SALEHI ARCHITECT INC.

December 27, 2018

Project: 6340 Mc Robb Avenue, Nanaimo, B.C.

DESIGN RATIONAL

Re: Design rational for6340 Mc Robb Avneue, Nanaimo, B.C.

1.Introduction:

My client Mint Residentials Ltd. have acquired the property located at 6340 Mc Robb Avenue in Nanaimo, B.C.to develop a 6 storey wood frame and two 20 storey high rise residential buildings.

The site is currently designated as R9, high density residential (High Rise) in the OCP with 3.0 up to 3.25 FSR.

Due to the size of the development, my client have decided to develop the project in two phases, phase 1 is a 6 storey wood frame residential building located on the eastern portion of the site, which is separated from the western portion by an existing road that connects Calinda Street to Sentinal Drive to the north.

Phase 2 is comprised of two 20 storey high rise buildings, which are connected to each other at the base by a 5 storey building.

2. Site location and zoning context:

Proposed project is located at the north side of Calinda Street in the city of Nanaimo. Mc Robb Avenue and Sentinal Drive are respectively located further to the north and east side of the project.

The project has a street frontage of 477 feet (145.25m) along Calinda Street and 270.04 feet (82.30m) along Sentinal Drive.

Surrounding the site are existing townhomes to the north, Sentinal Drive to the east and partial of north, Calinda Street and existing apartment building to the south and a shopping center to the west.

The site is relatively flat, but slopes moderately from south east to north west.



Site is currently designated as R9, high density residential (High rise) in OCP with a FSR of 3.0-3.25.

Site area:

Phase 1: Eastern portion of site: 26, 230 S.F. Phase 2: Western portion of site: 111,418 S.F.

Total site area: 137,648 S.F.(12788 m2)

Proposed floor area for each phase is as follow:

Phase 1: 53,033 S.F. (Proposed FSR: 2.02) Phase 2: 382,926 S.F. (Proposed FSR: 3.17)

Proposed project consist of:

-A 6 story wood frame residential building on two level of parkade including 66 units and

-Two 20 storey high rise buildings including 432 units.

Project includes large indoor and outdoor amenity spaces including:

- -Exercise room with shower and locker room.
- -Lounge with kitchen and accessible washroom.
- -Meeting rooms and guest suite.
- -Outdoor amenity space including sitting and children play area of the lounge room as well as common area at the roof garden on the roof of 5th floor.

West Tower has a setback of 58'-0" from the north property line adjacent to town house site located to the north of the proposed project and the two towers are 148'-0" apart from each other.

Phase 1: 6 storey wood frame building

The building main entrance is of the Sentinal Drive and a secondary entrance to the building from the interior road between two phases of the project provides access from phase 1 to high rise site and all indoor and outdoor amenities.

The vehicular access ramp to the underground parkade is also of the Sentinal Drive. The project provides a secure combined bicycle /storage locker for each unit in the secured parking area. Mechanical, Electrical and elevator machine rooms are located on P2 level and garbage, recycling and bicycle repair rooms are located on P1 level.

Required Parking spaces:

Studio and one bedroom units: 0.88 parking stall/unit

2 bedroom unit: 1.26 parking stall per unit.

3 bedroom unit: 1.52 parking stall per unit.

Visitors: One parking stall for each 22 required parking

H/C parking: 2 per each 100 required parking.

Proposed parking stalls:

38 one bedroom units X 0.88=33.44 parking stalls.

24 two bedroom units X 1.26=30.24 parking stalls.

4 Three bedroom units X 1.52 = 6.08 parking stalls.

Residence parking: 70 including 2 H/C parking stalls

Visitors: 3

Total parking provided: 73 including 3 visitors, 2 H/C and 17 small cars.

Phase 2: Two 20 storey high rise buildings.

Buildings main entrance lobbies as well as entrance to the middle 5 storey building are all from Sentinal Drive. There is also a secondary access from the back of middle building to the shopping centre located to the west of the development.

We are proposing two vehicular access ramps to the underground parkade, one of the Sentinal Drive to the north of parkade and the other one of the Calinda Street to the south of parkade.

Project provides one bicycle storage per unit on P1 and P2 levels.

Each unit has one storage locker, which are distributed on each floor of middle building as well as P3 level.

Sub penthouse and penthouse floor units will have in unit storages.

Mechanical room, Emergency generator room, Transformer room, cable/TV.room and garbage/ recycling rooms are located on P1 level and water entry room is on P2 level.

Required parking spaces:

Studio and one bedroom unit: 0.88 parking stall/unit

2 bedroom unit: 1.26 parking stall/unit

3 bedroom unit: 1.52 parking stall/unit

Visitor: one parking stall for each 22 required parking.

H/C parking: 2 per each required parking plus one for each adaptable unit.

Propose parking stalls:

2 studios X 0.88=1.76 parking stalls

158 one bedroom units X 0.88 = 139.04 parking stalls.

252 two bedroom units X 1.26 = 317.52 parking stalls.

20 three bedroom units X 1.52 = 30.4 parking stalls.

Residence parking: 489 including 10 H/C parking stalls.

Visitor: 22

Adaptable unit parking stalls: 6

Total parking provided: 517 parking stalls.

3. Unit type and mix:

Phase 1:

The proposed project is a 6 storey residential building on top of 2 levels of concrete underground parking. The project is comprised of 66 units including 38 one bedroom units from 499-598 S.F., 24 two bedroom units from 730-932 S.F. and 4 3 bedroom units from 988-1095 S.F.

Phase 2:

The proposed project is comprised of two 20 storey high rise buildings and a 5 storey building connecting the two high rises at the base..

Phase 2 is including 432 units

2 studios, 158 one bedroom, 252 two bedroom and 20 three bedrooms units.

4: Orientation and massing concept:

Subject property is divided in two parcels by an interior road which connects Calinda Street located to the south of project to Sentinal Drive to the north of project. Proposed project is a two phase project. Phase one is 6 storey wood frame building located on the eastern parcel to provide smoother transition between neighbouring townhouse development and the proposed high rise buildings on the western parcel. The building is facing Sentinal Drive along the north property line and foot print of the building is following the direction of the interior road to the west wider frontage along Green spine A 2m (6.56') wide landscaping is provide along green spine and underground parking soffit under this area is dropped for better connection between this private landscaping to green spine.

Ground floor units facing Sentinal Drive and interior road have their own patios with gate that leads to the public walkways, private Stepped landscaping towards the public landscape along the roads provides privacy for the patios and an engaging public space.in front of the building

All typical floor units have large balconies off their living room and the 6th floor units take advantage of a large roof deck with a view.

Deep framed balconies painted in contrast to the main building and glass railing that are supported by four storey high columns break the façade of the building along Calinda Street and Sentinal Drive.into proportions with residential scale and wrap around frame at the north west, corner of interior road and Sentinal Drive provides a point of attention the north and west elevations.

The exterior design features a contemporary style for this 6 storey building, Deep overhangs over balconies, along with 5th and 6th floor roof projections provides proper protection and set back on the sixth floor at all sides of the building provides scale to the facade and building as a whole.

The exterior finishing materials that provide a significant role in the modern character of the building, provide maximum durability and require minimum maintenance will include painted smooth finish fibre concrete panels with aluminum trims, painted 6" exposed hardie siding, cultured stone, glazing and balcony aluminum railings with clear glass.

Proposed phase 2 of the project is comprised of two 20 storey high rise buildings located on the western parcel of the property

A 5 storey building connects the two towers to each other Main entrance to all three buildings is of a port couche on the property along Sentinal Drive.

Western tower setback form the from the north property line adjacent to the existing town house development is 58'-0" and the two towers are 148'-0" apart from each other. While determining the location of the towers consideration has been done to minimize the impact of towers on the neighboring developments.

5 storey low rise building is laid out parallel to the south west property line providing a large open space in front of the building for outdoor amenities. There is also an outdoor amenity on the roof of 5 storey building accessible from .both towers

All indoor amenities are located on the main floor of the low rise building for more convenient access from towers as well as 6 storey wood frame building to the east. There is also a direct access from the central building to the adjacent shopping centre located to the west of the project.

Hi rise typical floor layout allows side unit to have view as well as privacy of balconies. Sub penthouse and penthouse floors are stepping back from floors below to provide scale to the towers as well as private roof decks for penthouse units.

Exterior finishing is combination of window wall, punch window, exposed painted concrete, aluminum/ glass balcony railings and rain screen pre painted aluminum wall panel system.

5.CPTED: (Crime Preventation Through Environmental Design)

Unit large windows will provide surveillance around the building. The parkade overhead security gates and the entrance doors to the building will be protected with security cameras. Visitor parking is separated from the residents parking with another overhead security door.

Security cameras will be installed in the buildings to protect entrance lobbies elevator lobby, and amenity areas

All bicycle parkings and storage lockers are located within the secured residential parking area in the underground parkade and will be protected with security camera.

Building exit doors are located at the face of the building and the visitor parking exit stair at the south west corner of site is fenced off from the outside.

6.Green Building Design:

The project will be designed and constructed:

To meet BCBC Step 3 for part 3 buildings as per the District of North Vancouver requirements.

Step 3 of BCBC code requires building energy modeling, air leakage testing which will be performed by an energy modeling consultant during and after completion of construction.

Project materials and products will be selected based on their functionality, durability and low environmental foot print including glazing and shading that supports energy efficiency.

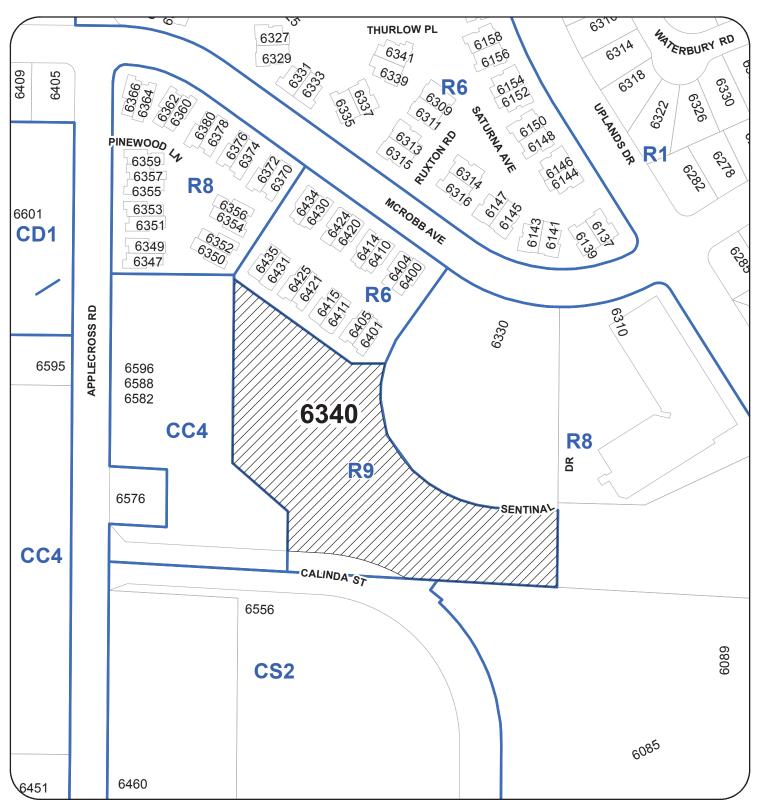
In order to focus on air quality of units, products that are low in VOC's and made from natural materials will be sourced. A high performance building envelope along with comprehensive ventilation system providing outdoor air into the homes will be targeted to improve indoor air quality.

Sustainable features such as storm water management measures will be provided to maintain ground water flows and reduce drainage to the municipal system.

Hi efficiency appliances and fixtures will be used according to the District of North Vancouver guidelines.

Reza Salehi Architect AIBC MRAIC SALEHI ARCHITECT INC.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001130 LOCATION PLAN



Civic:6340 MCROBB AVENUE Legal: LOT 4, DISTRICT LOT 48

WELLINGTON DISTRICT, PLAN VIP78452





DEVELOPMENT DATA:

HIGH RISE RESIDENTIAL DEVELOPMENT (PHASE 2)

PROJECT ADDRESS:

6340 MC ROBB AVE.

ZONING:

R9 ,HIGH DENSITY RESIDENTIAL (HIGH RISE)

SITE AREA:

137,648 SQ.FT. (12,788 M2)

(F.A.R.) CALCULATIONS

DESCRIPTION PROPOSED F.A.R 3.25 3.17 TOTAL BUILDABLE 447, 356 S.F. 435, 959 S.F.

PROPOSED BUILDABLE AREA:

6 STORY WOOD FRAME BUILDING:

FIRST FLOOR: 9,269 SQ.FT. SECOND FLOOR: 9,161 SQ.FT. 9,172 SQ.FT. THIRD FLOOR: FOURTH FLOOR: 9,172 SQ.FT. FIFTH FLOOR: 9,148 SQ.FT. SIXTH FLOOR: 7.111 SQ.FT. TOTAL: 53,033 SQ.FT.

UNIT TYPE NUMBER OF UNITS PARKING REQUIRED PROVIDED

1-BED /1-BED+DEN 34x0.88=29.92 38-4(H/C) UNITS 2-BED 24 24x1.26=30.24 3-BED 4x1.52=6.08 TOTAL 67 67 INCLUDING 4 H/C 1 PARKING/ACCESSIBLE UNIT: VISITOR 1 PER 22 UNIT TOTAL 74 75 SMALL CAR : 17 = 23%

TWO 20 STORY HIGH RISE BUILDINGS (PHASE 2):

WEST TOWER FOOT PRINT (INCLUDING BALCONIES): 8,705 SQ.FT. EAST TOWER FOOT PRINT: (INCLUDING BALCONIES): 9,002 SQ.FT. FIRST FLOOR: 22, 468 SQ.FT.

29, 078 SQ.FT. SECOND FLOOR: THIRD FLOOR: 28, 814 SQ.FT. FOURTH FLOOR: 28, 814 SQ.FT. FIFTH FLOOR: 28, 814 SQ.FT. 216, 138 SQ.FT. 6TH TO 18TH FLOORS: 19TH & 20TH FLOORS: 28, 800 SQ.FT. TOTAL OF PHASE 2: 382, 926 SQ.FT. 6 STOREY BUILDING(PHASE 1): 53, 033 SQ.FT.

TOTAL PROPOSED BUILDABLE AREA: 435, 959 SQ. FT.

UNIT TYPE	NUMBER OF UNITS	PARKING REQUIRED	PROVIDED
STUDIO	2	0.88	2x0.88=1.76
1-BED /1-BED+DEN	158 (INCL. 4 H/C UNIT	rs) 0.88	158x0.88=139.04
2-BED	252	1.26	252x1.26=317.52
3-BED	20	1.52	20x1.52=30.4
TOTAL	432	489	489 INCLUDING 10 H/C
1 STALL PER EACH	ACCESSIBLE UNIT.	6	6
VISITOR 1 PER 22 L	JNIT	22	22
TOTAL		517	517
SMALL CAR: 17 = 2	5%		P1:191
			P2:230
			P3 · 96

PROVIDED ONE BICYCLE STORAGE AND ONE STORAGE LOCKER

PER UNIT.





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NO. DATE REVISION DESCRIPTION

MINT CONDOMINIUM DEVELOPMENT 6340 McRobb Avenue Nanaimo, BC

DRAWING TITLE:

LANDSCAPE KEY PLAN

SCALE: LO DRAWN: DESIGN: CHK'D:

18-209

R E C E I V E D D P 1 1 3 0 2018-JAN-02

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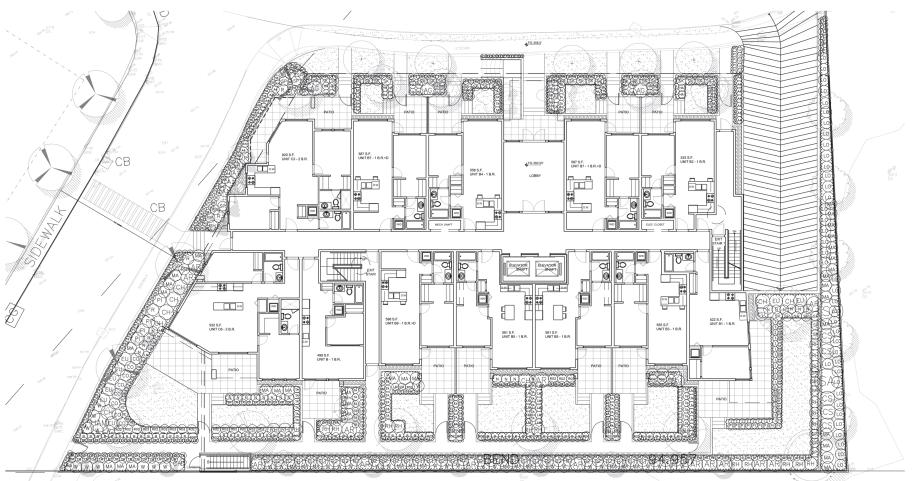


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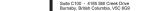
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PLANT SCHEDULE PMG PROJECT NUMBER: 18-209					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SHRUB					
-EEEE	14	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM	
(40)	3	AUCUBA JAPONICA 'GOLDSTRIKE'	MALE JAPANESE AUCUBA	#3 POT; 50CM	
(44)	25	AZALEA JAPONICA 'AUTUMN CHEER'	DWARF AZALEA; LIGHT PINK	#2 POT; 25CM	
(A1)	4	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM	
(8)	57	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT;25CM	
(H)	9	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM	
(60)	8	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT; 50CM	
(3)	5	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 50CM	
(8)	10	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 30CM	
•	33	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	#2 POT; 30CM	
	1	HAMAMELIS MOLLIS	CHINESE WITCH HAZEL	#3 POT; 80CM	
(N)	21	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM	
(9)	4	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM	
(8H)	25	RHODODENDRON 'ELIZABETH'	RHODODENDRON; SMALL VAR, RED	#2 POT; 20CM	
(8)	5	RIBES ALPINUM	ALPINE CURRANT	#2 POT; 60CM	
-	35	ROSA MEIDILAND 'WHITE'	MEIDILAND ROSE; WHITE	#2 POT; 40CM	
(SA)	2	SAMBUCUS RACEMOSA	RED ELDERBERRY	#3 POT; 60CM	
(sx)	34	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM	
(86)	21	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM	
(TA)	62	TAXUS X MEDIA 'HILLIF	HILLII YEW	1.5M B&B	
3883-1-63-1333593	25	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 60CM	
(B1)	12	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY	#2 POT; 50CM	

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GRASS				
(W)	47	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
3363EE	30	CAREX OSHIMENSIS EVEREST	FROSTED SEDGE	#1 POT
(E)	33	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
@	54	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
(PI)	124	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
(a)	40	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
EREN	NIAL			
(M)	38	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
BREE-RE	29	HEMEROCALLIS WHITE TEMPATION	DAYLILY, WHITE	#1 POT; 20CM
(1)	70	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	9 CM POT
(m)	62	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
(82)	4	NEPETA x JR WALKER	DWARF CATMINT	15 CM POT
(E)	36	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
	17	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
SC_				
(W)	73	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM
(B)	51	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
9686	40	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 25CM
(6)	56	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM



LANDSCAPE ARCHITECTS
Sullte C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011 ; f: 604 294-0022

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PROJECT

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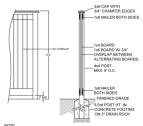
6 STOREY BUILDING SHRUB PLAN

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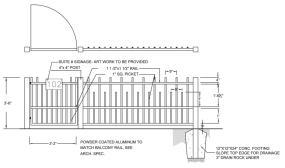
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2 42" HIGH ALUMINUM FENCE AND GATE





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SEAL:

INSIDE PLANTER LINING -DRAIN MAT: NUEX WO-15 OR APPROVED EQUIVALENT 24" HT WALL (BY ARCHITECTS) ON CRAIN MAT FULL DEPTH 3 LANDSCAPE ON SLAB

> NO. DATE REVISION DESCRIPTION CLIENT

MINT CONDOMINIUM DEVELOPMENT 6340 McRobb Avenue Nanaimo, BC

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LANDSCAPE DETAIL

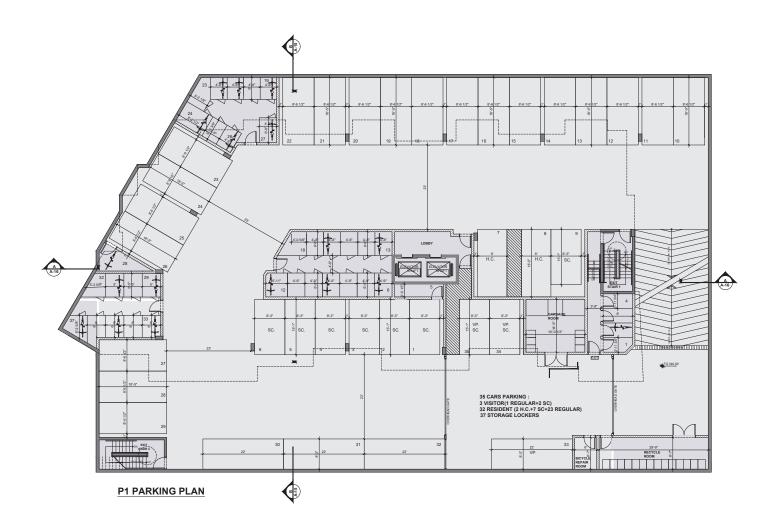
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SALEHI ARCHITECT INC.

207 - 132 15th West Street NORTH VANCOUVER TEL: 778-996 7833 EMAIL: rsalehi@salehlarchitect.ca

CLIENT :

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT:

6340 MACROBB AVE. RESIDENTIAL APARTMENT

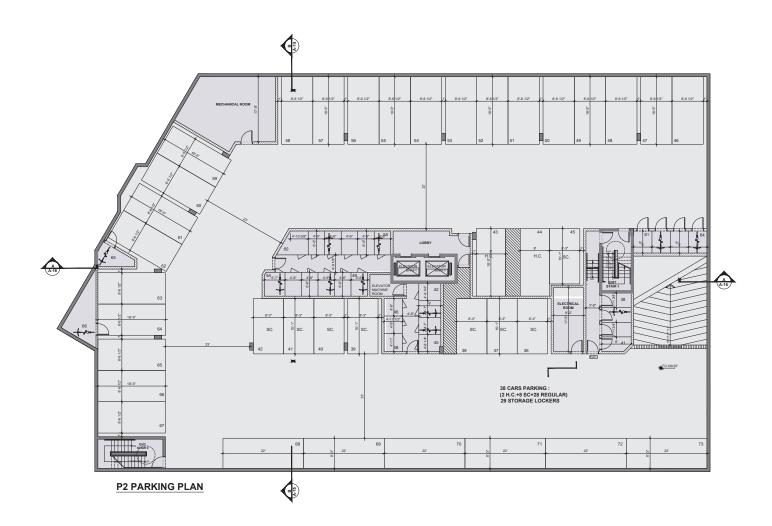
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P1 PARKING PLAN

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SALEHI ARCHITECT INC.

207 - 132 15th West Street NORTH VANCOUVER TEL: 778-996 7833 EMAIL: rsalehi@salehlarchitect.ca

CLIENT:

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT:

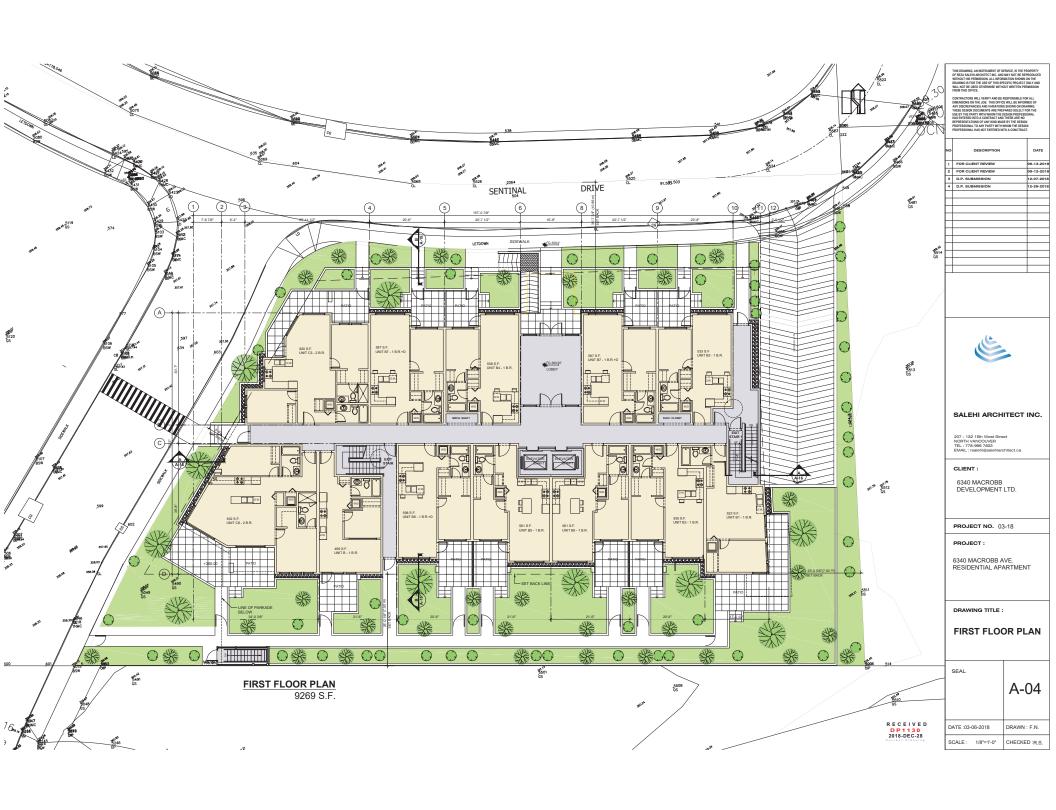
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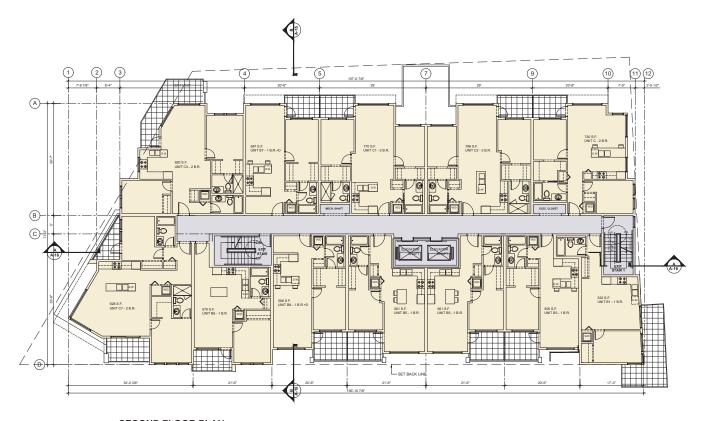
P2 PARKING PLAN

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2018-DEC-28







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CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED O ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWNING HOUSE STYTE AND THE PARTY WITH WHOULTHE DESIGN PROFESSIONAL AND SHOWN OF A CONTRACT AND THE PARTY WITH WHOULTHE DESIGN PROFESSIONAL AND SHOWN OF A CONTRACT AND THE PARTY WITH OWN OF THE PARTY WITH WHOULTHE CESSION MERPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOULTHE CESSION AND THE PARTY WHO WHOULTH WHOULTH WE CESSION AND THE PARTY WHO WHO WE WILL SHOW THE PARTY WITH WHOULTHE CESSION AND THE PARTY WHO WHO WE WANT WHO WHOULTH WE SHOW THE PARTY WHO WHO WE WANT WHO WHO WE WANT WHO WHO WE WE SHOW WHO WAS ANY WAS ANY WHO WAS ANY WHO WAS ANY WAS A

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SALEHI ARCHITECT INC.

207 - 132 15th West Street NORTH VANCOUVER TEL: 778-996 7833 EMAIL: rsalehl@salehlarchitect.c

CLIENT:

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT:

6340 MACROBB AVE. RESIDENTIAL APARTMENT

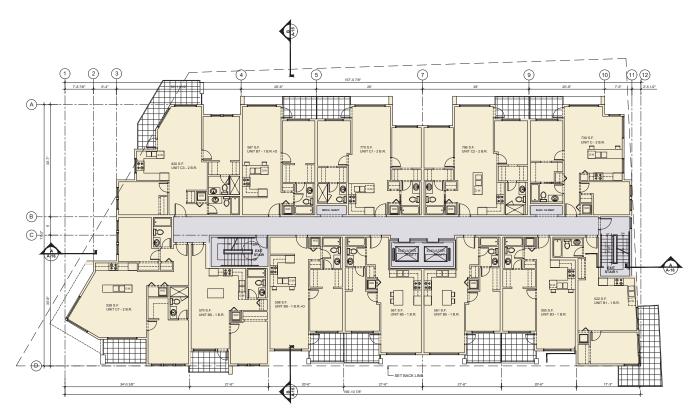
DRAWING TITLE :

SECOND FLOOR PLAN

SEAL	A-05
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED :R.S.







3RD & 4TH FLOOR PLANS 9172 S.F.

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PROJECT NO. 03-18

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6340 MACROBB AVE. RESIDENTIAL APARTMENT

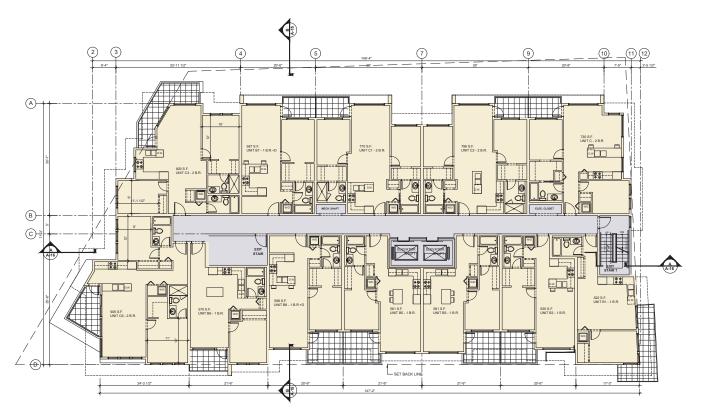
DRAWING TITLE :

3RD & 4TH FLOOR PLANS

SEAL	A-06
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED :R.S.







5TH FLOOR PLAN 9148 S.F. THIS DRAWMING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEM ARCHITECT INC. AND MAY NOT BE REPRODUCE WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWMING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AN WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS CHEFICE.

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CLIENT:

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PROJECT NO. 03-18

PROJECT:

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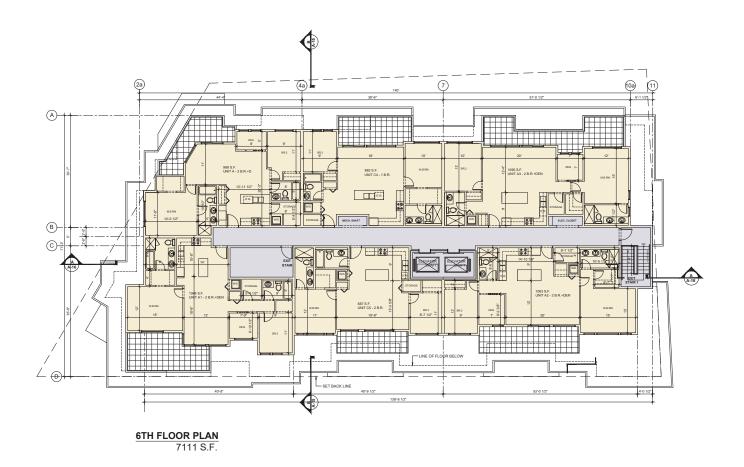
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5TH FLOOR PLAN

SEAL	A-07
DATE :03-06-2018	DRAWN : F.N.
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PROJECT NO. 03-18

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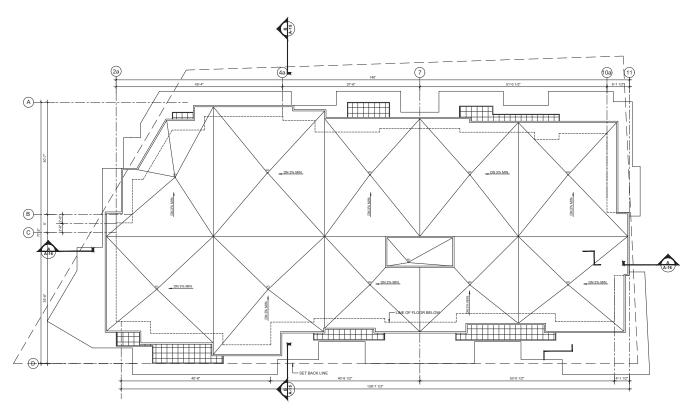
6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

6TH FLOOR PLAN

SEAL	A-08
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED :R.S.

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ROOF PLAN

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CLIENT:

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT:

6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

ROOF PLAN

SEAL	A-09
DATE:03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED :R.S.





NORTH ELEVATION

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	FINISH MATERIALS LIST:		
	PAINTED HARDIE PANEL WITH REVEAL SYSTEM ALTAMIRA (CL3076A-GENERAL PAINT)	5 ALUMINUM GUARDRAIL WITH FROSTED GLAZING - CHARCOAL	9 CULTURED STONE 13 PAINTED HARDLE PANEL WITH REVEAL SYSTEM DEEP SPICE (A0426-ICI PAINT)
	2 HORIZENTAL PAINTED HARDIE SIDING - ALRAMIRA (CL3076A-GENERAL PAINT)	6 METAL FLASHING - TO MATCH BACKGROUND COLOUR	10 EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER 14 HORIZENTAL PAINTED HARDIE SIDING - DEEP SPICE (A0426-ICI PAINT)
l	3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)	7 PRE-CAST CONCRETE CAP	11 PAINTED HARDIE PANEL WITH REVAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT
	4 RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING	8 HORIZENTAL PAINTED HARDIE SIDING - ZEPPELIN (CL316M-GENERAL PAINT)	TZI HORIZONTAL PAINTED HARDIE SIDING ASTRON - CL. 28030 BY GENERAL PAINT
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CLIENT :

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT:

6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

NORTH ELEVATION

SEAL	A-10
DATE :03-06-2018	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED : R S

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SOUTH ELEVATION

	FINISH MATERIALS LIST :		
	PAINTED HARDIE PANEL WITH REVEAL SYSTEM ALTAMIRA (CL3076A-GENERAL PAINT)	5 ALUMINUM GUARDRAIL WITH FROSTED GLAZING - CHARCOAL	9 CULTURED STONE 13 PAINTED HARDIE PANEL WITH REVEAL SYSTEM DEEP SPICE (A0426-ICI PAINT)
	2 HORIZENTAL PAINTED HARDIE SIDING - ALRAMIRA (CL3076A-GENERAL PAINT)	6 METAL FLASHING - TO MATCH BACKGROUND COLOUR	10 EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER 144 HORIZENTAL PAINTED HARDIE SIDING - DEEP SPICE (A0426-ICI PAINT)
	3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)	7 PRE-CAST CONCRETE CAP	11 PAINTED HARDIE PANEL WITH REVAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT
	4 RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING	HORIZENTAL PAINTED HARDIE SIDING - ZEPPELIN (CL316M-GENERAL PAINT)	13 HORIZONTAL PAINTED HARDIE SIDING ASTRON - CL 28030 BY GENERAL PAINT
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SALEHI ARCHITECT INC.

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CLIENT :

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT :

6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

SOUTH ELEVATION

SEAL	A-12
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED :R.S.





FINISH MATERIALS LIST:						
PAINTED HARDIE PANEL WITH REVEAL SYSTEM ALTAMIRA (CL3076A-GENERAL PAINT)	5 ALUMINUM GUARDRAIL WITH FROSTED GLAZING - CHARCOAL	9 CULTURED STONE 13 PAINTED HARDIE PANEL WITH REVEAL SYSTEM DEEP SPICE (A0426-ICI PAINT)				
2 HORIZENTAL PAINTED HARDIE SIDING - ALRAMIRA (CL3076A-GENERAL PAINT)	6 METAL FLASHING - TO MATCH BACKGROUND COLOUR	10 EXPOSED CAST IN PLACE CONCRETE - 44 HORIZENTAL PAINTED HARDIE SIDING - ARCHITECTURAL FINISH COME WITH CLEAR SEALER DEEP SPICE (A0426-ICI PAINT)				
3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)	7 PRE-CAST CONCRETE CAP	11 PAINTED HARDIE PANEL WITH REVAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT				
4 RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING	HORIZENTAL PAINTED HARDIE SIDING - ZEPPELIN (CL316M-GENERAL PAINT)	12 HORIZONTAL PAINTED HARDIE SIDING ASTRON - CL 2803D BY GENERAL PAINT				

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CLIENT:

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT :

6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

EAST ELEVATION

SEAL	A-11
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED :R.S.

R E C E I V E D D P 1 1 3 0 2018-DEC-28



WEST ELEVATION

FINISH MATERIALS LIST:						
PAINTED HARDIE PANEL WITH REVEAL SYSTEM ALTAMIRA (CL3076A-GENERAL PAINT)	5	ALUMINUM GUARDRAIL WITH FROSTED GLAZING - CHARCOAL	9	CULTURED STONE	13	PAINTED HARDIE PANEL WITH REVEAL SYSTEM DEEP SPICE (A0426-ICI PAINT)
2 HORIZENTAL PAINTED HARDIE SIDING - ALRAMIRA (CL3076A-GENERAL PAINT)	6	METAL FLASHING - TO MATCH BACKGROUND COLOUR	10	EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER	14	HORIZENTAL PAINTED HARDIE SIDING - DEEP SPICE (A0426-ICI PAINT)
3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)	7	PRE-CAST CONCRETE CAP	11	PAINTED HARDIE PANEL WITH REVAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT		
4 RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING	8	HORIZENTAL PAINTED HARDIE SIDING - ZEPPELIN (CL316M-GENERAL PAINT)	12	HORIZONTAL PAINTED HARDIE SIDING ASTRON - CL 2803D BY GENERAL PAINT		

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CLIENT:

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

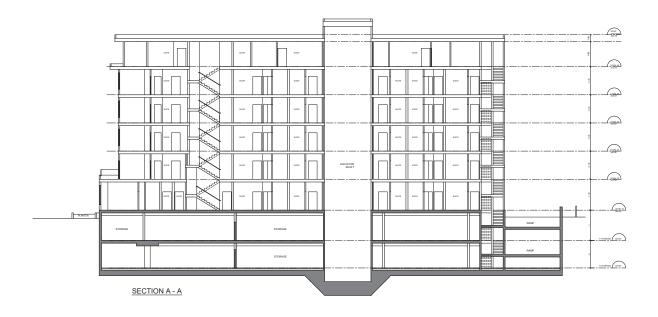
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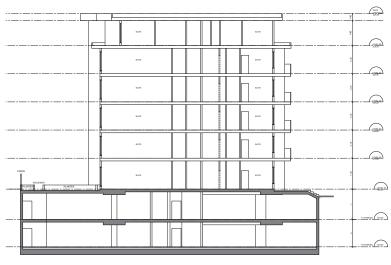
RECEIVED DP1130 2018-DEC-28 6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

WEST ELEVATION

SEAL	A-13
DATE :03-06-2018	DRAWN : F.N.
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SECTION B - B

THIS DIAWWINU, AN INSTRUMENT OF SERVICE, IS THE PROPHENT OF REZA SALEH ARCHITECT ON. AND MAY NOT BE REPRODUCE WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWMING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AN WILL NOT BE USED DTHERWINSE WITHOUT WRITTEN PERMISSION FROM THIS CHEFFIC.

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DRAWING TITLE :

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SECTION A-A & B-B

SEAL	A-14
DATE :03-06-2018	DRAWN : F.N.
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AERIAL PHOTO





DEVELOPMENT PERMIT NO. DP001130

