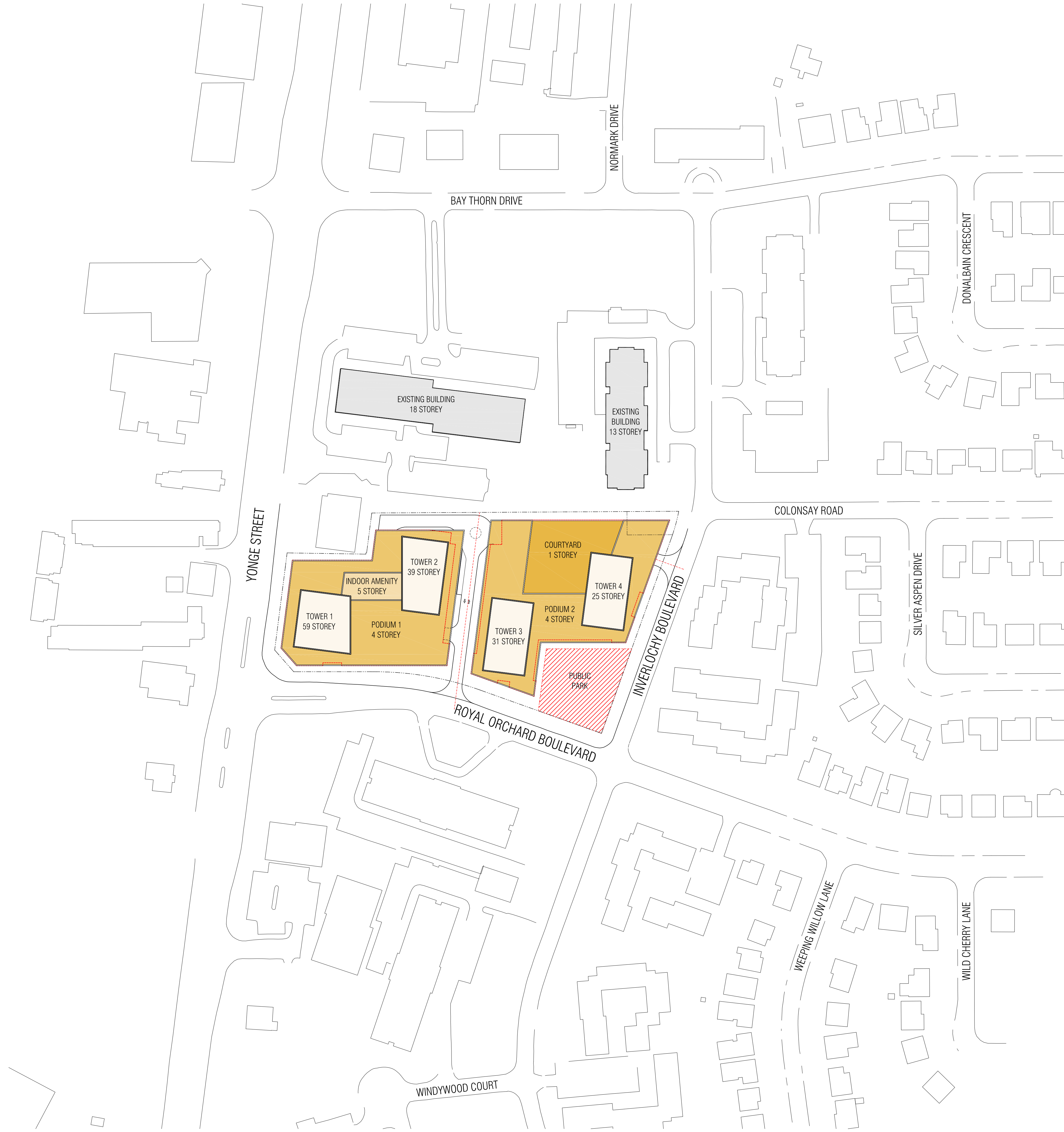




NOTES

- 1. For Landscaping, refer to landscape drawings.
- 2. For proposed grading, refer to landscape/grading drawings.
- 3. All perimeter existing information indicated taken from survey.
- 4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- 5. This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- 6. All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.

SURVEY INFORMATION

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
BLOCK A, REGISTERED PLAN 7686
AND PART OF LOT 32, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF YORK)
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
64 Jardin Drive
Concord, Ontario L4K 3P3
Tel.(416) 987-0101

KEYPLAN



LIST OF DRAWINGS

A101 CONTEXT PLAN & STATISTICS	1:1000
A102 SITE PLAN	1:300
A201 P5 UNDERGROUND PLAN	1:300
A202 TYPICAL UNDERGROUND PLAN	1:300
A203 P1 UNDERGROUND PLAN	1:300
A301 GROUND FLOOR PLAN	1:300
A302 2ND FLOOR PLAN	1:300
A303 3RD FLOOR PLAN	1:300
A304 4TH FLOOR PLAN	1:300
A305 5TH FLOOR PLAN	1:300
A306 TYPICAL FLOOR PLAN	1:300
A401 WEST PARCEL ELEVATIONS	1:400
A402 WEST PARCEL ELEVATIONS	1:400
A403 EAST PARCEL ELEVATIONS	1:400
A404 EAST PARCEL ELEVATIONS	1:400
A405 ROYAL ORCHARD STREETSCAPE ELEVATION	1:400
A501 E-W BUILDING SECTION	1:400

PROJECT STATISTICS		Oct. 15.2019	
	Permitted / Required	Proposed	
01. Site Area			
Development Block		14,166 m ²	1.42 ha
Public Park		152,478 ft ²	3.50 ac
		1,431 m ²	0.14 ha
		15,401 ft ²	0.35 ac
Total		15,596 m ²	1.56 ha
		167,879 ft ²	3.85 ac
02. G.F.A. (as per urban area by-law 177-96)			
RESIDENTIAL			
Podium 1 (West)			
Ground		± 1,614 m ²	± 17,372 ft ²
2nd		± 834 m ²	± 8,978 ft ²
3rd		± 85 m ²	± 916 ft ²
4th		± 197 m ²	± 2,117 ft ²
Subtotal		± 2,730 m ²	± 29,383 ft ²
Tower 1 (West)			
5th		± 1,006 m ²	± 10,828 ft ²
6th - 59th		± 43,200 m ²	± 465,001 ft ²
Subtotal		± 44,206 m ²	± 475,829 ft ²
Tower 2 (West)			
5th		± 1,007 m ²	± 10,839 ft ²
6th - 39th		± 27,200 m ²	± 292,778 ft ²
Subtotal		± 28,207 m ²	± 303,618 ft ²
WEST PARCEL SUBTOTAL		± 75,143 m ²	± 808,830 ft ²
Podium 2 (East)			
Ground		± 2,772 m ²	± 29,839 ft ²
2nd		± 4,396 m ²	± 47,314 ft ²
3rd		± 4,396 m ²	± 47,314 ft ²
4th		± 4,396 m ²	± 47,314 ft ²
Subtotal		± 15,958 m ²	± 171,779 ft ²
Tower 3 (East)			
5th		± 800 m ²	± 8,611 ft ²
6th - 31st		± 20,800 m ²	± 223,889 ft ²
Subtotal		± 21,600 m ²	± 232,500 ft ²
Tower 4 (East)			
5th		± 800 m ²	± 8,611 ft ²
6th - 25th		± 16,000 m ²	± 172,223 ft ²
Subtotal		± 16,800 m ²	± 180,834 ft ²
EAST PARCEL SUBTOTAL		± 54,359 m ²	± 585,113 ft ²
RESIDENTIAL SUBTOTAL		± 129,501 m ²	± 1,393,943 ft ²
RETAIL			
Podium 1 (West)			
Ground		± 1,010 m ²	± 10,872 ft ²
2nd		± 0 m ²	± 0 ft ²
3rd		± 2,732 m ²	± 29,405 ft ²
4th		± 0 m ²	± 0 ft ²
Subtotal		± 3,742 m ²	± 40,278 ft ²
RETAIL SUBTOTAL		± 3,742 m ²	± 40,278 ft ²
TTC			
Podium 1 (West)			
P1		± 259 m ²	± 2,789 ft ²
Ground		± 47 m ²	± 504 ft ²
Subtotal		± 306 m ²	± 3,293 ft ²
TTC SUBTOTAL		± 306 m ²	± 3,293 ft ²
Total		± 133,550 m ²	± 1,437,514 ft ²
03. Lot Coverage (%)	(building footprint/development block area)	77.50%	
04. F.S.I	(G.F.A./development block area)	± 9.43	
05. Landscaped Open Space	(ground landscaped area/development block area)	± 958 m ²	± 10,312 ft ²
06. Building Height		6.76%	
Podium		4 storey - 17.5 m	
Tower 1		59 storey - 193.5 m (187.5 m + 6 m mech.)	
Tower 2		39 storey - 132.5 m (126.5 m + 6 m mech.)	
Tower 3		31 storey - 108.0 m (102.0 m + 6 m mech.)	
Tower 4		25 storey - 90.0 m (84.0 m + 6 m mech.)	
07. Setback (m)		As Shown on Site Plan	
08. Unit Count*			
Podium 1 (West)			
Ground		7	
2nd		10	
3rd		0	
4th		0	
Subtotal		17	
Tower 1 (West)			
5th		9	
6th - 59th		540	
Subtotal		549	
Tower 2 (West)			
5th		8	
6th - 39th		340	
Subtotal		348	
WEST PARCEL SUBTOTAL		914	
Podium 2 (East)			
Ground		23	
2nd		49	
3rd		50	
4th		50	
Subtotal		172	
Tower 3 (East)			
5th		7	
6th - 31st		260	
Subtotal		267	
Tower 4 (East)			
5th		7	
6th - 25th		200	
Subtotal		207	
EAST PARCEL SUBTOTAL		646	
Total		1560	
09. Unit Breakdown*			
1 Bedroom (barrier)		13	
1 Bedroom		278	55%
1 Bedroom + den		564	
2 Bedroom (barrier)		39	
2 Bedroom		521	36%
2 Bedroom + den		0	
3 Bedroom		145	9%
Total		1560	
10. Parking			
Residential/Visitor			
		P5 = 92	
		P4 = 368	
		P3 = 368	
		P2 = 368	
		P1 = 349	
		Ground = 68	
		2nd = 0	
		3rd = 57	
		4th = 75	
Subtotal		1745	
Retail	3 Spaces/1000 ft ² = 40,278 x 0.003 121	Ground = 36	
		2nd = 85	
Subtotal		121	
Total	1837	1866	
* Unit count and breakdown subject to market condition			

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

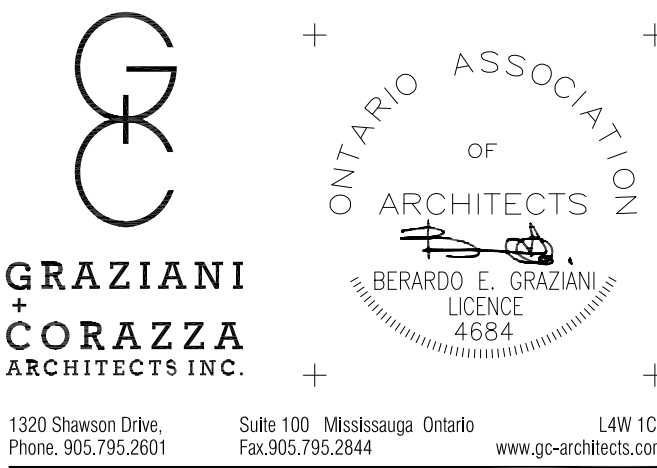
Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.

issued for revisions



1320 Shawson Drive, Suite 100, Mississauga, Ontario L4N 1C3
Phone: 905.795.2801 Fax: 905.795.2844

www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard



MARKHAM ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

CONTEXT PLAN
& STATISTICS



TITLE BLOCK SIZE: 610 x 950



This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

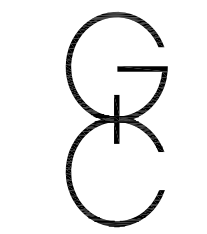
Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.

issued for revisions



GRAZIANI + CORAZZA
ARCHITECTS INC.

1320 Shawson Drive, Suite 100, Mississauga, Ontario L4W 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

Greenpark ONTARIO

MARKHAM

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

Drawn By: L. WONG/V. ZUBEROVSKI/J. OH

Checked By: D. BIASE

Plot Date: Oct. 15, 2019

Job #: 1382.16

SITE PLAN

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

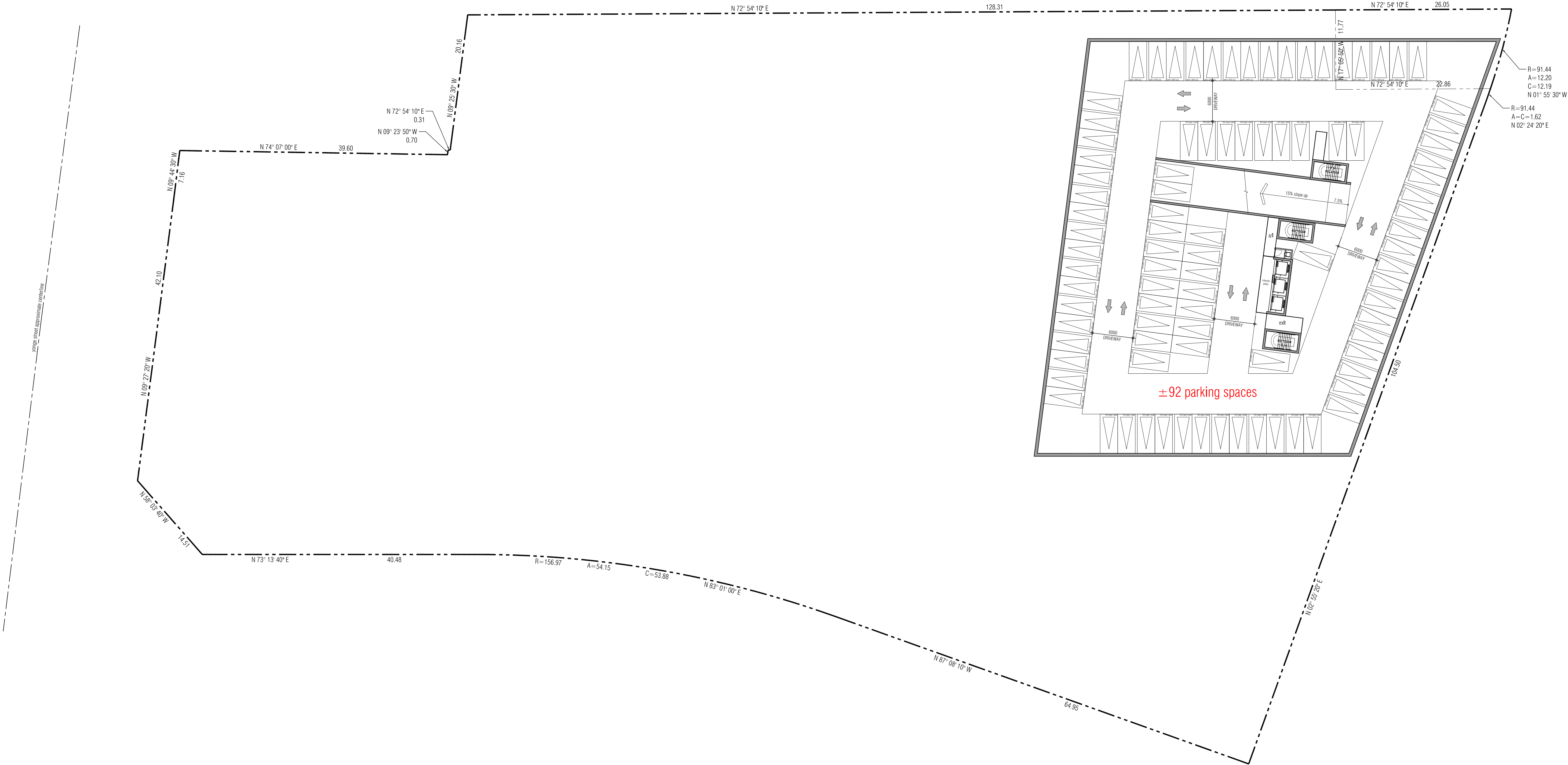
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

BERNARD E. GRAZIANI
LICENCE 4684

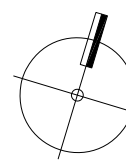
1320 Shawson Drive, Suite 100, Mississauga, Ontario L4N 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/V. ZUBEROVSKI/J. OH
Checked By:	D. BIASE
Plot Date:	Oct. 15, 2019
Job #	1382.16

**P5 UNDERGROUND
PLAN**

 1:300 **A201**

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regard to the environmental condition of this site.

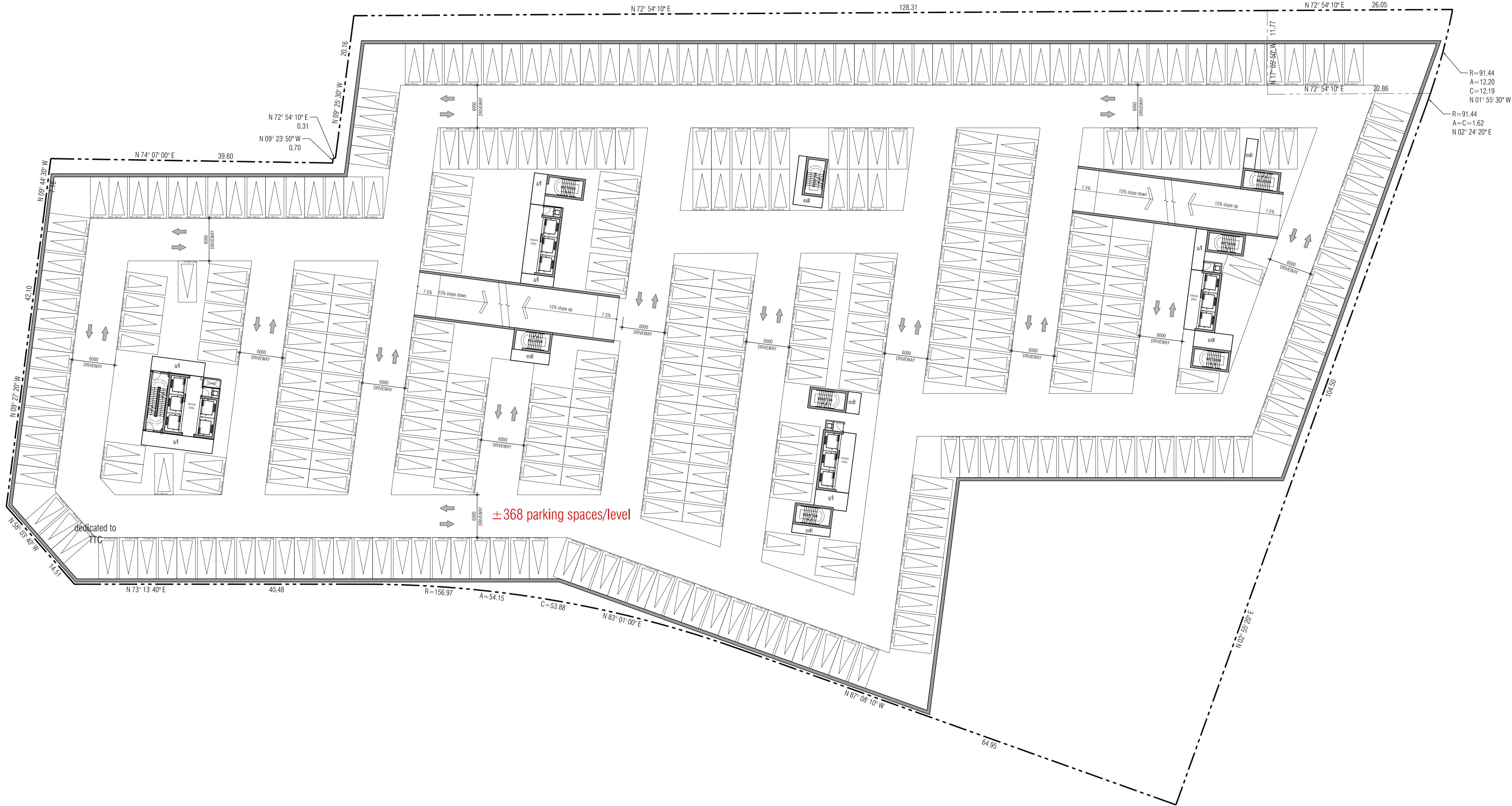
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



issued for revisions

GRAZIANI + CORAZZA
ARCHITECTS INC.

1320 Shawson Drive,
Phone: 905.795.2801

Suite 100, Mississauga, Ontario
Fax: 905.795.2844

L4N 1C3
www.go-architects.com

ONTARIO ASSOCIATION
OF
ARCHITECTS

BERARDO E. GRAZIANI
LICENCE
4684

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

MARKHAM ONTARIO

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

Drawn By: L. WONG/V. ZUBEROVSKI/J. OH

Checked By: D. BIASE

Plot Date: Oct. 15, 2019

Job #: 1382.16

**TYPICAL UNDERGROUND
PLAN**

1:300

A202

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regard to the environmental condition of this site.

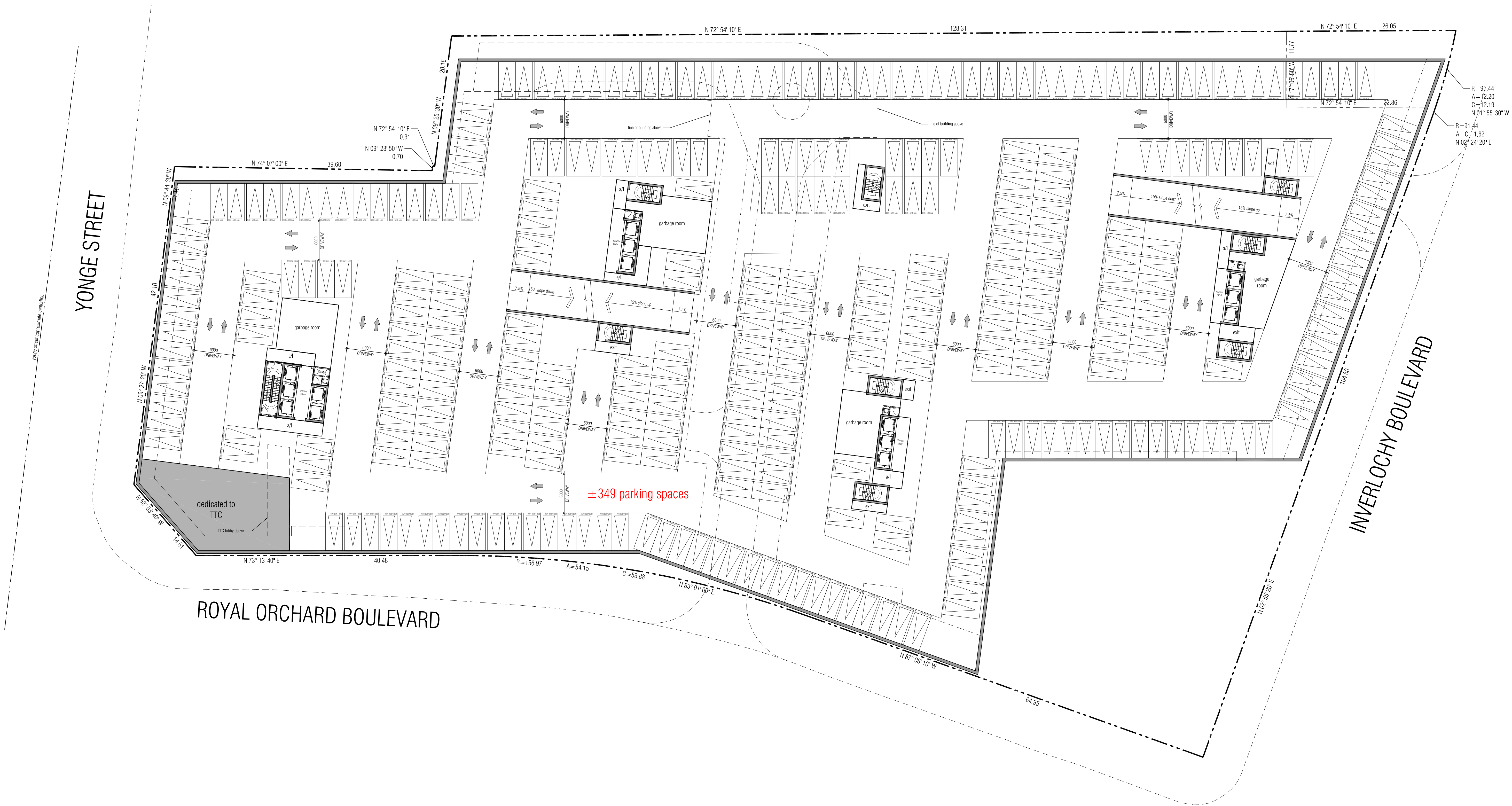
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION 8.G.



issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Shawson Drive, Suite 100, Mississauga, Ontario L4N 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

P1 UNDERGROUND PLAN

1:300 **A203**

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regard to the environmental condition of this site.

This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Shawnessy Drive, Suite 100, Mississauga, Ontario L4W 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

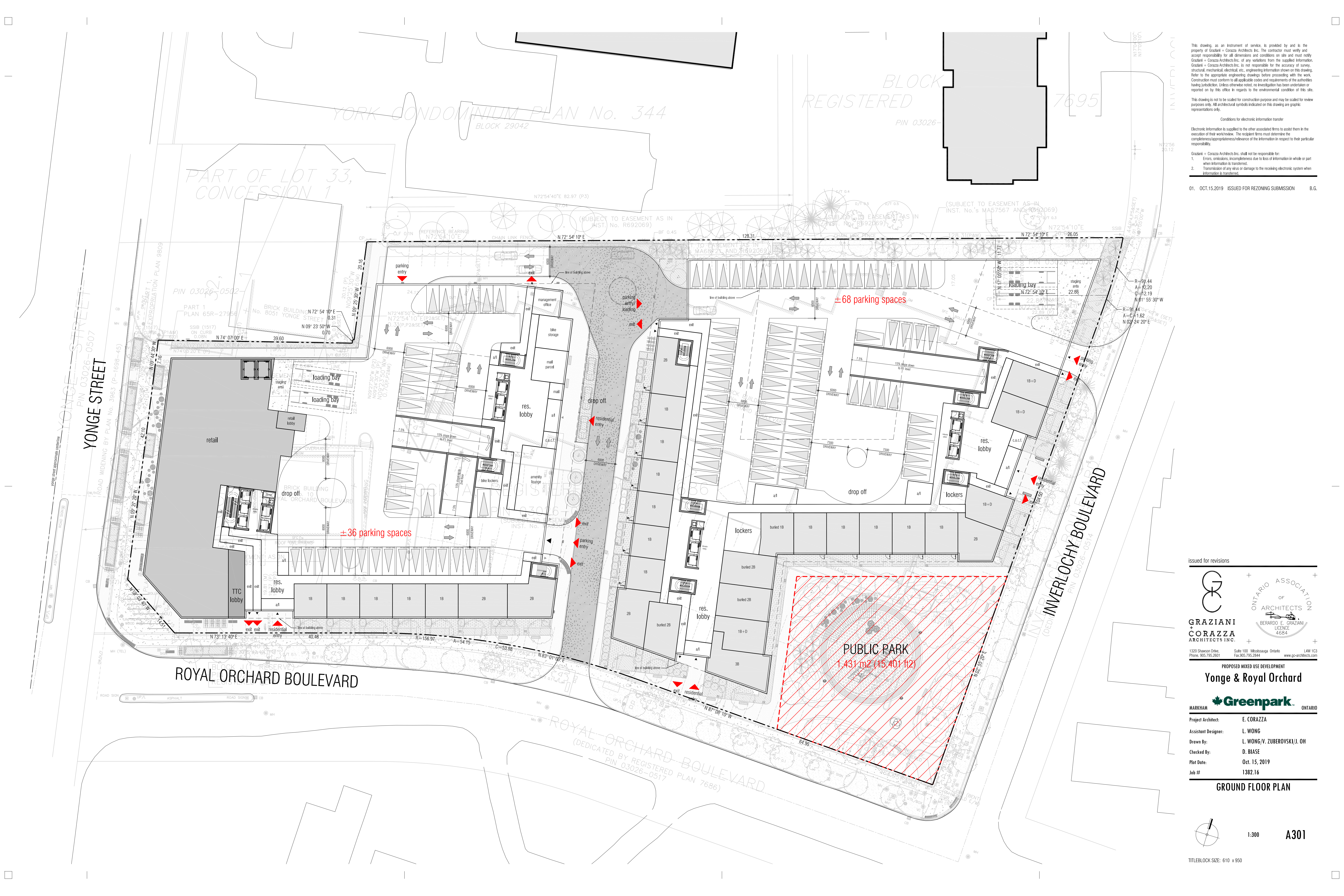
Greenpark ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

GROUND FLOOR PLAN

1:300 **A301**

TITLE BLOCK SIZE: 610 x 950



This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regard to the environmental condition of this site.

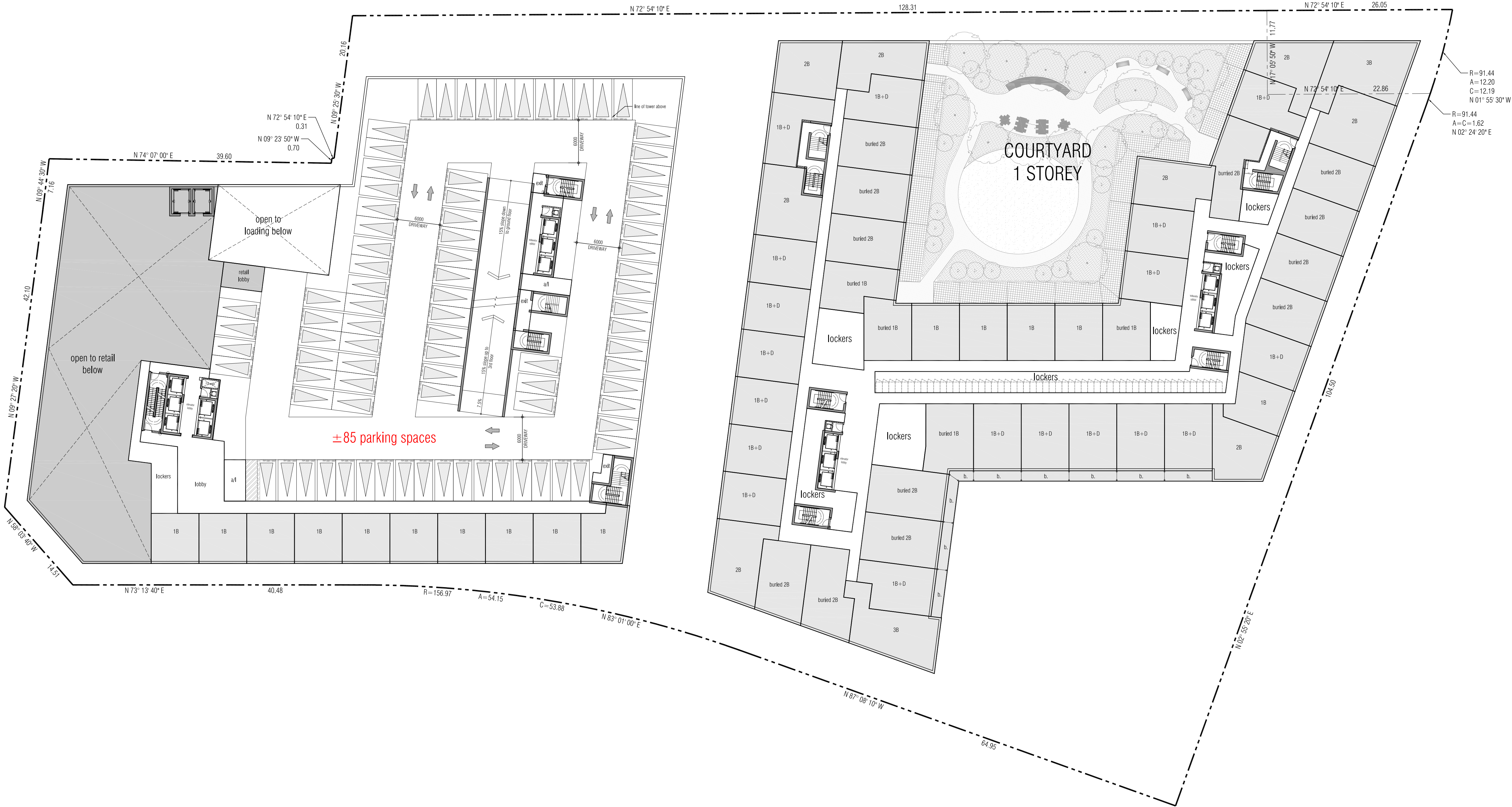
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Shawson Drive, Suite 100, Mississauga, Ontario L4N 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

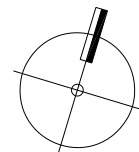
PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

2ND FLOOR PLAN



1:300

A302

TITLEBLOCK SIZE: 610 x 950

This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

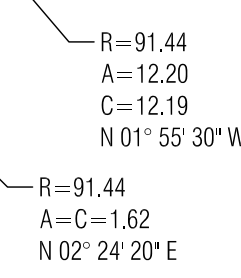
Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:

1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



issued for revisions



PROPOSED MIXED USE DEVELOPMENT

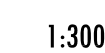
Yonge & Royal Orchard



Greenpark

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/V. ZUBEROVSKI/J. OH
Checked By:	D. BIASE
Plot Date:	Oct. 15, 2019
Job #	1382.16

3RD FLOOR PLAN



A303

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regard to the environmental condition of this site.

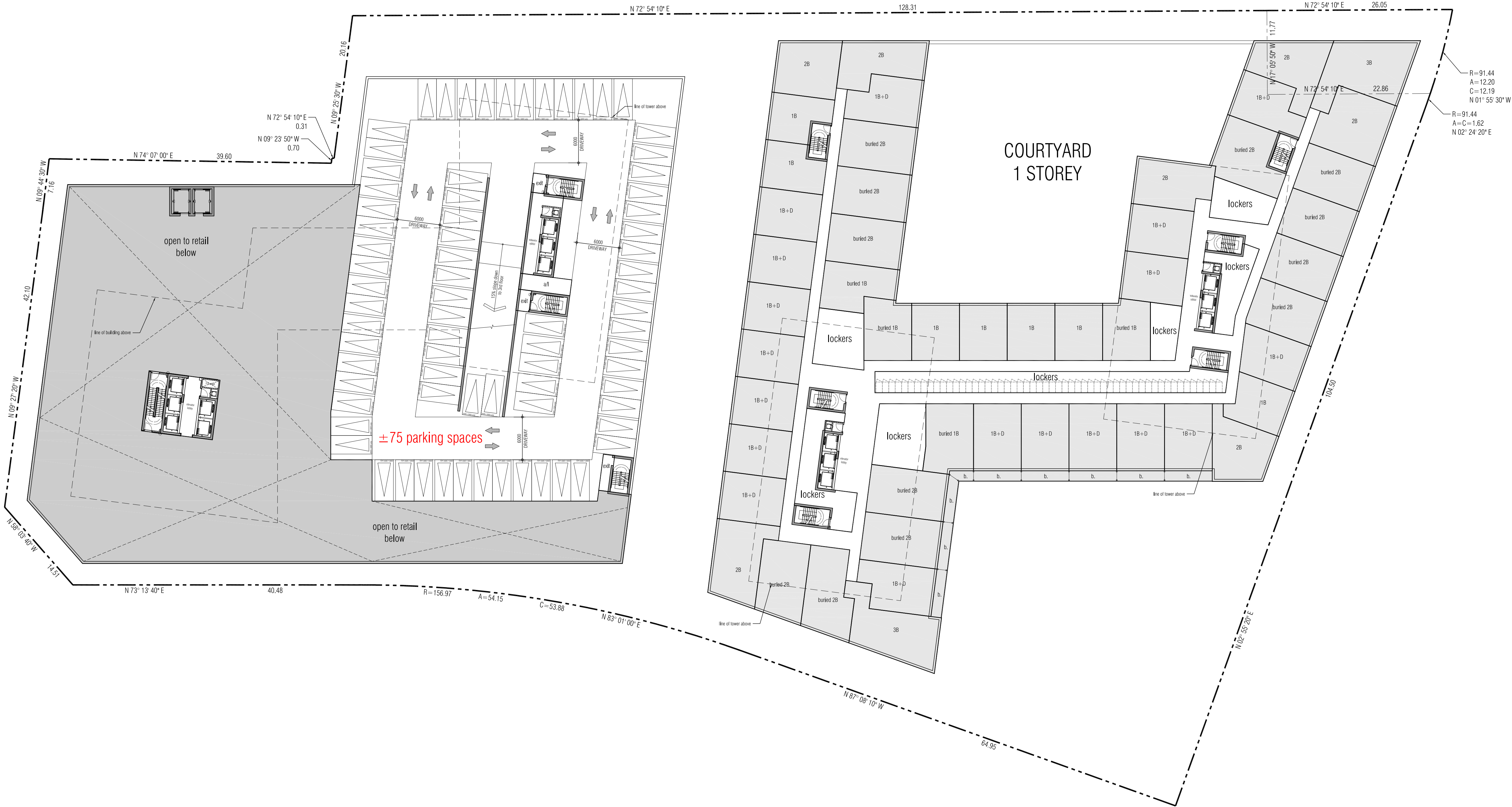
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Shawson Drive, Suite 100, Mississauga, Ontario L4N 1C3
Phone: 905.795.2801 Fax: 905.795.2844

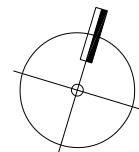
PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

4TH FLOOR PLAN



1:300

A304

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regard to the environmental condition of this site.

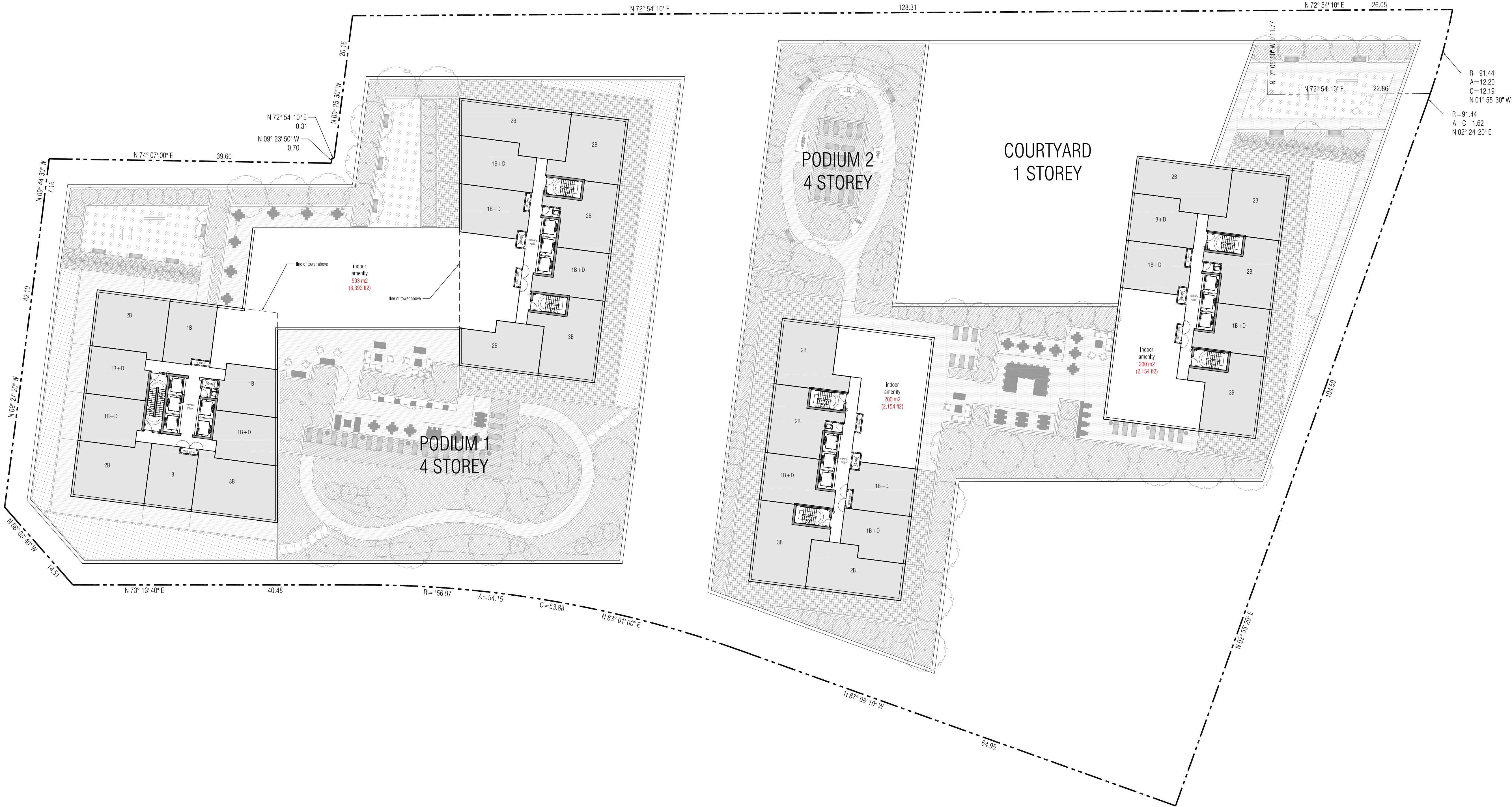
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

BERARDO E. GRAZIANI
LICENCE 4684

1320 Shawson Drive, Suite 100, Mississauga, Ontario L4W 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

5TH FLOOR PLAN

1:300 A305

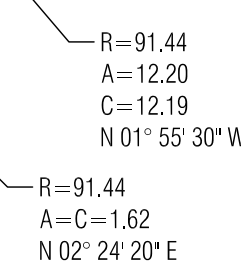
TITLEBLOCK SIZE: 610 x 950

This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



**GRAZIANI
+ CORAZZA
ARCHITECTS INC.**

1320 Shawson Drive
Phone: 905.795.2601

Suite 100 Mississauga Ontario
Fax: 905.795.2844

www.gc-architects.com

Yonge & Royal Orchard

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/V. ZUBEROVSKI/J. OH
Checked By:	D. BIASE
Plot Date:	Oct. 15, 2019
Job #	1382.16

A306

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

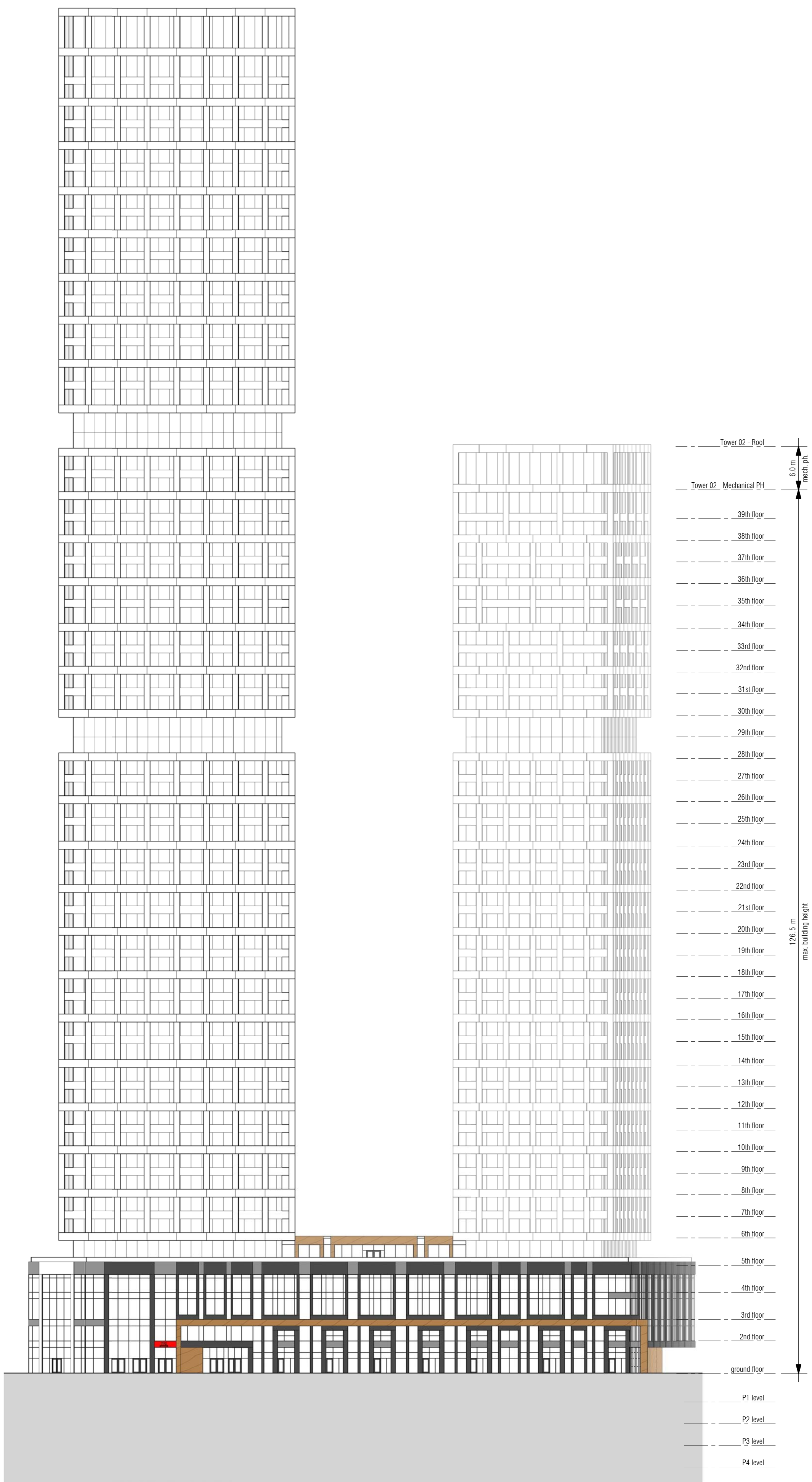
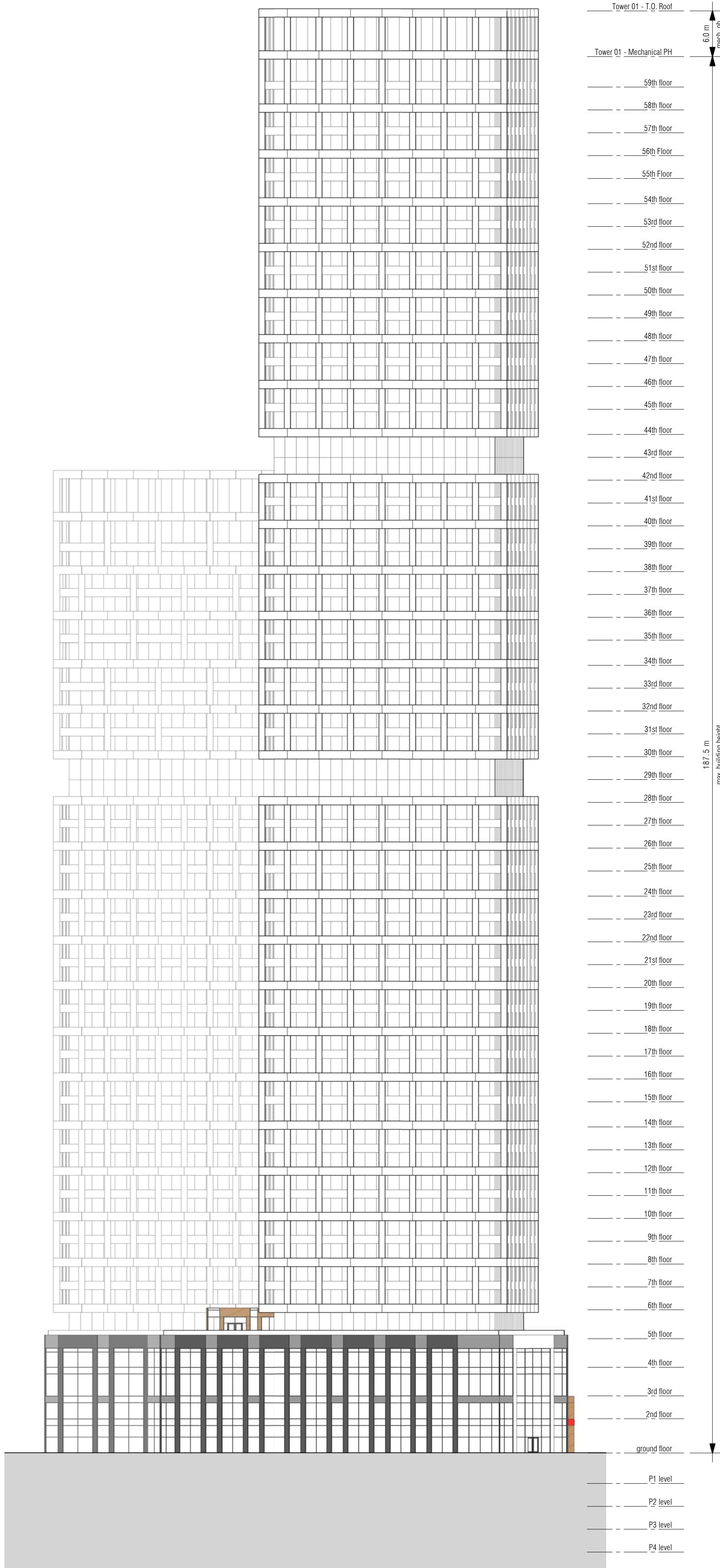
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

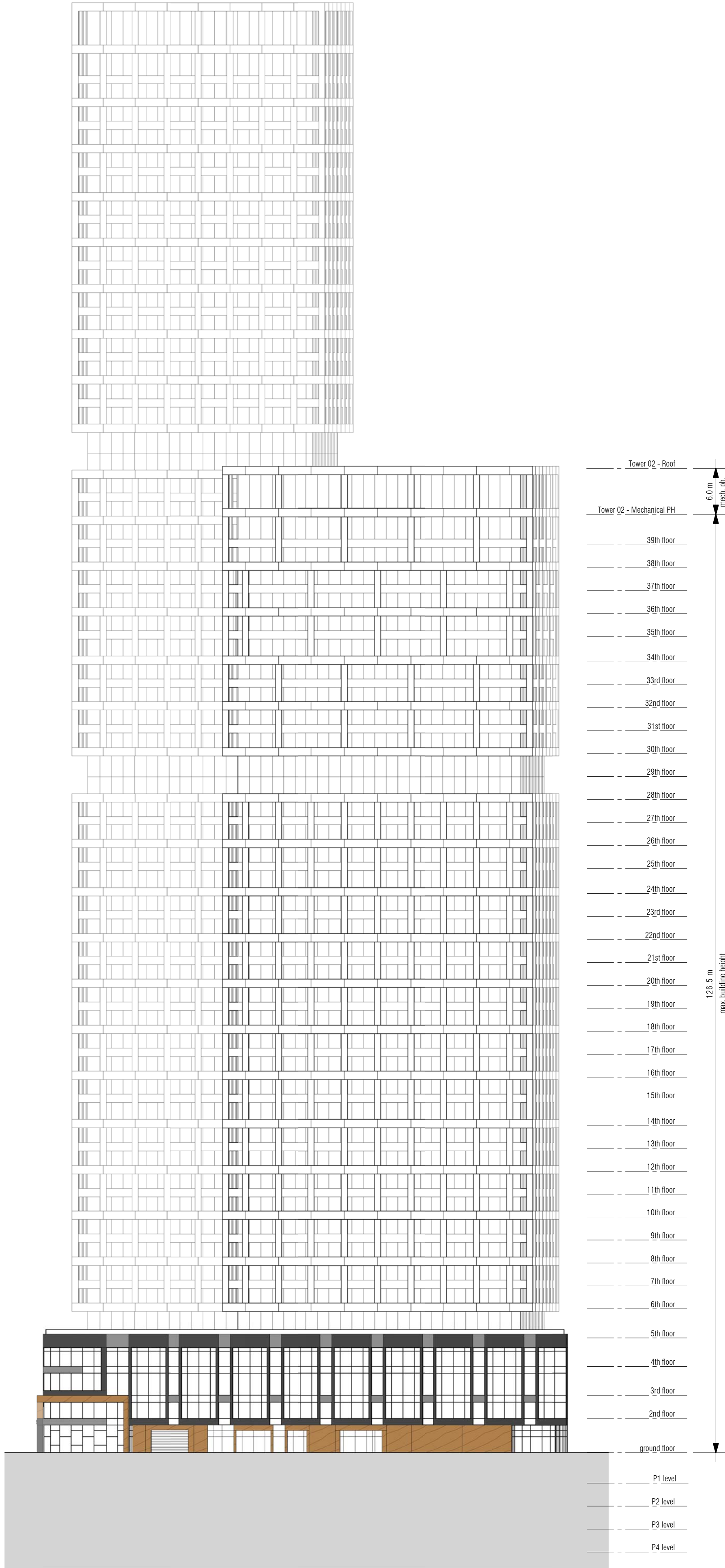
Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

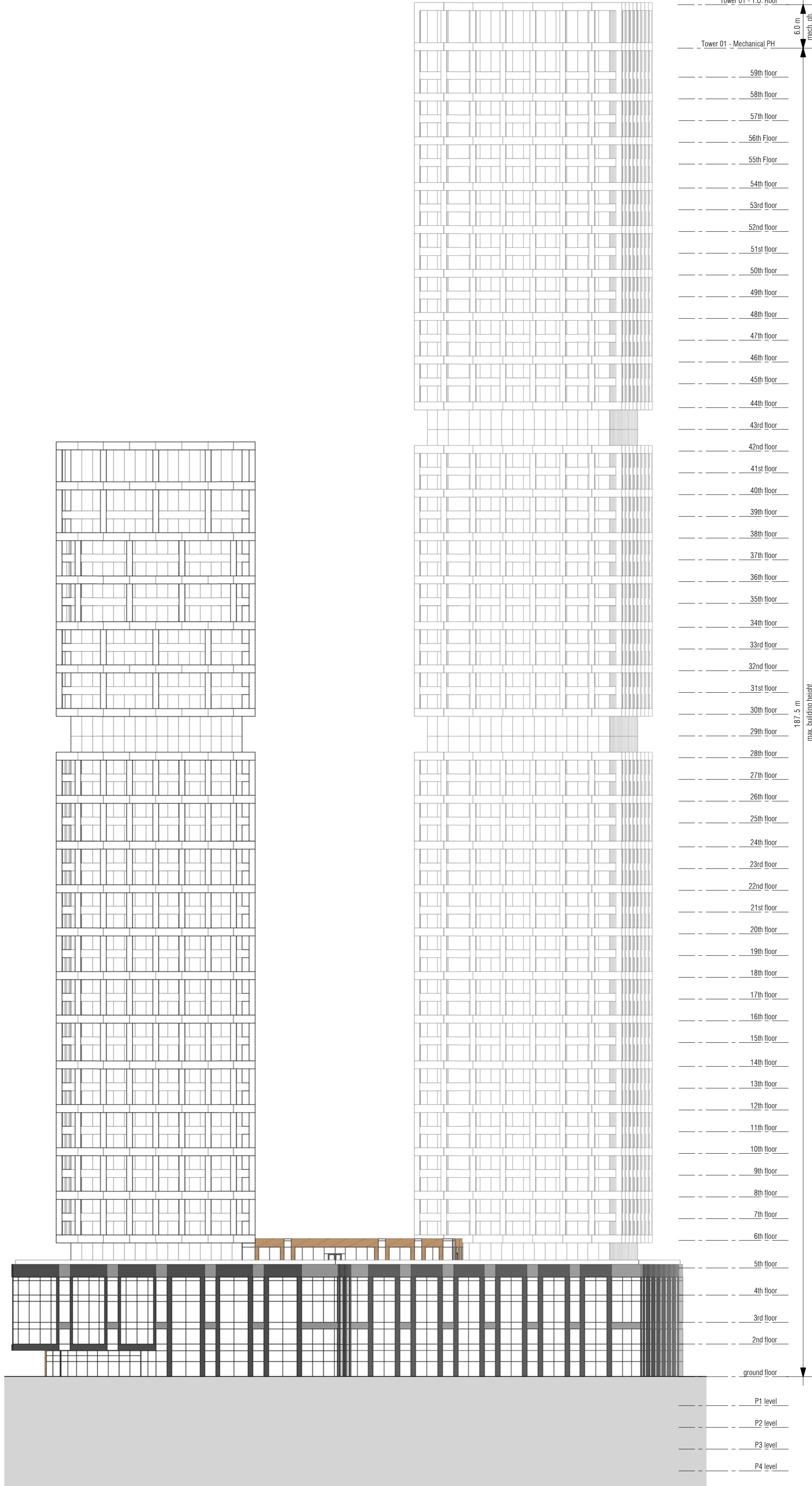
Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred
2. Transmission of any virus or damage to the receiving electronic system when information is transferred

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.





1 EAST ELEVATION
1 : 400
A402



2 NORTH ELEVATION
1 : 400
A402

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

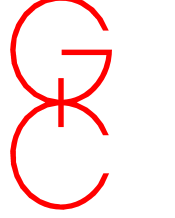
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred
 2. Transmission of any virus or damage to the receiving electronic system when information is transferred

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



GRAZIANI
+
CORAZZA
ARCHITECTS INC.



ONTARIO ASSOCIATION
OF
ARCHITECTS
BERARDO E. GRAZIANI
LICENCE
4664

1320 Shawson Drive,
Phone: 905.795.2601

Suite 100 Mississauga Ontario
Fax: 905.795.2844

L4W 1C3
www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

MARKHAM		ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	J. OH	
Checked By:	D. BIASE	
Plot Date:	Oct. 15, 2019	
Job #	1382.16	

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

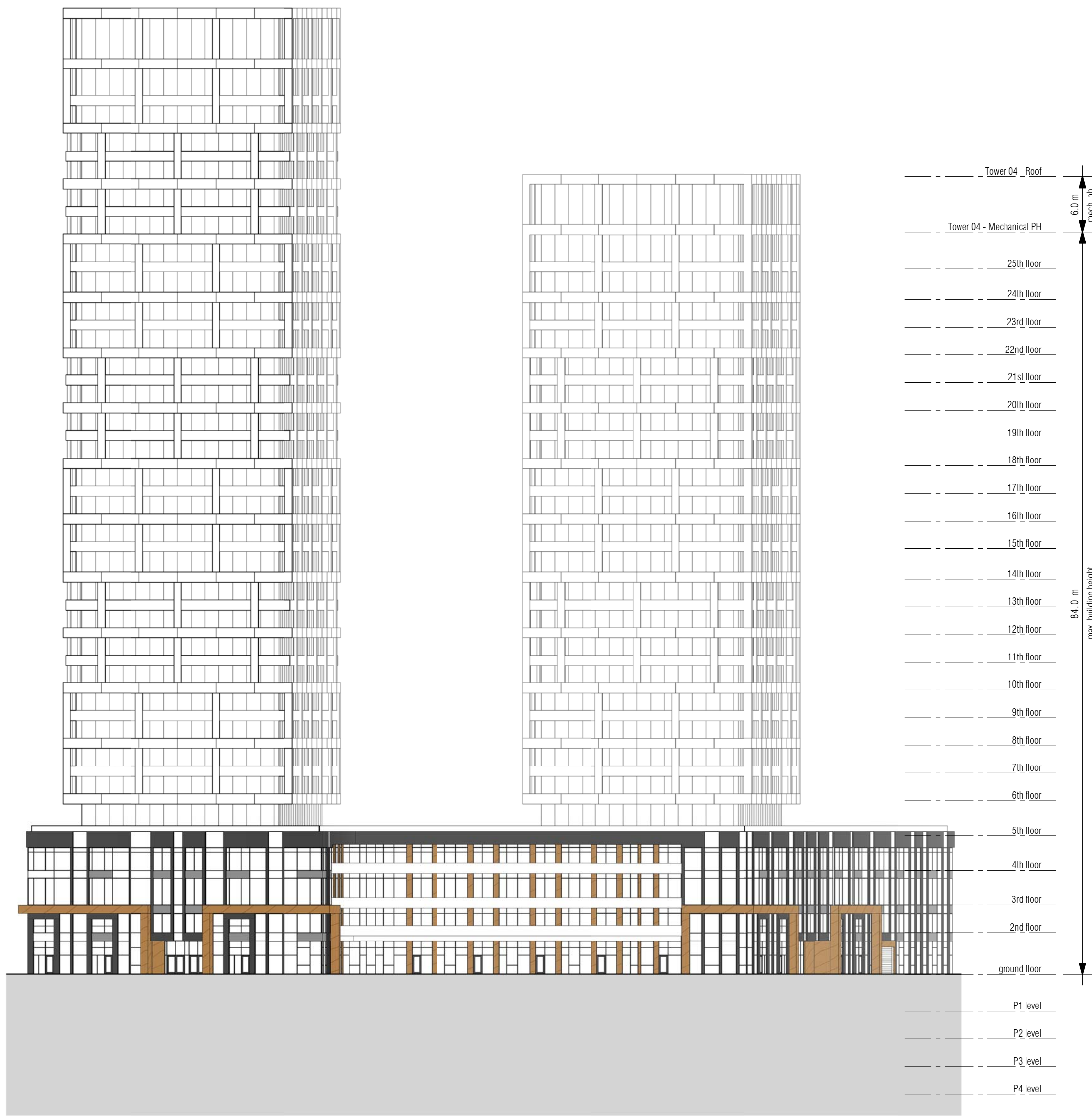
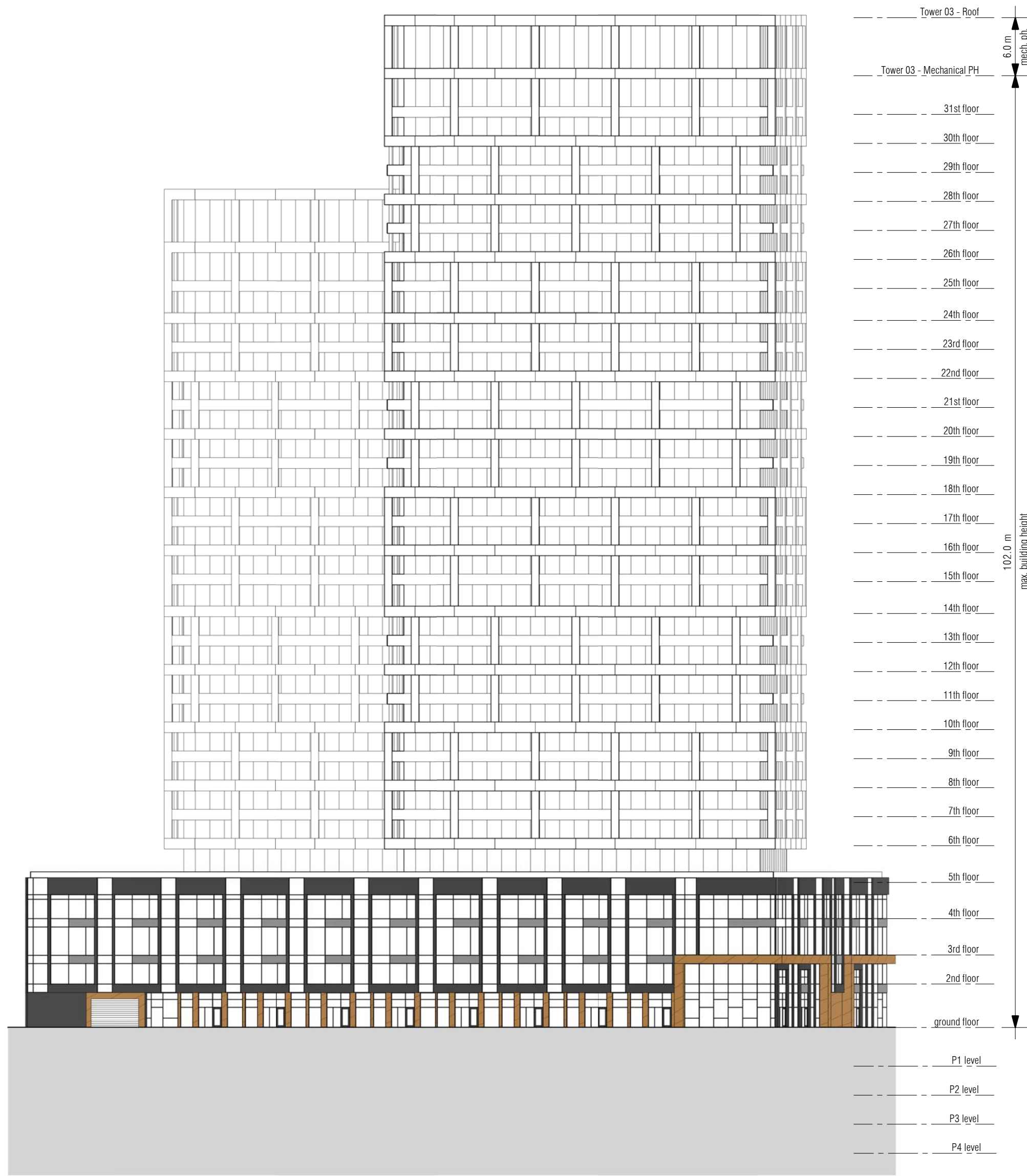
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred
 - Transmission of any virus or damage to the receiving electronic system when information is transferred

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Shawan Drive, Phone: 905.795.2601 Suite 100 Mississauga Ontario L4W 1C3 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

MARKHAM **Greenpark** ONTARIO

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

Drawn By: J. OH

Checked By: D. BIASE

Plot Date: Oct. 15, 2019

Job #: 1382.16

1 : 400 A403

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

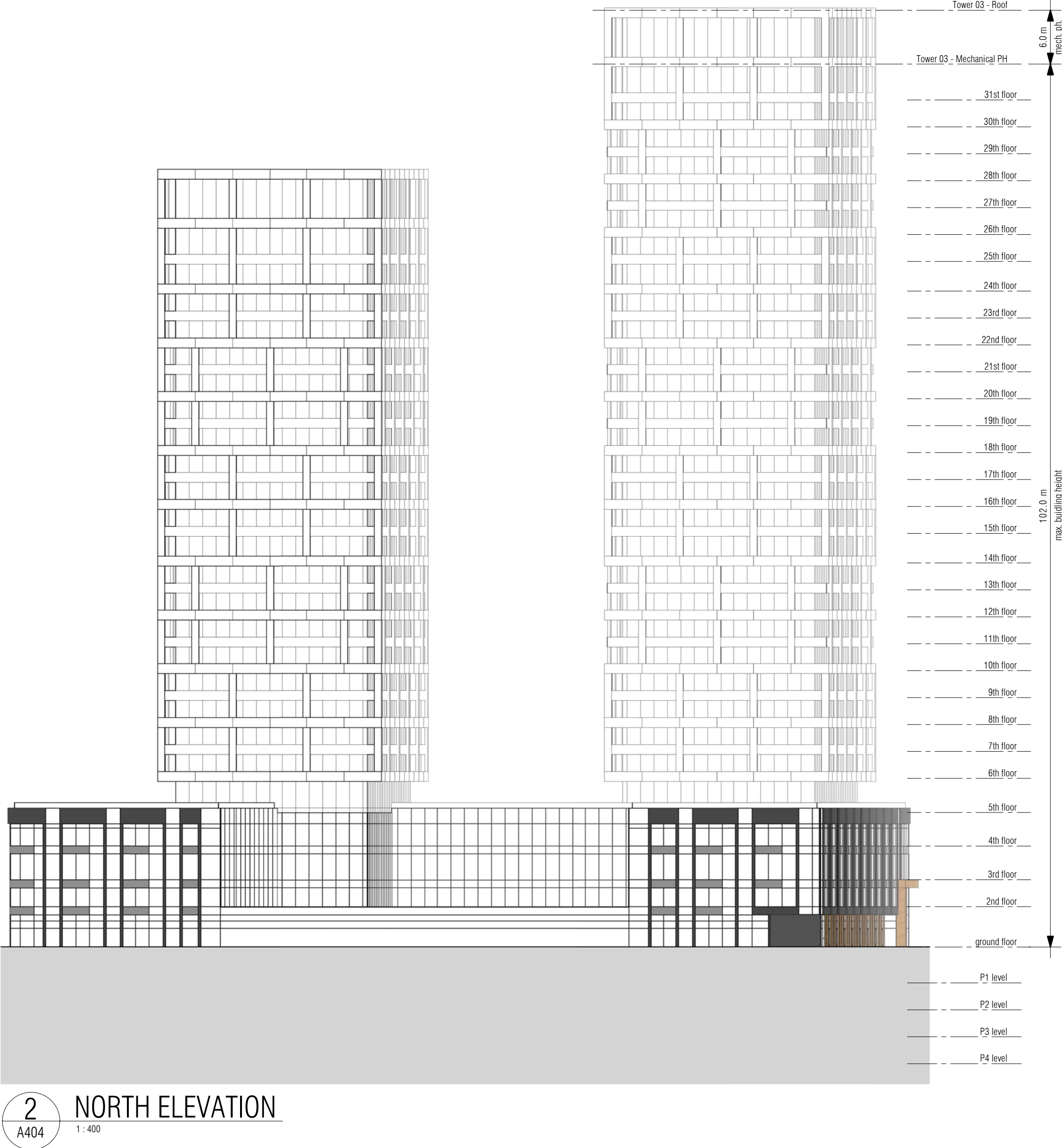
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred
 - Transmission of any virus or damage to the receiving electronic system when information is transferred

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



1320 Shawson Drive, Phone: 905.795.2601
Suite 100, Mississauga, Ontario, Fax: 905.795.2844
L4W 1C3, www.gc-architects.com

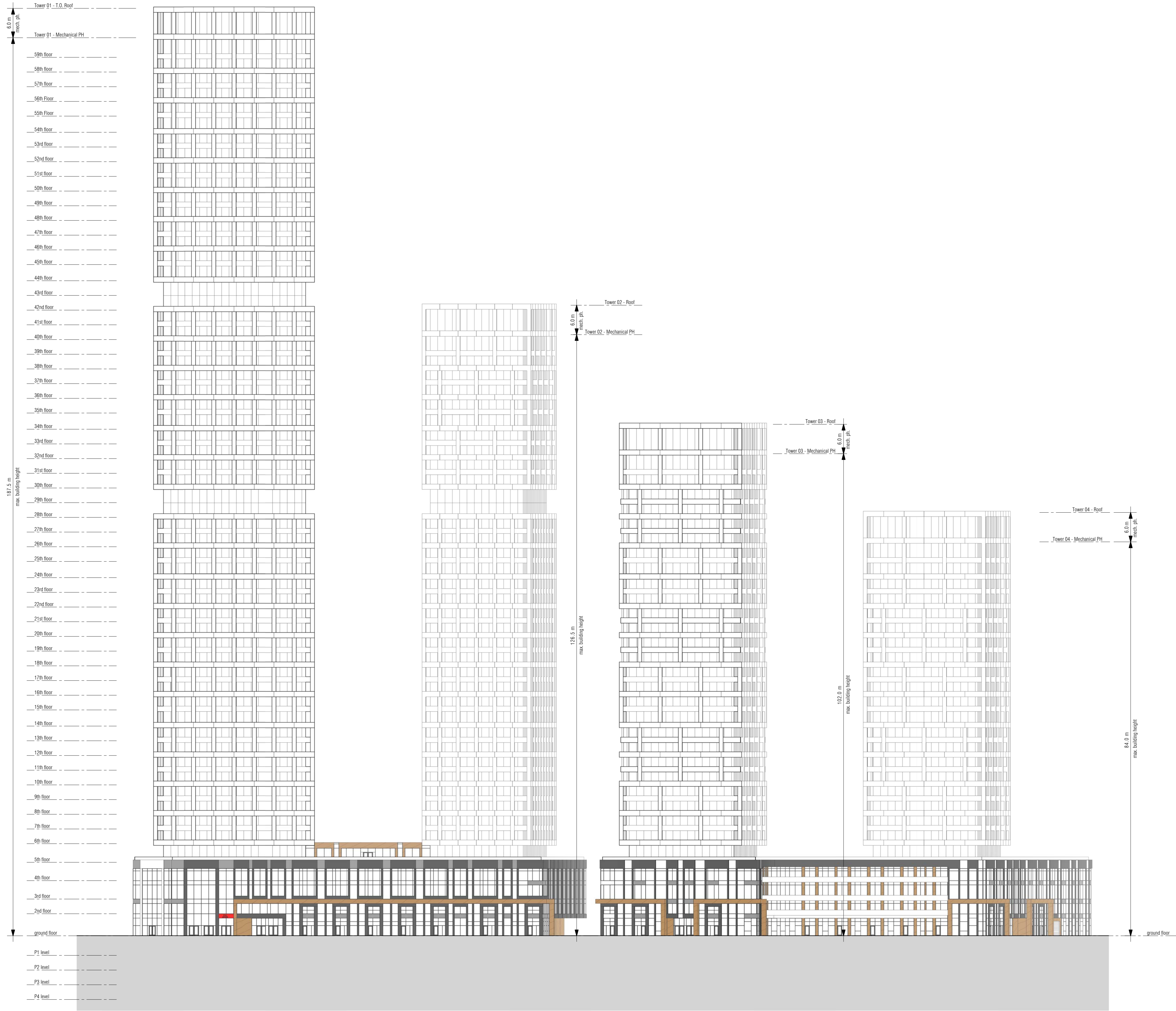
PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

MARKHAM **Greenpark** ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

1:400 A404

TITLEBLOCK SIZE: 610 x 950



This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

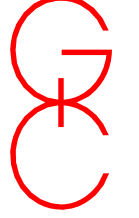
This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred
 - Transmission of any virus or damage to the receiving electronic system when information is transferred

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.



GRAZIANI
+
CORAZZA
ARCHITECTS INC.



ONTARIO ASSOCIATION
OF
ARCHITECTS
BERARDO E. GRAZIANI
LICENCE
4664

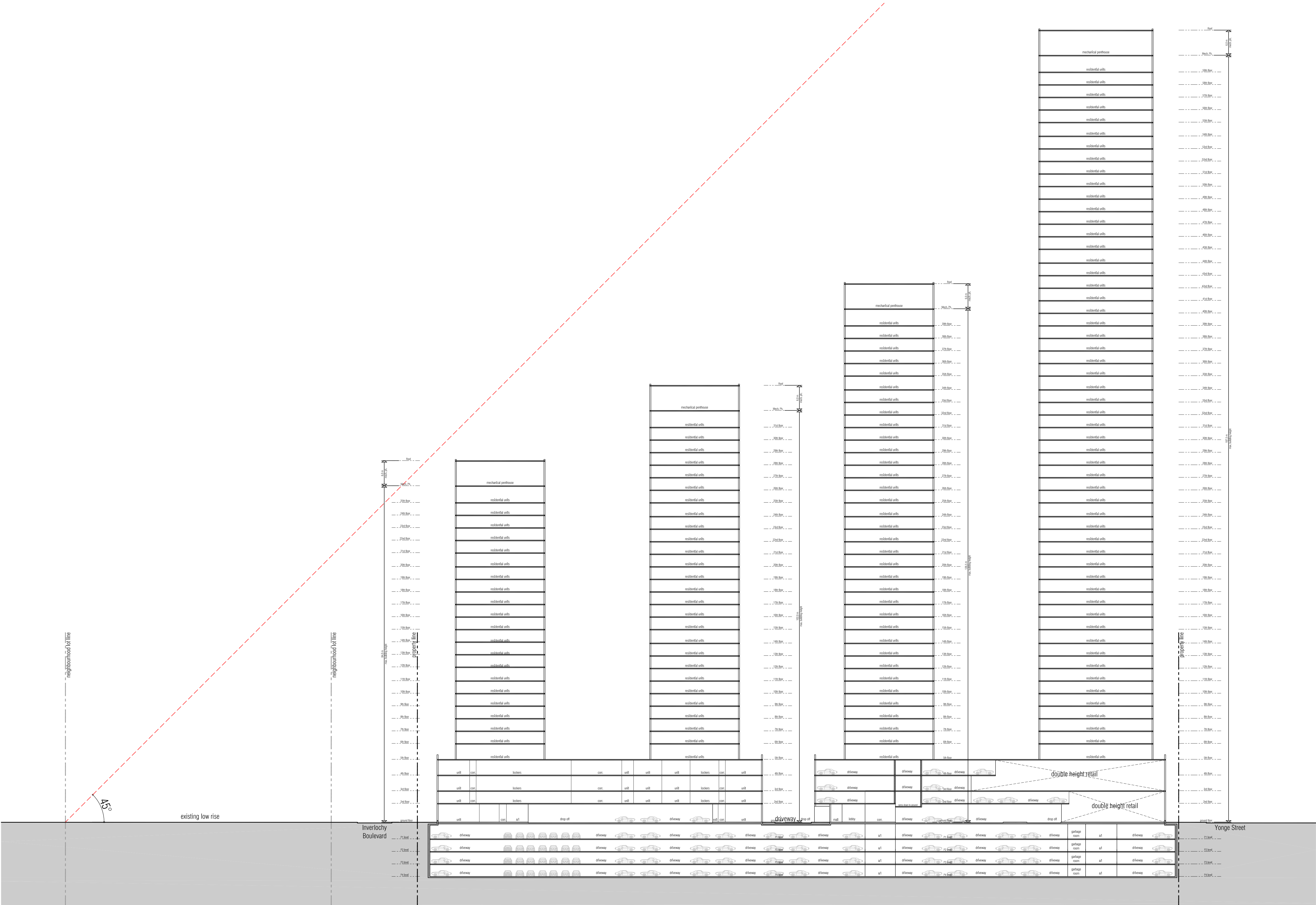
1320 Shawcross Drive,
Phone: 905.795.2601

Suite 100 Mississauga Ontario
Fax: 905.795.2844

L4W 1C3
www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

MARKHAM		ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	J. OH	
Checked By:	D. BIASE	
Plot Date:	Oct. 15, 2019	
Job #	1382.16	



This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled for construction purpose and may be scaled for review purposes only. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION 8.G.

issued for revisions

**GRAZIANI
+
CORAZZA**
ARCHITECTS INC.

ONTARIO ASSOCIATION
OF
ARCHITECTS
BERARDO E. GRAZIANI
LICENCE
4684

1329 Shawness Drive, Suite 100, Mississauga, Ontario L4N 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

Greenpark ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

E-W SECTION

1:400 A501

TITLE BLOCK SIZE: 610 x 950