

BDP. Quadrangle

Quadrangle Architects Limited
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505 UNIVERSITY AVENUE

OPTION 2: Residential Programming on L3-4

for
Cartareal Corporation N.V.

Project No. 22022
Date ~~2022-08-30~~ 2025
Issued for MEDIATION / HERITAGE IMPACT ASSESSMENT REVIEW

ARCHITECTURAL DRAWINGS

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LEGAL CONSULTANT

McMillan LLP
181 Bay St. #4400
Toronto, ON, M5J 2T3
T (416) 865-7000

PLANNING CONSULTANT

Goldberg Group
2090 Avenue Rd.
North York, ON, M2N 4A8
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HERITAGE ARCHITECT

GRCA
362 Davenport Road, Suite 200
Toronto, ON, M5R 1K8
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CLADDING CONSULTANT

Clifford Group
1190 Birchmount Road
Scarborough, ON, M1P 2G8
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GEOTECHNICAL CONSULTANT

Grounded Engineering
1 Bannan Dr.
East York, ON, M4M 1G3
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WIND CONSULTANT

Theakston Environmental
598 Glenary Crescent
Fergus, ON, N1M 3E2
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STRUCTURAL ENGINEER

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3 Concorde Gate, 4th Floor
Toronto, ON, M3C 3N7
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CIVIL ENGINEER

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URBAN DESIGN & LANDSCAPE ARCHITECT

STUDIOH
201 Champlain Blvd.
North York, ON, M3H 2Z1
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NOISE & VIBRATION CONSULTANT

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30 Wiertham Court, #205
Richmond Hill, ON L4B 1B9
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ENERGY MODELER

EQ Building Performance
25 Adelaide St. E.
Toronto, ON, M5C 3A1
T (416) 545-1186

PHOTOMETRIC CONSULTANT

RTG Systems
3519 Mainway, #201
Burlington, ON, L7M 1A8
T (800) 335-4470

Floor		GBA Gross Building Area / Floor		No. Typ Floors	GBA Gross Building Area (no exclusions)		GFA Gross Floor Area (Ey-Law 569-2013)		Non-Res Leasable	Residential Saleable	UNIT COUNTS														
		sm	sf		sm	sf	sm	sf			sf	sf	B	1B	1B+D	2B	2B+D	3B	Total Suites						
	MPH	570	6,135	1	570	6,135	0	0																	
	Level 52-63 (Res)	950	10,225	12	11,400	122,708	10,488	112,892		103,056	24	24	60	24	12	24	168								
	Level 25-51 (Res)	950	10,225	27	25,650	276,094	23,598	254,007		231,903	27	54	162	81	27	27	378								
	Level 24 (Res)	950	10,225	1	950	10,226	857	9,225		8,251	1	2	5	2	1	2	13								
	Level 23 (Res)	950	10,225	1	950	10,226	843	9,074		8,971	2	2	4	1	2	2	13								
	Level 22 (Amenity)	1,060	11,410	1	1,060	11,410	970	10,441																	
	Level 21 (Res)	1,220	13,132	1	1,220	13,132	1,130	12,163		8,974	2	2	4	4	0	2	14								
	Level 14-20 (Res)	1,400	15,069	7	9,800	105,486	6,456	91,020		76,083	7	35	42	26	0	14	126								
	Level 13 (Amenity)	1,125	12,109	1	1,125	12,109	1,035	11,141																	
	Level 3-12 (Res)	1,400	15,069	10	14,000	150,695	12,080	130,028		108,690	10	50	60	40	0	20	180								
	Level 2 (Amenity & Non-Res)	1,710	18,406	1	1,710	18,406	947	10,193	3,452																
	Ground Floor	2,180	23,465	1	2,180	23,465	1,483	15,963	5,728																
Total Above Grade				63	70,615	760,093	61,887	666,145																	
	Parking Level P1	2,770	29,816	1	2,770	29,816	242	2,605			UNIT SIZES (sf)														
	Parking Level P2	2,770	29,816	1	2,770	29,816	224	2,411			368	486	527	655	765	869	(Low-end)								
											455	523	626	748	770	935	(High-end)								
											423	508	556	703	765	892	Average								
Total Below Grade					5,540	59,632	466	5,016	Total Leasable		UNIT MIX - COMPLIANT WITH DOWNTOWN PLAN														
TOTAL					76,155	819,725	62,353	671,161	9,180	545,028	73	169	337	180	42	91	892								
NOTES:										Total Unit Count %	8.2%	56.7%		24.9%		10.2%									
Levels 3-4 reflect the same floor plans as Levels 5-12 but may be assigned as potential space for affordable housing. TBD										Required Barrier-Free Unit Count	11	76		34		14		135							
Should Levels 3-4 be used for non-residential purposes, the GFA for these 2 levels will increase to 1,408 sm (15,153sf) per floor.										ALTERNATIVE UNIT MIX - COMPLIANT WITH DOWNTOWN PLAN															
										Note: Adaptable design measures, such as knock-out panels, can be utilized to achieve 40% of the total units as 2- or 3- bedrooms, including a minimum 10% as 3-bedroom units. Knock-out panels are indicated on plans.															
Replacement Non-Res GFA= 22,115 sm										Unit Type	B	1B	1B+D	2B	2B+D	3B	Total								
Proposed Non-Res replacement GFA = 853 sm = 3.9% of replacement Non-Res GFA										Total Unit Count	34	169	298	180	42	130	853								
*Value does not include potential affordable housing										Total Unit Count %	4.0%	54.7%		26.0%		15.2%									
Site Area 3,328 sm										Approx. Leasable/Seable Areas	Average Unit Size (sf) = 611.0 Number of Unit Types = 43														
Combined RES & NON-RES Gross Floor Area Totals 62,353 sm										Non-Res. 9,180 sf	GBA = Total Floor Area calculated to the exterior face of exterior walls GFA = GBA minus exemptions allowable by By-Law Exemptions according to By-Law 569-2013 includes: elevator shafts, stair shafts, required bicycle parking above & below grade, loading, parking, ramp, storage rooms, below grade mechanical/electrical rooms and mechanical penthouse														
Required Indoor Amenity = 2sm/unit = 1,784 sm										Residential 545,028 sf															
Total GFA - required Amenity 60,569 sm										Total 554,208 sf															
Combined Floor Space Index (FSI) 18.20										BICYCLE PARKING PROVISION - COMPLIANT WITH CITY BY-LAW															
AMENITY REQUIREMENT (By-Law 569-2013)										Residential 90 short term 803 long term Non-Residential 6 short term 2 long term Sub Totals 96 short term 805 long term Totals 901 bicycles															
Required = 4sm/unit overall (min. 2sm/unit indoor, min. 40sm outdoor)																									
AMENITY PROVIDED - COMPLIANT WITH CITY BY-LAW																									
Indoor (sm) = 2,707 Ratio: 3.04 sm/unit										*Final Visitor/Residential ratios TBD Combined Non-Res/Visitor Ratio: 0.017 Resident Parking-Space:Unit Ratio: 0.071 Total Parking-Space:Unit Ratio: 0.087															
Outdoor (sm) = 896 Ratio: 1.00 sm/unit																									
Total (sm) = 3,603 Ratio: 4.04 sm/unit																									
										P1 Vis.= 15 P1 Res.= 35 P2= 28 Total = 78															
										*Additional uncounted spaces on private property at grade for public use may be provided by Landscape Architects in a future submission															

Date	No.	Description
REVISION RECORD		

2025-02-10	Mediation
2024-11-01	Mediation
2022-08-18	CHASDP Application
ISSUE RECORD	

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505 UNIVERSITY AVENUE

for
Cartareal Corporation N.V.

22022 N/A YA LK
PROJECT SCALE DRAWN BY BDP.

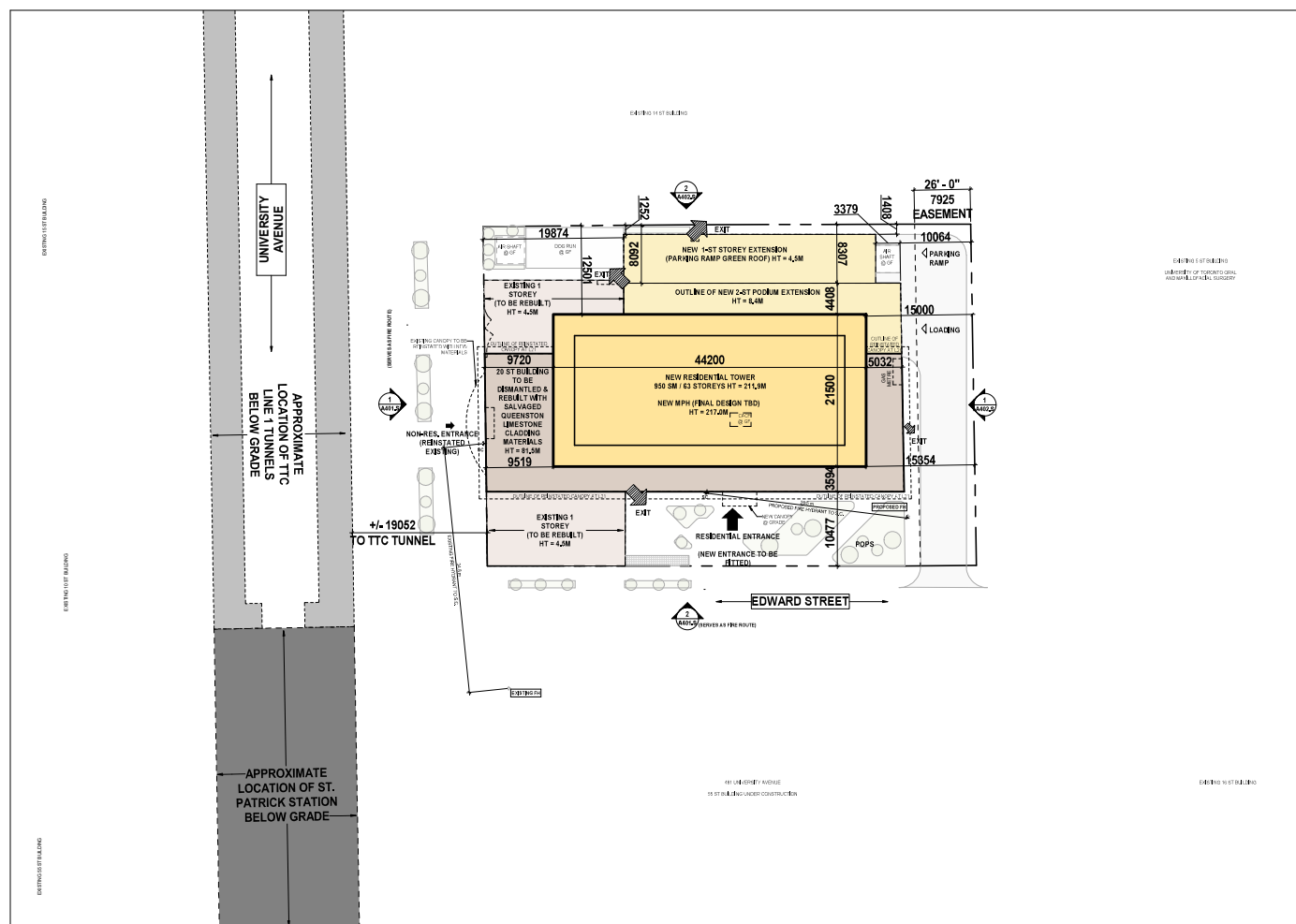
Project Statistics

A100.S

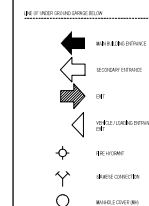
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A. Aerial View Site Plan (NTS)

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PROPERTY | ME



Date	No.	Description
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2025-02-10	Mediation
2024-11-01	Mediation
2022-08-16	ZBA/SPA Application



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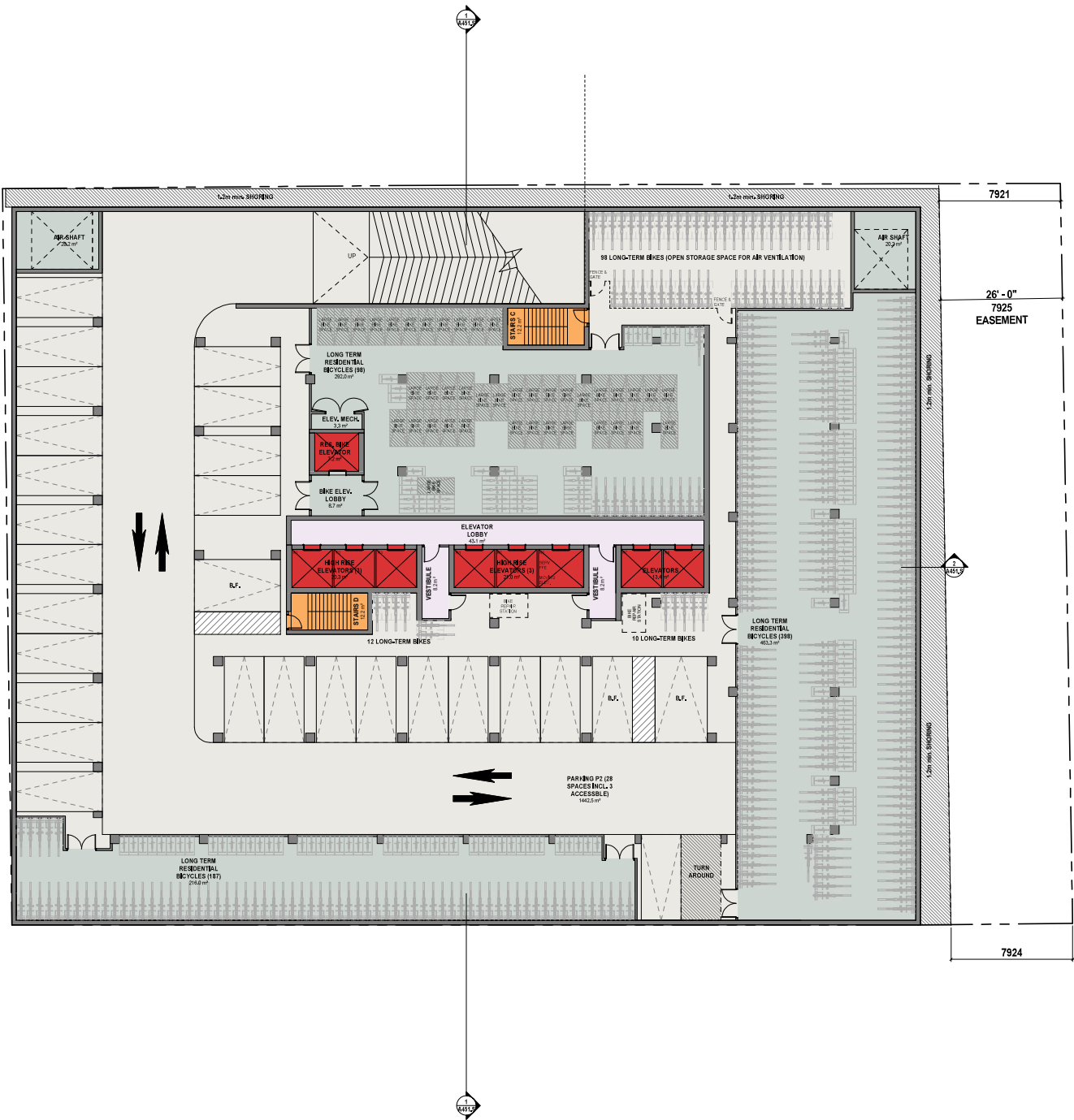
for
Cartareal Corporation N.V.

22022 As Shown YA LK

Site Plan

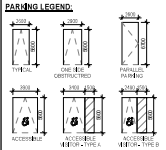
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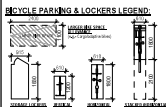
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- 2. ACCESSIBLE SPACES ARE SHOWN UNLESS OTHERWISE NOTED
- 3. ACCESSIBLE SPACES ARE SHOWN UNLESS OTHERWISE NOTED
- 4. ACCESSIBLE SPACES ARE SHOWN UNLESS OTHERWISE NOTED
- 5. ACCESSIBLE SPACES ARE SHOWN UNLESS OTHERWISE NOTED



VEHICULAR PARKING:

TYPE	ACCESSIBLE	ACCESSIBLE+TYPICAL
TOTAL	1	1

1.2m min. SHORING



BICYCLE LOCKER COUNT & LOCATION:

LOCATION	BICYCLE PARKING	LOCKER	LOCATION	BICYCLE PARKING	LOCKER
1	1	1	2	1	1
3	1	1	4	1	1
5	1	1	6	1	1
7	1	1	8	1	1
9	1	1	10	1	1
11	1	1	12	1	1
13	1	1	14	1	1
15	1	1	16	1	1
17	1	1	18	1	1
19	1	1	20	1	1
21	1	1	22	1	1
23	1	1	24	1	1
25	1	1	26	1	1
27	1	1	28	1	1
29	1	1	30	1	1
31	1	1	32	1	1
33	1	1	34	1	1
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89	1	1	90	1	1
91	1	1	92	1	1
93	1	1	94	1	1
95	1	1	96	1	1
97	1	1	98	1	1
99	1	1	100	1	1

REVISION RECORD

Date	No.	Description
2025-02-10	1	Issued
2024-11-01	1	Issued
2022-08-18	1	Issued

ISSUE RECORD

Date	No.	Description
2025-02-10	1	Issued
2024-11-01	1	Issued
2022-08-18	1	Issued



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505 UNIVERSITY AVENUE

for
Cartareal Corporation N.V.

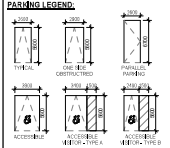
22022 1:100 YA LK
PROJECT: 505 UNIVERSITY AVENUE
DRAWN: 02/2025

Parking Level P2

A152.S

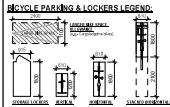
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PARKING NOTES:
1. PARKING SPACES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. PARKING SPACES SHALL BE 2.4m x 5.2m (8'0" x 17'0") UNLESS OTHERWISE NOTED.
3. PARKING SPACES SHALL BE 2.4m x 5.2m (8'0" x 17'0") UNLESS OTHERWISE NOTED.
4. PARKING SPACES SHALL BE 2.4m x 5.2m (8'0" x 17'0") UNLESS OTHERWISE NOTED.
5. PARKING SPACES SHALL BE 2.4m x 5.2m (8'0" x 17'0") UNLESS OTHERWISE NOTED.



VEHICULAR PARKING:

TYPE	SPACES	ACCESSIBLE	ACCESSIBLE WITH VAN SPACE
TOTAL	150	4	1



BIKE LOCKER COUNT & LOCATION:

LOCATION	TYPE	COUNT
LEVEL 1	BIKE LOCKER	10
LEVEL 2	BIKE LOCKER	10
LEVEL 3	BIKE LOCKER	10
LEVEL 4	BIKE LOCKER	10
LEVEL 5	BIKE LOCKER	10
LEVEL 6	BIKE LOCKER	10
LEVEL 7	BIKE LOCKER	10
LEVEL 8	BIKE LOCKER	10
LEVEL 9	BIKE LOCKER	10
LEVEL 10	BIKE LOCKER	10
TOTAL	BIKE LOCKER	100

REVISION RECORD

No.	Description
2025-02-10	Issued
2024-11-01	Issued
2023-08-15	Issued



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505 UNIVERSITY AVENUE

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Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT: 505 UNIVERSITY AVENUE

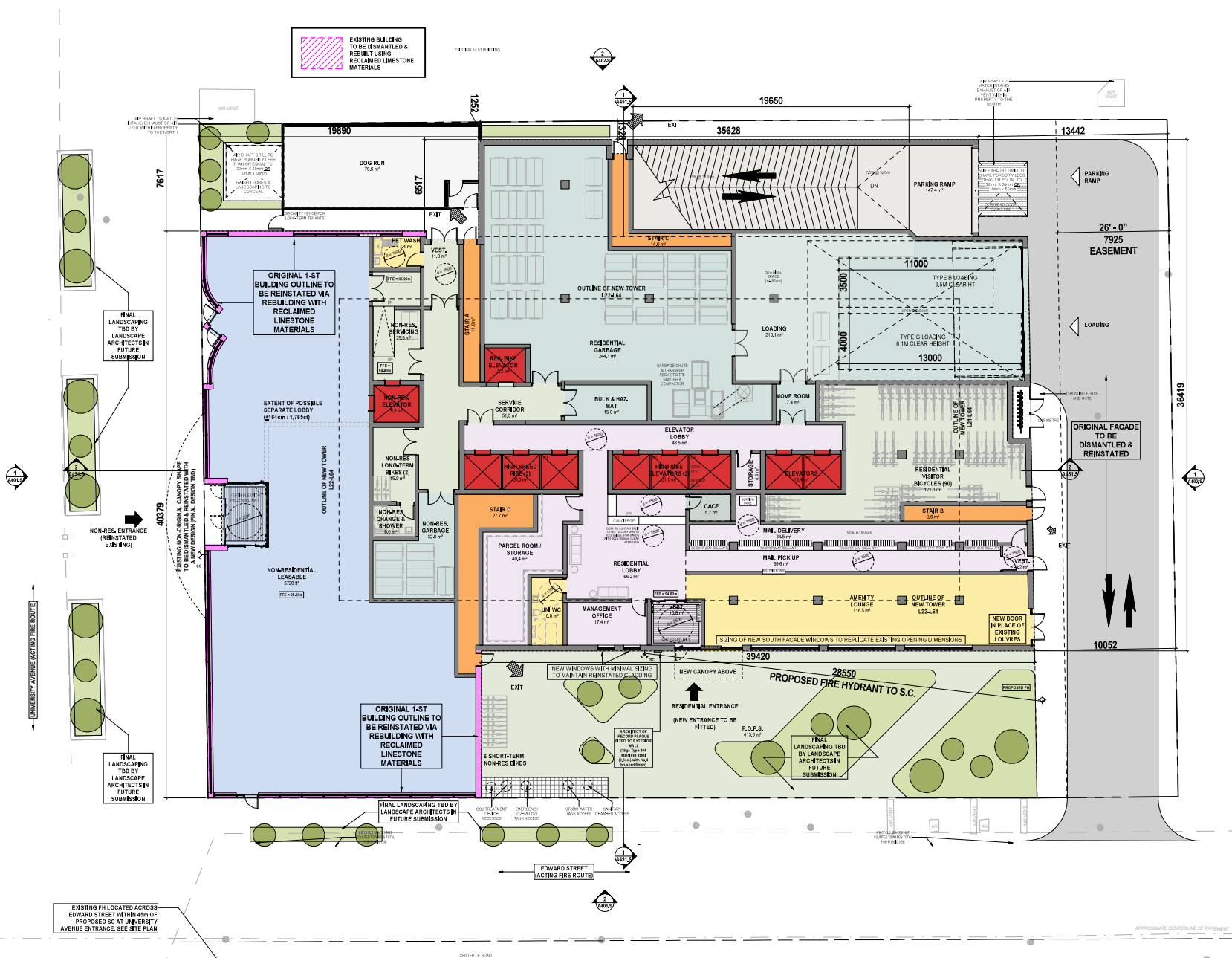
Parking Level P1

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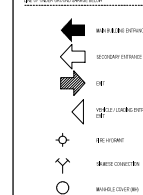
10/20/2022 11:00 AM



1. TYPES A AND B: SENSING AND STATUS MEASUREMENTS HAVE AN UNDETERMINED SPATIAL SEPARANCE OF 0.2-1.0 METERS.
2. TYPE C: A SENSING AND STATUS AREA IS LEVELS UPON AND CHARACTERIZED BY AN UNDETERMINED SPATIAL SEPARANCE, BUT THE AREA CAN BE USED FOR THE MOVEMENT OF THE TYPE B VEHICLE.
3. A TYPE D SENSING STATUS MEASUREMENT IS REQUIRED TO MANEUVER WORTHY TYPE C COLLECTION AT THE COLLOCATED AREA AND ALSO ACT AS A SENSING WORTHY TRACKING PLACEMENT. THE SENSING STATUS MEASUREMENT IS REQUIRED TO BE AVAILABLE AT THE POINT OF COLLECTION OF VEHICLES WORTHY OF THE COLLECTION OF VEHICLES LEAVING THE AREA AND RETURN TO THE MEASUREMENT COLLECTION POINT.
4. OTHER LOCATIONS COULD BE OF AT LEAST 4 METERS WIDE AND 4 METERS HIGH AND HAVE A CHANCE OF HAZARD TRAFFIC.
5. ALL ACCESS ROADS WOULD BE USED BY THE COLLECTION VEHICLE WITH LEVELS UPON.
6. PERMIT REQUIREMENTS: PROPOSED FACILITY MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT AVERAGE TRAFFIC VOLUMES OF 6000 PER HOUR PER DESIGN CODE AND AVERAGE TRAFFIC FACTOR. AFTER THE FACILITY IS COMPLETED.
7. INSURANCE: INSURANCE COVERAGE AT TRUCK TRAILERS AREA OUTSIDE THE TRUCK TRAILER AREA, THE PARKING GARAGE, WAREHOUSE STRUCTURE, FUELING AREA AND STORAGE.



POSSIBLY ■■

[illegible]

Technical drawing of a mechanical part, likely a bracket or support. The drawing shows a side view with a horizontal base and a vertical support. Dimensions are indicated: a total length of 24.00 and a vertical height of 6.32. A section line is shown on the right side, indicating a cross-section.



LEVEL	RESIDENTIAL USES		NON-RESIDENTIAL USES	
	1. MAX. NO. OF UNITS	2. MAX. GROSS FLOOR AREA	3. MAX. NO. OF UNITS	4. MAX. GROSS FLOOR AREA

	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM
121	0	0	0	0
11420	0	0	0	0
11411	0	0	0	0
1011402	0	100	0	0
P2	101	0	0	0
TOTALS	101	100	0	0
AAASO	AAASO	AAASO	AAASO	AAASO

- All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade at
- 5% of residential **garage** bay **parking** spaces (21 spaces) are sized at 5.5m x 3.0m to provide **perpendicular** parking bay.
- 15% of **non-residential** T21 bays on P2, and **garage** non-residential T21 bays Ground level to be finished with an **asph/conv** surf at 1250.
- **Total** **total** **area** = 337,000sqm (77,496,000sqft)

Date	No.	Description
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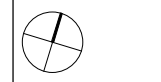
REVISION	REASON	DATE	BY
1	Initial Release	01/15/2010	XXX

2025-02-10	Medation
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2024-11-01	Mediation
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2022-08-16	ZBA/SPA Application
ISSUE RECORD	

2022-08-16	ZBA/SPA Application
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Cartareal Corporation N.V.

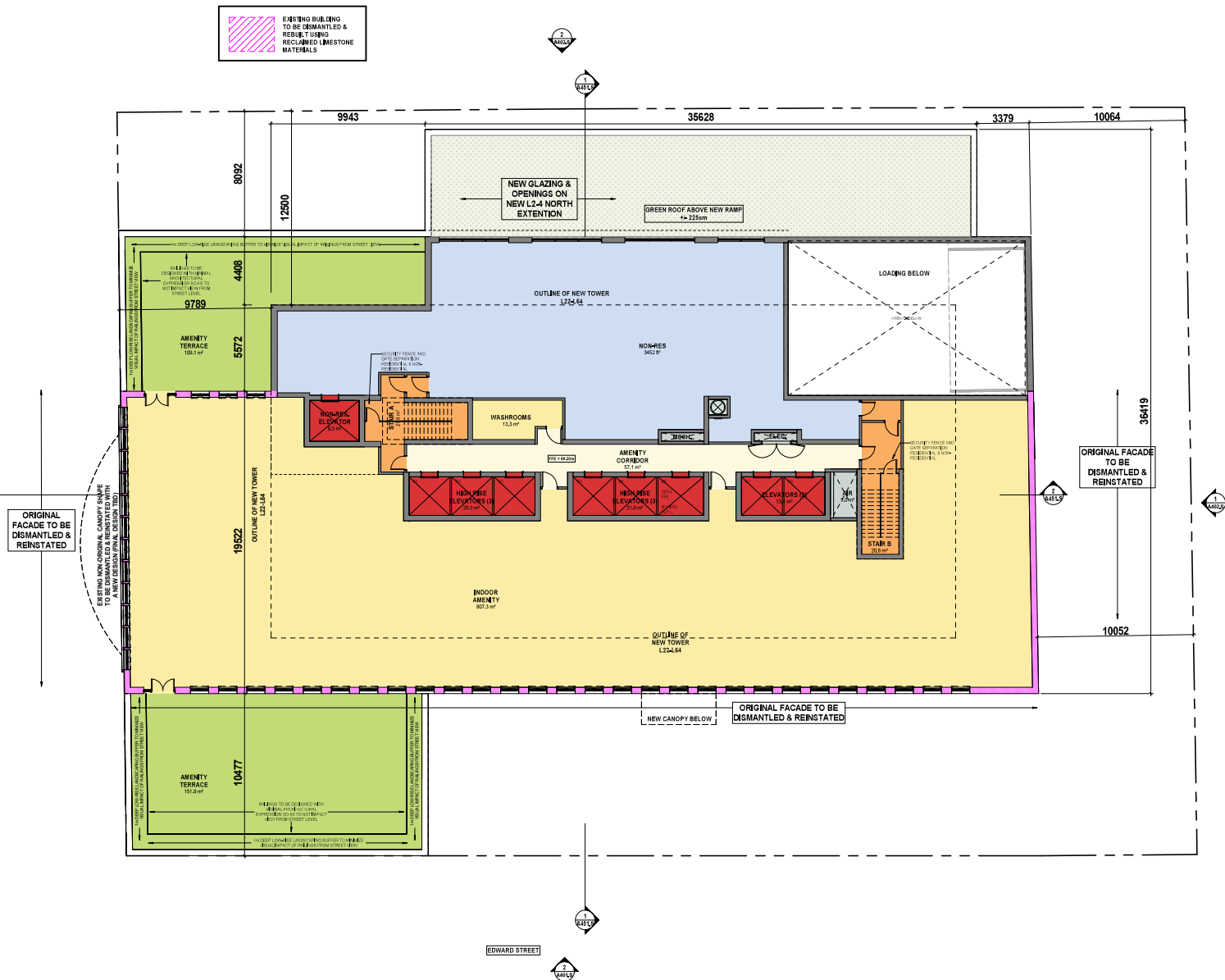
22022	1:100	YA	LK
PROJECT	SCALE	DRAWN	REVIEW

Ground Floor Plan

A201.S

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PROJECT: 22022 1:100 YA LK
DRAWN: 2022-11-01
DATE: 2022-11-01
BY: BDP QUADRANGLE



Date	No.	Description
2025-02-10	Mediation	
2024-11-01	Mediation	
2023-08-18	CHASPA Application	
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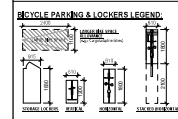
for
Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT: 22022 1:100 YA LK
DRAWN: 2022-11-01

Level 2 (Amenity & Non-Res.)

A202.S

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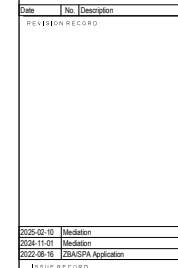
REVISION RECORD

[illegible]

Typical Podium Floor Plan (Levels 3-12 & 14-20)

A203.S

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for
Cartareal Corporation N.V.

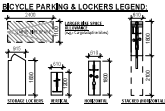
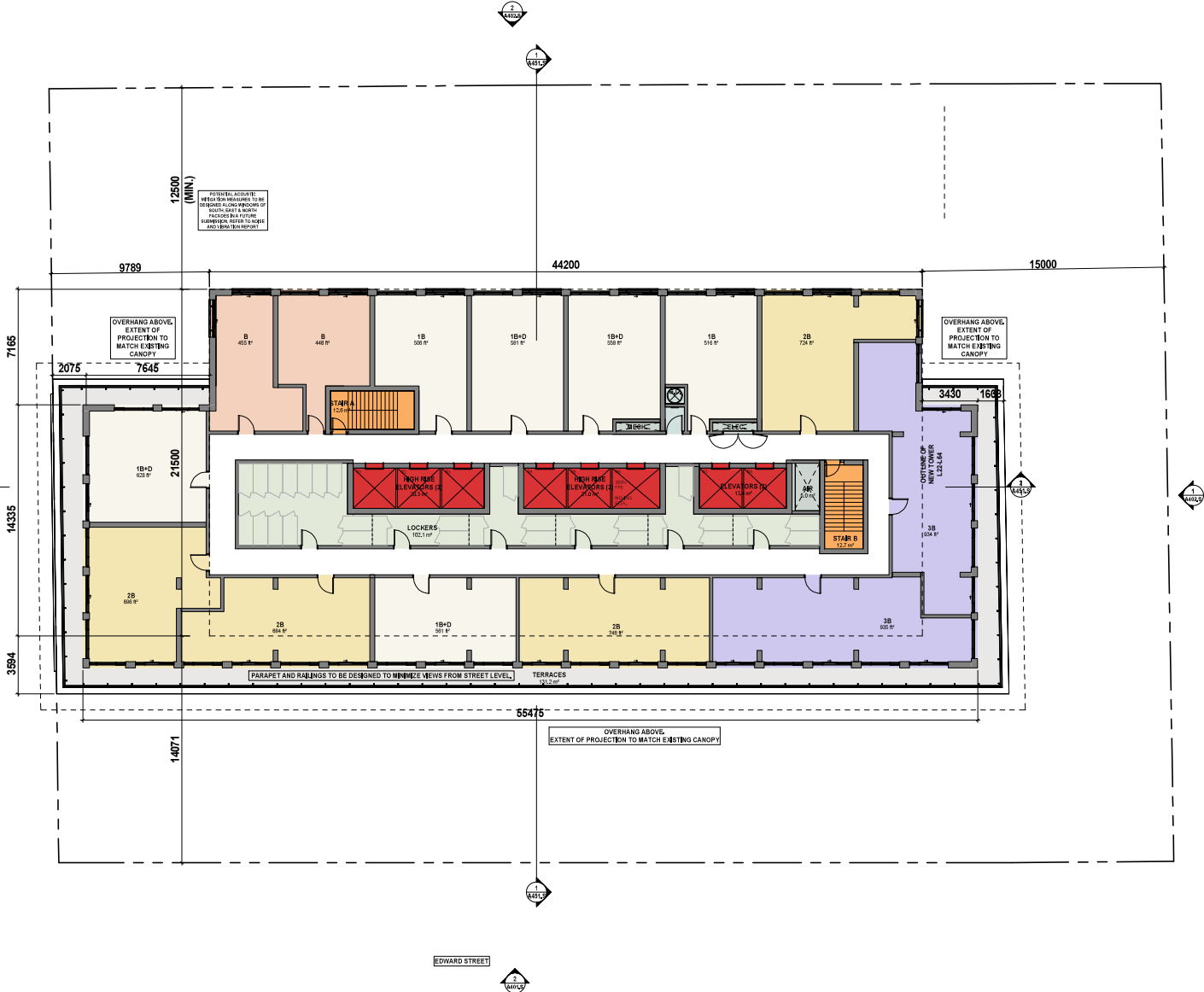
22022	1 : 100	YA	LK
PROJECT	SCALE	DRAWN	REVIEWED

Level 13

A204.S

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[illegible]



BICYCLE LOCKER COUNT & LOCATION

LOCATOR	LOCATOR	LOCATOR	LOCATOR	LOCATOR
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

1. All dimensions are in feet and inches (Ft/In). All dimensions are rounded up to the nearest whole number.
2. All dimensions are in feet and inches (Ft/In). All dimensions are rounded up to the nearest whole number.
3. All dimensions are in feet and inches (Ft/In). All dimensions are rounded up to the nearest whole number.
4. All dimensions are in feet and inches (Ft/In). All dimensions are rounded up to the nearest whole number.
5. All dimensions are in feet and inches (Ft/In). All dimensions are rounded up to the nearest whole number.

REVISION RECORD

Date	No.	Description
2025-02-10	1	Mediation
2024-11-01	1	Mediation
2023-08-18	1	CHAS/DA Application

ISSUE RECORD

Date	No.	Description
2025-02-10	1	Mediation
2024-11-01	1	Mediation
2023-08-18	1	CHAS/DA Application



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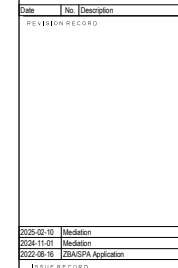
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PROJECT SCALE DRAWN BY: BDP

Level 21

A205.S

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22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 22 (Amenity)

A206.S

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Date	No.	Description
2025-02-10	Mediation	
2024-11-01	Mediation	
2023-08-18	CHASPA Application	

ISSUE RECORD



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PROJECT SCALE DRAW REVIEWED

Level 23

A207.S

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Date	No.	Description
2025-02-10	Mediation	
2024-11-01	Mediation	
2023-08-18	CHASPA Application	
ISSUE RECORD		



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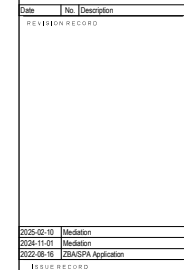
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22022 1:100 YA LK
PROJECT SCALE DRAWN & REWED

Level 24

A208.S

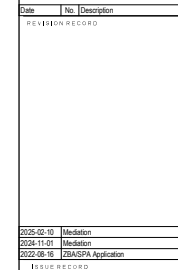
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Typical Tower Floor Plan (Levels 25-51)

A209.S

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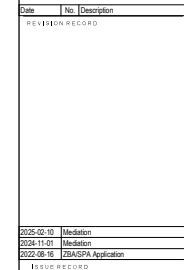
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22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Typical Tower Floor Plan (Levels 51-61)

A210.S

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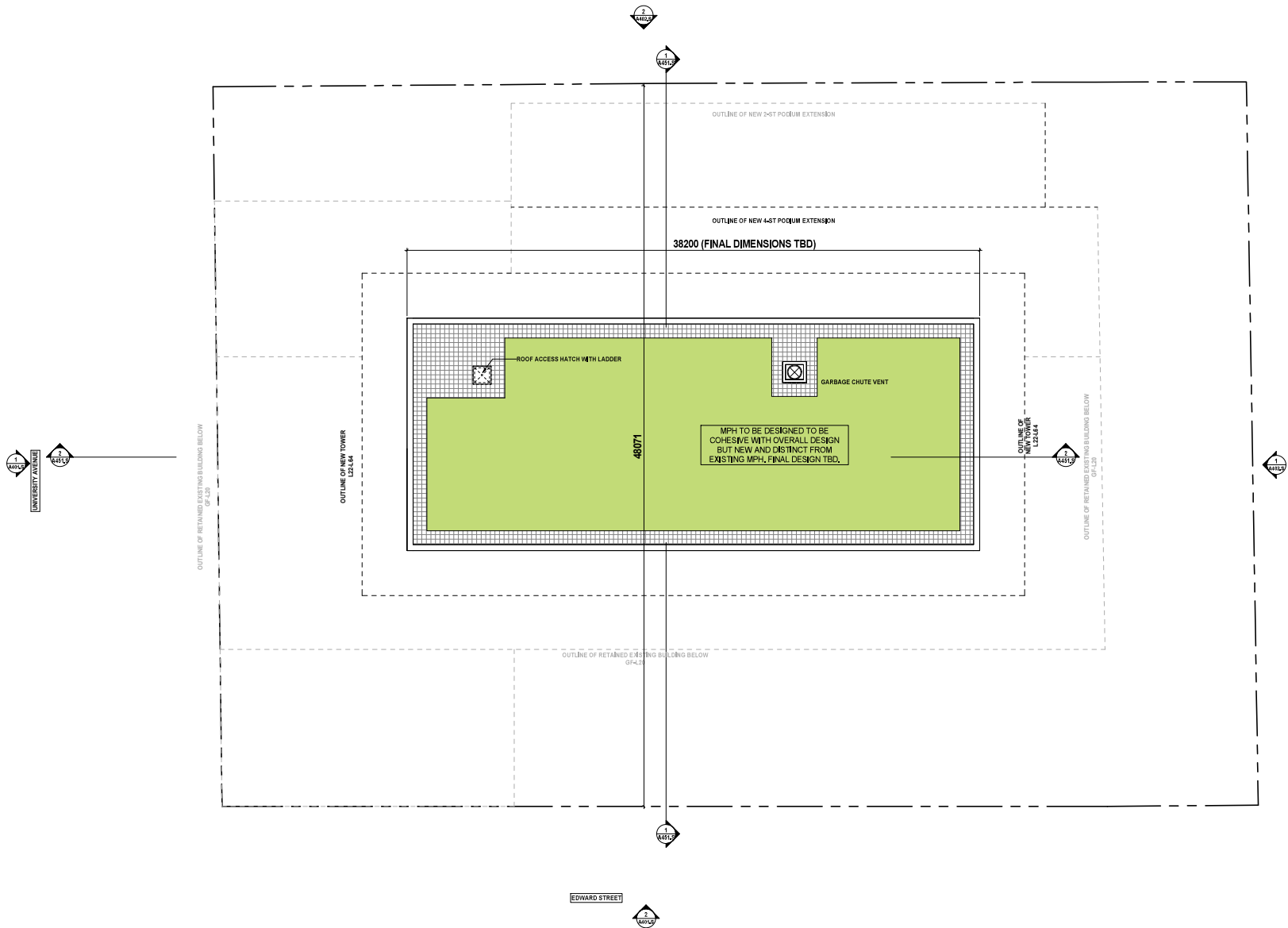
22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

Mechanical Penthouse Level

A211.S

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Figure 1



Date	No.	Description
REVISION RECORD		
2025-02-10	Mediation	
2024-11-01	Mediation	
2023-08-10	CHASDP Application	
ISSUE RECORD		



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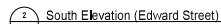
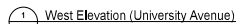
for
Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT SCALE DRAW REVIEWD

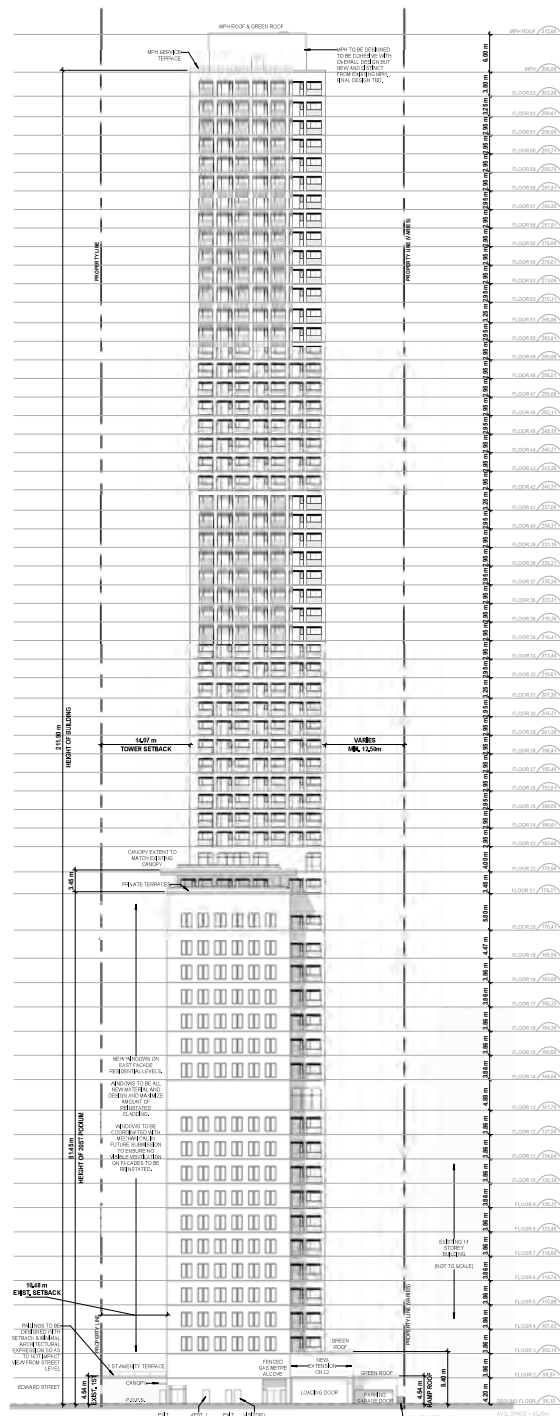
Mechanical Penthouse Roof

A212.S

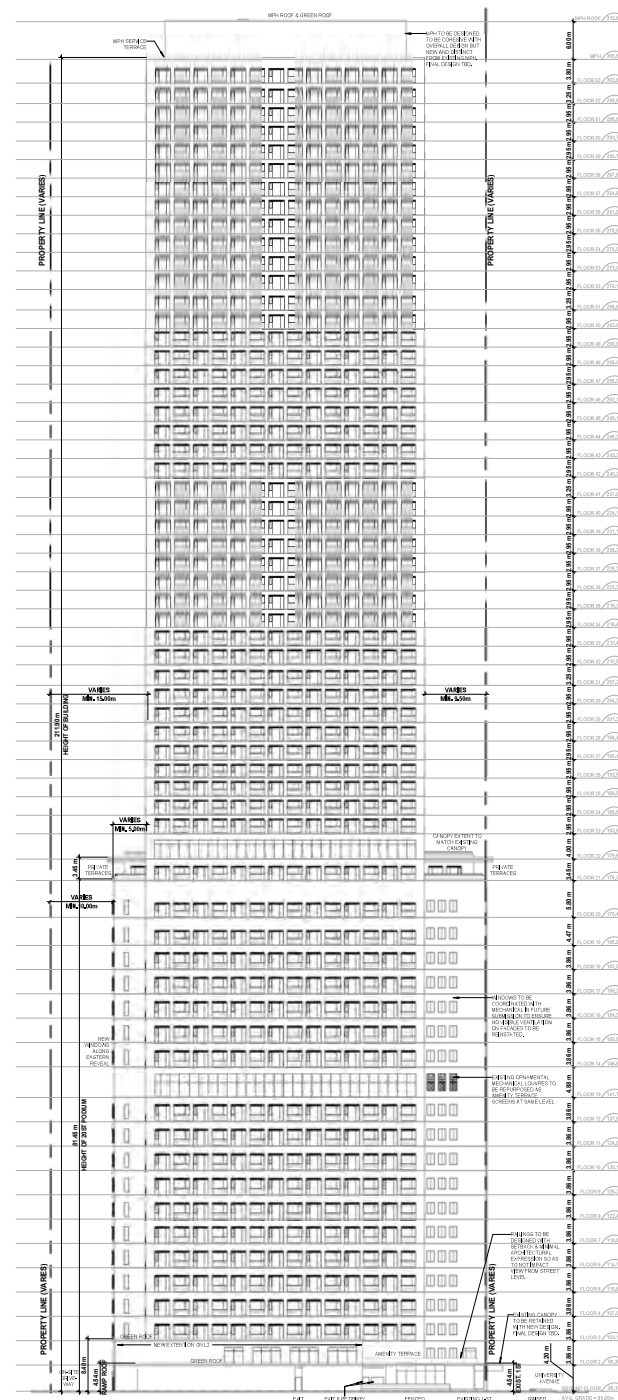
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A401.S

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1 East Elevation



2 North Elevation

[illegible]

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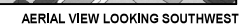
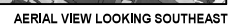
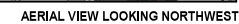
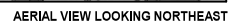
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22022 1 : 300 YA LK
PROJECT SCALE DRAWN BY: JWS/SC

East & North Elevations

A402.S

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