

146 FERGUS AVENUE

142-146 FERGUS AVENUE, KITCHENER, ON

MULTIPLE DWELLING - APARTMENT BUILDING

ISSUED ON 2021.11.03

- 1.1 CONTEXT PLAN
- 1.2 EXISTING CONDITIONS
- 1.3 SITE PLAN
- 1.4 SITE STATISTICS
- 1.5-1.6 INSPIRATION

- 2.1-2.6 FLOOR PLANS

- 3.1-3.4 ELEVATIONS

- 4.1 CROSS SECTION + ANGULAR PLANE

- 5.1 AXONOMETRIC VIEWS
- 5.2 PERSPECTIVE VIEWS

- 7.1-7.4 SHADOW ANALYSIS



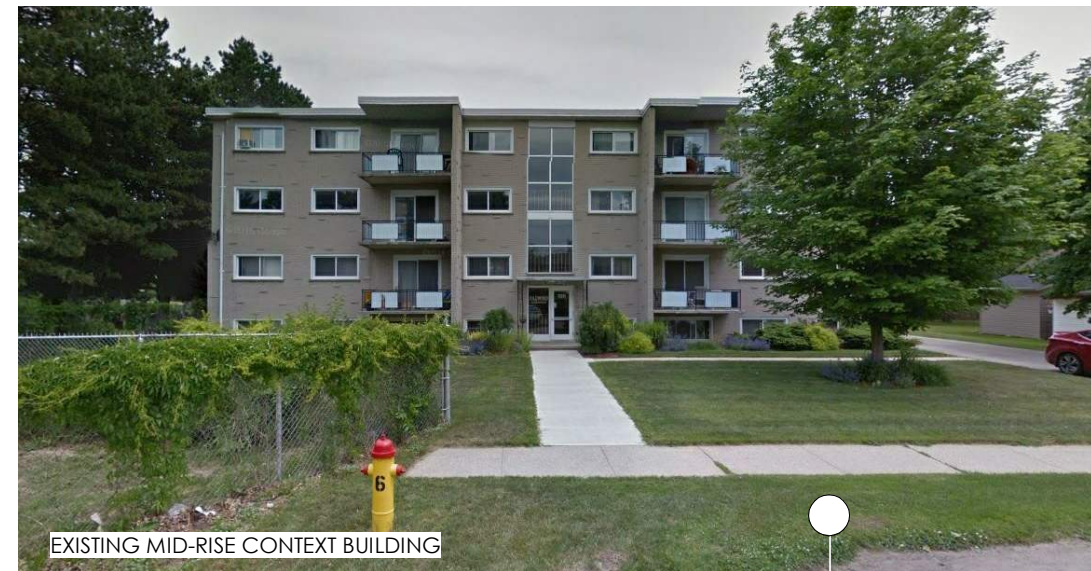
- WATER BODIES
- PARKS
- TRAILS
- CYCLING INFRASTRUCTURE
- MAJOR HIGHWAYS
- TRANSIT ROUTES



NEW LOCAL DEVELOPMENT



EXISTING MID-RISE CONTEXT BUILDING



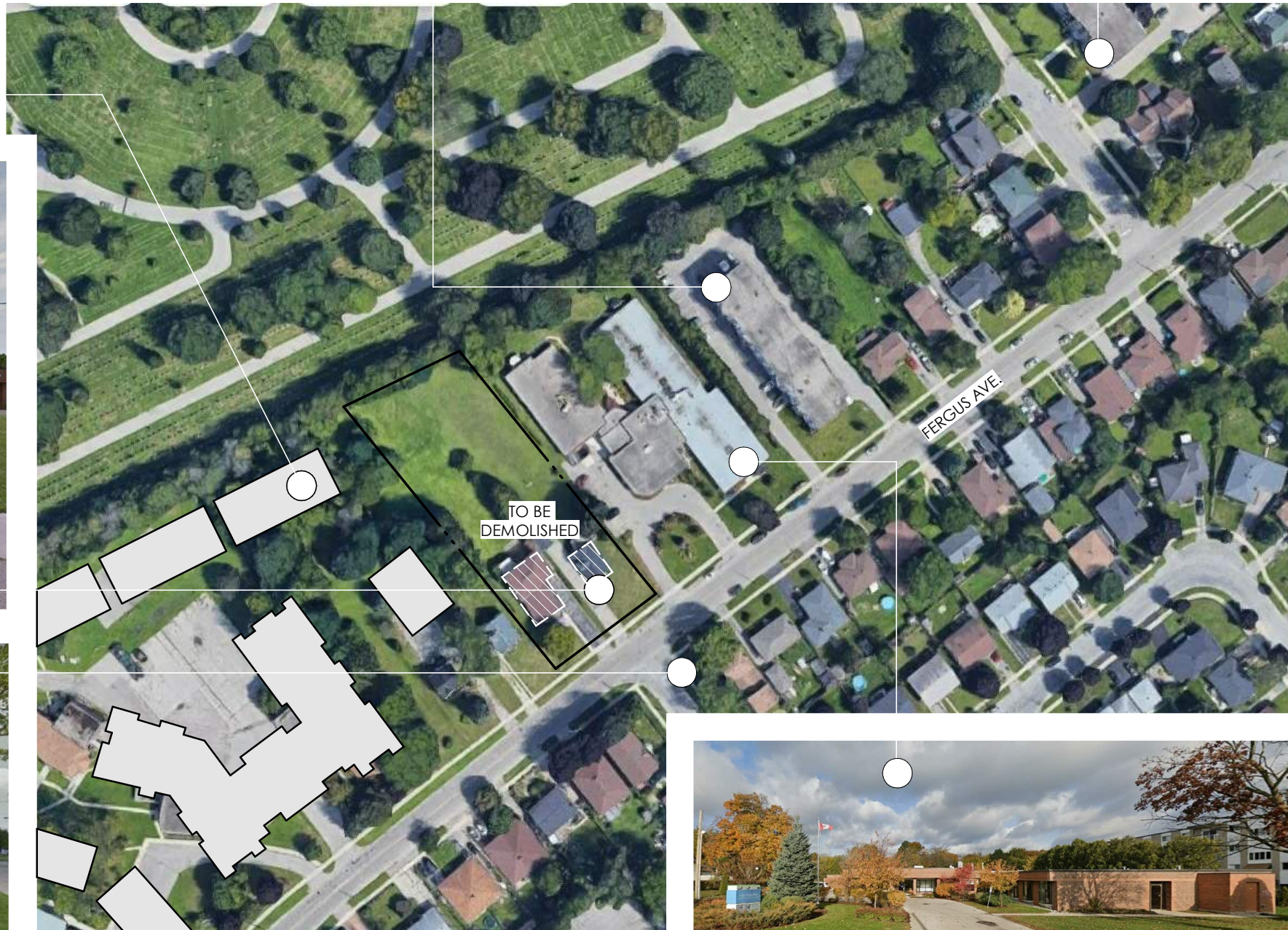
EXISTING MID-RISE CONTEXT BUILDING



STREET VIEW



SCALE OF SURROUNDING NEIGHBORHOOD



TO BE DEMOLISHED

FERGUS AVE.

164 FERGUS AVE - NEIGHBORING PROPERTY



SIMPLE BRICK DESIGN WITH BOLD FENESTRATION/BALCONY FEATURES



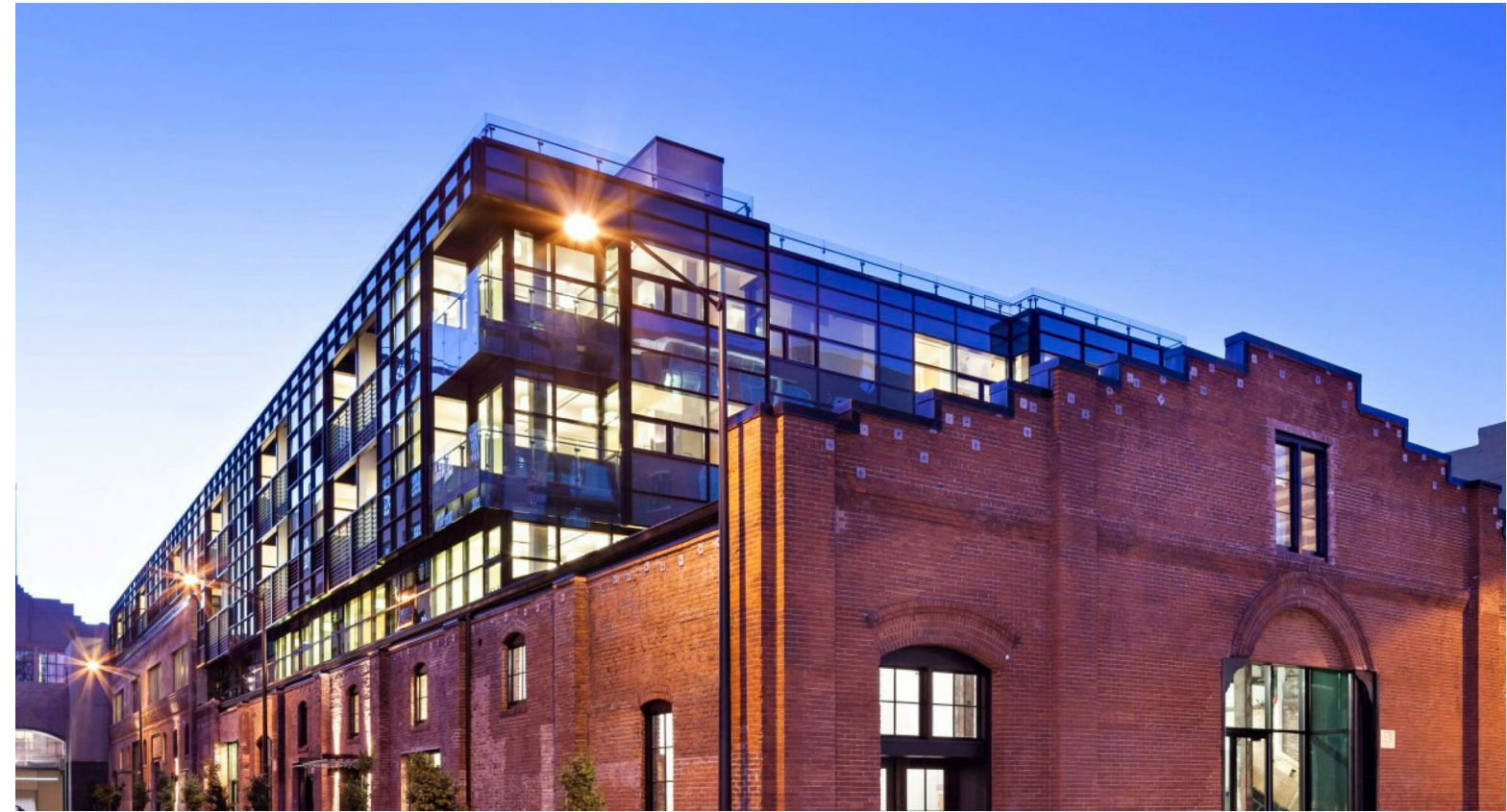
STEPPING BACK OF BUILDING LEVELS



SIMPLE BUILDING ENVELOPE WITH FRAMING/ACCENT FEATURES



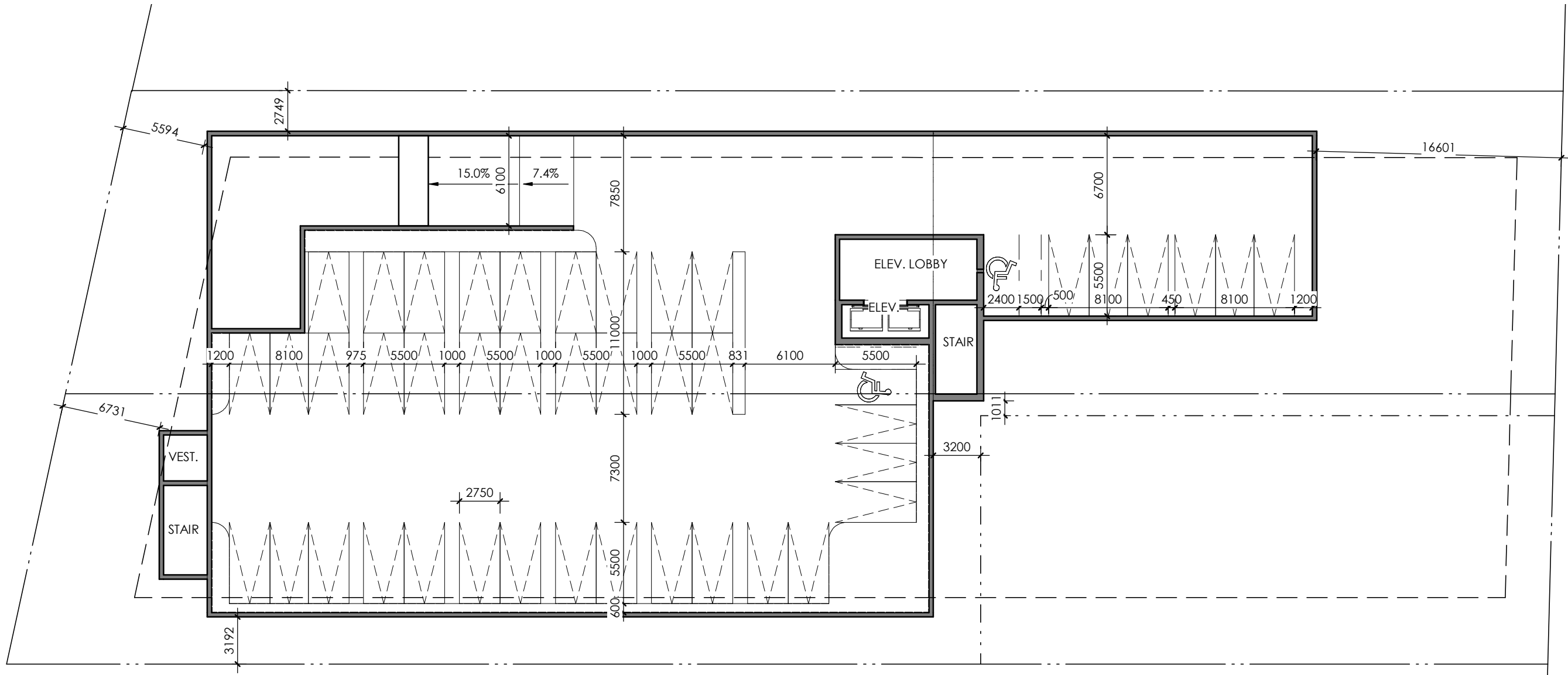
STEPPING OF LEVELS AND CHANGE
IN MATERIALITY

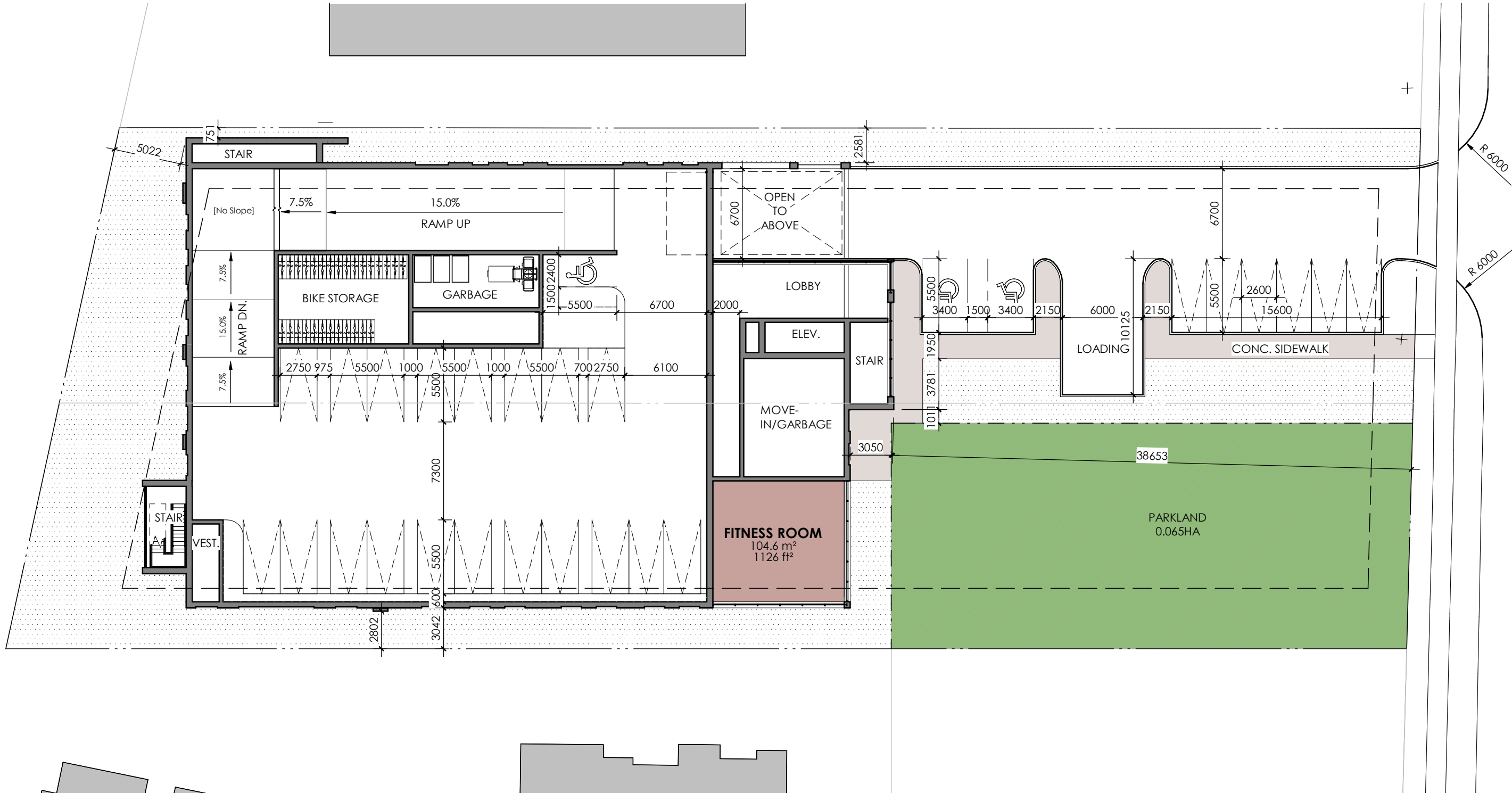


STAGGERING OF LAYERS

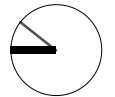


SIMPLE BRICK FACADE WITH
DIFFERENTIATING BACKGROUND LAYER





FERGUS AVE.



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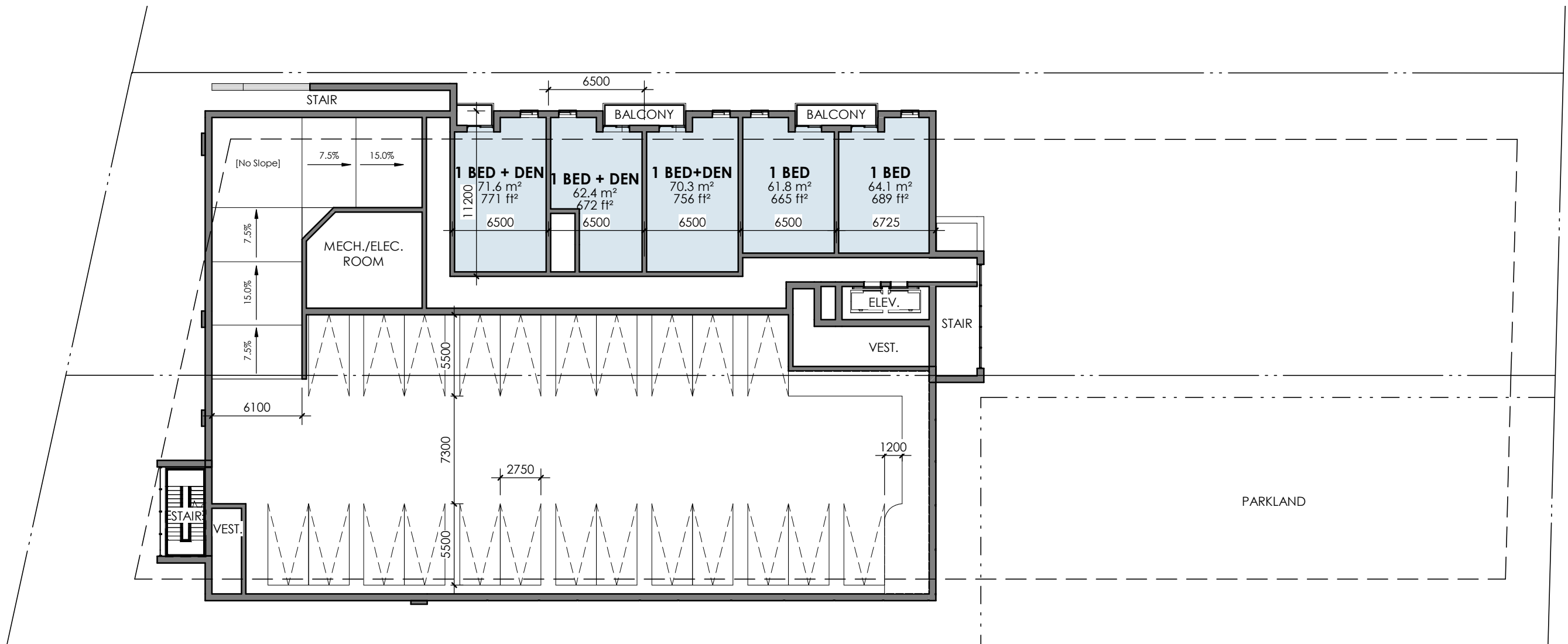
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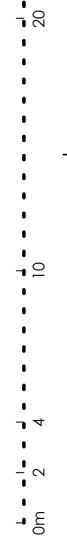
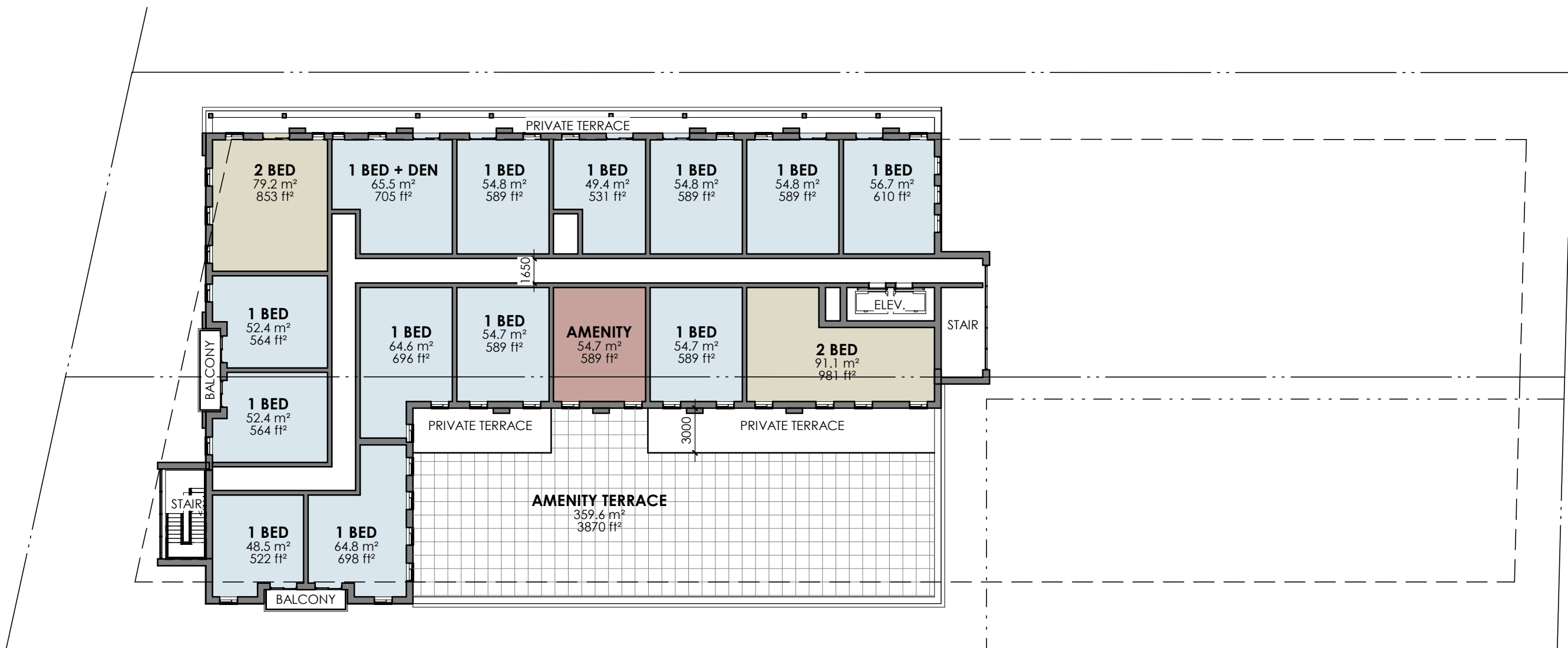
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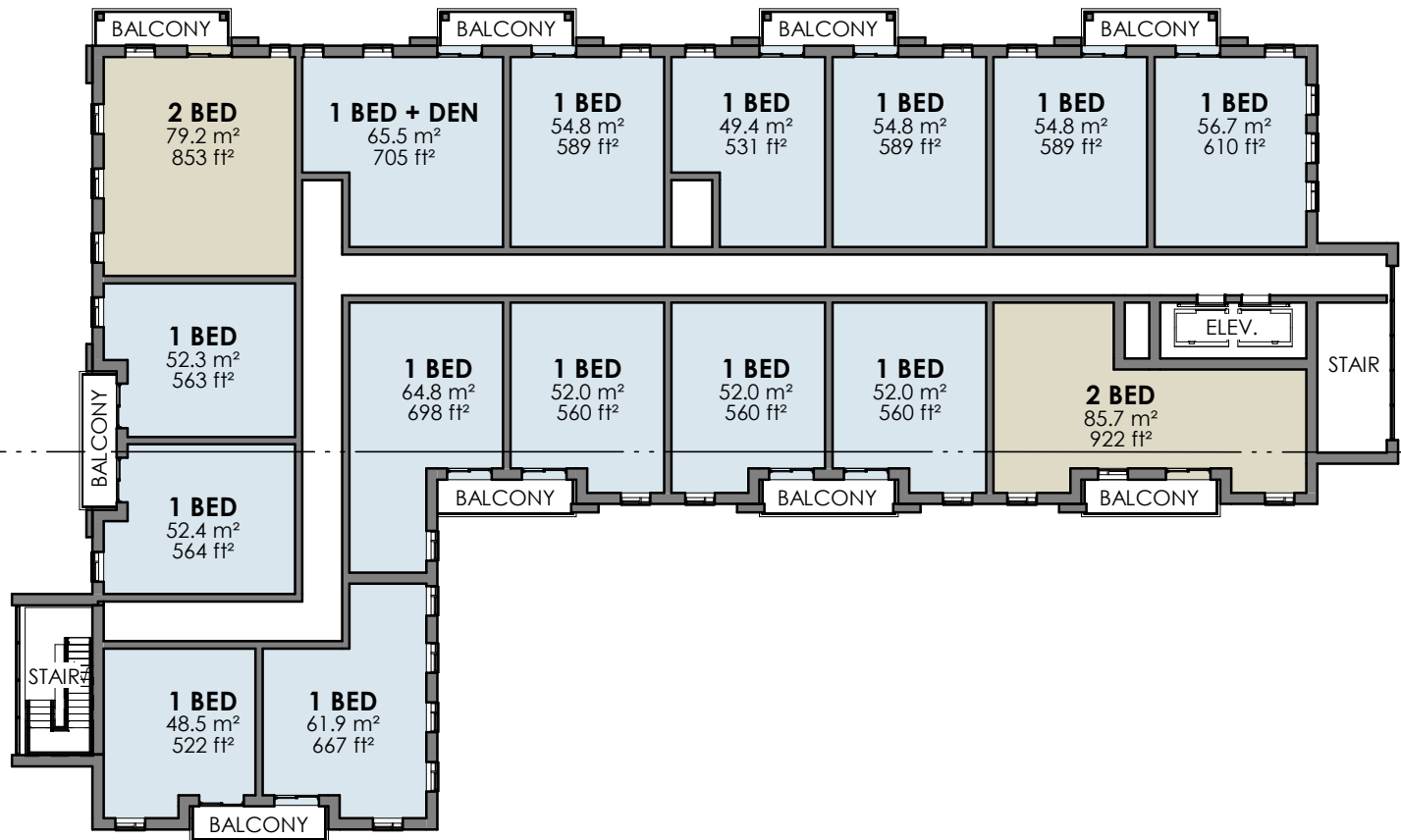
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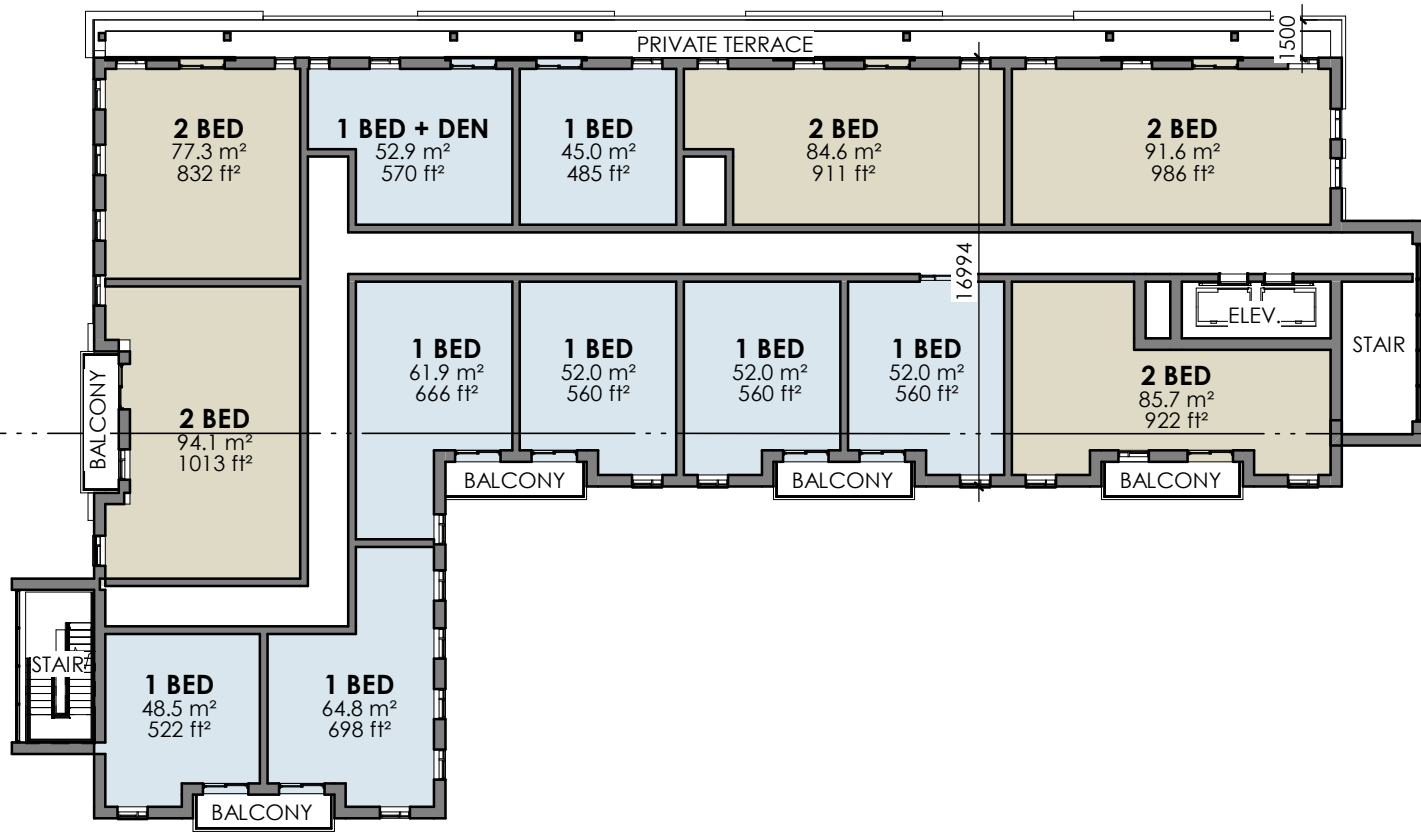







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FLOOR PLANS
LEVELS 4-5
1:300
2021.11.03



MATERIAL LEGEND

-  ① MATERIAL: BRICK VENEER
COLOUR: TBD
-  ② MATERIAL: METAL SIDING
COLOUR: TBD
-  ③ METAL WALL PANEL
COLOUR: TBD
-  ④ GLAZED BALCONY RAILING
GLAZING: CLEAR
-  ⑤ WINDOW WALL GLAZING
TYPE: VISION/CHARCOAL SPANDREL
-  ⑥ PRECAST CONCRETE
COLOUR: TBD



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COLOUR: TBD



MATERIAL LEGEND

- 1
 MATERIAL: BRICK VENEER
 COLOUR: TBD
- 2
 MATERIAL: METAL SIDING
 COLOUR: TBD
- 3
 METAL WALL PANEL
 COLOUR: TBD
- 4
 GLAZED BALCONY RAILING
 GLAZING: CLEAR
- 5
 WINDOW WALL GLAZING
 TYPE: VISION/CHARCOAL SPANDREL
- 6
 PRECAST CONCRETE
 COLOUR: TBD



PROJECT NO. 2020-141

146 FERGUS AVENUE

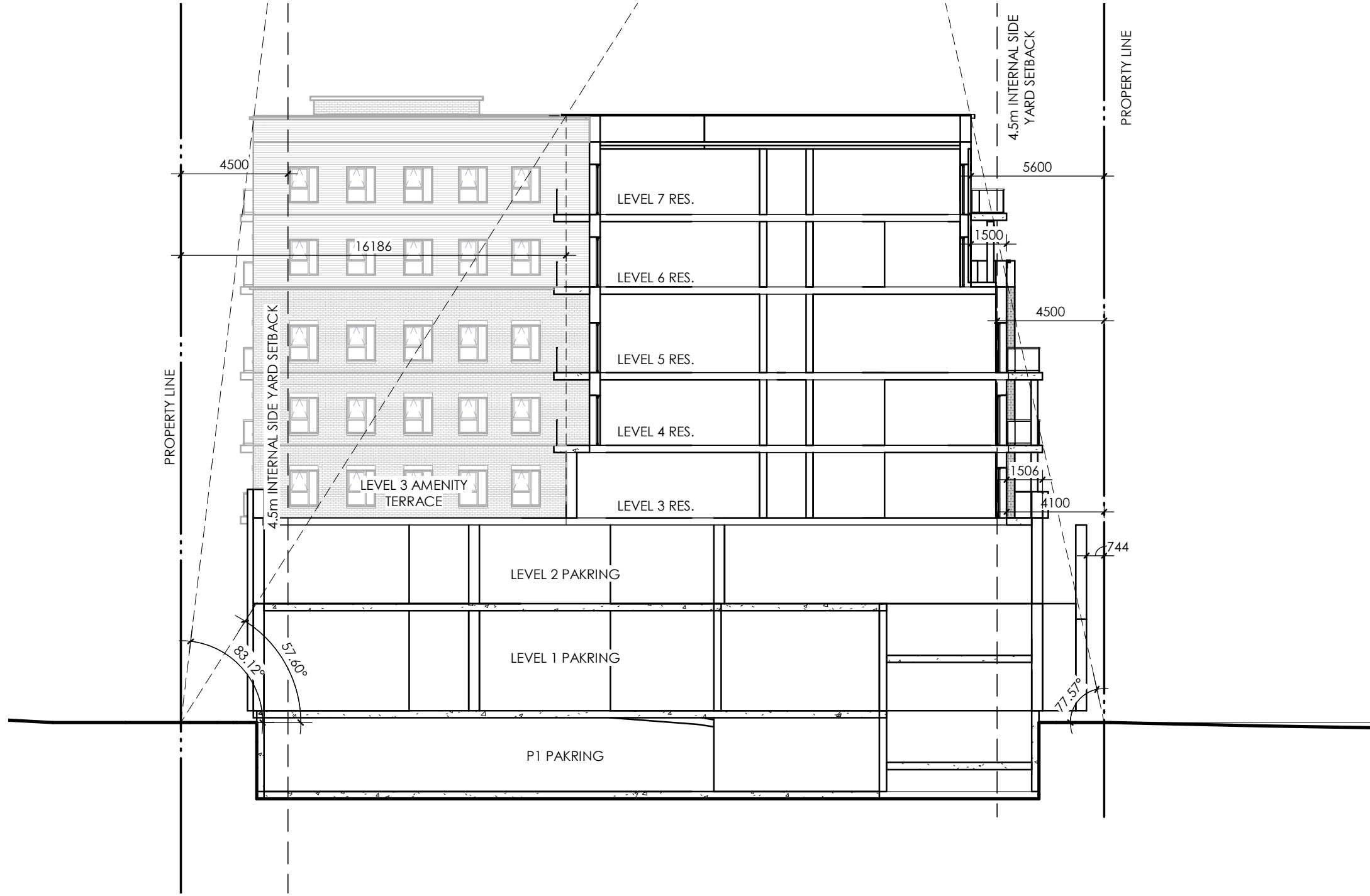
WEST ELEVATION

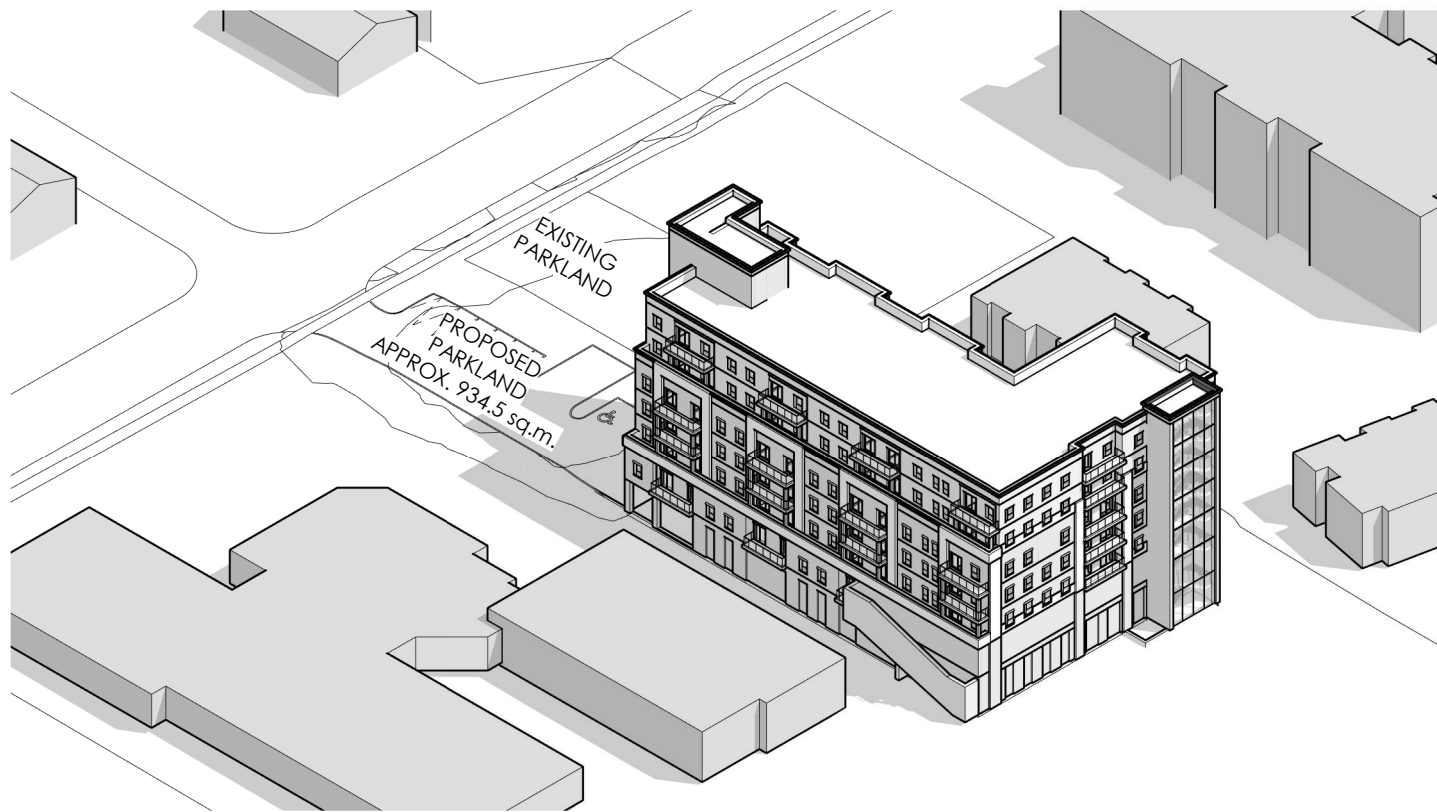
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2021.11.03

MATERIAL LEGEND

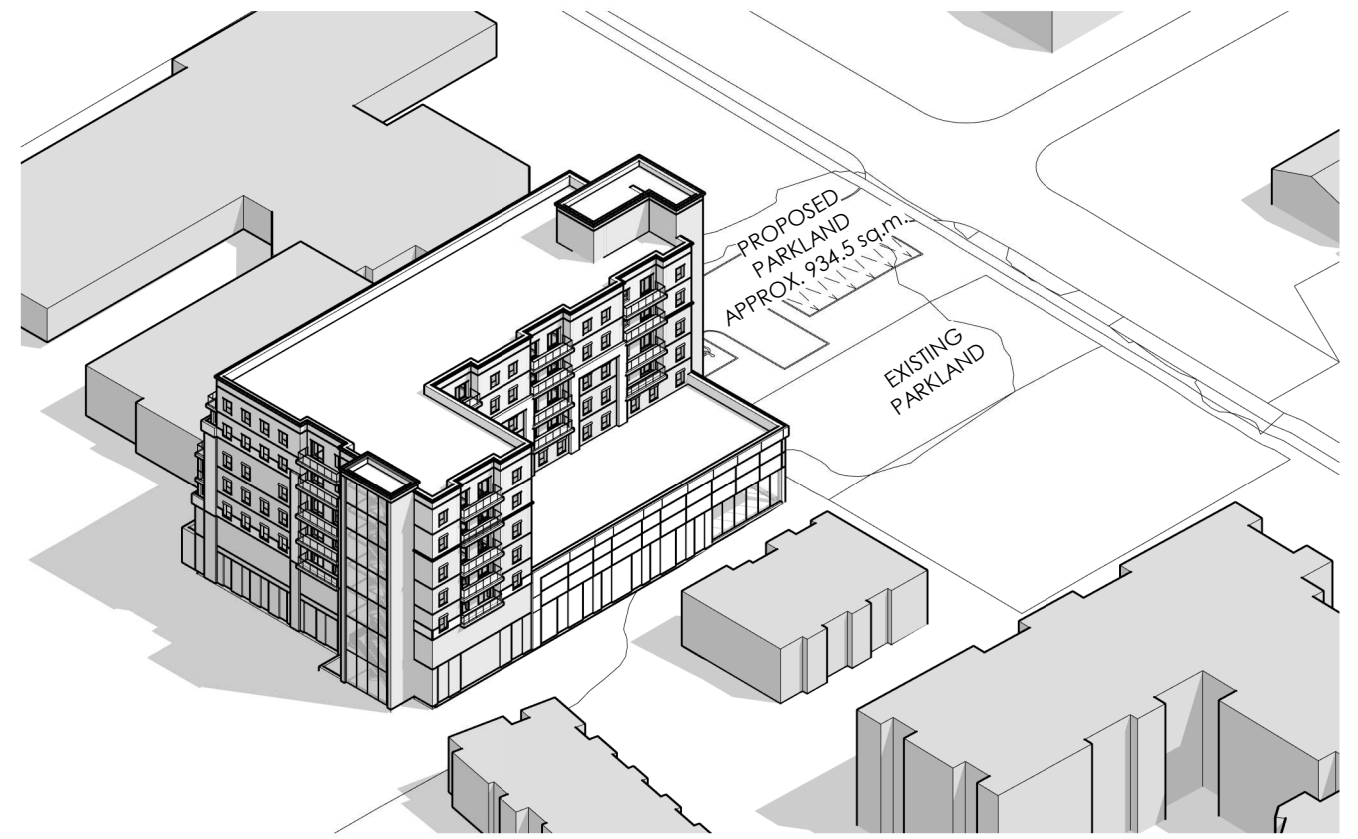
- 1 MATERIAL: BRICK VENEER
COLOUR: TBD
- 2 MATERIAL: METAL SIDING
COLOUR: TBD
- 3 METAL WALL PANEL
COLOUR: TBD
- 4 GLAZED BALCONY RAILING
GLAZING: CLEAR
- 5 WINDOW WALL GLAZING
TYPE: VISION/CHARCOAL SPANDREL
- 6 PRECAST CONCRETE
COLOUR: TBD



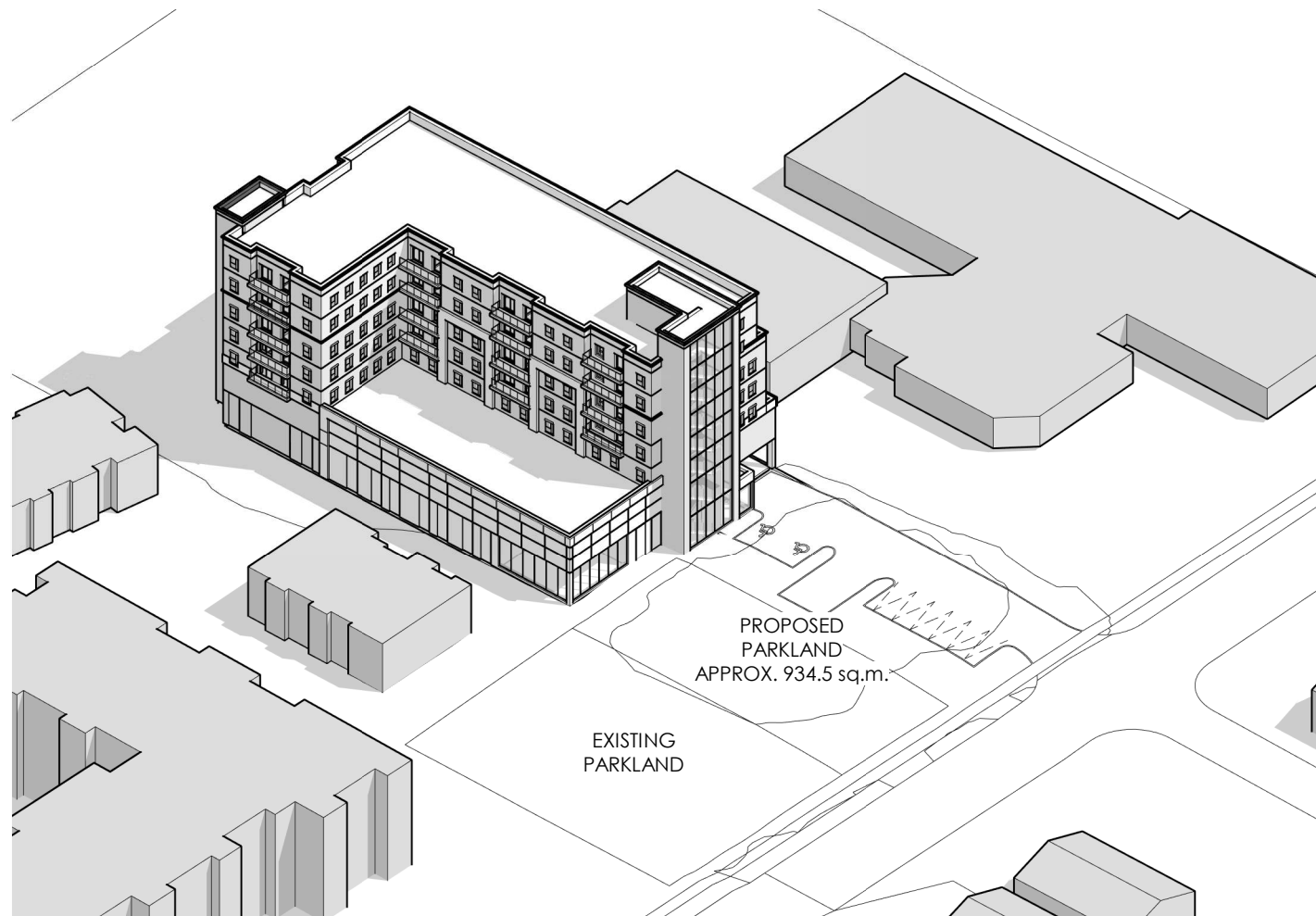




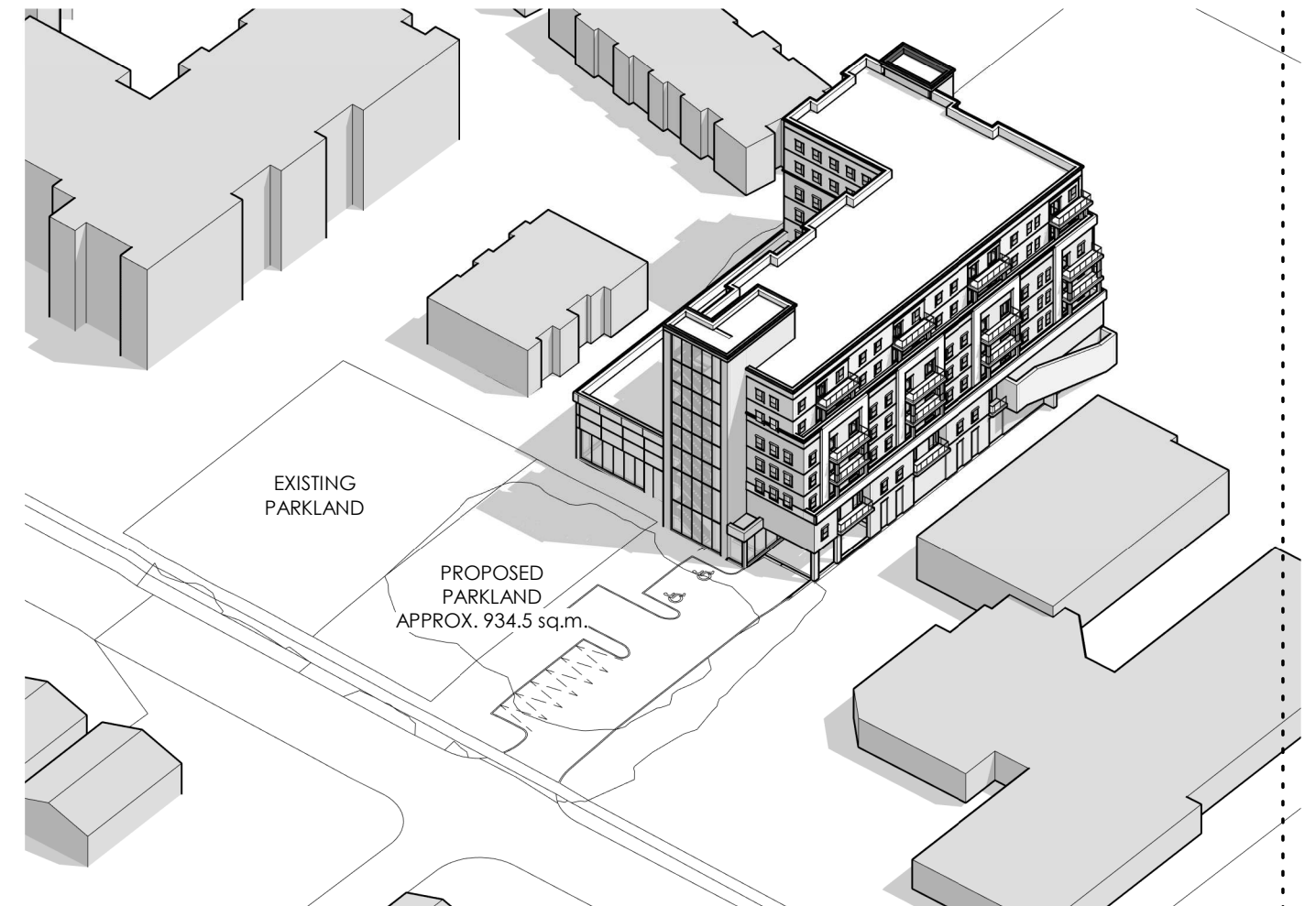
NORTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



VIEW LOOKING SOUTHWEST



VIEW FROM FERGUS AVE LOOKING WEST



VIEW LOOKING SOUTHEAST

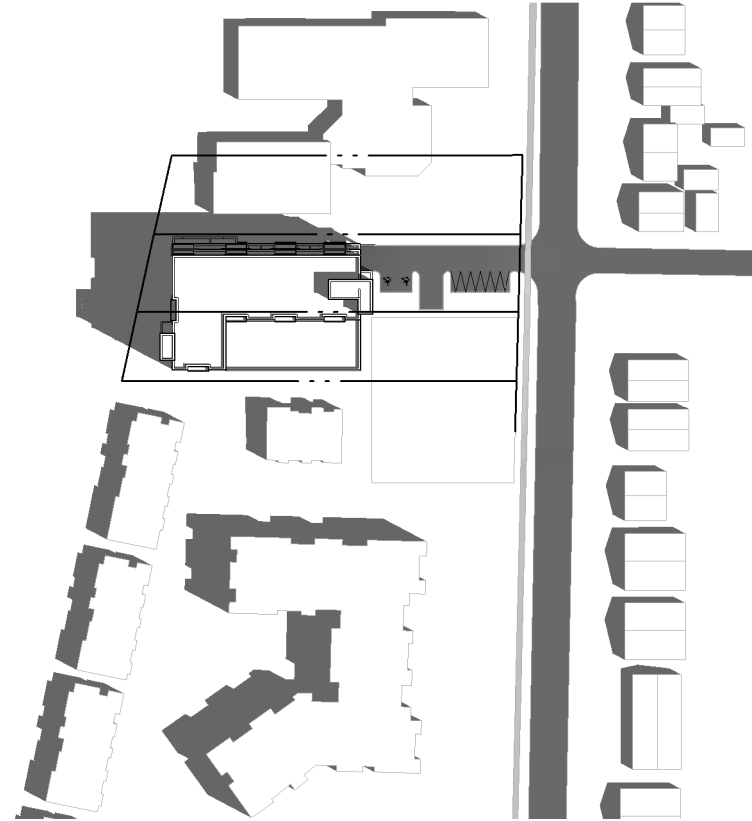


VIEW FROM FERGUS AVE LOOKING NORTH

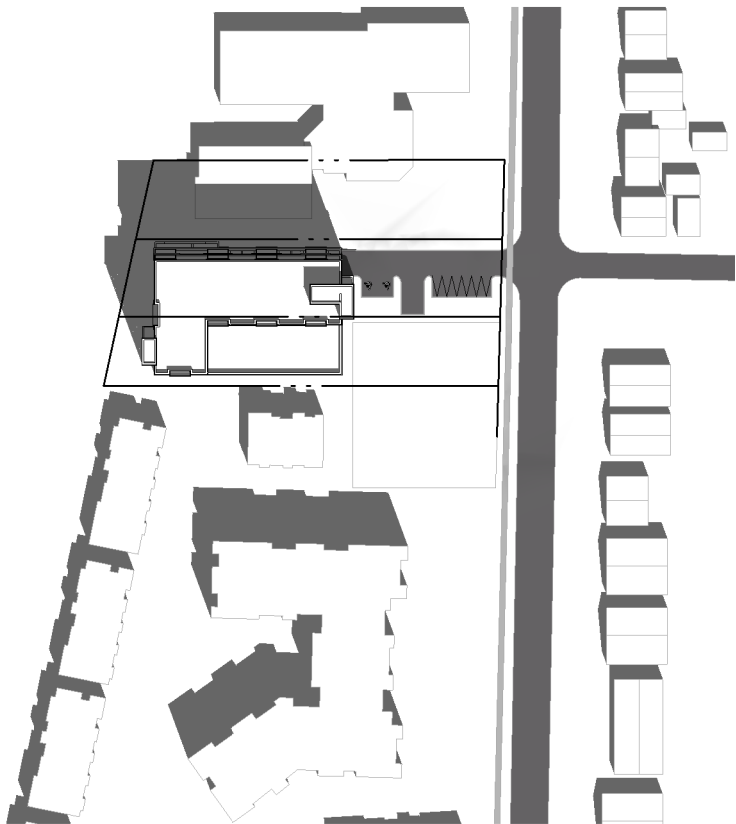




MARCH 21, 10AM



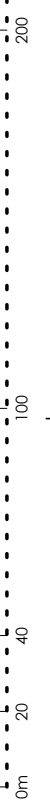
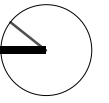
MARCH 21, 12PM



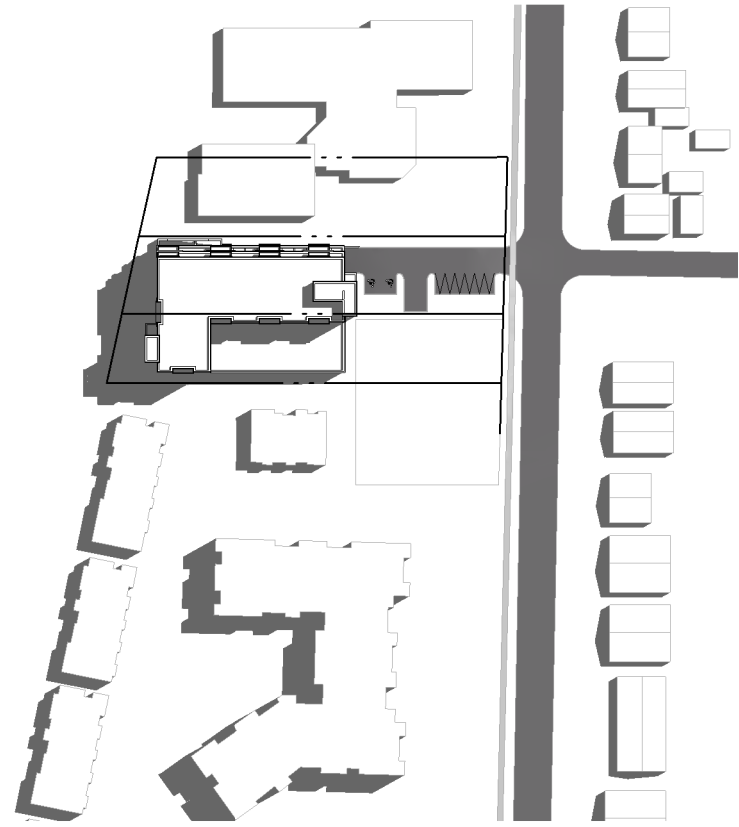
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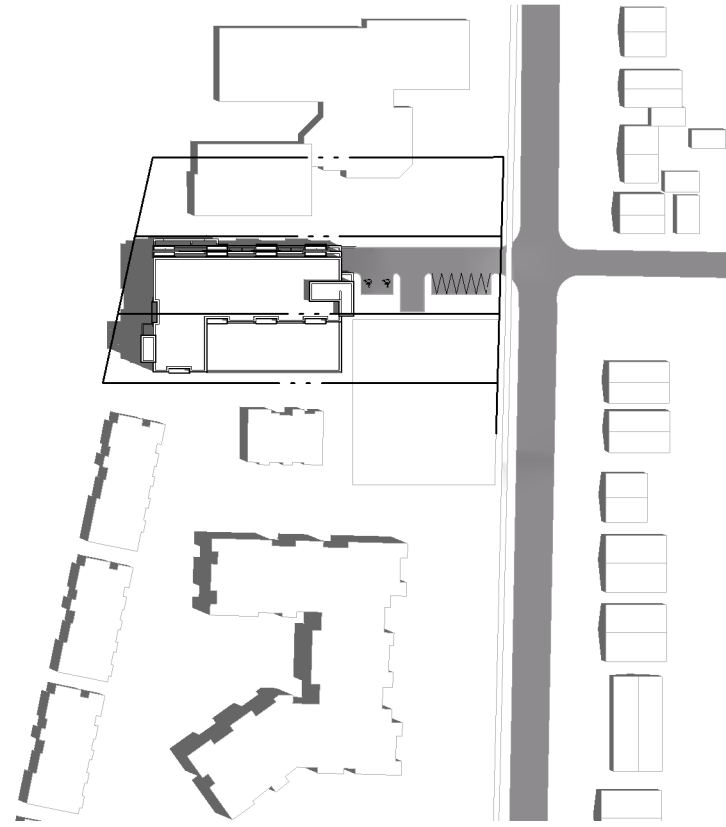
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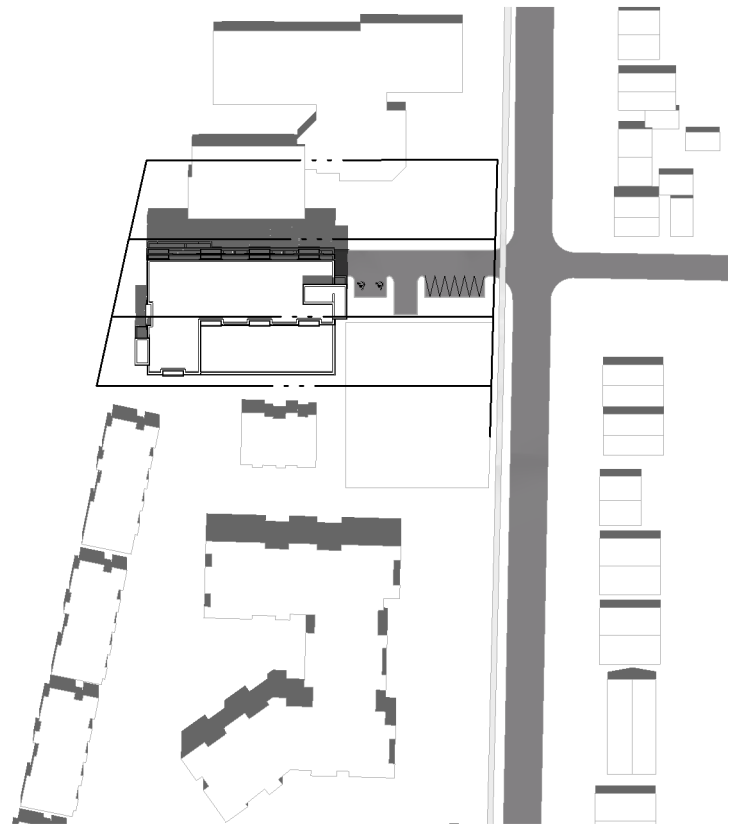
SHADOW ANALYSIS
SPRING EQUINOX
1:2000
2021.11.03



JUNE 21, 10AM



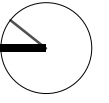
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JUNE 21, 2PM



JUNE 21, 4PM



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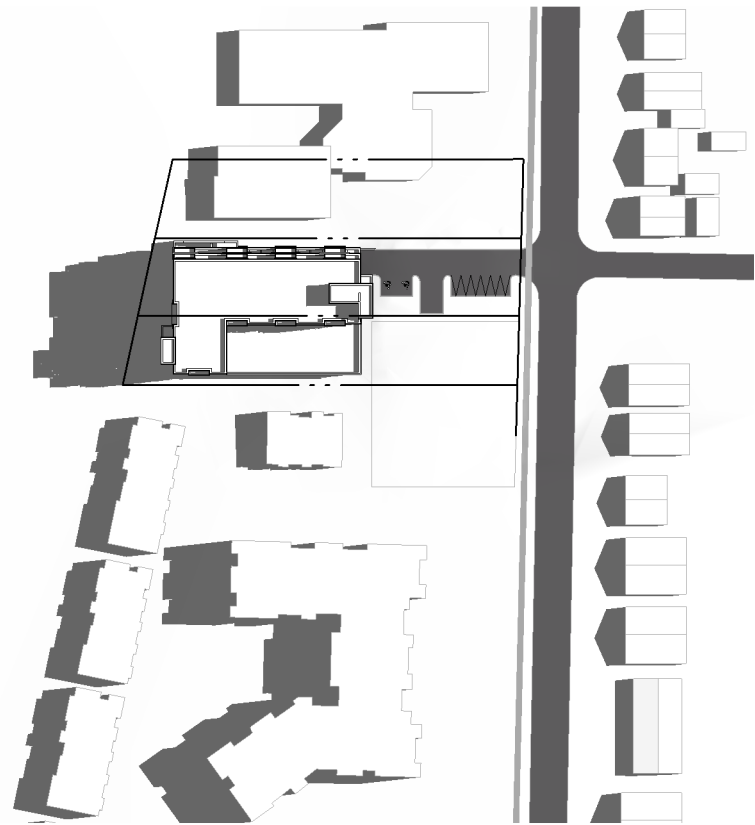
SHADOW ANALYSIS
SUMMER SOLSTICE

1:2000
2021.11.03

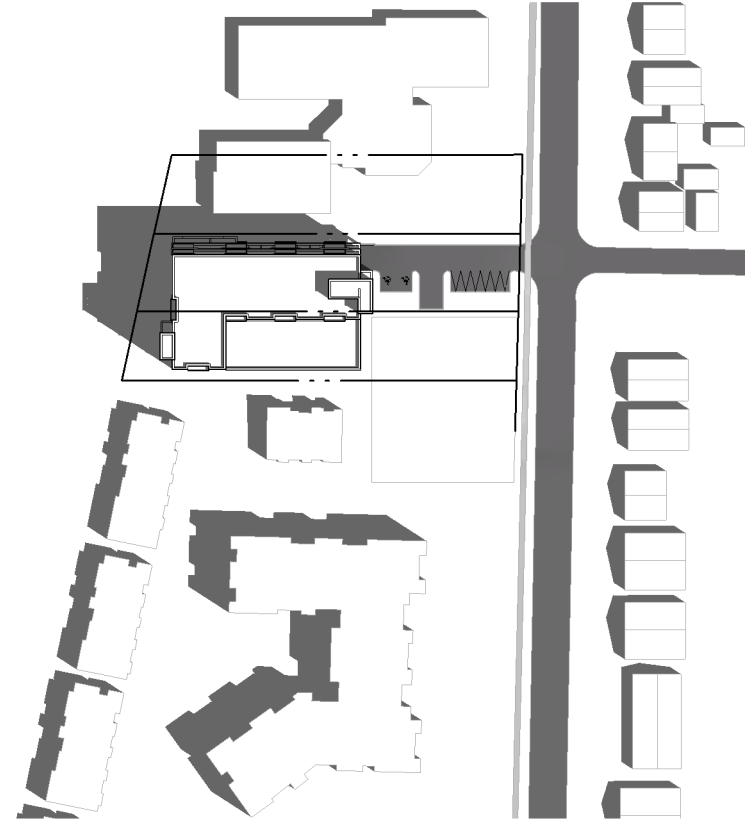


PROJECT NO. 2020-141

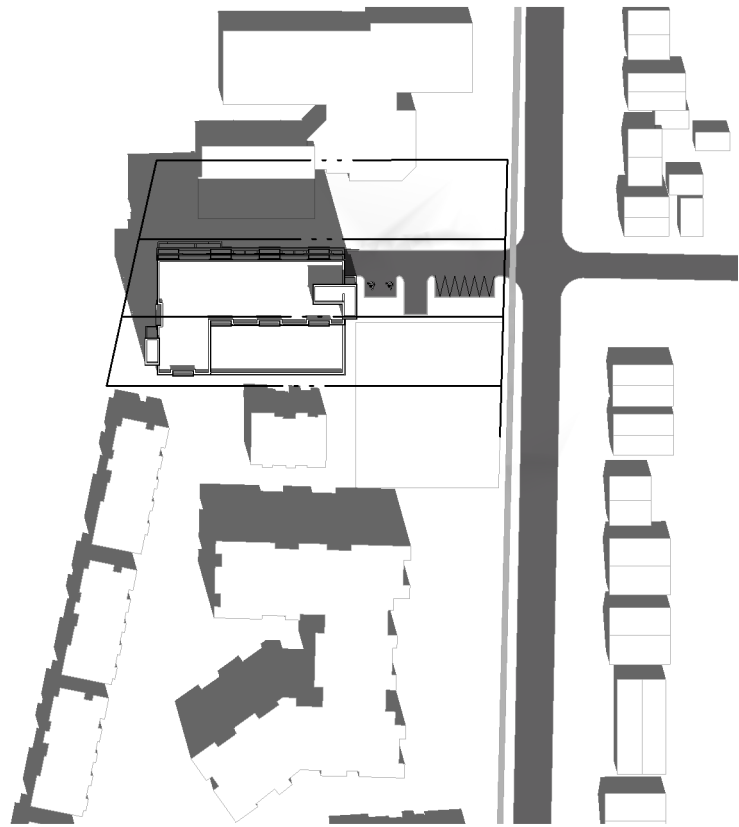
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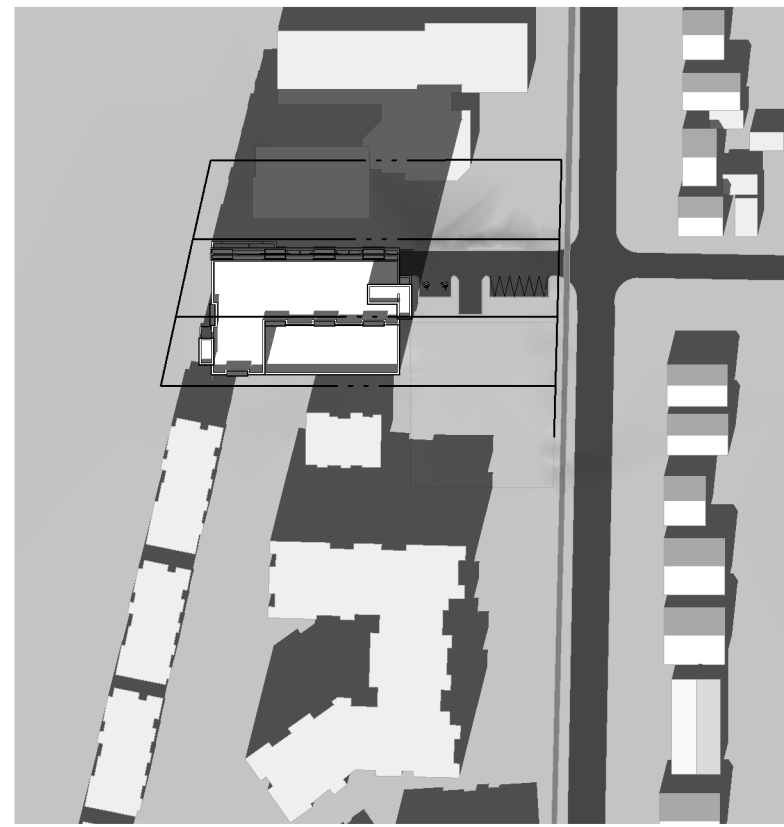
SEPTEMBER 21, 10AM



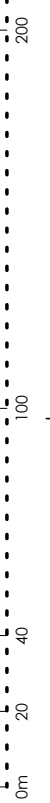
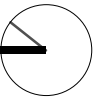
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SEPTEMBER 21, 2PM



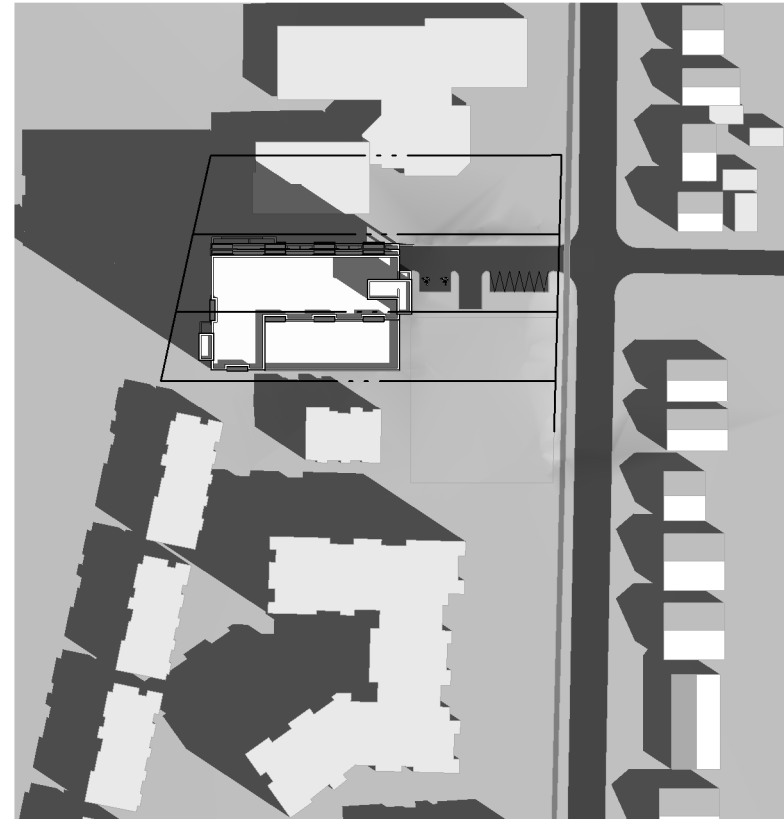
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SHADOW ANALYSIS
FALL EQUINOX
1:2000
2021.11.03



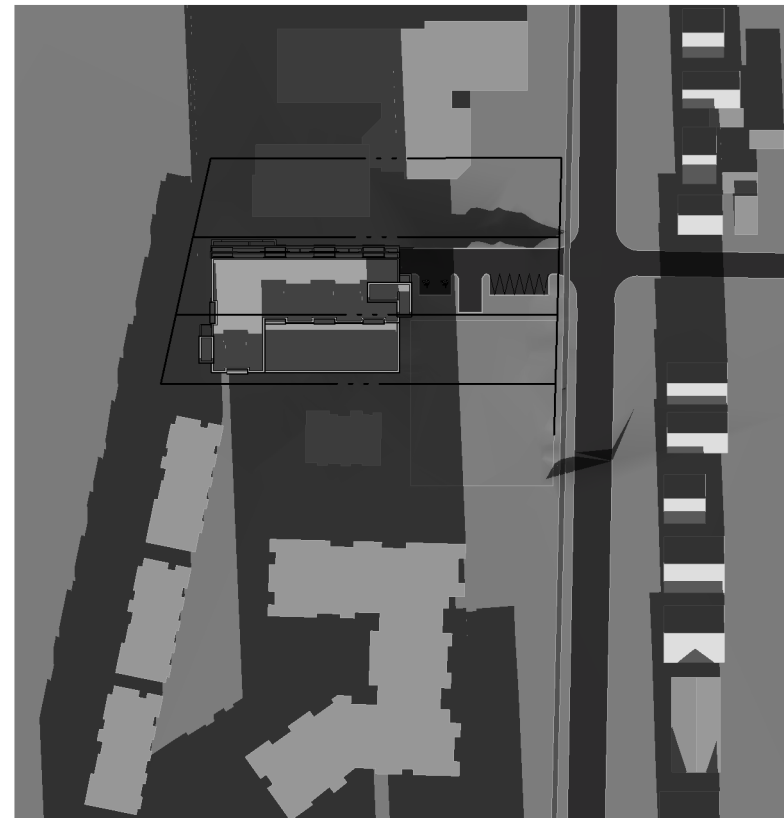
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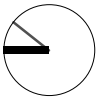
DECEMBER 21, 12PM



DECEMBER 21, 2PM



DECEMBER 21, 4PM



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SHADOW ANALYSIS
WINTER SOLSTICE
1:2000
2021.11.03