



KEY PLAN

REVISIONS	DATE
03	ISSUE FOR DA PRE APP 2016.08.18
02	ISSUE FOR DA REVIEW 2016.07.28
01	ISSUE FOR REVIEW 2016.03.30

PROJECT
**SPRING GARDEN ROAD AND
 CARLTON STREET
 DEVELOPMENT**
 DEVELOPMENT AGREEMENT PLANNING
 APPLICATION

CLIENT
DEXEL DEVELOPMENTS INC.

SCALE	DATE
NTS	2016.08.18

DRAWN BY	CHECKED	REVIEWED
CC		

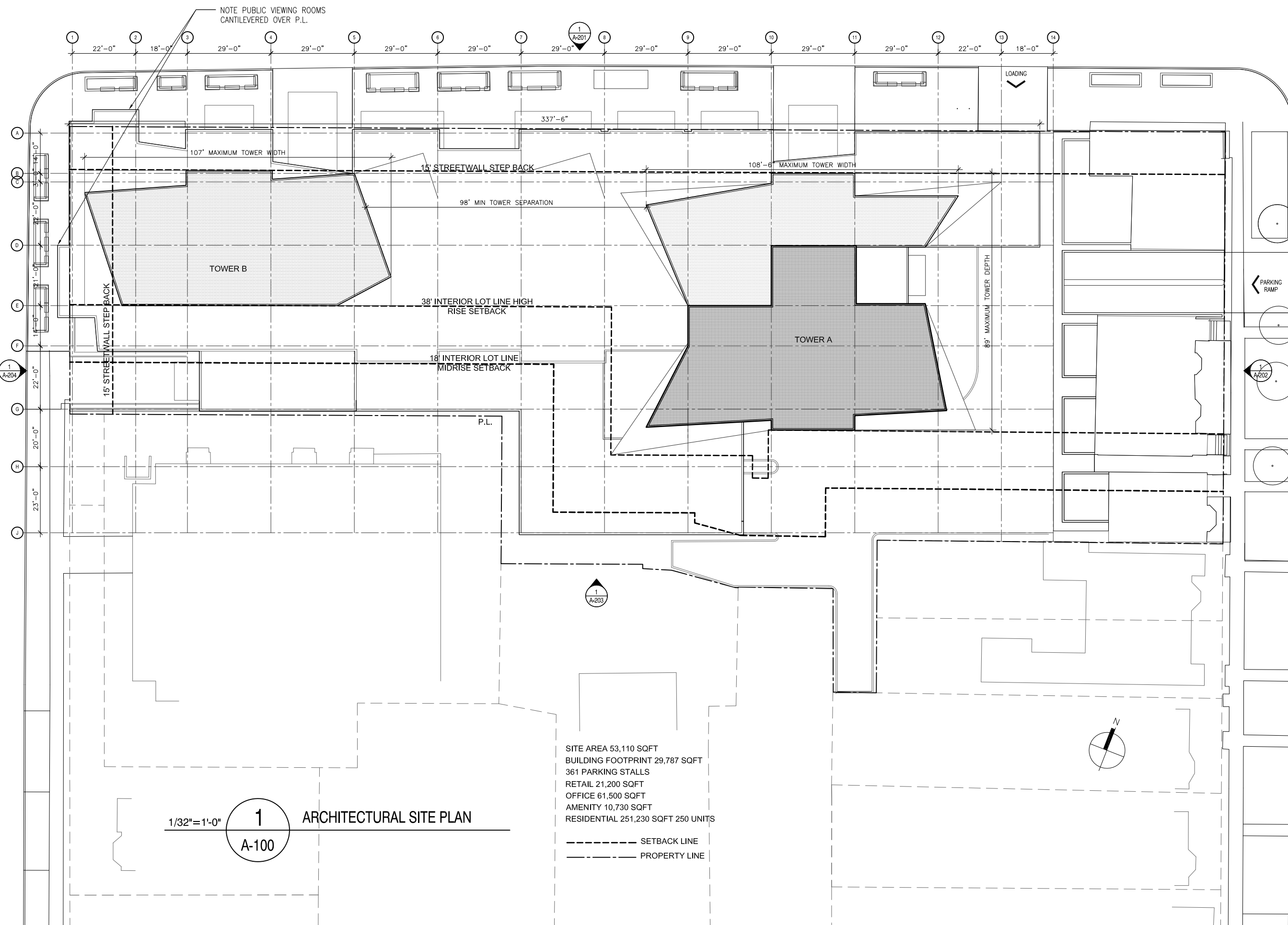
APPROVED
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SEAL

**NOT FOR
 CONSTRUCTION**

DRAWING
 COVER

DRAWING NO.
A-000



1/32"=1'-0"

1
A-100

ARCHITECTURAL SITE PLAN

SITE AREA 53,110 SQFT
 BUILDING FOOTPRINT 29,787 SQFT
 361 PARKING STALLS
 RETAIL 21,200 SQFT
 OFFICE 61,500 SQFT
 AMENITY 10,730 SQFT
 RESIDENTIAL 251,230 SQFT 250 UNITS

- - - - - SETBACK LINE
 _____ PROPERTY LINE

KEY PLAN

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CLIENT
DEXEL DEVELOPMENTS INC.

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1/32"=1'-0"	2016.08.18

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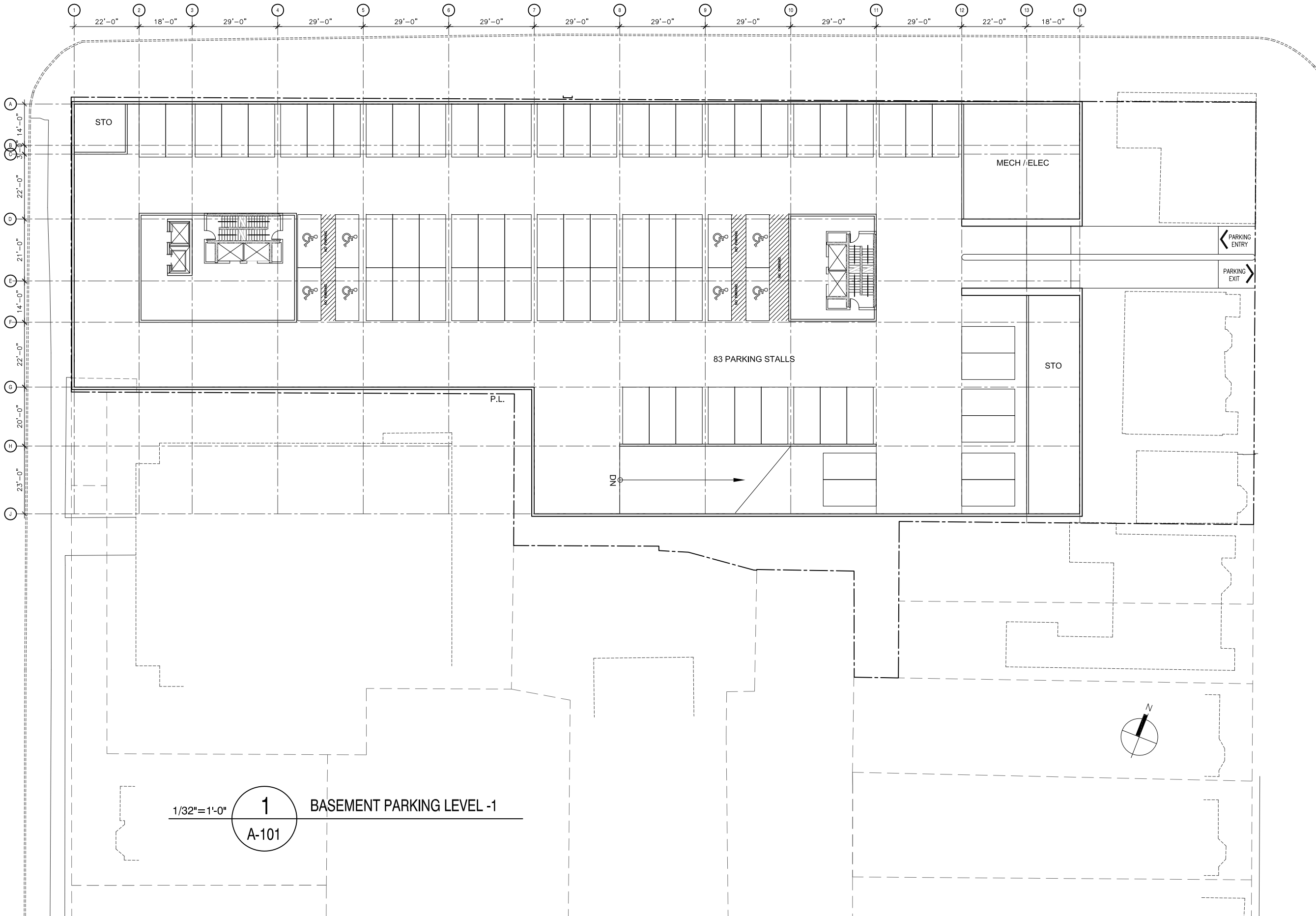
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**NOT FOR
CONSTRUCTION**

DRAWING
ARCH_SITE_PLAN

DRAWING NO.
A-100



1/32"=1'-0" **1** BASEMENT PARKING LEVEL -1
A-101

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DEXEL DEVELOPMENTS INC.

SCALE 1/32"=1'-0"	DATE 2016.08.18
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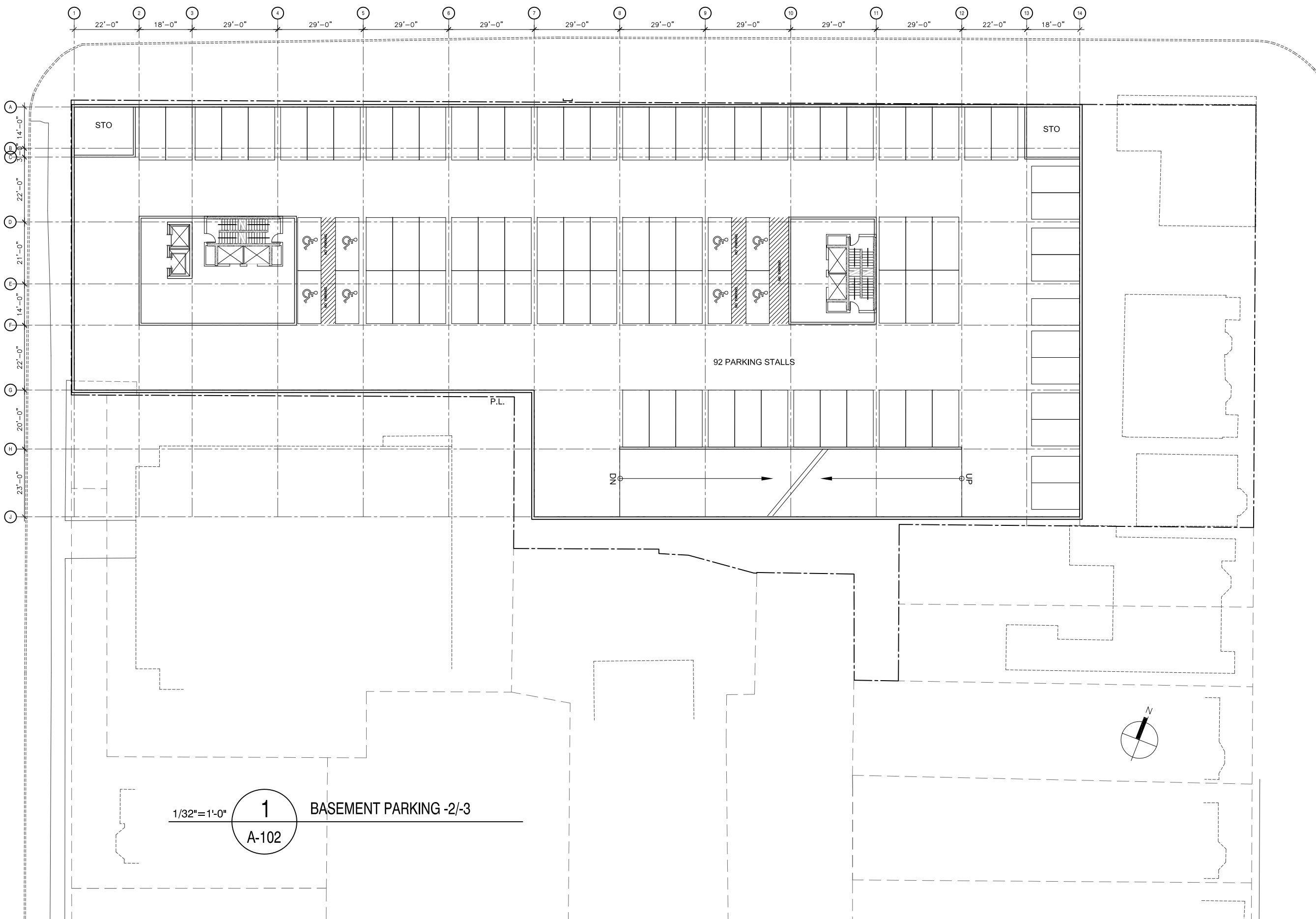
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SEAL

**NOT FOR
CONSTRUCTION**

DRAWING
-01_PARKING_LEVEL

DRAWING NO.
A-101



1/32"=1'-0" **1** BASEMENT PARKING -2/-3
A-102

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DEXEL DEVELOPMENTS INC.

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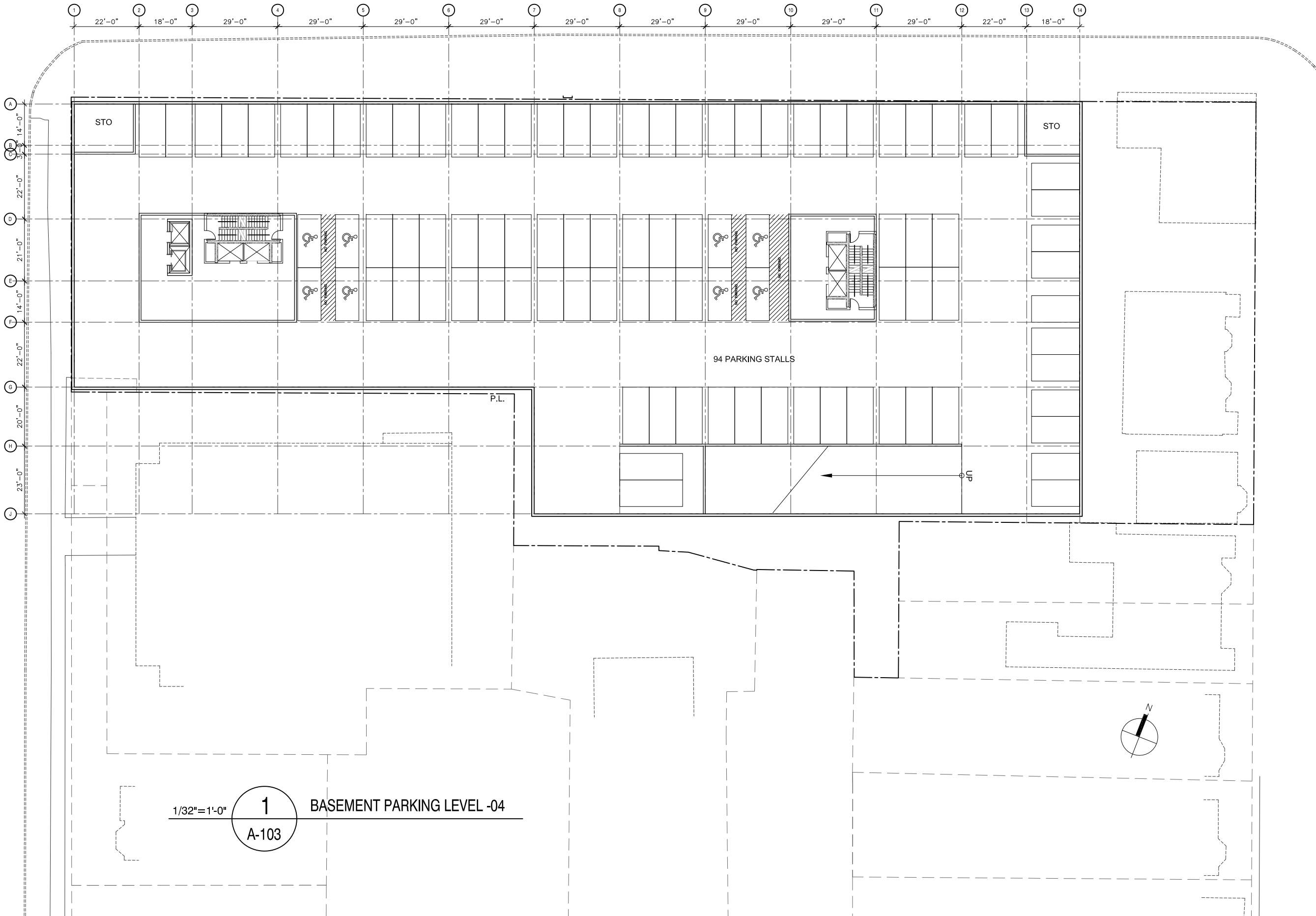
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**NOT FOR
CONSTRUCTION**

DRAWING
-02_-03_PARKING_LEVEL

DRAWING NO.
A-102



1/32"=1'-0" **1** BASEMENT PARKING LEVEL -04
A-103

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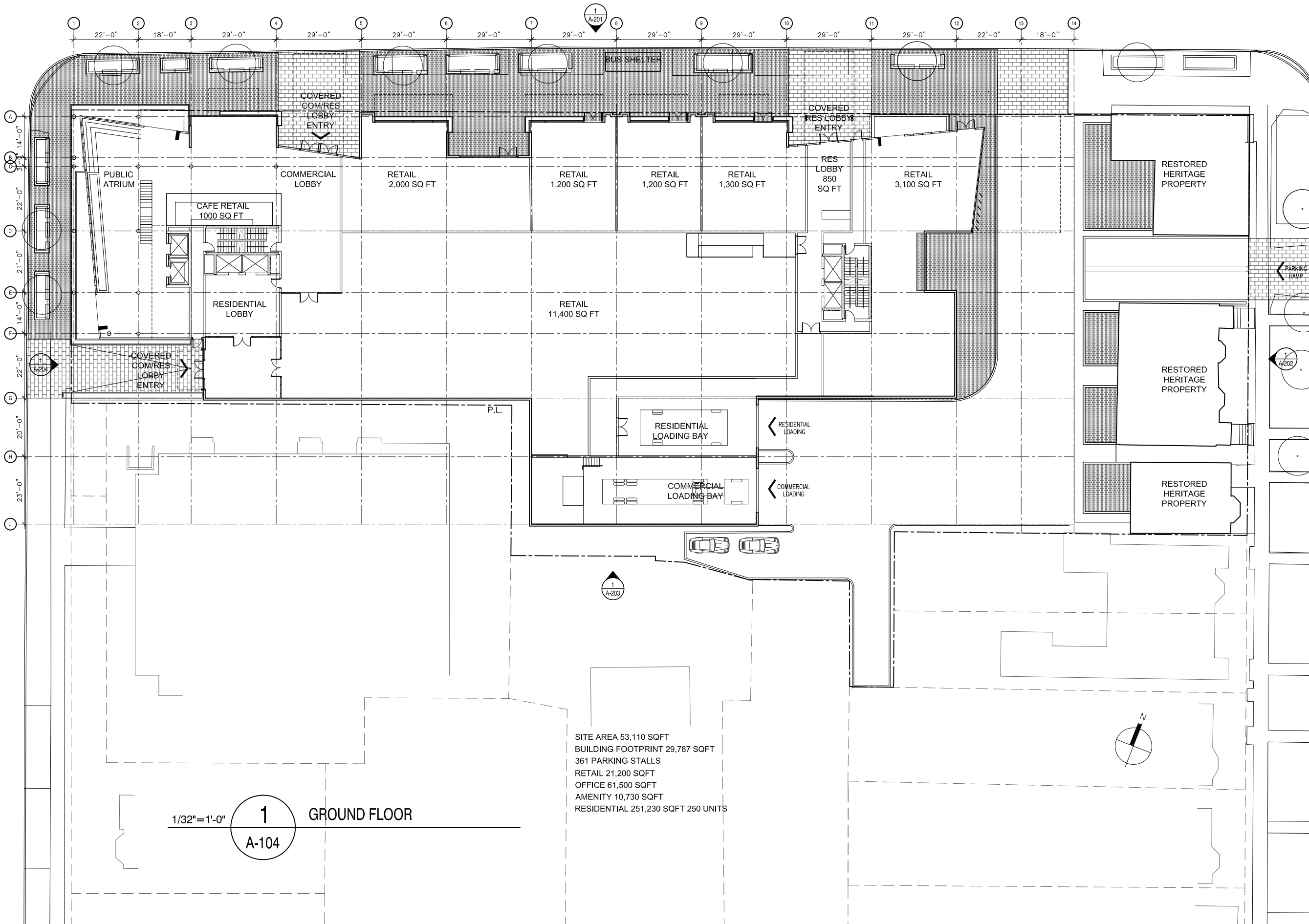
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CONSTRUCTION**

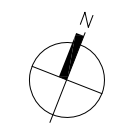
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-04_PARKING_LEVEL

DRAWING NO.
A-103



SITE AREA 53,110 SQFT
 BUILDING FOOTPRINT 29,787 SQFT
 361 PARKING STALLS
 RETAIL 21,200 SQFT
 OFFICE 61,500 SQFT
 AMENITY 10,730 SQFT
 RESIDENTIAL 251,230 SQFT 250 UNITS

1/32"=1'-0" **1** GROUND FLOOR
 A-104



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CLIENT
DEXEL DEVELOPMENTS INC.

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DRAWN BY CC CHECKED REVIEWED

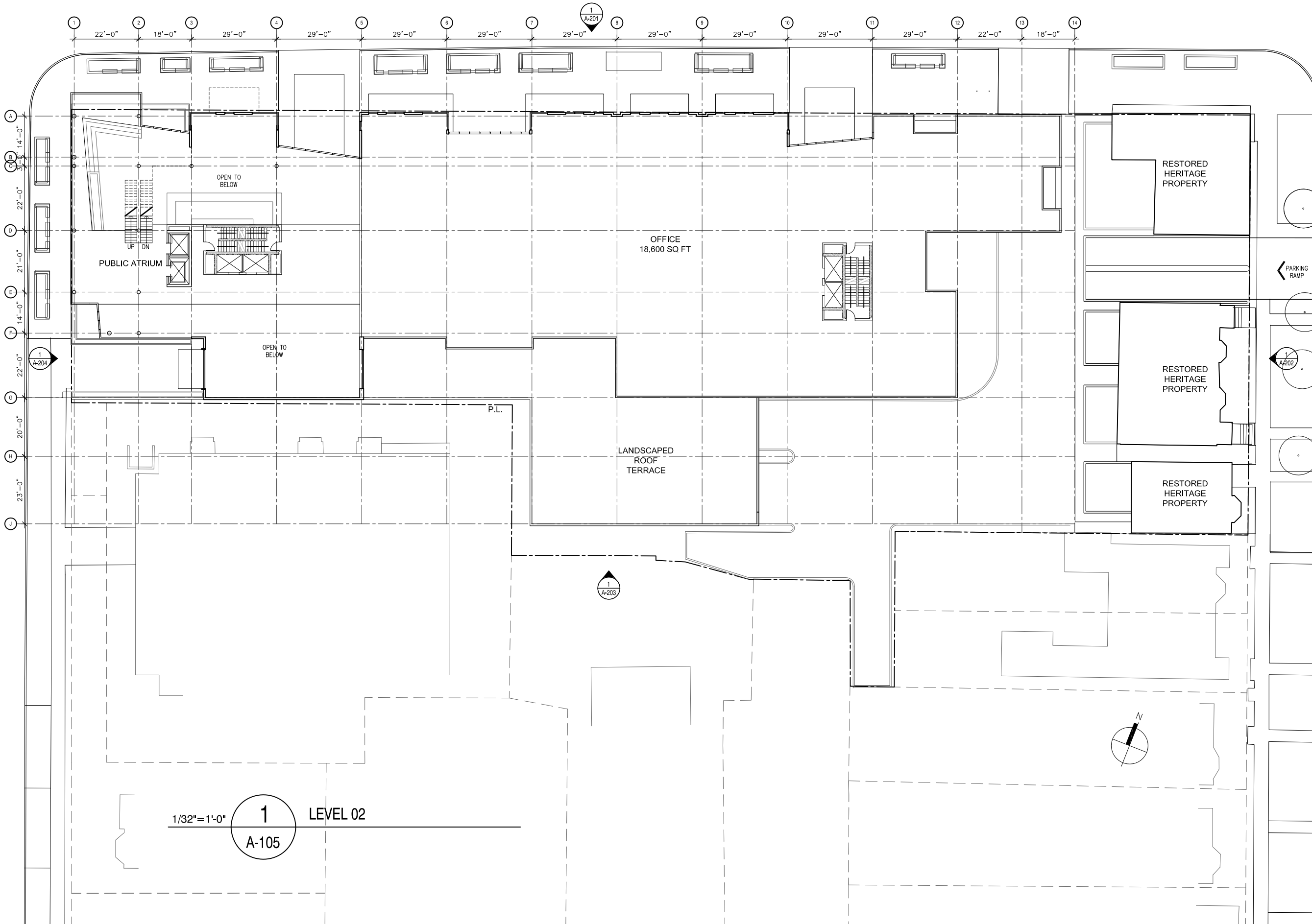
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SEAL

NOT FOR CONSTRUCTION

DRAWING
 GROUND_FLOOR

DRAWING NO.
A-104



1/32" = 1'-0" **1** LEVEL 02
A-105

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DEXEL DEVELOPMENTS INC.

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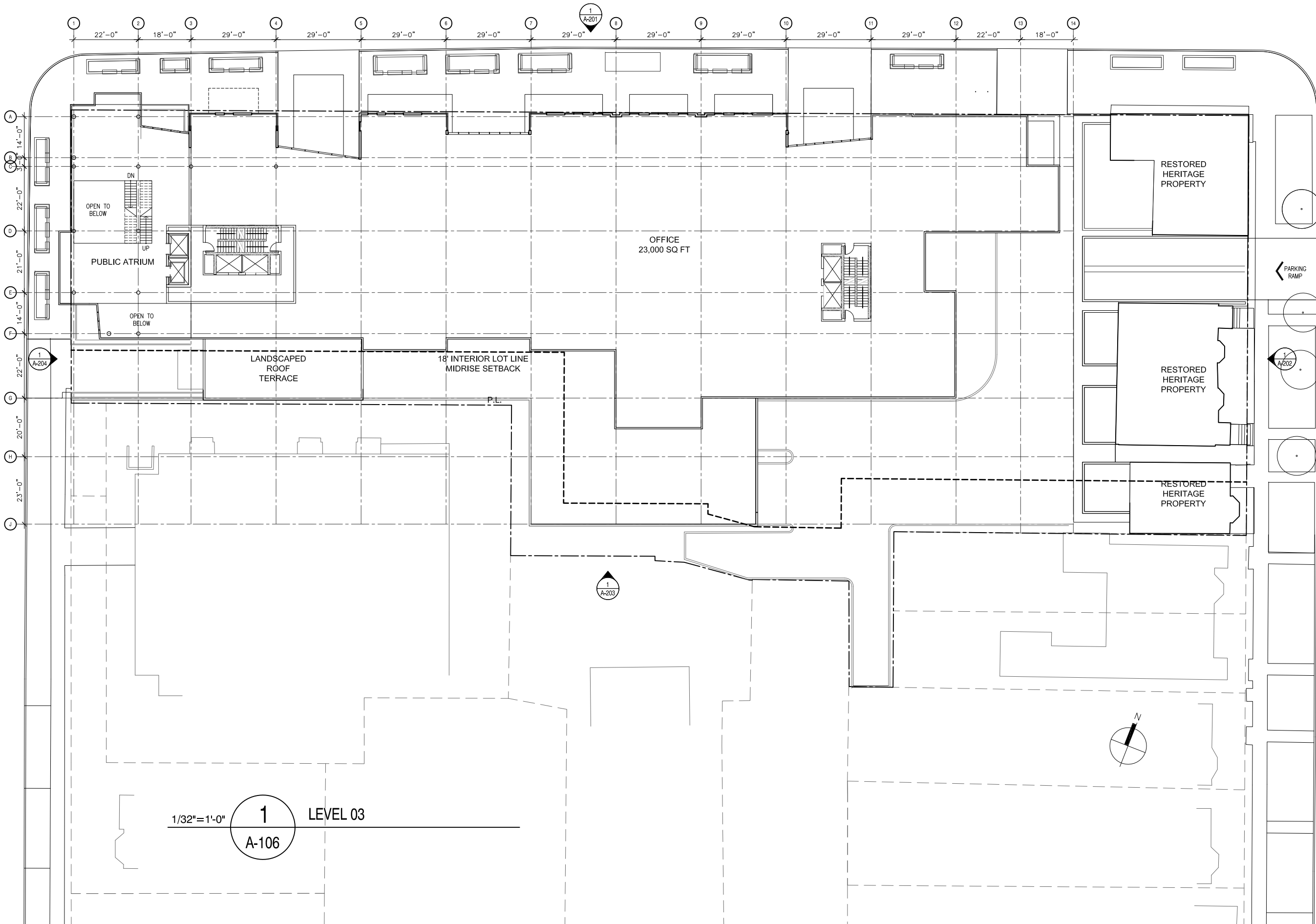
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SEAL

**NOT FOR
CONSTRUCTION**

DRAWING
LEVEL_02

DRAWING NO.
A-105



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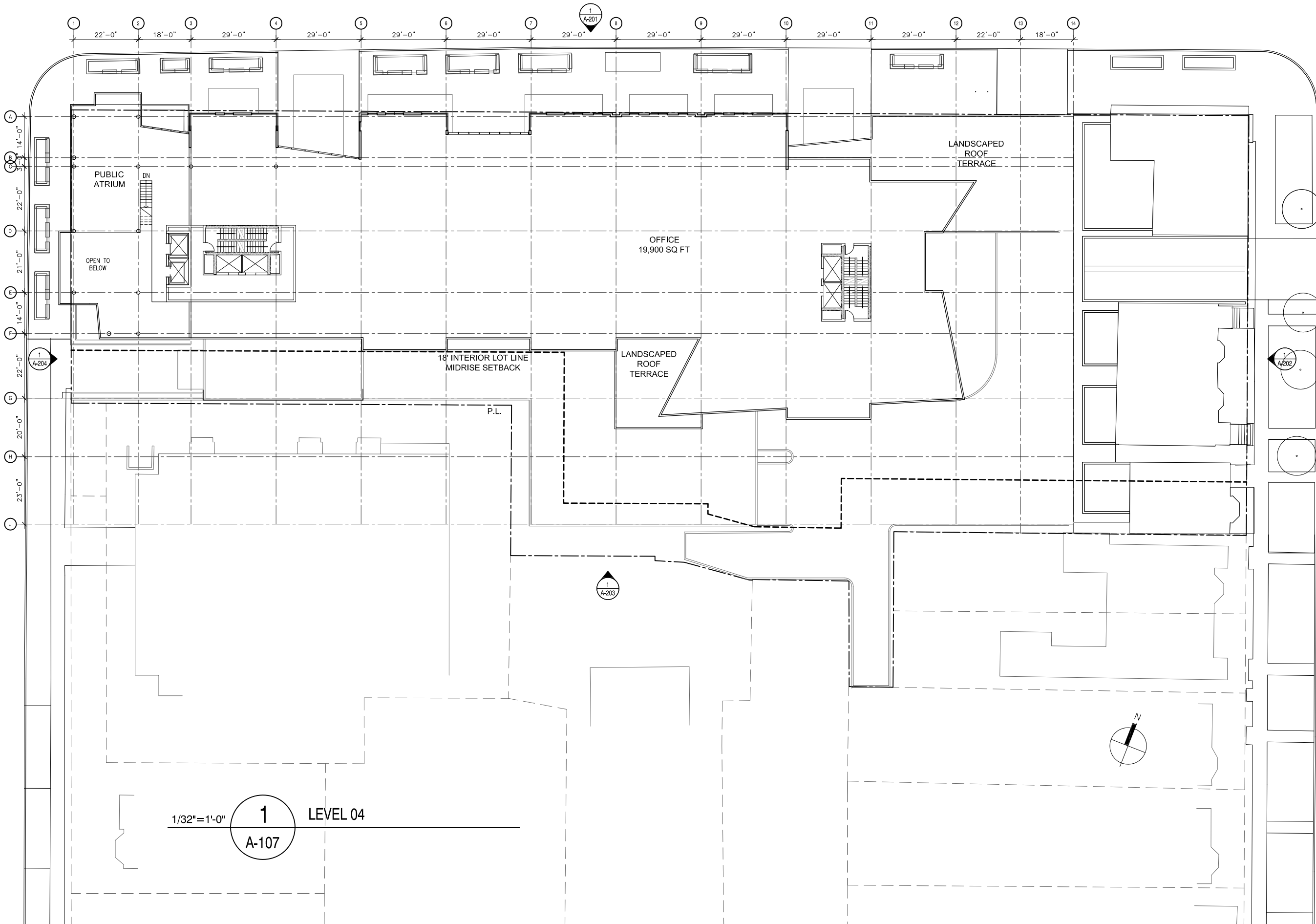
SEAL

**NOT FOR
CONSTRUCTION**

DRAWING
LEVEL_03

DRAWING NO.
A-106

1/32"=1'-0" **1** LEVEL 03
A-106



1/32"=1'-0" **1** LEVEL 04
A-107

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DATE
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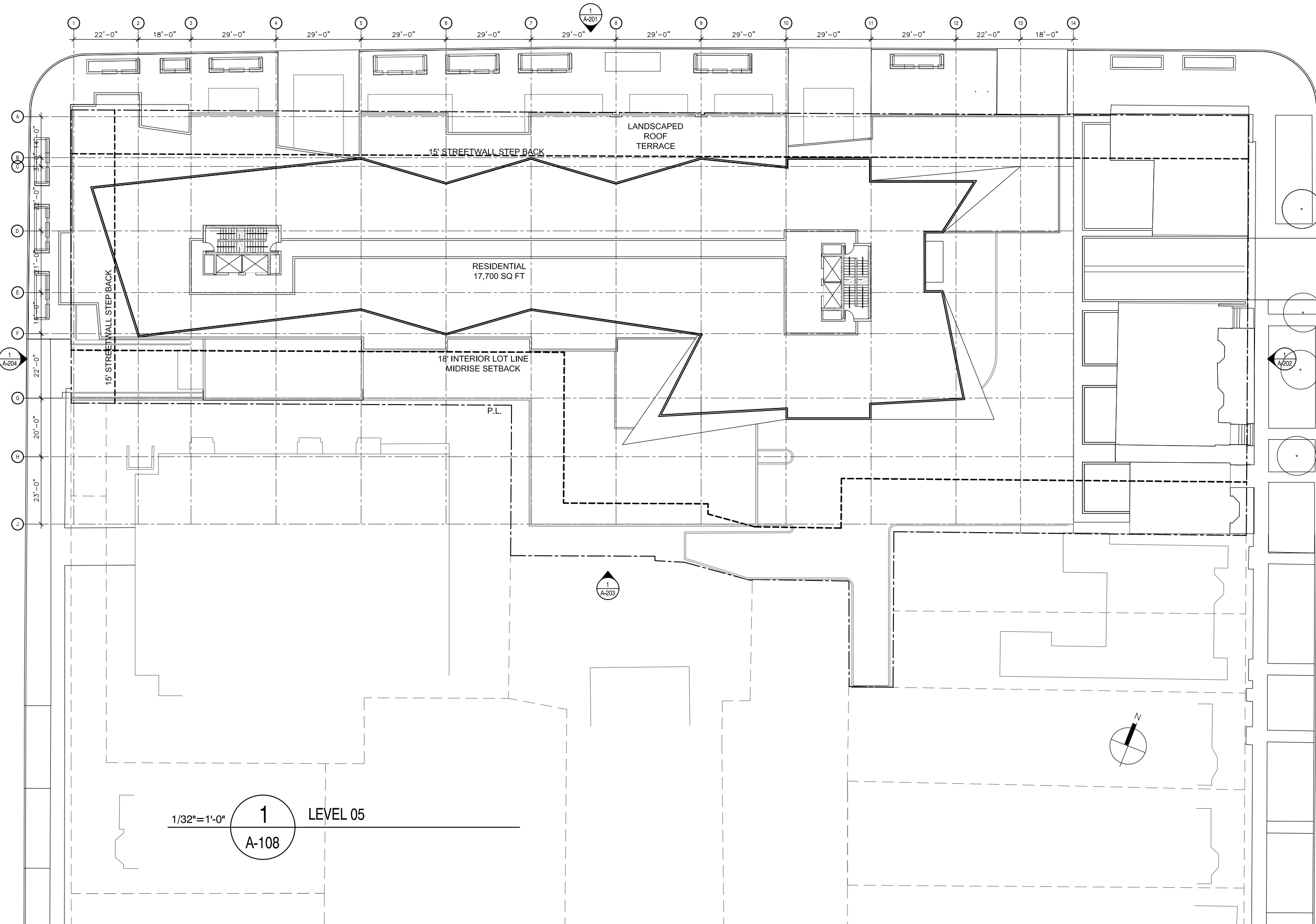
APPROVED
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SEAL

**NOT FOR
 CONSTRUCTION**

DRAWING
 LEVEL_04

DRAWING NO.
A-107



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DEXEL DEVELOPMENTS INC.

SCALE
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REVIEWED

APPROVED
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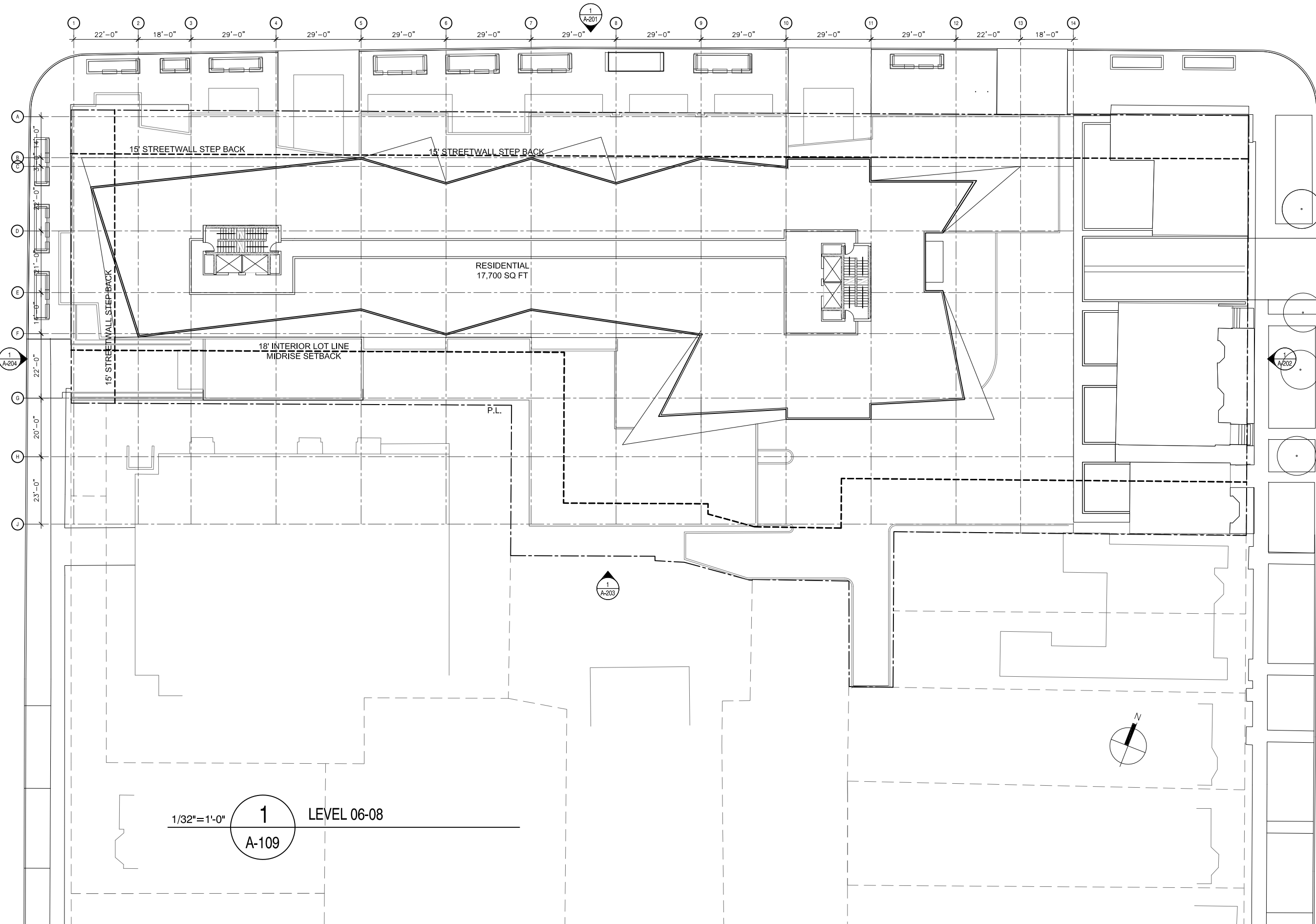
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**NOT FOR
 CONSTRUCTION**

DRAWING
 LEVEL_05

DRAWING NO.
A-108

1/32"=1'-0" **1** LEVEL 05
 A-108



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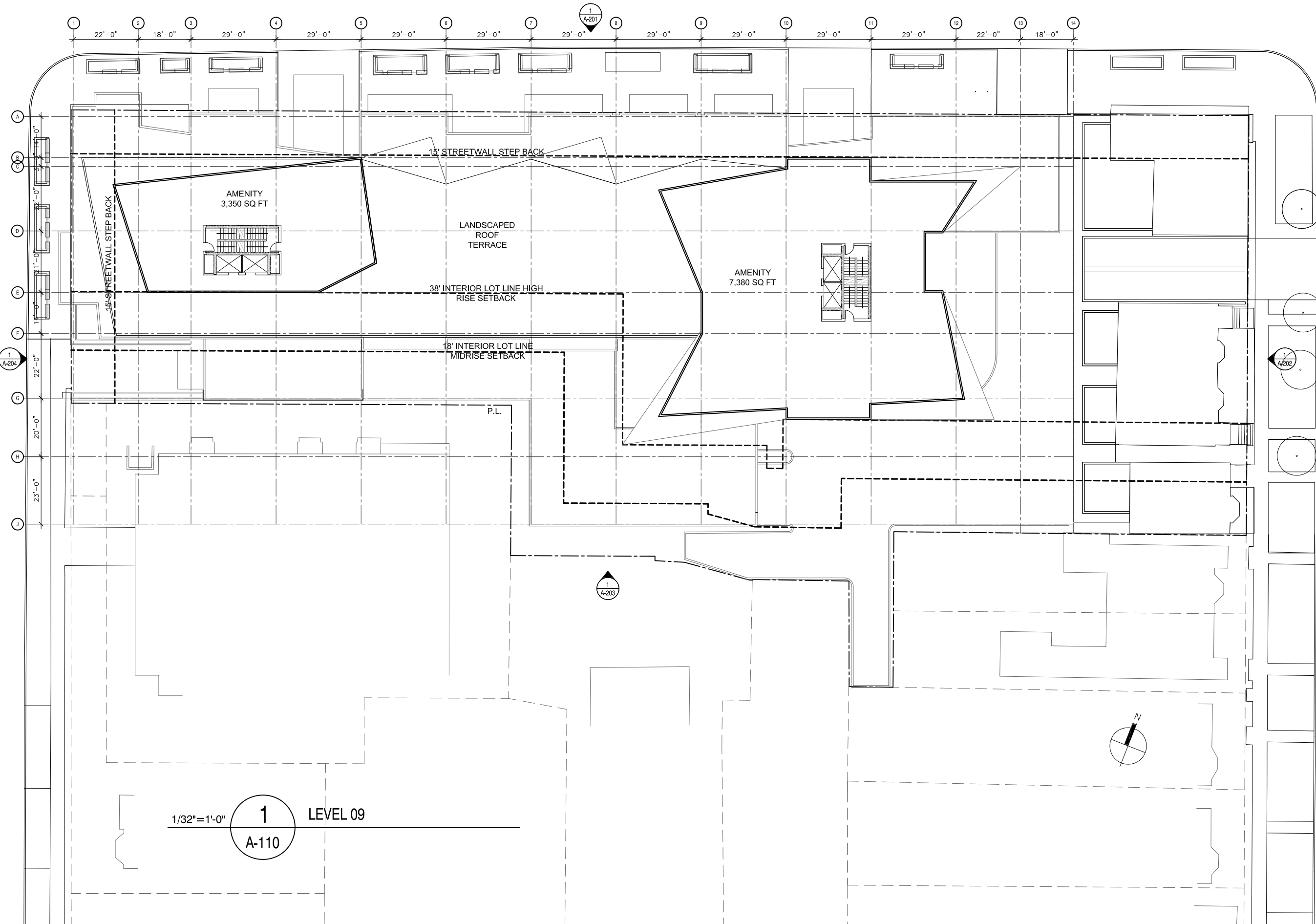
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**NOT FOR
CONSTRUCTION**

DRAWING
LEVEL_6-8

DRAWING NO.
A-109

1/32"=1'-0" **1** LEVEL 06-08
A-109



1/32"=1'-0" **1** LEVEL 09
A-110

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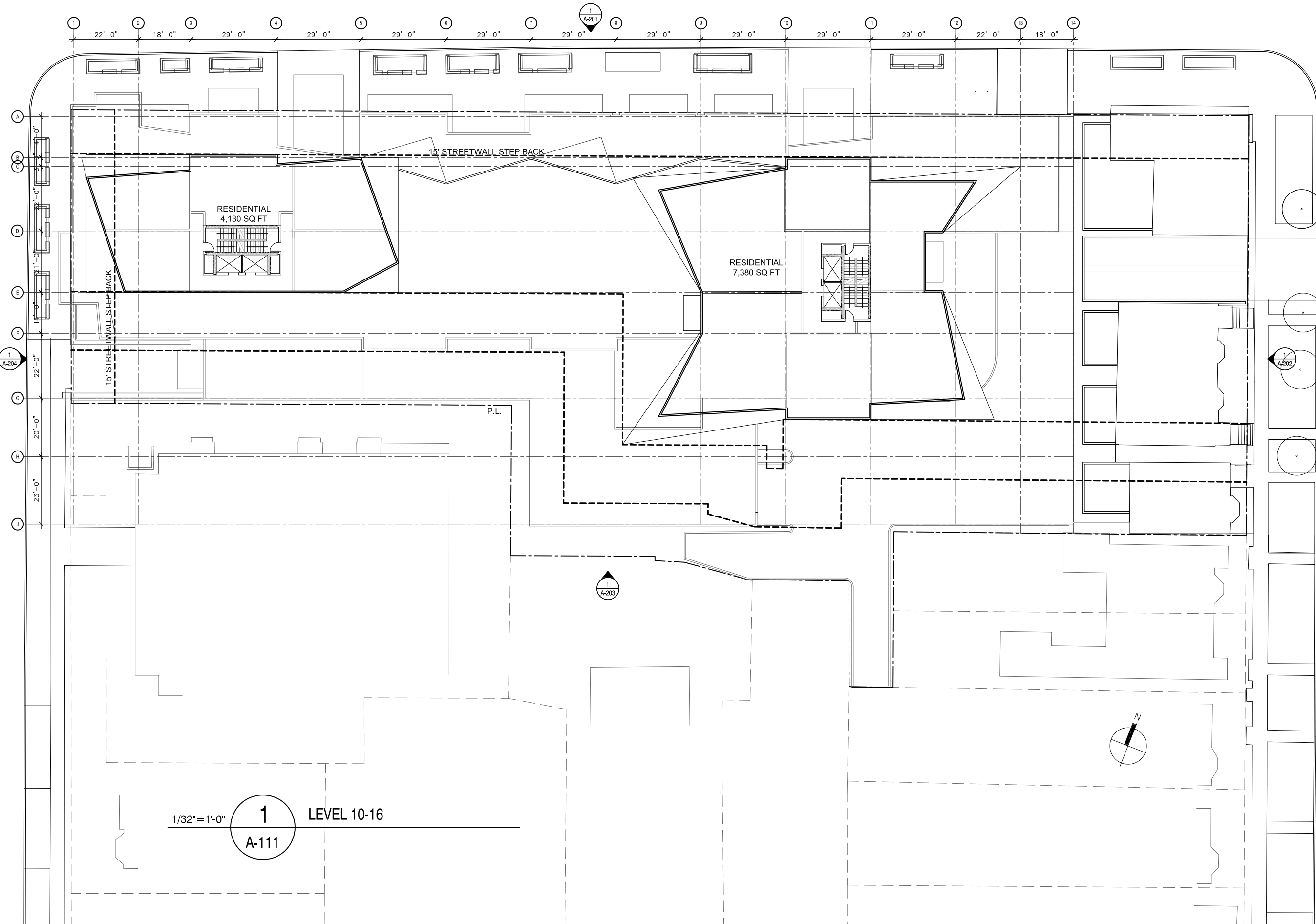
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CONSTRUCTION**

DRAWING
LEVEL_9

DRAWING NO.
A-110



1/32"=1'-0" **1** LEVEL 10-16
A-111

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 1/32"=1'-0" DATE
 2016.08.18

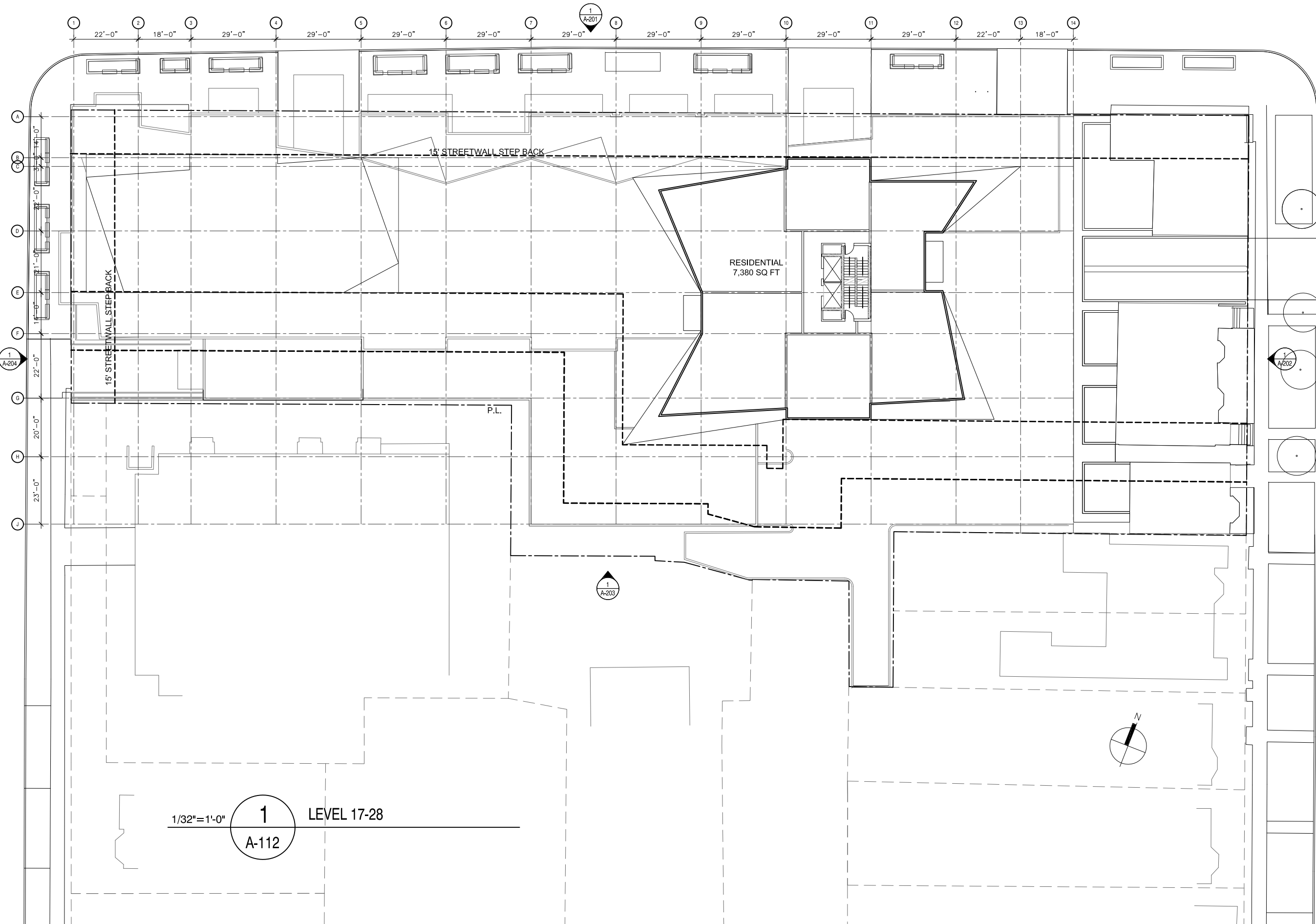
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 CONSTRUCTION**

DRAWING
 LEVEL_10-16

DRAWING NO.
A-111



1/32"=1'-0" **1** LEVEL 17-28
A-112

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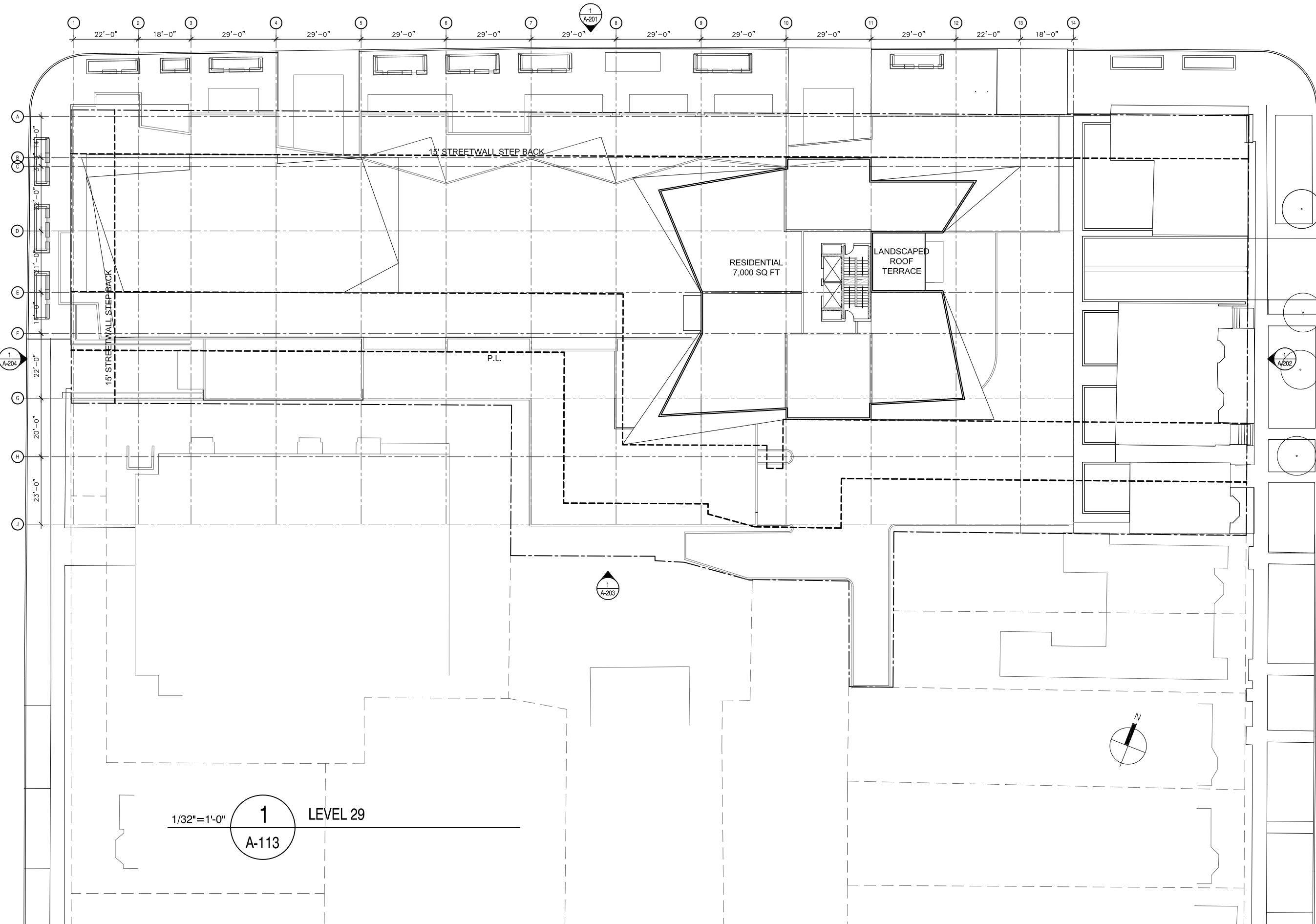
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SEAL

**NOT FOR
CONSTRUCTION**

DRAWING
LEVEL_17-28

DRAWING NO.
A-112



1/32"=1'-0" **1** LEVEL 29
A-113

KEY PLAN

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DEXEL DEVELOPMENTS INC.

SCALE 1/32"=1'-0"	DATE 2016.08.18
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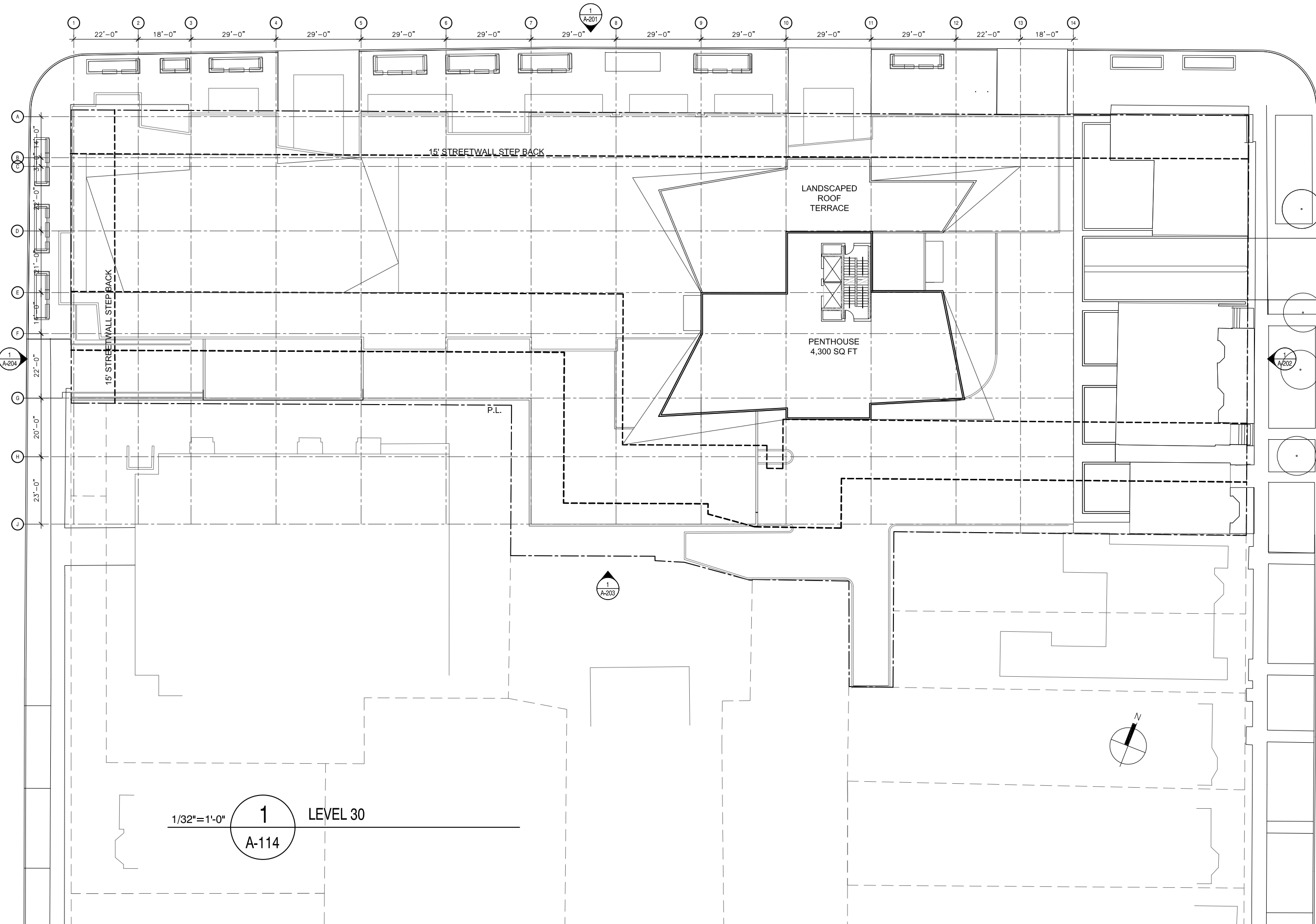
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**NOT FOR
CONSTRUCTION**

DRAWING
LEVEL_29

DRAWING NO.
A-113



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CLIENT
DEXEL DEVELOPMENTS INC.

SCALE 1/32"=1'-0"	DATE 2016.08.18
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CC

SEAL

**NOT FOR
CONSTRUCTION**

DRAWING
LEVEL_30

DRAWING NO.
A-114



KEY PLAN

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 1/32"=1'-0"

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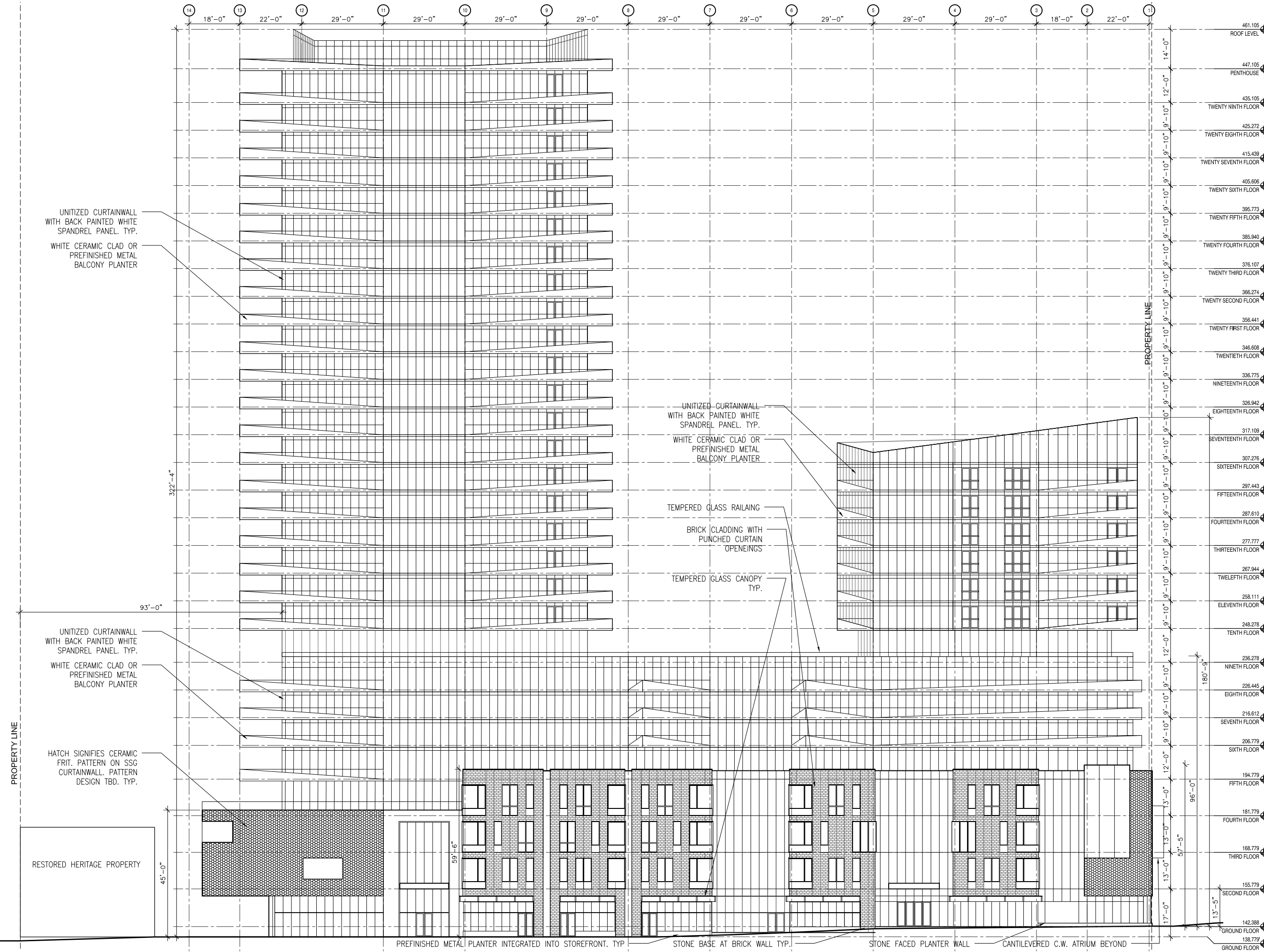
SEAL

**NOT FOR
 CONSTRUCTION**

DRAWING
 NORTH_ELEVATION

DRAWING NO.

A-201



UNITIZED CURTAINWALL
 WITH BACK PAINTED WHITE
 SPANDREL PANEL. TYP.
 WHITE CERAMIC CLAD OR
 PREFINISHED METAL
 BALCONY PLANTER

UNITIZED CURTAINWALL
 WITH BACK PAINTED WHITE
 SPANDREL PANEL. TYP.
 WHITE CERAMIC CLAD OR
 PREFINISHED METAL
 BALCONY PLANTER

TEMPERED GLASS RAILING
 BRICK CLADDING WITH
 PUNCHED CURTAIN
 OPENINGS
 TEMPERED GLASS CANOPY
 TYP.

UNITIZED CURTAINWALL
 WITH BACK PAINTED WHITE
 SPANDREL PANEL. TYP.
 WHITE CERAMIC CLAD OR
 PREFINISHED METAL
 BALCONY PLANTER

HATCH SIGNIFIES CERAMIC
 FRIT. PATTERN ON SSG
 CURTAINWALL. PATTERN
 DESIGN TBD. TYP.

RESTORED HERITAGE PROPERTY

PREFINISHED METAL PLANTER INTEGRATED INTO STOREFRONT. TYP.
 STONE BASE AT BRICK WALL TYP.
 STONE FACED PLANTER WALL
 CANTILEVERED C.W. ATRIUM BEYOND

PROPERTY LINE

PROPERTY LINE



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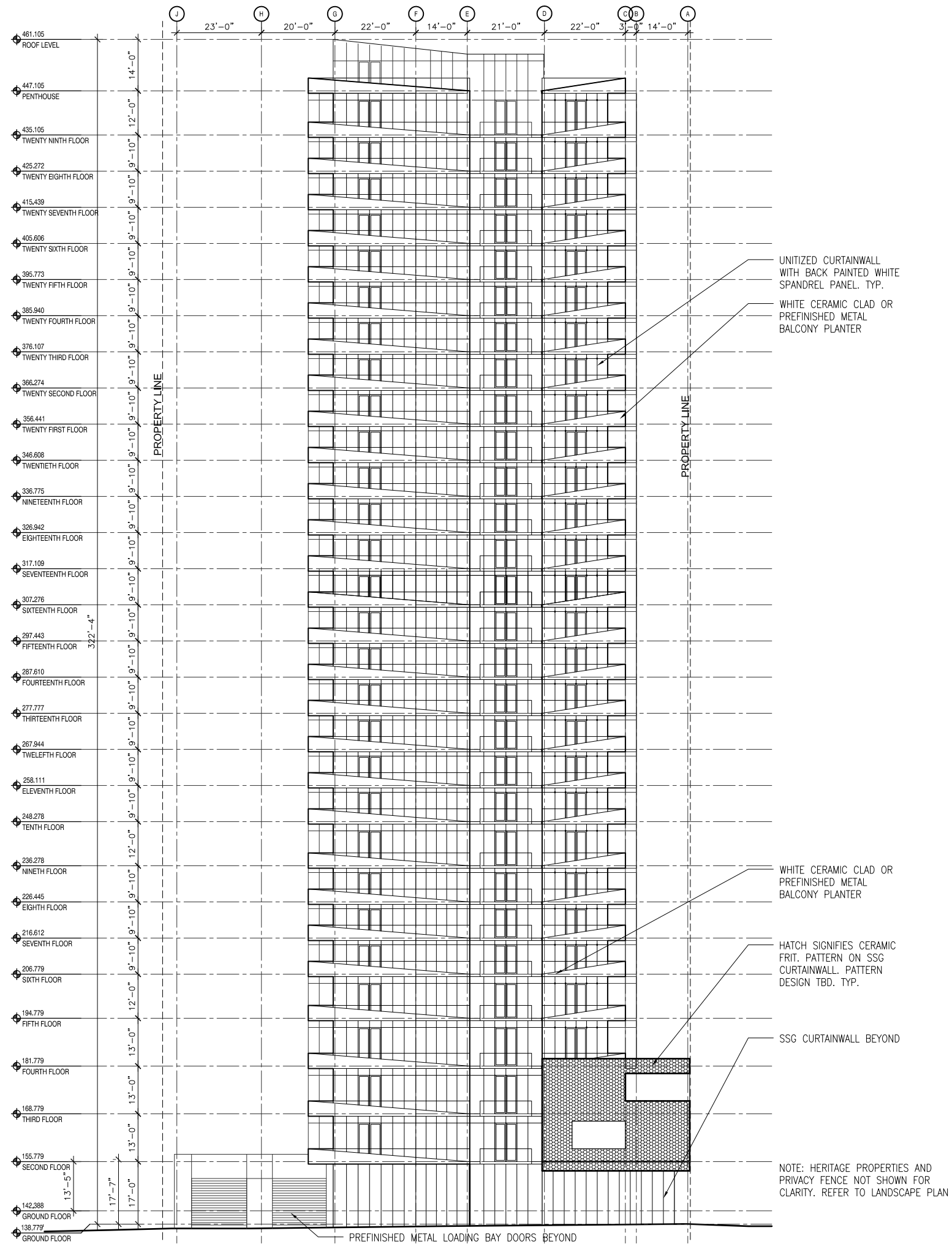
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SEAL

**NOT FOR
CONSTRUCTION**

DRAWING
EAST_ELEVATION

DRAWING NO.
A-202



UNITIZED CURTAINWALL
 WITH BACK PAINTED WHITE
 SPANDREL PANEL. TYP.

WHITE CERAMIC CLAD OR
 PREFINISHED METAL
 BALCONY PLANTER

WHITE CERAMIC CLAD OR
 PREFINISHED METAL
 BALCONY PLANTER

HATCH SIGNIFIES CERAMIC
 FRIT. PATTERN ON SSG
 CURTAINWALL. PATTERN
 DESIGN TBD. TYP.

SSG CURTAINWALL BEYOND

NOTE: HERITAGE PROPERTIES AND
 PRIVACY FENCE NOT SHOWN FOR
 CLARITY. REFER TO LANDSCAPE PLAN

PROPERTY LINE

PROPERTY LINE

PREFINISHED METAL LOADING BAY DOORS BEYOND



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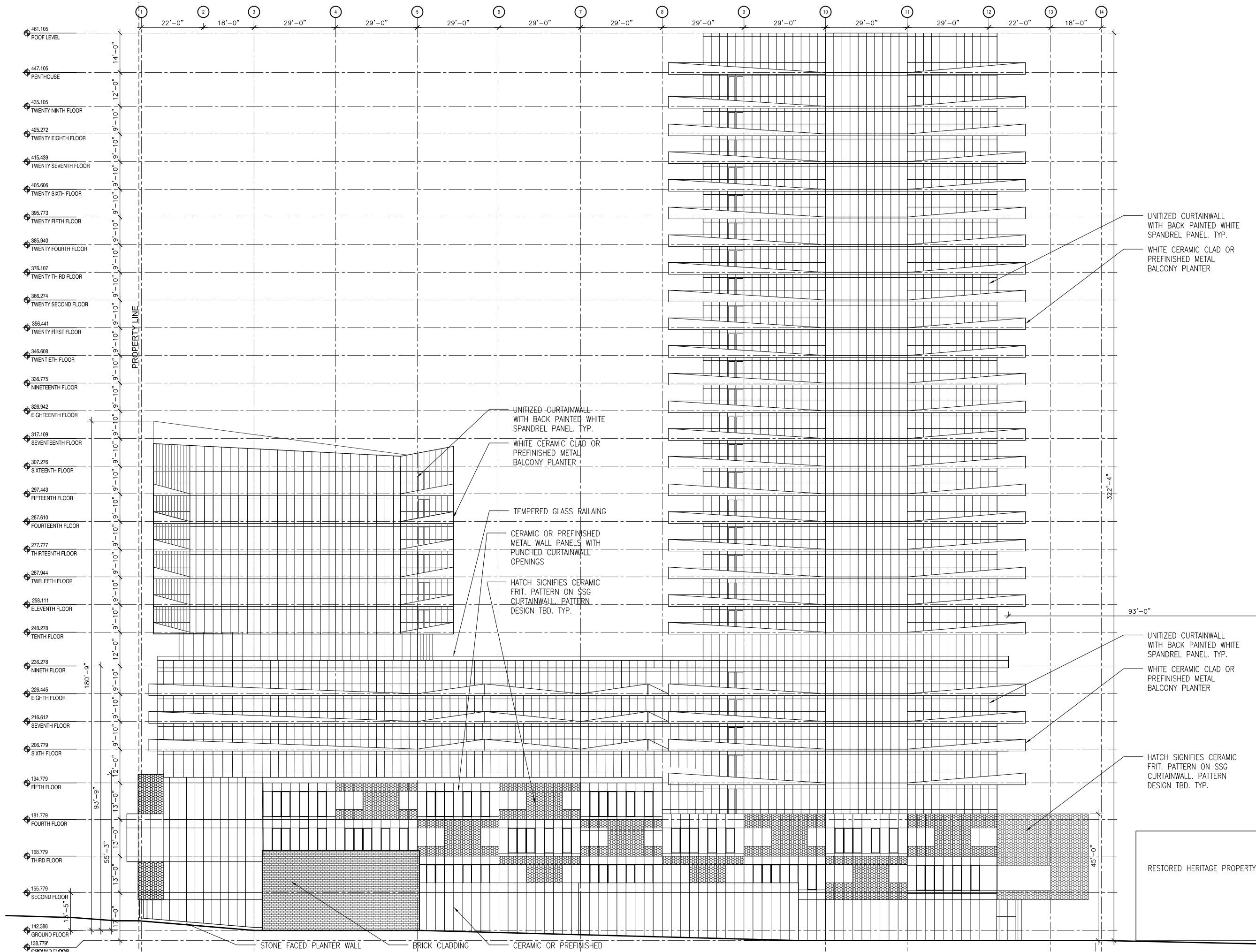
APPROVED
 CC

SEAL

**NOT FOR
 CONSTRUCTION**

DRAWING
SOUTH_ELEVATION

DRAWING NO.
A-203



PROPERTY LINE

UNITIZED CURTAINWALL
 WITH BACK PAINTED WHITE
 SPANDREL PANEL. TYP.
 WHITE CERAMIC CLAD OR
 PREFINISHED METAL
 BALCONY PLANTER

UNITIZED CURTAINWALL
 WITH BACK PAINTED WHITE
 SPANDREL PANEL. TYP.
 WHITE CERAMIC CLAD OR
 PREFINISHED METAL
 BALCONY PLANTER

TEMPERED GLASS RAILING
 CERAMIC OR PREFINISHED
 METAL WALL PANELS WITH
 PUNCHED CURTAINWALL
 OPENINGS
 HATCH SIGNIFIES CERAMIC
 FRIT. PATTERN ON SSG
 CURTAINWALL. PATTERN
 DESIGN TBD. TYP.

UNITIZED CURTAINWALL
 WITH BACK PAINTED WHITE
 SPANDREL PANEL. TYP.
 WHITE CERAMIC CLAD OR
 PREFINISHED METAL
 BALCONY PLANTER

HATCH SIGNIFIES CERAMIC
 FRIT. PATTERN ON SSG
 CURTAINWALL. PATTERN
 DESIGN TBD. TYP.

RESTORED HERITAGE PROPERTY

STONE FACED PLANTER WALL
 BRICK CLADDING
 CERAMIC OR PREFINISHED



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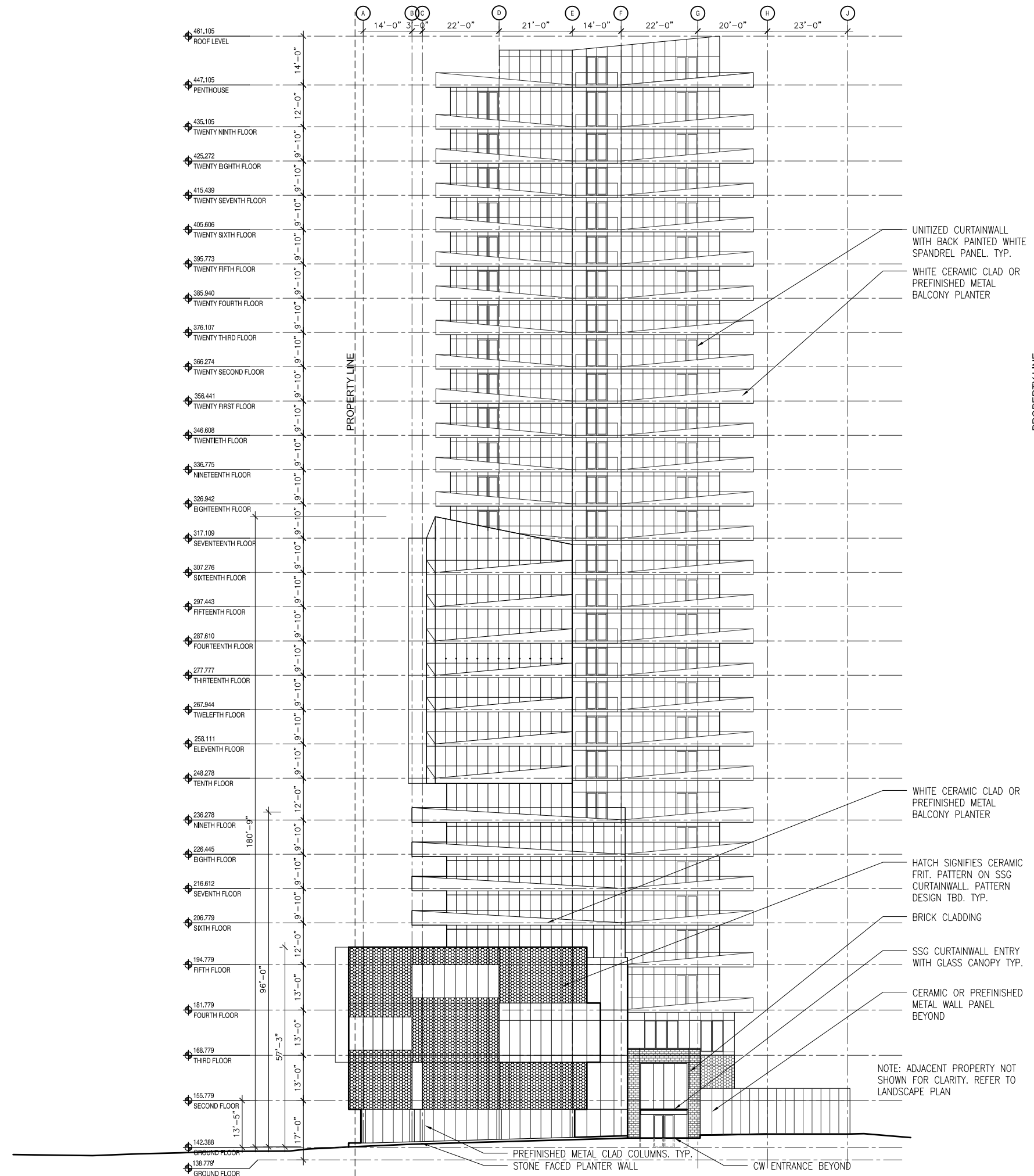
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SEAL

**NOT FOR
 CONSTRUCTION**

DRAWING
 WEST_ELEVATION

DRAWING NO.
A-204





EKISTICS PLANNING & DESIGN

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**NOT FOR
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DRAWING
 PERSPECTIVE_NORTH

DRAWING NO.
A-600



EKISTICS PLANNING & DESIGN

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DRAWING
 PERSPECTIVE_SOUTH

DRAWING NO.
A-601



EKISTICS PLANNING & DESIGN

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DEXEL DEVELOPMENTS INC.

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CC

SEAL

**NOT FOR
CONSTRUCTION**

DRAWING
**SPRING_GARDEN_ROAD
 VIEW_LOOKING_WEST**

DRAWING NO.
A-602



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DRAWING
**ROBIE_STREET
 VIEW_LOOKING_SOUTH**

DRAWING NO.
A-603



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PROJECT
**SPRING GARDEN ROAD AND
 CARLTON STREET
 DEVELOPMENT**
 DEVELOPMENT AGREEMENT PLANNING
 APPLICATION

CLIENT
DEXEL DEVELOPMENTS INC.

SCALE	DATE
NTS	2016.08.18

DRAWN BY	CHECKED	REVIEWED
CC		

APPROVED
 CC

SEAL

**NOT FOR
CONSTRUCTION**

DRAWING
 SPRING_GARDEN_STREETSCAPE

DRAWING NO.
A-604





03	ISSUE FOR DA PRE APP	2016.08.18
02	ISSUE FOR DA REVIEW	2016.07.28
01	ISSUE FOR REVIEW	2016.03.30

REVISIONS	DATE
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CLIENT
DEXEL DEVELOPMENTS INC.

SCALE	DATE
NTS	2016.08.18

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DRAWING
 PUBLIC_ATRIUM

DRAWING NO.
A-605



03	ISSUE FOR DA PRE APP	2016.08.18
02	ISSUE FOR DA REVIEW	2016.07.28
01	ISSUE FOR REVIEW	2016.03.30

REVISIONS	DATE
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PROJECT
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 APPLICATION

CLIENT
DEXEL DEVELOPMENTS INC.

SCALE	DATE
NTS	2016.08.18

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DRAWING
 SGR_STREETScape

DRAWING NO.
A-606





03	ISSUE FOR DA PRE APP	2016.08.18
02	ISSUE FOR DA REVIEW	2016.07.28
01	ISSUE FOR REVIEW	2016.03.30

REVISIONS	DATE
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PROJECT
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 APPLICATION

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SCALE	DATE
NTS	2016.08.18

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DRAWING
 SGR_STREETScape

DRAWING NO.
A-607





03	ISSUE FOR DA PRE APP	2016.08.18
02	ISSUE FOR DA REVIEW	2016.07.28
01	ISSUE FOR REVIEW	2016.03.30

REVISIONS	DATE
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PROJECT
**SPRING GARDEN ROAD AND
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 APPLICATION

CLIENT
DEXEL DEVELOPMENTS INC.

SCALE	DATE
NTS	2016.08.18

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CC		

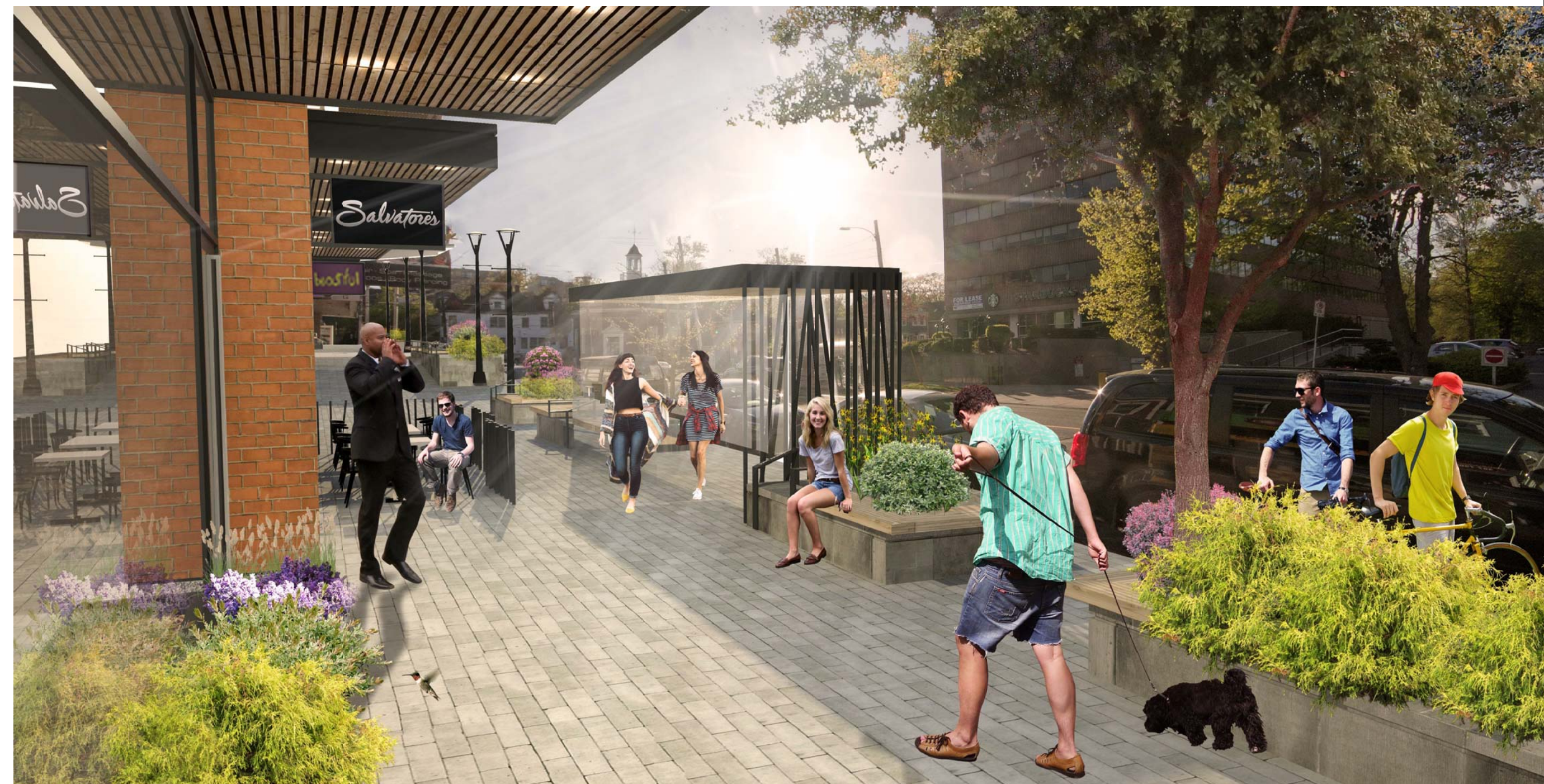
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DRAWING NO.
A-608





KEY PLAN

03	ISSUE FOR DA PRE APP	2016.08.18
02	ISSUE FOR DA REVIEW	2016.07.28
01	ISSUE FOR REVIEW	2016.03.30

REVISIONS	DATE
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CLIENT
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SCALE	DATE
NTS	2016.08.18

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CONSTRUCTION**

DRAWING
ROBIE_STREETSCAPE

DRAWING NO.
A-609

