

# SGH 1083 MERIVALE

1083 Merivale Road  
Ottawa, ON K1Z 6A9

REISSUED FOR SITE PLAN CONTROL: 2023-09-30

## SPC DRAWING LIST

### ARCHITECTURAL

No.	NAME
A.000	COVER SHEET
A.100	SITE PLAN
A.101	SITE PLAN DETAILS
A.200	BASEMENT & LEVEL 1 LAYOUT PLAN
A.300	ELEVATIONS
A.301	ELEVATIONS
A.302	STREET LEVEL ELEVATIONS

### CONSULTANT

No.	NAME
CIVIL	
C102	SITE SEVICING PLAN
C101	GRADING, DRAINAGE, EROSION & SEDIMENT CONTROL PLAN

### LANDSCAPE

L.1	TREE CONSERVATION REPORT & LANDSCAPE PLAN
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3 CONTEXT MAP  
A.000 | 1:500



1 PERSPECTIVE VIEW LOOKING SOUTH  
A.000



2 PERSPECTIVE VIEW LOOKING NORTH  
A.000

## CSV ARCHITECTS

sustainable design · conception écologique

613.564.8118 190 O Connor Street, Suite 100  
www.csv.ca Ottawa, Ontario, K2P 2R3

STRUCTURAL ENGINEER  
CLELAND JARDINE ENGINEERING LTD  
200-580 Terry Fox Drive,  
Ottawa, ON K2L 4B9  
613-591-1533

MECHANICAL ENGINEER  
SMITH + ANDERSEN  
1600 Carling Ave Suite 530  
Ottawa, ON K1Z 1G3  
613 230 1186

ELECTRICAL ENGINEER  
SMITH + ANDERSEN  
1600 Carling Ave Suite 530  
Ottawa, ON K1Z 1G3  
613 230 1186

CIVIL ENGINEER  
MCINTOSH PERRY  
115 Walgreen Road  
Carp, ON  
K0A 1L0  
613 857 0784

LANDSCAPE ARCHITECT  
JAMES B. LENNOX &  
ASSOCIATES INC.  
3332 Carling Ave.  
Ottawa, ON K2H 5A8  
613 722 5168



STAMP

2	2023-09-30	REISSUED FOR SITE PLAN CONTROL
1	2023-06-02	ISSUED FOR SITE PLAN CONTROL
REV	DATE	ISSUE

### NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
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### CLIENT

**SHEPHERDS OF GOOD HOPE**  
OTTAWA  
ONTARIO, CANADA

### PROJECT

**SGH 1083 MERIVALE**

1083 Merivale Road  
Ottawa, ON K1Z 6A9

TITLE

**COVER SHEET**

PROJECT NO: 2021-0111  
DRAWN: SF  
APPROVED: JS  
SCALE: 1:500  
DATE PRINTED: 2023-09-29 9:40:24 AM

REV DRAWING NO.

2

A.000

#18992

D07-12-23-0078

STAMP

2 2023-10-27 REISSUED FOR SITE PLAN CONTROL  
1 2023-06-02 ISSUED FOR SITE PLAN CONTROL  
REV DATE ISSUE

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PROJECT

**SGH 1083 MERIVALE**

1083 Merivale Road  
Ottawa, ON K1Z 6A9

TITLE

**SITE PLAN**

PROJECT NO: 2021-0111  
DRAWN: SF  
APPROVED: JS  
SCALE: 1: 200  
DATE PRINTED: 2023-10-26 12:28:52 PM

REV DRAWING NO.

2

**A.100**

#18992

**SITE PLAN GENERAL NOTES:**

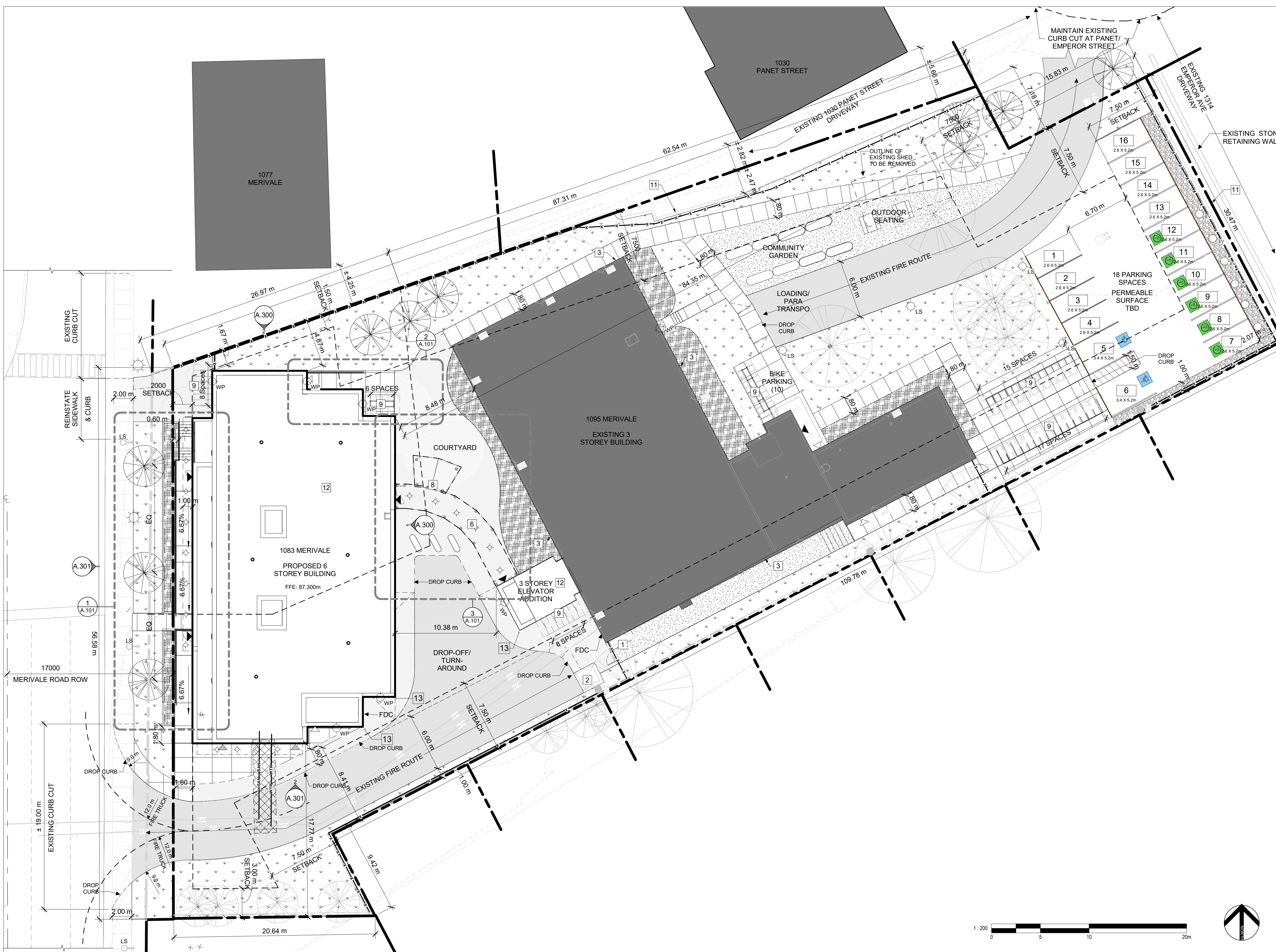
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- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**SITE PLAN KEYNOTES:**

- EXISTING GAS PAD
- EXISTING TRANSFORMER
- EXISTING SCUPPER
- FRENCH DRAIN TO LANDSCAPE
- PLANTER - SEE LANDSCAPE
- COVERED WALKWAY
- ENTRANCE CANOPY
- GAZEBO
- BICYCLE RACK
- GUARDRAIL AND HANDRAIL PER OBC
- NEW RETAINING WALL - SEE CIVIL
- HIGH-ALBEDO ROOF
- BOLLARD

**SITE PLAN LEGEND:**

- EXISTING ELEMENT
- ASPHALT PAVING
- GRASS
- CONCRETE SIDEWALK
- CONCRETE PAD
- MULCH/PLANTING - SEE LANDSCAPE
- GRAVEL / RIVERSTONE/ MAINTENANCE STRIP
- STONE DUST/SAND
- PERMEABLE PAVERS TYPE 1 - SEE LANDSCAPE
- PERMEABLE PAVERS TYPE 2 - SEE LANDSCAPE
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING ENTRANCE
- PROPERTY LINE
- FENCE PER LANDSCAPE
- DOMESTIC WATER
- SANITARY
- STORM
- ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- INTERNET SERVICE PROVIDER
- CATCH BASIN
- SITE LIGHTING: LIGHT STANDARD
- SITE LIGHTING: WALL PACK
- SITE LIGHTING: SOFFIT
- FIRE HYDRANT
- MANHOLE
- UTILITY POLE
- EV CHARGING STATION
- FDC
- TRAFFIC LIGHT
- TREE
- SHRUB



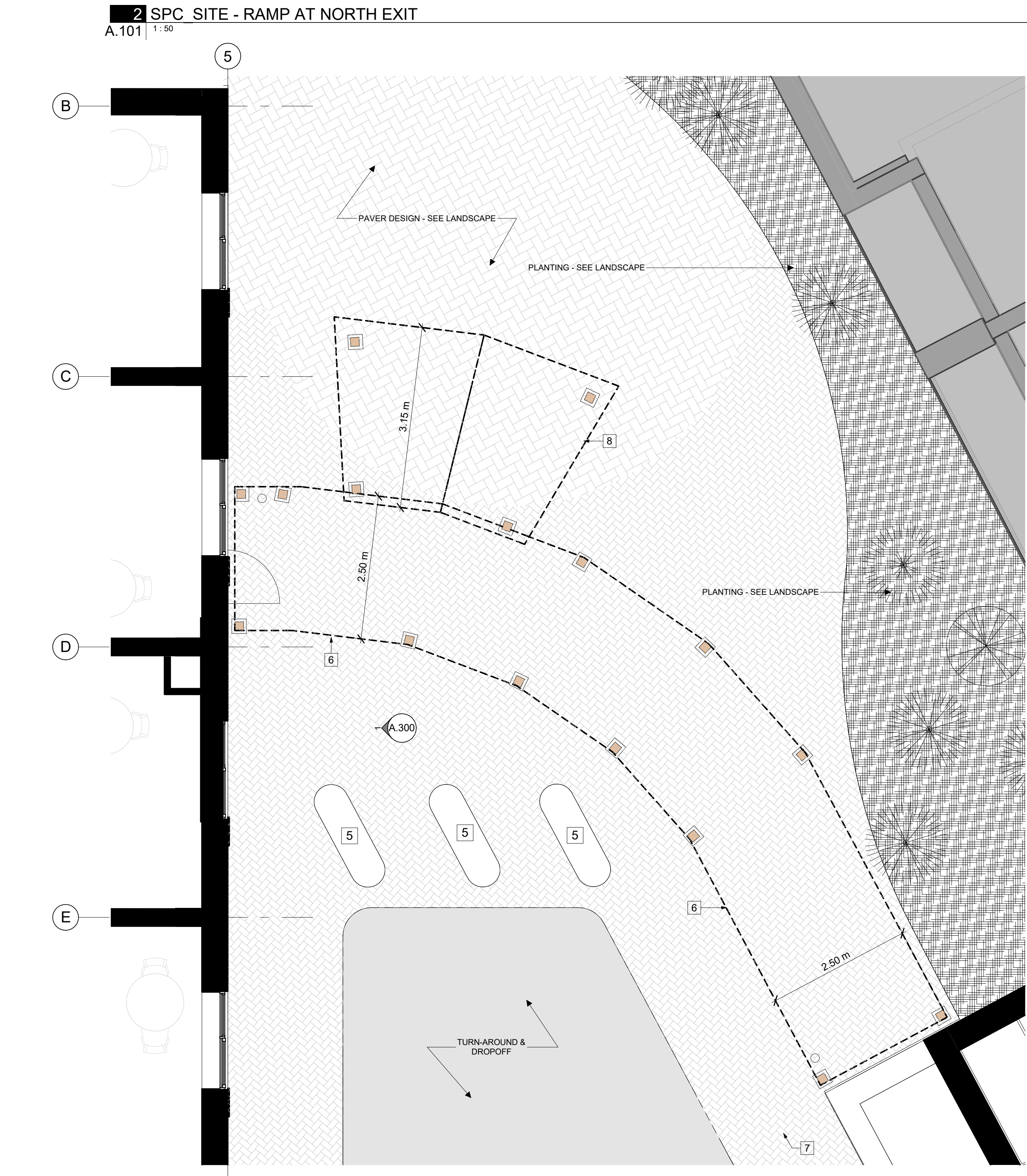
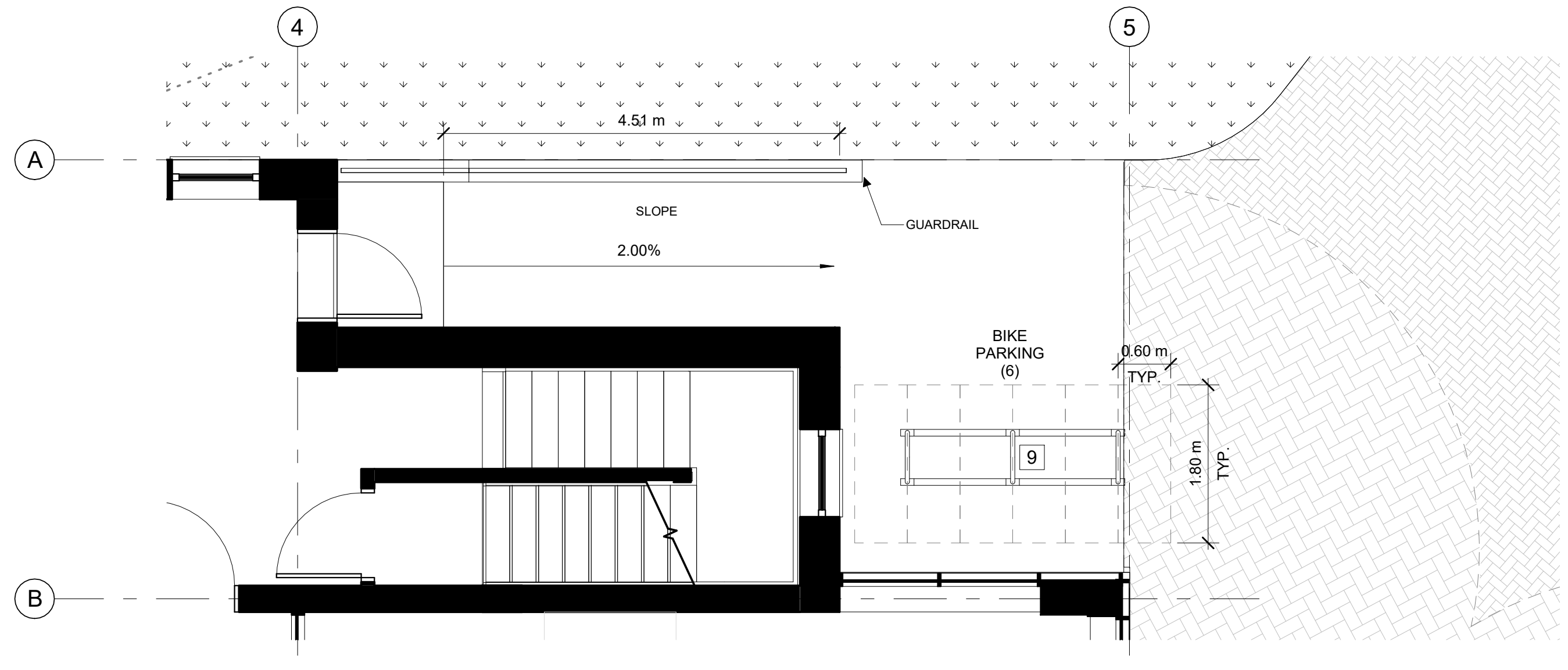
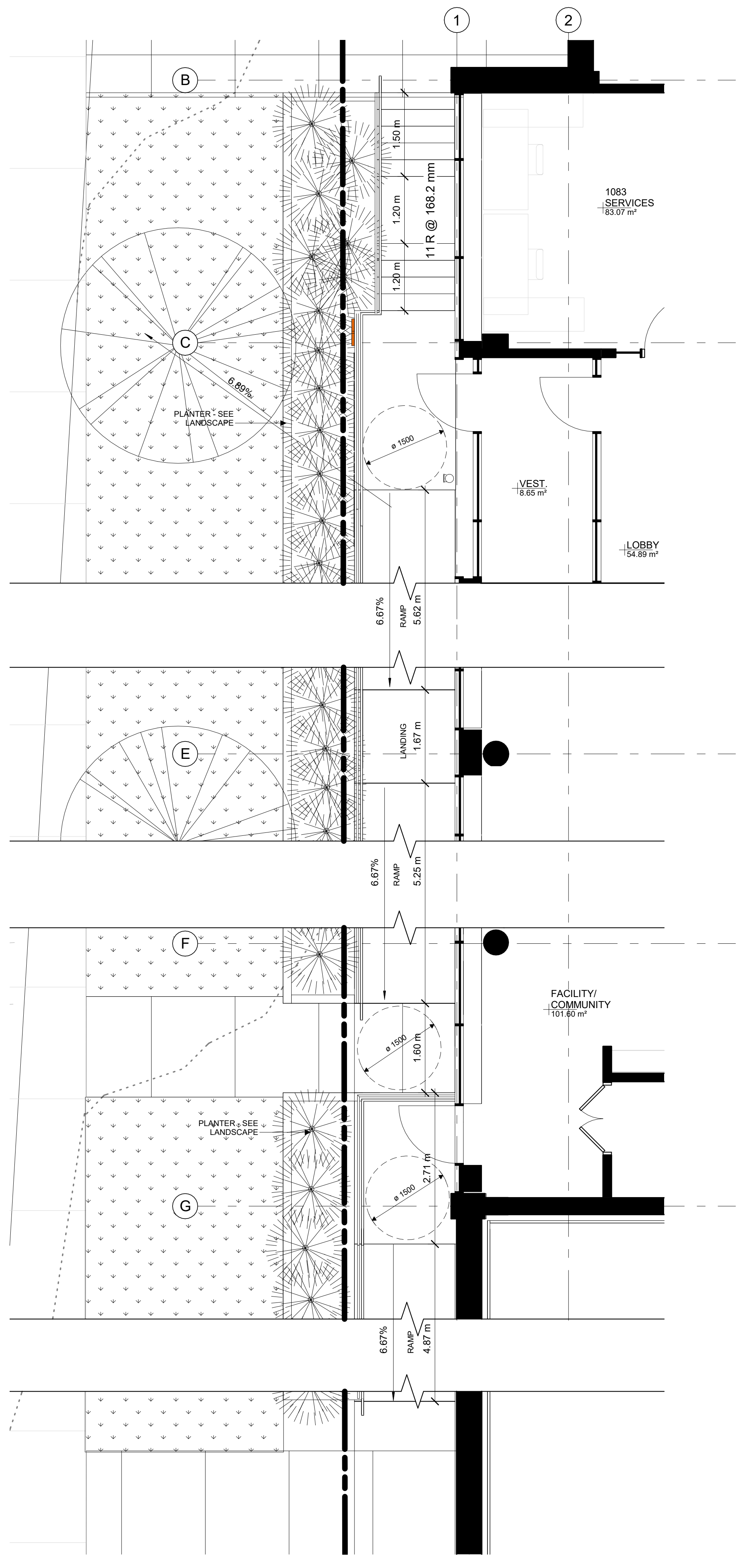
**1 SPC SITE**  
A.100  
1: 200

LEGAL DESCRIPTION:  
PART OF LOTS 15 AND 93 REGISTERED PLAN 294 AND PART OF LOT 'L' CONCESSION 'A' (RIDEAU FRONT)

REFERENCE SURVEY:  
2021-08-16  
92-A(RF)NP

MUNICIPAL ADDRESS:  
1083 MERIVALE ROAD,  
OTTAWA, ON K1Z 6A9

SITE AREA:	5,007 m <sup>2</sup>	ZONING PROVISION	REQUIRED	PROVIDED	PARKING QUEING + LOADING	REQUIRED	PROVIDED	AMENITY SPACE BREAKDOWN
BUILDING AREA:	732 m <sup>2</sup>	MIN. LOT WIDTH	NO MINIMUM	N/A	RESIDENTIAL SPACES 1083	9	9	GFA 1095 SUITES: 1,560m <sup>2</sup>
GROSS FLOOR AREA:	4,244 m <sup>2</sup>	MIN. LOT AREA	NO MINIMUM	N/A	RESIDENTIAL SPACES 1095	7	7	GFA 1083 SUITES: 2,898m <sup>2</sup>
BUILDING HEIGHT:	20 m 6 STOREYS	MIN. FRONT YARD SETBACK	2 m	2 m	OFFICE SPACES 1083	2	2	AMENITY AREA IN 1095: 148m <sup>2</sup>
ZONE:	TM12	MIN. CORNER YARD SETBACK	3 m	N/A	VISITOR SPACES	0	0	AMENITY AREA IN 1083: 58m <sup>2</sup>
SCHEDULE 1:	AREA B	MIN. REAR YARD SETBACK	7.5 m	84 m	TOTAL PARKING	18	18	AMENITY AREA EXTERIOR: 490m <sup>2</sup>
SCHEDULE 1A:	AREA X - INNER URBAN	MIN. INTERIOR YARD SETBACK	1.2 m	1.5 m	ACCESSIBLE PARKING	2	2	REQUIRED AMENITY AREA: 446m <sup>2</sup>
		MAX. HEIGHT	20m	20m	BICYCLE PARKING	62	64	PROPOSED AMENITY AREA: 696m <sup>2</sup>
		LANDSCAPED AREA	NO MINIMUM	N/A	REFUSE COLLECTION	16 cu yd	16 cu yd	
					GARBAGE COLLECTION	8cu yd	8 cu yd	



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	FDC FIRE DEPARTMENT CONNECTION
	TRAFFIC LIGHT
	TREE
	SHRUB



STAMP

2	2023-09-30	REISSUED FOR SITE PLAN CONTROL
1	2023-06-02	ISSUED FOR SITE PLAN CONTROL
REV	DATE	ISSUE

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CLIENT  
**SHEPHERDS OF GOOD HOPE**  
OTTAWA, CANADA

PROJECT  
**SGH 1083 MERIVALE**

1083 Merivale Road  
Ottawa, ON K1Z 6A9  
TITLE

**SITE PLAN DETAILS**

PROJECT NO: 2021-0111  
DRAWN: SF  
APPROVED: JS  
SCALE: As indicated  
DATE PRINTED: 2023-09-29 9:40:38 AM

REV DRAWING NO.

2 **A.101**

#18992

D07-12-23-0078



STAMP

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 OTTAWA  
 ONTARIO, CANADA

PROJECT

**SGH 1083 MERIVALE**

1083 Merivale Road  
 Ottawa, ON K1Z 6A9

TITLE

**BASEMENT & LEVEL 1  
 LAYOUT PLAN**

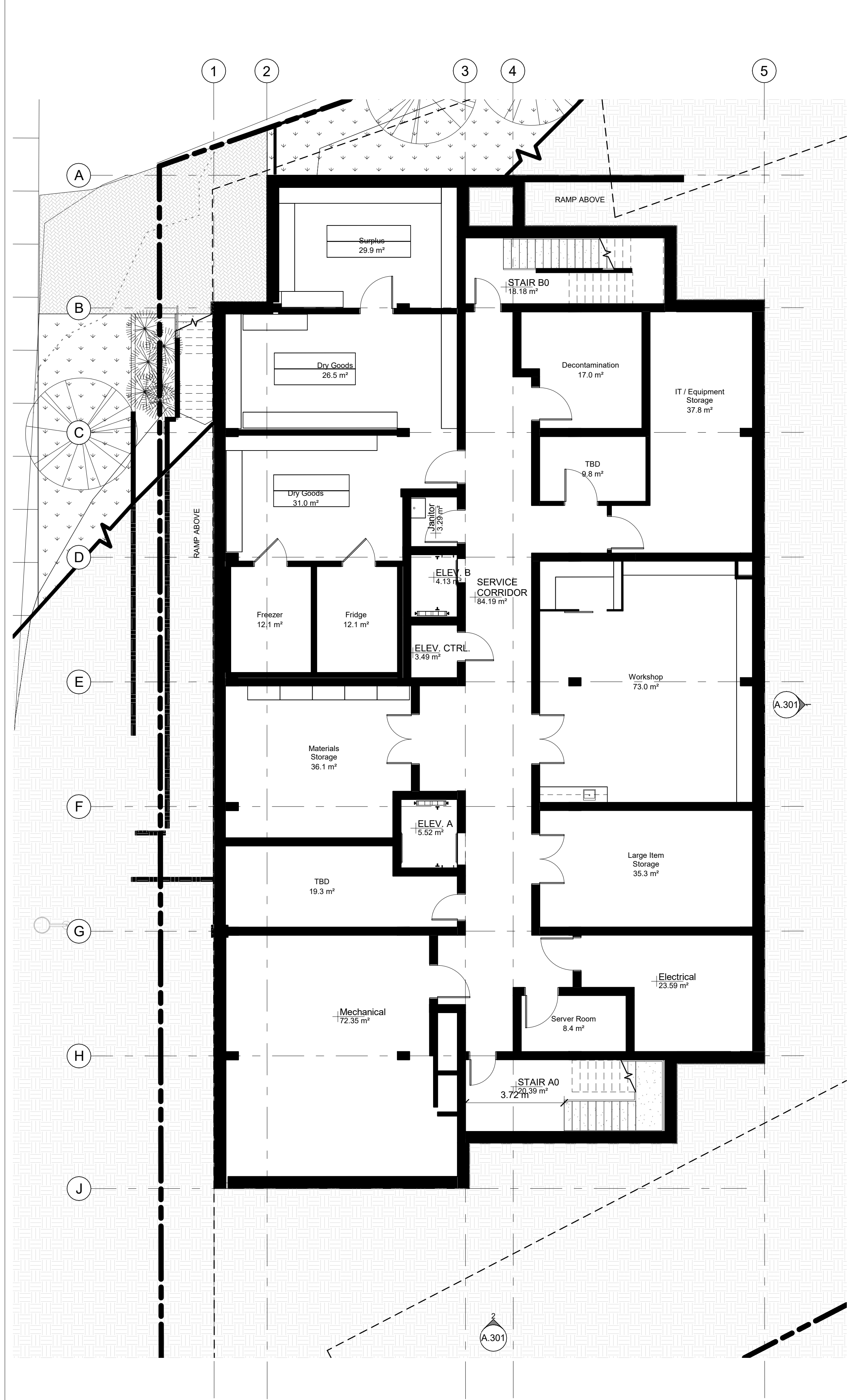
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 DRAWN: SF  
 APPROVED: JS  
 SCALE: 1 : 100  
 DATE PRINTED: 2023-09-29 9:40:42 AM

REV DRAWING NO.

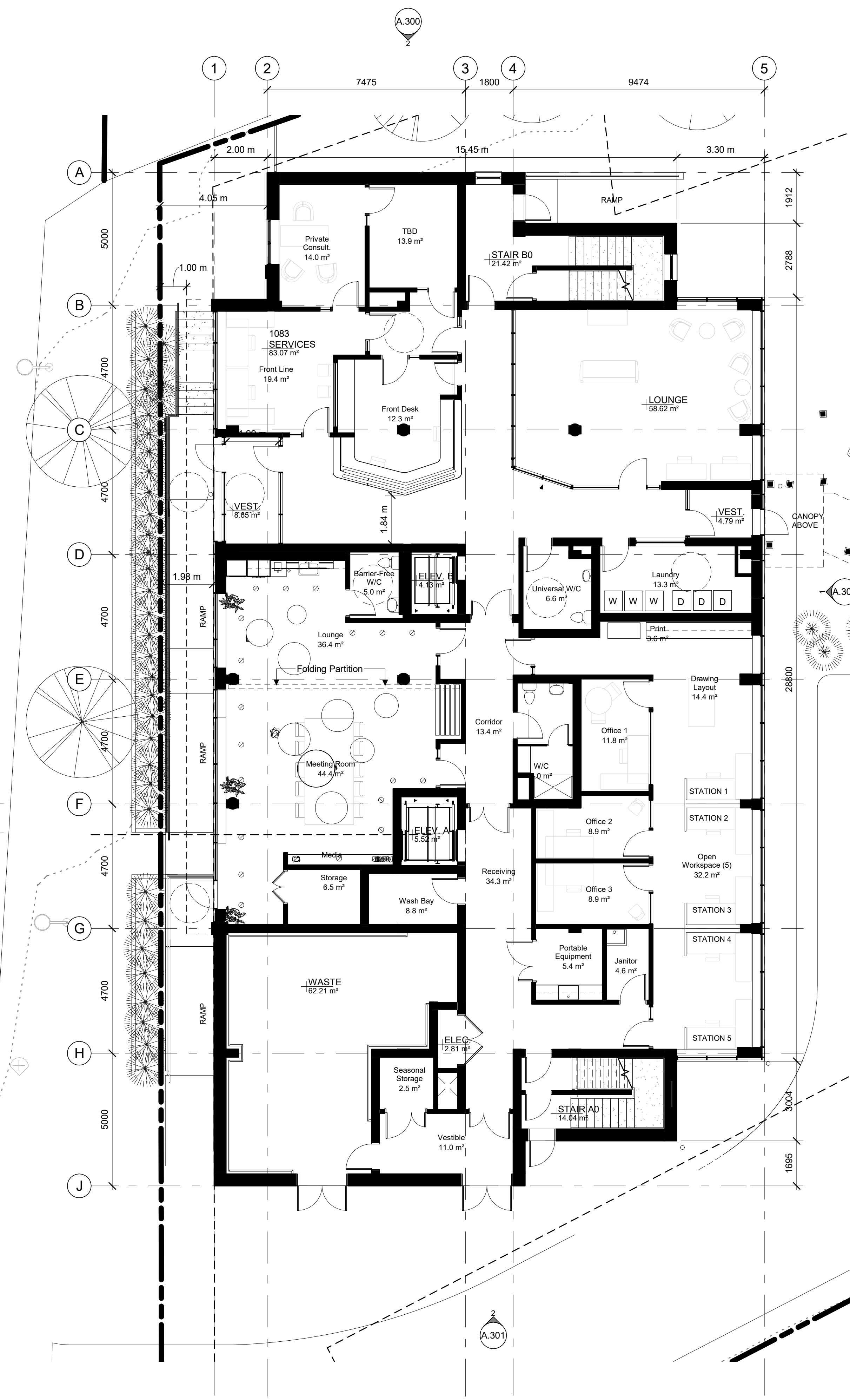
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**A.200**

#18992



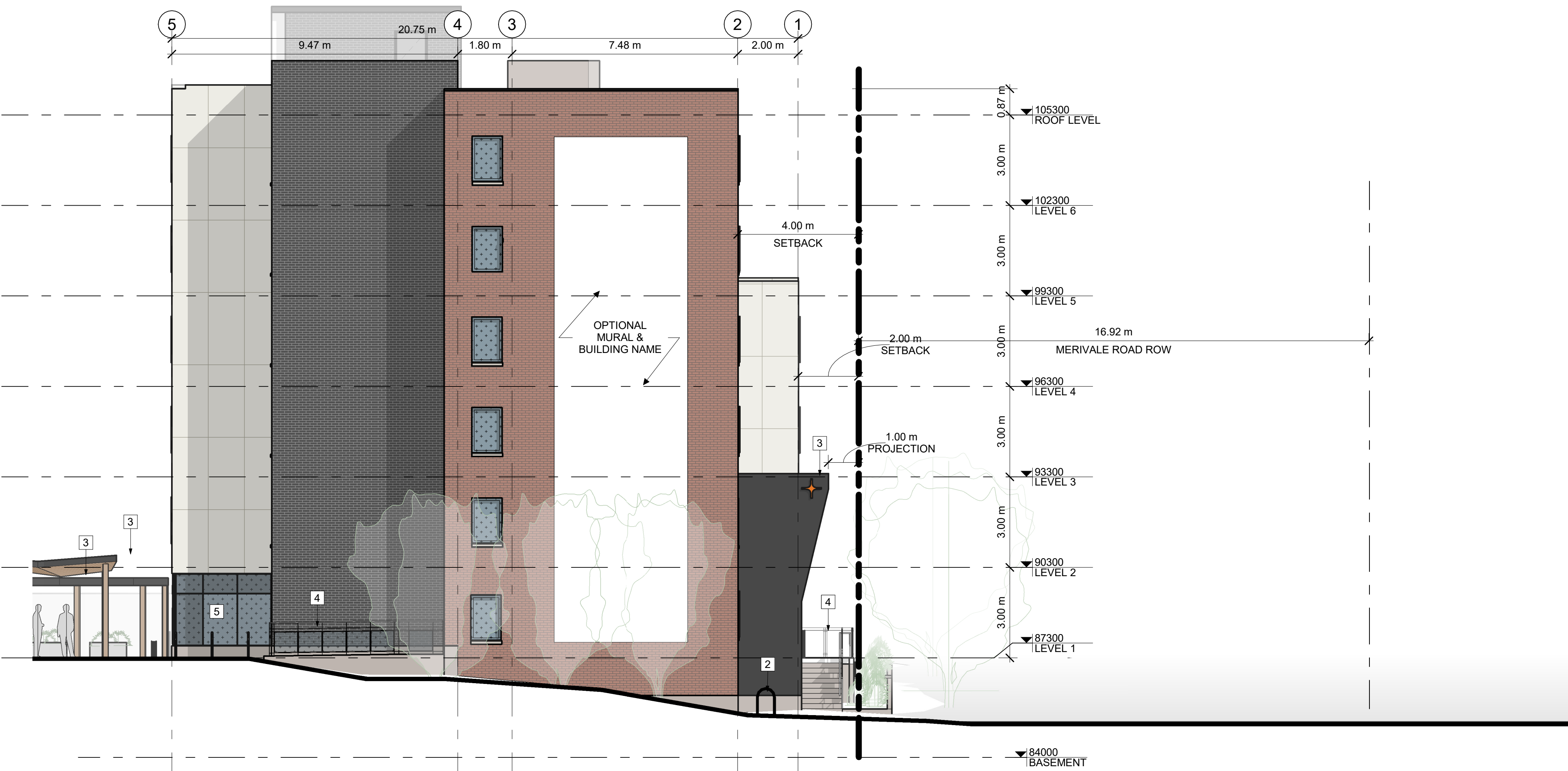
**2 SPC BASEMENT**  
 A.200 | 1:100



**1 SPC LEVEL 1**  
 A.200 | 1:100



**1 SPC EAST ELEVATION**  
A.300 | 1:100



**2 SPC NORTH ELEVATION**  
A.300 | 1:100

**ELEVATION NOTES:**

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

**ELEVATION KEYNOTES:**

- 1 EXTERIOR LIGHTING
- 2 BICYCLE PARKING
- 3 CANOPY
- 4 GUARDRAIL WITH BIRD-FRIENDLY CERAMIC FRIT PATTERN ON SURFACE #1
- 5 CURTAINWALL GLAZING - SPANDREL AND VISION GLASS WITH BIRD-FRIENDLY CERAMIC FRIT PATTERN ON SURFACE #1

**ELEVATION LEGEND:**

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
		BRICK VENEER MANUFACTURER: TBD COLOUR(S): MEDIUM RED, DARK GREY
		METAL SIDING MANUFACTURER: TBD COLOUR: GRAPHITE
		FIBERCEMENT CLADDING MANUFACTURER: TBD COLOUR: OFF-WHITE
		ACCENT PANEL MANUFACTURER: TBS COLOUR(S): LIGHT BLUE, MEDIUM BLUE, NAVY BLUE
		BIRD-FRIENDLY GLASS CERAMIC FRIT ON SURFACE #1



STAMP

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REV DATE ISSUE

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**SGH 1083 MERIVALE**

1083 Merivale Road  
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**TITLE**

**ELEVATIONS**

PROJECT NO: 2021-0111  
DRAWN: SF  
APPROVED: JS  
SCALE: As indicated  
DATE PRINTED: 2023-09-29 9:40:51 AM

REV DRAWING NO.

2

**A.300**

#18992

D07-12-23-0078



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**TITLE**

**ELEVATIONS**

PROJECT NO: 2021-0111  
DRAWN: SF  
APPROVED: JS  
SCALE: As indicated  
DATE PRINTED: 2023-09-29 9:41:03 AM

REV DRAWING NO.

2

A.301

#18992



1 SPC WEST ELEVATION

A.301 1:100



2 SPC SOUTH ELEVATION

A.301 1:100

D07-12-23-0078



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TITLE

**STREET LEVEL ELEVATIONS**

PROJECT NO: 2021-0111  
DRAWN: SF  
APPROVED: JS  
SCALE: 1:50  
DATE PRINTED: 2023-09-29 9:41:15 AM

REV DRAWING NO.

2

**A.302**

#18992

D07-12-23-0078



**1 SPC WEST ELEVATION - MERIVALE ENTRANCE**

A.302 1:50



**2 SPC SOUTH ELEVATION - RECEIVING ENTRANCE**

A.302 1:50

**3 SPC EAST ELEVATION - COURTYARD ENTRANCE**

A.302 1:50

**ELEVATION NOTES:**

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