

PHASE 2 _ BASELINE-CLARIDGE HOMES

Ottawa K2E 6Z5

DRAWING LIST	
A-2_000	COVER SHEET AND STATISTICS
A-2_010	SITE PLAN
A-2_020	SHADOW ANALYSIS
A-2_021	SHADOW ANALYSIS
A-2_022	SHADOW ANALYSIS
A-2_030	MODEL VIEWS
A-2_031	MODEL VIEWS
A-2_100-A	UNDERGROUND FLOOR PLAN – P1
A-2_100-B	UNDERGROUND FLOOR PLAN – P2
A-2_101	GROUND FLOOR PLAN
A-2_102	SECOND FLOOR FLOOR PLAN
A-2_103	TYPICAL THIRD TO SIXTH FLOOR PLAN
A-2_104	SEVENTH FLOOR PLAN
A-2_105	TYPICAL EIGHTH AND NINTH FLOOR PLAN
A-2_106	ROOF FLOOR PLAN
A-2_200	SECTIONS
A-2_300	ELEVATIONS
A-2_301	ELEVATIONS

PARKING LEVELS

	AREA (m²)	PARKING						Bicycle Storage				
Floor	BFA	Standard	Reduced	visitor	Accessible 4,9x5,2	Accessible 3,9x5,2	TOTAL	Horizontral	Vertical	Inclusive	Exterior	TOTAL
G				14			14					0
P1	6456	150	0	11	3	2	166	85		10		95
P2	6456	177	0	0	2	2	181	130	0			130
TOTAL	**12912**	327	0	25	5	4	**361**	215	0	10	0	**225**

PHASE 2 - 9 Storeys

	AREA (m²)			UNITS (Type)					AMENITIES (m²)			
Floor	Built Floor Area	Gross Floor Area (zoning) (Residential)	Gross Leasable Floor Area (Commercial)	Studio	1BR	1BR+DEN	2BR	Total	Common interior	Common exterior	Balconies/ private terraces	Total
G	3 148	0	172	0	0	0	0	0	2 340	3 092	0	5 432
2	2 961	2 441		2	8	3	20	33			304	304
3	2 961	2 531		2	8	3	20	33			225	225
4	2 961	2 531		2	8	3	20	33			225	225
5	2 961	2 531		2	8	3	20	33			225	225
6	2 961	2 531		2	8	3	20	33			225	225
7	2 860	2 441		2	8	3	20	33			315	315
8	2 860	2 441		2	8	3	20	33			284	284
9	2 860	2 441		2	8	3	20	33			284	284
10	515	0										
TOTAL	27 048	19 888	172	16	64	24	160	264	2 340	3 092	2 087	7 519

PROJECT STATISTICS	
SITE AREA (m²)	8 209
BUILDING HEIGHT (STOREYS)	9

UNIT SUMMARY	
STUDIO (A)	16
1 BEDROOM (B)	64
1 BEDROOM + DEN (C)	24
2 BEDROOMS (D)	160
TOTAL	**264**

PARKING SUMMARY	
RESIDENT CAR PARKING	336
RESIDENT ACCESSIBLE CAR PARKING (4,9m x 5,2m)	5
RESIDENT ACCESSIBLE CAR PARKING (3,9m x 5,2m)	4
VISITOR CAR PARKING PROVIDED	25
TOTAL CAR PARKING PROVIDED	361
BICYCLE STORAGE PROVIDED (INTERIOR)	225
BICYCLE STORAGE PROVIDED (EXTERIOR)	0
BICYCLE STORAGE PROVIDED (TOTAL)	225
TYPICAL FLOOR AREA (m2)	7137,00

BUILDING HEIGHT (m)	9 storeys (33,5)
BUILDING FOOTPRINT (PROJECTION) (m²)	3259,00
BUILDING FOOTPRINT (GROUND FLOOR) (m2)	3150,00
GROSS FLOOR AREA TOTAL (m2)	20060,00
GROSS FLOOR AREA (residentiel, m2)	19888,00
GROSS LEASABLE AREA (commercial, m2)	172,00
SITE OCCUPANCY (%)	40%
DENSITY (FSI)	2,44
LANDSCAPE AREA (m2)	3369,00
LANDSCAPED AREA (%)	41%
RESIDENTIAL UNITS	264
CARETAKER UNITS	1
COMMON AMENITIES (m2)	5 432
PRIVATE AMENITIES (m2)	2087,00
TOTAL AMENITIES (m2)	7519,00

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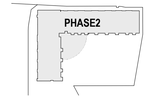
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KEY PLAN:



	SITE PLAN CONTROL		2026-09-25
N°:	DESCRIPTION:	BY	DATE
REVISION:			

THE GENERAL CONTRACTOR :

1. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
2. SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
3. SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.
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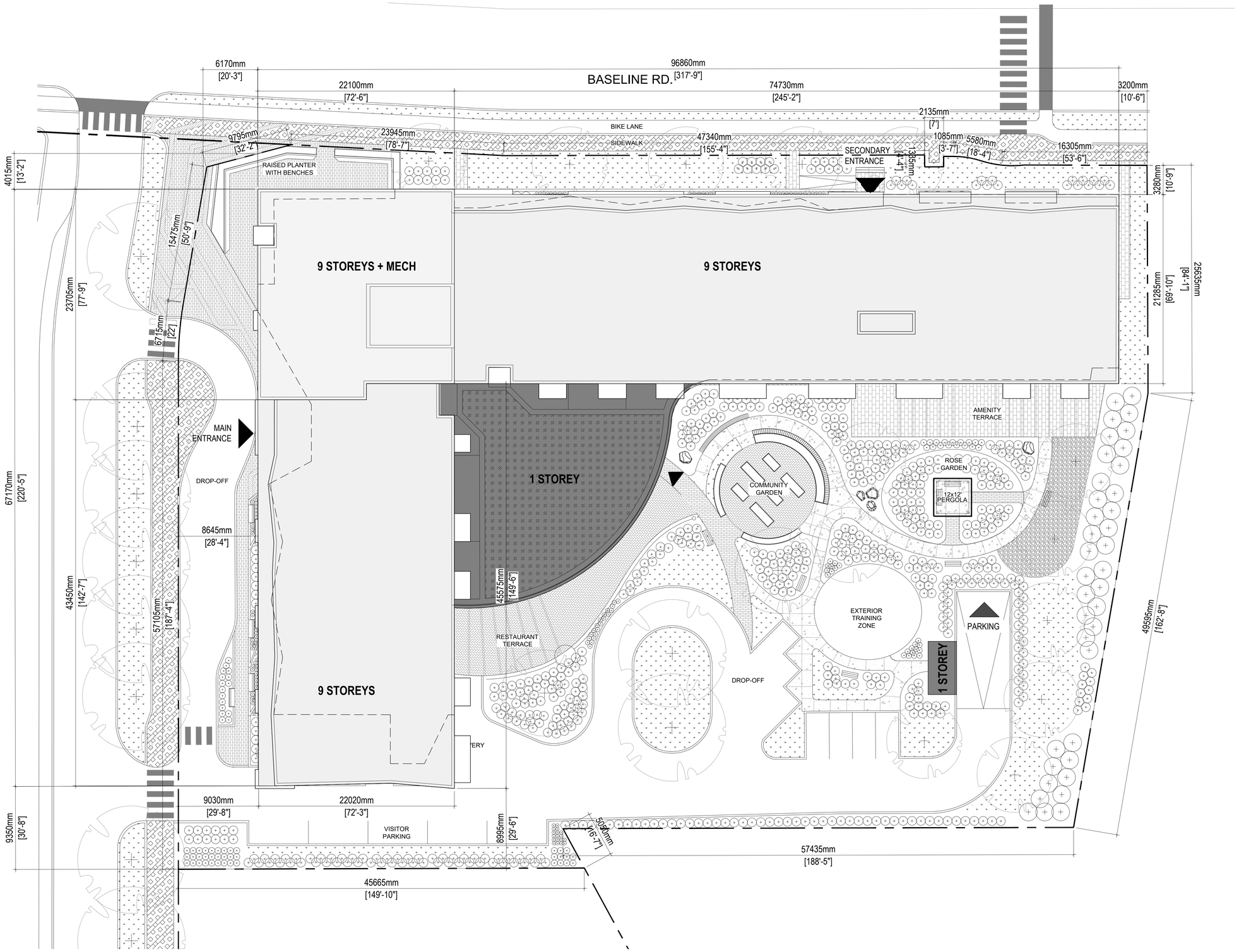
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PROJECT:
1366 BASELINE

DRAWING TITLE:
COVER SHEET AND STATISTICS

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP-FT	DATE:	2026-08-26
VERIFIED:	XX	SCALE:	S.O.

PROJECT N°: 9426-26
DRAWING N°: A-2_000



SITE PLAN 1 — 1:200 — A-2-010

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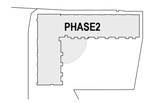
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PROJECT:

1366 BASELINE

DRAWING TITLE:

SITE PLAN

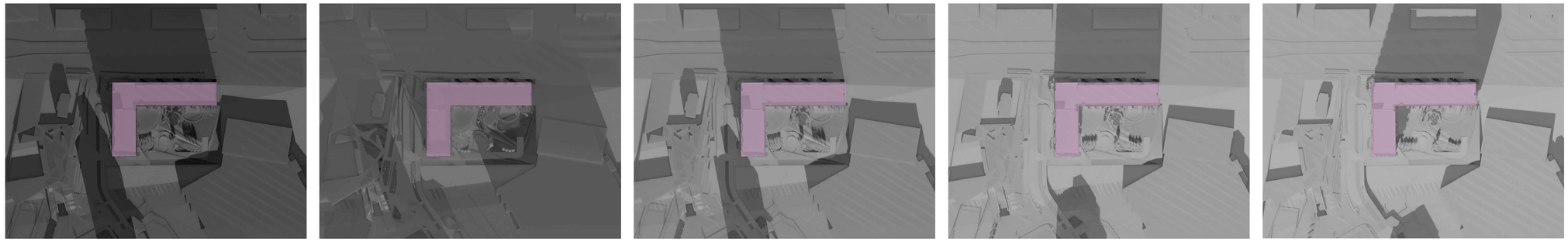
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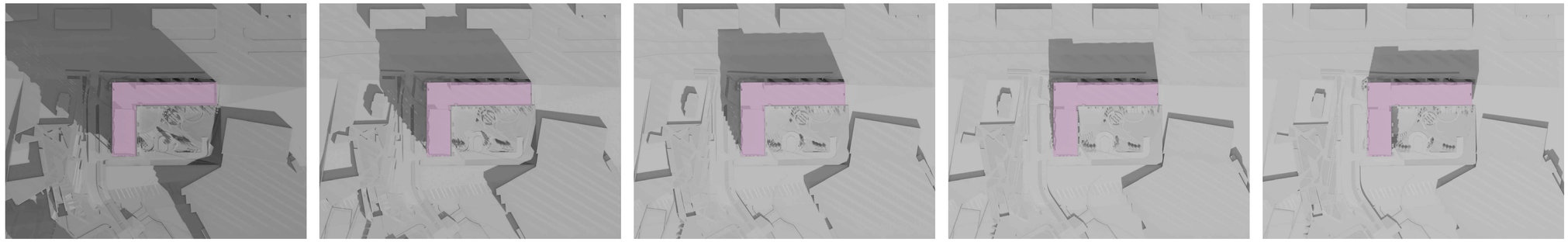
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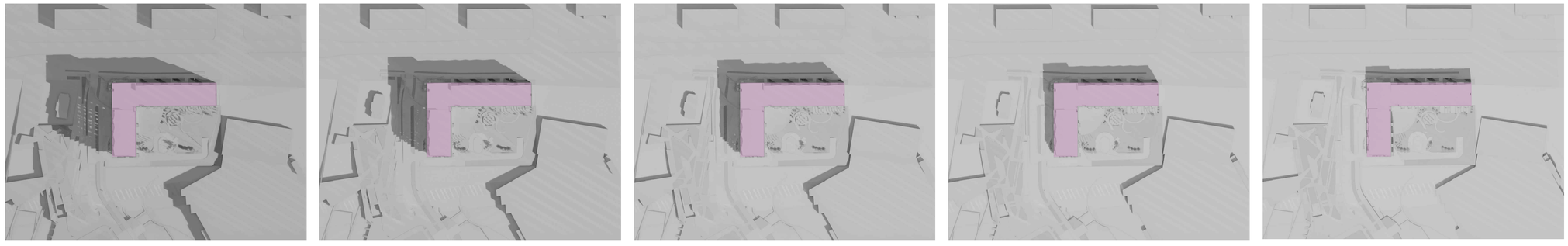
December 21st EDT



September 21st EDT



June 21st EDT



SHADOW ANALYSIS
S.O.
1
A-2-020

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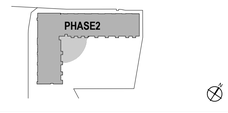
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1366 BASELINE

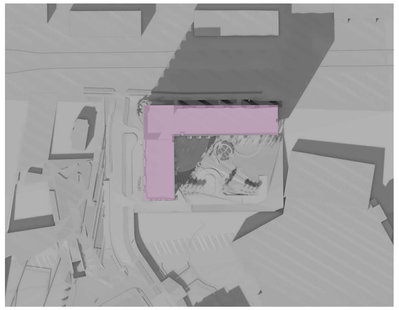
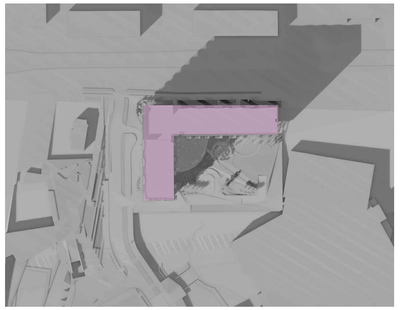
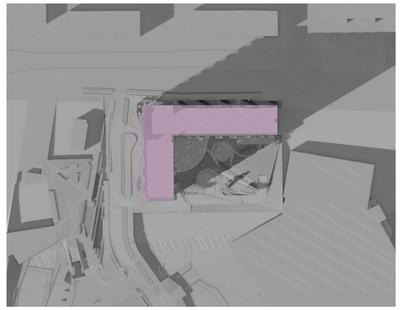
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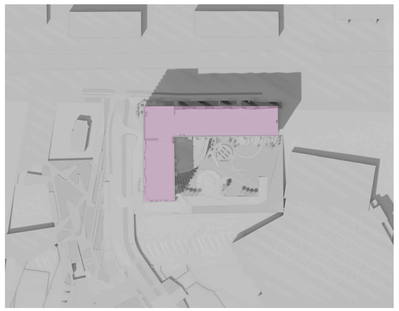
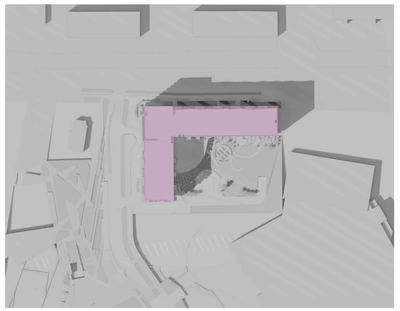
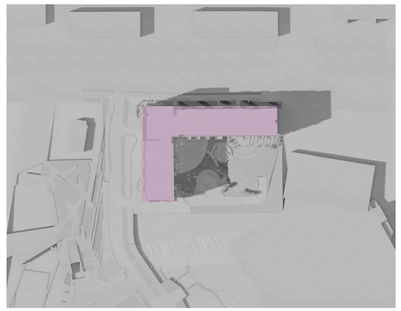
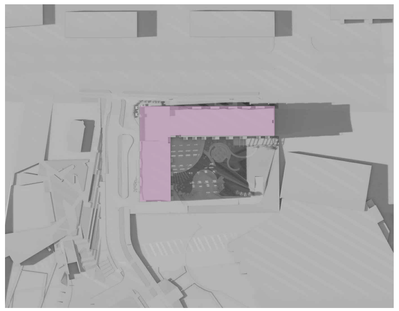
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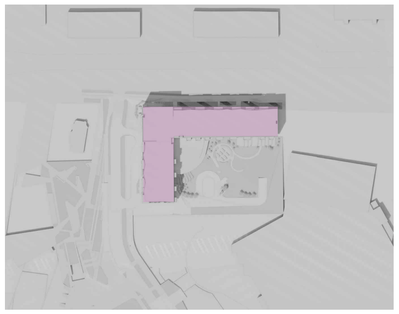
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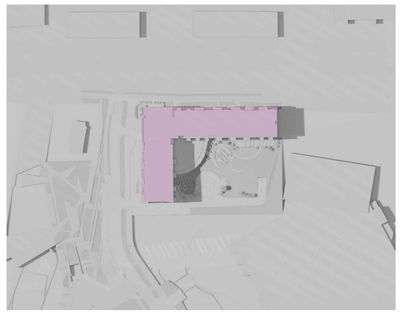
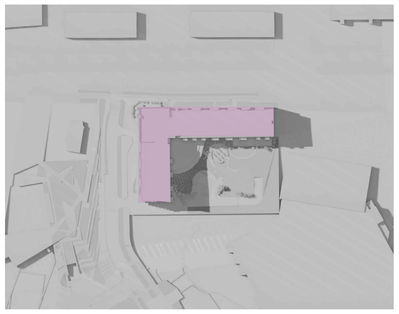




September 21st EDT

June 21st EDT





SHADOW ANALYSIS 1
S.O. A-2-021

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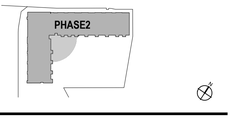
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KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
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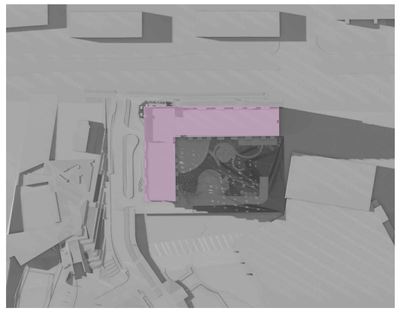
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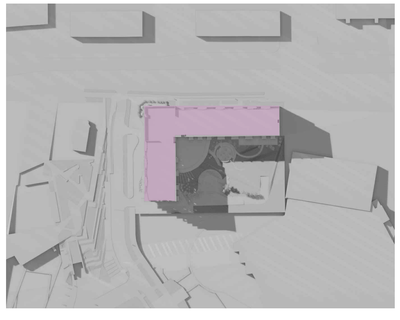
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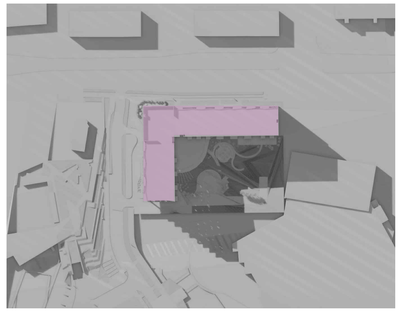
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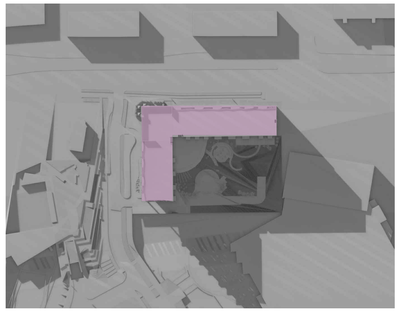
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SHADOW ANALYSIS 1
S.0. A-2-022

CLIENT:

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Landscape Architects

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Planning + Design

Fotenn
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www.fotenn.com

TOPOGRAPHICAL SURVEYOR:

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Ontario Land Surveyors

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Nepean, Ontario, K2E 7S6
Tel : (613) 727-0850
email : nepean@aovltd.com

KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

REVISION:

THE GENERAL CONTRACTOR :

1. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
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PROJECT:

1366 BASELINE

DRAWING TITLE:

SHADOW ANALYSIS

DESIGN:	NG	APPROVED:	XX
DRAWN:	SJ/CH	DATE:	2022-10-30
VERIFIED:	XX	SCALE:	S.O.

PROJECT N°: 9426-26

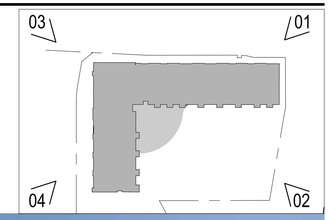
DRAWING N°: A-2_022



View 04 - FROM THE NEW PUBLIC STREET



View 03 - BASELINE ROAD





View 02 - BACK YARD



View 01 - CORNER BASELINE ROAD AND THE NEW PUBLIC STREET

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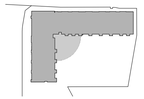
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	SITE PLAN CONTROL		2026-09-25

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PROJECT:

1366 BASELINE

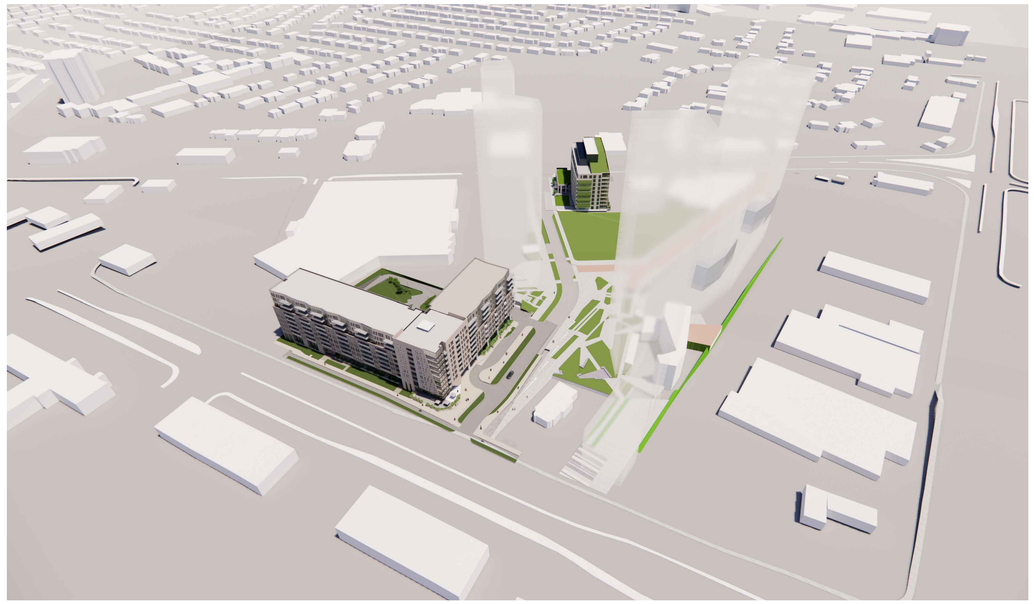
DRAWING TITLE:

MODEL VIEWS

DESIGN:	SJ	APPROVED:	XX
DRAWN:	-	DATE:	2026-08-26
VERIFIED:	XX	SCALE:	S.O.

PROJECT N°: 9426-26

DRAWING N°: A-2_030



View from BASELINE



View from MERIVALE ROAD

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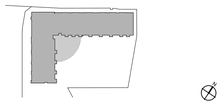
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	SITE PLAN CONTROL		2026-09-25
N°:	DESCRIPTION:	BY	DATE

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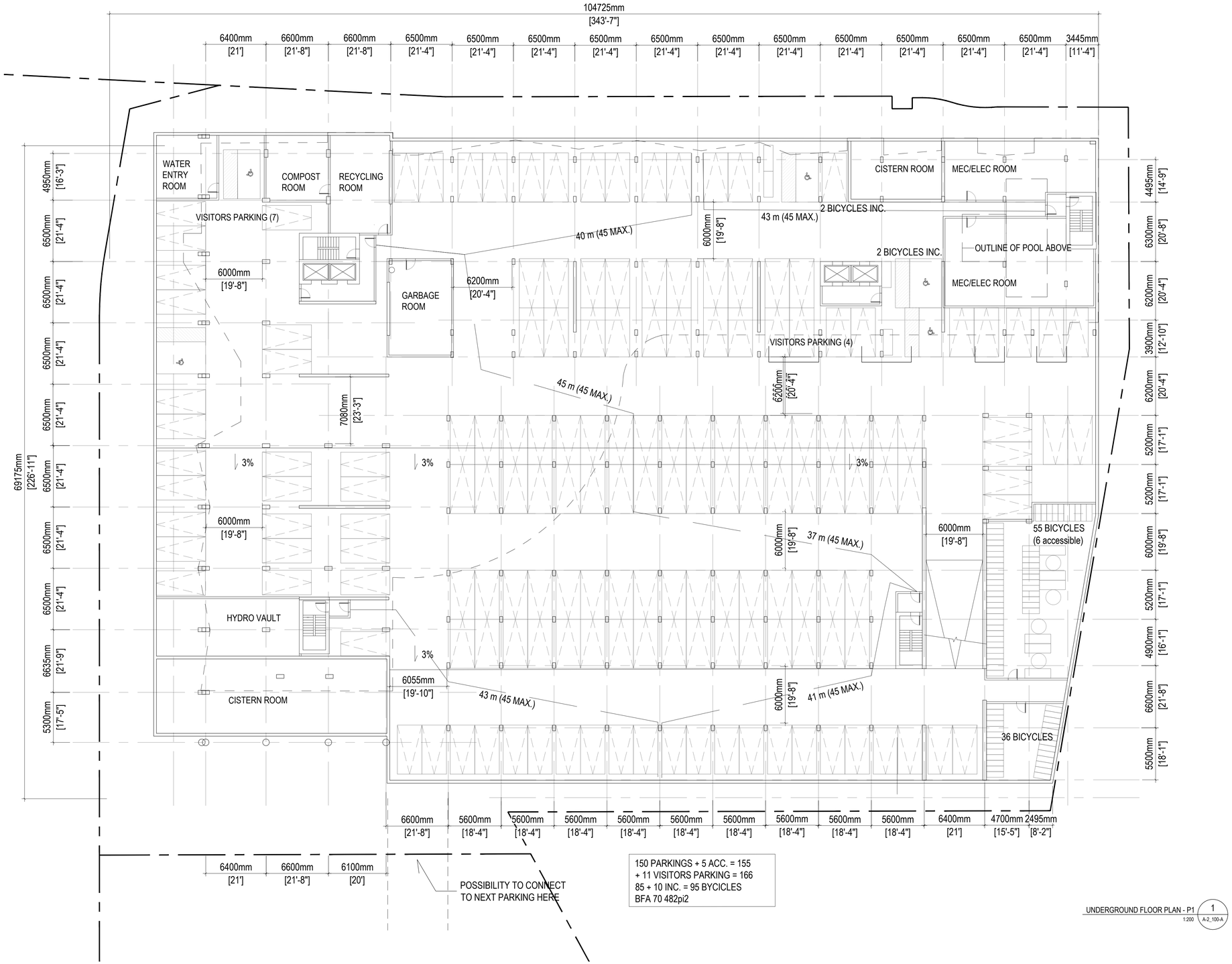
DRAWING TITLE:

MODEL VIEWS

DESIGN:	SJ	APPROVED:	XX
DRAWN:	-	DATE:	2026-08-26
VERIFIED:	XX	SCALE:	S.O.

PROJECT N°: 9426-26

DRAWING N°: A-2_031



UNDERGROUND FLOOR PLAN - P1 — 1:200 — 1 / A-2_100-A

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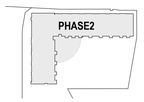
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KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
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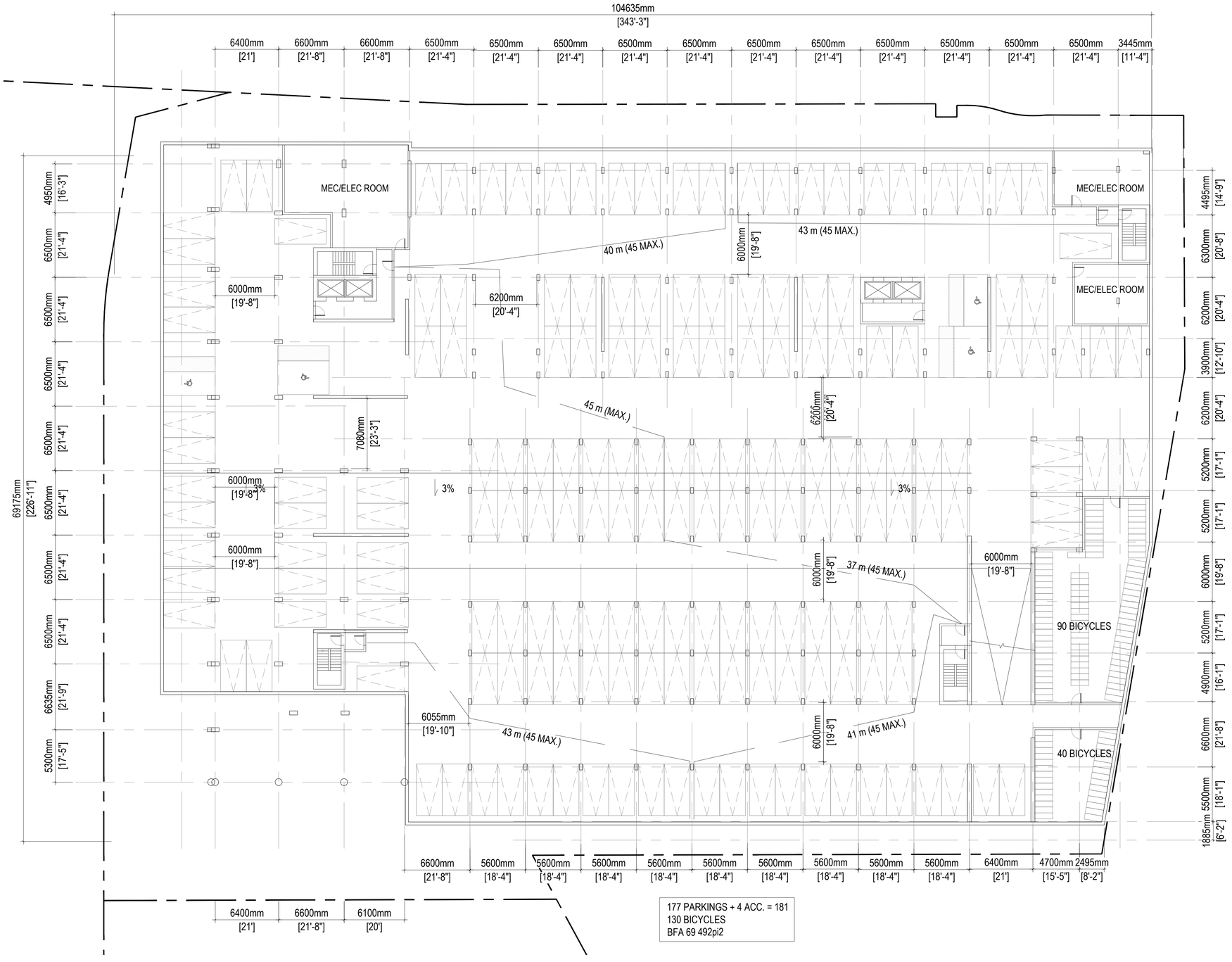
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PROJECT:
1366 BASELINE

DRAWING TITLE:
UNDERGROUND FLOOR PLAN - P1

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP/FT	DATE:	2026-08-26
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26
DRAWING N°: A-2_100-A



UNDERGROUND FLOOR PLAN - P2 1:200 (1 / A-2_100-B)

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KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

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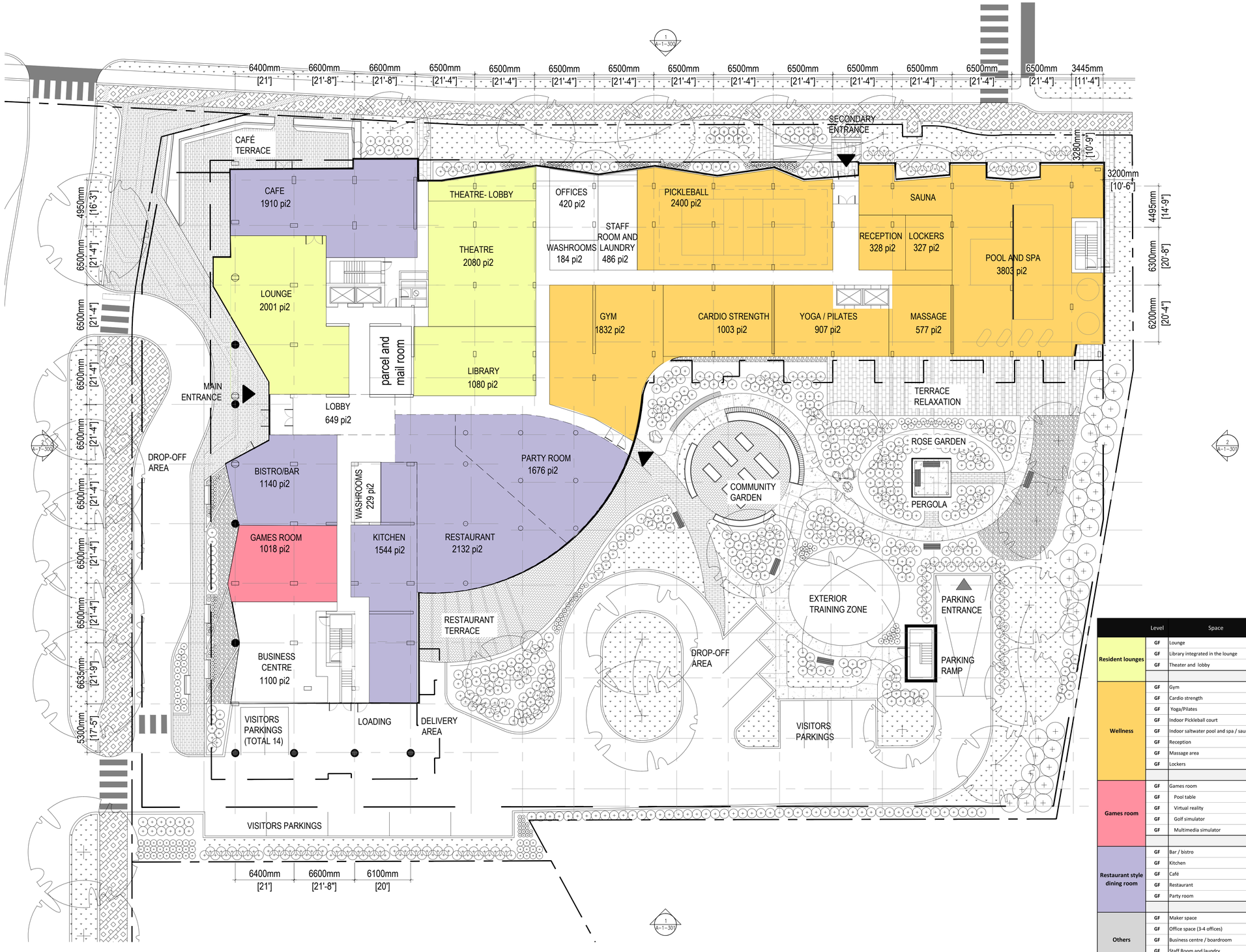
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PROJECT:
1366 BASELINE

DRAWING TITLE:
UNDERGROUND FLOOR PLAN - P2

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP/FT	DATE:	2026-08-26
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26
DRAWING N°: A-2_100-B



	Level	Space	Qty	Area (pi^2)	Total Area (pi^2)
Resident lounges	GF	Lounge	1	2000	2000
	GF	Library integrated in the lounge	1	1080	1080
	GF	Theater and lobby	1	2080	2080
					5160
Wellness	GF	Gym	1	1830	1830
	GF	Cardio strength	1	1000	1000
	GF	Yoga/Pilates	1	910	910
	GF	Indoor Pickleball court	1	2400	2400
	GF	Indoor saltwater pool and spa / sauna	1	3800	3800
	GF	Reception	1	330	330
	GF	Massage area	1	575	575
	GF	Lockers	2	325	650
					11495
Games room	GF	Games room	1	1015	1015
	GF	Pool table			
	GF	Virtual reality			
	GF	Golf simulator			
	GF	Multimedia simulator			
					1015
Restaurant style dining room	GF	Bar / bistro	1	1140	1140
	GF	Kitchen	1	1545	1545
	GF	Café	1	1910	1910
	GF	Restaurant	1	2130	2130
	GF	Party room	1	1675	1675
					8400
Others	GF	Maker space	1	0	0
	GF	Office space (3-4 offices)	1	420	420
	GF	Business centre / boardroom	1	1100	1100
	GF	Staff Room and laundry	1	485	485
					2005
		Total			**28075**

GROUND FLOOR PLAN 1 (A-2_101)
1:200

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KEY PLAN:
PHASE2

N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

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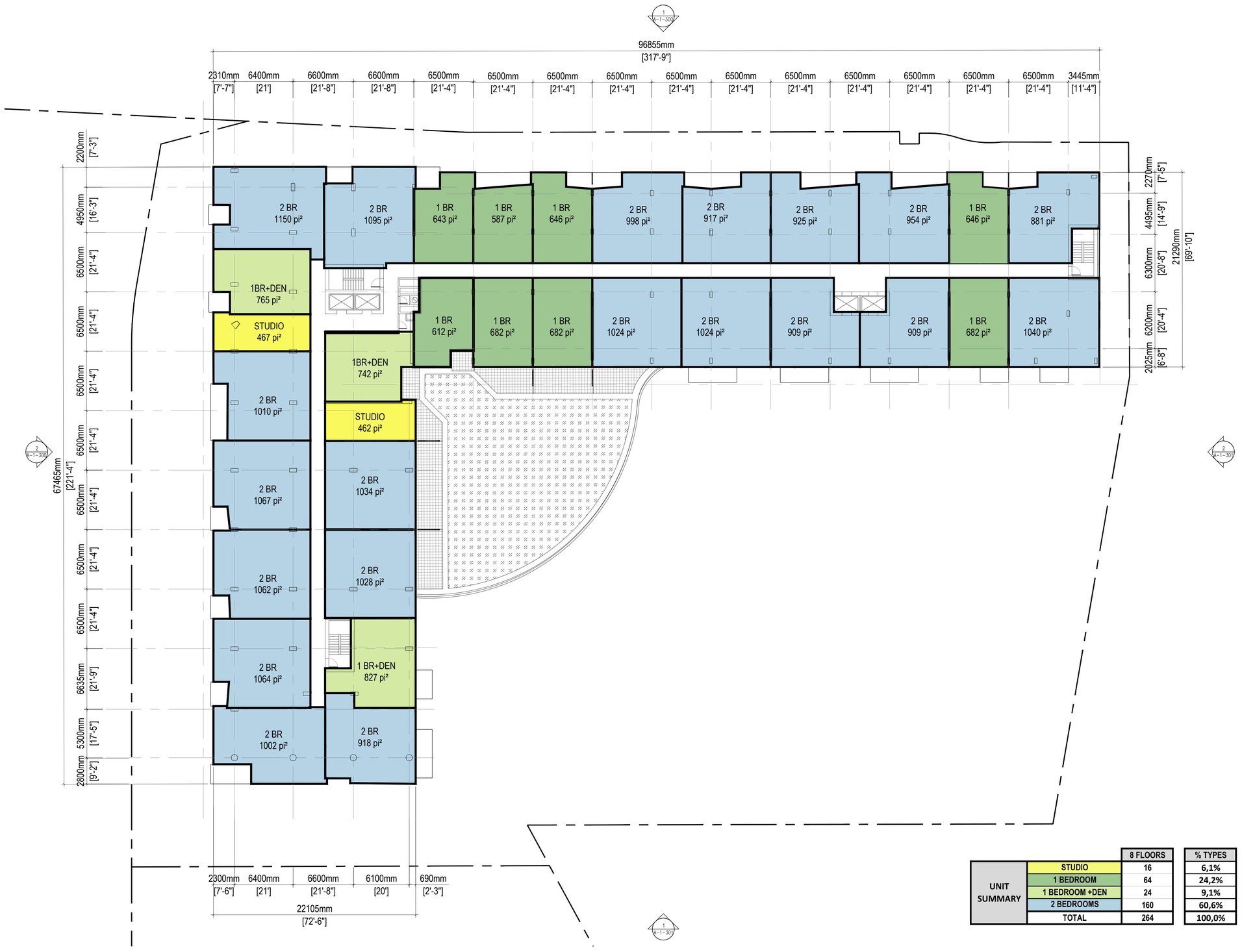
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PROJECT:
1366 BASELINE

DRAWING TITLE:
GROUND FLOOR PLAN

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP/FT	DATE:	2026-09-01
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26
DRAWING N°: A-2_101



UNIT SUMMARY		8 FLOORS	% TYPES
	STUDIO	16	6,1%
	1 BEDROOM	64	24,2%
	1 BEDROOM +DEN	24	9,1%
	2 BEDROOMS	160	60,6%
	TOTAL	264	100,0%

SECOND FLOOR PLAN 1 / A-2_102
1:200

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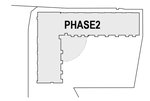
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KEY PLAN:


N°:	DESCRIPTION:	BY	DATE
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REVISION:

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PROJECT:
1366 BASELINE

DRAWING TITLE:
SECOND FLOOR PLAN

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP/FT	DATE:	2026-09-01
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26
DRAWING N°: A-2_102



LEGEND
STUDIO
1 BEDROOM
1 BEDROOM +DEN
2 BEDROOMS

TYPICAL FLOOR PLAN 3 TO 6 — 1 / A-2_103
1:200

CLIENT:

CLARIDGE HOMES

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Landscape Architects

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Ottawa, Ontario, K2H 5A8, T : (613) 722 5168

STRUCTURAL ENGINEERS:

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fax: (613) 230-8916
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CIVIL ENGINEERS:

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ENGINEERS & PLANNERS
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Telephone (613) 254-9643
Facsimile (613) 254-5867
Email novatech@novatech-eng.com

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FOTENN Planning + Design

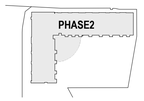
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www.fotenn.com

TOPOGRAPHICAL SURVEYOR:

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Ontario Land Surveyors

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email : nepean@aovltd.com

KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

REVISION:

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PROJECT:

1366 BASELINE

DRAWING TITLE:

TYPICAL FLOOR PLAN 3 TO 6

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP/FT	DATE:	2026-09-01
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26

DRAWING N°: A-2_103



LEGEND
STUDIO
1 BEDROOM
1 BEDROOM +DEN
2 BEDROOMS

7th FLOOR PLAN 1:200 — 1 / A-2_104

CLIENT:

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Email novatech@novatech-eng.com

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FOTENN Planning + Design

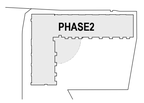
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Ontario Land Surveyors

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

KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

REVISION:

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PROJECT:

1366 BASELINE

DRAWING TITLE:

7th FLOOR PLAN

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP/FT	DATE:	2026-09-01
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26

DRAWING N°: A-2_104



LEGEND
STUDIO
1 BEDROOM
1 BEDROOM +DEN
2 BEDROOMS

TYPICAL FLOOR PLAN 8-9 — 1:200 — 1 / A-2_105

CLIENT:

CLARIDGE HOMES

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FOTENN Planning + Design

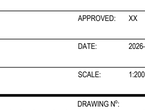
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KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

REVISION:

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PROJECT:

1366 BASELINE

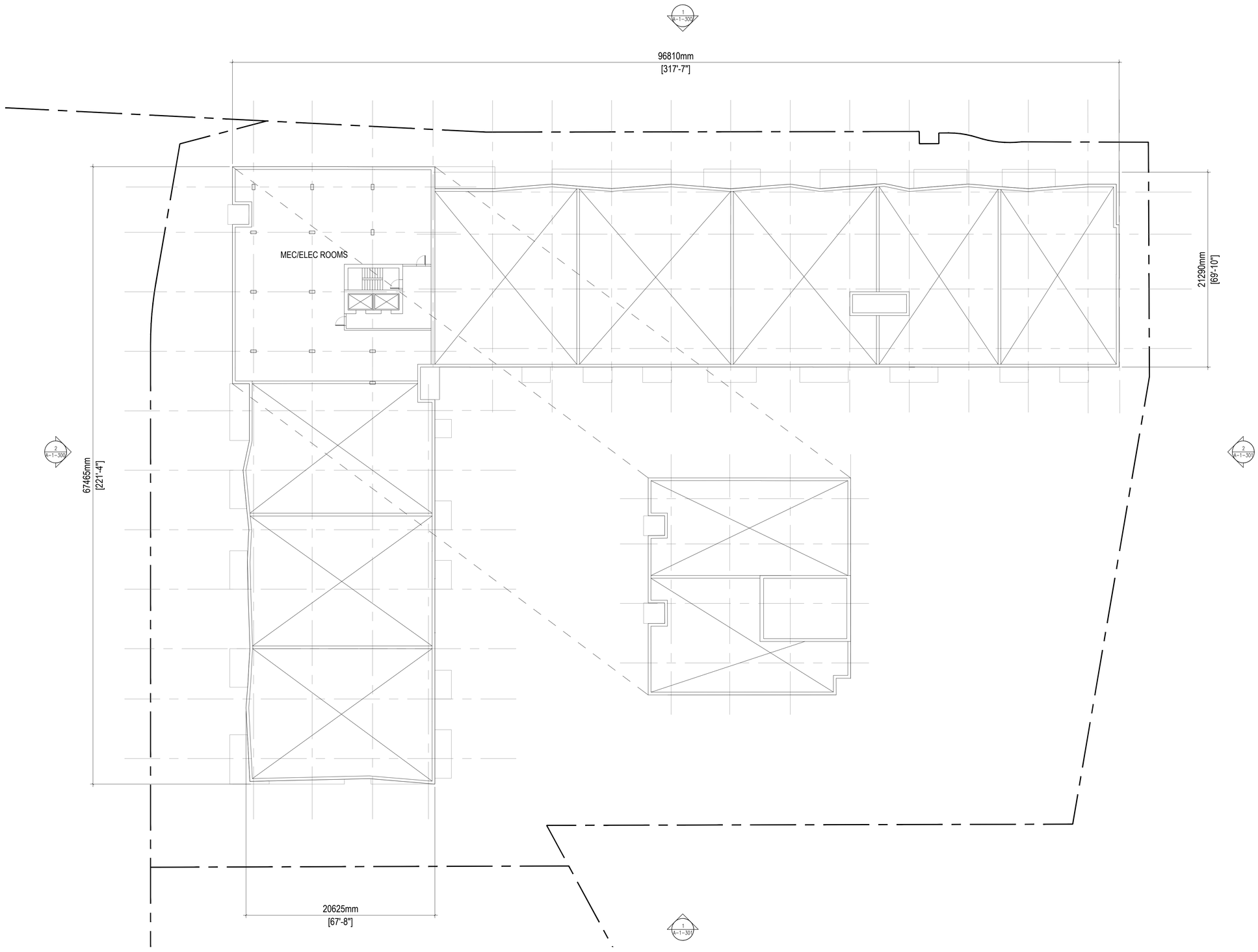
DRAWING TITLE:

TYPICAL FLOOR PLAN 8-9

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP/FT	DATE:	2026-09-01
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26

DRAWING N°: A-2_105



ROOF PLAN 1:200 — 1 / A-2_106

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info@evoqarchitecture.com

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Landscape Architects

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FOTENN Planning + Design

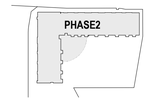
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KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

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PROJECT:

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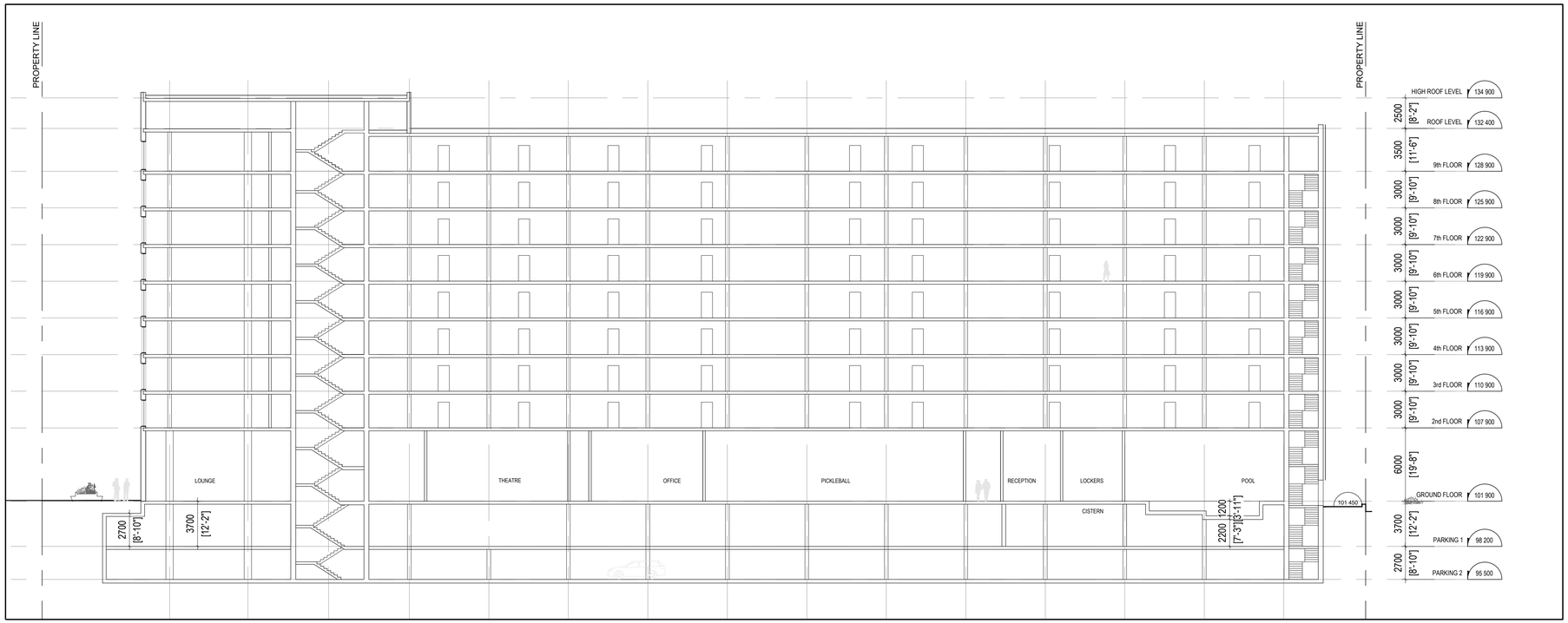
DRAWING TITLE:

ROOF PLAN

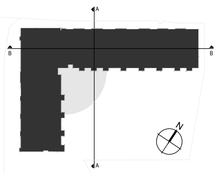
DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP/FT	DATE:	2026-09-01
VERIFIED:	XX	SCALE:	1:200

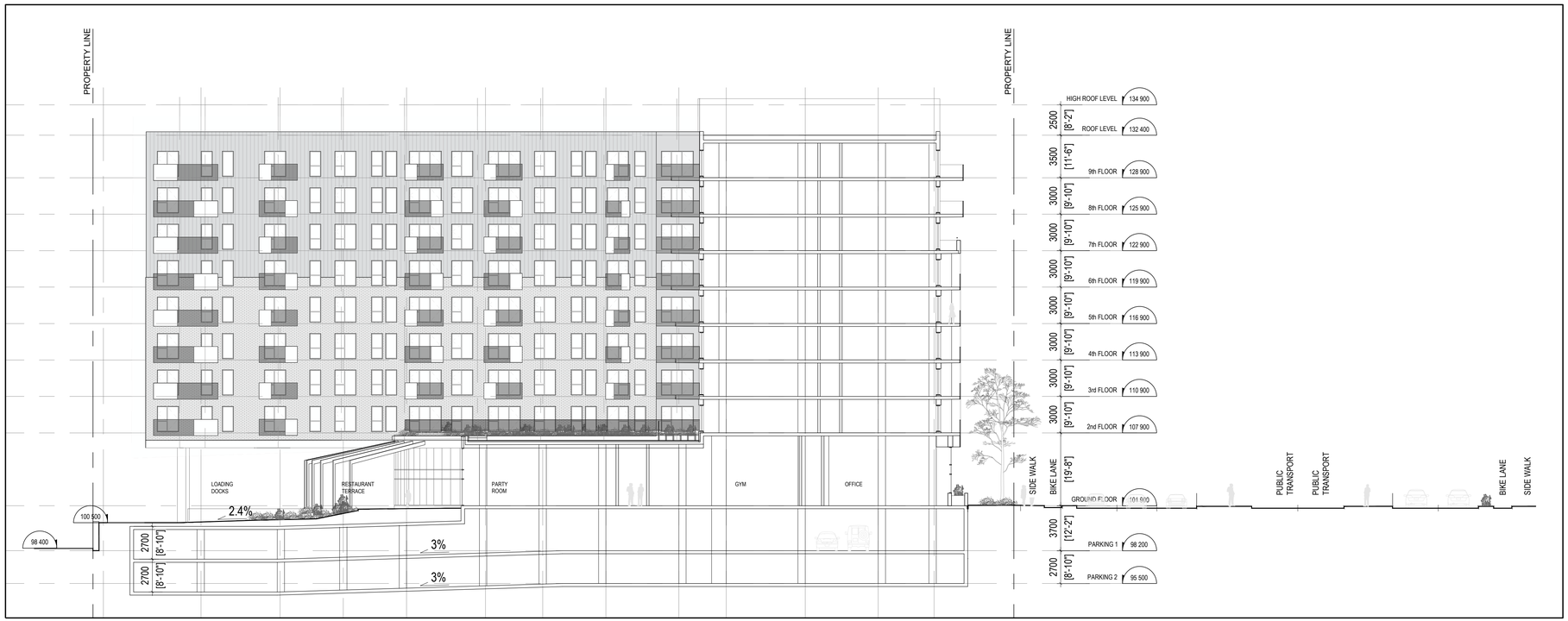
PROJECT N°: 9426-26

DRAWING N°: A-2_106



BB - LONGITUDINAL SECTION 2
1:200 A-2_200





AA - CROSS SECTION 1
1:200 A-2_200

GRAPHIC SCALE

CLIENT:
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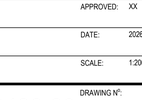
LANDSCAPE ARCHITECTS:
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KEY PLAN:


N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

REVISION:

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PROJECT:
1366 BASELINE

DRAWING TITLE:
SECTIONS

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP, FT	DATE:	2026-09-01
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26
DRAWING N°: A-2_200



WEST ELEVATION - NEW PUBLIC ROAD

1:200

2
A-2_300

LEGEND

- BRICK MASONRY PALE
- GLASS
- VERTICAL METAL PANELS
- METAL PANELS
- PERFORATED METAL SCREEN



NORTH ELEVATION - BASELINE ROAD

1:200

1
A-2_300

CLIENT:

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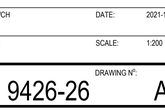
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KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

REVISION:

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PROJECT:

1366 BASELINE

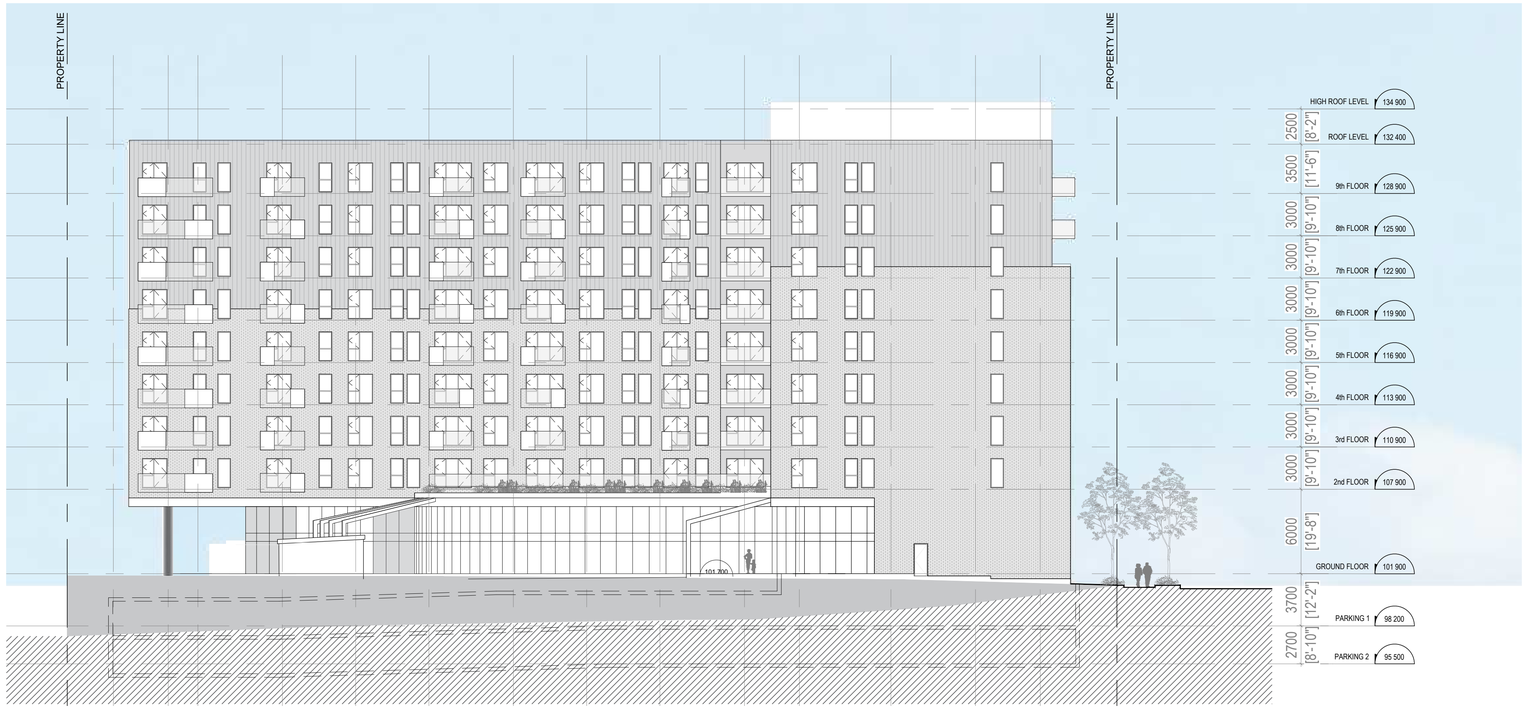
DRAWING TITLE:

ELEVATIONS NORTH AND WEST

DESIGN:	NG	APPROVED:	XX
DRAWN:	SJ/CH	DATE:	2021-10-30
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26

DRAWING N°: A-2_300



EAST ELEVATION
1:200
2
A-2_301



SOUTH ELEVATION
1:200
1
A-2_301

LEGEND

- BRICK MASONRY PALE
- GLASS
- VERTICAL METAL PANELS
- METAL PANELS
- PERFORATED METAL SCREEN

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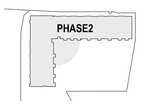
STRUCTURAL ENGINEERS:
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KEY PLAN:



N°:	DESCRIPTION:	BY	DATE
	SITE PLAN CONTROL		2026-09-25

REVISION:

THE GENERAL CONTRACTOR :

1. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
2. SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
3. SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.
4. ANY INDIVIDUAL OR FIRM THAT HAVE RECEIVED ELECTRONIC DOCUMENT SHALL USE THEM AT THEIR OWN RISK. ONLY ORIGINAL DRAWINGS, STAMPED BY THE ARCHITECT, MAY BE USED FOR CONSTRUCTION.

SEAL

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PROJECT:
1366 BASELINE

DRAWING TITLE:
ELEVATIONS SOUTH AND EAST

DESIGN:	SJ	APPROVED:	XX
DRAWN:	SP, FT	DATE:	2026-09-01
VERIFIED:	XX	SCALE:	1:200

PROJECT N°: 9426-26
DRAWING N°: A-2_301