



Contacts + Drawing List

Owner

One Pointe Property Team
 635 Mike Geric Construction
 4520 West Saanich Road
 Saanich, BC V8Z 2S4
 Naal Patel, naal@onepointeconstruction.com

Architect

D'Ambrosio architecture + urbanism
 2960 Jutland Road
 Victoria, BC
 V8T 3K2
 250.384.2400 x 103
 Erica Sangster - esangster@daustudio.ca

Landscape Architect

Murdoch & Geric Inc.
 200 - 524 Columbia Road
 Victoria, BC
 V8T 1C1
 250.412.2881
 Scott Murdoch - scott@murdochgeric.com

Civil Consultant

WSP
 301 - 3600 Uptown Blvd.
 Victoria, BC
 V8Z 0B9
 250.383.8069
 Jeff Sumner - jeff@wsp.com

Transportation Consultant

WSP Consulting Group
 302 - 745 Hillside Avenue
 Victoria, BC
 V8T 1Z4
 250.388.9177 x 423
 Nadine King - nking@wspconsultinggroup.com

Architectural

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- A0.2 Context Views
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2960 Jutland Road
 Victoria BC Canada V8T5K2

tel 250.384.2400
 eml mail@daustudio.ca
 web www.daustudio.ca



#21-18
 Montreal and Quebec
 205 Quebec Street
 Victoria, BC

Issued for Rezoning + Development Permit Application

21.12.15



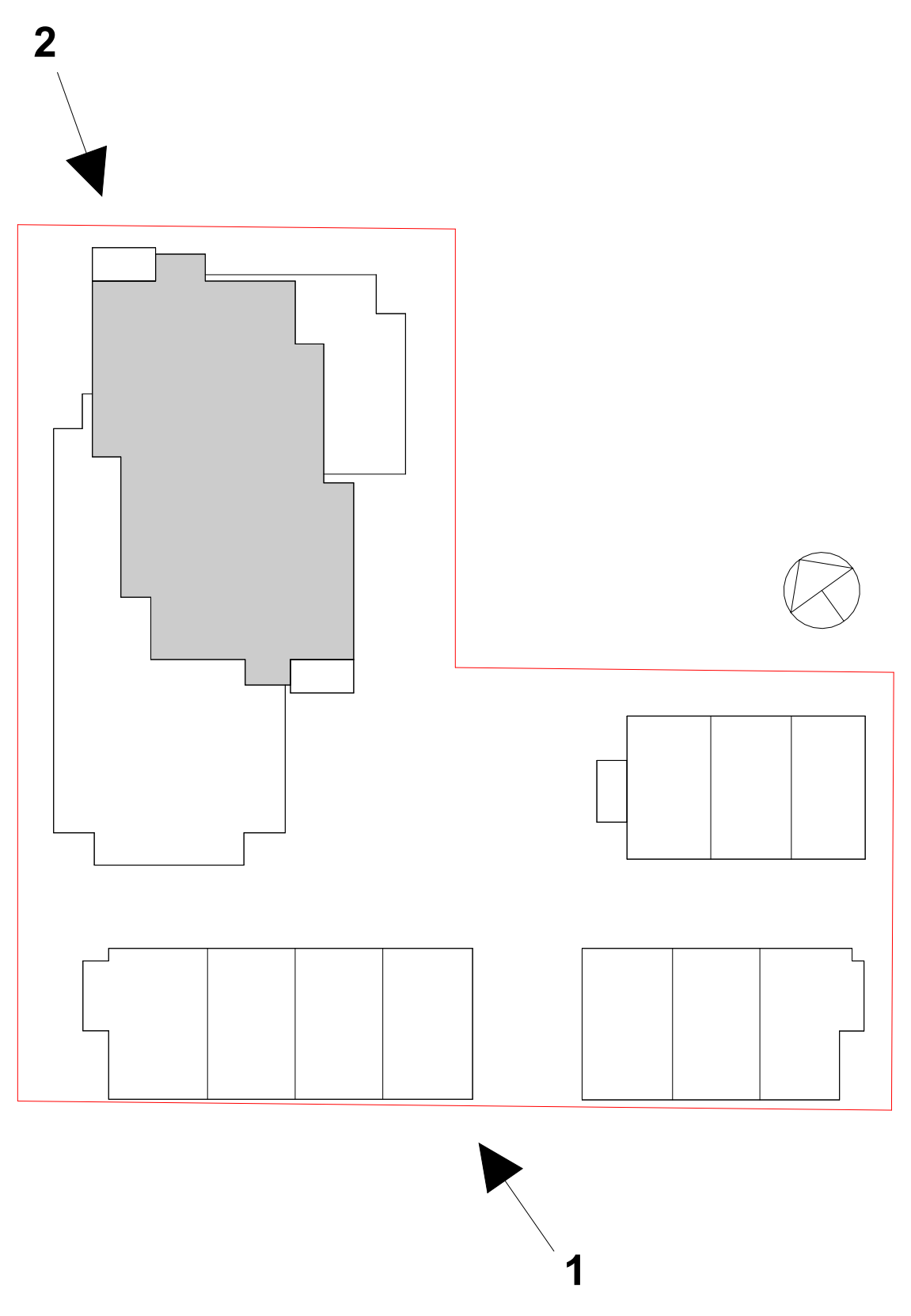
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1 Redered Context View
1:1



2 Redered Context View
1:1



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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Views

project no.	#21-18
scale	As indicated
drawn by	Author
date issued	xx/11/21
sheet no.	A0.2

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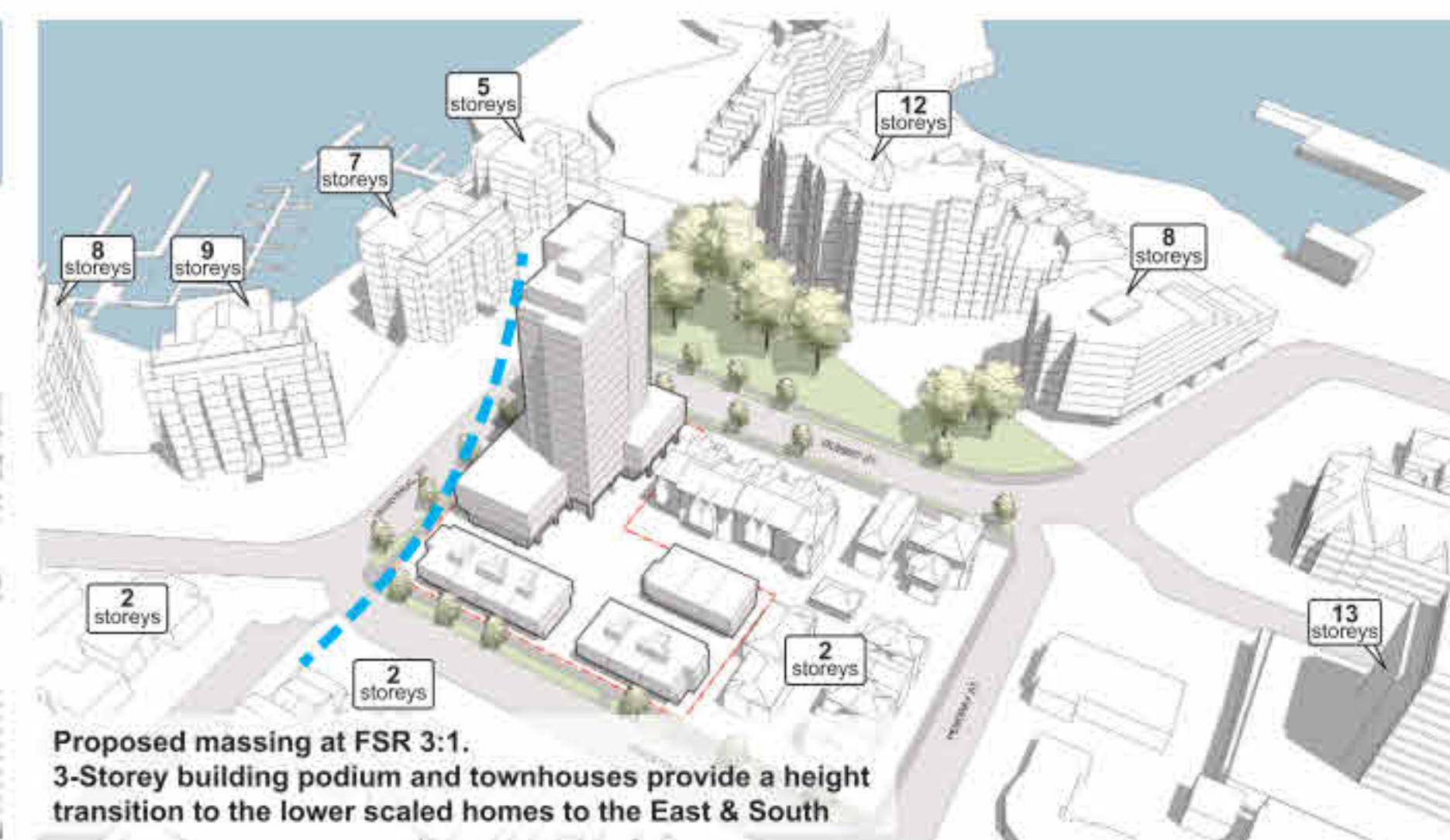
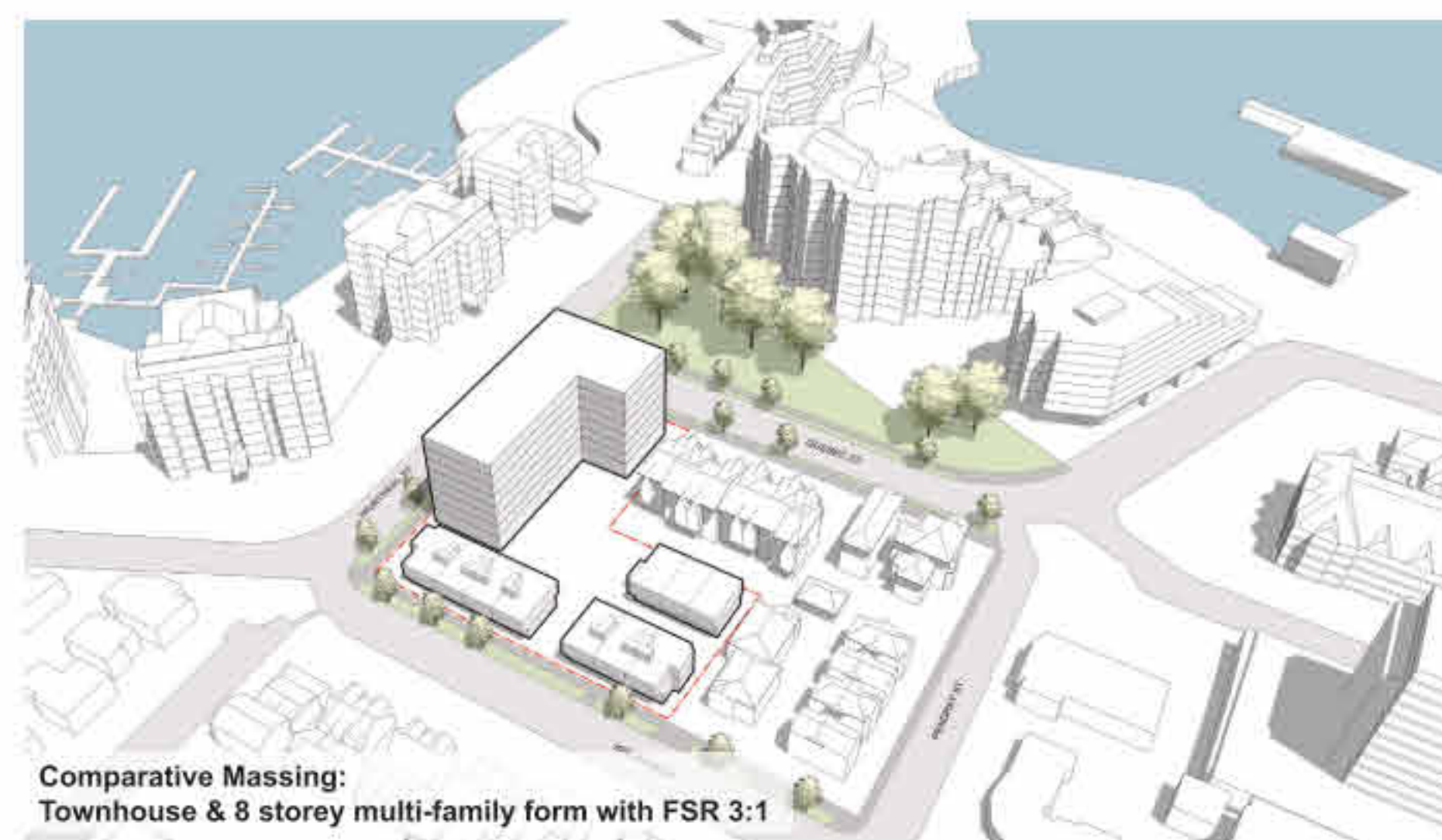
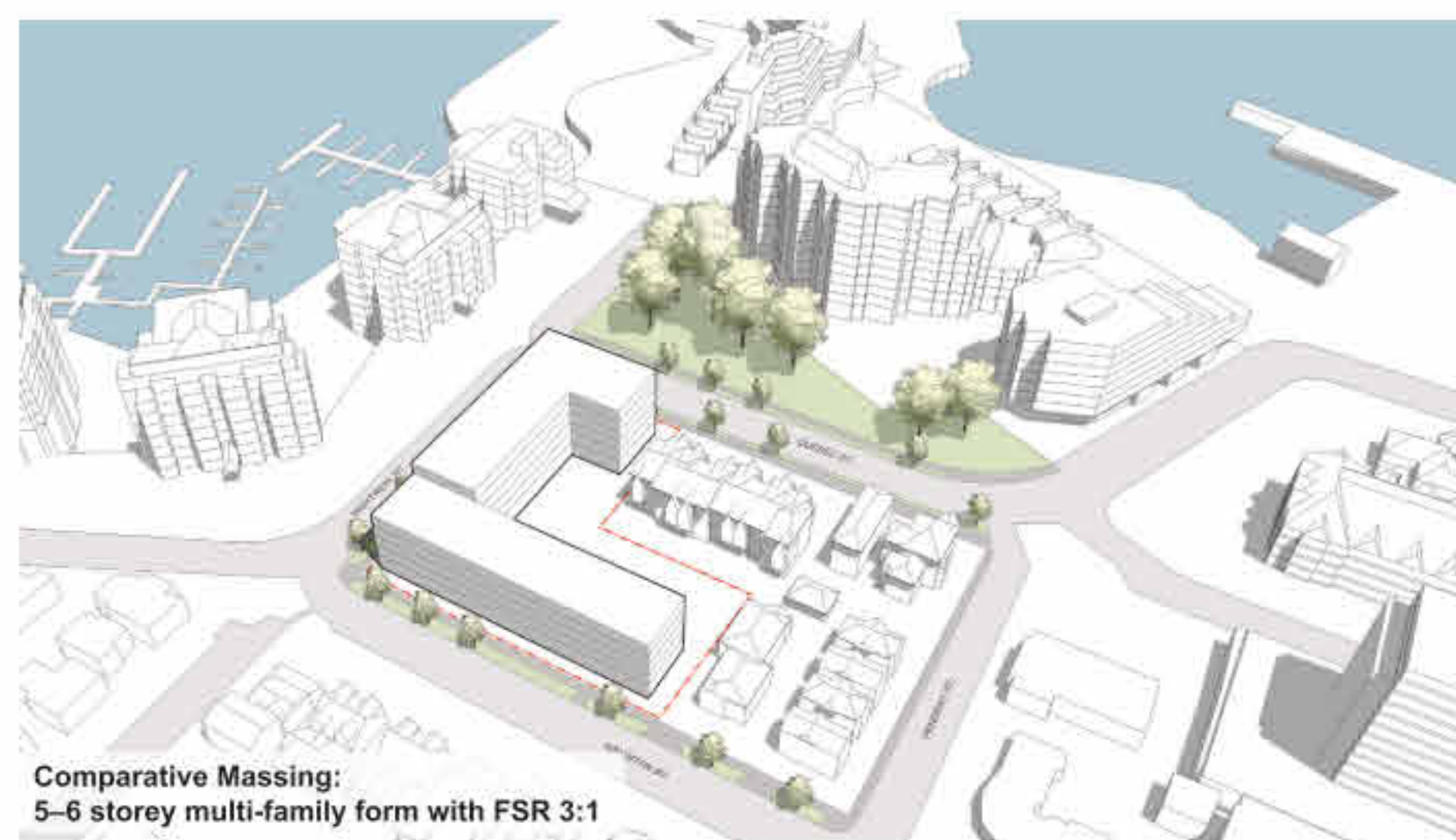
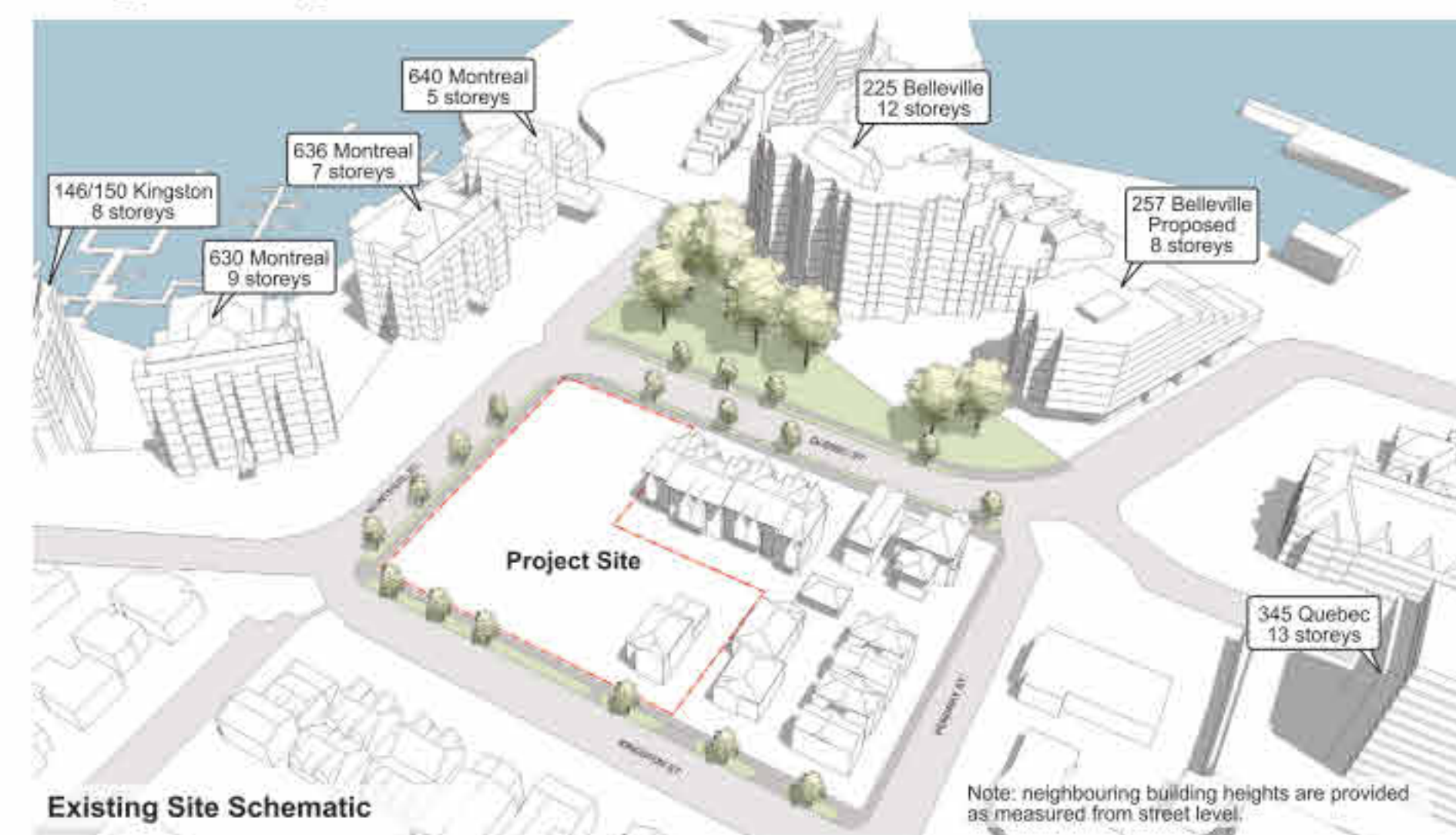


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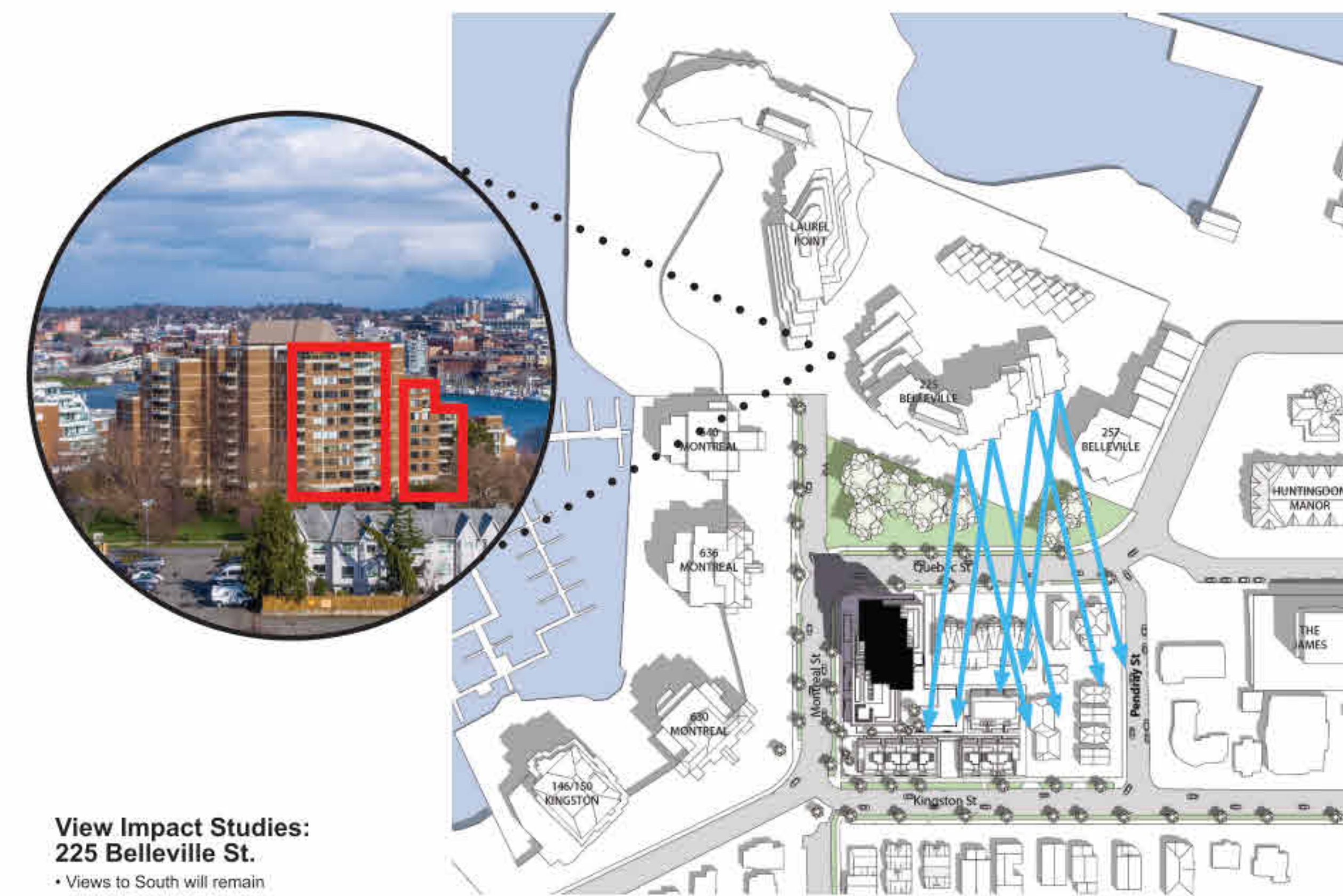
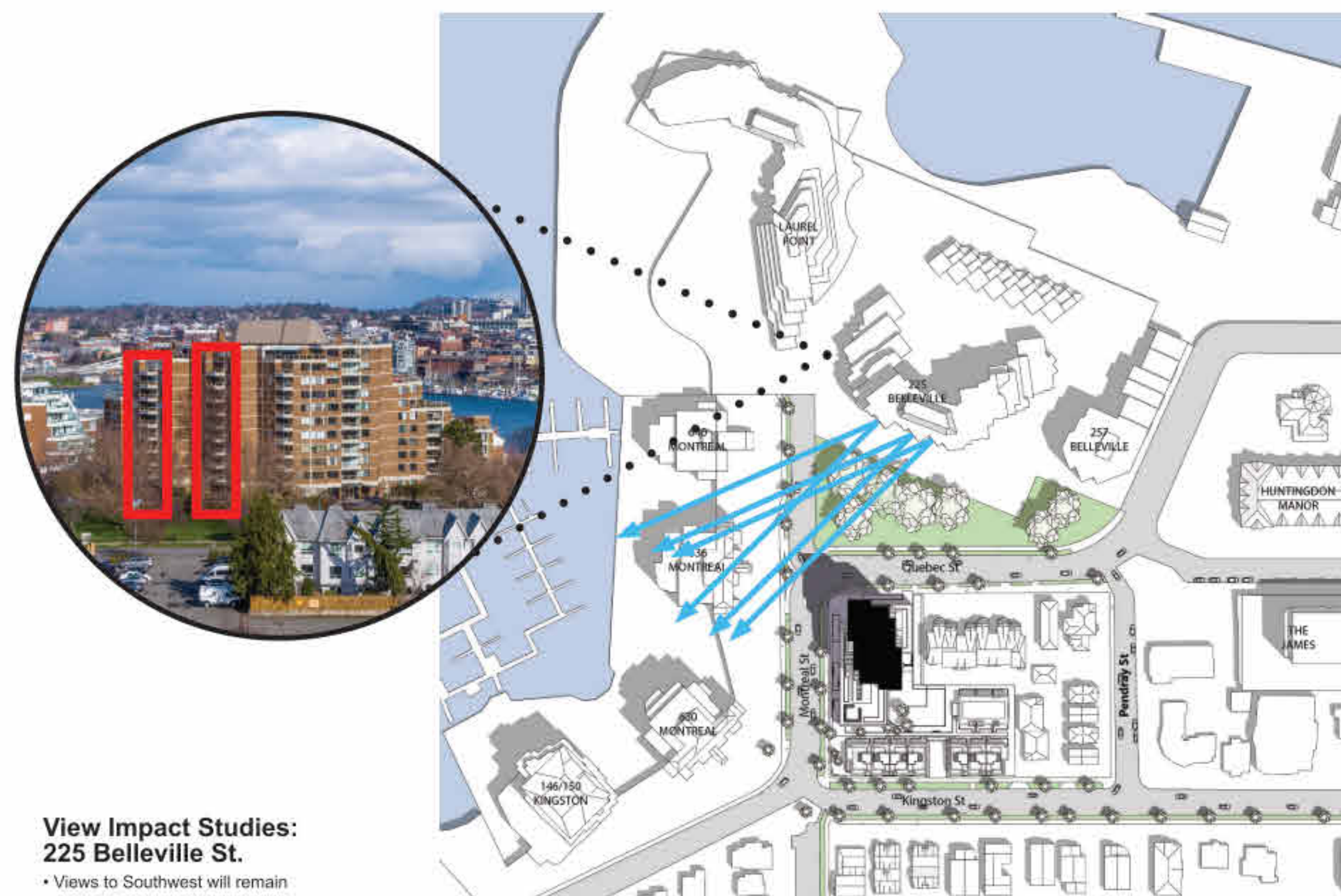
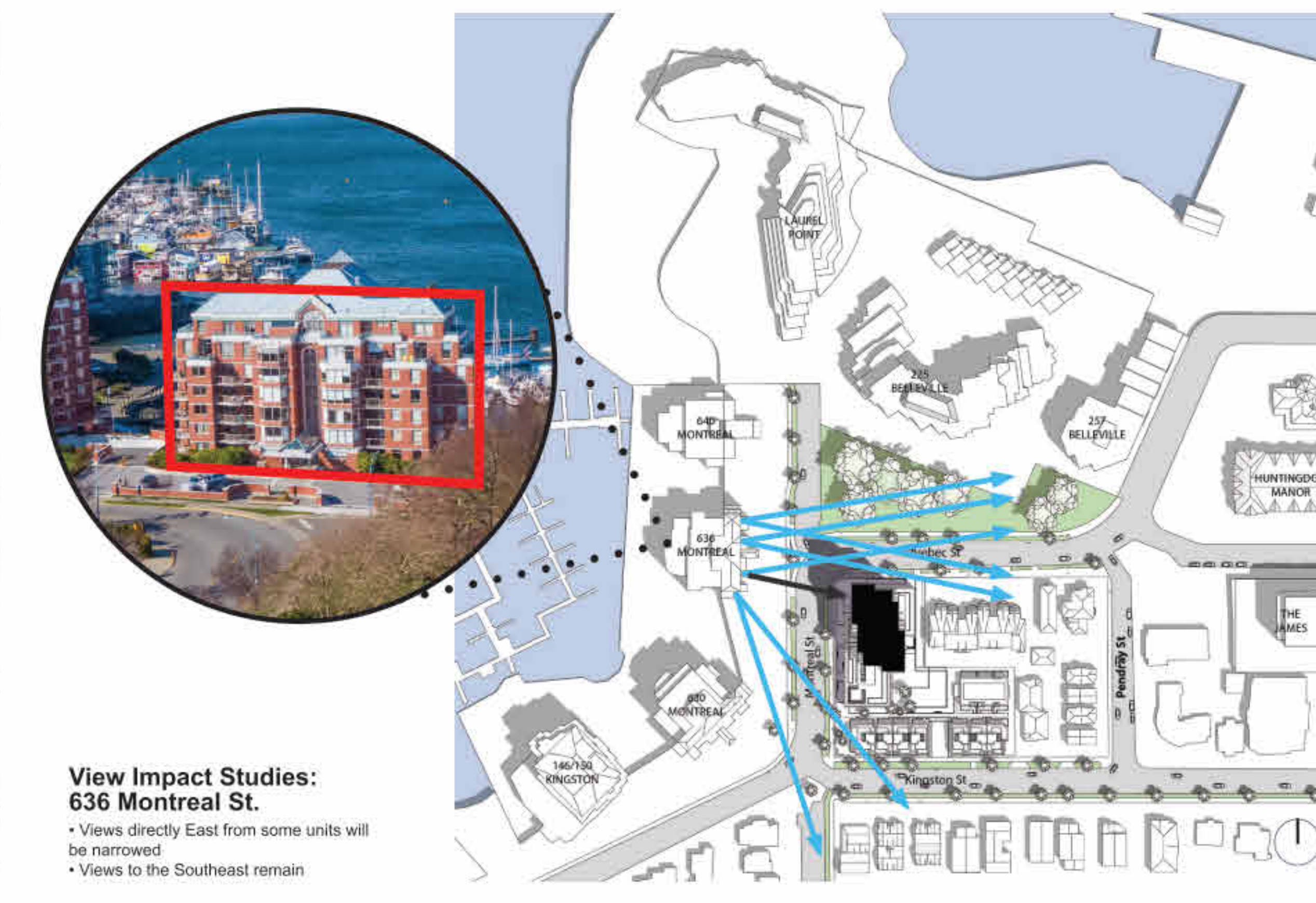
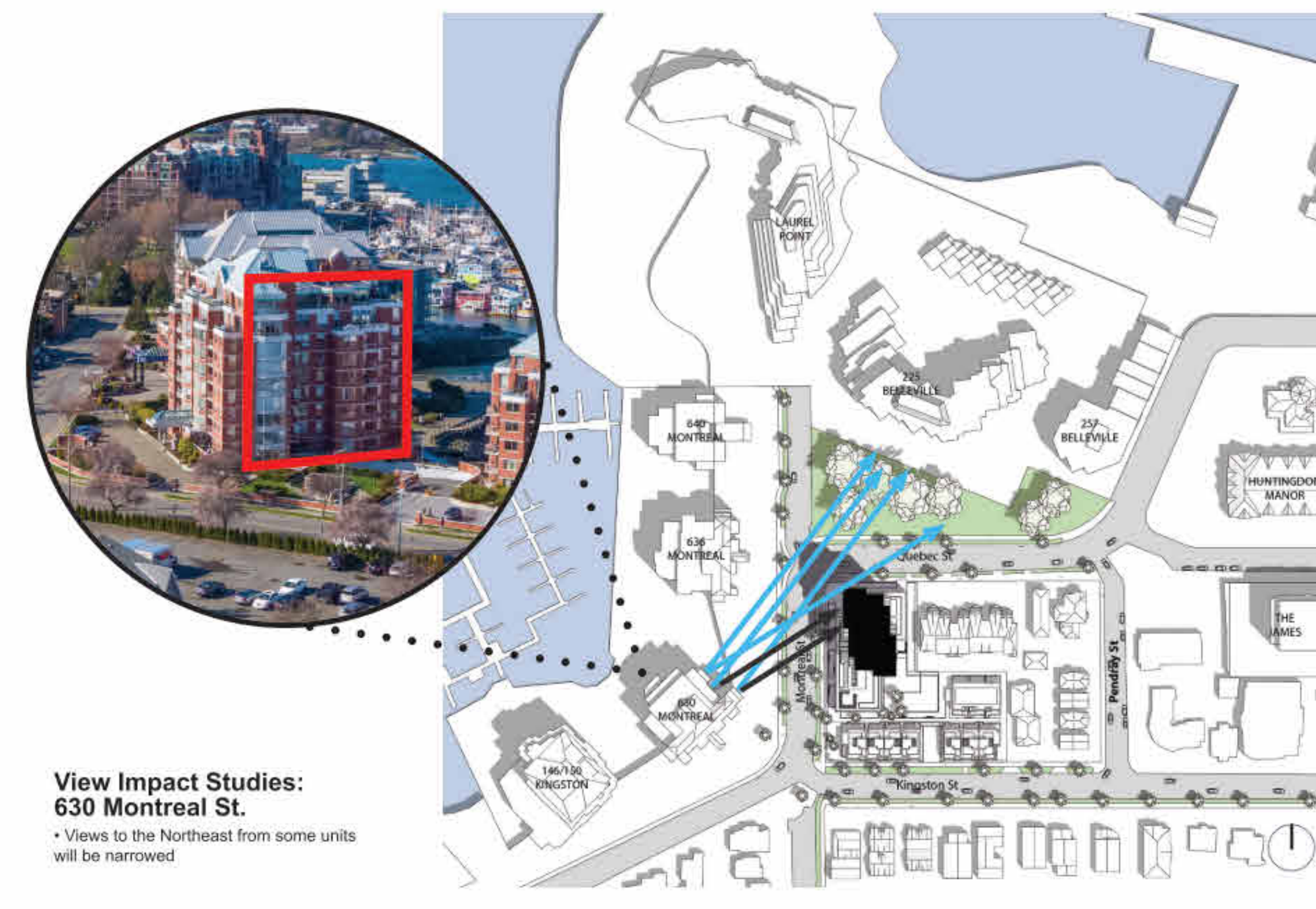
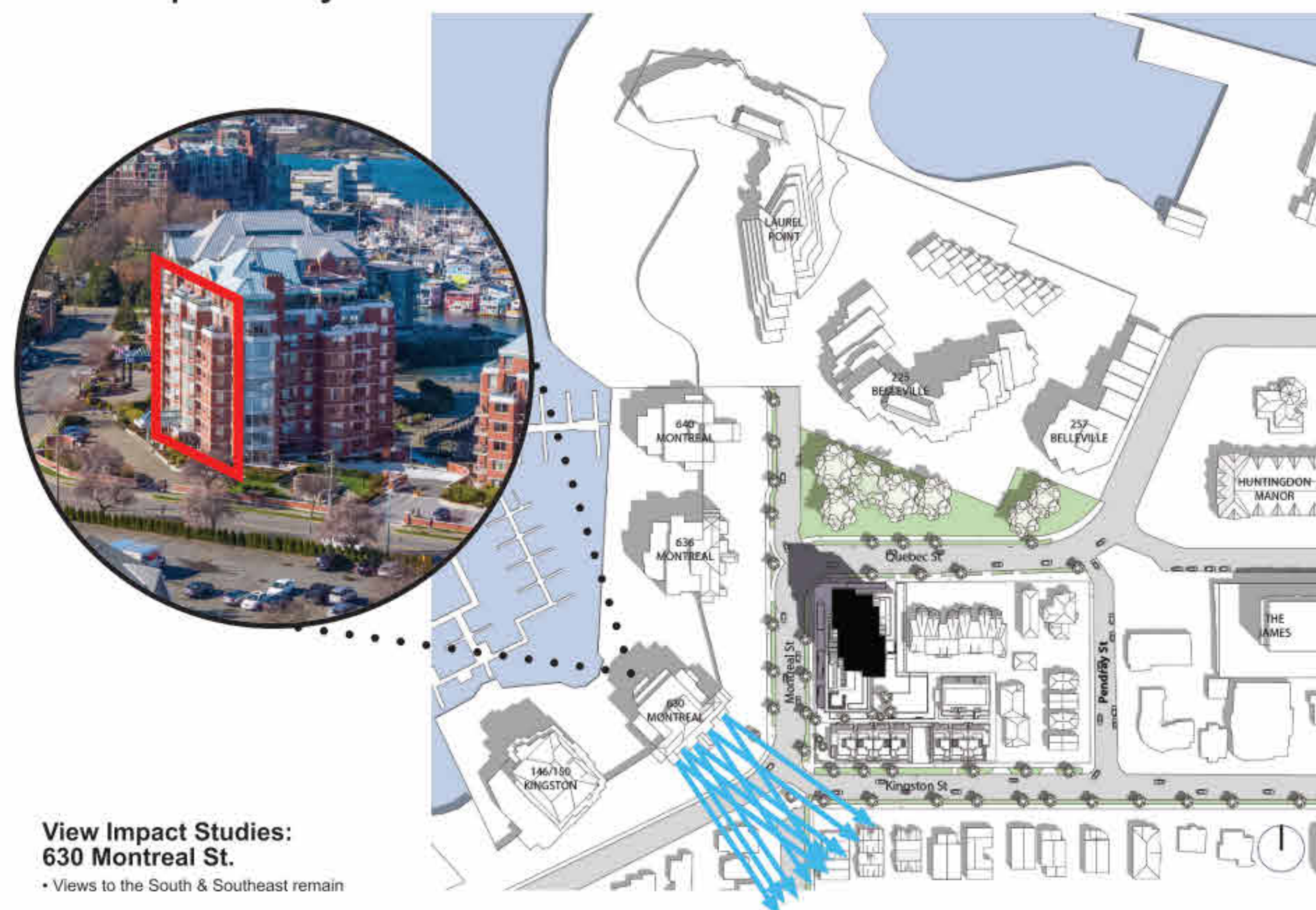
Policy Context



Height Analysis



View Impact Analysis



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2	Issued for Rezoning / DP	21.12.15

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Height & View Analysis

project no. #21-18
scale
drawn by DZ
date issued xx/11/21
sheet no. **A0.3**

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Section A - Quebec St. 1 : 300

PENDRAY ST. 22 PENDRAY ST. 221 QUEBEC ST. 207-217 QUEBEC ST. MONTREAL ST. 636 MONTREAL ST.



Section B - Kingston St. 1 : 300

146/150 KINGSTON ST. 630 MONTREAL ST. MONTREAL ST. 232 KINGSTON ST. 506 PENDRAY ST. PENDRAY ST.



Section C - Montreal St. 1 : 300

225 BELLEVILLE ST. REDFERN PARK QUEBEC ST. 201 KINGSTON ST. / 443 MONTREAL ST.

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1	Issued for Dev. Tracker	21.10.19
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Elevations

project no.	#21-18
scale	1:300
drawn by	Author
date issued	xx/11/21
sheet no.	A0.4

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**Comparative
5-6 Storey Massing**

**Comparative
Townhouse & 8 Storey Massing**

**Proposed
Townhouse & Podium/Tower Massing**

9:00 AM Spring/Fall Equinox



12:00 PM Spring/Fall Equinox



4:00 PM Spring/Fall Equinox



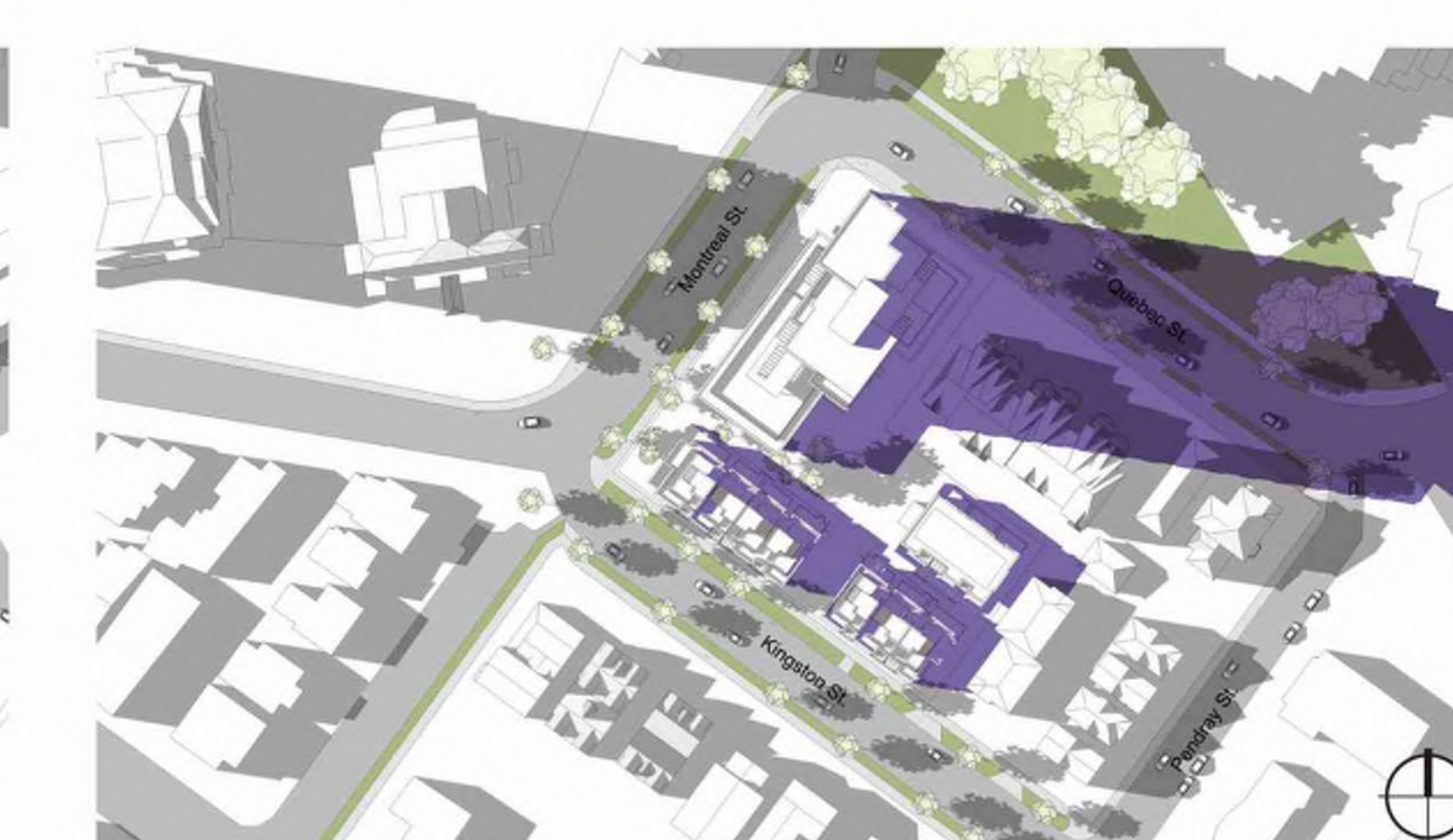
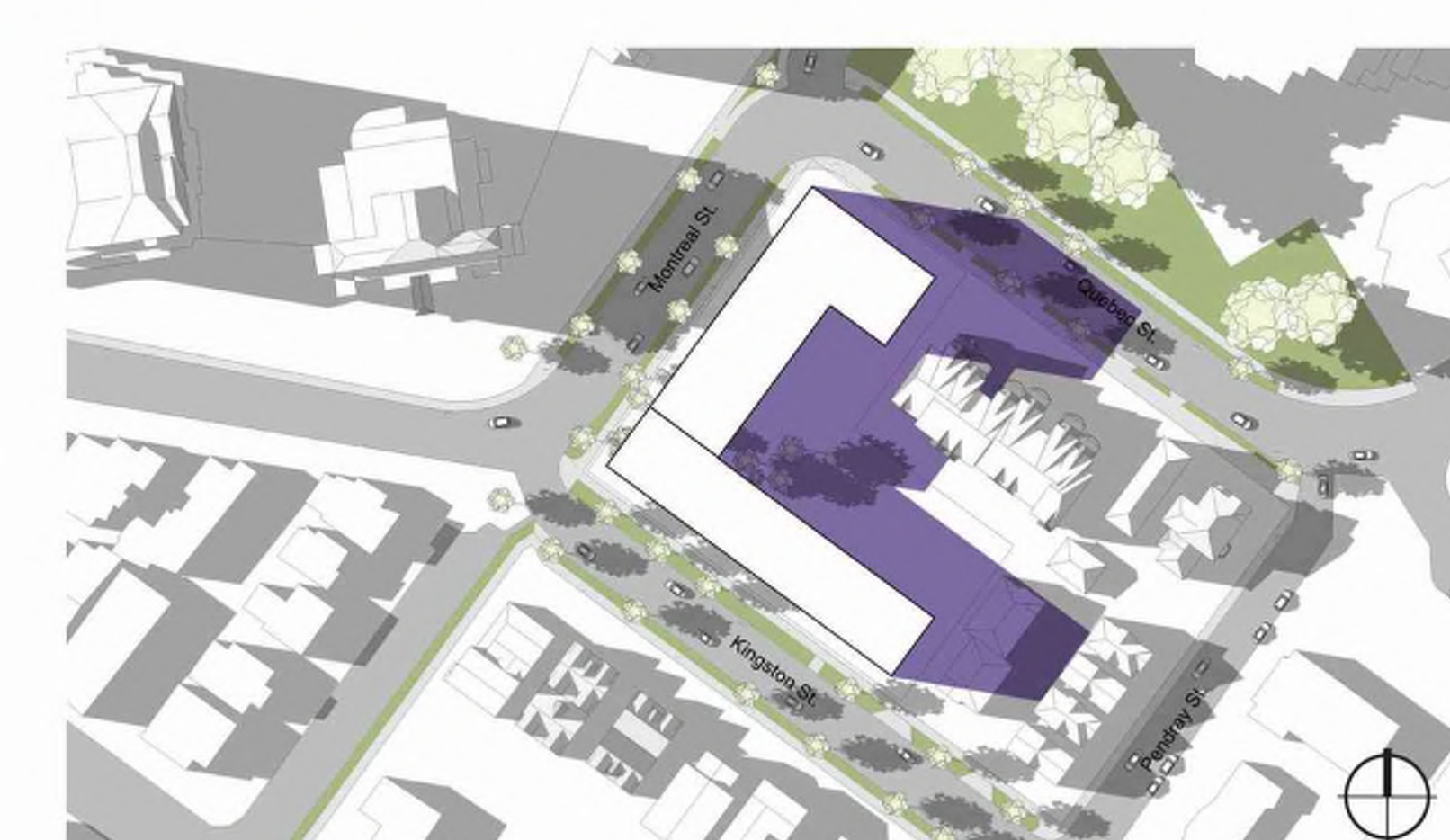
9:00 AM Summer Solstice



12:00 PM Summer Solstice



5:00 PM Summer Solstice



**COMPARATIVE SHADOW ANALYSIS
SPRING/FALL EQUINOX**

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

**COMPARATIVE SHADOW ANALYSIS
SUMMER SOLSTICE**

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Massing & Shadow Analysis

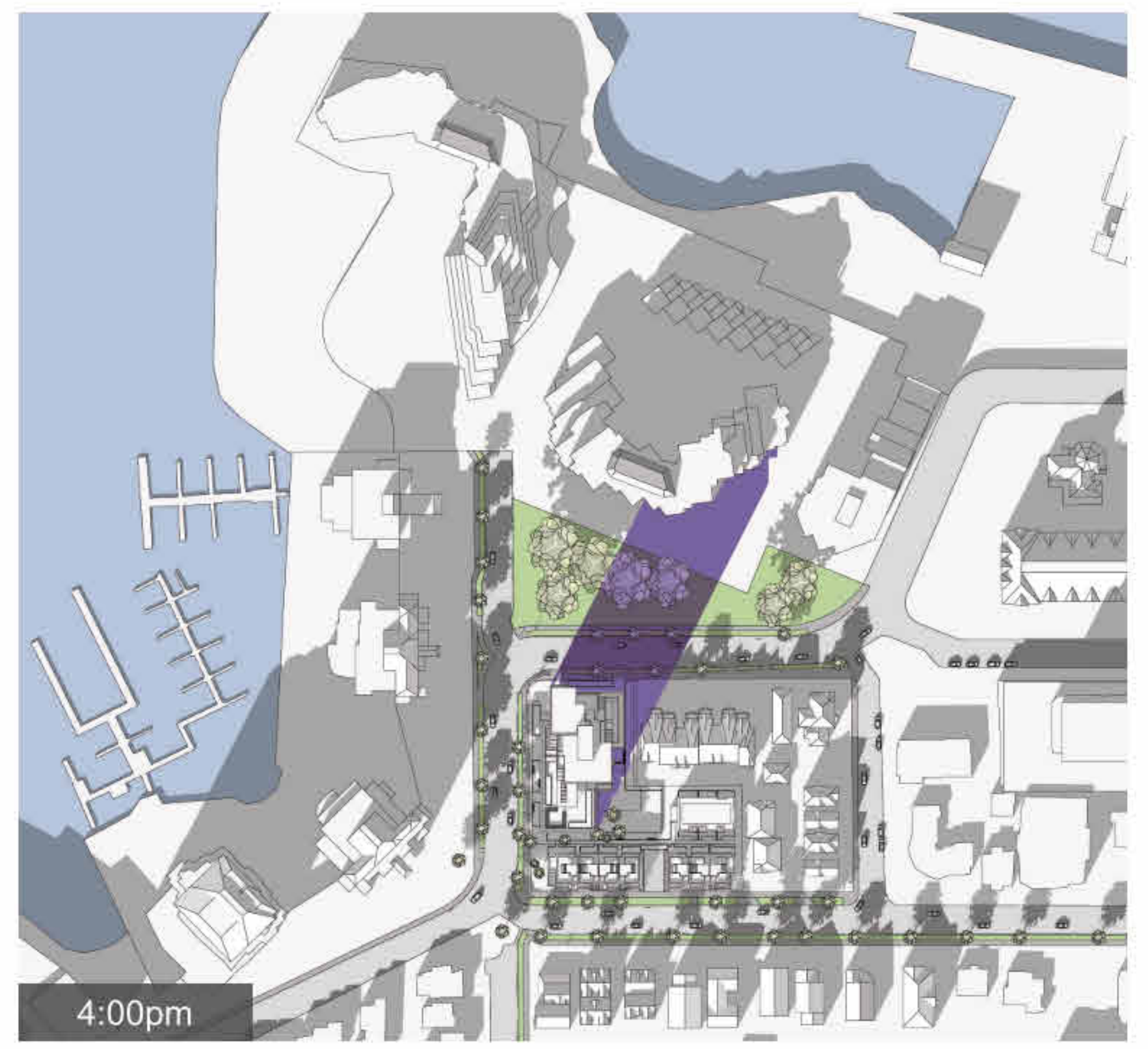
project no.	#21-18
scale	
drawn by	DZ
date issued	xx/11/21
sheet no.	A0.6

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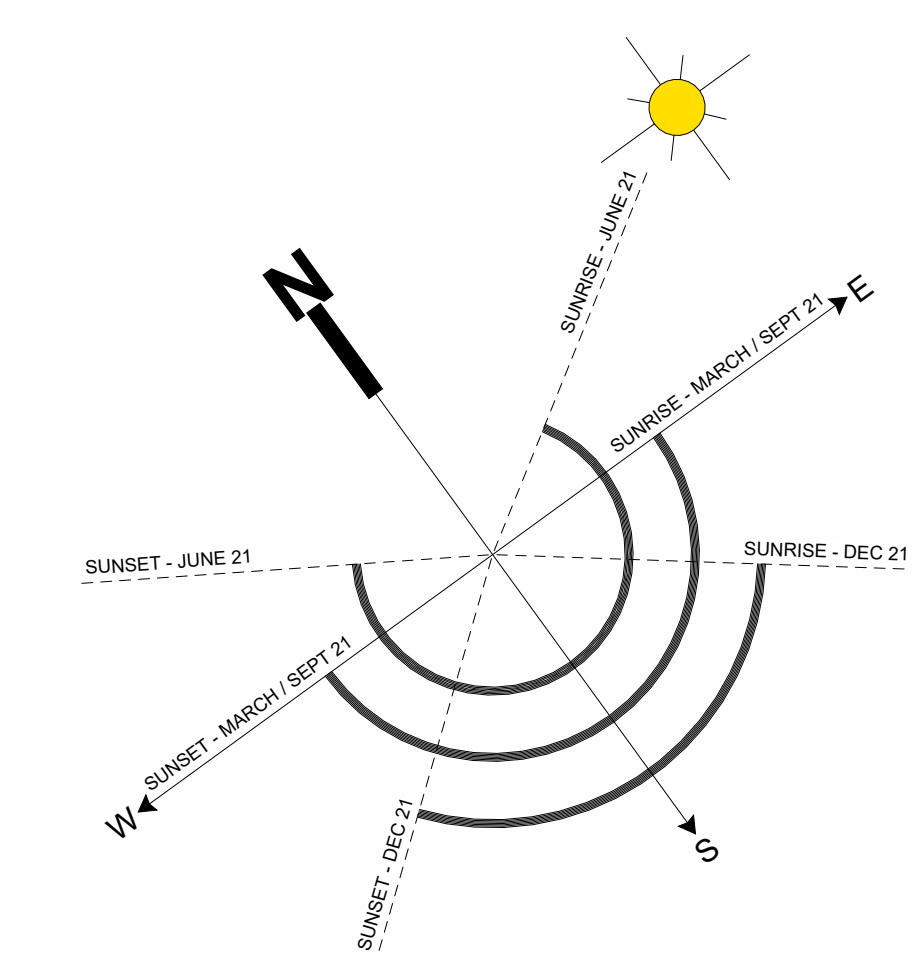
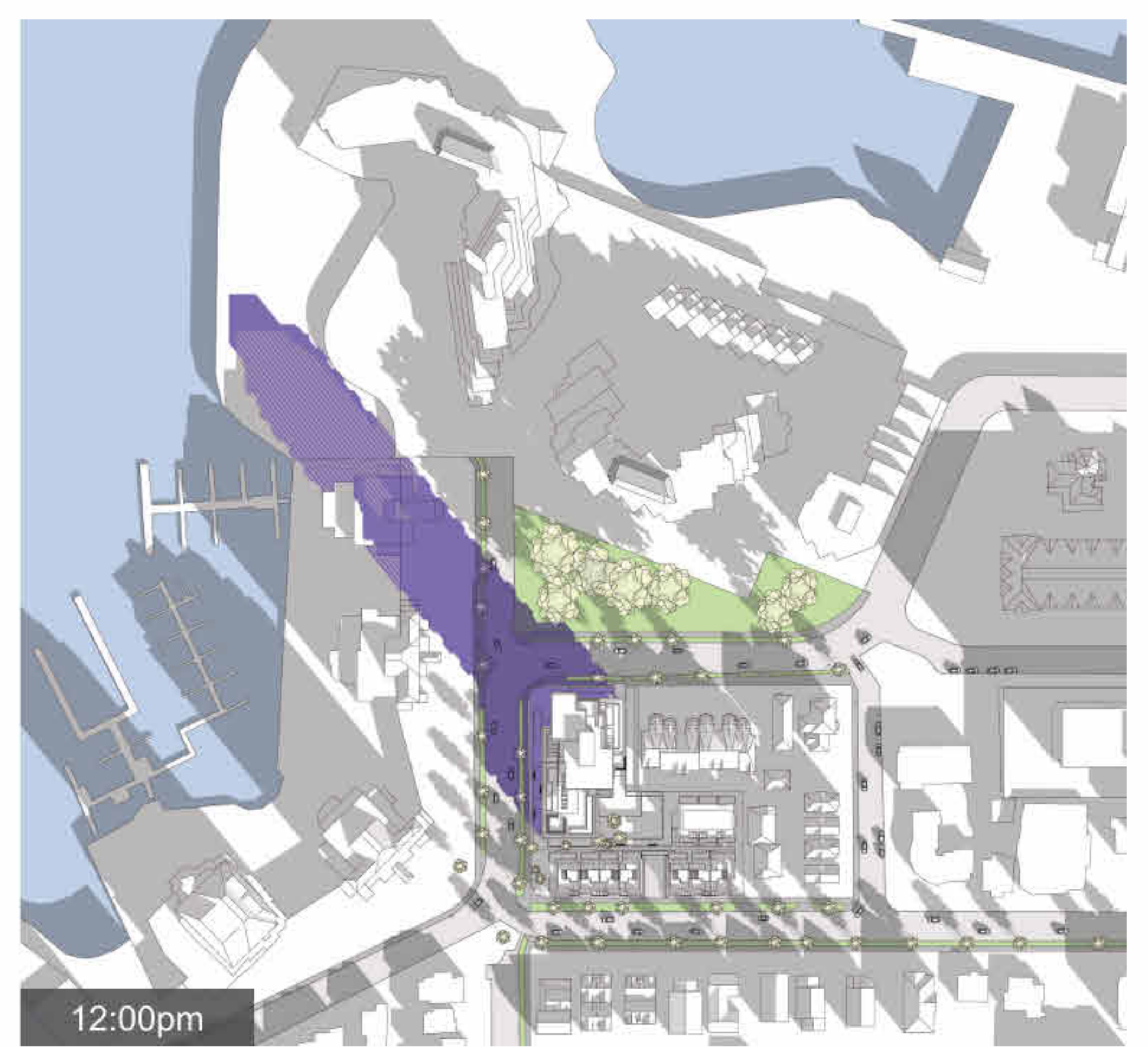
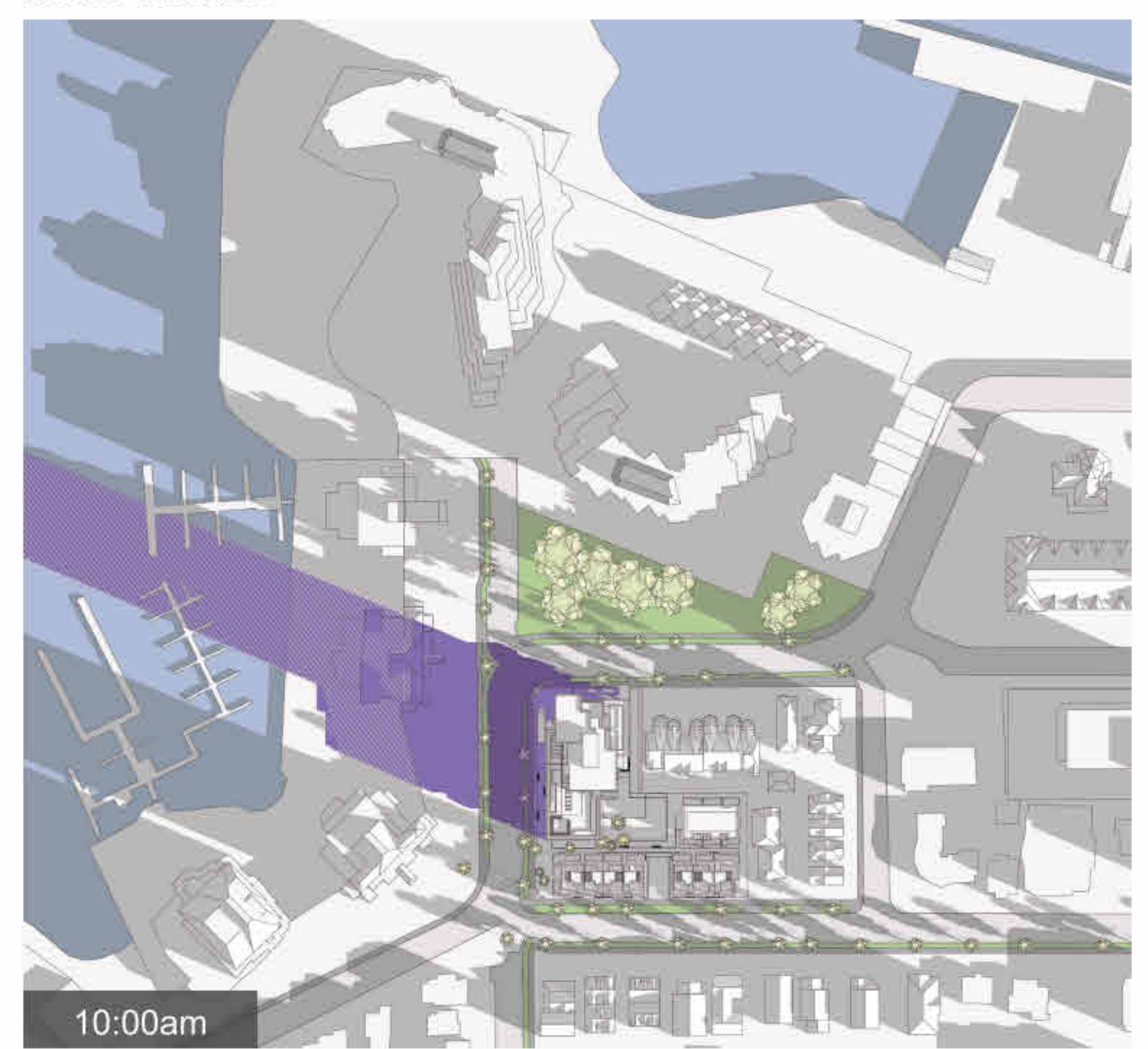
Spring/Fall Equinox



Summer Solstice



Winter Solstice



- Legend
- Shadows from Proposed Building
 - Shadow overlay of Proposed & Existing Buildings
 - Shadows from Existing Buildings

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project name		
Montreal and Quebec		
205 Quebec Street		
Victoria, BC		
sheet title		
Shadow Studies		
project no.	#21-18	
scale		
drawn by	DZ, GK	
date issued	xx/11/21	
sheet no.	A0.7	

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project name	Montreal and Quebec 205 Quebec Street Victoria, BC
sheet title	Site Survey
project no.	#21-18
scale	
drawn by	Author
date issued	sheet no.
xx/11/21	A10

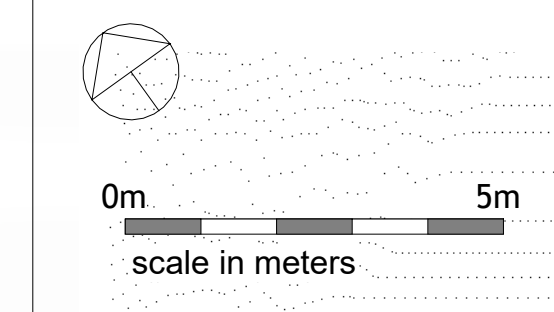


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QUEBEC STREET

DESIGN OF PUBLIC RIGHT-OF-WAY (INCLUDING CURBS, SIDEWALKS, BIKE LANES AND PEDESTRIAN CROSSINGS) IS SUBJECT TO Ongoing CONSULTATION WITH CITY OF VICTORIA DEVELOPMENT SERVICES

Project Information Table	
Zone (existing)	IKR Medium Density Attached Dwelling District
Proposed zone or site specific zone	Site Specific Zone
Site area (m ²)	4,009.0
Total floor area (m ²)	11,959.0
Commercial floor area (m ²)	711.0
Floor space ratio	3.0
Site Coverage (%)	85.0%
Open site space (%)	50.0%
Height of building (m)	56
Number of storeys	17
Parking stalls (number) on site	132 (+ 14 Townhouse Stalls)
Boysle parking number (Class 1 & 2)	Class 1 = 160 Class 2 = 25
Building Setbacks (m)	
Front yard	Townhouses: 5.5m Tower: 3.0m
Rear yard	2.0m 4.2m
Side yard (Flanking Street)	0.0m (Kingston) 2.0m (Quebec)
Side yard (interior)	3.6m N/A
Combined side yards	N/A N/A
Residential Use Details	
Total number of units	112
Unit type, e.g. 1 bedroom	Studio, 1, 2 and 3 Bdrm; 2 and 3 Bdr Townhouses
Ground-oriented units	10
Minimum unit floor area (m ²)	30
Total residential floor area (m ²)	11,188
Tower	
Level 1 - 3	711m ² Studio + 1 Bedroom
Level 4 - 16	2,289m ² (1040 x2) 2 Bedroom
Level 17	500m ² 2 Bedroom
Level 18	6,229m ² (960 x12) 3 Bedroom
Penthouse	350m ² Townhouse
Townhouses	
Level 1	487m ² 2 Storeys + Underground Parking
Level 2	787m ² 2 Storeys + Underground Parking
Unit Types	
	L1 L2-L3 L4 L5-L6 Pent Total
Level 1 - 3	2 2 24 2 2%
Level 4 - 16	4 1 24 1 5.4%
Level 17	6 1 24 1 32.29%
Level 18	10 6 1 24 1 10.8%
Penthouse	10 24 4 72 2 112



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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

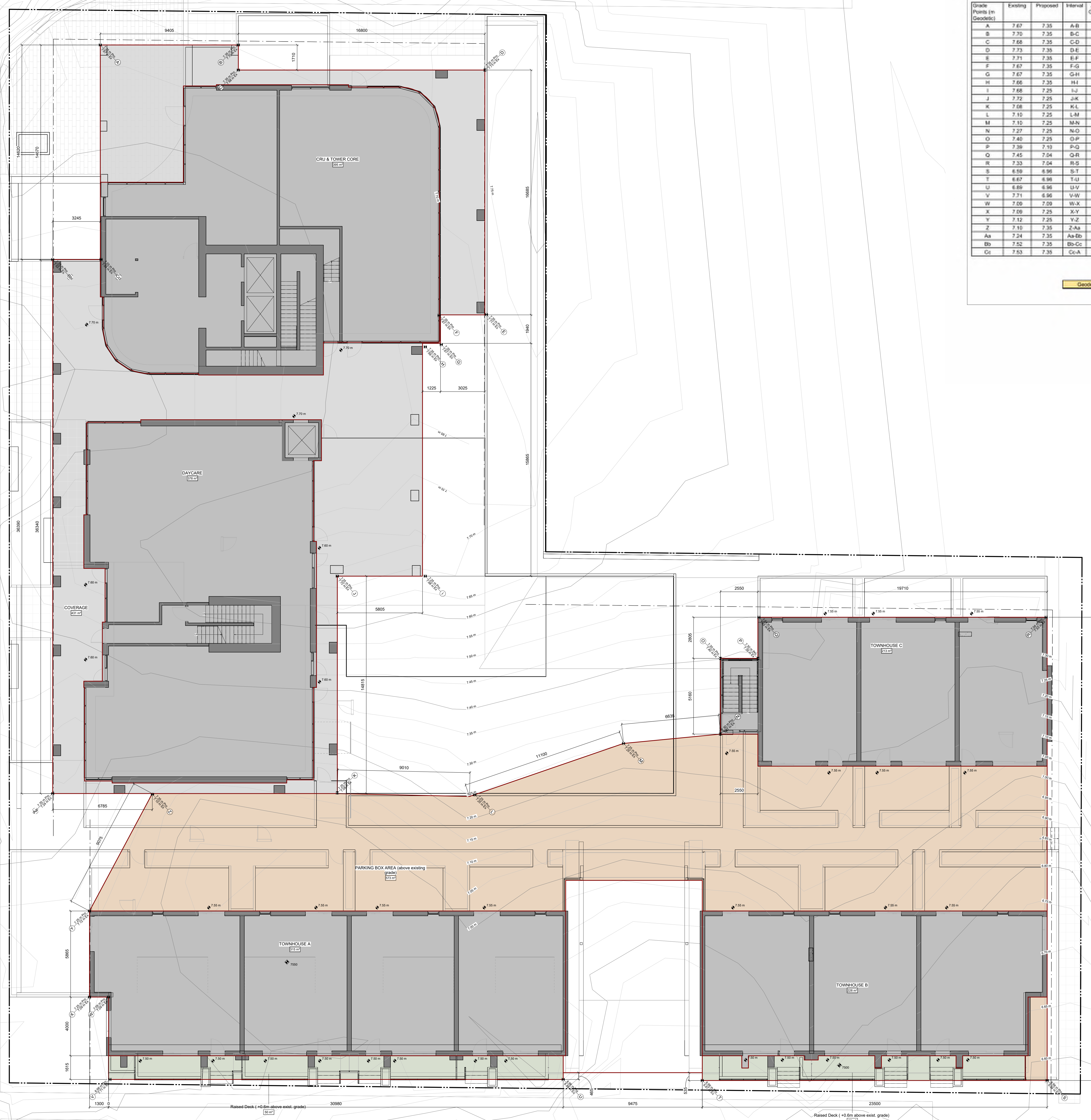
sheet title
Site Plan

project no.	#21-18
scale	1 : 100
drawn by	RP, GK
date issued	xx/11/21
sheet no.	A1.1

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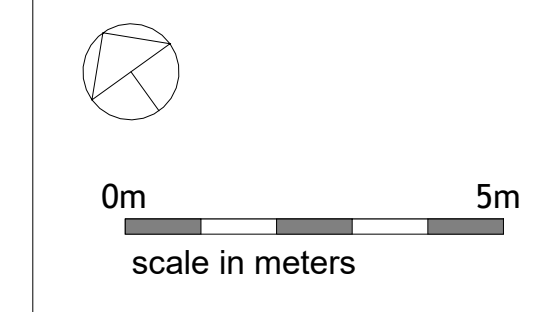
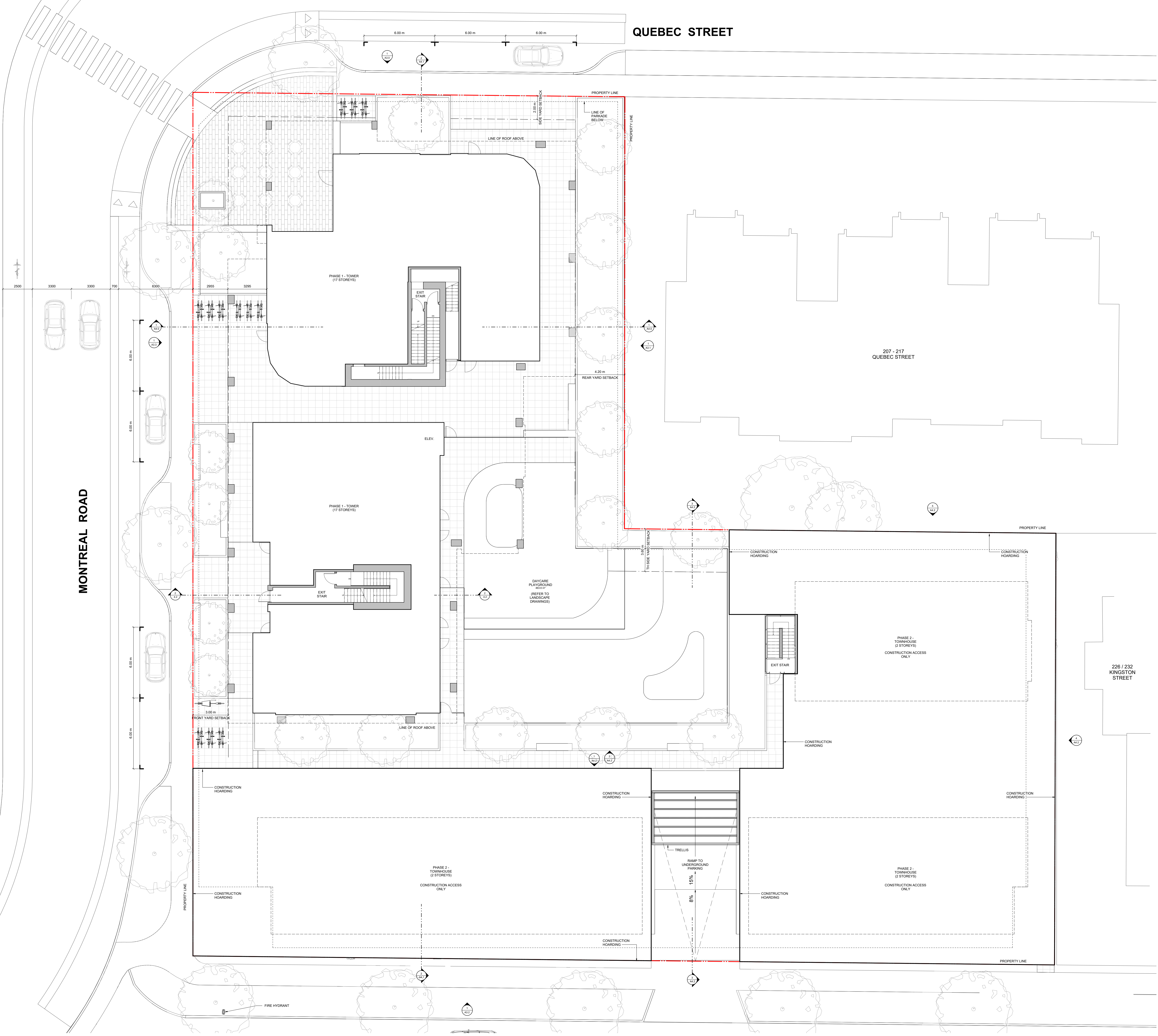
Grade Points (m Geodetic)	Existing	Proposed	Interval	Average Grade (m)	Distance (m)	Subtotal
A	7.67	7.35	A-B	7.35	9.41	69.13
B	7.70	7.35	B-C	7.35	1.71	12.57
C	7.68	7.35	C-D	7.35	16.85	123.48
D	7.73	7.35	D-E	7.35	16.66	122.83
E	7.71	7.35	E-F	7.35	3.08	22.65
F	7.67	7.35	F-G	7.35	2.34	17.16
G	7.67	7.35	G-H	7.35	1.33	9.74
H	7.66	7.35	H-I	7.30	15.47	112.93
I	7.66	7.25	I-J	7.25	5.66	41.05
J	7.72	7.25	J-K	7.17	14.82	106.15
K	7.68	7.25	K-L	7.09	9.01	63.88
L	7.10	7.25	L-M	7.10	11.10	78.81
M	7.10	7.25	M-N	7.18	6.64	47.61
N	7.27	7.25	N-O	7.25	5.16	37.41
O	7.40	7.25	O-P	7.18	2.72	19.52
P	7.39	7.13	P-Q	7.07	3.34	23.61
Q	7.45	7.04	Q-R	7.04	19.71	139.76
R	7.33	7.04	R-S	6.82	31.57	215.15
S	6.99	6.96	S-T	6.83	23.56	160.81
T	6.87	6.96	T-U	6.78	9.48	64.24
U	6.88	6.96	U-V	6.93	30.96	214.54
V	7.71	6.96	V-W	7.03	1.62	11.35
W	7.09	7.09	W-X	7.09	1.30	9.22
X	7.09	7.25	X-Y	7.11	8.87	62.67
Y	7.12	7.25	Y-Z	7.11	9.68	68.52
Z	7.10	7.35	Z-Aa	7.17	6.75	48.65
Aa	7.24	7.35	Aa-Eb	7.30	36.35	265.47
Eb	7.52	7.35	Eb-Gc	7.35	3.25	23.85
Gc	7.53	7.35	Gc-A	7.35	14.62	107.48
Total						2268.90
Geodetic Average Grade (m)						7.10

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project name Montreal and Quebec 205 Quebec Street Victoria, BC		
sheet title Average Grade Calculations		
project no.	#21-18	
scale	1 : 100	
drawn by	RP, GK	
date issued	xx/11/21	sheet no.
		A1.2

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Montreal and Quebec
205 Quebec Street
Victoria, BC

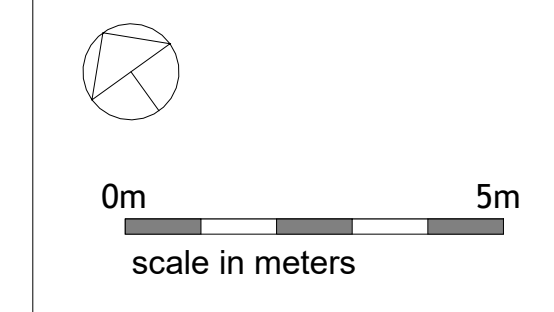
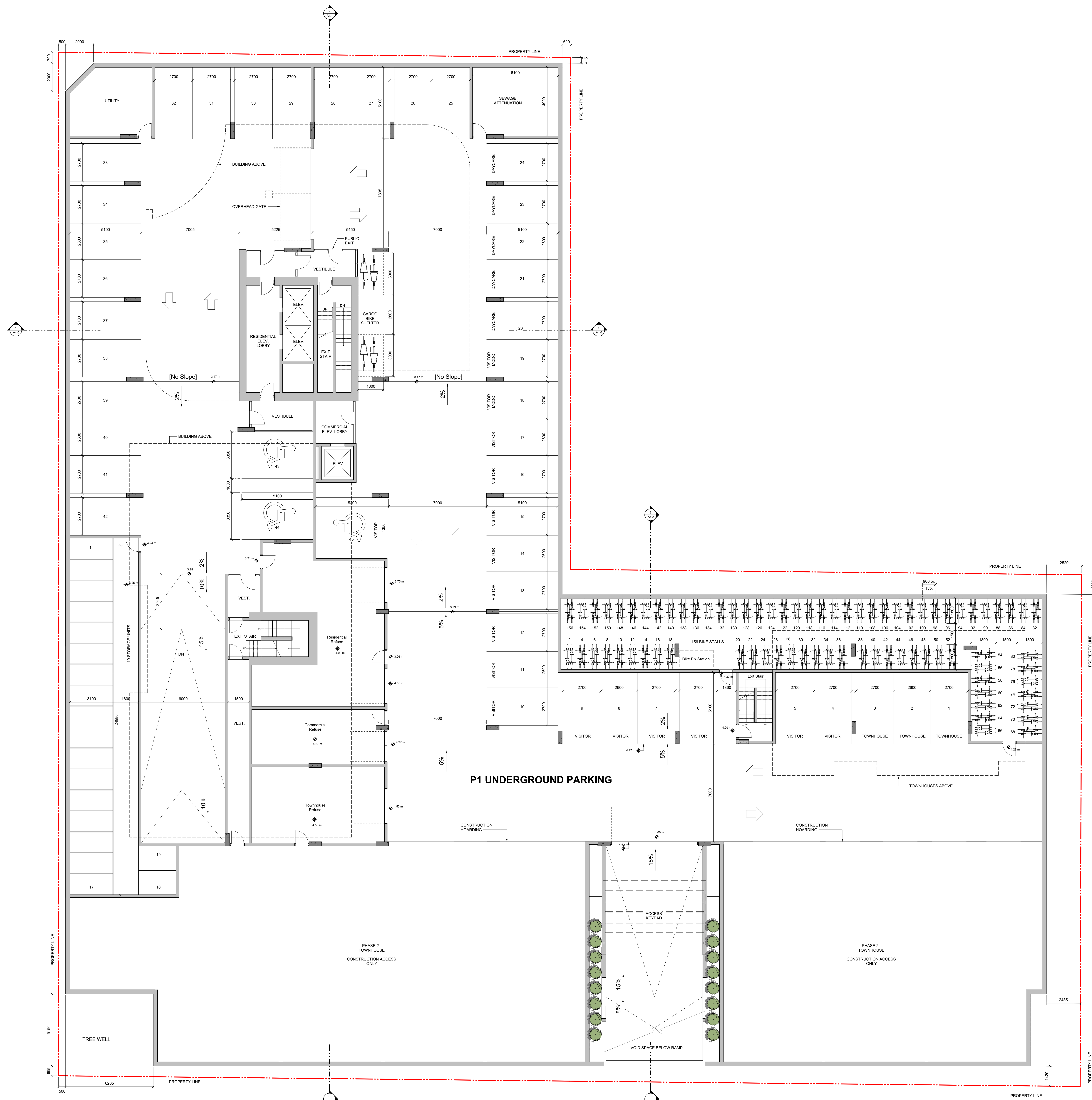
sheet title
Level 1 Phasing Plan

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
sheet no.	A1.3

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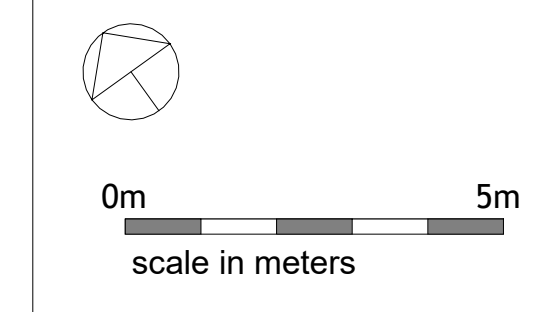
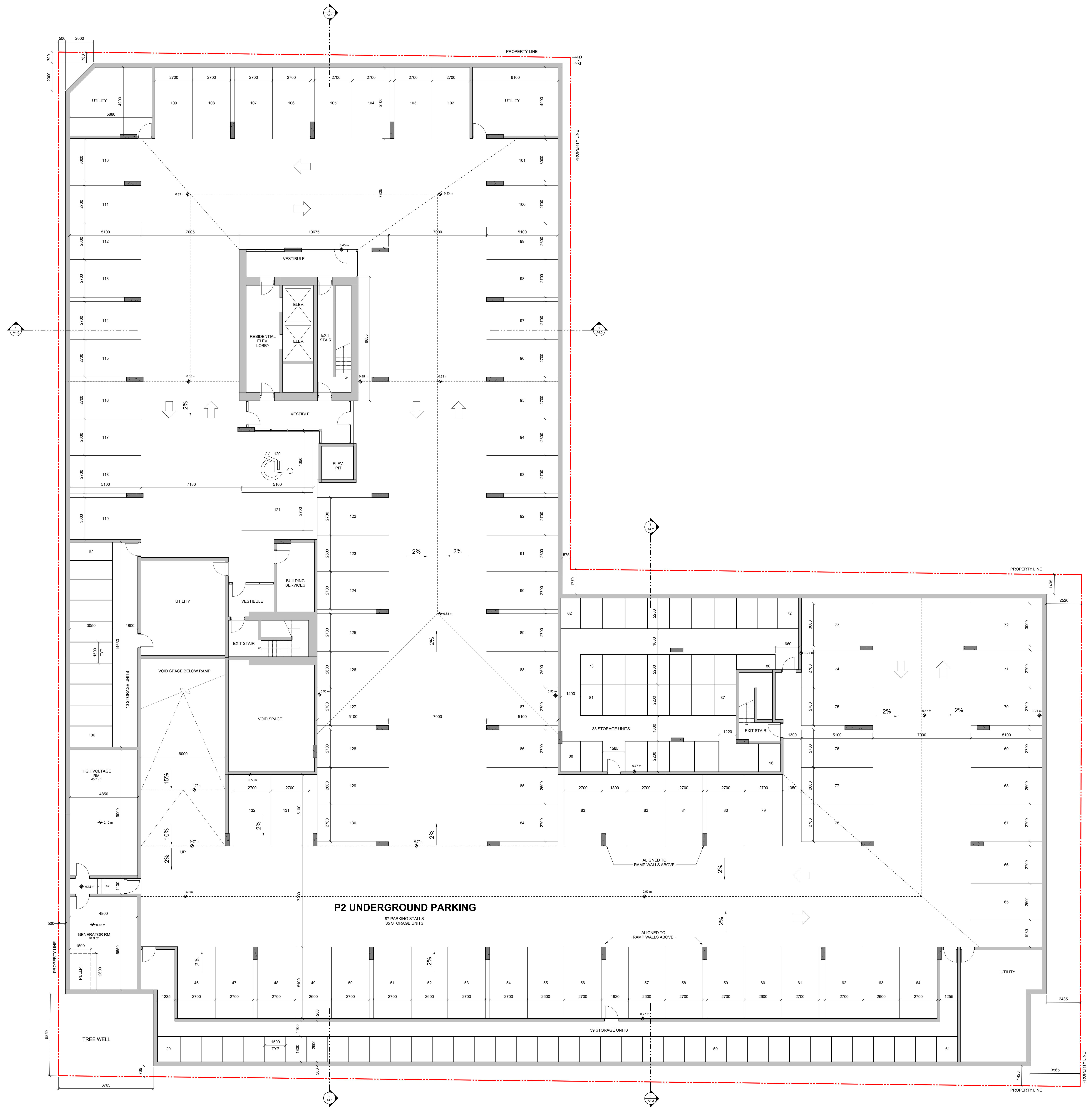
sheet title
P1 Phasing Plan

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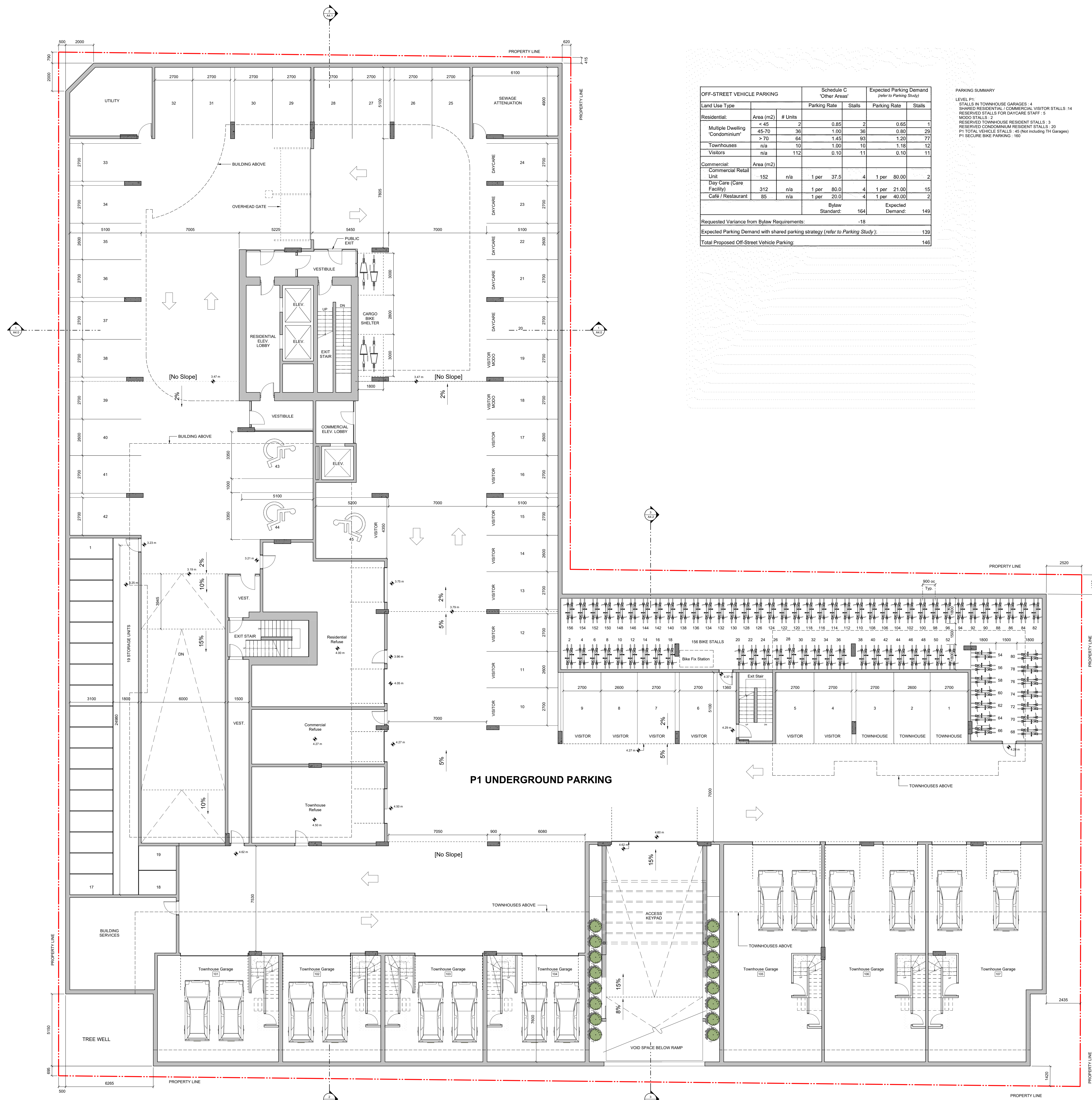
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P2 Parking Plan

project no. #21-18
scale 1 : 100
drawn by Author
date issued xx/11/21
sheet no. **A2.0**

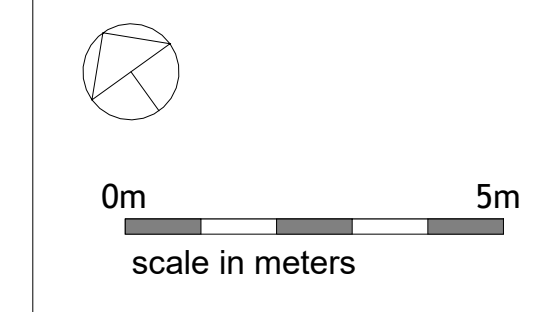


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Land Use Type	Area (m ²)	# Units	Schedule C 'Other Areas'		Expected Parking Demand (refer to Parking Study)		
			Parking Rate	Stalls	Parking Rate	Stalls	
Residential:							
Multiple Dwelling 'Condominium'	< 45	2	0.85	2	0.85	1	
	45-70	36	1.00	36	0.80	29	
	> 70	84	1.45	83	1.20	77	
Townhouses	n/a	10	1.00	10	1.18	12	
Visitors	n/a	112	0.10	11	0.10	11	
Commercial:							
Commercial Retail Unit	152	n/a	1 per 37.5	4	1 per 80.00	2	
Day Care (Care Facility)	312	n/a	1 per 80.0	4	1 per 21.00	10	
Cafe / Restaurant	85	n/a	1 per 20.0	4	1 per 40.00	2	
			Bylaw Standard:	164	Expected Demand:	149	
Requested Variance from Bylaw Requirements:							-18
Expected Parking Demand with shared parking strategy (refer to Parking Study):							139
Total Proposed Off-Street Vehicle Parking:							146

PARKING SUMMARY
 LEVEL P1:
 STALLS IN TOWNHOUSE GARAGES: 4
 SHARED RESIDENTIAL / COMMERCIAL VISITOR STALLS: 14
 RESERVED STALLS FOR DAYCARE STAFF: 5
 MOOD STALLS: 2
 RESERVED TOWNHOUSE RESIDENT STALLS: 3
 RESERVED CONDOMINIUM RESIDENT STALLS: 29
 P1 TOTAL VEHICLE STALLS: 46 (Not including TR Garages)
 P1 SECURE BIKE PARKING: 160



2	Issued for Rezoning / DP	21.12.15
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rev no.	description	date

project name
Montreal and Quebec
 205 Quebec Street
 Victoria, BC

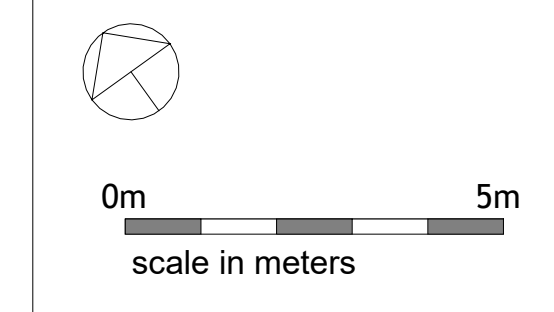
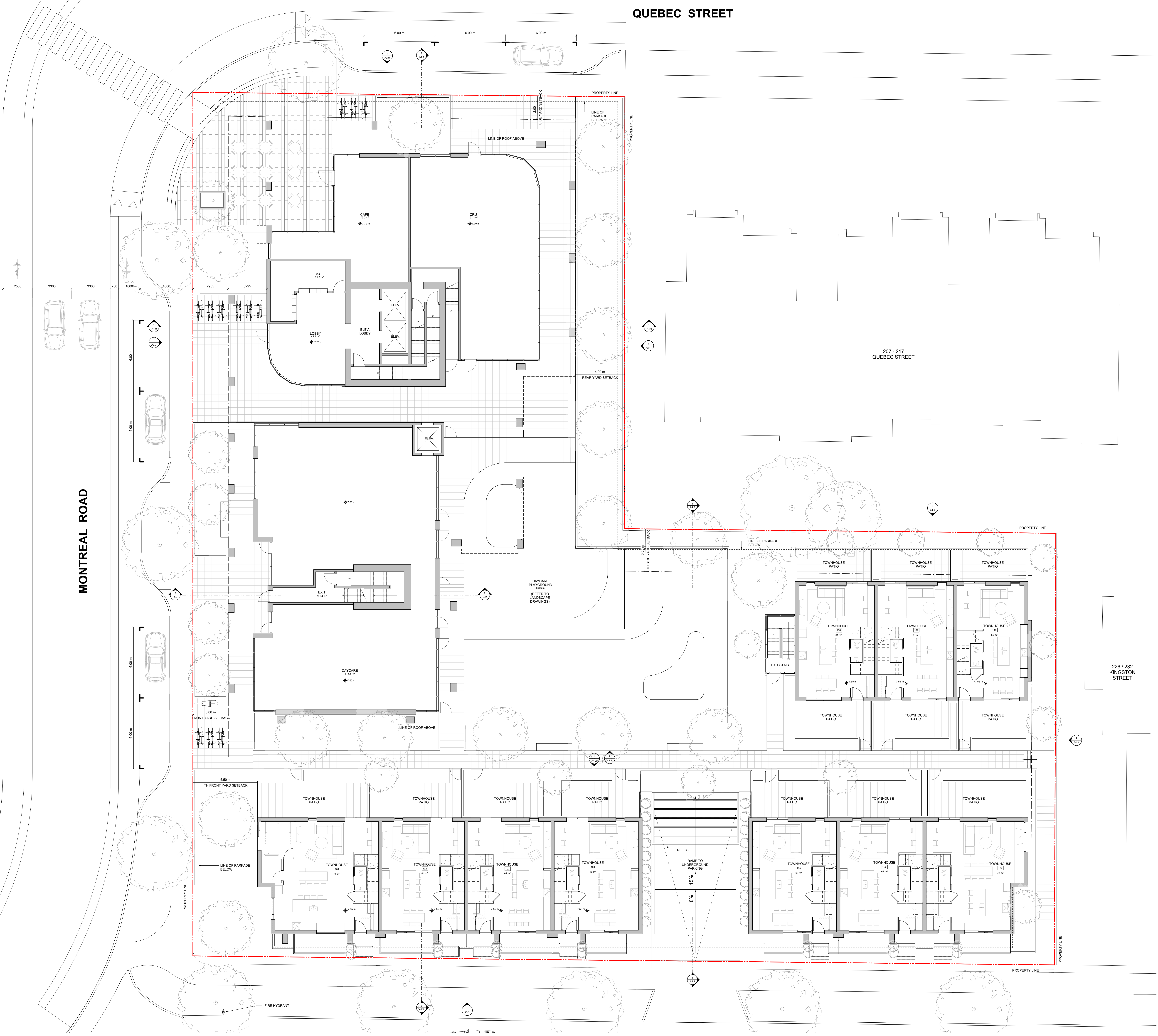
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P1 Parking Plan

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
sheet no.	A2.1

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rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

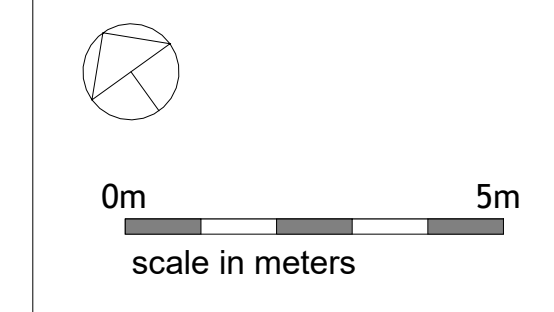
sheet title
Level 1 Plan

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
sheet no.	A2.2

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project name
Montreal and Quebec
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Victoria, BC

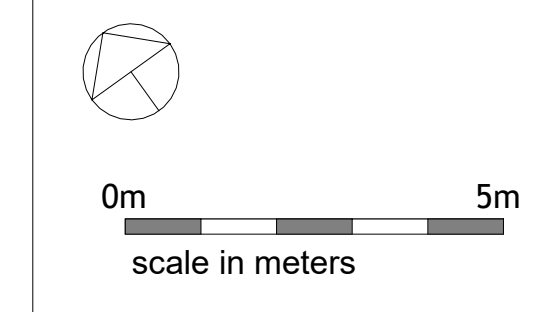
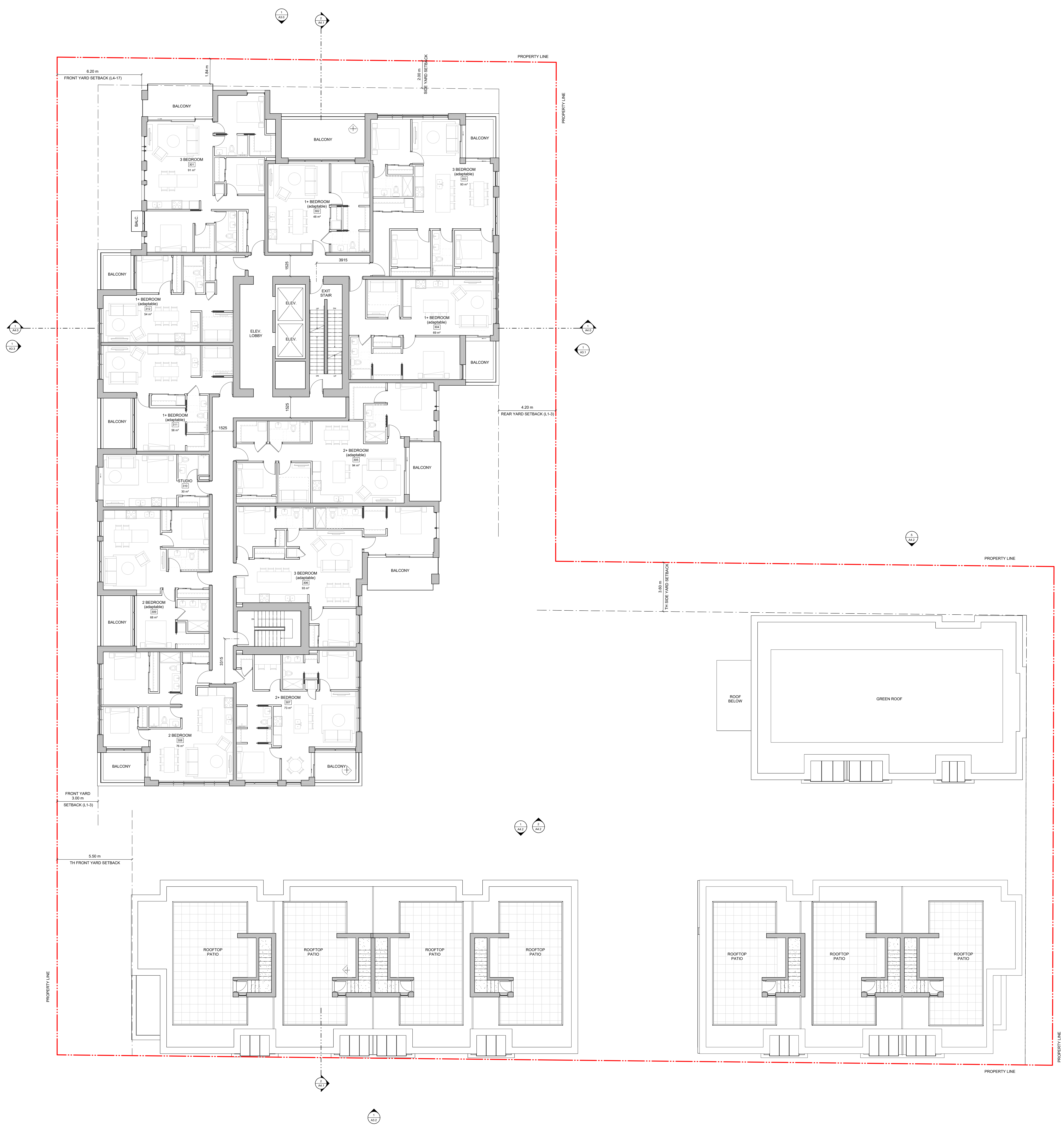
sheet title
Level 2 Plan

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
sheet no.	A2.3

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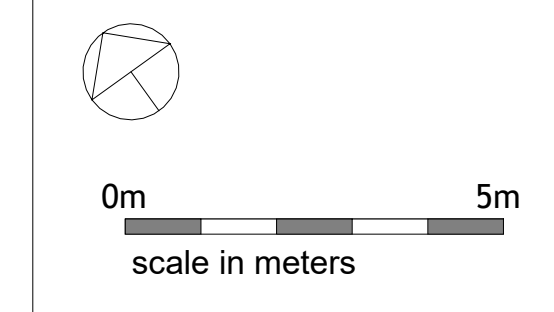
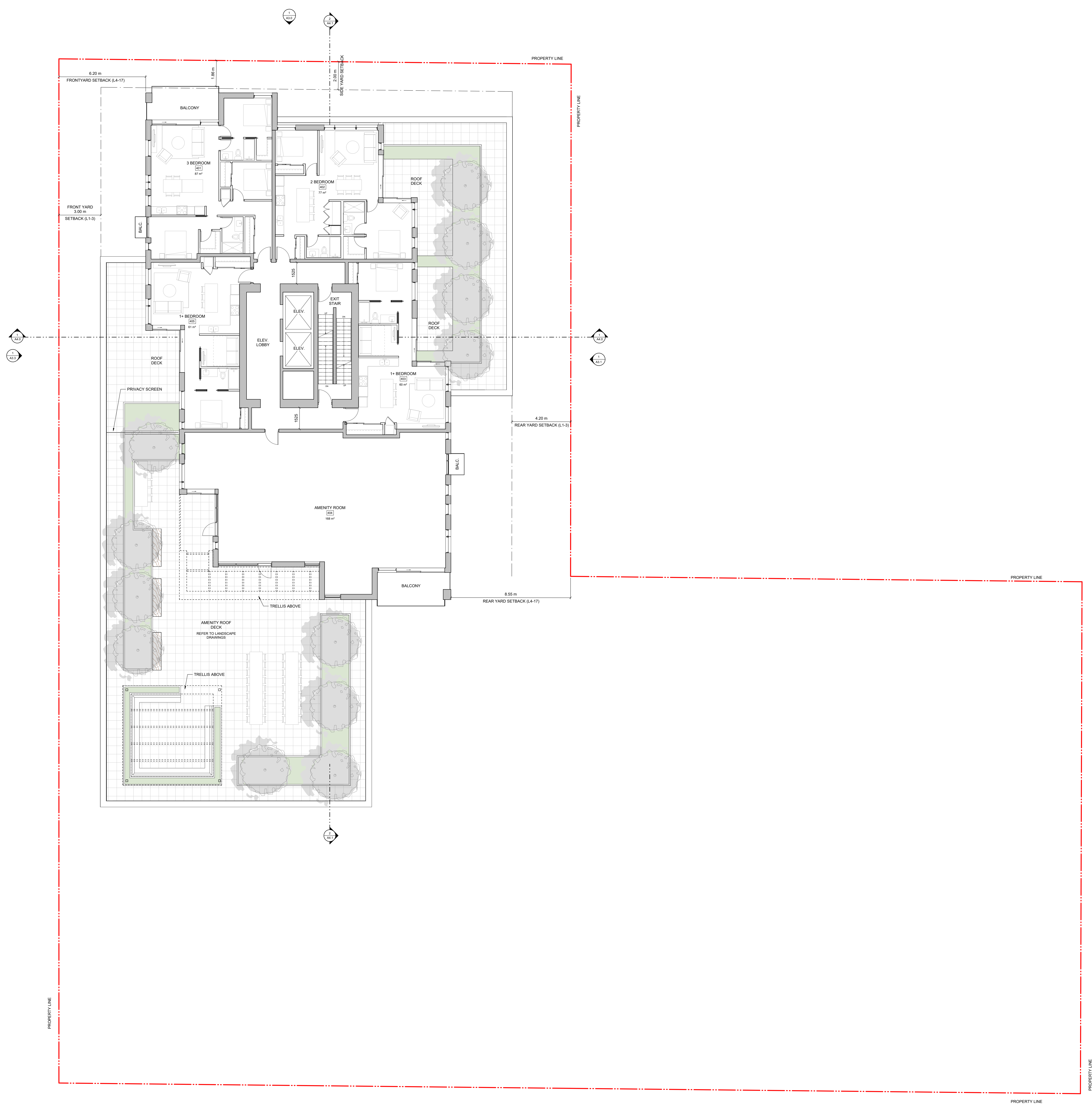
sheet title
Level 3 Plan

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scale	1 : 100
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date issued	xx/11/21
sheet no.	A2.4

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project name
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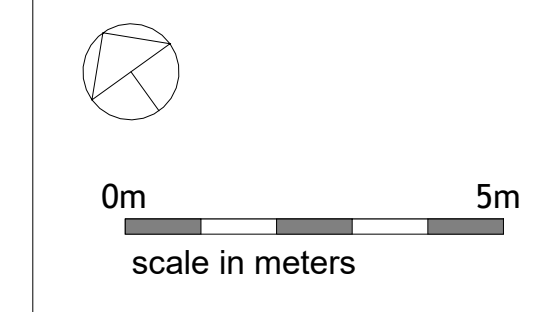
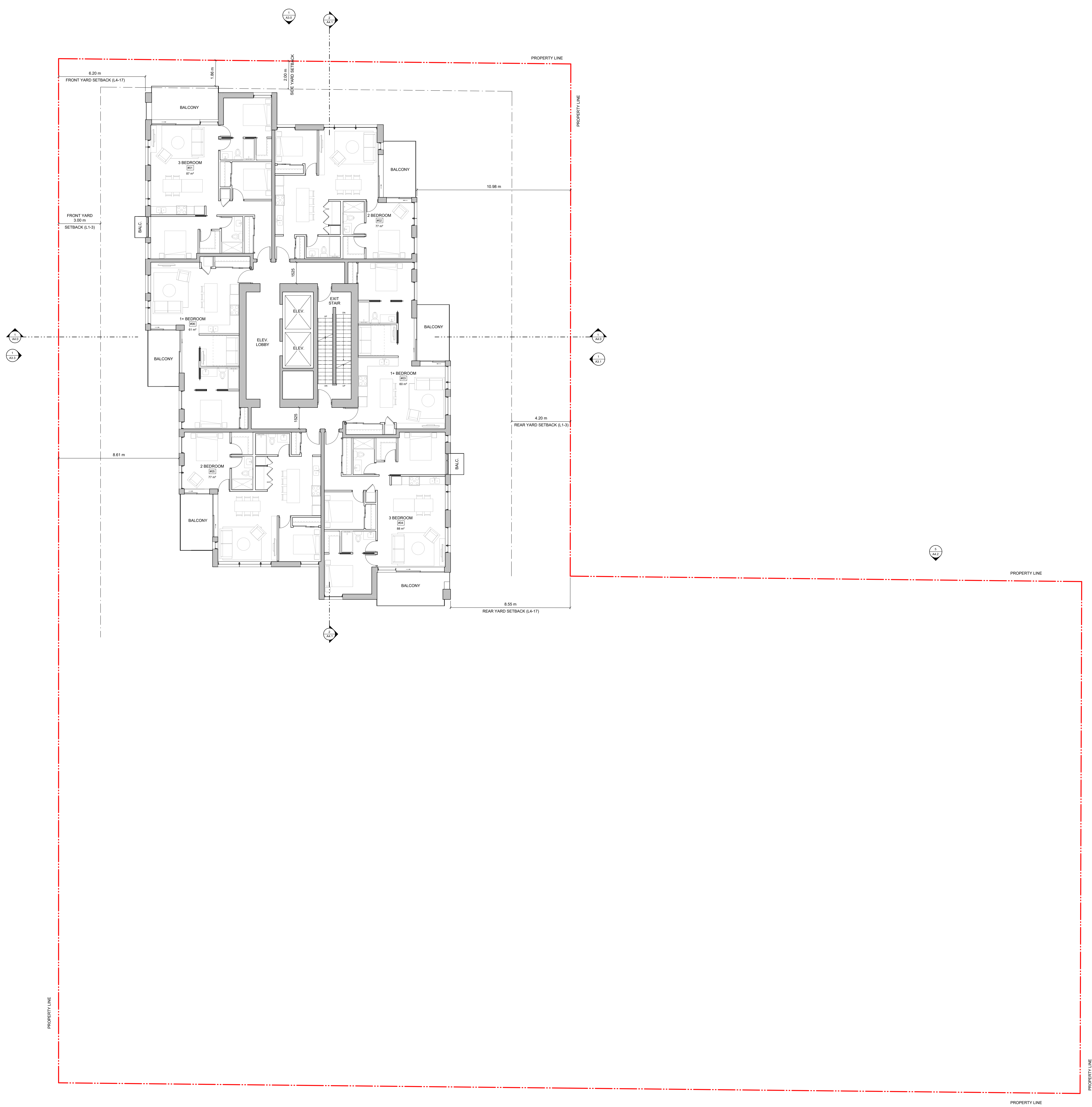
sheet title
Level 4 Plan

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
sheet no.	A2.5

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project name
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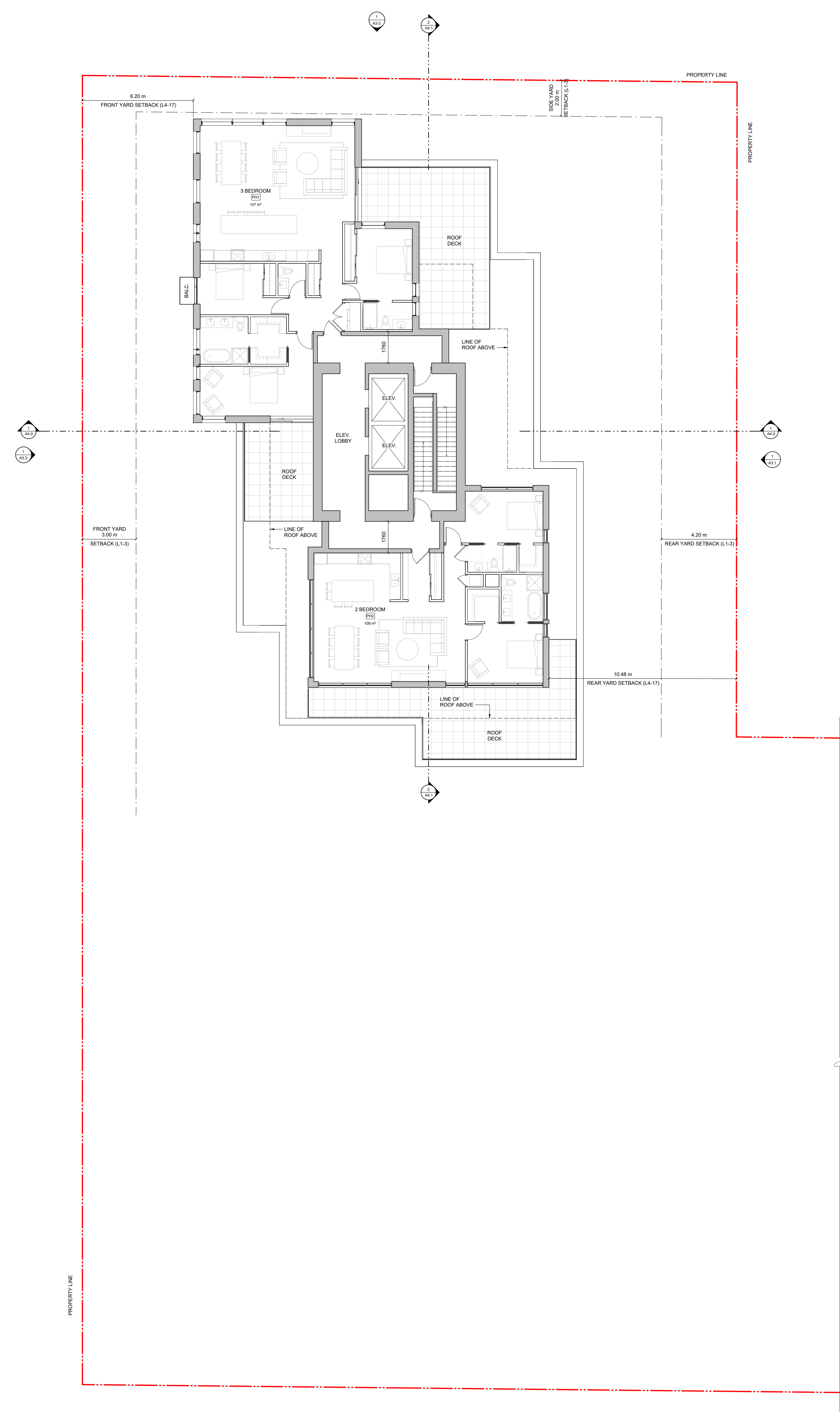
sheet title
Level 5-16 Plan

project no. #21-18
scale 1 : 100
drawn by Author
date issued xx/11/21
sheet no. **A2.6**

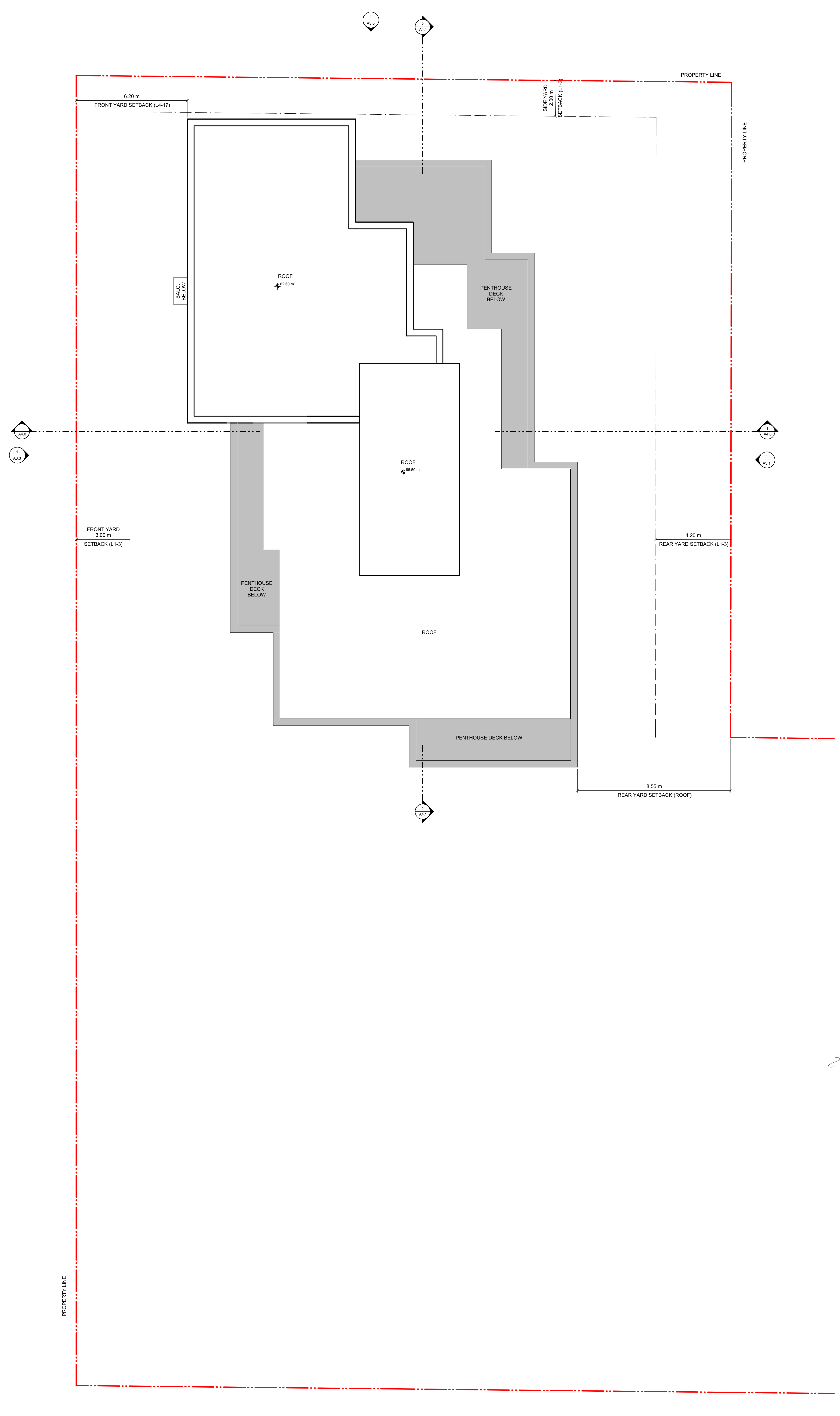
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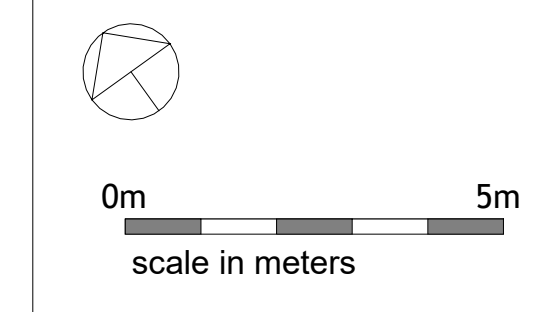
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1 PENTHOUSE PLAN
1:100



2 ROOF PLAN
1:100



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project name
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sheet title
Penthouse + Roof Plan

project no.	#21-18
scale	1:100
drawn by	Author
date issued	xx/11/21
sheet no.	A2.7

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- ELEVATION MATERIALS KEY:**
- ① Concrete Panel System
Colour: Sandstone
 - ② Running Bond Brick
Colour: White
 - ③ Fine Concrete Panel
Colour: Dark Grey
 - ④ Pre-finished Vertical Wood Siding
 - ⑤ Soffits: Pre-finished T&G Wood
 - ⑥ Glass Guards in Pre-finished Aluminum Frames
 - ⑦ Glass Complex Laminated Glazing on Painted Steel Structure
Colour: Iron / Ore
 - ⑧ Prefinished Metal Parapet Flashing
Colour: Iron / Ore
 - ⑨ Prefinished Metal Facia
Colour: Iron / Ore
 - ⑩ Perforated Metal Balcony Guard
Colour: Iron / Ore
 - ⑪ Perforated Metal Pergolas and Gates
Colour: Iron / Ore
 - ⑫ Window and Doors: Clear Glazing in Dark Anodized Aluminum Frames
Colour: Iron / Ore
 - ⑬ Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
 - ⑭ Exposed Architectural Concrete



rev no	description	date
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
North Elevation

project no. #21-18
scale 1 : 100
drawn by Author
date issued xx/11/21
sheet no. **A3.0.**

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- ELEVATION MATERIALS KEY:**
- ① Concrete Panel System
Colour: Sandstone
 - ② Running Bond Brick
Colour: Wheat
 - ③ Fine Concrete Panel
Colour: Dark Grey
 - ④ Pre-finished Vertical Wood Siding
 - ⑤ Soffits: Pre-finished T&G Wood
 - ⑥ Glass Guards in Pre-finished Aluminum Frames
 - ⑦ Glazed Complex Laminated Glazing on Painted Steel Structure
Colour: Iron / One
 - ⑧ Prefinished Metal Parapet Flashing
Colour: Iron / One
 - ⑨ Prefinished Metal Facets
Colour: Iron / One
 - ⑩ Perforated Metal Balcony Guard
Colour: Iron / One
 - ⑪ Painted Metal Pergolas and Gates
Colour: Iron / One
 - ⑫ Window and Doors: Clear Glazing in Dark Anodized Aluminum Frames
Colour: Iron / One
 - ⑬ Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / One
 - ⑭ Exposed Architectural Concrete



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project name
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sheet title
East Elevation

project no. #21-18
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- ELEVATION MATERIALS KEY:**
- 1 Concrete Panel System
Colour: Sandstone
 - 2 Running Bond Brick
Colour: Wheat
 - 3 Fine Concrete Panel
Colour: Dark Grey
 - 4 Pre-finished Vertical Wood Siding
 - 5 Soft-finish Pre-finished T&G Wood
 - 6 Glass Guards in Pre-finished Aluminum Frames
 - 7 Glazed Complex Laminated Glazing on Painted Steel Structure
Colour: Iron / Ore
 - 8 Pre-finished Metal Parapet Flashing
Colour: Iron / Ore
 - 9 Pre-finished Metal Facia
Colour: Iron / Ore
 - 10 Perforated Metal Balcony Guard
Colour: Iron / Ore
 - 11 Painted Metal Pergolas and Gates
Colour: Iron / Ore
 - 12 Window and Doors: Clear Glazing in Dark Anodized Aluminum Frames
Colour: Iron / Ore
 - 13 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
 - 14 Exposed Architectural Concrete



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sheet title
South Elevation

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- ELEVATION MATERIALS KEY:**
- 1 Concrete Panel System
Colour: Sandstone
 - 2 Running Bond Brick
Colour: Wheat
 - 3 Fine Concrete Panel
Colour: Dark Grey
 - 4 Pre-finished Vertical Wood Siding
 - 5 Softly Pre-finished T&G Wood
 - 6 Glass Guards in Pre-finished Aluminum Frames
 - 7 Glazed Complex Laminated Glazing on Painted Steel Structure
Colour: Iron / Ore
 - 8 Pre-finished Metal Parapet Finishing
Colour: Iron / Ore
 - 9 Pre-finished Metal Facets
Colour: Iron / Ore
 - 10 Perforated Metal Balcony Guard
Colour: Iron / Ore
 - 11 Painted Metal Pergolas and Gates
Colour: Iron / Ore
 - 12 Window and Doors: Clear Glazing in Dark Anodized Aluminum Frames
Colour: Iron / Ore
 - 13 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
 - 14 Exposed Architectural Concrete



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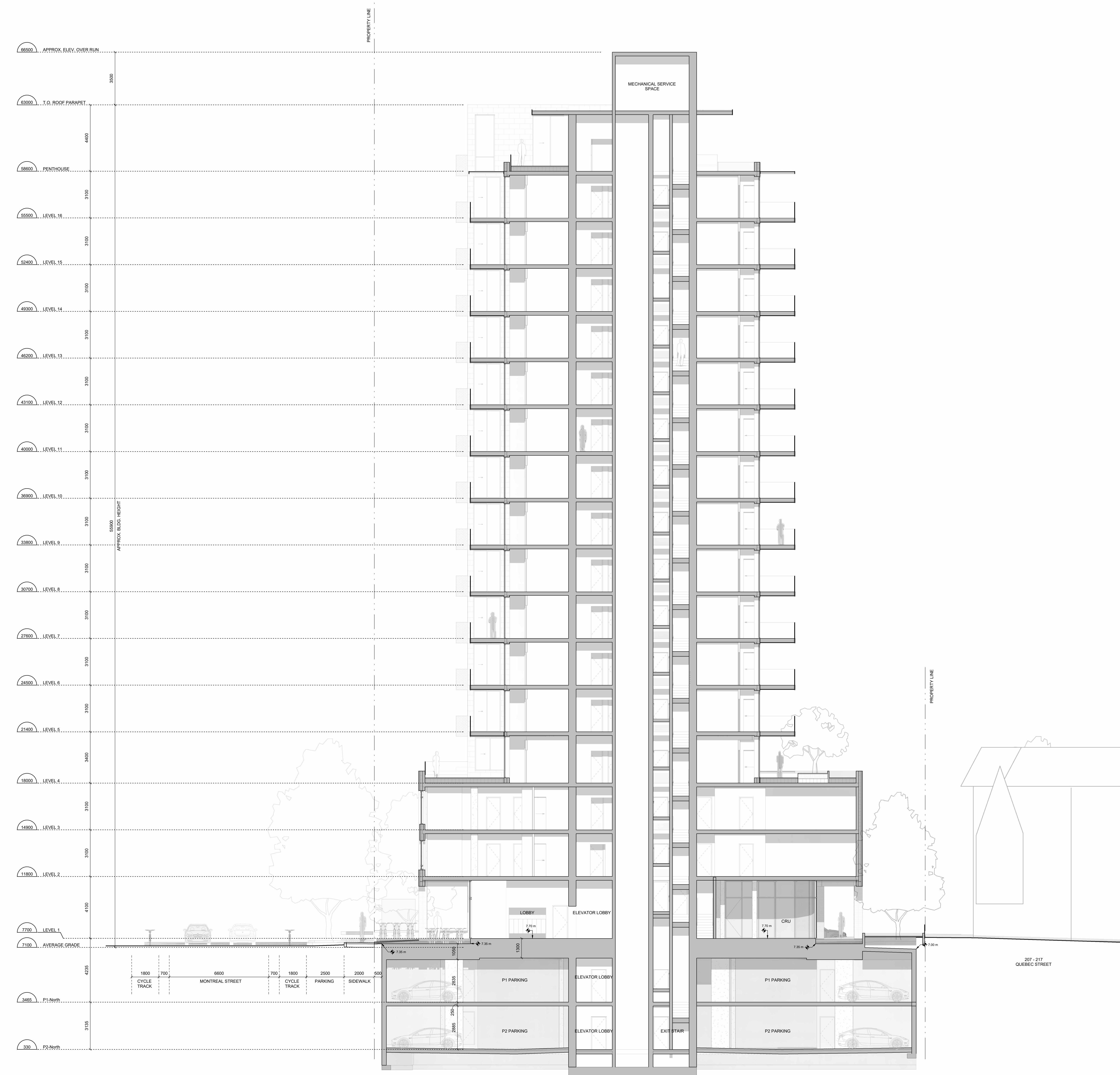
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
West Elevation

project no. #21-18
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project name
Montreal and Quebec
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sheet title
Building Sections

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
sheet no.	A4.0

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2	Issued for Rezoning / DP	21.12.15

project name
Montreal and Quebec
 205 Quebec Street
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 sheet title
Building Sections

project no.	#21-18
scale	1 : 100
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sheet no.	A4.1



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- ELEVATION MATERIALS KEY:**
- Cement Panel System
Colour: Sandstone
 - Running Bond Brick
Colour: Wheat
 - Flire Cement Panel
Colour: Dark Grey
 - Pre-finished Vertical Wood Siding
 - Soffits: Pre-finished T&G Wood
 - Glass Guards in Pre-finished Aluminum Frames
Colour: Iron / Ore
 - Glazed Canopies: Laminated Glazing on Painted Steel Structure
Colour: Iron / Ore
 - Pre-finished Metal Parapet Flashing
Colour: Iron / Ore
 - Pre-finished Metal Fascia
Colour: Iron / Ore
 - Perforated Metal Balcony Guard
Colour: Iron / Ore
 - Painted Metal Pergolas and Gates
Colour: Iron / Ore
 - Window and Doors: Clear Glazing in Dark Anodized Aluminum Frames
Colour: Iron / Ore
 - Glass Walls and Guards of Aluminum Frame
Colour: Iron / Ore
 - Exposed Architectural Concrete



1 North Elevation - Townhouse
1 : 100



2 South Elevation - Townhouse
1 : 100



3 P1 Ramp @ Kingston St
1 : 100



4 East Elevation - Townhouse
1 : 100



5 North Elevation - Townhouse
1 : 100

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sheet title
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