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**DECEMBER 17, 2021**



# 130-142 VICTORIA STREET SOUTH, KITCHENER

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT SUBMISSION  
- ARCHITECTURAL PACKAGE

DECEMBER 17, 2021

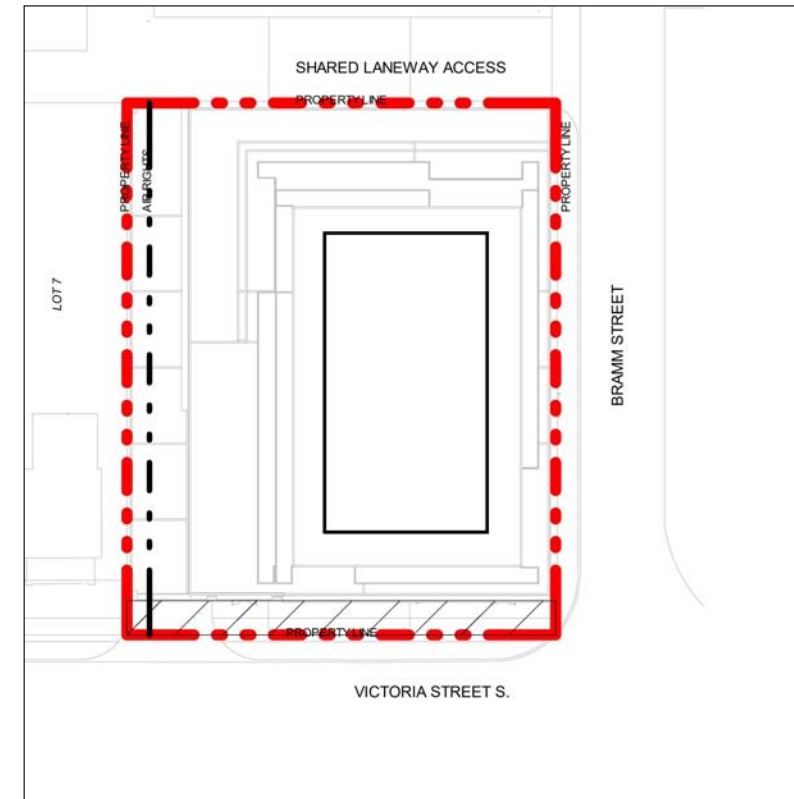
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**A000**

# BUILDING INFORMATION

HEIGHT ABOVE GRADE :	79.95m (+6m MPH)
NUMBER OF STOREYS :	25 STOREYS
TOTAL GCA:	22,856.54 m <sup>2</sup>   246,030 SF
RESIDENTIAL GFA:	21,141.45 m <sup>2</sup>   227,560 SF
RETAIL GFA:	744.99 m <sup>2</sup>   8,020 SF
OFFICE & LIVE-WORK GFA:	887.26 m <sup>2</sup>   9,550 SF
ESTIMATED SITE AREA:	1,783.41 SM   19,196.51 SF
ESTIMATED FSI:	12.73 x
UNIT COUNT:	249 UNITS
OUTDOOR AMENITY AREA:	192.40 SM   2,071 SF (10.68 % Site Area)
INDOOR AMENITY AREA:	151.25 SM   1,628 SF (8.48 % Site Area)
TOTAL AMENITY AREA/UNIT:	1.38 SM/UNIT   14.73 SF/UNIT



KEY PLAN

AREA BY TYPE		
AREA TYPE	TOTAL (SM)	TOTAL (SF)
DEDUCTION	2,764.75 m <sup>2</sup>	29,760 SF
LIVE/WORK UNIT	887.26 m <sup>2</sup>	9,550 SF
LOCKERS	93.45 m <sup>2</sup>	1,010 SF
RESIDENTIAL	2,813.12 m <sup>2</sup>	30,280 SF
RETAIL	744.99 m <sup>2</sup>	8,020 SF
SALEABLE UNIT	16,619.31 m <sup>2</sup>	178,890 SF
SERVICE	1,666.63 m <sup>2</sup>	17,940 SF
SHARED OFFICE	413.75 m <sup>2</sup>	4,450 SF
TOTAL AREA	26,003.26 m <sup>2</sup>	279,900 SF

GFA SUMMARY		
	TOTAL (SM)	TOTAL (SF)
TOTAL GFA ABOVE GRADE	22,697.64 m <sup>2</sup>	244,320 SF
TOTAL GFA BELOW GRADE	540.86 m <sup>2</sup>	5,820 SF
TOTAL GFA	23,238.51 m <sup>2</sup>	250,140 SF

GCA SUMMARY BY LEVEL (ABOVE GRADE)					
LEVEL	PER LEVEL		NO. TYP. LEVELS	TOTAL AREA	
	(SM)	(SF)		(SM)	(SF)
LEVEL 1	1,536.74 m <sup>2</sup>	16,541 SF	1	1,536.74 m <sup>2</sup>	16,540 SF
LEVEL 2	1,445.87 m <sup>2</sup>	15,563 SF	1	1,445.87 m <sup>2</sup>	15,560 SF
LEVEL 3	1,394.37 m <sup>2</sup>	15,009 SF	1	1,394.37 m <sup>2</sup>	15,010 SF
LEVEL 4 - 6	1,396.51 m <sup>2</sup>	15,032 SF	3	4,189.54 m <sup>2</sup>	45,100 SF
LEVEL 7	759.53 m <sup>2</sup>	8,175 SF	1	759.53 m <sup>2</sup>	8,180 SF
LEVEL 8 - 20	759.53 m <sup>2</sup>	8,175 SF	13	9,873.86 m <sup>2</sup>	106,280 SF
LEVEL 21	653.29 m <sup>2</sup>	7,032 SF	1	653.29 m <sup>2</sup>	7,030 SF
LEVEL 22 - 25	653.29 m <sup>2</sup>	7,032 SF	4	2,613.16 m <sup>2</sup>	28,130 SF
MPH	390.17 m <sup>2</sup>	4,200 SF	1	390.17 m <sup>2</sup>	4,200 SF
TOTAL	8,989.31 m <sup>2</sup>	96,760 SF		22,856.54 m <sup>2</sup>	246,030 SF

**Gross Floor Area (GFA)** – means the aggregate horizontal area measured from the exterior faces of the exterior walls of all storeys of a building (excluding any portion of a storey devoted exclusively to parking) within all buildings on a lot.  
(As per Kitchener Zoning By-Law 2019)

UNIT SUMMARY	
UNIT TYPE	COUNT
1B	79
1B+D	40
2B	56
2B+D	13
STUDIO	61
	249

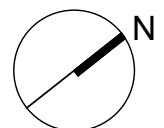
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## PROJECT INFORMATION

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TORONTO, ON CANADA M5A 0P6  
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INFO@COREARCHITECTS.COM • WWW.COREARCHITECTS.COM

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LAND USE SCHEDULE		
REGULATION	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	15.0 METRES	37.8 METRES
MINIMUM FRONT YARD ABUTTING A STREET	1.5 METRES	3.05 METRES
MINIMUM SIDE YARD ABUTTING A STREET	4.5 METRES	0.0 METRES
MAXIMUM FRONT YARD AND MAXIMUM SIDE YARD ABUTTING A STREET	7.5 METRES	3.05 METRES
MINIMUM WIDTH OF PRIMARY GROUND FLOOR FAÇADE FOR BUILDINGS CONSTRUCTED AFTER THE DATE THAT THE MU-1 ZONE WAS APPLIED TO THE LAND	50% OF THE LENGTH OF ABUTTING STREET LINES	52.45 % AREA OF PRIMARY GROUND FLOOR FAÇADE AREA = 819.34 M2 AREA OF PRIMARY GROUND FLOOR WINDOWS OR ENTRANCES = 429.78 M2
MINIMUM REAR YARD	7.5 METRES	0.0 METRES
MINIMUM FAÇADE HEIGHT FOR BUILDINGS CONSTRUCTED AFTER THE DATE THAT THE MU-1 ZONE WAS APPLIED TO THE LAND	6.0 METRES	5.0 METRES
MAXIMUM BUILDING HEIGHT	13.5 METRES	85.95 METRES (25 STOREYS)
MINIMUM FLOOR SPACE RATIO FOR BUILDINGS CONSTRUCTED AFTER THE DATE THAT THE MU-1 ZONE WAS APPLIED TO THE LAND.	0.6	12.73
MAXIMUM FLOOR SPACE RATIO FOR BUILDINGS CONSTRUCTED AFTER THE DATE THAT THE MU-1 ZONE WAS APPLIED TO THE LAND.	2	12.73
MINIMUM LANDSCAPED AREA (SECTION 53.2.2.2 FOR MULTIPLE DWELLING)	10 PERCENT OF THE LOT AREA, WHICH MAY INCLUDE SOLARIUMS, ROOF TOP GARDENS AND SIMILAR LANDSCAPE AMENITIES NOT AT GRADE.	20.98 %
LOCATION OF DWELLING UNIT	SHALL NOT BE LOCATED ON THE GROUND FLOOR UNLESS LOCATED WITHIN A BUILDING USED ONLY AS A MULTIPLE DWELLING.	DWELLING UNITS ARE LOCATED ABOVE THE GROUND FLOOR.

LAND USE SCHEDULE		
REGULATION	REQUIRED	PROVIDED
FAÇADE OPENINGS FOR BUILDINGS CONSTRUCTED AFTER THE DATE THAT THE OF THE AREA OF A PRIMARY GROUND FLOOR FAÇADE SHALL MU-1 ZONE WAS APPLIED TO THE LAND	FOR NON-RESIDENTIAL USES, NOT LESS THAN 40 PERCENT BE DEVOTED TO DISPLAY WINDOWS OR ENTRANCES TO THE BUILDING; THE HORIZONTAL DISTANCE BETWEEN DISPLAY WINDOWS OR ENTRANCES SHALL NOT EXCEED 4.0 METRES.	94 % (LENGTH OF VICTORIA ST S. LINE = 40.12 M WIDTH OF PRIMARY GROUND FLOOR = 37.72 M)
OUTDOOR STORAGE	NO OUTDOOR STORAGE OF GOODS, MATERIALS OR EQUIPMENT SHALL BE PERMITTED IN ANY FRONT YARD OR IN A SIDE YARD ABUTTING A STREET. THIS SHALL NOT, HOWEVER, PREVENT THE DISPLAY OF GOODS OR MATERIALS FOR RETAIL PURPOSES.	NO OUTDOOR STORAGE IS PROPOSED.
OFF-STREET PARKING – RESIDENTIAL	0.165 SPACES PER UNIT LESS THAN 51.0 M2 (549.0 FT2) IN FLOOR AREA  1.0 SPACES PER UNIT FOR THE REMAINING DWELLINGS ABOVE 51.0 M2 (549.0 FT2) IN FLOOR AREA	39 UNITS (LESS THAN 51.0 M2) X 0.165 = 7 SPACES  210 UNITS X 1.0 = 210 SPACES
OFF-STREET PARKING – RETAIL	1.0 SPACE / 20 M2 (821.65 M2 / 20 M2 X 1.0 - 10% = 38 SPACES)	0 SPACES
OFF-STREET PARKING – OFFICE	1.0 SPACE / 28 M2 (413.79 M2 / 28M2 X 1.0 -10% = 14 SPACES)	0 SPACES
OFF-STREET PARKING – VISITOR	20% OF 249 SPACES (50 SPACES)	0 SPACES
BARRIER FREE PARKING	2 + 2% OF 300 = 8 SPACES TYPE A: 4 SPACES TYPE B: 4 SPACES	3 SPACES TYPE A: 1 SPACE TYPE B: 2 SPACES
BICYCLE PARKING	10% OF THE REQUIRED (300 X 0.10 = 30 SPACES)	60 BICYCLE PARKING SPACES
OFF-STREET LOADING	OVER 0 UP TO AND INCLUDING 2,320.0 M2 = 1 LOADING SPACE	1 LOADING SPACE

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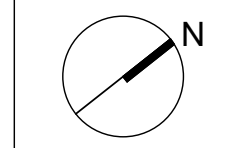
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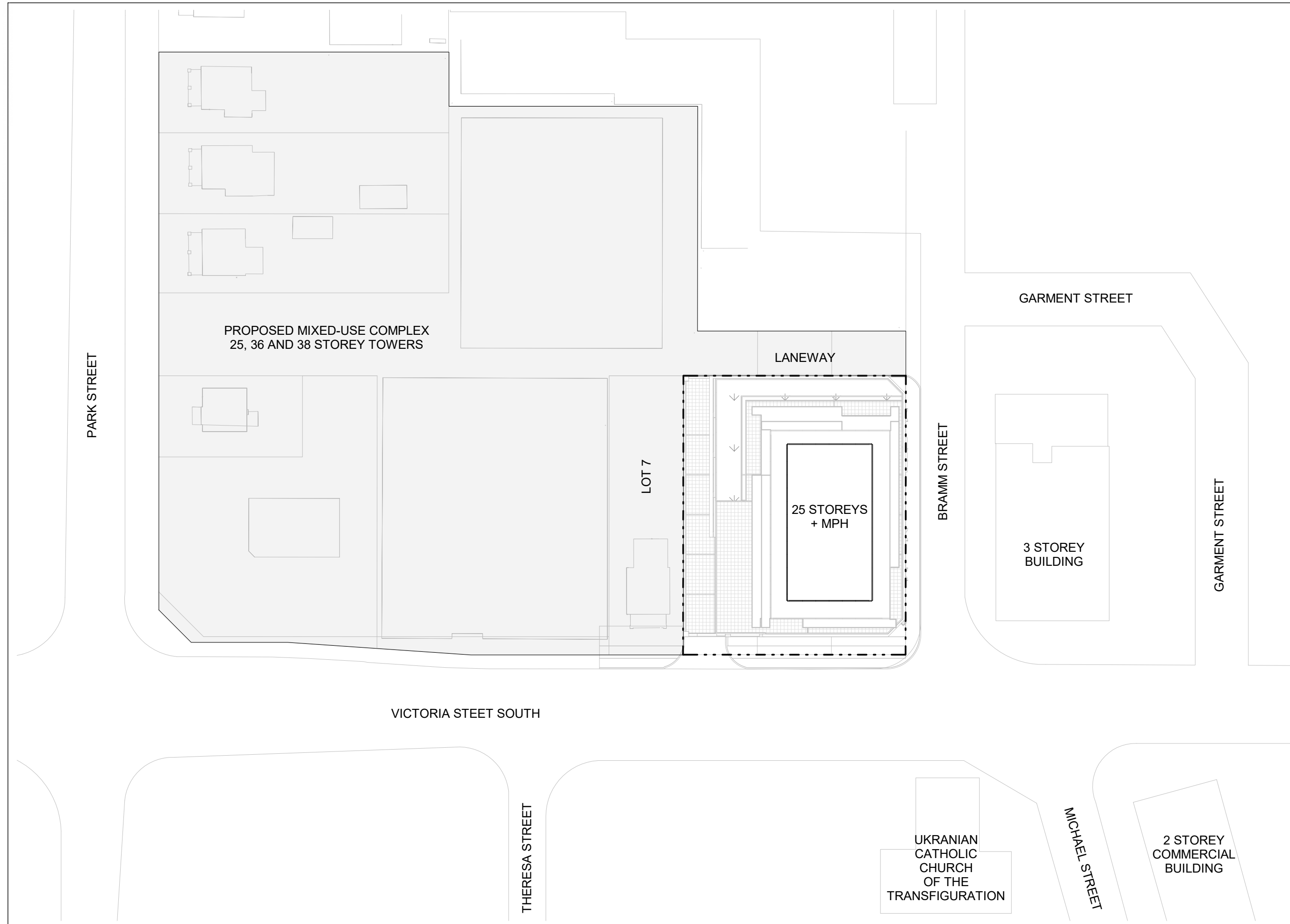


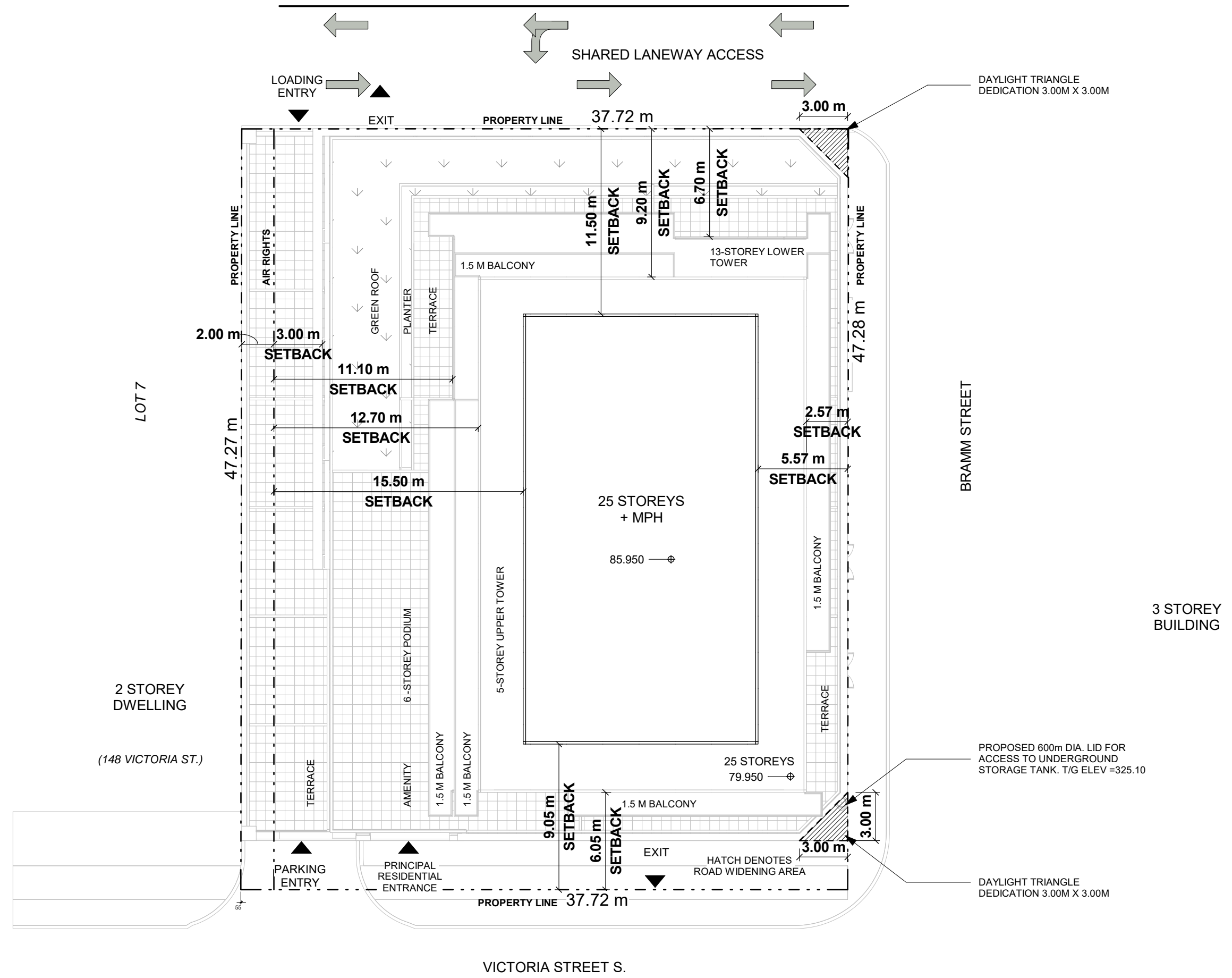
## CONTEXT PLAN

1 : 600

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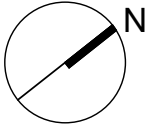
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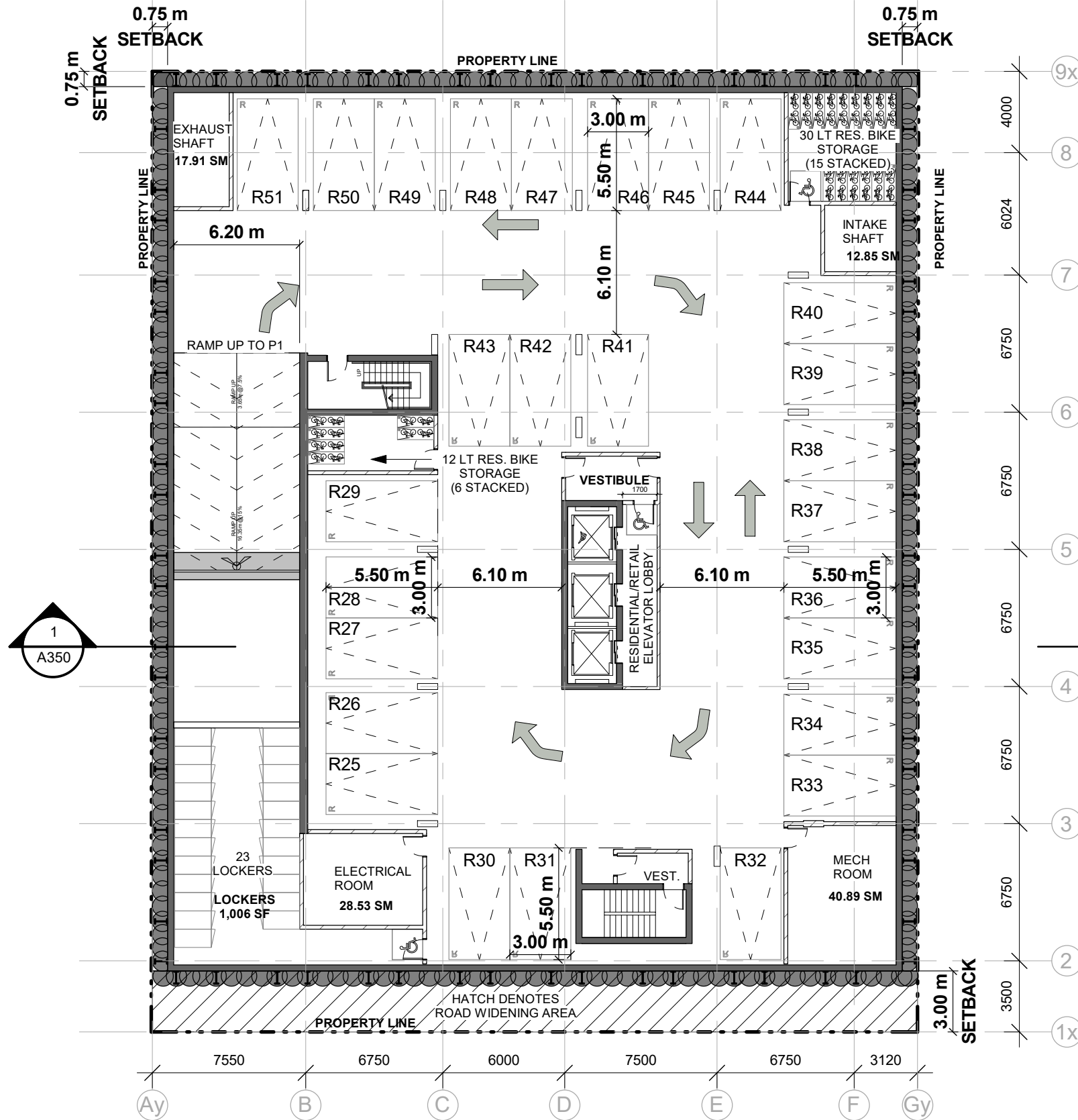


### SITE PLAN

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**A102**



**PARKING COUNT**

NUMBER OF PARKING SPACES - P1:	27
NUMBER OF PARKING SPACES - P2:	24
<b>TOTAL NUMBER OF PARKING SPACES:</b>	<b>51</b>

**AREA BY TYPE - LEVEL P2**

GFA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
DEDUCTION	13,391 SF	1	13,390 SF
LOCKERS	1,006 SF	1	1,010 SF
RESIDENTIAL	395 SF	1	400 SF
SERVICE	2,153 SF	1	2,150 SF
<b>TOTAL AREA</b>	<b>16,945 SF</b>		<b>16,950 SF</b>
<b>TOTAL GFA - LEVEL P2</b>			<b>3,550 SF</b>

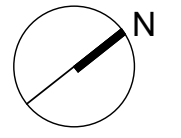
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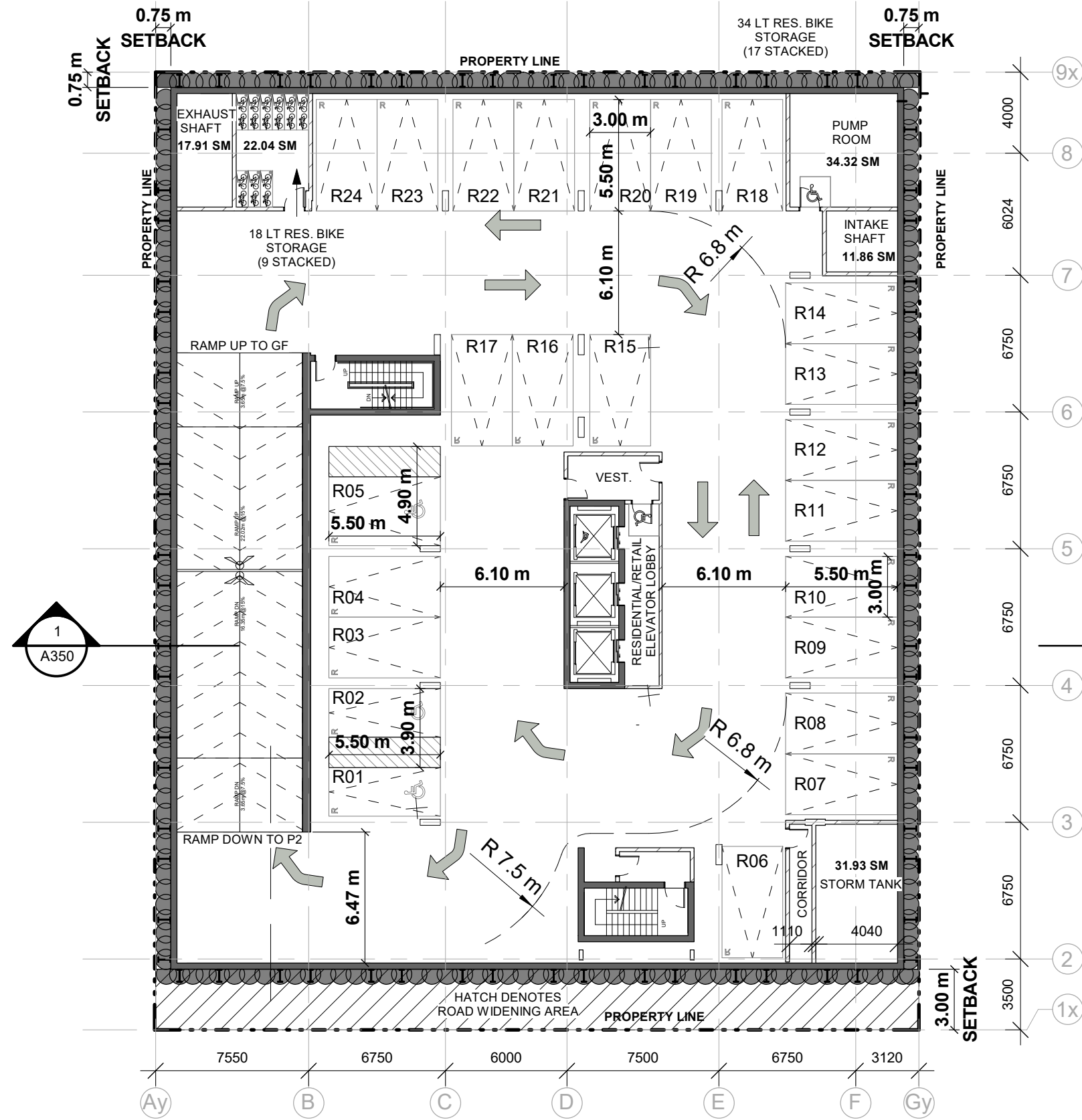


**LEVEL P2**

1 : 250

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**A200**



**PARKING COUNT**

NUMBER OF PARKING SPACES - P1:	27
NUMBER OF PARKING SPACES - P2:	24
<b>TOTAL NUMBER OF PARKING SPACES:</b>	<b>51</b>

**AREA BY TYPE - LEVEL P1**

AREA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
DEDUCTION	14,658 SF	1	14,660 SF
RESIDENTIAL	488 SF	1	490 SF
SERVICE	1,779 SF	1	1,780 SF
<b>TOTAL AREA</b>	<b>16,926 SF</b>		<b>16,930 SF</b>
<b>TOTAL GFA - LEVEL P1</b>			<b>2,270 SF</b>

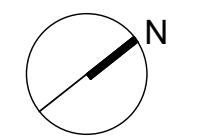
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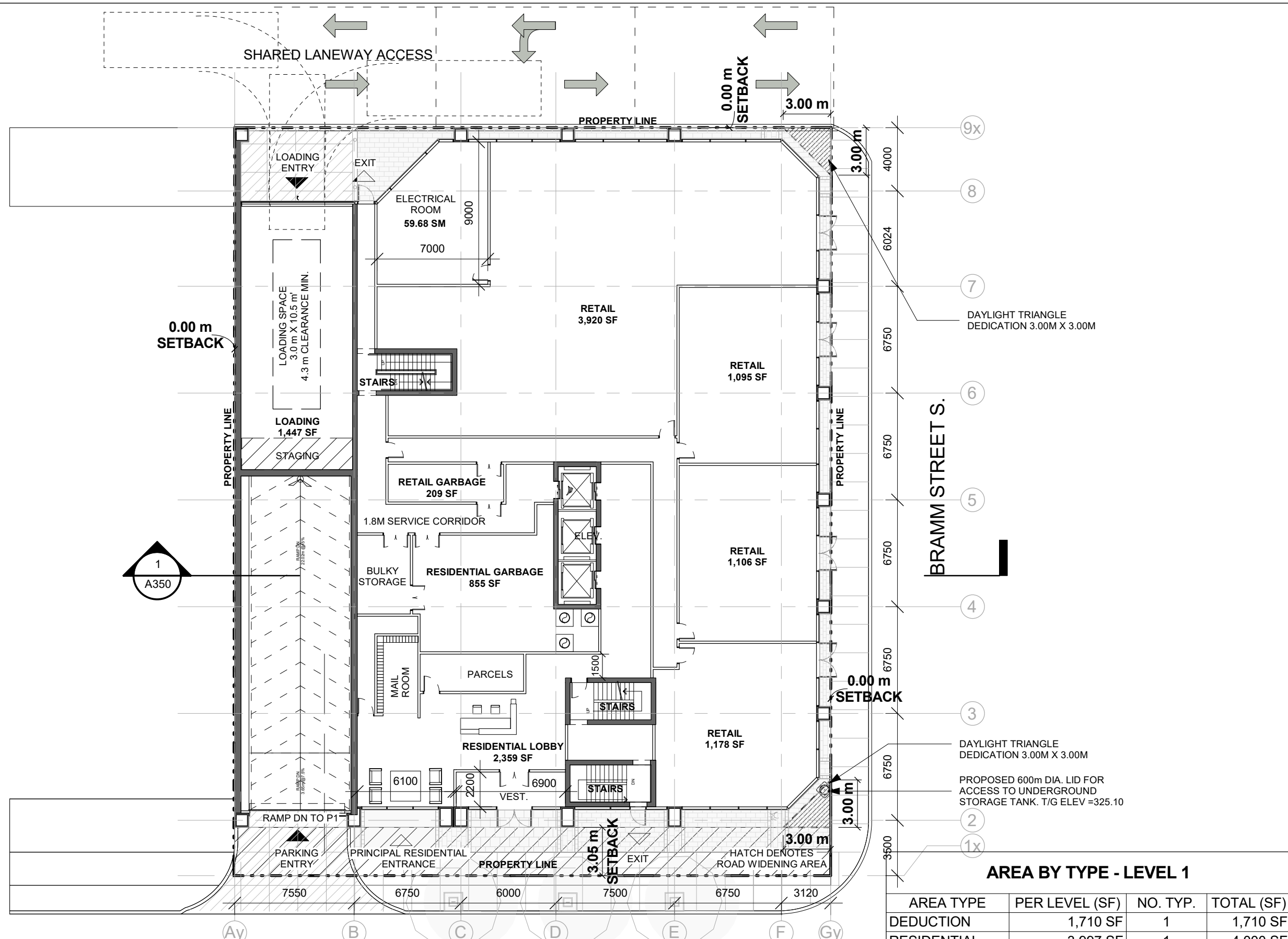


**LEVEL P1**

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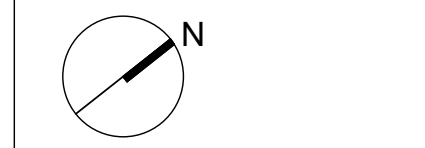


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**GROUND LEVEL PLAN**

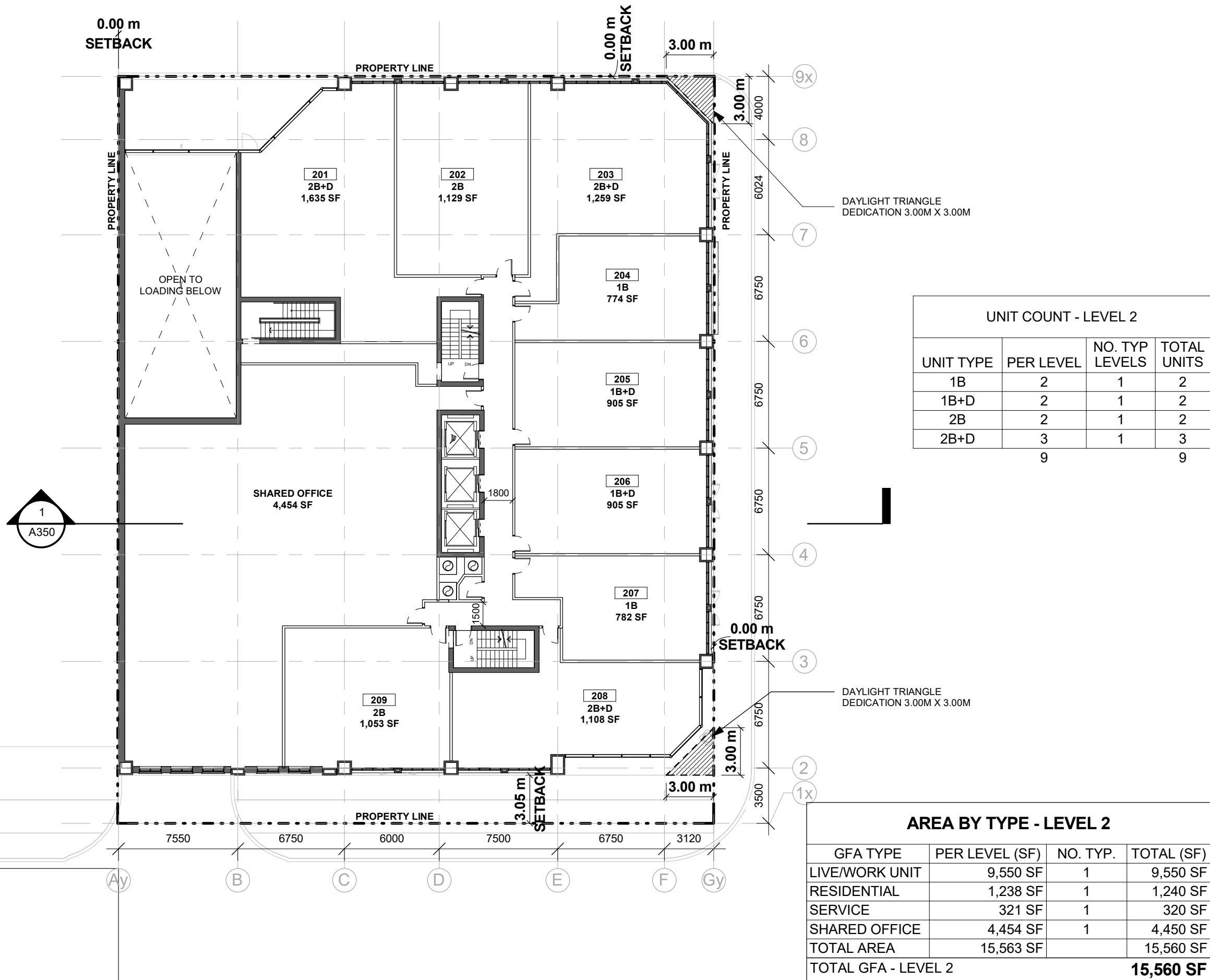
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AREA BY TYPE - LEVEL 1			
AREA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
DEDUCTION	1,710 SF	1	1,710 SF
RESIDENTIAL	3,997 SF	1	4,000 SF
RETAIL	8,019 SF	1	8,020 SF
SERVICE	2,815 SF	1	2,820 SF
TOTAL AREA	16,541 SF		16,540 SF
TOTAL GFA - LEVEL 1			<b>14,830 SF</b>

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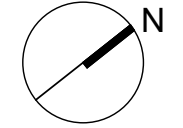
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### LEVEL 2

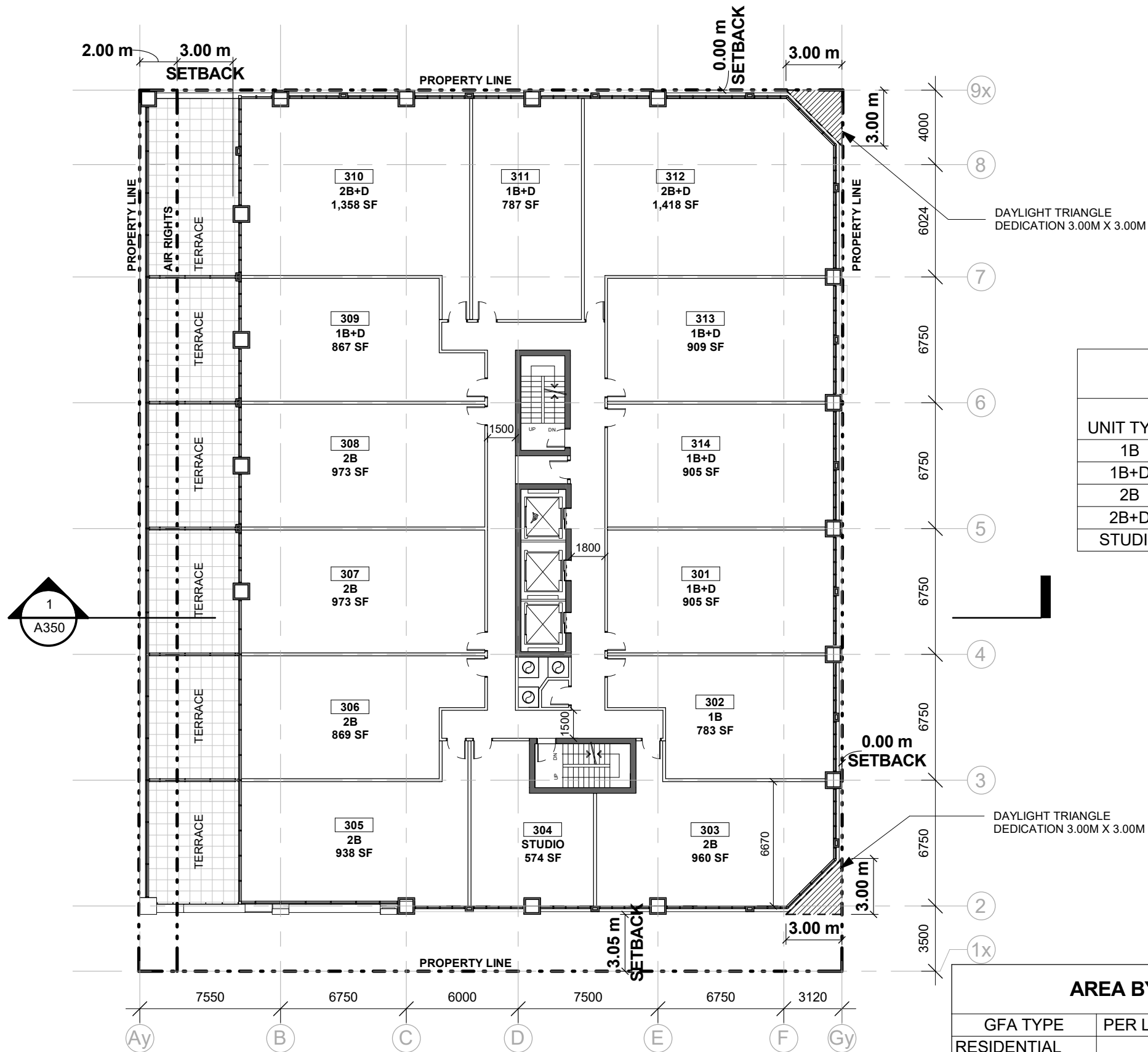
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UNIT TYPE	PER LEVEL	NO. TYP LEVELS	TOTAL UNITS
1B	2	1	2
1B+D	2	1	2
2B	2	1	2
2B+D	3	1	3
	9		9

GFA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
LIVE/WORK UNIT	9,550 SF	1	9,550 SF
RESIDENTIAL	1,238 SF	1	1,240 SF
SERVICE	321 SF	1	320 SF
SHARED OFFICE	4,454 SF	1	4,450 SF
TOTAL AREA	15,563 SF		15,560 SF
TOTAL GFA - LEVEL 2			<b>15,560 SF</b>

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# A203



**UNIT COUNT - LEVEL 3**

UNIT TYPE	PER LEVEL	NO. TYP LEVELS	TOTAL UNITS
1B	1	1	1
1B+D	5	1	5
2B	5	1	5
2B+D	2	1	2
STUDIO	1	1	1
	14		14

**AREA BY TYPE - LEVEL 3**

GFA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
RESIDENTIAL	1,468 SF	1	1,470 SF
SALEABLE UNIT	13,220 SF	1	13,220 SF
SERVICE	321 SF	1	320 SF
TOTAL AREA	15,009 SF		15,010 SF
TOTAL GFA - LEVEL 3			<b>15,010 SF</b>

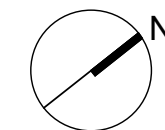
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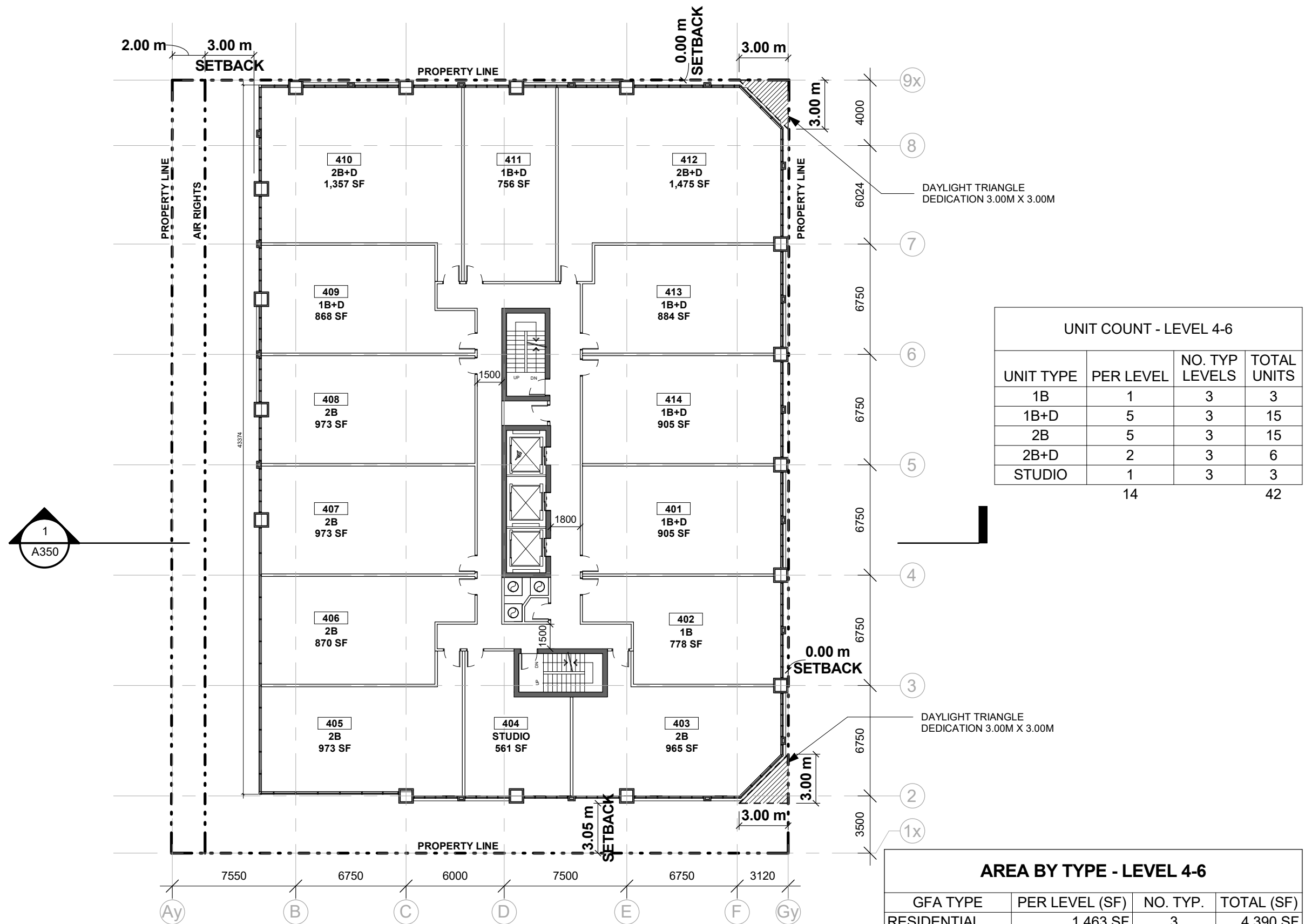


**LEVEL 3**

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UNIT COUNT - LEVEL 4-6			
UNIT TYPE	PER LEVEL	NO. TYP LEVELS	TOTAL UNITS
1B	1	3	3
1B+D	5	3	15
2B	5	3	15
2B+D	2	3	6
STUDIO	1	3	3
	14		42

AREA BY TYPE - LEVEL 4-6			
GFA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
RESIDENTIAL	1,463 SF	3	4,390 SF
SALEABLE UNIT	13,243 SF	3	39,730 SF
SERVICE	326 SF	3	980 SF
TOTAL AREA	15,032 SF		45,100 SF
TOTAL GFA - LEVEL 4-6			<b>45,100 SF</b>

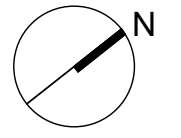
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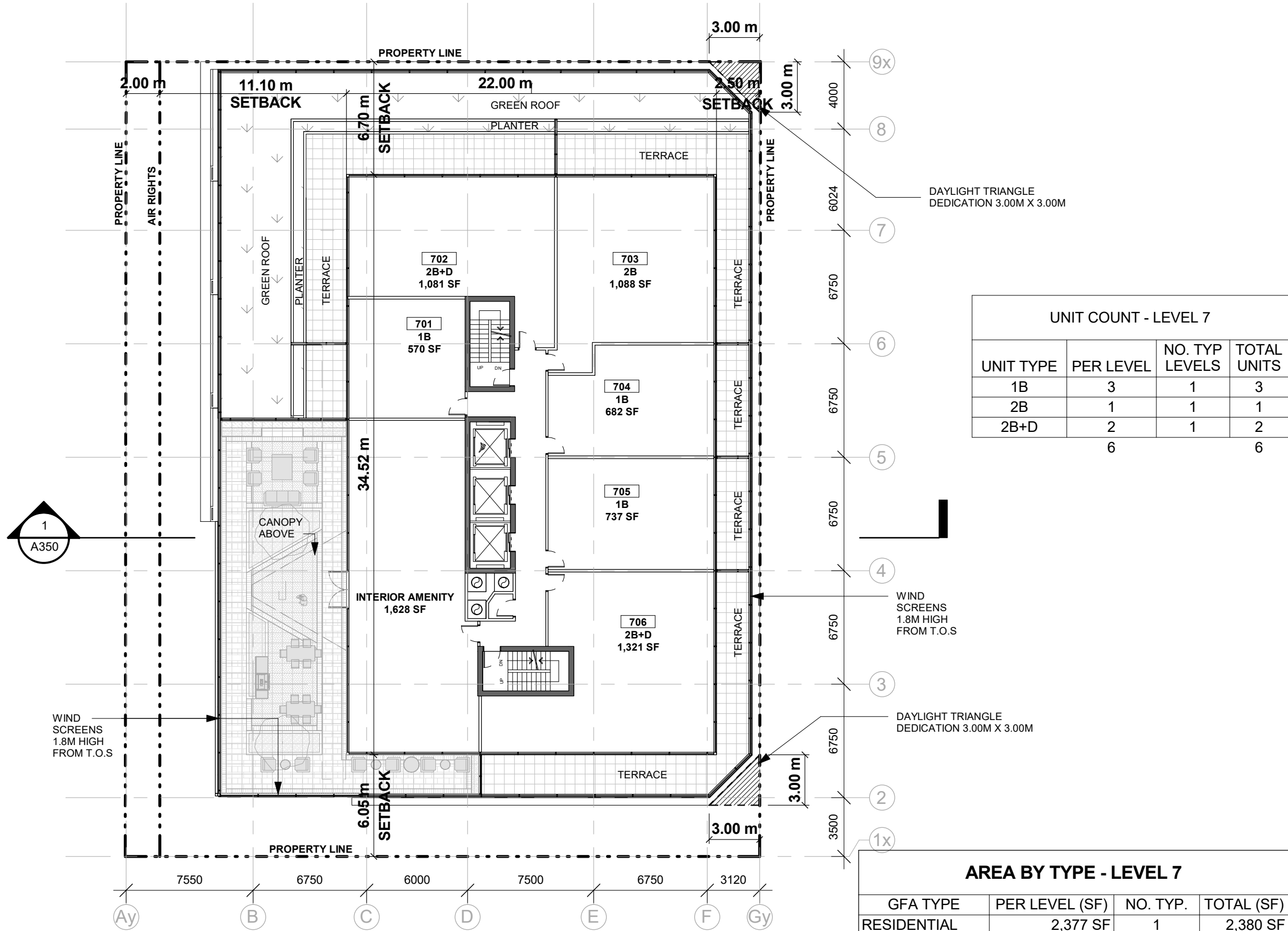


**LEVEL 4-6**

1 : 250

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**A205**



**UNIT COUNT - LEVEL 7**

UNIT TYPE	PER LEVEL	NO. TYP LEVELS	TOTAL UNITS
1B	3	1	3
2B	1	1	1
2B+D	2	1	2
	6		6

**AREA BY TYPE - LEVEL 7**

GFA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
RESIDENTIAL	2,377 SF	1	2,380 SF
SALEABLE UNIT	5,479 SF	1	5,480 SF
SERVICE	319 SF	1	320 SF
TOTAL AREA	8,175 SF		8,180 SF
<b>TOTAL GFA - LEVEL 7</b>			<b>8,180 SF</b>

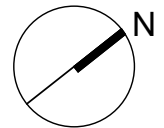
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KITCHENER, ON N2G 2B5  
20-233

**DECEMBER 17, 2021**

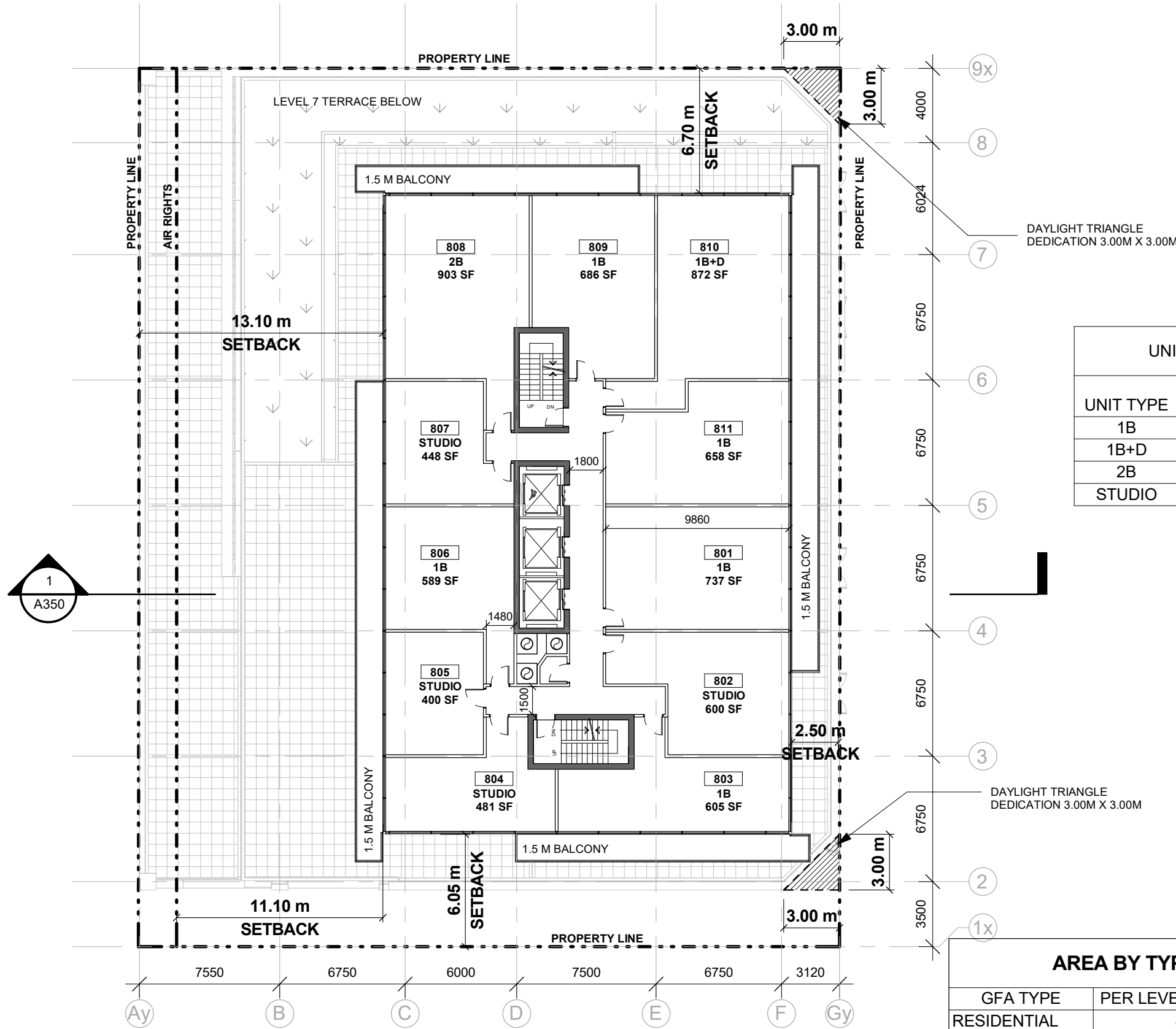


**LEVEL 7**

1 : 250

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**A206**



UNIT TYPE	PER LEVEL	NO. TYP LEVELS	TOTAL UNITS
1B	5	13	65
1B+D	1	13	13
2B	1	13	13
STUDIO	4	13	52
	11		143

GFA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
RESIDENTIAL	877 SF	13	11,400 SF
SALEABLE UNIT	6,979 SF	13	90,720 SF
SERVICE	320 SF	13	4,160 SF
TOTAL AREA	8,175 SF		106,280 SF
TOTAL GFA - LEVEL 8-20			<b>106,280 SF</b>

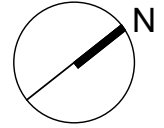
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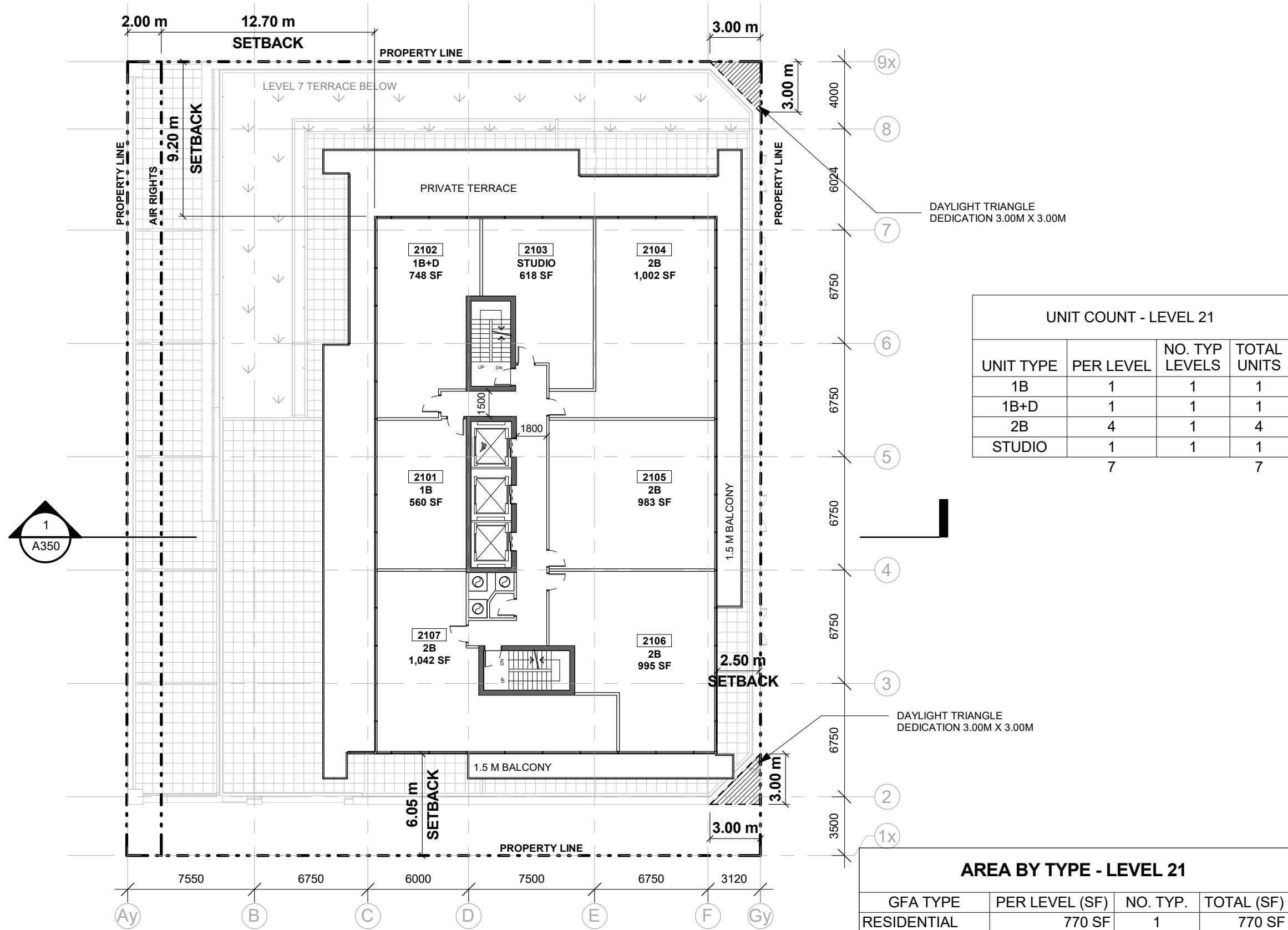


### LEVEL 8 (LEVEL 9-20 SIM.)

1 : 250

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**A207**



UNIT COUNT - LEVEL 21			
UNIT TYPE	PER LEVEL	NO. TYP LEVELS	TOTAL UNITS
1B	1	1	1
1B+D	1	1	1
2B	4	1	4
STUDIO	1	1	1
	7		7

AREA BY TYPE - LEVEL 21			
GFA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
RESIDENTIAL	770 SF	1	770 SF
SALEABLE UNIT	5,947 SF	1	5,950 SF
SERVICE	315 SF	1	310 SF
TOTAL AREA	7,032 SF		7,030 SF
TOTAL GFA - LEVEL 21			<b>7,030 SF</b>

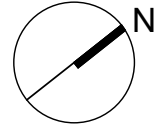
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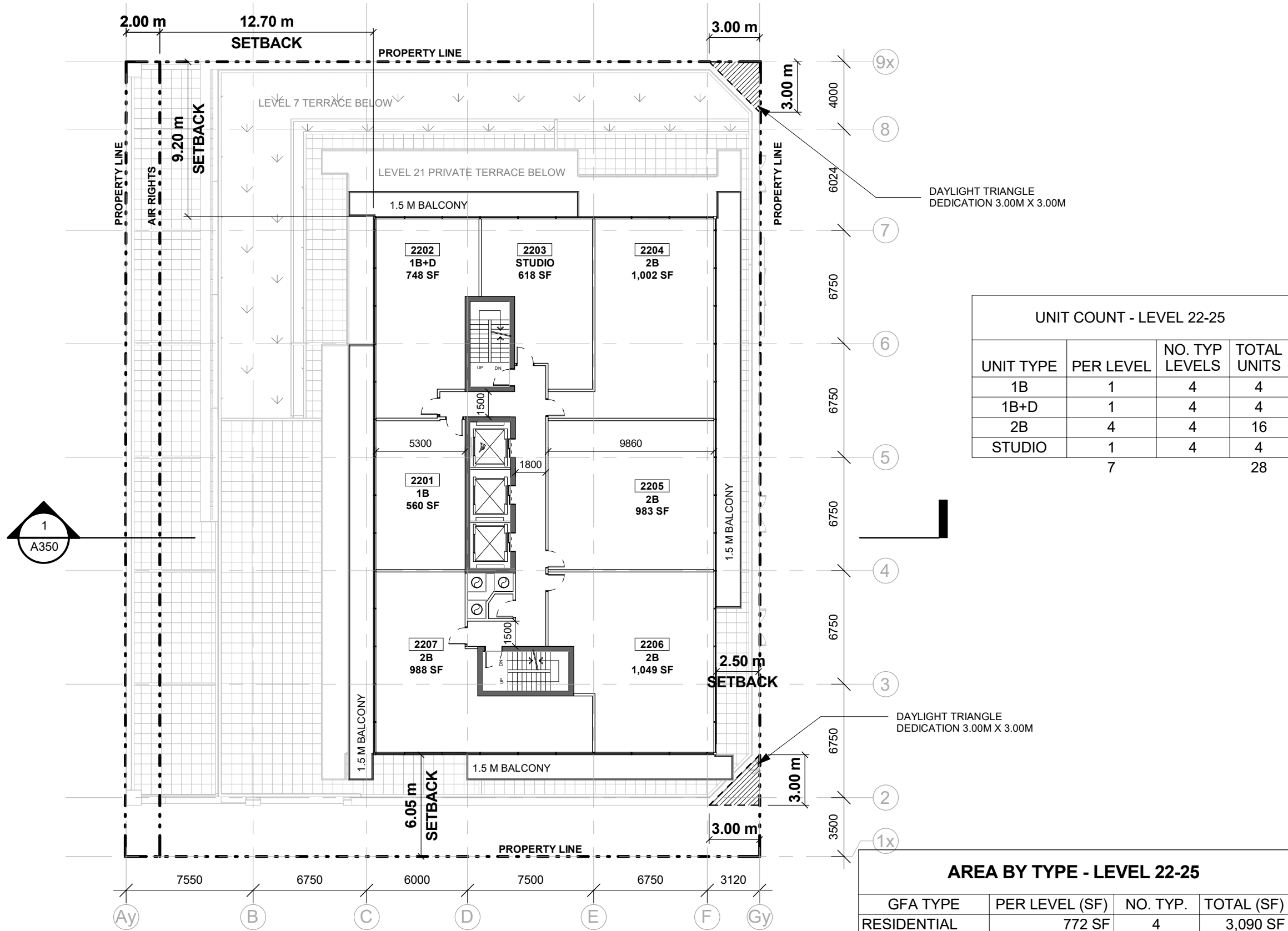


### LEVEL 21

1 : 250

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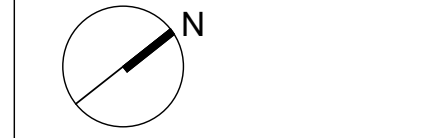
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### LEVEL 22 (LEVEL 23-25 SIM.)

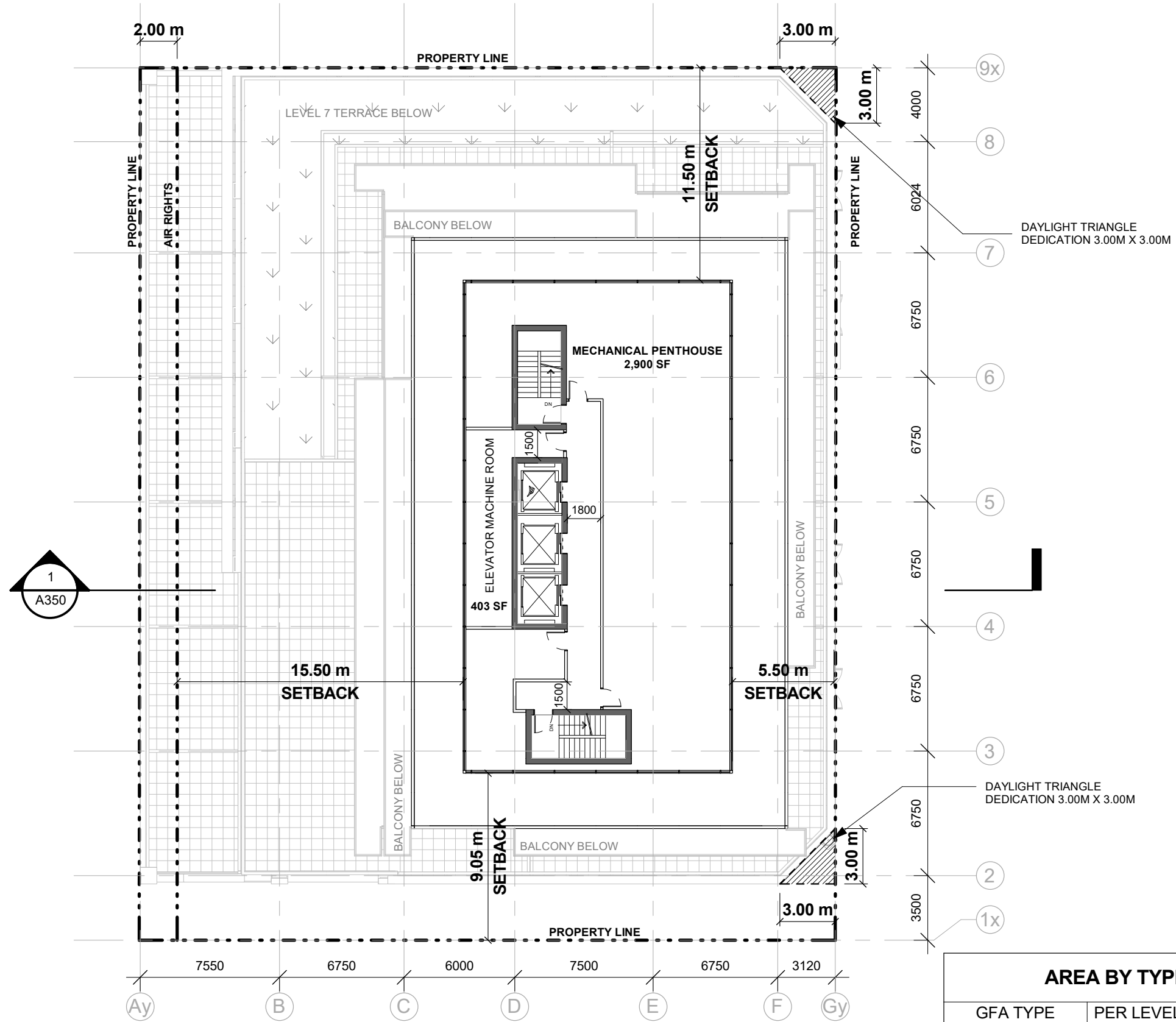
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UNIT TYPE	PER LEVEL	NO. TYP LEVELS	TOTAL UNITS
1B	1	4	4
1B+D	1	4	4
2B	4	4	16
STUDIO	1	4	4
	7		28

GFA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
RESIDENTIAL	772 SF	4	3,090 SF
SALEABLE UNIT	5,948 SF	4	23,790 SF
SERVICE	312 SF	4	1,250 SF
TOTAL AREA	7,032 SF		28,130 SF
TOTAL GFA - LEVEL 22-25			<b>28,130 SF</b>

**A209**



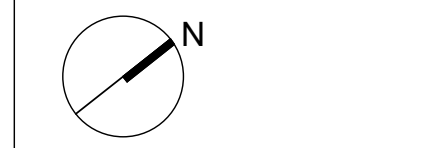
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### LEVEL MPH

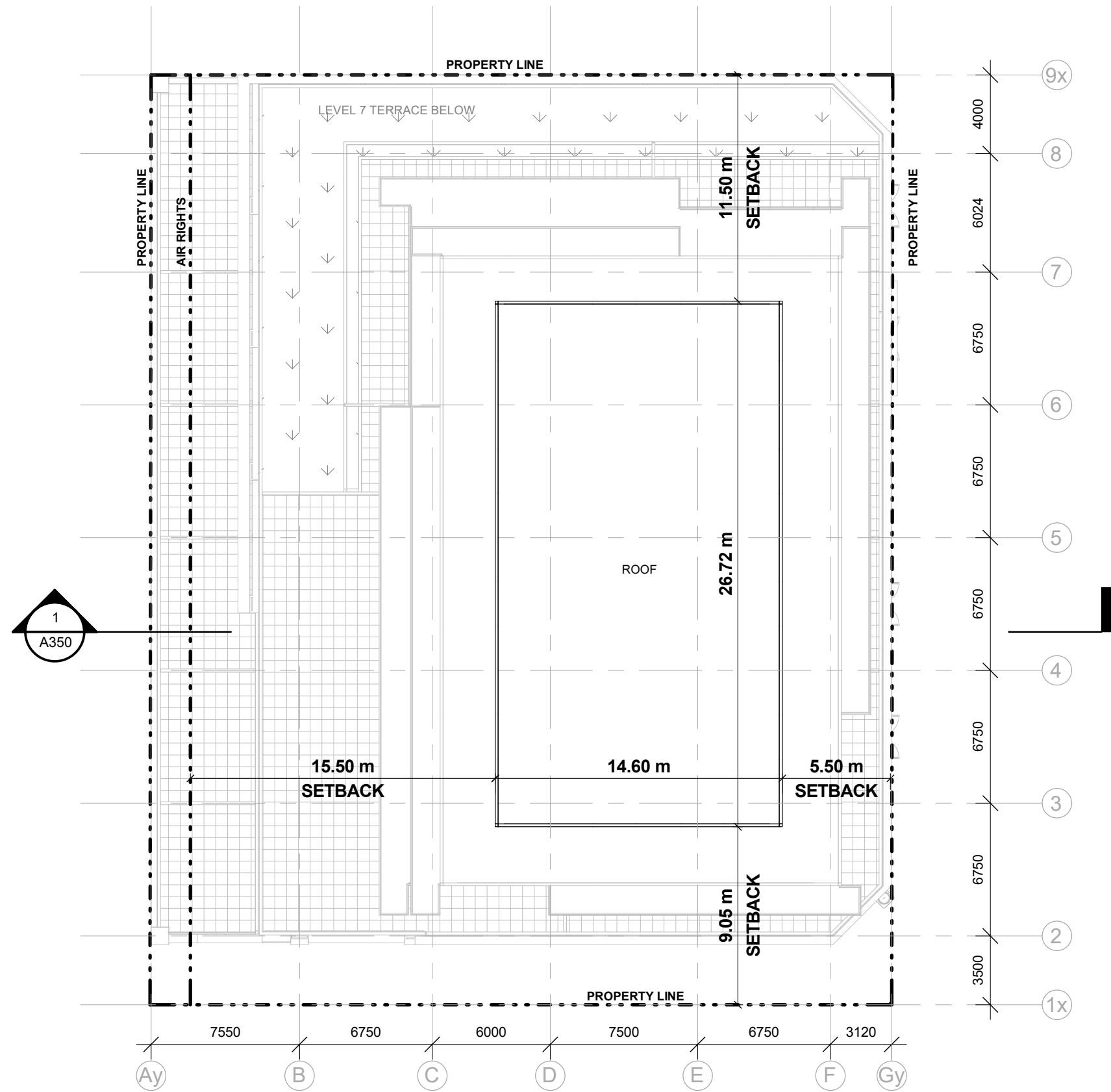
1 : 250

AREA BY TYPE - LEVEL MPH			
GFA TYPE	PER LEVEL (SF)	NO. TYP.	TOTAL (SF)
RESIDENTIAL	672 SF	1	670 SF
SERVICE	3,527 SF	1	3,530 SF
<b>TOTAL AREA</b>	<b>4,200 SF</b>		<b>4,200 SF</b>
<b>TOTAL GFA - LEVEL MPH</b>			<b>4,200 SF</b>

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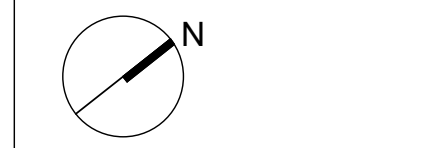
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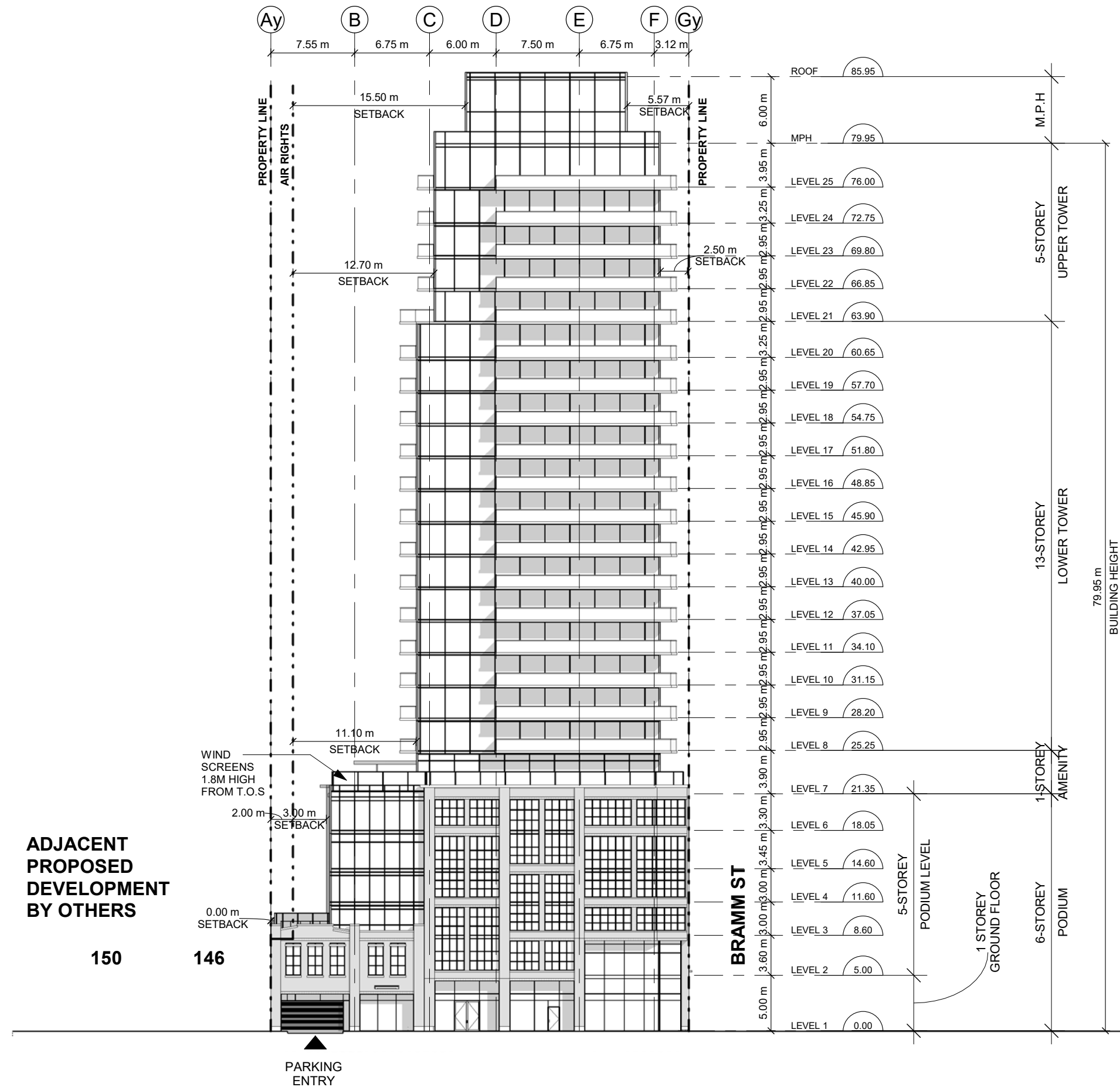


### ROOF PLAN

1 : 250

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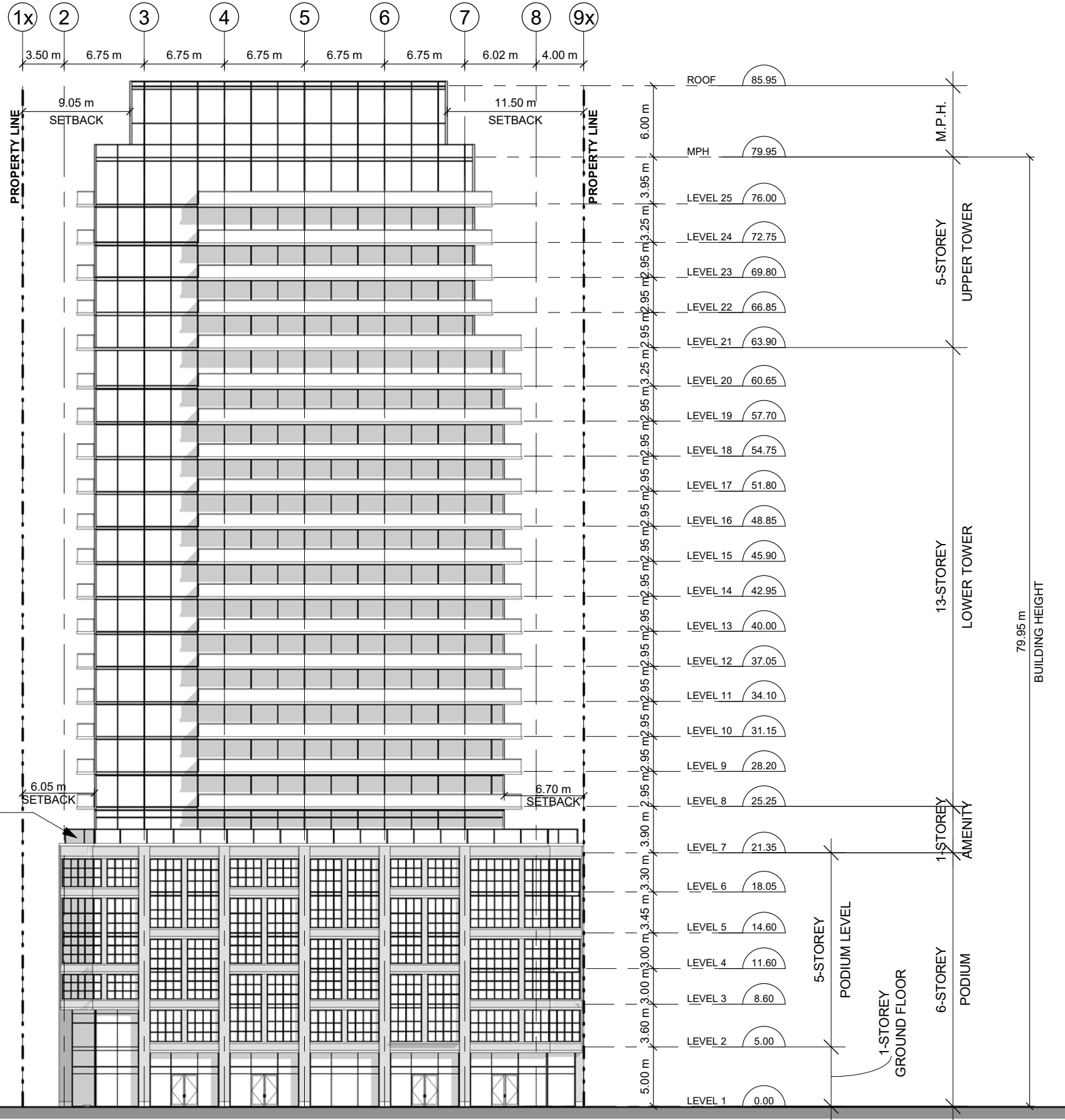


## SOUTH ELEVATION

1 : 400

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**A300**



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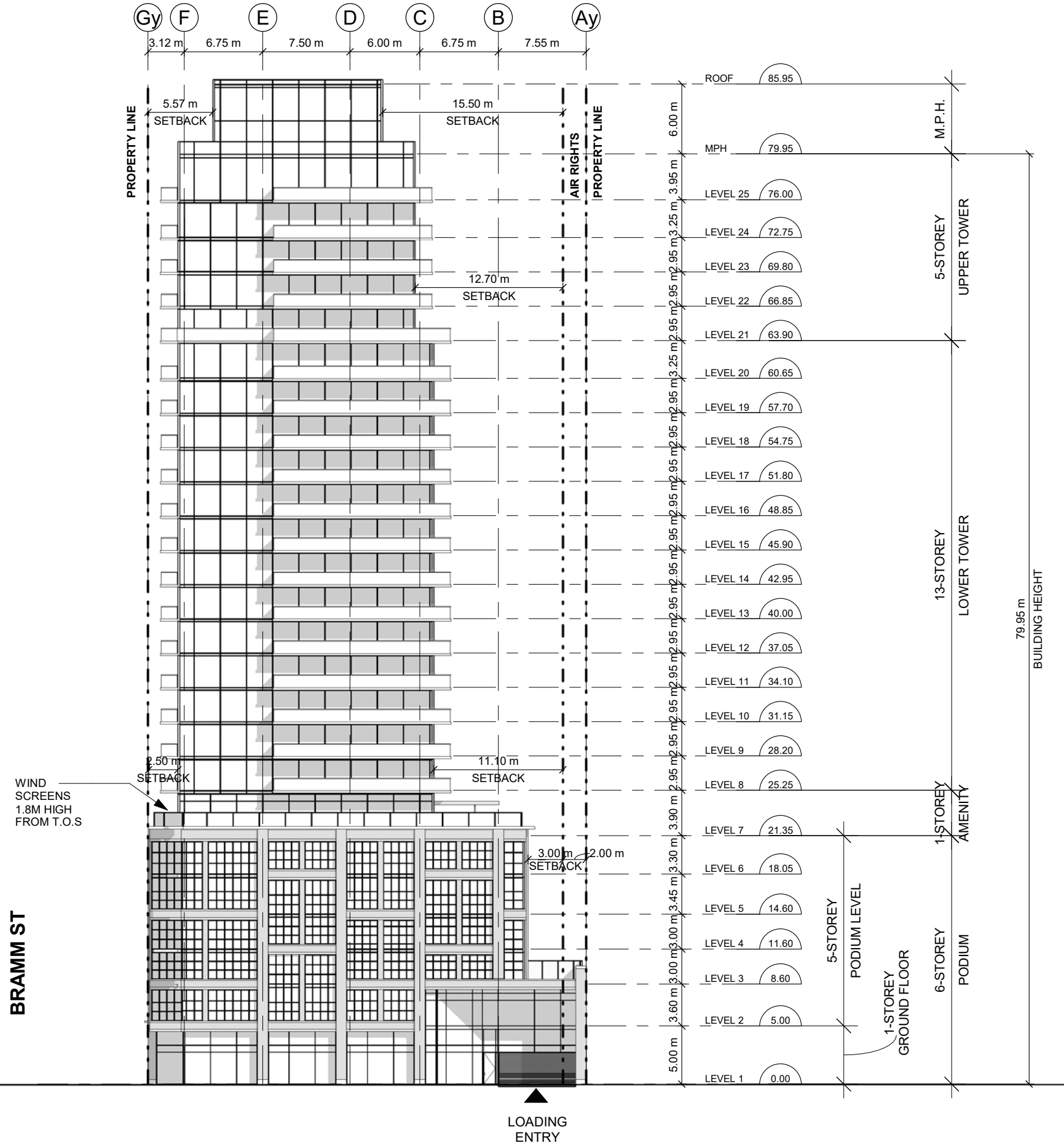


### EAST ELEVATION

1 : 400

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**A301**



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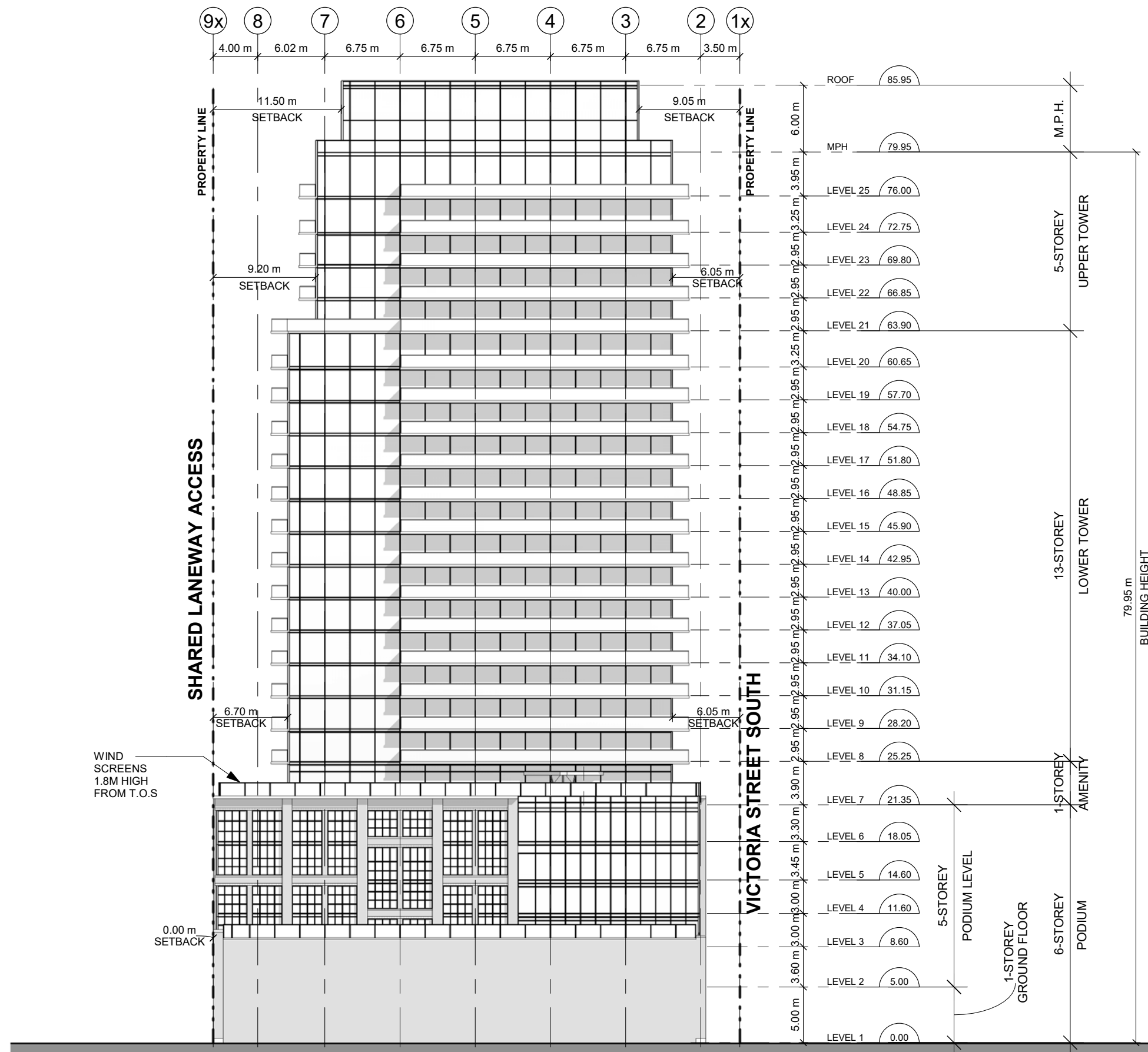


**NORTH ELEVATION**

1 : 400

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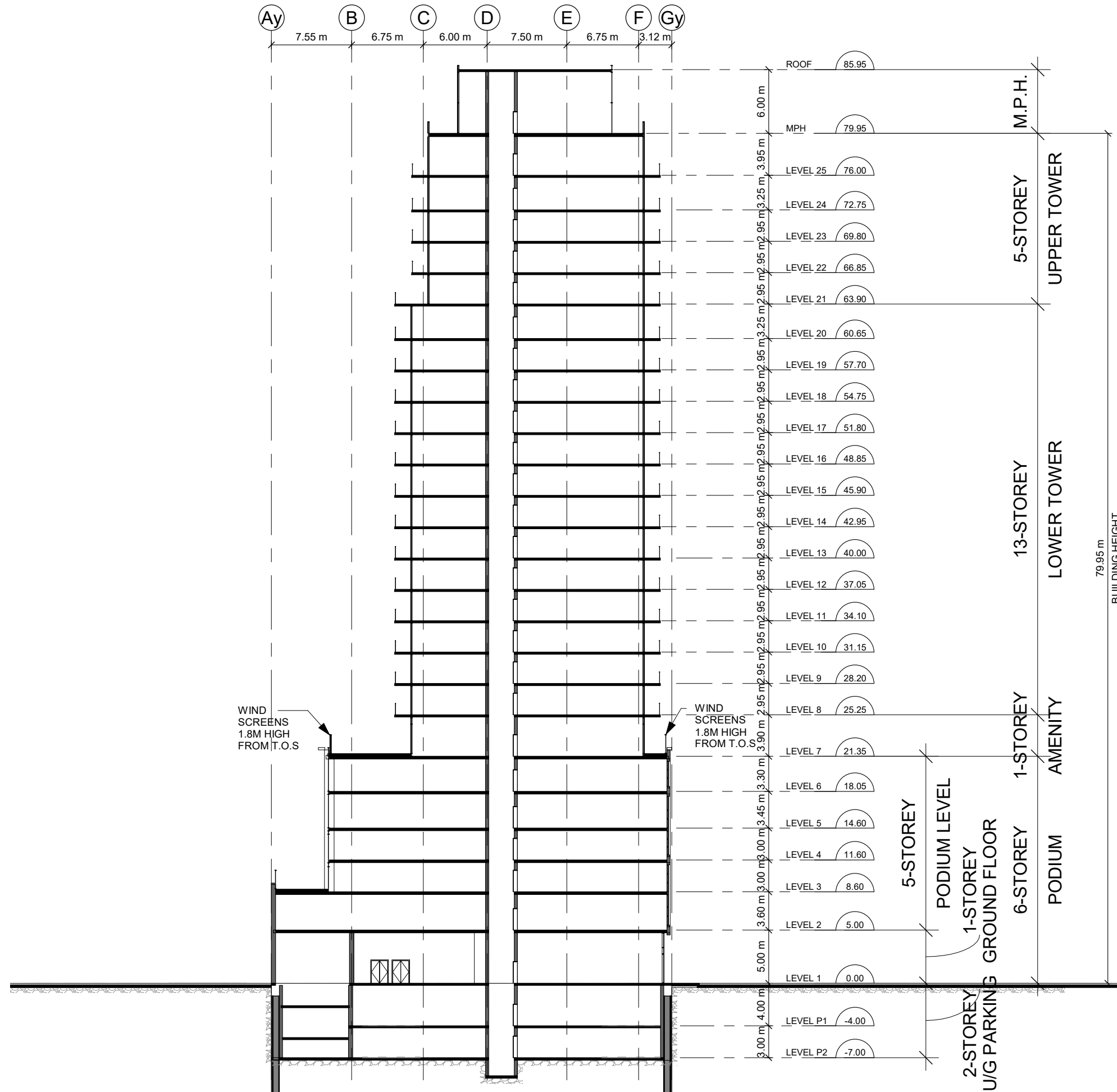


## WEST ELEVATION

1 : 400

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### EAST-WEST BUILDING SECTION

1 : 400

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**PERSPECTIVE VIEW**

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**A403**



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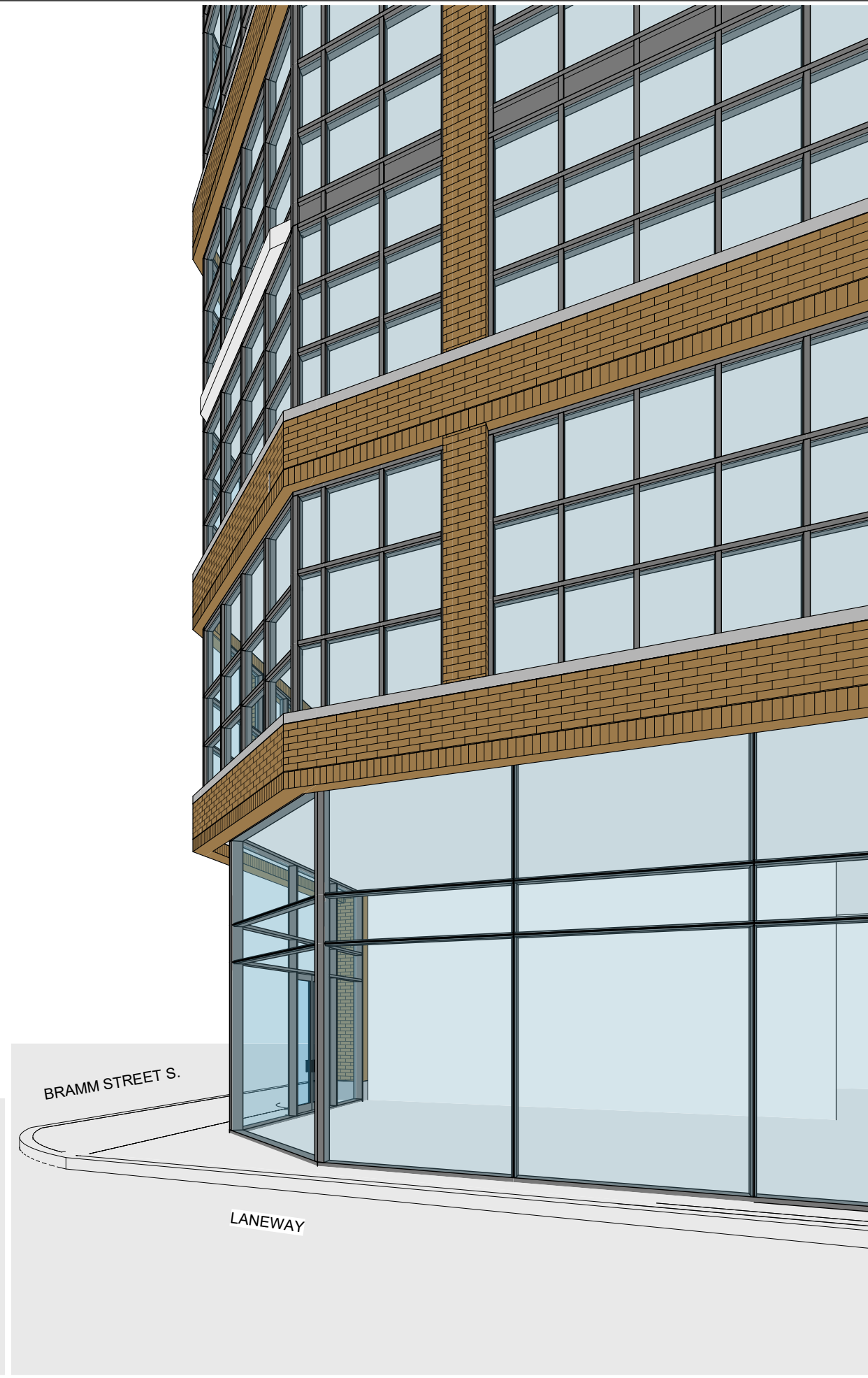
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**PERSPECTIVE VIEW  
- CORNER  
VISIBILITY  
TRIANGLE  
(SOUTHEAST)**

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**A404**



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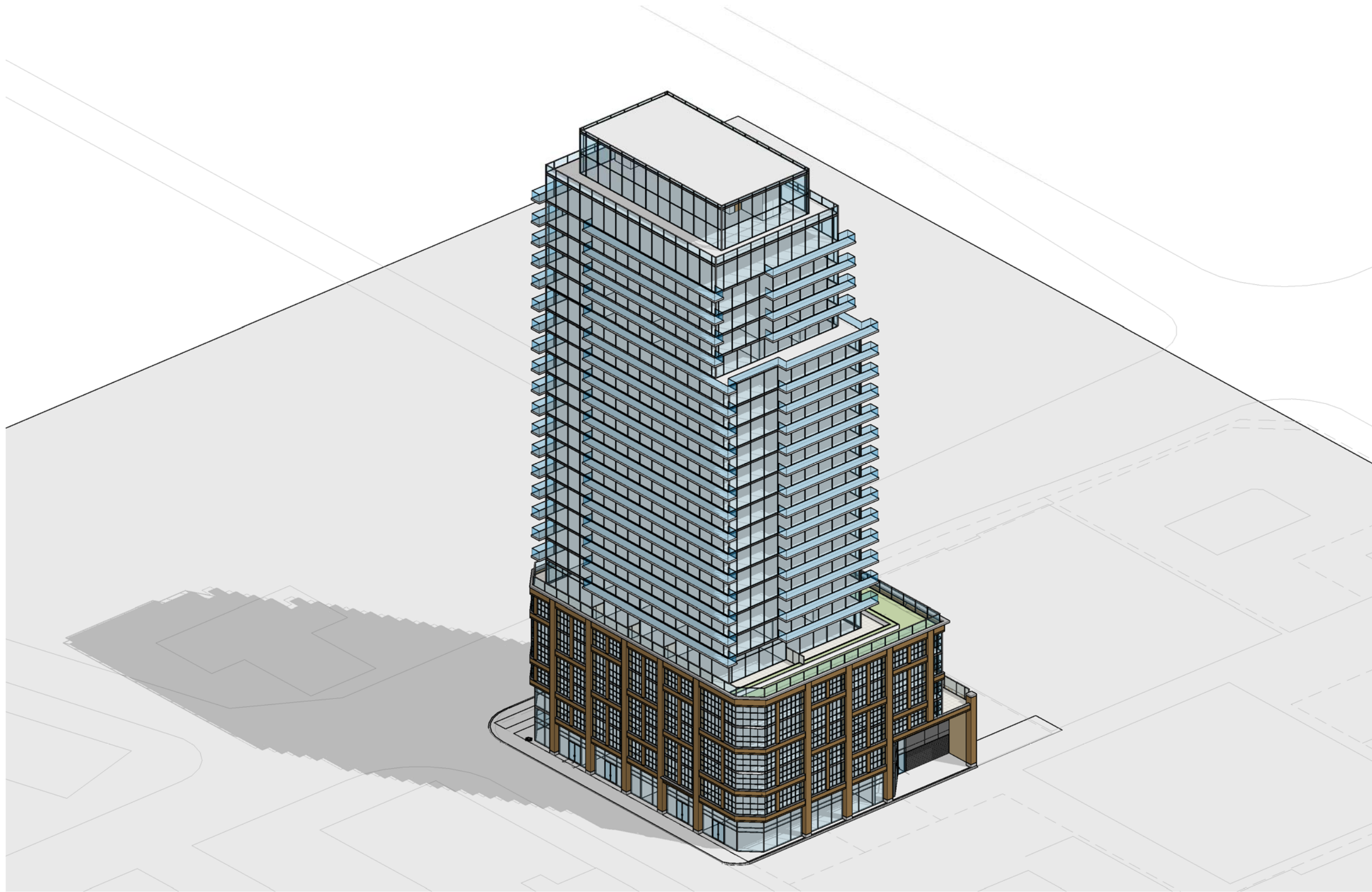
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**PERSPECTIVE VIEW  
- CORNER  
VISIBILITY  
TRIANGLE  
(NORTHEAST)**

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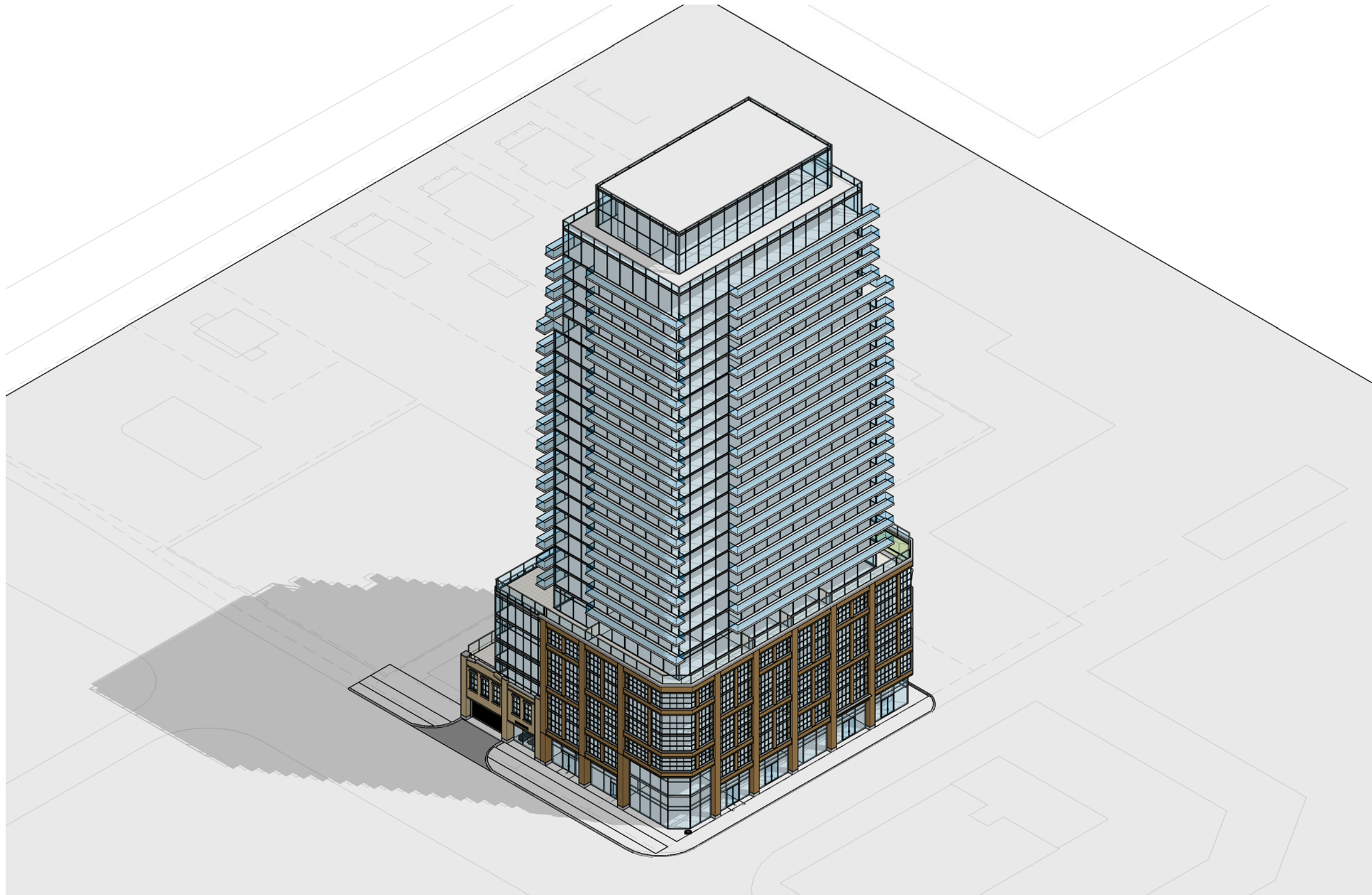
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**EAST AXO**

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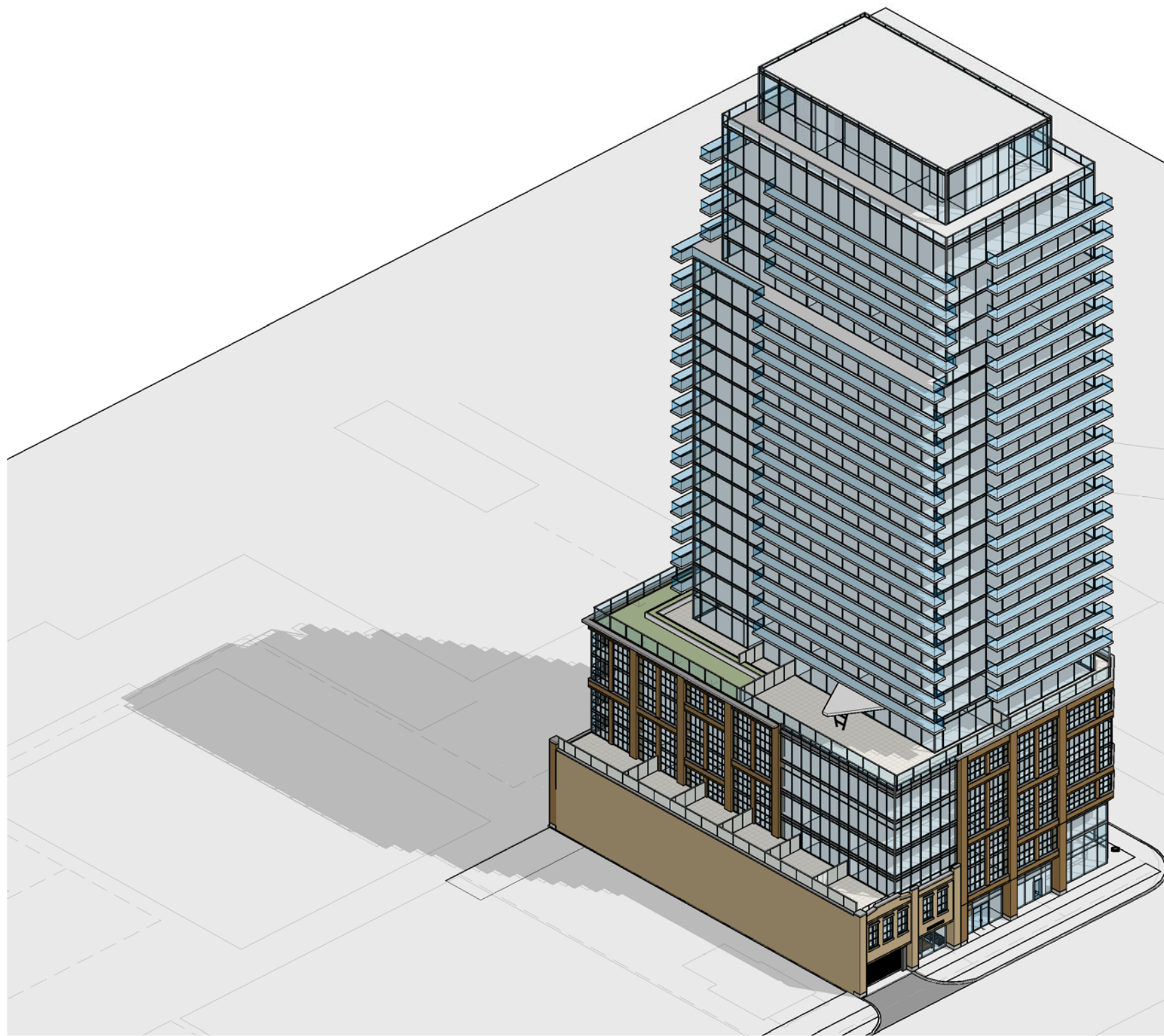
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**SOUTH AXO**

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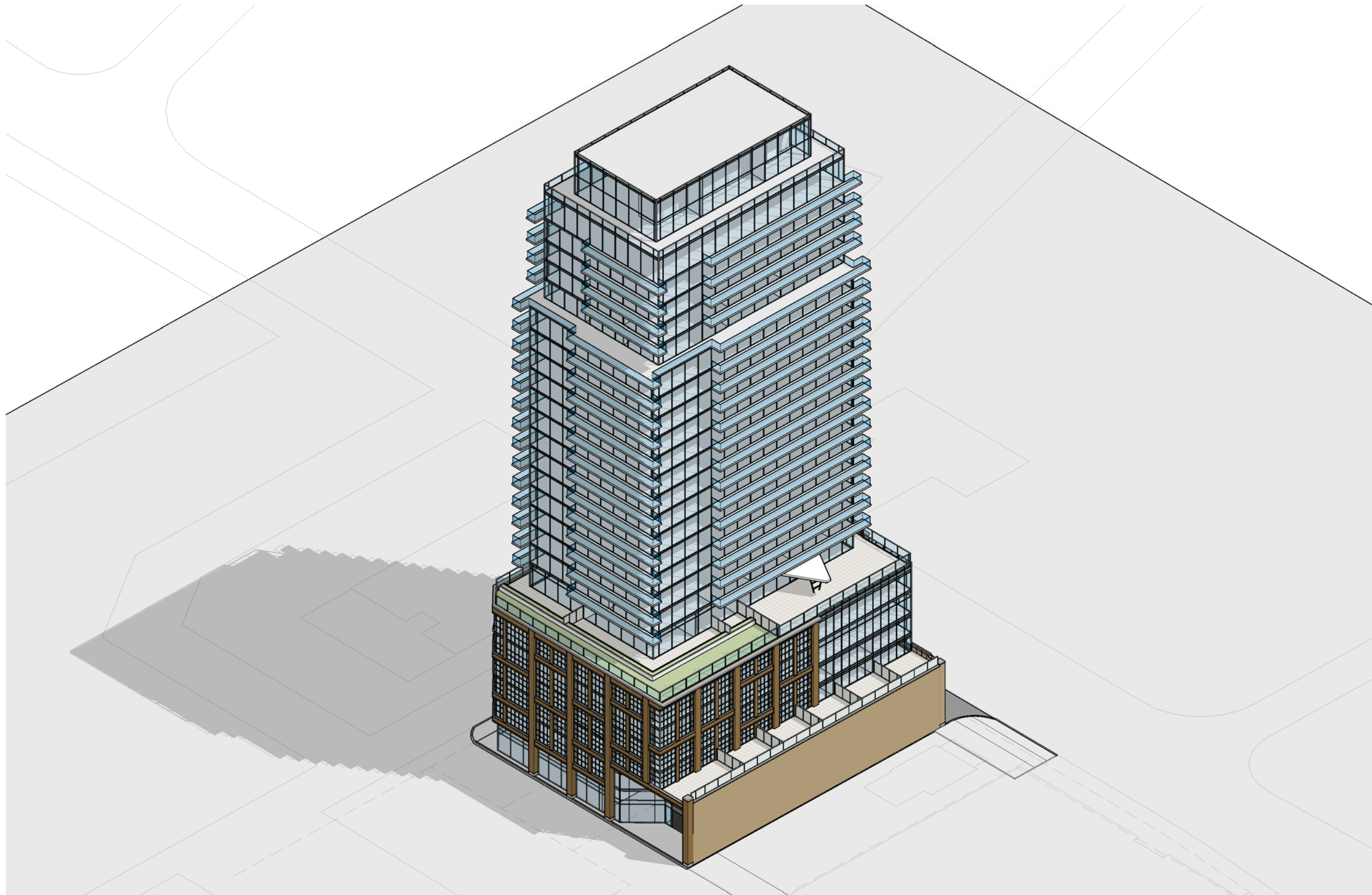
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**COREARCHITECTS**  
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER  
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130 QUEENS QUAY EAST, SUITE 700, WEST TOWER  
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