LESTER SUNVIEW
DEVELOPMENT INC.

249 SUNVIEW STREET

WATERLOO, ON, N2L 3V8



ARCHITECTURE

A0000	COVER PAGE
S1.0B	3D VIEWS
S1.1	SITE PLAN
S1.1B	CONTEXT PLAN
S1.1D	EXISTING CONDITION PLAN
S1.1E	CONSTRUCTION MASTER PLAN
S2.1.	BASEMENT LEVEL PLAN
S2.2.	FIRST FLOOR PLAN
S2.3.	SECOND FLOOR PLAN
S2.4.	THIRD FLOOR PLAN
S2.5.	FOURTH TO SIXTH FLOOR PLAN
S2.6.	SEVENTH FLOOR PLAN
S2.7.	EIGHTH TO TWELFTH FLOOR PLAN
S2.8.	ROOF PLAN
S3.1.	EAST ELEVATION
S3.2.	SOUTH ELEVATION
S3.3.	WEST ELEVATION
S3.4.	NORTH ELEVATION
S3.5.	3D ISOMETRIC VIEWS
S4.1	BUILDING SECTION
S4.2	BUILDING SECTION
S5.1	ENTRANCE ENLARGED PLAN
S5.2	ENLARGED ELEVATIONS

SUB TOTAL: 23

ARCHITECTURE
IBI GROUP
101-410 Albert St
Waterloo ON N2L 3V3
NAME: David Hastings
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CLIENT
LESTER SUNVIEW
DEVELOPMENT INC.

11 PAULTIEL DRIVE,
TORONTO, ON M2M 3P4

ISSUES

No.	DESCRIPTION	DATE
1	Issued For Site Plan Pre-Consultation	2022-06-08
2	Issued For SPA	2022-10-19
3	Issued For Re-Zoning	2023-11-27

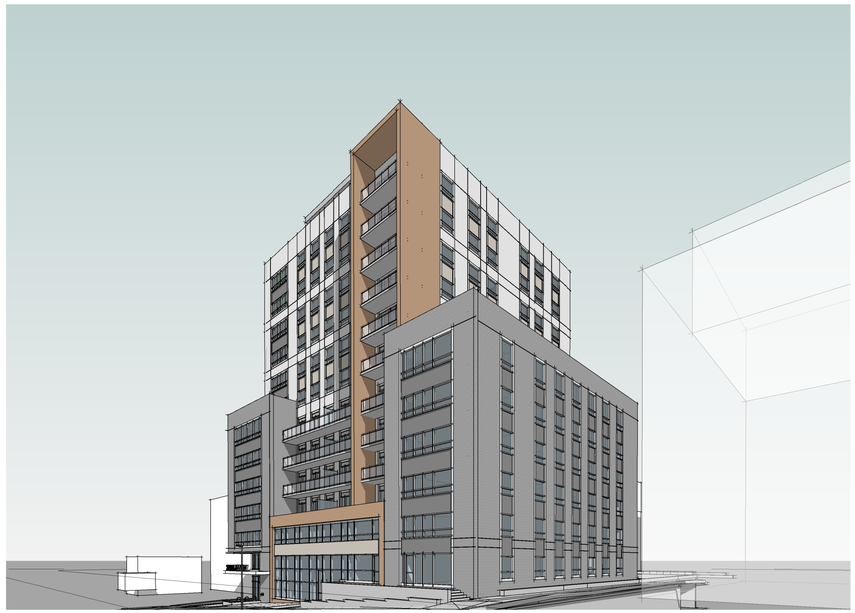
ARCADIS
410 Albert St,
Waterloo, ON N2L 3V3, Canada
tel 519 585 2255
www.arcadis.com

PROJECT NO:
139419

SHEET NUMBER	ISSUE
A0000	3



1 S1.0B SOUTH-EAST VIEW
Scale:



2 S1.0B NORTH-EAST VIEW
Scale:

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

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CONSULTANTS

SEAL

PRIME CONSULTANT
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Waterloo, ON N2L 3V3, Canada
tel 519 585 2255
www.arcadis.com

PROJECT
249 SUNVIEW STREET
WATERLOO, ON, N2L 3V8

PROJECT NO: 139419

DRAWN BY:	CHECKED BY:
S.A	**S.A.**
PROJECT MGR:	APPROVED BY:
D.H.	**D.H.**

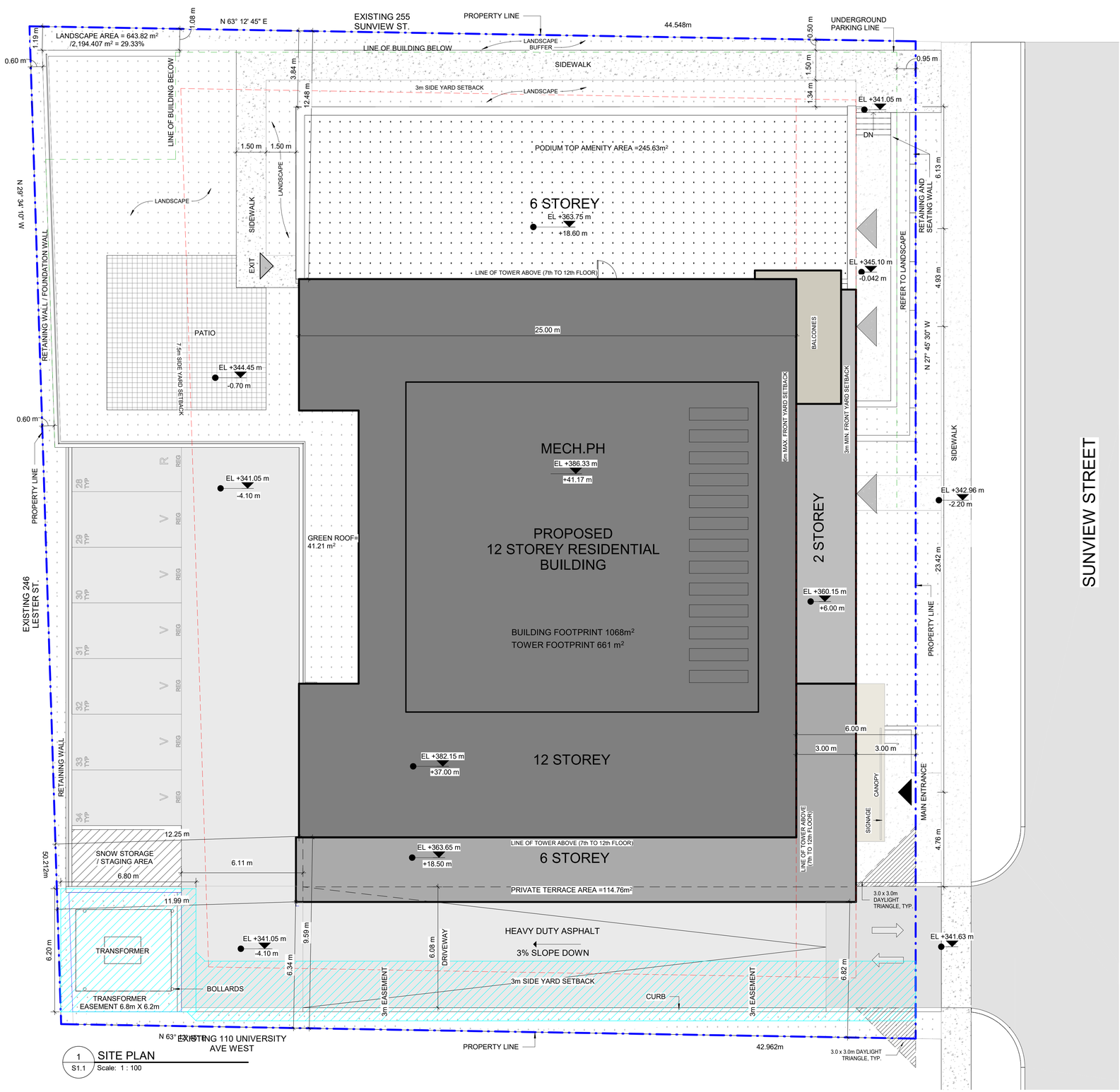
SHEET TITLE
3D VIEWS

SHEET NUMBER S1.0B

ISSUE 3

SCALE CHECK: 10mm | 1 in

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1 S1.1 SITE PLAN
Scale: 1 : 100

PAINTED LINES
PROPERTY BOUNDARIES
BUILDING SETBACK
TOWER SETBACK
PRINCIPAL FIRE FIGHTERS ENTRANCE
MAN DOOR
FIRE HYDRANT
BIKE RACK
RETAINING WALL
WALKWAYS
PAVING
LANDSCAPE
AMENITY
LIGTH DUTY ASPHALT
HEAVY DUTY ASPHALT

GENERAL SITE PLAN NOTES:

1. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWINGS.
2. THE OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC LANDS.
4. SURPLUS SNOW SHALL BE REMOVED OFF SITE AT THE OWNER'S EXPENSE.
5. ALL SIGNAGE IS SUBJECT TO THE SIGN BY-LAW.
6. TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
7. PARKING CEILING AND REAR WALL BE PAINTED LIGHT.
8. PATH OF TRAVEL FROM EXIT TO OPEN PUBLIC SPACE NOT TO BE INTERFERE WITH PROPOSED LANDSCAPE AND SWALES.
9. ALL EMERGENCY ACCESS ROUTES TO BE MAINTAINED FREE AND CLEAR ALL YEAR ROUND.
10. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW. ROOF TOP UNITS SHALL NOT BE VISIBLE FROM PUBLIC REALM OR RESIDENTIAL PROPERTIES AND ALL VENTING EQUIPMENT SHALL BE ARCHITECTURALLY INTEGRATED INTO BUILDING FACADE.
11. ALL AMENITY SPACES ARE INTENDED FOR BUILDING USE AND NOT BE CONVERTED TO RESIDENTIAL UNITS.
12. DENS PROPOSED IN A UNITS SHOULD NOT BE USED AS AN ADDITIONAL BEDROOM.

True North
Project North

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249 SUNVIEW STREET
WATERLOO, ON, N2L 3V8

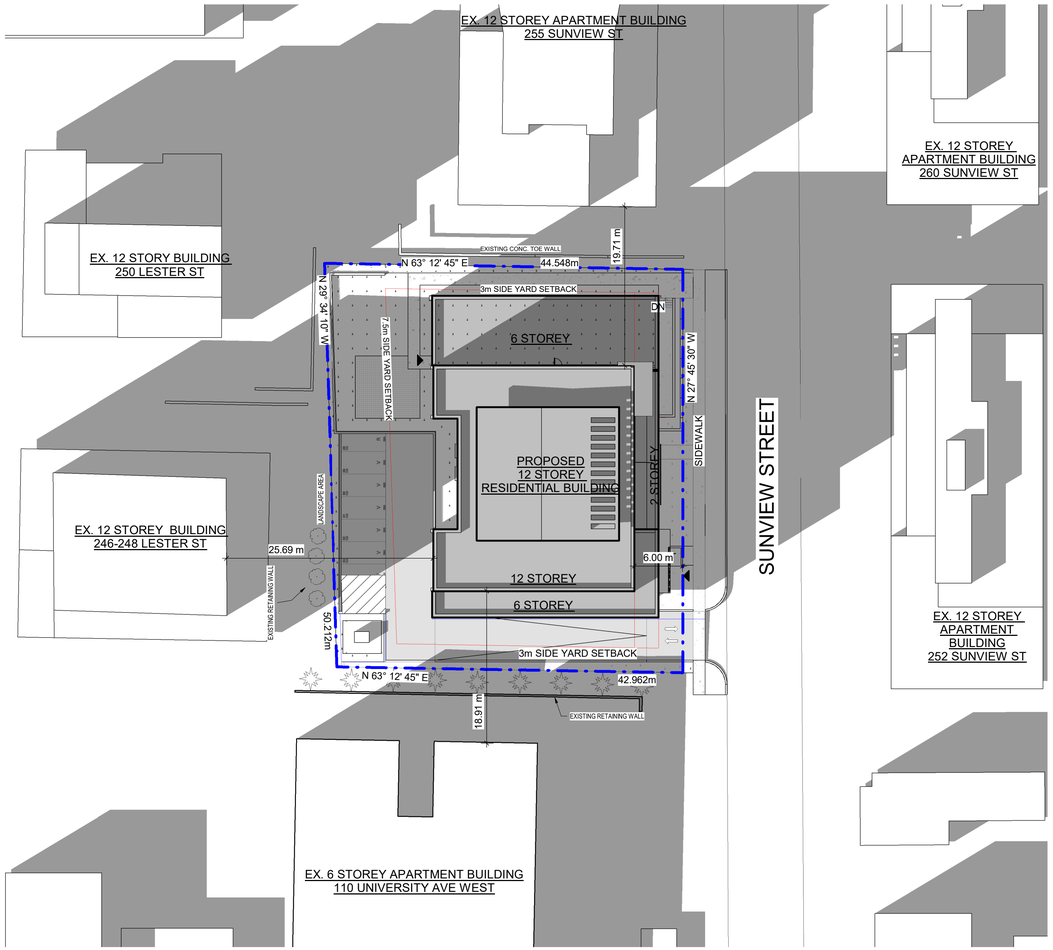
PROJECT NO: 139419	
DRAWN BY: **S.A**	CHECKED BY: **S.A.**
PROJECT MGR: **D.H.**	APPROVED BY: **D.H.**

SHEET TITLE
SITE PLAN

SHEET NUMBER	ISSUE
S1.1	3

SCALE CHECK: 10mm 1 in

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1 S1.1B CONTEXT SITE PLAN
Scale: 1 : 350

KEY MAP



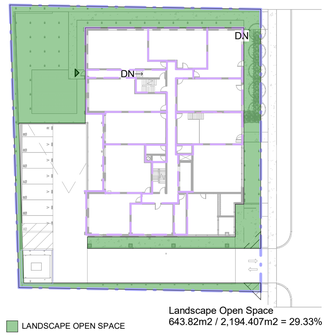
AMENITY AREA CALCULATION

Required: 3x131=393 m2
Required: 30% x 393 m2 = 117.9 Min. Common Amenity
Required: 20% x 393 m2 = 78.6 max. Amenity 22m Above Grade

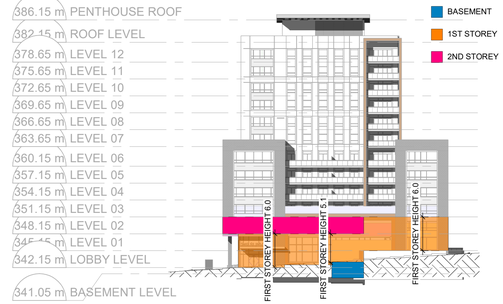
INDOOR AMENITY	147 m²
PODIUM TOP AMENITY (BELOW 22m)	200 m²
PUBLIC LANDSCAPE AREA (PATIO)	60 m²
BALCONY & PRIVATE TERRACE	284 m²
TOTAL PUBLIC AMENITY AREA	**407 m²**
TOTAL PRIVATE AMENITY AREA	**284 m²**
TOTAL AMENITY AREA	**691 m²**

249 SUNVIEW ST. WATERLOO

ZONING	RN-12	
REGULATION	**REQUIRED**	**PROPOSED**
LOT AREA (MIN.)	1,000m²	2,194.40m²
LOT FRONTAGE (MIN.)	20m	50.16m
STREET LINE SETBACK (MIN.)	Neighbourhood Frontage: 3m	0.95 to Terrace, 3.0m to Building
STREET LINE SETBACK (MAX.)	Neighbourhood Frontage: 6m	3m
SIDE YARD SETBACK	3m	NORTH: 0.5m to Structured Parking, 3.3m to Building / SOUTH: 6.3m
REAR YARD SETBACK	7.5m	0.6m to Structured Parking, 12.0m to Building
HEIGHT OF 1st STOREY (MIN.)	Neighbourhood Frontage: 4.5m	4.5m - 6m
BUILDING HEIGHT	10.5m (min) / 41.5m (max)	39.01m
PODIUM HEIGHT	10.5m (min) / 20m (max)	20.50m
BUILDING STEPBACK ABOVE PODIUM	3m	N:8.7m / E: 3m / S: 3.3m / W:n/a
TOWER FOOTPRINT ABOVE THE 8th STOREY	800m²	661m²
TOWER SEPARATION	11m FROM AN INTERIOR LOT LINE -	N: 12m / S: 9.59m / W: 12m -
HORIZONTAL TOWER DIMENSION (MAX.)	35 m	25m x 28.1m
DENSITY	MIN. 250 bdrm/ha, MAX. 600 bdrm/ha 131.64 BEDROOM	596 bdrm/ha 131 BEDROOM
NUMBER OF 1st STOREY ENTRANCES TO THE BUILDING	Neighbourhood Frontage: 1 per 15 m	4 ENTRANCES @ LESS THAN 15m
AMENITY AREA (MIN.)	3 m² / BEDROOM: 3x131=393 m2	691 m2
LANDSCAPED OPEN SPACE	30 %	643.82m2 / 2,194.407m2 =29.33%
PARKING RATE (ALL OTHER)	0.20 SPACES PER UNIT (RES.) : 27 0.05 SPACES PER UNIT (VISITOR) : 7	27 7
	ELECTRICAL VEHICLE: 1	1
	B.F.: 2	2
BICYCLE PARKING	0.25 PER BEDROOM 0.25x131= 33	40 Indoor + 5 Outdoor = 45
NUMBER OF DRIVEWAYS PER LOT (MAX.)	1	1
ANCILLARY USES	N/A	0
LOADING AREA	MIN. 1 TYPE A	1 TYPE A



3 S1.1B LANDSCAPE OPEN SPACE CHART
Scale: 1 : 500



4 S1.1B FIRST STOREY CHART - EAST ELEVATION
Scale: 1 : 500

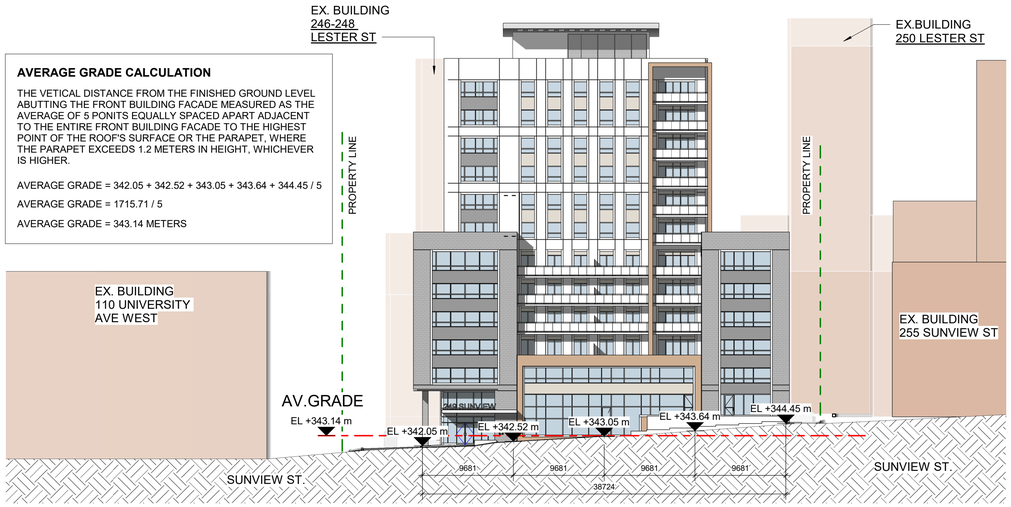
AVERAGE GRADE CALCULATION

THE VETICAL DISTANCE FROM THE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FACADE MEASURED AS THE AVERAGE OF 5 PONITS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FACADE TO THE HIGHEST POINT OF THE ROOF'S SURFACE OR THE PARAPET, WHERE THE PARAPET EXCEEDS 1.2 METERS IN HEIGHT, WHICHEVER IS HIGHER.

AVERAGE GRADE = 342.05 + 342.52 + 343.05 + 343.64 + 344.45 / 5

AVERAGE GRADE = 1715.71 / 5

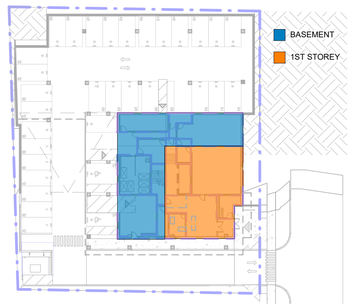
AVERAGE GRADE = 343.14 METERS



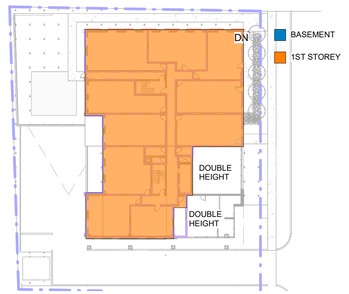
2 S1.1B CONTEXT ELEVATION & AVERAGE GRADE CALCULATION
Scale: 1 : 300







5 S1.1B BASEMENT LEVEL CHART
Scale: 1 : 500



6 S1.1B FIRST STOREY CHART
Scale: 1 : 500

True North
Project North

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TORONTO, ON M2M 3P4

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PROJECT
249 SUNVIEW STREET
WATERLOO, ON, N2L 3V8

PROJECT NO: 139419

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S.A. / A.H.	S.A.
PROJECT MGR:	APPROVED BY:
D.H.	D.H.

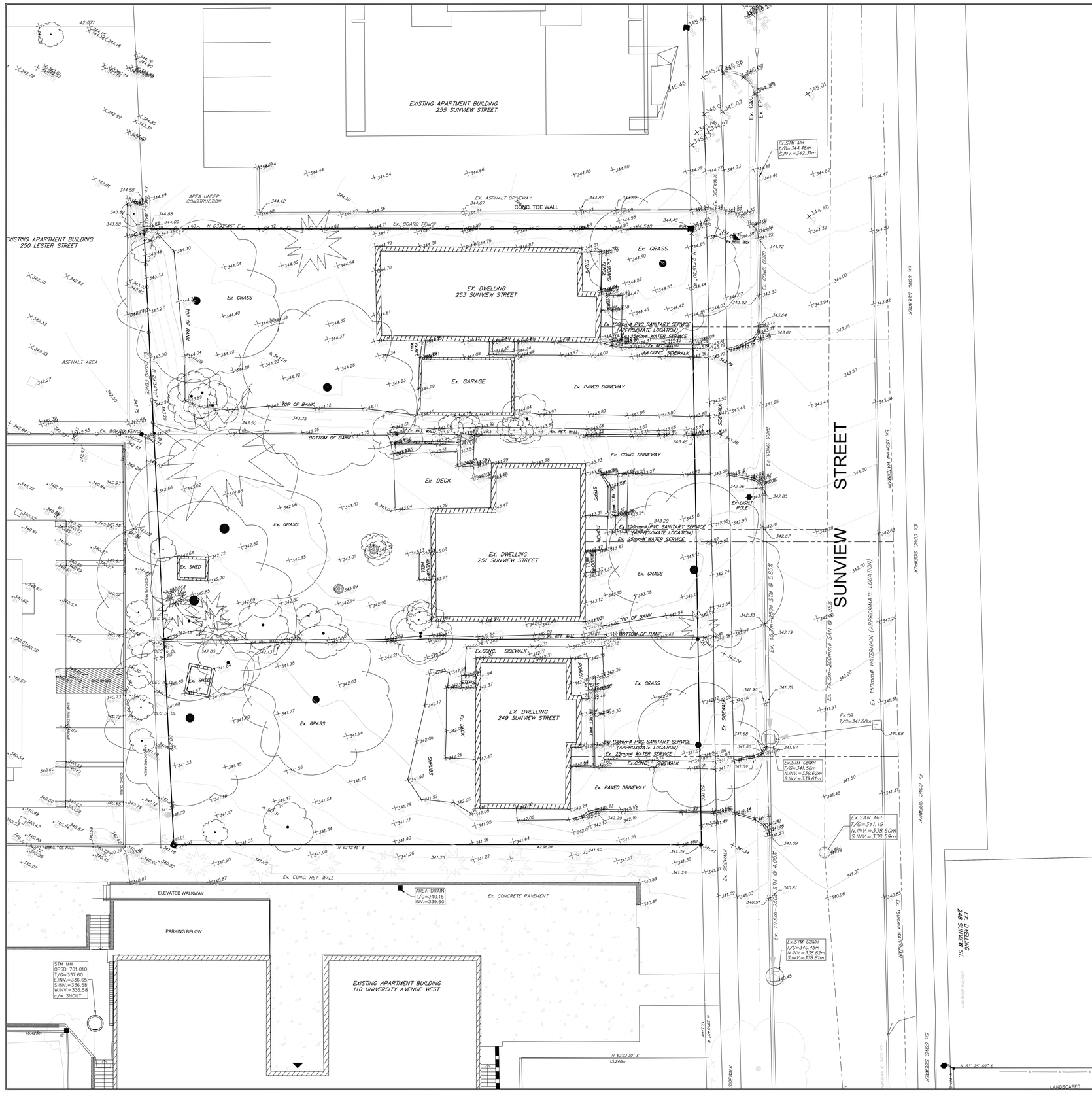
SHEET TITLE
CONTEXT PLAN

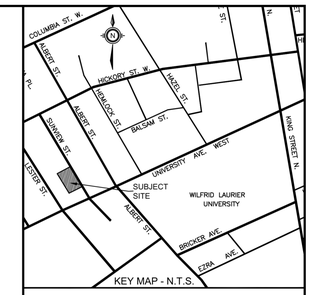
SHEET NUMBER S1.1B
ISSUE 2

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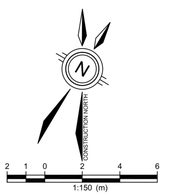
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LEGEND

- CB – EXISTING CATCH BASIN
- STM–MH – EXISTING STORM MANHOLE
- CBMH – EXISTING CB MANHOLE
- EXISTING STORM FLOW DIRECTION
- SAN–MH – EXISTING SANITARY MANHOLE
- EXISTING SANITARY FLOW DIRECTION
- HYD – EXISTING HYDRANT
- WV – EXISTING WATER VALVE
- EXISTING WATERMAIN
- EXISTING DECIDUOUS
- EXISTING CONIFEROUS
- 364.00 – ORIGINAL GROUND CONTOUR
- 346.11 – ORIGINAL GROUND ELEVATION



BENCHMARK - ELEVATION
WA-15 TOPO 68-U-518 1
ELEVATION=324.760m
SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

LOCAL BENCHMARK:
TOP OF EXISTING FIRE HYDRANT AT NORTHEAST CORNER OF UNIVERSITY AVENUE AND SUNVIEW STREET INTERSECTION IN FRONT OF 104 UNIVERSITY BUILDING. ELEVATION = 339.594m

LOCAL BENCHMARK:
TOP OF EXISTING FIRE HYDRANT ACROSS THE ROAD IN FRONT OF 264 SUNVIEW STREET ELEVATION = 348.361m

LEGAL DESCRIPTION

PLAN SHOWING LOTS 20, 21 AND 22
REGISTERED PLAN 856

LEGAL INFORMATION PROVIDED BY METZ & LORENTZ Ltd. DATED SEPTEMBER 2, 2015.
TOPOGRAPHIC SURVEY PROVIDED BY IBI GROUP DATED OCTOBER 9, 2015.

1		EC	

REVISIONS

APPROVALS

IBI GROUP
101 - 410 Albert Street
Waterloo ON N2L 3V3 Canada
tel 519 585 2255
ibigroup.com

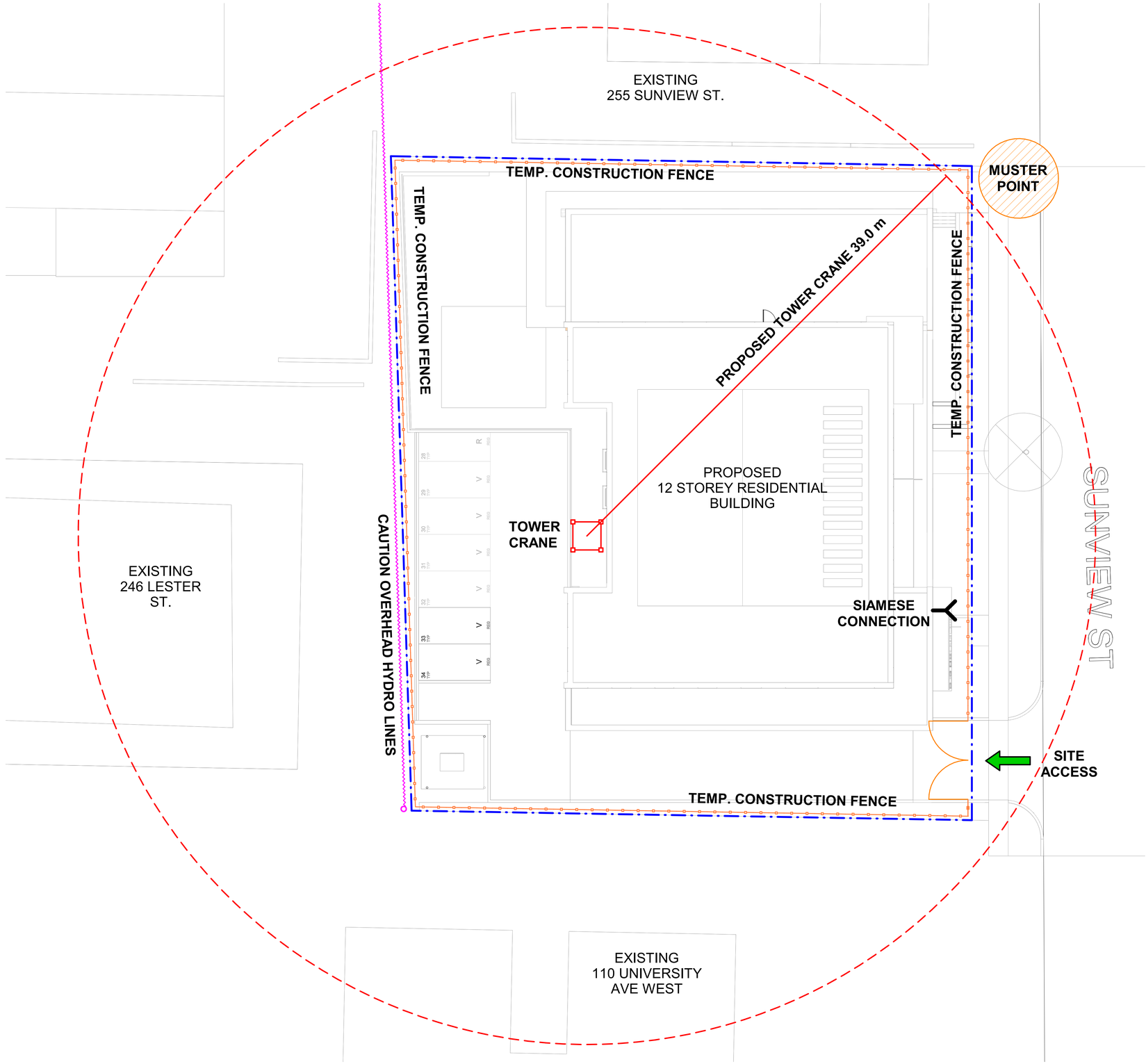
CITY OF WATERLOO
REGION OF WATERLOO

249-253 SUNVIEW STREET

EXISTING CONDITION PLAN

DESIGNED BY:	E. CERIC	SCALE HORIZ:	1:150
DRAWN BY:	E. CERIC	SCALE VERT:	N/A
CHECKED BY:	E. CERIC	FILE NUMBER:	137023B
DATE:	JANUARY 24, 2022	SHEET NUMBER:	C-1

FILE:J:\137023_249 Sunview \7.0_Production\7.01_Sent-Received\Sent\IBI Internal\2022-01-24 Ibiexplan CAD\137023B.dwg LAYOUT:137023B
LAST SAVED BY:Emir.ceric, Monday, January 24, 2022 3:08:16 PM PLOTTED BY:Emir Ceric Monday, January 24, 2022 3:08:41 PM



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DRAWN BY:	CHECKED BY:
S.A. / A.H.	**S.A.**
PROJECT MGR:	APPROVED BY:
D.H.	**D.H.**

SHEET TITLE

CONSTRUCTION MASTER PLAN

SHEET NUMBER **S1.1E**

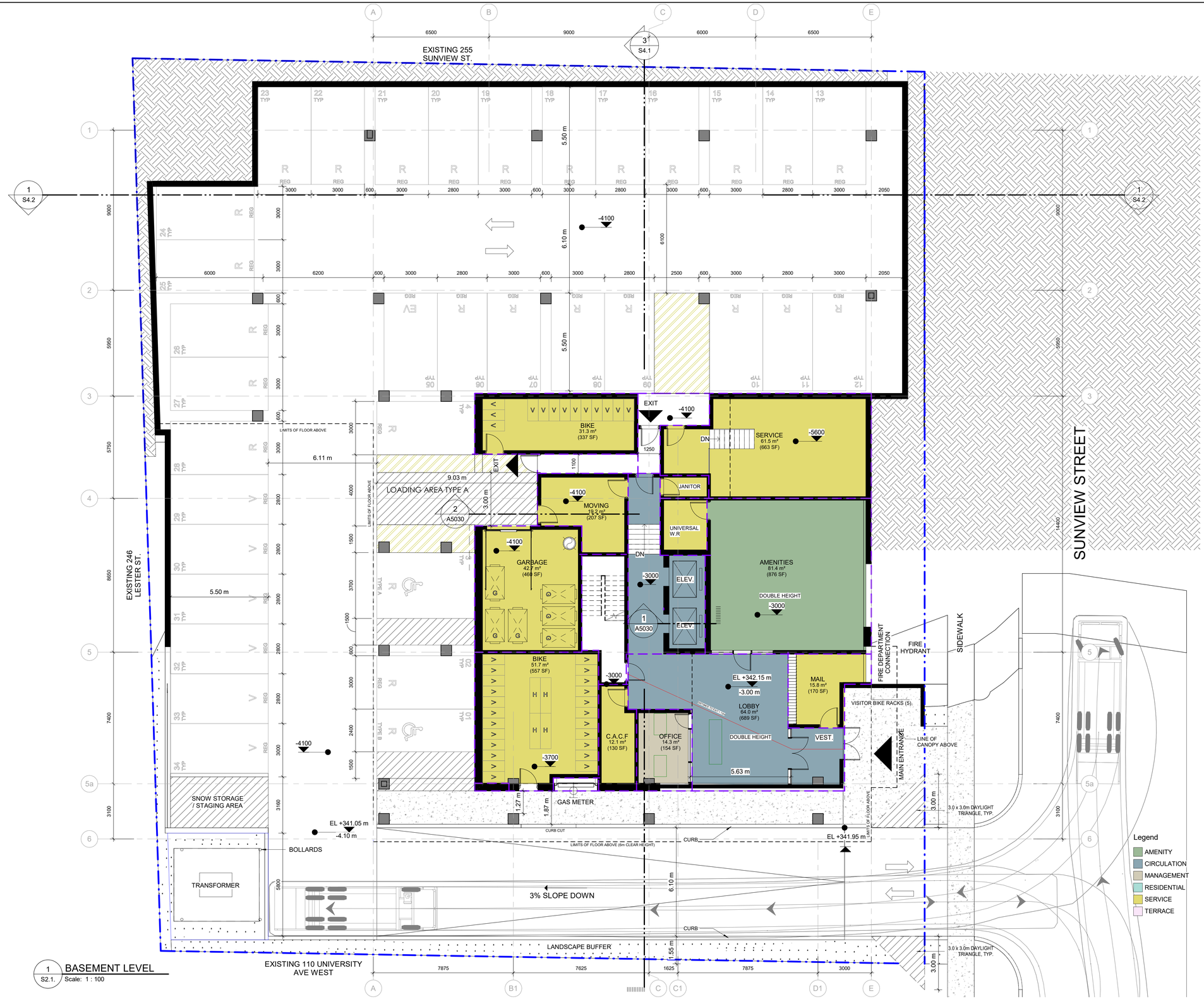
ISSUE **2**

True North

Project North

SCALE CHECK 10mm 1 in

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1 BASEMENT LEVEL
S2.1. Scale: 1 : 100

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PROJECT NO: 139419	
DRAWN BY: **S.A**	CHECKED BY: **S.A**
PROJECT MGR: **R.G**	APPROVED BY: **R.G**

SHEET TITLE
BASEMENT LEVEL PLAN

SHEET NUMBER	ISSUE
S2.1.	3

SCALE CHECK 10mm | 1 in

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FLOOR AND SUITE DATA CHART

LEVEL	FLOOR AREA (m²)	# OF SUITES/ FLOOR	# OF BEDROOMS/ FLOOR
BASEMENT	488.91 m²	0	0
LEVEL 1	992.58 m²	09	09
LEVEL 2	1080.81 m²	12	12
LEVELS 3-6	1021.71 m²	14	14
LEVELS 7-12	660.44 m²	09	09
PENTHOUSE	161.86 m²	0	0
TOTAL	10773.64 m²	131	131



Legend

- AMENITY
- CIRCULATION
- MANAGEMENT
- RESIDENTIAL
- SERVICE
- TERRACE

True North | Project North

1 S2.2. FIRST FLOOR PLAN
Scale: 1 : 100

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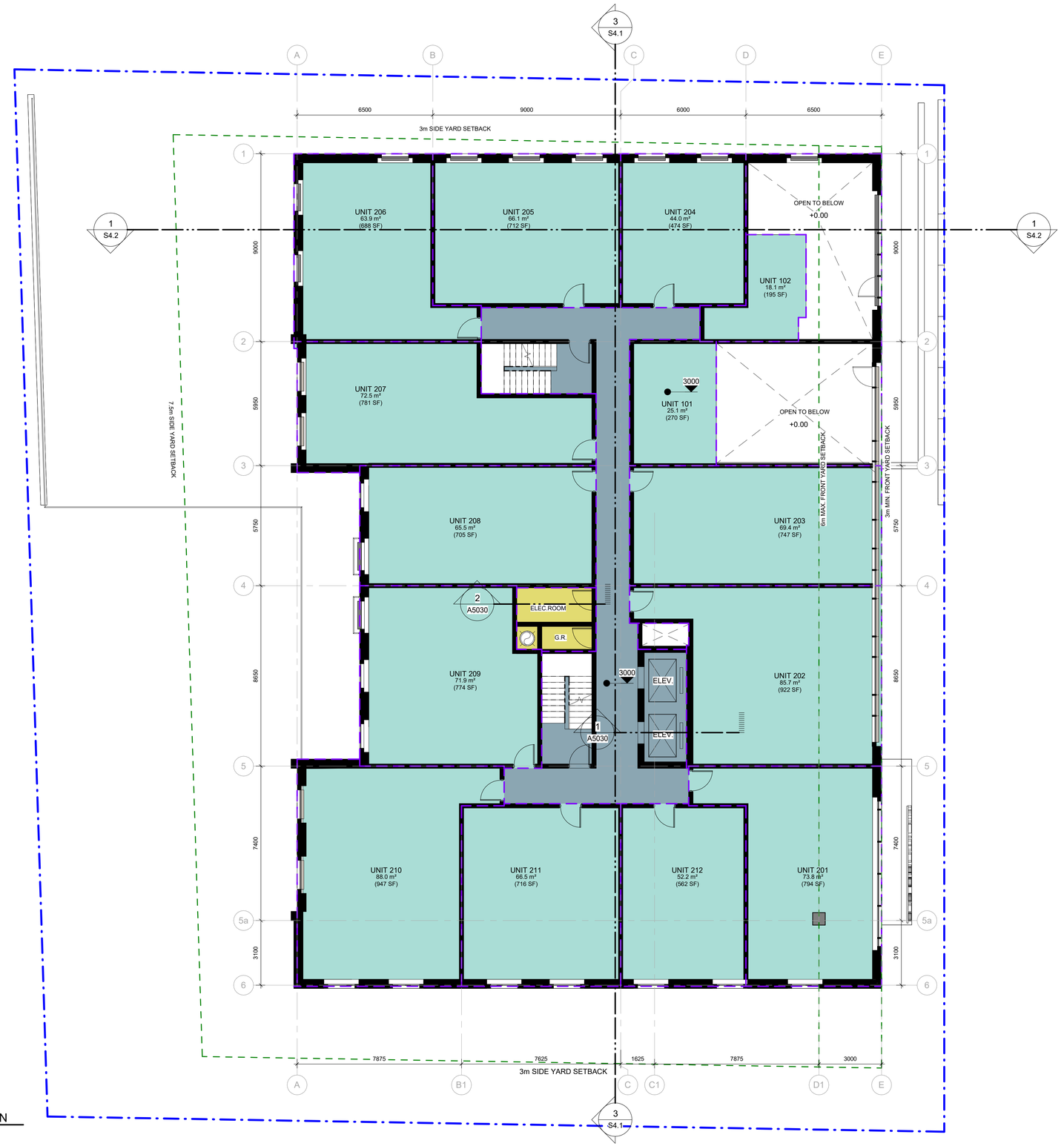
PROJECT NO: 139419	
DRAWN BY: S.A	CHECKED BY: S.A
PROJECT MGR: R.G	APPROVED BY: R.G

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER	ISSUE
S2.2.	3

SCALE CHECK 10mm 1 in

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1 S2.3. 2nd FLOOR AREA PLAN
Scale: 1 : 100

2023-11-27 12:28:40 PM

Legend
- AMENITY
- CIRCULATION
- MANAGEMENT
- RESIDENTIAL
- SERVICE
- TERRACE

True North
Project North

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TORONTO, ON M2M 3P4

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PROJECT MGR:	APPROVED BY:
R.G	**R.G**

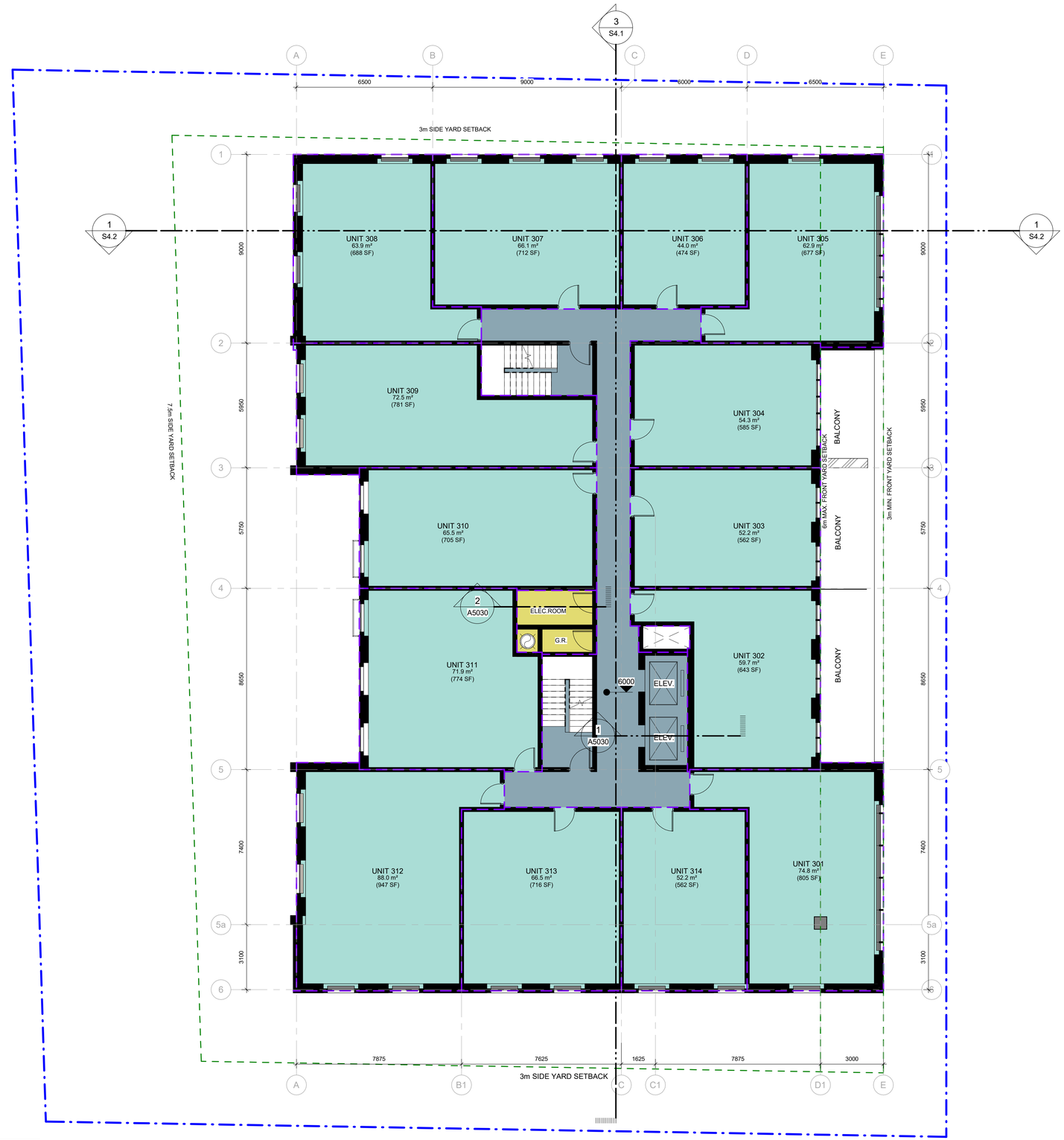
SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
S2.3.

ISSUE
3

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SCALE CHECK
10mm
1 in



1 / S2.4. 3rd FLOOR PLAN
Scale: 1 : 100

Legend
- AMENITY
- CIRCULATION
- MANAGEMENT
- RESIDENTIAL
- SERVICE
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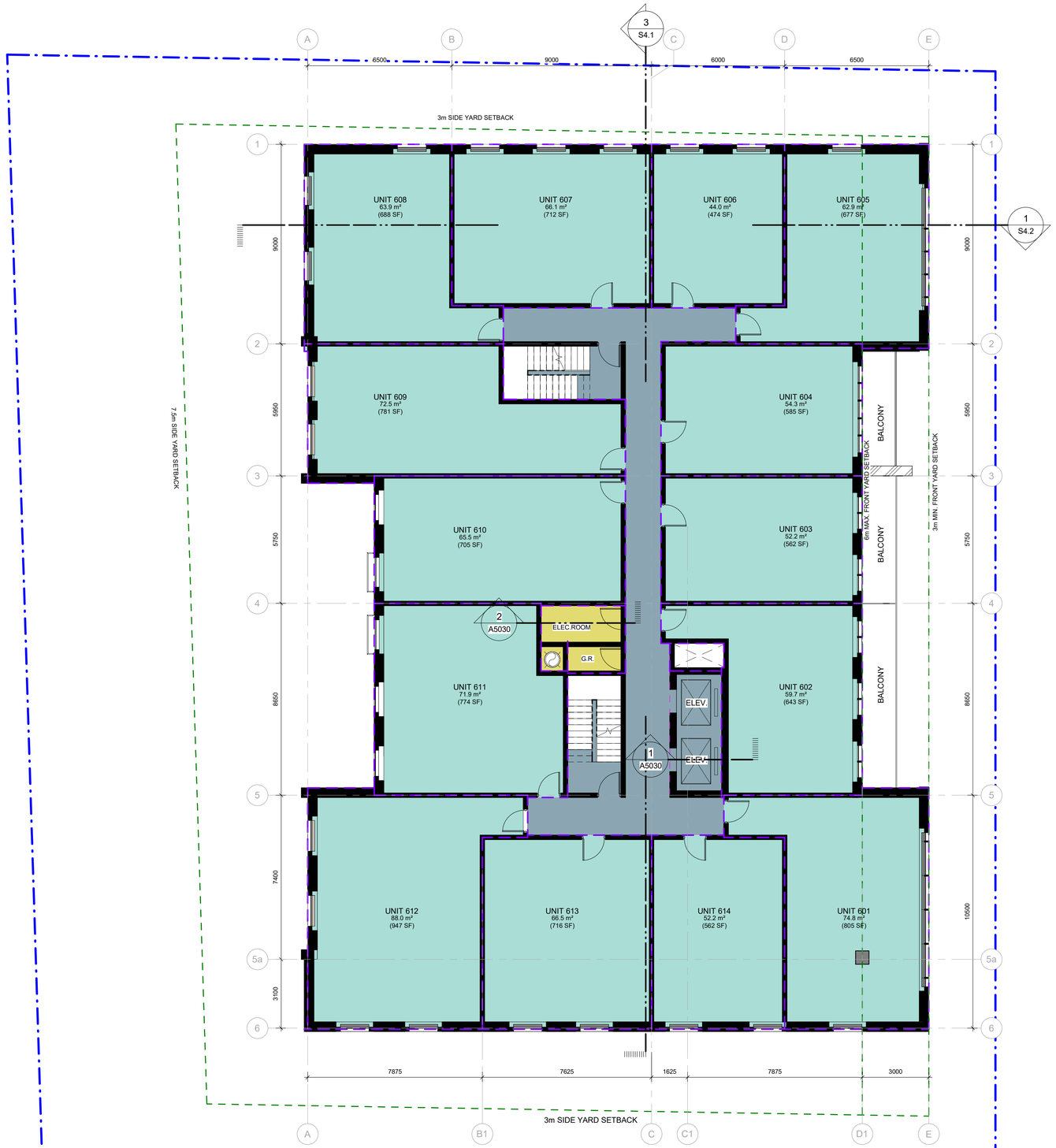
SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER **S2.4.** ISSUE **3**

SCALE CHECK 10mm 1 in

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1 / S2.5. 4th TO 6th FLOOR PLAN
Scale: 1 : 100

Legend
- AMENITY
- CIRCULATION
- MANAGEMENT
- RESIDENTIAL
- SERVICE
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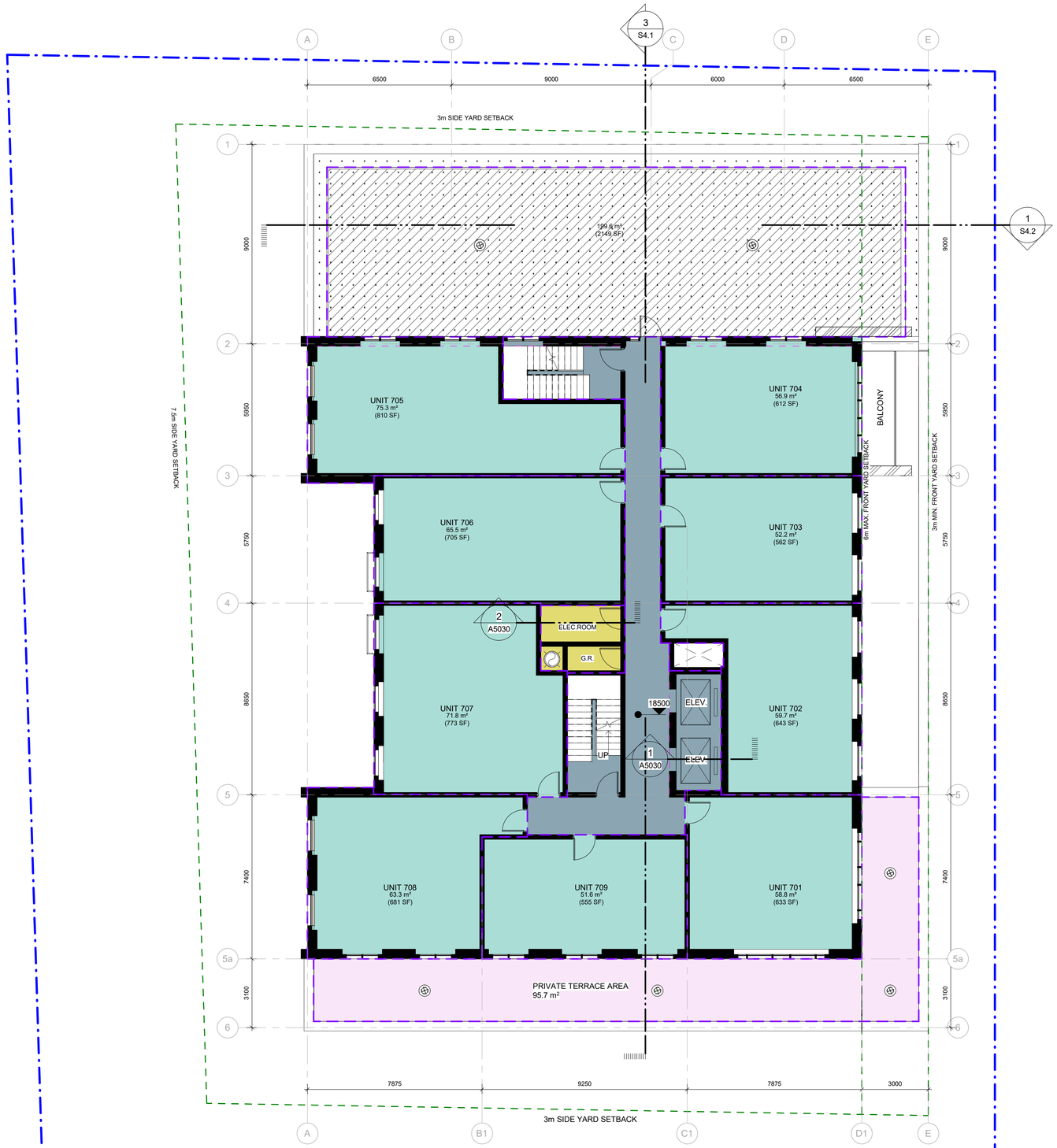
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PROJECT MGR: **R.G**	APPROVED BY: **R.G**

SHEET TITLE
FOURTH TO SIXTH FLOOR PLAN

SHEET NUMBER S2.5. | ISSUE 3

SCALE CHECK: 10mm | 1 in

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1 S2.6. 7th TO 12th FLOOR PLAN
Scale: 1 : 100

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Legend
- AMENITY
- CIRCULATION
- MANAGEMENT
- RESIDENTIAL
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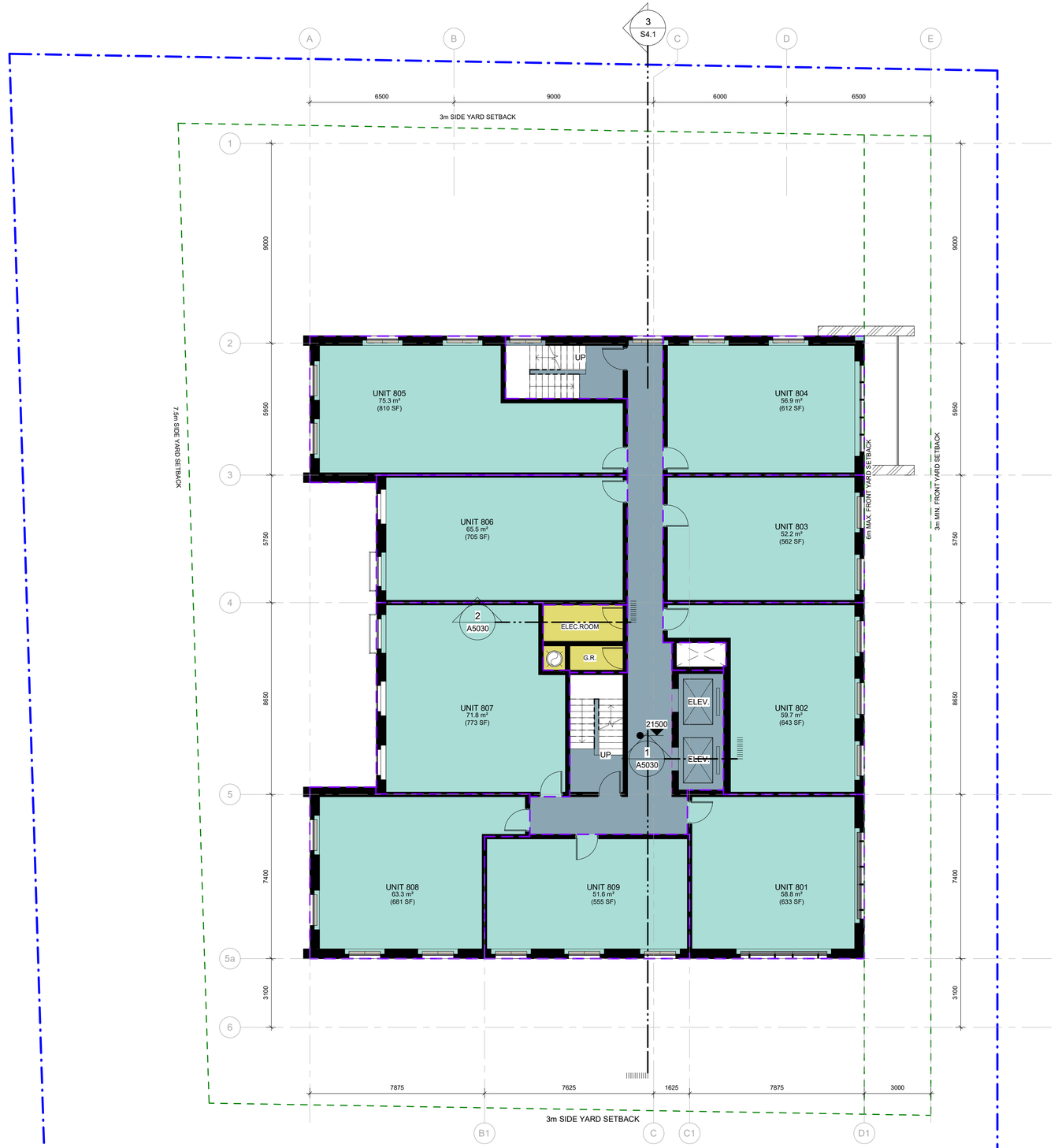
SHEET TITLE
SEVENTH FLOOR PLAN

SHEET NUMBER
S2.6.

ISSUE
3

SCALE CHECK 10mm 1 in

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1 / S2.7. 8th TO 12th FLOOR
Scale: 1 : 100

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Legend
- AMENITY
- CIRCULATION
- MANAGEMENT
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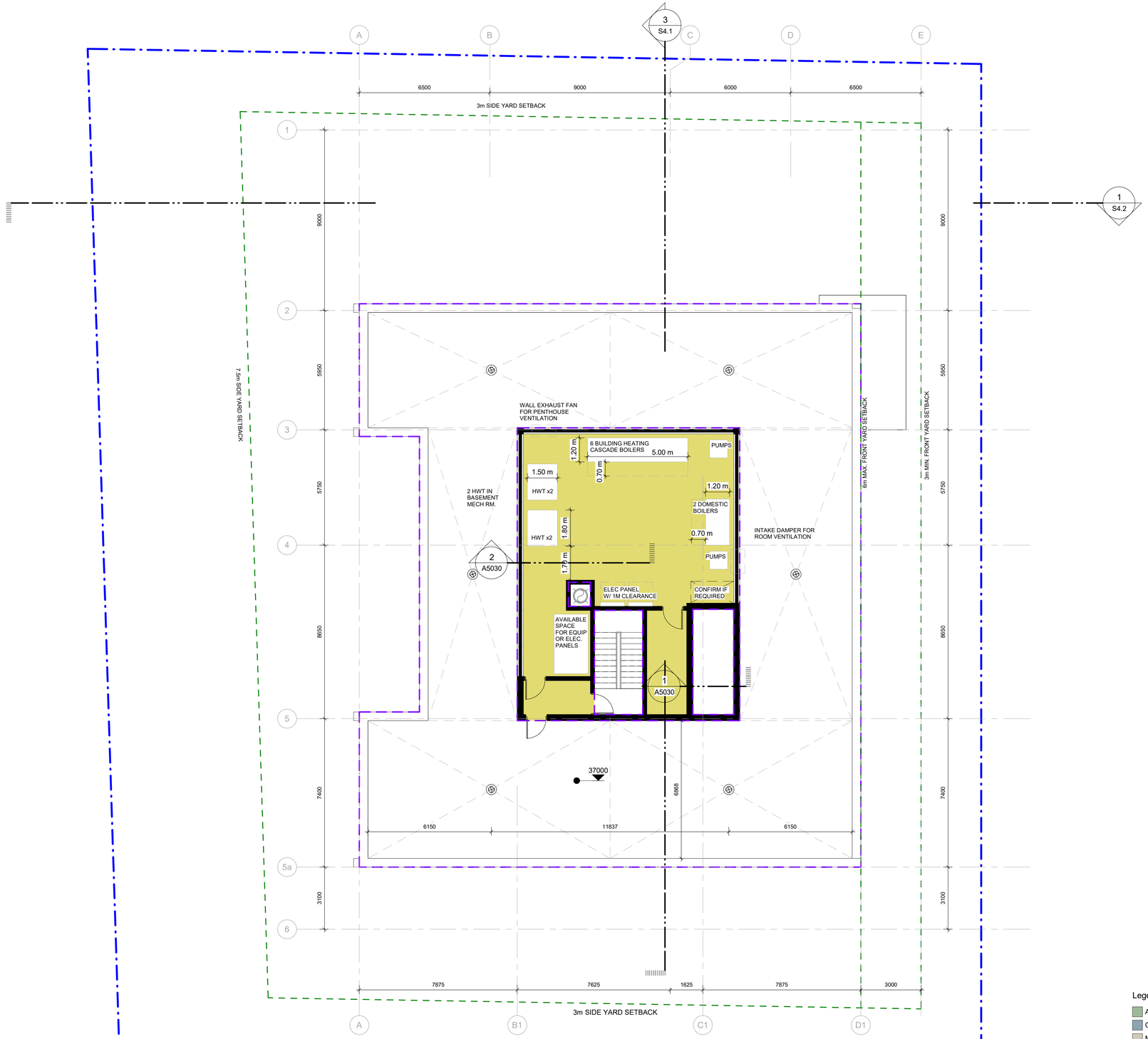
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SHEET TITLE
EIGHTH TO TWELFTH FLOOR PLAN

SHEET NUMBER S2.7. | ISSUE 3

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SCALE CHECK
10mm
1 m



1 S2.8. ROOF LEVEL
Scale: 1 : 100

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Legend
- AMENITY
- CIRCULATION
- MANAGEMENT
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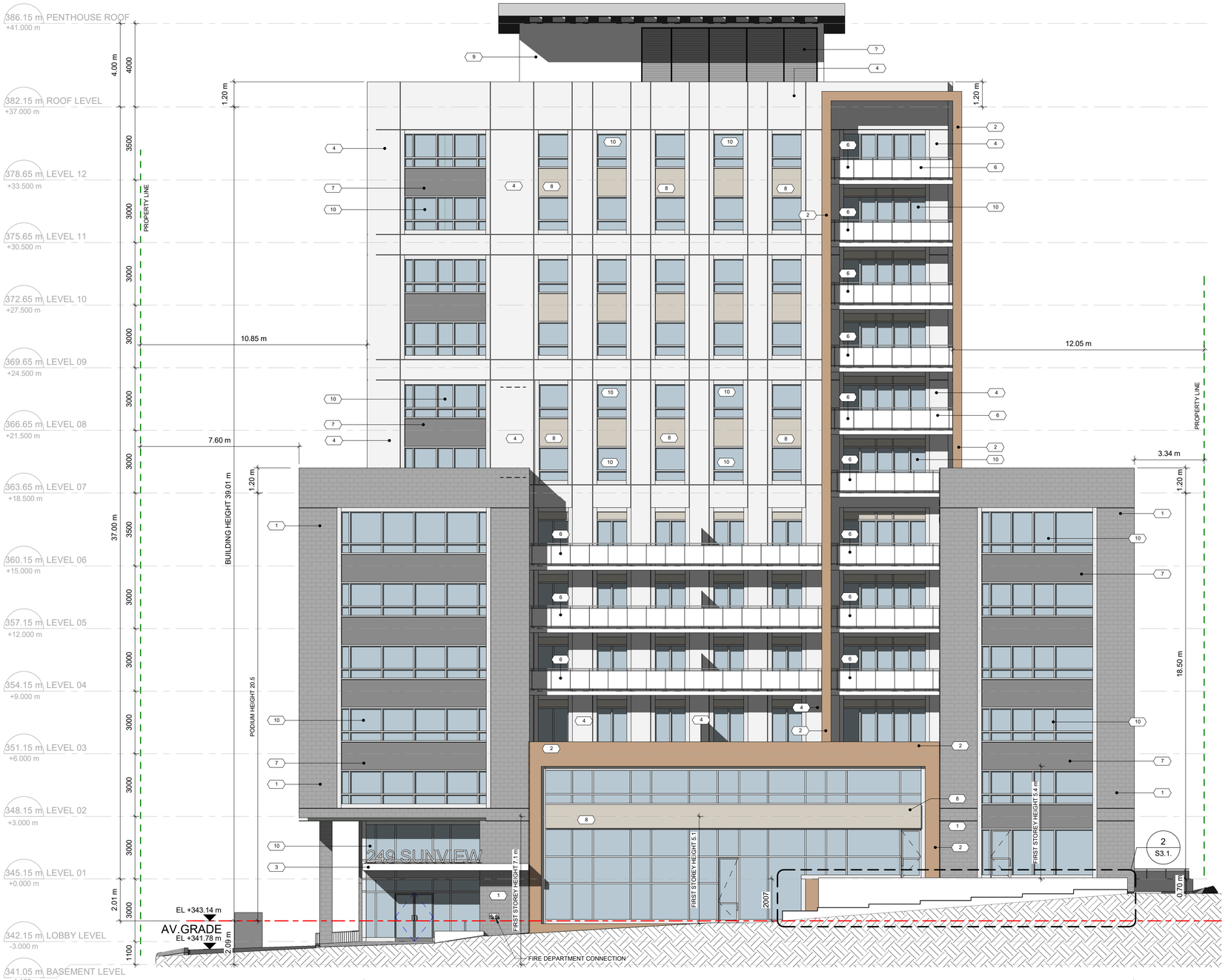
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PROJECT MGR:	APPROVED BY:
R.G	**R.G**

SHEET TITLE
ROOF PLAN

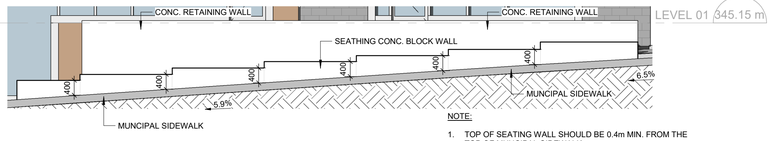
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SCALE CHECK 10mm 1 in

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1 S3.1. EAST ELEVATION
Scale: 1 : 100



NOTE:
1. TOP OF SEATING WALL SHOULD BE 0.4m MIN. FROM THE TOP OF MUNCIPAL SIDEWALK.
2. REFER TO LANDCSAPE FOR REQUIRED PLANTS AND SRUBS BETWEEN SEATING WALL AND RETANING WALL.

2 S3.1. SEATING WALL CONSTRUCTION
Scale: 1 : 75



3 S3.1. PLANTATION B/W SEATING AND RETANING WALL
Scale:

ELEVATION FINISH LEGEND

1. **MASONRY VENEER #1** — CONTEMPORARY BRICK, METRIC NORMAN SIZE, GREY COLOUR
2. **METAL PANEL #1** — COPPER
3. **METAL PANEL #2** — LIGHT GREY
4. **PRECAST WALL PANEL #1** — WHITE / LIGHT GREY
5. **EXPOSED CONC. w/ ARCHITECTURAL FINISH** — LIGHT GREY
6. **RAILING #1 - GLASS PANEL** — TINTED GLASS, LIGHT GREY, MIN. 1100mm HIGH
7. **SPANDREL PANEL #1** — DARK GREY COLOUR
8. **SPANDREL PANEL #2** — BEIGE COLOUR
9. **METAL LOUVER** — COLOUR TO MATCH ADJACENT MULLION
10. **SEALED GLAZING UNIT #1** — CLEAR GLASS,

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PROJECT MGR: R.G	APPROVED BY: R.G

SHEET TITLE
EAST ELEVATION

SHEET NUMBER S3.1. | ISSUE 3

SCALE CHECK 10mm 1 in

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ELEVATION FINISH LEGEND

1. **MASONRY VENEER #1** — CONTEMPORARY BRICK, METRIC NORMAN SIZE, GREY COLOUR
2. **METAL PANEL #1** — COPPER
3. **METAL PANEL #2** — LIGHT GREY
4. **PRECAST WALL PANEL #1** — WHITE / LIGHT GREY
5. **EXPOSED CONC. w/ ARCHITECTURAL FINISH** — LIGHT GREY
6. **RAILING #1 - GLASS PANEL** — TINTED GLASS, LIGHT GREY, MIN. 1100mm HIGH
7. **SPANDREL PANEL #1** — DARK GREY COLOUR
8. **SPANDREL PANEL #2** — BEIGE COLOUR
9. **METAL LOUVER** — COLOUR TO MATCH ADJACENT MULLION
10. **SEALED GLAZING UNIT #1** — CLEAR GLASS,

1 S3.2. SOUTH ELEVATION
Scale: 1 : 100

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PROJECT MGR: **R.G**	APPROVED BY: **R.G**

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER S3.2.
ISSUE 3

SCALE CHECK: 10mm / 1 in

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ELEVATION FINISH LEGEND

1. **MASONRY VENEER #1** — CONTEMPORARY BRICK, METRIC NORMAN SIZE, GREY COLOUR
2. **METAL PANEL #1** — COPPER
3. **METAL PANEL #2** — LIGHT GREY
4. **PRECAST WALL PANEL #1** — WHITE / LIGHT GREY
5. **EXPOSED CONC. w/ ARCHITECTURAL FINISH** — LIGHT GREY
6. **RAILING #1 - GLASS PANEL** — TINTED GLASS, LIGHT GREY, MIN. 1100mm HIGH
7. **SPANDREL PANEL #1** — DARK GREY COLOUR
8. **SPANDREL PANEL #2** — BEIGE COLOUR
9. **METAL LOUVER** — COLOUR TO MATCH ADJACENT MULLION
10. **SEALED GLAZING UNIT #1** — CLEAR GLASS,

1 / S3.3. WEST ELEVATION
Scale: 1 : 100

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PROJECT MGR: **R.G**	APPROVED BY: **R.G**

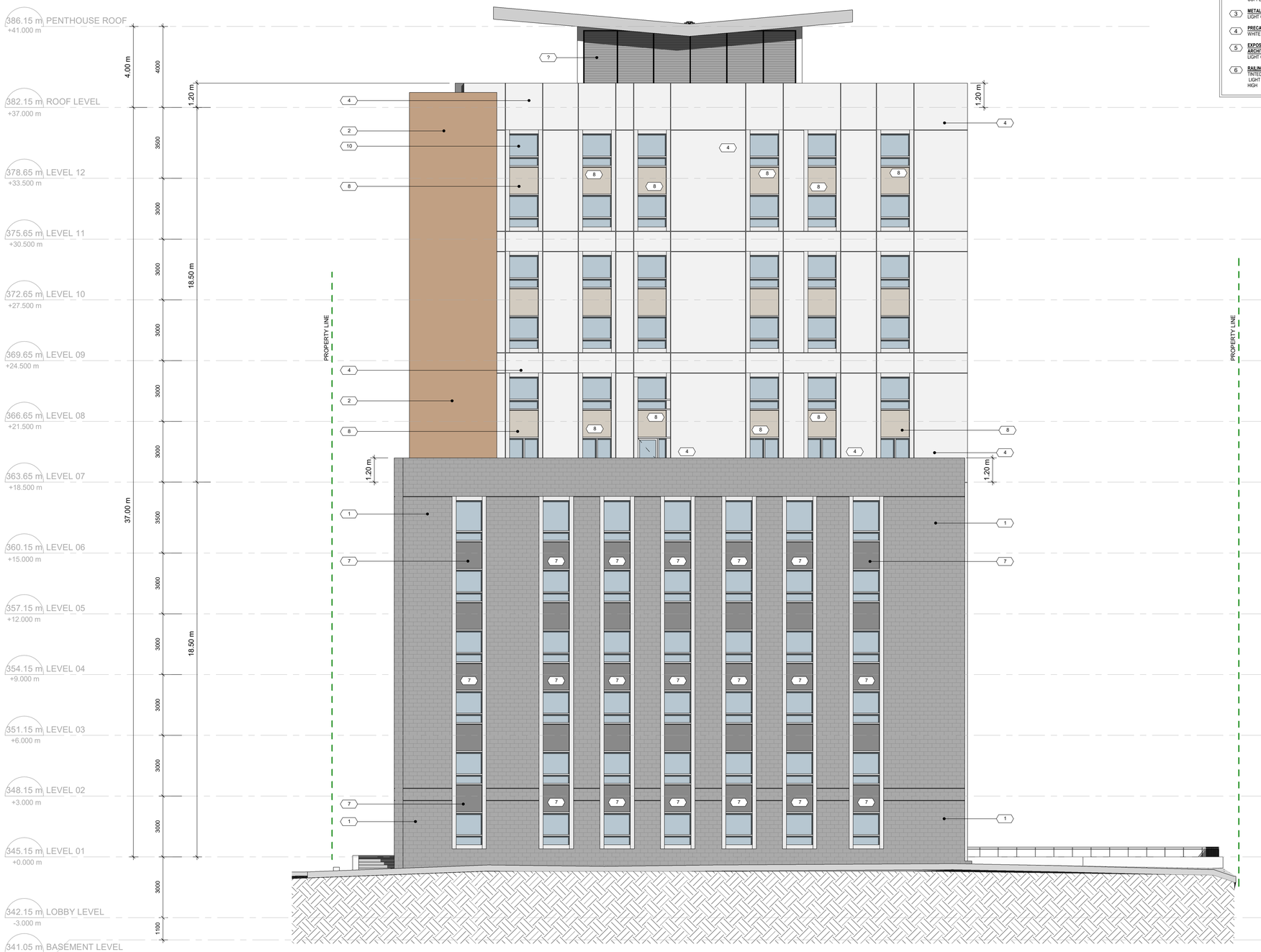
SHEET TITLE

WEST ELEVATION

SHEET NUMBER	ISSUE
S3.3.	3

SCALE CHECK: 10mm / 1 in

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ELEVATION FINISH LEGEND

1. **MASONRY VENEER #1** — CONTEMPORARY BRICK, METRIC NORMAN SIZE, GREY COLOUR
2. **METAL PANEL #1** — COPPER
3. **METAL PANEL #2** — LIGHT GREY
4. **PRECAST WALL PANEL #1** — WHITE / LIGHT GREY
5. **EXPOSED CONC. w/ ARCHITECTURAL FINISH** — LIGHT GREY
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8. **SPANDREL PANEL #2** — BEIGE COLOUR
9. **METAL LOUVER** — COLOUR TO MATCH ADJACENT MULLION
10. **SEALED GLAZING UNIT #1** — CLEAR GLASS,

1 S3.4. NORTH ELEVATION
Scale: 1 : 100

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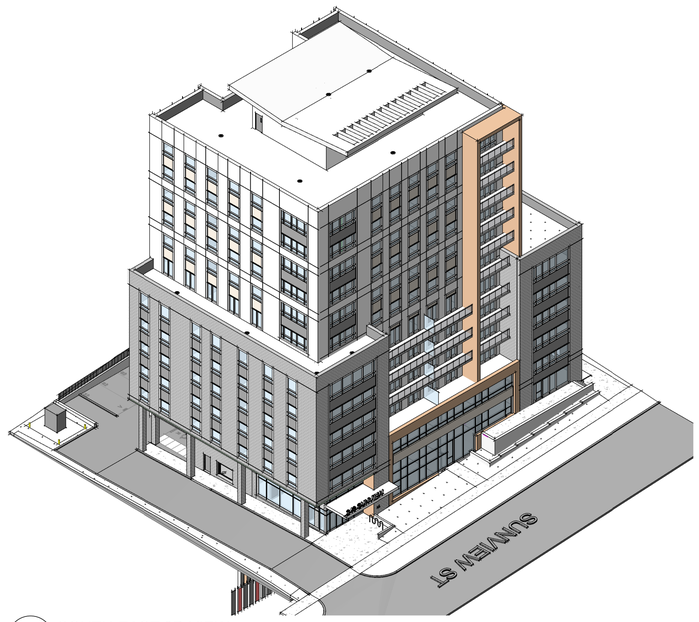
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NORTH ELEVATION

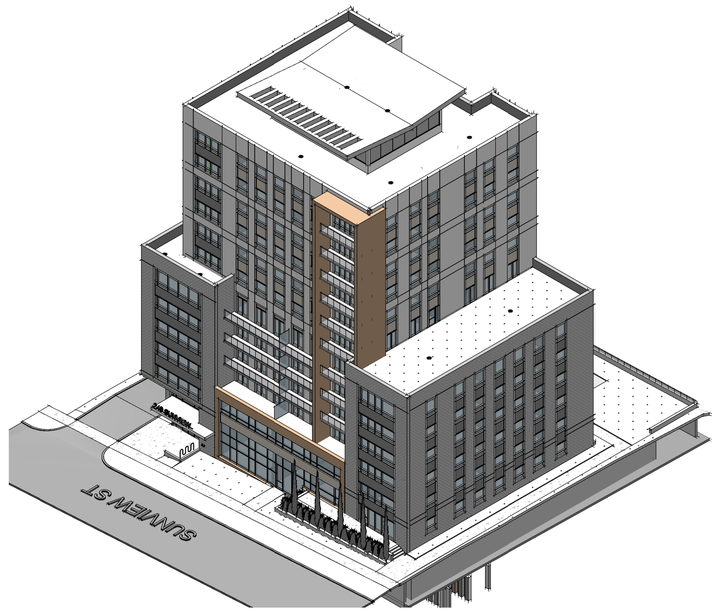
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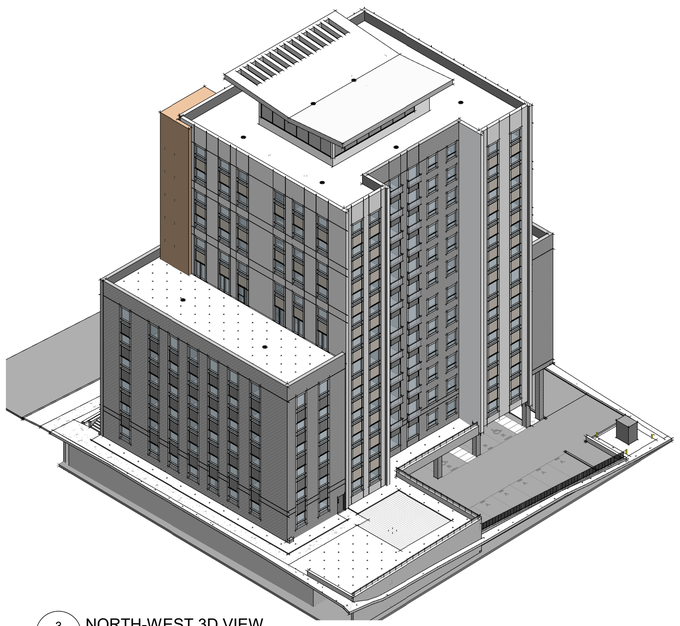
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1 S3.5. SOUTH-EAST 3D VIEW
Scale:



2 S3.5. NORTH-EAST 3D VIEW
Scale:



3 S3.5. NORTH-WEST 3D VIEW
Scale:



4 S3.5. SOUTH-WEST 3D VIEW
Scale:

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11 PAULTIEL DRIVE,
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1	Issued For Site Plan Pre-Consultation	2022-06-08
2	Issued For SPA	2022-10-19
3	Issued For Re-Zoning	2023-11-27

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PROJECT NO: 139419

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S.A	**S.A**
PROJECT MGR:	APPROVED BY:
R.G	**R.G**

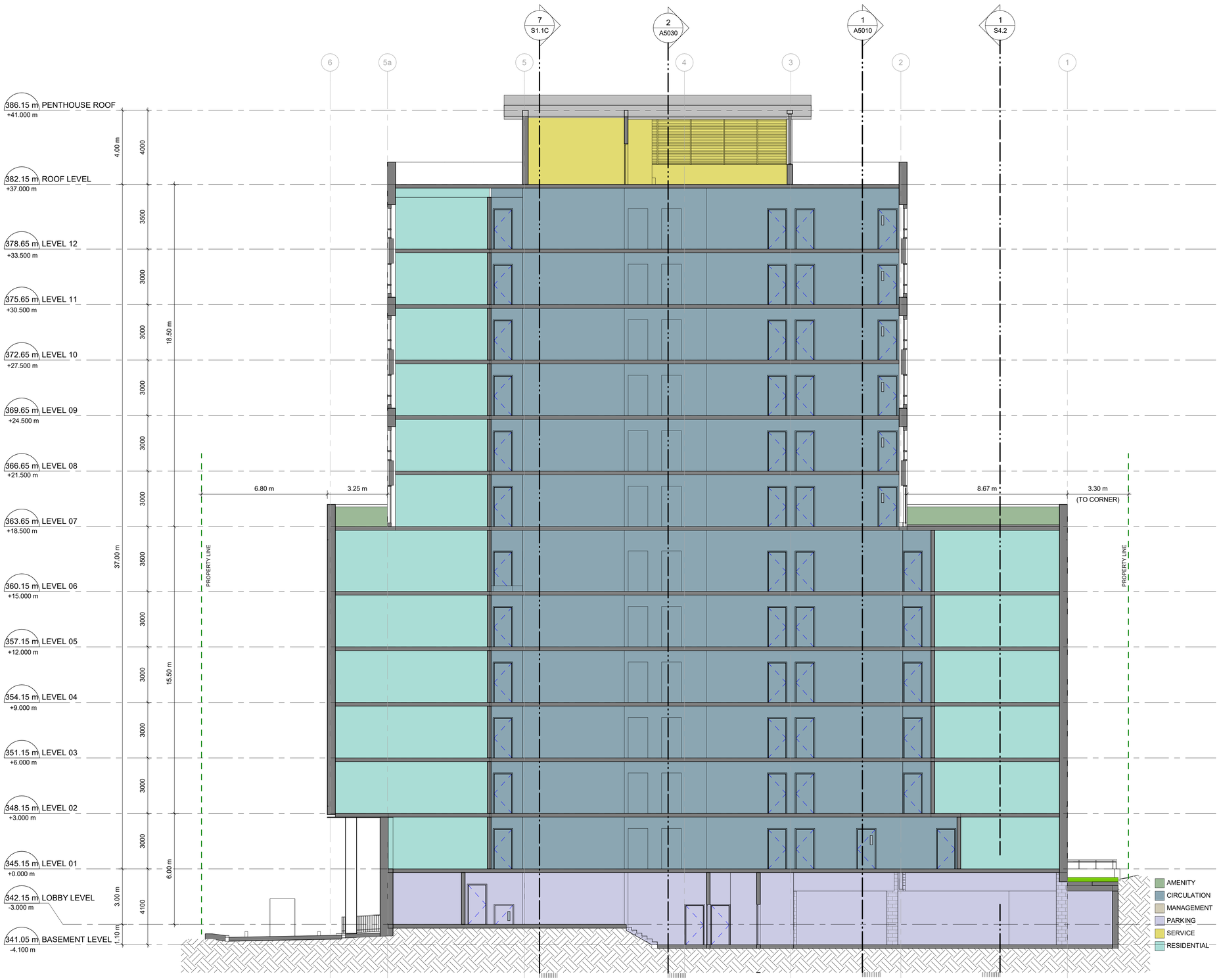
SHEET TITLE
3D ISOMETRIC VIEWS

SHEET NUMBER S3.5. | ISSUE 3

SCALE CHECK: 10mm 1 in

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3 / S4.1 SECTION 1
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SHEET TITLE

BUILDING SECTION

SHEET NUMBER **S4.1** | ISSUE **2**

SCALE CHECK 1 in 10mm

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1 / S4.2 SECTION 2

Scale: 1 : 100

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D.H.	**D.H.**

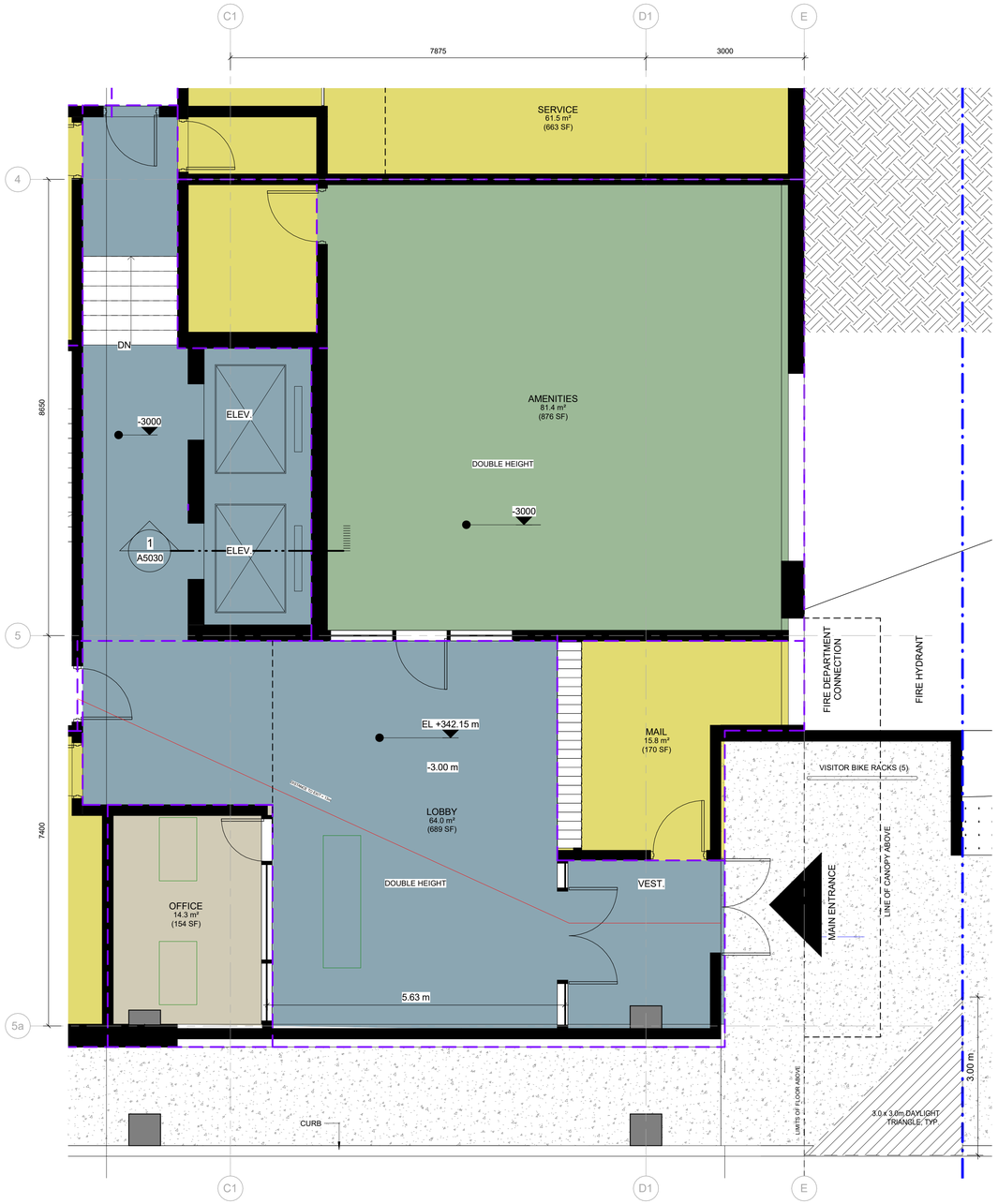
SHEET TITLE

BUILDING SECTION

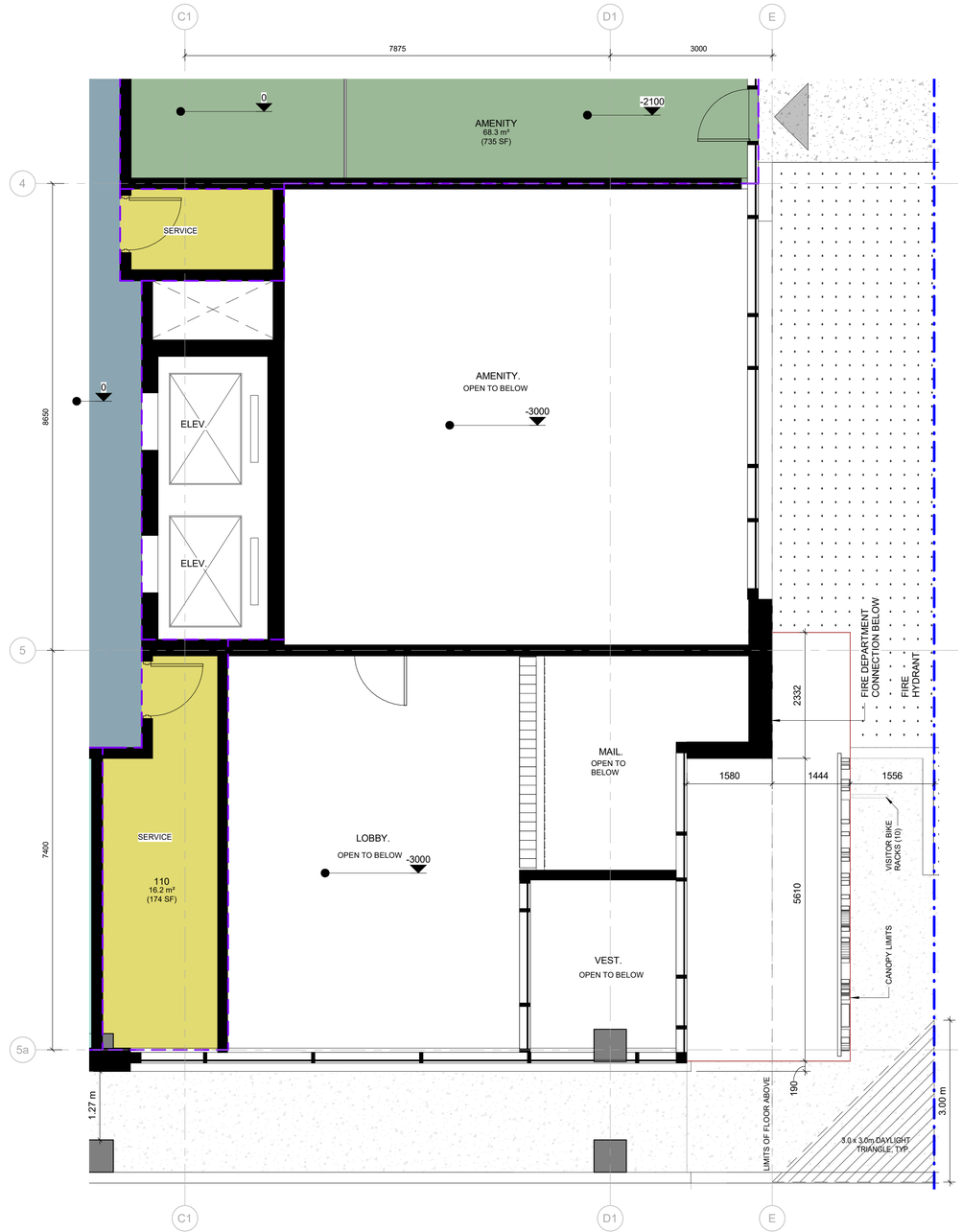
SHEET NUMBER **S4.2** | ISSUE **2**

SCALE CHECK 1 in | 10mm

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1 S5.1 BASEMENT LEVEL ENLARGED PLAN
Scale: 1 : 50



2 S5.1 FIRST FLOOR ENLARGED PLAN
Scale: 1 : 50

Legend
- AMENITY
- CIRCULATION
- MANAGEMENT
- RESIDENTIAL
- SERVICE
- TERRACE

True North
Project North

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SHEET TITLE
ENTRANCE ENLARGED PLAN

SHEET NUMBER S5.1
ISSUE 1

SCALE CHECK 10mm 1 in

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1 S5.2 EAST ELEVATION ENLARGED
Scale: 1 : 50



2 S5.2 SOUTH ELEVATION ENLARGED
Scale: 1 : 50

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PROJECT MGR: **R.G**	APPROVED BY: **R.G**

SHEET TITLE
ENLARGED ELEVATIONS

SHEET NUMBER	ISSUE
S5.2	1

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