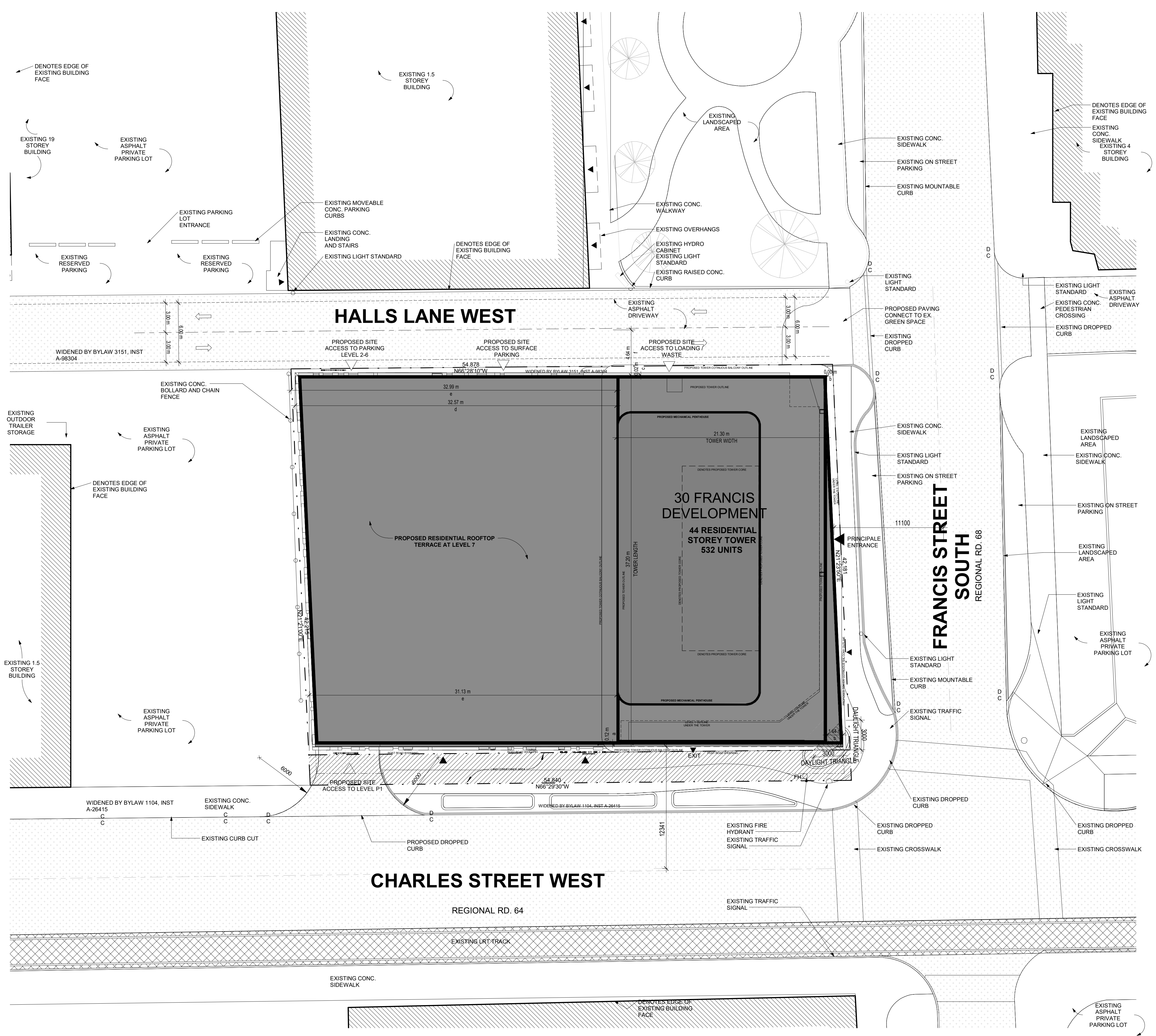




30 FRANCIS



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SITE DATA

CHARLES AND FRANCIS, KITCHENER, ONTARIO			
DATA	REQUIRED	PROVIDED	
ZONING	CURRENT ZONING - D6		
LOT AREA (m ²) - PRE-LAND CONVEYANCE	2,314m ²		
PODIUMS	FRONT YARD - CHARLES	--	0m
	INTERIOR YARD - WEST	--	0m
	EXTERIOR YARD - FRANCIS	--	0m
	REAR YARD - HALLS LN.	--	0m
TOWERS	FRONT YARD - CHARLES	--	12-13m +/-
	INTERIOR SIDE - WEST	--	8-10m +/-
	EXTERIOR SIDE - FRANCIS	--	3-5m +/-
	REAR YARD - HALLS LN.	--	6-7m +/-

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY	--	532 UNITS
BUILDING AREA	--	21,651 SF/ 2,011m ²
GROSS FLOOR AREA*	--	374,264 SF/ 34,770 m ²
GROSS CONSTRUCTION AREA	--	492,143 SF/ 45,722 m ²
FLOOR SPACE RATIO**	--	18.3
NUMBER OF STOREYS	--	44
BUILDING HEIGHT	--	139.5m +/-
INDOOR AMENITY AREA	--	2,400 SF/ 223 m ²
COMMERCIAL AREA	--	1,814 SF/ 169 m ²
LOCKER UNITS	--	273 units

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING		
LEVEL P2		16
LEVEL P1		34
LEVEL 1	51m ² 385 X 0.165 = 64	11
LEVEL 2-4	>51m ² 147 X 1 = 147	108
LEVEL 5		36
LEVEL 6		36
BARRIER FREE PARKING	2 + 2% of total required = 7	13
VISITOR PARKING	NA	0
COMMERCIAL PARKING		0
TOTAL		241

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	10% required=	
	22	TYPE A: 135 TYPE B: 6
TOTAL		141

UNIT TYPE BREAKDOWN

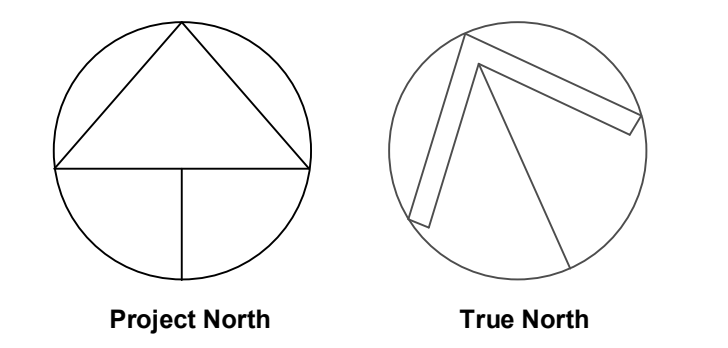
TYPE	NUMBER	%	NET AREA* (m ²)
1 BEDROOM UNIT	176	33.1 %	32.8 - 49.3
1 BEDROOM BF UNIT	15	2.8 %	43.2
1 BEDROOM + DEN UNIT	151	28.4 %	43.8 - 54.6
1 BEDROOM + DEN BF UNIT	43	8.1 %	59.6
2 BEDROOM UNIT	76	14.3 %	53.6 - 60.9
2 BEDROOM BF UNIT	38	7.1 %	59.0
2 BEDROOM INBOUND UNIT	23	4.3 %	54.6
2 BEDROOM INBOUND + DEN UNIT	5	1.0 %	59.6
3 BEDROOM BF UNIT	5	1.0 %	68.0
TOTAL	532		

TOWER DATA

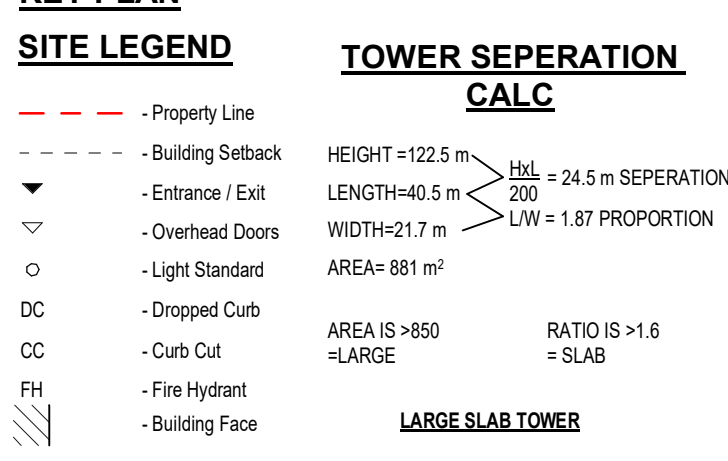
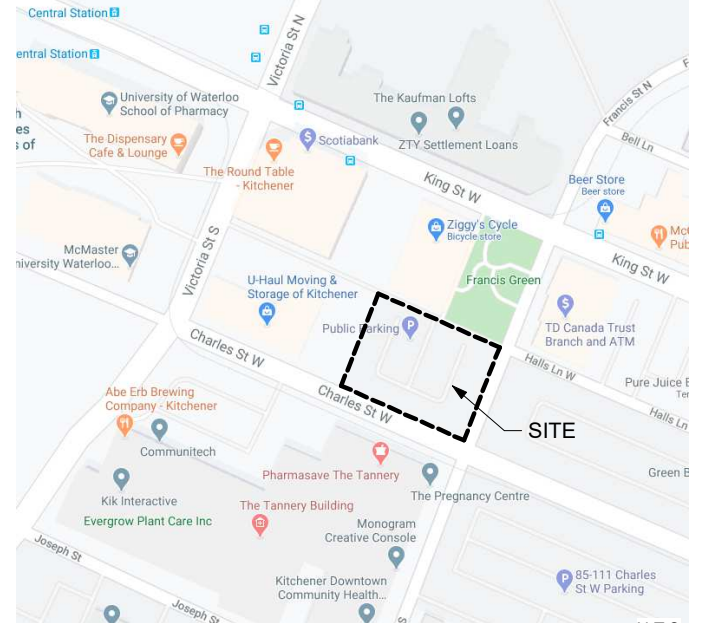
DATA	PROVIDED
TOWER FLOORPLATE (m ²)	793.14 m ²
TOWER HEIGHT (m)	+/-134.7m
LENGTH OF TOWER FLOORPLATE (m)	37.2 m
WIDTH OF TOWER FLOORPLATE (m)	21.3 m
TOWER STEPBACK FROM PODIUM ALONG CHARLES, FRANCIS(AVERAGE), HALLS LANE, AND FROM UHAUL SITE (m)	CHARLES(A): 0.42 m FRANCIS(AVERAGE)(B): 0.82 m HALLS LANE(C): 0.00 m UHAUL SITE(D): 31.66 m
DISTANCE FROM TOWER TO UHAUL PROPERTY (m)	(e): 32.06 m
DISTANCE FROM TOWER TO CENTREPOINT OF HALLS LANE (m)	(f): 4.64 m

AREA BREAKDOWN

TYPE	AREA (m ²)	AREA (ft ²)
INDOOR AMENITY	169.46	1,824.03
COMMERCIAL	234.00	2,518.66
COMMON	2,556.12	27,513.84
RESIDENTIAL	26,924.38	289,811.60
SERVICES	1,710.35	18,410.06
VERTICAL CIRCULATION	3,084.25	33,198.82
PARKING	7,697.10	82,850.88
BUILDING FLOOR AREA*	42,375.65	456,127.70
FLOOR SPACE RATIO**	18.3	



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1	2020-09-30	Issued For OPA-ZBA Coordination

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Project No: 20041
Issue Date: 2021-11-05
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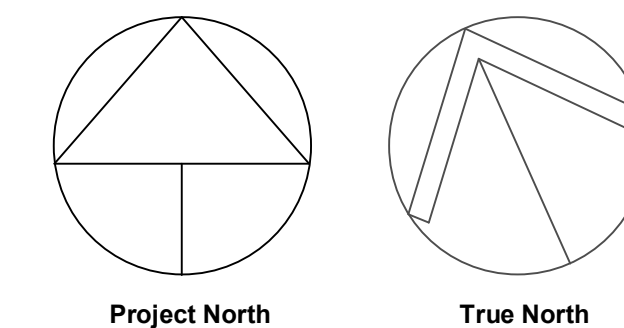
IN8
30 Francis St.

SITE PLAN

Drawing Scale: As indicated
Status:

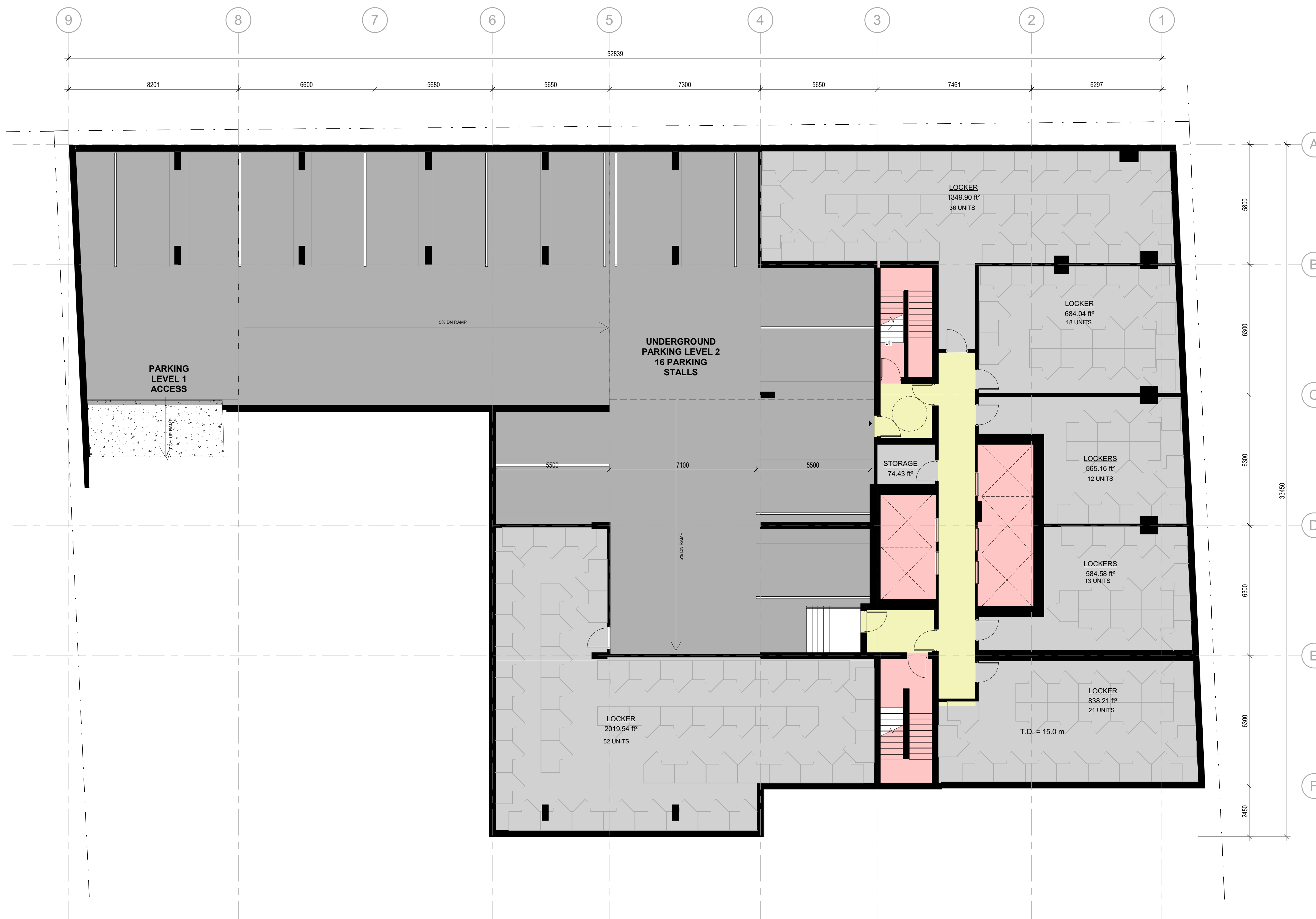
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SPA1.1 - r9



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1 01 D2 UNDERGROUND PARKING LEVEL 2
1 : 100

2	2021-11-05	Re-issued For OPA/ZBA
1	2021-10-26	Issued For Coordination

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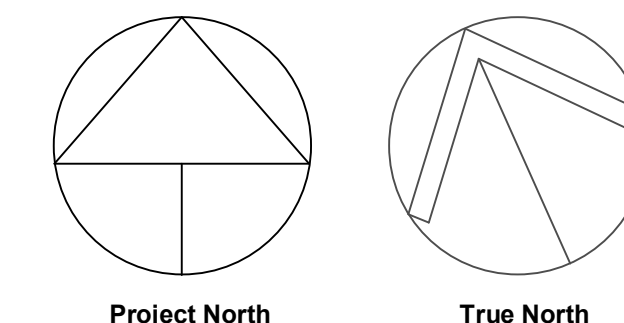
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UNDERGROUND PARKING LEVEL 2

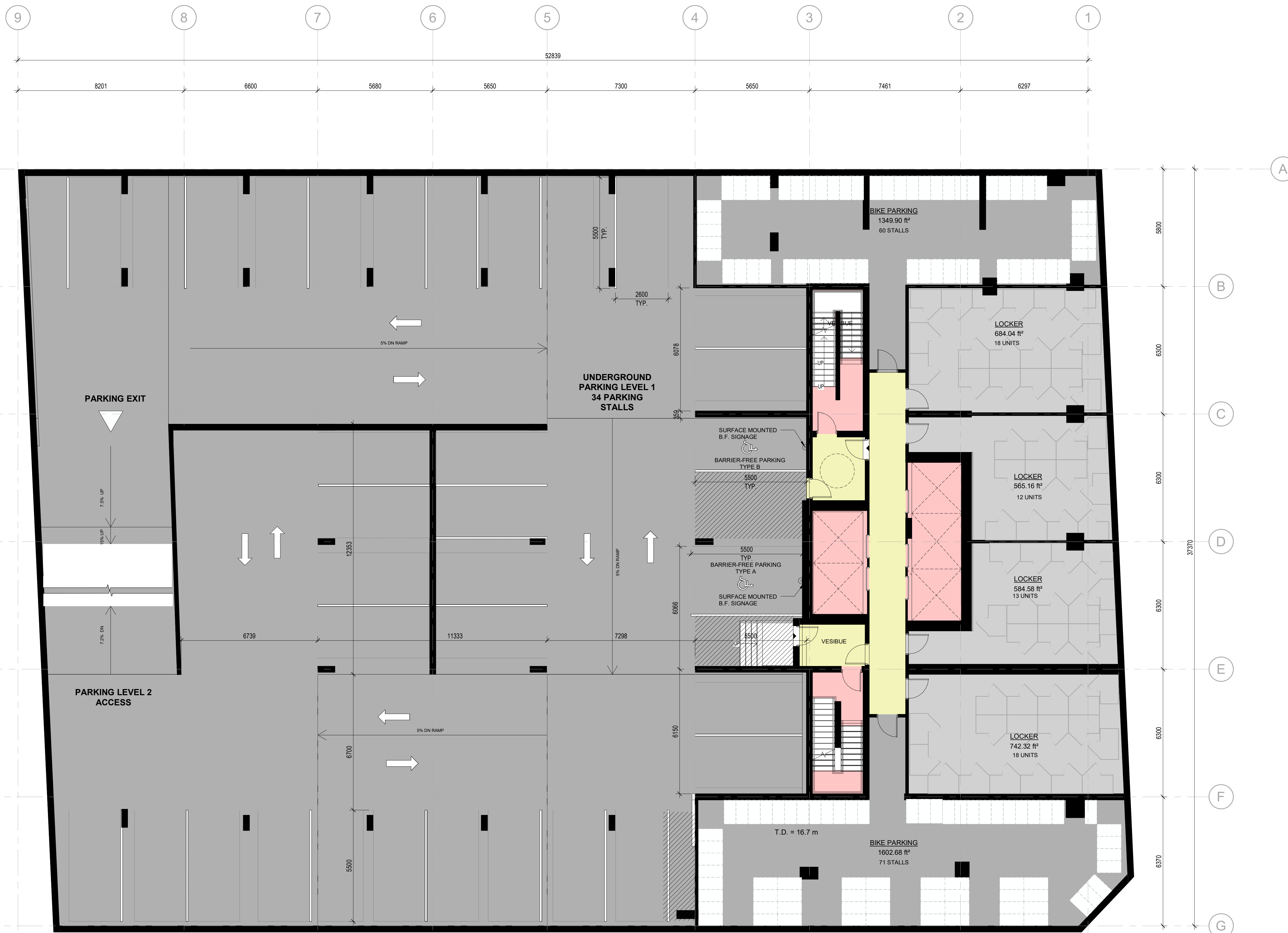
Drawing Scale: 1 : 100
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Drawing No. Revision No.

SPA2.0 - r2



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Project No.	20041
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IN8
30 Francis St.

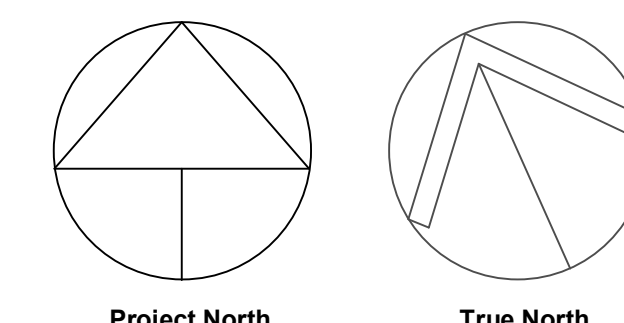
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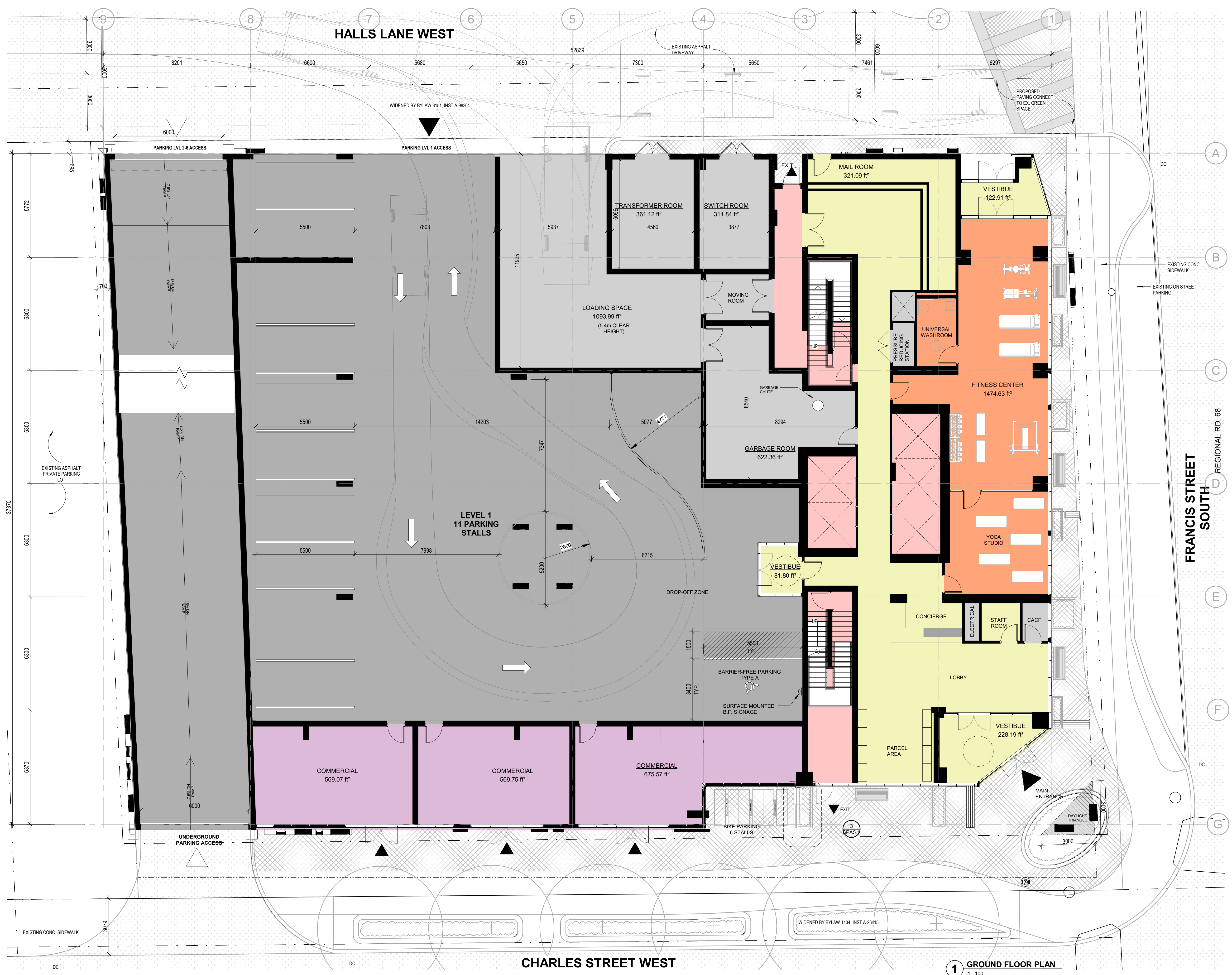
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FOR OPA / ZBA
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SPA2.1 - r9

1 UNDERGROUND PARKING LEVEL 1
1 : 100



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No.	Date	Revision
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 Drawn by: FKF
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IN8
 30 Francis St.

GROUND FLOOR LEVEL

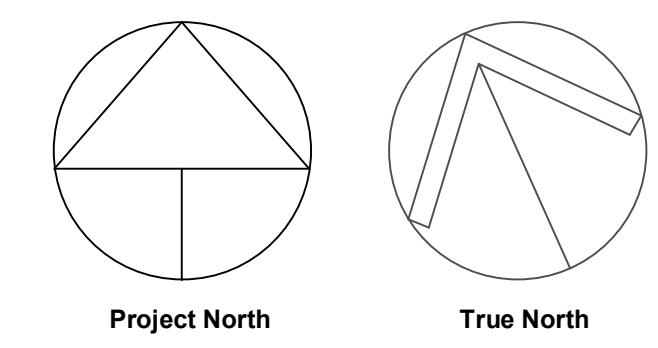
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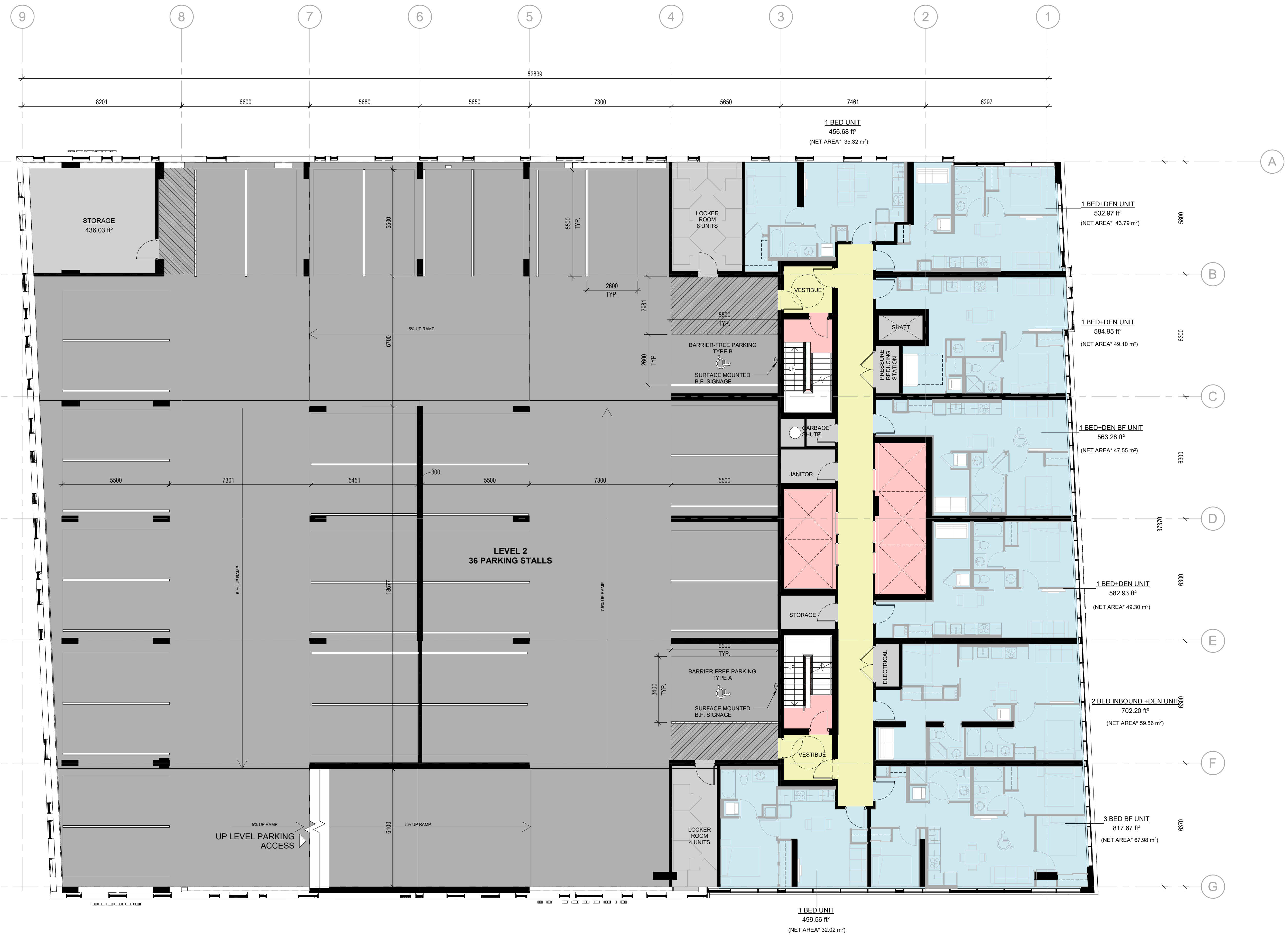
SPA2.2 - r9

1 GROUND FLOOR PLAN
 1 : 100

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1 TYPICAL LEVEL 2 - 5
1 : 100

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IN8
30 Francis St.

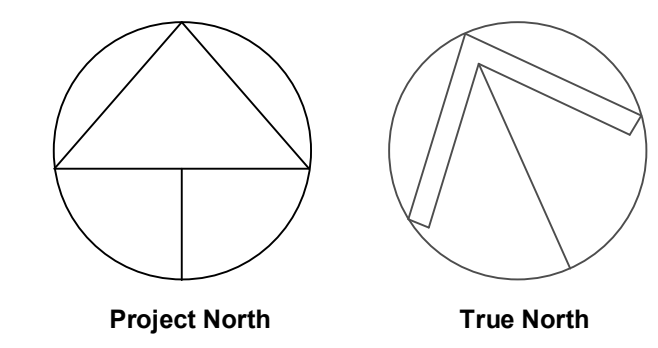
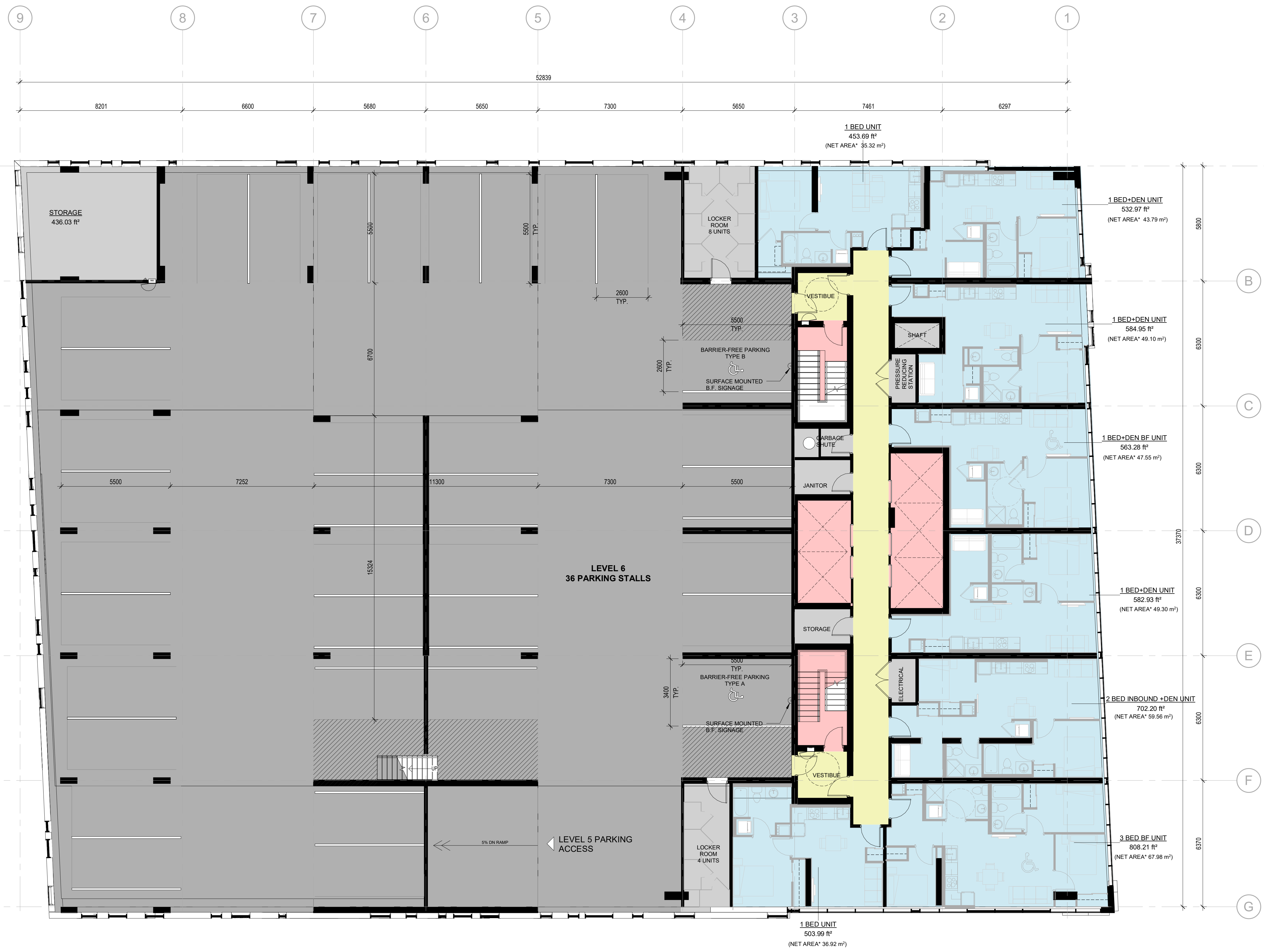
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Drawing Scale: 1 : 100
Status:

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Project No: 20041
Issue Date: 2021-11-05
Drawn by: FKF
Checked by: MVY
Plot Date / Time: 2021-11-03 3:17:19 PM

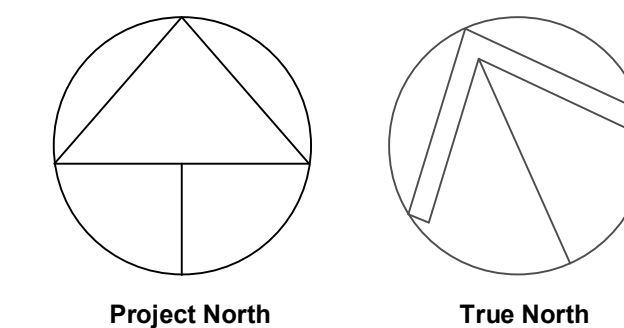
IN8
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LEVEL 6

Drawing Scale: 1 : 100
Status: _____
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Drawing No. _____ Revision No. _____
SPA2.4 - r8

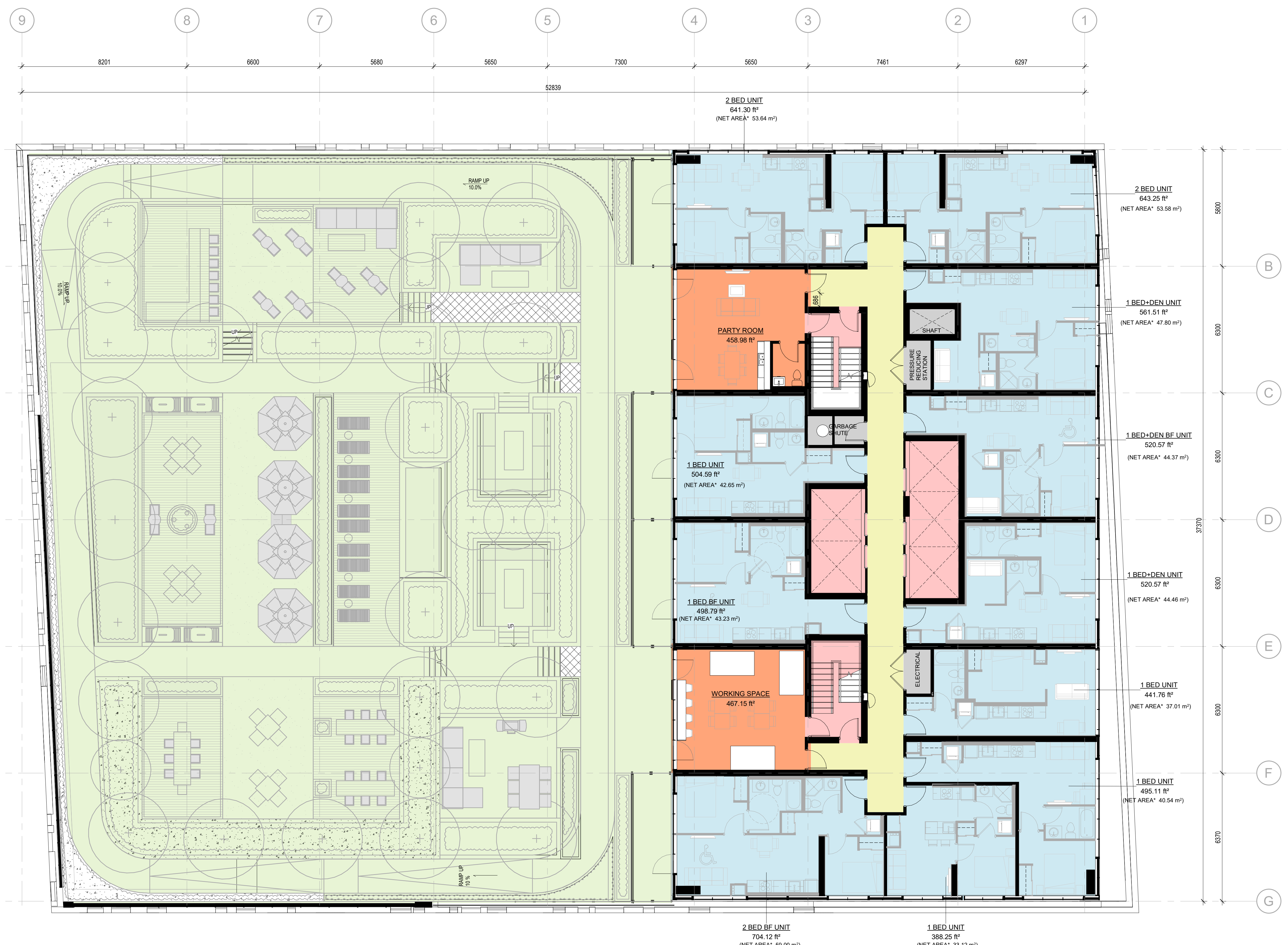
1 LEVEL 6
1 : 100

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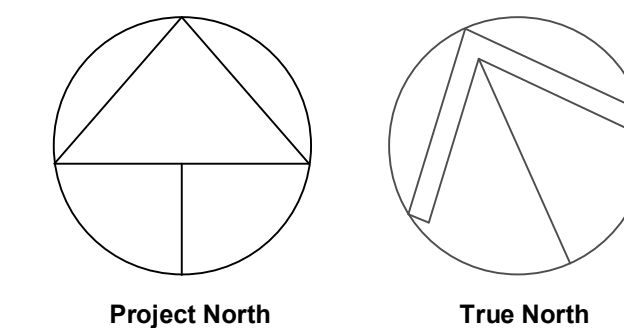
No.	Date	Revision
Project No. 20041		
Issue Date 2021-11-05		
Drawn by FKF		
Checked by MES		
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IN8
30 Francis St.

LEVEL 7
Drawing Scale: 1 : 100
Status:

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Drawing No. _____
Revision No. _____
SPA2.5 - r9

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No.	Date	Revision
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Project No: 20041
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 Checked by: MYV
 Plot Date / Time: 2021-11-03 3:17:25 PM

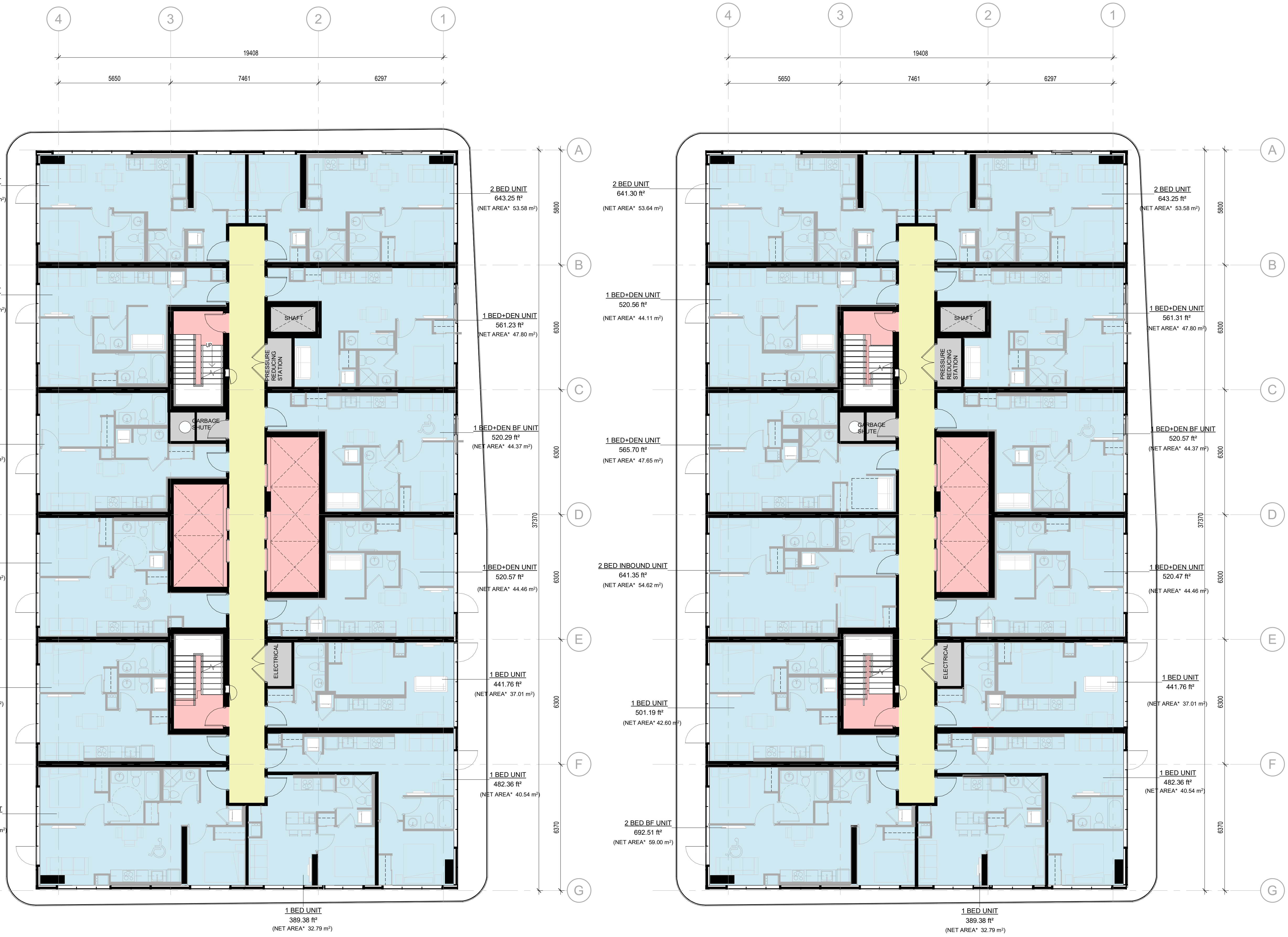
IN8
30 Francis St.

TYPICAL TOWER LEVEL
8-44

Drawing Scale: 1 : 100
 Status:

RE-ISSUED FOR OPA / ZBA
 Drawing No. Revision No.

SPA2.6 - r9

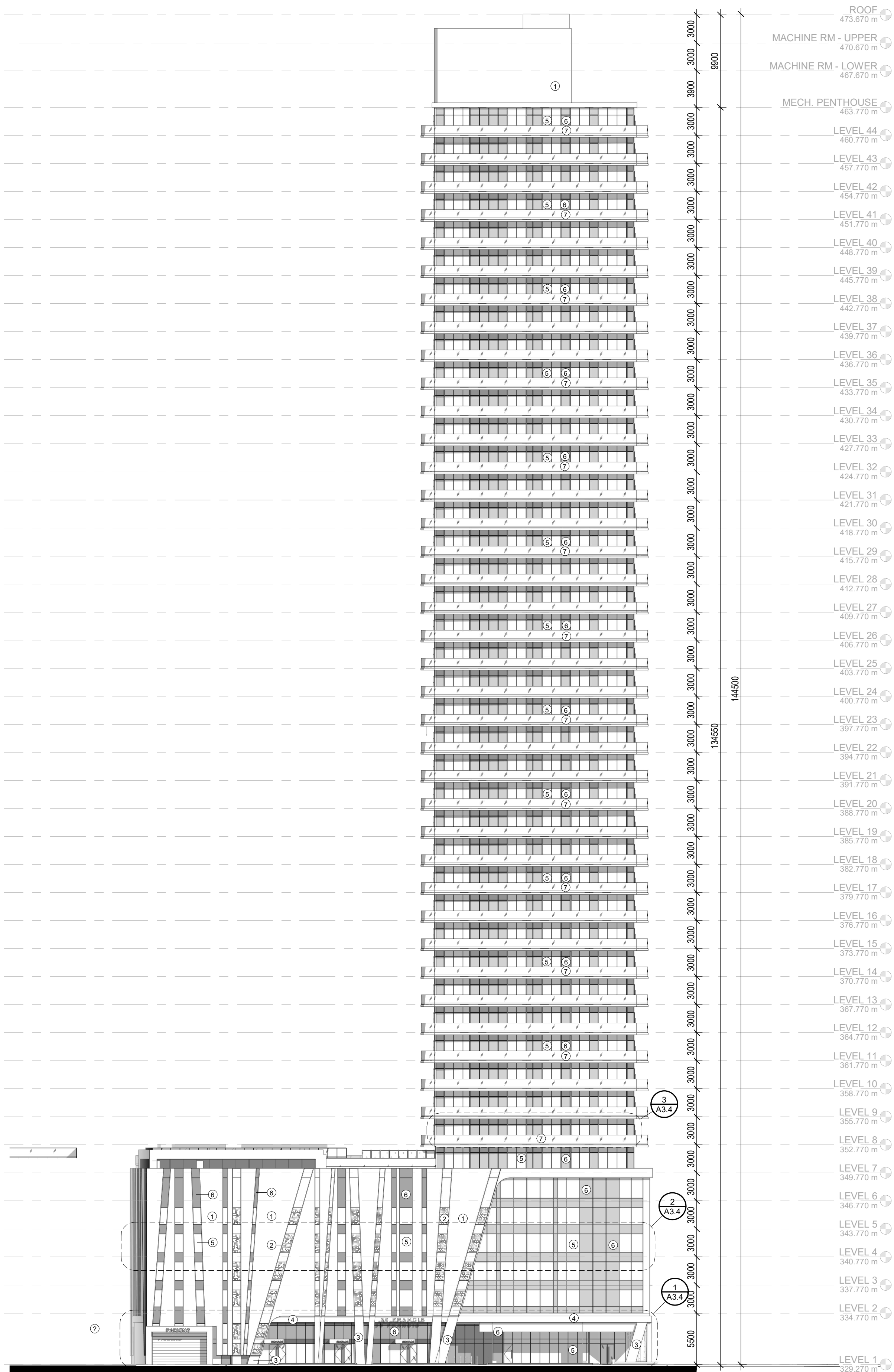


1 TYPICAL TOWER LEVEL 8-21
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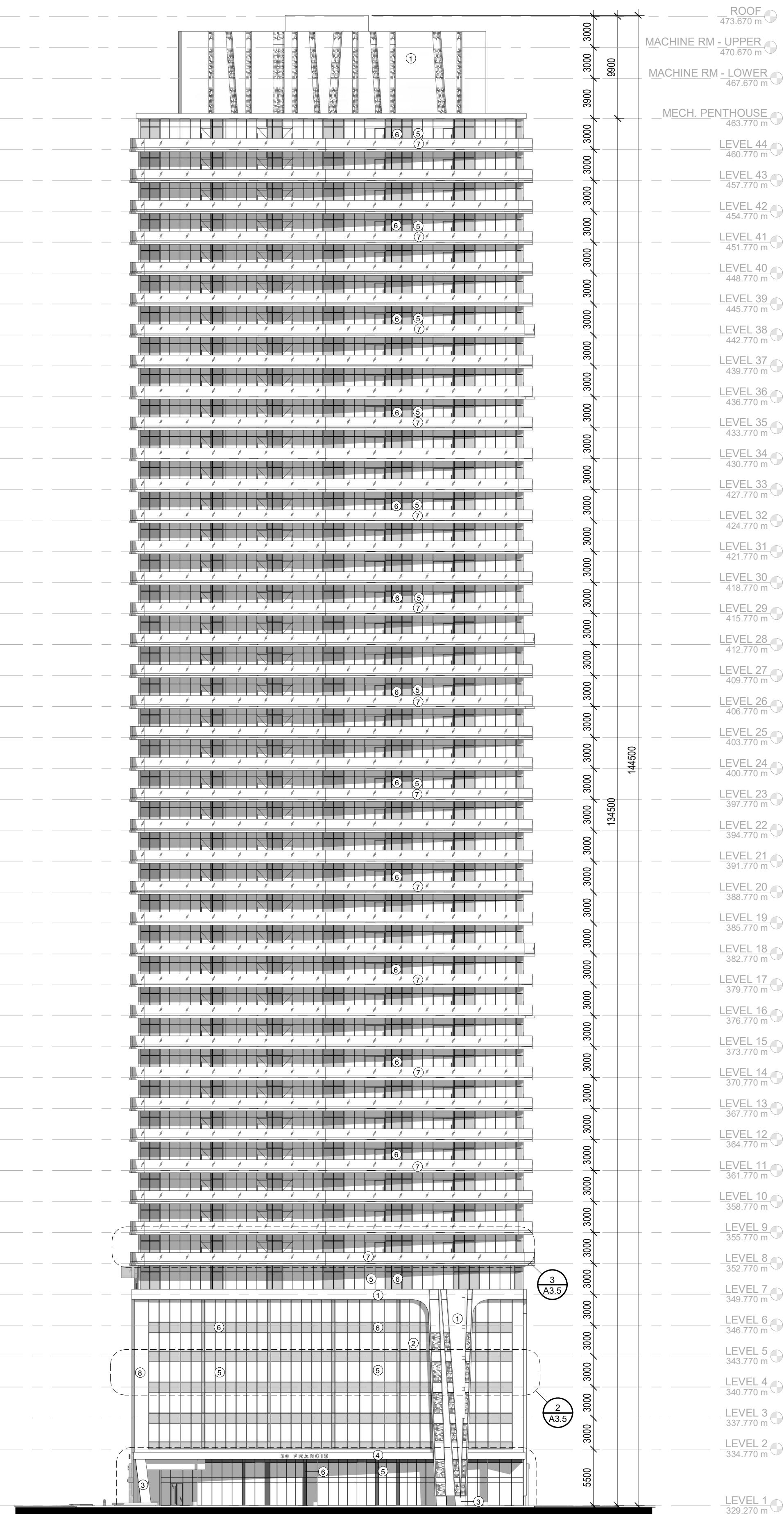
2 TYPICAL TOWER LEVEL 22-44
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1 Charles St. Elevation
1:300



2 Francis Str. Elevation
1:300

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.

ELEVATION MATERIAL LEGEND

- 1 METAL PANEL - WHITE**
- 2 GLAZING PANEL /W CERAMIC FRIT - WHITE**
- 3 METAL PANEL - WOOD GRAIN**
- 4 METAL PANEL - DARK CHARCOAL**
- 5 GLAZING PANEL**
- 6 SPANDREL PANEL**
- 7 BALCONY GLAZING PANEL - FROSTED**
- 8 METAL CLADDING - WHITE**

No.	Date	Revision
9	2021-11-05	Re-Issued For OPA-ZBA
8	2021-10-26	Issued For Coordination
7	2021-03-15	Issued For Internal Review
6	2021-01-21	Issued For OPA-ZBA
5	2021-01-08	Issued For Coordination
4	2020-12-11	Issued For Coordination
3	2020-12-07	Issued For Coordination
2	2020-11-17	Issued For Coordination
1	2020-09-30	Issued For OPA-ZBA Coordination

No.	Date	Revision
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srm ARCHITECTS INC.

Project No: 20041
 Issue Date: 2021-11-05
 Drawn by: FKF
 Checked by: MVY
 Plot Date / Time: 2021-11-03 3:57:04 PM

IN8
30 Francis St.

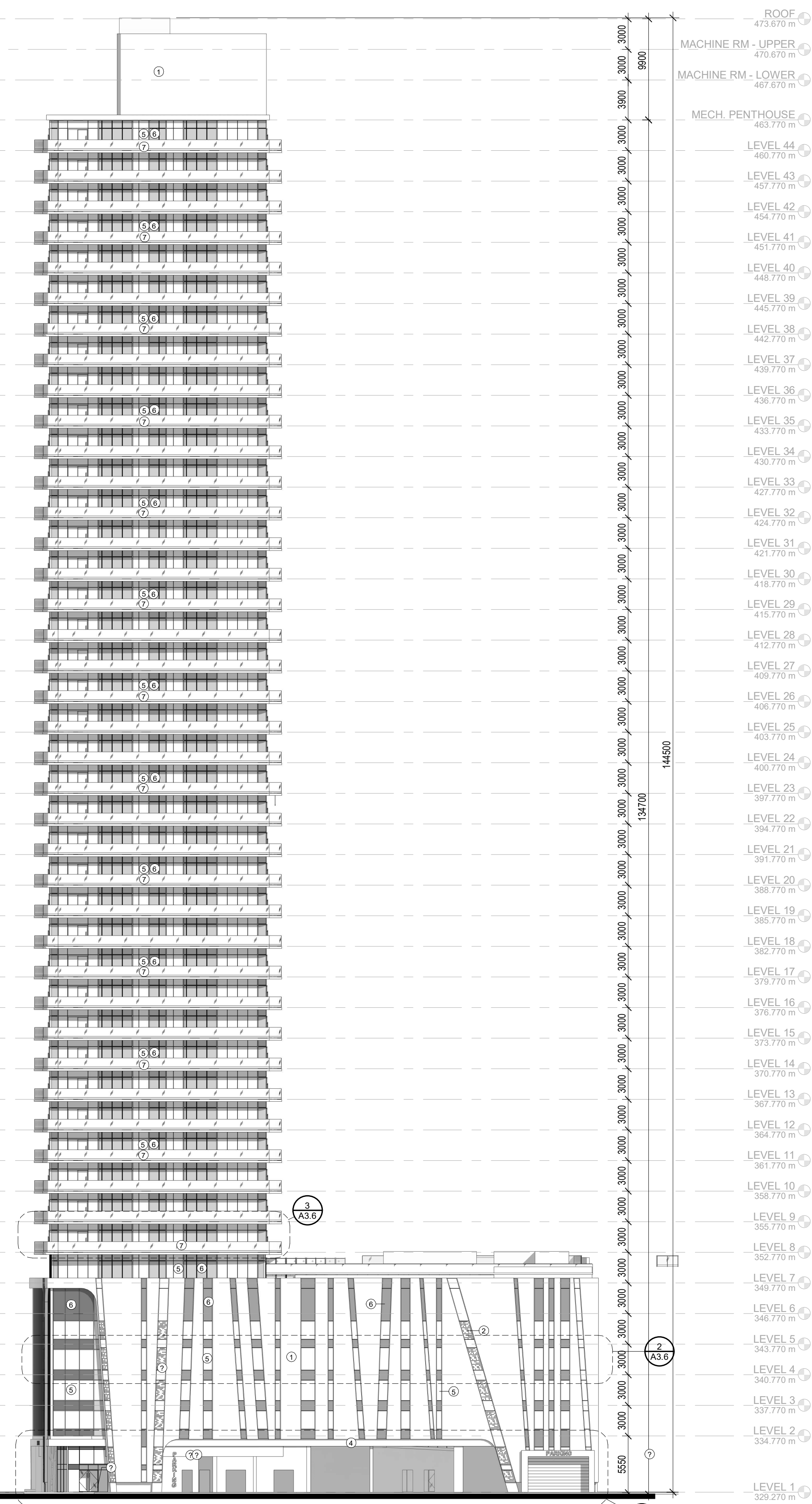
ELEVATIONS

Drawing Scale: As indicated
 Status:

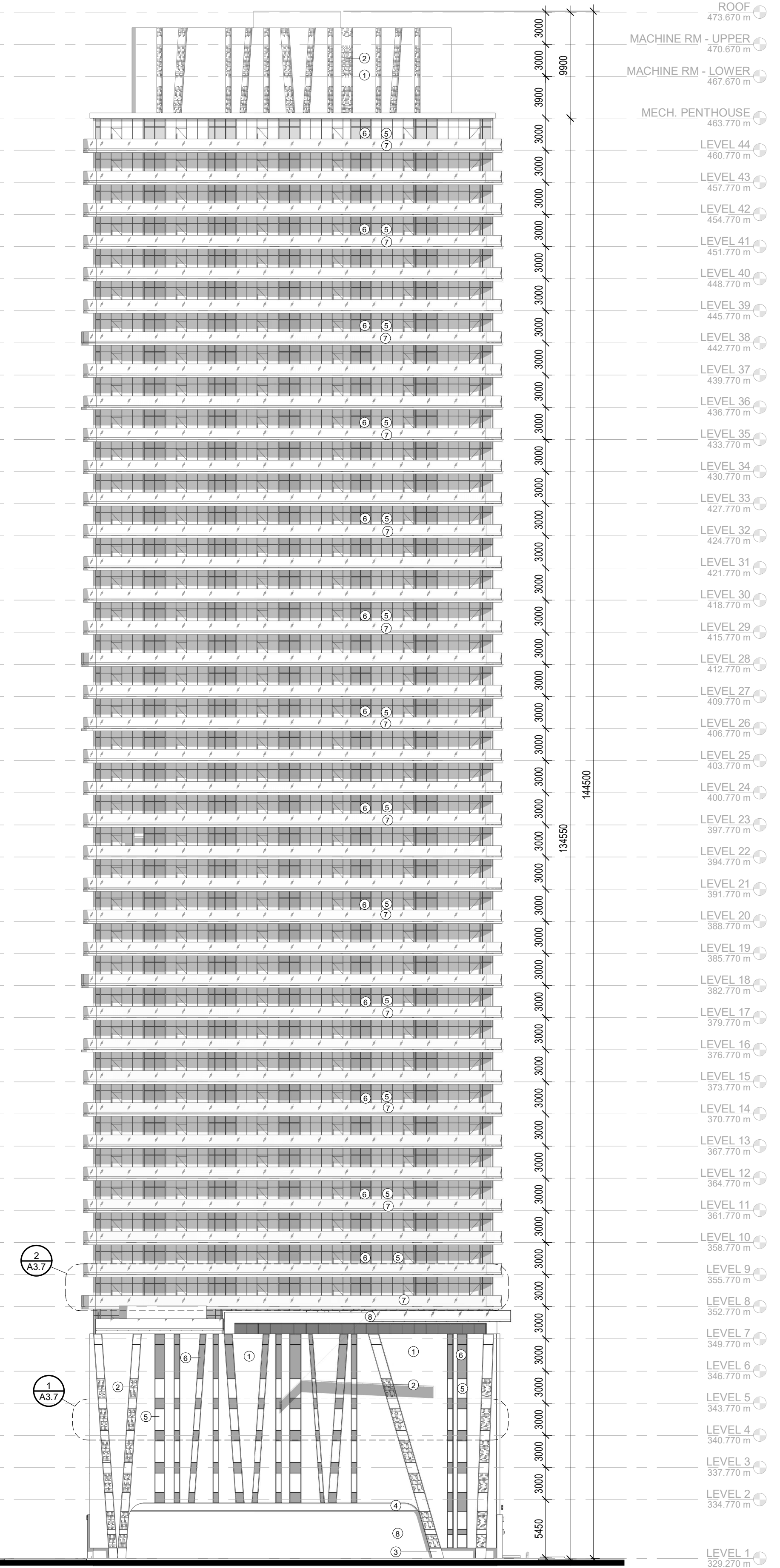
RE-ISSUED FOR OPA / ZBA
 Drawing No. Revision No.

SPA3.1 - r9

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1 North Elevation
1:300



2 West Elevation
1:300

- GENERAL NOTES**
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ELEVATION MATERIAL LEGEND

- ① METAL PANEL - WHITE
- ② GLAZING PANEL /W CERAMIC FRIT - WHITE
- ③ METAL PANEL - WOOD GRAIN
- ④ METAL PANEL - DARK CHARCOAL
- ⑤ GLAZING PANEL
- ⑥ SPANDREL PANEL
- ⑦ BALCONY GLAZING PANEL - FROSTED
- ⑧ METAL CLADDING - WHITE

No.	Date	Revision
9	2021-11-05	Re-Issued For OPA-ZBA
8	2021-10-26	Issued For Coordination
7	2021-03-15	Issued For Internal Review
6	2021-01-21	Issued For OPA-ZBA
5	2021-01-08	Issued For Coordination
4	2020-12-11	Issued For Coordination
3	2020-12-07	Issued For Coordination
2	2020-11-17	Issued For Coordination
1	2020-09-30	Issued For OPA-ZBA Coordination

srm ARCHITECTS INC.

Project No: 20041
 Issue Date: 2021-11-05
 Drawn by: FKF
 Checked by: MVY
 Plot Date / Time: 2021-11-03 4:01:06 PM

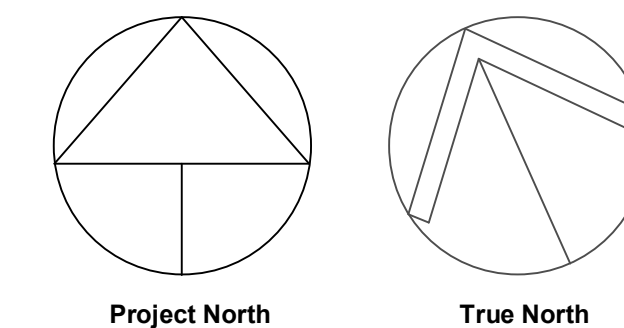
IN8
30 Francis St.

ELEVATIONS

Drawing Scale: As indicated
 Status:

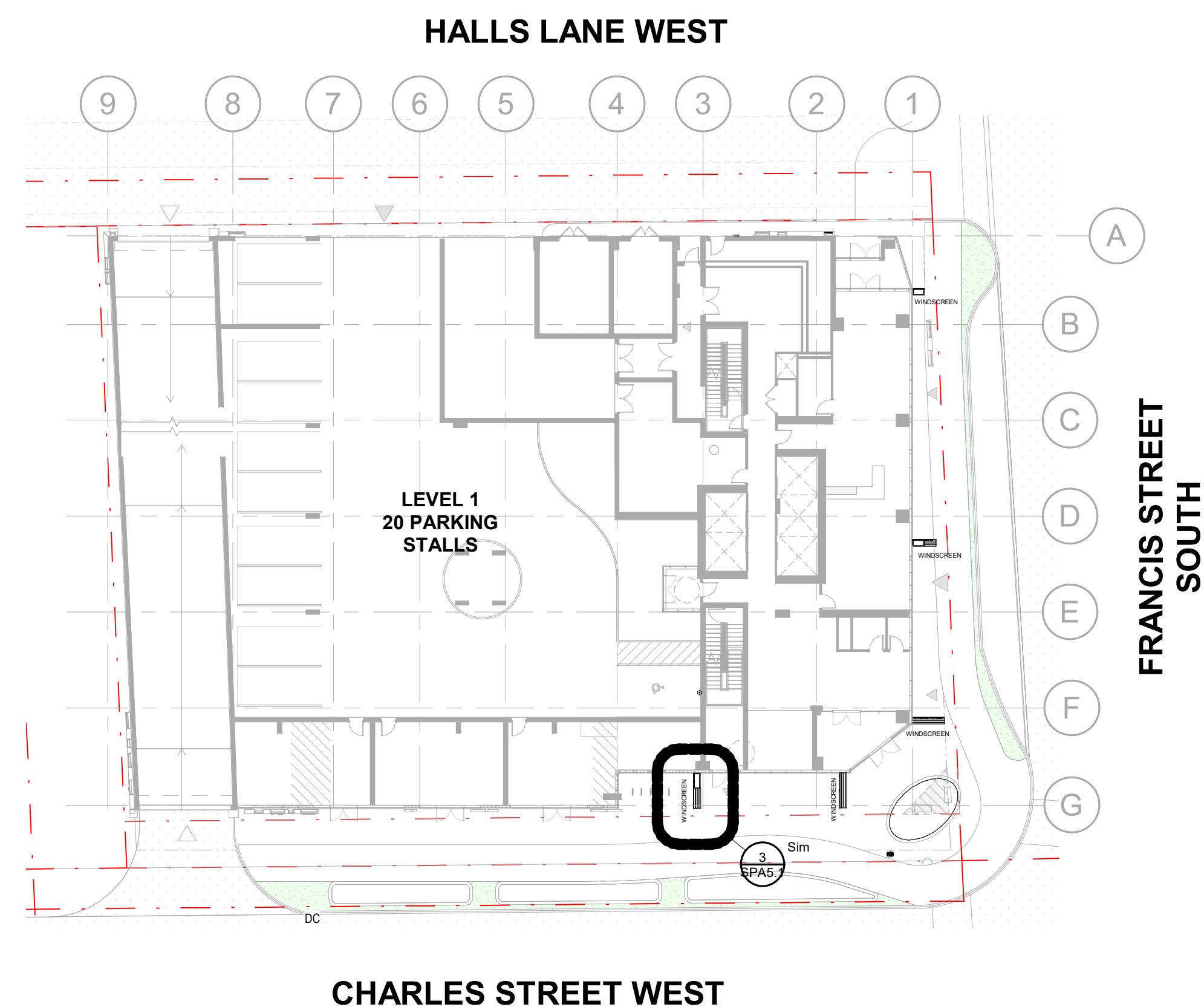
RE-ISSUED FOR OPA / ZBA
 Drawing No. Revision No.

SPA3.2 - r9

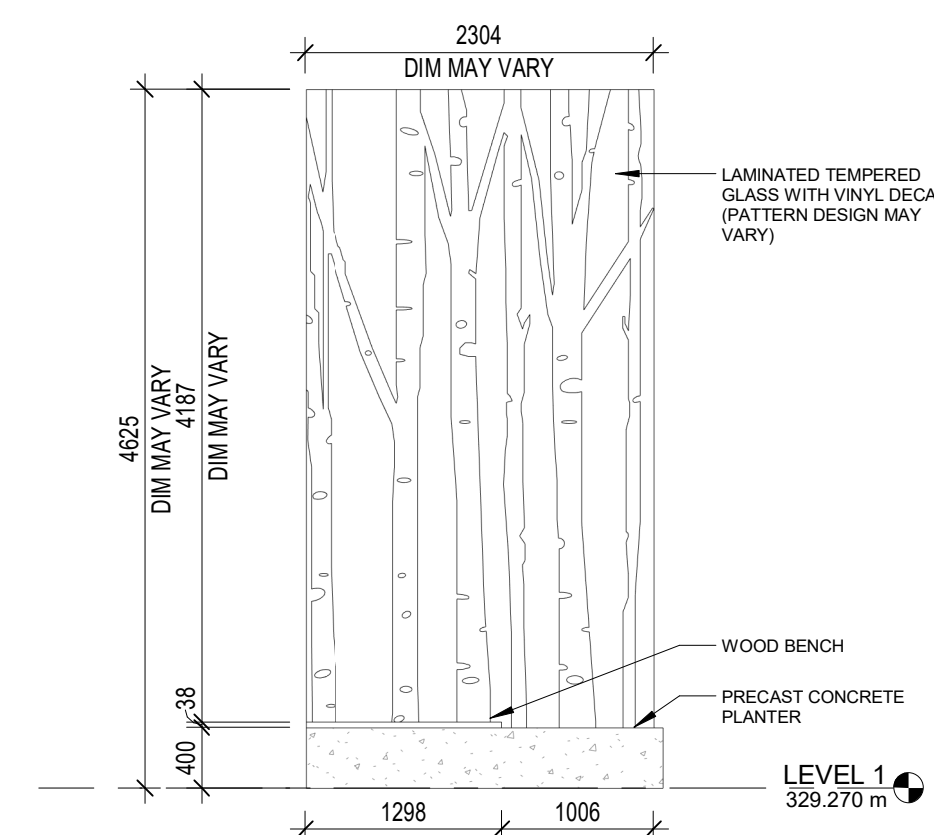


GENERAL NOTES

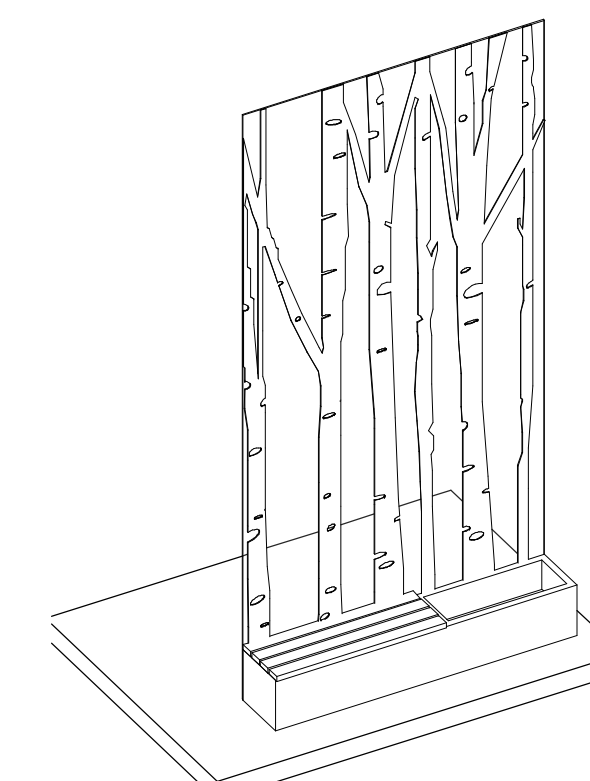
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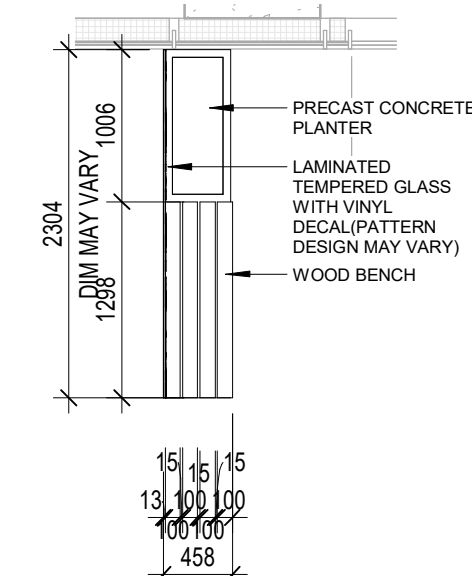
1 WINDSCREEN KEY MAP - LEVEL 1
1:300



2 WINDSCREEN ELEVATION - TYPE 1
1:50



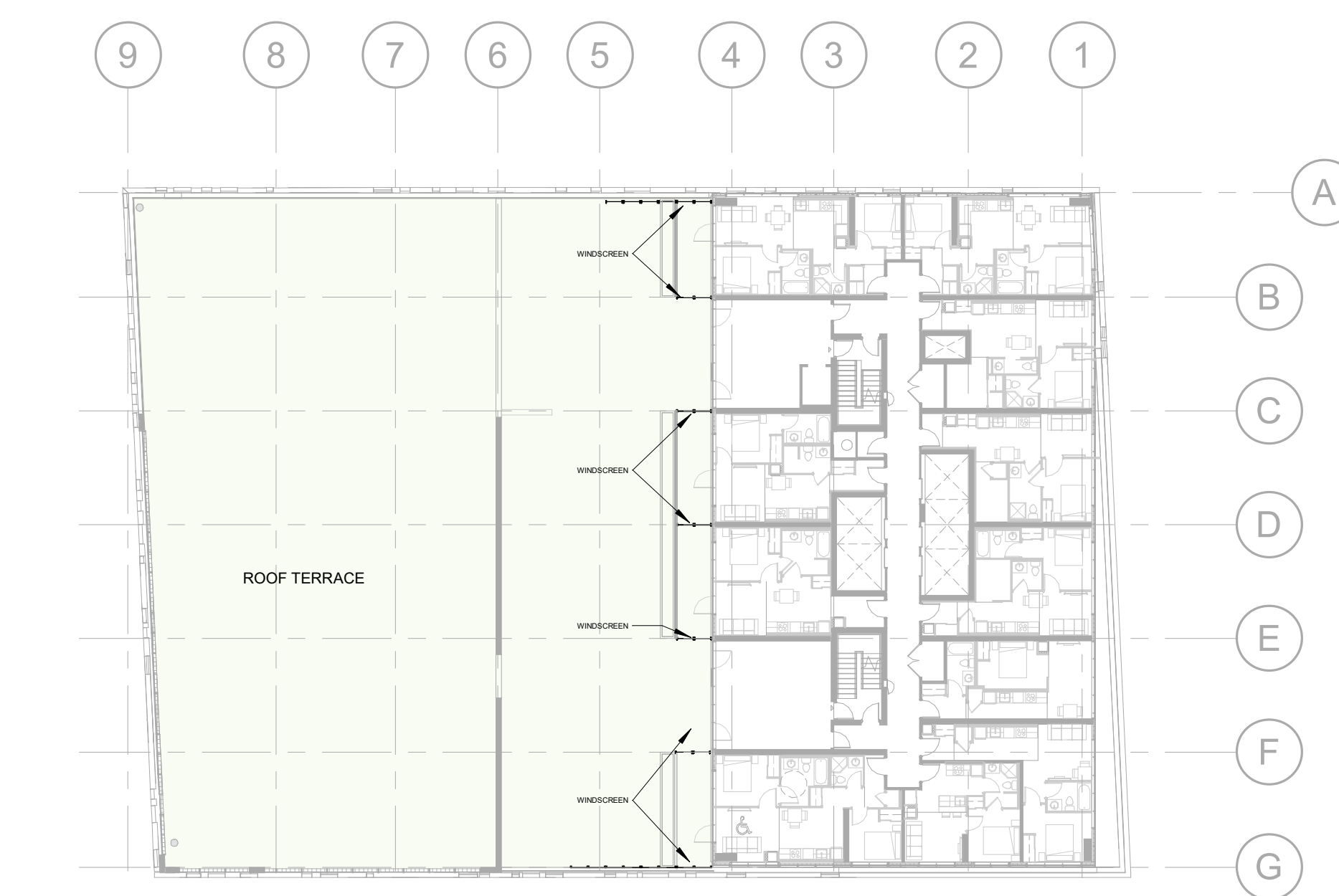
4 WINDSCREEN ISOMETRIC - TYPE 1



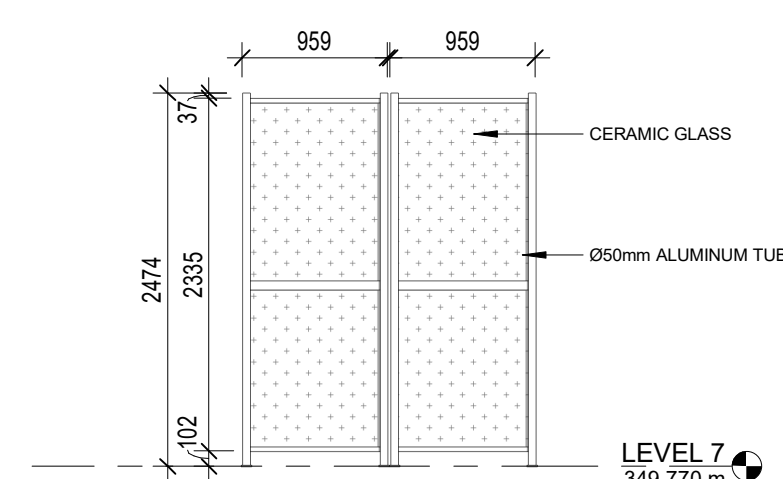
3 WINDSCREEN PLAN - TYPE 1
1:50



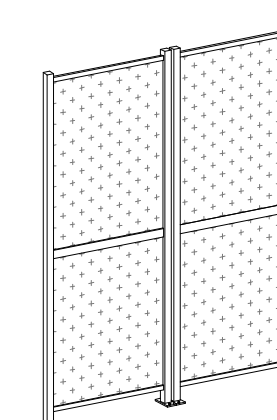
PERSPECTIVE VERW - TYPE 1



5 WINDSCREEN KEY MAP - LEVEL 7
1:300



6 WINDSCREEN ELEVATION - TYPE 2
1:50



7 WINDSCREEN ISOMETRIC - TYPE 2



PERSPECTIVE VERW - TYPE 2

6	2021-11-05	Re-Issued For OPA-ZBA
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3	2021-01-08	Issued For Coordination
2	2020-12-11	Issued For Coordination
1	2020-12-07	Issued For Coordination

No.	Date	Revision
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Project No. 20041
Issue Date 2021-11-05
Drawn by FKF
Checked by MS
Plot Date / Time 2021-11-03 3:25:39 PM

IN8
30 Francis St.

WINDSCREEN DETAILS

Drawing Scale As Indicated
Status

RE-ISSUED FOR OPA / ZBA
Drawing No. Revision No.

SPA5.1 - r6



30 FRANCIS





30 FRANCIS

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30 FRANCIS

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PARKING

STORAGE

30 FRANCIS

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ARCHITECTS INC.

