



Rand Developments

415 Oxford Street West
London Ontario

23-030

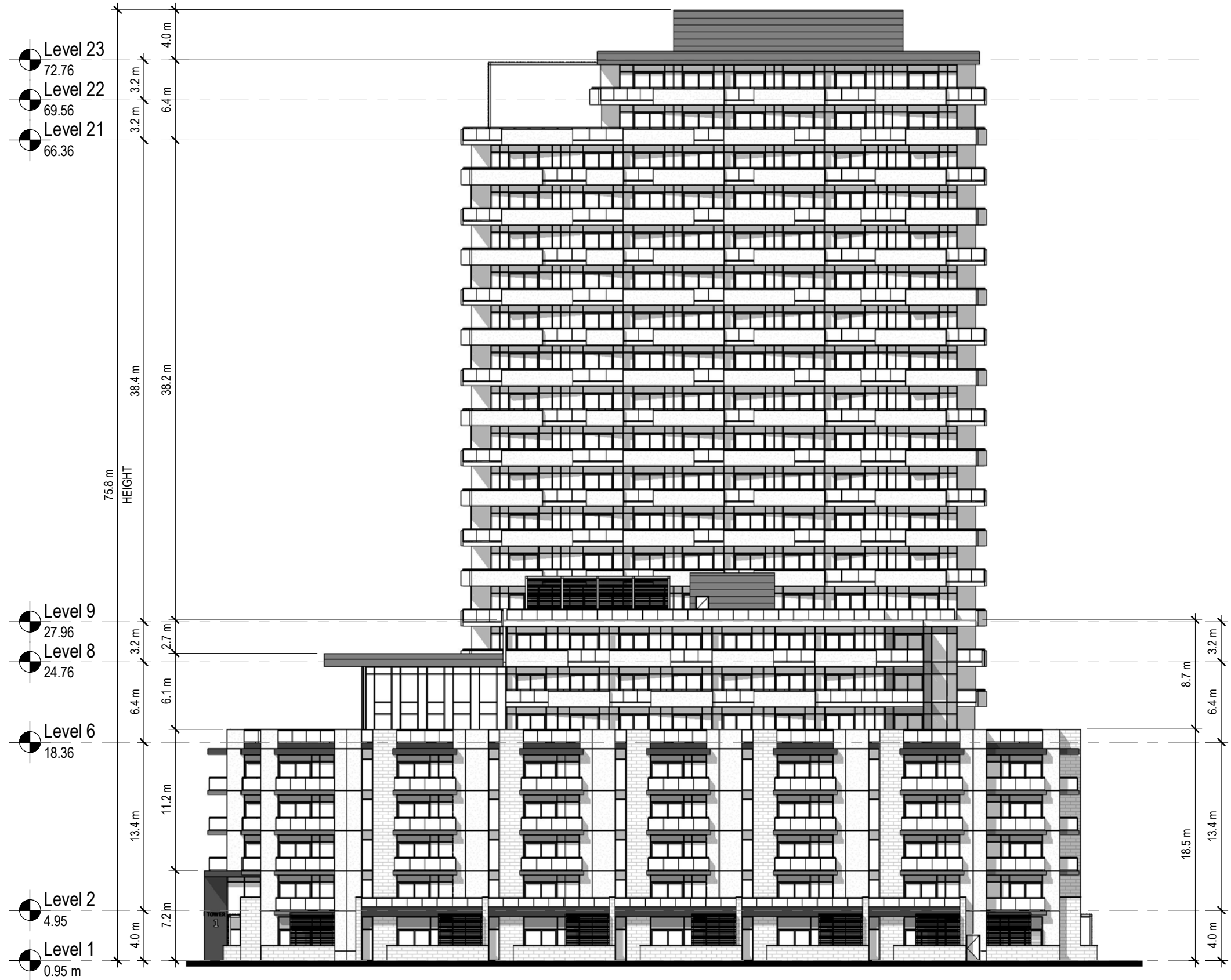
2023.12.21

zedd
ARCHITECTURE

ARCHITECTURE | DESIGN | PLANNING

zedd architecture inc. Z-627 maitland street london ontario N5Y 2V7 519 518 9333 www.zeddarchitecture.com info@zeddarchitecture.com

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Scale : 1 : 350

23-030

Rand Developments

Building 1

415 Oxford Street West
London Ontario

Front Elevation - North (Black & White)

2023.12.21

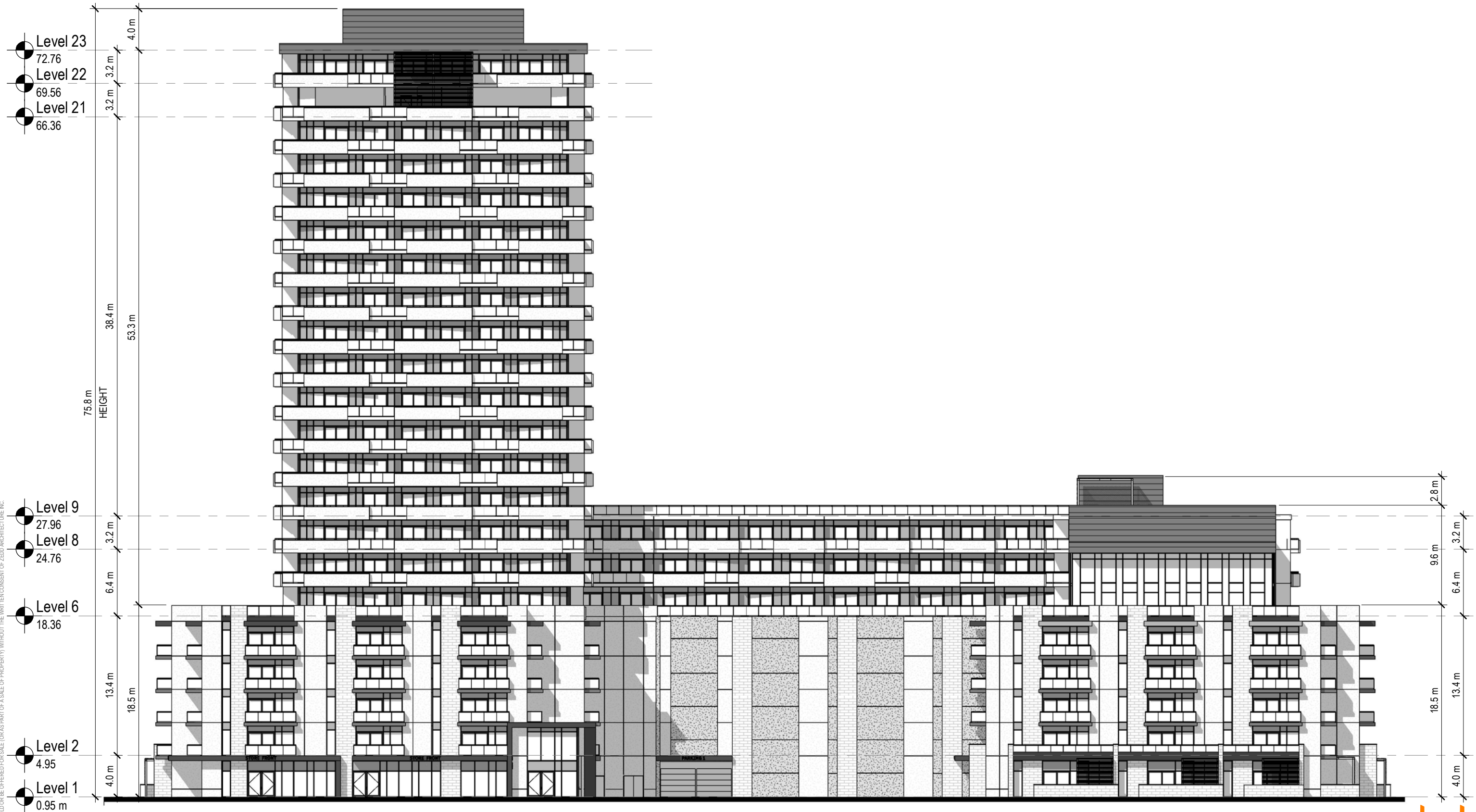
SD3.1

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Scale : 1 : 350

23-030

Rand Developments

Building 1

415 Oxford Street West
London Ontario

Side Elevation - East (Black & White)

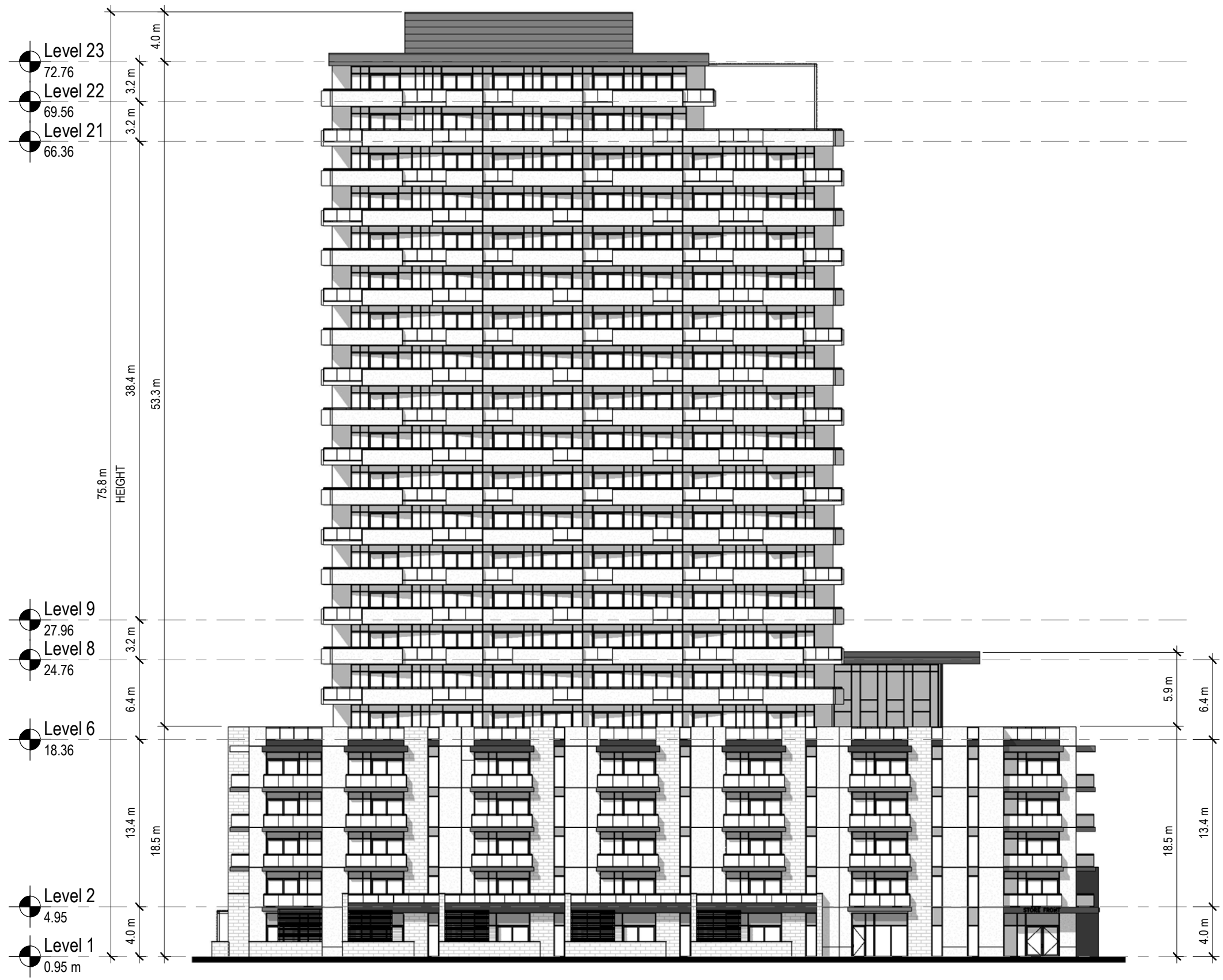
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SD3.2

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Scale : 1 : 350

23-030

Rand Developments

Building 1

415 Oxford Street West
London Ontario

Rear Elevation - South (Black & White)

2023.12.21

SD3.3

zedd

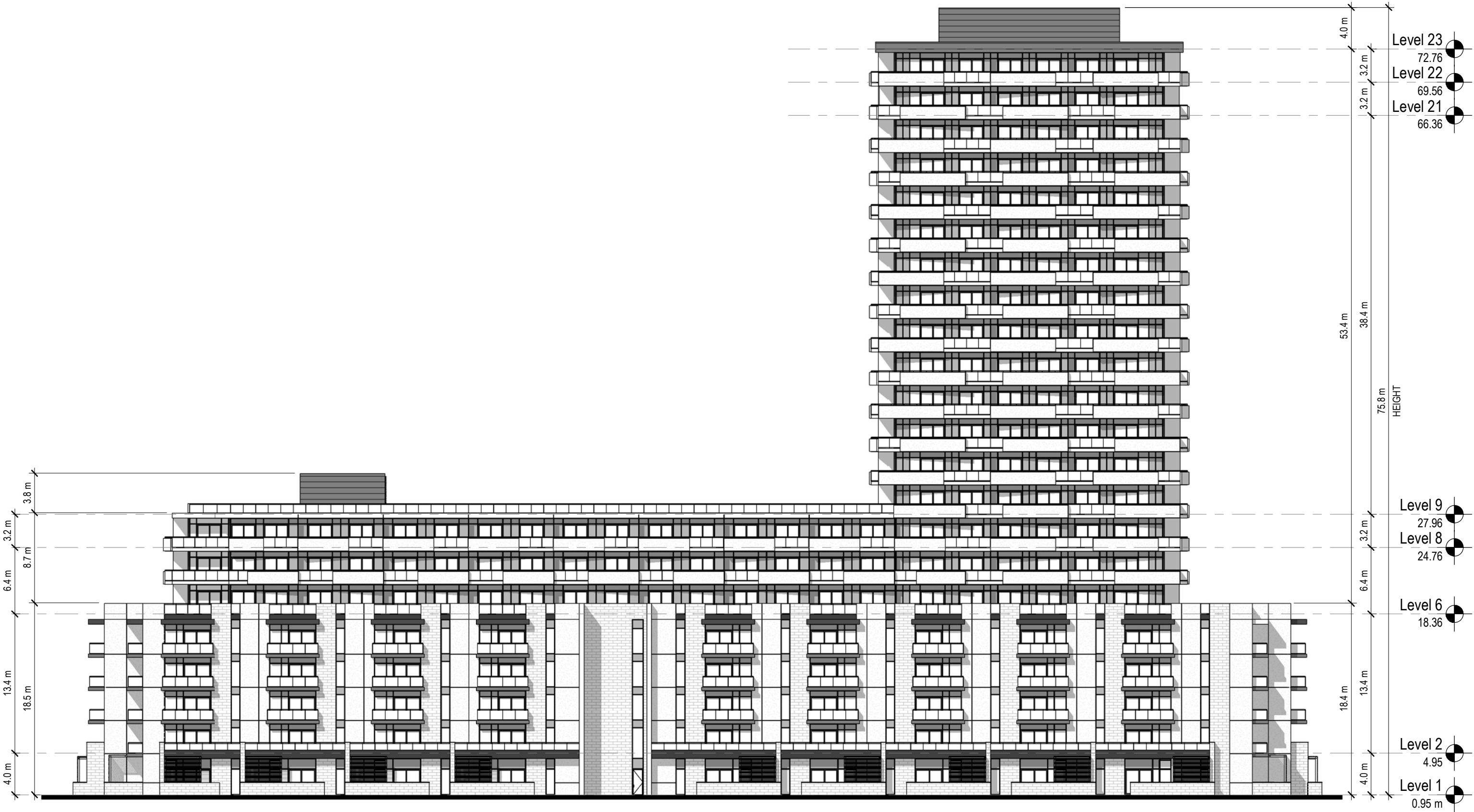
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Scale : 1 : 350

23-030

Rand Developments

Building 1

415 Oxford Street West
London Ontario

Side Elevation - West (Black & White)

2023.12.21

SD3.4

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Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
1	ACM MANUFACTURER: TBD COLOUR: BLACK	6	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: GREY
2	MASONRY MANUFACTURER: TBD COLOUR: DARK GREY	7	METAL SIDING MANUFACTURER: TBD COLOUR: TBD
3	PRECAST MANUFACTURER: TBD COLOUR: WHITE	8	METAL PERGOLA MANUFACTURER: TBD COLOUR: TBD
4	ALUMINIUM SLAB EDGE MANUFACTURER: TBD COLOUR: WHITE	9	PREFINISHED WINDOW/DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
5	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: WHITE	10	PREFINISHED GLASS RAILING SYSTEMMANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED

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Scale : As indicated

23-030

Rand Developments

Building 1

415 Oxford Street West
London Ontario

Front Elevation - North

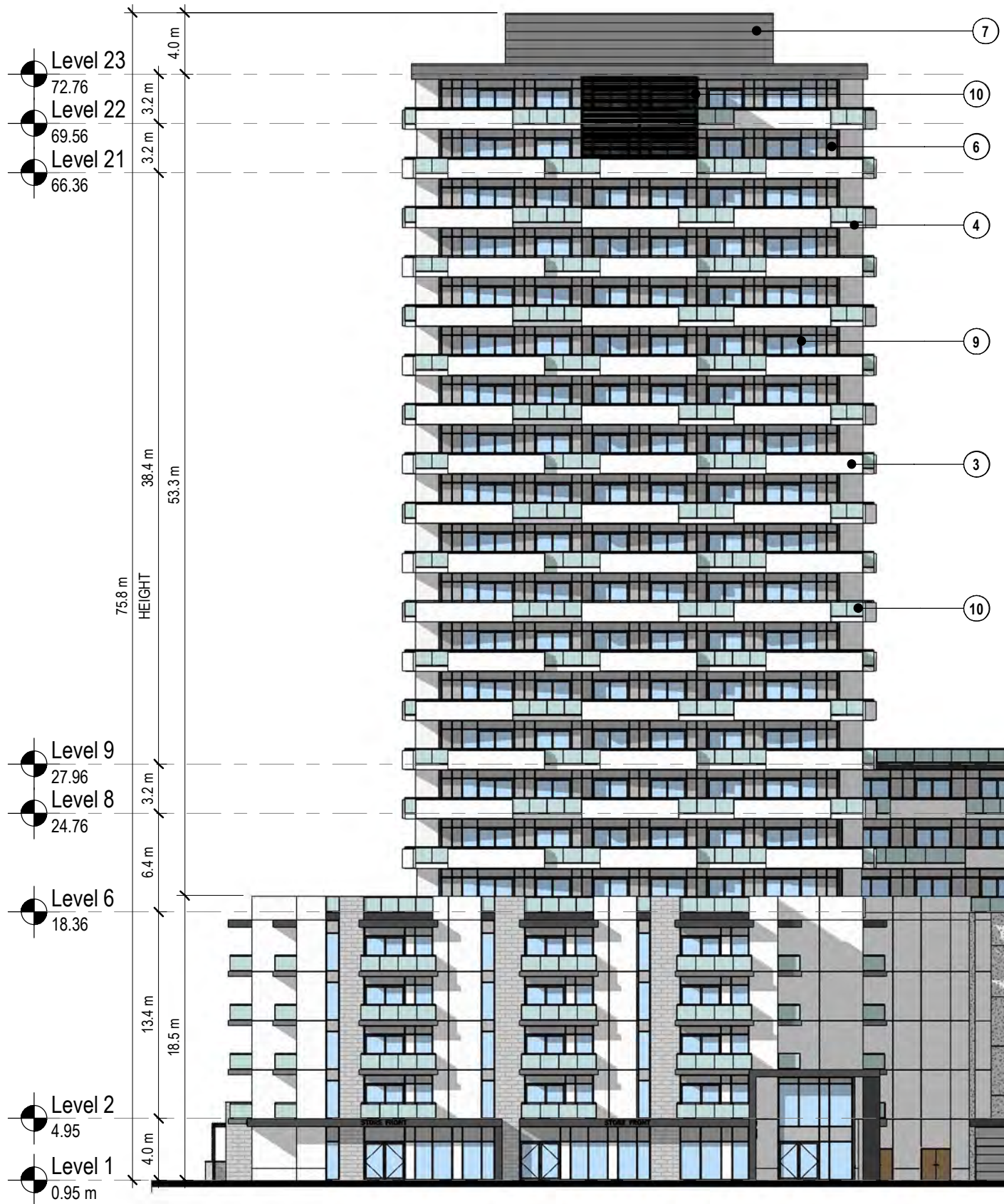
2023.12.21

SD3.5

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Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
(1)	ACM MANUFACTURER: TBD COLOUR: BLACK	(6)	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: GREY
(2)	MASONRY MANUFACTURER: TBD COLOUR: DARK GREY	(7)	METAL SIDING MANUFACTURER: TBD COLOUR: TBD
(3)	PRECAST MANUFACTURER: TBD COLOUR: WHITE	(8)	METAL PERGOLA MANUFACTURER: TBD COLOUR: TBD
(4)	ALUMINIUM SLAB EDGE MANUFACTURER: TBD COLOUR: WHITE	(9)	PREFINISHED WINDOW/DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
(5)	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: WHITE	(10)	PREFINISHED GLASS RAILING SYSTEMMANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED

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Scale : As indicated

23-030

Rand Developments

Building 1

415 Oxford Street West
London Ontario

Side Elevation - East

2023.12.21

SD3.6

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Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
1	ACM MANUFACTURER: TBD COLOUR: BLACK	6	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: GREY
2	MASONRY MANUFACTURER: TBD COLOUR: DARK GREY	7	METAL SIDING MANUFACTURER: TBD COLOUR: TBD
3	PRECAST MANUFACTURER: TBD COLOUR: WHITE	8	METAL PERGOLA MANUFACTURER: TBD COLOUR: TBD
4	ALUMINIUM SLAB EDGE MANUFACTURER: TBD COLOUR: WHITE	9	PREFINISHED WINDOW/DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
5	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: WHITE	10	PREFINISHED GLASS RAILING SYSTEMMANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED

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Scale : As indicated

23-030

Rand Developments

Building 1

415 Oxford Street West
London Ontario

Rear Elevation - South











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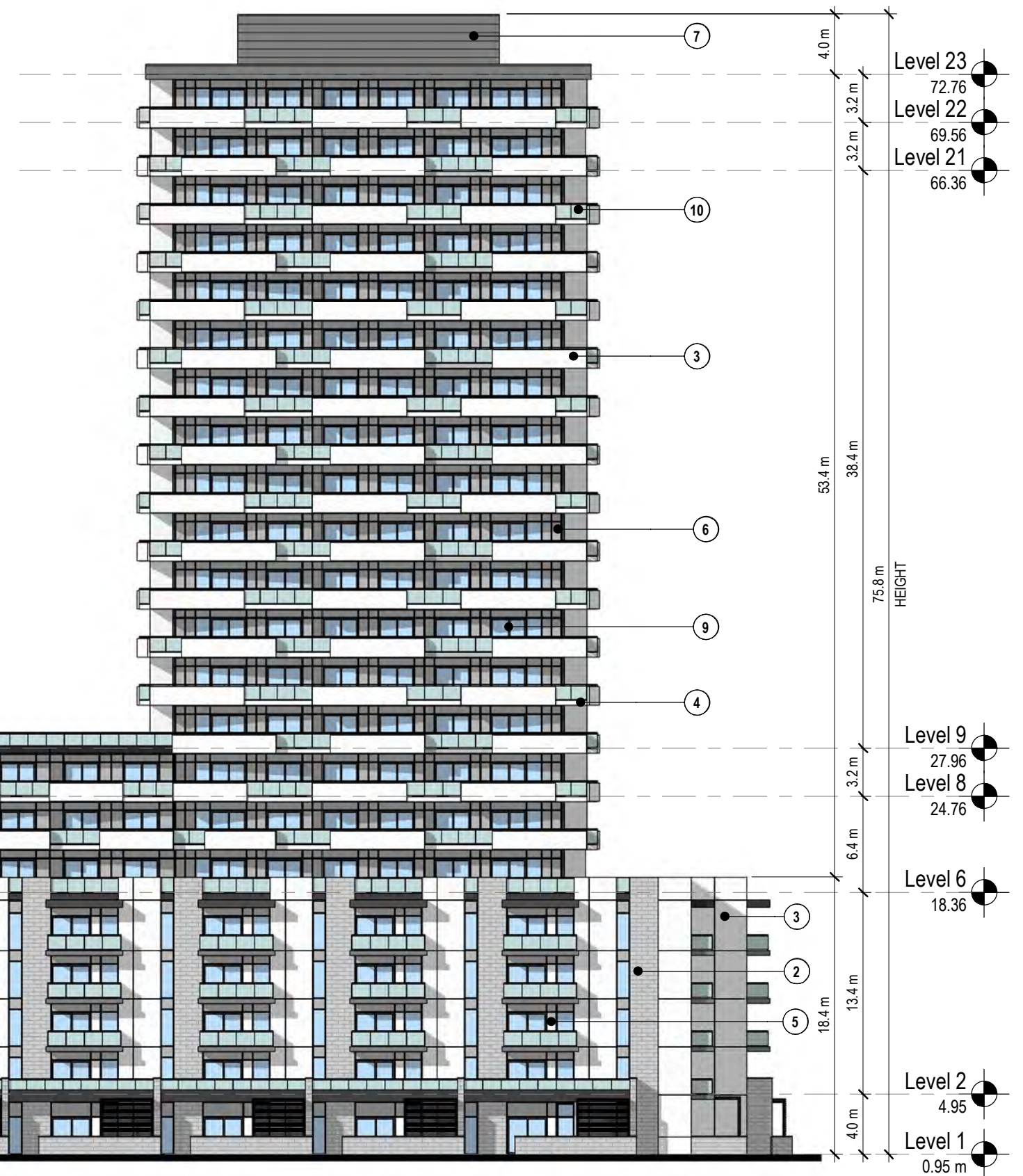
SD3.7

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Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
	ACM MANUFACTURER: TBD COLOUR: BLACK		SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: GREY
	MASONRY MANUFACTURER: TBD COLOUR: DARK GREY		METAL SIDING MANUFACTURER: TBD COLOUR: TBD
	PRECAST MANUFACTURER: TBD COLOUR: WHITE		METAL PERGOLA MANUFACTURER: TBD COLOUR: TBD
	ALUMINIUM SLAB EDGE MANUFACTURER: TBD COLOUR: WHITE		PREFINISHED WINDOW/DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: WHITE		PREFINISHED GLASS RAILING SYSTEMMANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED

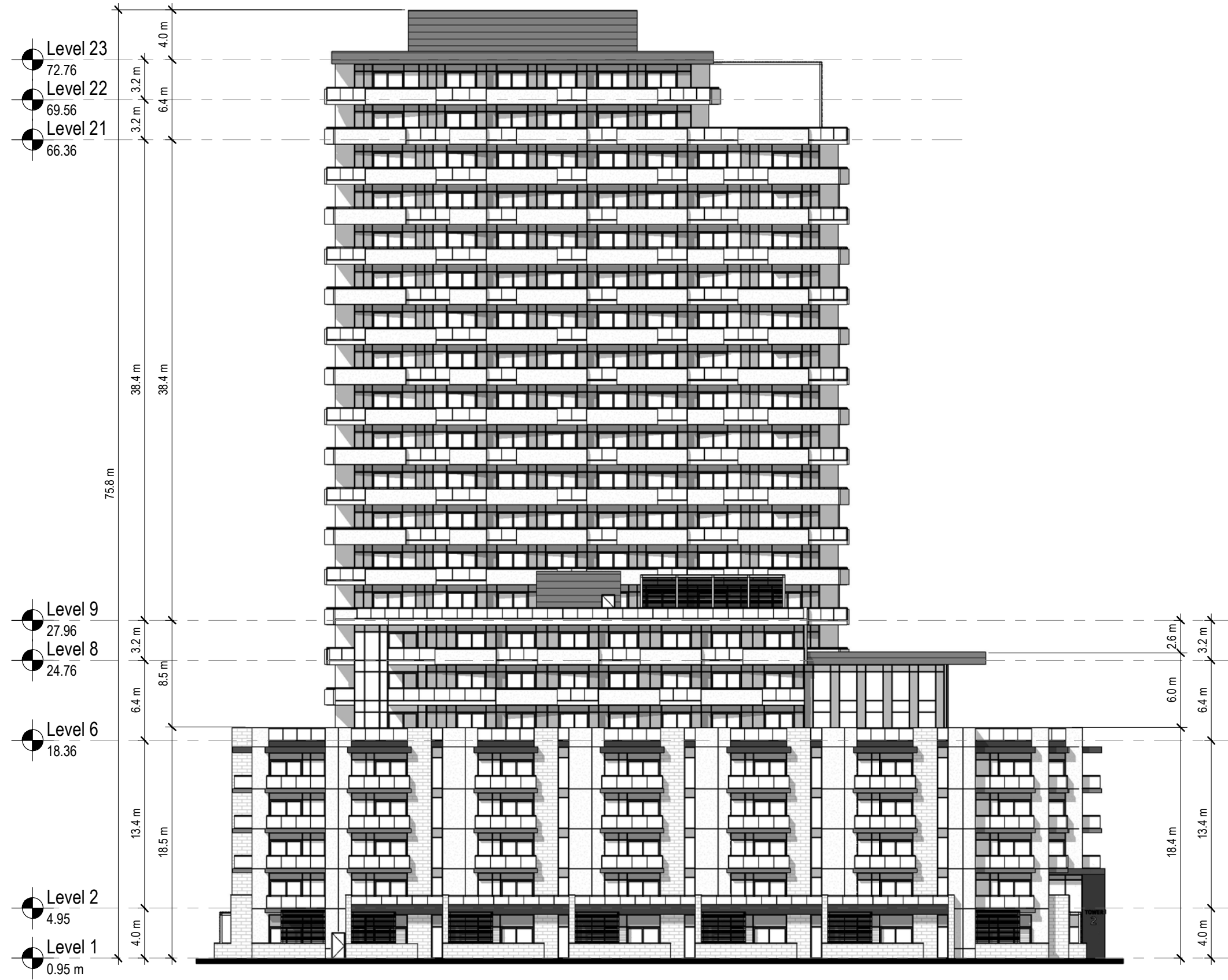


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Scale : 1 : 350

23-030

Rand Developments

Building 2

415 Oxford Street West
London Ontario

Front Elevation - North (Black & White)

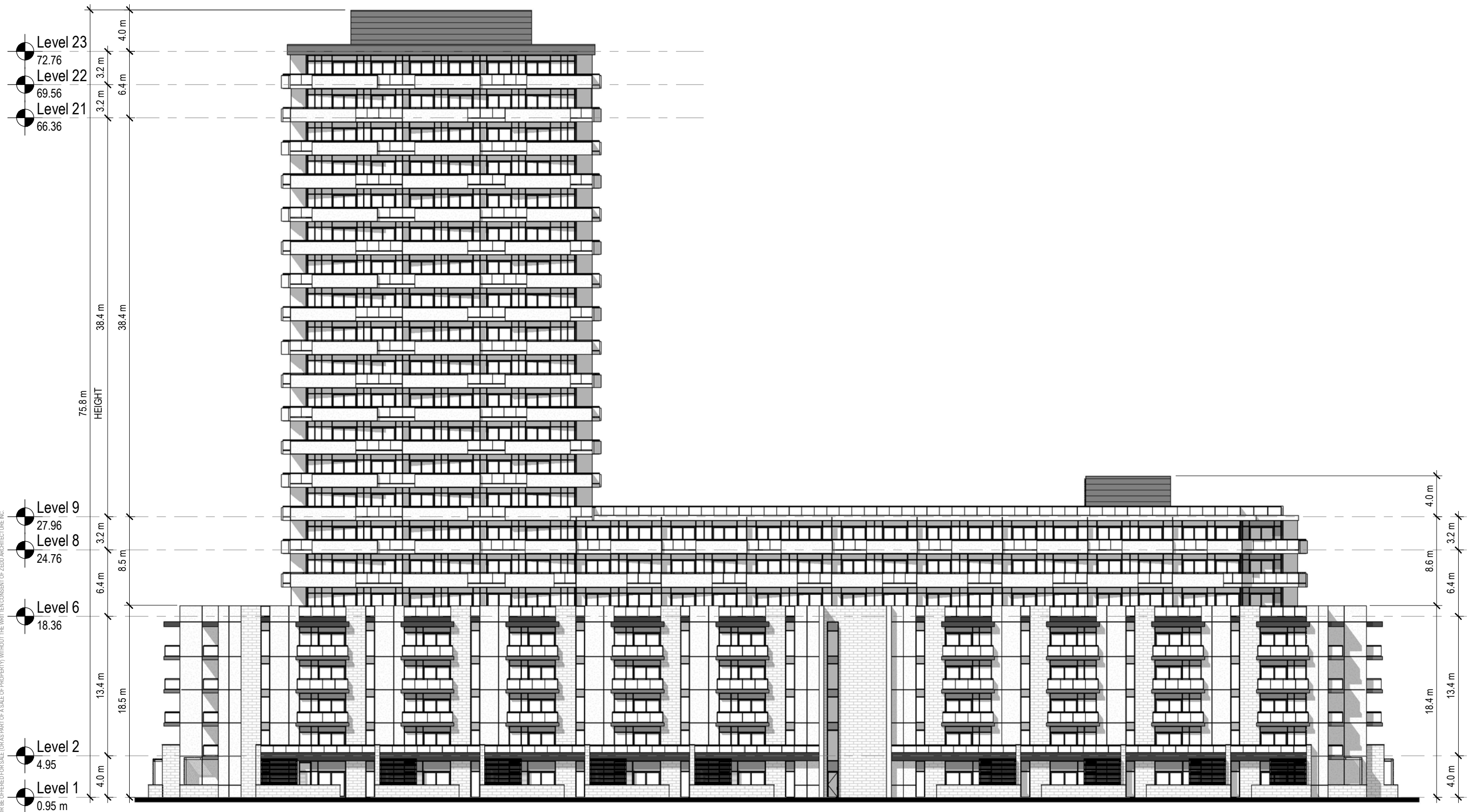
2023.12.21

SD5.1

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Scale : 1 : 350

23-030

Rand Developments

Building 2

415 Oxford Street West
London Ontario

Side Elevation - East (Black & White)

2023.12.21

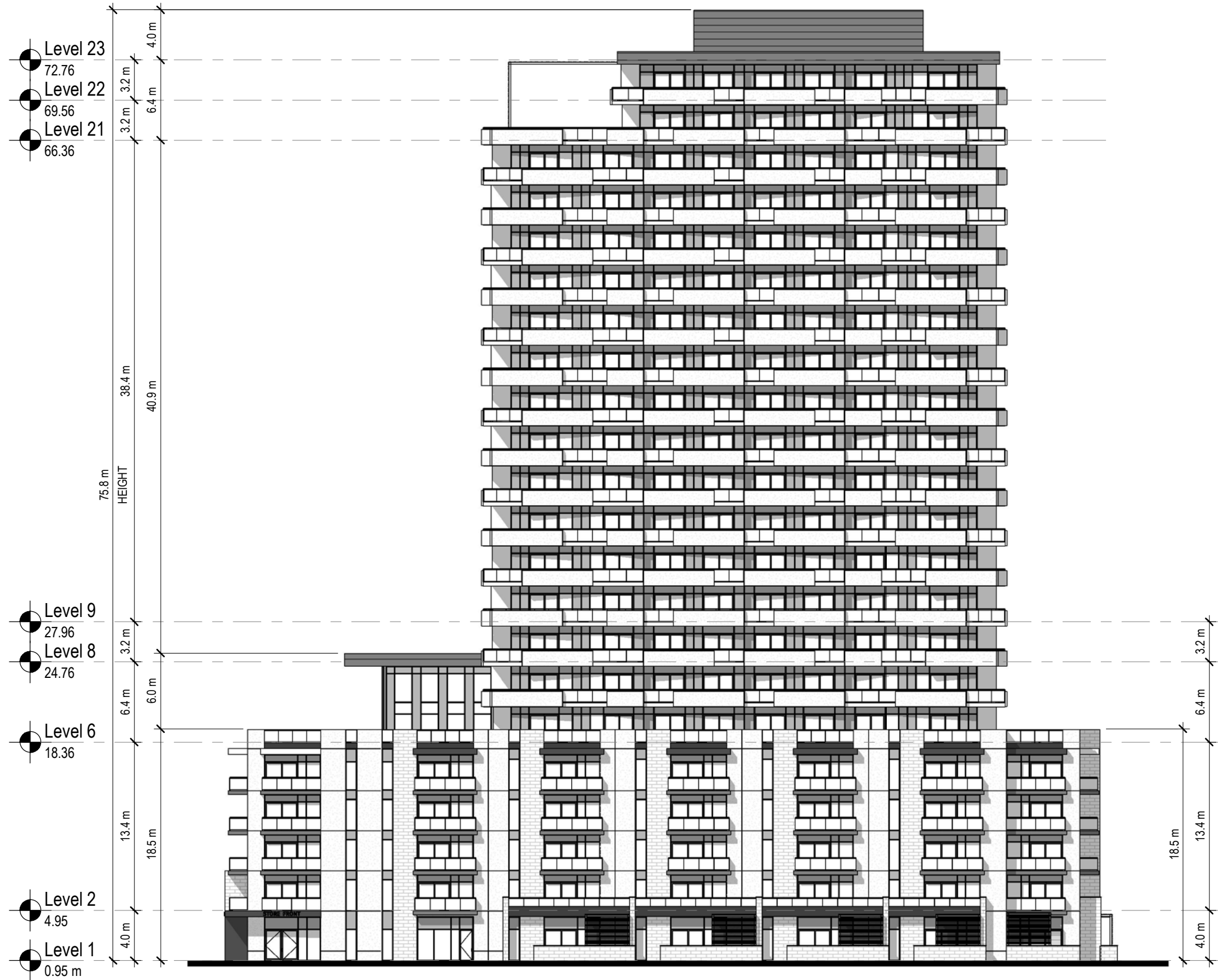
SD5.2

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Scale : 1 : 350

23-030

Rand Developments

Building 2

415 Oxford Street West
London Ontario

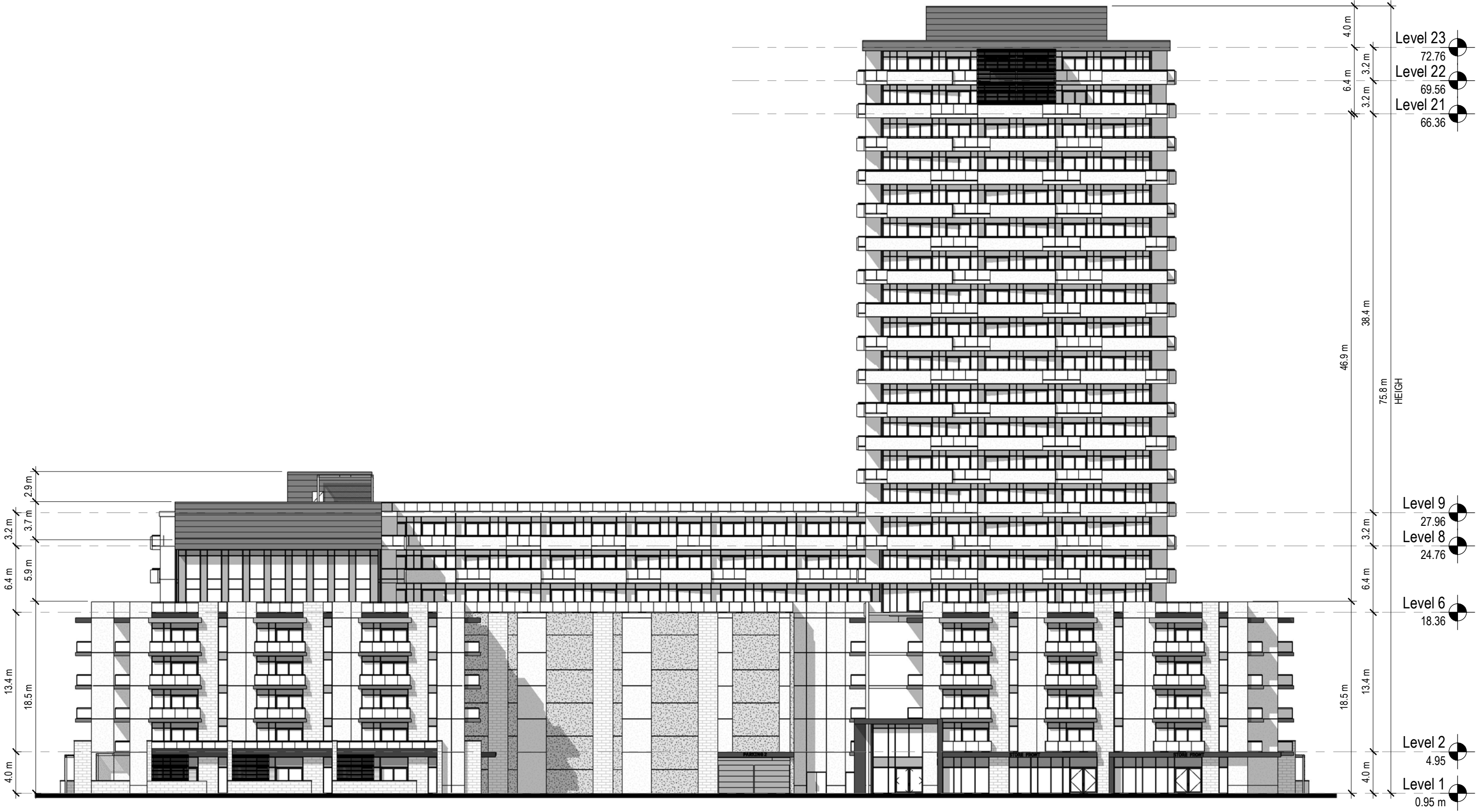
Rear Elevation - South (Black & White)

2023.12.21

SD5.3



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Scale : 1 : 350

23-030

Rand Developments

Building 2

415 Oxford Street West
London Ontario

Side Elevation - West (Black & White)

2023.12.21

SD5.4

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Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
①	ACM MANUFACTURER: TBD COLOUR: BLACK	⑥	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: GREY
②	MASONRY MANUFACTURER: TBD COLOUR: DARK GREY	⑦	METAL SIDING MANUFACTURER: TBD COLOUR: TBD
③	PRECAST MANUFACTURER: TBD COLOUR: WHITE	⑧	METAL PERGOLA MANUFACTURER: TBD COLOUR: TBD
④	ALUMINIUM SLAB EDGE MANUFACTURER: TBD COLOUR: WHITE	⑨	PREFINISHED WINDOW/DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
⑤	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: WHITE	⑩	PREFINISHED GLASS RAILING SYSTEMMANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED

Scale : As indicated

23-030

Rand Developments

Building 2

415 Oxford Street West
London Ontario

Front Elevation - North

2023.12.21

SD5.5

zedd

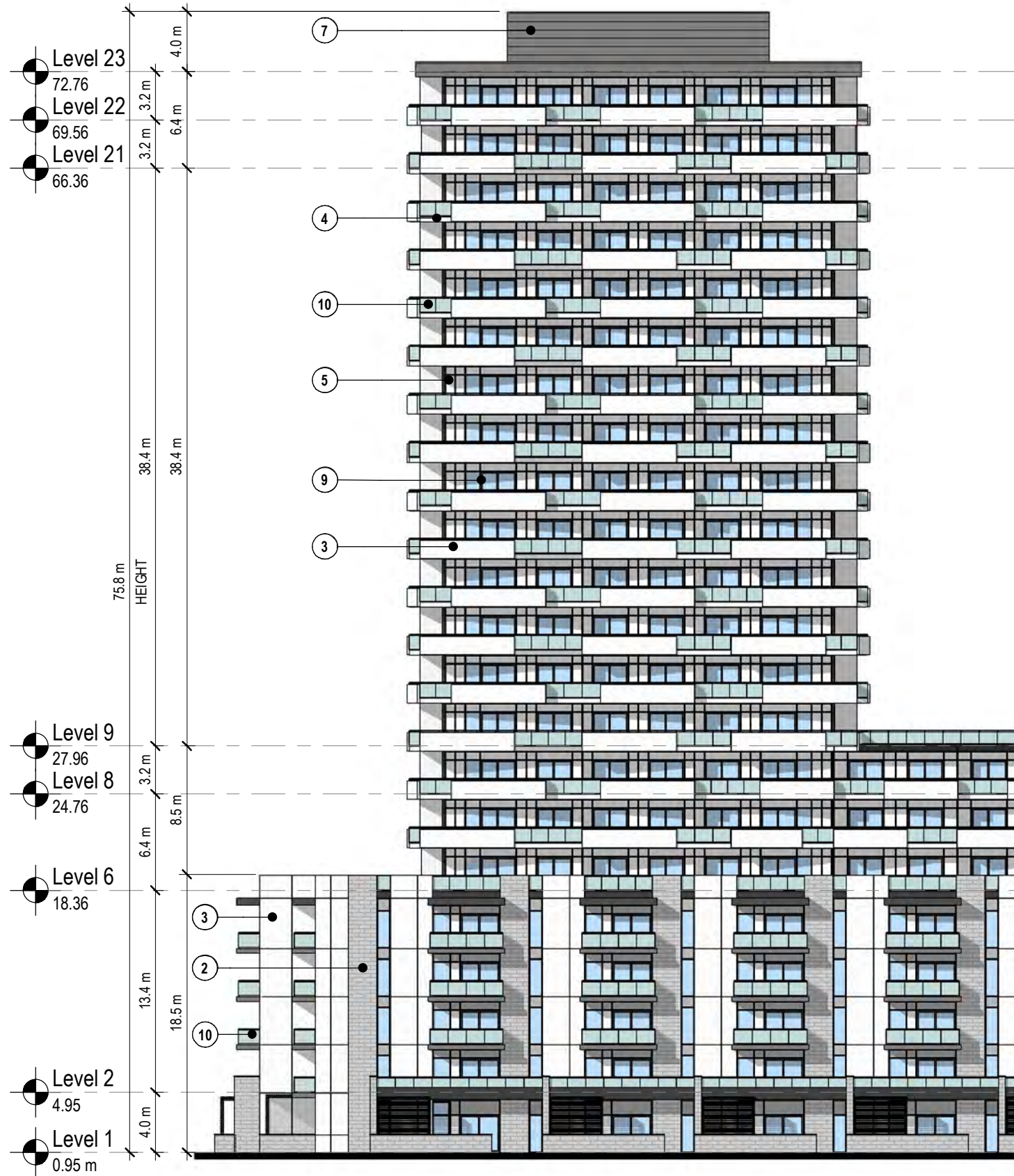
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Exterior Finish Legend			
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①	ACM MANUFACTURER: TBD COLOUR: BLACK	⑥	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: GREY
②	MASONRY MANUFACTURER: TBD COLOUR: DARK GREY	⑦	METAL SIDING MANUFACTURER: TBD COLOUR: TBD
③	PRECAST MANUFACTURER: TBD COLOUR: WHITE	⑧	METAL PERGOLA MANUFACTURER: TBD COLOUR: TBD
④	ALUMINIUM SLAB EDGE MANUFACTURER: TBD COLOUR: WHITE	⑨	PREFINISHED WINDOW/DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
⑤	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: WHITE	⑩	PREFINISHED GLASS RAILING SYSTEM MANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED






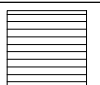




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Scale : As indicated





Exterior Finish Legend			
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 ④	ALUMINIUM SLAB EDGE MANUFACTURER: TBD COLOUR: WHITE	 ⑨	PREFINISHED WINDOW/DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
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Scale : As indicated

23-030

Rand Developments

Building 2

415 Oxford Street West
London Ontario

Rear Elevation - South











2023.12.21

SD5.7

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Exterior Finish Legend			
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 ⑤	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: WHITE	 ⑩	PREFINISHED GLASS RAILING SYSTEM MANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED



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Scale : As indicated

23-030

Rand Developments

Building 2

415 Oxford Street West
London Ontario

Side Elevation - West

2023.12.21

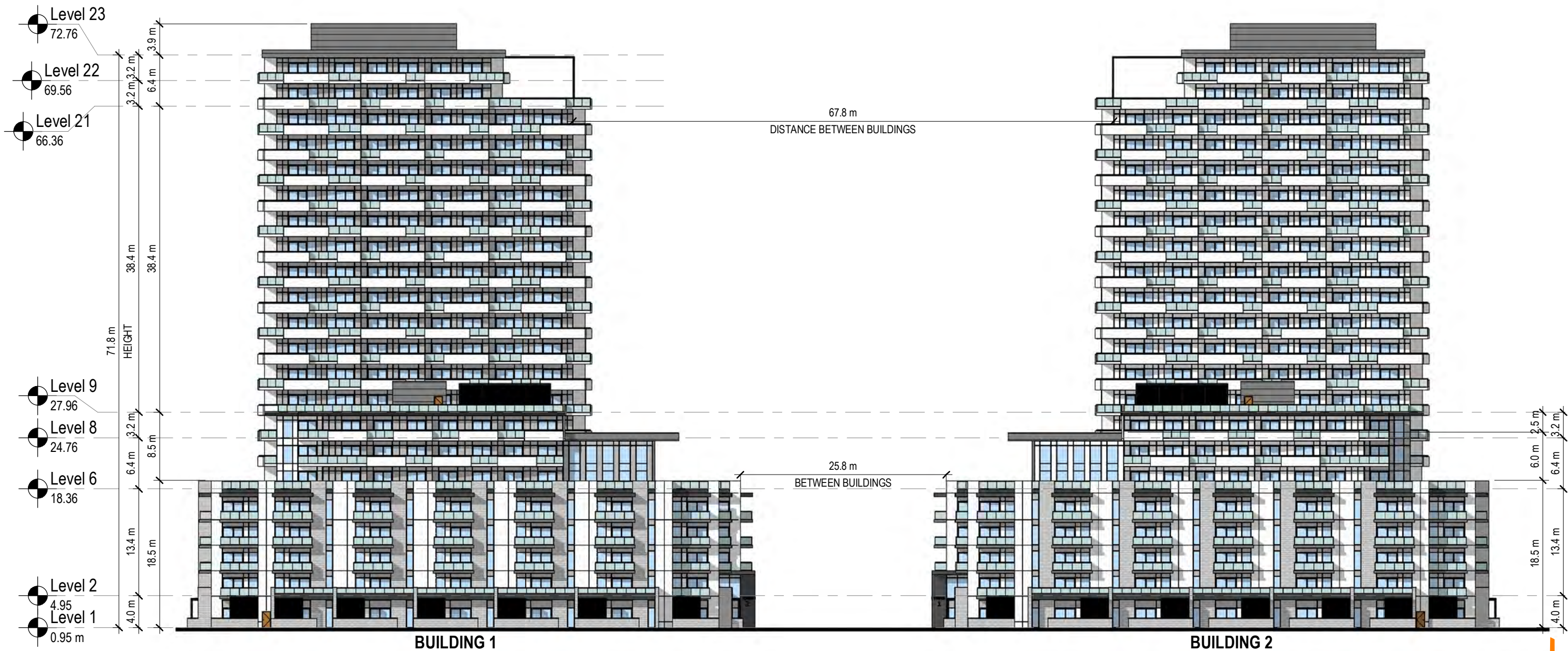
SD5.8

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Scale : 1 : 500

23-030 Rand Developments

Building 1 & 2 | 415 Oxford Street West
London Ontario

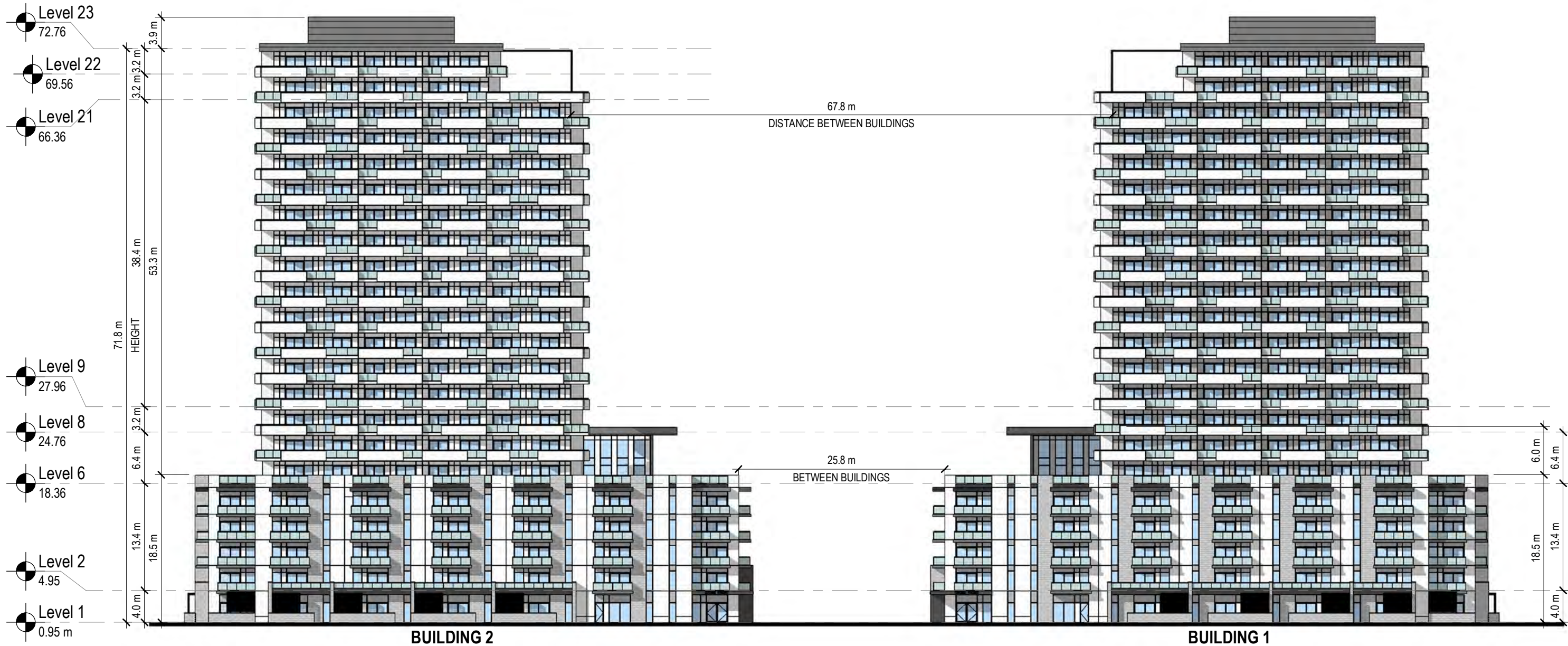
Building 1 & 2 North Elevation

2023.12.21 SD6.1

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Scale : 1 : 500

23-030

Rand Developments

Building 1 & 2

415 Oxford Street West
London Ontario

Building 1 & 2 South Elevation

2023.12.21

SD6.2

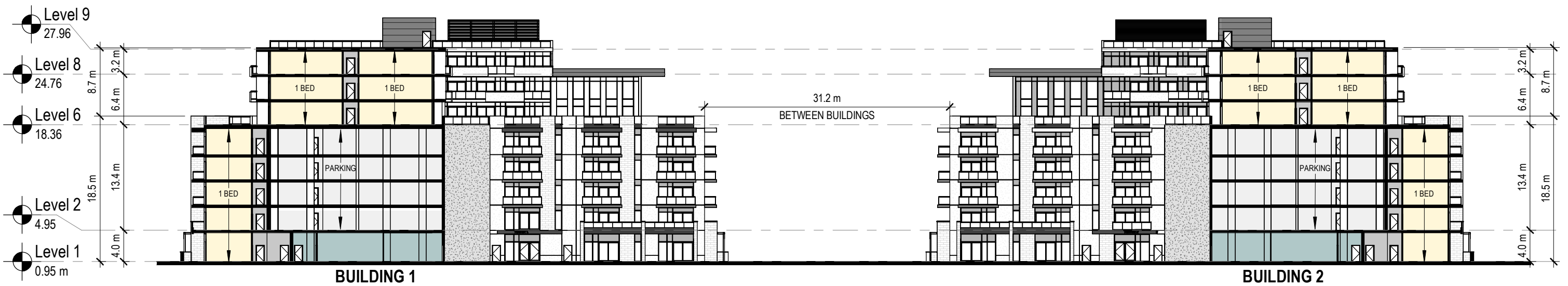
zedd

ARCHITECTURE

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Exterior Finish Legend			
Symbol	Area Type	Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE		2 BEDROOM
	PARKING		AMENITY
	CIRCULATION		COMERCIAL
	1 BEDROOM		OFFICE

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SECTION LOOKING NORTH

Scale : As indicated

23-030

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Building 1 & 2

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Building 1 & 2 Section 01









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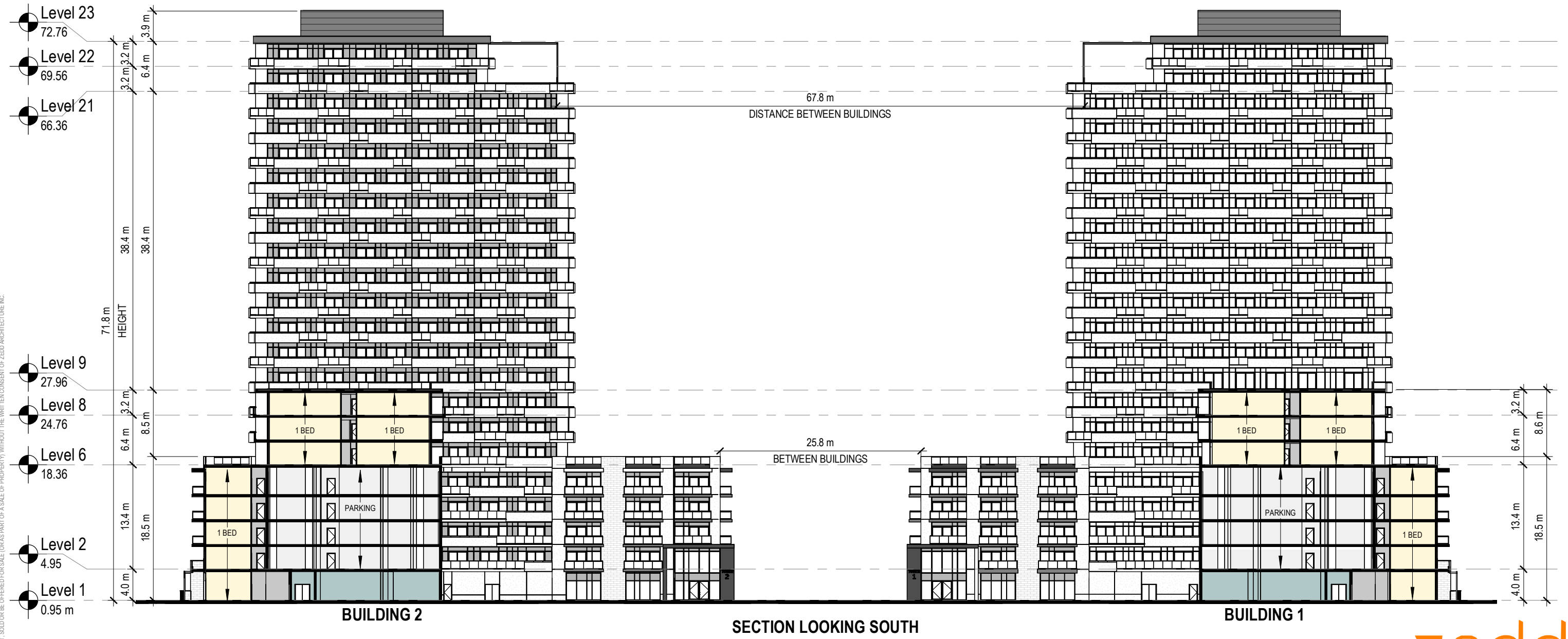
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Exterior Finish Legend			
Symbol	Area Type	Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE		2 BEDROOM
	PARKING		AMENITY
	CIRCULATION		COMERCIAL
	1 BEDROOM		OFFICE



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Building 1 & 2

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Building 1 & 2 Section 02

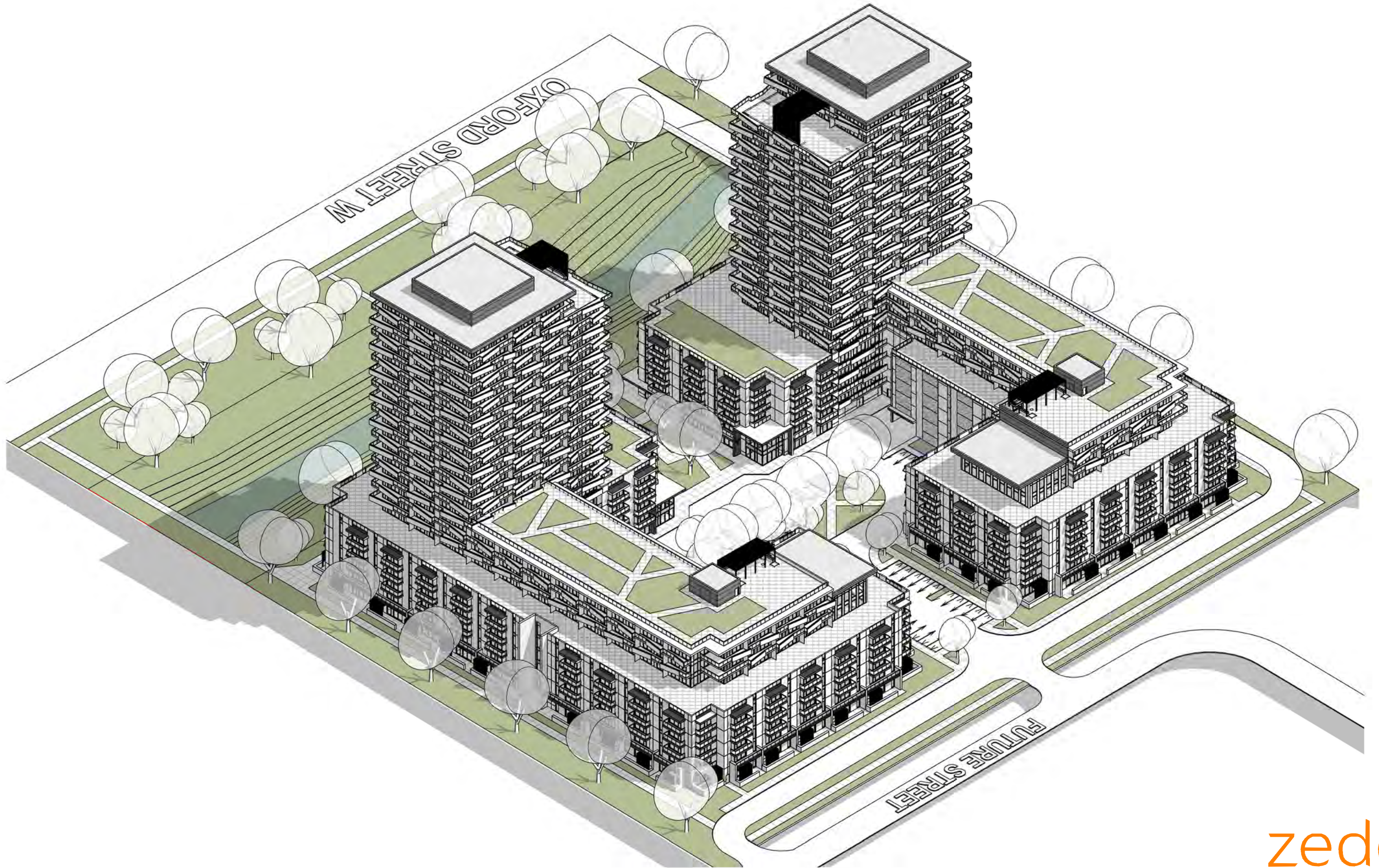
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Scale :

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3d - Axo

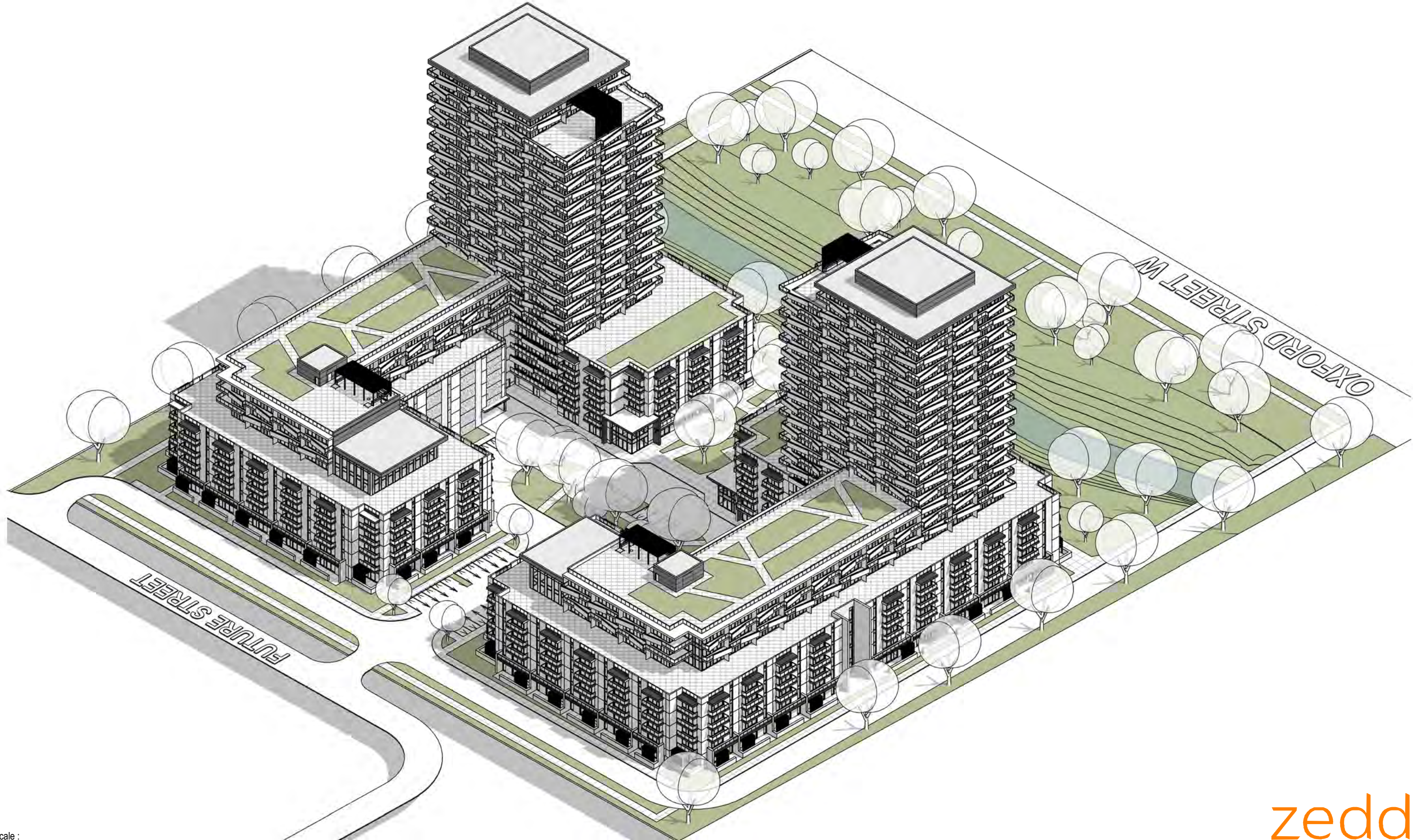
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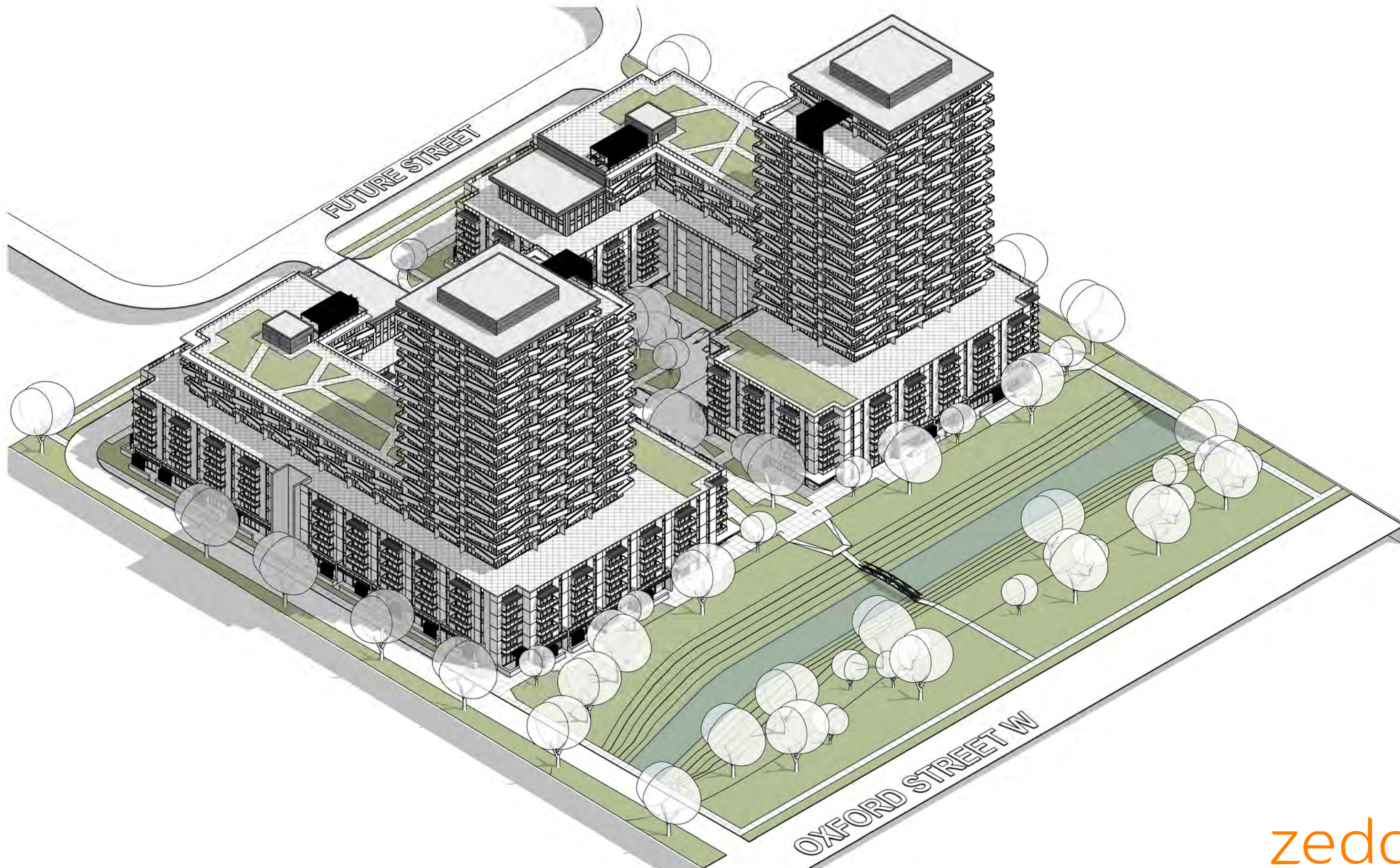
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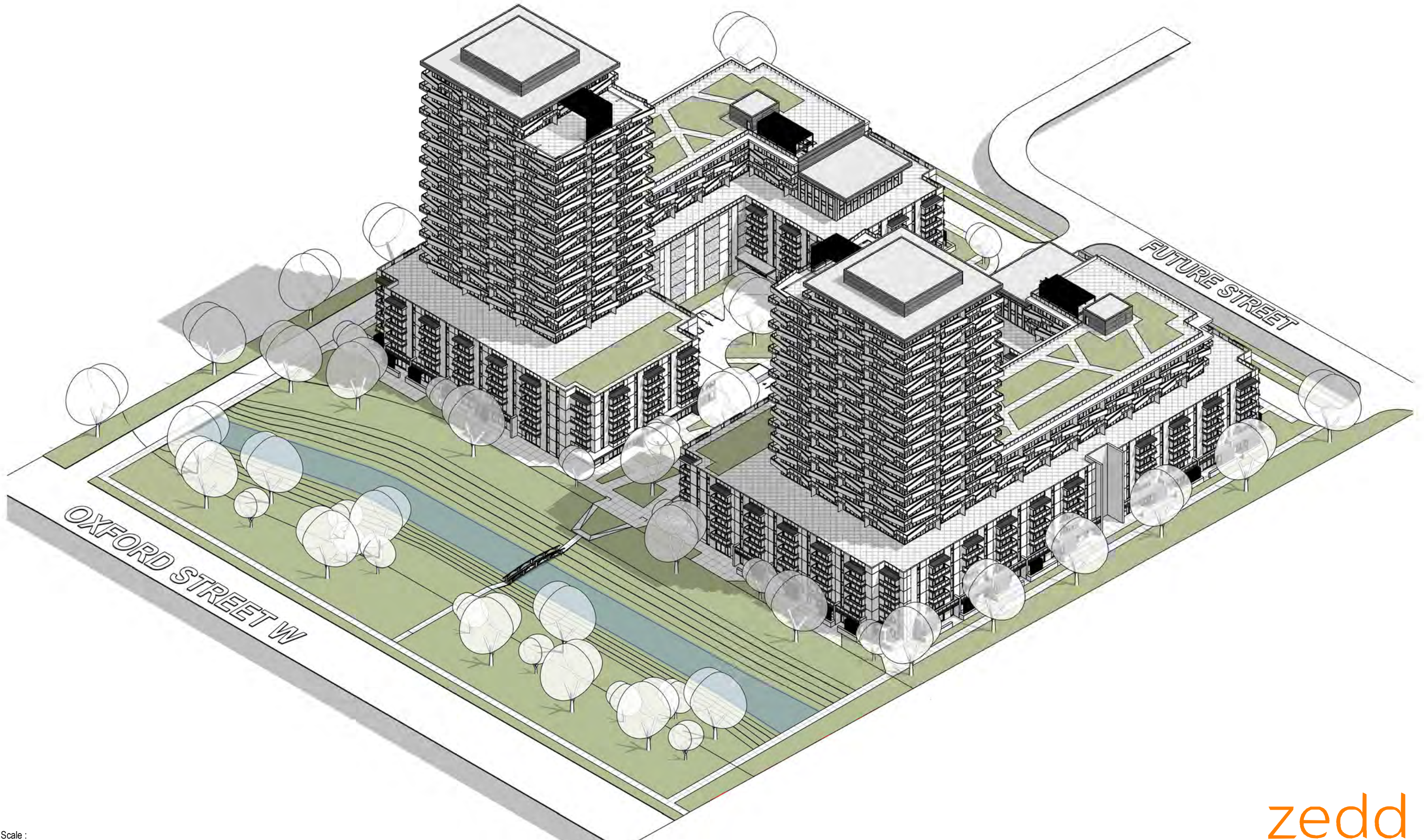
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VIEW FROM FUTURE STREET

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Rand Developments

Building 1 & 2

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Perspective View

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INTERIOR GREEN AREA AND PARKING

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VIEW FROM FUTURE STREET TO BUILDING 2

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INTERIOR GREEN AREA AND PARKING

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BUILDING 2 AMENITY TERRACE IN 9TH FLOOR

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BALCONIES DETAIL

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VIEW FROM FUTURE STREET

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VIEW FROM OXFORD STREET BRIDGE

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VIEW FROM OXFORD STREET TO BUILDING 1

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VIEW OF BUILDING 1 STORE FRONT AND APPARTMENTS

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