

SITE INFO.	
SITE AREA	32188.4 sq. m.
EXISTING ZONING	AREA A R5A(1533) H(20) S331 AREA B R5A(1533) H(30) S331
GROSS FLOOR AREA (ZONING DEFINITION)	7180 SQ.M.
EXISTING APARTMENT	7180 SQ.M.
EXISTING RESIDENTIAL UNITS	85
EXISTING OUTDOOR PARKING	102

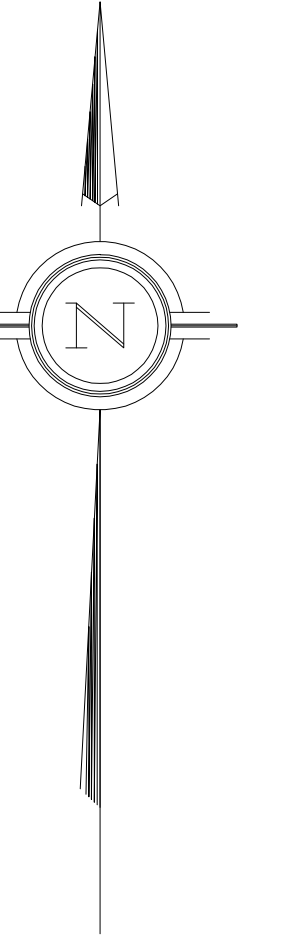
PROJECT INFO.	
BUILDING HEIGHT	10 STOREY
GROSS FLOOR AREA (ZONING DEFINITION)	11391.2 SQ.M.
RESIDENTIAL UNITS	142
ONE BEDROOM	46
TWO BEDROOM	96
CAR PARKING	
ZONING REQUIRED (1.2+0.2)	199
PROVIDED	199
BICYCLE PARKING	
ZONING REQUIRED (0.5)	71
PROVIDED	103

BUILDING SETBACK	
FROM WEEPING WILLOW	6 M
FROM EXISTING TRAIL	6 M
FROM VARLEY	FROM MIN. 9.85 M TO MAX. 25.79 M



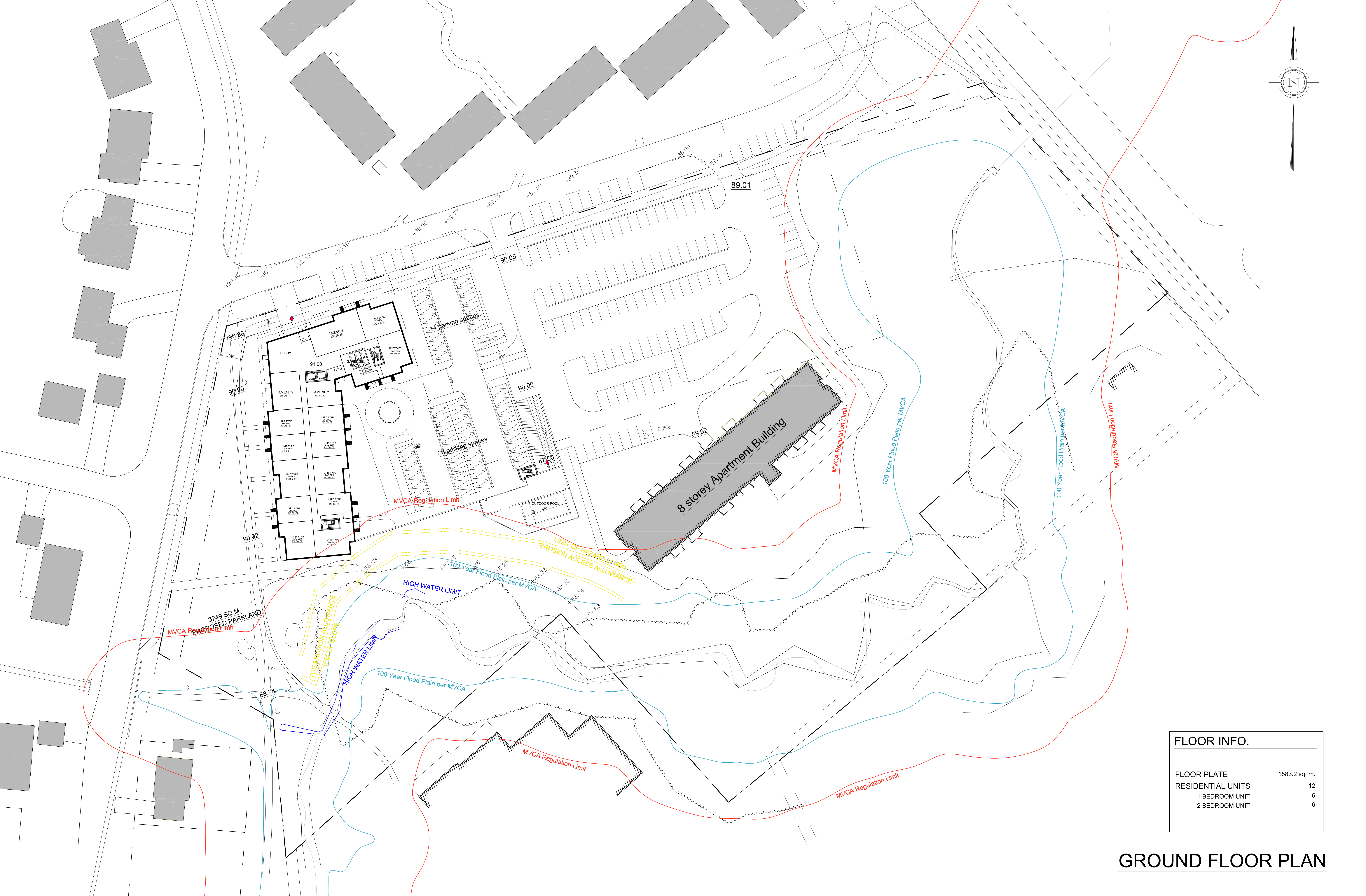
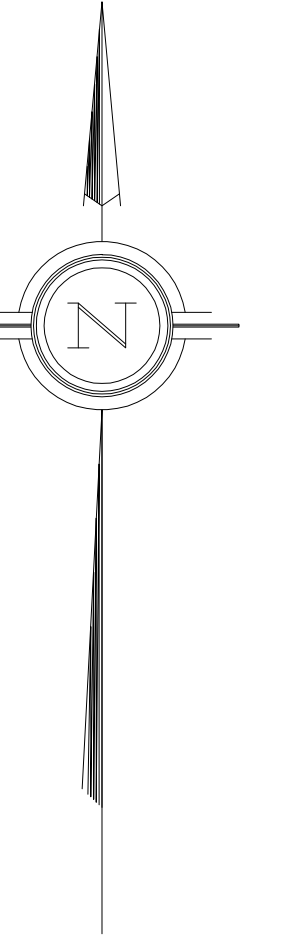
AMENITY SPACE	
ZONING REQUIRED (6 SQ.M. / PER UNITS)	852 SQ.M.
MIN. COMMUNAL	426 SQ.M.
PROVIDED	
COMMUNAL	1271 SQ.M.
PRIVATE	1376 SQ.M.
LANDSCAPE AREA	67.6%
FSI (EXISTING + PROPOSED)	0.58

SITE PLAN



FLOOR INFO.	
FLOOR PLATE	4896.4 sq. m.
CAR PARKING	149
BICYCLE PARKING	103

P1 FLOOR PLAN

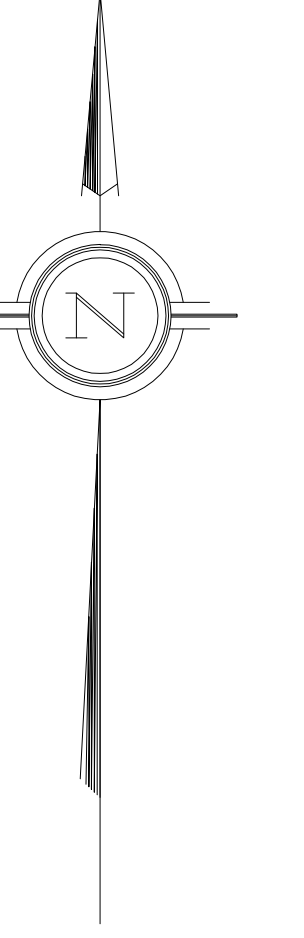


3249 SQ.M. PROPOSED PARKLAND
MVCA Regulation Limit

8 storey Apartment Building

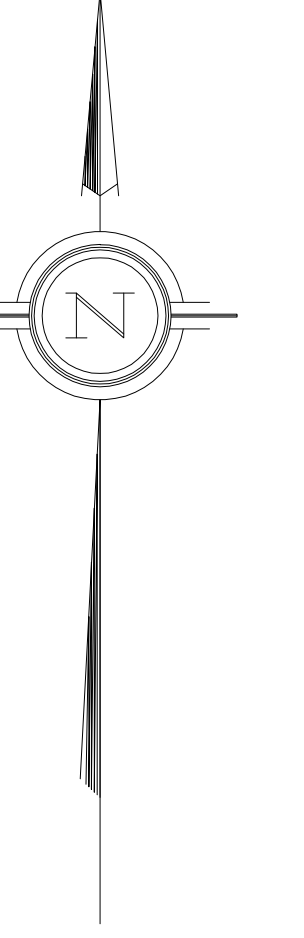
FLOOR INFO.	
FLOOR PLATE	1583.2 sq. m.
RESIDENTIAL UNITS	12
1 BEDROOM UNIT	6
2 BEDROOM UNIT	6

GROUND FLOOR PLAN



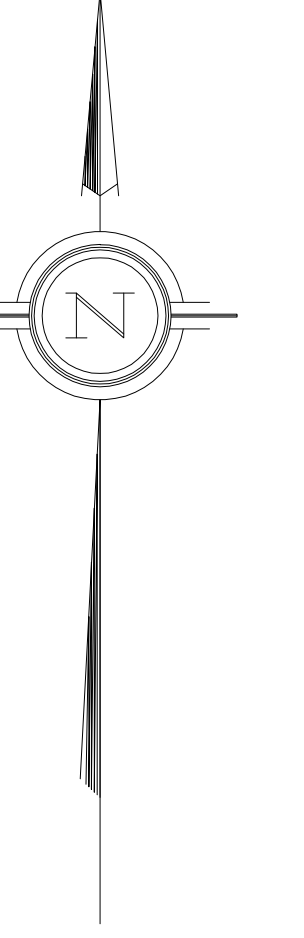
FLOOR INFO.	
FLOOR PLATE	1610.2 sq. m.
RESIDENTIAL UNITS	17
1 BEDROOM UNIT	6
2 BEDROOM UNIT	11

TYPICAL FLOOR PLAN



FLOOR INFO.	
FLOOR PLATE	1507.0 sq. m.
RESIDENTIAL UNITS	14
1 BEDROOM UNIT	2
2 BEDROOM UNIT	12

8TH & 9TH FLOOR PLAN



FLOOR INFO.	
FLOOR PLATE	388.3 sq. m.

MECHANICAL ROOFTOP PLAN



WEST ELEVATION (VARLEY)



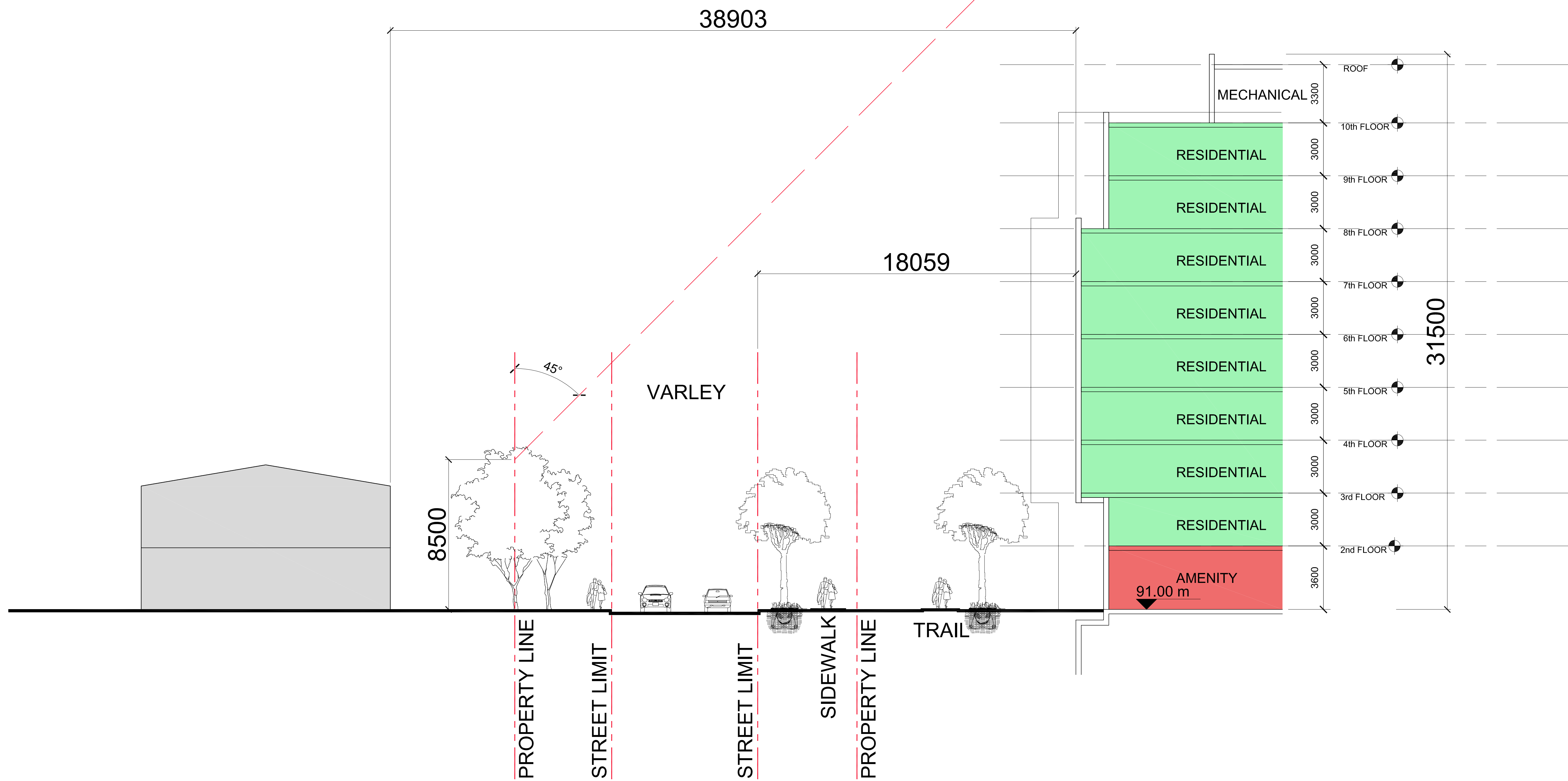
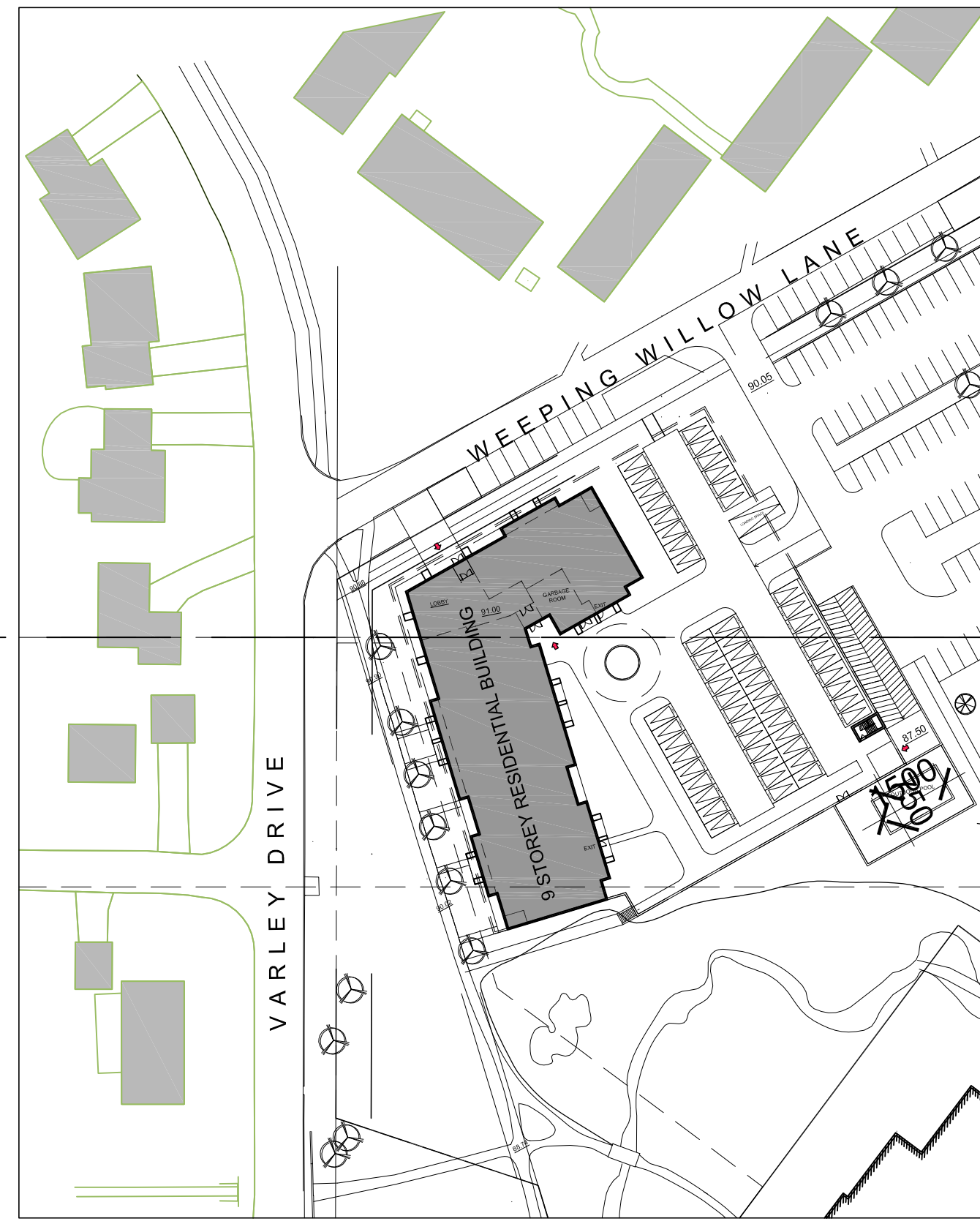
NORTH ELEVATION



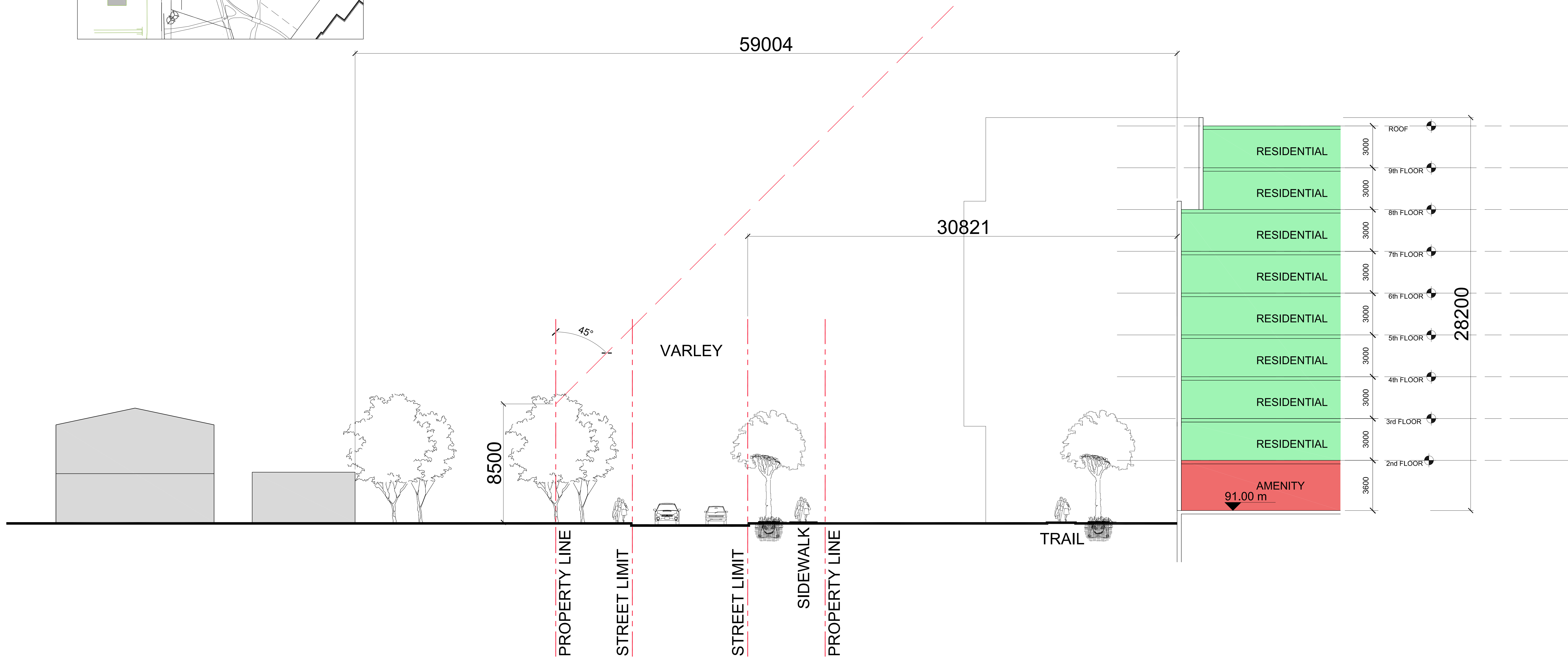
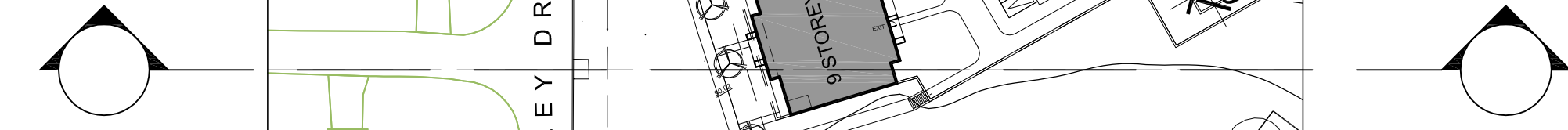
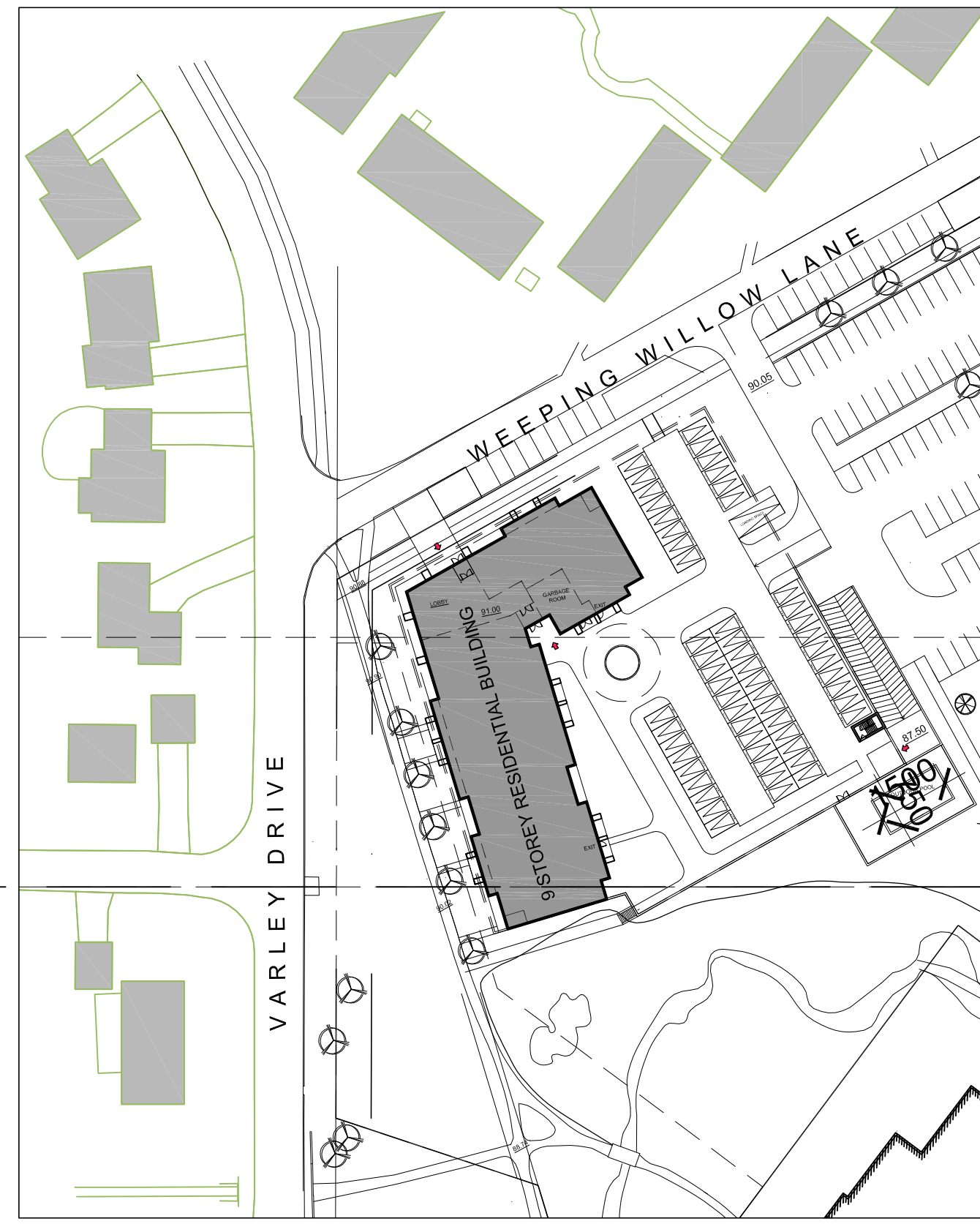
EAST ELEVATION



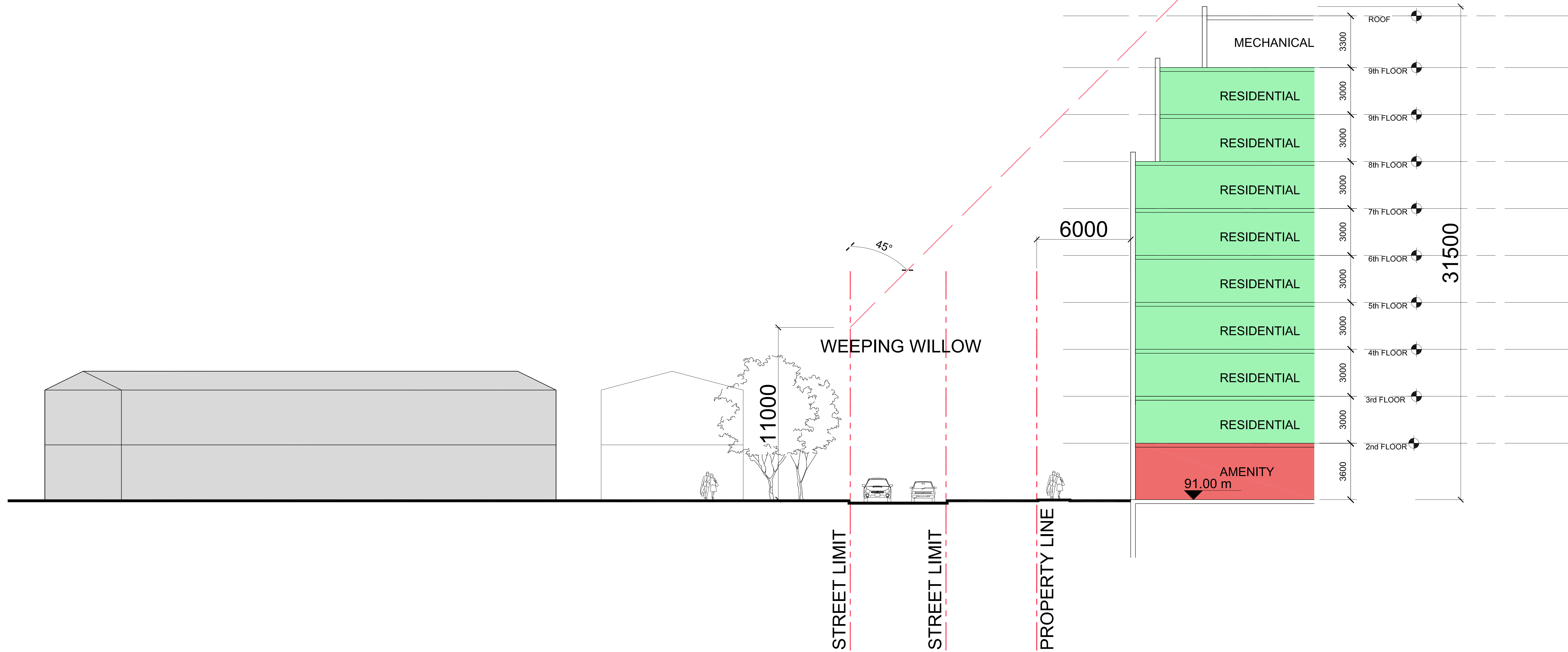
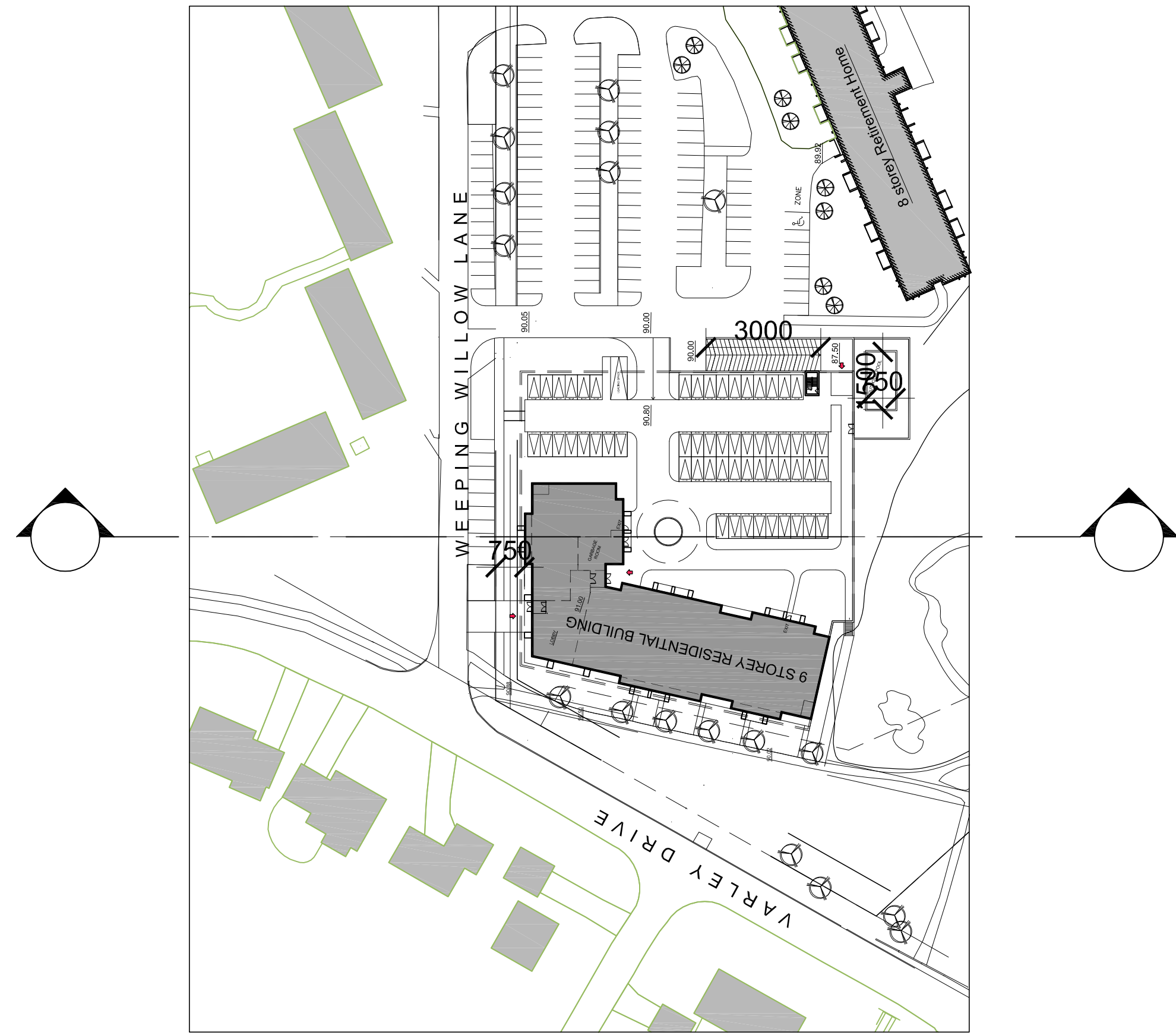
SOUTH ELEVATION



STREET SECTION

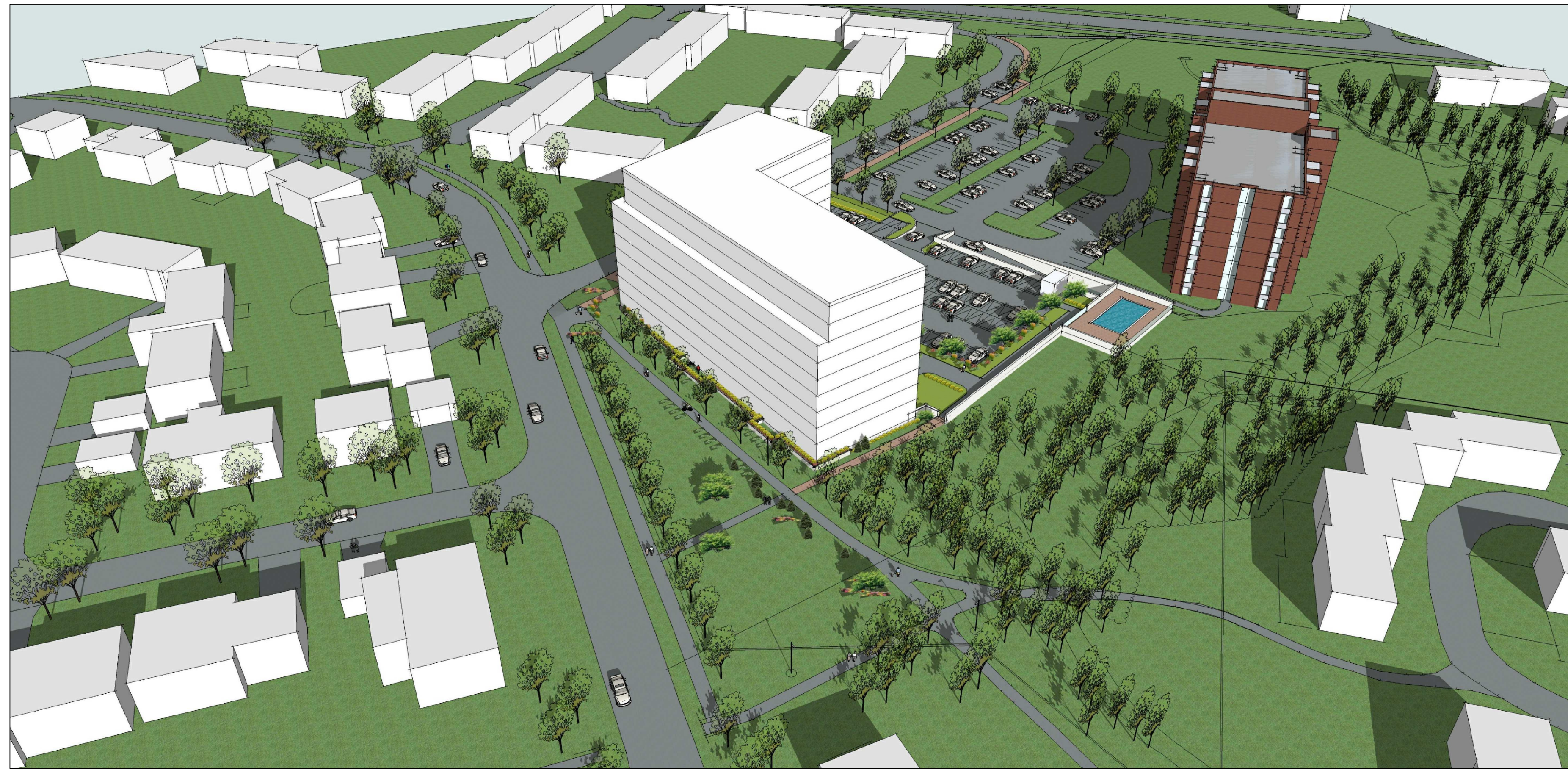


STREET SECTION

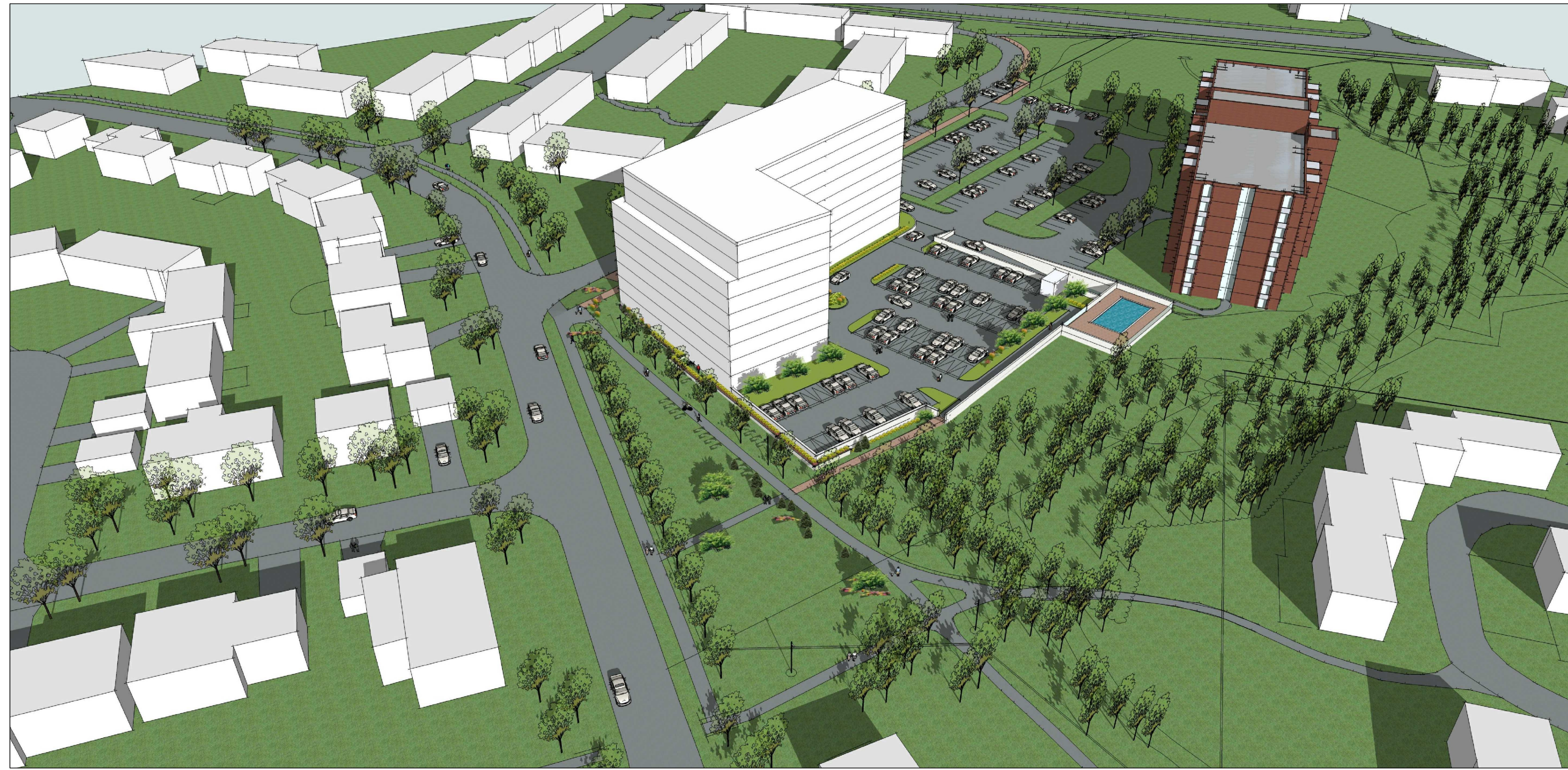


STREET SECTION

OPTION ONE (PROPOSED)



OPTION TWO



MASSING STUDY



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES

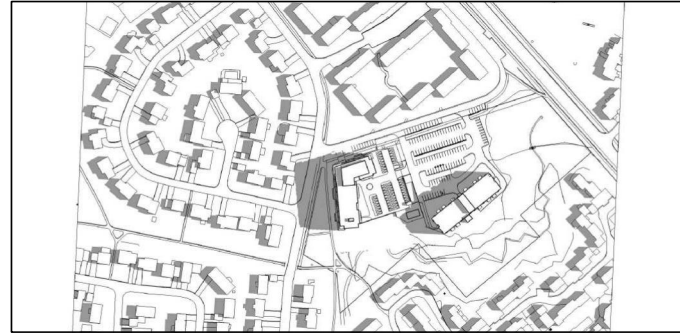


PERSPECTIVES

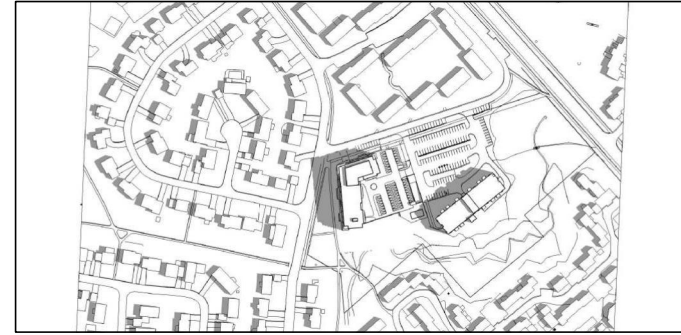
JUNE 21, DST



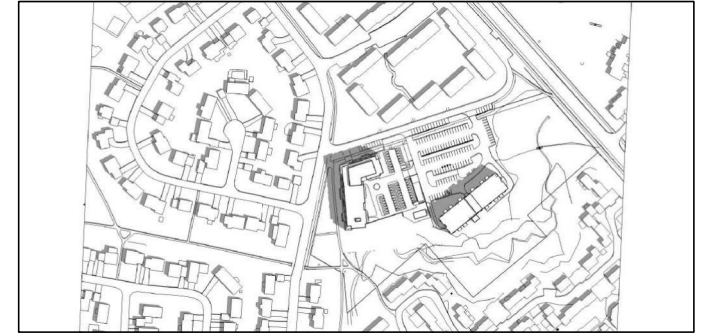
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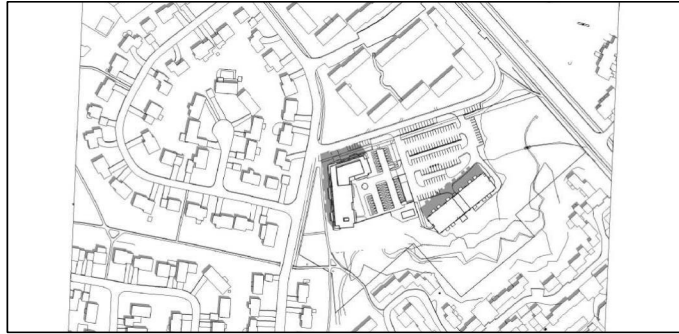
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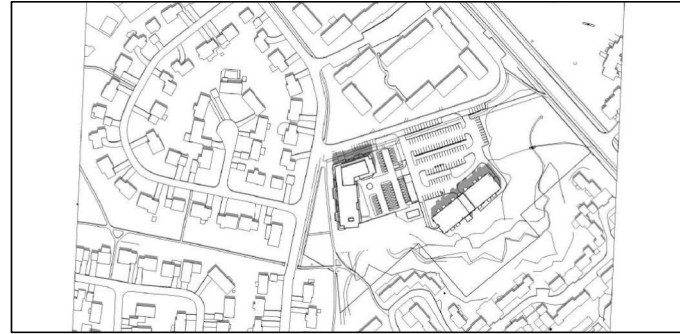
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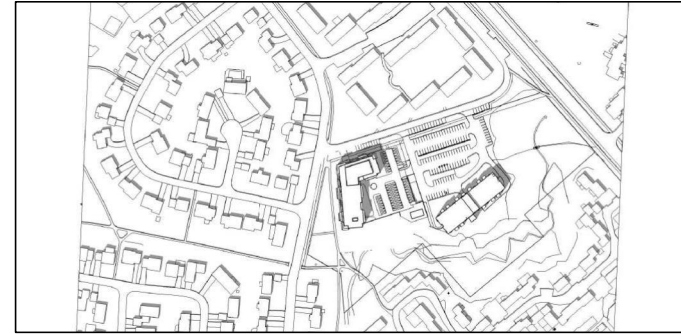
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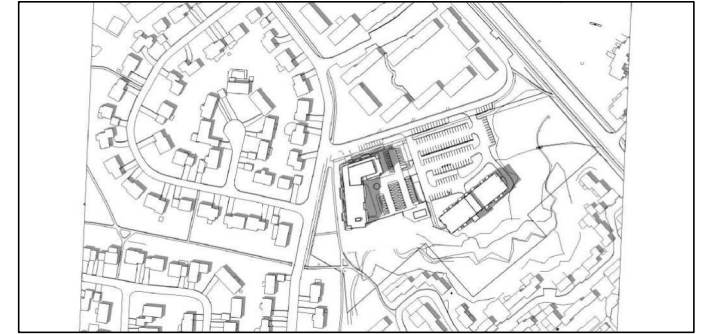
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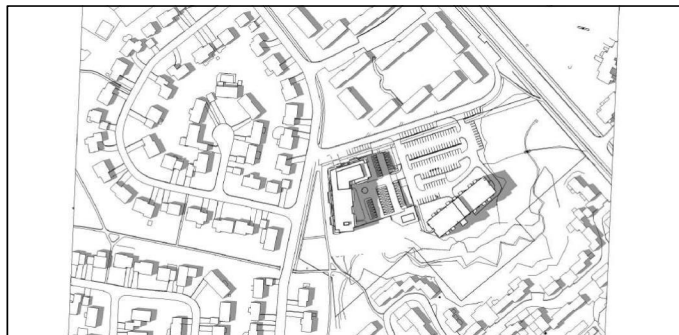
1:00 pm



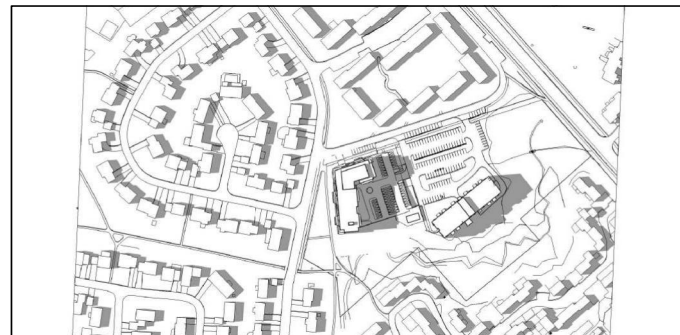
2:00 pm



3:00 pm



4:00 pm



5:00 pm



6:00 pm



7:00 pm



8:00 pm



SUN SHADE STUDY

SEPTEMBER 21, DST



8:00 am



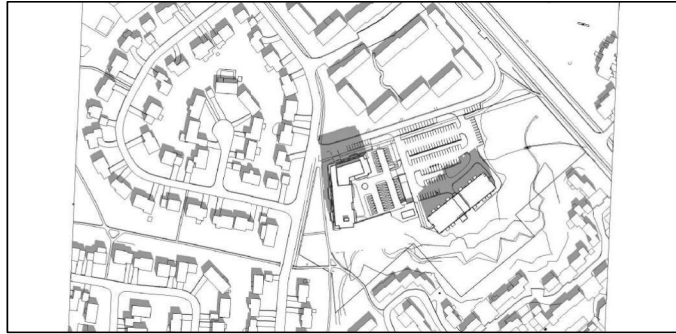
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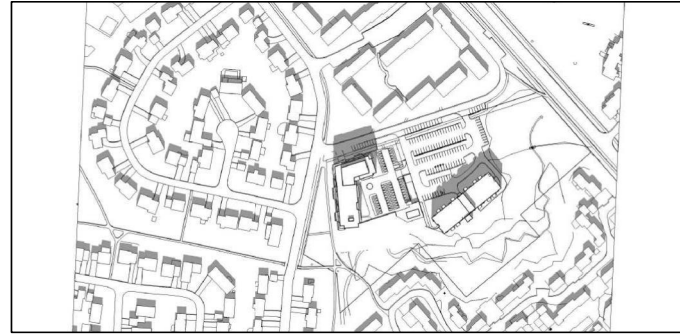
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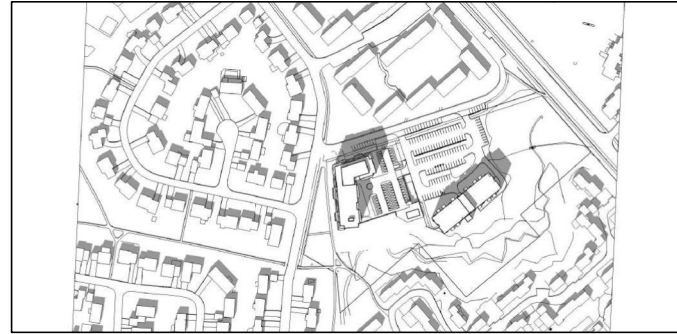
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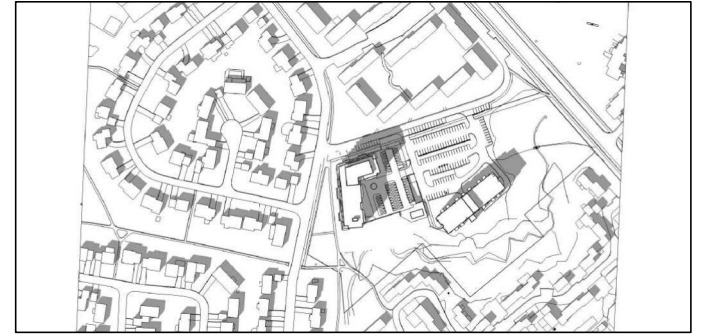
12:00 pm



1:00 pm



2:00 pm



3:00 pm



4:00 pm



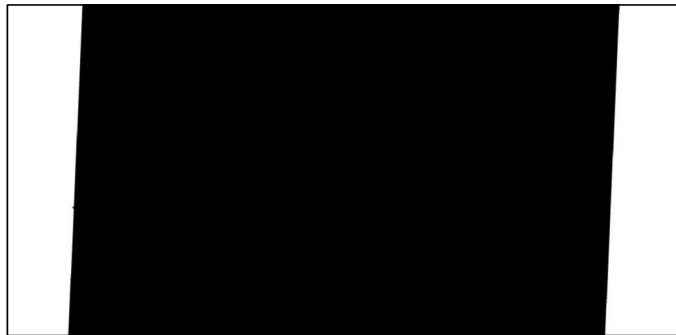
5:00 pm



6:00 pm



7:00 pm



8:00 pm



SUN SHADE STUDY

DECEMBER 21



8:00 am



9:00 am



10:00 am



11:00 am



12:00 pm



1:00 pm



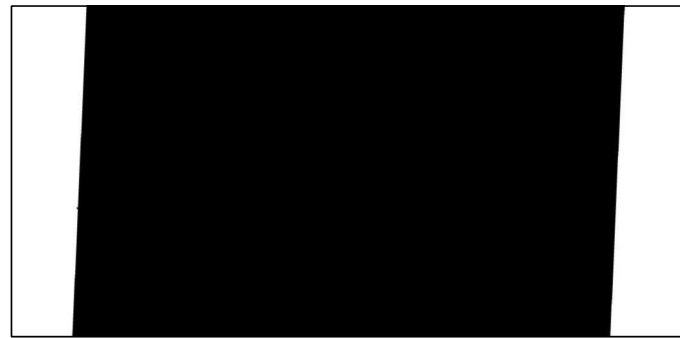
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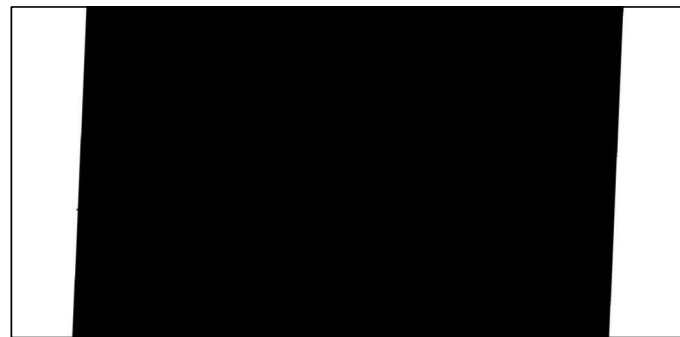
5:00 pm



6:00 pm



7:00 pm



8:00 pm



SUN SHADE STUDY