

DRAWING LIST

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Attachment G



VICTORIA AND PARK DEVELOPMENT

REISSUED FOR REZONING

ISSUE		
No	DATE	DESCRIPTION
01	AUGUST 31, 2021	ISSUED FOR REZONING
02	APRIL 01, 2022	REISSUED FOR REZONING

DC
DOV CAPITAL CORPORATION
3625 Dufferin St.
North York, ON M3K 1N4

IBI GROUP
7th Floor-05 St. Clair Avenue West
Toronto, ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0544
ibigroup.com

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M.K	Nov, 2020	NTS	H.B

PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
COVER

<p>ONTARIO ASSOCIATION OF ARCHITECTS HENRY/JOSHUA BURSTYN LICENCE 5845</p>	ARROW
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PROJECT NO	DWG NO
123432	A0.0

SITE STATISTICS

USE	PROVIDED MIXED USE				
SITE AREA	8,999 sm	INCLUDING 205 sm R.O.W INCLUDES PRIVATE LANEWAY			
NET SITE AREA	8,794 sm	EXCLUDES 205 SM R.O.W INCLUDES PRIVATE LANEWAY			
GFA	102,750 sm				
RESIDENTIAL GFA	81,000 sm				
COMMERCIAL GFA	1,750 sm	(INCLUDES RETAIL AND PERMISSIVE RETAIL AREAS)			
ABOVE GRADE PARKING AND LOADING GFA	20,000 sm				
FSI	11.68				
RESIDENTIAL FSI	9.21	(EXCLUDES COMMERCIAL , ABOVE GRADE PARKING AND LOADING AREAS)			
NON-RESIDENTIAL FSI	2.47	(INCLUDES COMMERCIAL , ABOVE GRADE PARKING AND LOADING AREAS)			
SETBACKS					
NORTH	.4 m				
SOUTH	0 m				
WEST	0 m				
EAST	0 m				
ESTABLISHED GRADE	326.70				
BUILDING HEIGHT	AS SHOWN				
COVERAGE	SM	%			
BUILDING FOOTPRINT	5900 SM	67.0 %			
PAVED AREA	1290 SM	14.7 %			
LANDSCAPED OPEN SPACE	1604 SM	18.3 %			
TOTAL (NET SITE AREA)	8,794 sm	100 %			
PROVIDED					
INDOOR AMENITY	1605 SM				
OUTDOOR AMENITY	1655 SM				
LOADING					
	4 1 TYPE G, 3 TYPE B - REFER TO DRAWINGS				
UNIT COUNT					
	TOTAL	Bach	1B	2B	3B
BUILDING A	253	10	111	132	
BUILDING B	460	40	288	119	13
BUILDING C	411		270	141	
TOTAL	1124	50	669	392	13
		4.4%	59.5%	34.9%	1.2%

PROPOSED PARKING REQUIREMENTS

TOTAL UNITS	1124
RESIDENTIAL PARKING RATIO	.585
RESIDENTIAL PARKING SPACES	658
VISITOR PARKING RATIO (BASED ON COMMERCIAL PARKING REQUIREMENTS, SEE BELOW)	.045
VISITOR PARKING SPACES	50
TOTAL PARKING RATIO	.63
TOTAL PARKING	708
CAR SHARE PARKING	3 (REDUCTION OF 9 PARKING SPOTS)
TOTAL NET PARKING	699

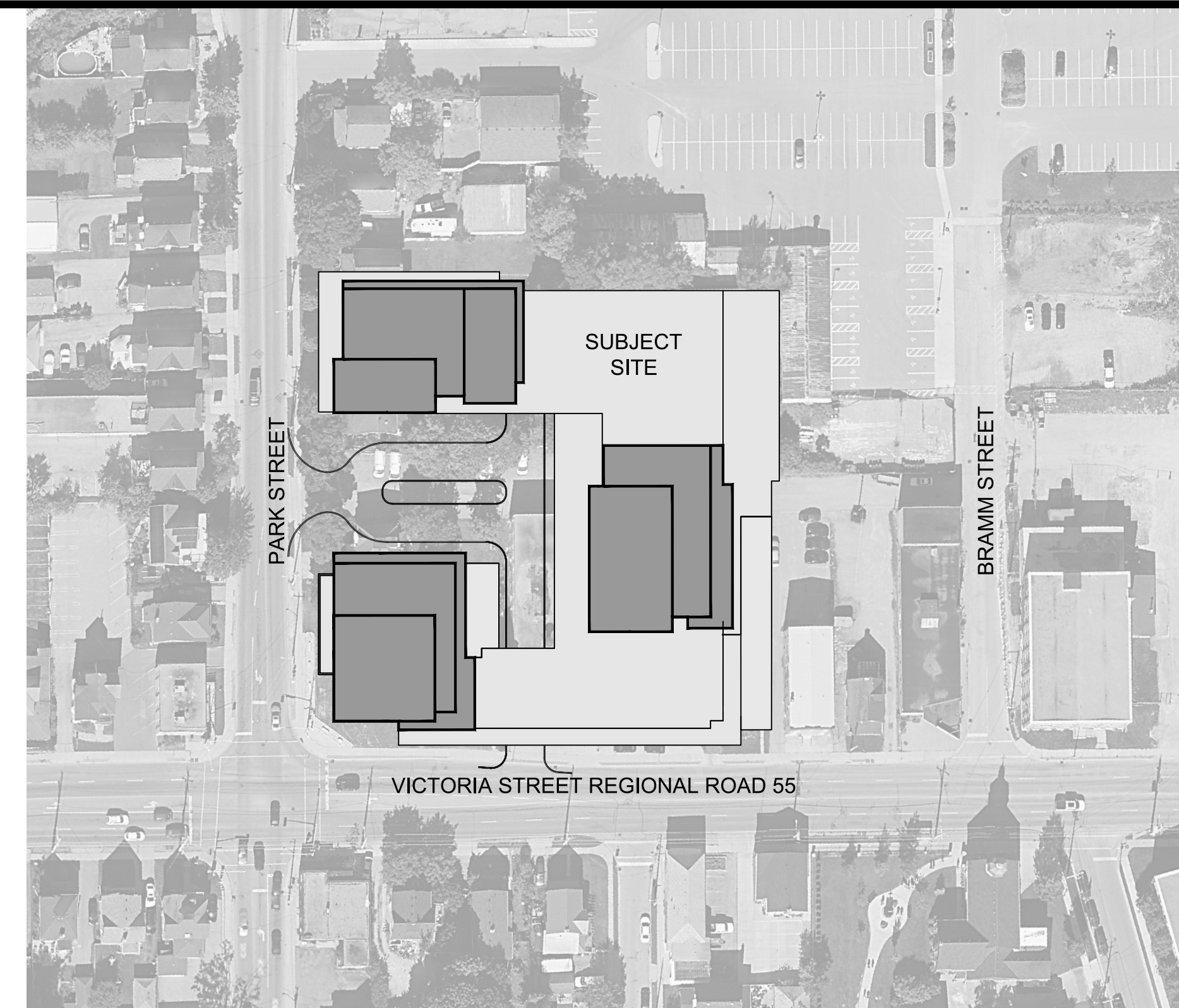
	REQUIRED	PROVIDED
RESIDENTIAL PARKING SPACES	708	708
COMMERCIAL VISITOR PARKING SPACES 1 / 35 SM COMMERCIAL	699 with CarShare Reduction	699 with CarShare Reduction
50	50	

ACCESSIBLE PARKING REQUIREMENTS

2 + (699*2%) = 13.98 = 16 BARRIER FREE ACCESSIBLE PARKING SPACES (8 'TYPE A' AND 8 'TYPE B')

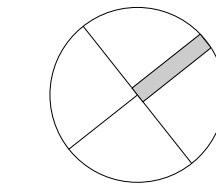
SURVEY INFO:

TOPOGRAPHIC SURVEY BY VAN HARTEN SURVEYING INC. LAND SURVEYORS AND ENGINEERS, DATED 09/28/20
LOTS 1,2,3,4,5,6 & 9 AND PART OF LOT 11 REGISTERED PLAN 143 AND PART OF LOTS 1,2 & 3 REGISTERED PLAN 423 CITY OF KITCHENER REGIONAL MUNICIPALITY OF WATERLOO



CONTEXT PLAN

NTS



LEVEL	PARKING SPACES PROVIDED
SURFACE / GROUND	22 (INCL. 22 CV, 1 'TYPE A' BF, 1 'TYPE B' BF)
P1	157 (INCL. 6 CV, 9 EV and 3 CarShare PARKING SPACES)
P2	188 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)
ABOVE GRADE - MEZZANINE	22 (INCL. 22 CV, 1 'TYPE A' BF, 1 'TYPE B' BF)
ABOVE GRADE - LEVEL 02	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)
ABOVE GRADE - LEVEL 03	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)
ABOVE GRADE - LEVEL 04	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)
ABOVE GRADE - LEVEL 05	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)
ABOVE GRADE - LEVEL 06	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)
TOTAL	699

PROPOSED BICYCLE PARKING SPACES			
	REQUIRED	PROVIDED	LOCATION
LONG TERM RESIDENTIAL	675 (0.6 UNITS)	675	15 LEVEL 01 - GROUND 660 LEVEL 01 MEZZ. 651 STACKED BICYCLE STALLS 9 EV BICYCLE STALLS
SHORT TERM RESIDENTIAL	6	6	6 LEVEL 01 - SURFACE
LONG TERM COMMERCIAL	1 / 500 sm (4)	4	4 LEVEL 01 - GROUND
SHORT TERM COMMERCIAL	1 / 250 sm (7)	7	7 LEVEL 01 - GR. SURFACE

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North York, ON M3K 1N4

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IBI GROUP
7th Floor-55 St. Clair Avenue West
Toronto, ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

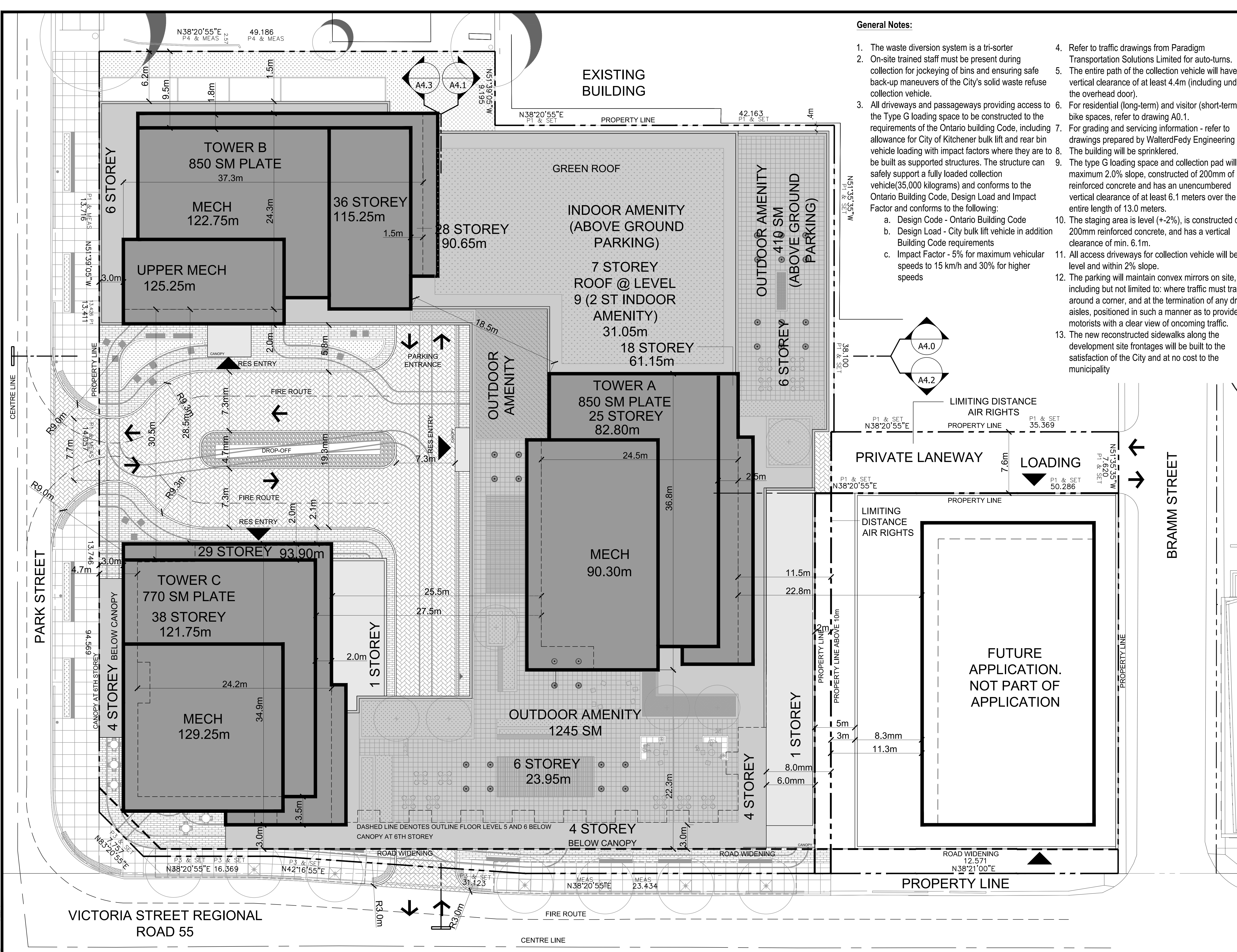
SHEET TITLE
CONTEXT PLAN AND STATISTICS

SEAL
ON TARIO ASSOCIATION
OF
ARCHITECTS
HENRY/JOSHUA BURSTYN
LICENCE
5845

ARROW
N

PROJECT NO
123432

DWG NO
A0.1



General Notes:

- The waste diversion system is a tri-sorter
- On-site trained staff must be present during collection for jockeying of bins and ensuring safe back-up maneuvers of the City's solid waste refuse collection vehicle.
- All driveways and passageways providing access to the Type G loading space to be constructed to the requirements of the Ontario building Code, including allowance for City of Kitchener bulk lift and rear bin vehicle loading with impact factors where they are to be built as supported structures. The structure can safely support a fully loaded collection vehicle (35,000 kilograms) and conforms to the Ontario Building Code, Design Load and Impact Factor and conforms to the following:
 - Design Code - Ontario Building Code
 - Design Load - City bulk lift vehicle in addition Building Code requirements
 - Impact Factor - 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds
- Refer to traffic drawings from Paradigm Transportation Solutions Limited for auto-turns.
- The entire path of the collection vehicle will have a vertical clearance of at least 4.4m (including under the overhead door).
- For residential (long-term) and visitor (short-term) bike spaces, refer to drawing A0.1.
- For grading and servicing information - refer to drawings prepared by WalterdFedy Engineering
- The building will be sprinklered.
- The type G loading space and collection pad will be maximum 2.0% slope, constructed of 200mm of reinforced concrete and has an unencumbered vertical clearance of at least 6.1 meters over the entire length of 13.0 meters.
- The staging area is level (+2%), is constructed of 200mm reinforced concrete, and has a vertical clearance of min. 6.1m.
- All access driveways for collection vehicle will be level and within 2% slope.
- The parking will maintain convex mirrors on site, including but not limited to: where traffic must travel around a corner, and at the termination of any drive aisles, positioned in such a manner as to provide motorists with a clear view of oncoming traffic.
- The new reconstructed sidewalks along the development site frontages will be built to the satisfaction of the City and at no cost to the municipality

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IBI
IBI GROUP
7th Floor-55 St. Clair Avenue West
Toronto ON, M5V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
SITE PLAN

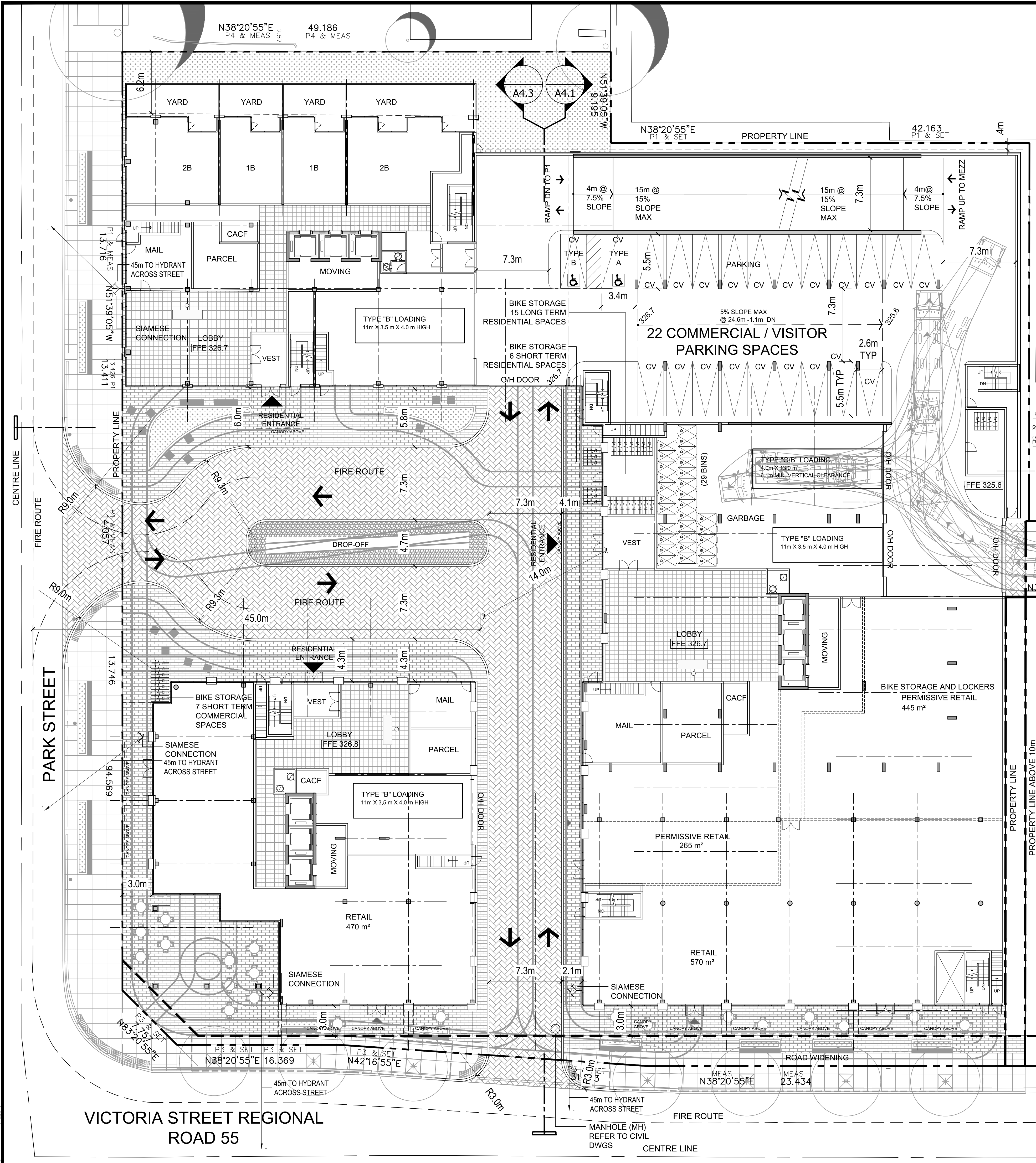
SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
HENRY JOSHUA BURSTYN
LICENCE 5845

ARROW

PROJECT NO
123432

DWG NO
A1.0

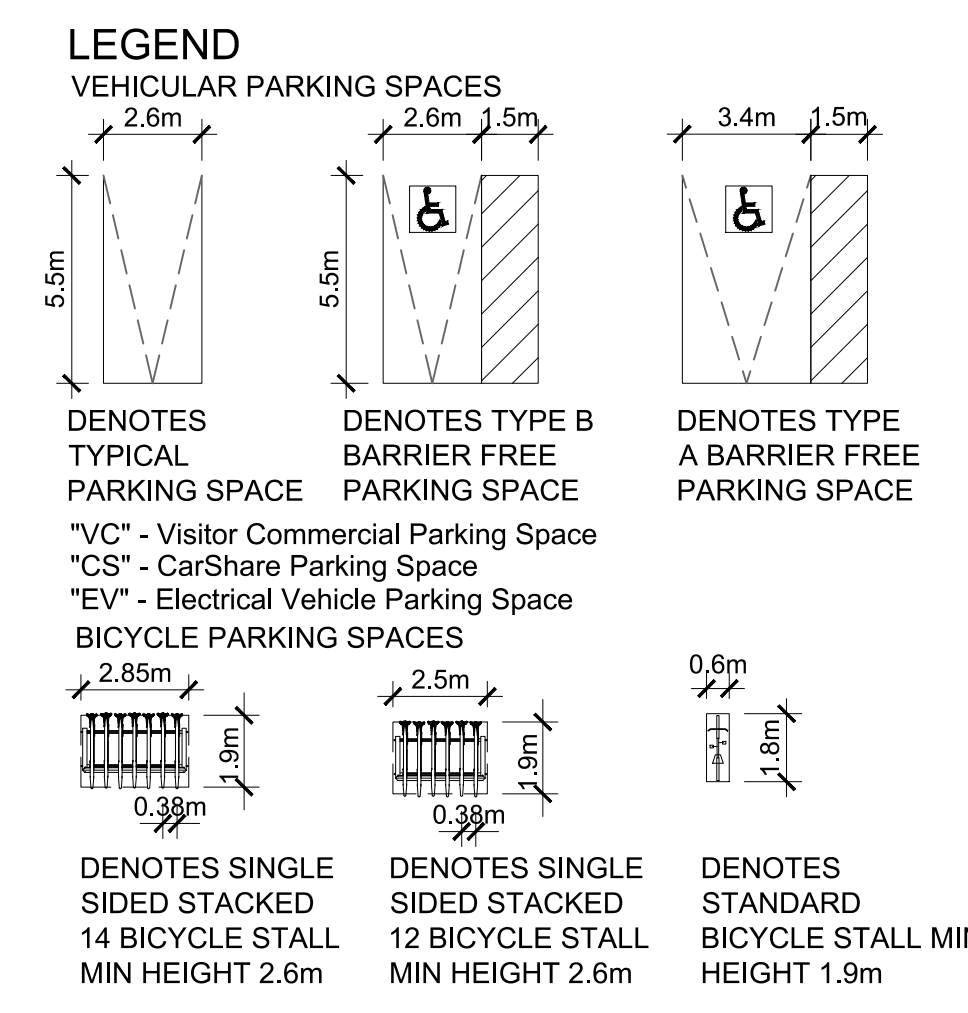


General Notes:

- The waste diversion system is a tri-sorter
- On-site trained staff must be present during collection for jockeying of bins and ensuring safe back-up maneuvers of the City's solid waste refuse collection vehicle.
- All driveways and passageways providing access to the Type G loading space to be constructed to the requirements of the Ontario building Code, including allowance for City of Kitchener bulk lift and rear bin vehicle loading with impact factors where they are to be built as supported structures. The structure can safely support a fully loaded collection vehicle (35,000 kilograms) and conforms to the Ontario Building Code, Design Load and Impact Factor and conforms to the following:
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- For residential (long-term) and visitor (short-term) bike spaces, refer to drawing A0.1.
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- The building will be sprinklered.
- The type G loading space and collection pad will be maximum 2.0% slope, constructed of 200mm of reinforced concrete and has an unencumbered vertical clearance of at least 6.1 meters over the entire length of 13.0 meters.
- The staging area is level (+2%), is constructed of 200mm reinforced concrete, and has a vertical clearance of min. 6.1m.
- All access driveways for collection vehicle will be level and within 2% slope.
- The parking will maintain convex mirrors on site, including but not limited to: where traffic must travel around a corner, and at the termination of any drive aisles, positioned in such a manner as to provide motorists with a clear view of oncoming traffic.
- The new reconstructed sidewalks along the development site frontages will be built to the satisfaction of the City and at no cost to the municipality

LEVEL	PARKING SPACES PROVIDED
SURFACE / GROUND	22 (INCL. 22 CV, 1 'TYPE A' BF, 1 'TYPE B' BF)

PROPOSED BICYCLE PARKING SPACES			
	REQUIRED	PROVIDED	LOCATION
LONG TERM RESIDENTIAL	675 (0.6 UNITS)	675	15 LEVEL 01 - GROUND 660 LEVEL 01 MEZZ. 651 STACKED BICYCLE STALLS 9 EV BICYCLE STALLS
SHORT TERM RESIDENTIAL	6	6	6 LEVEL 01 - SURFACE
LONG TERM COMMERCIAL	1 / 500 sm (4)	4	4 LEVEL 01 - GROUND
SHORT TERM COMMERCIAL	1 / 250 sm (7)	7	7 LEVEL 01 - GR. SURFACE



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IBI IBI GROUP
7th Floor-45 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
GROUND FLOOR PLAN

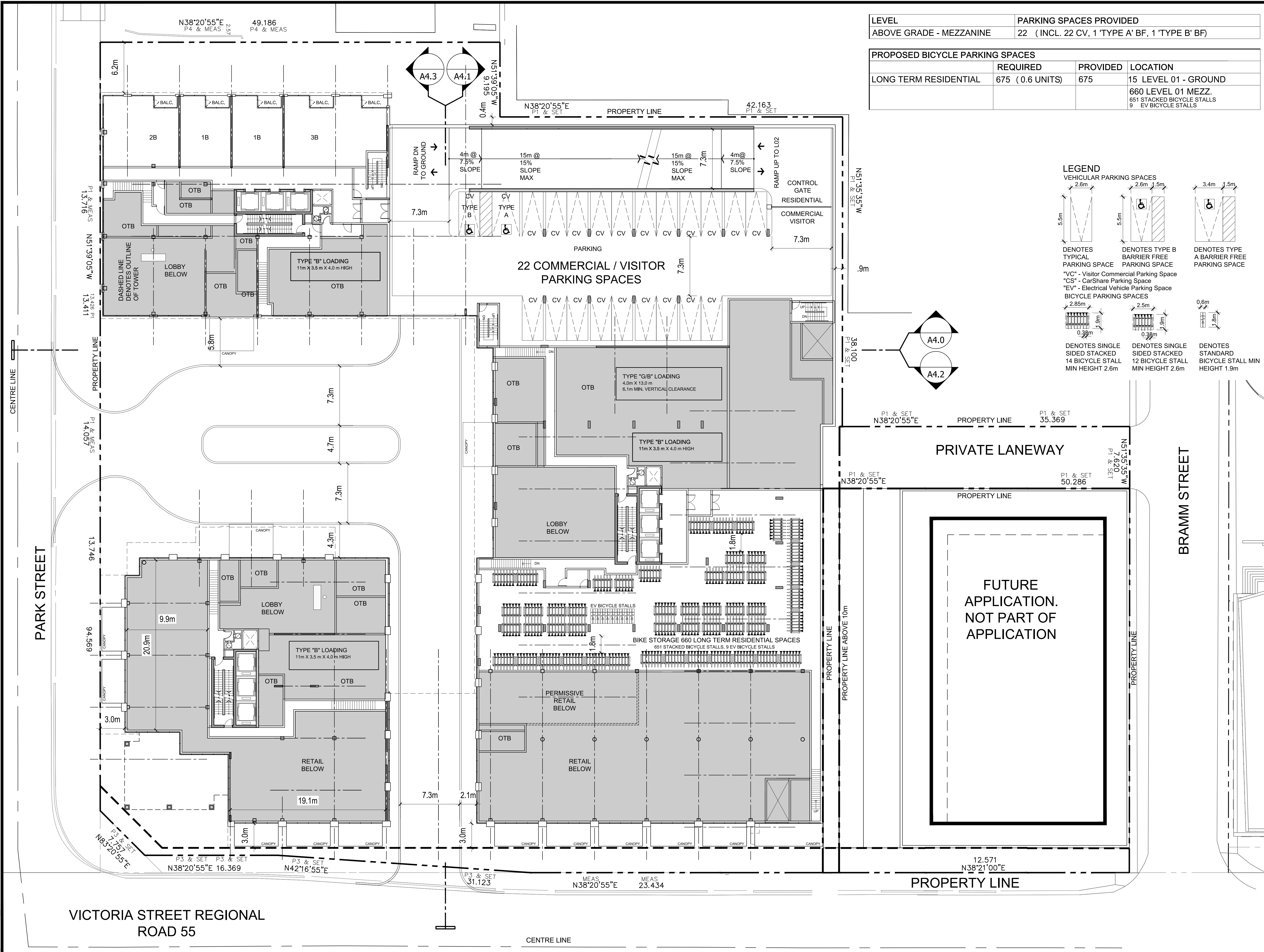
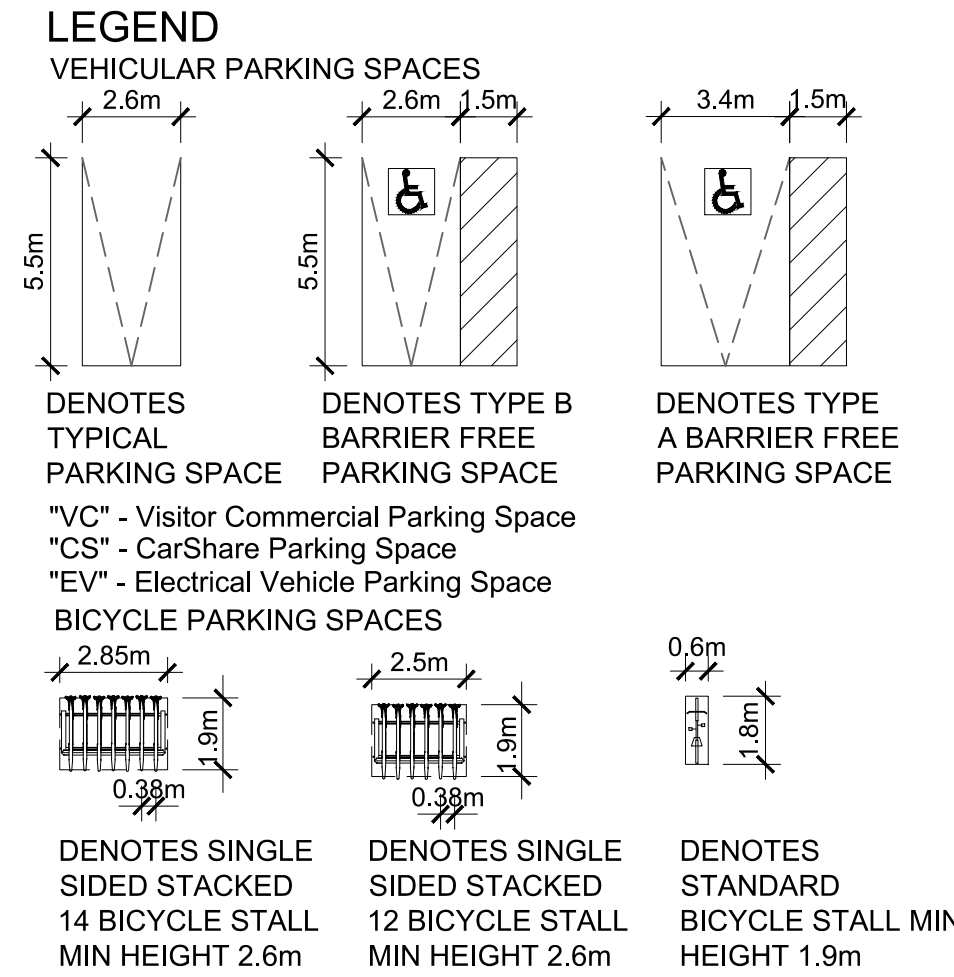
SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
HENRY JOSHUA BURSTYN
LICENCE 5845

PROJECT NO
123432

DWG NO
A2.0

LEVEL	PARKING SPACES PROVIDED		
ABOVE GRADE - MEZZANINE	22 (INCL. 22 CV, 1 'TYPE A' BF, 1 'TYPE B' BF)		

PROPOSED BICYCLE PARKING SPACES			
	REQUIRED	PROVIDED	LOCATION
LONG TERM RESIDENTIAL	675 (0.6 UNITS)	675	15 LEVEL 01 - GROUND 660 LEVEL 01 MEZZ. 651 STACKED BICYCLE STALLS 9 EV BICYCLE STALLS



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IBI IBI GROUP
7th Floor-55 St. Clair Avenue West
Toronto, ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
GROUND MEZZANINE FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
HENRY/JOSHUA BURSTYN
LICENCE 5845

PROJECT NO
123432

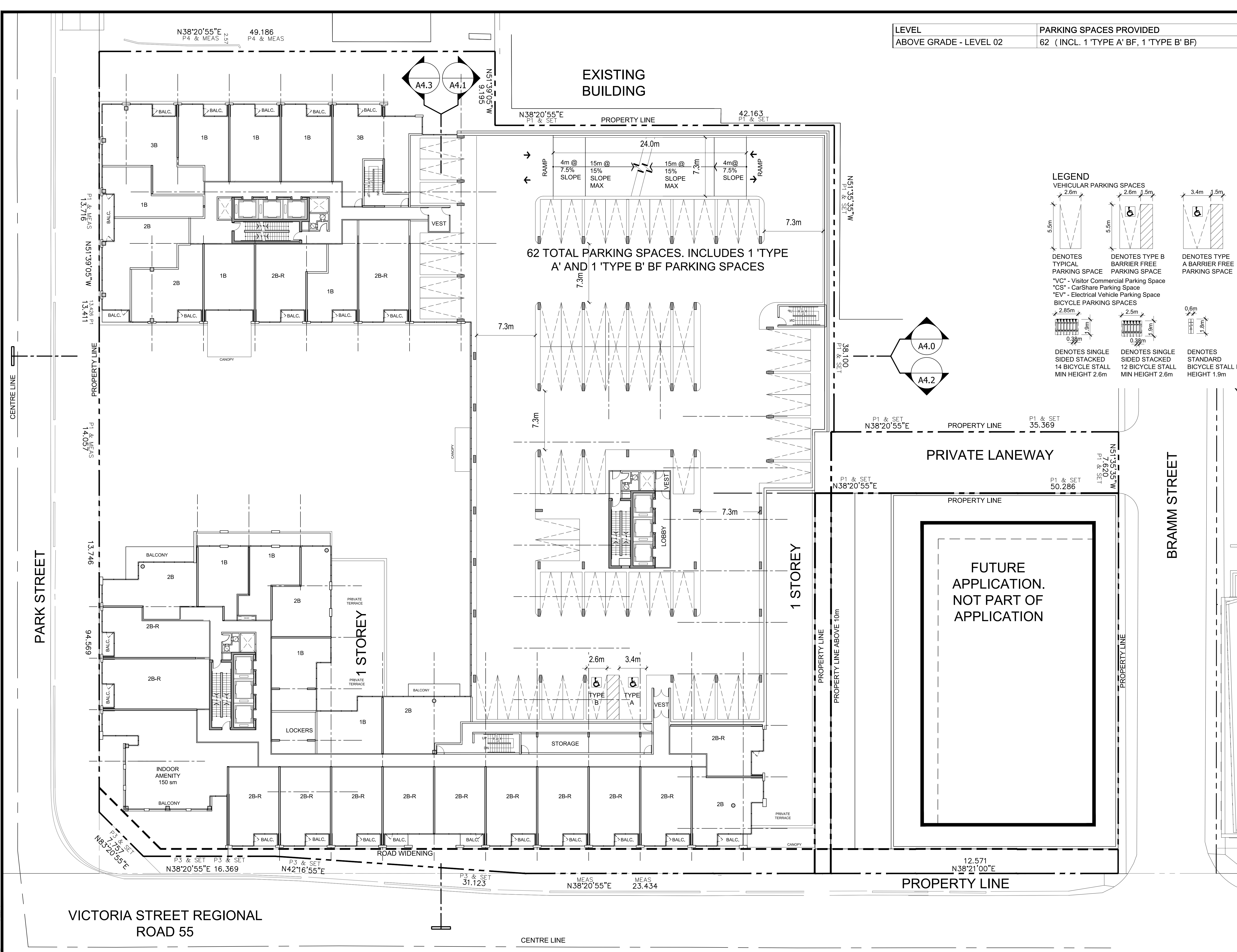
DWG NO
A2.1

SEAL

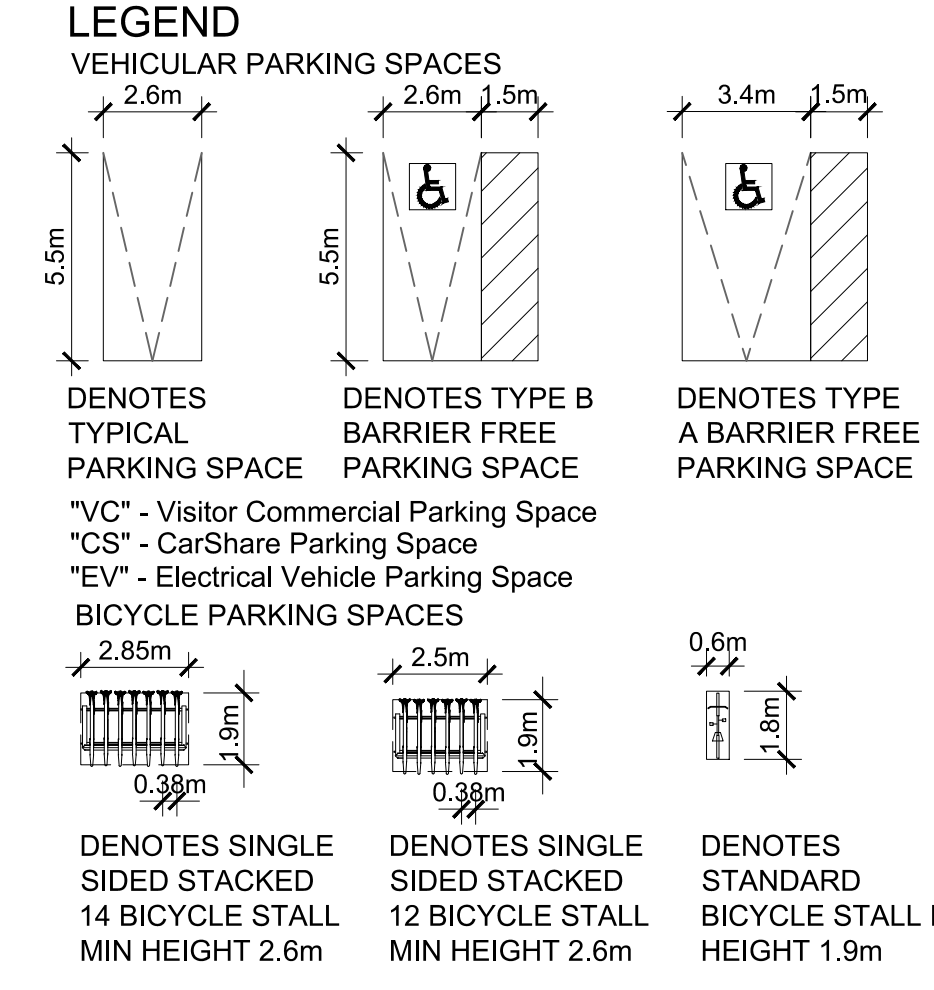
ARROW

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LEVEL	PARKING SPACES PROVIDED
ABOVE GRADE - LEVEL 02	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)



62 TOTAL PARKING SPACES. INCLUDES 1 'TYPE A' AND 1 'TYPE B' BF PARKING SPACES



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IBI GROUP
 7th Floor-55 St. Clair Avenue West
 Toronto ON M4V 2Y7 Canada
 Tel: 416 596 1930 Fax: 416 596 0544
 ibigroup.com

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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
LEVEL 2 FLOOR PLAN

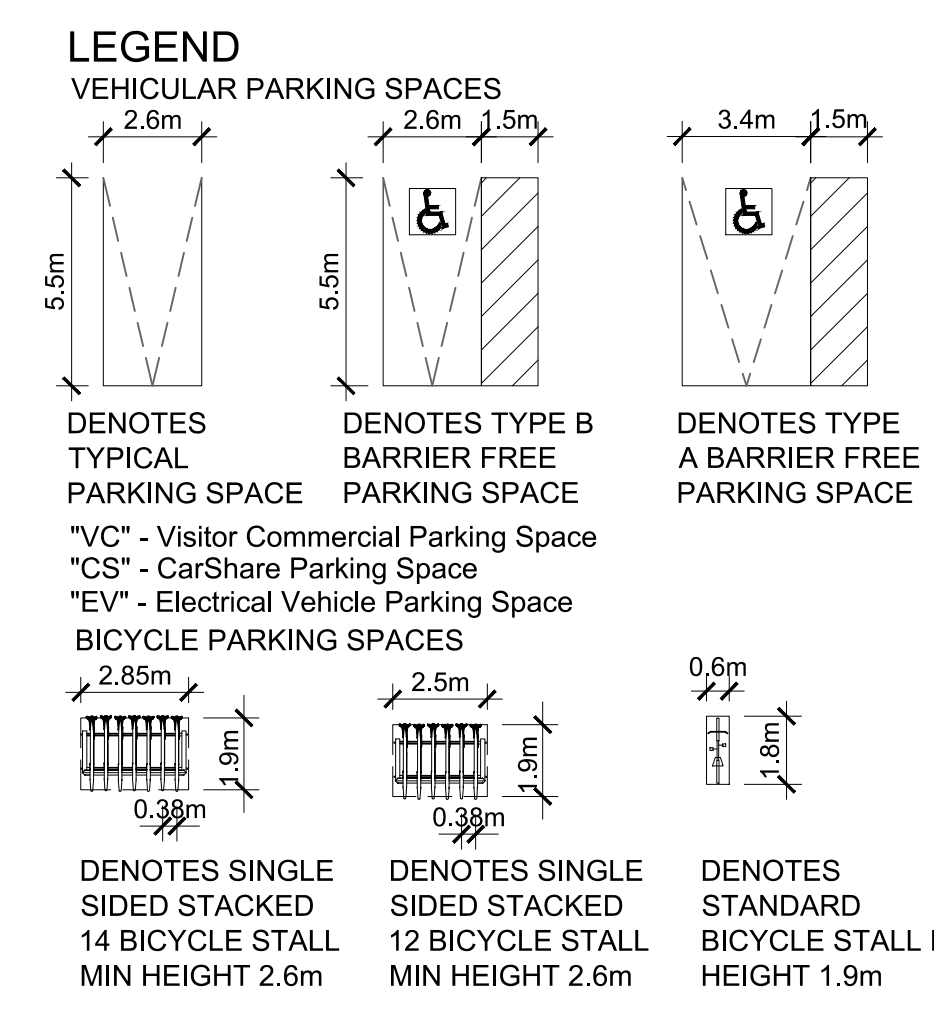
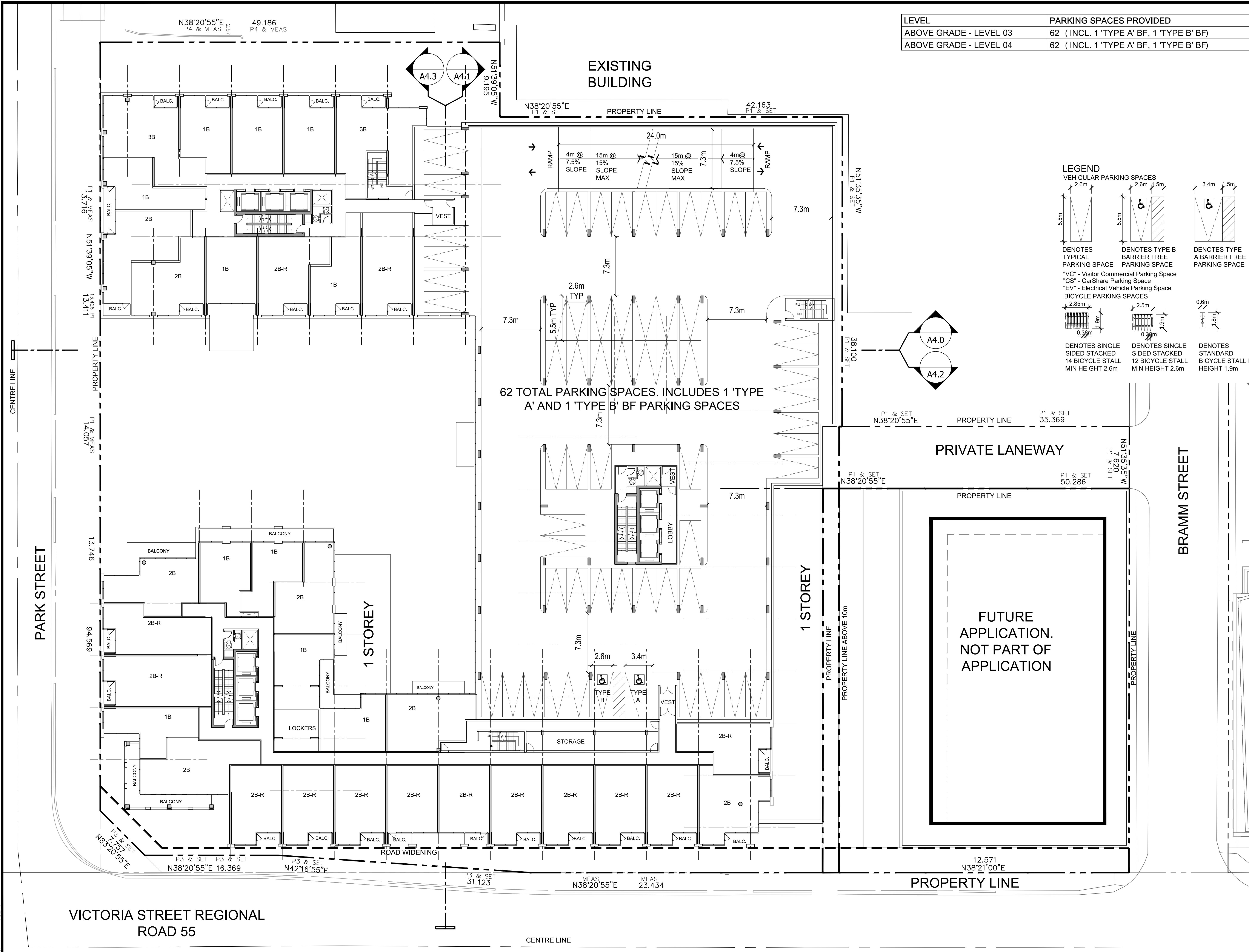
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 HENRY JOSHUA BURSTYN
 LICENCE 5845

ARROW:

PROJECT NO: **123432**
 DWG NO: **A2.2**

VICTORIA STREET REGIONAL
 ROAD 55

LEVEL	PARKING SPACES PROVIDED
ABOVE GRADE - LEVEL 03	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)
ABOVE GRADE - LEVEL 04	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)



62 TOTAL PARKING SPACES. INCLUDES 1 'TYPE A' AND 1 'TYPE B' BF PARKING SPACES

PRIVATE LANEWAY

FUTURE APPLICATION. NOT PART OF APPLICATION

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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
LEVEL 3 AND 4 FLOOR PLAN

SEAL

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HENRY/JOSHUA BURSTYN
LICENCE 5845

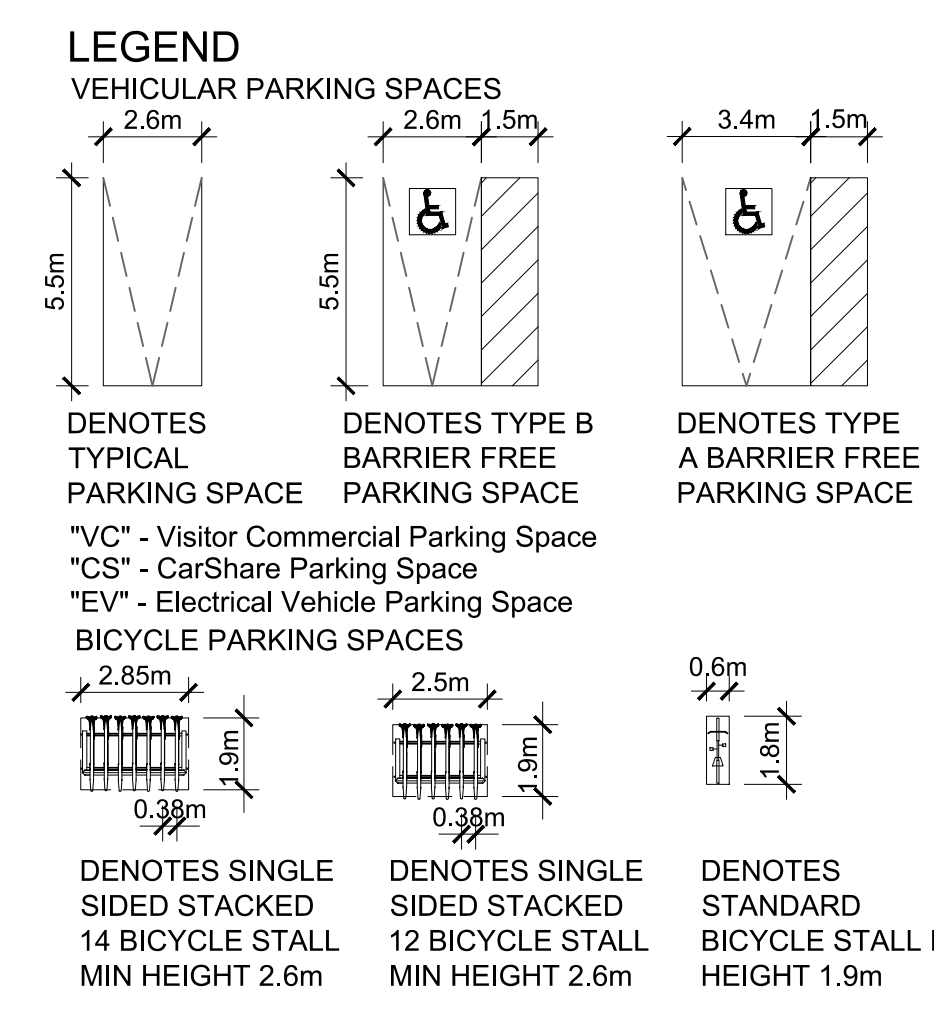
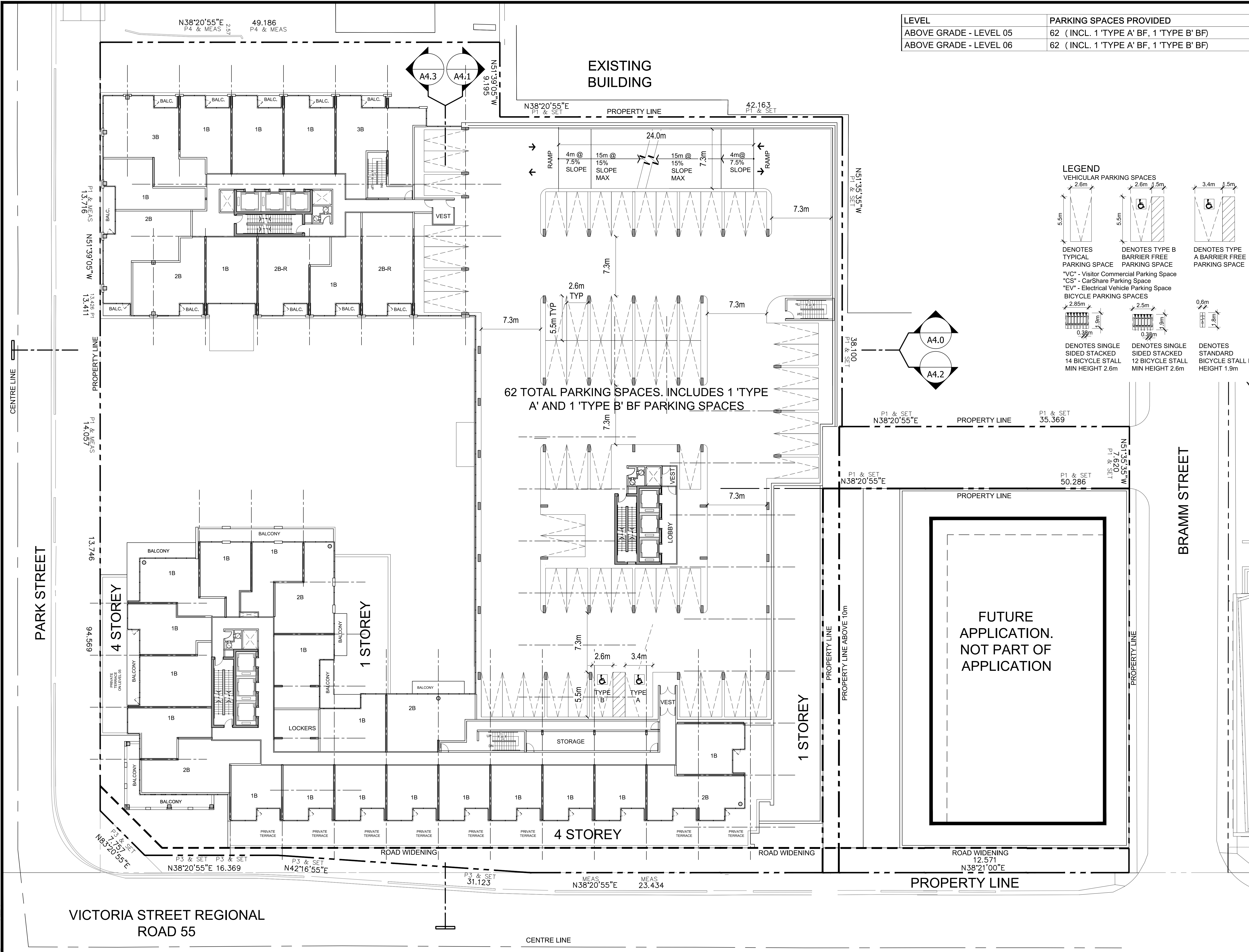
ARROW

PROJECT NO
123432

DWG NO
A2.3

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 Plot Date: Thursday, March 31, 2022 10:57:12 AM by Matthew Kowalewski

LEVEL	PARKING SPACES PROVIDED
ABOVE GRADE - LEVEL 05	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)
ABOVE GRADE - LEVEL 06	62 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)



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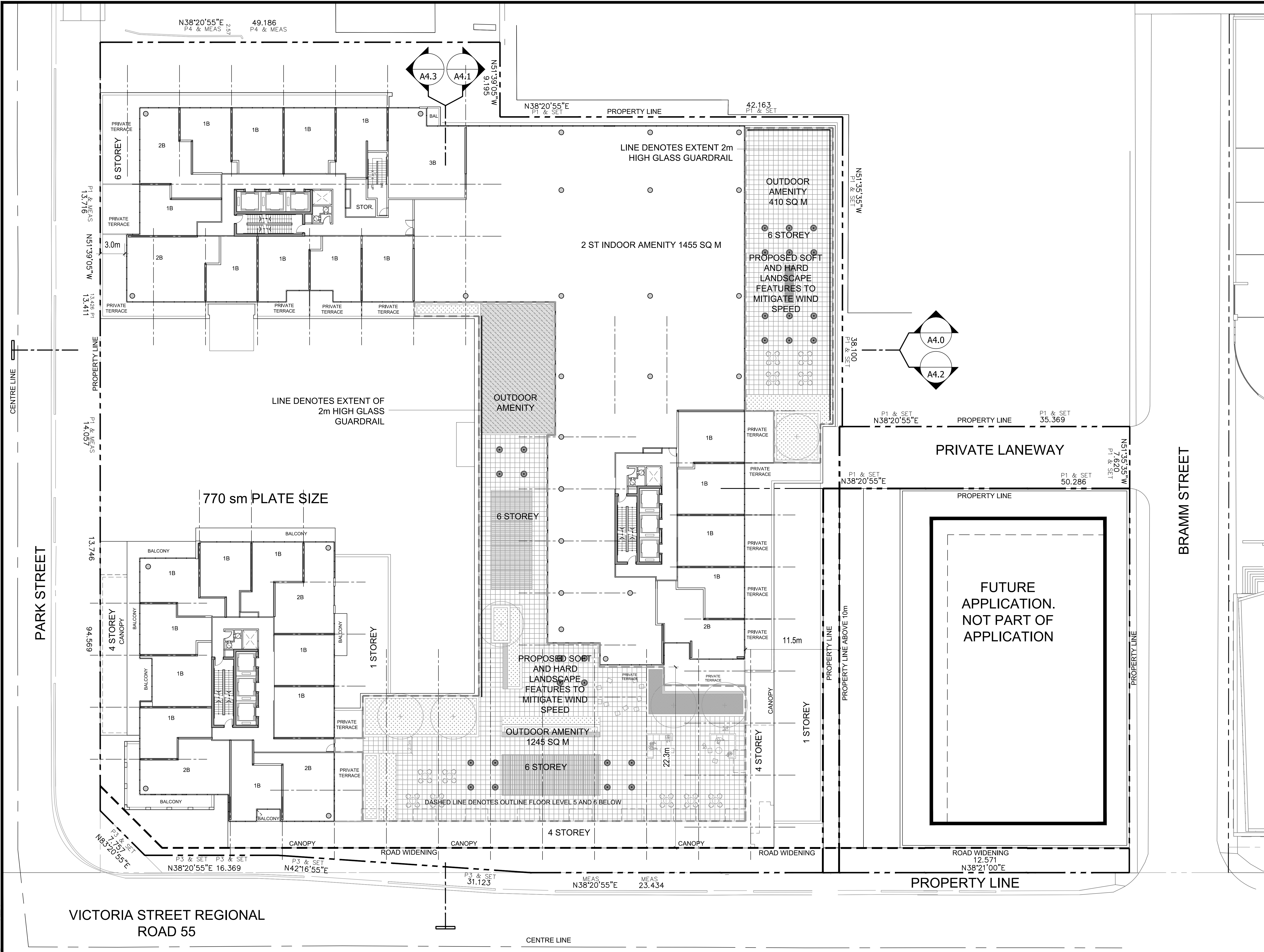
SHEET TITLE
LEVEL 5 AND 6 FLOOR PLAN

SEAL

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HENRY JOSHUA BURSTYN
LICENCE 5845

ARROW

PROJECT NO	DWG NO
123432	A2.4



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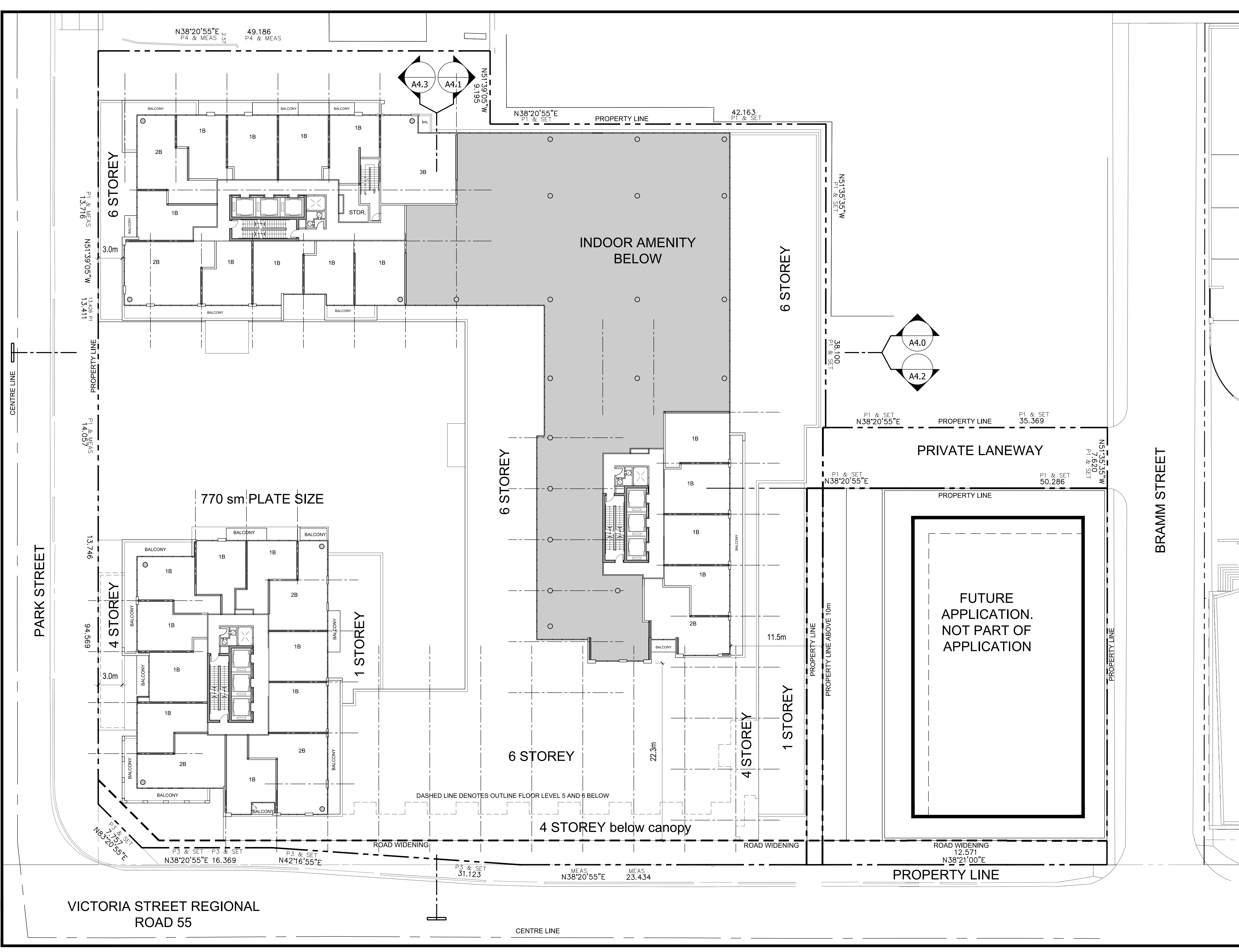
PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
LEVEL 7 FLOOR PLAN

<p>ONTARIO ASSOCIATION OF ARCHITECTS HENRY JOSHUA BURSTYN LICENCE 5845</p>	ARROW

PROJECT NO
123432

DWG NO
A2.5



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M.K	Nov, 2020	1:200	H.B

PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
LEVEL 8 FLOOR PLAN

SEAL

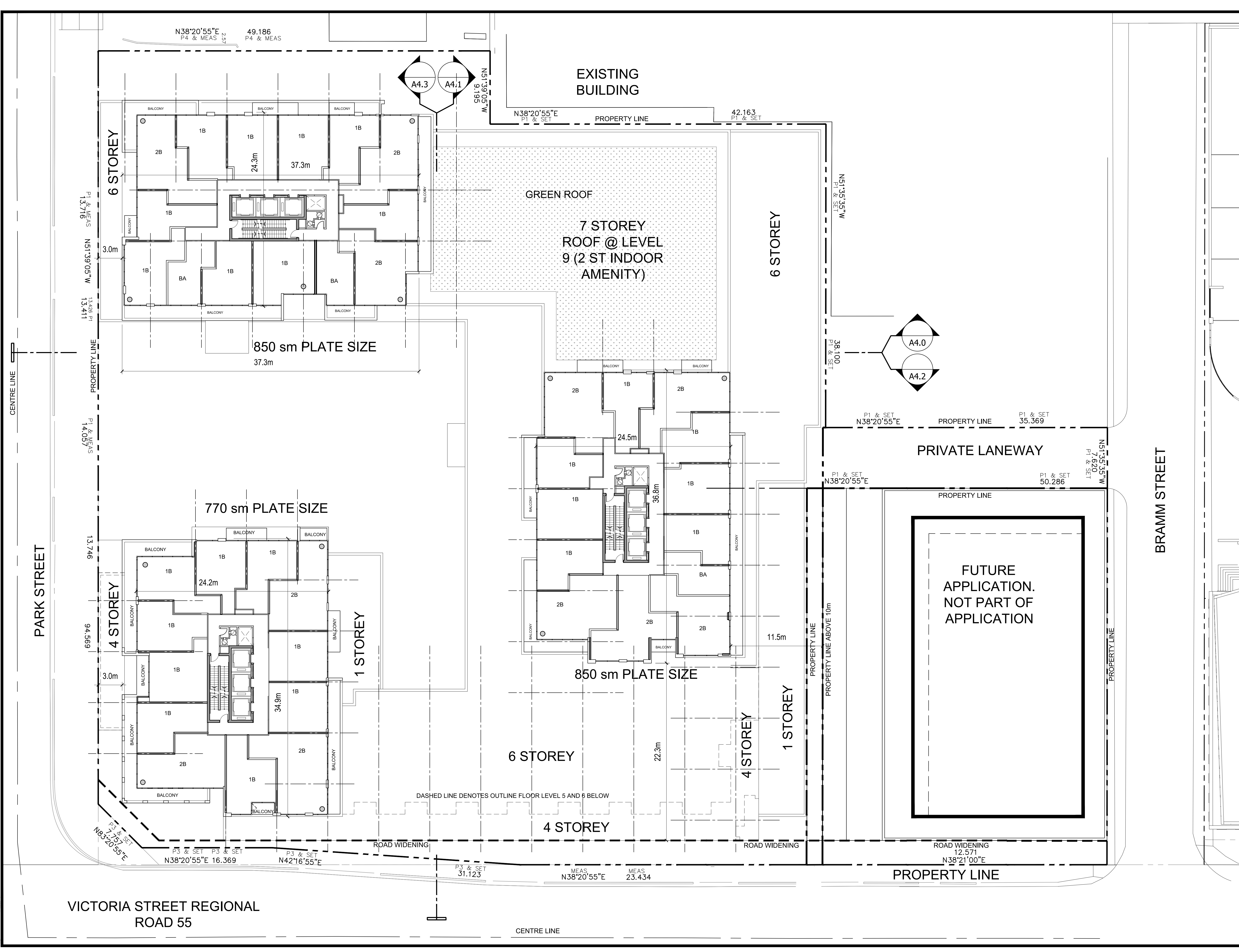
ONTARIO ASSOCIATION OF ARCHITECTS
HENRY JOSHUA BURSTYN
LICENCE 5845

ARROW

PROJECT NO
123432

DWG NO
A2.6

File Location: \\123456\...
 Date: 2022-11-23 10:10:10
 User: M.K
 Plot Size: 1000x1000
 Scale: 1:200
 Title: LEVEL 8 FLOOR PLAN



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
TYP TOWER LEVEL FLOOR PLAN

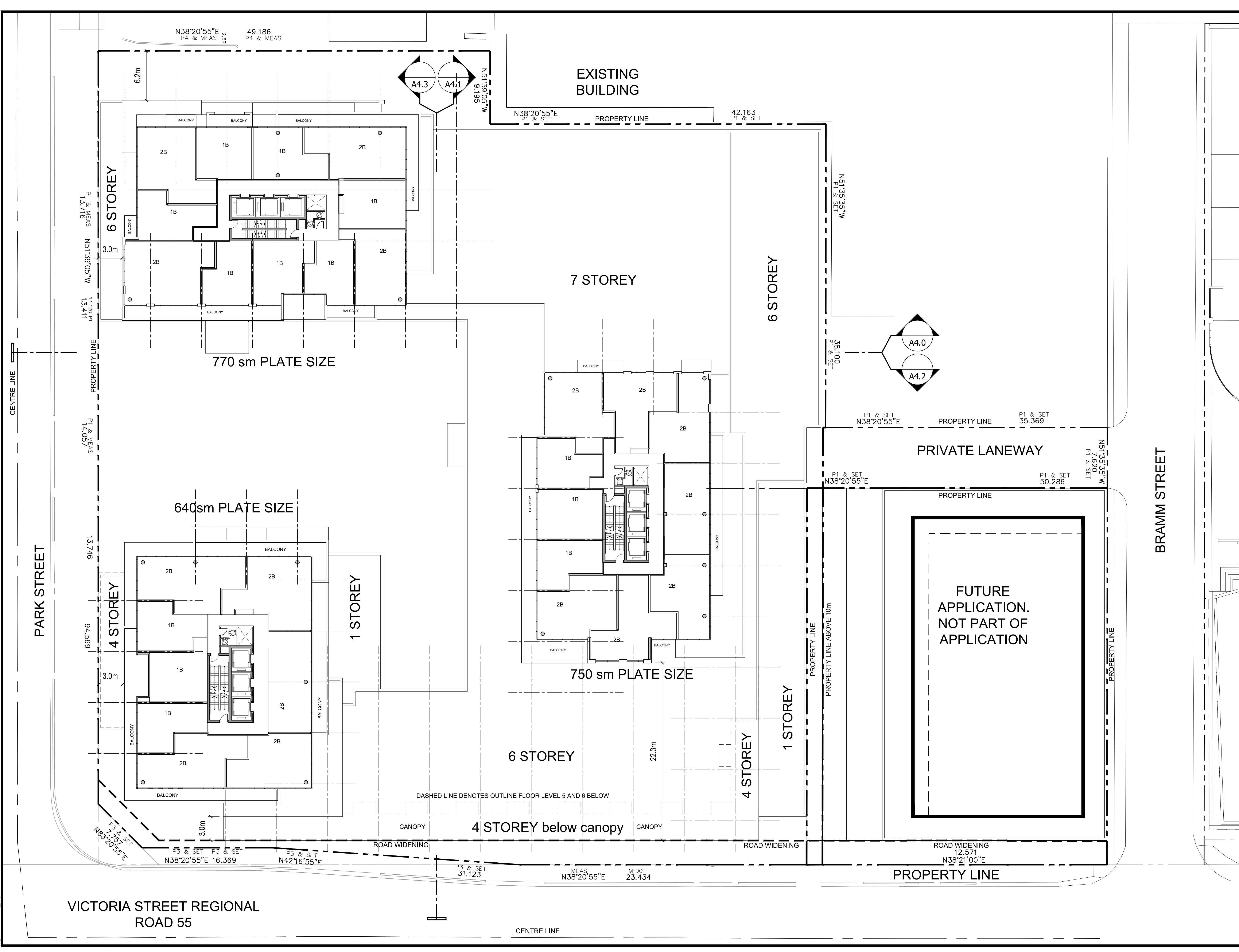
SEAL

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LICENCE 5845

ARROW

PROJECT NO
123432

DWG NO
A2.7



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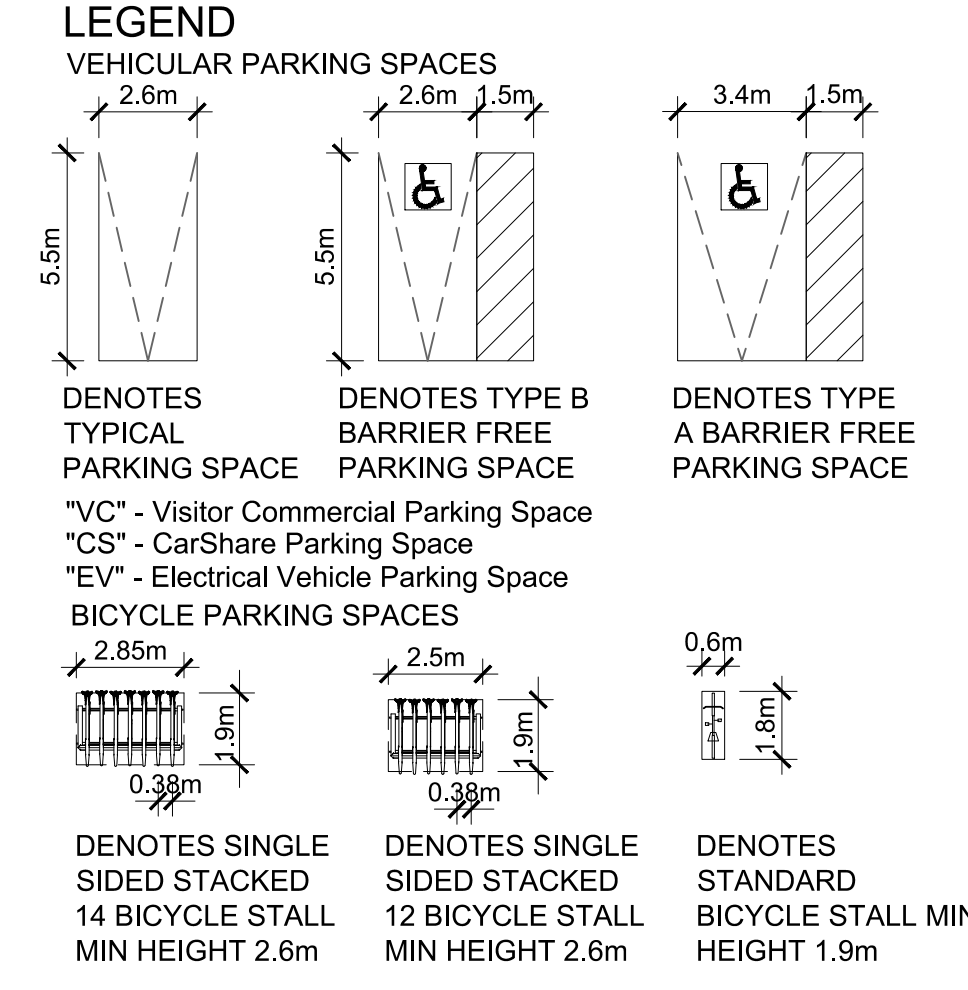
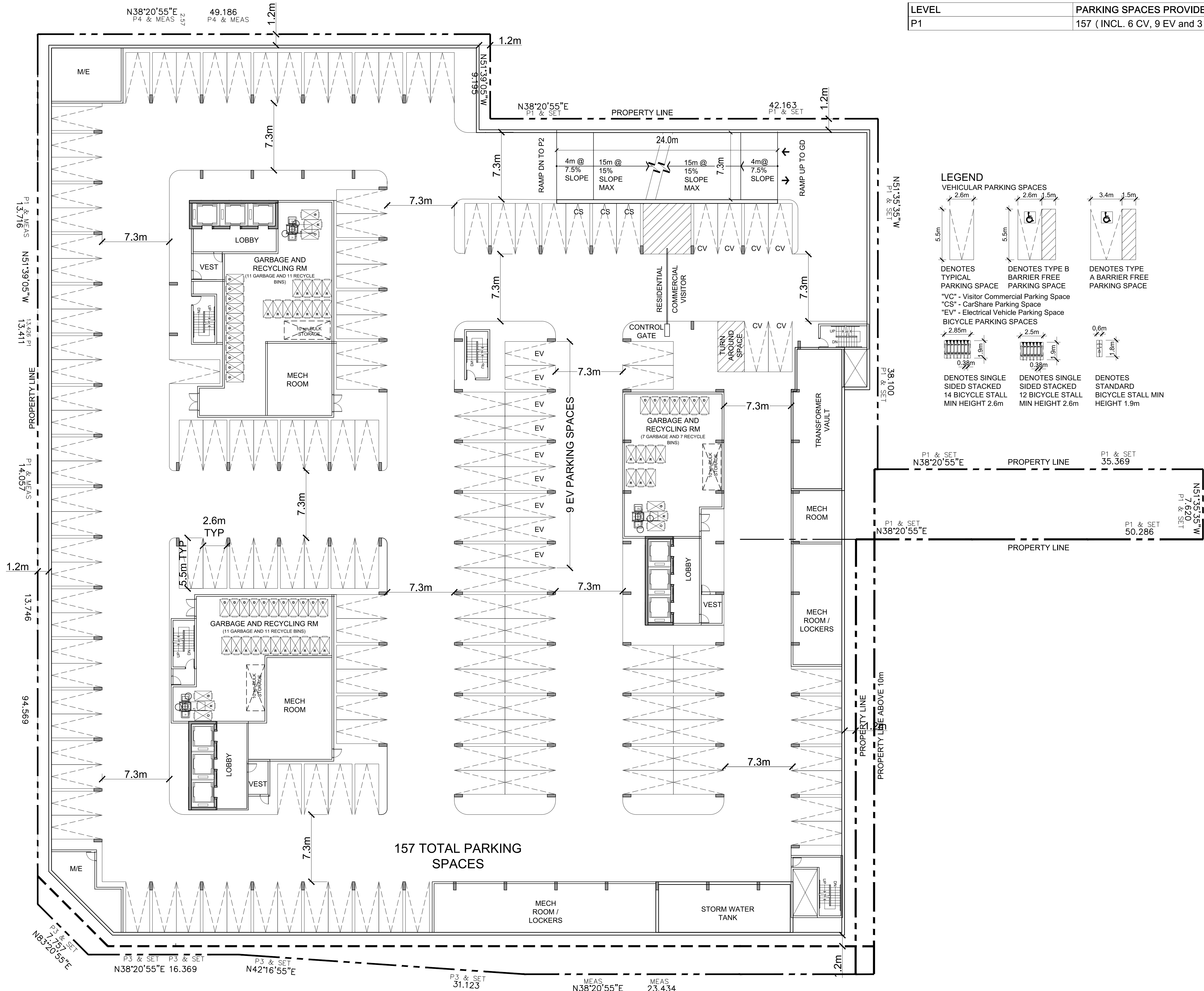
PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
TYP PENTHOUSE LEVEL

<p>ONTARIO ASSOCIATION OF ARCHITECTS HENRY/JOSHUA BURSTYN LICENCE 5845</p>	ARROW

PROJECT NO 123432	DWG NO A2.8
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LEVEL	PARKING SPACES PROVIDED
P1	157 (INCL. 6 CV, 9 EV and 3 CarShare PARKING SPACES)



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
P1 PARKING LEVEL PLAN

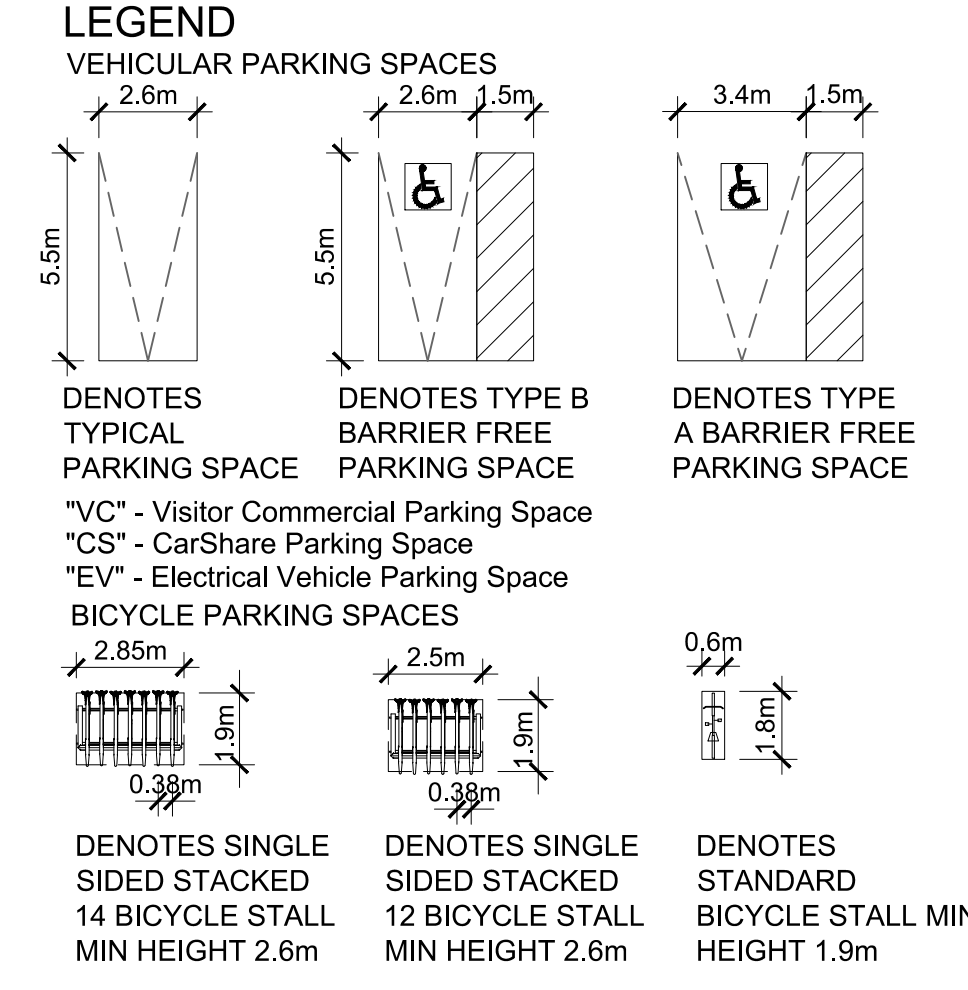
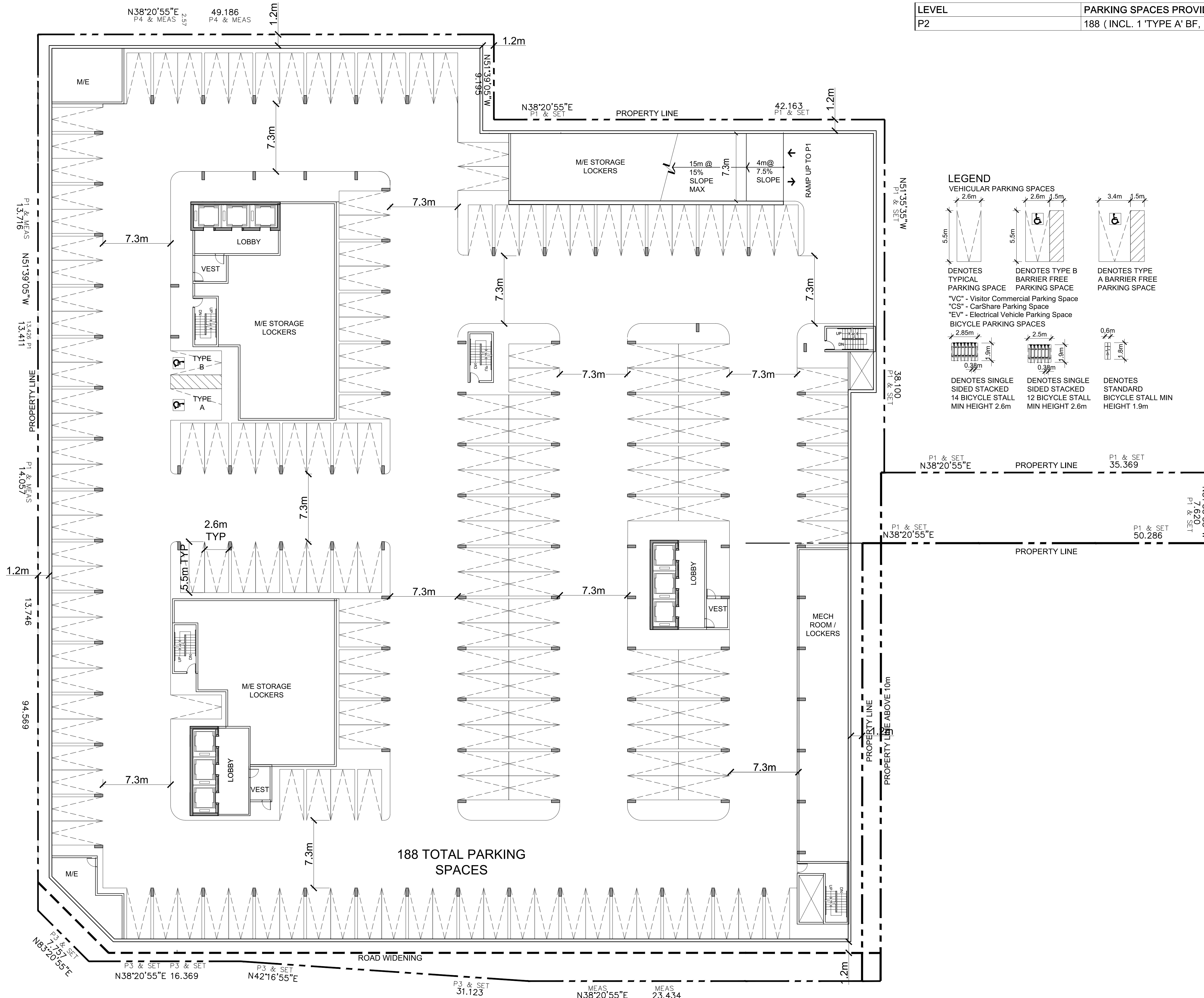
SEAL

ARROW

PROJECT NO
123432

DWG NO
A2.9

LEVEL	PARKING SPACES PROVIDED
P2	188 (INCL. 1 'TYPE A' BF, 1 'TYPE B' BF)



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
P2 PARKING LEVEL PLAN

SEAL

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 HENRY/JOSHUA BURSTYN
 LICENCE 5845

ARROW

PROJECT NO	DWG NO
123432	A2.10



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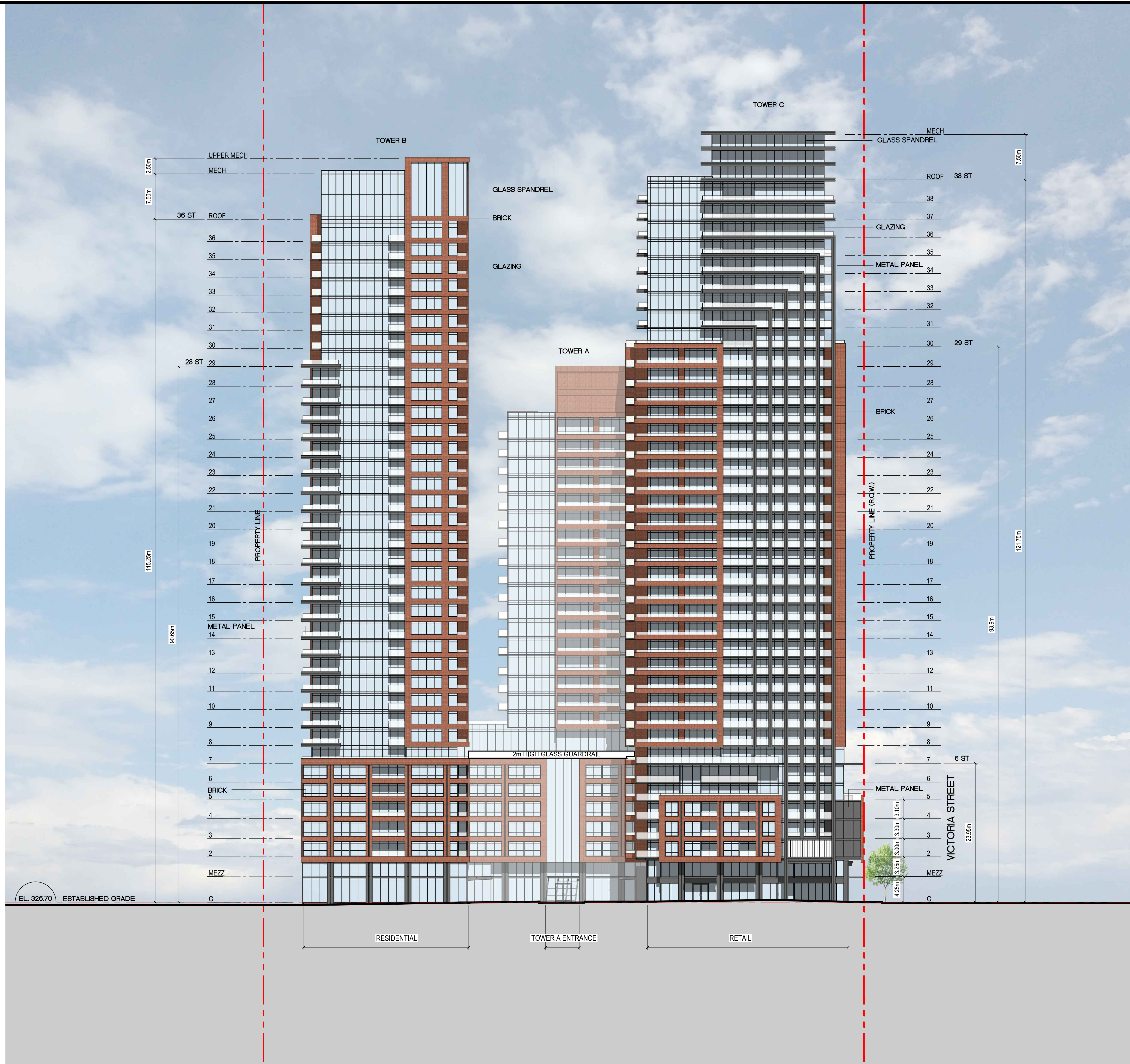
PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
SOUTH BUILDING ELEVATION

	ARROW

PROJECT NO	DWG NO
123432	A3.0

File Location: A:\123432_VictoriaAndPark\DWG\Arch\Architectural\Architectural - Elevation - South Building Elevation.dwg
 Plot Date: Thursday, March 31, 2022, 2:58:27 PM
 Plot By: Mohamed Khatib



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
WEST BUILDING ELEVATION

SEAL

 ARROW

PROJECT NO	DWG NO
123432	A3.1



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
NORTH BUILDING ELEVATION

SEAL

 HENRY JOSHUA BURSTIN
 LICENCE 5845
 ARROW

PROJECT NO
123432
 DWG NO
A3.2



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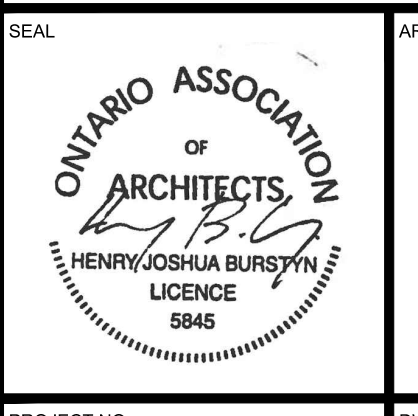
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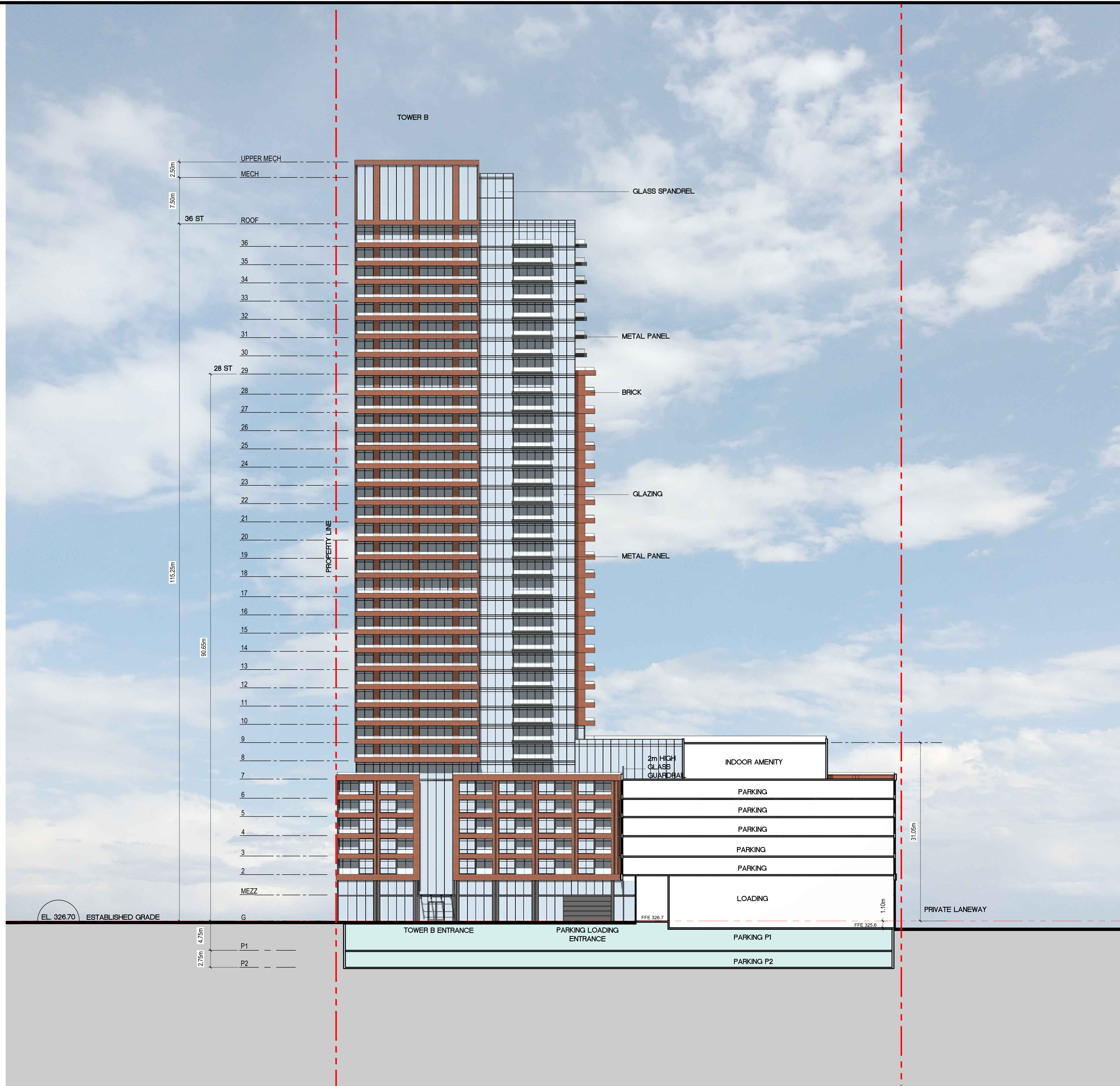
PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
EAST BUILDING ELEVATION



PROJECT NO	DWG NO
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 Plotter: Thursday, March 31, 2022 2:35:21 PM by Maurice Krawchenko



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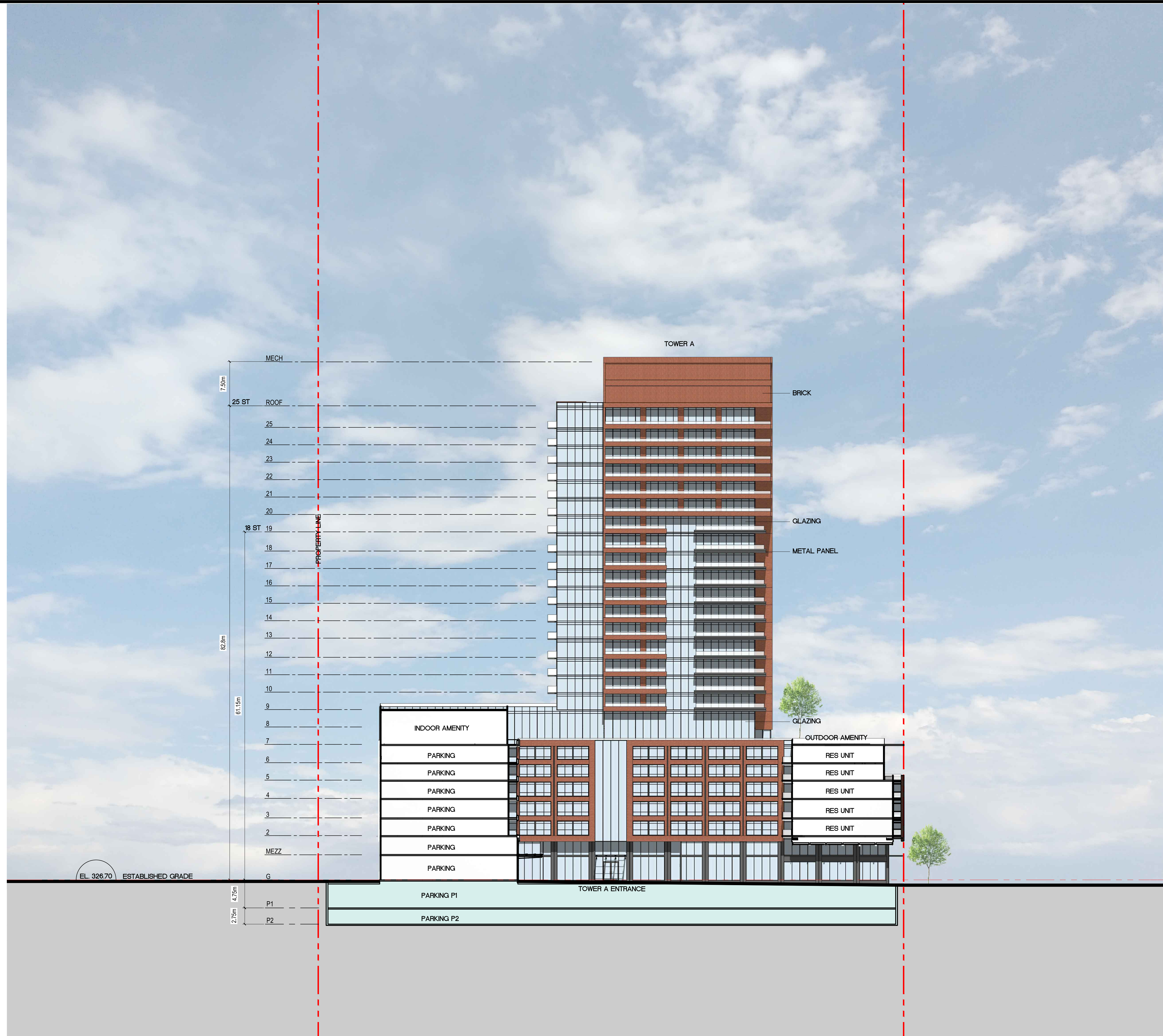
PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
**BUILDING SECTION 01,
WEST-EAST**

	ARROW
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PROJECT NO 123432	DWG NO A4.0
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 Plot Date: Thursday, March 31, 2022 2:58:44 PM by Nicholas Krasovec



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
**BUILDING SECTION 02,
NORTH-SOUTH**

 ONTARIO ASSOCIATION OF ARCHITECTS HENRY/JOSHUA BURSTYN LICENCE 5845	ARROW
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PROJECT NO	DWG NO
123432	A4.1



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
**BUILDING SECTION 03,
EAST-WEST**

SEAL

ARROW

PROJECT NO
123432

DWG NO
A4.2

File Location: A:\123432_123432_ParkDev\03_Building\03_Building\03_Building.dwg
 Plot Date: Thursday, March 31, 2022 4:02:22 PM by Michael Krasnowski



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
**BUILDING SECTION 04,
SOUTH-NORTH**

SEAL	ARROW

PROJECT NO 123432	DWG NO A4.3
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 Plotter: HP DesignJet T1100e
 Plot Scale: 1:300
 Plot Size: A4 (210 x 297 mm)



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
RENDERING 01
VIEW OF VICTORIA STREET ELEVATION

SEAL	ARROW

PROJECT NO 123432	DWG NO A5.0
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File Location: I:\2024\123432_VictoriaPark\01_Rendering\01_Rendering_VictoriaPark.dwg
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 Plot Size: 11.00 x 17.00
 Plot Title: 123432_VictoriaPark_01_Rendering_VictoriaPark.dwg
 Plotter: HP DesignJet T1100e
 Plot Style: HP-Plotter.ctb
 User: hburstin



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
RENDERING 02
VIEW OF CORNER AT VICTORIA AND PARK STREET

SEAL	ARROW

PROJECT NO 123432	DWG NO A5.1
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File Location: J:\2024\123432_VictoriaPark\IBI_Group\Architects\Drawings\A5.1_Rendering02.dwg
 Plot Date: 2024-11-15 10:30 AM
 Plotter: HP DesignJet T7300
 Scale: 1:1
 User: hburstin



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PROJECT TITLE
VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
RENDERING 03
VIEW OF PARK STREET ELEVATION

SEAL	ARROW

PROJECT NO 123432	DWG NO A5.2
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File Location: I:\2022\123432_VictoriaAndPark\03_Rendering\03_Rendering.dwg
 Plot Date: Thursday, March 31, 2022 4:51:24 PM by Victoria_Kristen@ibigroup.com



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No	DATE
01	AUGUST 31, 2021
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PROJECT TITLE
 VICTORIA AND PARK DEVELOPMENT

SHEET TITLE
 RENDERING 04
 PODIUM VIEW OF CORNER AT VICTORIA AND PARK STREET

SEAL
ARROW

PROJECT NO
 123432

DWG NO
 A5.3