

Subject site viewed from Fisgard Street

Adjacent Buildings



655 Herald Street

601 Herald Street

60

Context



610 Herald Street (opposite)

618 Fisgard Street (rear)



Site Plan

AVERAGE GRADE CALCULATION

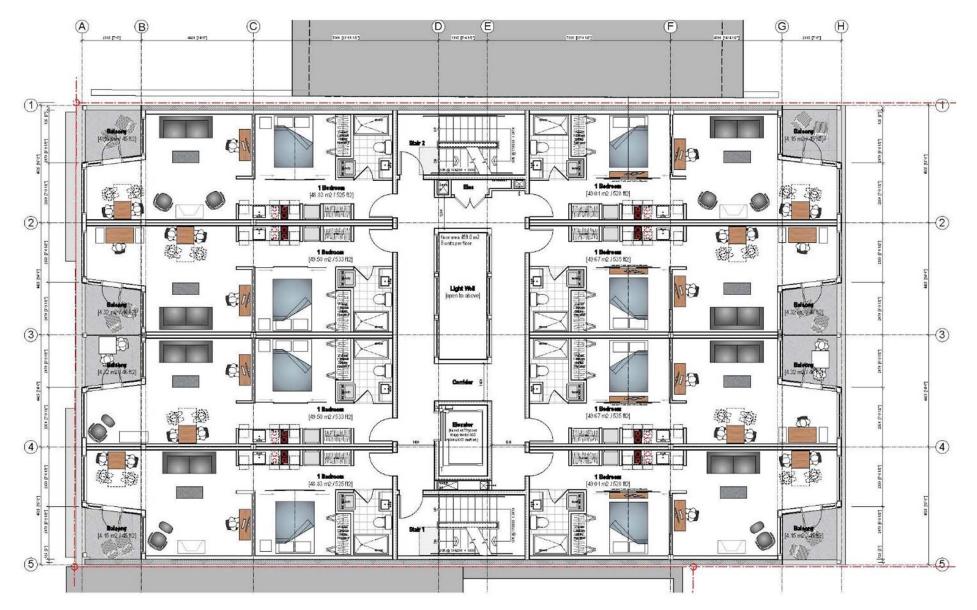
615 He said Skreet - Ar enape G sade C advalation								
TREMENT	Sbrt	Frist	Artoge	Distance	nar	Taifuors	Permeter	perinder)
*B	12.55	12.22	12.53	12.38	224.52	1221.19	56.82	15.11
BC .	12.82							
00 012	12.42	12.54	12.87	11.0	212.83			
0E	12.54	12.54	12.34	12.22	1 \$4.15			
er -	12.54	13.55	12.65	11.78	235 82			
HQ	12.15	12.42	12.35	6.53	75.11			
521	12.40	12.45			54.37			
ia.	12.45	12.55	12.90	6.23	72.68	An experimente		
			TOTAL	26.02	1221.18		12.72	

SITE FINISHES LEGEND

- () tunkled edge unit povers, which area (CP) concrete passing, vehicle area
- 😥 exposed appregate concrete paung, extensive
- (accent O in atoon sattern udwalk treatment
- (D) loarder of lowshrubbery and climbing planting s along south property line
- (E) incomed concrete municipal sidewalk repair at excising site vehicle entry minor repairs to suit new access timencions and mandatory as if of new entries
- (E) serven title class 2 violans title storage / lociable / potected from weather in covered patieng area, accessible to public during luminess hours



Basement Plan



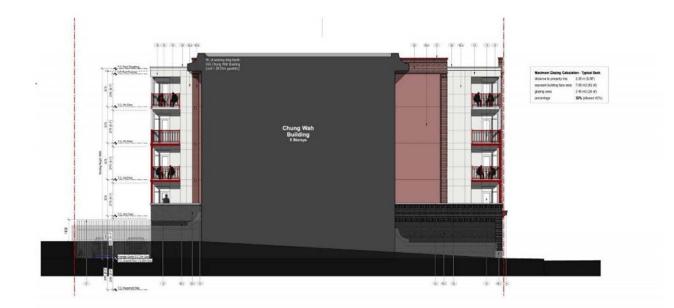
Typical Floor Plan



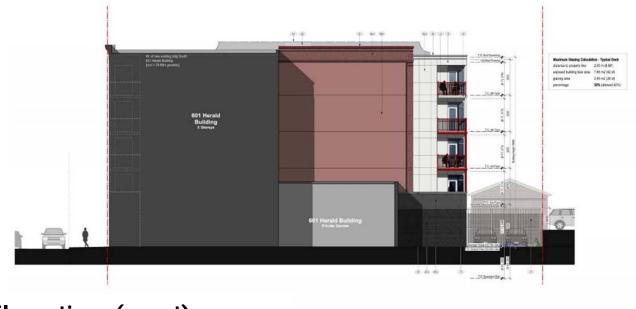
Front Elevation (north)



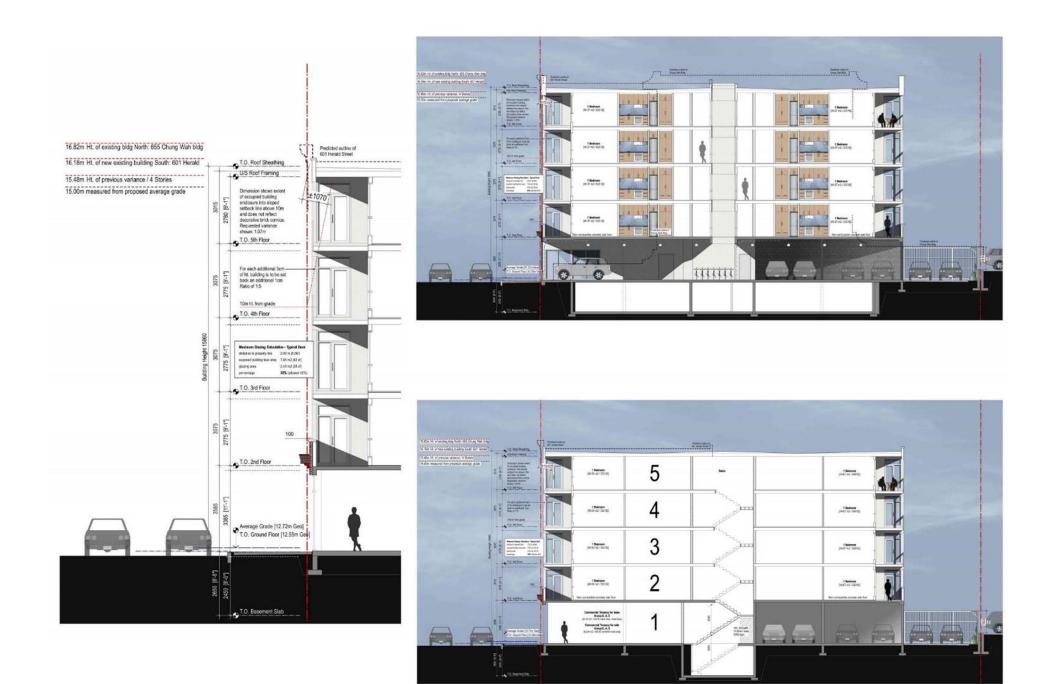
Rear Elevation (south)



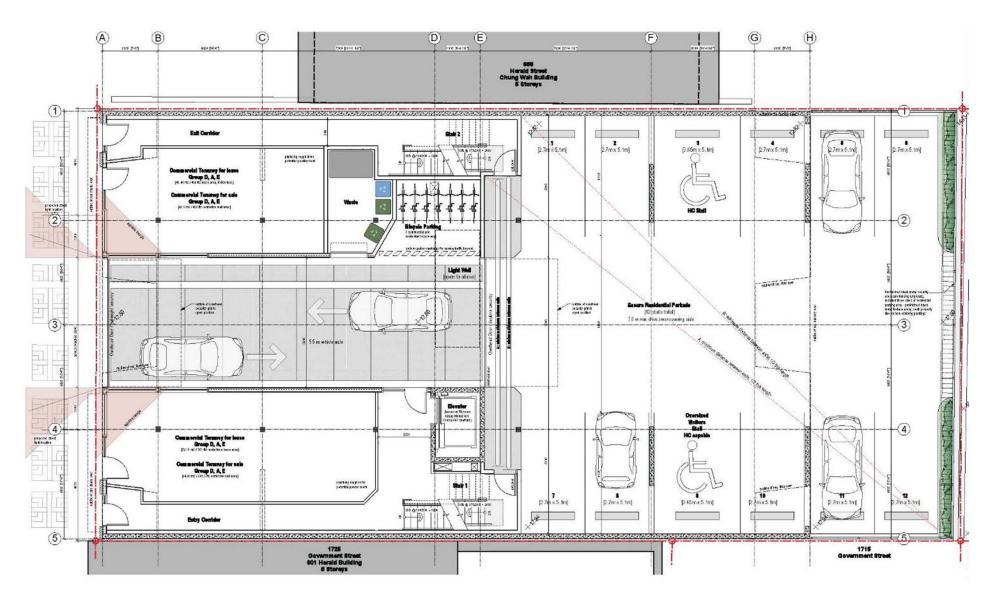
Elevation (east)



Elevation (west)



Sections



Parking Layout



- Prefinished metal mof flashing, 75 mm varical face 01 typical - Red
- Prefinished metal roof fisshing, 75 mm vertical face
- 112 typical - Light gray
- 03 Applied day fired this red brick veneer over tainscrean
- 04 Applied day fired thin abony brick vancer over rainscrean
- Smooth face carrient figure panels d'v counter-sunk factants (filled over) & prefinished metal reveals 05 aibic
 - Bright white colour a Red Brick opiour b. Graphile colour ċ.
 - Exposed concrete block & architectural concrete
- 05 components, elastomeric paint finish a Bright white colour abio
 - Red Brick opiour ь.
 - Graphile colour С.
- Prefinished black metal security enclosure fancing w' pickets, installed three sides of residential parking area -(17) prefinished black metal trellace along south property line for new climbing plantings
- (16) Clear anotized aluminum window units on ground floor
- Clear anodized aluminum glazed entry door o'w custom 09 door hardware on ground foor
- Vinyi residential windowa & balcony doors o/w glazing (10) parels

- Residential balconies, cementitious wood lascia & has support columns, paint finish 12
- Clear anodized aluminum overhead aeounty door for residential units
- 13 decorative wrought iron style pickets.
- Prefinished metal post railing system of/w

(14)

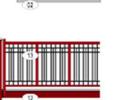
15

Residential unit laminated glass canopy concealed behind building comice

16 Out aluminum plate building / tenant signage

(17) Edulor light finane (see electrical)

- - Projected ground floor entry sunshade dwired brockets and top fashings, cementitious wood fascia Graphile colour



< 01

*KUNJA RM







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Materials

















1 Typical operable window package

A3.4 Solic 1:25





3 Streetscape Elevation / Comm Tenant 2 AS.4 Socie 1:25

Exterior Finishes Legend

Usi el lintales (retou of al elevelans

- (1) Falsel of sold set fielding New vector law bytes. Act
- (3) Pathated solid and finding. 25 are vector too totals light pro-
- (C) Assist day field the red black where prevate statement
- (ii) Aphendia had the dary table server are elementer Grooth tear conventions panels s'h coentre-une, helimes (Mid panel 4. perfoldent en ar veze 4. Salaf weise solon / 6. Salaf weise solon / 6. Groothe color
- 30 110
- Exposed controls block 5 architectural compete components.
- datamer pår faks 4. fråd entre soor 6. Ned Nite soor 6. Oktivester 30) #b?
- Profinitive Could invest weathy endower finding wiphons, installed from a could estate that participants perfected block much believe song south papersy line for ever stimong participat C
- (B) Copy and and alcohold window y Vision ground has
- (3) Coar anothed aluminant glaced antis door of a coater ooor hardman or ground floor
- (E) Viry's established without & subory costs of a pursieg parents.
- (II) Cost anticed abanisan event acclasses to cost for reprior to darity
- (E) Factoria becories, cenerilless roof bers 5 he support columns, paint fields
- (b) Politicited real solution system are departire result from the picture.
- (30) Projected general floor only concrede after ted backets and kg fieldings, committees excel faces Draphle robust
- (1) Factoria Unitariane open carry crossed beint building corrise
- (B) Cul alamitum plate ballitig * besart signage
- (f) Depter lerst nur ben derbinal





Attractioner R2 A3.4