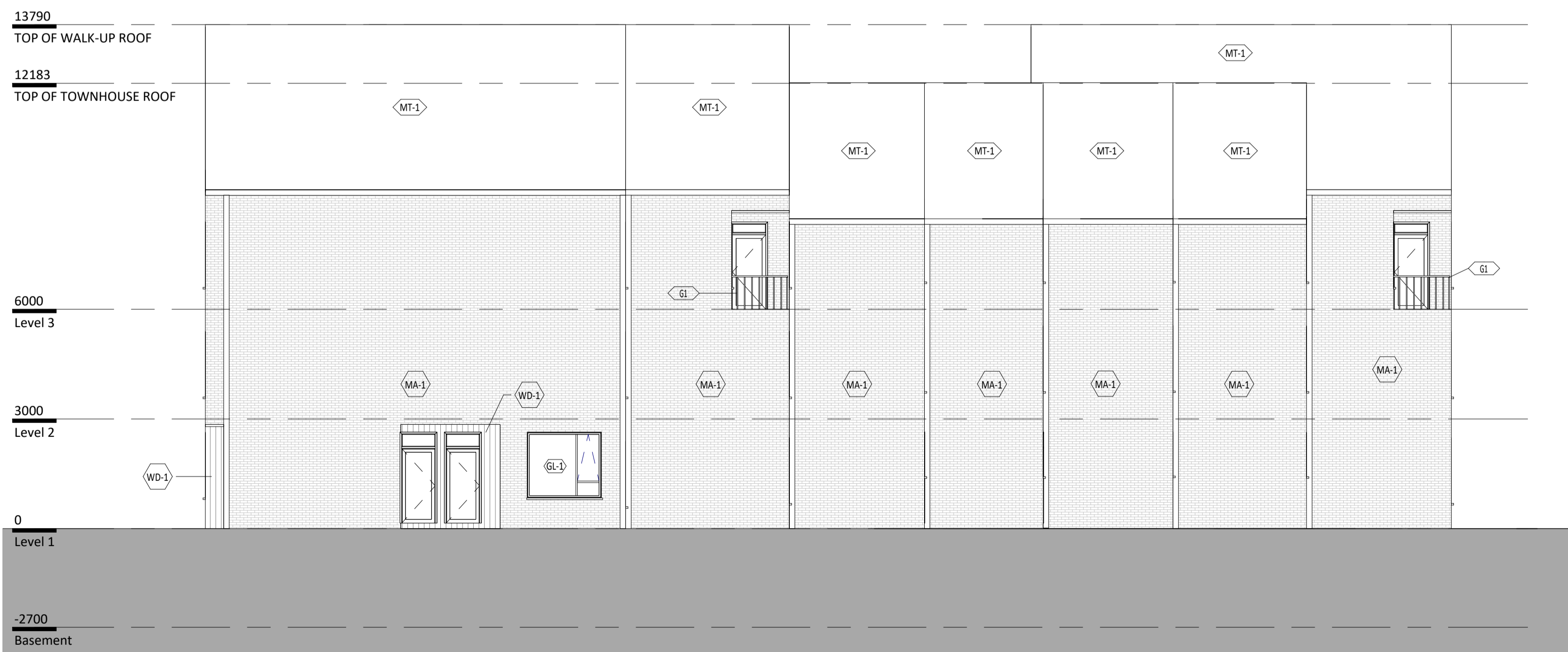
LEGEND	
MA-1	MASONRY
WD-1	WOOD FINISH
MT-1	METAL ROOF
GL-1	CLEAR GLAZING
GL-2	TRANSLUCENT GLAZING
G1	PAINTED METAL BALCONY PICKET GUARD RAIL



KEY PLAN

**1** GROUP 2 - EAST ELEVATION  
1:100

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**2** GROUP 2 - WEST ELEVATION  
1:100

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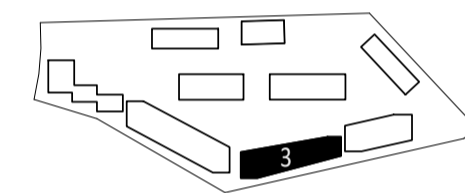
Project No. 2103  
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**GROUP 2 - EAST & WEST ELEVATIONS**

**A5.03**

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LEGEND	
MA-1	MASONRY
WD-1	WOOD FINISH
MT-1	METAL ROOF
GL-1	CLEAR GLAZING
GL-2	TRANSLUCENT GLAZING
G1	PAINTED METAL BALCONY PICKET GUARD RAIL

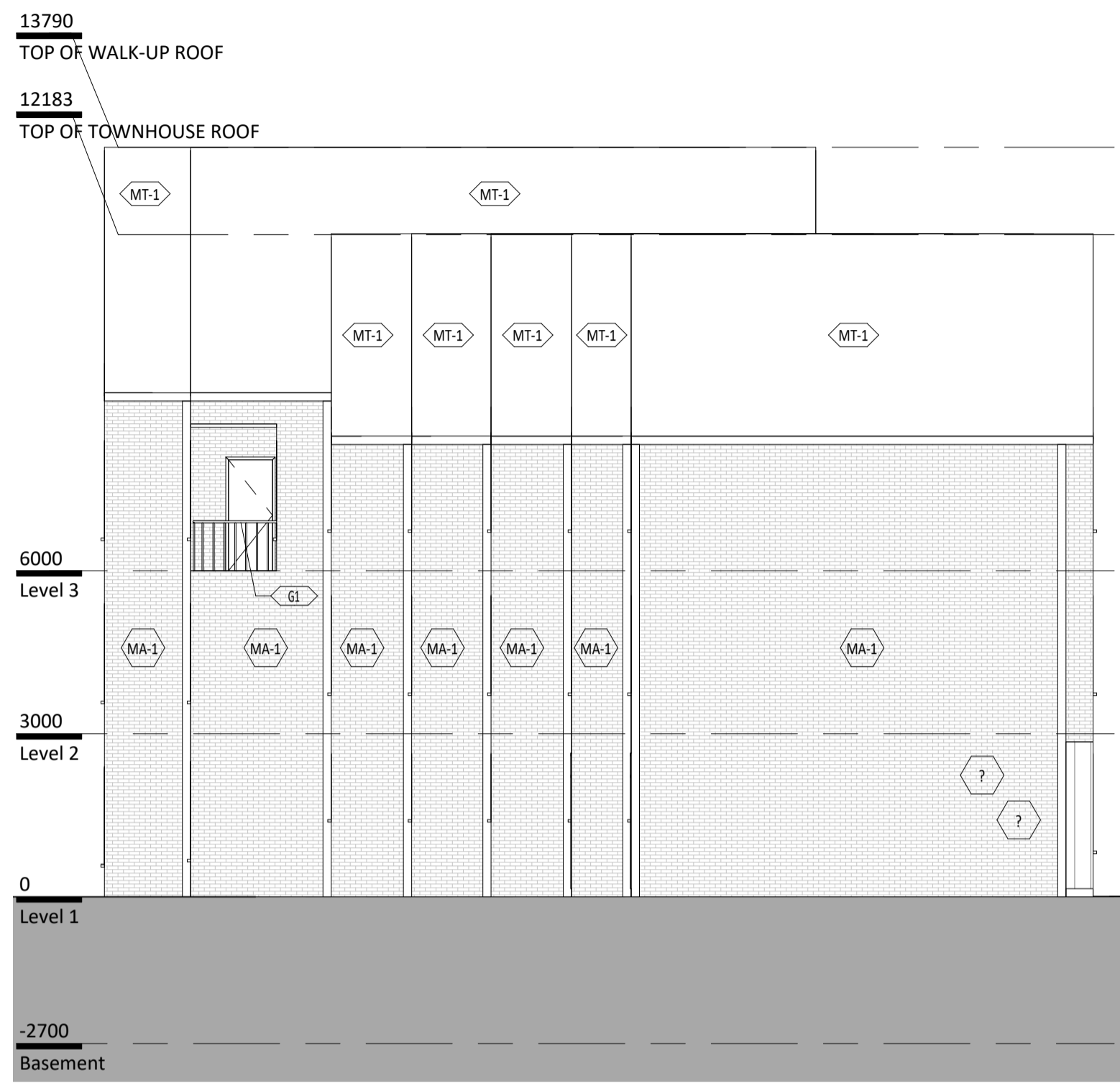


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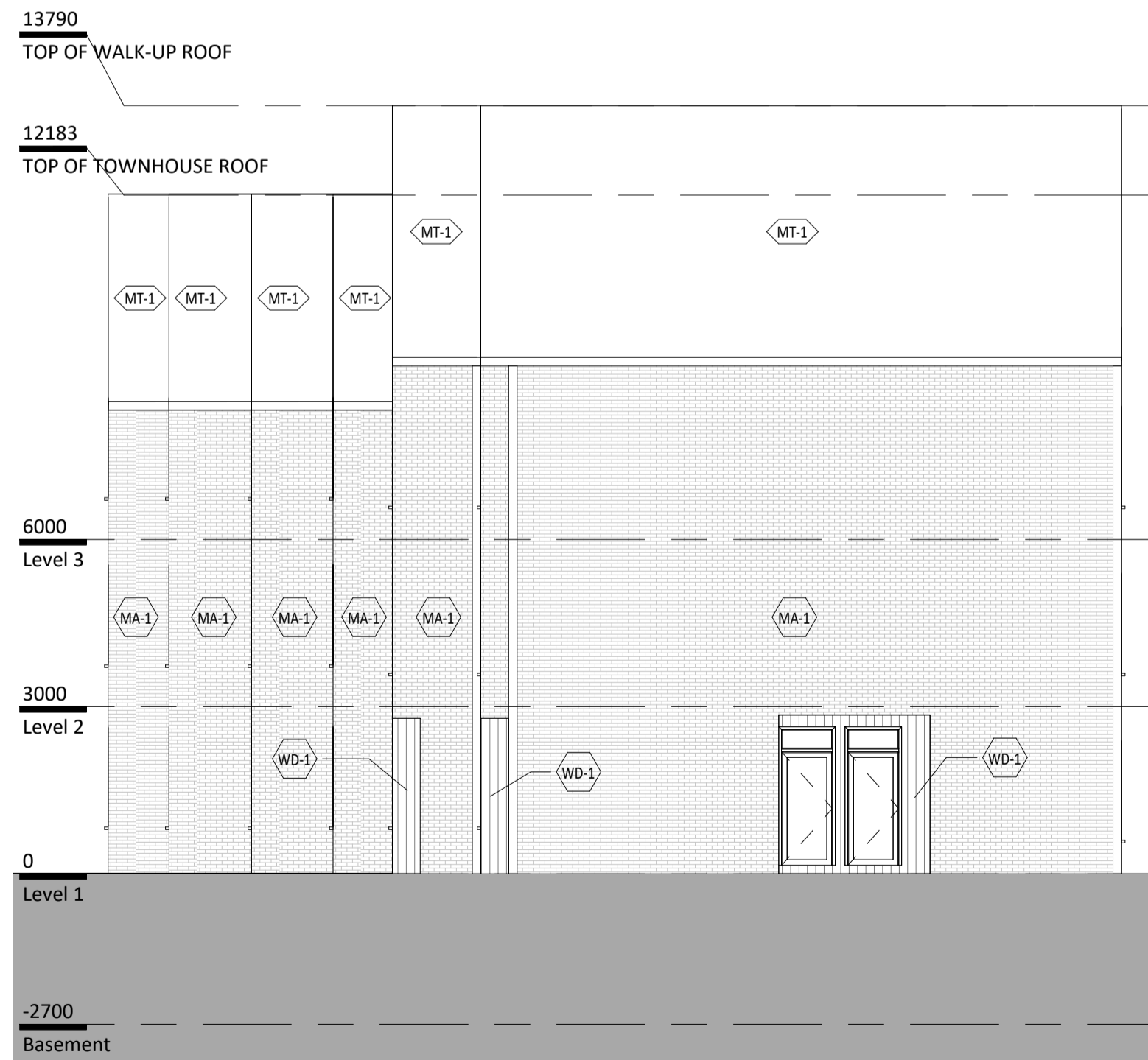
**1** GROUP 3 - NORTH ELEVATION  
1:100



**2** GROUP 3 - EAST ELEVATION  
1:100



**3** GROUP 3 - SOUTH ELEVATION  
1:100



**4** GROUP 3 - WEST ELEVATIONS  
1:100

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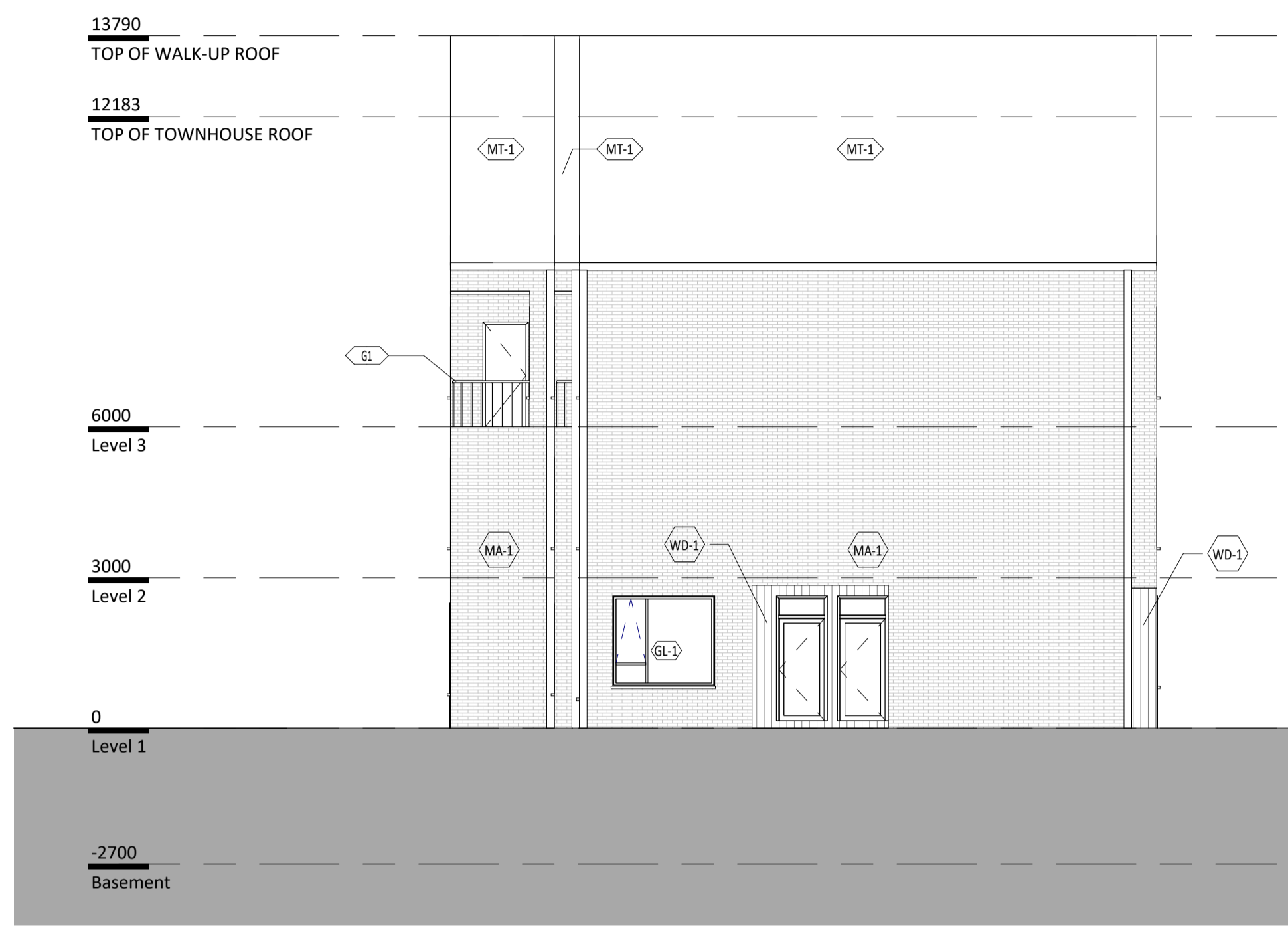
**GROUP 3 - ELEVATIONS**

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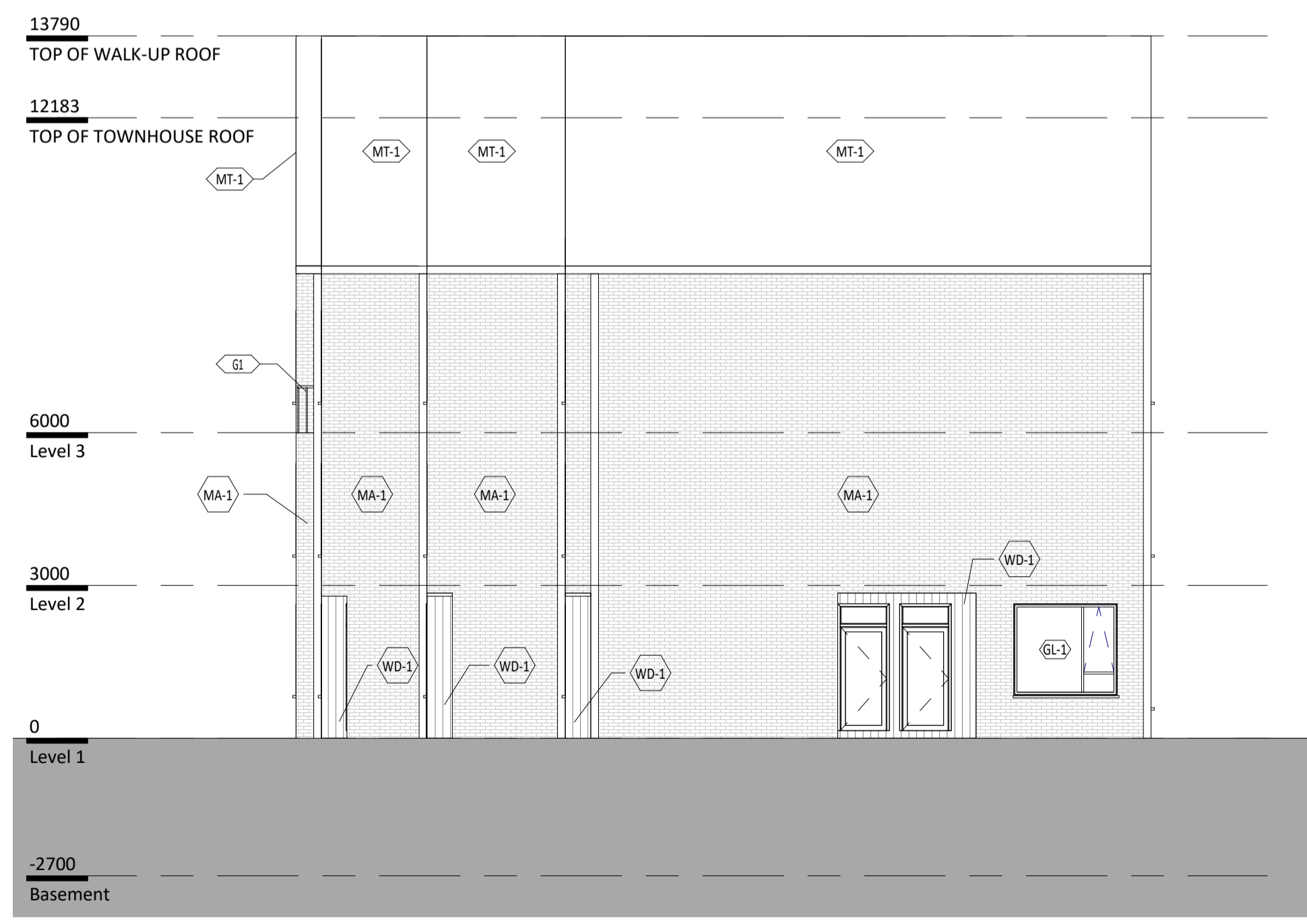
**1** GROUP 4 - NORTH ELEVATION  
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**2** GROUP 4 - EAST ELEVATION  
 1:100



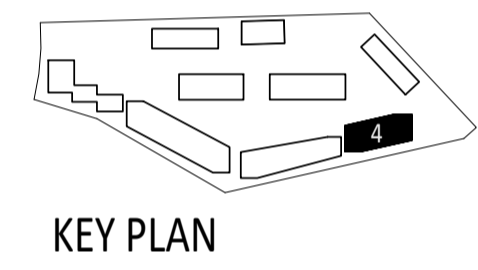
**3** GROUP 4 - SOUTH ELEVATION  
 1:100



**4** GROUP 4 - WEST ELEVATION  
 1:100

**LEGEND**

MA-1	MASONRY
WD-1	WOOD FINISH
MT-1	METAL ROOF
GL-1	CLEAR GLAZING
GL-2	TRANSLUCENT GLAZING
G1	PAINTED METAL BALCONY PICKET GUARD RAIL



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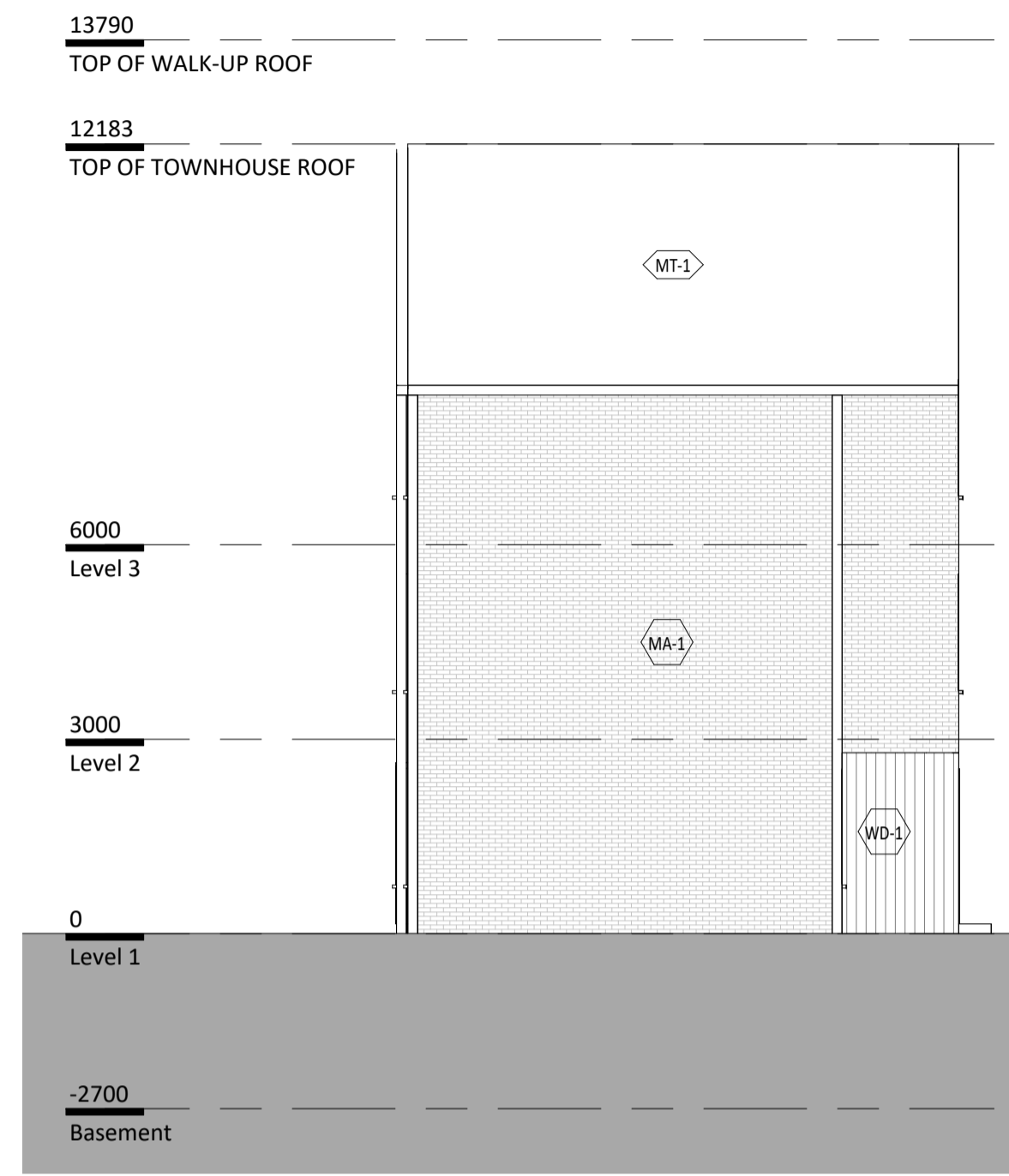
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**GROUP 4 - ELEVATIONS**

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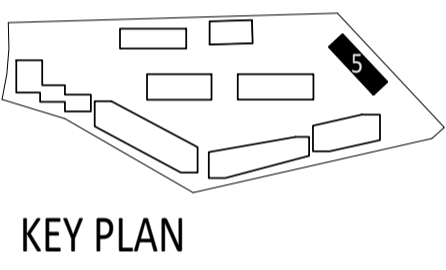
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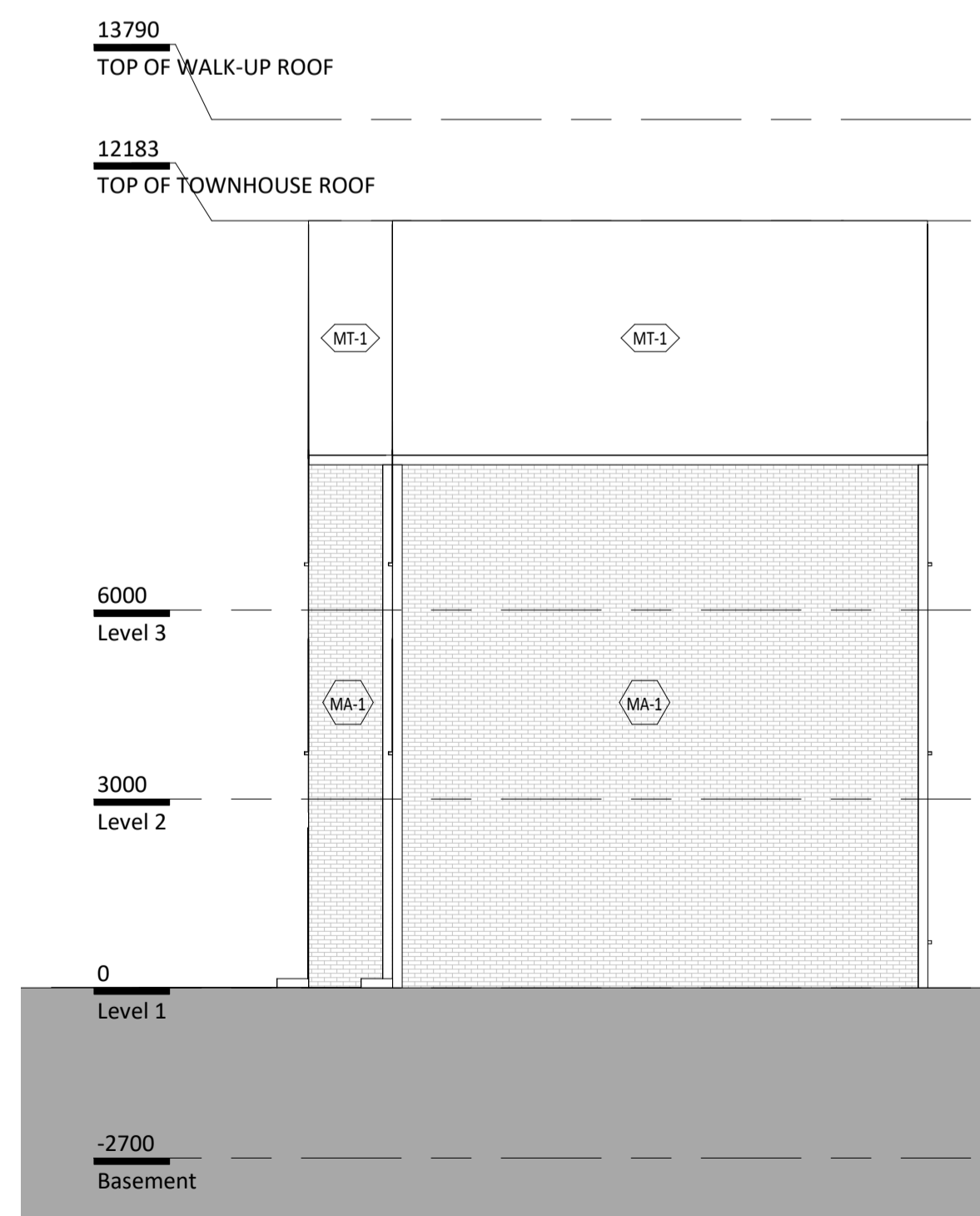
**2** GROUP 5 - EAST ELEVATION  
 1:100

**LEGEND**

MA-1	MASONRY
WD-1	WOOD FINISH
MT-1	METAL ROOF
GL-1	CLEAR GLAZING
GL-2	TRANSLUCENT GLAZING
G1	PAINTED METAL BALCONY PICKET GUARD RAIL



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**3** GROUP 5 - SOUTH ELEVATION  
 1:100



**4** GROUP 5 - WEST ELEVATION  
 1:100

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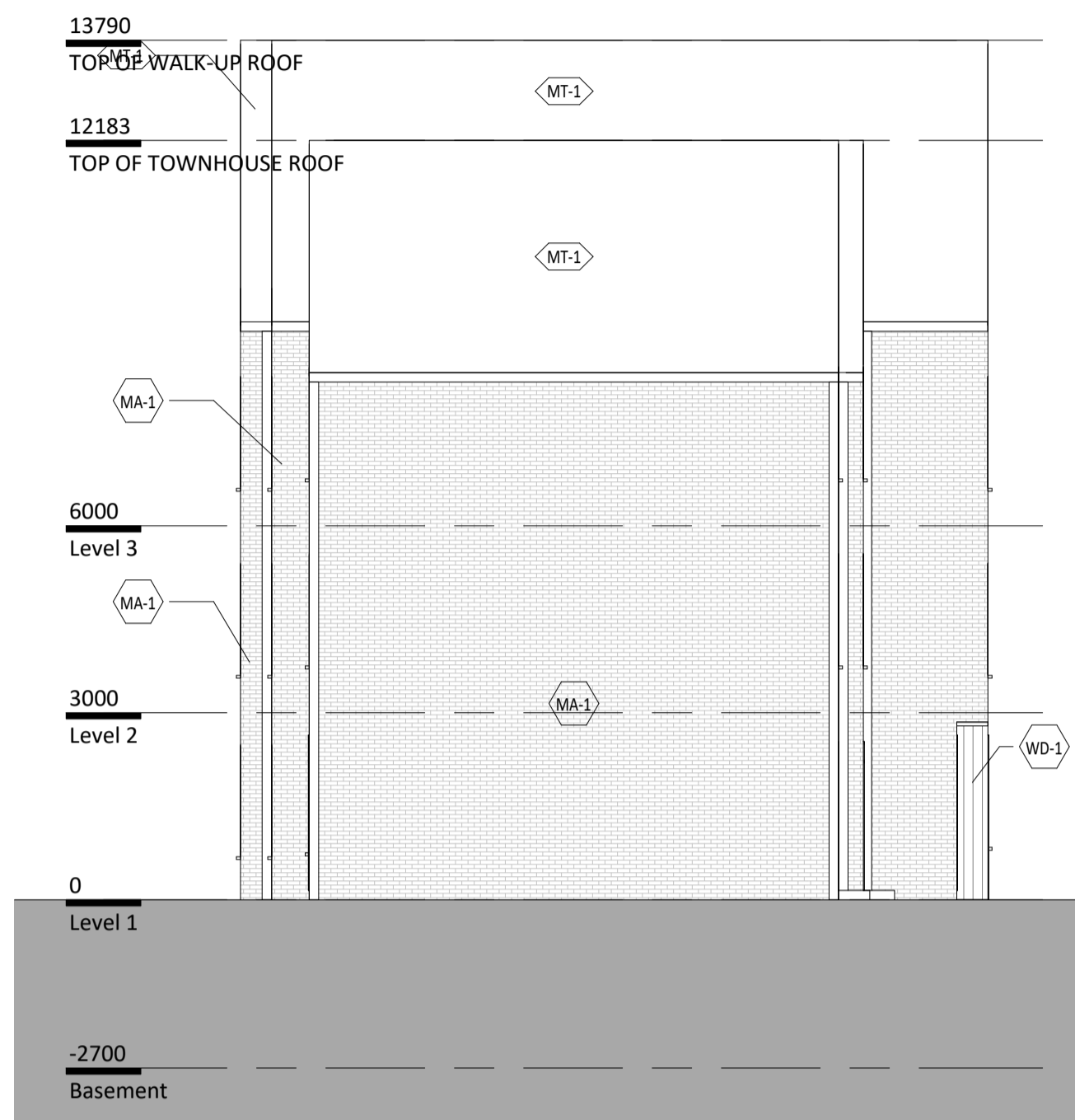
**GROUP 5 - ELEVATIONS**

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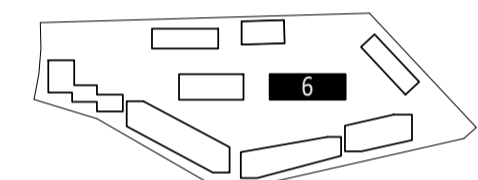
**1** GROUP 6 - NORTH ELEVATION  
1:100



**2** GROUP 6 - EAST ELEVATION  
1:100

**LEGEND**

MA-1	MASONRY
WD-1	WOOD FINISH
MT-1	METAL ROOF
GL-1	CLEAR GLAZING
GL-2	TRANSLUCENT GLAZING
G1	PAINTED METAL BALCONY PICKET GUARD RAIL

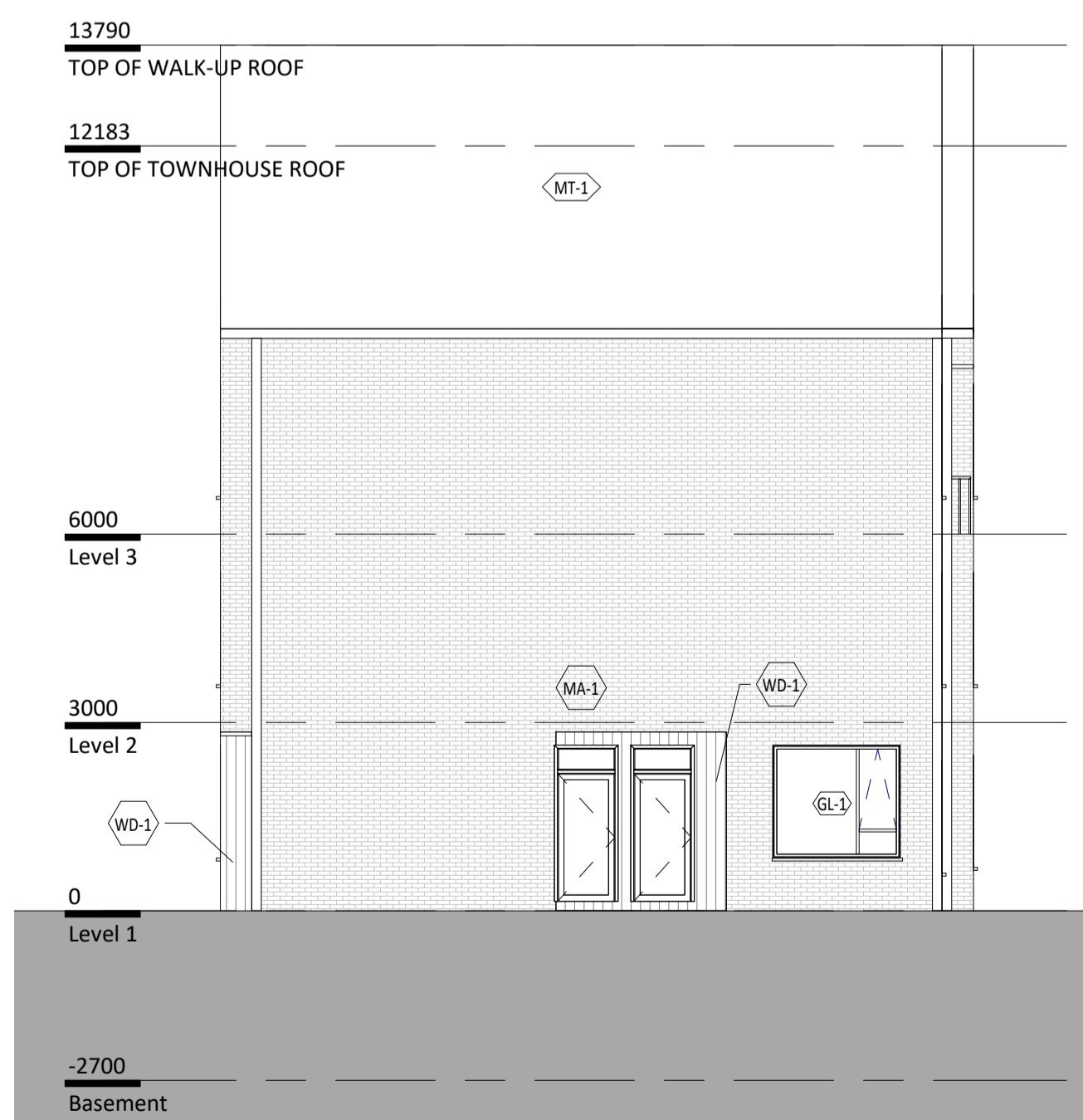


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**3** GROUP 6 - SOUTH ELEVATION  
1:100



**4** GROUP 6 - WEST ELEVATION  
1:100

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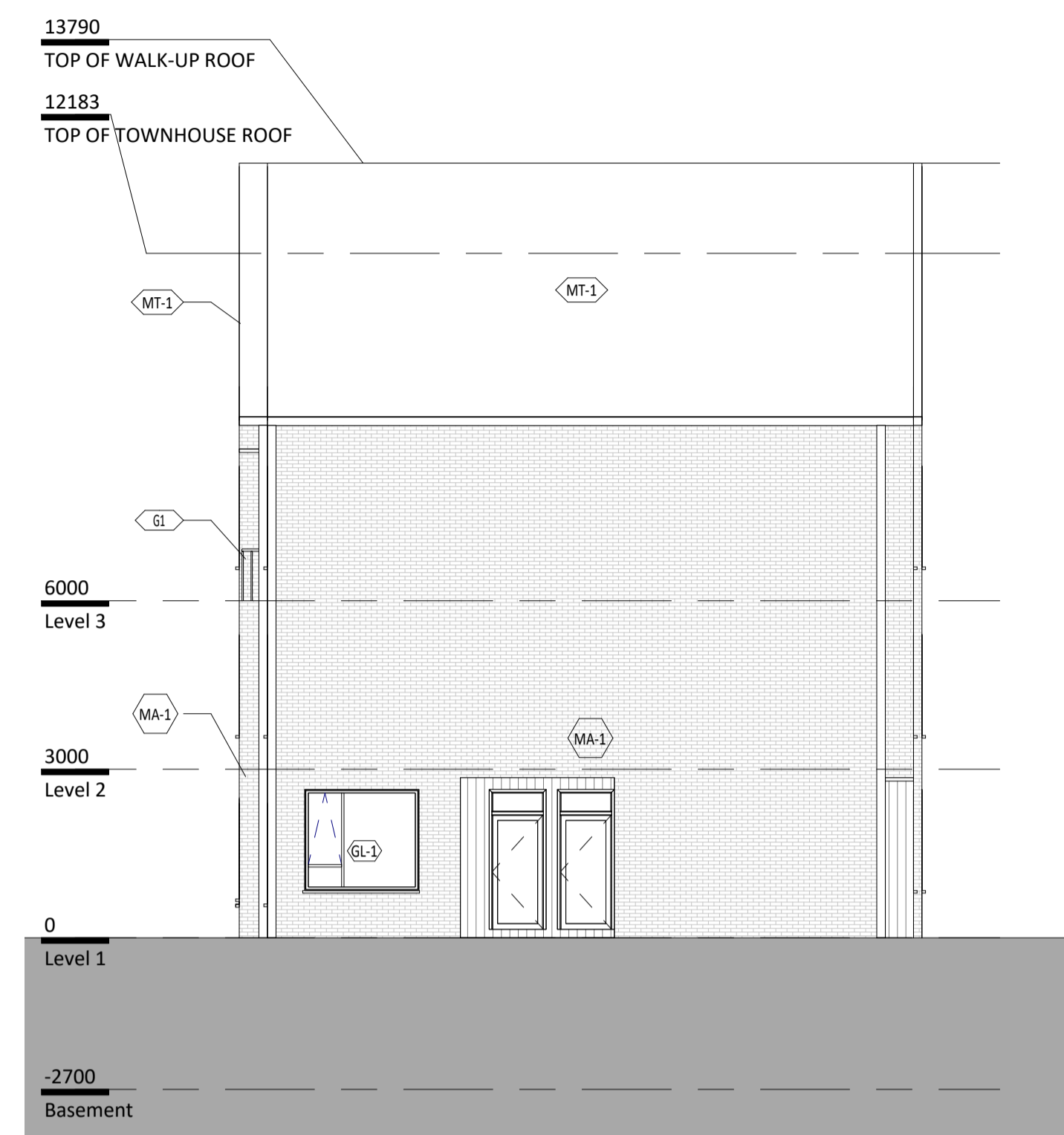
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**GROUP 6 - ELEVATIONS**

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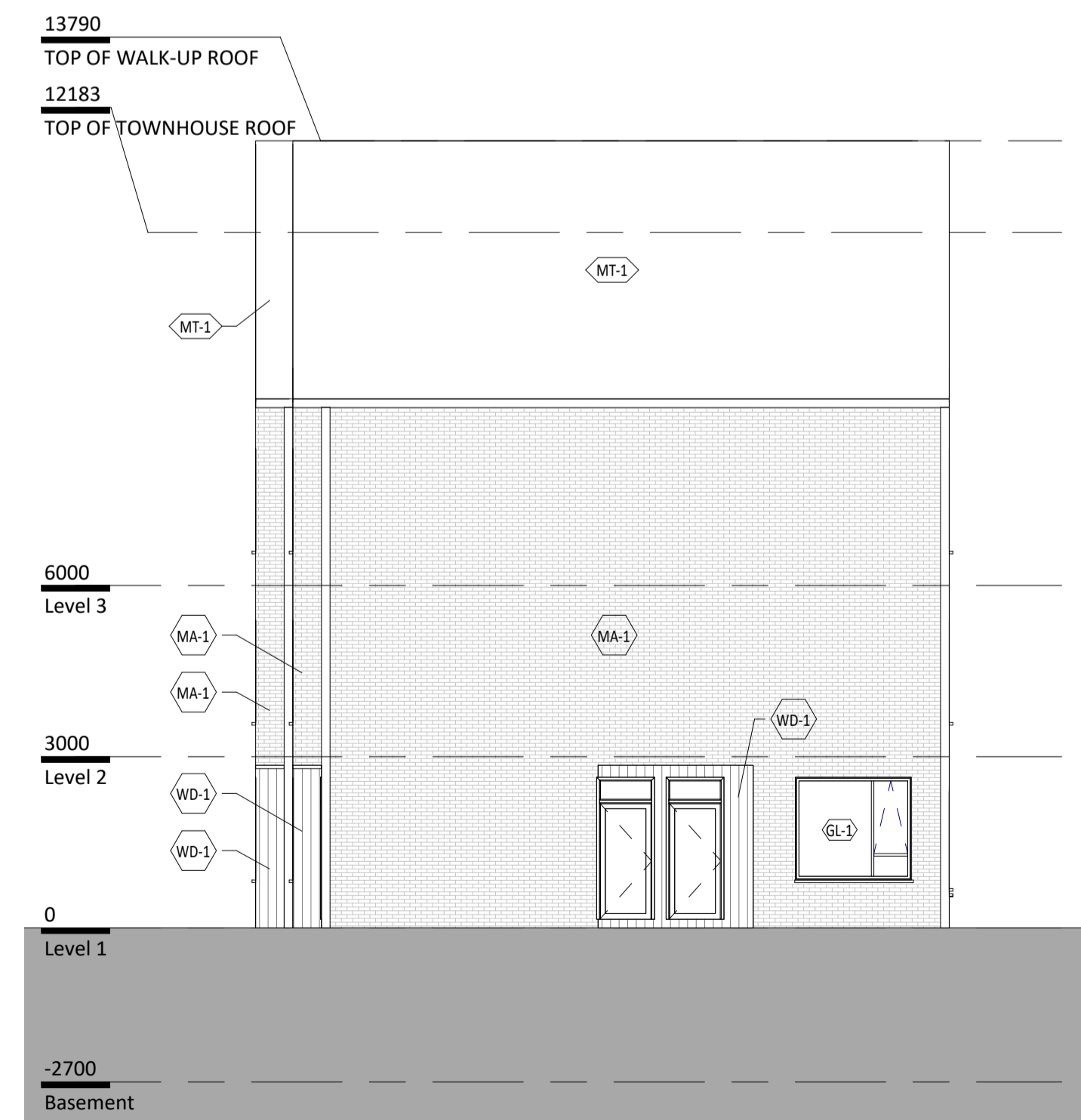
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 1:100



**2 GROUP 7 - EAST ELEVATION**  
 1:100



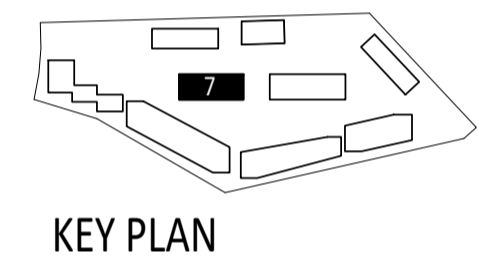
**3 GROUP 7 - SOUTH ELEVATION**  
 1:100



**4 GROUP 7 - WEST ELEVATION**  
 1:100

**LEGEND**

MA-1	MASONRY
WD-1	WOOD FINISH
MT-1	METAL ROOF
GL-1	CLEAR GLAZING
GL-2	TRANSLUCENT GLAZING
G1	PAINTED METAL BALCONY PICKET GUARD RAIL



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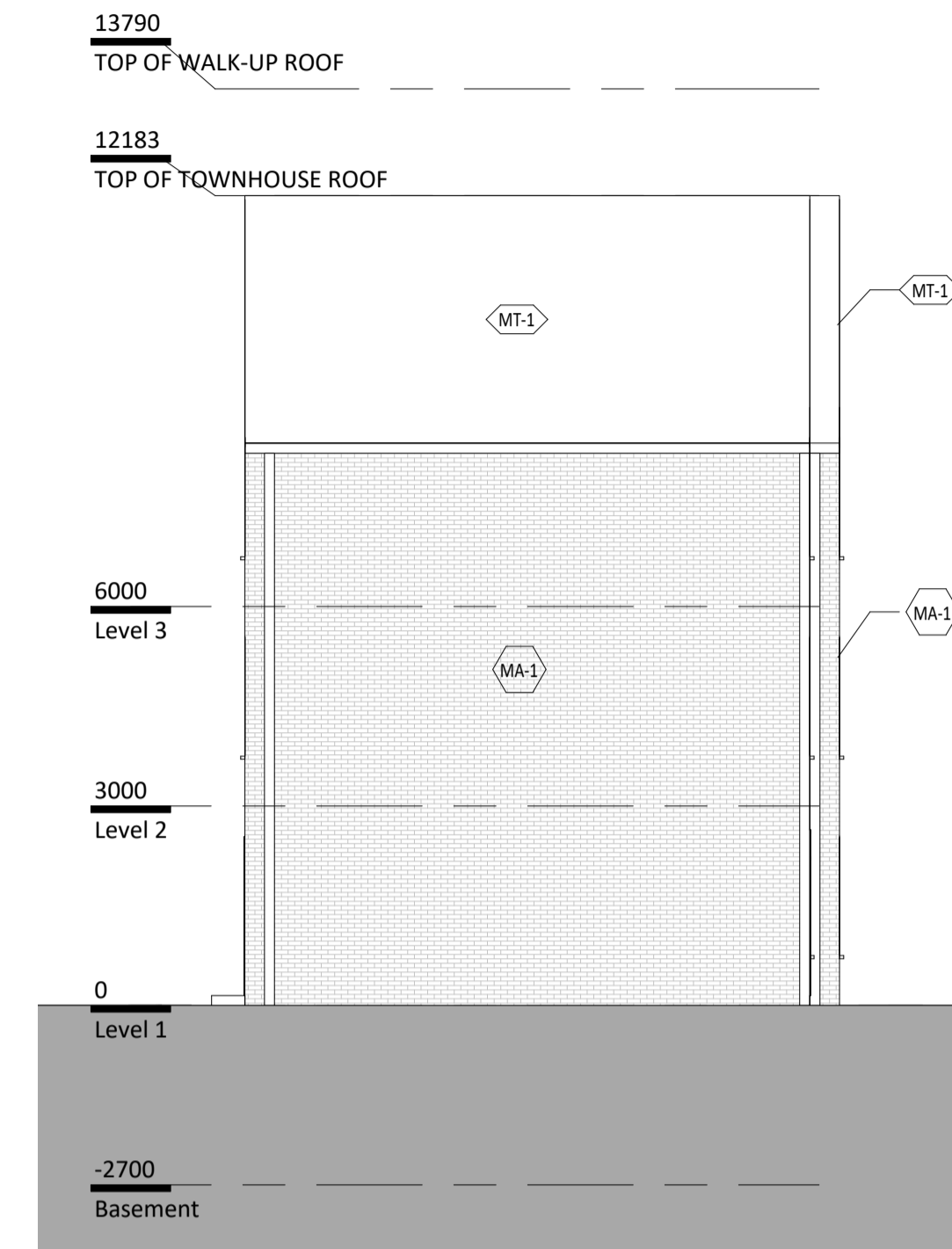
**GROUP 7 - ELEVATIONS**

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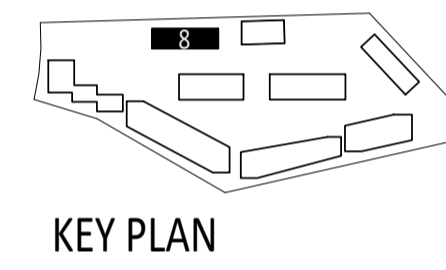
**1** GROUP 8 - NORTH ELEVATION  
 1:100



**2** GROUP 8 - EAST ELEVATION  
 1:100

**LEGEND**

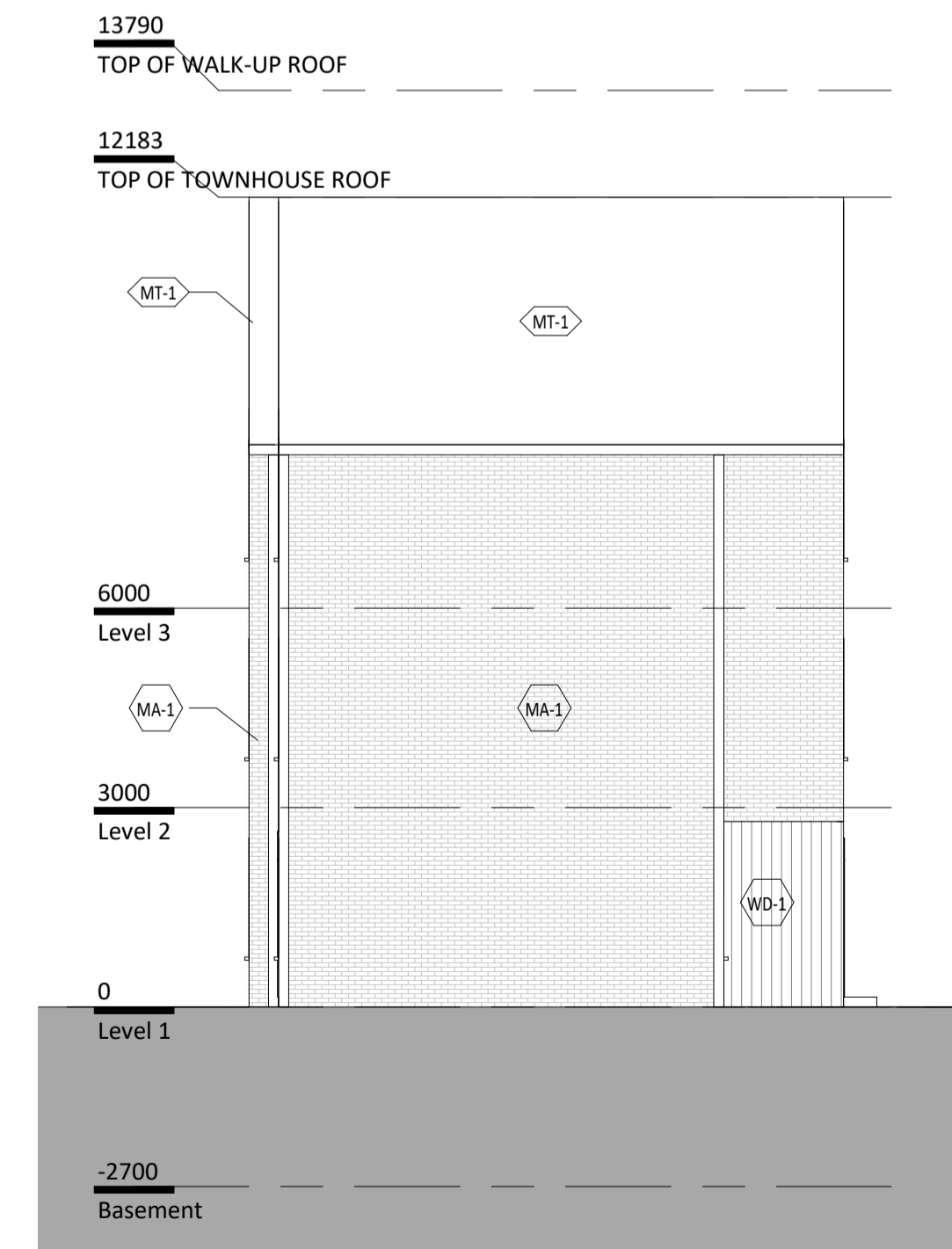
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WD-1	WOOD FINISH
MT-1	METAL ROOF
GL-1	CLEAR GLAZING
GL-2	TRANSLUCENT GLAZING
G1	PAINTED METAL BALCONY PICKET GUARD RAIL



Rev.	Date	Issued



**3** GROUP 8 - SOUTH ELEVATION  
 1:100



**4** GROUP 8 - WEST ELEVATION  
 1:100

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**Queenswood United Church**

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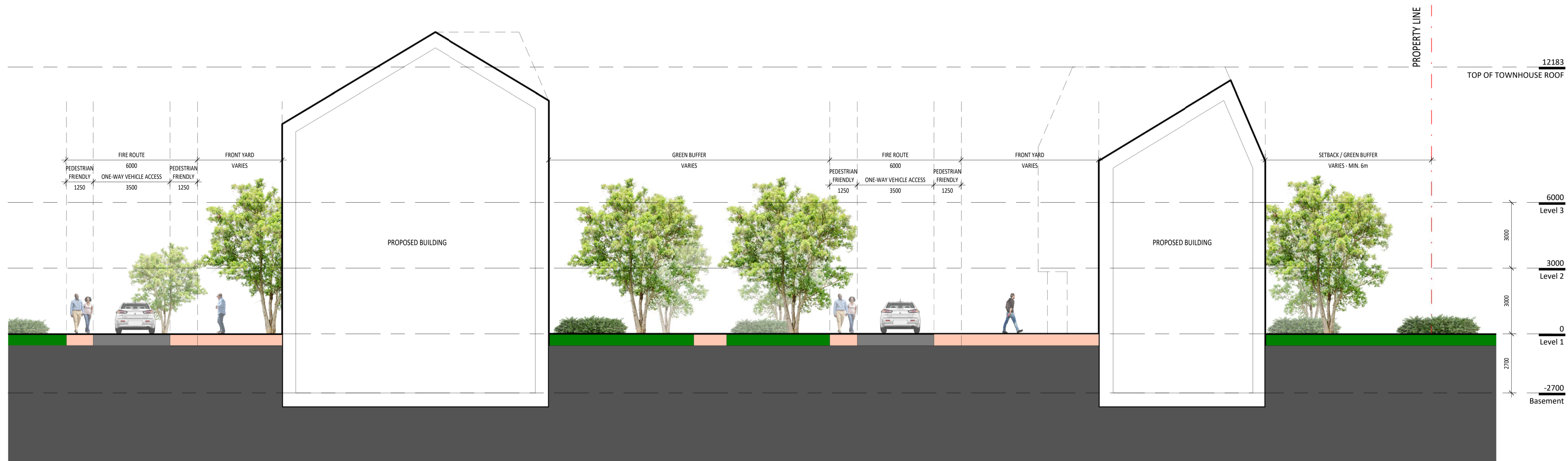
Project No. 2103  
 Scale As indicated  
 Plot Date 11/26/21

**GROUP 8 - ELEVATIONS**



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- GENERAL NOTES:**
1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before commencing work.
  2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manuals and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Consultant's documents with respect to the quantity, sizes or scope of work, the greater shall apply.
  3. Positions of exposed or finished Mechanical or Electrical Devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
  4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
  5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
  6. These documents are not to be used for construction unless specifically noted for such purpose.

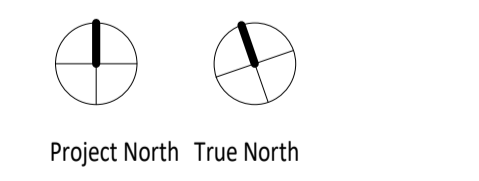


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**SITE SECTION**