



COVER SHEET 2022-06-12-01-33-52 (Enscape)

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E.M.N  
00001(P)

**EXBRIT DEVELOPMENT INC.**  
**2017 Warner Drive, London, On**

COVER SHEET

1:1

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SOUTH /EAST EYE LEVEL INTERSECTION 2022-06-12-09-49-43 (Enscape)

**EXBRIT DEVELOPMENT INC.  
2017 Warner Drive, London, On**

EXTERIOR RENDER

1:1

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P1.1

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SOUTH / EAST BIRDSEYE LEVEL 2022-06-12-10-10-17 (Enscape)

**EXBRIT DEVELOPMENT INC.**  
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EXTERIOR RENDER

1:1

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NORTH/EAST EYE LEVEL 2022-06-12-10-15-47 (Enscape)

**EXBRIT DEVELOPMENT INC.  
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EXTERIOR RENDER

1:1

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P1.3

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LOBBY

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INTERIOR RENDER

1:1

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P2.1

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INTERIOR PERSPECTIVE HEALTH AND FITNESS STUDIO 2022-06-12-11-56-07  
(Enscape)

**EXBRIT DEVELOPMENT INC.  
2017 Warner Drive, London, On**

INTERIOR RENDER

1:1

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P2.2

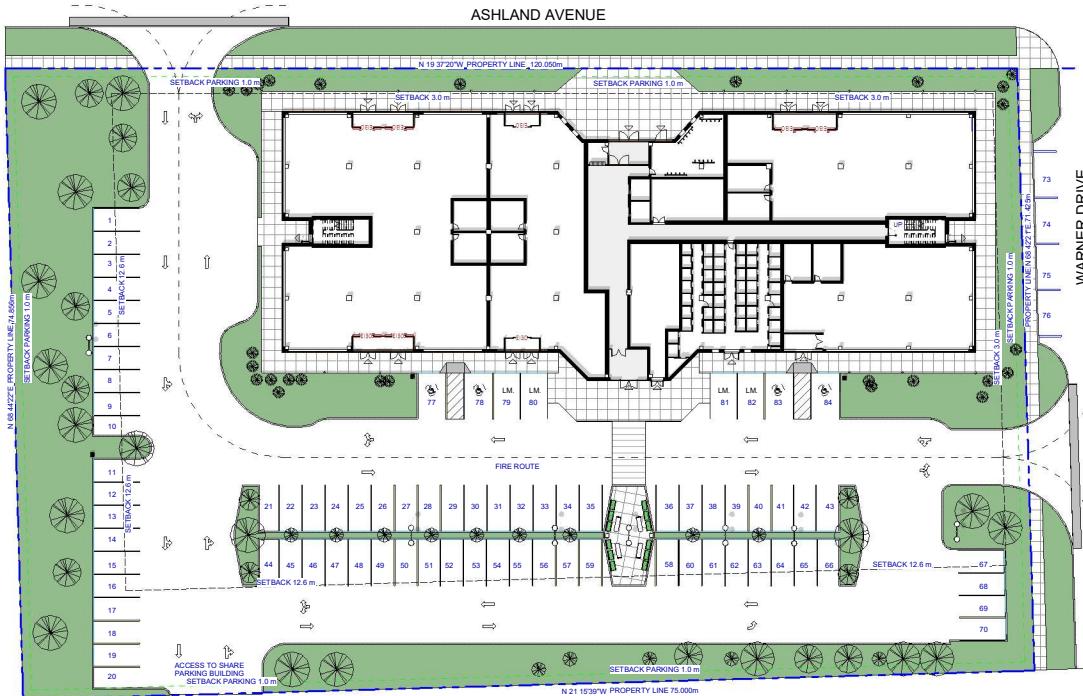
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PROPOSED SITE STATISTICS		
LEGAL ADDRESS:		
2017 WARNER DRIVE, LONDON ON NSW 0B4		
SITE REGULATIONS		
MIN. LOT FRONTAGE	12 m	
GROSS LOT AREA:	8776.76 m <sup>2</sup>	
L100 FLOOR AREA (GFA):	2,287 m <sup>2</sup>	
L200 FLOOR AREA (GFA):	1,489 m <sup>2</sup>	
L300 FLOOR AREA (GFA):	1,489 m <sup>2</sup>	
L400 FLOOR AREA (GFA):	1,489 m <sup>2</sup>	
L500 FLOOR AREA (GFA):	1,489 m <sup>2</sup>	
L600 FLOOR AREA (GFA):	995 m <sup>2</sup>	
L700 FLOOR AREA (GFA):	1206 m <sup>2</sup>	
TOTAL BUILDING AREA (GFA):	10,444 m <sup>2</sup>	
LOT COVERAGE REQUIRED (MAX):	6,143.73 m <sup>2</sup> - 70%	
LOT COVERAGE PROPOSED:	2,722.14 m <sup>2</sup> - 31%	
PARKING REQUIRED		
RESIDENTIAL - 1 SPACE / UNIT	48	
OFFICE - 1 SPACE / 40m <sup>2</sup>	10	
RESTAURANT - 1 SPACE / 35m <sup>2</sup>	38	
TAVERN - 1 SPACE / 6m <sup>2</sup>	71	
FOOD STORE - 1 SPACE / 25m <sup>2</sup>	13	
TOTAL	180 PARKING SPACES	
PARKING PROVIDED		
ON-SITE PARKING SPACES	80	
STREET PARKING SPACES	5	
BICYCLE INDOOR PARKING SPACES	20	
B.F. PARKING		L.M. PARKING
6		2
SETBACKS		
REQUIRED		PROPOSED
EXTERIOR SIDE & FRONT YARD DEPTH (m)		
MINIMUM	0 m	3 m
INTERIOR SIDE & REAR YARD DEPTH (m)		
MINIMUM	ABUTTING A RESIDENTIAL ZONE	12.6 m
	ABUTTING A NONRESIDENTIAL	0 m

**EXBRIT DEVELOPMENT INC.**  
**2017 Warner Drive, London, On**

**SITE PLAN**

As Indicated

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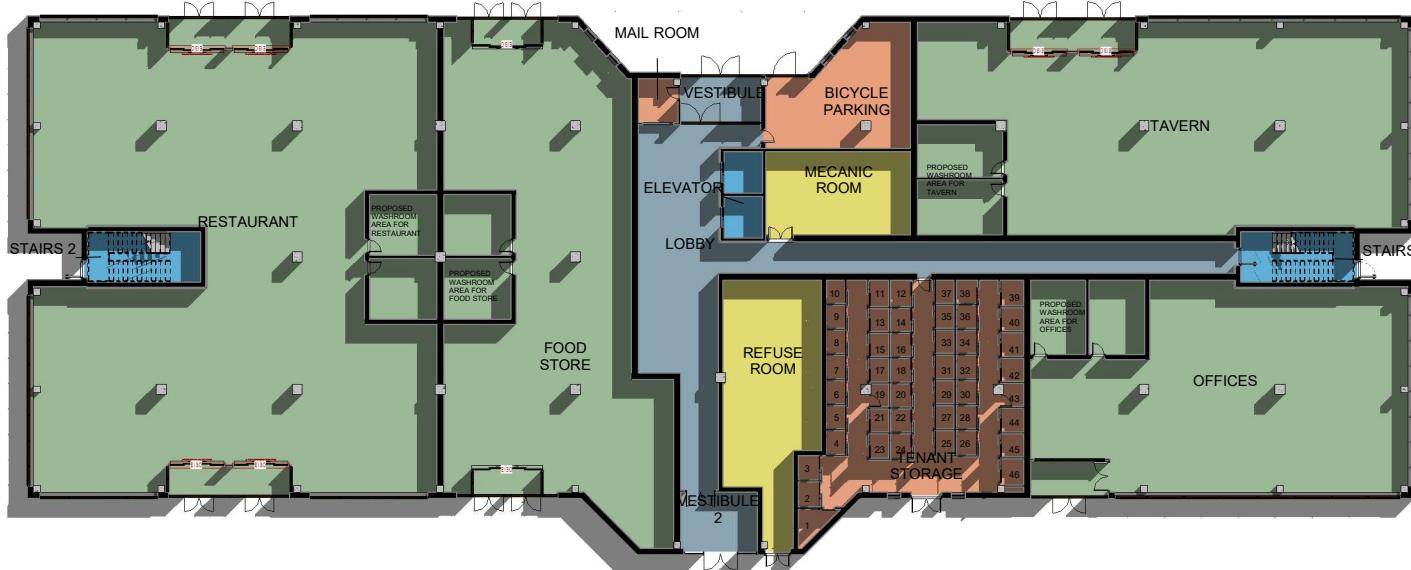
## L100 AREAS

Name      Area

MAIL ROOM	7 m <sup>2</sup>
ELEVATOR	13 m <sup>2</sup>
VESTIBULE	14 m <sup>2</sup>
VESTIBULE 2	18 m <sup>2</sup>
STAIRS 1	23 m <sup>2</sup>
STAIRS 2	23 m <sup>2</sup>
MECANIC ROOM	47 m <sup>2</sup>
BICYCLE PARKING	54 m <sup>2</sup>
REFUSE ROOM	82 m <sup>2</sup>
LOBBY	168 m <sup>2</sup>
TENANT STORAGE	168 m <sup>2</sup>
OFFICES	290 m <sup>2</sup>
FOOD STORE	351 m <sup>2</sup>
TAVERN	378 m <sup>2</sup>
RESTAURANT	651 m <sup>2</sup>

### AREA USAGE

■	Available- Future
■	Private
■	Public
■	Service
■	VERTICAL TRANSPORTATION



L100 GROUND FLOOR PLAN  
1:125

PROJECT  
NORTH

TRUE  
NORTH

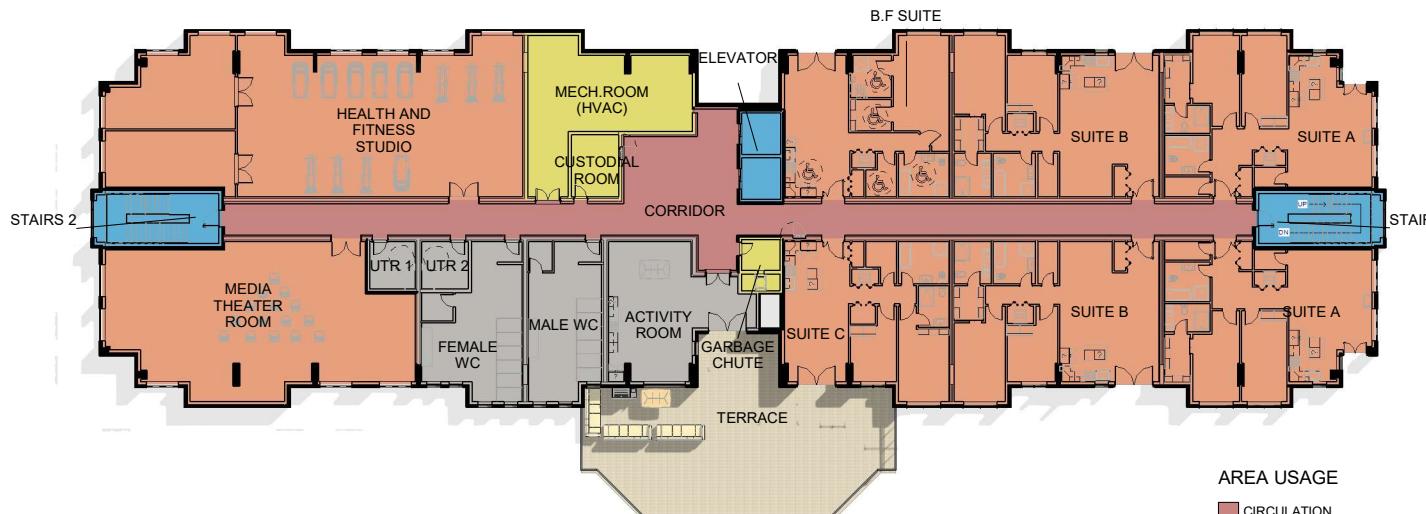
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2017 Warner Drive, London, On

L100 GROUND FLOOR PLAN

1:125

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## L200 AREAS

Name      Area

GARBAGE CHUTE	8 m <sup>2</sup>
UTR 1	9 m <sup>2</sup>
UTR 2	10 m <sup>2</sup>
CUSTODIAL ROOM	12 m <sup>2</sup>
ELEVATOR	13 m <sup>2</sup>
STAIRS 2	25 m <sup>2</sup>
STAIRS 1	25 m <sup>2</sup>
MALE WC	45 m <sup>2</sup>
FEMALE WC	50 m <sup>2</sup>
ACTIVITY ROOM	57 m <sup>2</sup>
MECH.ROOM (HVAC)	63 m <sup>2</sup>
SUITE C	90 m <sup>2</sup>
B.F SUITE	91 m <sup>2</sup>
SUITE A	108 m <sup>2</sup>
SUITE A	108 m <sup>2</sup>
SUITE B	112 m <sup>2</sup>
SUITE B	113 m <sup>2</sup>
MEDIA THEATER ROOM	150 m <sup>2</sup>
CORRIDOR	176 m <sup>2</sup>
HEALTH AND FITNESS STUDIO	221 m <sup>2</sup>
<b>TOTAL</b>	<b>1489 m<sup>2</sup></b>

### AREA USAGE

- CIRCULATION
- Private
- PRIVATE-SHARED
- Service
- VERTICAL TRANSPORTATION

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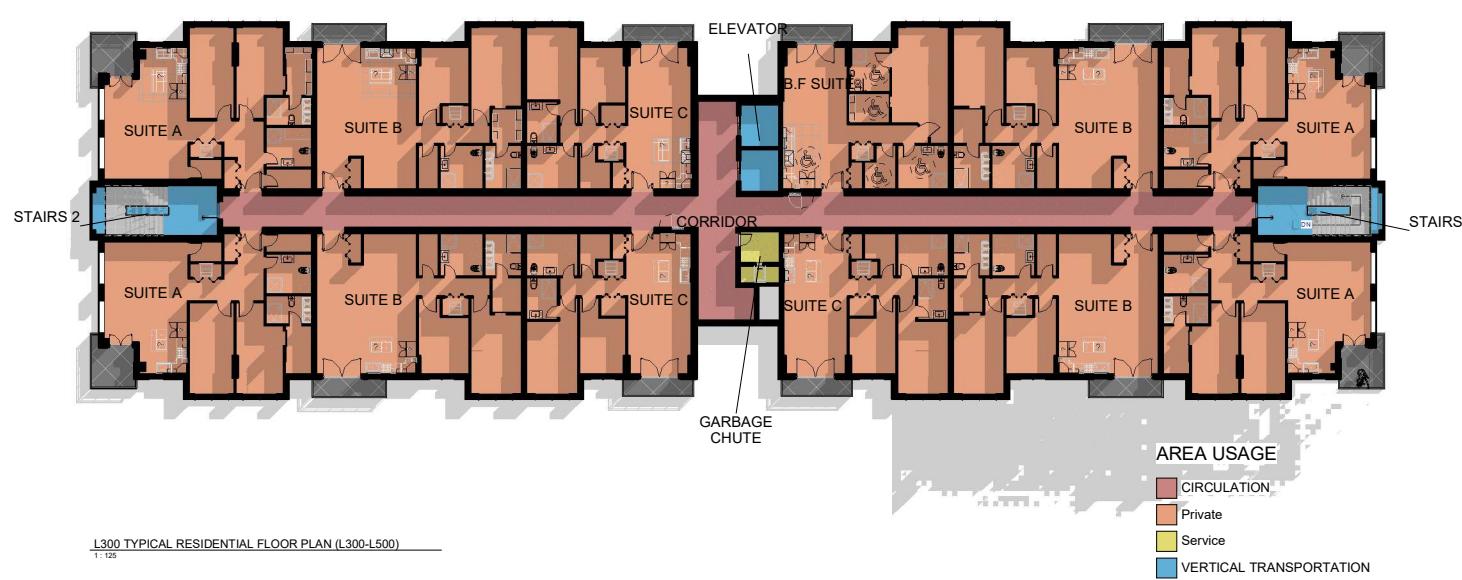
2017 Warner Drive, London, On

L200 AMENITIES AND MECHANICAL PLAN

1:125

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PROJECT  
NORTH      TRUE  
NORTH

L300-500 AREAS  
Name      Area

GARBAGE CHUTE	8 m <sup>2</sup>
ELEVATOR	13 m <sup>2</sup>
STAIRS 1	25 m <sup>2</sup>
STAIRS 2	25 m <sup>2</sup>
SUITE C	91 m <sup>2</sup>
SUITE C	91 m <sup>2</sup>
SUITE C	92 m <sup>2</sup>
B.F SUITE	92 m <sup>2</sup>
SUITE A	108 m <sup>2</sup>
SUITE A	108 m <sup>2</sup>
SUITE A	108 m <sup>2</sup>
SUITE A	108 m <sup>2</sup>
SUITE B	112 m <sup>2</sup>
SUITE B	112 m <sup>2</sup>
SUITE B	113 m <sup>2</sup>
SUITE B	113 m <sup>2</sup>
CORRIDOR	170 m <sup>2</sup>
<b>TOTAL:</b>	<b>1284 m<sup>2</sup></b>

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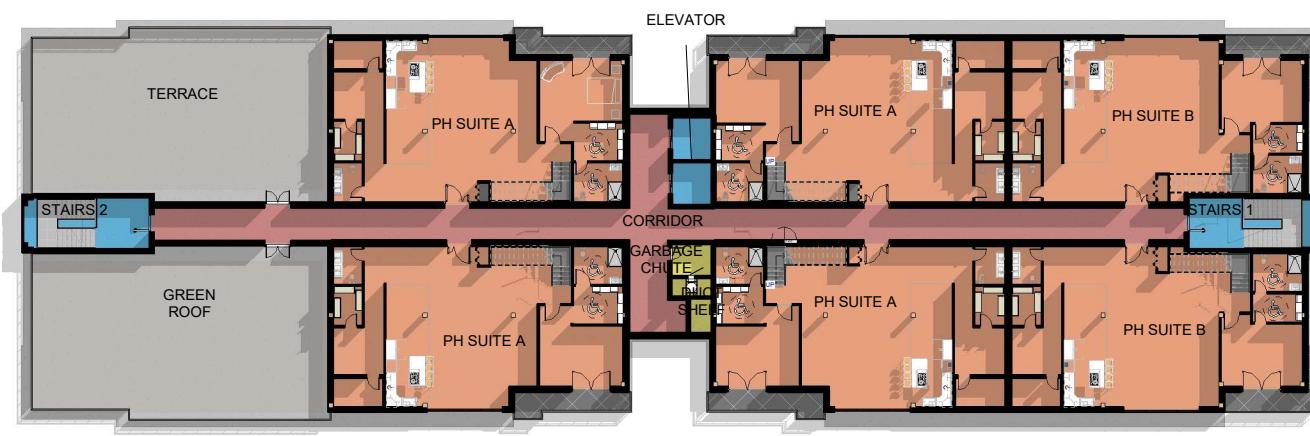
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**2017 Warner Drive, London, On**

L300 TYPICAL RESIDENTIAL FLOOR PLAN(L300-L500)

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## L600 AREAS

Name Area

PH SUITE A	166 m <sup>2</sup>
PH SUITE A	166 m <sup>2</sup>
PH SUITE A	165 m <sup>2</sup>
PH SUITE B	166 m <sup>2</sup>
PH SUITE A	166m <sup>2</sup>
PH SUITE B	166m <sup>2</sup>
<b>TOTAL</b>	<b>995m<sup>2</sup></b>

### AREA USAGE

- CIRCULATION
- Private
- PRIVATE-SHARED
- Service
- VERTICAL TRANSPORTATION

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L600 PENTHOUSE LEVEL AND LOW ROOF  
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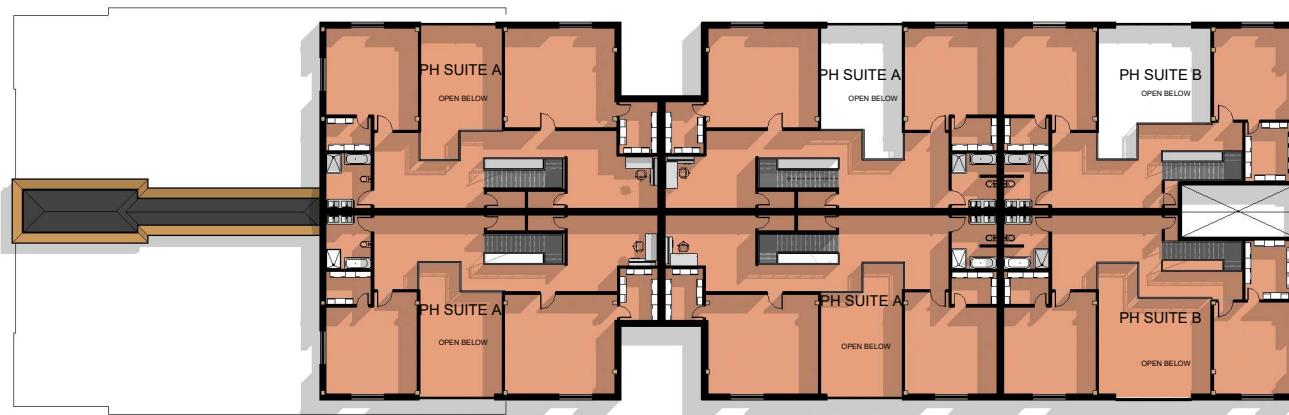
London Ontario Canada

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### L700 AREAS

Name Area

PH SUITE A	211 m <sup>2</sup>
PH SUITE A	209 m <sup>2</sup>
PH SUITE A	209 m <sup>2</sup>
PH SUITE B	184 m <sup>2</sup>
PH SUITE A	209m <sup>2</sup>
PH SUITE B	184m <sup>2</sup>
<b>TOTAL</b>	<b>1206m<sup>2</sup></b>



L700 PENTHOUSE UPPER LEVEL

1:125

PROJECT  
NORTH      TRUE  
NORTH

### AREA USAGE

Private

EXBRIT DEVELOPMENT INC.

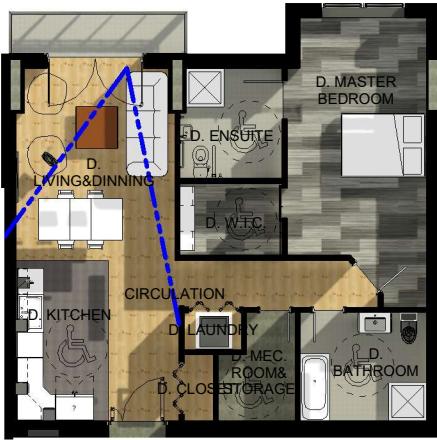
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L700 PENTHOUSE LEVEL WITH L600 TERRACE AREA OUTLINED

As Indicated

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Level 4 ENLARGED B.F SUITE D

1:50

#### TYPICAL SUITE D (B.F.) AREAS

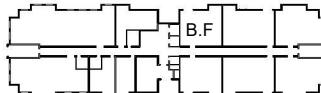
Name	Area
D. LAUNDRY	1 m <sup>2</sup>
D. CLOSET	1 m <sup>2</sup>
D. MEC. ROOM& STORAGE	5 m <sup>2</sup>
D. W.I.C.	5 m <sup>2</sup>
D. ENSUITE	7 m <sup>2</sup>
D. KITCHEN	9 m <sup>2</sup>
D. BATHROOM	9 m <sup>2</sup>
D. LIVING&DINNING	18 m <sup>2</sup>
D. MASTER BEDROOM	23 m <sup>2</sup>
TOTAL:	78 m <sup>2</sup>



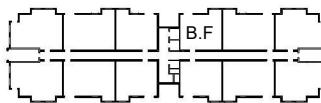
INTERIOR PERSPECTIVE B.F SUITE 2022-06-11-22-47-30 (Enscape)

PROJECT  
NORTH

TRUE  
NORTH



LEVEL 200 KEY PLAN



LEVEL 300-500 KEY PLAN

EXBRIT DEVELOPMENT INC.  
2017 Warner Drive, London, On

SUITE UD- TYPICAL (ENLARGED PLAN

As Indicated

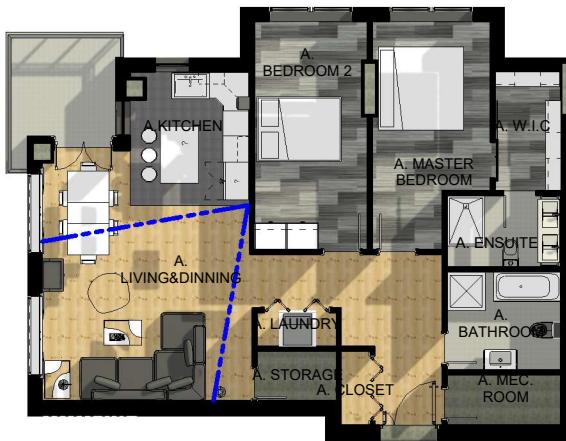
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Level 4 ENLARGED TYPICAL SUITE A  
1:50

#### TYPICAL SUITE A AREAS

Name Area

A.KITCHEN	10 m <sup>2</sup>
A. LIVING&DINNING	38 m <sup>2</sup>
A. BEDROOM 2	16 m <sup>2</sup>
A. MASTER BEDROOM	15 m <sup>2</sup>
A. W.I.C	5 m <sup>2</sup>
A. ENSUITE	5 m <sup>2</sup>
A. BATHROOM	7 m <sup>2</sup>
A. MEC. ROOM	4 m <sup>2</sup>
A. STORAGE	3 m <sup>2</sup>
A. LAUNDRY	2 m <sup>2</sup>
A. CLOSET	2 m <sup>2</sup>
TOTAL:	107m <sup>2</sup>

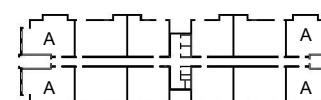
PROJECT  
NORTH      TRUE  
NORTH



INTERIOR PERSPECTIVE SUITE A 2022-06-11-21-24-52 (Enscape)



LEVEL 200 KEY PLAN (A)  
1:500



LEVEL 300-500 KEY PLAN (A)  
1:500

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**EXBRIT DEVELOPMENT INC.**

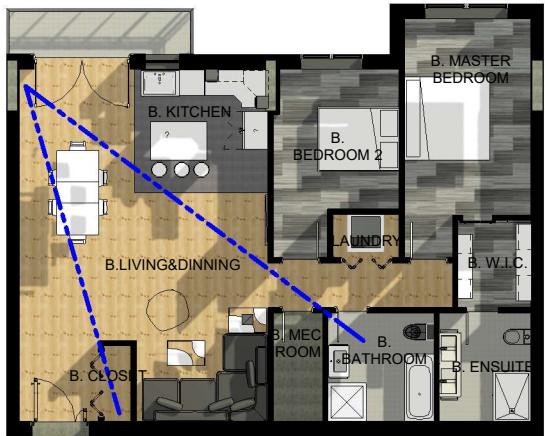
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SUITE A TYPICAL (ENLARGED PLAN)

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Level 4 ENLARGED SUITE B  
1:50



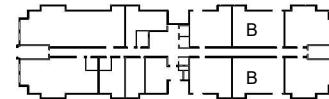
INTERIOR PERSPECTIVE SUITE B 2022-06-11-21-56-45 (Enscape)

#### TYPICAL SUITE B AREAS

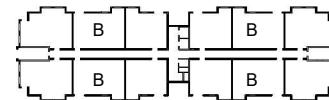
Name	Area
B. CLOSET	2 m <sup>2</sup>
B. W.I.C.	4 m <sup>2</sup>
B. MEC. ROOM	4 m <sup>2</sup>
B. ENSUITE	7 m <sup>2</sup>
B. BATHROOM	8 m <sup>2</sup>
B. KITCHEN	10 m <sup>2</sup>
B. BEDROOM 2	13 m <sup>2</sup>
B. MASTER BEDROOM	17 m <sup>2</sup>
B.LIVING&DINING	47 m <sup>2</sup>

TOTAL: 112 m<sup>2</sup>

PROJECT  
NORTH      TRUE  
NORTH



LEVEL 200 KEY PLAN (B)  
1:500



LEVEL 300-500 KEY PLAN (B)  
1:500

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**EXBRIT DEVELOPMENT INC.**

**2017 Warner Drive, London, On**

**SUITE B TYPICAL (ENLARGED PLAN)**

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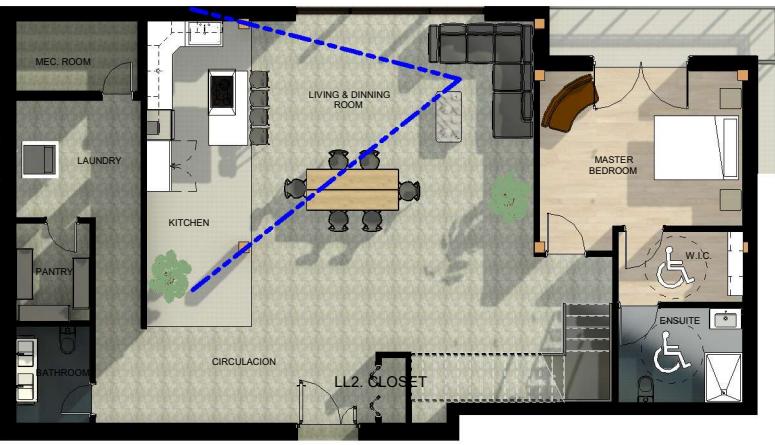
## EXBRIT



Level 6 ENLARGED PH LOWEL LEVEL SUITE A  
1:50



INT. PERSP. LOWEL L. SUITE B 2022-06-11-23-29-22 (Enscape)



Level 6 ENLARGED PH LOWEL LEVEL SUITE B  
1:50

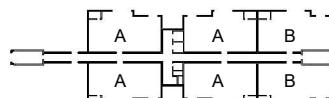
PICTURE ANGLE

### PH LOWEL L. SUITE A AREAS

Name	Area
LL1. MEC. ROOM	6 m <sup>2</sup>
LL1. LAUNDRY	10 m <sup>2</sup>
LL1. KITCHEN	20 m <sup>2</sup>
LL1. PANTRY	5 m <sup>2</sup>
LL1.BATHROOM	5 m <sup>2</sup>
LL1. LIVING&DINNING	43 m <sup>2</sup>
LL1. MASTER BEDROOM	23 m <sup>2</sup>
LL1. CIRCULATION	40 m <sup>2</sup>
LL1. W.I.C	7 m <sup>2</sup>
LL1. ENSUITE	8 m <sup>2</sup>
<b>TOTAL:</b>	<b>167 m<sup>2</sup></b>

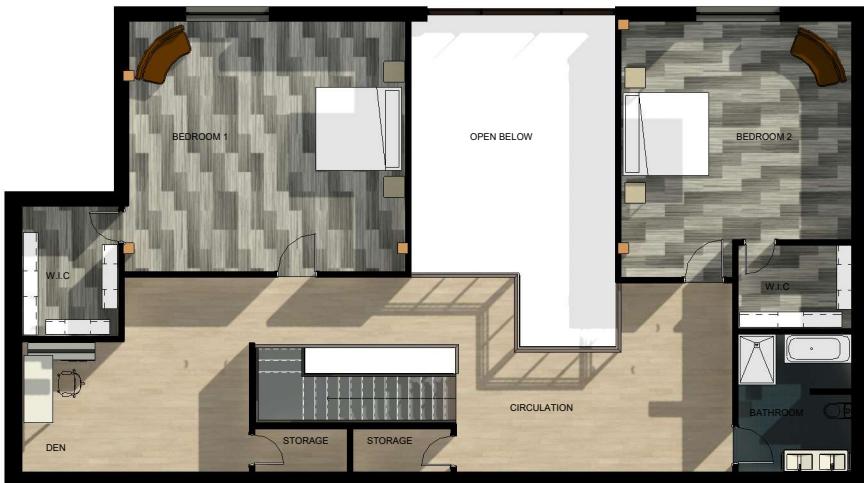
### PH LOWEL L. SUITE B AREAS

Name	Area
LL2. MEC. ROOM	6 m <sup>2</sup>
LL2. LAUNDRY	10 m <sup>2</sup>
LL2. PAULTRY	5 m <sup>2</sup>
LL2. BATHROOM	5 m <sup>2</sup>
LL2. CIRCULATION	42 m <sup>2</sup>
LL2. KITCHEN	19 m <sup>2</sup>
LL2. LIVING&DINNING	43 m <sup>2</sup>
LL2. MASTER BEDROOM	21 m <sup>2</sup>
LL2. W.I.C	6 m <sup>2</sup>
LL2. ENSUITE	8 m <sup>2</sup>
LL2. CLOSET	1 m <sup>2</sup>
<b>TOTAL:</b>	<b>166 m<sup>2</sup></b>

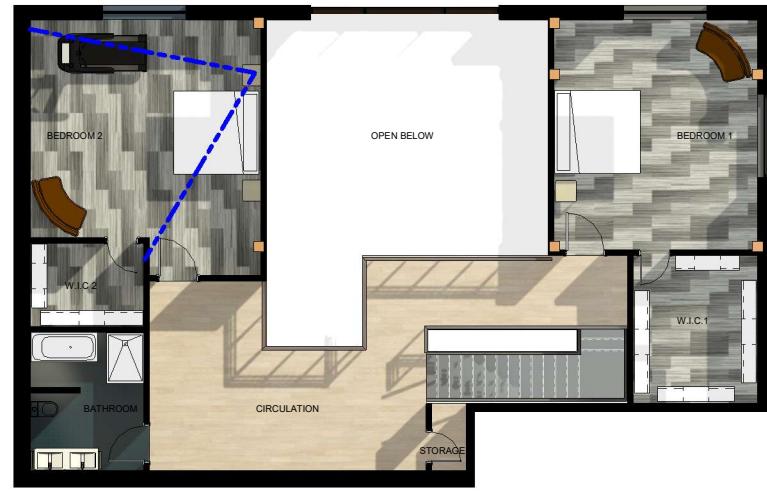


LEVEL 6 KEY PLAN A  
1:500

PROJECT NORTH TRUE NORTH



Level 7 ENLARGED PH UPPER LEVEL SUITE A  
1:50



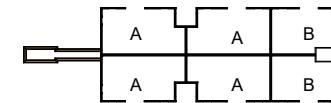
Level 7 ENLARGED PH UPPER LEVEL SUITE B  
1:50

INTERIOR PERSP. PH. UPPER LEVEL 2022-06-12-00-26-50 (Enscape)  
PH UPPER L. SUITE A AREAS

Name	Area
UL1. BEDROOM 1	42 m <sup>2</sup>
UL1. BEDROOM 2	34 m <sup>2</sup>
UL1. W.I.C.	9 m <sup>2</sup>
UL1. CIRCULATION	59 m <sup>2</sup>
UL1.STORAGE 1	3 m <sup>2</sup>
UL1. STORAGE2	3 m <sup>2</sup>
UL1. W.I.C. 2	6 m <sup>2</sup>
UL1. BATHROOM	11 m <sup>2</sup>
UL1. DEN	9 m <sup>2</sup>
TOTAL:	176 m <sup>2</sup>

PH UPPER L. SUITE B AREAS

Name	Area
UL2. BEDROOM 2	34 m <sup>2</sup>
UL2. BEDROOM 1	29 m <sup>2</sup>
UL2. W.I.C.2	6 m <sup>2</sup>
UL2. BATHROOM	11 m <sup>2</sup>
UL2. CIRCULATION	45 m <sup>2</sup>
UL2. W.I.C.1	12 m <sup>2</sup>
UL2. STORAGE	1 m <sup>2</sup>
TOTAL:	138 m <sup>2</sup>



LEVEL 700 KEY PLAN  
1:500

PICTURE ANGLE

PROJECT  
NORTH



TRUE  
NORTH

EXBRIT DEVELOPMENT INC.

2017 Warner Drive, London, On

PENTHOUSE-LOFT LEVEL

As Indicated

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#### MATERIAL LEGEND

- M01 52 DARK BRONZE ACM PANEL
- M02 90 STONE VENEER
- M03 TRIPLE GLASS
- M04 52 BROWN ACM PANEL
- M05 314 CLT SLAB
- M06 ALUMINUM DARK BRONZE PARAPET
- M07 CURTAIN WALL



**EXBRIT DEVELOPMENT INC.**

**2017 Warner Drive, London, On**

BUILDING ELEVATION (EAST AND WEST)

1:100

London Ontario Canada



#### MATERIAL LEGEND

- M01 52 DARK BRONZE ACM PANEL
- M02 90 STONE VENEER
- M03 TRIPLE GLASS
- M04 52 BROWN ACM PANEL
- M05 314 CLT SLAB
- M06 ALUMINUM DARK BRONZE PARAPET
- M07 CURTAIN WALL

**EXBRIT**

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**EXBRIT DEVELOPMENT INC.**  
**2017 Warner Drive, London, On**

BUILDING ELEVATION (NORTH )

As Indicated



#### MATERIAL LEGEND

- M01 52 DARK BRONZE ACM PANEL
- M02 90 STONE VENEER
- M03 TRIPLE GLASS
- M04 52 BROWN ACM PANEL
- M05 314 CLT SLAB
- M06 ALUMINUM DARK BRONZE PARAPET
- M07 CURTAIN WALL

**EXBRIT DEVELOPMENT INC.**  
**2017 Warner Drive, London, On**

BUILDING ELEVATION (SOUTH)

As Indicated

London Ontario Canada

**EXBRIT**



FANSHawe  
Architectural Technology

School of Building Technology

E.M.N.  
00001.P16

6/12/2022 4:00:14 PM

**EXBRIT**



London Ontario Canada

School of Building Technology

Architectural Technology



BUILDING SECTION AA  
1:125

**EXBRIT DEVELOPMENT INC.**

**2017 Warner Drive, London, On**

BUILDING SECTION (LONG. CUT NORTH SOUTH  
1:125)

E.M.N.  
00001.P17

6/12/2022 4:00:37 PM



① AXONOMETRICS



② AXONOMETRICS 2

**EXBRIT DEVELOPMENT INC.**  
**2017 Warner Drive, London, On**

AXONOMETRICS

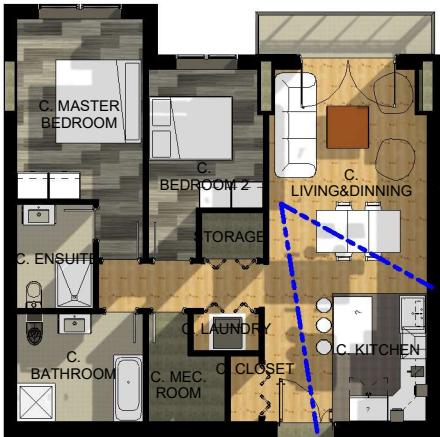
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00001.P18

6/12/2022 4:00:59 PM

**EXBRIT**

 **FANSHawe**  
Architectural Technology

London Ontario Canada



Level 4 ENLARGED SUITE C

1:50

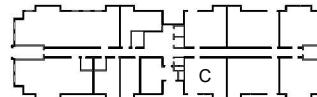
#### TYPICAL SUITE C AREAS

Name	Area
C. CLOSET	1 m <sup>2</sup>
C. LAUNDRY	2 m <sup>2</sup>
C. ENSUITE	5 m <sup>2</sup>
C. MEC. ROOM	5 m <sup>2</sup>
C. KITCHEN	8 m <sup>2</sup>
C. BATHROOM	9 m <sup>2</sup>
C. BEDROOM 2	11 m <sup>2</sup>
CIRCULATION	13 m <sup>2</sup>
C. MASTER BEDROOM	16 m <sup>2</sup>
C. LIVING&DINNING	32 m <sup>2</sup>
TOTAL:	102 m <sup>2</sup>

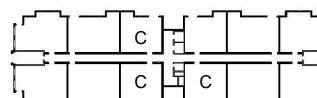


INTERIOR PERSPECTIVE SUITE C 2022-06-11-22-13-55 (Enscape)

PROJECT  
NORTH      TRUE  
NORTH



LEVEL 200 KEY PLAN (C)



LEVEL 300-500 KEY PLAN (C)

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**2017 Warner Drive, London, On**

SUITE C TYPICAL(ENLARGED PLAN)

As Indicated