# SQ ALEXANDRA PARK - BLOCK 11

## Issued for Coordination

## 2014-04-11

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SQ
SPADINA QUEEN
TRIDEL

## DRAWING LIST


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| A 402 | SECTION W/E 2 & 3 |
| A 403 | SECTION S/N 1 |
| A 404 | SECTION S/N 2 |
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## PROJECT TEAM


**DEVELOPER**

**TORONTO COMMUNITY HOUSING CO**
931 Yonge Street, 6th Floor
Toronto, Ontario
M4W 2H2

Leslie Gash
Project Manager
P 416 981 4374
E Leslie.Gash@torontohousing.ca

**Tridel**
4800 Dufferin ST
Toronto, ON
M3H 5S9

Steve Daniels
Project Manager
P 416 645 7006
C 416 560 8647
E SDaniels@Tridel.com

Andres Valenzuela
Project Manager -Deltera
P 416 736 2541
C 416 433 2755
E avalenzuela@deltera.com

**ARCHITECTURAL - MARKET CONDO**

**Teeple Architects Inc.**
5 Camden Street
Toronto, Ontario
M5V 1V2

Martin Baron
Project Architect
P 416 598 0554 ext 232
C 416 8201874
E mbaron@teeplearch.com

Jeff Hanning
Senior Architect
P 416 598 0554 ext 241
E jhanning@teeplearch.com

**ARCHITECTURAL - TCHC TOWNHOMES**

**Levitt Goodman Architect Ltd.**
533 College St, suite 301
Toronto ON
M6G 1A8

Dean Goodman
Project Architect
P 416 203 7600 x 221
C 416 909 7811
E dean@levittgoodmanarchitects.com

**URBAN PLANNING**

**Urban Strategies Inc**
197 Spadina Ave
Suite 600
Toronto, Ontario
M5T 2C8

Nasim Adab
P 416 340 9004 ext 228
E nadab@urbanstrategies.com
Andrea Gabor
P 416 340 9004 ext 235
E agabor@urbanstrategies.com

**STRUCTURAL**

**Jablonsky, Ast and Partners**
1129 Leslie Street
Don Mills, Ontario
M3C 2K5

Paul Ast
Project Engineer
P 416 447 7405 ext 111
E pfast@on.aibn.com

**MECHANICAL**

**Novatrend Engineering**
Suite 31 - 175 West Beaver Creek Road
Richmond Hill, Ontario, L4B 3M1
Eric Pun Project Engineer
P 905 882 5445
F 905 882 5447
E eric@novatrendeng.com

**ELECTRICAL**

**Novatrend Engineering**
Suite 31 - 175 West Beaver Creek Road
Richmond Hill, Ontario, L4B 3M1
Stanley Tam Project Engineer
P 905 882 5445 x 222
F 905 882 5447
E stan@novatrendeng.com

**LANDSCAPE**

**Janet Rosenberg & Studio**
148 Kenwood Avenue
Toronto, ON M6C 2S3

Greg Warren
P 416 656 6665
F 416 656 5756
E gwarren@jrstudio.ca

**CIVIL**

**GHD**
Suite 310 - 11 Allstate Parkway
Markham Ontario
L3R 9T8

James Few
P 905 752 4379
E james.few@ghd.com

**INTERIOR DESIGN**

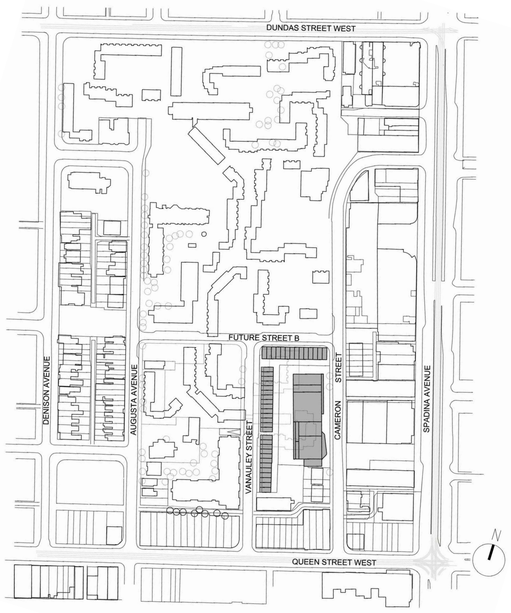
**Union 31**
Suite 201-183 Bathurst St
Toronto, ON
M5T 2R7

Kelly Cray
P 416.597 1576 ext 231
E kelly@union31.com
Andrea Pierre
E andrea@union31.com

**TGS/LEED CONSULTANT**

**Provident Energy Managemant**
100 Supertest RD
North York Ontario
M3J 2MR

Craig McIntyre
P 416 736 0630
E cmcintyre@pemi.com


CONTEXT PLAN 1:2000

**PROJECT STATISTICS: ALEXANDRA PARK BLOCK 11 MARKET CONDOMINIUM**
ADDRESS

**MUNICIPAL ADDRESS:**
571 Dundas Street West, 91 Augusta Street, 20 Vanauley Street, 73-75 Augusta Avenue and 21, 21a, 23 and 23a Augusta Avenue

**GROSS SITE AREA** 4244.1 $m^2$

**TOTAL PROPOSED GROSS FLOOR AREA ($M^2$)** 19306.6 $m^2$
as defined by Site Specific Bylaw

| | REQUIRED/PERMITTED | | PROPOSED | |
|---|---|---|---|---|
| **ZONING:** | RA | | | |
| **HEIGHT:** | | | 44m | Exclusive of elevator over-run |
| **SETBACKS:** | 3m | Front Setback | 3m | Front Setback |
| | 7.5m | Sideyard Setback | 0 - 8.5m | Sideyard Setback |
| | 7.5m | Rearyard Setback | 10 - 12.5m | Rearyard Setback |
| | 7.5m | Setback from centreline of public lane | 10.3m | Setback from centreline of public lane |
| **AMENITY SPACE:** | 2$m^2$ / unit | | | |
| | INDOOR AMENITY 482 $m^2$ | | INDOOR AMENITY 482 $m^2$ | |
| | OUTDOOR AMENITY 482 $m^2$ | | OUTDOOR AMENITY 482 $m^2$ | |
| **PROGRAM:** | | | BACHELOR/STUDIO 2 | |
| | | | 1 BEDROOM 44 | |
| | | | 1 BEDROOM+DEN 123 | |
| | | | 2 BEDROOM 49 | |
| | | | 2 BEDROOM +DEN 10 | |
| | | | 3 BEDROOM 13 | |
| | | | **TOTAL 241** | |
| **LOADING:** | 1 - TYPE G | | 1 - TYPE G | |

| | | REQUIRED/PERMITTED AREA ($m^2$) | REQUIRED/PERMITTED BINS | PROPOSED AREA ($m^2$) | PROPOSED BINS |
|---|---|---|---|---|---|
| **GARBAGE & RECYCLING** | FIRST 50 UNITS (ASSUMES 1 GARBAGE, 1 RECYCLING, 1 ORGANIC BIN) | 25 | 3 | | |
| | 13 m2 FOR EACH ADDITIONAL 50 UNITS | 52 | 8 | | |
| | BULK/WHITE GOODS | 10 | | | |
| | **TOTAL** | **87** | **11** | **TOTAL 87** | **11** |
| STAGING AREA: | ADD 5$m^2$ TO TYPE G LOADING AREA FOR EVERY 50 UNITS | 20 | 4 | 20 | 4 |

| | UNIT TYPE | RATE/UNIT | | PROPOSED |
|---|---|---|---|---|
| **PARKING:** | | | | RESIDENTIAL |
| AS PER CITY OF TORONTO POLICY AREA 1 STANDARD | BACHELOR/ STUDIO | 0.30 | 0.6 | LEVEL P1 61 |
| | 1 -BEDROOM & 1-BDRM+DEN | 0.50 | 83 | LEVEL P2 63 |
| | 2-BEDROOM & 2-BDRM+DEN | 0.80 | 47 | |
| | 3-BEDROOM | 1.00 | 13 | VISITOR |
| Repealled City of Toronto Bylaw 1156 | VISITOR | 0.10 | 24 | LEVEL P1 14 |
| | | RATE/100 m² GFA | | |
| | **TOTAL** | | **168.0** | **TOTAL 138** |

| | TYPE | RATE/UNIT | | PROPOSED TOTAL | PROPOSED ABOVE GRADE |
|---|---|---|---|---|---|
| **RESIDENTIAL BICYCLE PARKING:** | PER CITY OF TORONTO ZONING BYLAW 438-86 4(13)c | | | | |
| | TOTAL | 0.75 | 180 | | |
| | RESIDENTIAL | 80% OF TOTAL | 144 | | |
| | SHORT TERM | 20% OF TOTAL | 36 | | |
| | AS PER CITY OF TORONTO GREEN STANDARDS 'CYCLING INFRASTRUCTURE' REQUIREMENTS (AQ2.1) | | | | |
| | OCCUPANT | 0.8 | **192** | RESIDENTIAL 192 | 182 |
| | VISITOR | 0.2 | **48** | VISITOR 48 | |
| | TOTAL | | **240** | TOTALS **240** | **230** |

METRIC SCALE DRAWING
FIRST FLOOR ELEV. +93.60m

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| 5 | Issued for Coordination | 2014-03-28 |
| 6 | Issued for Elevator Tender | 2014-04-07 |

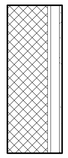
SQ ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

project no: 12-115
scale: 1 : 1
drawn by: TAI
reviewed by: N/A
date: 03/25/14

Teeple Architects
5 CAMDEN STREET TORONTO, ONTARIO
416 598-0554 TEL FAX 416 598-1726 INFO@TEEPLEARCH.COM

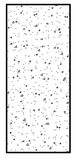
COVER SHEET & STATISTICS

A 001



259mm Wall - 190mm CMU + 41mm Stud

Legend 3

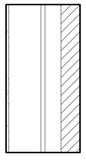


Legend 2

Legend 1

Legend 4

Legend 5



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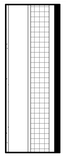
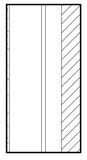
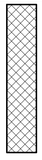


Legend 7

Legend 8

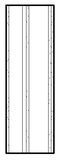


Legend 9



P15

P2A



P1

INTERIOR PARTITIONS - UNITS

P3

P5



F3

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SQ ALEXANDRA PARK - BLOCK 11

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| project no: | 12-115 |
| scale: | 1 : 10 |
| drawn by: | Author |
| reviewed by: | Checker |
| date: | 02/11/14 |

Teeple Architects

5 CAMDEN STREET TORONTO, ONTARIO
416 599-0554 TEL FAX 416 599-1726
INFO@TEEPLEARCH.COM

WALL ASSEMBLIES

A 002

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VANAULEY ST

BLOCK 10 TCHC TOWNHOUSES

CARR ST

BLOCK 11 MARKET CONDO

FFE 93.60

CAMERON ST

B11+B10 Siteplan

METRIC SCALE DRAWING

FIRST FLOOR ELEV. +93.60m

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SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

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| scale: | 1 : 125 |
| drawn by: | Author |
| reviewed by: | Checker |
| date: | 03/25/14 |

Teeple Architects

5 CAMERON STREET
416-598-0544 TEL

TORONTO, ONTARIO
FAX (416) 598-1520

INFO@TEEPLEARCH.COM

SITE PLAN BLOCK 10-11

A 101

## NOTES

**1:** WASTE COLLECTION - A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLGMAN WHEN THE TRUCK IS REVERSING, IN THE EVENT THAT ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY. ALL PATHWAYS THAT THE COLLECTION VEHICLE MUST TRAVEL TO HAVE A MIN OF 4.4m VERTICAL CLEARANCE AND SLOPE LESS THAN 8%.

**2:** WASTE COLLECTION TO BE CITY OF TORONTO BULK LIFT COMPACTED GARBAGE, RECYCLING AND ORGANICS IN ACCORDANCE WITH CHAPTER 844 OF THE CITY OF TORONTO MUNICIPAL CODE, WASTE COLLECTION RESIDENTIAL PROPERTIES.

**3:** GROUND FLOOR UNITS NOT HAVING DIRECT ACCESS TO A GARBAGE CHUTE WILL DISPOSE OF THEIR WASTE IN THE GROUND FLOOR RESIDENTIAL GARBAGE AND RECYCLING ROOM

**4:** FLOOR SLAB AND STRUCTURE WITH LOADING AREAS AND COLLECTION ROUTES CONSTRUCTED OVER THE UNDERGROUND PARKING STRUCTURE CONFORM TO:

1. DESIGN LOAD - ONTARIO BUILDING CODE
2. DESIGN LOAD - CITY OF TORONTO BULK LIFT VEHICLE IN ADDITION TO THE O.B.C.
3. IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEED TO 15 KM/H AND 30% FOR HIGHER SPEEDS

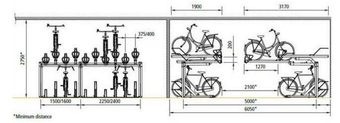
**5:** TYPE G LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE, AS PER STRUCTURAL DRAWINGS. TYPE G LOADING SPACE TO HAVE VERTICAL CLEARANCE OF 6.1m AND A SLOPE OF LESS THAN 2%.

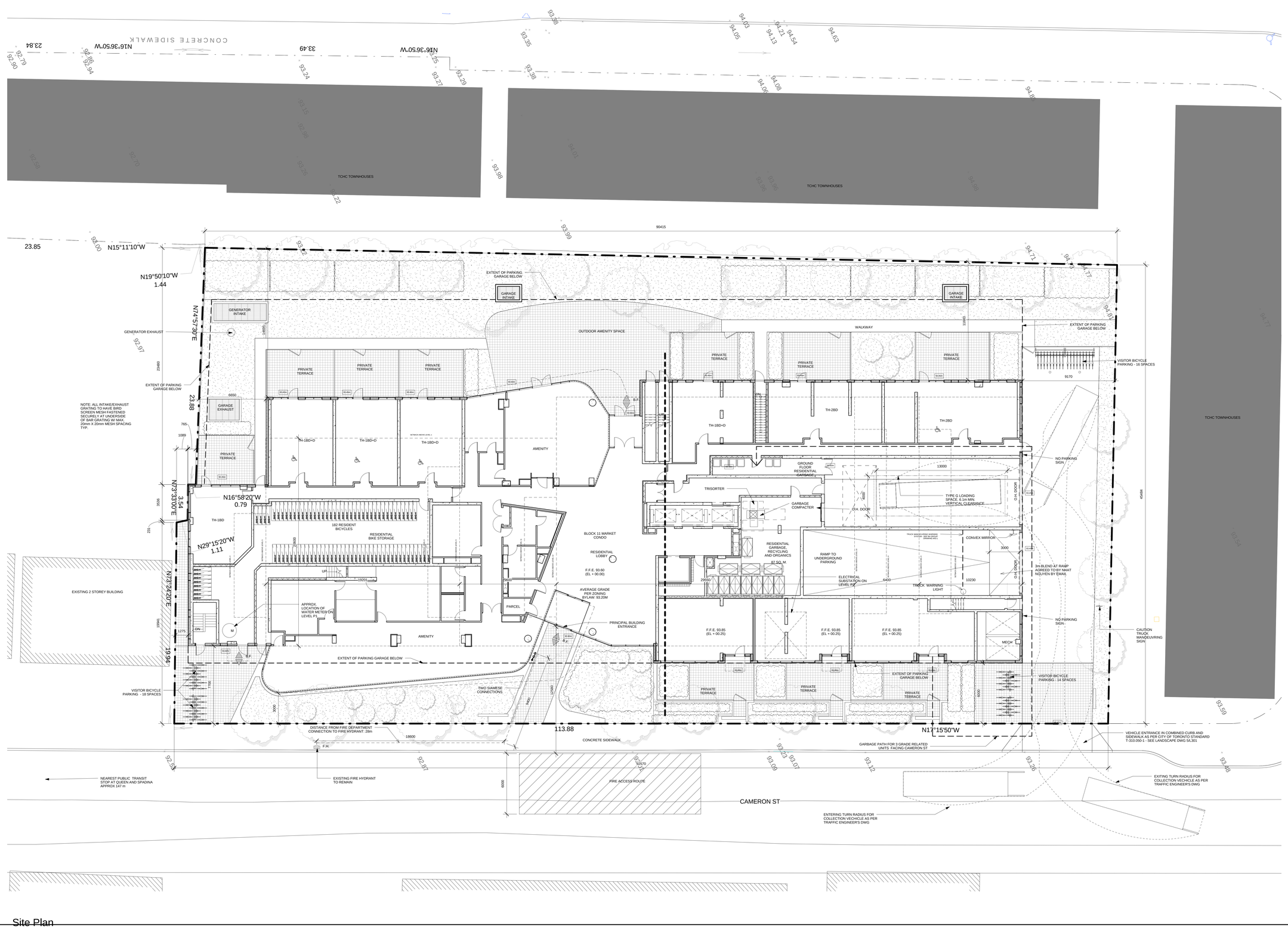
**6:** THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS

### SITE PLAN LEGEND

- B.F. — DENOTES ENTRY OR EXIT; B.F. DENOTE BARRIER FREE AT APPLICABLE LOCATIONS
- DENOTES VISITOR BICYCLE RACK
- DENOTES TWO-TIER RESIDENT BICYCLE RACK
- F.H. — DENOTES FIRE HYDRANT
- 93.40m — DENOTES NEW GEODETIC ELEVATION
- 93.09 — DENOTES EXISTING GEODETIC ELEVATION

NOTE:
ALL RESIDENT BICYCLE STORAGE TO BE PROVIDED AT GRADE UTILIZING TWO TIERED BICYCLE STORAGE SYSTEM SUCH AS CYCLEPOD EASYLIFT OR SIMILAR.
SEE www.cyclepods.ca FOR MORE INFO.




Site Plan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SQ ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

| | |
|---|---|
| project no: | 12-115 |
| scale: | 1 : 125 |
| drawn by: | Author |
| reviewed by: | Checker |
| date: | 03/26/14 |


Teeple Architects
5 CAMDEN STREET TORONTO, ONTARIO
416-598-0554 TEL INFO@TEEPLEARCH.COM FAX-416-598-1725


SITE PLAN BLOCK 11

A 102

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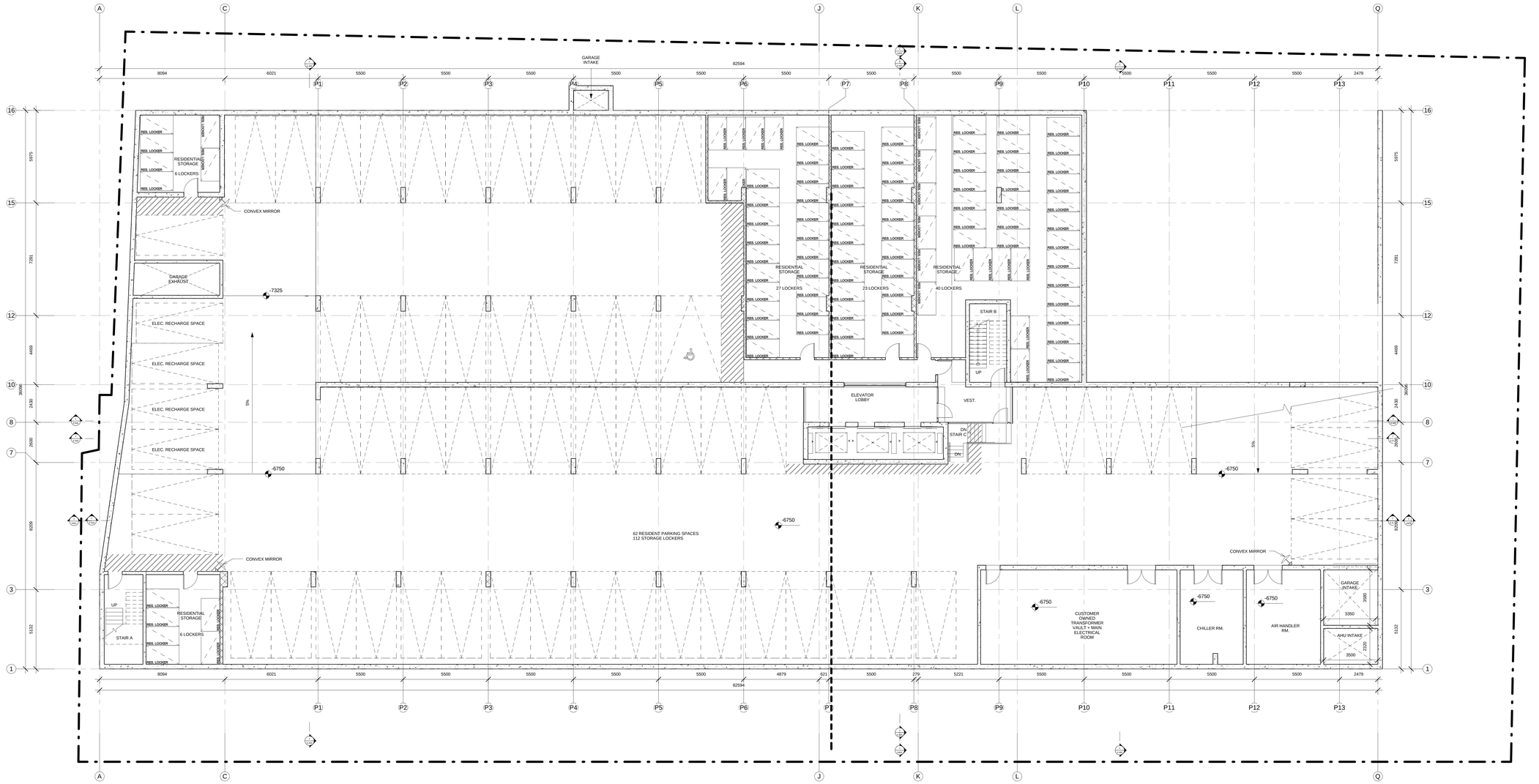


SQ ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

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|---|---|
| project no: | 12-115 |
| scale: | 1 : 100 |
| drawn by: | Author |
| reviewed by: | Checker |
| date: | 02/18/14 |

Teeple Architects

5 CAMDEN STREET
416-598-0554 TEL

TORONTO, ONTARIO
FAX 416-598-2705

INFO@TEEPLEARCH.COM

LEVEL P2 PLAN

A 201

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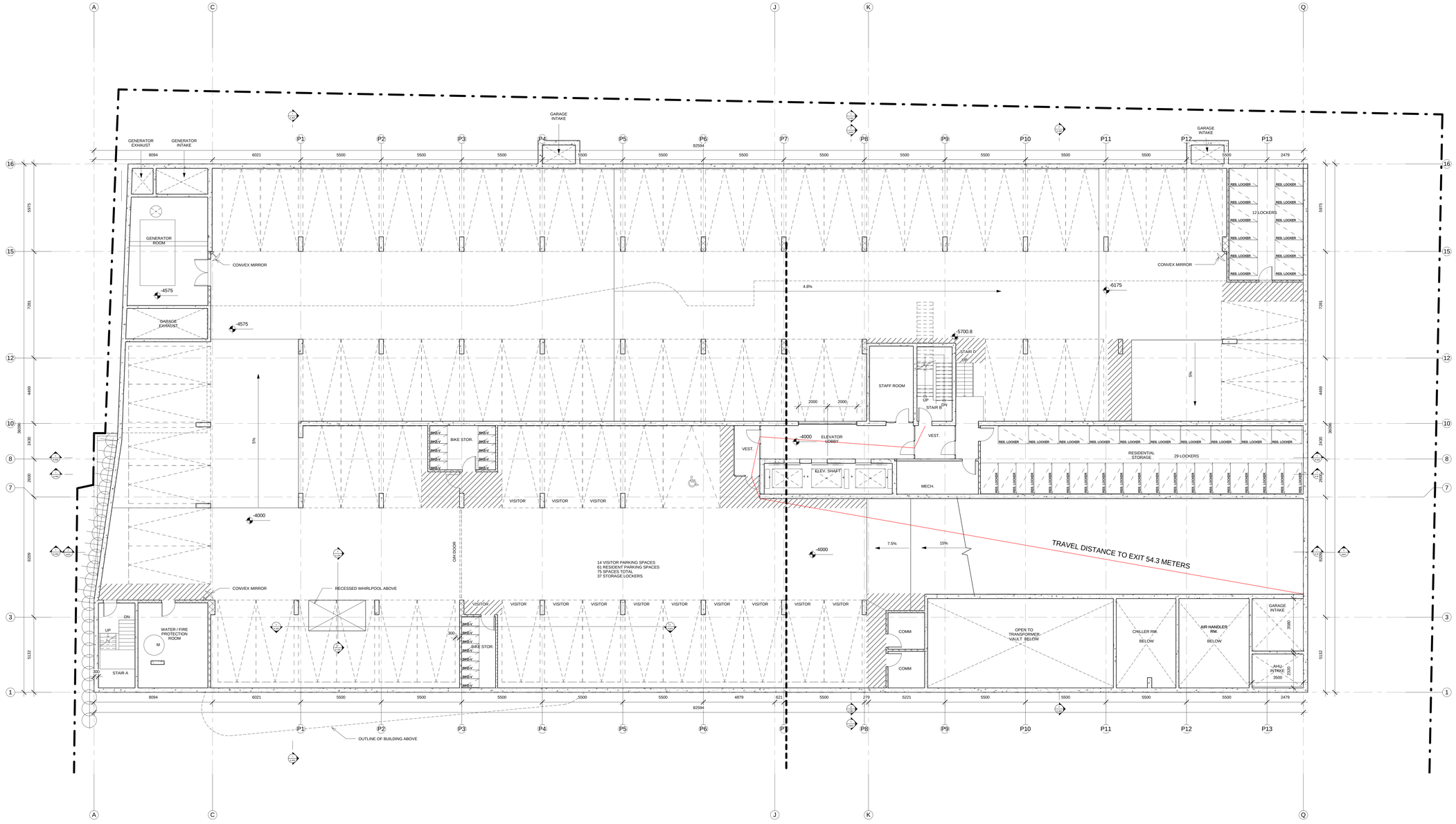


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SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

| | |
|---|---|
| project no: | 12-115 |
| scale: | 1 : 100 |
| drawn by: | Author |
| reviewed by: | Checker |
| date: | 02/18/14 |

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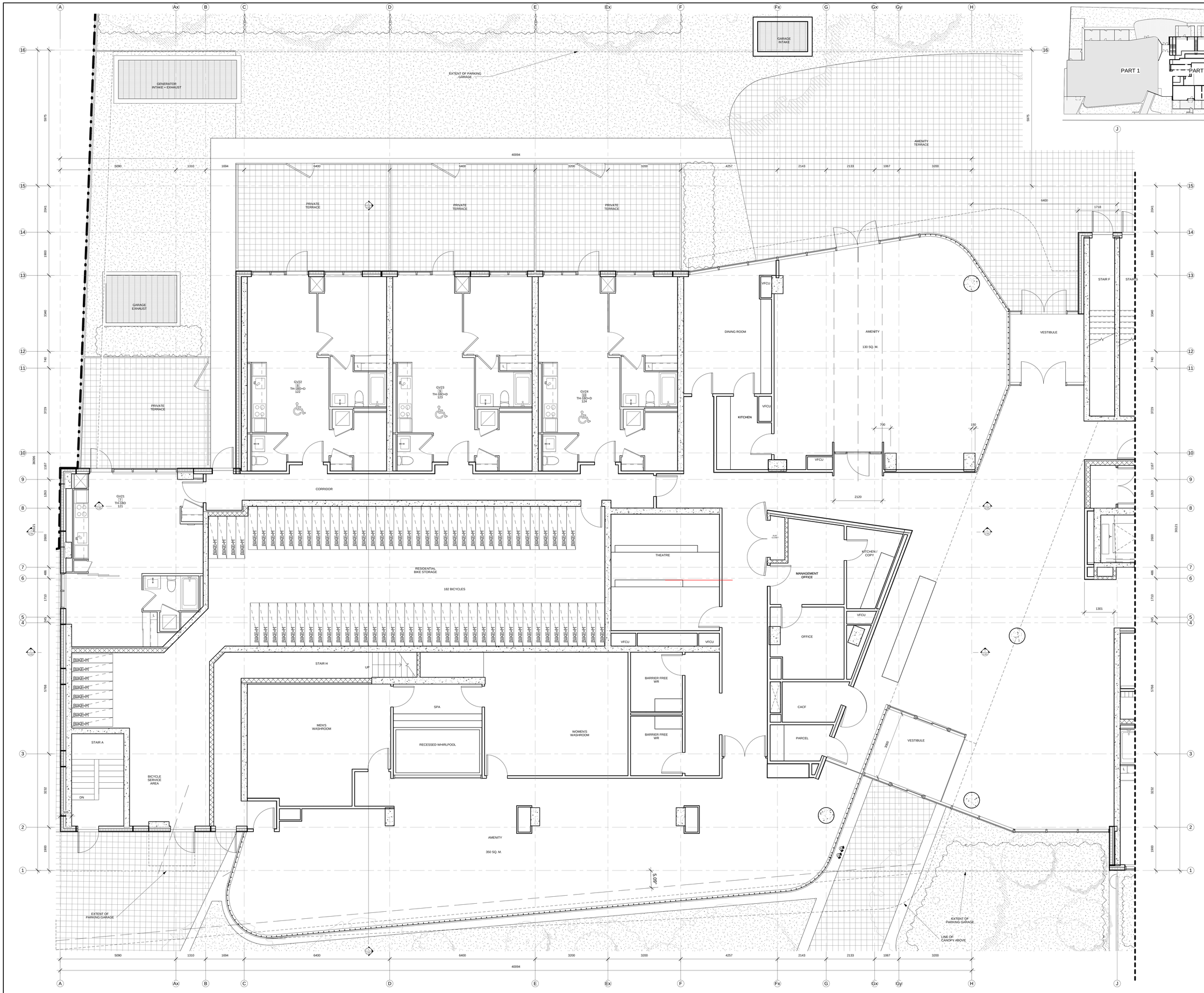
LEVEL P1 PLAN

A 202

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SQ ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

project no: 12-115
scale: As indicated
drawn by: Author
reviewed by: Checker
date: 02/18/14

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LEVEL 1 PLAN SOUTH

A 203

L1.1

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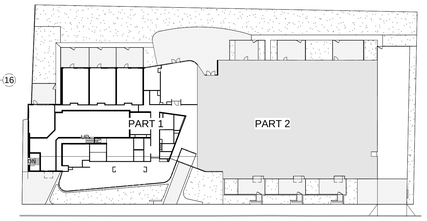


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TORONTO, ONTARIO

project no: 12-115
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date: 02/18/14

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LEVEL 1 PLAN NORTH

A 204

L1.2

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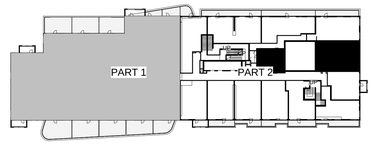


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SQ ALEXANDRA PARK - BLOCK 11
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LEVEL 2 PLAN SOUTH

A 205

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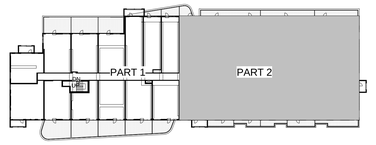


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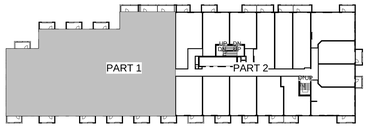
LEVEL 2 PLAN NORTH

A 206

L2.2

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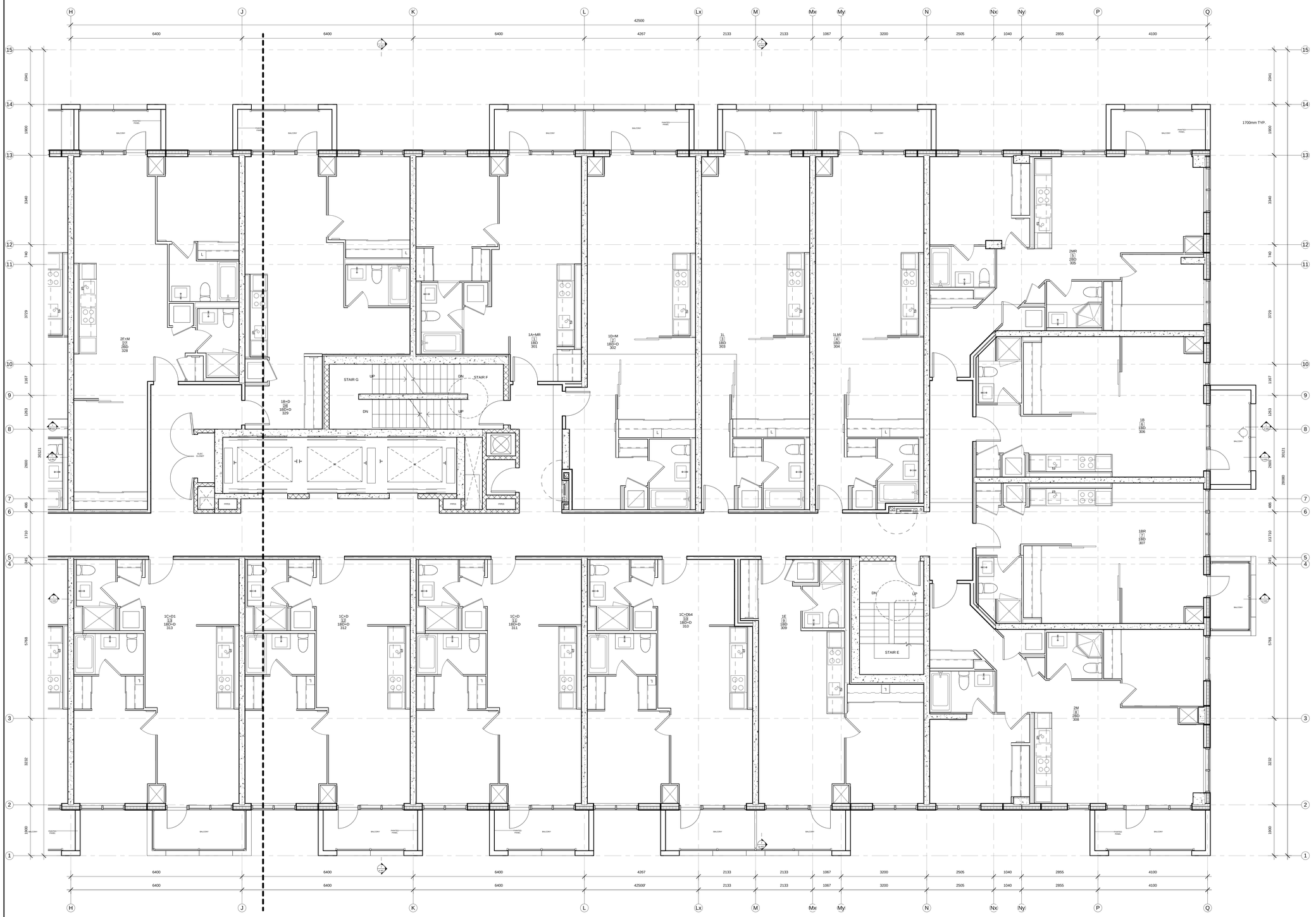
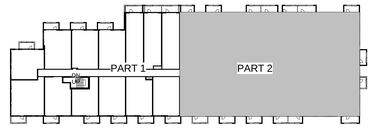
LEVEL 3 PLAN SOUTH

A 207

L3.1

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LEVEL 3 PLAN NORTH

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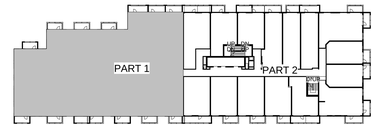


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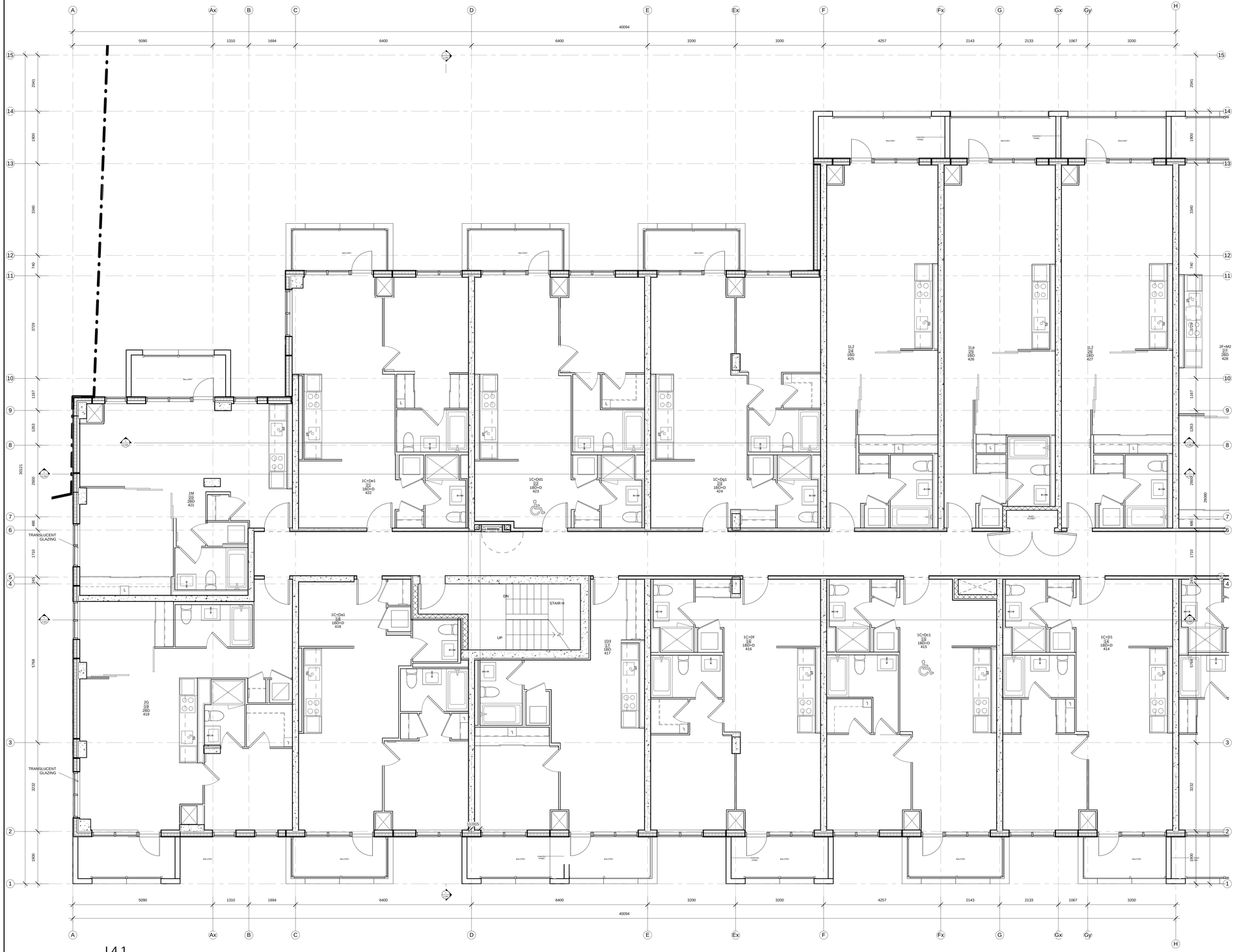


L4.1

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LEVEL 4 PLAN SOUTH

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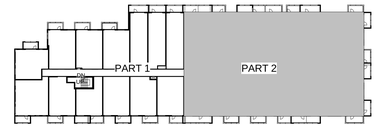


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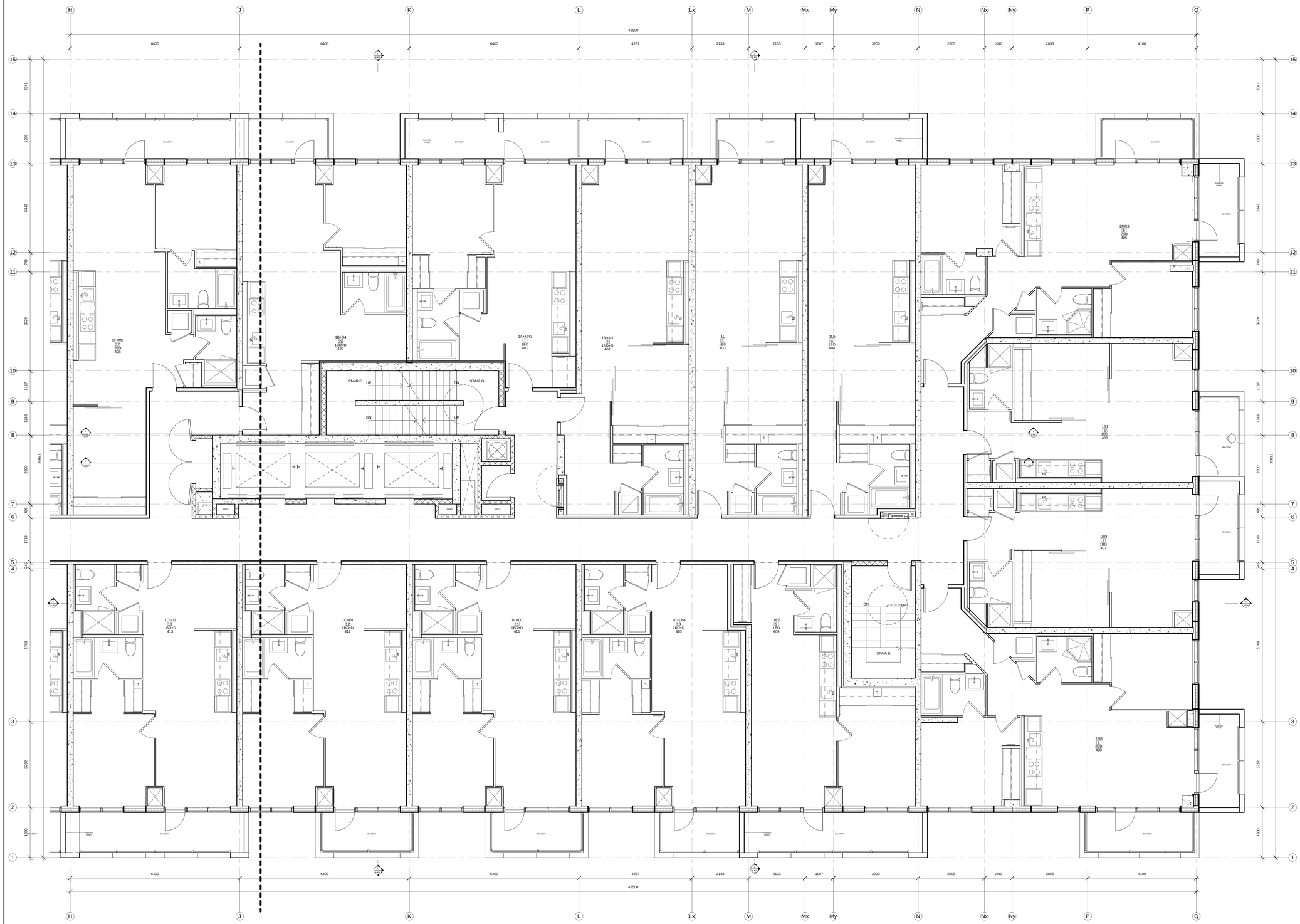


L4.2

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LEVEL 4 PLAN NORTH

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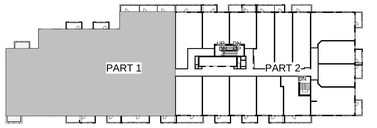


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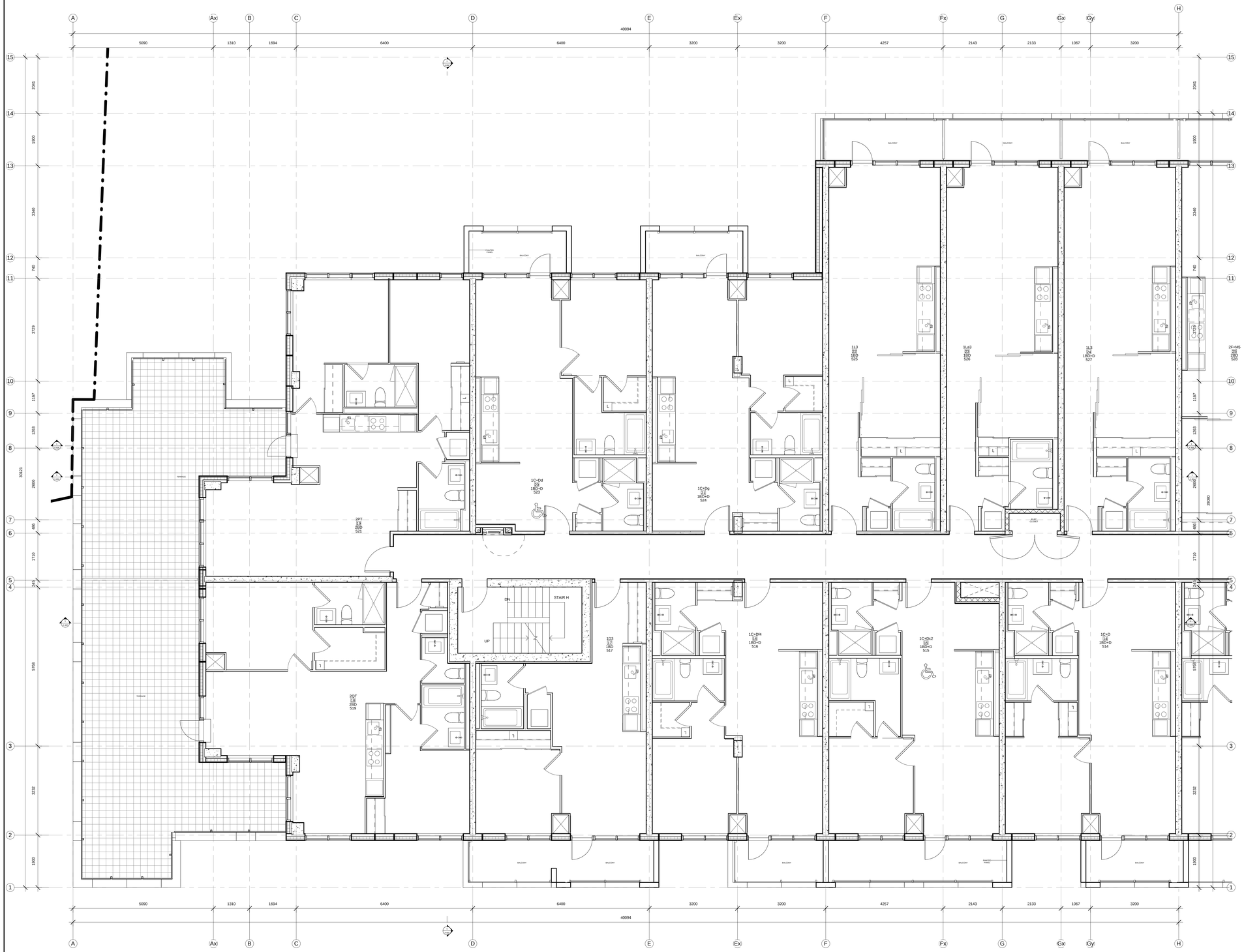


L5.1

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LEVEL 5 PLAN SOUTH

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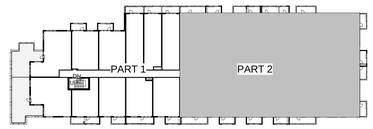


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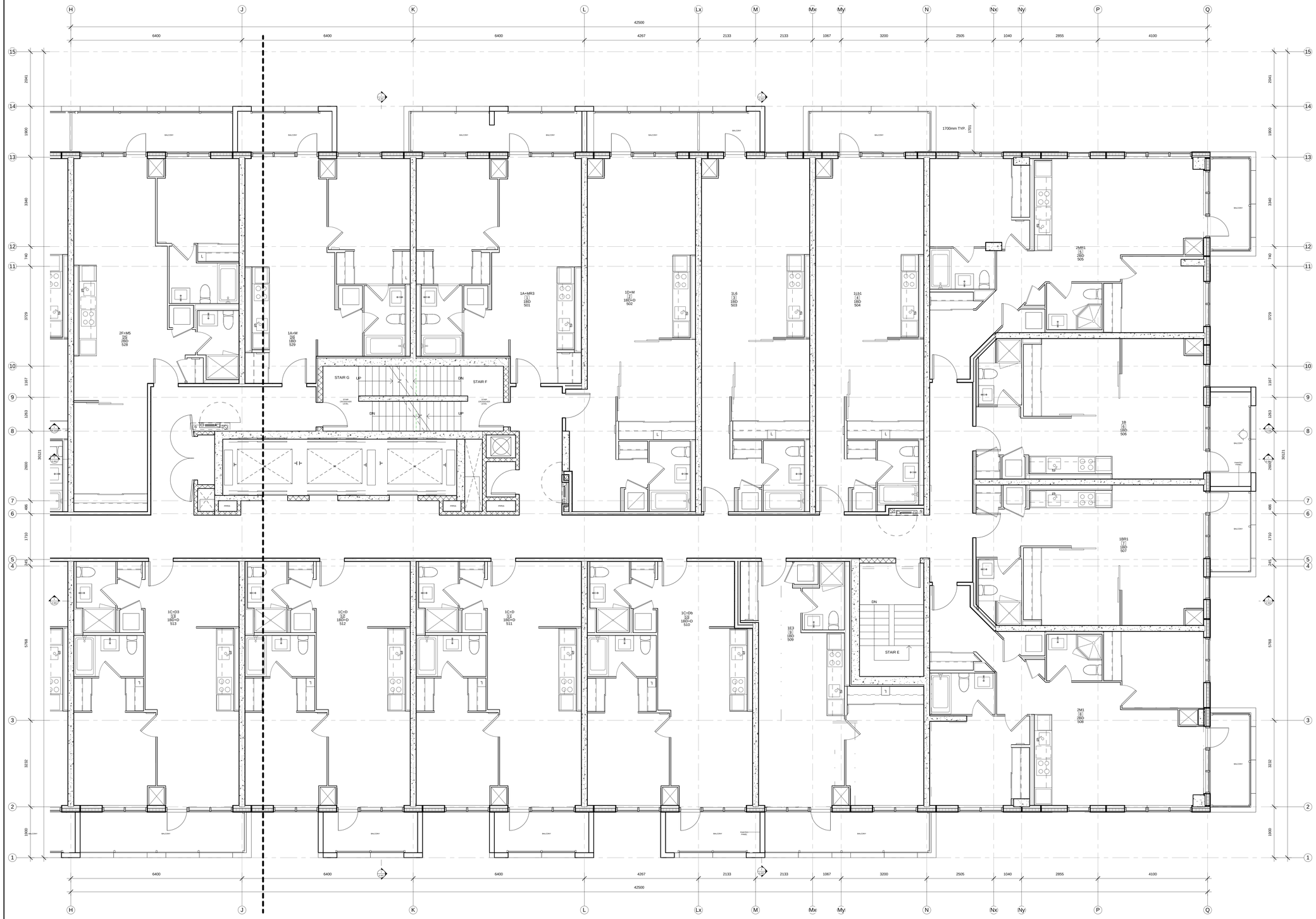


L5.2

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LEVEL 5 PLAN NORTH

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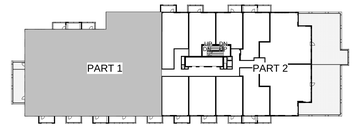


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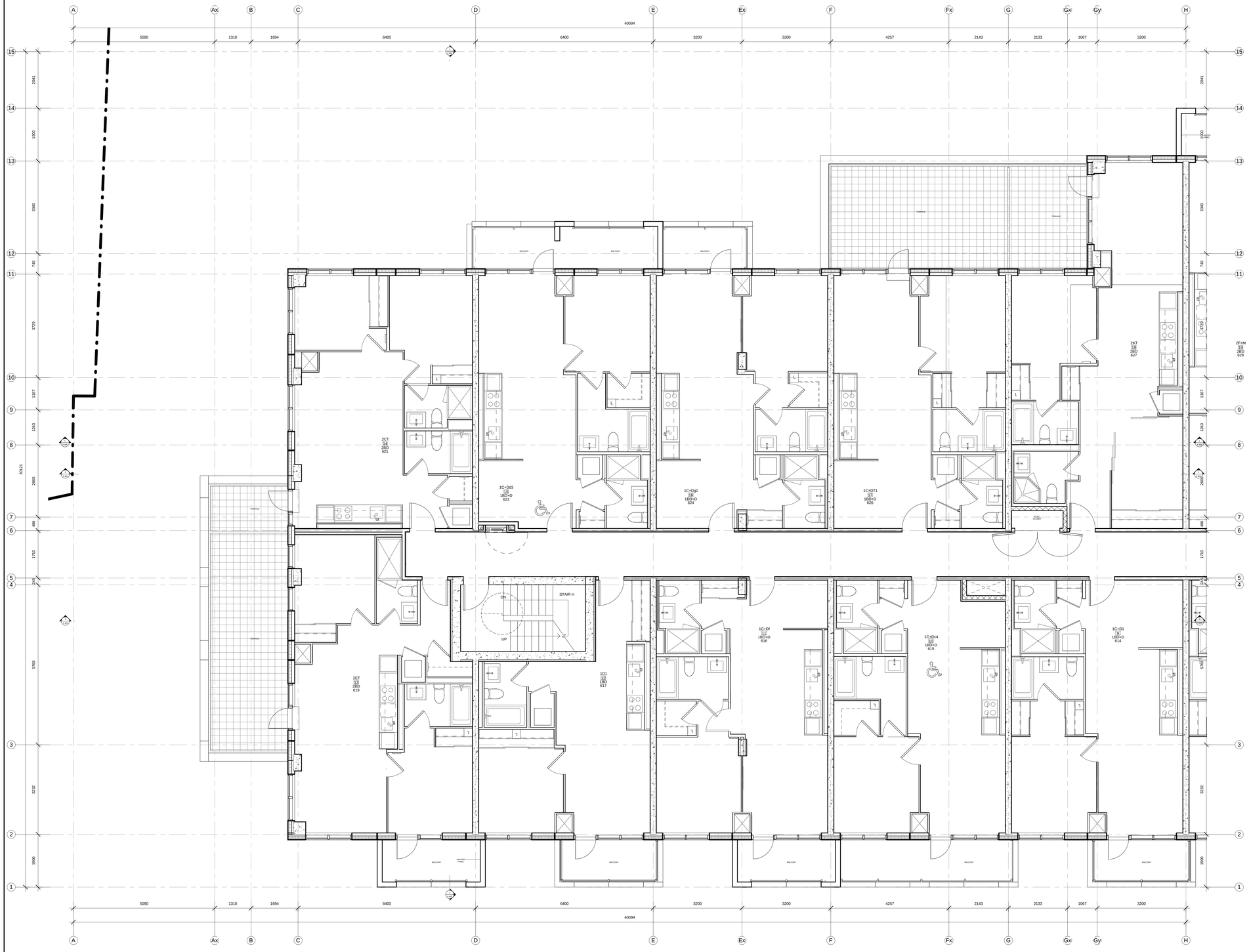


L6.1

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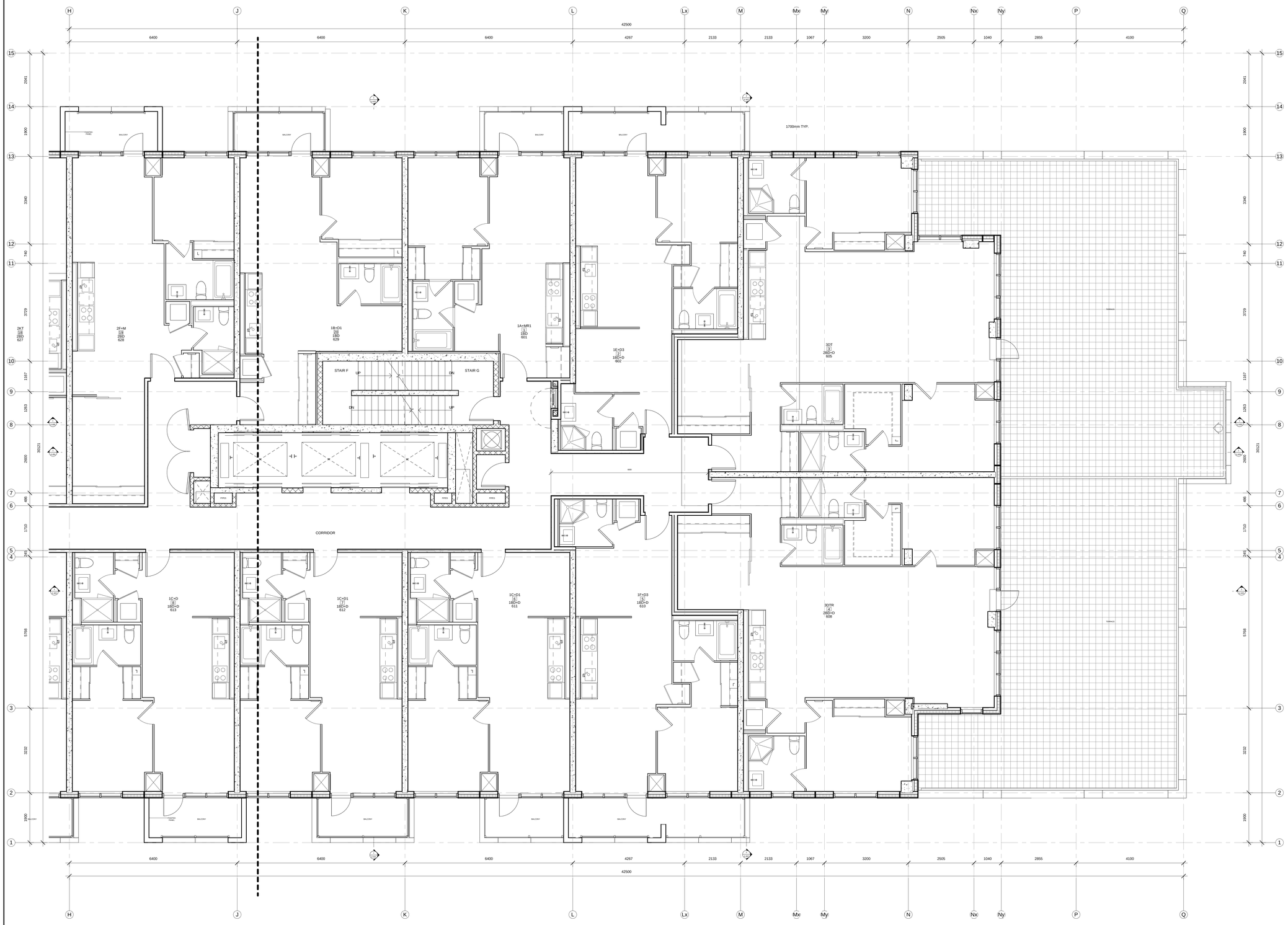
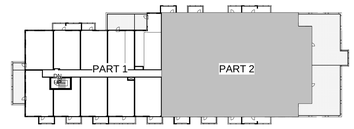
LEVEL 6 PLAN SOUTH

A 213




L6.2

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| 4 | Reissued for SPA | 2014-01-10 |
| 5 | Issued for Coordination | 2014-03-28 |
| 6 | Issued for Elevator Tender | 2014-04-07 |

SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

project no: 12-115
scale: As indicated
drawn by: Author
reviewed by: Checker
date: 02/18/14

Teeple Architects

5 CAMDEN STREET TORONTO, ONTARIO
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LEVEL 6 PLAN NORTH

A 214

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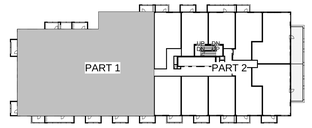


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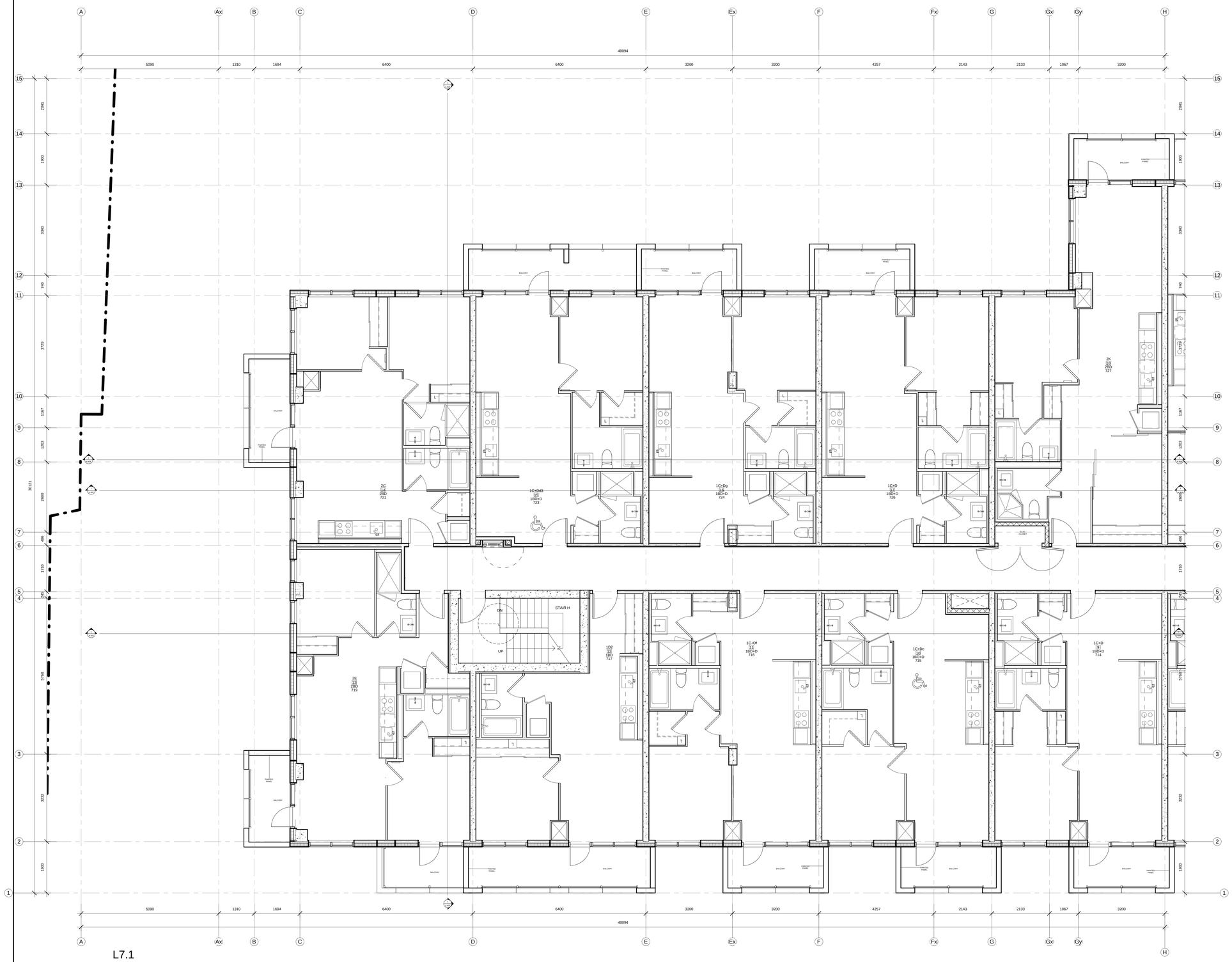


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SQ ALEXANDRA PARK - BLOCK 11
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| reviewed by: | Checker |
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LEVEL 7 PLAN SOUTH

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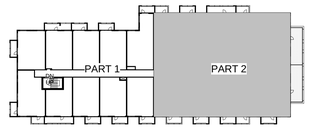


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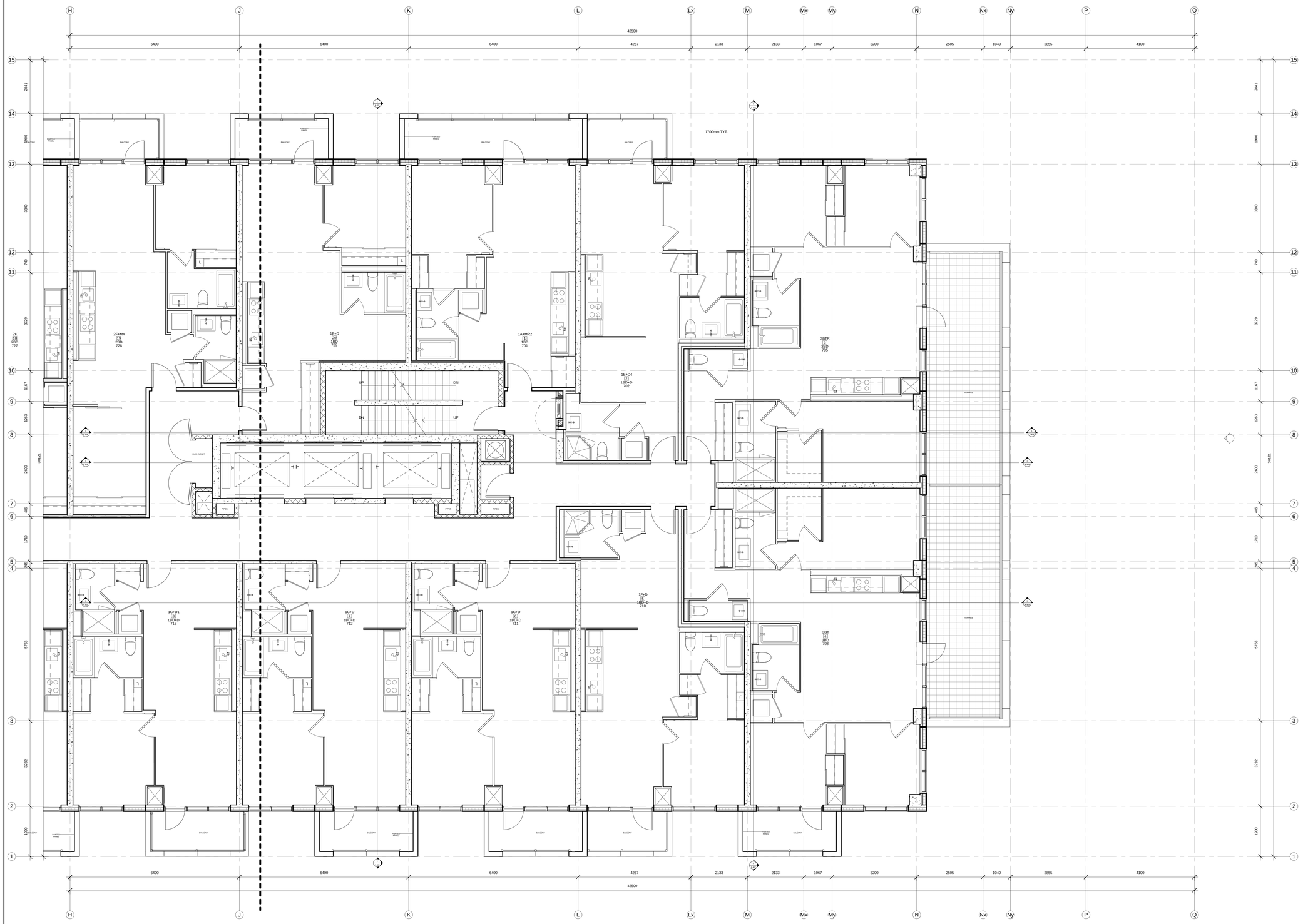


L7.2

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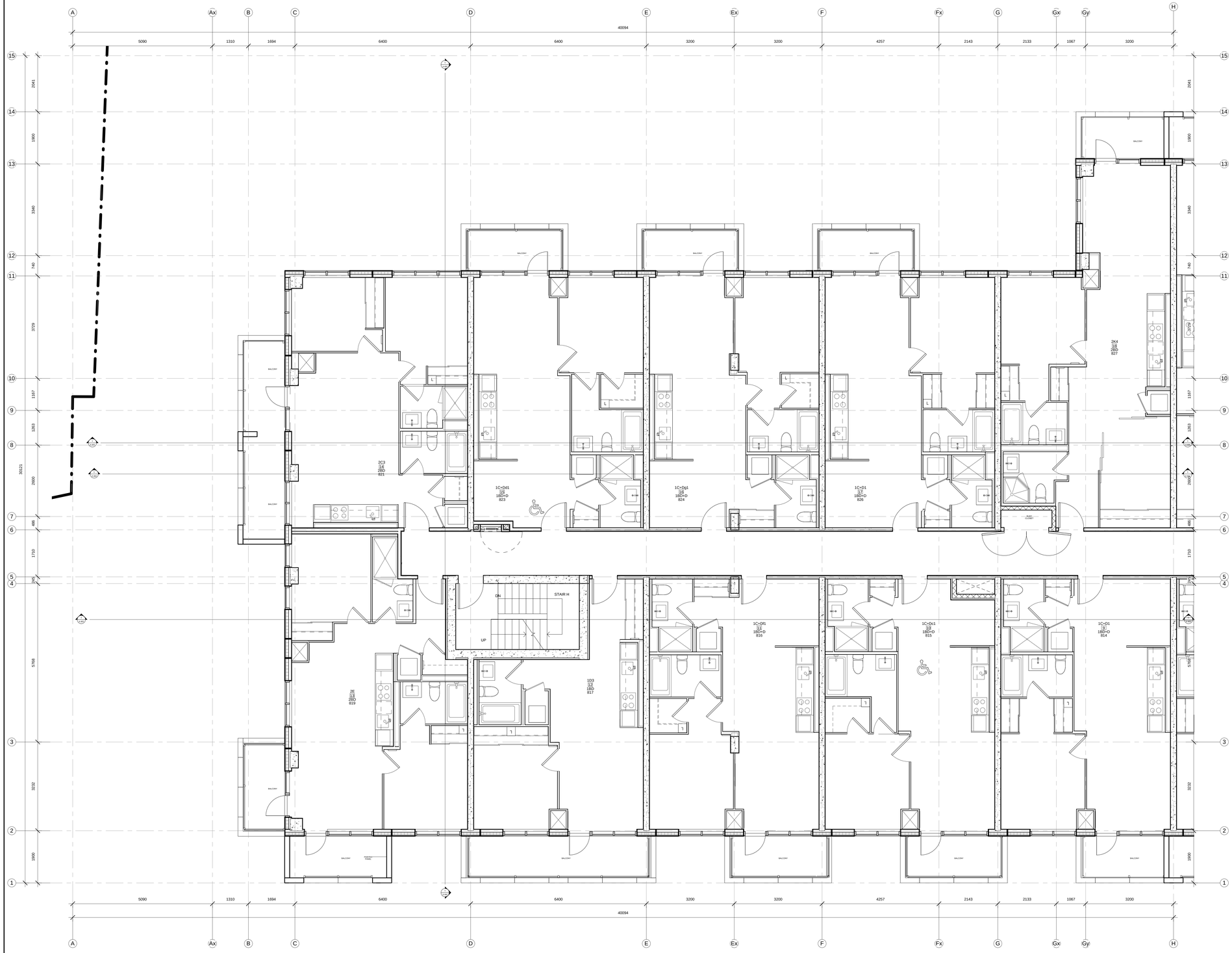
LEVEL 7 PLAN NORTH

A 216




L8.1

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TORONTO, ONTARIO

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LEVEL 8 PLAN SOUTH

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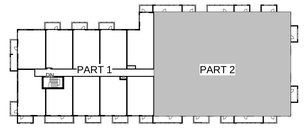


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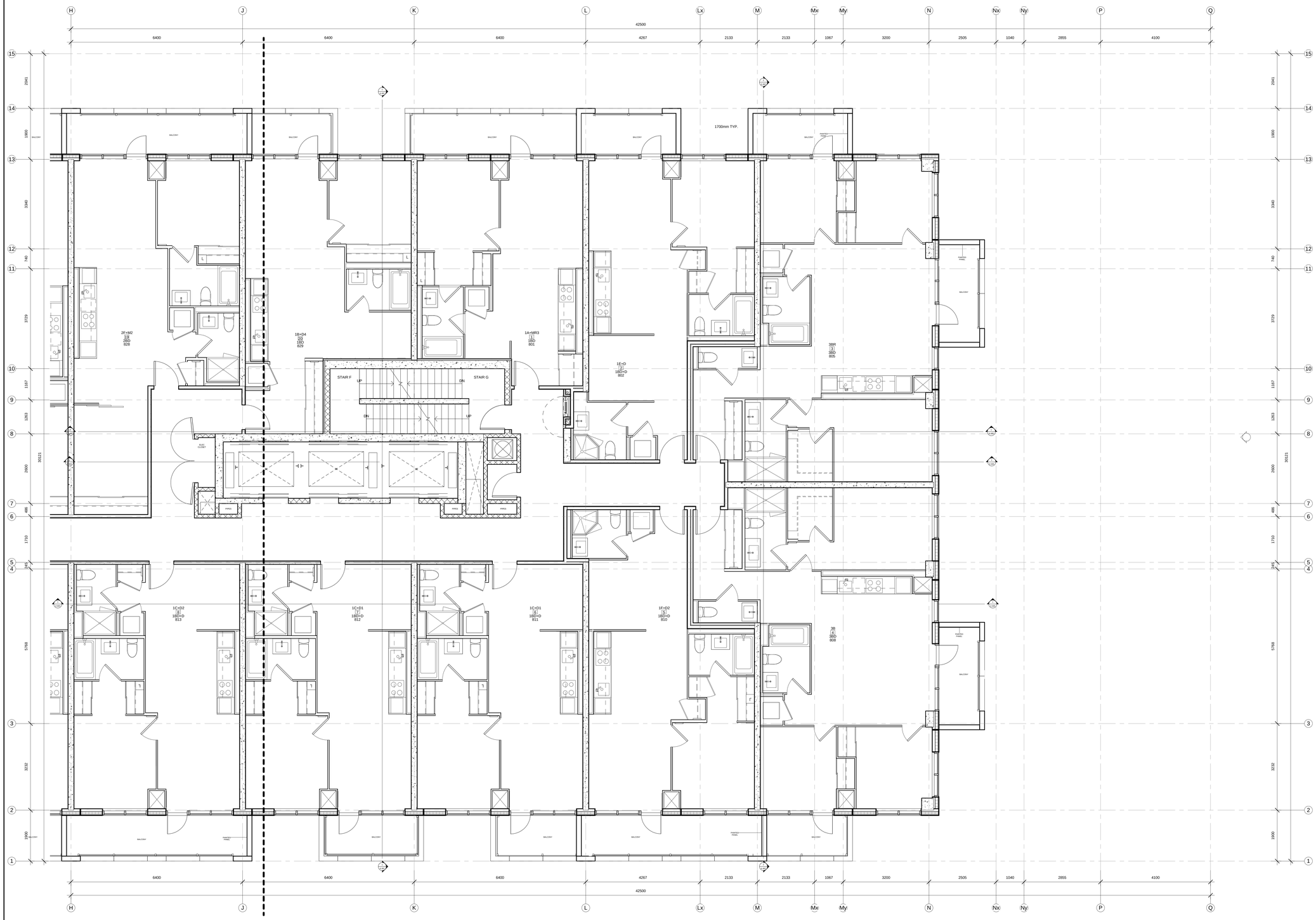


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TORONTO, ONTARIO

project no: 12-115
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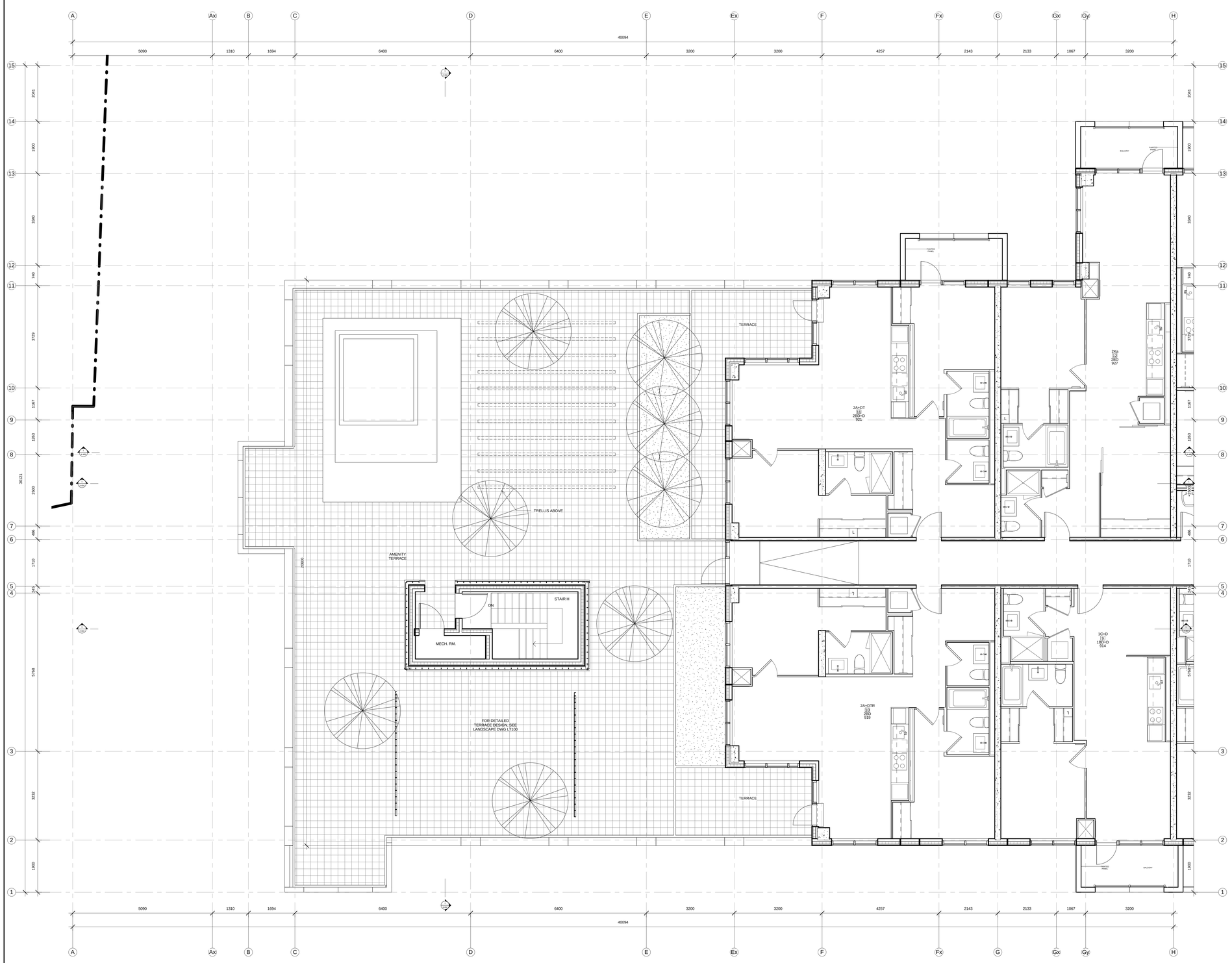
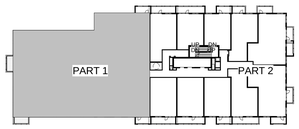
LEVEL 8 PLAN NORTH

A 218

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LEVEL 9 PLAN SOUTH

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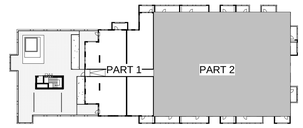


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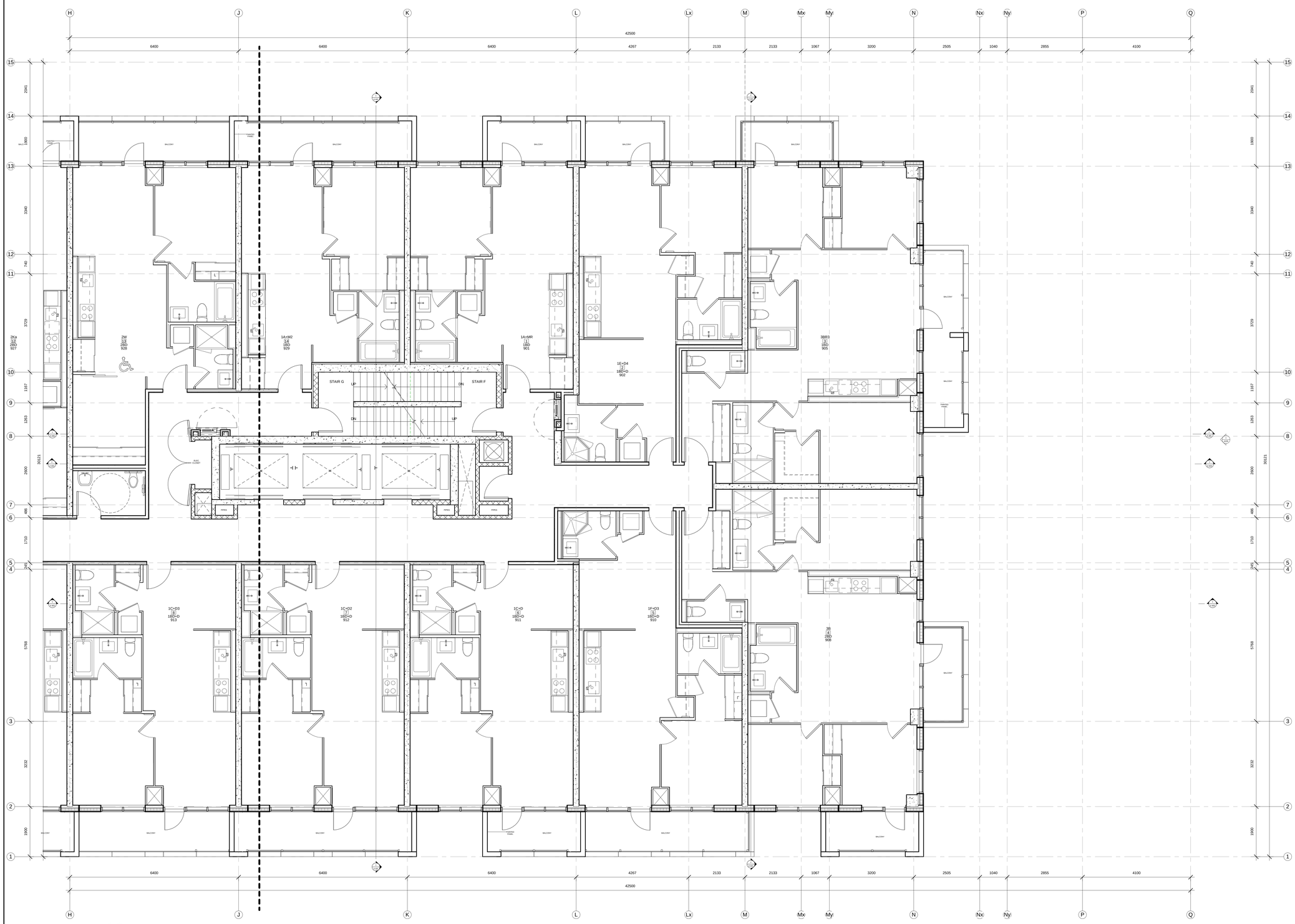
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(2)
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1A+M2
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1A+MR
(1)
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901
1E+D4
(1)
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902
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(1)
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3B
(4)
2BD
908
STAIR G
STAIR F
UP
DN
BALCONY
PAINTED PANEL
LINEN
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SHAFT
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SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

project no: 12-115
scale: As indicated
drawn by: Author
reviewed by: Checker
date: 02/18/14

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LEVEL 10 PLAN

A 221

L10.1

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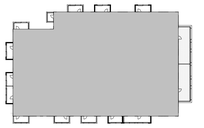

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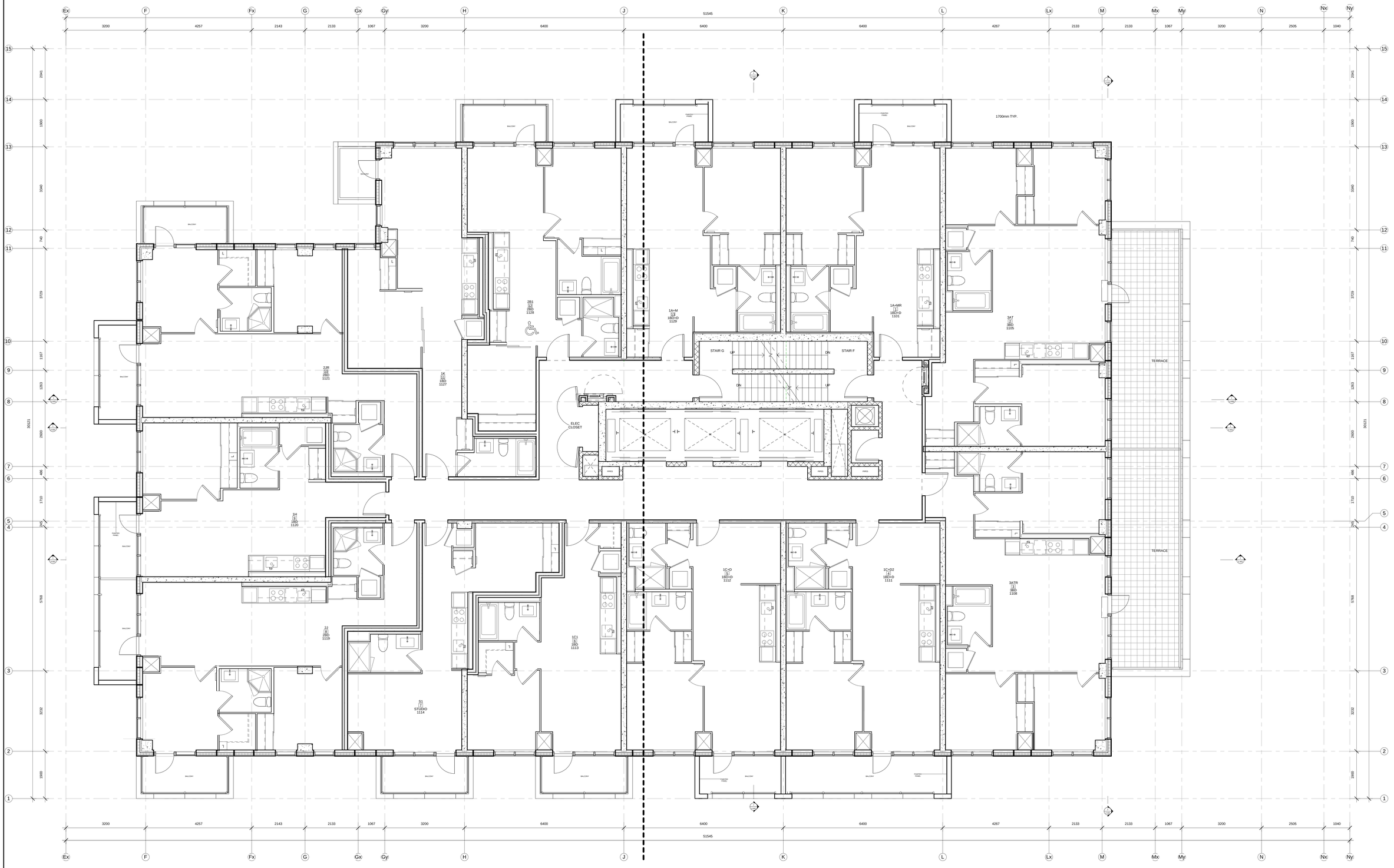


L11.1

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LEVEL 11 PLAN

A 222

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LEVEL 12 PLAN

A 223

L12.1

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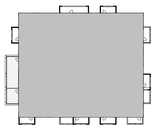

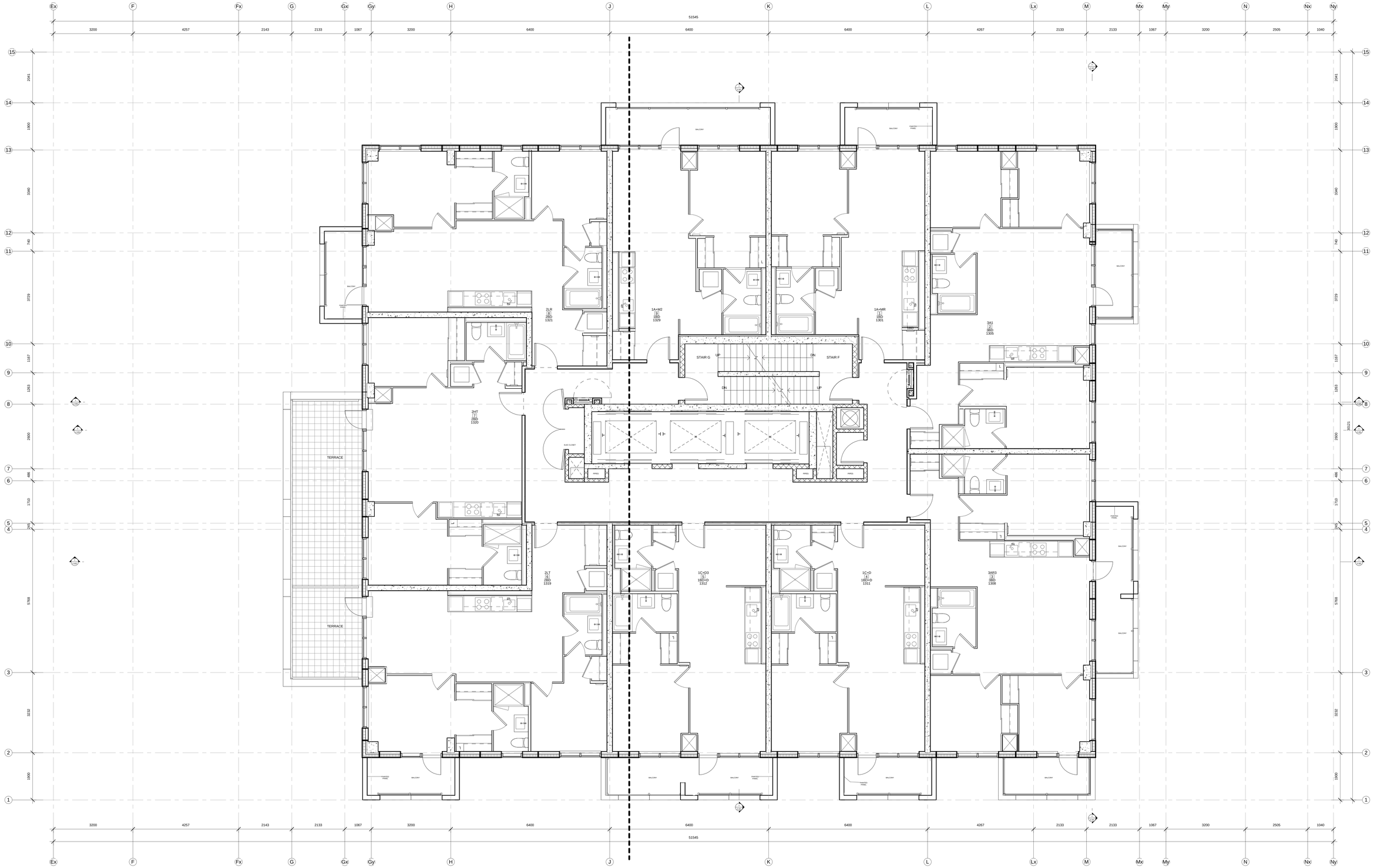


L13.1

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LEVEL 13 PLAN

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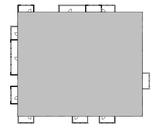

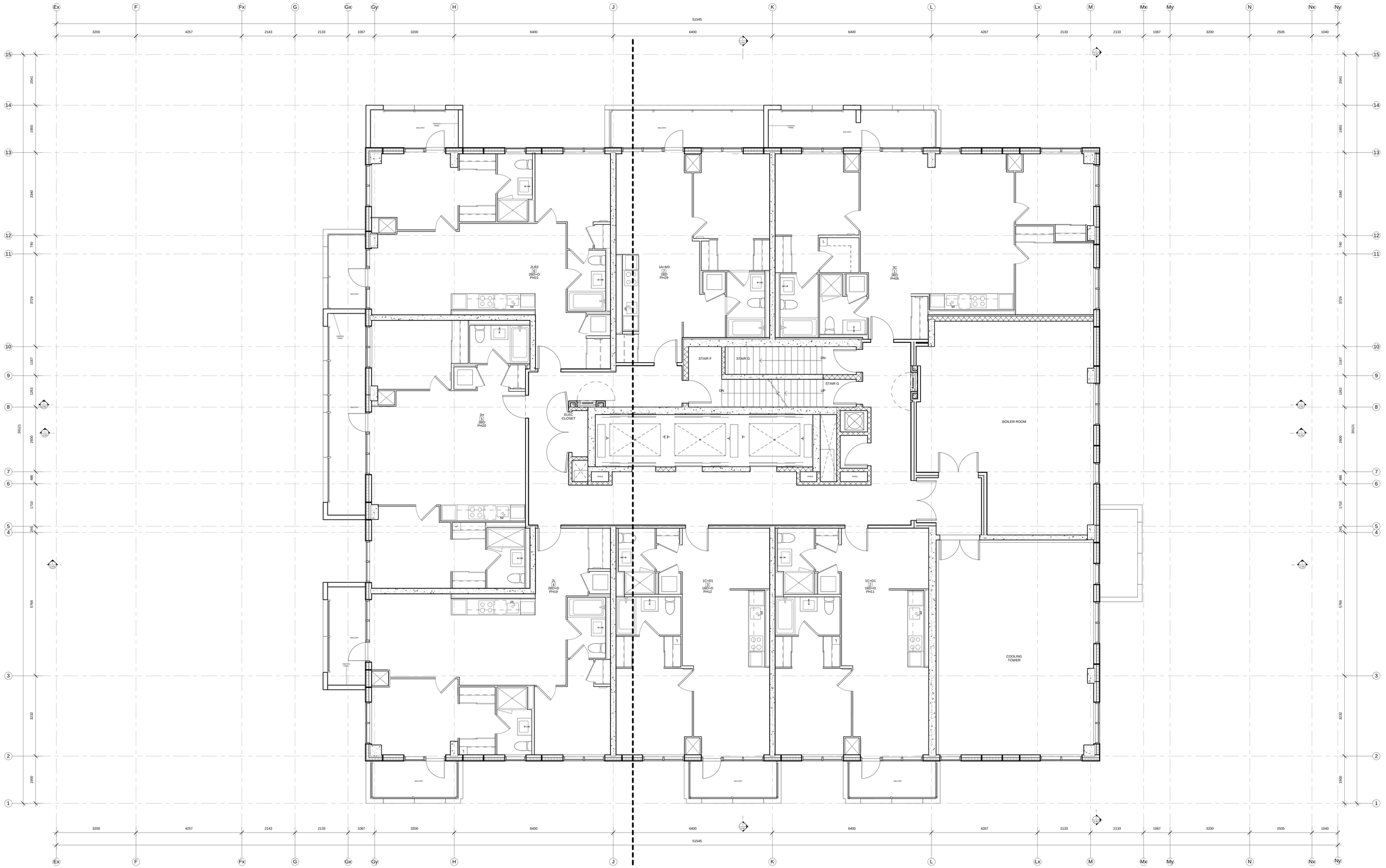


L14.1

METRIC SCALE DRAWING

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SQ ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

project no: 12-115
scale: As indicated
drawn by: Author
reviewed by: Checker
date: 02/18/14

Teeple Architects
5 CAMDEN STREET TORONTO, ONTARIO
416-598-0554 TEL FAX 416-598-1725
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LEVEL 14 PLAN

A 225

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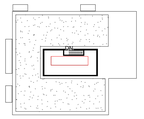

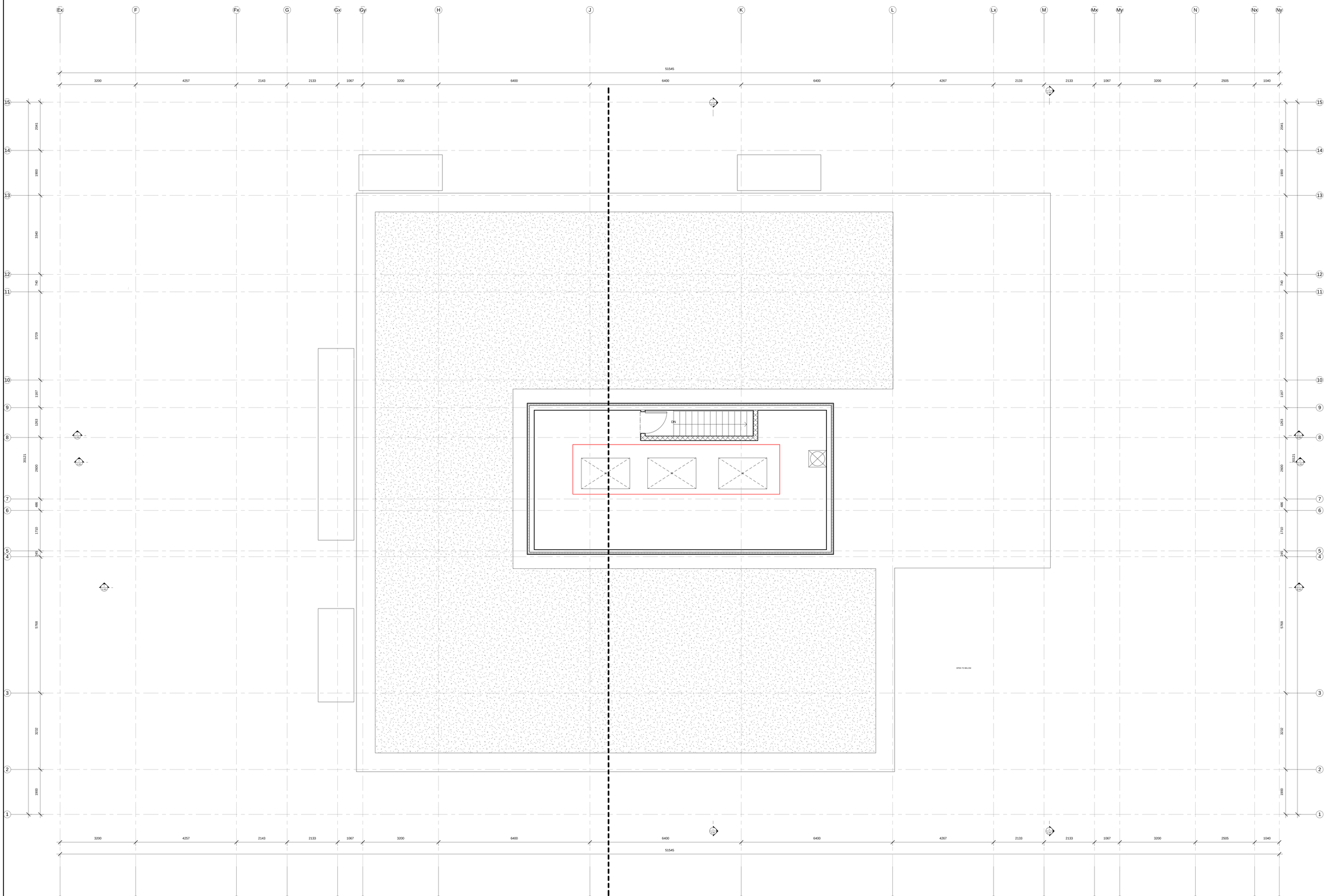


ROOF PLAN

METRIC SCALE DRAWING

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| 5 | Issued for Coordination | 2014-03-28 |
| 6 | Issued for Elevator Tender | 2014-04-07 |

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TORONTO, ONTARIO

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|---|---|
| project no: | 12-115 |
| scale: | As indicated |
| drawn by: | Author |
| reviewed by: | Checker |
| date: | 02/18/14 |

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ROOF PLAN

A 226

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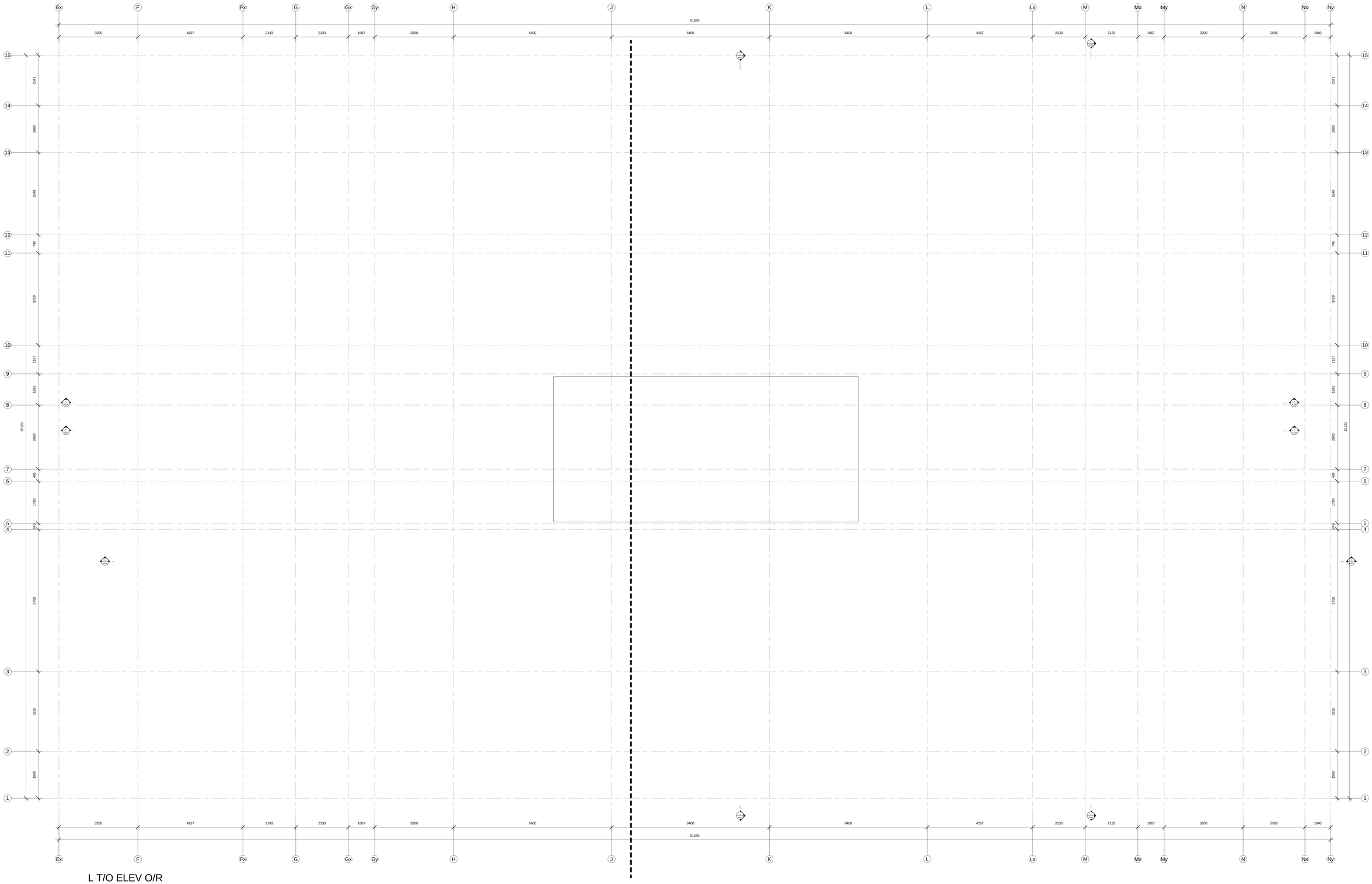


L T/O ELEV O/R

METRIC SCALE DRAWING

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SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

project no: 12-115
scale: 1 : 50
drawn by: Author
reviewed by: Checker
date: 02/18/14

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UPPER ROOF PLAN

A 227

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EAST - WORKING

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SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

project no: 12-115
scale: 1 : 100
drawn by: Author
reviewed by: Checker
date: 03/24/14

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EAST ELEVATION

A 301

WEST - WORKING

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SQ ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

project no: 12-115
scale: 1 : 100
drawn by: Author
reviewed by: Checker
date: 03/24/14

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WEST ELEVATION

A 302

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SOUTH - WORKING

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SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

project no: 12-115
scale: 1 : 100
drawn by: Author
reviewed by: Checker
date: 03/24/14

Teeple Architects

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SOUTH ELEVATION

A 303

NORTH - WORKING

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SQ ALEXANDRA PARK - BLOCK 11
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|---|---|
| project no: | 12-115 |
| scale: | 1 : 100 |
| drawn by: | Author |
| reviewed by: | Checker |
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NORTH ELEVATION

A 304

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1 SECTION W/E 1
A 401 1 : 100

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SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

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| scale: | 1 : 100 |
| drawn by: | Author |
| reviewed by: | Checker |
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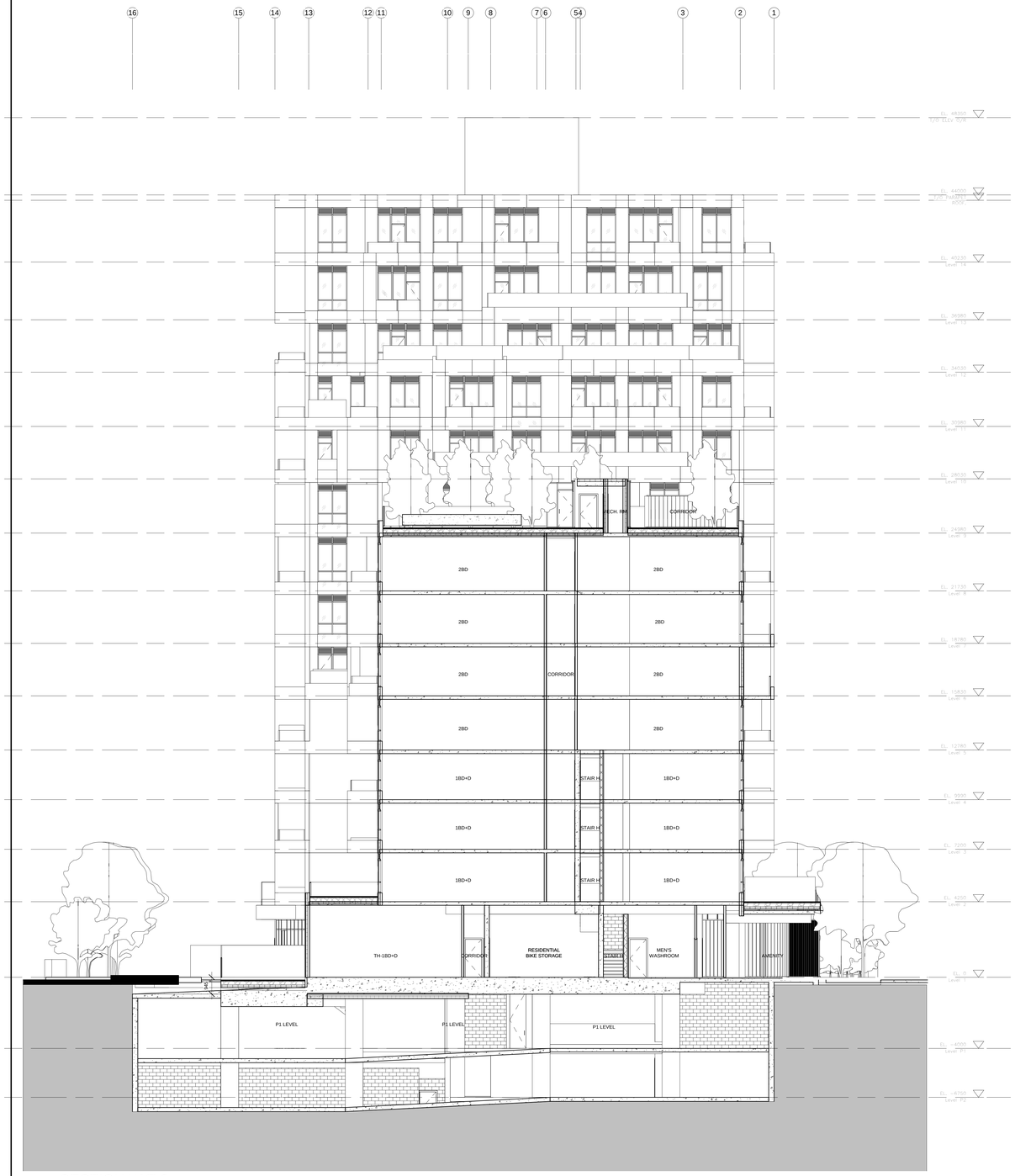
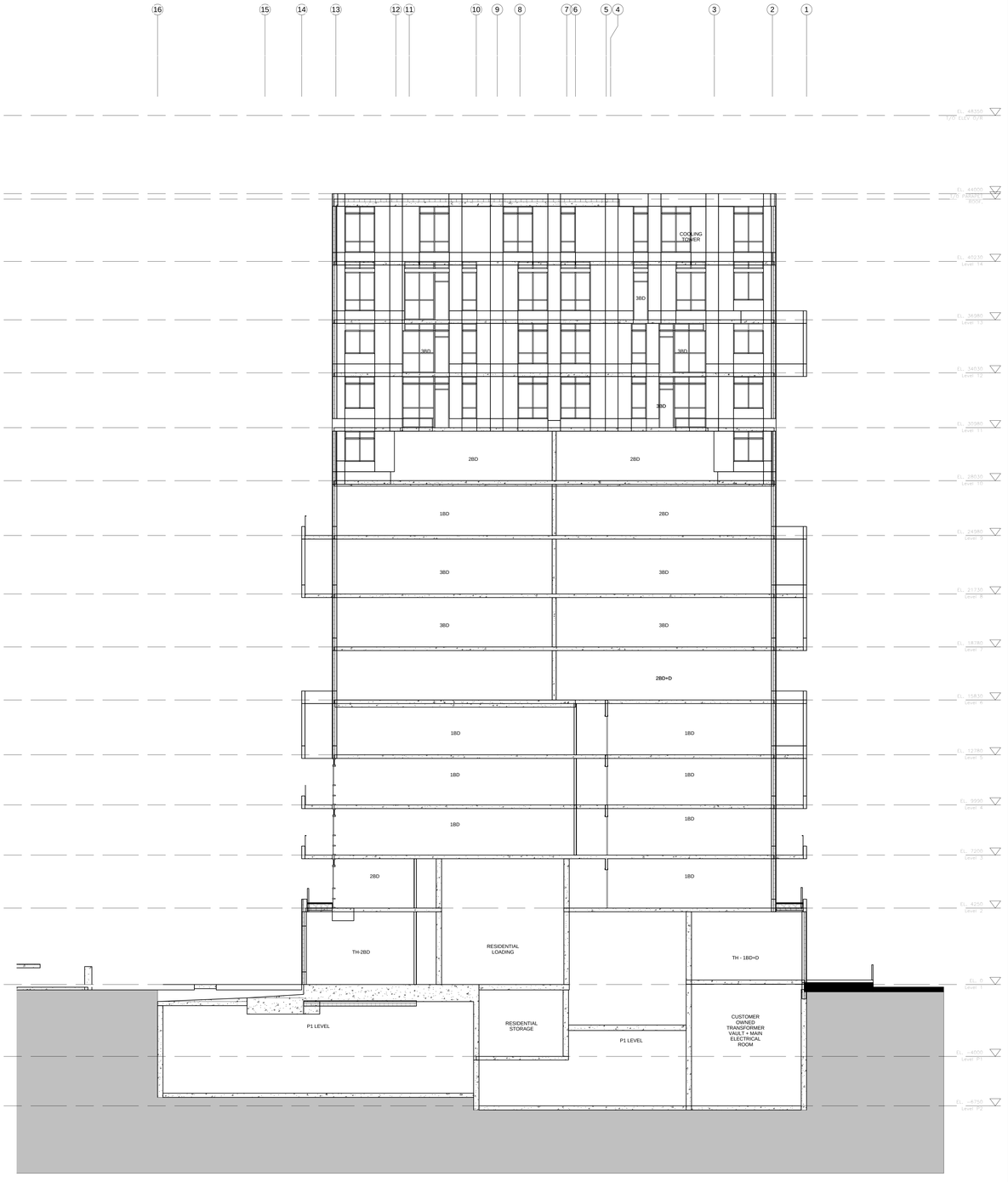
SECTION W/E 1

A 401




1 SECTION W/E 2
A 402 1 : 100




2 SECTION W/E 3
A 402 1 : 100

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SECTION W/E 2 & 3

A 402

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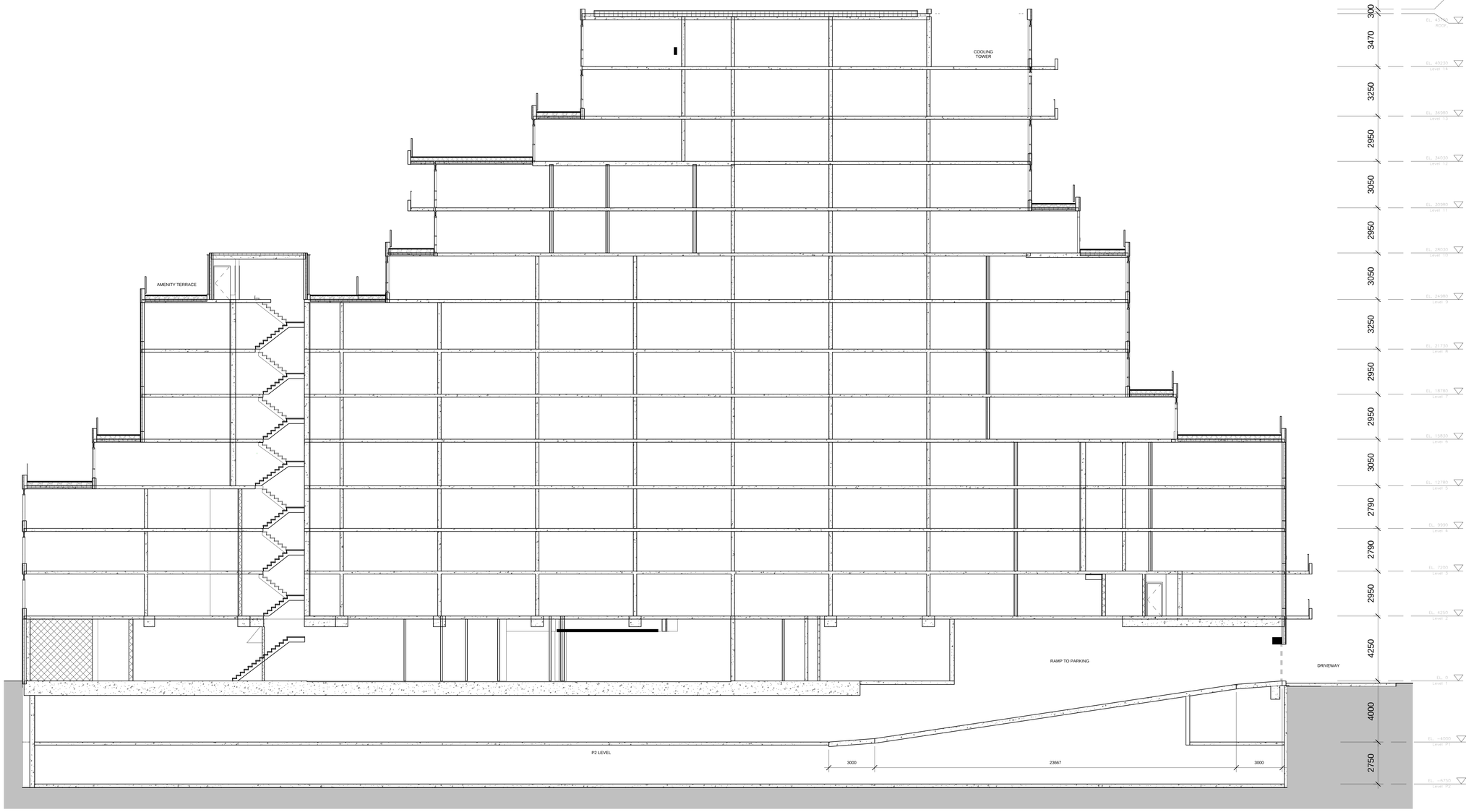


1 SECTION S/N 1
A 403 1 : 100

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SQ ALEXANDRA PARK - BLOCK 11
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SECTION S/N 1

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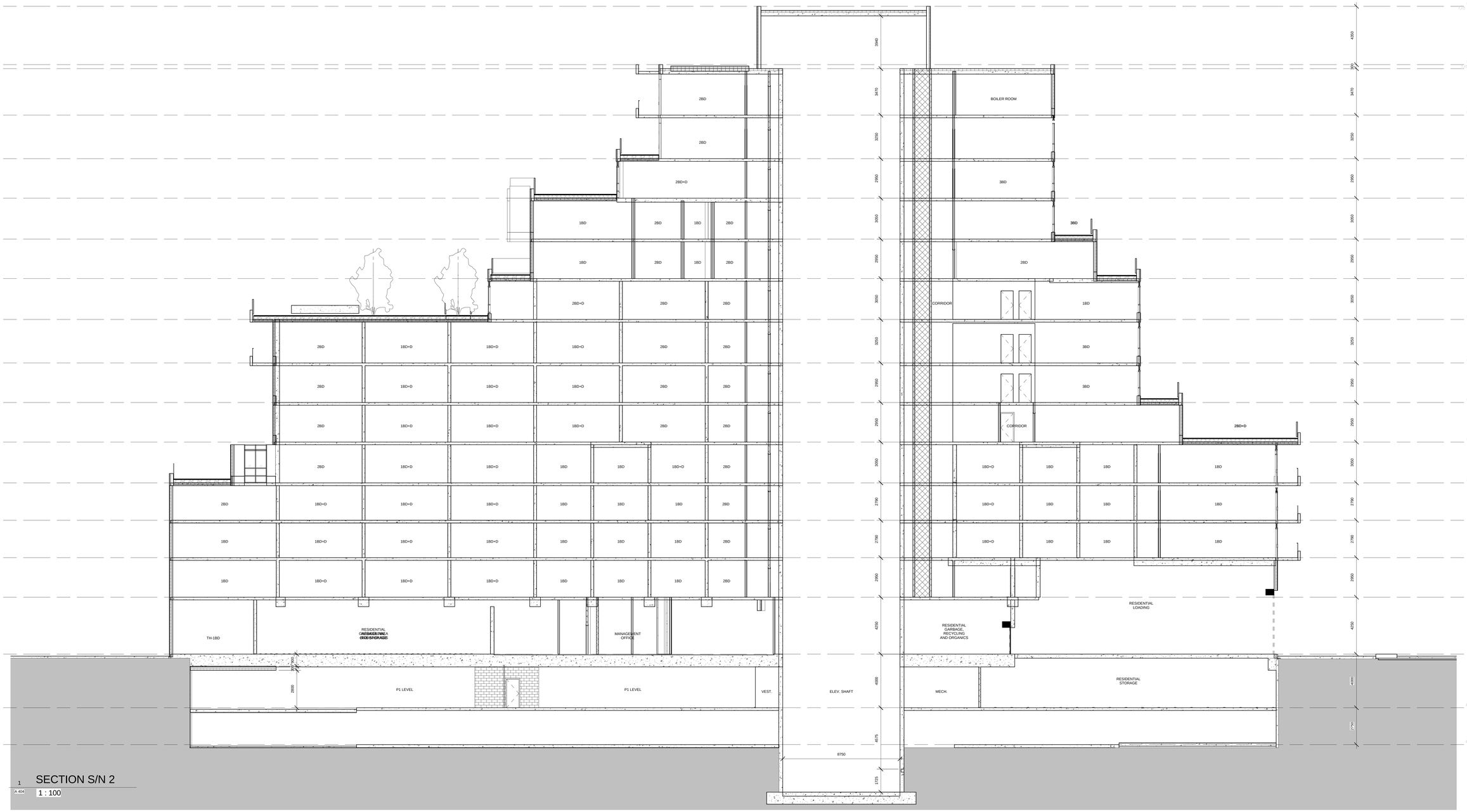


1 SECTION S/N 2

A 404 1 : 100

METRIC SCALE DRAWING

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SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

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SECTION S/N 2

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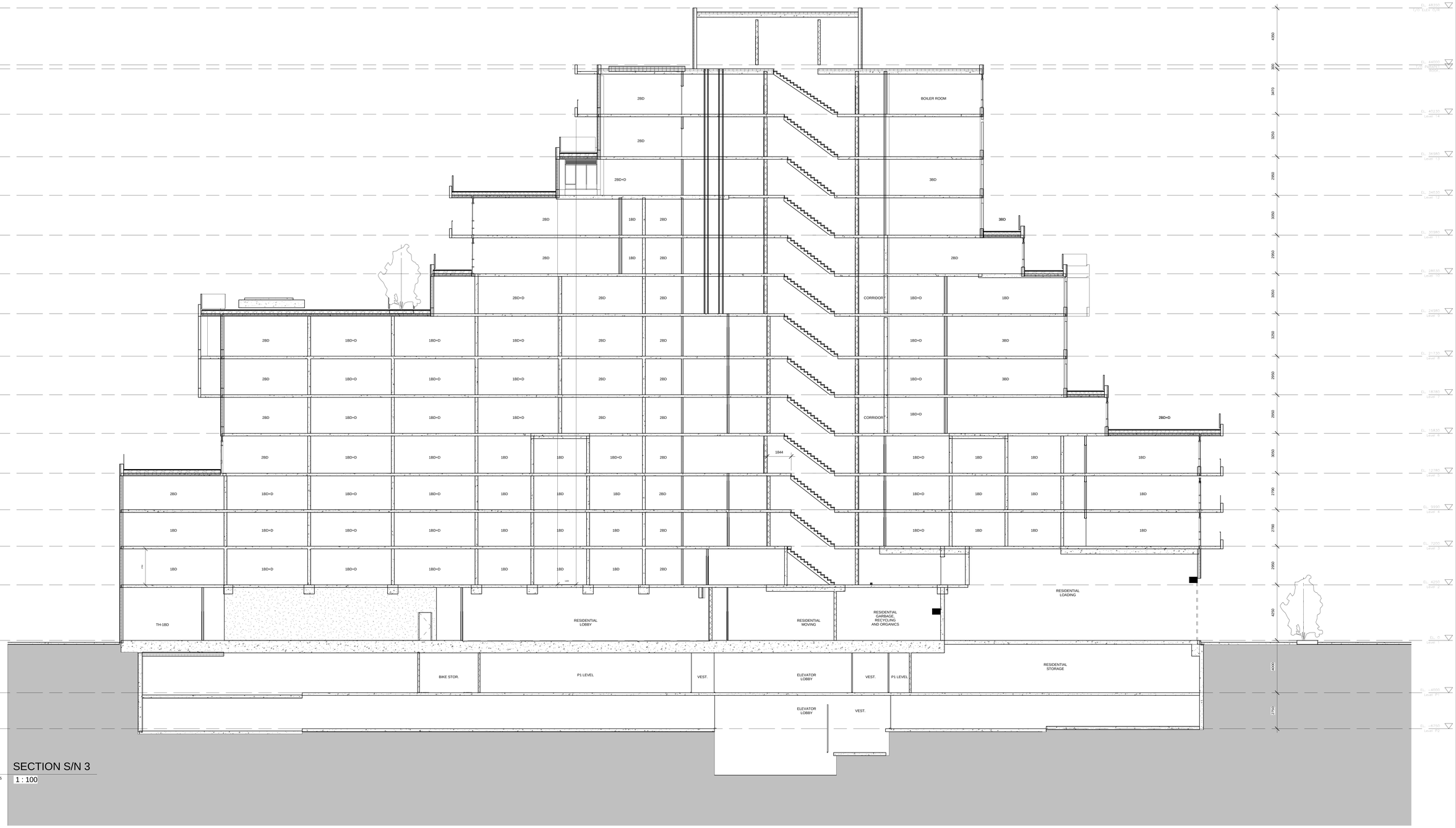


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A 405

SECTION S/N 3

1 : 100

METRIC SCALE DRAWING

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SQ ALEXANDRA PARK - BLOCK 11

TORONTO, ONTARIO

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SECTION S/N 3

A 405