

PLAN OF SURVEY OF  
 PART OF LOTS 1 & 2, BLOCK H  
 REGISTERED PLAN 694  
 CITY OF TORONTO

SCALE 1 : 150

R. AVIS SURVEYING INC.  
 METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND  
 BEARINGS SHOWN HEREON ARE GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B HAVING A BEARING OF N16°39'25"W BY REAL TIME NETWORK OBSERVATION (RTN) NAD 83 (CENTRAL MERIDIAN 79°30' WEST LONGITUDE (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010))

3' MTM ZONE 10 COORDINATES  
 NAD83(CSRS-2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)

	NORTHING	EASTING
A	4840634.506	313539.670
B	4840623.493	313542.965

(1) THE MTM COORDINATES LISTED ABOVE COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT  
 (2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. CT1225, HAVING AN ELEVATION = 158.368 metres.  
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99988.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- P DENOTES TORONTO STANDARD CONDOMINIUM PLAN 2717
- P1 DENOTES SRPR BY DAVID HORWOOD O.L.S., DATED FEB 25, 1999
- P2 DENOTES SRPR BY BAIRD & MUCKLESTONE O.L.S., DATED NOV 15, 1957
- P3 DENOTES PLAN 66R-28045
- P4 DENOTES PLAN 63R-1371
- P5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY R. AVIS SURVEYING INC., O.L.S., DATED APRIL 4, 2018.
- (B) DENOTES BOTTOM OF CURB
- BF DENOTES BOARD FENCE
- BMH DENOTES BELL MANHOLE
- BS DENOTES BELLARD
- BP DENOTES BELL POLE
- BS DENOTES BICYCLE STAND
- CB DENOTES CATCH BASIN
- CLF DENOTES CHAINLINK FENCE
- CRW DENOTES CONCRETE RETAINING WALL
- EOP DENOTES EDGE OF PAVEMENT
- GB DENOTES GATE BOX
- GM DENOTES GAS MAIN
- GV DENOTES GAS VALVE
- GW DENOTES GUY WIRE
- HLP DENOTES HYDRO LIGHT POLE
- HMH DENOTES HYDRO MANHOLE
- LS DENOTES LIGHT STANDARD
- MH DENOTES MANHOLE
- MV DENOTES MAIN VALVE
- MW DENOTES WATER MAIN
- OW DENOTES OVERHEAD WIRE
- PM DENOTES PARKING METER
- SRW DENOTES STONE RETAINING WALL
- (T) DENOTES TOP OF CURB
- TS DENOTES TRAFFIC SIGN
- UB DENOTES UTILITY BOX
- VC DENOTES VALVE CHAMBER
- WK DENOTES WATER KEY
- WRW DENOTES WOOD RETAINING WALL
- WS DENOTES WARNING SIGN
- WW DENOTES WATER VALVE

○ DENOTES DEODIOUS TREE WITH TRUNK DIAMETER 0.10 metres  
 \* DENOTES SPOT ELEVATION

AREA = 2645.3 sq. m.

SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF APRIL, 2022.

APRIL 27, 2022  
 DATE: \_\_\_\_\_  
 J. BRAVO  
 Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2193572

R. AVIS SURVEYING INC.  
 SUITE 203  
 235 YORKLAND BOULEVARD  
 TORONTO, ONTARIO  
 M2J 4Y8  
 TEL: (416) 490-8352 FAX: (416) 491-6206  
 EMAIL: office@avisurveying.com

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBROSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 1026, Section 29(3)

CHECKED BY : J.B., O.L.S.  
 CALCULATED BY : J.D.  
 DRAWN BY : J.D./F.M.

PROJECT No. : 3568-0  
 DRAWING No. : 3568-0T.DWG



**SITE LEGEND**

- ▲ PEDESTRIAN ENTRY ACCESS
- ▼ PEDESTRIAN EXIT ACCESS
- ⬇️ VEHICULAR ACCESS
- ⬇️ PROPOSED BICYCLE RING AS PER CITY STANDARD
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EL 99.00m HEIGHT FROM E.G.
- ⬇️ PROPOSED AREA DRAIN, SEE SERVICING PLAN

ISSUED	DATE	DESCRIPTION
1	27/09/2023	ISSUED FOR 2/A

**GENERAL NOTES**

1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK 4, REGISTERED PLAN 584 IN THE CITY OF TORONTO, AS PREPARED BY R. AVIS SURVEYING INC., AND DATED 25.08.2022.
2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
3. REFER TO TRAFFIC CONSULTANTS' DOCUMENTATION FOR TRAFFIC DIAGRAM, TURNING RADIUS, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
4. REFER TO LANDSCAPE ARCHITECTS' DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
5. REFER TO SITE SERVICING / CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION.
6. REFER TO WASTE MANAGEMENT CONSULTANTS' DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.
7. REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
8. ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINING STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TOWARD THE LOADING SPACE.
9. ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.
10. ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.
11. BUILDINGS TO BE FULLY SPRINKLED.
12. WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.

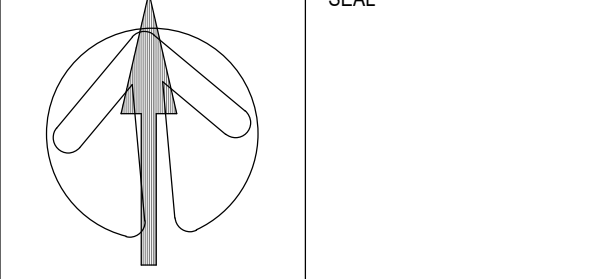
**REVISIONS**

NO.	DATE	DESCRIPTION
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ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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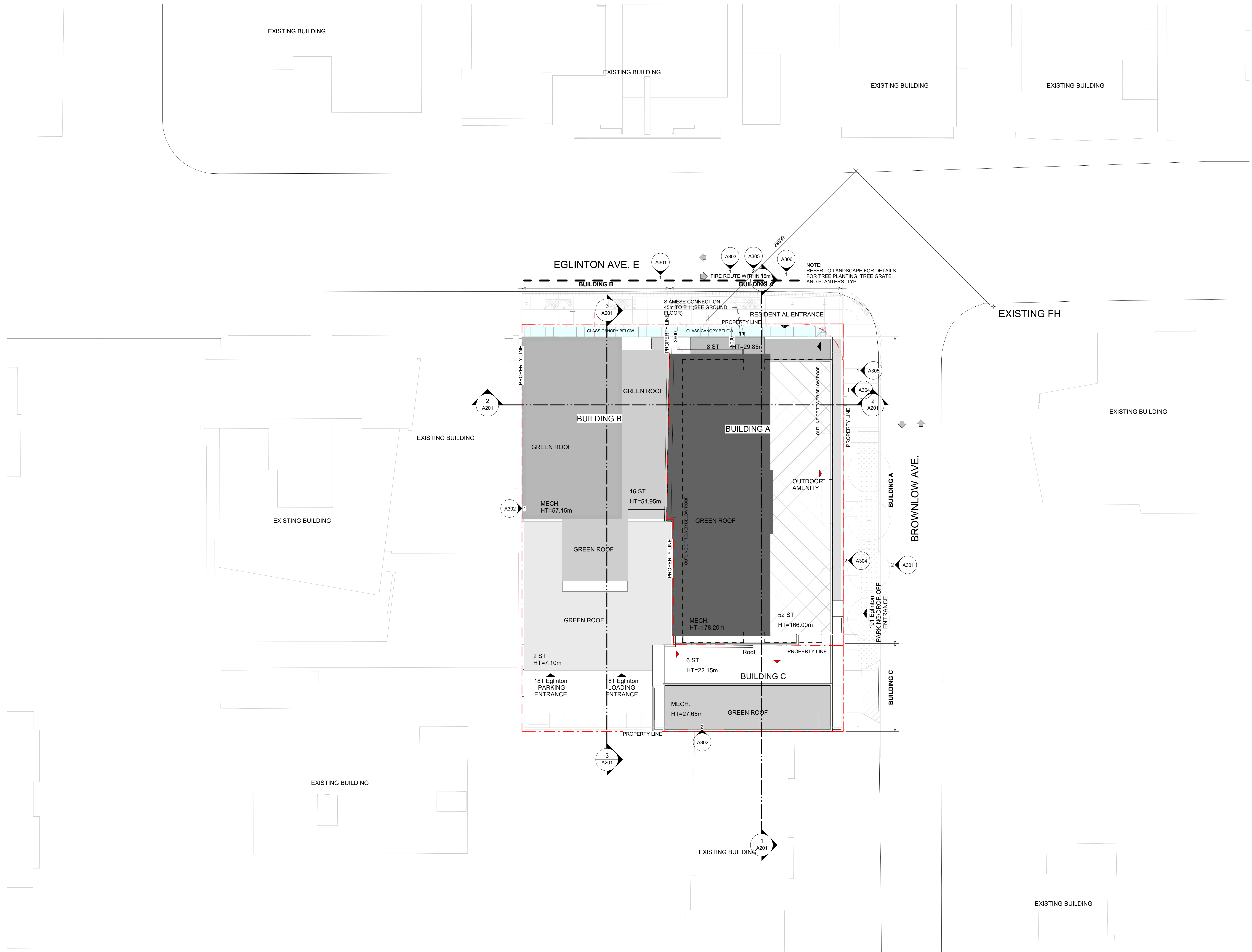


**PROJECT**  
181 & 191 EGLINTON AVENUE EAST  
Toronto, ON

**SHEET TITLE**  
SITE PLAN

DRAWN BY	CHKD BY	DATE	SCALE
ARCADIS	ARCADIS	22/06/2023	As Indicated

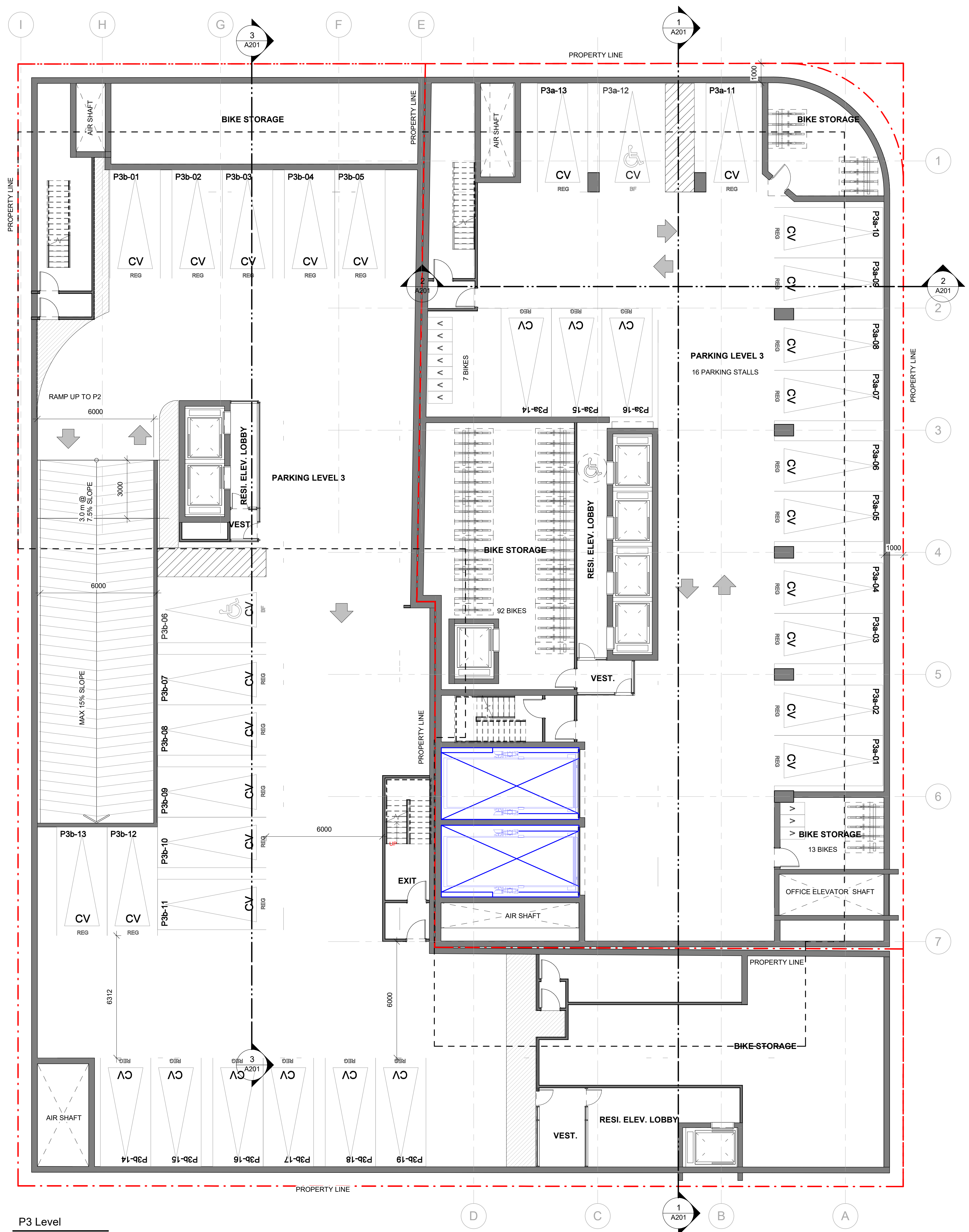
PROJECT NO.	DWG NO.	DWG NO.
137959		A004



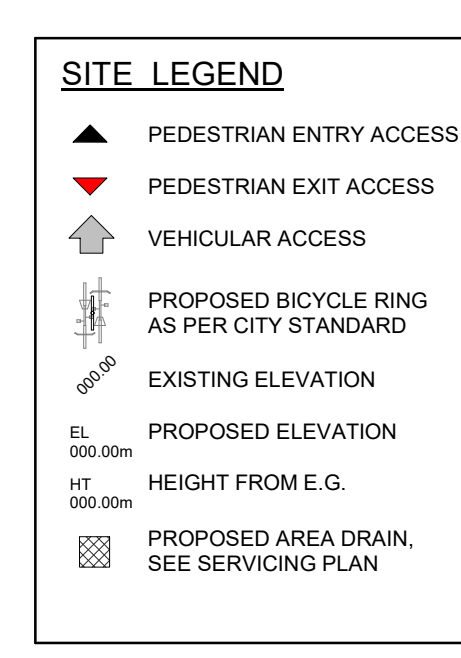
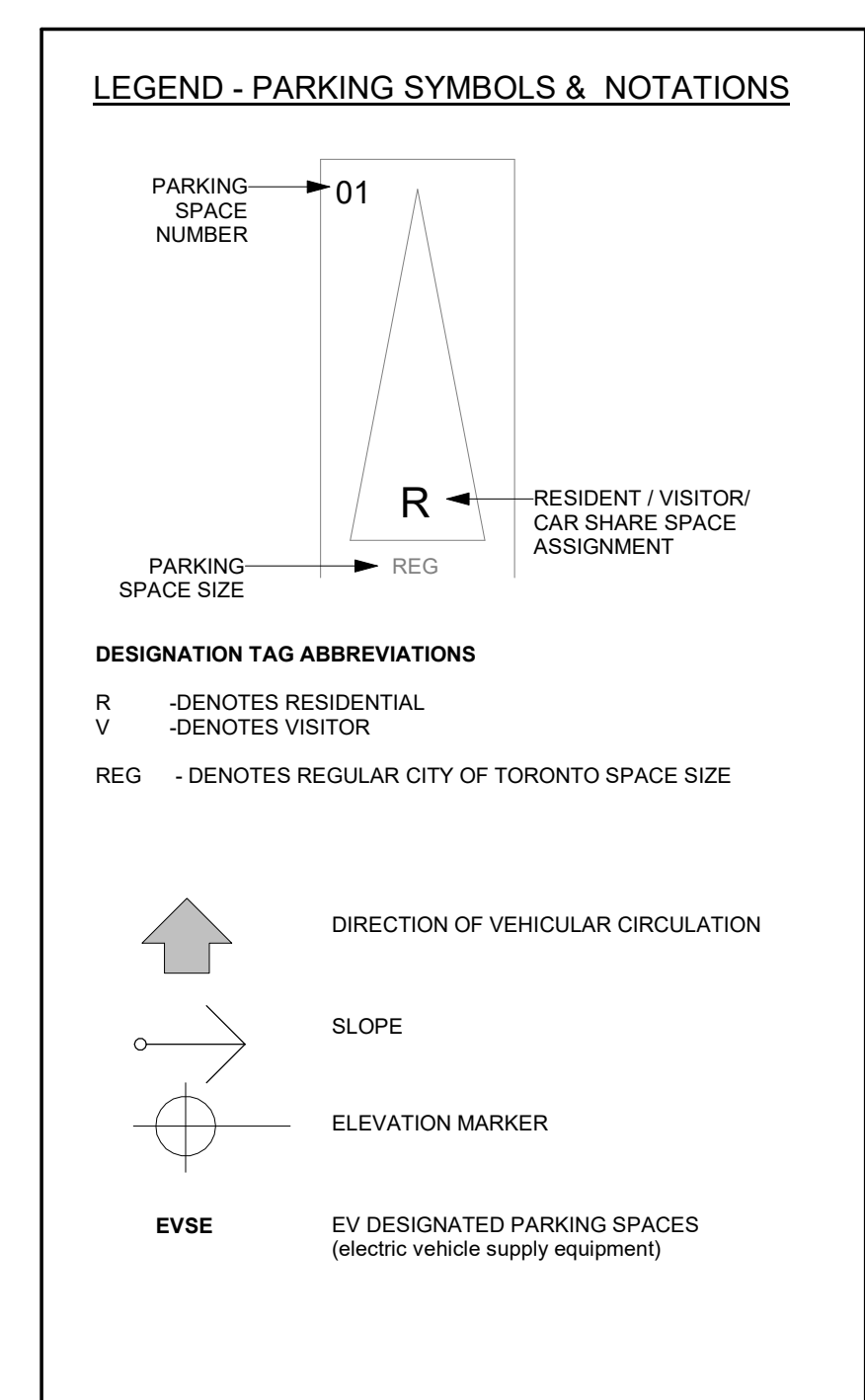
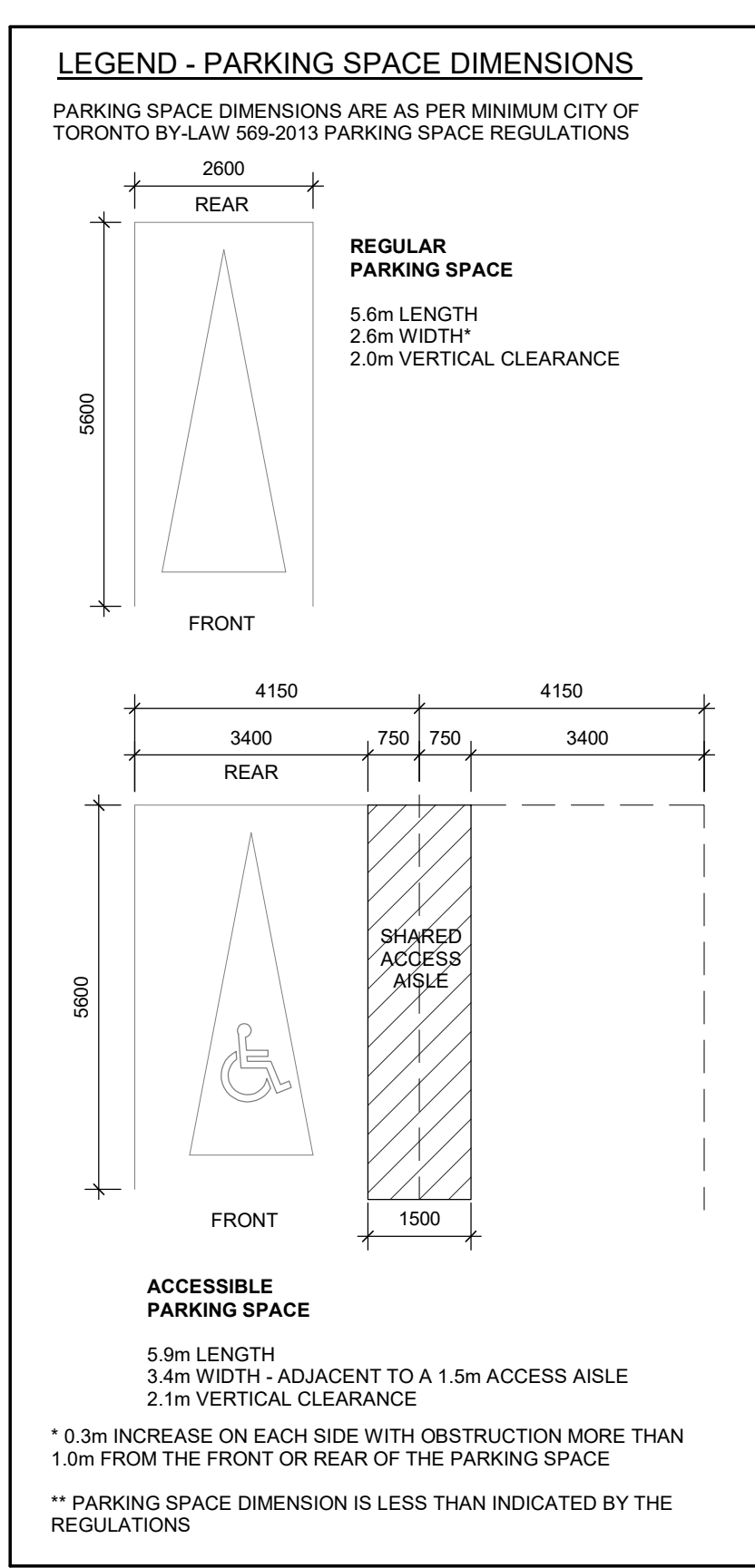


ISSUED	DATE	DESCRIPTION
1	27/03/2023	ISSUED FOR 2/1A

- GENERAL NOTES**
- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2 (BLOCK 4) REGISTERED PLAN 196 IN THE CITY OF TORONTO, AS PREPARED BY R. JAMES SURVIVAL INC. AND DATED APRIL 29, 2022.
  - DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS:
    - REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RASH, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
    - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
    - REFER TO SITE SERVICES' CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVICES AND UTILITY INFORMATION.
    - REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICKUP AND HANDLING FOR ALL USES/OCCUPANCIES.
    - REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
  - ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON-THE-TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANUEVER TOP FROM THE LOADING SPACE.
  - ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.
  - ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.
  - BUILDING TO BE FULLY SPRINKLED.
  - WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.



P3 Level  
SCALE: 1: 100



**191 Eglinton parking and bike stat**

Per Level	ACCESSIBLE PARKING		REGULAR PARKING		TOTAL NON-RESIDENT PARKING	TOTAL RESIDENT PARKING	TOTAL PARKING
	NON-RESIDENT PARKING	RESIDENT PARKING	NON-RESIDENT PARKING	RESIDENT PARKING			
P1	0	0	13	0	13	0	13
P2	0	0	16	0	16	0	16
P3	0	0	16	0	16	0	16
<b>Total</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>45</b>
<b>Parking Ratio</b>					<b>0.08</b>	<b>0.00</b>	<b>0.08</b>

BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	88
Short-Term Bicycle Parking:	8
Office:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
<b>TOTAL:</b>	<b>96</b>

**181 Eglinton parking and bike stat**

Per Level	ACCESSIBLE PARKING		REGULAR PARKING		TOTAL NON-RESIDENT PARKING	TOTAL RESIDENT PARKING	TOTAL PARKING
	NON-RESIDENT PARKING	RESIDENT PARKING	NON-RESIDENT PARKING	RESIDENT PARKING			
P1	0	0	17	0	17	0	17
P2	0	0	17	0	17	0	17
P3	0	0	19	0	19	0	19
<b>Total</b>	<b>0</b>	<b>0</b>	<b>53</b>	<b>0</b>	<b>53</b>	<b>0</b>	<b>53</b>
<b>Parking Ratio</b>					<b>0.38</b>	<b>0.00</b>	<b>0.38</b>

BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	194
Short-Term Bicycle Parking:	16
Office:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
<b>TOTAL:</b>	<b>210</b>

**REVISIONS**

NO.	DATE	DESCRIPTION

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**SHEET TITLE**  
PARKING LEVEL P3 PLAN

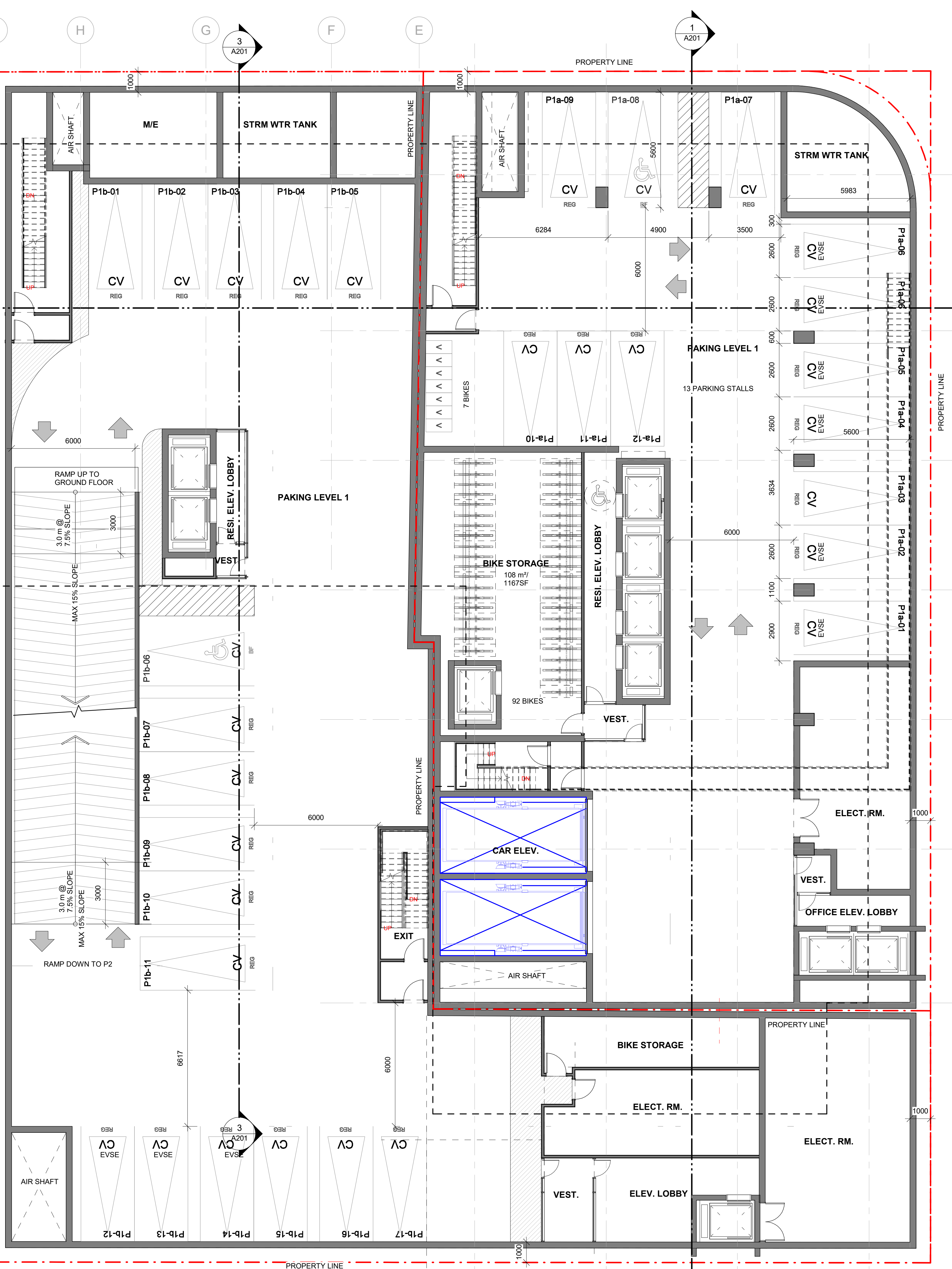
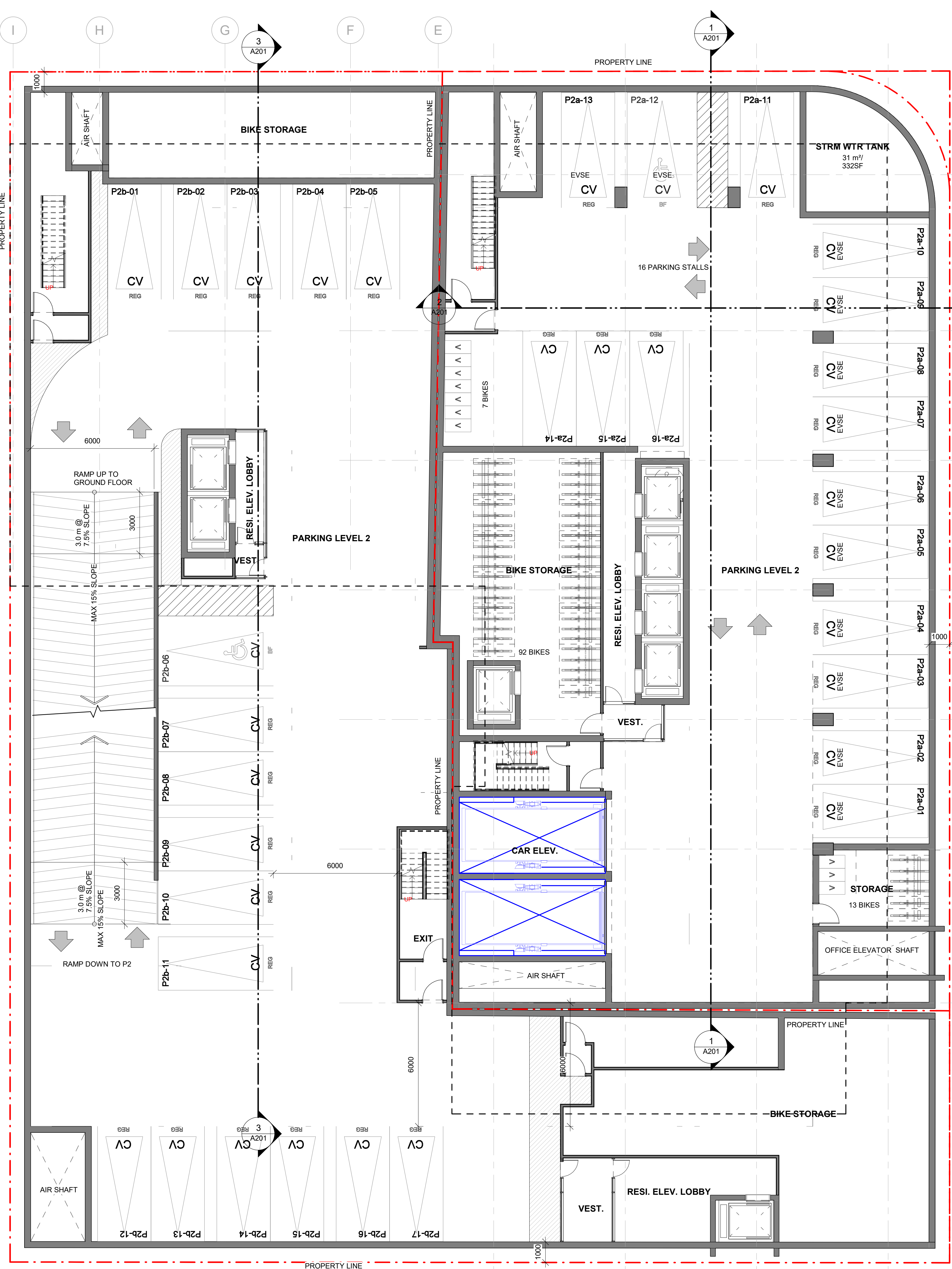
DRAWN BY	CHKD BY	DATE	SCALE
ARCADIS	ARCADIS	23/06/2023	As Indicated

PROJECT NO. 137959      DWG NO. A101



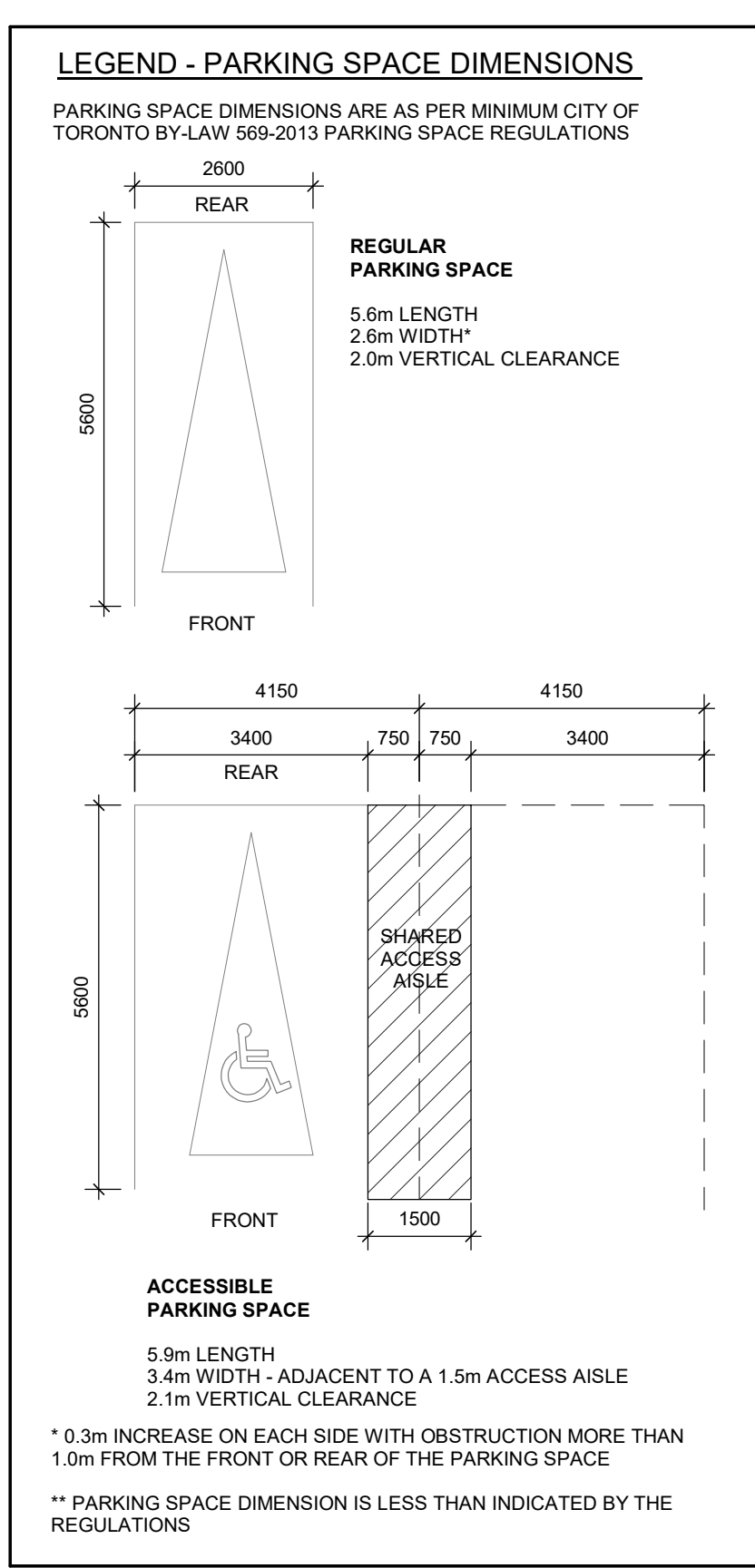
ISSUED NO.	DATE	DESCRIPTION
1	07/20/23	ISSUED FOR 2/A

- GENERAL NOTES**
- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK 11 REGISTERED PLAN 196 IN THE CITY OF TORONTO, AS PREPARED BY R. J. AUSTIN SURVEYING INC. AND DATED APRIL 29, 2022.
  - DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
  - REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADIUS, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
  - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
  - REFER TO SITE SERVICES' CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVICES AND UTILITY INFORMATION.
  - REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICKUP AND HANDLING FOR ALL USES/OCCUPANCIES.
  - REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
  - ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAILERS SHALL BE USED FOR BULKY WASTE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE GARBAGE MANUEVER TOP FROM THE LOADING SPACE.
  - ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.
  - ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.
  - BUILDING TO BE FULLY SPRINKLED.
  - WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.



P2 Level  
SCALE: 1:100

P1 Level  
SCALE: 1:100



**191 Eglinton parking and bike stat**

Per Level	ACCESSIBLE PARKING		REGULAR PARKING		TOTAL NON-RESIDENT PARKING	TOTAL RESIDENT PARKING	TOTAL PARKING
	NON-RESIDENT PARKING	RESIDENT PARKING	NON-RESIDENT PARKING	RESIDENT PARKING			
P1	0	0	13	0	13	0	13
P2	0	0	16	0	16	0	16
P3	0	0	16	0	16	0	16
<b>Total</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>45</b>
<b>Parking Ratio</b>					<b>0.08</b>	<b>0.00</b>	<b>0.08</b>

**BICYCLE PARKING SPACE**

Residential	
Long-Term Bicycle Parking:	88
Short-Term Bicycle Parking:	8
<b>Office:</b>	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
<b>Retail:</b>	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
<b>TOTAL:</b>	<b>96</b>

**181 Eglinton parking and bike stat**

Per Level	ACCESSIBLE PARKING		REGULAR PARKING		TOTAL NON-RESIDENT PARKING	TOTAL RESIDENT PARKING	TOTAL PARKING
	NON-RESIDENT PARKING	RESIDENT PARKING	NON-RESIDENT PARKING	RESIDENT PARKING			
P1	0	0	17	0	17	0	17
P2	0	0	17	0	17	0	17
P3	0	0	19	0	19	0	19
<b>Total</b>	<b>0</b>	<b>0</b>	<b>53</b>	<b>0</b>	<b>53</b>	<b>0</b>	<b>53</b>
<b>Parking Ratio</b>					<b>0.38</b>	<b>0.00</b>	<b>0.38</b>

**BICYCLE PARKING SPACE**

Residential	
Long-Term Bicycle Parking:	194
Short-Term Bicycle Parking:	16
<b>Office:</b>	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
<b>Retail:</b>	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
<b>TOTAL:</b>	<b>210</b>

REVISIONS

NO.	DATE	DESCRIPTION
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ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

**ARCADIS**  
ARCADIS ARCHITECTS (CANADA) INC.  
85 St. Clair Avenue West, 7th Floor  
Toronto, ON M5V 2T4, Canada  
T 416 596 1930 F 416 596 0644  
www.arcadis.com

PROJECT: **181 & 191 EGLINTON AVENUE EAST**  
Toronto, ON

SHEET TITLE: **PARKING LEVEL P1 & P2 PLAN**

DRAWN BY: ARCADIS | CHKD BY: ARCADIS | DATE: 07/20/23 | SCALE: As Indicated  
PROJECT NO. 137959 | DWG NO. A102



ISSUED	DATE	DESCRIPTION
1	27/09/2023	ISSUED FOR ZBA

- GENERAL NOTES**
- DRAWINGS ARE PREPARED BASED ON ROUINRY PLAN AND TOPOGRAPHICAL SURVEY OR PART OF LOTS P.L. 2. BLOCK #8 REGISTERED PLAN IN THE CITY OF TORONTO, AS PREPARED BY R. AVIS SURVEYING INC. AND DATED APRIL 26, 2022.
  - DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS AND REPORTS.
  - REFER TO TRAFFIC CONSULTANT'S DECLARATION FOR TRAFFIC DIAGRAM, TURNING RATIO, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
  - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
  - REFER TO SITE SERVING CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVING AND UTILITY INFORMATION.
  - REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USE OCCURRENCES.
  - REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
  - ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES ON SITE TRAFFIC STAFF TO PREVENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BULKY MANEUVER (OPTION) FROM THE LOADING SPACE.
  - ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.
  - ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC. BUILDING TO BE FULLY SPRINKLED.
  - WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

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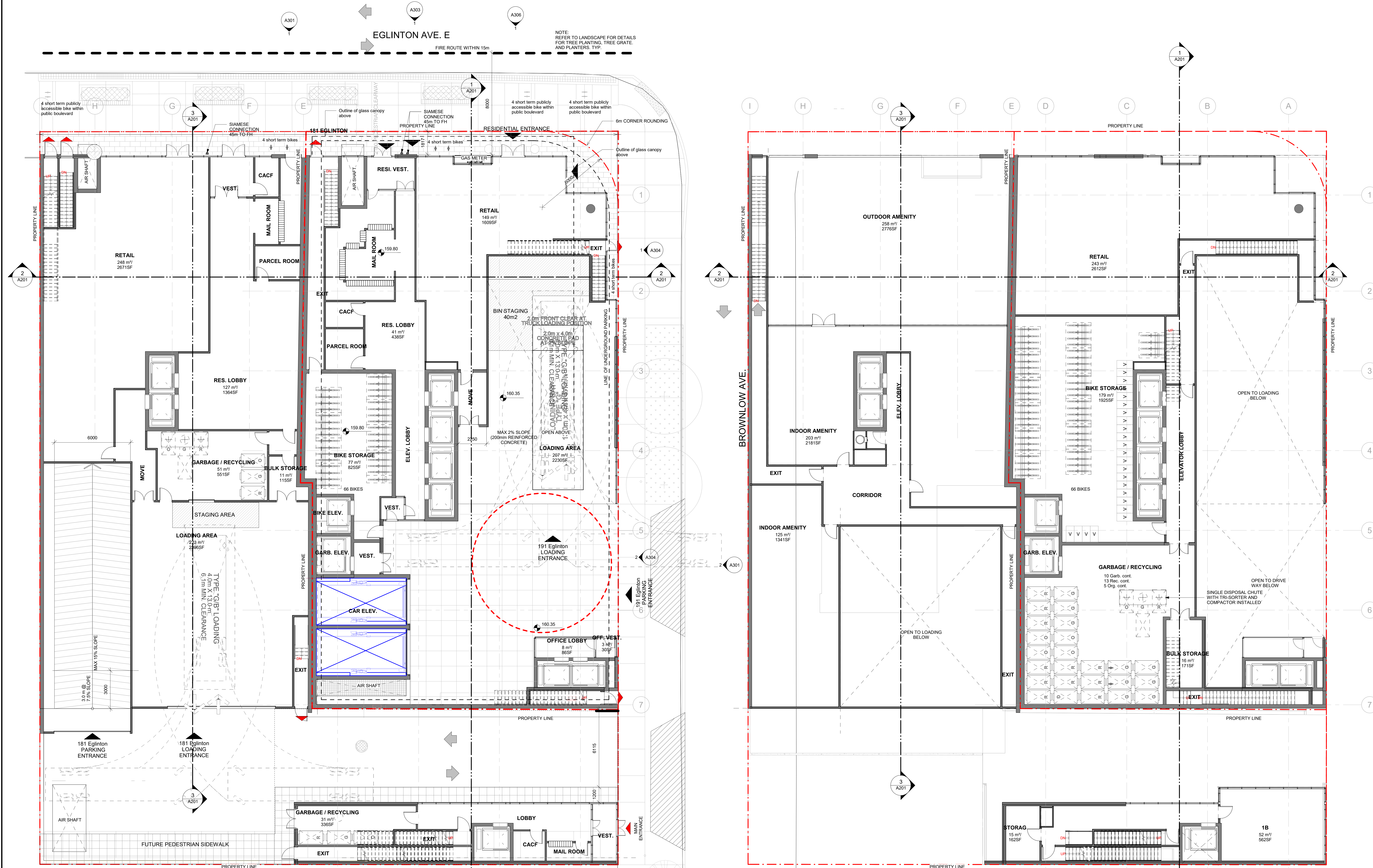
Arcadis Architects (Canada) Inc.



PROJECT: **181 & 191 EGLINTON AVENUE EAST**  
 Toronto, ON

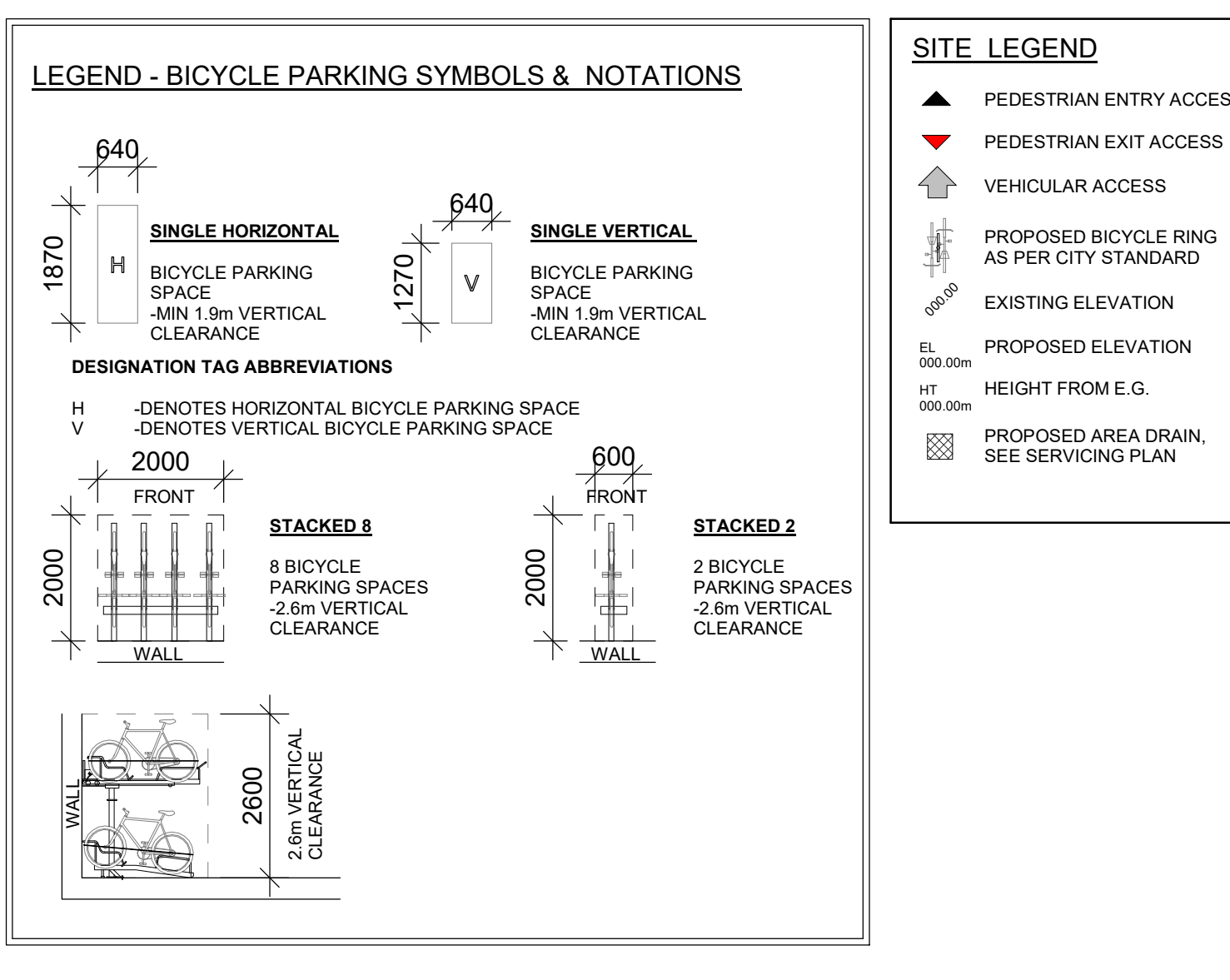
SHEET TITLE: **GROUND & MEZZAINE FLOOR PLAN**

DRAWN BY: CHD BY: DATE: 23/06/2023 SCALE: As Indicated  
 ARCADIS ARCADIS  
 PROJECT NO. DWG NO. 137959 A103



**Ground Floor**  
 SCALE: 1:100

**Mezzanine Floor**  
 SCALE: 1:100



**191 Eglinton parking and bike stat**

Per Level	ACCESSIBLE PARKING		REGULAR PARKING		TOTAL NON-RESIDENT PARKING	TOTAL RESIDENT PARKING	TOTAL PARKING
	NON-RESIDENT PARKING	RESIDENT PARKING	NON-RESIDENT PARKING	RESIDENT PARKING			
P1	0	13	0	13	0	13	13
P2	0	16	0	16	0	16	16
P3	0	16	0	16	0	16	16
<b>Total</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>45</b>	<b>45</b>
<b>Parking Ratio</b>					<b>0.08</b>	<b>0.00</b>	<b>0.08</b>

BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	88
Short-Term Bicycle Parking:	8
Office:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
<b>TOTAL:</b>	<b>96</b>

**181 Eglinton parking and bike stat**

Per Level	ACCESSIBLE PARKING		REGULAR PARKING		TOTAL NON-RESIDENT PARKING	TOTAL RESIDENT PARKING	TOTAL PARKING
	NON-RESIDENT PARKING	RESIDENT PARKING	NON-RESIDENT PARKING	RESIDENT PARKING			
P1	0	17	0	17	0	17	17
P2	0	17	0	17	0	17	17
P3	0	19	0	19	0	19	19
<b>Total</b>	<b>0</b>	<b>53</b>	<b>0</b>	<b>53</b>	<b>0</b>	<b>53</b>	<b>53</b>
<b>Parking Ratio</b>					<b>0.38</b>	<b>0.00</b>	<b>0.38</b>

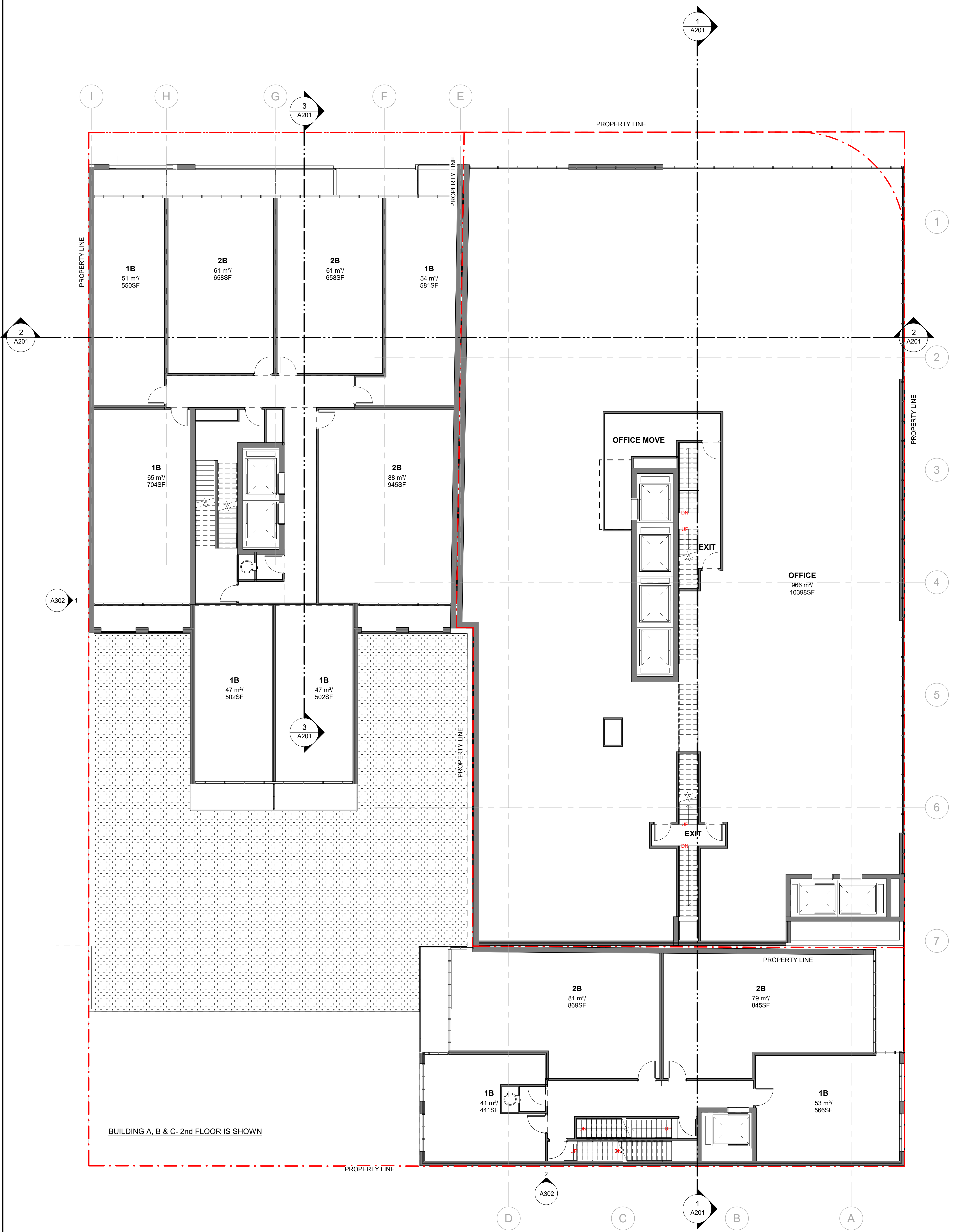
BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	194
Short-Term Bicycle Parking:	16
Office:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
<b>TOTAL:</b>	<b>210</b>



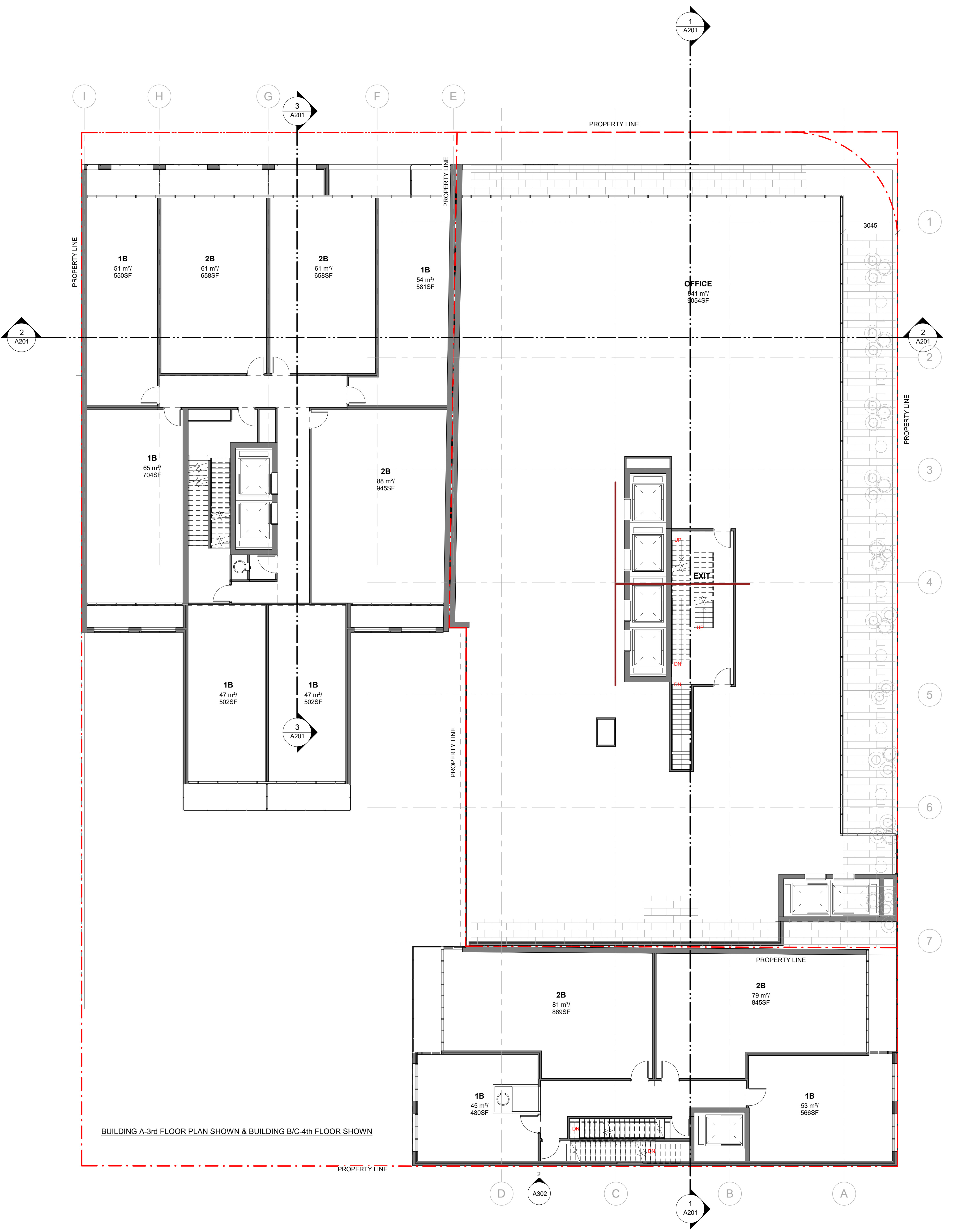
ISSUED	DATE	DESCRIPTION
1	27/03/2023	ISSUED FOR 2DA

**GENERAL NOTES**

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK 4 REGISTERED PLAN 684 IN THE CITY OF TORONTO AS PREPARED BY R. JAVIS SURVEYING INC. AND DATED APRIL 29, 2022.
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- BUILDING TO BE FULLY SPRINKLED.
- WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.



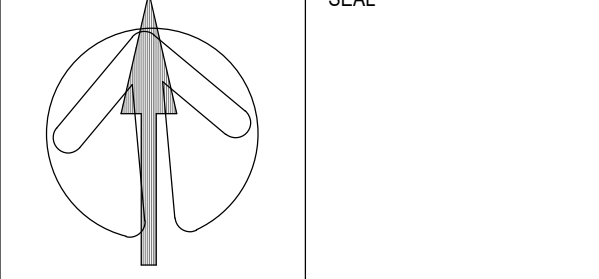
BUILDING A, B & C-2nd FLOOR IS SHOWN



BUILDING A-3rd FLOOR PLAN SHOWN & BUILDING B/C-4th FLOOR SHOWN

NO.	DATE	DESCRIPTION
REVISIONS		
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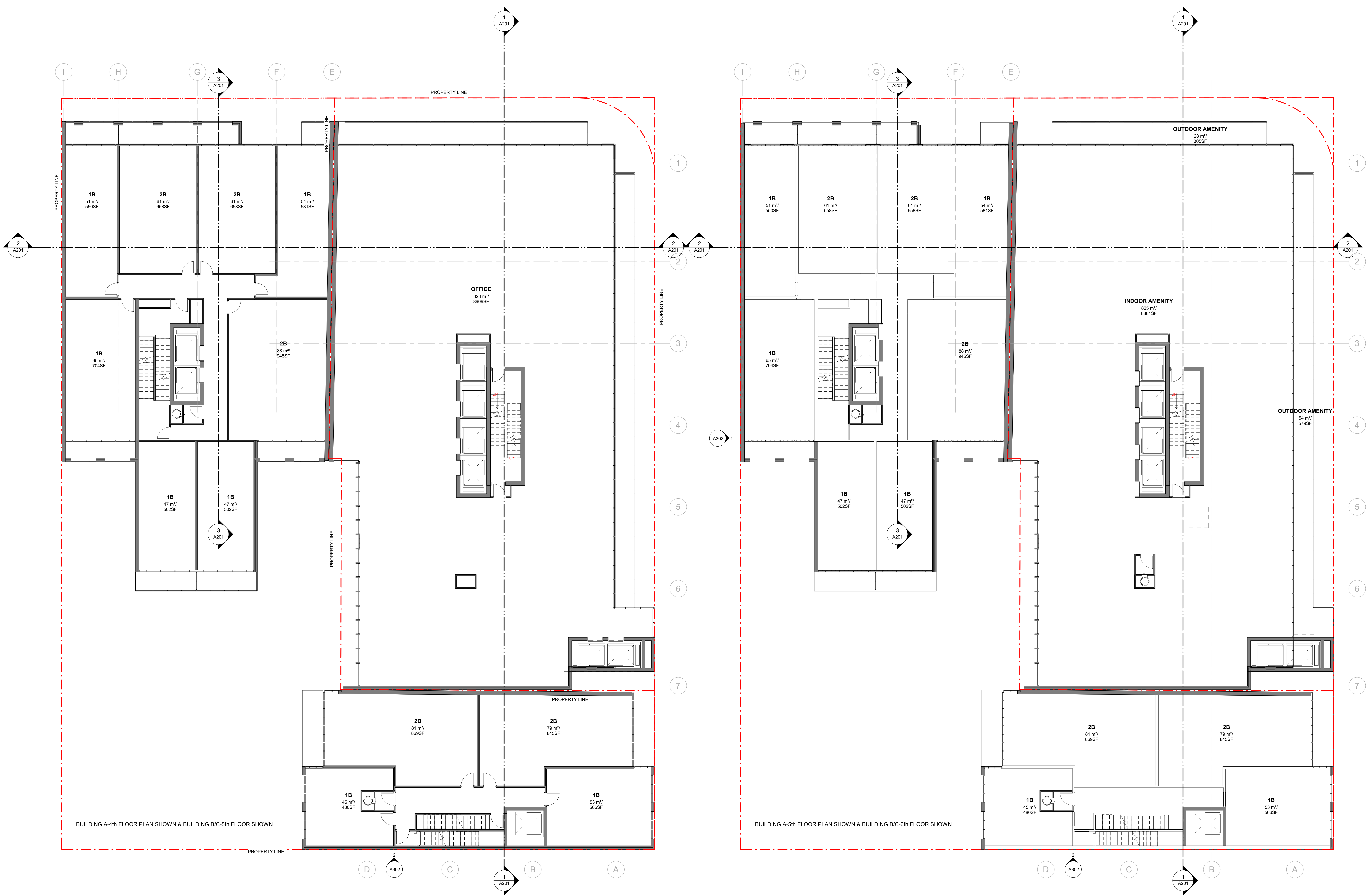
PROJECT  
**181 & 191 EGLINTON AVENUE EAST**  
 Toronto, ON

SHEET TITLE  
**2nd TO 3rd FLOOR PLANS**

DRAWN BY	CHKD BY	DATE	SCALE
ARCADIS	ARCADIS	23/06/2023	1:100
PROJECT NO.	DWG NO.		
137959	A104		



ISSUED NO.	DATE	DESCRIPTION
1	27/09/2023	ISSUED FOR 2/A



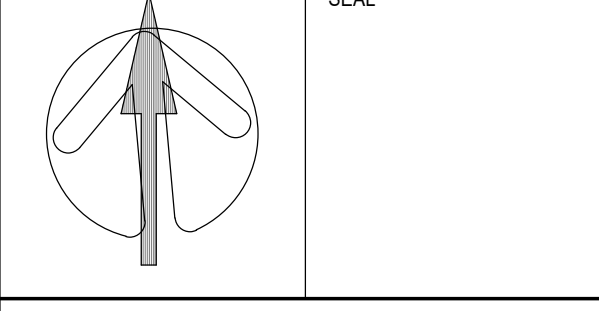
- GENERAL NOTES**
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  - BUILDING TO BE FULLY SPRINKLED.
  - WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANUEVERING WITHIN THE SURFACE DRIVEWAY.

REVISIONS

NO.	DATE	DESCRIPTION
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PROJECT  
**181 & 191 EGLINTON AVENUE EAST**  
 Toronto, ON

SHEET TITLE  
**4th & 5th FLOOR PLAN**

DRAWN BY	CHKD BY	DATE	SCALE
ARCADIS	ARCADIS	23/06/2023	1:100

PROJECT NO. 137959 DWG NO. A105



ISSUED	DATE	DESCRIPTION
1	27/03/2023	ISSUED FOR 2/2A

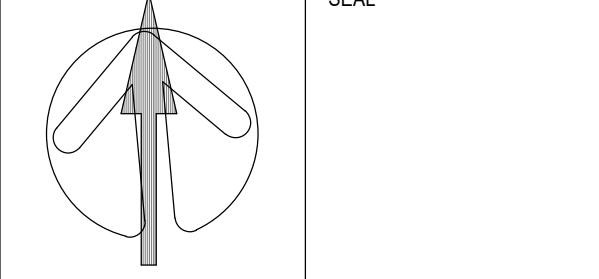
**GENERAL NOTES**

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NO.	DATE	DESCRIPTION
REVISIONS		
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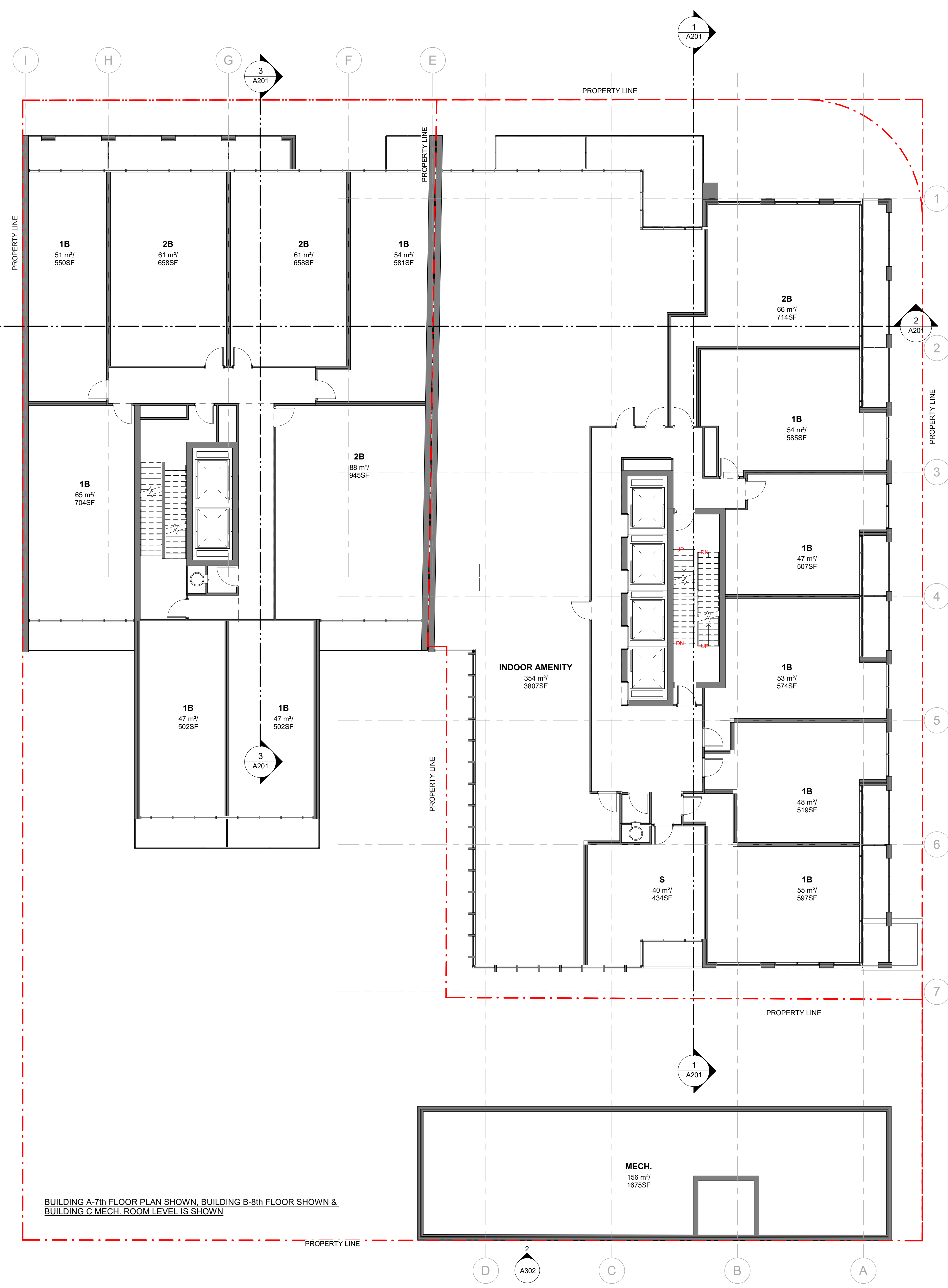
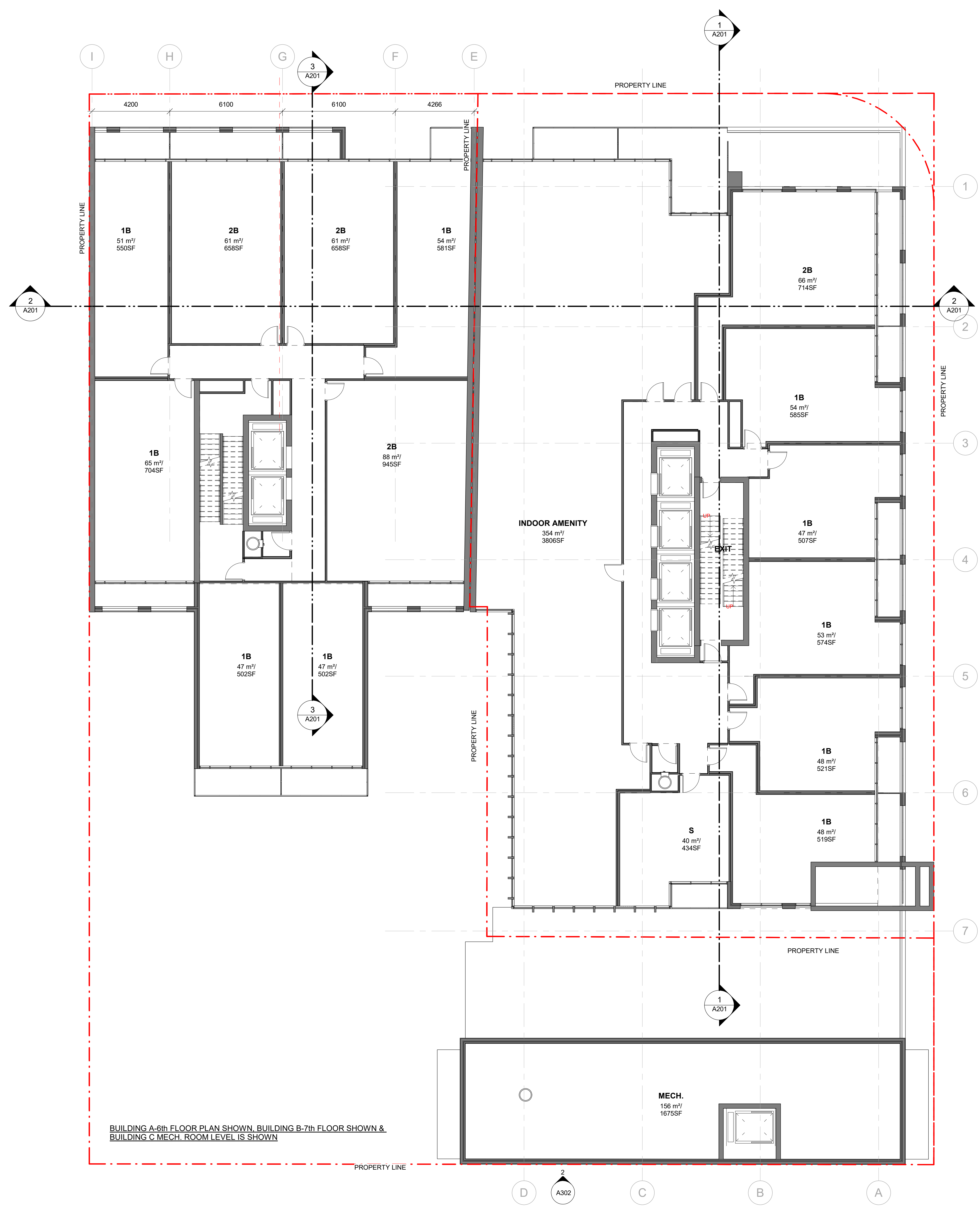
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PROJECT  
**181 & 191 EGLINTON AVENUE EAST**  
Toronto, ON

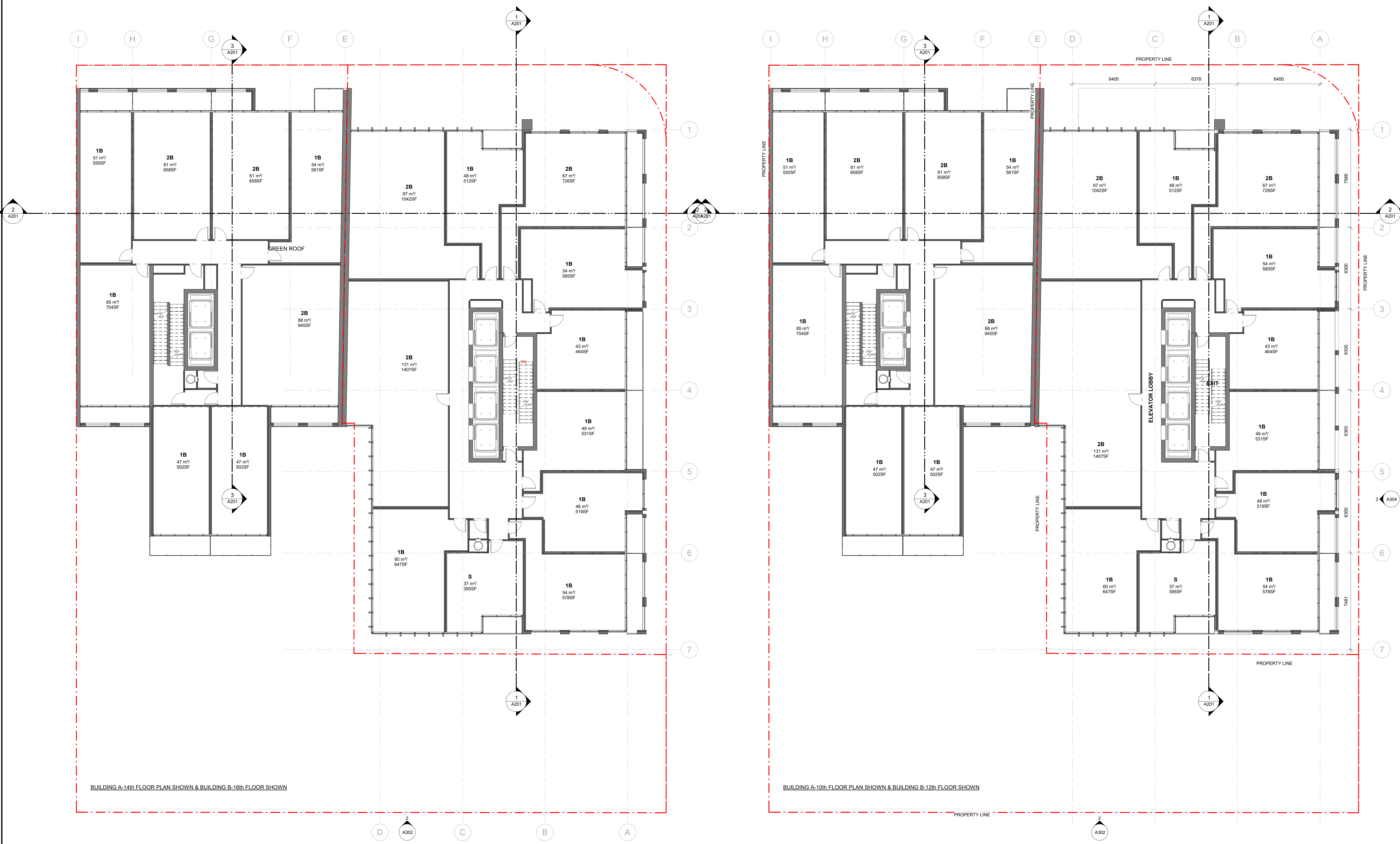
SHEET TITLE  
**6th & 7th FLOOR PLAN**

DRAWN BY	CHKD BY	DATE	SCALE
ARCADIS	ARCADIS	06/15/23	1:100
PROJECT NO.	DWG NO.		
137959	A106		





ISSUED	DATE	DESCRIPTION
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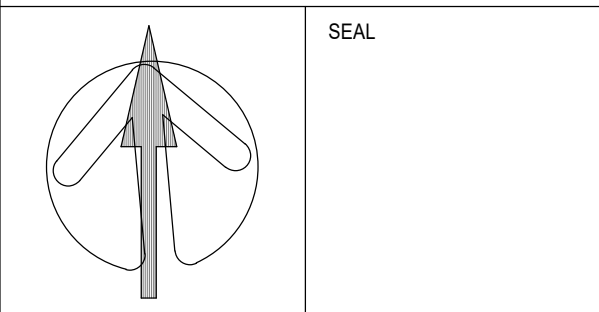


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REVISIONS

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PROJECT  
**181 & 191 EGLINTON AVENUE EAST**  
 Toronto, ON

SHEET TITLE  
**TYPICAL FLOOR PLANS**

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ARCADIS	ARCADIS	23/06/2023	1:100

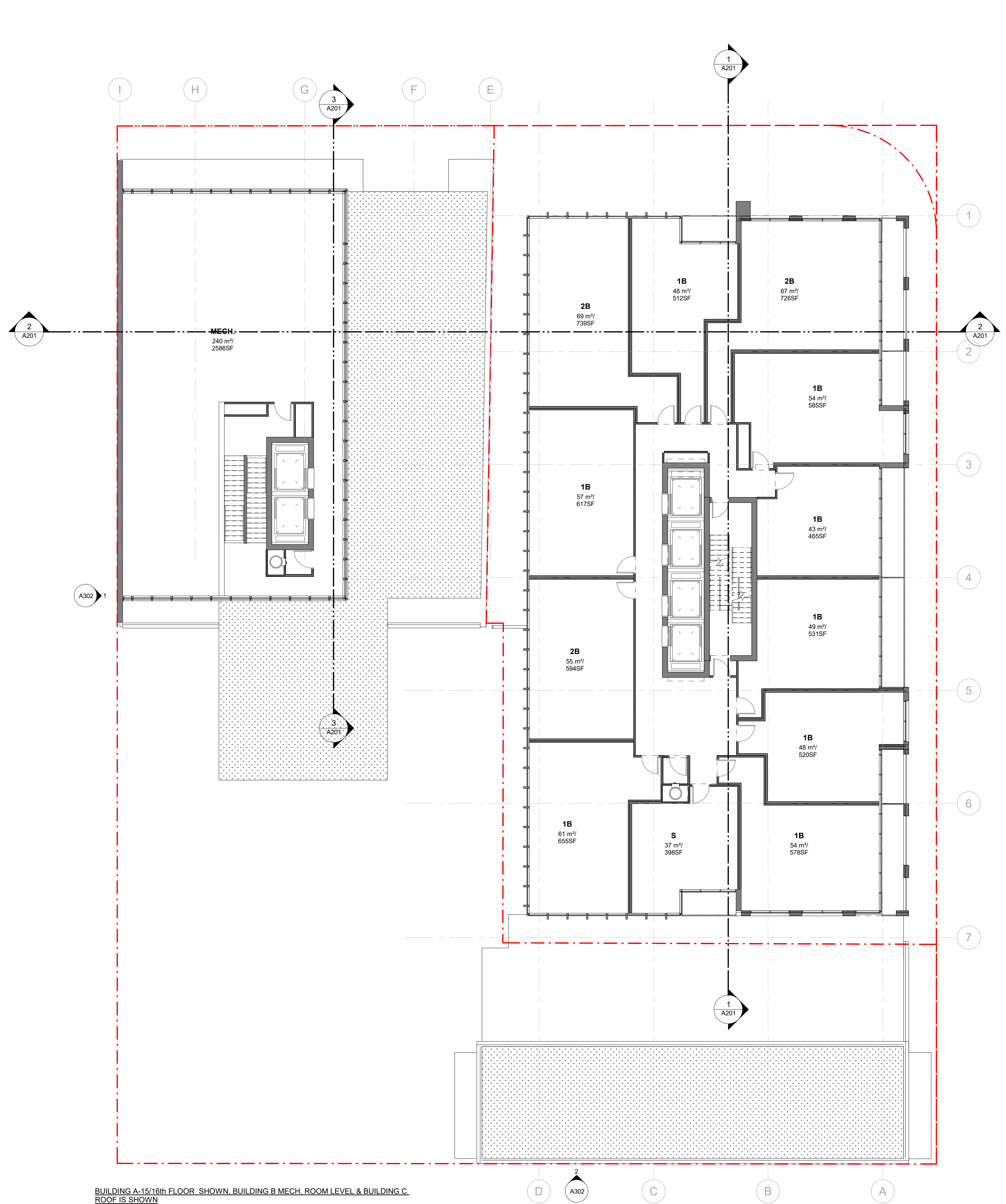
PROJECT NO. 137959      DWG NO. A107



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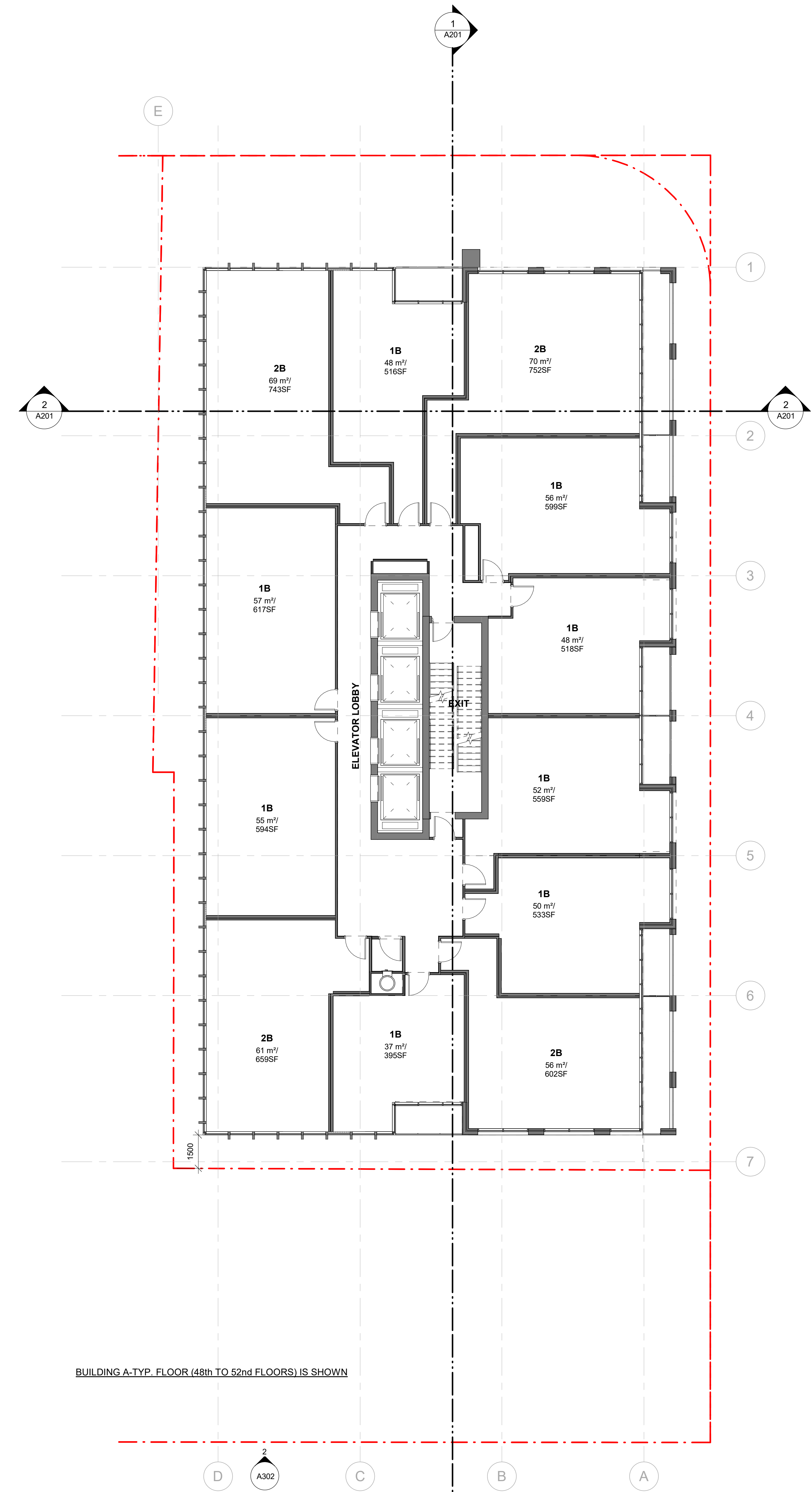
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BUILDING A-15/16th FLOOR SHOWN, BUILDING B MECH. ROOM LEVEL & BUILDING C ROOF IS SHOWN

Typ. Tower Floor (15th to 47th Floors)  
SCALE: 1:100



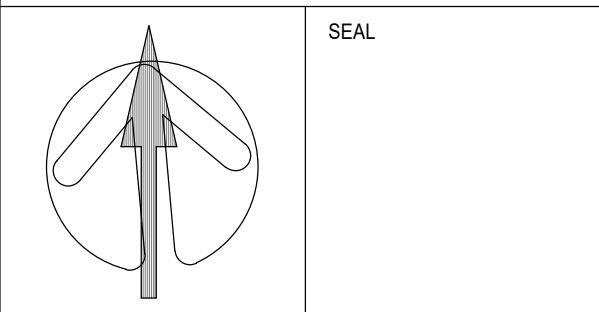
BUILDING A-TYP. FLOOR (48th to 52nd FLOORS) IS SHOWN

NO.	DATE	DESCRIPTION
REVISIONS		

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PROJECT  
**181 & 191 EGLINTON AVENUE EAST**  
Toronto, ON

SHEET TITLE  
**TYPICAL FLOOR PLAN**

DRAWN BY	CHKD BY	DATE	SCALE
ARCADIS	ARCADIS	07/09/23	1:100

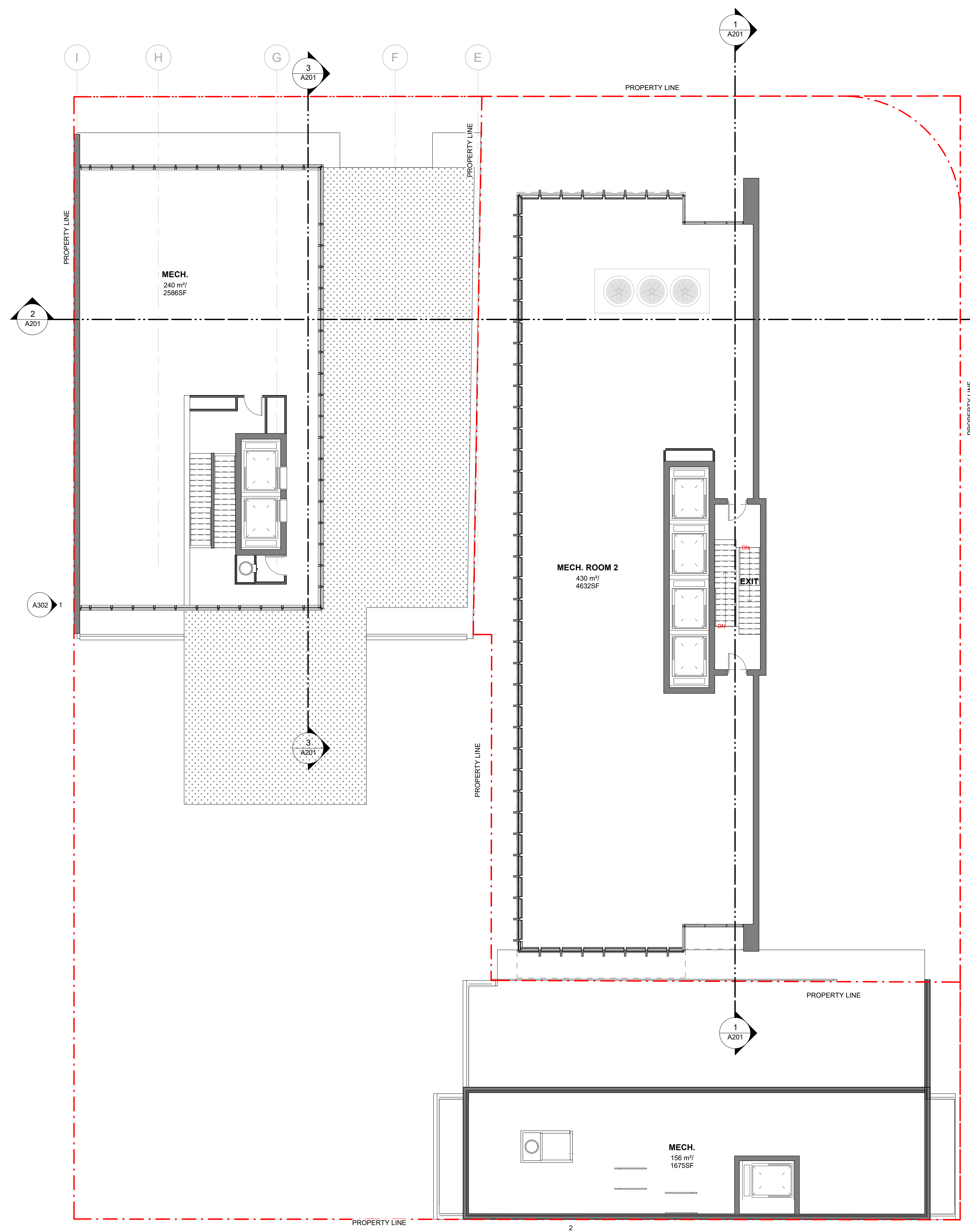
PROJECT NO. 137959      DWG NO. A108



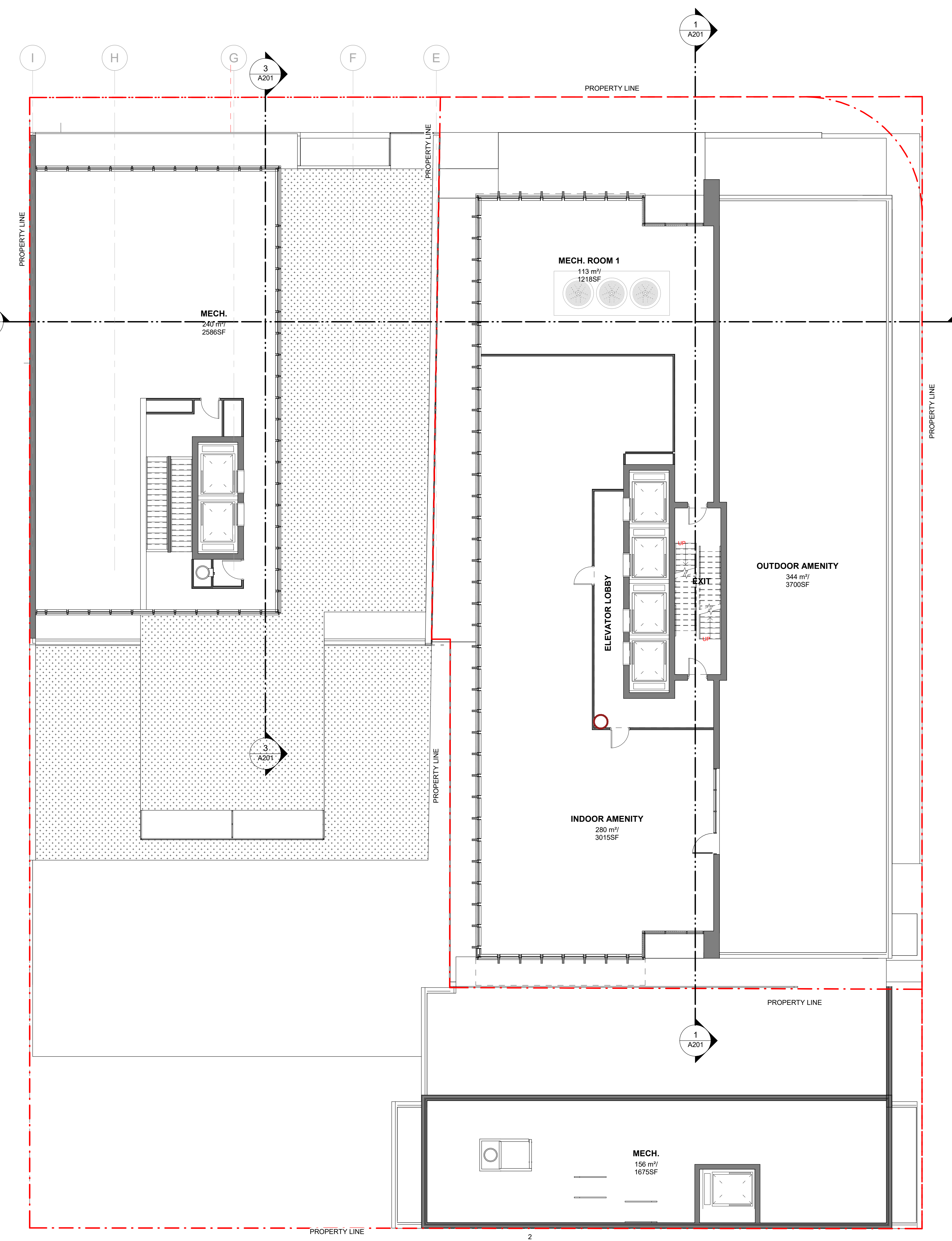
ISSUED	DATE	DESCRIPTION
1	27/03/2023	ISSUED FOR 2/2A

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BUILDING A-MECH. LEVEL 2 SHOWN, BUILDING B/C MECH. ROOM LEVEL IS SHOWN



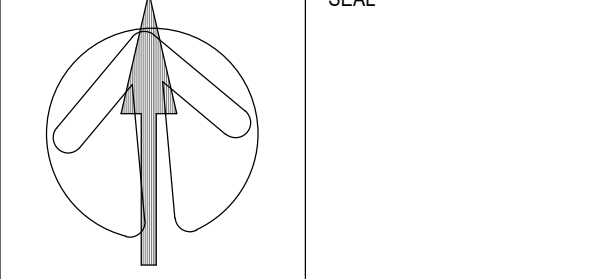
BUILDING A-MECH. LEVEL 1 SHOWN, BUILDING B/C MECH. ROOM LEVEL IS SHOWN

NO.	DATE	DESCRIPTION
REVISIONS		

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Arcadis Architects (Canada) Inc.



PROJECT  
181 & 191 EGLINTON AVENUE EAST  
Toronto, ON

SHEET TITLE  
MECH. FLOOR PLANS

DRAWN BY	CHKD BY	DATE	SCALE
ARCADIS	ARCADIS	23/06/2023	1 : 100

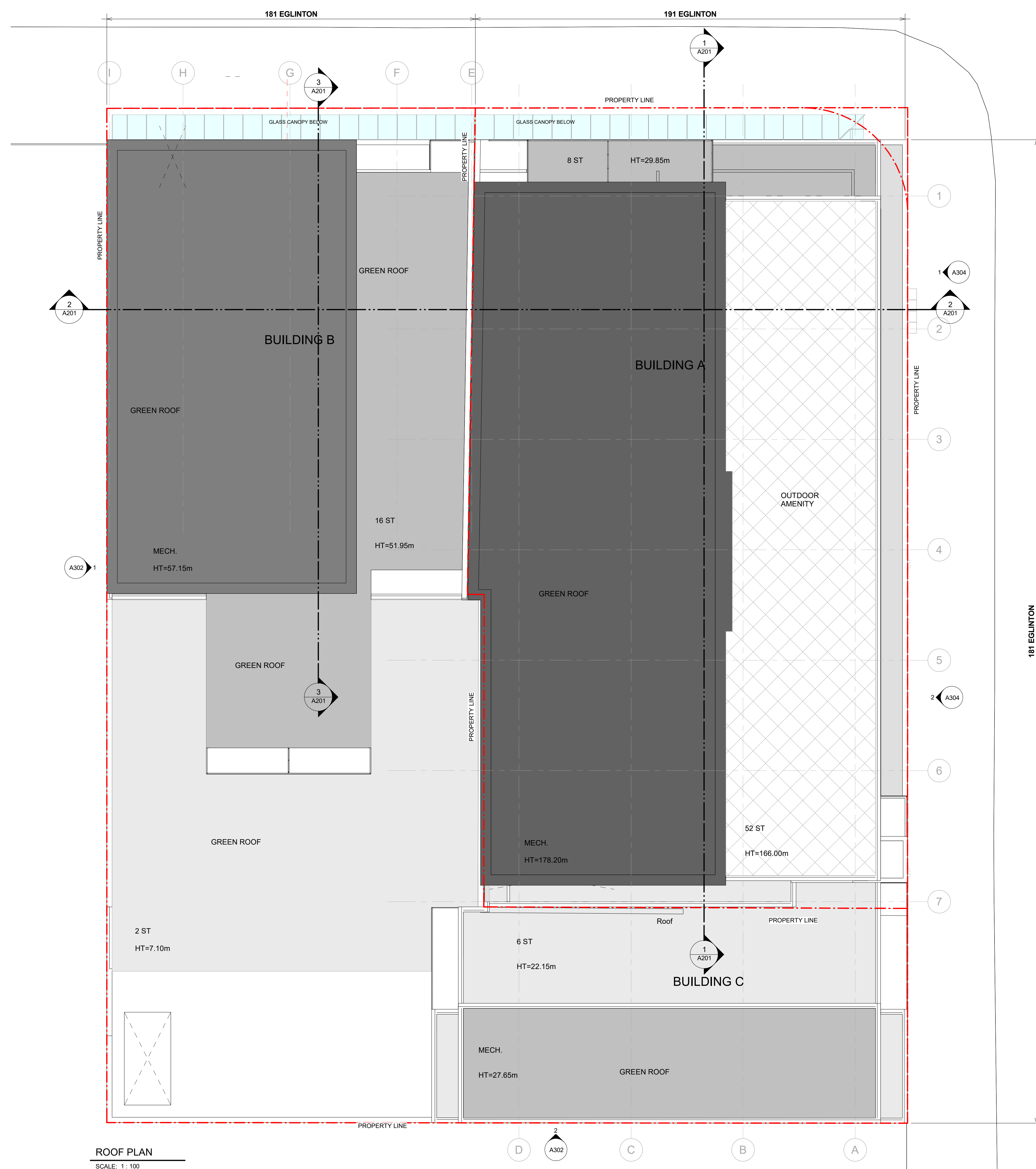
PROJECT NO.	DWG NO.
137959	A109



ISSUED	DATE	DESCRIPTION
1	27/03/2023	ISSUED FOR ZBA

**GENERAL NOTES**

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK H REGISTERED PLAN 698 IN THE CITY OF TORONTO, AS PREPARED BY R. JAVIS SURVEYING INC. AND DATED APRIL 20, 2022.
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  - REFER TO LANDSCAPE ARCHITECTS' DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
  - REFER TO SITE SERVICES (ELECTRICAL, MECHANICAL AND UTILITY) INFORMATION.
  - REFER TO WASTE MANAGEMENT CONSULTANTS' DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.
  - REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
- ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON-SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP/MANEUVER TOP FROM THE LOADING SPACE.
- ALL DRIVEWAYS AND PASSAGE WAYS FOR FREE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.
- ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEW OF ONCOMING TRAFFIC.
- BUILDING TO BE FULLY SPRINKLERED.
- WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVER WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.



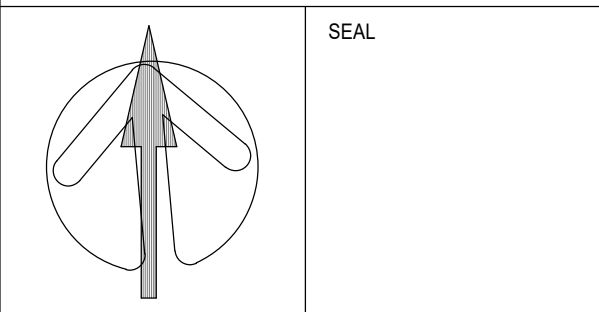
**ROOF PLAN**  
SCALE: 1:100

NO.	DATE	DESCRIPTION
REVISIONS		

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**PROJECT**  
181 & 191 EGLINTON AVENUE EAST  
Toronto, ON

**SHEET TITLE**  
ROOF PLAN

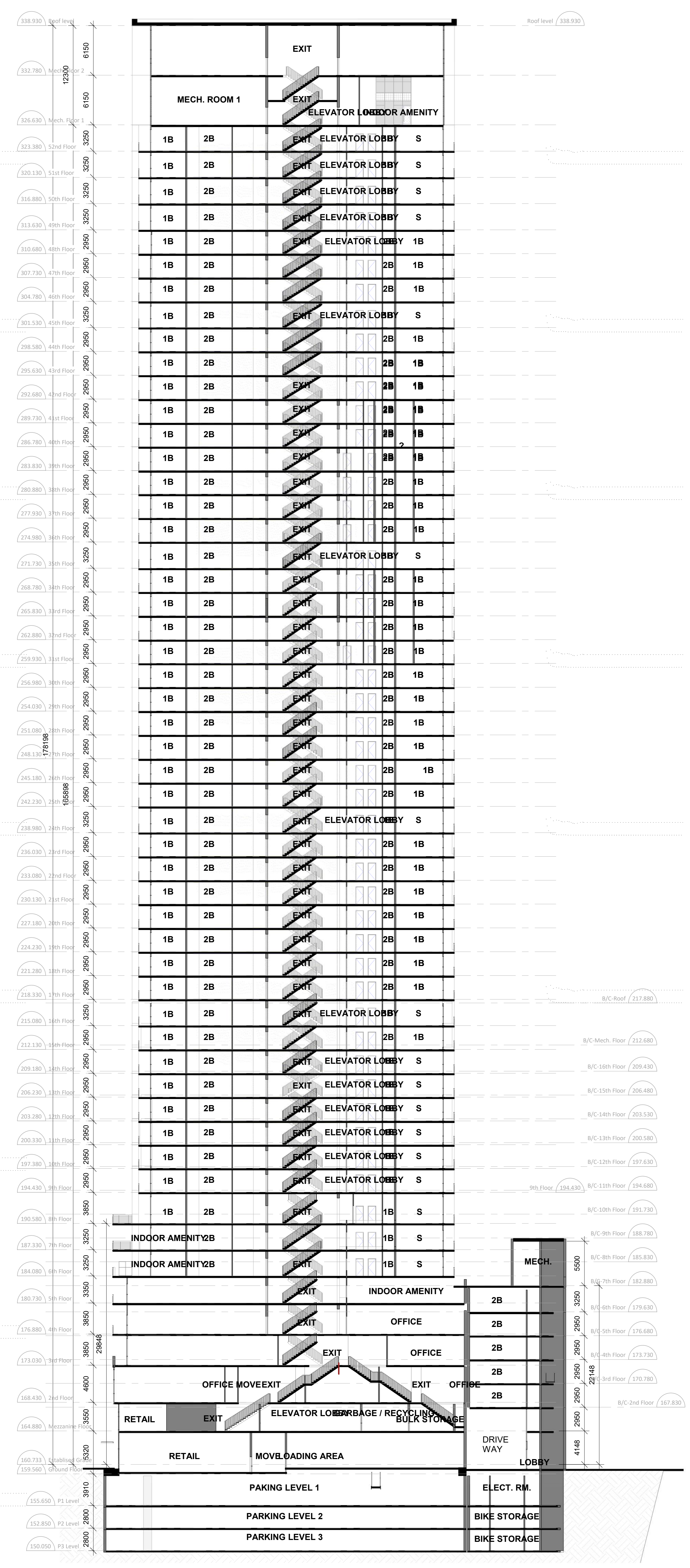
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PROJECT NO. 137959      DWG. NO. A110

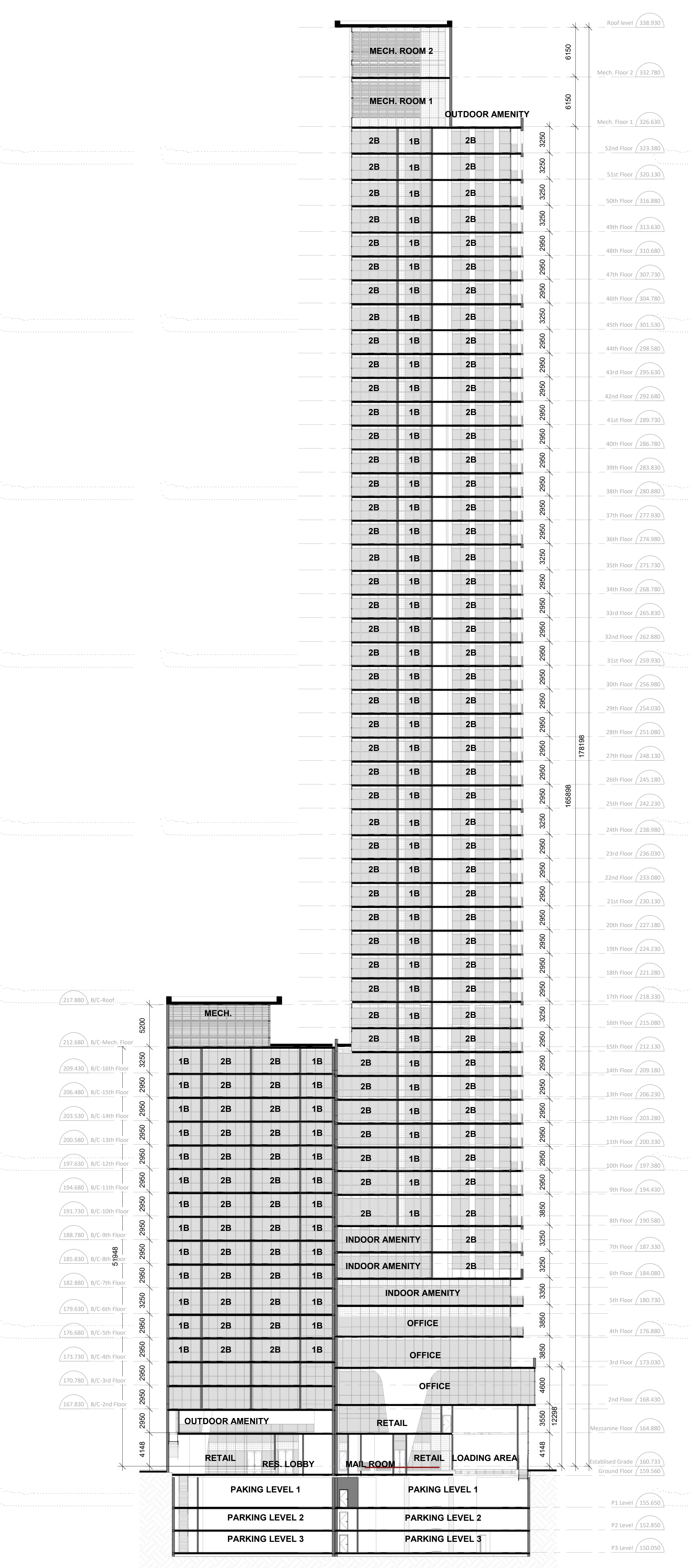


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1	27/09/2023	ISSUED FOR 2/2A

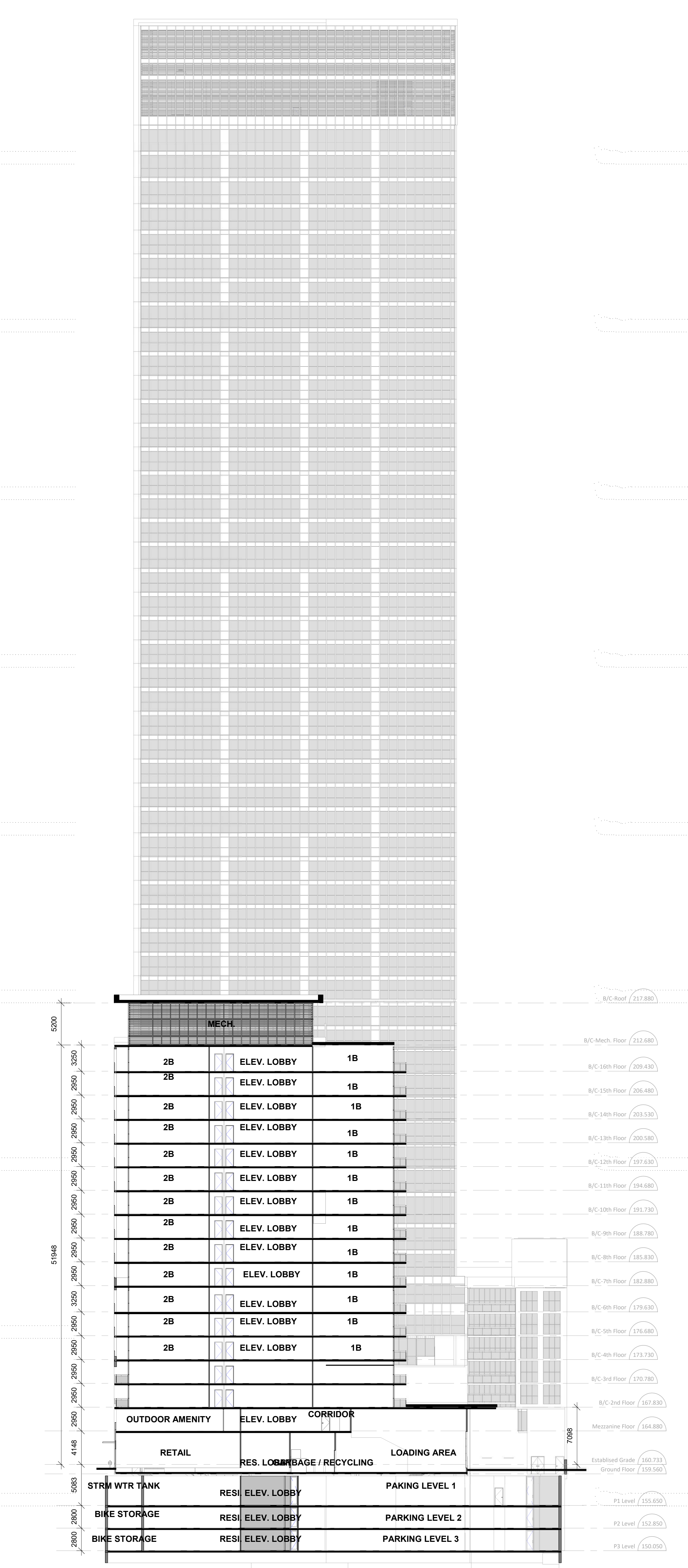
- GENERAL NOTES**
- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK 48 REGISTERED PLAN 504 IN THE CITY OF TORONTO AS PREPARED BY R. L. V. SURVEYING INC. AND DATED APRIL 29, 2022.
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  - REFER TO SITE SERVING / CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVING AND UTILITY INFORMATION.
  - REFER TO WASTE MANAGEMENT CONSULTANTS' DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.
  - REFER TO LETTERS FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
  - ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TOWARD THE LOADING SPACE.
  - ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK-LIFT VEHICLES.
  - ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.
  - BUILDING TO BE FULLY SPRINKLED.
  - WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.



SECTION A  
SCALE: 1 : 250



SECTION B  
SCALE: 1 : 250



SECTION C  
SCALE: 1 : 250

NO.	DATE	DESCRIPTION
REVISIONS		

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ARCADIS ARCHITECTS (CANADA) INC.  
25 St. Clair Avenue West | 20th Floor  
Toronto | ON | M5T 1C4, Canada  
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PROJECT  
**181 & 191 EGLINTON AVENUE EAST**  
Toronto, ON

SHEET TITLE  
**SECTIONS**

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ARCADIS	ARCADIS	23/06/2023	As Indicated
PROJECT NO.	DWG NO.	137959 A201	



ISSUED	DATE	DESCRIPTION
No. 1	27/09/2023	ISSUED FOR 2/2A

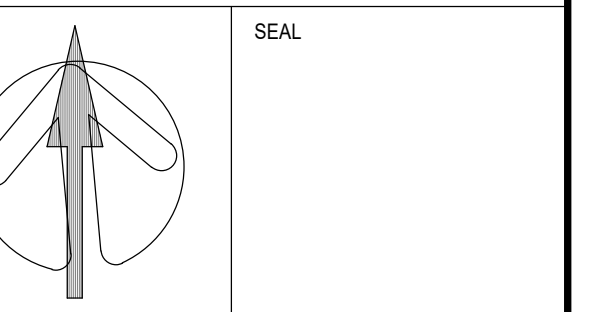
GENERAL NOTES

1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, B.L.C.A. AS REGISTERED IN PLAN IN THE CITY OF TORONTO, AS PREPARED BY R. AVIS SURVEYING INC., AND DATED APRIL 24, 2022.
2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
3. REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADIUS, TRAFFIC REPORT AND SITE ACCESS INFORMATION. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES. REFER TO SITE SERVICING/CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION. REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USE OCCUPANCIES. REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGEWAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
4. ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON-SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TOPSIDE THE LOADING SPACE.
5. ALL DRIVEWAYS AND PASSAGEWAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.
6. ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.
7. BUILDING TO BE FULLY SPRINKLED.
8. WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.

NO.	DATE	DESCRIPTION
REVISIONS		
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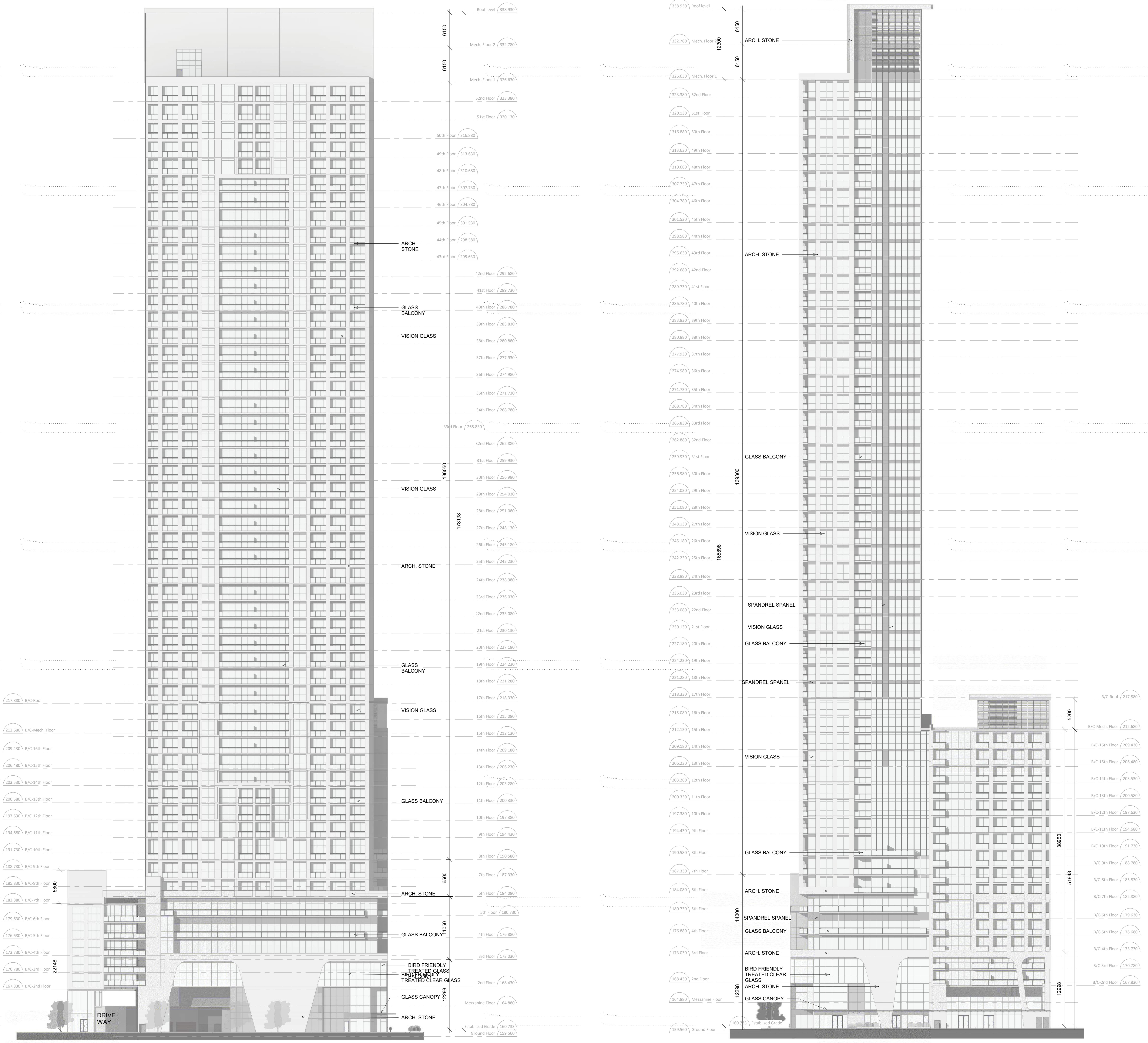
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 Toronto, ON M4V 1V7 | Canada  
 T 416 596 1930 | F 416 596 0644  
[www.arcadis.com](http://www.arcadis.com)



PROJECT  
**181 & 191 EGLINTON AVENUE EAST**  
 Toronto, ON

SHEET TITLE  
**NORTH & EAST SIDE ELEVATIONS**

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ARCADIS	ARCADIS	23/06/2023	As Indicated
PROJECT NO.	DWG NO.		
137959	A301		



**EAST SIDE ELEVATION**  
 SCALE: 1 : 250

**NORTH SIDE ELEVATION**  
 SCALE: 1 : 250



ISSUED No.	DATE	DESCRIPTION
1	27/09/2023	ISSUED FOR 2/2A

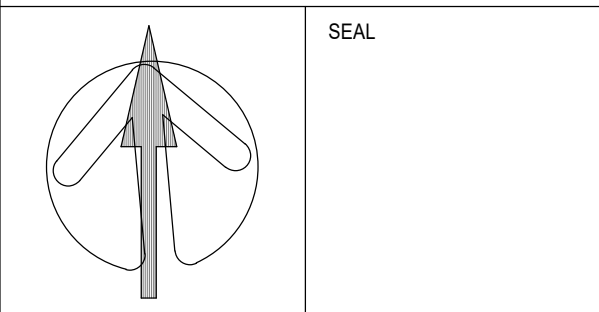
**GENERAL NOTES**

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  - REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
- ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAILERS START TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BUS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANUEVER TOP FROM THE LOADING SPACE.
- ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO MILK LIFT VEHICLES.
- ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.
- BUILDING TO BE FULLY SPRINKLED.
- WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANOEUVERING WITHIN THE SURFACE DRIVEWAY.

NO.	DATE	DESCRIPTION
REVISIONS		

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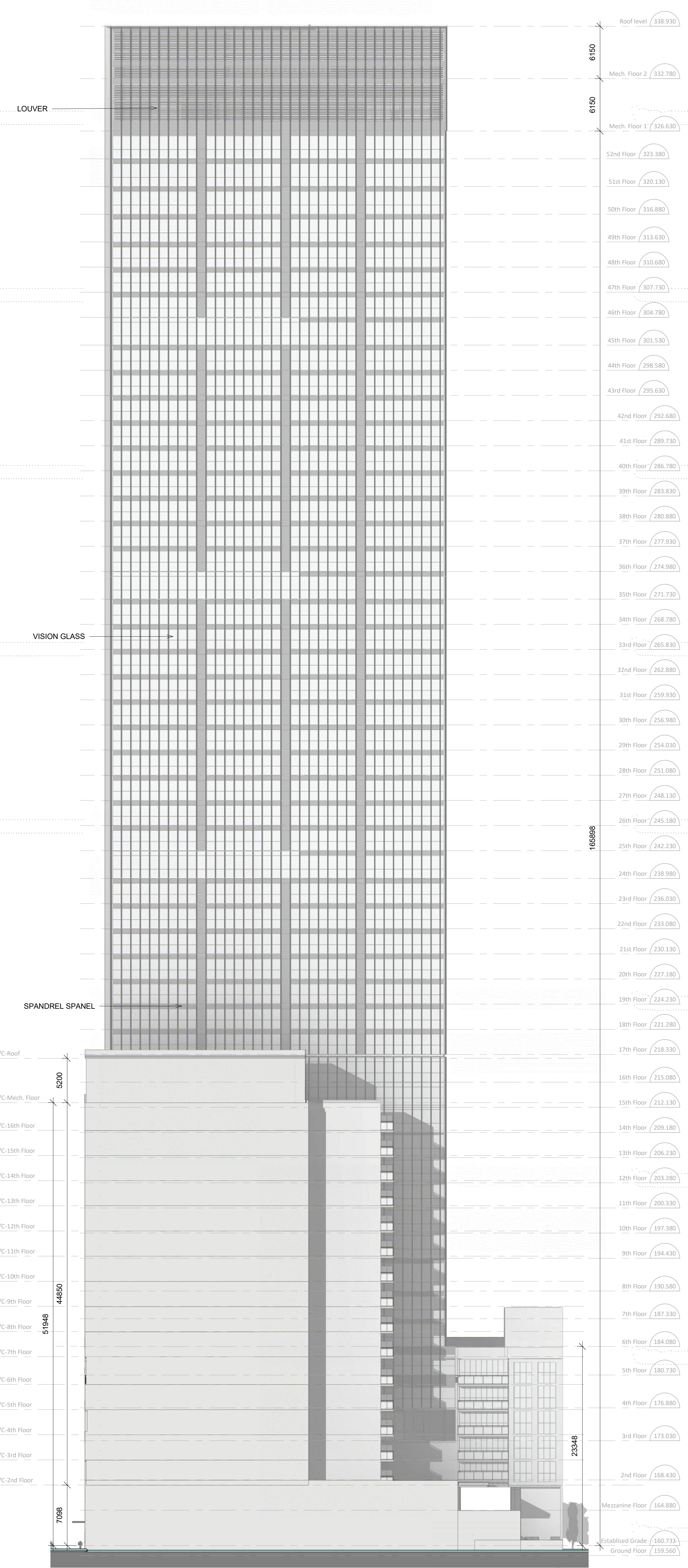


PROJECT  
**181 & 191 EGLINTON AVENUE EAST**  
Toronto, ON

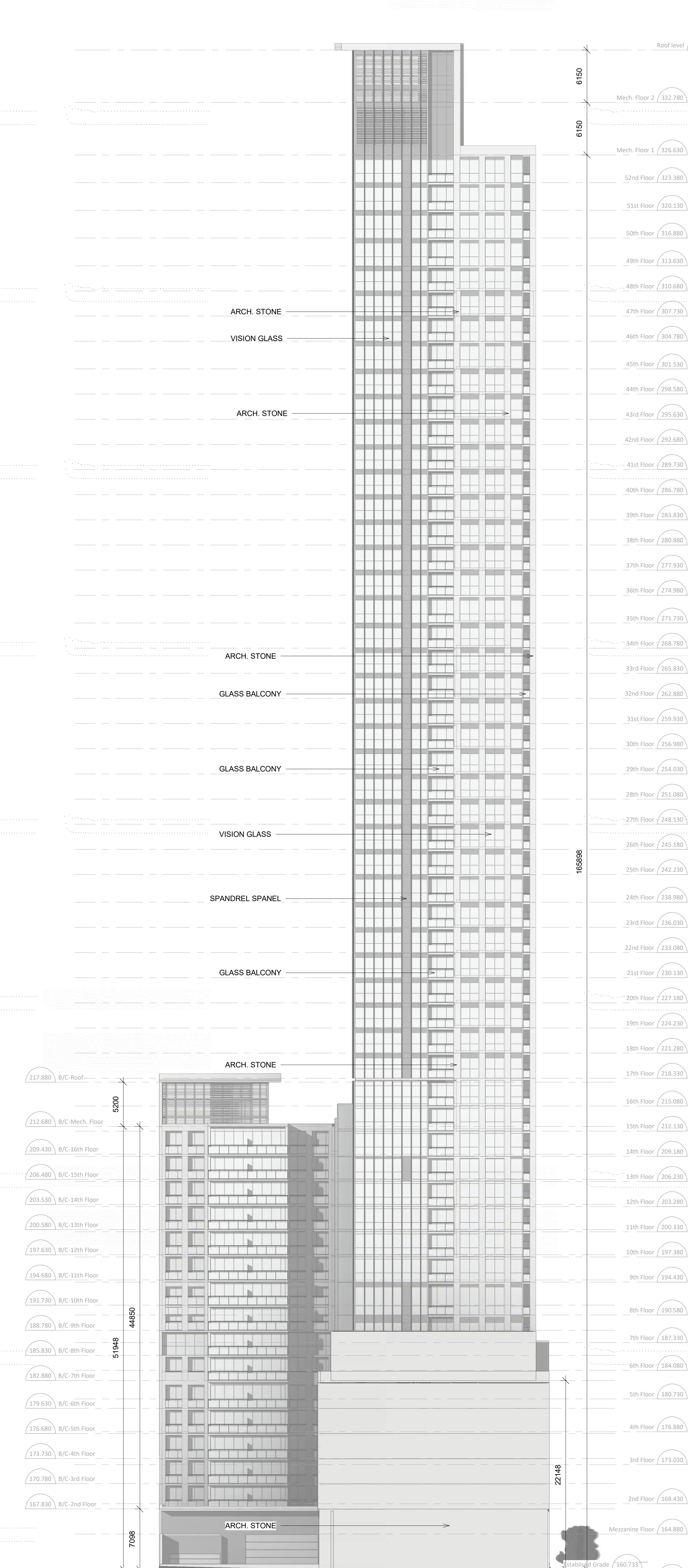
SHEET TITLE  
**WEST & SOUTH SIDE ELEVATIONS**

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ARCADIS	ARCADIS	23/06/2023	As Indicated

PROJECT NO. 137959      DWG NO. A302



**WEST SIDE ELEVATION**  
SCALE: 1 : 250



**SOUTH SIDE ELEVATION**  
SCALE: 1 : 250