

# MASTERCRAFT STARWOOD

## The Hazelton Westboro

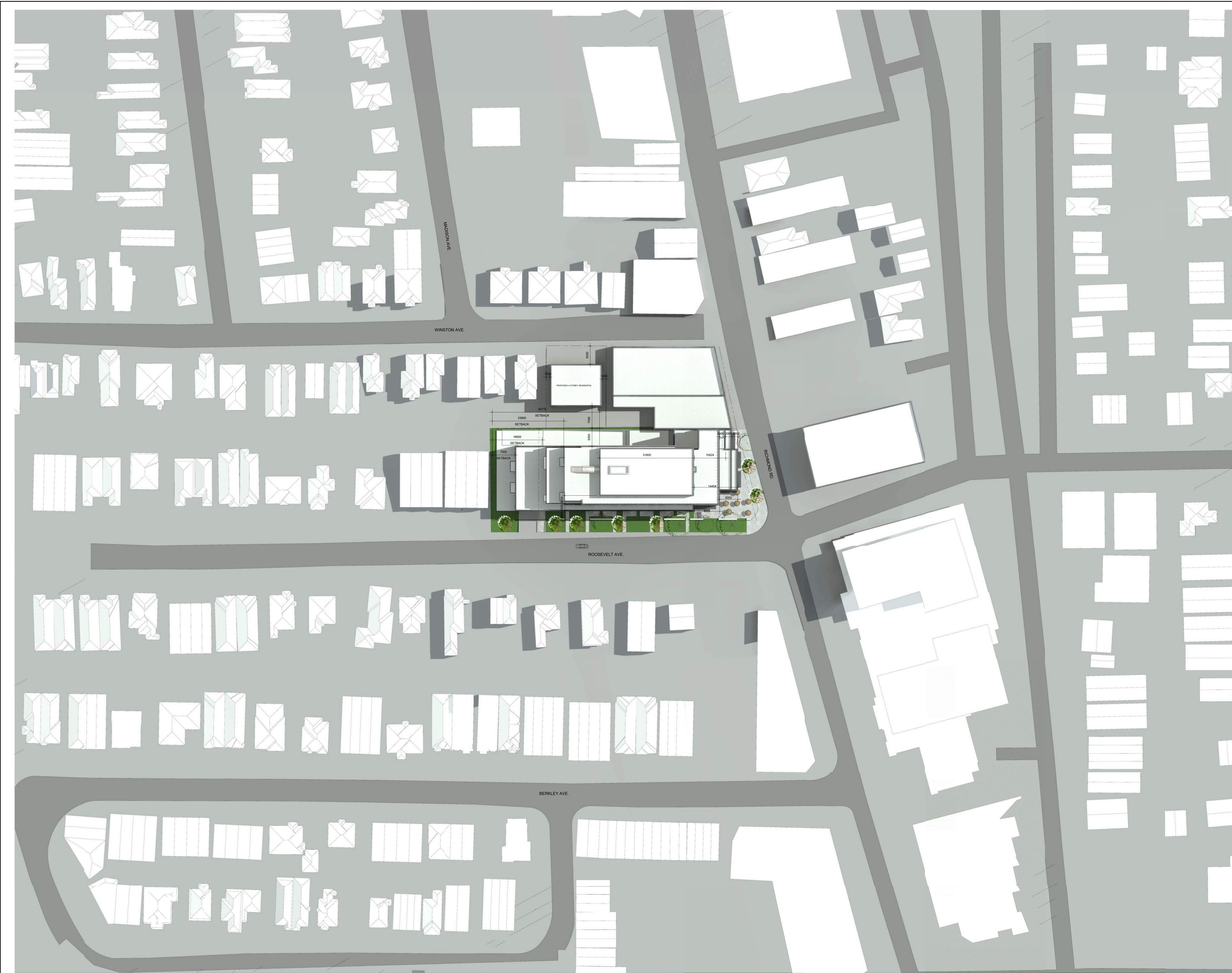
403 Richmond Road and 389 Roosevelt Ave.

RLA PROJECT #: 1942

# ISSUED FOR SPC 1st COMMENT RESPONSE

21/10/2022

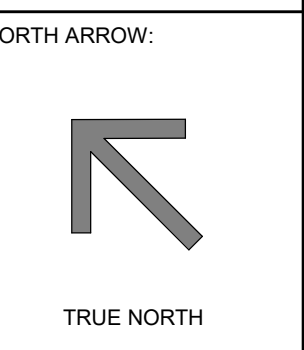
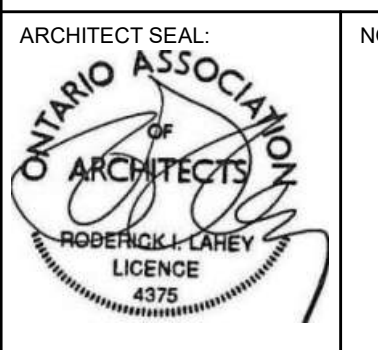




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No.	DESCRIPTION	DD.MM.YY
1	ISSUED FOR SPC 1st COMMENT RESPONSE	21.10.22

REVISIONS:



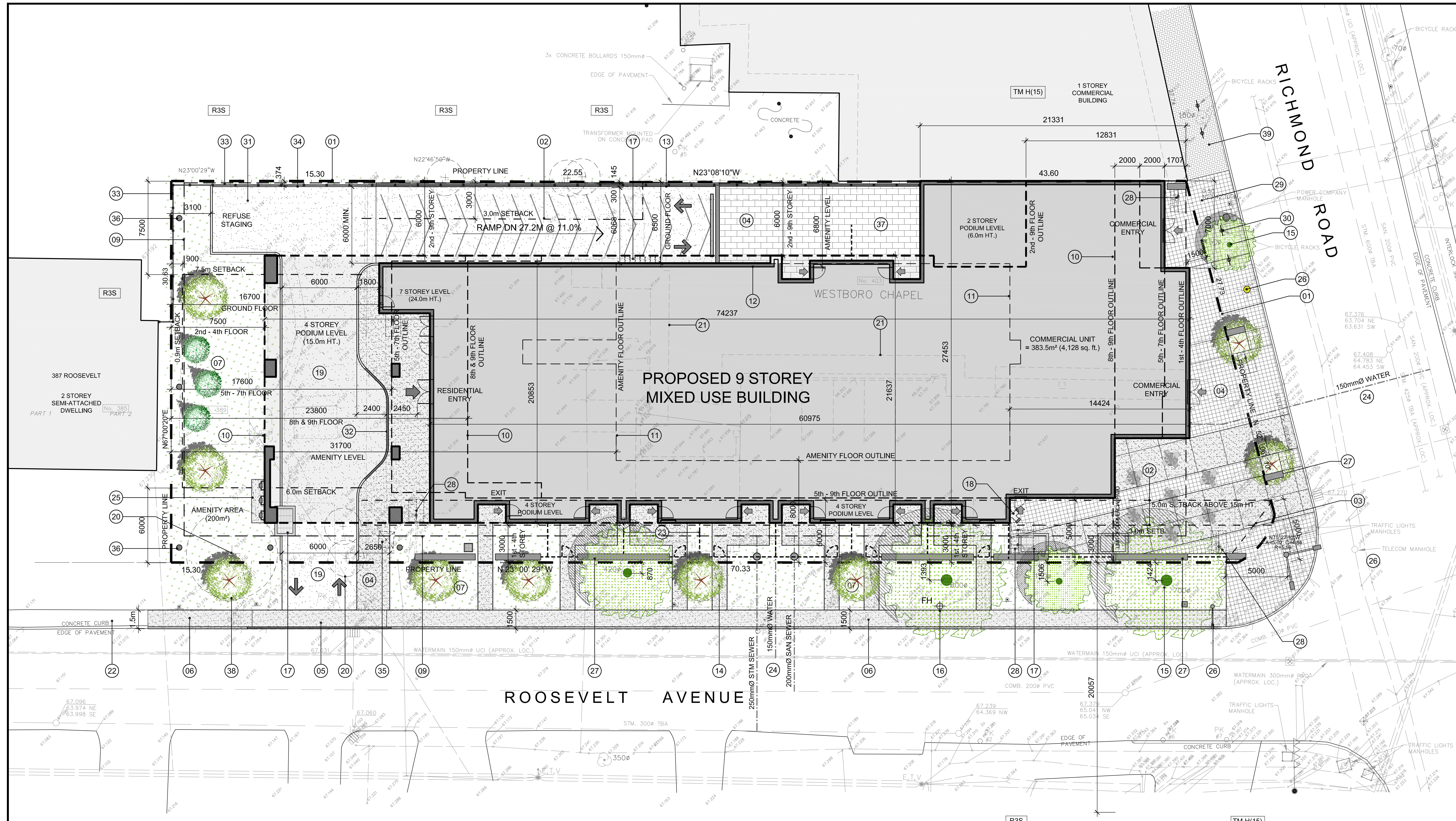
CLIENT:  
**MASTERCRAFT STARWOOD**  
 Investment Builders Since 1951

ARCHITECT:  
**rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**CONTEXT PLAN**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 480	SHEET No: <b>A-001</b>
PROJECT No: 1942	



PROJECT INFORMATION	
ZONING BY-LAW 2008-250	TM (272) S444
SITE AREA	2,610.7 sq. m. 28,102 sq. ft.
TM - ZONING REQUIREMENT	9 STOREYS & 31 m.
BUILDING HEIGHT	9 STOREYS & 31 m.
AMENITY AREA - 6m <sup>2</sup> PER UNIT (141 UNITS)	846 sq. m.
FRONT YARD SETBACK	1.4 m.
FRONT YARD SETBACK - ABOVE 15m HT. OR 4th STOREY	+ 2.0 m.
INTERIOR YARD SETBACK - ABUTTING R ZONE	6.0 m.
CORNER YARD SETBACK	3.0 m.
CORNER YARD SETBACK - ABOVE 15m HT.	+ 2.0 m.
REAR YARD SETBACK	7.5 m.
PARKING - PER UNIT (AFTER 12)	0.5
VISITOR PARKING - PER UNIT (AFTER 12)	0.1
BICYCLE PARKING - RESIDENTIAL - PER UNIT	0.5
BICYCLE PARKING - COMMERCIAL	1 PER 250m <sup>2</sup> GFA

PROJECT STATISTICS	
GRADE (GEODETIC ELEVATION)	67.30 m. aasl
BUILDING HEIGHT	31.0 m.
AMENITY LEVEL - BUILDING HEIGHT	5.0 m.
FRONT YARD SETBACK - LOWER	1.5 m.
FRONT YARD SETBACK - ABOVE 15m HT. OR 4th STOREY	3.5 m.
INTERIOR YARD SETBACK - ABUTTING TM	0.0 m.
INTERIOR YARD SETBACK - ABUTTING R3	6.0 m.
CORNER YARD SETBACK - LOWER	3.0 m.
CORNER YARD SETBACK - ABOVE 15m HT. OR 4th STOREY	5.0 m.
REAR YARD SETBACK - LOWER	7.5 m.
REAR YARD SETBACK - UPPER	16.6 m.
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m
DRIVEWAY & AISLE	6.7m
BICYCLE AISLE	1.1m

GROSS BUILDING FLOOR AREA	
(OTTAWA ZONING DEFINITION)	000 sq. m.
LUG PARKING LEVELS	000 sq. ft.
GROUND FLOOR	769.0 sq. m. 8,277 sq. ft.
MEZZANINE	371.9 sq. m. 4,003 sq. ft.
2nd - 4th FLOOR	3 x 1,301.4 sq. m. 3 x (14,008) sq. ft. 3,904.2 sq. m. 42,024 sq. ft.
5th to 7th FLOOR	3 x 992.5 sq. m. 3 x (10,668) sq. ft. 2,977.4 sq. m. 32,049 sq. ft.
8th FLOOR	610.0 sq. m. 6,647 sq. ft.
9th FLOOR	621.9 sq. m. 6,747 sq. ft.
AMENITY / MECHANICAL FLOOR	0.0 sq. m. 0.0 sq. ft.
TOTAL AREA ABOVE GRADE	9,666.3 sq. m. 104,047 sq. ft.

UNIT STATISTICS	
1 BEDROOM UNIT	21
1 BEDROOM + UNIT	70
2 BEDROOM UNIT	25
2 BEDROOM + UNIT	18
3 BEDROOM UNIT	1
3 BEDROOM + UNIT	4
TOTAL	141
COMMERCIAL RETAIL UNIT	494.4 sq. m. 5,214 sq. ft.

CAR PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT AFTER 12 UNITS 65
VISITOR	-0.1 PER UNIT AFTER 12 UNITS 13
COMMERCIAL	- UNDER 500m <sup>2</sup> NON REQUIRED 0
TOTAL	78
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT	247
PROVIDED	
RESIDENCE	-0.58 PER UNIT (141 UNITS) 136
VISITOR	-0.1 PER UNIT (141 UNITS) 13
COMMERCIAL	- UNDER 500m <sup>2</sup> NON REQUIRED 0
TOTAL	149
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m

BICYCLE PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT (141 UNITS) 71
COMMERCIAL RETAIL	-1.0 PER 250m <sup>2</sup> OF G.F.A. 2
TOTAL	73
PROVIDED	
BELOW GRADE LEVEL	140
EXTERIOR	8
TOTAL	148

AMENITY SPACE	
AT GRADE EXTERIOR COMMUNAL	200.0 sq. m.
AT GRADE EXTERIOR PRIVATE YARDS	200.0 sq. m.
2nd FLOOR - PRIVATE EXTERIOR	25.0 sq. m.
5th FLOOR - PRIVATE EXTERIOR	290.0 sq. m.
8th FLOOR - COMMUNAL EXTERIOR	135.0 sq. m.
AMENITY LEVEL - COMMUNAL INTERIOR	405.0 sq. m.
AMENITY LEVEL - COMMUNAL EXTERIOR	290.0 sq. m.
TOTAL	1,545.0 sq. m.
TOTAL COMMUNAL	1,030.0 sq. m.
REQUIRED - 6.0m <sup>2</sup> PER UNIT (141) =	846 sq. m.
REQUIRED COMMUNAL @ 95% =	423 sq. m.

LOT COVERAGE	
PAVED SURFACE	439.2 sq. m. 16.8%
BUILDING FOOTPRINT	1,402.3 sq. m. 53.7%
LANDSCAPE OPEN SPACE	769.2 sq. m. 29.5%
TOTAL	2,610.7 sq. m. 100.0%

REFUGE REQUIREMENT (141 UNITS)	
GARBAGE	-0.11 PER UNIT 16 YARDS
RECYCLING GMP	-0.019 PER UNIT 3 YARDS
RECYCLING FIBER	-0.038 PER UNIT 5 YARDS
COMPOST	-240L PER 50 UNITS 3

REVISIONS:	
ISSUED FOR SPC 1st COMMENT RESPONSE - DRAFT	Oct. 19, 22
REVISED AS PER DESIGN CHANGES	Oct. 19, 22
ISSUED FOR SPC APPLICATION	Apr. 14, 22
ISSUED FOR SPC OWNER / CONSULTANT REVIEW	Apr. 04, 22
ISSUED FOR OPA & ZA 1st COMMENT RESPONSE	Apr. 03, 21
ISSUED FOR UDRP	Jan. 19, 21
ISSUED FOR ZONING AMENDMENT	Sept. 4, 20
No. DESCRIPTION DATE	

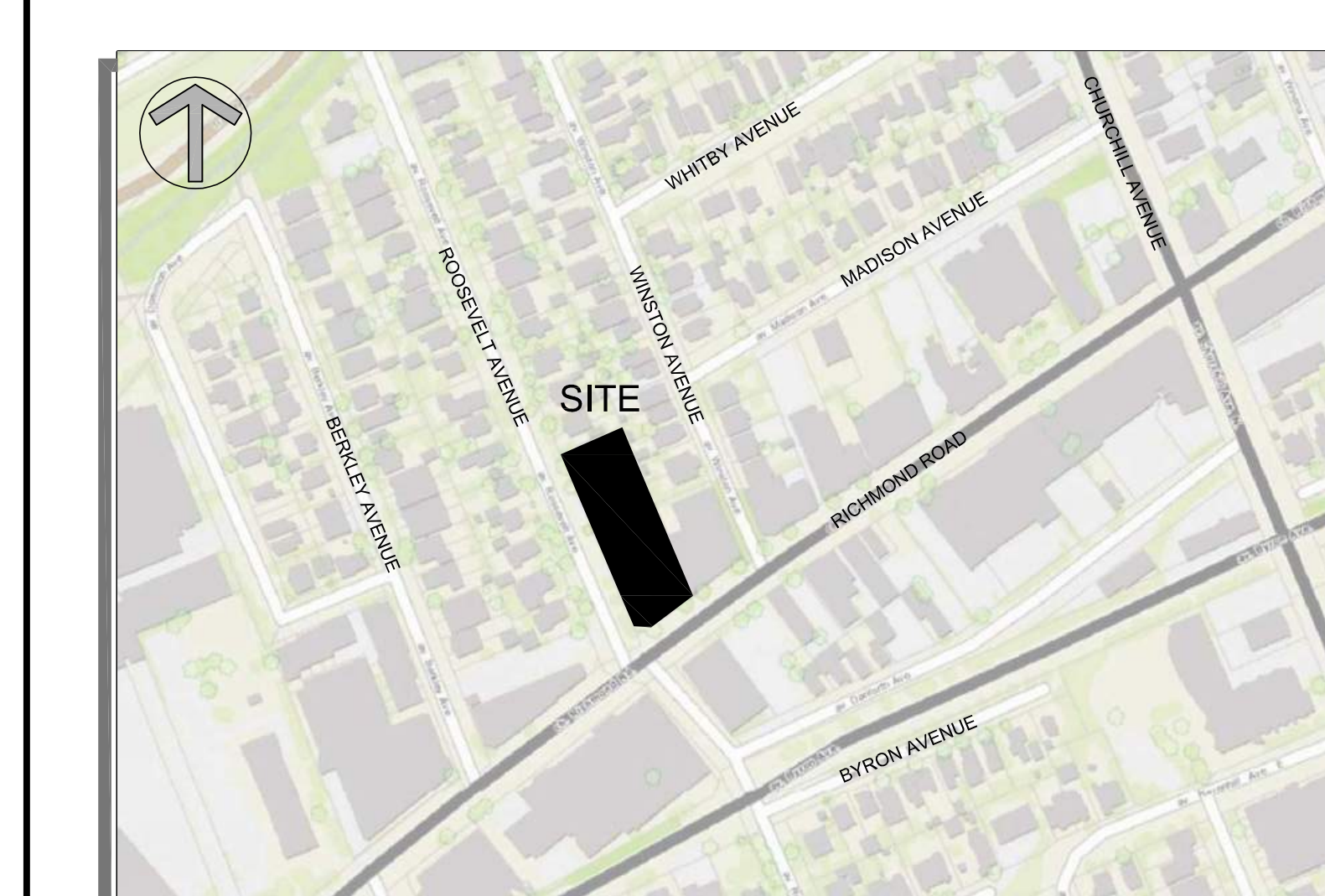
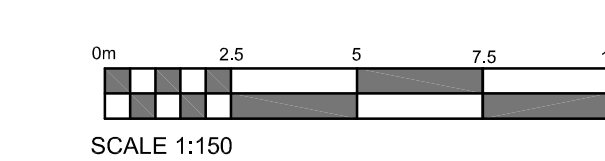
ARCHITECT SEAL	
ARCHITECT	RODERICK LAHEY
ARCHITECT NO.	4238
SEAL DATE: STAMP DATE	

CLIENT:	
CLIENT	MASTERCRAFT STARWOOD
	Investment Builders Since 1951

ARCHITECT:	
ARCHITECT	RODERICK LAHEY
ARCHITECT NO.	4238
PROJECT TITLE:	The Hazelton Westboro
	403 RICHMOND ROAD & 389 ROOSEVELT AVENUE
	OTTAWA ONTARIO

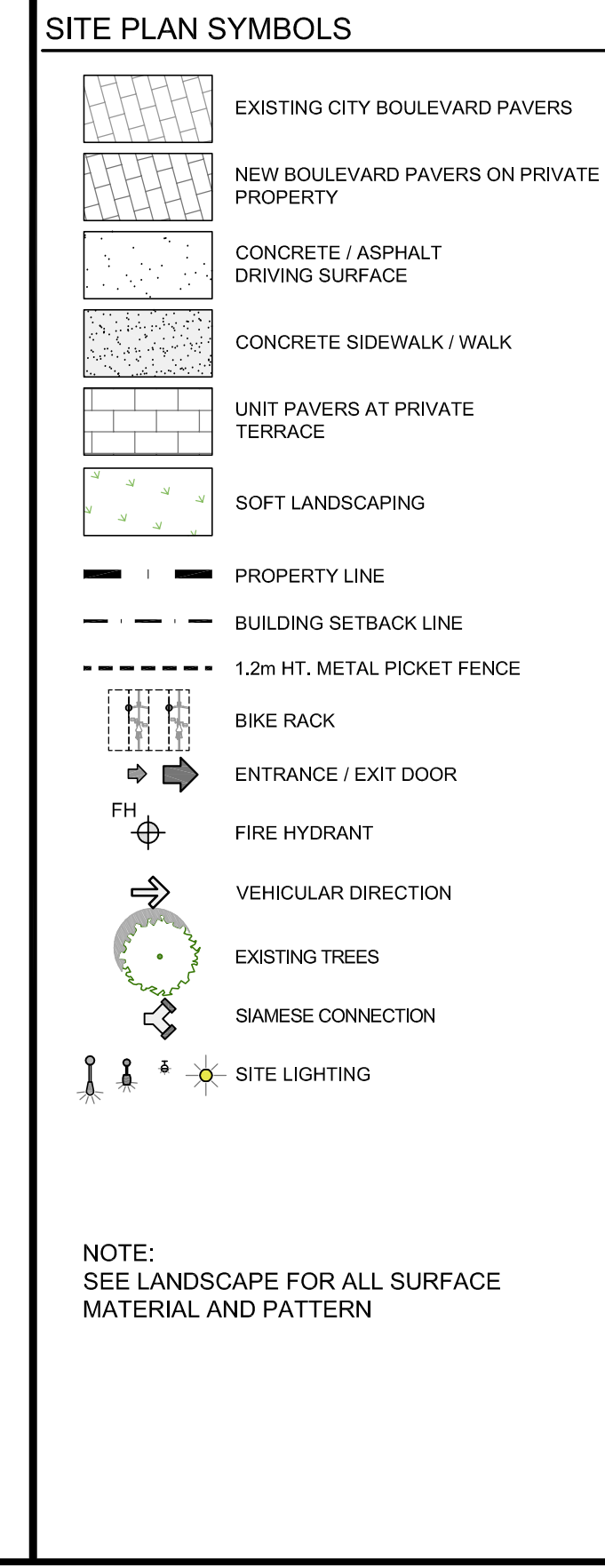
DRAWN:	
DRAWN	R.V.
CHECKED	S.S.
SCALE:	1:150
SHEET No.	SP-1
PROJECT No.	1942

1 SITE PLAN  
SCALE 1:150



- DRAWING NOTES**
- PROPERTY LINE
  - BUILDING SETBACKS AT GRADE - SEE SCHEDULE S444
  - CORNER SITE TRIANGLE, TO BE CONFIRMED
  - HARD SURFACE PAVING, SEE LANDSCAPE PLAN
  - CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
  - CONCRETE SIDEWALK TO BE REPLACED WITH NEW BARRIER CURB / SIDEWALK
  - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
  - OUTLINE OF BELOW GRADE PARKING GARAGE
  - OUTLINE OF UPPER FLOORS
  - OUTLINE OF AMENITY / MECHANICAL LEVEL
  - OUTLINE OF PRIVATE TERRACE ABOVE
  - RETAINING WALL WITH GUARD RAIL AS REQUIRED
  - PRIVATE WALKWAY TO GROUND FLOOR UNIT
  - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
  - EXISTING FIRE HYDRANT
  - VENTILATION GRILL
  - SIAMASE CONNECTION
  - ENTRANCE DRIVEWAY WITH BARRIER CURB
  - EXISTING TREE TO BE REMOVED
  - EXISTING BUILDING TO BE REMOVED
  - EXISTING CITY SIDEWALK
  - PRIVACY SCREEN
  - PROPOSED SERVICES
  - GAS EQUIPMENT LOCATION
  - EXISTING STREET LIGHT / TRAFFIC POLE
  - SEAT WALL, SEE LANDSCAPE FOR DETAILS
  - BICYCLE PARKING SPACE WITH RACK
  - REPLACE EXISTING CITY PAVERS AS SHOWN ON LANDSCAPE PLAN
  - CITY OWNED BOLLARD BICYCLE RACKS

- SHORT TERM REFUGE CONTAINER STAGING AREA
- 150mm WIDE BARRIER CURB, DEPRESSED AT ENTRY
- RE-INSTATE EXISTING BOARD FENCE
- 150mm WIDE BARRIER CURB AT EDGE OF DRIVING SURFACE
- REMOVED EXISTING HYDRO TRANSFORMER
- CATCH BASIN / MANHOLE SEE CIVIL FOR DETAILS
- GROUND FLOOR PRIVATE TERRACES WITH PRIVACY SCREEN
- PROPOSED TREES, SEE LANDSCAPE FOR DETAILS
- EXISTING CITY PAVERS TO REMAIN



**SURVEYOR**  
Annis O'Sullivan Vollebek Ltd.  
14 Concourse Gate, Suite 500,  
Nepean, Ontario K2E 7S6  
Tel: (613) 727-0850  
Tel: (613) 727-1079  
Fax: (613) 727-1079  
E-Mail: AndyS@aovltd.com

**PROPERTY OWNER**  
Starwood Group Inc.  
188 Eglinton Avenue East Suite 800  
Toronto, Ontario, M4P 2X7  
Tel: (416) 482-4822  
Fax: (416) 482-8224

**GEOTECHNICAL ENGINEER**  
Paterson Group  
154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381  
Fax: (613) 226-6344  
Email: carlosd@patersongroup.ca

**URBAN PLANNER**  
FoTenn Consultants Inc.  
396 Cooper Street, Suite 300,  
Ottawa, ON Canada, K2P 2H7  
Tel: (613) 730-5709  
Fax: (613) 730-1136  
E-Mail: mcelligott@fotenn.com

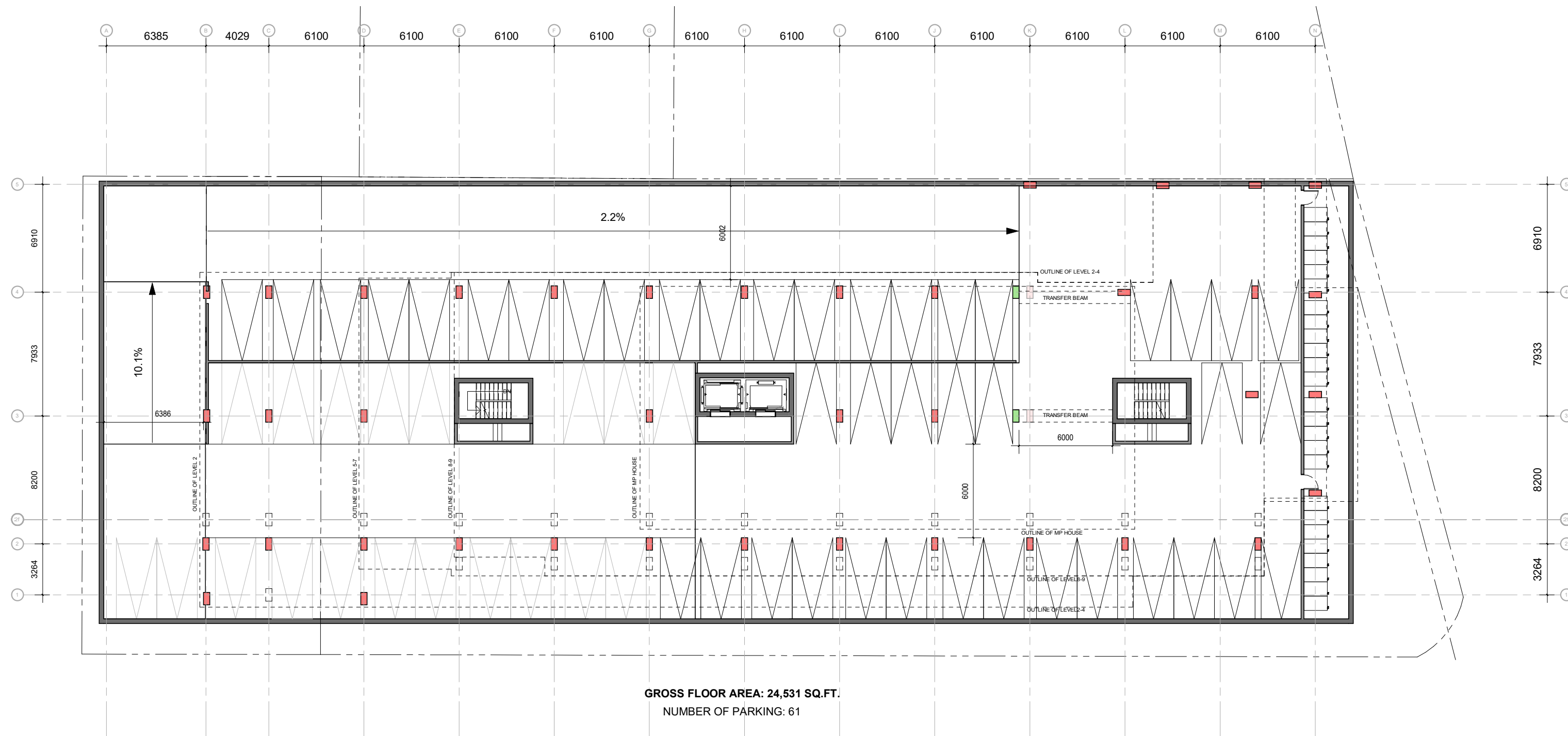
**WIND / NOISE ENGINEER**  
Gradient Wind Engineering  
127 Walgreen Road,  
Ottawa, ON, Canada K0A 1L0  
Tel: (613) 836-0934  
Cell: (613) 226-5273  
Email: joshua.foster@gradientwind.com

**CIVIL ENGINEER**  
CIMA Engineering Ltd.  
110-240 Catherine Street,  
Ottawa, ON K2P 2G8  
Tel: (613) 860-2462  
Tel: (613) 860-1870  
Email: Tim.Kennedy@cima.ca

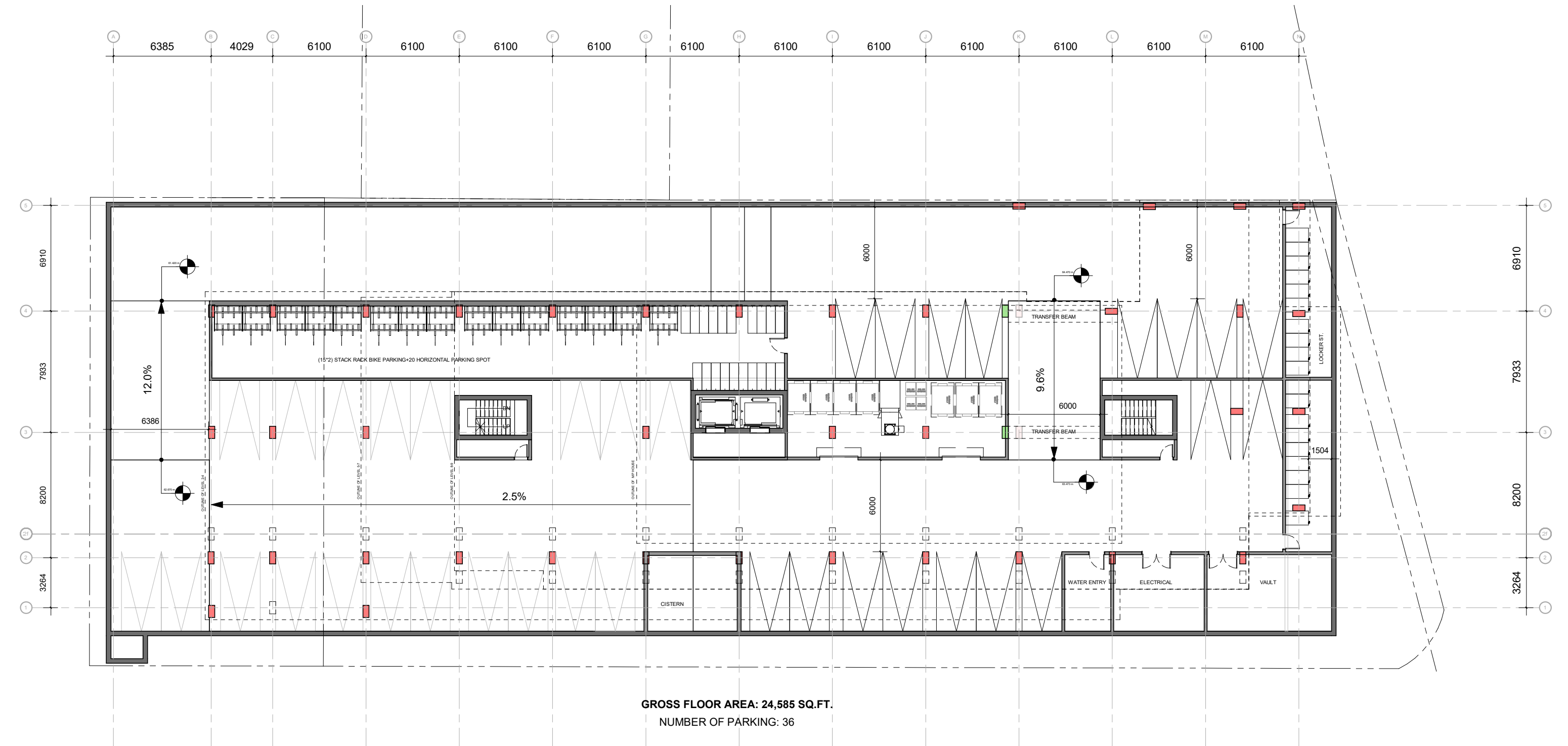
**LEGAL DESCRIPTION**  
PART 1 Plan of  
LOTS 7, 9, 11 AND 13  
PART OF LOTS 3 AND 4  
REGISTERED PLAN 114  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

**LANDSCAPE ARCHITECT**  
Gino J. Aiello Landscape Architect  
110 Didsbury Road Unit 9,  
Ottawa, Ontario K2E 0C2  
Tel: (613) 852-1343  
Cell: (613)  
Email: gino@gjala.com

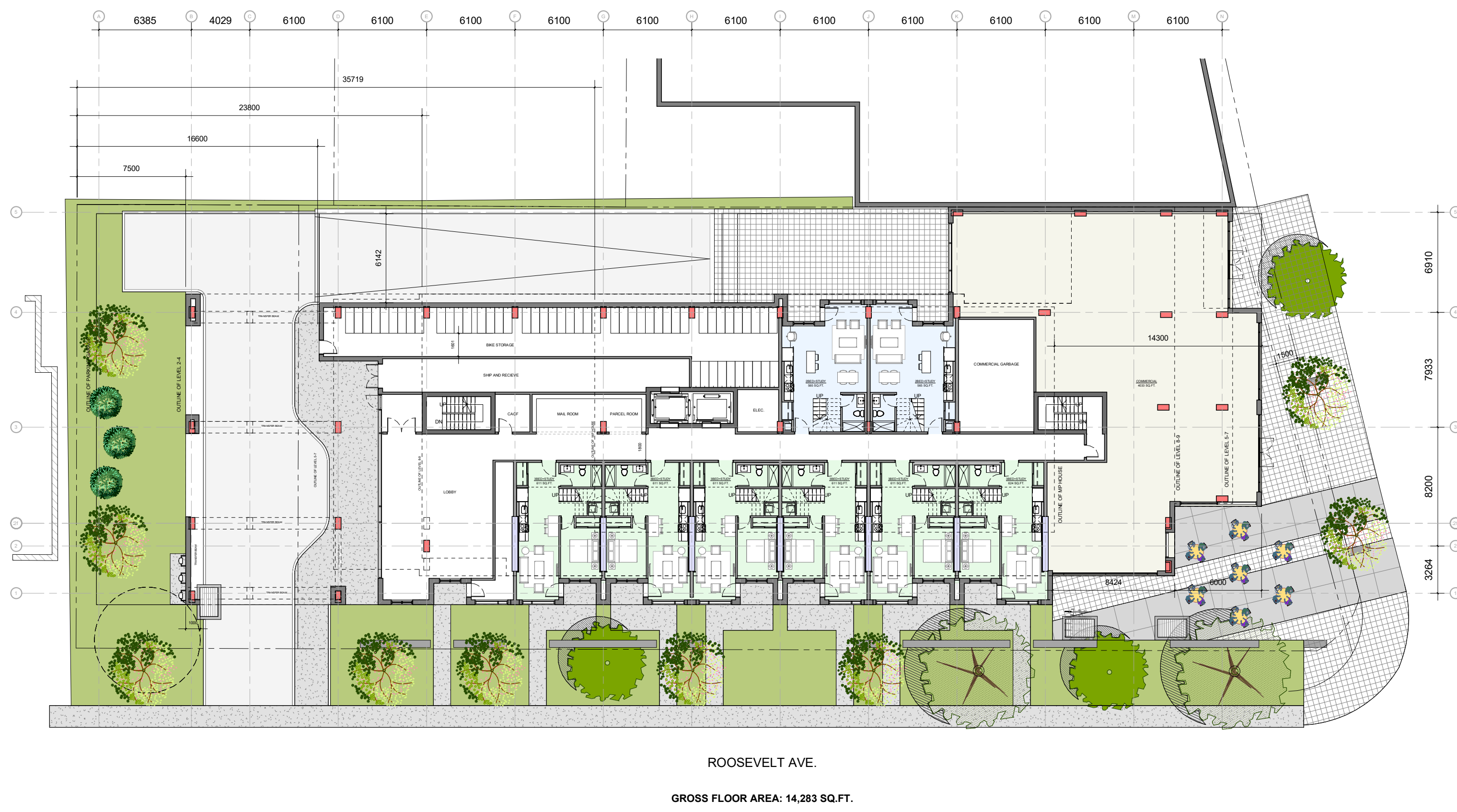
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Ottawa, ON K2P 2G8  
Tel: (613) 860-2462  
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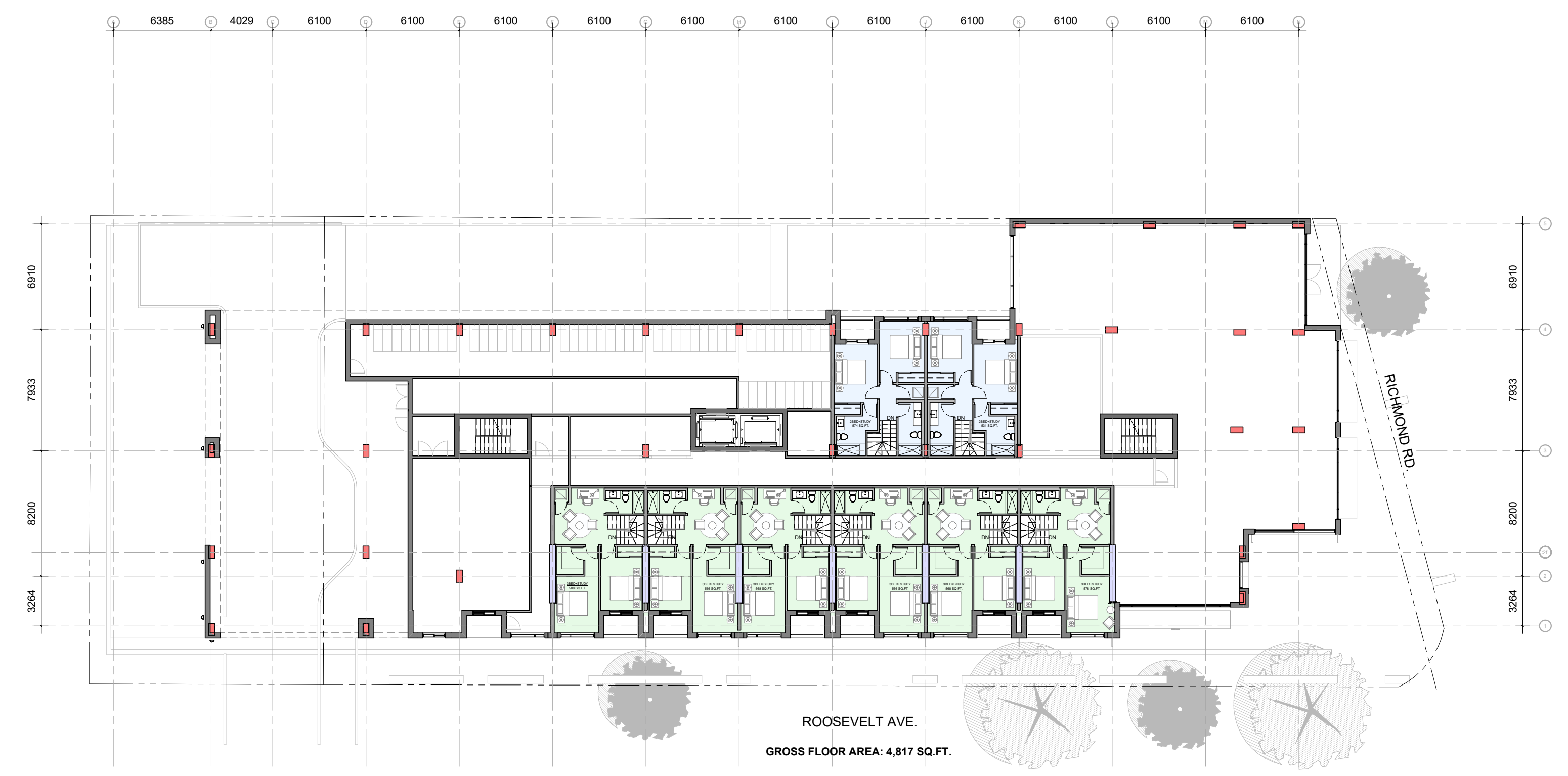
P3-P2 FLOOR PLAN



P1 FLOOR PLAN




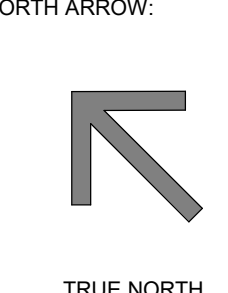
GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN


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RESPONSE		
No.	DESCRIPTION	DD.MM.YY

ARCHITECT SEAL:  
  
 NORTH ARROW:  
  
 TRUE NORTH

CLIENT:  
**MASTERCRAFT STARWOOD**  
 Investment Builders Since 1951

ARCHITECT:  
  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**FLOOR PLANS**

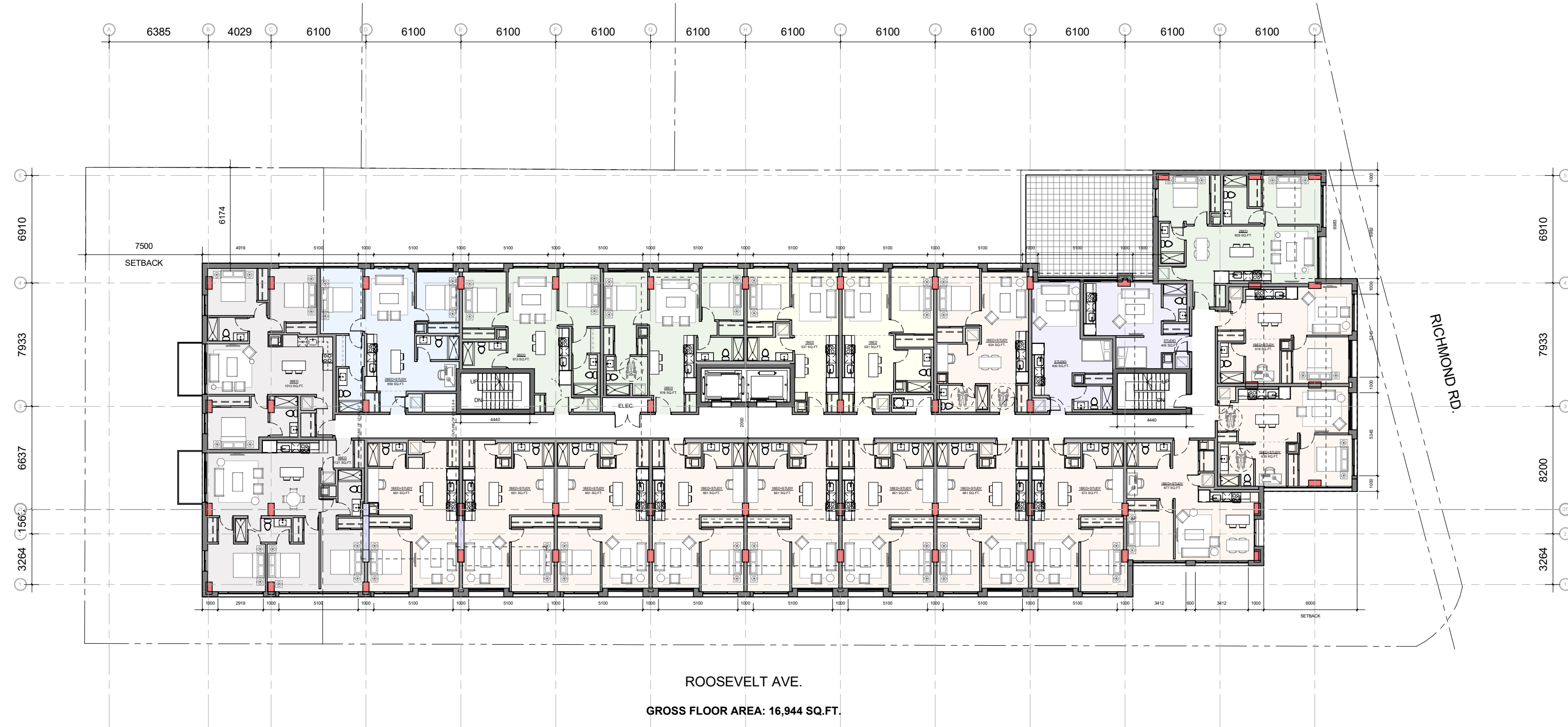
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SCALE: 1 : 250	SHEET No: <b>A-100</b>
PROJECT No: 1942	

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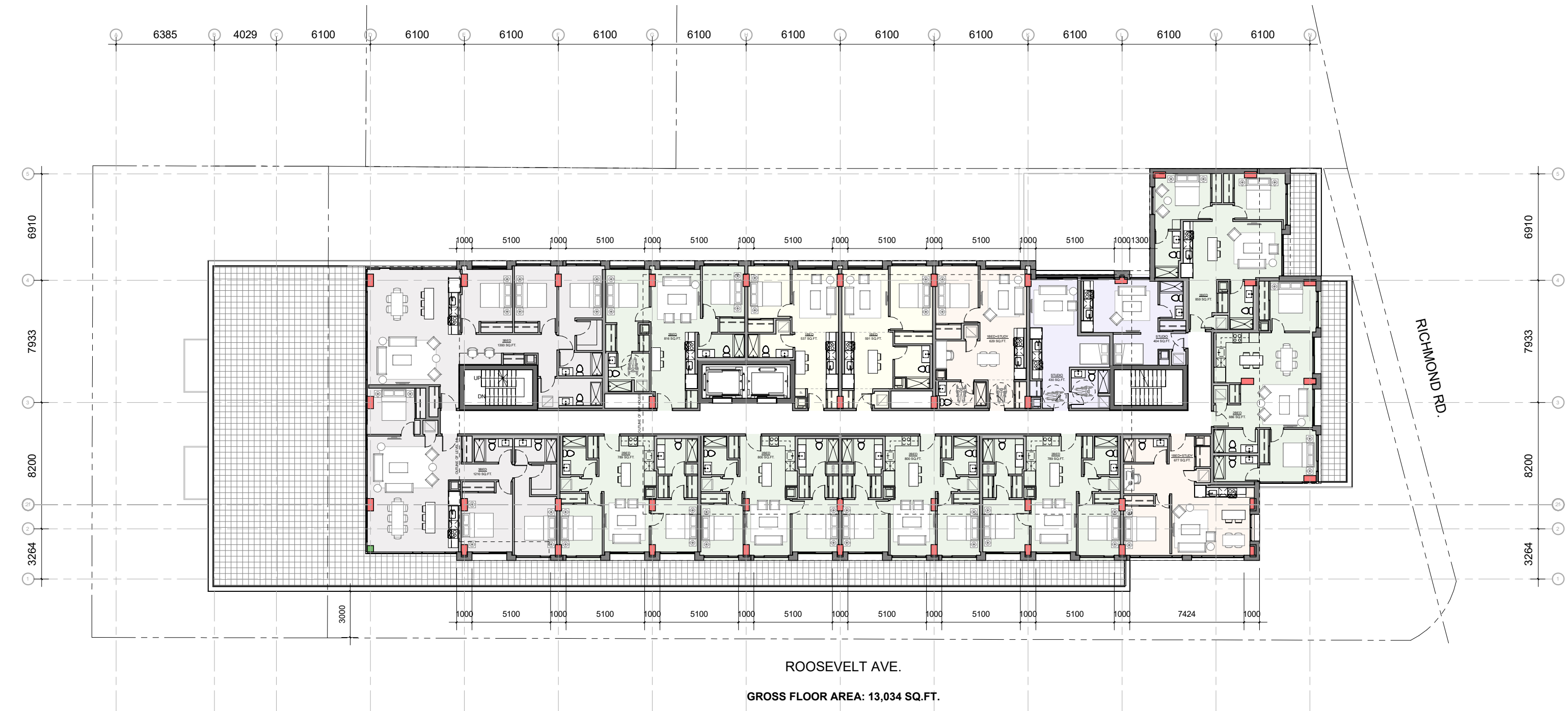
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PLOT DATE: 2022-10-21 1:12:22 PM



LEVEL 2-4 FLOOR PLAN



LEVEL 5 FLOOR PLAN



LEVEL 6-7 FLOOR PLAN



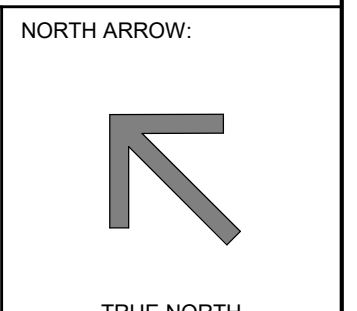
LEVEL 8 FLOOR PLAN

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ARCHITECT:  
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 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:

FLOOR PLANS

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SCALE: 1 : 250	SHEET No: <b>A-101</b>
PROJECT No: 1942	





WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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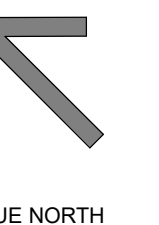
RESPONSE

No. DESCRIPTION DD.MM.YY

REVISIONS:

ARCHITECT SEAL:  
ONTARIO ASSOCIATION OF ARCHITECTS  
RODERICK-LAHEY  
LICENCE 4376

NORTH ARROW:



TRUE NORTH

CLIENT:

**MASTERCRAFT STARWOOD**  
Investment Builders Since 1951

ARCHITECT:

**rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

*The Hazelton Westboro*

403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:

ELEVATIONS

DRAWN: S.S. CHECKED: R.V.

SCALE: 1 : 250 SHEET No:


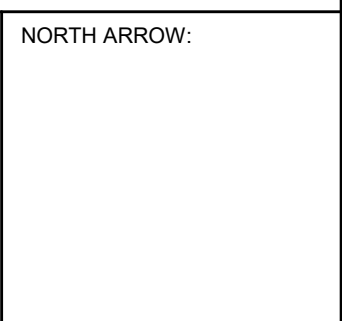
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**A-200**

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ARCHITECT SEAL:  
  
 ARCHITECT: Roderick Lahey  
 NORTH ARROW:  


CLIENT:  
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 Investment Builders Since 1951

ARCHITECT:  
**rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE:  
  
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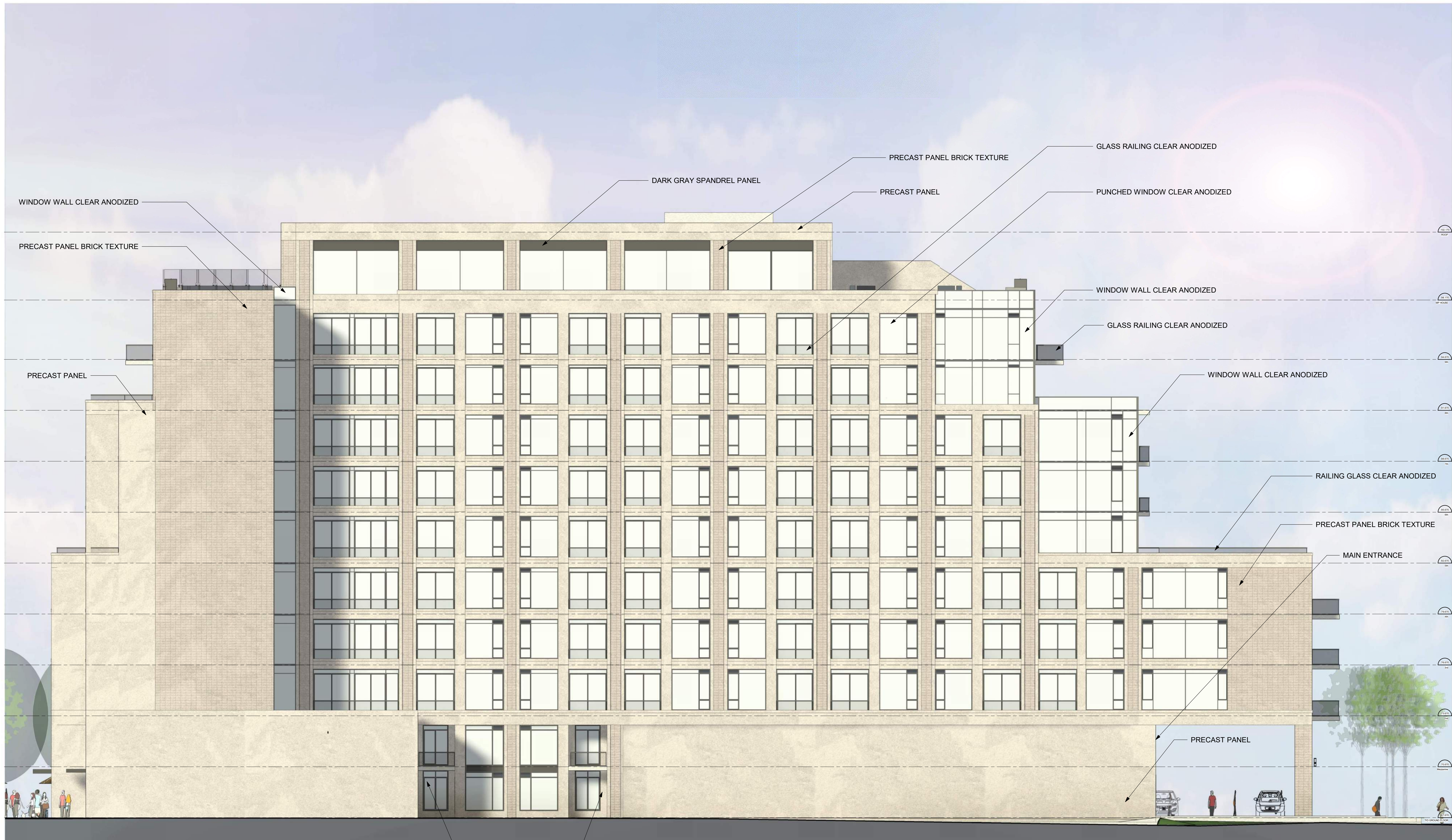
SHEET TITLE:  
**ENLARGED WEST ELEVATION**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 100	SHEET No: <b>A-201</b>
PROJECT No: 1942	


PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)  
 PLOT SCALE: 1:1  
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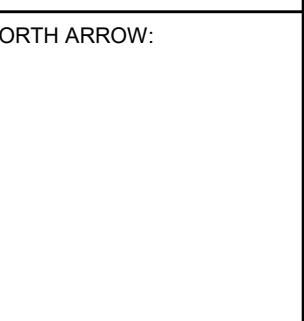


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No.	DESCRIPTION	DD.MM.YY

ARCHITECT SEAL:  
  
 ARCHITECTS  
 RODERICK LAHEY  
 LICENCE 4376

NORTH ARROW:  


CLIENT:  
**MASTERCRAFT STARWOOD**  
 Investment Builders Since 1951

ARCHITECT:  
**rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**ENLARGED EAST ELEVATION**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 100	SHEET No: <b>A-202</b>
PROJECT No: 1942	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)  
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BICYCLE PARKING STORAGE  
 MAIN ENTRANCE  
 SHIP AND RECIEVE

1	ISSUED FOR SPC 1st COMMENT RESPONSE	21.10.22
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REVISIONS:

ARCHITECT SEAL:		NORTH ARROW:

CLIENT:  
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PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**ENLARGED NORTH ELEVATION**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 100	SHEET No: <b>A-203</b>
PROJECT No: 1942	

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Labels for the architectural drawing:

- PRECAST PANEL BRICK TEXTURE
- PRECAST PANEL
- PUNCHED WINDOW CLEAR ANODIZED
- PRECAST PANEL BRICK TEXTURE
- GLASS RAILING CLEAR ANODIZED
- COMMERCIAL ENTRANCE
- COMMERCIAL ENTRANCE

1	ISSUED FOR SPC 1st COMMENT RESPONSE	21.10.22
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No.	DESCRIPTION	DD.MM.YY
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REVISIONS:

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CLIENT:

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 Investment Builders Since 1951

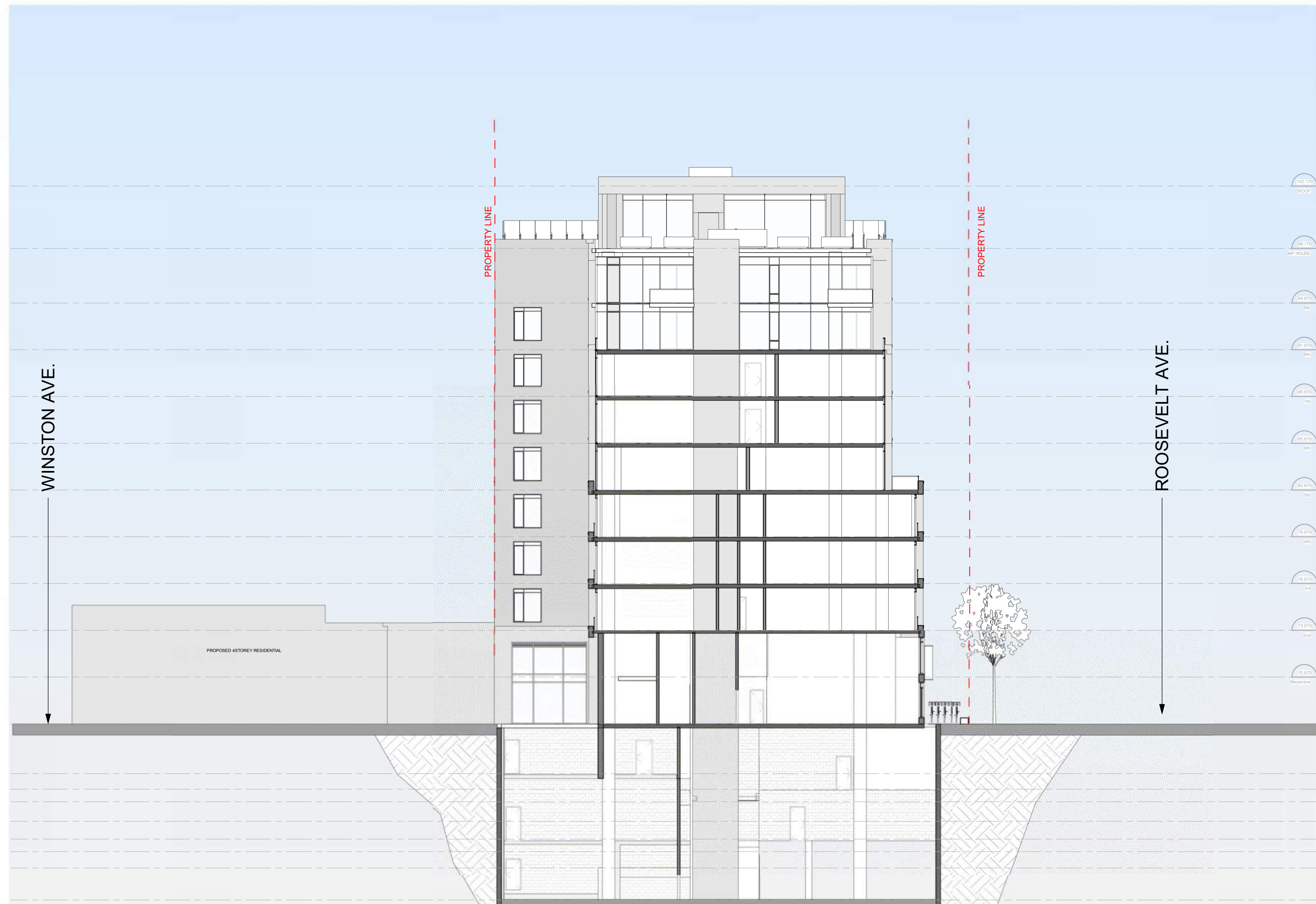
ARCHITECT:  
**rla/architecture**  
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 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

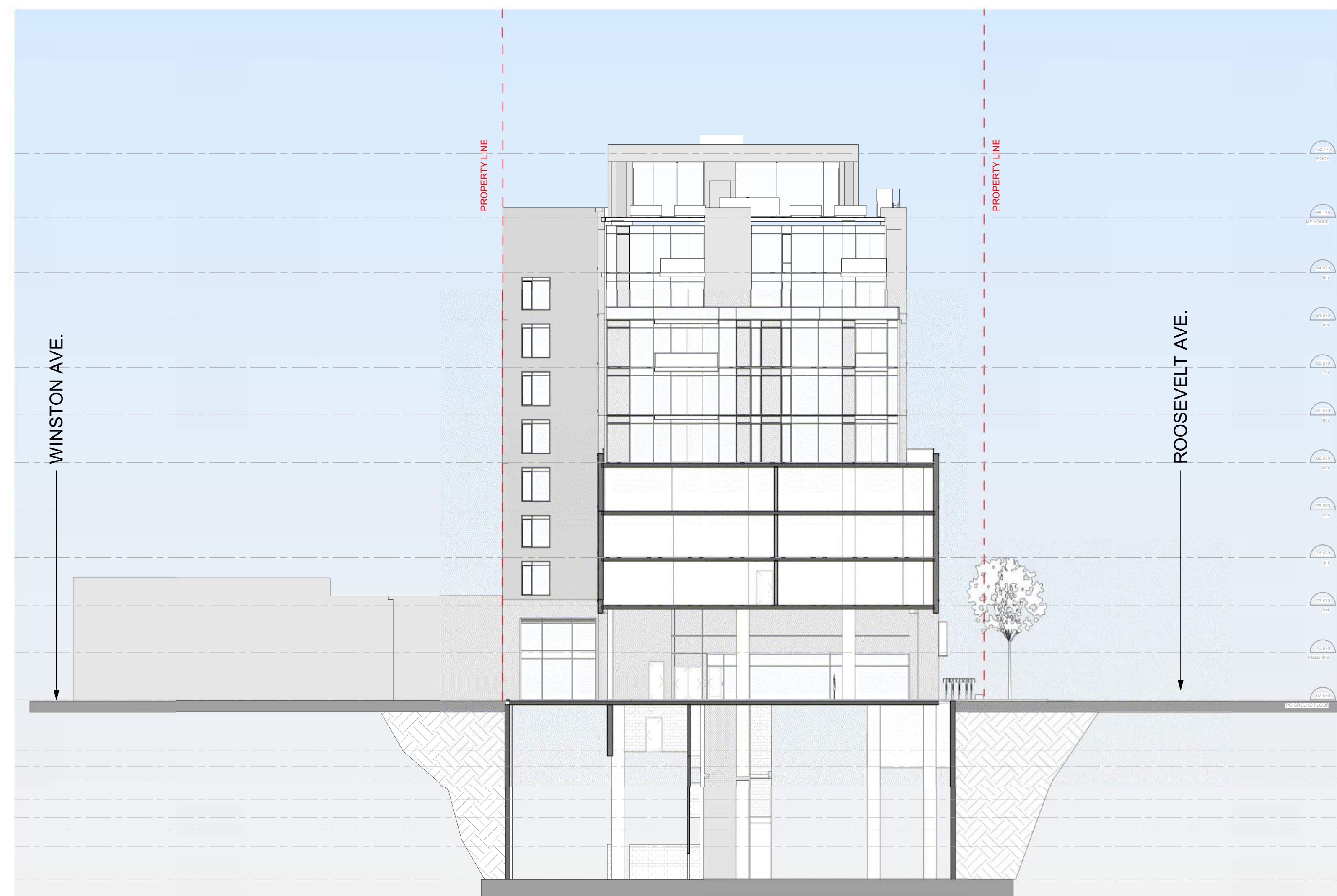
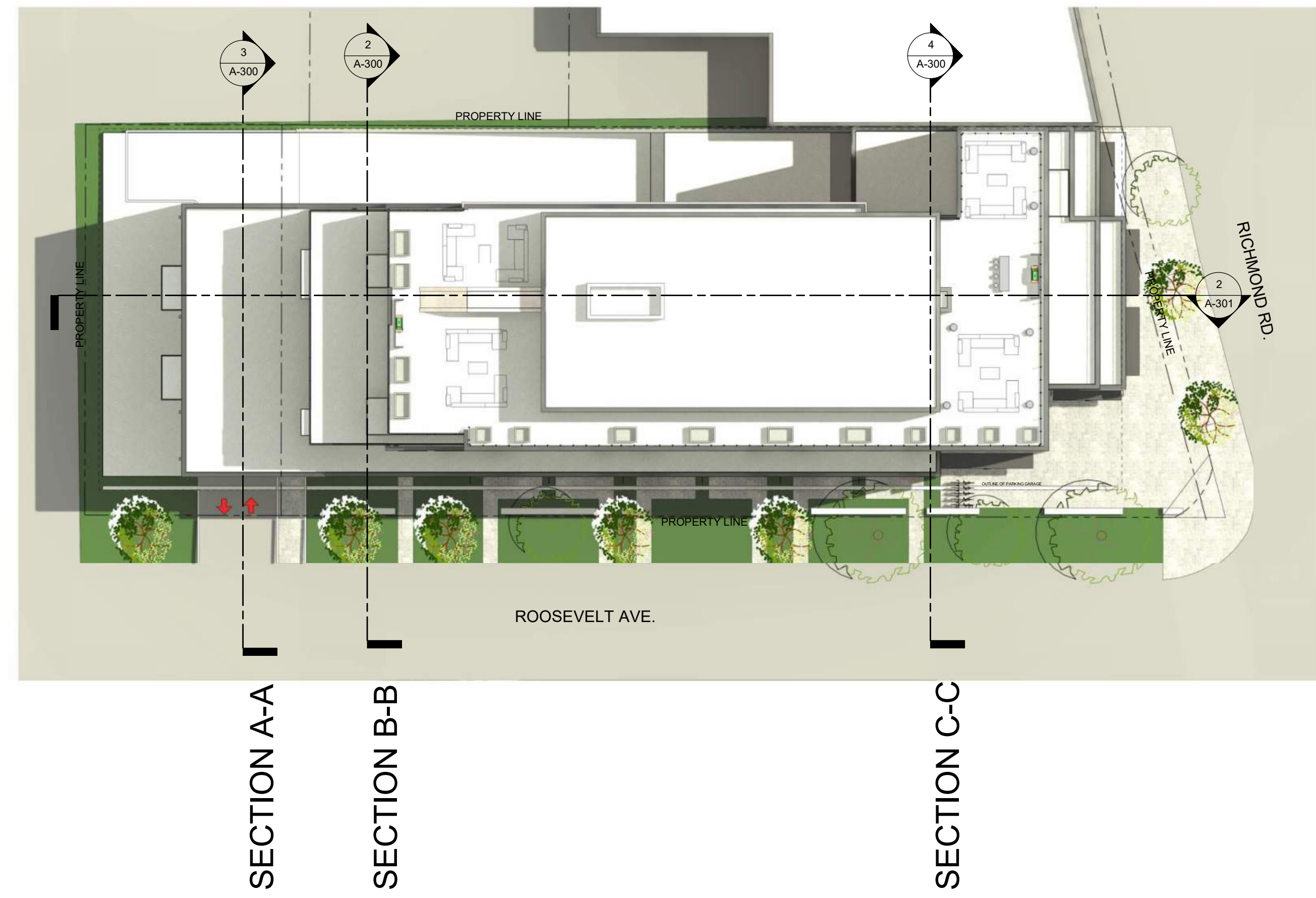
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**ENLARGED SOUTH ELEVATION**

DRAWN: S.S.	CHECKED: R.V.
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PROJECT No: 1942	

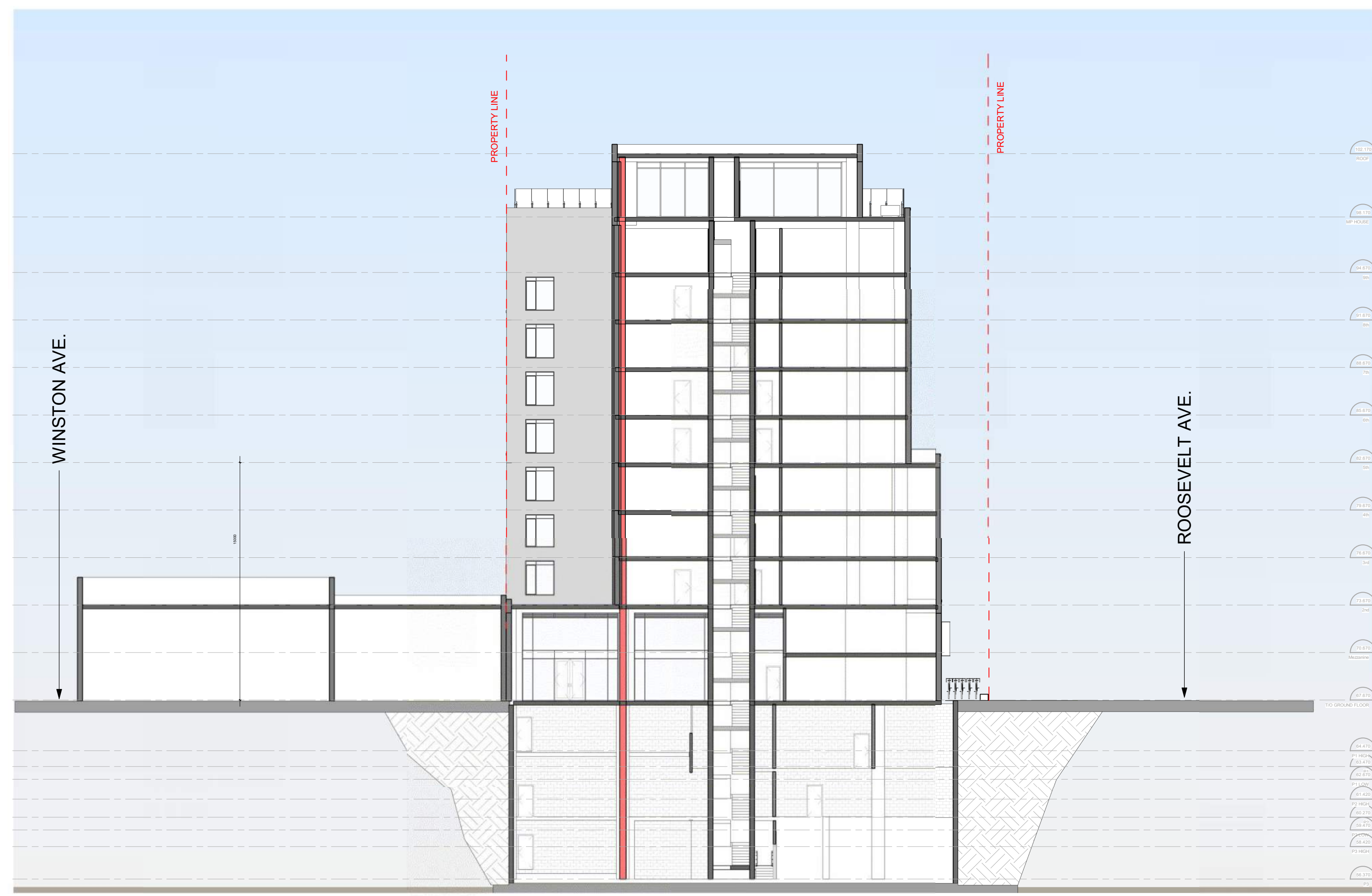
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SECTION B-B




SECTION A-A

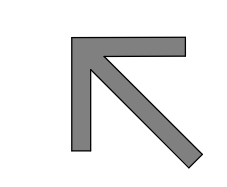


SECTION C-C

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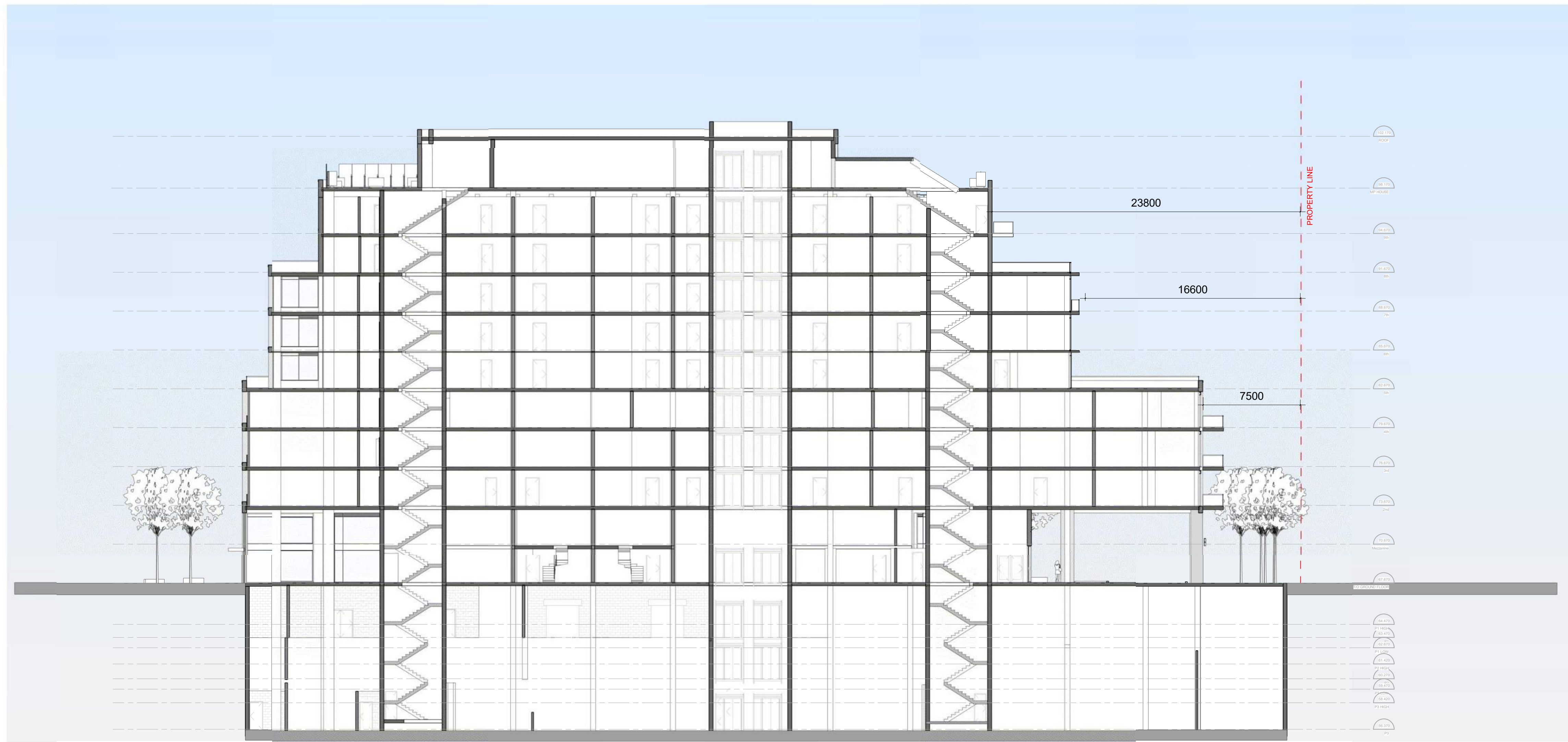
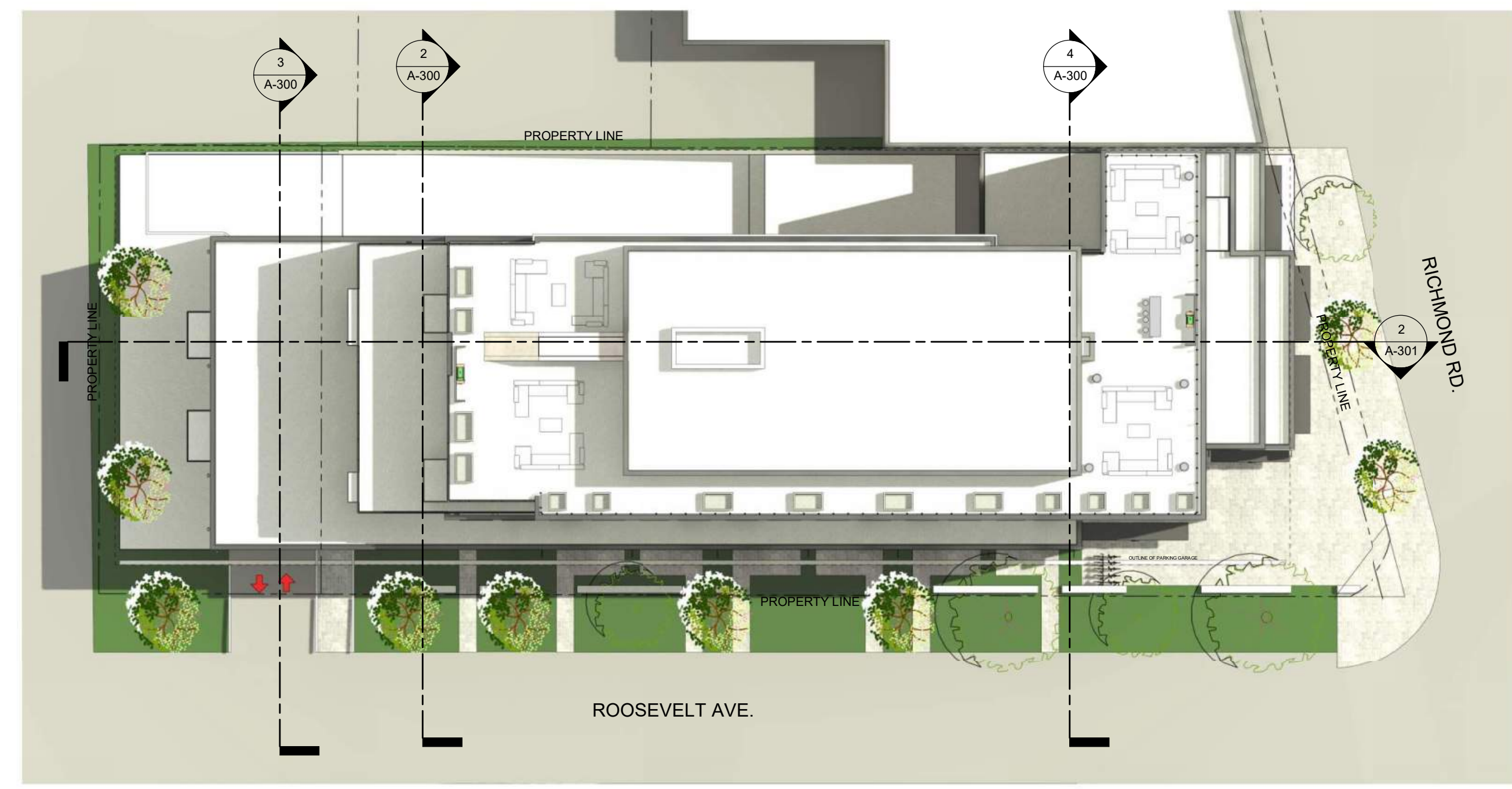
ARCHITECT:  
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PROJECT TITLE:  
  
**The Hazelton Westboro**  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**SECTIONS**

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SCALE: As indicated	SHEET No: <b>A-300</b>
PROJECT No: 1942	

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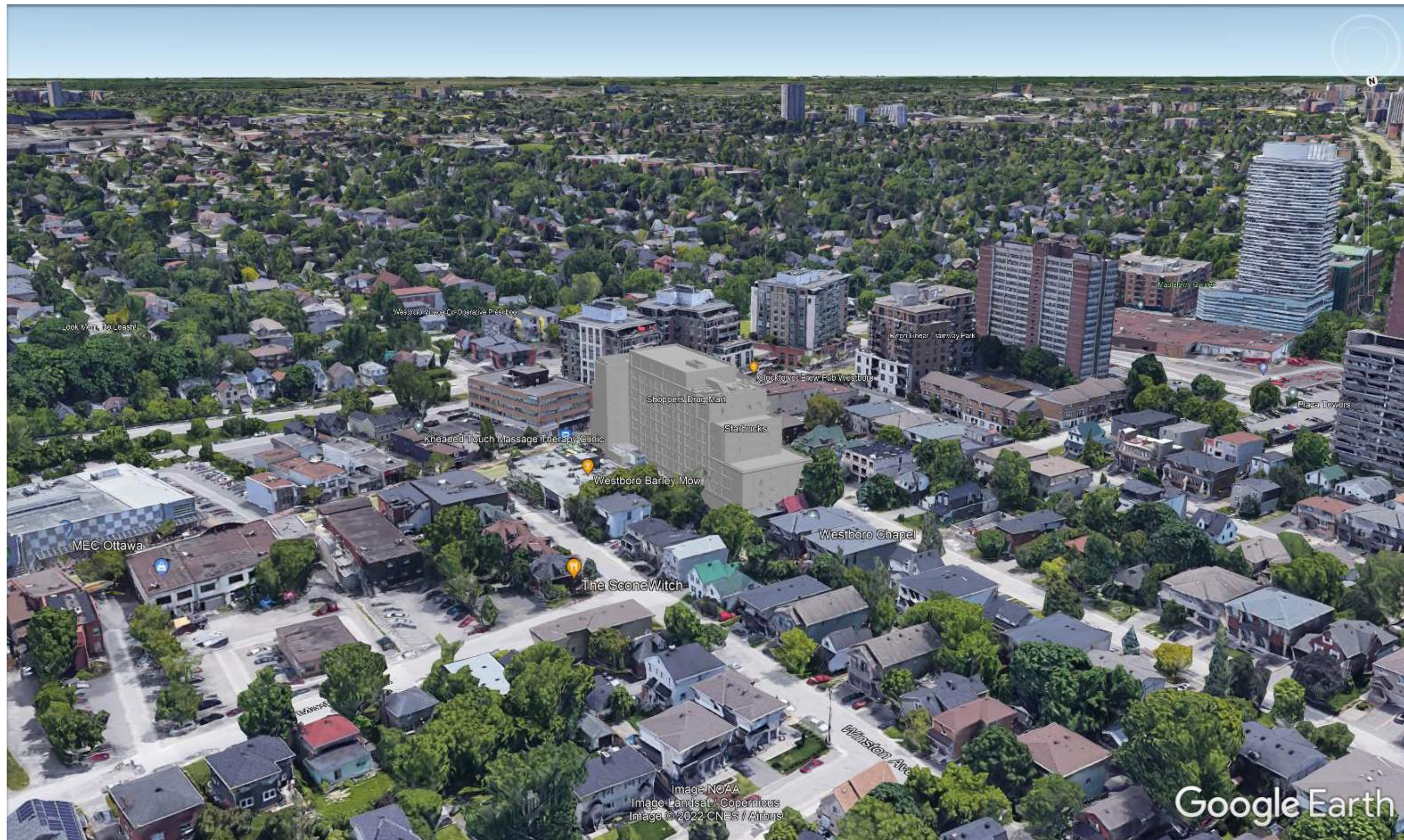
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PROJECT TITLE:  
  
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SHEET TITLE:  
**SECTION**

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SCALE: As indicated	SHEET No: <b>A-301</b>
PROJECT No: 1942	



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SHEET TITLE:

AERIAL VIEWS

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PROJECT TITLE:

*The Hazelton Westboro*

403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:

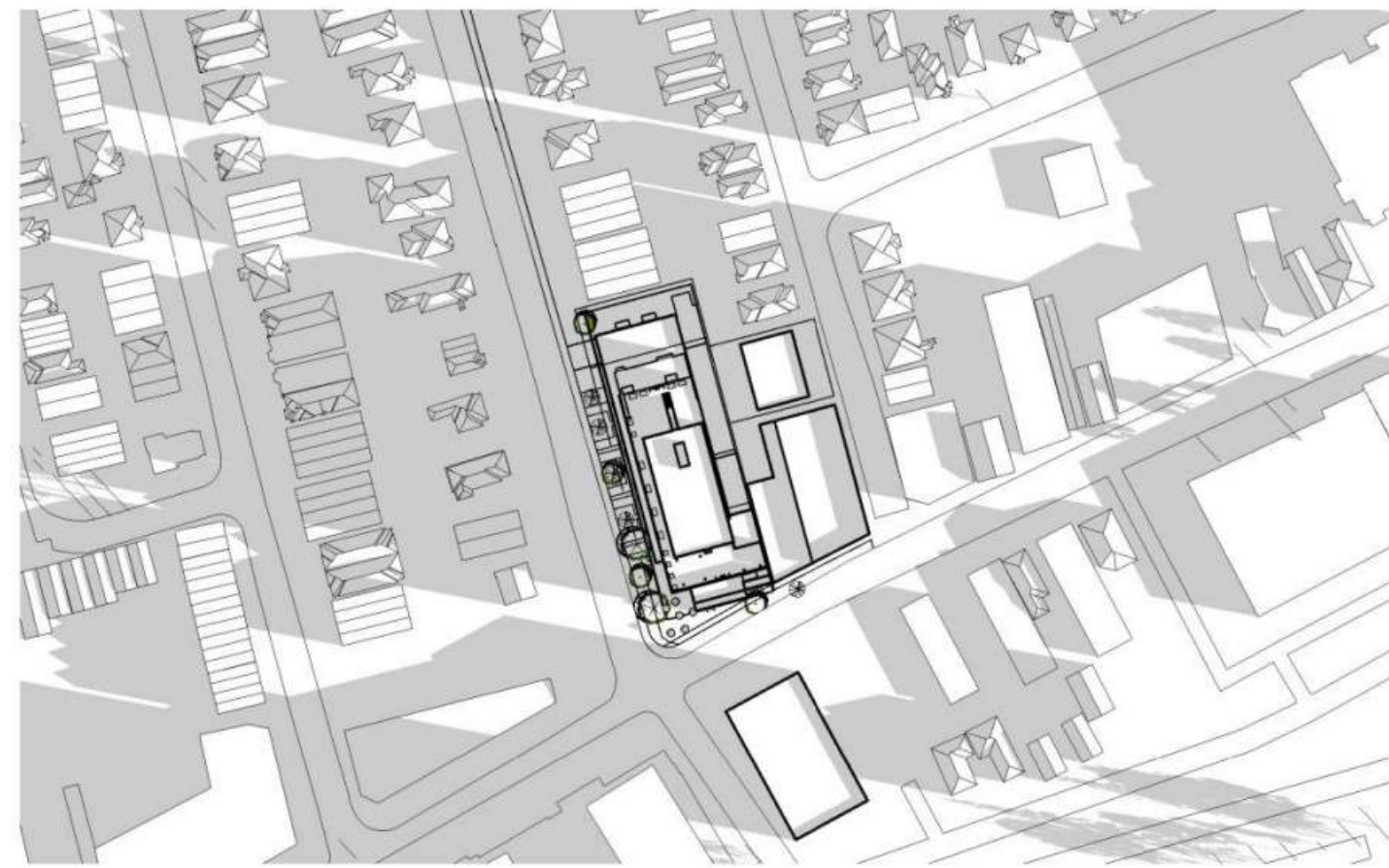
RENDERS

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SCALE:	SHEET No:
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PROJECT No: 1942	<b>A-403</b>
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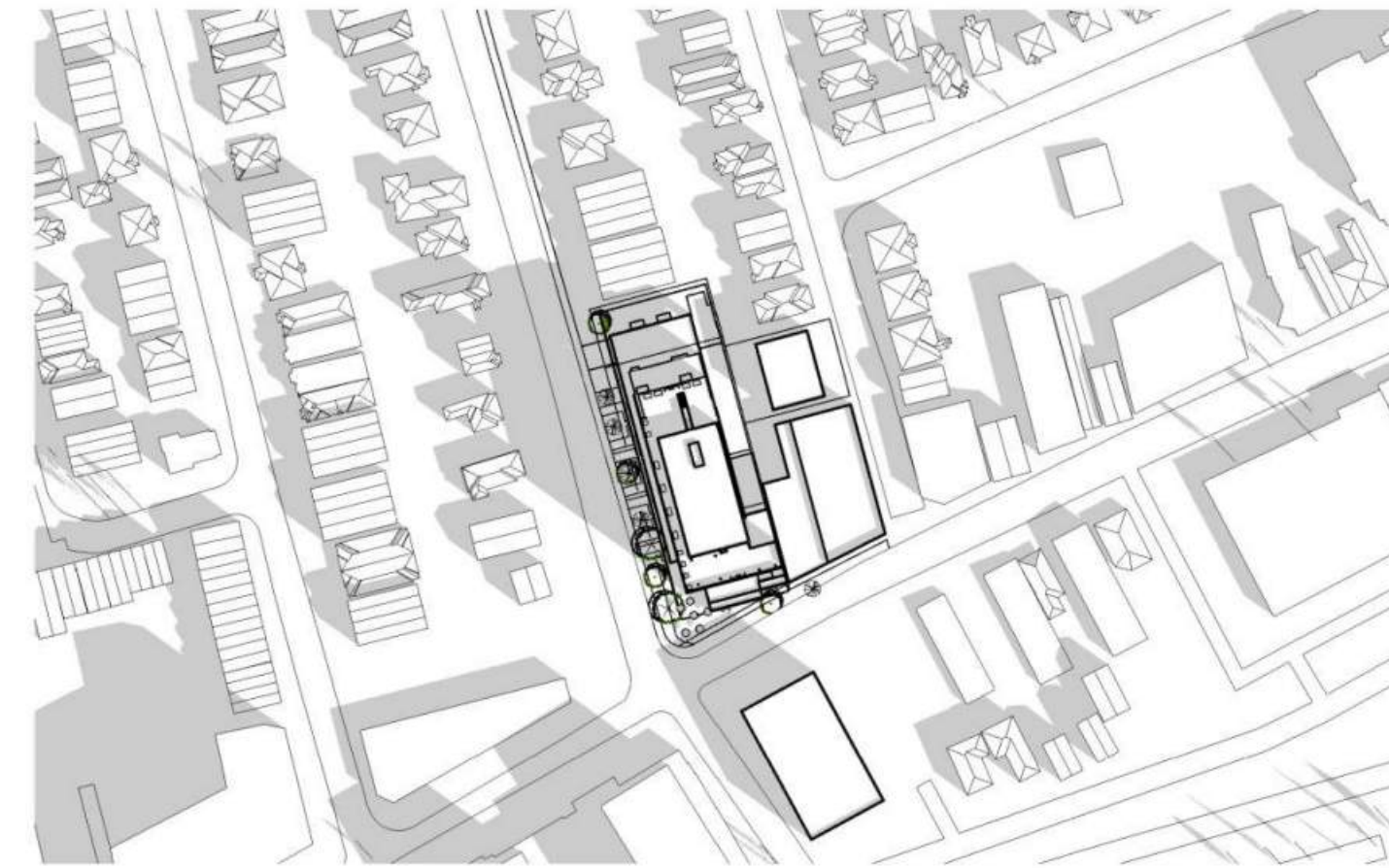
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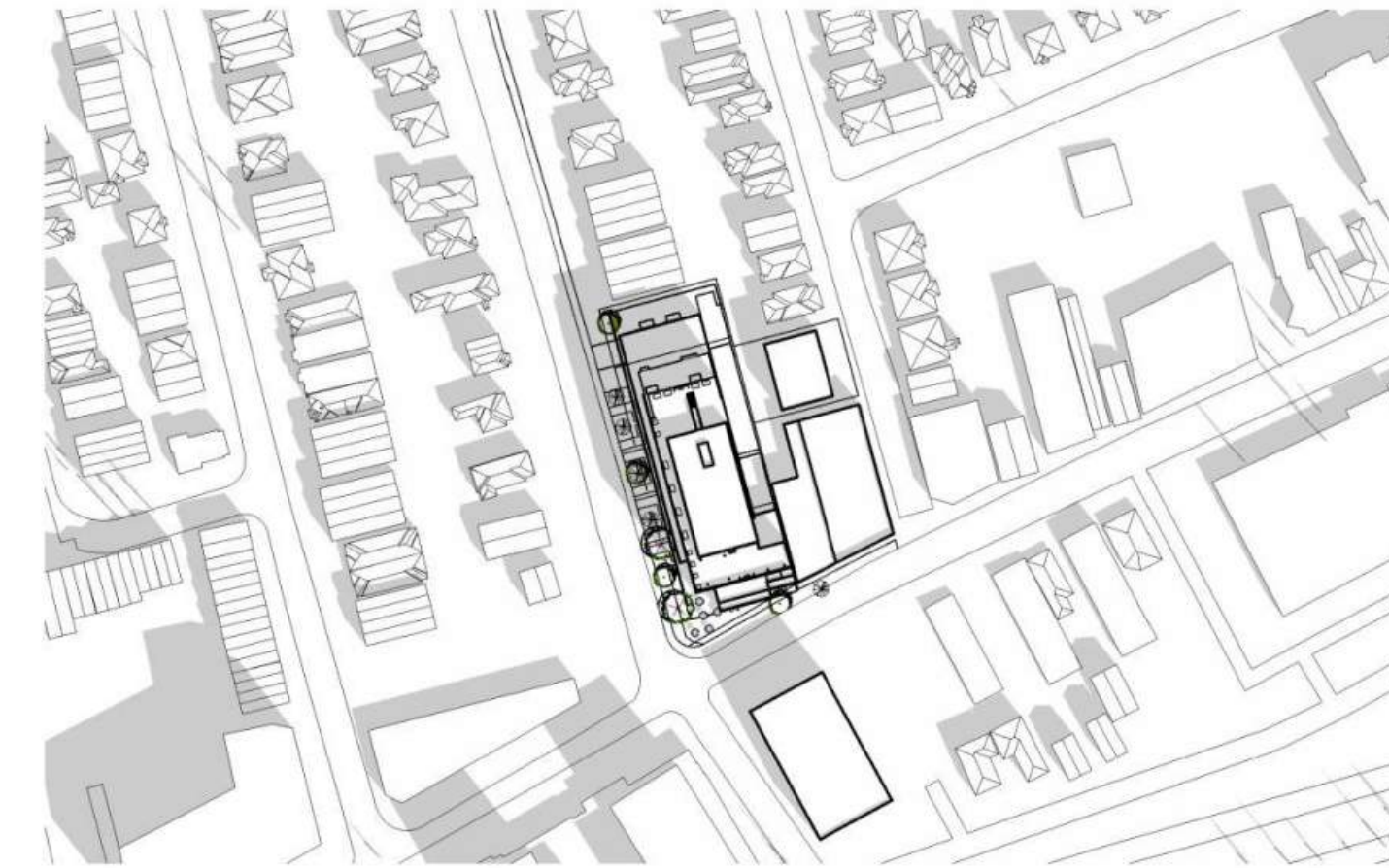
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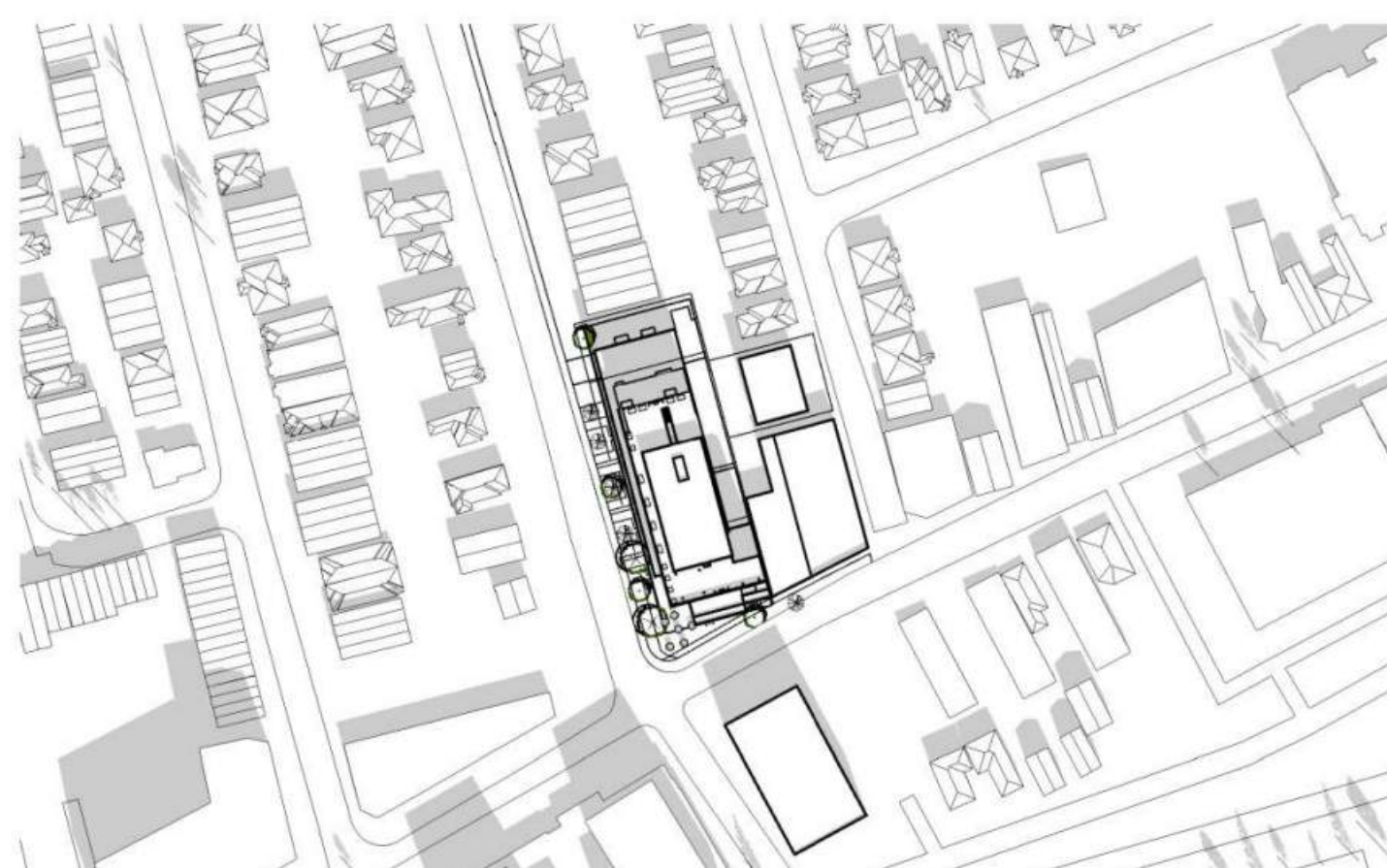
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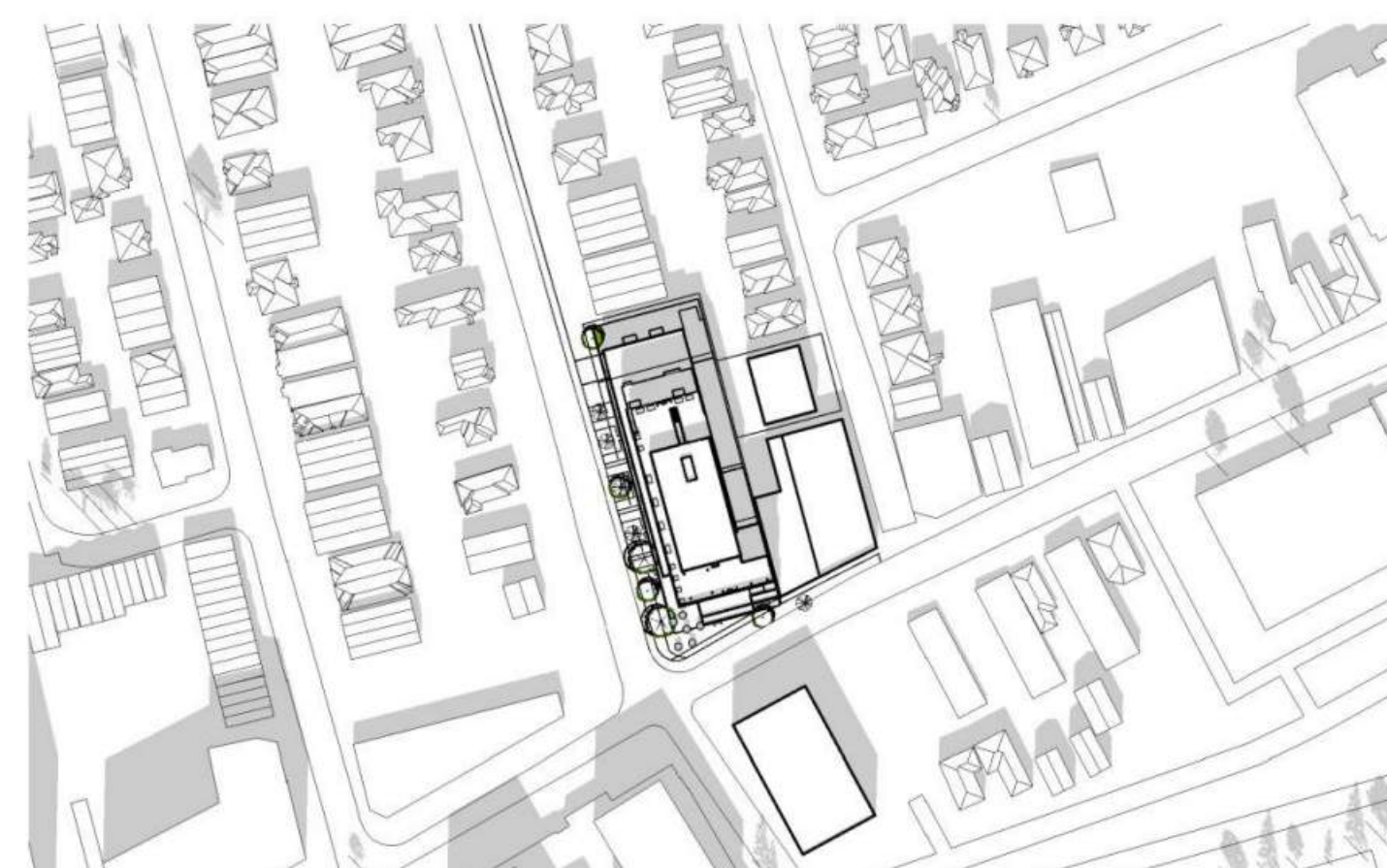
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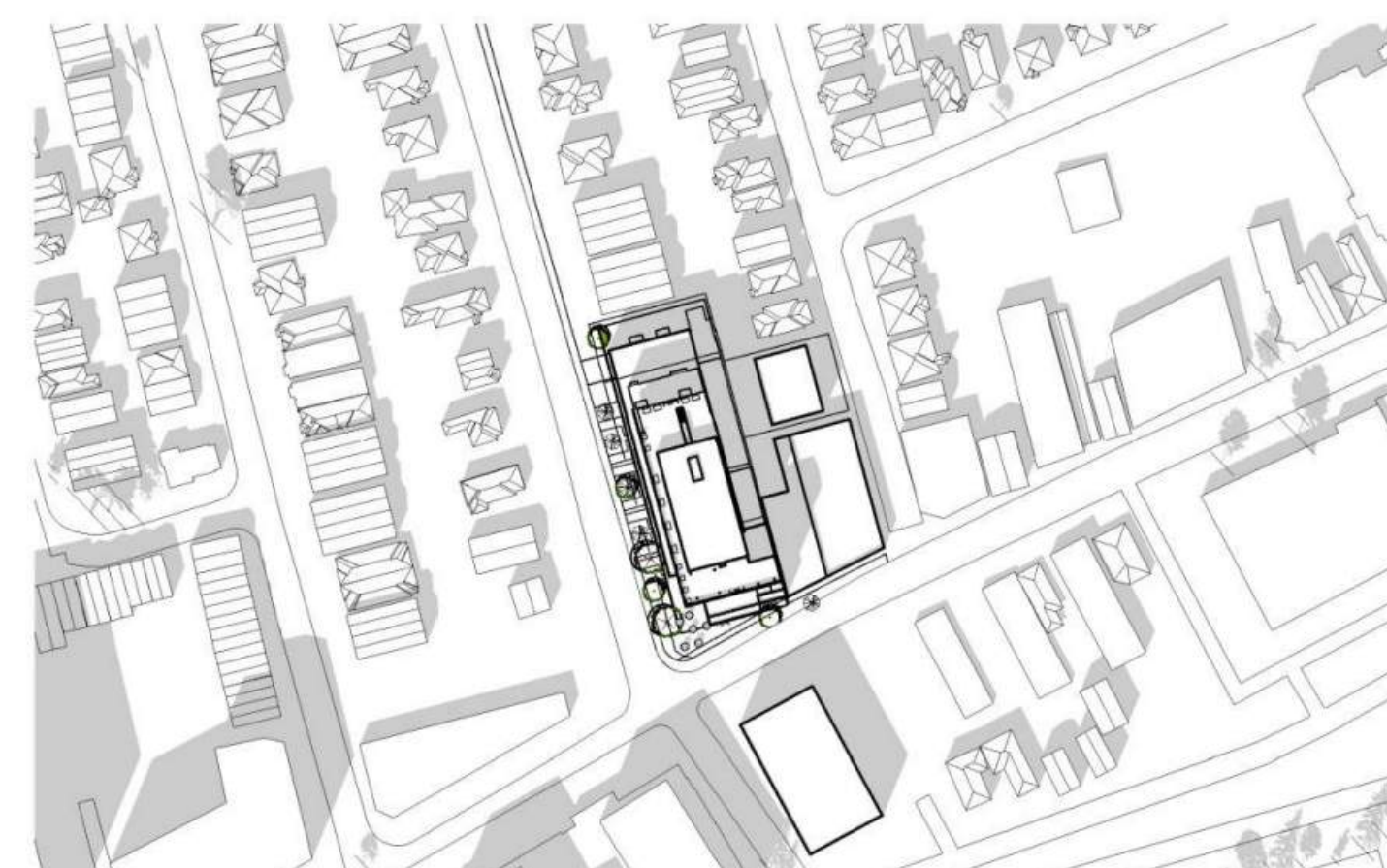
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1:00 PM



2:00 PM



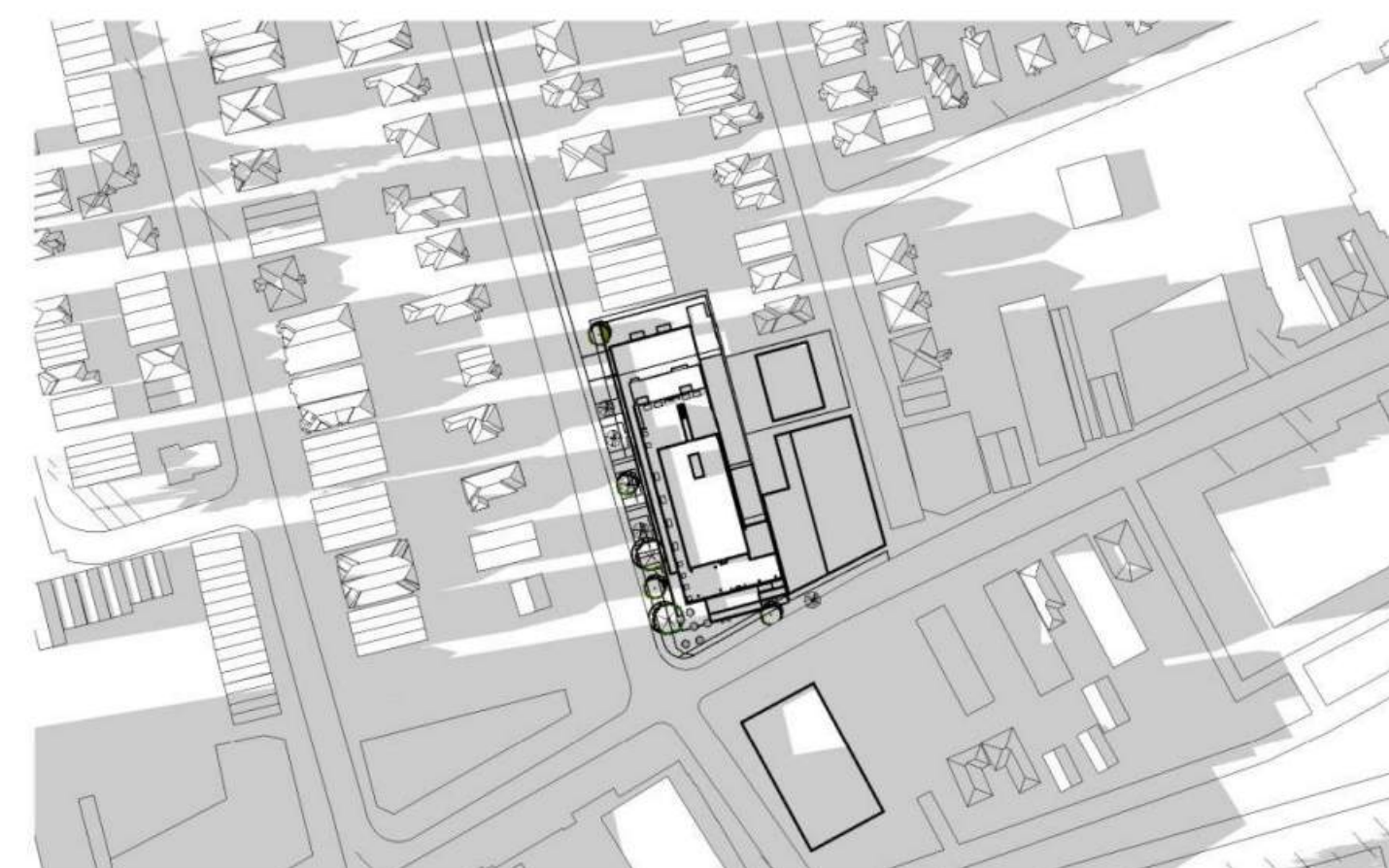
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PROJECT TITLE:  
  
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SHEET TITLE:  
**SUNSHADE ANALYSIS**

DRAWN: S.S.	CHECKED: R.V.
SCALE:	SHEET No: <b>A-500</b>
PROJECT No: 1942	

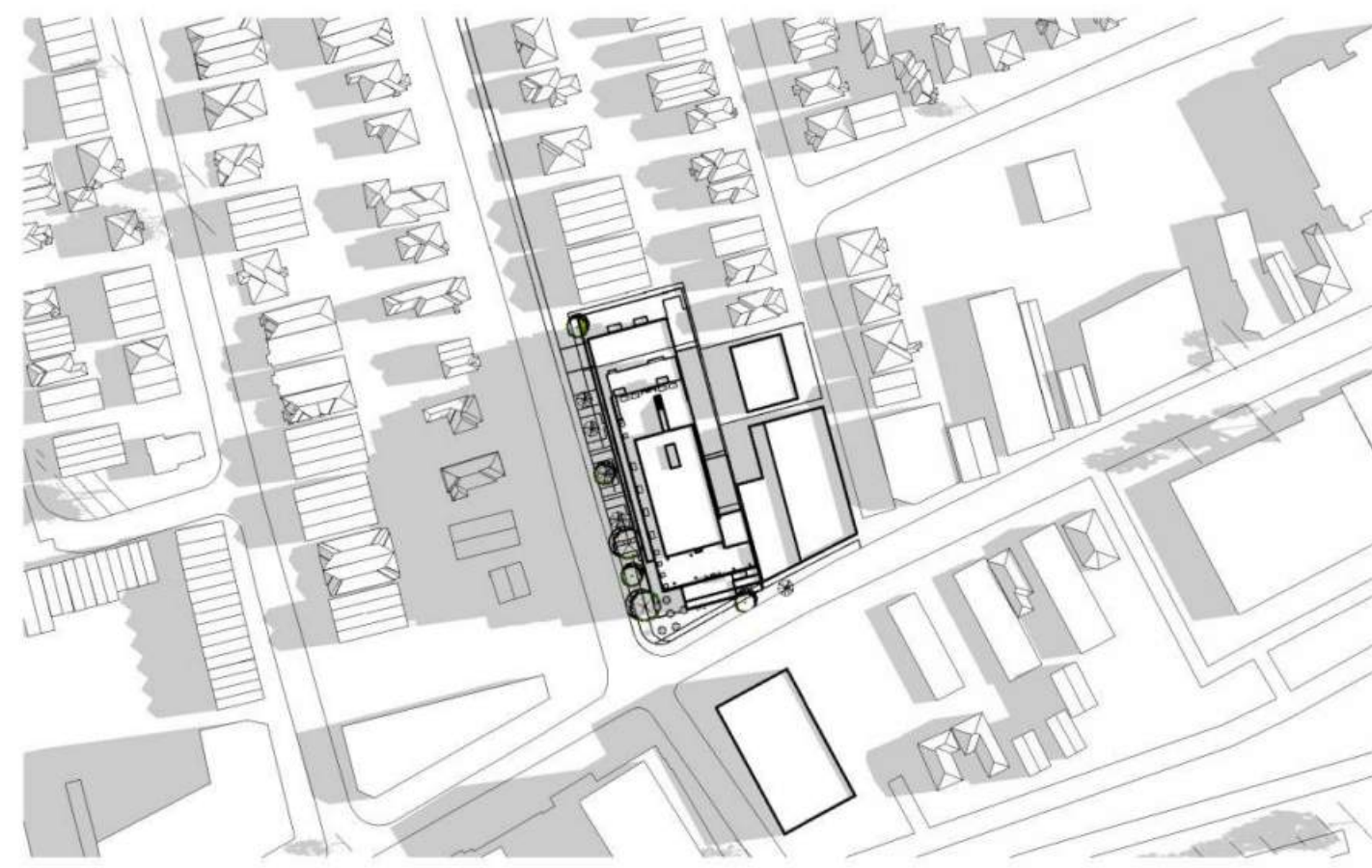
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JUNE 21ST, DST



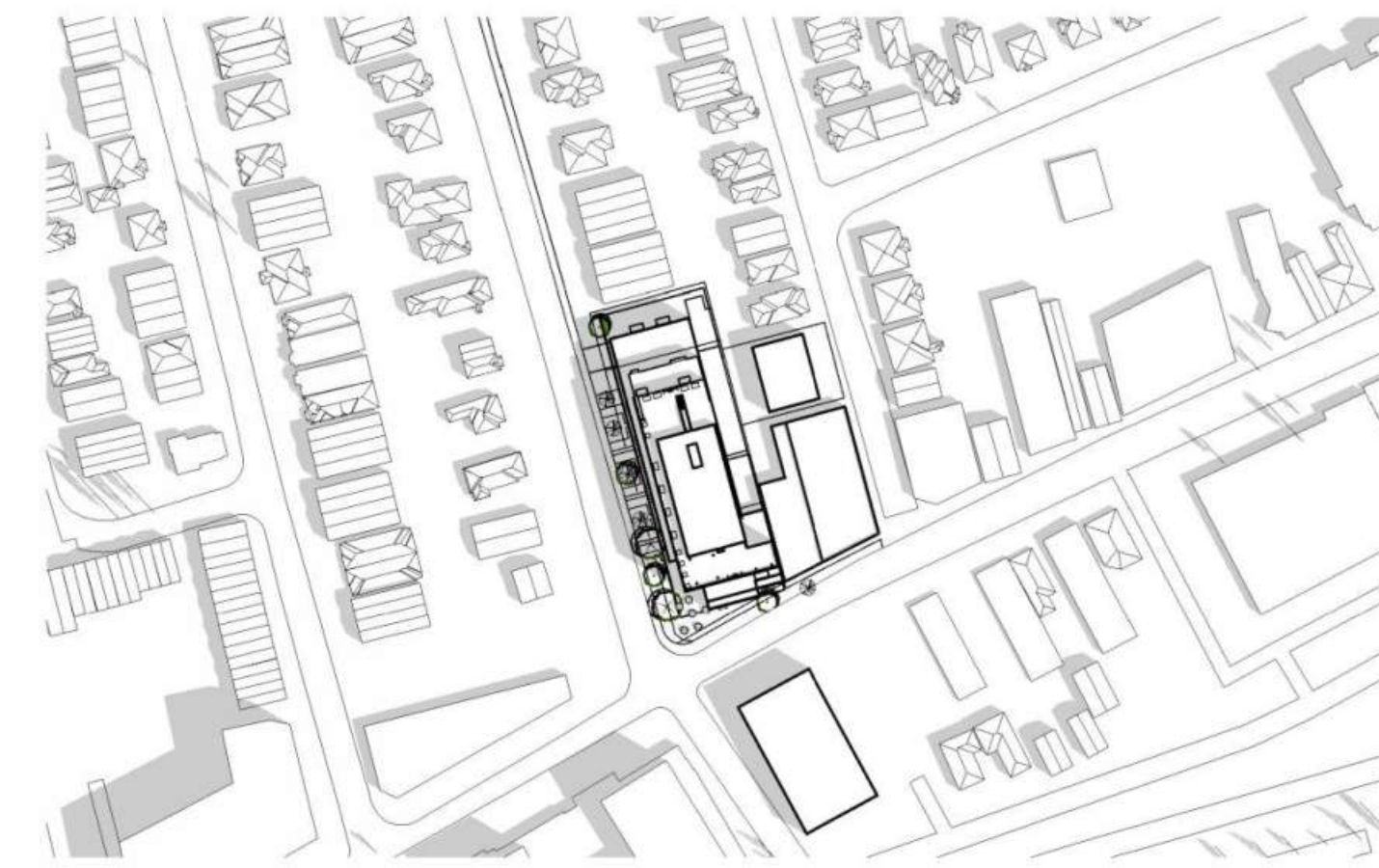
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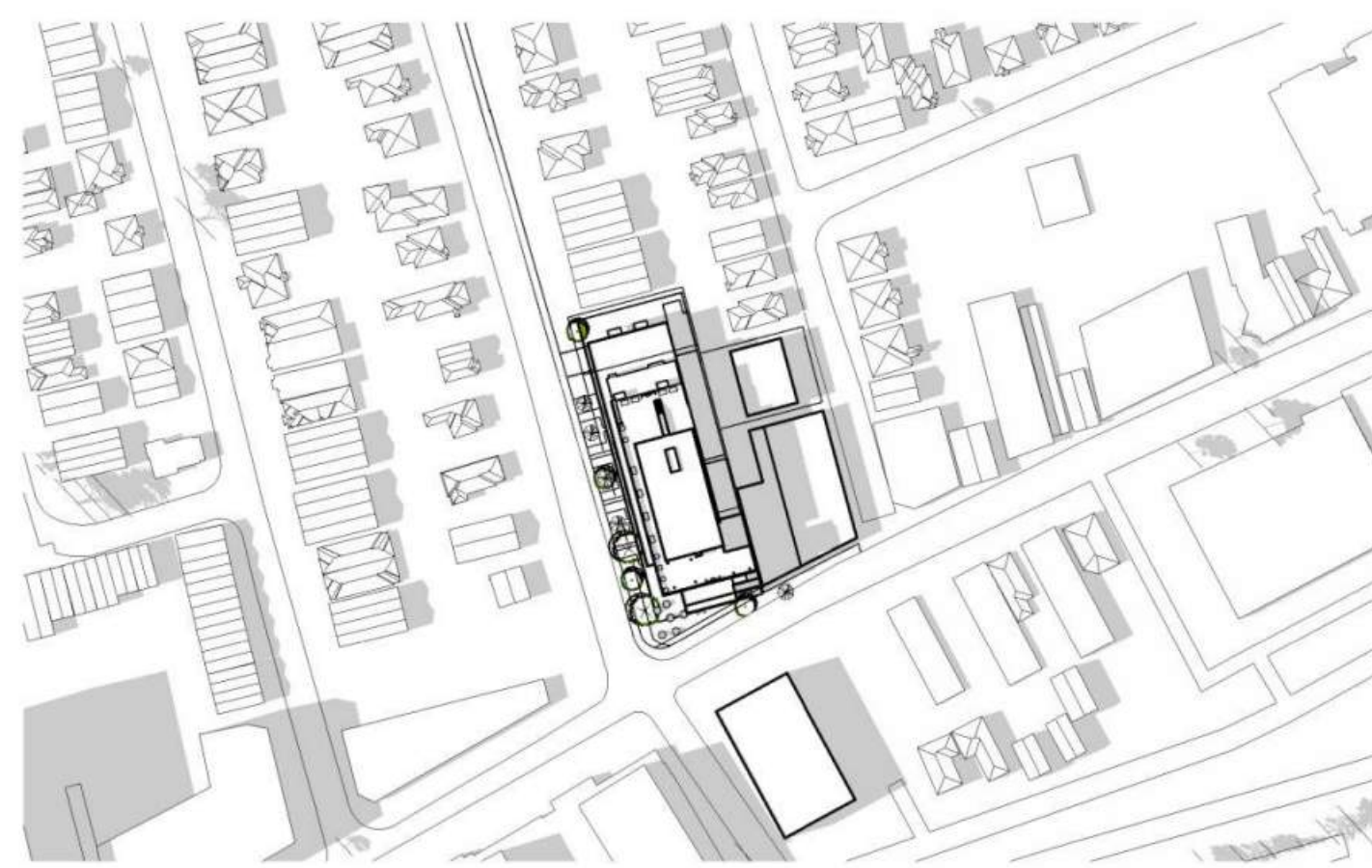
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**The Hazelton Westboro**  
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SHEET TITLE:  
**SUNSHADE ANALYSIS**

DRAWN: S.S. CHECKED: R.V.

SCALE: SHEET No:

PROJECT No: 1942 **A-501**

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