

1294 Kingston Rd & 1848-1852 Liverpool Rd

MIXED-USE DEVELOPMENT PICKERING

DRAWING LIST				
Sheets: Sheet Type	Sheet Number	Sheet Name	May 16, 2019	Issue#2 (Add Date)
11 REZONING				
	Z0	Cover Sheet		
	Z1	Z1.1 Context Plan		
		Z1.2 Site Survey & Statistics		
		Z1.3 Site Plan		
	Z2	Z2.0 Floor Plan - Level P2-P3		
		Z2.1 Floor Plan - Level P1		
		Z2.2 Floor Plan - Level 1 - 4 (Building A) & Level 1-3 (Building B)		
		Z2.3 Floor Plan - Level 3-Mechanical Penthouse (Building A) & Level 4-20 (Building B)		
		Z2.4 Floor Plan - Mech/ Penthouse & Roof Plan		
	Z3	Z3.1 East Elevation		
		Z3.2 West Elevation		
		Z3.3 North Elevation		
		Z3.4 South Elevation		
	Z4	Z4.1 Section - East/West		
		Z4.2 Section - North/South		
	Z5	Z5.1 Sun/Shadow Diagram June		
		Z5.2 Sun/Shadow Diagram March/September		
		Z5.3 Sun/Shadow Diagram December		
	Z6	Z6.1 Perspectives		
		Z6.2 Perspectives		
		Z6.3 Perspectives		



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Cover Sheet

Project:

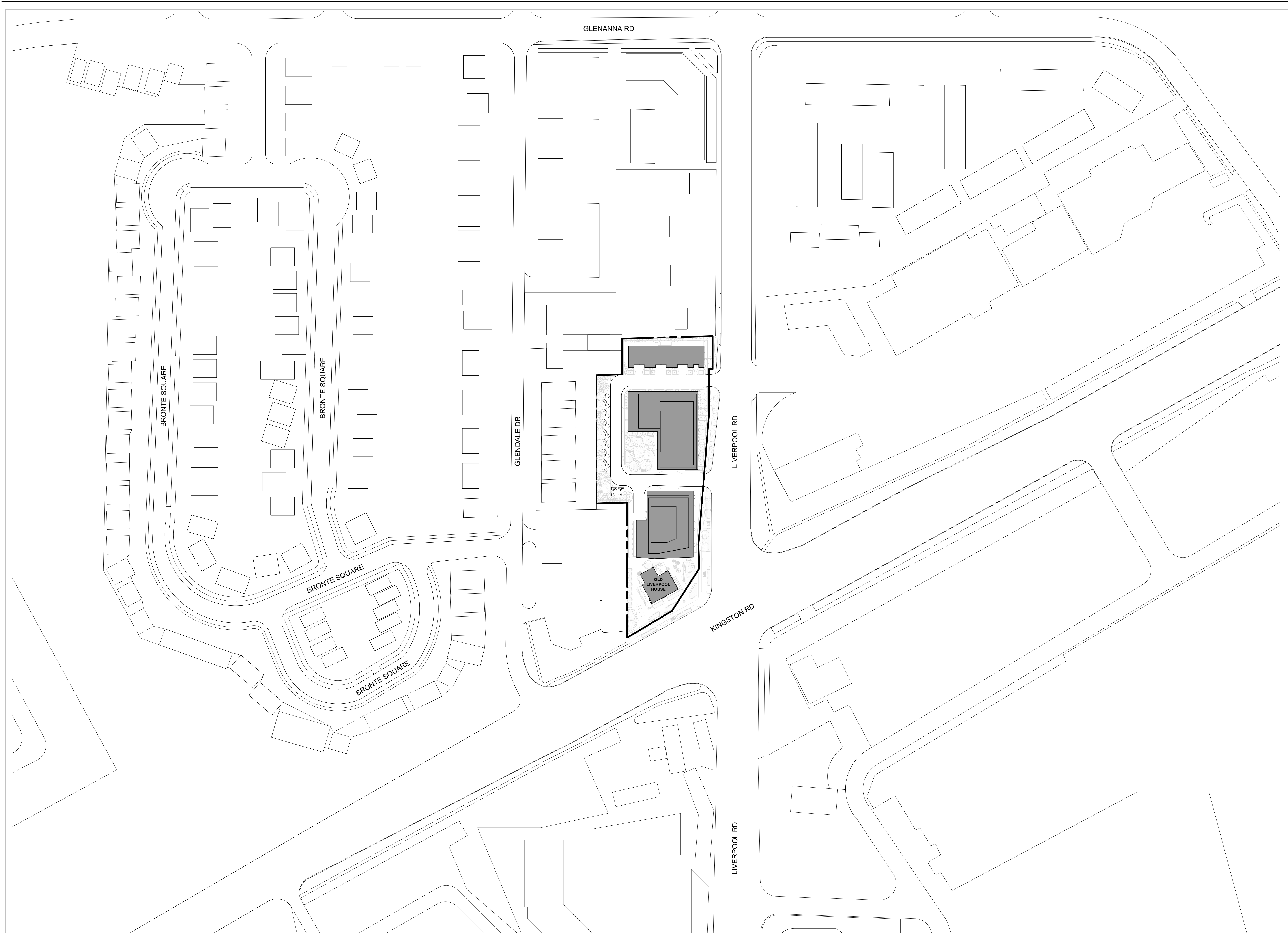
OLD LIVERPOOL HOUSE

1294 Kingston Rd & 1848-1852 Liverpool Rd

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Z0.0



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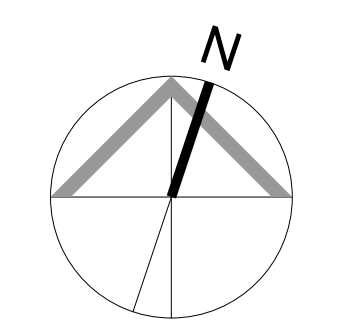
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Context Plan

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Context Plan 1
 Scale: 1 : 1000 Z1.1

Z1.1



PROJECT STATISTICS
 1294 Kingston Rd & 1848-1852 Liverpool Rd
 PICKERING, ON
 RESIDENTIAL DEVELOPMENT SITE
 May 14, 2019

Project No. 18-044

1.0 LOT AREA

Phase No.	m²	ft²	acres	hectares
Phase 1	9,123	98,159	2.25	0.91
Lot Area	9,123	98,159	2.25	0.91

2.0 PROJECT FLOOR AREAS

2.1 GFA PROPOSED

GFA PROPOSED RESIDENTIAL

*Gross Floor Area means the total area of each floor whether located above, at or below grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding any porch, veranda, entry, mechanical room or partition, or area dedicated to parking within the building. For the purpose of this definition, the walls of an inner court shall be deemed to be exterior walls.

NORTH BLOCK TOWN HOUSE DWELLINGS

Floor Levels	no. floors	m²	ft²
Level 1	1	410	4,413
Level 2	1	544	5,856
Level 3	1	544	5,856
TOTAL	3	1,498	16,124

BUILDING A

Floor Levels	no. floors	m²	ft²
Level 1	1	1,510	16,355
Level 2	1	1,492	16,092
Level 3-4	2	2,221	23,905
Level 5-6	2	1,834	19,737
Level 7-12	6	4,042	43,503
TOTAL	12	11,098	119,492

BUILDING B

Floor Levels	no. floors	m²	ft²
Level 1	1	725	7,803
Level 2	1	1,110	11,902
Level 3	1	1,107	11,918
Level 4-8	5	5,143	55,354
Level 9-20	12	8,508	91,577
Level 21	1	676	7,272
Level 22	1	659	7,090
Level 23	1	630	6,777
Level 24	1	611	6,571
Level 25	1	586	6,302
TOTAL	25	19,753	212,015

GFA PROPOSED NON-RESIDENTIAL

Floor Levels	no. floors	m²	ft²
Level 1 (Building B) - Retail	1	430	4,626
Level 1 (Old Liverpool House) - Non Residential	1	208	2,236
Level 2 (Old Liverpool House) - Non Residential	1	208	2,236
TOTAL	3	846	9,098

GRAND TOTAL PROPOSED GFA

	m²	ft²
GRAND TOTAL PROPOSED GFA	33,195	357,303

3.0 RESIDENTIAL AMENITY SPACE

3.1 REQUIRED AMENITY SPACE

4.1 Amenity Space Requirements for Apartment Dwellings: minimum - 2.0 square metres of indoor amenity space is required per apartment dwelling unit; minimum - 2.0 square metres of outdoor amenity space is required per apartment dwelling unit (contiguous area of 40.0 square metres must be provided in a common location)

BUILDING A & B

Floor Levels	no. units	m²/u	m²	ft²
Building A	130	2	260	2799
Building B	238	2	476	5124
Total Indoor Amenity Space Required			736	8,124

BUILDING A & B

Floor Levels	no. units	m²/u	m²	ft²
Building A	130	2	260	2799
Building B	238	2	476	5124
Total Outdoor Amenity Space Provided			736	8,124

3.2 RESIDENTIAL AMENITY SPACE PROVIDED

BUILDING A & B

Floor Levels	no. floors	m²/f	m²	ft²
Level 2 (Building A)	1	303.6	303.6	3236
Level 9 (Building B)	1	507.7	507.7	5485
Total Indoor Amenity Space Provided			811.3	8,721

Outdoor Amenity

Floor Levels	no. floors	m²/f	m²	ft²
Level 1	1	458	458	4930
Level 9 (Building B)	1	293.8	293.8	3140
Balconies (Building A)		709	709.27	7635
Balconies (Building B)		1833	1832.7	19754
Total Outdoor Amenity Space Provided			3,294	35,459
Total Amenity Space Provided (Building A & B)			3,872	41,679

4.0 FLOOR SPACE INDEX (Based on GFA)

GFA of Site divided by LOT AREA

4.0 FLOOR SPACE INDEX (Based on GFA)	3.64
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5.0 UNIT COUNT

NORTH BLOCK TOWN HOUSE DWELLINGS

Floor Levels	no. floors	units/f	Total units
Level 1	1	7	7 units
Total Units			7 units

BUILDING A

Floor Levels	no. floors	units/f	Total units
Level 1 - (2 Storey Townhouses)	1	11	11 units
Level 2	1	3	3 units
Level 3-4	2	16	32 units
Level 5-6	2	12	24 units
Level 7-12	6	10	60 units
Total Units			130 units

BUILDING B

Floor Levels	no. floors	units/f	Total units
Level 1	1	0	0 units
Level 2	1	10	10 units
Level 3	1	11	11 units
Level 4-8	5	11	55 units
Level 9	1	2	2 units
Level 10-25	16	11	176 units
Total Units			238 units

6.0 PARKING

6.1 PARKING REQUIRED

Parking Type (Condominium)	unit type	parking ratio	no. units	parking spaces
Residential	Residential	0.80 spaces/unit	373	298
	Town Houses	1.75 spaces/unit	18	32
	Retail	3.50 spaces/100m²	8	29
Visitor		0.15 spaces/unit	354	53
Total Parking Required				417

6.2 PARKING RATE PROVIDED

Parking Type (Condominium)	unit type	parking ratio	no. units	parking spaces
Residential	Residential	0.80 spaces/unit	373	298
	Town Houses	1.75 spaces/unit	18	32
	Retail	3.50 spaces/100m²	8	29
Visitor		0.15 spaces/unit	354	53
Total Parking				417

6.3 PARKING PROVIDED

Parking Type (Condominium)	Car Share	Multiplier	parking spaces
Parking at grade			10
Town House Parking			14
P1 Visitor / Residential			150
P2 Resident			199
P3 Resident			169
Total			512

6.4 BICYCLE PARKING REQUIRED

Bicycle Parking Space Requirements for Dwelling Units: Bicycle parking space requirements for dwelling units in an apartment building or mixed use building are 0.5 bicycle parking spaces per dwelling unit. For non-residential uses: the greater of 2 or 1.0 bicycle parking spaces for each 1,000 square metres of gross leasable floor area or portion thereof. For Stacked Dwelling: 1.0 bicycle parking spaces per dwelling unit.

Parking Type (Condominium)	parking ratio	no. units	parking spaces
Residential (Dwelling Units)	0.50 spaces/unit	373	187
Residential (Town Houses)	1.00 spaces/unit	18	18
Non-Residential	2.00 spaces/unit	2	2
Total Parking Required			207

6.5 BICYCLE PARKING PROVIDED

Parking Type (Condominium)	parking spaces
Level P1	116
Parking at grade	40
Level 1 (Ground Floor)	56
Total Bicycle Parking Provided	212

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Site Survey & Statistics

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Site Plan

Project:

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Scale: 1 : 400

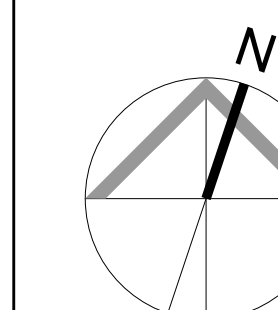
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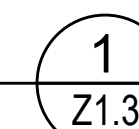
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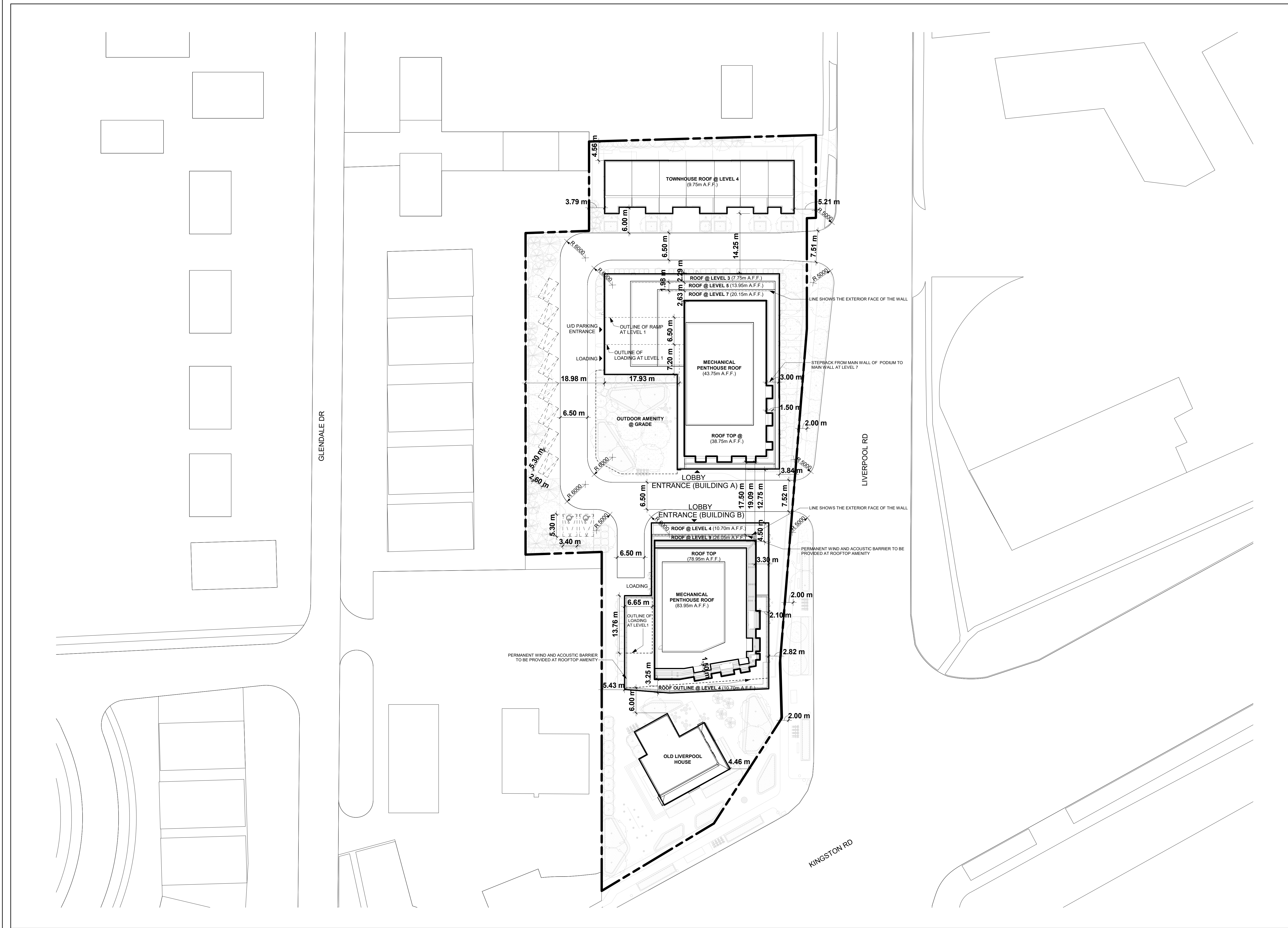


Site Plan 1

Scale: 1 : 400



Z1.3



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Drawing Title:

Floor Plan - Level P2-P3

Project:

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Scale: 1 : 300

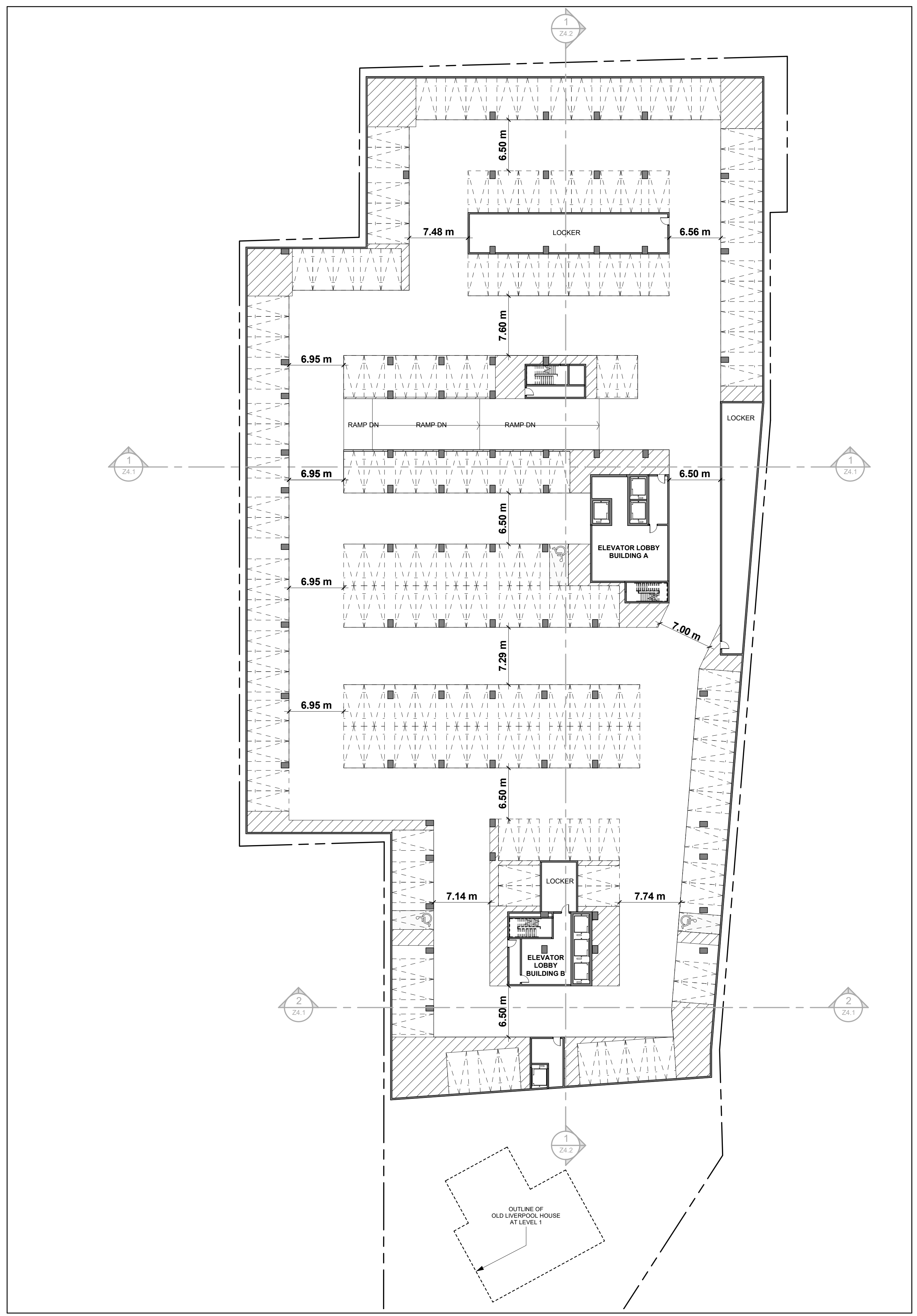
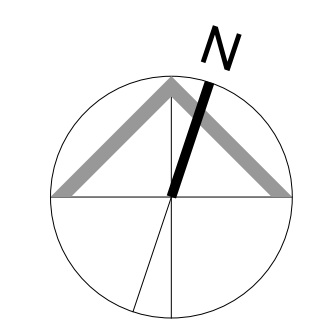
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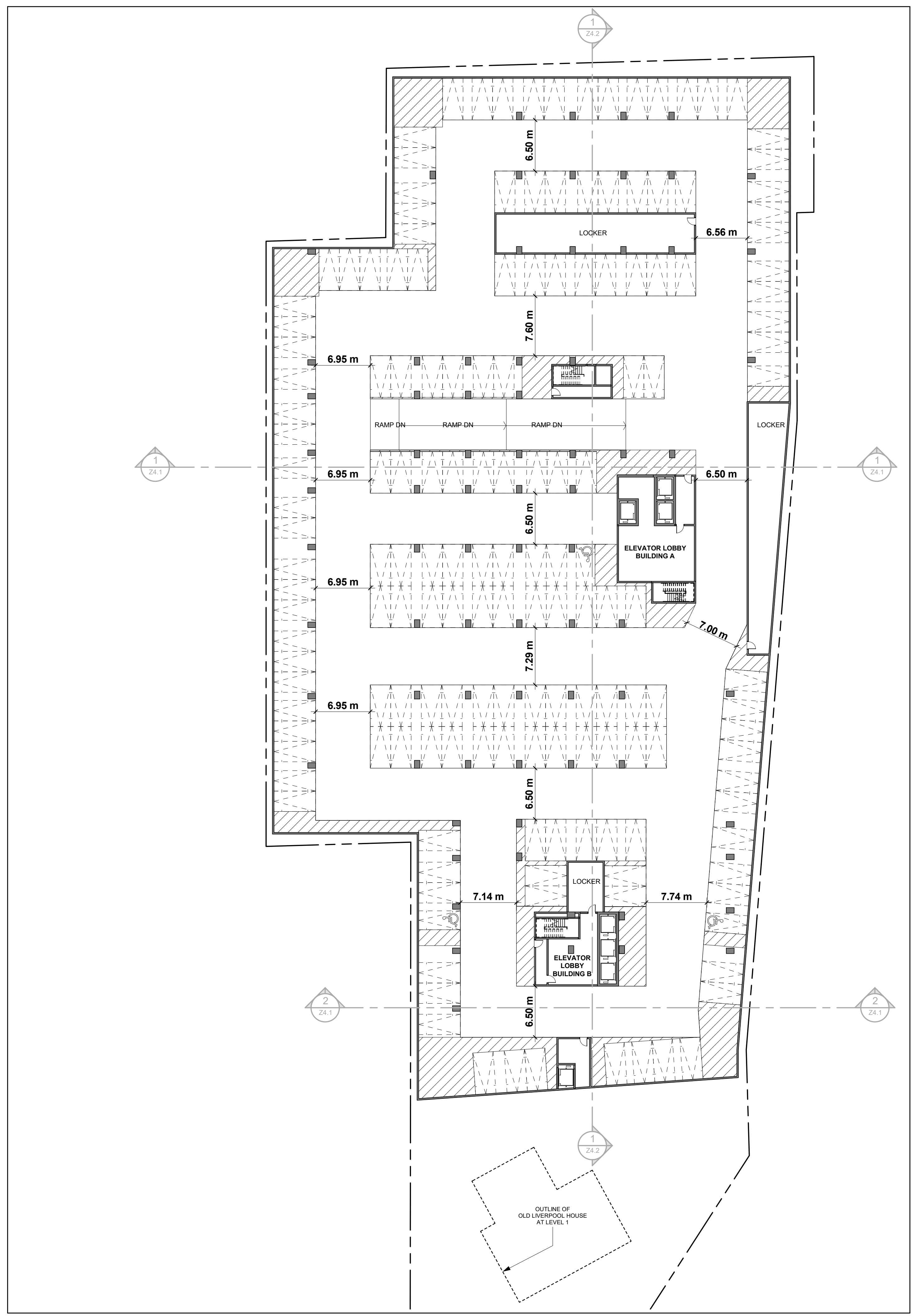
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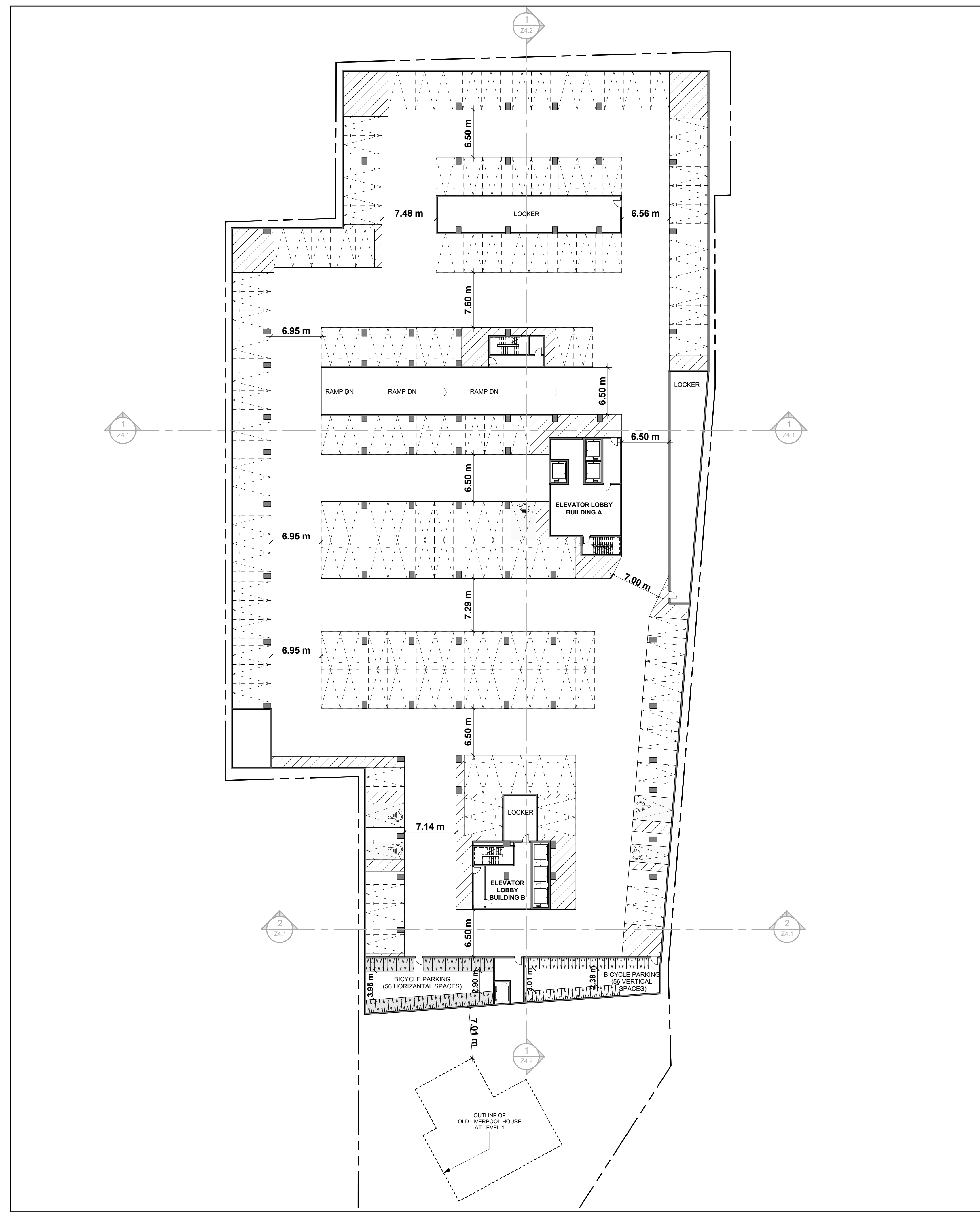
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Floor Plan - Level P2 1
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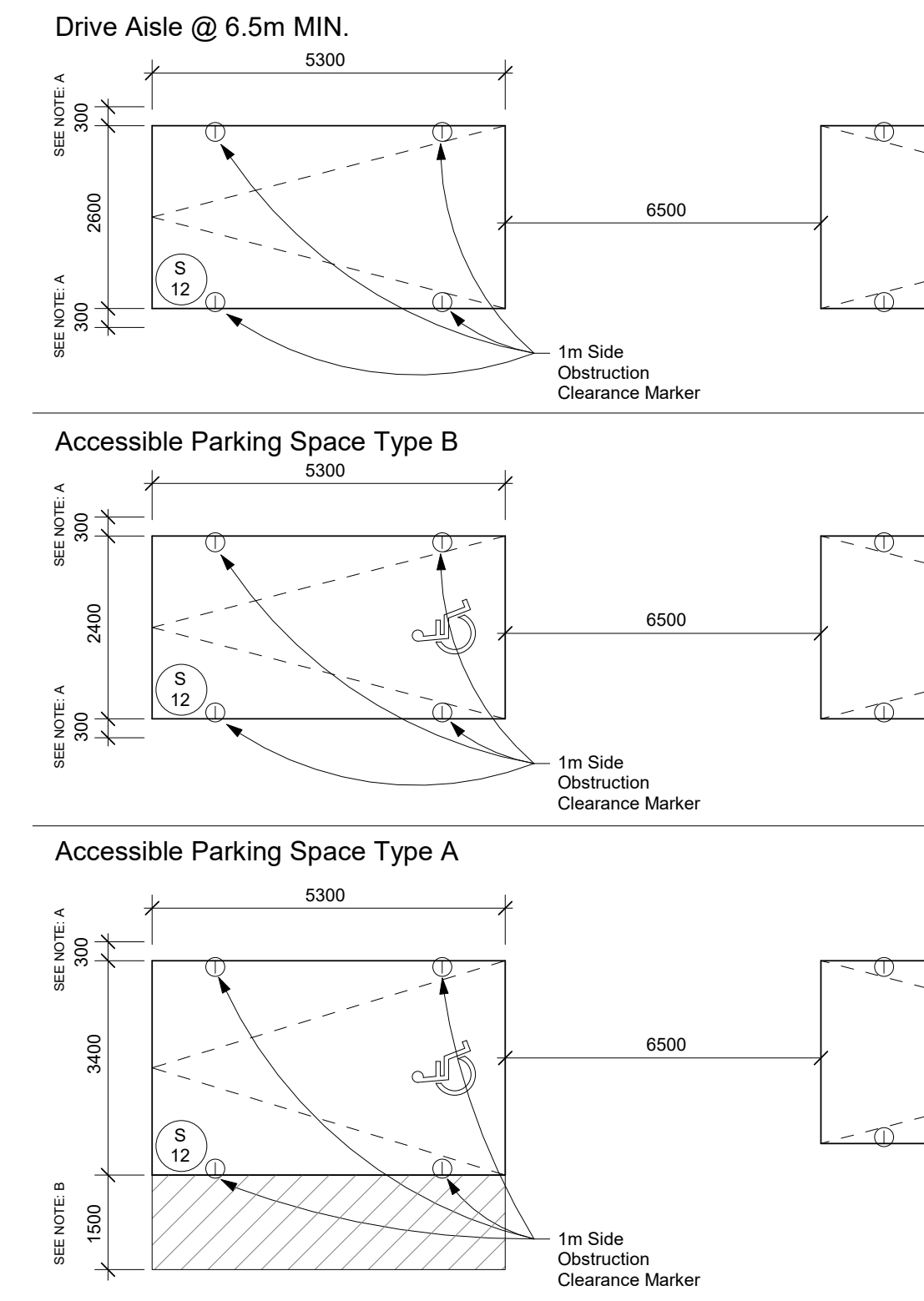


Floor Plan - Level P3 2
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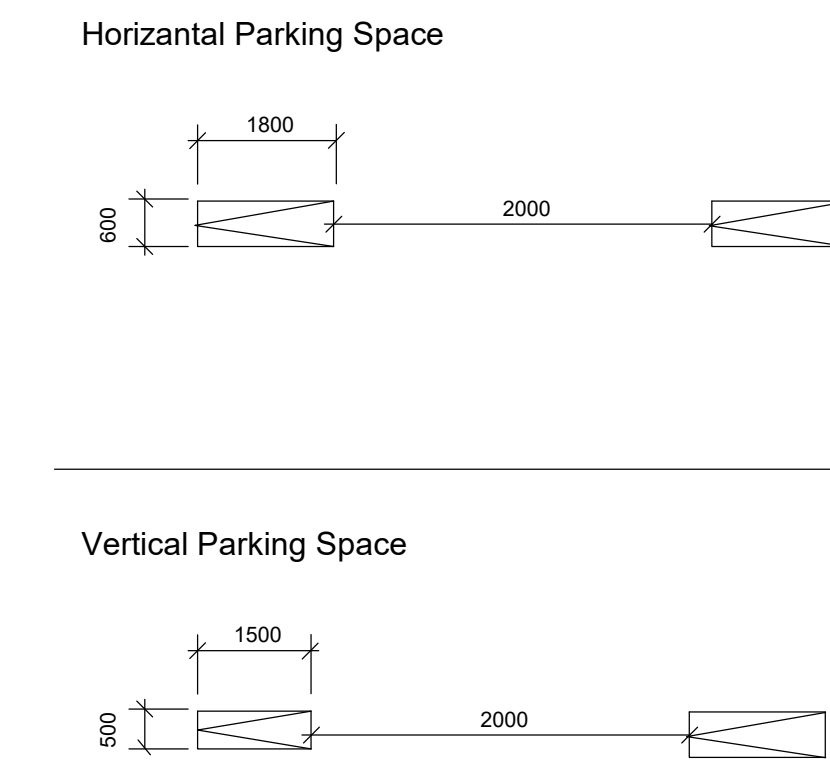
Floor Plan - Level P1 1
Scale: 1 : 300 Z2.1

TYPICAL PARKING SPACE:



NOTES:
 A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
 B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.

TYPICAL BICYCLE PARKING SPACE:



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Floor Plan - Level P1

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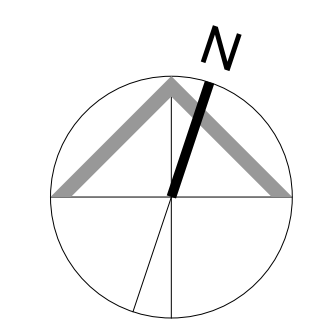
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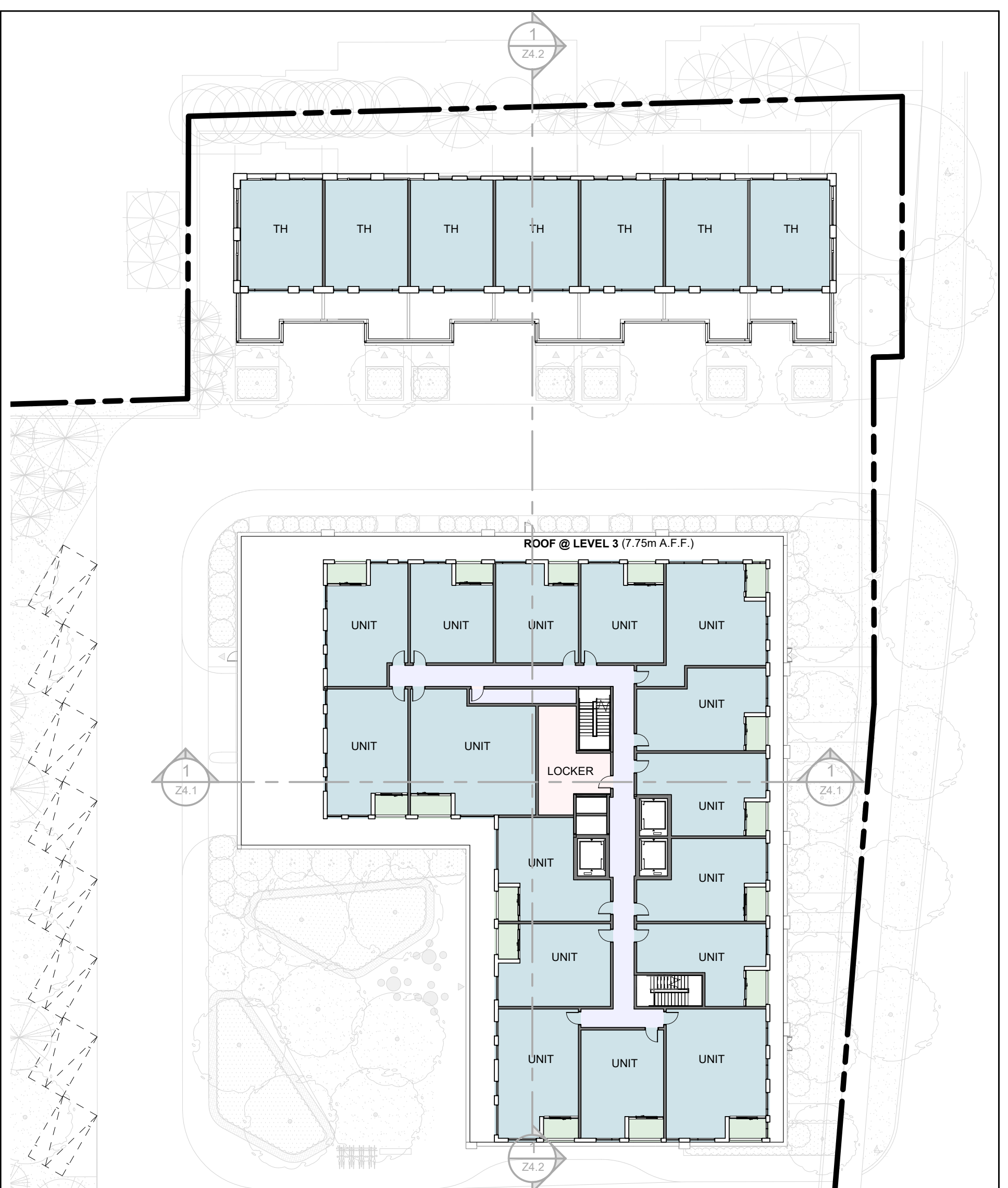
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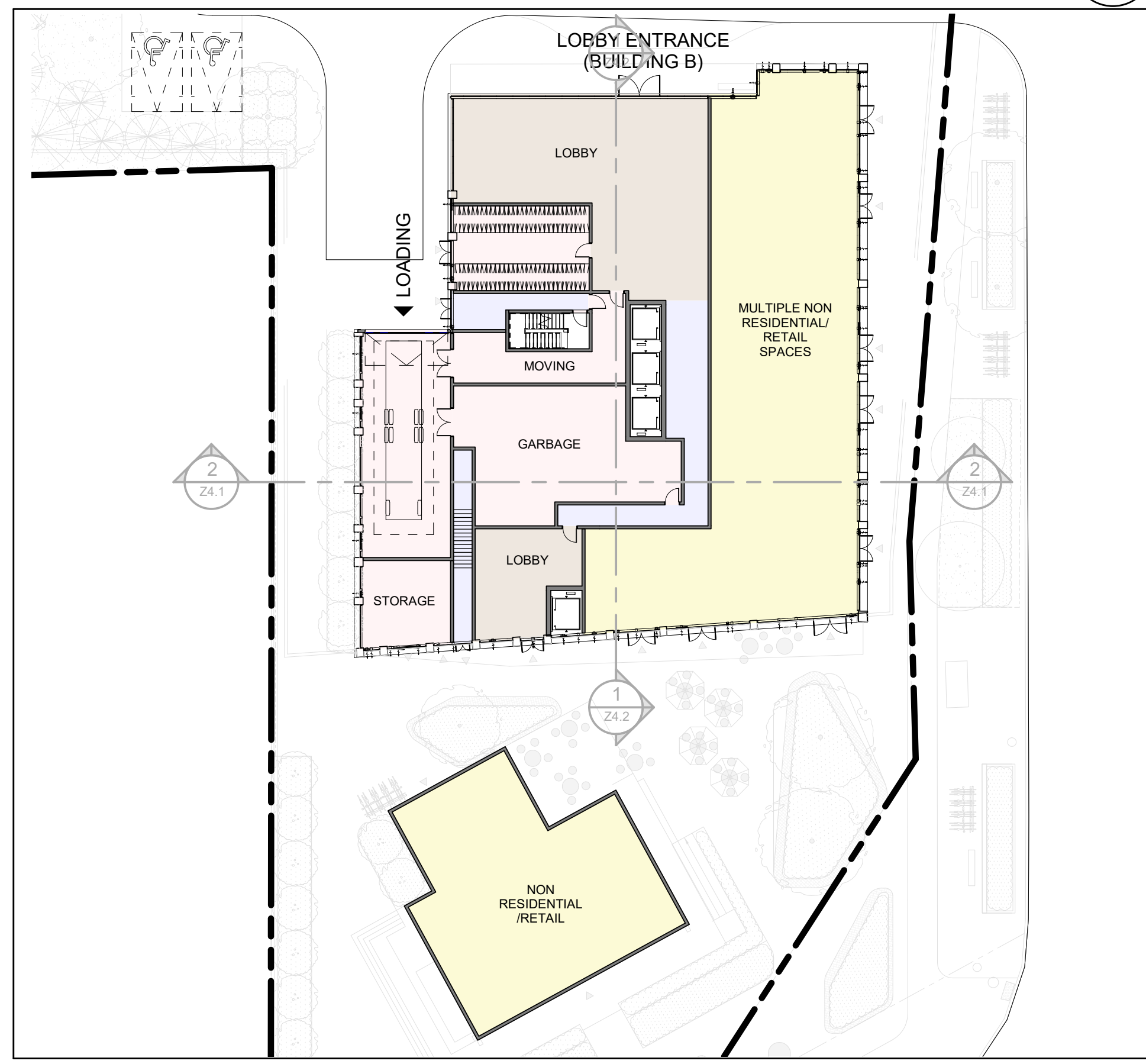
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Floor Plan - Level 2 (Building A) 3
 Scale: 1 : 300 Z2.2



Floor Plan - LEVEL 3-4 (Building A) 5
 Scale: 1 : 300 Z2.2



Floor Plan - Level 1 (Building B) 2
 Scale: 1 : 300 Z2.2



Floor Plan - Level 2 (Building B) 4
 Scale: 1 : 300 Z2.2



Floor Plan - LEVEL 3 (Building B) 6
 Scale: 1 : 300 Z2.2

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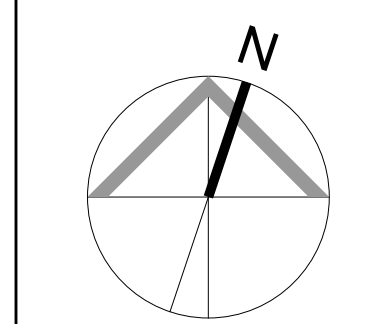
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Floor Plan - Level 1 - 4 (Building A) & Level 1-3 (Building B)

Project:

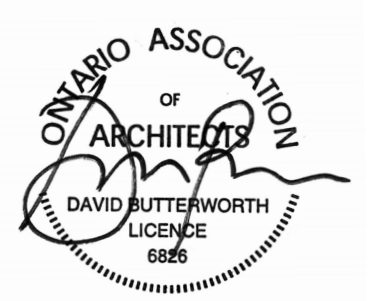
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Floor Plan - Level 3-Mechanical Penthouse (Building A) & Level 4-20 (Building B)

Project:

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Scale: 1 : 300

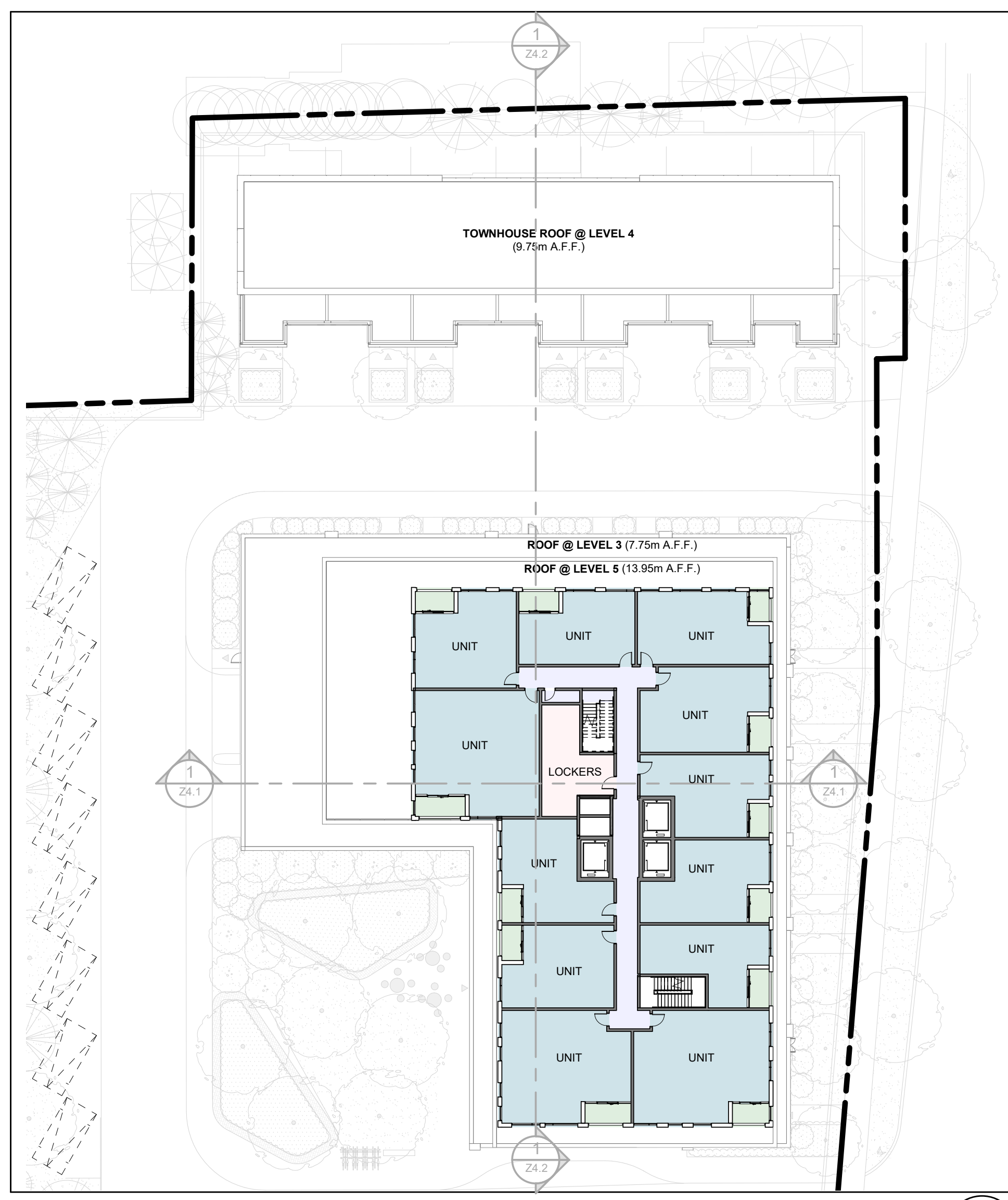
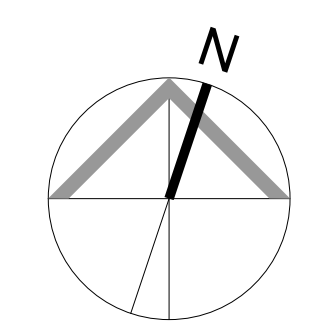
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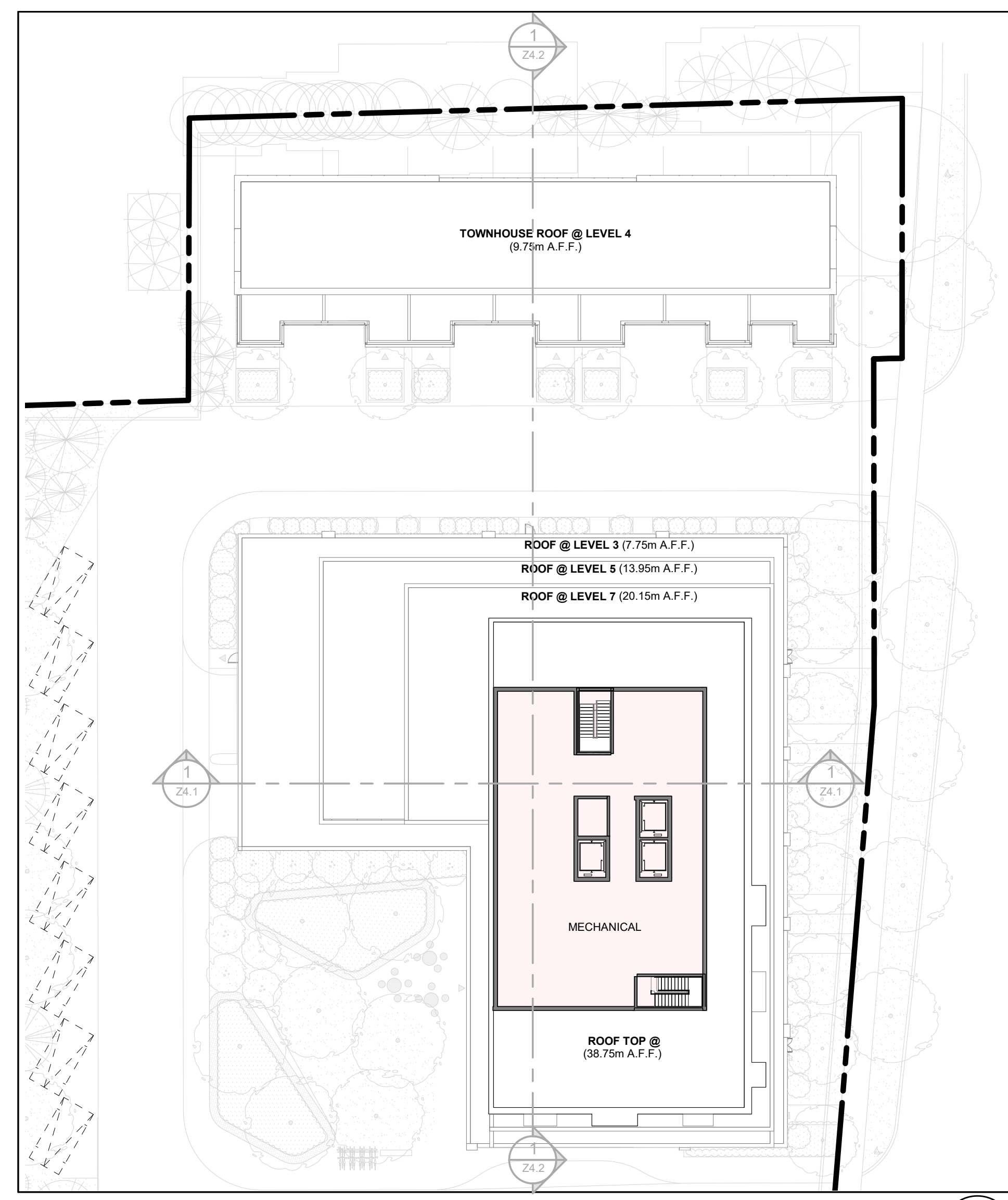
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Floor Plan - LEVEL 5-6 (Building A) 7
 Scale: 1 : 300 Z2.3



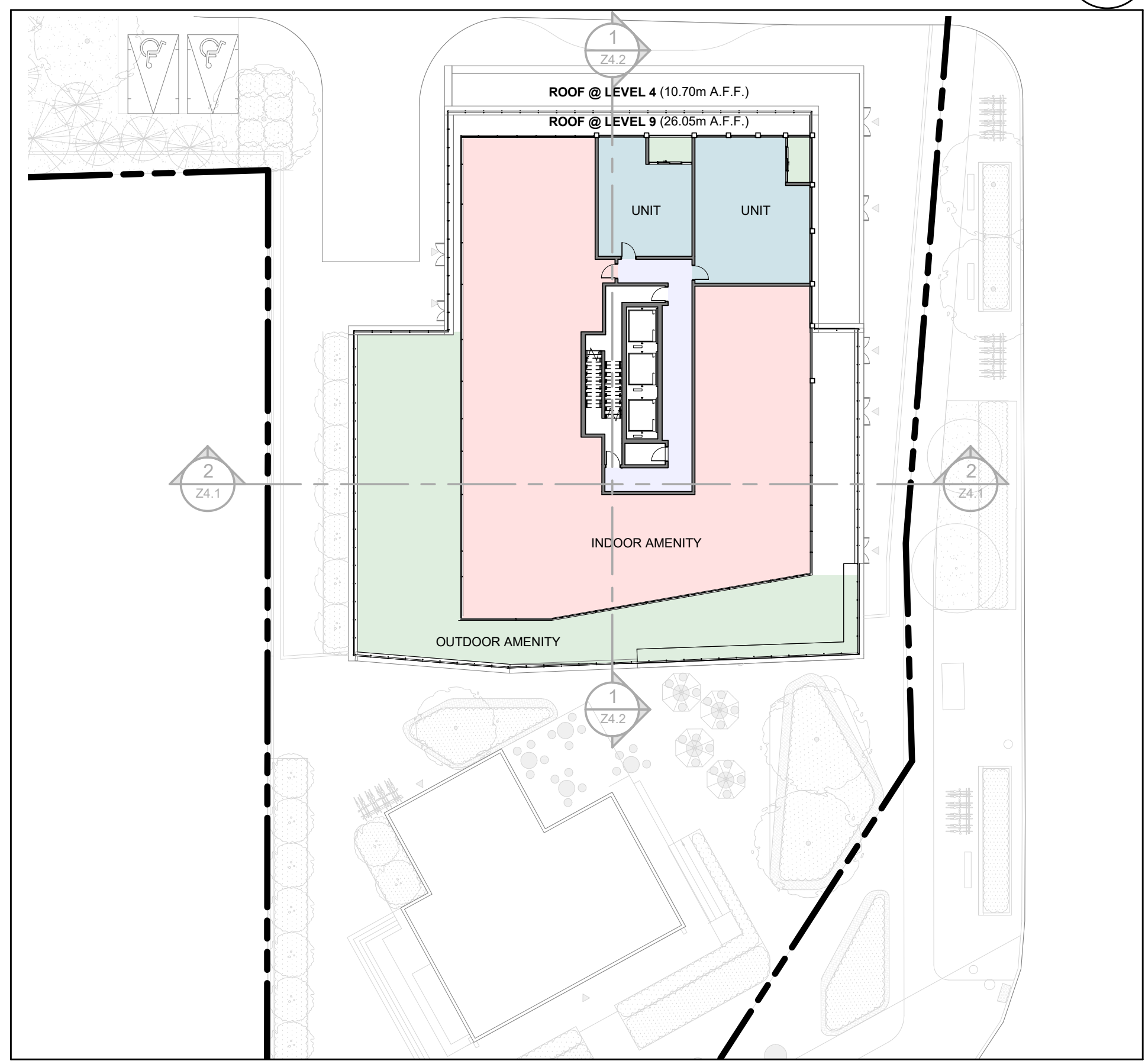
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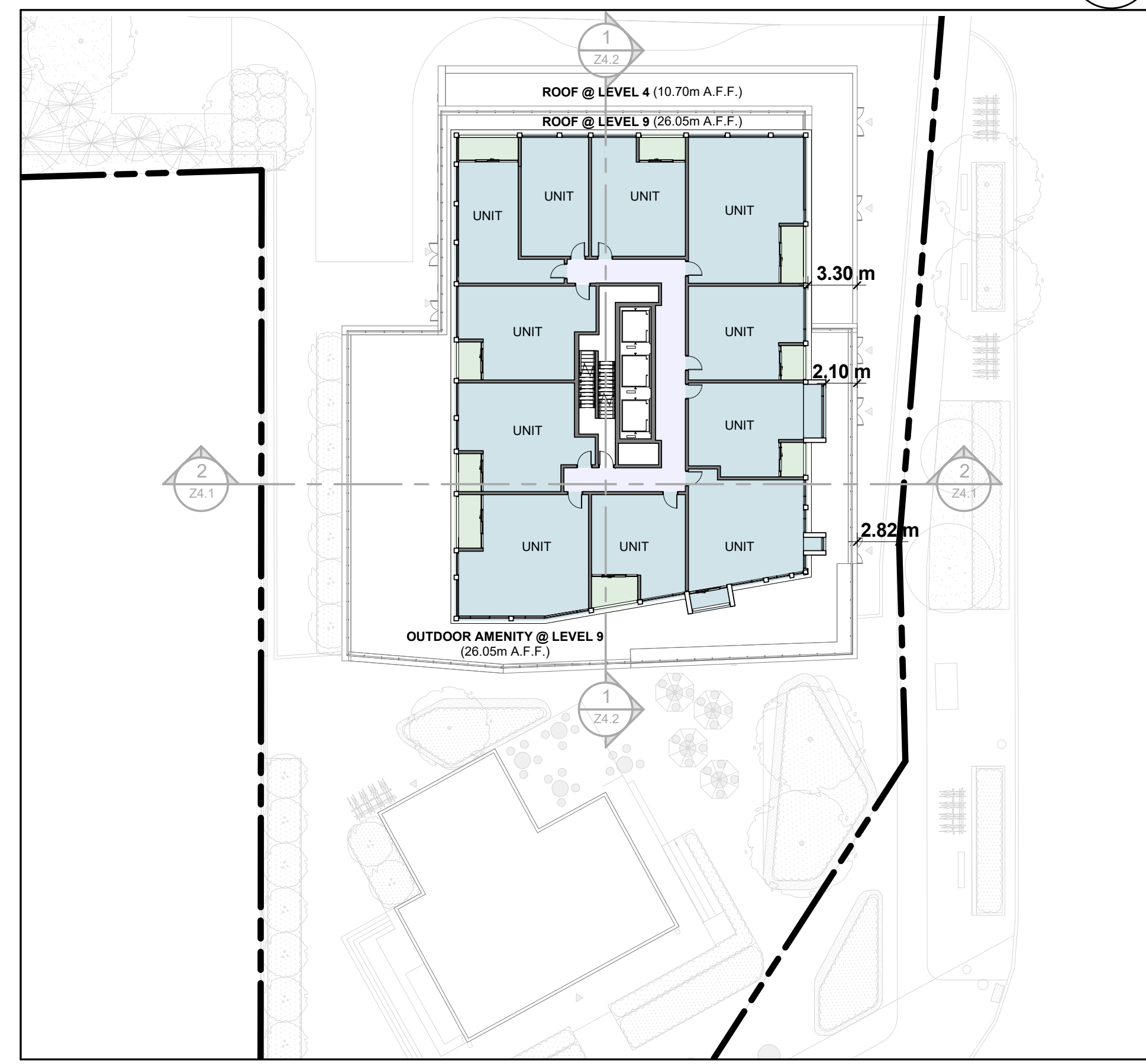
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Floor Plan - LEVEL 4-8 (Building B) 8
 Scale: 1 : 300 Z2.3



Floor Plan - LEVEL 9 (Building B) 10
 Scale: 1 : 300 Z2.3



Floor Plan - LEVEL 10-20 (Building B) 12
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**Floor Plan - Mech/
Penthouse & Roof Plan**

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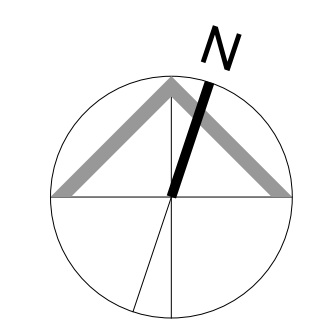
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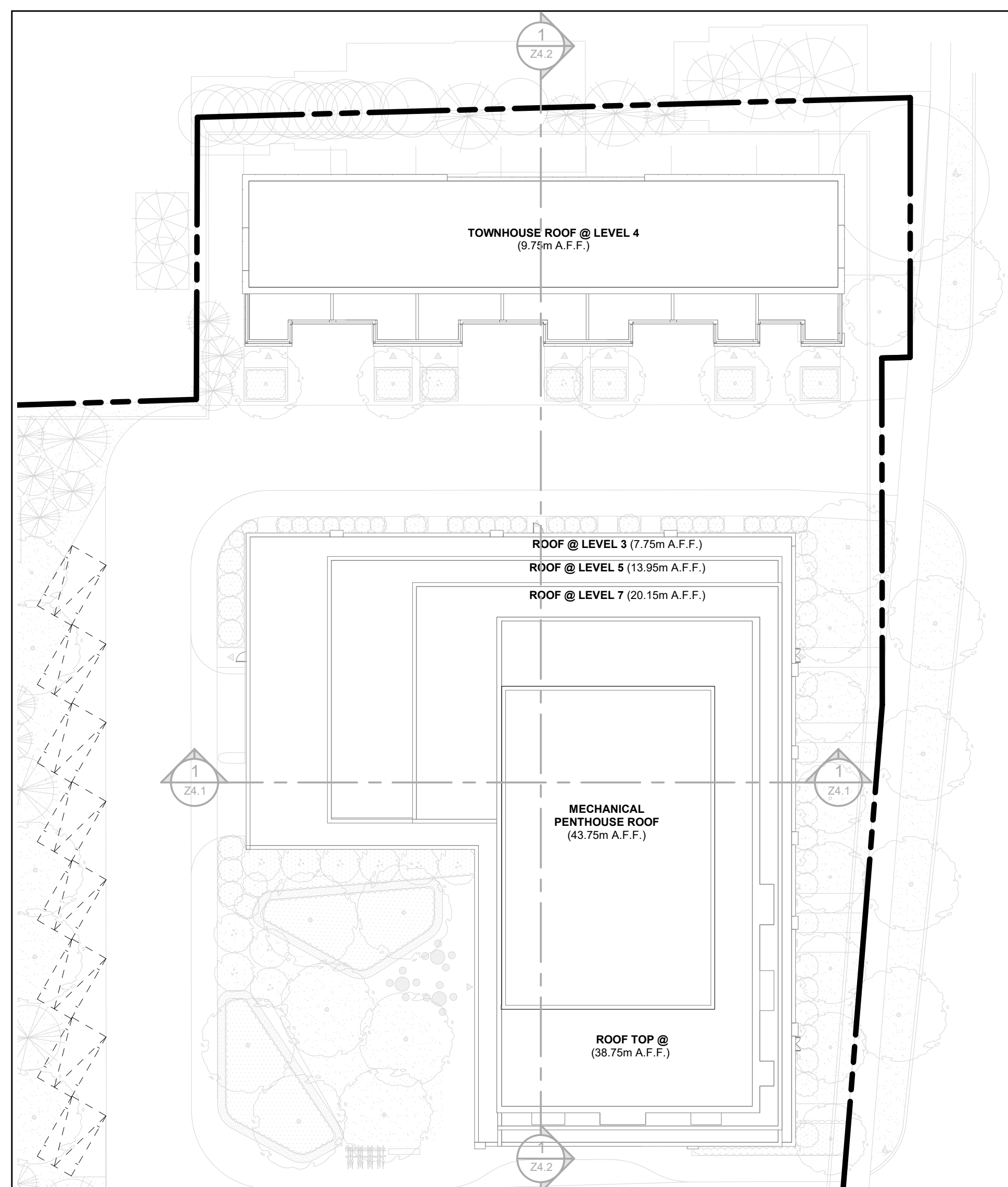
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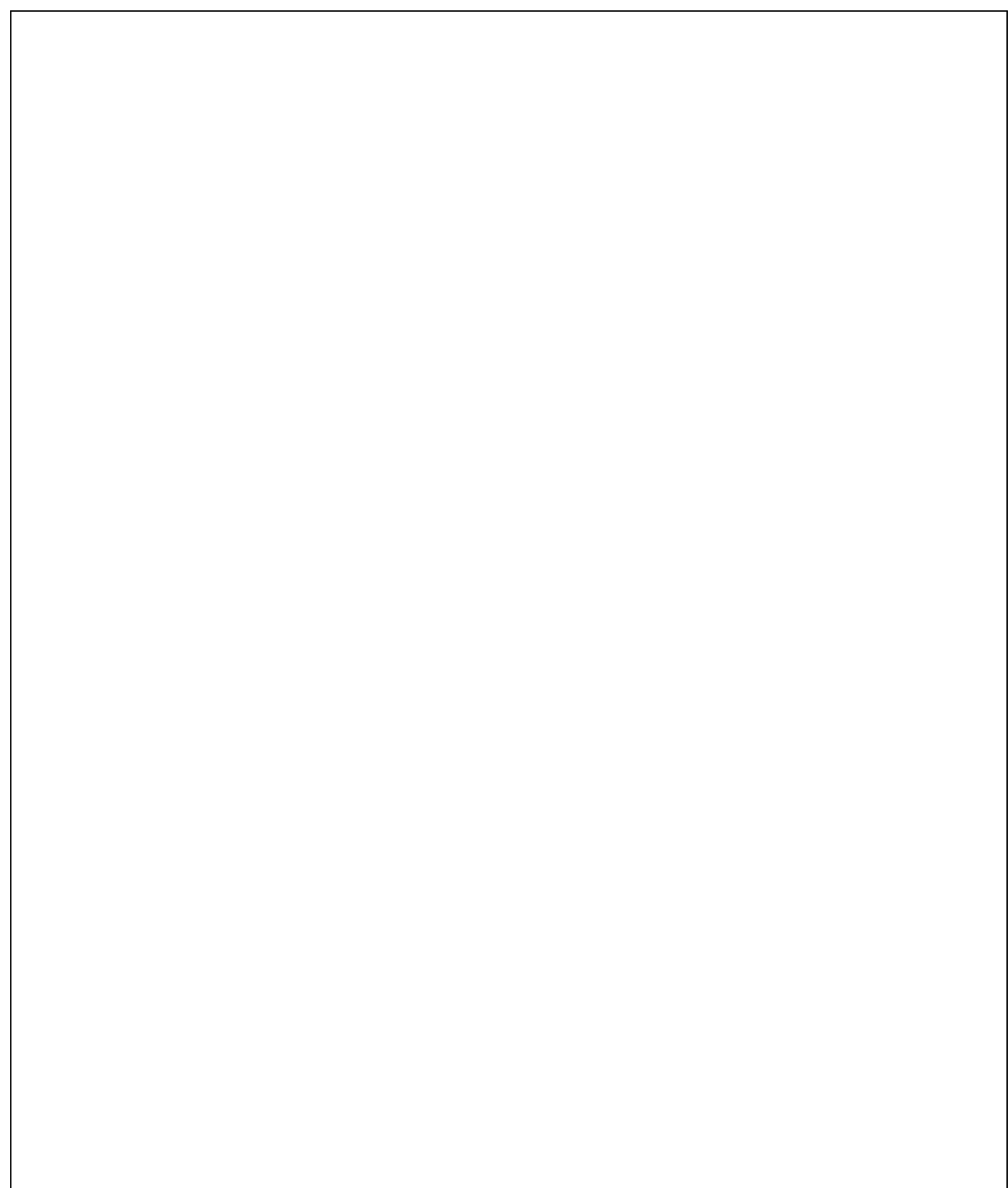
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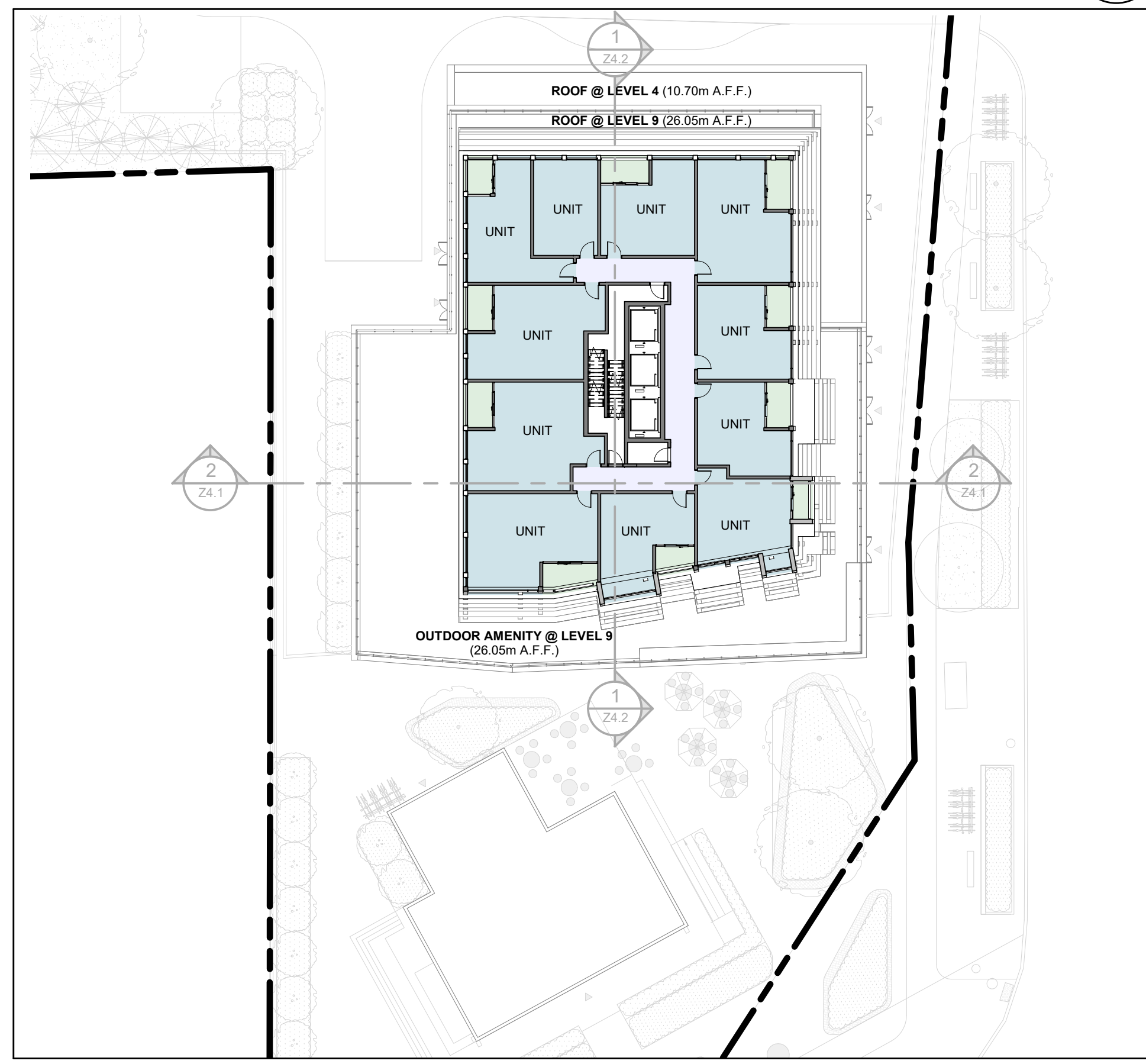
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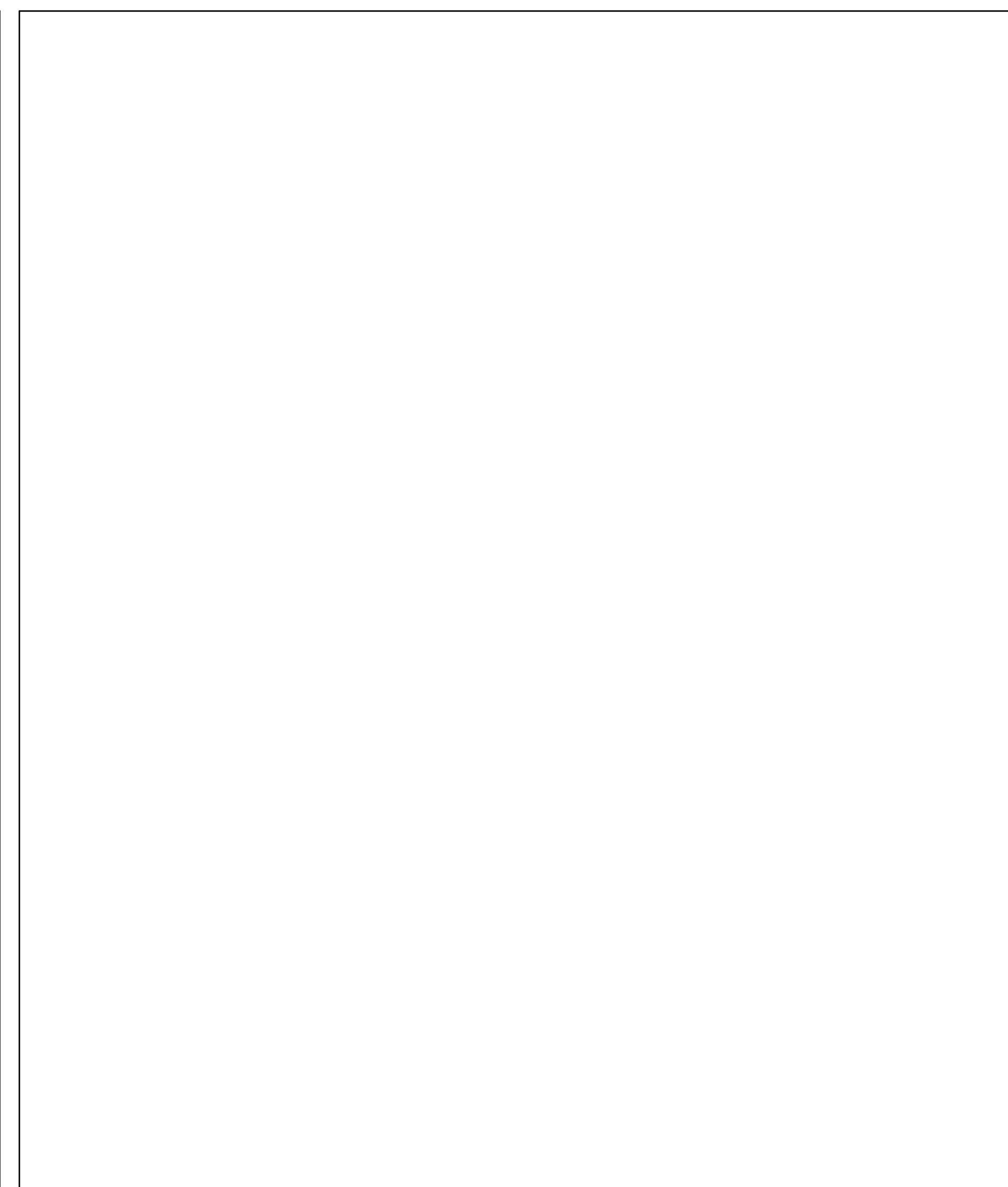
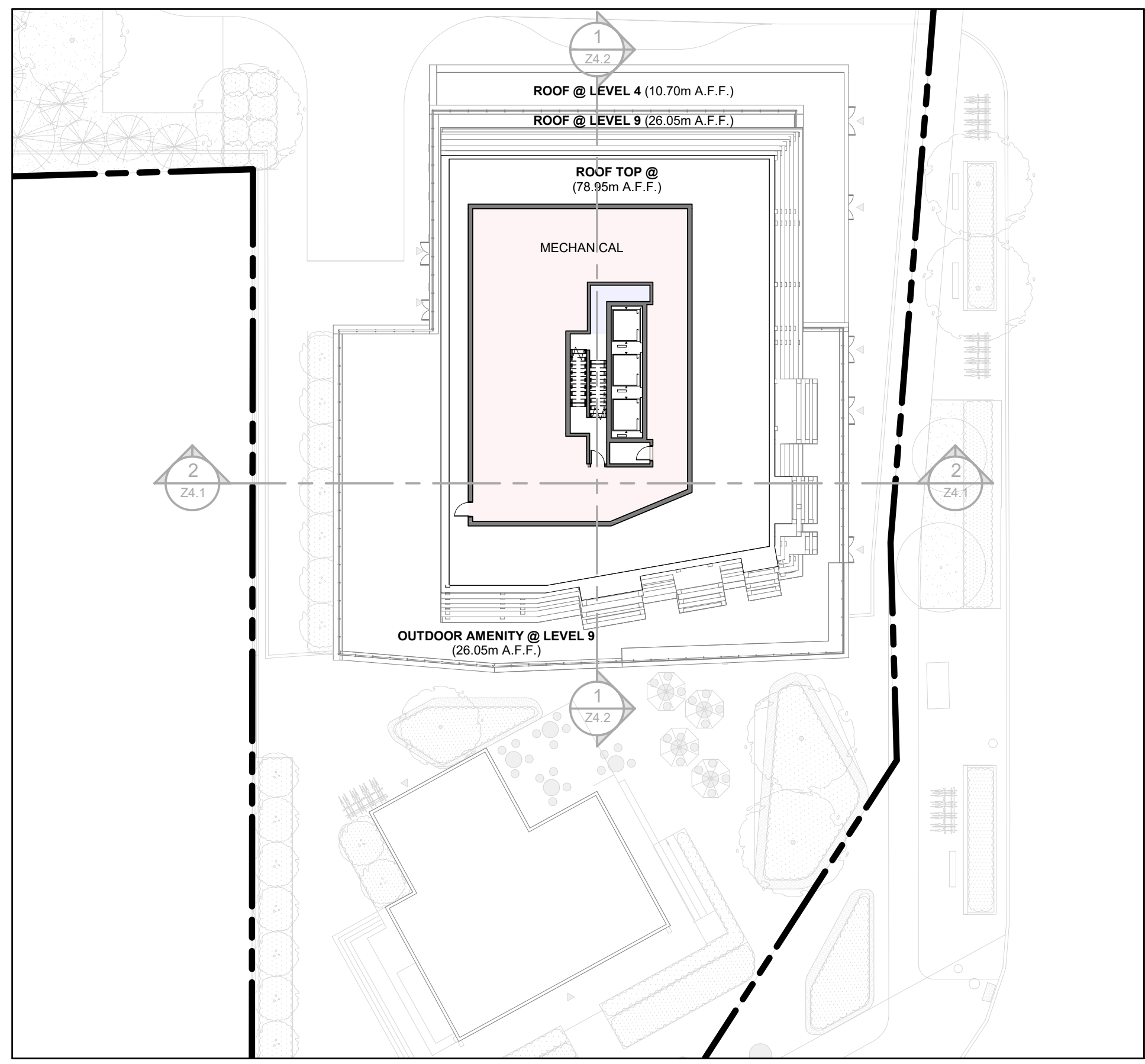
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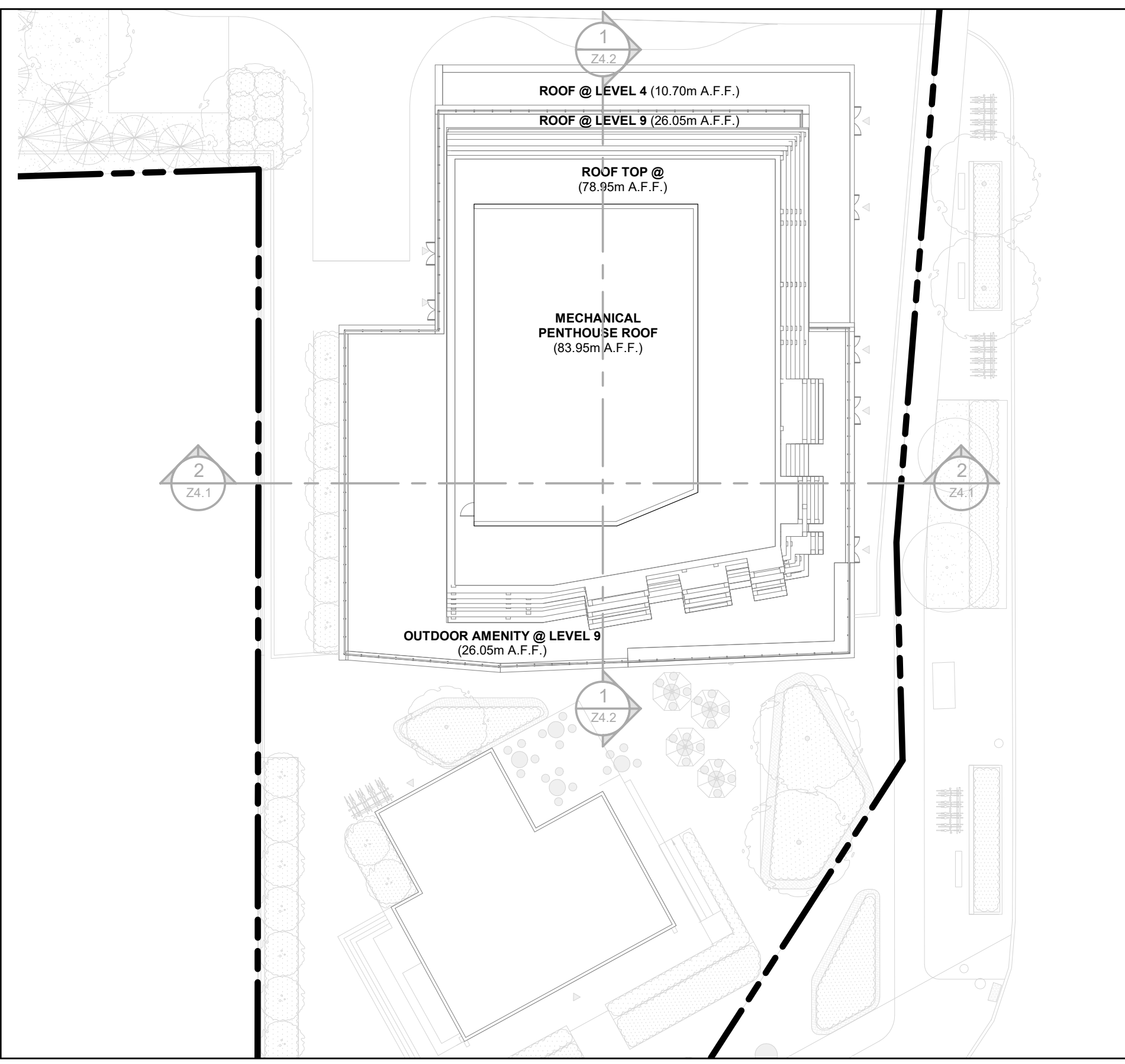
Mechanical Penthouse (Building B) 15
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Floor Plan - LEVEL 25 (Building B) 14
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Roof Plan (Building B) 16
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No.: Revision: Date:

01	Rezoning	May 16, 2019
No	Issued For:	Date:

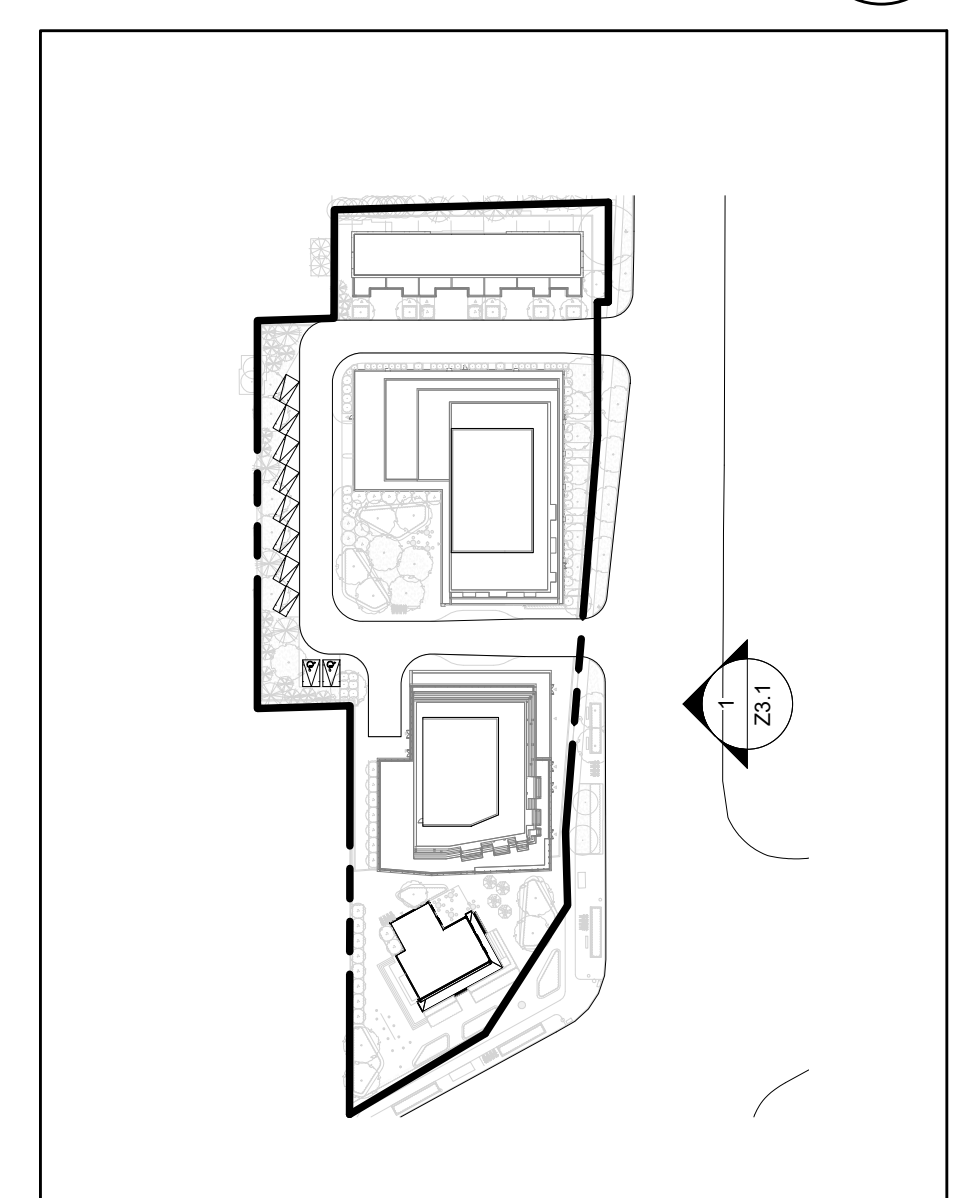
- 83.95 Building B - Mech
- 78.95 Building B - ROOF
- 75.10 Building B - LEVEL 25
- 72.15 Building B - LEVEL 24
- 69.20 Building B - LEVEL 23
- 66.25 Building B - LEVEL 22
- 63.30 Building B - LEVEL 21
- 60.35 Building B - LEVEL 20
- 57.10 Building B - LEVEL 19
- 54.15 Building B - LEVEL 18
- 51.20 Building B - LEVEL 17
- 48.25 Building B - LEVEL 16
- 45.30 Building B - LEVEL 15
- 42.35 Building B - LEVEL 14
- 39.40 Building B - LEVEL 13
- 36.45 Building B - LEVEL 12
- 33.50 Building B - LEVEL 11
- 30.55 Building B - LEVEL 10
- 28.05 Building B - LEVEL 9
- 22.50 Building B - LEVEL 8
- 19.55 Building B - LEVEL 7
- 16.60 Building B - LEVEL 6
- 13.65 Building B - LEVEL 5
- 10.70 Building B - LEVEL 4
- 7.45 Building B - LEVEL 3
- 4.50 Building B - LEVEL 2
- 0.00 Building B-LEVEL 1



- BUILDING A-MPH 43.75
- Building A-ROOF 38.75
- Building A-LEVEL 12 34.90
- Building A-LEVEL 11 31.95
- Building A-LEVEL 10 29.00
- Building A-LEVEL 9 26.05
- Building A-LEVEL 8 23.10
- Building A-LEVEL 7 20.15
- Building A-LEVEL 6 16.90
- Building A-LEVEL 5 13.95
- Building A-LEVEL 4 10.70
- Building A-LEVEL 3 7.75
- Building A-LEVEL 2 4.50
- Building A-LEVEL 1 0.00

- TH - LEVEL 4 9.75
- TH - LEVEL 3 6.50
- TH - LEVEL 2 3.25
- TH - LEVEL 1 0.00

East Elevation 1
 Scale: 1 : 250



Key Plan - East Elevation 2
 NTS

East Elevation

OLD LIVERPOOL HOUSE
 1294 Kingston Rd & 1848-1852 Liverpool Rd

As indicated	Scale:
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Z3.1

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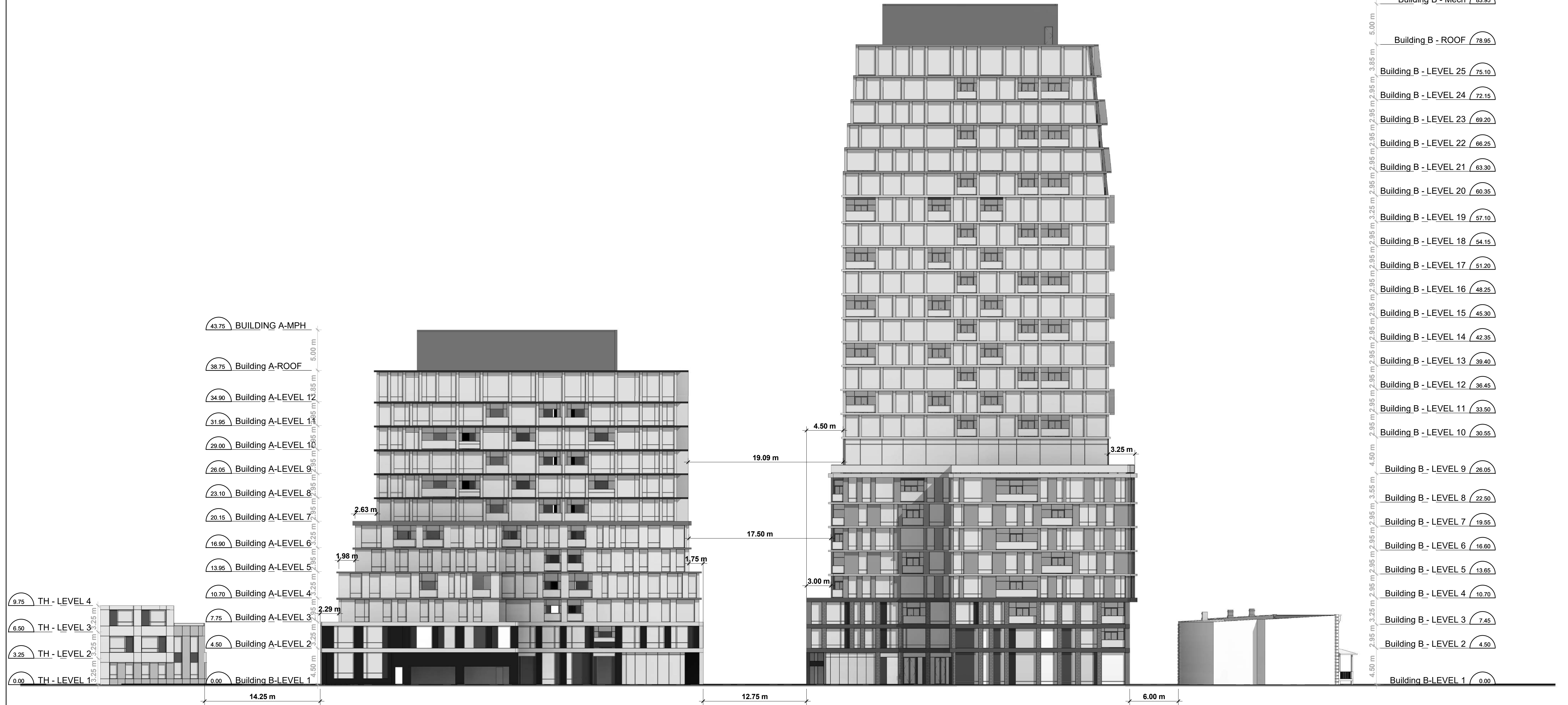


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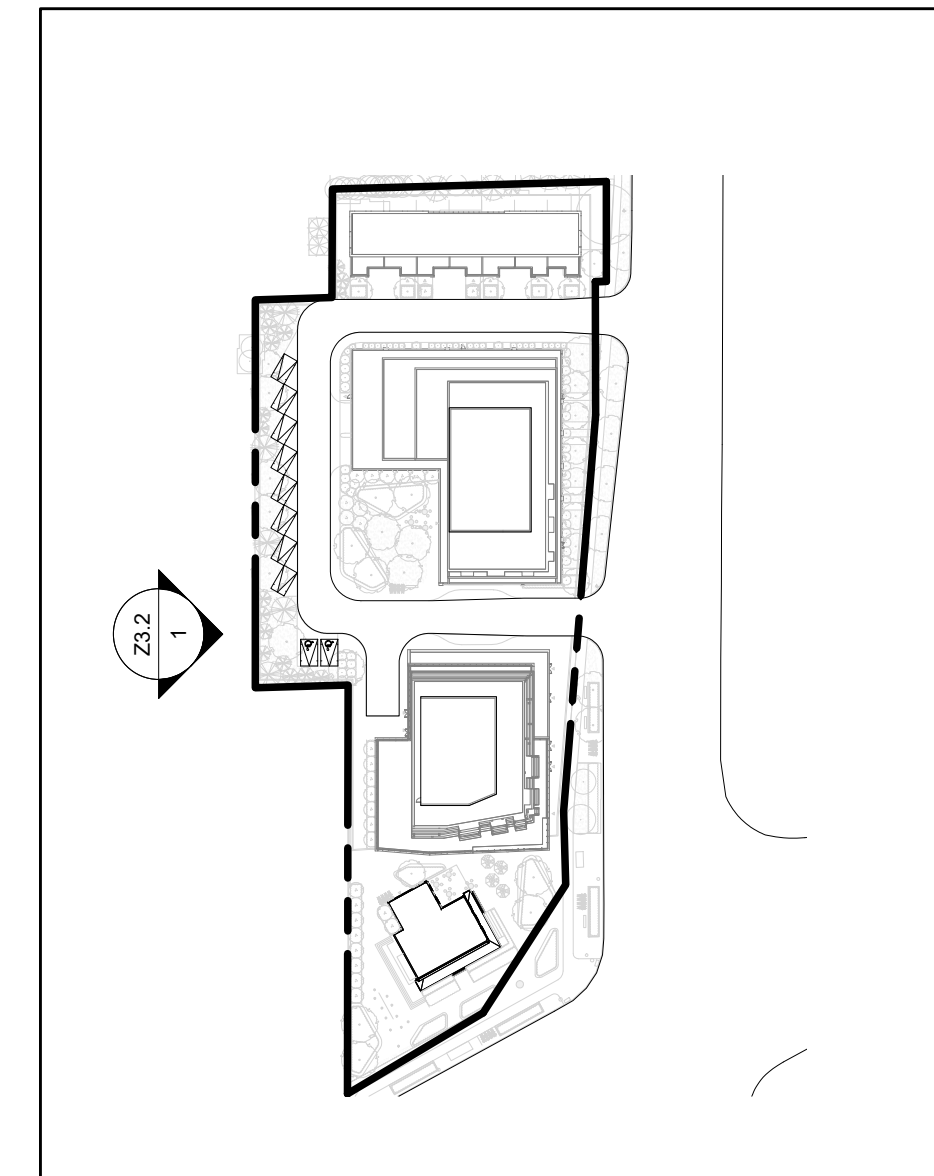
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West Elevation 1
Scale: 1 : 250 **Z3.2**



Key Plan - West Elevation 2
NTS **Z3.2**

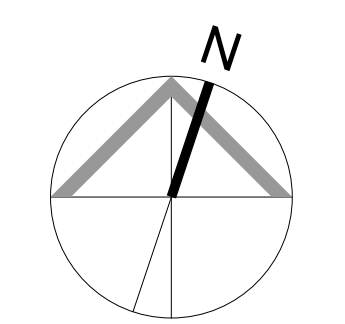
Project Title:
West Elevation

Project:

OLD LIVERPOOL HOUSE

1294 Kingston Rd & 1848-1852 Liverpool Rd

As indicated	Scale:
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DB	Checked by:
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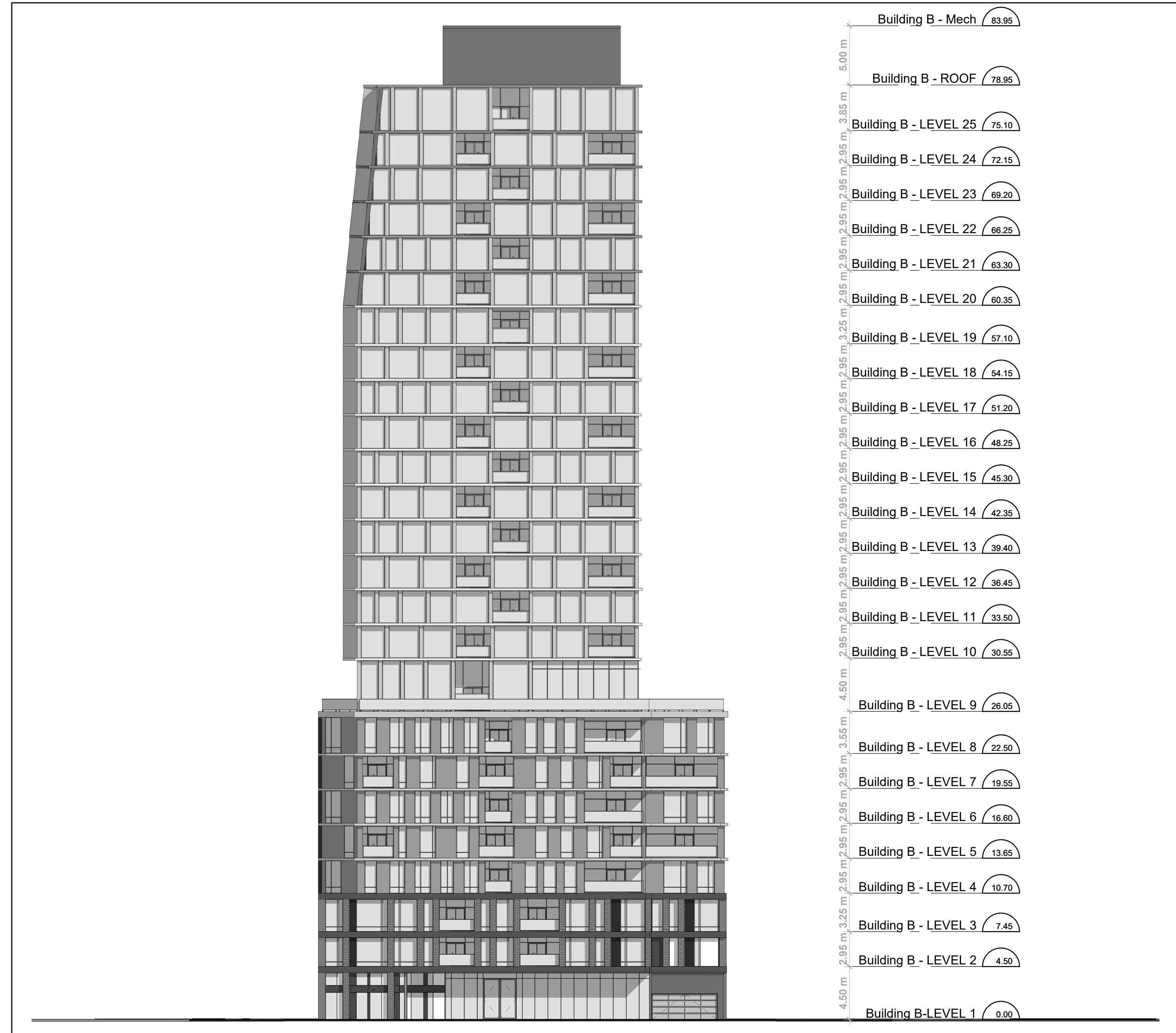
Z3.2



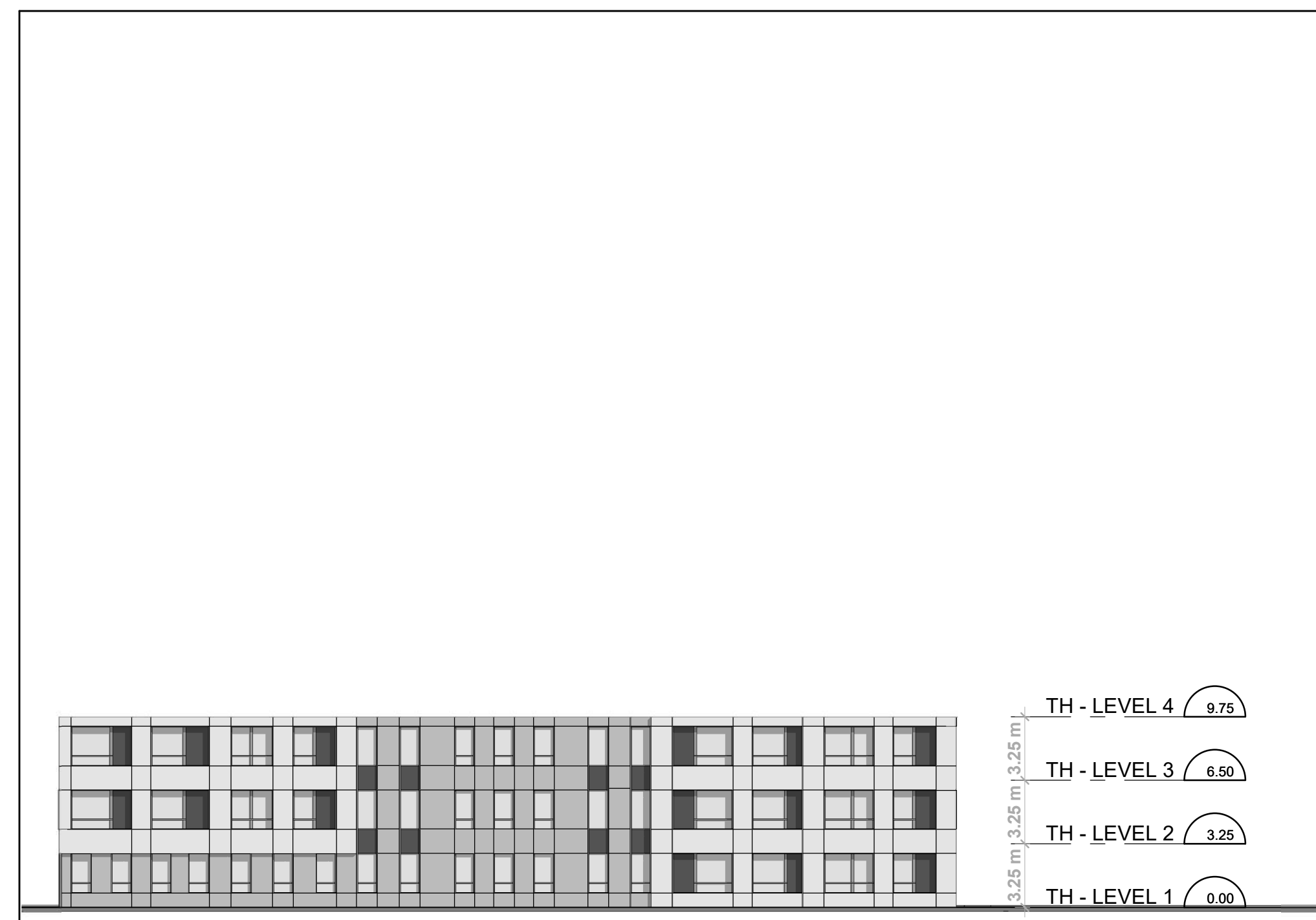
North Elevation **1**
Scale: 1 : 250 **Z3.3**



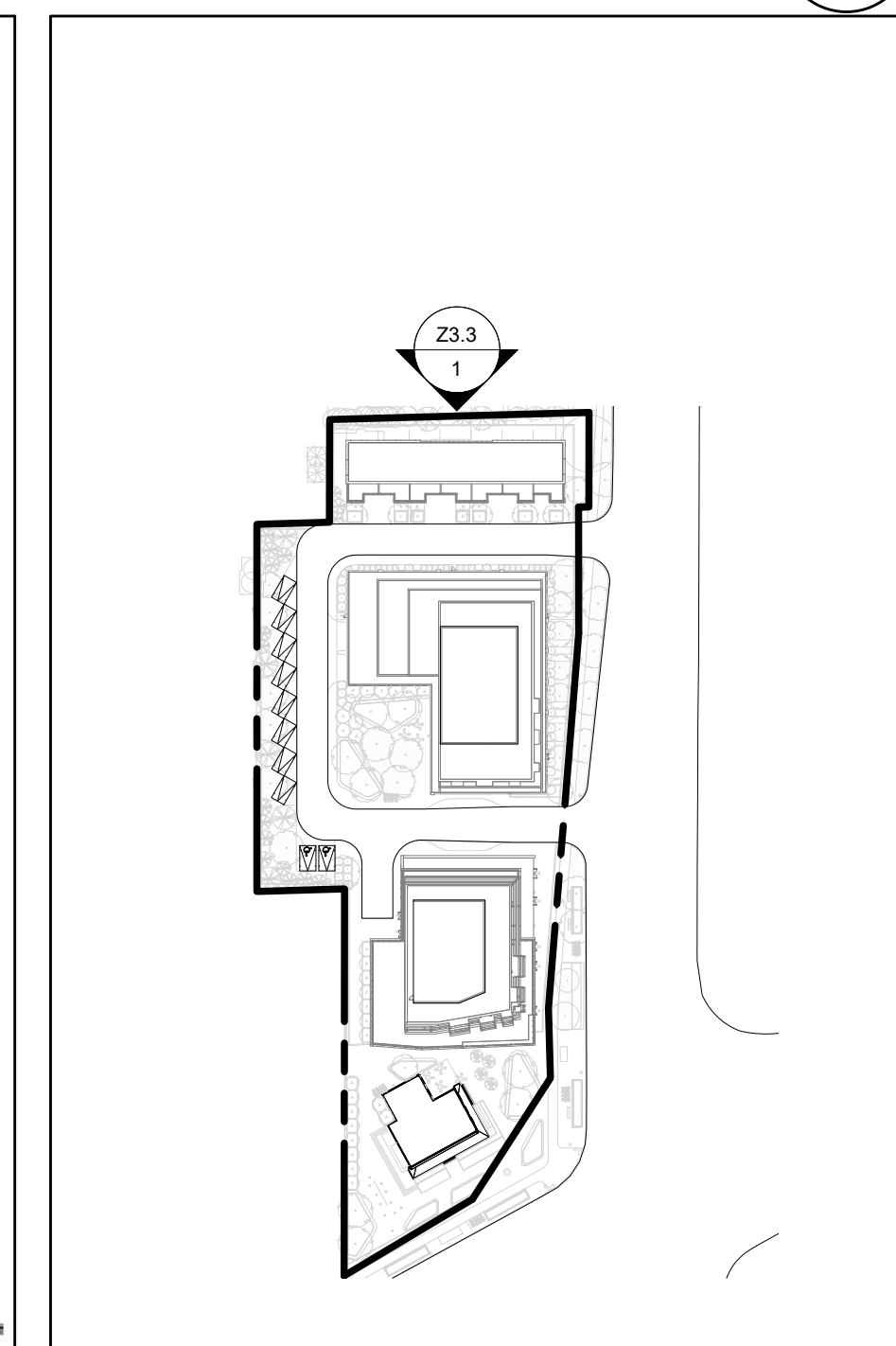
North Elevation - Building A **2**
Scale: 1 : 250 **Z3.3**



North Elevation - Building B **3**
Scale: 1 : 250 **Z3.3**



North Elevation - TH **4**
Scale: 1 : 250 **Z3.3**



Key Plan - North Elevation **5**
NTS **Z3.3**

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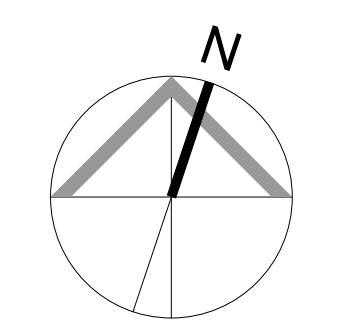
North Elevation

Project:

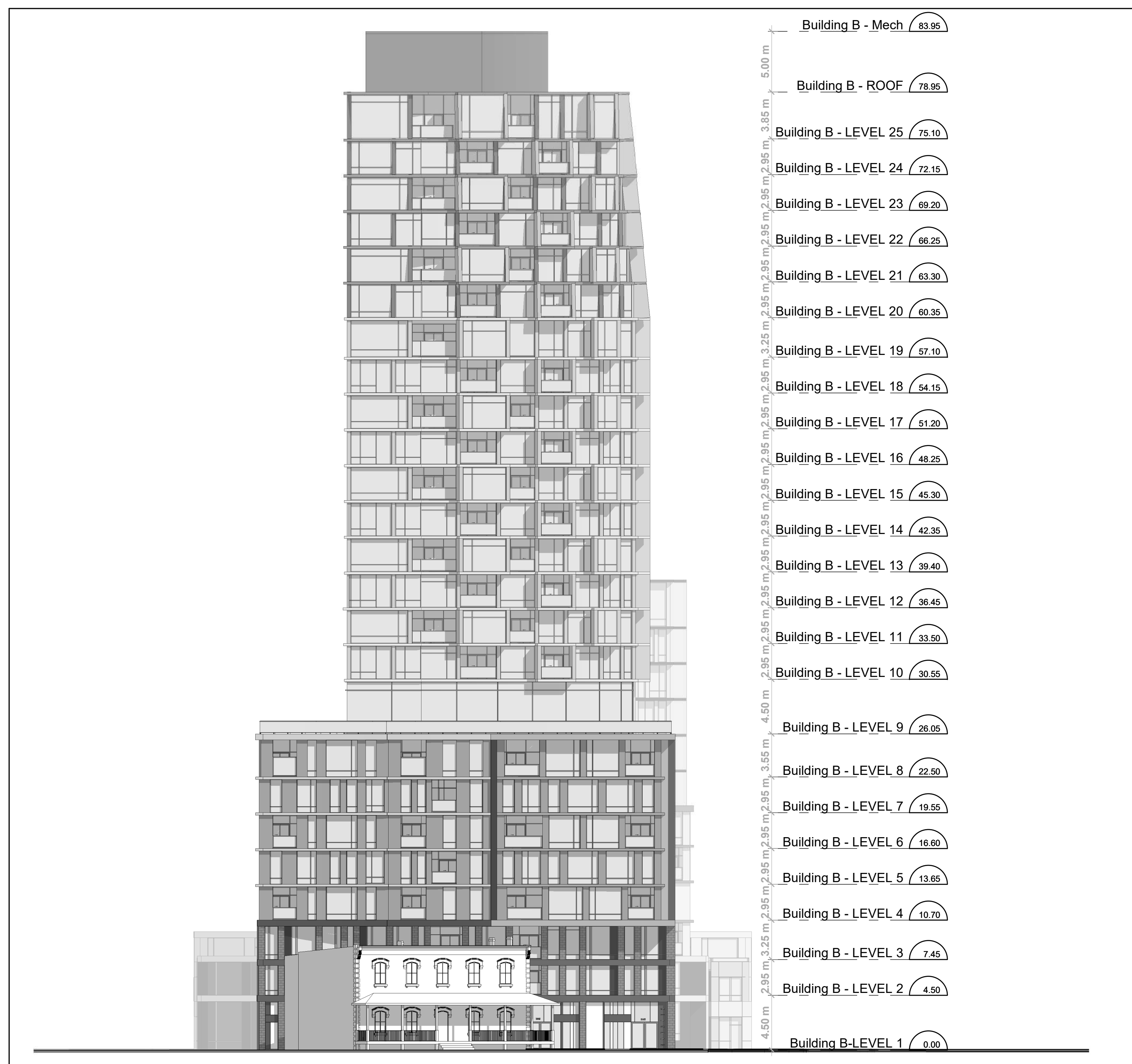
OLD LIVERPOOL HOUSE

1294 Kingston Rd & 1848-1852 Liverpool Rd

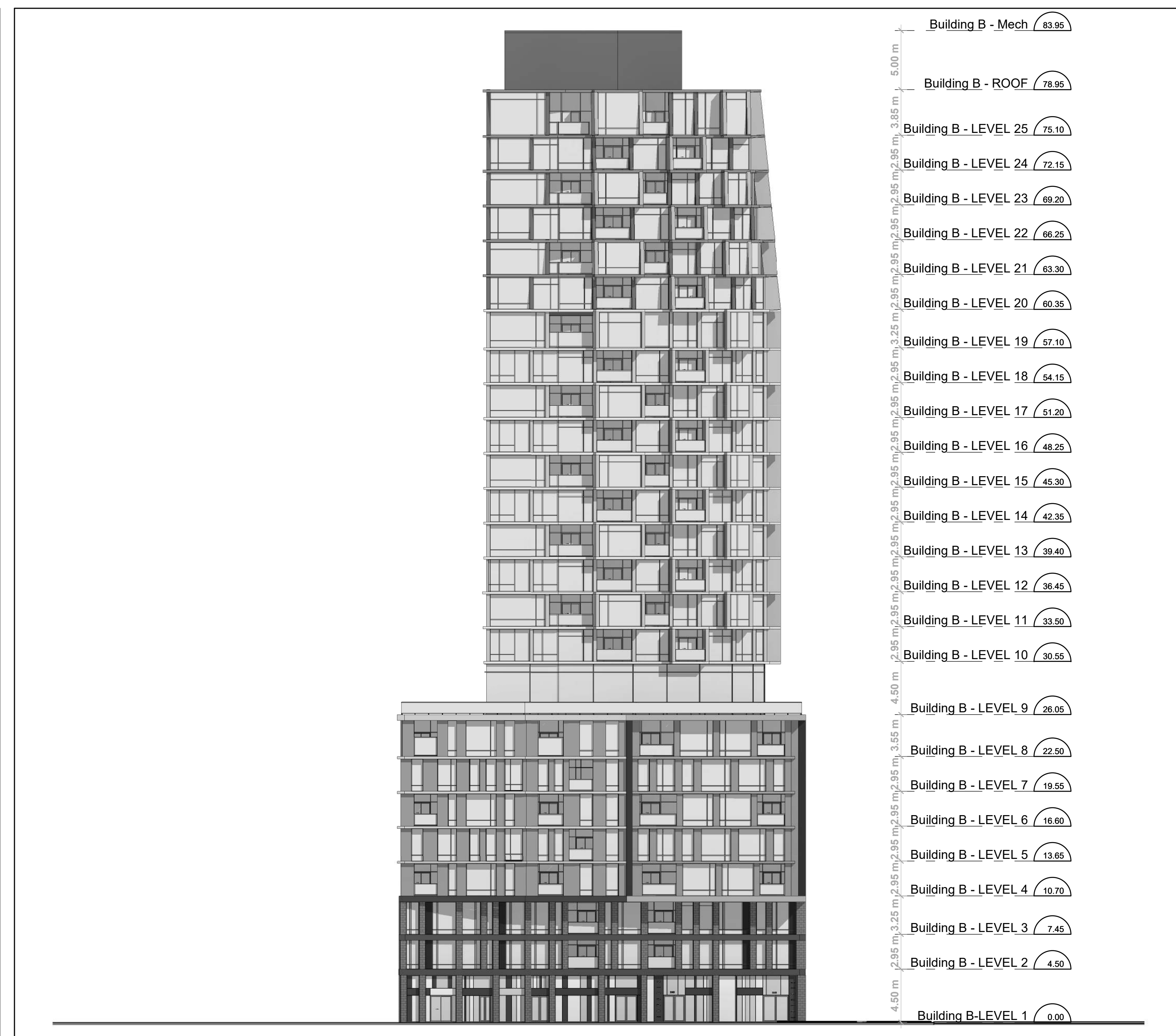
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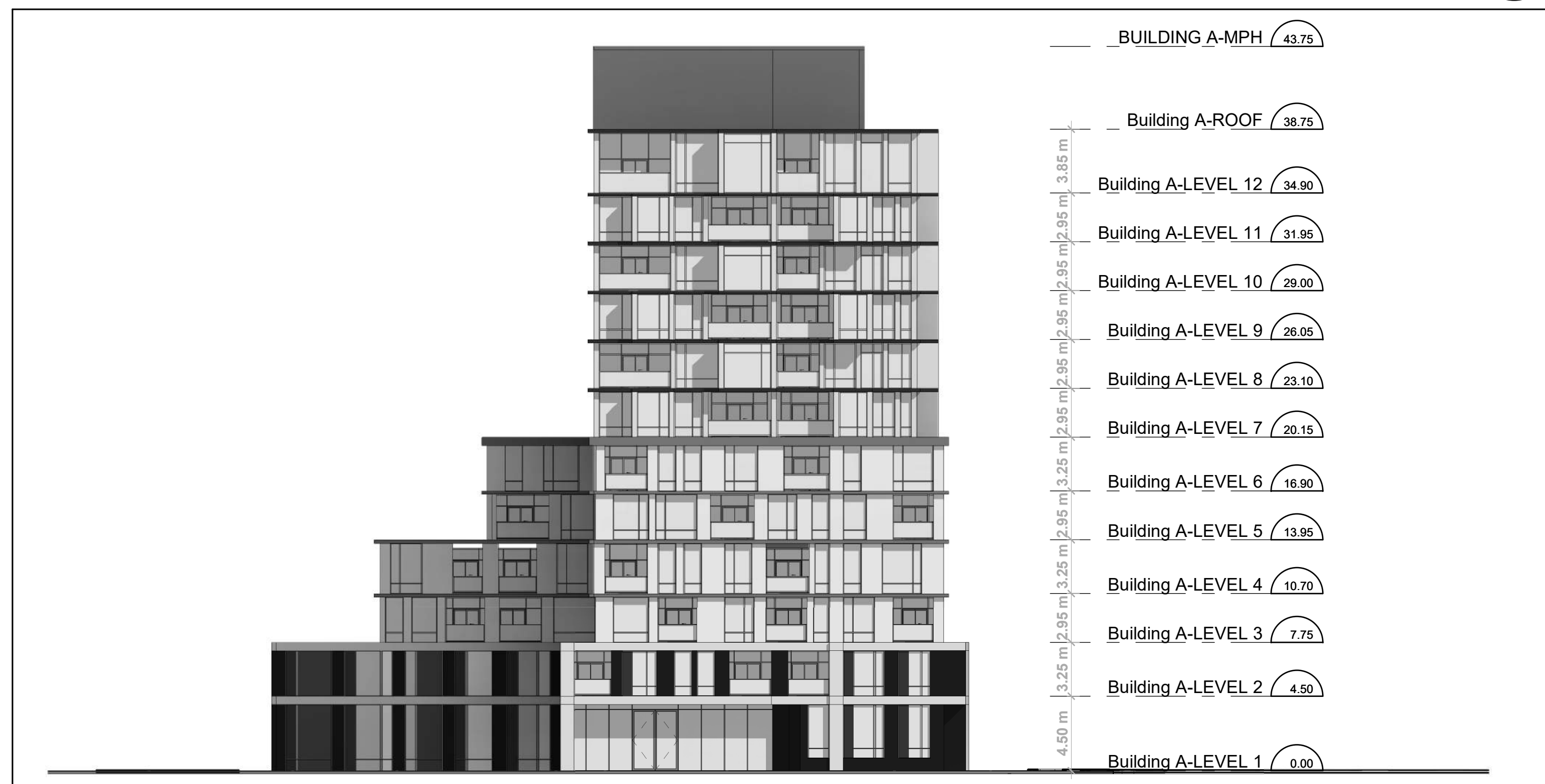
Z3.3



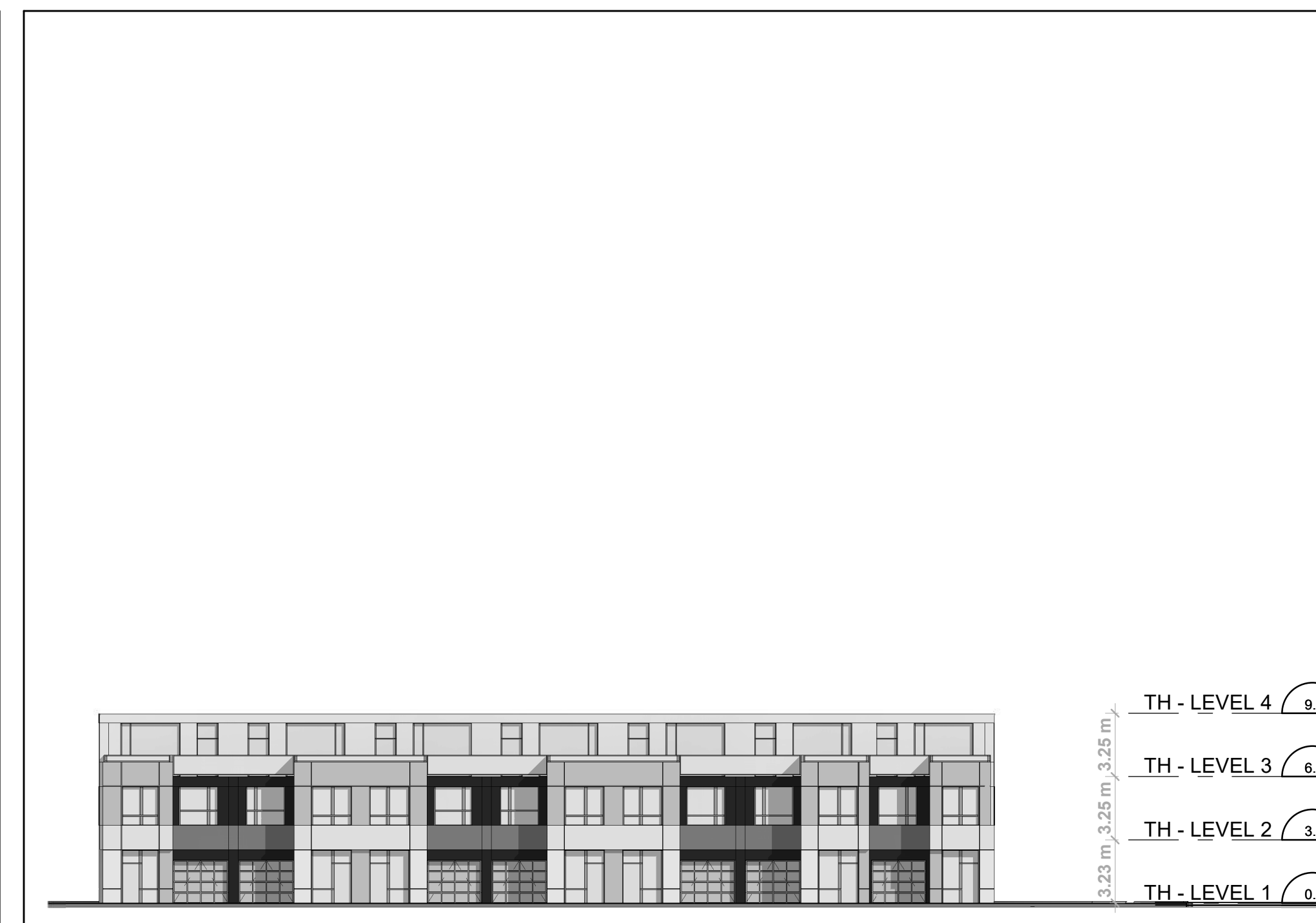
South Elevation **1**
Scale: 1 : 250 **Z3.4**



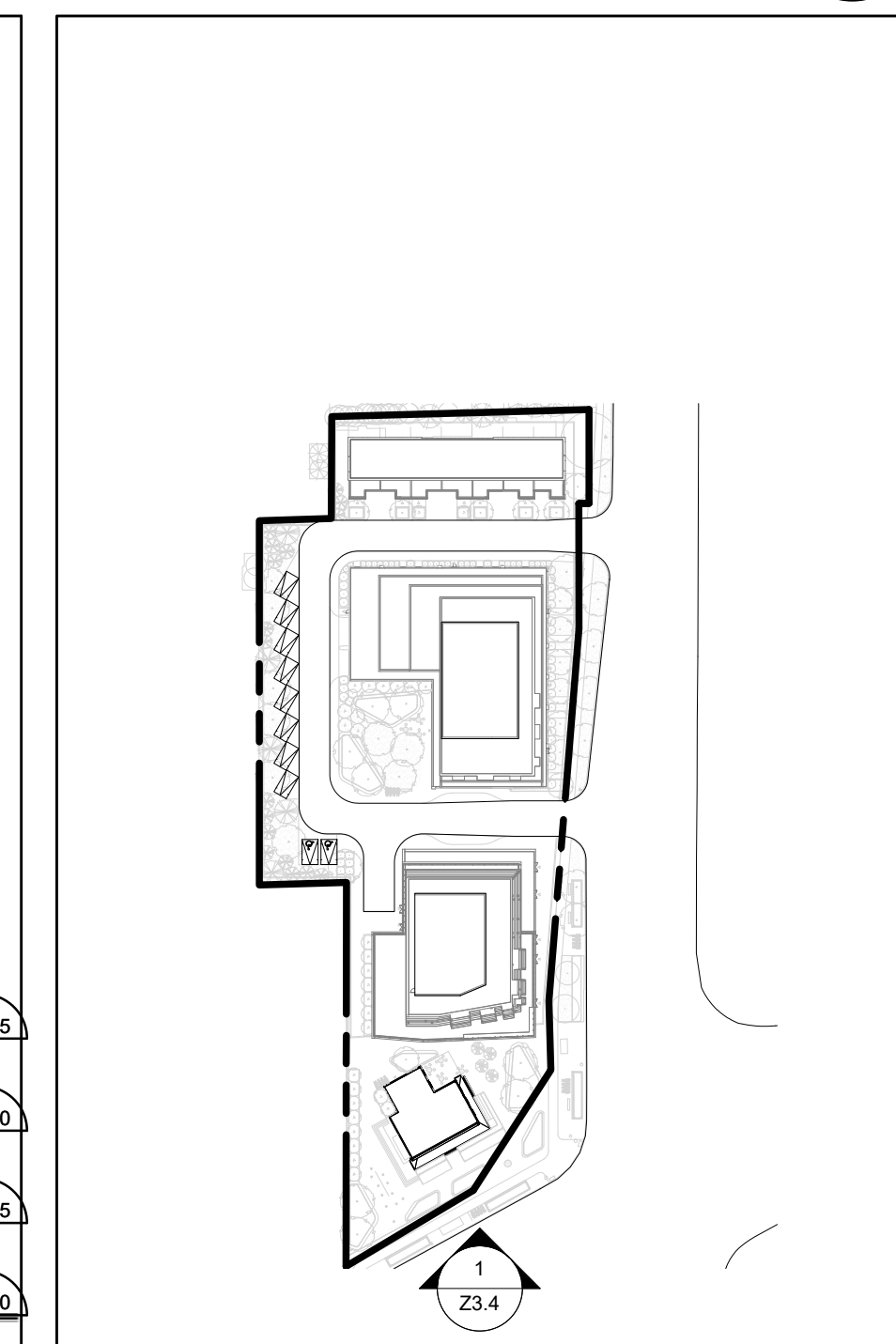
South Elevation - Building B **3**
Scale: 1 : 250 **Z3.4**



South Elevation - Building A **2**
Scale: 1 : 250 **Z3.4**



South Elevation - TH **4**
Scale: 1 : 250 **Z3.4**



Key Plan - South Elevation **5**
NTS **Z3.4**

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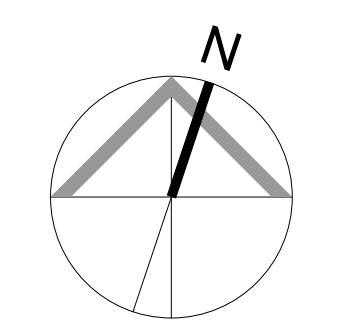
South Elevation

Project:

OLD LIVERPOOL HOUSE

1294 Kingston Rd & 1848-1852 Liverpool Rd

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Z3.4

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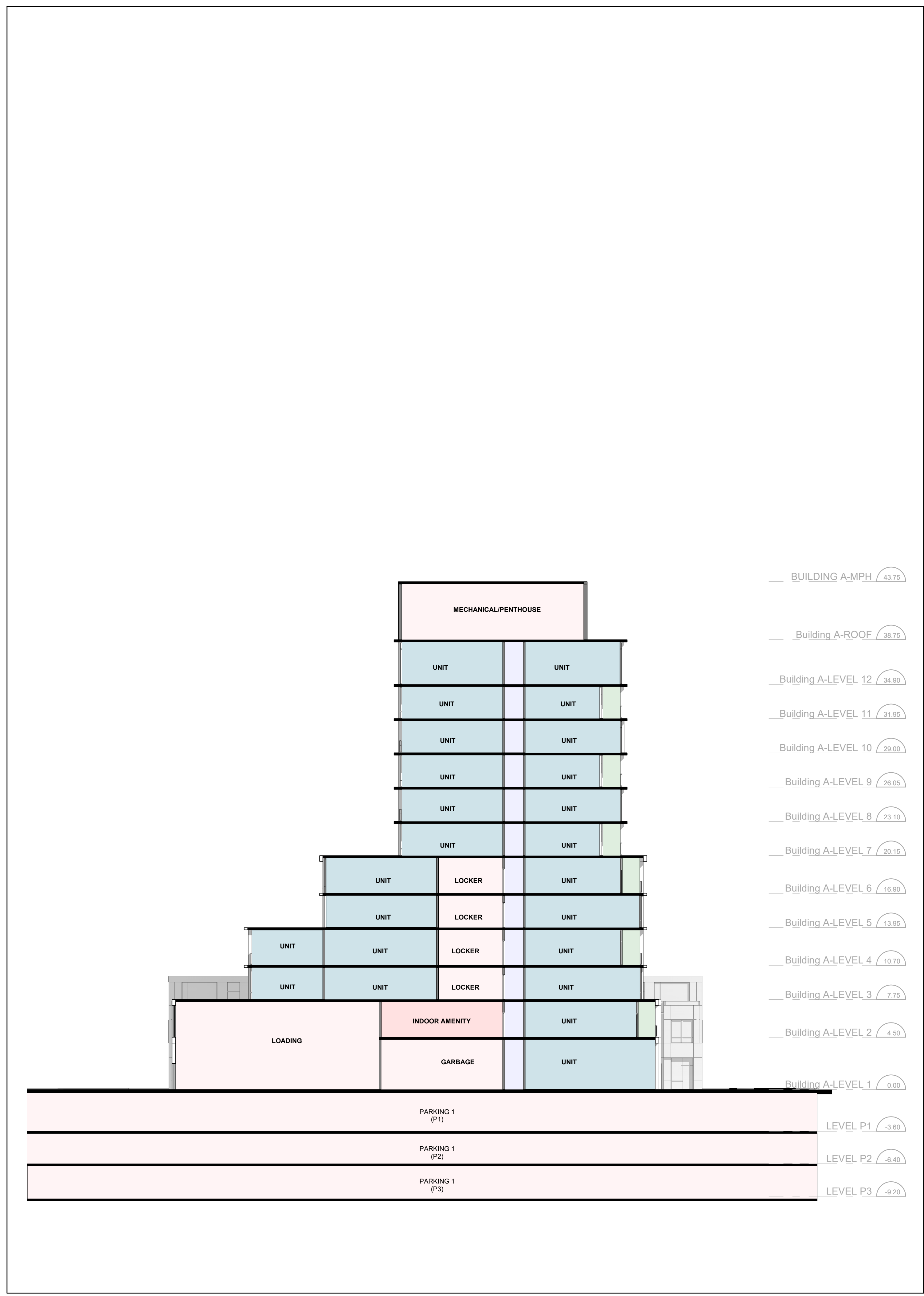
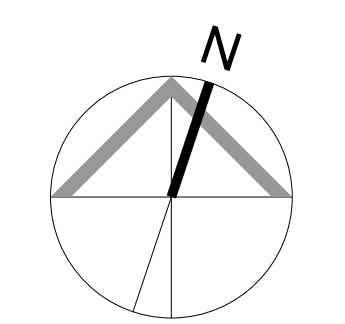
Section - East/West

Project:

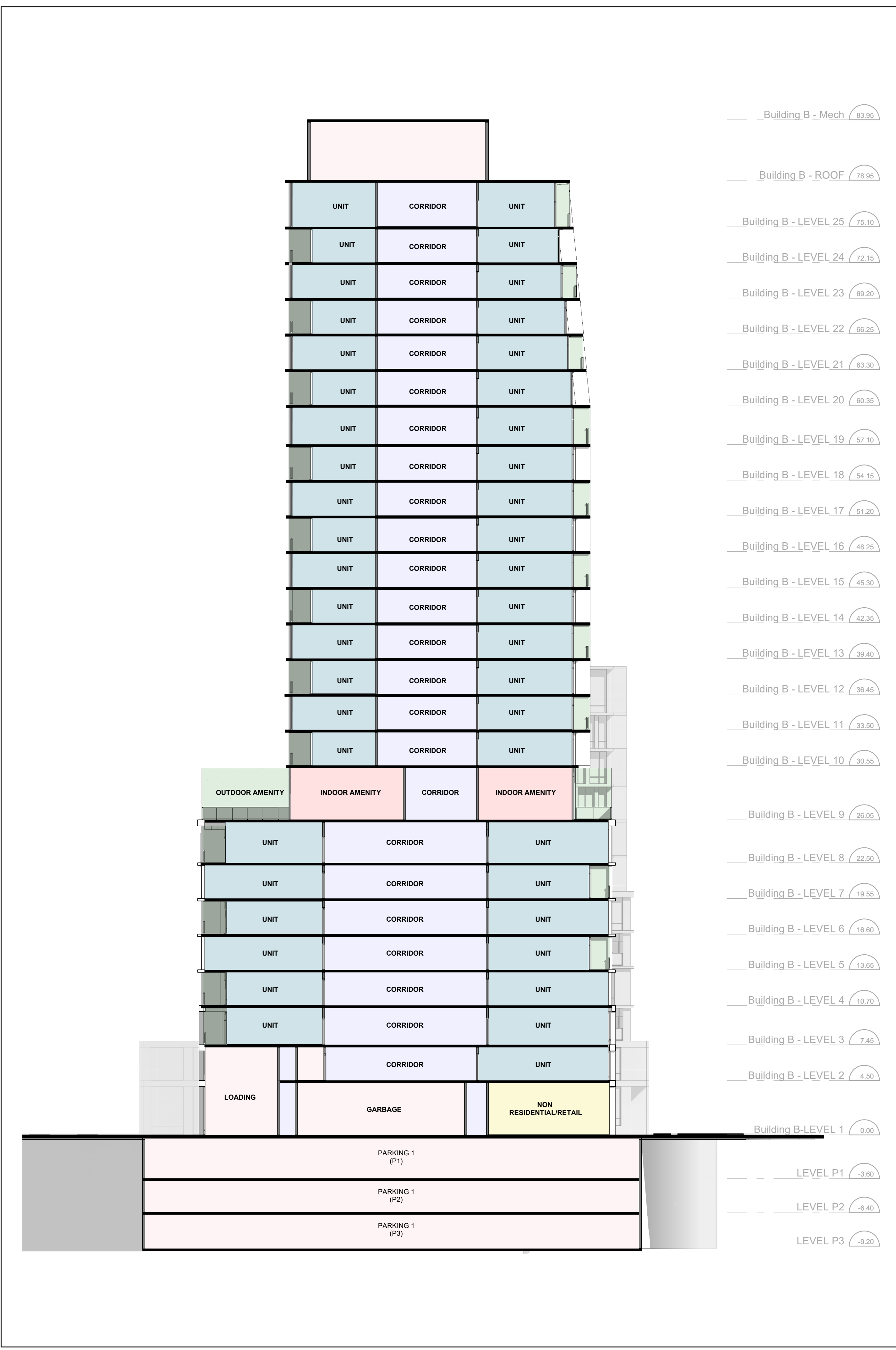
OLD LIVERPOOL HOUSE

1294 Kingston Rd & 1848-1852 Liverpool Rd

Scale:	1 : 200
Drawn by:	TA
Checked by:	DB
Project No.:	18-044
Date:	05/16/19
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Section East/West (Building A)
 Scale: 1 : 200



Section East/West (Building B)
 Scale: 1 : 200

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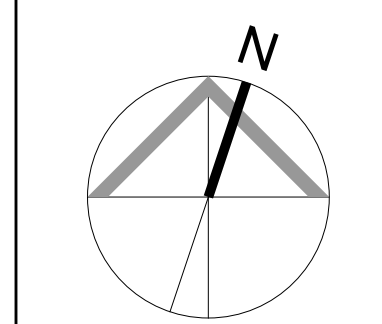
Section - North/South

Project:

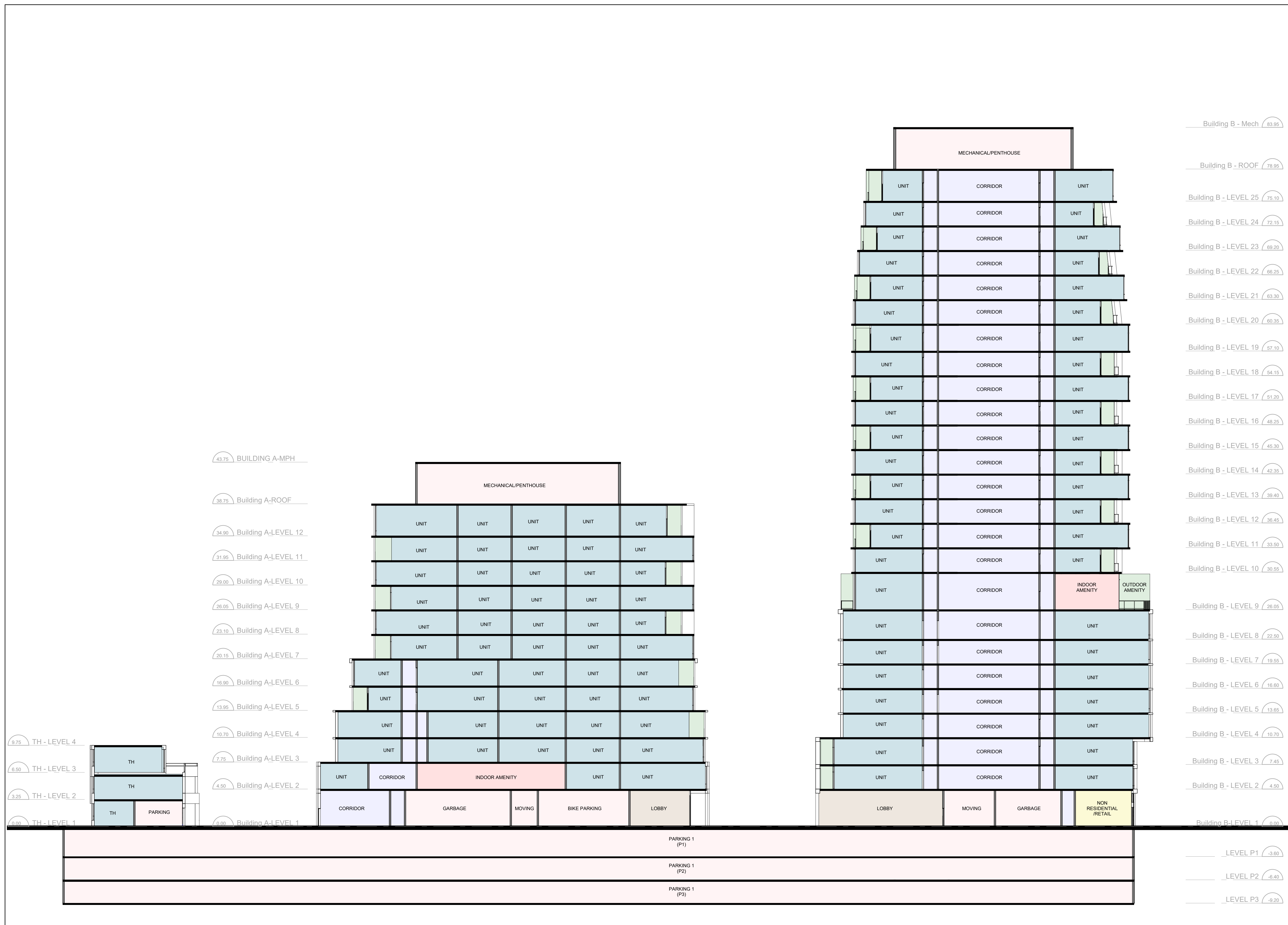
OLD LIVERPOOL HOUSE

1294 Kingston Rd & 1848-1852 Liverpool Rd

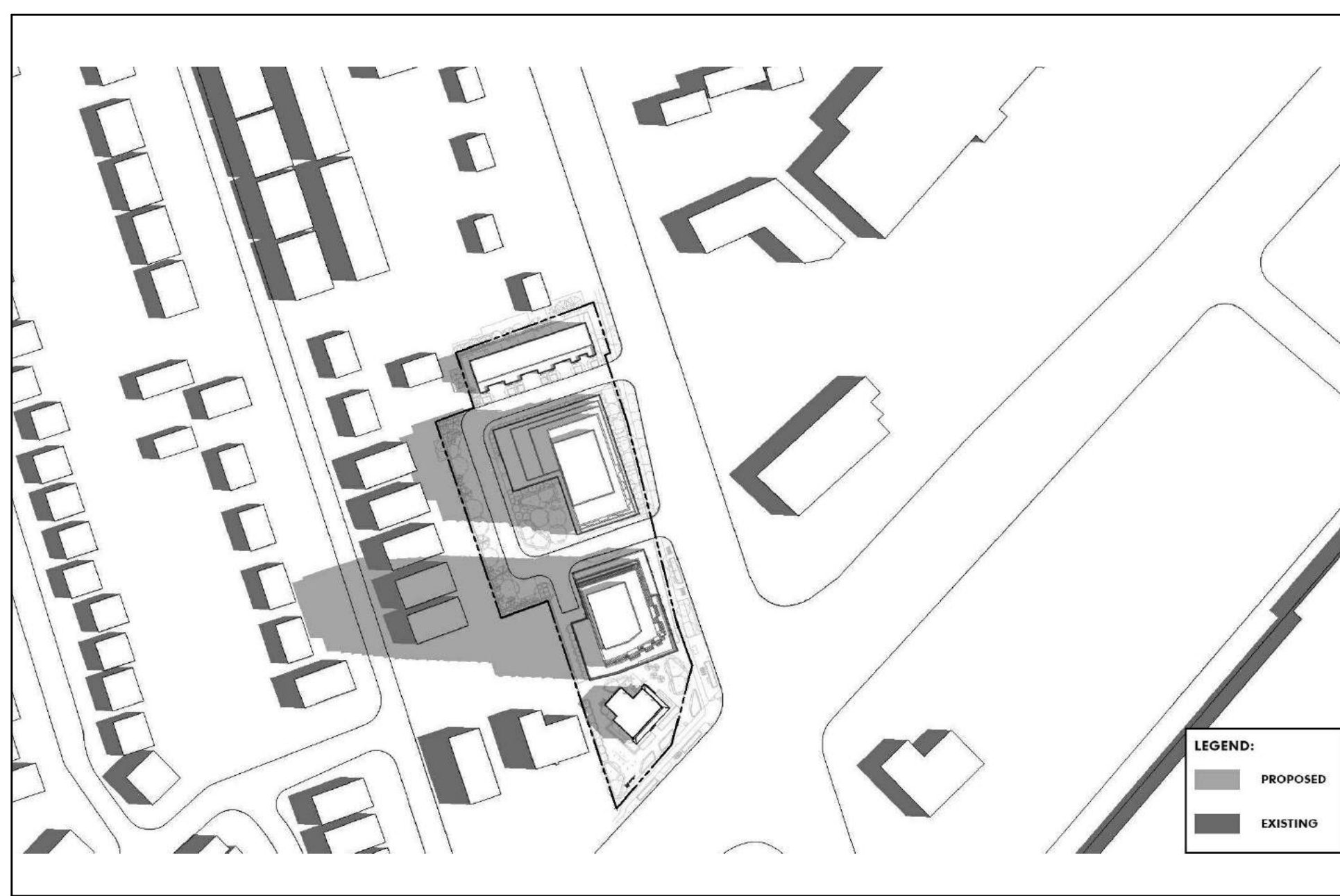
1 : 200	Scale:
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18-044	Project No.:
05/16/19	Date:
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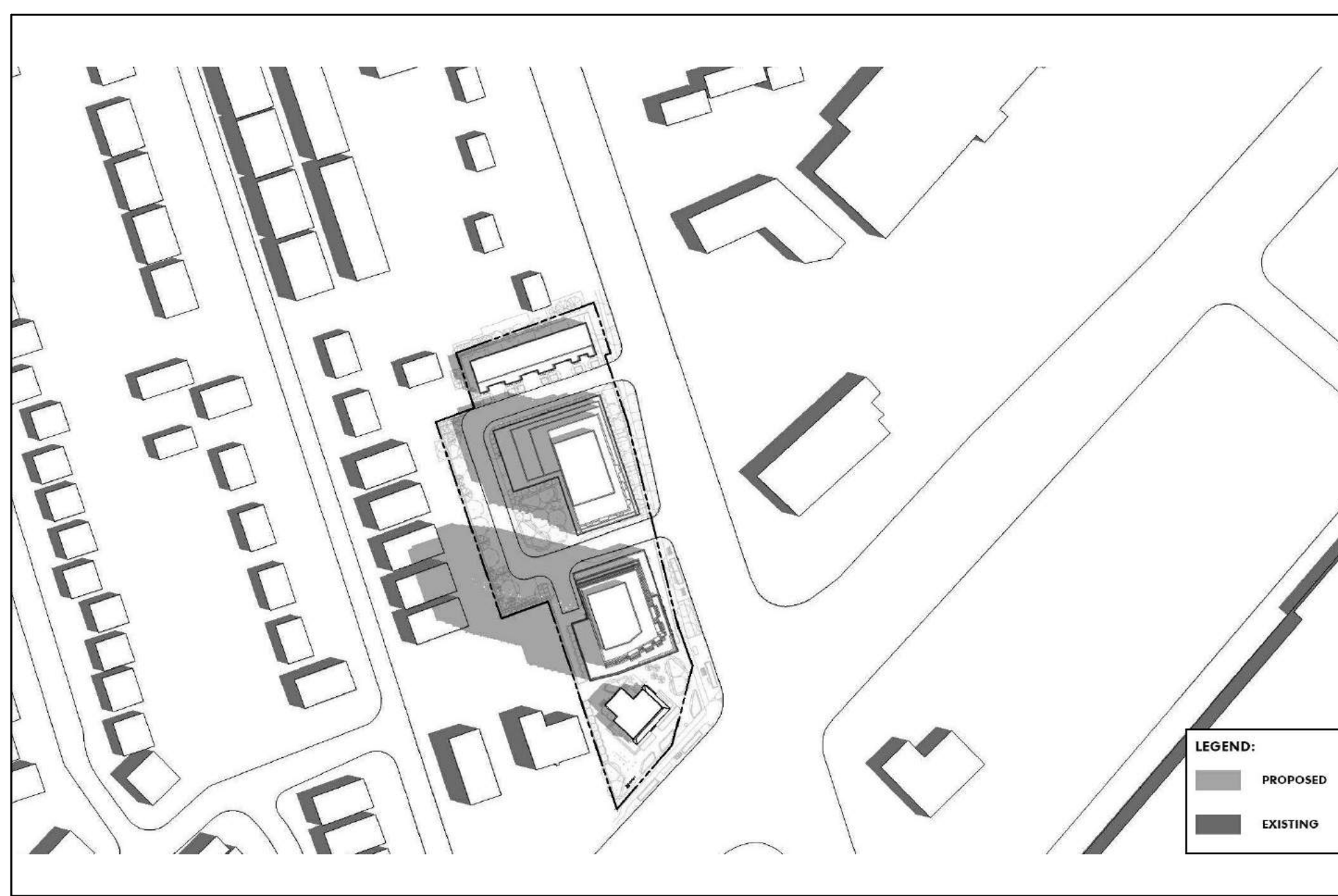
Z4.2



Section North/South 1
 Scale: 1 : 200 Z4.2



June 21 @ 09:18 **1**
Z5.1



June 21 @ 10:18 **2**
Z5.1



June 21 @ 11:18 **3**
Z5.1



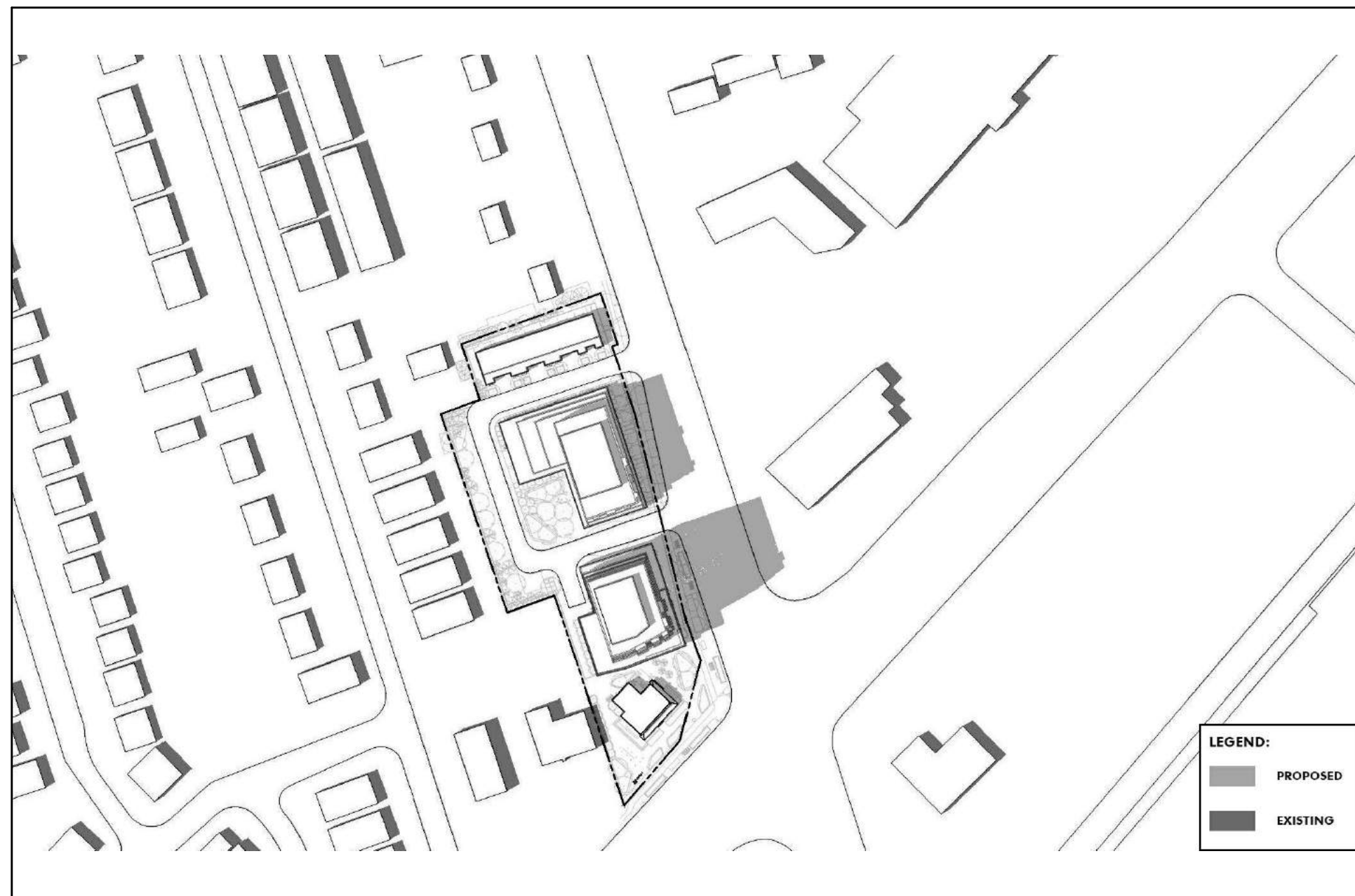
June 21 @ 12:18 **4**
Z5.1



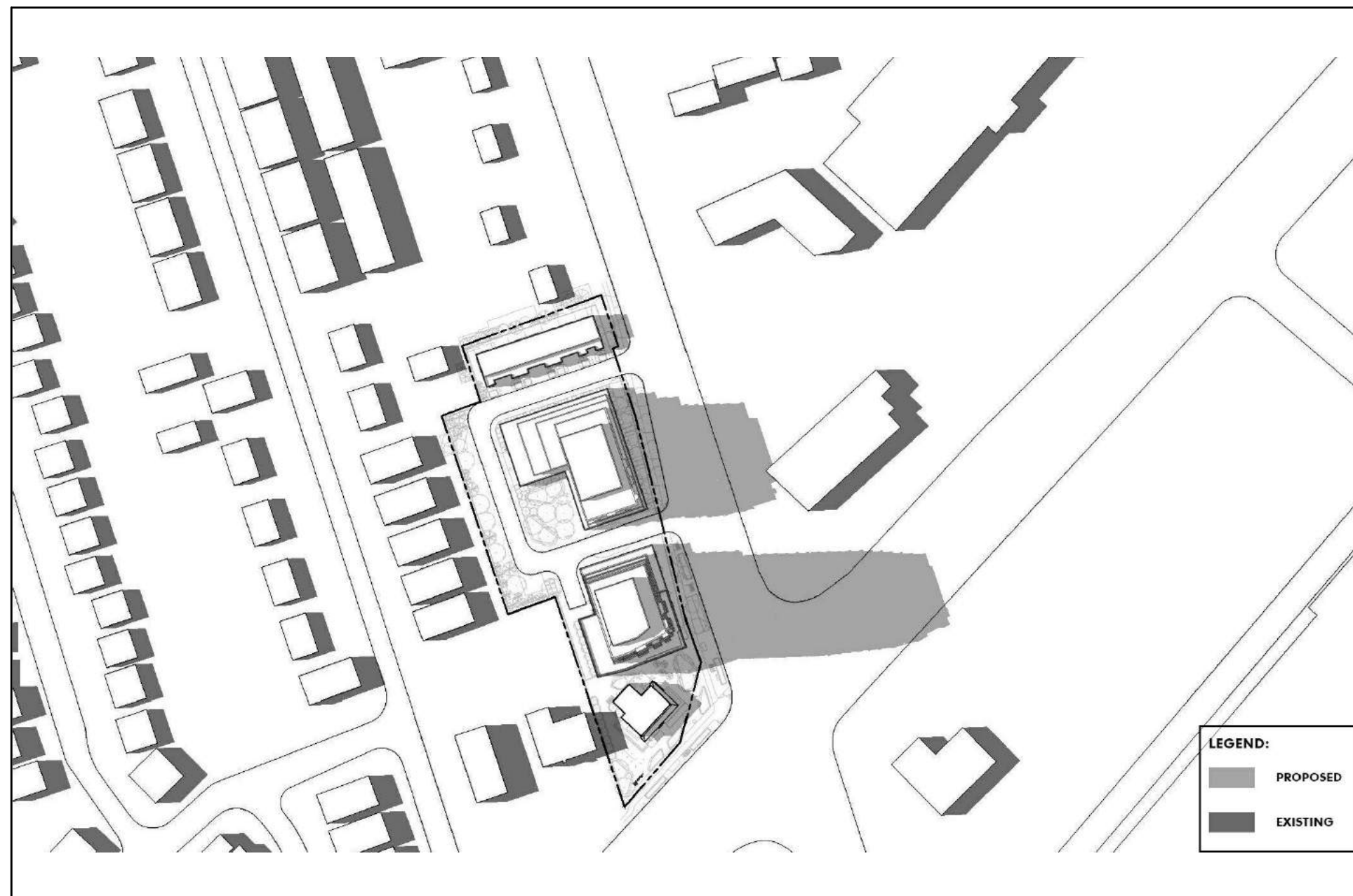
June 21 @ 13:18 **5**
Z5.1



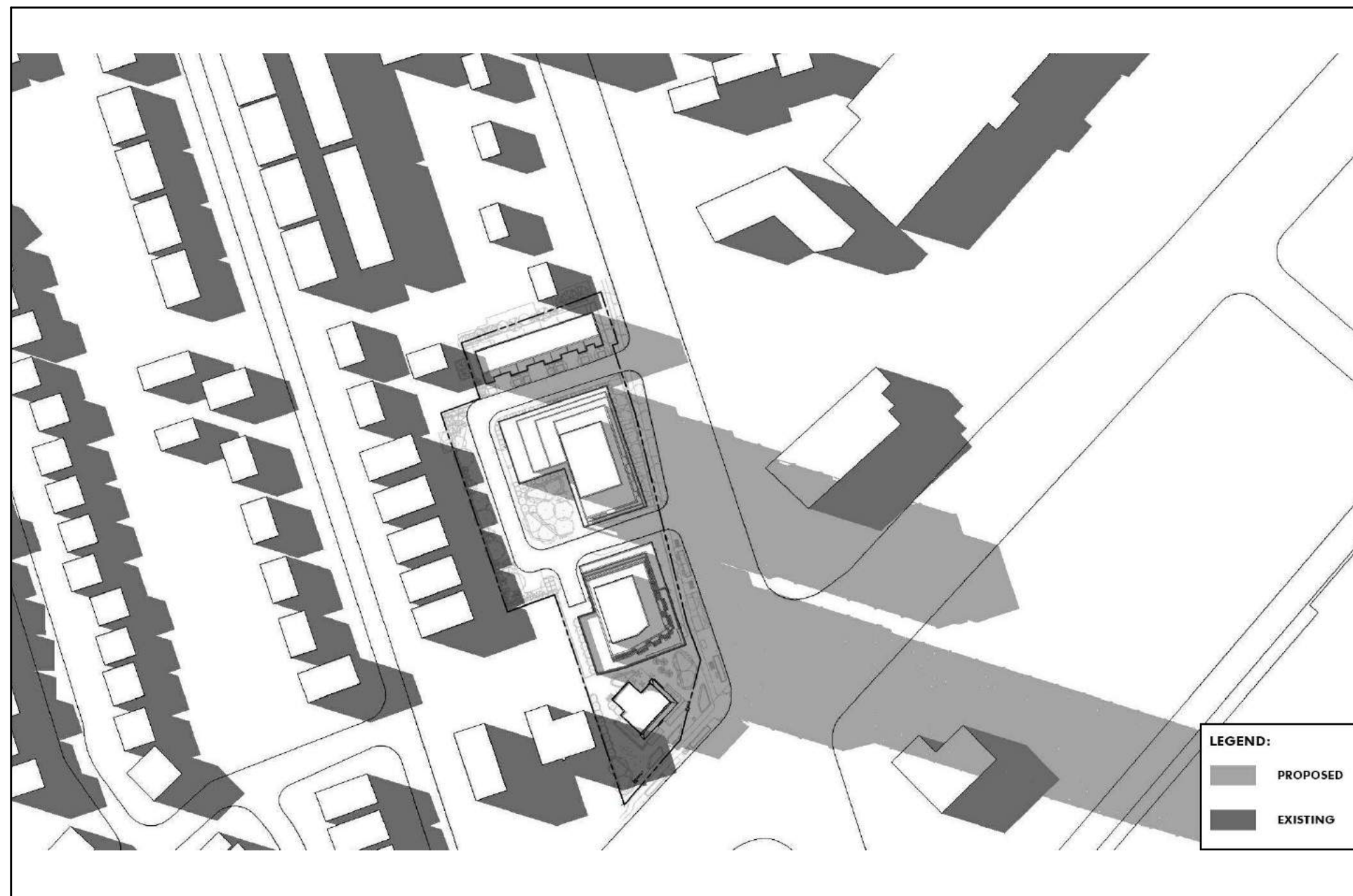
June 21 @ 14:18 **6**
Z5.1



June 21 @ 15:18 **7**
Z5.1



June 21 @ 17:18 **8**
Z5.1



June 21 @ 19:18 **9**
Z5.1

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Sun/Shadow Diagram June

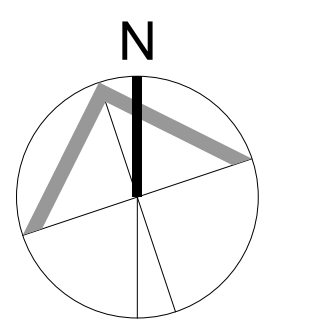
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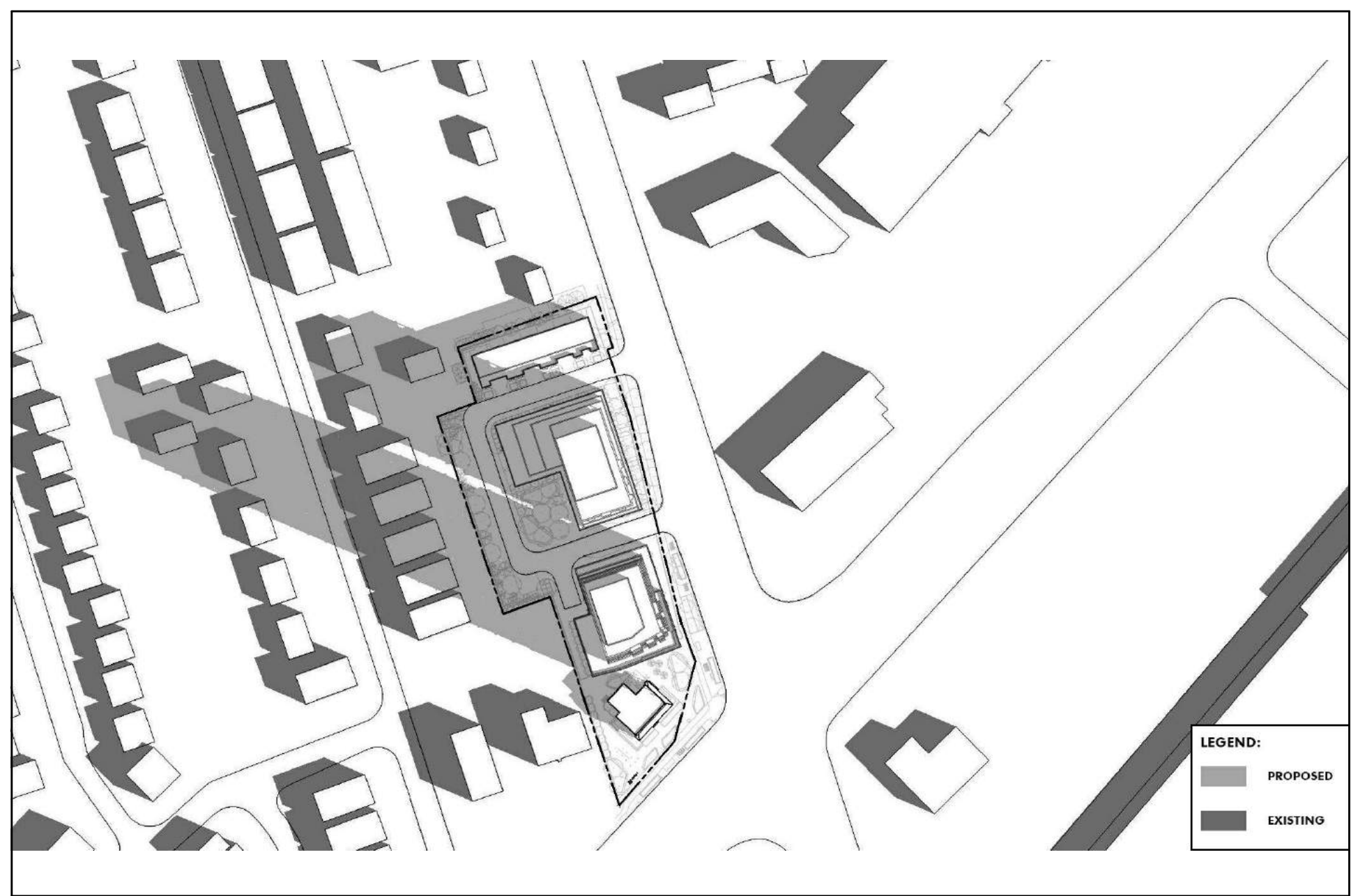
OLD LIVERPOOL HOUSE

1294 Kingston Rd & 1848-1852 Liverpool Rd

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18-044	Project No.:
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	Drawing No.:



Z5.1



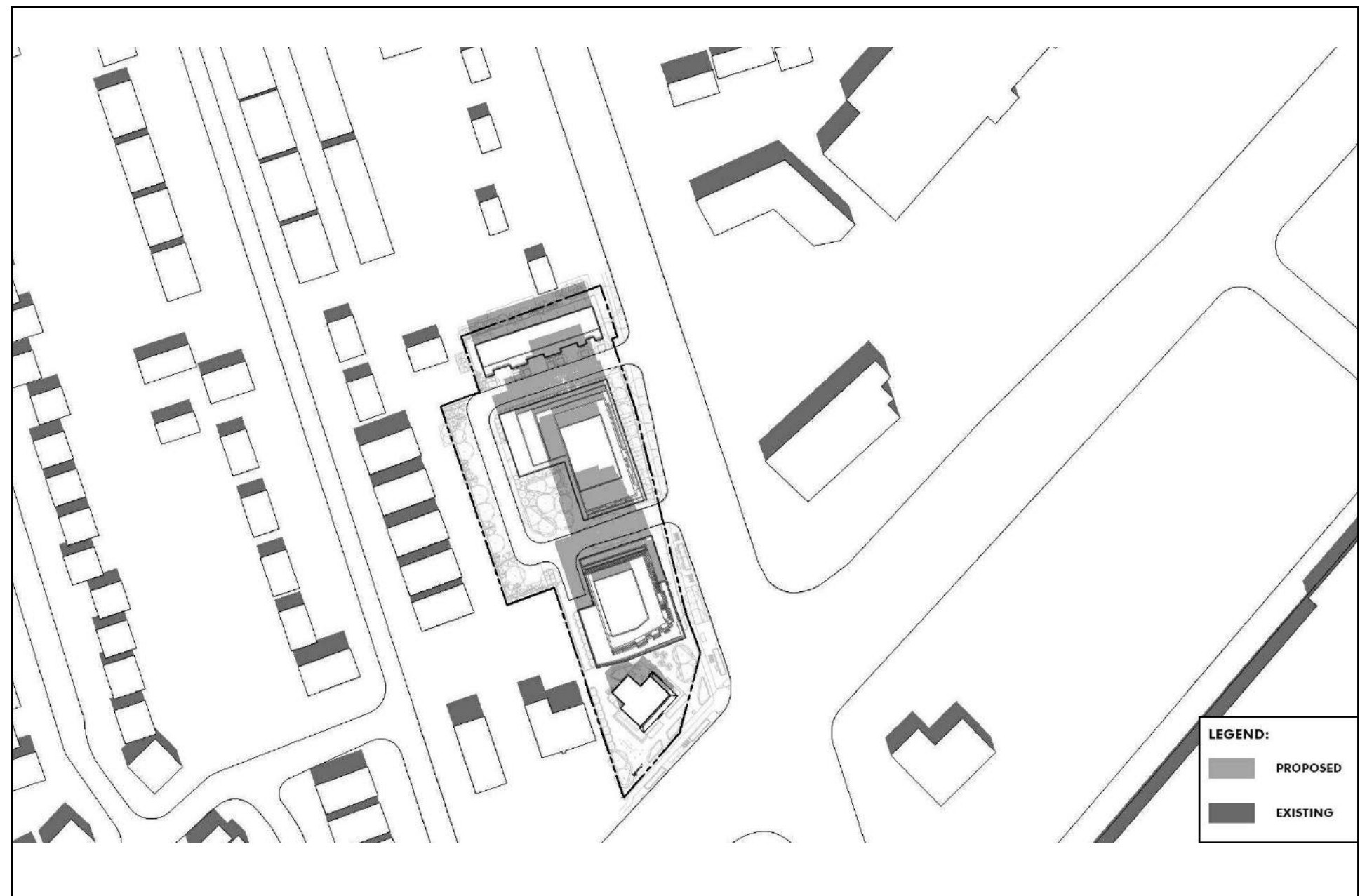
March/September 21 @ 09:18 **1**
Z5.2



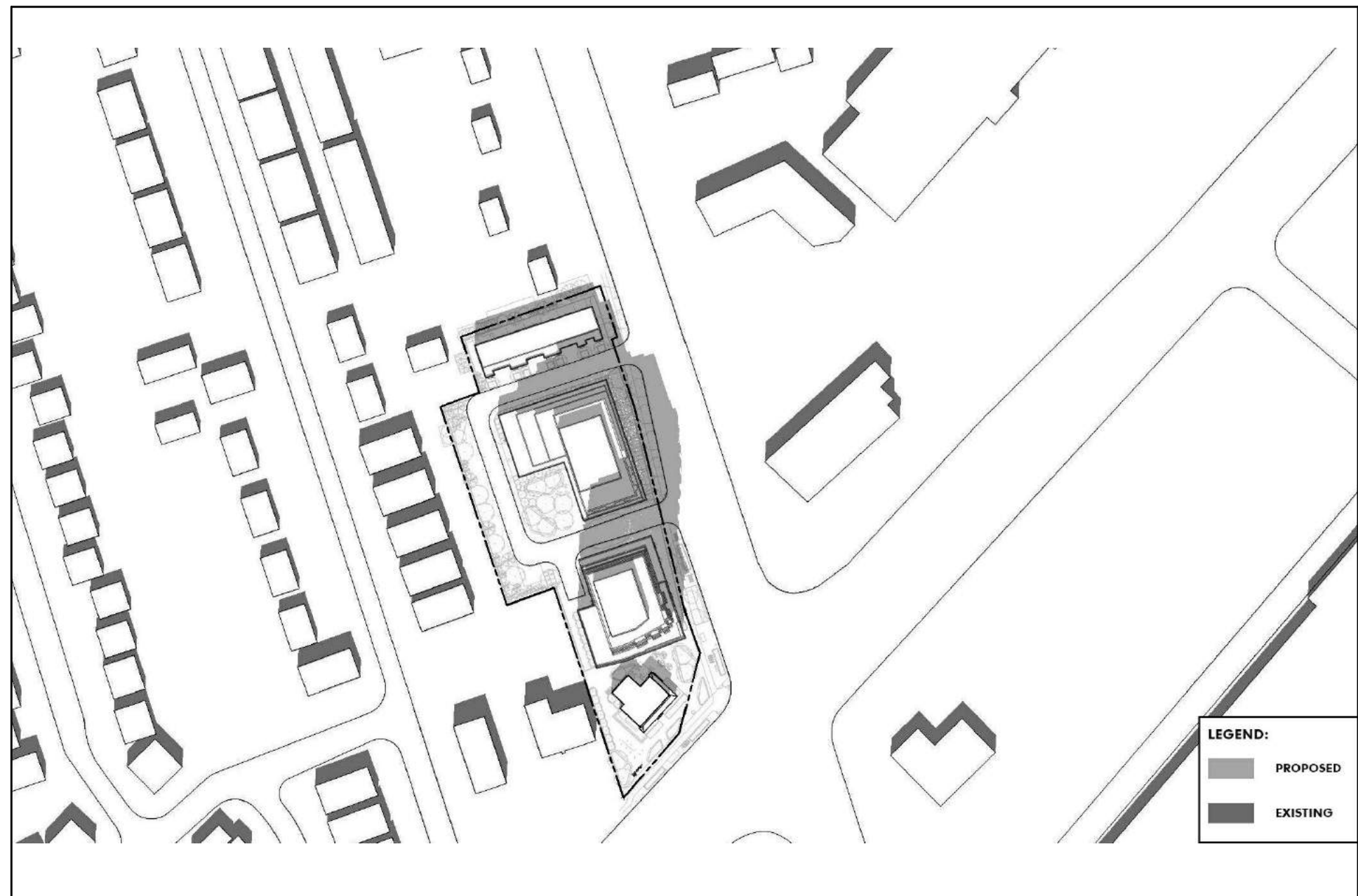
March/September 21 @ 10:18 **2**
Z5.2



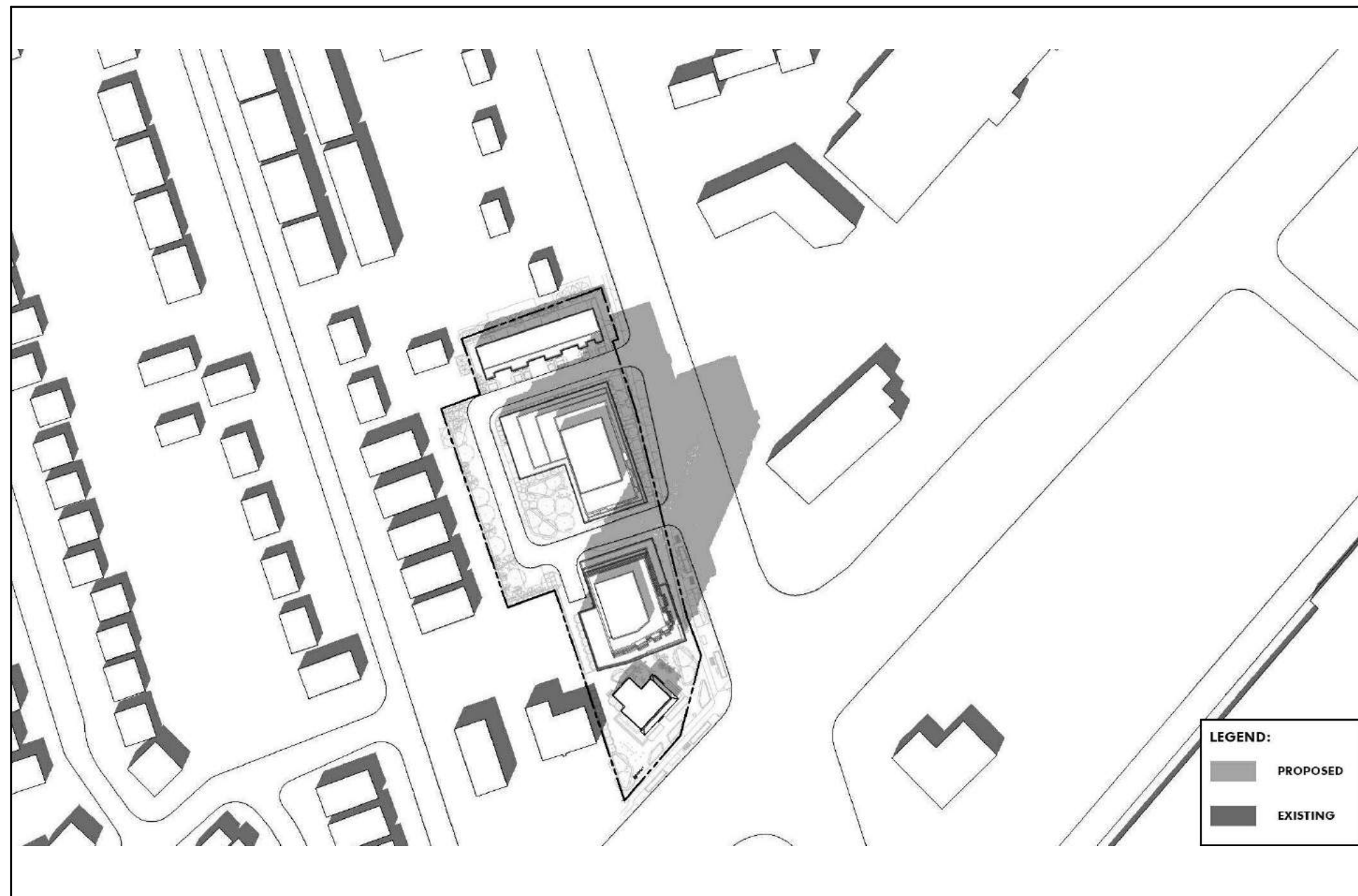
March/September 21 @ 11:18 **3**
Z5.2



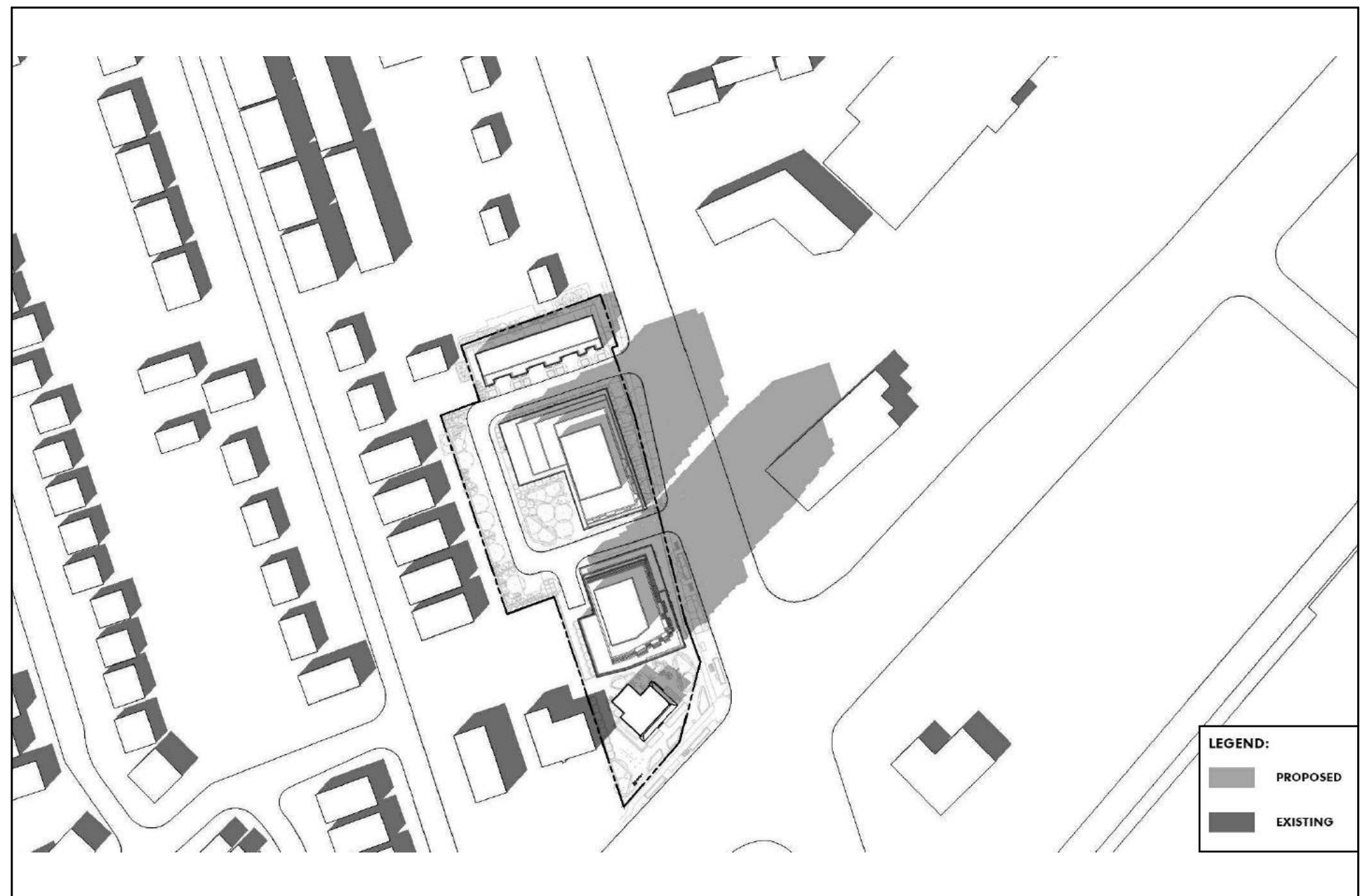
March/September 21 @ 12:18 **4**
Z5.2



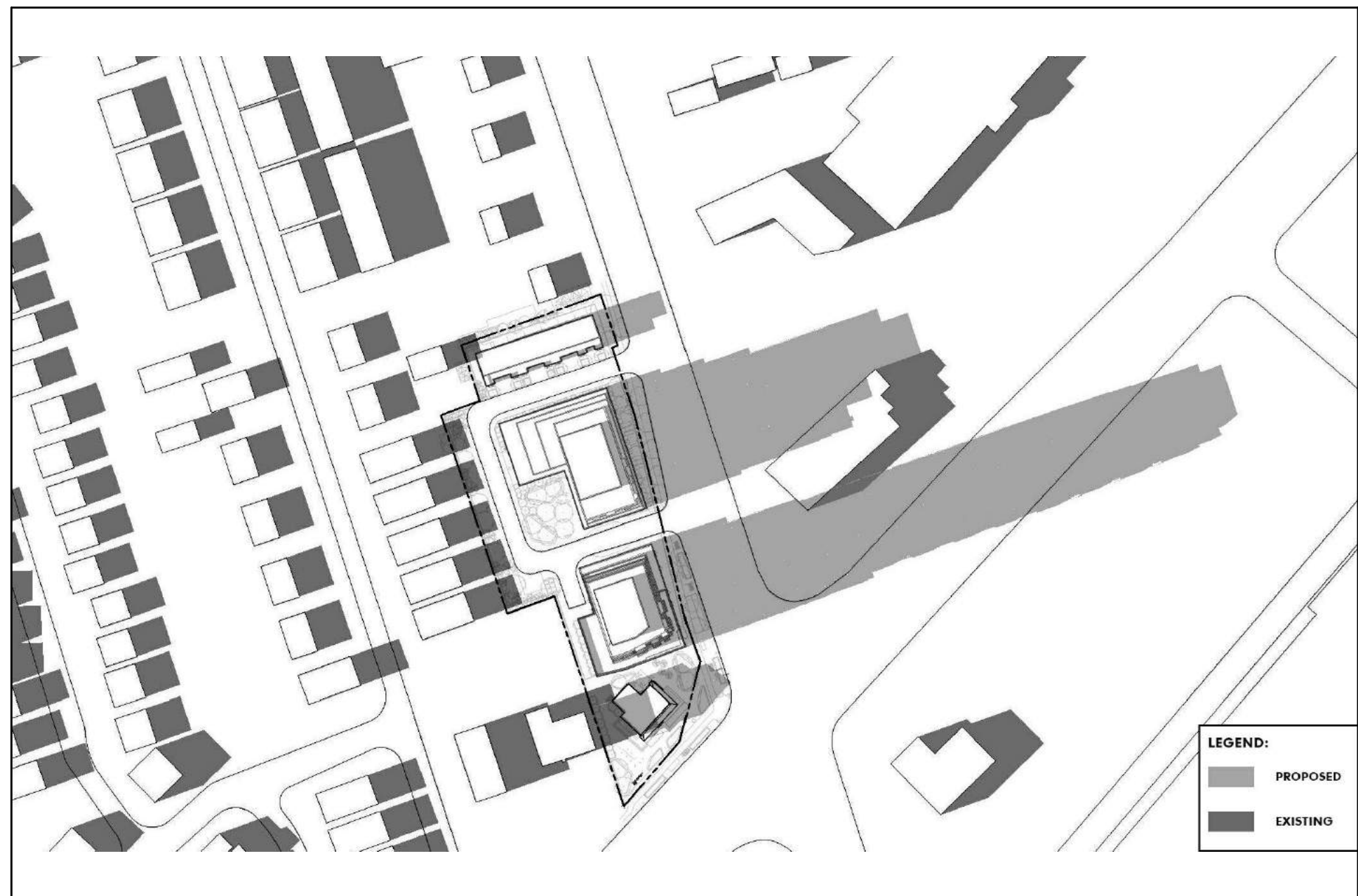
March/September 21 @ 13:18 **5**
Z5.2



March/September 21 @ 14:18 **6**
Z5.2



March/September 21 @ 15:18 **7**
Z5.2



March/September 21 @ 17:18 **8**
Z5.2



March/September 21 @ 19:18 **9**
Z5.2

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**Sun/Shadow Diagram
March/September**

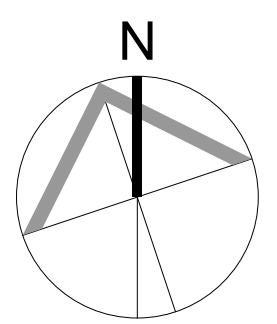
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1294 Kingston Rd & 1848-1852 Liverpool Rd

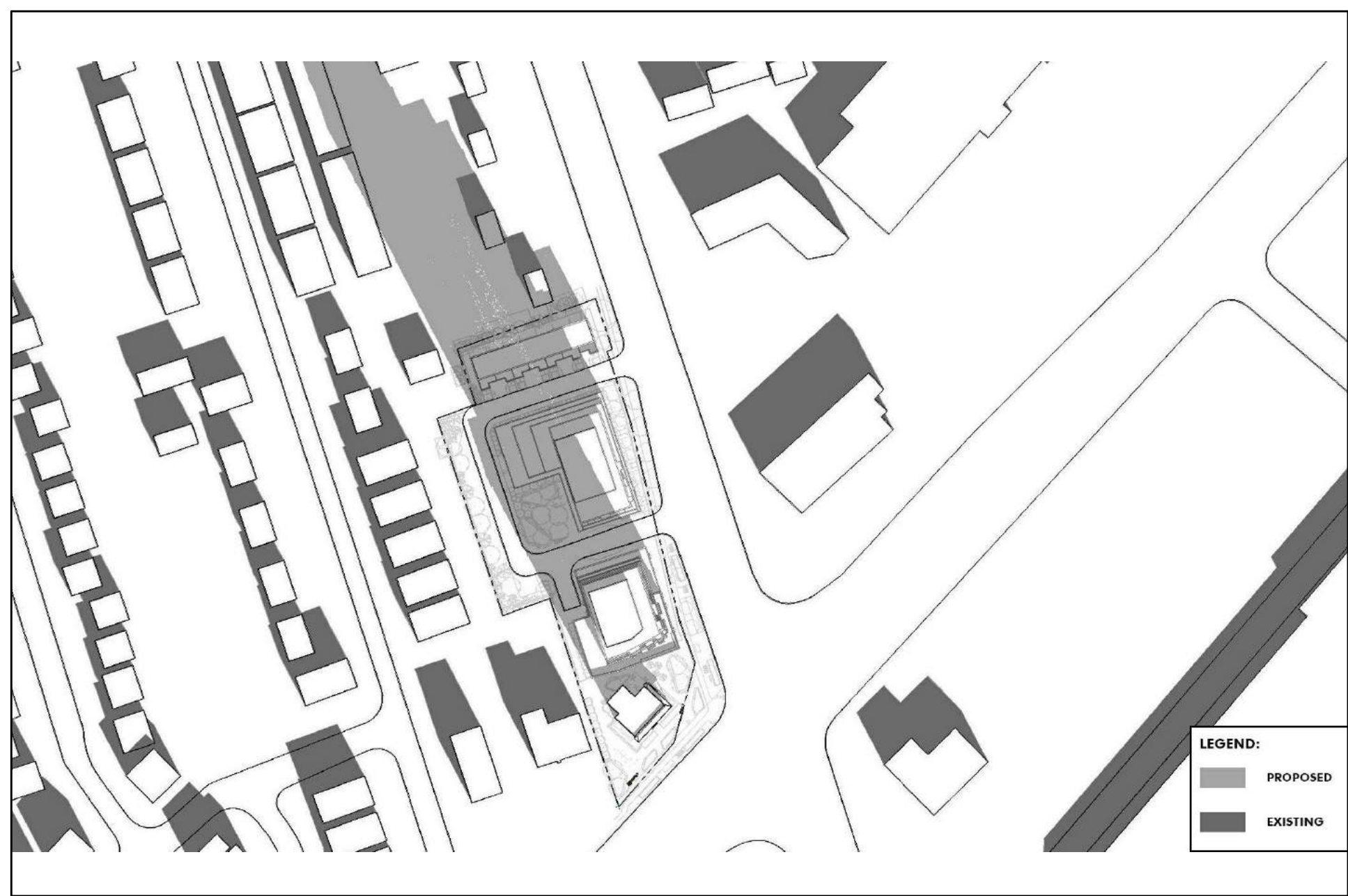
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Z5.2



December 21 @ 09:18 **1**
Z5.3



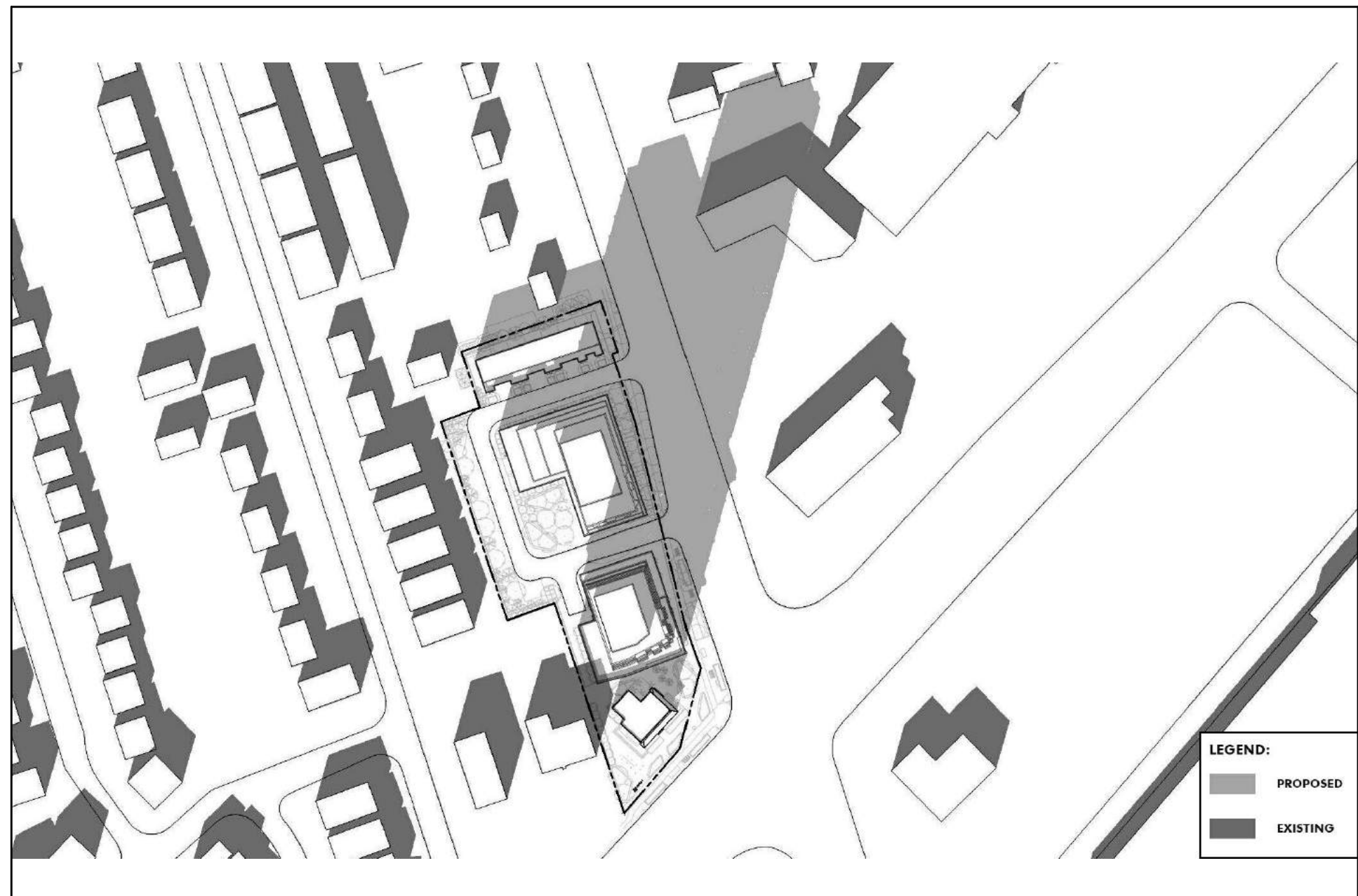
December 21 @ 10:18 **2**
Z5.3



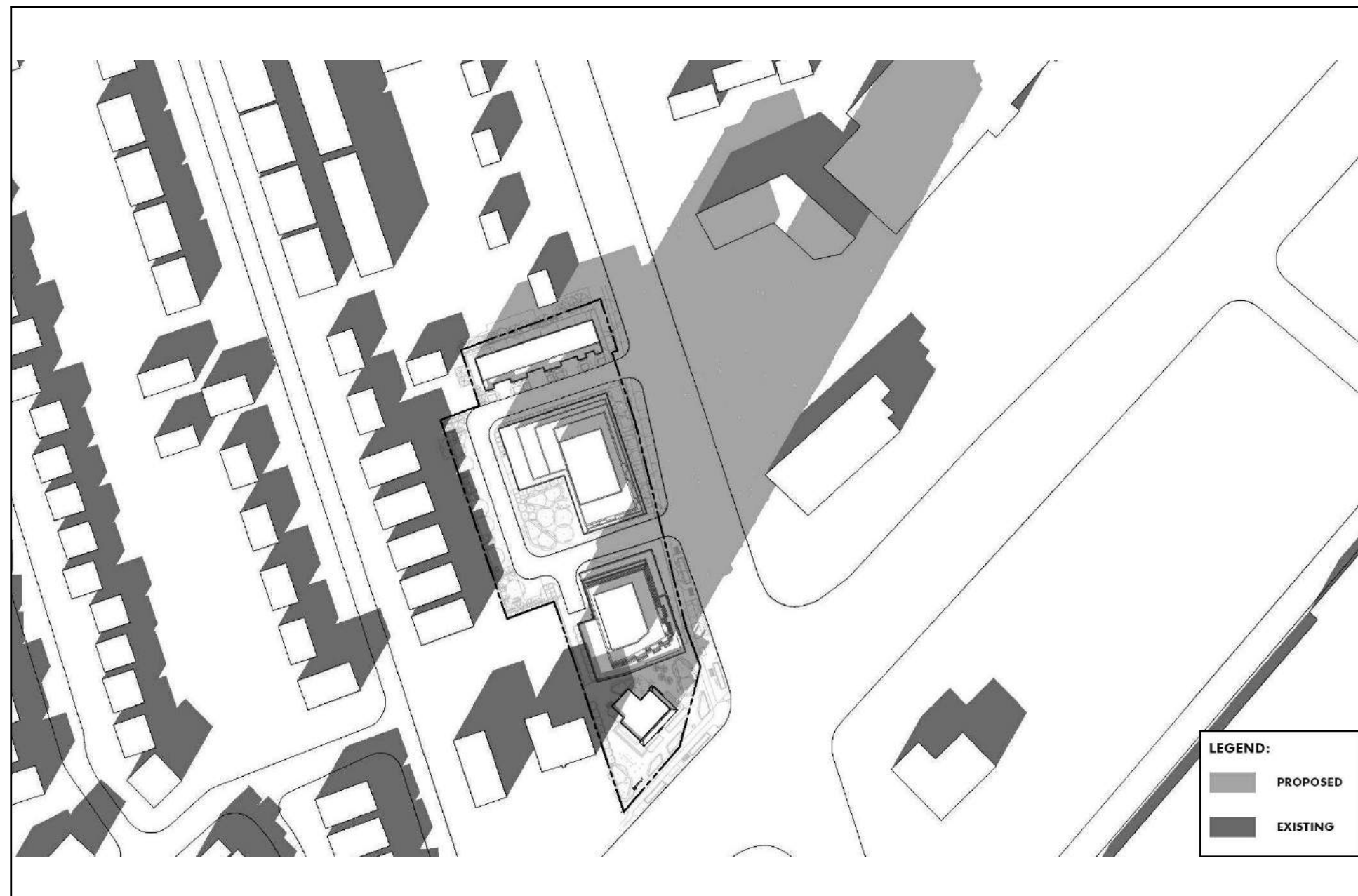
December 21 @ 11:18 **3**
Z5.3



December 21 @ 12:18 **4**
Z5.3



December 21 @ 13:18 **5**
Z5.3



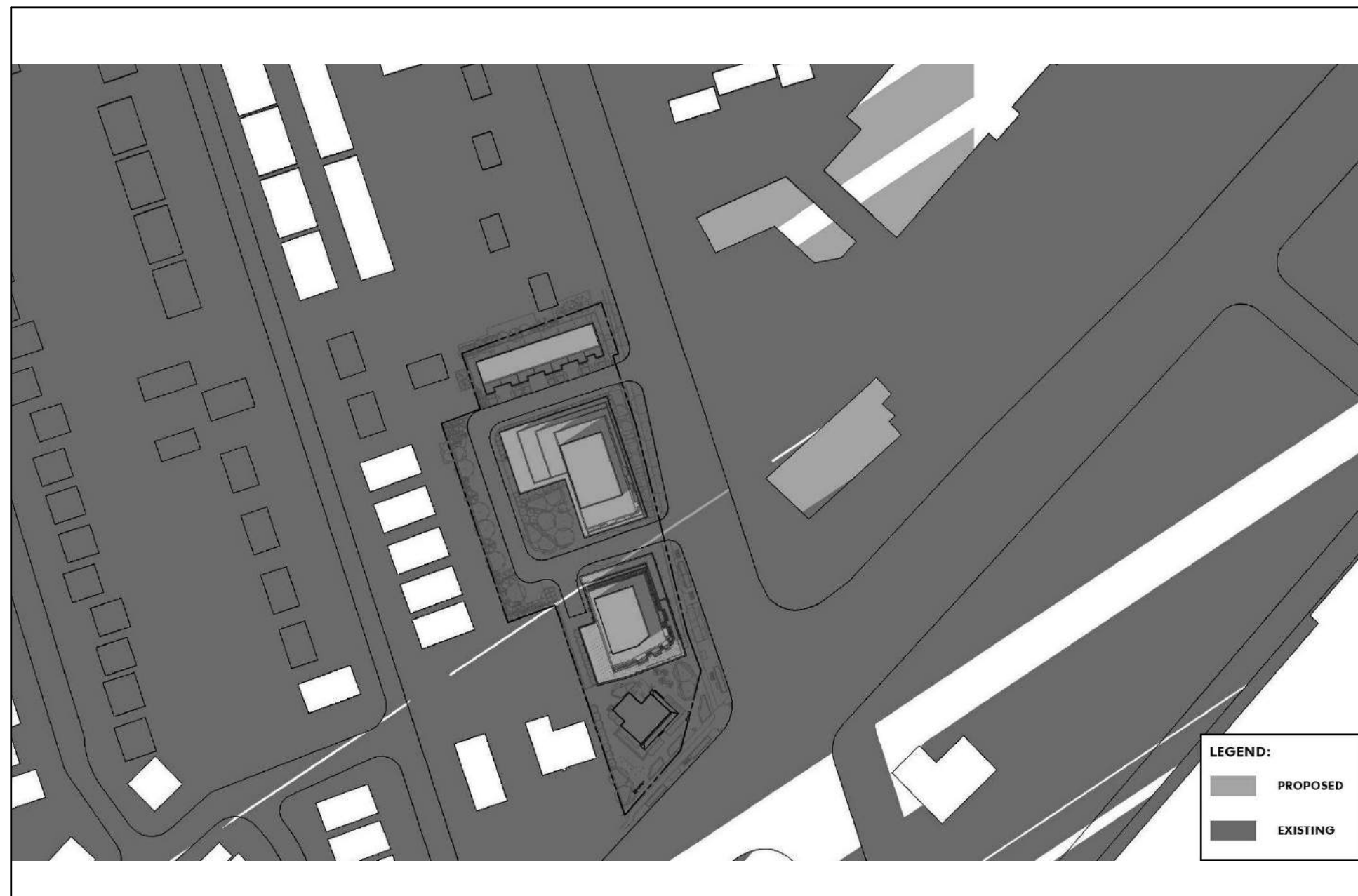
December 21 @ 14:18 **6**
Z5.3



December 21 @ 15:18 **7**
Z5.3



December 21 @ 17:18 **8**
Z5.3



December 21 @ 19:18 **9**
Z5.3

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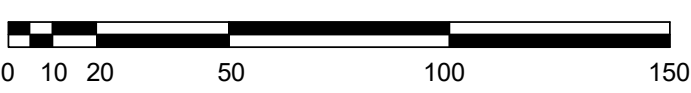
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**Sun/Shadow Diagram
December**

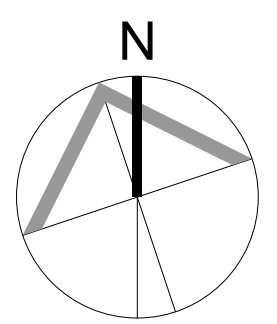
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OLD LIVERPOOL HOUSE

1294 Kingston Rd & 1848-1852 Liverpool Rd

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Z5.3



View from Liverpool Rd 1
Z6.1



View from Kingston Rd 3
Z6.1



Ground view at Kingron Rd & Liverpool Rd 2
Z6.1



View from Liverpool Rd 4
Z6.1

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Perspectives

Project:

OLD LIVERPOOL HOUSE

1294 Kingston Rd & 1848-1852 Liverpool Rd
Scale:

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Z6.1



Corner view along Liverpool Rd **5**
Z6.2



Ground view of retail corner along Kingston Rd **7**
Z6.2



Ground view of retail along Liverpool Rd **6**
Z6.2



View from Kingston Rd **8**
Z6.2

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Perspectives

Project:

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Z6.2



View from Kingston Rd 9
Z6.3

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Perspectives

Project:

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