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STRUCTURAL

Entuitive  
200 University Ave, 7th Floor  
Toronto, ON M5H 3C6  
416-477-5832  
https://www.entuitive.com/

PLANNING

SvN Architects and Planners  
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GEOTECH/ENV.

Envision Consultants  
6415 Northwest Drive,  
Mississauga, ON L4V 1X1,  
905-677-0202  
https://envisionconsultants.ca/

HERITAGE

ERA  
625 Church St, Suite 600  
Toronto, ON M4Y2G1  
416-963-4497  
info@eraarch.ca

LANDSCAPE

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148 Kenwood Avenue  
Toronto ON M6C 2S3  
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office@jrstudio.ca

TRANSPORTATION

BA Group  
300-45 St Clair Ave W,  
Toronto, ON M4V 1K9  
416 961-7110  
bagroup@bagroup.com

SURVEYING

JD Barnes  
107-411 Richmond Street  
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Toronto, ON M5A 3S5  
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info@www.jdbarnes.com

CIVIL ENGINEERING

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8133 Warden Ave, Unit 300  
Toronto ON L6G 1B3  
+1 905 763 2322  
www.prtanik.com  
https://www.arcadis.com/

WIND

Gradient Wind Engineering  
127 Walgreen Road,  
Ottawa ON K0A 1L0  
613 836-0934  
info@gradientwind.com

ENERGY CONSULTANT

Footprint  
100 Sheppard Ave E #1100  
North York, ON M2N 6N5  
416.218.7025  
https://sa-footprint.com/

AIR QUALITY

RWDI Consulting Engineers + Scientists  
625 Queen Street West,  
Toronto, ON M5V 2B7  
647.475.1048  
http://www.rwdi.com

309 CHERRY STREET

BLOCK 1 & BLOCK 2

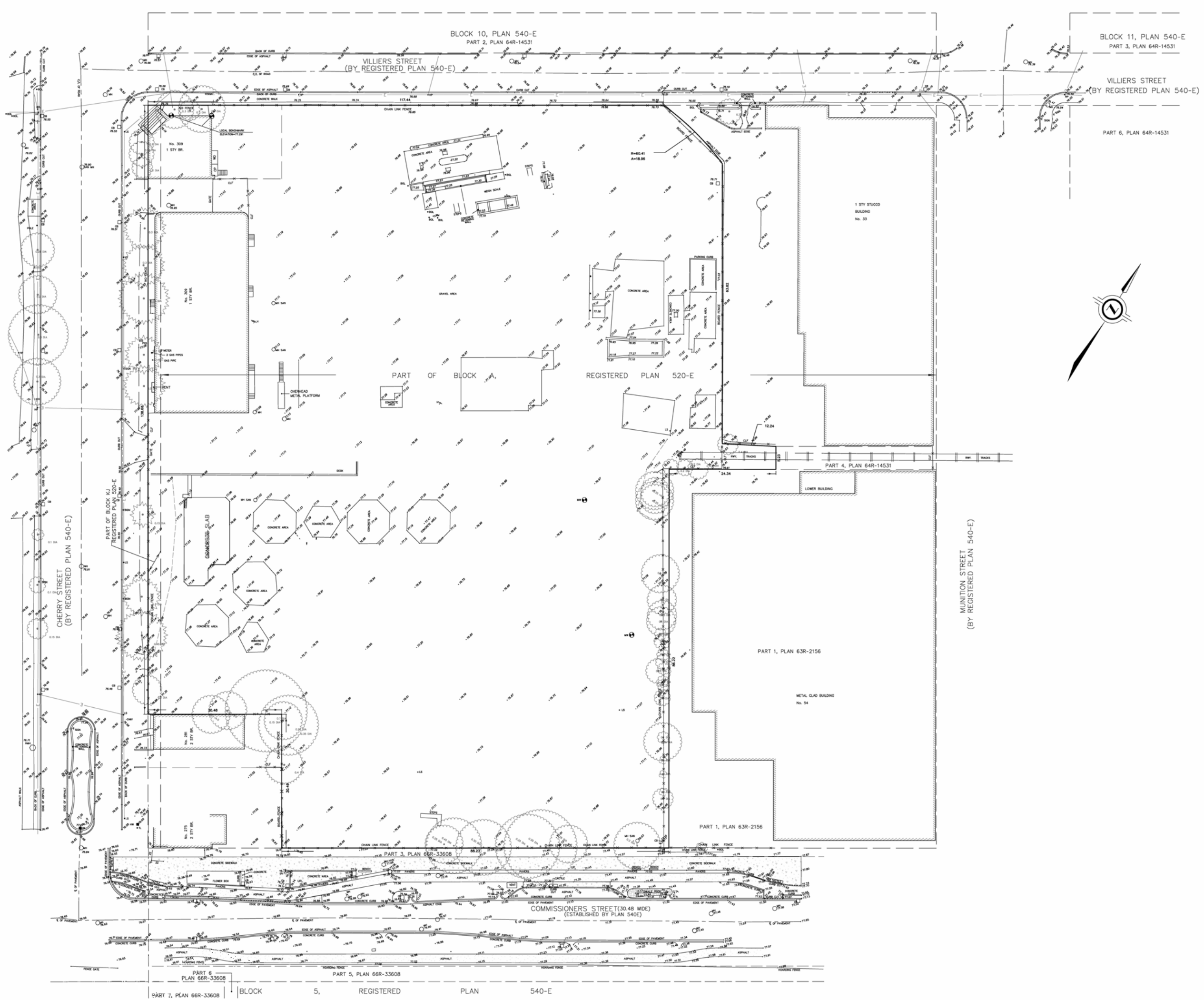
REVISED CONCEPT PLAN FOR OLT CASE NO: OLT-22-002946  
JULY 4TH, 2025

1337194 Ontario Inc. and 2034055 Ontario Ltd.  
225 Commissioners Street, Toronto ON,M4M 0A1

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ASK-01	SECTION - N/S - THROUGH PEDESTRIAN TUNNEL





SKETCH SHOWING TOPOGRAPHY FOR PURPOSES OF SITE DEVELOPMENT

**PART OF BLOCKS A & KJ  
REGISTERED PLAN 520-E  
CITY OF TORONTO**

SCALE 1 : 250

GUIDO PAPA SURVEYING, A DIVISION  
OF J.D. BARNES LIMITED

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**GEODETIC**  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK NO. 12219740888 HAVING A GEODETIC ELEVATION OF 77.185M.

**NOTES**

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

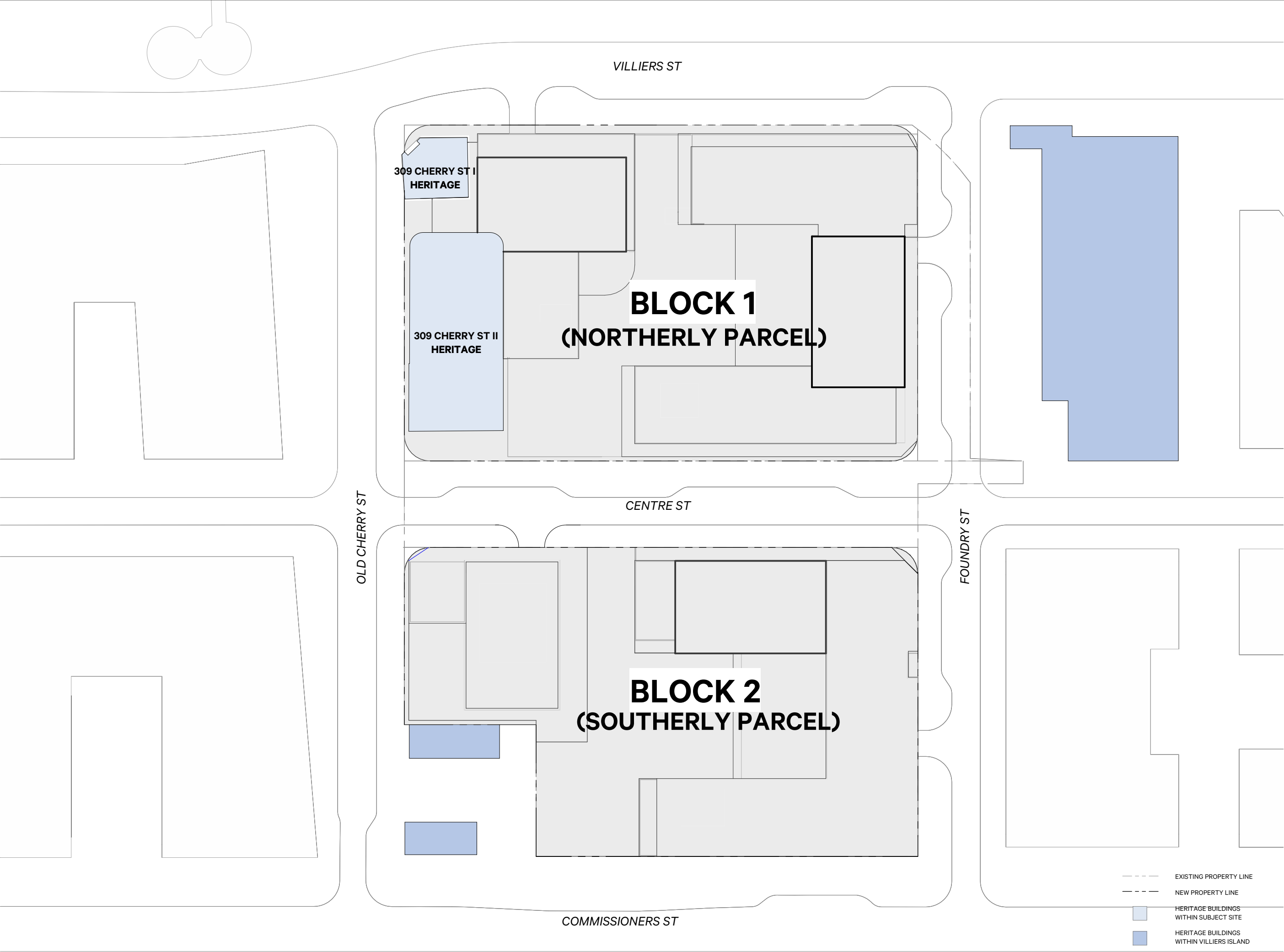
BOUNDARY INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM OFFICE RECORDS AND IS SUBJECT TO A LOCAL SURVEY AND FINAL SURVEY.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

FIELD WORK WAS COMPLETED ON AUGUST 5, 2020.

- LEGEND**
- OR DENOTES CATCHBASIN
  - W DENOTES WATER CHAMBER
  - G DENOTES GAS METER
  - HW DENOTES HANDWELL
  - HM DENOTES HYDRO MANHOLE
  - WH DENOTES WAREHOUSE
  - SM DENOTES SANITARY MANHOLE
  - BSL DENOTES BOLLARD
  - HP DENOTES HYDRO POLE
  - LS DENOTES LIGHT STANDARD
  - TS DENOTES TRAFFIC SIGNAL CONTROL
  - TR DENOTES TRAFFIC SIGNAL
  - PD DENOTES TELEPHONE FIDUCIAL
  - FI DENOTES FIRE HYDRANT
  - WM DENOTES WATER METER
  - WV DENOTES WATER VALVE
  - GN DENOTES GAS NEST
  - OW DENOTES OVERHEAD ELECTRICAL WIRE
  - LB DENOTES LOCAL BENCHMARK
  - SW DENOTES SURVEYING WELL
  - TC DENOTES TORONTO HARBOUR COMMISSIONERS
  - MEAS DENOTES MEASURED
  - DM DENOTES DIAMETER
  - DT DENOTES DECIDUOUS TREE
  - CT DENOTES CONIFEROUS TREE

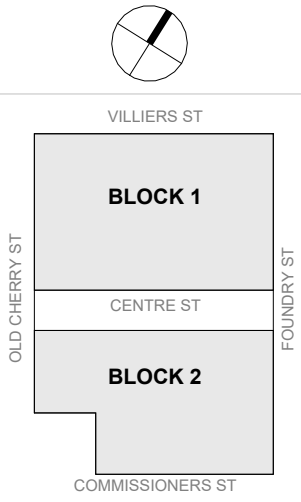


- EXISTING PROPERTY LINE
- - - NEW PROPERTY LINE
- HERITAGE BUILDINGS WITHIN SUBJECT SITE
- HERITAGE BUILDINGS WITHIN VILLIERS ISLAND

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**309 Cherry Street**  
309 Cherry Street, Toronto, ON M5A 3L3

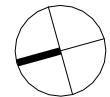
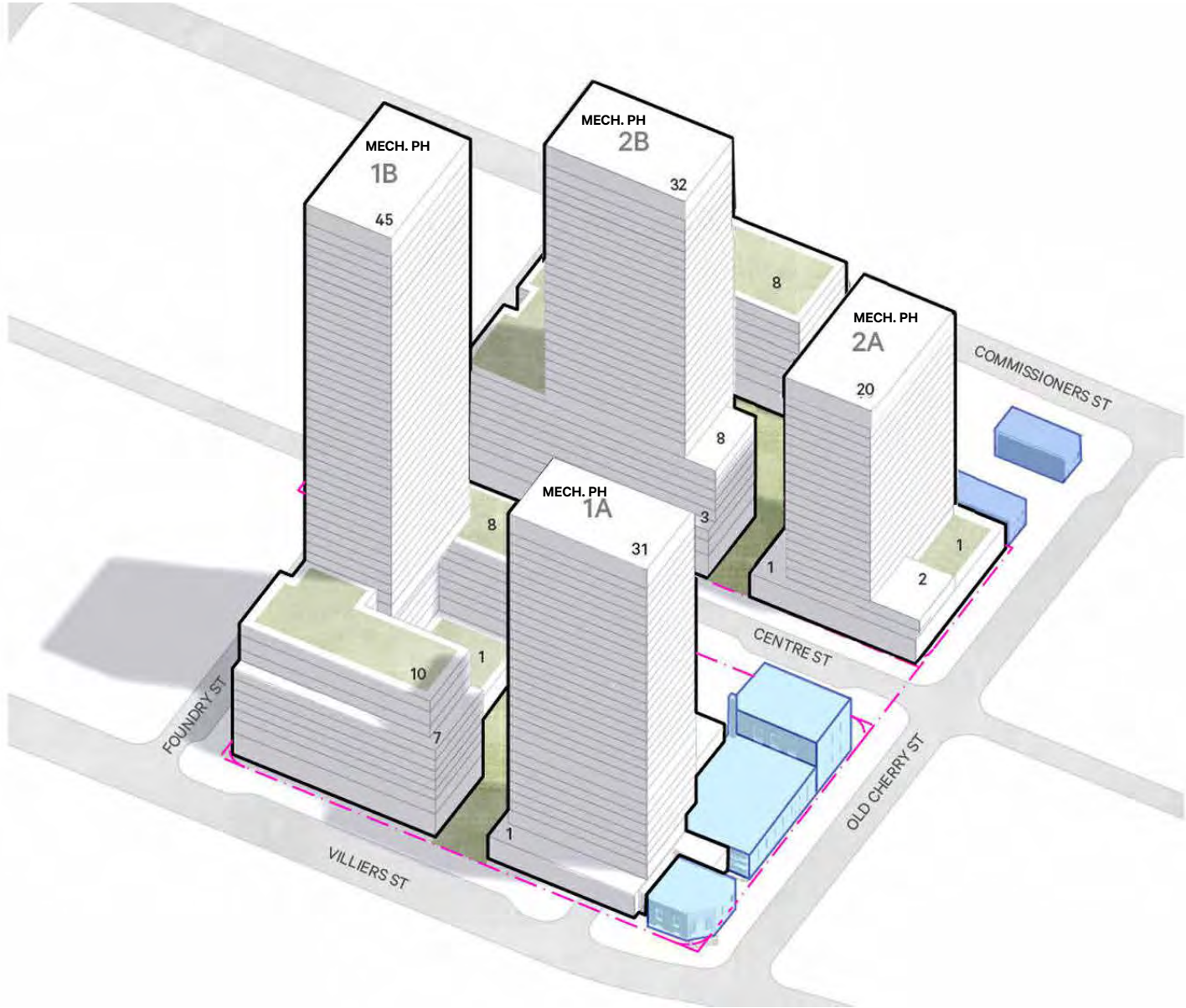
CASTLEPOINT NUMA

## BLOCK PLAN

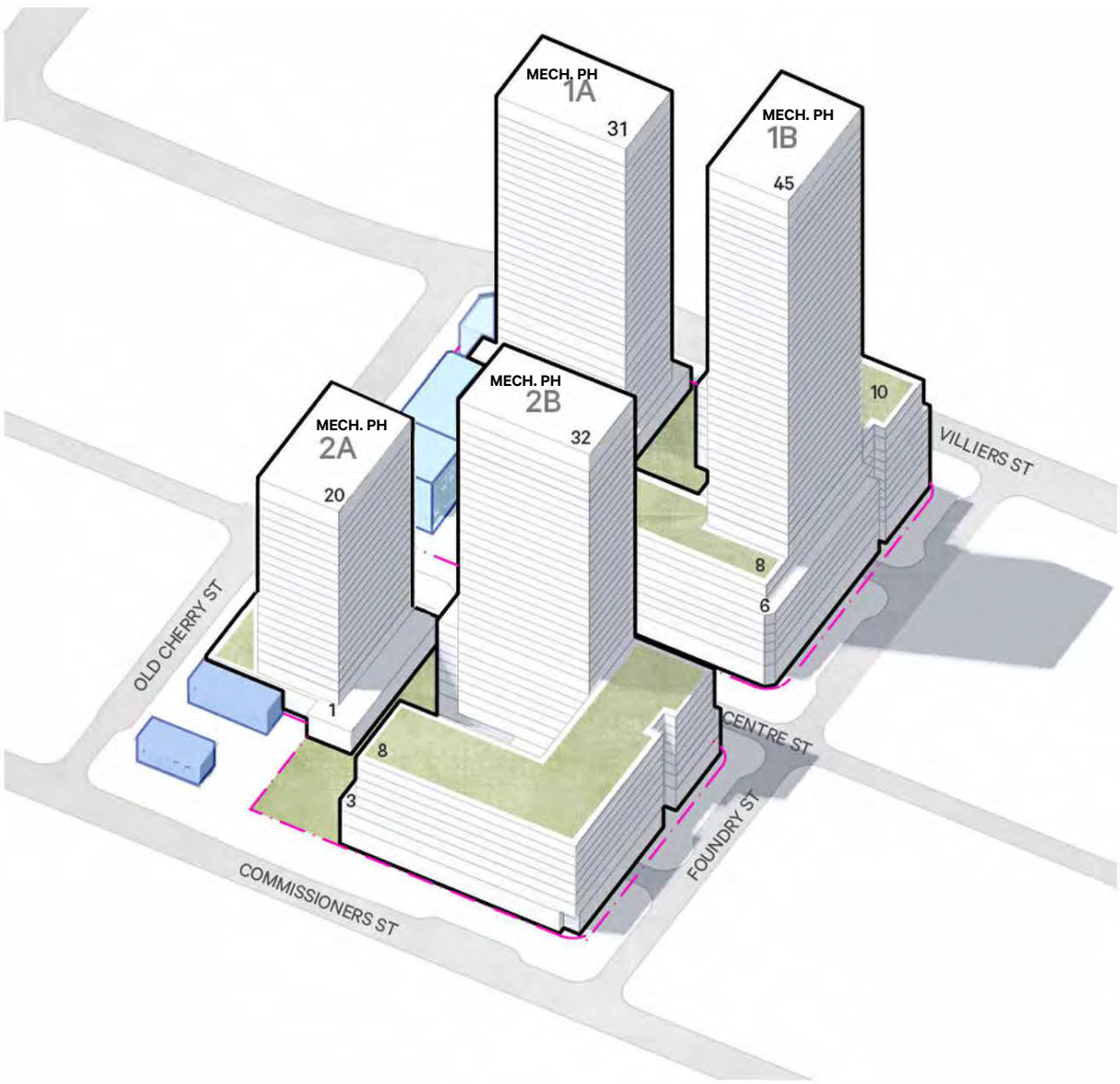
PROJECT	DATE
41604	07/04/25
SCALE	CHECKED
As indicated	Author
DRAWN	Checker

**A0-3a**  
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1. N-W VIEW



2. S-E VIEW

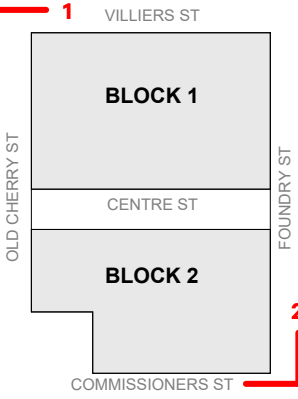
HERITAGE BUILDINGS  
WITHIN SUBJECT SITE

HERITAGE BUILDINGS  
WITHIN VILLIERS ISLAND

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3D VIEWS

PROJECT	41604	DATE	07/04/25
SCALE	1:1000	CHECKED	
DRAWN	Author	Checker	

A0-04

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PROJECT STATISTICS - 309 CHERRY STREET - OVERALL SITE

MUNICIPAL ADDRESS309 CHERRY STREETTORONTO, ON M5A 3L3

AREAS

AREAS	%	m <sup>2</sup>
SITE AREA (EXISTING GROSS AREA)		20,158
SITE AREA (NEW NET LOT AREA)		16,725
GCA ABOVE GRADE (NEW)		153,021
GCA TOTAL BELOW GRADE (NEW)		30,679
GCA TOTAL (ABOVE + BELOW GRADE)		183,700
* GCA excludes existing heritage buildings		
GFA TOTAL (NEW)		125,770
GFA TOTAL (EXISTING)		1,115
GFA TOTAL (NEW+EXISTING)		126,885
GFA RESIDENTIAL (NEW)**	96%	122,159
GFA RESIDENTIAL (EXISTING)	0%	0
GFA TOTAL RESIDENTIAL (NEW+EXISTING)	96%	122,159
GFA NON-RESIDENTIAL (NEW)	3%	3,611
GFA NON-RESIDENTIAL (EXISTING)	1%	1,115
GFA TOTAL NON-RESIDENTIAL (NEW+EXISTING)	4%	4,726
* GFA TOTAL INCLUDE BELOW GRADE GFA		
NEW FSI (NET)		7.59

BUILDING HEIGHTS\*

	ESTABLISHED GRADE	No. STOREYS	HEIGHT* (m)
BLOCK 01			
BUILDING 1A	76.7	31	101.6
BUILDING 1B	76.7	45	144.2
BLOCK 02			
BUILDING 2A	77.0	20	67.1
BUILDING 2B	77.0	32	105.5
* Building heights are taken from the established grade and exclude the mechanical penthouse			

UNIT DISTRIBUTION AND AMENITY AREAS

UNIT TYPE	TOTAL	AVERAGE UNIT AREA (sf)	PROPOSED % <sup>a</sup>
STUDIO	104	352	5.6%
1B	1,101	537	59.1%
2B	483	707	25.9%
3B	176	917	9.4%
LIVE / WORK	15	1,307	
TOTAL	1,879	602	
<sup>a</sup> Ratios are calculated excluding live/work units			
AMENITY AREAS		REQUIRED m <sup>2</sup>	PROPOSED m <sup>2</sup>
INTERIOR AMENITY (RES)	2.34 SQM PER UNIT PROVIDED	3,758	4,397
OUTDOOR AMENITY (RES)	2.06 SQM PER UNIT PROVIDED	3,758	3,864
TOTAL AMENITY (RES)	4 SQM PER UNIT PROVIDED	7,516	8,261

PARKING COUNT

VEHICLE PARKING	MINIMUM* REQUIRED	MAXIMUM* PERMITTED	PROPOSED
RESIDENTIAL	0	1155	545
RESIDENTIAL ACCESSIBLE	33		33
RESIDENTIAL TOTAL	33	1155	578
NON-RESIDENTIAL SUBTOTAL	19	364	19
NON-RESIDENTIAL ACCESSIBLE	2		2
NON-RESIDENTIAL TOTAL	21	364	21
VEHICLE PARKING TOTAL	35 (Governed by accessible requirements)	1519	599

BICYCLE PARKING

BICYCLE PARKING TGS TIER 1 V4	RATIO	REQUIRED	PROPOSED
RESIDENTIAL LONG TERM	0.9	1,691	1,694
RESIDENTIAL SHORT TERM	0.1	188	188
NON-RESIDENTIAL LONG TERM	0.2 / 100m2	15	15
NON-RESIDENTIAL SHORT TERM (RETAIL)	3+ 0.3 / 100m2	8	8
TGS ADDITIONAL PARKING*		20	20
BICYCLE PARKING LONG TERM TOTAL		1706	1709
BICYCLE PARKING SHORT TERM TOTAL		216	216
BICYCLE PARKING TOTAL		1922	1925
* 20 additional short-term residential as per new TGS req (10 per Block)			

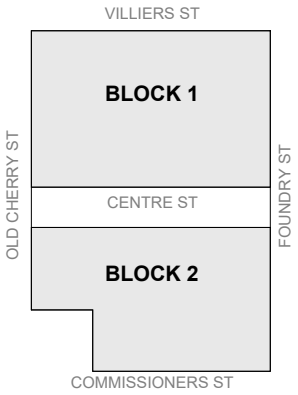
LOADING

LOADING AREAS (AS 569-2013)	REQUIRED	PROPOSED
TYPE 'A'	-	0
TYPE 'B'	1	2
TYPE 'C'	1	3
TYPE 'G'	2	2

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309 Cherry Street309 Cherry Street, Toronto, ON M5A 3L3

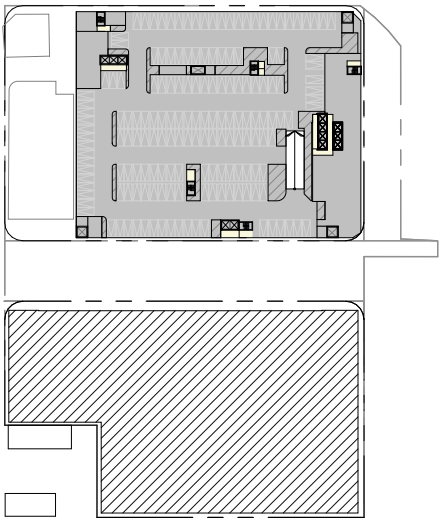
CASTLEPOINT NUMA

PROJECT STATISTICS

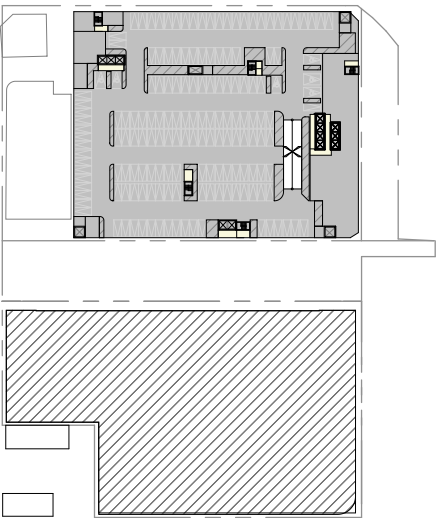
PROJECT	
41604	
SCALE	DATE
	07/04/25
DRAWN	CHECKED
Author	Checker

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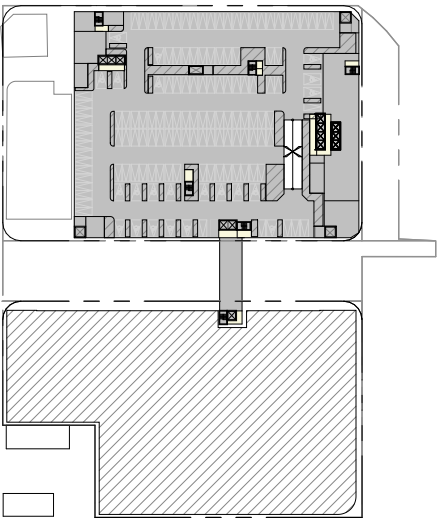
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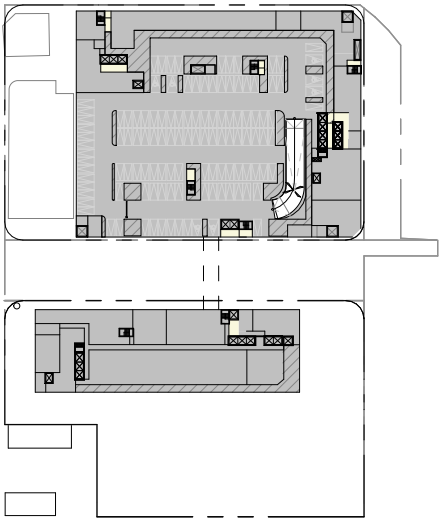
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**P3\_**  
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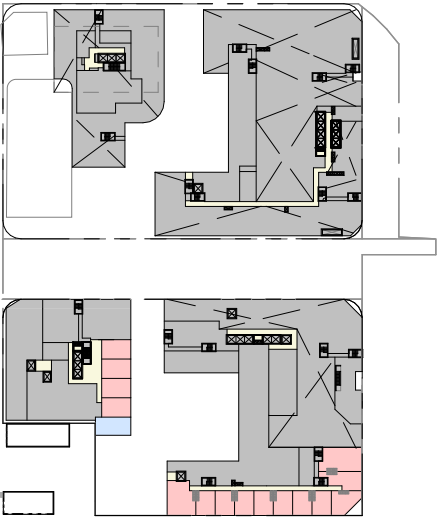
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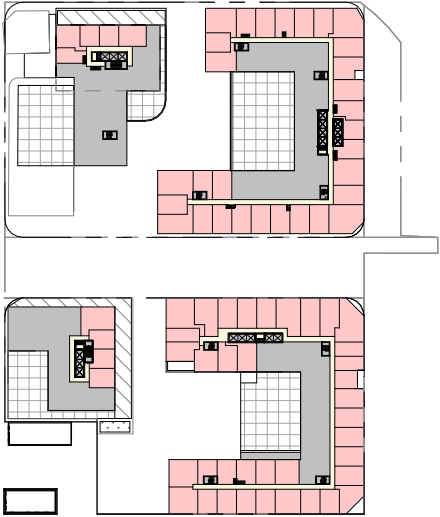
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**1A-1B - FLOOR 01\_**  
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**1B - FLOOR 01.5\_**  
scale: 1 : 2500



**1B - FLOOR 02\_**  
scale: 1 : 2500



**1B - FLOOR 03\_**  
scale: 1 : 2500

--- EXISTING PROPERTY LINE  
--- NEW PROPERTY LINE

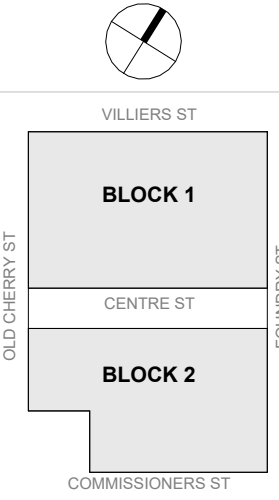
- GCA DEDUCTIONS
- GFA DEDUCTIONS
- RSA DEDUCTIONS
- RESIDENTIAL
- EXISTING RETAIL
- NON-RES OFFICE/RETAIL
- OUTDOOR AMENITY
- TERRACE
- GREEN ROOF

NOTE: OPEN TO BELOW/ABOVE AREA ARE INCLUDED IN THE GFA DEDUCTION. REFER TO SPECIFIC ZBA.

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CASTLEPOINT NUMA

## GFA CALCULATIONS 01

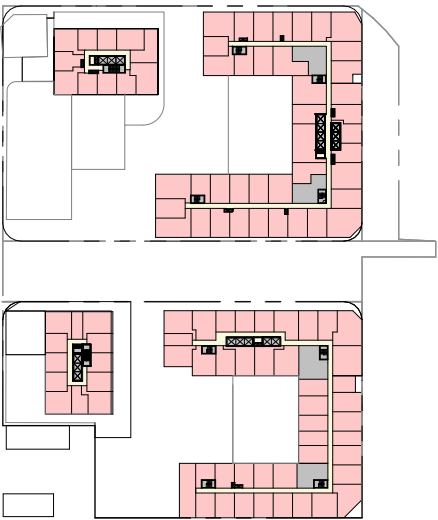
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41604	07/04/25
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As indicated	Author
DRAWN	Checker
Author	

**A0-07**  
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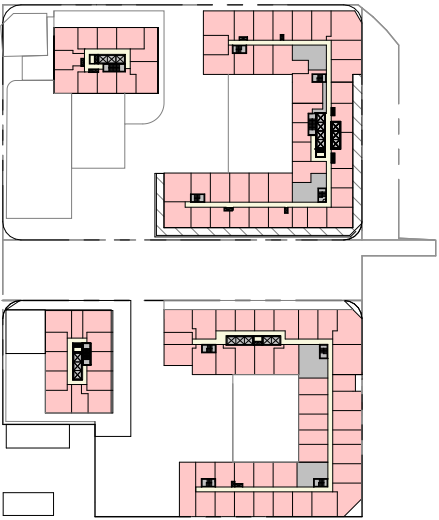
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FLOOR 05-06\_

scale: 1 : 2500



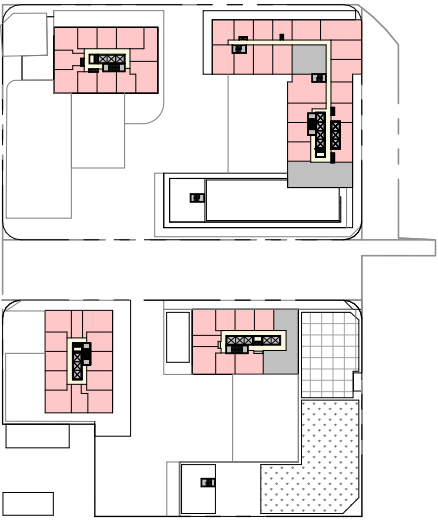
FLOOR 07\_

scale: 1 : 2500



FLOOR 08\_

scale: 1 : 2500



FLOOR 09\_

scale: 1 : 2500



FLOOR 10\_

scale: 1 : 2500



TYPICAL TOWER FLOOR

scale: 1 : 2500



MECHANICAL PH PLAN\_

scale: 1 : 2500

--- EXISTING PROPERTY LINE  
--- NEW PROPERTY LINE

GCA DEDUCTIONS

GFA DEDUCTIONS

RSA DEDUCTIONS

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VILLIERS ST

CENTRE ST

COMMISSIONERS ST

BLOCK 1

BLOCK 2

OLD CHERRY ST

FOUNDRY ST

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CASTLEPOINT NUMA

GFA

**CALCULATIONS 02**

PROJECT

41604

SCALE

As indicated

DRAWN

Author

DATE

07/04/25

CHECKED

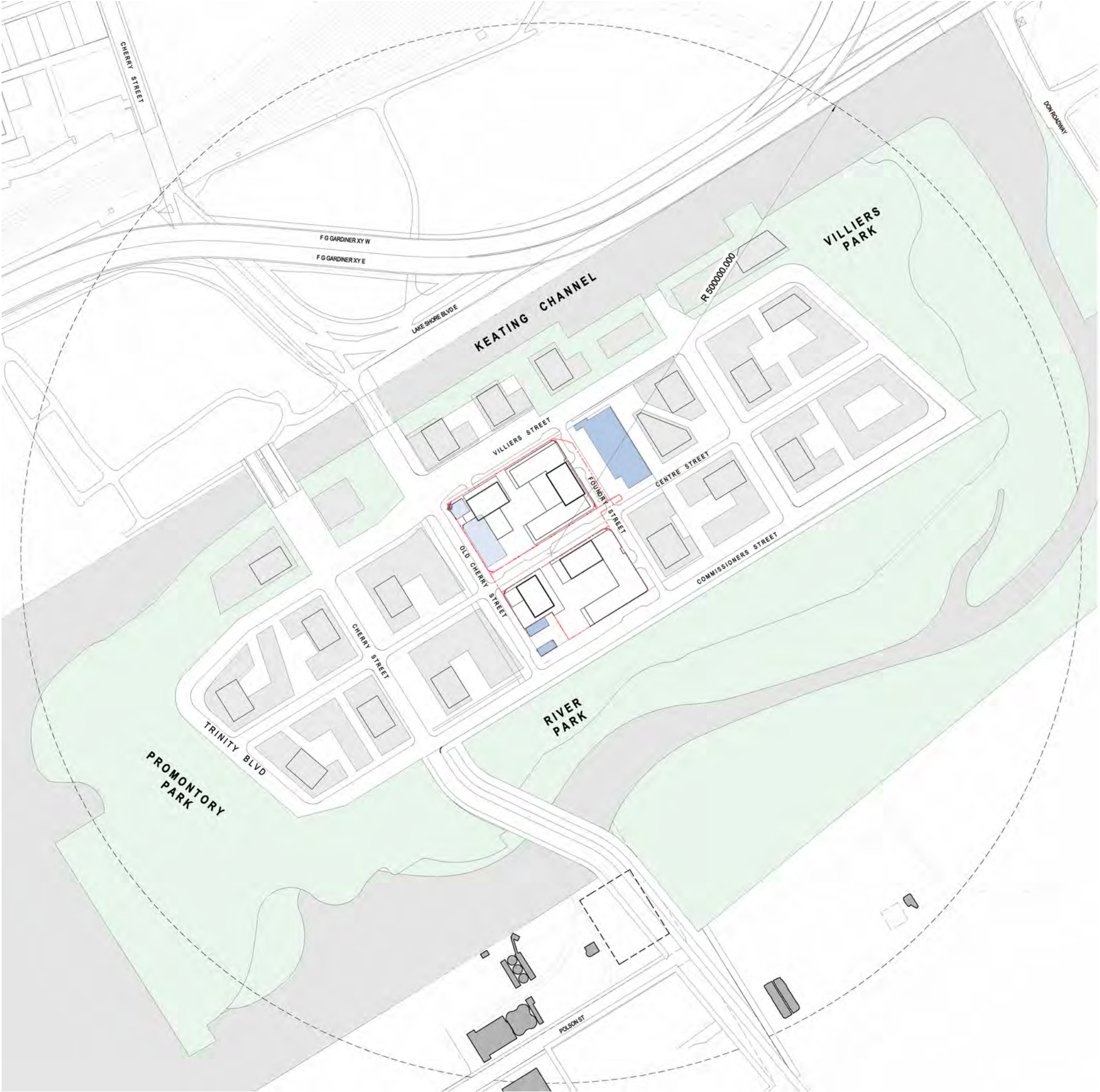
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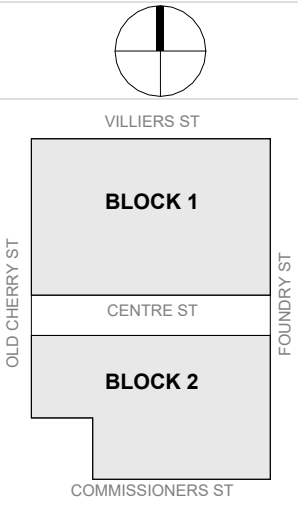


- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- PROPOSED MASSING
- HERITAGE BLDG. WITHIN SUBJECT SITE
- HERITAGE BUILDINGS WITHIN VILLIERS ISLAND
- PROPOSED MASSING AS PER VILLIERS ISLAND DENSITY STUDY UPDATED, MARCH 22, 2024
- PARK

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1	APR 22, 2024	ISSUED FOR OLT CASE NO. OLT-22-002946
NO.	DATE	REVISION

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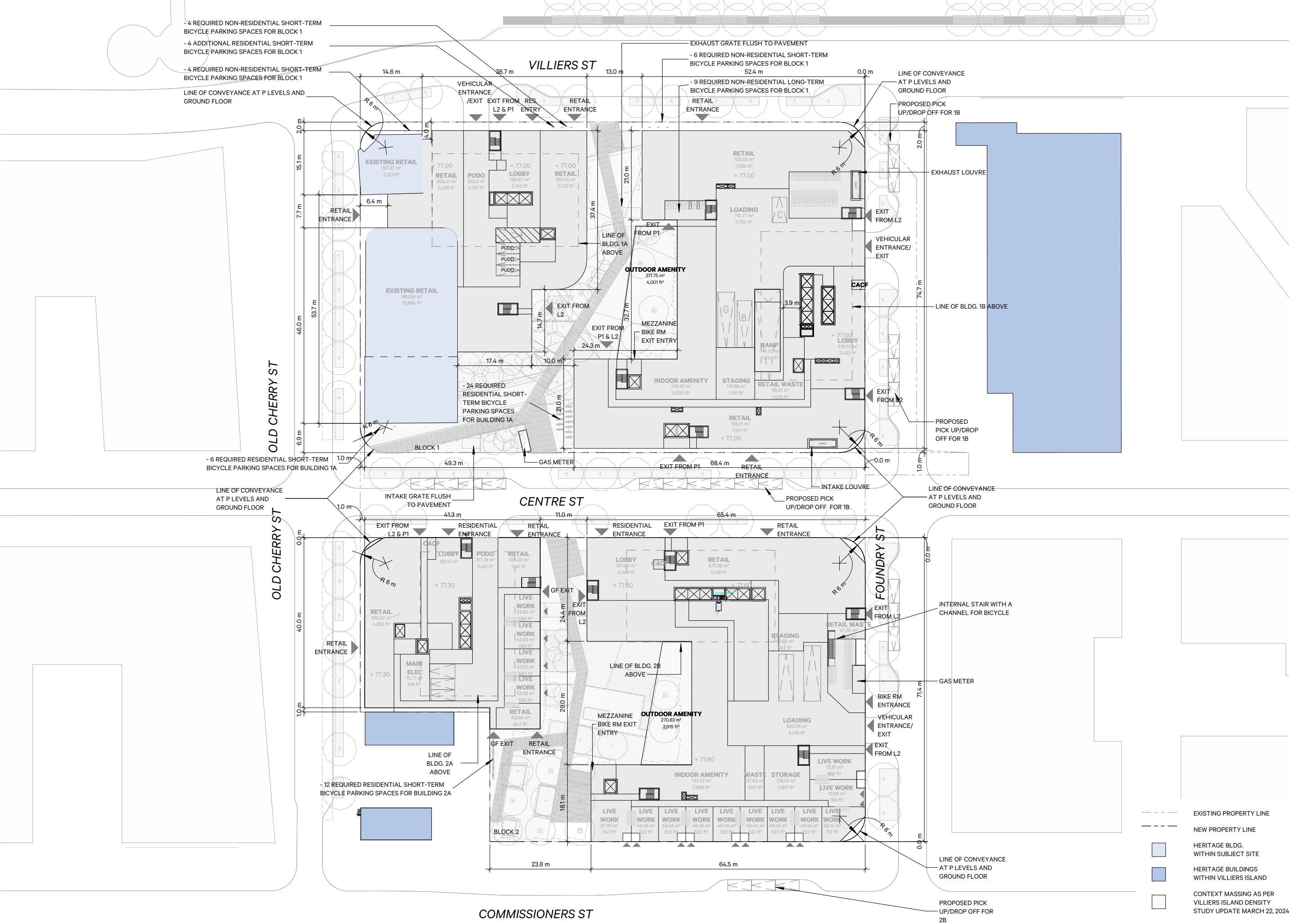
CASTLEPOINT NUMA

CONTEXT PLAN

PROJECT  
**41604**  
SCALE  
**1:1000**  
DRAWN  
**Author**  
DATE  
**07/04/25**  
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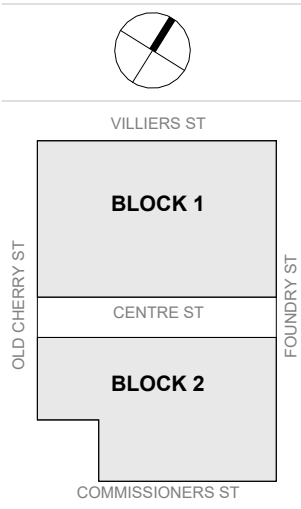




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## SITE PLAN

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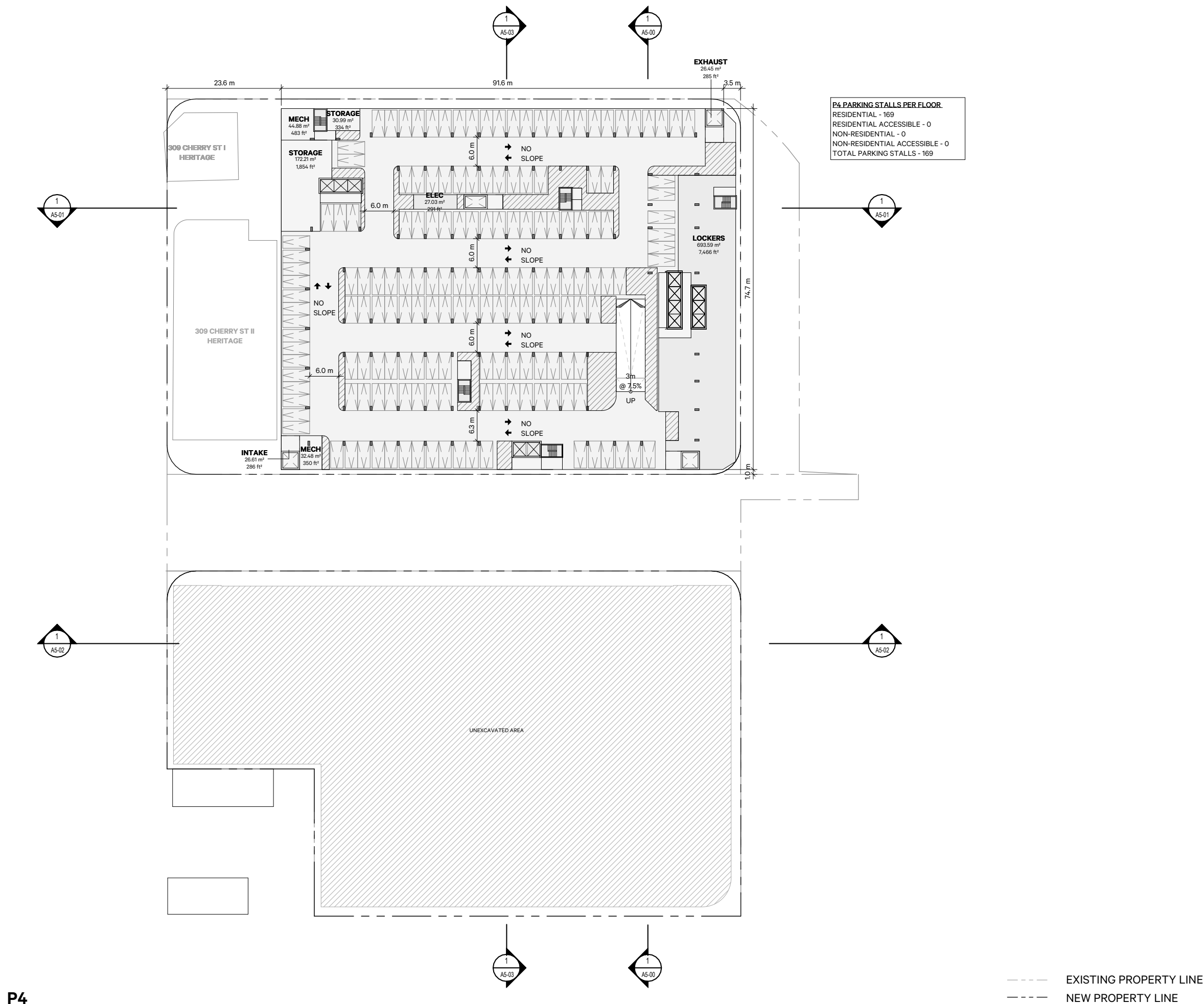
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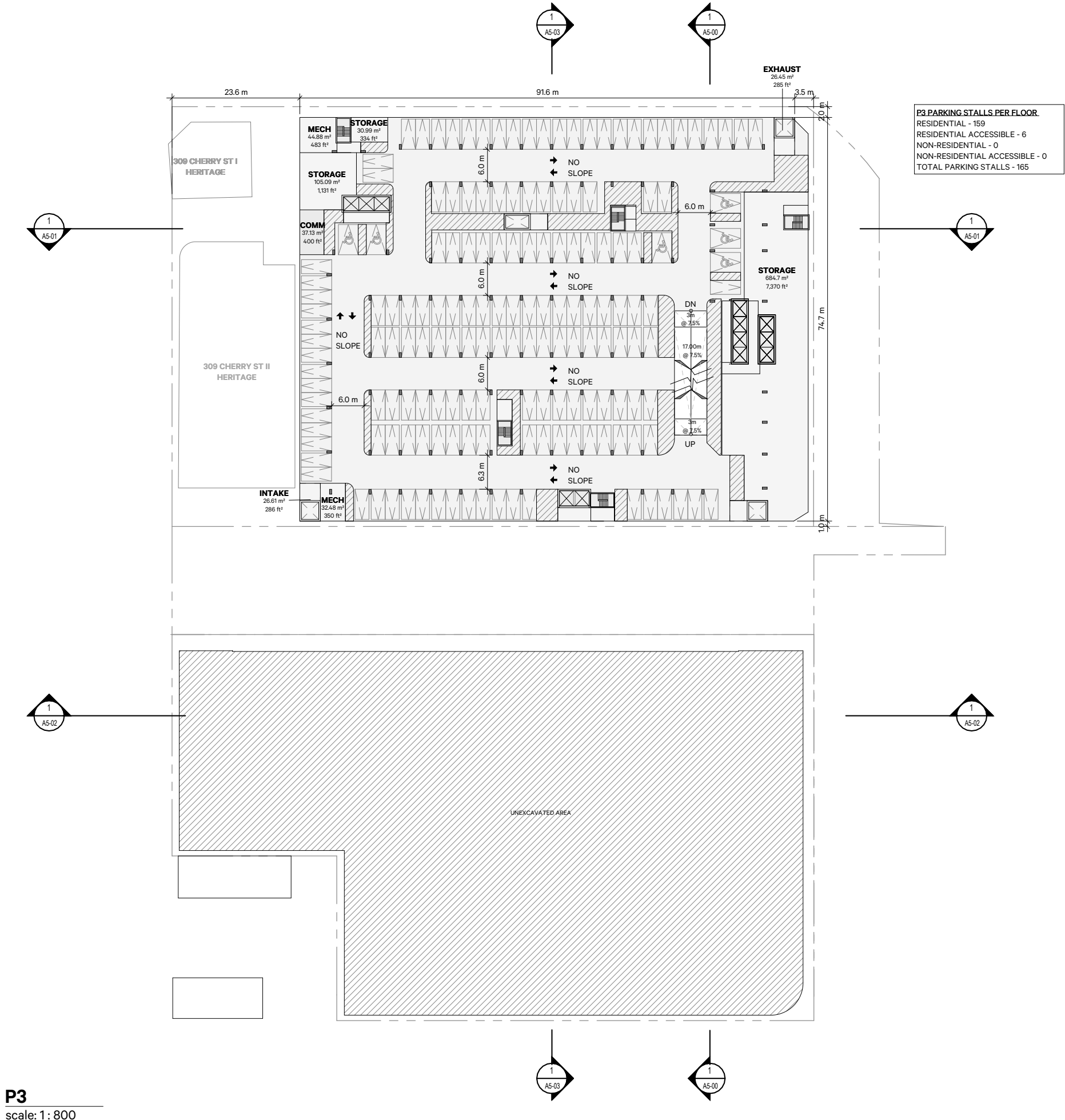
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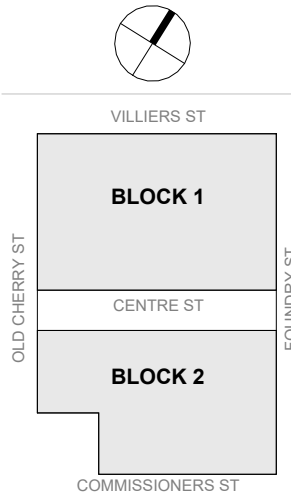
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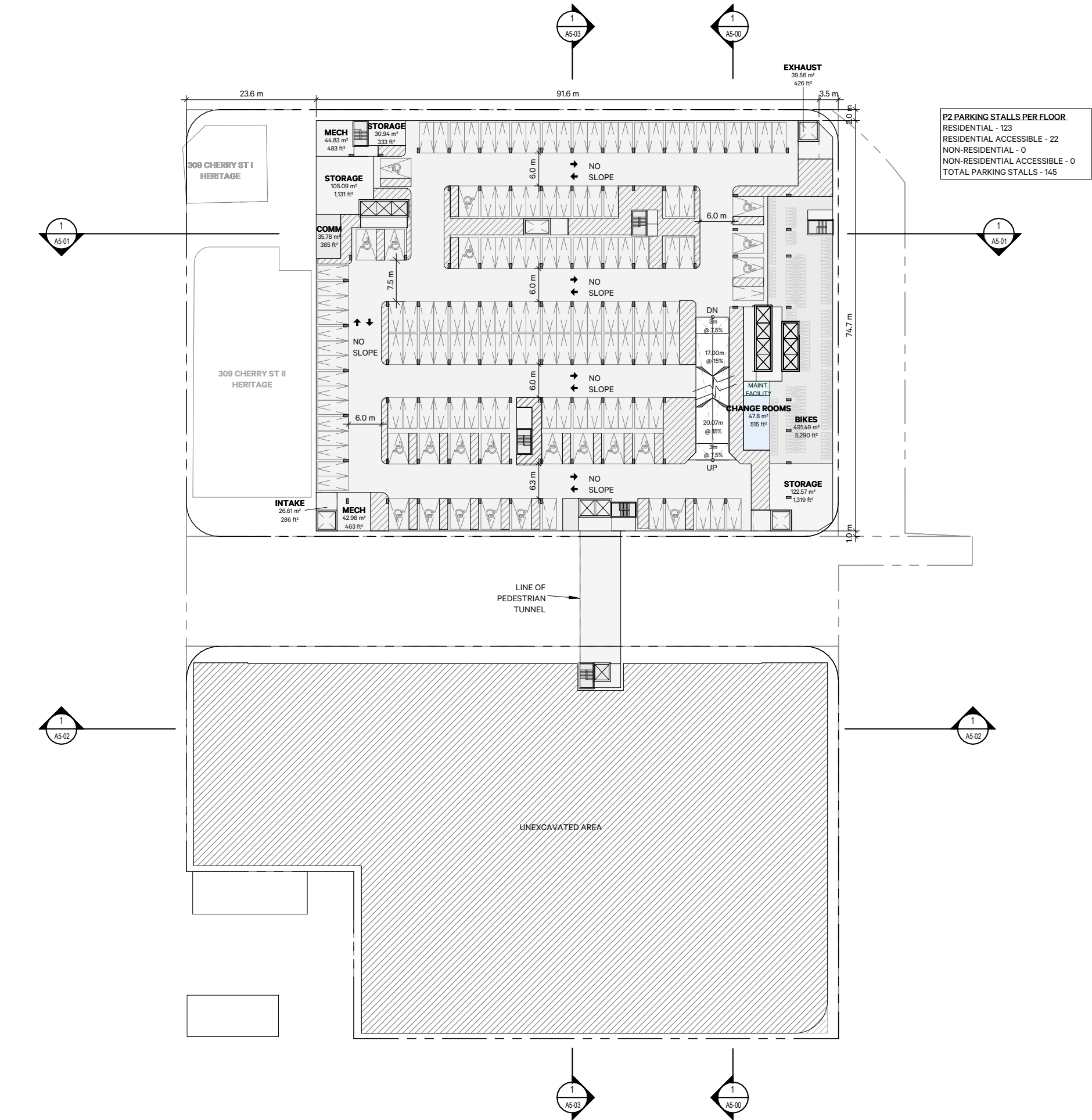
## PARKING LEVEL P3

PROJECT	DATE
41604	07/04/25
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DRAWN	Checker

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**P2 PARKING STALLS PER FLOOR**  
RESIDENTIAL - 123  
RESIDENTIAL ACCESSIBLE - 22  
NON-RESIDENTIAL - 0  
NON-RESIDENTIAL ACCESSIBLE - 0  
TOTAL PARKING STALLS - 145

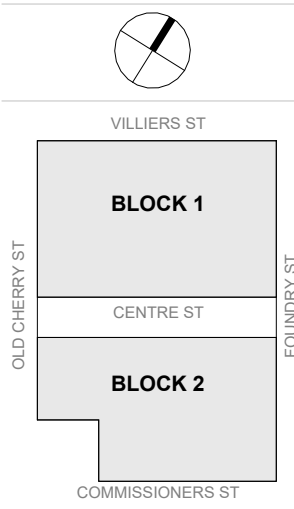
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**PARKING LEVEL P2**

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**BLOCK 1**

CENTRE ST

**BLOCK 2**

COMMISSIONERS ST

OLD CHERRY ST

FOUNDRY ST

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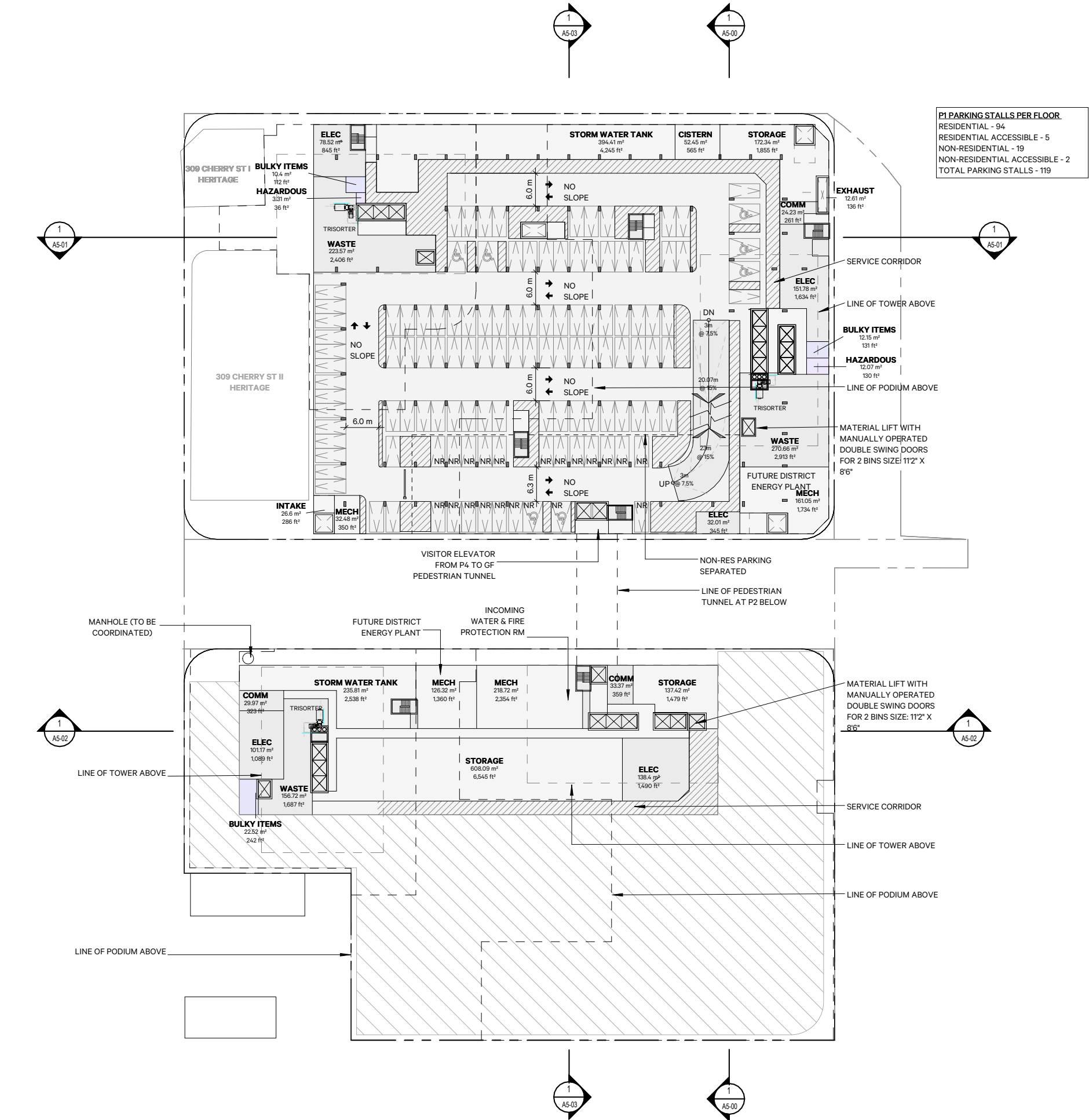
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## PARKING LEVEL P1

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**P1**  
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## 1A-1B - FLOOR 01

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## FLOOR PLAN - GROUND FLOOR

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## FLOOR PLAN - LEVEL 1.5

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1B - FLOOR 02

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FLOOR PLAN -  
LEVEL 02

PROJECT	41604	DATE
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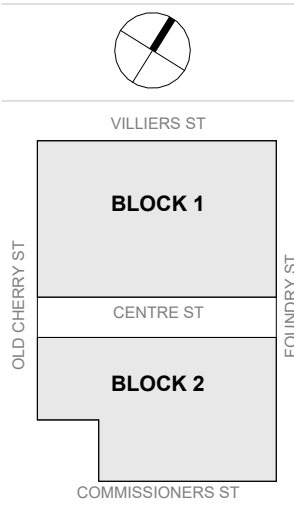
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## FLOOR PLAN - LEVEL 03

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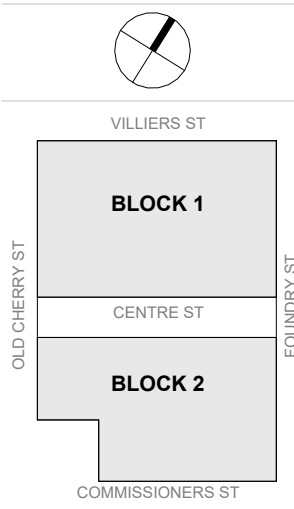
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## FLOOR PLAN - LEVEL 05-06

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LEVEL 07

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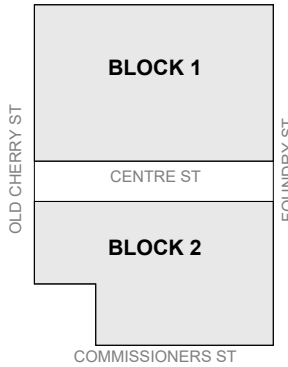
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## FLOOR PLAN - LEVEL 08

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**FLOOR 09**  
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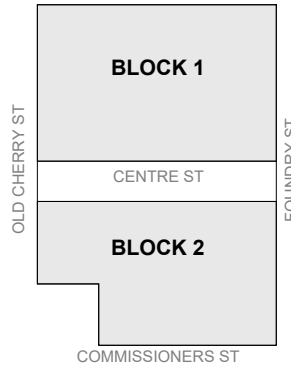
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## FLOOR PLAN - LEVEL 09

PROJECT  
**41604**  
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## FLOOR PLAN - LEVEL 10

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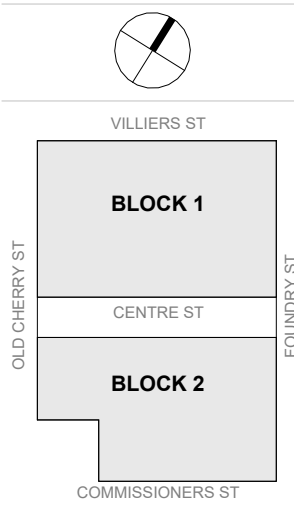
**TYPICAL TOWER FLOOR**  
scale: 1 : 800

--- EXISTING PROPERTY LINE  
--- NEW PROPERTY LINE

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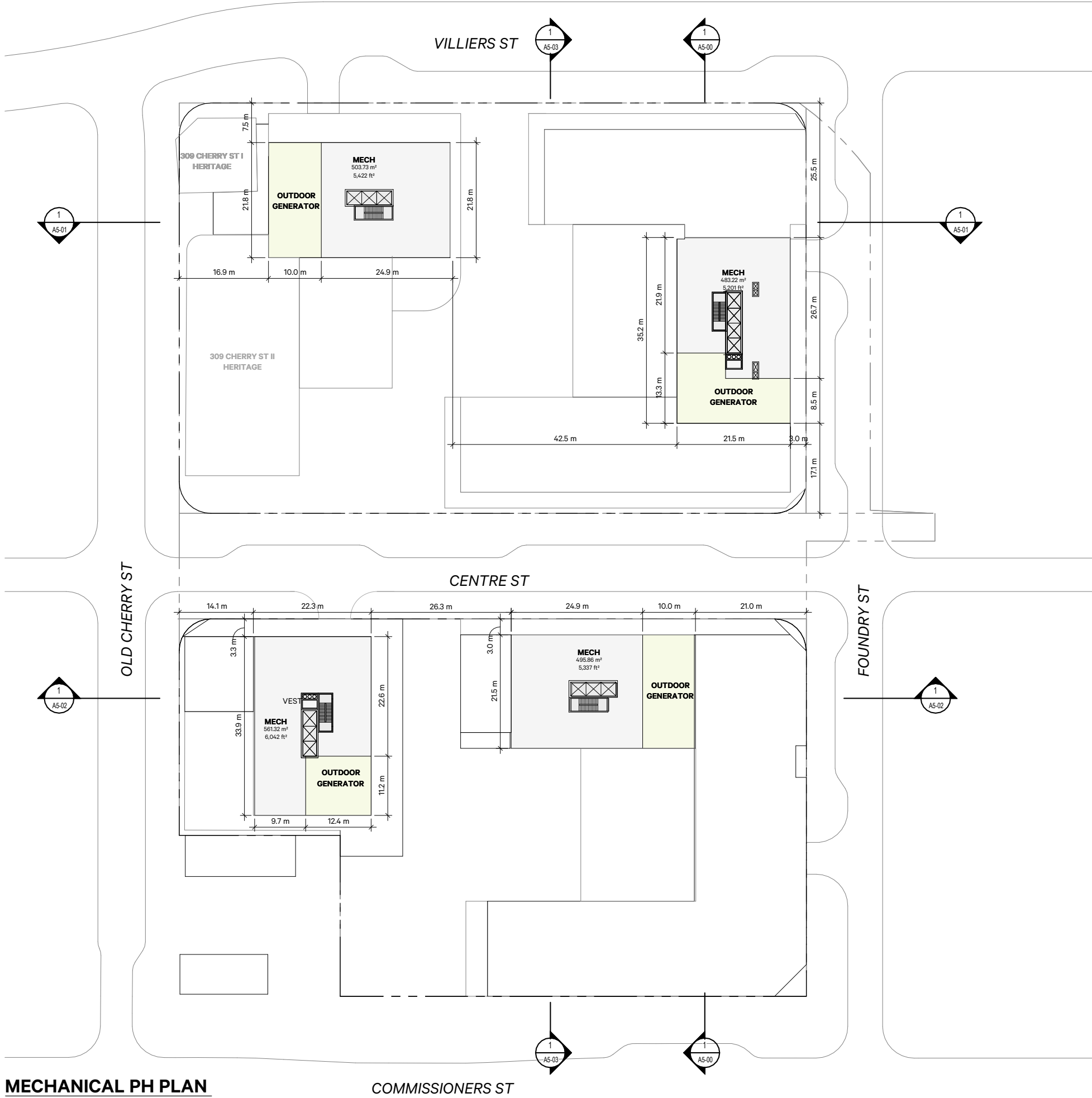
**309 Cherry Street**  
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CASTLEPOINT NUMA

## FLOOR PLAN - TYPICAL TOWER

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41604	07/04/25
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Author	

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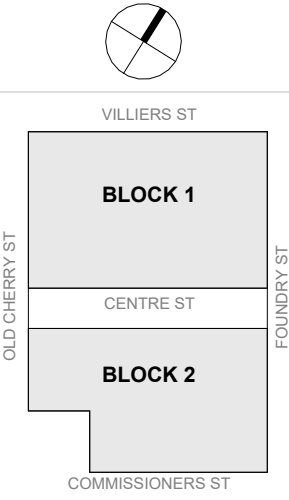


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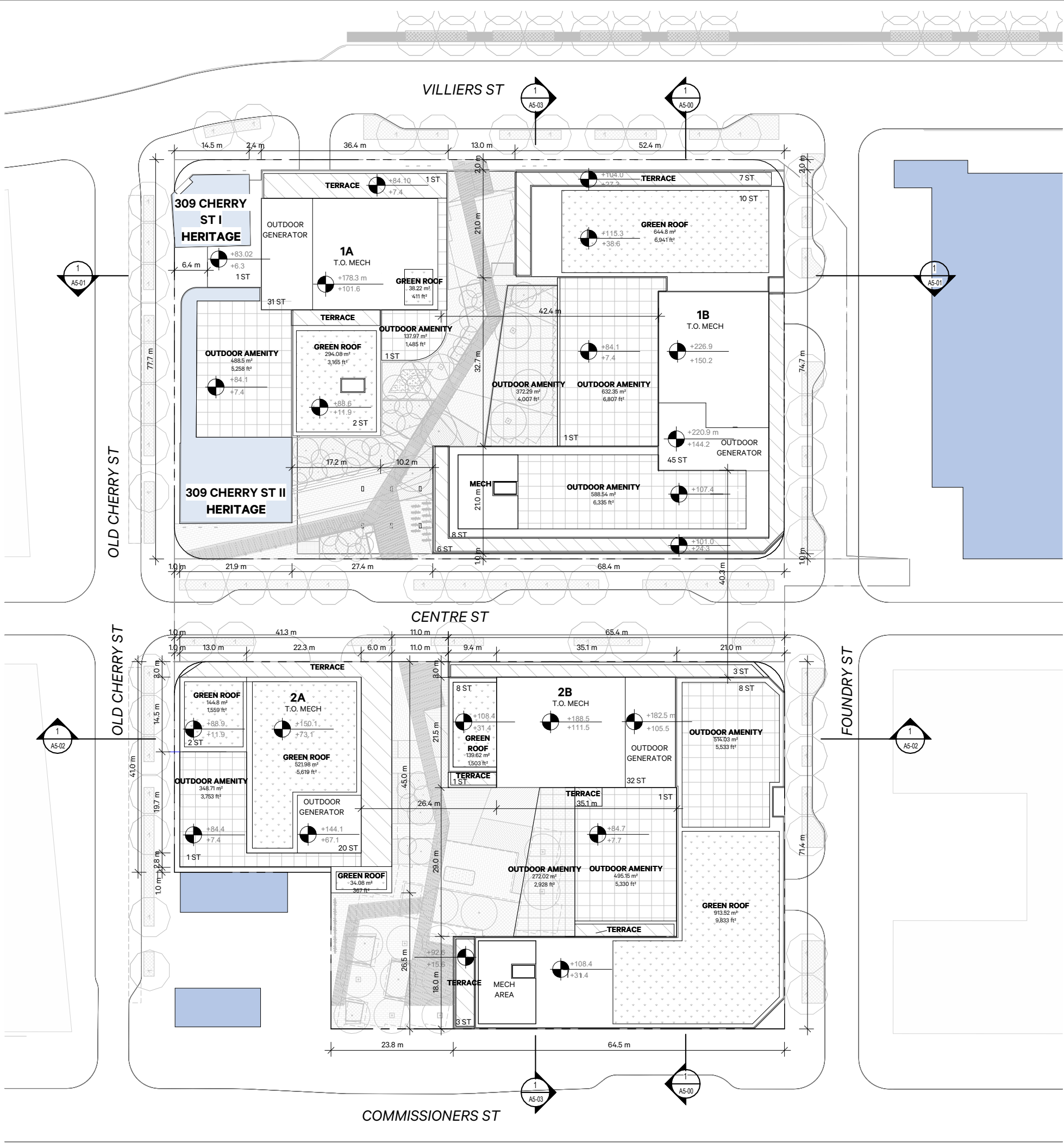
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## FLOOR PLAN - MPH

PROJECT	DATE
41604	07/04/25
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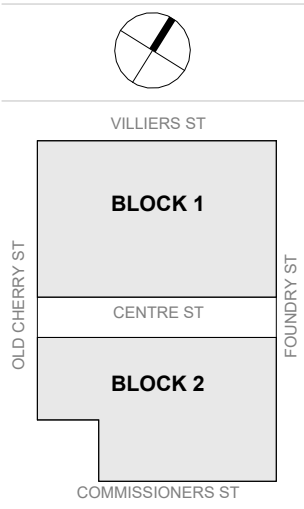
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ROOF PLAN

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The diagram shows two rectangular blocks, Block 1 and Block 2, arranged vertically. Block 1 is the top block, shaded light gray, and Block 2 is the bottom block, white. A red double-headed arrow at the top indicates the frontage of Block 1 along Villiers St. A black double-headed arrow at the bottom indicates the frontage of Block 2 along Commissioners St. The left side of the blocks is labeled 'OLD CHERRY ST' and the right side is labeled 'FOUNDRY ST', both written vertically. The text 'BLOCK 1' and 'BLOCK 2' are centered within their respective blocks. The street names 'VILLIERS ST' and 'COMMISSIONERS ST' are placed above and below the blocks respectively. 'CENTRE ST' is labeled between the two blocks.

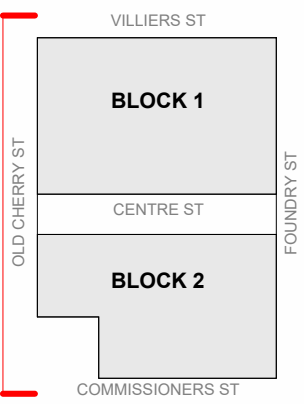
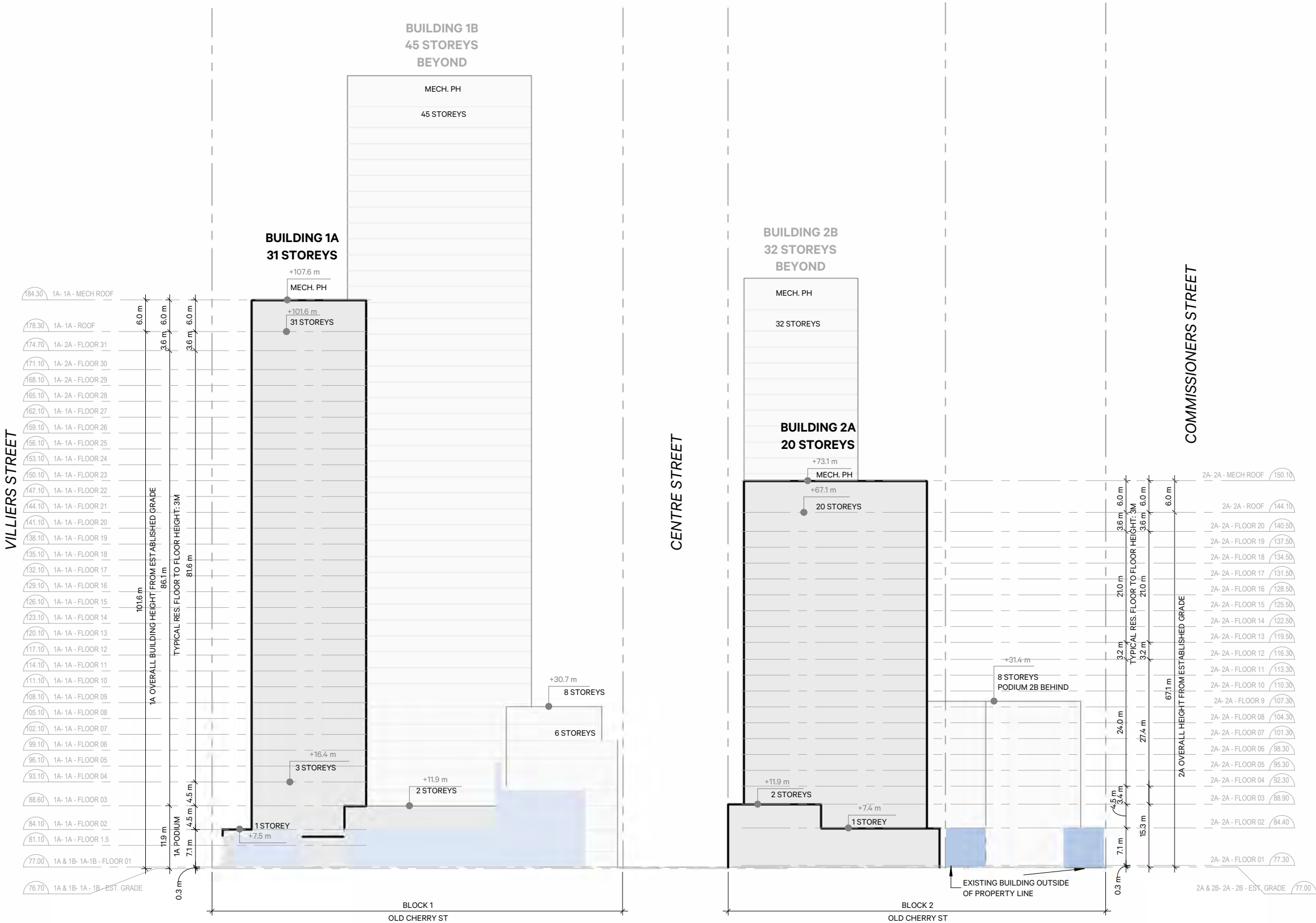
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**ELEVATION -  
VILLIERS ST**

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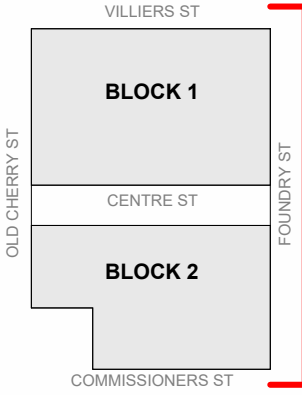
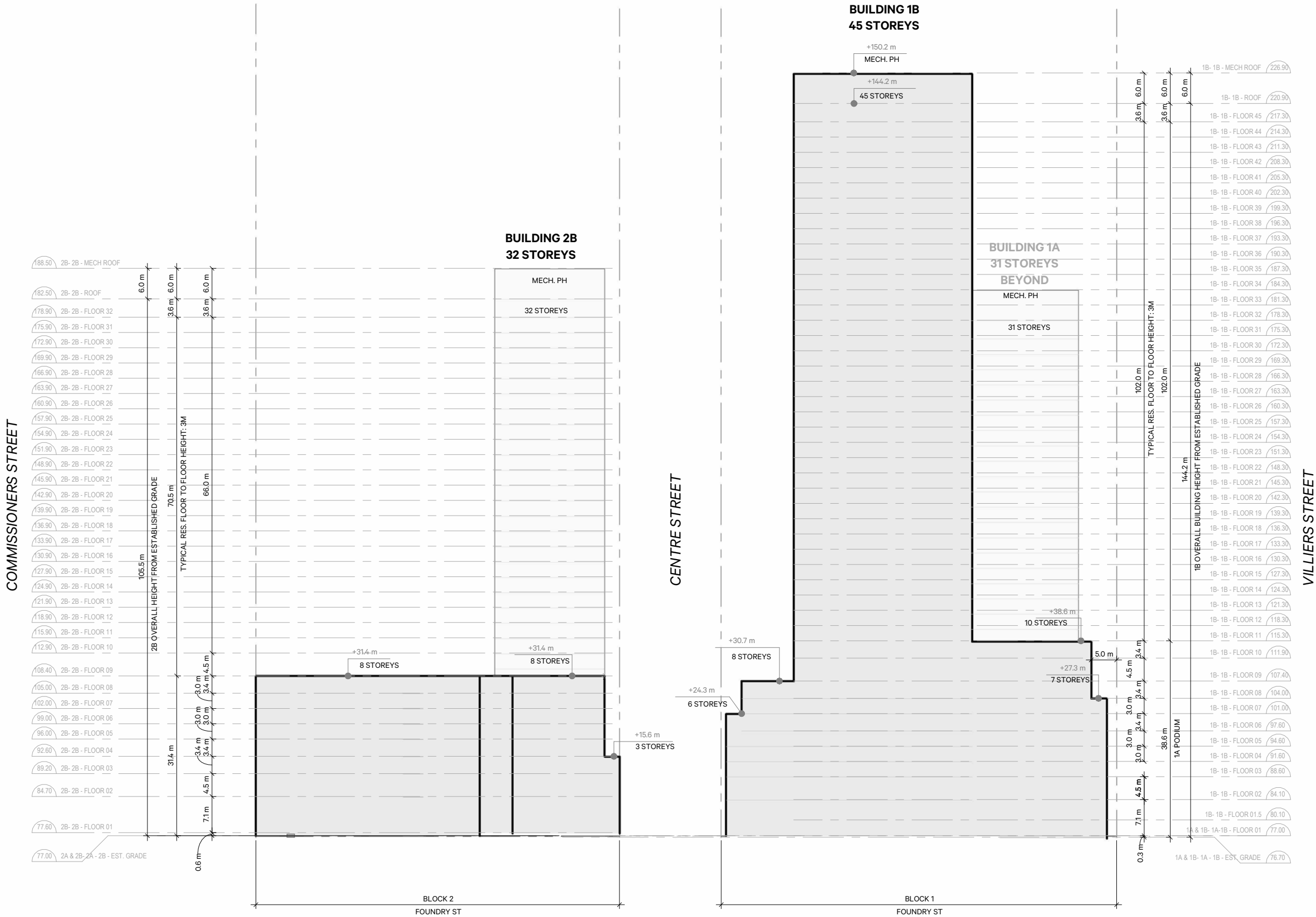
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**ELEVATION - OLD CHERRY ST.**

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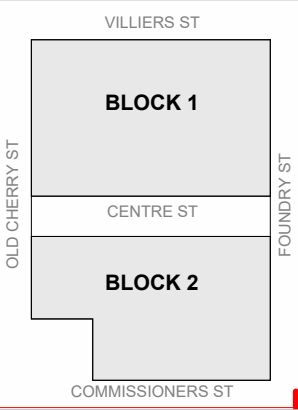
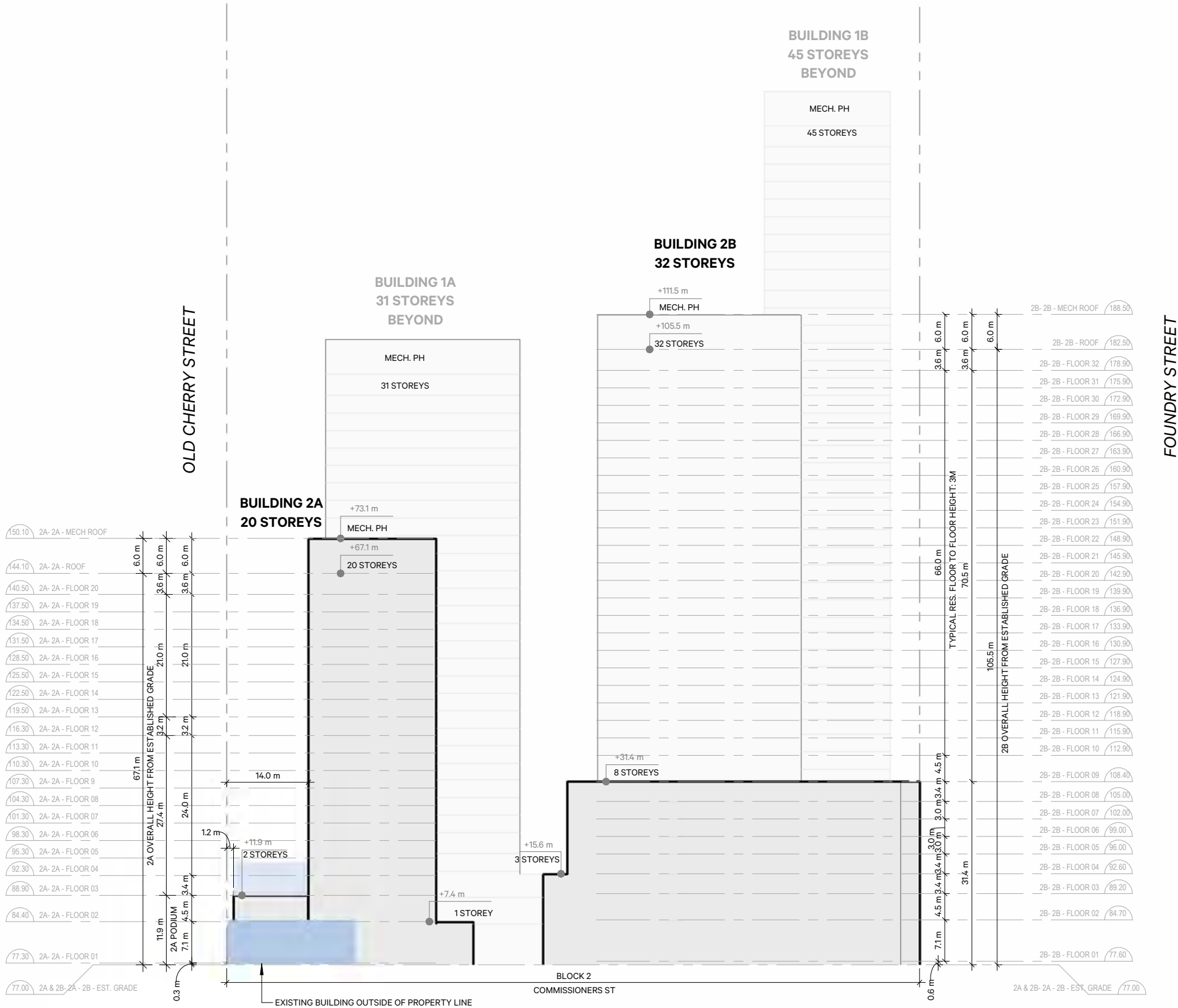
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**ELEVATION -  
FOUNDRY ST**

PROJECT  
**41604**  
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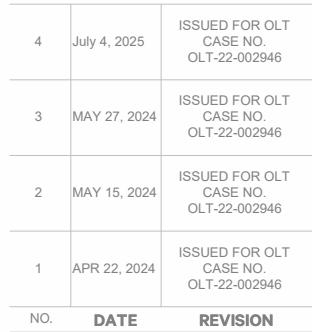
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**ELEVATION - COMMISSIONERS ST**

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**41604**  
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**ELEVATION -  
CENTRE ST SOUTH**

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**BUILDING 2B  
32 STOREYS**

- +111.7 m MECH. PH
- +105.5 m 32 STOREYS
- 8 STOREYS (+31.4 m)
- 3 STOREYS (+15.6 m)

**BUILDING 2A  
20 STOREYS**

- +73.1 m MECH. PH
- +67.1 m 20 STOREYS
- 2 STOREY (+12.2 m)
- 1 STOREY (+7.4 m)

**Floor Levels (Left Side):**

Floor Level	Description
188.50	2B-2B - MECH ROOF
182.50	2B-2B - ROOF
178.90	2B-2B - FLOOR 32
175.90	2B-2B - FLOOR 31
172.90	2B-2B - FLOOR 30
169.90	2B-2B - FLOOR 29
166.90	2B-2B - FLOOR 28
163.90	2B-2B - FLOOR 27
160.90	2B-2B - FLOOR 26
157.90	2B-2B - FLOOR 25
154.90	2B-2B - FLOOR 24
151.90	2B-2B - FLOOR 23
148.90	2B-2B - FLOOR 22
145.90	2B-2B - FLOOR 21
142.90	2B-2B - FLOOR 20
139.90	2B-2B - FLOOR 19
136.90	2B-2B - FLOOR 18
133.90	2B-2B - FLOOR 17
130.90	2B-2B - FLOOR 16
127.90	2B-2B - FLOOR 15
124.90	2B-2B - FLOOR 14
121.90	2B-2B - FLOOR 13
118.90	2B-2B - FLOOR 12
115.90	2B-2B - FLOOR 11
112.90	2B-2B - FLOOR 10
108.40	2B-2B - FLOOR 09
105.00	2B-2B - FLOOR 08
102.00	2B-2B - FLOOR 07
99.00	2B-2B - FLOOR 06
96.00	2B-2B - FLOOR 05
92.60	2B-2B - FLOOR 04
89.20	2B-2B - FLOOR 03
84.70	2B-2B - FLOOR 02
77.60	2B-2B - FLOOR 01
77.00	2A & 2B-2A - 2B - EST. GRADE

**Floor Levels (Right Side):**

Floor Level	Description
150.10	2A-2A - MECH ROOF
144.10	2A-2A - ROOF
140.50	2A-2A - FLOOR 20
137.50	2A-2A - FLOOR 19
134.50	2A-2A - FLOOR 18
131.50	2A-2A - FLOOR 17
128.50	2A-2A - FLOOR 16
125.50	2A-2A - FLOOR 15
122.50	2A-2A - FLOOR 14
119.50	2A-2A - FLOOR 13
116.30	2A-2A - FLOOR 12
113.30	2A-2A - FLOOR 11
110.30	2A-2A - FLOOR 10
107.30	2A-2A - FLOOR 9
104.30	2A-2A - FLOOR 08
101.30	2A-2A - FLOOR 07
98.30	2A-2A - FLOOR 06
95.30	2A-2A - FLOOR 05
92.30	2A-2A - FLOOR 04
88.90	2A-2A - FLOOR 03
84.40	2A-2A - FLOOR 02
77.30	2A-2A - FLOOR 01
77.00	2A & 2B-2A - 2B - EST. GRADE

**Dimensions:**

- Overall Height from Established Grade: 70.5 m (Building 2B), 66.0 m (Typical Res. Floor to Floor Height: 3M)
- Podium Height: 6.71 m
- setbacks: 14.0 m, 1.0 m

**Streets:** FOUNDRY STREET, CENTRE STREET, OLD CHERRY STREET

**Block 2**

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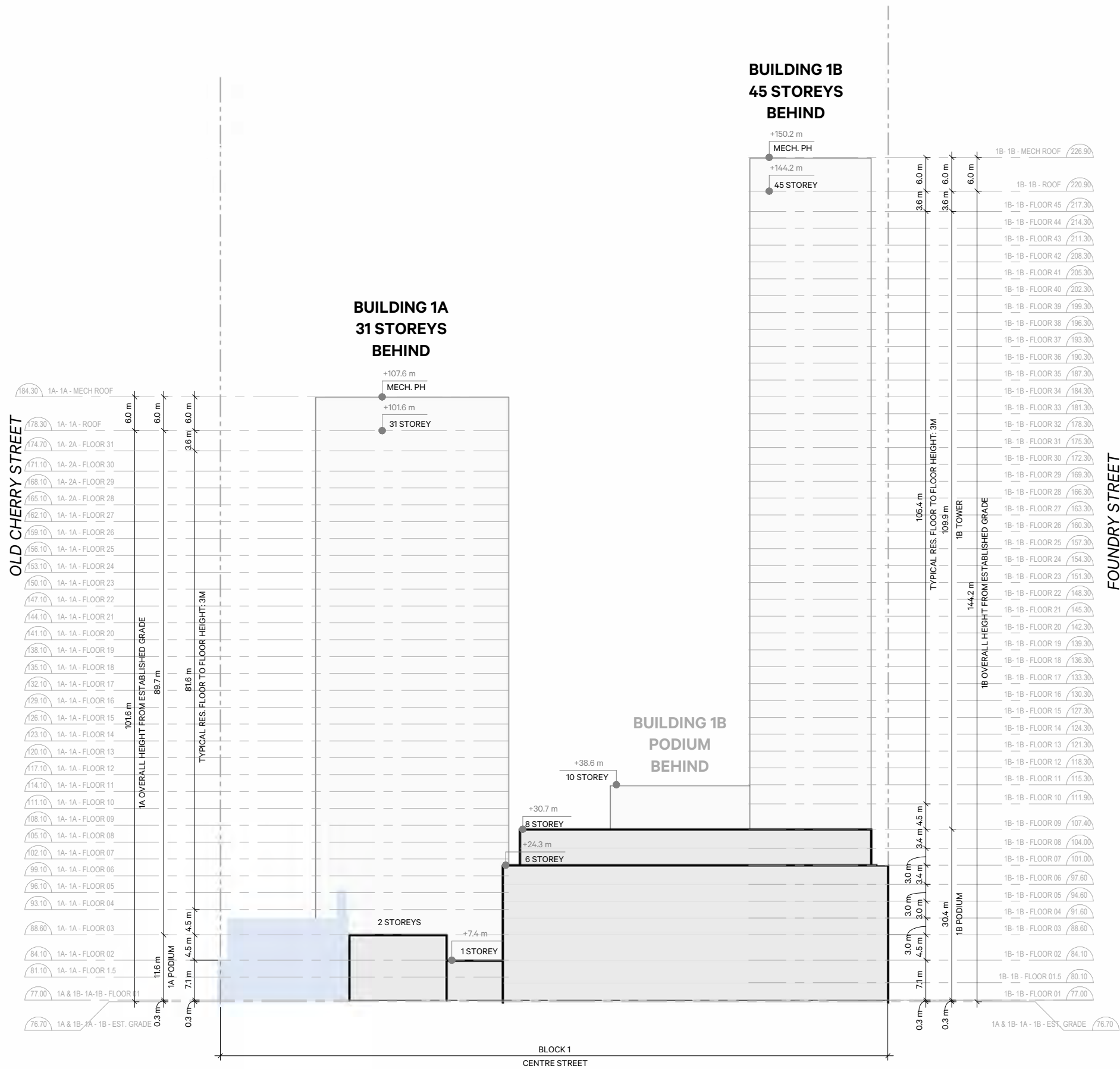
The diagram shows two rectangular blocks, Block 1 and Block 2, separated by a horizontal strip representing a road. Block 1 is the upper rectangle, and Block 2 is the lower rectangle. The road strip between them is labeled 'CENTRE ST' and is bounded by two red lines. To the left of the blocks is a vertical road labeled 'OLD CHERRY ST', and to the right is a vertical road labeled 'FOUNDRY ST'. Above Block 1 is the label 'VILLIERS ST', and below Block 2 is the label 'COMMISSIONERS ST'. The blocks are shaded light gray, and the text 'BLOCK 1' and 'BLOCK 2' is centered within them.

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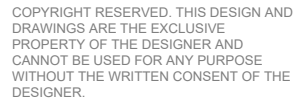
CASTLEPOINT NUMA

PROJECT	
<b>41604</b>	
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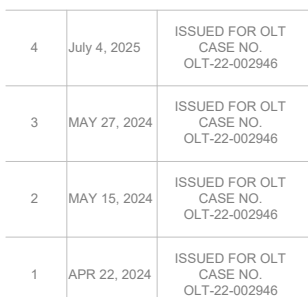
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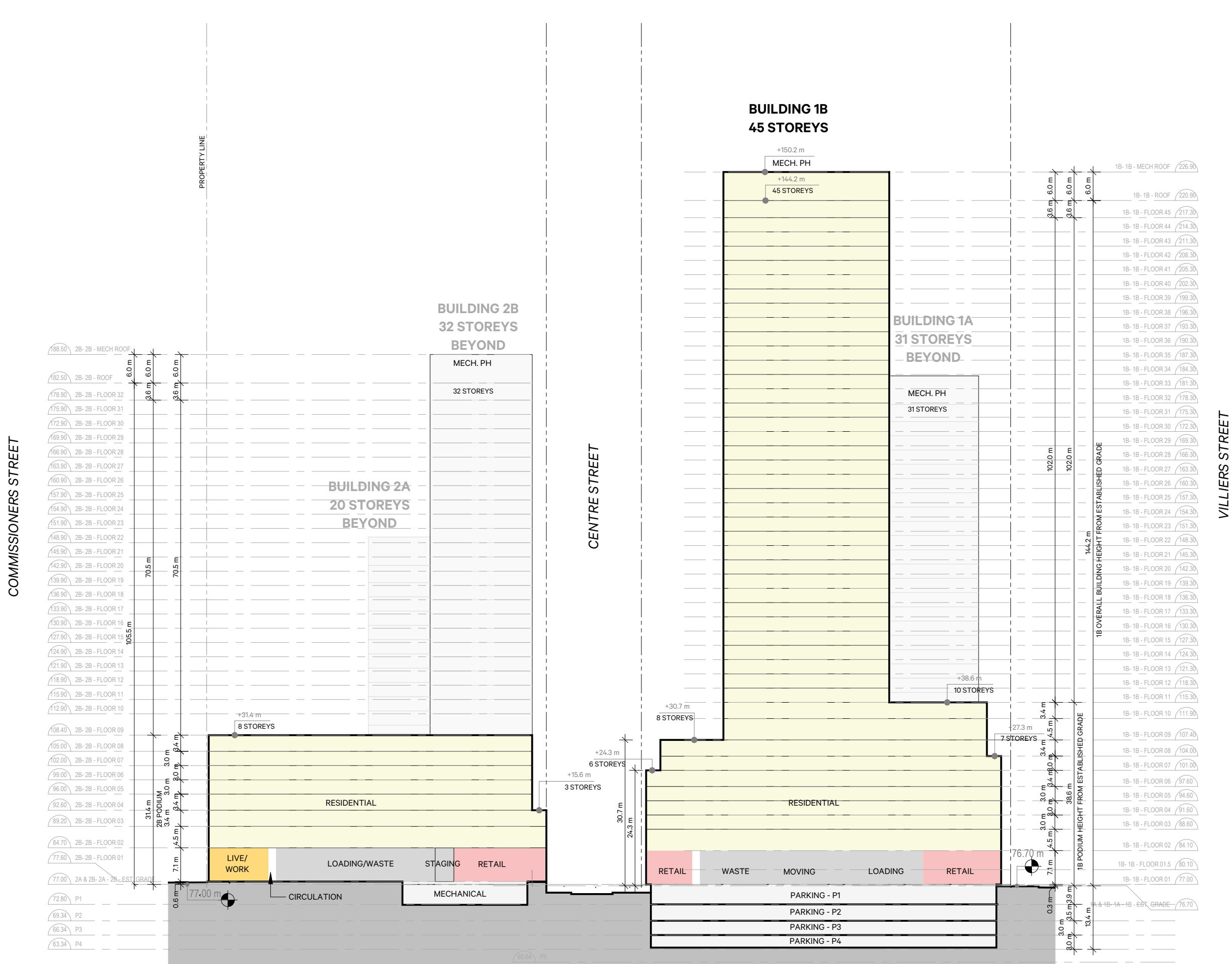


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**SECTION - N/S -  
1B-2B**

**A5-00**  
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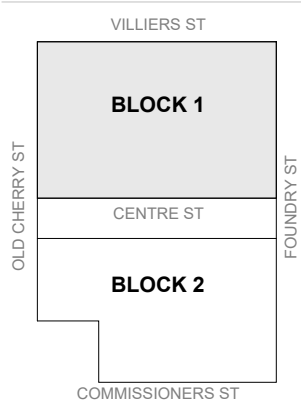




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## SECTION - E/W - 1A-1B

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Author

DATE

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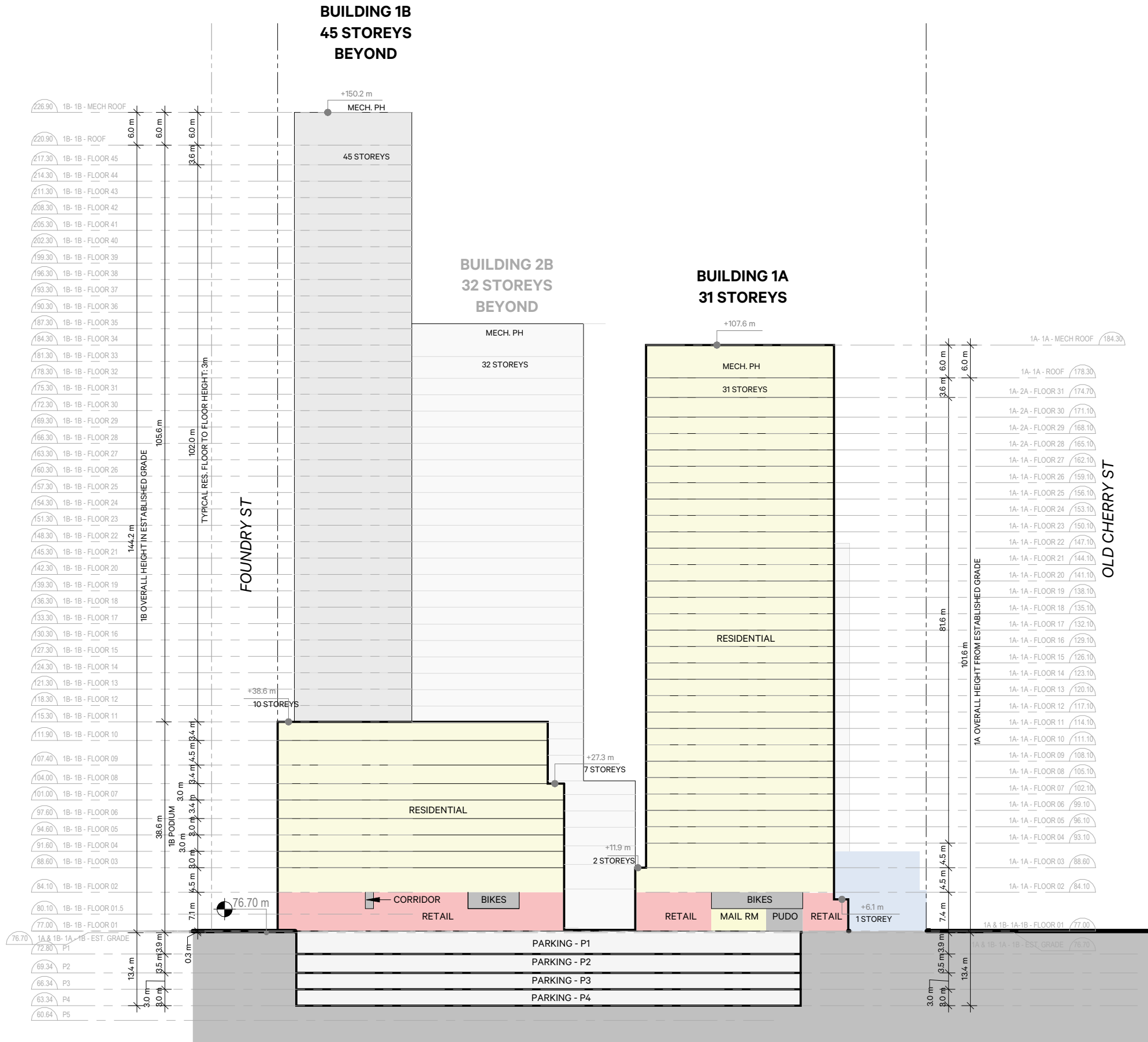
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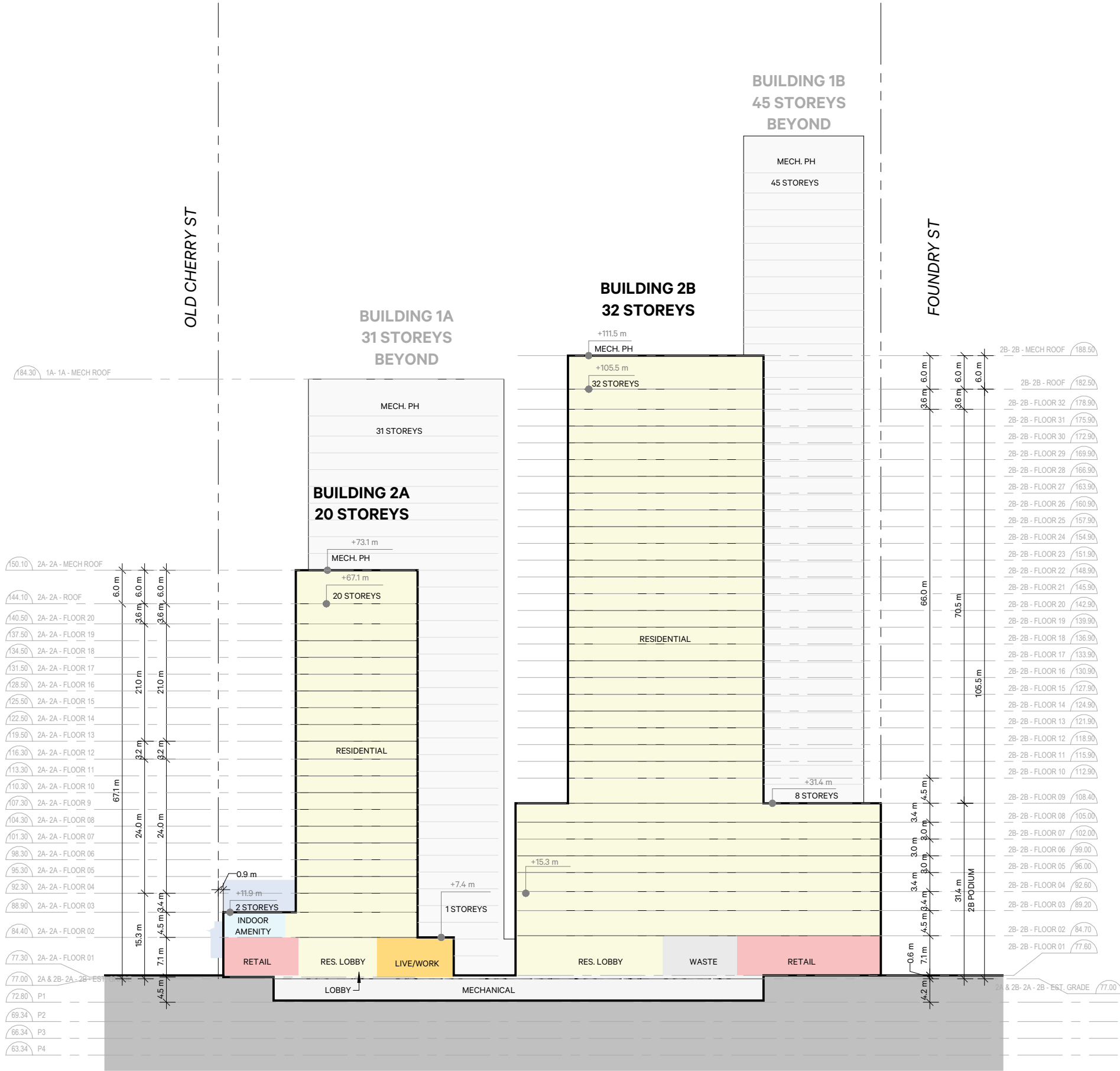
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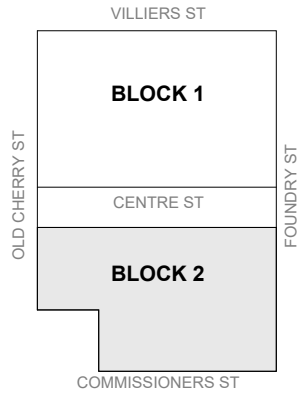




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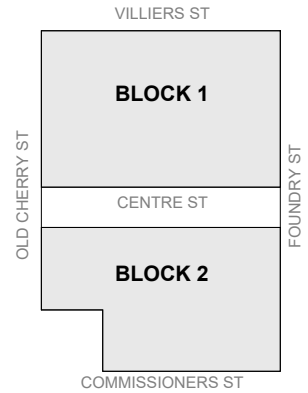
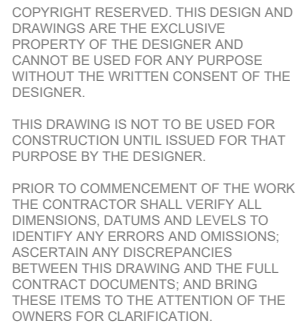
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## SECTION - E/W - 2A-2B

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# SECTION - N/S - THROUGH PEDESTRIAN TUNNEL

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