



1500 MERIVALE-CLARIDGE HOMES

1500 Merivale Road, Ottawa K2E 6Z5

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9426-20_1500 MERIVALE BUILDING STATISTICS

PROJECT STATISTICS	BLDNG A		BLDNG B		BLDNG C		BLDNG D				BLDNG E		TOTAL
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10			
SITE AREA (m ²)	4 436	6 406	2 297	5 930	6 408	5 641	5 332	5 997	4 873	8 113			55 433
BUILDING HEIGHT (STOREYS)	10	9	11	9	9	10	9	9	9	11			
DEDICATED PARKLAND AREA (m2)	6572												

UNIT SUMMARY	PHASE 1		PHASE 2		PHASE 3		PHASE 4		PHASE 5		PHASE 6		PHASE 7		PHASE 8		PHASE 9		PHASE 10		TOTAL
TOWNHOME (A)	7	8	0	0	0	0	0	0	0	0	0	8	6	0	0	0	0	0	0	29	
STUDIO (B)	0	9	0	6	0	32	0	16	0	0	0	0	16	0	0	0	0	0	0	63	
1 BEDROOM (C)	68	218	18	171	181	132	119	153	170	190	1420									1420	
2 BEDROOMS (D)	25	27	45	27	29	33	35	23	42	89	375									375	
3 BEDROOMS (E)	15	14	0	8	11	24	0	0	0	8	80									80	
TOTAL	115	276	63	212	221	221	162	198	212	287	1967									1967	

PARKING SUMMARY	PHASE 1		PHASE 2		PHASE 3		PHASE 4		PHASE 5		PHASE 6		PHASE 7		PHASE 8		PHASE 9		PHASE 10		TOTAL
CAR PARKING PROVIDED	103	167	54	312	309	190	184	204	219	265	2007									2007	
BICYCLE STORAGE PROVIDED	INTERIOR										EXTERIOR										TOTAL
	1189										497										

AMENITIES SUMMARY	BLDNG A		BLDNG B		BLDNG C		BLDNG D				BLDNG E		TOTAL
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10			
Commercial	168,62	103,50	0,00	119,87	168,82	56,99	0,00	0,00	139,70	371,39	1128,89		

	BLDNG A		BLDNG B		BLDNG C		BLDNG D				BLDNG E		TOTAL
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10			
BUILDING HEIGHT (m)	10 storeys (30,12)	9 storeys (26,95)	11 storeys	9 storeys	9 storeys	10 storeys	9 storeys	9 storeys	9 storeys	11 storeys			
BUILDING FOOTPRINT (PROJECTION) (m ²)	1235,39	2603,85	752,62	2400,44	2259,76	2529,14	1481,40	1957,57	1995,79	3120,92	20336,9		
BUILDING FOOTPRINT (GROUND FLOOR) (m2)	1177,00	2270,62	734,99	1657,61	2240,20	1038,31	1646,30	1891,93	1805,12	2920,34	17382,4		
GROSS FLOOR AREA (m2)	8770,56	17568,58	4935,82	14423,32	15430,05	15517,08	9494,36	13185,38	13852,54	19190,28	132368,0		
GROSS LEASABLE AREA (commercial, m2)	168,62	103,50	0,00	119,87	168,82	56,99	0,00	0,00	139,70	371,39	1128,9		
SITE OCCUPANCY (%)	0,51	0,36	0,47	0,41	0,42	0,36	0,56	0,45	0,35	0,42	0,42		
DENSITY	1,98	2,74	2,15	2,43	2,41	2,75	1,78	2,20	2,84	2,37	2,39		
LANDSCAPE AREA (m2)	2228,79	2703,63	1366,19	5330,98	3148,11	2523,94	2563,01	2509,21	2103,37	4377,06	28854,3		
LANDSCAPED AREA (%)	50,2	42,2	59,5	89,9	49,1	44,7	48,1	41,8	43,2	54,0	0,52		
RESIDENTIAL UNITS	115	276	63	212	221	221	162	198	212	287	1967		
CARETAKER UNITS	1	1	1	1	1	1	1	1	1	1	10		
COMMON AMENITIES (m2)	2515,83	4083,36	2067,18	6525,67	3348,32	4698,83	3014,18	3174,44	2420,08	5840,37	37688,5		
TOTAL AMENITIES (m2)	3925,78	6501,88	2891,15	7737,73	5568,50	5841,43	3877,38	4515,04	3883,36	8044,22	52586,5		

FRONT YARD SETBACK (from ROW)	BLDNG A		BLDNG B		BLDNG C		BLDNG D				BLDNG E	
MERIVALE	0		0		0				0			0
CLYDE	0		0		0				0			0
BASELINE	0		0		0				0			0

CLIENT: **CLARIDGE HOMES**
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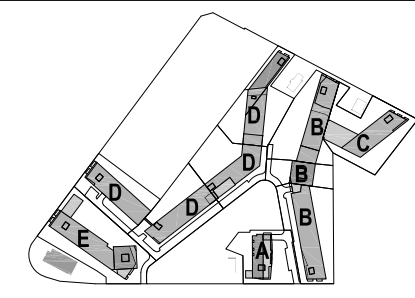
LANDSCAPE ARCHITECTS: **James B. Lennox and Associates Inc. Landscape Architects**
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NO.	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2021-09-17
	ISSUED FOR COORDINATION		2021-05-27

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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **COVER SHEET**

DESIGN: NG APPROVED: XX
 DRAWN: SJ-CH DATE: 2021-09-24
 VERIFIED: XX SCALE: S.O.

PROJECT NO: **9426-20** DRAWING NO: **A-000**



Provision	Required	Provided
Minimum Parking Required (Area X of Schedule 1A)	Residential Mid-High Rise and Mixed Use Parking Requirements 0.5 per dwelling unit, less the first 12 units. 1955 x 0.5/dwelling unit = 978 residential spaces required	1,869 total resident spaces provided
Maximum Vehicle Parking	1.75 spaces / dwelling unit 1.75 x 1967 dwelling units = 3,442 spaces	2,008 total vehicle spaces provided
Visitor Parking	Visitor Parking (Area X) 0.1 spaces/dwelling unit, less the first 12 units, to a maximum of 30 spaces per building Building A: 103 x 0.1 = 10 spaces Building B: 539 x 0.1 = 54 spaces (30 max) Building C: 209 x 0.1 = 21 spaces (30 max) Building D: 781 x 0.1 = 78 spaces (30 max) Building E: 275 x 0.1 = 28 spaces	Building A: 10 spaces Building B: 30 spaces Building C: 23 spaces Building D: 30 spaces Building E: 29 spaces
Bicycle Parking	0.5 spaces / dwelling unit Currently 1,967 units x 0.5 bicycle spaces = 984 bicycle spaces required	1,686 bicycle spaces provided

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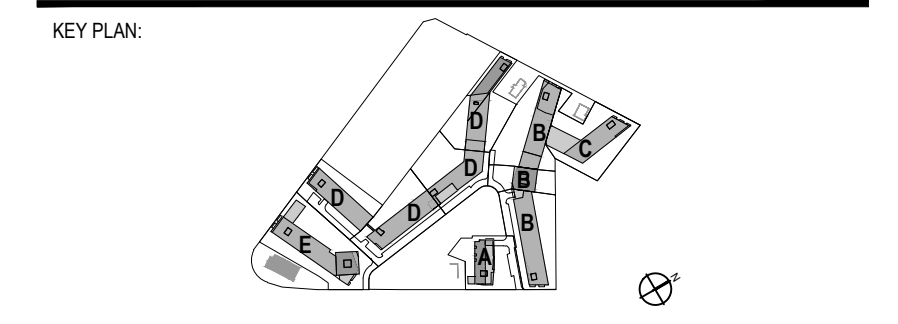
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Provision	Required	Provided
Minimum Lot Width (m)	No minimum	varies
Minimum Lot Area (m²)	No minimum	55,433m ²
Minimum Front and Corner Side Yard Setback (m)	0 metres, at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building, and within 3.0 metres for mixed use buildings	All building zero
Minimum Interior Side Yard Setback (m)	No minimum	Varies
Minimum Building Height (m)	If located within 10 metres of the front or corner lot lines: A mixed-use building must have a minimum ground floor height of 4.5 metres Min building height: 7.5 metres (at least 2-stories)	Varies 5.5m to 6.9m
Maximum Building Height (m)	34 metres, and; 30 metres (for the portion abutting 1490 Merivale Road)	(29.5 metres to 33.9 metres)
Maximum Floor Space Index	No Maximum	2.39
Active Entrances	The ground floor façade facing a public street of a building located within 4.5 metres of the front lot line must include: a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line in case of non-residential uses; and, a minimum of one active entrance in the case of a residential use building	Provided
Notes:	a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors	Minimum of 84% to maximum of 100% for all buildings
Amenity Space Requirements	6m ² per unit, 50% required to be communal space 1967 units x 6.0 = 11,802m ² amenity space to be provided, 5,901m ² to be communal Exception 2117: 2% must be provided as outdoor communal amenity space located at-grade.	Total: 52,586m ² of amenity space provided, 37,688m ² is communal 26 177m ² outdoor communal outdoor space located at-grade

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SITE PLAN CONTROL			2021-09-17
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PROJECT: **1500 MERIVALE**

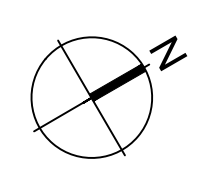
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DESIGN: NG APPROVED: XX

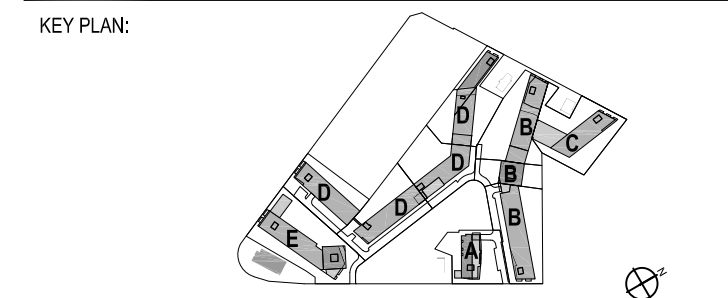
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VERIFIED: XX SCALE: 1:750

PROJECT N°: DRAWING N°:



SITE PLAN 1
1:750 A-010-A



NO.	DESCRIPTION:	BY	DATE
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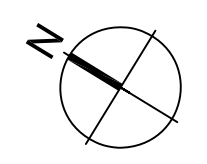
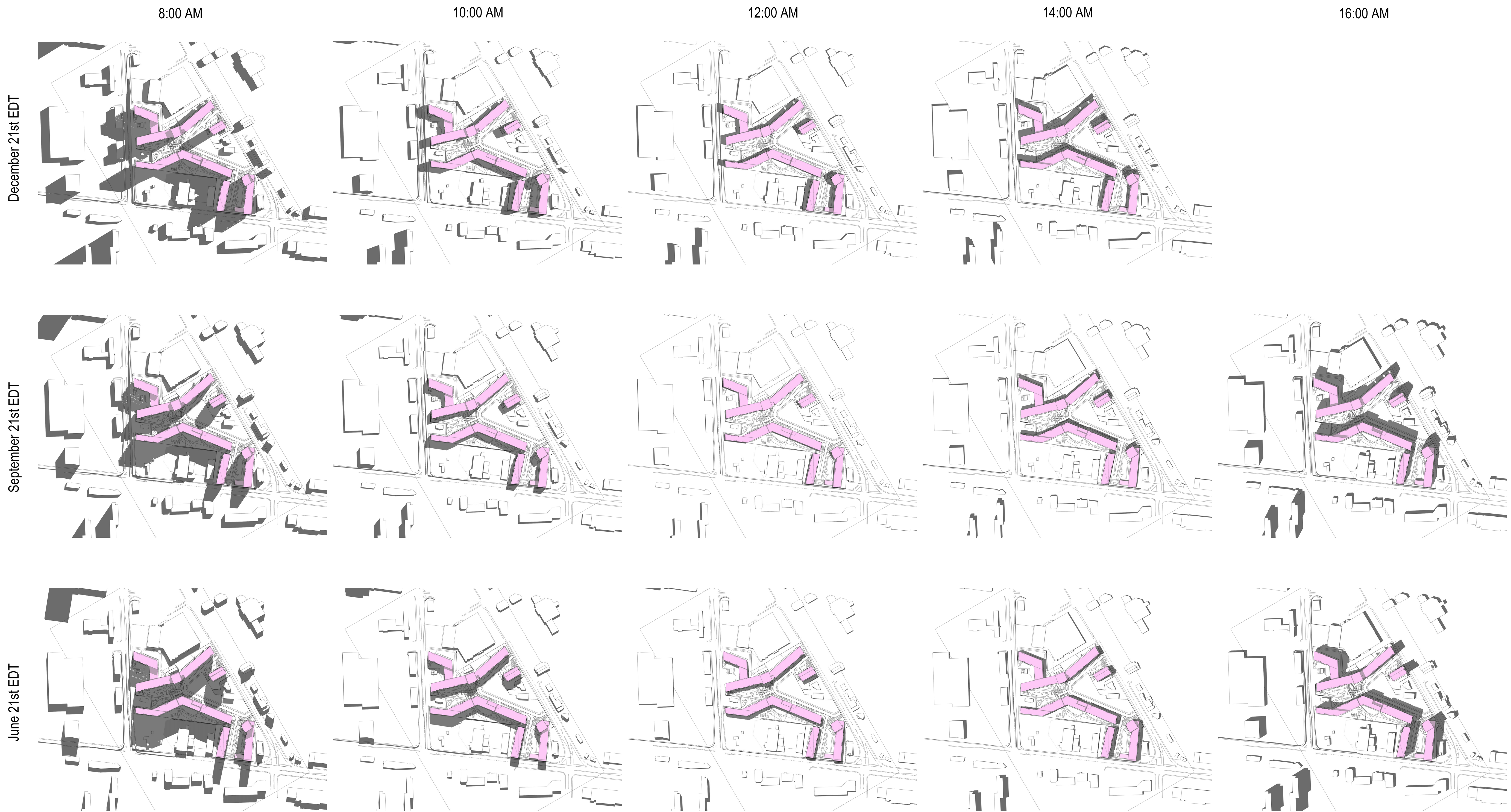
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PROJECT:
1500 MERIVALE

DRAWING TITLE:
SHADOW ANALYSIS

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2021-09-24
VERIFIED: XX	SCALE: S.O.

PROJECT N°: **9426-20** DRAWING N°: **A-020**



SHADOW ANALYSIS
 S.O. 1 A-020



View of East West Passage



View of Baseline Entry



View of Clyde Entry



View of Park Entry

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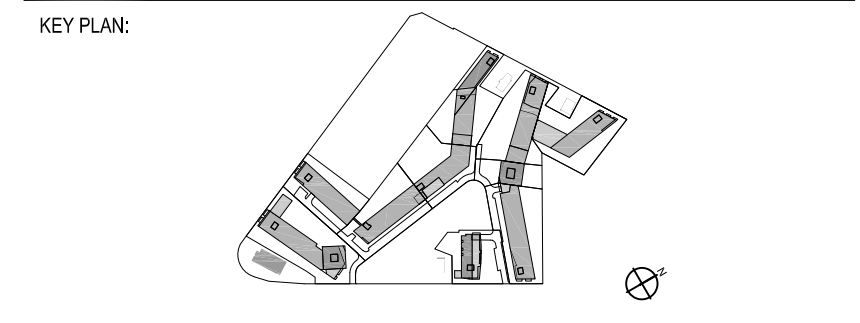
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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **MODEL VIEWS**

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PROJECT NO: **9426-20** DRAWING NO: **A-030**



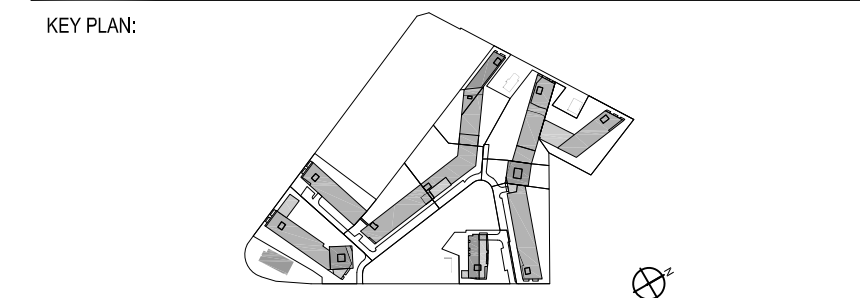
View of Merivale Entry



Aerial View of Public Park



Aerial View of Plaza



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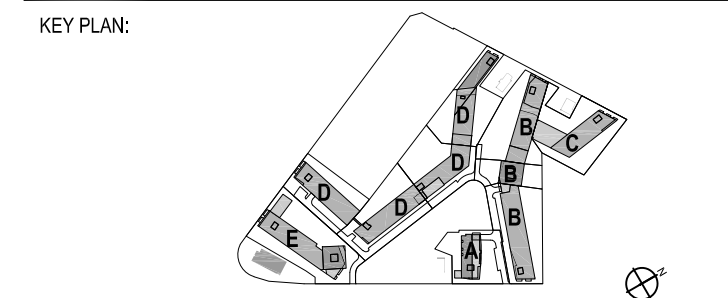
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1500 MERIVALE

DRAWING TITLE:
MODEL VIEWS

DESIGN: NG	APPROVED: XX
DRAWN: -	DATE: 2021-09-24
VERIFIED: XX	SCALE: S.O.

PROJECT Nº: **9426-20** DRAWING Nº: **A-031**



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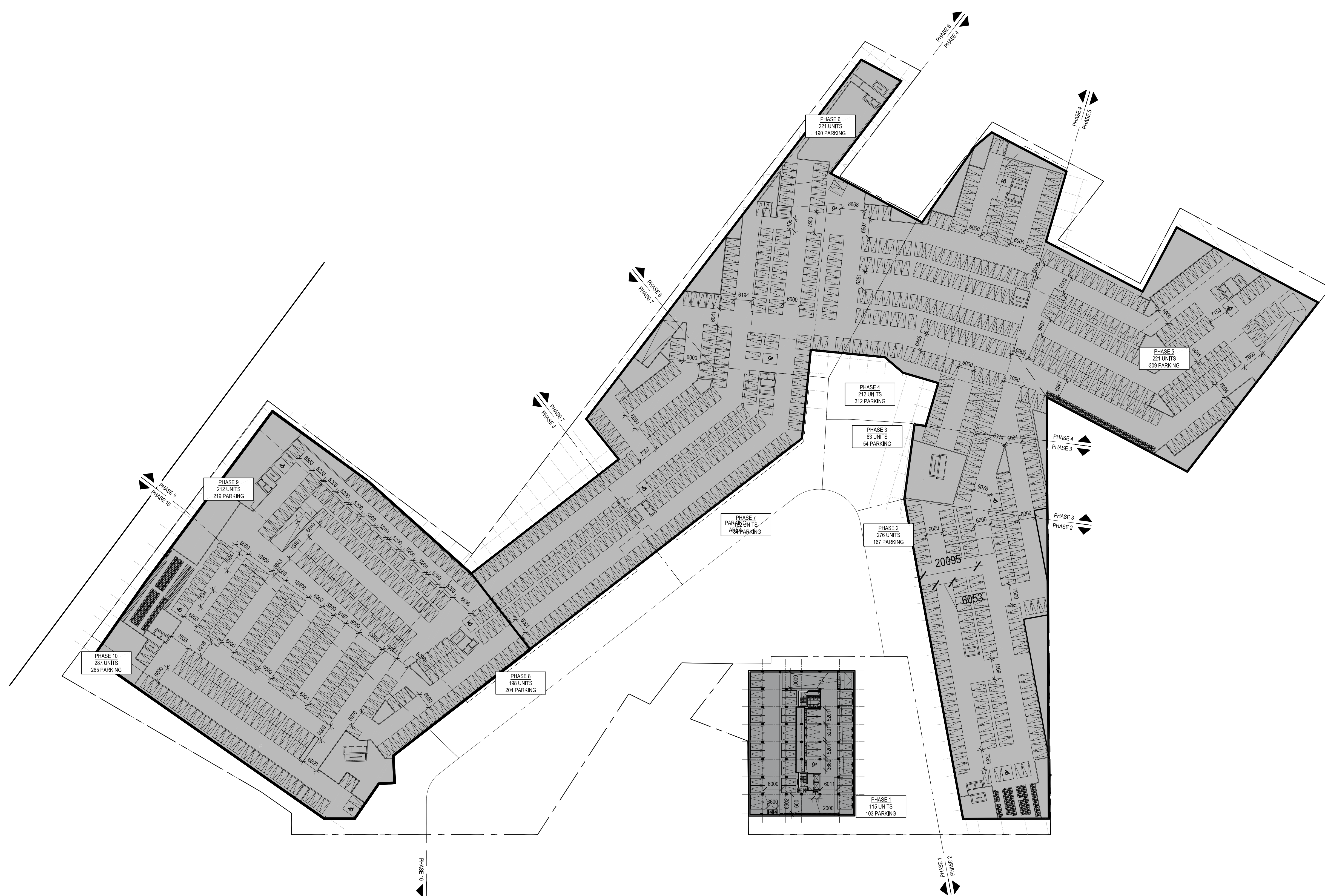
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PROJECT:
1500 MERIVALE

DRAWING TITLE:
**UNDERGROUND FLOOR PLAN - P1
 MERIVALE**

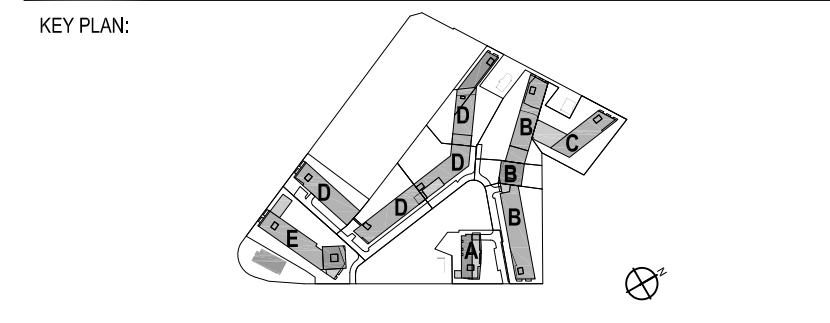
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 DRAWN: SJCH DATE: 2021-09-24
 VERIFIED: XX SCALE: 1:750

PROJECT N°: **9426-20** DRAWING N°: **A-100-A**



UNDERGROUND FLOOR PLAN - P1
 1:750

1
 A-100-A



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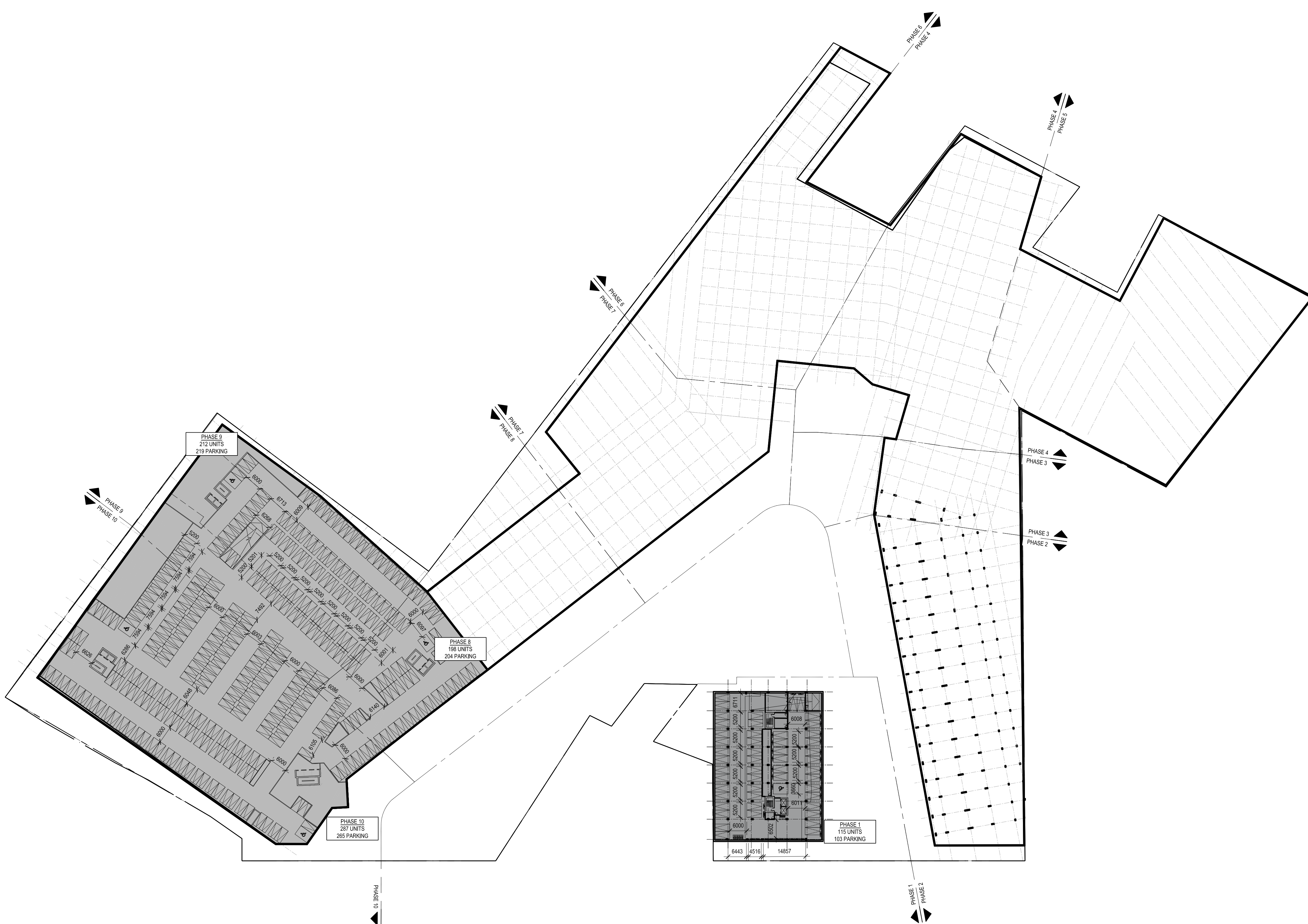
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1500 MERIVALE

DRAWING TITLE:
**UNDERGROUND FLOOR PLAN - P2
 MERIVALE**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2021-09-24
VERIFIED: XX	SCALE: 1:750

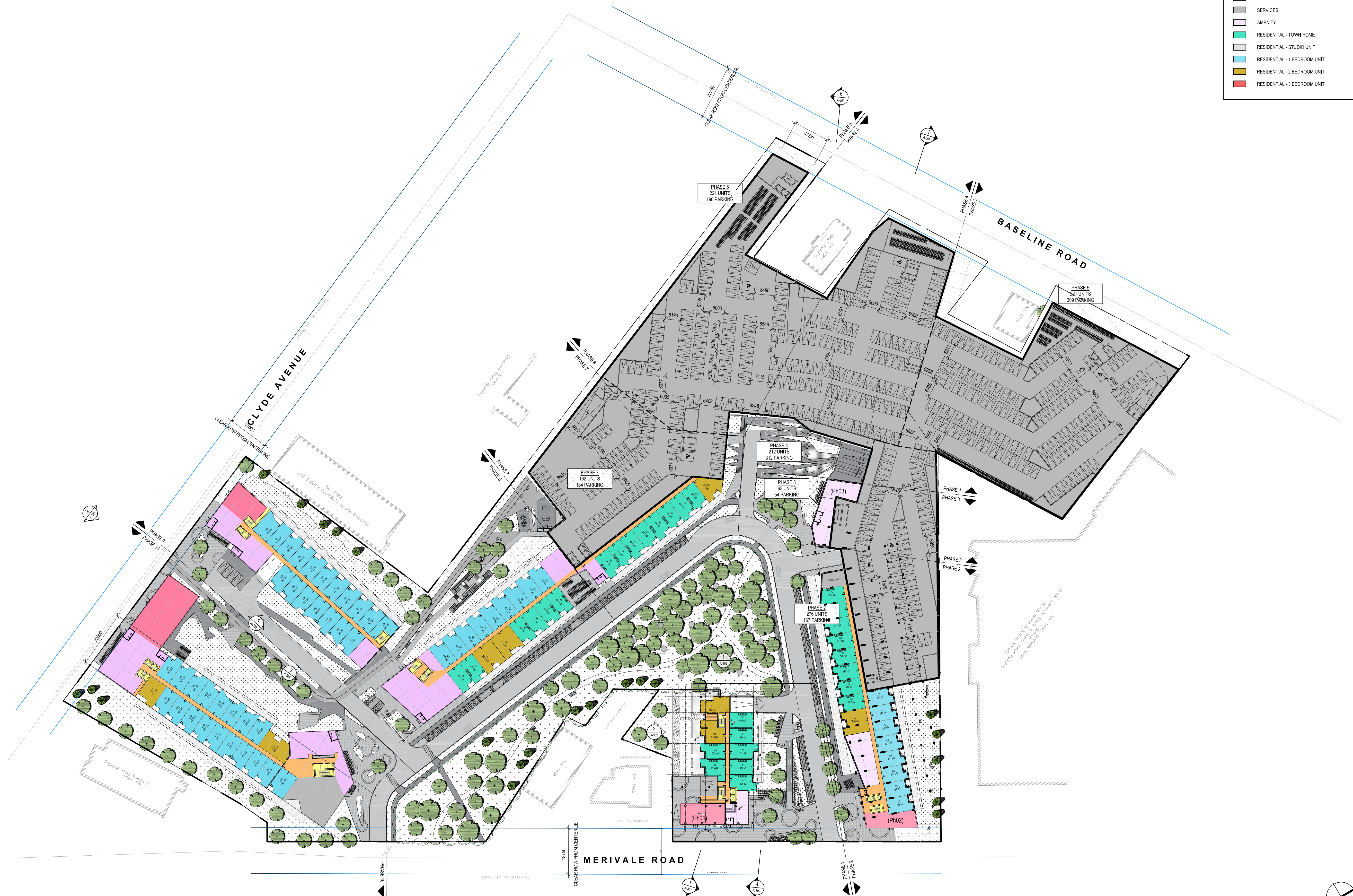
PROJECT NO: **9426-20** DRAWING NO: **A-100-B**



UNDERGROUND FLOOR PLAN - P2
 1:750

1
 A-100-B

LEGEND	
	CIRCULATION
	COMMERCIAL
	VERTICAL CIRCULATION
	SERVICES
	AMENITY
	RESIDENTIAL - TOWN HOME
	RESIDENTIAL - STUDIO UNIT
	RESIDENTIAL - 1 BEDROOM UNIT
	RESIDENTIAL - 2 BEDROOM UNIT
	RESIDENTIAL - 3 BEDROOM UNIT



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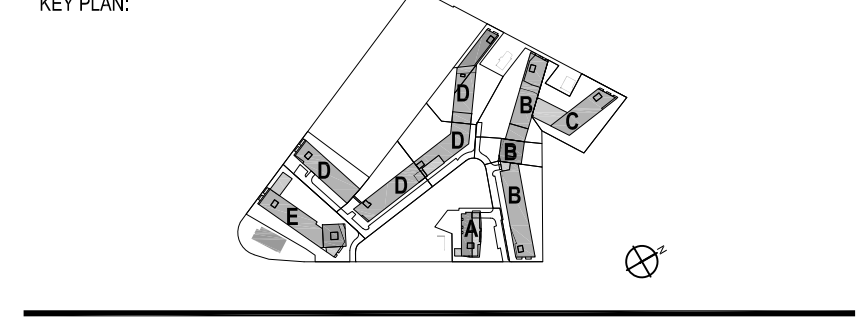
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 Landscape Architects
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 Ottawa, Ontario, K2H 5A6, T: (613) 722 5168

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 Ontario Land Surveyors
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 Tel: (613) 727-0850
 email: nepean@aovltd.com



NO.	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2021-09-17
	ISSUED FOR COORDINATION		2021-05-27
	REVISION:		

- THE GENERAL CONTRACTOR :
- SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
 - SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
 - SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.
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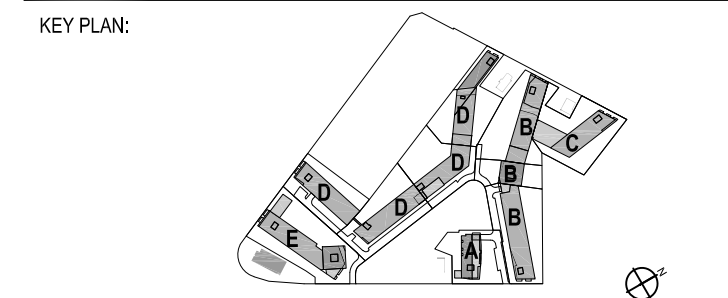
PROJECT:
1500 MERIVALE

DRAWING TITLE:
GROUND FLOOR MERIVALE PLAN

DESIGN: NG APPROVED: XX
 DRAWN: SJCH DATE: 2021-09-24
 VERIFIED: XX SCALE: 1:750

PROJECT NO: **9426-20** DRAWING NO: **A-101**

GROUND FLOOR MERIVALE PLAN
 1:750 **1**
 A-101



NO.	DESCRIPTION	BY	DATE
1	SITE PLAN CONTROL		2021-09-17
2	ISSUED FOR COORDINATION		2021-05-27
REVISION:			

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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **SECOND FLOOR MERIVALE - GROUND FLOOR BASELINE PLAN**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2021-09-24
VERIFIED: XX	SCALE: 1:750
PROJECT NO: 9426-20	DRAWING NO: A-102

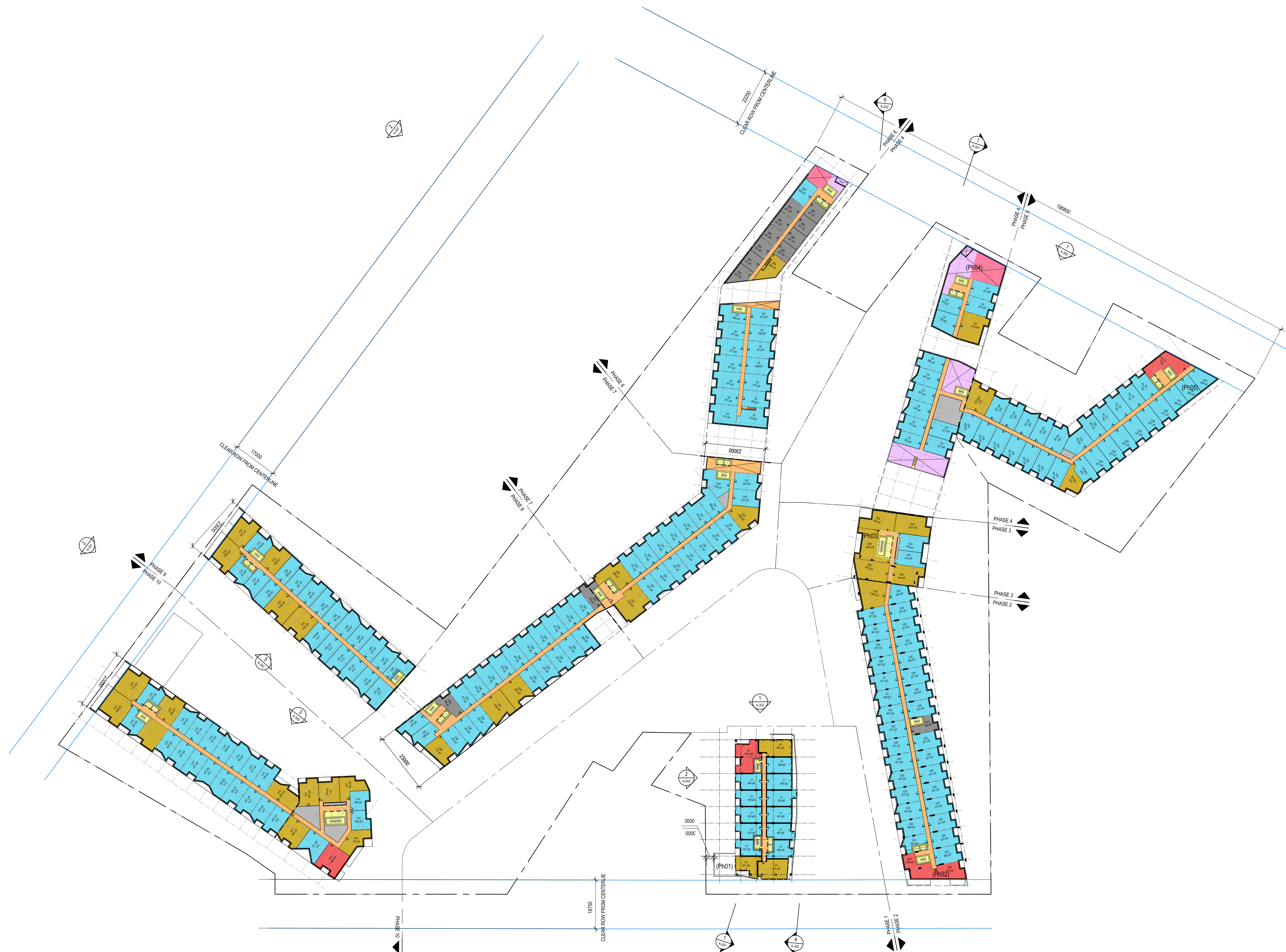
LEGEND

	CIRCULATION
	COMMERCIAL
	VERTICAL CIRCULATION
	SERVICES
	AMENITY
	RESIDENTIAL - TOWN HOME
	RESIDENTIAL - STUDIO UNIT
	RESIDENTIAL - 1 BEDROOM UNIT
	RESIDENTIAL - 2 BEDROOM UNIT
	RESIDENTIAL - 3 BEDROOM UNIT



SECOND FLOOR MERIVALE - GROUND FLOOR BASELINE PLAN
 1:750
 1 A-102

LEGEND	
	CIRCULATION
	COMMERCIAL
	VERTICAL CIRCULATION
	SERVICES
	AMENITY
	RESIDENTIAL - TOWN HOME
	RESIDENTIAL - STUDIO UNIT
	RESIDENTIAL - 1 BEDROOM UNIT
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	RESIDENTIAL - 3 BEDROOM UNIT



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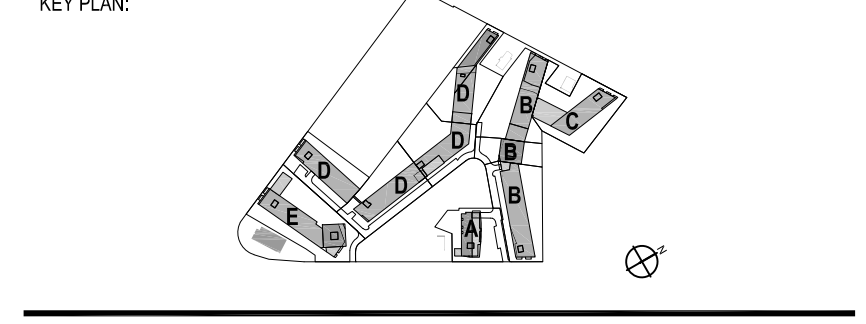
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Nº	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2021-09-17
	ISSUED FOR COORDINATION		2021-05-27
	REVISION:		

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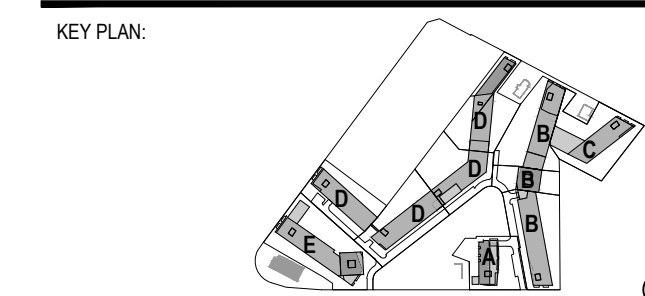
PROJECT:
1500 MERIVALE

DRAWING TITLE:
THIRD FLOOR MERIVALE - SECOND FLOOR BASELINE PLAN

DESIGN:	NG	APPROVED:	XX
DRAWN:	SJCH	DATE:	2021-09-24
VERIFIED:	XX	SCALE:	1:750

PROJECT Nº: **9426-20** DRAWING Nº: **A-103**

THIRD FLOOR MERIVALE - SECOND FLOOR BASELINE PLAN
 1:750
 1 A-103



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR COORDINATION		2021-05-27
2	REVISION:		

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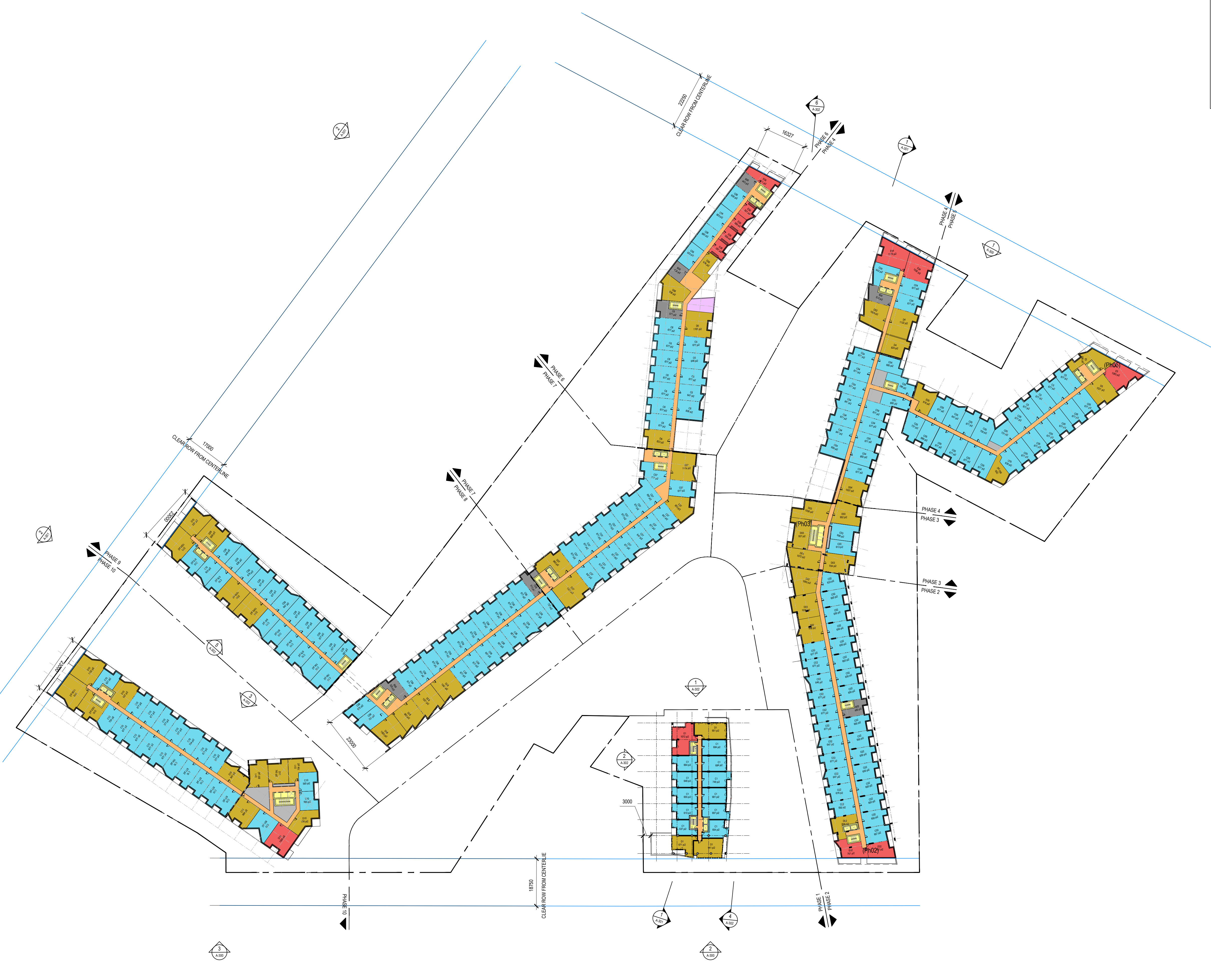
PROJECT: **1500 MERIVALE**

DRAWING TITLE: **FOURTH FLOOR MERIVALE - THIRD FLOOR BASELINE PLAN**

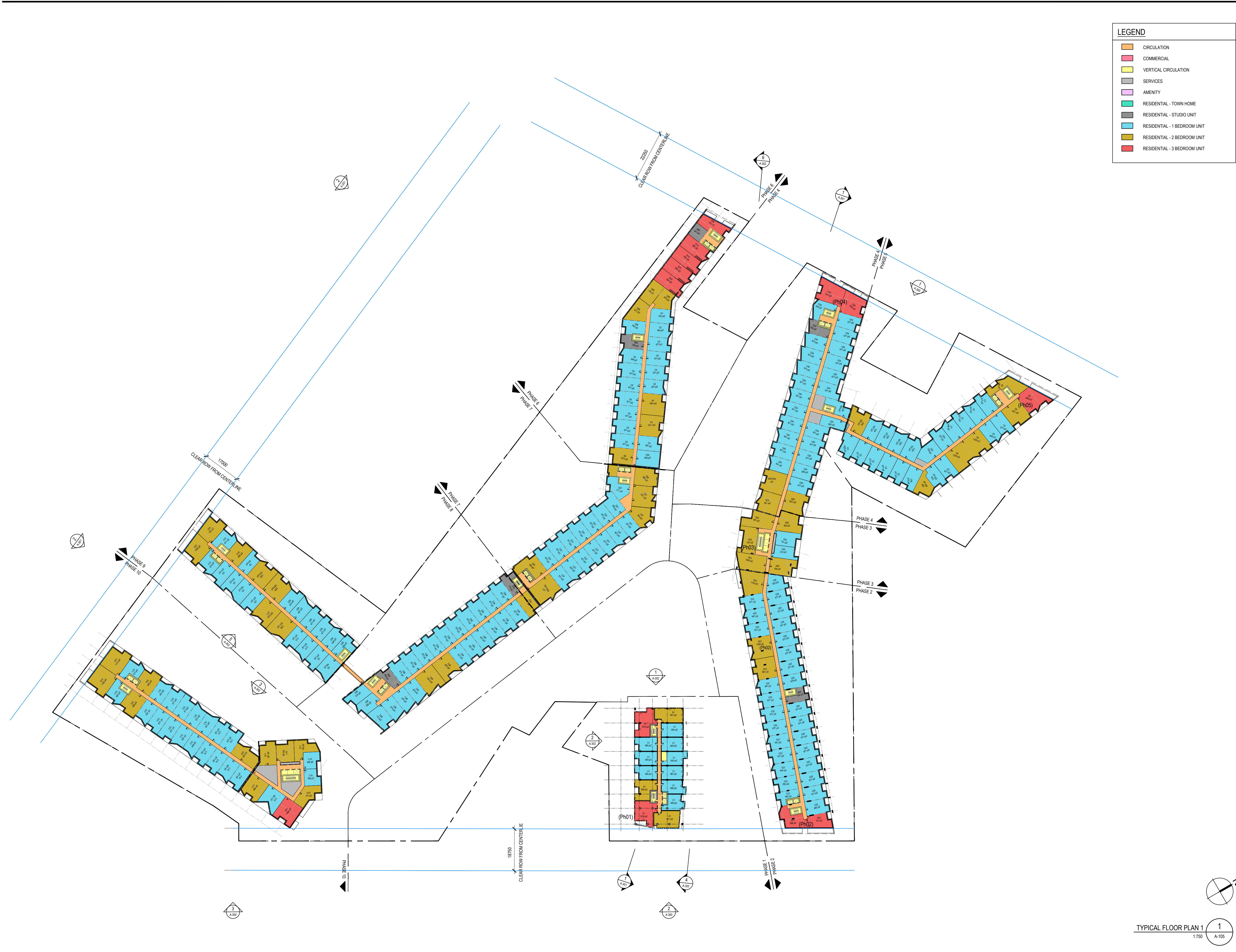
DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2021-09-24
VERIFIED: XX	SCALE: 1:750
PROJECT NO: 9426-20	DRAWING NO: A-104

LEGEND

	CIRCULATION
	COMMERCIAL
	VERTICAL CIRCULATION
	SERVICES
	AMENITY
	RESIDENTIAL - TOWN HOME
	RESIDENTIAL - STUDIO UNIT
	RESIDENTIAL - 1 BEDROOM UNIT
	RESIDENTIAL - 2 BEDROOM UNIT
	RESIDENTIAL - 3 BEDROOM UNIT



FOURTH FLOOR MERIVALE
THIRD FLOOR BASELINE PLAN
1:750
1
A-104



LEGEND

- CIRCULATION
- COMMERCIAL
- VERTICAL CIRCULATION
- SERVICES
- AMENITY
- RESIDENTIAL - TOWN HOME
- RESIDENTIAL - STUDIO UNIT
- RESIDENTIAL - 1 BEDROOM UNIT
- RESIDENTIAL - 2 BEDROOM UNIT
- RESIDENTIAL - 3 BEDROOM UNIT

TYPICAL FLOOR PLAN 1
1/750

CLIENT: **CLARIDGE HOMES**
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T: 514-393-9490 F: 514-393-9498
info@evoqarchitecture.com

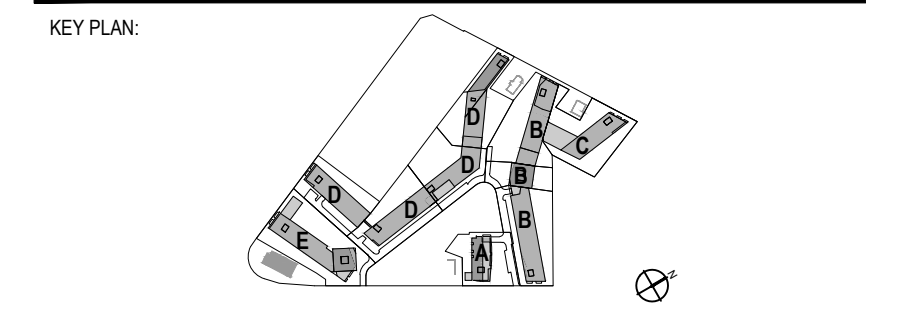
LANDSCAPE ARCHITECTS: **James B. Lennox and Associates Inc.**
Landscape Architects
3332 Carling Avenue,
Ottawa, Ontario, K2H 5A8, T: (613) 722 5168

STRUCTURAL ENGINEERS: **GOODEVE STRUCTURAL INC.**
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TOPOGRAPHICAL SURVEYOR: **Annis O'Sullivan, Vollebek Ltd., Ontario Land Surveyors**
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Tel: (613) 727-0850
email: nepean@osvild.com



SITE PLAN CONTROL		2021-09-17
ISSUED FOR COORDINATION		2021-05-27
N°:	DESCRIPTION:	BY DATE
REVISION:		

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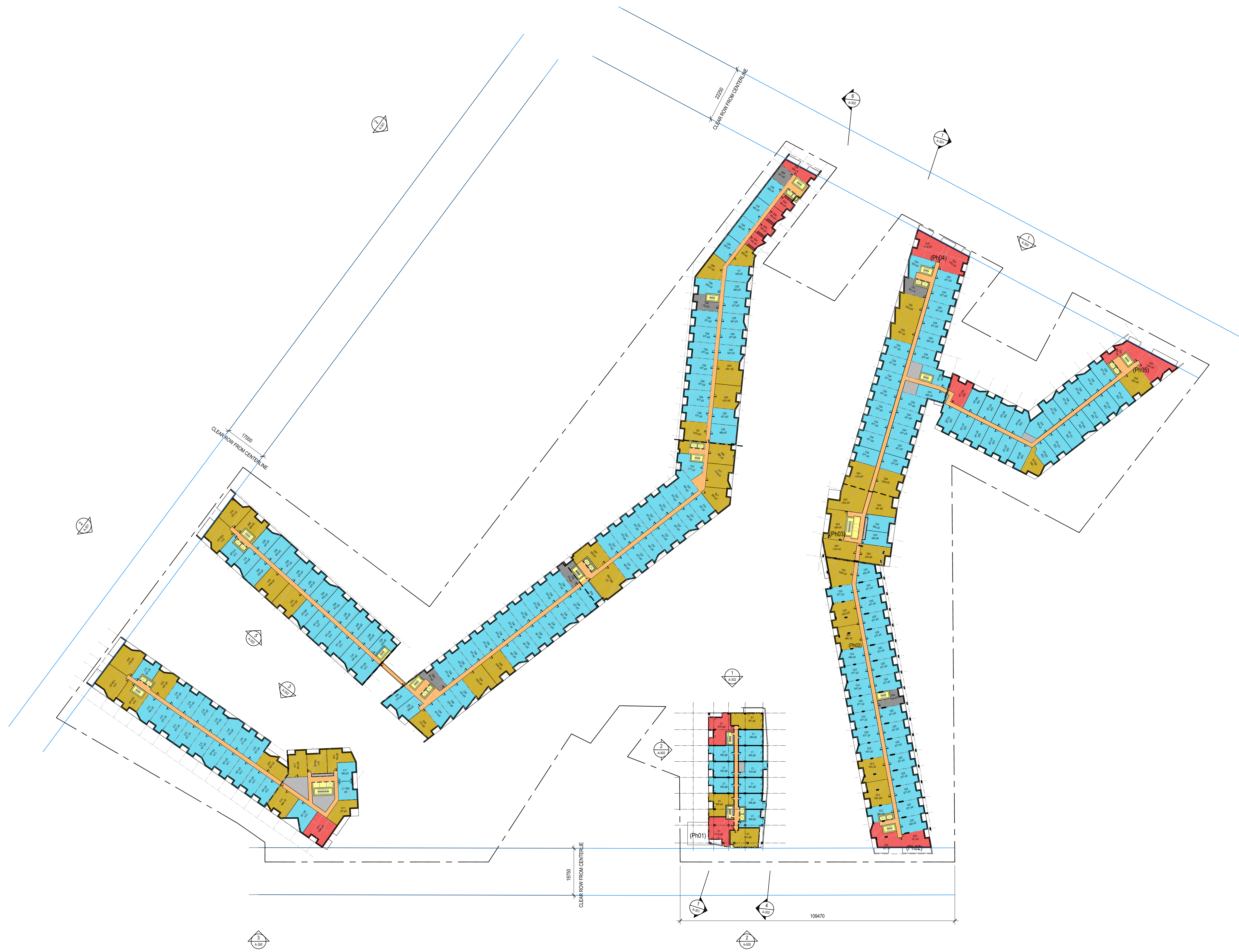
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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **TYPICAL FLOOR PLAN 1**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2021-09-24
VERIFIED: XX	SCALE: 1/750
PROJECT N°: 9426-20	DRAWING N°: A-105

LEGEND	
	CIRCULATION
	COMMERCIAL
	VERTICAL CIRCULATION
	SERVICES
	AMENITY
	RESIDENTIAL - TOWN HOME
	RESIDENTIAL - STUDIO UNIT
	RESIDENTIAL - 1 BEDROOM UNIT
	RESIDENTIAL - 2 BEDROOM UNIT
	RESIDENTIAL - 3 BEDROOM UNIT



TYPICAL FLOOR PLAN 2
1/750
1
A-106

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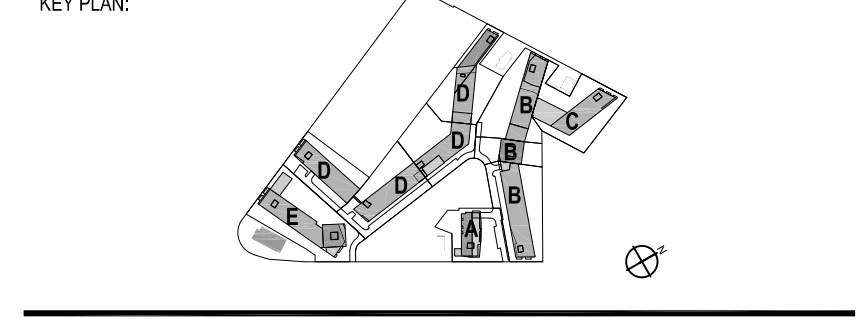
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NO.	DESCRIPTION	BY	DATE
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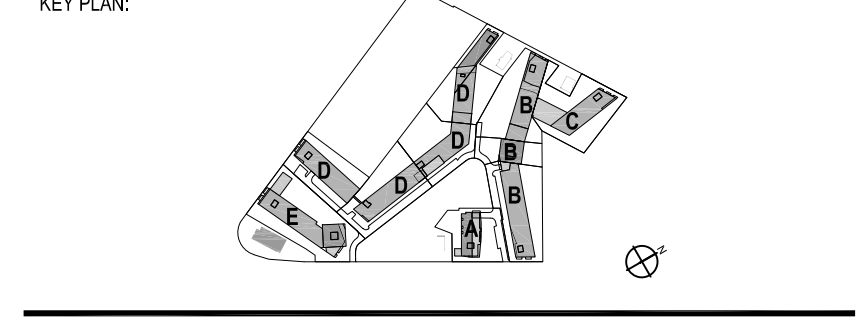
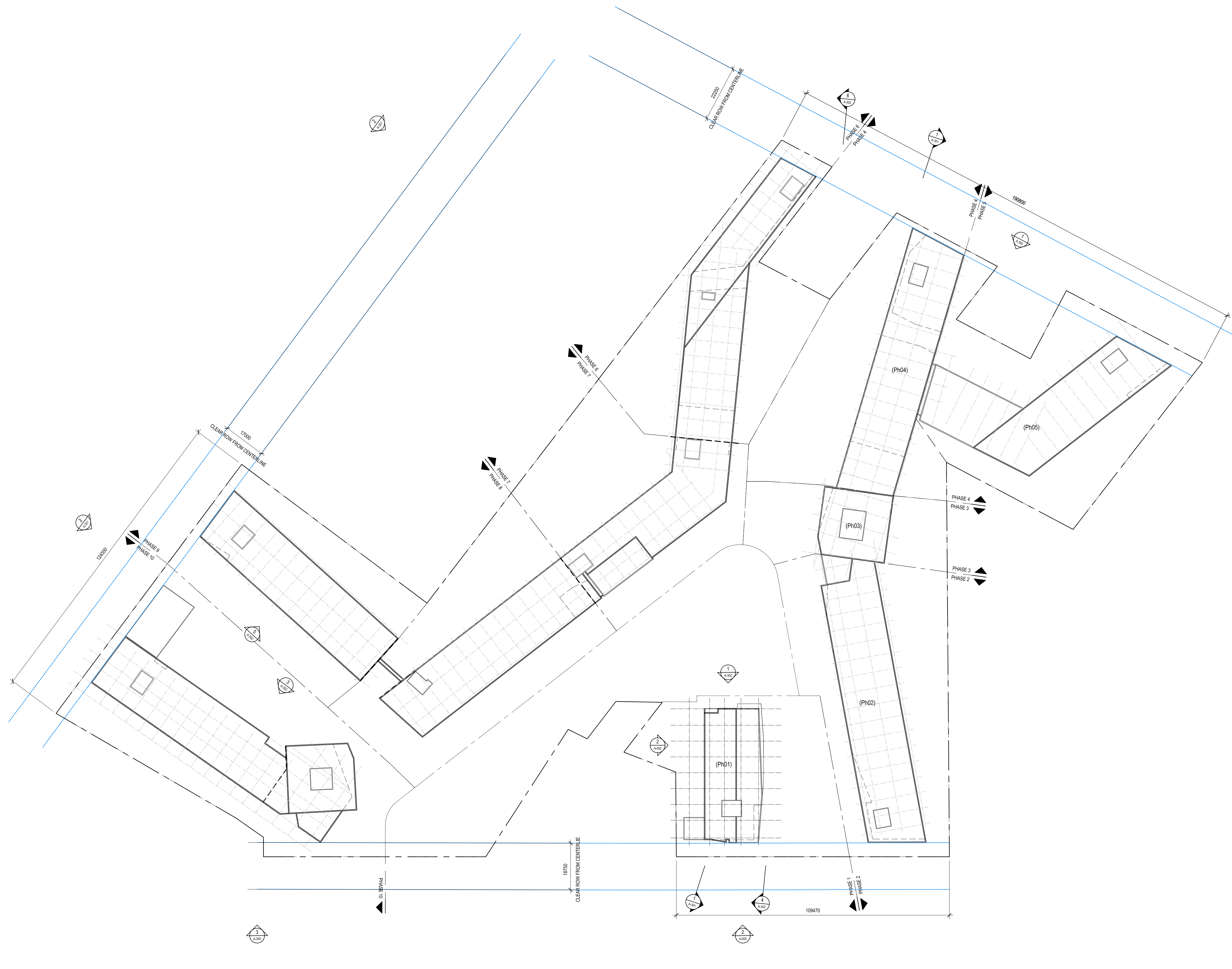
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PROJECT:
1500 MERIVALE

DRAWING TITLE:
TYPICAL FLOOR PLAN 2

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2021-09-24
VERIFIED: XX	SCALE: 1/750

PROJECT NO: **9426-20** DRAWING NO: **A-106**



NO.	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2021-09-17
	ISSUED FOR COORDINATION		2021-05-27
	REVISION:		

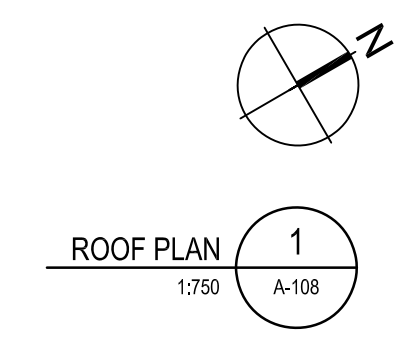
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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **ROOF PLAN**

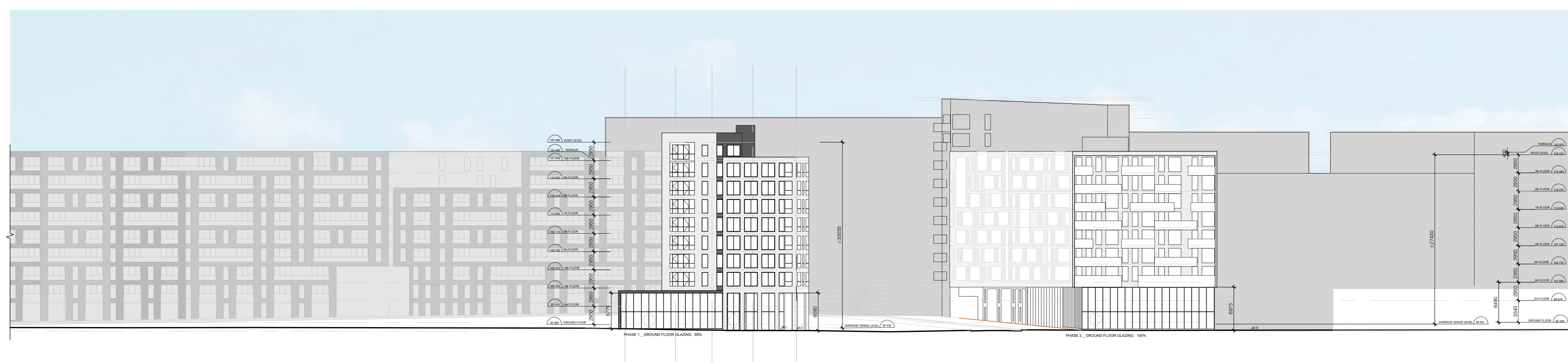
DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2021-09-24
VERIFIED: XX	SCALE: 1:750
PROJECT NO: 9426-20	DRAWING NO: A-108





LEGEND	
	TEXTURED PRECAST CONCRETE PANEL
	BRICK MASONRY DARK
	GLASS (BIRD SAFE GLASS UP TO 16M HEIGHT)
	METAL PANEL
	PERFORATED METAL SCREEN

PARTIAL ELEVATION SOUTH - MERIVALE ROAD
PHASES 10
1:400 A300 3



PARTIAL ELEVATION SOUTH - MERIVALE ROAD
PHASES 1 - 2
1:400 A300 2



ELEVATION NORTH - BASELINE ROAD
PHASE 4-5-6
1:400 A300 1

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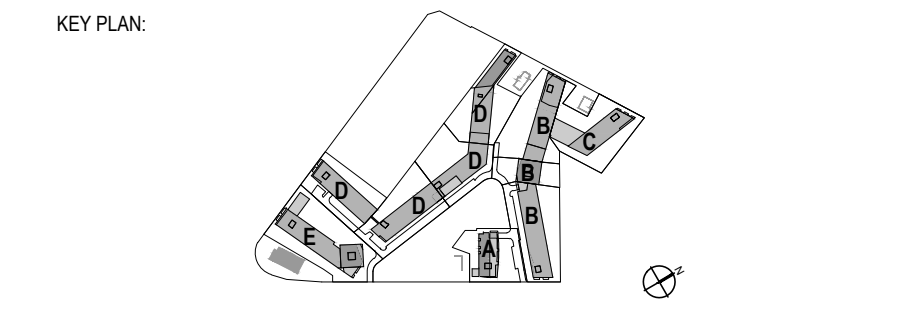
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NO.	DESCRIPTION	BY	DATE
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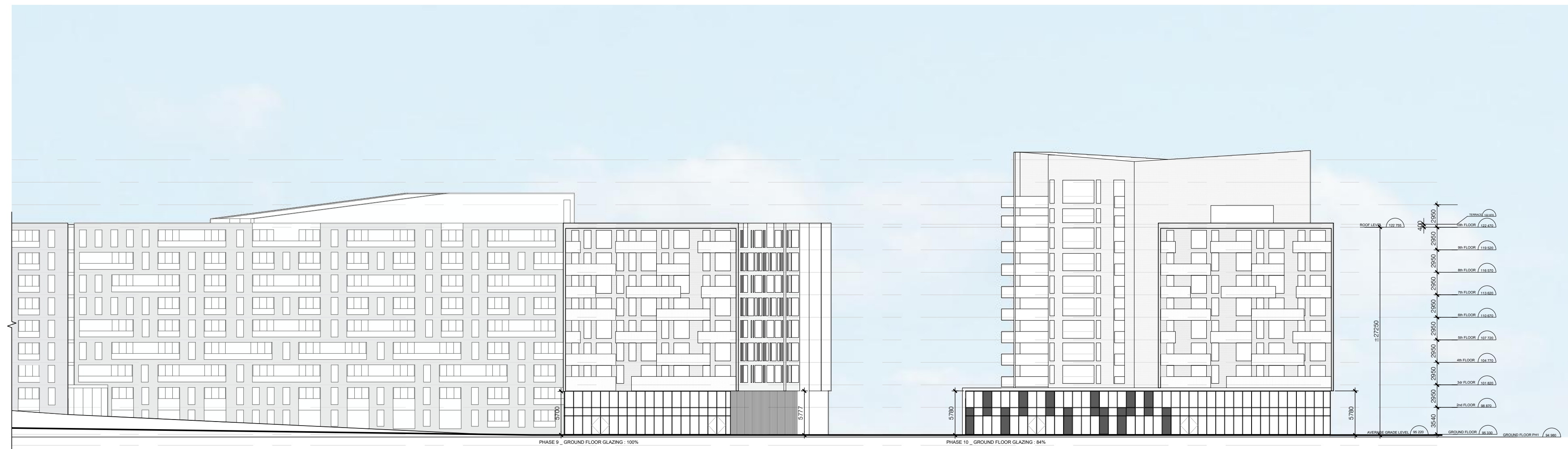
PROJECT:
1500 MERIVALE

DRAWING TITLE:
ELEVATIONS

DESIGN:	NG	APPROVED:	XX
DRAWN:	SJCH	DATE:	2021-09-24
VERIFIED:	XX	SCALE:	1:400
PROJECT N°:	9426-20	DRAWING N°:	A300



PARTIAL ELEVATION WEST - CLYVE AVENUE
PHASES 6-7
1:400 A301 2



PARTIAL ELEVATION - CLYVE AVENUE
PHASES 9 - 10
1:400 A301 2



ELEVATION - EAST
PHASES 3 - 4
1:400 A301 1

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Landscape Architects
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Tel: 613-225-0558 www.goodevestructural.ca

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KEY PLAN:

SITE PLAN CONTROL	2021-09-17
ISSUED FOR COORDINATION	2021-05-27
N° DESCRIPTION:	BY DATE
REVISION:	

THE GENERAL CONTRACTOR :

- SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
- SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
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PROJECT: **1500 MERVALE**

DRAWING TITLE: **ELEVATIONS**

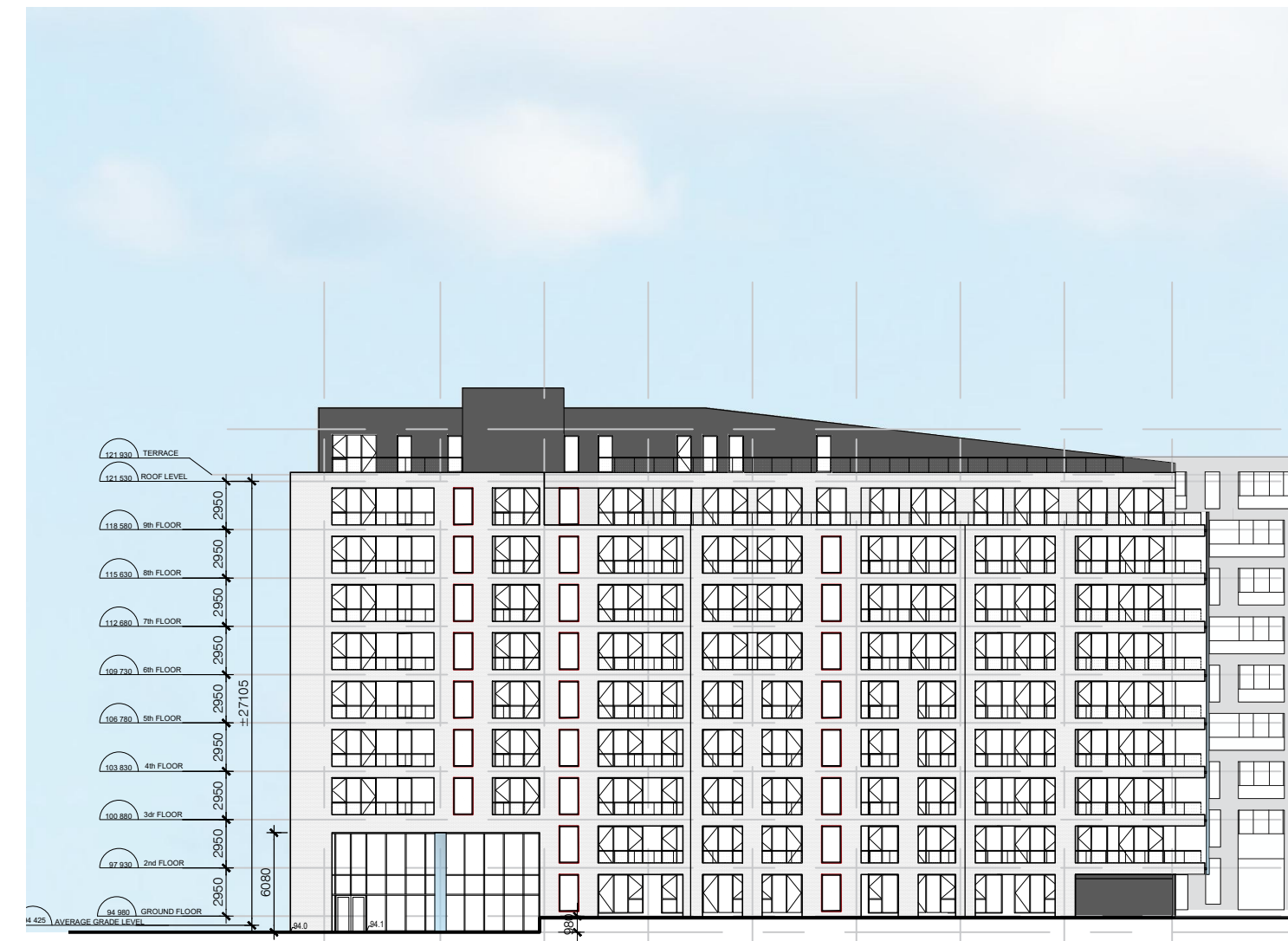
DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2021-09-24
VERIFIED: XX	SCALE: 1:400
PROJECT N°: 9426-20	DRAWING N°: A301



PARTIAL ELEVATION - EAST
PHASES 6-7
1:400 A302 6



ELEVATION - SOUTH
PHASES 9
1:400 A302 5



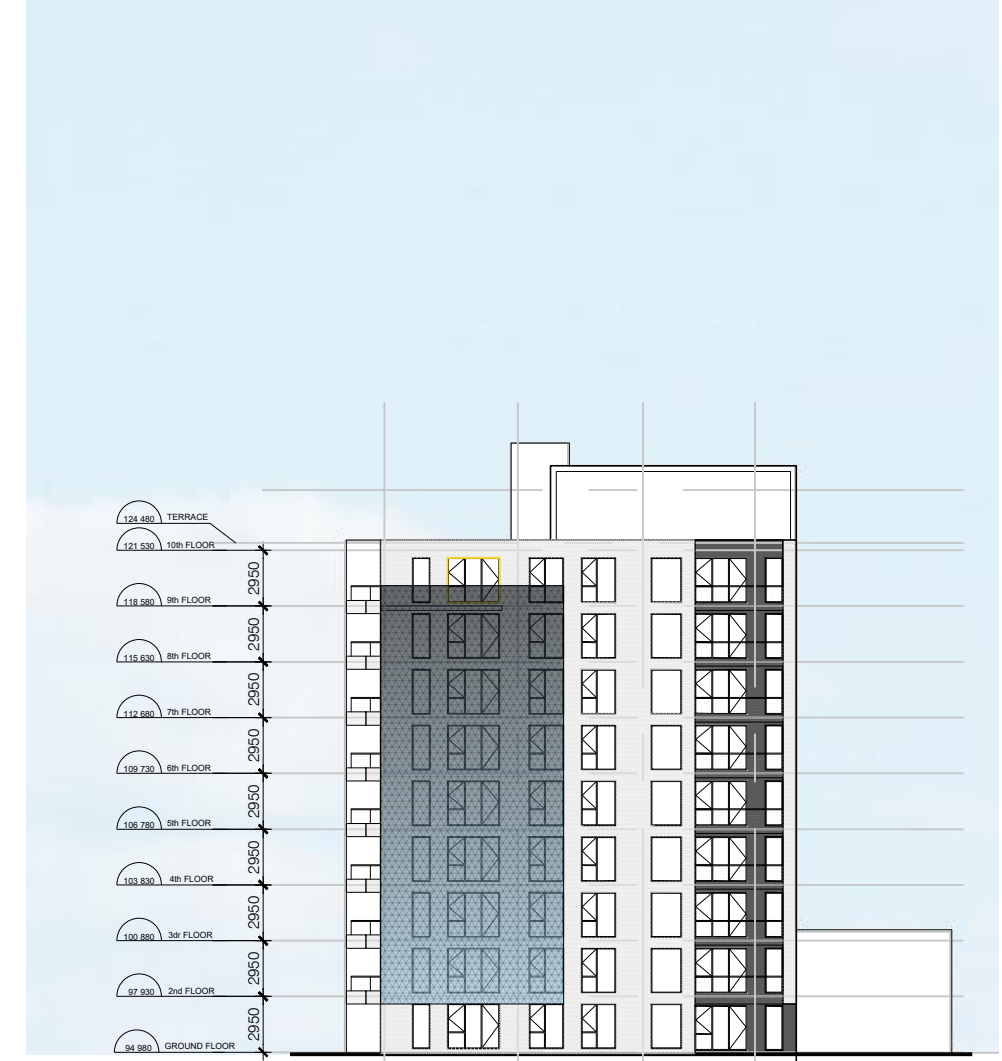
PARTIAL ELEVATION - EAST
PHASES 1
1:400 A302 4



ELEVATION - NORD
PHASES 10
1:400 A302 3



ELEVATION - WEST
PHASES 1
1:400 A302 2



ELEVATION - NORD
PHASES 1
1:400 A302 1

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9426-20 A302