

BDP. Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
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Elia Land

BLOCK 2- BUILDING A & B
136 EGLINTON EAST

for
The Elia Corporation

Project No. 14033
Date 17 May 2021
Issued for Rezoning Submission

ARCHITECTURAL DRAWINGS

A000.S	Cover Page
A001.S	Overall Site Plan and Phasing Plan
A100.S	Site Data
A101.S	Site Plan & Context Plan
A102.S	Overall Ground Floor Plan
A103.S	PJ PJ2 PJ3 MP Underground
A201.S	Building A - Ground Floor Plan, Mezzanine Floor Plan, Podium Floor 2 to Floor 4 Plan & Podium Floor 5 Plan
A202.S	Building A - Podium Floor 6 Plan, Podium Floor 7 Plan, Podium Floor 8 Plan & Assembly Floor 9 Plan
A203.S	Building A - Typical Floor Plan 10th to Floor 42nd, MPH Plan & Roof Plan
A204.S	Building B - Ground Floor Plan, Mezzanine Floor Plan, Podium Floor 2nd to 6th Plan & Podium Floor 7 Plan
A205.S	Building B - Typical Floor Plan 8th to Floor 26th, MPH Plan & Roof Plan
A401.S	Building A - West & East Elevations
A402.S	Building A - North & South Elevations
A403.S	Building B - North & South Elevations
A404.S	Building B - West & East Elevations
A451.S	Building A - Building Sections
A452.S	Building B - Building Sections
A600.S	Townhouse - Plans
A610.S	Townhouse - Elevations & Sections
A700.S	Renderings



PLANNING

Boustfields Inc.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
Tel: 416-898-6778

LANDSCAPE ARCHITECT

Ferris + Associates Inc.
11 Church Street, Suite 502
Toronto, Ontario M5E 1W1
Tel: 416-565-8547

TRAFFIC

LEA Consulting Ltd.
425 University Avenue, Suite 400
Toronto, Ontario M5G 1T6
Tel: 905-470-0015

SITE SERVICING

Counterpoint Eng.
6395 Jane Street, Suite 100
Vaughan, Ontario L4K 5Y2
Tel: 416-523-2375



1 Overall Site Plan- Phasing Plan

Elia Land
Overall Statistics

Blocks	Site Area(sm)	Res. GFA(sm)	Non-Res. GFA(sm)		Total GFA(sm)	Res. FSI	Non-Res. FSI	Res. & Non-Res. FSI	Number of Units
			Office	Retail					
Block 1	13,095.5	73,652.9	18,080.1	1,915.6	93,648.6	5.62	1.53	7.15	1,000
Block 2	13,053.5	73,193.9		809.6	74,003.5	5.61	0.06	5.67	1,046
Block 3 (Parkland Excluded)	23,959.2	89,671.3		0.0	89,671.3	3.74	0.00	3.74	1,111
Block 4	14,396.3	72,332.3		1,570.5	73,902.8	5.02	0.11	5.13	974
Block 5	11,347.7	43,730.4		0.0	43,730.4	3.85	0.00	3.85	559

Total	75,852.1	352,580.8	18,080.1	4,295.7	374,956.6	4.65	0.29	4.94	4,690
Parkland Area	9,065.0			22,375.8					

Total Site Area (parkland included)	84,917.1
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Total Suite Breakdown	Studio	1 Bdrm	2 Bdrm	3 Bdrm	Total
Block 1	20	463	366	151	1,000
Block 2	0	593	276	177	1,046
Block 3	0	676	285	150	1,111
Block 4	0	377	423	174	974
Block 5	0	259	285	15	559
Total	20	2,368	1,635	667	4,690

Total Bicycle Parking	Required	Provided
Block 1	832	860
Block 2	819	830
Block 3	867	888
Block 4	765	807
Block 5	436	445
Total	3,718	3,830

Total Required with the application of sharing deduction- Refer to Transportation Impact Study

Total Parking	Required	Provided
Block 1	1,383	1,365
Block 2	1,137	1,160
Block 3	1,196	1,200
Block 4	1,075	1,099
Block 5	603	605
Total	5,394	5,429

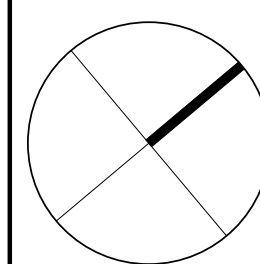


2 Full Build-Out

KEY PLAN

Date No. Description
REVISION RECORD

Reasoning Submission 2021-05-17
ISSUE RECORD



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136 EGLINTON EAST
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14033 NTS MV SSH
PROJECT SCALE DRAWN REVIEWED

Overall Site Plan and Phasing Plan

A001.S

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BLOCK 2- BUILDING A	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Apartment Zone (GFA Exclusions)	BY-LAW 0225-2007				Suite Breakdown				
							GFA (Res)		GFA (Non-Res)		Bach	1 Bdrm	2 Bdrm	3 Bdrm	Total Suites
							sm	sf	sm	sf					
				sm	sf		sm	sf	sm	sf					
	MPH Floor	334.49		334.5	3,600	334.5	0.0	0.0			0	0	0	0	0
	Tower Floor 10-42	777.18	33	25,646.9	276,064	1,641.1	24,005.9	258399.0			0	264	66	66	396
	Floor 9	823.13	1	823.1	8,860	49.8	773.3	8323.7			0	0	0	0	0
	Floor 8	1591.96	1	1,592.0	17,136	179.7	1,412.3	15201.6			0	4	9	5	18
	Floor 7	1591.96	1	1,592.0	17,136	179.7	1,412.3	15201.6			0	0	0	0	0
	Floor 5-6	2160.57	2	4,321.1	46,513	381.2	3,939.9	42409.1			0	10	28	12	50
	Floor 2-4	2537.87	3	7,613.6	81,953	688.8	6,924.8	74538.7			0	33	39	18	90
	Mezzanine	1257.95		1,258.0	13,541	235.3	1,022.7	11008.3			0	0	0	0	0
	Ground	2692.32	1	2,692.3	28,980	785.3	1,097.5	11813.0	809.62	8,715	0	0	10	0	10
	Total Above Grade	13767.43		45,873.5	493,782	4,475.4	40588.5	436894.8	809.6	8,714.7	0	311	152	101	564
												0%	55%	27%	18%

BLOCK 2- BUILDING B	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Apartment Zone (GFA Exclusions)	BY-LAW 0225-2007				Suite Breakdown				
							GFA (Res)		GFA (Non-Res)		Bach	1 Bdrm	2 Bdrm	3 Bdrm	Total Suites
							sm	sf	sm	sf					
				sm	sf		sm	sf	sm	sf					
	MPH Floor	593.96		594.0	6,393	594.0	0.0	0.0			0	0	0	0	0
	Tower Floor 9-36	774.64	28	21,689.9	233,470	1,435.3	20,254.6	218020.9			0	252	28	56	336
	Floor 8	774.64	1	774.6	8,338	51.3	723.4	7786.5			0	0	0	0	0
	Floor 7	824.49	1	824.5	8,875	64.7	759.8	8178.4			0	0	0	0	0
	Floor 2-6	1527.26	5	7,636.3	82,197	256.3	7,380.0	79438.3			0	30	50	20	100
	Mezzanine	1113.75		1,113.8	11,988	112.1	1,001.7	10781.8			0	0	0	0	0
	Ground	1622.08	1	1,622.1	17,460	357.7	1,264.4	13609.8	0	0	0	0	14	0	14
	Total Above Grade	7230.82		34,255.1	368,722	2,871.3	31383.8	337815.7	0.0	0.0	0	282	92	76	450
												0%	63%	20%	17%

BLOCK 2- TOWNHOUSES	Floor	GBA/Typ. Floor (sm)	Suite Breakdown			
			1 Bdrm	2 Bdrm	3 Bdrm	Total Suites
	MPH Floor	234				
	Third Floor	516.8				
	Second Floor	516.8	0	8	0	8
	Ground	516.8	0	8	0	8
	Basement	516.8				
	Total	2301.2		16		16
Number of Block		2				
Total		4602.4				

Block 2- Free standing structure (Exit, Stairwells & Elevator Structure)	
Total	101.41

BLOCK 2-AMENITY	Building	Unit Count	Amenity Provided			Total		Ratio	Amenity Required	
			Location	Indoor	Outdoor				Greater of 5.6m per dwelling unit or 10% of the site area	
	Building A	564	Level 7	1,426 sm	614 sm					
			level 9	700 sm	836 sm	3,576	sm	6.34		
	Building B	450	Level 7	706 sm	795 sm				Total Unit 1,014	Required Amenity 5678.4 sm
			Level 8	650 sm		2,151	sm	4.78		
	Shared at grade Amenity				50 sm	50	sm		Total site area 13,053.50	1305.35 sm
TOTAL		1,014		3,482 sm	2,295 sm	5,777	sm	5.70		

PARKING	Residential unit count & parking rate			Non-Residential parking rate			Total Required Parking	Parking Provided		Breakdown		
	Total unit	Parking rate	Parking required		per 100sm	Required parking			Total	Residents	Visitor	Comm.
	Bachelor	0	0.80	0	OFFICE	2.0	0	Ground Floor	0			
	1B	593	0.90	534	RETAIL	1.0	8	P1	290	126	157	7
	2B	276	0.95	262				P2	290	290		
	3B	177	1.00	177				P3	290	290		
	Visitor		0.15	157				P4	290	290		
TOTAL		1,046		1,130	TOTAL Commercial Parking =	8	1137	TOTAL	1,160	996	157	7

Total Required with the application of sharing deduction- Refer to Transportation Impacct Study

BICYCLE PARKING	Building A	Ratio	Units	Area (sm)	Required	Provided
	Residential - Long Term	(0.7/unit)	564		395	398
	Residential - Short Term	(0.08/unit)	564		45	47
	Retail - Employee	(0.1/100sm)		809.6	1	2
	Retail - Visitor	(0.25/100sm)		809.6	2	2
					443	449
	Building B					
	Residential - Long Term	(0.7/unit)	450		315	320
	Residential - Short Term	(0.08/unit)	450		36	36
					351	356
	Townhouse					
	Residential - Long Term	(0.7/unit)	32		22	22
	Residential - Short Term	(0.08/unit)	32		3	3
					25	25
Total					819	830

P1	Ground	Mezzanine
198	54	146
	47	
	2	
	2	
260	60	
	36	
	22	
	3	

AREA TOTALS AND FSI	Note: Interior Amenity Space is not deducted per floor, but excluded as an overall total in table below					
	Residential Area (including amenity area)		76676.2 sm			
	Indoor Amenity Area		3,482 sm			
	Total RESIDENTIAL AREA		73,193.9 sm			
	Total NON- RESIDENTIAL AREA		809.6 sm			
	Total Number of Units		1,046			
	Lot Area		13,053.5 sm			
	Landscape Area		6,601.6 sm		50.57% of the Site Area	

KEY PLAN

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REVISION RECORD

Reasoning Submission | 2021-05-17

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14033 MV SSH
PROJECT SCALE DRAWN REVIEWED

Statistics

A100.S

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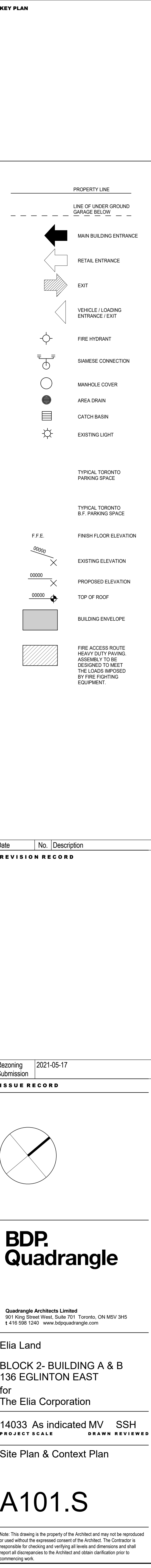
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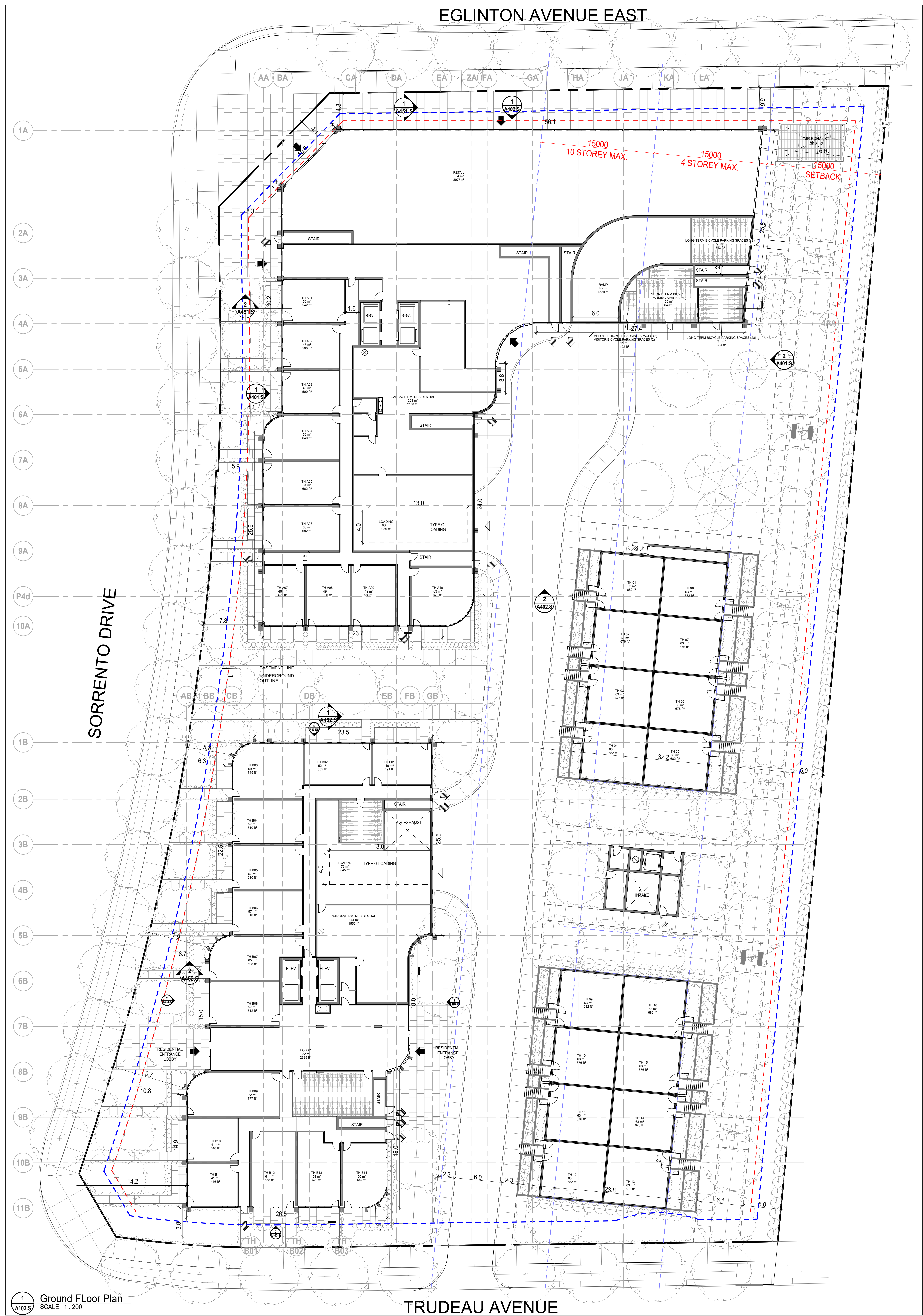
1 Site Plan
A101.S SCALE: 1 : 250

4 Survey Information

2 Context Plan

3 Key Plan





1 Ground Floor Plan
SCALE: 1 : 200

TRUDEAU AVENUE

EGLINTON AVENUE EAST

SORRENTO DRIVE

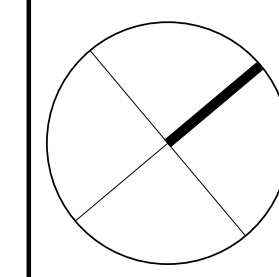
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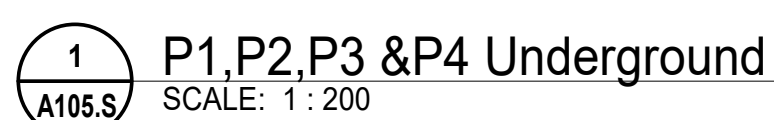
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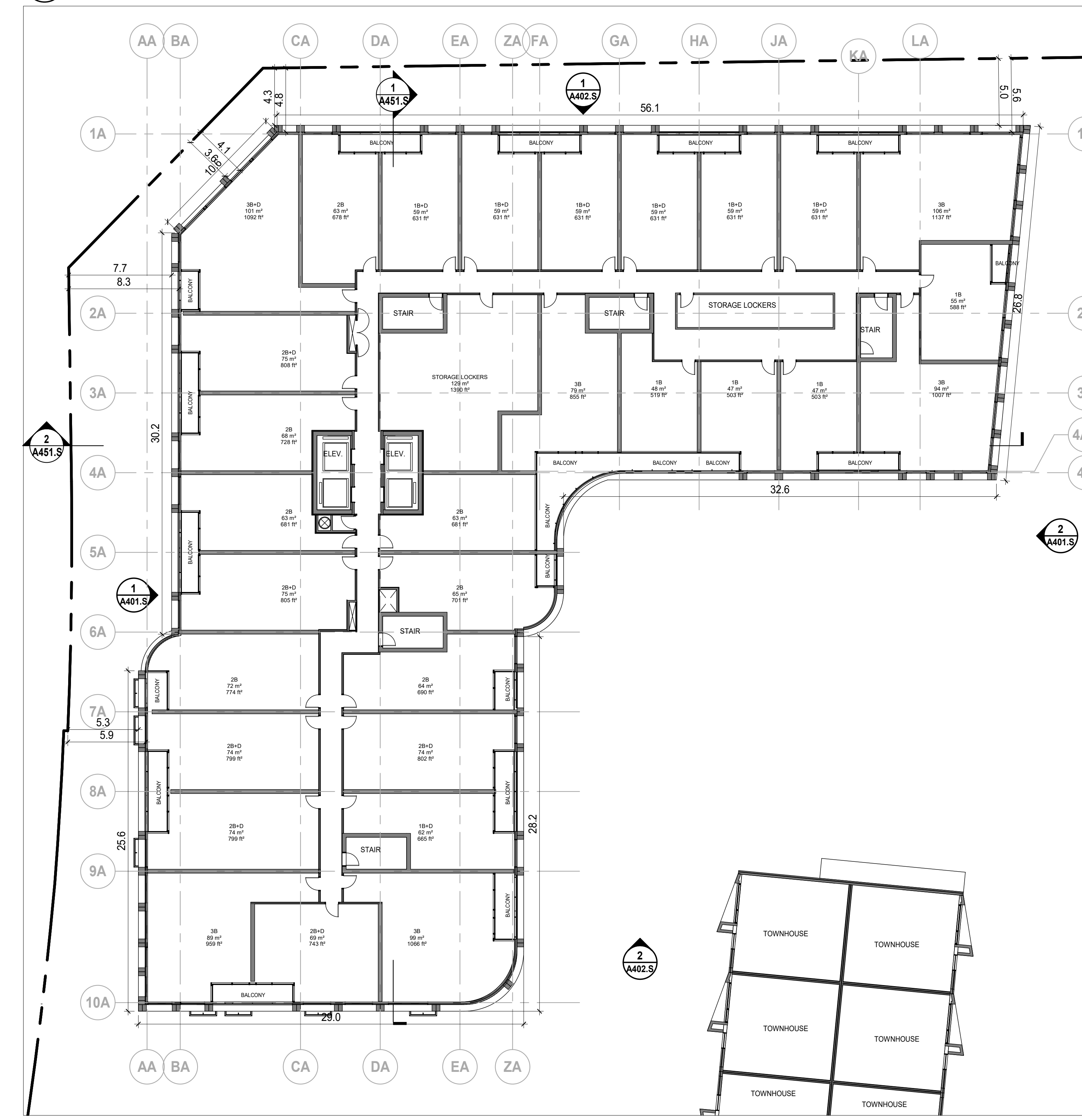
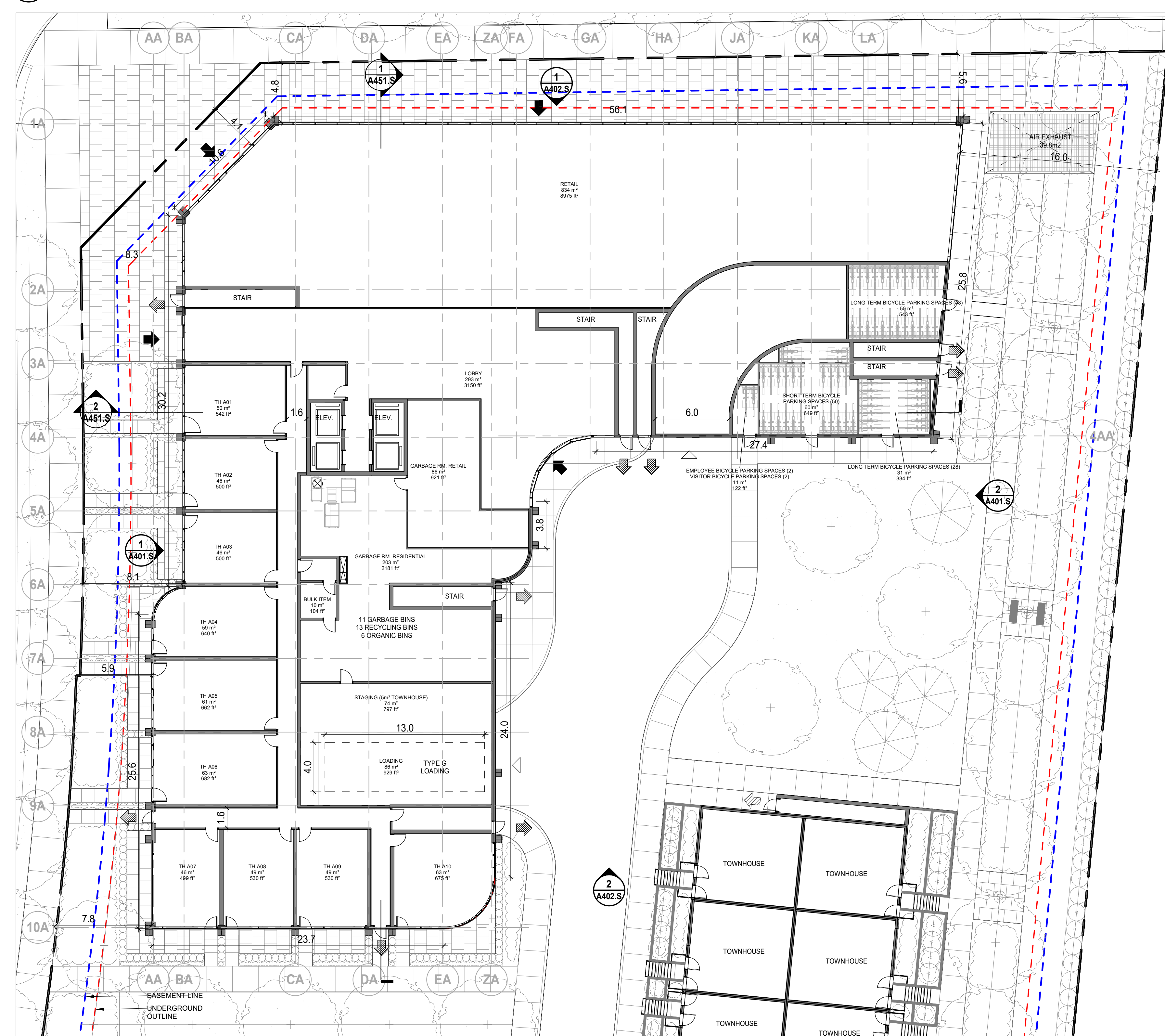
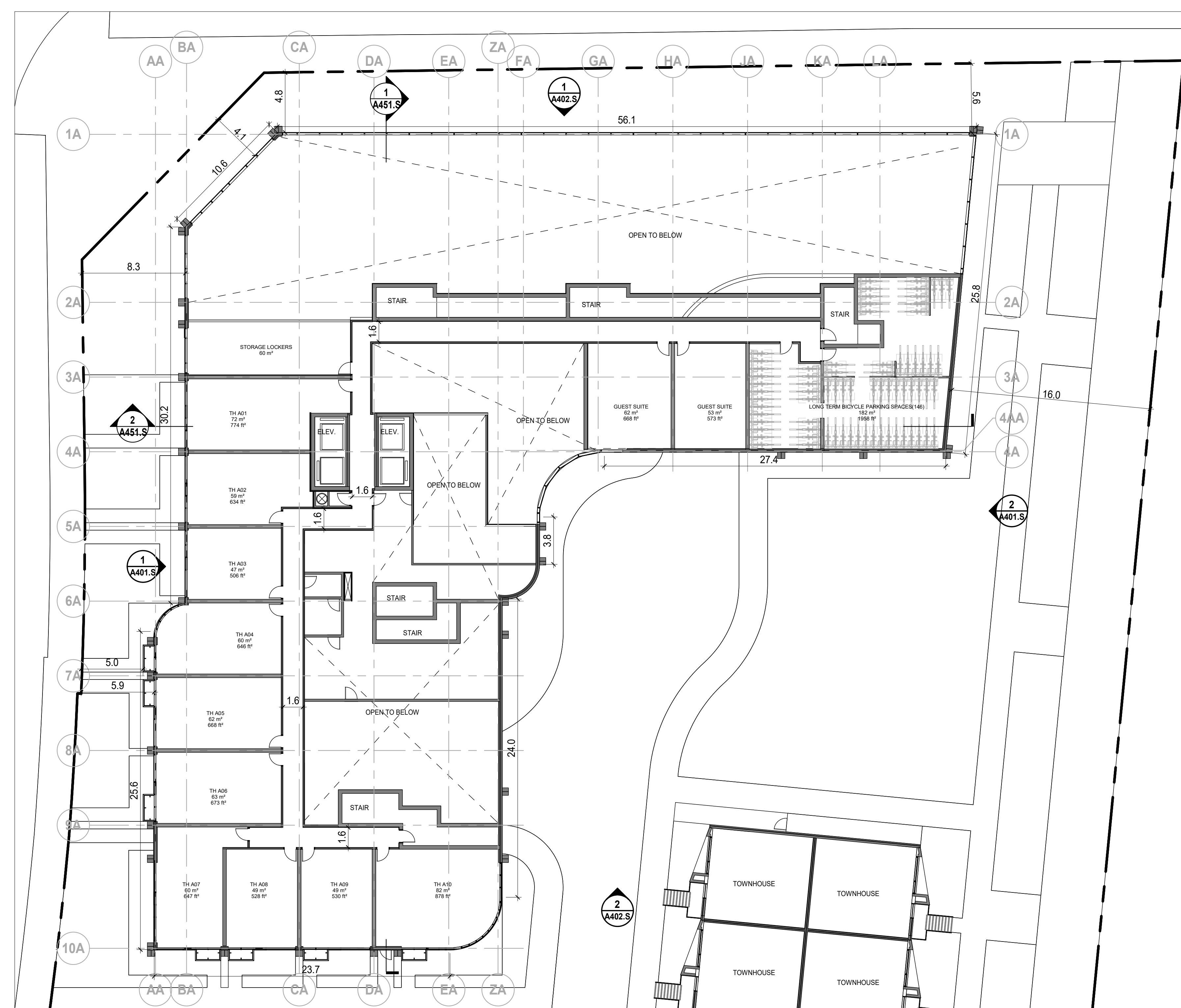
Overall Ground Floor Plan

A102.S

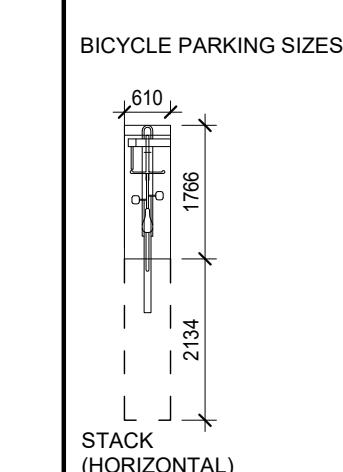
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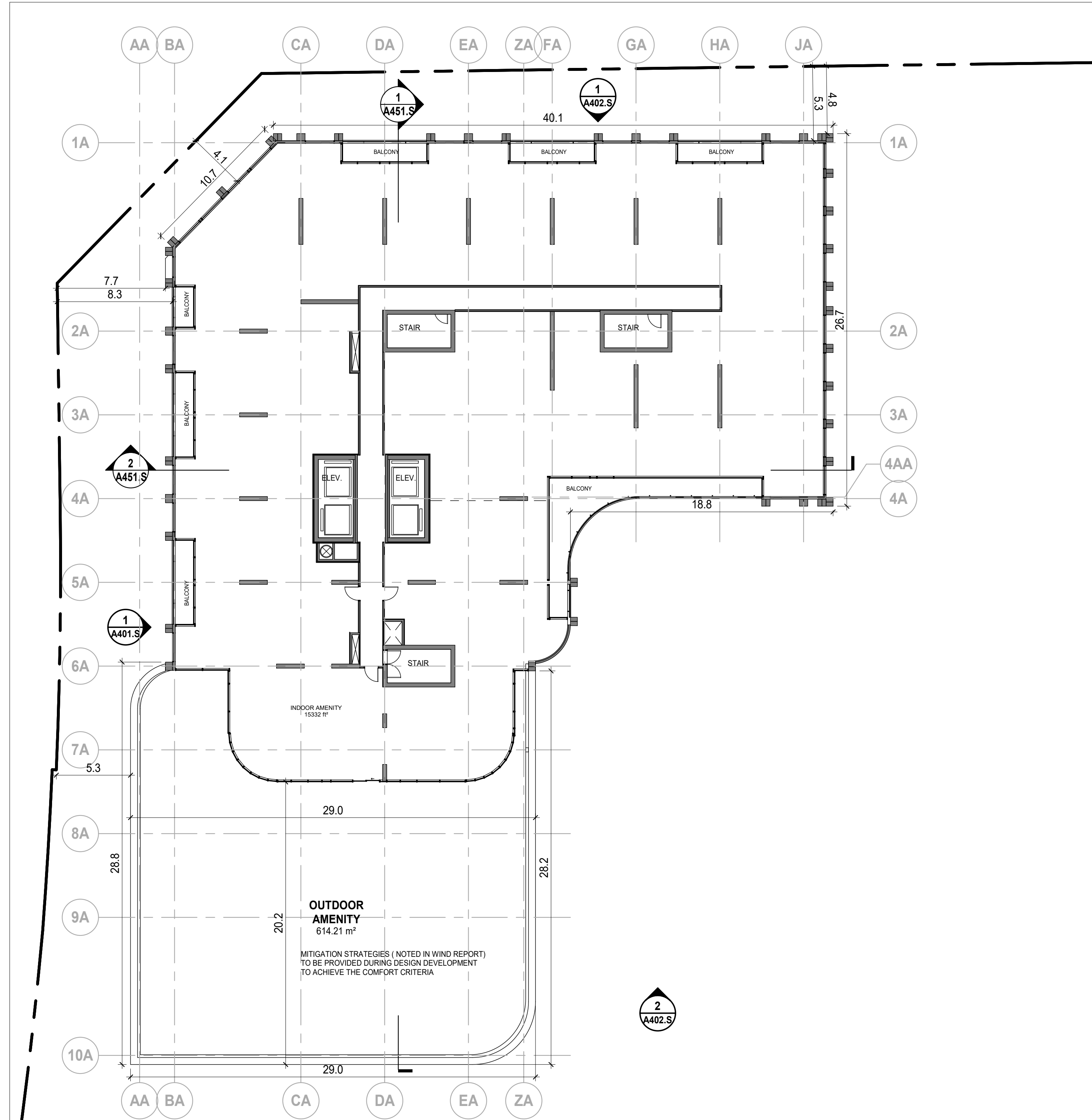


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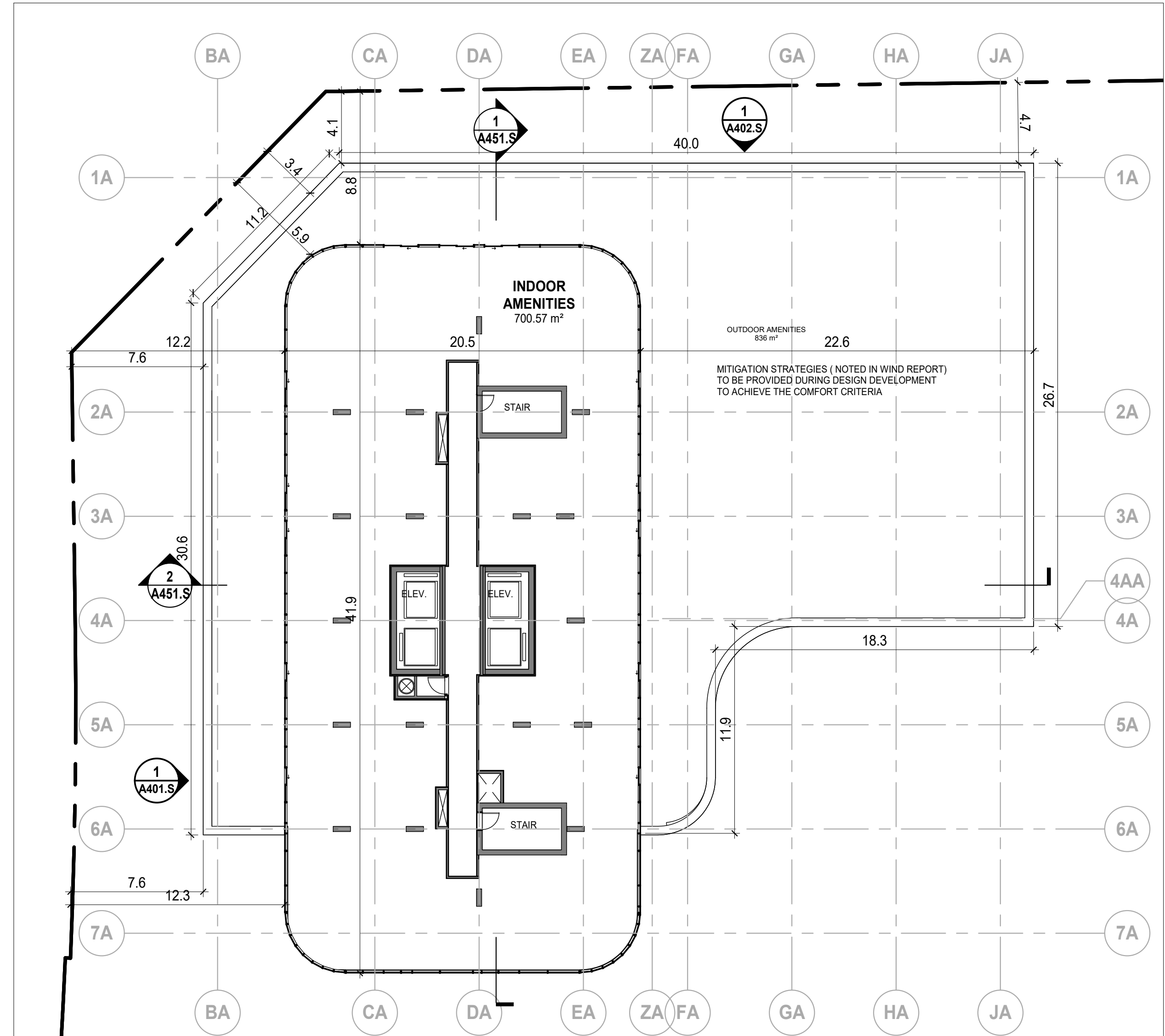


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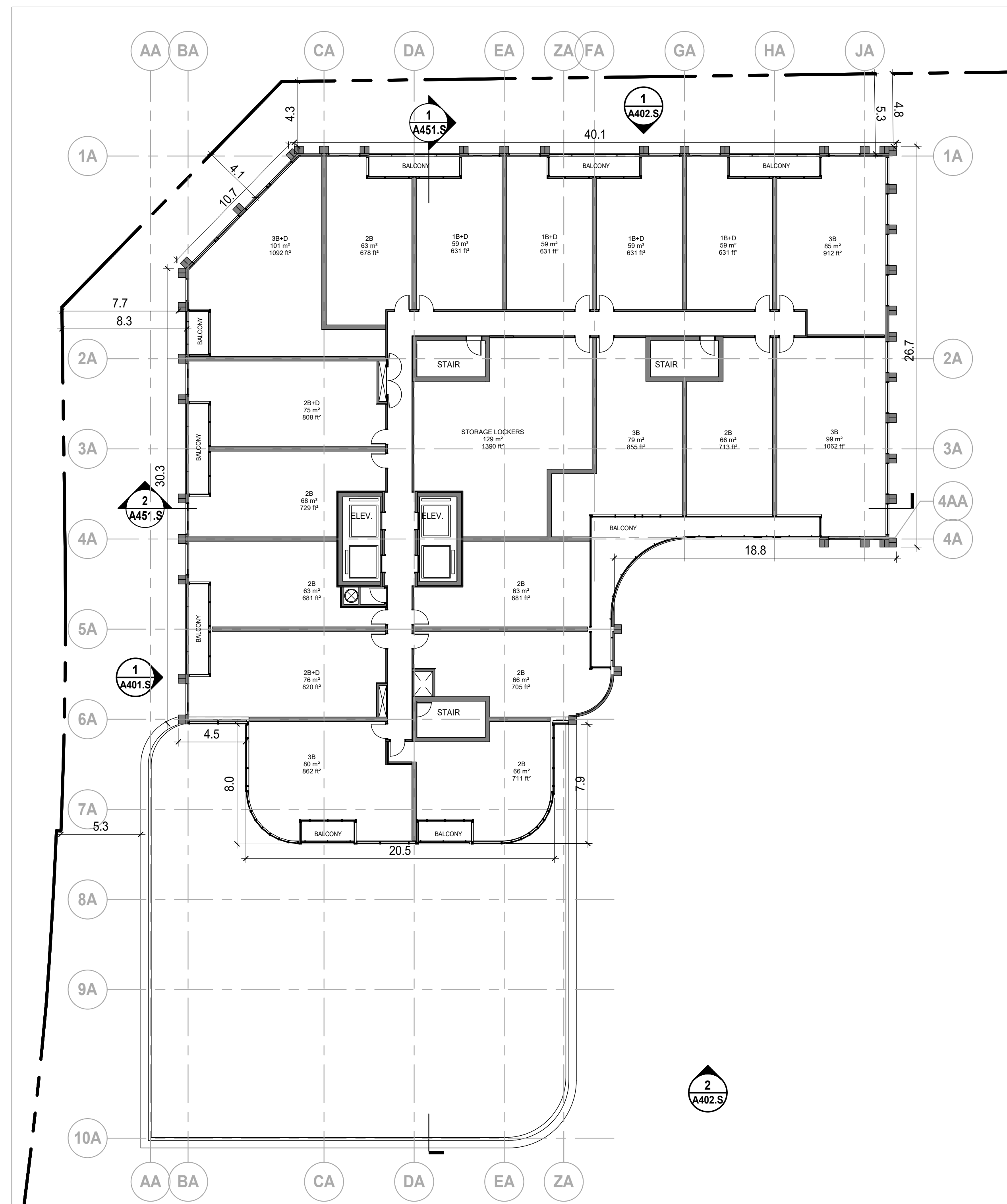
2 Building A - Podium Floor 7 Plan
SCALE: 1 : 200



4 Building A - Amenity Floor 9 Plan
SCALE: 1 : 200



1 Building A - Podium Floor 6 Plan
SCALE: 1 : 200



3 Building A - Podium Floor 8 Plan
SCALE: 1 : 200

KEY PLAN

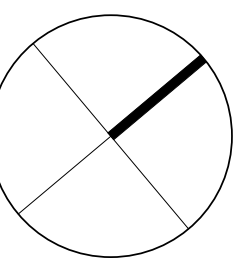
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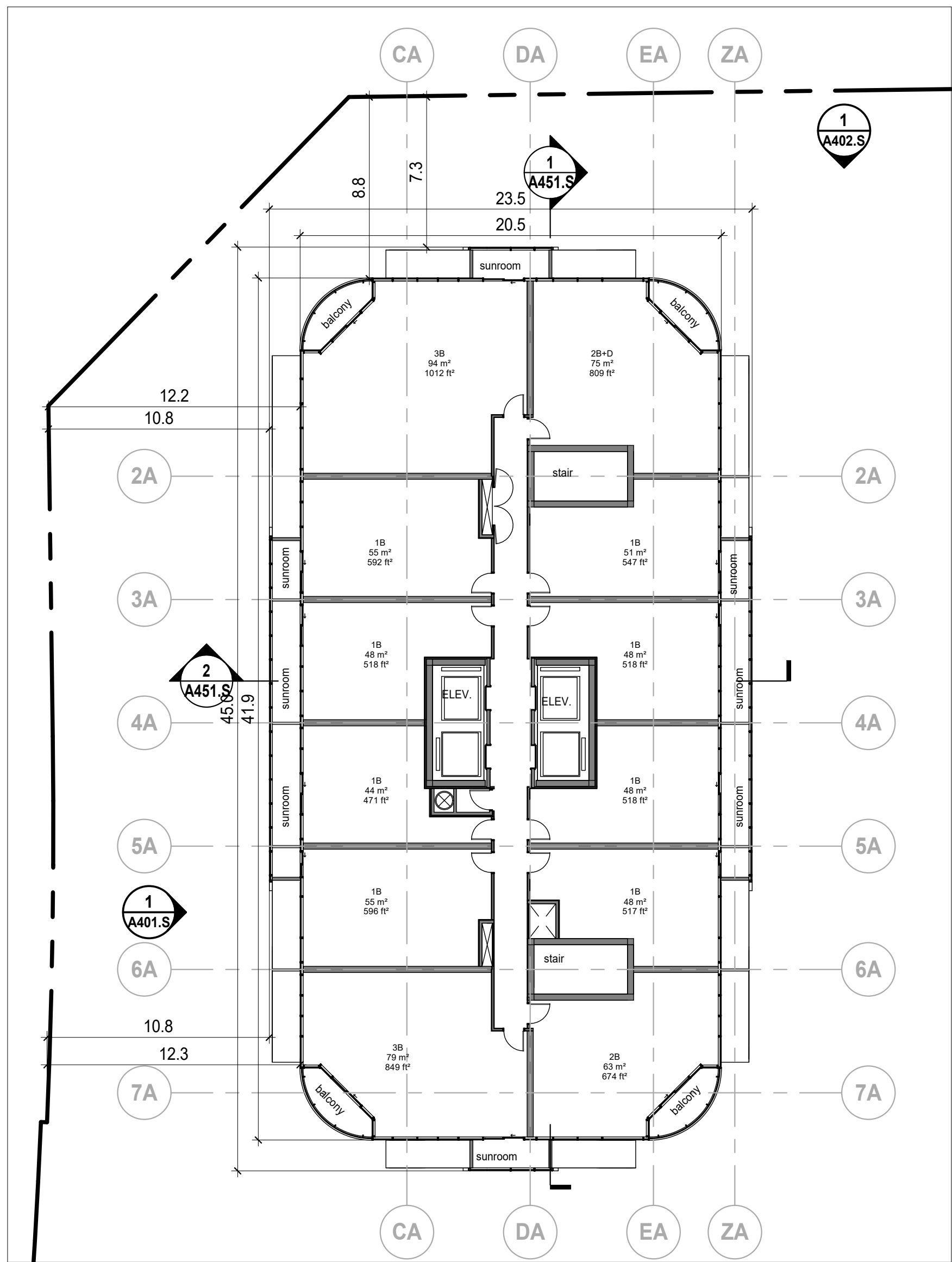
14033 1 : 200 MV SSH

PROJECT SCALE DRAWN REVIEWED

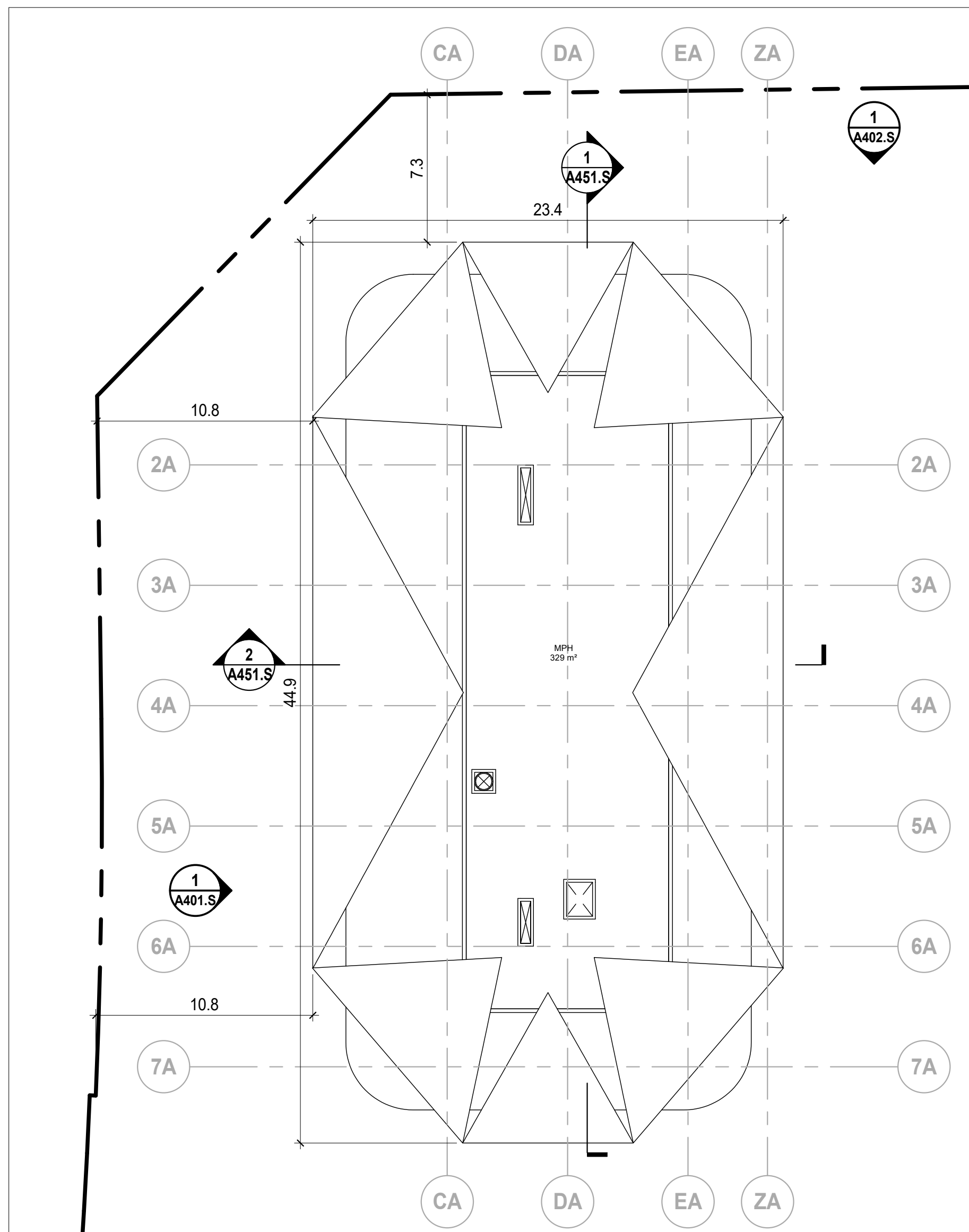
Building A - Podium Floor 6 Plan,
Podium Floor 7 Plan, Podium
Floor 8 Plan & Amenity Floor 9
Plan
A202.S

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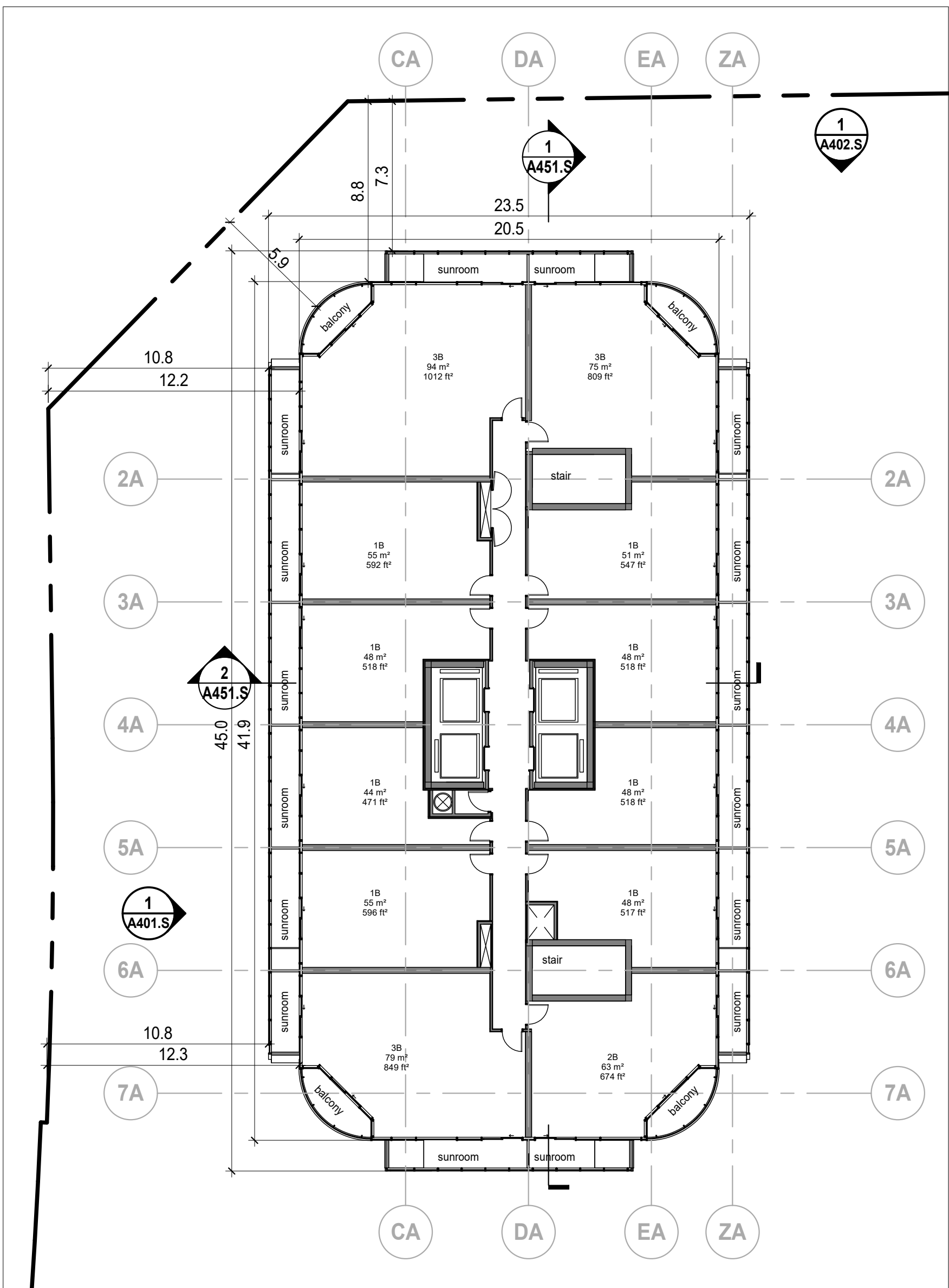
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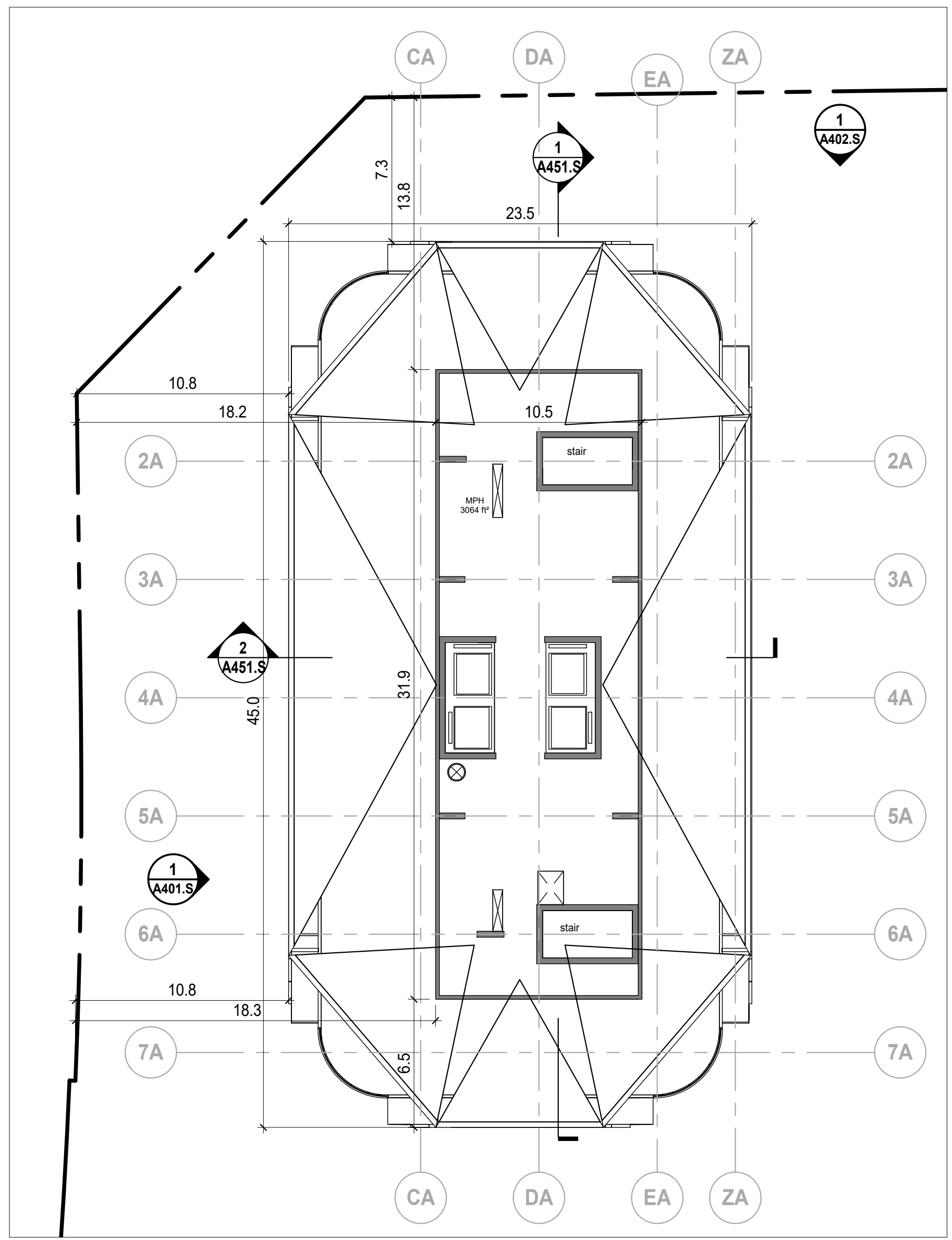
5 Building A - Floor Plan 25th
SCALE: 1 : 200



3 Building A - Roof Plan
SCALE: 1 : 200



4 Building A - Floor 10-42
SCALE: 1 : 200



2 Building A - MPH Plan
SCALE: 1 : 200

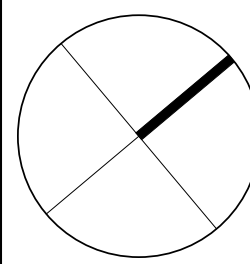
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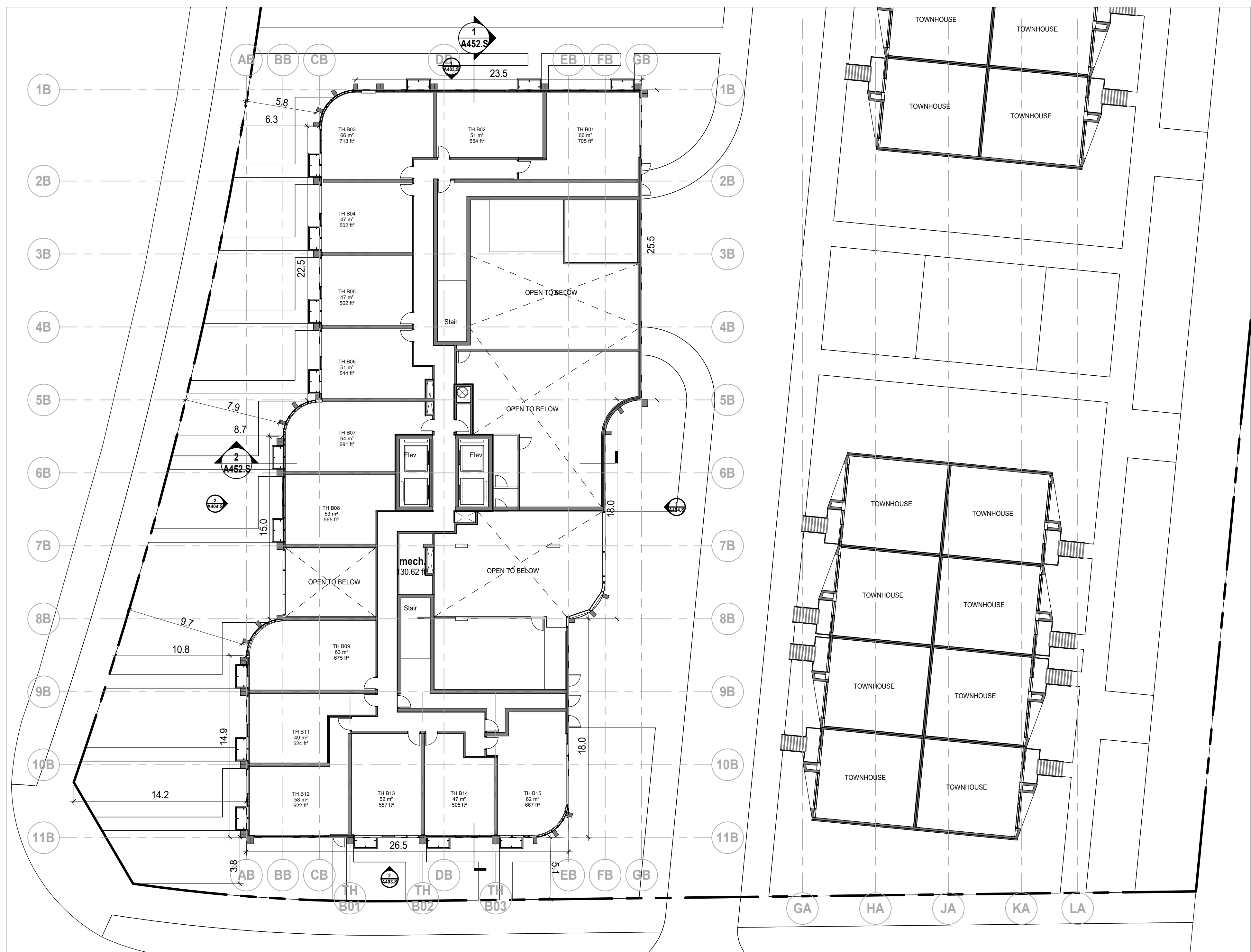
14033 1 : 200 MV SSH
PROJECT SCALE DRAWN REVIEWED

Building A - Typical Floor Plan
10th to Floor 42nd, MPH Plan &
Roof Plan

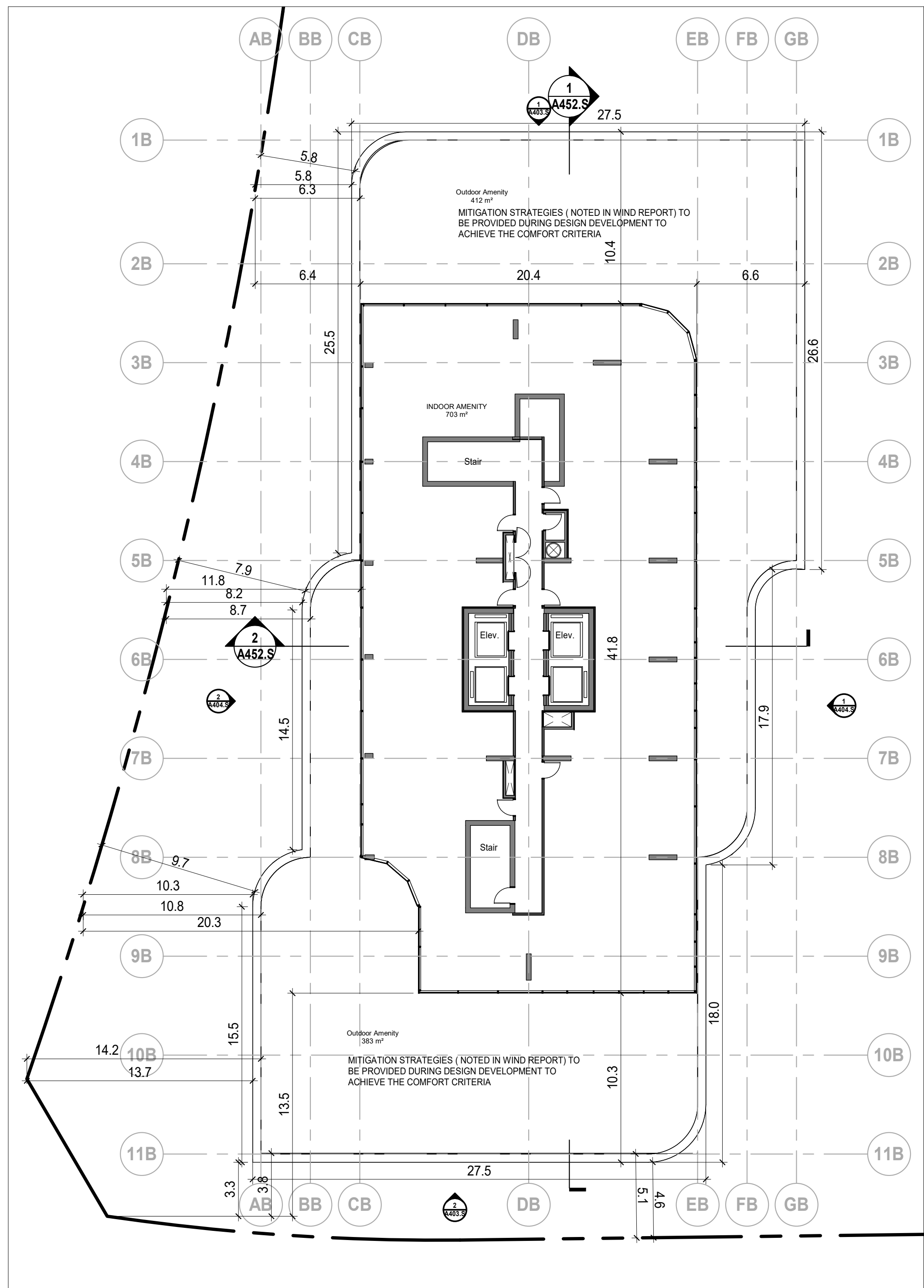
A203.S

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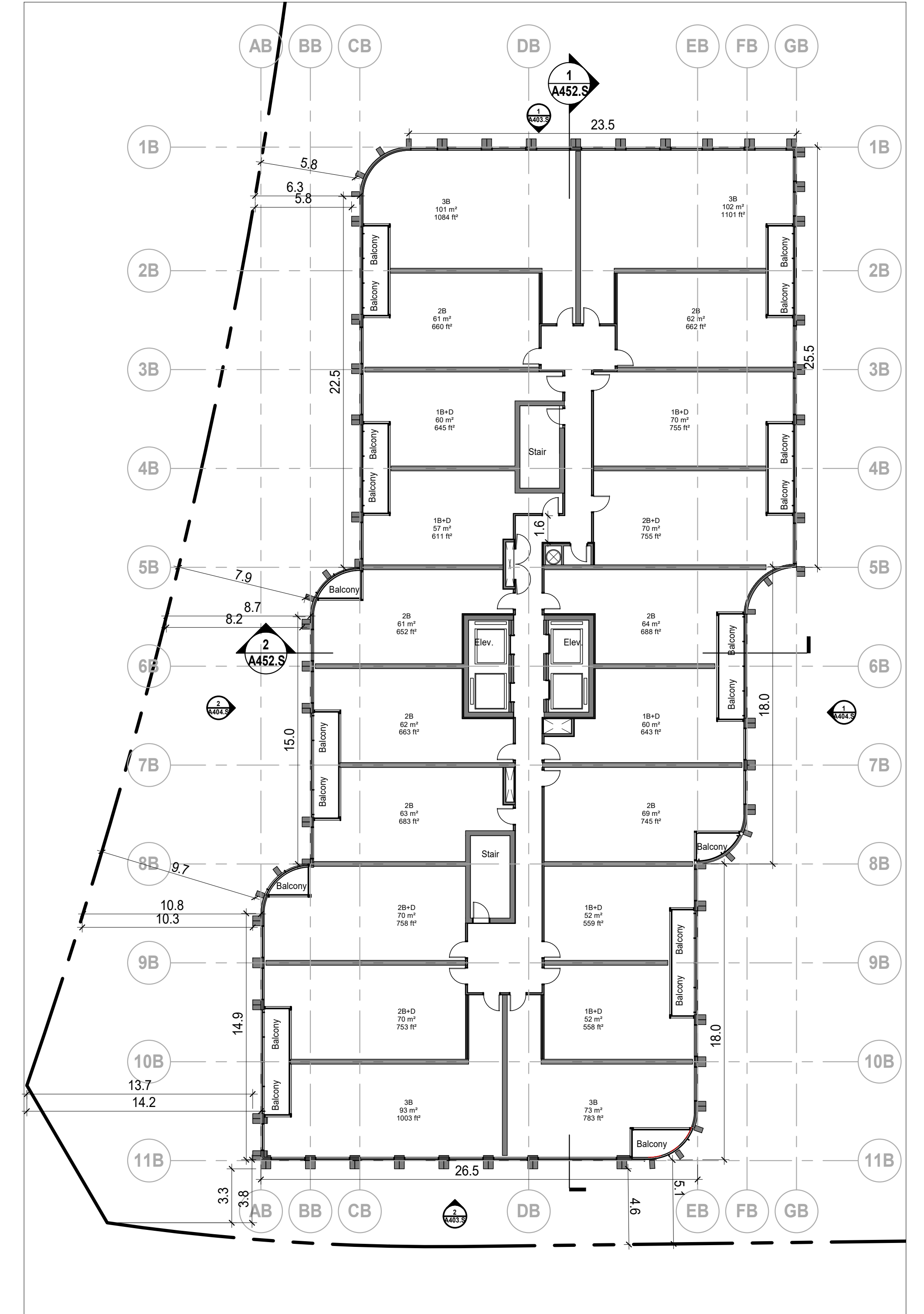
2 Building B - Mezzanine Floor Plan
SCALE: 1 : 200



4 Building B - Amenity Floor 7 Plan
SCALE: 1 : 200

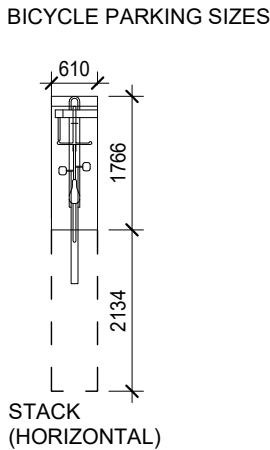


1 Ground Floor Plan
SCALE: 1 : 200



3 Building B - Podium Floor 2nd to 6th Plan
SCALE: 1 : 200

KEY PLAN

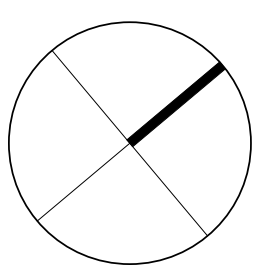


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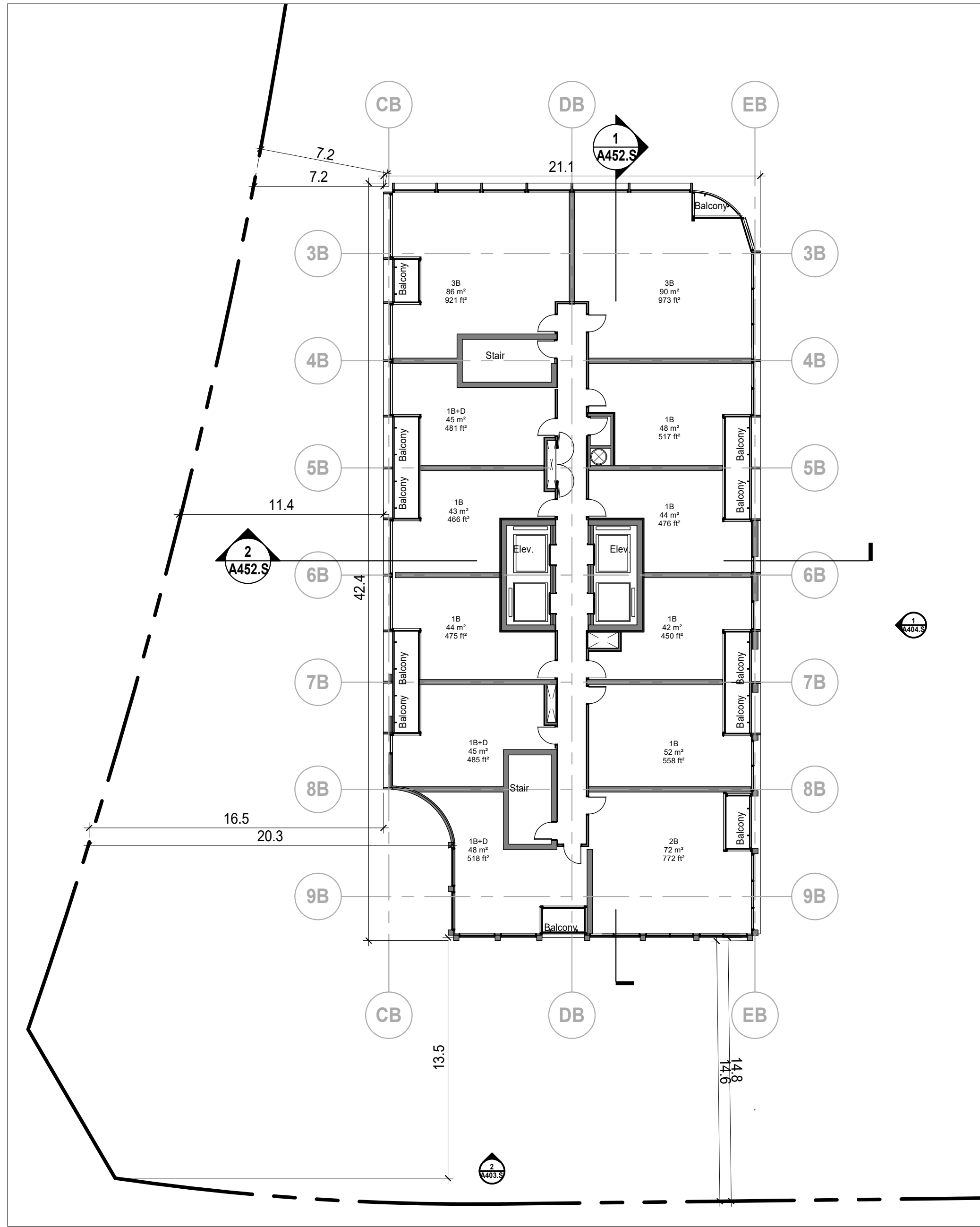
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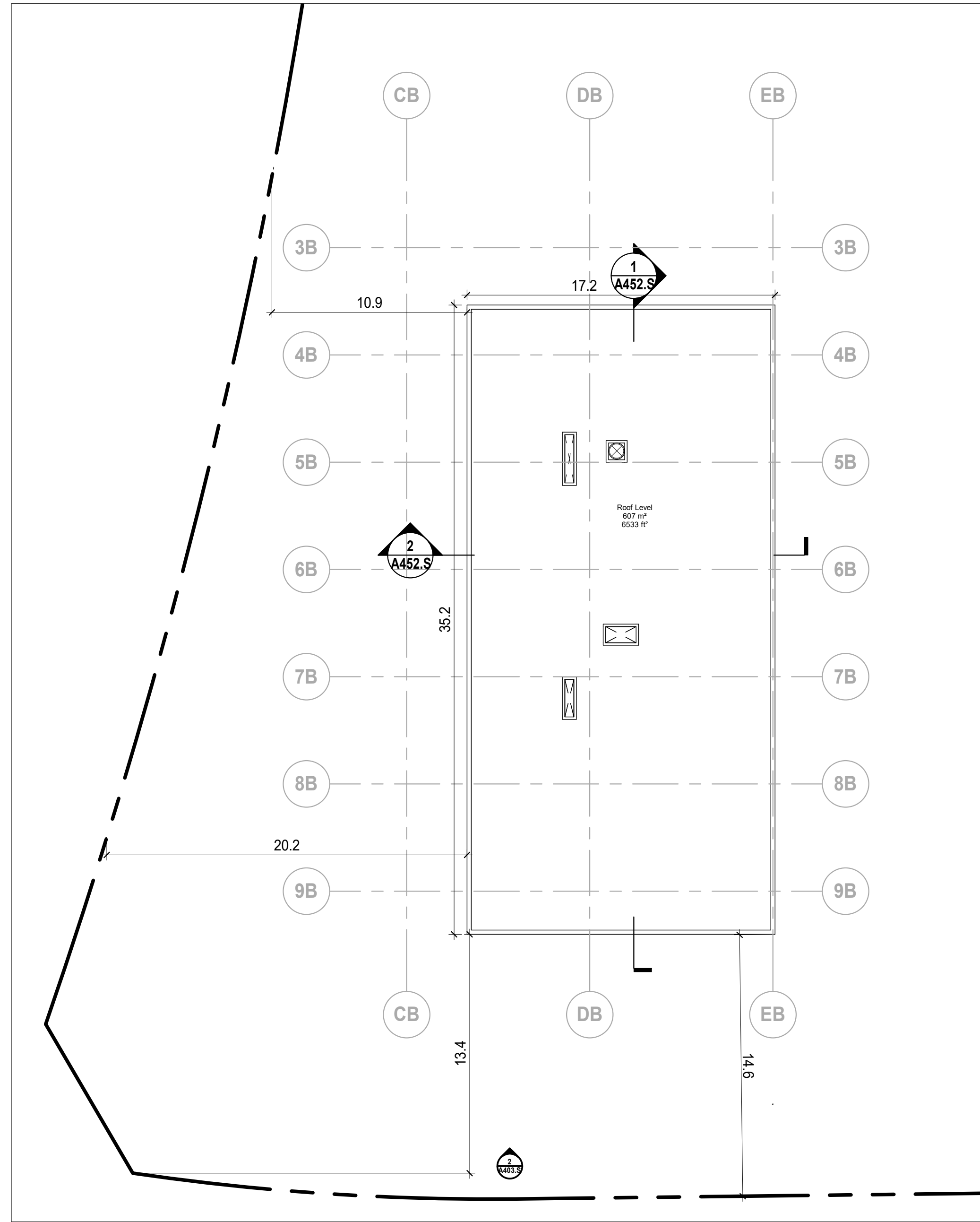
14033 1 : 200 MV SSH
PROJECT SCALE DRAWN REVIEWED

Building B - Ground Floor Plan,
Mezzanine Floor Plan, Podium
Floor 2nd to 6th Plan & Podium
Floor 7 Plan
A204.S

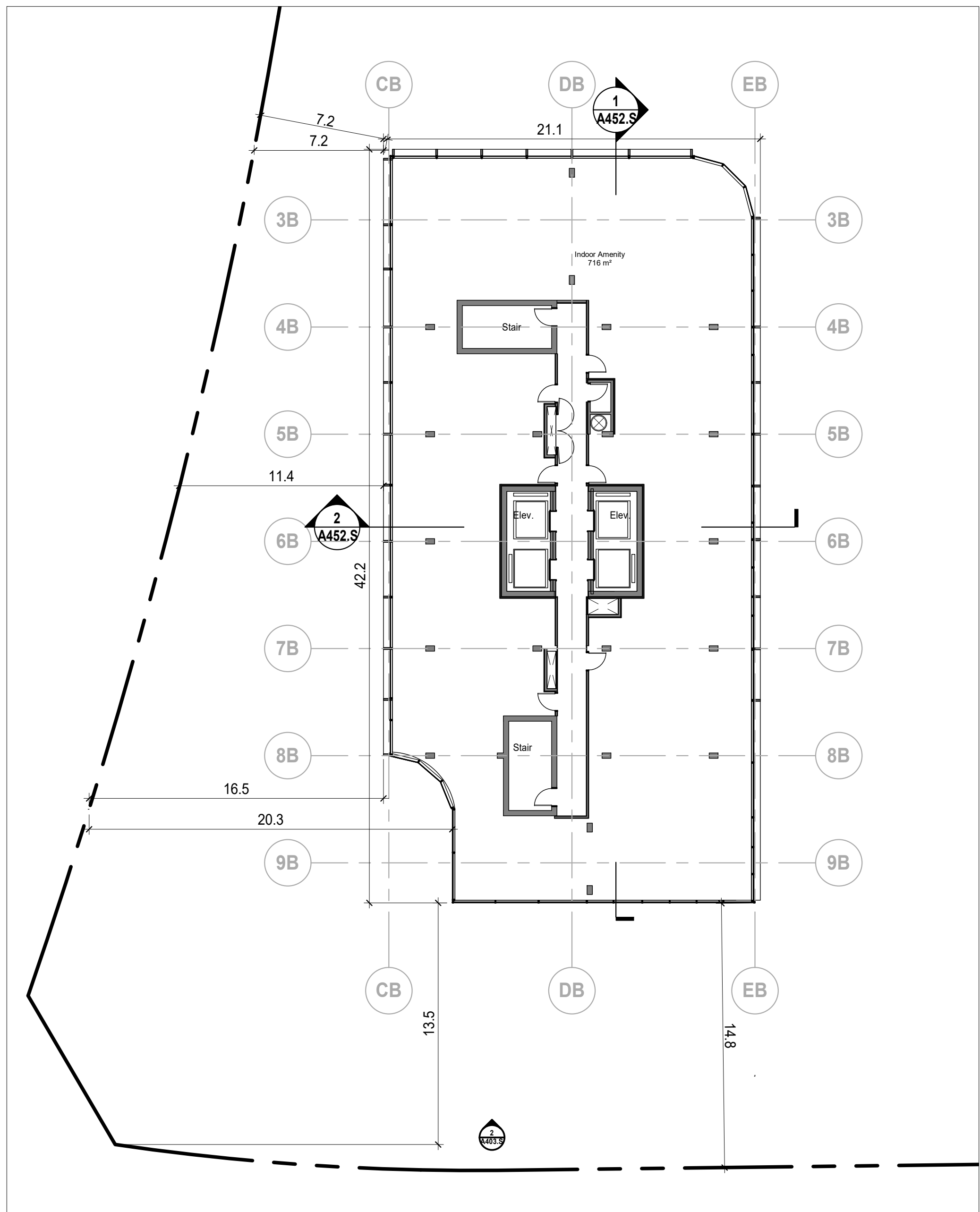
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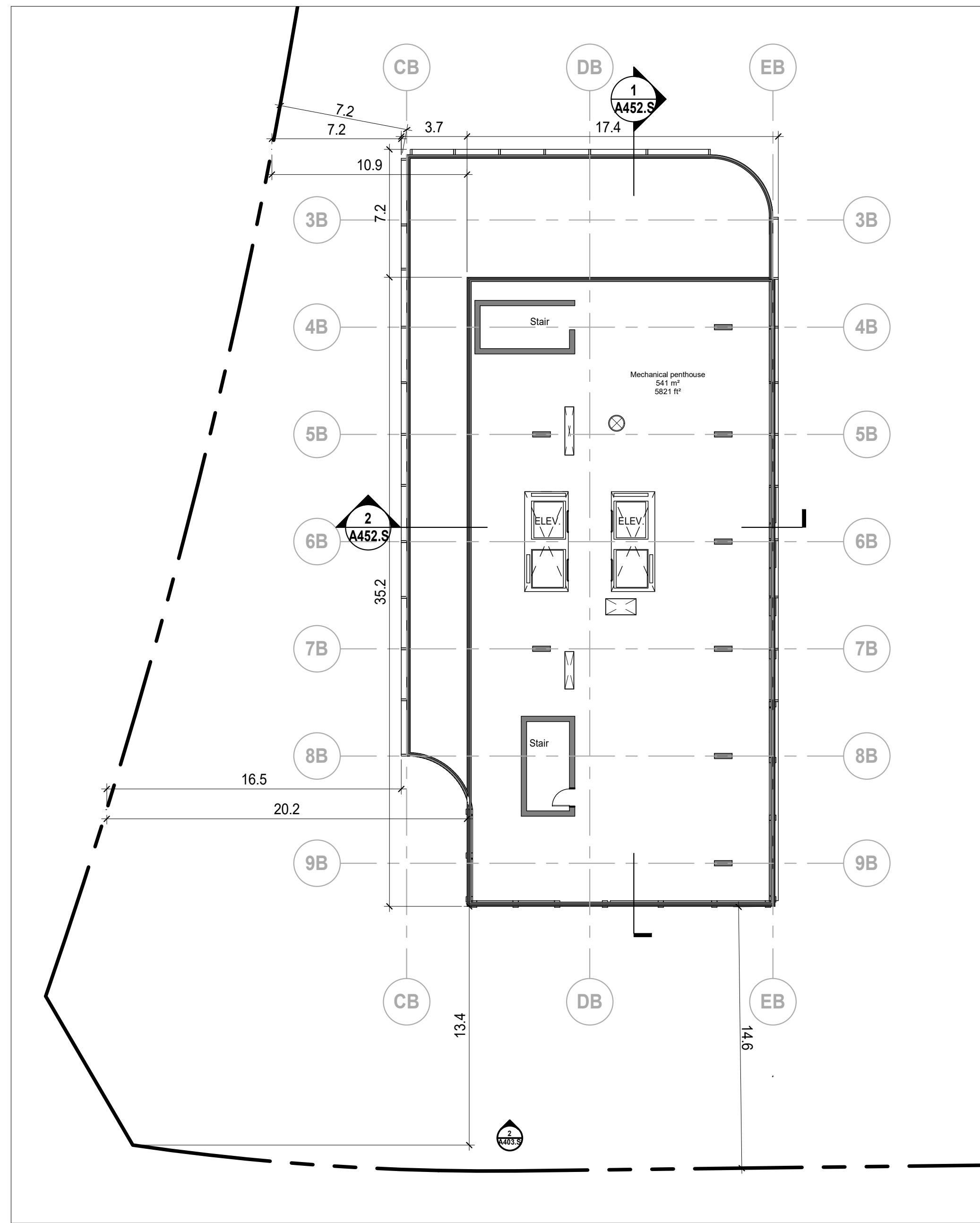
1 Building B - Typical Floor Plan 9th to Floor 36th
SCALE: 1 : 200



3 Building B - Roof Plan
SCALE: 1 : 200



4 Building B - Podium Floor 8 Plan
SCALE: 1 : 200



2 Building B - MPH Plan
SCALE: 1 : 200

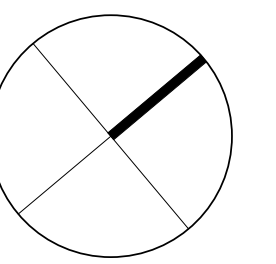
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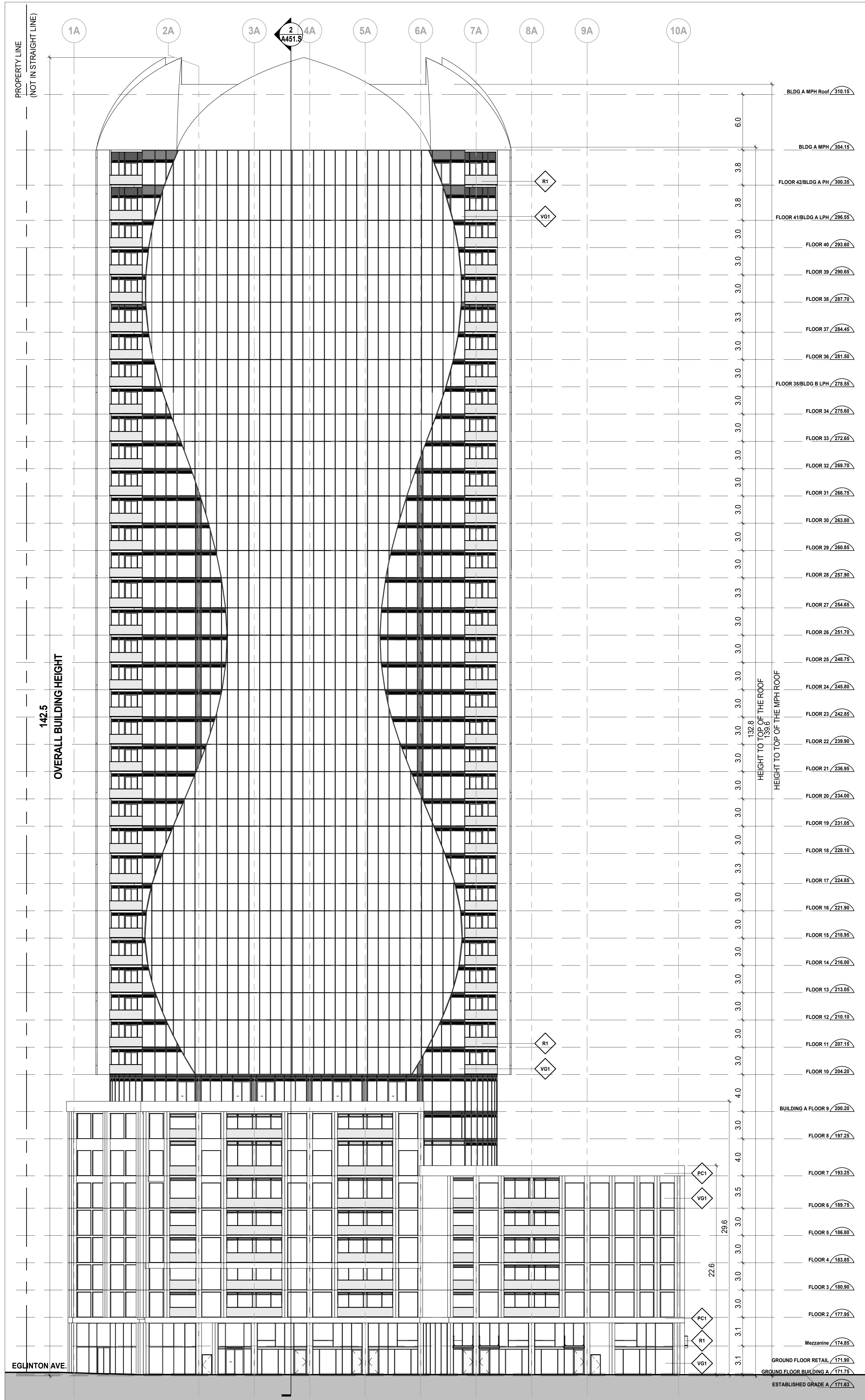
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PROJECT SCALE DRAWN REVIEWED

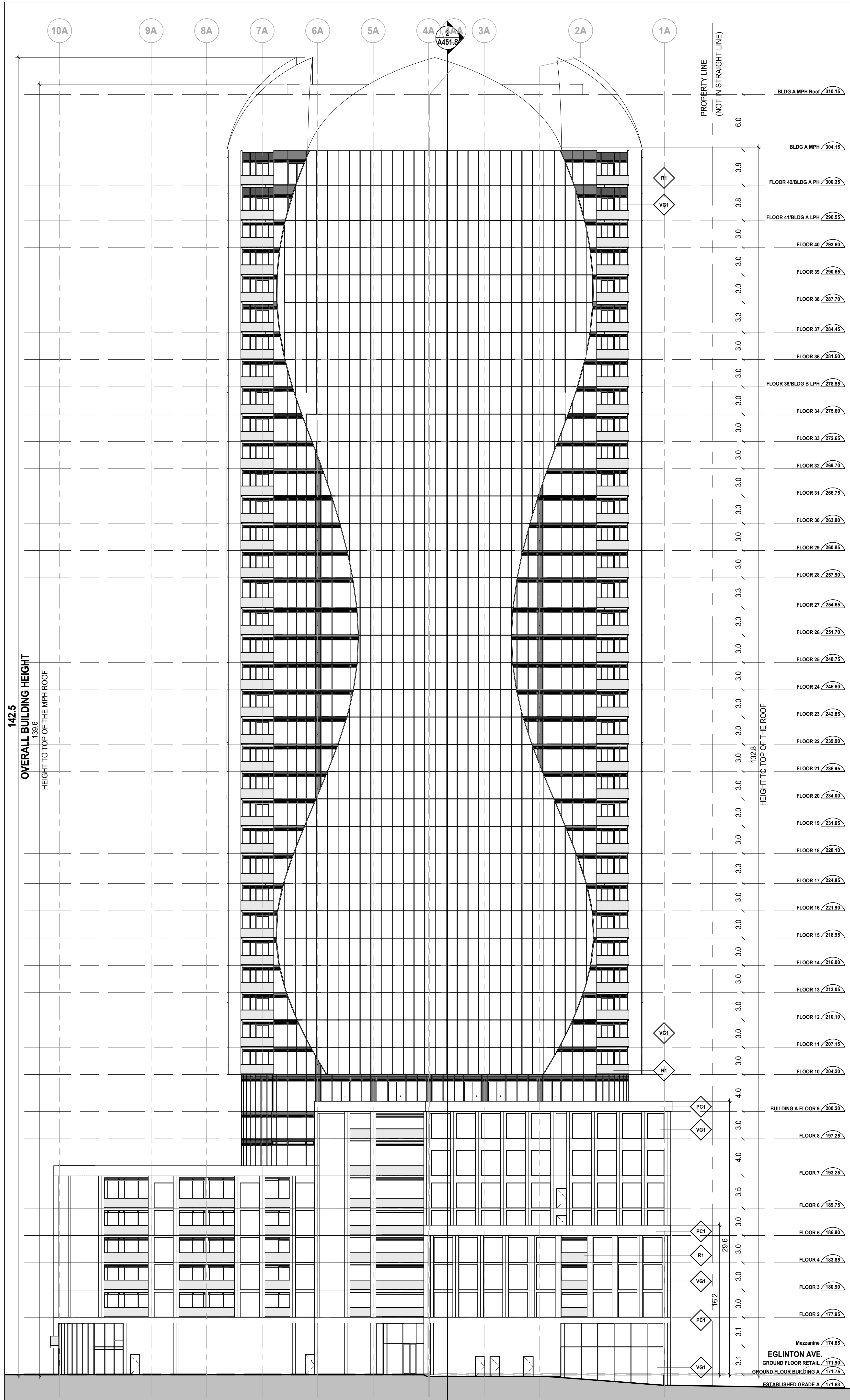
Building B - Typical Floor Plan 8th
to Floor 36th, MPH Plan & Roof
Plan

A205.S

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1 Building A - West Elevation
SCALE: 1" = 200'



2 Building A - East Elevation
SCALE: 1" = 200'

KEY PLAN

MATERIALS LEGEND:

- B1 BRICK ON PRECAST - COLOUR 1
- B2 BRICK ON PRECAST - COLOUR 2
- PC-1 PRECAST CONCRETE
- MT-1 METAL PANEL - COLOUR 1
- MT-2 METAL PANEL - COLOUR 2
- VG-1 WINDOW SYSTEM - VISION GLASS
- VG-2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- GL-1 GLASS GUARDRAIL TYPICAL

NOTE: 85% OF WITHIN 12m OF GRADE & 100% OF 4m OF OUTDOOR AMENITY SPACE TO BE TREATED WITH BIRD FRIENDLY VISUAL MARKERS WITH MINIMUM SPACING OF 100mm x 100mm

Date No. Description

REVISION RECORD

Reasoning Submission 2021-05-17

ISSUE RECORD

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Elia Land

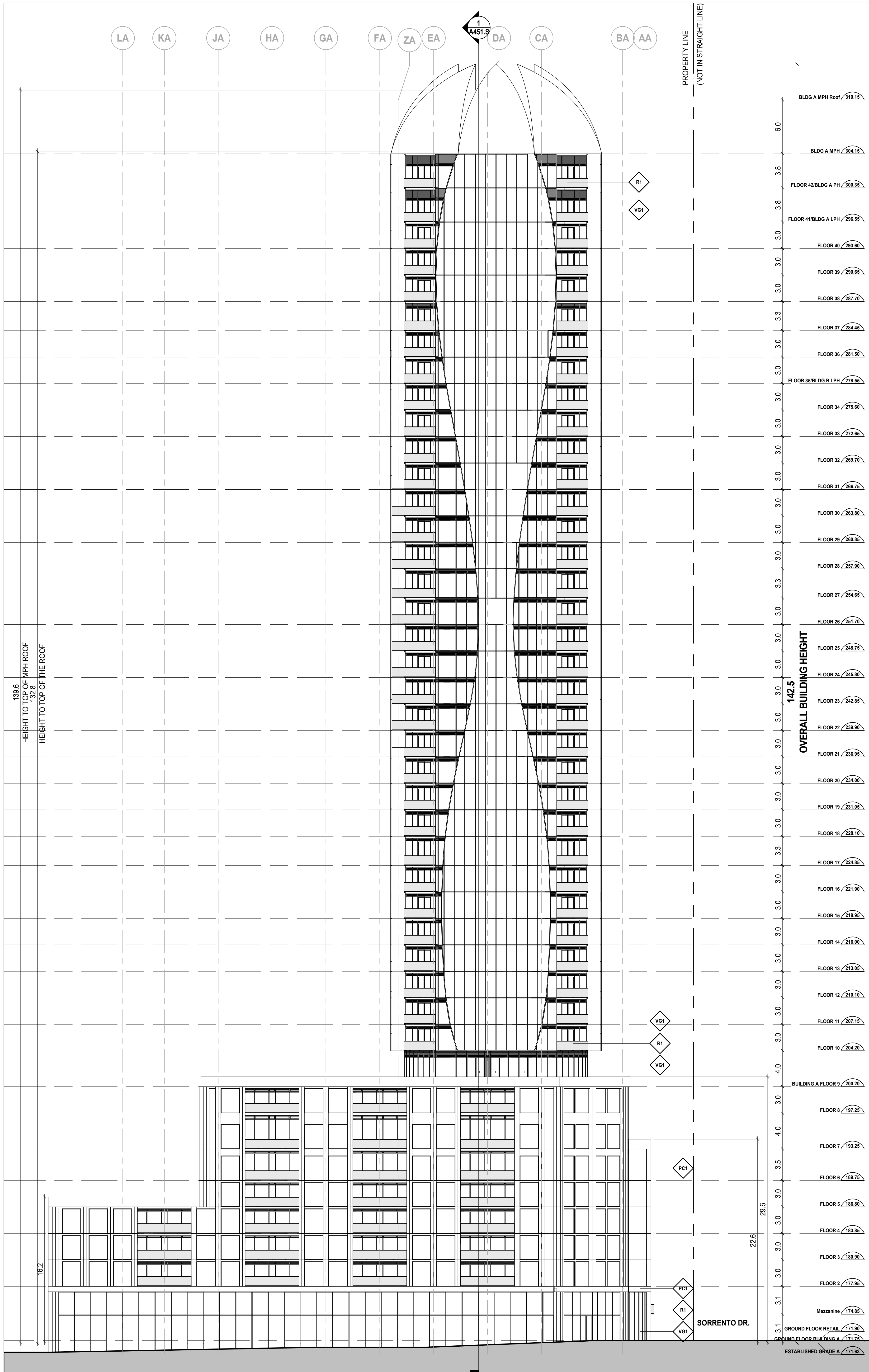
BLOCK 2- BUILDING A & B
136 EGLINTON EAST
for
The Elia Corporation

14033 1:200 MV SSH
PROJECT SCALE DRAWN REVIEWED

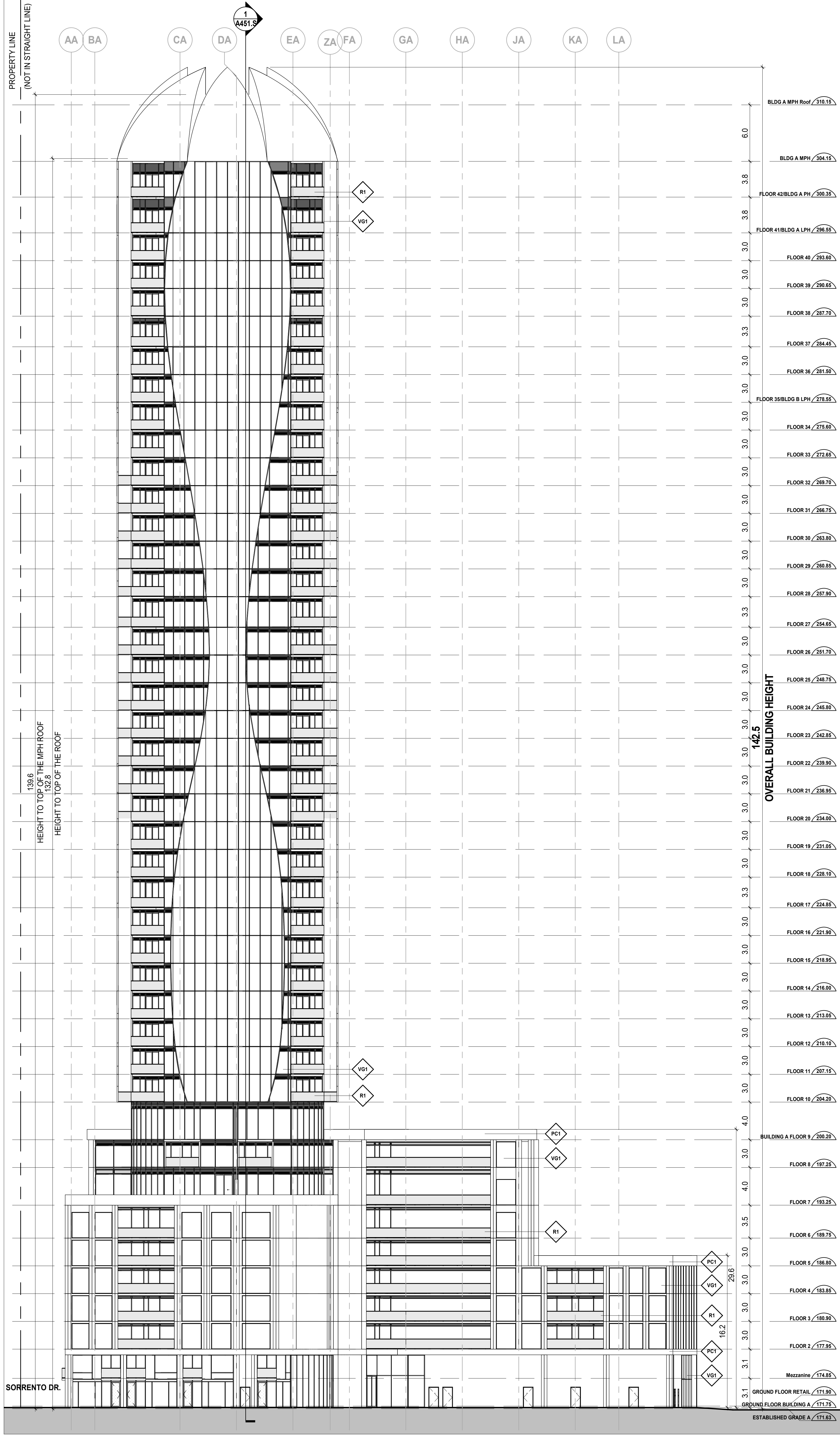
Building A - West & East
Elevations

A401.S

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1 Building A - North Elevation
SCALE: 1:200



2 Building A - South Elevation
SCALE: 1:200

KEY PLAN

MATERIALS LEGEND:

- R1 BRICK ON PRECAST - COLOUR 1
- R2 BRICK ON PRECAST - COLOUR 2
- PC1 PRECAST CONCRETE
- MT1 METAL PANEL - COLOUR 1
- MT2 METAL PANEL - COLOUR 2
- VG1 WINDOW SYSTEM - VISION GLASS
- VG2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- GL1 GLASS GUARDRAIL TYPICAL

NOTE:
85% OF WITHIN 12m OF GRADE & 100% OF
4m OF OUTDOOR AVENUE SPACE TO BE
TREATED WITH BIRD FRIENDLY VISUAL
MARKERS WITH MINIMUM SPACING OF
100mm x 100mm

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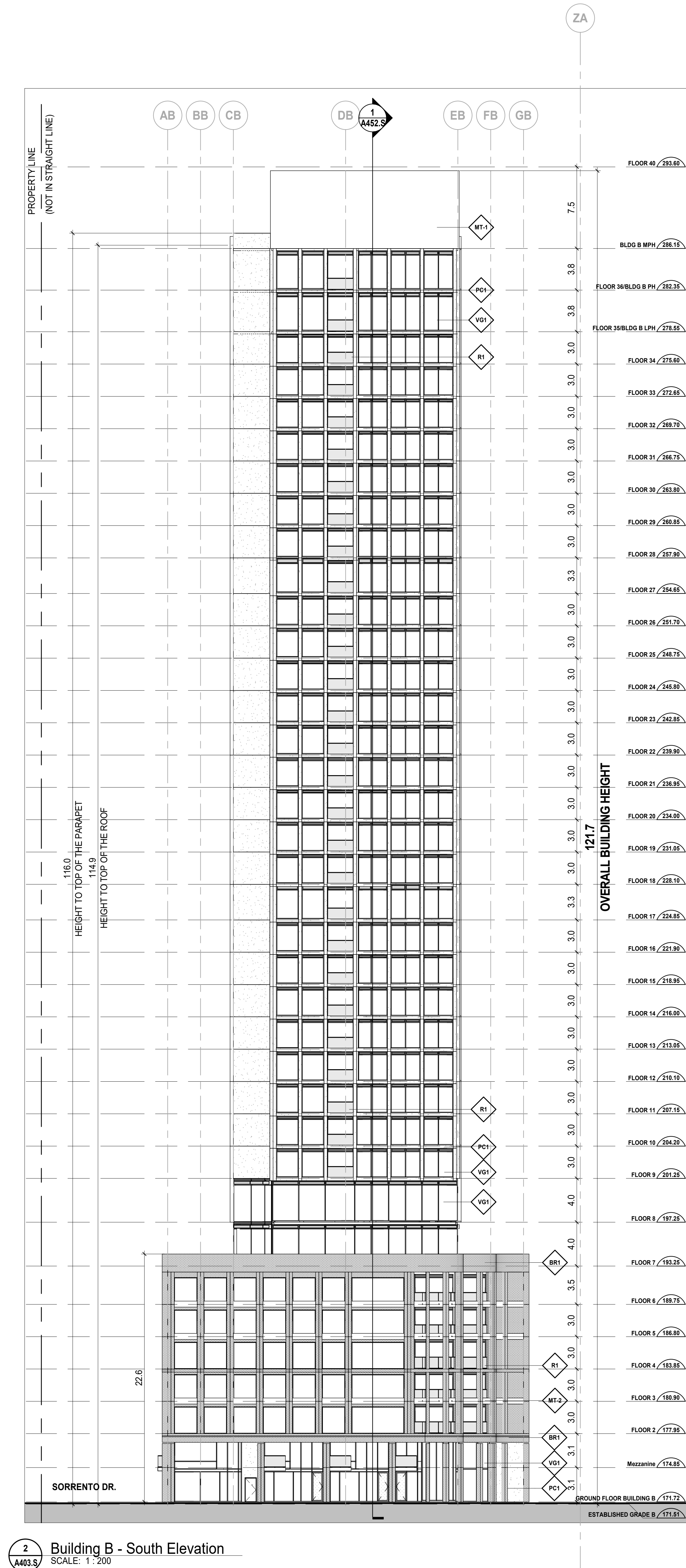
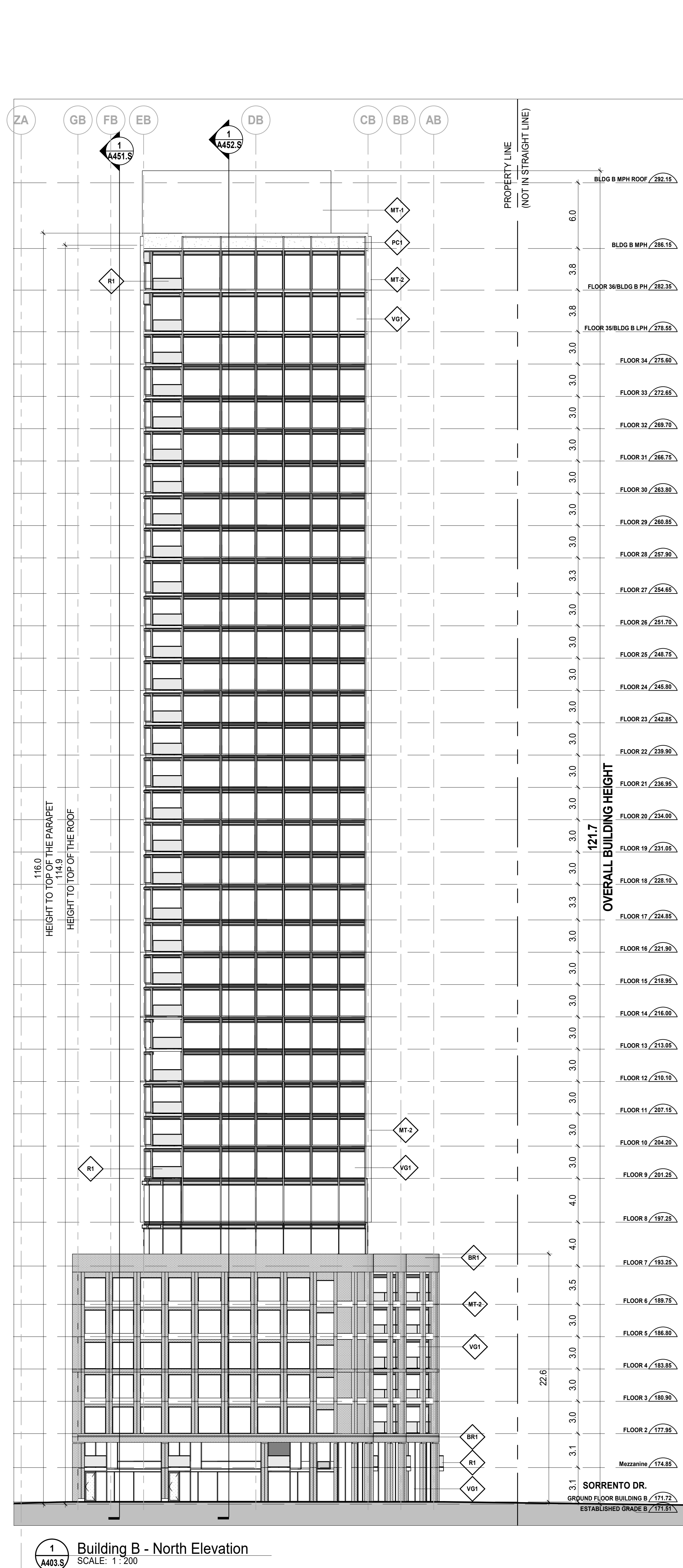
BLOCK 2- BUILDING A & B
136 EGLINTON EAST
for
The Elia Corporation

14033 1:200 MV SSH
PROJECT SCALE DRAWN REVIEWED

Building A - North & South
Elevations

A402.S

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report all discrepancies to the Architect and obtain clarification prior to
commencing work.



MATERIALS LEGEND:

- | | |
|------|--------------------------------------|
| B1 | BRICK ON PRECAST - COLOUR 1 |
| B2 | BRICK ON PRECAST - COLOUR 2 |
| PC-1 | PRECAST CONCRETE |
| MT-1 | METAL PANEL - COLOUR 1 |
| MT-2 | METAL PANEL - COLOUR 2 |
| VG1 | WINDOW SYSTEM - VISION GLASS |
| VG2 | WINDOW SYSTEM - GLASS SPANDREL PANEL |
| GL2 | GLASS GUARDRAIL TYPICAL |

No.	Description
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ning	2021-05-17
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LOCK 2- BUILDING A & B
6 EGLINTON EAST
e Elia Corporation

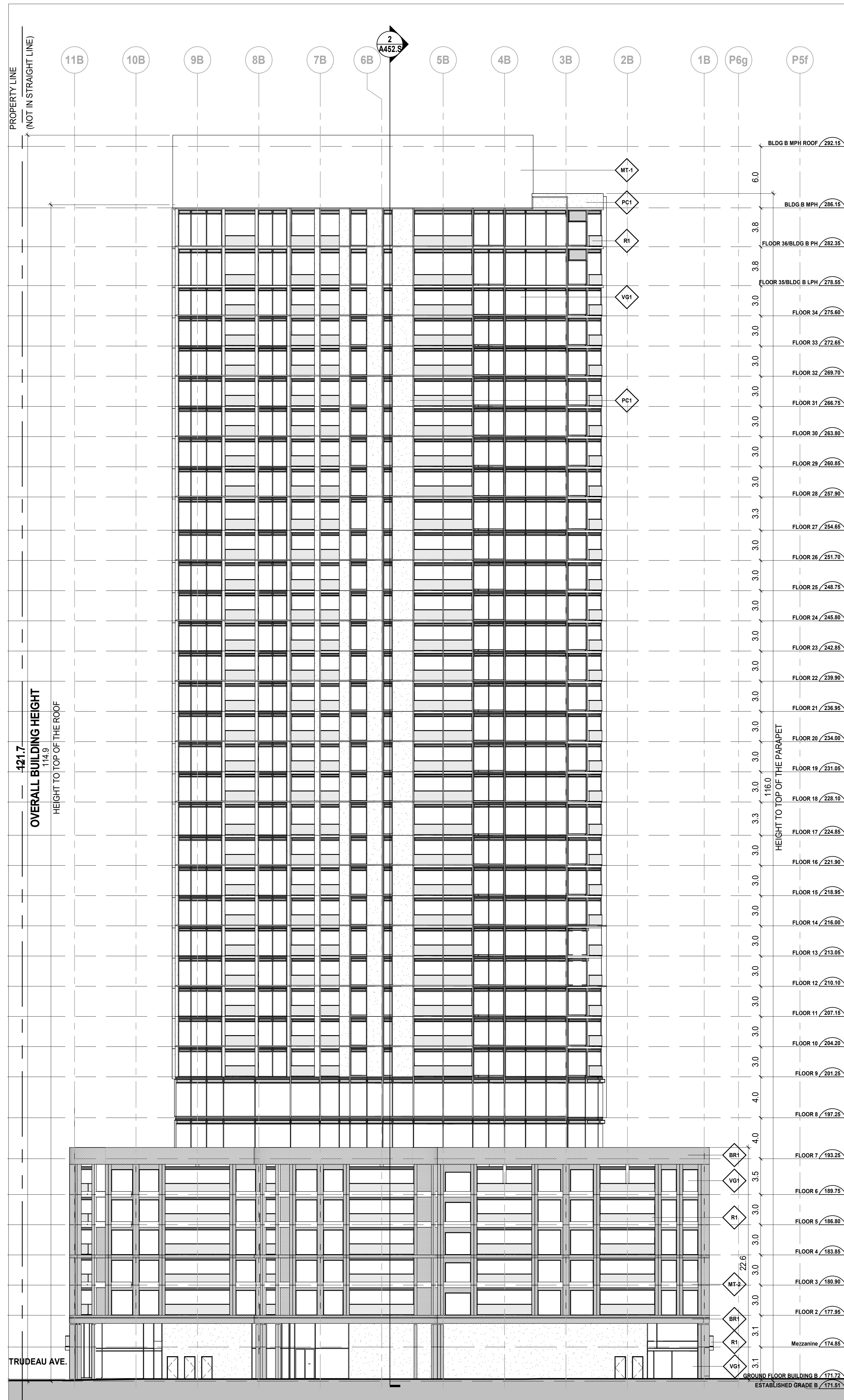
033 1 : 200 MV SSH
PROJECT SCALE DRAWN REVIEWED

Building B - North & South Elevations

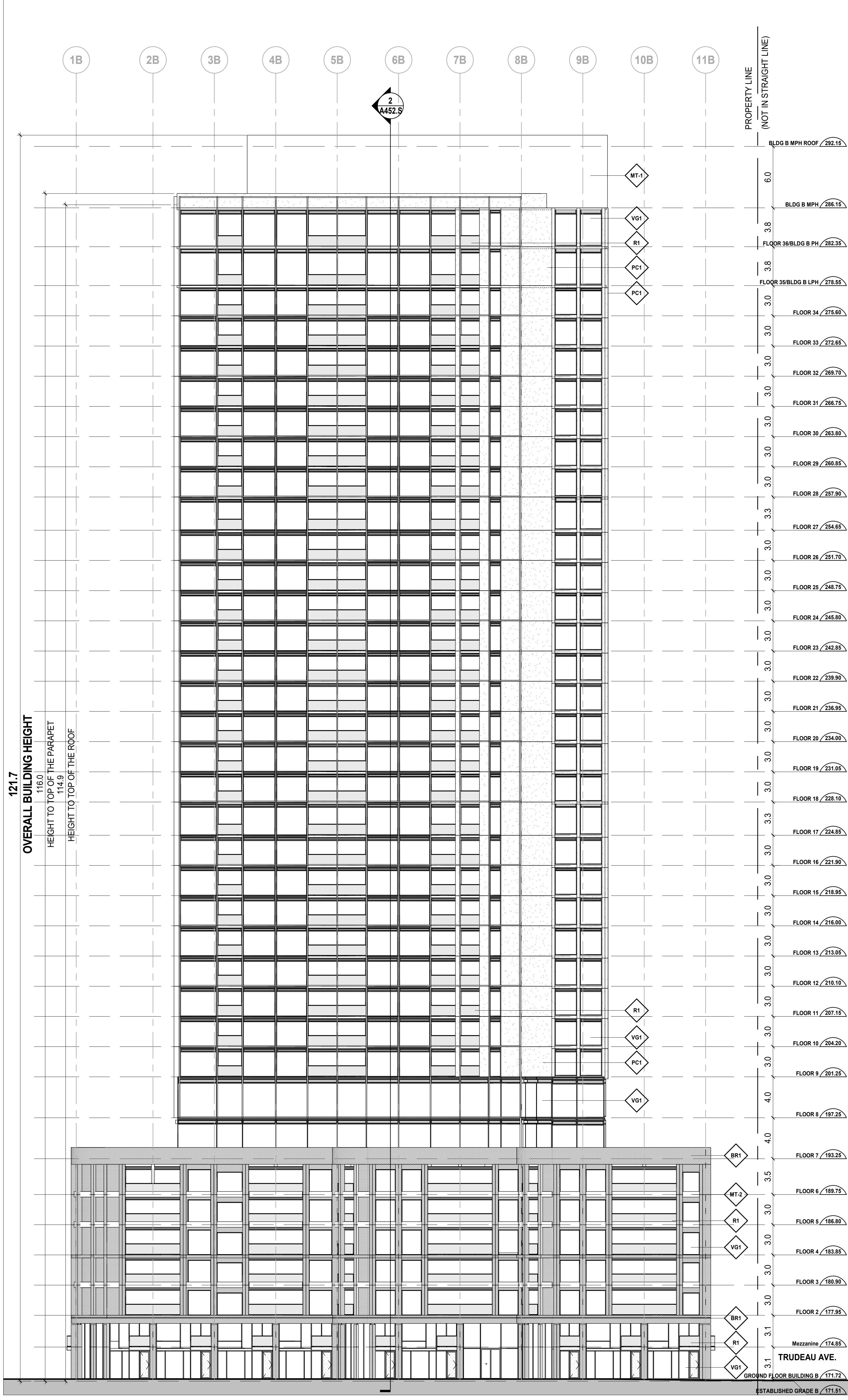
A403.S

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C:\Users\weng\Documents\A404_S\BLOCK 2 - BUILDING B - 4493 Horizontal_B_20202_Elevation.dwg



1
A404.S Building B - East Elevation
SCALE: 1:200



2
A404.S Building B - West Elevation
SCALE: 1:200

KEY PLAN

MATERIALS LEGEND:

- BRICK ON PRECAST - COLOUR 1
- BRICK ON PRECAST - COLOUR 2
- PRECAST CONCRETE
- METAL PANEL - COLOUR 1
- METAL PANEL - COLOUR 2
- WINDOW SYSTEM - VISION GLASS
- WINDOW SYSTEM - GLASS SPANDREL PANEL
- GLASS GUARDRAIL TYPICAL

NOTE:
85% OF WITHIN 12m OF GRADE & 100% OF
4m OF OUTDOOR AMENITY SPACE TO BE
TREATED WITH BIRD FRIENDLY VISUAL
MARKERS WITH MINIMUM SPACING OF
100mm x 100mm

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Elia Land

BLOCK 2- BUILDING A & B
136 EGLINTON EAST
for
The Elia Corporation

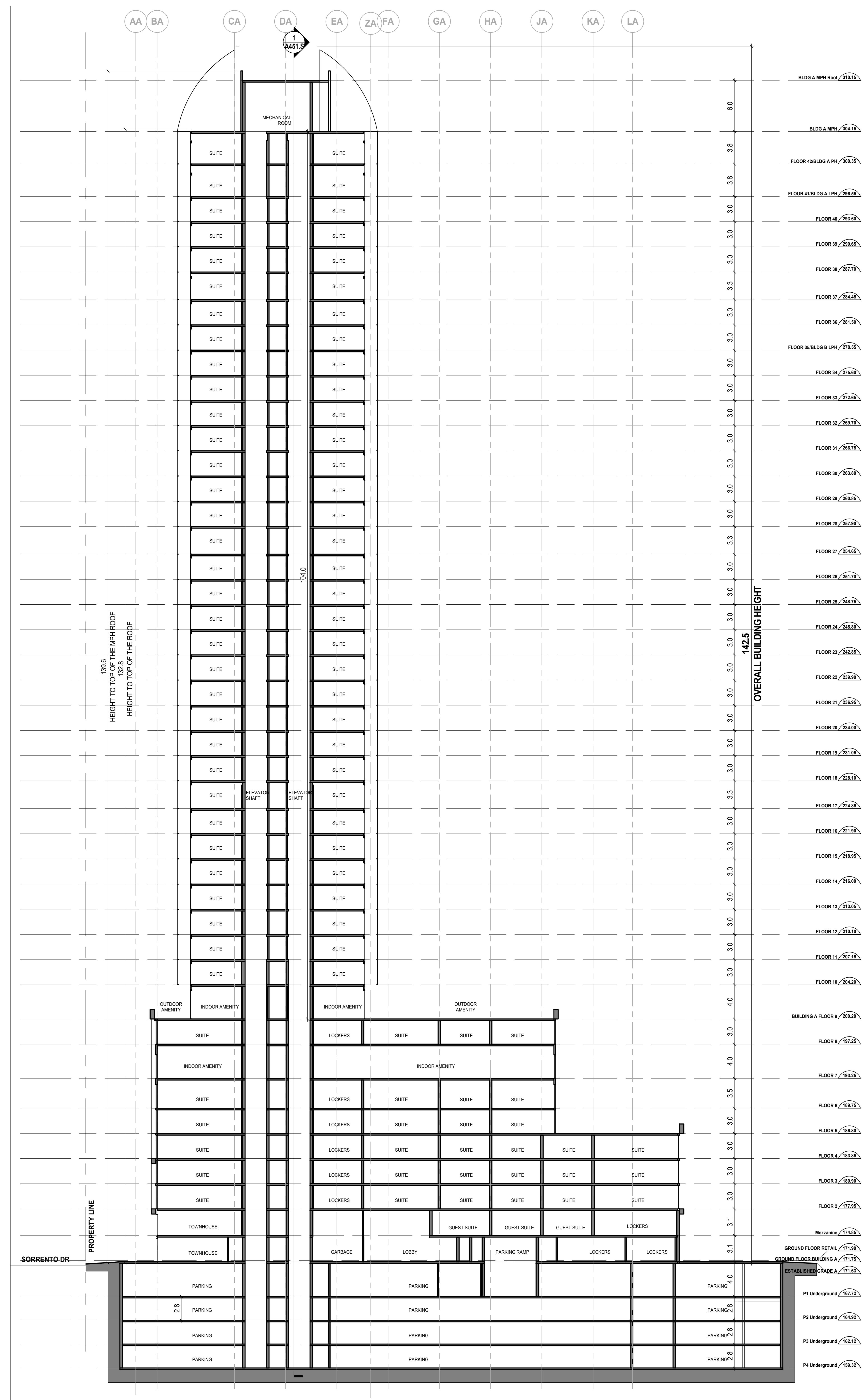
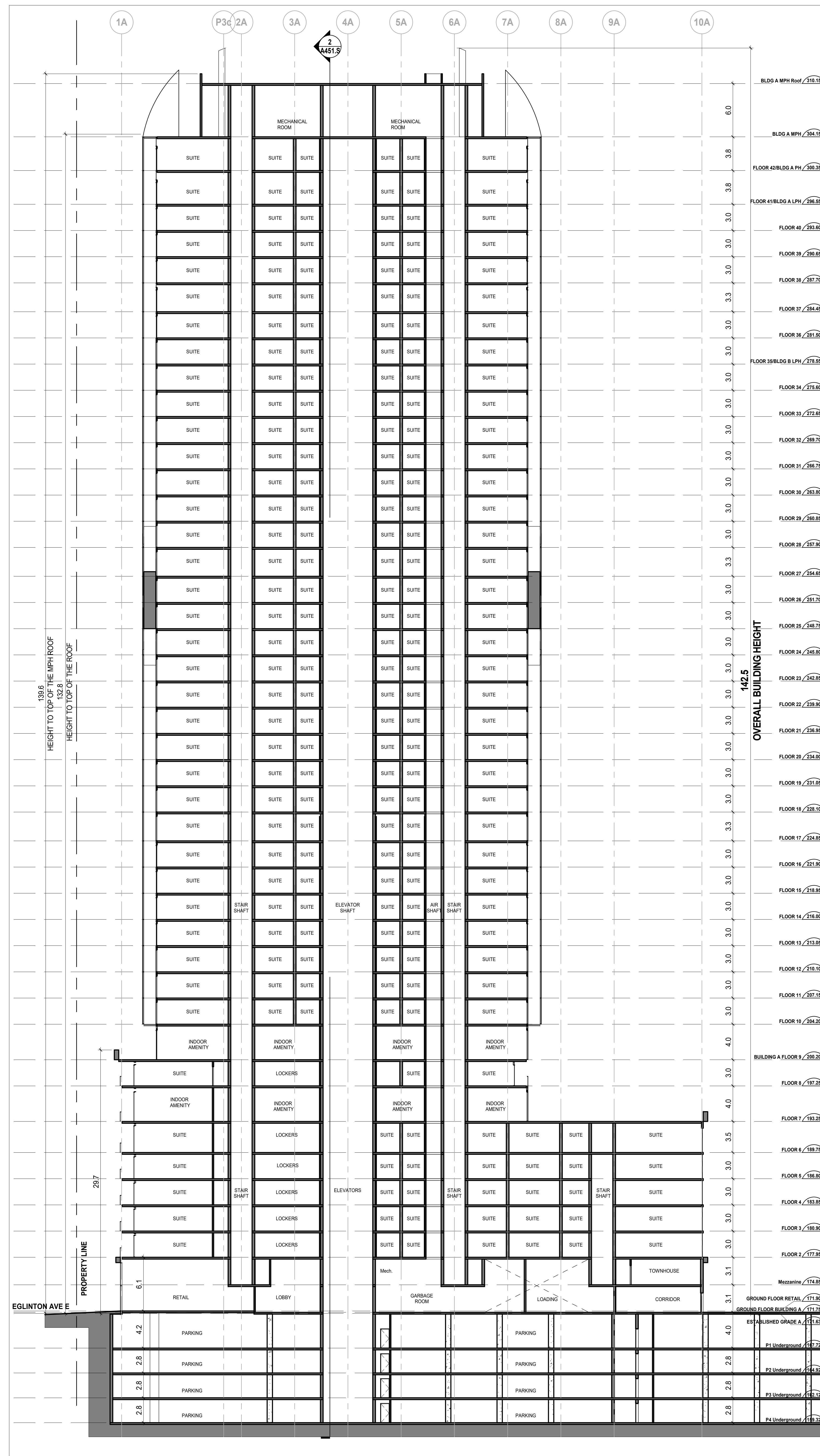
14033 1:200 MV SSH
PROJECT SCALE DRAWN REVIEWED

Building B - West & East
Elevations

A404.S

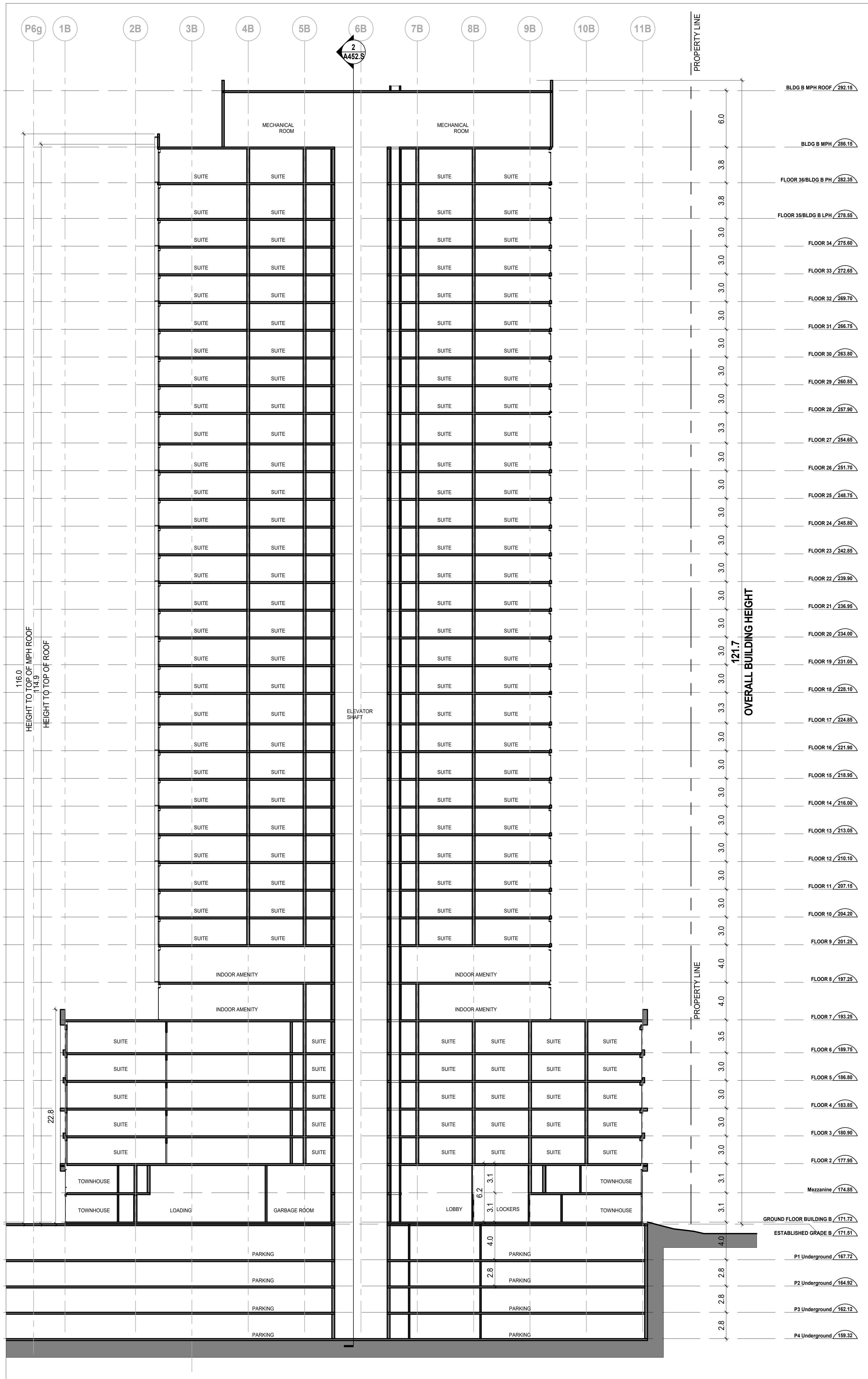
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report all discrepancies to the Architect and obtain clarification prior to
commencing work.

2021-05-18 10:11:28 AM

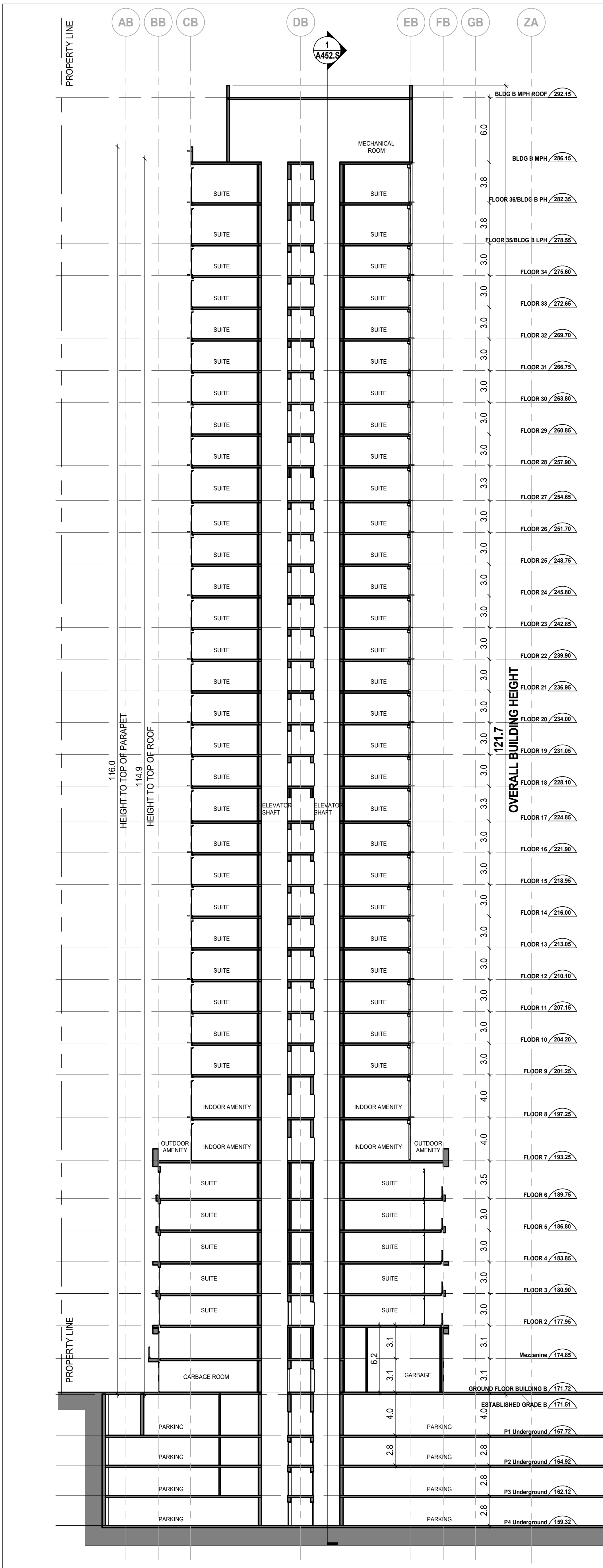


KEY PLAN		
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Elia Land		
BLOCK 2- BUILDING A & B 136 EGLINTON EAST for The Elia Corporation		
14033 PROJECT SCALE	1 : 200	VH SSH DRAWN REVIEWED
Building A - Building Sections		
A451.S		
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C:\Users\weng\Documents\041_A452_BLOCK 2_4531 Horizontal_B_20202_Elving.rvt



1 Building B - North South Section
SCALE: 1 : 200



2 Building B - West East Section
SCALE: 1 : 200

KEY PLAN

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BLOCK 2- BUILDING A & B
136 EGLINTON EAST
for
The Elia Corporation

14033 1 : 200 VH SSH

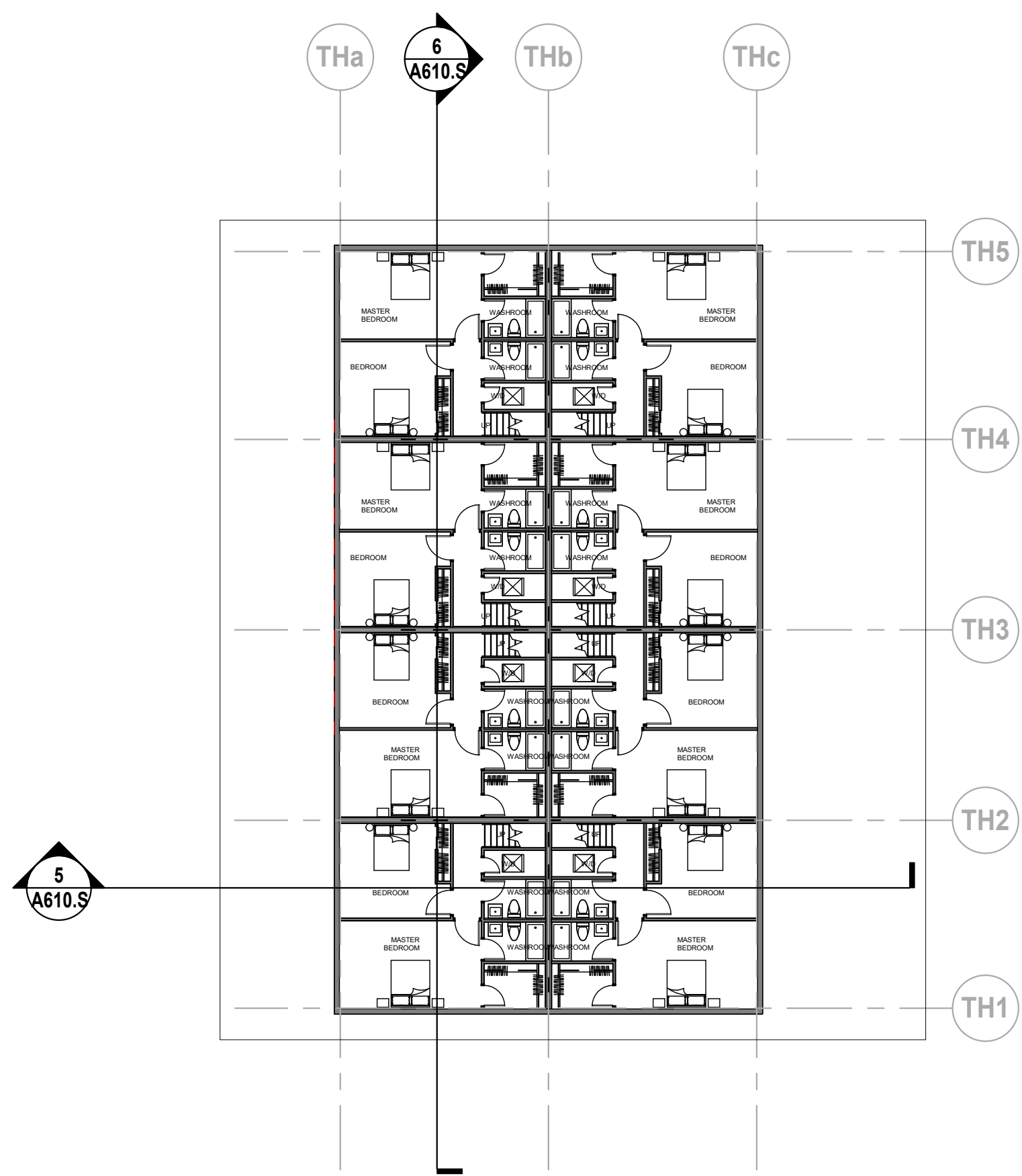
PROJECT SCALE DRAWN REVIEWED

Building B - Building Sections

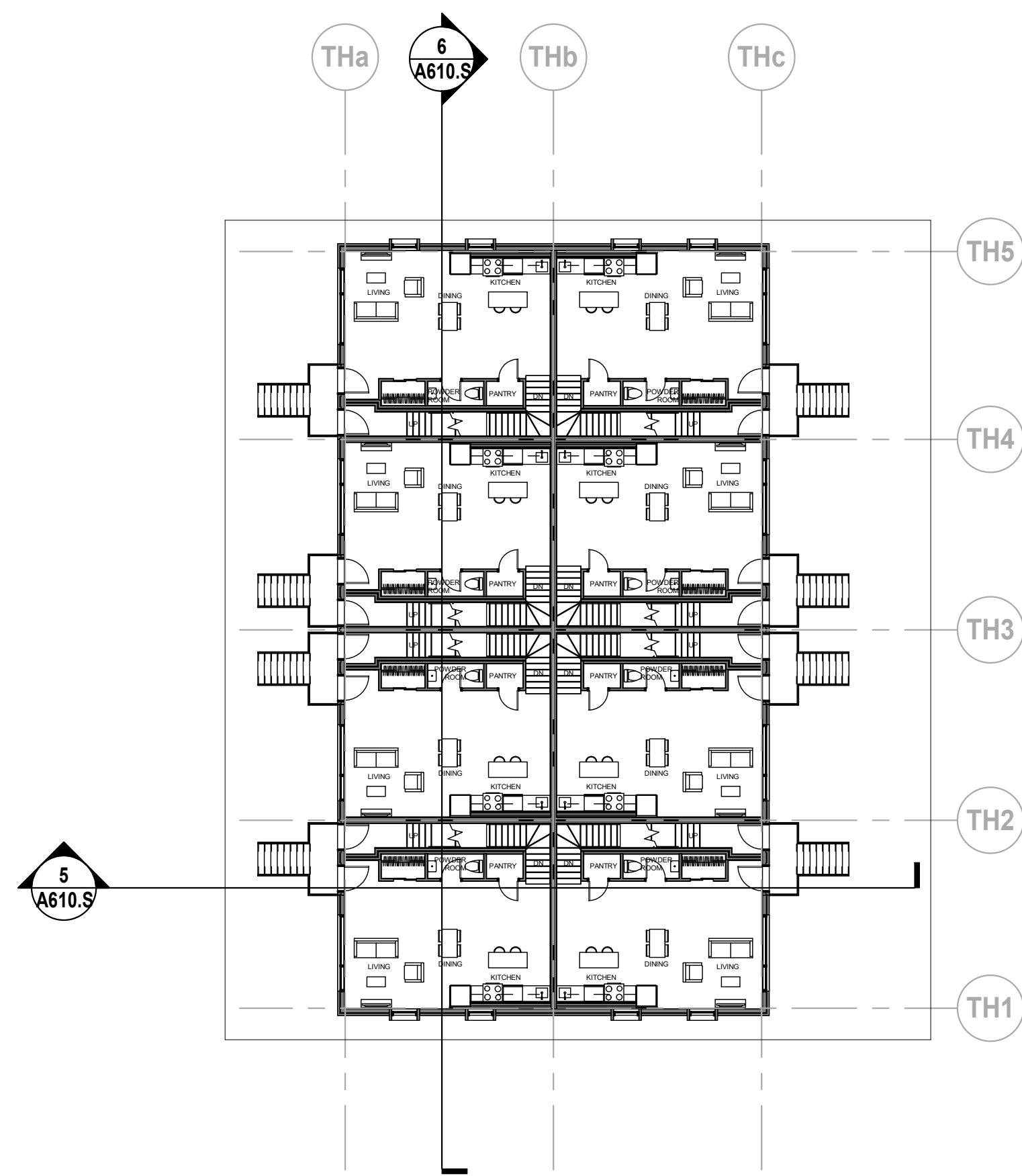
A452.S

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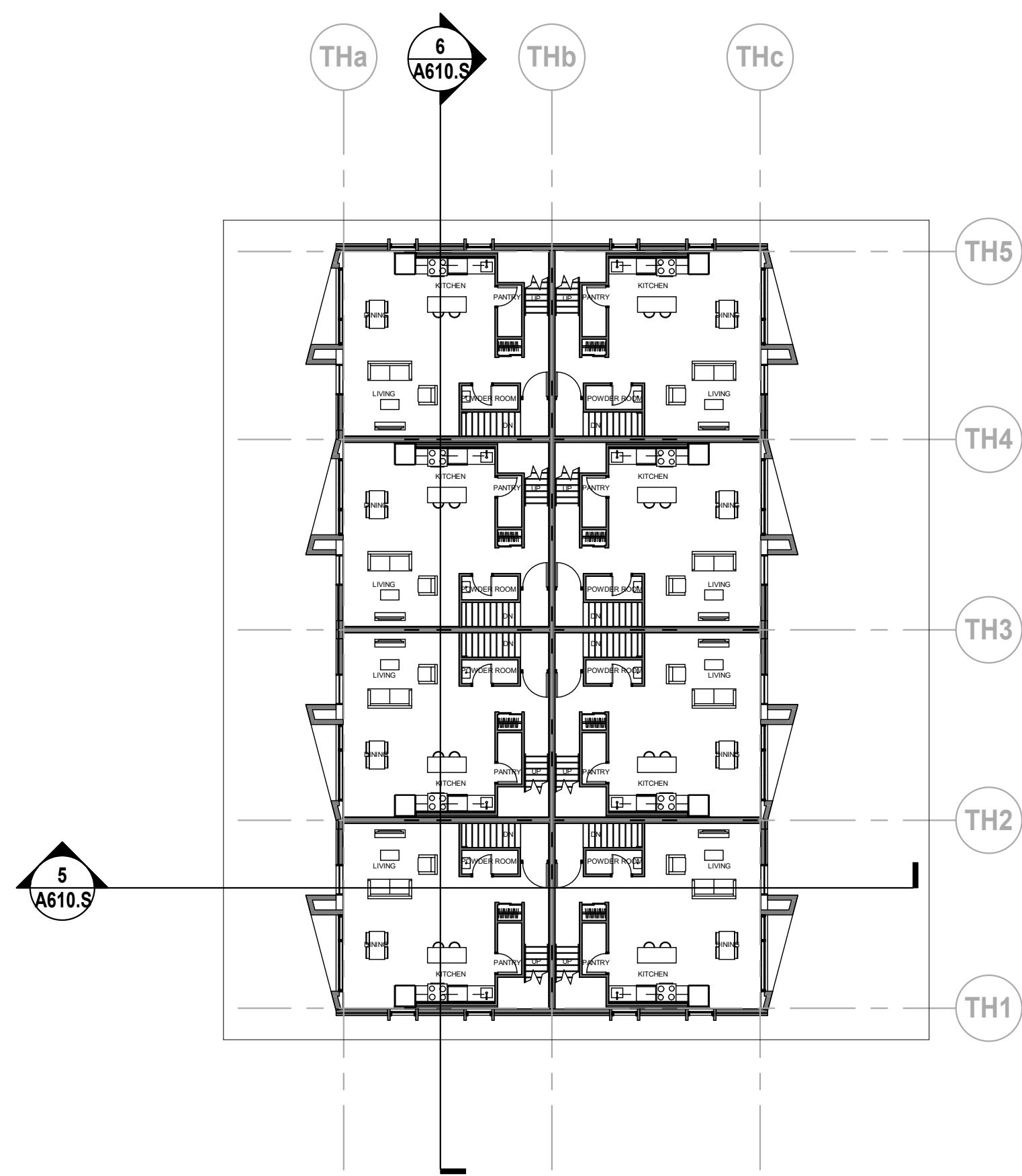
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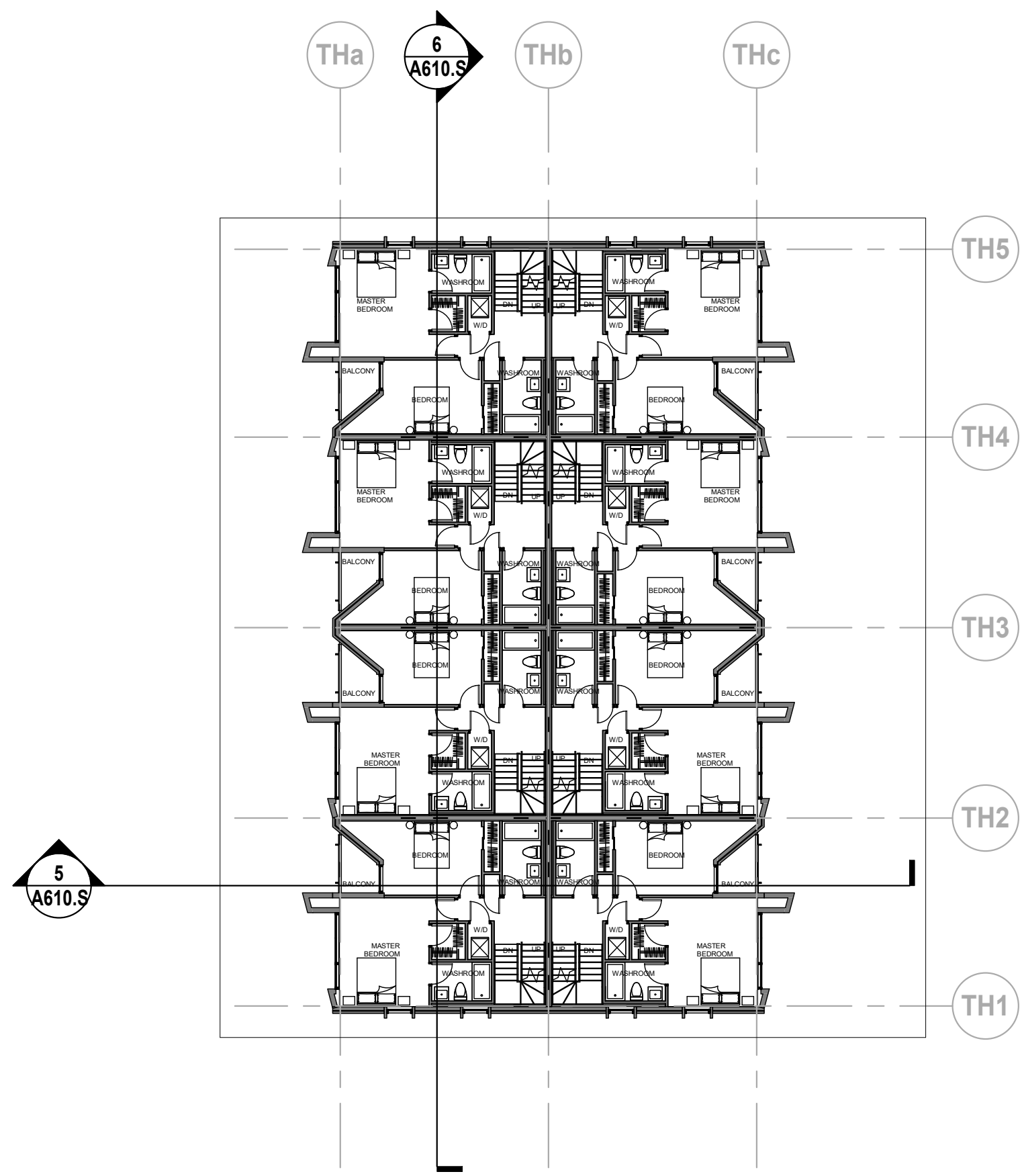
1 LOWER FLOOR (TH)
SCALE: 1 : 200



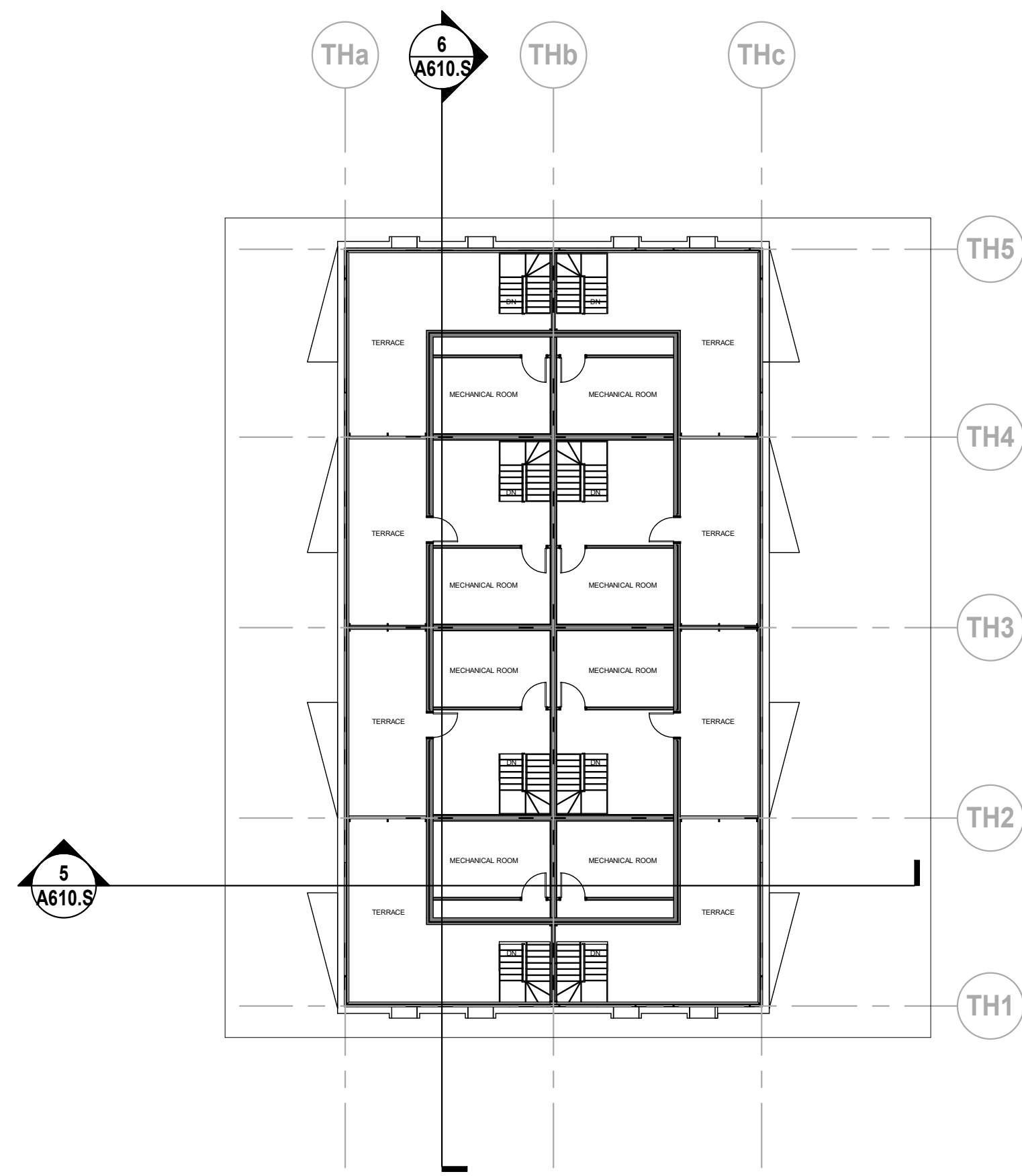
2 FLOOR GROUND (TH)
SCALE: 1 : 200



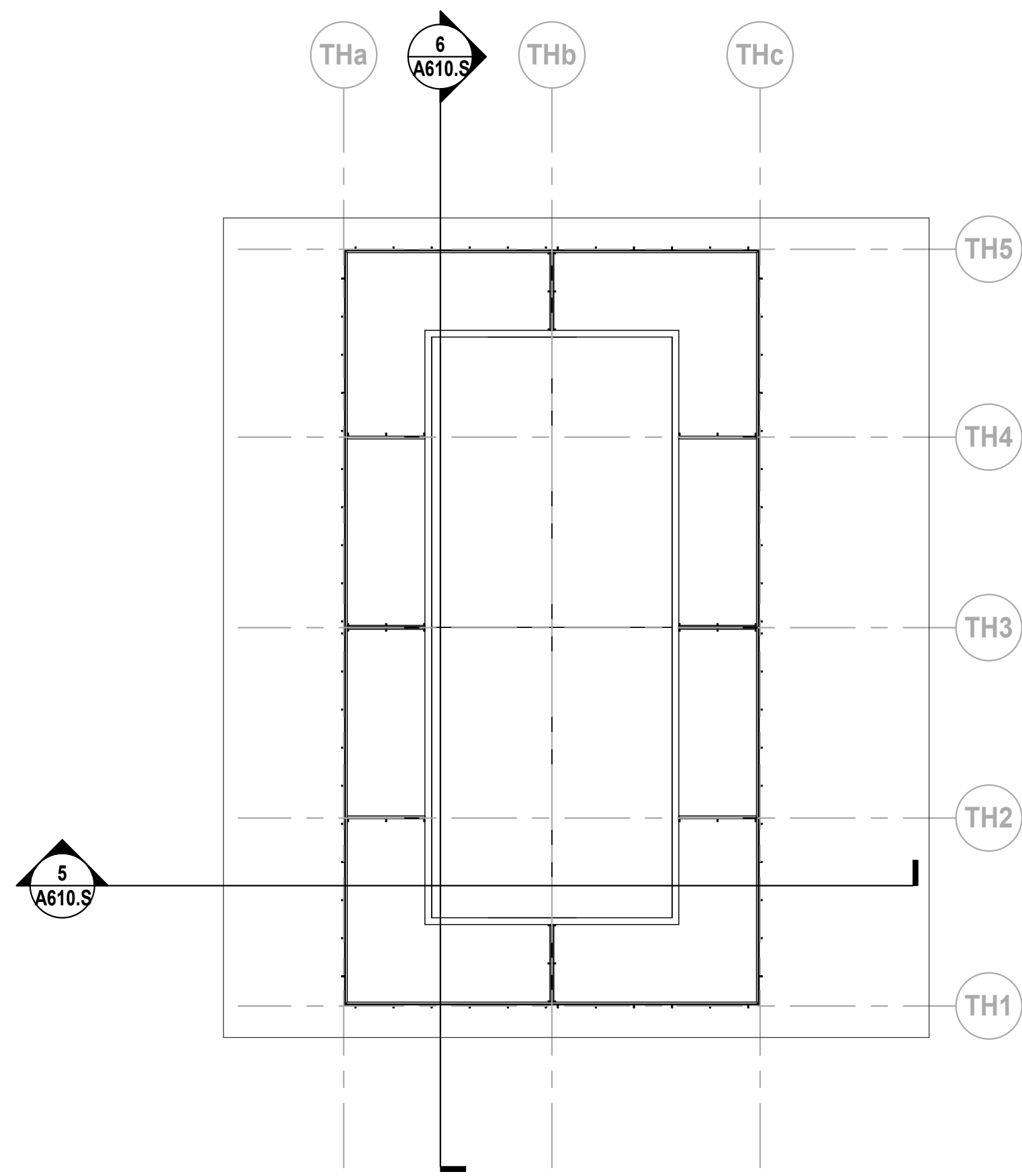
3 FLOOR 2 (TH)
SCALE: 1 : 200



4 FLOOR 3 (TH)
SCALE: 1 : 200



6 MECHANICAL ROOM (TH)
SCALE: 1 : 200



5 ROOF (TH)
SCALE: 1 : 200

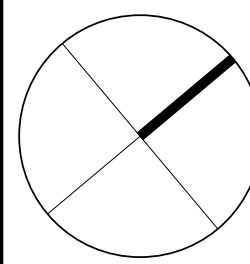
KEY PLAN

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105 ELIA AVENUE
for
The Elia Corporation

14033 1 : 200 MV SSH
PROJECT SCALE DRAWN REVIEWED

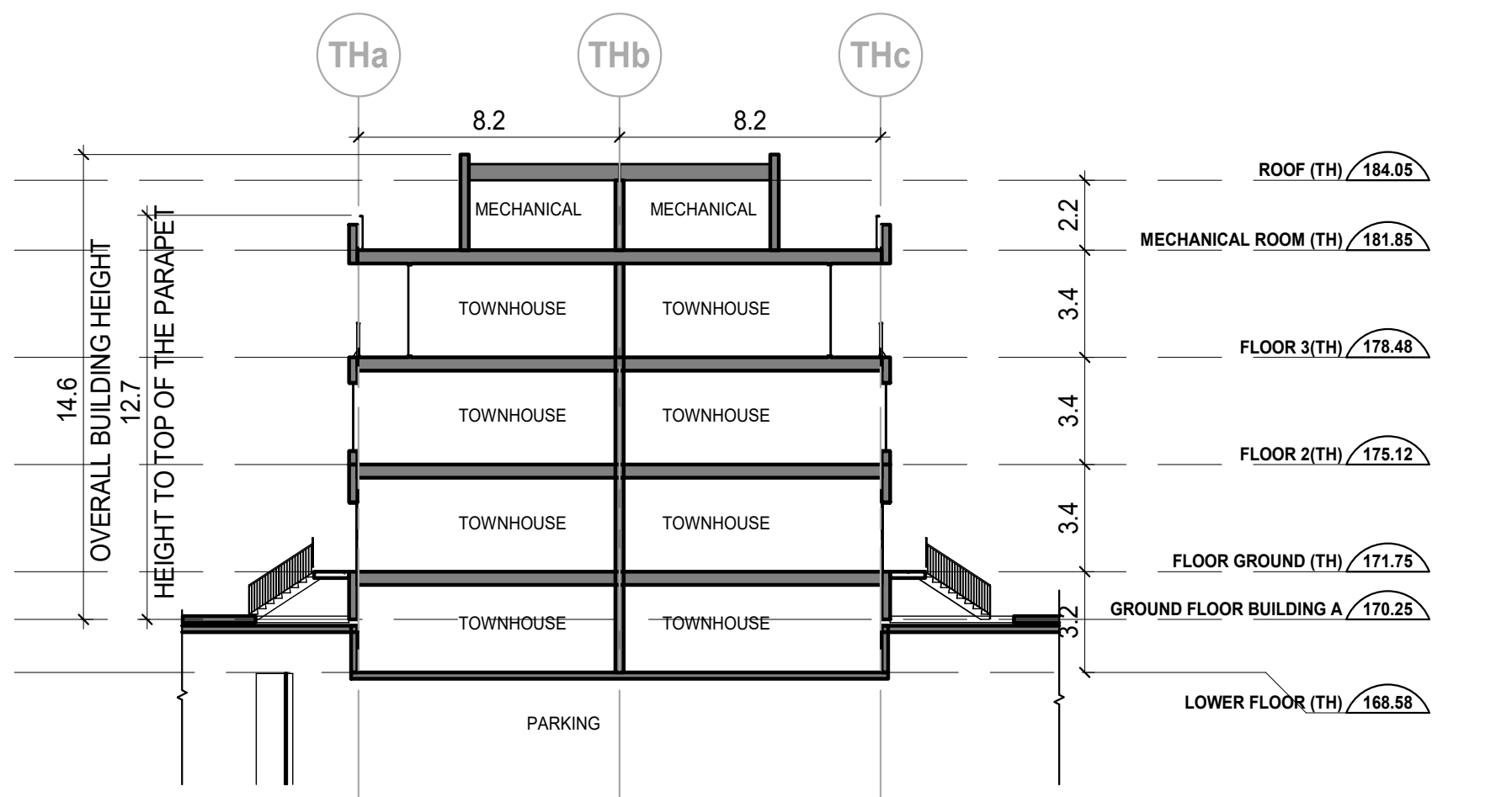
Townhouse - Plans

A600.S

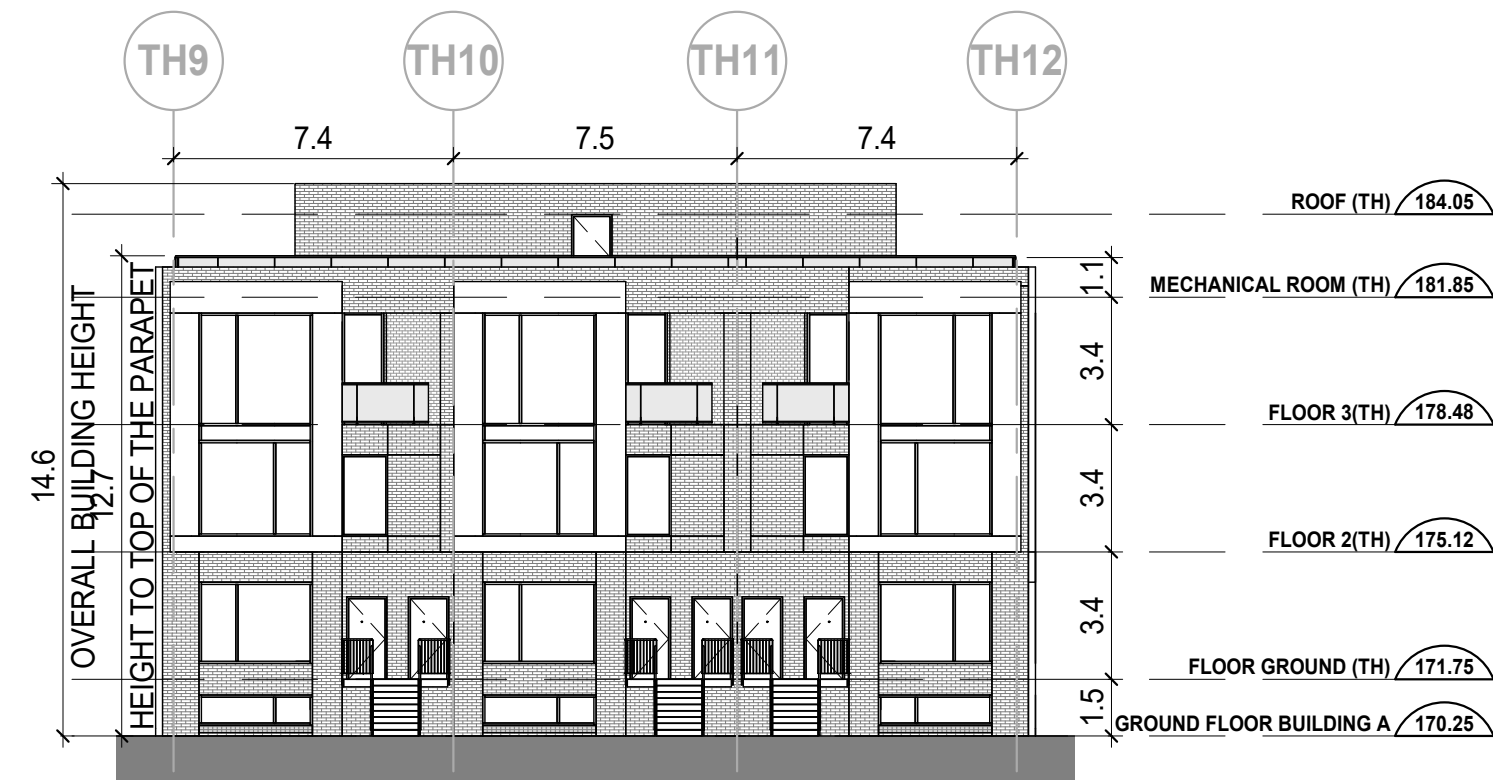
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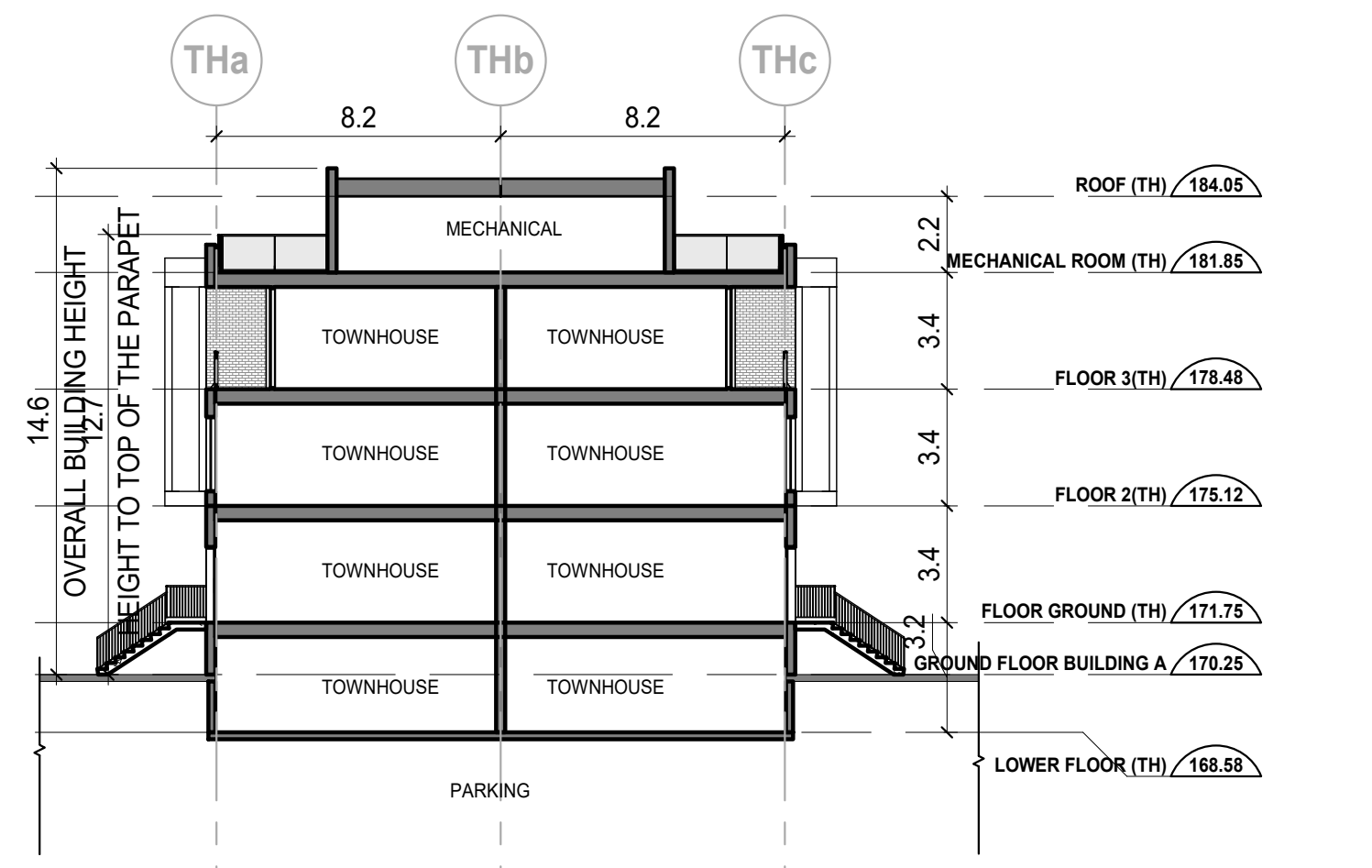
1 Block 2 & 3 Typical Townhouse - East Elevation
SCALE: 1 : 200



5 Block 2 & 3 Typical Townhouse - Section 1
SCALE: 1 : 200



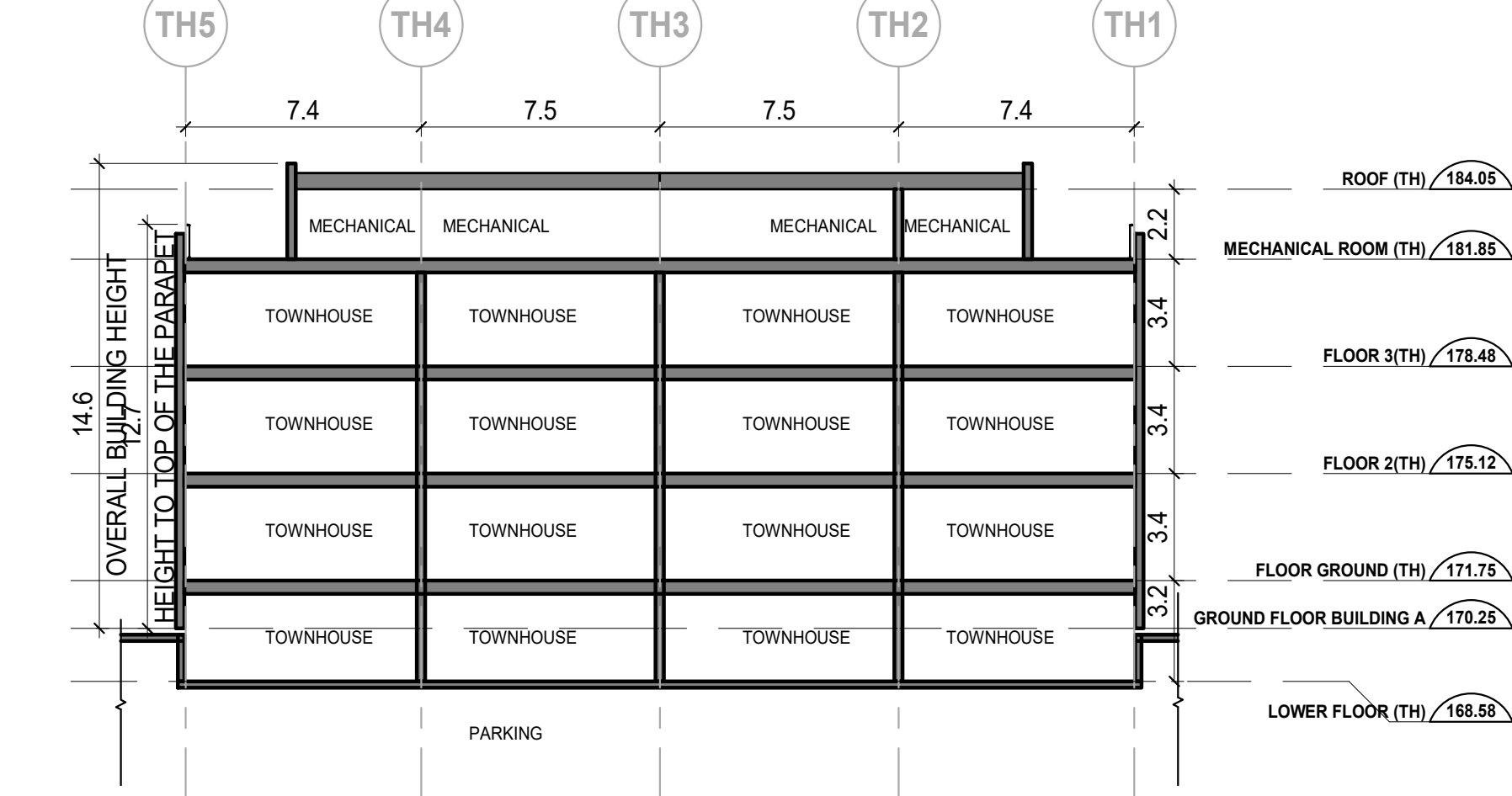
7 Block 5 Typical Townhouse - East Elevation
SCALE: 1 : 200



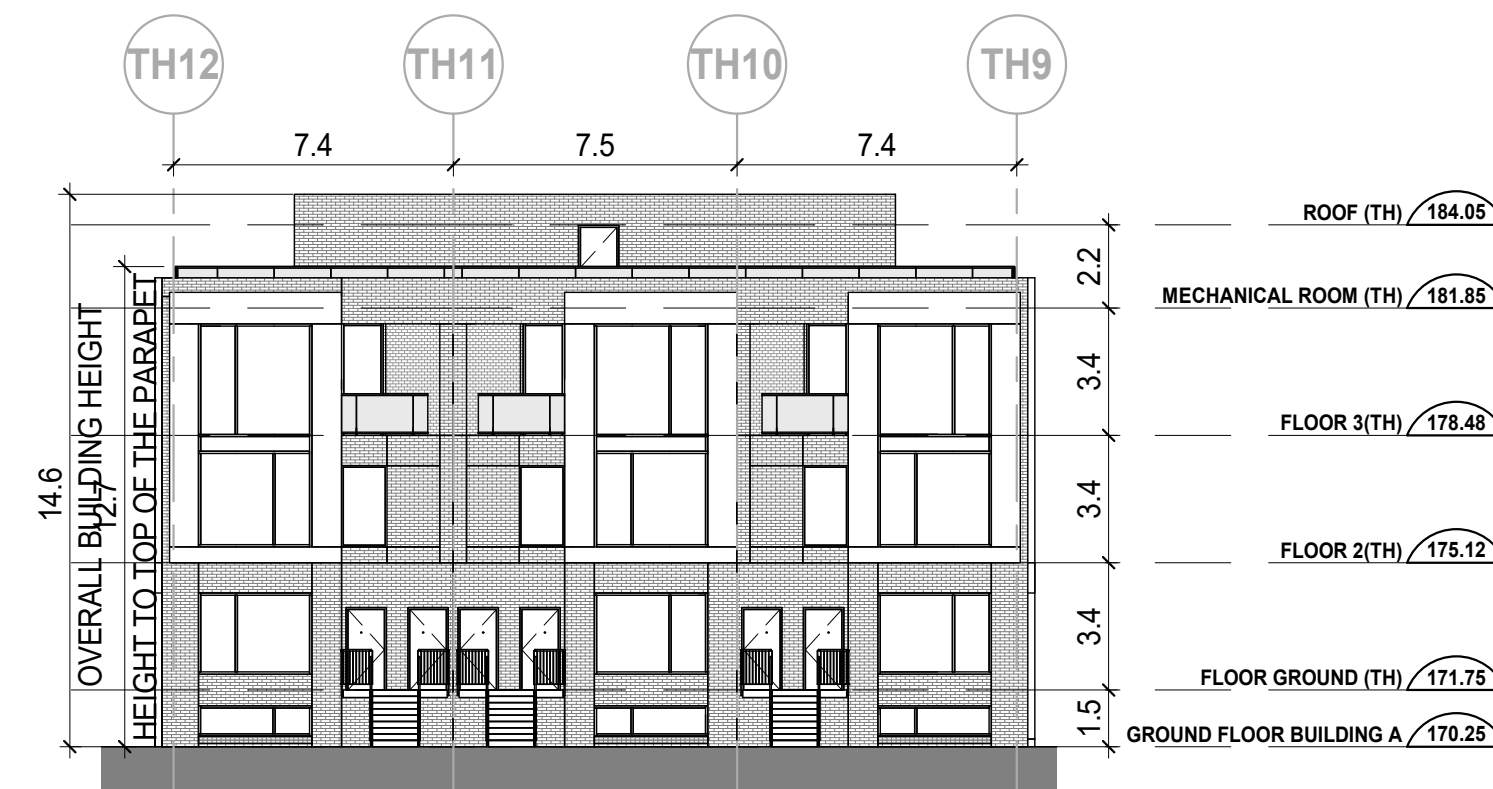
11 Block 5 Typical Townhouse - Section 1
SCALE: 1 : 200



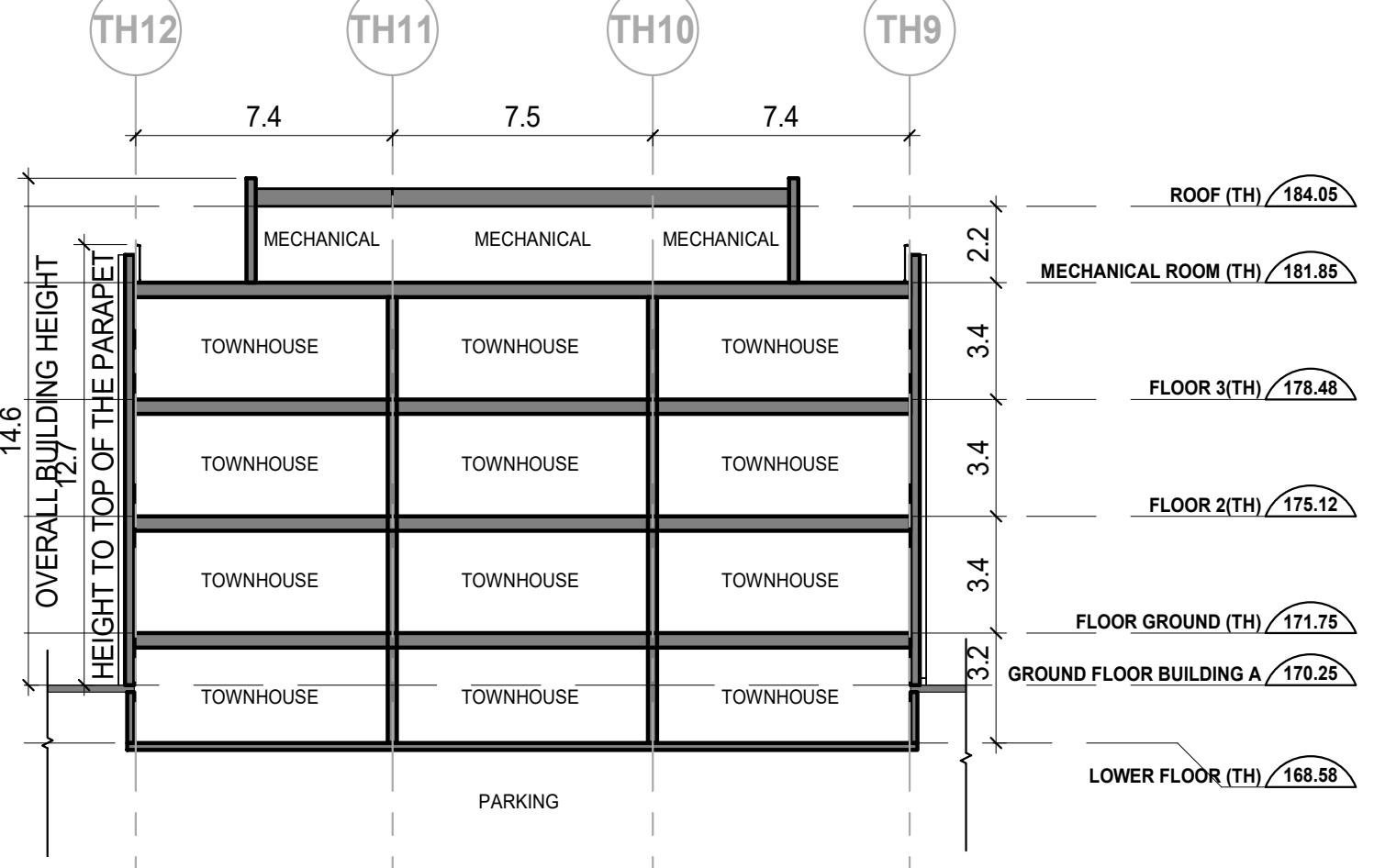
2 Block 2 & 3 Typical Townhouse - West Elevation
SCALE: 1 : 200



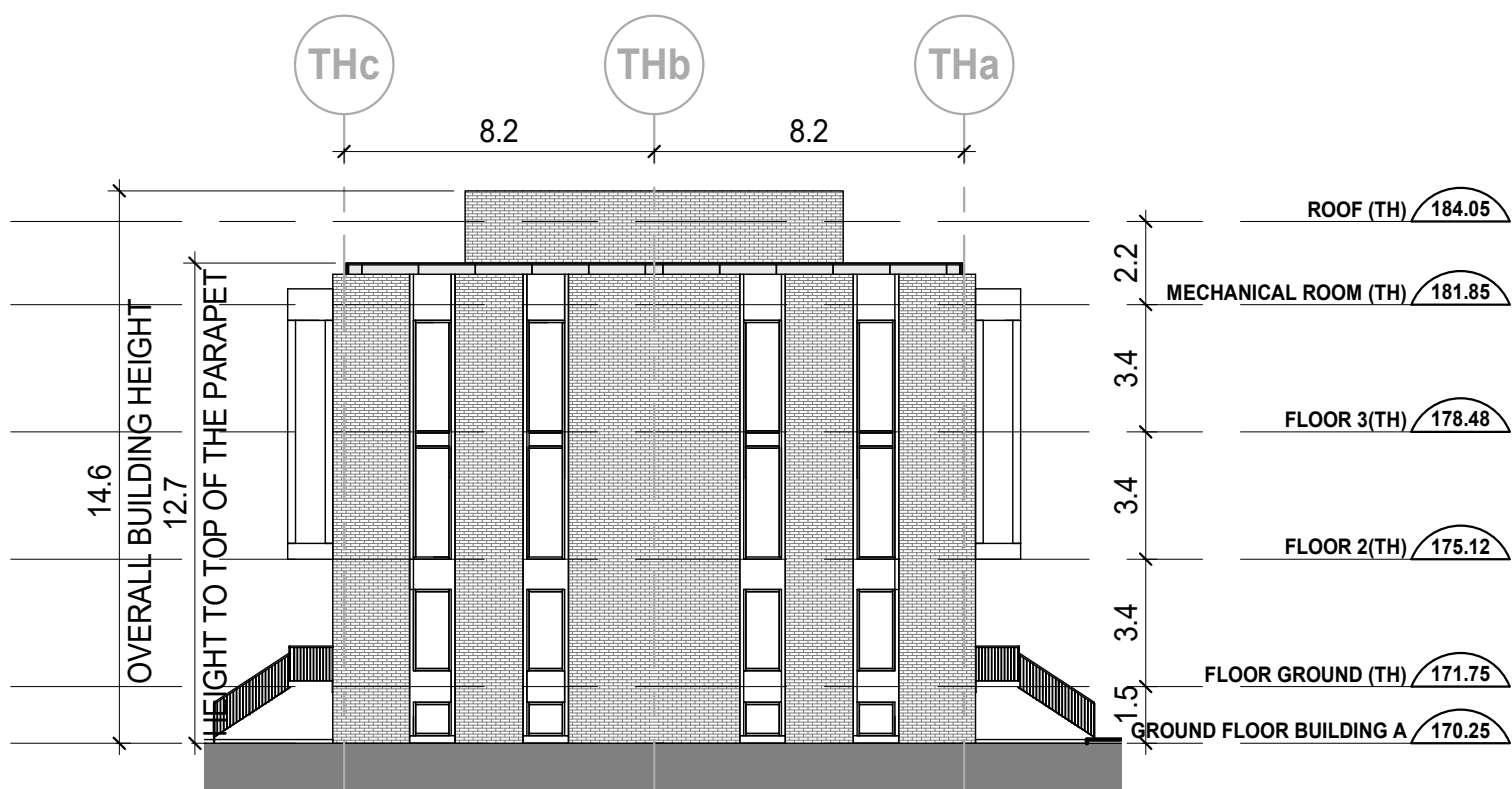
6 Block 2 & 3 Typical Townhouse - Section 2
SCALE: 1 : 200



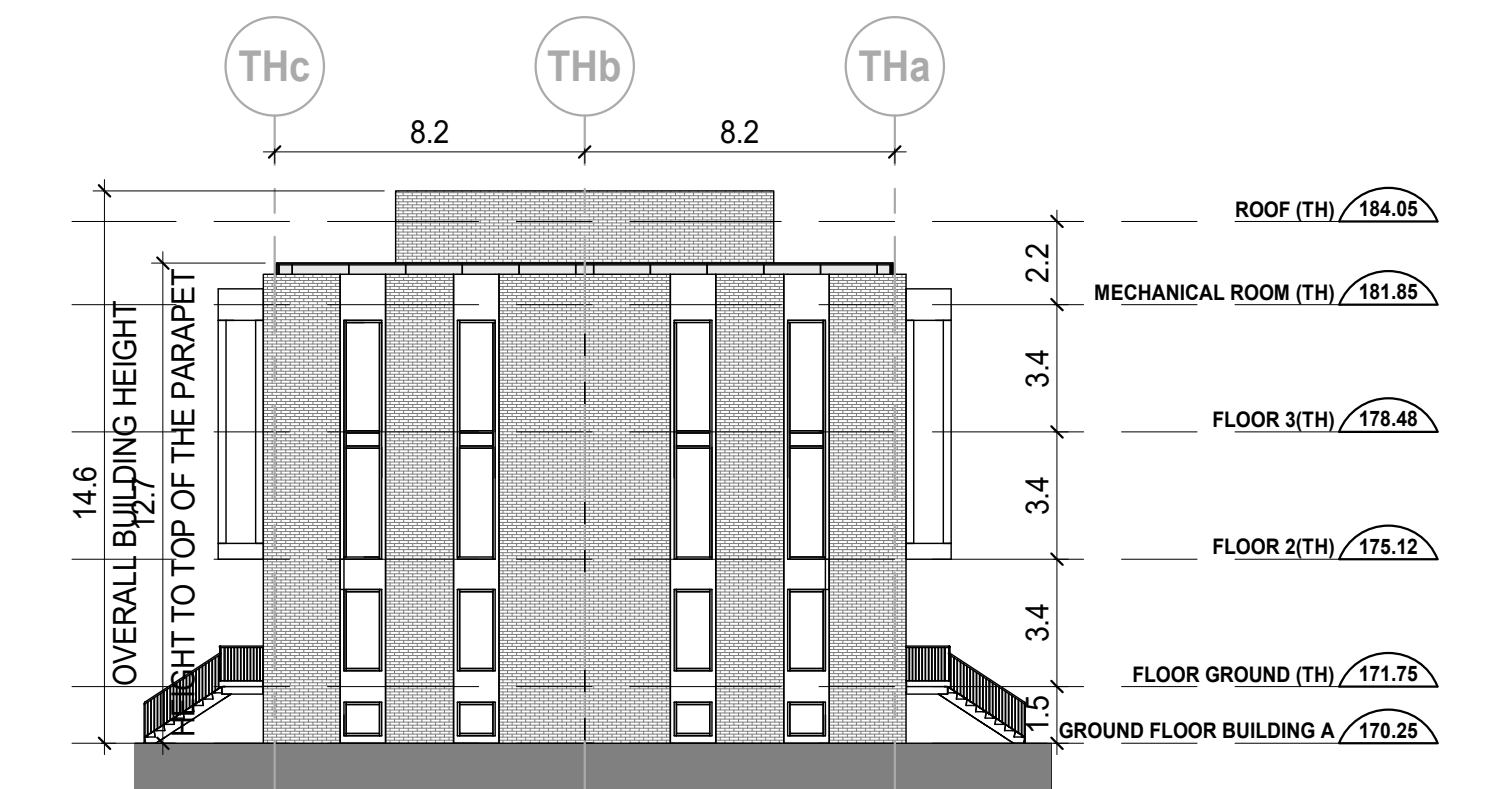
10 Block 5 Typical Townhouse - West Elevation
SCALE: 1 : 200



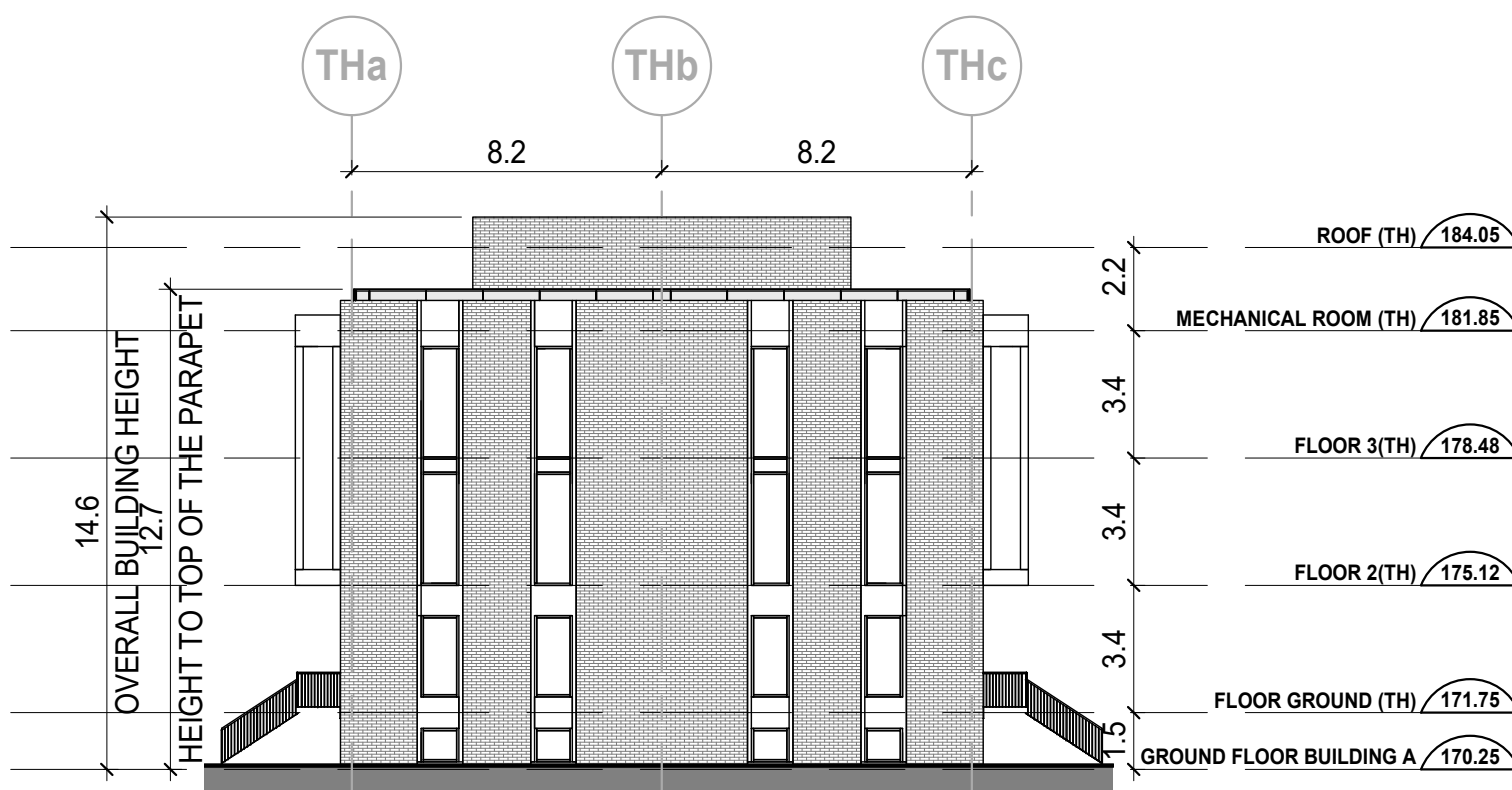
12 Block 5 Typical Townhouse - Section 2
SCALE: 1 : 200



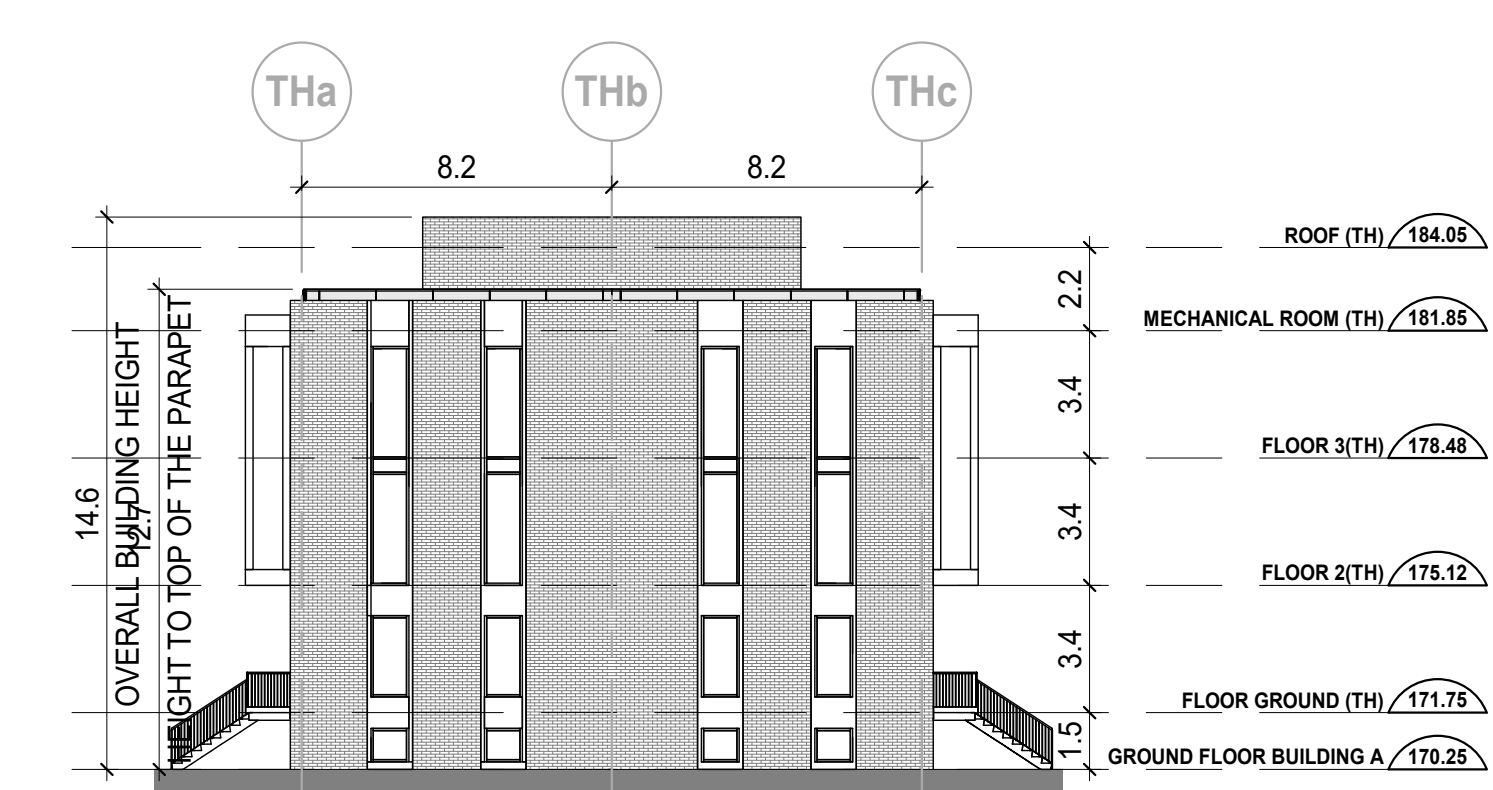
3 Block 2 & 3 Typical Townhouse - North Elevation
SCALE: 1 : 200



8 Block 5 Typical Townhouse - North Elevation
SCALE: 1 : 200



4 Block 2 & 3 Typical Townhouse - South Elevation
SCALE: 1 : 200



9 Block 5 Typical Townhouse - South Elevation
SCALE: 1 : 200

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for
The Elia Corporation

14033 1 : 200 VH SSH
PROJECT SCALE DRAWN REVIEWED

Townhouse - Elevations &
Sections

A610.S

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1 Areal View
A700.S



6 View Looking East from South Side of Elia Avenue
A700.S



4 View from Sorrento Drive Looking South
A700.S



2 View from Eglinton Looking South along Sorrento
A700.S



3 View from Acorn Place Looking North to Sorrento Drive
A700.S



5 View of the Stacked Townhouses
A700.S

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BLOCK 2- BUILDING A & B
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for
The Elia Corporation

14033 1 : 1

PROJECT SCALE

Renderings

AuthorChecker

DRAWN REVIEWED

A700.S

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