

Queen Elizabeth Residences - Sheet List		
Sheet Number	Sheet Name	Current Revision
A100	Site Plan	
A101	Building A - Ground Floor Plans	
A102	Building A - Floor Plans 2 to 4	
A103	Building B - Floor Plans	
A104	Building C - Floor Plans	
A105	Building D - Floor Plans - Grnd to 3rd Flrs	
A106	Building D - Floor Plans - 4th Flr to Roof	
A107	Unit Plans	
A108	Unit Plans	
A109	Unit Plans	
A201	Building A - Elevations	
A202	Building B - Elevations	
A203	Building C - Elevations	
A204	Building D - Elevations	

QUEEN ELIZABETH RESIDENCES SITE STATISTICS

SITE AREA			
ORIGINAL	18,152.76 m²	4.48 Acres	1.82 Ha
TURNING CIRCLE	233.35 m²	0.06 Acres	0.02 Ha
FINAL AREA	17,919.41 m²	4.43 Acres	1.79 Ha

G.F.A.	
BDG A	4,663.95 m²
RESIDENTIAL	2,847.62 m²
HUB	1,916.34 m²
BDG B	3,293.57 m²
BDG C	3,126.47 m²
BDG D	4,594.34 m²
TOTAL	15,678.33 m²

F.S.I.	0.87
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COVERAGE		
BDG A	2,007.76 m²	
BDG B	1,136.40 m²	
BDG C	1,076.19 m²	
BDG D	924.16 m²	
TOTAL	5,144.51 m²	28.71%

UNIT COUNT											
STUDIO	STUDIO AFF	1 BR	1 BR AFF	1 BRL	2 BR	2 BR AFF	3 BR	3BR AFF	TOTAL		
BDG A	5	3	9	10	3	7	1	2	1	41	
BDG B	2	1	13	10	2	14	2	0	0	46	
BDG C	1	1	16	10	4	11	1	2	0	46	
BDG D	22	12	19	10	4	8	1	0	0	76	
TOTAL	30	17	57	40	13	40	5	6	1	209	
	47		97		13	45		7			

AFFORDABILITY		
MARKET UNIT COUNT	146	69.9%
AFFORDABLE UNIT COUNT	63	30.1%

DENSITY	116.63 unit/Ha
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HEIGHT		
BDG A	4 STOREYS	18.0 m
BDG B	3 STOREYS	15.5 m
BDG C	3 STOREYS	14.5 m
BDG D	5 STOREYS	21.5 m

LANDSCAPING		
PARKETTE	1,210.77 m²	
SOFTSCAPE	784.17 m²	
HARDSCAPE	426.61 m²	
COMMUNITY GARDEN	474.45 m²	
GREENSPACE	1,598.18 m²	
TOTAL	3,283.40 m²	18.32%

HARDSCAPE		
ROADS & PARKING	6,284.84 m²	
CURBS	114.52 m²	
SIDEWALK	1,217.13 m²	
PATIO	355.55 m²	
TOTAL	7,972.04 m²	44.49%

AMENITY		
INDOOR		
BDG A	133.72 m²	3.26 m²/unit
BDG B	94.03 m²	2.04 m²/unit
BDG C	87.90 m²	1.91 m²/unit
TOTAL	315.65 m²	2.37 m²/unit
BDG D	310.91 m²	4.09 m²/unit

OUTDOOR		
BDG A	221.19 m²	5.39 m²/unit
BDG B	197.14 m²	4.29 m²/unit
BDG C	202.99 m²	4.41 m²/unit
TOTAL	621.32 m²	4.67 m²/unit
BDG D	902.36 m²	11.87 m²/unit

PARKING			
ON SITE	167	ACDA	20
ELM STREET	22		22
ON STREET	25		25
			NB: FOR HUB USE DURING OFFICE HRS

PARKING ALLOCATION		
RESIDENT	155	
BDG A	36	0.88 spaces/unit
BDG B	40	0.88 spaces/unit
BDG C	40	0.88 spaces/unit
BDG D	39	0.50 spaces/unit
VISITOR	21	0.10 spaces/unit
HUB	11	1.00 spaces/165.1 m²
		NB: SENIORS FOCUSED BUILDING

BICYCLE STORAGE		
SHORT TERM	12	0.06 spaces/unit
LONG TERM	116	0.56 spaces/unit
BDG A	26	0.63 spaces/unit
BDG B	26	0.57 spaces/unit
BDG C	30	0.65 spaces/unit
BDG D	34	0.45 spaces/unit
		NB: SENIORS FOCUSED BUILDING

ABBREVIATIONS	
1 BR	1 BEDROOM UNIT
1 BRL	1 BEDROOM LARGE UNIT
2 BR	2 BEDROOM UNIT
3 BR	3 BEDROOM UNIT
BF	BARRIER FREE
AFF	AFFORDABLE
ACDA	ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT



VIEW FROM BARKER STREET AND CENTRE STREET

ZONE PROVISIONS	ZONE REQUIREMENTS	PROVIDED
Section 3.0 General Provisions		
3.1.6 Multiple uses on one lot	No dwelling shall be erected closer than 1.8 m to any other building or structure on the lot	within the same building
3.2.8 Sight Triangles	Local Street: 9 m by 9 m	3 m by 3 m
Section 4.0 Parking Provisions		
4.1.a Minimum Parking (Apartment Dwelling)	1.2 spaces/dwelling unit = 161	0.87 spaces/dwelling unit = 116
4.1.a Minimum Parking (Senior Citizens' Apartment dwelling)	1.2 spaces/dwelling unit = 90	0.5 spaces/dwelling unit = 38
4.1.a Minimum Parking (Community Hub)	1 / 56 m² = 33	1 / 165.1 m² = 11
4.1.5 Minimum Parking Space Requirements	L 6m x W 3 m	L 5.2 m x W 2.5 m
4.1.6 Access Driveways	6.0 m	6.0 m
4.2 Minimum Visitor Parking Space Requirements	0.1 space per dwelling = 21	0.1 space per dwelling = 21
4.3.a Minimum Barrier-Free Parking Requirements	2% of total required parking spaces = 7	20
4.3.g Minimum Barrier-free parking space dimensions	Type A: W 3.4 m x L 5.5 m; Type B: W 2.75 m x L 5.5 m	Type A: W 3.50 m x L 5.20 m Type B: W 2.60 m x L 5.20 m
4.4.a Minimum Bicycle Parking Requirements	0.5 spaces/ dwelling unit = 116	116
7.0 Urban Residential Zone		
Minimum Lot area	928 m²	17919.41 m²
7.2.b Minimum lot frontage	20 m	74.91
Maximum lot coverage	35%	28.71
Maximum Height	18 m	20.2 m
Minimum Front Yard	3.0 m	8.58 m
Minimum Rear Yard	7.5 m	3.0 m
7.3 Minimum Exterior Side Yard	3.0 m	0.92 m
Minimum Interior Side Yard	4.5 m	12.0 m
Minimum Landscaped Open Space	35%	18.32%
Minimum contiguous Amenity Area, excluding private outdoor space	The greater of 5.6 m² per dwelling unit or 10% of the lot area = 1,815.3 m²	1,834.6 m²



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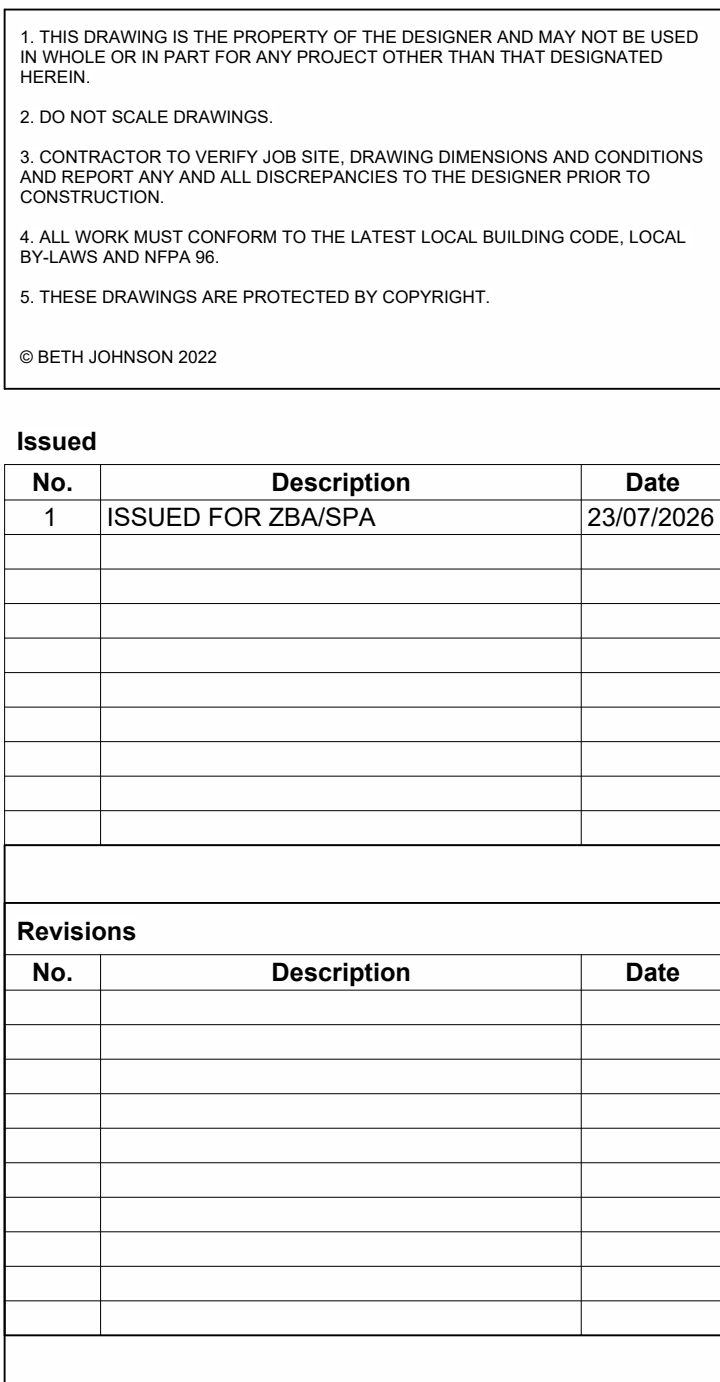
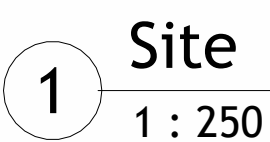
Issued	No.	Description	Date
1	ISSUED FOR ZBA/SPA		23/07/2026

Revisions	No.	Description	Date

HSPM
HOLDINGS INC.

51 OAK AVENUE, RICHMOND HILL, ON L4C 6R5
BETH@HSPMHOLDINGS.COM

Homes First Queen Elizabeth Residences	
Client	
Queen Elizabeth Residences	
Project name	
Cover Page	
Sheet name	
Project number 25-02	
Date 23/07/2026	
Drawn by HSPM	
Checked by HSPM	
Rev	A000
Scale	Dwg No.



PARKING SPACE

Rev	Dwg No.
Scale	As indicated

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Bdg A - Area Schedule			
Number	Name	Area s.m.	Area s.f.
100R	ELEVATOR	8.75	94
101R	CIRCULATION	28.44	306
102R	MOVING ROOM	13.35	144
103R	MECHANICAL	27.75	299
104R	BICYCLE STORAGE	21.05	227
105R	PARCEL ROOM	13.67	147
106R	STAIR	25.19	271
107R	STAIR	19.10	206
108S	ELECTRICAL	16.10	195
109S	LOADING	39.63	427
110S	CACF	8.81	95
111H	RECEPTION	31.41	338
112H	OFFICE	24.87	268
113H	OFFICE	213.83	2302
114H	COMMON PUBLIC WC	35.56	383
115H	OFFICE	388.64	4183
116H	COMMON AREA	43.80	471
117H	COMMON KITCHEN	24.97	269
118H	OFFICE	305.93	3293
119H	OFFICE	485.06	5221
120H	OFFICE	47.56	512
121H	MECHANICAL	19.74	213
122H	COMMON BOARD ROOM	22.44	242
123H	COMMON MEETING ROOM	9.64	104
124H	COMMON MEETING ROOM	9.10	98
125H	CIRCULATION	123.49	1329

NOTE: SUFFIXES FOR BUILDING A AREAS: R = RESIDENTIAL S = SHARED FACILITY H = HUB

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Homes First Queen Elizabeth Residences

Client

Queen Elizabeth Residences

Project name

Building A Ground Floor Plans

Sheet name

Project number 25-02

Date 23/07/2026

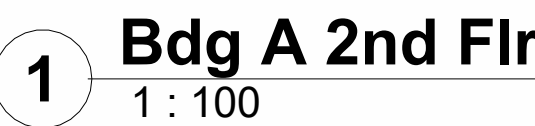
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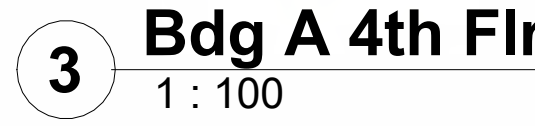
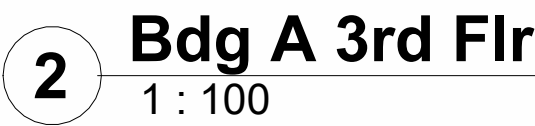
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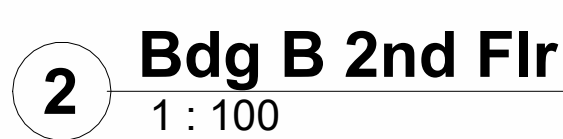
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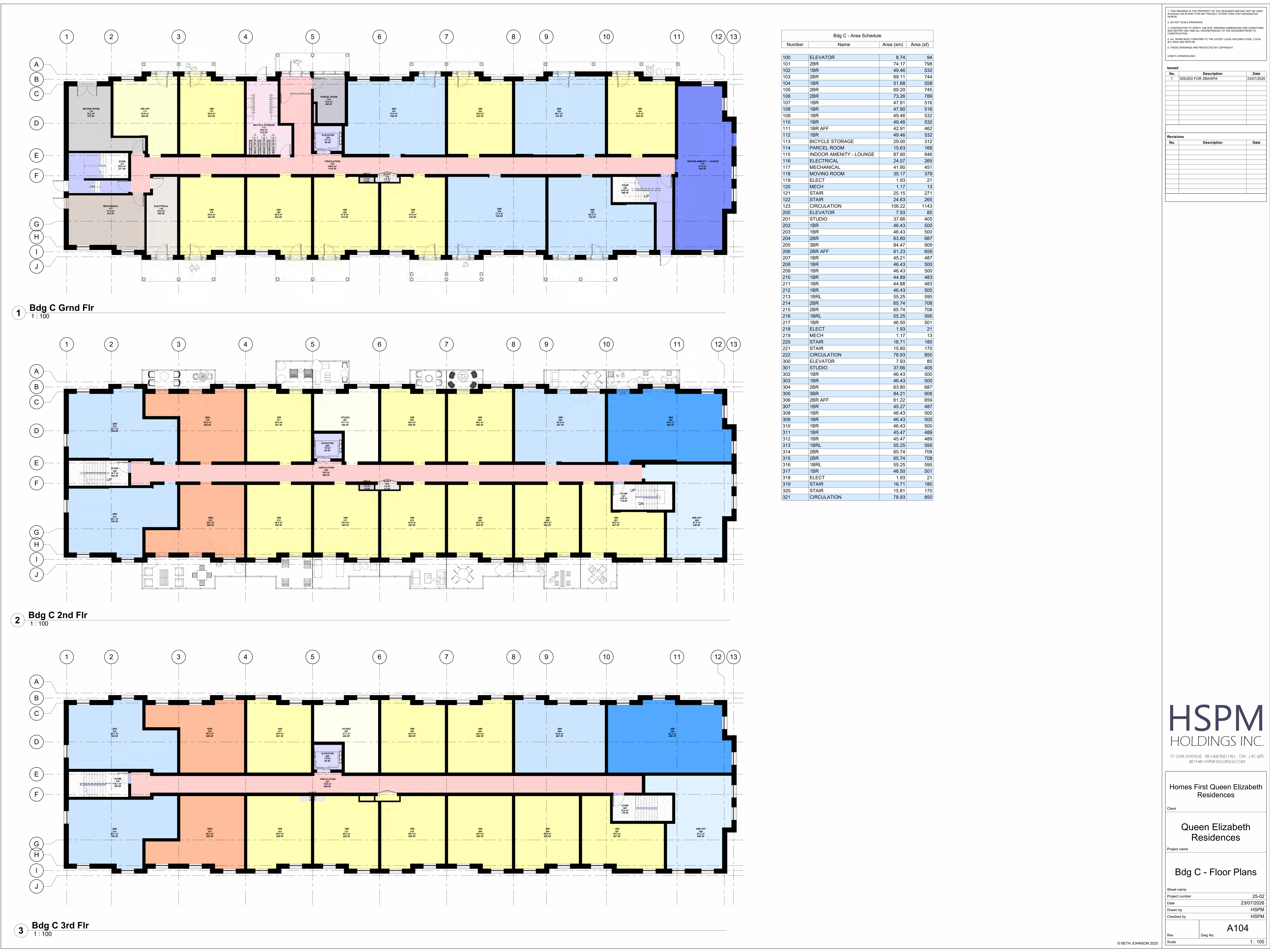
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200	ELEVATOR	7.92	85
201	3BR	84.92	914
202	STUDIO	36.00	387
203	STUDIO	35.92	387
204	1BR	47.20	508
205	1BR	47.15	508
206	1BR	47.15	508
207	1BR	46.92	505
208	1BR	46.92	505
209	1BR	47.15	508
210	1BRL	49.76	536
211	1BR	39.65	427
212	STUDIO	32.14	346
213	2BR	67.66	728
214	ELECT	1.91	21
215	INDOOR AMENITY - BUSINESS CENTRE	60.46	651
216	MECH	1.52	16
217	INDOOR AMENITY - LOUNGE	73.26	789
218	STAIR	18.30	197
219	STAIR	20.27	218
218	CIRCULATION	79.59	857
218	OUTDOOR AMENITY - ROOFTOP	221.19	2381
300	ELEVATOR	7.62	82
301	3BR	84.94	914
302	STUDIO	35.92	387
303	STUDIO	35.92	387
304	2BR	66.91	720
305	2BR	66.81	719
306	1BR	47.20	508
307	1BR	47.15	508
308	1BR	47.15	508
309	1BR	46.92	505
310	1BR	46.92	505
311	1BR	47.15	508
312	1BRL	49.76	536
313	1BR	39.70	427
314	STUDIO	32.16	346
315	2BR	67.64	728
316	ELECT	1.92	21
317	MECH	1.53	17
318	STAIR	18.38	198
319	STAIR	20.27	218
320	CIRCULATION	79.85	860
400	ELEVATOR	7.92	85
401	3BR	83.82	902
402	STUDIO	35.66	384
403	STUDIO	35.70	384
404	2BR	66.15	712
405	2BR	65.53	705
406	1BR	46.09	496
407	1BR	46.68	503
408	1BR	46.70	503
409	1BR	46.75	503
410	1BR	46.71	503
411	1BR	46.67	502
412	1BRL	49.16	529
413	2BR AFF	62.22	670
414	2BR	66.59	717
415	ELECT	1.91	21
416	MECH	1.52	16
417	STAIR	17.72	191
418	STAIR	19.51	210
419	CIRCULATION	79.59	857

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Bdg C - Area Schedule			
Number	Name	Area (sm)	Area (sf)
100	ELEVATOR	8.74	94
101	2BR	74.17	798
102	1BR	49.46	532
103	2BR	69.11	744
104	1BR	51.88	558
105	2BR	69.20	745
106	2BR	73.26	789
107	1BR	47.91	516
108	1BR	47.90	516
109	1BR	49.46	532
110	1BR	49.46	532
111	1BR AFF	42.91	462
112	1BR	49.46	532
113	BICYCLE STORAGE	29.00	312
114	PARCEL ROOM	15.63	168
115	INDOOR AMENITY - LOUNGE	87.90	946
116	ELECTRICAL	24.57	265
117	MECHANICAL	41.90	451
118	MOVING ROOM	35.17	379
119	ELECT	1.93	21
120	MECH	1.17	13
121	STAIR	25.15	271
122	STAIR	24.63	265
123	CIRCULATION	106.22	1143
200	ELEVATOR	7.93	85
201	STUDIO	37.66	405
202	1BR	46.43	500
203	1BR	46.43	500
204	2BR	63.80	687
205	3BR	84.47	909
206	2BR AFF	61.23	659
207	1BR	45.21	487
208	1BR	46.43	500
209	1BR	46.43	500
210	1BR	44.89	483
211	1BR	44.88	483
212	1BR	46.43	500
213	1BR	55.25	595
214	2BR	65.74	708
215	2BR	65.74	708
216	1BR	55.25	595
217	1BR	46.50	501
218	ELECT	1.93	21
219	MECH	1.17	13
220	STAIR	16.71	180
221	STAIR	15.80	170
222	CIRCULATION	78.93	850
300	ELEVATOR	7.93	85
301	STUDIO	37.66	405
302	1BR	46.43	500
303	1BR	46.43	500
304	2BR	63.80	687
305	3BR	84.21	906
306	2BR AFF	61.22	659
307	1BR	45.27	487
308	1BR	46.43	500
309	1BR	46.43	500
310	1BR	46.43	500
311	1BR	45.47	489
312	1BR	45.47	489
313	1BR	55.25	595
314	2BR	65.74	708
315	2BR	65.74	708
316	1BR	55.25	595
317	1BR	46.50	501
318	ELECT	1.93	21
319	STAIR	16.71	180
320	STAIR	15.81	170
321	CIRCULATION	78.93	850

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BETH@HSPMHOLDINGS.COM

Homes First Queen Elizabeth Residences

Client

Queen Elizabeth Residences

Project name

Bdg C - Floor Plans

Sheet name

Project number 25-02

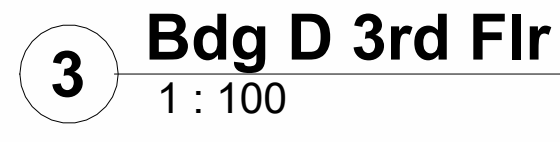
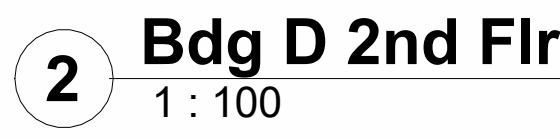
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Rev	Dwg No.	A104
Scale		1 : 100

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1 Bdg D 4th Flr
1 : 100

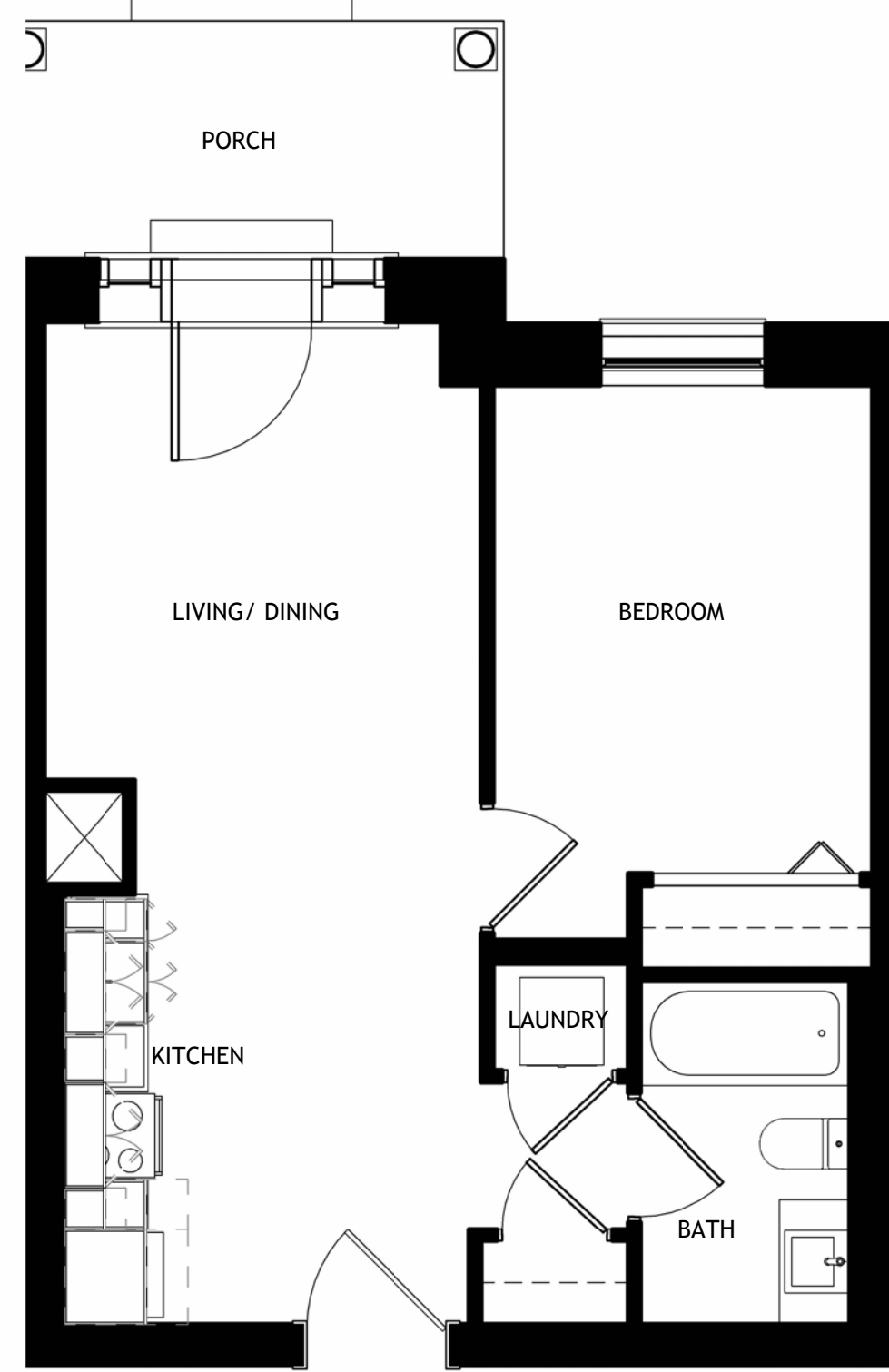
2 Bdg D 5th Flr
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3 Roof
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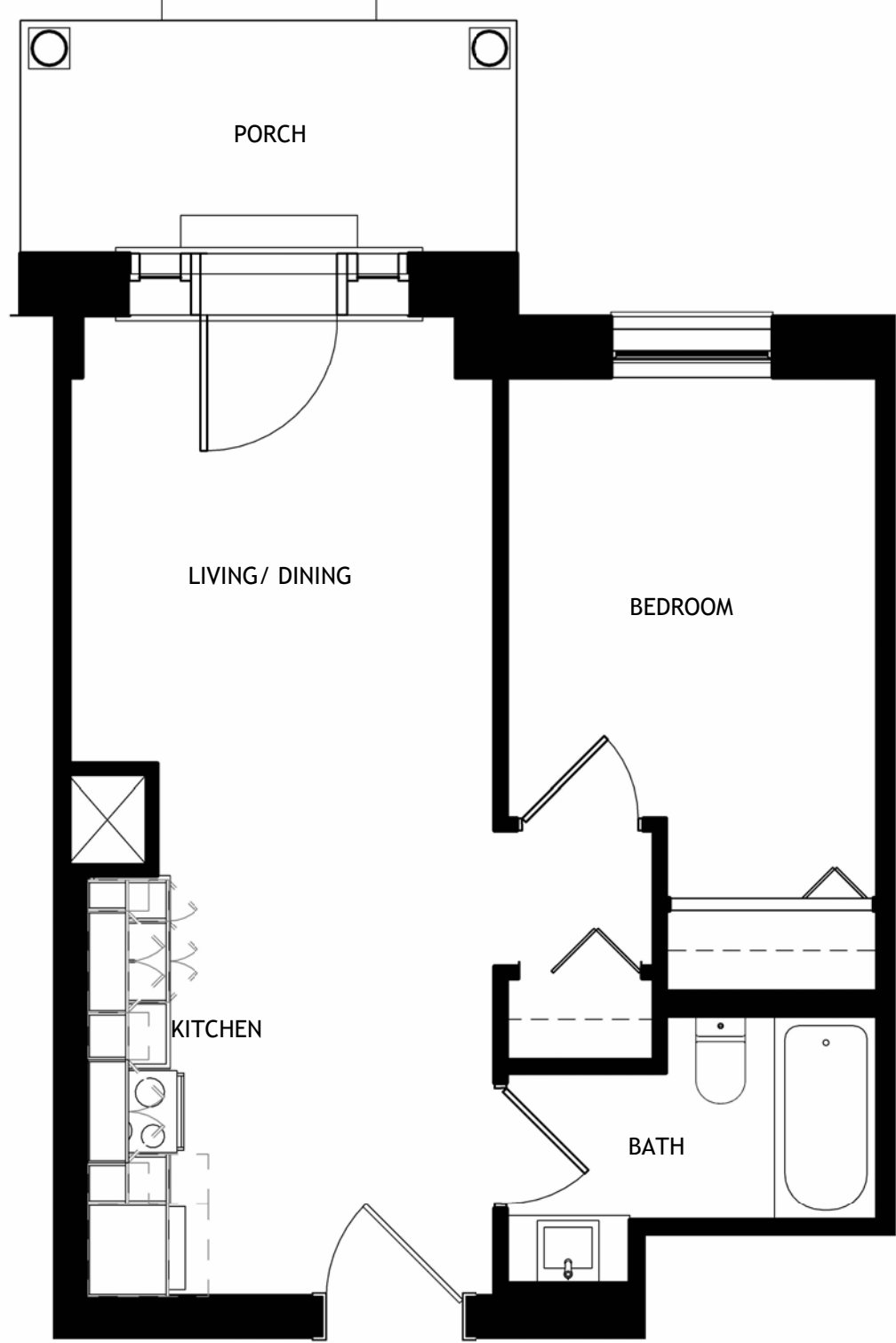
Bdg D - Area Schedule			
Number	Name	Area sm	Area sf
400	ELEVATOR	12.91	139
401	1BR AFF	40.33	434
402	1BR	41.63	448
403	STUDIO	35.00	377
404	STUDIO	35.59	383
405	STUDIO	35.59	383
406	STUDIO	35.85	386
407	2BR	63.47	683
408	2BR	63.56	684
409	STUDIO	36.06	388
410	1BR+D	53.88	580
411	STUDIO	36.25	390
412	1BR	43.84	472
413	1BR	44.17	476
414	STUDIO	36.42	392
415	STUDIO	36.45	392
416	1BR	44.51	479
417	1BR	44.22	476
418	1BR AFF	40.01	431
419	GARBAGE CHUTE	8.76	94
420	MECH	1.10	12
421	ELECTRICAL	1.87	20
422	STAIR	18.79	202
423	STAIR	23.38	252
424	CIRCULATION	82.44	887
500	ELEVATOR	12.91	139
501	1BR AFF	40.04	431
502	1BR	41.62	448
503	STUDIO	35.18	379
504	STUDIO	35.65	384
505	STUDIO	35.70	384
506	STUDIO	35.87	386
507	2BR	63.47	683
508	2BR	63.44	683
509	STUDIO	35.82	386
510	1BR+D	52.89	569
511	STUDIO	35.73	385
512	1BR	44.00	474
513	1BR	43.95	473
514	STUDIO	35.75	385
515	STUDIO	35.75	385
516	1BR	44.28	477
517	1BR	44.30	477
518	1BR AFF	39.72	428
519	GARBAGE CHUTE	8.75	94
520	MECH	1.13	12
521	ELECTRICAL	1.93	21
522	STAIR	18.74	202
523	STAIR	23.38	252
524	CIRCULATION	82.74	891
600	ELEVATOR	12.91	139
601	STAIR	23.38	252

4 Top of Elev Enclosure
1 : 200

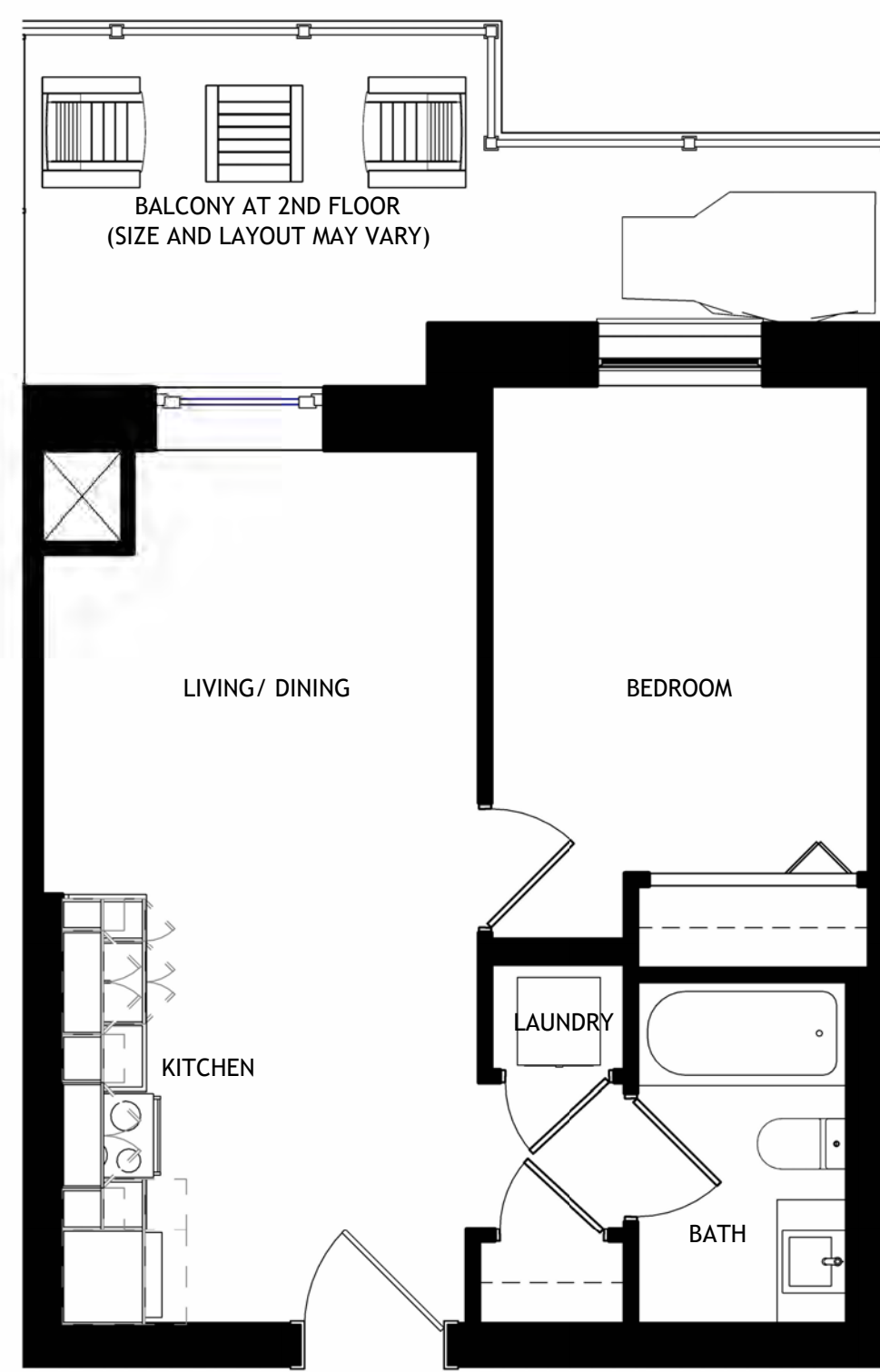
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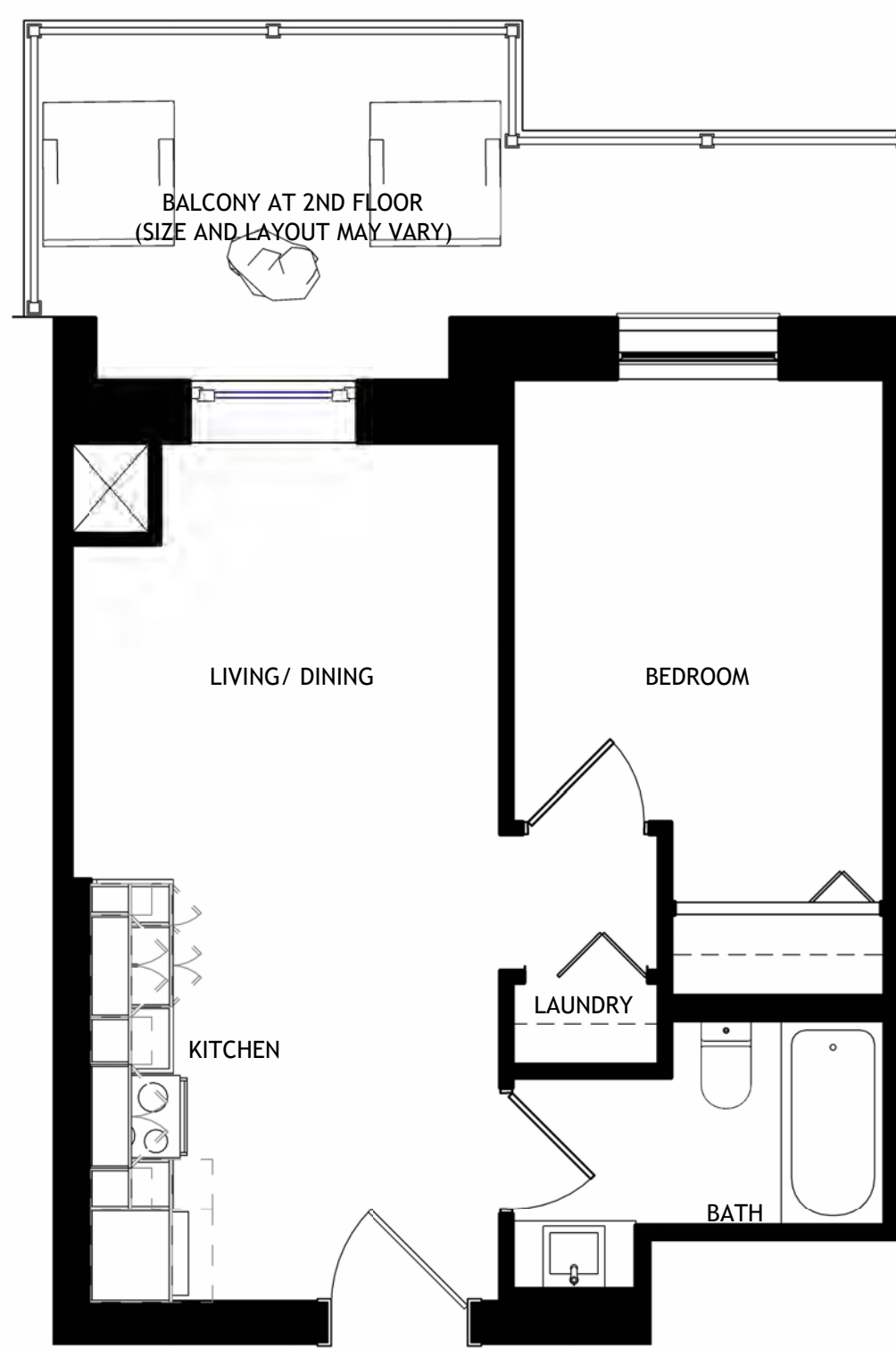
UNIT 1A1 1BR 49.5 m² 533 sf



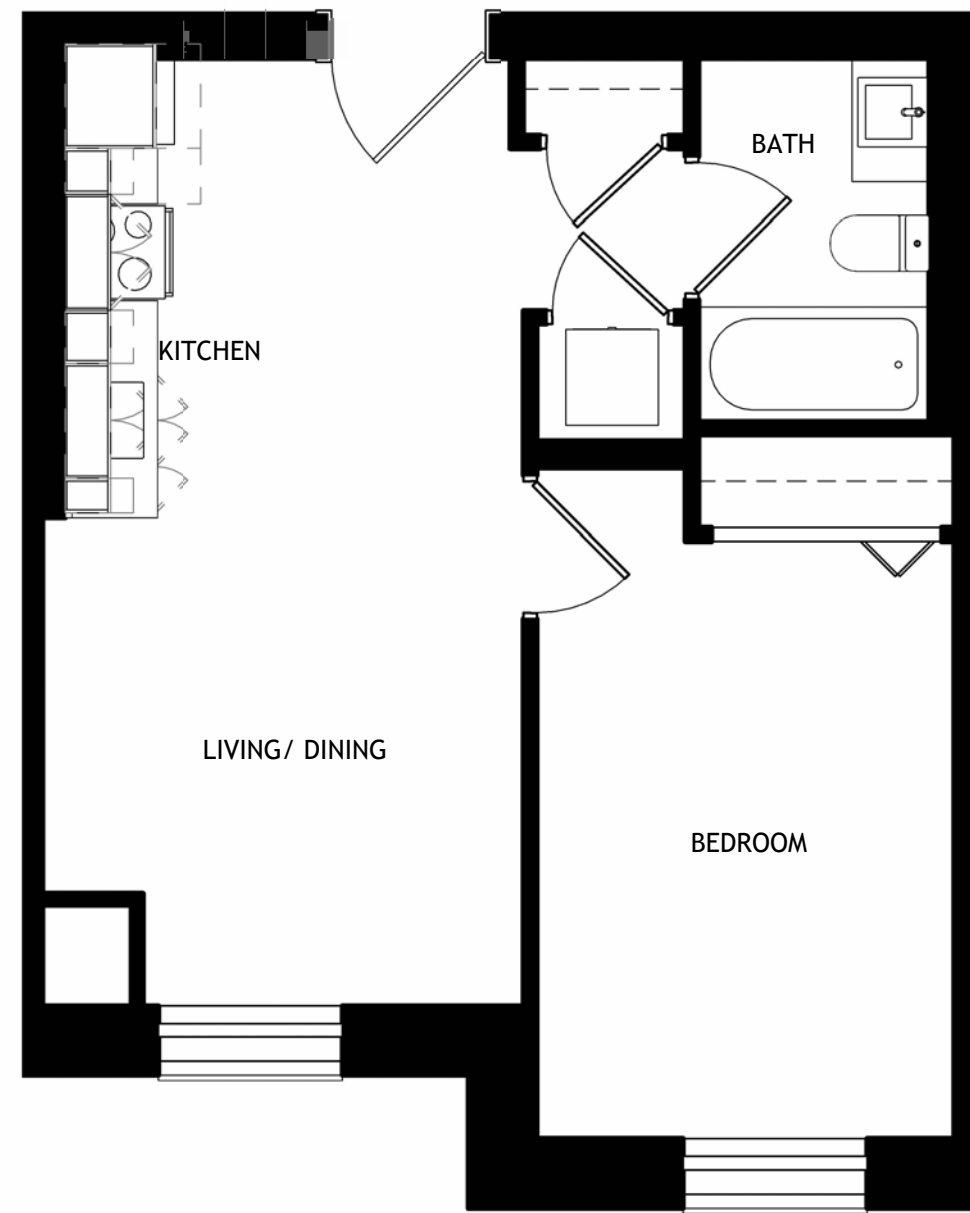
UNIT 1A2 1BR 48.0 m² 517 sf
UNIT: BUILDING B: 101 BUILDING C: 107 108



UNIT 1A3 1BR 46.4 m² 499 sf
UNIT: BUILDING B: 201 206 213 214 215 216 301 306 313 314 315 316
BUILDING C: 202 203 208 209 212 217 302 303 308 309 312 317

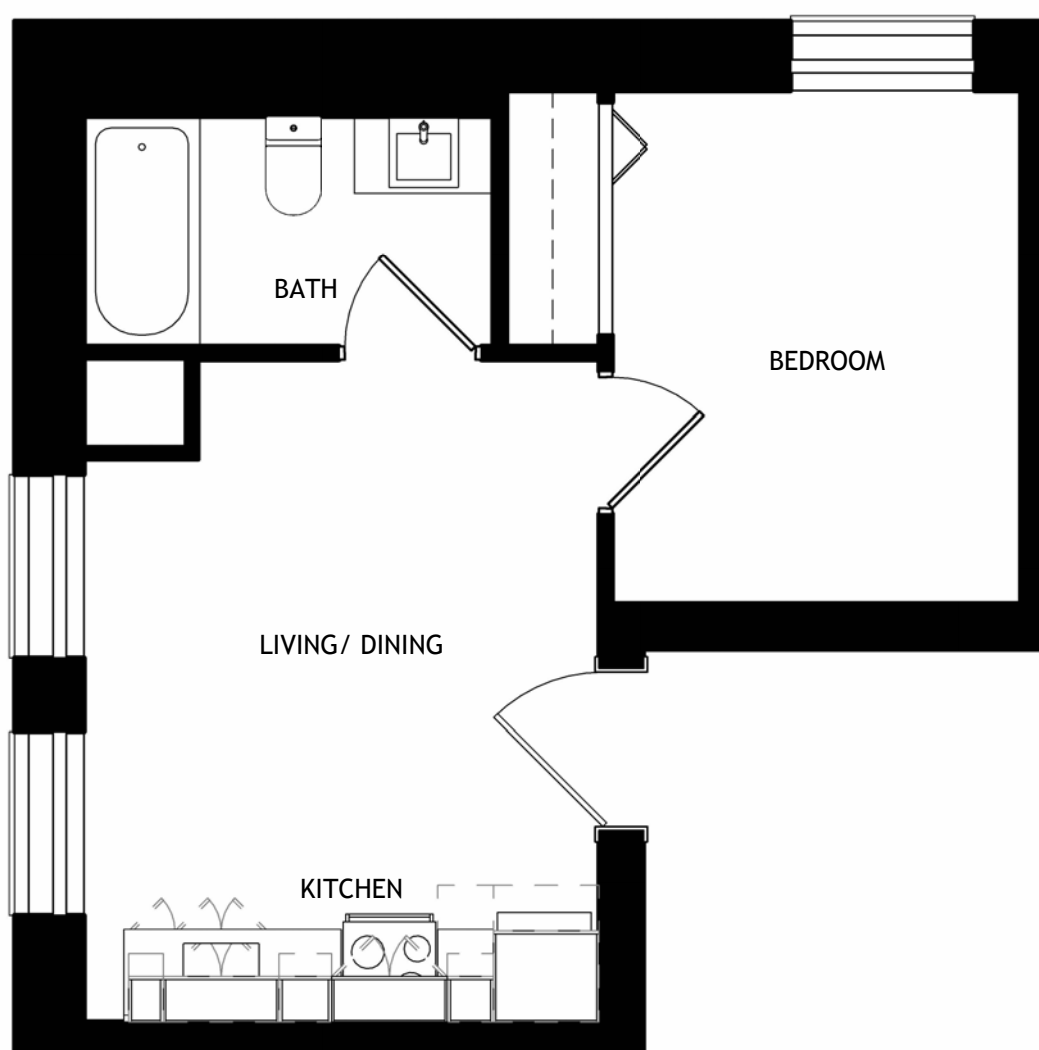


UNIT 1A4 1BR	45.5 m ²	490 sf
UNIT: BUILDING B: 204 205 304 305	BUILDING C: 210 211 310 311	



UNIT 1A5 1BR 46.7 m² 503 sf
UNIT: BUILDING A: 204 205 206 207 208 209 306 307 308 309 310 311 406 407
408 409 410 411

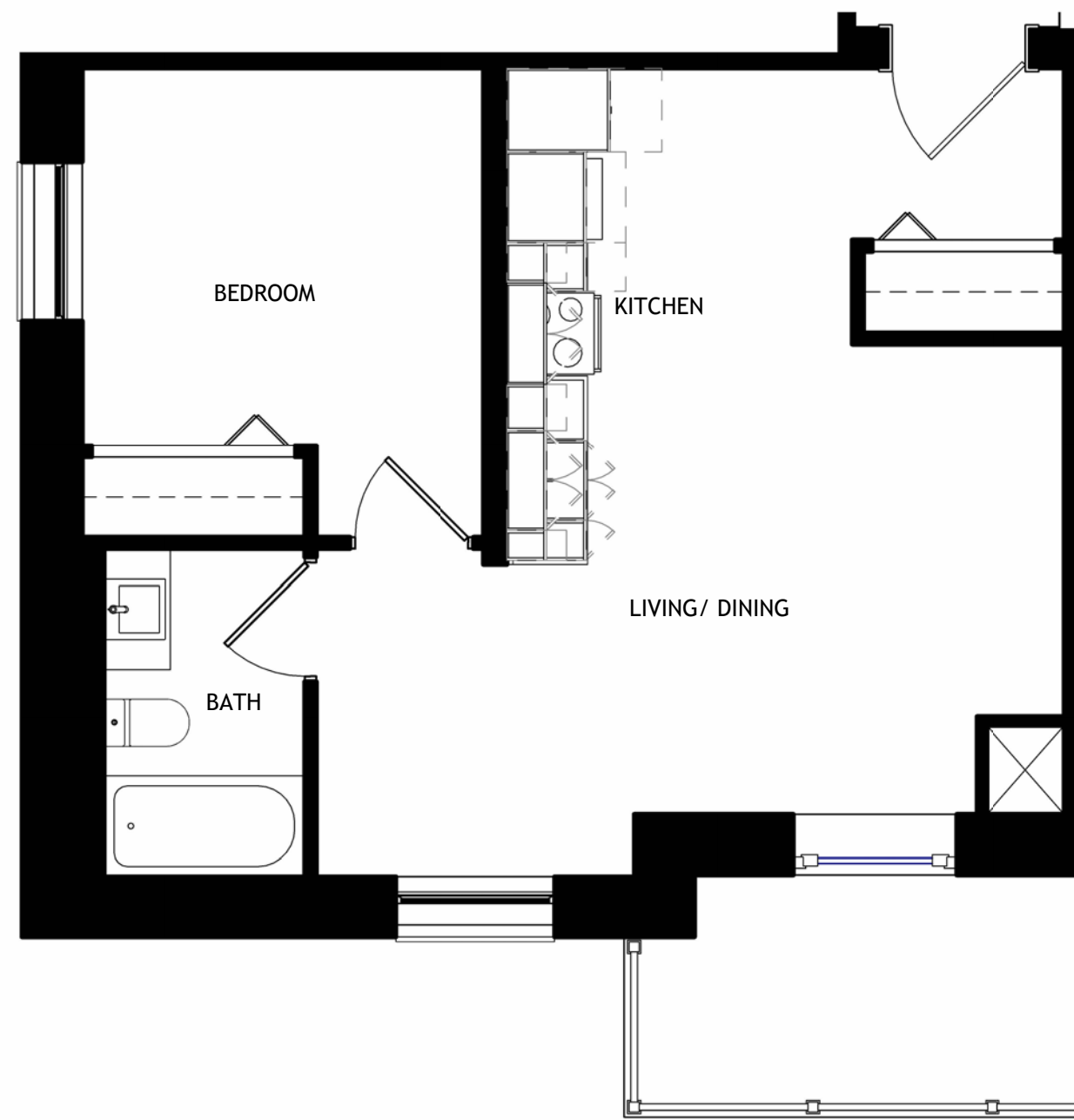
UNIT 1B 1BR	41.2 m ²	443 sf
UNIT: BUILDING C: 111		



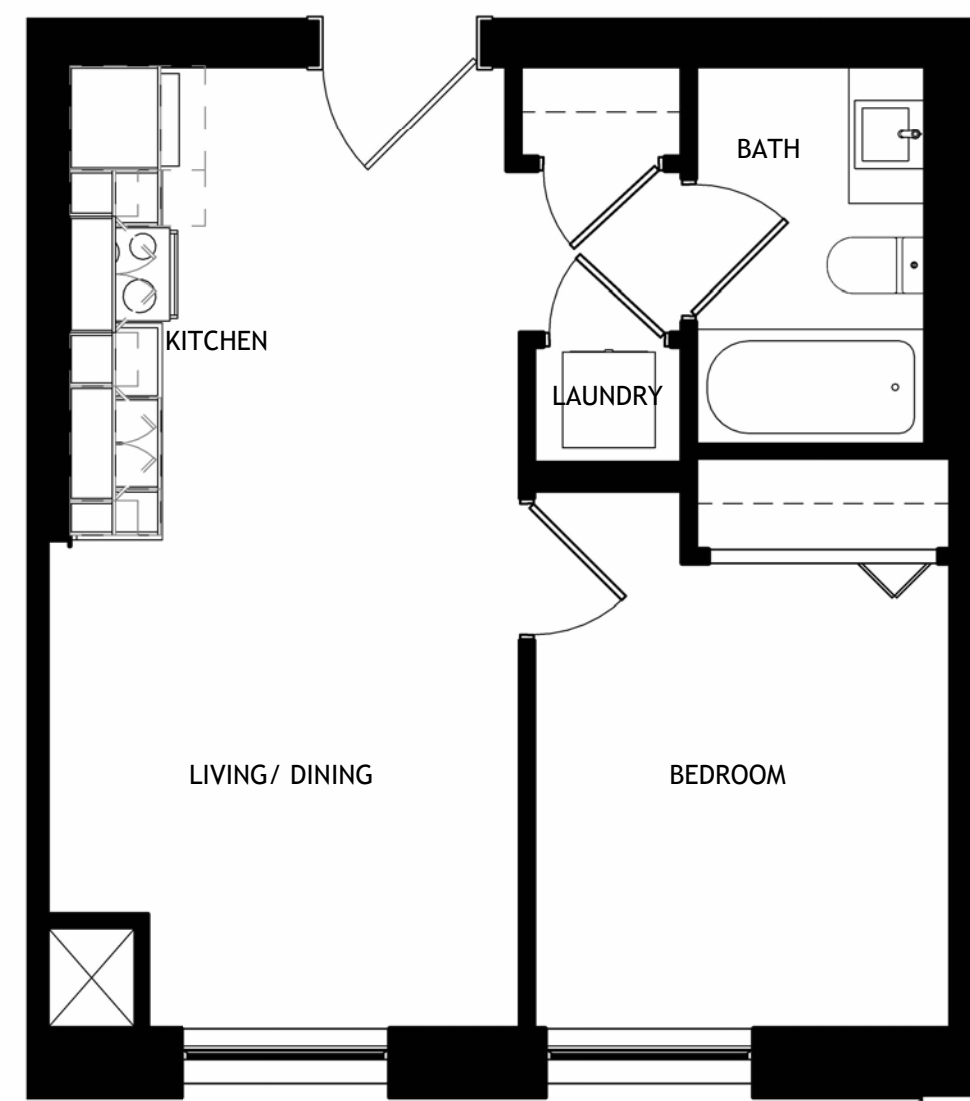
UNIT 1C 1BR	39.4 m ²	424 sf
UNIT: BUILDING A: 211 313		



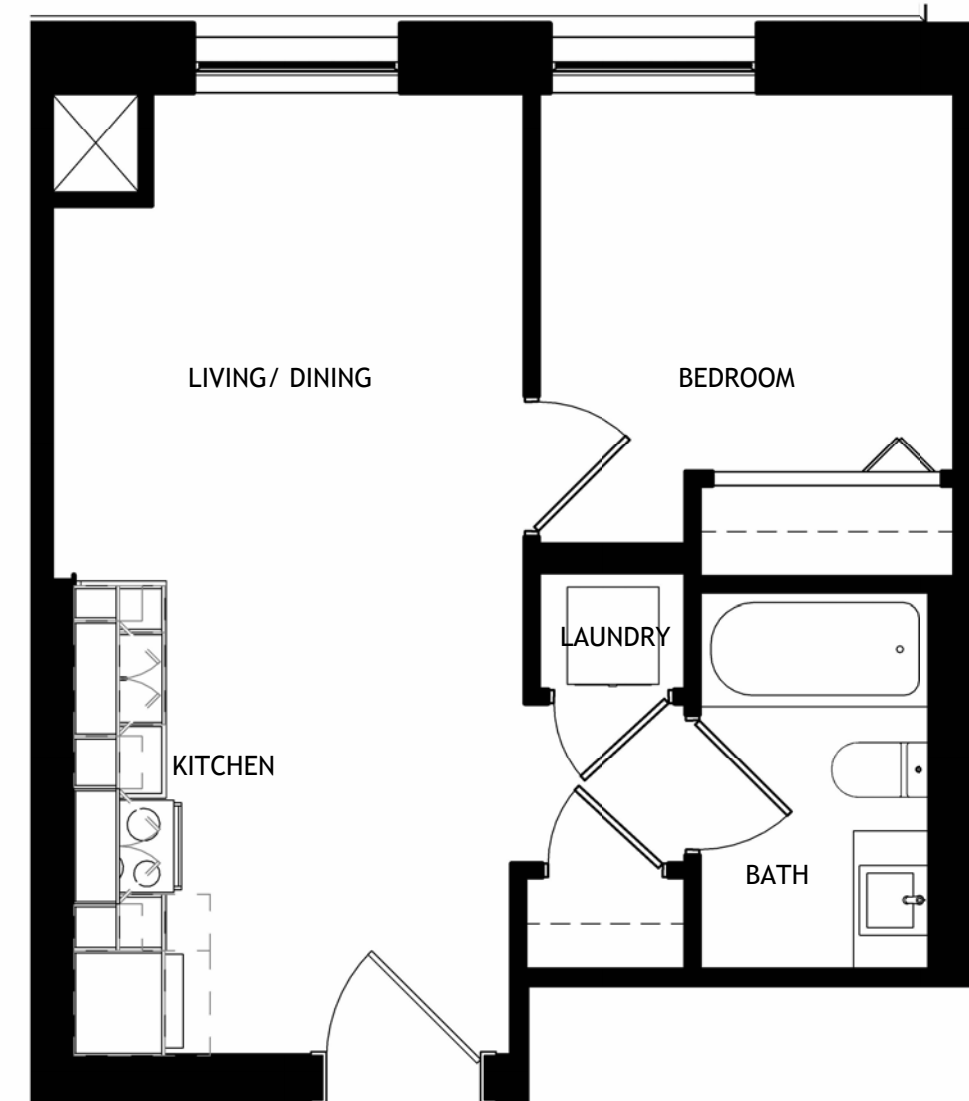
UNIT 1D 1BRL 49.4 m² 532 sf
UNIT: BUILDING A: 210 312 412



UNIT 1E 1BRL	53.0 m ²	570 sf
UNIT: BUILDING B: 202 302		

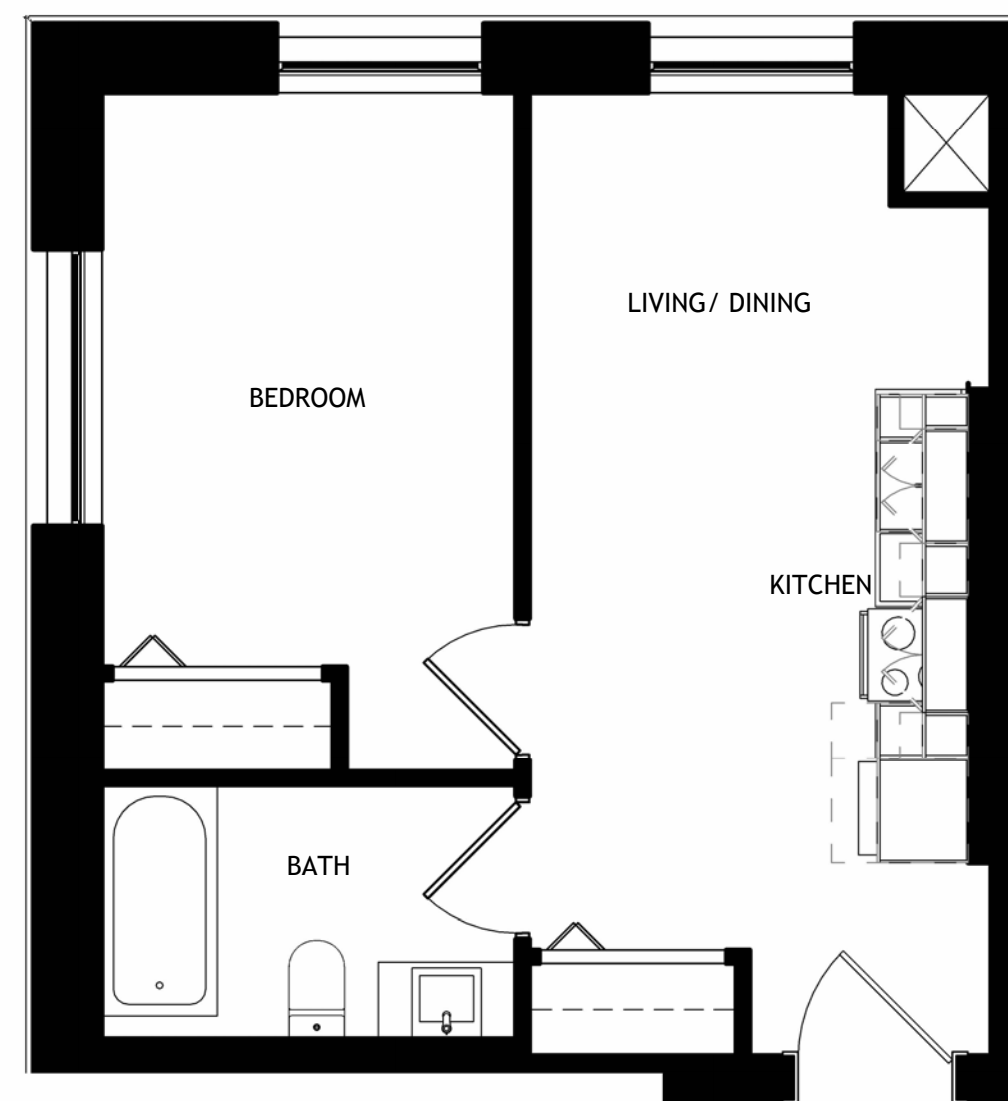


UNIT 1F1 1BR 53.0 m² 570 sf
UNIT: BUILDING D: 212 213 312 313 412 413 512 513

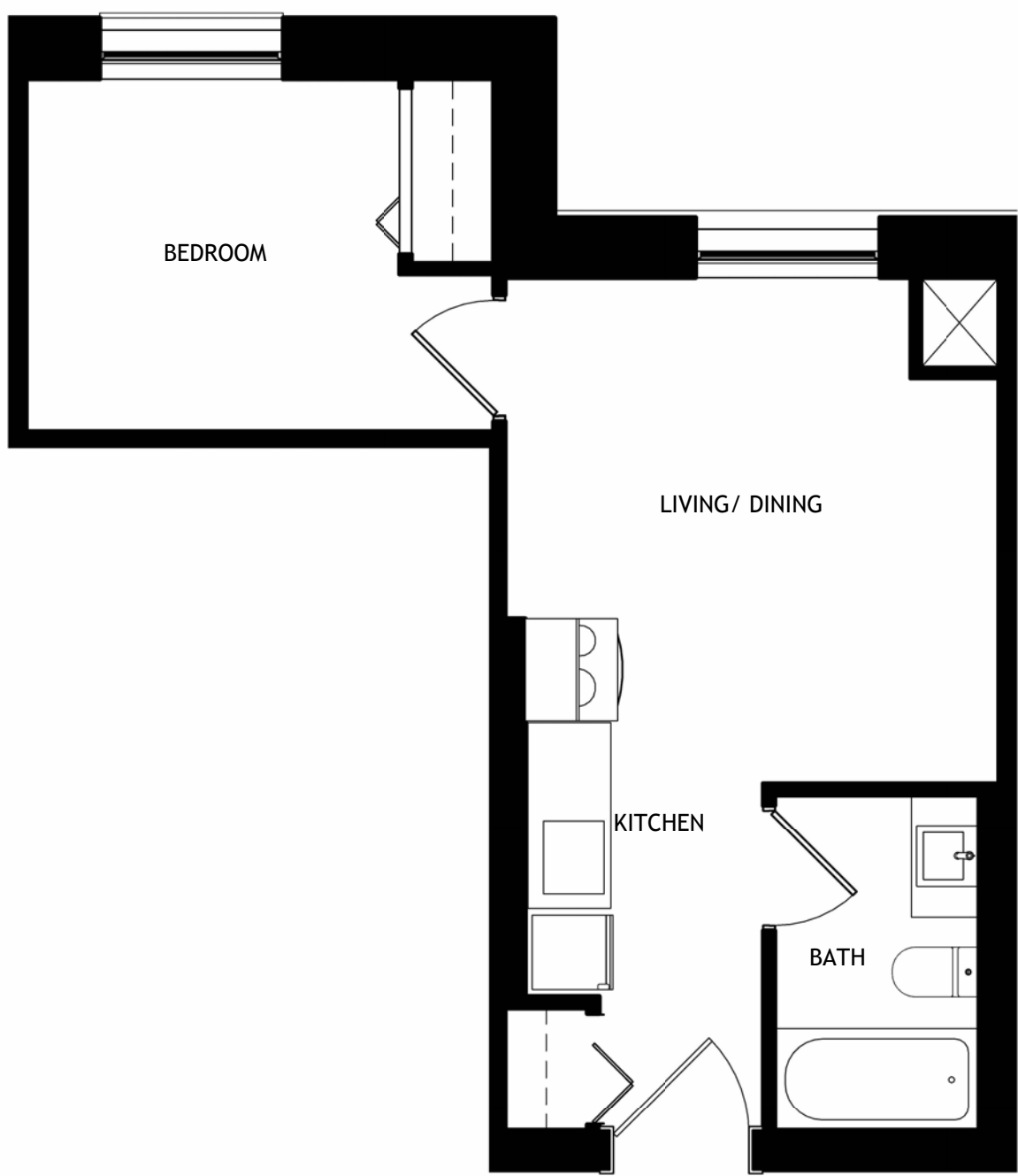


UNIT 1F2 1BR 0.0 m² 0 sf

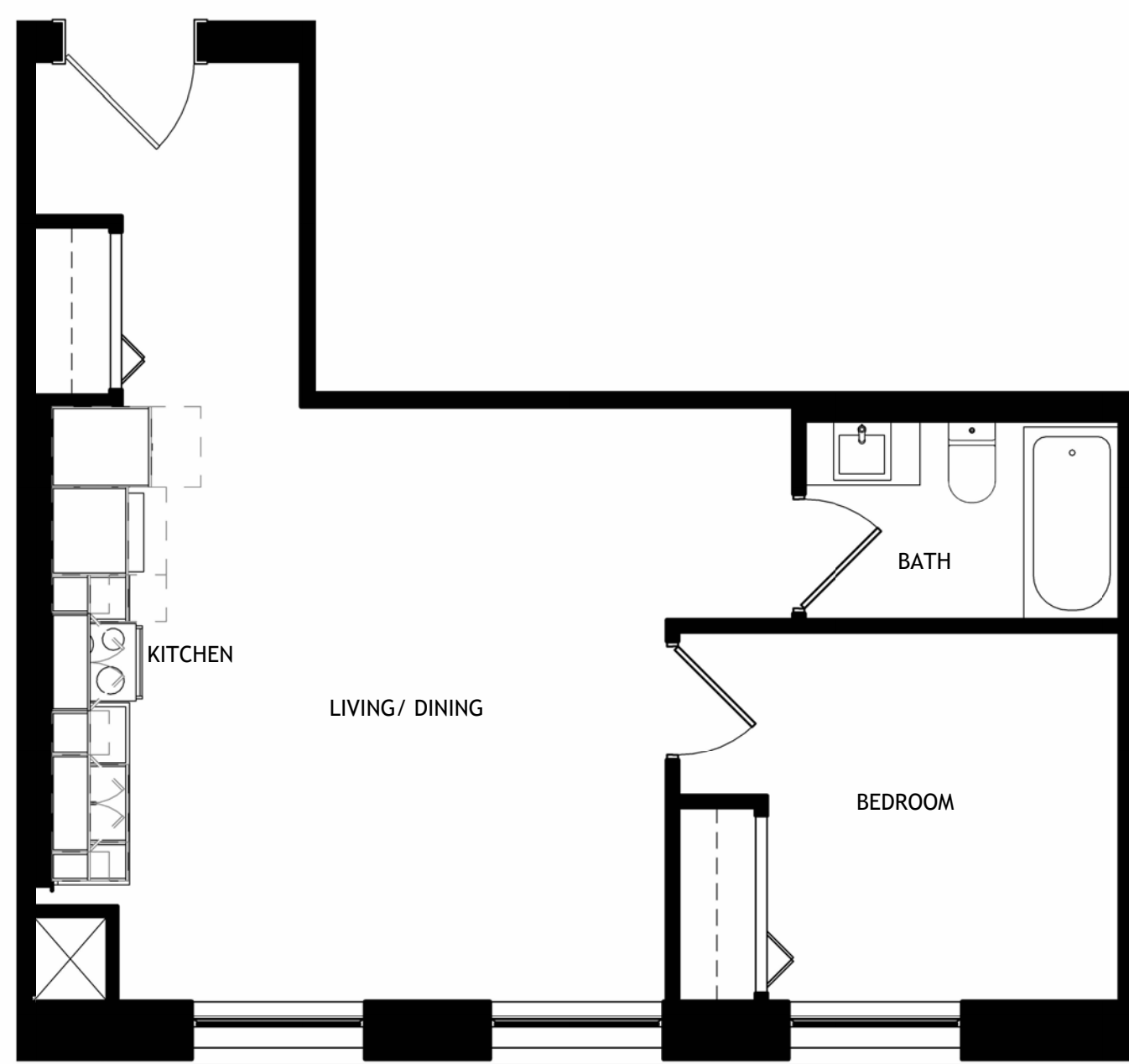
UNIT: BUILDING D: 202 302 402 502



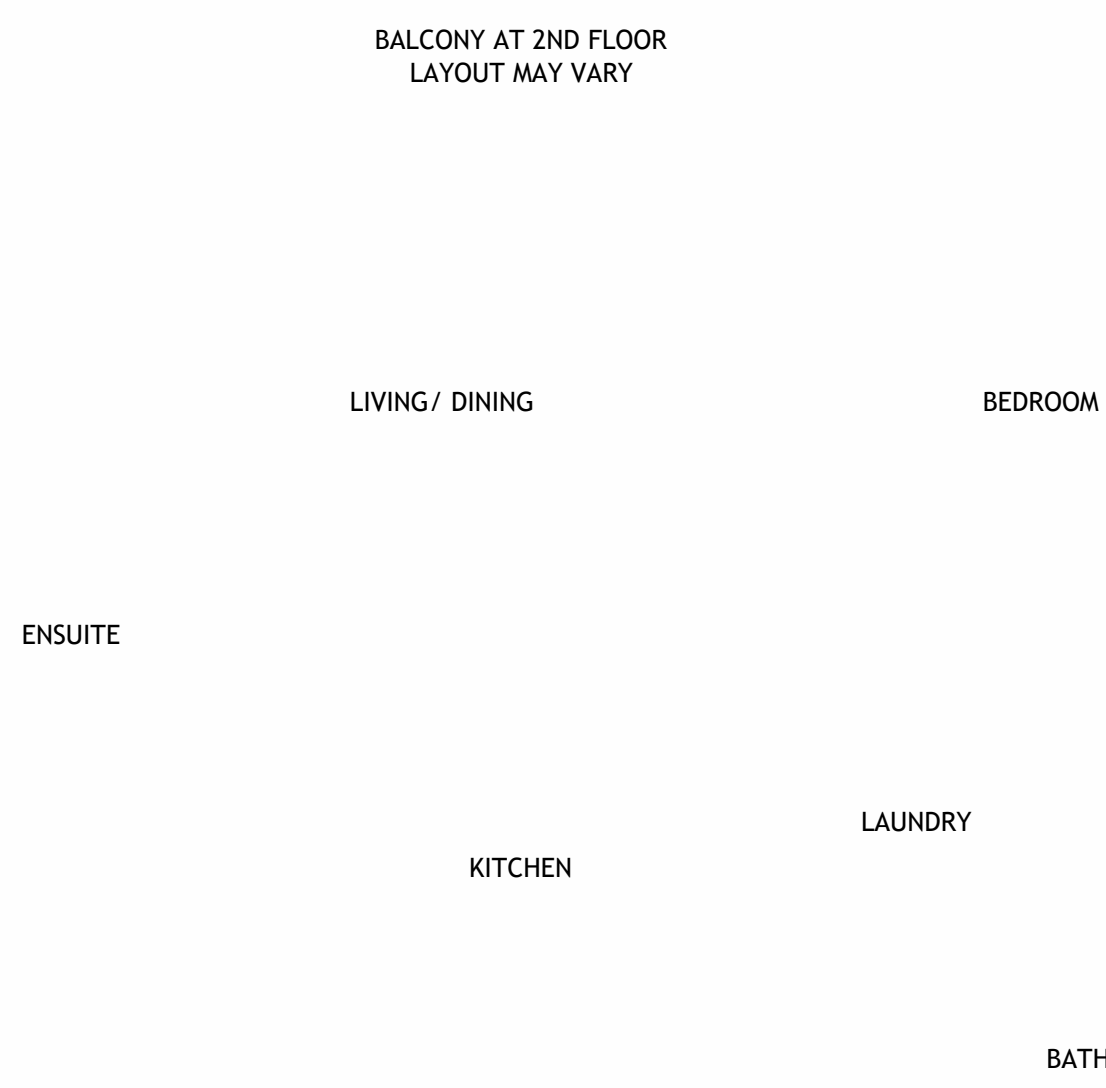
UNIT 1G 1BR 47.0 m² 506 sf
UNIT: BUILDING D: 216 217 316 317 416 417 516 517



UNIT 1H 1BR AFF 43.8 m² 471 sf
UNIT: BUILDING D: 201 218 301 318 401 418 501 518



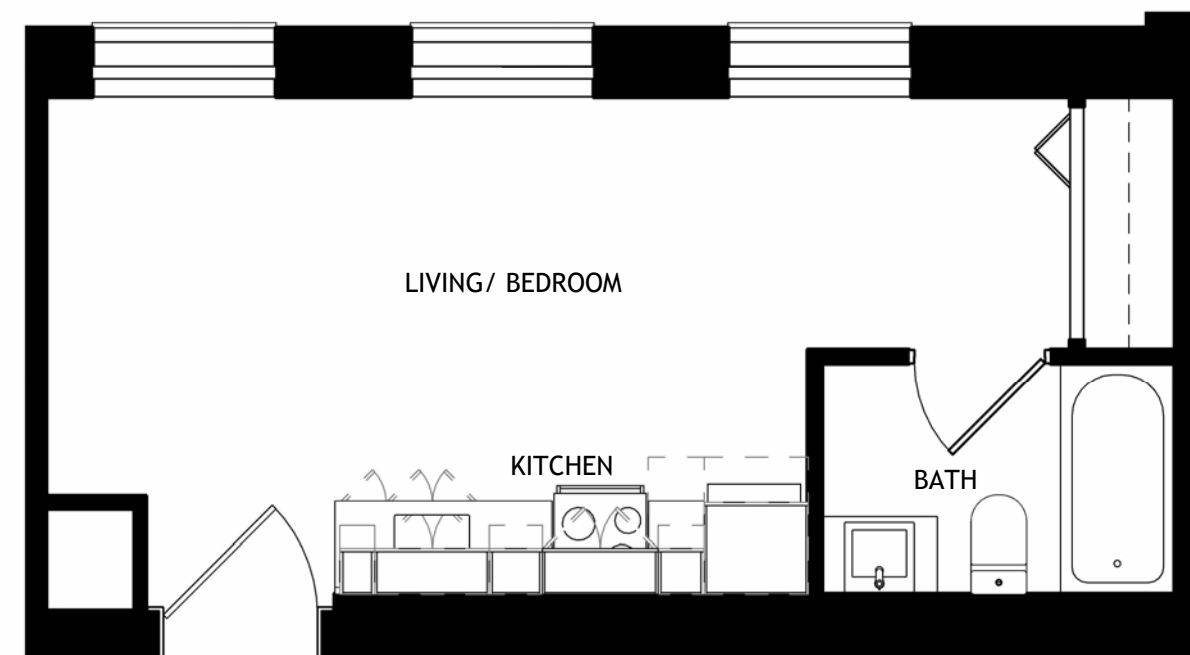
UNIT 1J 1BR 53.9 m² 580 sf
UNIT: BUILDING D: 210 310 410 510



UNIT 1K 1BRL 55.2 m² 594 sf
UNIT: BUILDING C: 213 216 313 316



UNIT 1L 1BR 45.2 m² 487 sf
UNIT: BUILDING C: 207 307



UNIT SA STUDIO	31.4 m ²	338 sf
UNIT: BUILDING A: 212 314		

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Residences

Client

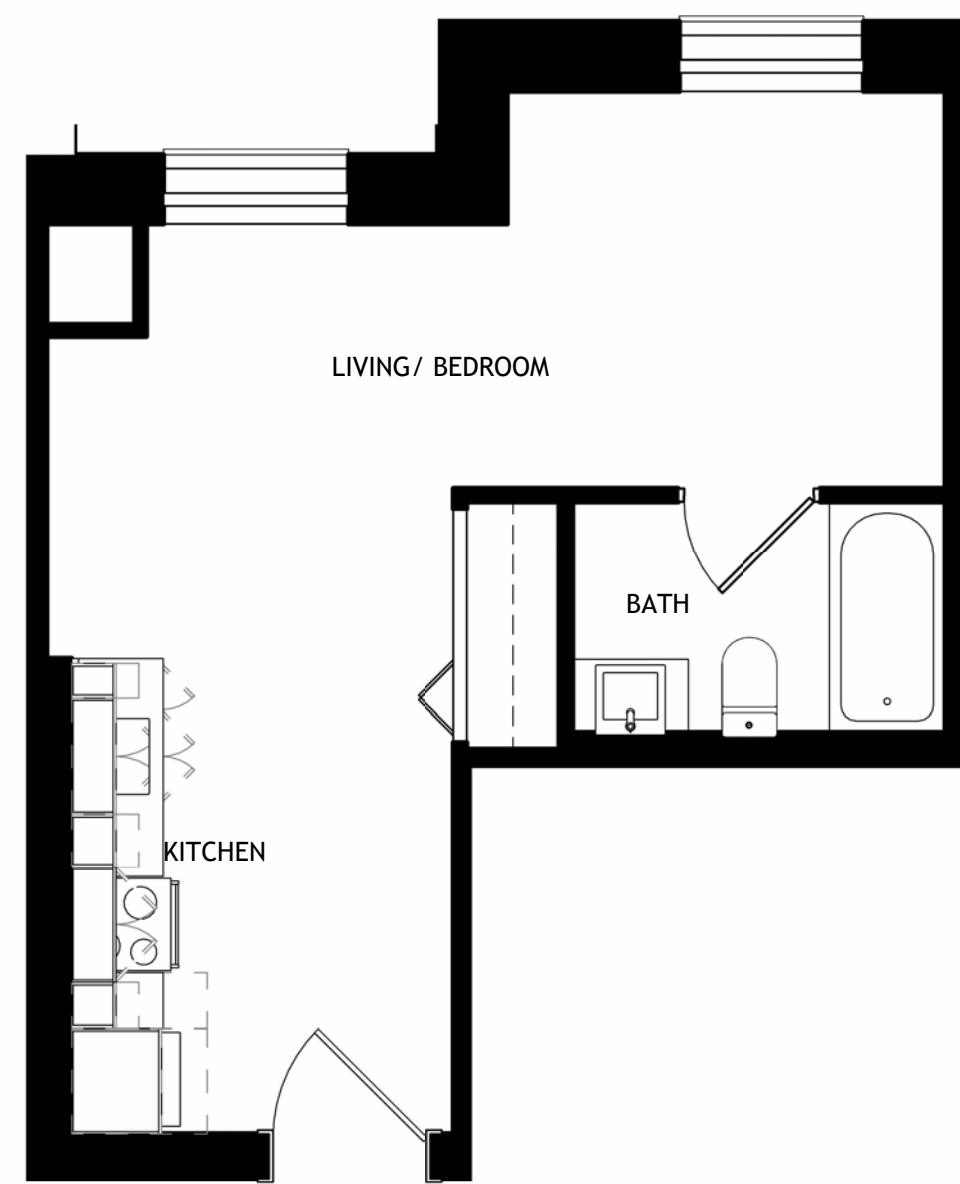
Queen Elizabeth
Residences

Project name

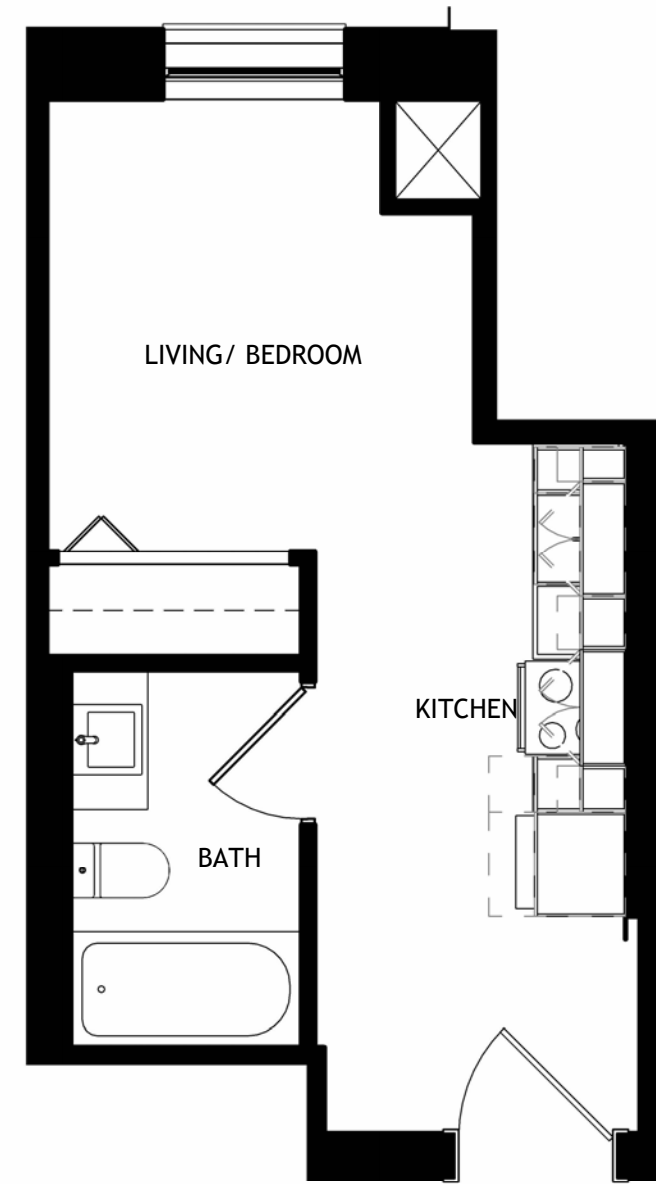
Unit Plans

Sheet name	
Project number	25-02
Date	23/07/2026
Drawn by	HSPM
Checked by	HSPM

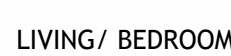
Rev	Dwg No.	A107
Scale	1 : 50	



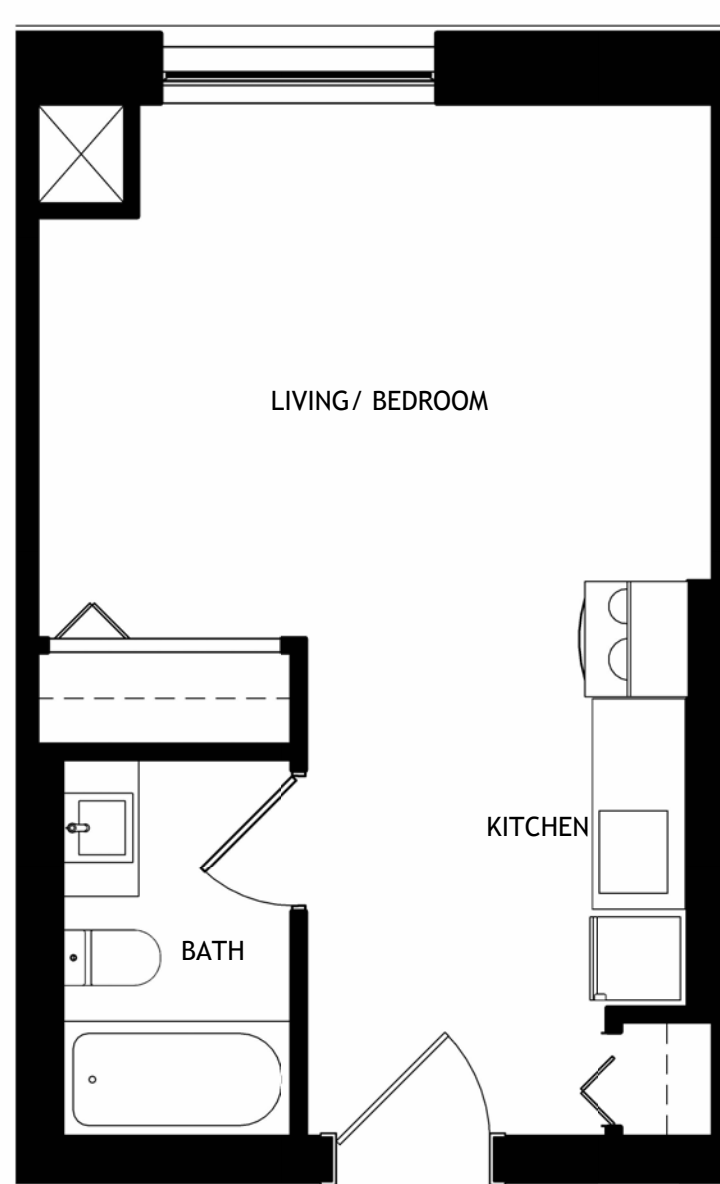
UNIT SB STUDIO	36.0 m ²	388 sf
UNIT: BUILDING B: 202 203 302 303 402 403		



UNIT SC STUDIO 29.7 m² 320 sf
UNIT: BUILDING B: 102

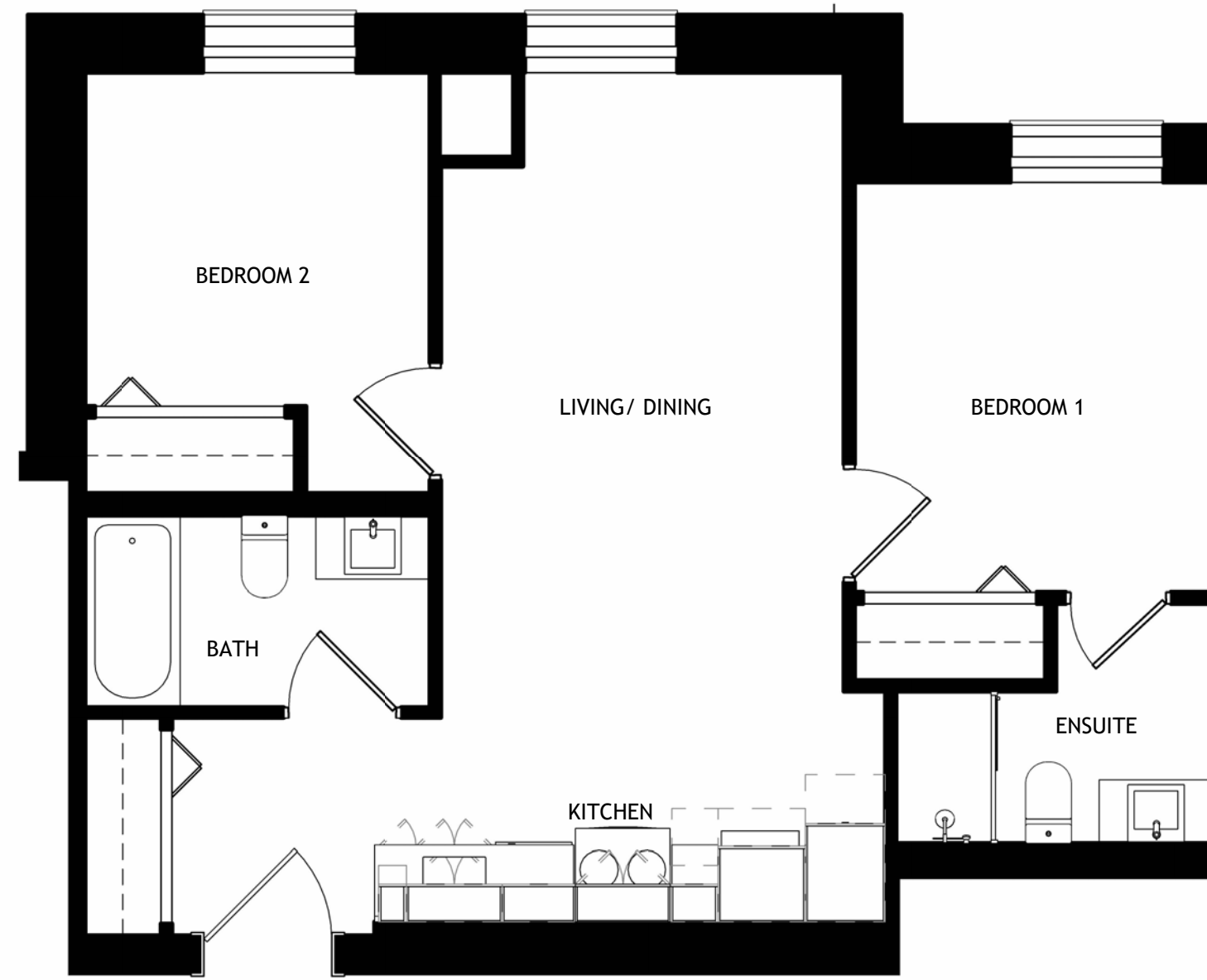


UNIT SD STUDIO	37.7 m ²	406 sq ft
UNIT: BUILDING C: 201 301		

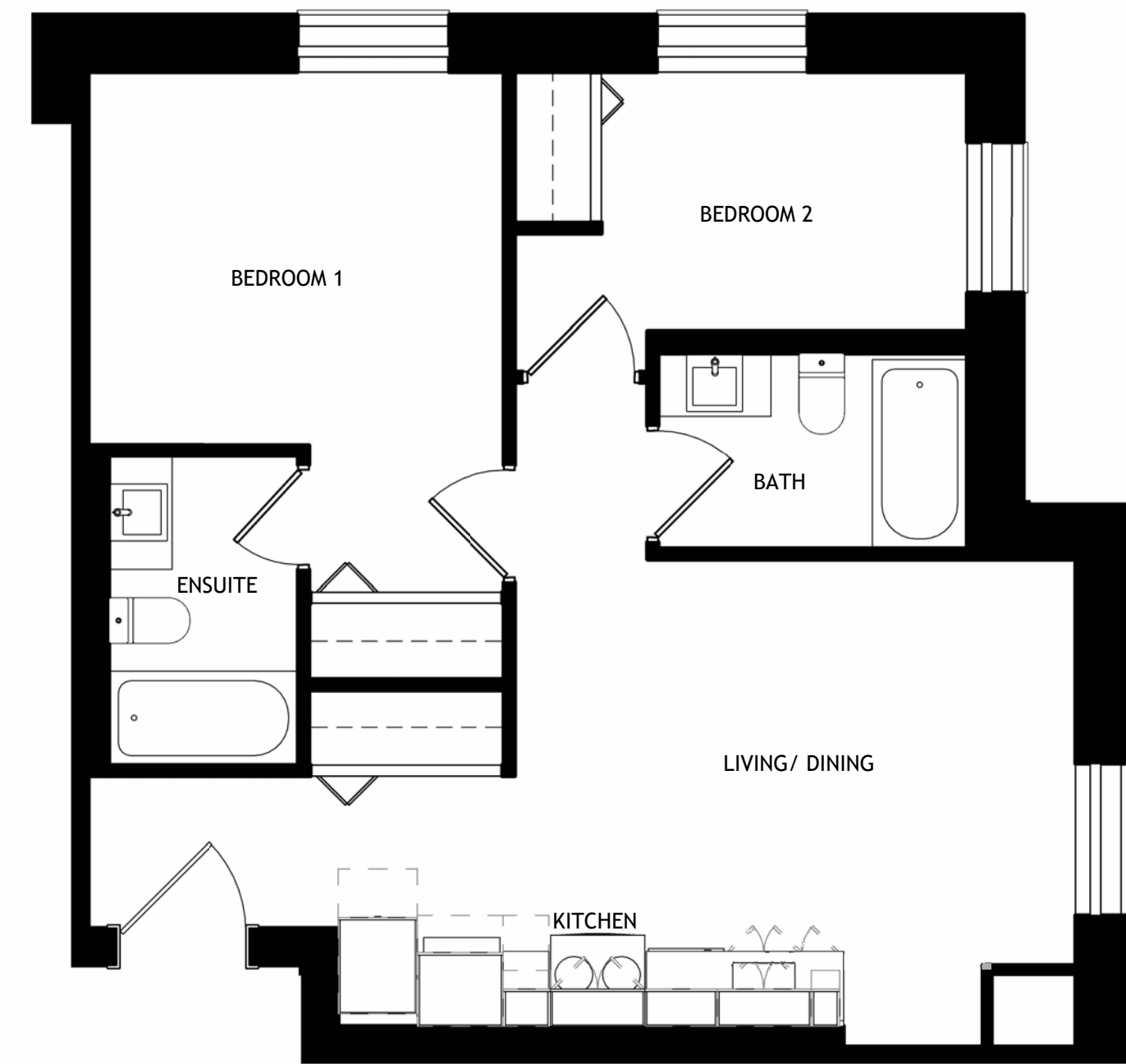


UNIT SE STUDIO 37.8 m² 407 sf

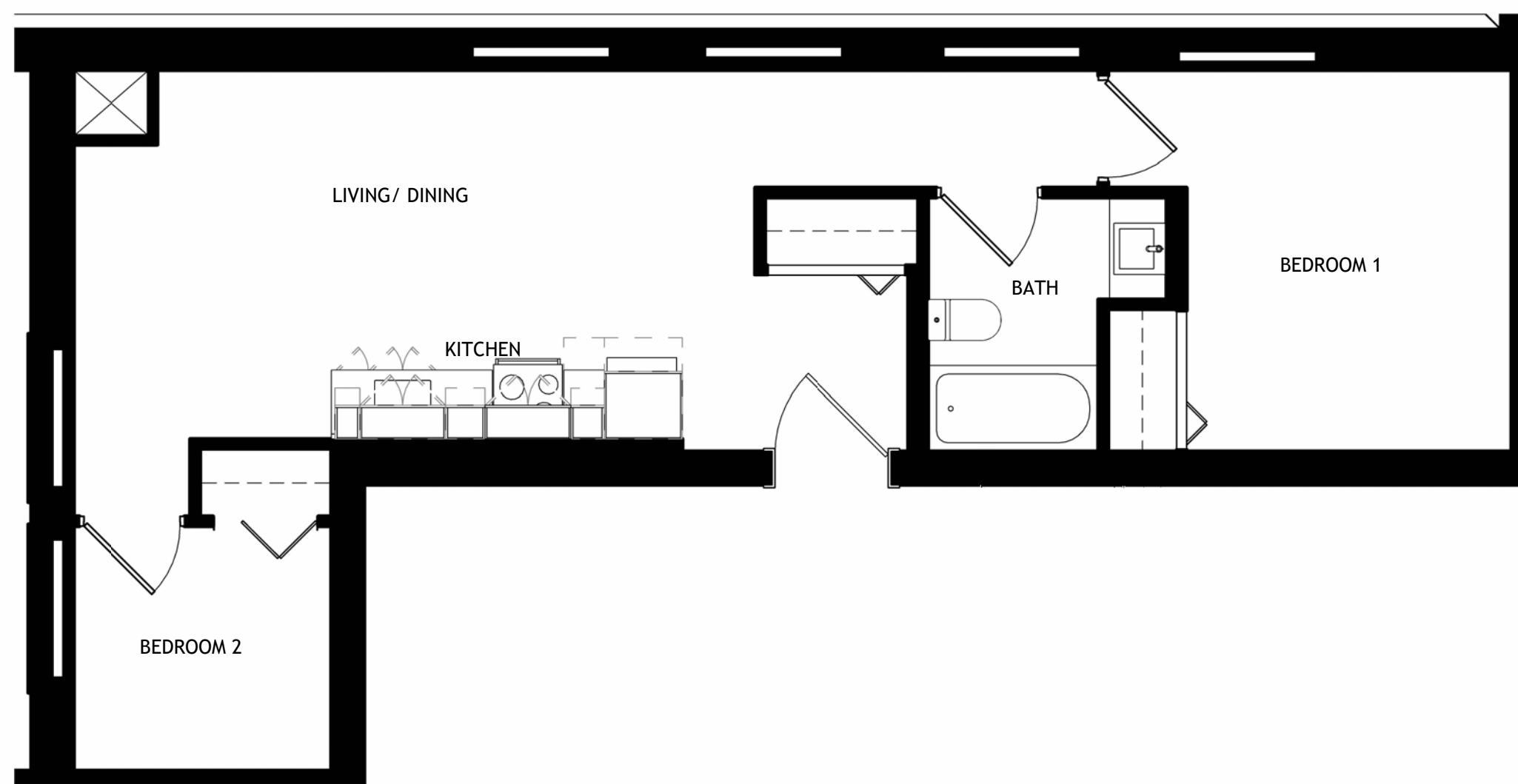
UNIT: BUILDING D: 203 204 205 206 209 211 214 215 303 304 305 306 309 311
314 315 403 404 405 406 409 411 414 415 503 504 505 506 509 511 514 515



UNIT 2A 2BR 67.3 m² 724 sf
UNIT: BUILDING A: 213 315 414



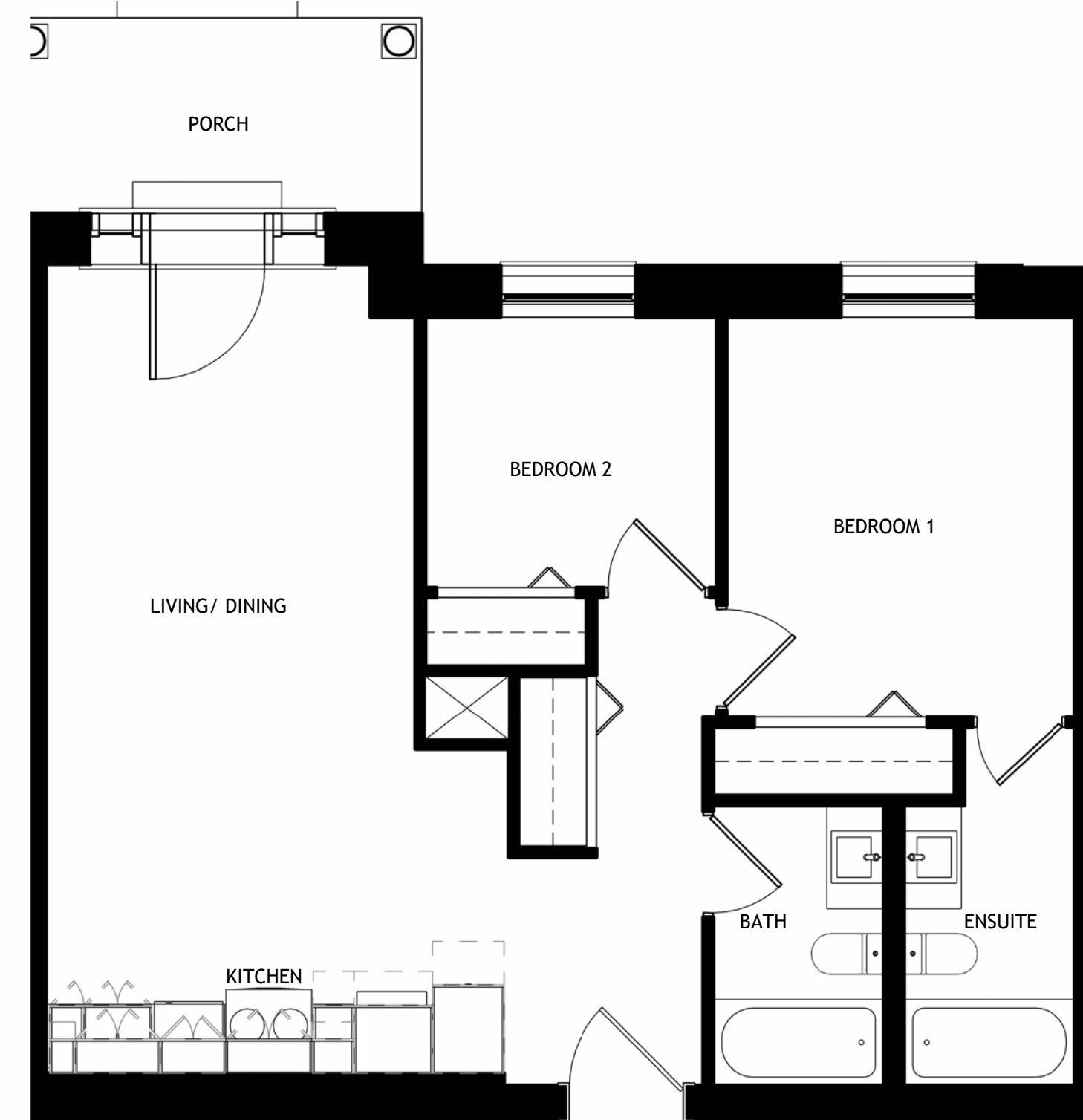
UNIT 2B 2BR 64.9 m² 699 sf
UNIT: BUILDING A: 304 305 404 405



UNIT 2C 2BR 61.2 m² 659 sf
UNIT: BUILDING A: 413



UNIT 2D 2BR 75.1 m² 808 sf
UNIT: BUILDING A: 111



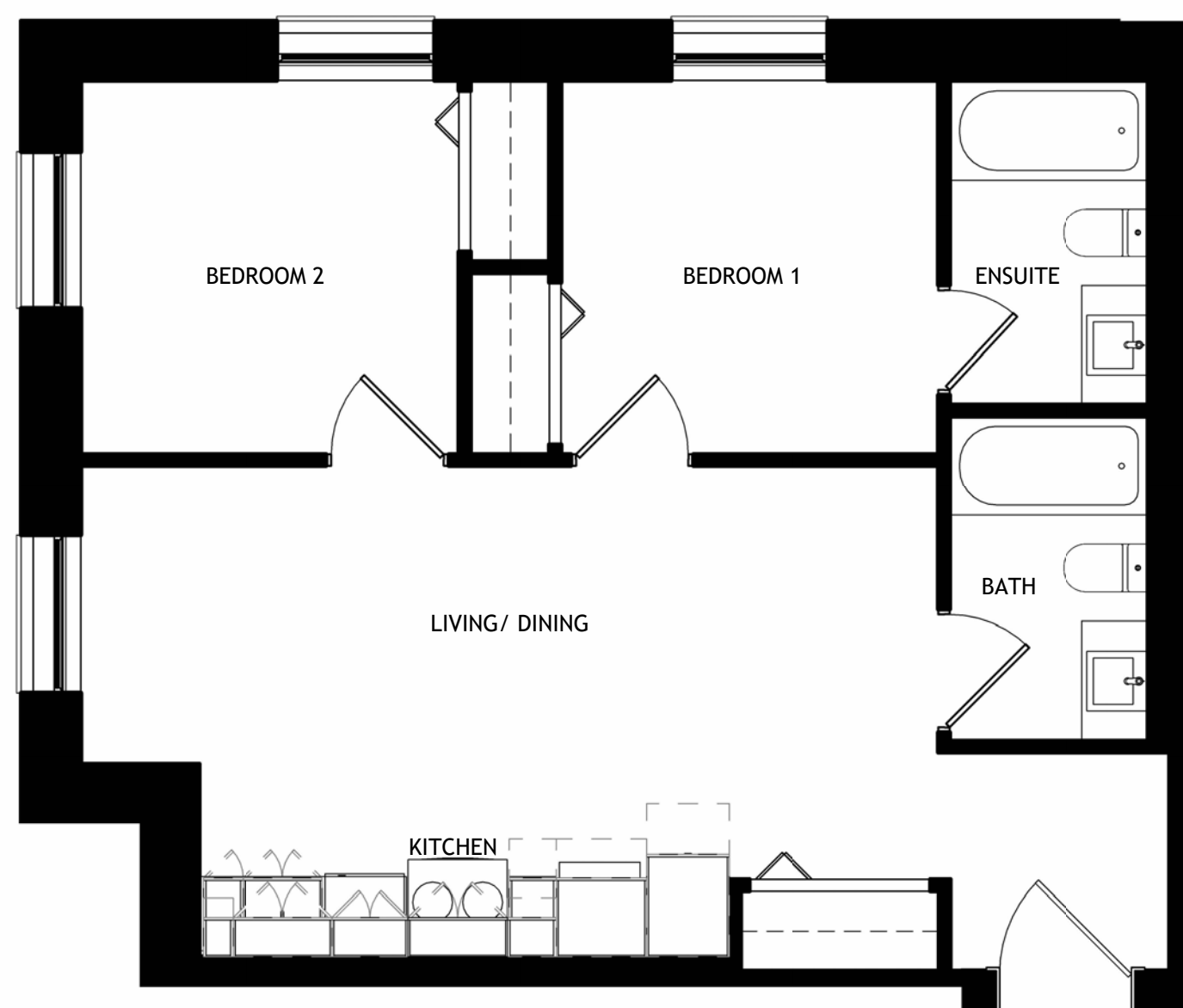
UNIT 2E 2BR 73.3 m² 789 sf
UNIT: BUILDING B: 107 112



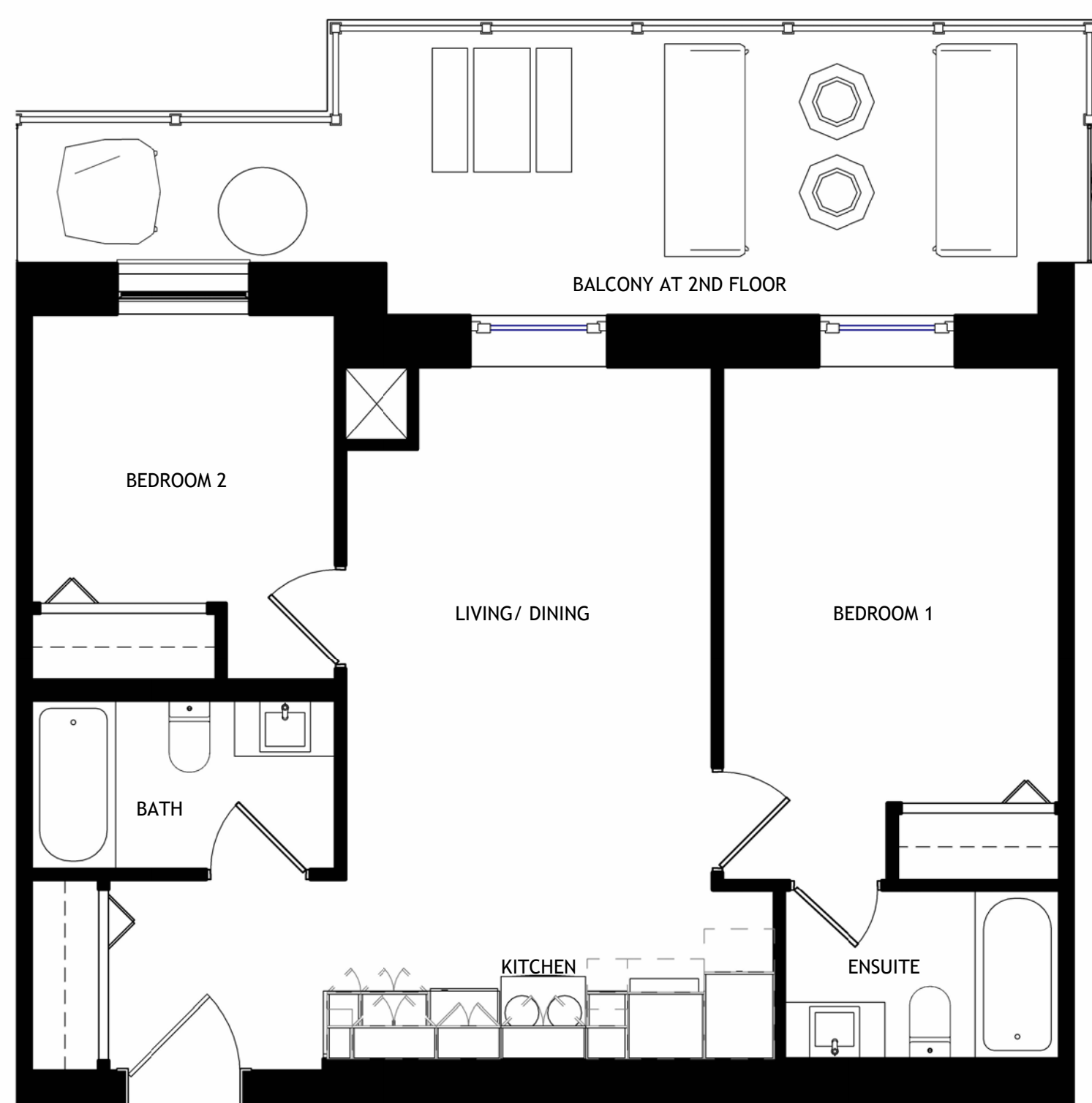
UNIT 2F 2BR 76.5 m² 823 sf
UNIT: BUILDING B: 108



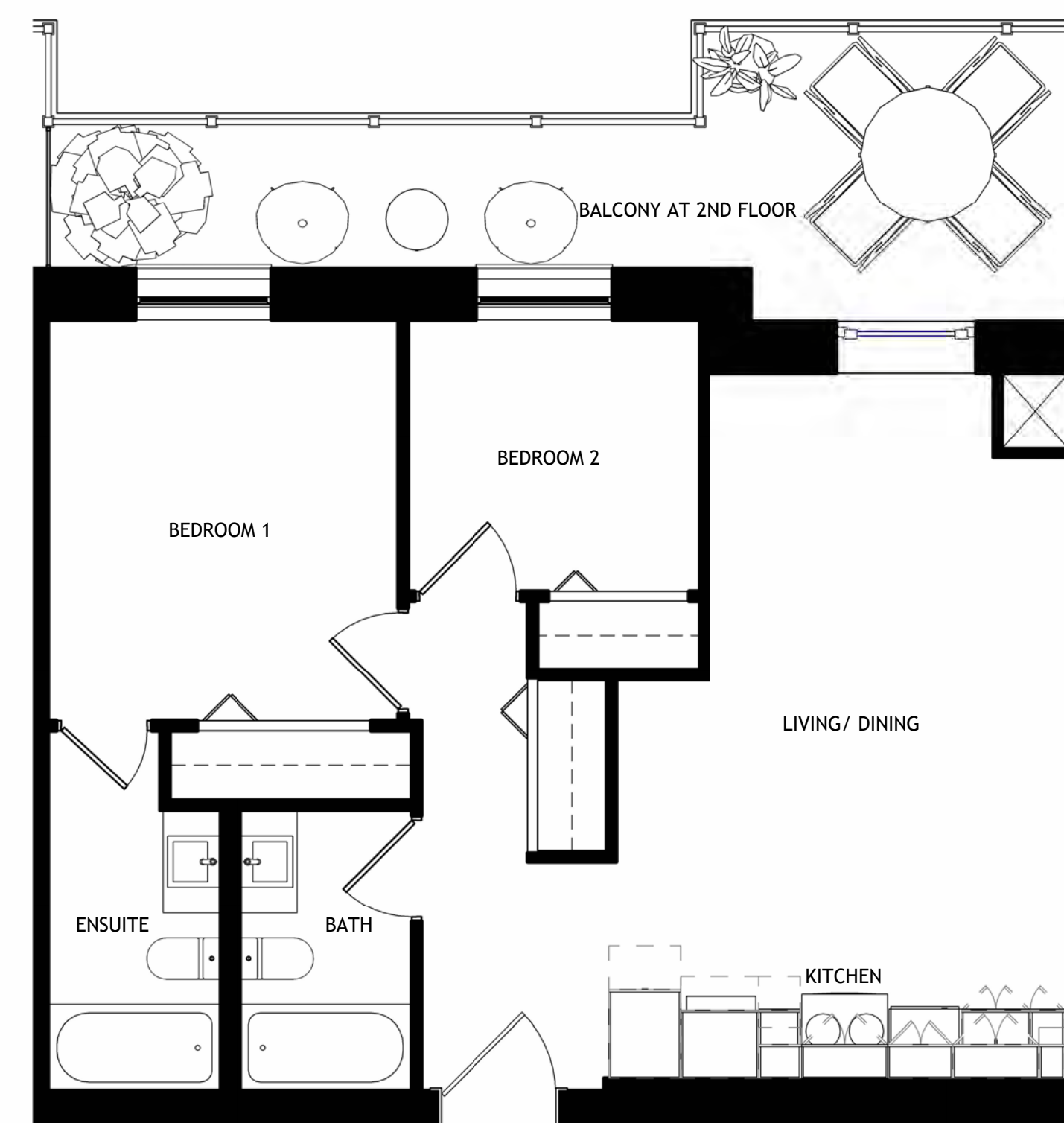
UNIT 2G 2BR 76.5 m² 823 sf
UNIT: BUILDING B: 108



UNIT 2H 2BR 65.8 m² 708 sq ft
UNIT: BUILDING B: 203 303



UNIT 2J 2BR 69.7 m² 750 sq ft
UNIT: BUILDING B: 207 307



UNIT 2K 2BR 69.6 m² 749 sf
UNIT: BUILDING B: 208 209 308 309

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51 OAK AVENUE RICHMOND HILL ON L4C 6R5
BETH@HSPMHOLDINGS.COM

Homes First Queen Elizabeth
Residences

Client

Queen Elizabeth
Residences

Project name

Unit Plans

Sheet name	
Project number	25-02
Date	23/07/2026
Drawn by	HSPM
Checked by	HSPM

Rev	Dwg No.	A108
Scale	1 : 50	

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2025-07-21 2:27:19 PM

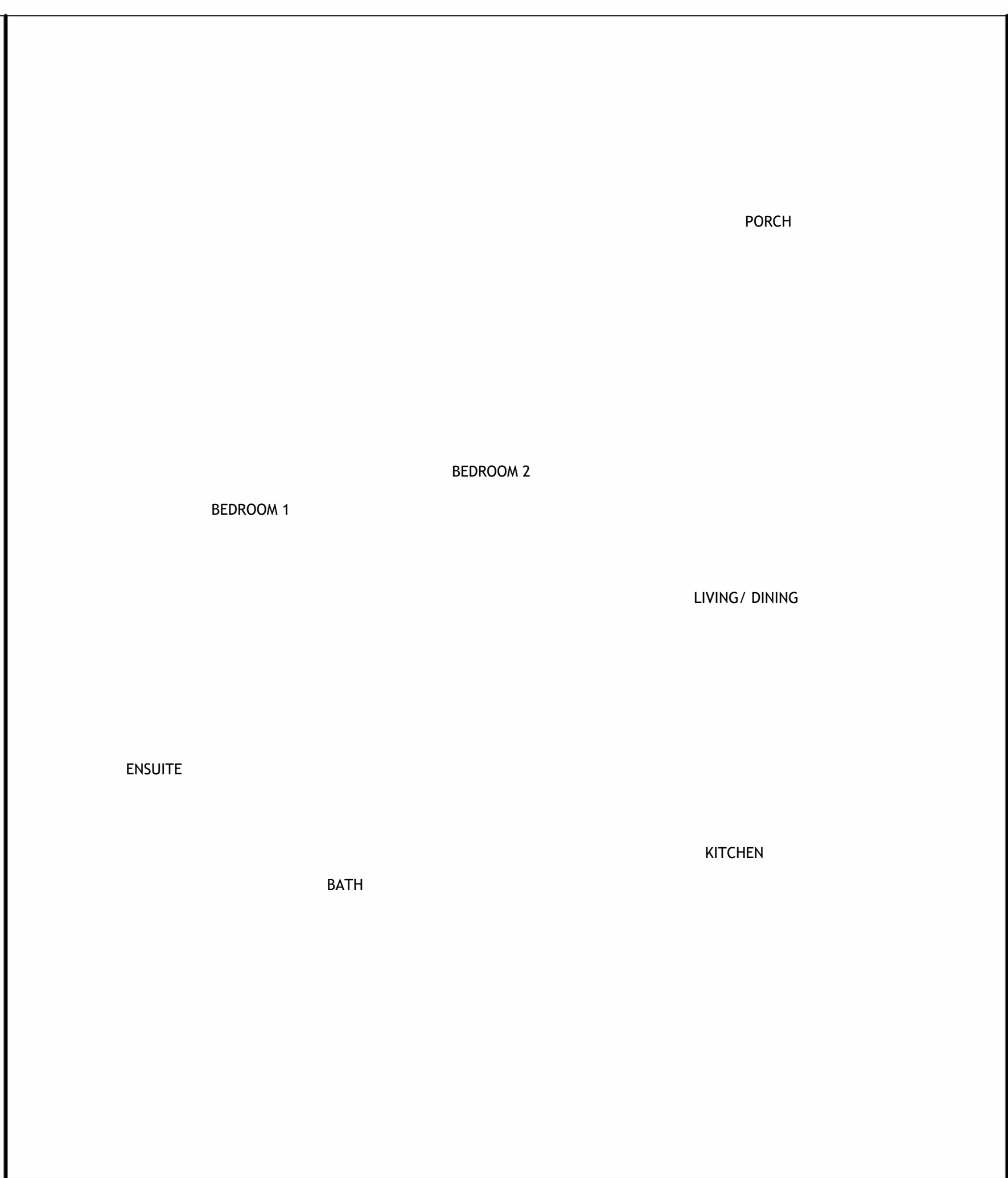


The floor plan diagram illustrates the layout of Unit 2Q 2BR. The unit is rectangular with a central living and dining area. To the left of this central area is a kitchen, and to the right is a bathroom and an ensuite. Two bedrooms are located at the bottom of the unit, one on each side of the central living area. A porch is situated at the bottom left corner. The overall dimensions of the unit are 73.3 m² (789 sf).

UNIT 2Q 2BR

73.3 m² 789 sf

UNIT: BUILDING C: 106



KITCHEN

LIVING/ DINING

BATH

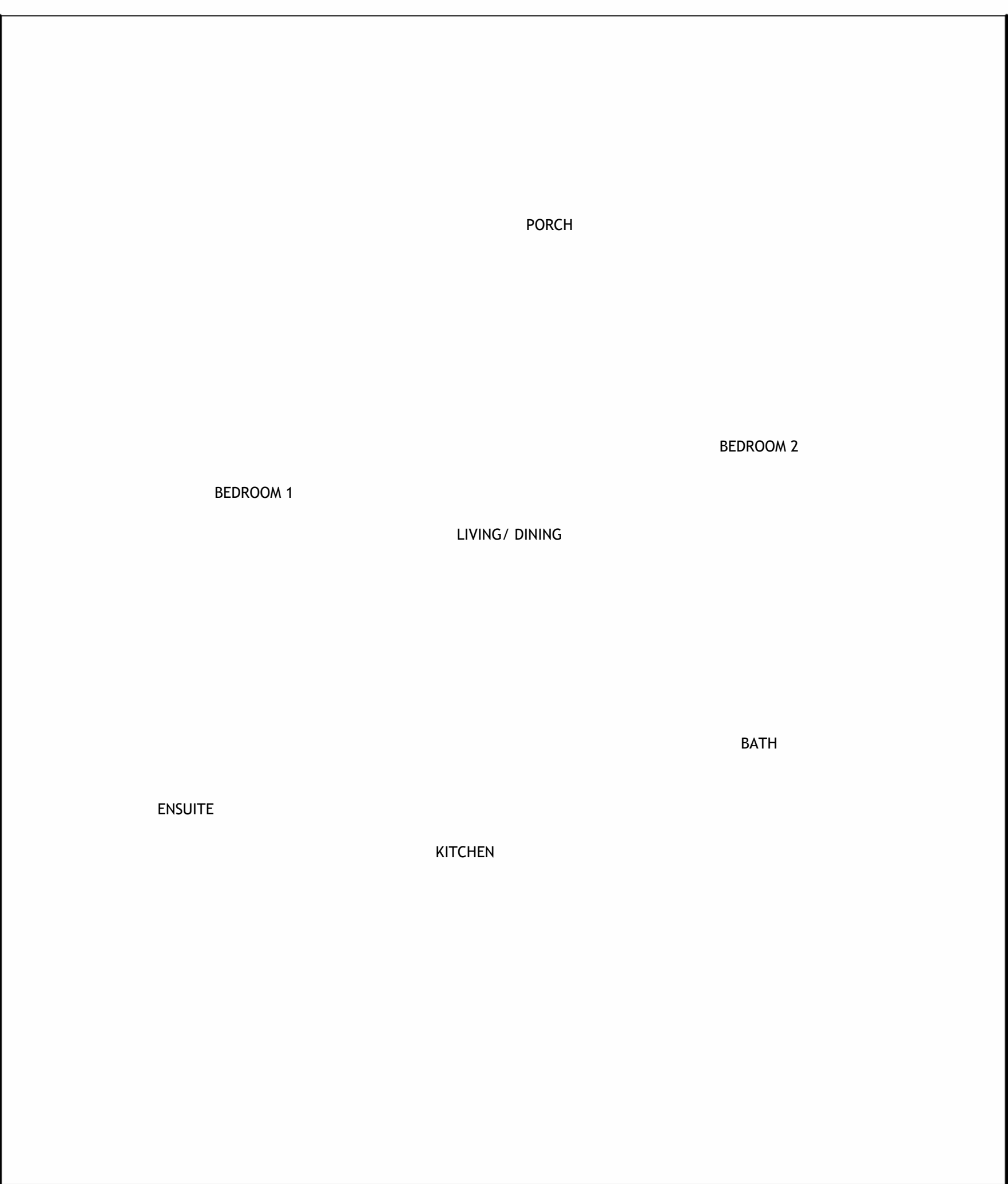
BEDROOM 1

BEDROOM 2

UNIT 2R 2BR AFF

61.2 m² 659 sf

UNIT: BUILDING C; 206 306

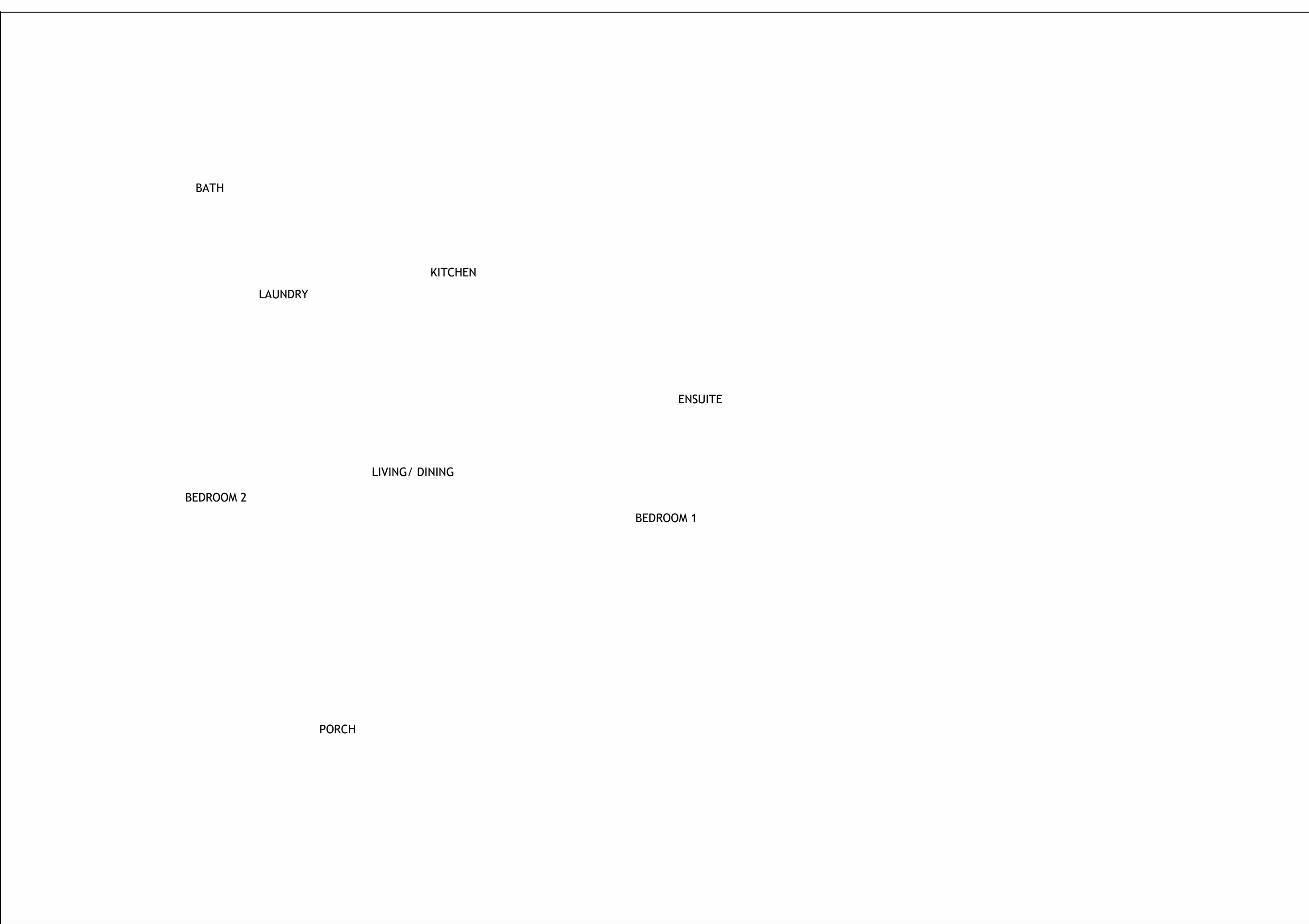


Floor plan of Unit 25 2BR. The layout includes a Living/Dining area, Kitchen, Bedroom 1, Bedroom 2, Bath, and an Ensuite. The unit is located on the 25th floor of a building.

UNIT 25 2BR

65.7 m² 708 sf

UNIT: BUILDING C: 214 215 314 315



UNIT 2T 2BR

64.9 m² 698 sf

UNIT: BUILDING D: 207 208 307 308 407 408 507 508



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BETH@HSPMHOLDINGS.COM

Client	
Queen Elizabeth Residences	
Project name	
Unit Plans	
Sheet name	
Project number	25-02
Date	23/07/2026
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Checked by	Checker
Rev	Dwg No.
Scale	1 : 50

Homes First Queen Elizabeth Residences	
Client	
Queen Elizabeth Residences	
Project name	
Unit Plans	
Sheet name	25-02
Project number	
Date	23/07/2026
Drawn by	Author
Checked by	Checker
Rev	Dwg No.
Scale	1 : 50



1 Barker Street Elevation
1 : 100

Elevation Keynote Legend	
Key Value	Keynote Text
3 30 00.2	Insulated Concrete Form (ICF) wall system with masonry veneer - Canada Brick - Brookview Smooth Ironspot
3 30 00.3	Insulated Concrete Form (ICF) wall system with stone veneer - Shouldice Stone- 90x190x390 TAP - Pearl
3 30 00.4	Insulated Concrete Form (ICF) wall system with metal siding - Vicwest - Bellara Plank 200 - 56087 Bamboo Ivory
3 30 00.4.1	Insulated Concrete Form (ICF) wall system with metal siding - Vicwest - Bellara Plank Trim System 6" - 56087 Bamboo Ivory
3 45 23	Precast concrete - 4" sill - 10" header - 12" Cornice
4 20 02.1	Brick veneer - Canada Brick - Brookview Smooth Ironspot
5 50 00.1	Balcony cassette - Sapphire Balconies - White
5 50 00.2	Metal canopy - PEC blue
5 50 00.3	Metal canopy - White
5 52 13	Aluminum square tube railings - Amazon Railings - Double Bar Alternate Pickets 3 - White
5 73 00	Aluminum and opaque glass balcony divider panel
7 62 13	Coping - Metal top cap
8 11 13.1	Hollow metal doors and frames - White
8 11 16.1	Aluminum doors and frames - White
8 43 01.1	Aluminum framed storefronts - White
8 51 01	Aluminum windows - White



2 Centre Street Elevation
1 : 100



3 Internal Side Elevation
1 : 100



4 Parking Lot Elevation
1 : 100

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Homes First Queen Elizabeth Residences	
Client	
Queen Elizabeth Residences	
Project name	
Building A Elevations	
Sheet name	
Project number 25-02	
Date 23/07/2026	
Drawn by HSPM	
Checked by HSPM	
Rev	Dwg No.
Scale	A201
1 : 100	

[illegible]



1 Barker Street Elevation
1 : 100



2 North Internal Elevation
1 : 100



3 South Internal Elevation
1 : 100



4 Parking Lot Elevation
1 : 100

Elevation Keynote Legend	
Key Value	Keynote Text
3 30 00.2	Insulated Concrete Form (ICF) wall system with masonry veneer - Canada Brick - Brookview Smooth Ironspot
3 30 00.3	Insulated Concrete Form (ICF) wall system with stone veneer - Shouldice Stone- 90x190x390 TAP - Pearl
3 30 00.4	Insulated Concrete Form (ICF) wall system with metal siding - Virovest - Bellara Plank 200 - 56087 Bamboo Ivory
3 30 1	Concrete slab on grade
3 45 23	Precast concrete - 4" sill - 10" header - 12" Cornice
5 50 00.1	Balcony cassette - Sapphire Balconies - White
5 52 13	Aluminum square tube railings - Amazon Railings - Double Bar Alternate Pickets 3 - White
5 73 00	Aluminum and opaque glass balcony divider panel
7 62 13	Coping - Metal top cap
8 11 13.1	Hollow metal doors and frames - White
8 11 16.1	Aluminum doors and frames - White
8 51 01	Aluminum windows - White

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Homes First Queen Elizabeth Residences	
Client	
Queen Elizabeth Residences	
Project name	
Building C - Elevations	
Sheet name	
Project number 25-02	
Date 23/07/2026	
Drawn by Author	
Checked by Checker	
Rev	A203
Scale	Dwg No. 1 : 100



1 Elm Street (North) Elevation
1 : 100

Elevation Keynote Legend	
Key Value	Keynote Text
3 30 00.2	Insulated Concrete Form (ICF) wall system with masonry veneer - Canada Brick - Brookview Smooth Ironspot
3 30 00.3	Insulated Concrete Form (ICF) wall system with stone veneer - Shouldice Stone- 90x190x390 TAP - Pearl
3 30 00.4	Insulated Concrete Form (ICF) wall system with metal siding - Viewest - Bellara Plank 200 - 56087 Bamboo Ivory
3 30 00.4.1	Insulated Concrete Form (ICF) wall system with metal siding - Viewest - Bellara Plank Trim System 6" - 56087 Bamboo Ivory
4 20 02.1	Brick veneer - Canada Brick - Brookview Smooth Ironspot
3 45 23	Precast concrete - 4" sill - 10" header - 12" Cornice
5 50 00.3	Metal canopy - White
7 62 13	Coping - Metal top cap
8 11 13.1	Hollow metal doors and frames - White
8 43 01.1	Aluminum framed storefronts - White
8 51 01	Aluminum windows - White

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2 East Elevation
1 : 100



3 West Elevation
1 : 100



4 South Elevation
1 : 100

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Homes First Queen Elizabeth
Residences

Client

Queen Elizabeth
Residences

Project name

Building D - Elevations

Sheet name

Project number 25-02

Date 23/07/2026

Drawn by HSPM

Checked by HSPM

Rev

Dwg No. A204

Scale 1 : 100



OVERVIEW FROM BARKER STREET AND CENTRE STREET



VIEW FROM CENTRE STREET LOOKING AT BUILDINGS A AND B



VIEW FROM CENTRE STREET LOOKING SOUTH ON ELM STREET



VIEW FROM BARKER STREET LOOKING AT BUILDING A



VIEW FROM BARKER STREET LOOKING AT BUILDING C



INTERNAL VIEW OF BUILDING A ENTRANCES



INTERNAL VIEW OF BUILDING D AND THE COMMUNITY GARDEN



INTERNAL VIEW OF BUILDINGS C AND D

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Homes First Queen Elizabeth
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Date 23/07/2026
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Scale	A205



PARKETTE AT CENTRE STREET AND BARKER STREET



INTERNAL VIEW OF THE PARKETTE



PLAYGROUND



BUILDING B OUTDOOR AMENITY



BUILDING C OUTDOOR AMENITY



BUILDING D OUTDOOR AMENITY



COMMUNITY GARDEN

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Homes First Queen Elizabeth
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Queen Elizabeth
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Project name

Images - Landscape
features

Sheet name

Project number 25-02

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Rev

Dwg No. A206

Scale