



NO.	ISSUED	DATE
98A	AFTER 60 DAYS OF RECEIPT	2007-07-01

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MARKED "ISSUED FOR CONSTRUCTION". VERIFY
CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE
BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY
OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

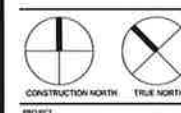
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CHAMBERLAIN CONSTRUCTION SERVICES LIMITED
HAVE SIMILAR OTHER SIPS

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HAS COPYRIGHT IN THE CONSTRUCTION OF A SUBSTANTIAL
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Owner



DRAFT

BERKELEY PHASE
II

ELIZABETH STREET & MARIA
STREET

SITE PLAN

2020.02.01

CHECKED BY SM

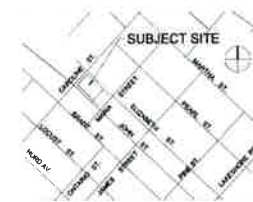
170003

(2010-10-14)

A001

ADD 1

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LEGEND

- | | |
|---|---|
|  | MAIN ENTRANCES |
|  | EXITS POINT-ENTRANCE/
SERVICE POINTS |
|  | FH FIRE HYDRANT |
|  | PARKING SPACE COUNT |
|  | SIAMESE CONNECTION |
|  | TRAFFIC DIRECTION |
|  | PAINTED BARRIER FREE
LOGO DESIGNATING
BARRIER FREE PARKING
SPACE |
|  | ACCESSIBLE PARKING
SIGN |
|  | STREET LIGHTS |
|  | FREE STANDINDG
STOP SIGN |
|  | CATCH BASIN MANHOLE,
REFER TO SITE SERVICING
DWG |
|  | CATCH BASIN, REFER TO
SITE SERVICING DWG |
|  | MANHOLE, REFER TO SITE
SERVICING DWG |

100.15.10 Parking Rates - Accessible Parking Spaces

provided on the same lot as every building or structure erected or enlarged, if the total parking space requirement is 5 or more, in compliance with the following:

(A) if the number of required parking spaces is 5 to 24, a minimum of 1 parking space must comply with the minimum dimensions for an accessible parking space,

(B) if the number of required parking spaces is 25 to 100, a minimum of 1 parking space for every 25 parking spaces or part thereof must comply with the minimum dimensions for an accessible parking space; and

(C) If the number of required parking spaces is more than 100, minimum of 4 parking spaces plus 1 parking space for every 50 parking spaces or part thereof in excess of 100 parking spaces, must comply with the minimum dimensions for an accessible parking space.

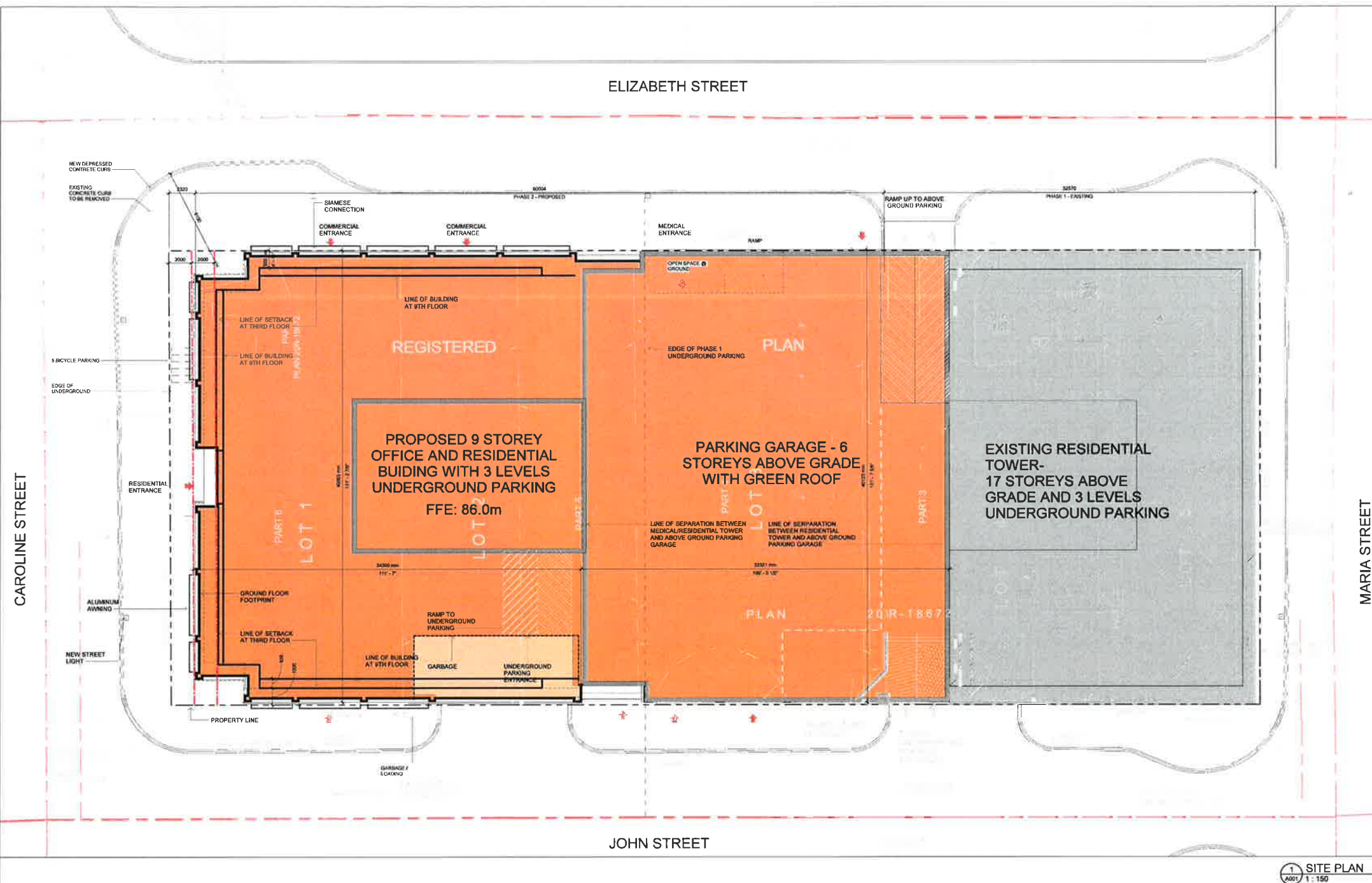
REQUIRED RESIDENTIAL PARKING 1.25 / UNIT
86 UNITS X 1.25 = 107.5 (108 SPACES)

PARKING SCHEDULE - UNDERGROUND - RESIDENTIAL		
TYPE	DESCRIPTION	COUNT
-3 - T/O UGP 3-MEDICAL		
ACCESSIBLE PARKING A	3.4m x 6m	2
TYPICAL PARKING	2.75 x 6m	36
-2 - T/O UGP - MEDICAL		
ACCESSIBLE PARKING A	3.4m x 6m	2
TYPICAL PARKING	2.75 x 6m	34
-1 - T/O UGP 1-MEDICAL		
ACCESSIBLE PARKING A	3.4m x 6m	2
TYPICAL PARKING	2.75 x 6m	34
TOTAL		110

PARKING SCHEDULE - ABOVE GROUND-COMMERCIAL		
TYPE	DESCRIPTION	COUNT
TIO 2ND FLR		
TYPICAL PARKING	2.75 x 6m	32
		32
3. TIO AGP 3		
ACCESSIBLE PARKING A	3.4m x 6m	1
ACCESSIBLE PARKING B	2.75 x 6m	1
TYPICAL PARKING	2.75 x 6m	35
		37
4. TIO AGP 4		
TYPICAL PARKING	2.75 x 6m	36
		36
5. TIO AGP 5		
TYPICAL PARKING	2.75 x 6m	38
		38
6. TIO AGP 6		
TYPICAL PARKING	2.75 x 6m	38
		38
TOTAL ABOVE GROUND		183

[illegible]

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1. ALL CONC, BASES TO BE ARCHITECTURAL BASE INCLUDE FLAG POLE, LIGHT POST ETC.
2. LL WORK THAT IMPACTS THE MUNICIPAL BOULEVARDS ARE TO BE REINSTATEMENT TO MUNICIPAL STANDARDS
3. DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED WITH HEAVY DUTY ASPHALT CURB OR CONCRETE TO BE SAME MUNICIPAL CURB OR EDGE OF PAVEMENT TO THE PROPERTY LINE AREA (HIGHLIGHTED ON DRAWING(S)) TO MUNICIPAL STANDARDS
4. ALL STREET LANDSCAPING ITEMS SHALL BE PER CITY OF BURLINGTON DOWNTOWN URBAN DESIGN GUIDELINES AND OTHER APPLICABLE CITY STANDARDS
5. ALL EXTERIOR LIGHTS SHALL BE PER CITY OF BURLINGTON DOWNTOWN URBAN DESIGN GUIDELINES AND OTHER APPLICABLE CITY STANDARDS
6. BARRIERS OR CHOKING SIGNS SHALL NOT BE ON THE LOBBY AND ADJACENT AREAS. CHOKING IS PROHIBITED WITHIN 7.5M OF ALL BUILDING ENTRANCES, OPENINGS, OUTDOOR AIR INTAKES, BALCONIES AND ALL COMMON AREAS"

SITE DEVELOPMENT DATA AND ZONING INFORMATION	
(BASED ON OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS, CARRIAGE GROUP INC. (MEDICA ONE) 501, 503, 511, 515 JOHN STREET, 2020-2028 CAROLINE STREET, 500 ELIZABETH STREET AND 527 MARIA STREET, FILES 505-07/08 AND 502-16/08, CITY OF BURLINGTON)	
1. PROPERTY LEGAL DESCRIPTION	
PART OF LOT 1 AND LOTS 2, 3, 4, & 5, BLOCK B REGISTERED PLAN 92 CITY OF BURLINGTON	
2. ZONING CLASSIFICATION	H-C-EXCEPTION
3. SITE AREA	3,789.99 M ² 0.36 H

BUILDING HEIGHT	REQUIRED	PROPOSED
MEDICAL OFFICE TOWER	6 - 8 STOREY	9 STOREY
PARKING GARAGE	6 - 8 STOREY	6 STOREY

STREETS	BUILDINGS	FLOORS	REQUIRED	PROPOSED
CAROLINE STREET	MEDICAL OFFICE TOWER	FLOORS 1 & 2	2 M	MIN. 2 M
		FLOORS 3 & GREATER	4 M	MIN 4 M
	UNDERGROUND PARKING GARAGE		NO MIN.	0.03M-0.36M
ELIZABETH STREET AND JOHN STREET	MEDICAL OFFICE TOWER	FLOORS 1 & 2	0.1 M	MIN. 0.125 M
		FLOORS 3 & GREATER	1.5 M	1.599 M
	UNDERGROUND PARKING GARAGE	ALL FLOORS	NO MIN.	0.178 M
	ABOVE GROUND PARKING GARAGE	ALL FLOORS	0.1 M	MIN. 0.125 M
ELIZABETH STREET	PARKING GARAGE RAMP	FLOOR 1	1 M	6 M
JOHN STREET	PARKING GARAGE	FLOOR 1	2 M	6 M

FLOOR AREA SCHEDULE		
Level	Area	Area (m)
GROUND	22122 SF	2055 m ²
T/O 2ND FLR	12909 SF	1206 m ²
T/O 3RD FLR	11711 SF	1086 m ²
T/O 4TH FLR	11711 SF	1086 m ²
T/O 5TH FLR	11711 SF	1086 m ²
T/O 6TH FLR	11711 SF	1086 m ²
T/O 7TH FLR	11711 SF	1086 m ²
T/O 8TH FLR	11711 SF	1086 m ²
T/O 9TH FLR	11711 SF	1086 m ²
Grand total	9 116552 SF	10202 m ²

*DOES NOT INCLUDE UNDERGROUND, ABOVE GROUND PARKING, SHAFTS AND MECHANICAL PENTHOUSE.

UNDERGROUND PARKING AREA:
 AREA PER LEVEL: 170360 SF X 5 LEVELS
 TOTAL PROPOSED UNDERGROUND AREA: 853950 SF

ABOVE GROUND PARKING AREA:
 AREA PER LEVEL: 142200 SF X 5 LEVELS
 TOTAL PROPOSED ABOVE GROUND PARKING AREA: 711000 SF

OFFICE AREA SUMMARY - FLOOR 1-3		
Department	Area	Area(m)
GROUND		
COMMERCIAL	16780 SF	1466 m ²
CORRIDOR	2465 SF	229 m ²
SERVICES	1042 SF	97 m ²
VERTICAL CIRCULATION	732 SF	68 m ²
	20919 SF	1860 m ²
TIO 2ND FLOOR		
COMMERCIAL	10995 SF	1021 m ²
CORRIDOR	724 SF	67 m ²
SERVICES	763 SF	71 m ²
VERTICAL CIRCULATION	736 SF	68 m ²
	13617 SF	1265 m ²
TIO 3RD FLOOR		
COMMERCIAL	9684 SF	900 m ²
CORRIDOR	1124 SF	104 m ²
SERVICES	770 SF	72 m ²
VERTICAL CIRCULATION	736 SF	68 m ²
	12314 SF	1144 m ²
Grand total: 27	45960 SF	4269 m ²

SUITE SCHEDULE		SUITE SCHEDULE	
Name	Count	Name	Count
T/O 4TH FLR		T/O 7TH FLR	
1 BR	9	1 BR	11
2 BR	4	2 BR	4
13		15	
T/O 5TH FLR		T/O 8TH FLR	
1 BR	9	1 BR	11
2 BR	4	2 BR	4
13		15	
T/O 6TH FLR		T/O 9TH FLR	
1 BR	11	1 BR	11
2 BR	4	2 BR	4
15		15	
TOTAL UNITS: 86		TOTAL UNITS: 86	

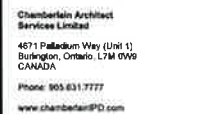
SELLABLE VS NON-SELLABLE				
Name	Count	Area	m2	%
NON-SELLABLE				
CACF	1	87 SF	8 m²	0%
CIRC	5	5881 SF	546 m²	1%
CORRID.	8	7873 SF	713 m²	6%
ELEC	6	176 SF	16 m²	0%
GARBAGE AND LOADING	1	954 SF	89 m²	1%
LOCKERS	1	1319 SF	123 m²	1%
MAIL	1	54 SF	5 m²	0%
MACH/ELEC/SERVICE SPACES & LOCKERS	1	1320 SF	123 m²	1%
OFFICE ENTRANCE	1	2120 SF	198 m²	2%
RESIDENTIAL LOBBY	3	941 SF	87 m²	1%
SERVICE/MECH	10	623 SF	58 m²	1%
STAIR #1	4	1112 SF	103 m²	1%
UNIV. WIR	2	191 SF	18 m²	0%
VESTIBULE	1	336 SF	31 m²	0%
WASHROOM	4	900 SF	84 m²	1%
	52	23704 SF	2202 m²	20%

SELLABLE	52	23704 SF	2202 m ²	20%
1 BR	62	41129 SF	3821 m ²	34%
2 BR	24	19422 SF	1804 m ²	16%
COMMERCIAL SPACE	8	36459 SF	3387 m ²	30%
	94	97010 SF	9013 m ²	80%
	146	120714 SF	11215 m ²	100%

CREDIT NOTES

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHICAL PLAN OF SURVEY PREPARED BY MACKAY MACKAY & PARTNERS LTD. 3380 SOUTH SERVICE ROAD, BURLINGTON ON. PROJECT NO. 07341, DATED NOV. 21/2008. CHAMBERLAIN ARCHITECT SERVICES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY

A001



Level	Area	Area (m ²)
GROUND	22122 SF	2055 m ²
T/O 2ND FLR	12968 SF	1205 m ²
T/O 3RD FLR	11711 SF	1088 m ²
T/O 4TH FLR	11711 SF	1088 m ²
T/O 5TH FLR	11711 SF	1088 m ²
T/O 6TH FLR	11711 SF	1088 m ²
T/O 7TH FLR	11711 SF	1088 m ²
T/O 8TH FLR	11711 SF	1088 m ²
T/O 8TH FLR	11194 SF	1040 m ²
Grand Total, R	116552 SF	10829 m ²

SUITE SCHEDULE	
Name	Count
T/O 4TH FLR	
1 BR	9
2 BR	4
13	
T/O 5TH FLR	
1 BR	0
2 BR	4
13	
T/O 6TH FLR	
1 BR	11
2 BR	4
15	

SUITE SCHEDULE	
Name	Count
T/O 7TH FLR	
1 BR	11
2 BR	4
15	
T/O 8TH FLR	
1 BR	11
2 BR	4
15	
T/O 8TH FLR	
1 BR	11
2 BR	4
15	

OFFICE AREA SUMMARY - FLOORS 1-3

Department	Area	Area(m ²)
GROUND		
COMMERCIAL	15780 SF	1466 m ²
CORRIDOR	2465 SF	229 m ²
SERVICES	1342 SF	97 m ²
VERTICAL CIRCULATION	721 SF	67 m ²
T/O 2ND FLR	20010 SF	1860 m ²
COMMERCIAL	10995 SF	1021 m ²
CORRIDOR	1124 SF	104 m ²
SERVICES	760 SF	71 m ²
VERTICAL CIRCULATION	736 SF	68 m ²
T/O 3RD FLR	13617 SF	1265 m ²
COMMERCIAL	9684 SF	900 m ²
CORRIDOR	1124 SF	104 m ²
SERVICES	770 SF	72 m ²
VERTICAL CIRCULATION	736 SF	68 m ²
T/O 4TH FLR	12114 SF	1123 m ²
COMMERCIAL	45650 SF	4299 m ²
Grand total: 27		

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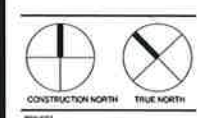
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Owner



DRAFT

BERKELEY PHASE
II

ELIZABETH STREET & MARIA STREET

SHEET NAME

GROUND FLOOR PLAN

START DATE	2020.02.01
DRAWN BY	SM
CHECKED BY	SM
SCALE	1 : 100
PROJECT NO	120003

A101





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LIBRARY
MIA

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1000

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ELIZABETH STREET & MA

Figure 2.

Journalist's name

CHUJIA

0-6032 81

(Name)

1

GROUND		
COMMERCIAL	15780 SF	1466 m ²
CORRIDOR	2465 SF	229 m ²
SERVICES	1042 SF	97 m ²
VERTICAL CIRCULATION	1733 SF	160 m ²
	20019 SF	1860 m ²
T/O 2ND FLR		
COMMERCIAL	10995 SF	1021 m ²
CORRIDOR	1134 SF	104 m ²
SERVICES	763 SF	71 m ²
VERTICAL CIRCULATION	730 SF	68 m ²
	13617 SF	1265 m ²
T/O 3RD FLR		
COMMERCIAL	9604 SF	890 m ²
CORRIDOR	1763 SF	164 m ²
SERVICES	170 SF	16 m ²
VERTICAL CIRCULATION	736 SF	68 m ²
	12314 SF	1144 m ²
Grand total: 27	45960 SF	4269 m²



1 T/O 2ND FLR
A102 1:100

SUITE SCHEDULE	
Name	Count
T/O 4TH FLR	
1 BR	9
2 BR	4
13	
T/O 5TH FLR	
1 BR	9
2 BR	4
13	
T/O 6TH FLR	
1 BR	11
2 BR	4
15	

SUITE SCHEDULE	
Name	Count
T/O 7TH FLR	
1 BR	11
2 BR	4
15	
T/O 8TH FLR	
1 BR	11
2 BR	4
15	
T/O 8TH FLR	
1 BR	11
2 BR	4
15	
TOTAL UNITS: 96	

OFFICE AREA SUMMARY - FLOORS 1-3		
Department	Area	Area(m)
GROUND		
COMMERCIAL	15790 SF	1466 m²
CORRIDOR	2465 SF	229 m²
SERVICES	1042 SF	97 m²
VERTICAL CIRCULATION	752 SF	69 m²
	20010 SF	1860 m²
T/O 2ND FLR		
COMMERCIAL	10995 SF	1021 m²
CORRIDOR	1124 SF	104 m²
SERVICES	762 SF	71 m²
VERTICAL CIRCULATION	736 SF	68 m²
	13617 SF	1265 m²
T/O 3RD FLR		
COMMERCIAL	2684 SF	250 m²
CORRIDOR	1124 SF	104 m²
SERVICES	770 SF	72 m²
VERTICAL CIRCULATION	736 SF	68 m²
	5294 SF	492 m²
Department Legend		4290 m²

Department Legend

	RESIDENTIAL
	RESIDENTIAL - CORRIDOR
	SERVICES
	VERTICAL CIRCULATION

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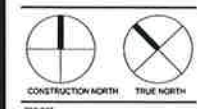
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ONTARIO ASSOCIATION
OF
ARCHITECTS
STEPHEN A. MAURO
LICENSE
8514

DRAFT

BERKELEY PHASE
||

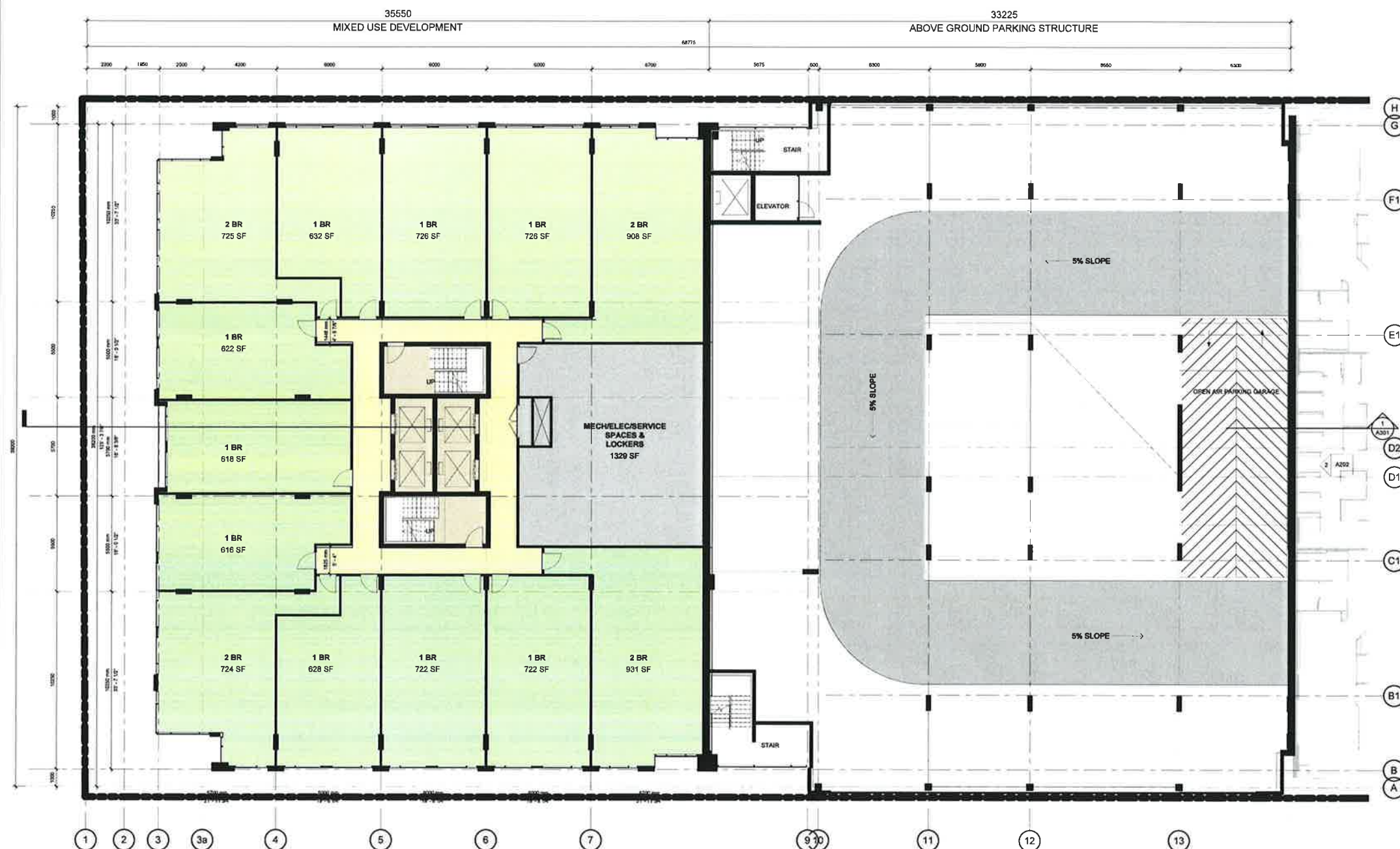
ELIZABETH STREET & MARIA STREET

DATE TIME

5TH FLOOR

START DATE	2020.02.01
DRAWN BY	SM
CHECKED BY	SM
SCALE	1 : 100
PROJECT NO	120003

A104



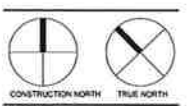
1 T/O 5TH FLR
A104 1 : 100

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OWNER



DRAFT



BERKELEY PHASE II

ELIZABETH STREET & MARIA STREET

SHEET NAME

7-9th FLOOR

START DATE

2020.02.01

DRAWN BY

SM

CHECKED BY

SM

SCALE

1 : 100

PROJECT NO

120003

DRAWING

DATE

2020.02.01

120003

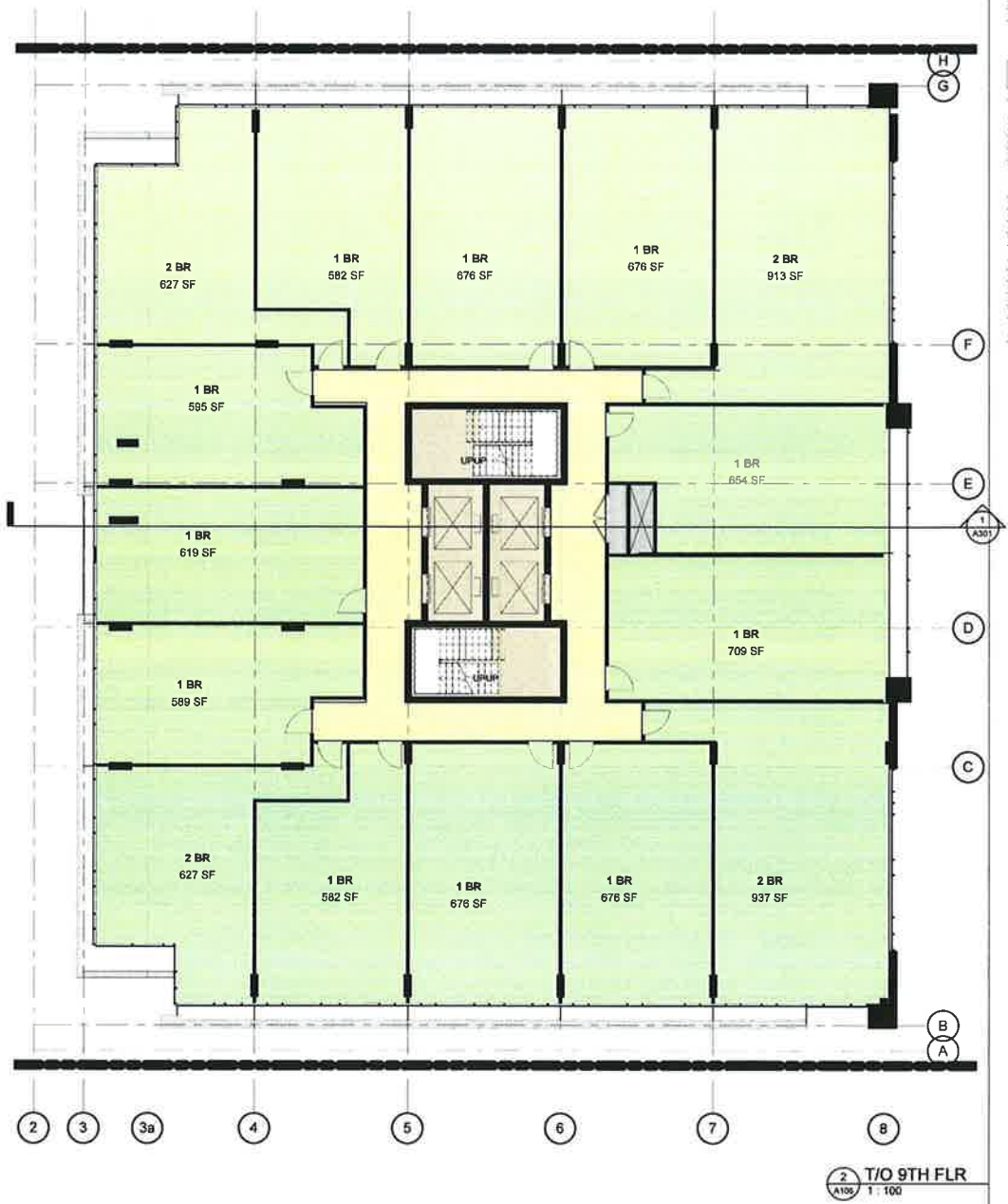
120003

FLOOR AREA SCHEDULE		
Level	Area	Area (m ²)
GROUND	22122 SF	2055 m ²
T/O 2ND FLR	12968 SF	1205 m ²
T/O 3RD FLR	11711 SF	1085 m ²
T/O 4TH FLR	11711 SF	1085 m ²
T/O 5TH FLR	11711 SF	1085 m ²
T/O 6TH FLR	11711 SF	1085 m ²
T/O 7TH FLR	11711 SF	1085 m ²
T/O 8TH FLR	11711 SF	1085 m ²
T/O 9TH FLR	11194 SF	1040 m ²
Grand total 9	116552 SF	10826 m ²

SUITE SCHEDULE	
Name	Count
T/O 4TH FLR	
1 BR	9
2 BR	4
13	
T/O 5TH FLR	
1 BR	9
2 BR	4
13	
T/O 6TH FLR	
1 BR	11
2 BR	4
13	

SUITE SCHEDULE	
Name	Count
T/O 7TH FLR	
1 BR	11
2 BR	4
13	
T/O 8TH FLR	
1 BR	11
2 BR	4
13	
T/O 9TH FLR	
1 BR	11
2 BR	4
13	
TOTAL UNITS: 86	

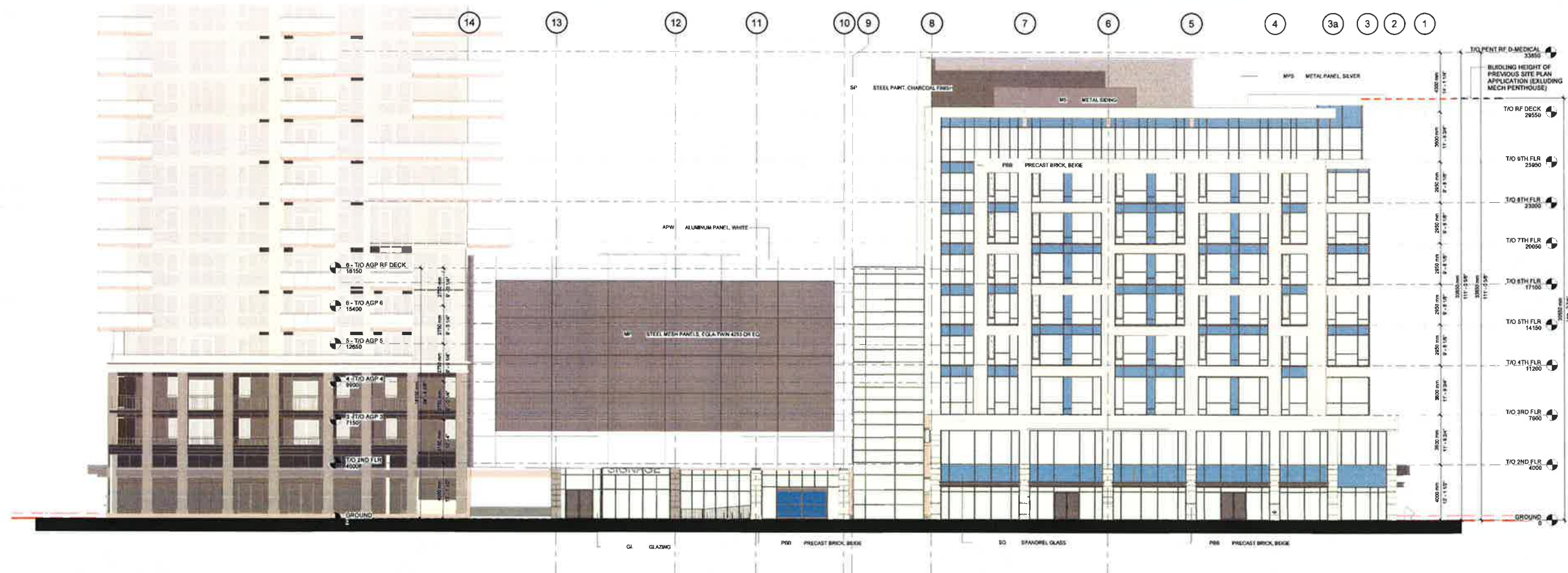
OFFICE AREA SUMMARY - FLOORS 1-3		
Department	Area	Area (m ²)
GROUND		
COMMERCIAL	15760 SF	1456 m ²
CORRIDOR	2465 SF	228 m ²
SERVICES	1042 SF	97 m ²
VERTICAL CIRCULATION	732 SF	68 m ²
20019 SF		1860 m ²
T/O 2ND FLR		
COMMERCIAL	10995 SF	1021 m ²
CORRIDOR	1124 SF	104 m ²
SERVICES	763 SF	71 m ²
VERTICAL CIRCULATION	736 SF	68 m ²
13617 SF		1265 m ²
T/O 3RD FLR		
COMMERCIAL	9584 SF	890 m ²
CORRIDOR	1124 SF	104 m ²
SERVICES	770 SF	72 m ²
VERTICAL CIRCULATION	736 SF	68 m ²
12314 SF		1144 m ²
Grand total 27	45950 SF	4259 m ²



EXISTING RESIDENTIAL BUILDING

PROPOSED ABOVE GROUND PARKING STRUCTURE

PROPOSED MIXED USE DEVELOPMENT



Chamberlain Architect
Services Limited
4671 Palladium Way (Unit 1)
Burlington, Ontario L7M 6W9
CANADA
Phone: 905.631.7777
www.chamberlainAPD.com

NO.	ISSUED	DATE
001	SITE PLAN APPROVAL	2020.02.14

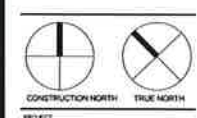
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DIMENSIONS AND DIMENSIONS ON SITE BEFORE
BUILDING. THESE DIMENSIONS ARE NOT TO BE USED
FOR ANY OTHER PURPOSES. ANY DISCREPANCY
BETWEEN THESE DIMENSIONS AND DIMENSIONS
ON CHANGELAN ARCHITECT SERVICES LIMITED AND
CHANGELAN CONSTRUCTION SERVICES LIMITED
SHALL BE SETTLED BY THE COURT.

CHANGELAN ARCHITECT SERVICES LIMITED
HAS CERTIFIED THAT IT IS A QUALITY ASSURED
FIRM. ANY BUILDING WITHOUT PERMIT OR
VIOLATION OF THE CONSTRUCTION ACT, 1997,
MAY BE SUBJECT TO PROSECUTION. ANY
NECESSARY AND APPROPRIATE REPRESENTATION
SHOULD BE OBTAINED BY THE CLIENT. ANY
DISCREPANCY BETWEEN THESE DIMENSIONS
AND DIMENSIONS ON CHANGELAN ARCHITECT
SERVICES LIMITED SHALL BE SETTLED BY THE COURT.

OWNER



DRAFT



BERKELEY PHASE II

ELIZABETH STREET & MARIA STREET

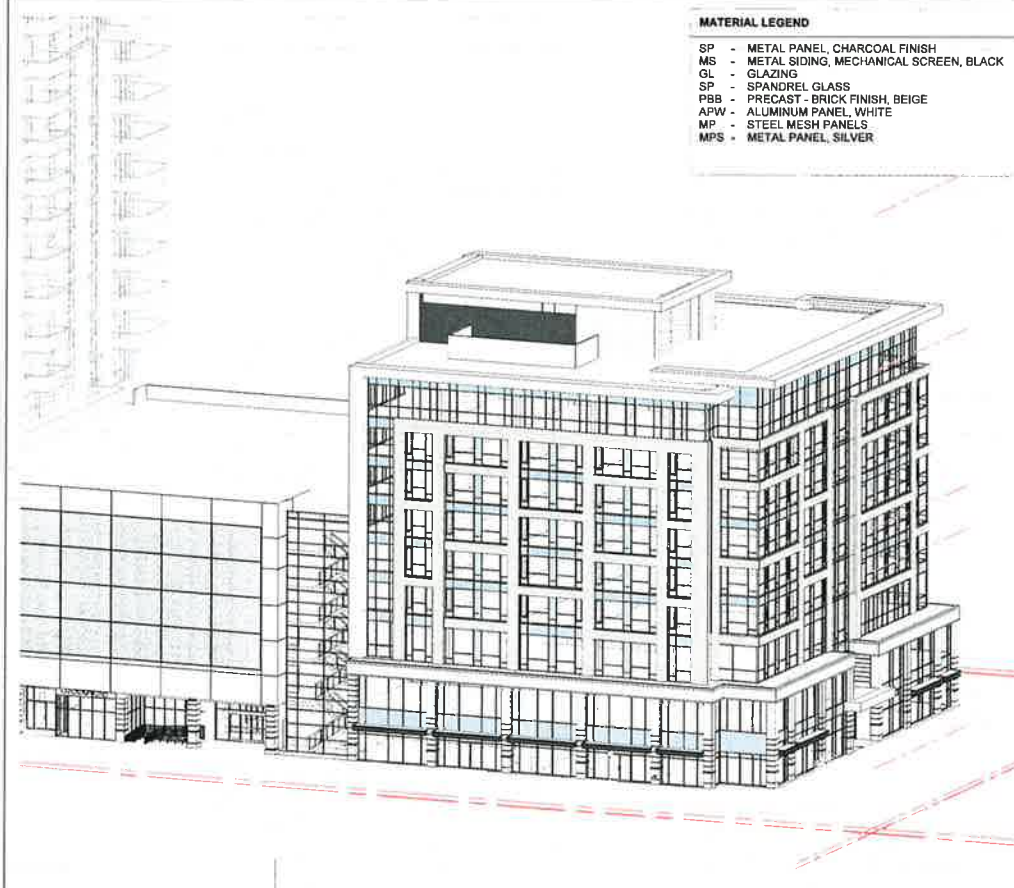
EXTERIOR ELEVATION II

DATE	2020.02.01
DRAWN BY	MOR
CHECKED BY	SM
SCALE	As indicated
PROJECT NO.	120003

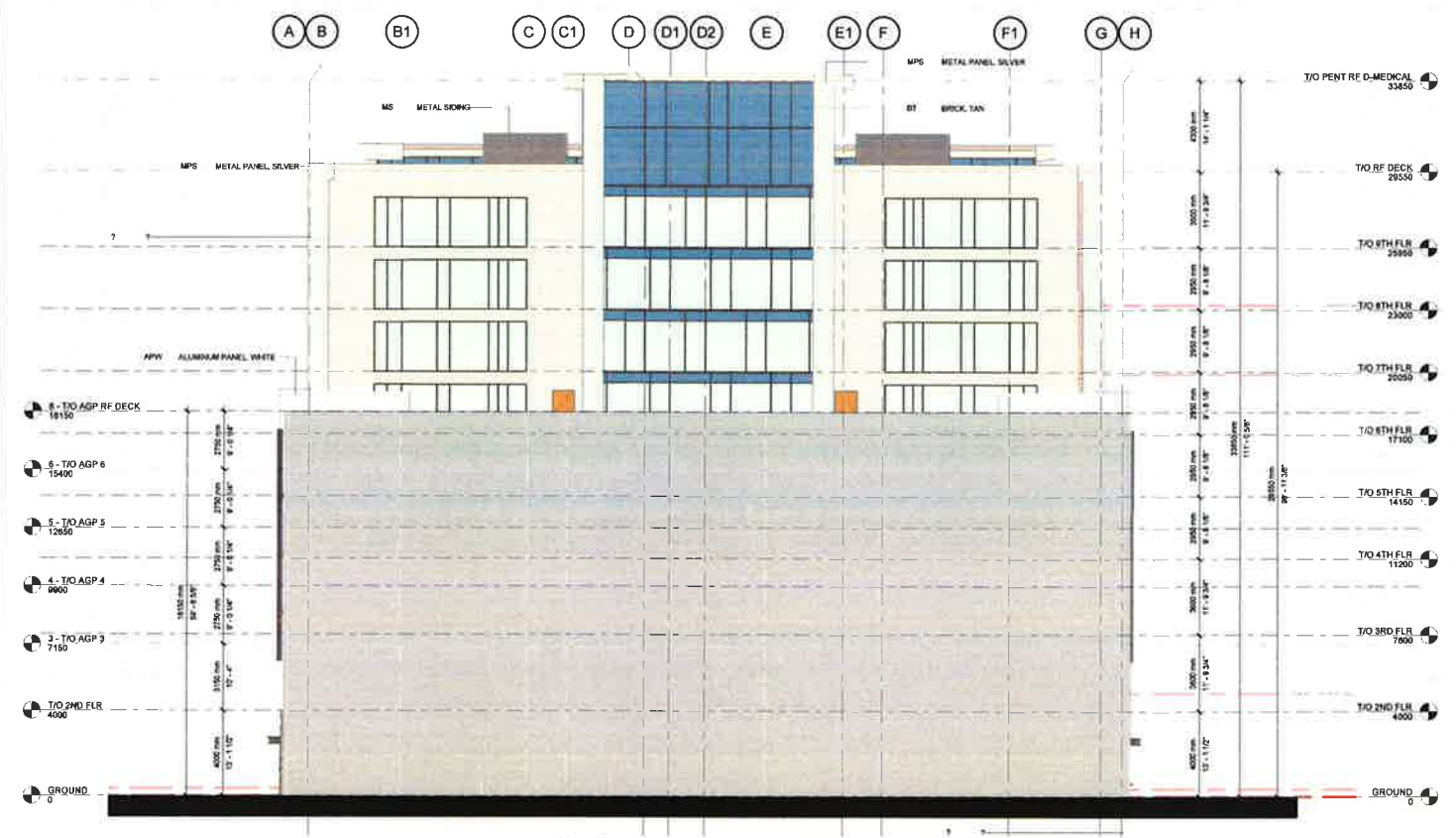
A202

MATERIAL LEGEND

- SP - METAL PANEL, CHARCOAL FINISH
- MS - METAL SIDING, MECHANICAL SCREEN, BLACK
- GL - GLAZING
- SP - SPANDREL GLASS
- PBB - PRECAST BRICK FINISH, BEIGE
- APW - ALUMINUM PANEL, WHITE
- MP - STEEL MESH PANELS
- MPS - METAL PANEL, SILVER



AXONOMETRIC II



SOUTH ELEVATION