



280 CLAIR RD W

REZONING SUBMISSION
DEC. 4, 2024

CLIENT:

Kiwi Newton Group
41 Massey Rd, Guelph
N1H7M6, Ontario Canada

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ARCHITECT:

ARCHITECTURE UNFOLDED
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TORONTO, ONTARIO
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PLANNER

CSP GROUP
72 Victoria Street S, Suite 201,
Kitchener, ON N2G 4Y9

TEL: 519-569-8883

SITE SERVICES:

Counterpoint Land Development by
Dillon Consulting Limited
8395 Jane Street Suite 100,
Vaughan, ON, Canada L4K
5Y2

TEL: 416-389-9135
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www.dillion.ca

TRAFFIC:

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111 Farquahar Street, Suite 301
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WIND

RWDI
600 Southgate Drive, Guelph,
ON, N1G 4P6, Canada

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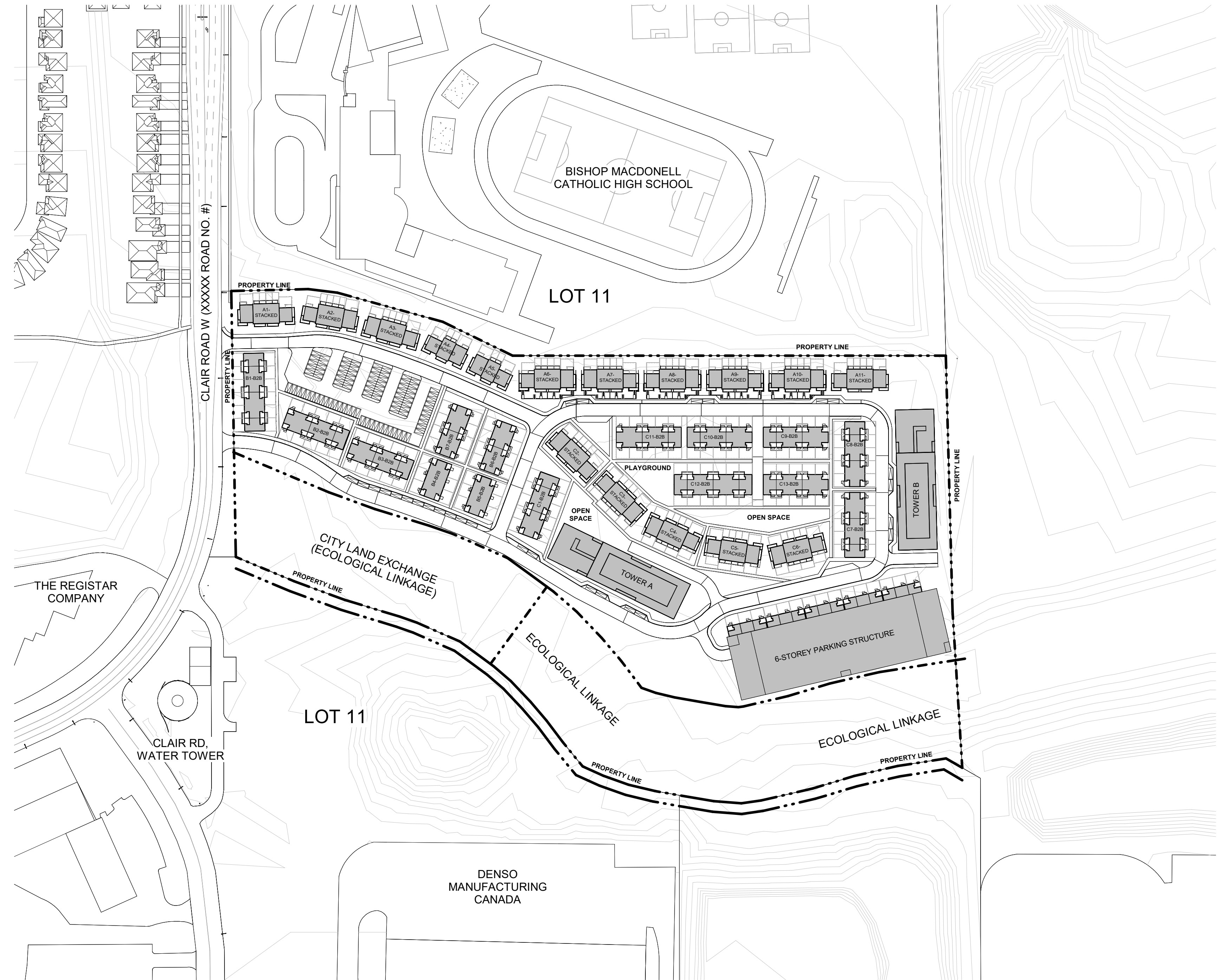
STRUCTURAL

Kiwi Newton Group
41 Massey Rd, Guelph, N1H
7M6, ON, Canada

(Enter Consultant Tel.)

LIST OF DRAWINGS

A000	COVER SHEET
A100	CONTEXT PLAN & STATISTICS
A101	SITE PLAN
A200	FLOOR PLANS PARKING
A201	FLOOR PLANS PARKING
A203	FLOOR PLANS PARKING
A204	FLOOR PLANS PARKING
A300	FLOOR PLANS TYPOLOGY 1
A301	FLOOR PLANS TYPOLOGY 2
A302	FLOOR PLANS TYPOLOGY 3
A303	FLOOR PLANS TYPOLOGY 3
A304	FLOOR PLANS TYPOLOGY 4
A305	FLOOR PLANS TYPOLOGY 4
A306	FLOOR PLANS TYPOLOGY 5
A307	FLOOR PLANS TYPOLOGY 6
A308	FLOOR PLANS TYPOLOGY 7
A309	FLOOR PLANS TYPOLOGY 8
A310	FLOOR PLANS TOWER A
A311	FLOOR PLANS TOWER A
A312	FLOOR PLANS TOWER B
A313	FLOOR PLANS TOWER B
A400	ELEVATIONS TYPOLOGY 1
A401	ELEVATIONS TYPOLOGY 2
A402	ELEVATIONS TYPOLOGY 3
A403	ELEVATIONS TYPOLOGY 4
A404	ELEVATIONS TYPOLOGY 5
A405	ELEVATIONS TYPOLOGY 6
A406	ELEVATIONS TYPOLOGY 7
A407	ELEVATIONS TYPOLOGY 8
A408	ELEVATIONS PARKING
A409	ELEVATIONS TOWER A
A410	ELEVATIONS TOWER A
A411	ELEVATIONS TOWER B
A412	ELEVATIONS TOWER B
A413	RENDERS
A414	RENDERS
A500	SECTIONS TYPOLOGY 1
A501	SECTIONS TYPOLOGY 2
A502	SECTIONS TYPOLOGY 3
A503	SECTIONS TYPOLOGY 4
A504	SECTIONS TYPOLOGY 5
A505	SECTIONS TYPOLOGY 6
A506	SECTIONS TYPOLOGY 7
A507	SECTIONS TYPOLOGY 8
A508	SECTIONS PARKING
A509	SECTIONS TOWER A
A510	SECTIONS TOWER B
A601	SHADOW STUDY APRIL 21st
A602	SHADOW STUDY APRIL 21st
A603	SHADOW STUDY JUNE 21st
A604	SHADOW STUDY JUNE 21st
A605	SHADOW STUDY SEPTEMBER 21st
A606	SHADOW STUDY SEPTEMBER 21st
A607	SHADOW STUDY DECEMBER 21st



1 CONTEXT PLAN
1 : 1500

SITE INFORMATION		
SITE AREA		85,600 M ²
PROPOSED GROSS FLOOR AREA (EXCLUDING PARKING)		79,274 M ²
FLOOR SPACE INDEX		0.93
ECOLOGICAL LINKAGE		24,552 M ²
NET SITE AREA:		61,048 M ²
BUILDING LOT COVERAGE	33%	20,043 M ²
STREETS	11%	6,454 M ²
SURFACE PARKING, LAYBY PARKING AND LOADING	6%	3,913 M ²
PRIVATE YARDS	18%	10,774 M ²
SIDWALKS AND WALKWAYS	7%	4,085 M ²
PUBLIC OPEN SPACES	9%	5,770 M ²
OTHER LANDSCAPED AREAS	16%	10,008 M ²
EXISTING GROSS FLOOR AREA		M ²
UNITS		960
PARKING		1,077
MINIMUM SETBACKS	TO PARKING	TO RESIDENTIAL
WEST (FRONT)	- M	6.0 M
SOUTH (SIDE)	1.0 M	7.5 M
EAST (BACK)	1.0 M	7.5 M
NORTH (SIDE)	- M	7.5 M

	TOTAL FLOOR AREA		GROSS FLOOR AREA		NET SALEABLE AREA	
	M ²	FT ²	M ²	FT ²	M ²	FT ²
TYPOLGY 1 - STACKED						
GROUND FLOOR	242	2,605	242	2,605	242	2,605
SECOND FLOOR	237	2,551	237	2,551	237	2,551
THIRD FLOOR	89	958	89	958	89	958
TOTAL	568	6,114	568	6,114	568	6,114

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	2	2	-	2	6

NUMER OF BLOCKS 2

	M ²	FT ²	M ²	FT ²	M ²	FT ²
TYPOLGY 2 - STACKED						
GROUND FLOOR	325	3,498	325	3,498	325	3,498
SECOND FLOOR	320	3,444	320	3,444	320	3,444
THIRD FLOOR	172	1,851	172	1,851	172	1,851
TOTAL	817	8,794	817	8,794	817	8,794

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	2	2	-	4	8

NUMER OF BLOCKS 5

	M ²	FT ²	M ²	FT ²	M ²	FT ²
TYPOLGY 3&4 - STACKED W/BASEMENT						
BASMENT	316	3,401	316	3,401	316	3,401
GROUND FLOOR	325	3,498	325	3,498	325	3,498
SECOND FLOOR	320	3,444	320	3,444	320	3,444
THIRD FLOOR	172	1,851	172	1,851	172	1,851
TOTAL	1,133	12,196	1,133	8,794	1,133	8,794

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	4	4	-	4	12

NUMER OF BLOCKS 9

	M ²	FT ²	M ²	FT ²	M ²	FT ²
TYPOLGY 5 - BACK TO BACK						
GROUND FLOOR	262	2,822	262	2,822	262	2,822
SECOND FLOOR	262	2,822	262	2,822	262	2,822
THIRD FLOOR	210	2,260	210	2,260	210	2,260
TOTAL	734	7,905	734	7,905	734	7,905

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	-	-	6	-	6

NUMER OF BLOCKS 2							
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	M ²	FT ²	M ²	FT ²	M ²	FT ²
TYPOLGY 6 - BACK TO BACK						
GROUND FLOOR	350	3,763	350	3,763	350	3,763
SECOND FLOOR	350	3,763	350	3,763	350	3,763
THIRD FLOOR	280	3,014	280	3,014	280	3,014
TOTAL	979	10,540	979	10,540	979	10,540

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	-	-	8	-	8

NUMER OF BLOCKS 2							
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	M ²	FT ²	M ²	FT ²	M ²	FT ²
TYPOLGY 7 - BACK TO BACK						
GROUND FLOOR	437	4,704	437	4,704	437	4,704
SECOND FLOOR	437	4,704	437	4,704	437	4,704
THIRD FLOOR	350	3,767	350	3,767	350	3,767
TOTAL	1,224	13,175	1,224	13,175	1,224	13,175

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	-	-	10	-	10

NUMER OF BLOCKS 9							
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	M ²	FT ²	M ²	FT ²	M ²	FT ²
TYPOLGY 8 - BACK TO BACK						
GROUND FLOOR	524	5,645	524	5,645	524	5,645
SECOND FLOOR	524	5,645	524	5,645	524	5,645
THIRD FLOOR	420	4,521	420	4,521	420	4,521
TOTAL	1,469	15,810	1,469	15,810	1,469	15,810

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	-	-	12	-	12

NUMER OF BLOCKS 2							
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	M ²	FT ²	M ²	FT ²	M ²	FT ²
TOWER 'A'						
GROUND-8TH FLOOR (PER FLOOR)	1,750	18,837	1,750	18,837	1,488	16,011
TOTAL	14,000	150,695	14,000	150,695	11,900	128,091
9TH-16TH FLOOR (PER FLOOR)	1,215	13,078	1,215	13,078	1,033	11,116
TOTAL	9,720	104,625	9,720	104,625	8,262	88,931
TOTAL	23,720	255,320	23,720	287,235	20,162	217,022

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
GROUND	1	3	9	2	2	-	17
2ND-8TH (PER FLOOR)	5	9	6	6	2	-	18
2ND-8TH (TOTAL)	28	35	63	42	14	-	182
9TH-16TH (PER FLOOR)	2	4	6	6	2	-	18
9ND-16TH (TOTAL)	16	32	48	32	16	-	144
TOTAL	45	70	120	76	32	-	343

	M ²	FT ²	M ²	FT ²	M ²	FT ²
TOWER 'B'						
GROUND-7TH FLOOR (PER FLOOR)	1,750	18,837	1,750	18,837	1,488	16,011
TOTAL	12,250	131,858	12,250	131,858	10,413	112,079
8TH-14TH FLOOR (PER FLOOR)	1,215	13,078	1,215	13,078	1,033	11,116
TOTAL	8,505	91,547	8,505	91,547	7,229	77,815
TOTAL	20,755	223,405	20,755	255,320	17,642	189,894

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
GROUND	1	3	9	2	2	-	17
2ND-7TH (PER FLOOR)	5	9	6	6	2	-	18
2ND-7TH (TOTAL)	24	30	54	36	12	-	156
8TH-14TH (PER FLOOR)	2	4	6	6	2	-	18
8ND-14TH (TOTAL)	14	28	42	28	14	-	126
TOTAL	39	61	105	66	28	-	299

	M ²	FT ²	M ²	FT ²	M ²	FT ²
PARKING STRUCTURE						
PARKING PER FLOOR	4,624	49,772	-	-	-	-
TOTAL PARKING FLOORS	27,744	298,634	-	-	-	-
THIRD TOWNS (16)	2,000	21,528	2,000	21,528	2,000	21,528
TOTAL	29,744	320,162	2,000	21,528	2,000	21,528

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	-	-	16	-	16

PARKING SPACES							
SURFACE PARKING							89
LAY-BY PARKING							28
TOTAL PARKING SPACES							1,077

	M ²	FT ²	M ²	FT ²	M ²	FT ²
AREA TOTAL						
TOWNHOUSE BLOCKS	34,799	374,571	34,799	374,571	34,799	374,571
TOWERS	44,475	478,725	44,475	478,725	37,804	406,916
GRAND TOTAL	79,274	853,296	79,274	853,296	72,603	781,487

UNITS TOTAL	BA	1B	1B+D	2B	3B	4B	TOTAL
TOWNHOUSE BLOCKS	-	-	50	50	158	60	318
TOWERS	84	131	225	142	60	-	642
GRAND TOTAL	84	131	275	192	218	60	960

	UNIT COUNT	PER UNIT (M ²)	TOTAL (M ²)
REQUIRED SHARED AMENITY			
GRADE RELATED TOWNHOUSES	286	10	2,860
TOP FLOOR TOWNHOUSES	32	20	640
TOWER UNITS	642	20	12,840
TOTAL			16,340

LOADINGS			
TYPE G LOADING			2
MOLOK GARBAGE PICKUP			3

2 PRELIMINARY STATISTICS

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Portions of reported or linked mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

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notes:

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

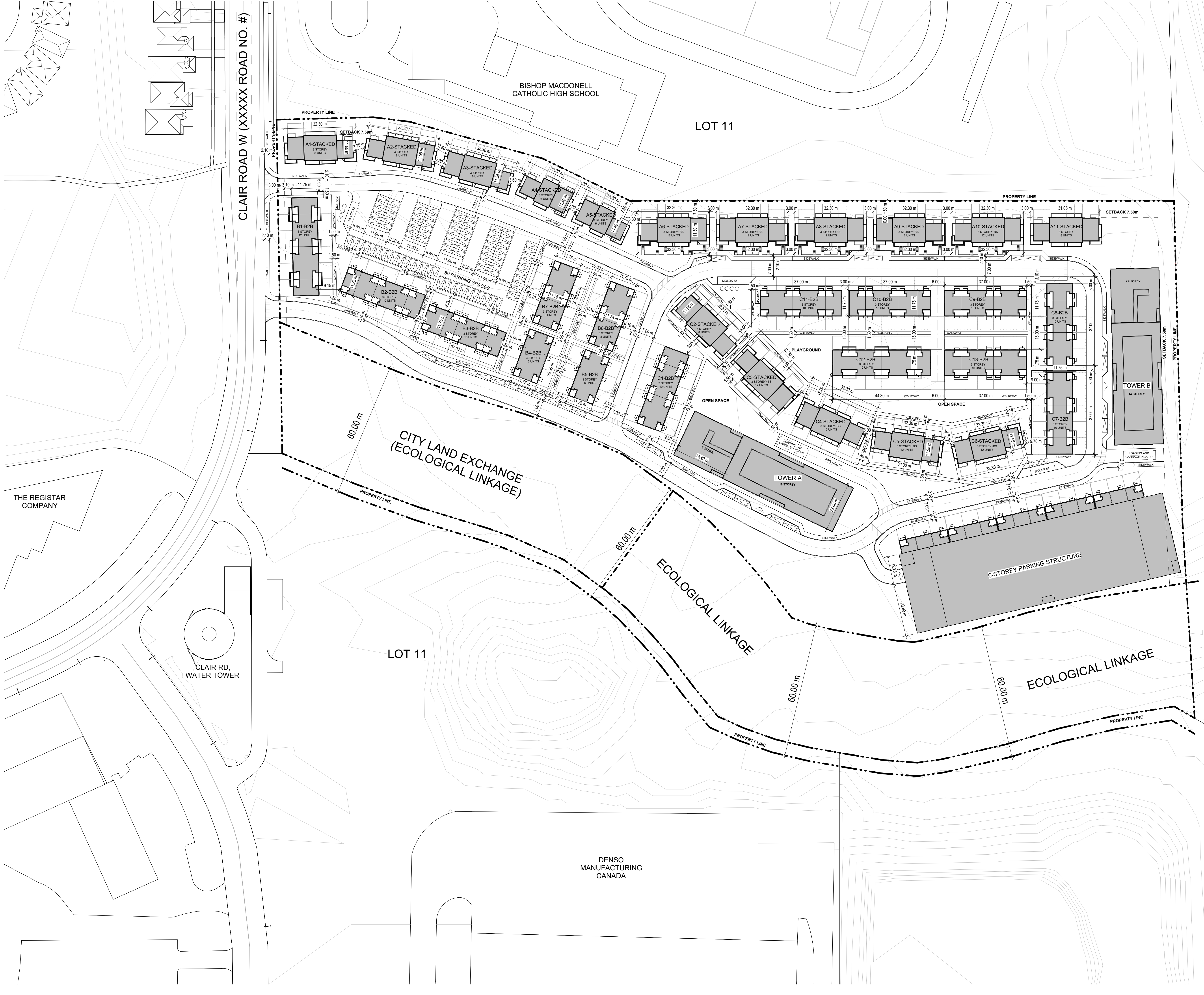
architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singh

project:
280 CLAIR RD W
(enter address)

CONTEXT PLAN & STATISTICS

2024.12.04 date:
1 : 1500 scale:
23-50 project:
ID, FRS, JM, OKS drawing number:





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revisions: dd-mm-yy

architectural team :
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Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olena Kobets-Singh

project:
280 CLAIR RD W
(enter address)

SITE PLAN

2024.12.04
1 : 750
23-50
ID, FRS, JM

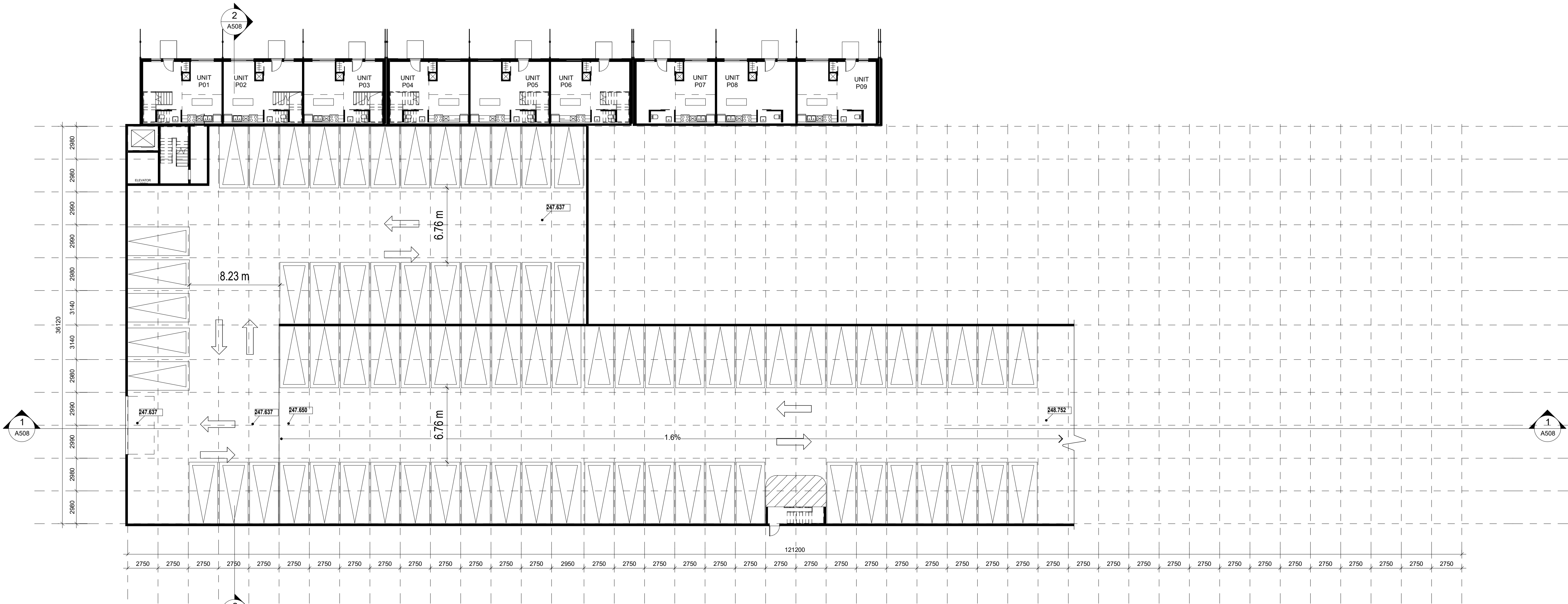
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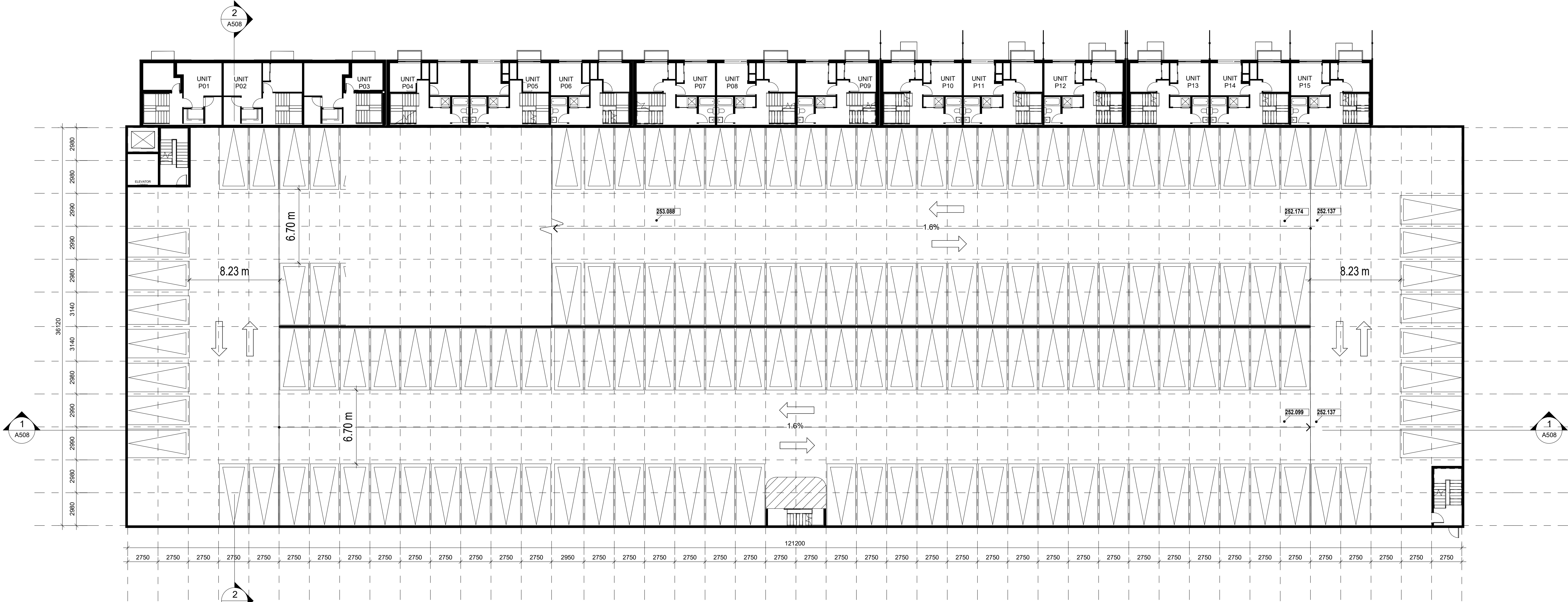
true north

project north

A101



1 P1 FLOOR PLAN
1 : 200



2 P2 FLOOR PLAN
1 : 200

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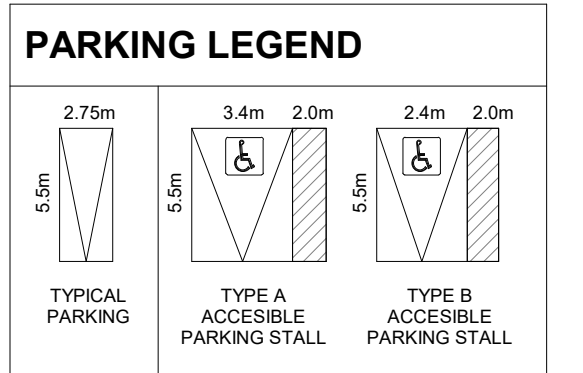
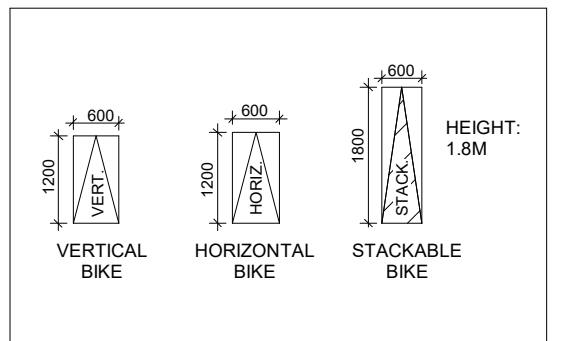
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revisions:

dd-mm-yy

architectural team :

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Jonathan Moreno
Olana Kobets-Singkh

project:

280 CLAIR RD W
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FLOOR PLANS
PARKING

2024.12.04

1 : 200

23-50

ID, FRS, JM, OKS

date:

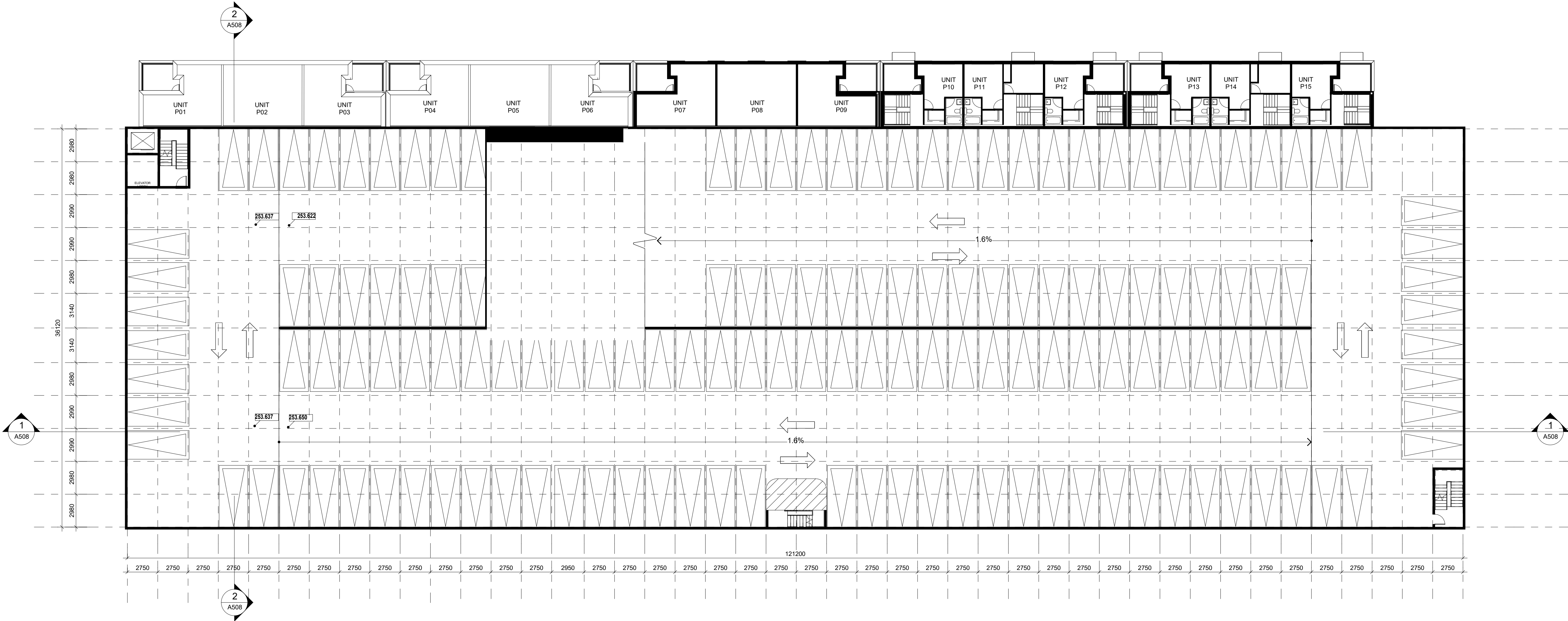
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project:

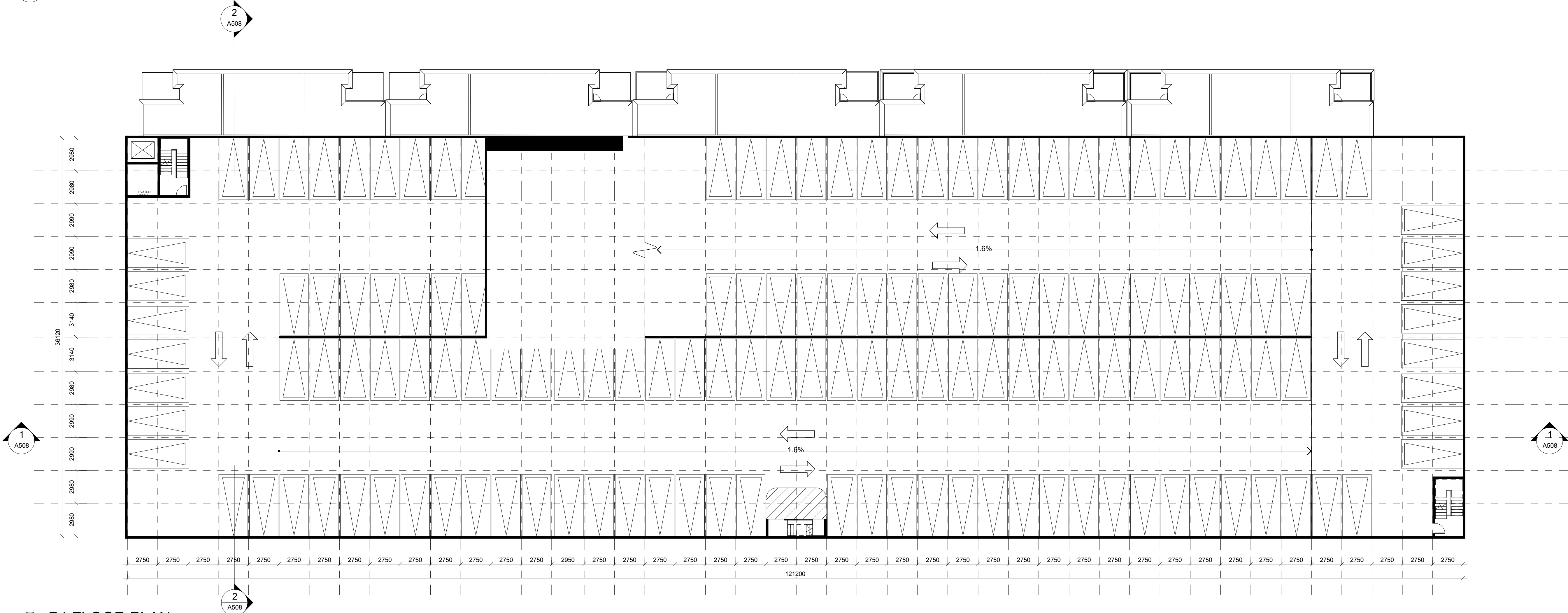
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drawing number:

A200



1 P3 FLOOR PLAN
1 : 200



2 P4 FLOOR PLAN
1 : 200

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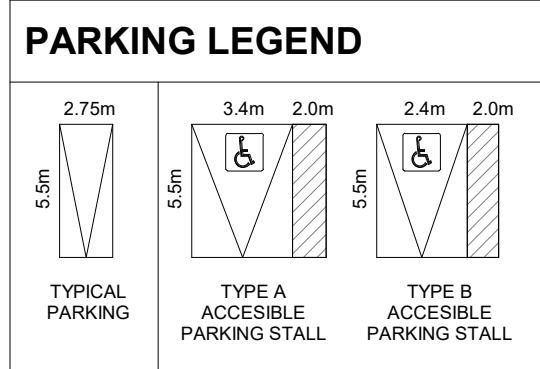
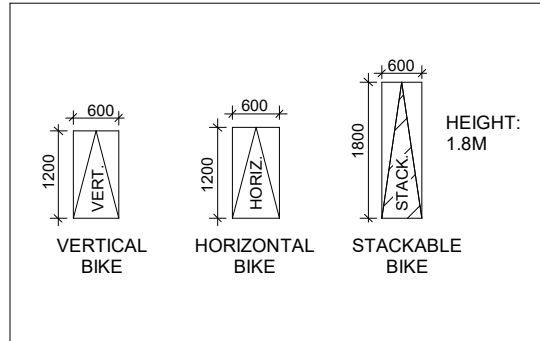
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revisions: dd-mm-yy

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Jonathan Moreno
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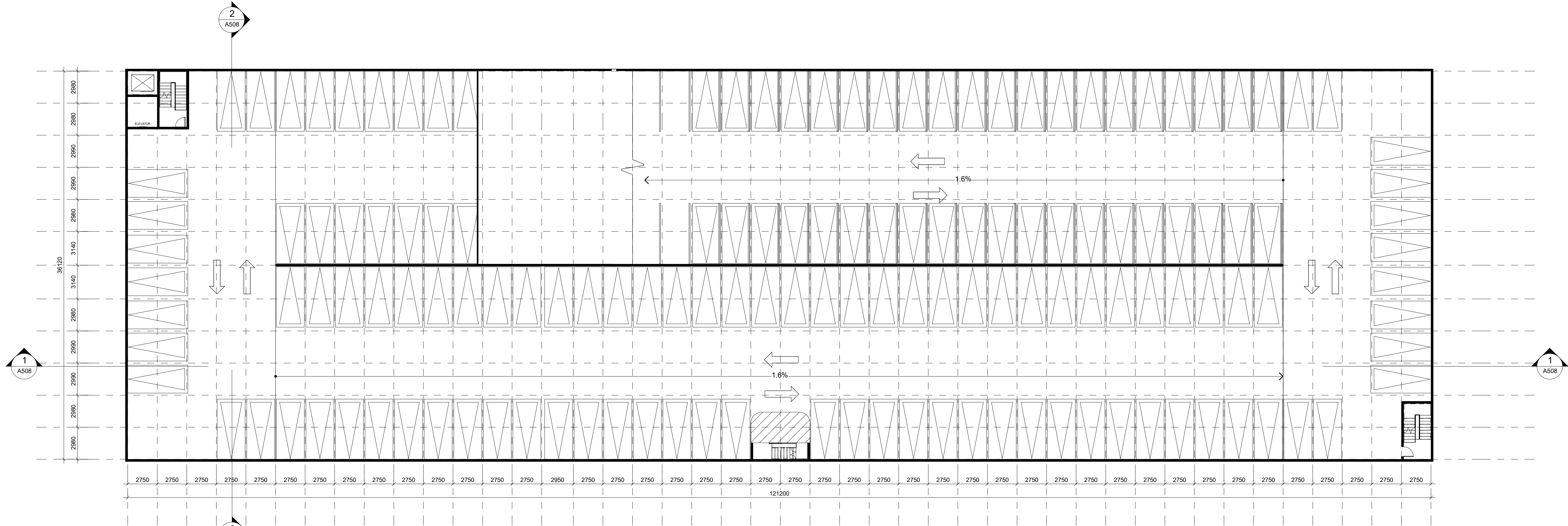
project:
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FLOOR PLANS
PARKING

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawing number:

A201



1 P5 FLOOR PLAN
1 : 200

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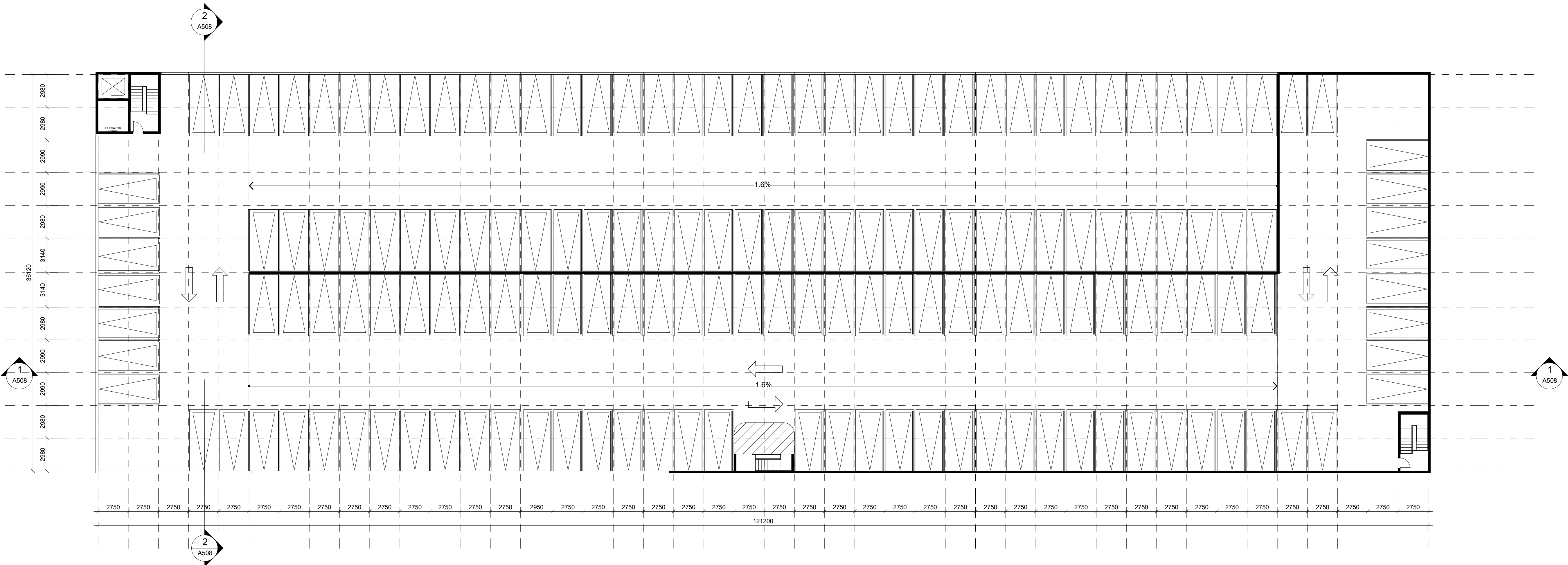
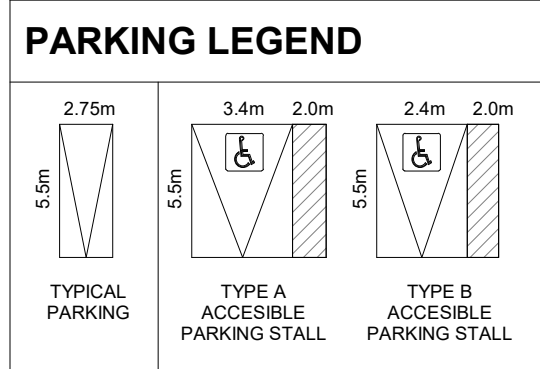
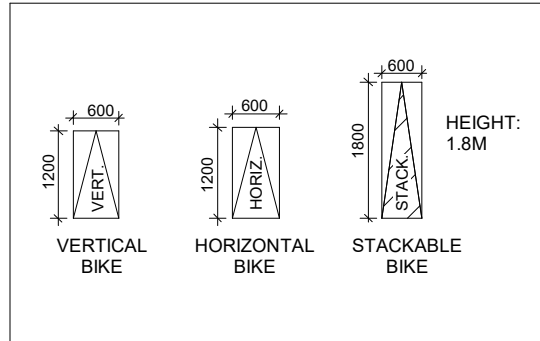
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2 P6 FLOOR PLAN
1 : 200

revisions: dd-mm-yy

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FLOOR PLANS
PARKING

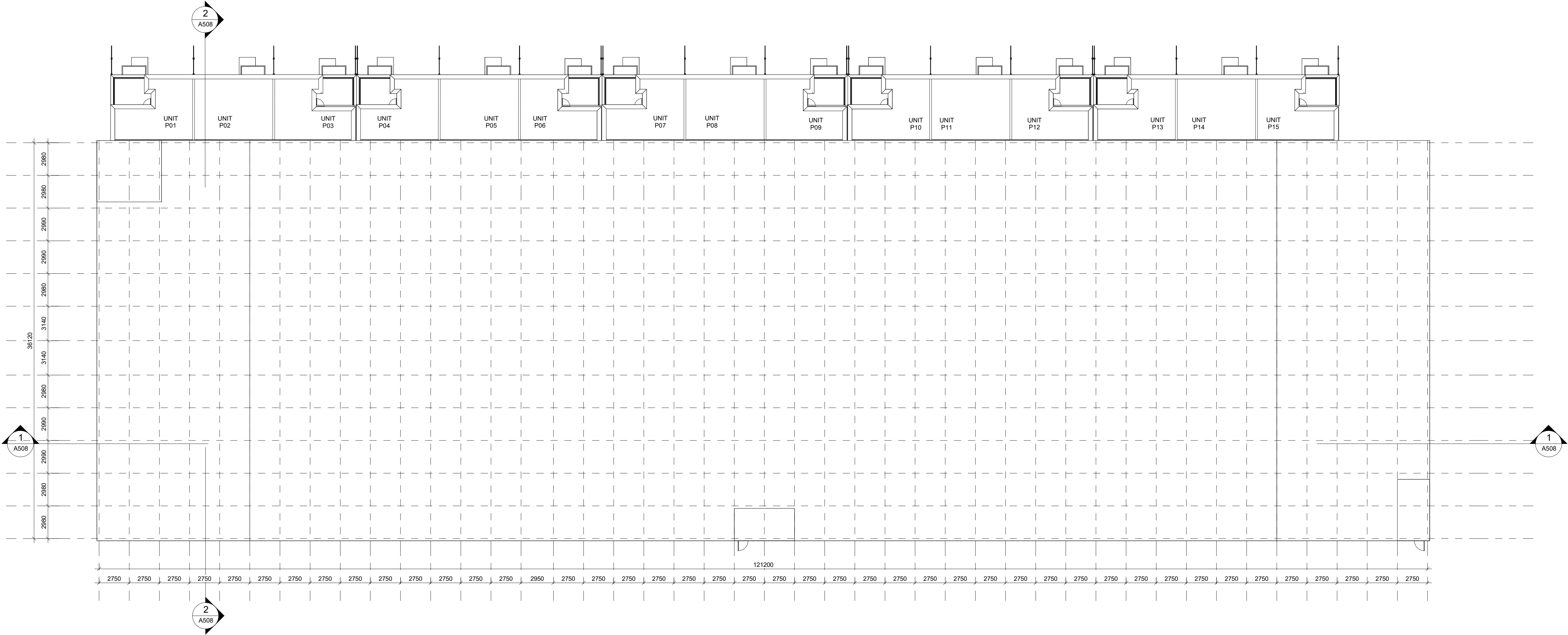
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1 : 200
23-50
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A203

1 ROOF PLAN
1 : 200



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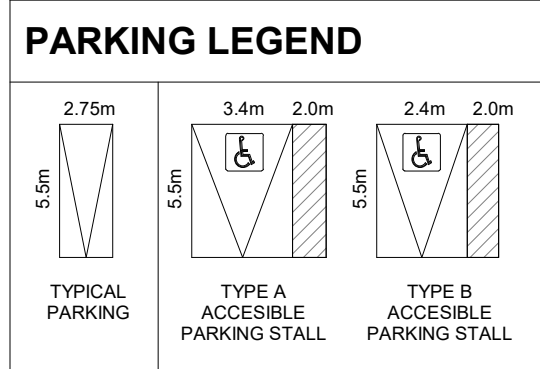
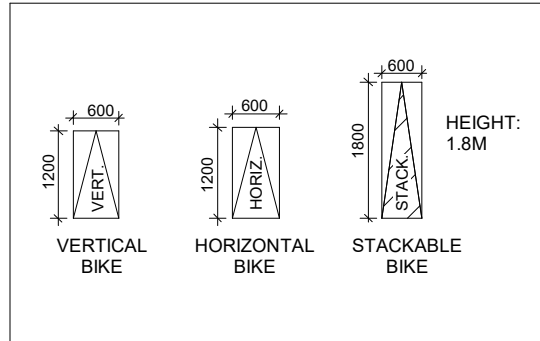
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notes:



revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

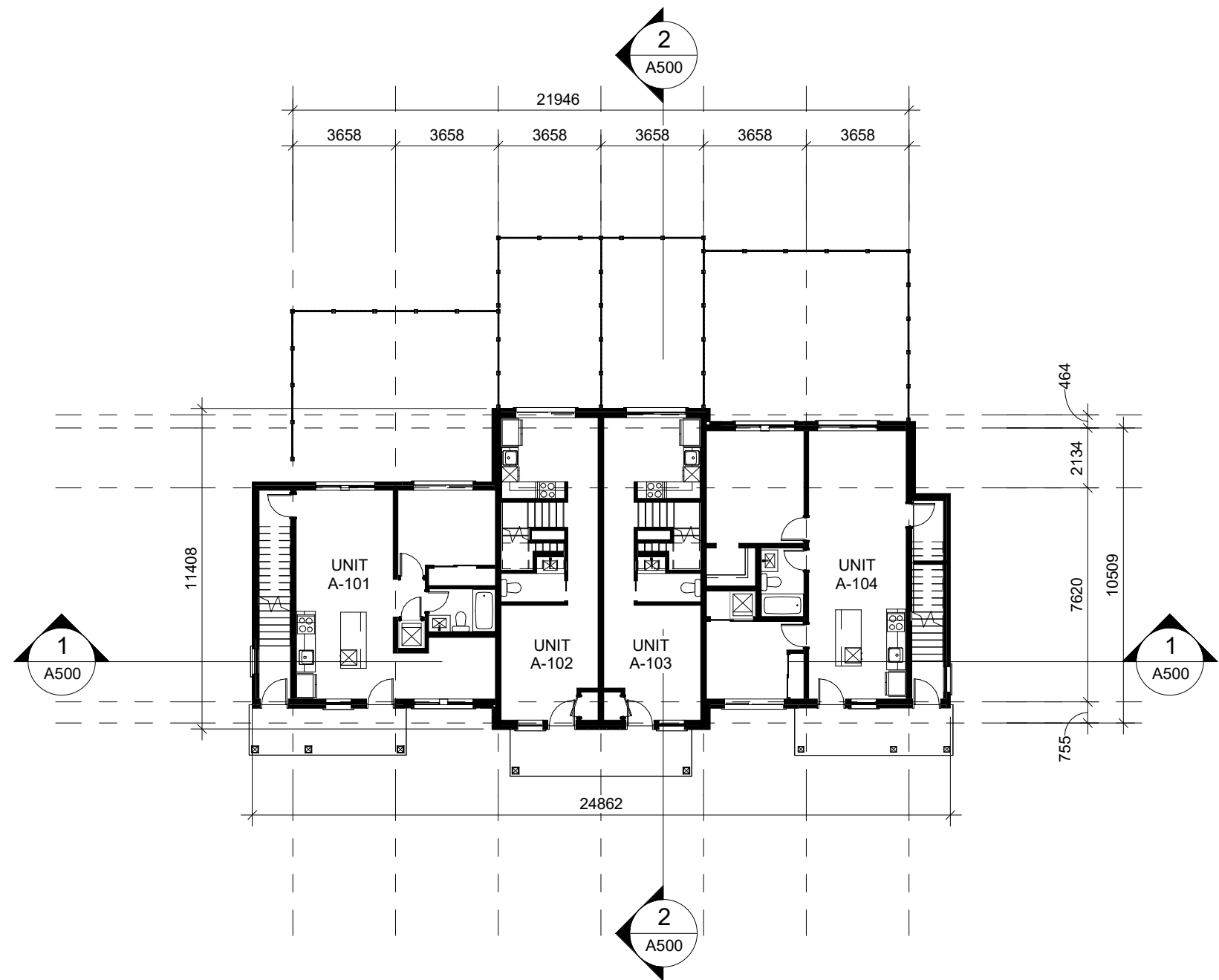
FLOOR PLANS
PARKING

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

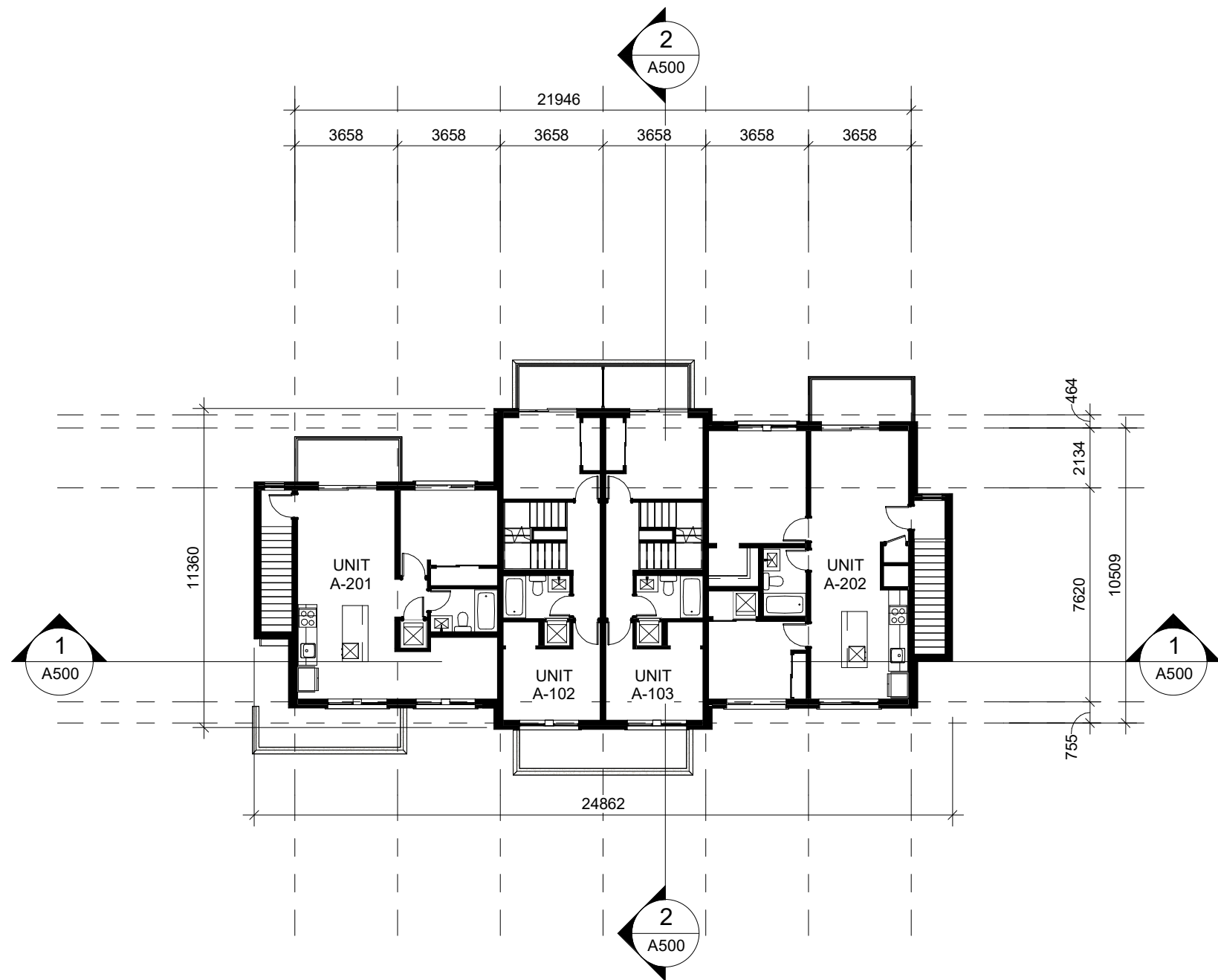
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project:
drawn by:

drawing number:

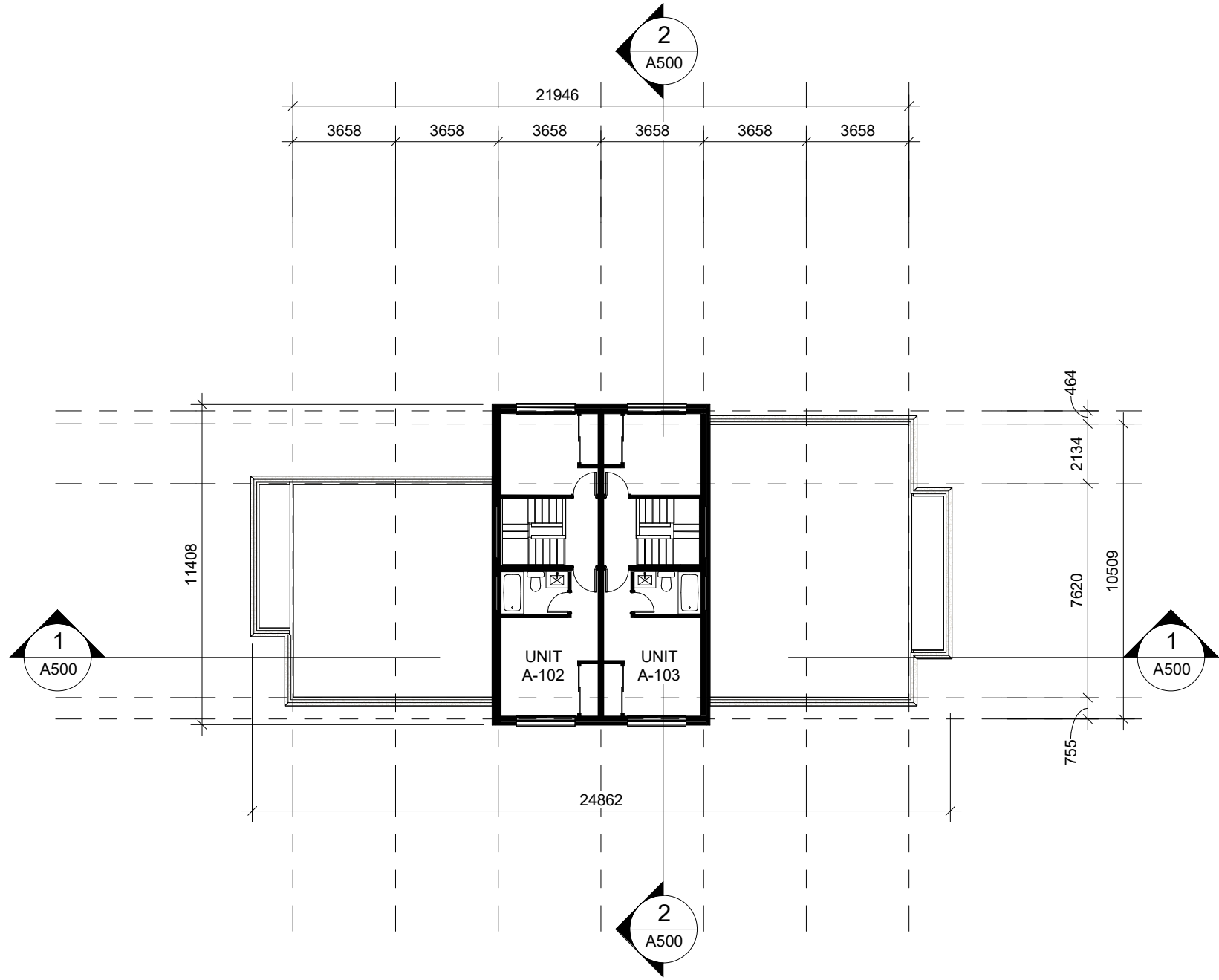
A204



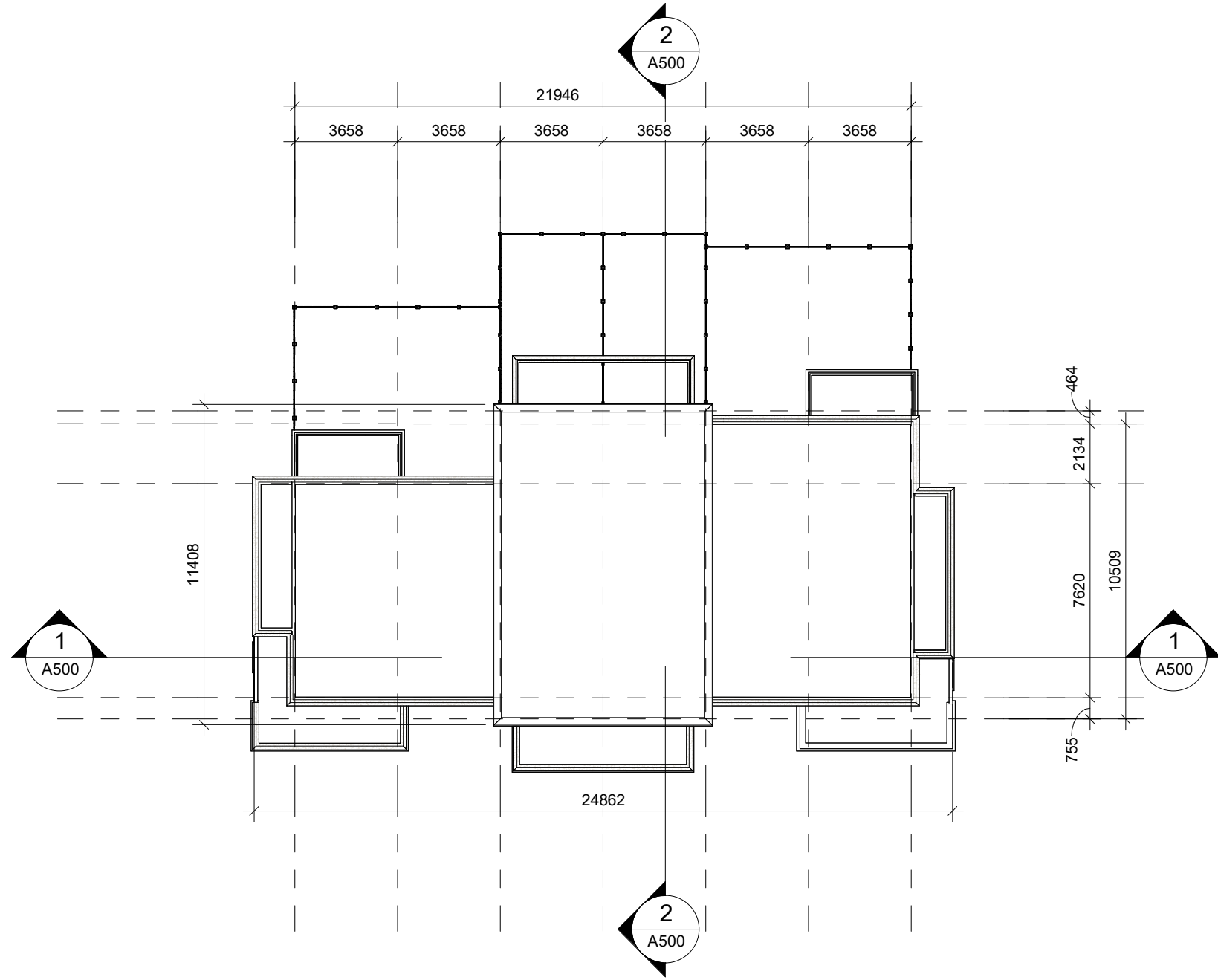
1 GROUND FLOOR PLAN
1 : 200



2 SECOND FLOOR PLAN
1 : 200



3 THIRD FLOOR PLAN
1 : 200



4 ROOF PLAN
1 : 200

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1 Rezoning Submission

04/12/24

revisions:

dd-mm-yy

architectural team :

Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

project:

280 CLAIR RD W
(enter address)

FLOOR PLANS
TYPOLOGY 1

BLOCK: A4, A5

2024.12.04

1 : 200

23-50

ID, FRS, JM, OKS

date:

scale:

project:

drawn by:

drawing number:

A300

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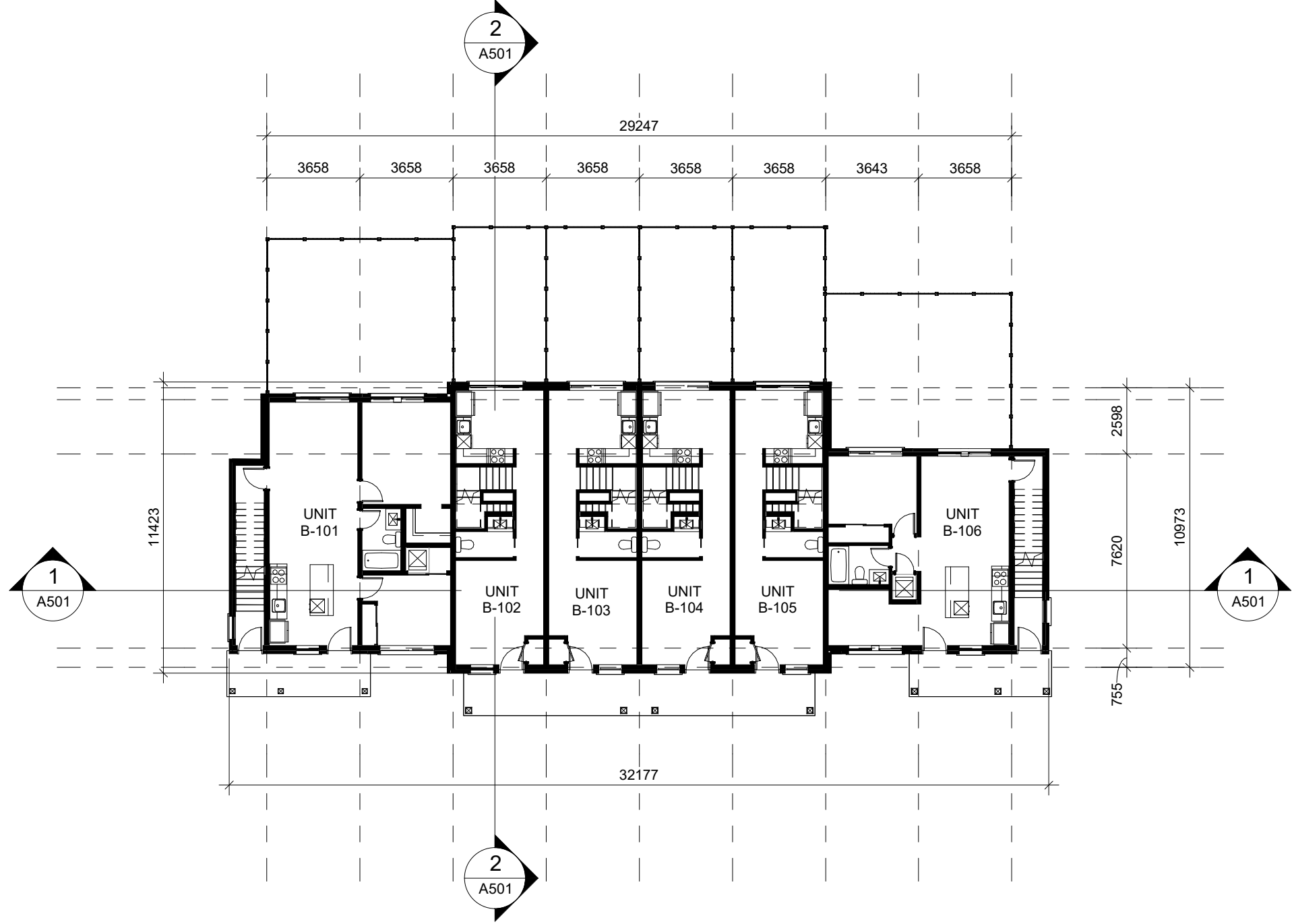
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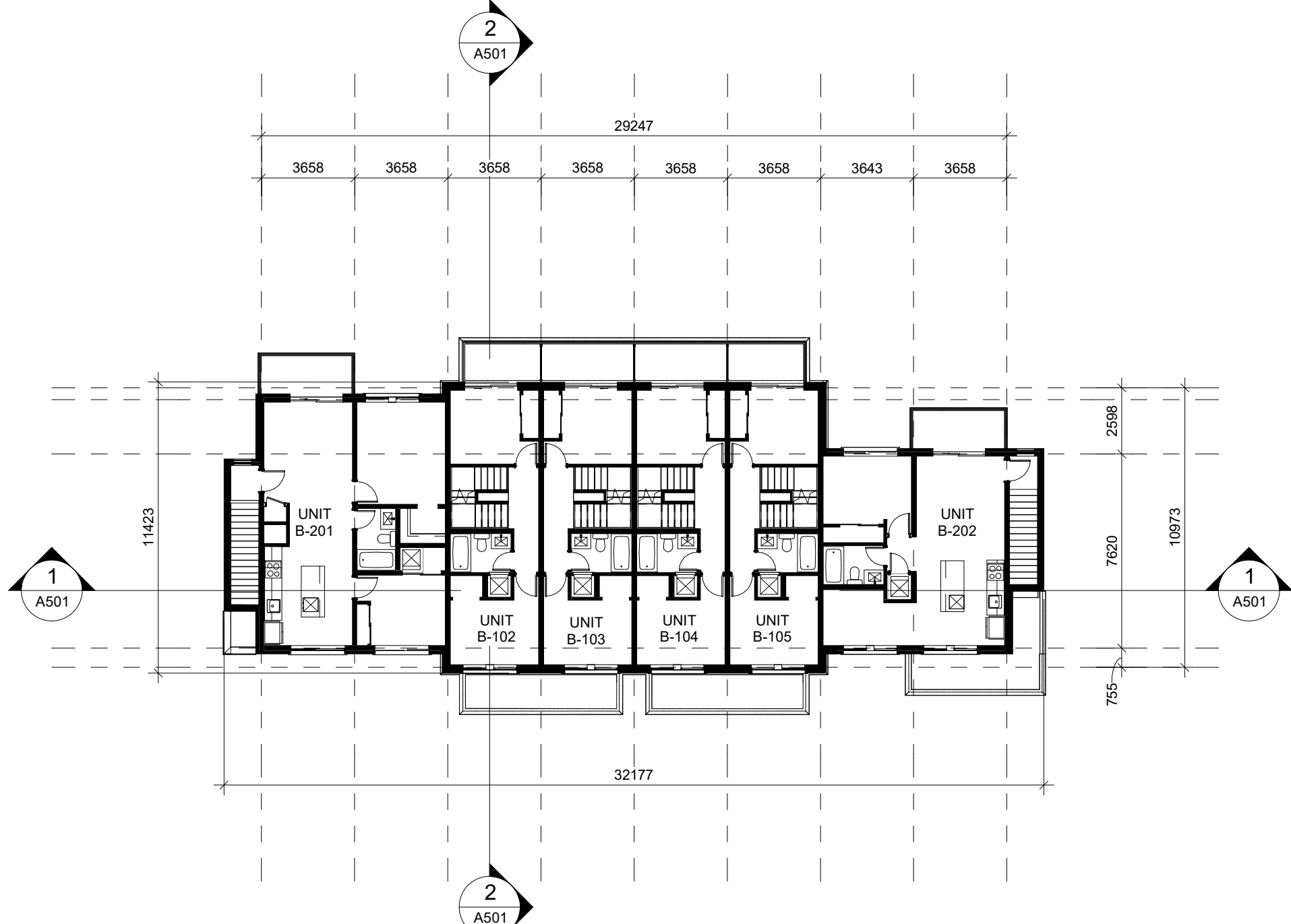
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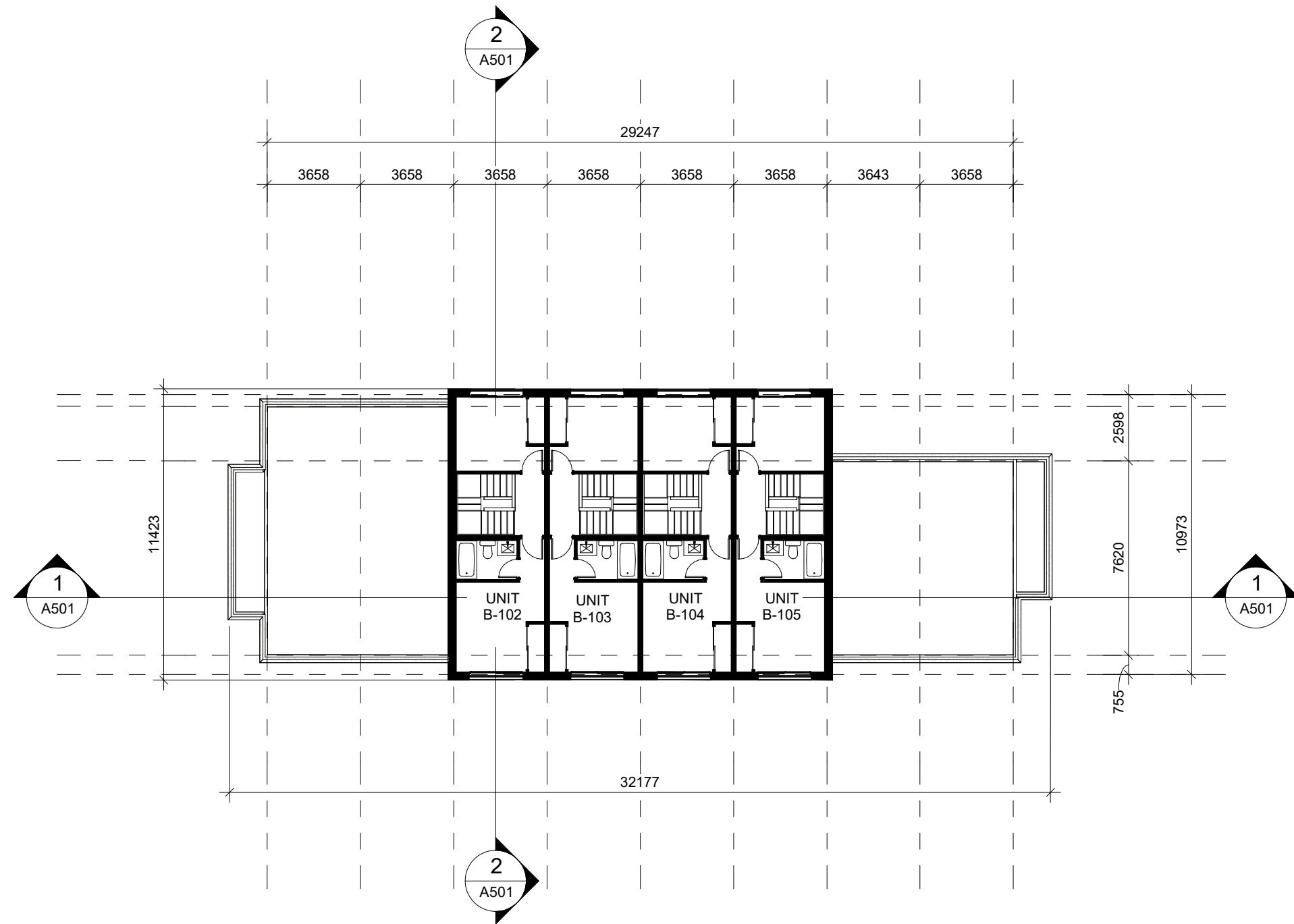
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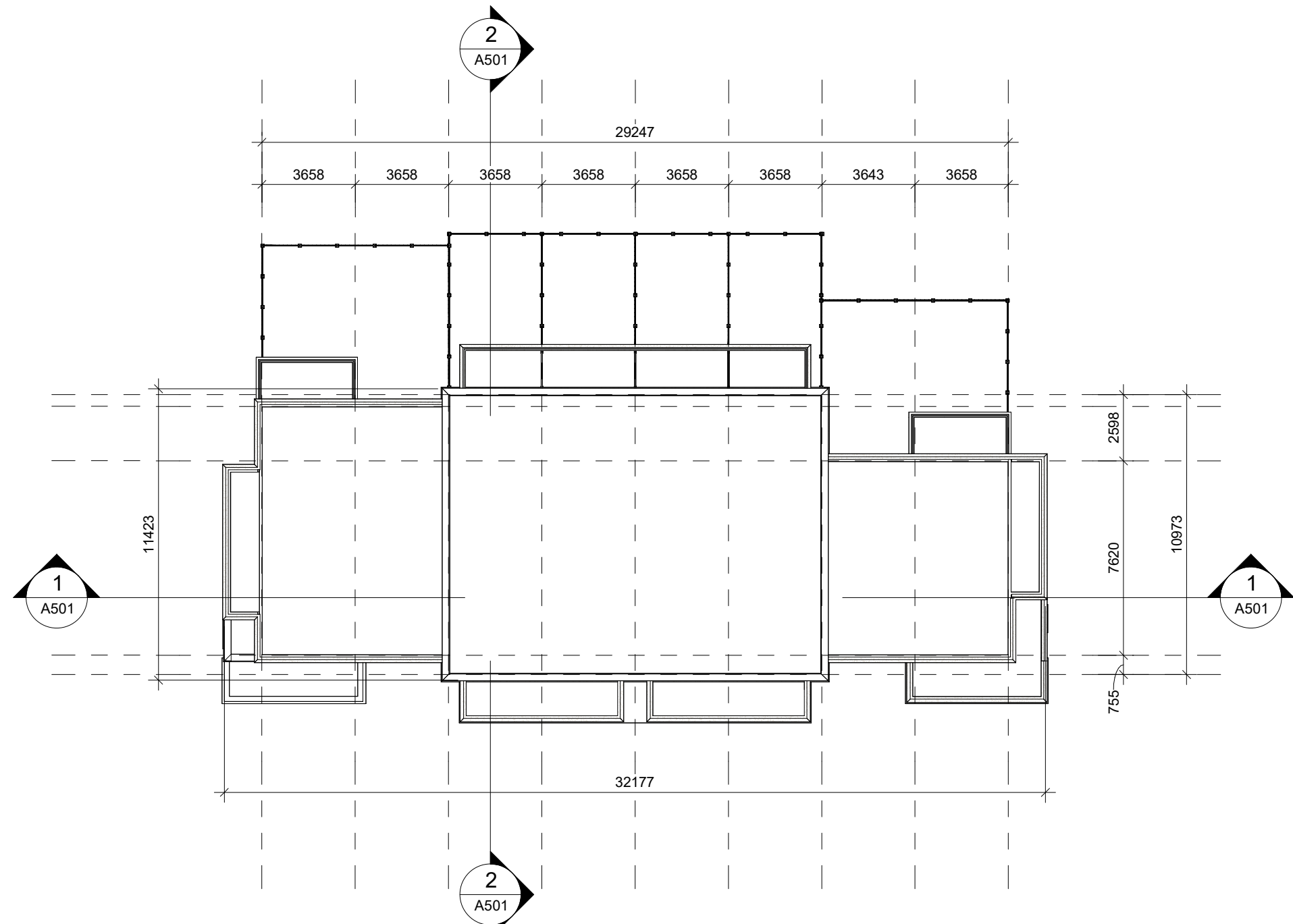
1 GROUND FLOOR PLAN
1 : 200



2 SECOND FLOOR PLAN
1 : 200



3 THIRD FLOOR PLAN
1 : 200



4 ROOF PLAN
1 : 200

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

project:
280 CLAIR RD W
(enter address)

FLOOR PLANS
TYPOLOGY 2

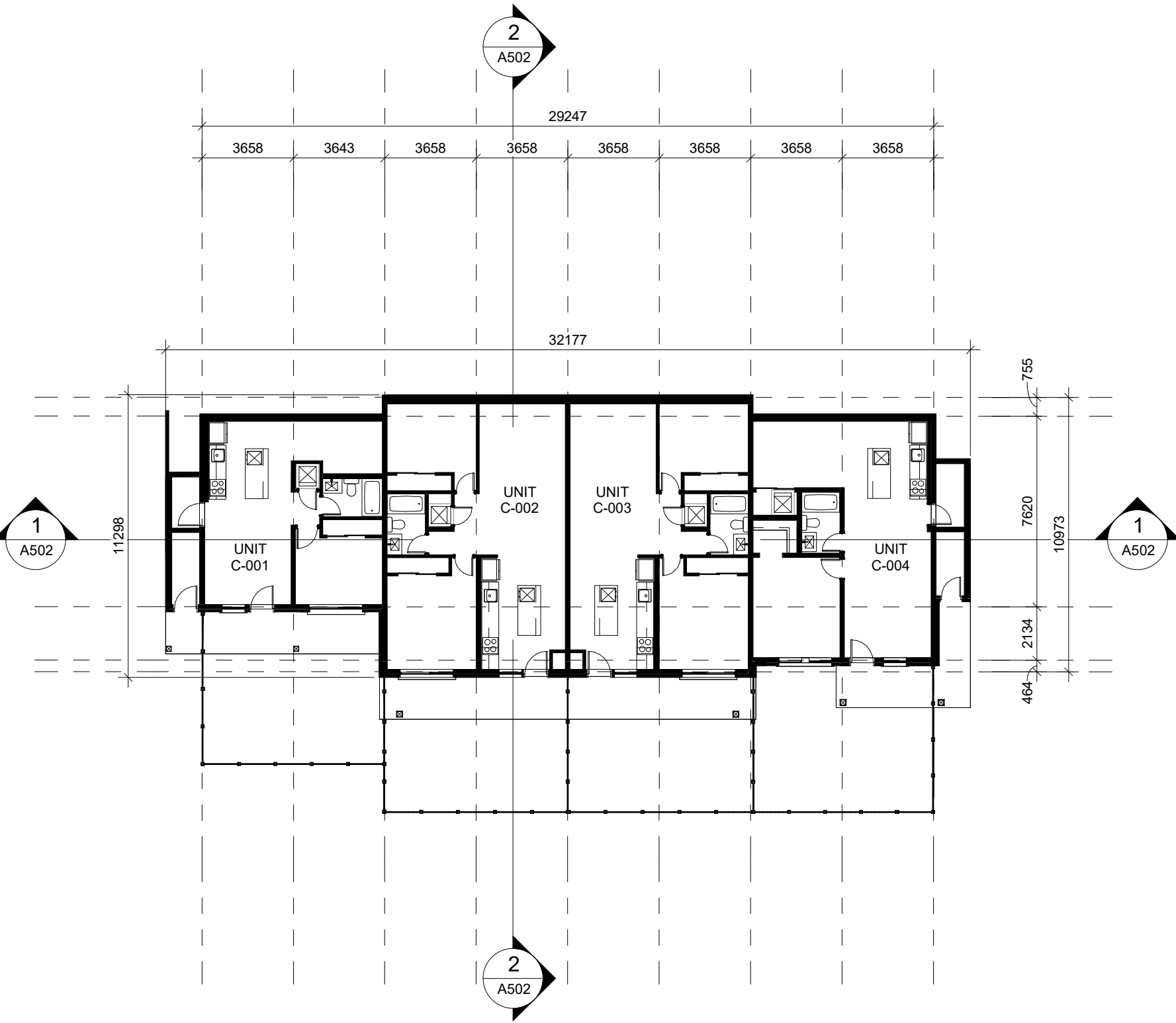
BLOCK: A1, A2, A3, A11, C2

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

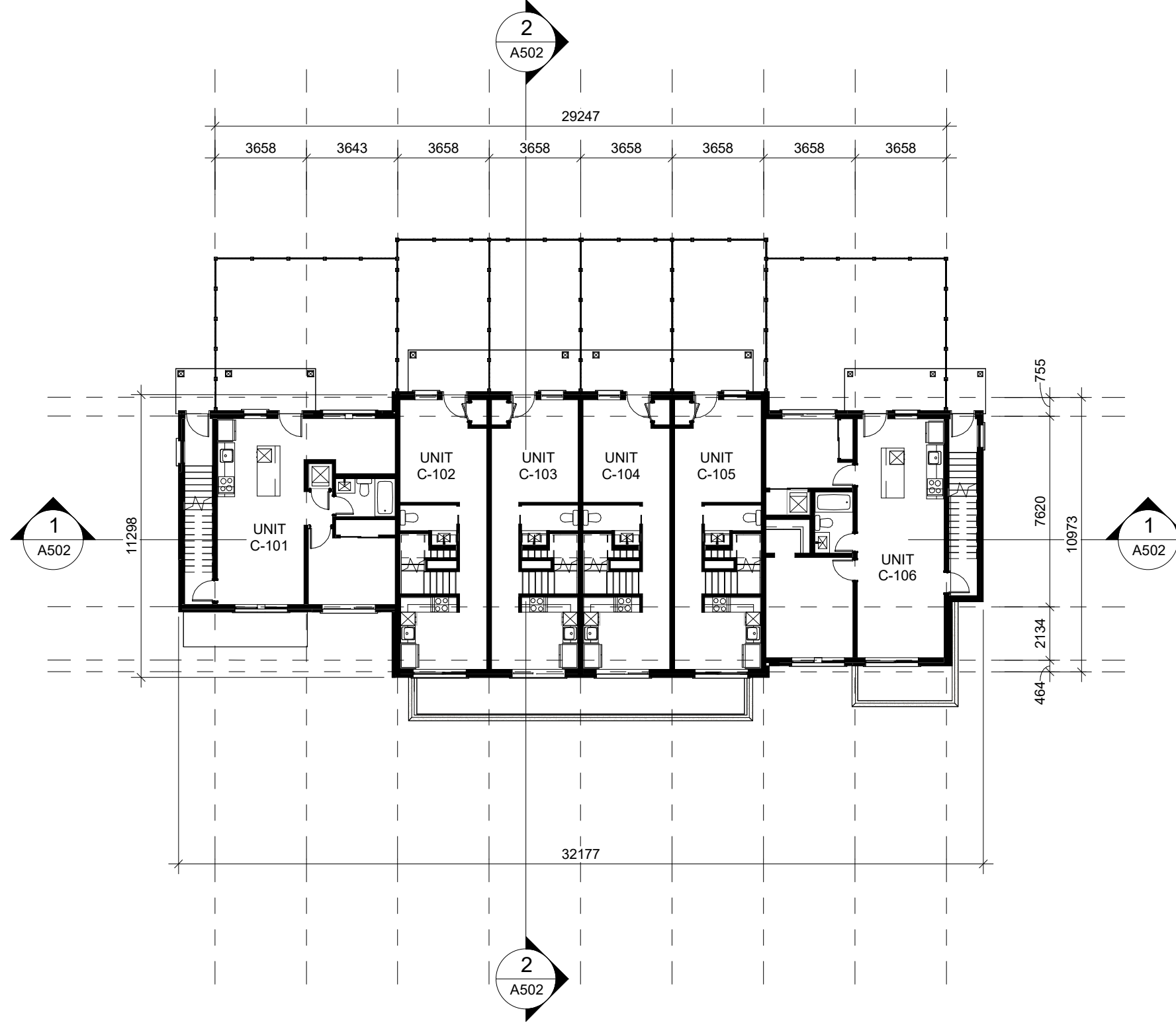
date:
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project:
drawn by:

drawing number:

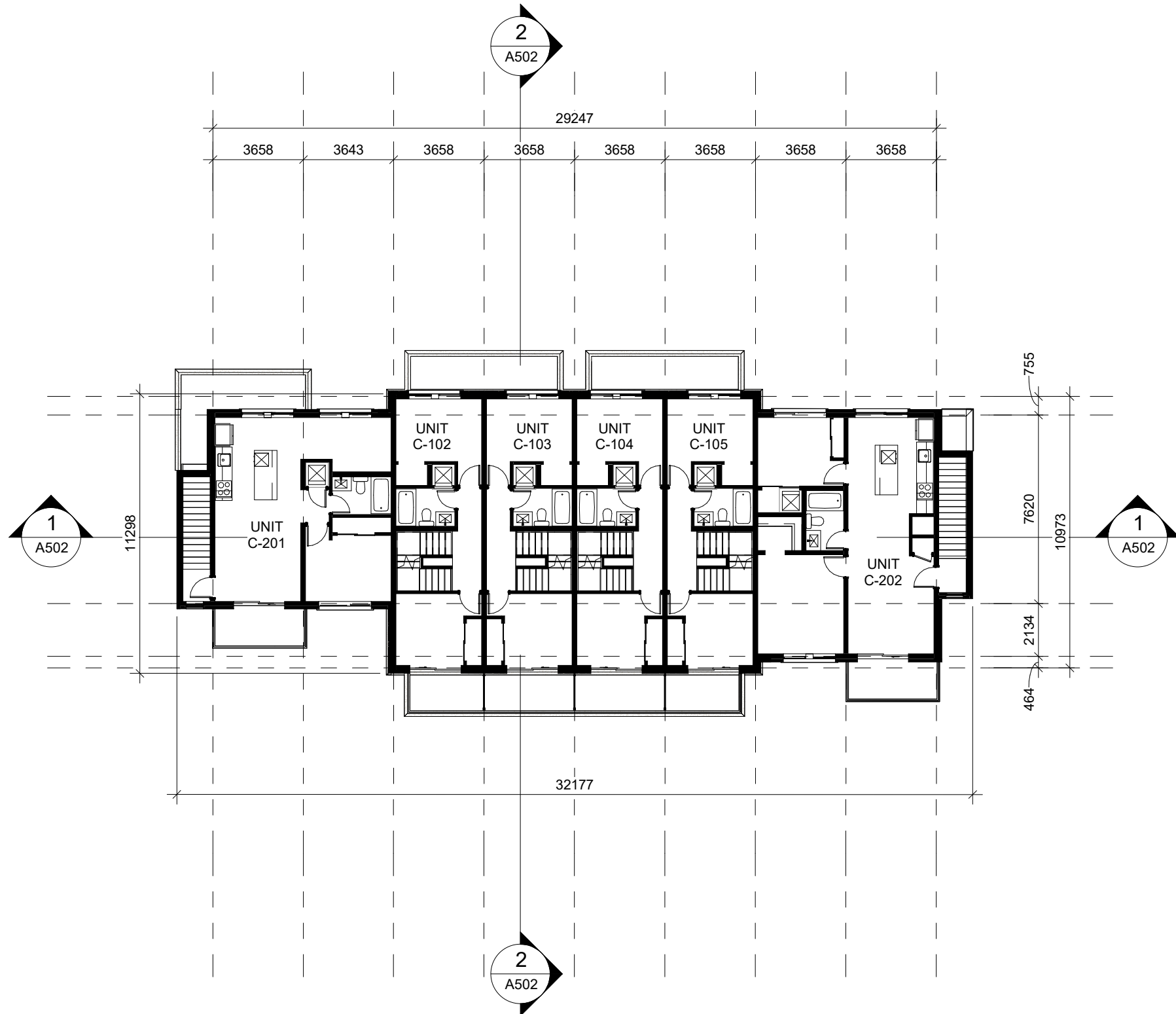
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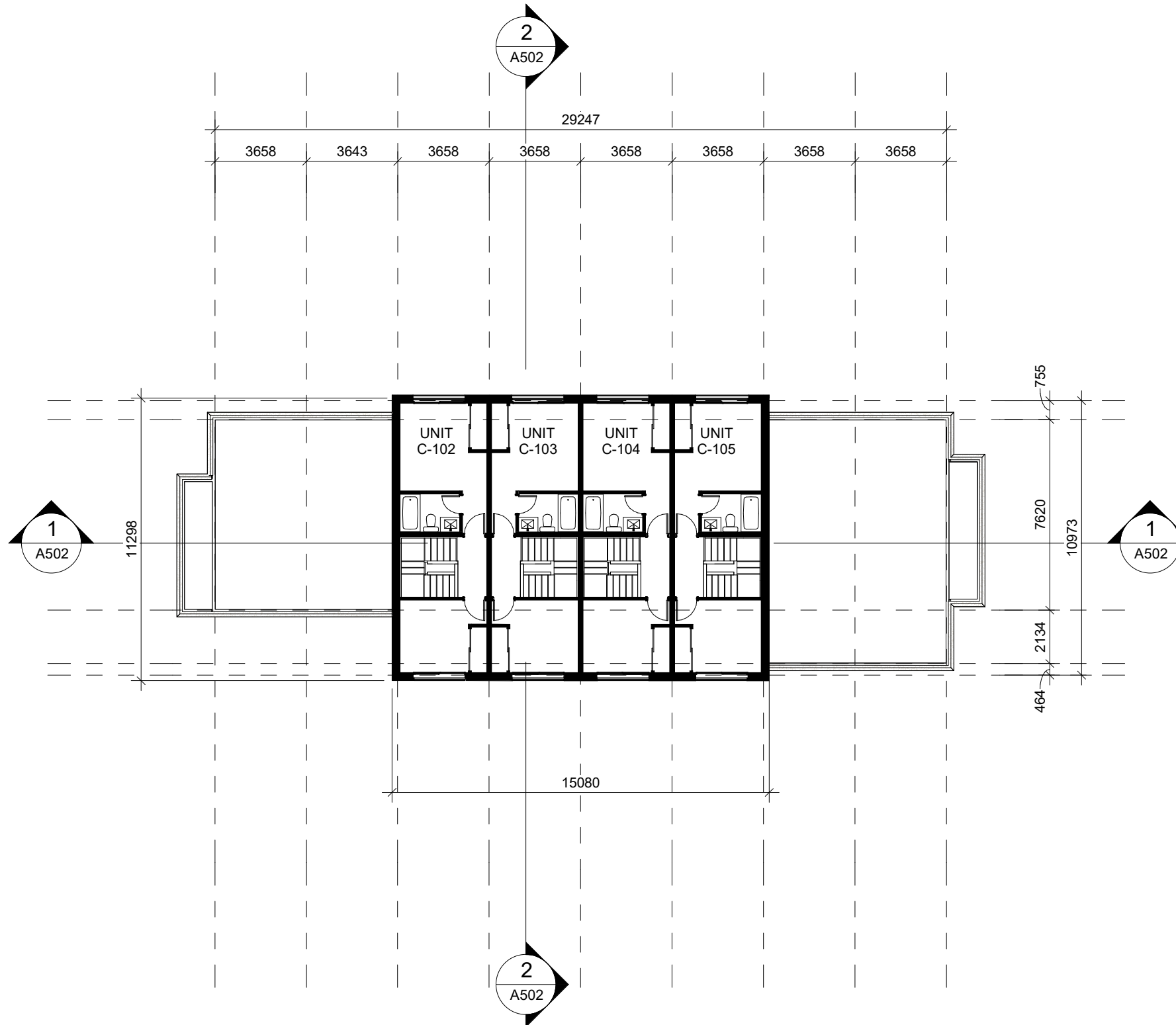
1 BASEMENT FLOOR PLAN
1 : 200



2 GROUND FLOOR PLAN
1 : 200



3 SECOND FLOOR PLAN
1 : 200



4 THIRD FLOOR PLAN
1 : 200

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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

project:
280 CLAIR RD W
(enter address)

FLOOR PLANS
TYPOLOGY 3

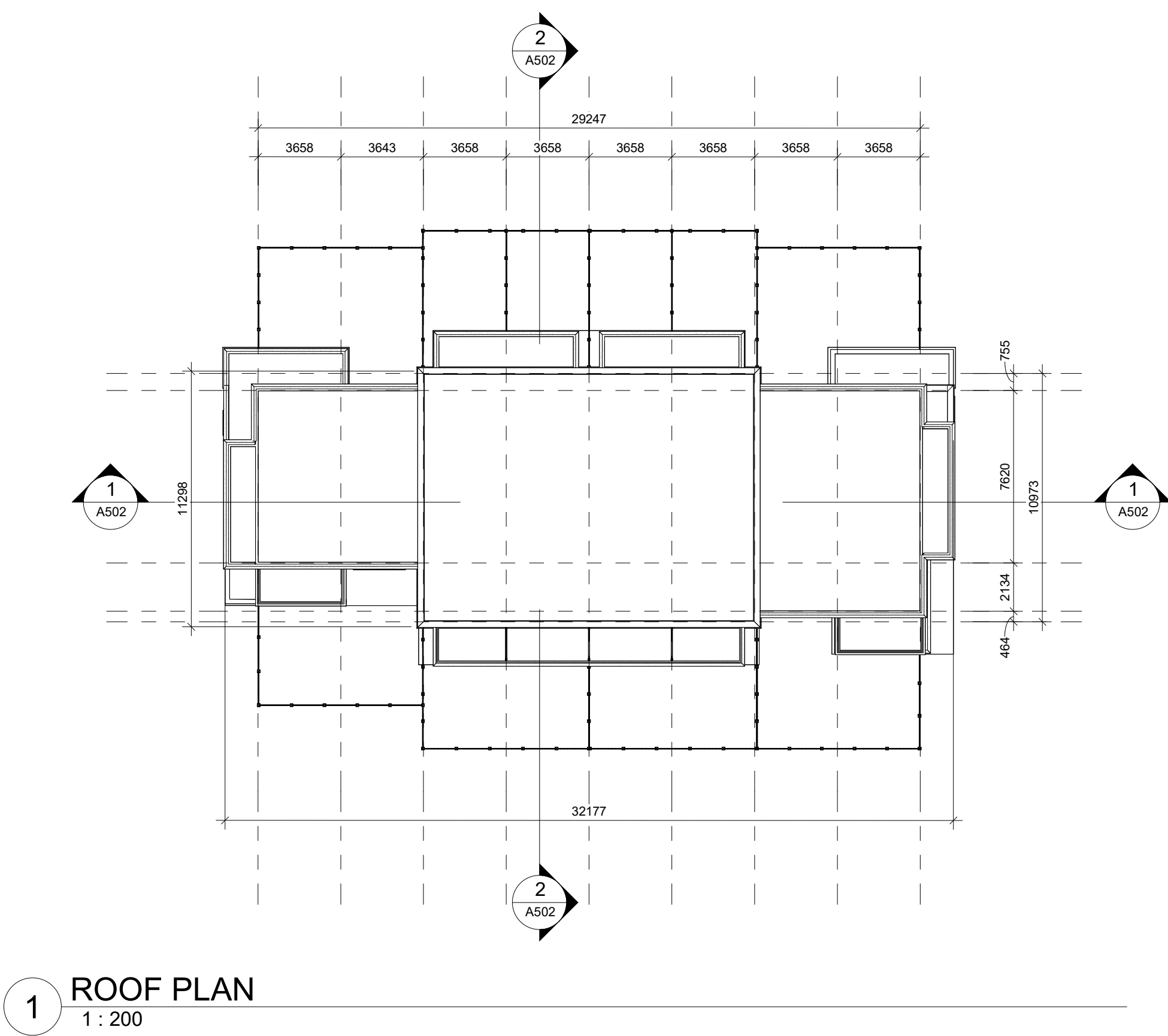
BLOCK: C3, C4, C5, C6

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:

A302



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notes:

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

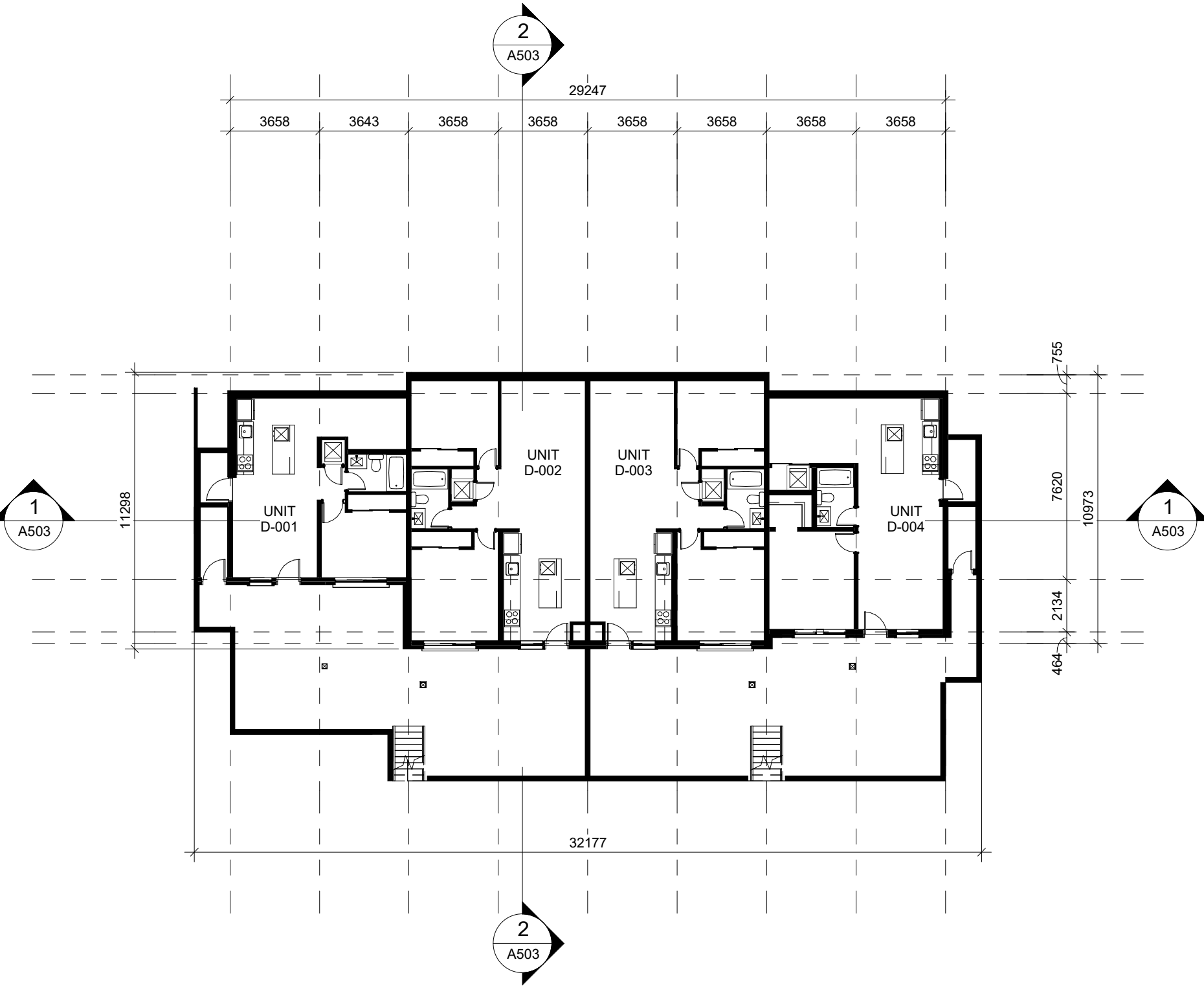
project:
280 CLAIR RD W
(enter address)

FLOOR PLANS
TYPOLOGY 3

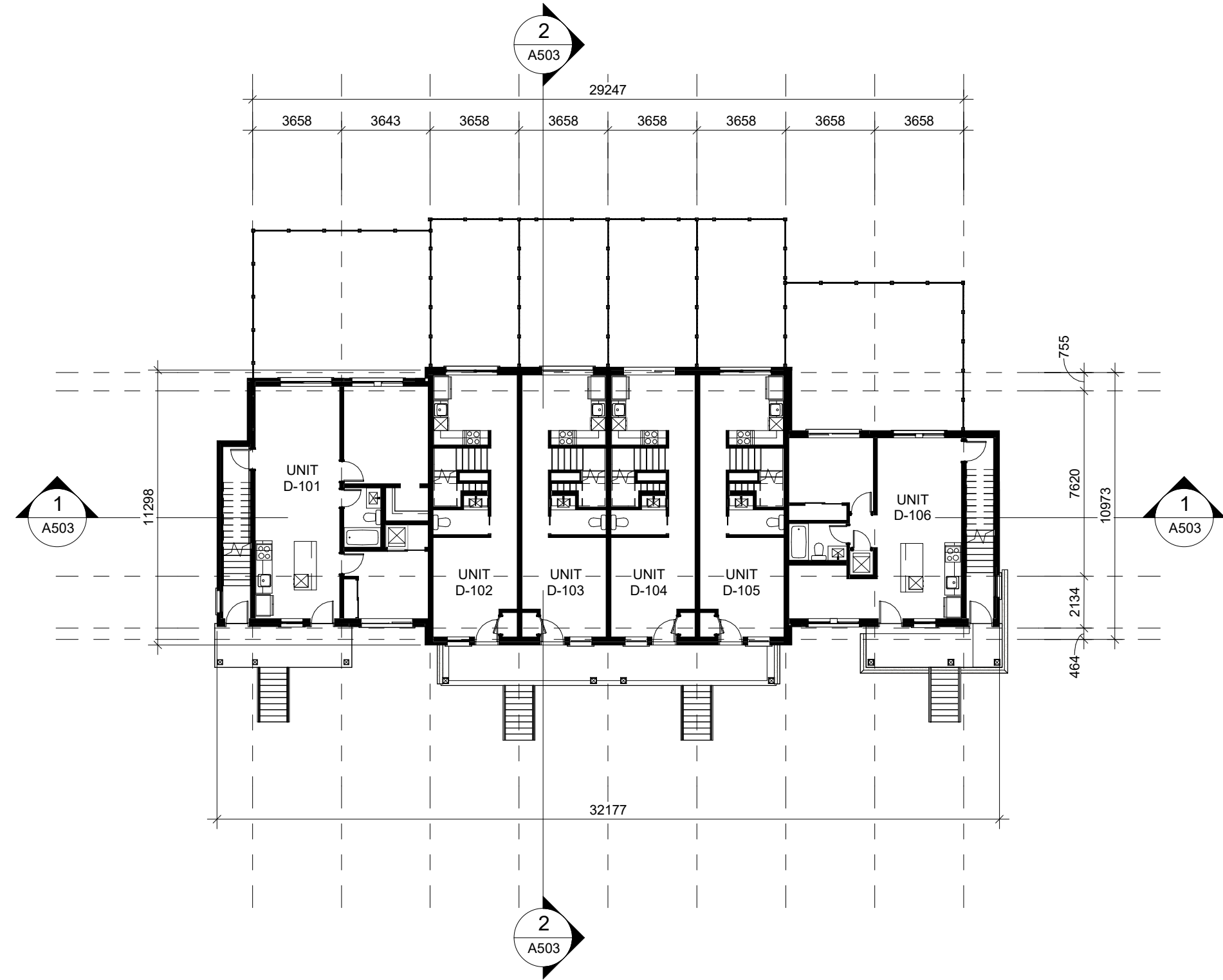
BLOCK: C3, C4, C5, C6

2024.12.04 date:
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23-50 project:
ID, FRS, JM, OKS drawn by:

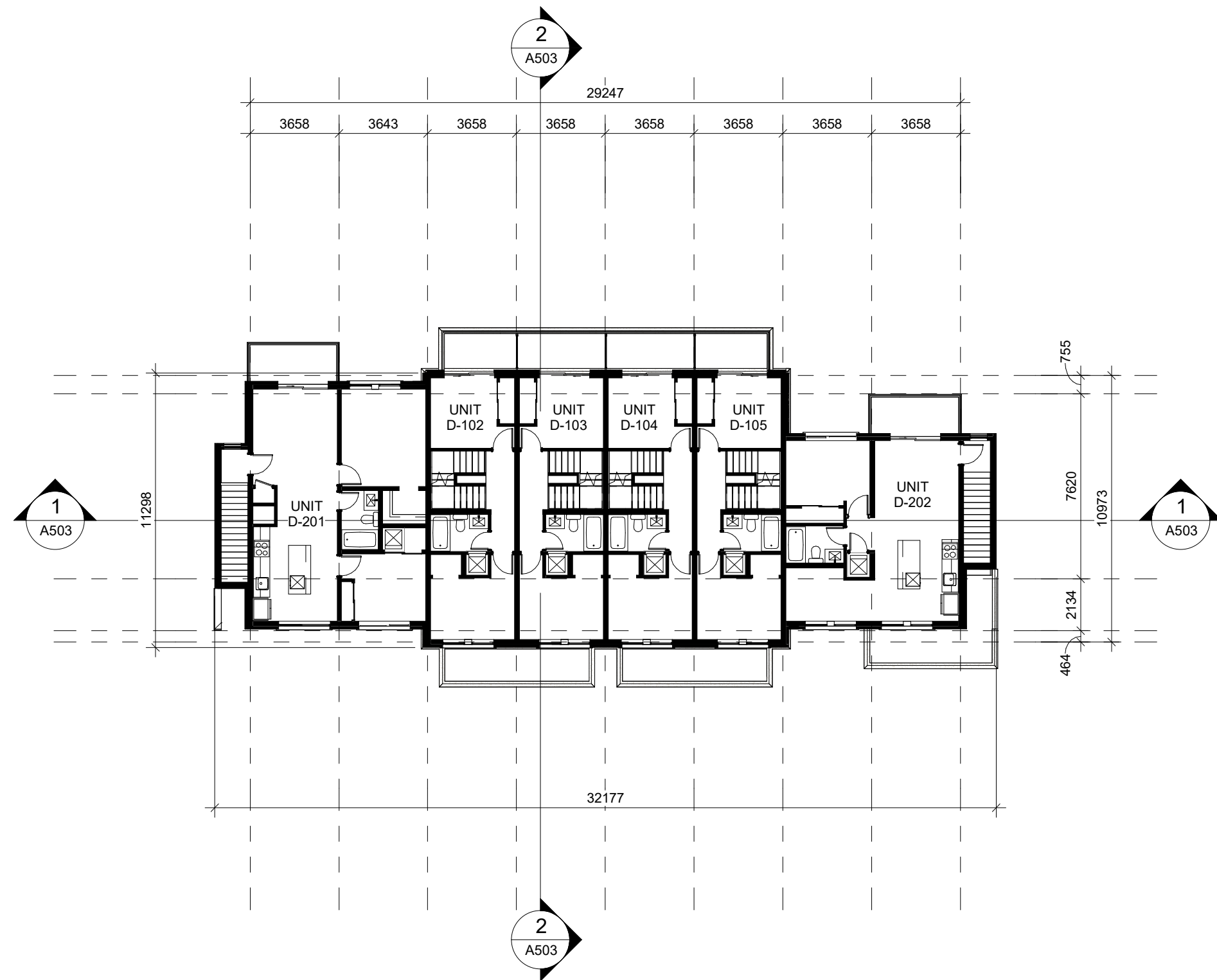
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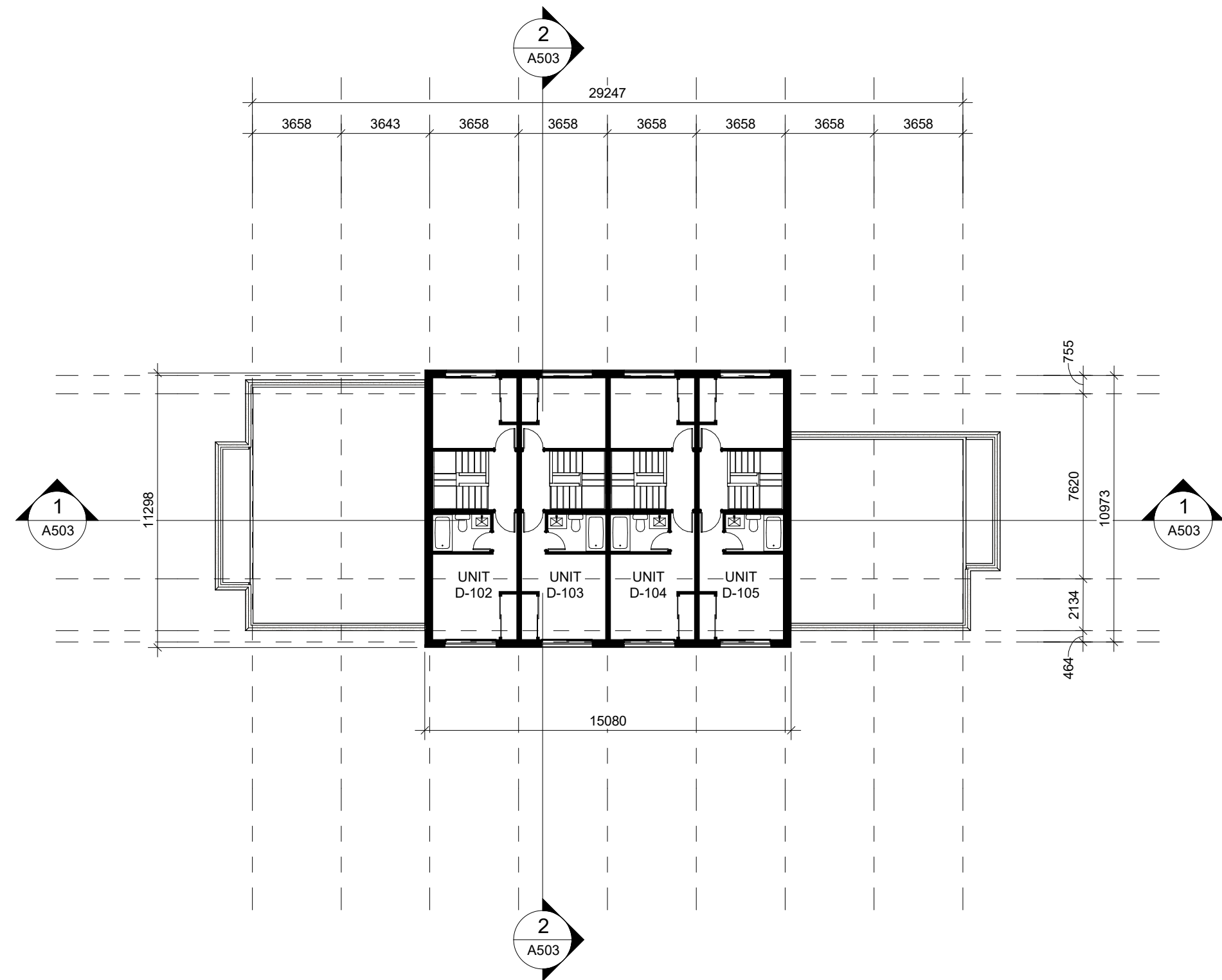
1 BASEMENT FLOOR PLAN
1 : 200



2 GROUND FLOOR PLAN
1 : 200



3 SECOND FLOOR PLAN
1 : 200



4 THIRD FLOOR PLAN
1 : 200

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1 Rezoning Submission

04/12/24

revisions:

dd-mm-yy

architectural team :

Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

project:

280 CLAIR RD W
(enter address)

FLOOR PLANS
TYPOLOGY 4

BLOCK: A6, A7, A8, A9, A10

2024.12.04

1 : 200

23-50

ID, FRS, JM, OKS

date:

scale:

project:

drawn by:

drawing number:

A304

info@unfolding.ca

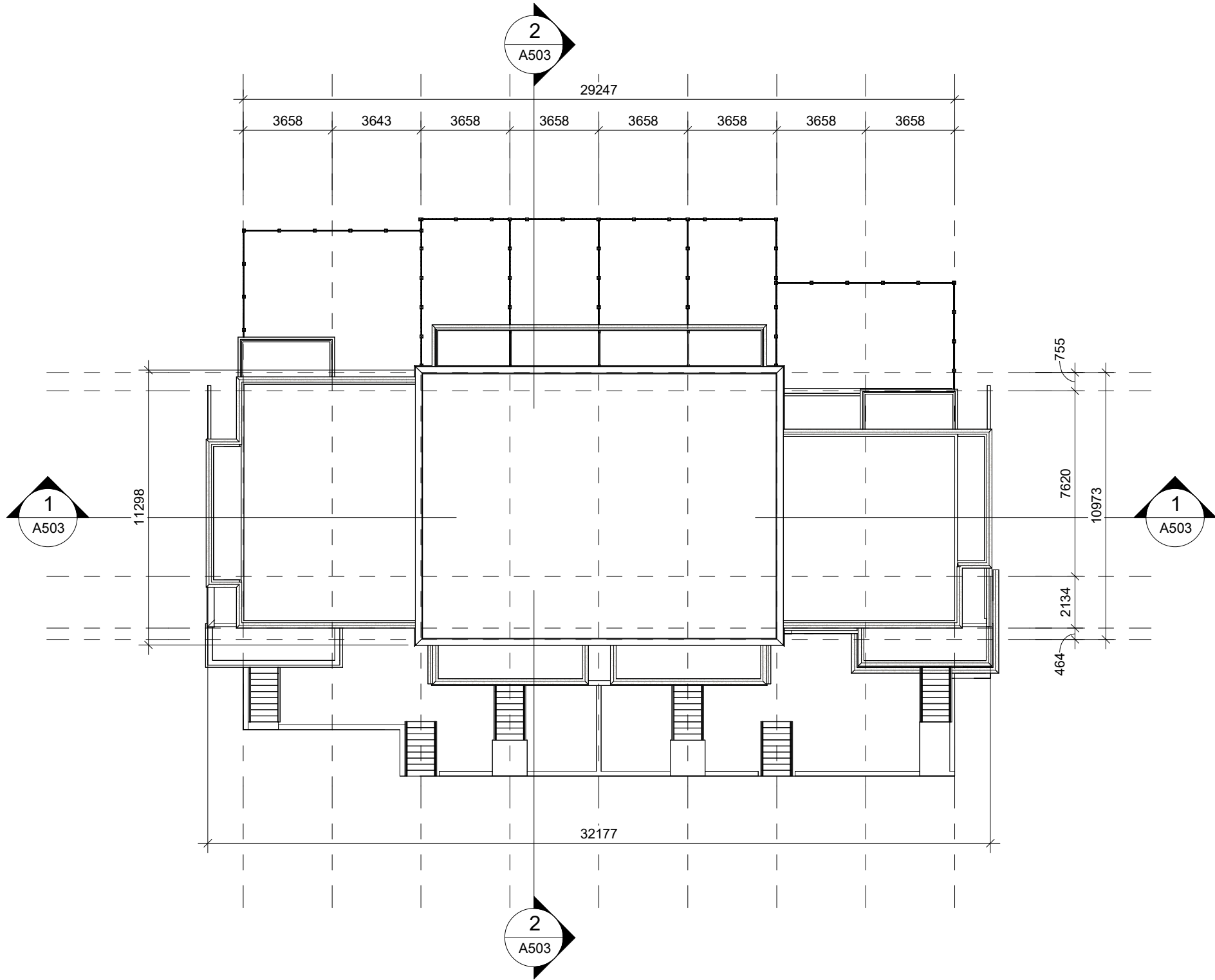
tel: (416) 601-5416

366 dufferin street, toronto, on, m5k 1z8

architectureunfolded

1

ROOF PLAN
1 : 200



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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

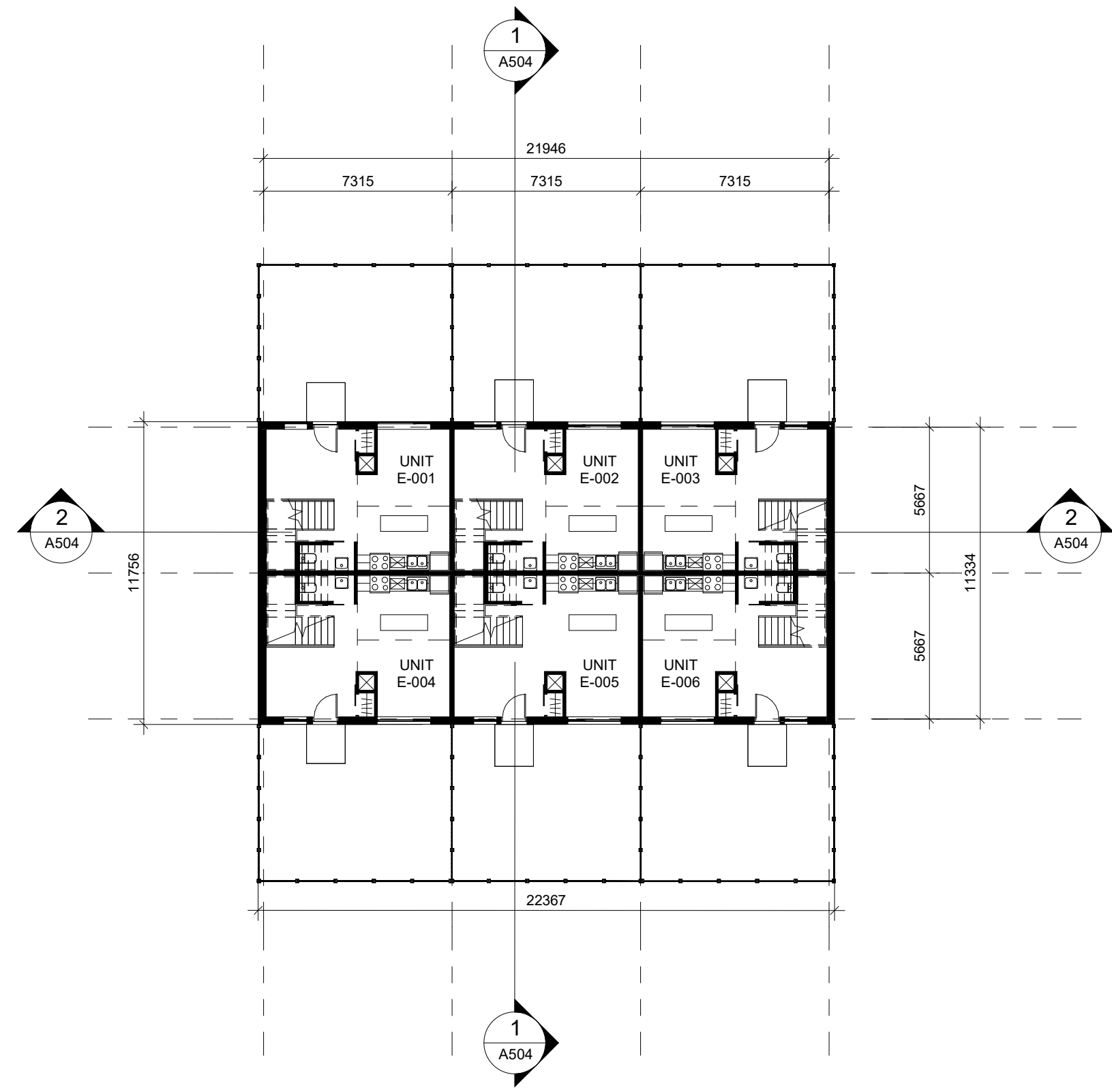
project:
280 CLAIR RD W
(enter address)

FLOOR PLANS
TYPOLOGY 4

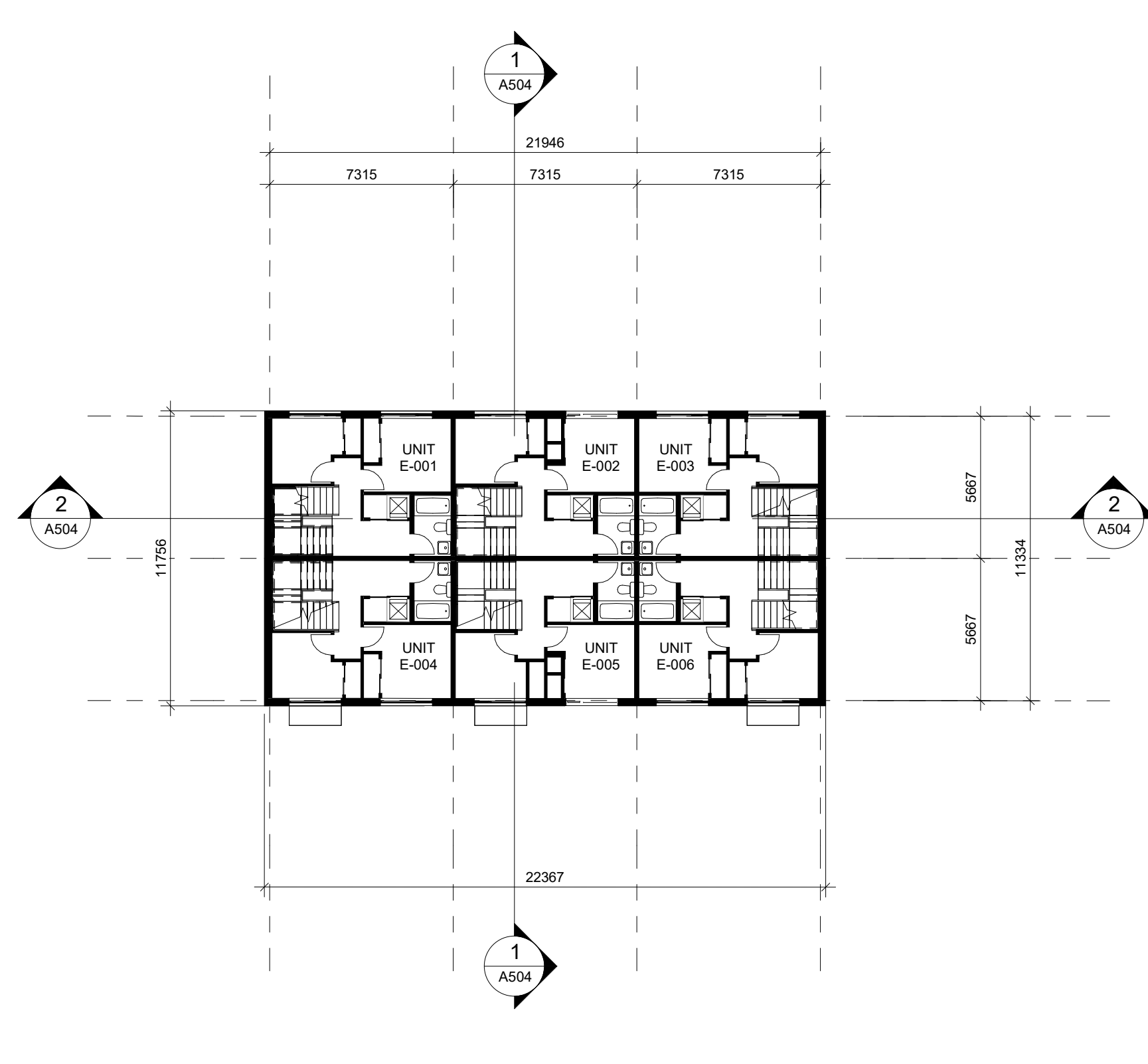
BLOCK: A6, A7, A8, A9, A10

2024.12.04 date:
1 : 200 scale:
23-50 project:
ID, FRS, JM, OKS drawn by:

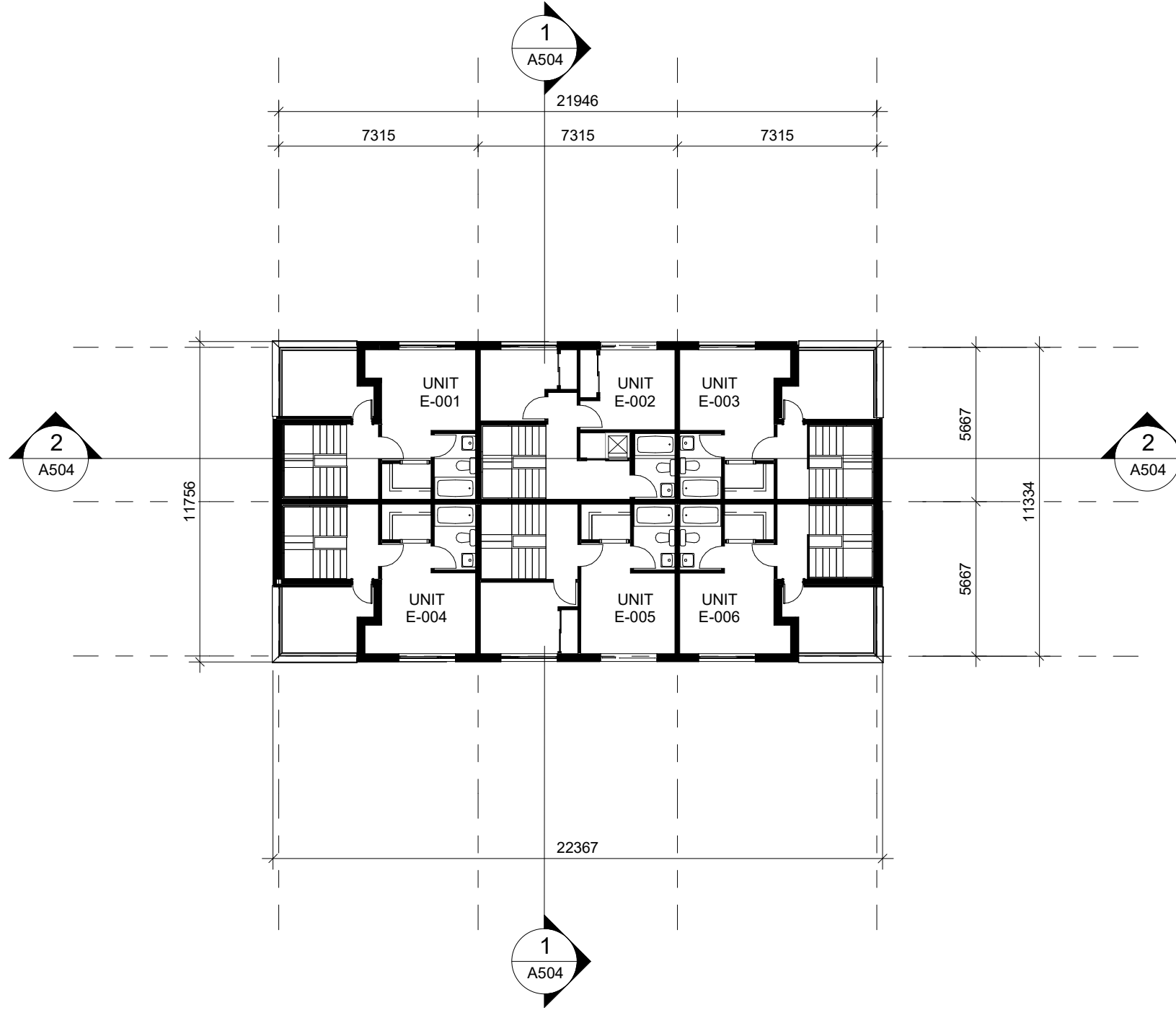
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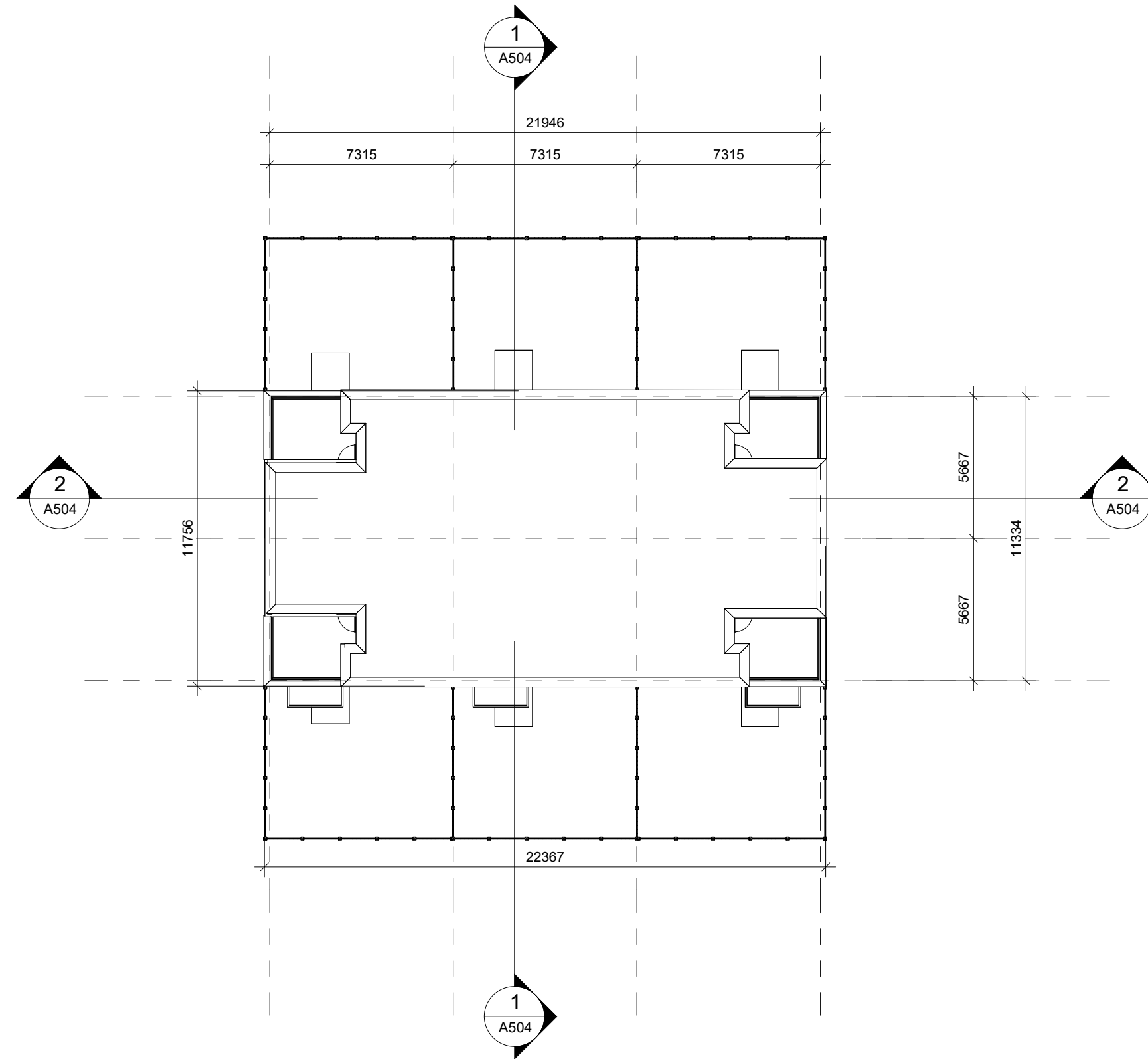
1 GROUND FLOOR PLAN
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2 SECOND FLOOR PLAN
1 : 200



3 THIRD FLOOR PLAN
1 : 200



4 ROOF PLAN
1 : 200

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revisions: dd-mm-yy

architectural team :
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Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

project:
280 CLAIR RD W
(enter address)

FLOOR PLANS
TYPOLOGY 5

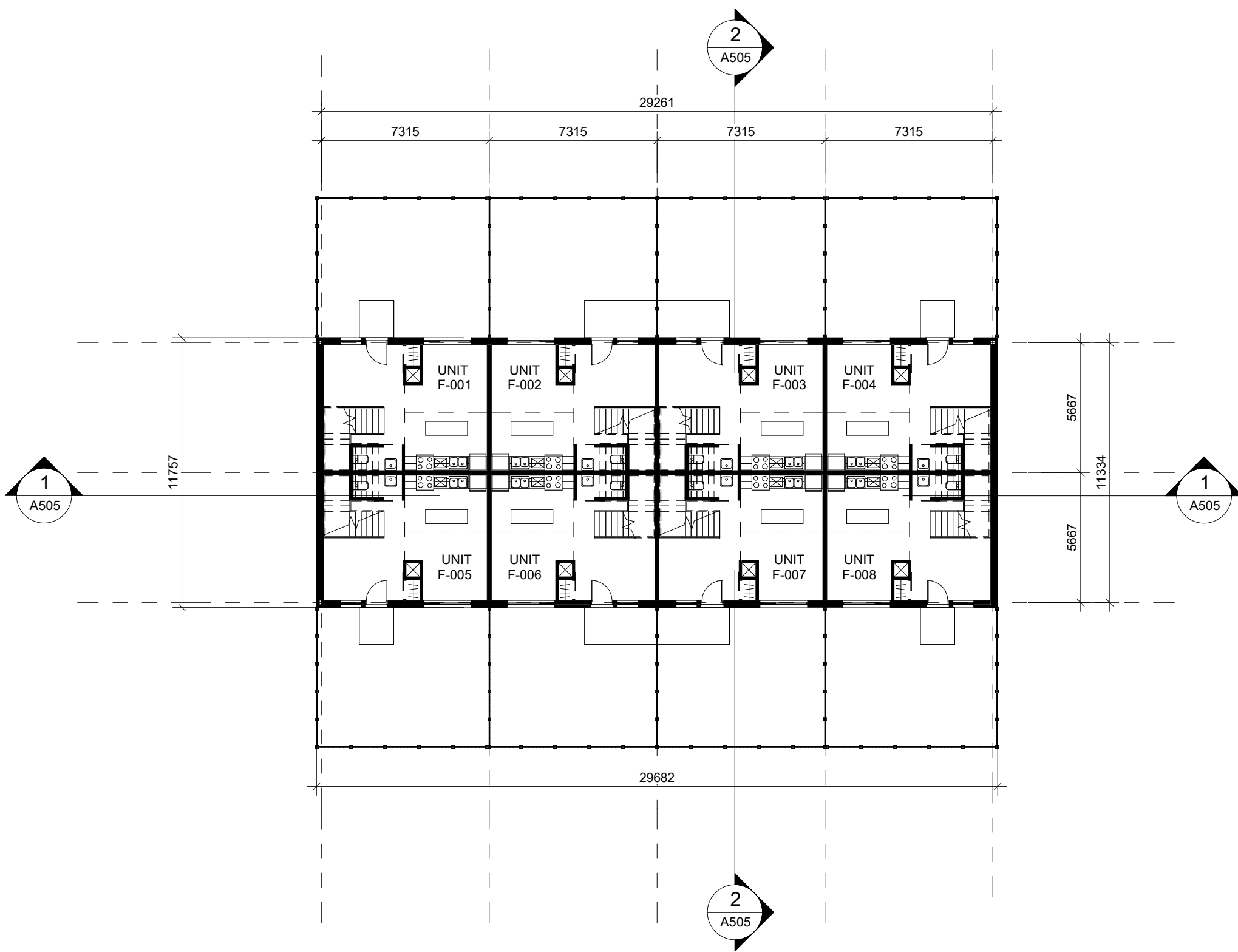
BLOCK: B4, B5

2024.12.04
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23-50
ID, FRS, JM, OKS

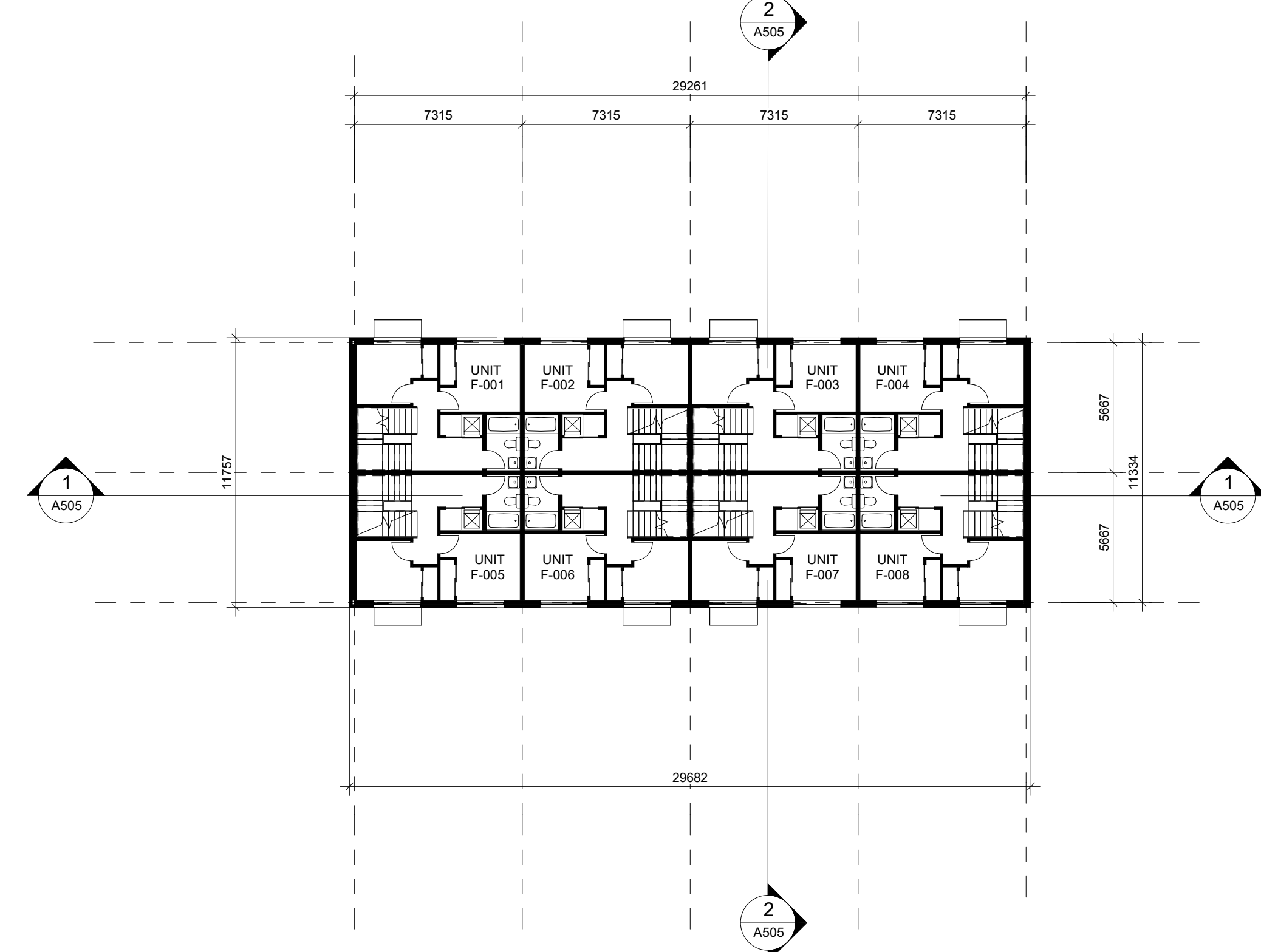
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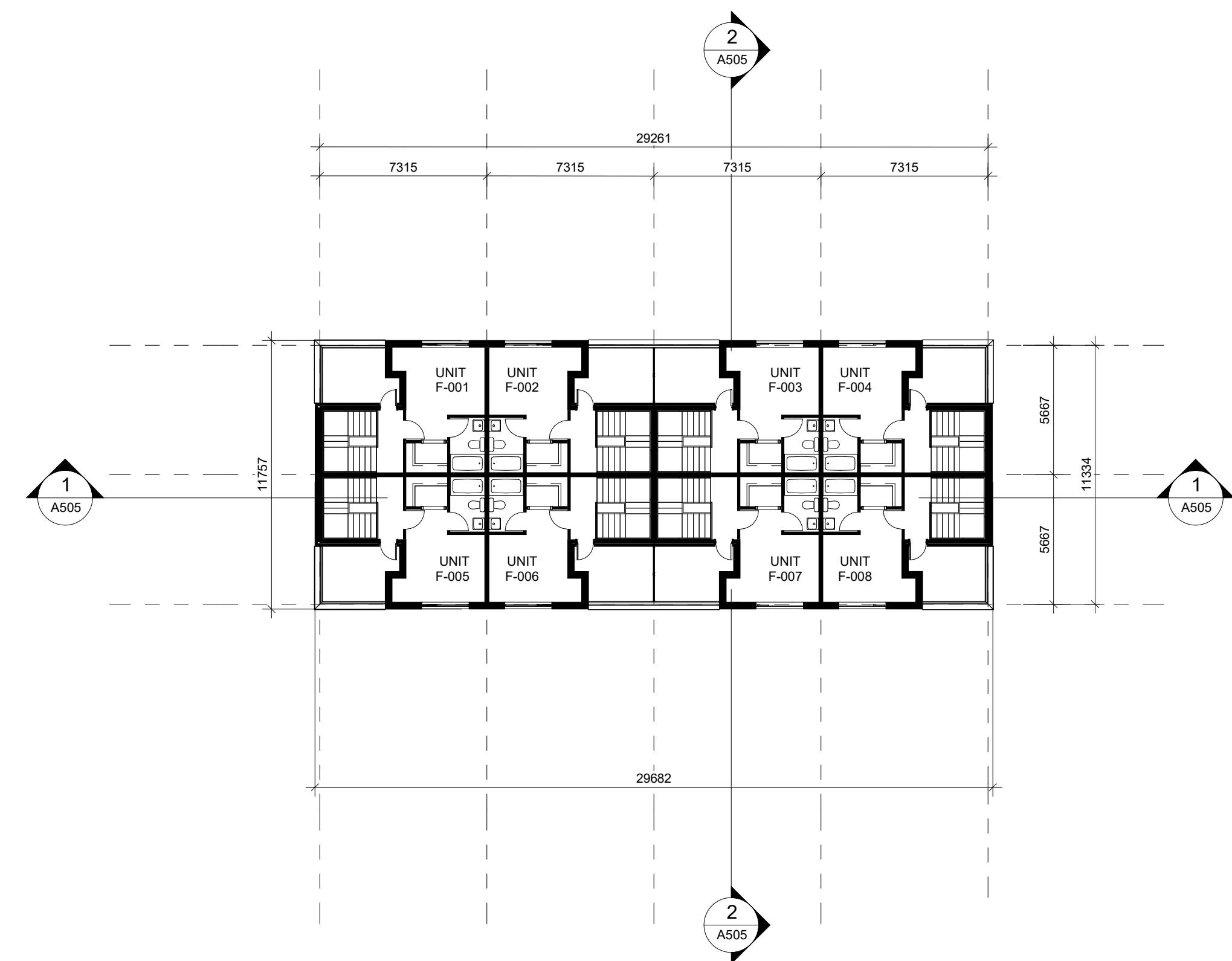
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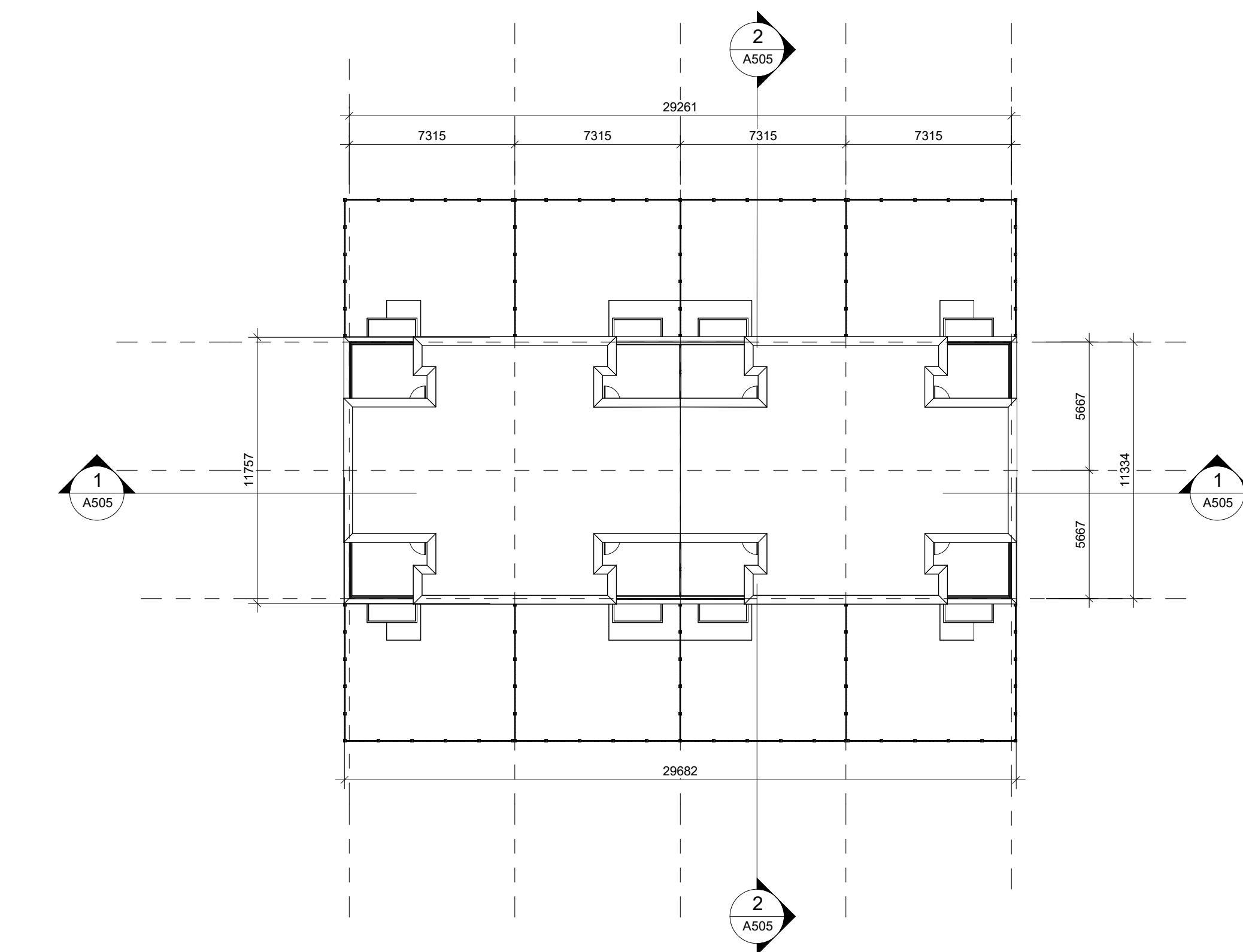
1 GROUND FLOOR PLAN
1 : 200



2 SECOND FLOOR PLAN
1 : 200



3 THIRD FLOOR PLAN
1 : 200



4 ROOF PLAN
1 : 200

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revisions: dd-mm-yy

architectural team :
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Jonathan Moreno
Olga Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

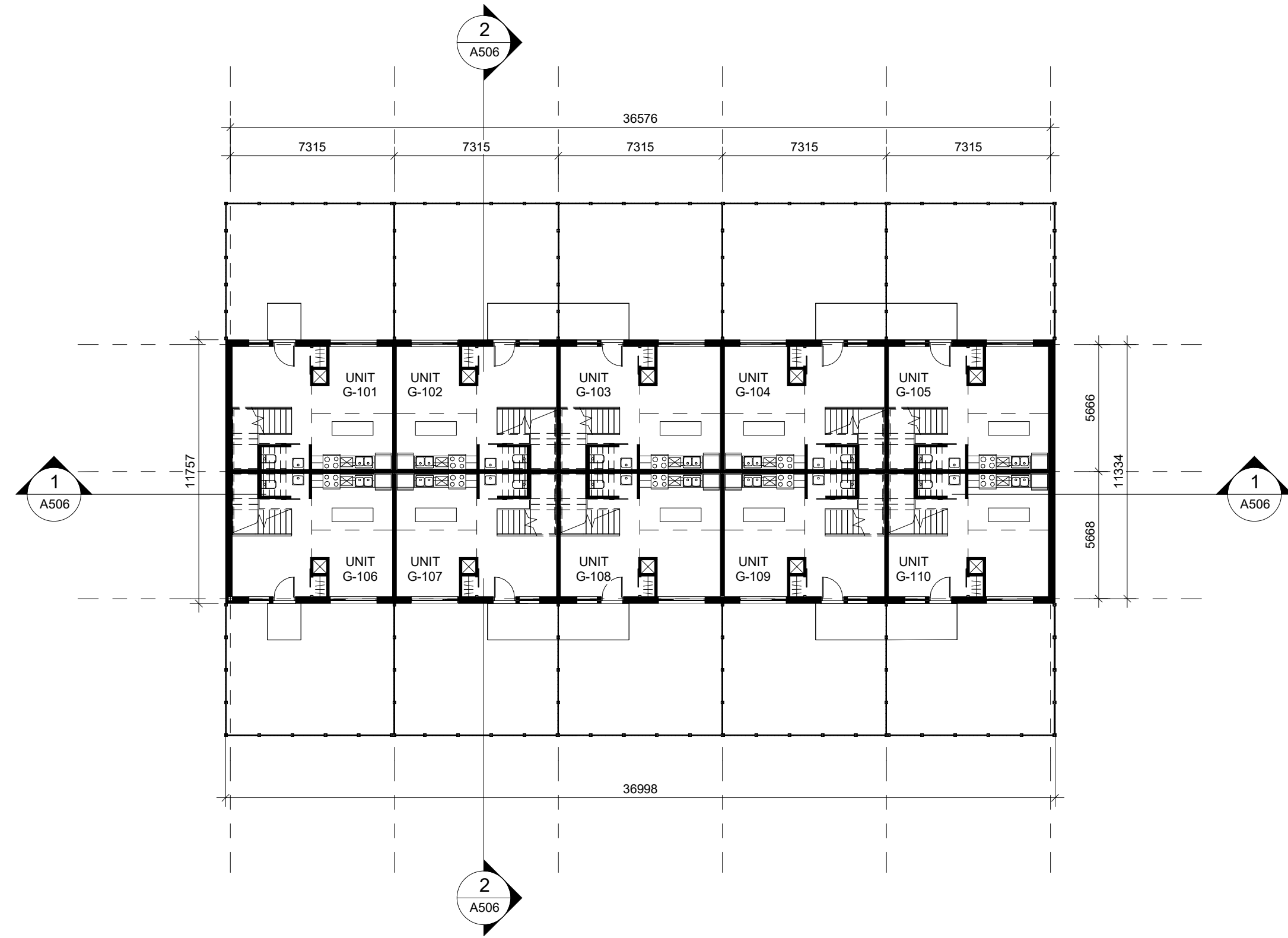
FLOOR PLANS
TYPOLOGY 6

BLOCK: B6, B7

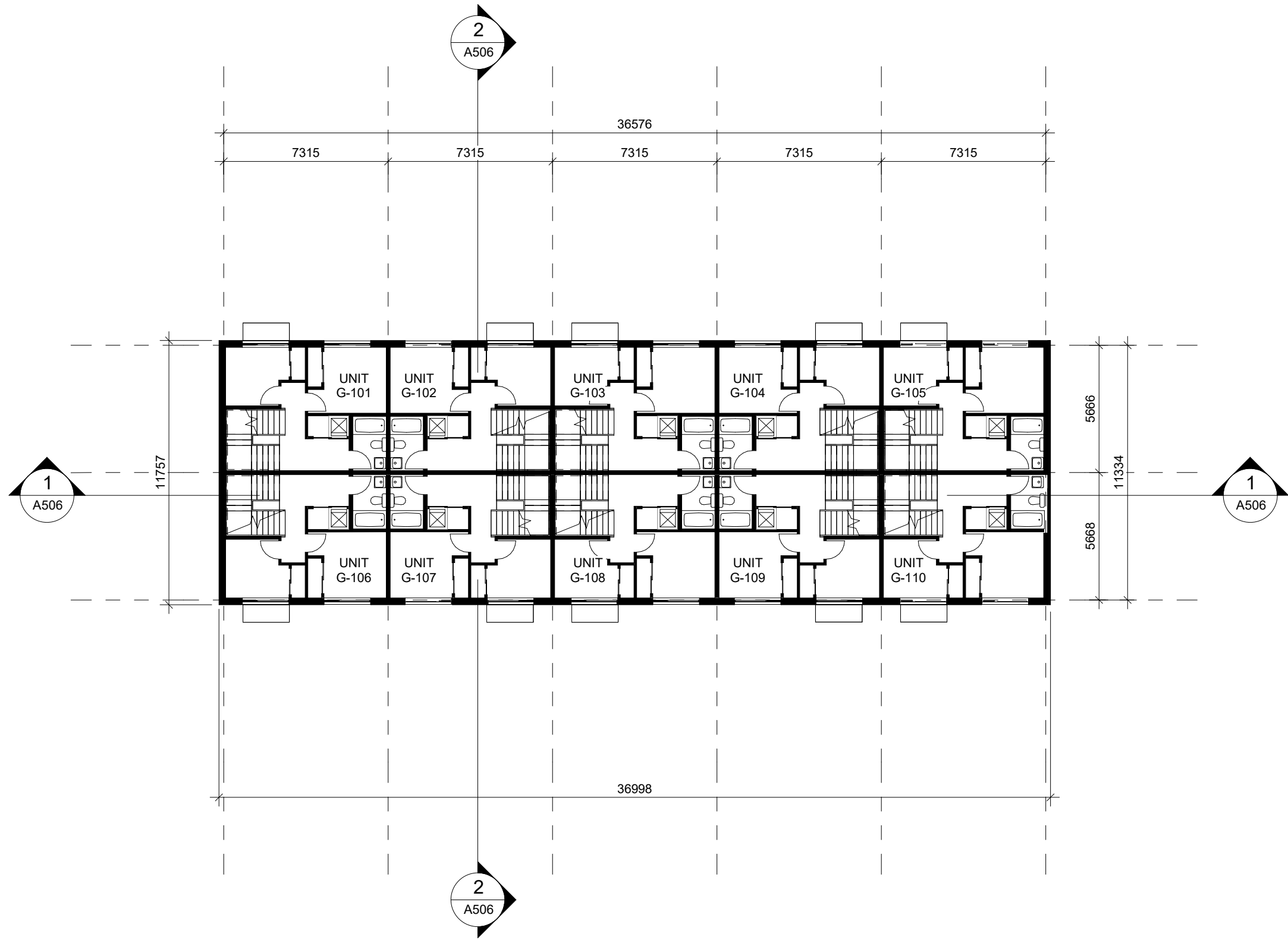
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23-50
ID, FRS, JM, OKS

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scale:
project:
drawn by:

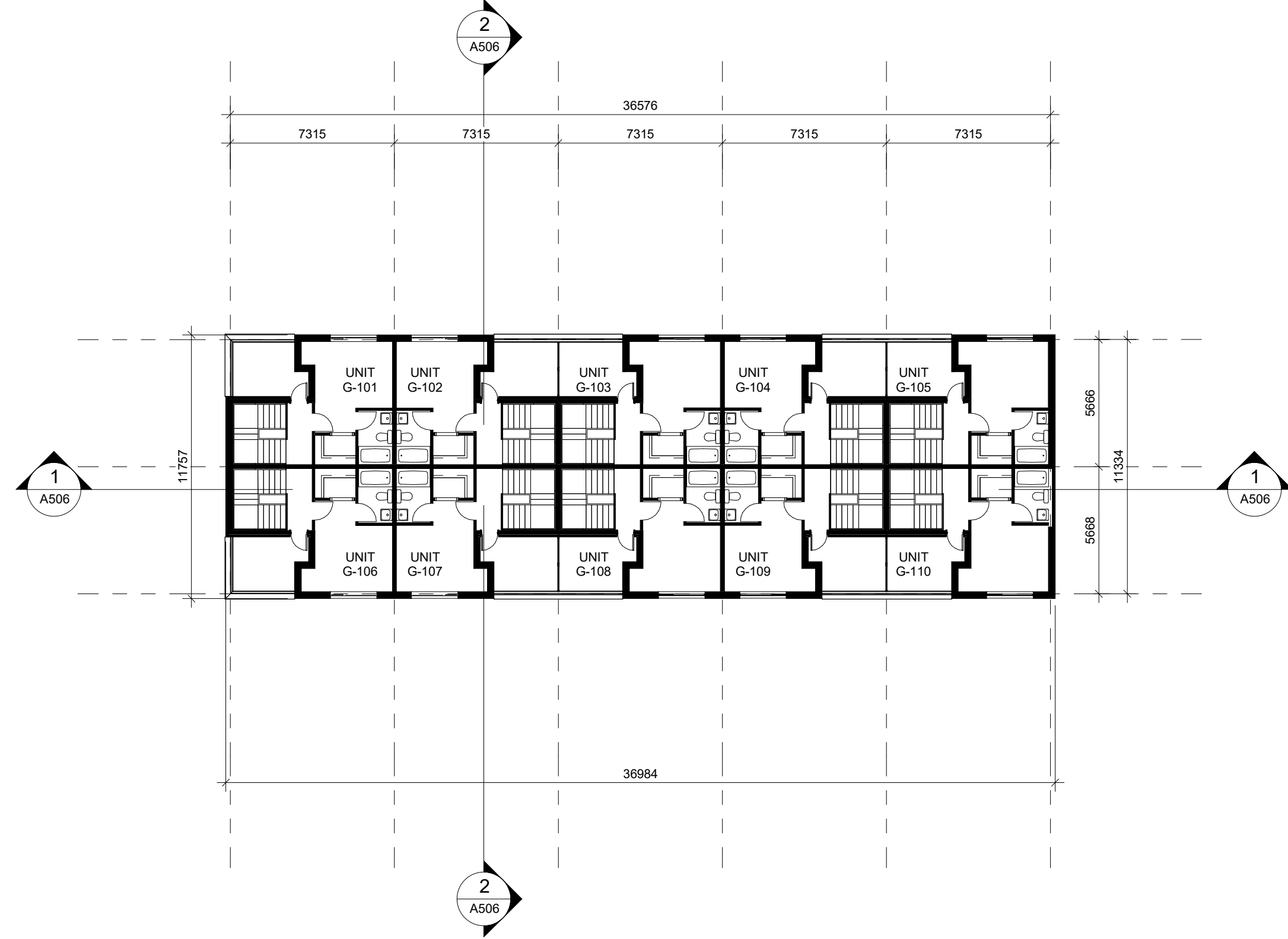
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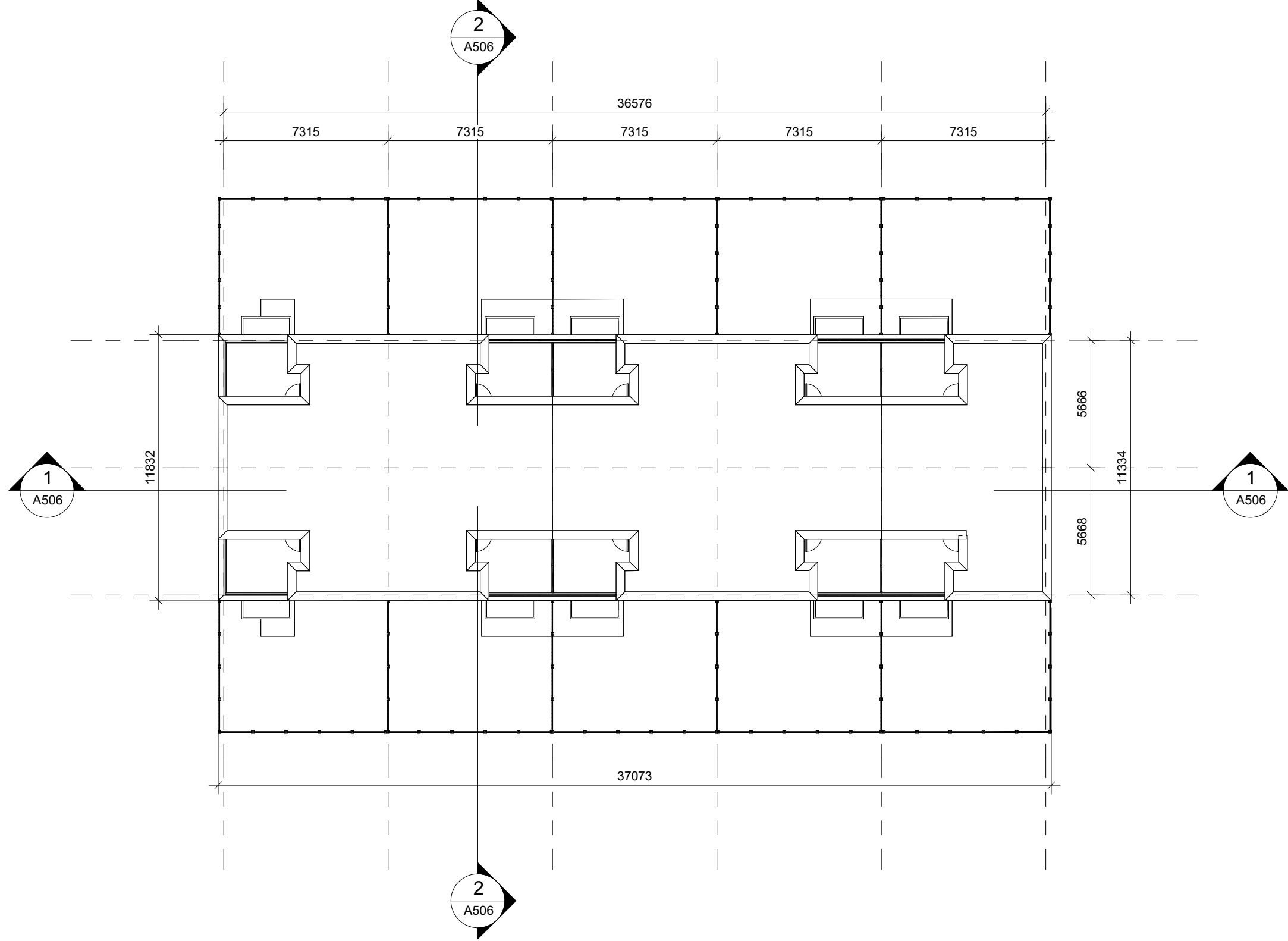
1 GROUND FLOOR PLAN
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2 SECOND FLOOR PLAN
1 : 200



3 THIRD FLOOR PLAN
1 : 200



4 ROOF PLAN
1 : 200

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revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

FLOOR PLANS
TYPOLOGY 7

BLOCK: B2, B3, C1, C7, C8, C9, C10,
C11, C13

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

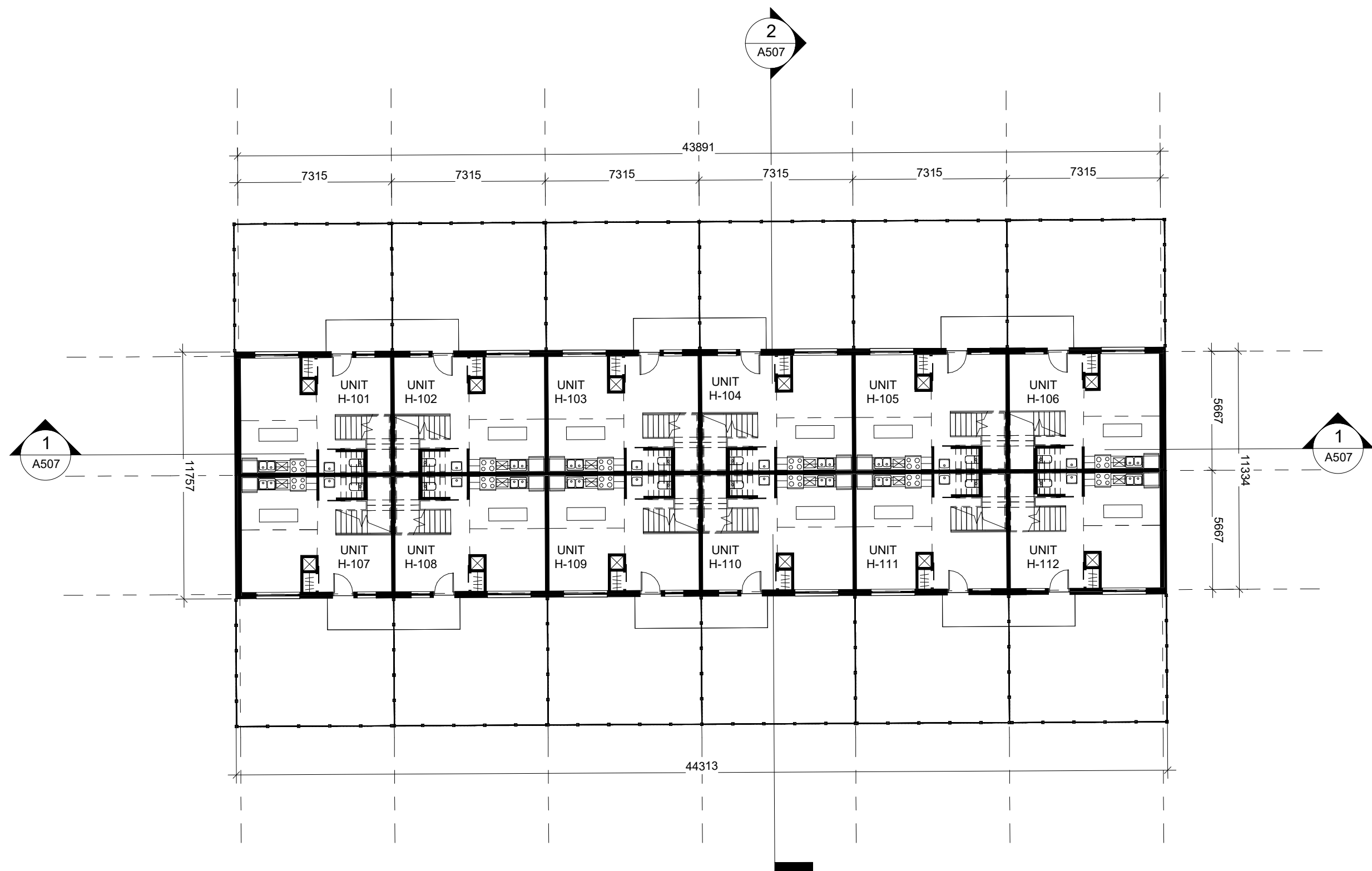
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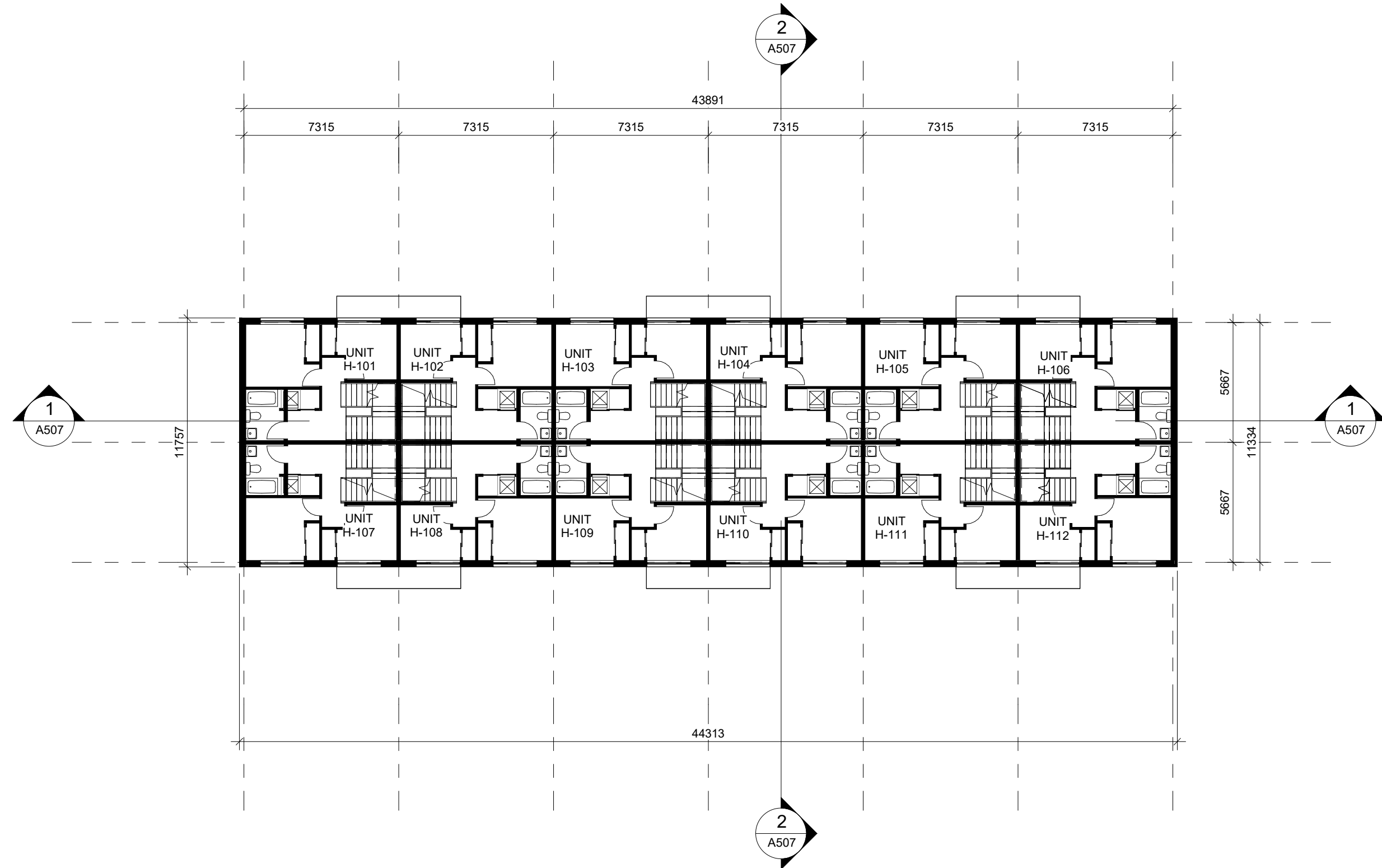
info@unfolding.ca

366 dufferin street, toronto, on, m5k 1z8

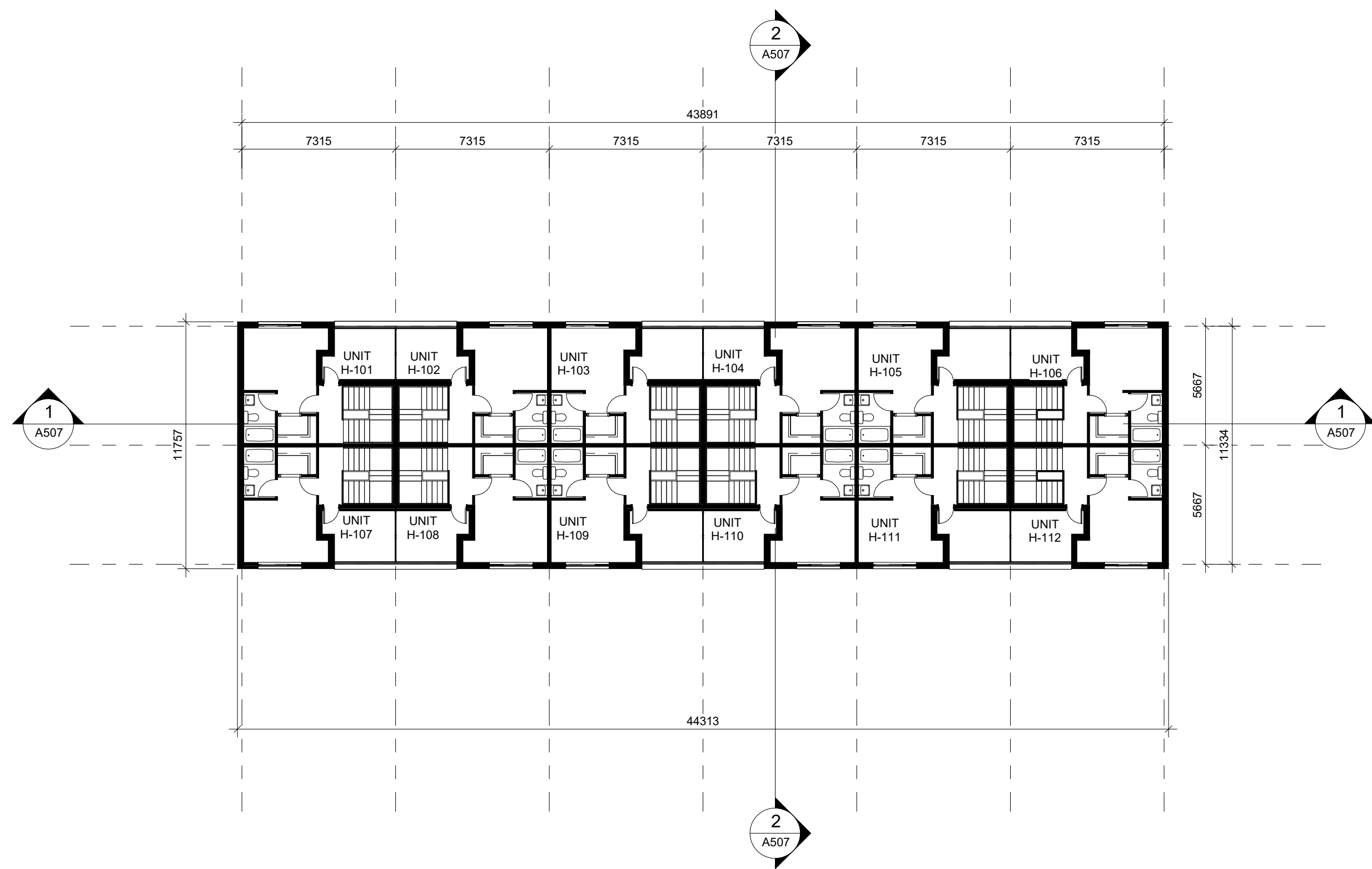
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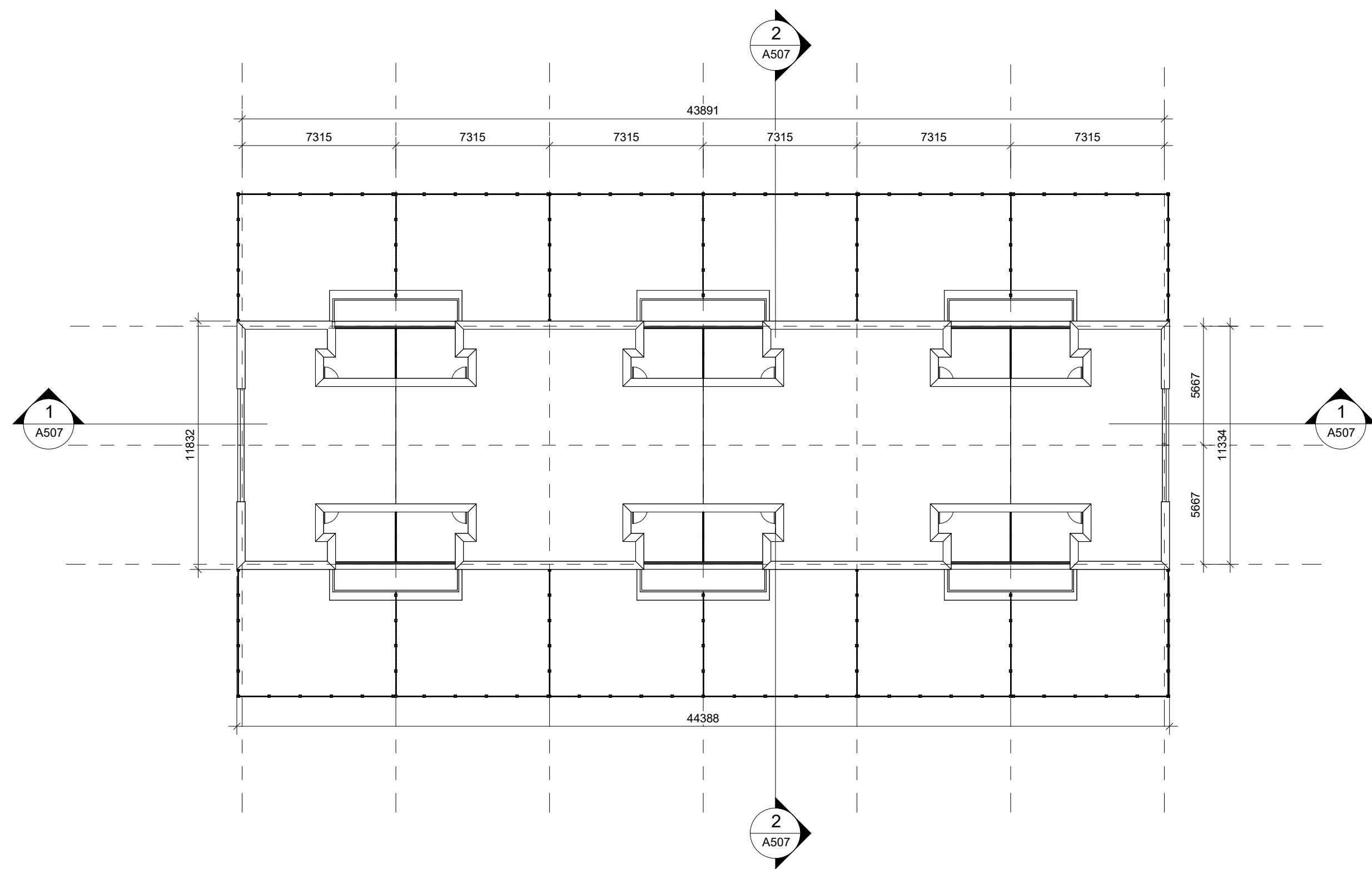
1 GROUND FLOOR PLAN
1 : 200



2 SECOND FLOOR PLAN
1 : 200



3 THIRD FLOOR PLAN
1 : 200



4 ROOF PLAN
1 : 200

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notes:

1 Rezoning Submission

04/12/24

revisions:

dd-mm-yy

architectural team :

Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

project:

280 CLAIR RD W
(enter address)

FLOOR PLANS
TYPOLOGY 8

BLOCK: B1, C12

2024.12.04

1 : 200

23-50

ID, FRS, JM, OKS

date:

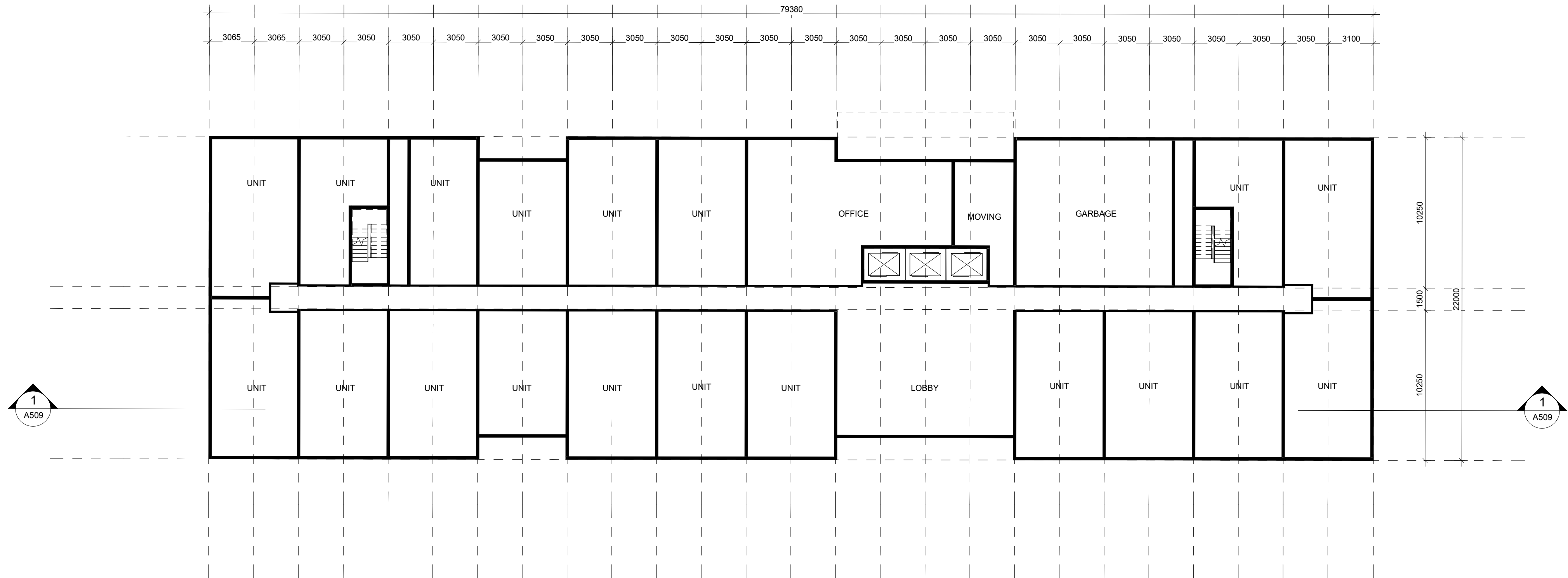
scale:

project:

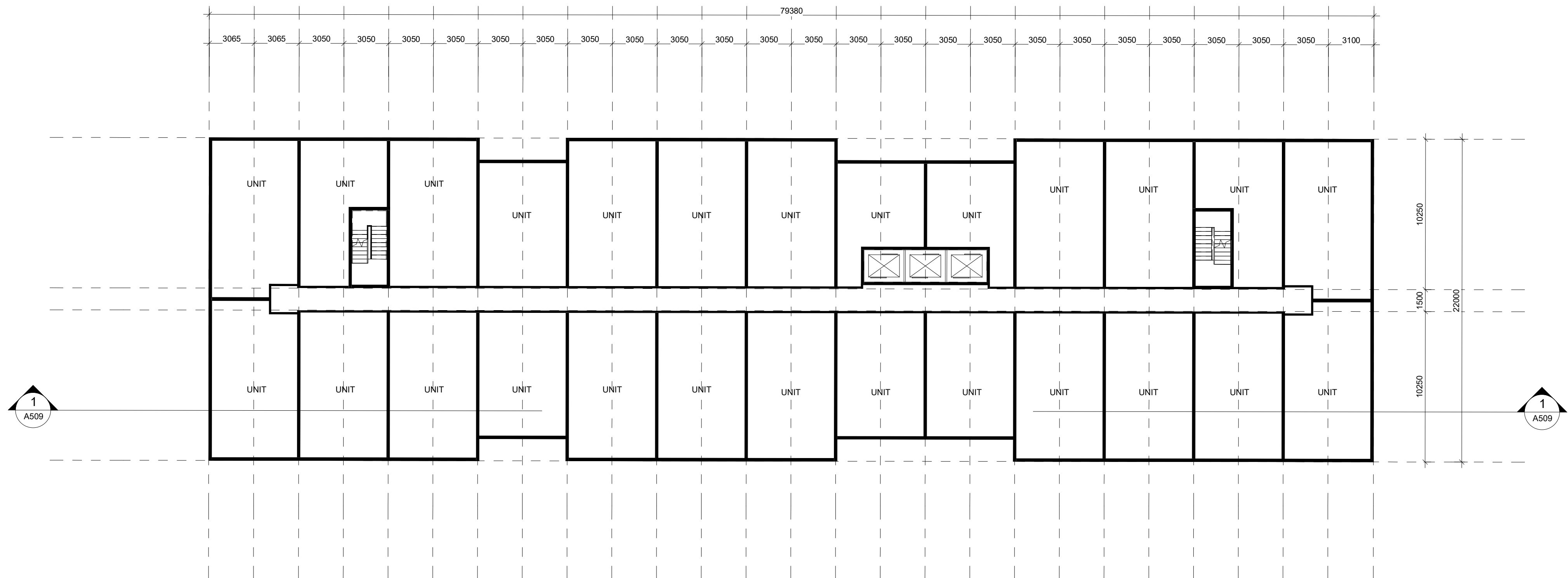
drawn by:

drawing number:

A309



1 GROUND FLOOR PLAN
1 : 200



2 TYPICAL PODIUM FLOOR PLAN
1 : 200

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notes:

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

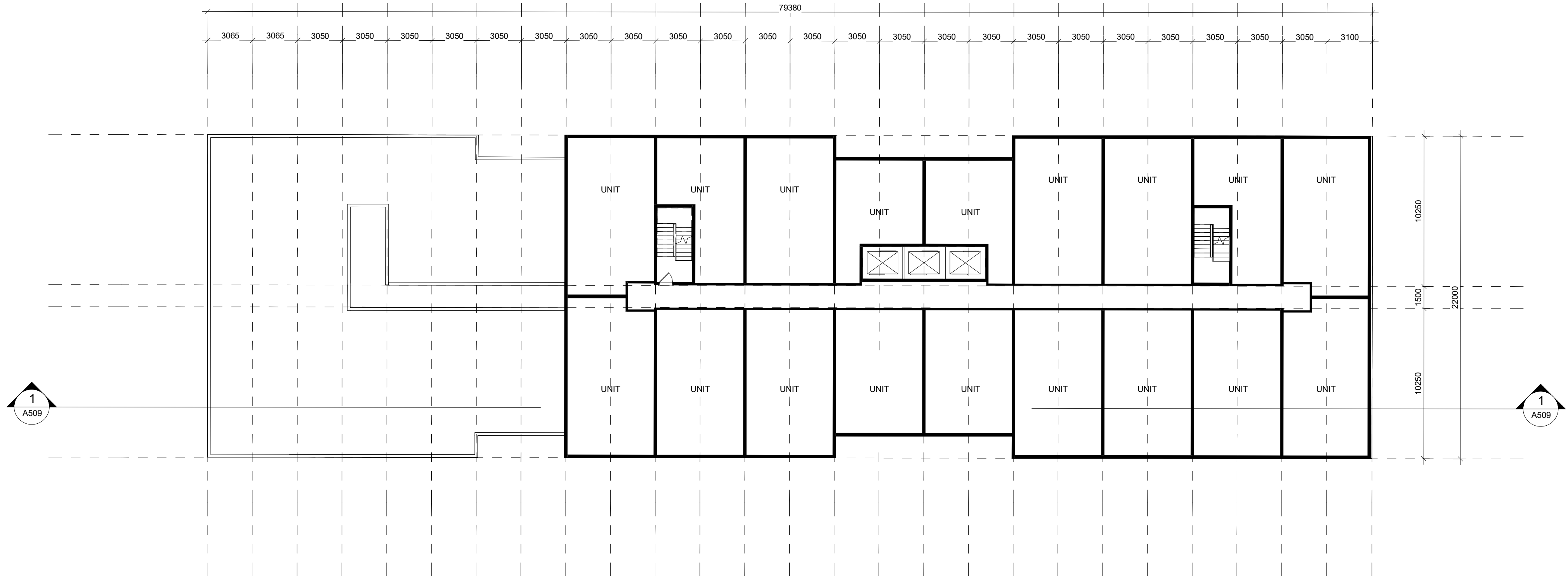
project:
280 CLAIR RD W
(enter address)

FLOOR PLANS
TOWER A

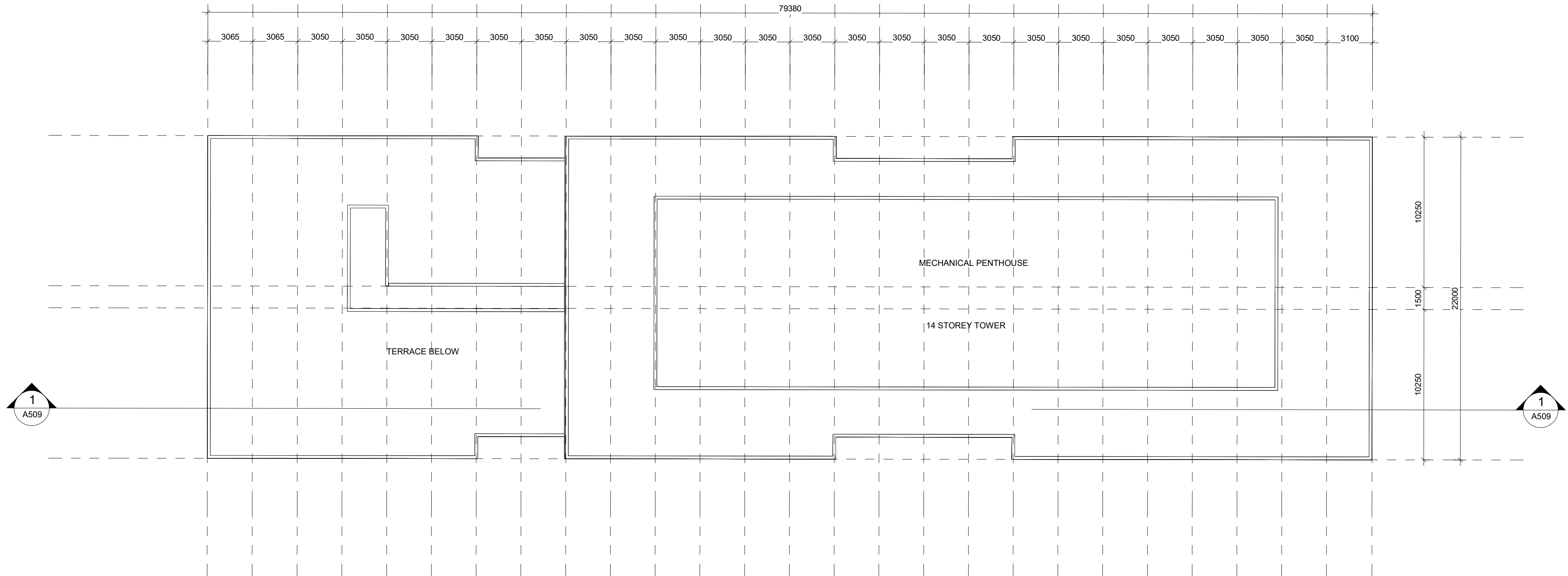
2024.12.04 date:
1 : 200 scale:
23-50 project:
ID, FRS, JM, OKS drawn by:

drawing number:

A310



1 TYPICAL TOWER FLOOR PLAN
1 : 200



2 ROOF PLAN
1 : 200

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notes:

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

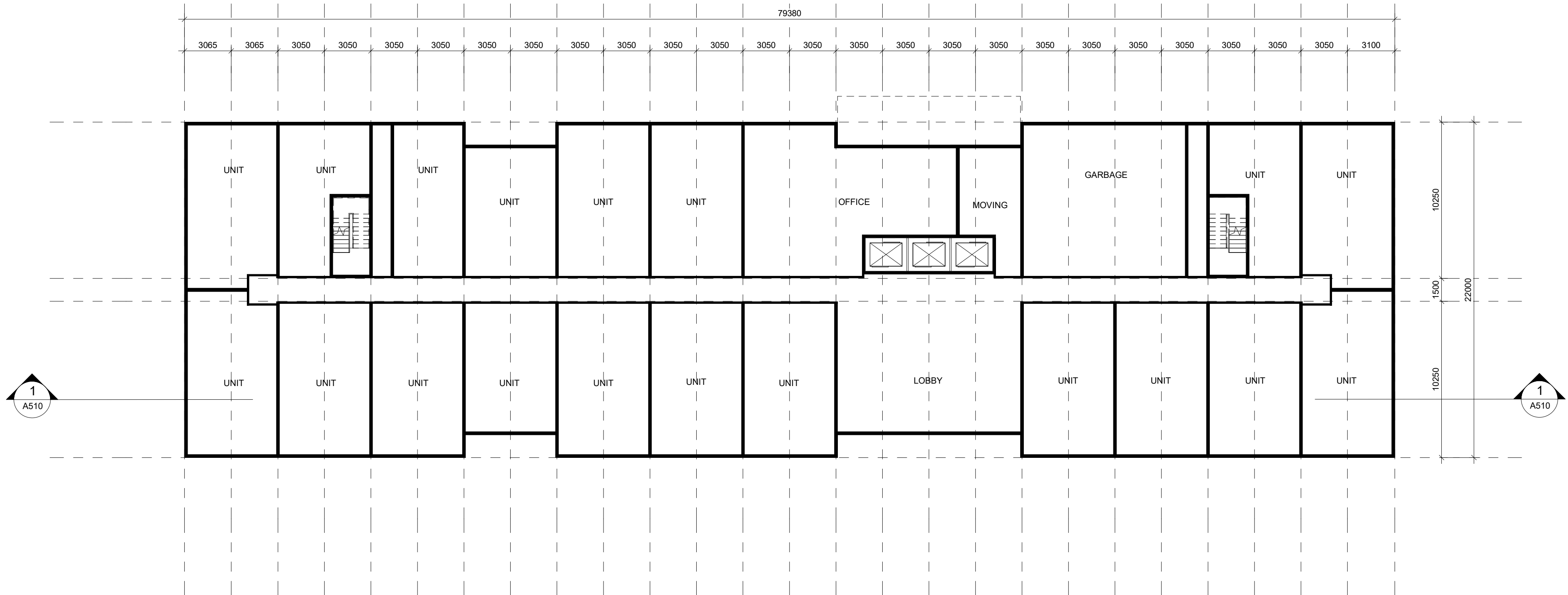
FLOOR PLANS
TOWER A

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

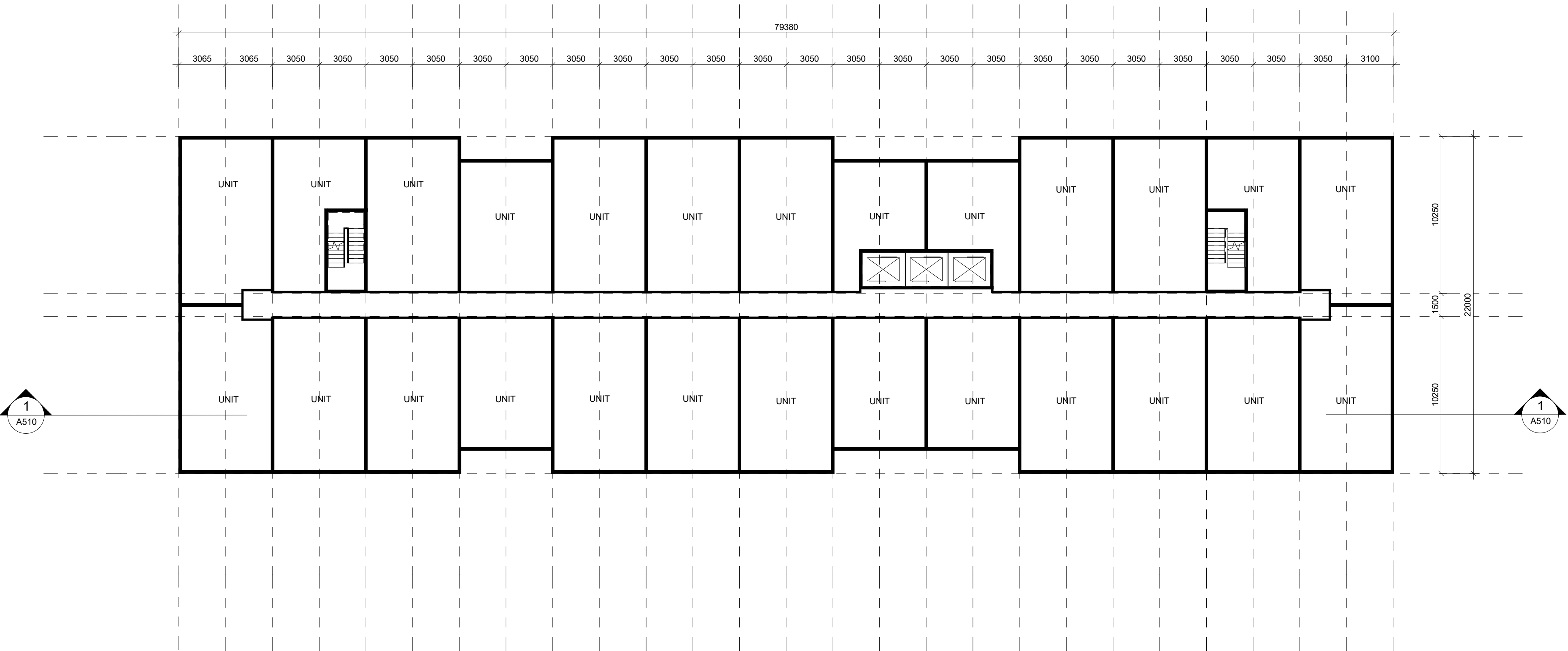
date:
scale:
project:
drawn by:

drawing number:

A311



1 GROUND FLOOR PLAN
1 : 200



2 TYPICAL PODIUM FLOOR PLAN
1 : 200

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notes:

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

FLOOR PLANS
TOWER B

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

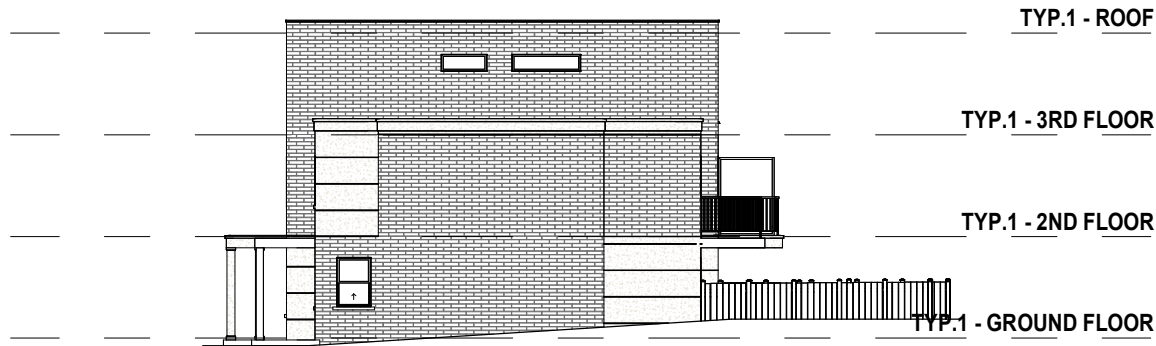
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scale:
project:
drawn by:

drawing number:

A312



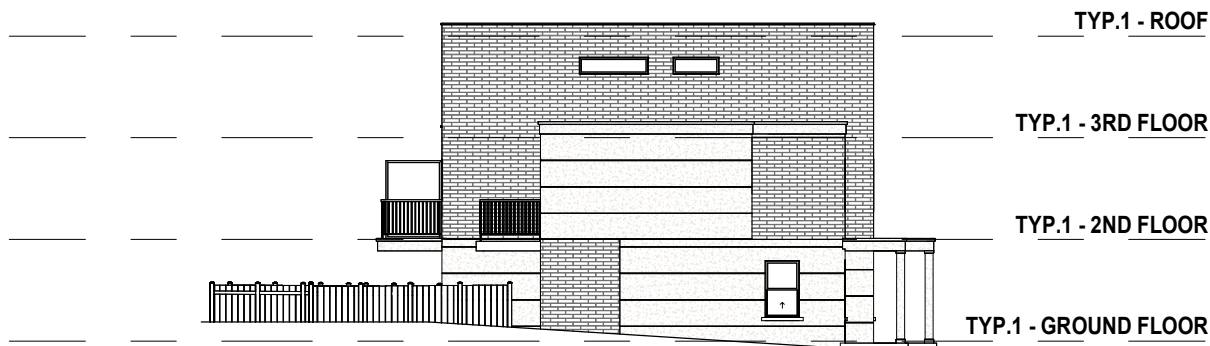
1 FRONT ELEVATION
1 : 200



2 SIDE 1 ELEVATION
1 : 200



3 BACK ELEVATION
1 : 200



4 SIDE 2 ELEVATION
1 : 200

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notes:

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TYPOLOGY 1

BLOCK: A4, A5

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:
A400

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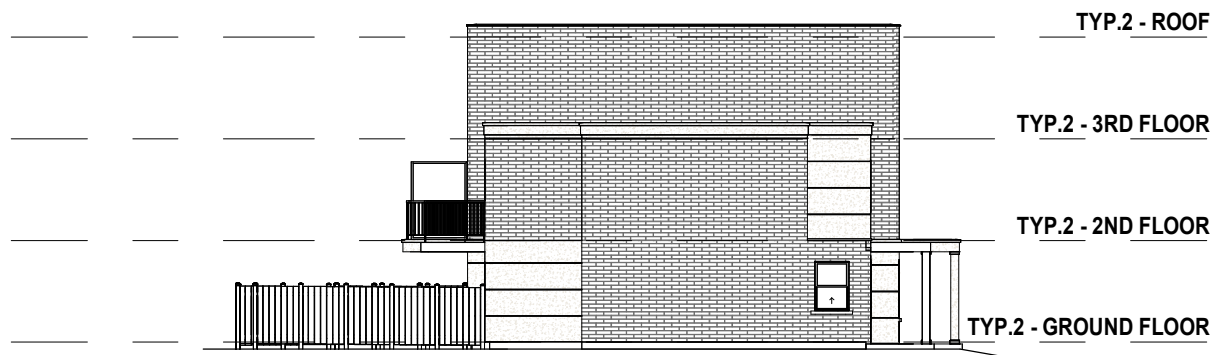
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notes:



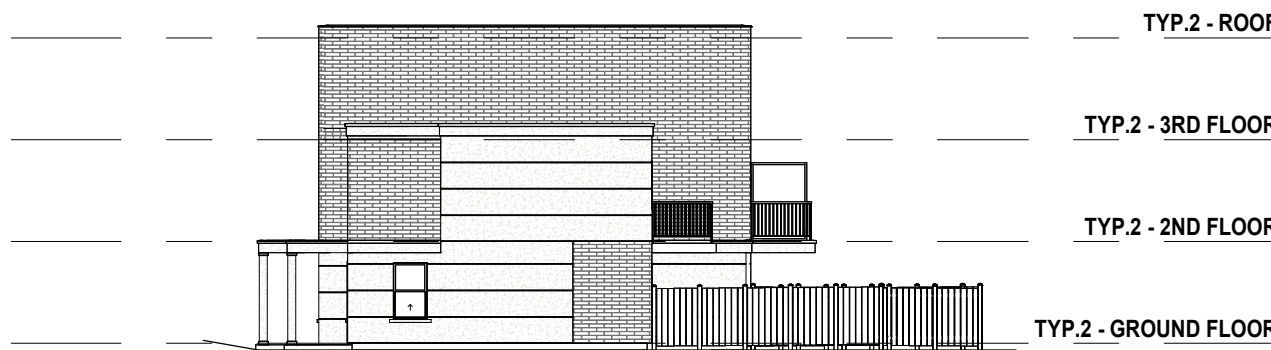
1 FRONT ELEVATION
1 : 200



2 SIDE 1 ELEVATION
1 : 200



3 BACK ELEVATION
1 : 200



4 SIDE 2 ELEVATION
1 : 200

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TYPOLOGY 2

BLOCK: A1, A2, A3, A11, C2

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

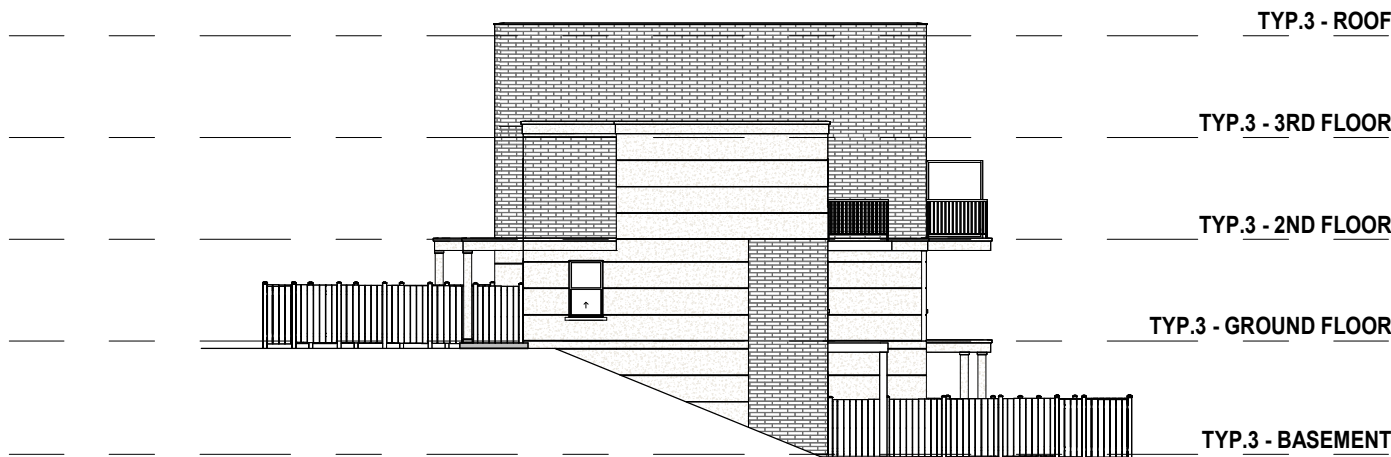
date:
scale:
project:
drawn by:

drawing number:

A401



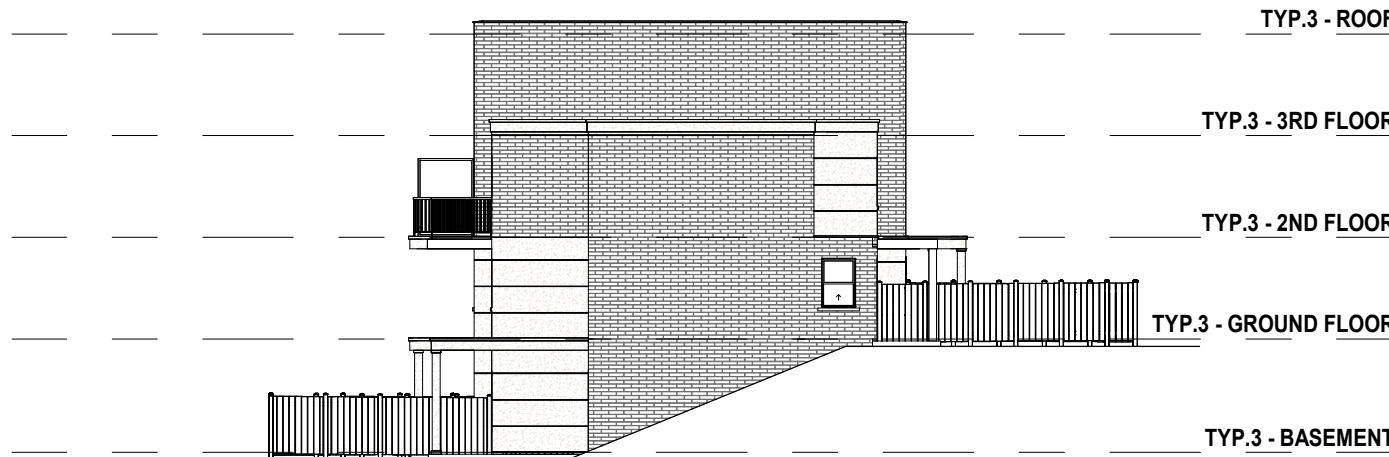
1 FRONT ELEVATION
1 : 200



2 SIDE 1 ELEVATION
1 : 200



3 BACK ELEVATION
1 : 200



4 SIDE 2 ELEVATION
1 : 200

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notes:

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TYPOLOGY 3

BLOCK: C3, C4, C5, C6

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:

A402

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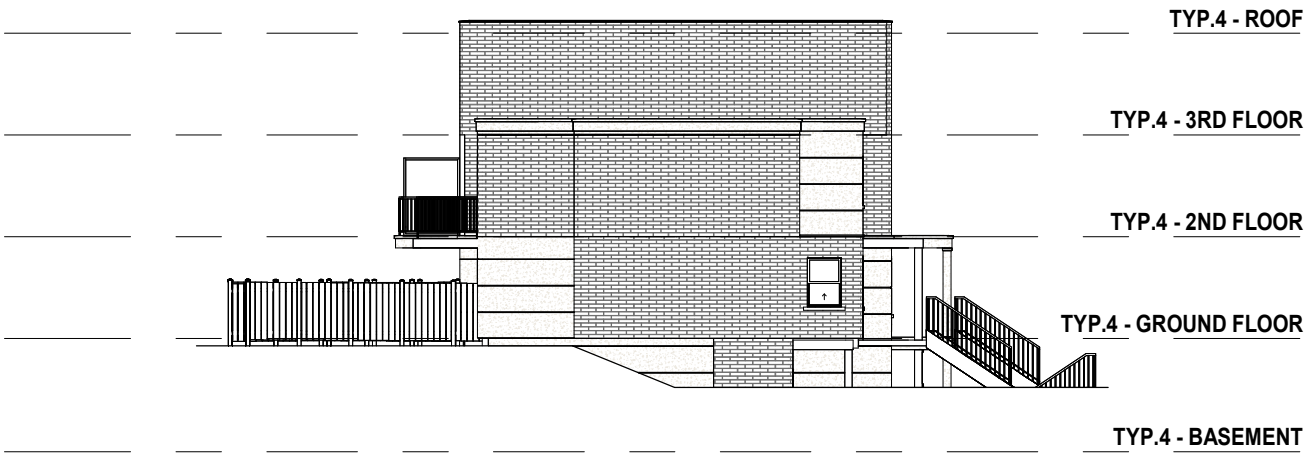
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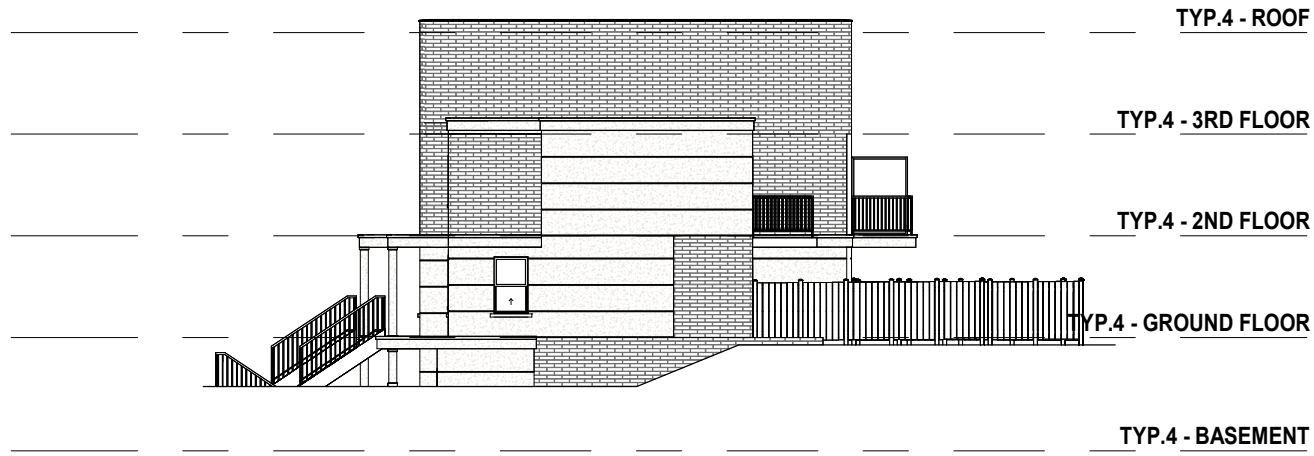
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notes:



1 FRONT ELEVATION
1 : 200

2 SIDE 1 ELEVATION
1 : 200



3 BACK ELEVATION
1 : 200

4 SIDE 2 ELEVATION
1 : 200

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olena Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TYPOLOGY 4

BLOCK: A6, A7, A8, A9, A10

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:

A403

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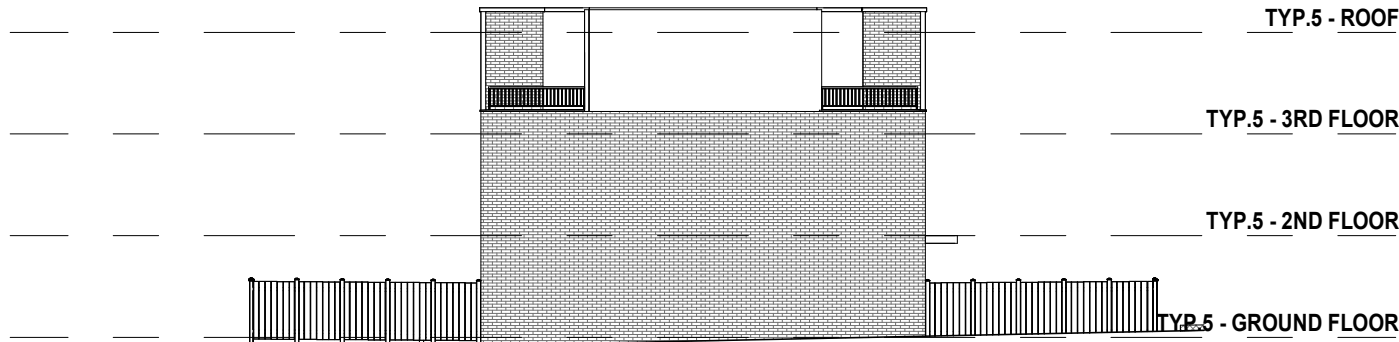
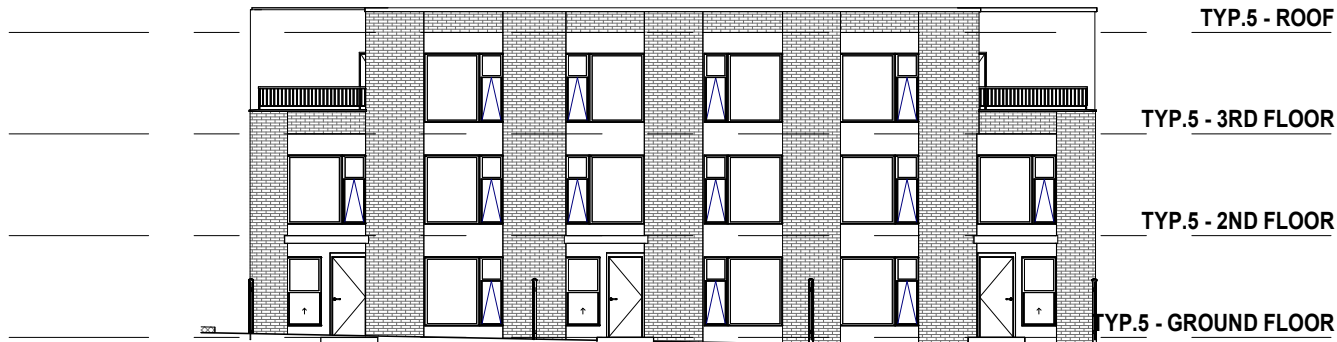
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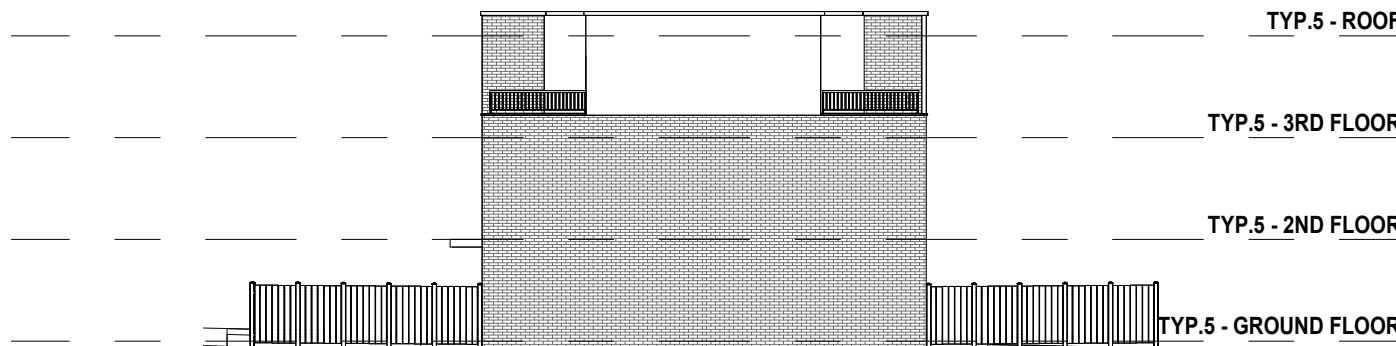
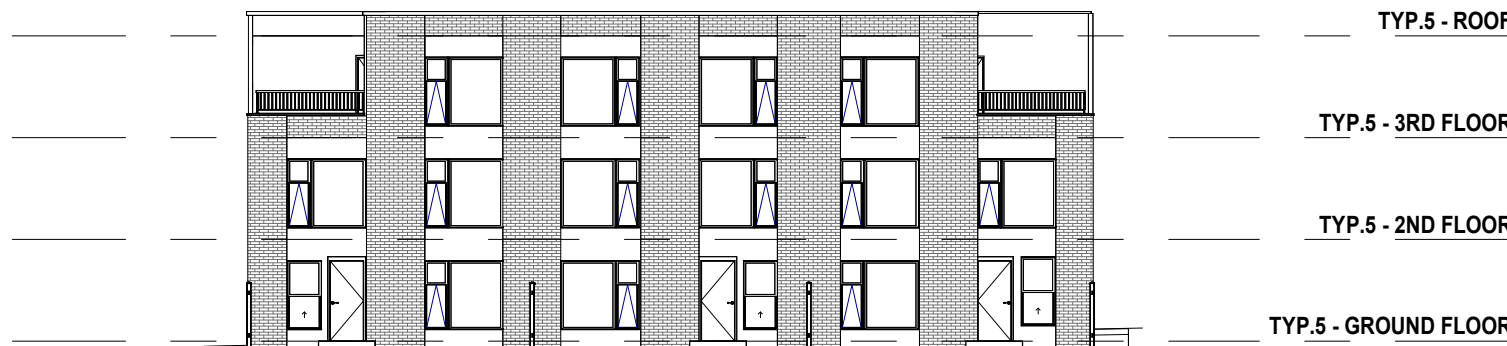
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notes:



1 FRONT ELEVATION
1 : 200

2 SIDE 1 ELEVATION
1 : 200



3 BACK ELEVATION
1 : 200

4 SIDE 2 ELEVATION
1 : 200

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TYPOLOGY 5

BLOCK: B4, B5

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:

A404

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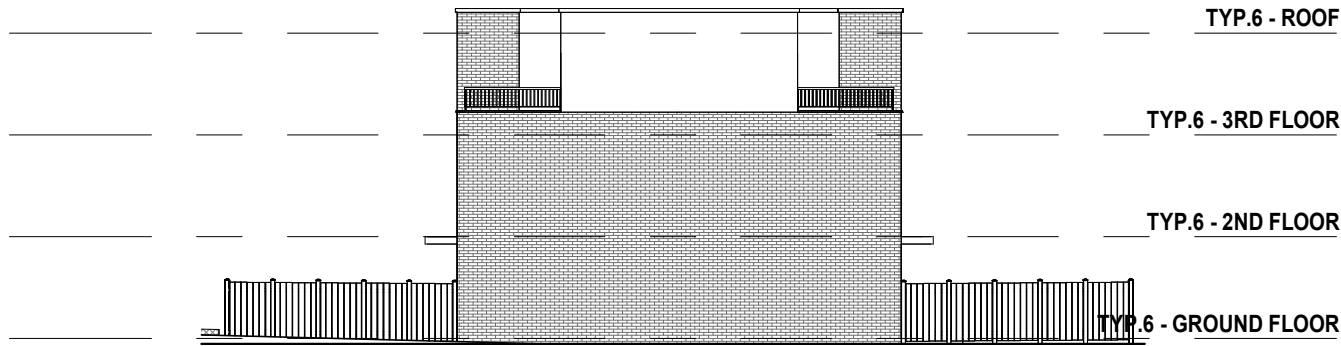
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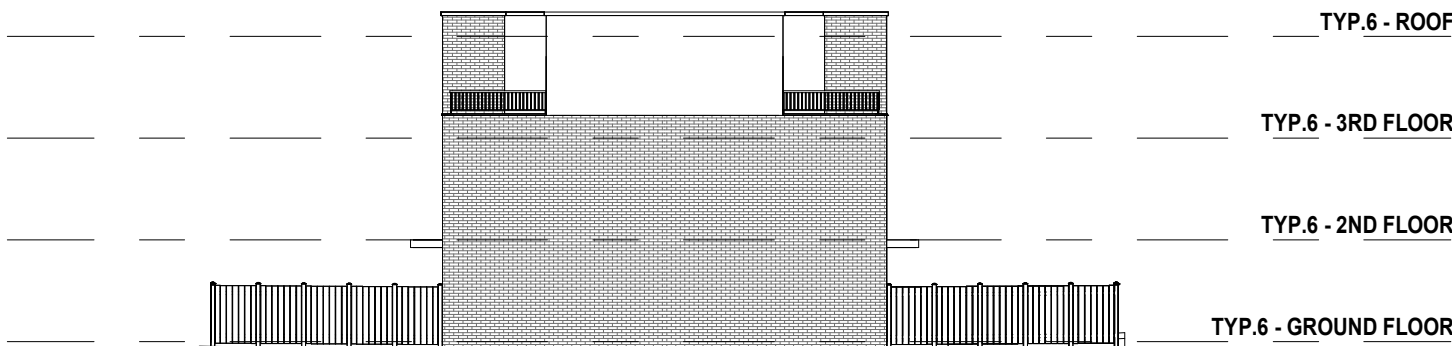
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notes:



1 FRONT ELEVATION
1 : 200

2 SIDE 1 ELEVATION
1 : 200



3 BACK ELEVATION
1 : 200

4 SIDE 2 ELEVATION
1 : 200

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TYPOLOGY 6

BLOCK: B6, B7

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:

A405

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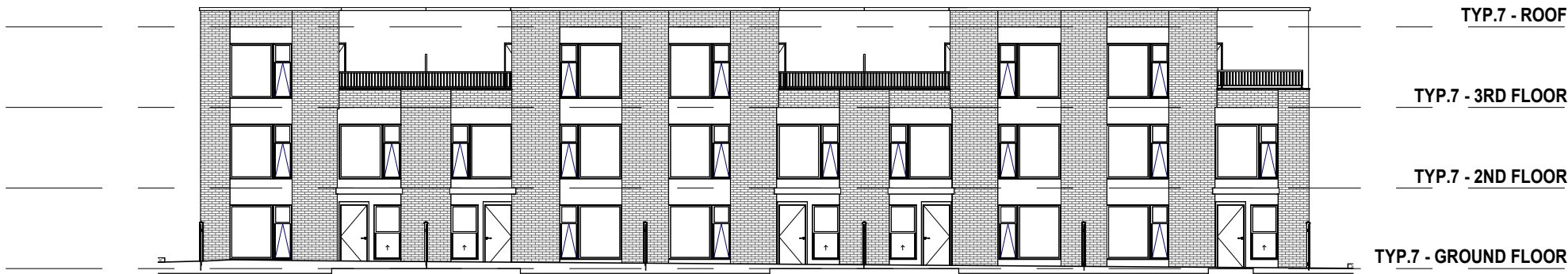
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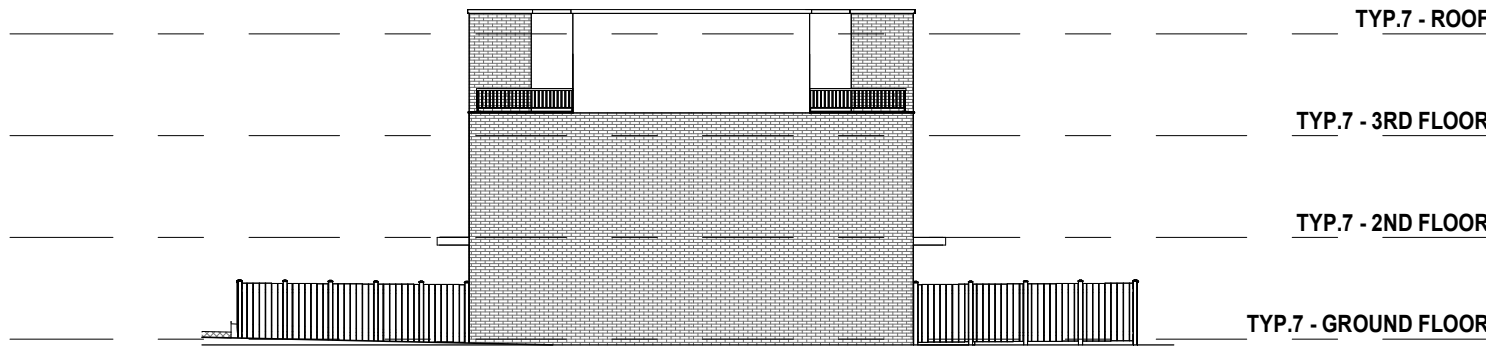
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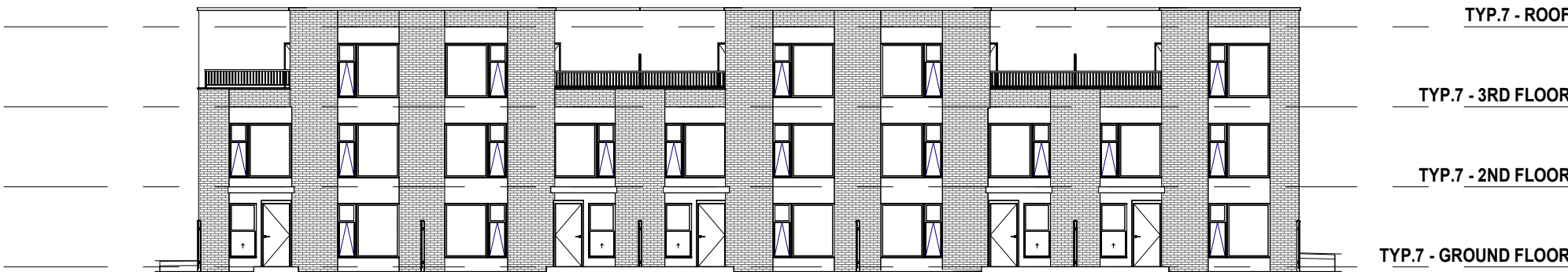
notes:



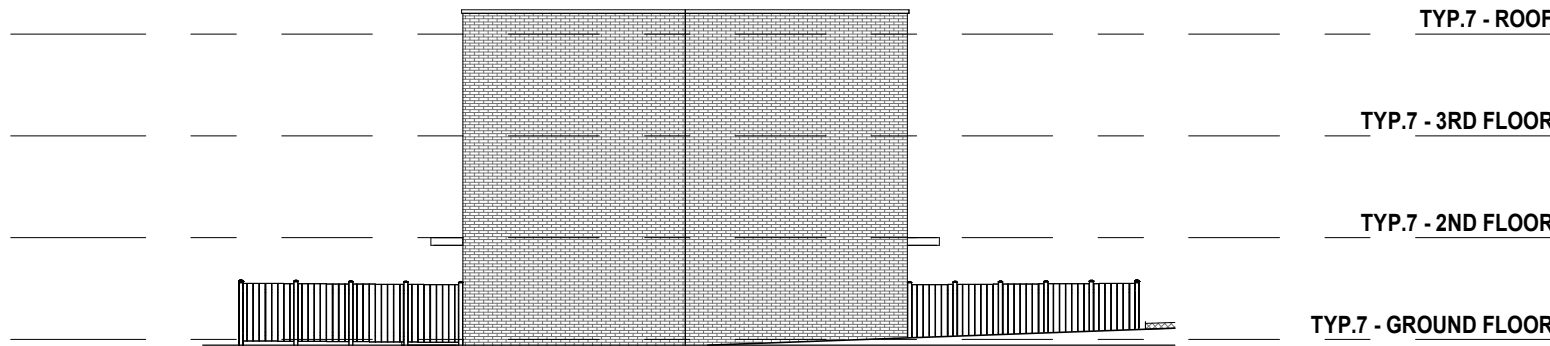
1 FRONT ELEVATION
1 : 200



3 SIDE 1 ELEVATION
1 : 200



2 BACK ELEVATION
1 : 200



4 SIDE 2 ELEVATION
1 : 200

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TYPOLOGY 7

BLOCK: B2, B3, C1, C7, C8, C9, C10, C11, C13

2024.12.04 date:
1 : 200 scale:
23-50 project:
ID, FRS, JM, OKS drawn by:

drawing number:
A406

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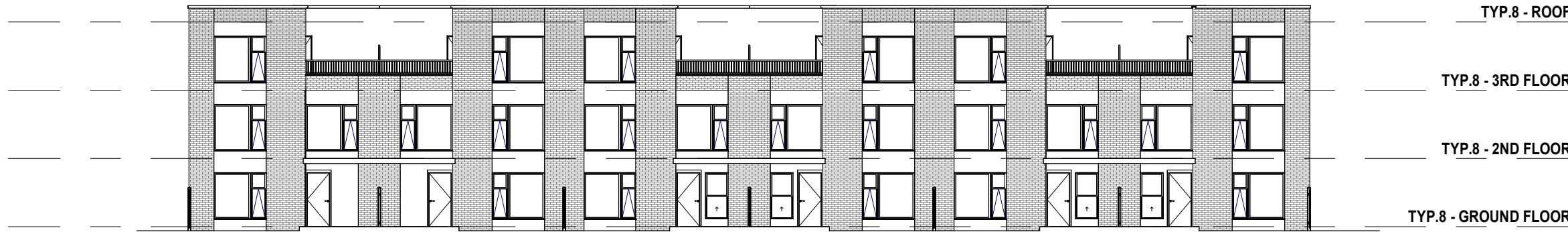
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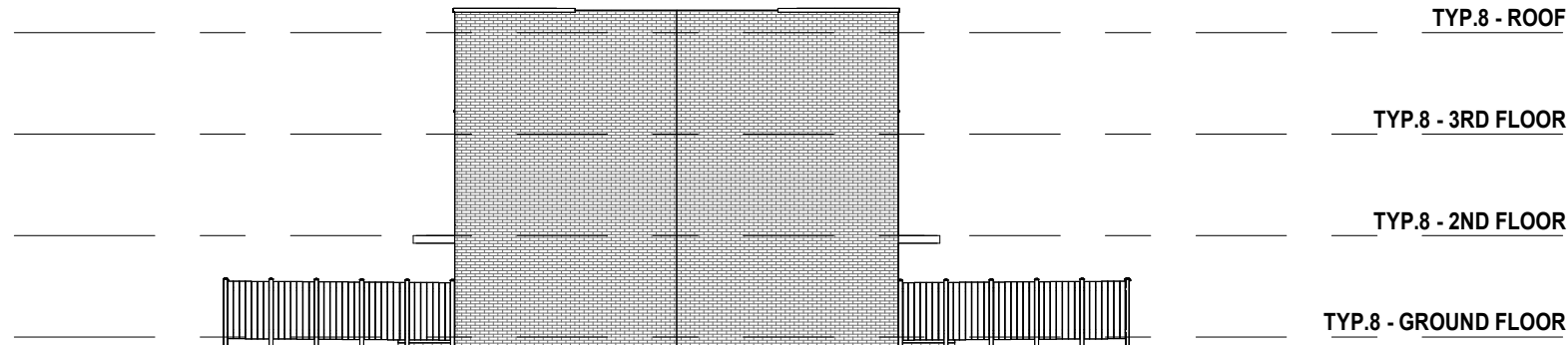
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notes:



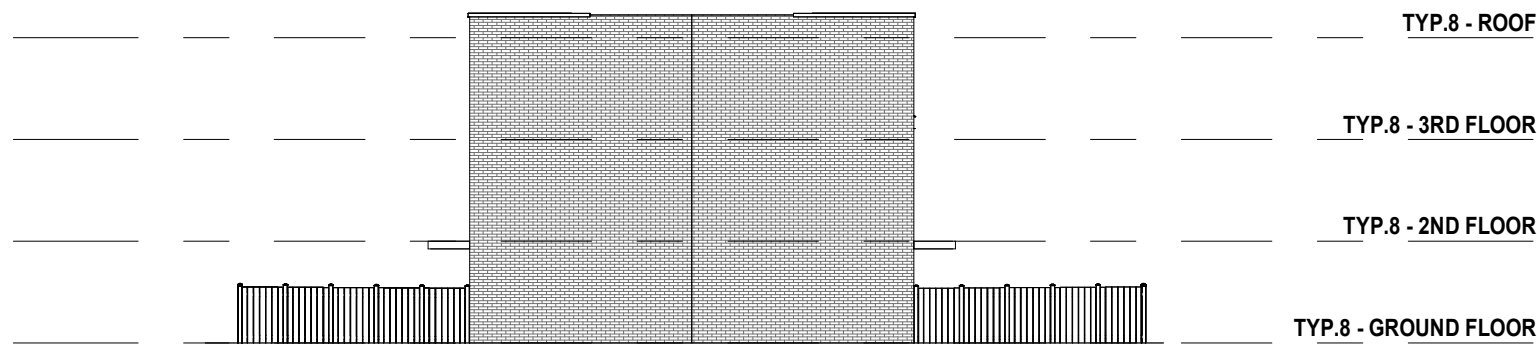
1 FRONT ELEVATION
1 : 200



2 SIDE 1 ELEVATION
1 : 200



3 BACK ELEVATION
1 : 200



4 SIDE 2 ELEVATION
1 : 200

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TYPOLOGY 8

BLOCK: B1, C12

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

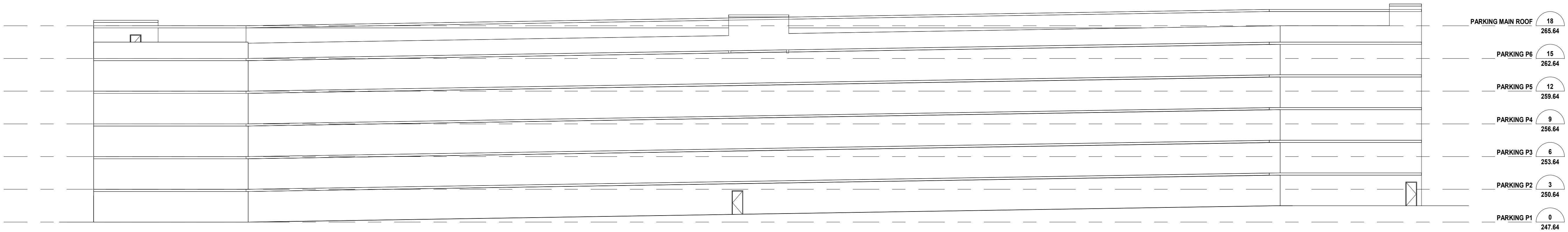
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scale:
project:
drawn by:

drawing number:

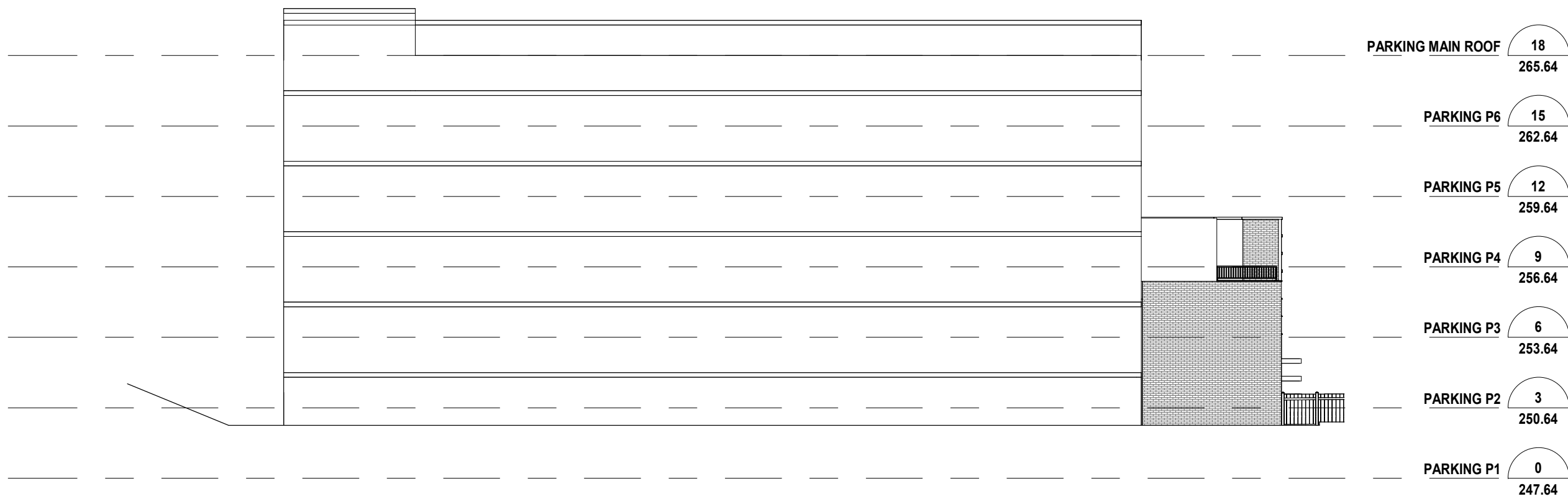
A407



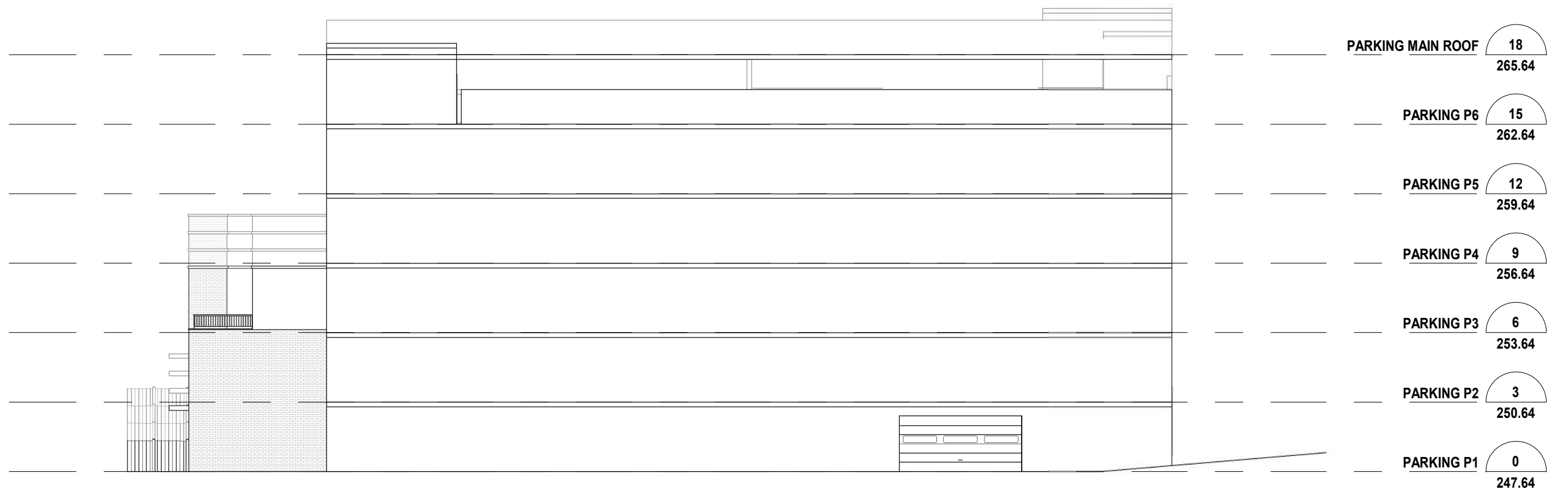
1 NORTH ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200



3 EAST ELEVATION
1 : 200



4 WEST ELEVATION
1 : 200

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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
PARKING

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:

A408

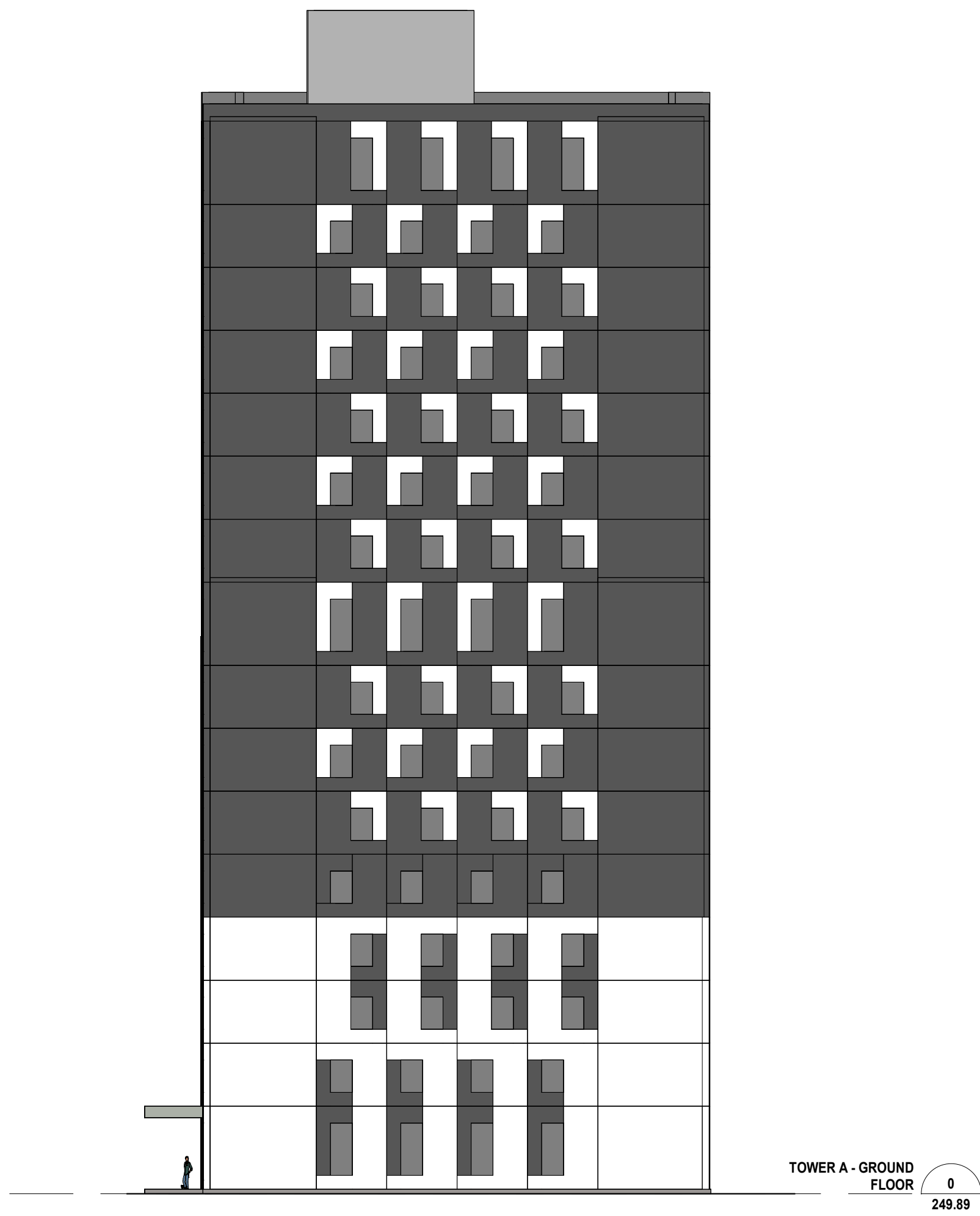
tel: 416.601.5416 info@unfolding.ca

366 dufferin street, toronto, on, M6K 1Z8

architectureunfolded



1 WEST ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200

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architectural team :
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Jonathan Moreno
Olga Kobets-Singh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TOWER A

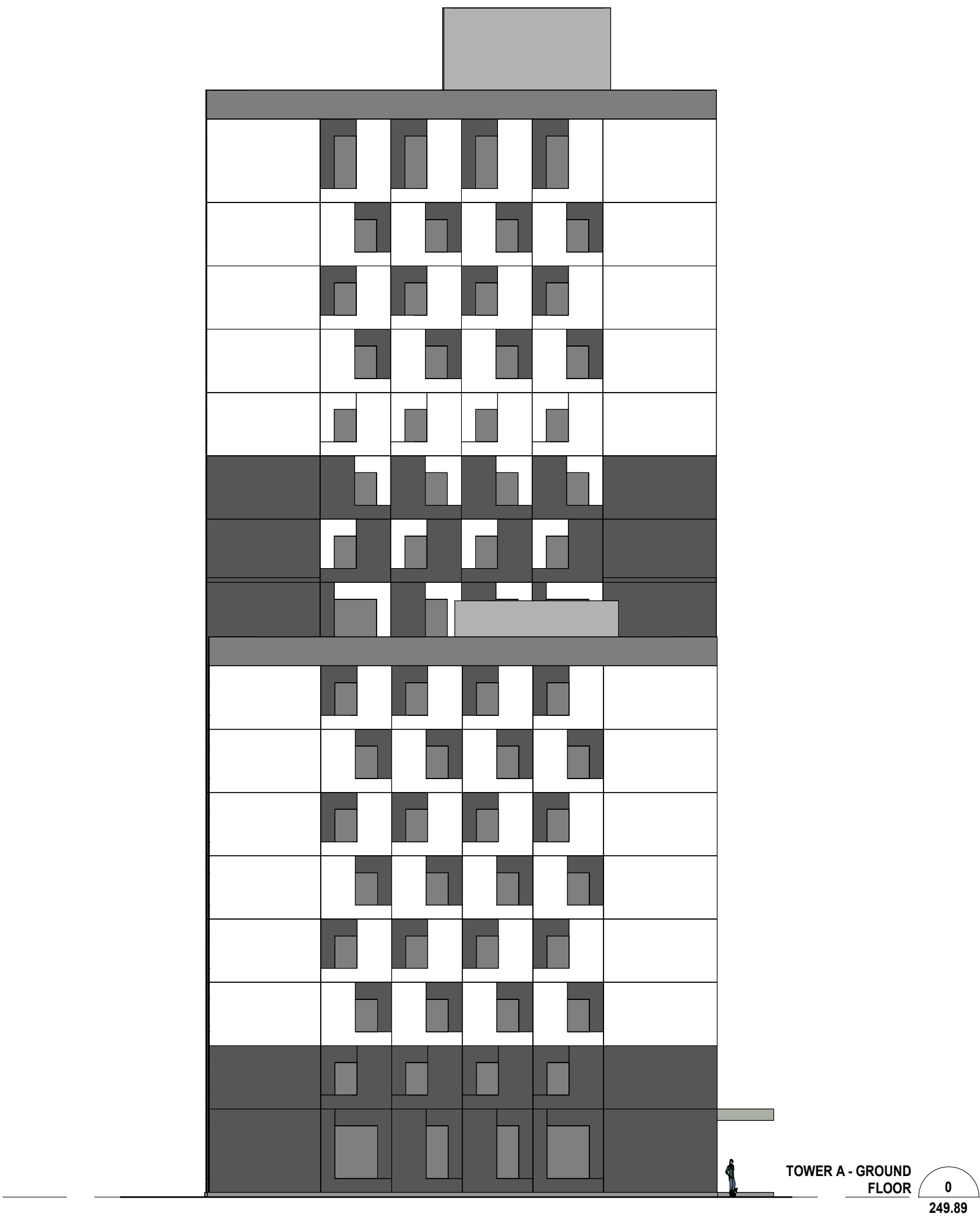
2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:
A409



1 EAST ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200

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revisions: dd-mm-yy

architectural team :
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280 CLAIR RD W
(enter address)

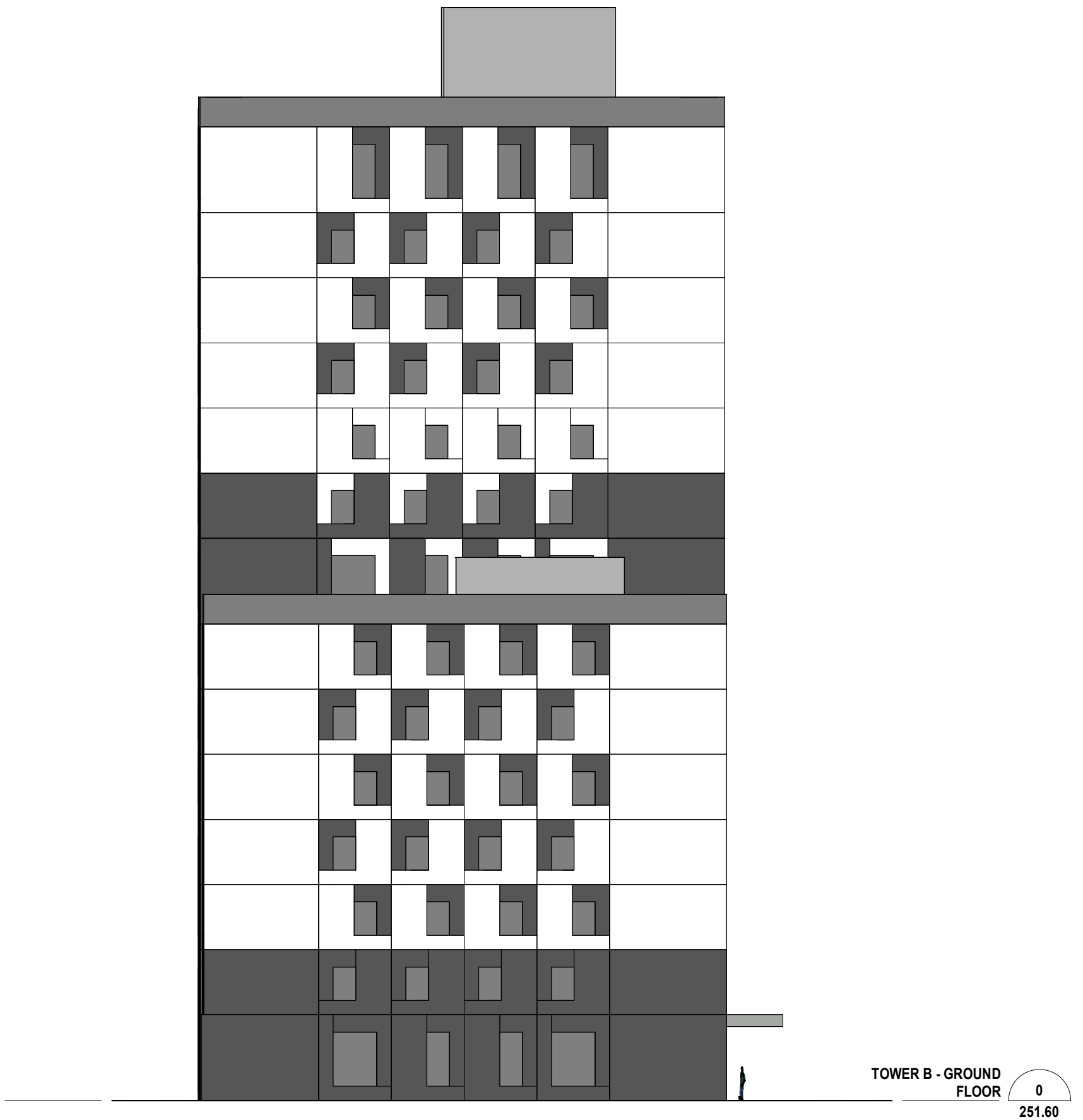
ELEVATIONS
TOWER A

2024.12.04 date:
1 : 200 scale:
23-50 project:
ID, FRS, JM, OKS drawn by:

drawing number:
A410



1 NORTH ELEVATION
1 : 200



2 EAST ELEVATION
1 : 200

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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TOWER B

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:
A411

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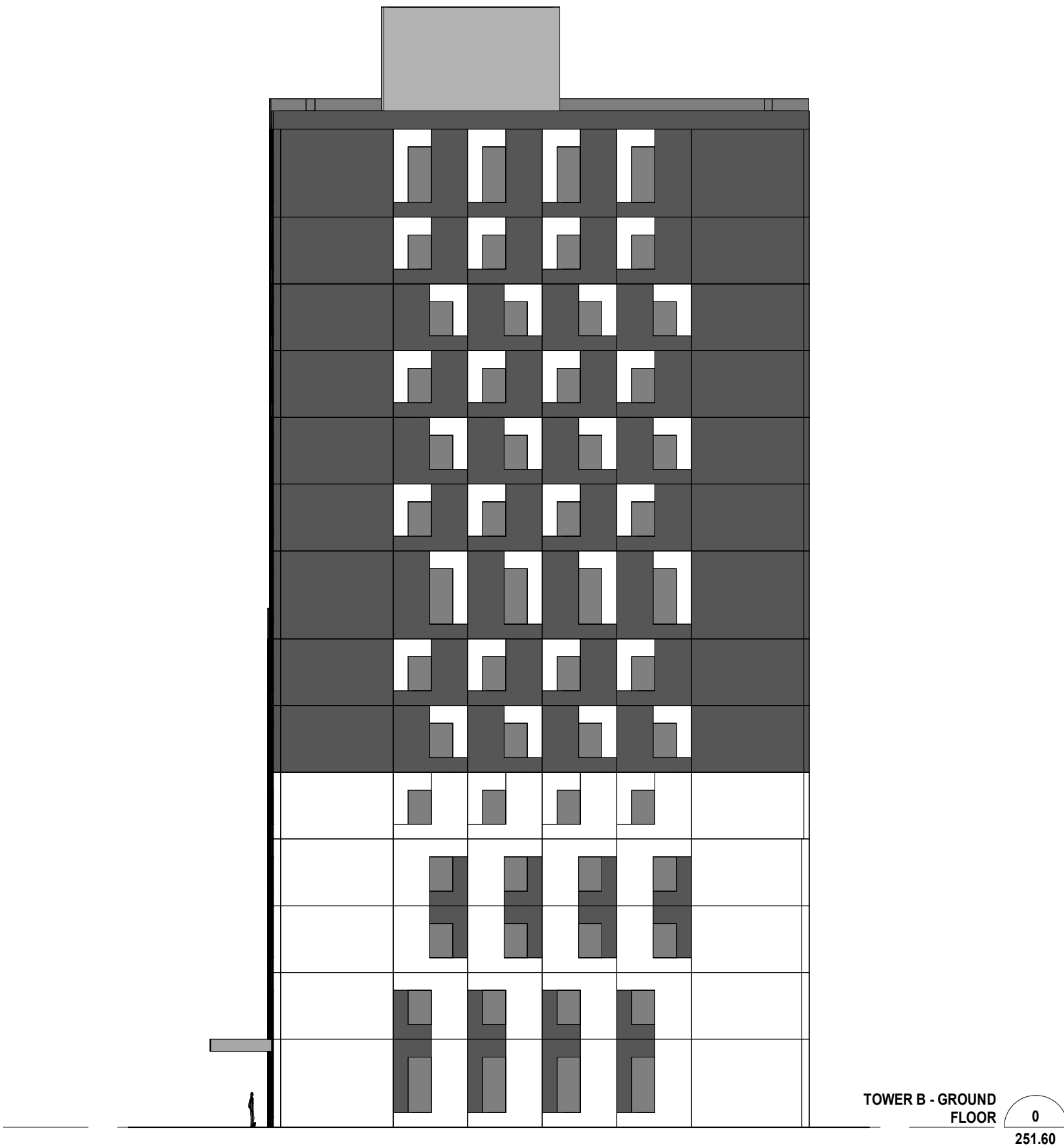
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notes:



1 SOUTH ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

ELEVATIONS
TOWER B

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:

A412



TOP VIEW



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING EAST

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1 Rezoning Submission

revisions:

04/12/24

dd-mm-yy

architectural team :

Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olivia Kobets-Singh

project:
280 CLAIR RD W
(enter address)

RENDERS

2024.12.04

23-50
ID, FRS, JM, OKS

date:

scale:

project:

drawn by:

drawing number:

A413

info@unfolding.ca

366 dufferin street, Toronto, on, M6K 1Z8

architectureunfolded



TOWNHOUSE CONCEPT



AERIAL VIEW OF TOWNHOUSES AND TOWER A, LOOKING NORTH



AERIAL VIEW OF TOWER B, LOOKING EAST

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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

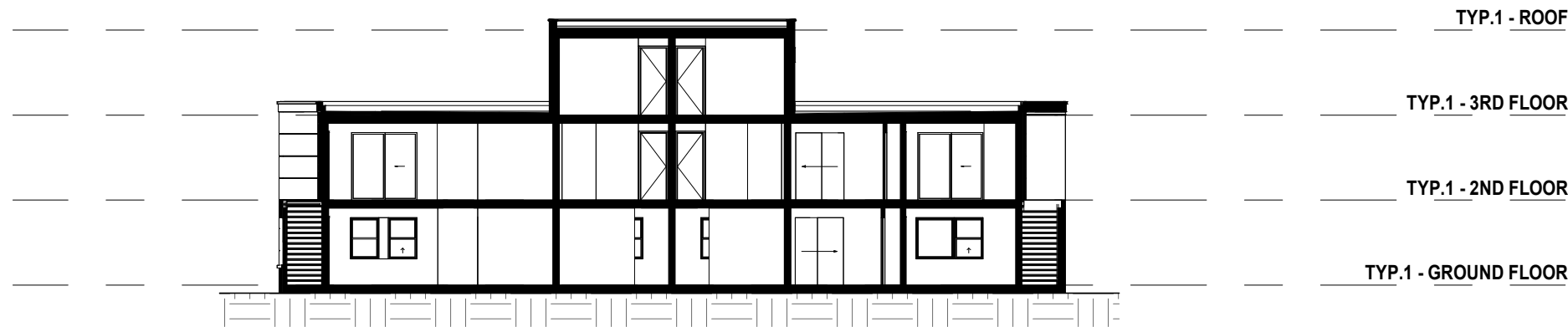
architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

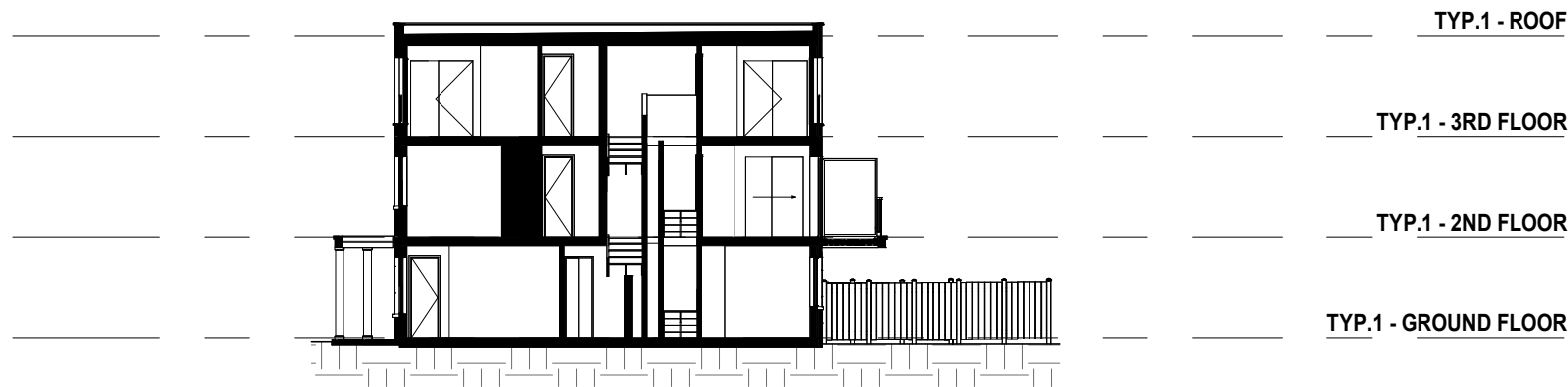
RENDERS

2024.12.04 date:
23-50 scale:
ID, FRS, JM, OKS project:
drawn by:

drawing number:
A414



1 SECTION A-A
1 : 200



2 SECTION B-B
1 : 200

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revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

SECTIONS
TYPOLOGY 1

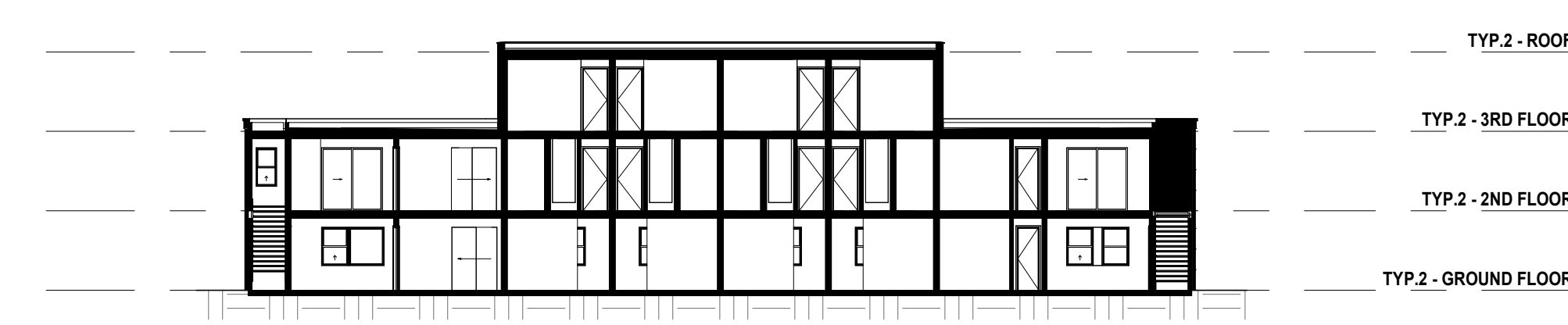
BLOCK: A4, A5

2024.12.04
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23-50
ID, FRS, JM, OKS

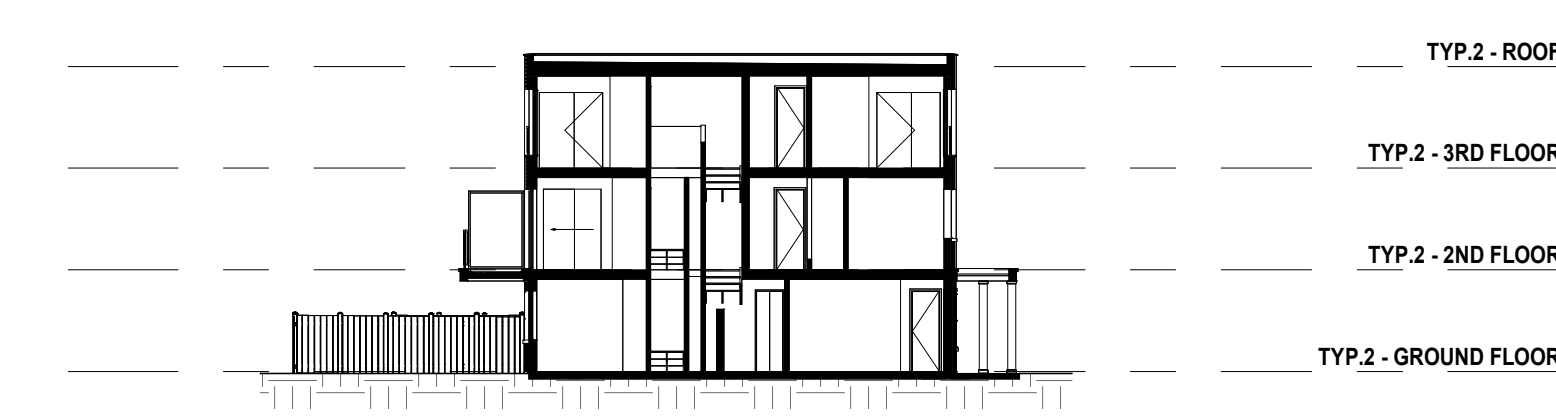
date:
scale:
project:
drawn by:

drawing number:

A500



1 SECTION A-A
1 : 200



2 SECTION B-B
1 : 200

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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

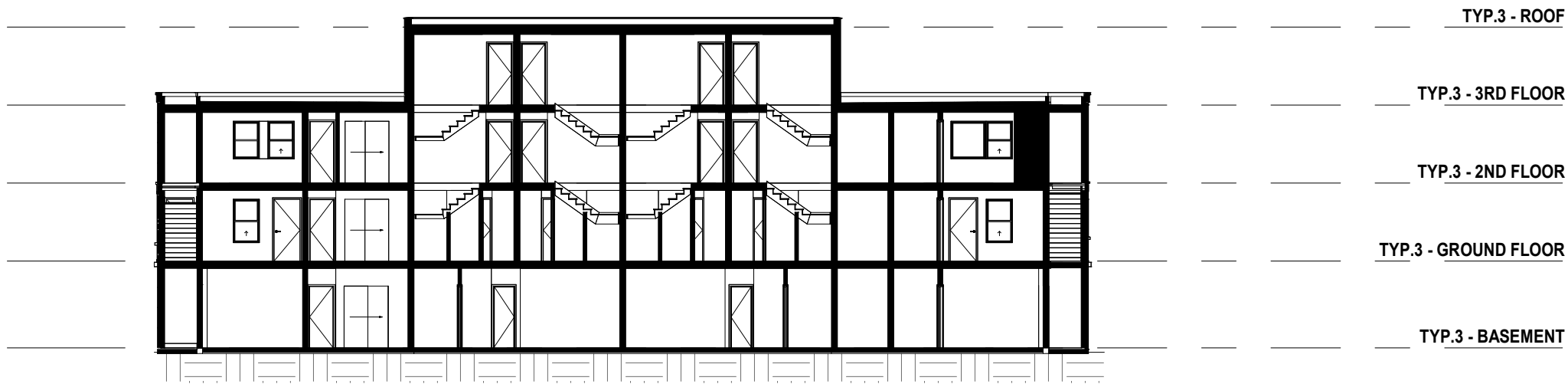
project:
280 CLAIR RD W
(enter address)

SECTIONS TYPOLOGY 2

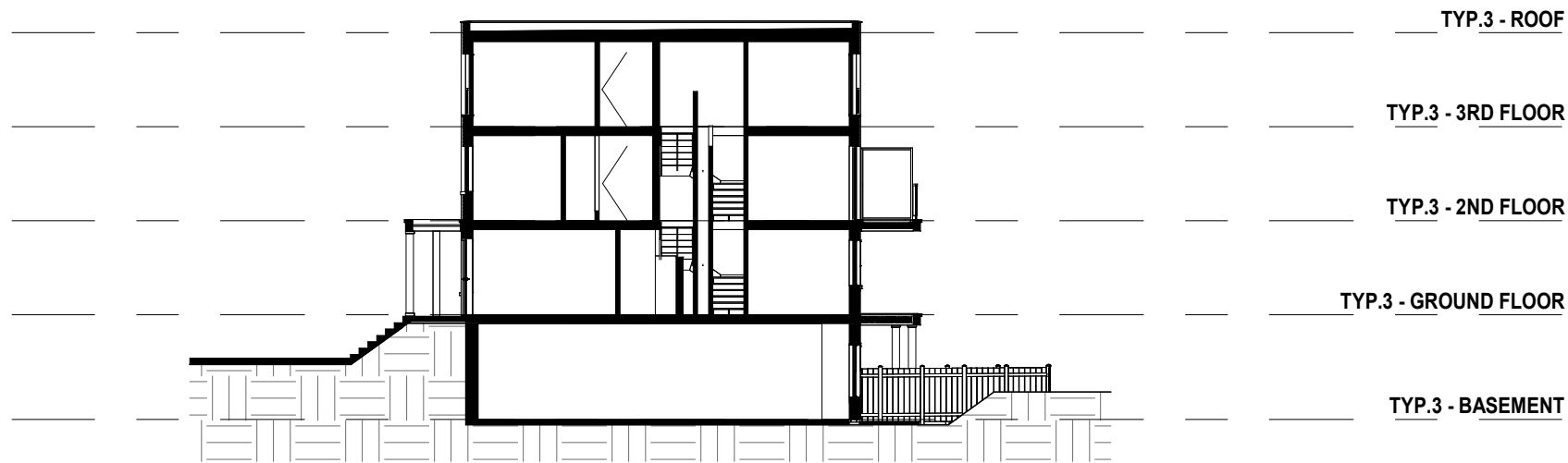
BLOCK: A1, A2, A3, A11, C2

2024.12.04 date:
1 : 200 scale:
23-50 project:
ID, FRS, JM, OKS drawn by:

drawing number:
A501



1 SECTION A-A
1 : 200



2 SECTION B-B
1 : 200

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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
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Olana Kobets-Singkh

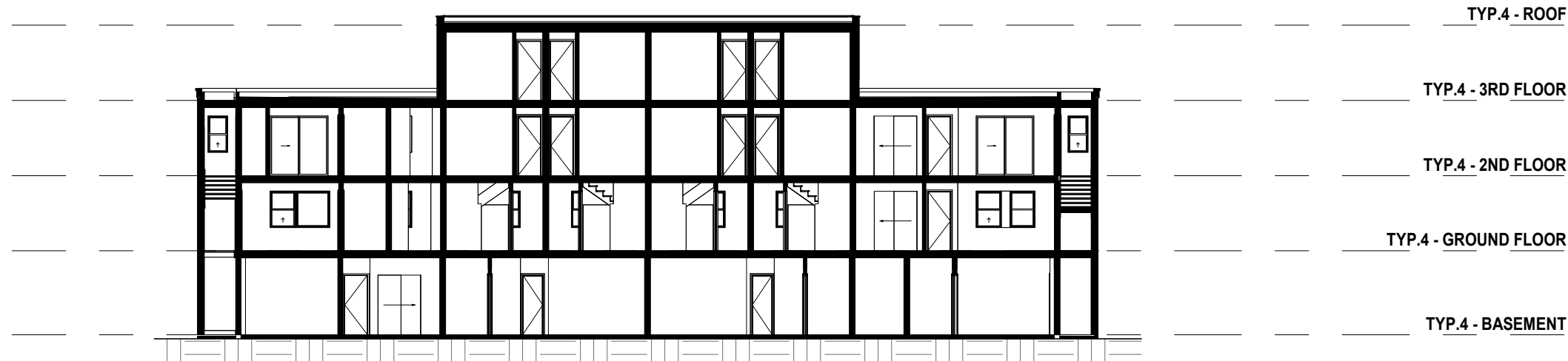
project:
280 CLAIR RD W
(enter address)

SECTIONS
TYPOLOGY 3

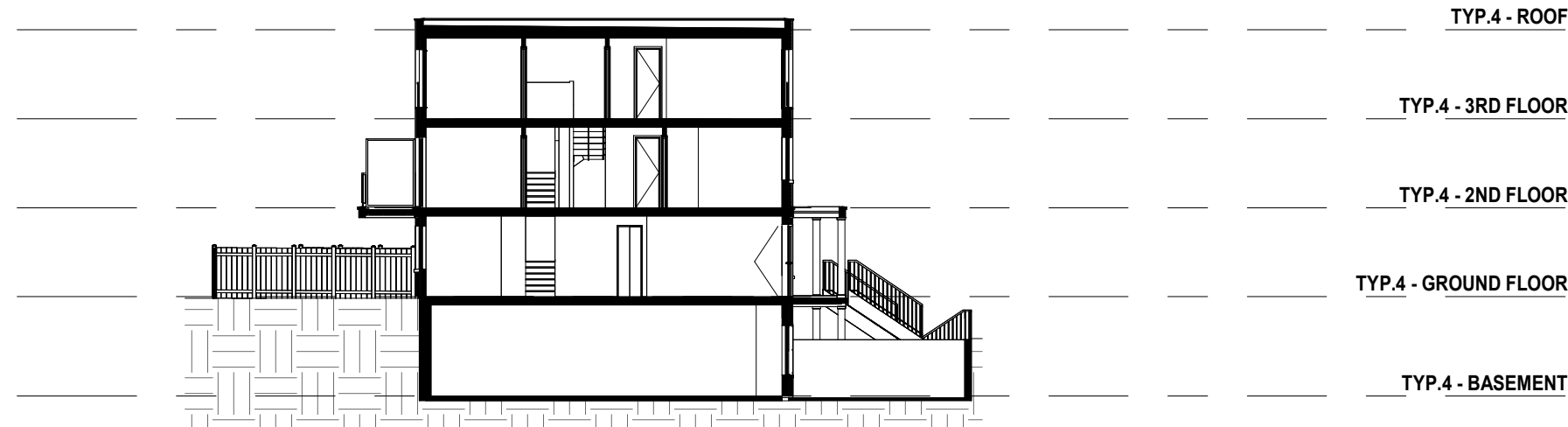
BLOCK: C3, C4, C5, C6

2024.12.04 date:
1 : 200 scale:
23-50 project:
ID, FRS, JM, OKS drawn by:

drawing number:
A502



1 SECTION A-A
1 : 200



2 SECTION B-B
1 : 200

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revisions: dd-mm-yy

architectural team :
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Felipe Rodriguez
Jonathan Moreno
Olena Kobets-Singkh

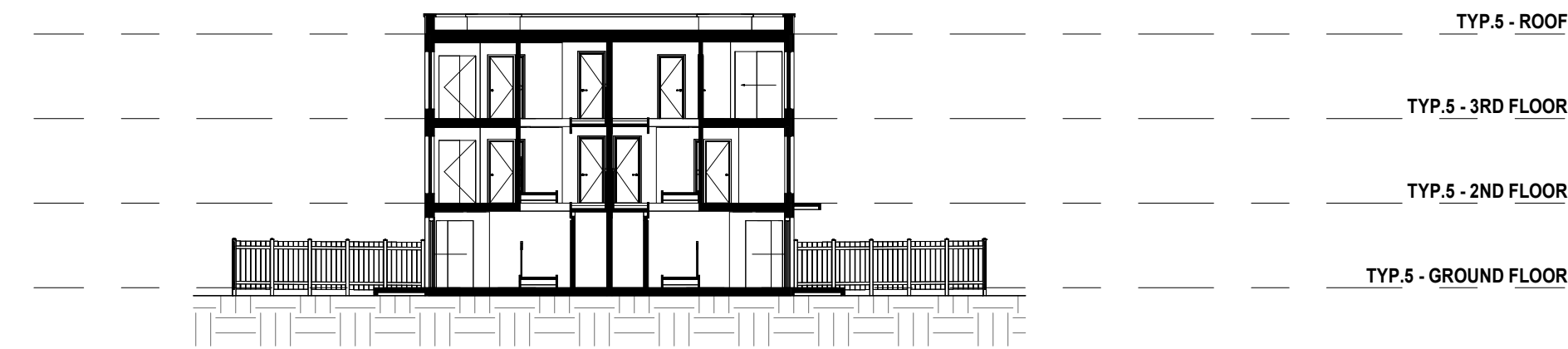
project:
280 CLAIR RD W
(enter address)

SECTIONS
TYPOLOGY 4

BLOCK: A6, A7, A8, A9, A10

2024.12.04 date:
1 : 200 scale:
23-50 project:
ID, FRS, JM, OKS drawn by:

drawing number:
A503



1 SECTION A-A
1 : 200



2 SECTION B-B
1 : 200

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revisions: dd-mm-yy

architectural team :
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Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
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(enter address)

SECTIONS
TYPOLOGY 5

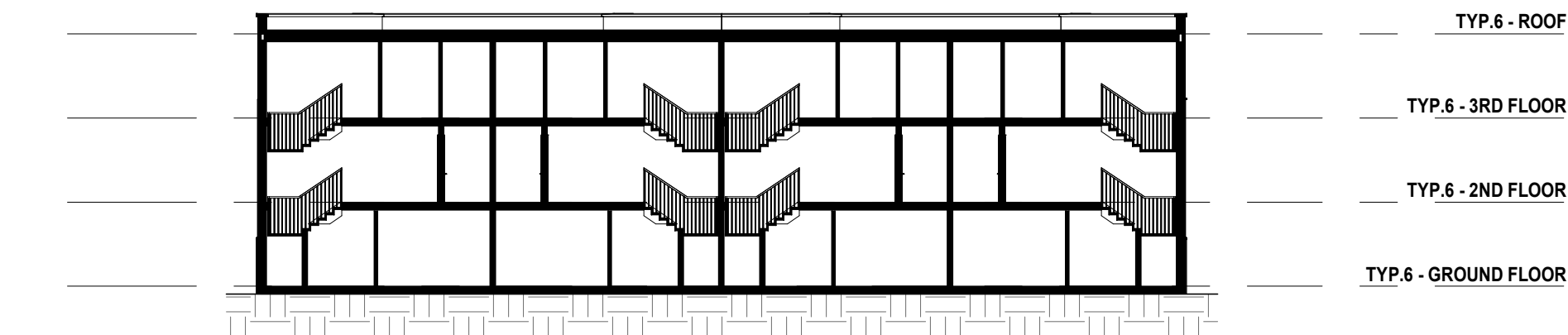
BLOCK: B4, B5

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:

A504



1 SECTION A-A
1 : 200



2 SECTION B-B
1 : 200

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architectural team :
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Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

SECTIONS TYPOLOGY 6

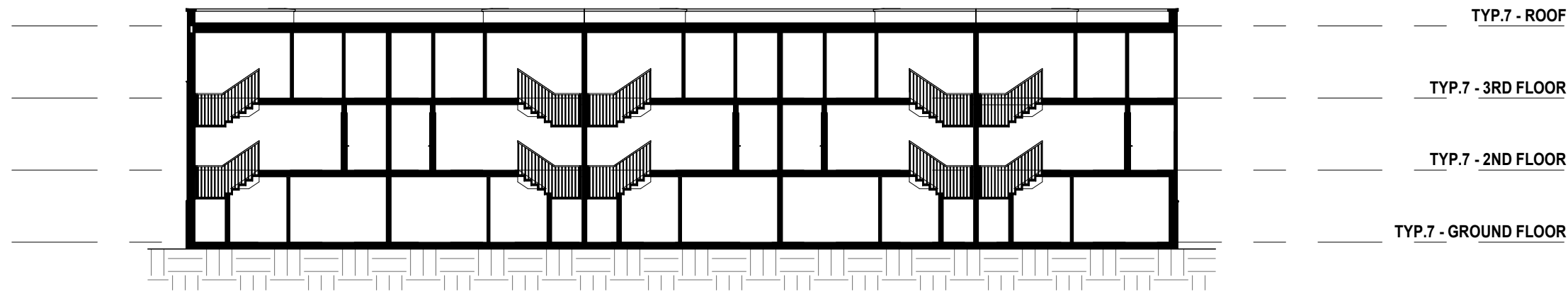
BLOCK: B6, B7

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

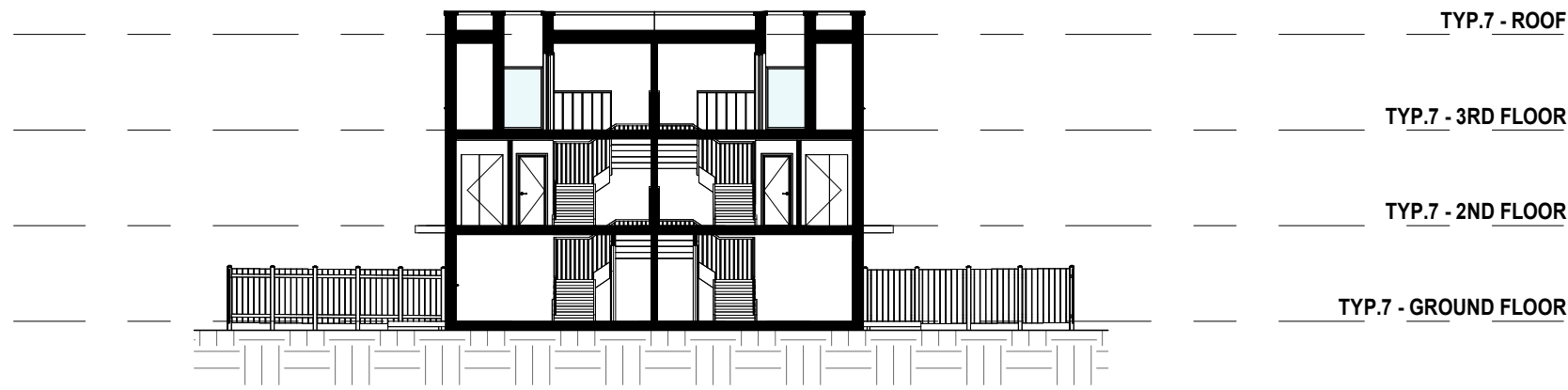
date:
scale:
project:
drawn by:

drawing number:

A505



1 SECTION A-A
1 : 200



2 SECTION B-B
1 : 200

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notes:

1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

SECTIONS
TYPOLOGY 7

BLOCK: B2, B3, C1, C7, C8, C9, C10, C11, C13

2024.12.04 date:
1 : 200 scale:
23-50 project:
ID, FRS, JM, OKS drawn by:

drawing number:
A506



1 SECTION A-A
1 : 200



2 SECTION B-B
1 : 200

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revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

SECTIONS
TYPOLOGY 8

BLOCK: B1, C12

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

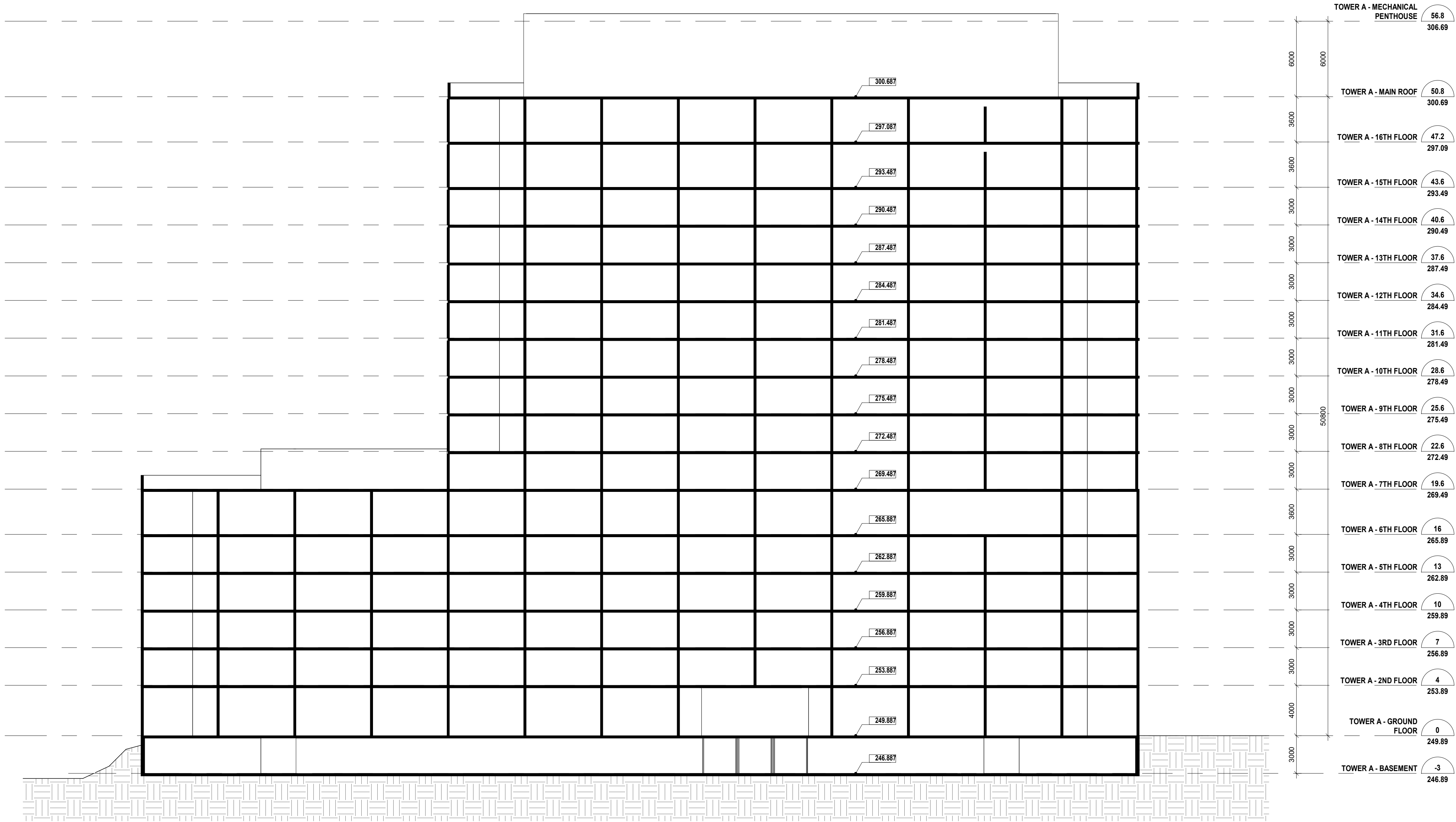
drawing number:

A507

notes:



A508



1 SECTION A-A
1 : 200

TOWER A - MECHANICAL PENTHOUSE	56.8 306.69
TOWER A - MAIN ROOF	50.8 300.69
TOWER A - 16TH FLOOR	47.2 297.09
TOWER A - 15TH FLOOR	43.6 293.49
TOWER A - 14TH FLOOR	40.6 290.49
TOWER A - 13TH FLOOR	37.6 287.49
TOWER A - 12TH FLOOR	34.6 284.49
TOWER A - 11TH FLOOR	31.6 281.49
TOWER A - 10TH FLOOR	28.6 278.49
TOWER A - 9TH FLOOR	25.6 275.49
TOWER A - 8TH FLOOR	22.6 272.49
TOWER A - 7TH FLOOR	19.6 269.49
TOWER A - 6TH FLOOR	16 265.89
TOWER A - 5TH FLOOR	13 262.89
TOWER A - 4TH FLOOR	10 259.89
TOWER A - 3RD FLOOR	7 256.89
TOWER A - 2ND FLOOR	4 253.89
TOWER A - GROUND FLOOR	0 249.89
TOWER A - BASEMENT	-3 246.89

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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

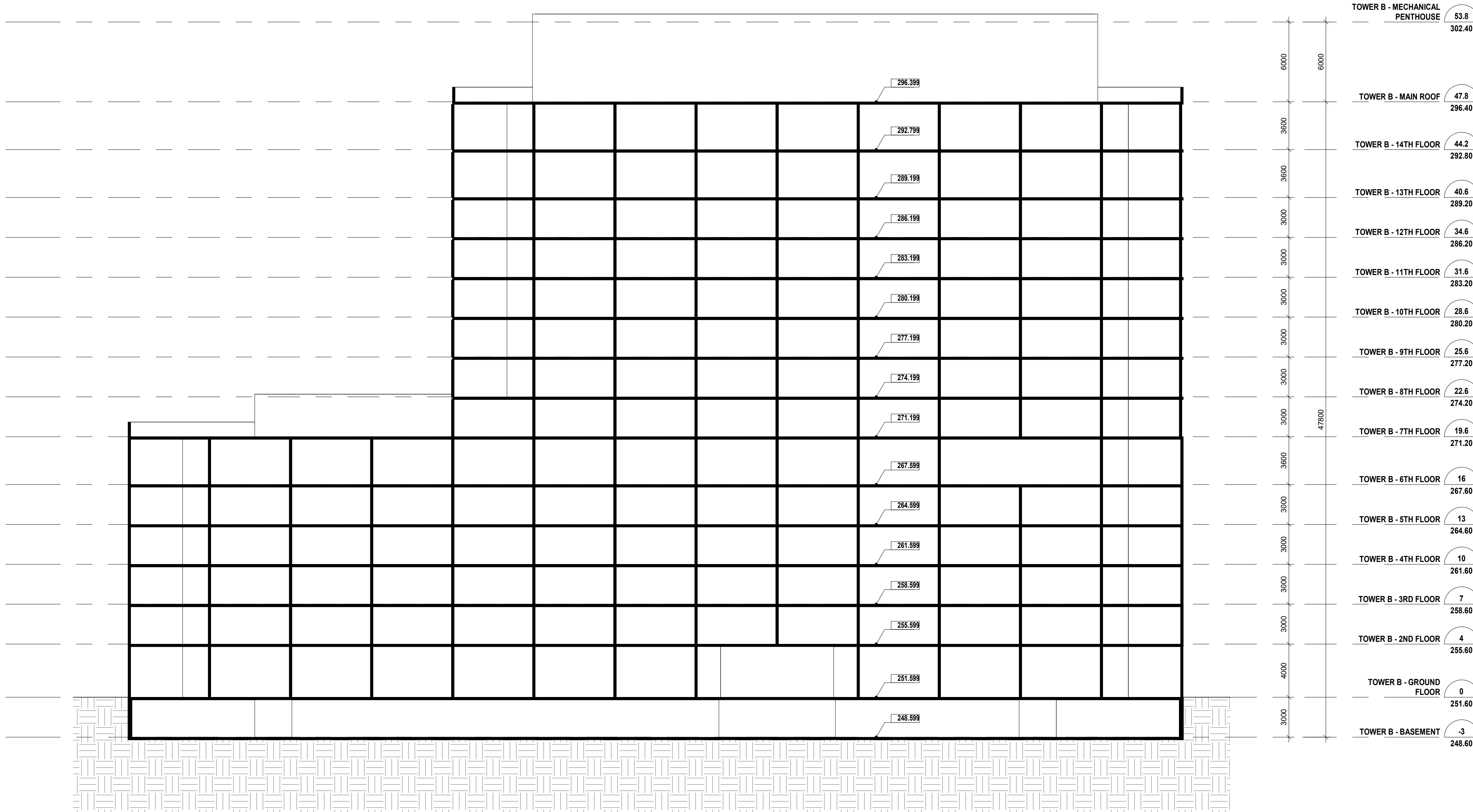
architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olana Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

SECTIONS TOWER A

2024.12.04 date:
1 : 200 scale:
23-50 project:
ID, FRS, JM, OKS drawn by:

drawing number:
A509



1 SECTION A-A
1 : 200

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revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

project:
280 CLAIR RD W
(enter address)

SECTIONS TOWER B

2024.12.04
1 : 200
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

drawing number:

A510

info@unfolded.ca

366 dufferin street, toronto, on, m5k 1z5

architectureunfolded



SS-APRIL 8.00



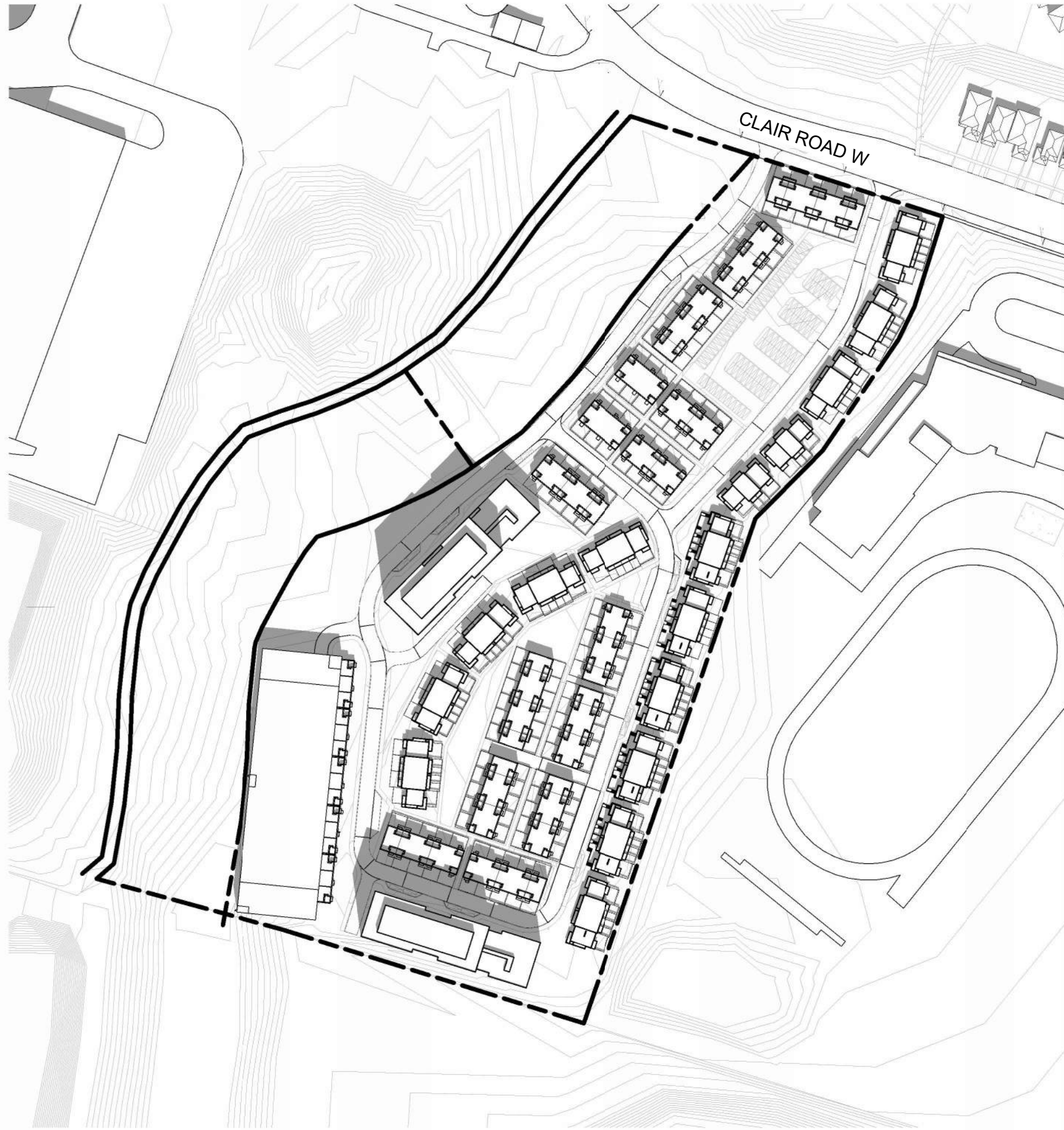
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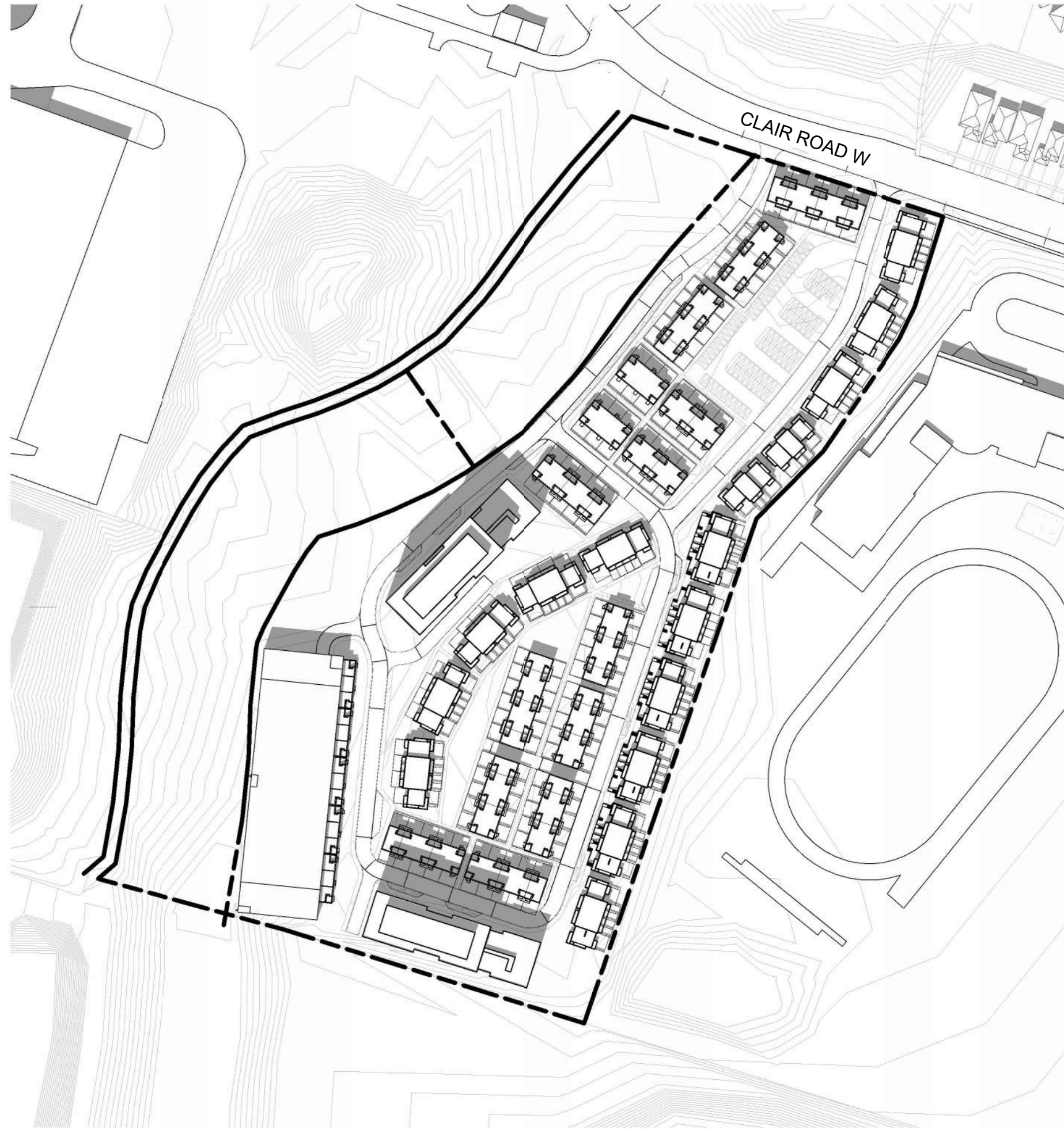
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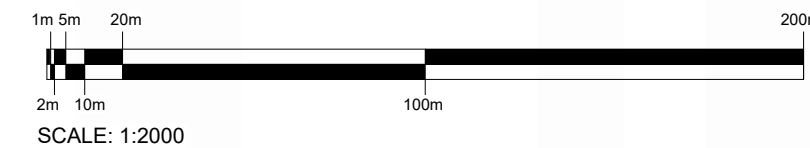
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SS-APRIL 12.00



SS-APRIL 13.00



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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

spa no. -
project:
280 CLAIR RD W
(enter address)

SHADOW STUDY
APRIL 21st

2024.12.04
1 : 2000
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

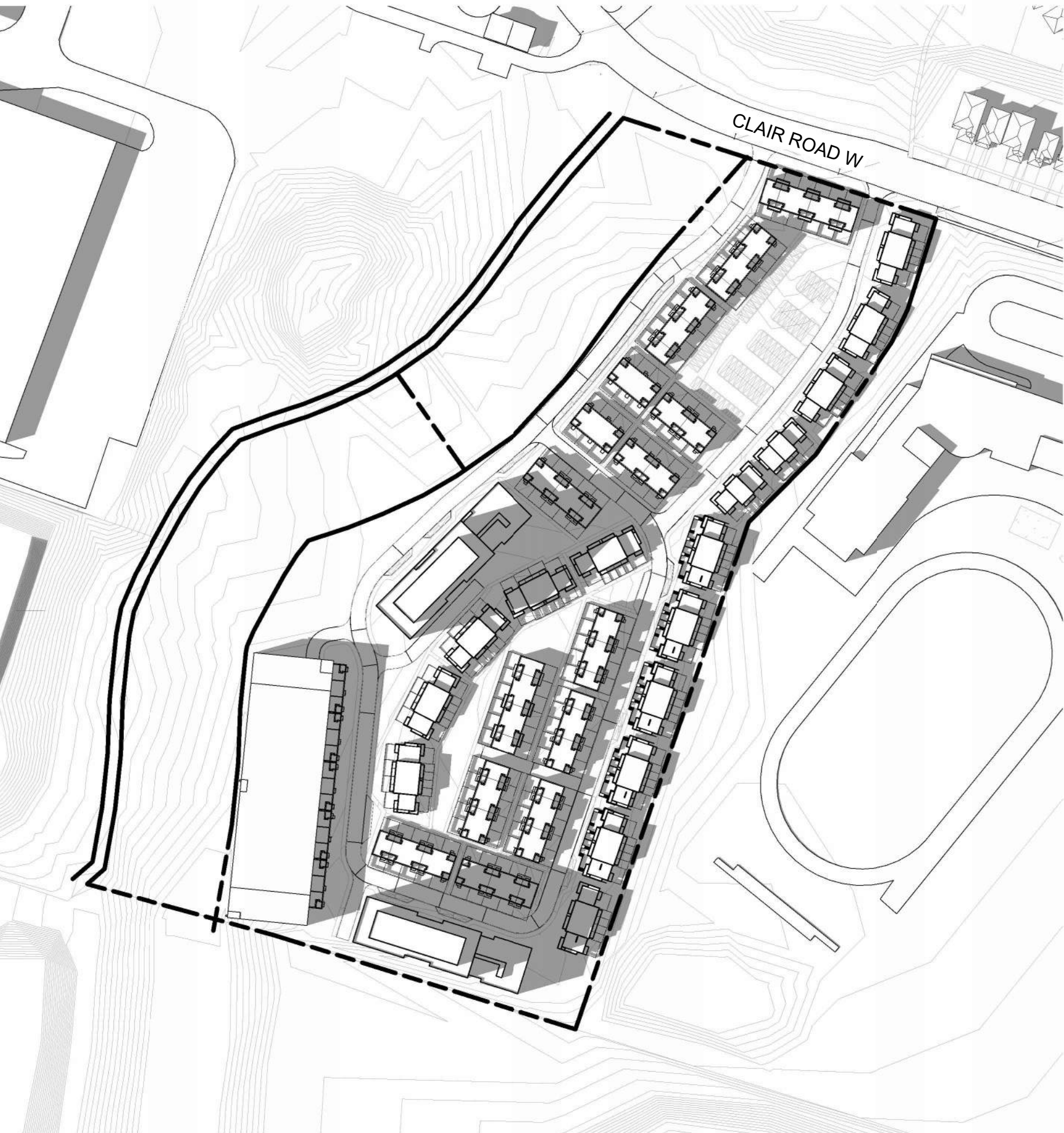
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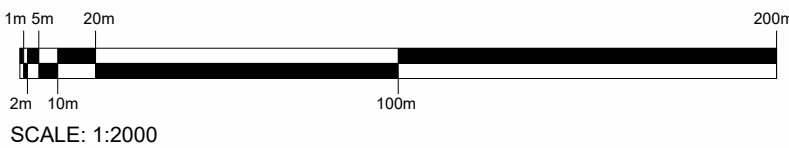
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SS-APRIL 17.00



SS-APRIL 18.00



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revisions: dd-mm-yy

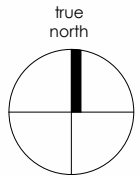
architectural team :
Eduardo Ortiz
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spa no. -
project:
280 CLAIR RD W
(enter address)

SHADOW STUDY
APRIL 21st

2024.12.04
1 : 2000
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:



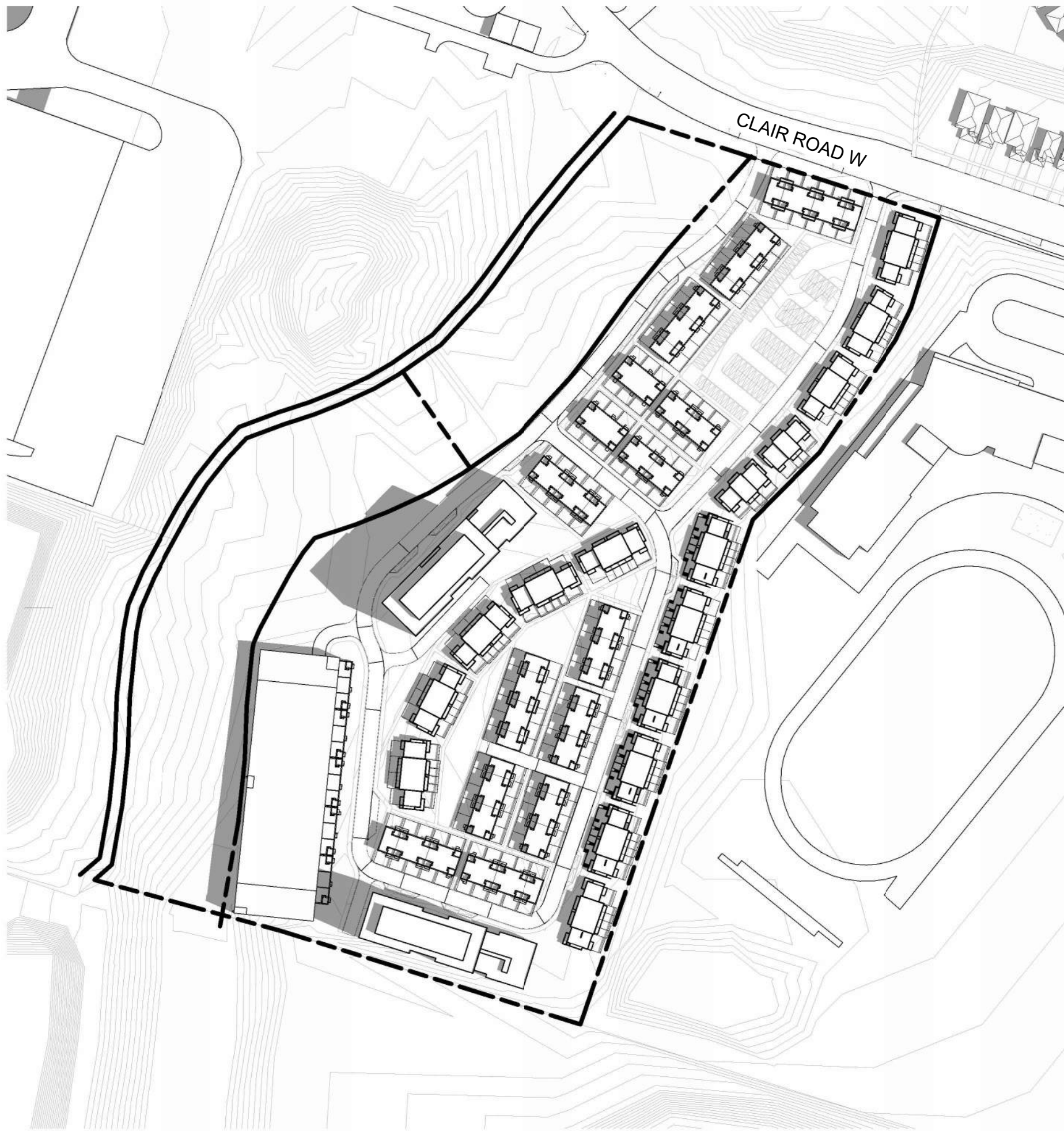
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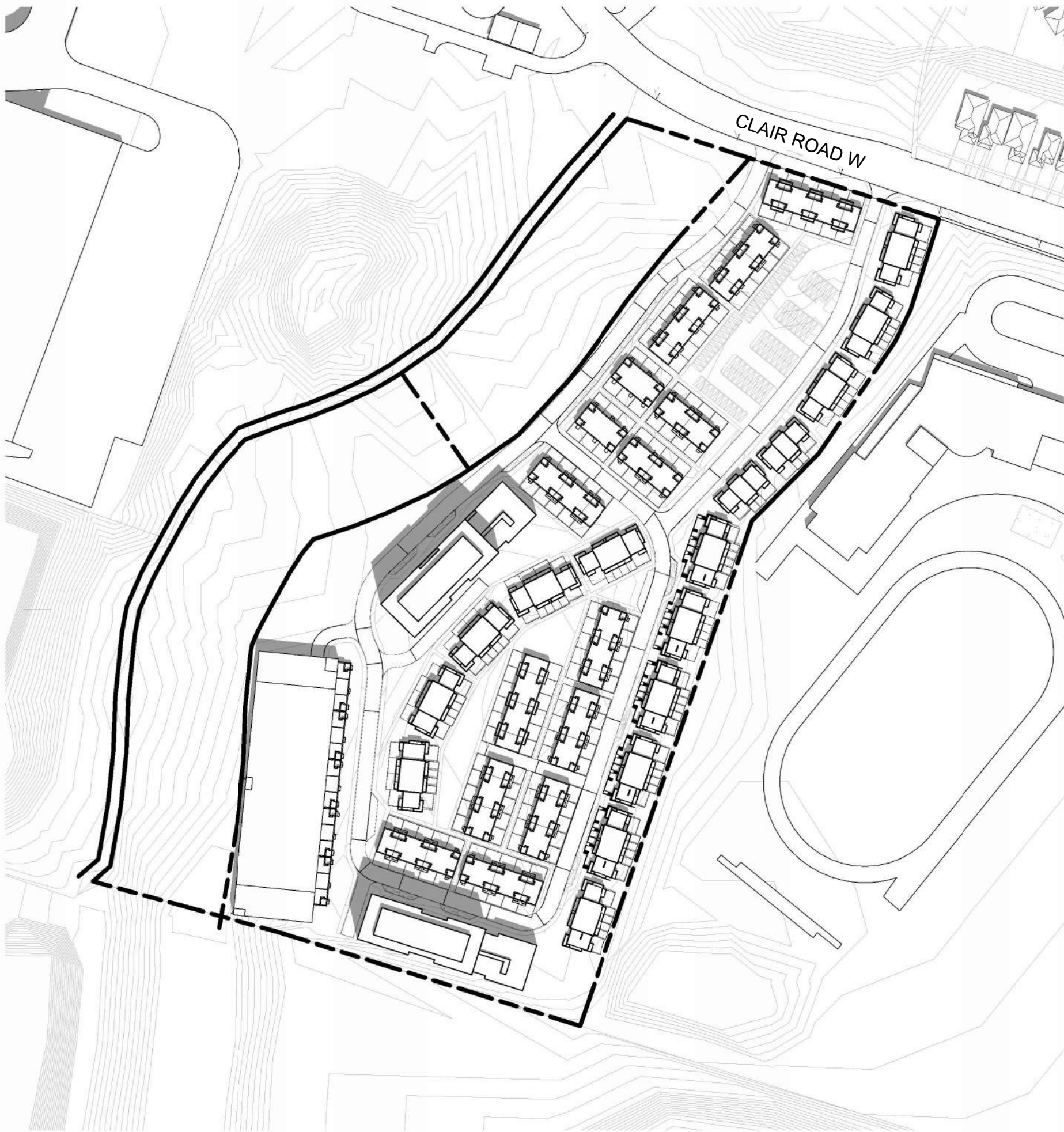
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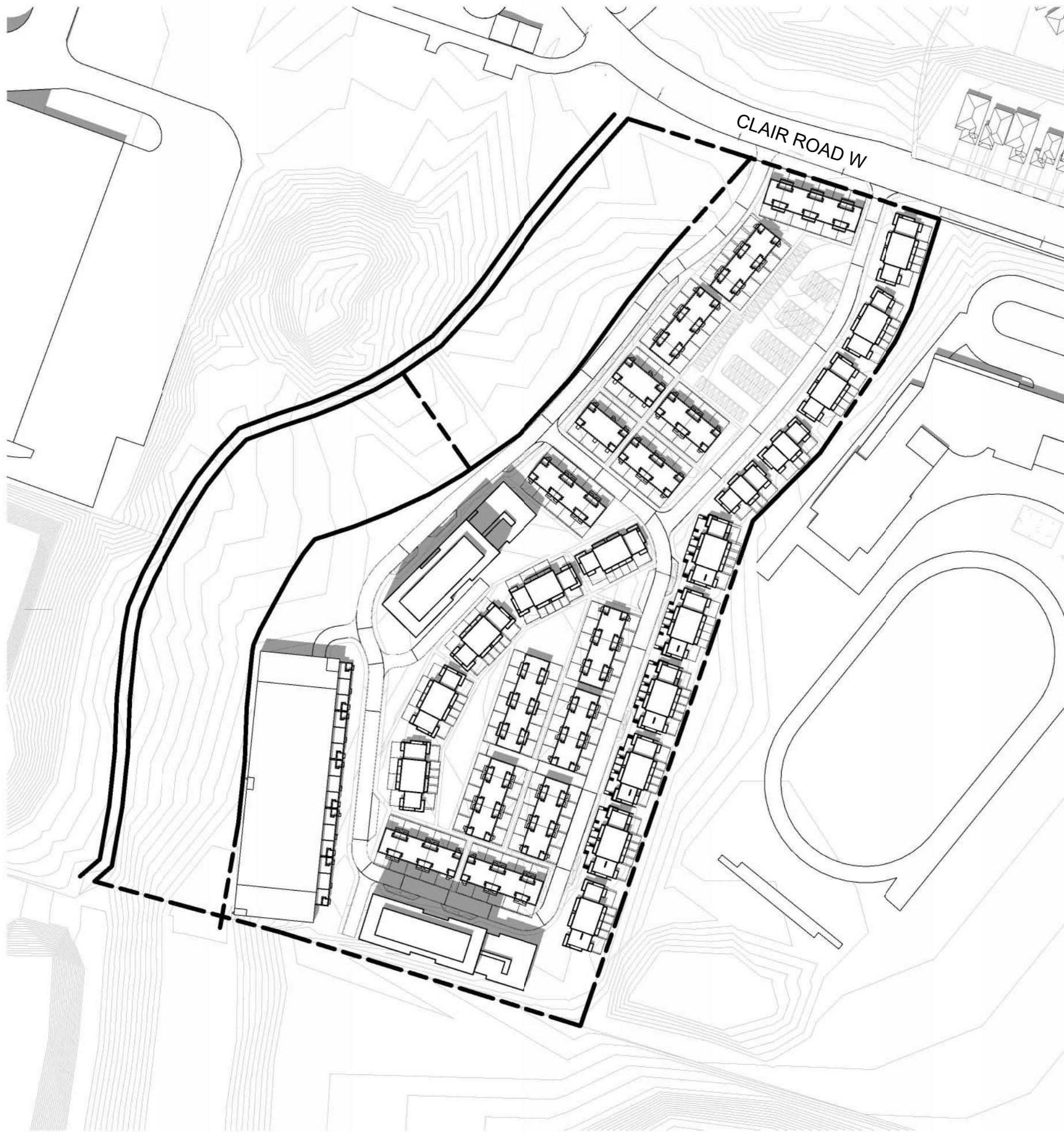
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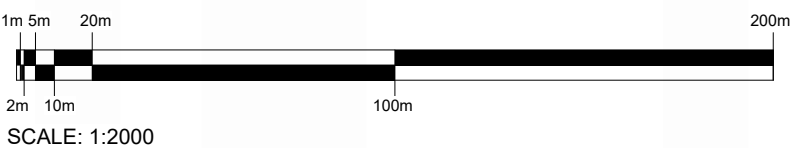
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SS-JUNE 12.00



SS-JUNE 13.00



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1 Rezoning Submission

revisions:

04/12/24

dd-mm-yy

architectural team :

Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singkh

spa no. -

project:

280 CLAIR RD W
(enter address)

SHADOW STUDY
JUNE 21st

2024.12.04

1 : 2000

23-50

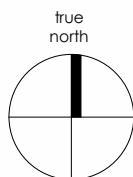
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scale:

project:

drawn by:

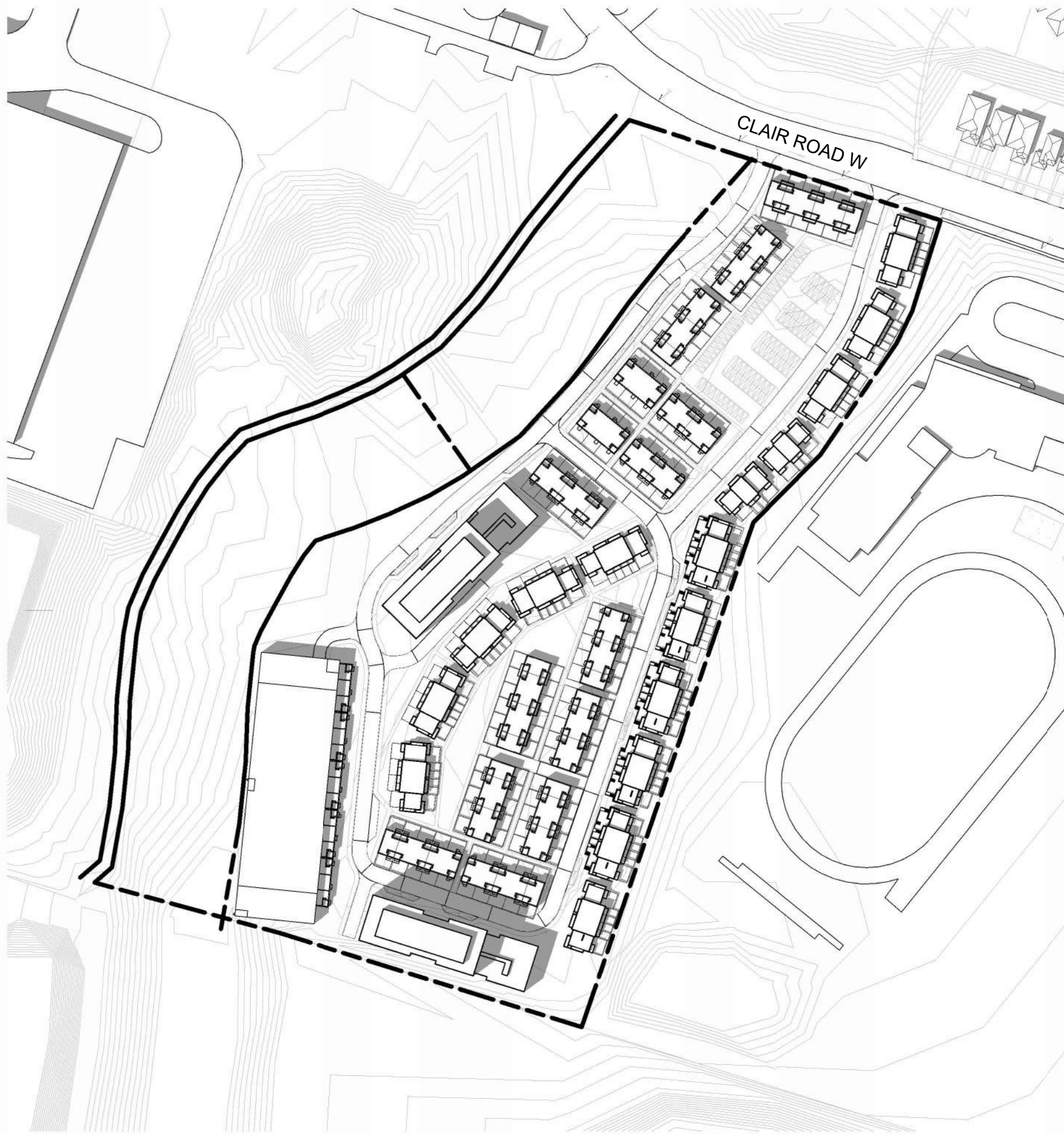


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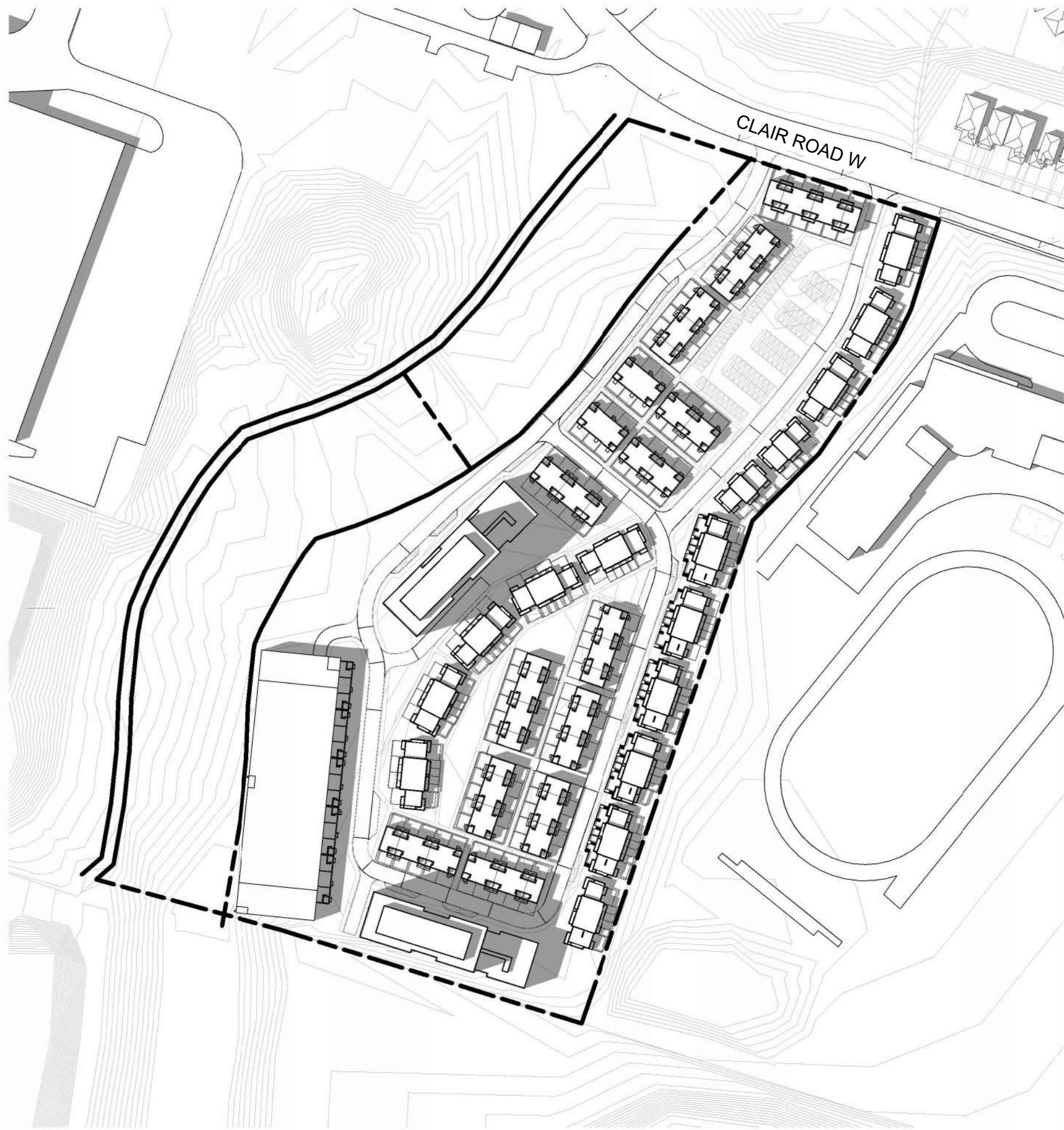
info@unfolding.ca

366 dufferin street, toronto, on M6K 1B8

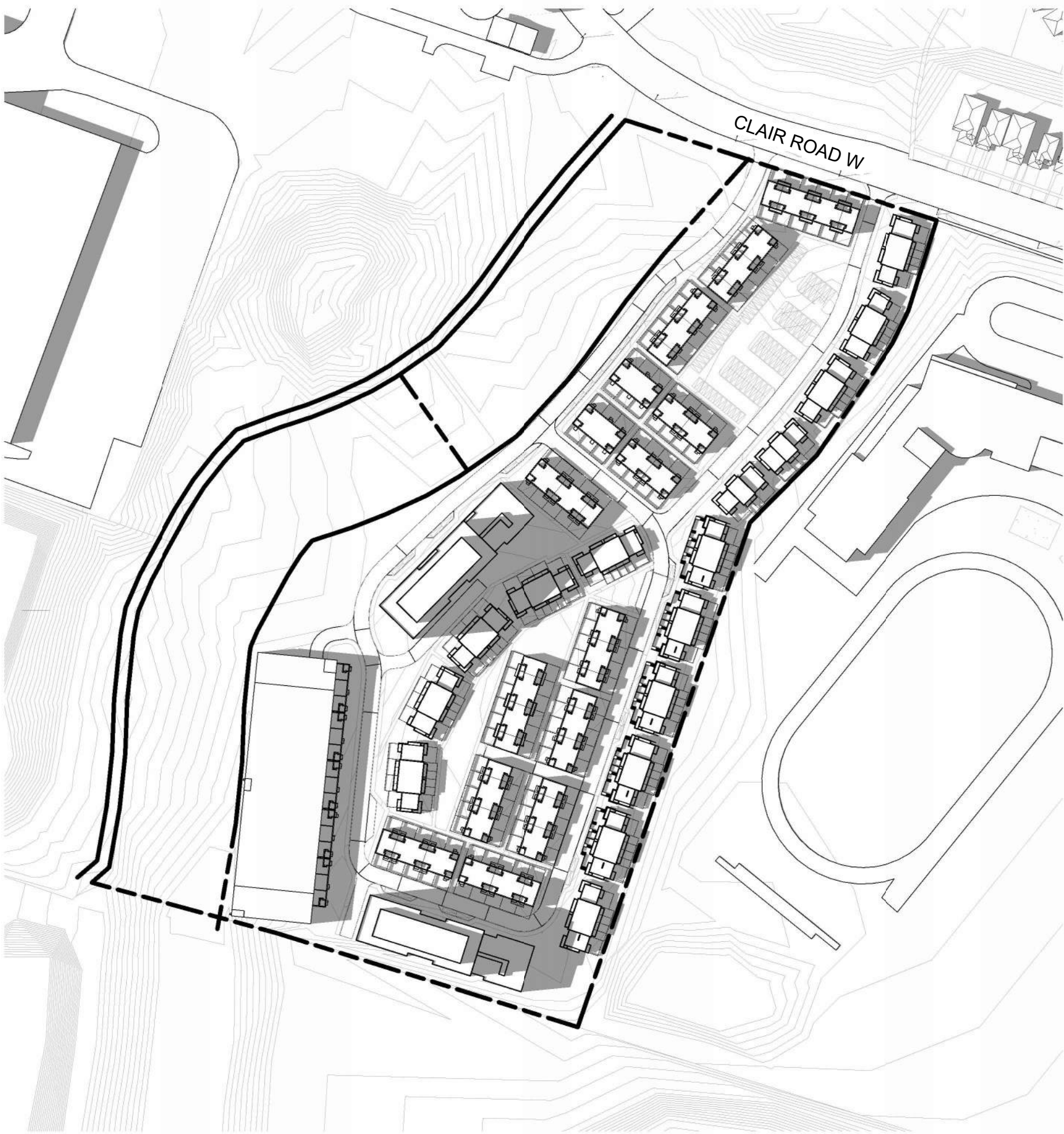
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SS-JUNE 14.00



SS-JUNE 15.00



SS-JUNE 16.00



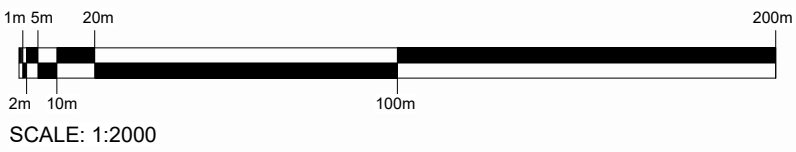
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SS-JUNE 18.00



SS-JUNE 19.00



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1 Rezoning Submission 04/12/24
revisions: dd-mm-yy

architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

spa no. -
project:
280 CLAIR RD W
(enter address)

SHADOW STUDY
JUNE 21st

2024.12.04
1 : 2000
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:

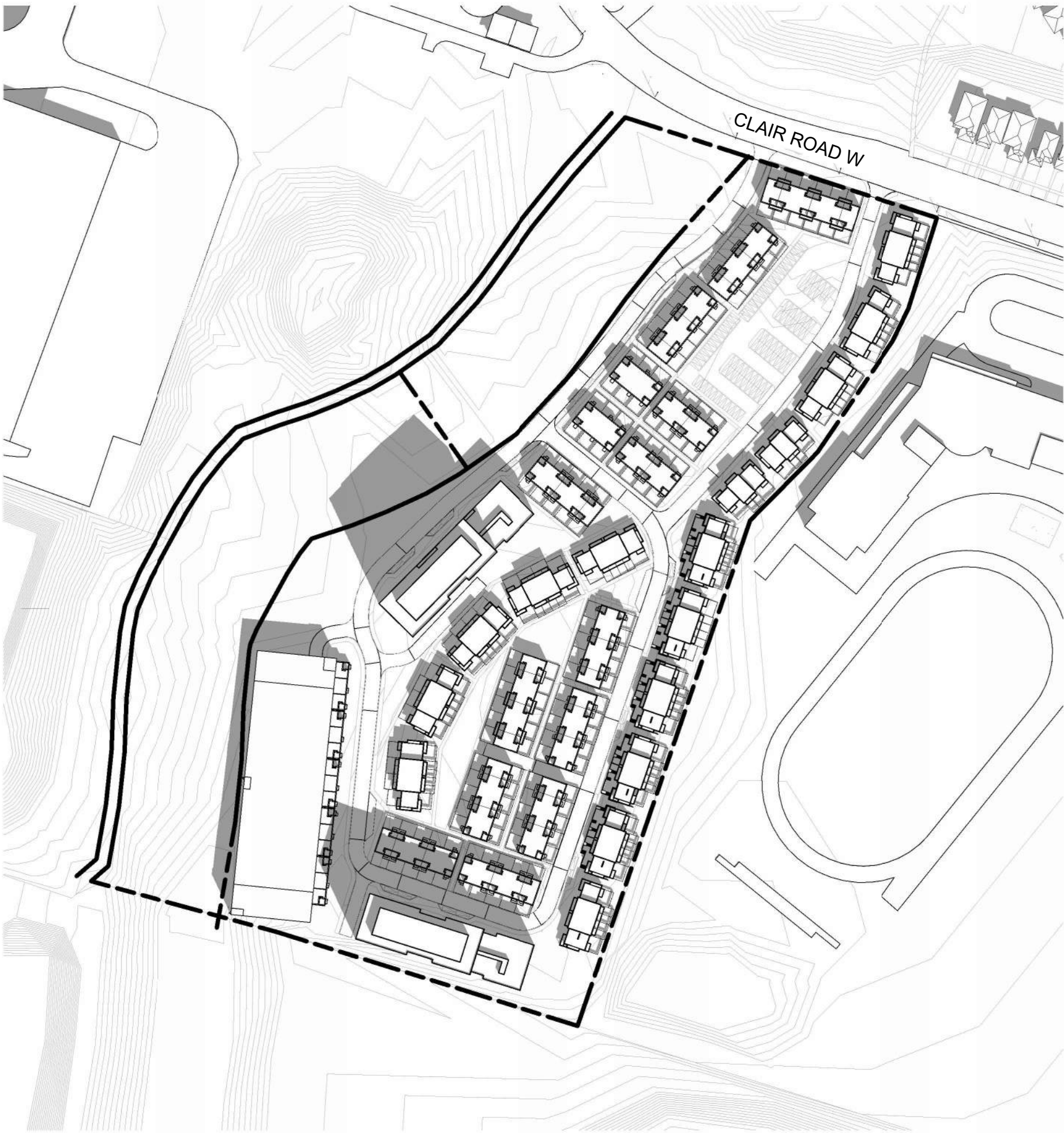
drawing number:
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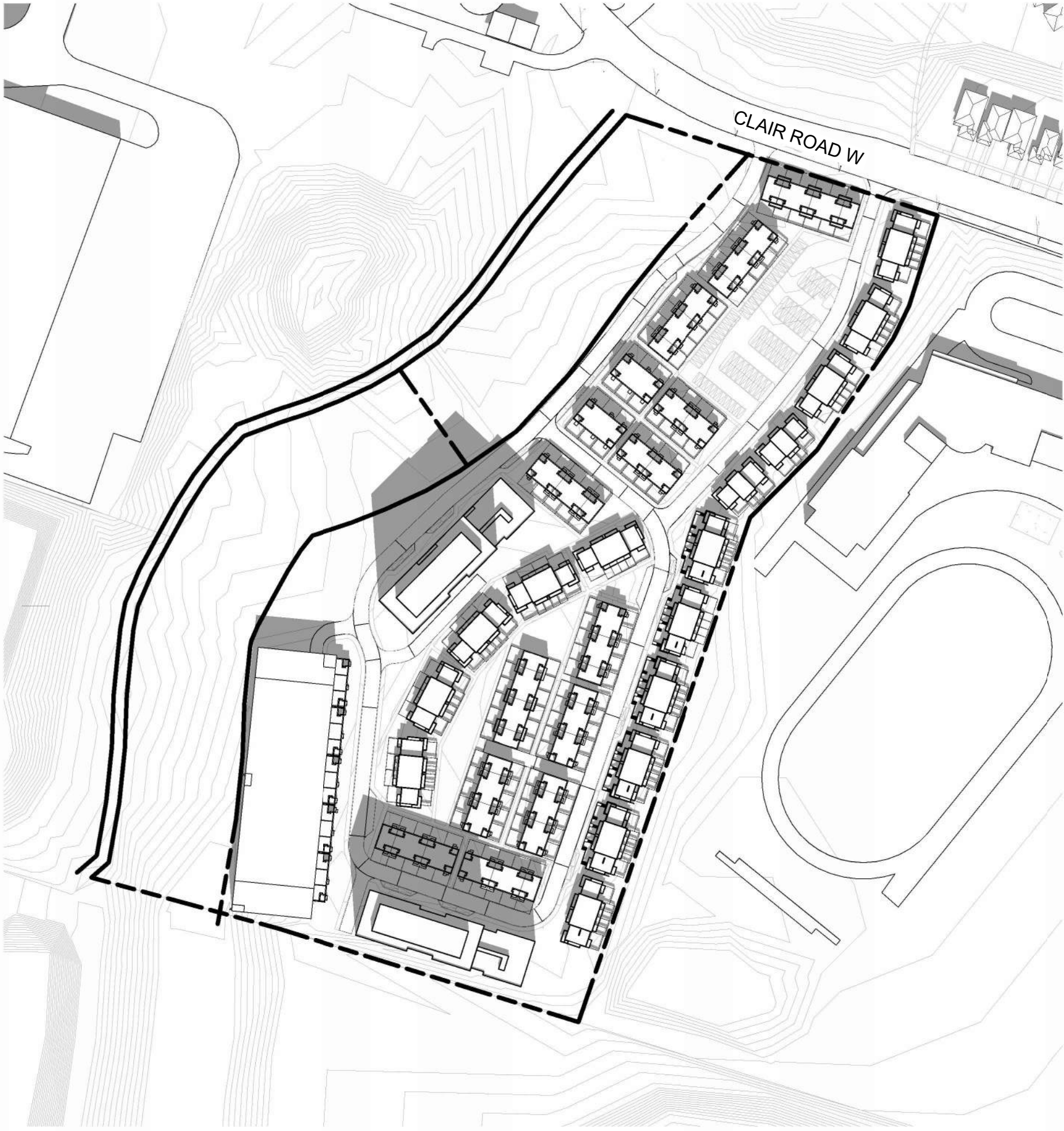
SS-APRIL 9.00



SS-SEPTEMBER 10.00



SS-SEPTEMBER 11.00



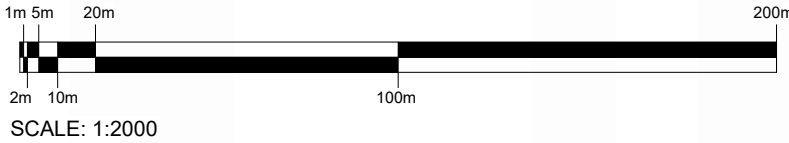
SS-SEPTEMBER 12.00



SS-SEPTEMBER 13.00



SS-SEPTEMBER 14.00



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revisions: dd-mm-yy

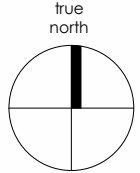
architectural team :
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Olga Kobets-Singh

spa no. -
project:
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(enter address)

SHADOW STUDY
SEPTEMBER 21st

2024.12.04
1 : 2000
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:



drawing number:
A605



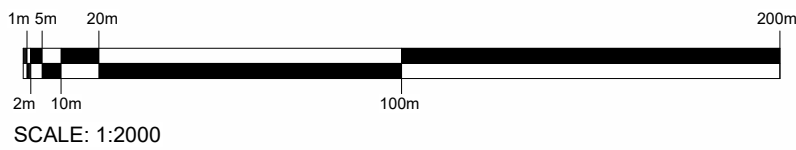
SS-SEPTEMBER 15.00



SS-SEPTEMBER 16.00



SS-SEPTEMBER 17.00



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revisions: dd-mm-yy

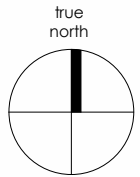
architectural team :
Eduardo Ortiz
Ihab Daakour
Felipe Rodriguez
Jonathan Moreno
Olga Kobets-Singh

spa no. -
project:
280 CLAIR RD W
(enter address)

SHADOW STUDY
SEPTEMBER 21st

2024.12.04
1 : 2000
23-50
ID, FRS, JM, OKS

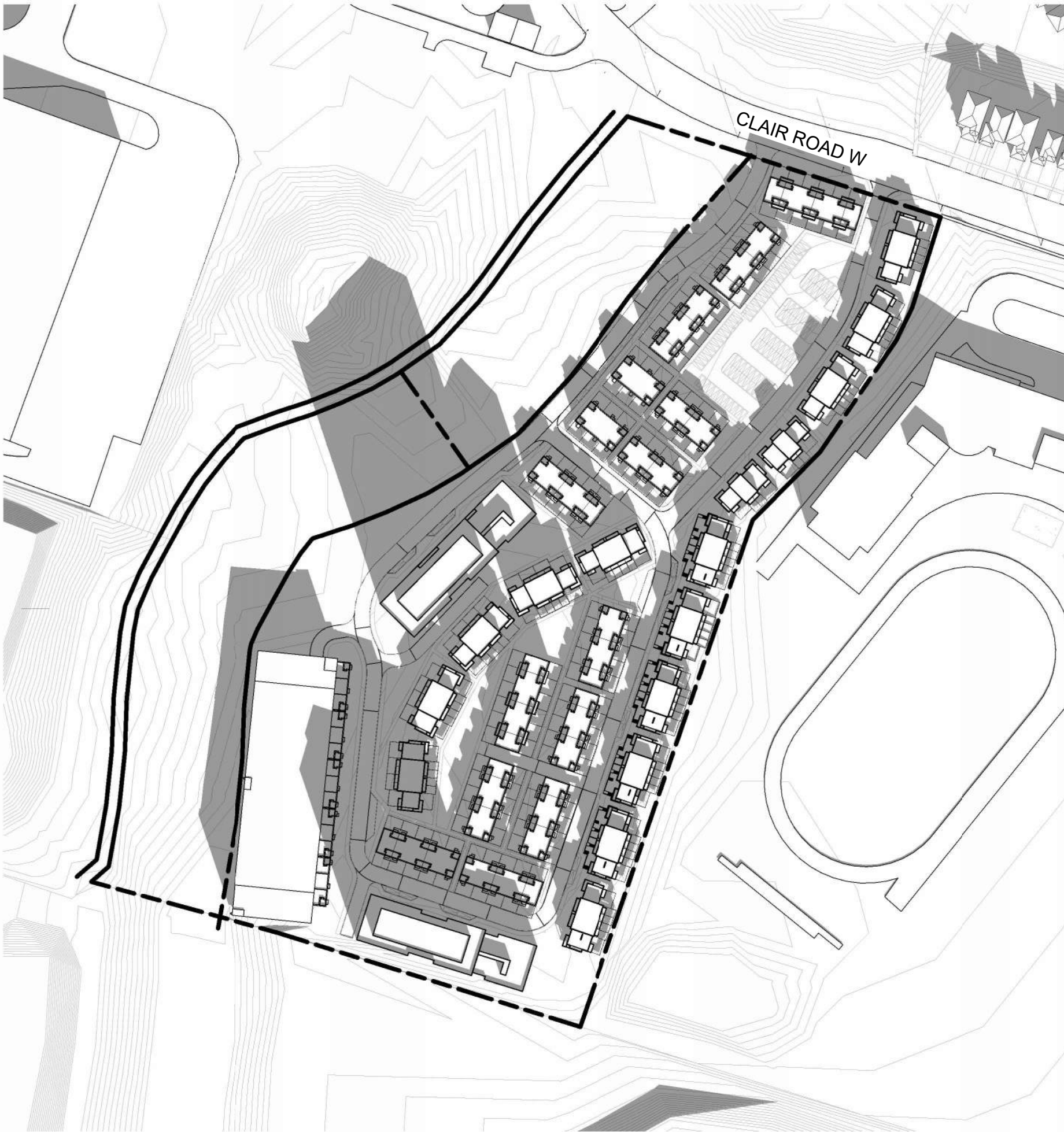
date:
scale:
project:
drawn by:



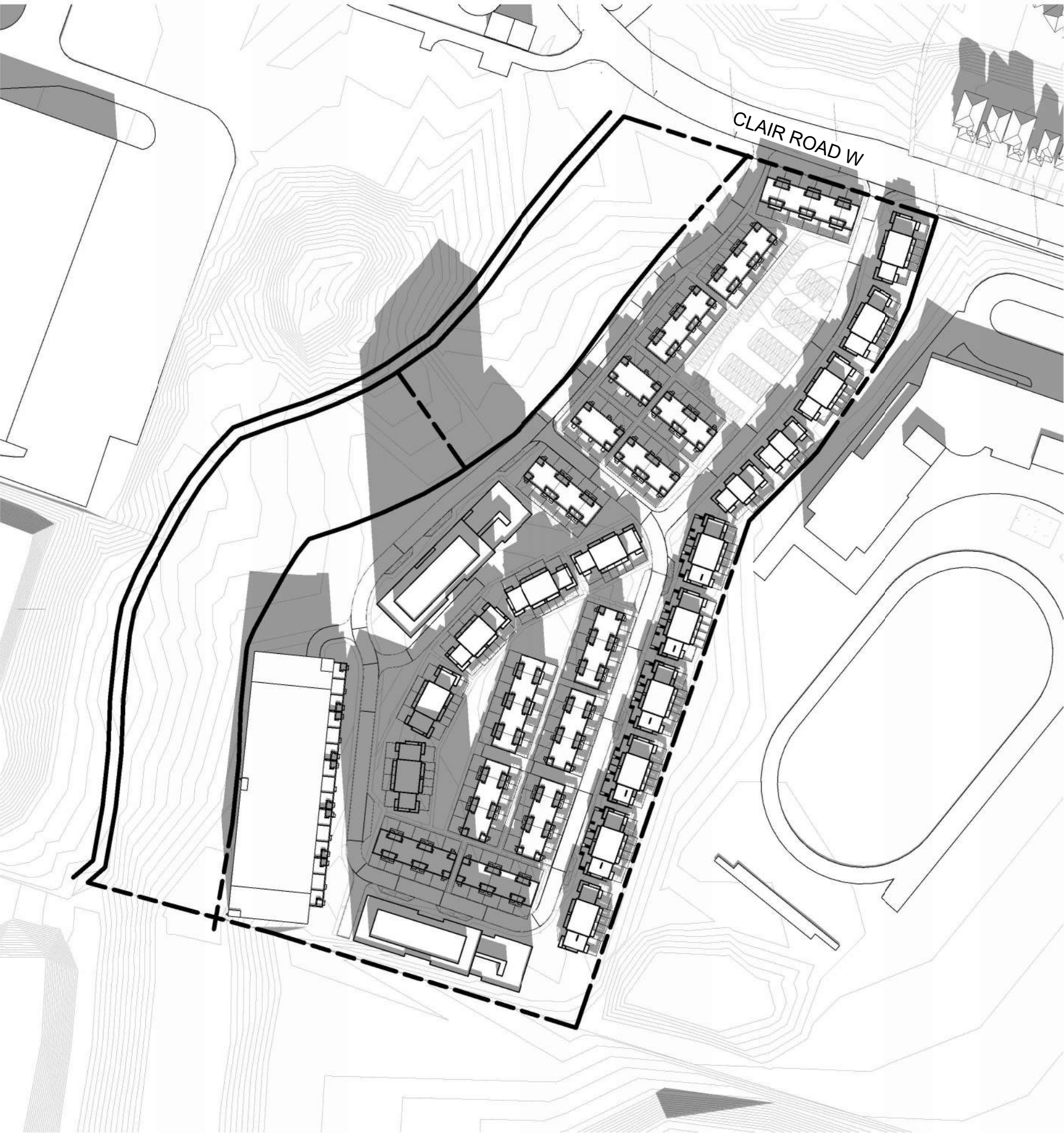
drawing number:
A606



SS-DECEMBER 10.00



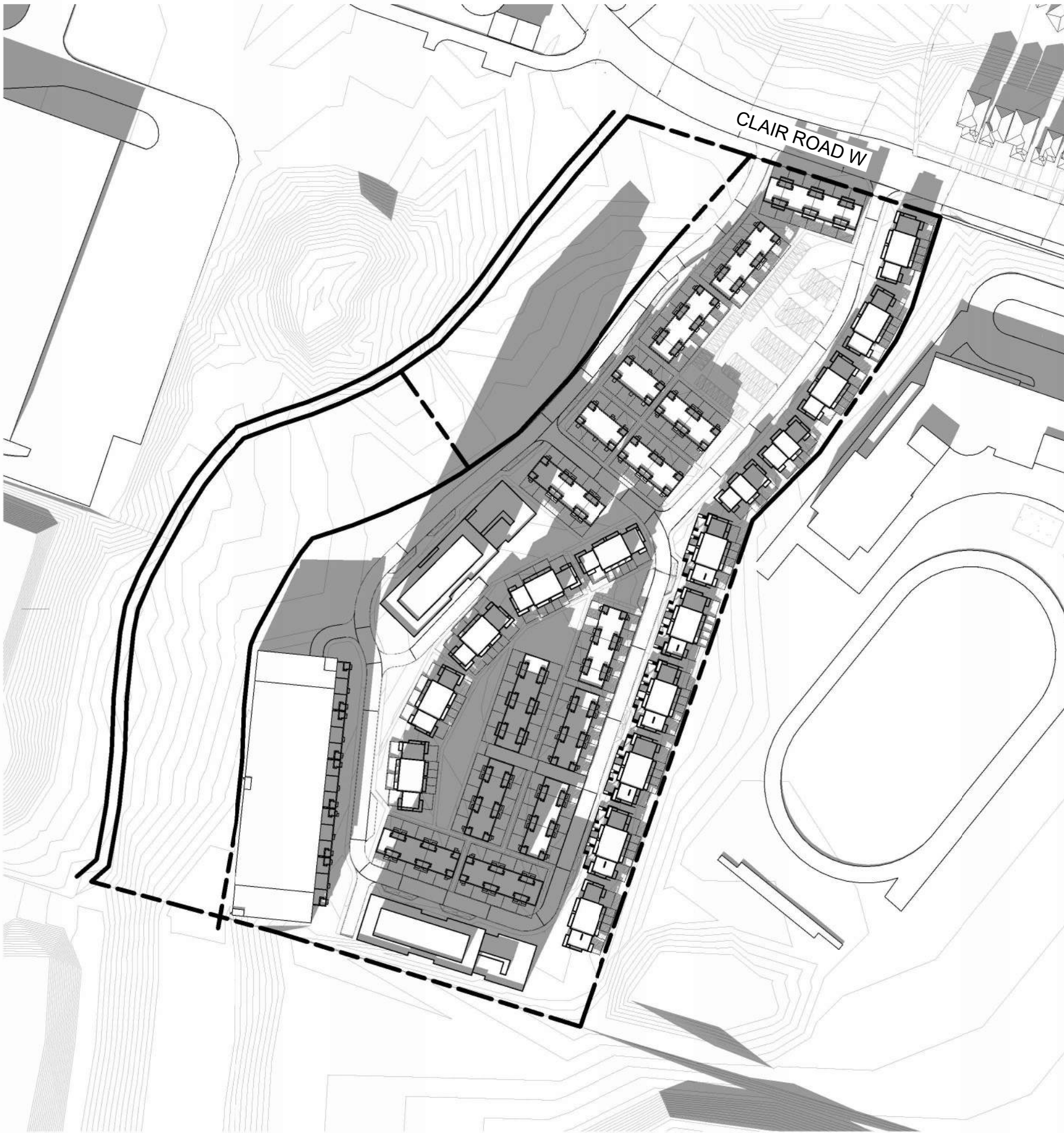
SS-DECEMBER 11.00



SS-DECEMBER 12.00



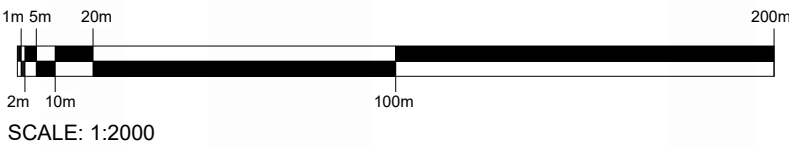
SS-DECEMBER 13.00



SS-DECEMBER 14.00



SS-DECEMBER 15.00



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Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

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All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them, all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

1 Rezoning Submission
revisions:

04/12/24
dd-mm-yy

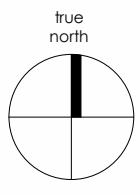
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spa no. -
project:
280 CLAIR RD W
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SHADOW STUDY
DECEMBER 21st

2024.12.04
1 : 2000
23-50
ID, FRS, JM, OKS

date:
scale:
project:
drawn by:



drawing number:
A607