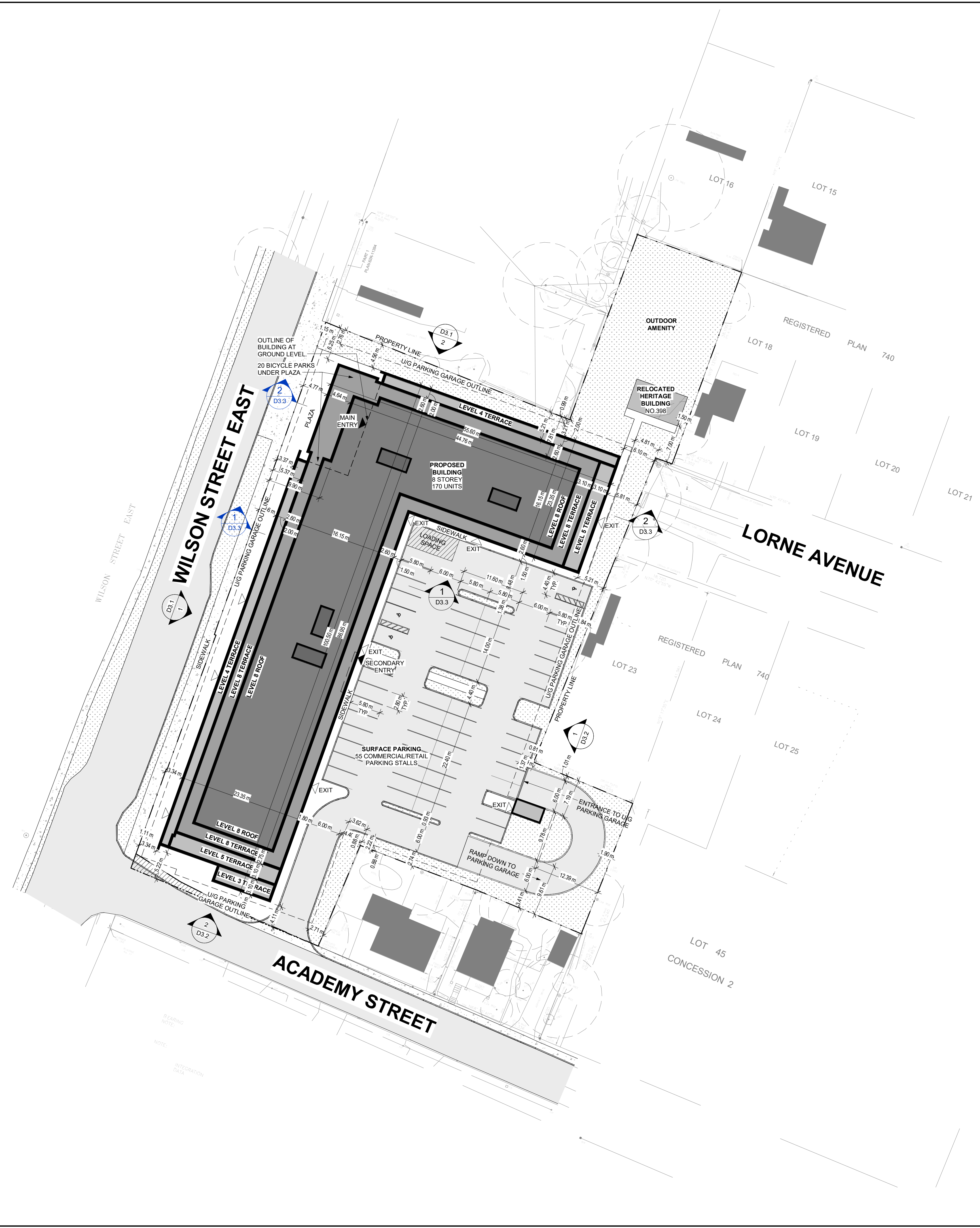
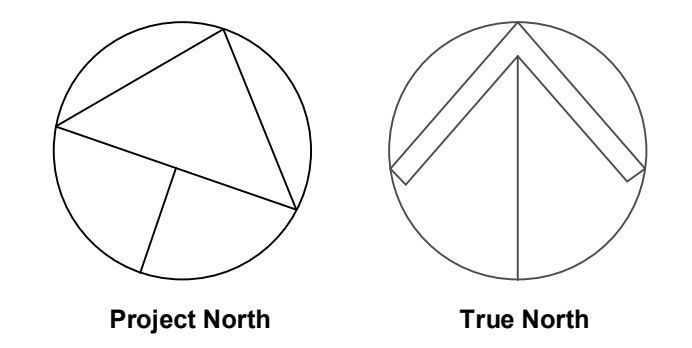


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SITE DATA
392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER

DATA	PROVIDED
ZONING	TBC
LOT AREA (m ²)	83,870 ft ² (7,791.70 m ²)
FRONT YARD (m)	3 (m)
INTERIOR SIDE YARD (m)	3 (m)
EXTERIOR SIDE YARD (m)	3 (m)
REAR YARD (m)	6 (m)



BUILDING DATA

DATA	PROVIDED
TOTAL DENSITY (# of units)	169 (units)
BUILDING AREA (m ²)	32,888 ft ² (3,055 m ²)
GFA (m²) - BELOW GRADE	106,304 ft² (9,876 m²)
UNDERGROUND P1 LEVEL	63,580 ft ² (5,907 m ²)
UNDERGROUND P2 LEVEL	42,723 ft ² (3,969 m ²)
GFA (m²) - ABOVE GRADE	226,518 ft² (21,044 m²)
GROUND	31,136 ft ² (2,893 m ²)
LEVEL 2	29,757 ft ² (2,765 m ²)
LEVEL 3	31,471 ft ² (2,924 m ²)
LEVEL 4	29,702 ft ² (2,759 m ²)
LEVEL 5	28,321 ft ² (2,631 m ²)
LEVEL 6	28,321 ft ² (2,631 m ²)
LEVEL 7	27,770 ft ² (2,580 m ²)
LEVEL 8	20,039 ft ² (1,862 m ²)
RENTABLE RESIDENTIAL AREA (m ²)	173,291 ft ² (16,099 m ²)
COMMERCIAL/RETAIL AREA (m ²)	18,047 ft ² (1,677 m ²)
AMENITY AREA (m ²)	5,763 ft ² (535 m ²)
NUMBER OF STOREYS	8
BUILDING HEIGHT (m) (excl. mech.)	30.60 (m)

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LANDSCAPING DATA

DATA	PROVIDED
LANDSCAPE AREA (percentage)	31.08%
LANDSCAPE AREA (m ²)	25,985 ft ² (2,414 m ²)

VEHICLE PARKING DATA

DATA	PROVIDED
RESIDENTIAL PARKING	257 (1.52 / UNIT)
UNDERGROUND P1 LEVEL	155
UNDERGROUND P2 LEVEL	102
BARRIER FREE PARKING	6 (INCL.)
COMMERCIAL PARKING AT GRADE	55
TOTAL	312

BICYCLE PARKING DATA

DATA	PROVIDED
RESIDENTIAL BICYCLE PARKING	170 BICYCLE STALLS
UNDERGROUND	
COMMERCIAL BICYCLE PARKING AT GRADE	20 BICYCLE STALLS
TOTAL	190

UNIT DATA

FLOOR	1 BED	1 BED + D	2 BED	2 BED + D	3 BED	UNITS / FLOOR	UNIT EFFICIENCY / FLOOR GFA
GROUND LEVEL							
LEVEL 2	8	1	6	3	6	24 SUITES	89.04%
LEVEL 3	8	2	8	2	6	26 SUITES	90.15%
LEVEL 4	11	6	4	1	5	27 SUITES	89.45%
LEVEL 5	11	6	6	3	1	27 SUITES	88.93%
LEVEL 6	11	6	6	3	1	27 SUITES	88.93%
LEVEL 7	11	7	5	3	1	27 SUITES	88.71%
LEVEL 8	0	0	2	0	9	11 SUITES	84.08%
SUBTOTAL	60	28	37	15	29		
PERCENTAGE	35.50%	16.57%	21.89%	8.88%	17.16%		
AVG. AREA (SQ FT)	700	900	1000	1200	1550		
TOTAL						169 SUITES	

No.	Date	Revision
6	15/12/2021	ISSUED FOR CLIENT
5	08/12/2021	ISSUED FOR CLIENT REVIEW
4	29/11/2021	ISSUED FOR CLIENT REVIEW
3	26/11/2021	ISSUED FOR CLIENT REVIEW
2	17/11/2021	ISSUED FOR CLIENT REVIEW
1	09/11/2021	ISSUED FOR COORDINATION



Project No.	22023
Project Date	
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Checked by	ET
Plot Date / Time	2021-12-16 10:24:43 AM

392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER

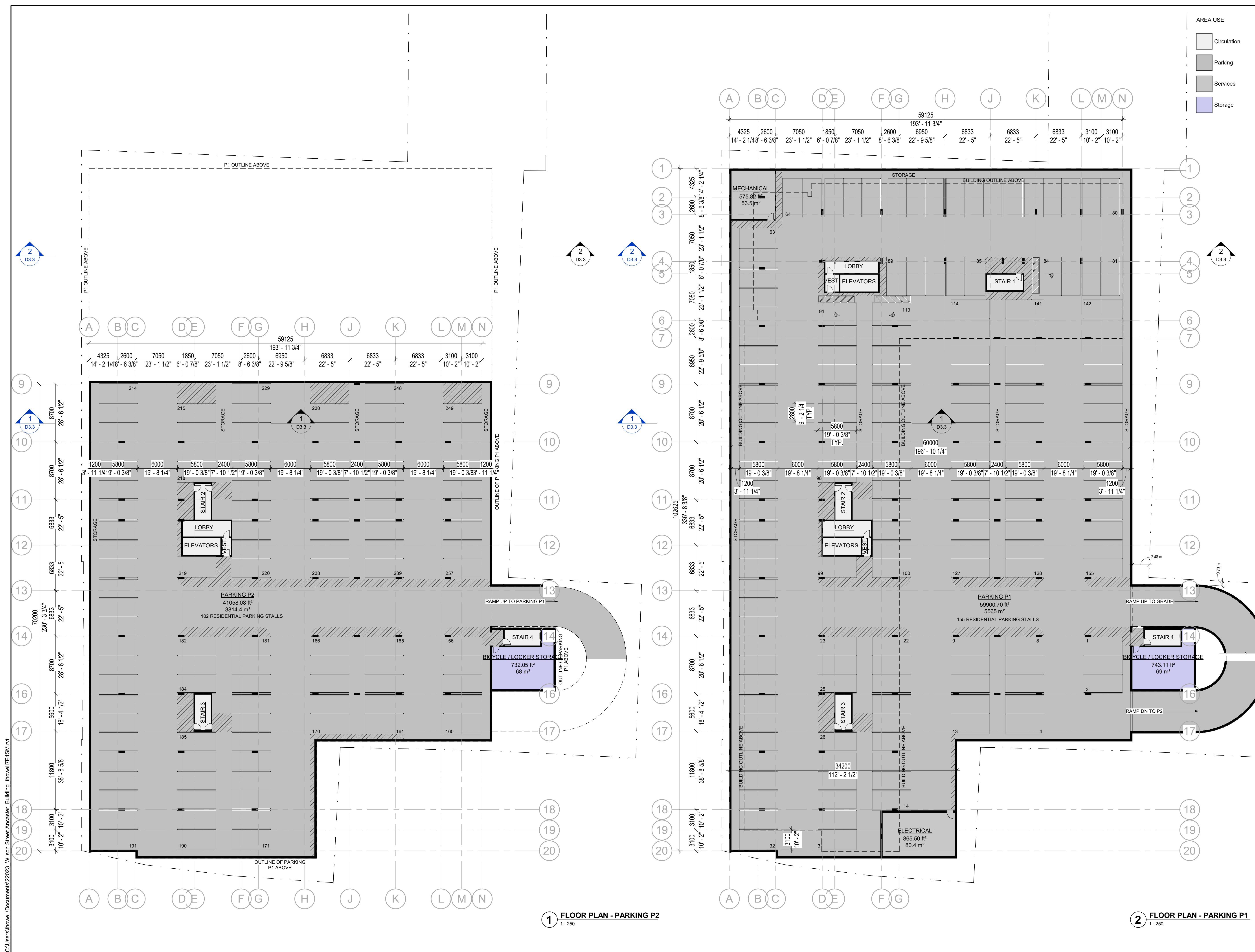
SITE PLAN

Ontario Association of Architects logo with Edward Thomas Licence 5572.

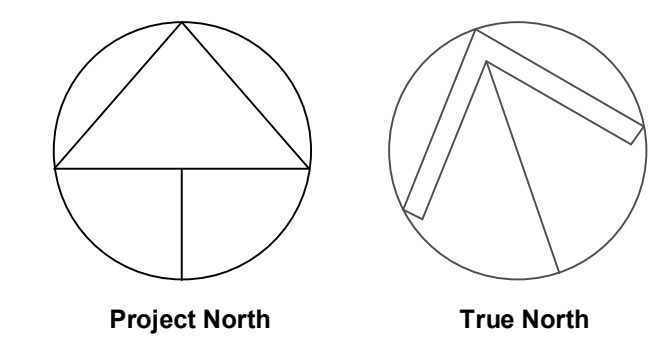
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Status: _____
Drawing No.: _____ Revision No.: _____

1 SITE PLAN
1:400

D1.1 - r6



- AREA USE
- Circulation
 - Parking
 - Services
 - Storage



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8	15/12/2021	ISSUED FOR CLIENT
7	08/12/2021	ISSUED FOR CLIENT REVIEW
6	29/11/2021	ISSUED FOR CLIENT REVIEW
5	28/11/2021	ISSUED FOR CLIENT REVIEW
4	17/11/2021	ISSUED FOR CLIENT REVIEW
3	09/11/2021	ISSUED FOR COORDINATION
2	05/11/2021	ISSUED FOR CLIENT REVIEW
1	04/11/2021	ISSUED FOR CLIENT REVIEW



Project No.	22023
Project Date	
Drawn by	TH
Checked by	ET
Plot Date / Time	2021-12-16 10:12:52 AM

**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

**FLOOR PLANS -
PARKING P1 & P2**

Ontario Association of Architects logo with text: EDWARD THOMAS LICENCE 5572

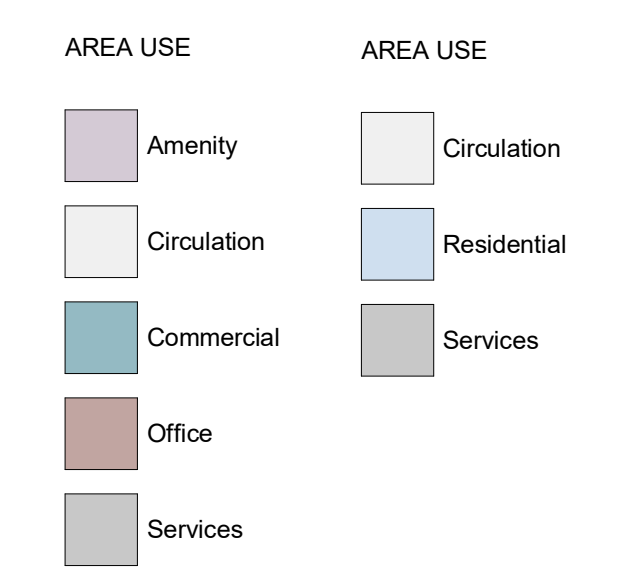
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D2.1 - r8

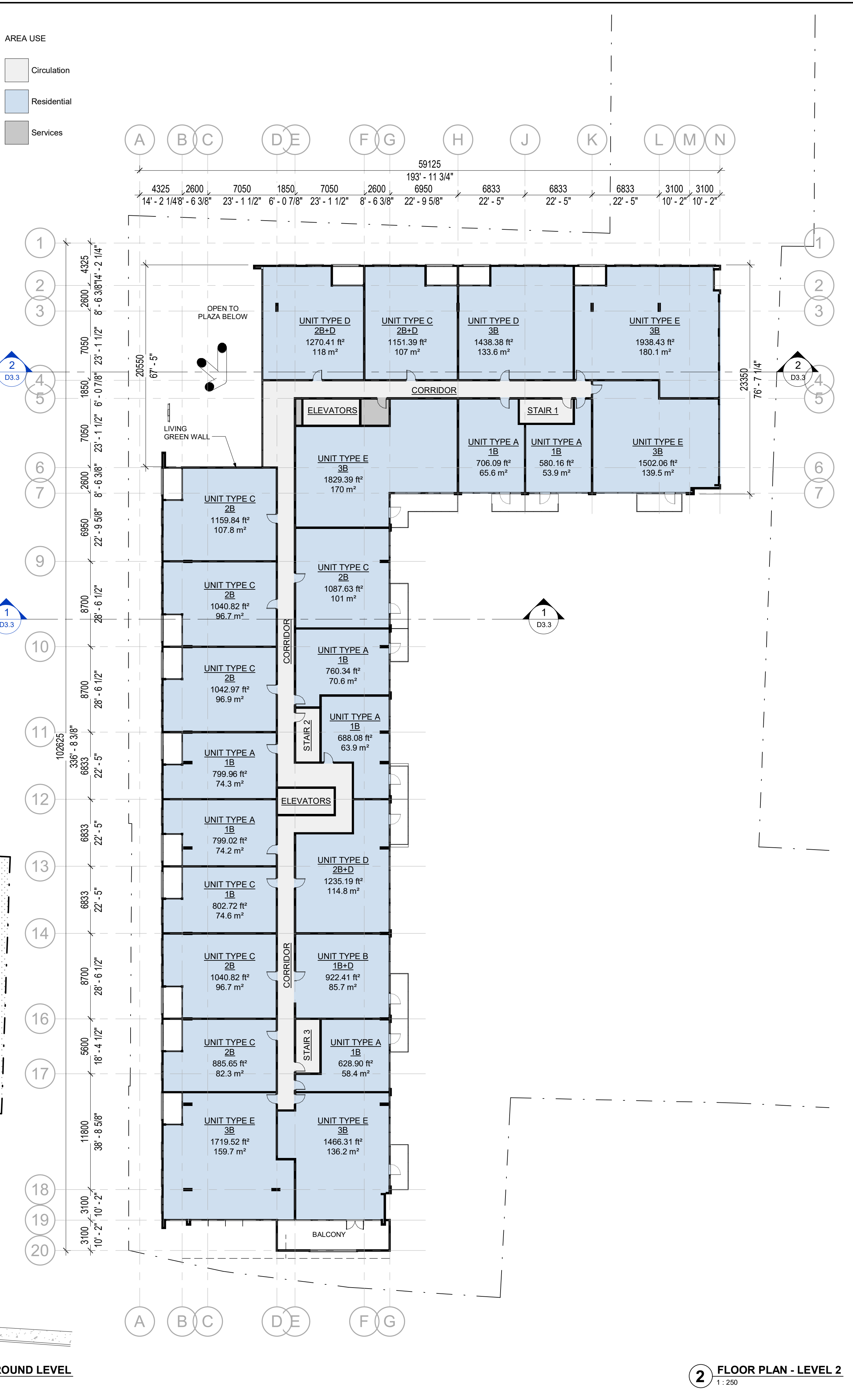
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2 FLOOR PLAN - PARKING P1
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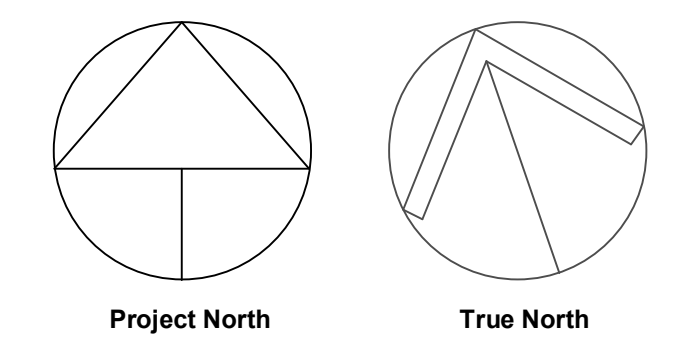
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1 FLOOR PLAN - GROUND LEVEL
1:250



2 FLOOR PLAN - LEVEL 2
1:250



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No.	Date	Revision
7	15/12/2021	ISSUED FOR CLIENT
6	08/12/2021	ISSUED FOR CLIENT REVIEW
5	29/11/2021	ISSUED FOR CLIENT REVIEW
4	26/11/2021	ISSUED FOR CLIENT REVIEW
3	17/11/2021	ISSUED FOR CLIENT REVIEW
2	05/11/2021	ISSUED FOR CLIENT REVIEW
1	04/11/2021	ISSUED FOR CLIENT REVIEW



Project No.	22023
Project Date	
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Plot Date / Time	2021-12-16 10:13:02 AM

**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

**FLOOR PLANS -
GROUND LEVEL &
LEVEL 2**

Ontario Association of Architects
Edward Thomas Licence 5572

Drawing No. _____ Revision No. _____

Drawing Scale: 1:250

Status: _____

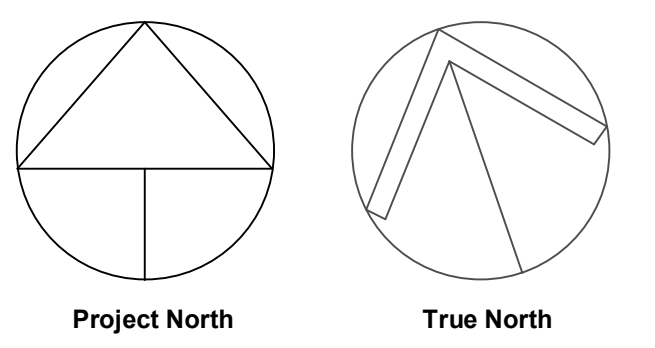
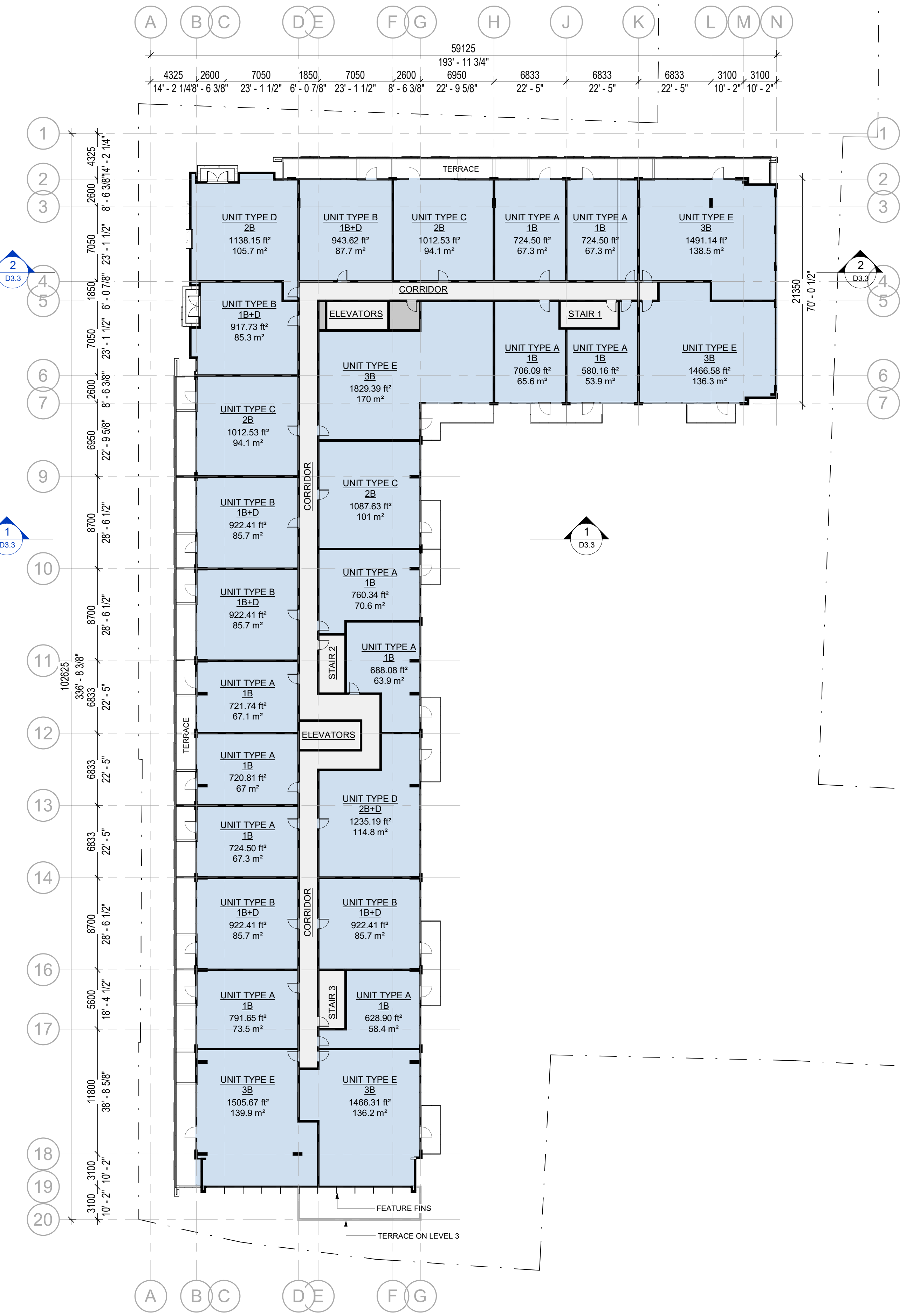
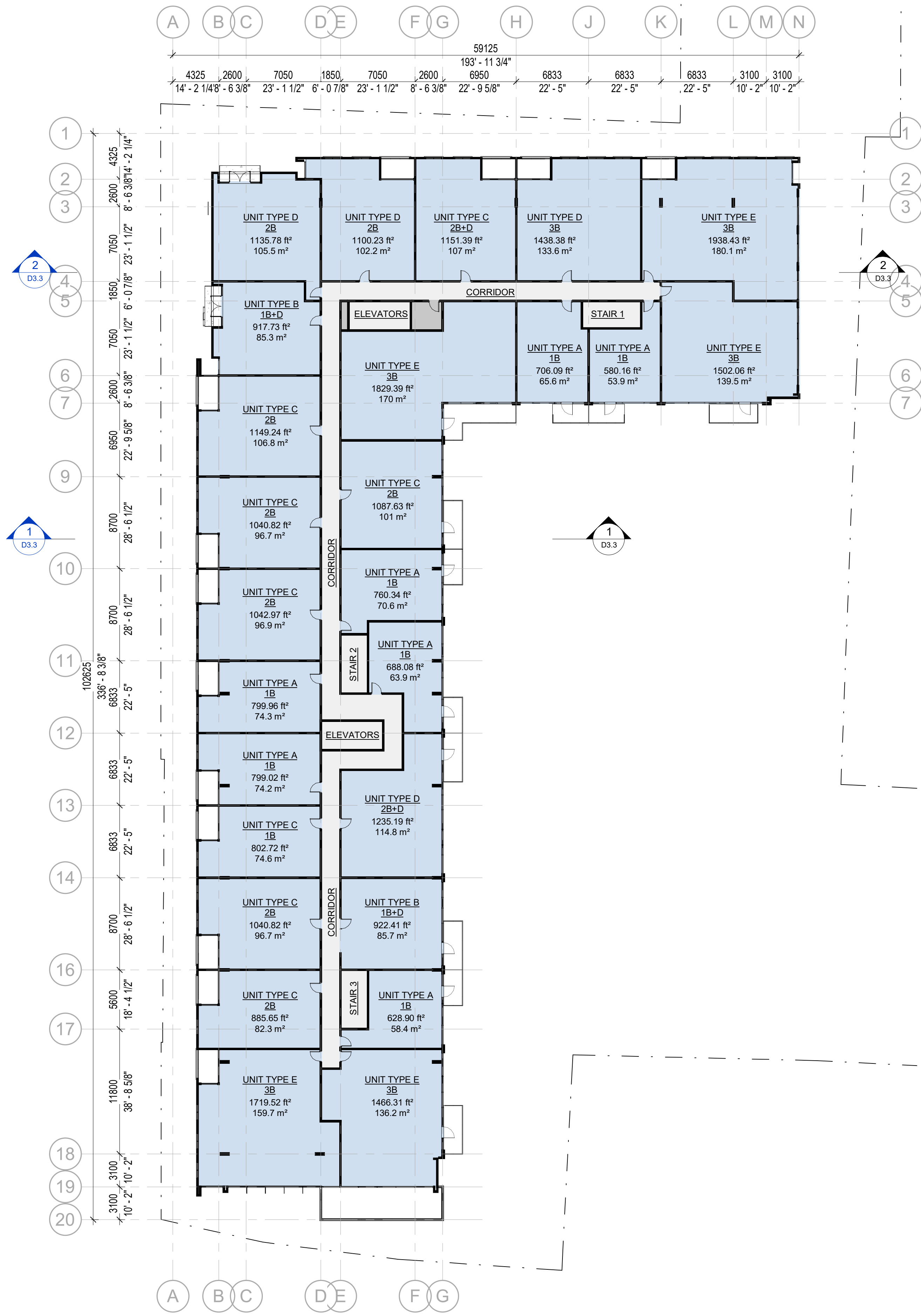
D2.2 - r7

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AREA USE

- Circulation
- Residential
- Services



- GENERAL NOTES**
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5	08/12/2021	ISSUED FOR CLIENT REVIEW
4	26/11/2021	ISSUED FOR CLIENT REVIEW
3	17/11/2021	ISSUED FOR CLIENT REVIEW
2	05/11/2021	ISSUED FOR CLIENT REVIEW
1	04/11/2021	ISSUED FOR CLIENT REVIEW



Project No.	22023
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Plot Date / Time	2021-12-16 10:13:11 AM

**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

**FLOOR PLANS - LEVELS
3 & 4**

Ontario Association of Architects
EDWARD THOMAS
LICENCE 5572

Drawing Scale: 1:250
Status:
Drawing No.:
Revision No.:
D2.3 - r6

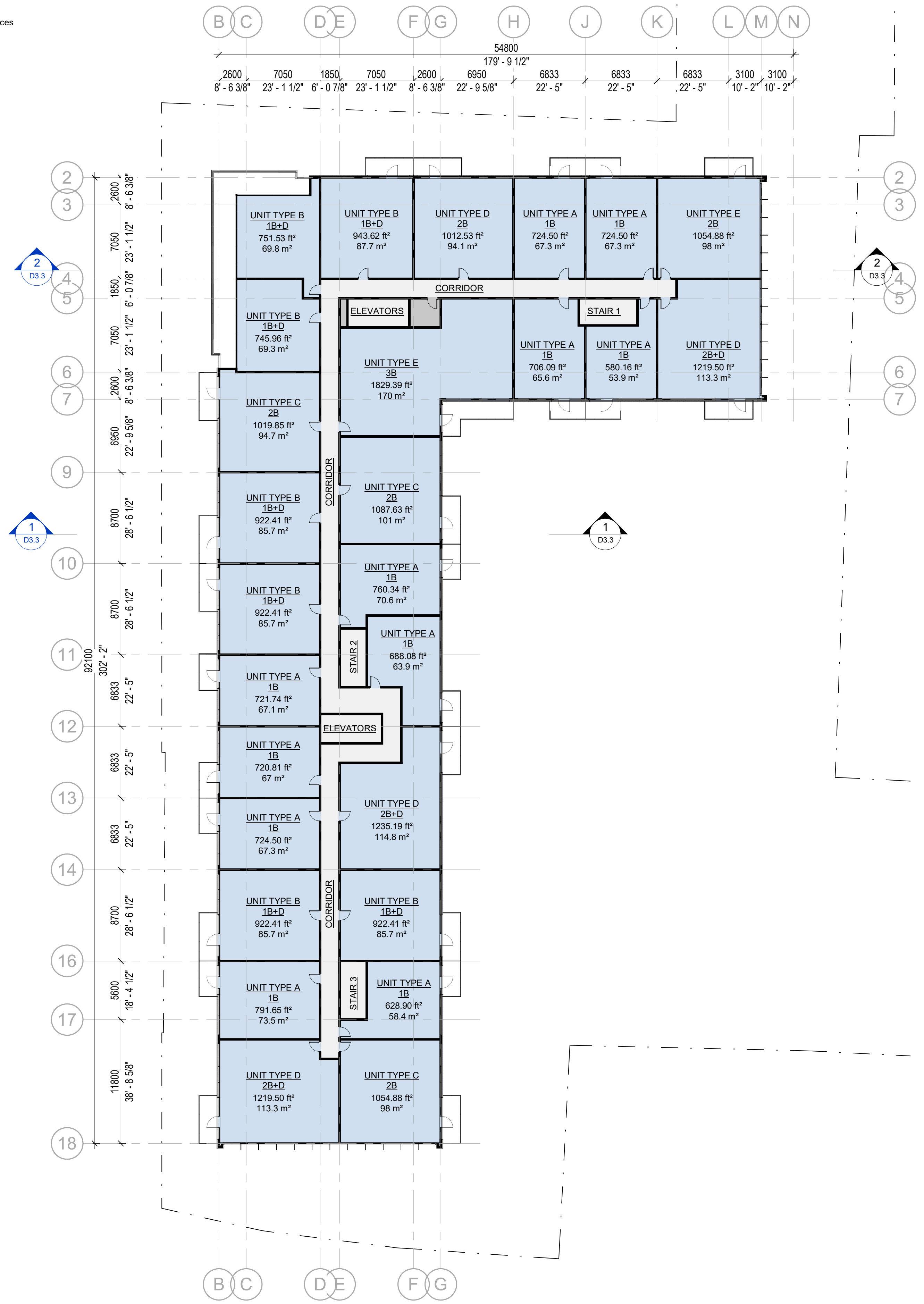
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AREA USE

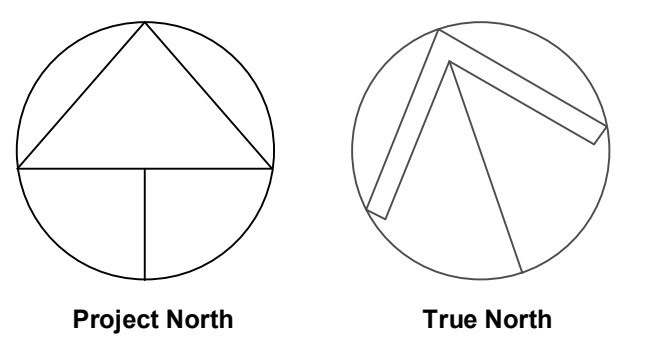
- Circulation
- Residential
- Services



1 FLOOR PLAN - LEVEL 5-6
1:250



2 FLOOR PLAN - LEVEL 7
1:250



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3	15/12/2021	ISSUED FOR CLIENT
2	08/12/2021	ISSUED FOR CLIENT REVIEW
1	26/11/2021	ISSUED FOR CLIENT REVIEW



Project No.	22023
Project Date	
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Plot Date / Time	2021-12-16 10:13:21 AM

392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER

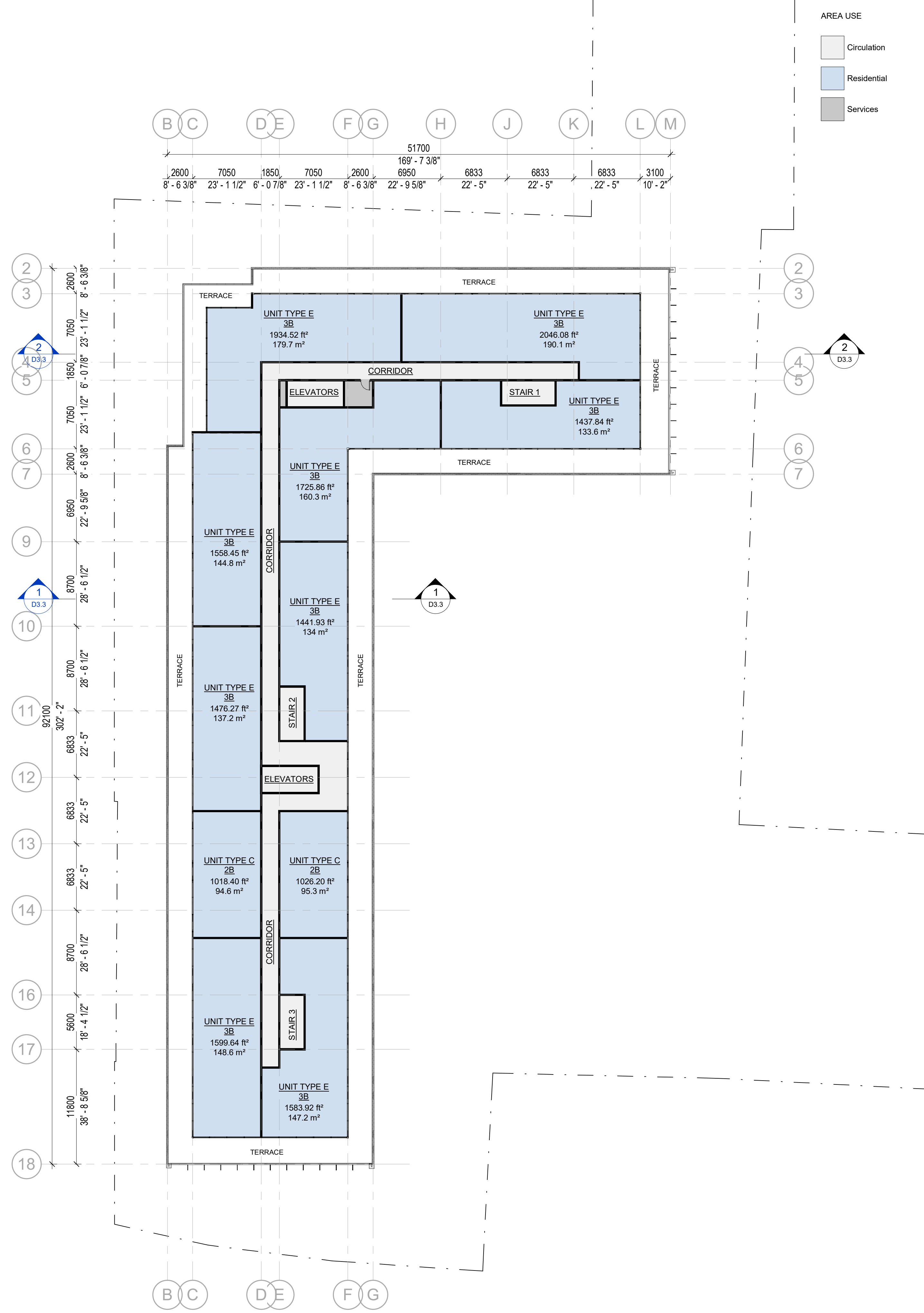
FLOOR PLANS - LEVELS
5-7

ONTARIO ASSOCIATION
OF
ARCHITECTS
EDWARD THOMAS
LICENCE
5572

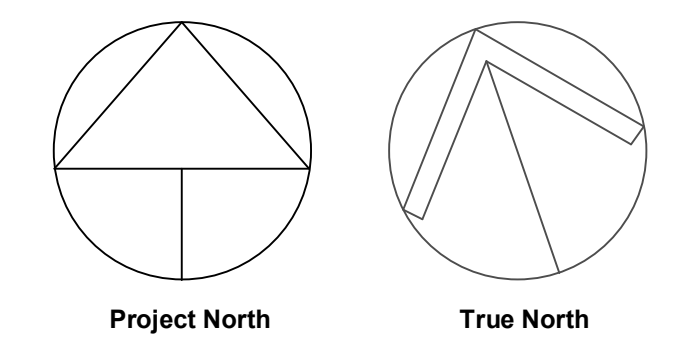
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Status: _____
Drawing No.: _____ Revision No.: _____

D2.4 - r3

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1 FLOOR PLAN - LEVEL 8
1:250



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2	15/12/2021	ISSUED FOR CLIENT
1	08/12/2021	ISSUED FOR CLIENT REVIEW



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ARCHITECTS INC.	Project Date	
	Drawn by	TH
	Checked by	ET
	Plot Date / Time	2021-12-16 10:13:27 AM

**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

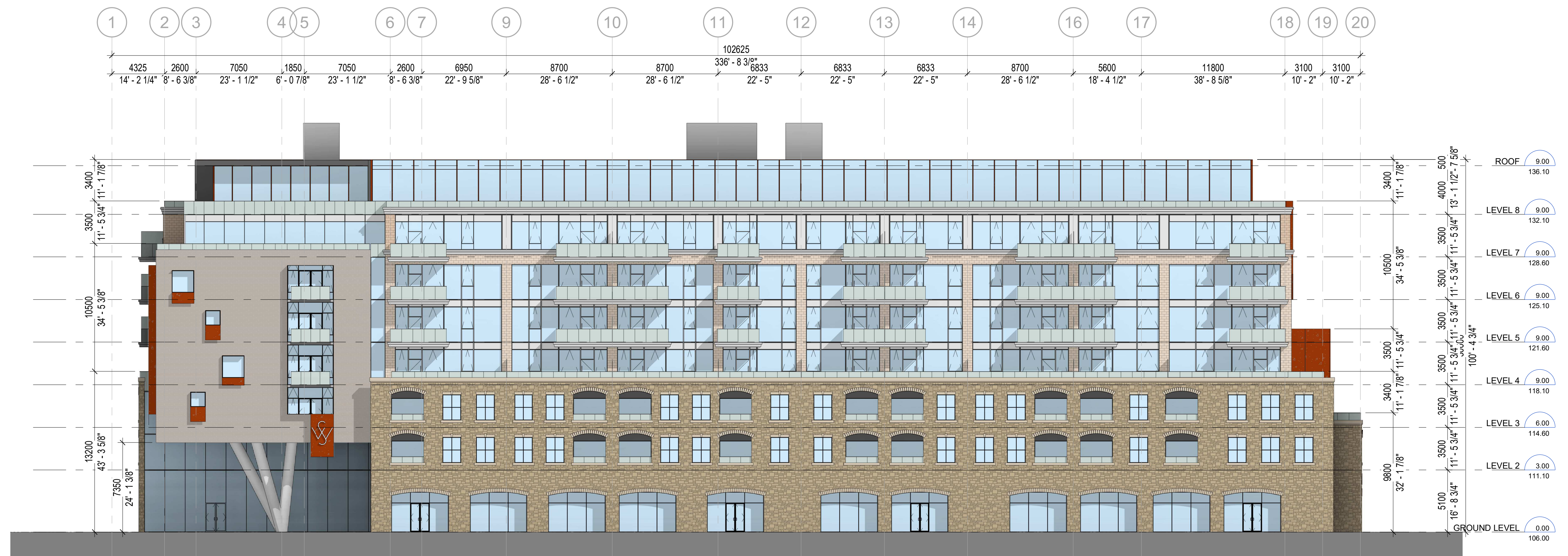
**FLOOR PLANS - LEVELS
8**

**ONTARIO ASSOCIATION
OF
ARCHITECTS**

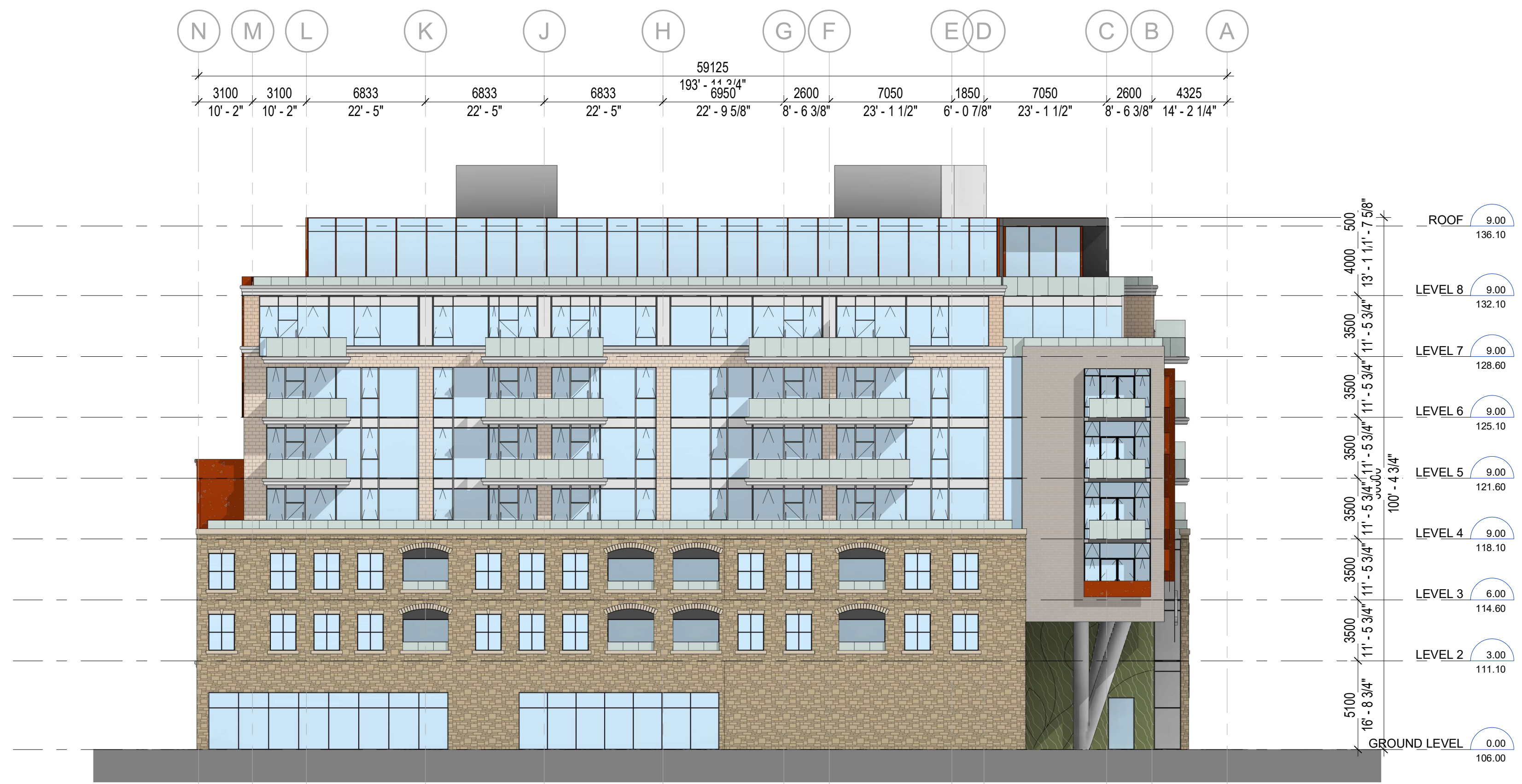
EDWARD THOMAS
LICENCE
5572

Drawing No. 1:250
Status
Revision No.

D2.5 - r2



1 WEST ELEVATION (WILSON ST EAST)
1:200



2 NORTH ELEVATION
1:200

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4	15/12/2021	ISSUED FOR CLIENT
3	14/12/2021	ISSUED FOR CLIENT REVIEW
2	08/12/2021	ISSUED FOR CLIENT REVIEW
1	02/12/2021	ISSUED FOR CLIENT REVIEW



Project No: 22023
 Project Date:
 Drawn by: TH
 Checked by: ET
 Plot Date / Time: 2021-12-16 10:21:26 AM

**392-412 WILSON STREET
 EAST & 15 LORNE
 AVENUE, ANCASTER**

ELEVATIONS

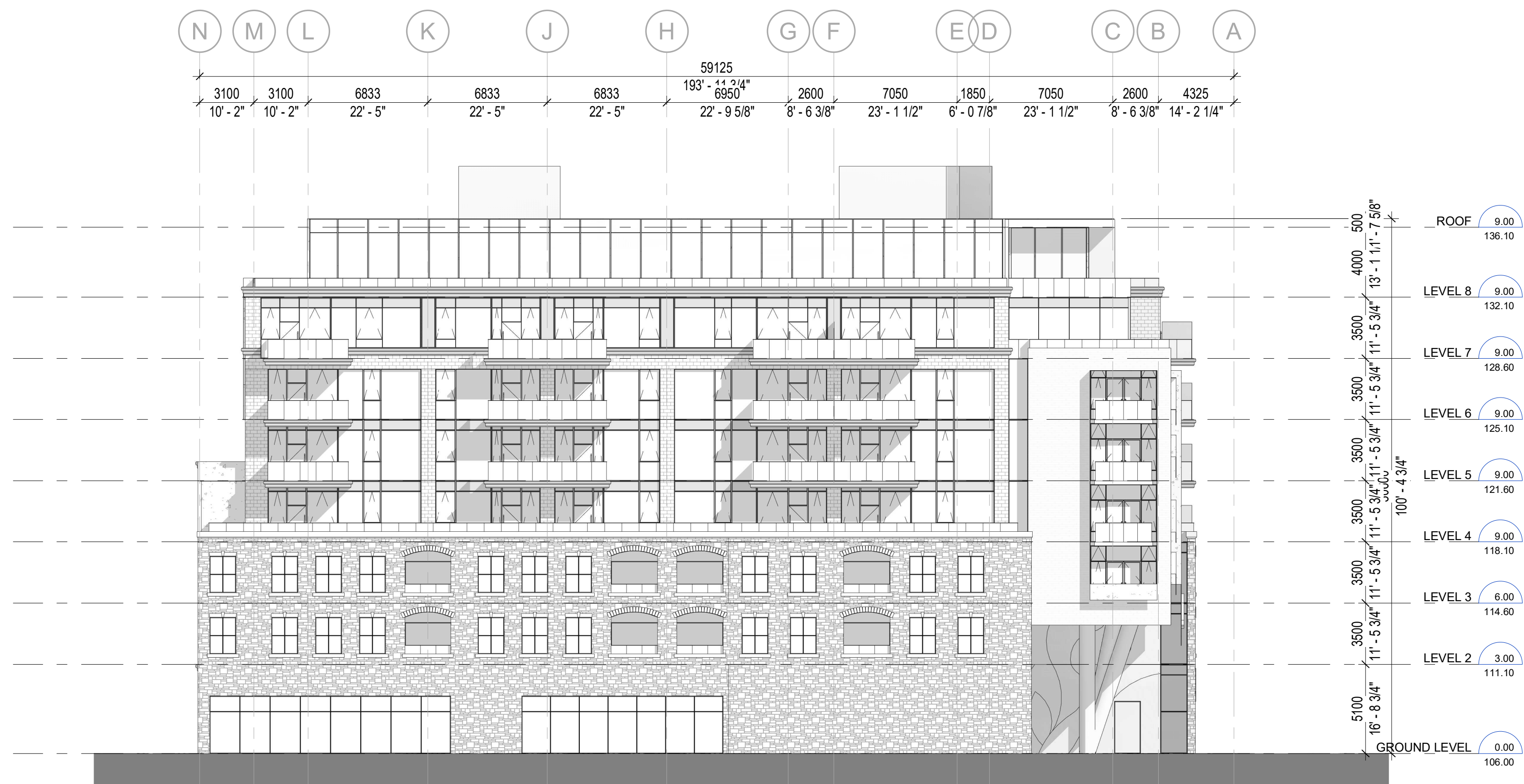
Ontario Association of Architects
 Edward Thomas
 Licence 5572

Drawing Scale: 1:200
 Status:
 Drawing No.:
 Revision No.:

D3.1 - r4



1 WEST ELEVATION (WILSON ST EAST)
1:200



2 NORTH ELEVATION
1:200

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3	14/12/2021	ISSUED FOR CLIENT REVIEW
2	08/12/2021	ISSUED FOR CLIENT REVIEW
1	02/12/2021	ISSUED FOR CLIENT REVIEW



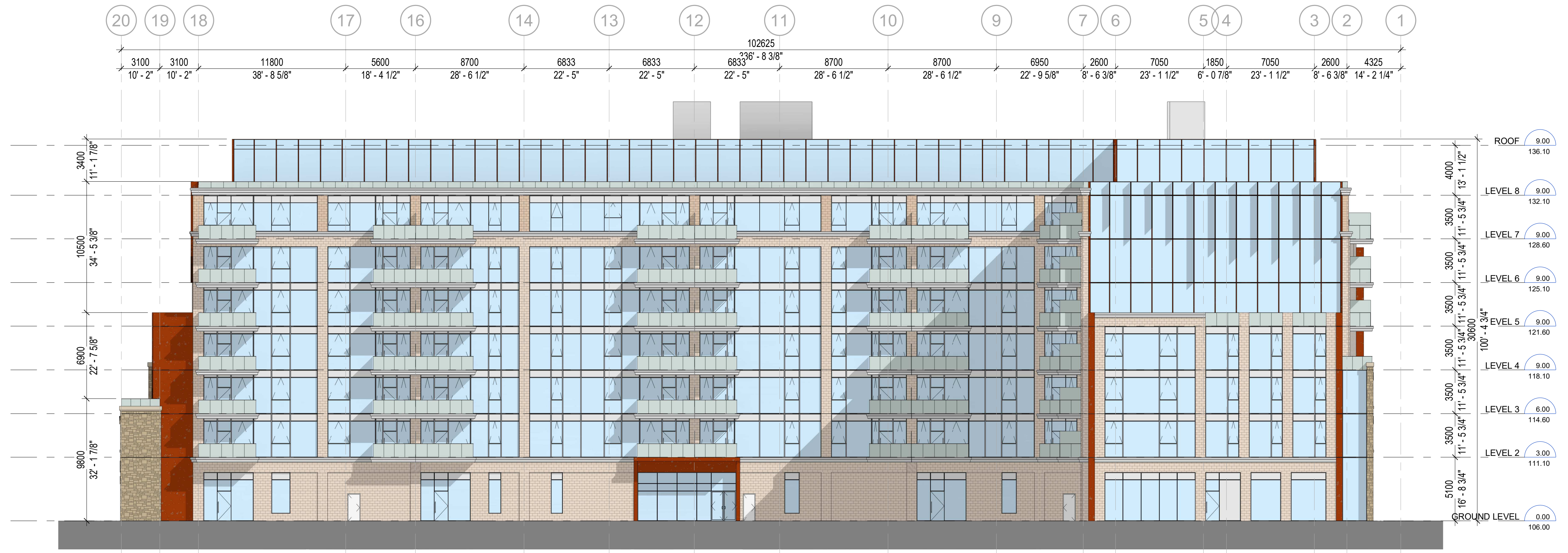
Project No. 22023
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 Checked by ET
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**392-412 WILSON STREET
 EAST & 15 LORNE
 AVENUE, ANCASTER**

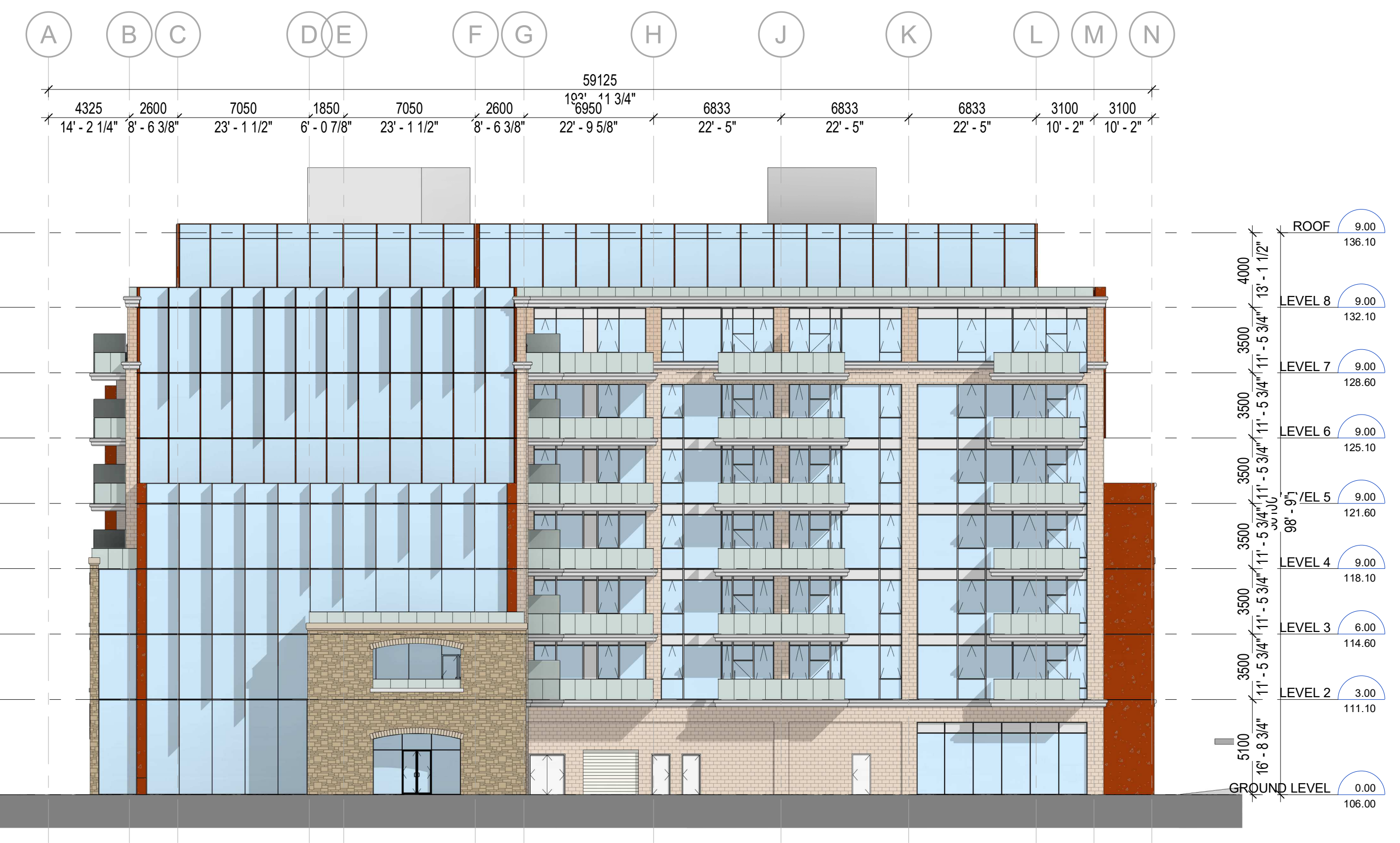
ELEVATIONS

Ontario Association of Architects logo with text: EDWARD THOMAS LICENCE 5572

Drawing Scale 1:200
 Status
 Drawing No. Revision No.
D3.1 - r4



1 EAST ELEVATION
1:200



2 SOUTH ELEVATION (ACADEMY STREET)
1:200

- GENERAL NOTES**
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
 6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
 7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

No.	Date	Revision
4	15/12/2021	ISSUED FOR CLIENT
3	14/12/2021	ISSUED FOR CLIENT REVIEW
2	08/12/2021	ISSUED FOR CLIENT REVIEW
1	02/12/2021	ISSUED FOR CLIENT REVIEW



Project No.	22023
Project Date	
Drawn by	TH
Checked by	ET
Plot Date / Time	2021-12-16 10:23:00 AM

**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

ELEVATIONS

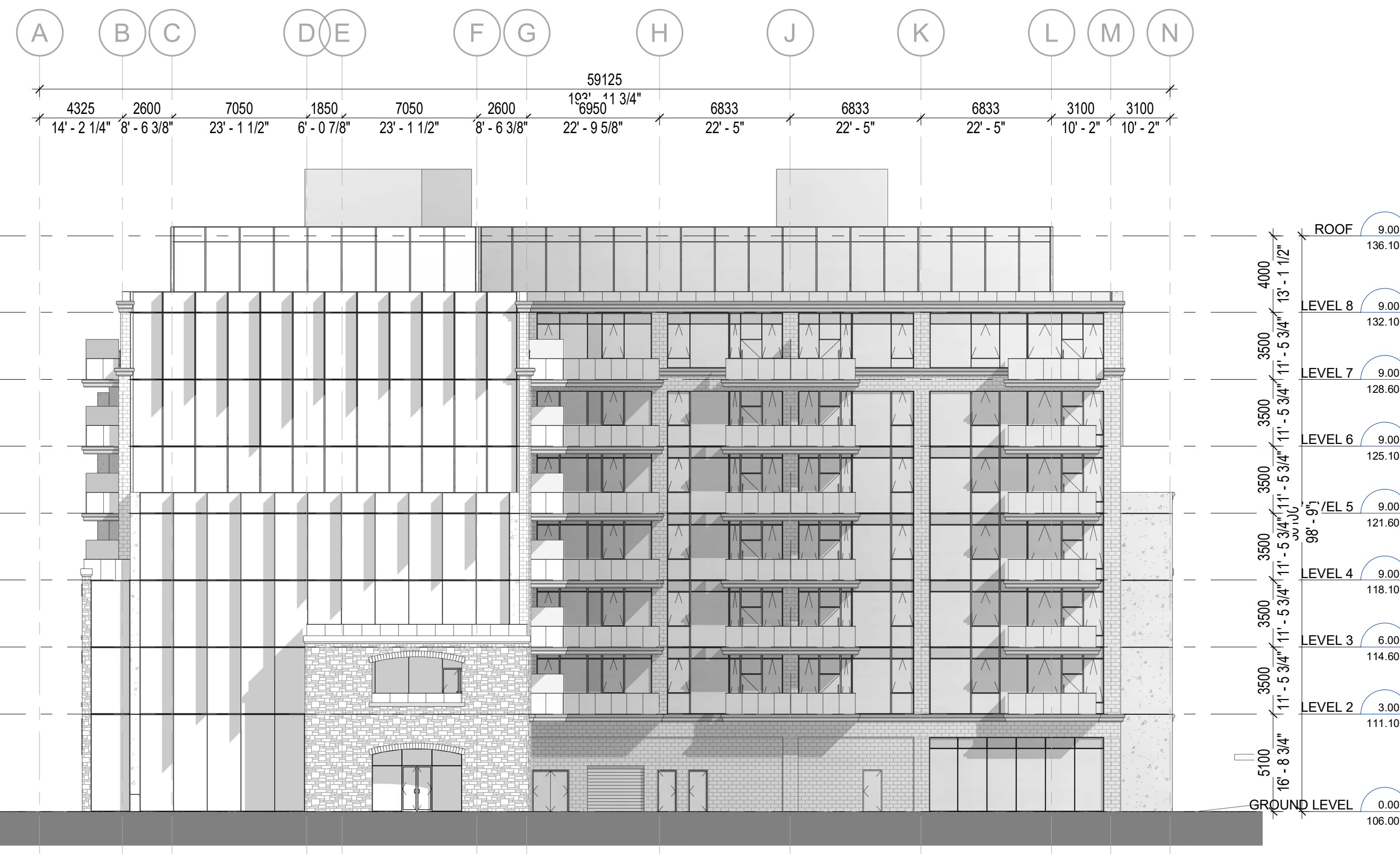
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Drawing Scale: 1:200
Status: _____
Drawing No.: _____ Revision No.: _____

D3.2 - r4



1 EAST ELEVATION
1:200



2 SOUTH ELEVATION (ACADEMY STREET)
1:200

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No.	Date	Revision
4	15/12/2021	ISSUED FOR CLIENT REVIEW
3	14/12/2021	ISSUED FOR CLIENT REVIEW
2	08/12/2021	ISSUED FOR CLIENT REVIEW
1	02/12/2021	ISSUED FOR CLIENT REVIEW

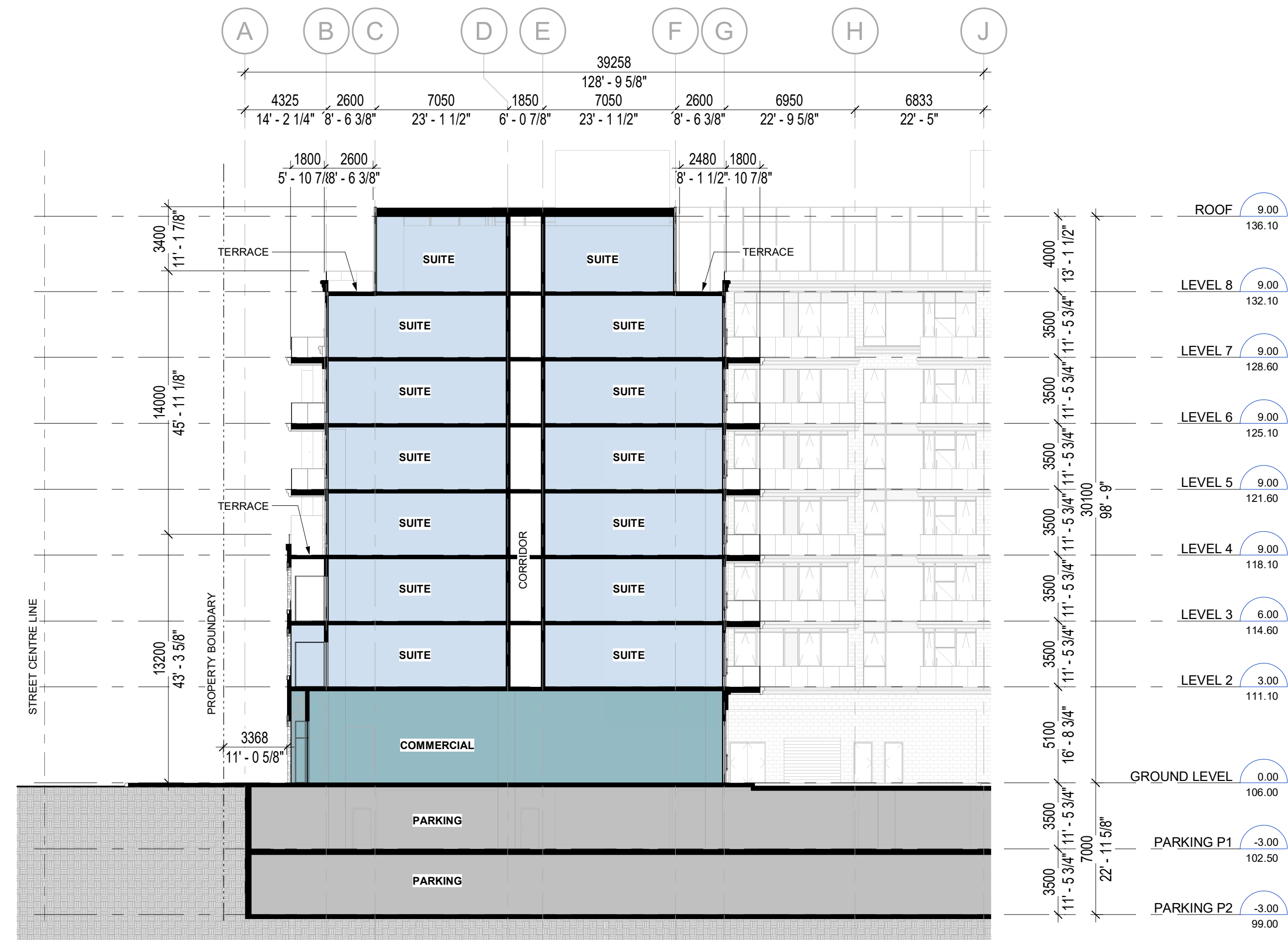


Project No.	22023
Project Date	
Drawn by	TH
Checked by	ET
Plot Date / Time	2021-12-16 10:16:29 AM

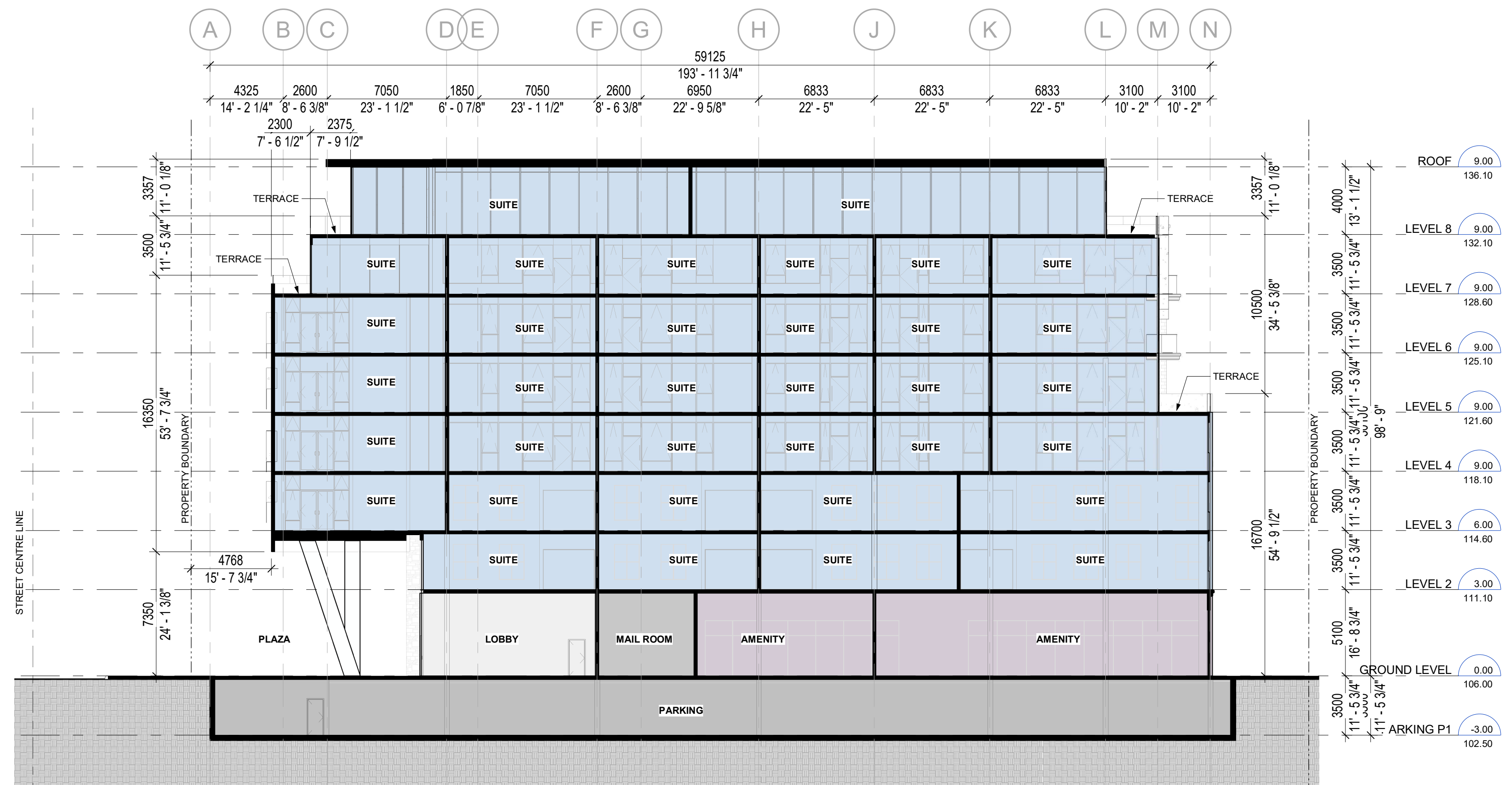
**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

ELEVATIONS

Drawing Scale	1:200
Status	
Drawing No.	Revision No.
D3.2 - r4	



1 SECTION 1
1 : 200



2 SECTION 2
1 : 200

GENERAL NOTES

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No.	Date	Revision
6	15/12/2021	ISSUED FOR CLIENT
5	08/12/2021	ISSUED FOR CLIENT REVIEW
4	08/12/2021	ISSUED FOR CLIENT REVIEW
3	06/12/2021	ISSUED FOR CLIENT REVIEW
2	05/11/2021	ISSUED FOR CLIENT REVIEW
1	04/11/2021	ISSUED FOR CLIENT REVIEW



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**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

BUILDING SECTIONS

Drawing Scale	1 : 200
Status	
Drawing No.	
Revision No.	

EDWARD THOMAS
LICENCE
5572

D3.3 - r6





Cappuccina Pasta Ristorante

Ristorante



WV

Cappuccino Patis Pizzeria



Cappuccino
Pasta
Ristorante

Ristorante



