

QUEEN STREET & BROCK AVENUE

TORONTO, ON, M6K 1L7

PUBLIC ATTACHMENT 2

ISSUED FOR SETTLEMENT

2022-04-22

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Revision _____ Date _____

NOT FOR CONSTRUCTION



VIEW FROM QUEEN & BROCK LOOKING NORTHWEST

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DRAWING LIST

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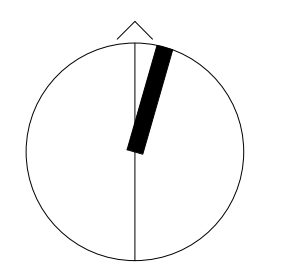
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ISSUED FOR SETTLEMENT 22-04-22

ISSUED FOR REZONING 20-09-18

Revision _____ Date _____



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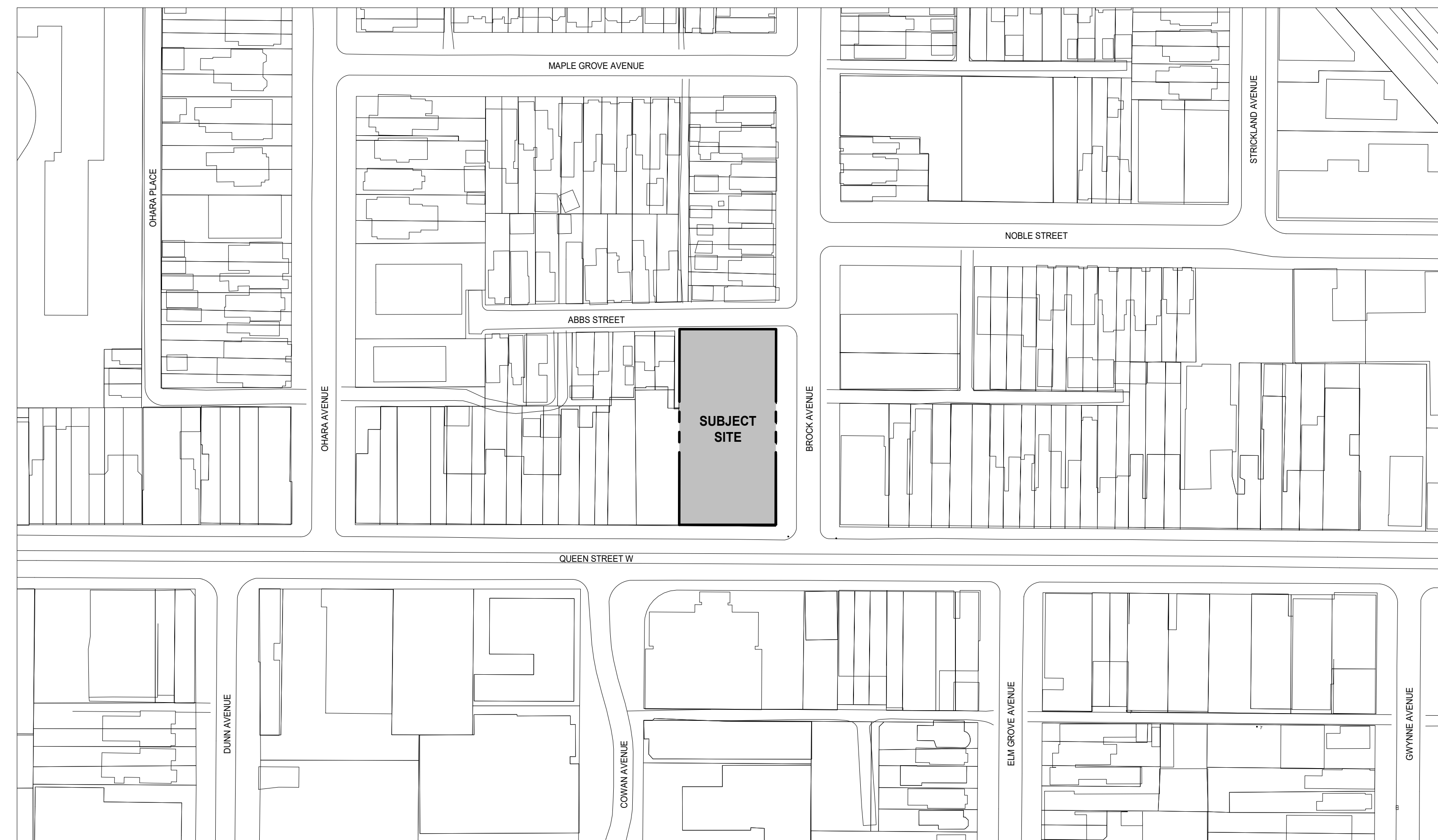
Queen and Brock Holdings Inc.
QUEEN ST & BROCK AVE
TORONTO, ON, M6K 1L7

SHEET TITLE

COVER SHEET

DRAWN BY: MK
CHECKED BY: LL
PROJECT START DATE: 19-01-03
PROJECT NO.: 18152
SHEET NUMBER

A0.00



CONTEXT PLAN

PROJECT STATISTICS [BY-LAW 569-2013]

FLOOR LEVEL	GROSS CONST AREA		GFA DEDUCTIONS		AMNT DEDUCTIONS		TOTAL GFA	
	m ²	sf	m ²	sf	m ²	sf	m ²	sf
1	1,221.7	13,150	351.7	3,786	-	-	870.0	9,365
2	1,420.9	15,294	100.9	1,086	-	-	1,320.0	14,208
3	1,445.2	15,556	56.8	611	457.6	4,926	930.8	10,019
4	1,323.8	14,249	47.9	516	-	-	1,275.9	13,734
5	1,217.8	13,108	40.3	434	-	-	1,177.5	12,675
6	1,217.8	13,108	40.3	434	-	-	1,177.5	12,675
7	1,112.5	11,975	40.3	434	-	-	1,072.2	11,541
8	1,112.5	11,975	40.3	434	-	-	1,072.2	11,541
9	1,016.3	10,939	40.3	434	-	-	976.0	10,506
10	785.1	8,451	40.3	434	-	-	744.8	8,017
11	785.1	8,451	40.3	434	-	-	744.8	8,017
MECH ROOF	474.9	5,112	474.9	5,112	-	-	-	-
ABOVE GRADE	13,133.6	141,369	1,314.3	14,147	457.6	4,926	11,361.7	122,296
P1	1,698.9	18,287	1,673.9	18,018	-	-	25.0	269
BELOW GRADE	1,698.9	18,287	1,698.0	18,018	-	-	25.0	269
SUBTOTAL	14,832.5	159,656	3,012.3	32,424	457.6	4,926	11,386.7	122,565

RESIDENTIAL GFA		NON-RES GFA	
m ²	sf	m ²	sf
390.8	4,207	479.2	5,158
1,320.0	14,208	-	-
930.8	10,019	-	-
1,275.9	13,734	-	-
1,177.5	12,675	-	-
1,177.5	12,675	-	-
1,072.2	11,541	-	-
1,072.2	11,541	-	-
976.0	10,506	-	-
744.8	8,017	-	-
744.8	8,017	-	-
-	-	-	-
-	-	-	-
10,882.5	117,138	479.2	5,158
25.0	269	-	-
25.0	269	-	-
10,907.5	117,407	479.2	5,158

UNIT						
JR	1BD	1BD+D	2BD	2BD+D	3BD	TOTAL
-	3	-	-	-	3	3
-	2	5	2	-	3	15
-	1	3	2	2	1	9
-	3	6	2	3	3	17
-	4	5	1	4	2	16
-	4	5	1	4	2	16
1	3	6	1	3	1	15
1	3	6	1	3	1	15
1	2	7	1	3	-	14
1	2	4	-	4	-	11
1	2	4	-	4	-	11
8	26	51	11	30	16	142
8	26	51	11	30	16	142
5.6%	18.3%	35.9%	7.7%	21.1%	11.3%	

ROOF AREA		PRIV TERRACE		OUTDR AMNT		APPL ROOF		GREEN ROOF		FLOOR LEVEL
m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	
-	-	-	-	-	-	-	-	-	-	1
-	-	-	-	-	-	-	-	-	-	2
110.4	1,188	-	-	110.4	1,188	-	-	-	-	3
118.2	1,272	118.2	1,272	-	-	-	-	-	-	4
162.2	1,746	162.2	1,746	-	-	-	-	-	-	5
-	-	-	-	-	-	-	-	-	-	6
105.3	1,133	105.3	1,133	-	-	-	-	-	-	7
-	-	-	-	-	-	-	-	-	-	8
94.1	1,013	94.1	1,013	-	-	-	-	-	-	9
231.2	2,489	231.2	2,489	-	-	-	-	-	-	10
-	-	-	-	-	-	-	-	-	-	11
310.2	3,339	-	-	-	-	310.2	3,339	-	-	MECH ROOF
474.9	5,112	-	-	-	-	474.9	5,112	235.5	2,535	
1,606.5	17,292	711.0	7,653	110.4	1,188	785.1	8,451	235.5	2,535	

TOTAL	11,386.7	122,565
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TOTAL UNITS	142
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GFA deductions include parking, loading and bicycle parking, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below grade, shower and change facilities as required for bicycle parking, amenity space, elevator shafts, garbage shafts, mechanical penthouse, and exit stairwells as per the City of Toronto by-law 569-2013.

Average unit size assumed at 60.4 sm (650 sf) based on residential saleable area. Exact unit count to be determined with design

DENSITY	
TOTAL GFA	11,386.7 m ²
LAND AREA	1,849.5 m ²
FSI	6.2

BUILDING USE [BY-LAW 569-2013]	
RES GFA	10,907.5 m ²
NON-RES GFA	479.2 m ²
TOTAL	11,386.7 m²

CAR PARKING	
Resident Required	-
Residential Visitor Required	-
Non-Residential Required	-
TOTAL REQUIRED	-
Resident Provided	36
Commercial Parking Lot Provided	-
TOTAL PROVIDED	36
TOTAL E.V.S.E. PROVIDED	8 22.2%

BICYCLE STORAGE (TGS Tier 1)	
Residential Long Term Required	128
Residential Short Term Required	15
Non Res.	4
TOTAL REQUIRED	147
Residential Long Term Provided	128
Residential Short Term Provided	16
Non Res. Short Term Provided	4
TOTAL PROVIDED	148

GARBAGE & RECYCLING		m ²
Garbage Room Required		
First 50 Units	25m ²	25.0
Remaining Units	13m ² / additional 50 Units	23.9
Bulk Storage Required	10m ²	10.0
TOTAL REQUIRED		58.9
Garbage Room Provided		55.4
Bulk Storage Provided		10.0
TOTAL PROVIDED		65.4

STAGING AREA		m ²
Staging Area Required	5m ² / additional 50 Units	9.2
Staging Area Provided		46.2

GREEN ROOF		m ²
Total Roof Area		1,606.5
Exempt Roof Area:		
Private Terrace	711.0	
Outdoor Amenity	110.4	
Total Exempt Roof Area	821.4	
Applicable Roof Area	785.1	
GREEN ROOF REQ. (30%)	235.5	
GREEN ROOF PROVIDED	235.5	

AMENITY AREA (2 m ² /Unit)		m ²
Indoor Amenity Req.		284.0
Outdoor Amenity Req.		284.0
TOTAL REQUIRED		568.0
Indoor Amenity Prov.		457.6
Outdoor Amenity Prov.		110.4
TOTAL PROVIDED		568.0

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Revision	Date
4 ISSUED FOR COORDINATION	22-04-20

NOT FOR CONSTRUCTION

ISSUED FOR SETTLEMENT 22-04-22

ISSUED FOR REZONING 20-09-18

Revision Date

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Queen and Brock Holdings Inc.
QUEEN ST & BROCK AVE
TORONTO, ON, M6K 1L7

SHEET TITLE

PROJECT STATISTICS

DRAWN BY:	MK
CHECKED BY:	LL
PROJECT START DATE:	19-01-03
PROJECT NO.:	18152
SHEET NUMBER	

A0.02

NOT FOR CONSTRUCTION

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
LOTS 1 TO 6 INCLUSIVE
REGISTERED PLAN 521
AND
LOT 3 AND
PART OF LOTS 1 AND 2
REGISTERED PLAN 439
CITY OF TORONTO
SCALE 1:150
KRCMAR SURVEYORS LTD. 2020
METRIC: DISTANCES AND COORDINATES SHOWN HEREIN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREIN ARE GRID DERIVED FROM HORIZONTAL CONTROL MONUMENTS N4, C0014051 AND N4, C0014050 AND ARE REFERRED TO THE 17' NAD COORDINATE SYSTEM ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, 17' MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CGRS2011).

ELEVATION
ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. C1531 HAVING AN ELEVATION OF 95.342 METRES.

NOTE
UNDERGROUND SERVICES WERE NOT SURVEYED.

EASEMENT
○ SUBJECT TO EASEMENT AS IN INST. A13370942

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES HORIZONTAL CONTROL MONUMENT
 - SR DENOTES STANDARD IRON BAR
 - DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - DENOTES CUP
 - (M) DENOTES MEASURED
 - (U) DENOTES UNDEVELOPED
 - (C15) DENOTES CITY OF TORONTO SURVEYS
 - (J19) DENOTES J.D. BARNES LIMITED, O.L.S.
 - (L502) DENOTES LAND SURVEY GROUP, O.L.S.
 - (WT) DENOTES WITNESS
 - (N1) DENOTES FIELD NOTES BY CITY OF TORONTO SURVEYS, DATED AUGUST 29, 1958
 - (N2) DENOTES FIELD NOTES BY CITY OF TORONTO SURVEYS, DATED APRIL 8, 1974 (PROJECT NO. 74-431-041)
 - (N3) DENOTES FIELD NOTES BY CITY OF TORONTO SURVEYS, DATED JUNE 15, 1982 (PROJECT NO. M2332)
 - (P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, O.L.S., DATED MAY 22, 2018
 - (P2) DENOTES PLAN BY COOK AND BUNNING, O.L.S., DATED MARCH 15, 1954
 - (P3) DENOTES REGISTERED PLAN 521
 - (P4) DENOTES REGISTERED PLAN 439
 - (P5) DENOTES PLAN 648-15425
 - (P6) DENOTES PLAN 648-26942
 - (R4) DENOTES TIES TO CONCRETE BLOCK
 - (R5) DENOTES TIES TO FOUNDATION
 - (ST) DENOTES TIES TO STONE
 - (S1) DENOTES TIES TO STRUCTURE
 - BF DENOTES BOARD FENCE
 - CF DENOTES CHAIN LINK FENCE
 - FTE DENOTES FINISHED FLOOR ELEVATION
 - WF DENOTES WROUGHT IRON FENCE
 - (T2) DENOTES TOP OF CURB
 - (R) DENOTES BOTTOM OF CURB
 - DENOTES FENCE
 - DENOTES HYDRO SERVICE (OVERHEAD)
 - DENOTES STREET CAR TRACKS
 - DENOTES EXISTING GRADE ELEVATION
 - DENOTES BELL POLE WITH LAMP POST (PRIVATE)
 - DENOTES BIKE STAND
 - DENOTES BILLBOARD
 - DENOTES CATCH BASIN
 - DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - DENOTES FIRE HYDRANT
 - DENOTES GAS METER
 - DENOTES GAS PIPE
 - DENOTES GAS VALVE
 - DENOTES HYDRO HAND WELL
 - DENOTES HYDRO POLE WITH LIGHT STANDARD
 - DENOTES HYDRO POLE WITH LAMP POST (PRIVATE)
 - DENOTES LAMP POST (PRIVATE)
 - DENOTES LAMP STANDARD
 - DENOTES MANHOLE
 - DENOTES MONITORING WELL
 - DENOTES PIPE
 - DENOTES SIGN
 - DENOTES TRAFFIC LIGHT WITH LIGHT STANDARD
 - DENOTES WATER VALVE
- TOTAL SITE AREA = 1849.3 m²

SURVEY REPORT

- THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
- THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
- COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
- SUBJECT LANDS COMPRISE ALL OF PINS 21303-0003(LT), 21303-0004(LT), 21303-0005(LT), 21303-0176(LT), 21303-0177(LT), 21303-0178(LT), 21303-0296(LT) AND 21303-0314(LT).
- SUBJECT TO EASEMENT OVER PART 2, PLAN 648-26942 AS IN INST. A13370942.

MUNICIPAL ADDRESSES
Nos. 2 TO 14 BROCK AVENUE AND
Nos. 1354 TO 1364 QUEEN STREET WEST, TORONTO.

SURVEYOR'S CERTIFICATE

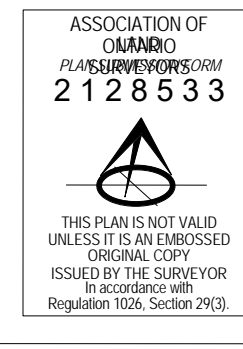
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 30th DAY OF JULY, 2020.

DATE: AUGUST 4, 2020
WALDMAR GOLINSKI
CHAIRMAN AND SURVEYOR

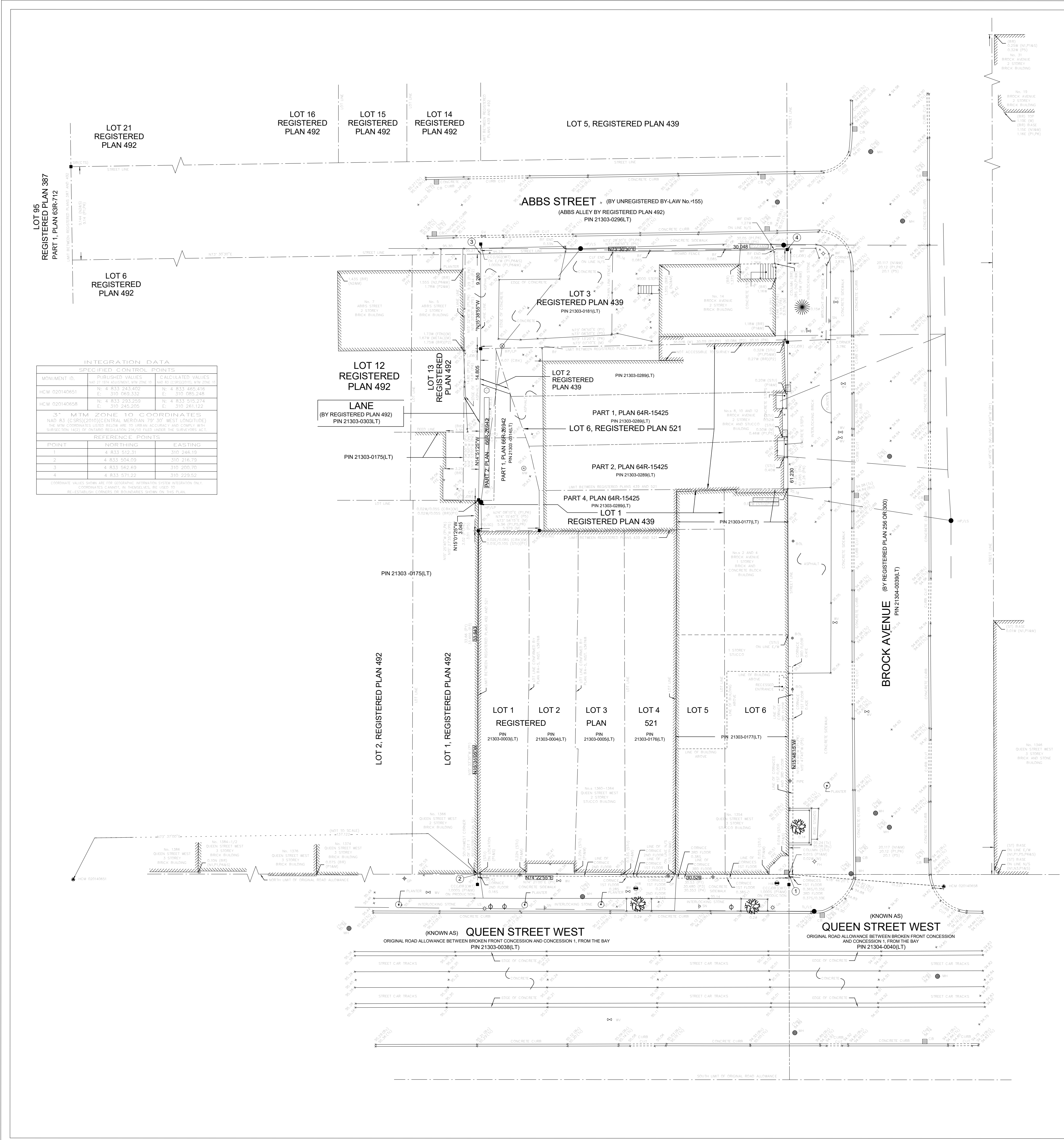
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD: JZ, DL DRAWN: CL CHECKED: W.G. JOB NO: 18-160
DWG NAME: 18-160B101 PLOT INFO: 17:38 04Aug2020 WORK ORDER NO: 33310
PROJECT NO: 1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca



THIS PLAN IS NOT VALID UNLESS IT IS AN UNREVOKED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 203, SECTION 2(12)

KRCMAR



INTEGRATION DATA

MONUMENT ID	PUBLISHED VALUES	CALCULATED VALUES
HCW 02014051	N: 4 833 242.602 E: 310 988.332	N: 4 833 485.416 E: 310 988.248
HCW 02014058	N: 4 833 293.295 E: 310 245.205	N: 4 833 319.274 E: 310 241.122

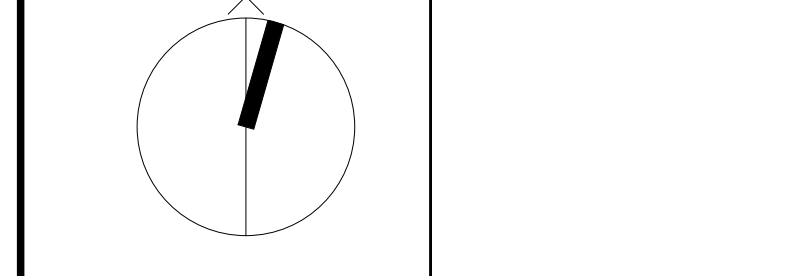
3' NAD 83 COORDINATE SYSTEM ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE
THE NAD COORDINATES LISTED HEREIN ARE TO VERTICAL ACCURACY AND COMPLY WITH THE REQUIREMENTS OF THE SURVEY ACT AND THE SURVEYORS ACT.

POINT	NORTHING	EASTING
1	4 833 512.31	310 246.19
2	4 833 504.09	310 276.79
3	4 833 562.69	310 250.70
4	4 833 571.22	310 225.52

COORDINATE VALUES SHOWN ARE FOR GEODETIC INFORMATION FROM REGISTRATION ONLY. COORDINATES LISTED IN THIS PLAN ARE TO VERTICAL ACCURACY AND COMPLY WITH THE REQUIREMENTS OF THE SURVEY ACT AND THE SURVEYORS ACT.

ISSUED FOR SETTLEMENT 22-04-22
ISSUED FOR REZONING 20-09-18

Revision _____ Date _____



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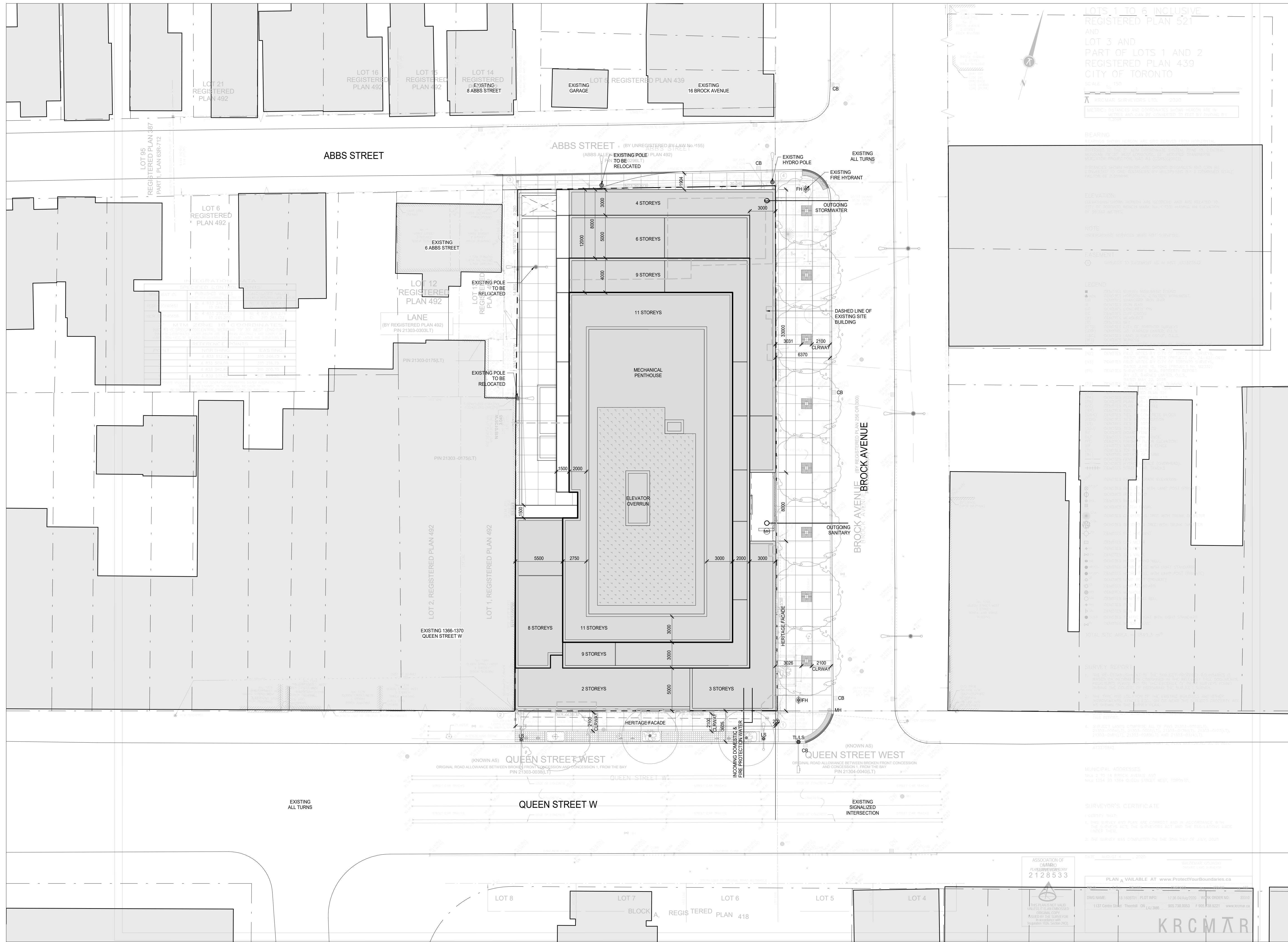
Queen and Brock Holdings Inc.
QUEEN ST & BROCK AVE
TORONTO, ON, M6K 1L7

SHEET TITLE

SITE SURVEY

DRAWN BY: Author
CHECKED BY: Checker
PROJECT START DATE: 06/30/20
PROJECT NO: 18152
SHEET NUMBER

A0.04



LOTS 1 TO 6 INCLUSIVE
REGISTERED PLAN 521
AND
LOT 3 AND
PART OF LOTS 1 AND 2
REGISTERED PLAN 439
CITY OF TORONTO
DATE: 11/18

BEARING
ELEVATION
NOTE
LEGEND

SURVEY REPORT
MUNICIPAL ADDRESSES
SURVEYOR'S CERTIFICATE

ASSOCIATION OF
ALABAMA ENGINEERS
2128533
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca
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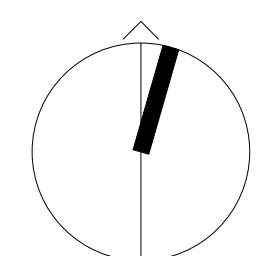
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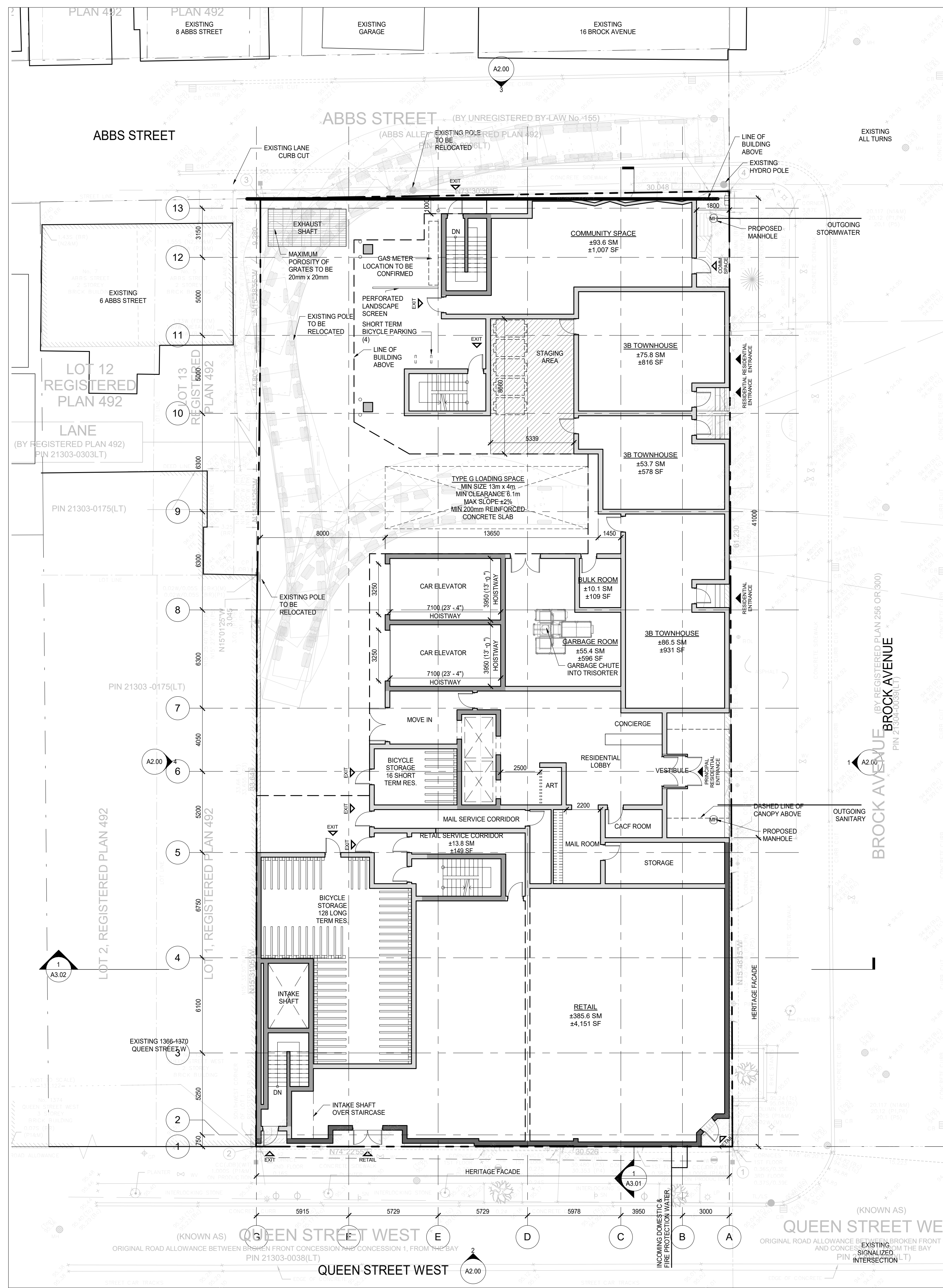
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SHEET TITLE

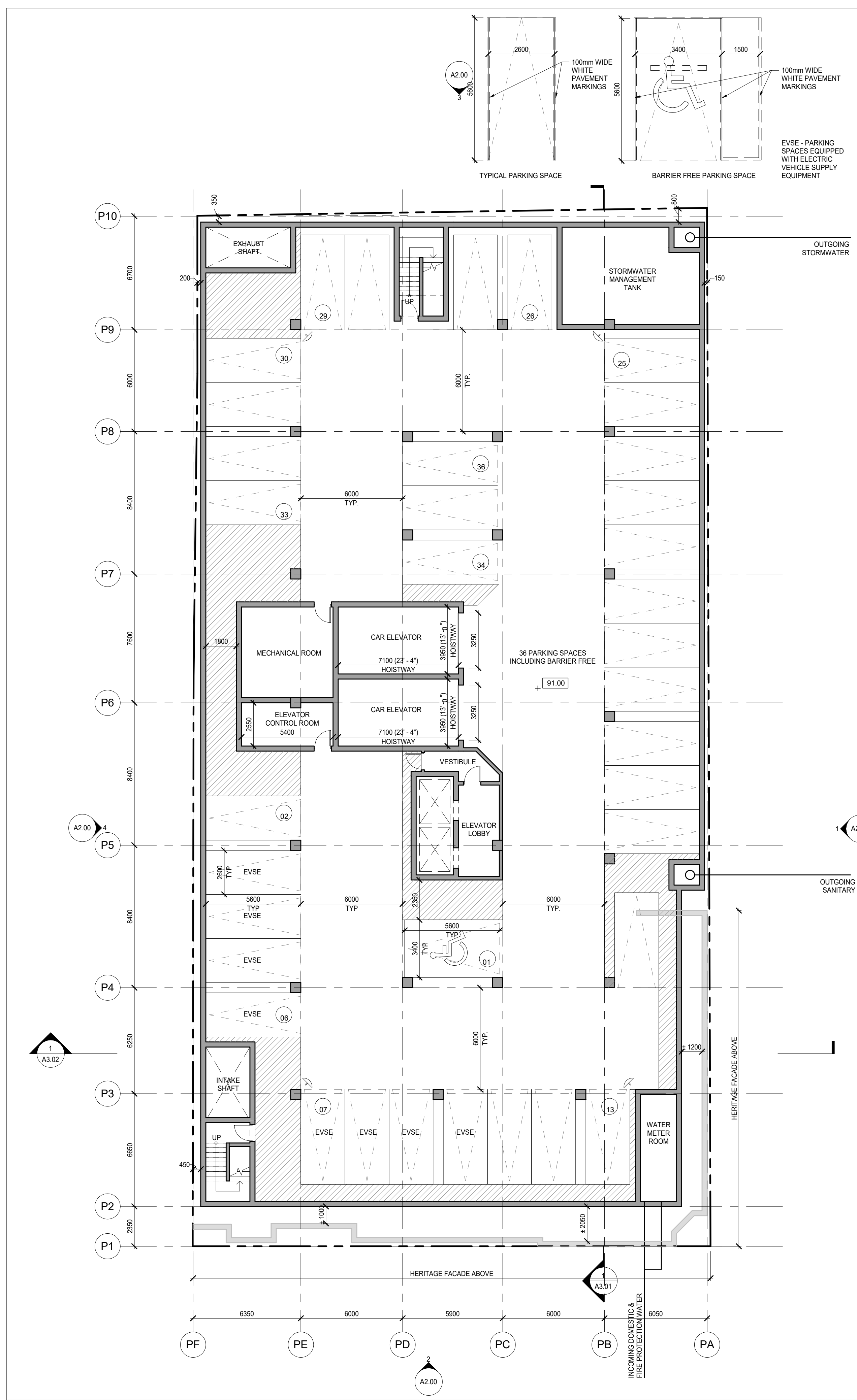
SITE PLAN

DRAWN BY: MK
CHECKED BY: LL
PROJECT START DATE: 19-01-03
PROJECT NO.: 18152
SHEET NUMBER

A0.10



2 T.O.S. GROUND
A1.00 1:150



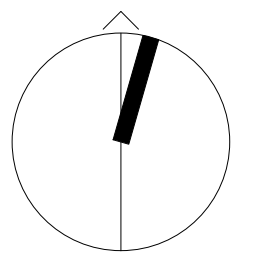
1 T.O.S. LEVEL P1
A1.00 1:150

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SHEET TITLE

P1 & GROUND FLOOR PLAN

DRAWN BY: MK
CHECKED BY: LL
PROJECT START DATE: 19-01-03
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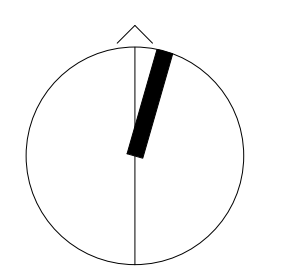
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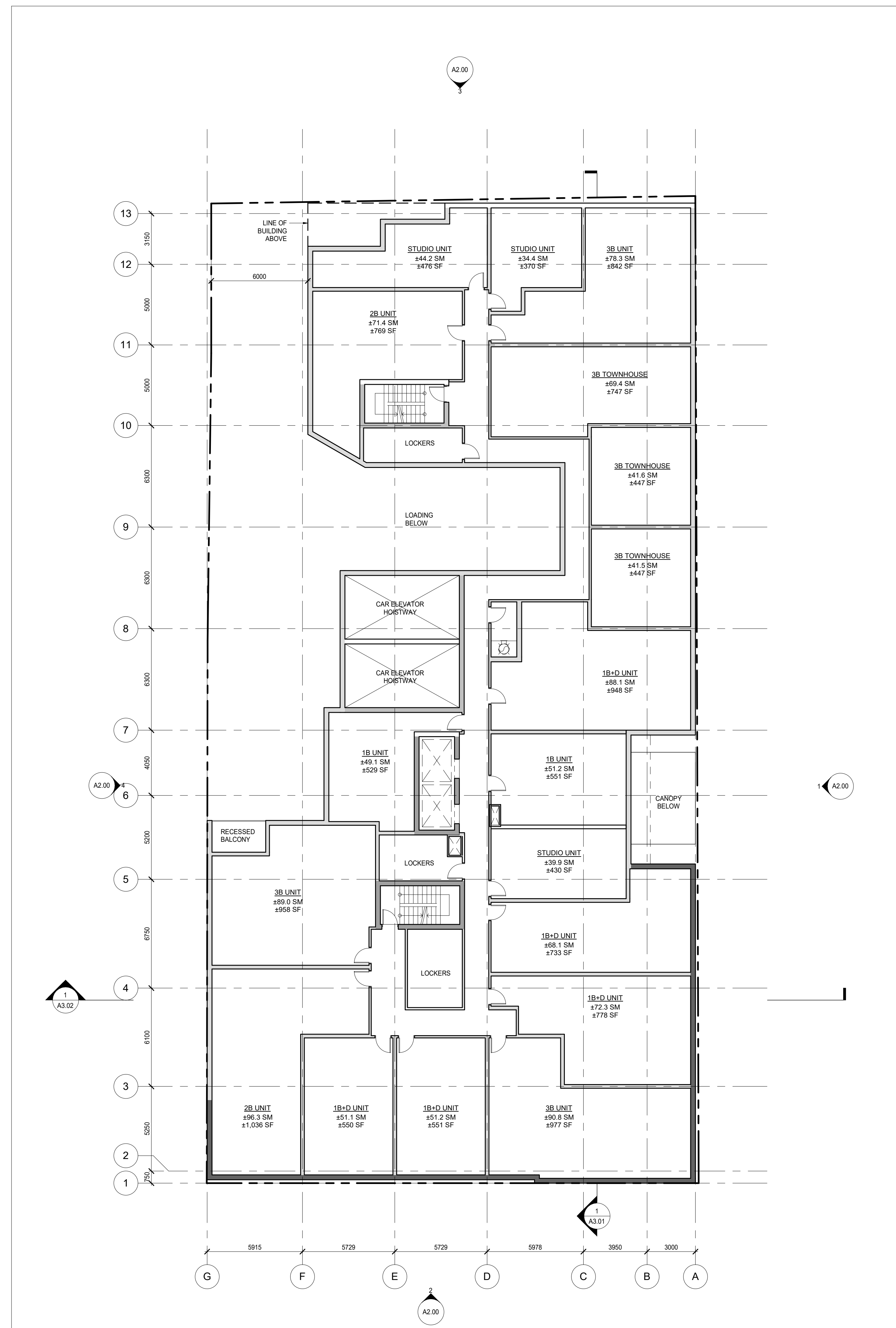
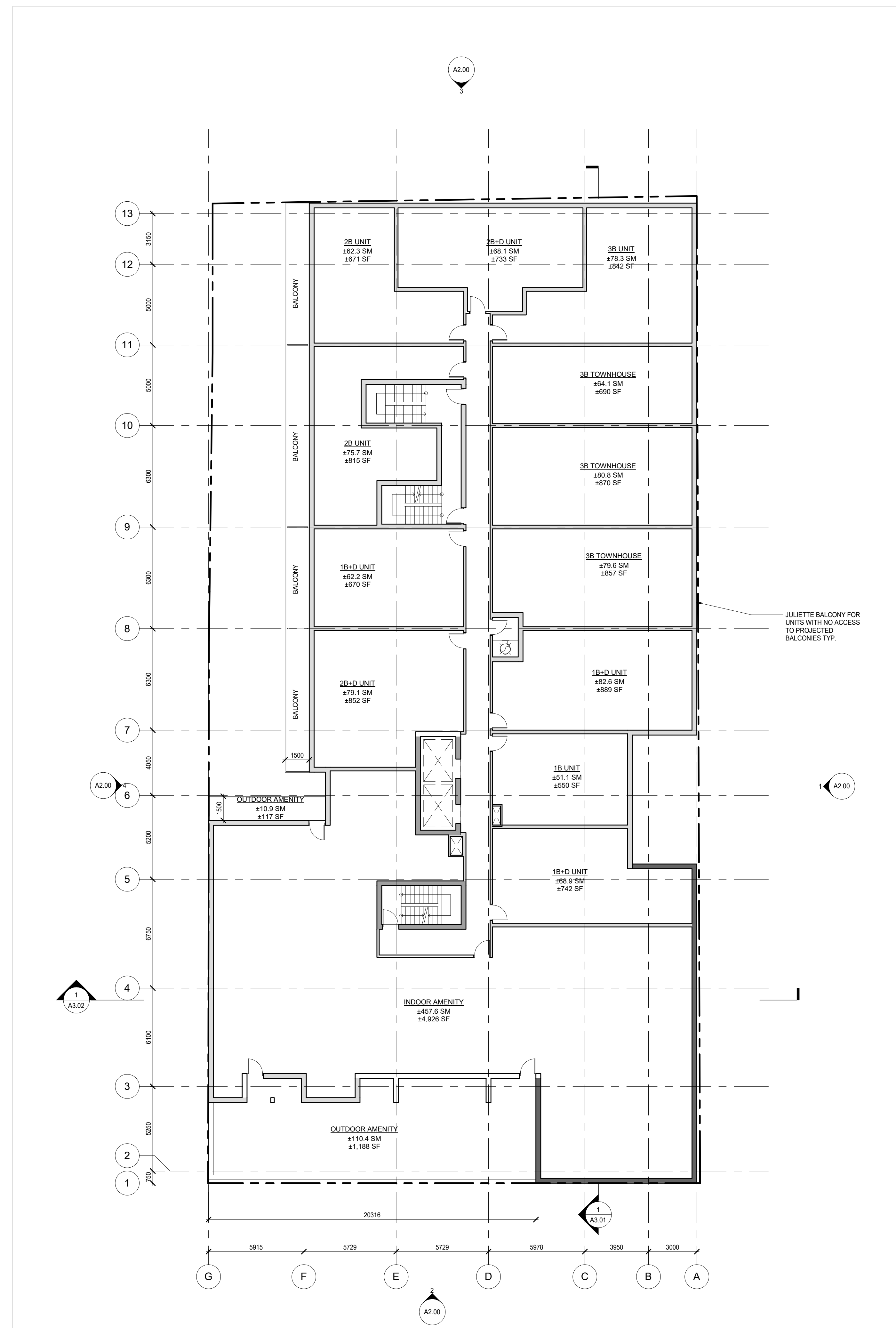
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QUEEN ST & BROCK AVE
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SHEET TITLE

L2 & L3

DRAWN BY: MK
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PROJECT NO.: 18152
SHEET NUMBER

A1.01

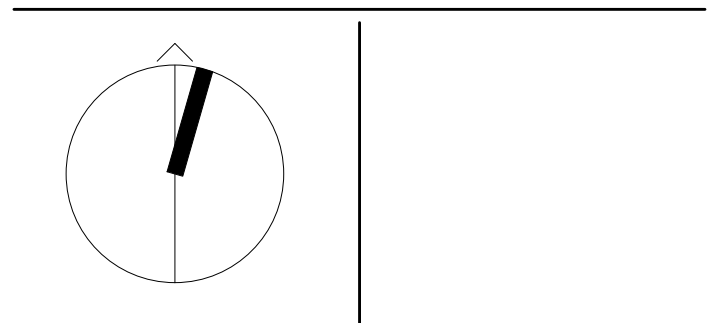


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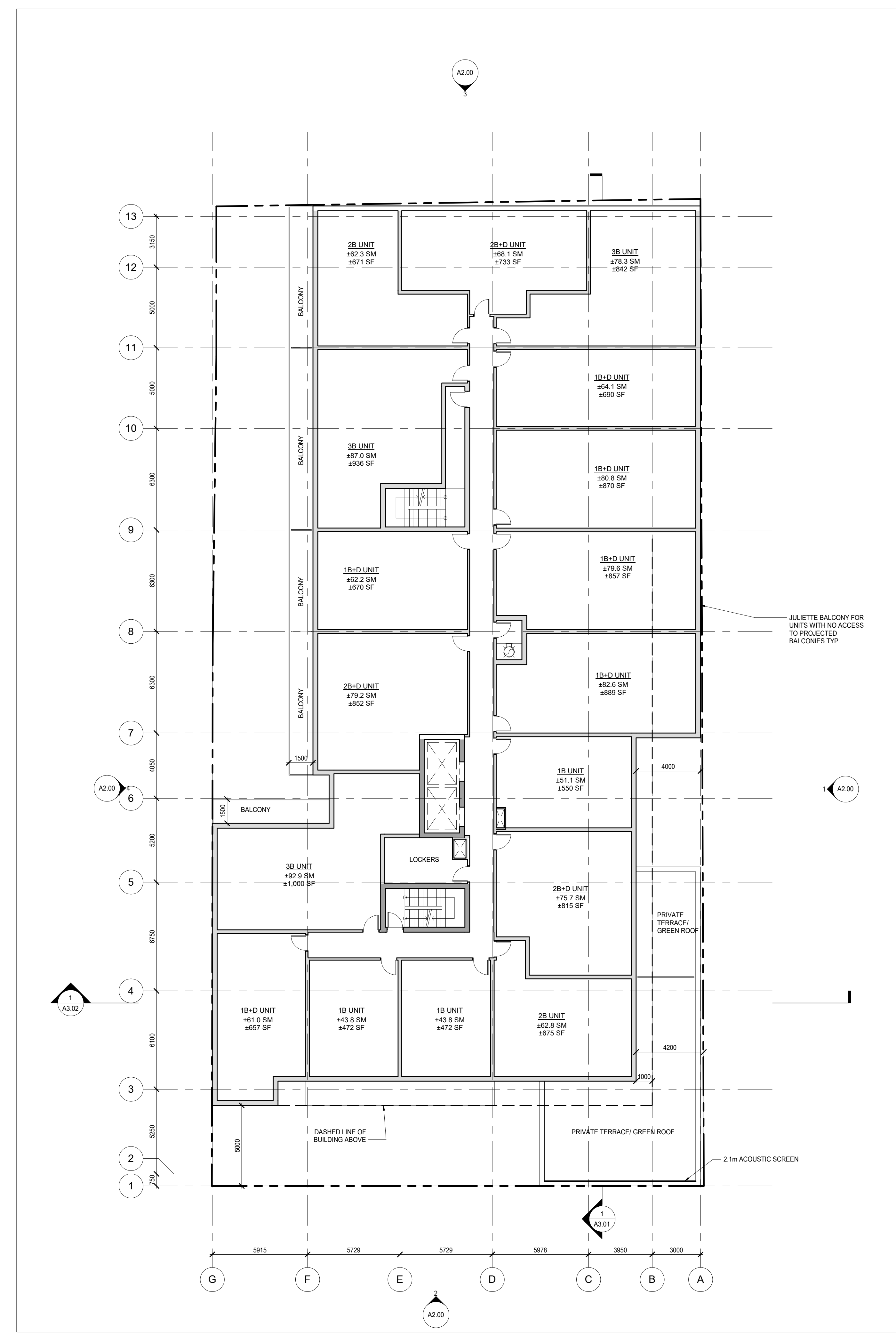
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L4 & L5

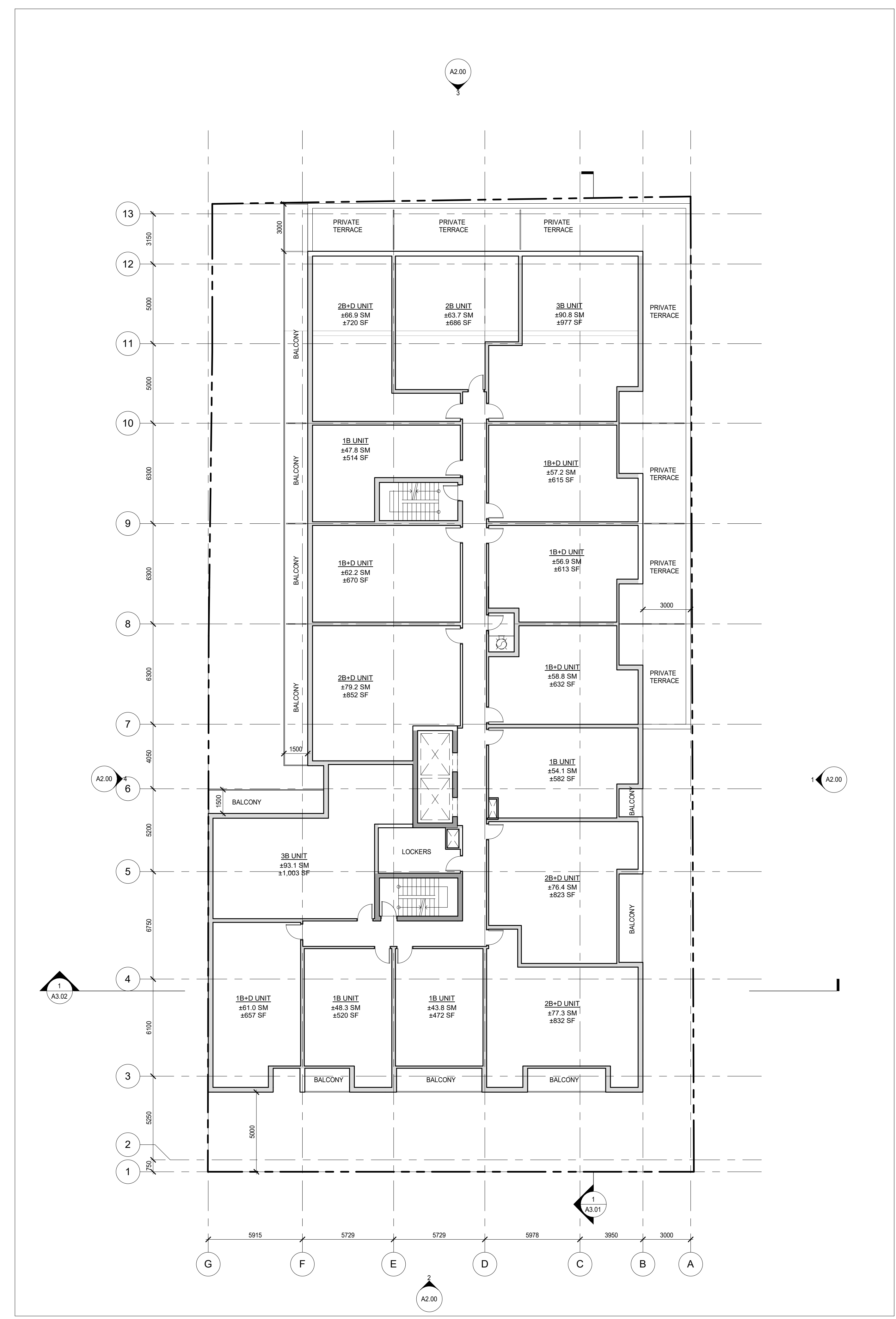
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PROJECT START DATE:	19-01-03
PROJECT NO.:	18152
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A1.02

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1 T.O.S. LEVEL 4
A1.02 1: 150

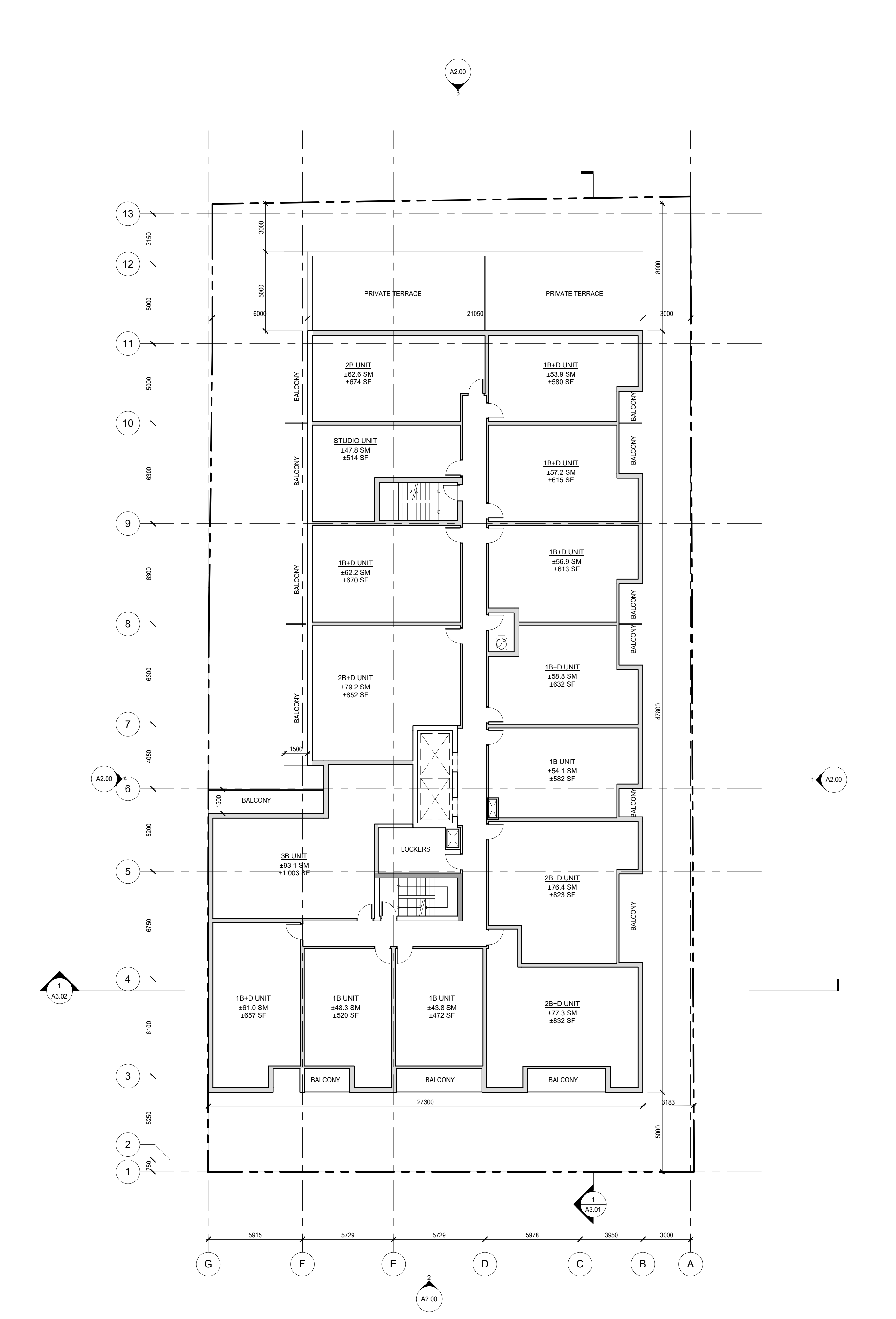


2 T.O.S. LEVEL 5
A1.02 1: 150

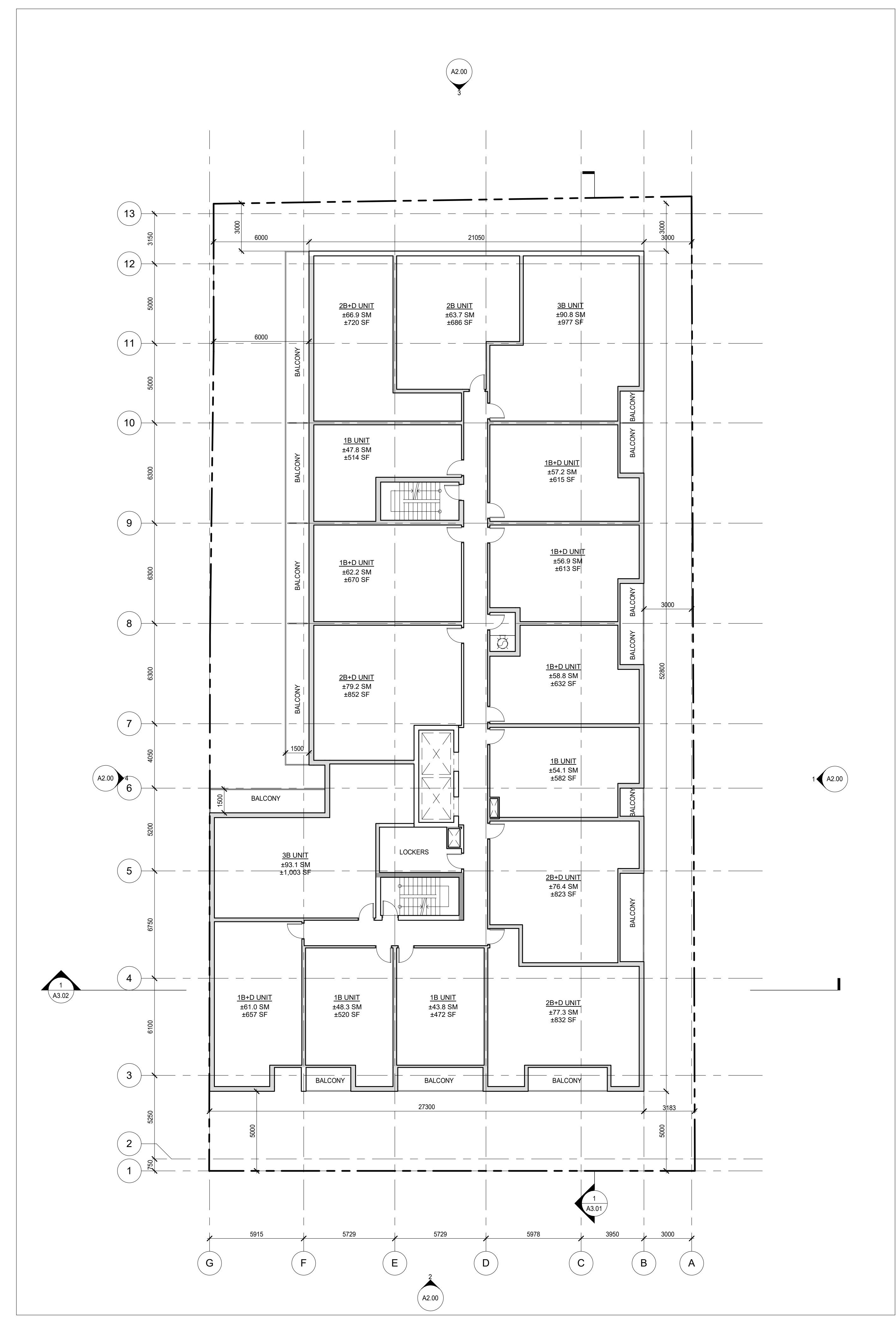
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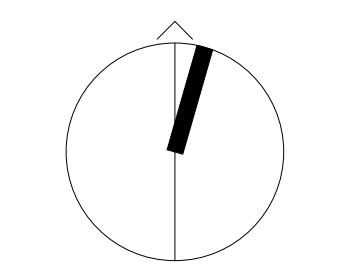


2 T.O.S. LEVEL 7
A1.03 1:150



1 T.O.S. LEVEL 6
A1.03 1:150

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SHEET TITLE

L6 & L7

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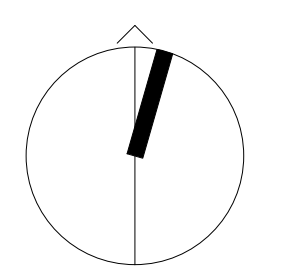
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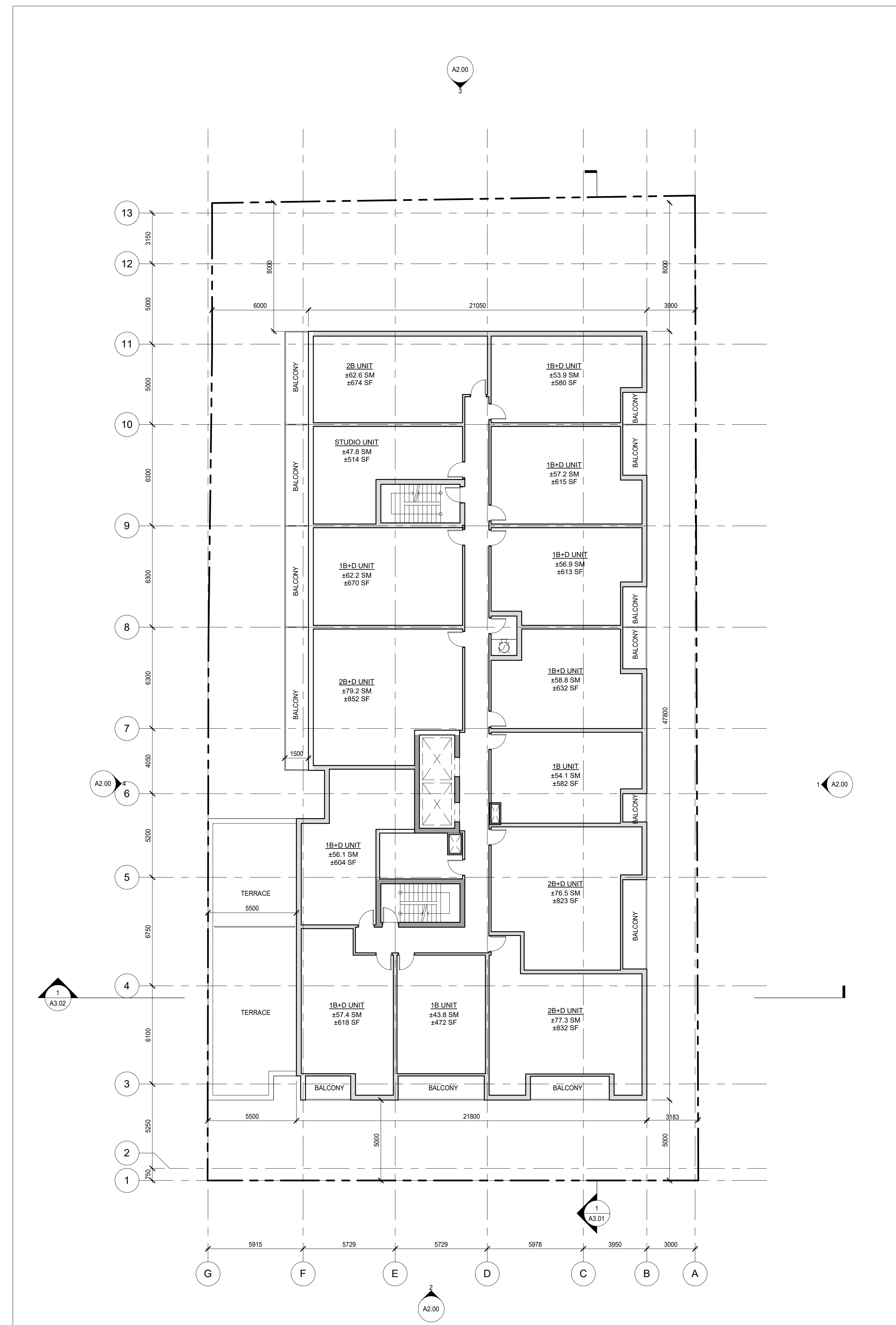
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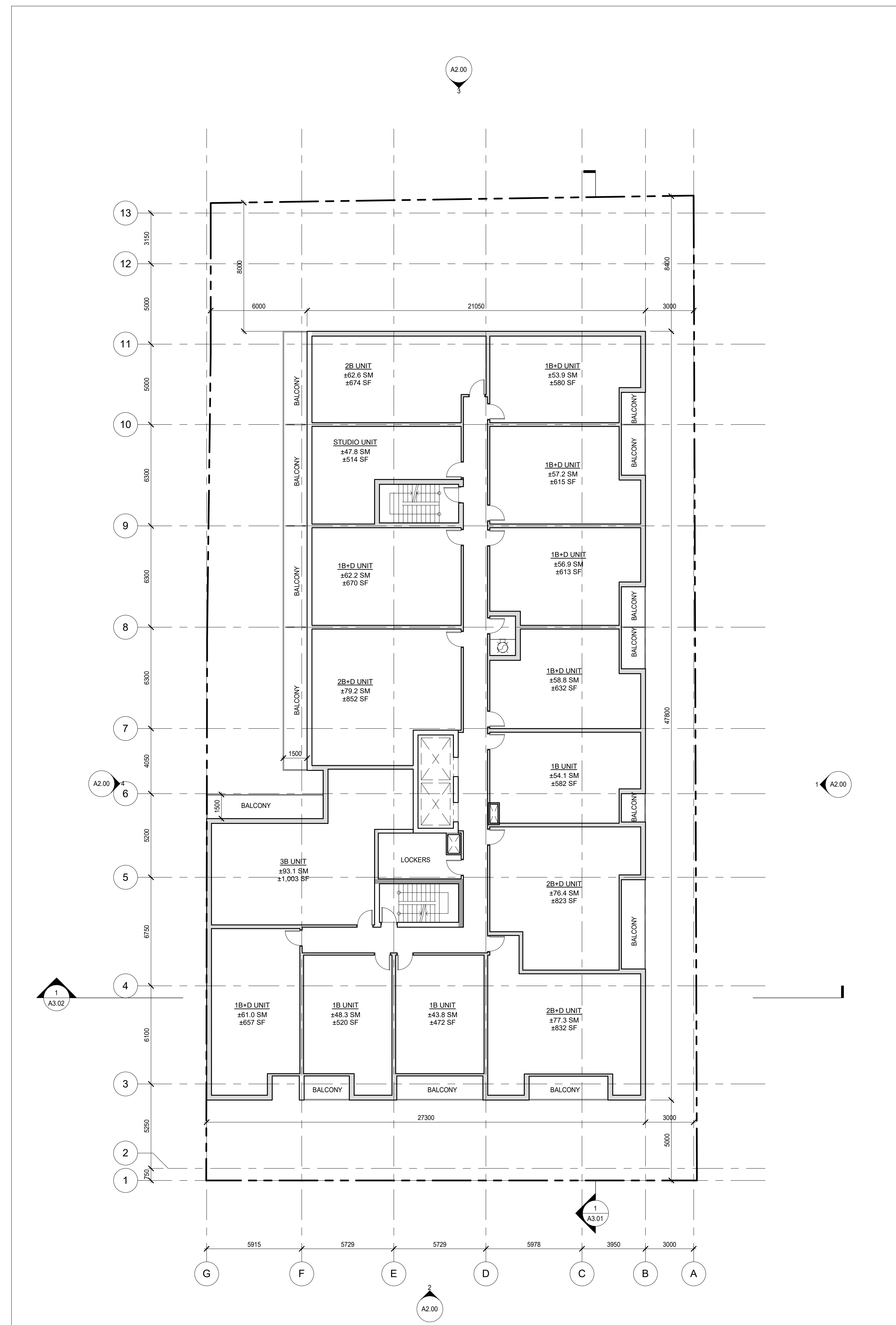
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A1.04

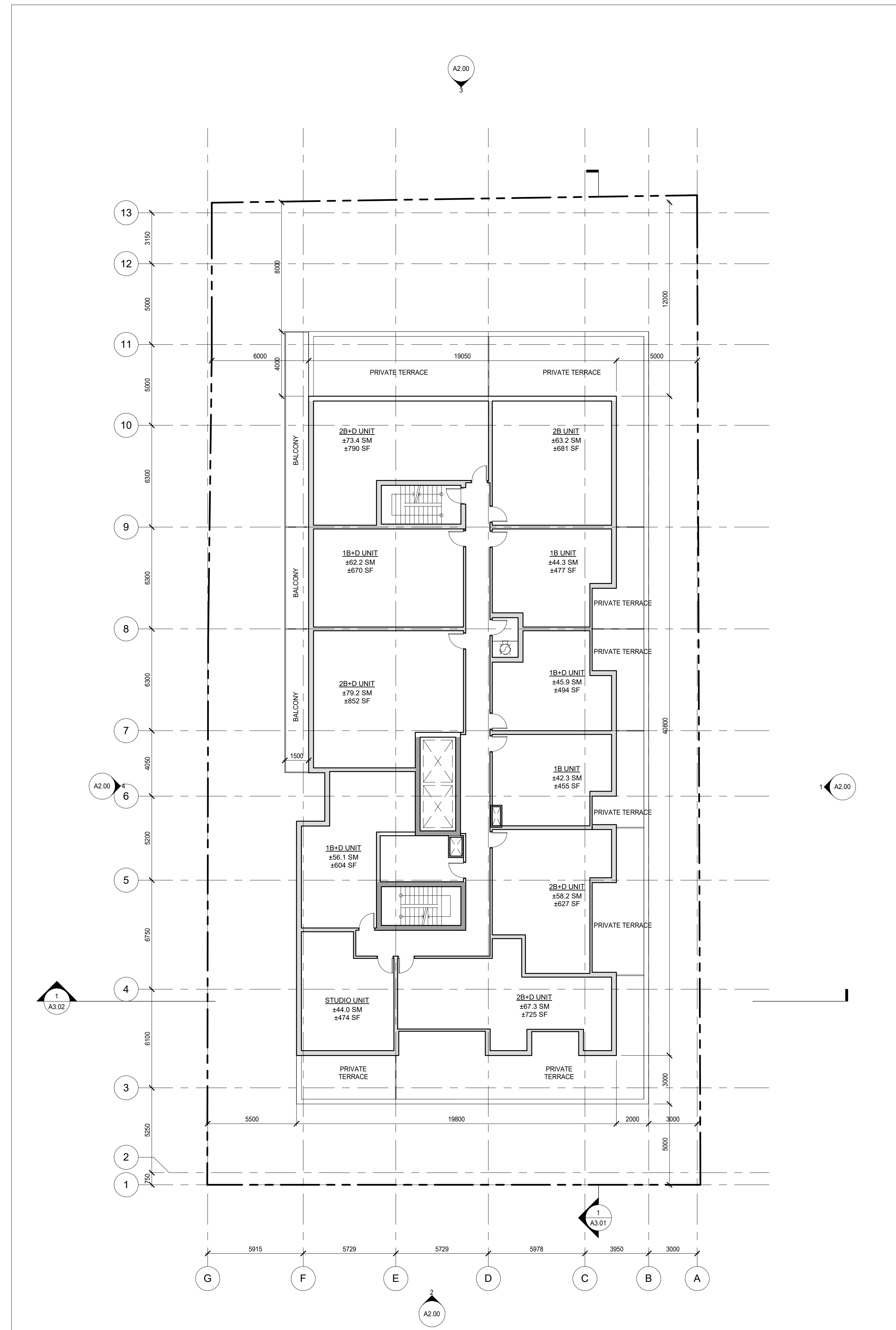
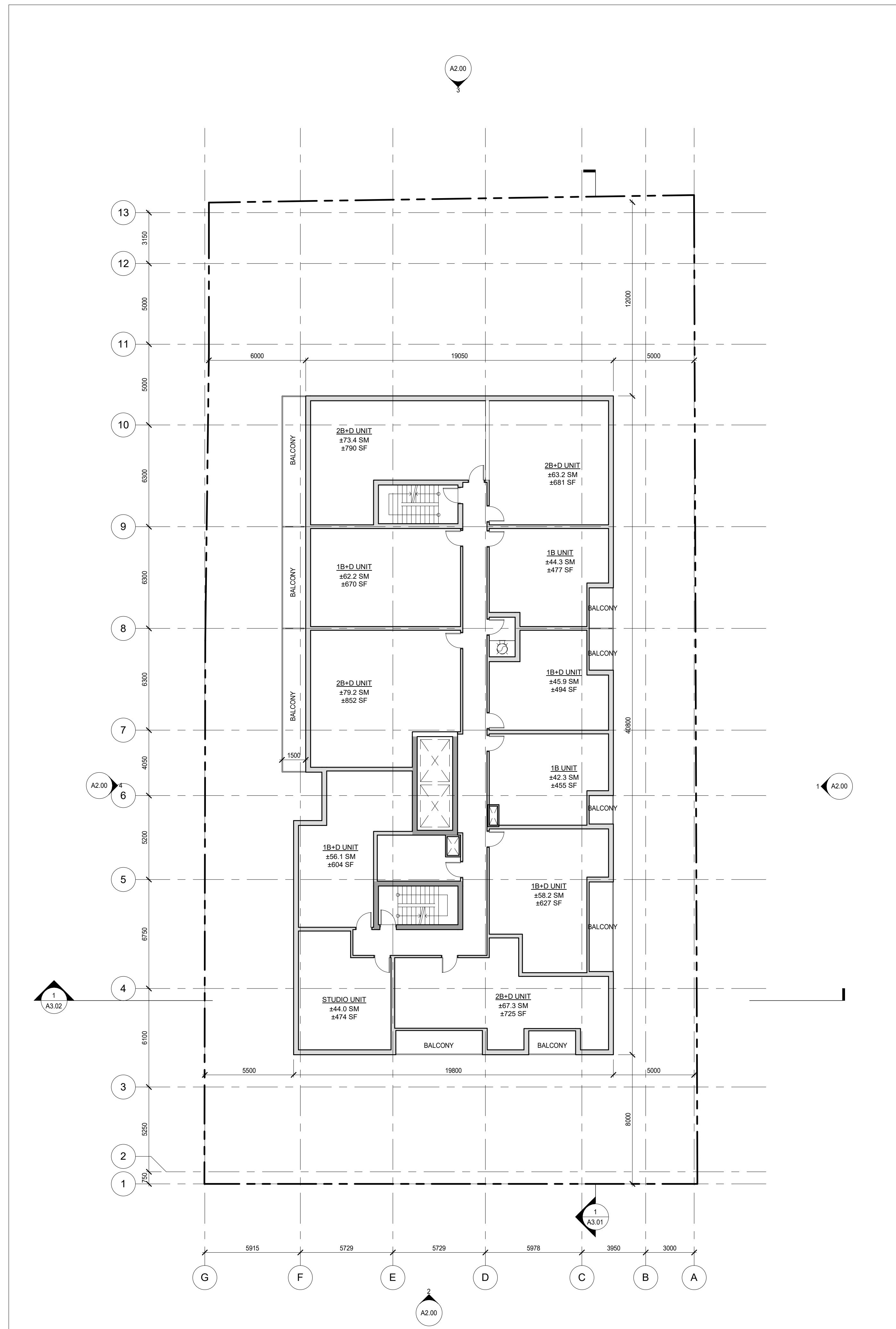


2 T.O.S. LEVEL 9
A1.04 1:150



1 T.O.S. LEVEL 8
A1.04 1:150

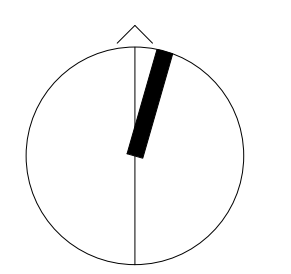
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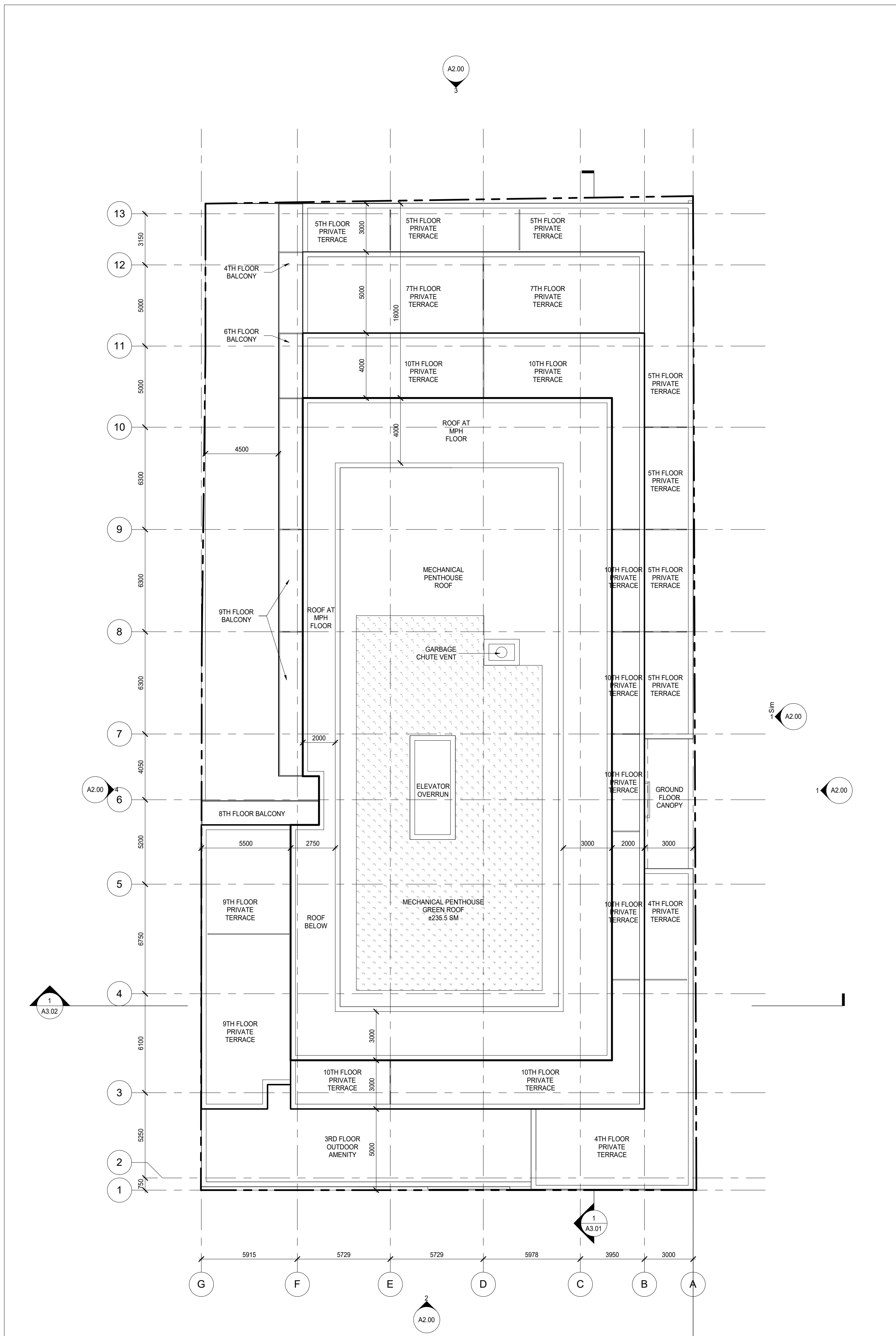
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L10 + L11

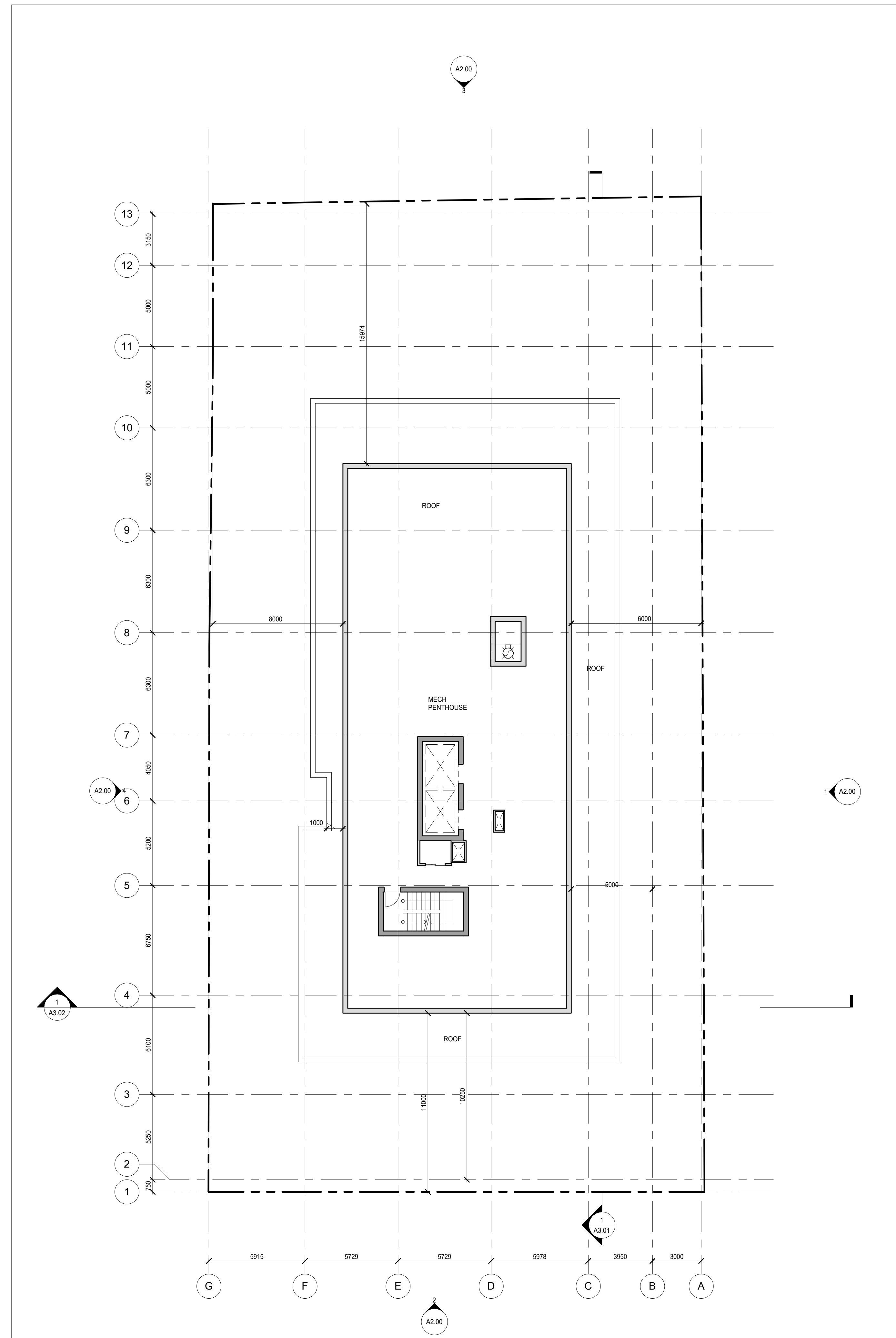
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A1.05

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1 T.O.S. ROOF
A1.06 1:150

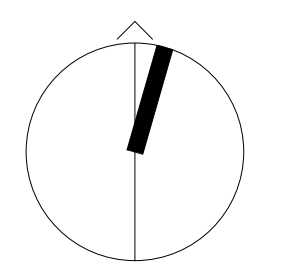


2 T.O.S. MPH
A1.06 1:150

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SHEET TITLE

MPH + ROOF

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A1.06

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EXTERIOR FINISH SCHEDULE

- GL-1 STOREFRONT GLAZING
- GL-2 CLEAR GLAZING
- GL-3 CLEAR GLAZING
- GL-4 BALCONY GLAZING
- GL-5 RESERVED
- GL-6 HERITAGE STOREFRONT GLAZING
- SP-1 SPANDREL GLAZING
- BR-1 HERITAGE BRICK FINISH TYPE 1
- BR-2 HERITAGE BRICK FINISH TYPE 2
- AP-1 ARCHITECTURAL CLADDING TYPE 1
- AP-2 ARCHITECTURAL CLADDING TYPE 2
- AP-3 RESERVED
- AP-4 ARCHITECTURAL SLAB COVER TYPE 1
- AP-5 ARCHITECTURAL SLAB COVER TYPE 2
- AP-6 ARCHITECTURAL CLADDING / LOUVRES
- PM-1 PREFINISHED METAL
- PL-1 STUCCO PANEL TYPE 1
- PL-2 STUCCO PANEL TYPE 2

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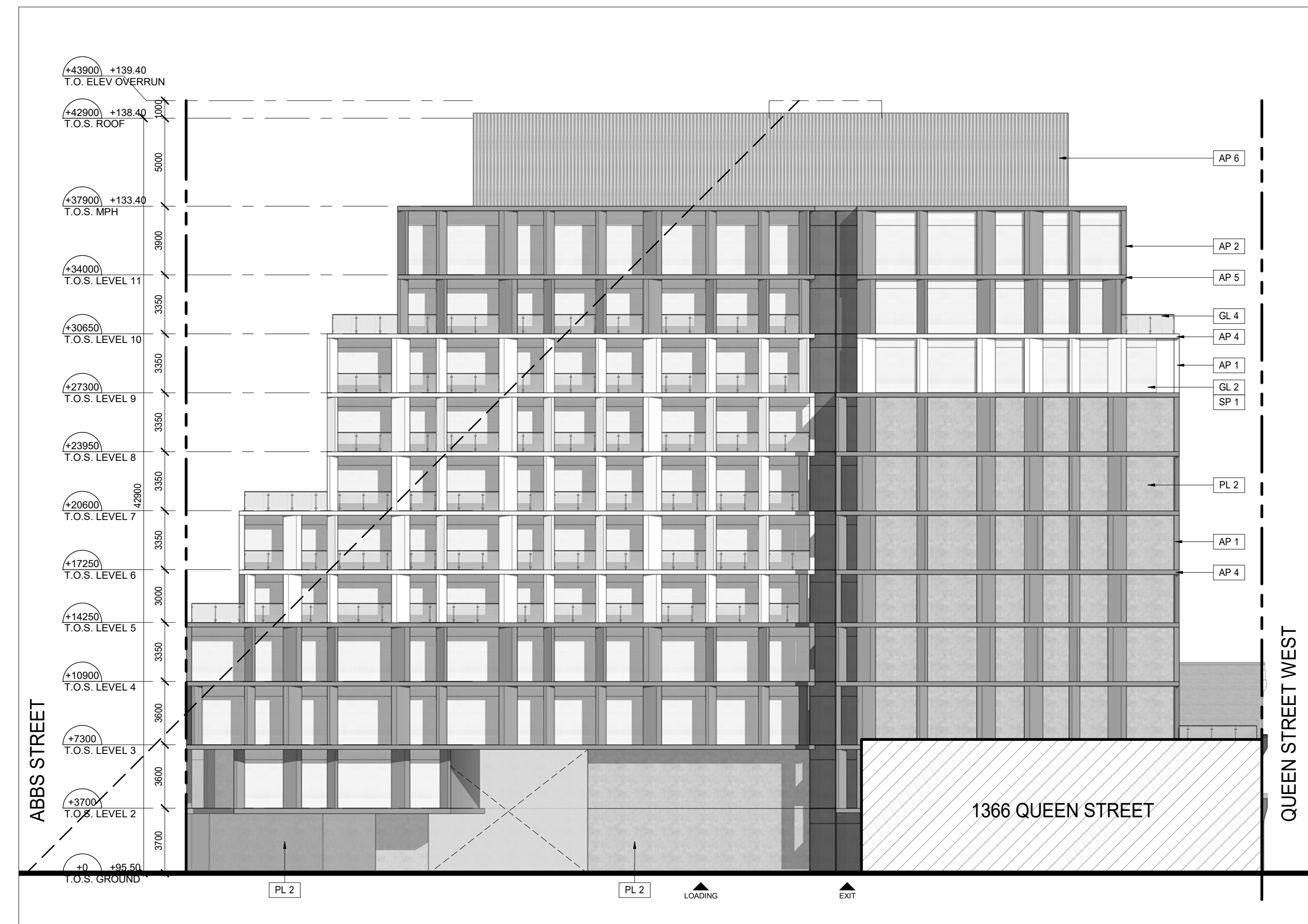
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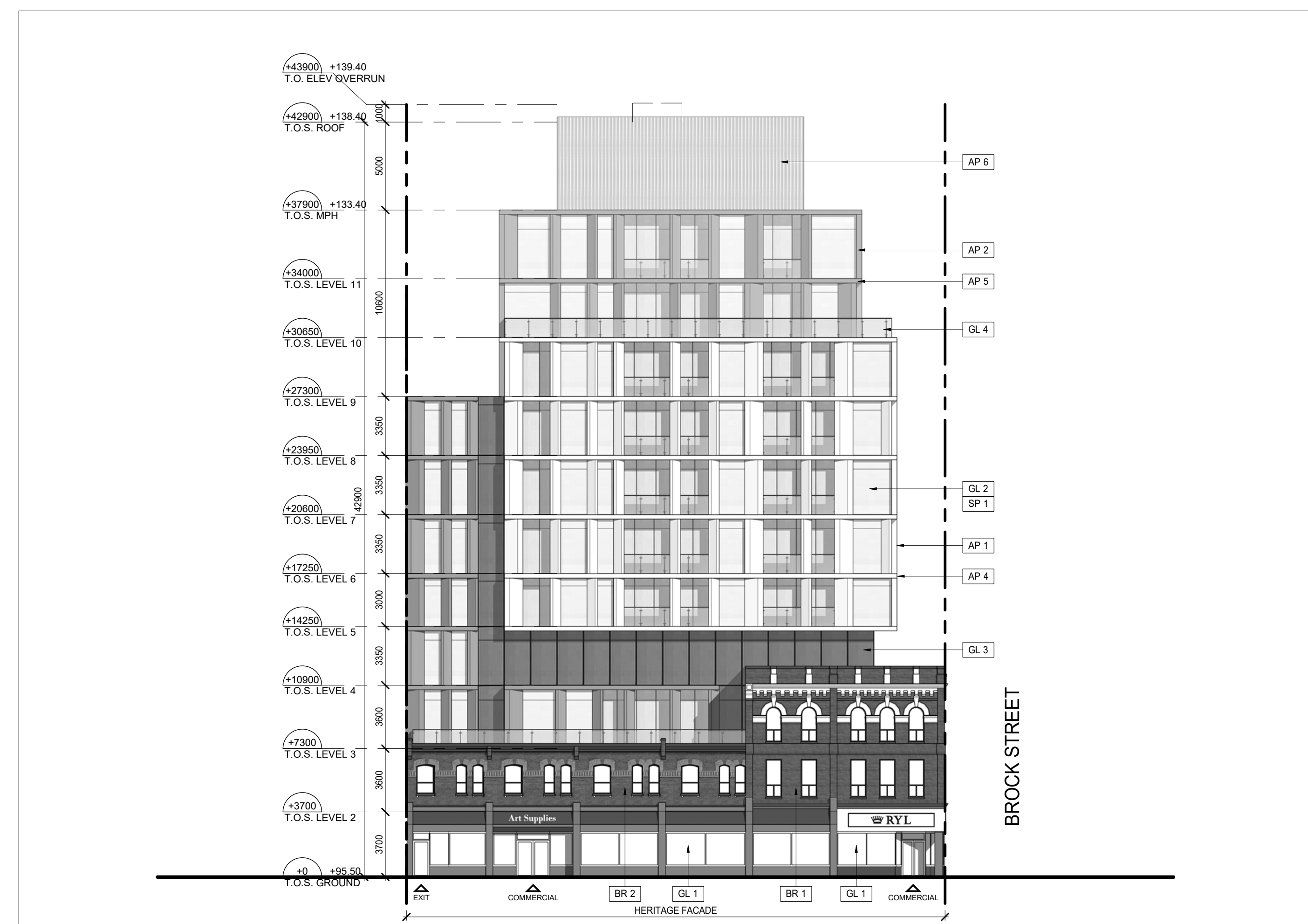
BUILDING ELEVATIONS

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 PROJECT NO.: 18152
 SHEET NUMBER

A2.00



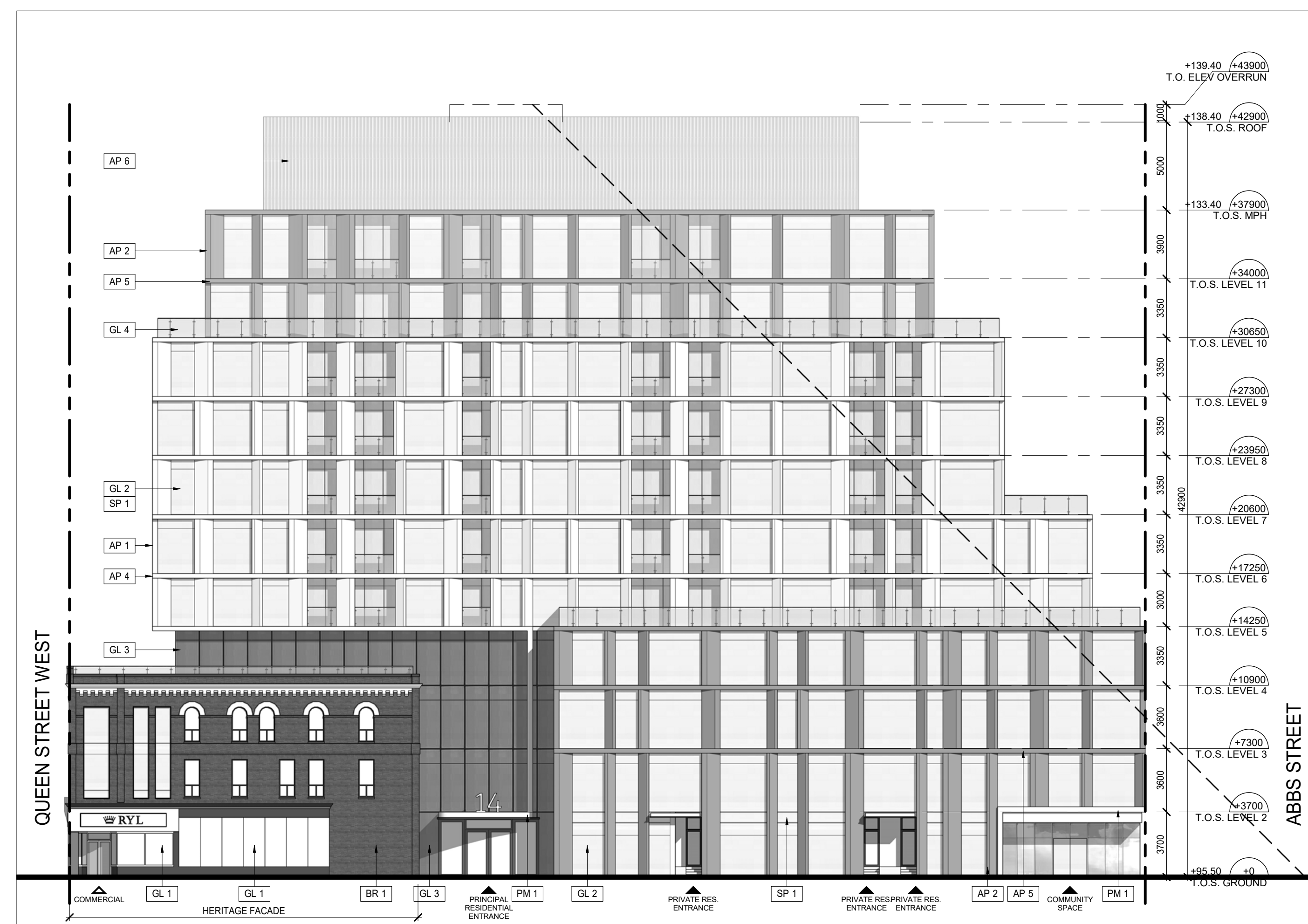
4 WEST ELEVATION
 A2.00 1:200



2 SOUTH ELEVATION
 A2.00 1:200

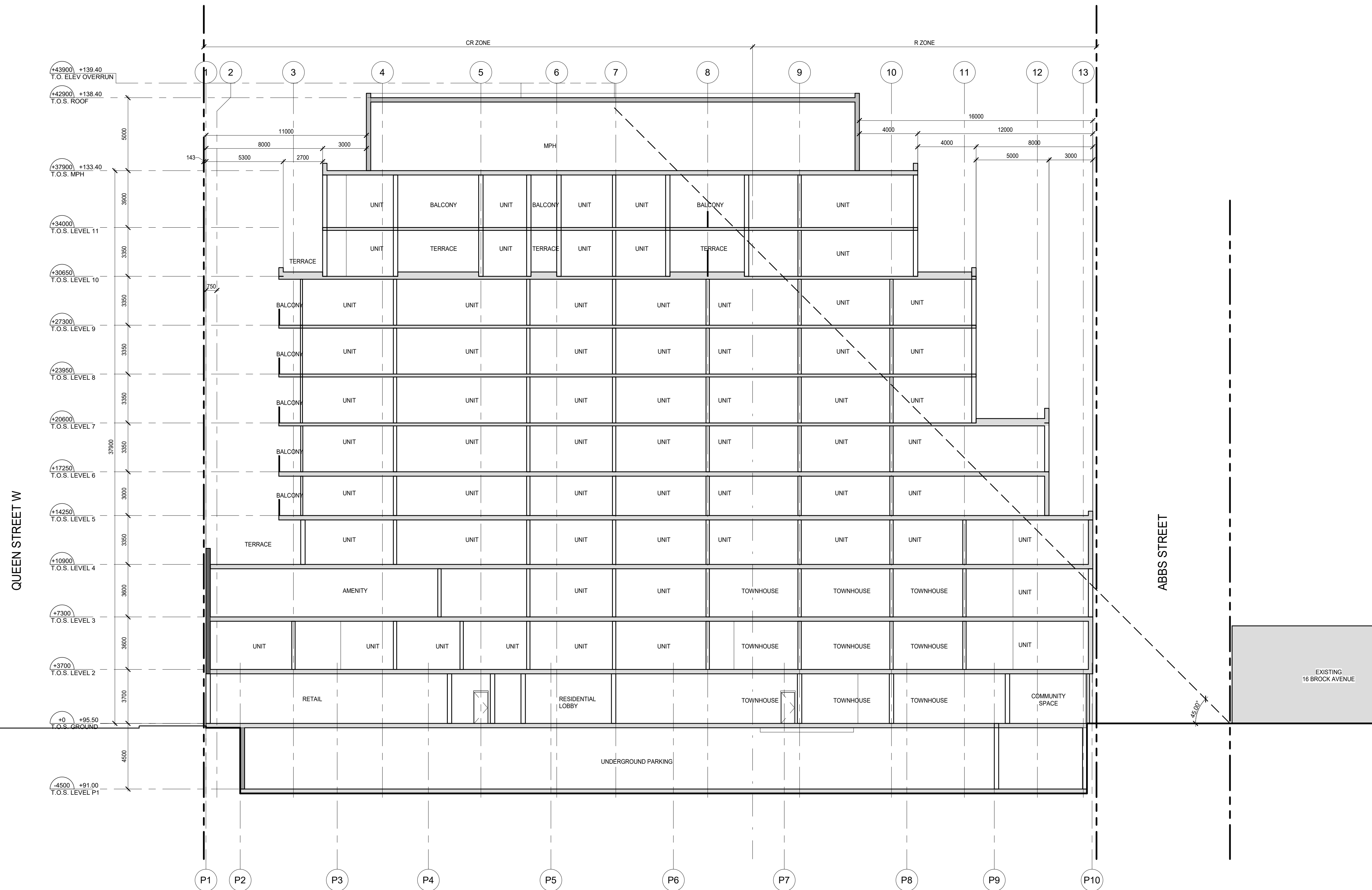


3 NORTH ELEVATION
 A2.00 1:200



1 EAST ELEVATION
 A2.00 1:200

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BUILDING SECTIONS

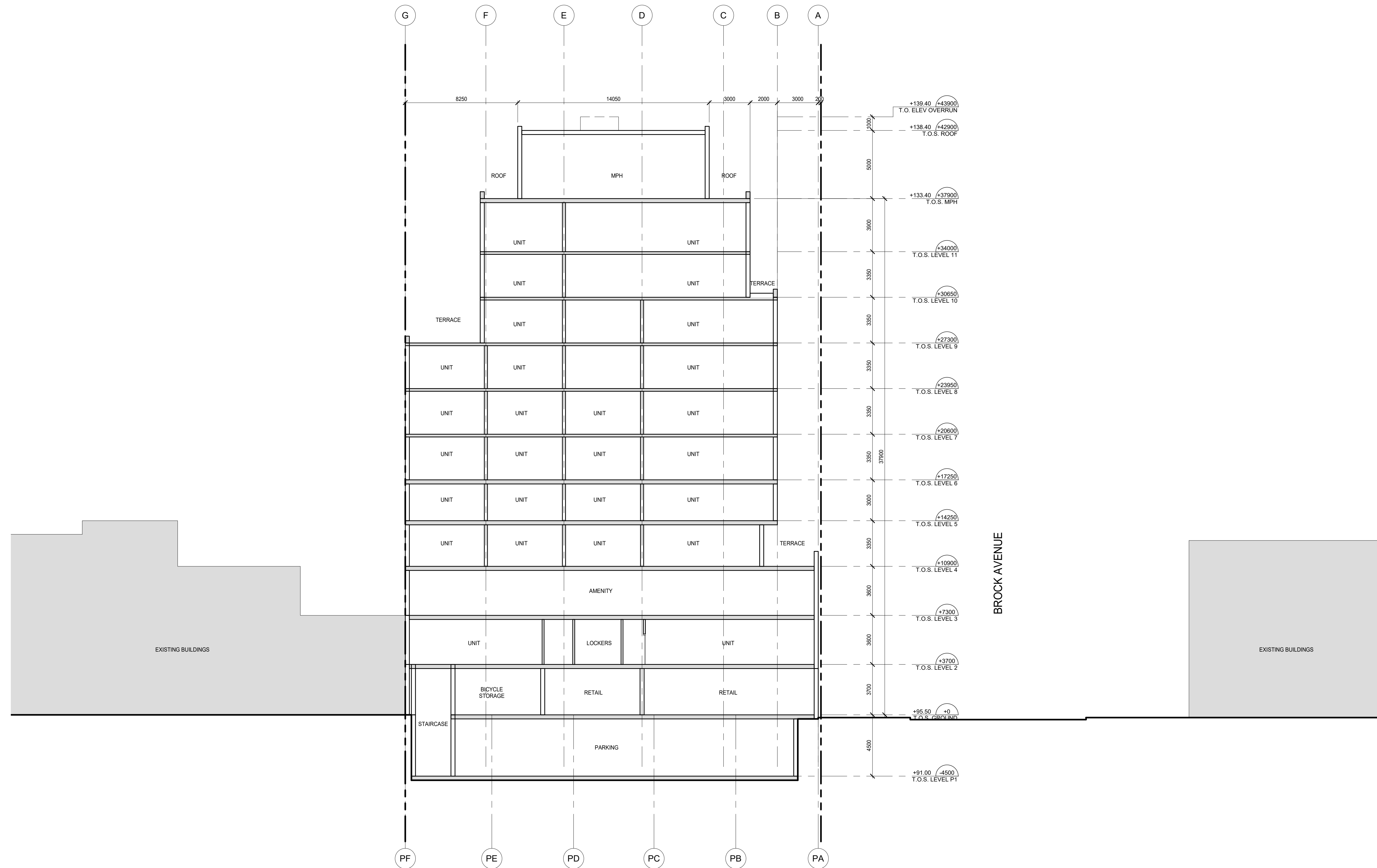
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A3.01

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A3.02

1 WEST EAST SECTION
A3.02 1:150