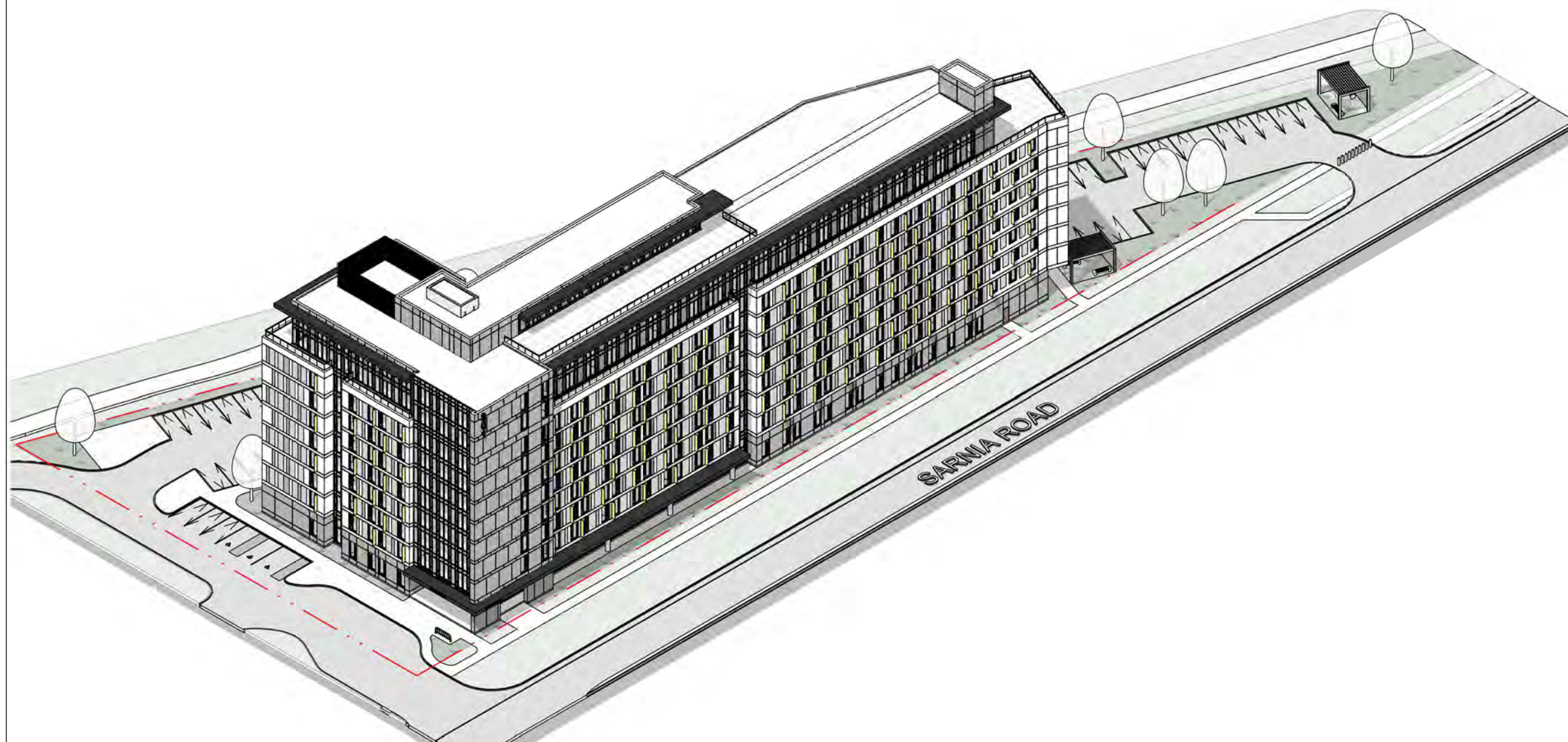


Schematic Design

801 Sarnia Road

22-017

2025-01-28



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SD0.0	Cover Sheet	SD4.12	3D - Axo	SD6.6	Shadow Study April 21 - 13 02	SD6.21	Shadow Study June 21 - 9 16	SD6.34	Shadow Study September 21 - 11 41
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SD4.11	3D - Axo	SD6.5	Shadow Study April 21 - 12 02	SD6.20	Shadow Study June 21 - 8 16				

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Building Stats											
Floor Level	Floor Area (Sqm)	Floor Area (Sqft)	Total Units	Unit Types							
				Type A - 9%	Type B - 6%	Type B - BF	Type C - 49%	Type C - BF	Type D - 28%	Type D - BF	Type E - 8%
10	1826	19658	18	1	1	1	11	1	2	1	0
9	1826	19658	17	1	1	0	11	1	2	1	0
8	2116	22778	20	2	0	1	8	1	5	1	2
7	2116	22778	20	2	0	1	8	1	5	1	2
6	2116	22778	20	2	0	1	8	1	5	1	2
5	2116	22778	20	2	0	1	8	1	5	1	2
4	2116	22778	20	2	0	1	8	1	5	1	2
3	2116	22778	20	2	0	1	8	1	5	1	2
2	2116	22778	20	2	0	1	8	1	5	1	2
1 (GRADE)	1938	20860	7	0	0	0	2	1	2	1	1
-1	490	5285									

GROSS TOTAL 20402m² 219622m² 182 16 2 8 80 10 41 10 15

* UNDERGROUND NOT INCLUDED IN GROSS TOTAL

15% OF 182 UNITS = 27.3 = **28 BARRIER FREE UNITS**

General & Parking Stats						
Item	Total Parking	B.F Parking REQ.* (Incl. Total)	Visitor Parking (Incl. Total)	Bicycle Total REQ. (Short Term)	Bicycle Total REQ. (Long Term)	Bicycle Retail Total REQ. (Short Term)
Ground	91	3	0	16	166	0
Total	91	3	0	16	166	0

*Barrier-free Parking Types:
 (Type A): 3.4m x 5.6m and 1.5m wide access aisle provided
 (Type B): 2.75m x 5.6m

Scale :

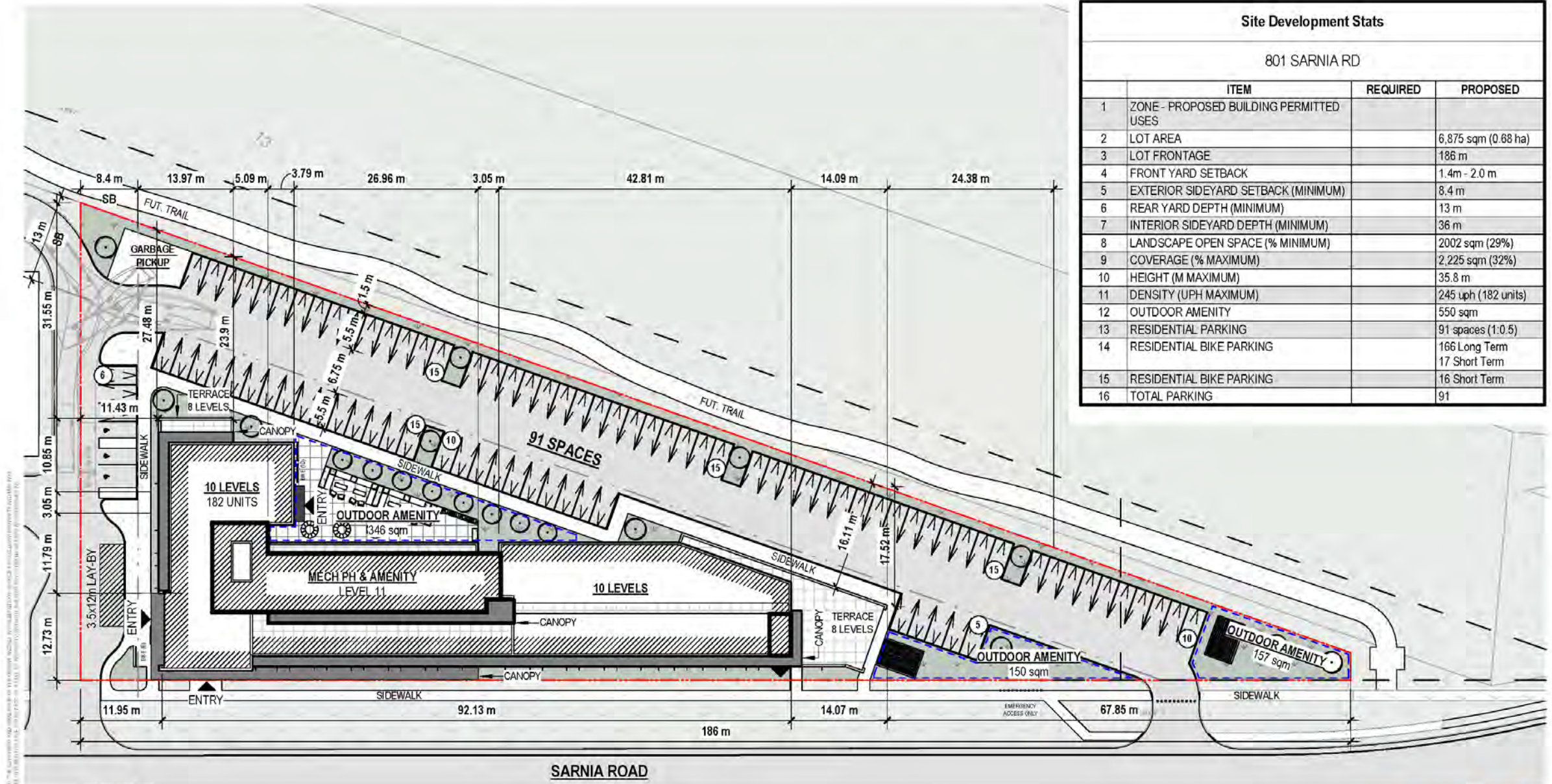


SITE CONTEXT

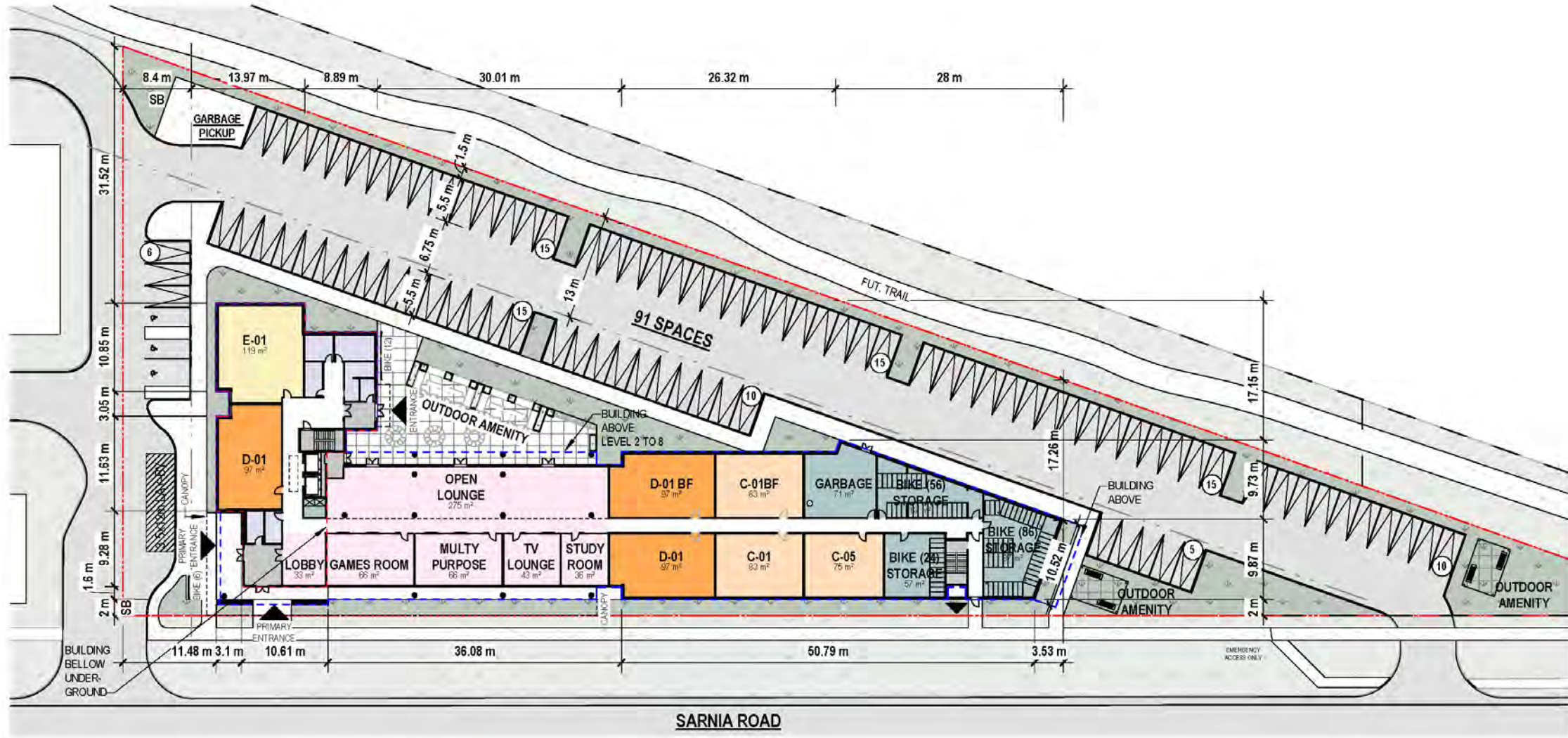


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Site Development Stats			
801 SARNIA RD			
	ITEM	REQUIRED	PROPOSED
1	ZONE - PROPOSED BUILDING PERMITTED USES		
2	LOT AREA		6,875 sqm (0.68 ha)
3	LOT FRONTAGE		186 m
4	FRONT YARD SETBACK		1.4m - 2.0 m
5	EXTERIOR SIDEYARD SETBACK (MINIMUM)		8.4 m
6	REAR YARD DEPTH (MINIMUM)		13 m
7	INTERIOR SIDEYARD DEPTH (MINIMUM)		36 m
8	LANDSCAPE OPEN SPACE (% MINIMUM)		2002 sqm (29%)
9	COVERAGE (% MAXIMUM)		2,225 sqm (32%)
10	HEIGHT (M MAXIMUM)		35.8 m
11	DENSITY (UPH MAXIMUM)		245 uph (182 units)
12	OUTDOOR AMENITY		550 sqm
13	RESIDENTIAL PARKING		91 spaces (1:0.5)
14	RESIDENTIAL BIKE PARKING		166 Long Term 17 Short Term
15	RESIDENTIAL BIKE PARKING		16 Short Term
16	TOTAL PARKING		91



Scale : 1 : 550



SARNIA ROAD

Room Legend			
Symbol	Area Type	Symbol	Area Type
	SERVICE, MEP, GARBAGE AND BIKE STORAGE		TYPE - D
	CIRCULATION		TYPE - E
	TYPE - A		AMENITY
	TYPE - B		COMMERCIAL
	TYPE - C		OFFICE

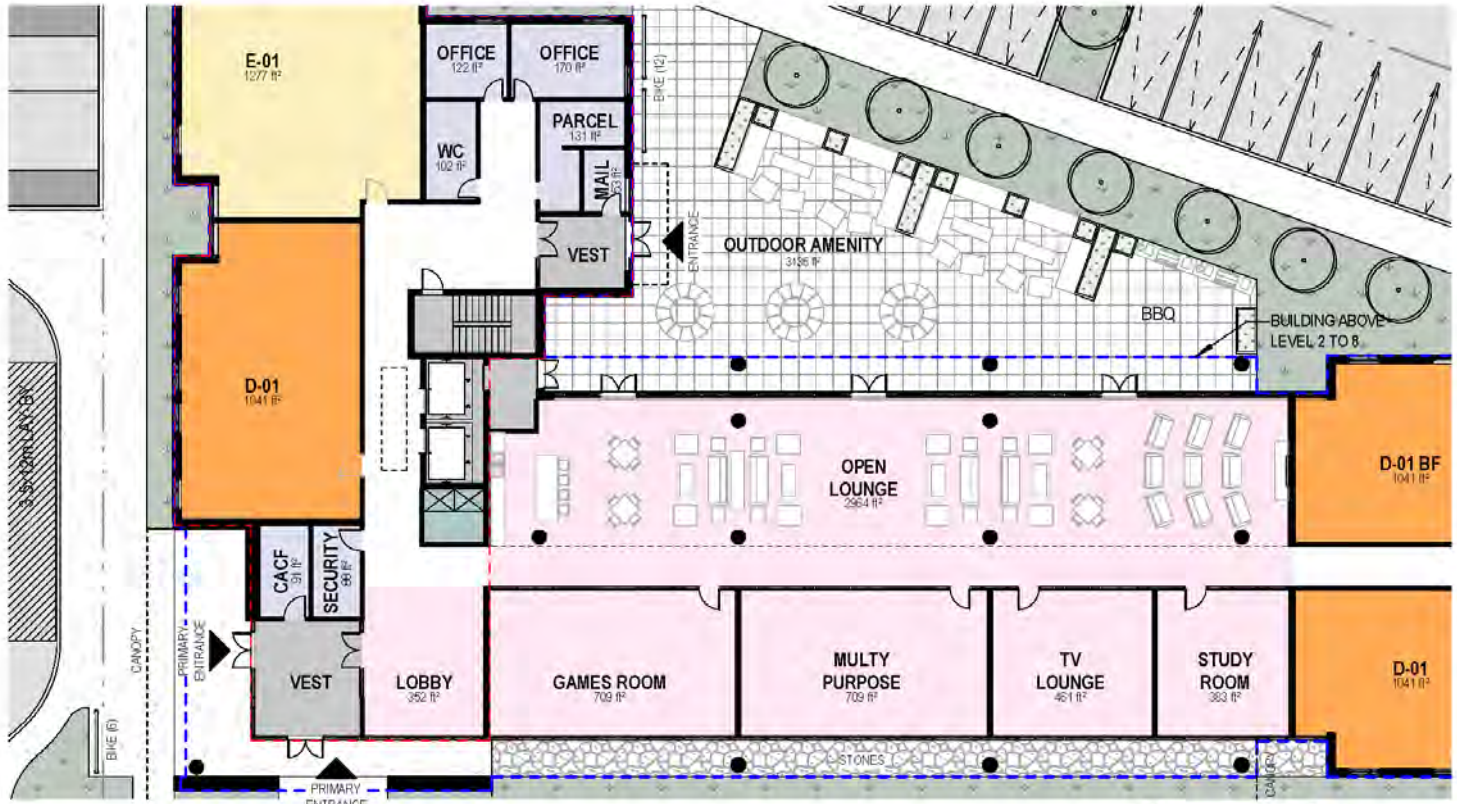
Annotation Legend	
Symbol	Description
	SITE PROPERTY LYNE
	BUILDING ABOVE
	BUILDING BELLOW

LEVEL 1
 9 UNITS
 20,860 ft² (1,938 m²)

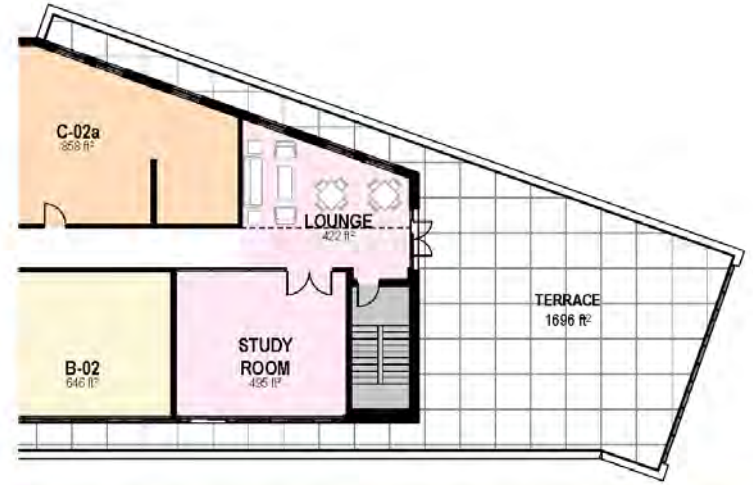


Scale: 1 : 500





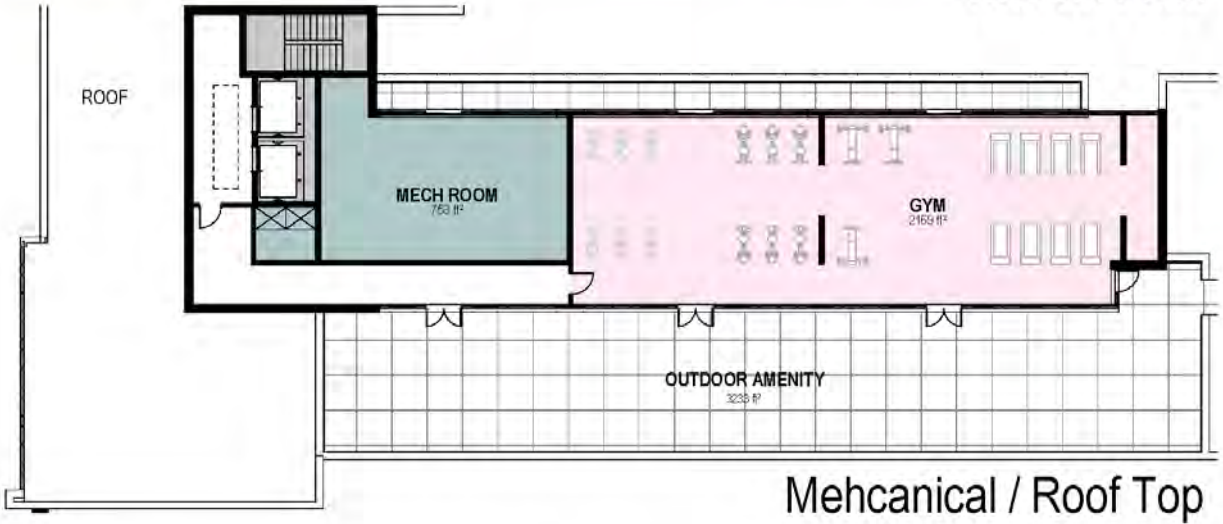
Ground Floor



Level 9

AMENITY TOTALS

INDOOR	8664 FT ² (805 M ²)
OUTDOOR TERRACES	4929 FT ² (458 M ²)
OUTDOOR GROUND	653 FT ² (61 M ²)
TOTAL	14246 FT² (1323 M²)



Mehcanical / Roof Top

Room Legend				Annotation Legend	
Symbol	Area Type	Symbol	Area Type	Symbol	Description
	SERVICE, MEP, GARBAGE, AND BIKE STORAGE		TYPE - D		SITE PROPERTY LINE
	CIRCULATION		TYPE - E		BUILDING ABOVE
	TYPE - A		AMENITY		BUILDING BELOW
	TYPE - B		COMMERCIAL		
	TYPE - C		OFFICE		



Scale : As indicated



Scale : 1 : 350

22-017

Schematic Design

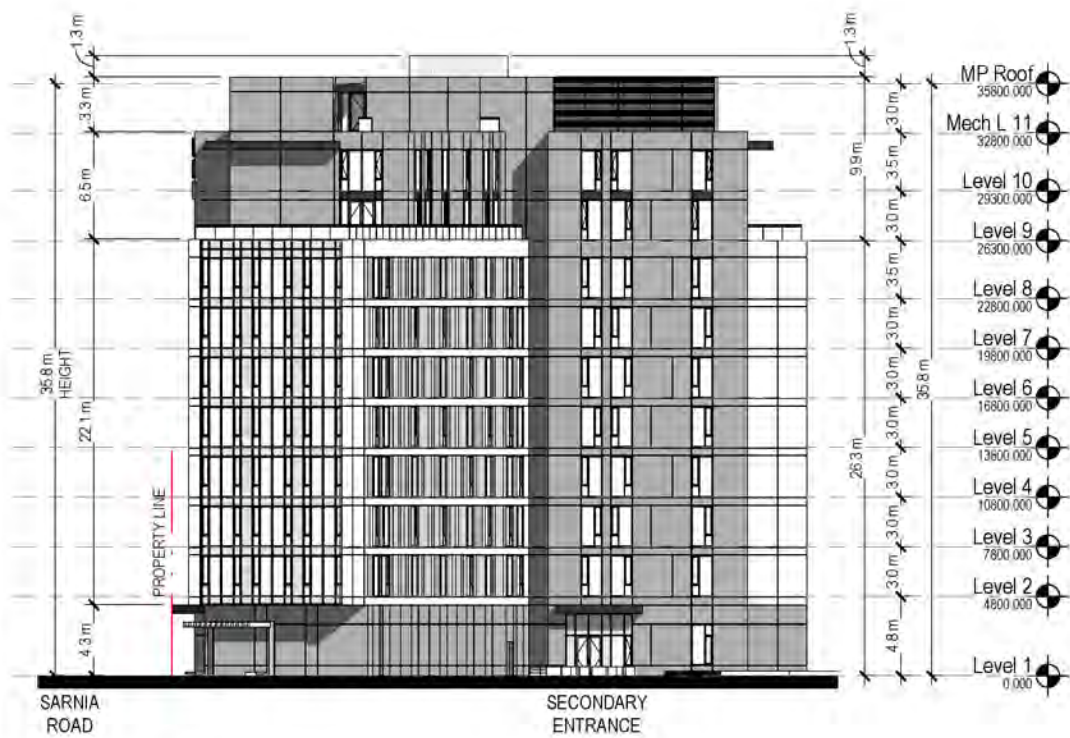
801 Sarnia Road

Elevation - South (Black & White)

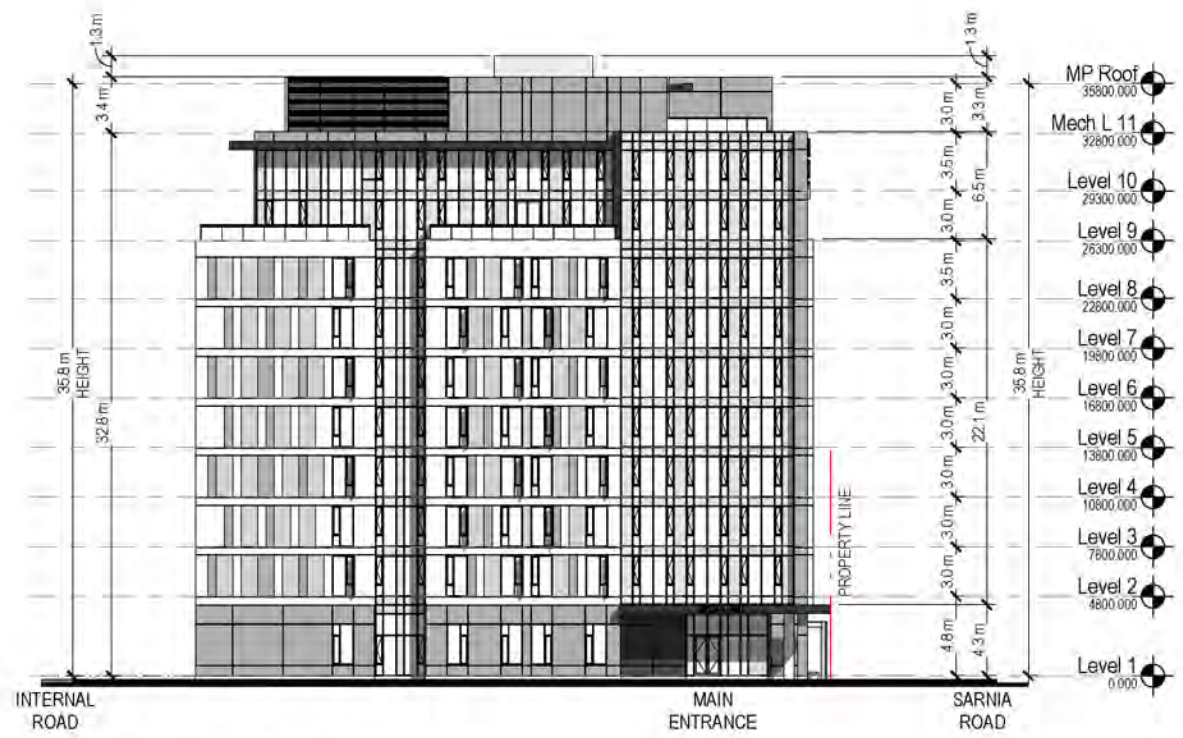
2024-09-10

SD4.1





East Elevation



West Elevation

Scale : 1 : 350



Scale : 1 : 350

Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
①	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: CHARCOAL BLACK	⑤	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: BLUE
②	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: ANTRACITE GREY	⑥	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: DARK GREY
③	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: SILVERGREY	⑦	PREFINISHED WINDOW/ DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
④	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: IVORY WHITE	⑧	PREFINISHED GLASS RAILING SYSTEM MANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED
⑨	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: DARK GREY	⑨	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: DARK GREY

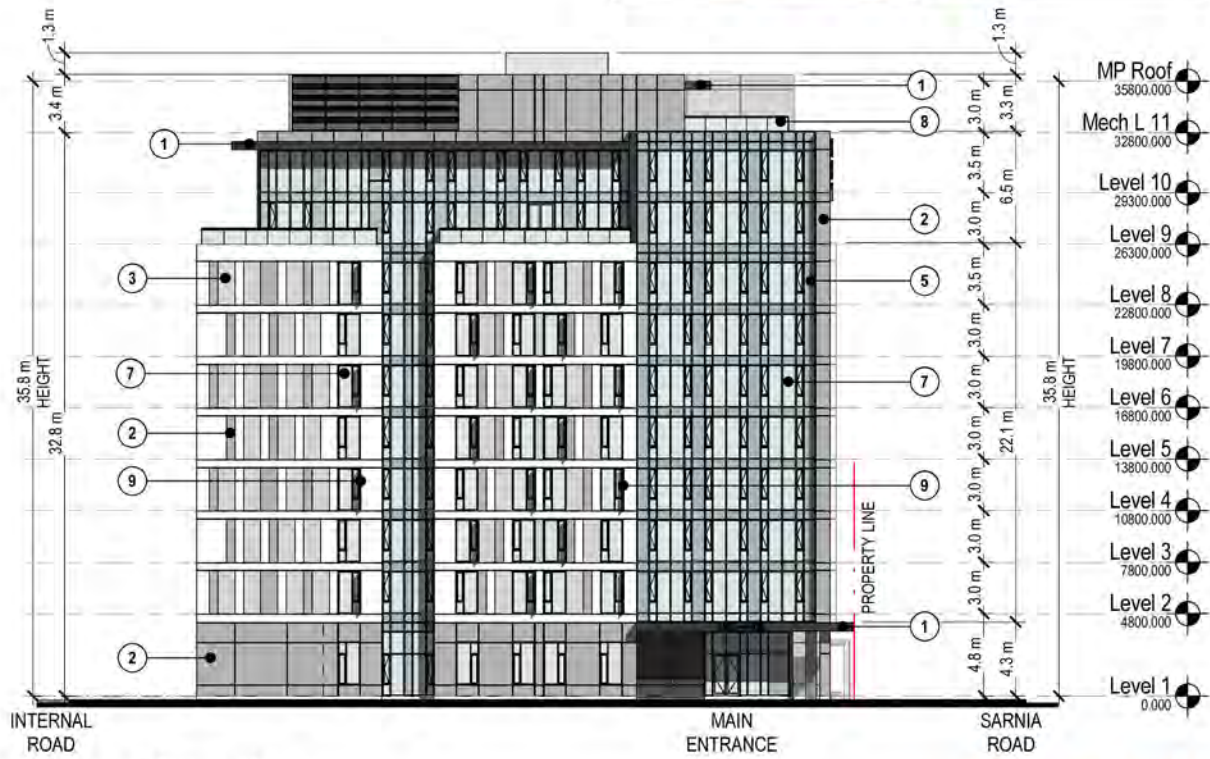


Scale : 1 : 350

Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
①	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: CHARCOAL BLACK	⑤	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: BLUE
②	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: ANTRACITE GREY	⑥	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: DARK GREY
③	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: SILVERGREY	⑦	PREFINISHED WINDOW DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
④	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: IVORY WHITE	⑧	PREFINISHED GLASS RAILING SYSTEM MANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED
⑨	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: IVORY WHITE	⑨	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: DARK GREY



East Elevation - Color



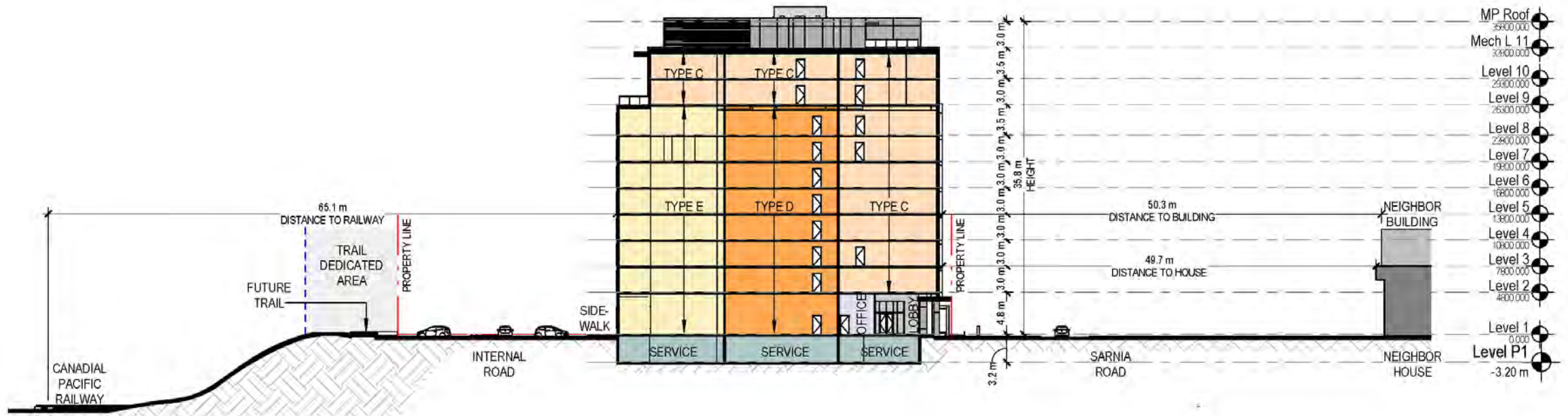
West Elevation

Scale: 1:350

Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
①	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: CHARCOAL BLACK	⑤	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: BLUE
②	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: ANTRACITE GREY	⑥	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: DARK GREY
③	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: SILVERGREY	⑦	PREFINISHED WINDOW/DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
④	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: IVORY WHITE	⑧	PREFINISHED GLASS RAILING SYSTEM/MANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED
⑨	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: DARK GREY	⑨	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: DARK GREY



Scale: 1 : 350



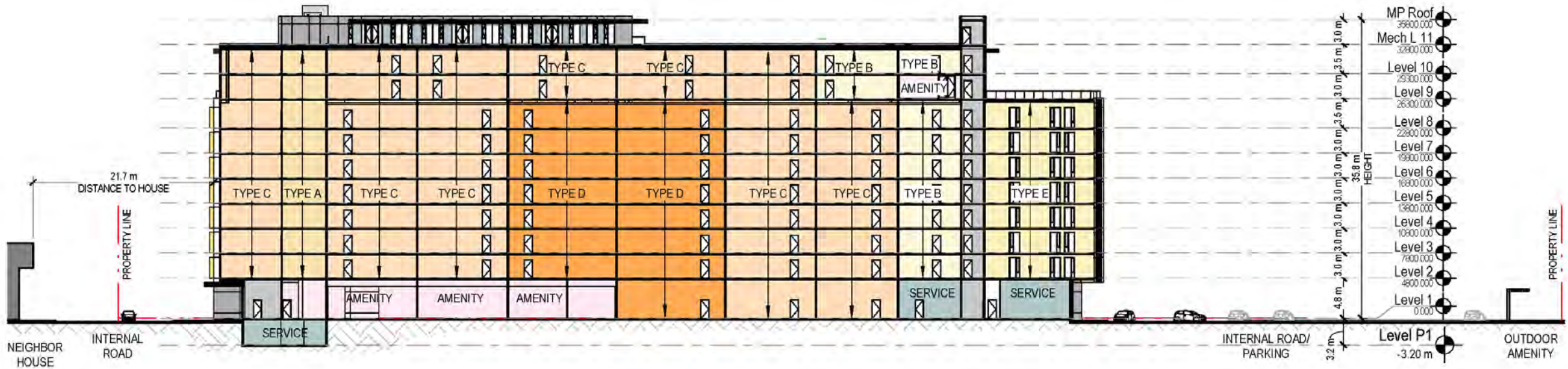
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- Mech L 11 3900.000
- Level 10 2900.000
- Level 9 2600.000
- Level 8 2300.000
- Level 7 1900.000
- Level 6 1600.000
- Level 5 1300.000
- Level 4 1000.000
- Level 3 700.000
- Level 2 400.000
- Level 1 0.000
- Level P1 -3.20 m

Room Legend			
Symbol	Area Type	Symbol	Area Type
[Green Box]	SERVICE, MEP, GARBAGE, AND BIKE STORAGE	[Orange Box]	TYPE - D
[Grey Box]	CIRCULATION	[Yellow Box]	TYPE - E
[Light Green Box]	TYPE - A	[Pink Box]	AMENITY
[Light Yellow Box]	TYPE - B	[Light Blue Box]	COMMERCIAL
[Light Orange Box]	TYPE - C	[Light Grey Box]	OFFICE

Scale: 1 : 450



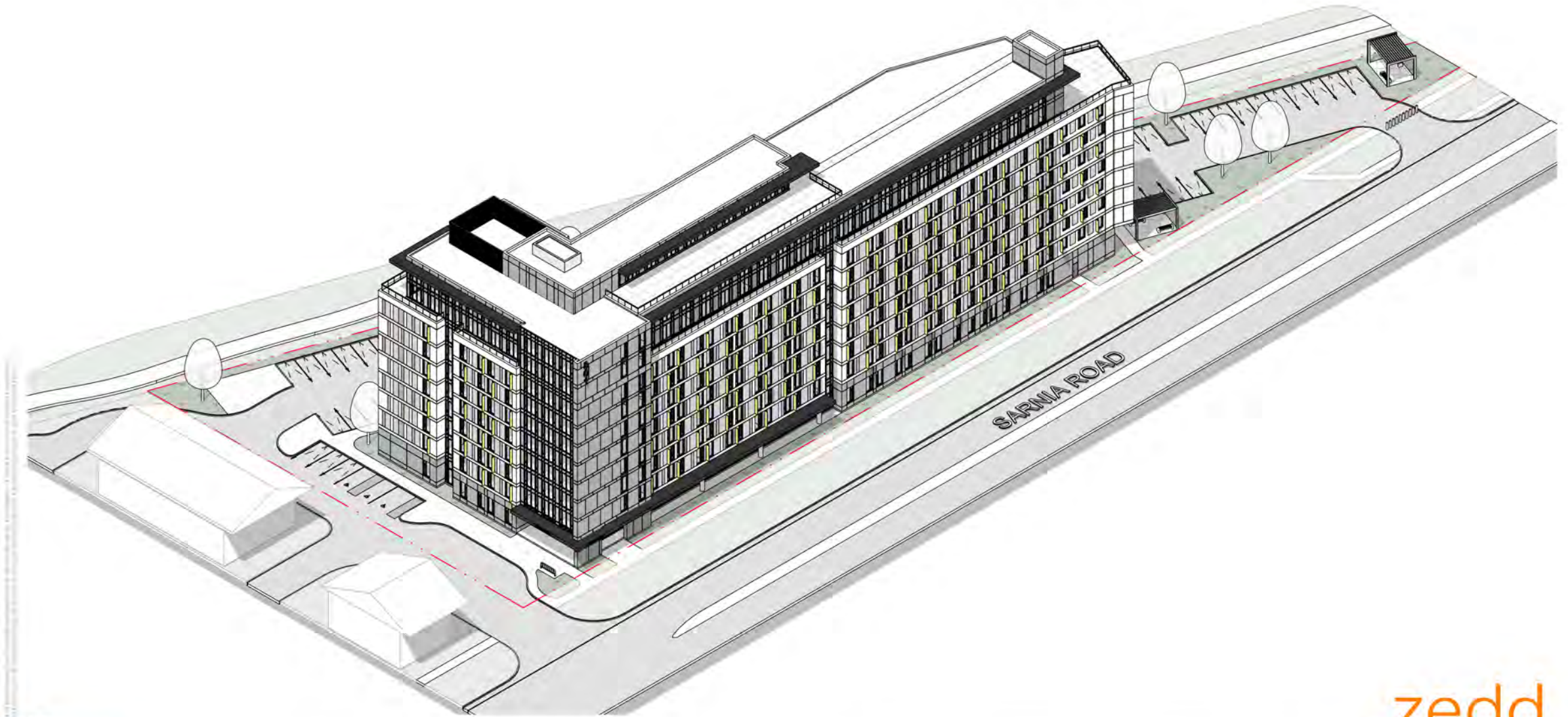
2427 meadow street london ontario n6t 2t7 519 210 0322
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Room Legend			
Symbol	Area Type	Symbol	Area Type
	SERVICE, MEP, GARBAGE AND BIKE STORAGE		TYPE - D
	CIRCULATION		TYPE - E
	TYPE - A		AMENITY
	TYPE - B		COMMERCIAL
	TYPE - C		OFFICE

Scale: 1 : 450





Scale :

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3D - Axo

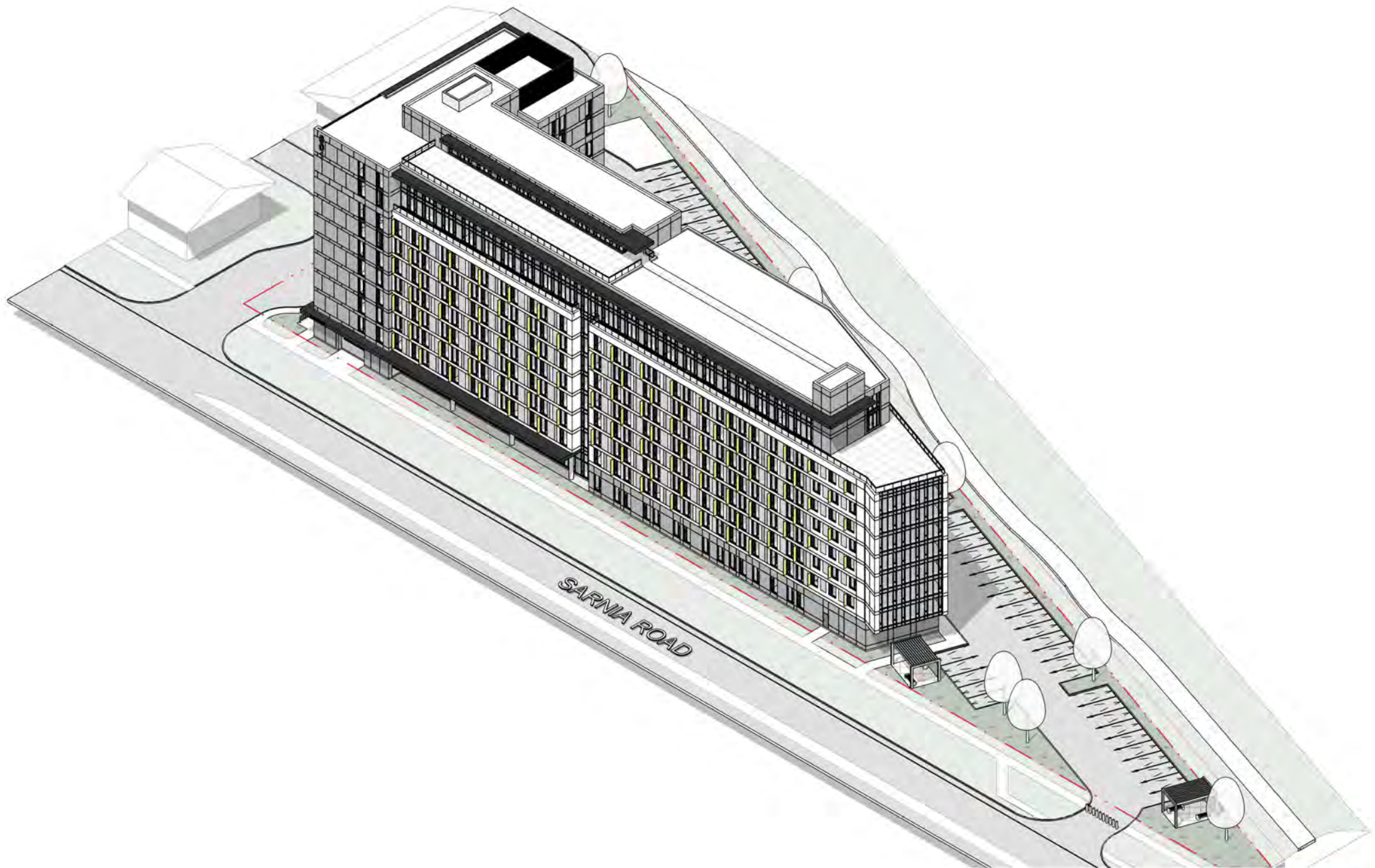
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SD4.9

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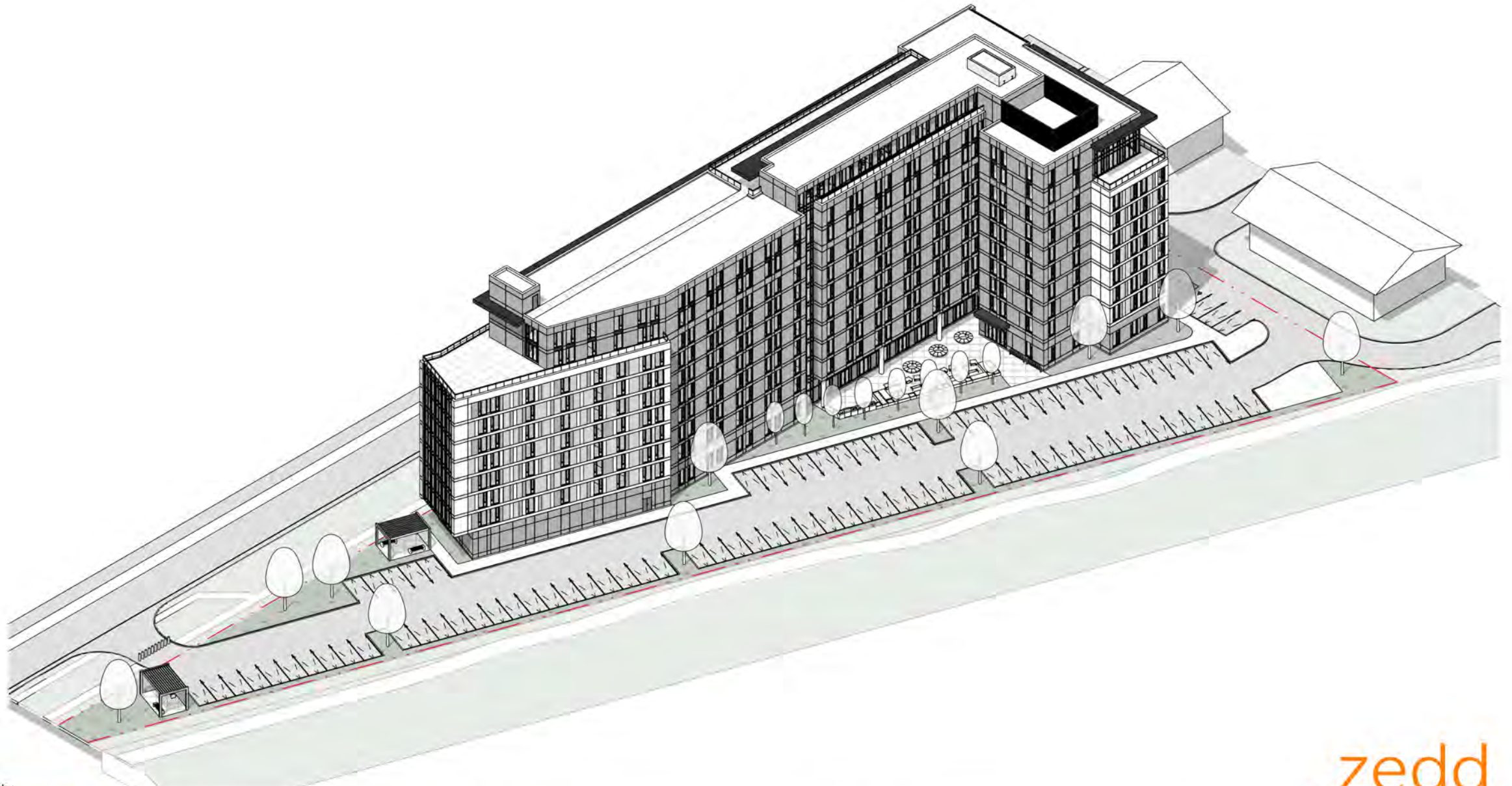
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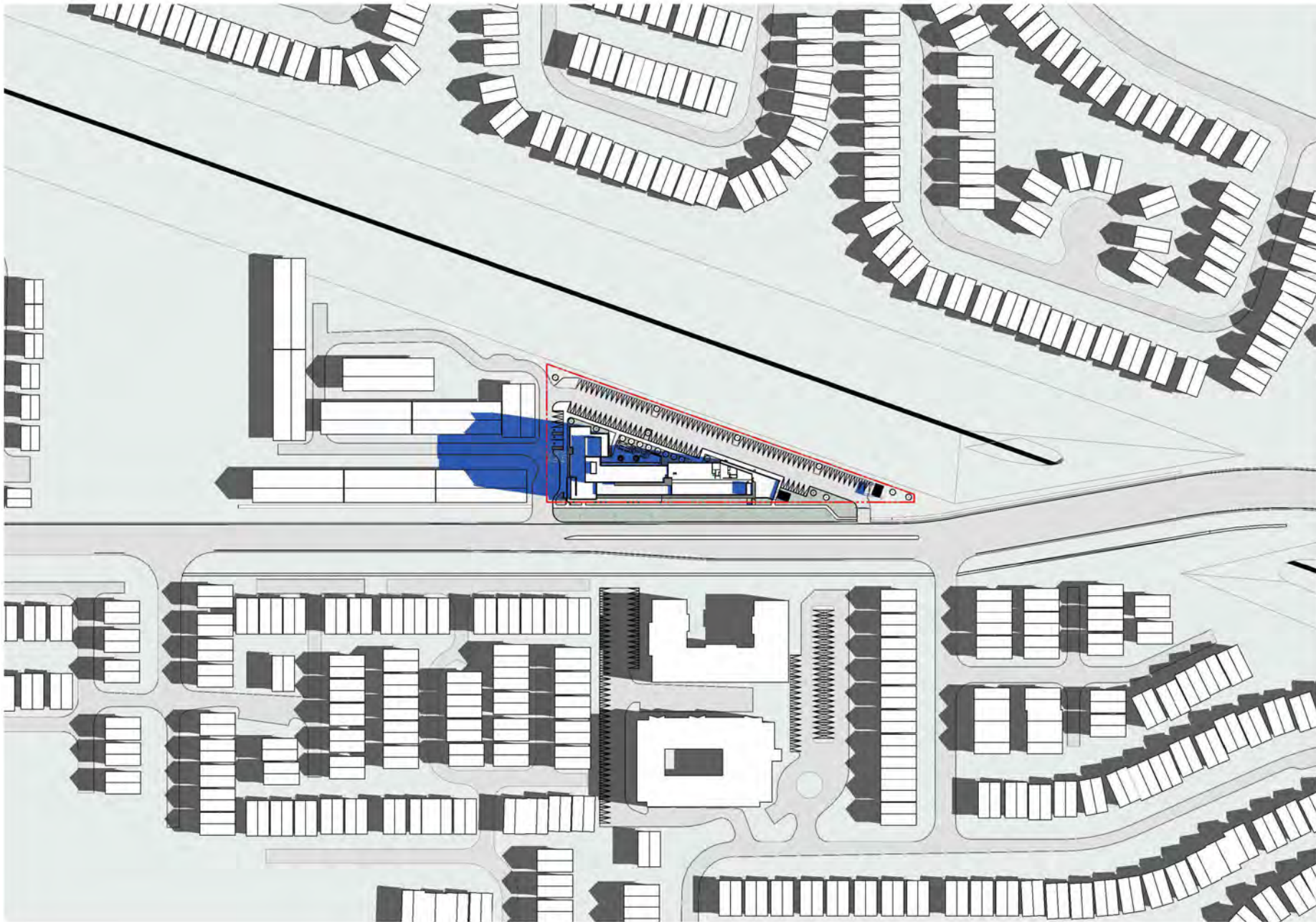
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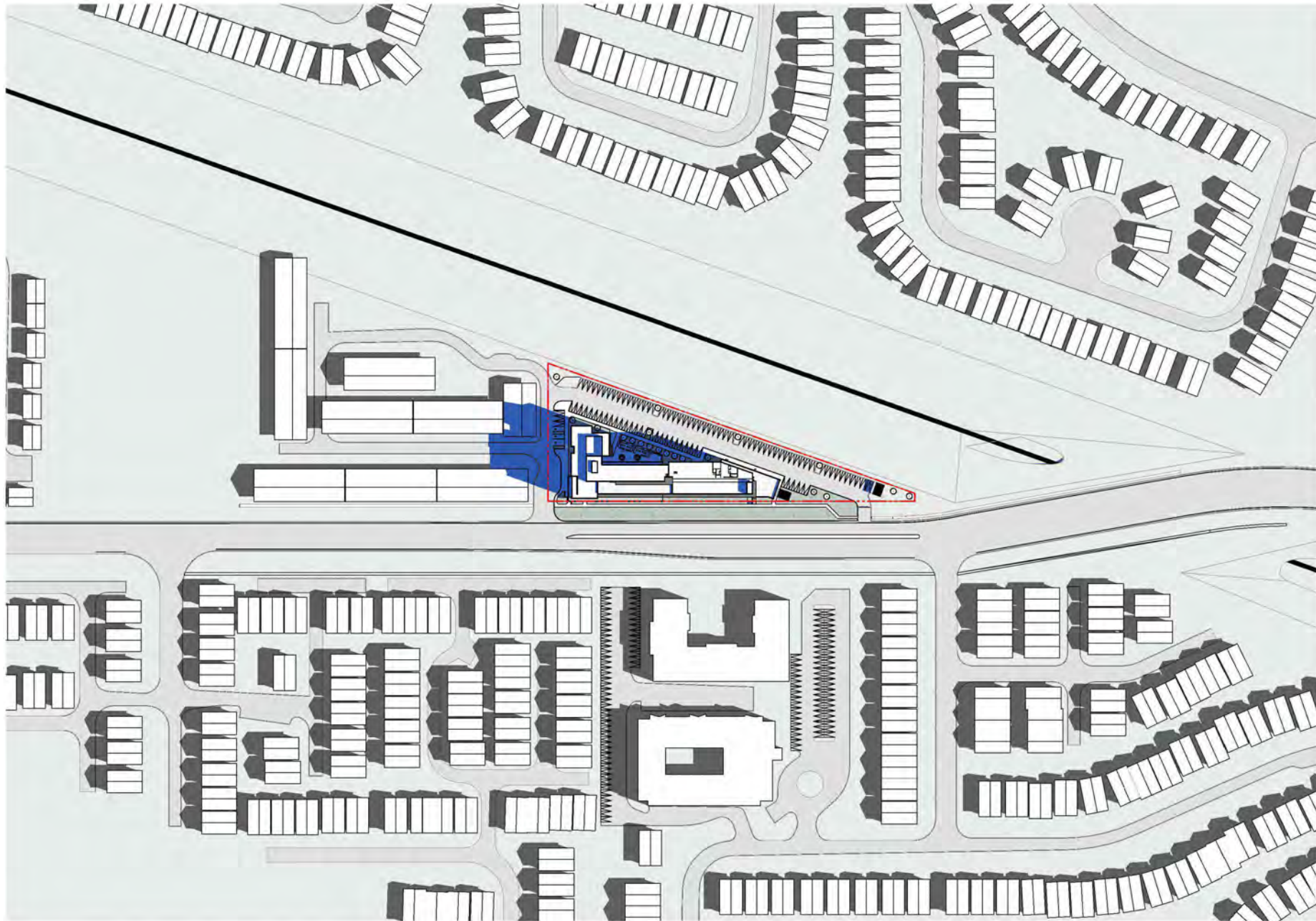
Schematic Design

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Shadow Study April 21 - 08 02

2024-07-15

SD6.1



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Schematic Design

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Shadow Study April 21 - 09 02

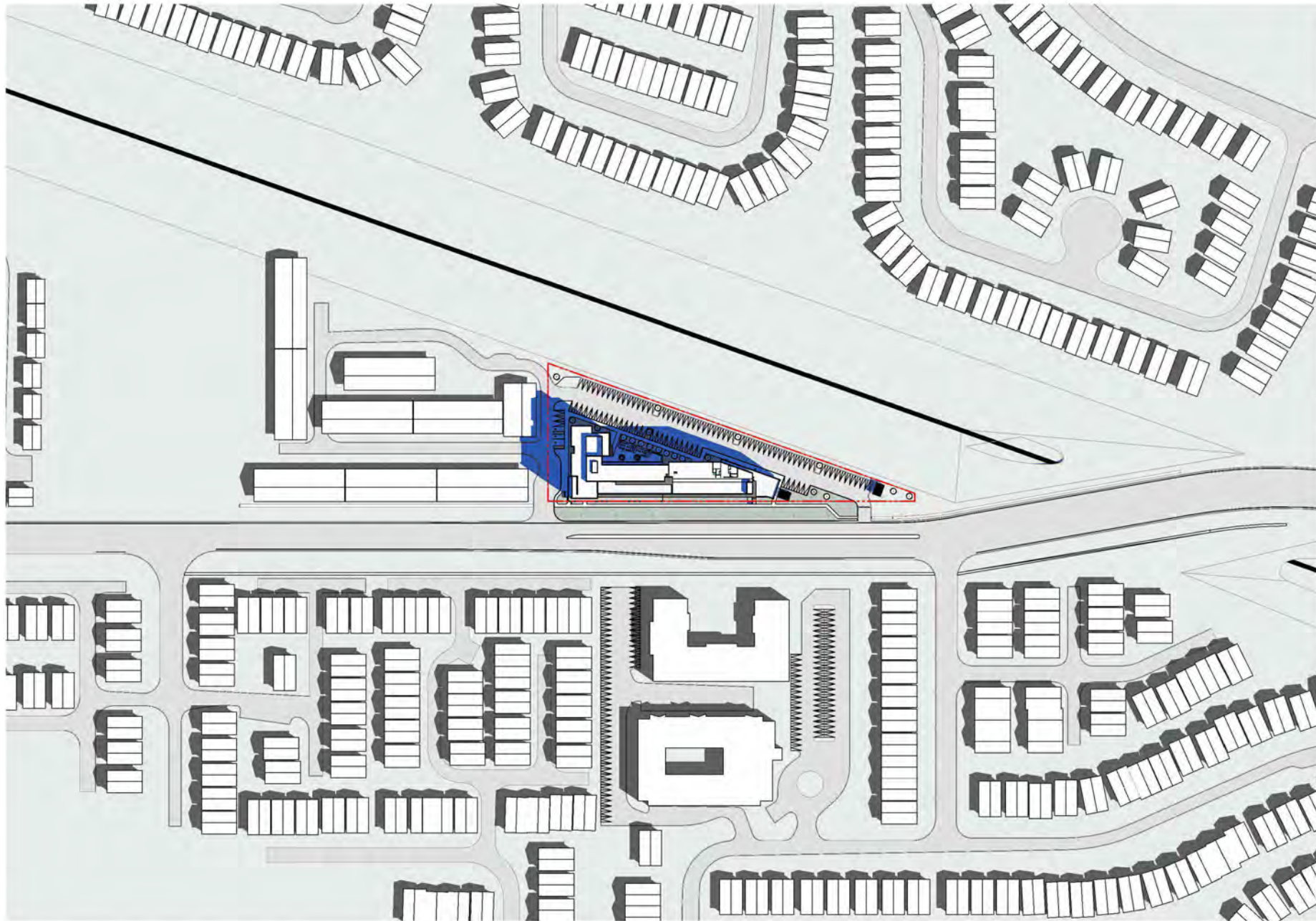
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Shadow Study April 21 - 10 02

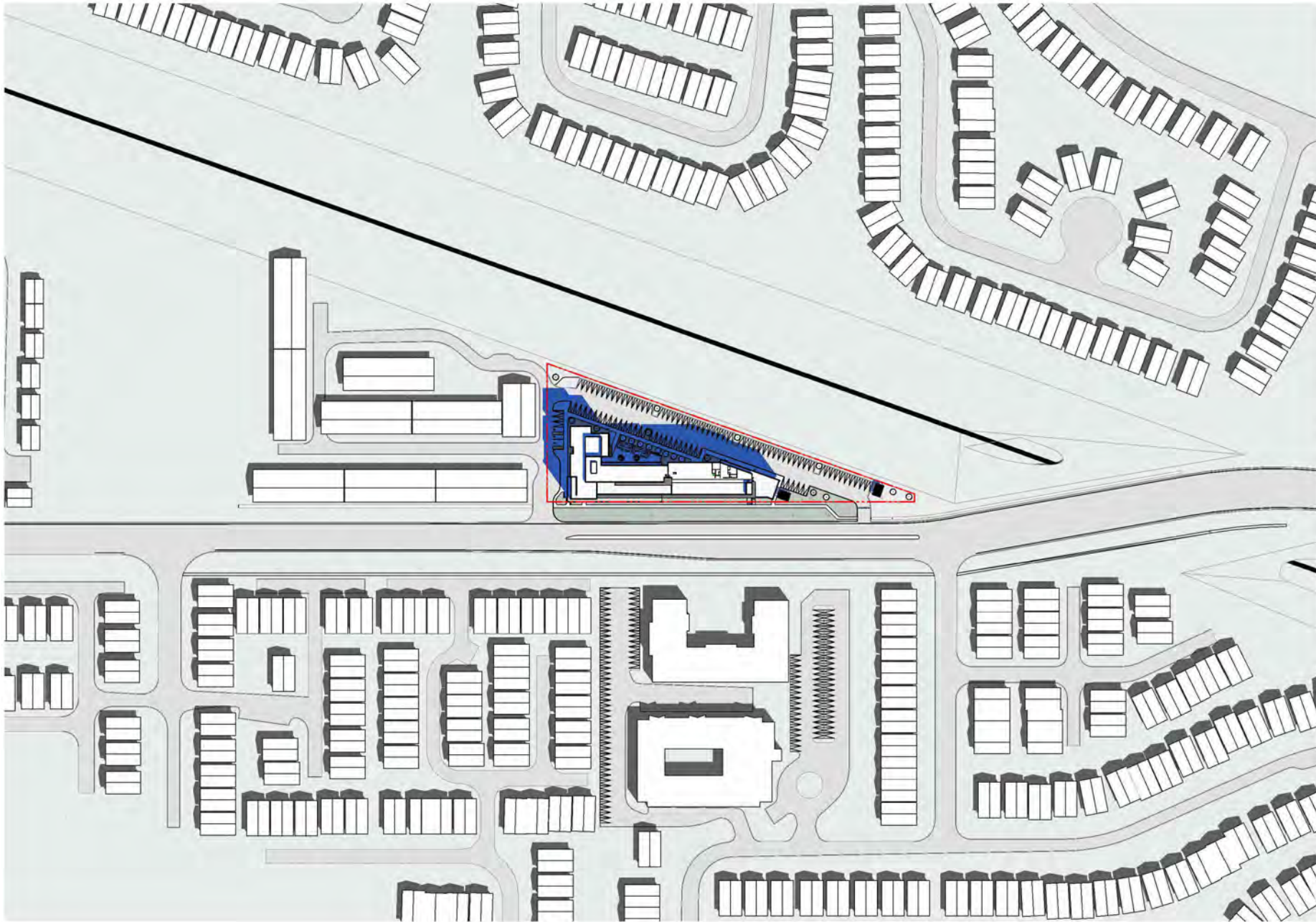
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Shadow Study April 21 - 11 02

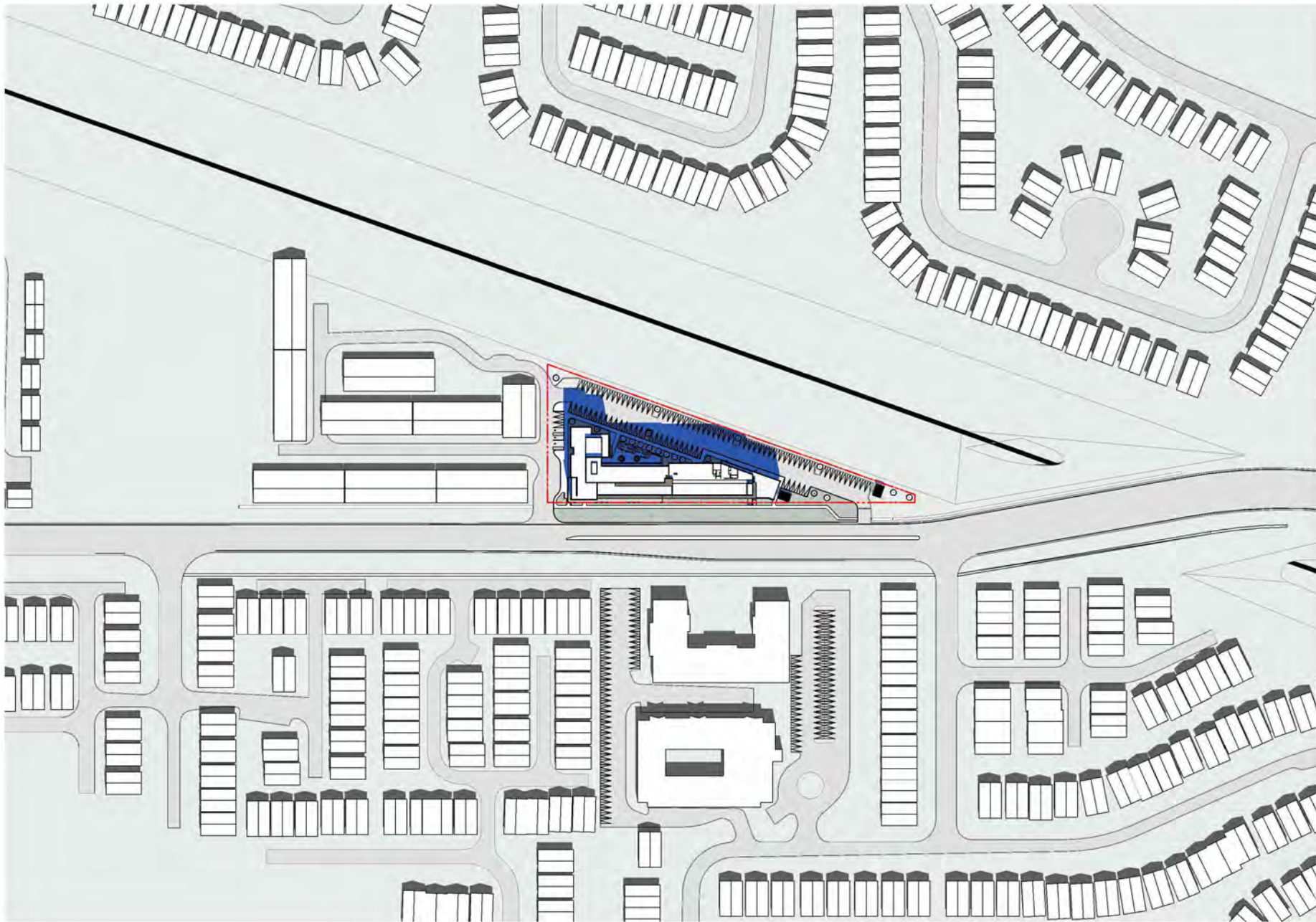
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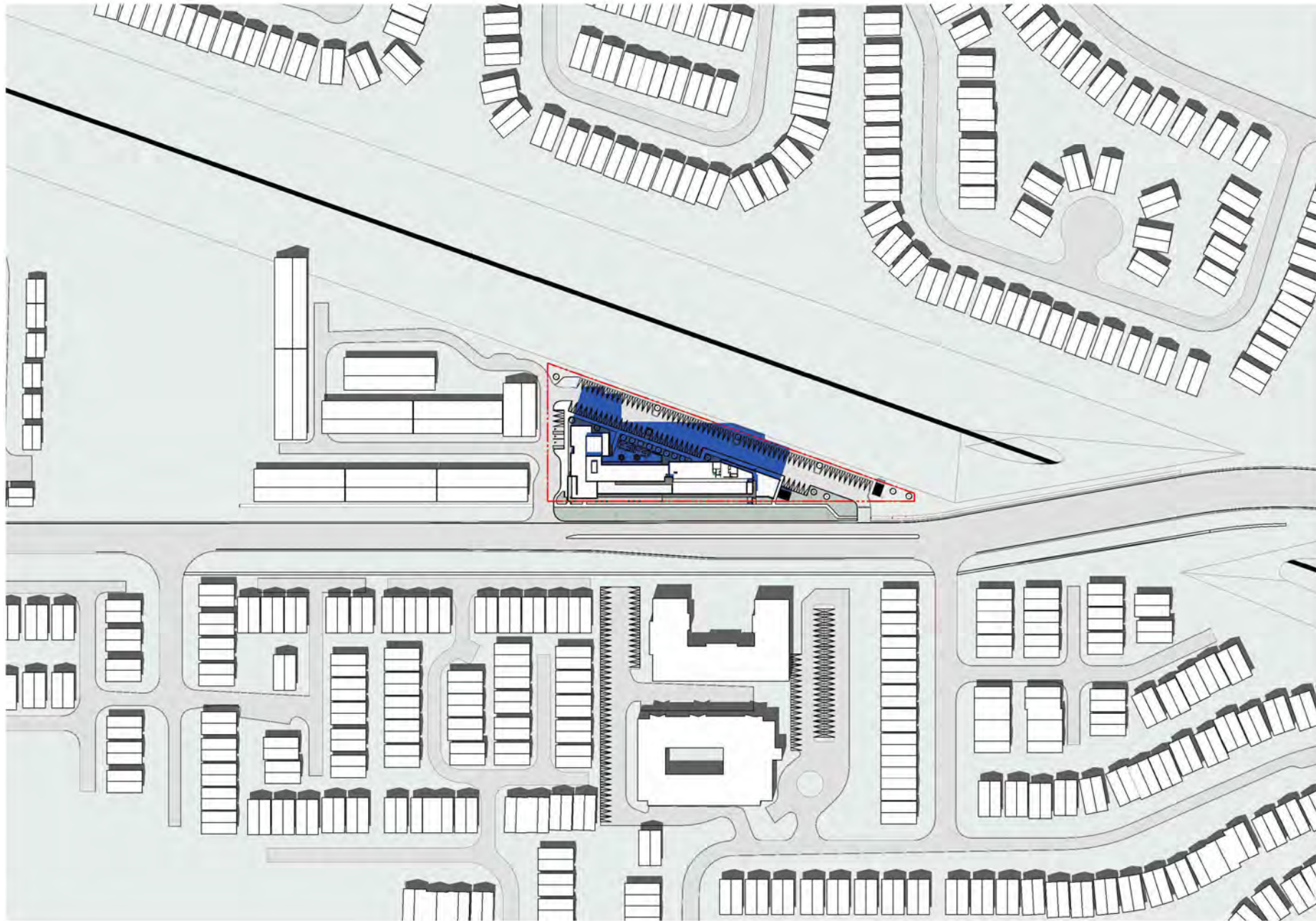
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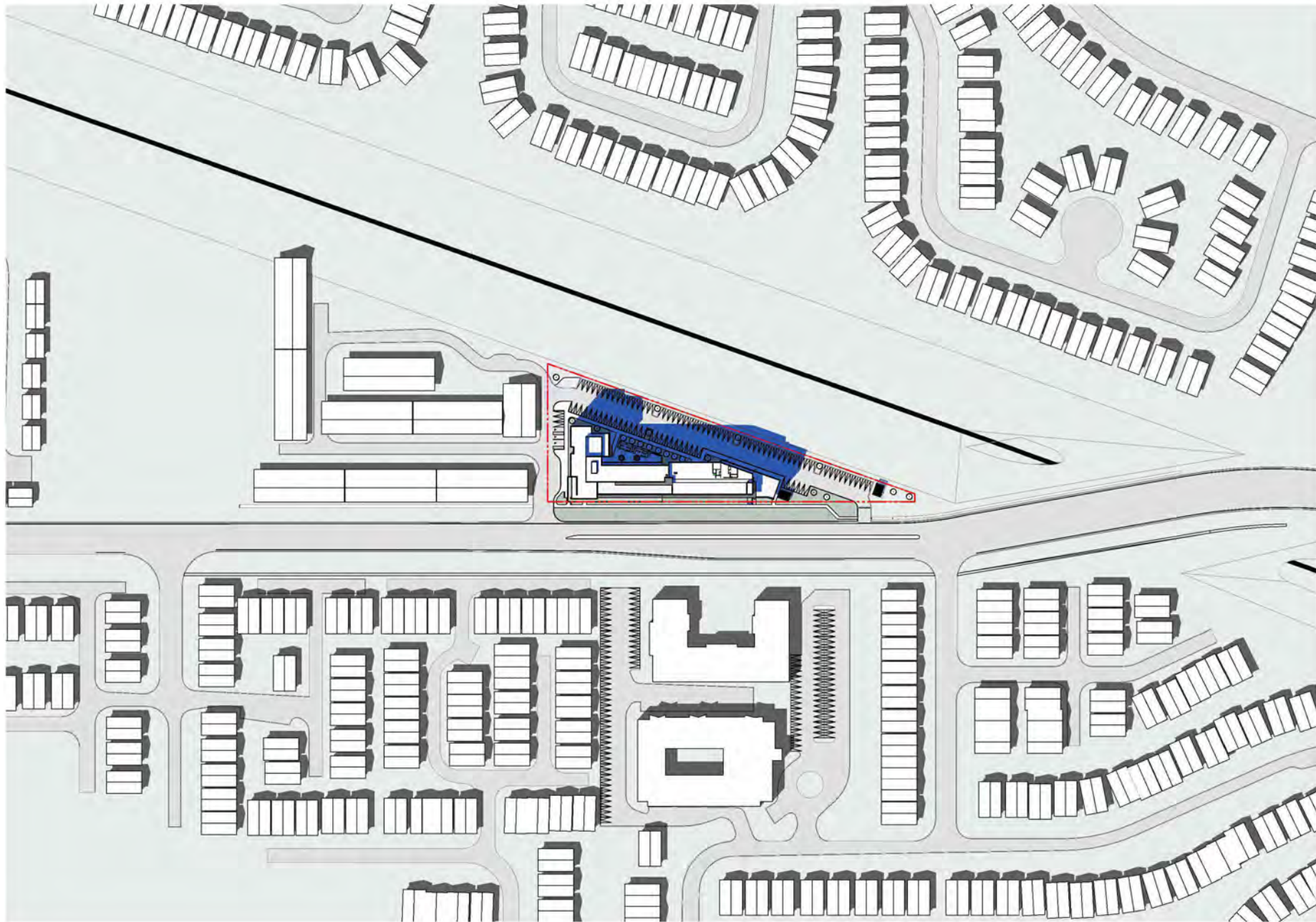
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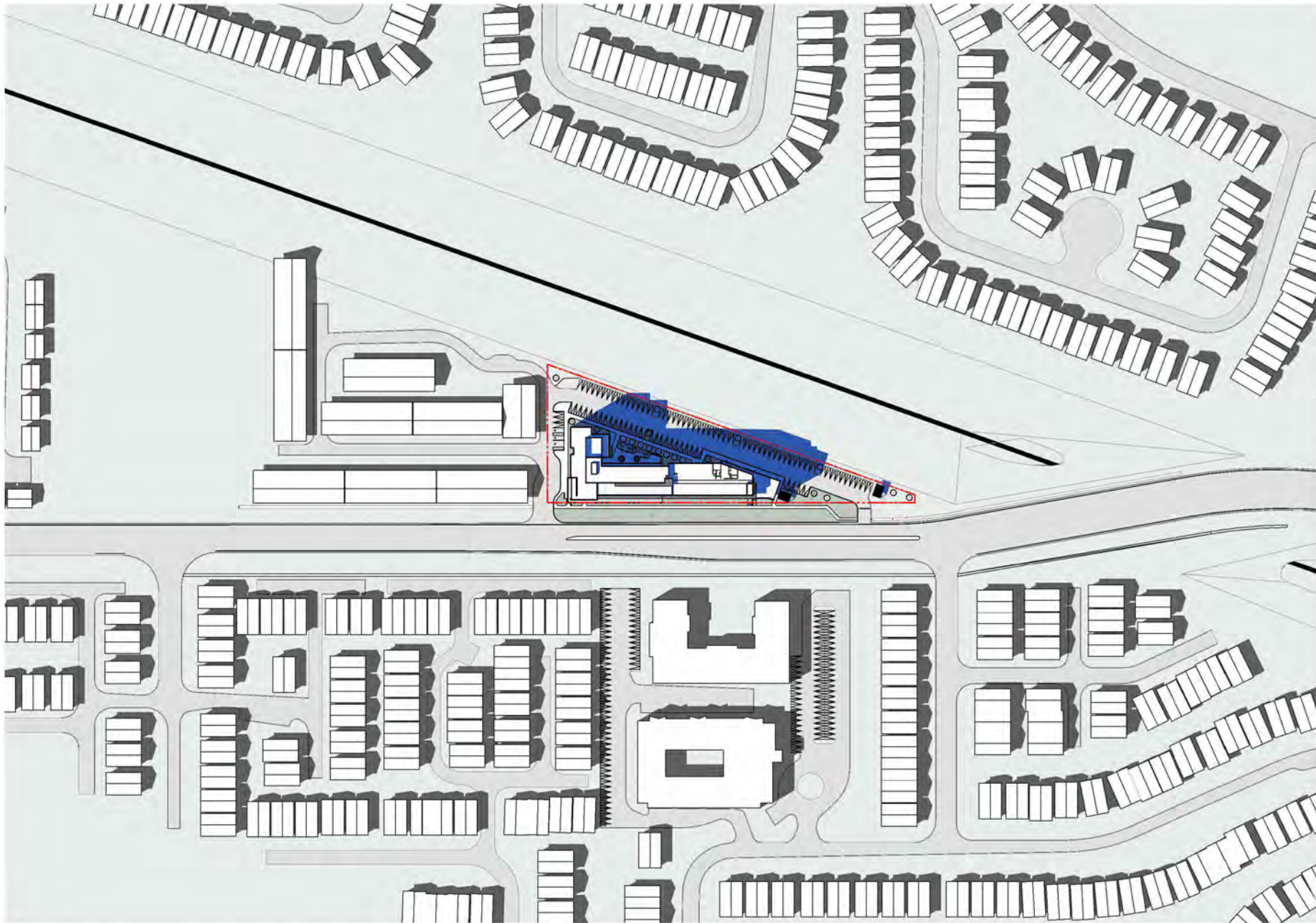
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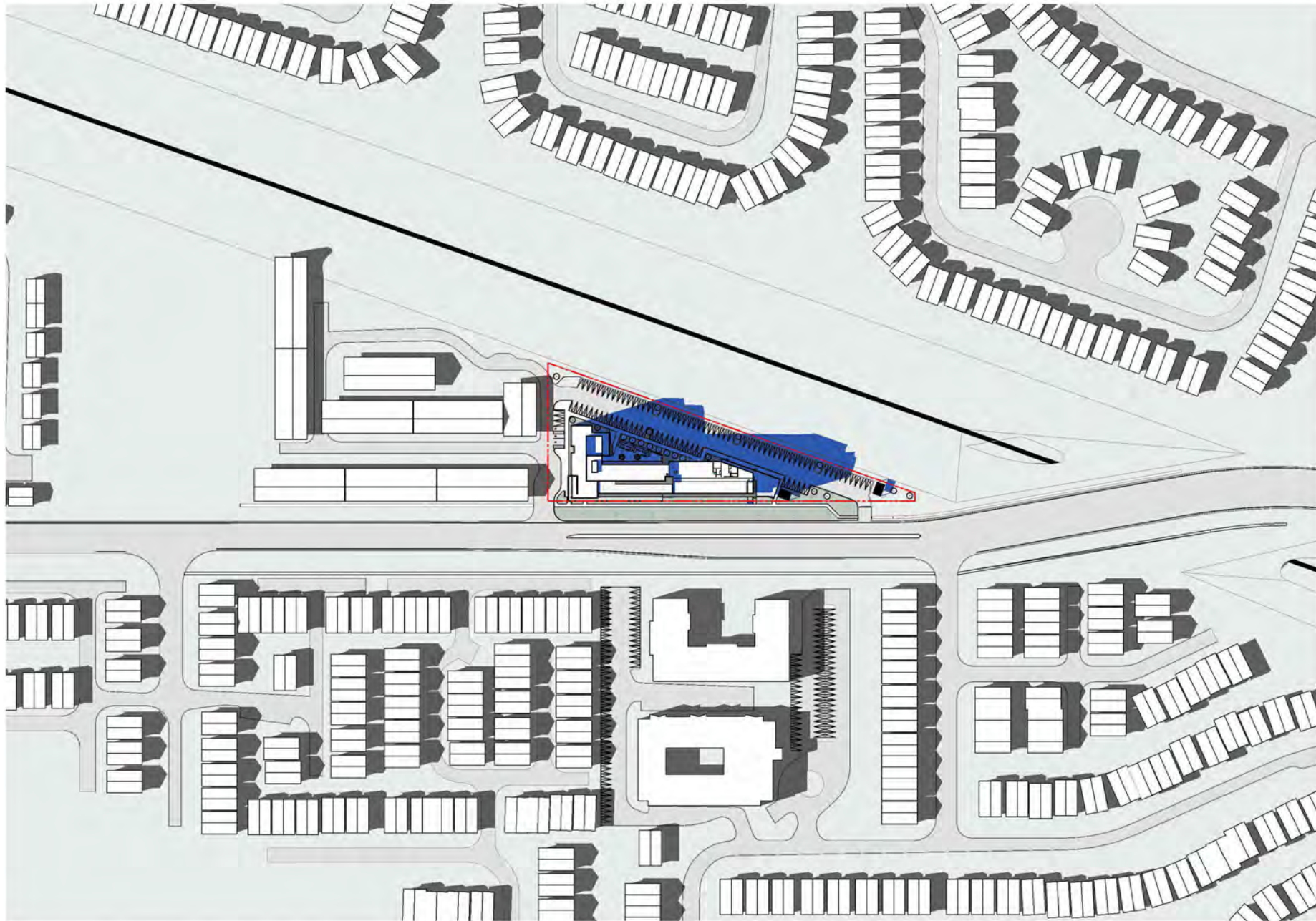
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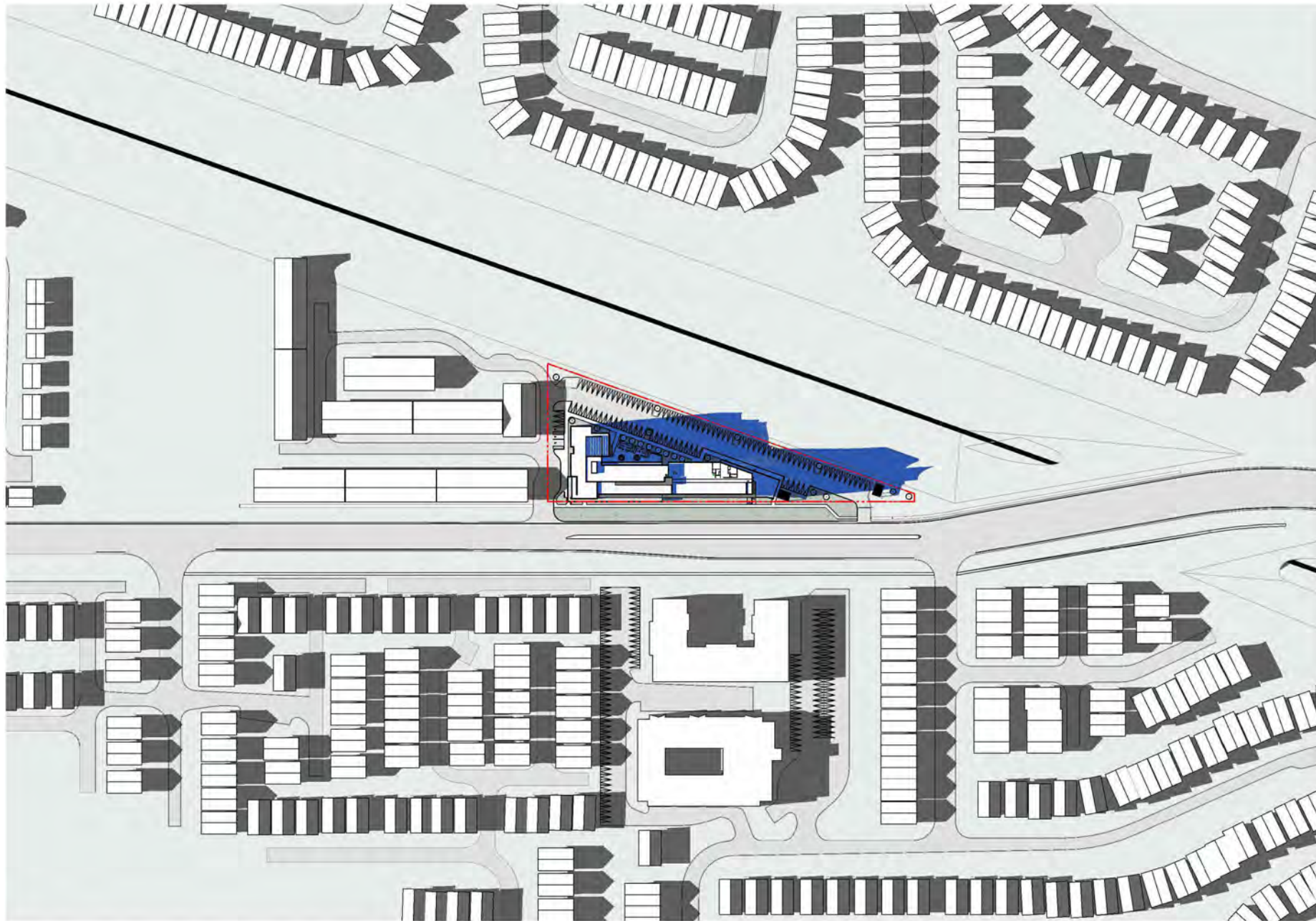
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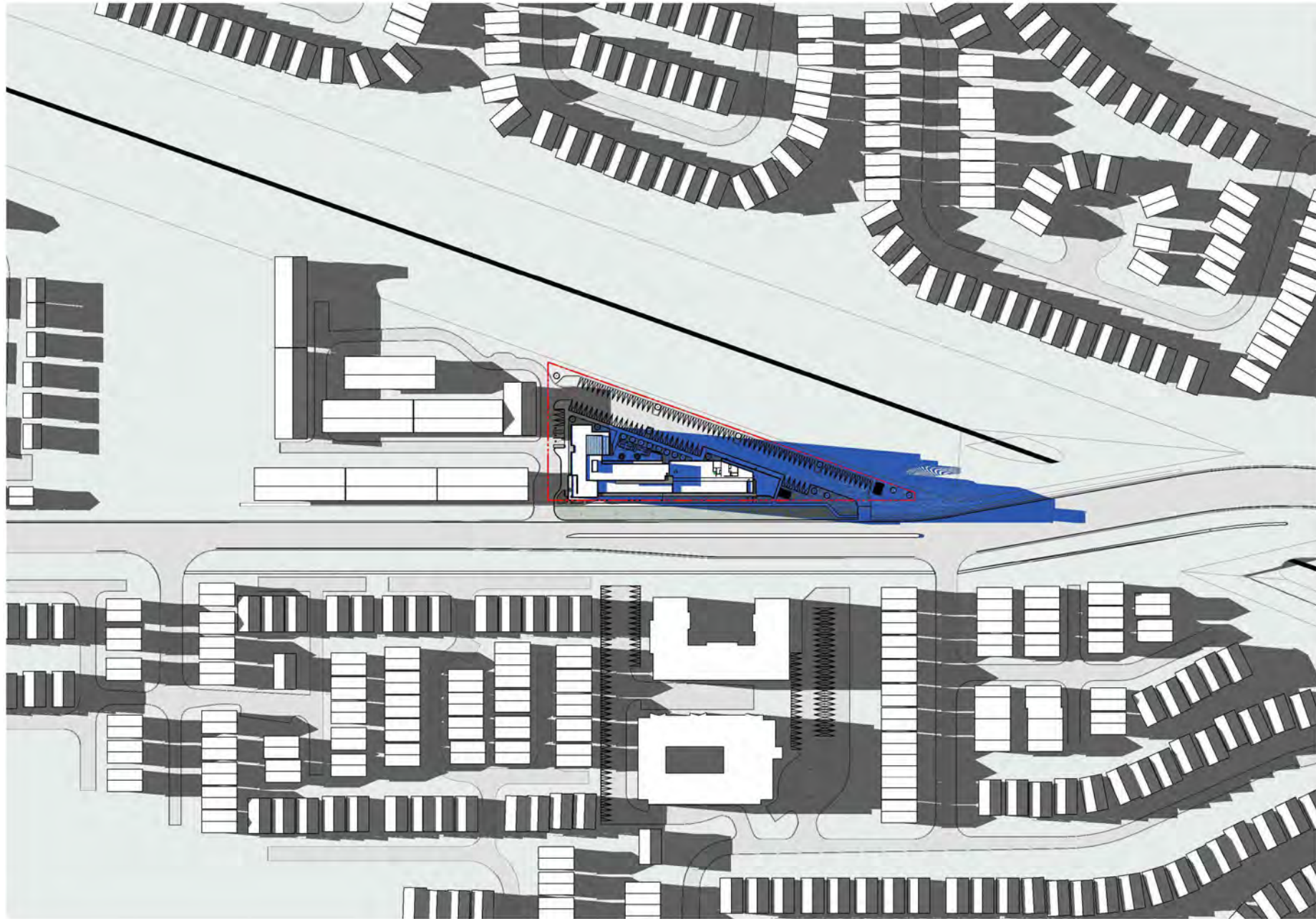
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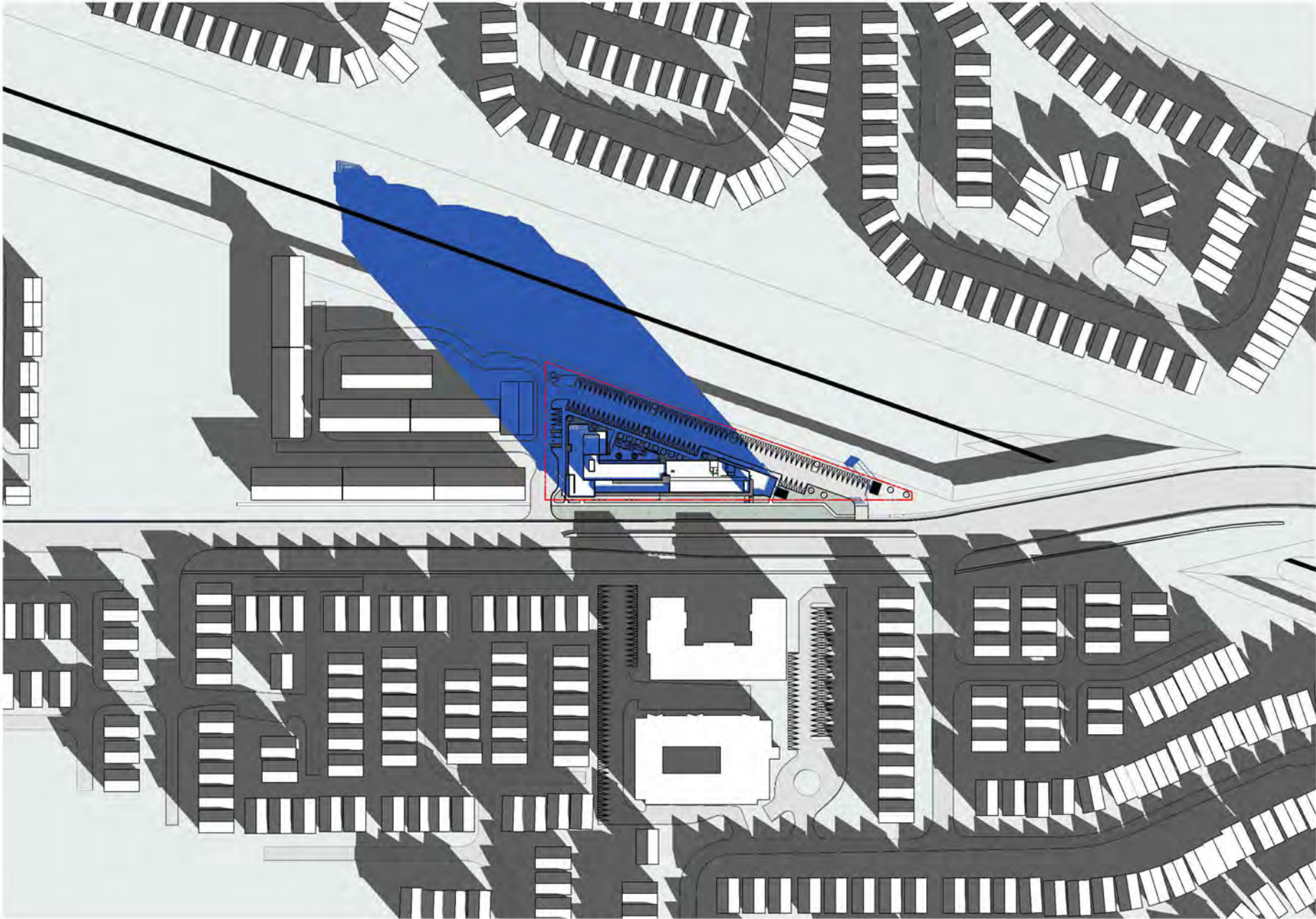
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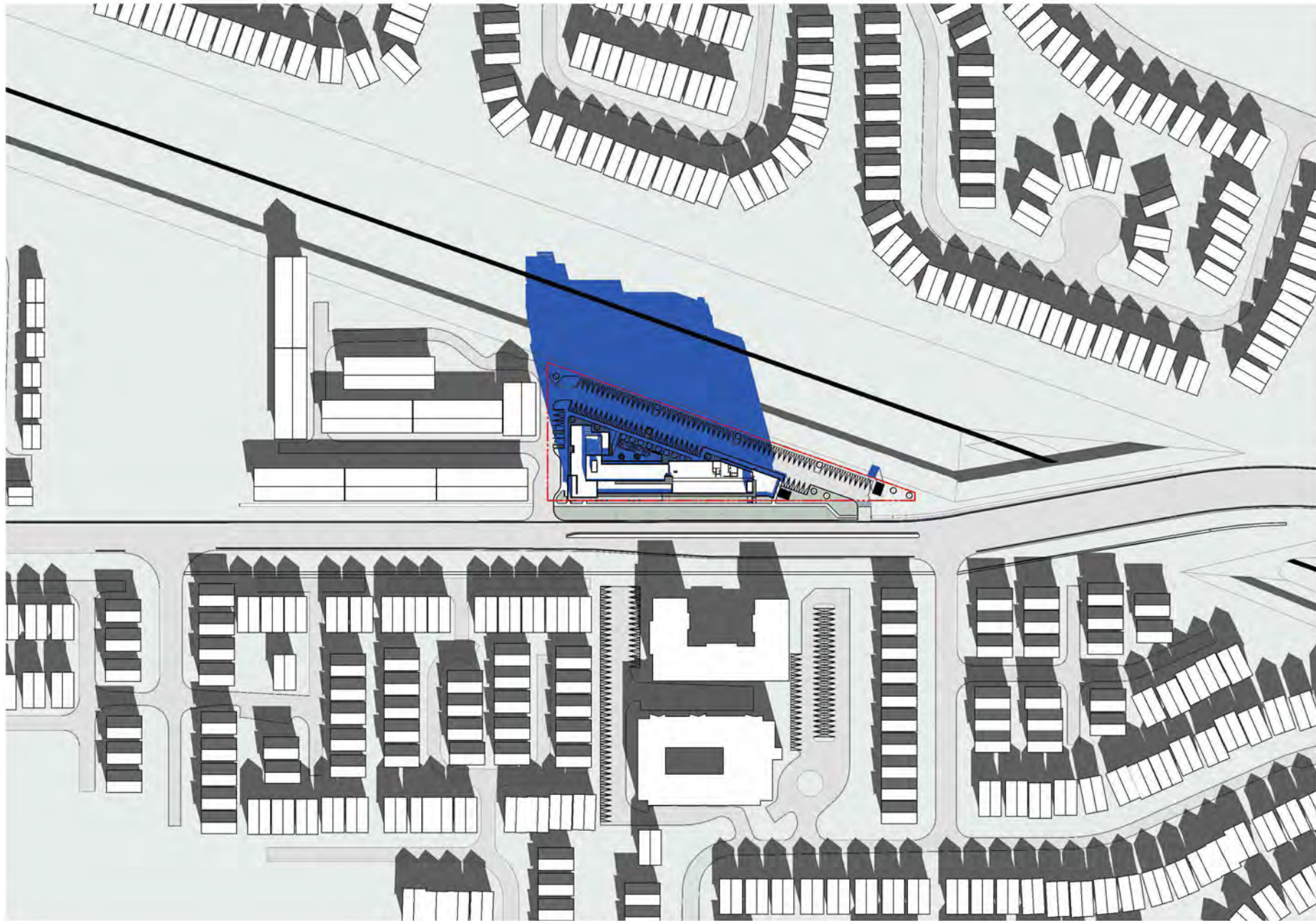
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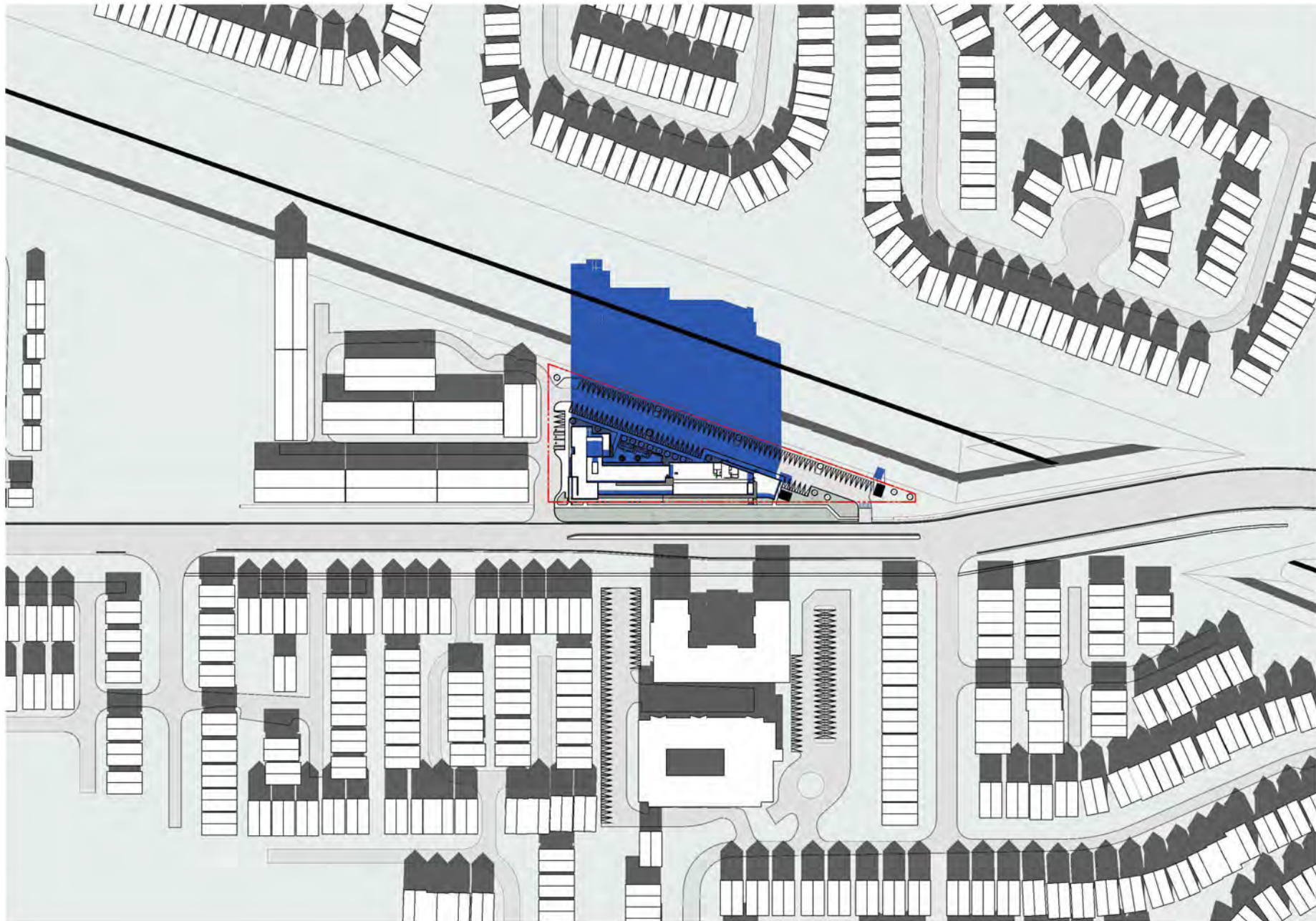
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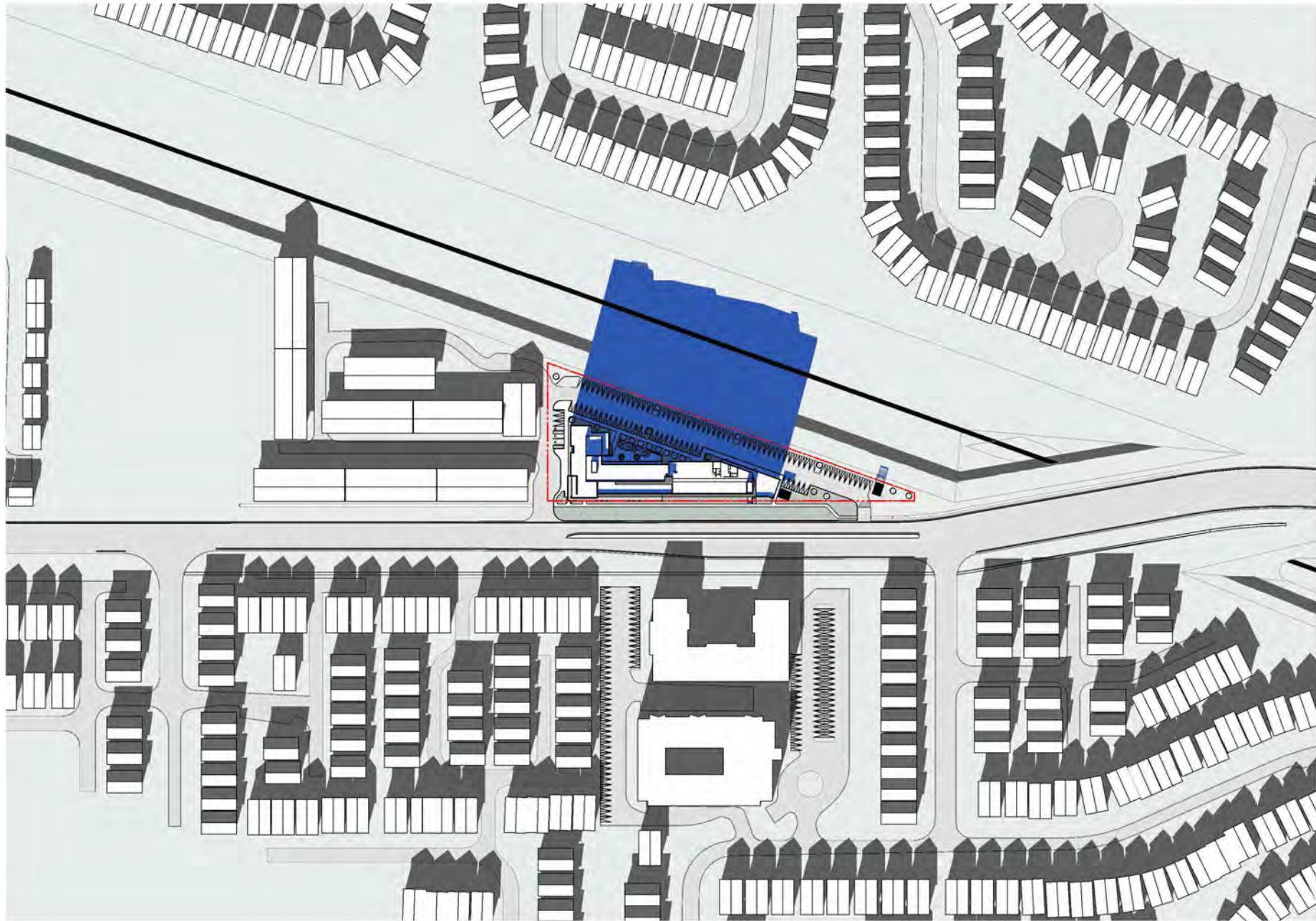
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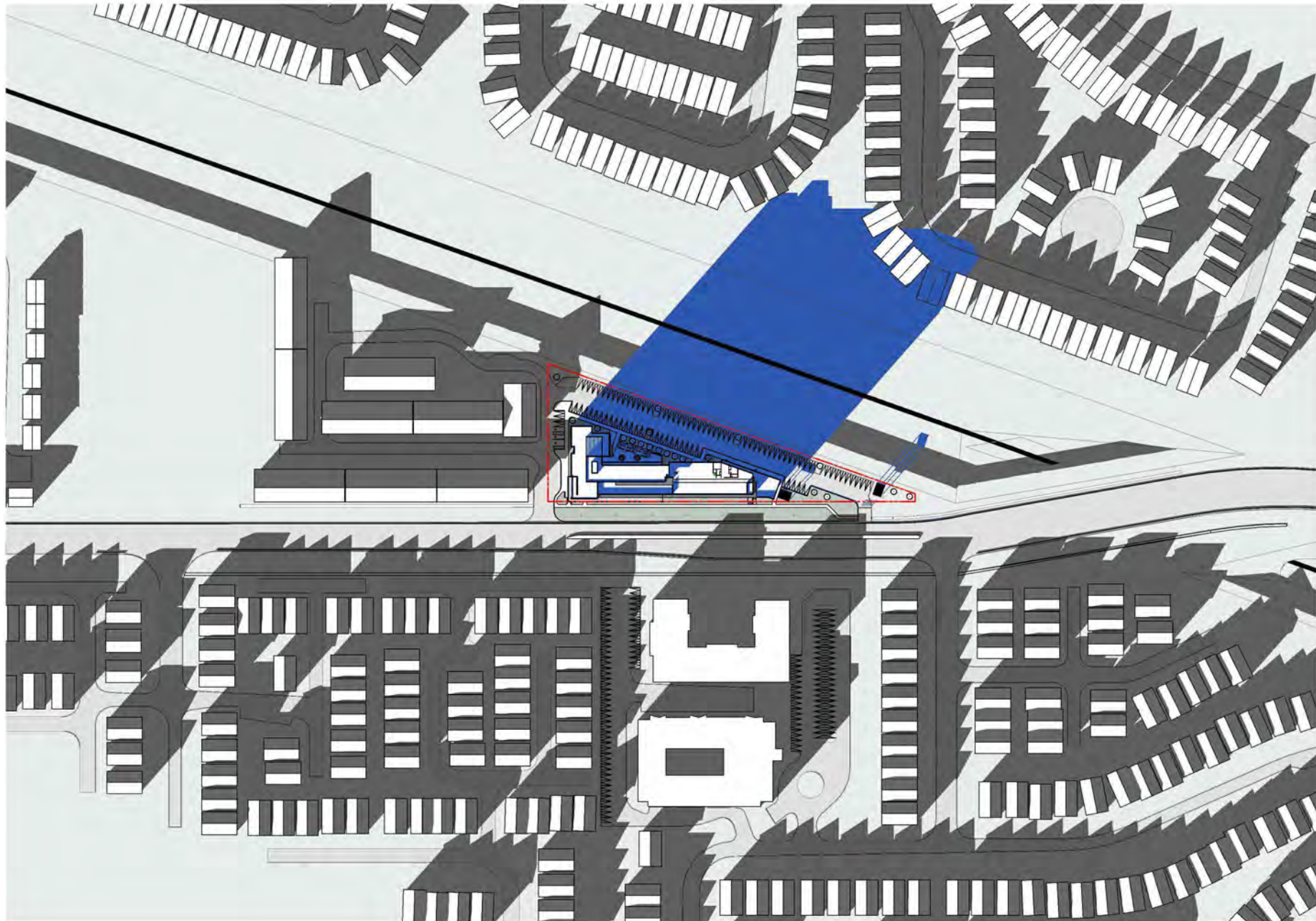
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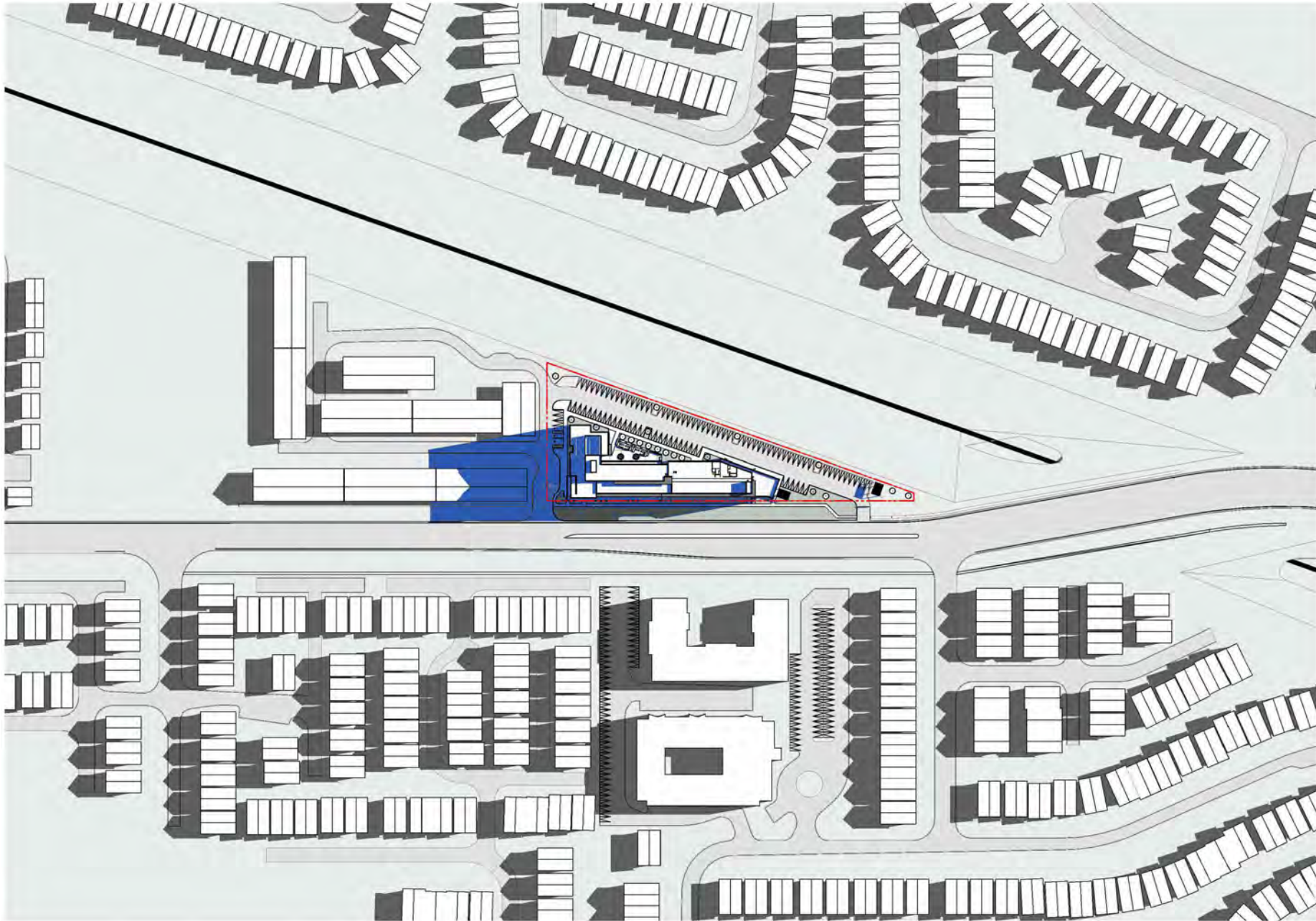
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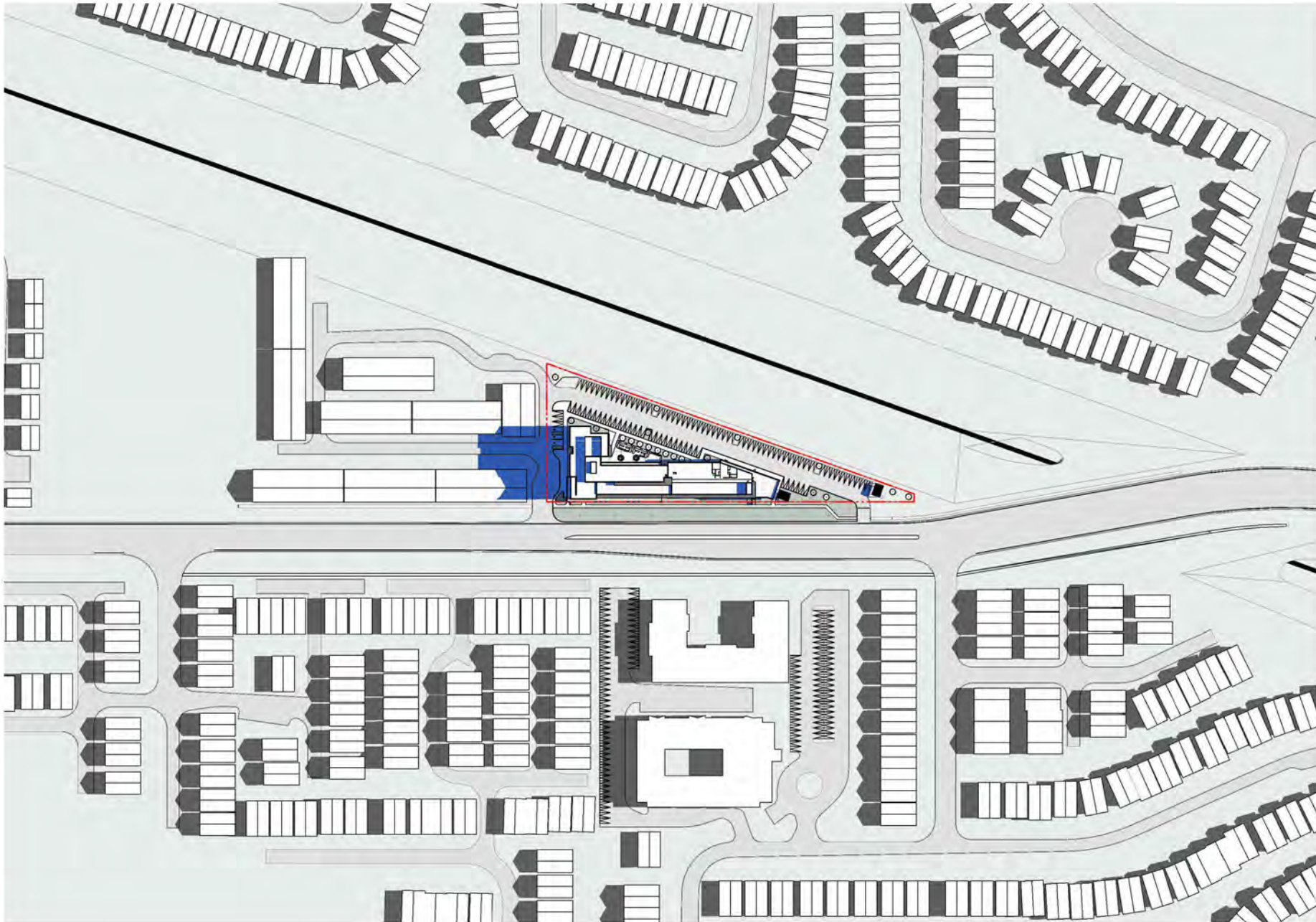
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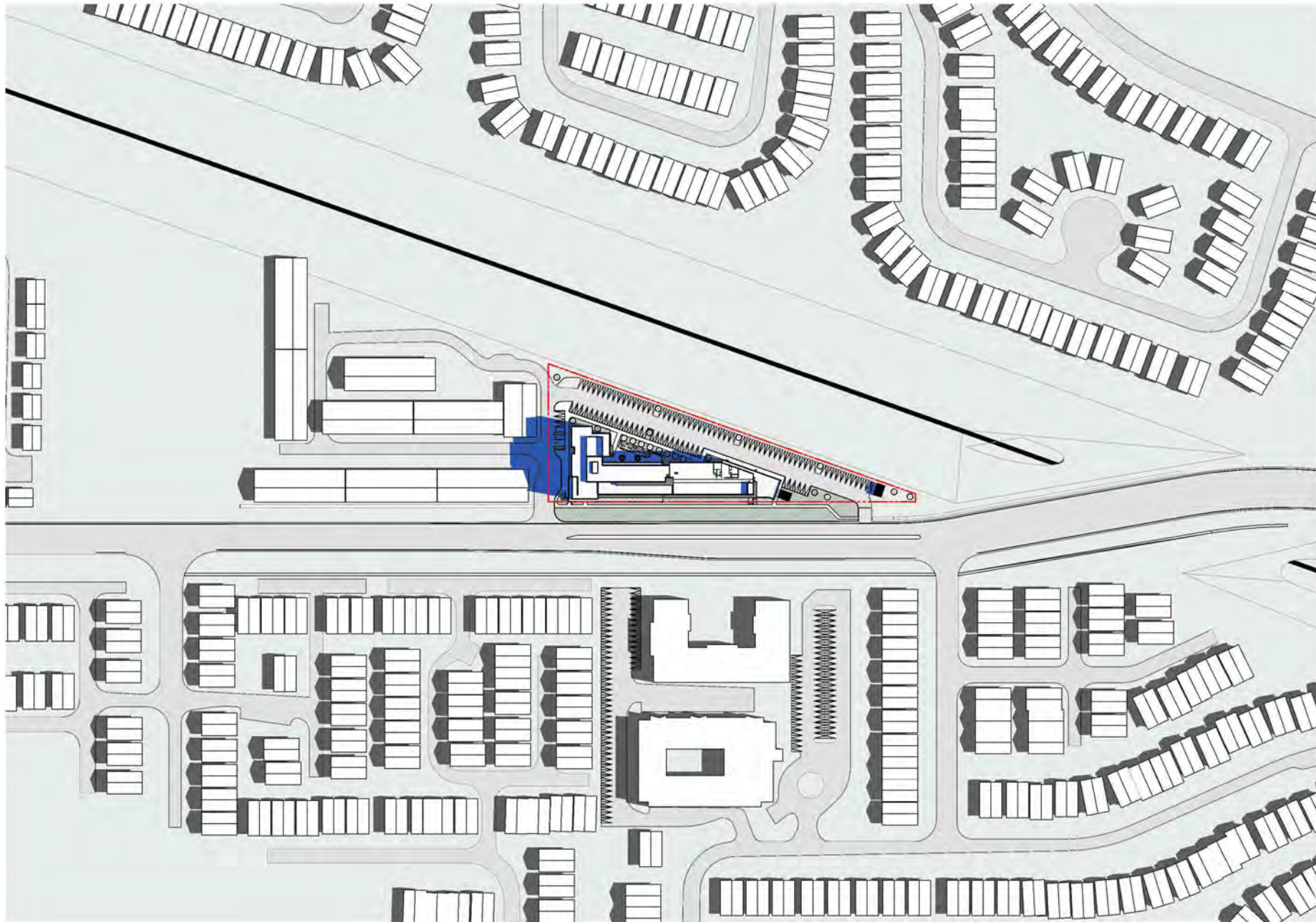
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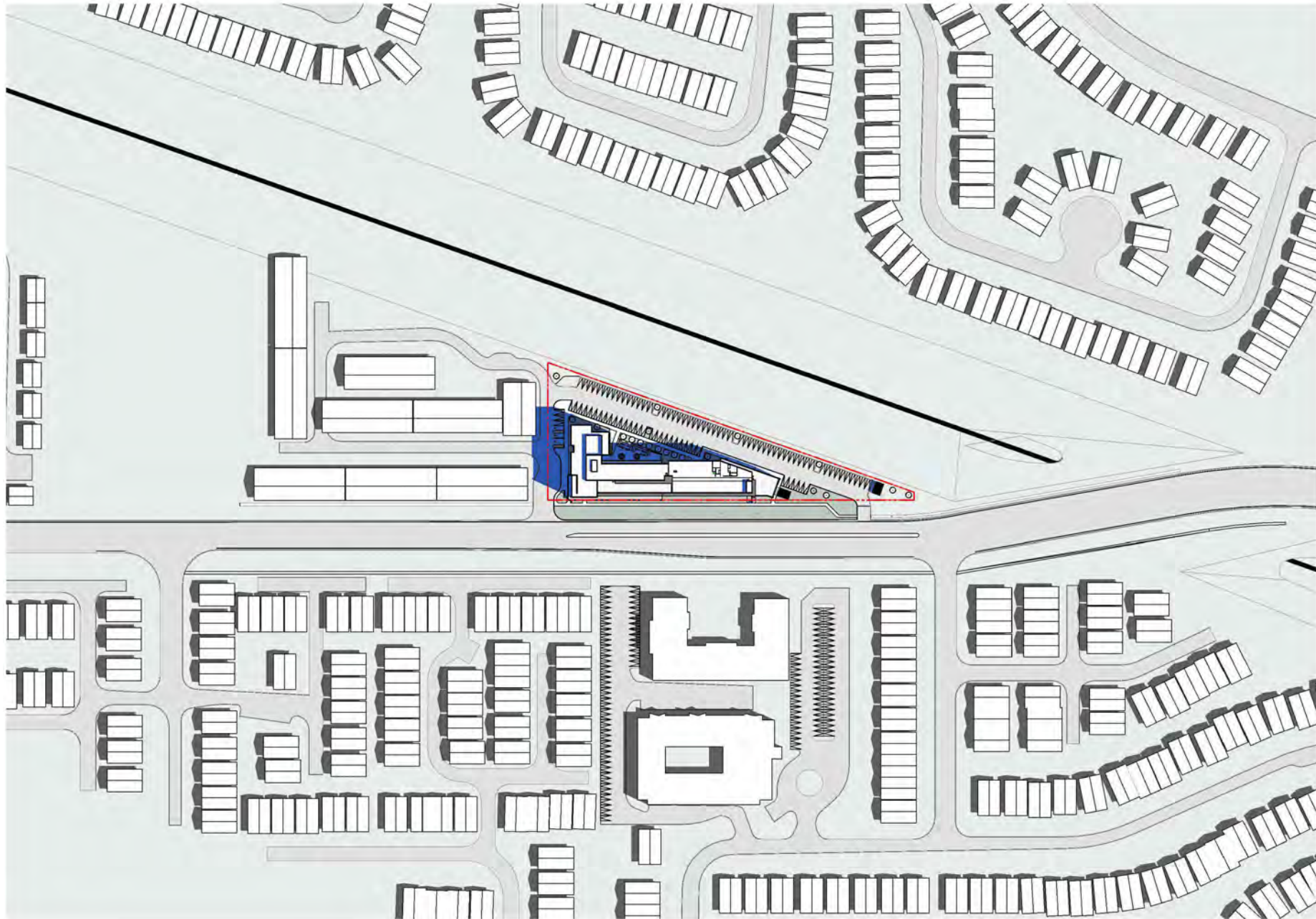
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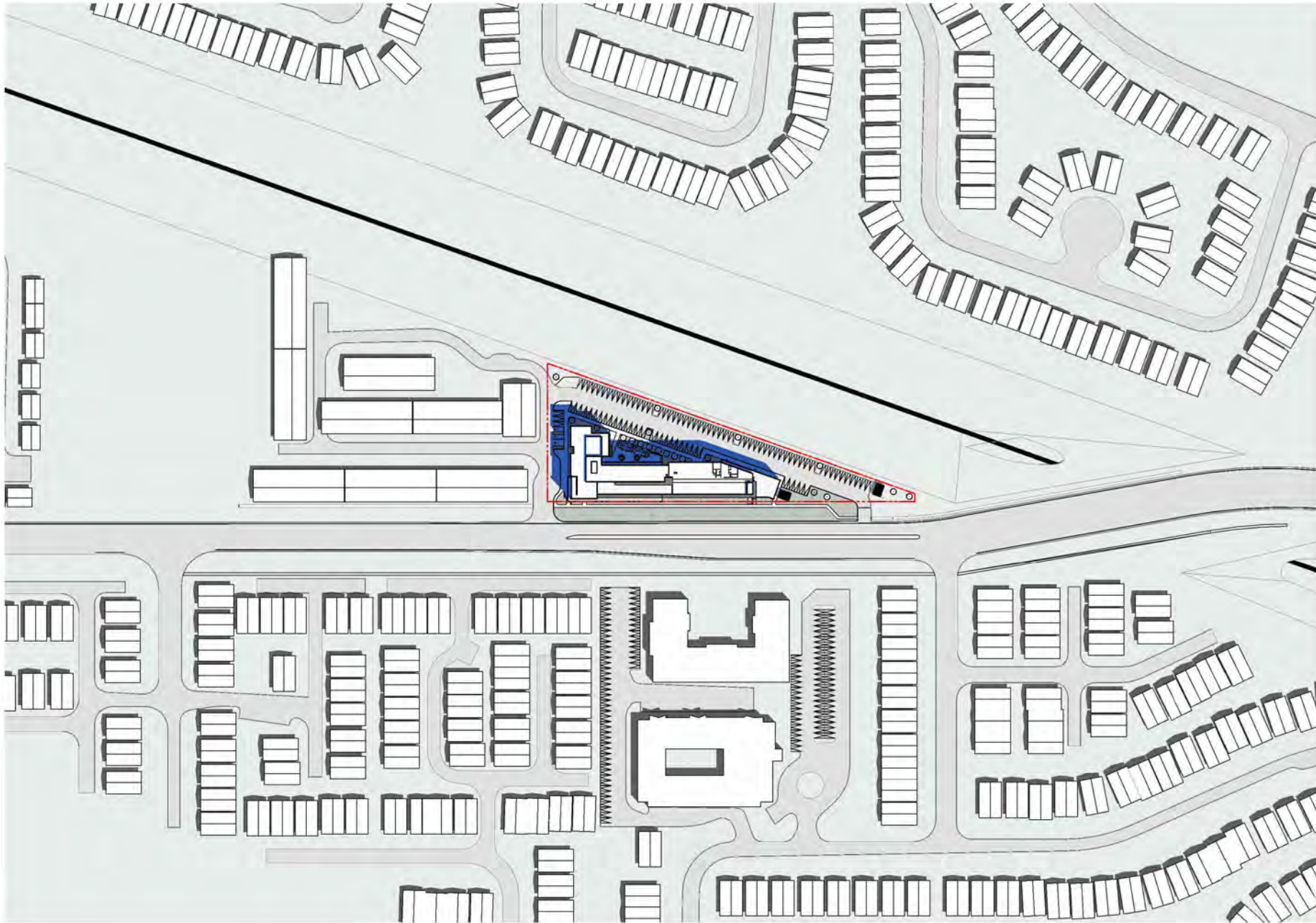
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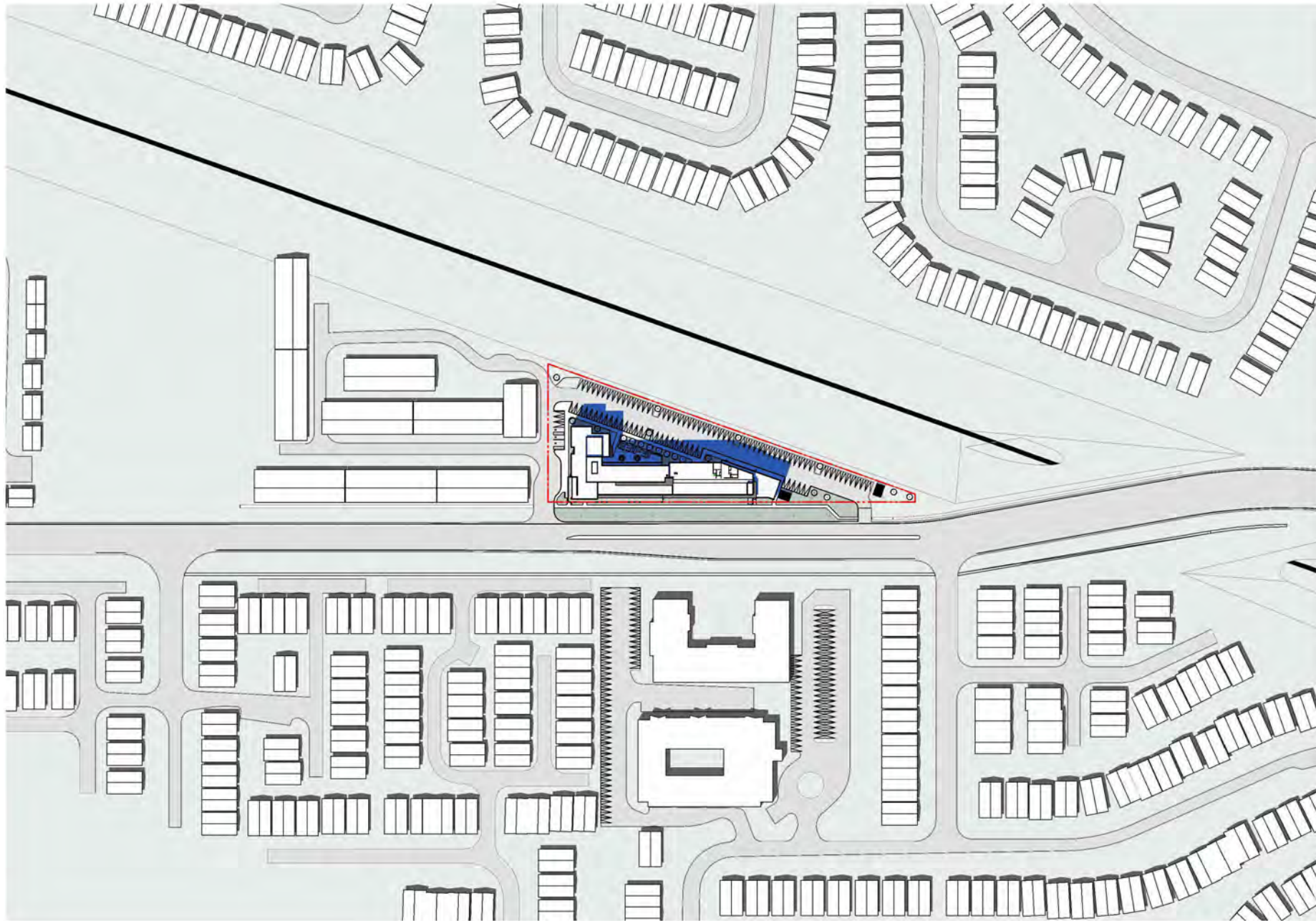
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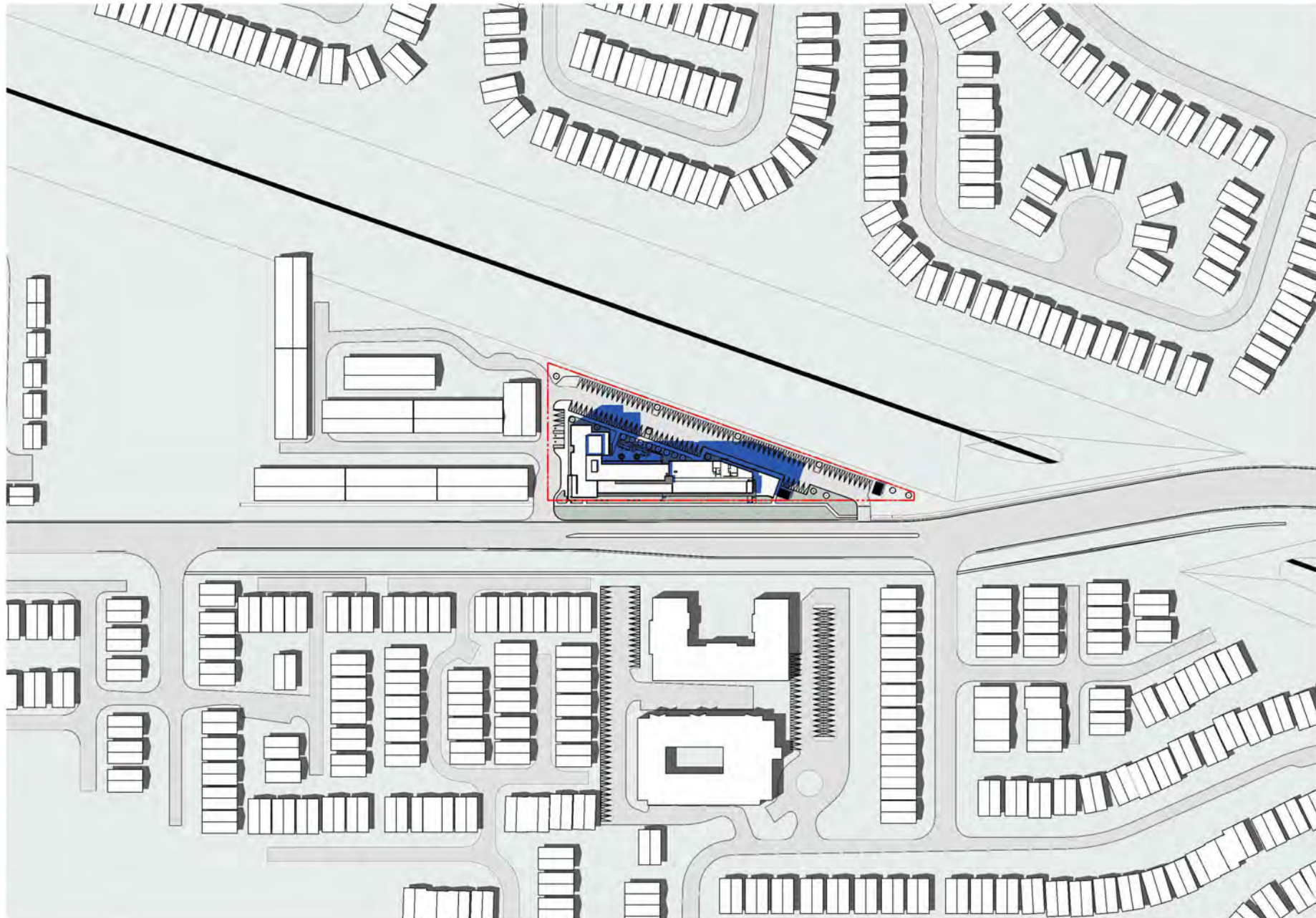
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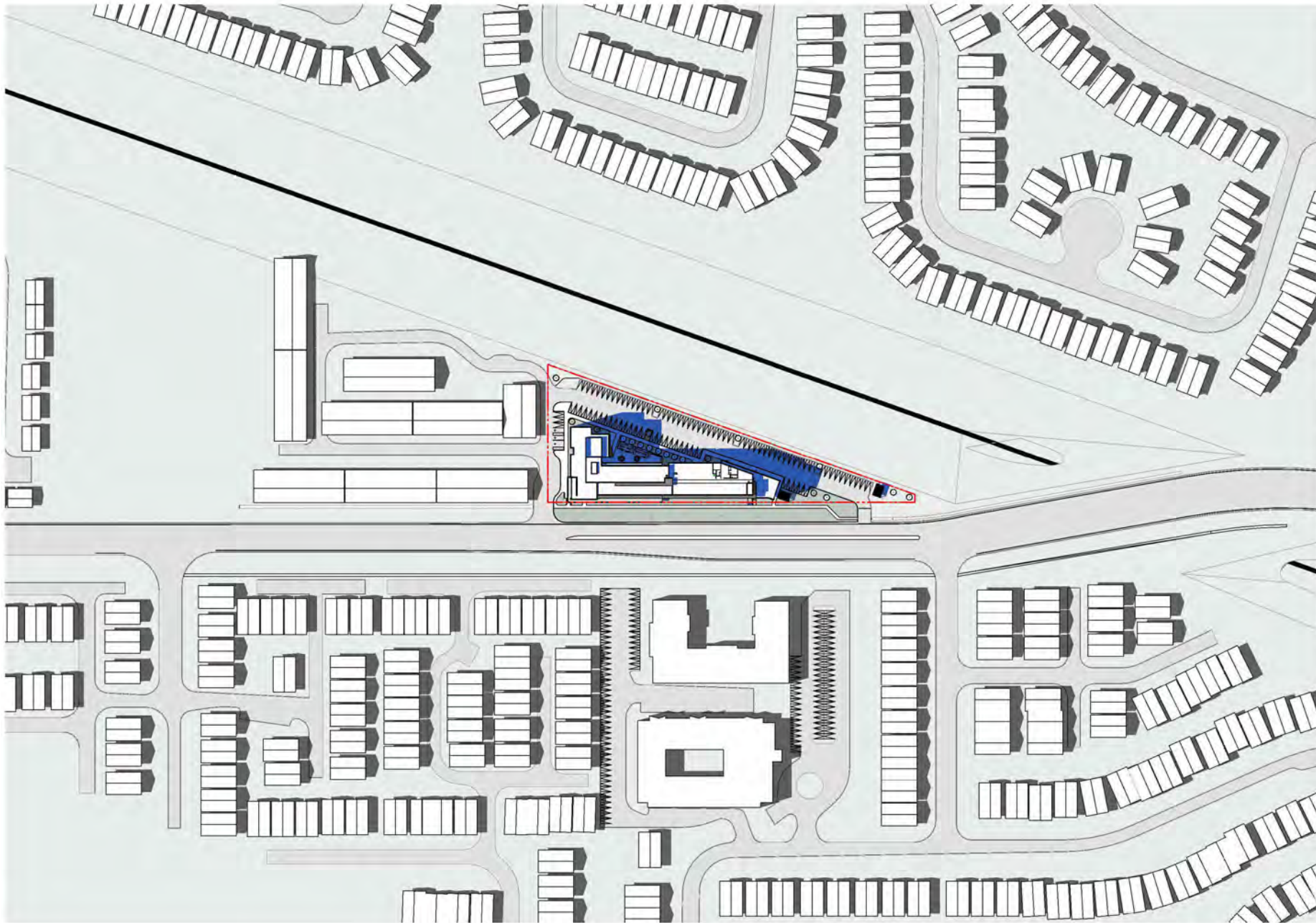
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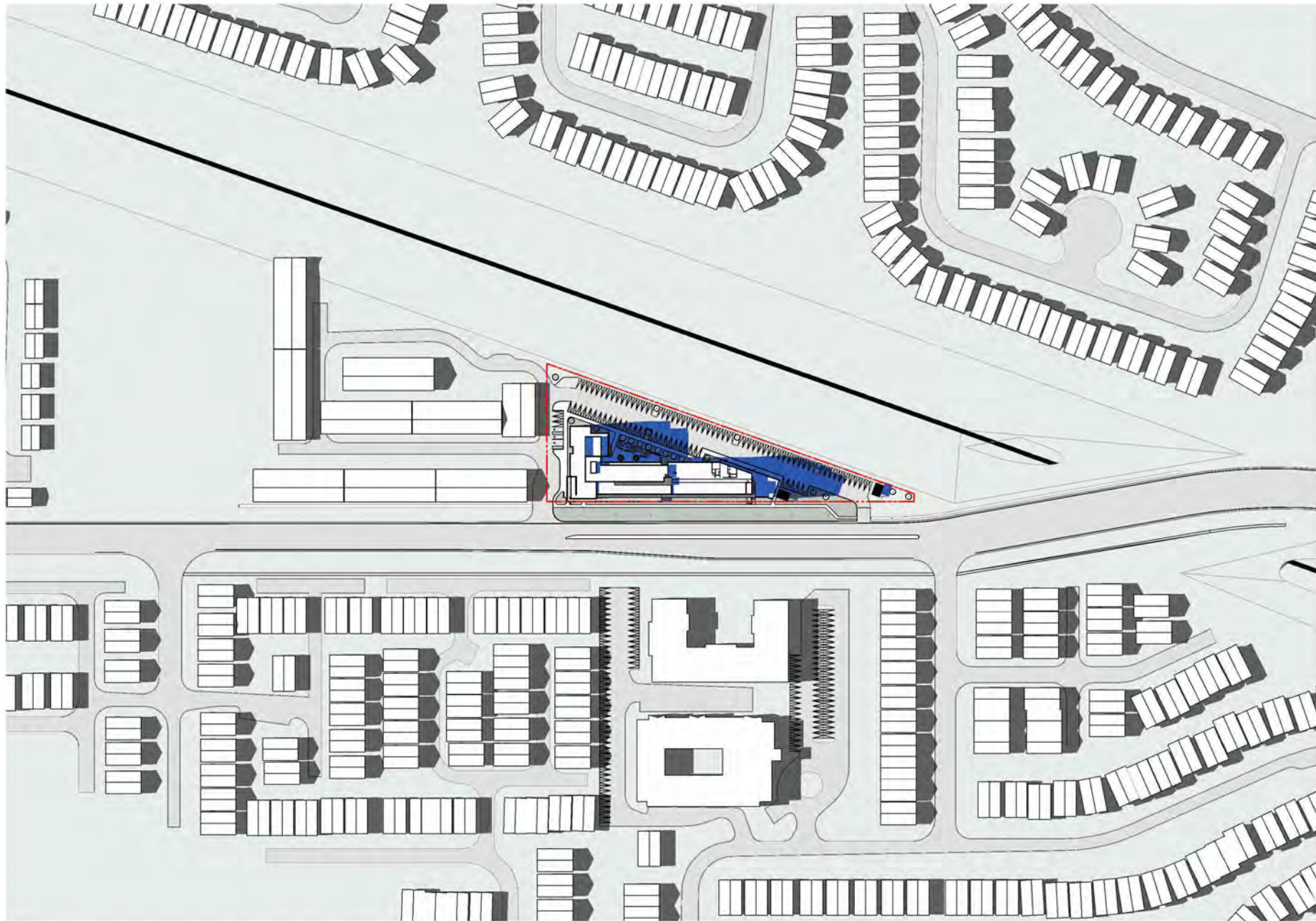
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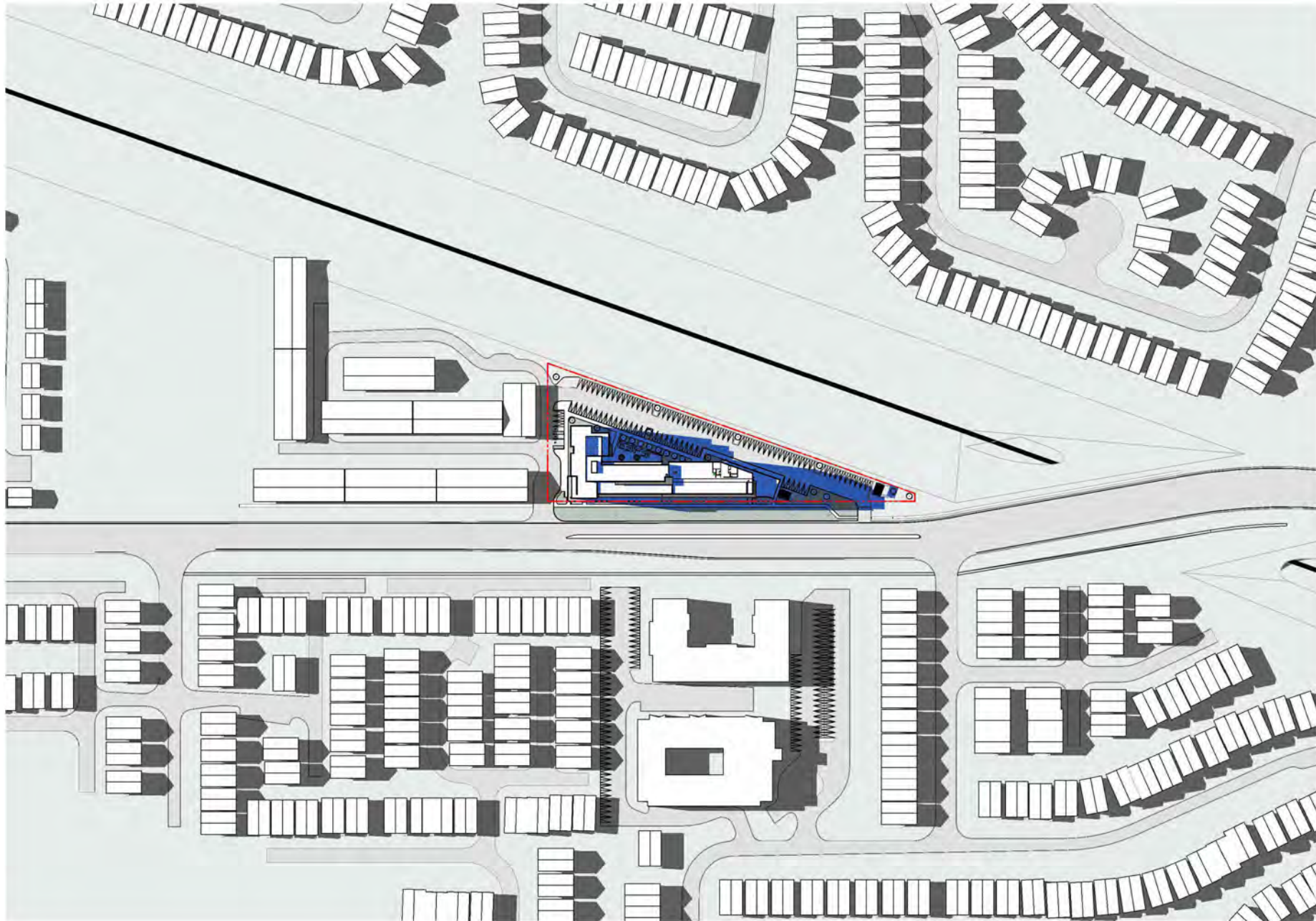
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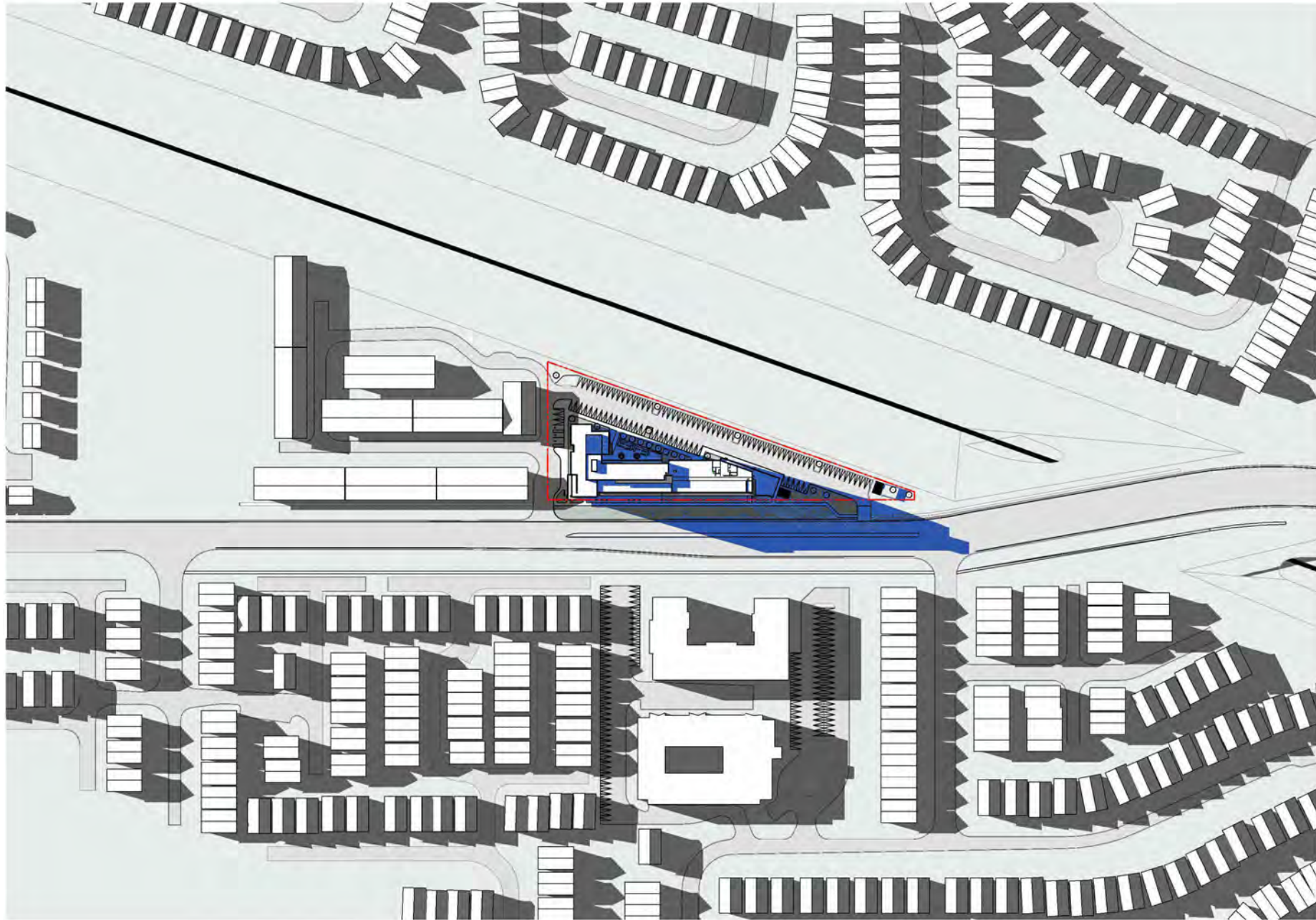
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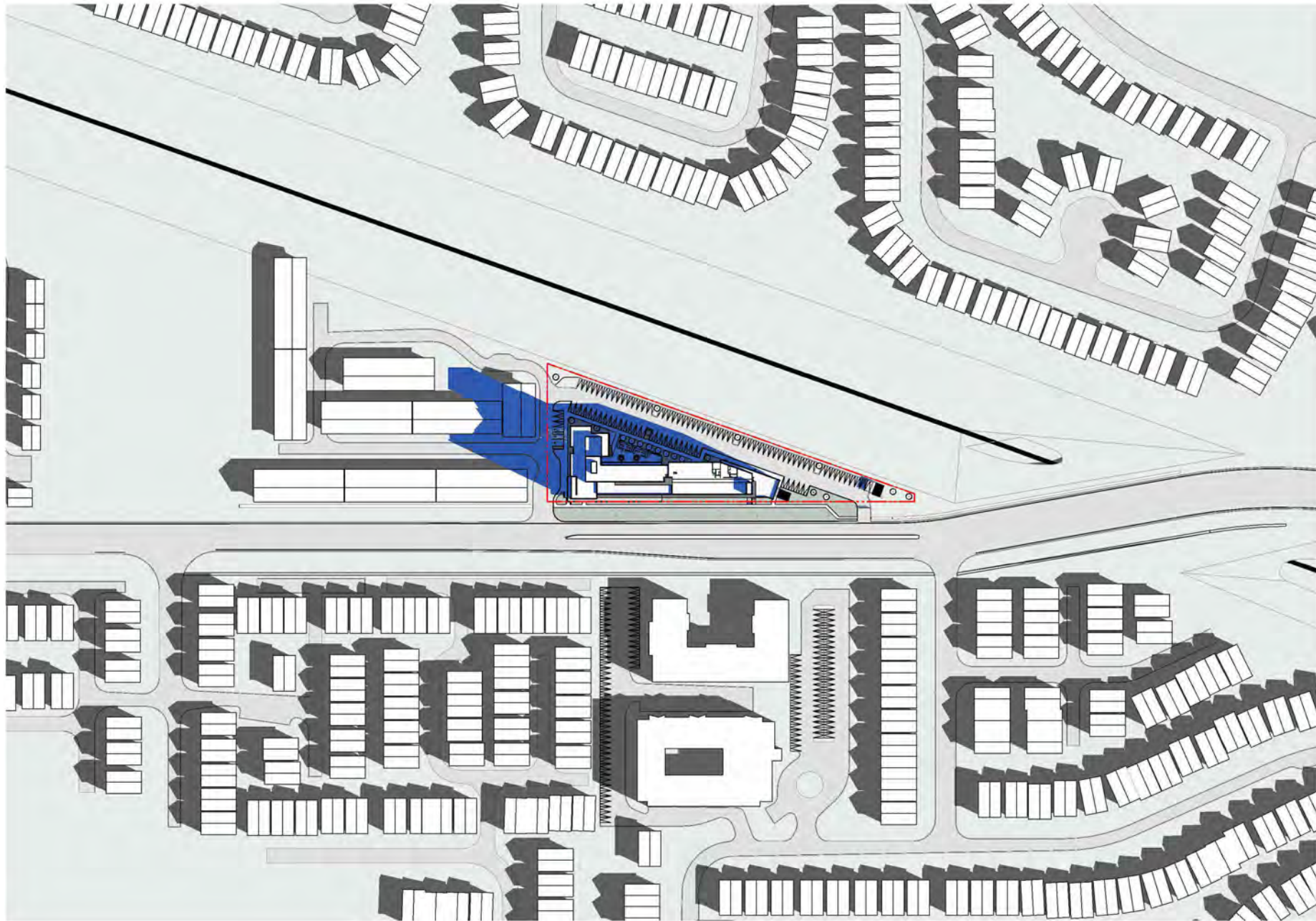
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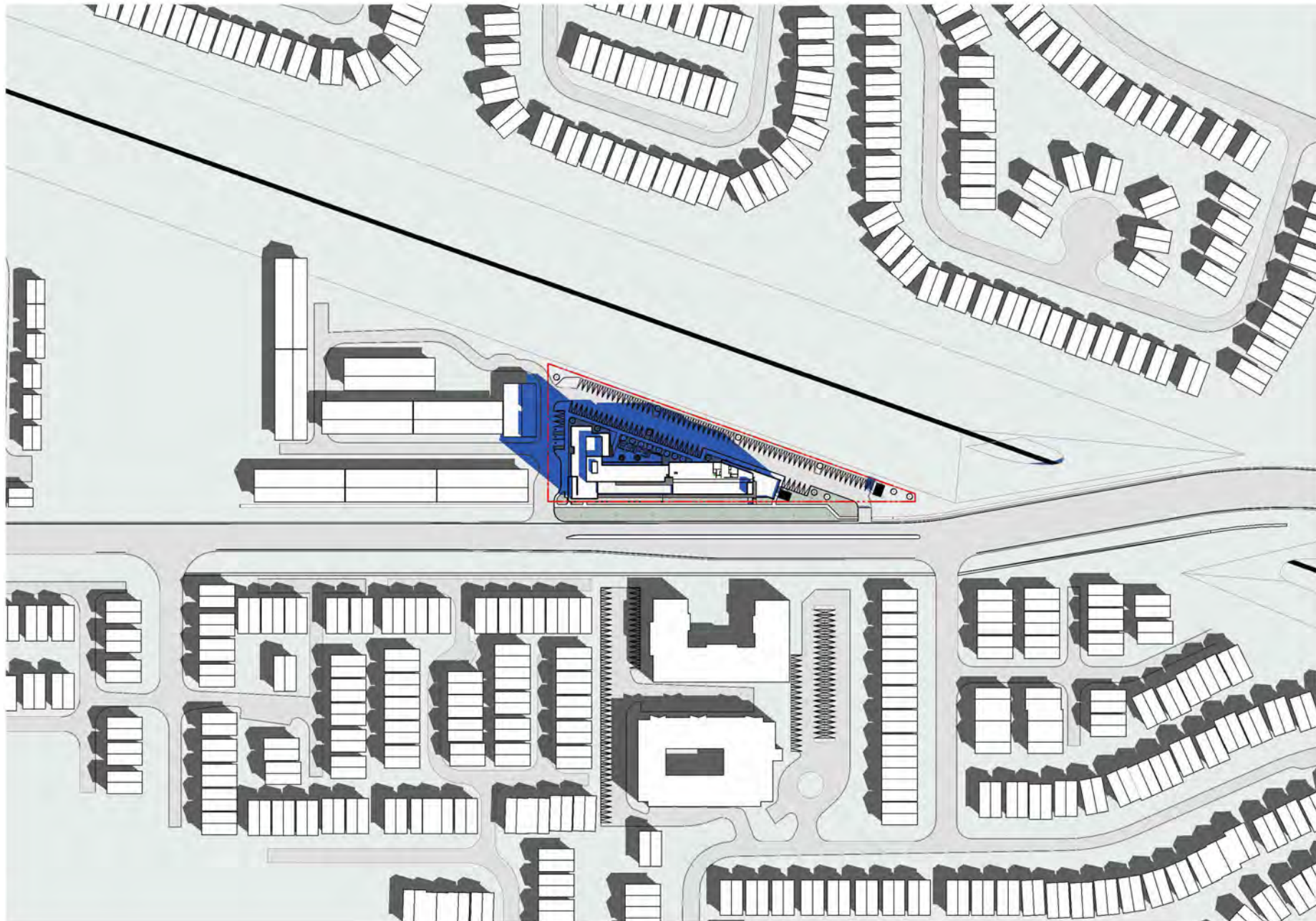
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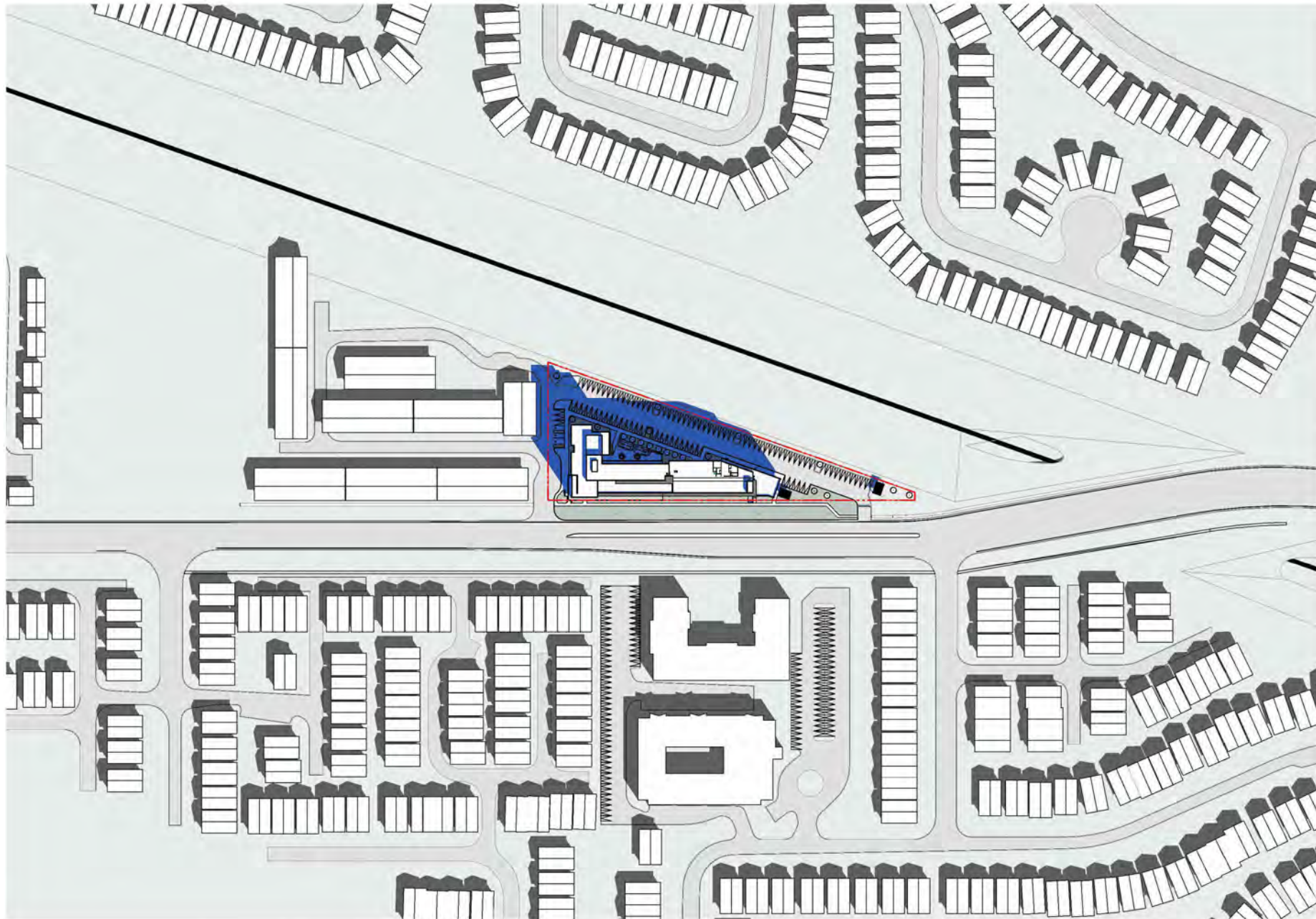
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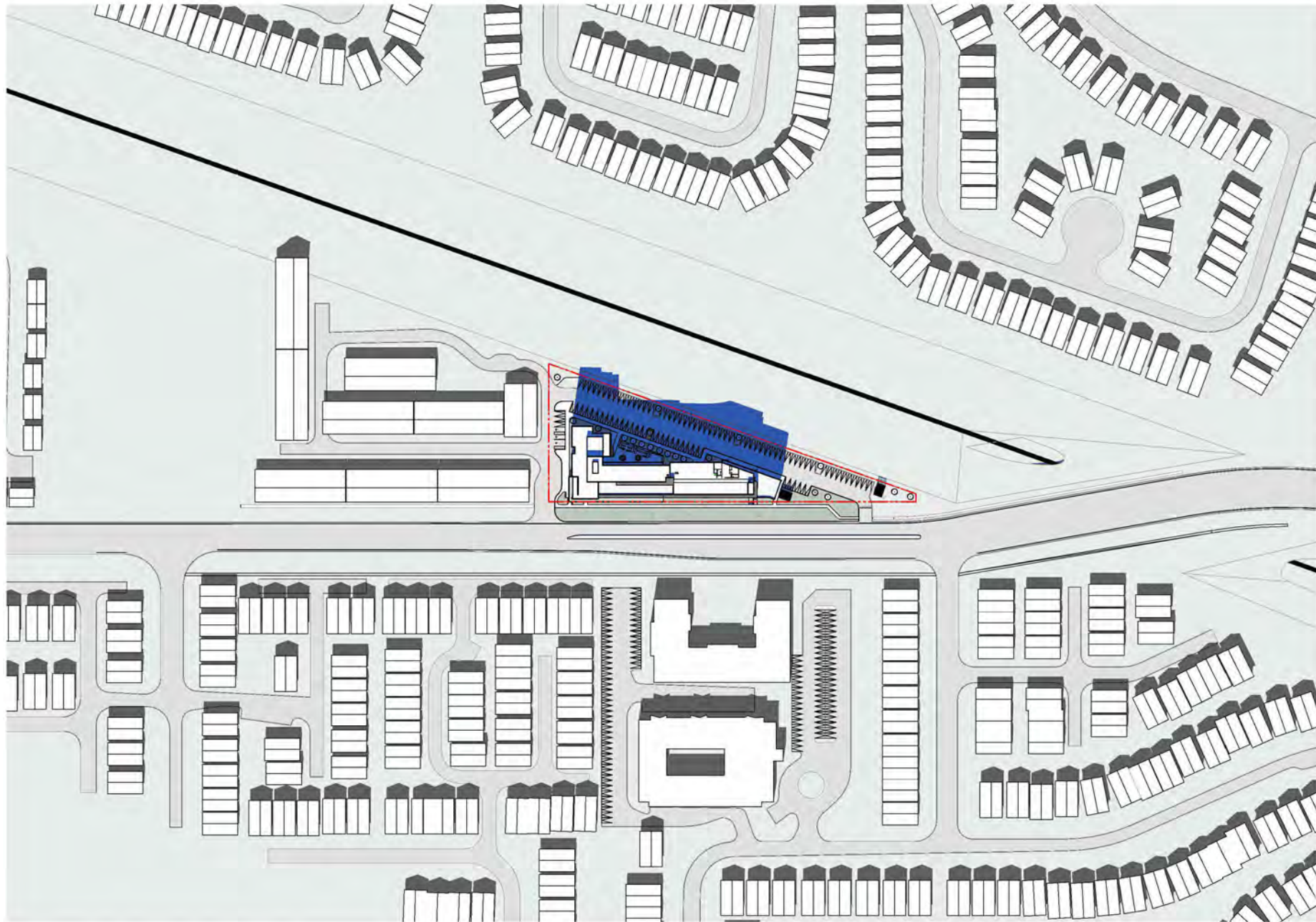
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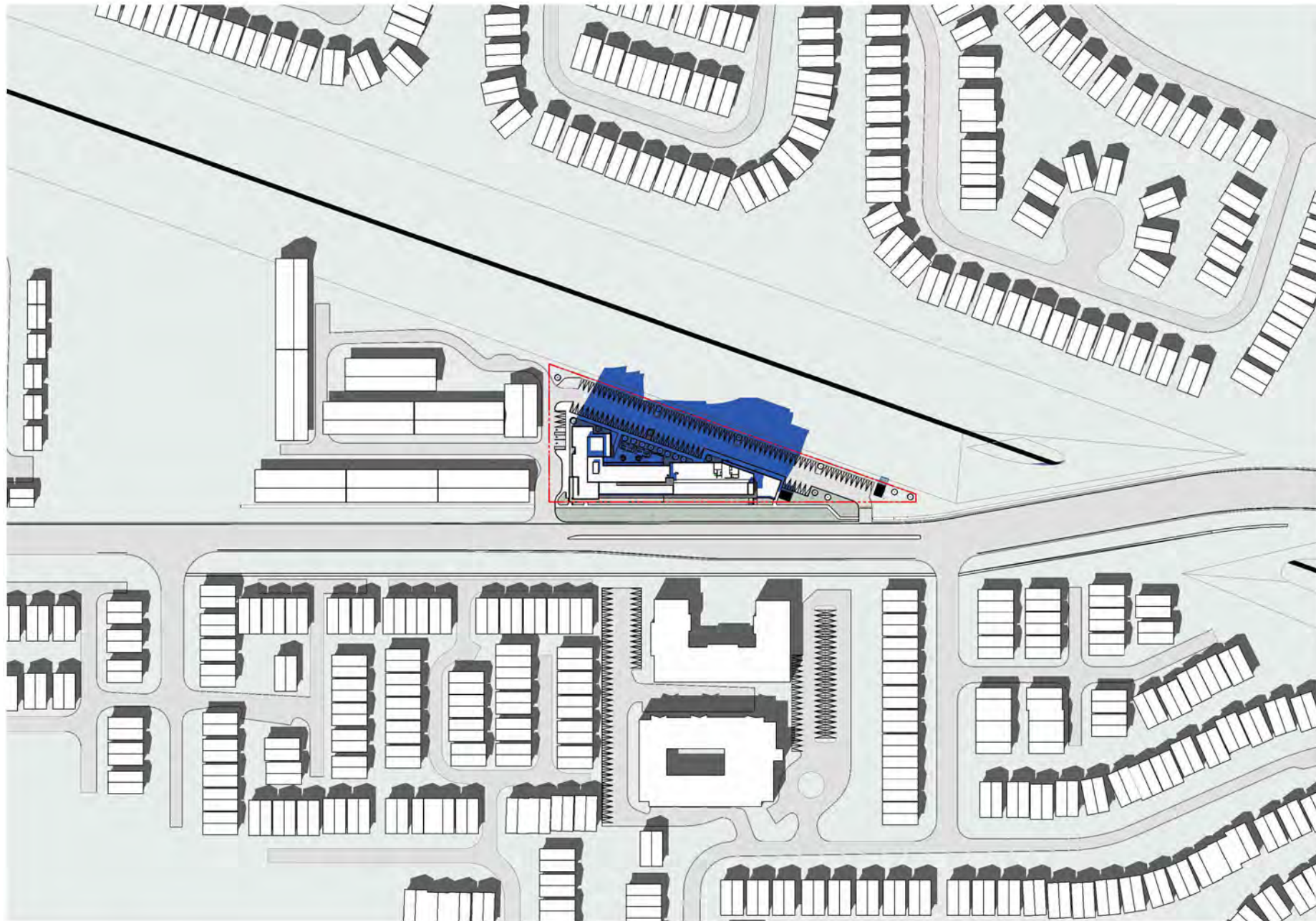
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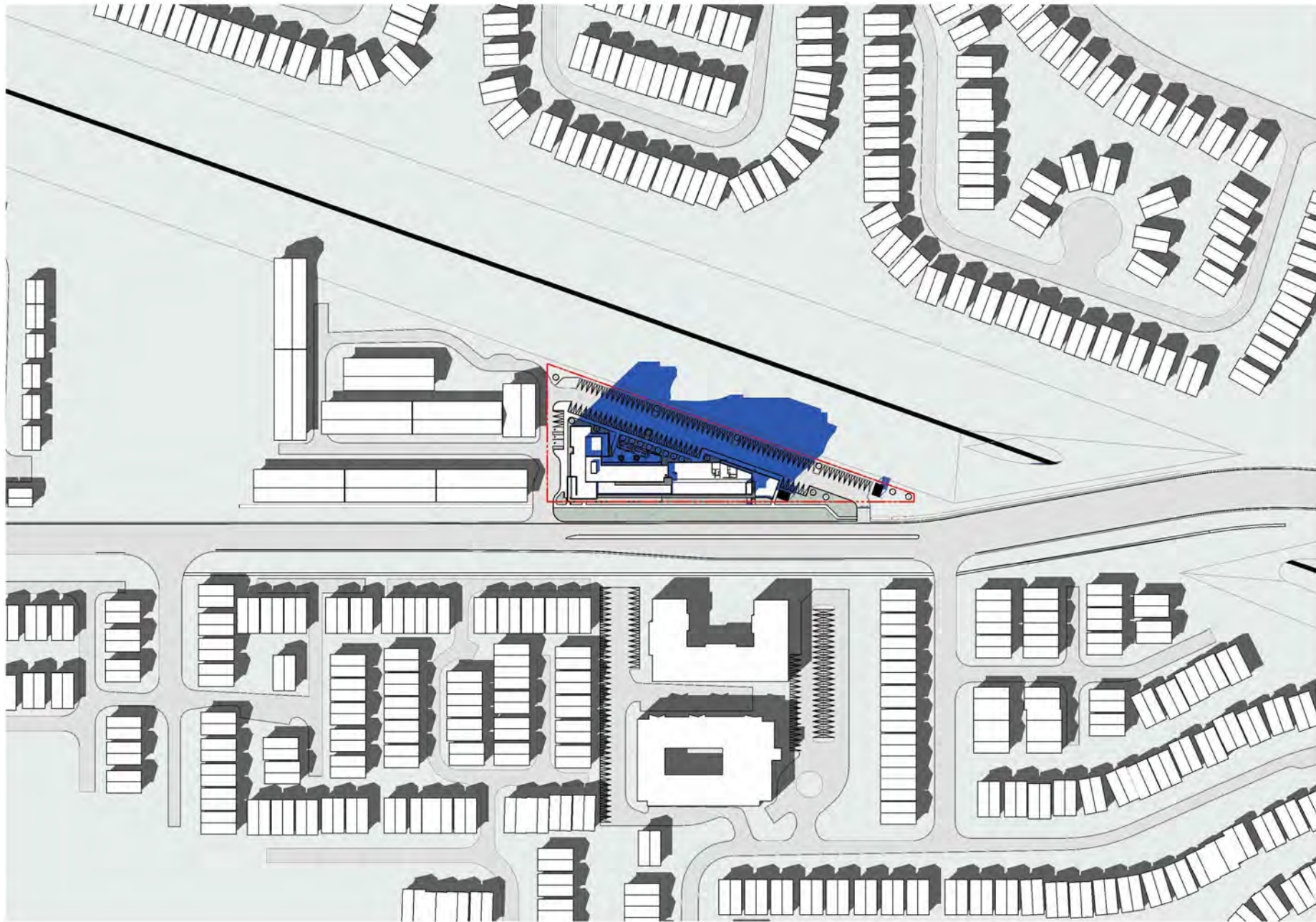
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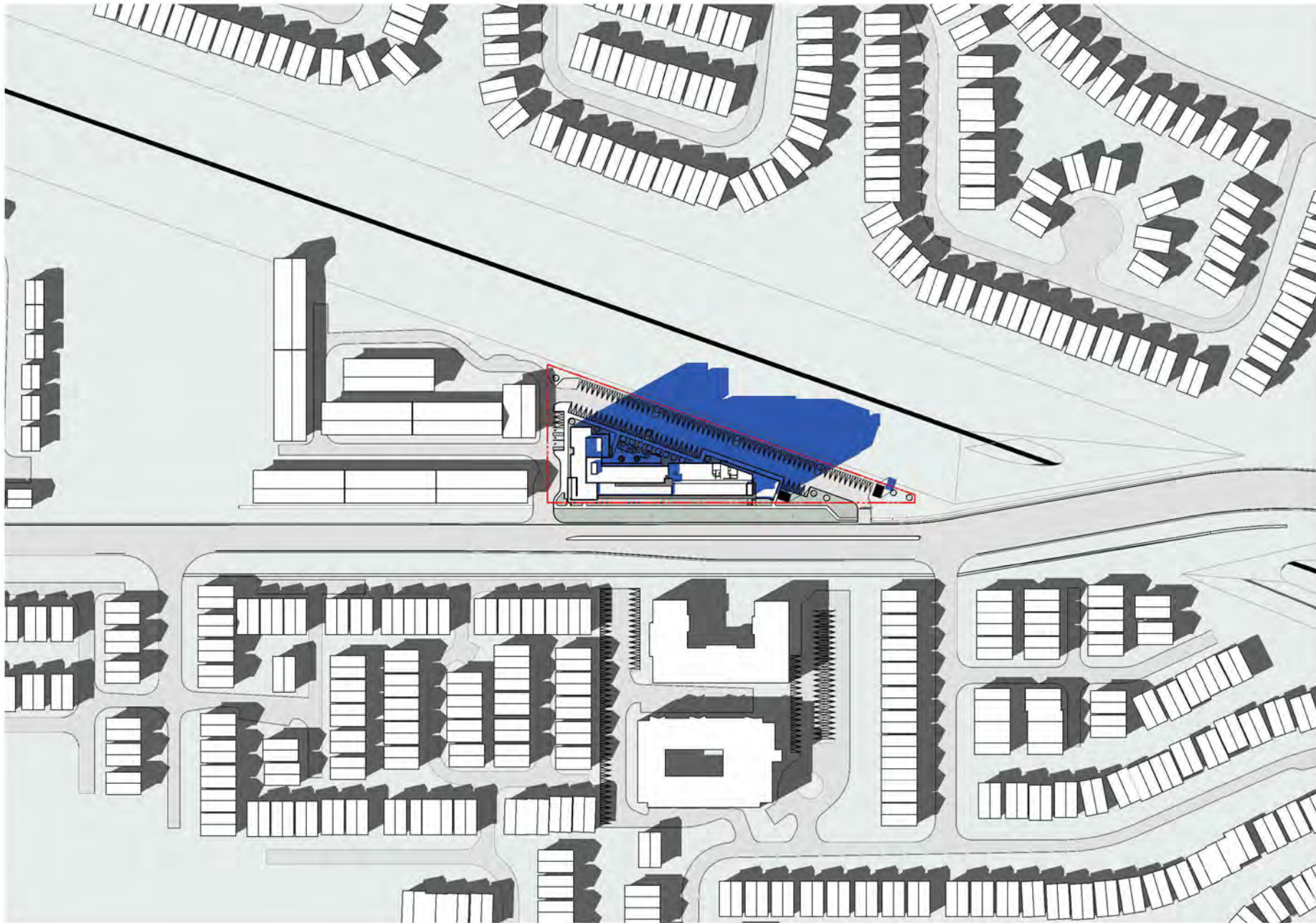
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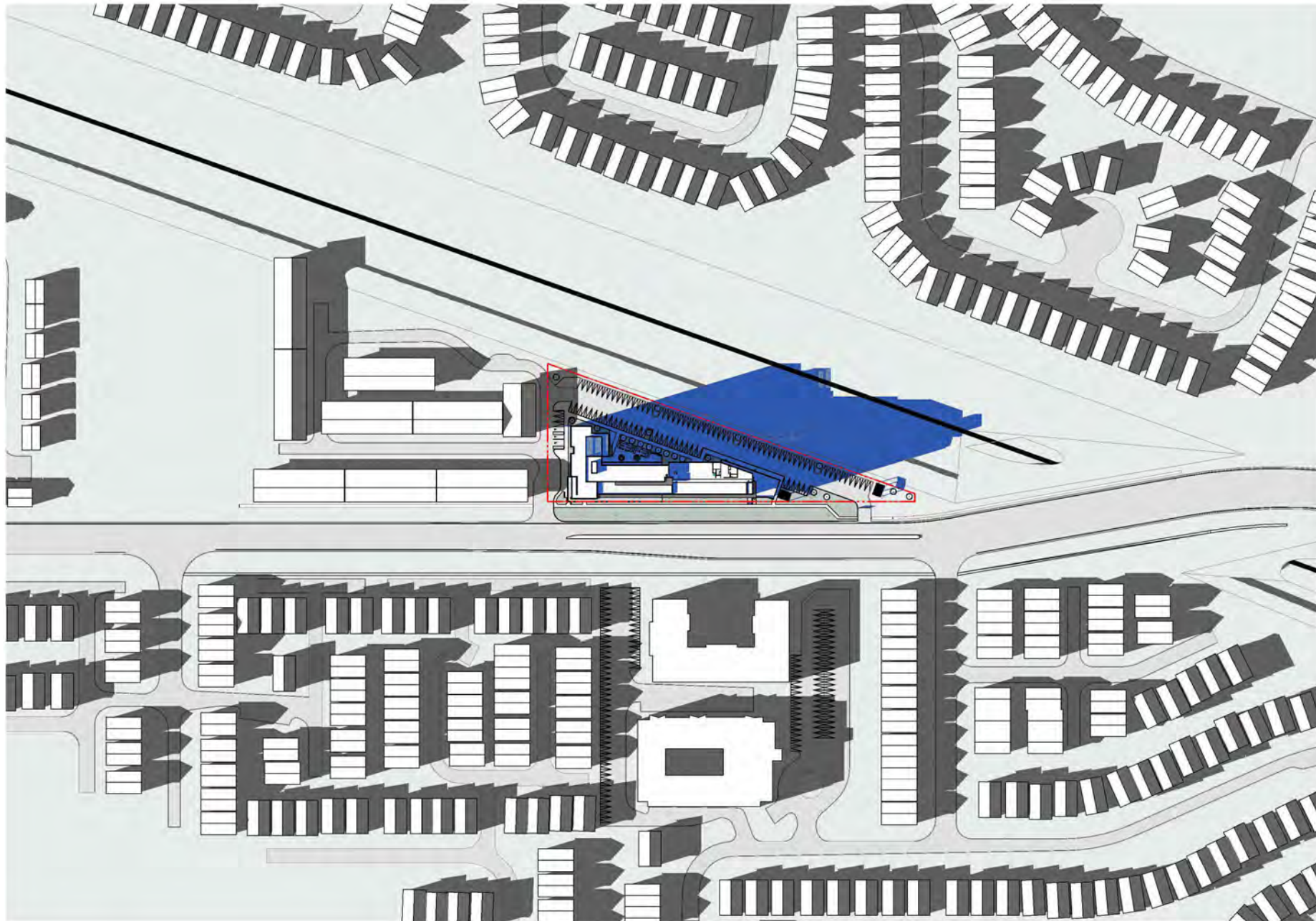
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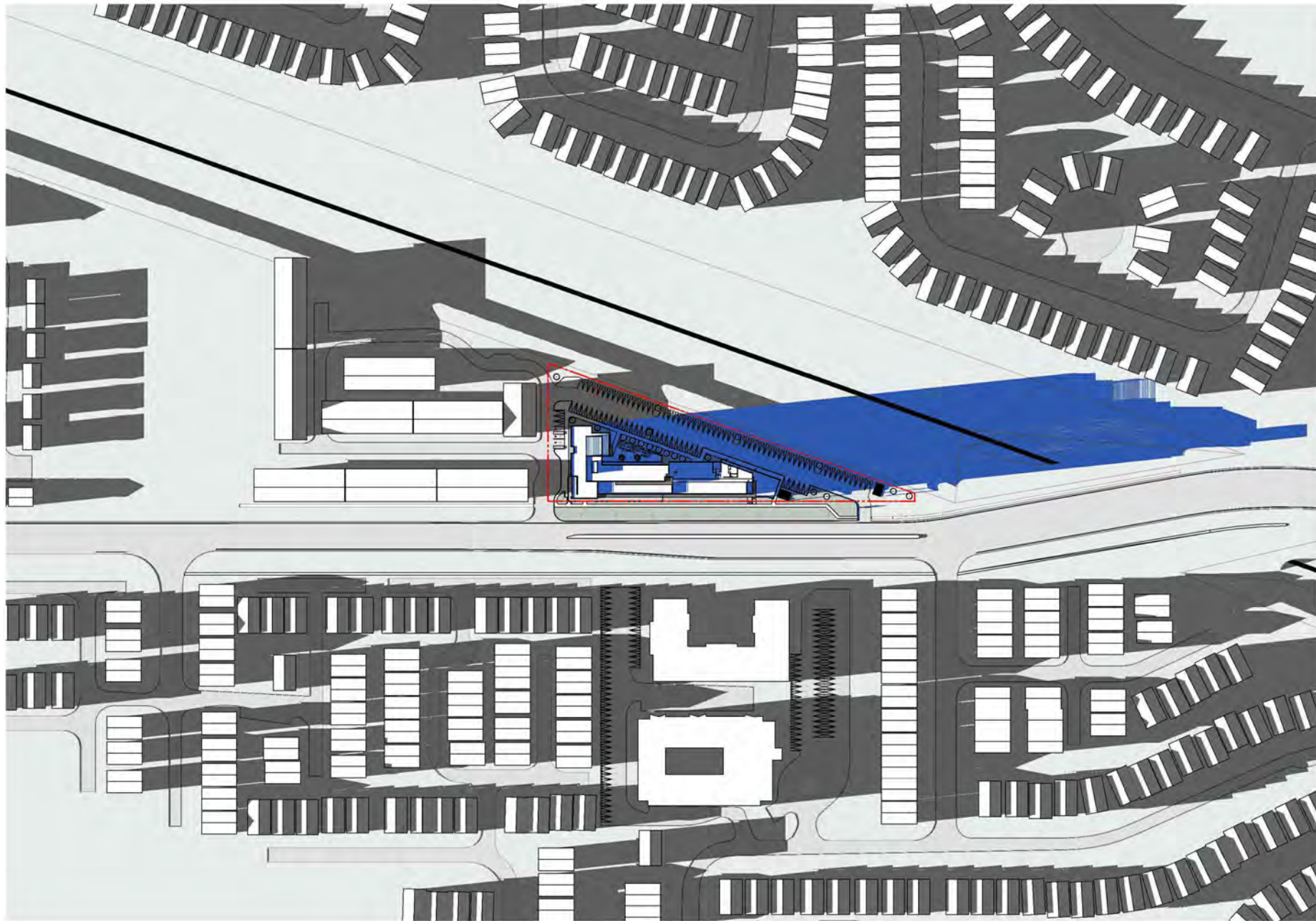
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