

LAWRENCE PARKTOWN RESIDENCE

49, 51, 53, 55, 57, 59 LAWRENCE AVENUE EAST

REVISED DESIGN - ELEVEN STORIES

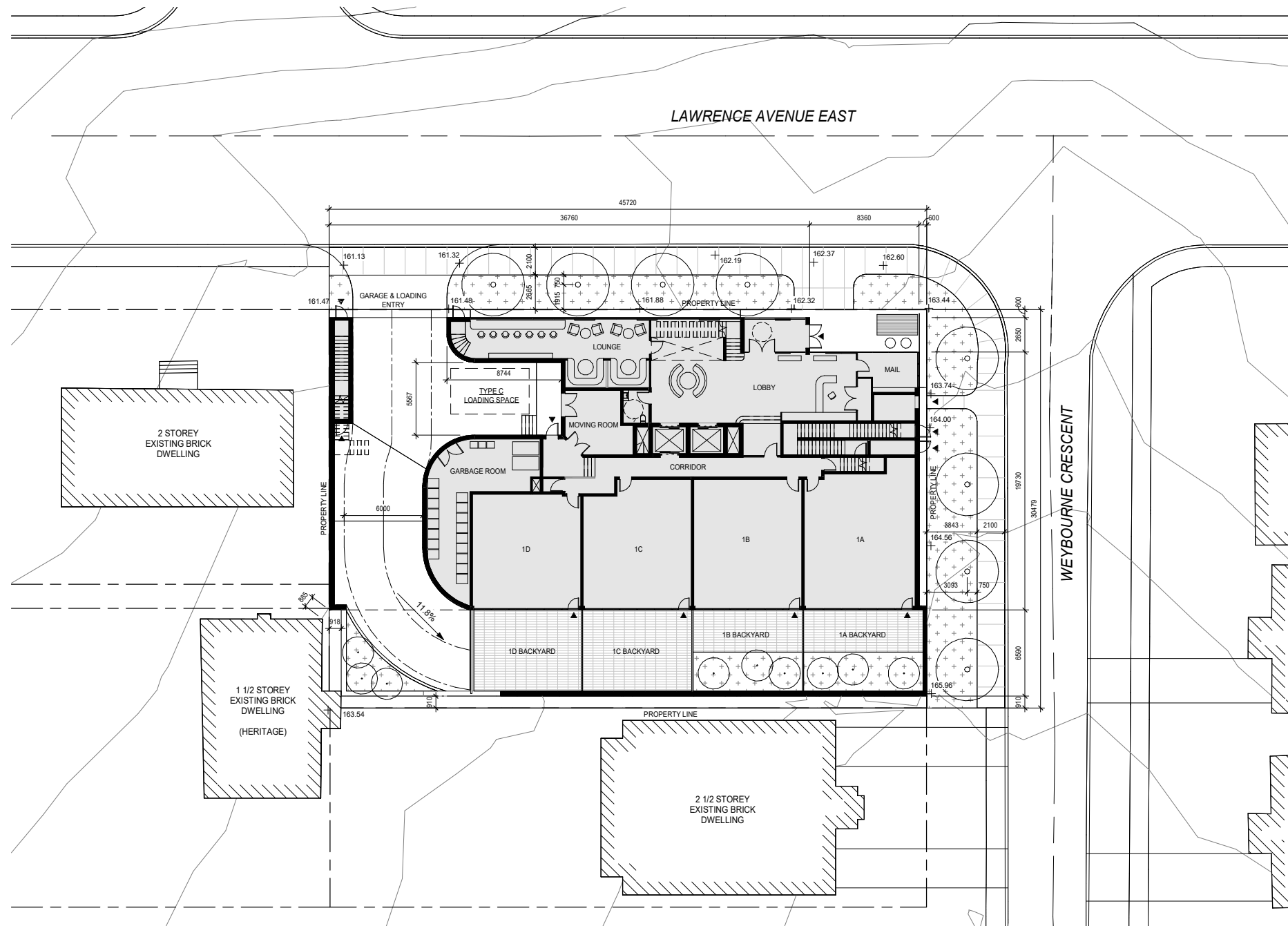
OCTOBER 28, 2024

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NORTHEAST CORNER - BIRD'S EYE



NORTHEAST CORNER - STREET LEVEL



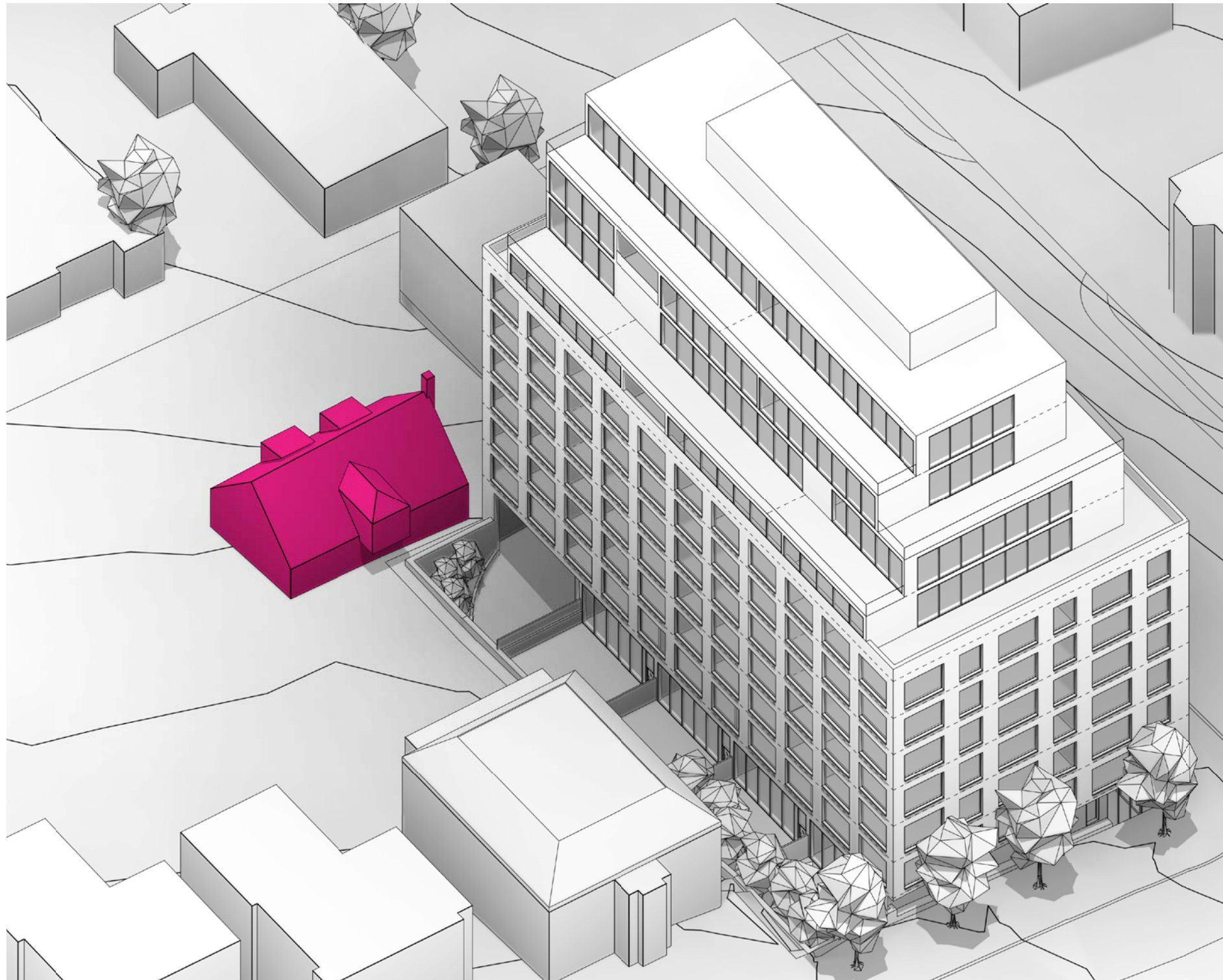


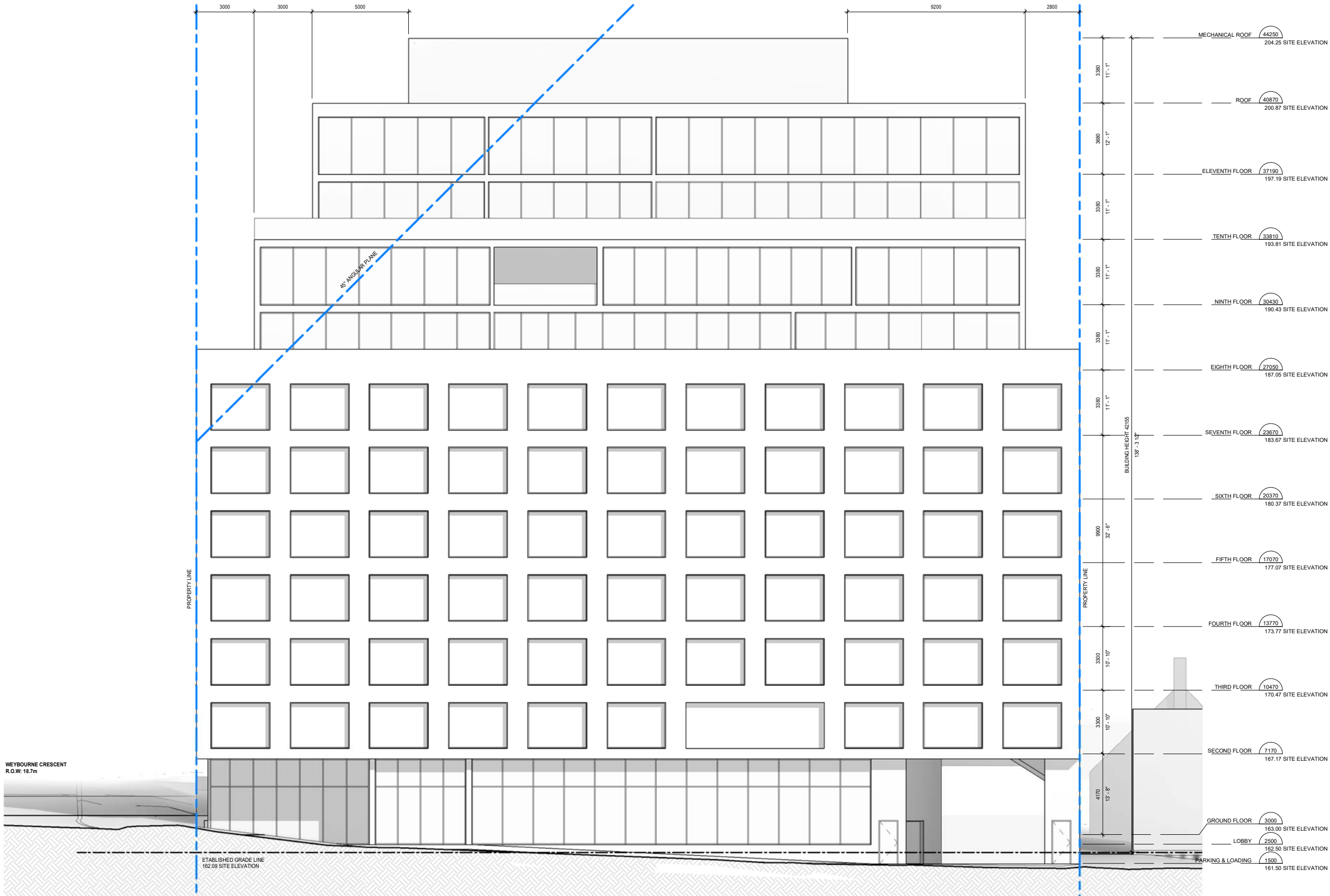
SOUTHEAST CORNER - BIRD'S EYE

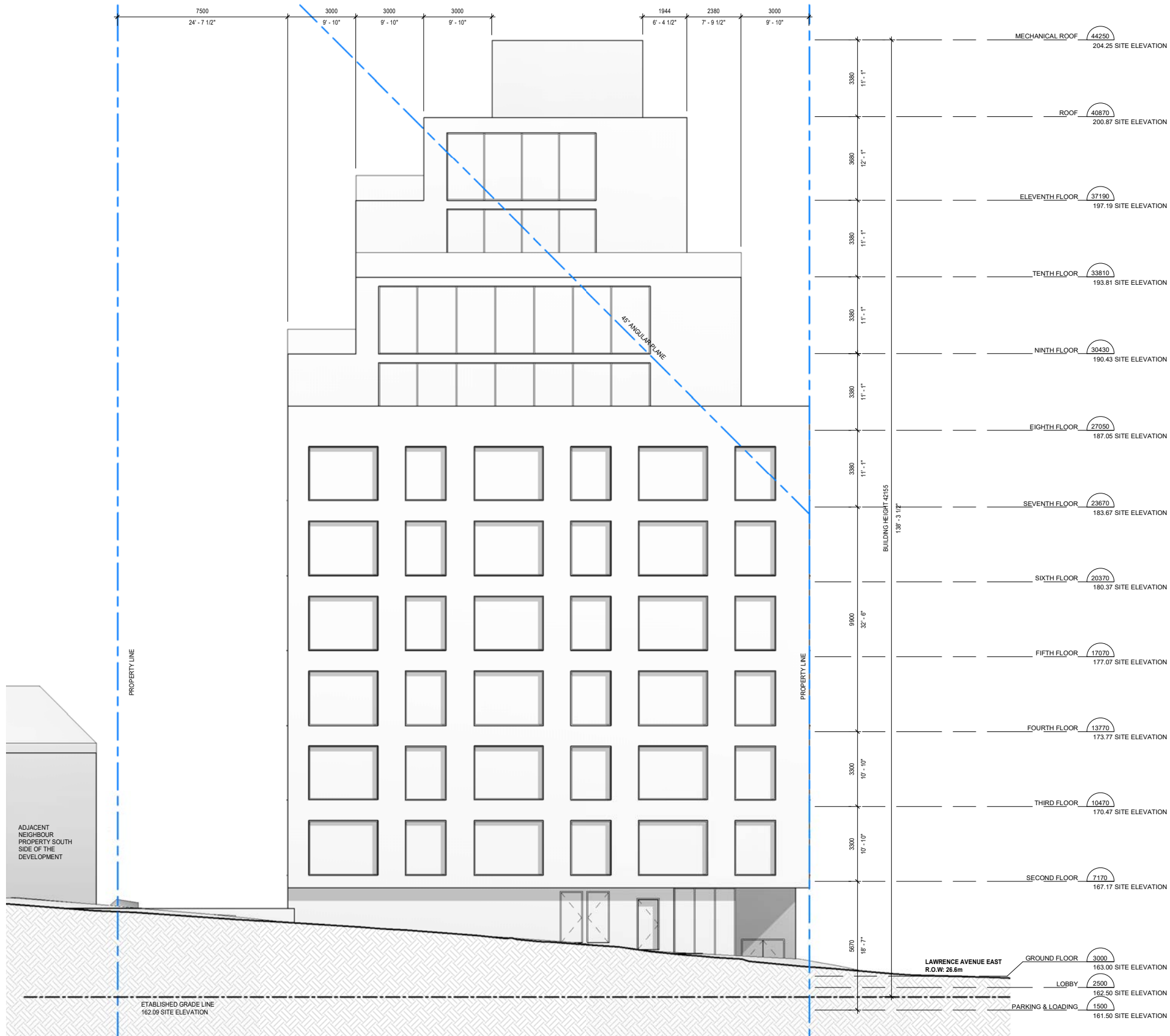


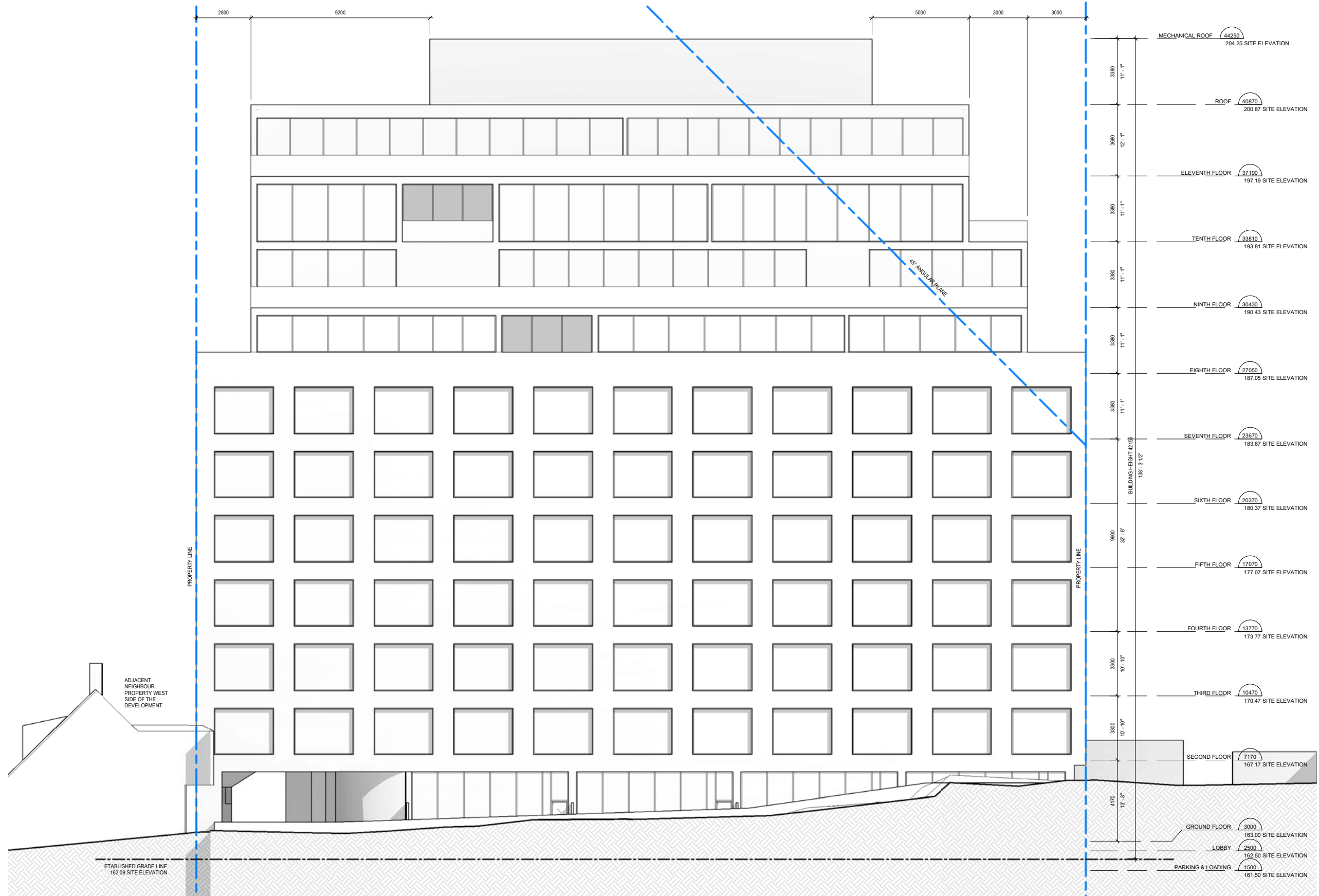
SOUTHEAST CORNER - STREET LEVEL

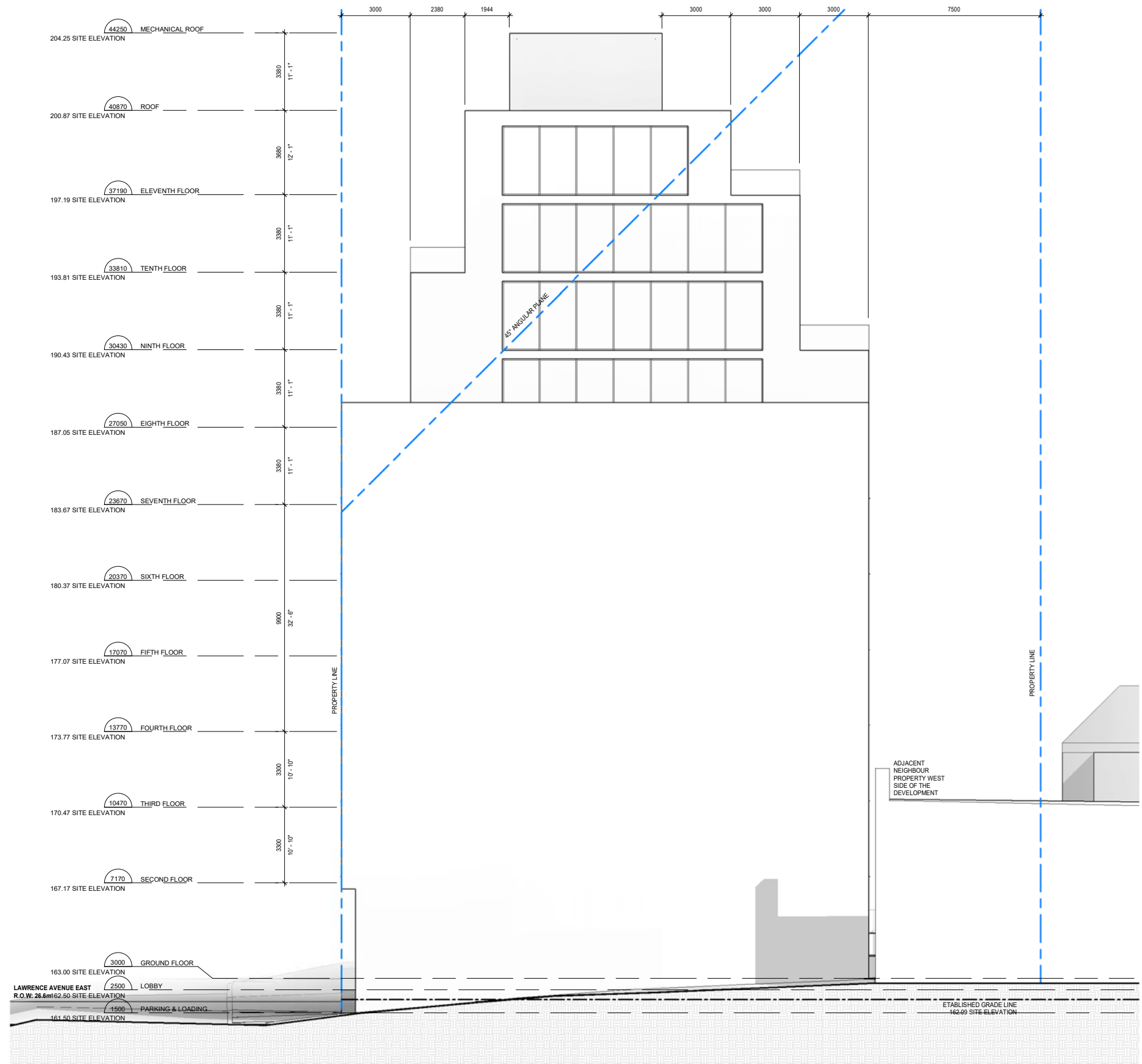
■ NEIGHBOURING
HERITAGE BUILDING

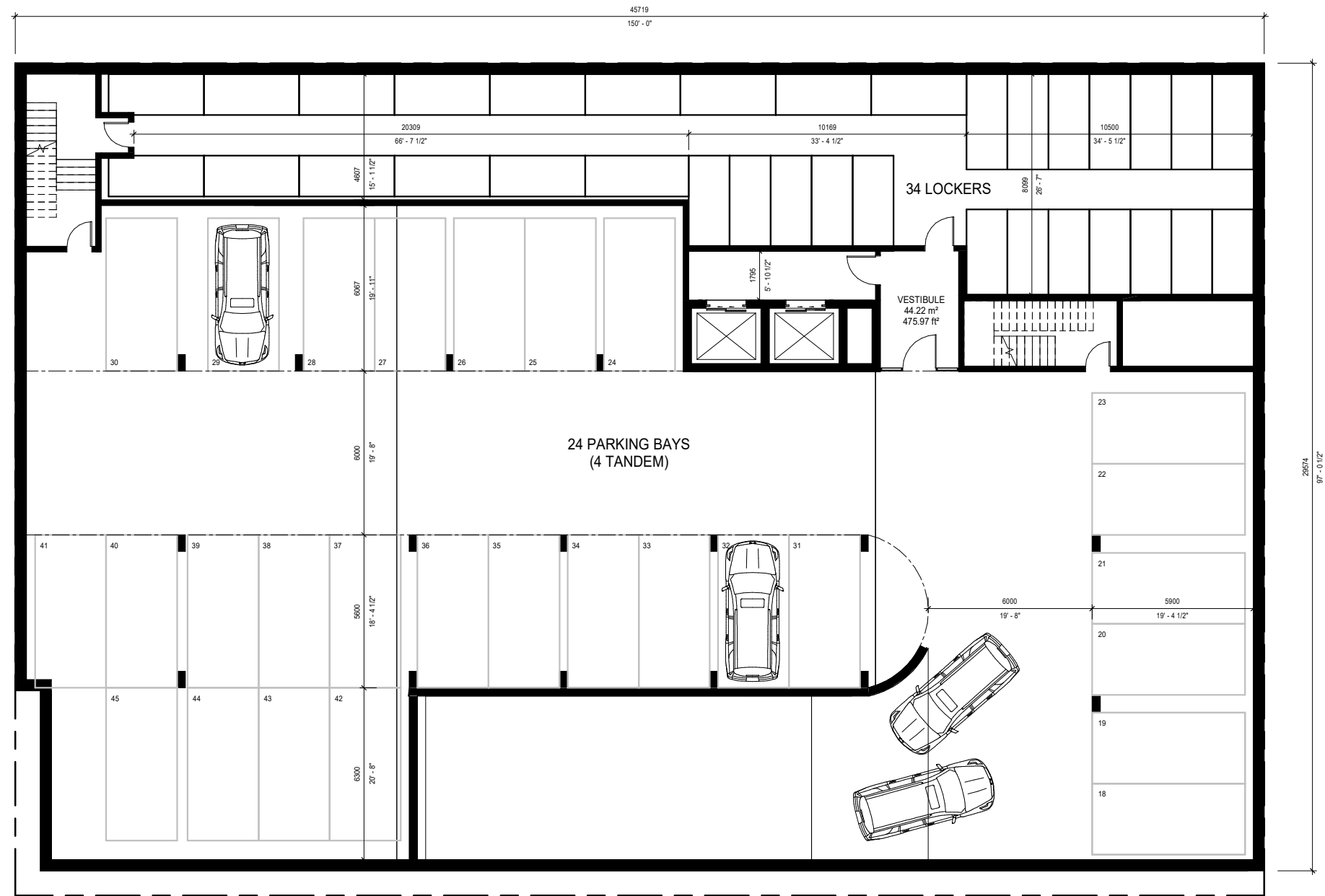






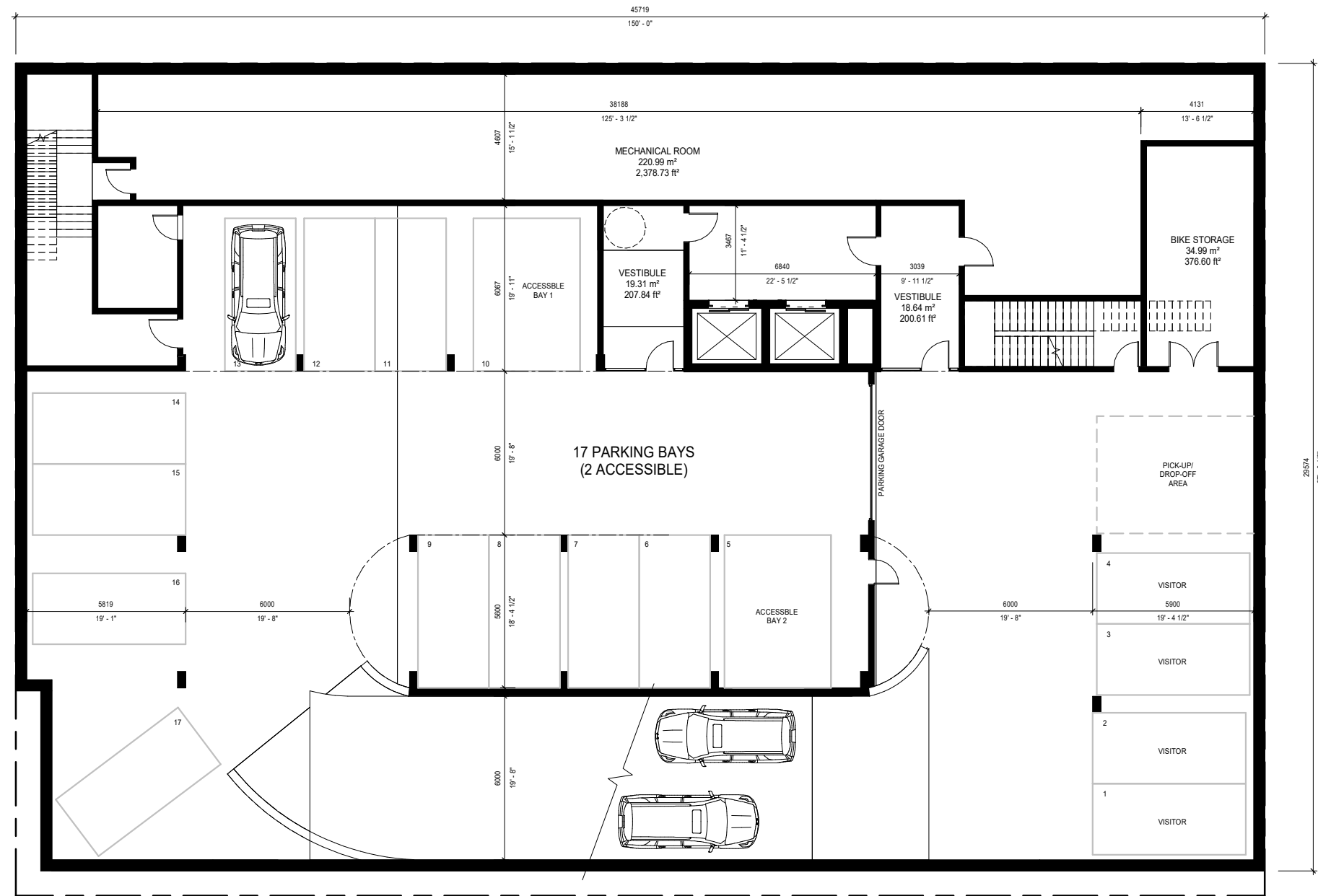






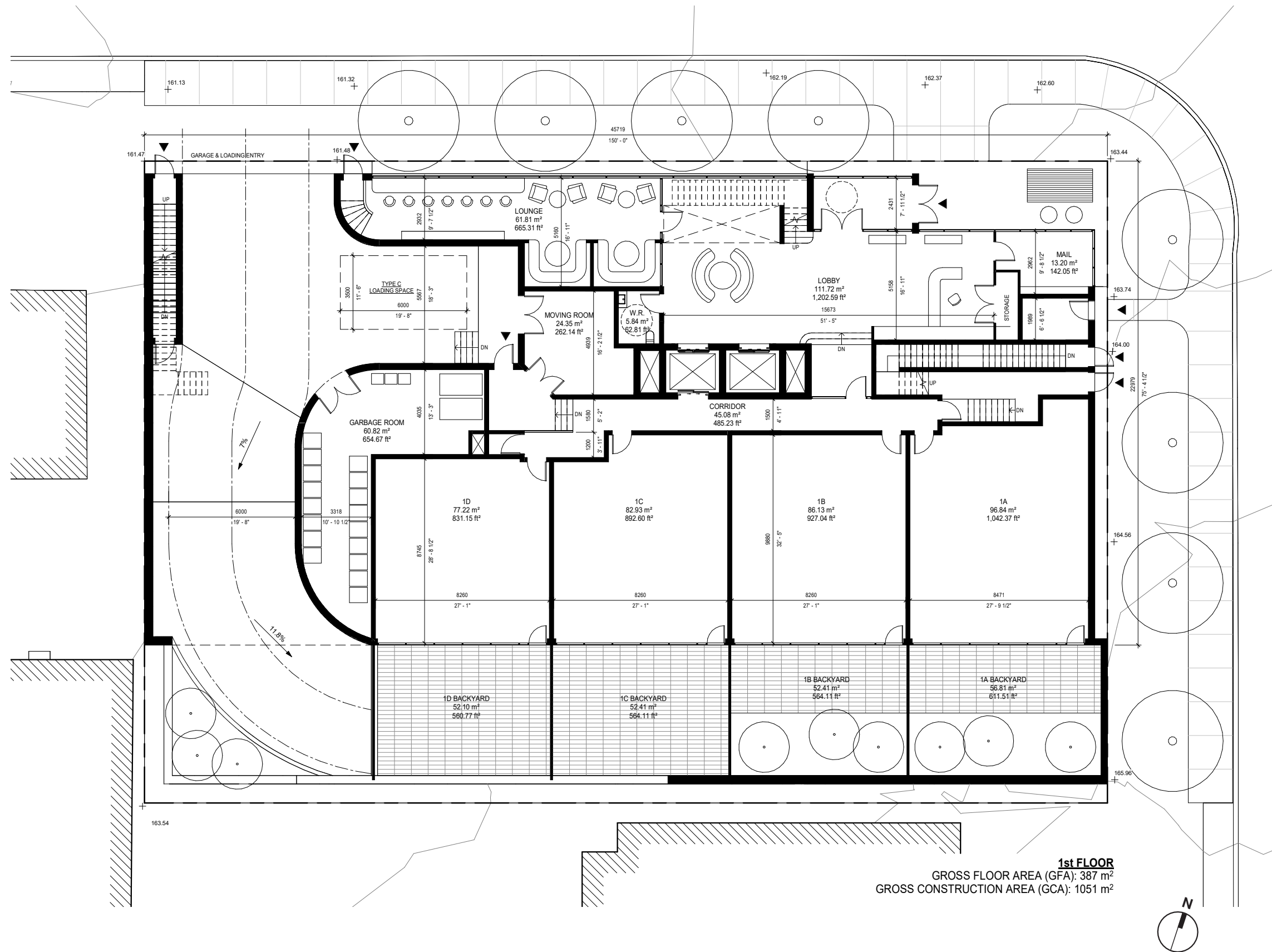
BASEMENT - P2
GROSS CONSTRUCTION AREA (GCA): 1346 m²
P2 PARKING BAYS - 24 (INCLUD. 4 TANDEM BAYS)





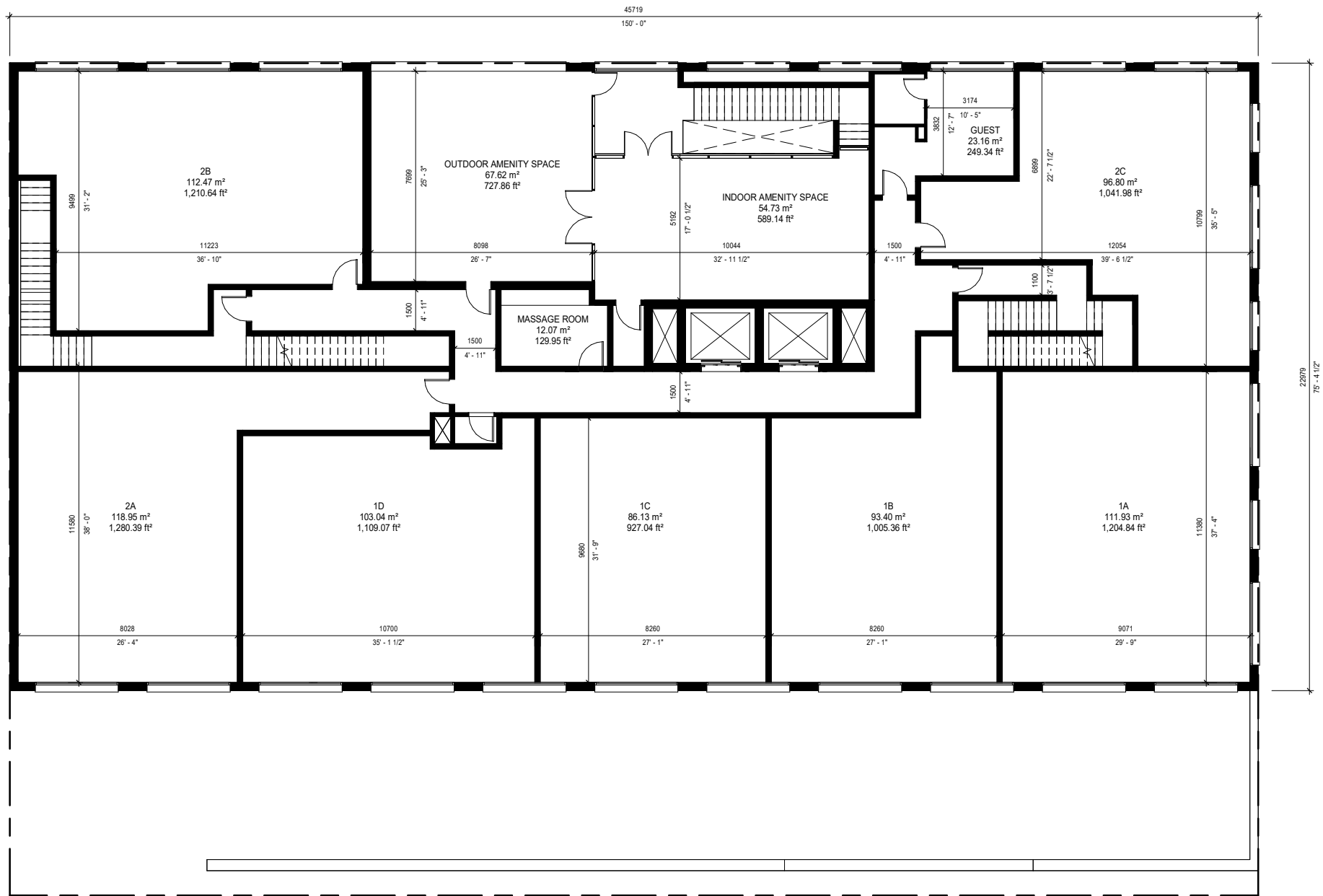
BASEMENT - P1
GROSS CONSTRUCTION AREA (GCA): 1346 m²
P1 PARKING BAYS - 17 (INCLUD. 2 ACCESSIBLE BAYS)





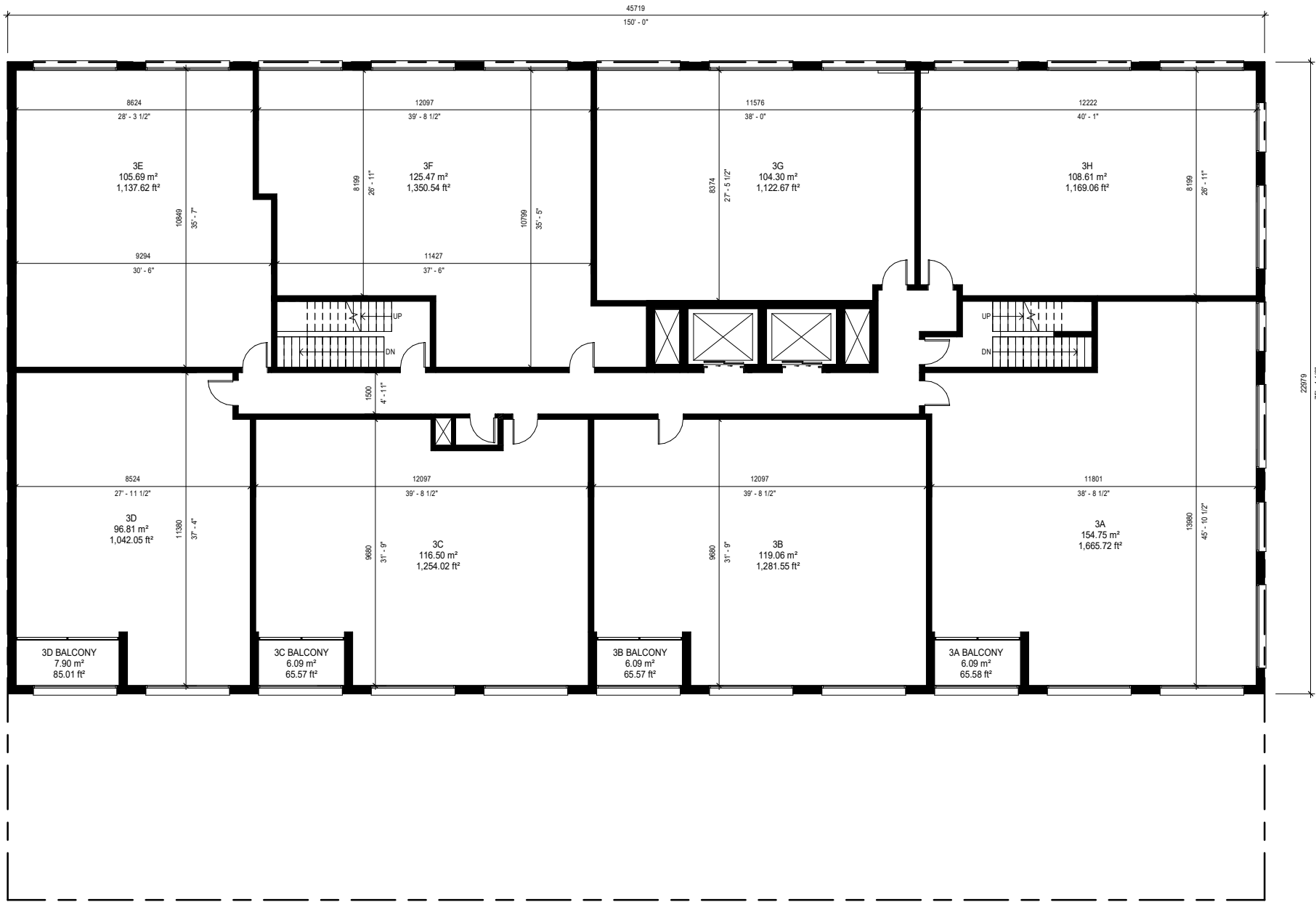
1st FLOOR
GROSS FLOOR AREA (GFA): 387 m²
GROSS CONSTRUCTION AREA (GCA): 1051 m²





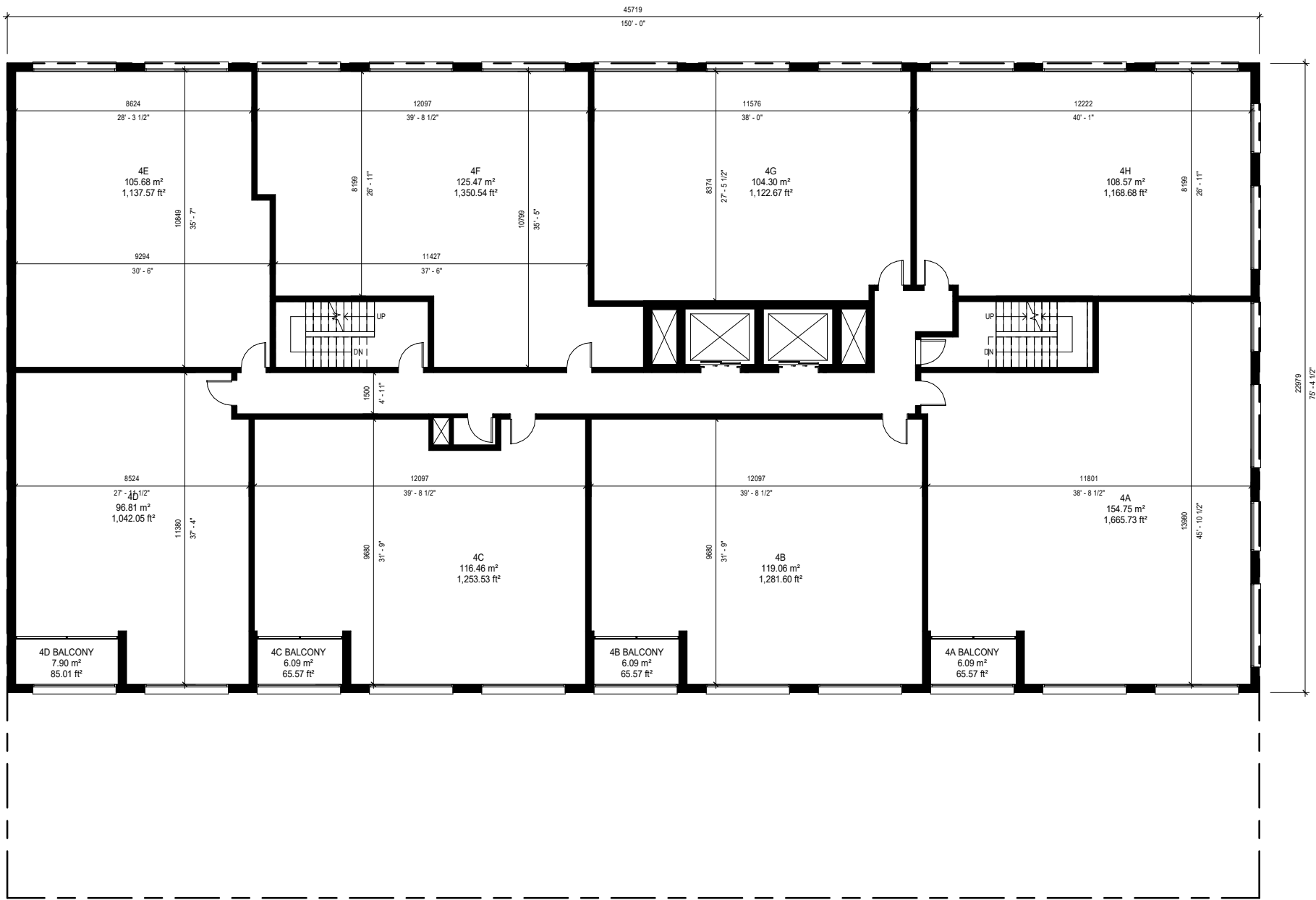
2nd FLOOR
GROSS FLOOR AREA (GFA): 809 m²
GROSS CONSTRUCTION AREA (GCA): 1051 m²





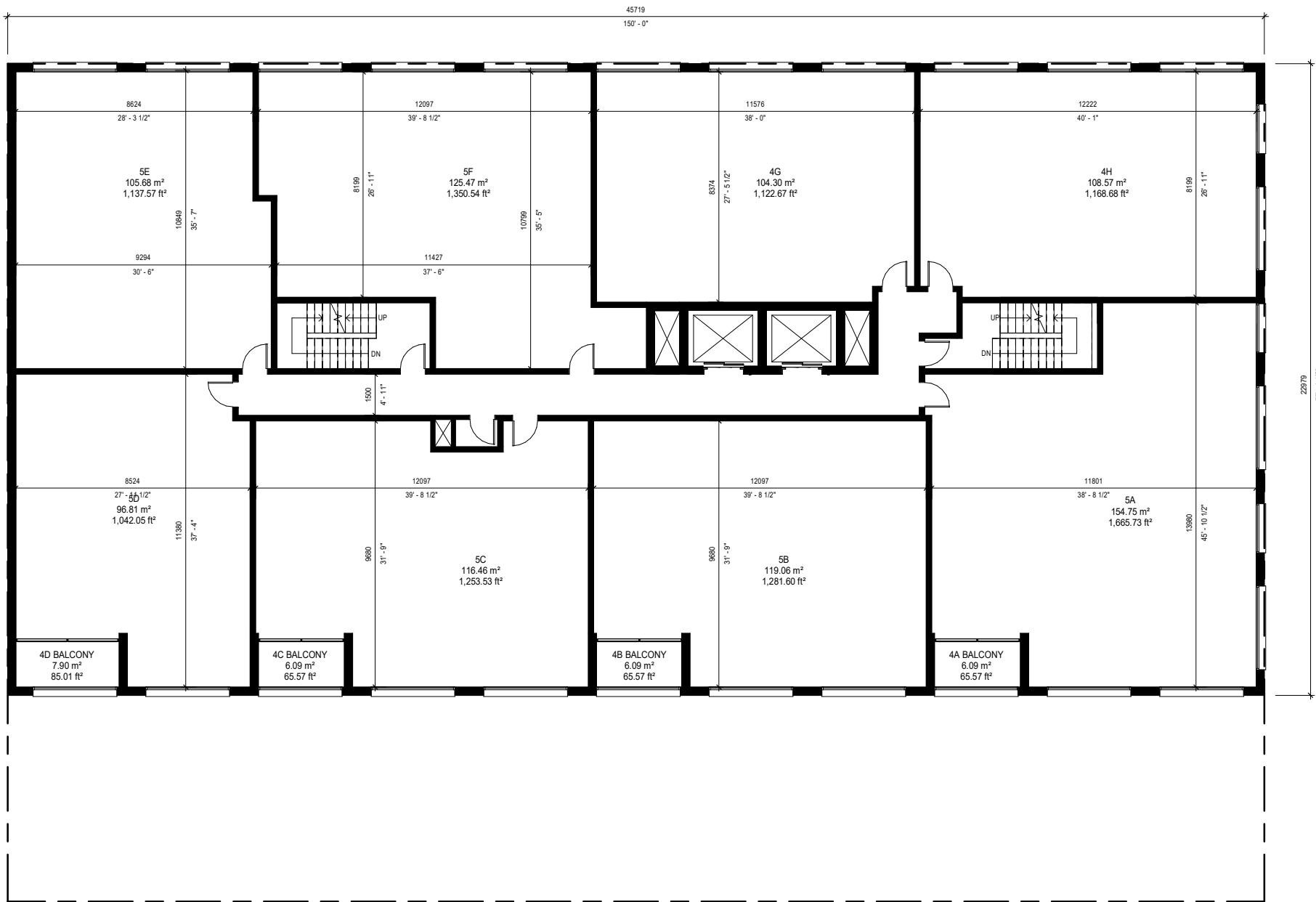
3rd FLOOR
GROSS FLOOR AREA (GFA): 980 m²
GROSS CONSTRUCTION AREA (GCA): 1051 m²





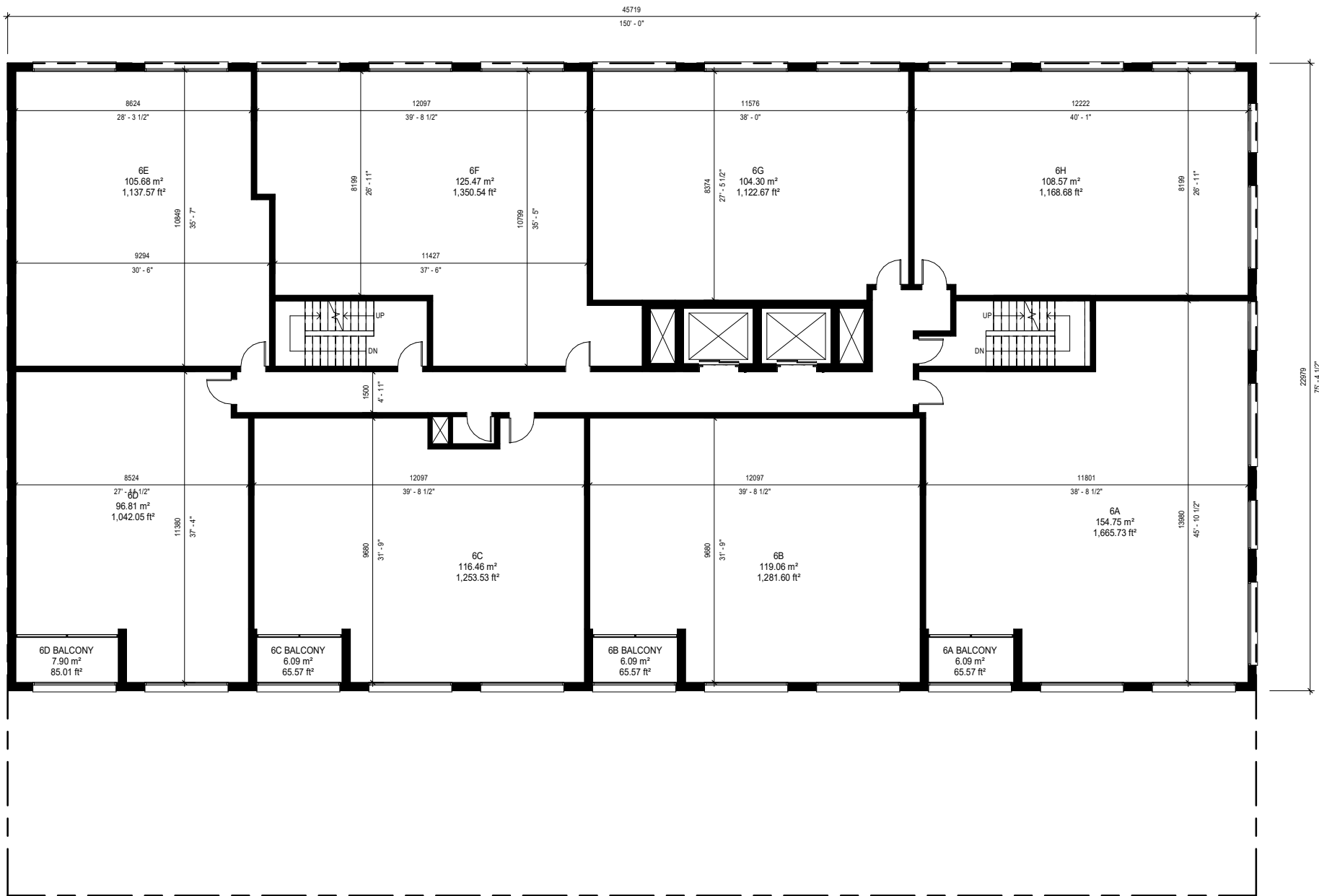
4th FLOOR
GROSS FLOOR AREA (GFA): 980 m²
GROSS CONSTRUCTION AREA (GCA): 1051 m²





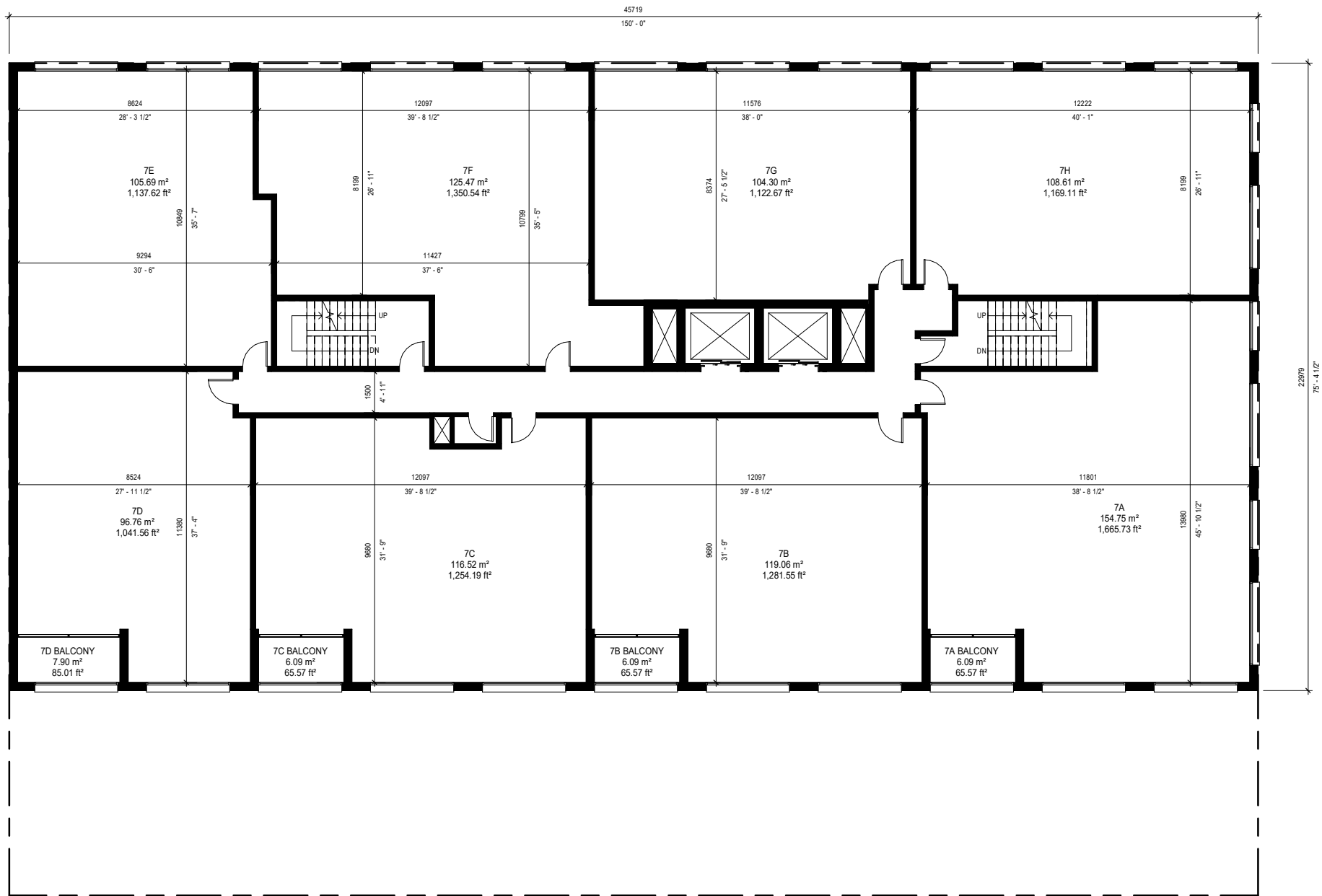
5th FLOOR
GROSS FLOOR AREA (GFA): 980 m²
GROSS CONSTRUCTION AREA (GCA): 1051 m²





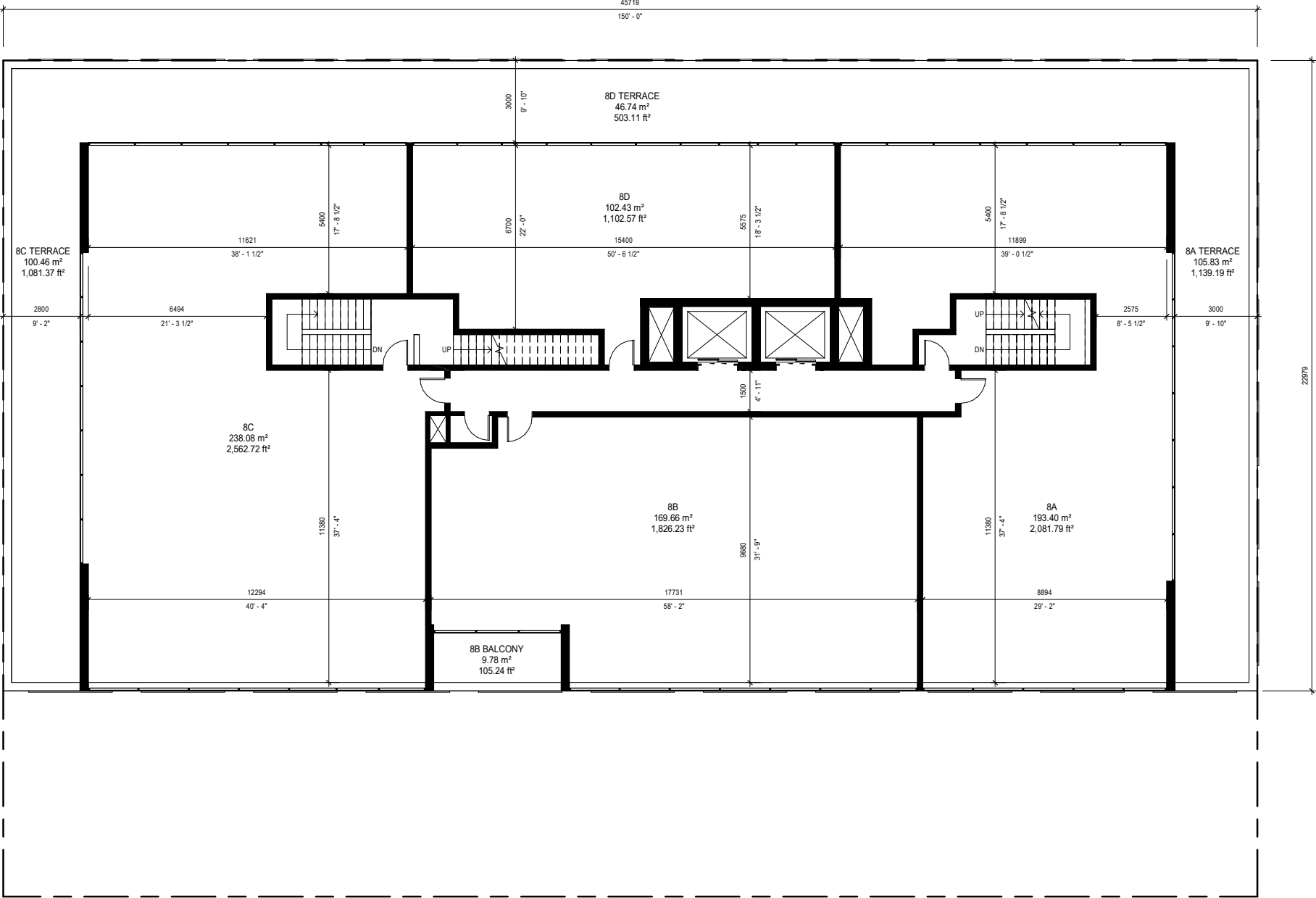
6th FLOOR
GROSS FLOOR AREA (GFA): 980 m²
GROSS CONSTRUCTION AREA (GCA): 1051 m²





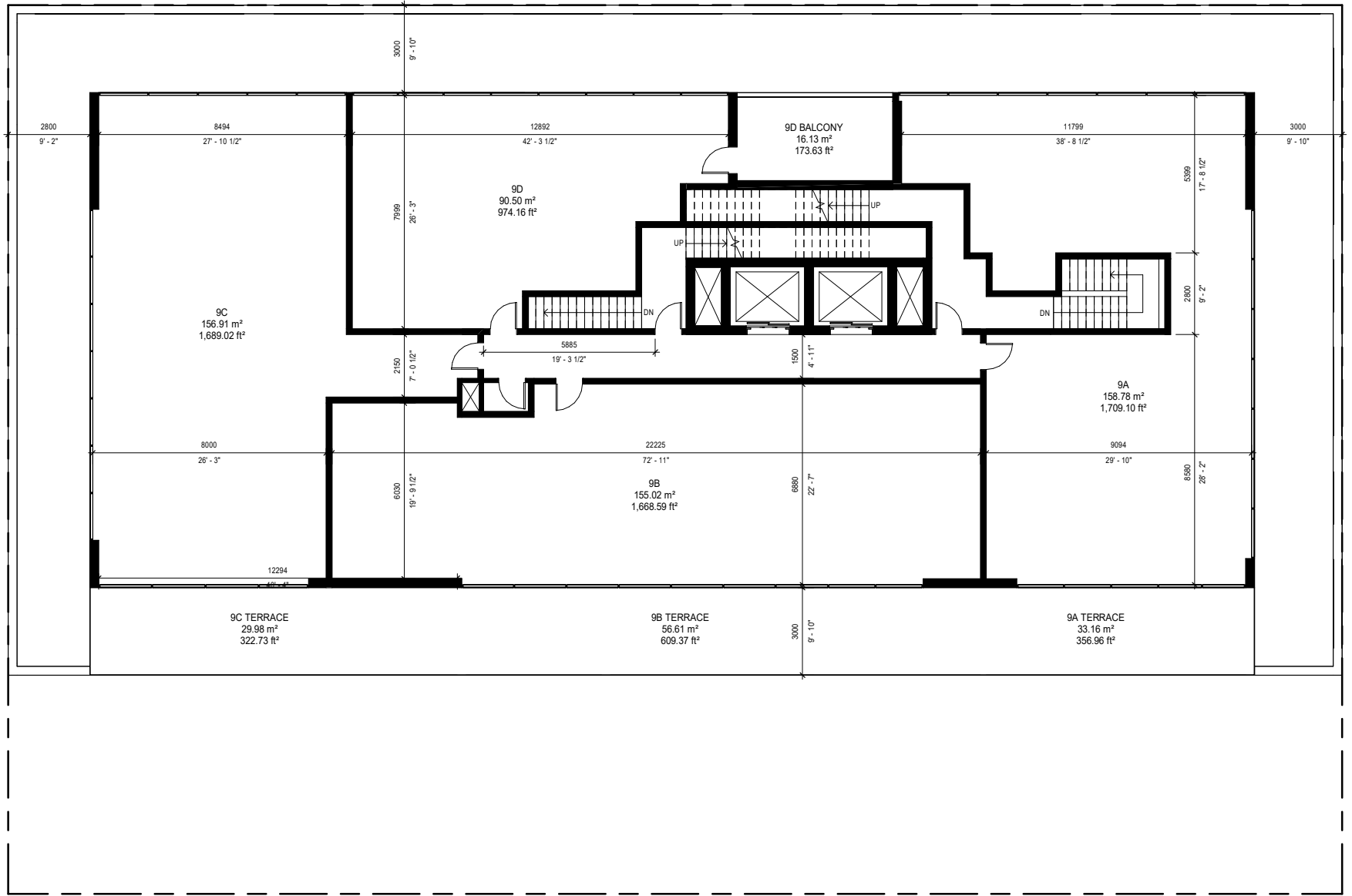
7th FLOOR
GROSS FLOOR AREA (GFA): 980 m²
GROSS CONSTRUCTION AREA (GCA): 1051 m²





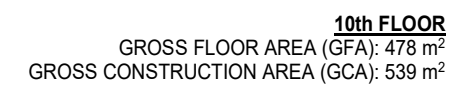
8th FLOOR
GROSS FLOOR AREA (GFA): 735 m²
GROSS CONSTRUCTION AREA (GCA): 798 m²

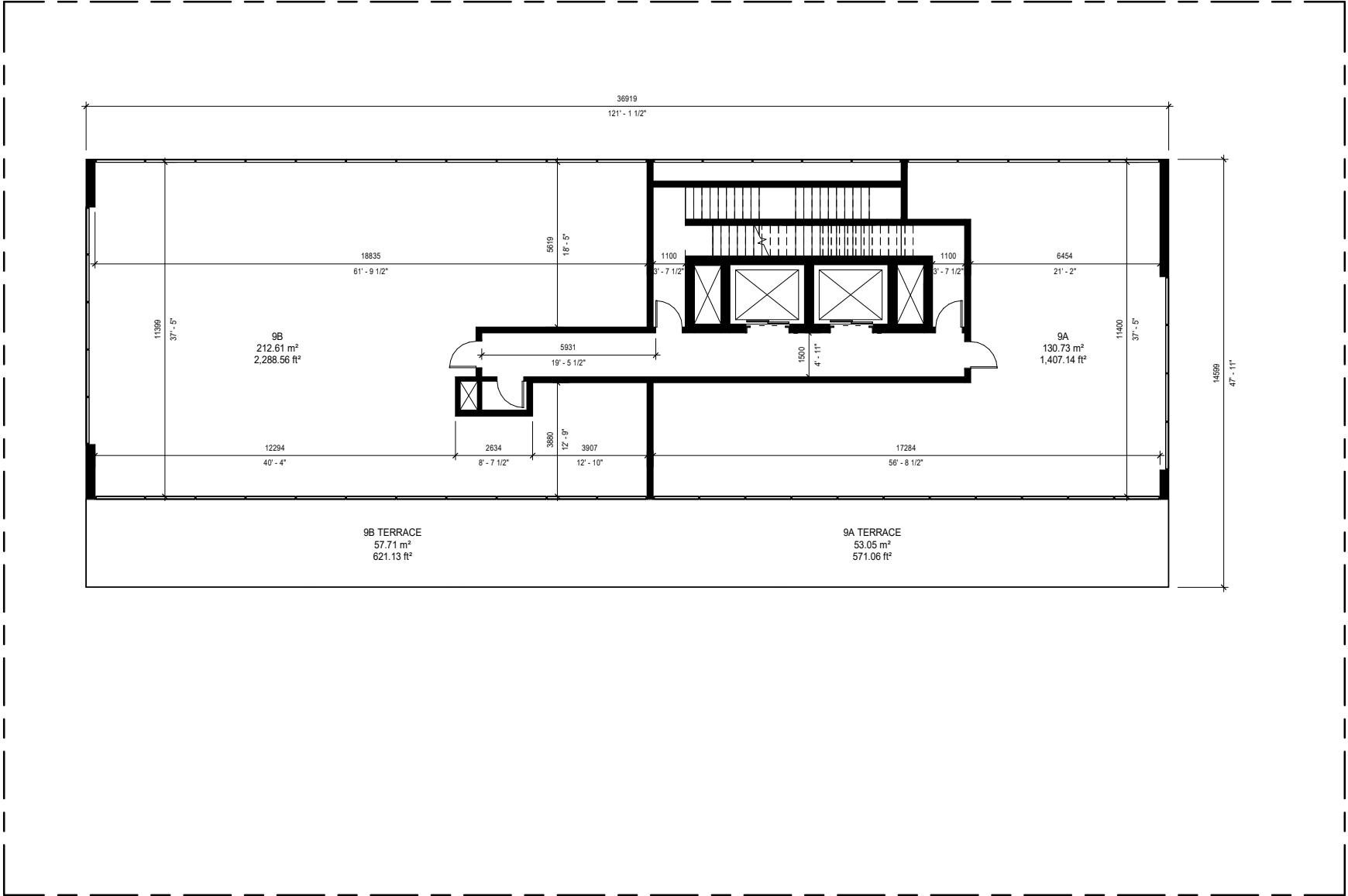




9th FLOOR
GROSS FLOOR AREA (GFA): 593 m²
GROSS CONSTRUCTION AREA (GCA): 678 m²

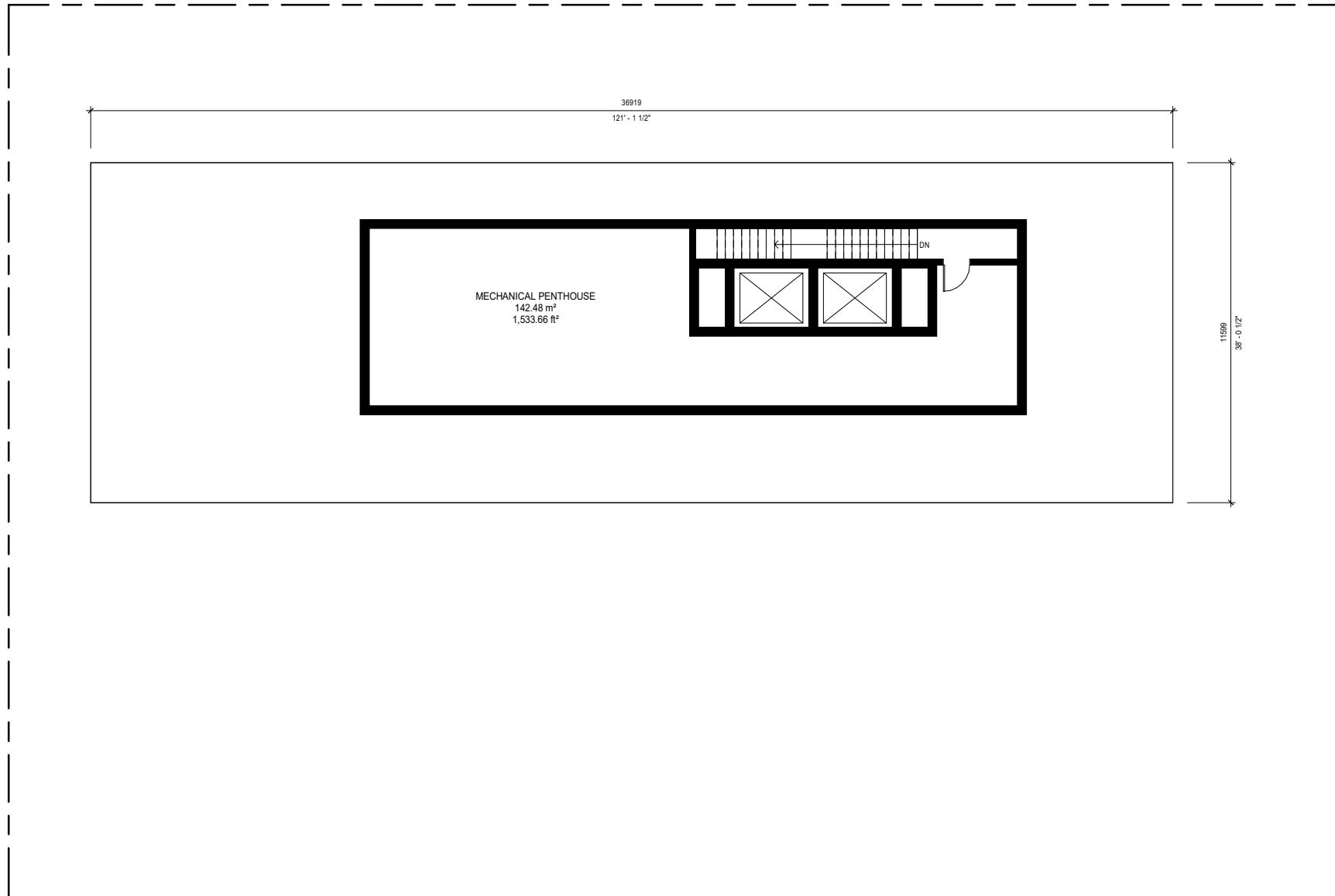






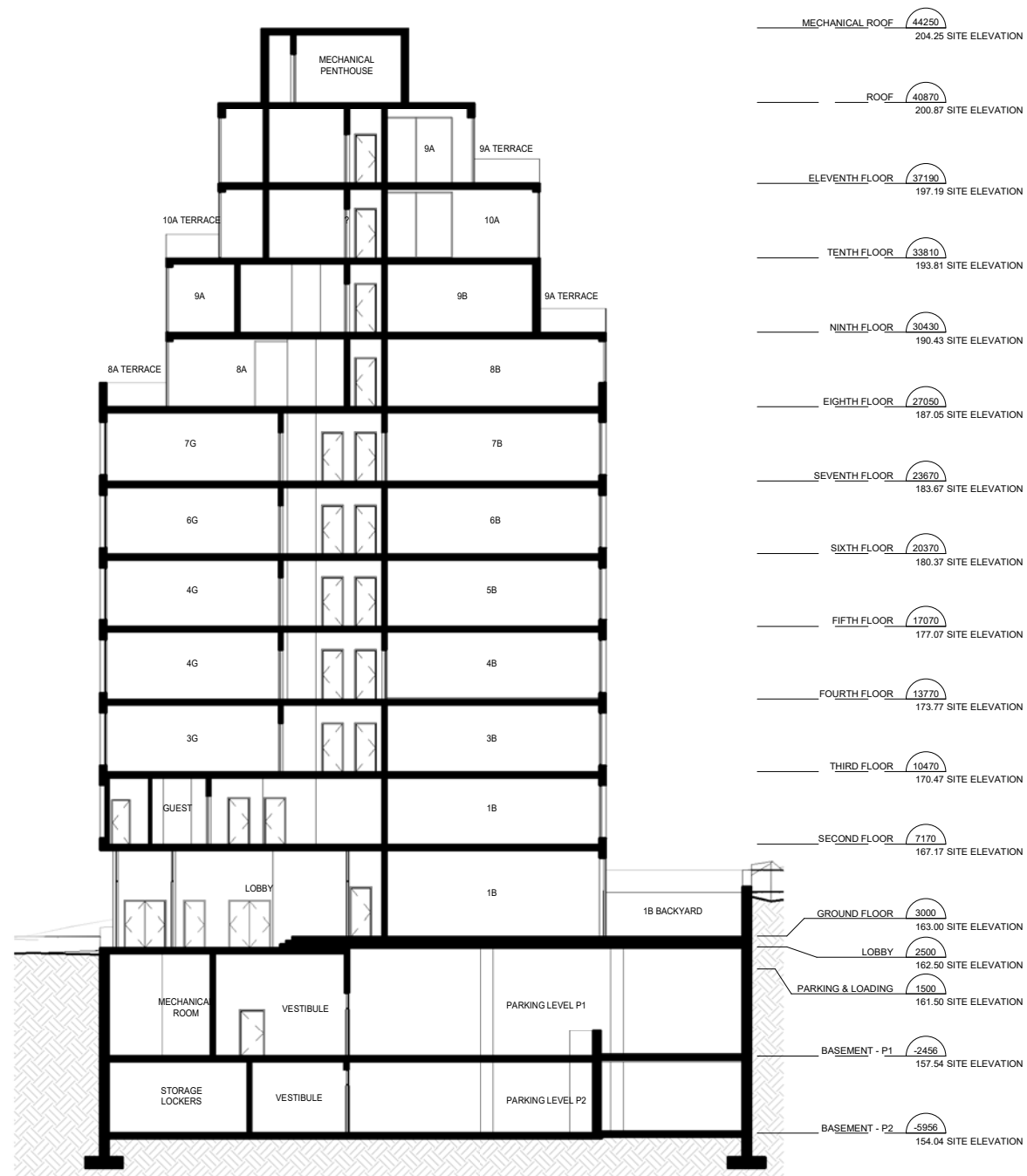
11th FLOOR
GROSS FLOOR AREA (GFA): 378 m²
GROSS CONSTRUCTION AREA (GCA): 428 m²

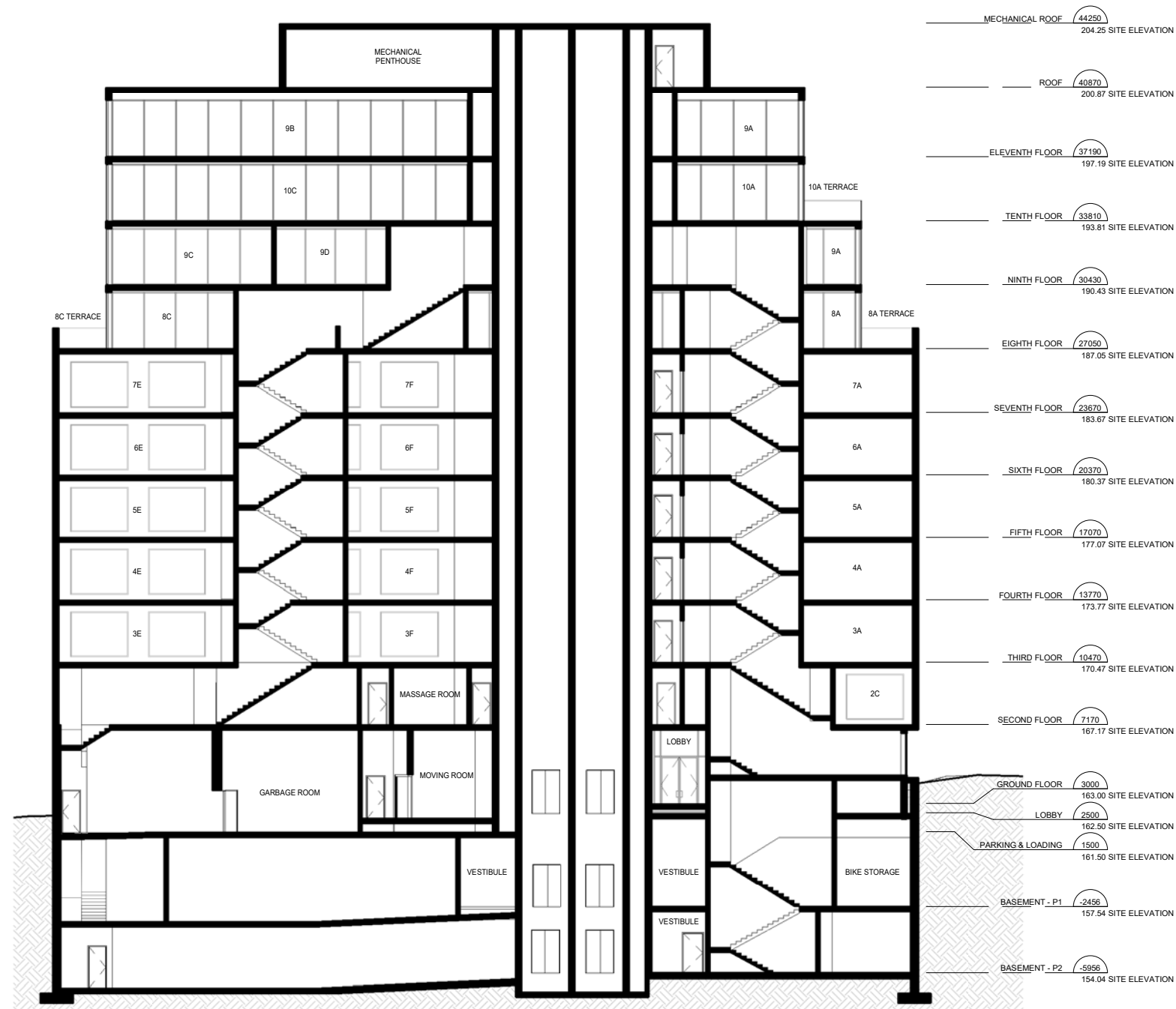


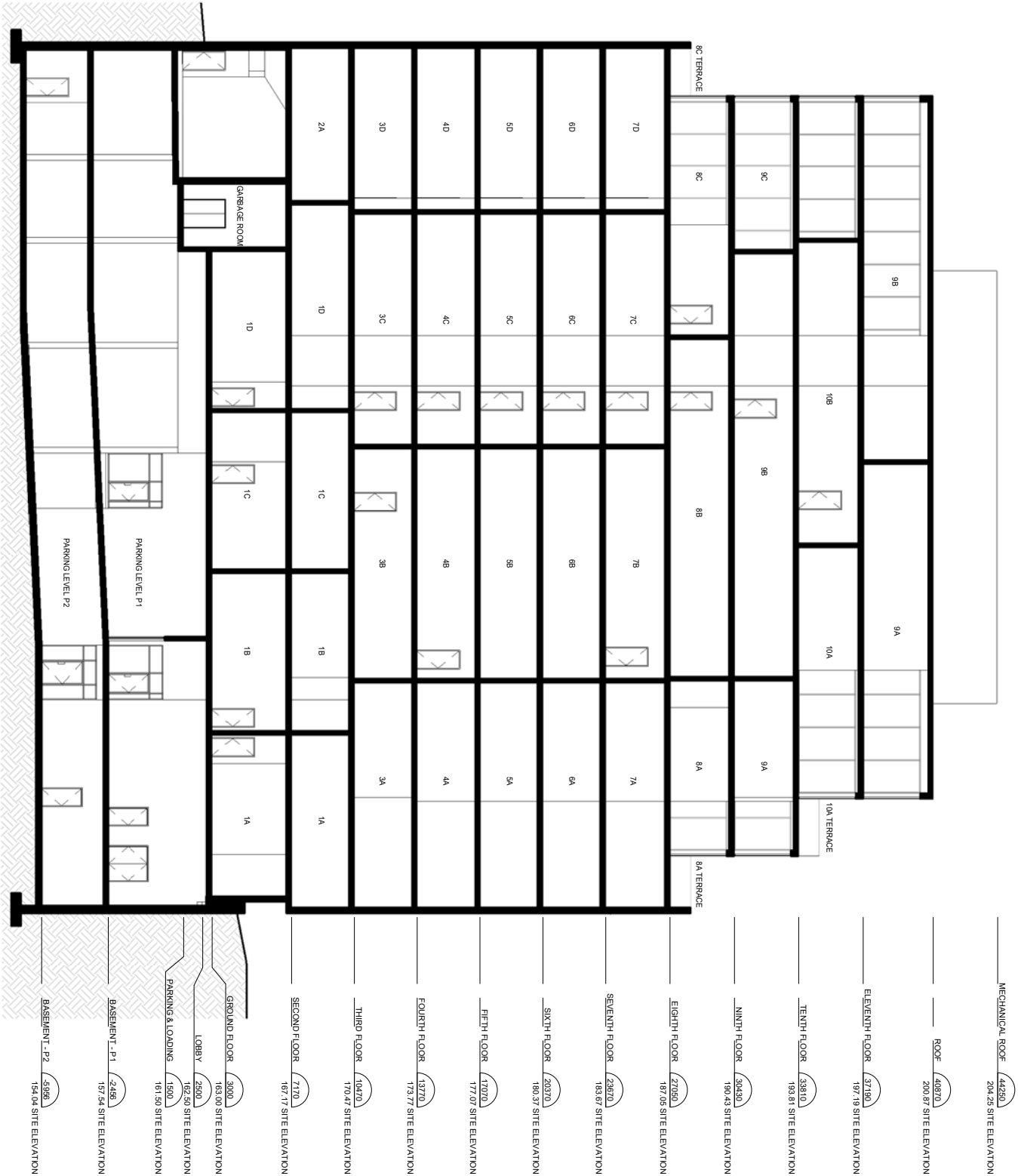


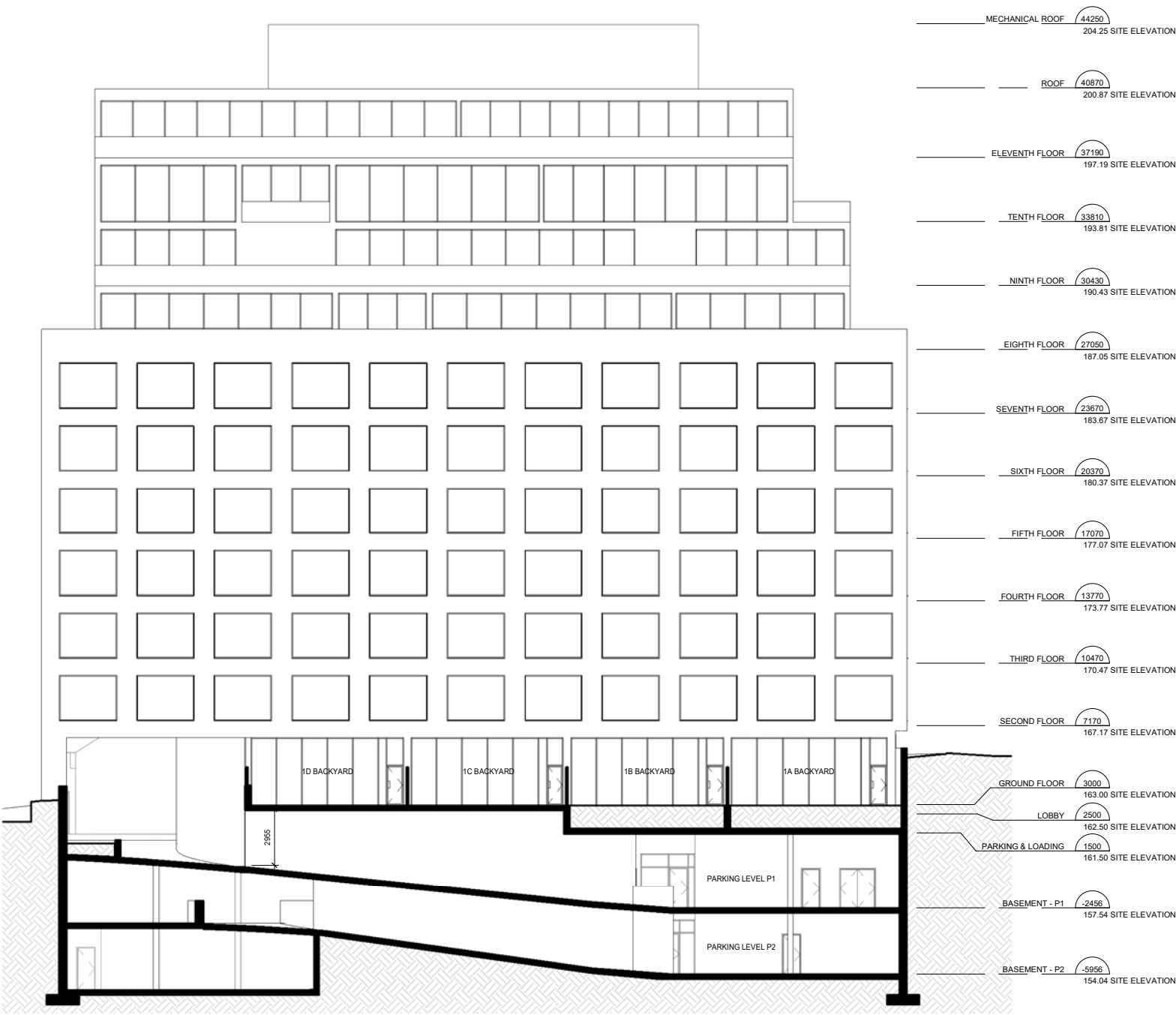
MECHANICAL PENTHOUSE
GROSS CONSTRUCTION AREA (GCA): 151m²











UNIT NO.	BEDROOMS NO.	DEN PROVISION	UNIT GFA/ SQM	UNIT GFA/ SFT	UNIT ORIENTATION	TERRACE/ BACKYARD AREA/SQM	TERRACE/ BACKYARD AREA/SFT
TWO-STOREY UNITS							
1A			209	2,249	S-E	57	611
1B			180	1,932	S	52	564
1C			169	1,820	S	52	564
1D			180	1,940	S	52	561
ONE-STOREY UNITS							
2A			119	1,280	S-W	-	-
2B			113	1,212	N-W	-	-
2C			97	1,042	N-E	-	-
3A			155	1,666	S-E	6	66
3B			119	1,282	S	6	66
3C			116	1,254	S	6	66
3D			97	1,042	S-W	8	85
3E			106	1,138	N-W	-	-
3F			125	1,351	N	-	-
3G			104	1,123	N	-	-
3H			109	1,169	N-E	-	-
4A			155	1,666	S-E	6	66
4B			119	1,282	S	6	66
4C			116	1,254	S	6	66
4D			97	1,042	S-W	8	85
4E			106	1,138	N-W	-	-
4F			125	1,351	N	-	-
4G			104	1,123	N	-	-
4H			109	1,169	N-E	-	-
5A			155	1,666	S-E	6	66
5B			119	1,282	S	6	66
5C			116	1,254	S	6	66
5D			97	1,042	S-W	8	85
5E			106	1,138	N-W	-	-
5F			125	1,351	N	-	-
5G			104	1,123	N	-	-
5H			109	1,169	N-E	-	-
6A			155	1,666	S-E	6	66
6B			119	1,282	S	6	66
6C			116	1,254	S	6	66
6D			97	1,042	S-W	8	85
6E			106	1,138	N-W	-	-
6F			125	1,351	N	-	-
6G			104	1,123	N	-	-
6H			109	1,169	N-E	-	-
7A			155	1,666	S-E	6	66
7B			119	1,282	S	6	66
7C			116	1,254	S	6	66
7D			97	1,042	S-W	8	85
7E			106	1,138	N-W	-	-
7F			125	1,351	N	-	-
7G			104	1,123	N	-	-
7H			109	1,169	N-E	-	-
8A			193	2,082	N-E-S	105	1,135
8B			170	1,826	S	10	105
8C			238	2,563	S-W-N	100	1,081
8D			102	1,103	N	47	503
9A			159	1,709	N-E-S	33	357
9B			155	1,669	S	57	609
9C			157	1,689	S-W-N	30	323
9D			91	974	N	15	161
10A			152	1,637	N-E-S	83	892
10B			101	1,086	S	10	113
10C			190	2,042	S-W-N	56	602
11A			131	1,407	N-E-S	53	571
11B			213	2,289	S-W-N	58	621
TOTAL			7,773	83,666		1,002	10,782

AMENITY & UTILITY SPACES		
BASEMENT FLOOR - P1	AREA/ SQM	AREA/ SFT
Bike Storage	47	501
Mech/Elec Room	219	2,359
Dog Wash Room	-	-
Parking on P1 (Basement)	20 Bays	
BASEMENT FLOOR - P2	AREA/ SQM	AREA/ SFT
Lockers	261	2,814
Parking on P2 (Basement)	23 Bays	
GROUND FLOOR	AREA/ SQM	AREA/ SFT
Lobby (Amenity)	112	1,202
Lounge (Amenity)	62	665
Mail Room	13	139
Storage Room	4	43
Washroom	6	63
Moving Room	24	262
Garbage Room	61	655
Gas Meter Room	7	80
SECOND FLOOR	AREA/ SQM	AREA/ SFT
Fitness Room (Amenity)	55	589
Outdoor Amenity	68	728
Massage Room (Amenity)	12	130
Guest Room	23	249
TWELFTH FLOOR	AREA/ SQM	AREA/ SFT
Mech/Elec Room	142	1,534

FLOOR LEVEL	GROSS CONSTRUCTION AREA/SQM	GROSS CONSTRUCTION AREA/SFT	SELLABLE GFA/SQM	SELLABLE GFA/SFT
P2	1346	14,488	-	-
P1	1346	14,488	-	-
GROUND	1051	11,313	738	7,941
SECOND	1051	11,313	328	3,535
THIRD	1051	11,313	931	10,023
FOURTH	1051	11,313	931	10,023
FIFTH	1051	11,313	931	10,023
SIXTH	1051	11,313	931	10,023
SEVENTH	1051	11,313	931	10,023
EIGHTH	798	8,590	704	7,573
NINTH	678	7,298	561	6,041
TENTH	539	5,802	443	4,765
ELEVENTH	428	4,607	343	3,696
TWELFTH	151	1,625	-	-
TOTAL ABOVE GRADE	9,951	107,112	7,772	83,666