



**SUBJECT PROPERTY**

WATER ST

HARBOUR DR

BISHOP'S COVE

GEORGE ST

ADELAIDE ST

CCM

CCR

CCR

CCR

CCR-WSW

IG

11-17

310

305

312

309

13

318

315

15

320

317

324

326

319

23

330

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332

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331

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140

135

DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\applications 2019\dev1900058-331 water street.mxd

View of site from Harbour Drive



NORTH ELEVATION - MATERIAL OPTION #1 RENDER

VIEW FROM HARBOUR DR.

SCALE:



\*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \*RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.  
\*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

OFFICE BUILDING  
A PROJECT FOR  
ALRE PROPERTIES INC.

HOUSTON

05/21/21

TEXAS

Author

183029

powers  
brown  
archit  
ecture

NORTH ELEVATION - MATERIAL OPTION #1

SCALE: 1 : 100



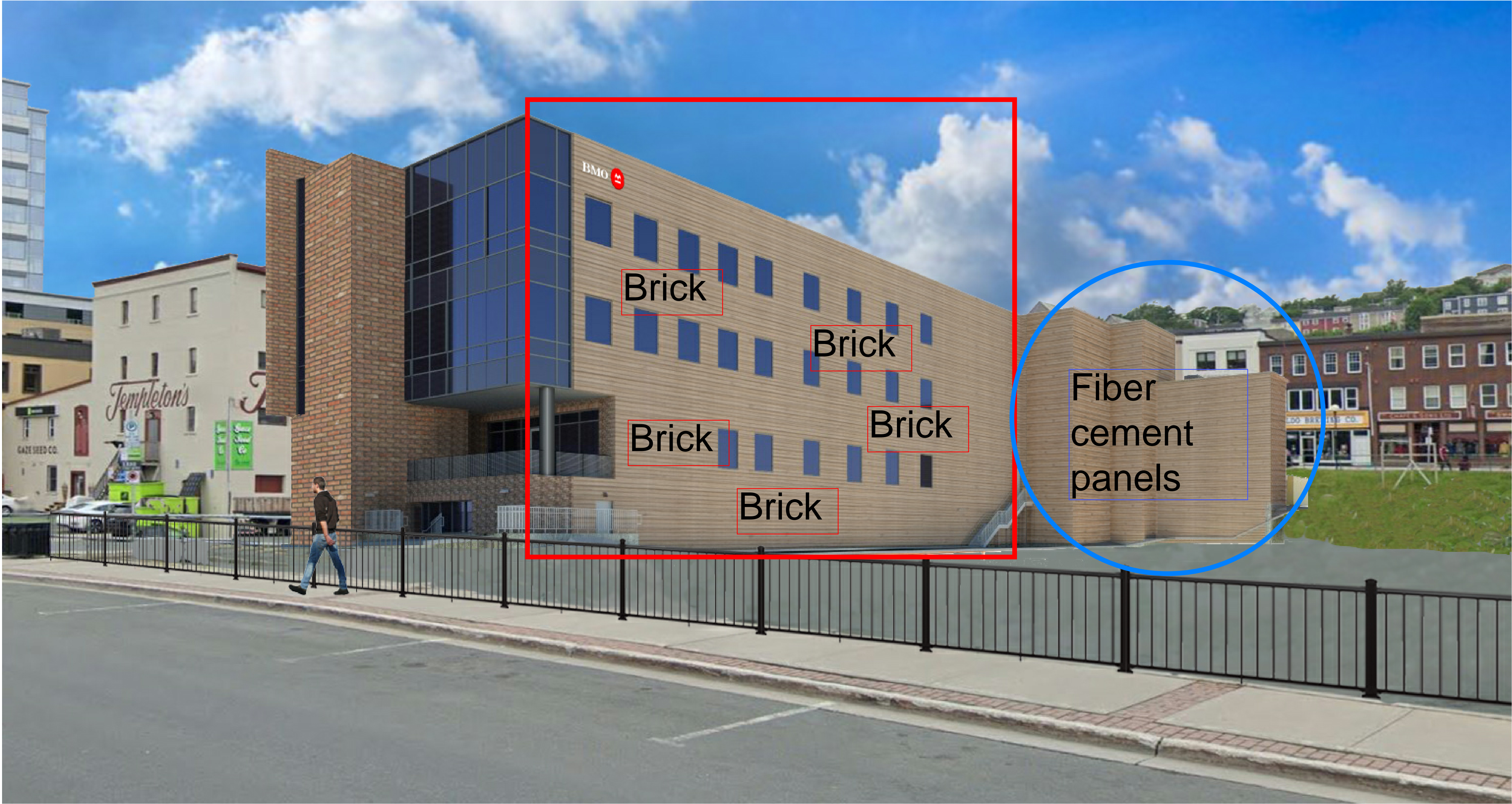
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RENDER 3

NORTH EAST PERSPECTIVE - HARBOUR DRIVE

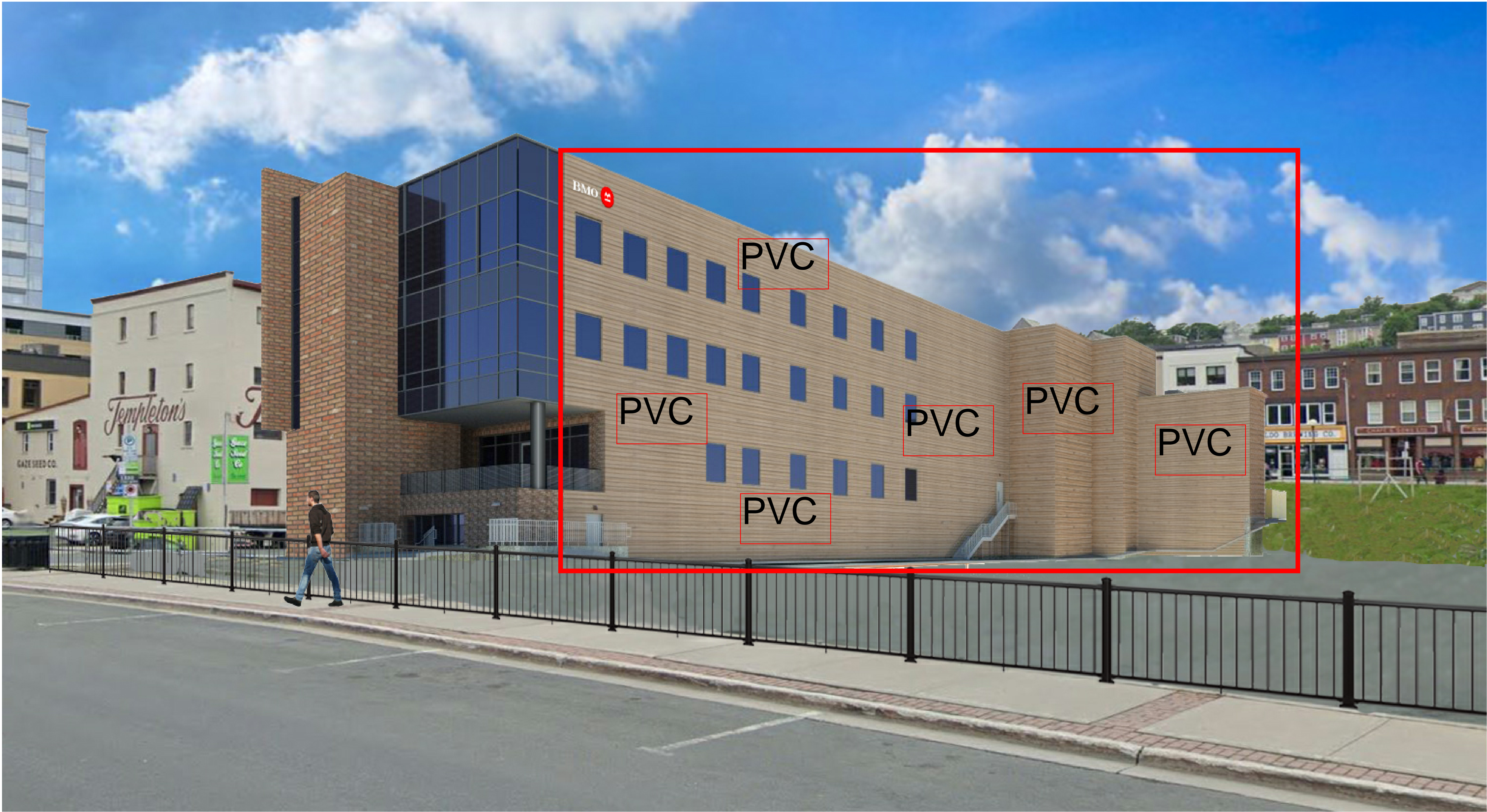
SCALE:

Approved Materials - \*NOTE: Staff have placed labels on the applicant's most recent drawing. This rendering below shows PVC material on the building but the labels indicate the material that was approved by Council. Staff only have black and white elevations of the approved development.



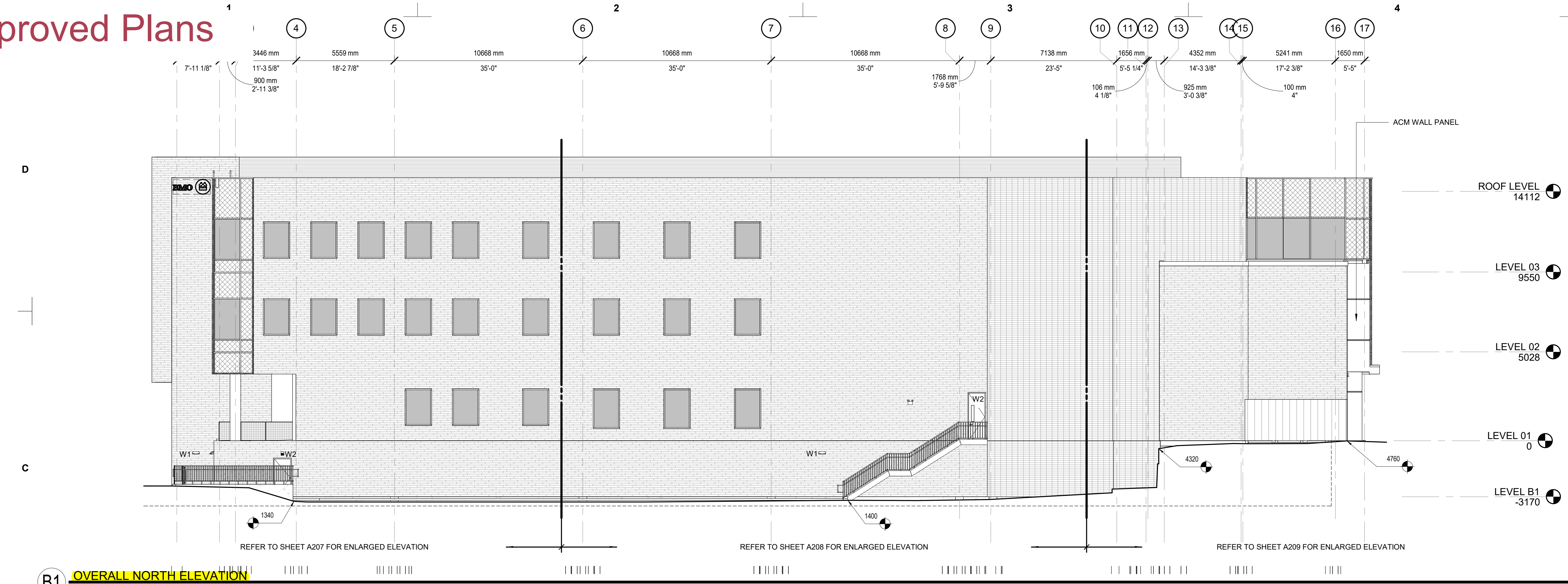
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Area proposed by the applicant to be replaced with PVC



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Approved Plans



B1 OVERALL NORTH ELEVATION

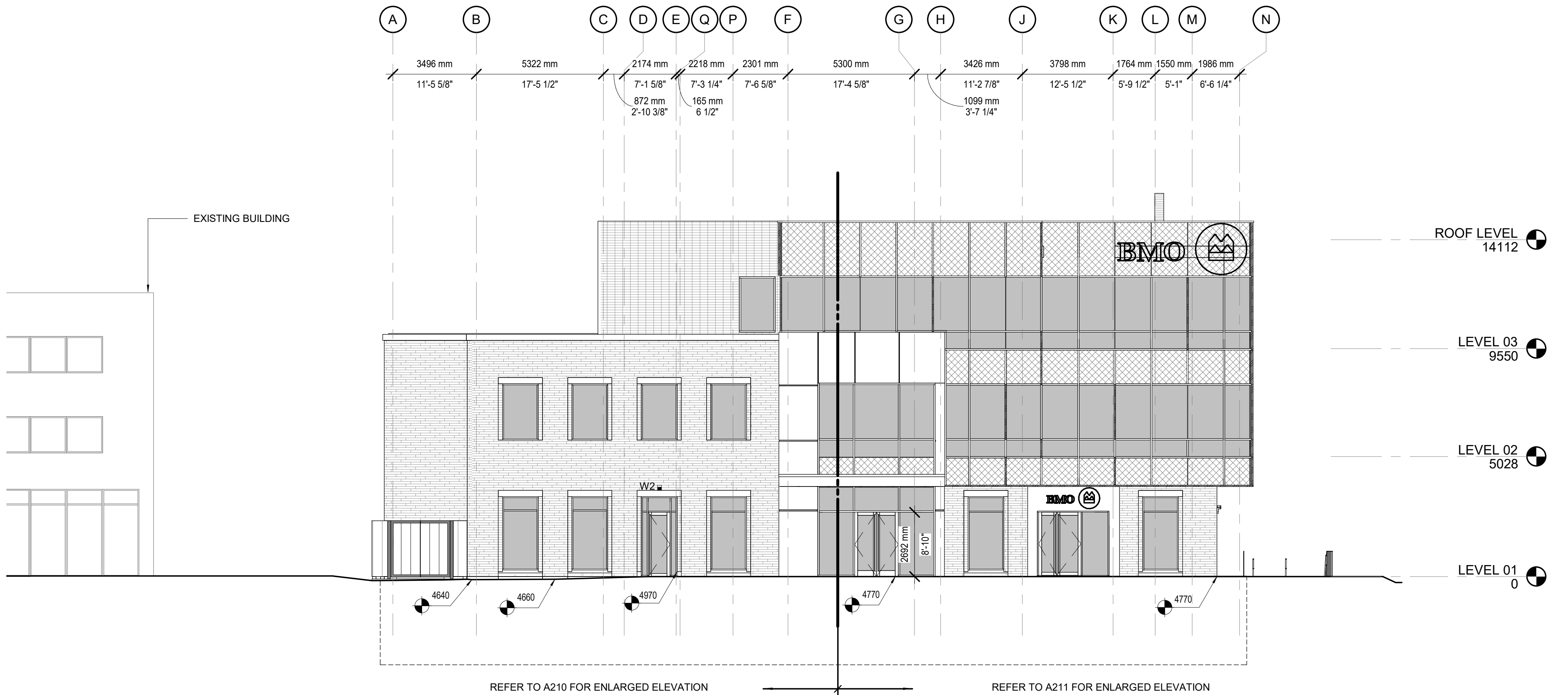
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BIM 360://183029 331 Water Street/183029\_ARCH\_CORE\_SHELL\_INTERIOR\_REV6.rvt

2020-05-26 4:15:42 PM

A1 OVERALL WEST ELEVATION

SCALE: 1:125



powers  
brown  
archi  
ecture

Architectural Consultant:  
Powers Brown Architecture  
354 Water St., Suite 212  
St. John's, NL A1C 1C4  
709.726.3941  
[www.powersbrown.com](http://www.powersbrown.com)

PROJECT TITLE

OFFICE BUILDING

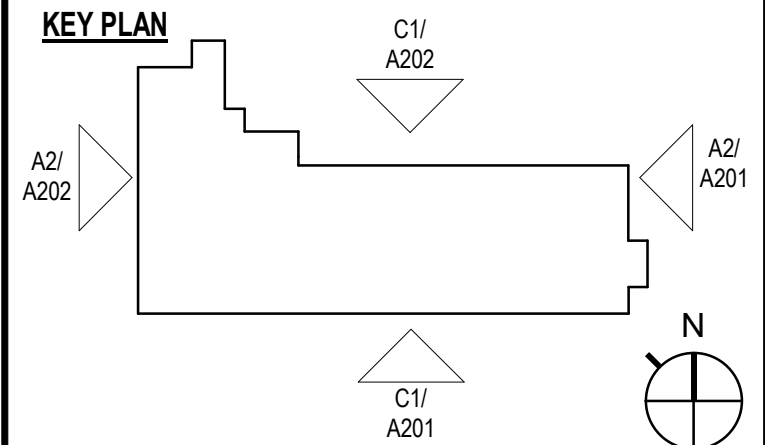
331 Water Street

A PROJECT FOR  
ALRE PROPERTIES INC.

GENERAL NOTES

MATERIAL LEGEND:

- BRICK MASONRY
- FIBER CEMENT PANELS -CCMC# 14132-R
- RIBBED METAL PANEL ROOF SCREEN
- STAINLESS STEEL
- ALUMINUM / PREFINISHED METAL
- LOW -E VISION GLAZING
- SPANDREL GLAZING



DATE	REVISION
0 2019-07-08	Issue for Pile Permit
1 2019-10-25	Re-Issue for Pile Permit
2020-02-14	ISSUE FOR SERVICE NL & BUILDING PERMIT
2020-04-20	ISSUE FOR TENDER
2020-05-14	RE-ISSUE FOR SERVICE NL
A 2020-05-13	ISSUE FOR ADDENDUM 1

PROJECT NO:	183029
DRAWN BY:	SM
CHECKED BY:	JH

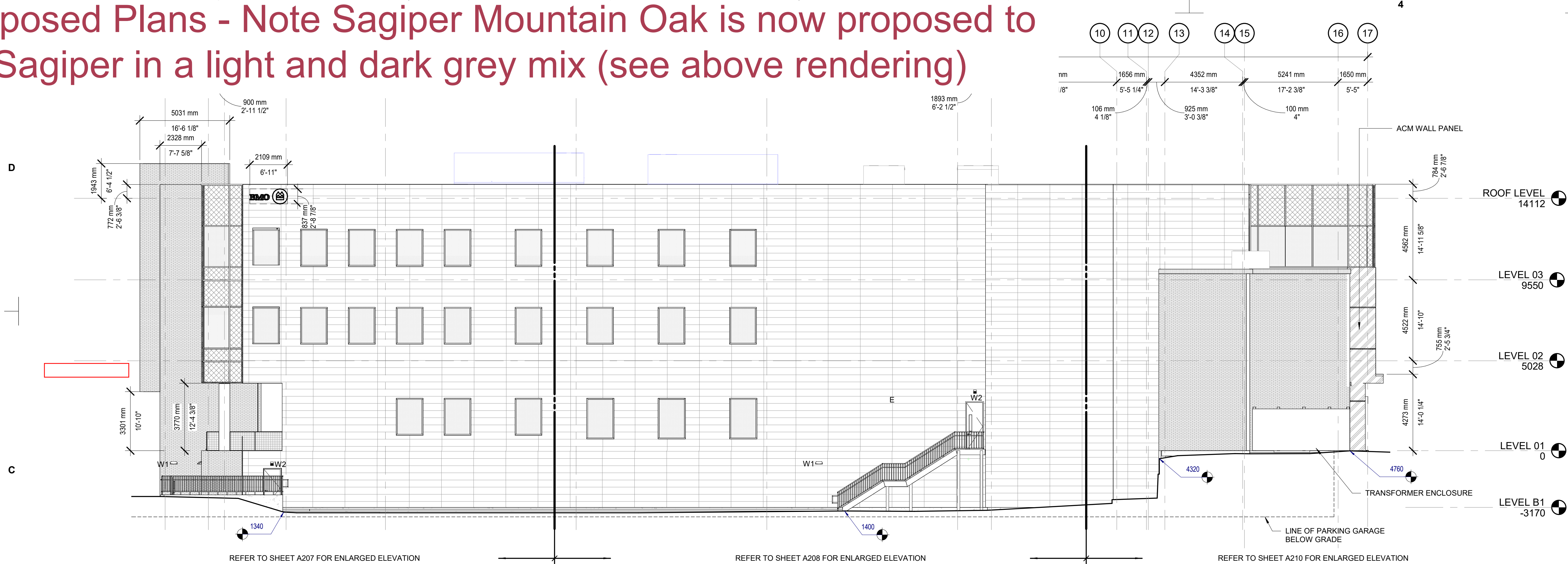
SHEET TITLE

OVERALL BUILDING ELEVATIONS

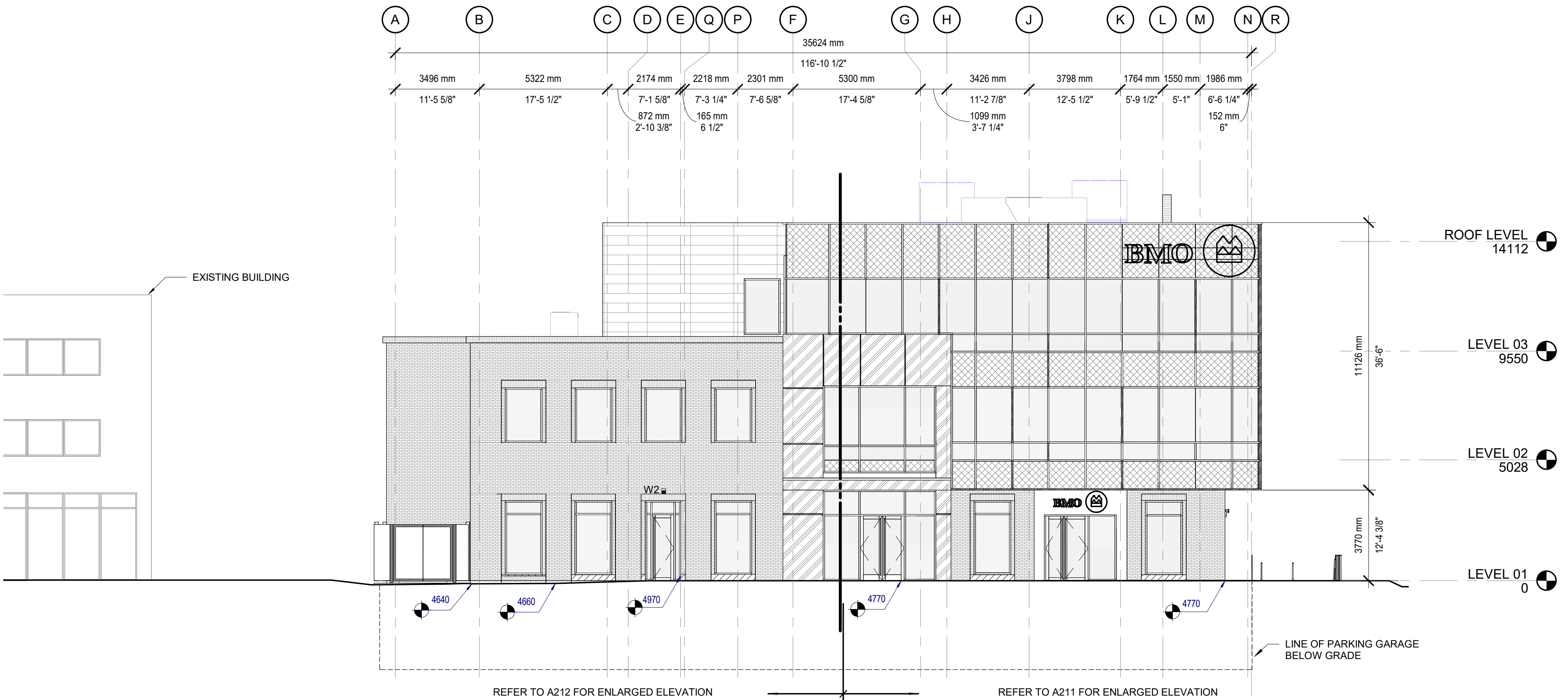
SEAL	SHEET NUMBER
	A202

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Proposed Plans - Note Sagiper Mountain Oak is now proposed to be Sagiper in a light and dark grey mix (see above rendering)



B1 OVERALL NORTH ELEVATION  
SCALE: 1:125



A2 OVERALL WEST ELEVATION  
SCALE: 1:125

powersbrownarchitecture

Architectural Consultant:  
Powers Brown Architecture  
354 Water St., Suite 212  
St. John's, NL A1C 1C4  
709.726.3941  
www.powersbrown.com

PROJECT TITLE

OFFICE BUILDING

331 Water Street

A PROJECT FOR  
ALRE PROPERTIES INC.

GENERAL NOTES

MATERIAL LEGEND:

BRICK MASONRY (ELEVATION)

BRICK MASONRY (SECTION)

SAGIPER-SAGIREV-REF 83-MOUNTAIN OAK

RIBBED METAL PANEL ROOF SCREEN

STAINLESS STEEL

ALUMINUM / PREFINISHED METAL

LOW -E VISION GLAZING

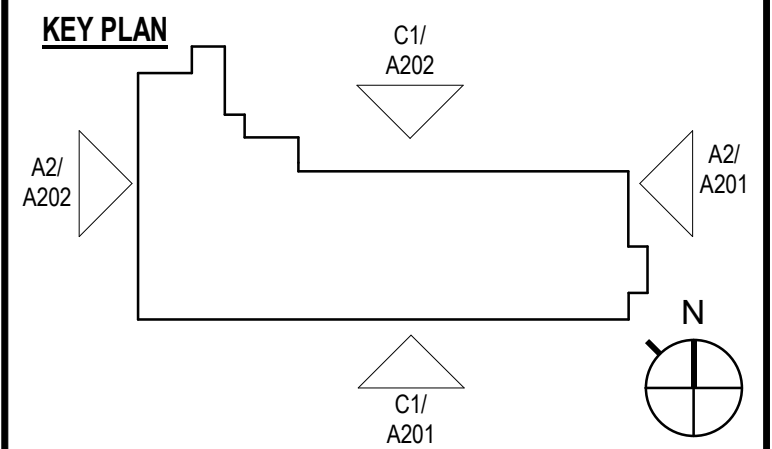
SPANDREL GLAZING

EARTH

- A REFER TO SHEET A433 FOR ADDITIONAL STAIR 2 INFORMATION

B REFER TO SHEET ENLARGED PLANS FOR ADDITIONAL TAGS, DIMS AND NOTES

C REFER TO A600s FOR PARTITION, WINDOW AND DOOR SCHEDULES



	DATE	REVISION
	2020-04-20	ISSUE FOR TENDER
	2020-05-14	RE-ISSUE FOR SERVICE NL
A	2020-05-13	ISSUE FOR ADDENDUM A
	2020-09-15	ISSUE FOR CONSTRUCTION
6	2020-10-26	RE-ISSUE FOR CONSTRUCTION
14	2020-12-17	CCN#12
23	2021-04-26	ISSUE FOR HERITAGE REVIEW

PROJECT NO: 183029

DRAWN BY: SM

CHECKED BY: JH

SHEET TITLE

OVERALL BUILDING ELEVATIONS

SEAL

SHEET NUMBER

A202