

# QUEEN STREET & BROCK AVENUE

TORONTO, ON, M6K 1L7

## PUBLIC ATTACHMENT 3

**ISSUED FOR SETTLEMENT**

2022-04-22

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Revision \_\_\_\_\_ Date \_\_\_\_\_

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VIEW FROM QUEEN & BROCK LOOKING NORTHWEST

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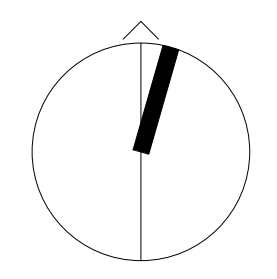
DRAWING LIST

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WIND CONSULTANT	RWDI 901 King St W, Suite 400 Toronto, Ontario M5V 3H5
NOISE & VIBRATION CONSULTANT	Jade Acoustics Inc. 411 Confederation Pkwy Concord, Ontario L4K 0A8

CONTACT LIST

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

Revision \_\_\_\_\_ Date \_\_\_\_\_



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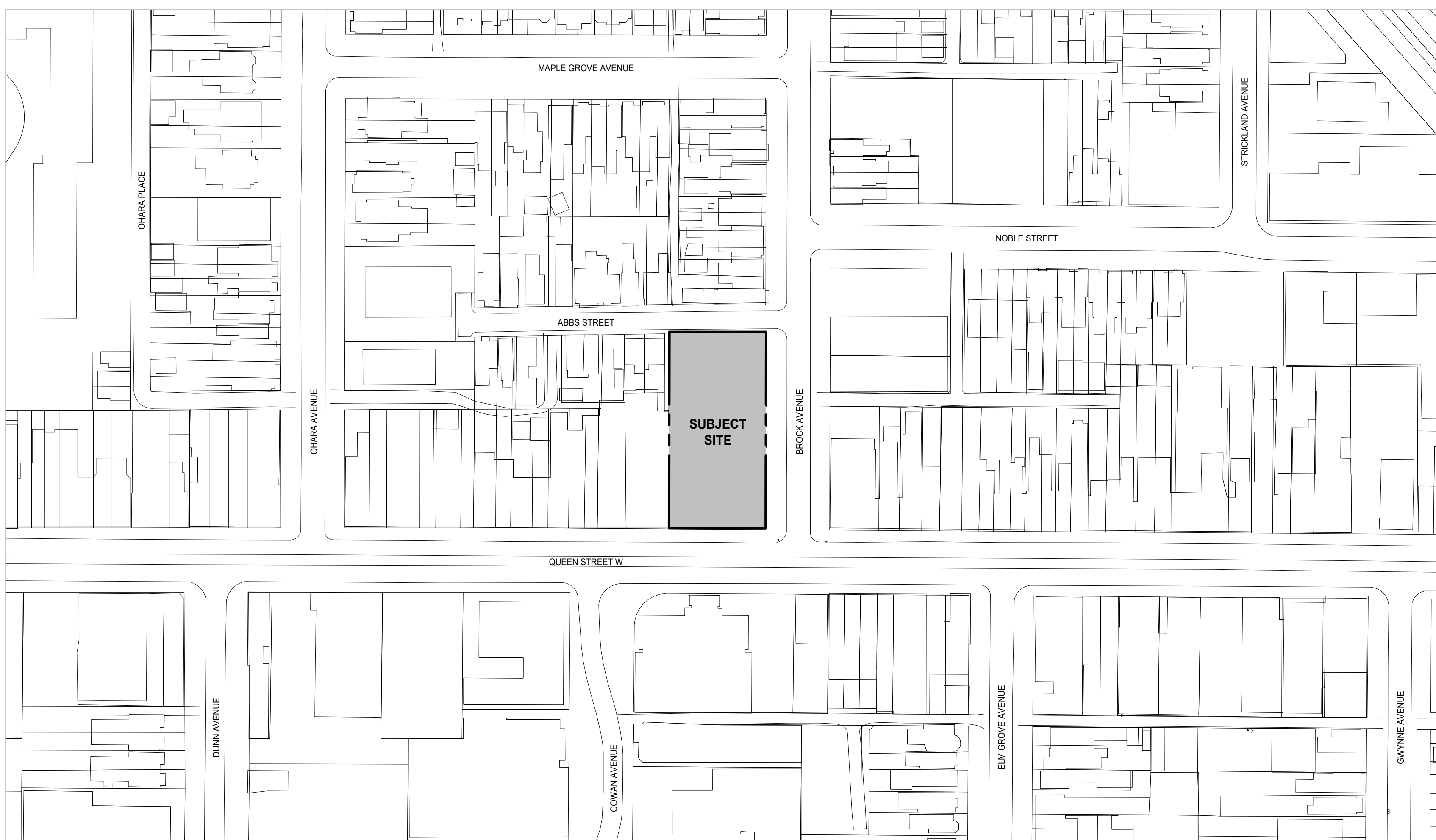
Queen and Brock Holdings Inc.  
**QUEEN ST & BROCK AVE**  
TORONTO, ON, M6K 1L7

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 <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	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 <sup>2</sup>	sf	m <sup>2</sup>	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	2	5	2	-	3
-	-	1	3	2	2	1
-	-	3	6	2	3	3
-	-	4	5	1	4	2
-	1	3	6	1	3	1
-	1	3	6	1	3	1
-	1	2	7	1	3	-
-	1	2	4	-	4	-
-	1	2	4	-	4	-
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 <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	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	

<b>TOTAL</b>	<b>11,386.7</b>	<b>122,565</b>
--------------	-----------------	----------------

<b>TOTAL UNITS</b>	<b>142</b>
--------------------	------------

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 <sup>2</sup>
LAND AREA	1,849.5 m <sup>2</sup>
<b>FSI</b>	<b>6.2</b>

BUILDING USE [BY-LAW 569-2013]	
RES GFA	10,907.5 m <sup>2</sup>
NON-RES GFA	479.2 m <sup>2</sup>
<b>TOTAL</b>	<b>11,386.7 m<sup>2</sup></b>

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

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

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

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

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

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

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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, G0014051 AND N4, G0014050 AND ARE REFERRED TO THE 17' NAD 83 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 CONCRETE
  - (M) DENOTES MEASURED
  - (U) DENOTES UNMEASURED
  - (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 REES TO CONCRETE BLOCK
  - (R5) DENOTES REES TO FOUNDATION
  - (ST) DENOTES REES TO STONE
  - (ST1) DENOTES REES TO STUCCO
  - 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 BOLLARD
  - 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 m<sup>2</sup>

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), 21303-0175(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

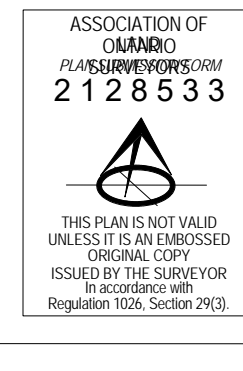
I CERTIFY THAT:

- 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

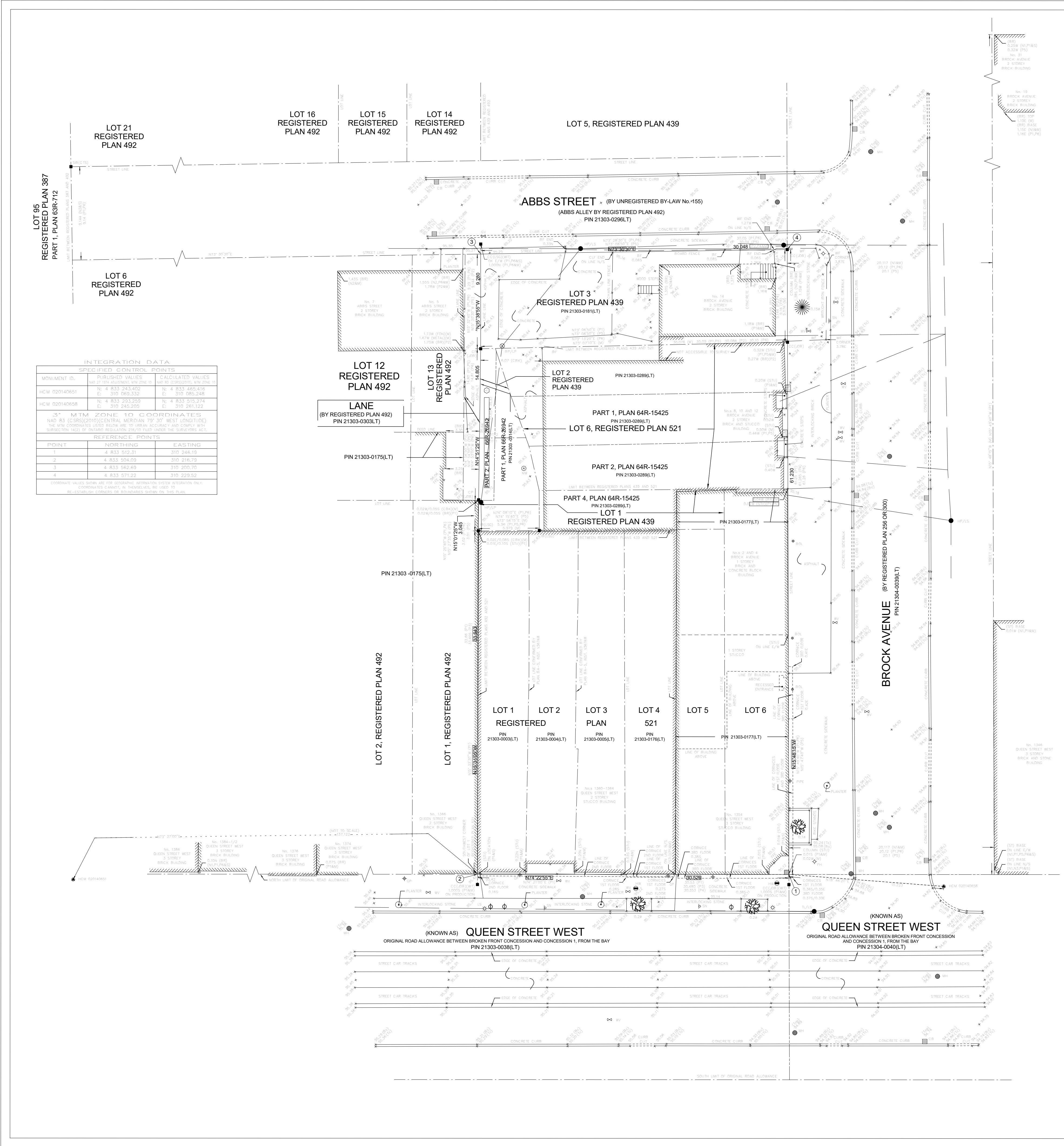
PLAN AVAILABLE AT [www.ProtectYourBoundaries.ca](http://www.ProtectYourBoundaries.ca)

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
	N. E. S. W. (M)	N. E. S. W. (M)
HCM 02014051	N. 4 833 242.602 E. 310 988.332	N. 4 833 485.416 E. 310 988.248
HCM 02014058	N. 4 833 293.295 E. 310 245.205	N. 4 833 319.274 E. 310 241.122

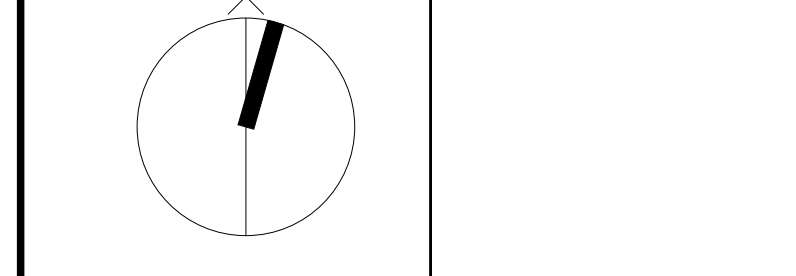
5' NAD 83 COORDINATE SYSTEM  
NAD 83 (CGRS2011) CENTRAL MERIDIAN 79° 30' WEST LONGITUDE  
THE NAD COORDINATES LISTED HEREIN ARE TO VISIBLE ACCURACY AND COMPLY WITH THE PROVISIONS OF THE SURVEY ACT AND THE SURVEYORS ACT.

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 VISIBLE ACCURACY AND COMPLY WITH THE PROVISIONS OF THE SURVEY ACT AND THE SURVEYORS ACT.

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SHEET TITLE

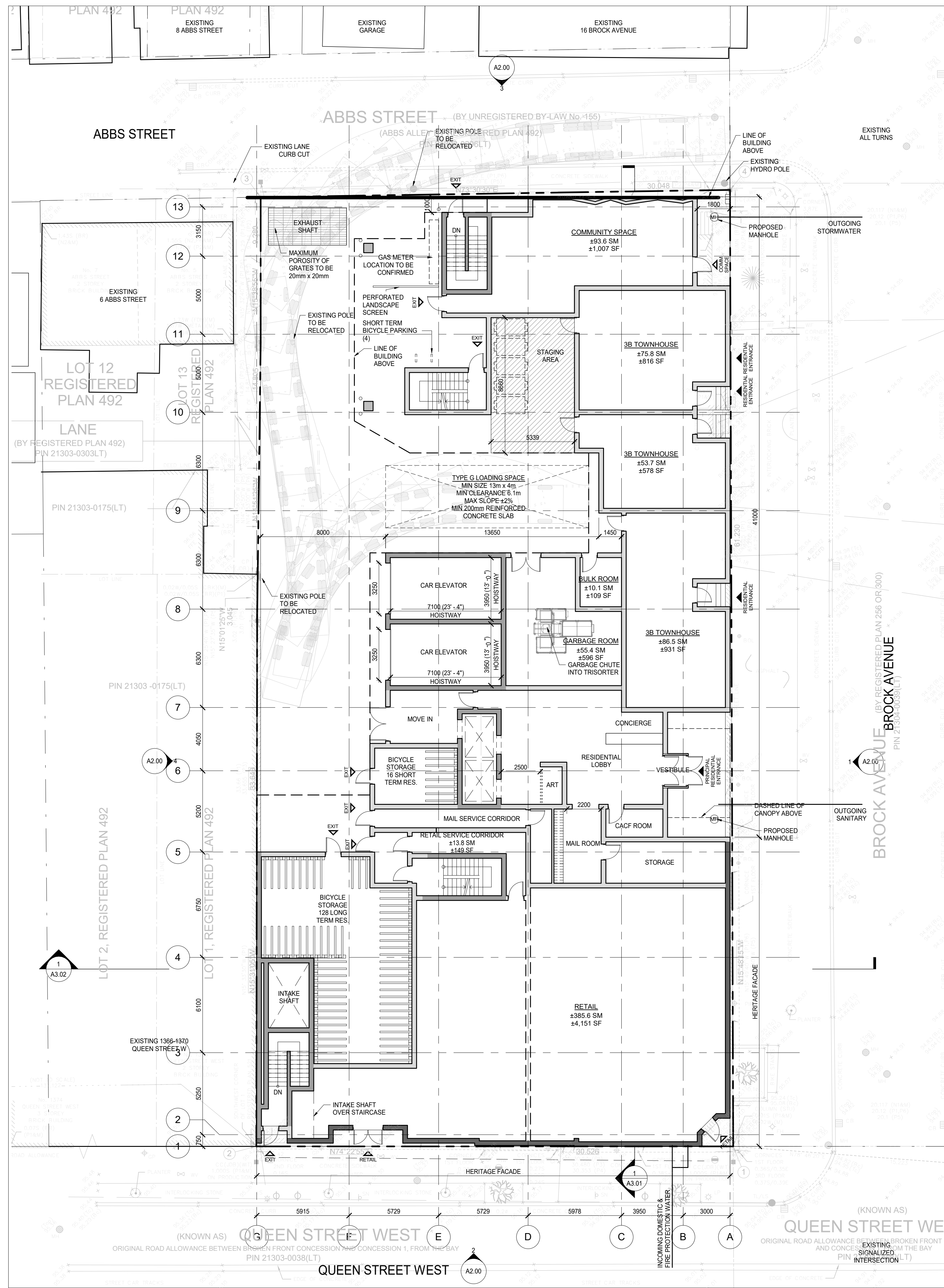
SITE SURVEY

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

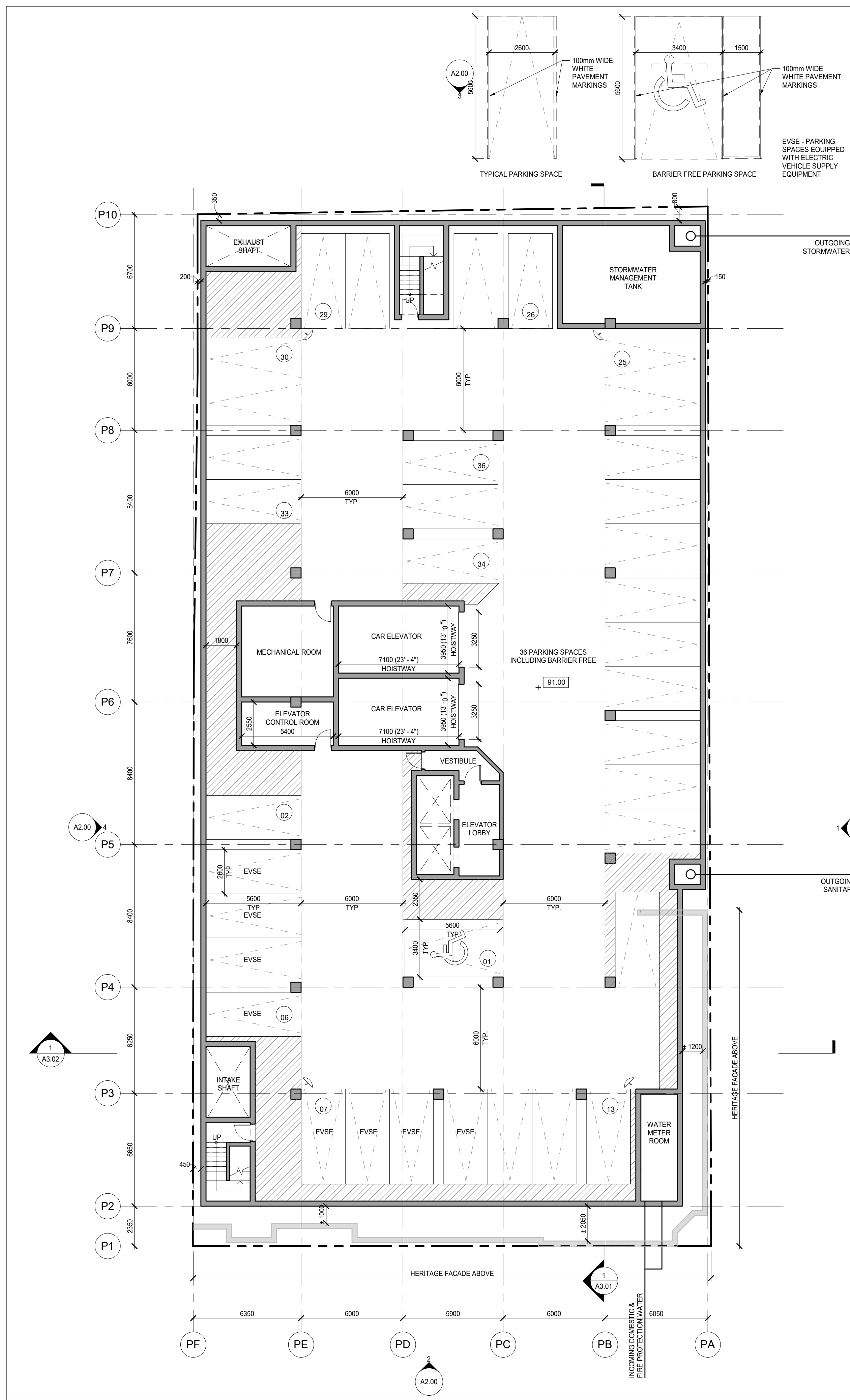
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2 T.O.S. GROUND  
A1.00 1:150



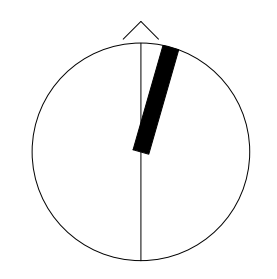
1 T.O.S. LEVEL P1  
A1.00 1:150

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SHEET TITLE

**P1 & GROUND FLOOR PLAN**

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

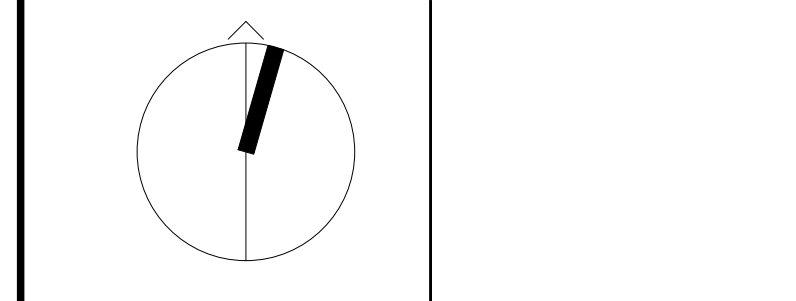
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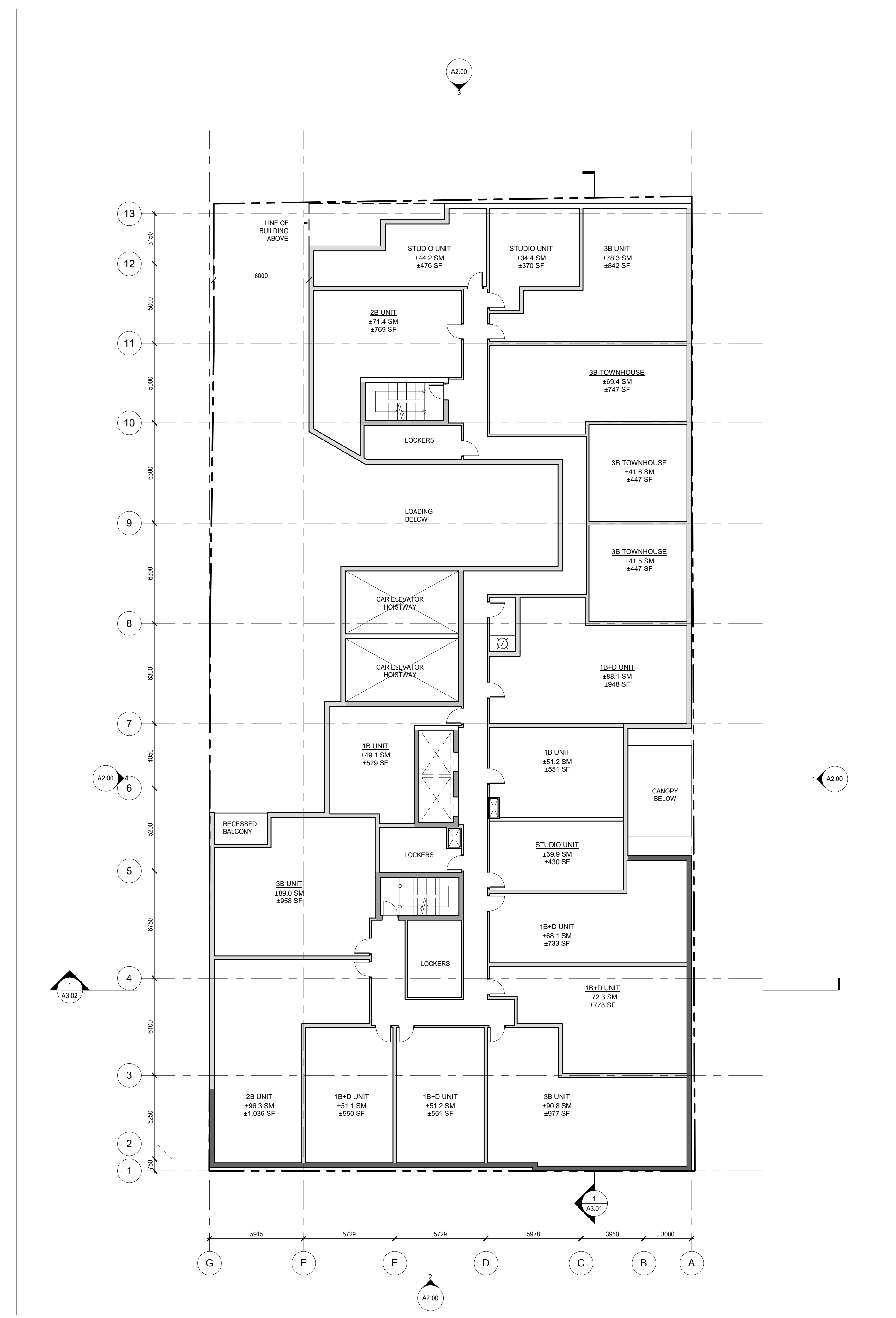
SHEET TITLE

L2 & L3

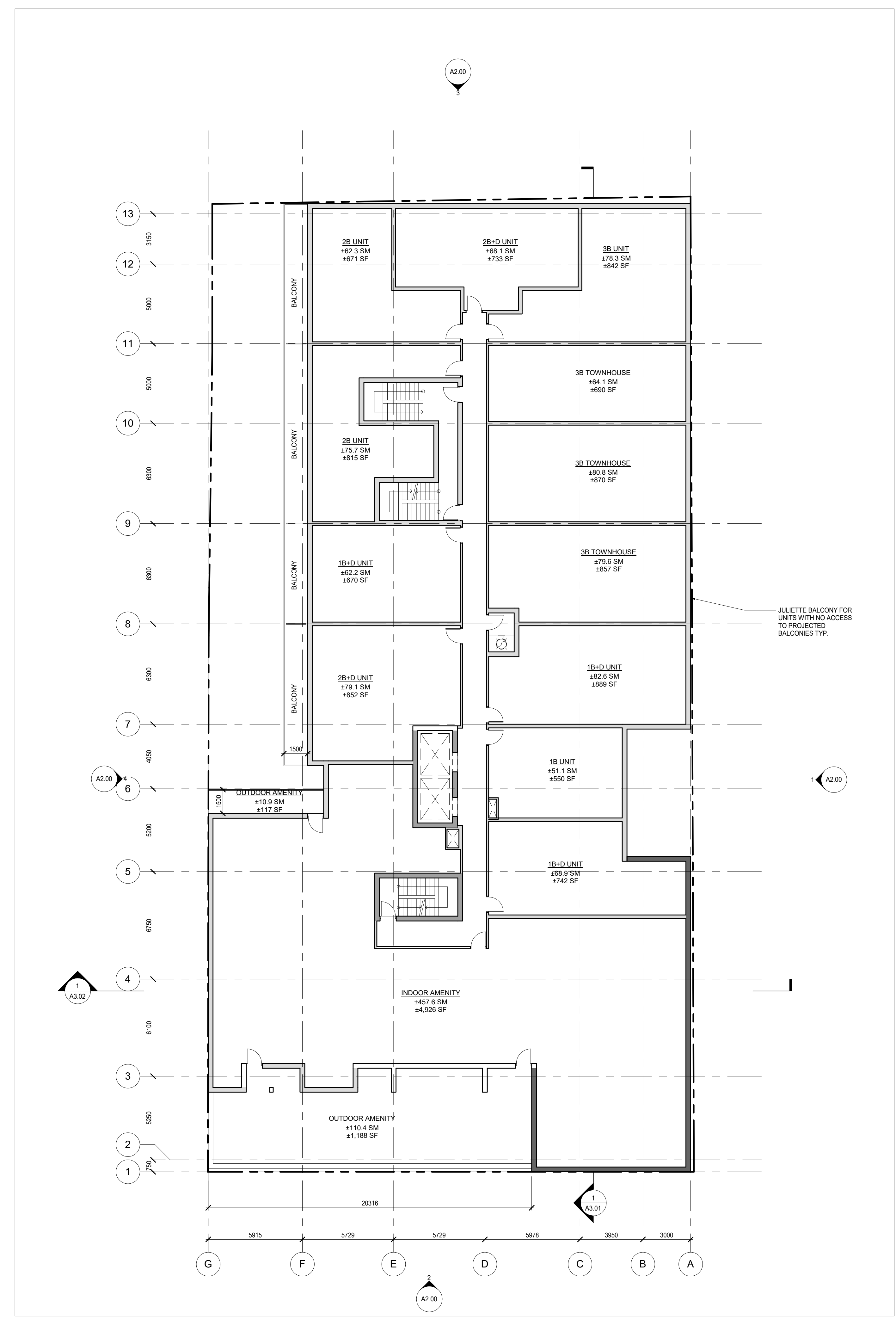
DRAWN BY: MK  
 CHECKED BY: LL  
 PROJECT START DATE: 19-01-03  
 PROJECT NO.: 18152  
 SHEET NUMBER

**A1.01**

PLOT DATE: 2022-04-22 2:26:47 PM



1 T.O.S. LEVEL 2  
 A1.01 1:150



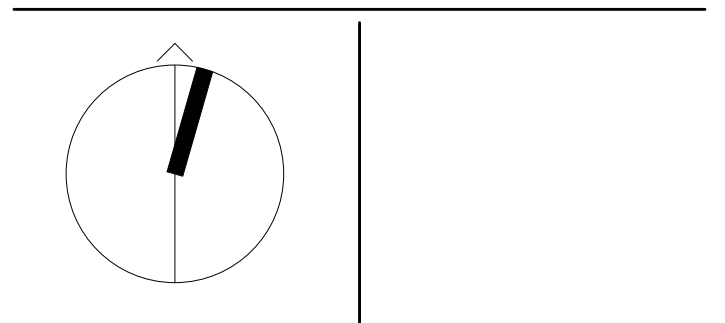
2 T.O.S. LEVEL 3  
 A1.01 1:150

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ISSUED FOR REZONING	20-09-18
Revision	Date



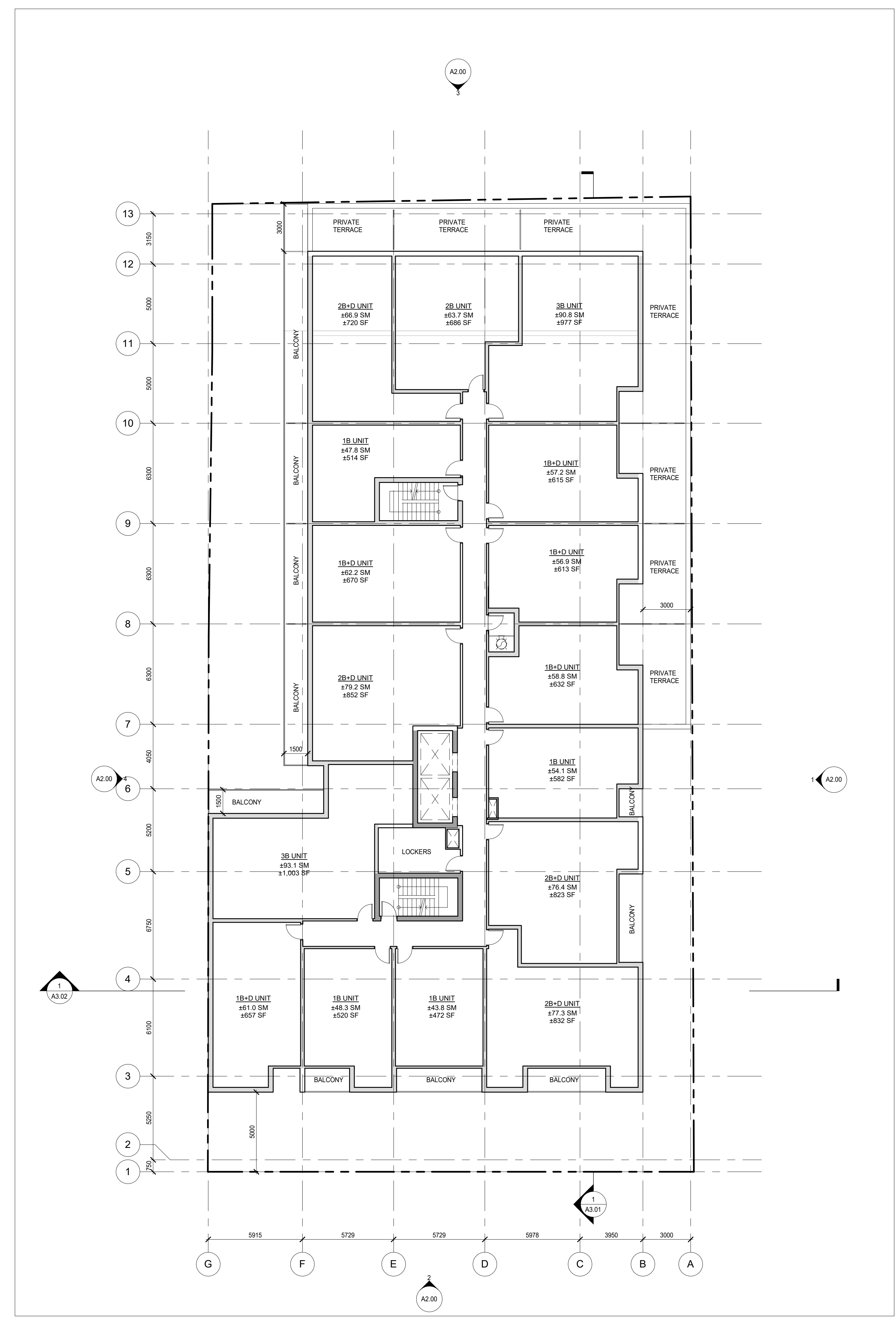
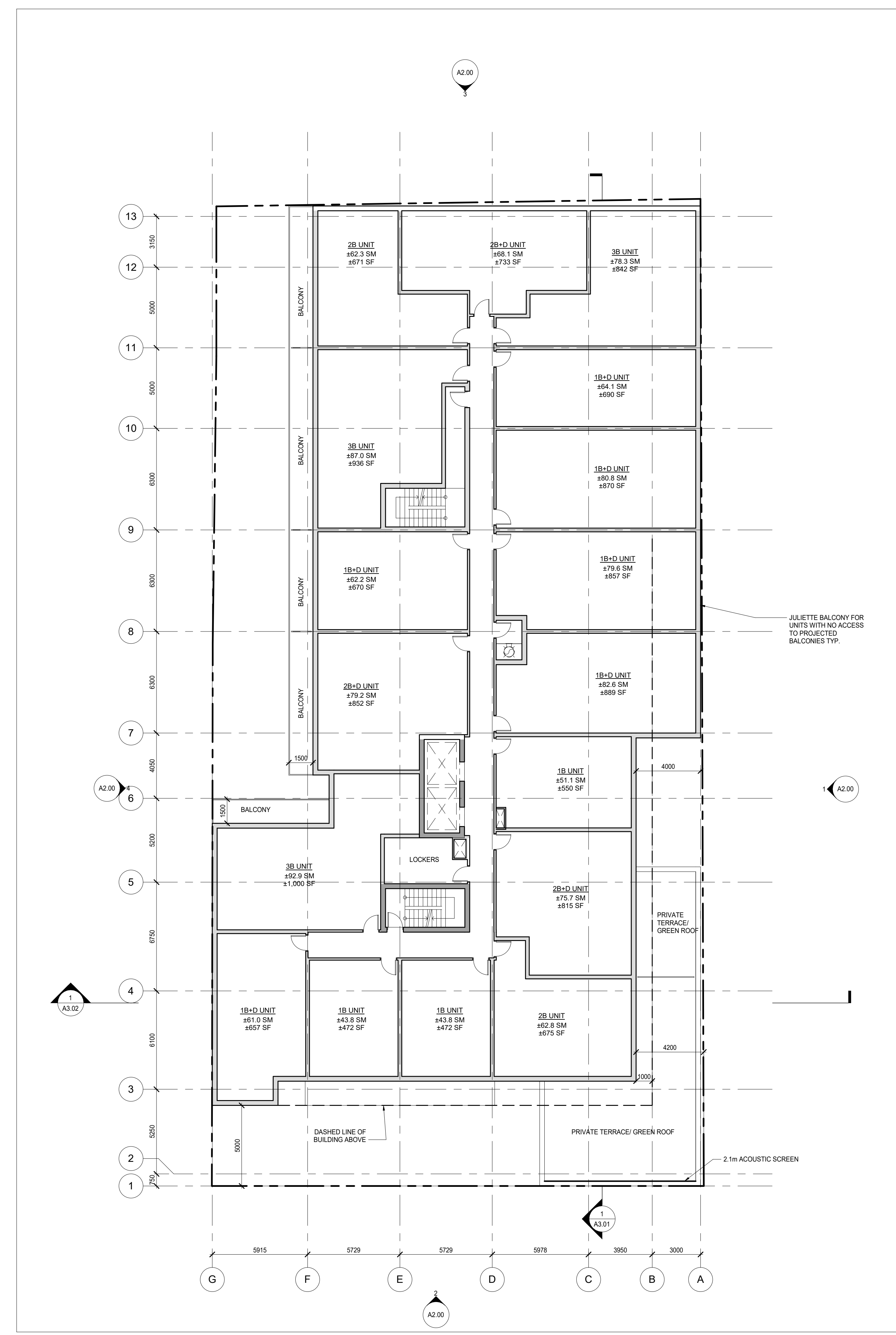
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SHEET TITLE  
**L4 & L5**

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



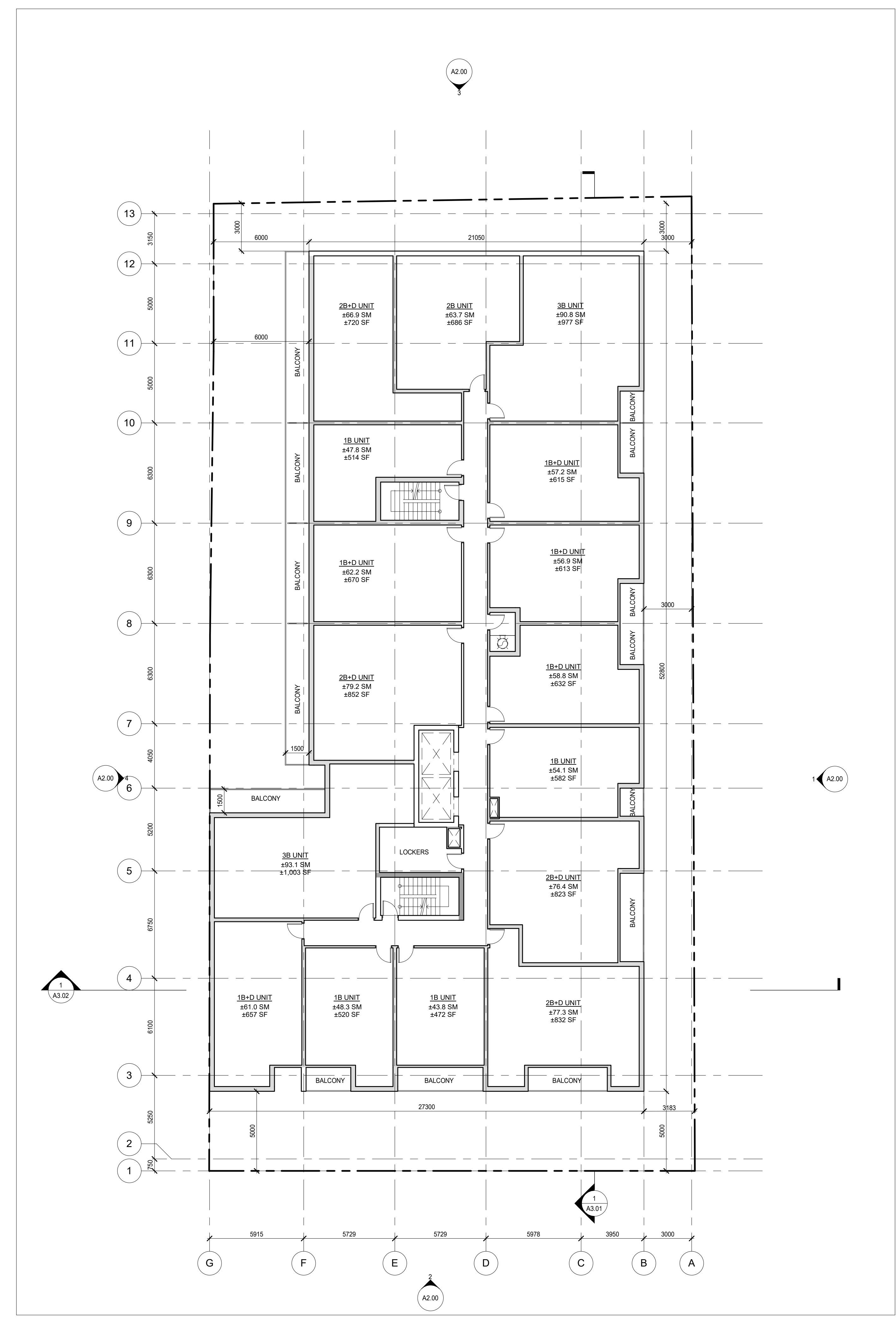
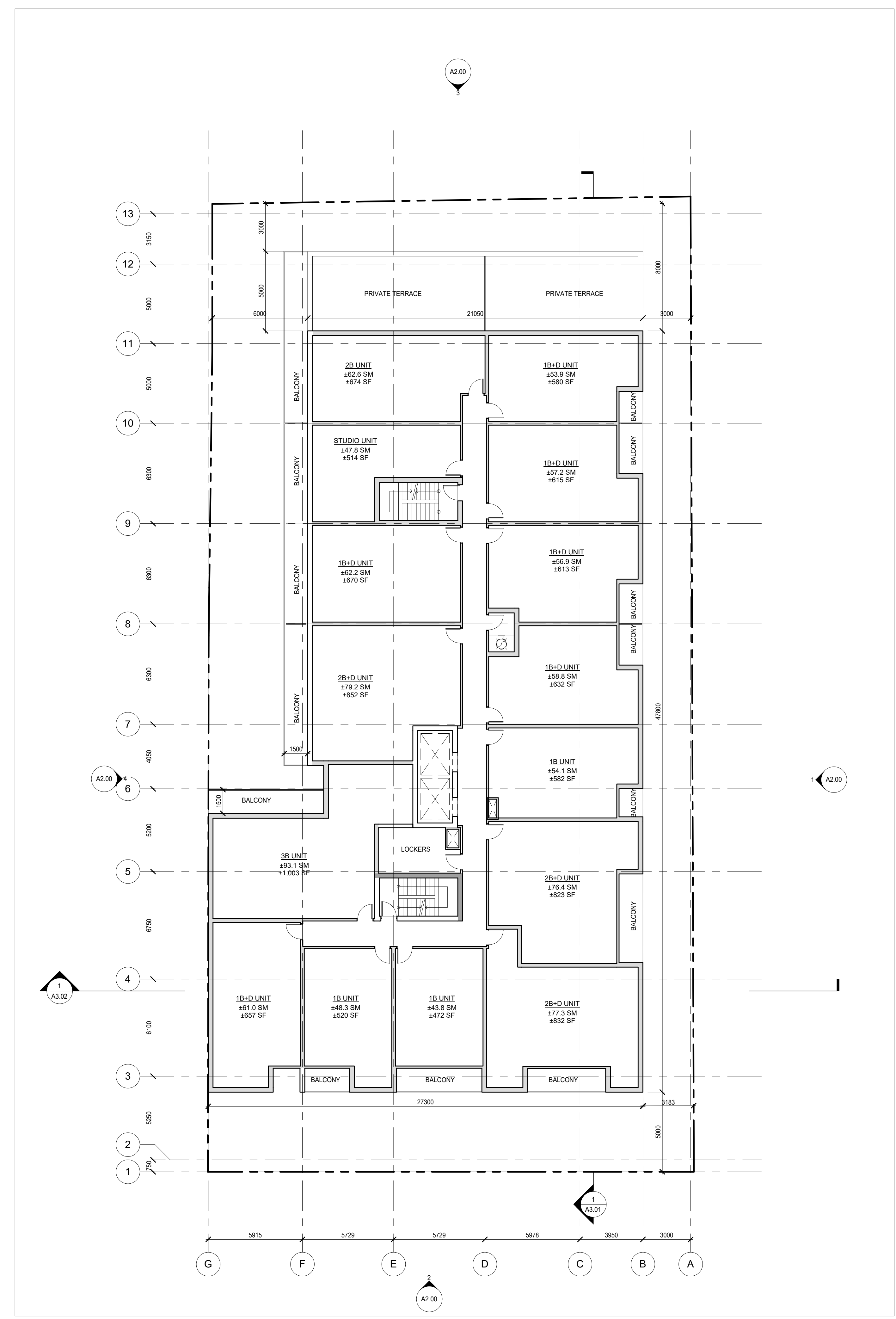
**2 T.O.S. LEVEL 5**  
 A1.02 1:150

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

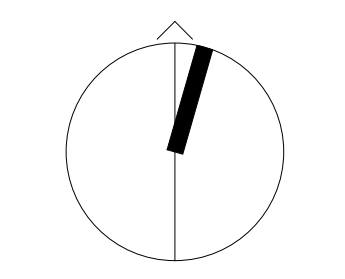
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L6 & L7

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**A1.03**

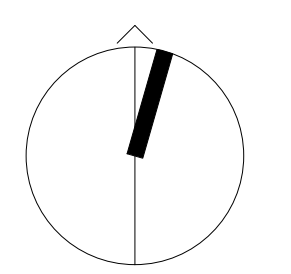


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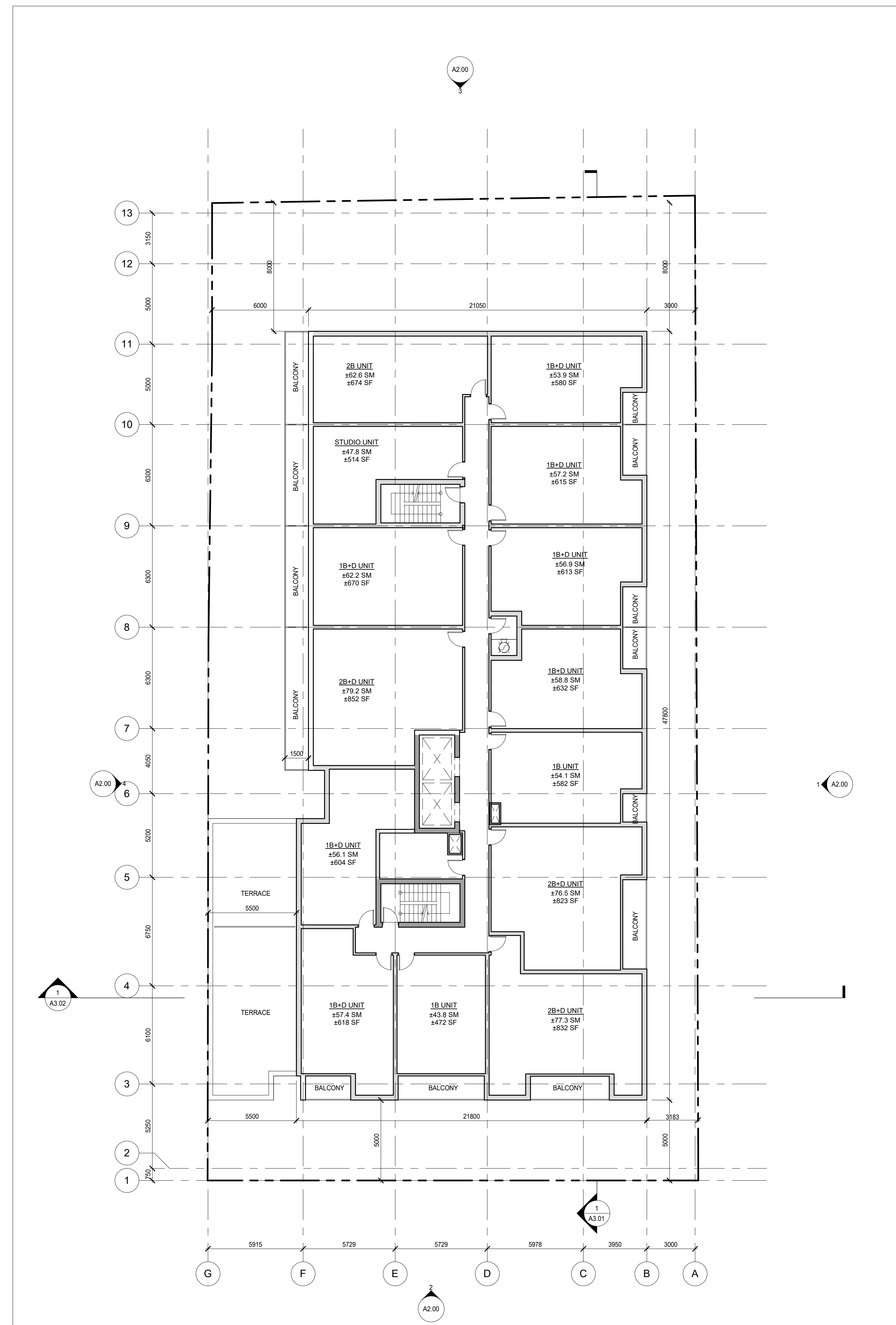
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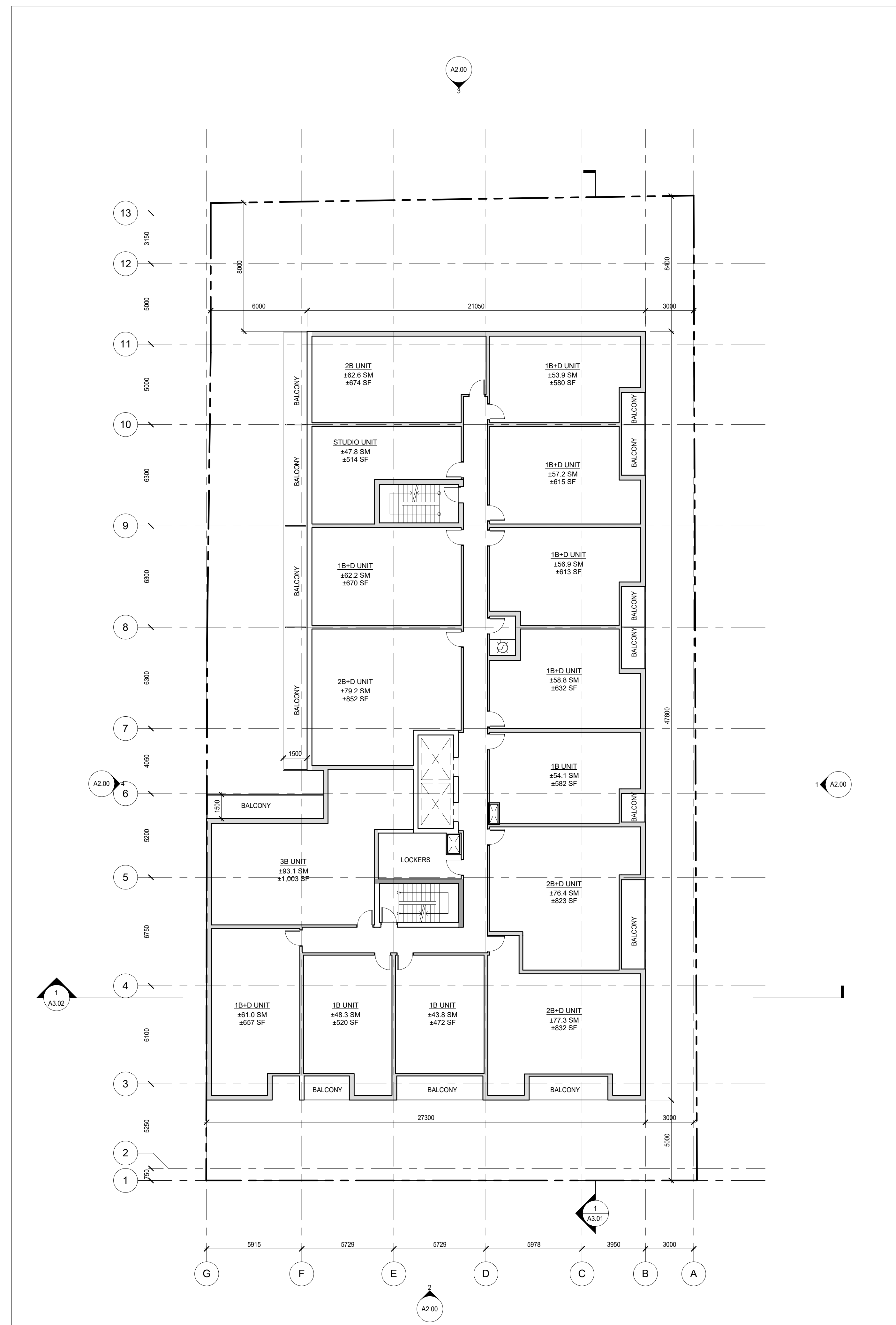
L8 & L9

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**A1.04**



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

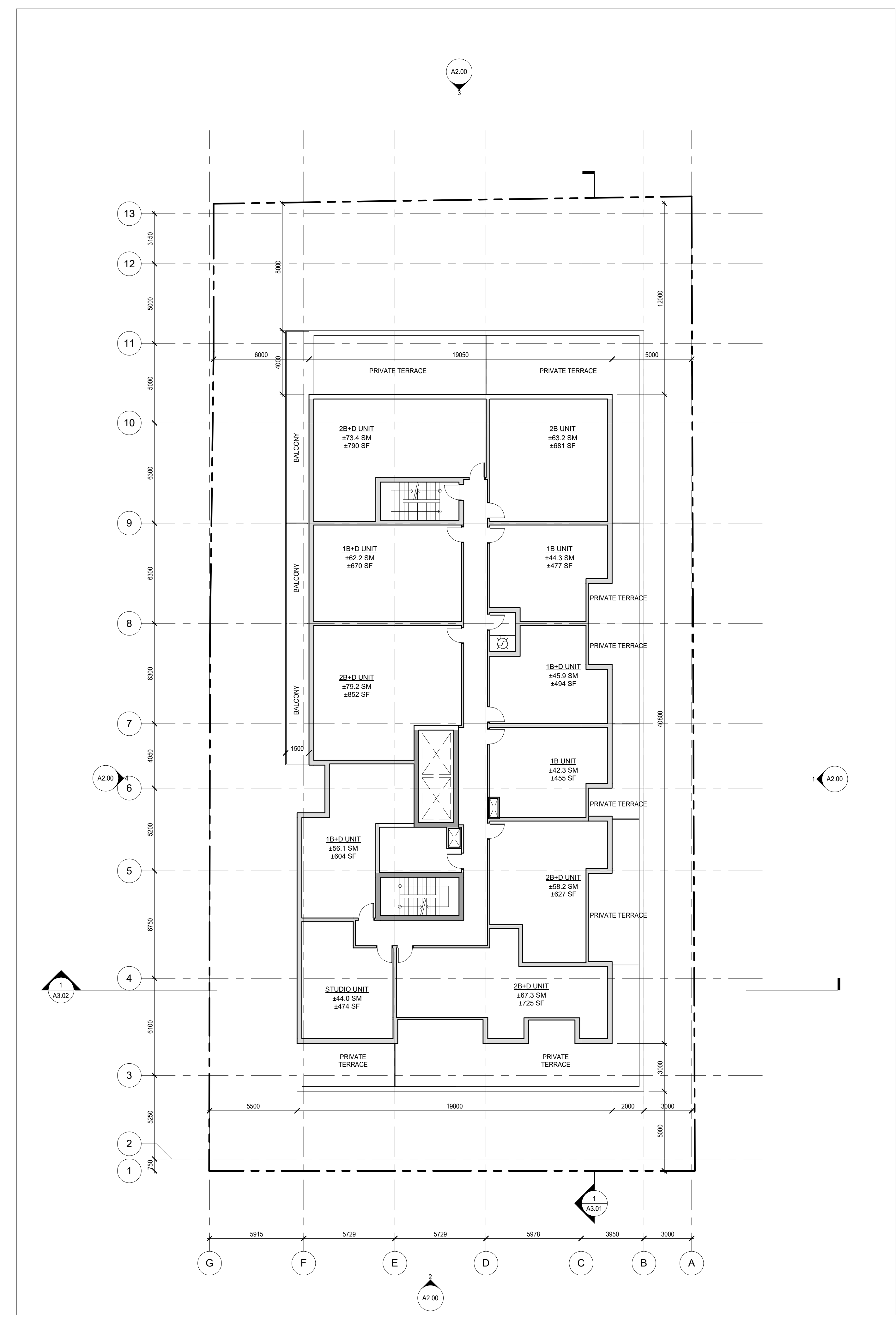
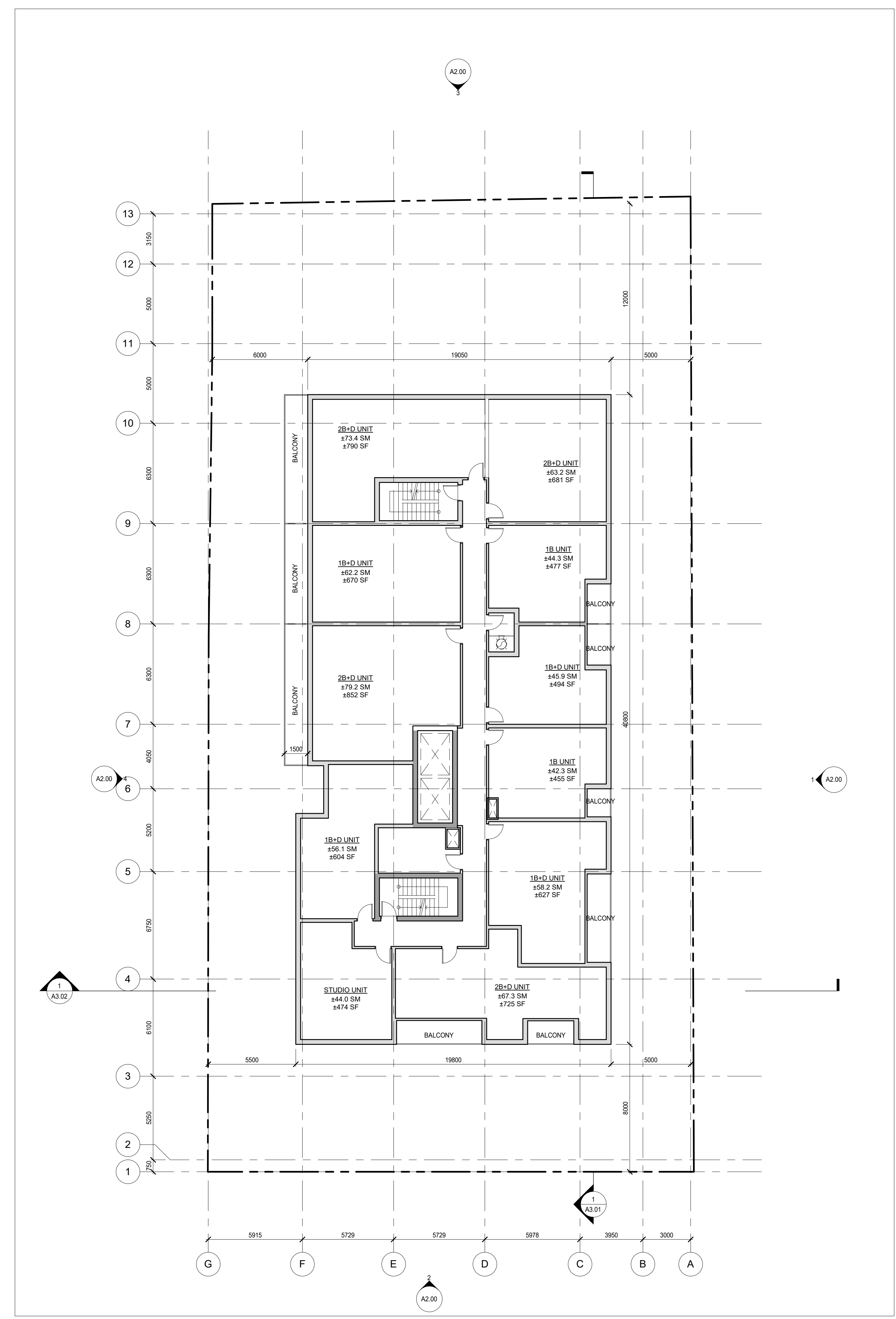


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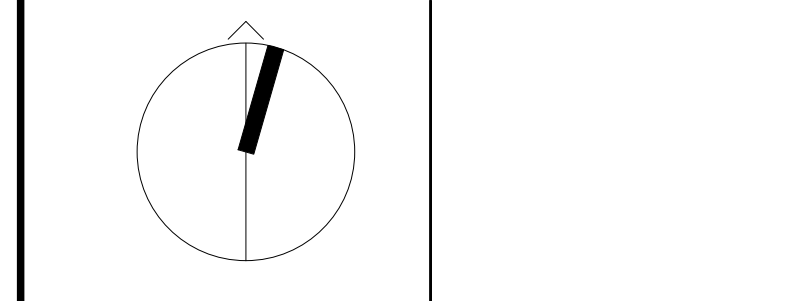
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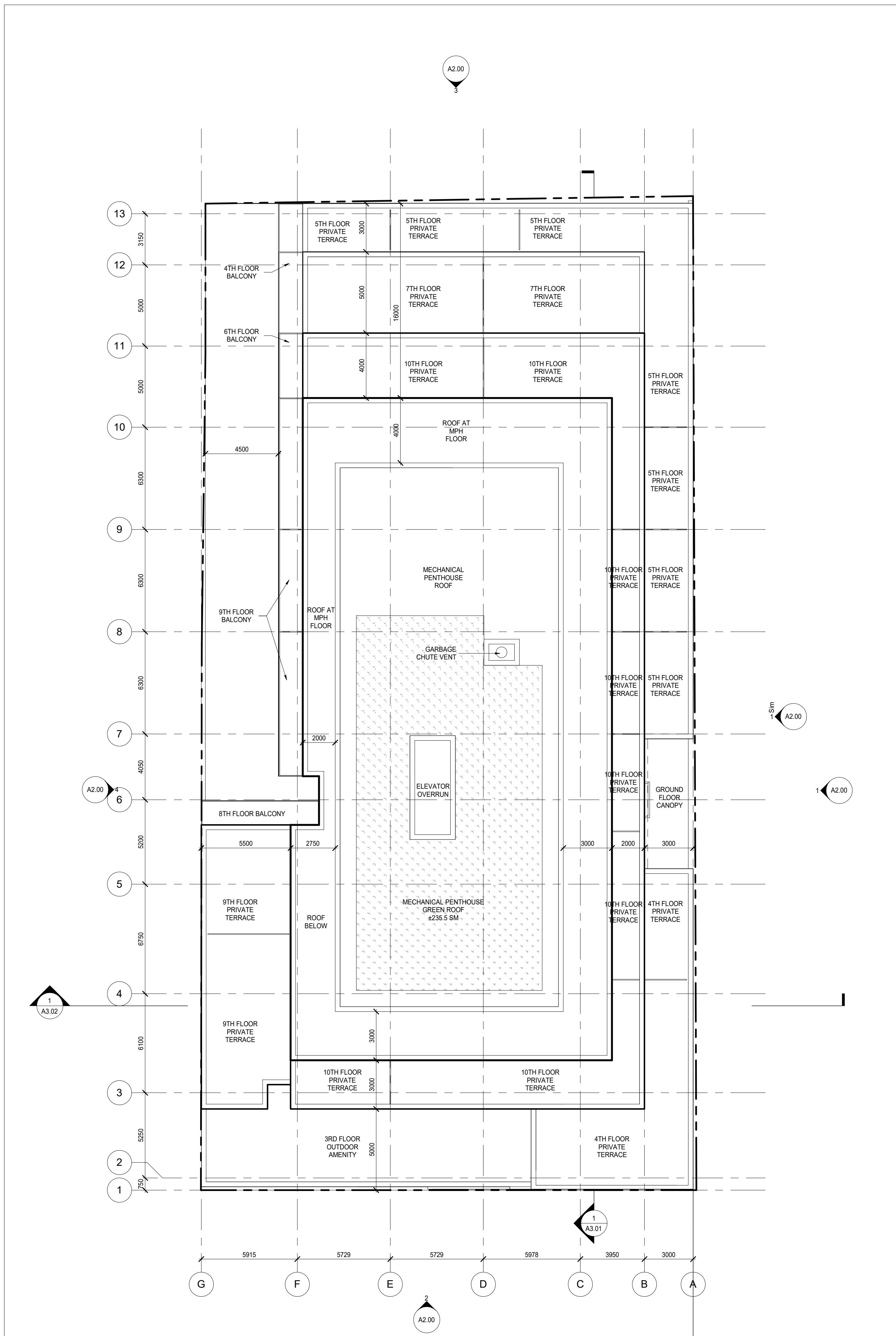
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SHEET TITLE  
**L10 + L11**

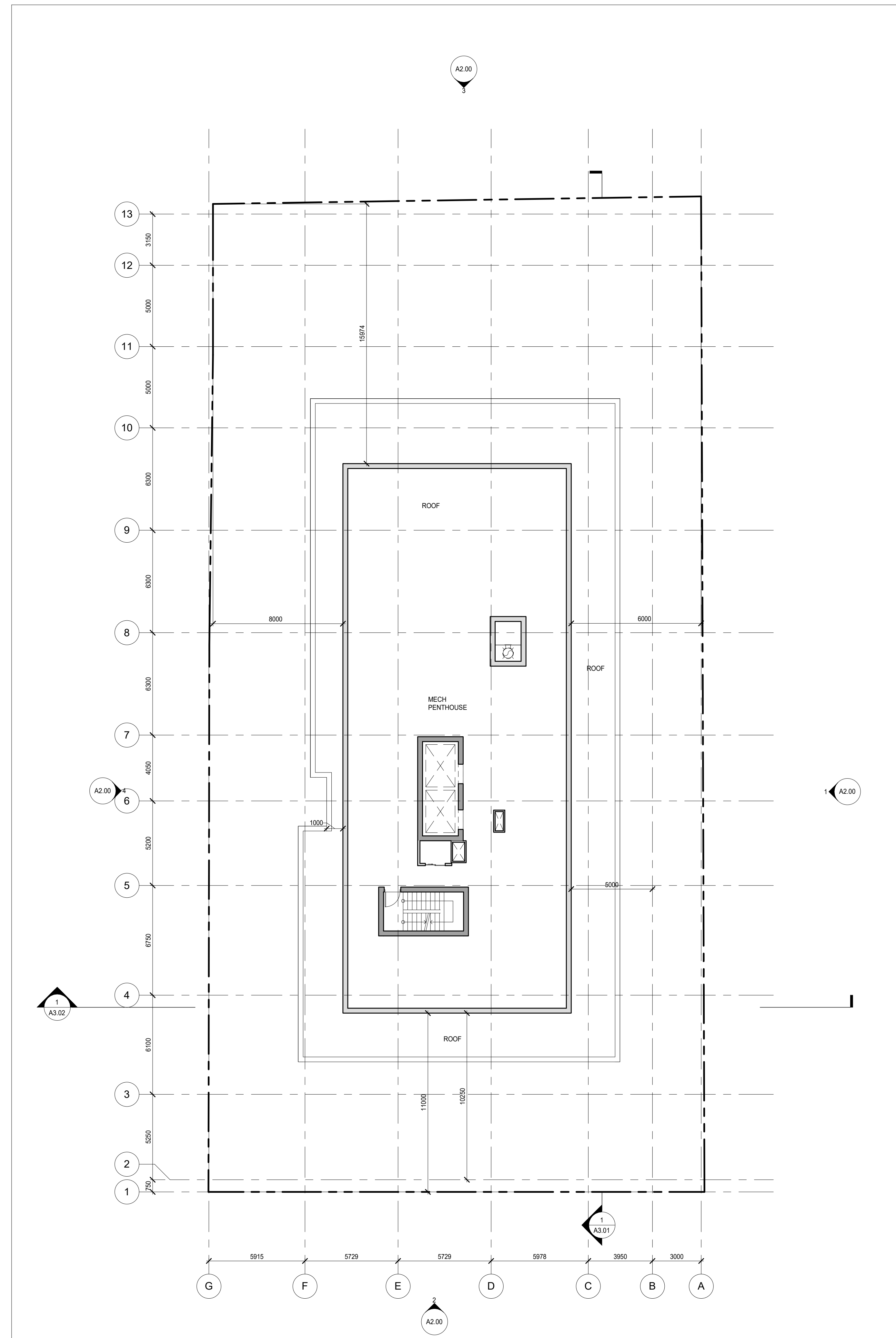
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SHEET NUMBER

**A1.05**

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

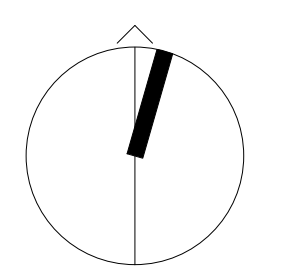


2 T.O.S. MPH  
A1.06 1:150

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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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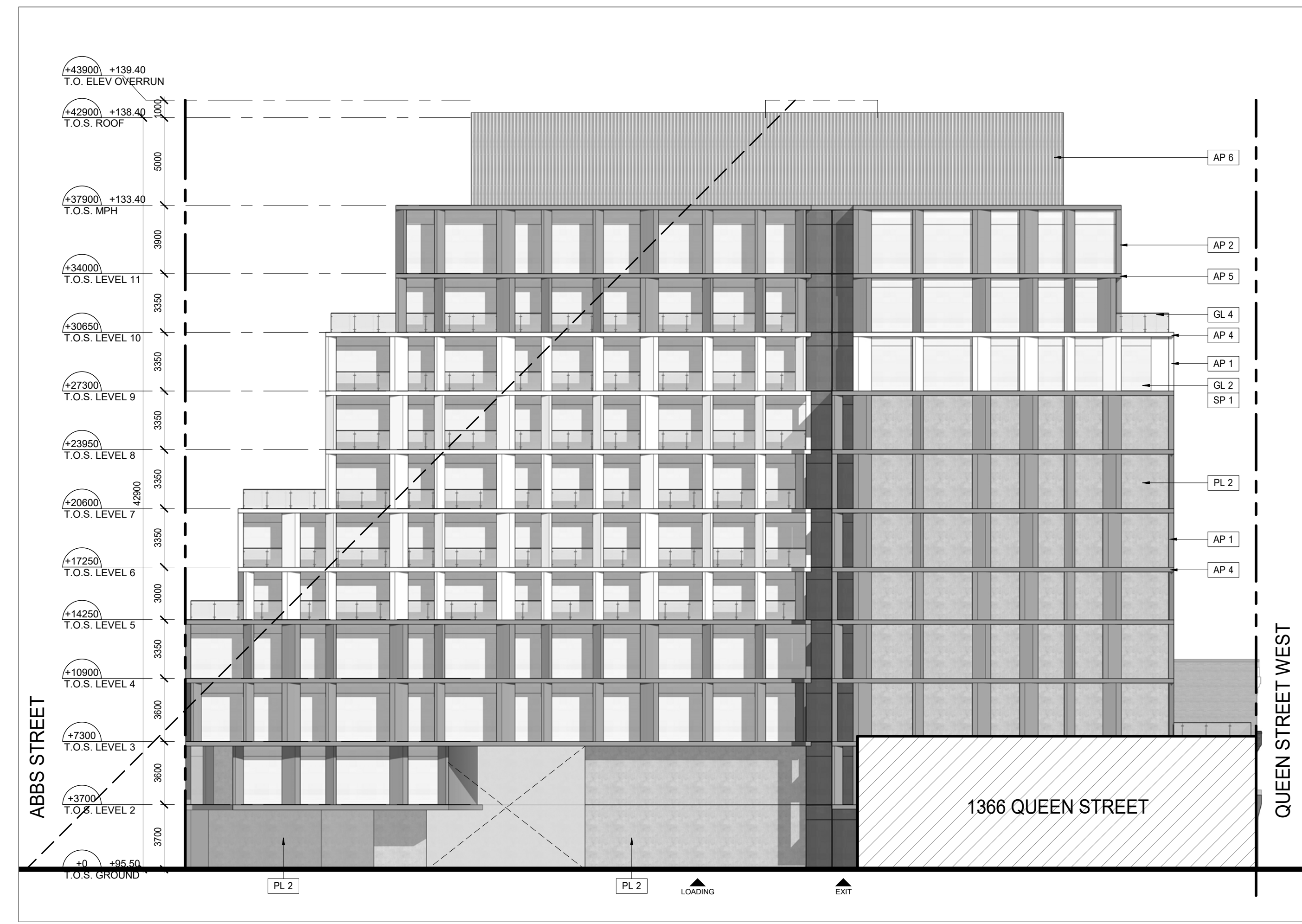
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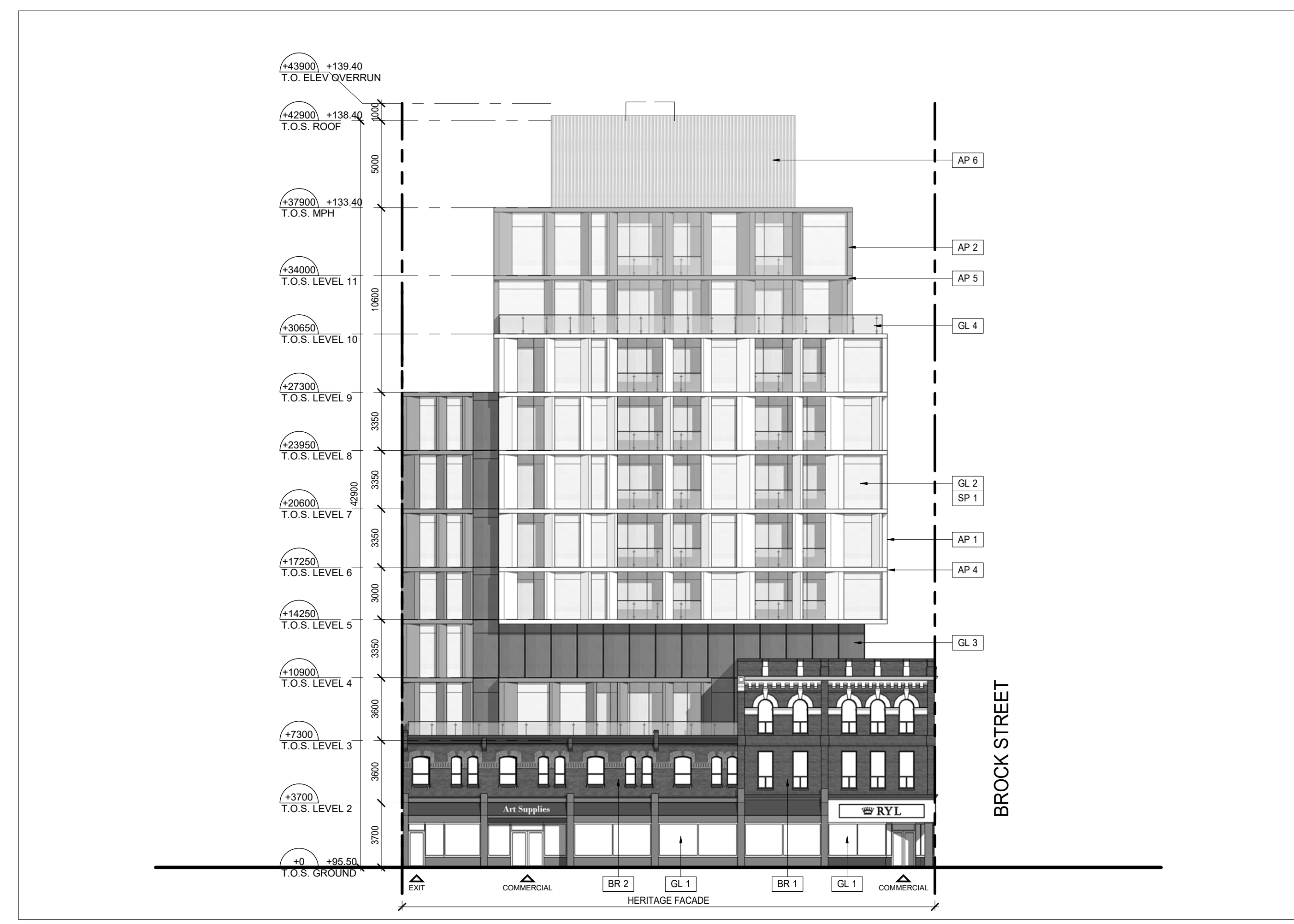
**BUILDING ELEVATIONS**

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**A2.00**



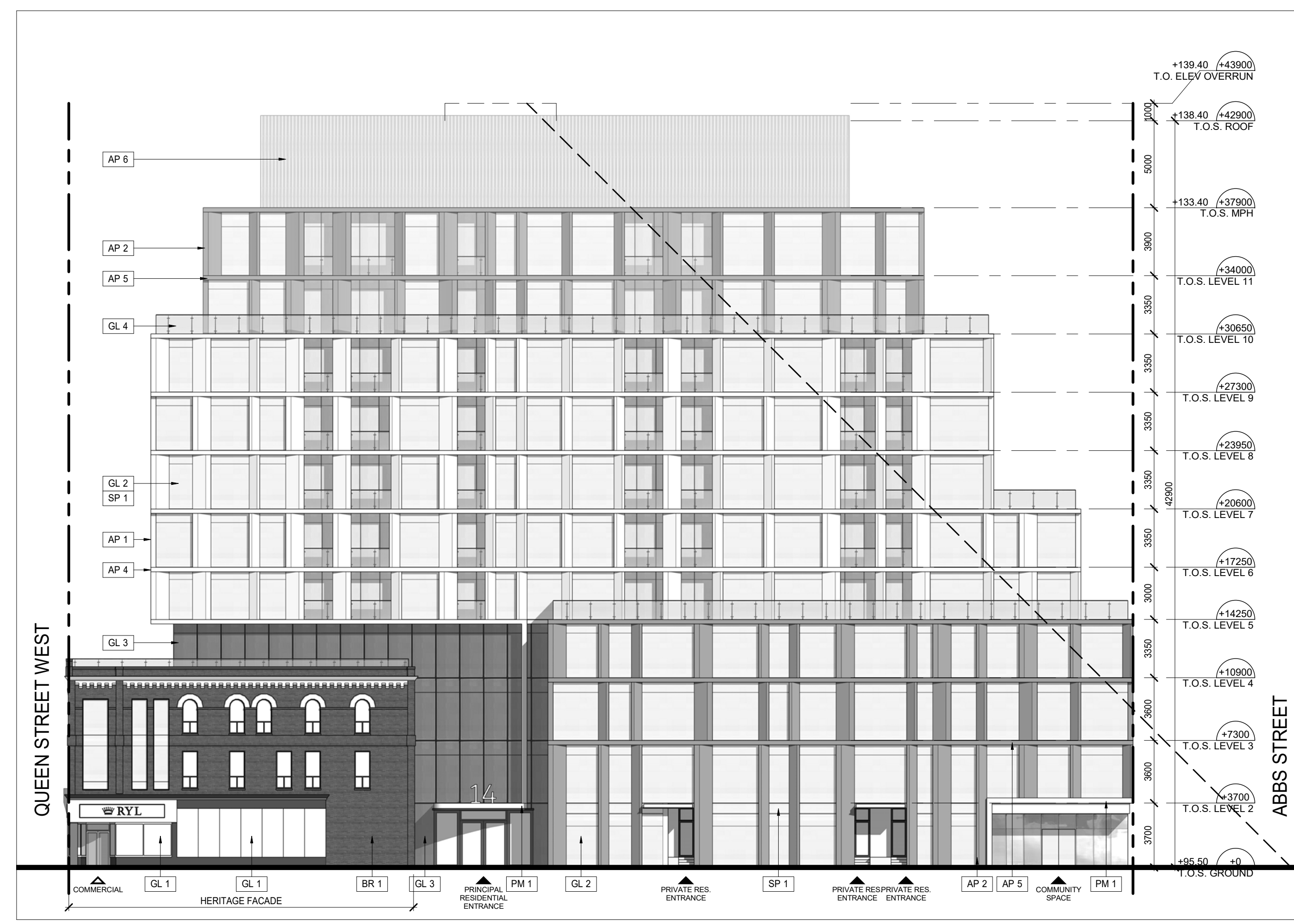
4 WEST ELEVATION  
 A2.00 1:200



2 SOUTH ELEVATION  
 A2.00 1:200

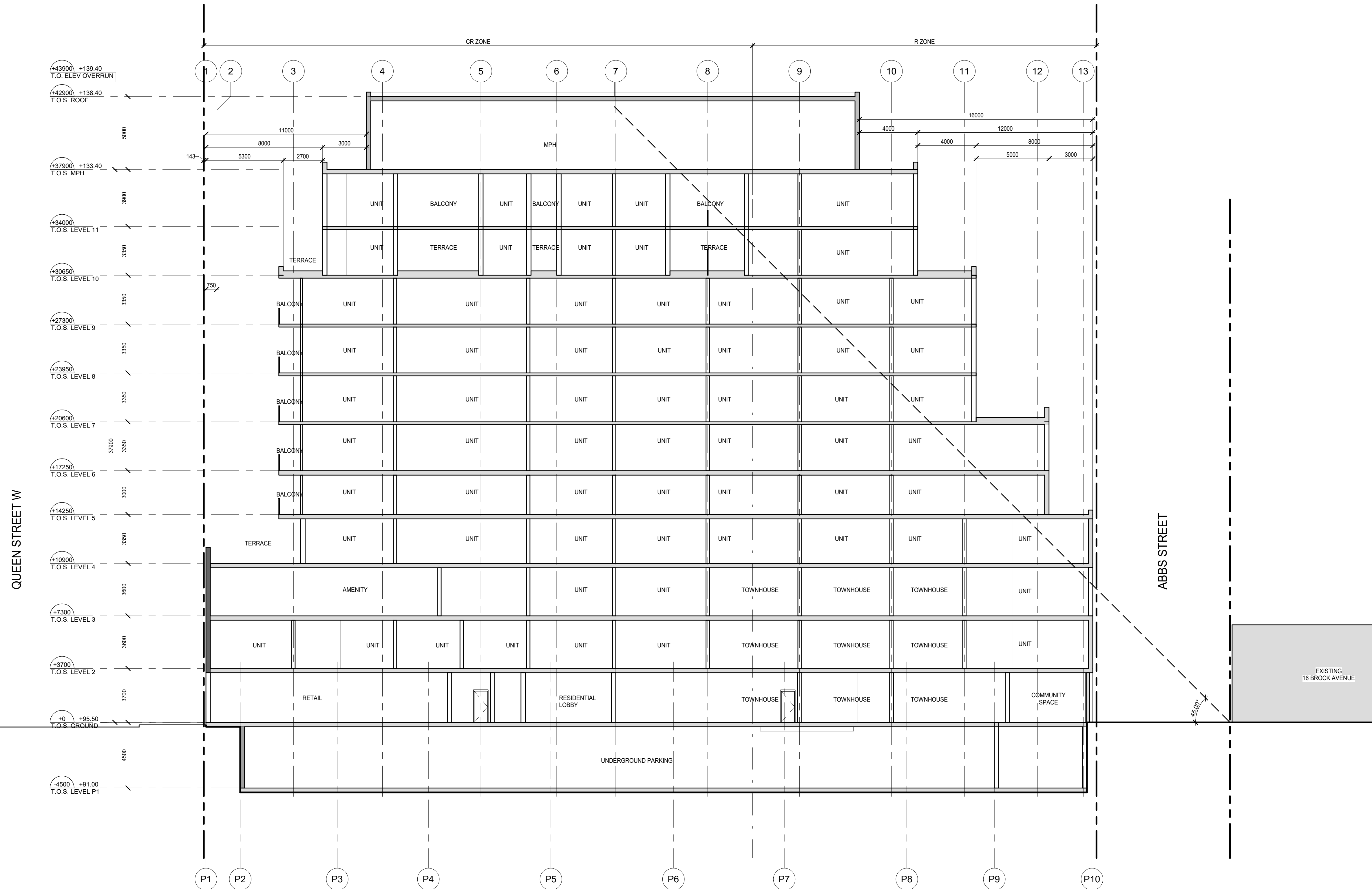


3 NORTH ELEVATION  
 A2.00 1:200



1 EAST ELEVATION  
 A2.00 1:200

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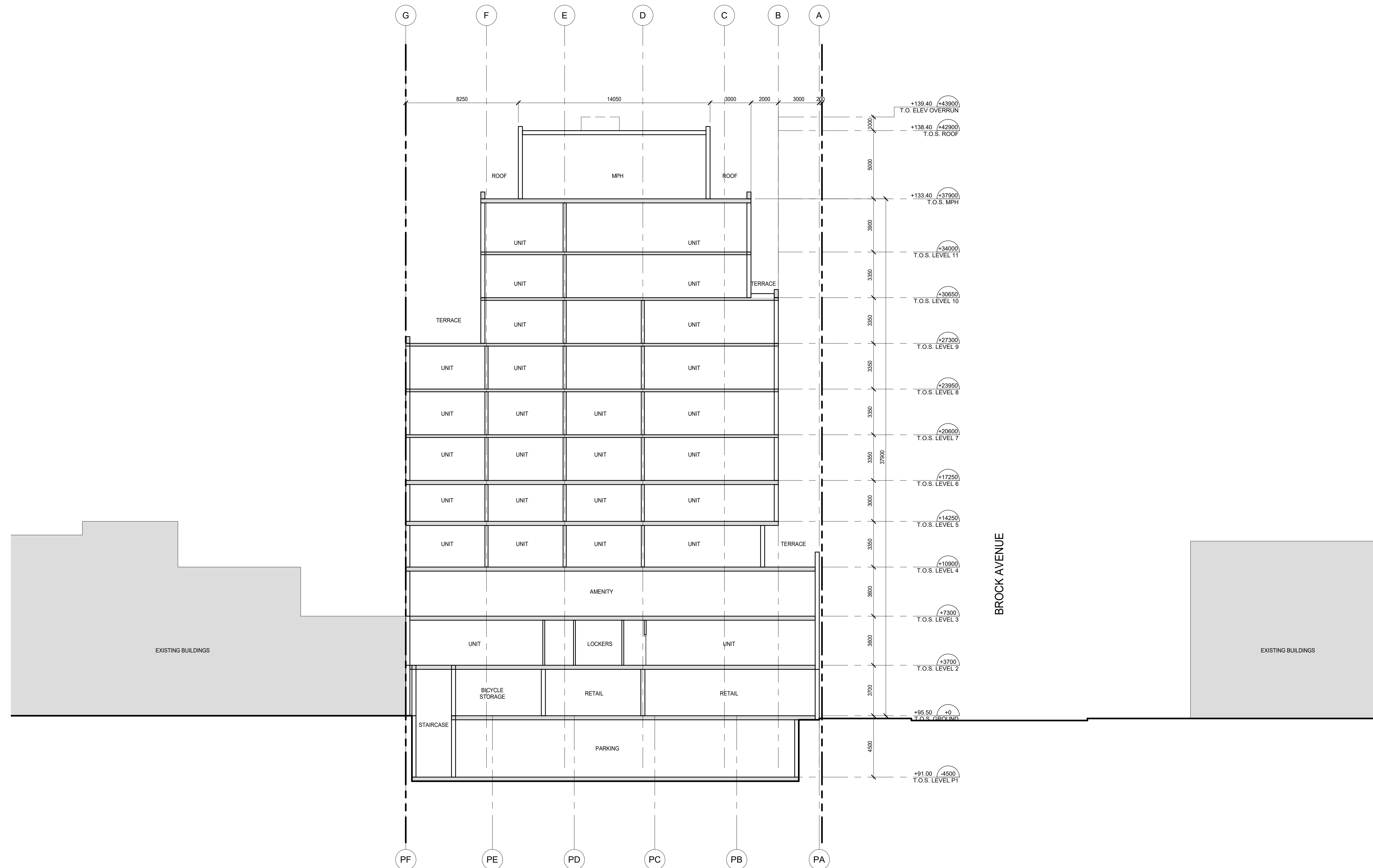
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**BUILDING SECTIONS**

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**A3.01**

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**A3.02**