

22.185 - LIST OF DRAWINGS

ARCHITECTURAL

			LIST OF DRAWINGS
1	A000	COVER SHEET	SITE PLAN AND STATS
2	SP-1	SITE PLAN AND STATS	GARAGE PLAN
3	G-1	GARAGE PLAN	GROUND AND 2ND FLOOR PLANS
4	A201	TYPICAL BLOCK PLANS	3RD AND 4TH FLOOR PLANS
5	A202	TYPICAL BLOCK PLANS	TERRACE AND ROOF PLANS
6	A203	TYPICAL BLOCK PLANS	GROUND AND 2ND FLOOR PLANS
7	A204	TYPICAL BLOCK PLANS	3RD FLOOR AND ROOF PLANS
8	A205	TYPICAL BLOCK PLANS	GROUND AND 2ND FLOOR PLANS
9	A206	TYPICAL BLOCK PLANS	3RD FLOOR AND ROOF PLANS
10	A207	TYPICAL BLOCK PLANS	GROUND AND 2ND FLOOR PLANS
11	A301	TYPICAL BLOCK ELEVATIONS	3RD FLOOR AND ROOF PLANS
12	A302	TYPICAL BLOCK ELEVATIONS	SOUTH AND NORTH ELEVATIONS
13	A303	TYPICAL BLOCK ELEVATIONS	EAST AND WEST ELEVATIONS
14	A304	TYPICAL BLOCK ELEVATIONS	SOUTH AND NORTH ELEVATIONS
15	A305	TYPICAL BLOCK ELEVATIONS	EAST AND WEST ELEVATIONS

- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision

ZENTS - BROCK TOWNS

TOWNHOUSE DEVELOPMENT

PICKERING, ONTARIO



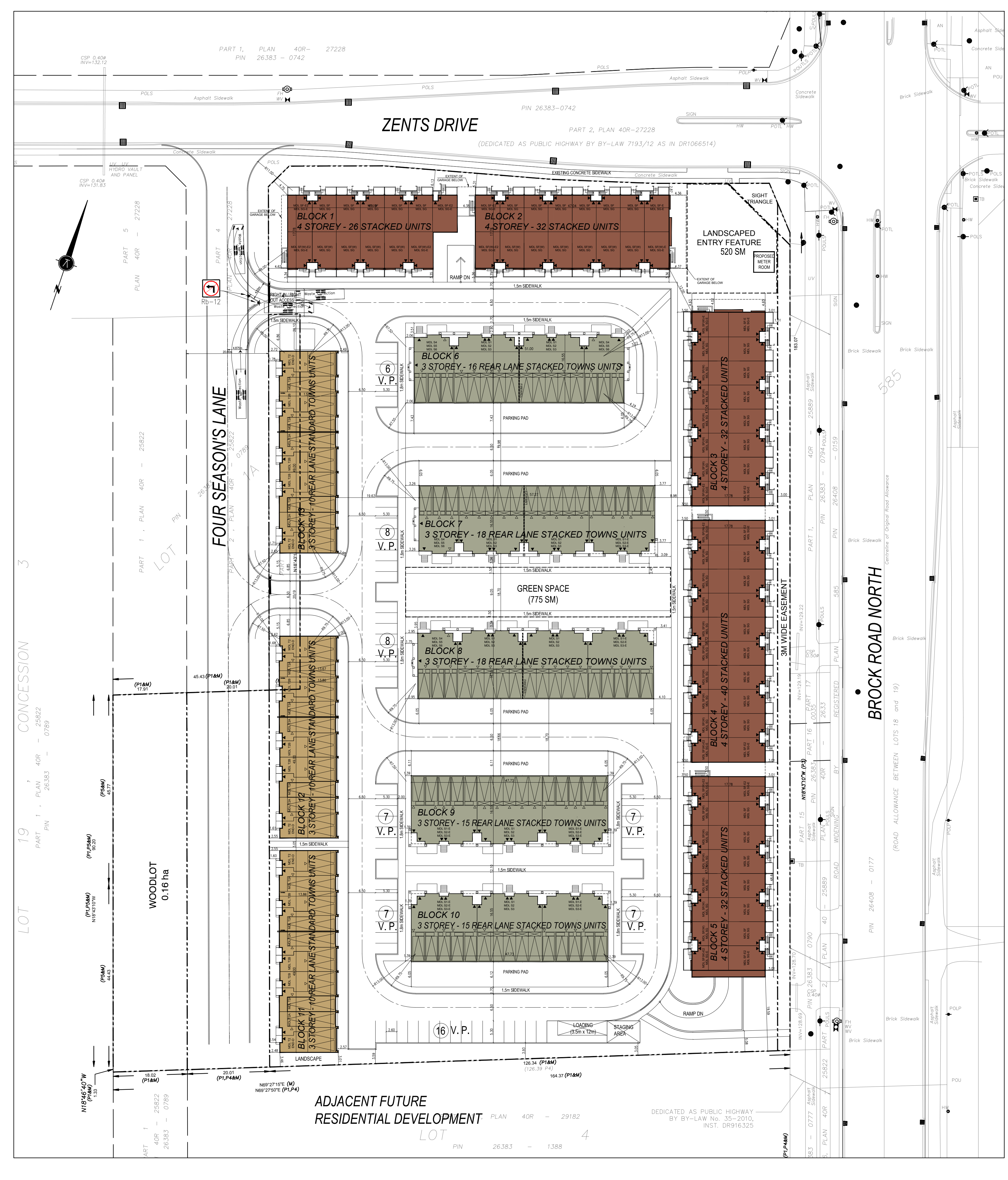
owner
BROCK - ZENTS PARTNERSHIP
 181 EGLINTON AVE EAST, SUITE 204
 TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
 2680 BROCK ROAD
 PICKERING, ONTARIO

drawing
COVER SHEET

scale NTS
 date FEB 2024
 drawn SY
 ch'cd BB
 project number **22.185**

A000



SITE STATS - ZENTS-BROCK TOWNHOUSES - 2680 BROCK ROAD, PICKERING, ONTARIO
 LEGAL DESCRIPTION - PART OF LOTS L1, L2 AND 3 REGISTERED PLAN 985 CITY OF PICKERING, REGIONAL MUNICIPALITY OF DURHAM

SITE STATS

	m	sq	%	HA	Ac
NET SITE AREA (DEVELOPMENT BLOCK)*	2630.0	26301	100.0	2.63	6.492
1) OPEN SPACE (PER DPO)	1680.0				
2) SHORT TRIANGLE (PER DPO)	80.0				
3) ROADS STREET 'A' (PER DPO)	1630.0				
TOTAL BUILDING COVERAGE	1142.3	130,116	42.4		
TOTAL PAVED AREA	7474.5	80,455	28.4		
TOTAL LANDSCAPE AREA	7663.2	82,480	29.1		
TOTAL GROSS FLOOR AREA	31906	343,436			
NO. OF UNITS	274				
NO. OF UNITS/HECTARE	104.18				

* SITE AREA NET OF ITEMS 1, 2 AND 3 AS SHOWN ON DPO DATED JUNE 27, 2022

BLOCK/UNIT STATS

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 1 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2 BED	5	970	90.1
	B.Mech. Room on roof	SFW	LOWER 2 STOREY UNIT	2 BED	4	987	91.7
		SFW-E2	LOWER 2 STOREY UNIT	2 BED	2	999	92.8
	TOTAL	SFW-E2	LOWER 2 STOREY UNIT	2 BED	2	1,067	99.1
		ZFW-E	LOWER 2 STOREY UNIT	2 BED	0	1,000	94.8
	SG	UPPER 2 STOREY UNIT	2 BED	9	1,084	100.7	
SG-E	UPPER 2 STOREY UNIT	2 BED	9	1,371	127.4		
Total			36	30,861	2867.1		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 2 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2 BED	6	970	90.1
	B.Mech. Room on roof	SFW	LOWER 2 STOREY UNIT	2 BED	6	987	91.7
		SFW-E2	LOWER 2 STOREY UNIT	2 BED	2	999	92.8
	TOTAL	SFW-E2	LOWER 2 STOREY UNIT	2 BED	1	1,067	99.1
		ZFW-E	LOWER 2 STOREY UNIT	2 BED	1	1,000	94.8
	SG	UPPER 2 STOREY UNIT	2 BED	12	1,371	127.4	
SG-E	UPPER 2 STOREY UNIT	2 BED	4	1,398	129.9		
Total			32	37,956	3526.2		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 3 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2 BED	6	970	90.1
	B.Mech. Room on roof	SFW	LOWER 2 STOREY UNIT	2 BED	6	987	91.7
		SFW-E2	LOWER 2 STOREY UNIT	2 BED	2	999	92.8
	TOTAL	SFW-E2	LOWER 2 STOREY UNIT	2 BED	1	1,067	99.1
		ZFW-E	LOWER 2 STOREY UNIT	2 BED	1	1,000	94.8
	SG	UPPER 2 STOREY UNIT	2 BED	12	1,371	127.4	
SG-E	UPPER 2 STOREY UNIT	2 BED	4	1,398	129.9		
Total			32	37,956	3526.2		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 4 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2 BED	8	970	90.1
	B.Mech. Room on roof	SFW	LOWER 2 STOREY UNIT	2 BED	8	987	91.7
		SFW-E2	LOWER 2 STOREY UNIT	2 BED	2	999	92.8
	TOTAL	SFW-E2	LOWER 2 STOREY UNIT	2 BED	1	1,067	99.1
		ZFW-E	LOWER 2 STOREY UNIT	2 BED	1	1,000	94.8
	SG	UPPER 2 STOREY UNIT	2 BED	16	1,371	127.4	
SG-E	UPPER 2 STOREY UNIT	2 BED	4	1,398	129.9		
Total			40	47,316	4395.8		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 5 (4 STOREY - STACKED TOWNHOUSE)	Includes staircase	SF	LOWER 2 STOREY UNIT	2 BED	8	970	90.1
	B.Mech. Room on roof	SFW	LOWER 2 STOREY UNIT	2 BED	8	987	91.7
		SFW-E2	LOWER 2 STOREY UNIT	2 BED	2	999	92.8
	TOTAL	SFW-E2	LOWER 2 STOREY UNIT	2 BED	1	1,067	99.1
		ZFW-E	LOWER 2 STOREY UNIT	2 BED	1	1,000	94.8
	SG	UPPER 2 STOREY UNIT	2 BED	16	1,371	127.4	
SG-E	UPPER 2 STOREY UNIT	2 BED	4	1,398	129.9		
Total			32	37,918	3522.7		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 6 (3 STOREY FLEX AND 3 FLEX - REAR LANE STACKED TOWNHOUSE)	Includes staircase	S1	UPPER 1 STOREY UNIT	2 BED	2	917	85.2
	end open to below (on every floor)	S2	UPPER 1 STOREY UNIT	2 BED	4	1,307	121.4
		S3	UPPER 2 STOREY UNIT	2 BED	4	1,340	124.5
	TOTAL	S4	UPPER 2 STOREY UNIT	2 BED	2	610	56.7
		S5	UPPER 2 STOREY UNIT	3 BED	2	1,585	147.3
	SG	UPPER 2 STOREY UNIT	3 BED	2	1,641	152.5	
SG-E	UPPER 2 STOREY UNIT	2 BED	2	1,327	123.3		
Total			16	20,092	1866.6		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 7 (3 STOREY FLEX AND 3 FLEX - REAR LANE STACKED TOWNHOUSE)	Includes staircase	S1	UPPER 1 STOREY UNIT	2 BED	3	917	85.2
	end open to below (on every floor)	S2	UPPER 1 STOREY UNIT	2 BED	5	1,307	121.4
		S3	UPPER 2 STOREY UNIT	2 BED	5	1,340	124.5
	TOTAL	S4	UPPER 2 STOREY UNIT	2 BED	1	610	56.7
		S5	UPPER 2 STOREY UNIT	3 BED	1	1,585	147.3
	SG	UPPER 2 STOREY UNIT	3 BED	1	1,641	152.5	
SG-E	UPPER 2 STOREY UNIT	2 BED	1	1,327	123.3		
Total			18	22,503	2090.6		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 8 (3 STOREY FLEX AND 3 FLEX - REAR LANE STACKED TOWNHOUSE)	Includes staircase	S1	UPPER 1 STOREY UNIT	2 BED	3	917	85.2
	end open to below (on every floor)	S2	UPPER 1 STOREY UNIT	2 BED	5	1,307	121.4
		S3	UPPER 2 STOREY UNIT	2 BED	5	1,340	124.5
	TOTAL	S4	UPPER 2 STOREY UNIT	2 BED	1	610	56.7
		S5	UPPER 2 STOREY UNIT	3 BED	1	1,585	147.3
	SG	UPPER 2 STOREY UNIT	3 BED	1	1,641	152.5	
SG-E	UPPER 2 STOREY UNIT	2 BED	1	1,327	123.3		
Total			18	22,503	2090.6		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 9 (3 STOREY FLEX - REAR LANE STACKED TOWNHOUSE)	Includes staircase	S1	UPPER 1 STOREY UNIT	2 BED	3	917	85.2
	end open to below (on every floor)	S2	UPPER 1 STOREY UNIT	2 BED	5	1,307	121.4
		S3	UPPER 2 STOREY UNIT	2 BED	5	1,340	124.5
	TOTAL	S4	UPPER 2 STOREY UNIT	2 BED	0	610	56.7
		S5	UPPER 1 STOREY UNIT	3 BED	0	1,585	147.3
	S2E	UPPER 2 STOREY UNIT	2 BED	2	1,327	123.3	
S3E	UPPER 2 STOREY UNIT	2 BED	2	1,357	126.1		
Total			15	18,765	1737.7		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 10 (3 STOREY FLEX - REAR LANE STACKED TOWNHOUSE)	Includes staircase	S1	UPPER 1 STOREY UNIT	2 BED	3	917	85.2
	end open to below (on every floor)	S2	UPPER 1 STOREY UNIT	2 BED	4	1,307	121.4
		S3	UPPER 2 STOREY UNIT	2 BED	4	1,340	124.5
	TOTAL	S4	UPPER 2 STOREY UNIT	2 BED	0	610	56.7
		S5	UPPER 1 STOREY UNIT	3 BED	0	1,585	147.3
	S2E	UPPER 2 STOREY UNIT	2 BED	2	1,327	123.3	
S3E	UPPER 2 STOREY UNIT	2 BED	2	1,357	126.1		
Total			15	18,765	1737.7		

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 11 (3 STOREY - REAR LANE STANDARD TOWNHOUSE)	Includes staircase	T2 A	STD. 3-STOREY	3-BED	5	1510.8	140.34
	halfcase	T2 B	STD. 3-STOREY	3-BED	3	1729.8	160.70
		T2 END-D	STD. 3-STOREY	3-BED	2	1782.4	165.99
	TOTAL			10	16307.1	1514.98	

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 12 (3 STOREY - REAR LANE STANDARD TOWNHOUSE)	Includes staircase	T2 A	STD. 3-STOREY	3-BED	5	1510.8	140.34
	halfcase	T2 B	STD. 3-STOREY	3-BED	3	1729.8	160.70
		T2 END-D	STD. 3-STOREY	3-BED	2	1782.4	165.99
	TOTAL			10	16307.1	1514.98	

Block/Unit	Type	Bedm	quantity	gfa(sqft)	(sqm)	total(gft)	(sqm)
BLOCK 13 (3 STOREY - REAR LANE STANDARD TOWNHOUSE)	Includes staircase	T2 A	STD. 3-STOREY	3-BED	5	1510.8	140.34
	halfcase	T2 B	STD. 3-STOREY	3-BED	3	1729.8	160.70
		T2 END-D	STD. 3-STOREY	3-BED	2	1782.4	165.99
	TOTAL			10	16307.1	1514.98	

TOTALS

			274	343,436	31,906

PARKING STATS
 4 STOREY REAR LANE STACKED TOWNHOUSES: 164 SPACES @ 2 SPACES / UNIT (WITH IN-UNIT GARAGE)
 3 STOREY REAR LANE STACKED TOWNHOUSES: 164 SPACES @ 2 SPACES / UNIT
 3 STOREY REAR LANE STANDARD TOWNHOUSES: 66 SPACES @ 2 SPACES / UNIT
 TOTAL REAR LANE PARKING PROVIDED: 396 SPACES
 TOTAL VISITOR PARKING PROVIDED: 66 SPACES @ 0.24 SPACES / UNIT
 TOTAL PARKING PROVIDED: 462 SPACES

*MLD-2 ZONES
 TOTAL LENGTH OF BUILDINGS = 154.76 M
 FRONTAGE = 210.49
 73.5% OF THE FRONTAGE CONTAINS A BUILDING OR PART OF A BUILDING

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
 The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.
DO NOT SCALE DRAWINGS

no.	date	revision
2	MAR 22, 2024	ISSUED FOR REVIEW
1	FEB 26, 2024	ISSUED FOR REZONING APPLICATION



owner
BROCK-ZENTS PARTNERSHIP

project
ZENTS - BROCK TOWNS
 2680 BROCK ROAD
 PICKERING, ONTARIO

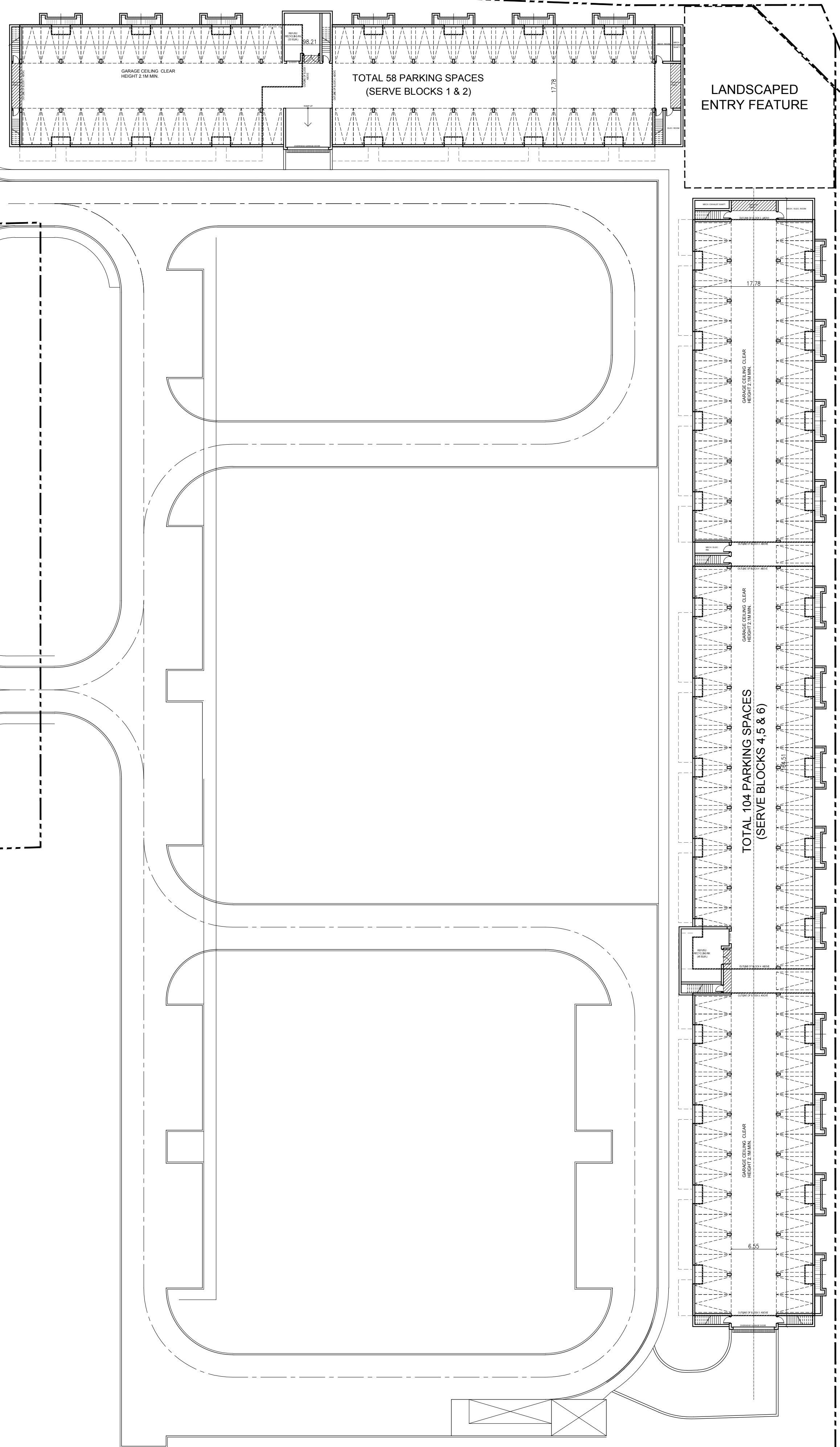
drawing
SITE PLAN
SITE/BLOCK/UNIT STATS

scale 1:500
 date FEB 2024
 drawn BB
 ch'kd
 project number 22.185
SP-1

ZENTS DRIVE

FOUR SEASON'S LANE

BROCK ROAD NORTH



BELOW GRADE PARKING STATS
 58 PARKING SPACES (WITHIN GARAGE BELOW BLOCKS 1 & 2)
 104 PARKING SPACES (WITHIN GARAGE BELOW BLOCKS 3, 4 & 5)
 TOTAL BELOW GRADE PARKING = 162 SPACES

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770 BROWNS LINE, TORONTO, ON M8W 3W2 - T(416) 252-5679 F(416) 252-9637

owner
BROCK -ZENTS PARTNERSHIP

project
ZENTS - BROCK TOWNS
 2680 BROCK ROAD
 PICKERING, ONTARIO

drawing
GARAGE PLAN

scale 1:400
 date FEB 2024
 drawn SY
 ch'kd BB

project number 22.185

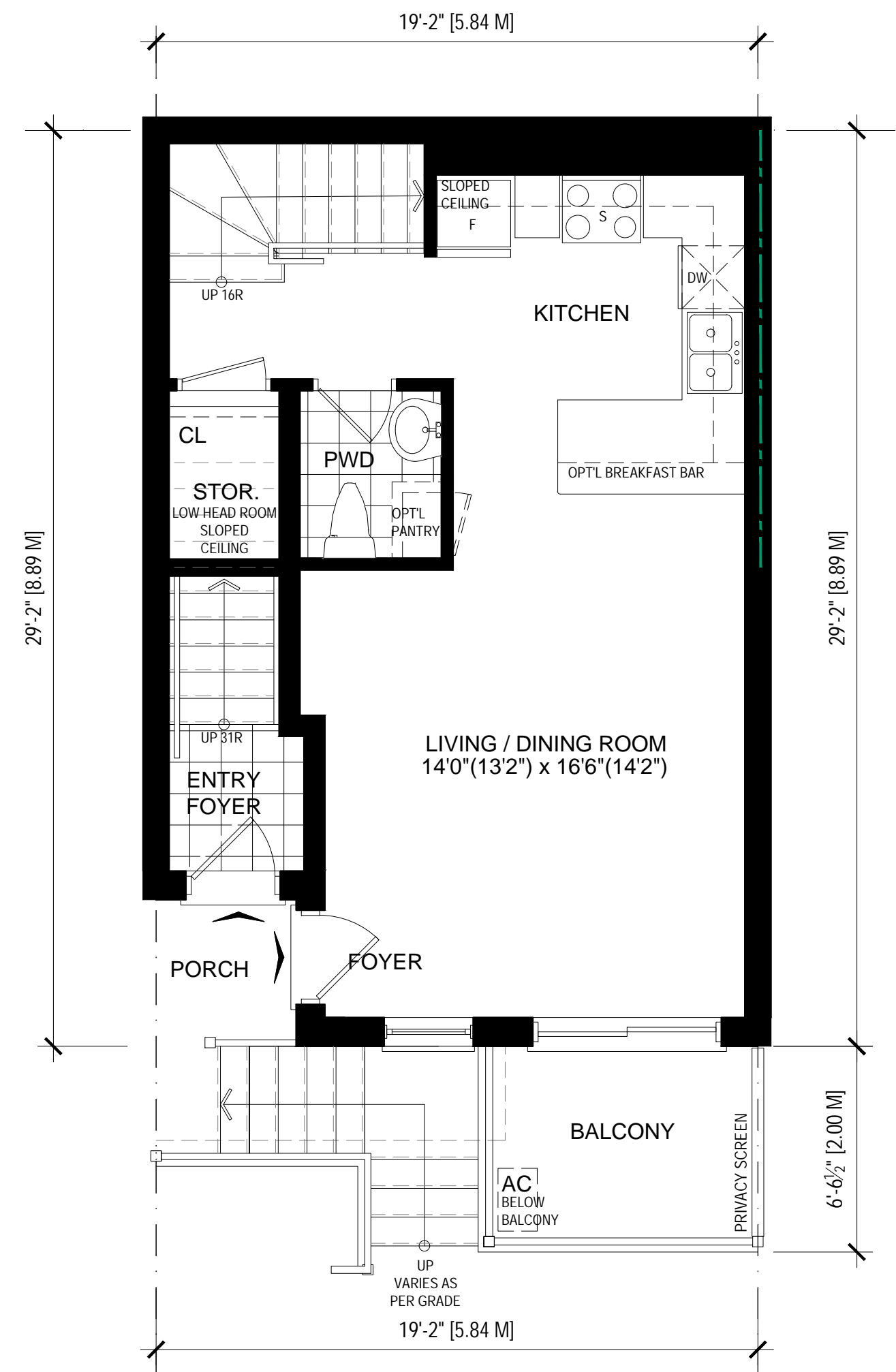
G-1

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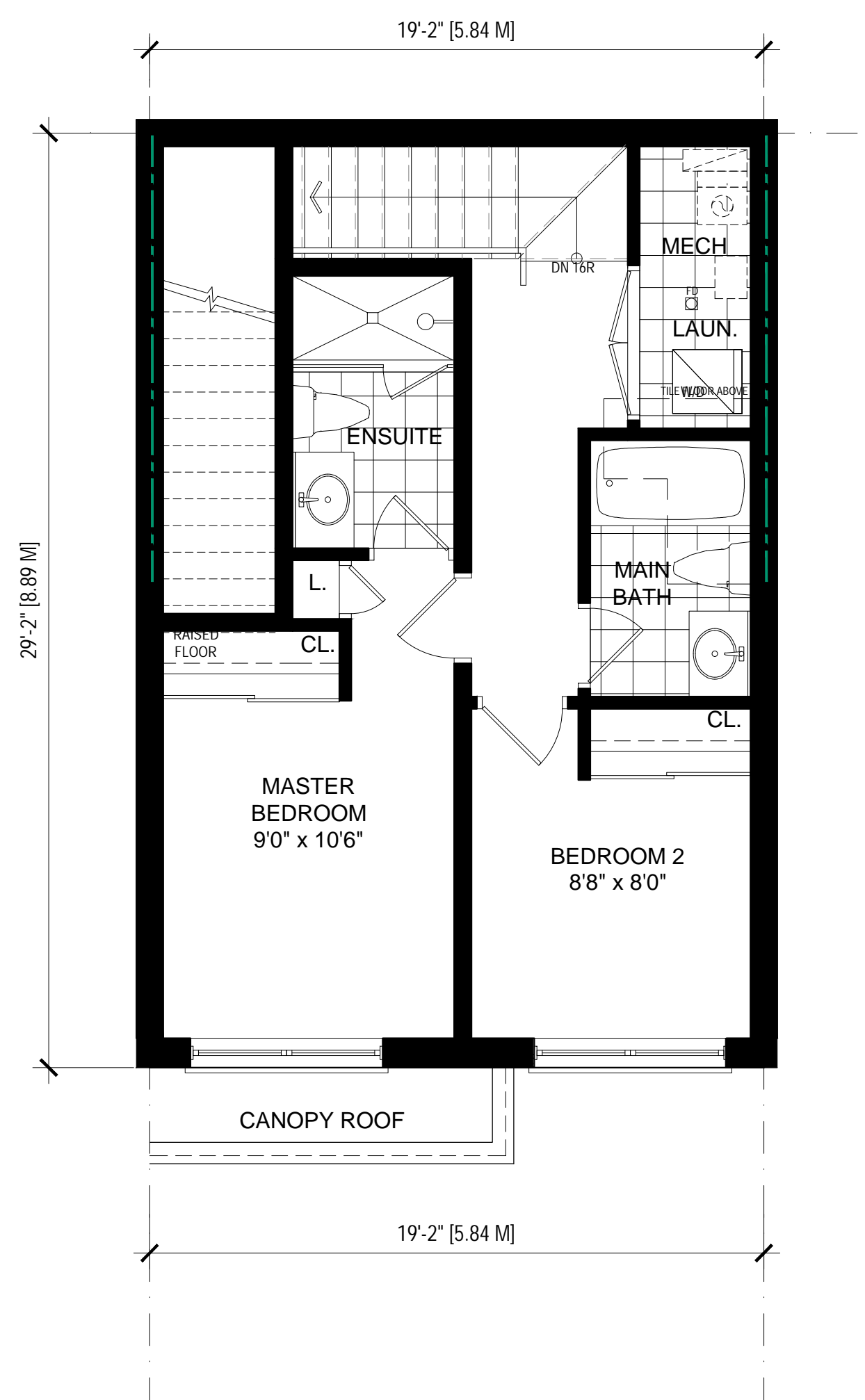
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GFAS - MODEL SF			
GROUND FLOOR	475 SF	44.32 M ²	
SECOND FLOOR	495 SF	45.96 M ²	
TOTAL	970 SF	90.28 M ²	
OPEN TO BELOW	0 SF	0 M ²	

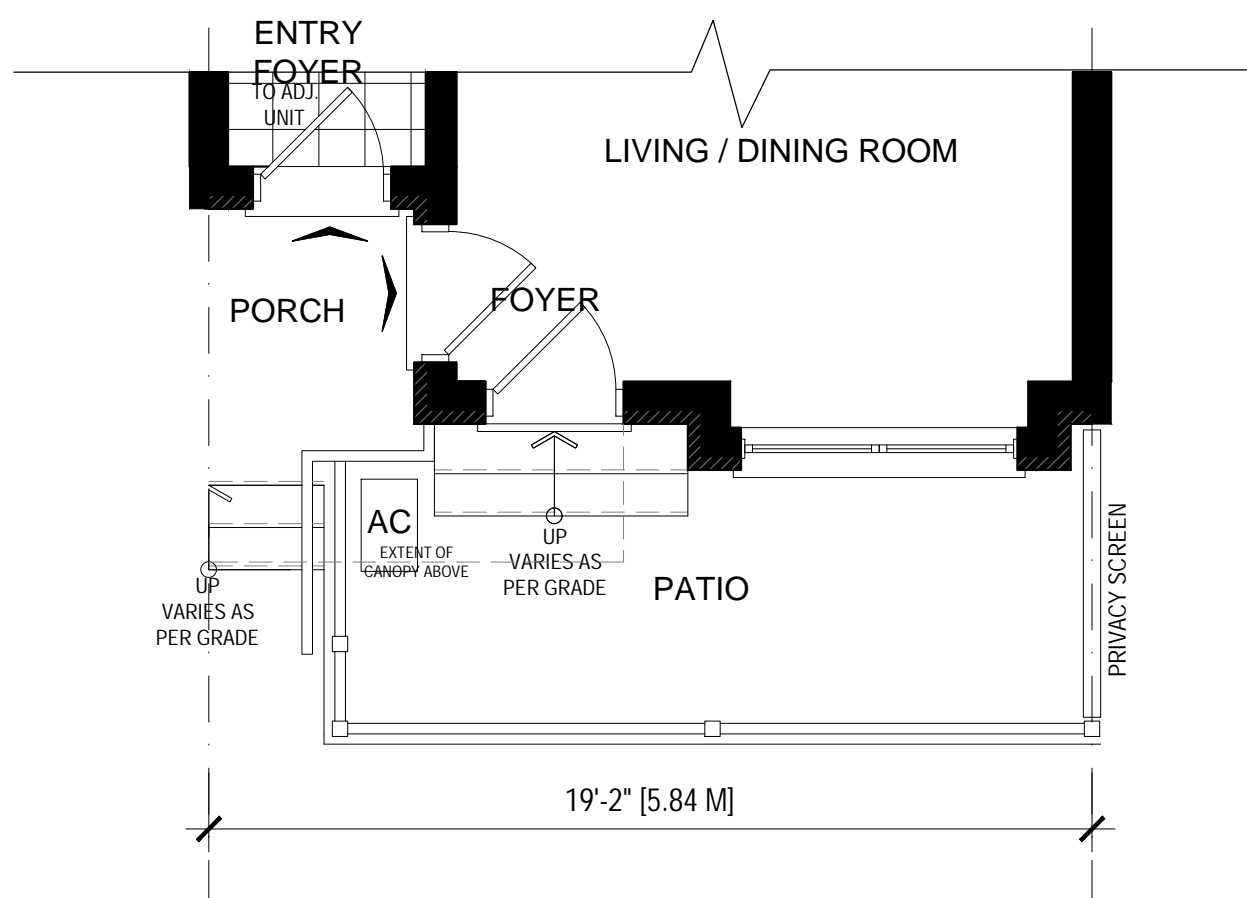


**MODEL SF
GROUND FLOOR PLAN**
SCALE: 1:50
*FOR UNITS FACING EAST (BROCK ROAD)

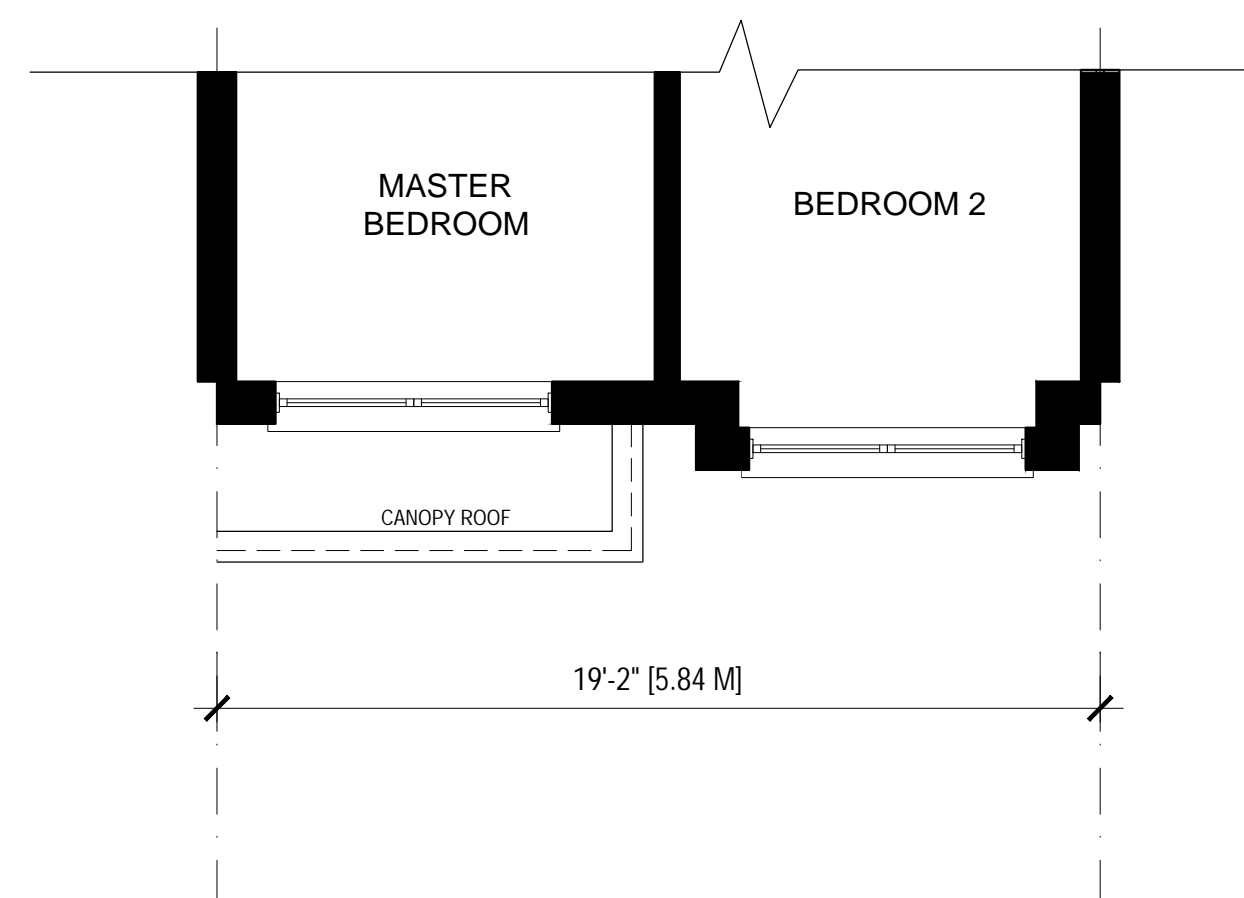


**MODEL SF
SECOND FLOOR PLAN**
SCALE: 1:50
*FOR UNITS FACING EAST (BROCK ROAD)

GFAS - MODEL SF(W)			
GROUND FLOOR	484 SF	44.96 M ²	
SECOND FLOOR	303 SF	28.17 M ²	
TOTAL	787 SF	73.13 M ²	
OPEN TO BELOW	0 SF	0 M ²	



**MODEL SF(W)
GROUND FLOOR PLAN**
SCALE: 1:50
*FOR UNITS FACING WEST



**MODEL SF(W)
SECOND FLOOR PLAN**
SCALE: 1:50
*FOR UNITS FACING WEST

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drawing
MDL SF & SF(W)
GROUND AND 2ND FLOOR PLANS
BLOCKS 1, 2, 3, 4 & 5

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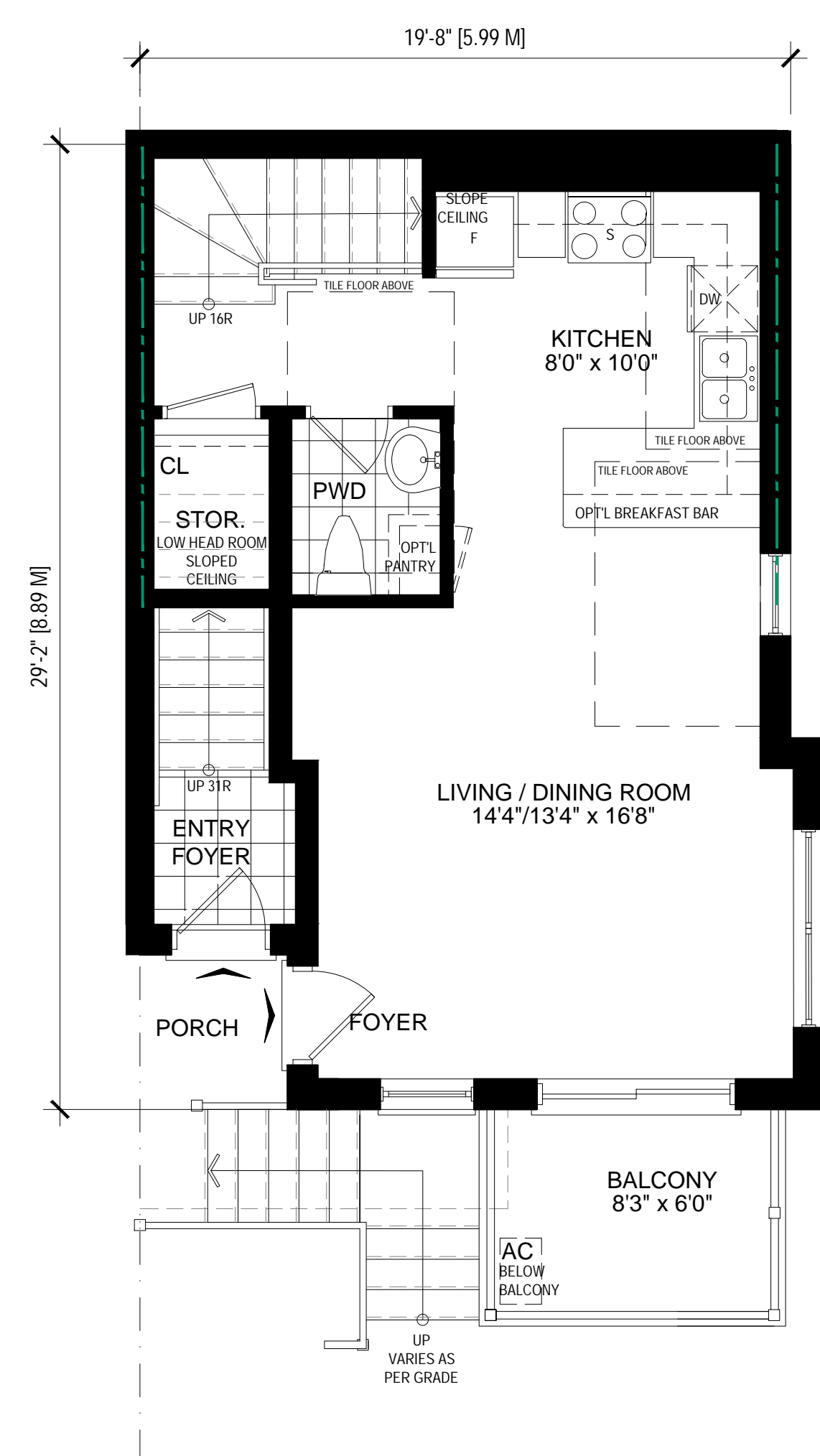
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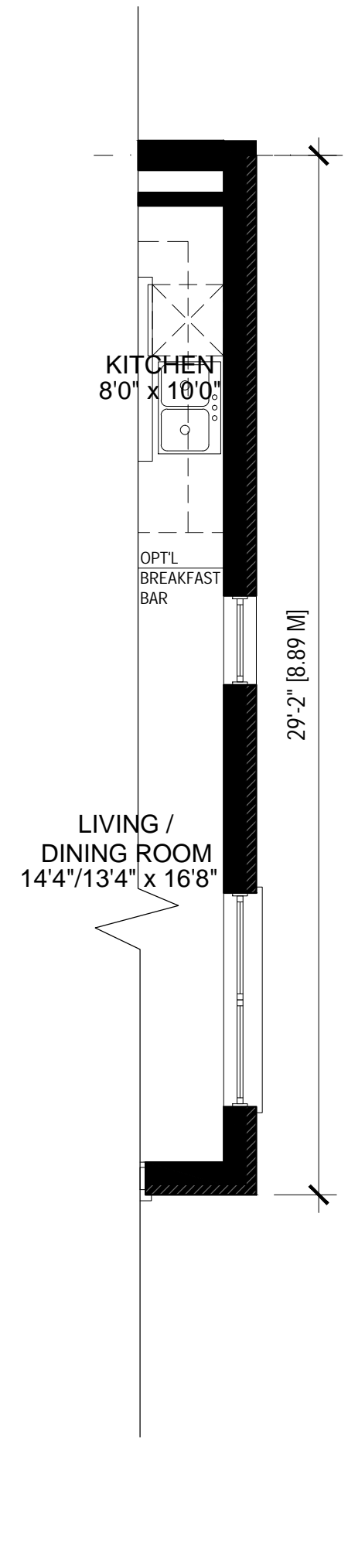
GFAS - MODEL SF-E			
GROUND FLOOR	901 SF	48.54 M ²	
SECOND FLOOR	120 SF	48.31 M ²	
TOTAL	1020 SF	94.75 M ²	
OPEN TO BELOW	0 SF	0 M ²	

GFAS - MODEL SF-E2			
GROUND FLOOR	490 SF	45.55 M ²	
SECOND FLOOR	509 SF	47.35 M ²	
TOTAL	999 SF	92.81 M ²	
OPEN TO BELOW	0 SF	0 M ²	



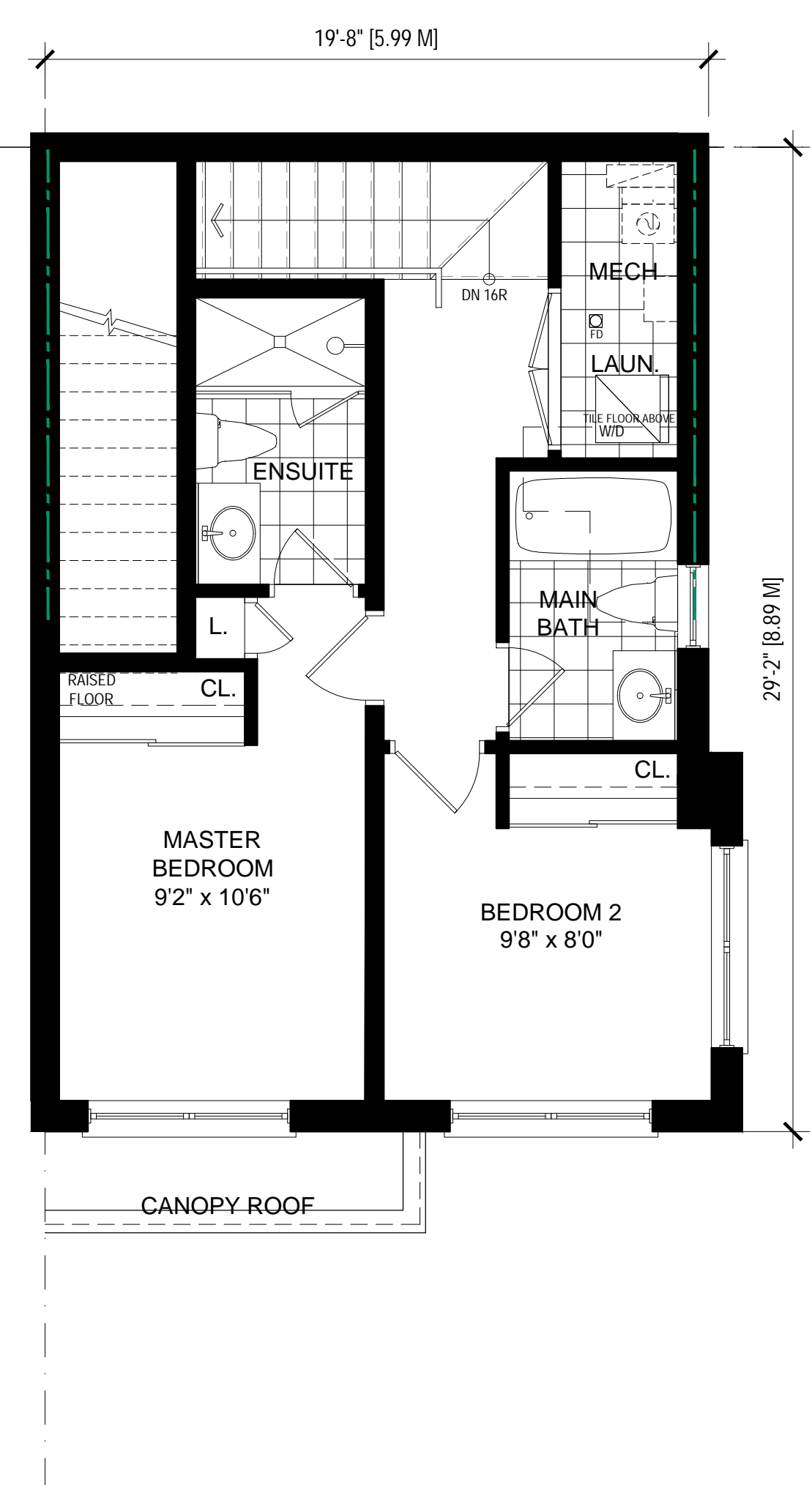
**MODEL SF-E
GROUND FLOOR PLAN**
SCALE: 1:50

*FOR UNITS FACING EAST (BROCK ROAD)



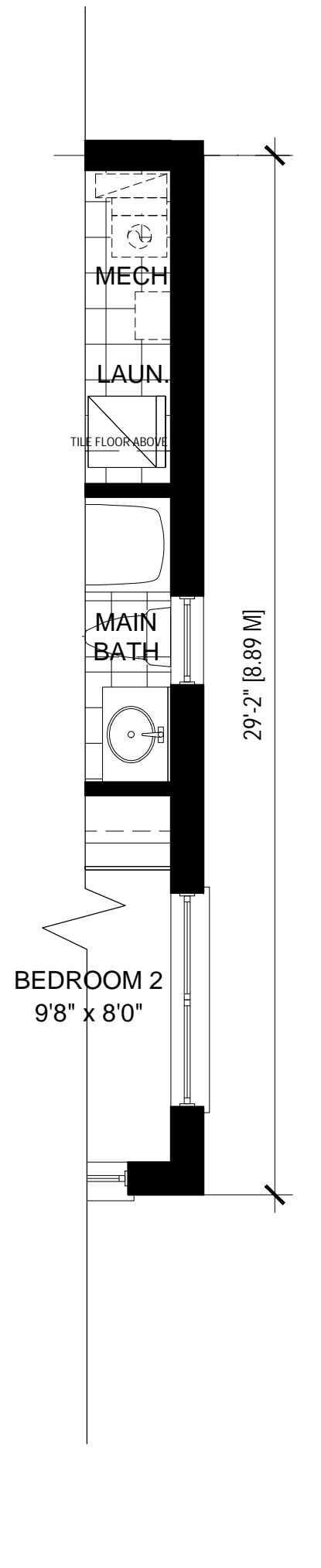
**MODEL SF-E2
GROUND FLOOR PART PLAN**
SCALE: 1:50

*FOR UNITS FACING EAST (BROCK ROAD)



**MODEL SF-E
SECOND FLOOR PLAN**
SCALE: 1:50

*FOR UNITS FACING EAST (BROCK ROAD)

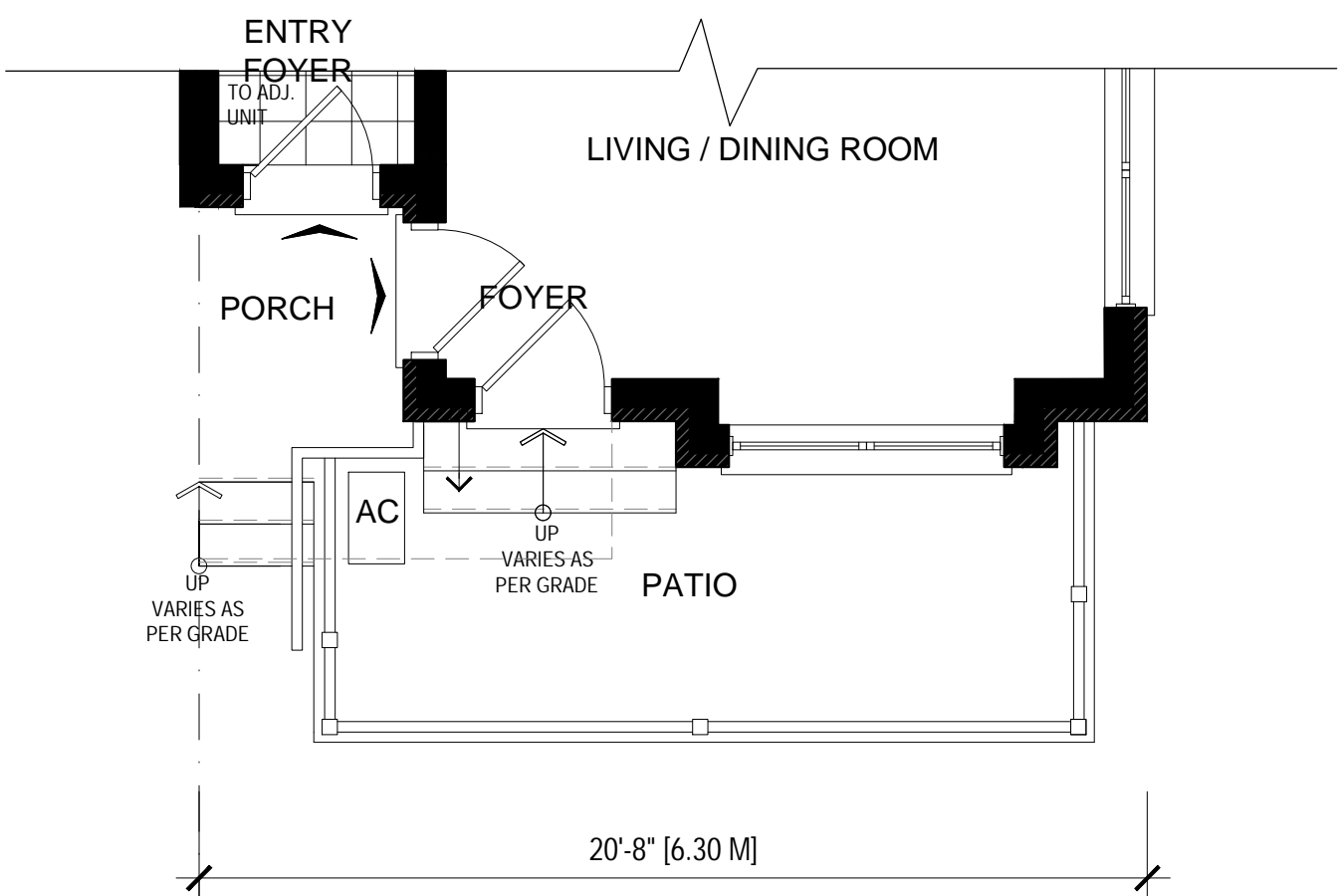


**MODEL SF-E2
SECOND FLOOR PLAN**
SCALE: 1:50

*FOR UNITS FACING EAST (BROCK ROAD)

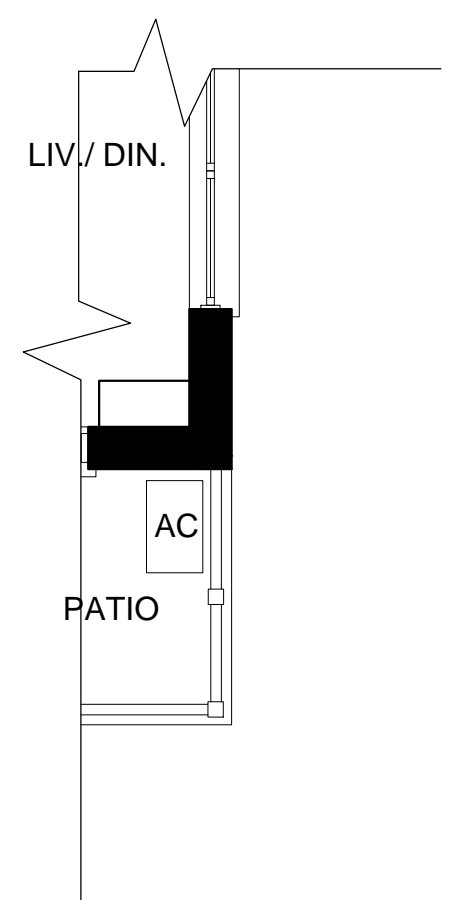
GFAS - MODEL SF-E(W)			
GROUND FLOOR	533 SF	49.47 M ²	
SECOND FLOOR	553 SF	51.26 M ²	
TOTAL	1086 SF	100.73 M ²	
OPEN TO BELOW	0 SF	0 M ²	

GFAS - MODEL SF-E2(W)			
GROUND FLOOR	524 SF	48.70 M ²	
SECOND FLOOR	543 SF	50.49 M ²	
TOTAL	1067 SF	99.19 M ²	
OPEN TO BELOW	0 SF	0 M ²	



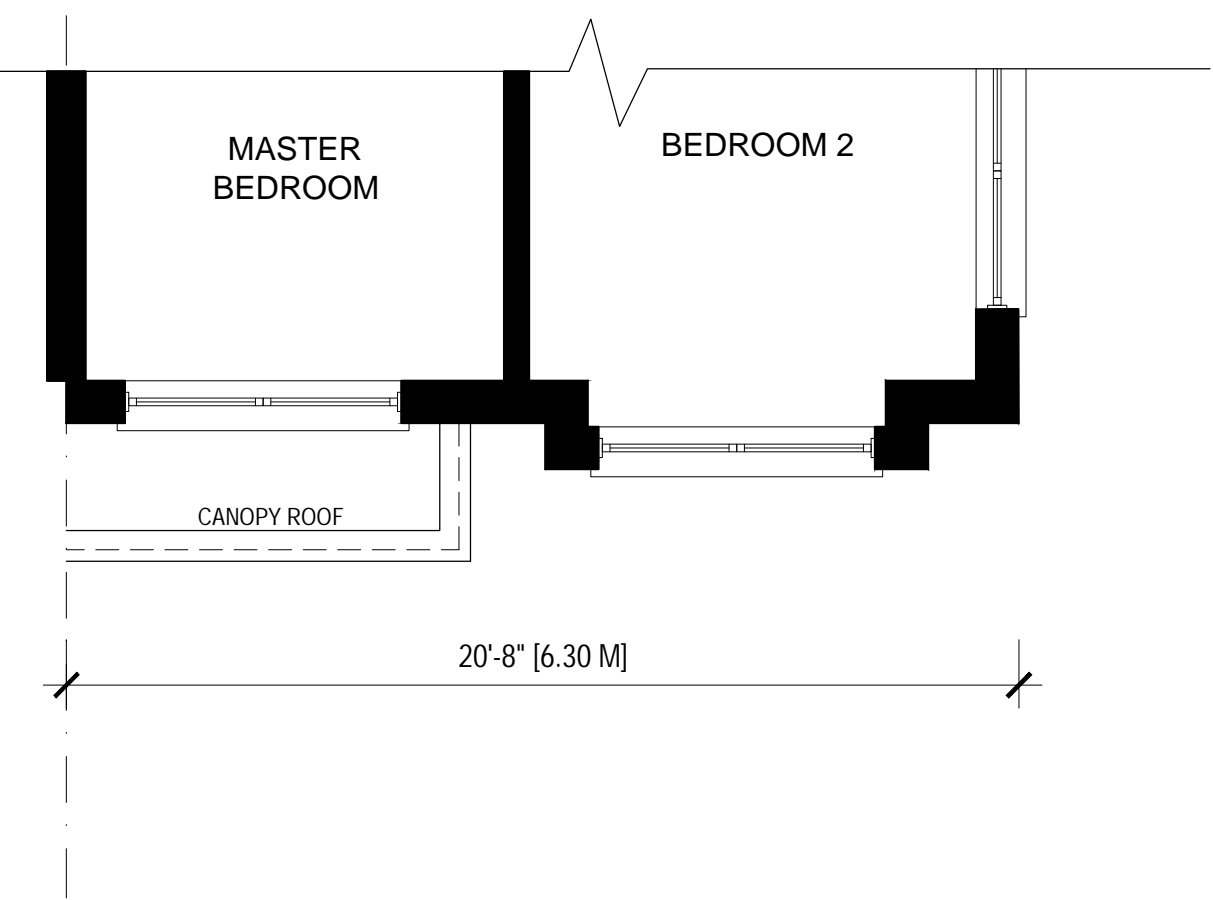
**MODEL SF-E(W)
GROUND FLOOR PLAN**
SCALE: 1:50

*FOR UNITS FACING WEST



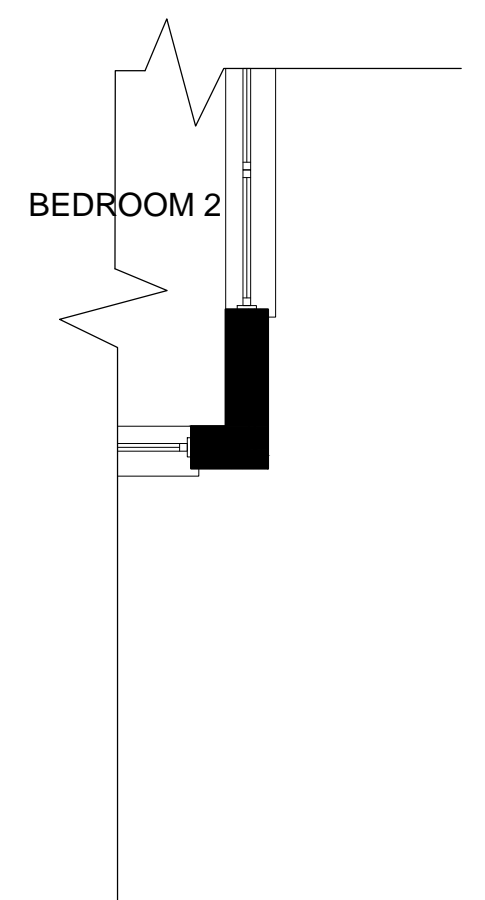
**MODEL SF-E2(W)
GROUND FLOOR PART PLAN**
SCALE: 1:50

*FOR UNITS FACING EAST (BROCK ROAD)



**MODEL SF-E(W)
SECOND FLOOR PLAN**
SCALE: 1:50

*FOR UNITS FACING EAST (BROCK ROAD)



**MODEL SF-E2(W)
SECOND FLOOR PLAN**
SCALE: 1:50

*FOR UNITS FACING EAST (BROCK ROAD)

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drawing
MDL SF-E & SF-E2
MDL SF-E(W) & SF-E2(W)
GROUND AND 2ND FLOOR PLANS
BLOCKS 1, 2, 3, 4 & 5

scale	1:50	A202
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DO NOT SCALE DRAWINGS

GFAS - MODEL SF-E3			
GROUND FLOOR	524 SF	48.69 M ²	
SECOND FLOOR	143 SF	13.30 M ²	
TOTAL	667 SF	62.00 M ²	
OPEN TO BELOW	0 SF	0 M ²	



**MODEL SF-E3
GROUND FLOOR PLAN**
SCALE: 1:50

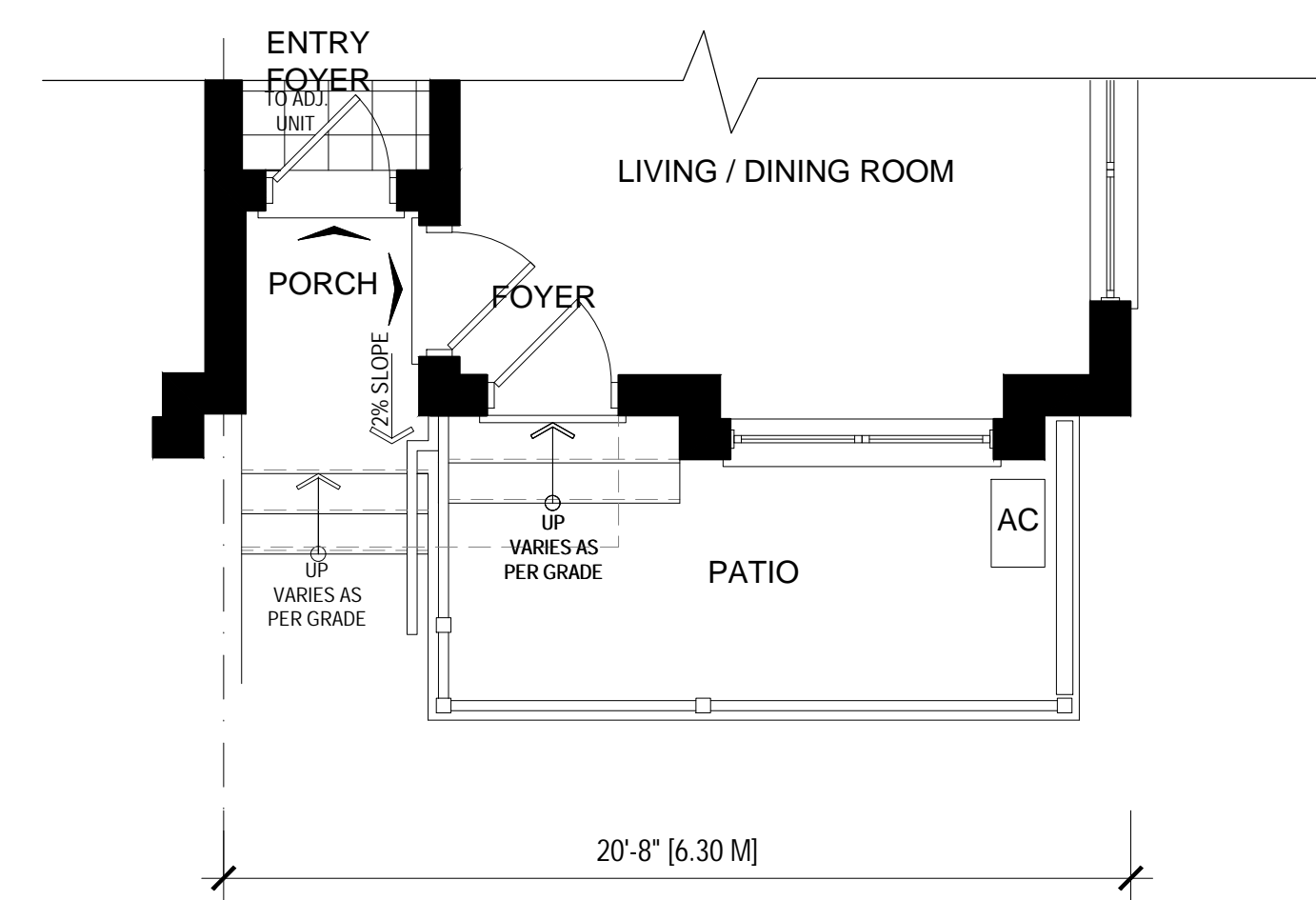
*FOR UNITS FACING EAST (BROCK ROAD)



**MODEL SF-E3
SECOND FLOOR PLAN**
SCALE: 1:50

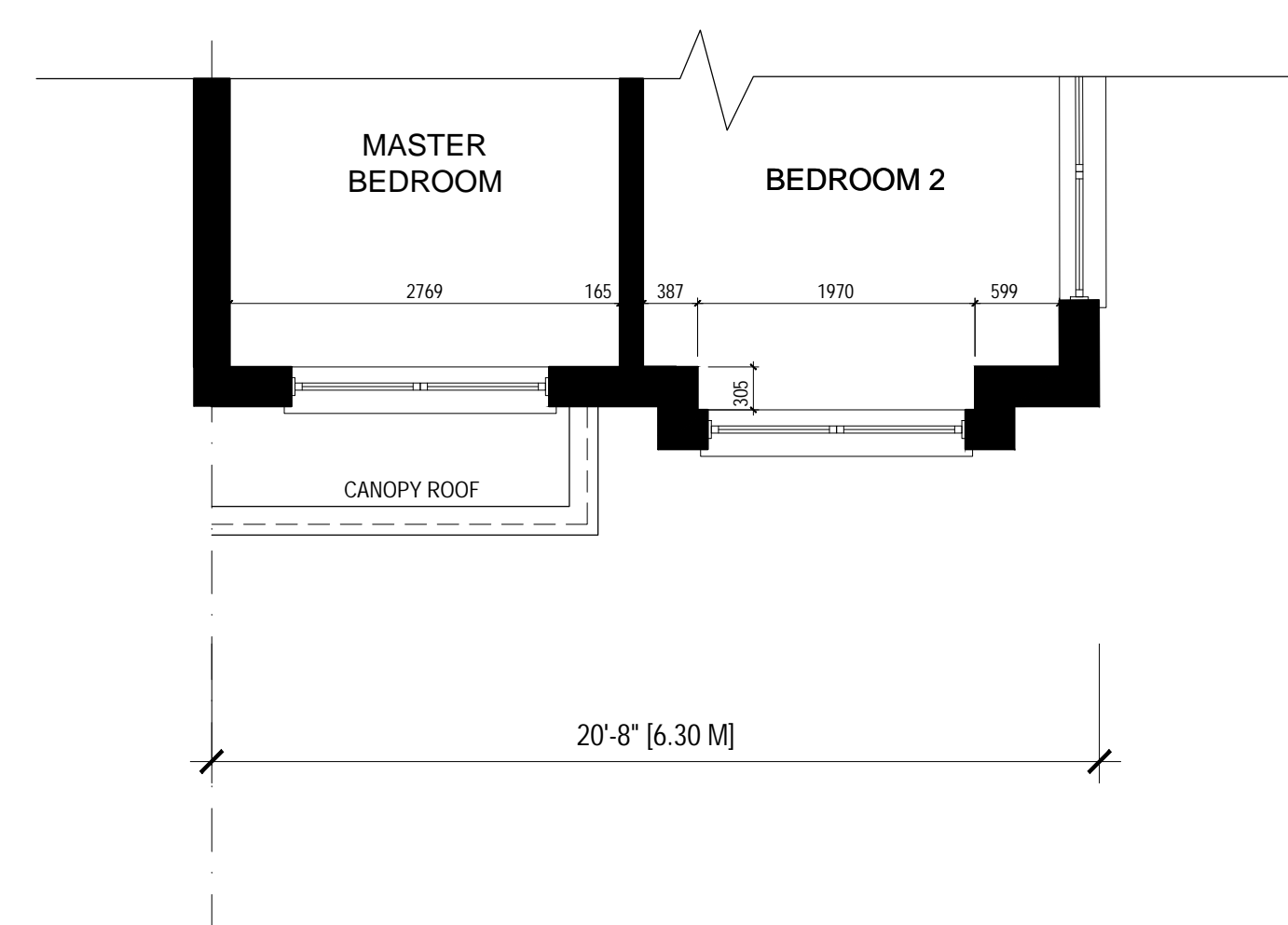
*FOR UNITS FACING EAST (BROCK ROAD)

GFAS - MODEL SF-E3(W)			
GROUND FLOOR	432 SF	40.17 M ²	
SECOND FLOOR	551 SF	51.26 M ²	
TOTAL	984 SF	91.43 M ²	
OPEN TO BELOW	0 SF	0 M ²	



**MODEL SF-E3(W)
GROUND FLOOR PLAN**
SCALE: 1:50

*FOR UNITS FACING WEST



**MODEL SF-E3(W)
SECOND FLOOR PLAN**
SCALE: 1:50

*FOR UNITS FACING WEST

no.	date	revision
1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION



770 BROWN'S LINE, TORONTO, ON M5W 3W2 • T(416) 252-5479 • F(416) 252-9637

owner
**BROCK - ZENTS
PARTNERSHIP**
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
**MDL SF-E3 & SF-E3(W)
GROUND AND 2ND FLOOR PLANS
BLOCKS 1 & 2**

scale	1:50	A203
date	FEB 2024	
drawn	SY	
chk'd	BB	
project number	22.185	

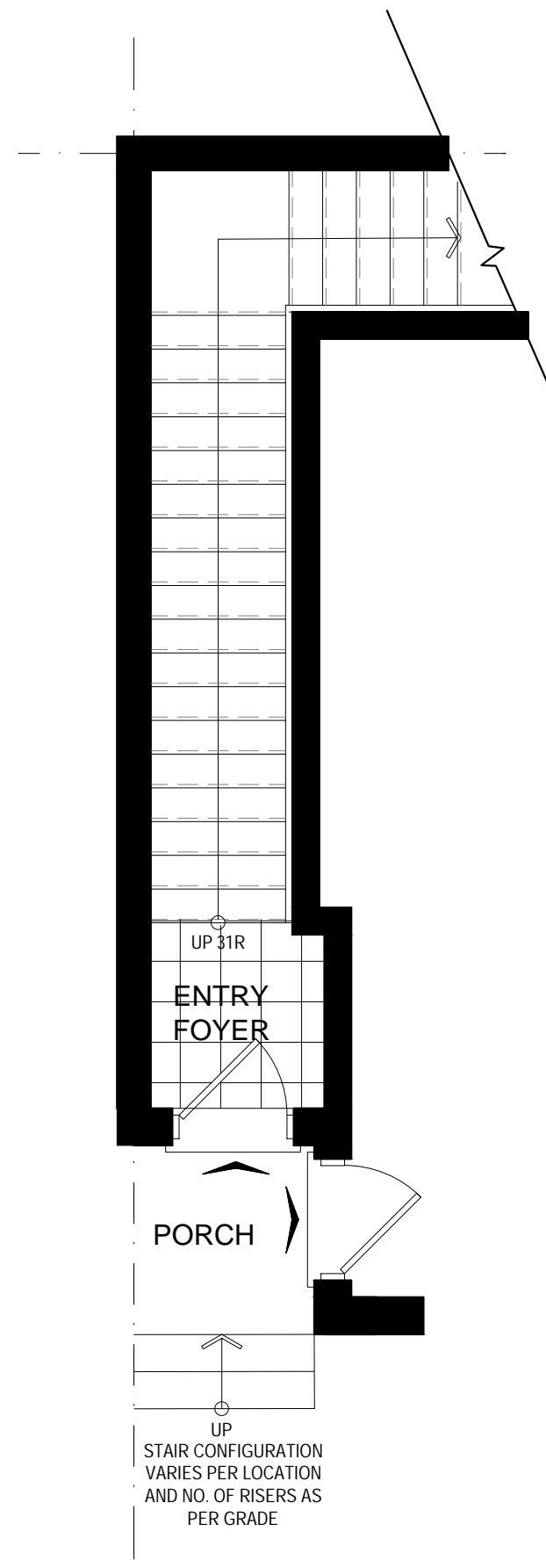
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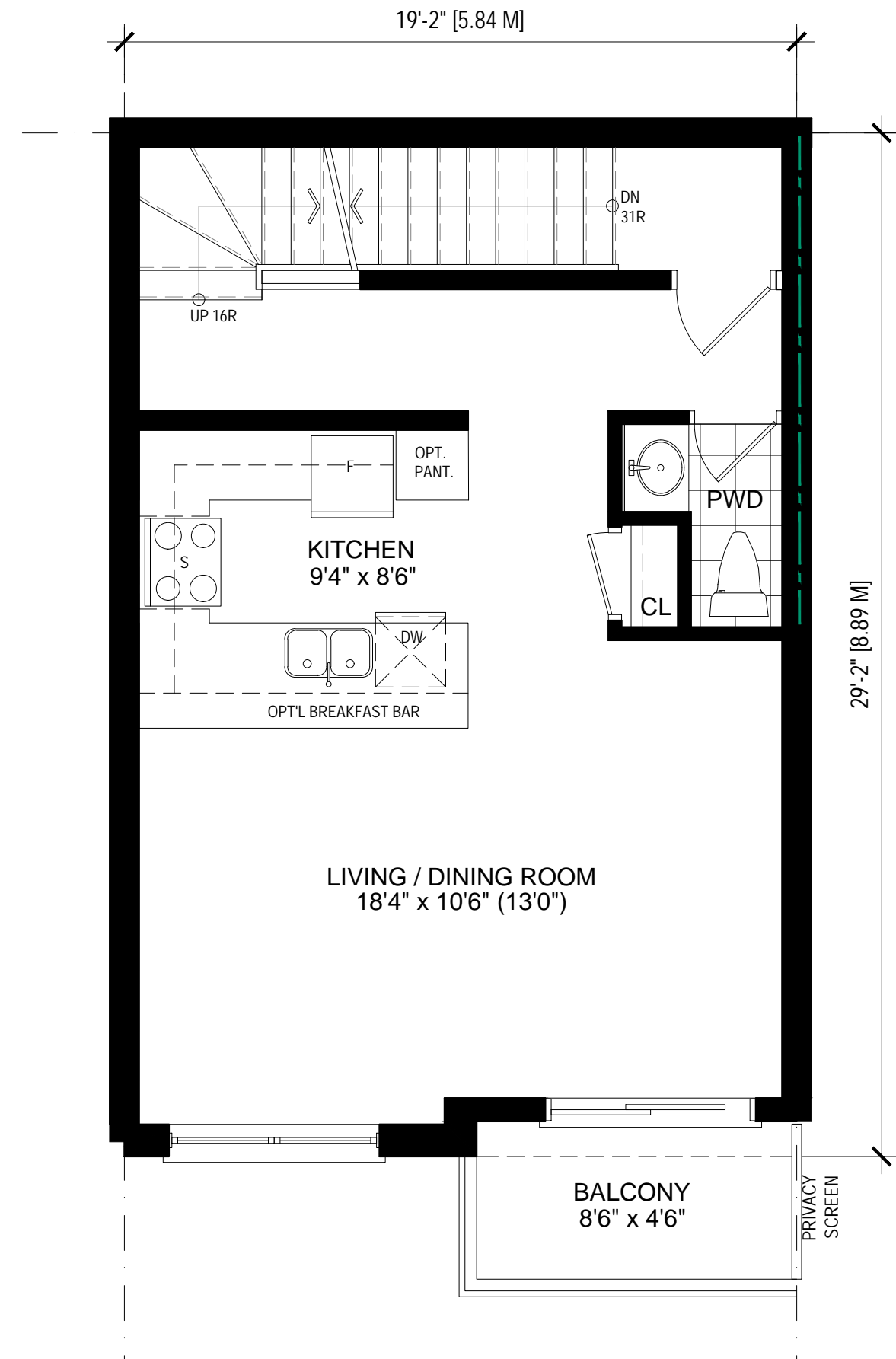
DO NOT SCALE DRAWINGS

GFAS - MODEL SG		
ENTRY	127 SF	11.84 M ²
THIRD FLOOR	548 SF	51.08 M ²
FOURTH FLOOR	547 SF	50.85 M ²
TERRACE FLOOR	146 SF	13.59 M ²
TOTAL	1371 SF	127.37 M ²
OPEN TO BELOW	0 SF	0 M ²

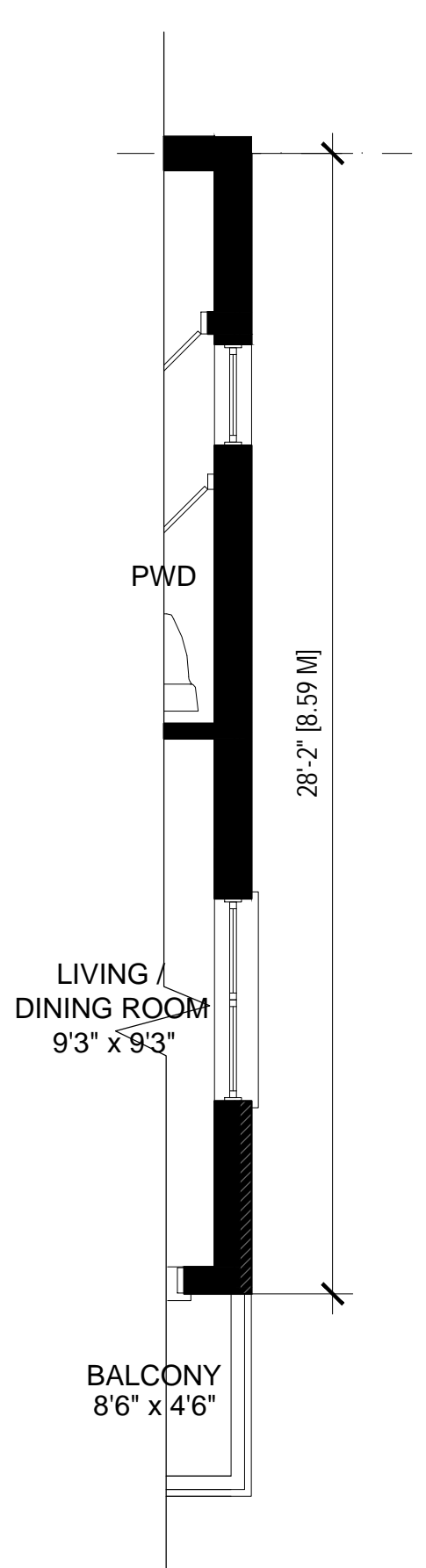
GFAS - MODEL SG-E		
ENTRY	127 SF	11.84 M ²
THIRD FLOOR	563 SF	52.38 M ²
FOURTH FLOOR	561 SF	52.16 M ²
TERRACE	146 SF	13.59 M ²
TOTAL	1398 SF	129.97 M ²
OPEN TO BELOW	0 SF	0 M ²



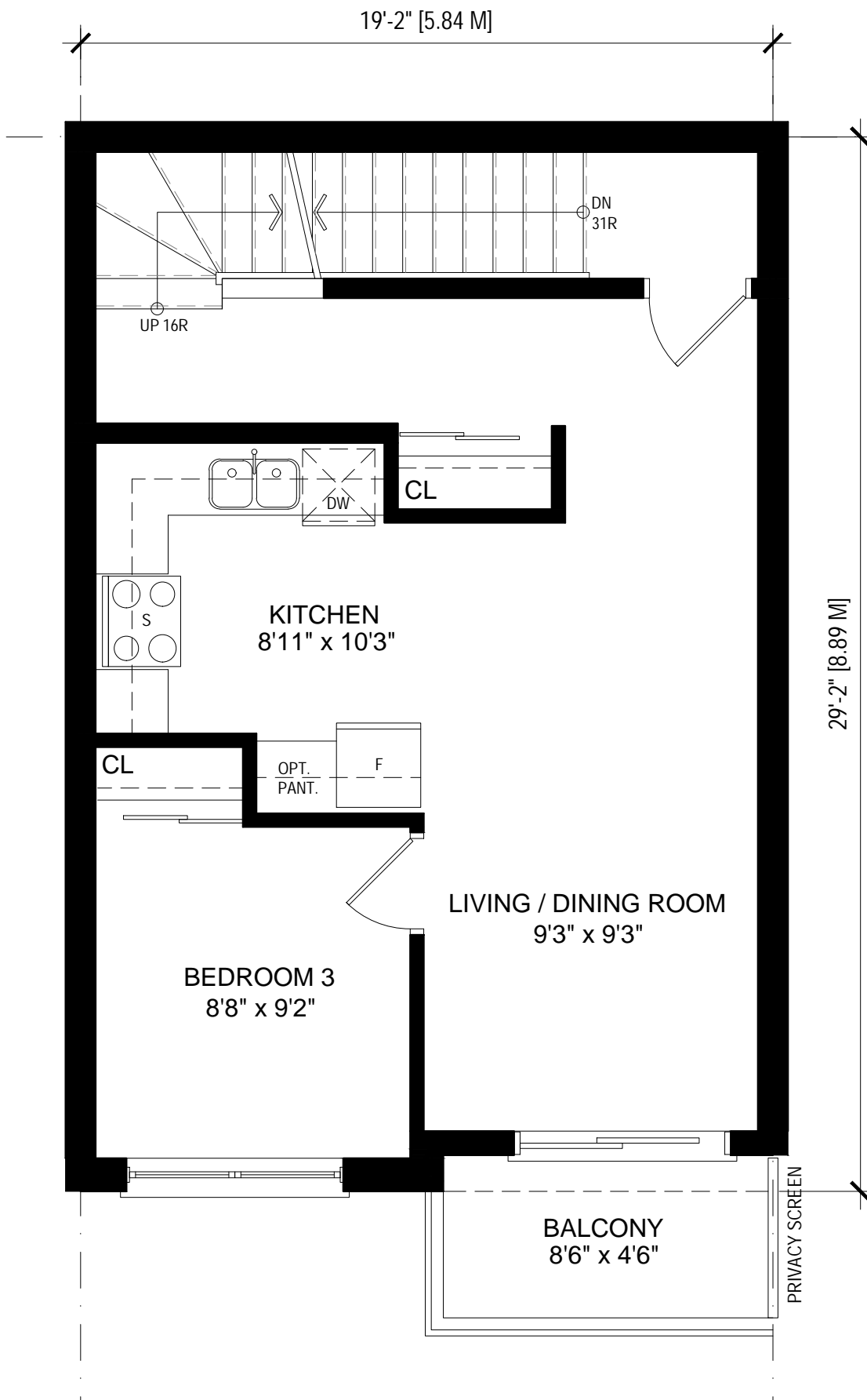
MODEL SG/SG-E
ENTRY FLOOR PART PLAN
SCALE: 1:50



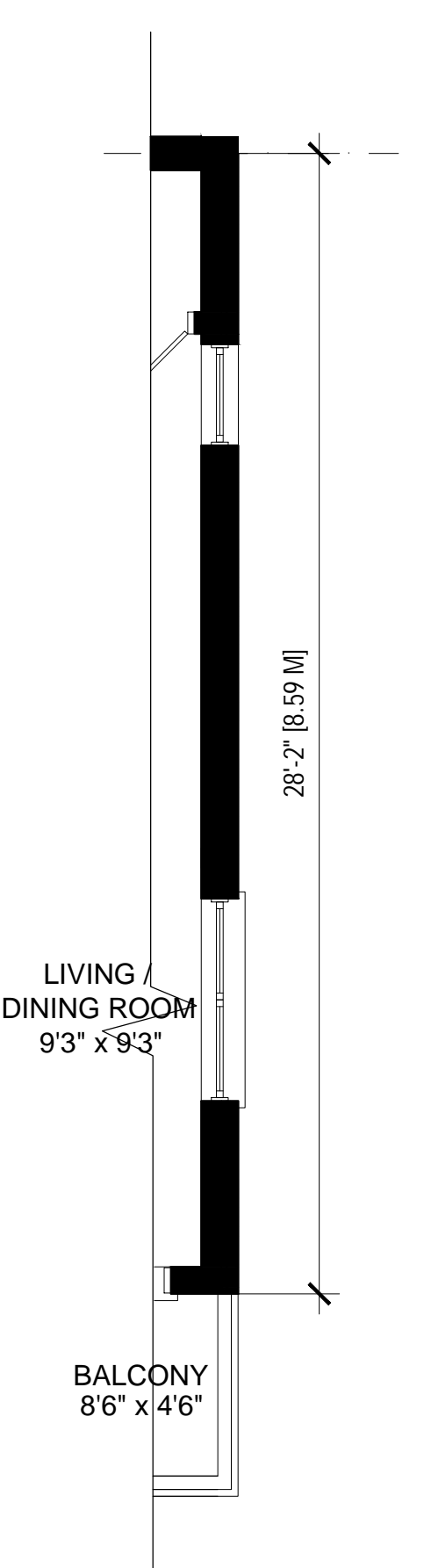
MODEL SG
THIRD FLOOR PLAN
SCALE: 1:50



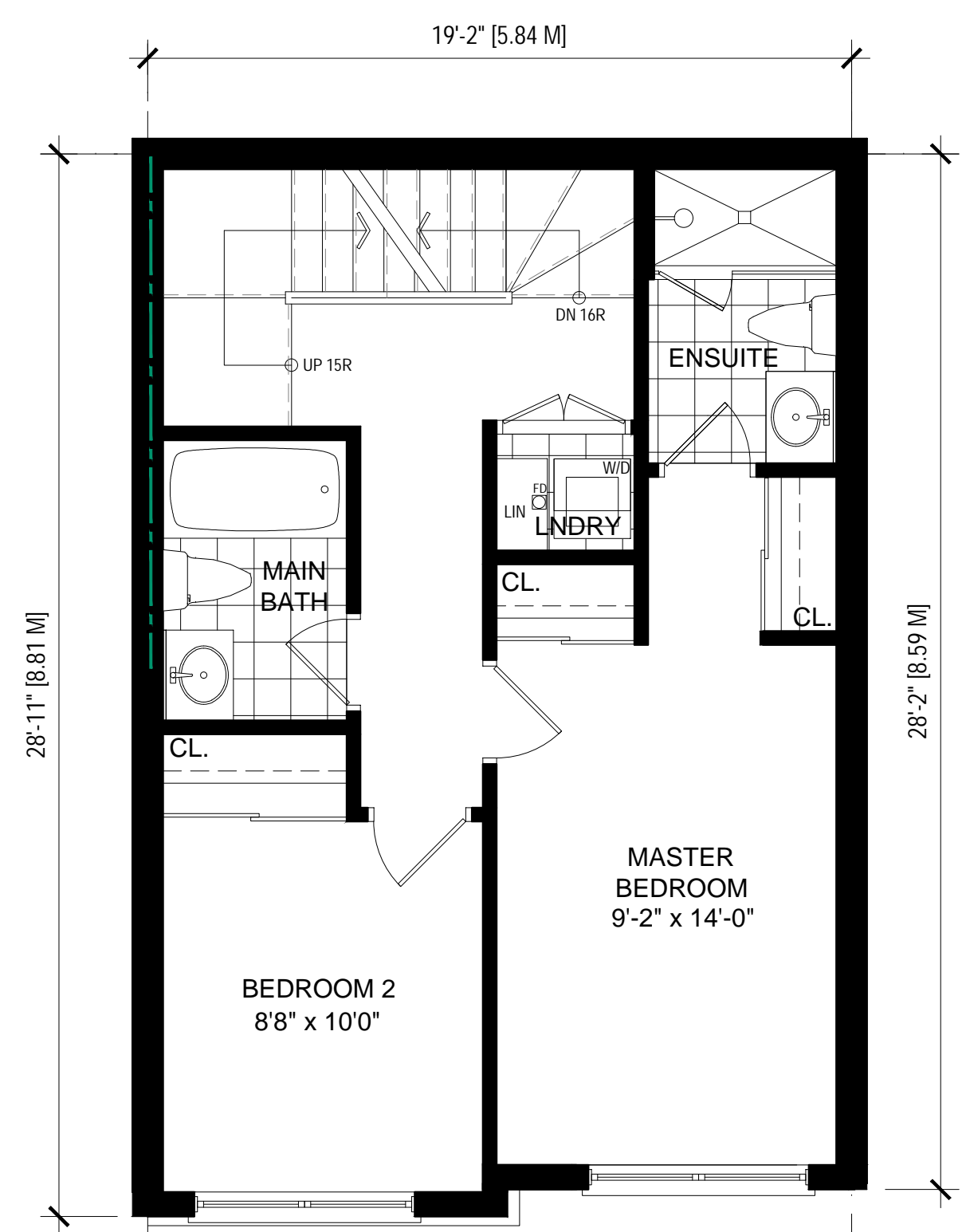
MODEL SG-E
THIRD FLOOR PART PLAN
SCALE: 1:50



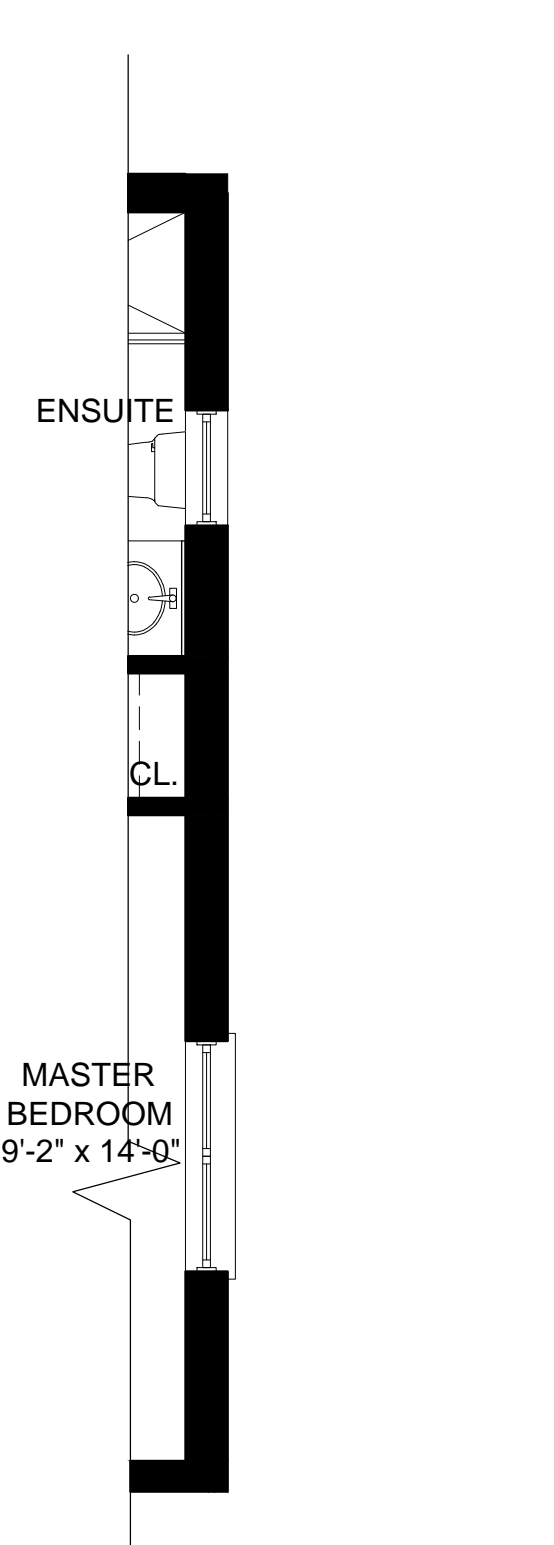
MODEL SG
ALT. THIRD FLOOR PLAN
SCALE: 1:50



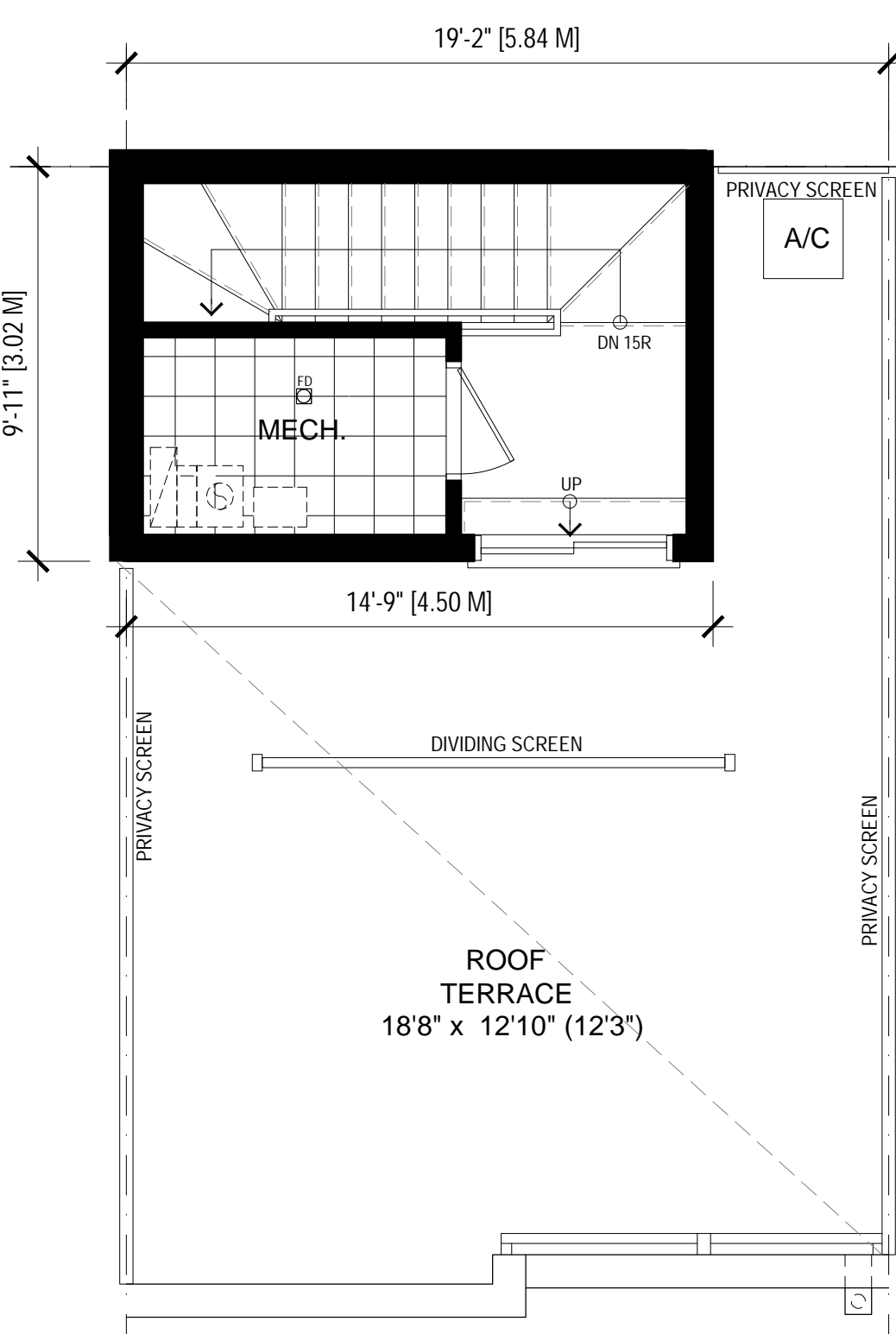
MODEL SG-E
ALT. THIRD FLOOR PART PLAN
SCALE: 1:50



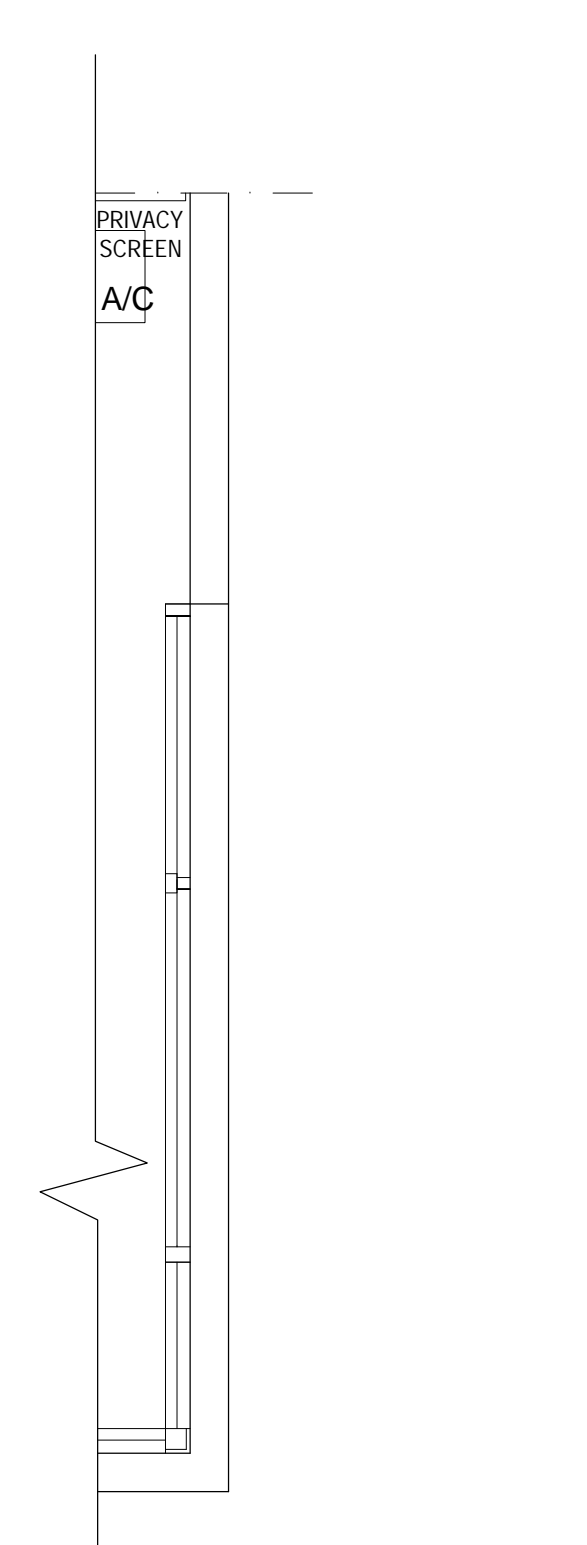
MODEL SG
FOURTH FLOOR PLAN
SCALE: 1:50



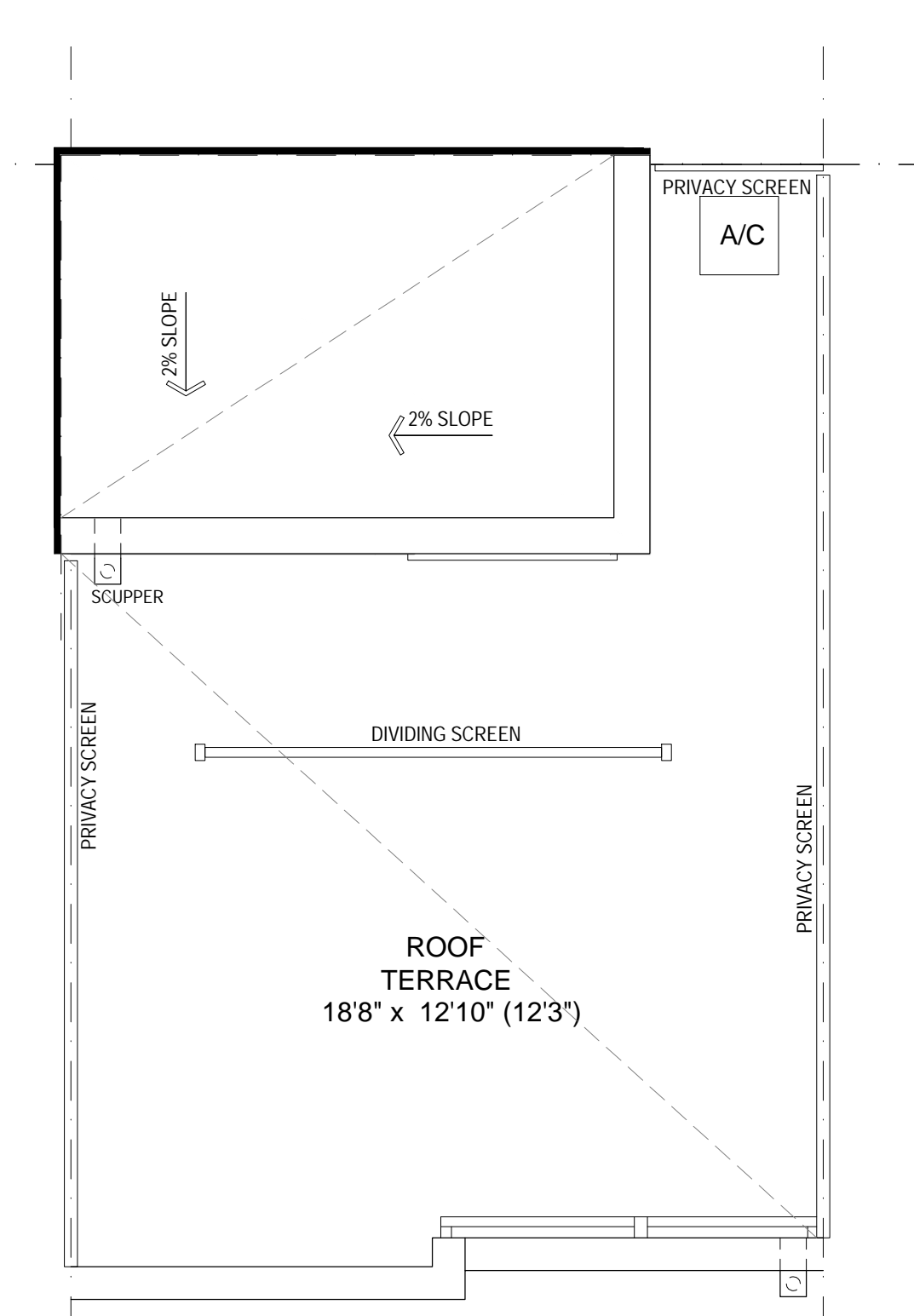
MODEL SG-E
FOURTH FLOOR PART PLAN
SCALE: 1:50



MODEL SG
TERRACE FLOOR PLAN
SCALE: 1:50



MODEL SG-E
TERRACE FLOOR PART PLAN
SCALE: 1:50



MODEL SG
ROOF PLAN
SCALE: 1:50

no.	date	revision
1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
MDL SG & SG-E
3RD AND 4TH FLOOR PLANS
TERRACE AND ROOF PLANS
BLOCKS 1, 2, 3, 4 & 5

scale 1:50
date FEB 2024
drawn SY
chk'd BB

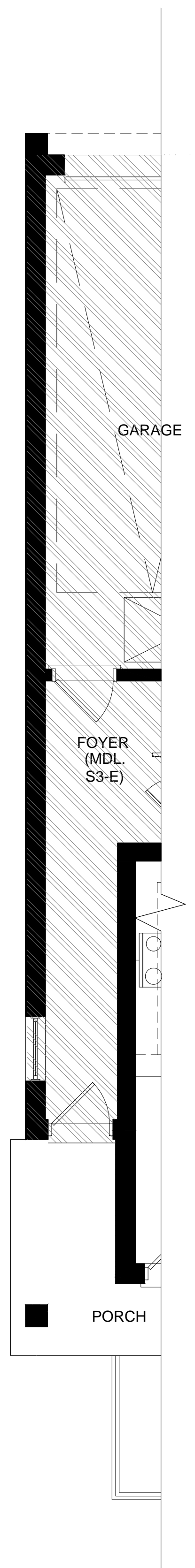
project number + **22.185**

A204

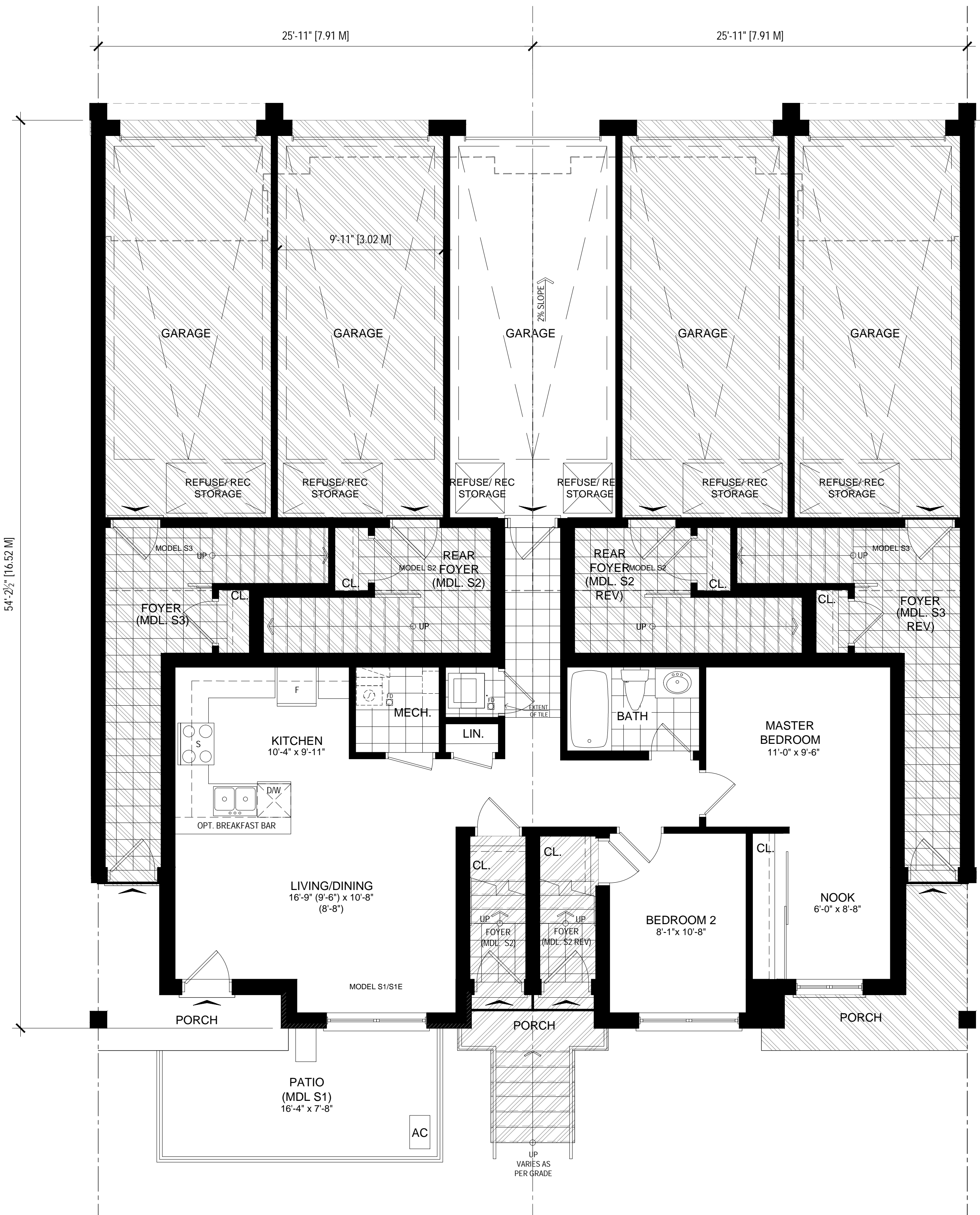
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DO NOT SCALE DRAWINGS

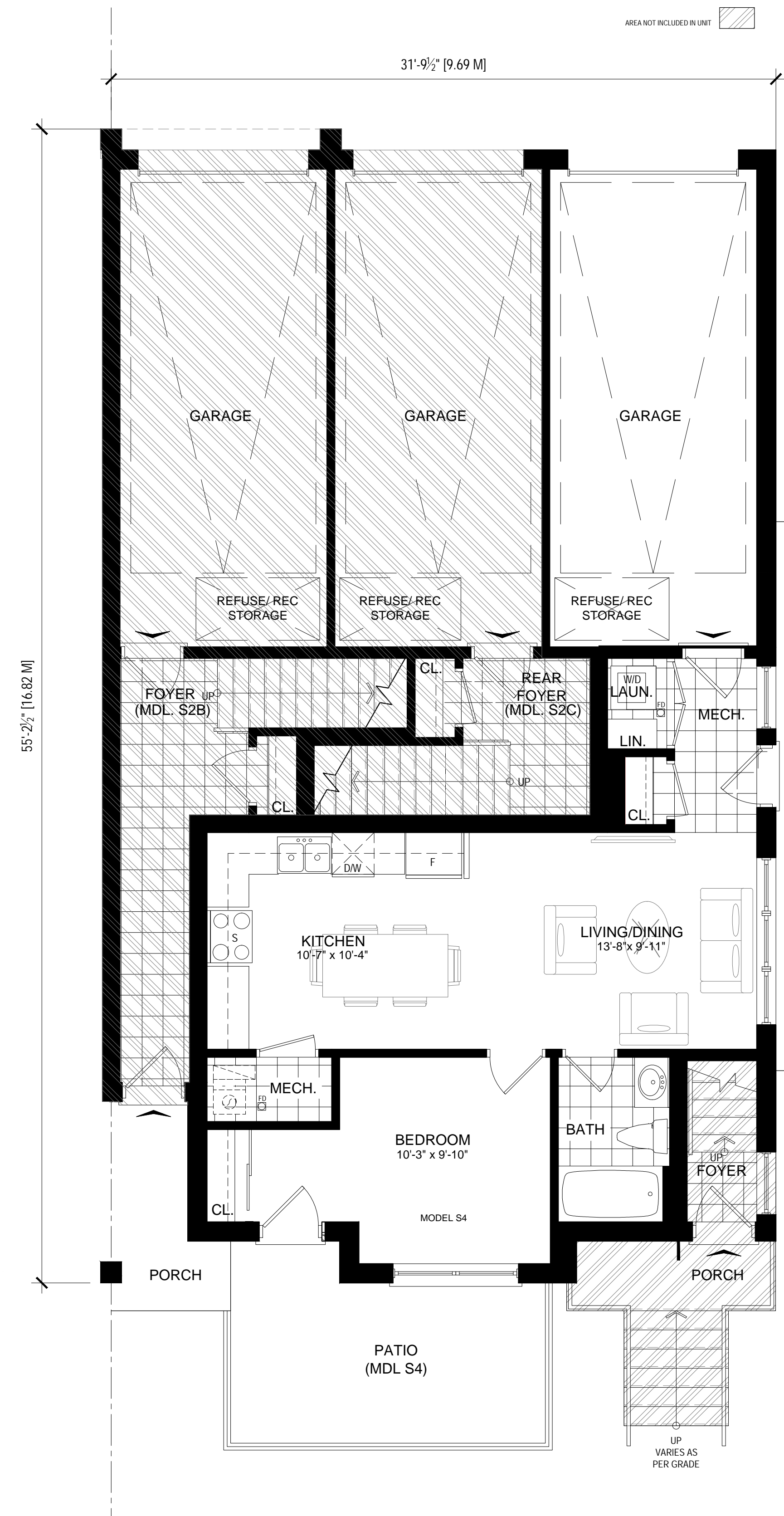


**MODEL S1-E/S3-E
GROUND FLOOR PLAN**
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.



**MODEL S1
GROUND FLOOR PLAN**
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

GFAS - MODEL S1/S1E		
GROUND FLOOR	900.80 SF	83.69 M ²
TOTAL	900.80 SF	83.69 M ²
OPEN TO BELOW	0 SF	0 M ²



**MODEL S4
GROUND FLOOR PLAN**
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

GFAS - MODEL S4		
GROUND FLOOR	410.09 SF	38.48 M ²
TOTAL	410.09 SF	38.48 M ²
OPEN TO BELOW	0 SF	0 M ²

no.	date	revision
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owner
**BROCK - ZENTS
PARTNERSHIP**
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
**MDL S1/S1E, S3-E & S4
GROUND FLOOR PLANS
BLOCKS 6, 7, 8, 9 & 10**

scale 1:50
date FEB 2024
drawn SY
chk'd BB

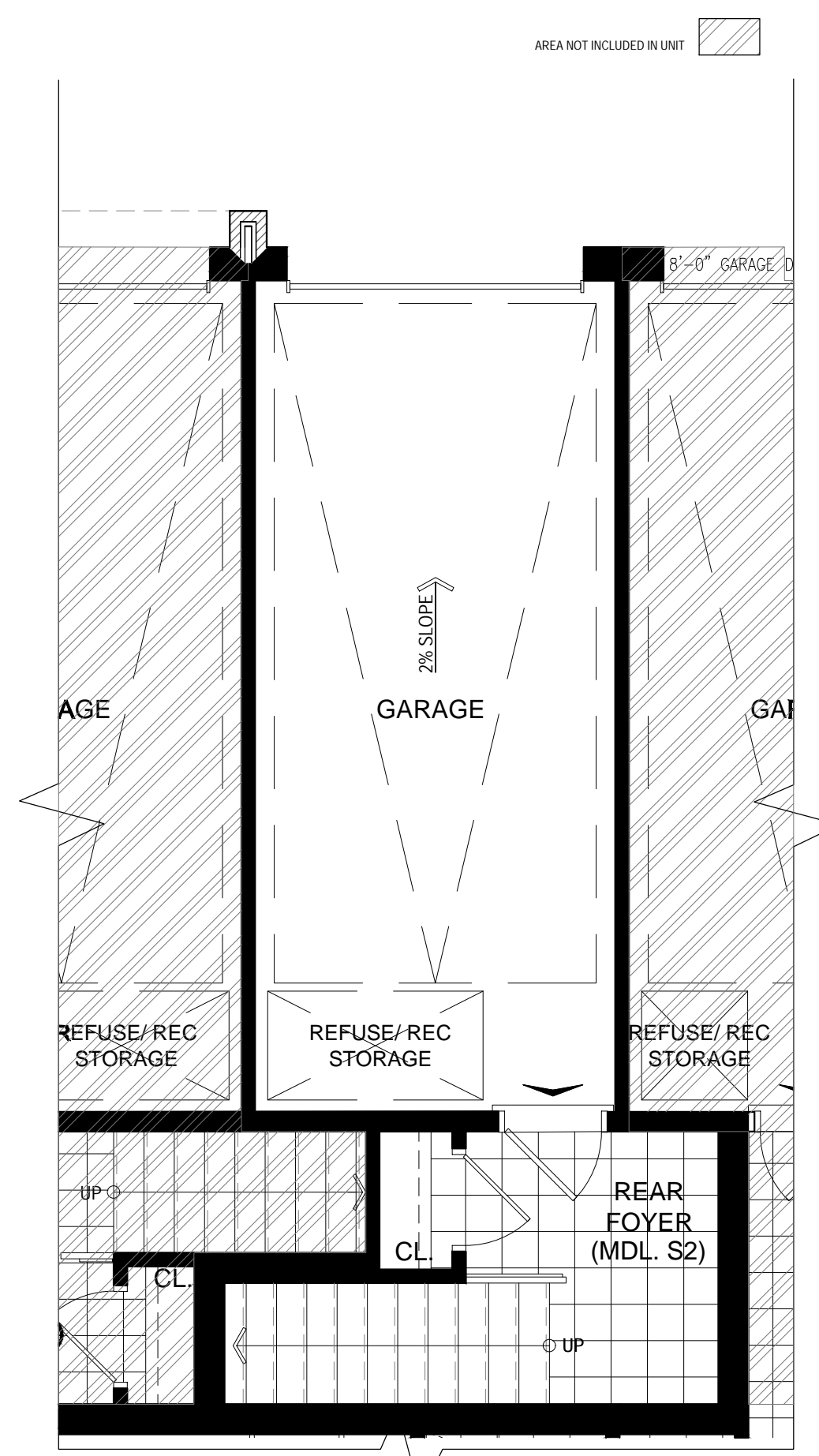
A205

project number + **22.185**

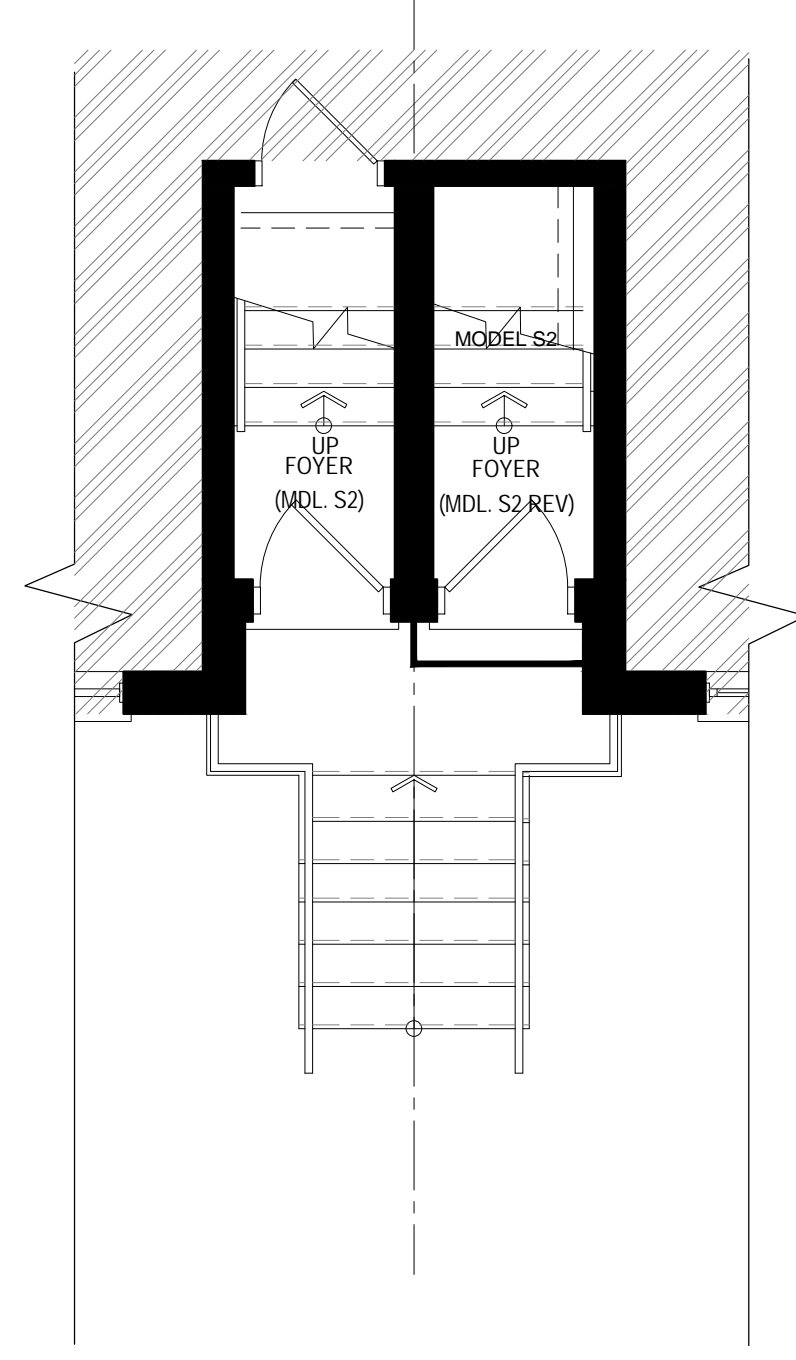
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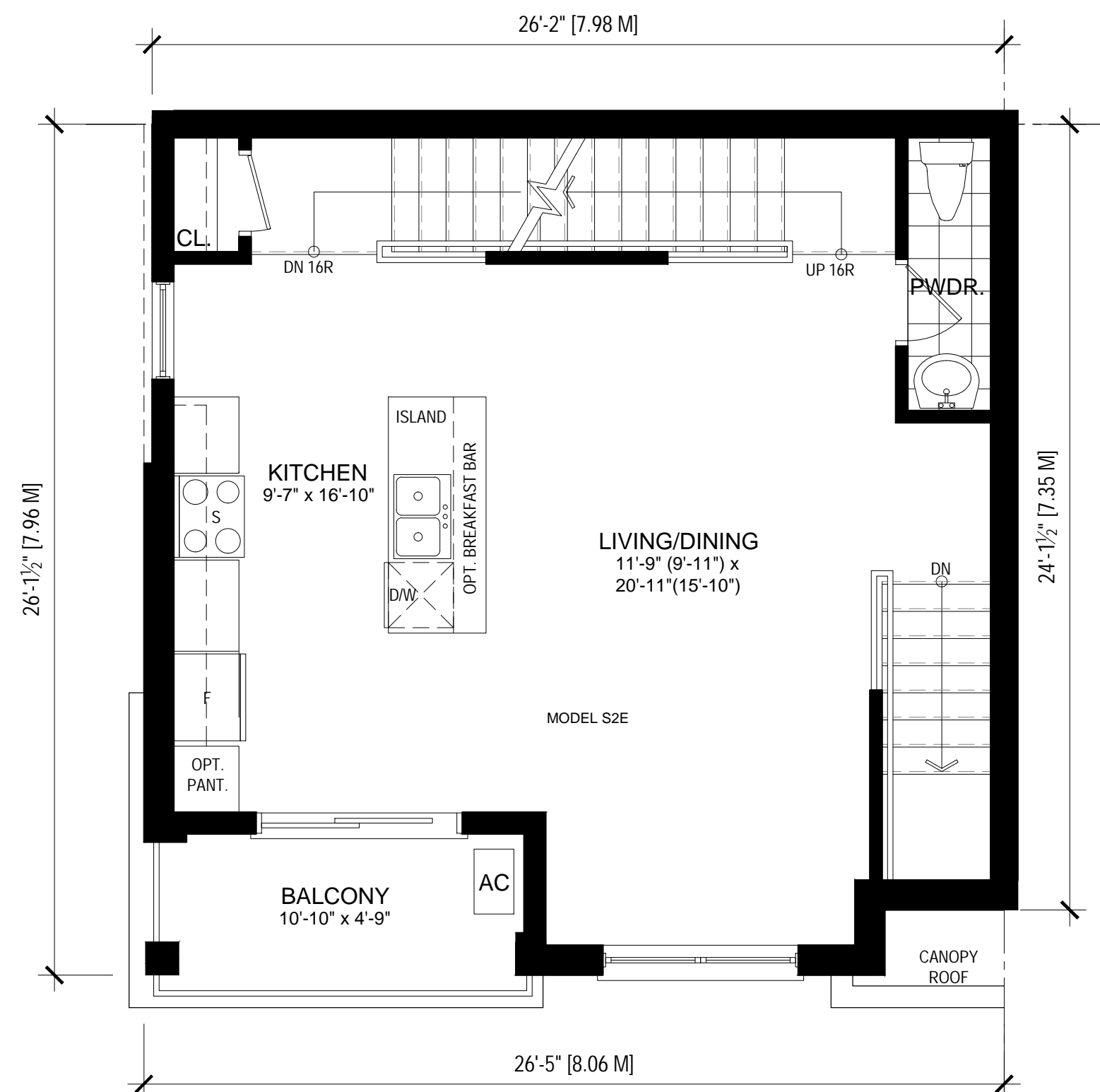
DO NOT SCALE DRAWINGS



MODEL S2
GROUND FLOOR PLAN - REAR ENTRY
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.



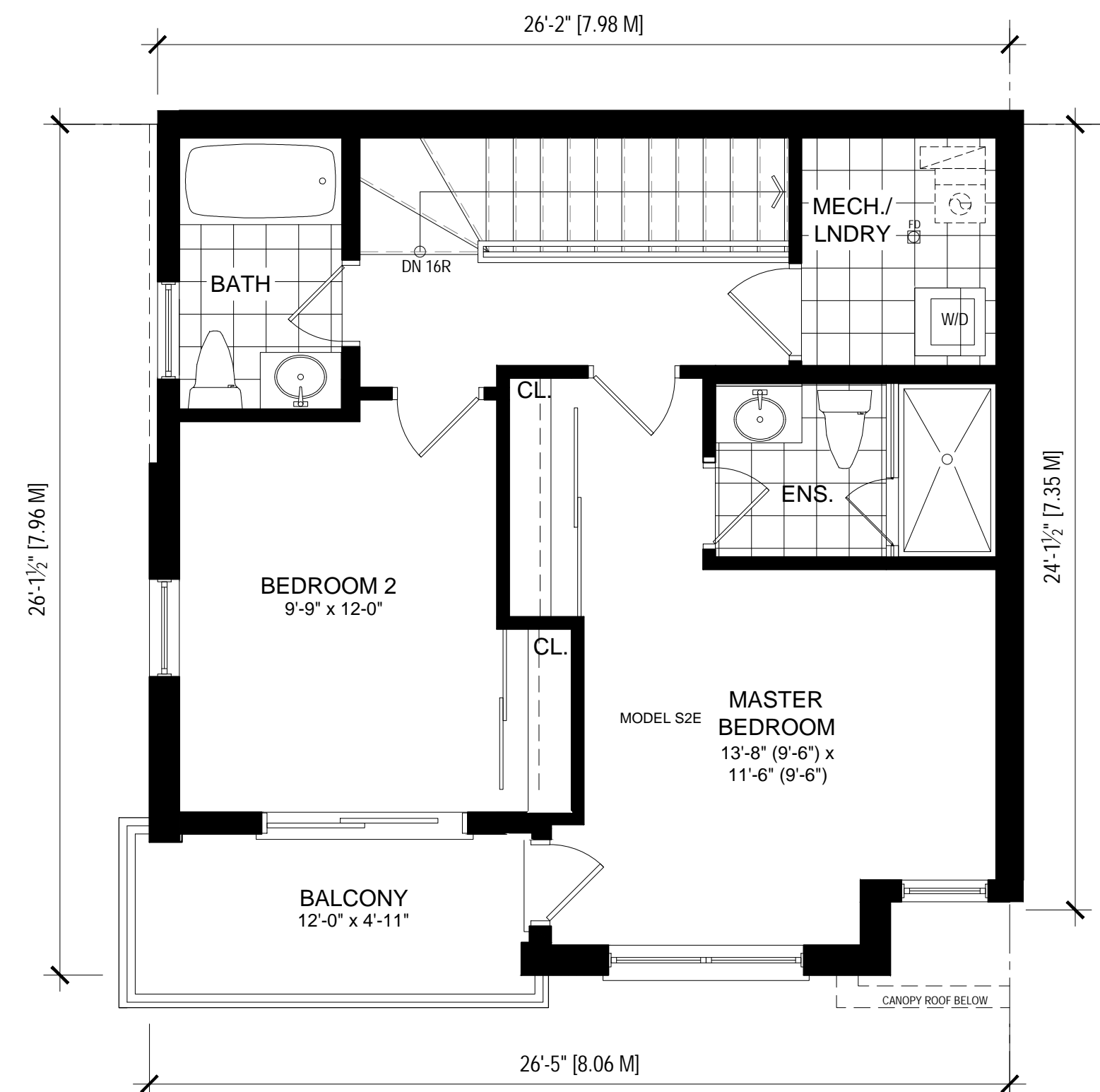
MODEL S2
GROUND FLOOR PLAN - FRONT ENTRY
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.



MODEL S2-E
SECOND FLOOR PLAN

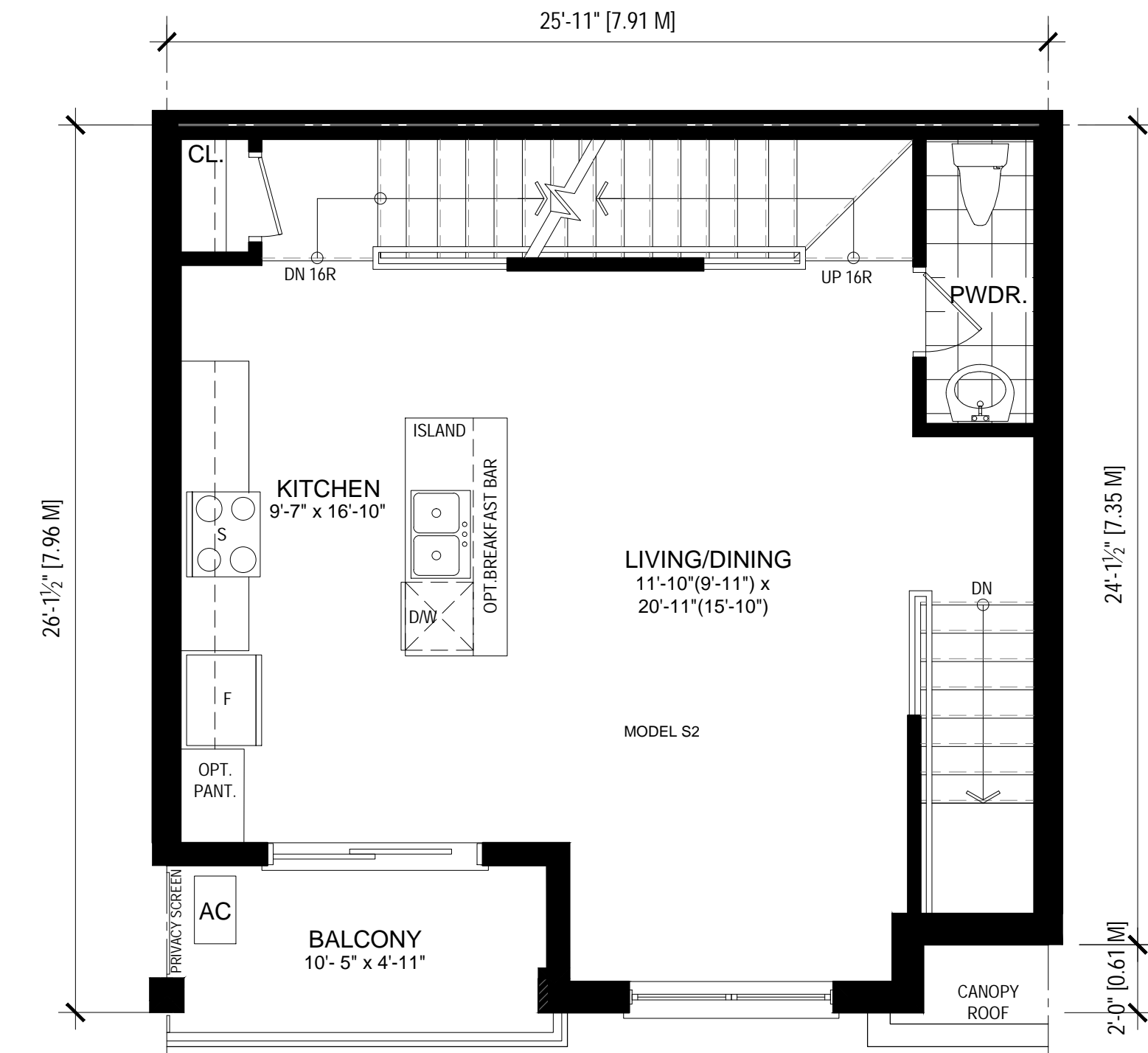
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

GFAS - MODEL S2E	
ENTRY	32.09 SF 2.98 M2
ENTRY GARAGE	101.19 SF 9.40 M2
SECOND FLOOR	630.41 SF 58.57 M2
THIRD FLOOR	629.43 SF 58.48 M2



MODEL S2-E
THIRD FLOOR PLAN

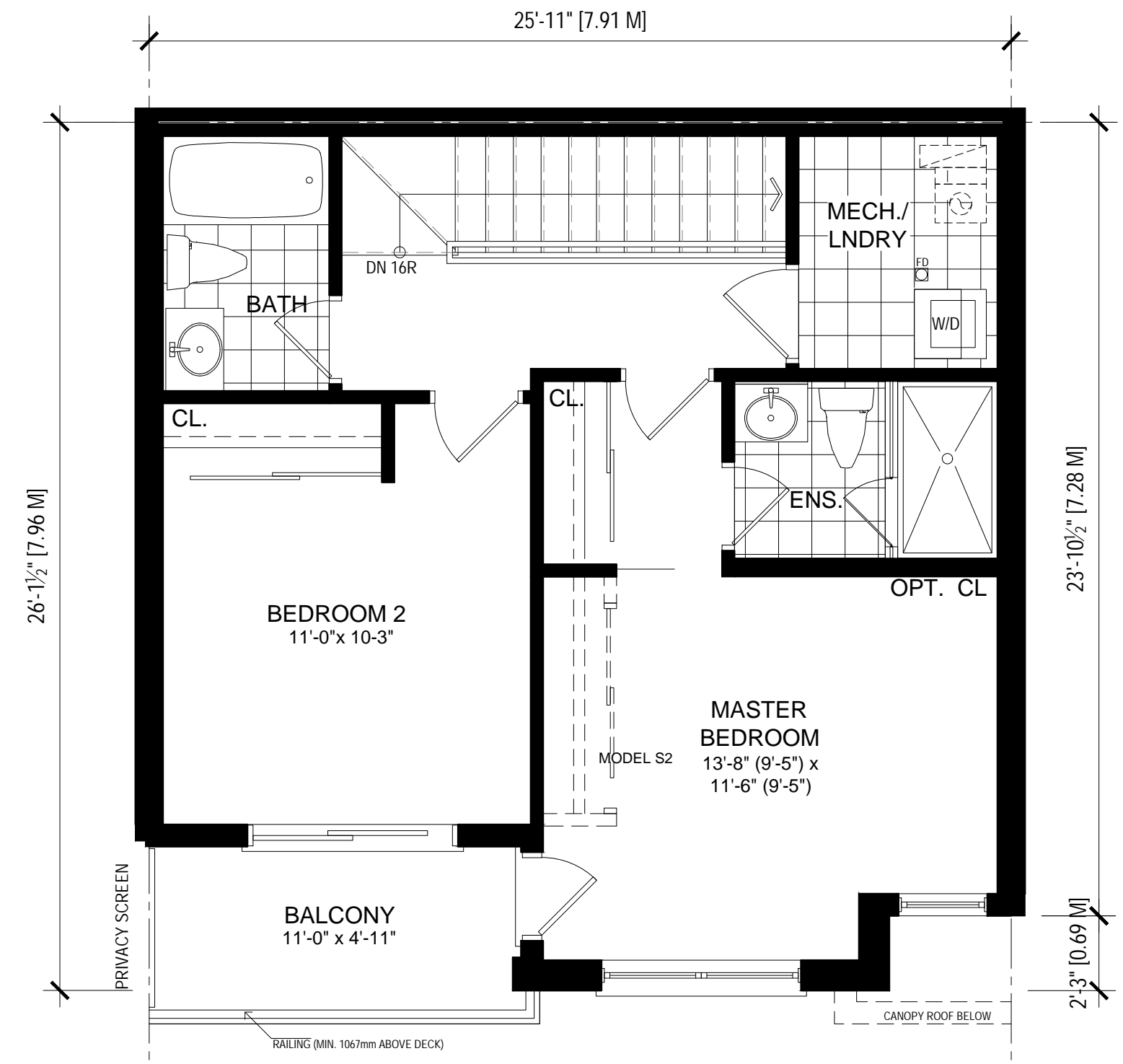
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.



MODEL S2
SECOND FLOOR PLAN

SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

GFAS - MODEL S2	
ENTRY	32.09 SF 2.98 M2
ENTRY GARAGE	101.19 SF 9.40 M2
SECOND FLOOR	622.24 SF 57.81 M2
THIRD FLOOR	621.17 SF 57.71 M2
TOTAL	1376.70 SF 127.90 M2
OPEN TO BELOW	0 SF 0 M2



MODEL S2
THIRD FLOOR PLAN

SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

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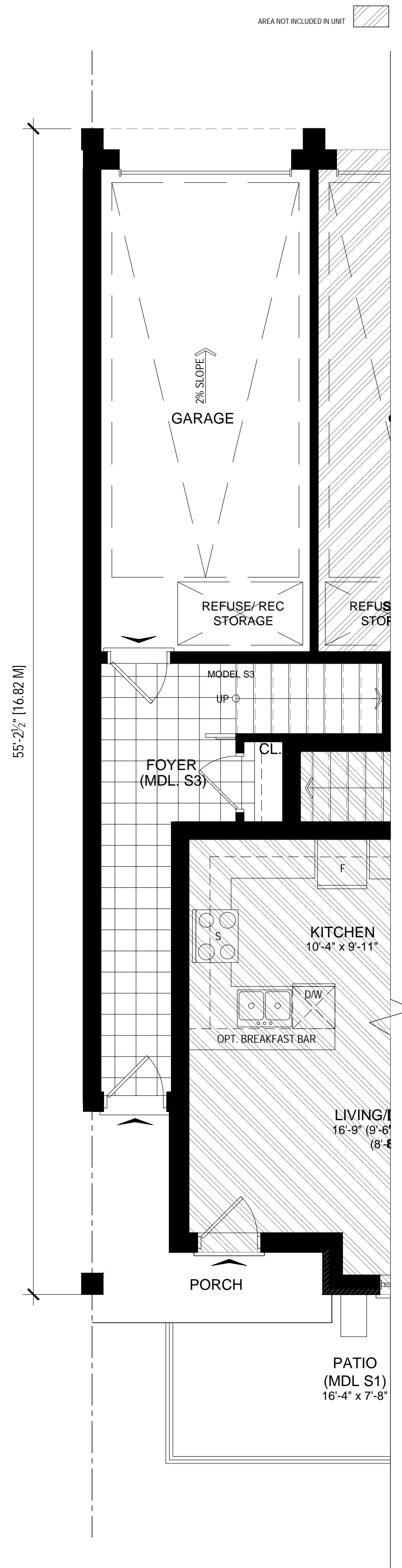
owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

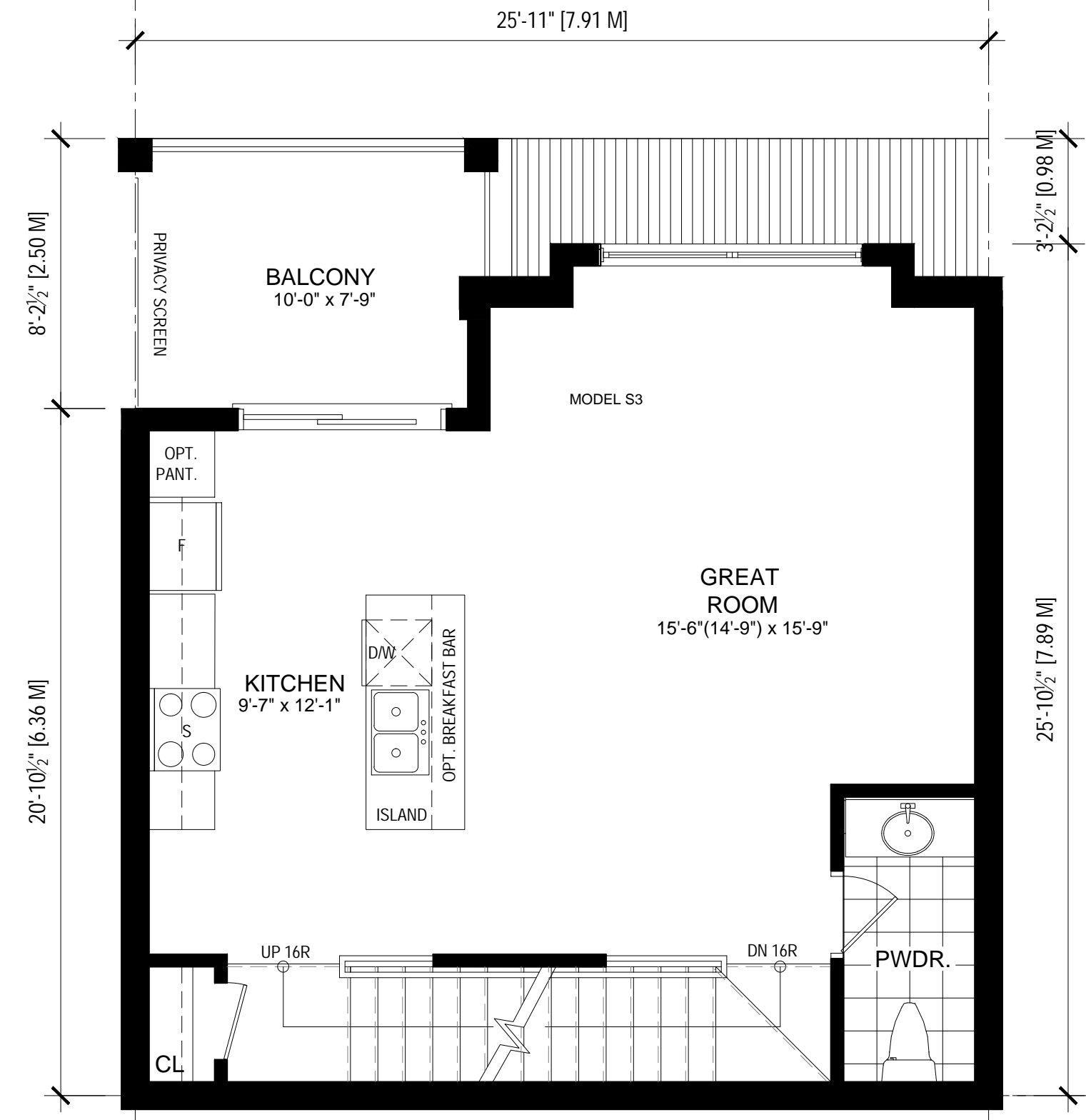
drawing
MDL S2/S2E
2ND & 3RD FLOOR PLANS
BLOCKS 6, 7, 8, 9 & 10

scale 1:50
date FEB 2024
drawn SY
chk'd BB
project number 22.185

A206

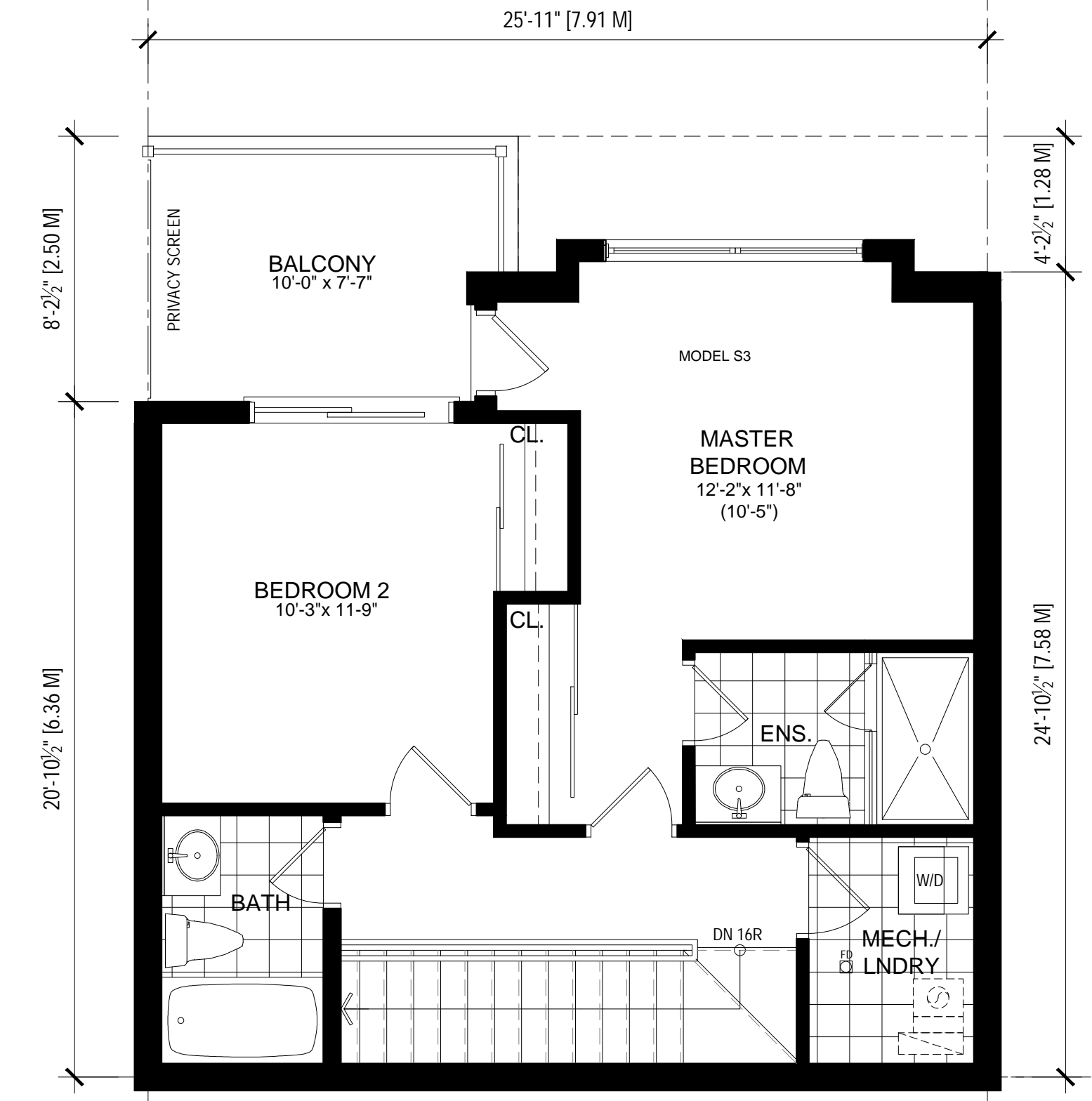


MODEL S3
GROUND FLOOR PLAN - FRONT ENTRY
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

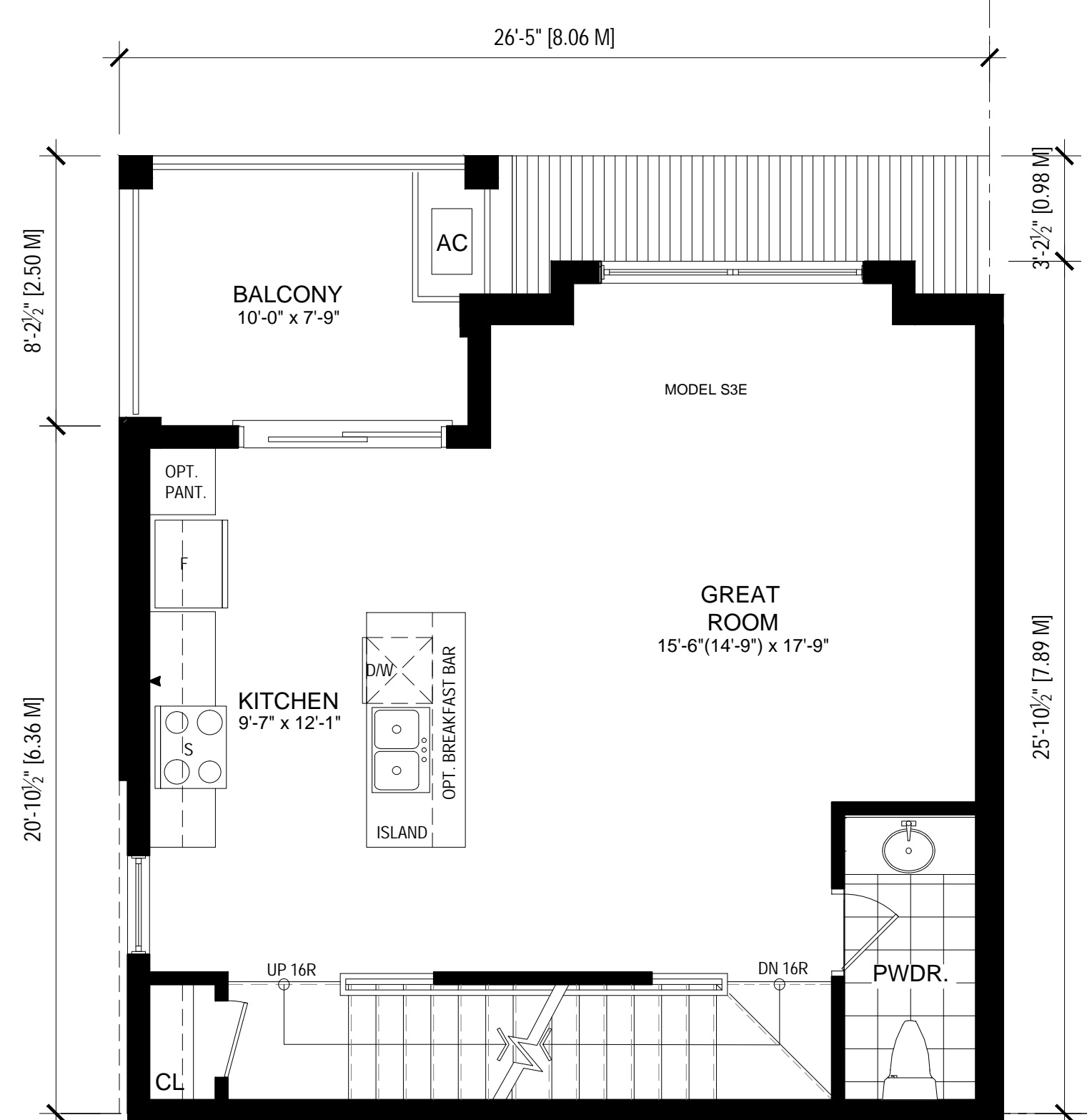


MODEL S3
SECOND FLOOR PLAN
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

GFAS - MODEL S3			
ENTRY	155.34 SF	14.43 M ²	
SECOND FLOOR	616.03 SF	57.23 M ²	
THIRD FLOOR	616.03 SF	57.23 M ²	
TOTAL	1387.40 SF	128.89 M ²	
OPEN TO BELOW	0 SF	0 M ²	

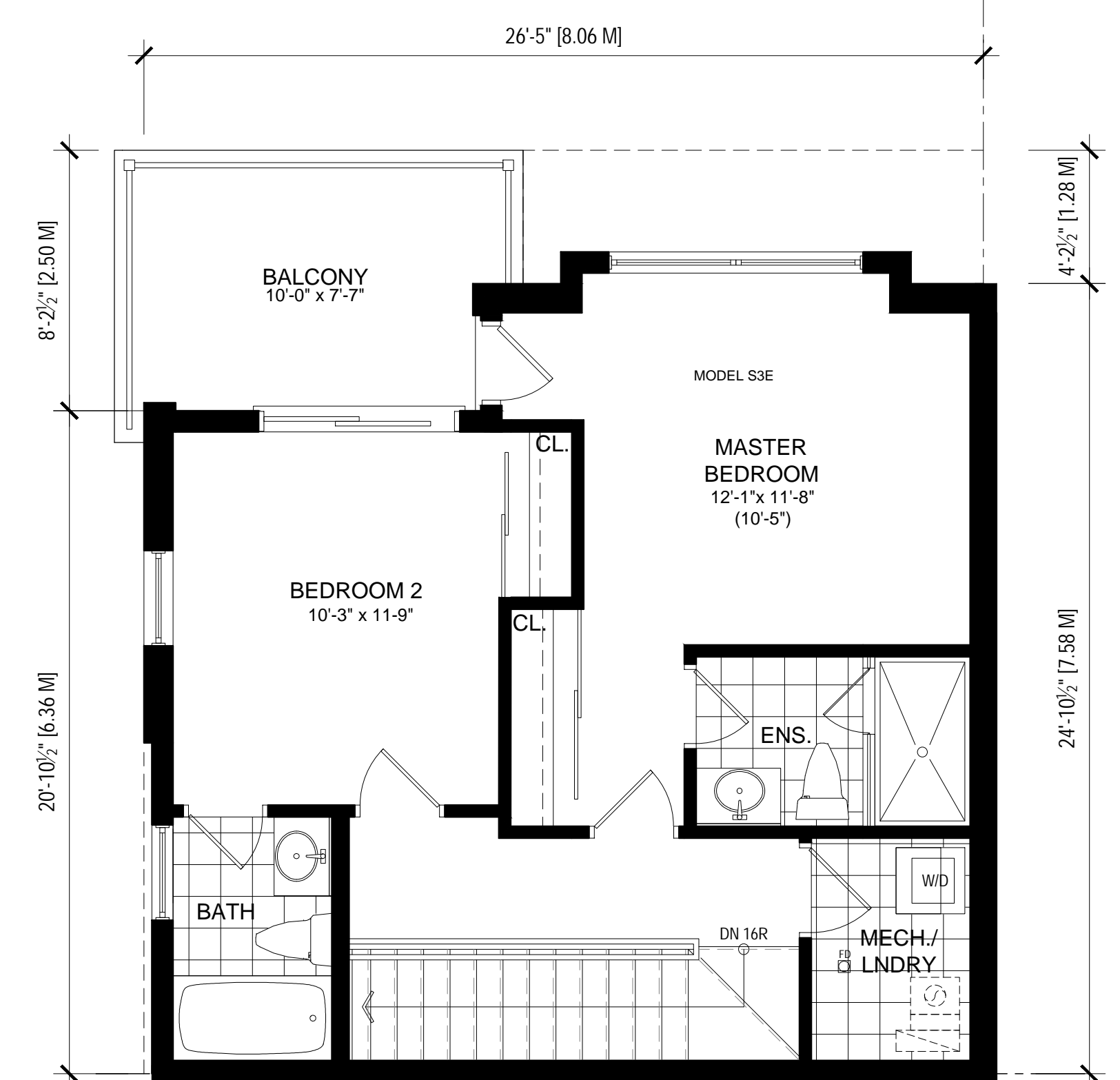


MODEL S3
THIRD FLOOR PLAN
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.



MODEL S3-E
SECOND FLOOR PLAN
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

GFAS - MODEL S3E			
ENTRY	167.24 SF	15.54 M ²	
SECOND FLOOR	626.51 SF	58.20 M ²	
THIRD FLOOR	624.05 SF	57.98 M ²	
TOTAL	1417.81 SF	131.72 M ²	
OPEN TO BELOW	0 SF	0 M ²	



MODEL S3-E
THIRD FLOOR PLAN
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

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- DO NOT SCALE DRAWINGS**

no.	date	revision
1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION



770 BROWN'S LINE, TORONTO, ON M5W 3W2 T(416) 252-5479 F(416) 252-9637

owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
MDL S3/S3E
2ND & 3RD FLOOR PLANS
BLOCKS 6, 7, 8, 9 & 10

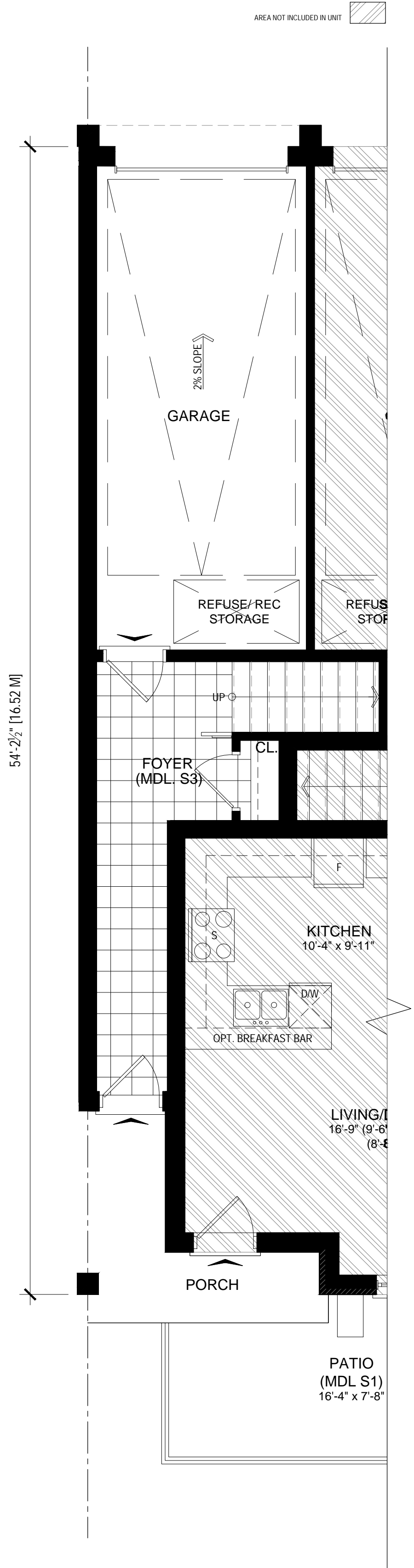
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drawn SY
chk'd BB
project number **22.185**

A207

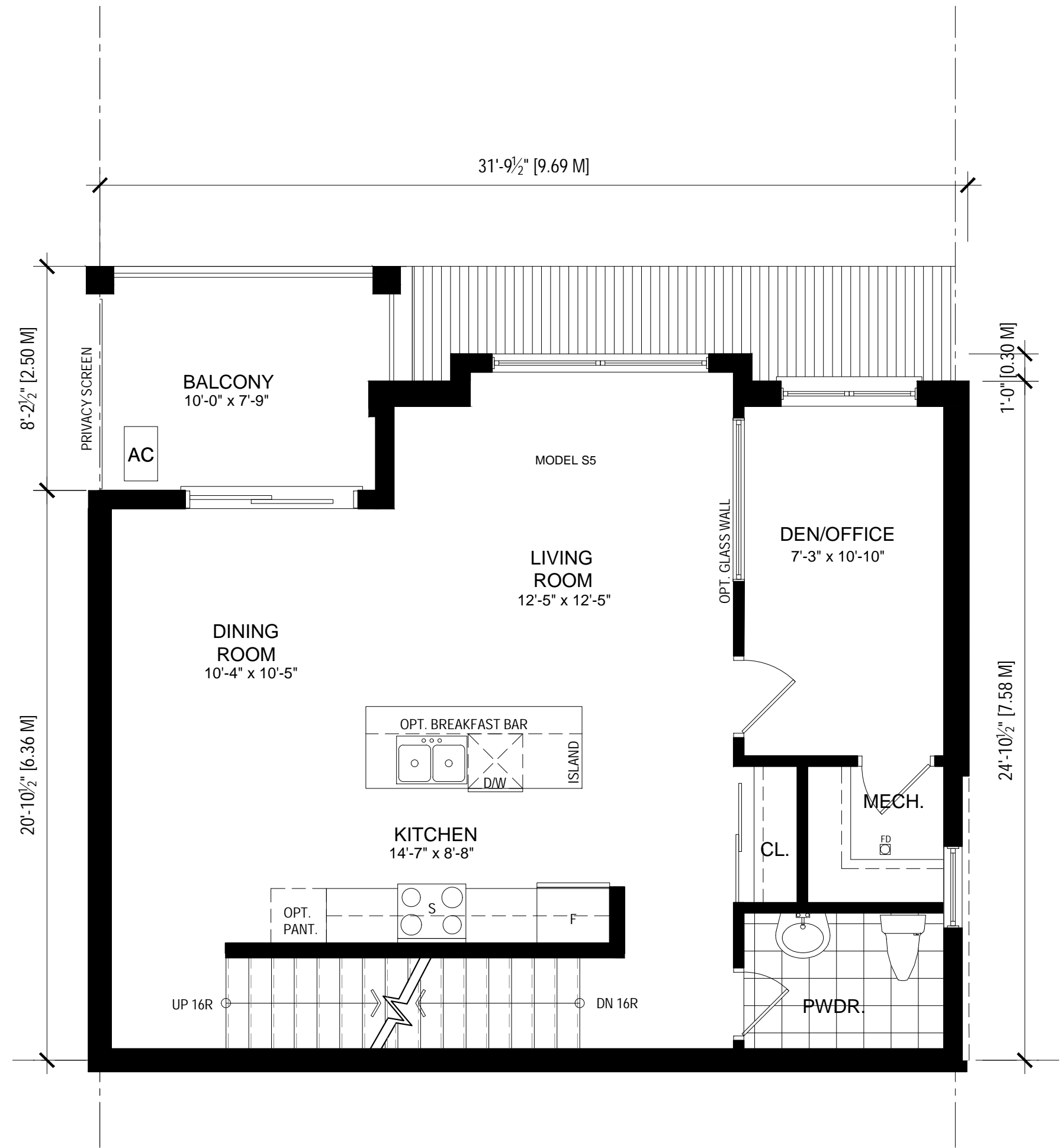
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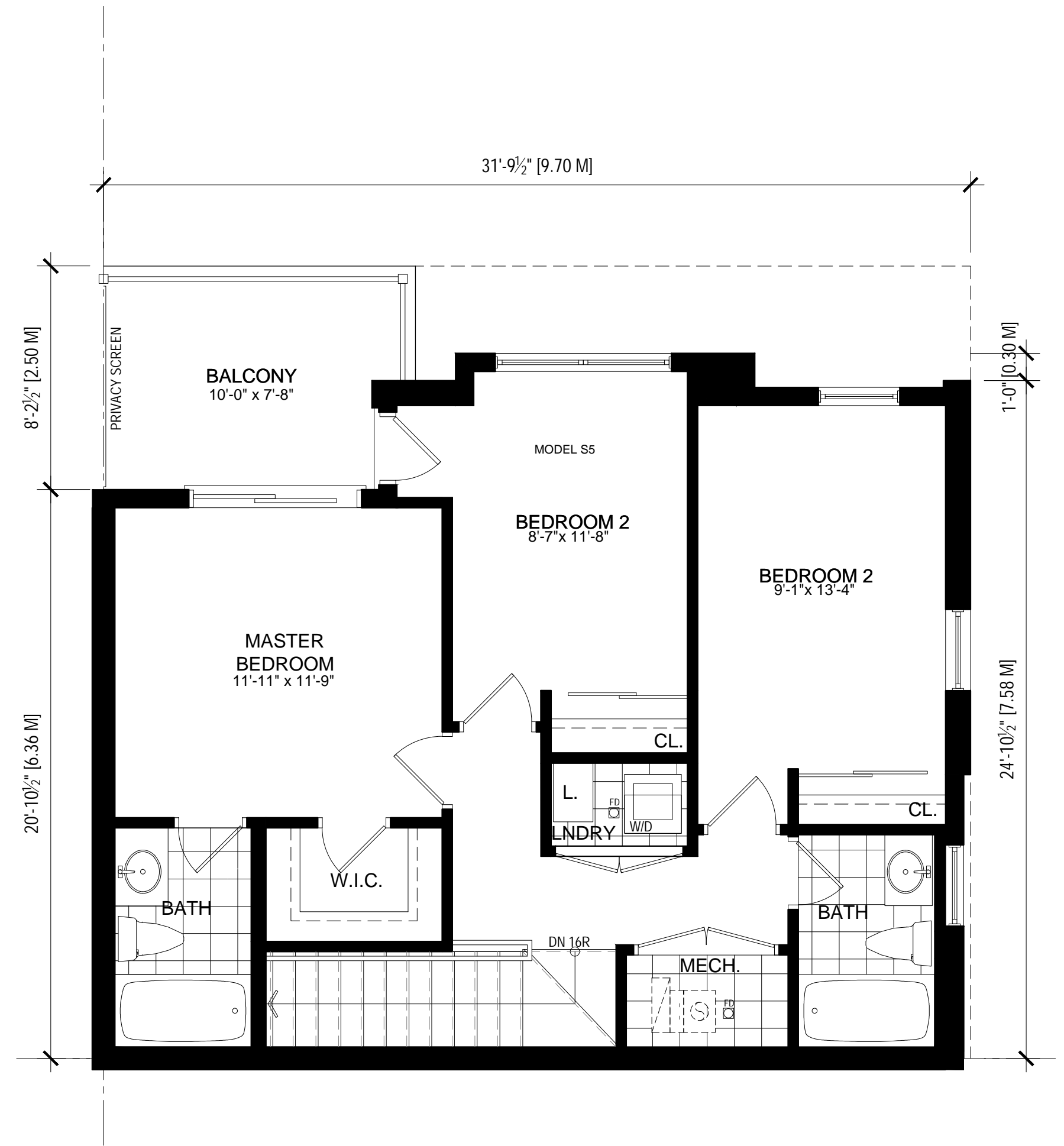


MODEL S5
GROUND FLOOR PLAN - FRONT ENTRY
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.



MODEL S5
SECOND FLOOR PLAN
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

GFAS - MODEL S5		
ENTRY	158.68 SF	14.74 M ²
SECOND FLOOR	757.82 SF	70.40 M ²
THIRD FLOOR	757.80 SF	70.40 M ²
TOTAL	1674.30 SF	155.53 M ²
OPEN TO BELOW	0 SF	0 M ²



MODEL S5
THIRD FLOOR PLAN
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

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owner
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181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
MDL S5
2ND & 3RD FLOOR PLANS
BLOCKS 6, 7, 8, 9 & 10

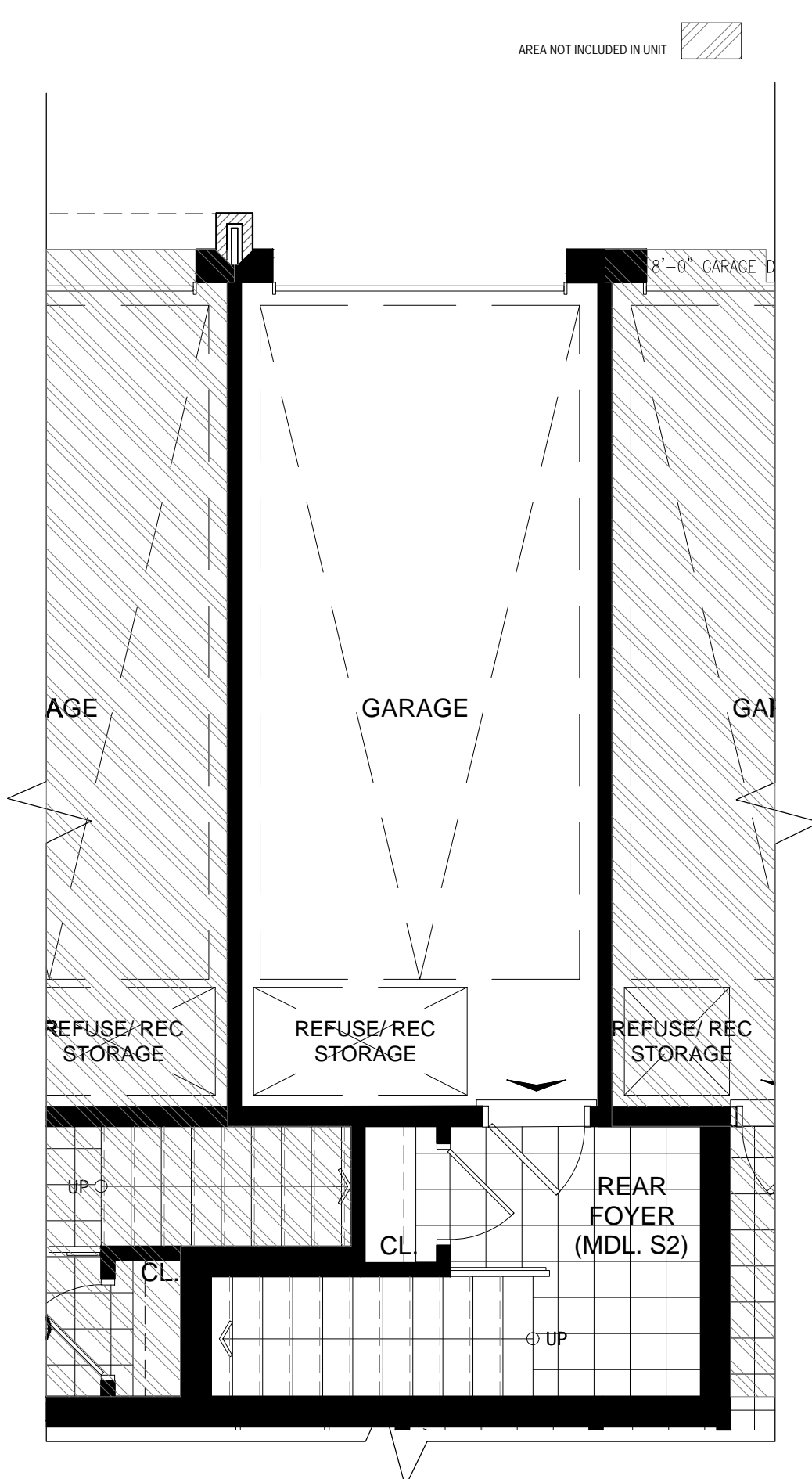
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drawn SY
chk'd BB
project number 22.185

A208

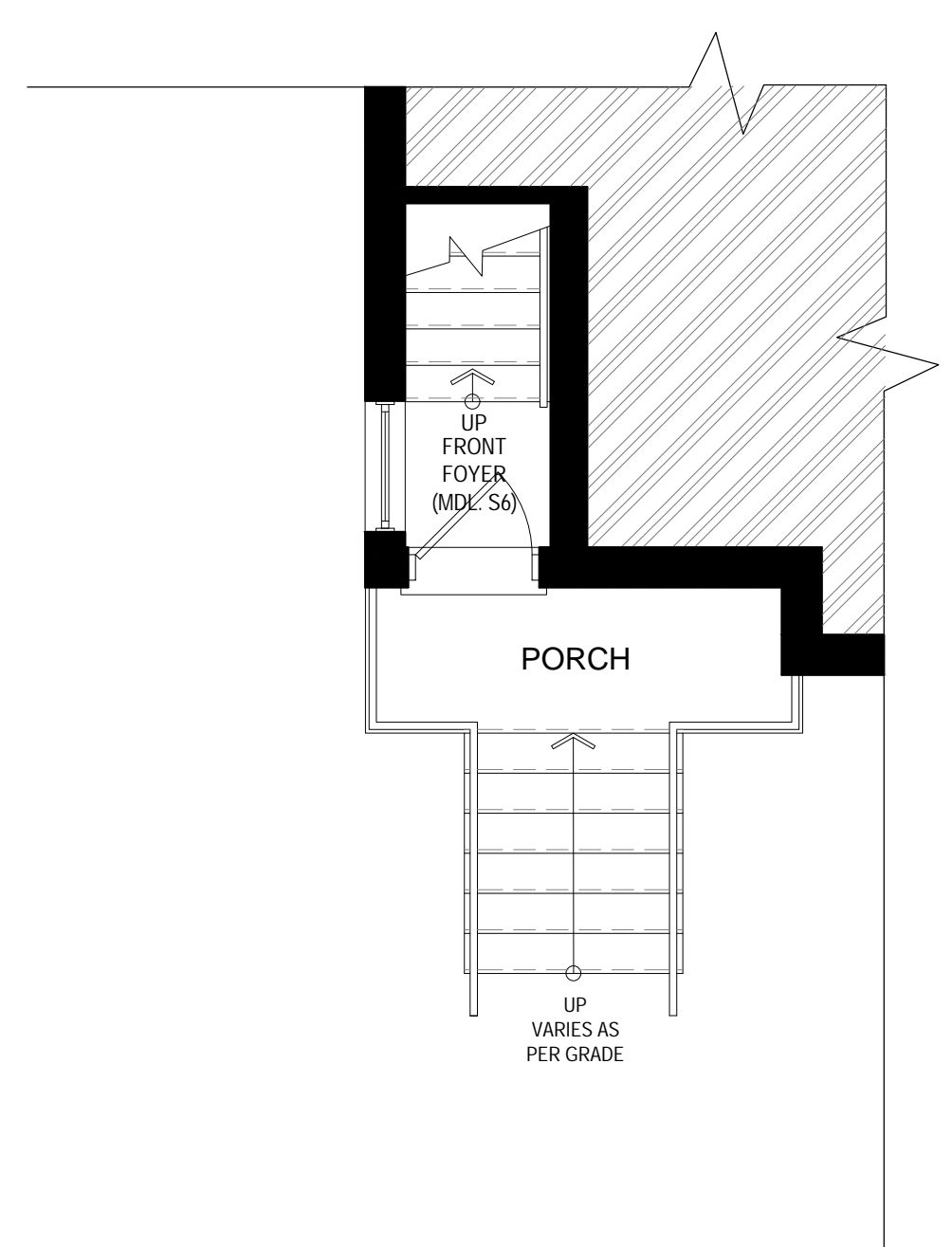
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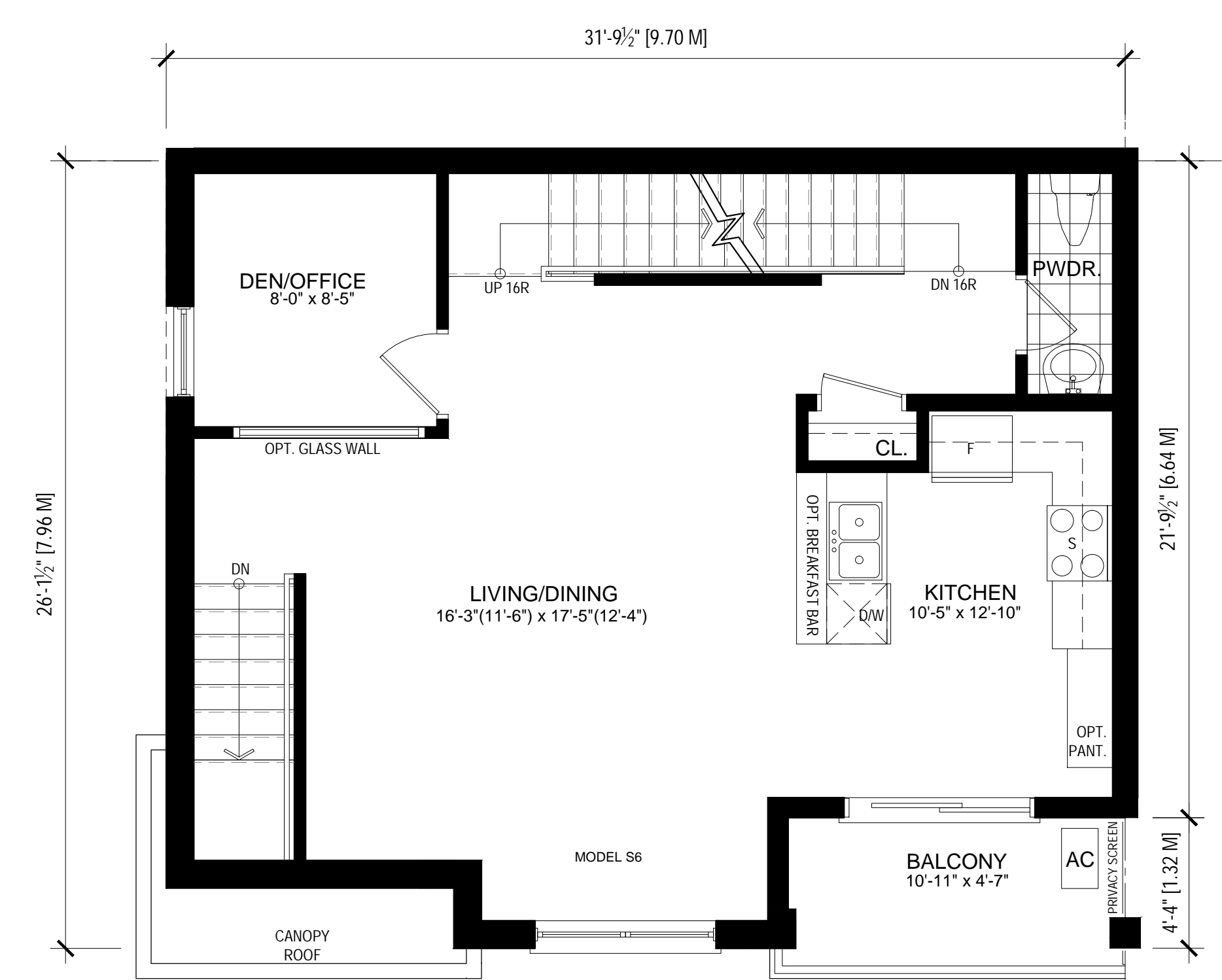
DO NOT SCALE DRAWINGS



MODEL S6
GROUND FLOOR PLAN - REAR ENTRY
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

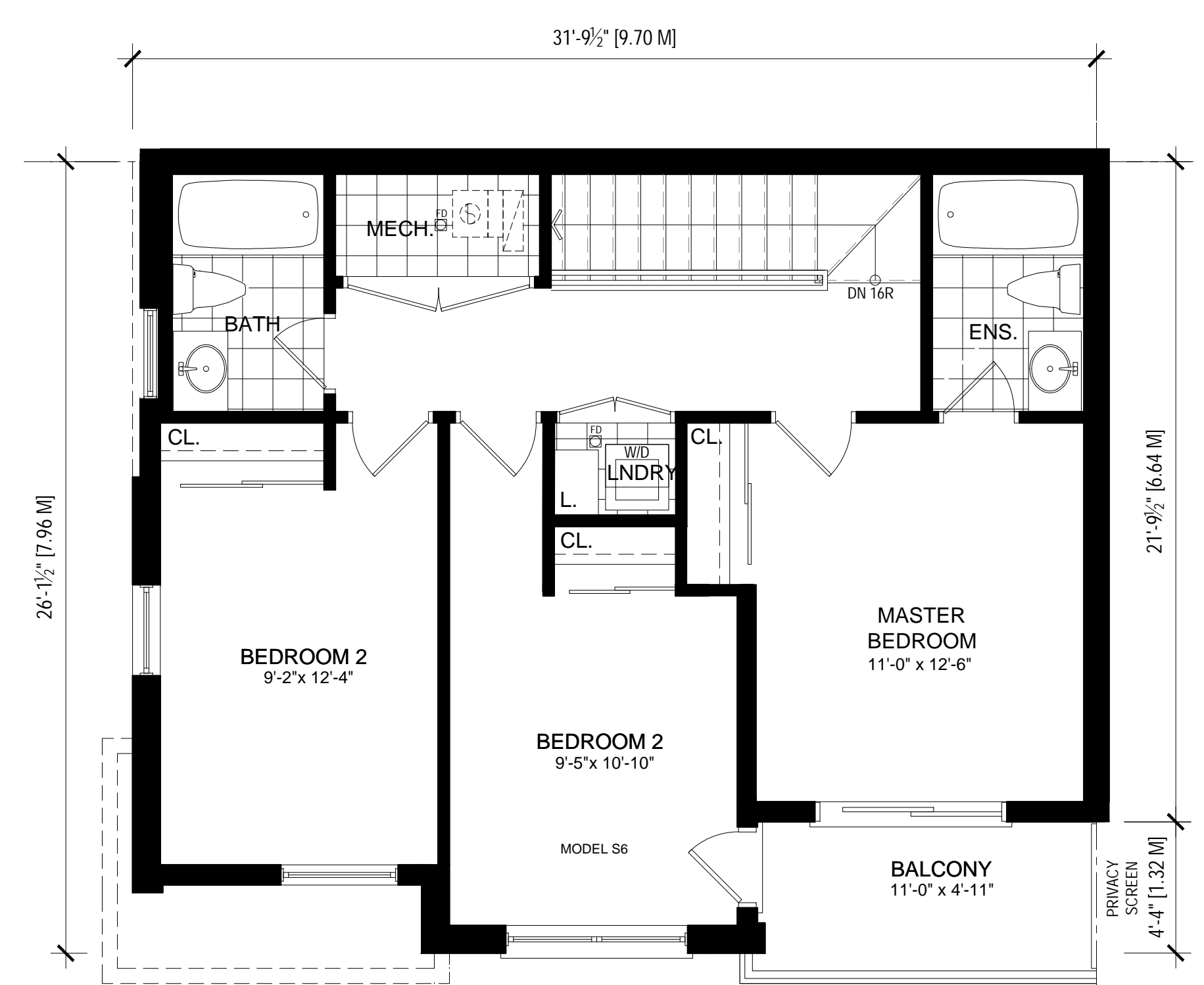


MODEL S6
GROUND FLOOR PLAN - FRONT ENTRY
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.



MODEL S6
SECOND FLOOR PLAN
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

GFAS - MODEL S6			
ENTRY	41.88 SF	3.89%	
ENTRY GARAGE	102.45 SF	9.52%	
SECOND FLOOR	761.10 SF	70.71%	
THIRD FLOOR	726.96 SF	70.53%	
TOTAL	1664.39 SF	154.63%	
OPEN TO BELOW	9 SF	0.8%	



MODEL S6
THIRD FLOOR PLAN
SCALE: 1:50
G.F.A: +/- 986 SQ.FT.

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owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

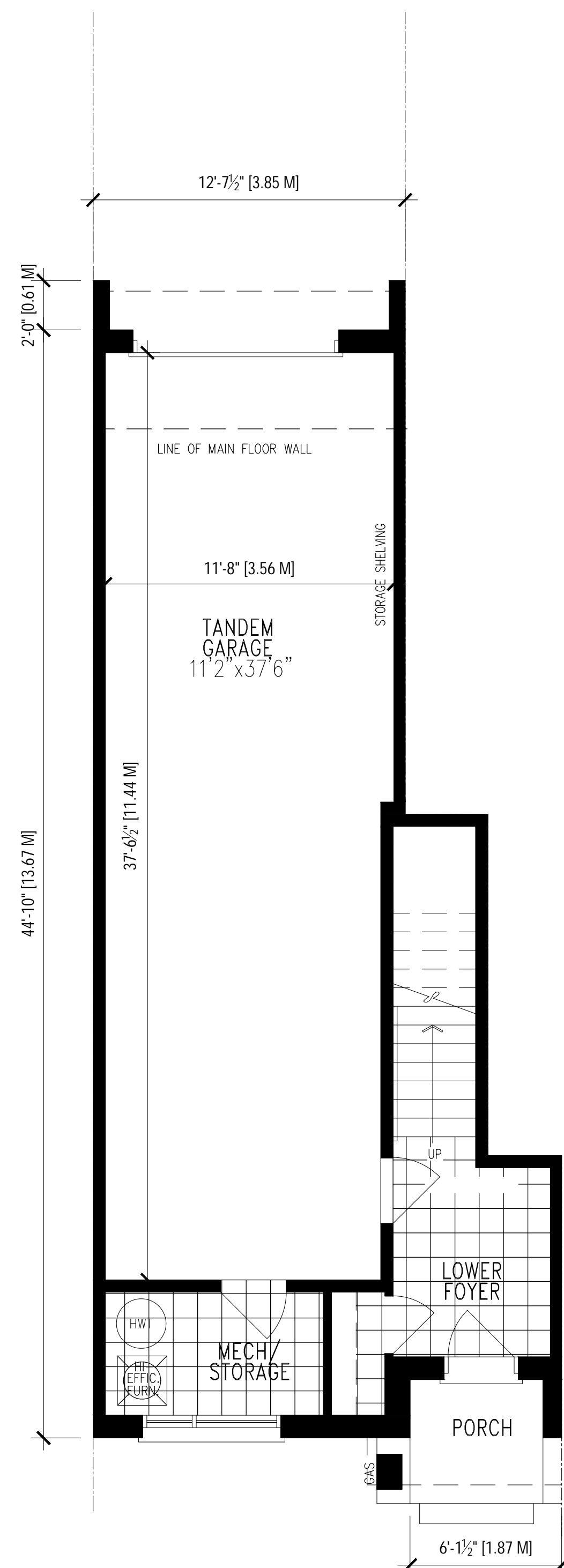
project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
MDL S6
2ND & 3RD FLOOR PLANS
BLOCKS 6, 7, 8, 9 & 10

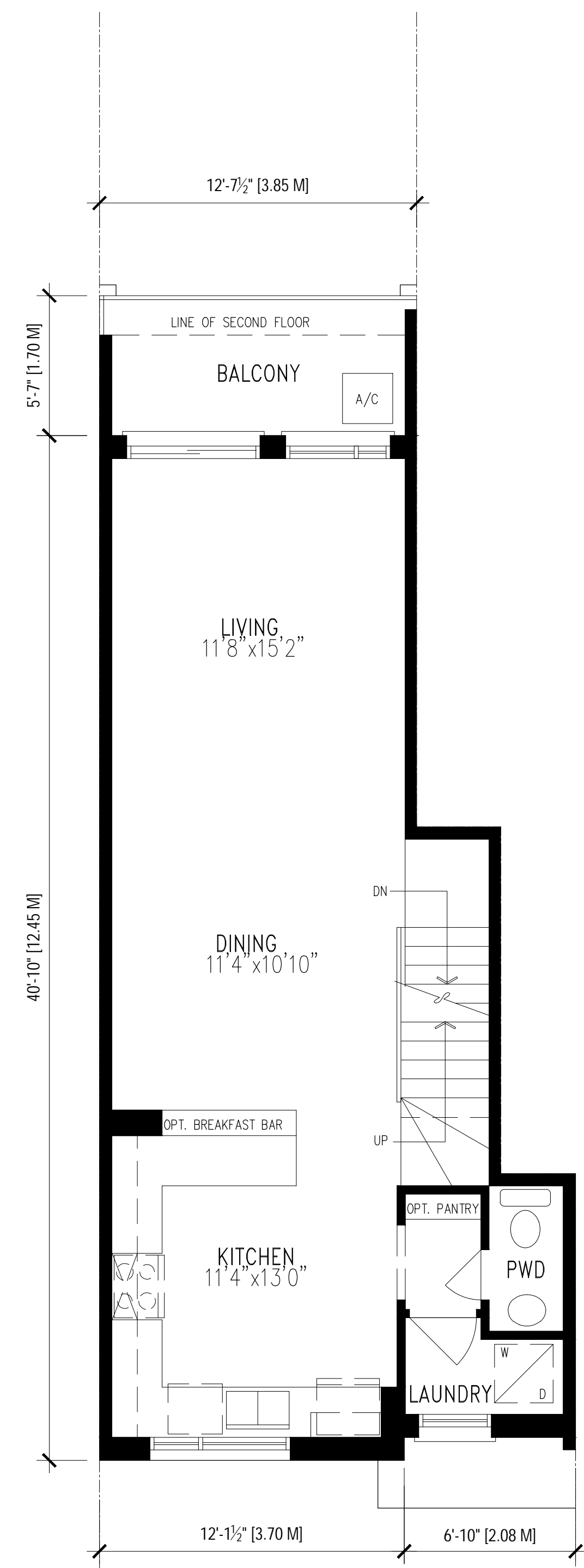
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date FEB 2024
drawn SY
chk'd BB
project number 22.185

A209

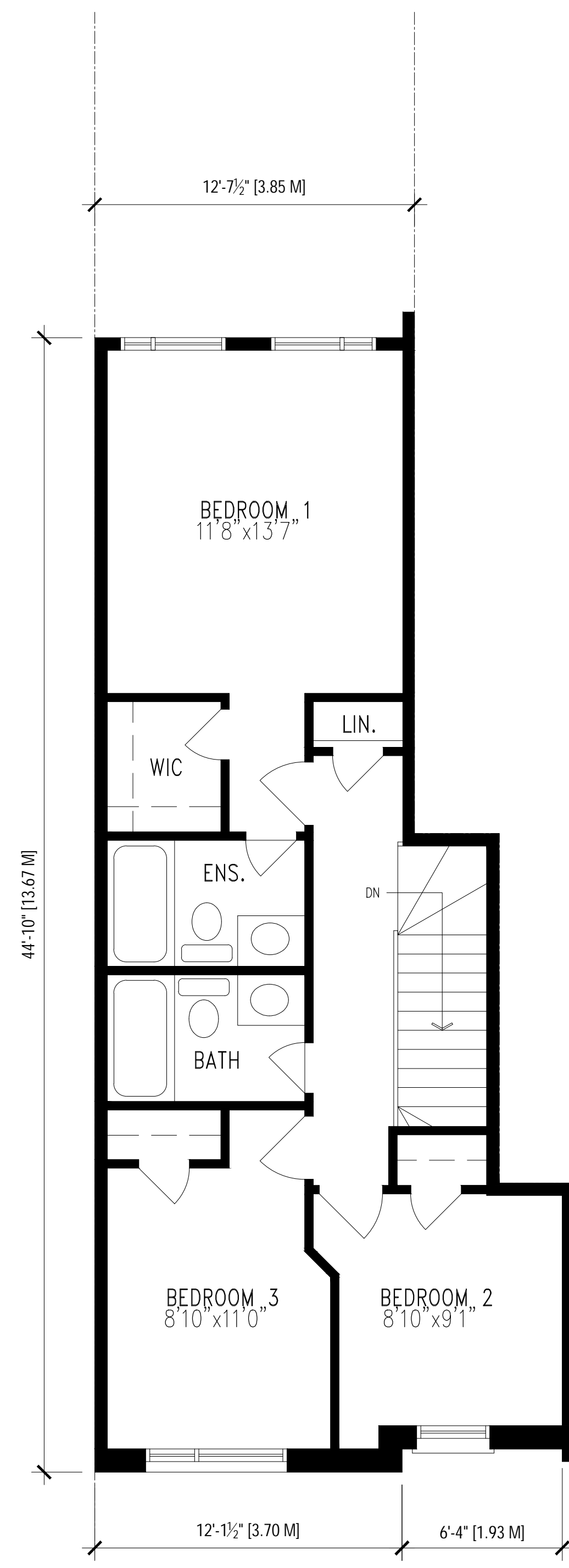
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- DO NOT SCALE DRAWINGS**



LOWER FLOOR
18.90 sq.m
203.43 sq.f



MAIN FLOOR
58.37 sq.m
628.29 sq.f



SECOND FLOOR
63.07 sq.m
678.88 sq.f

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION	
no.	date	revision	



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

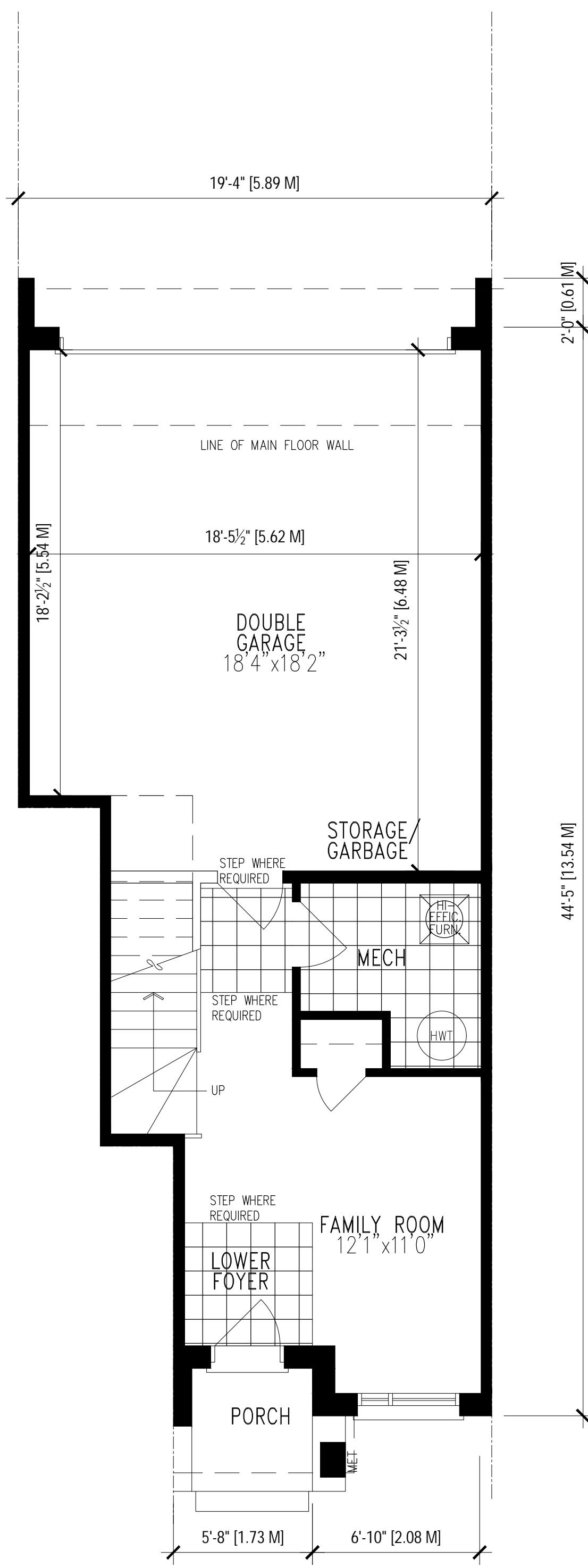
project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
MDL T2A
FLOOR PLANS
BLOCKS 11, 12, 13

scale 1:50
date FEB 2024
drawn SY
chk'd BB
project number **22.185**

A210

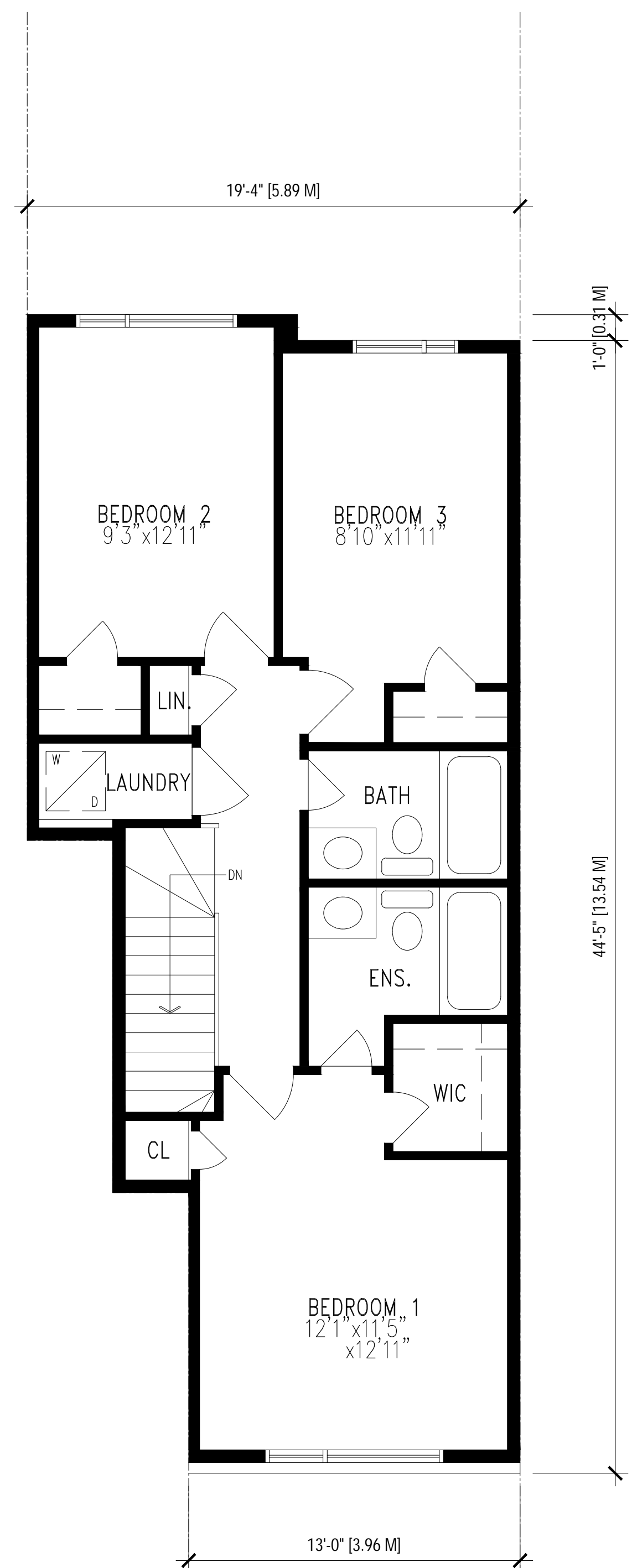
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- The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS**



LOWER FLOOR
28.92 sq.m
311.29 sq.f



MAIN FLOOR
61.80 sq.m
665.21 sq.f



SECOND FLOOR
69.98 sq.m
753.26 sq.f

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION	
no.	date	revision	



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

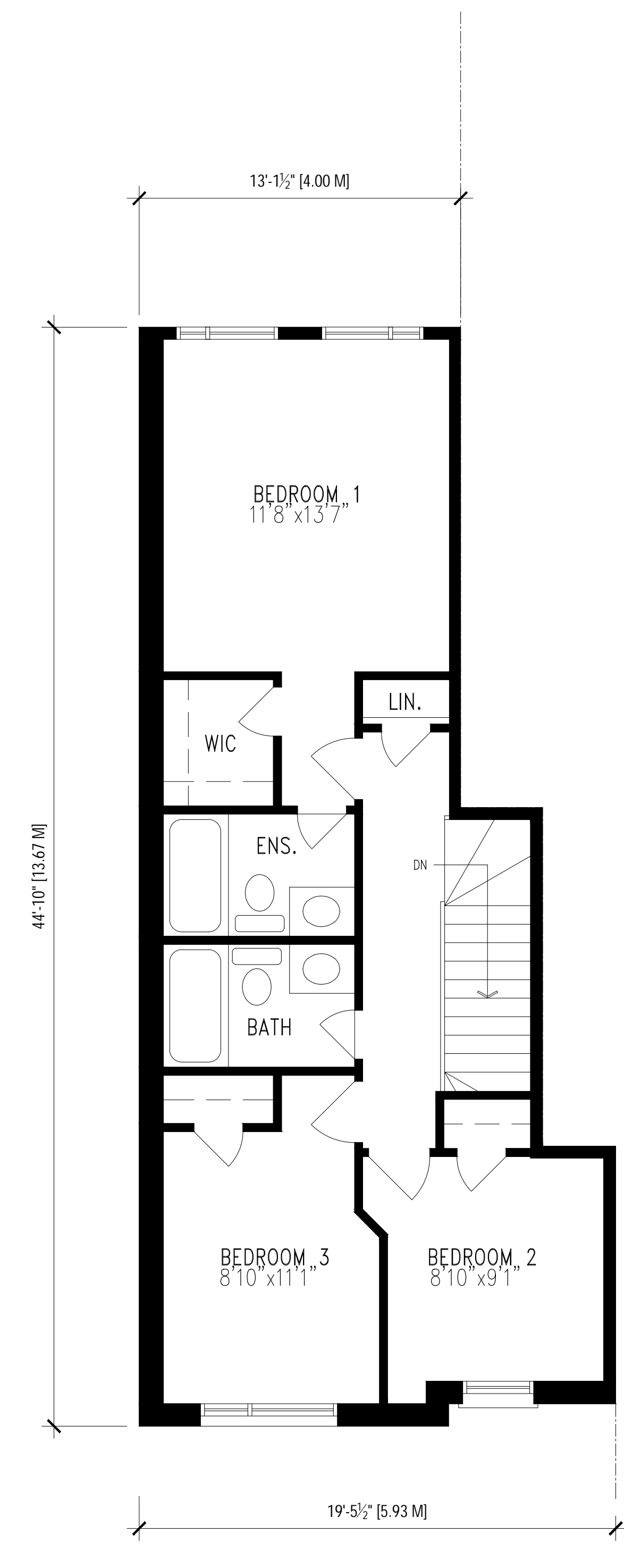
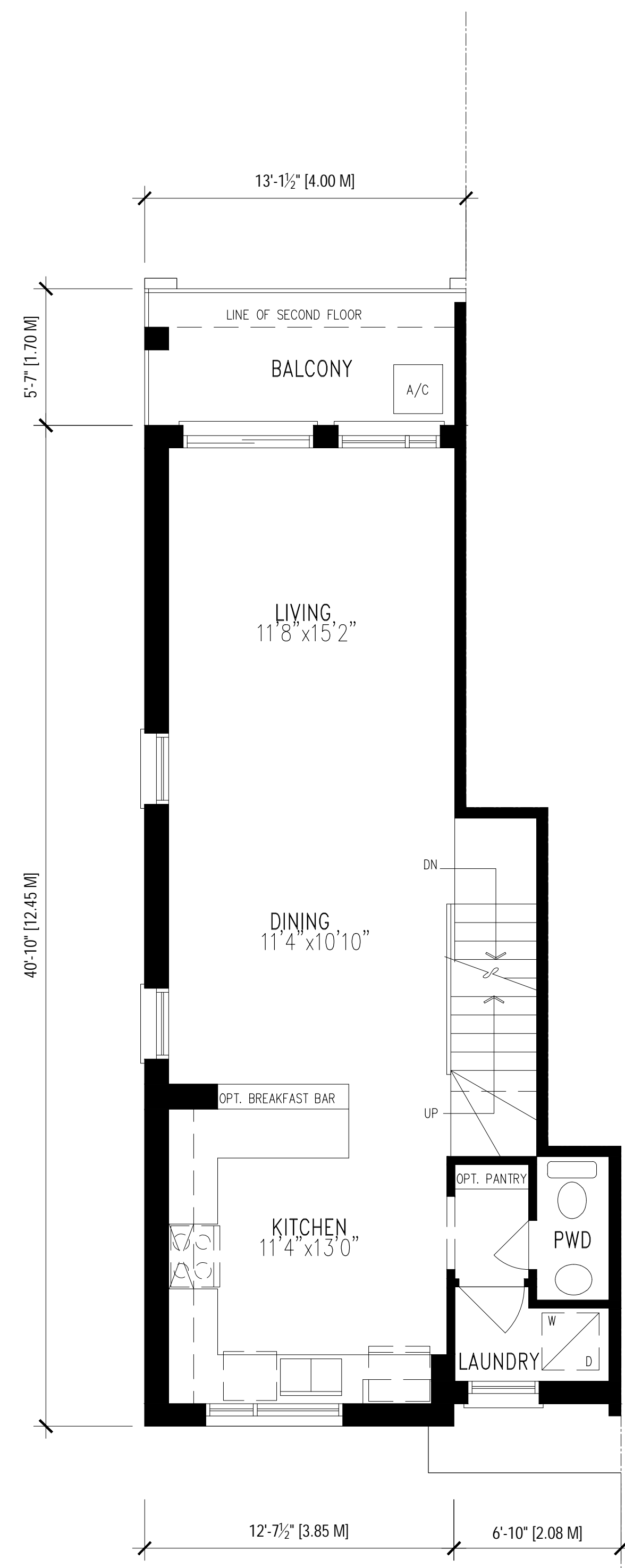
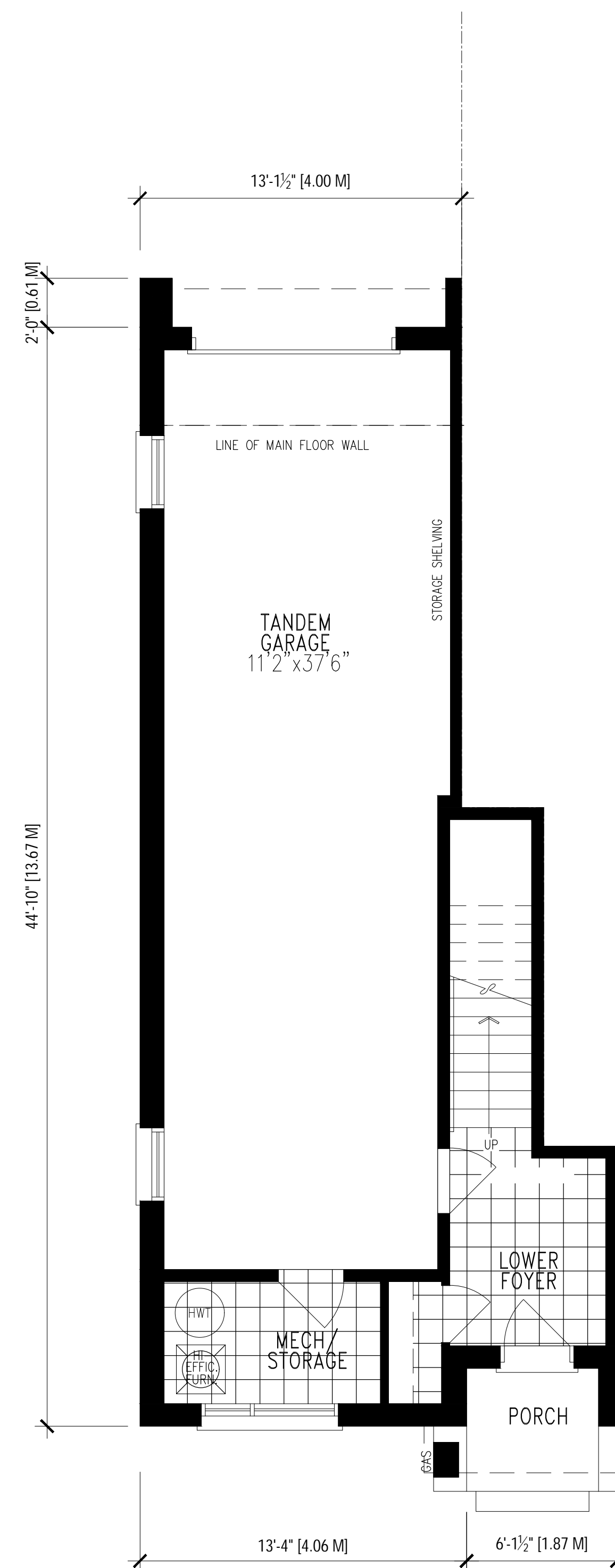
drawing
MDL T2B
FLOOR PLANS
BLOCKS 11, 12, 13

scale 1:50
date FEB 2024
drawn SY
chk'd BB

A211

project number **22.185**

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- DO NOT SCALE DRAWINGS**



no.	date	revision
1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

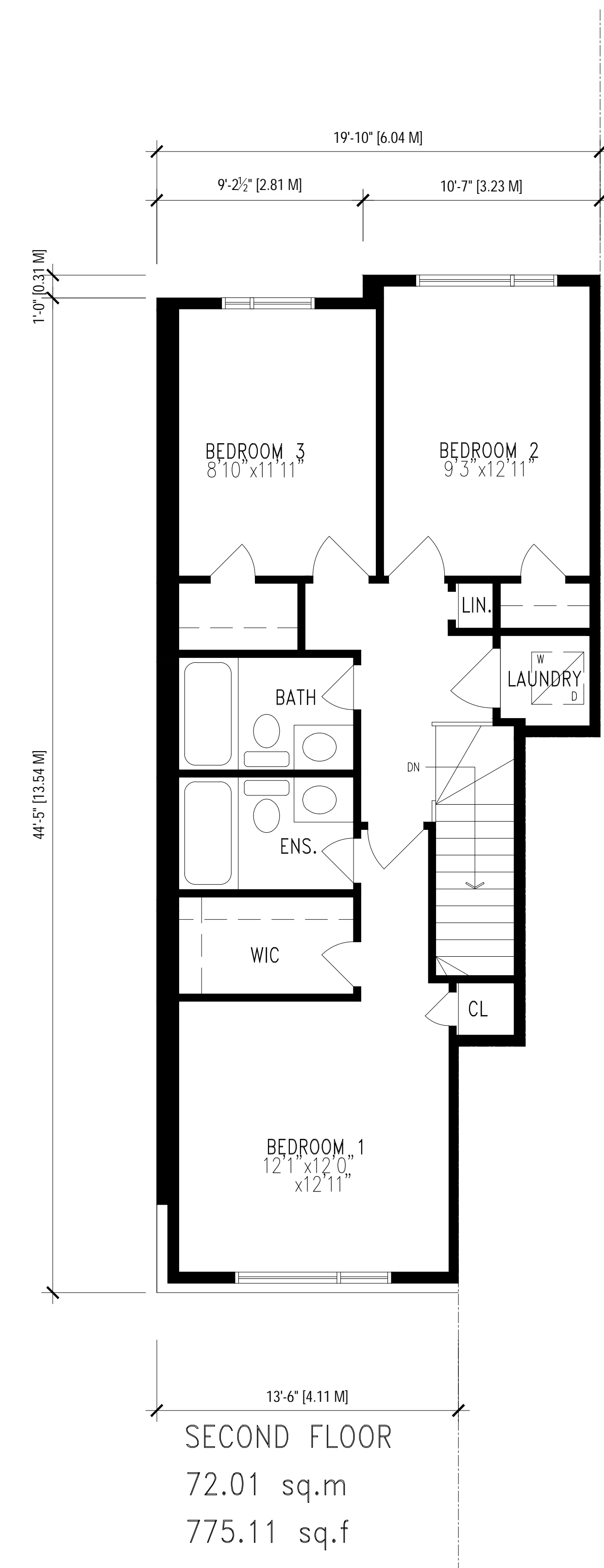
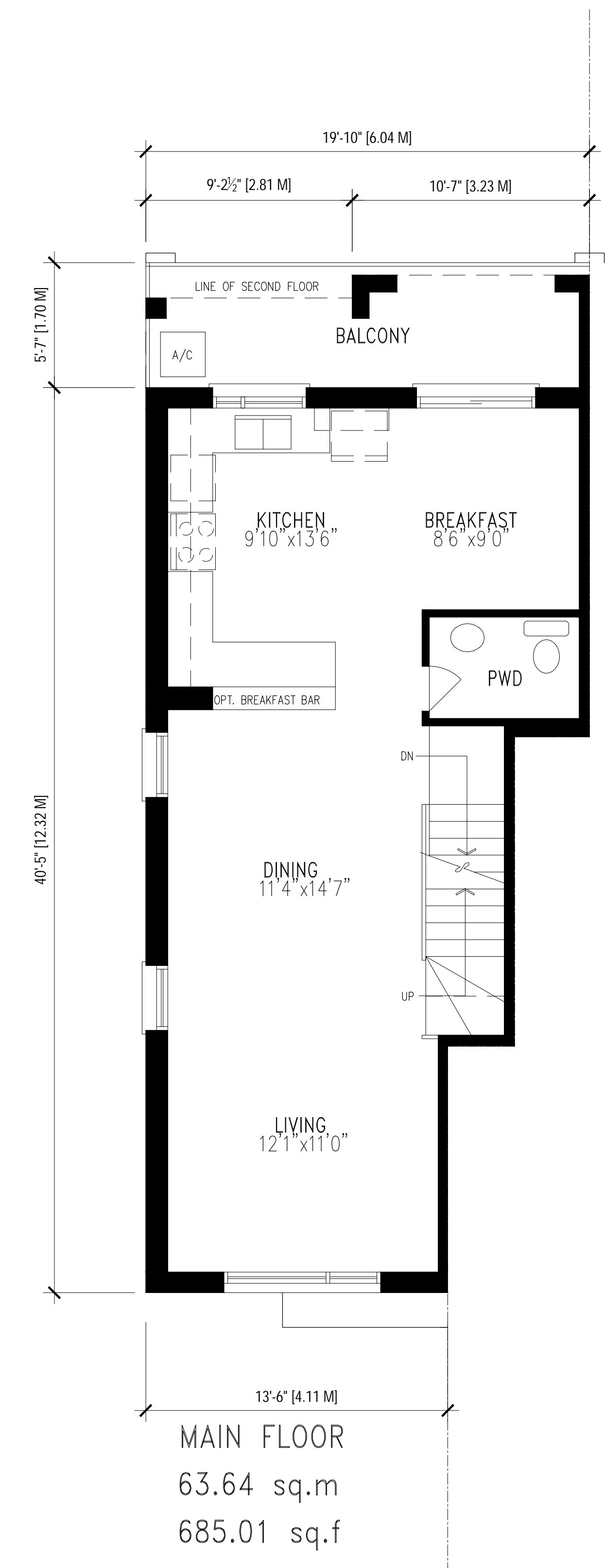
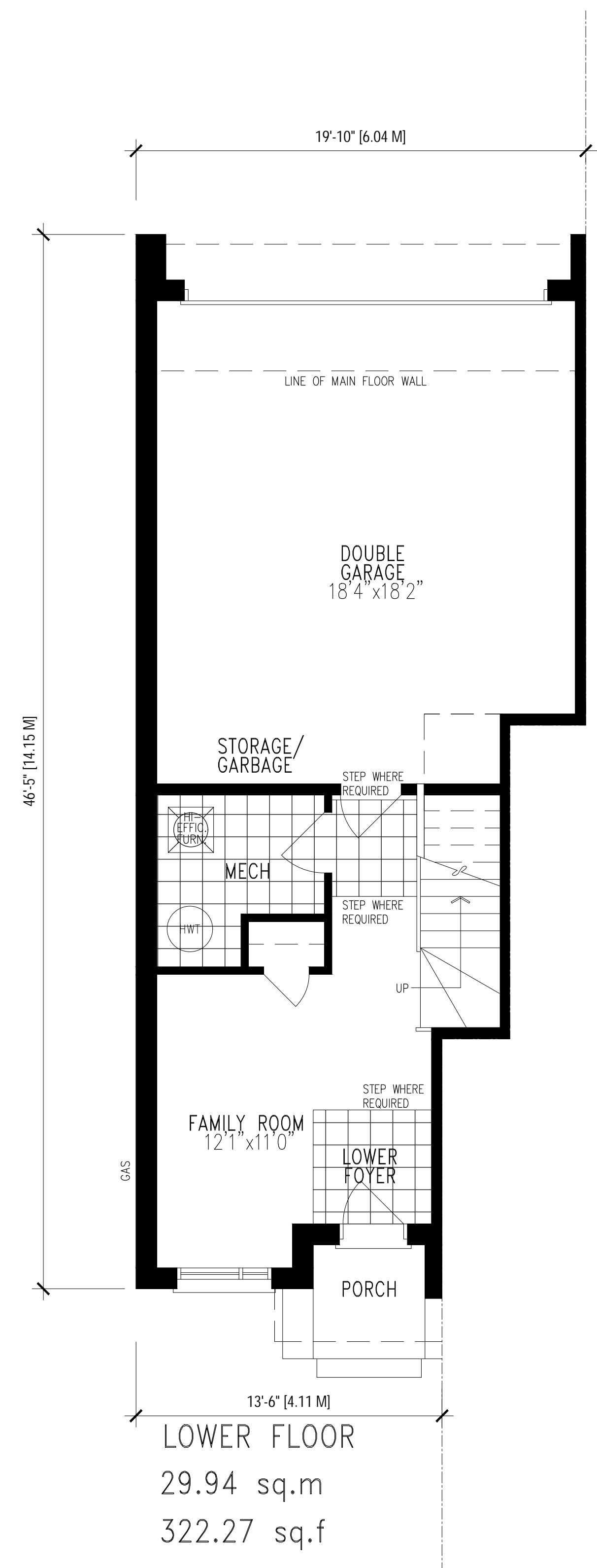
project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
MDL T2 END-T
FLOOR PLANS
BLOCKS 11, 12, 13

scale 1:50
date FEB 2024
drawn SY
chk'd BB
project number **22.185**

A212

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
 The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
DO NOT SCALE DRAWINGS



1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision



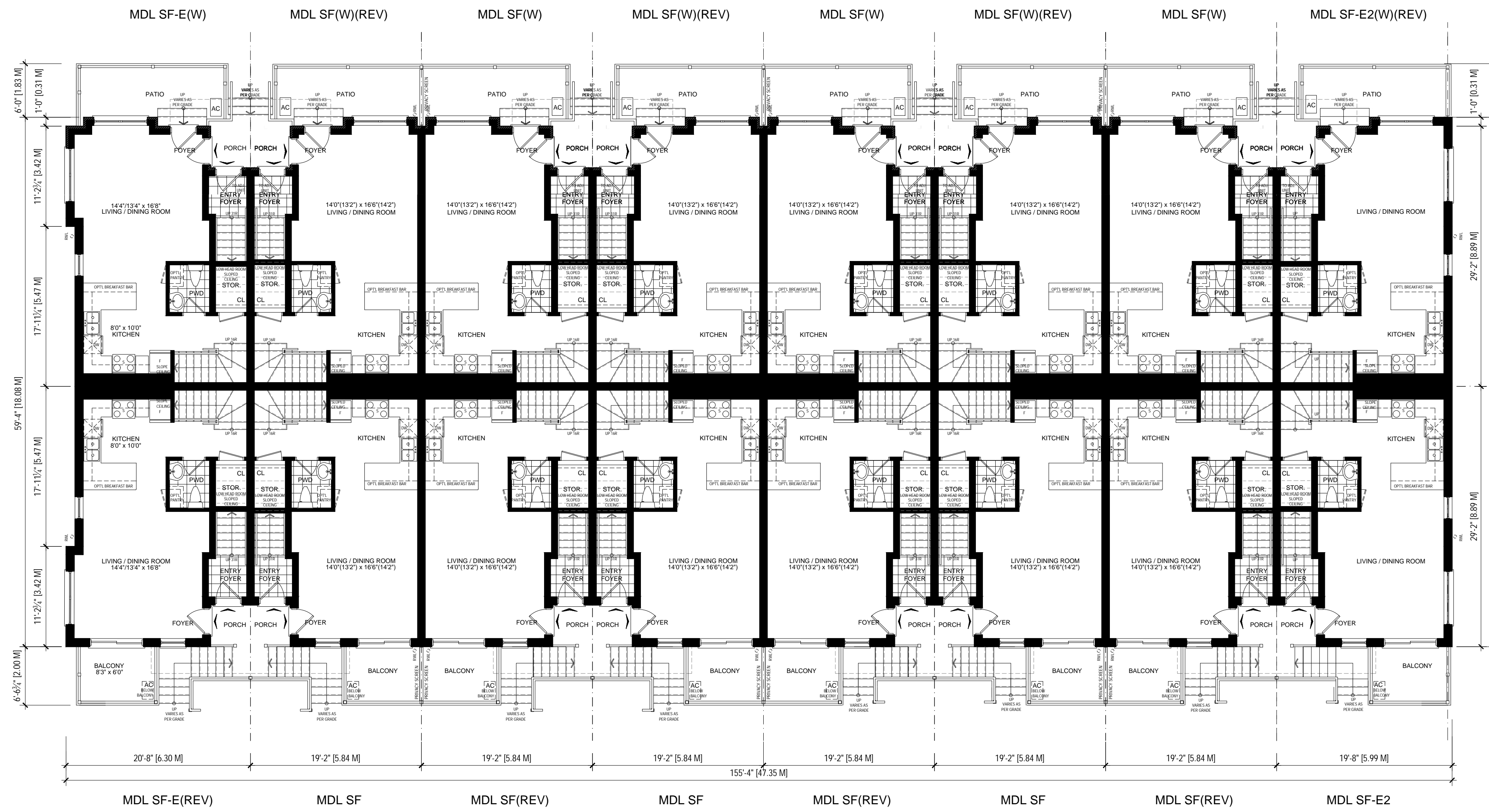
owner
BROCK - ZENTS PARTNERSHIP
 181 EGLINTON AVE EAST, SUITE 204
 TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
 2680 BROCK ROAD
 PICKERING, ONTARIO

drawing
MDL T2 END-D
 FLOOR PLANS
 BLOCKS 11, 12, 13

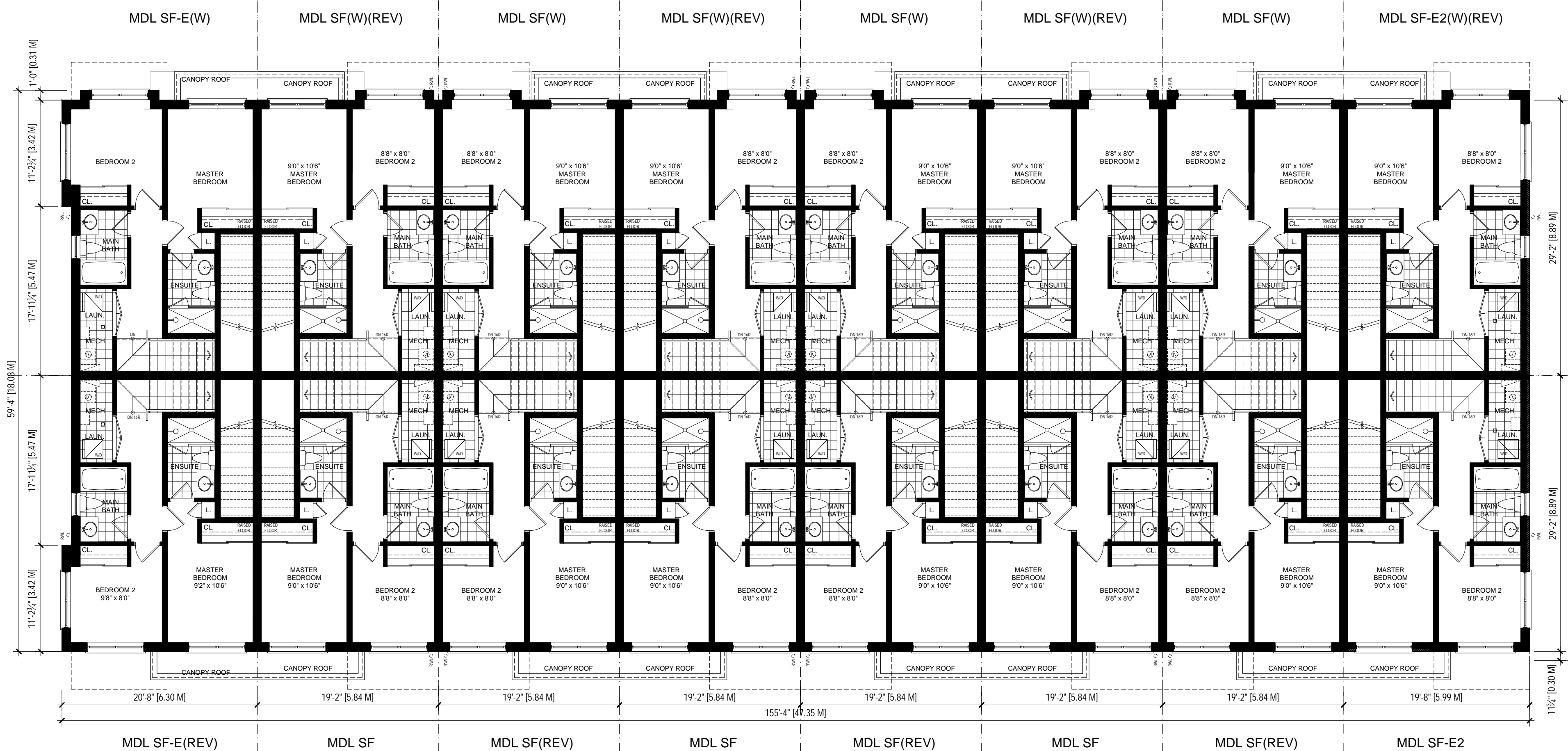
scale 1:50
 date FEB 2024
 drawn SY
 ch'kd BB
 project number **22.185**

A213



**BLOCK 2
GROUND FLOOR PLANS**

1:100

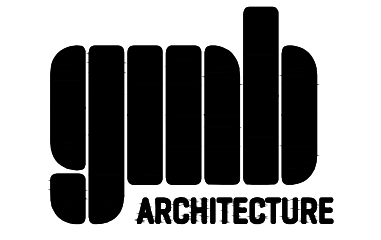


**BLOCK 2
SECOND FLOOR PLAN**

1:100

- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify its footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS**

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision



770 BROWNS LINE, TORONTO, ON M9W 3W2 T(416) 252-5479 F(416) 252-9637

owner
**BROCK - ZENTS
PARTNERSHIP**
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

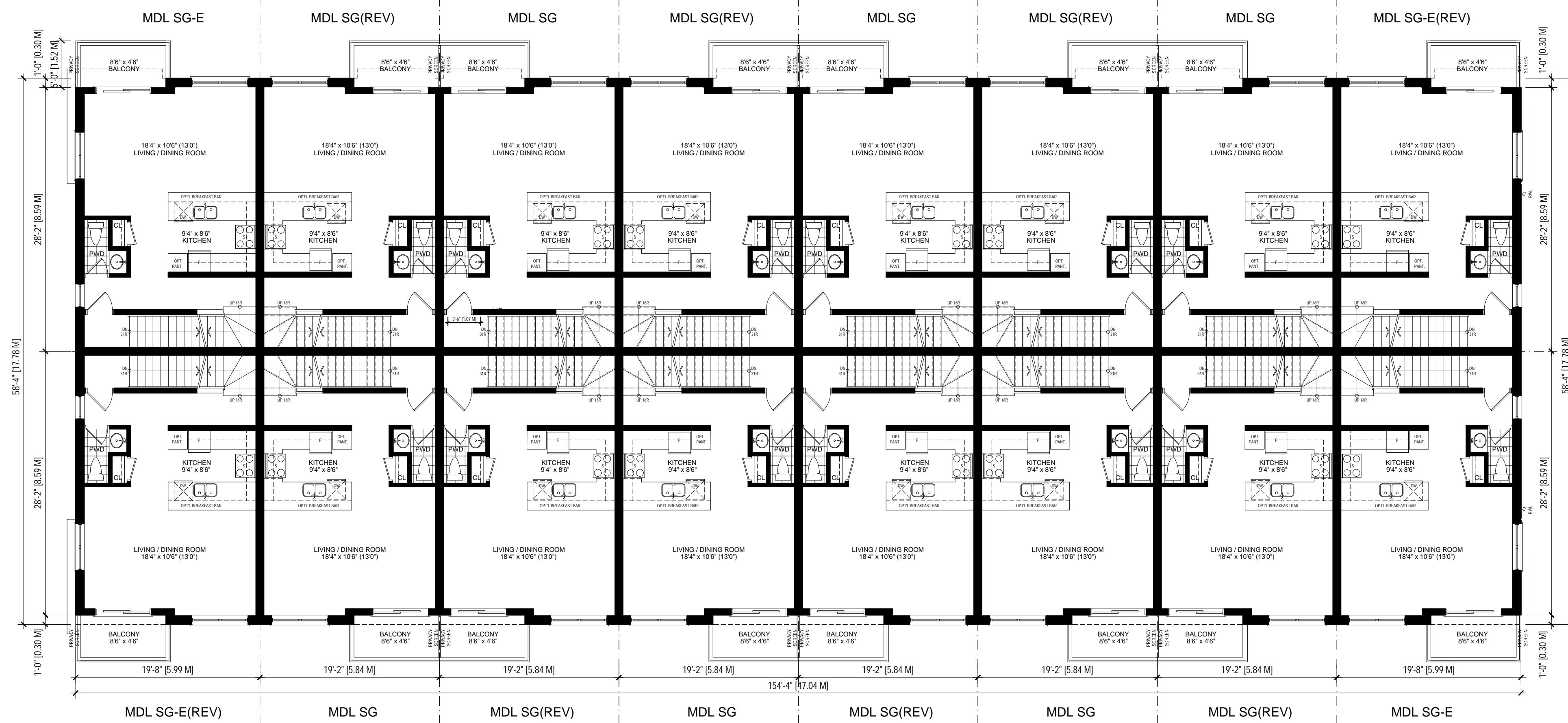
project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
BLOCK 2
4 STOREY STACKED TOWNS
GROUND AND 2ND FLOOR PLANS

scale 1:100
date FEB 2024
drawn SY
chk'd BB

A201

project number + **22.185**



BLOCK 2
3RD FLOOR PLAN
1:100



BLOCK 2
4TH FLOOR PLAN
1:100

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.
DO NOT SCALE DRAWINGS

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
BLOCK 2
4 STOREY STACKED TOWNS
3RD AND 4TH FLOOR PLANS

scale	1:100	A202
date	FEB. 2024	
drawn	SY	
ch'd	BB	
project number	22.185	

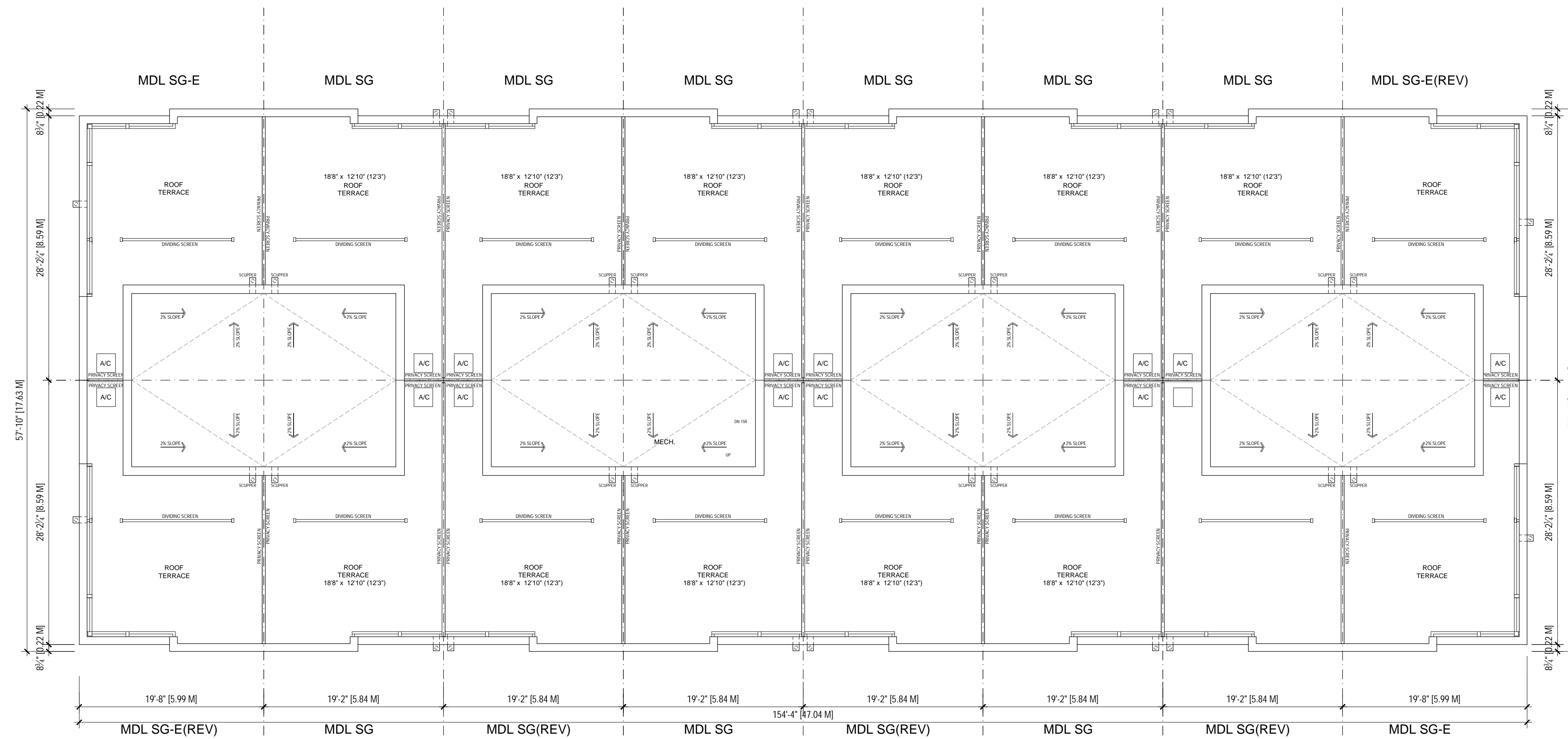
Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS



**BLOCK 2
TERRACE LEVEL PLAN**
1:100



**BLOCK 2
ROOF PLAN**
1:100

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision



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owner
**BROCK - ZENTS
PARTNERSHIP**
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

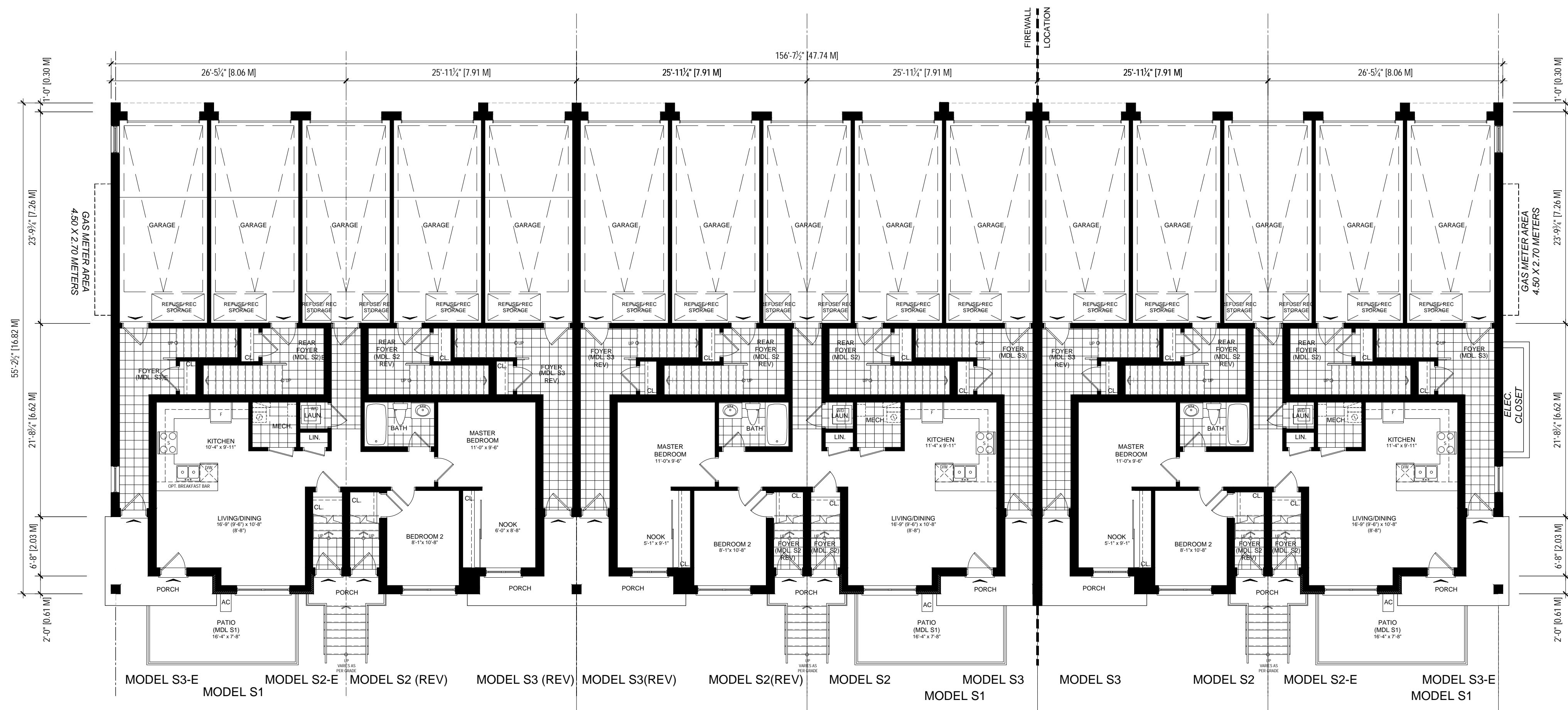
project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
**BLOCK 2
4 STOREY STACKED TOWNS
TERRACE AND ROOF PLANS**

scale 1:100
date FEB. 2024
drawn SY
chk'd BB

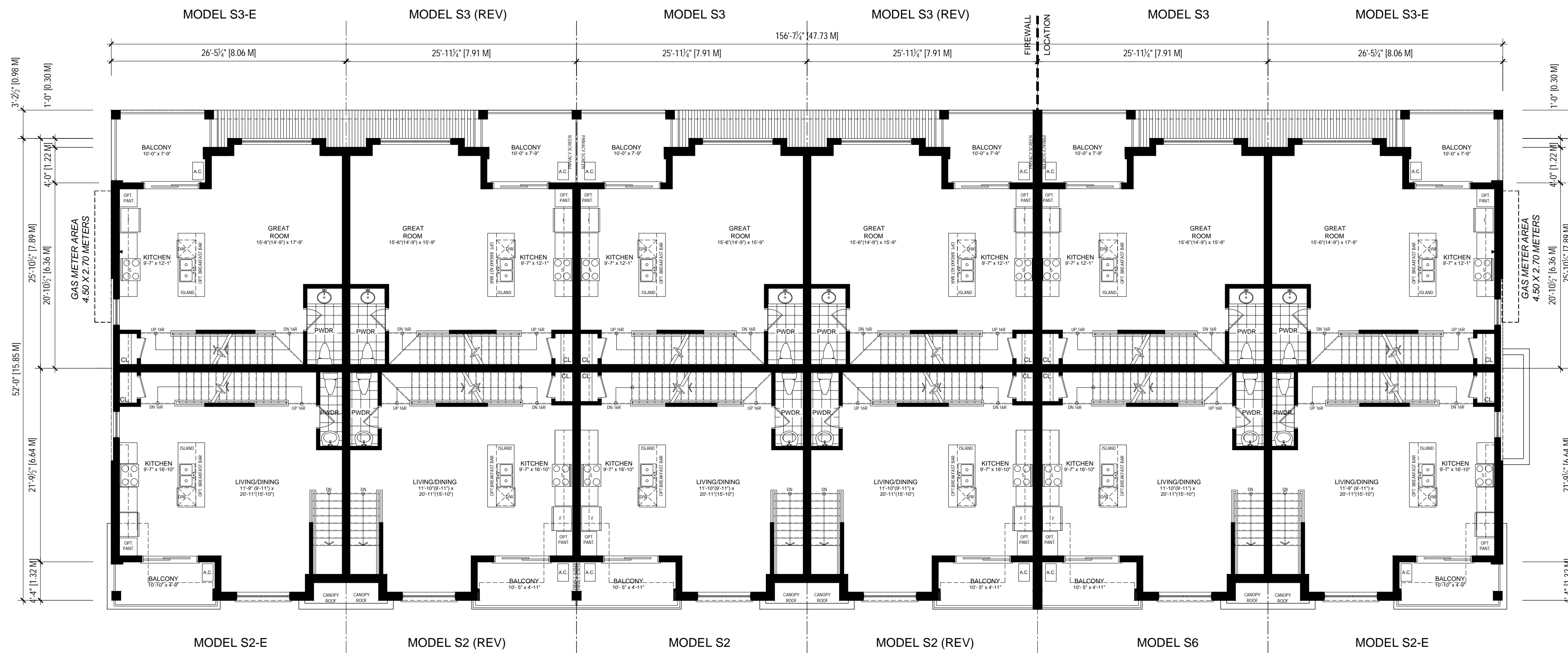
A203

project number + **22.185**



**BLOCK 5
GROUND FLOOR PLAN**

1:100 5-PLEX STACKED TOWNS



**BLOCK 5
SECOND FLOOR PLAN**

1:100 5-PLEX STACKED TOWNS

- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS**

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision



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owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

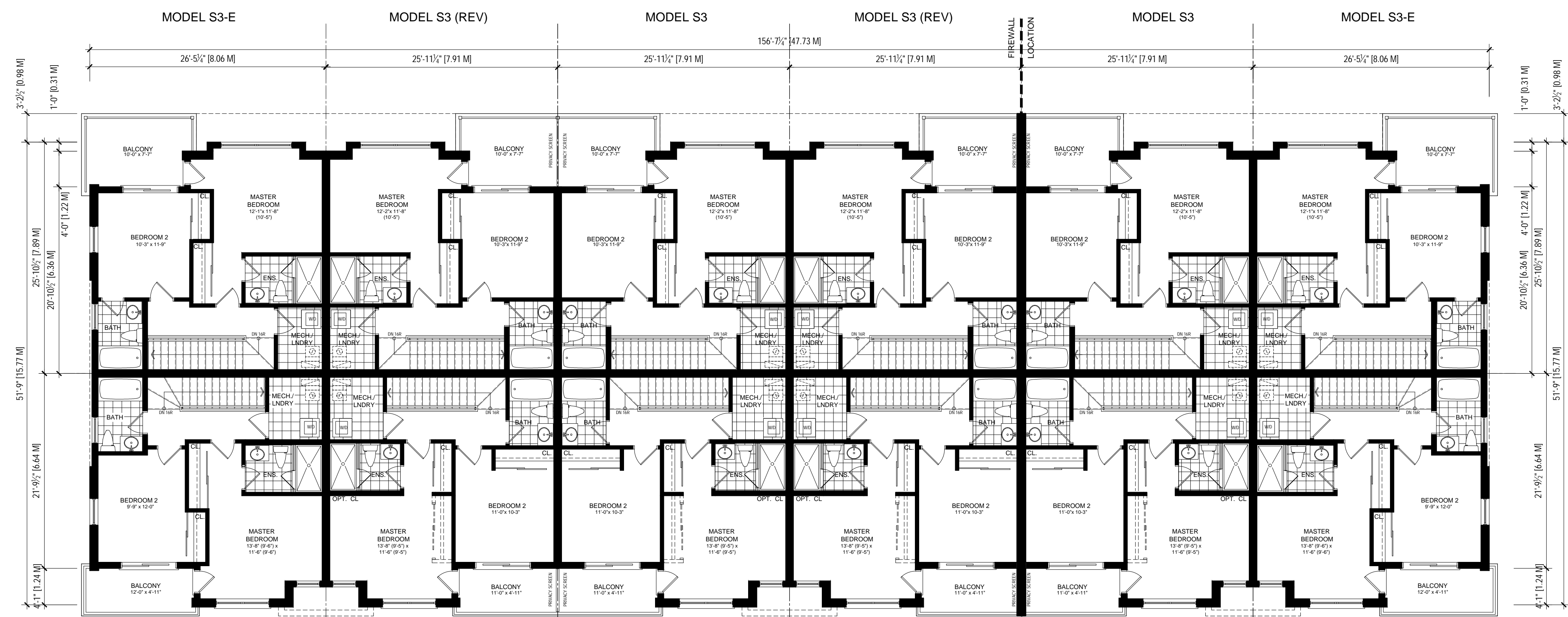
drawing
BLOCK 9
3 STOREY REAR LANE STACKED TOWNS
GROUND AND SECOND FLOOR PLANS

scale	1:100	A204
date	FEB. 2024	
drawn	SY	
chk'd	BB	
project number	22.185	

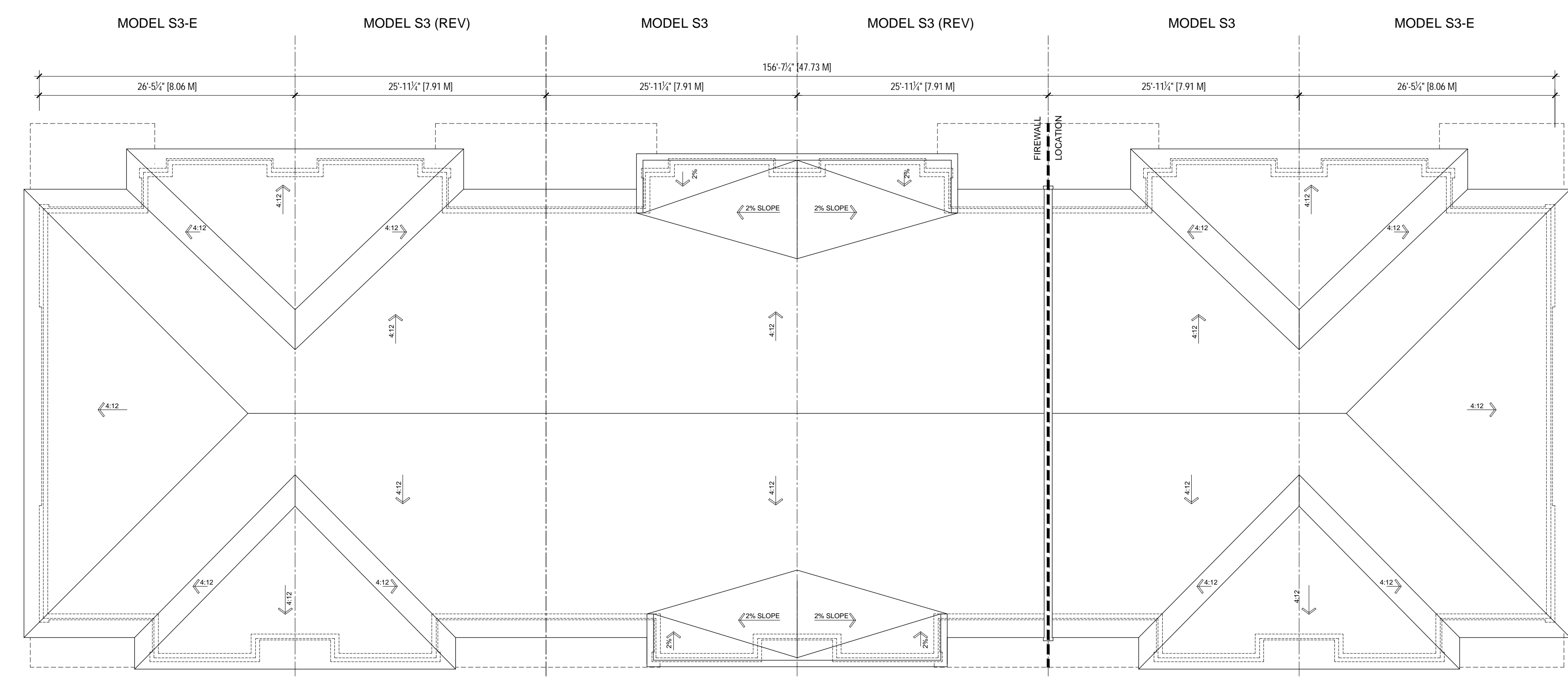
Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS



BLOCK 9
3RD FLOOR PLAN
1:100 5-PLEX STACKED TOWNS



BLOCK 9
ROOF PLAN
1:100 5-PLEX STACKED TOWNS

1	MAR 25, 2024	ISSUED FOR ZONING APPLICATION
no.	date	revision



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
BLOCK 9
3 STOREY REAR LANE STACKED TOWNS
3RD FLOOR AND ROOF PLANS

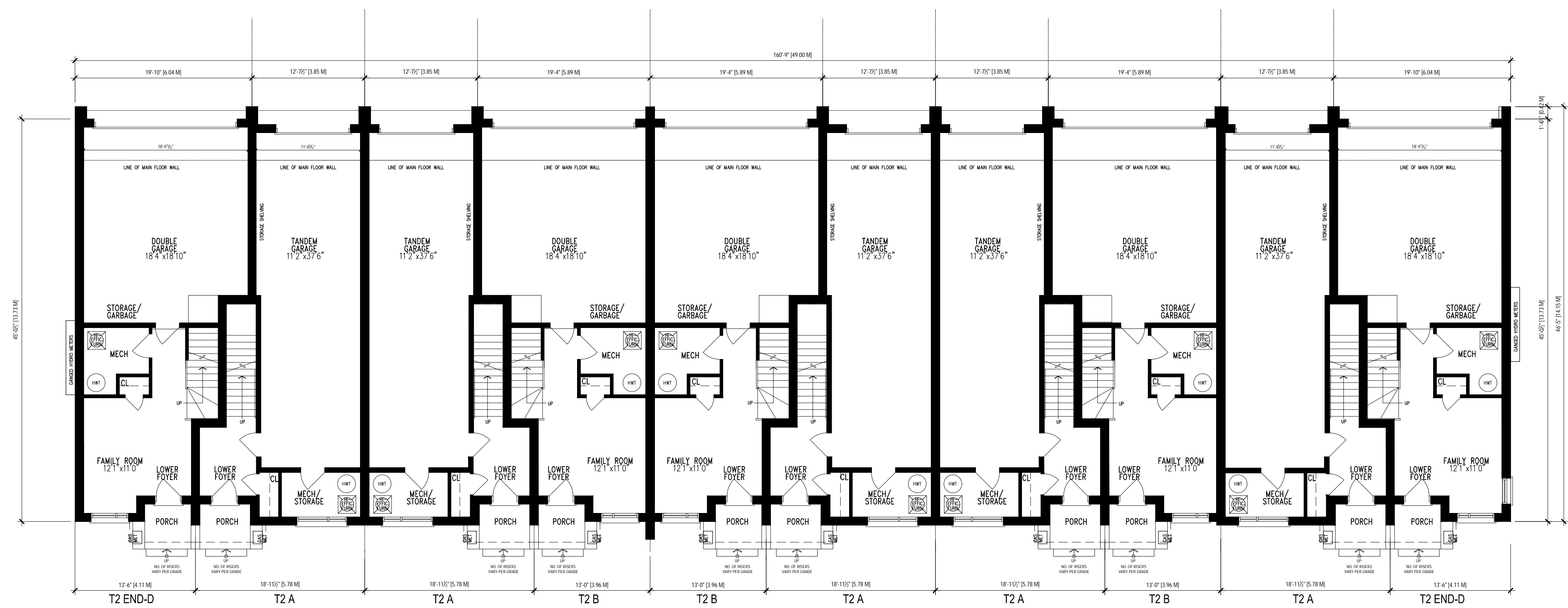
scale 1:100
date FEB. 2024
drawn SY
ch'd BB
project number **22.185**

A205

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

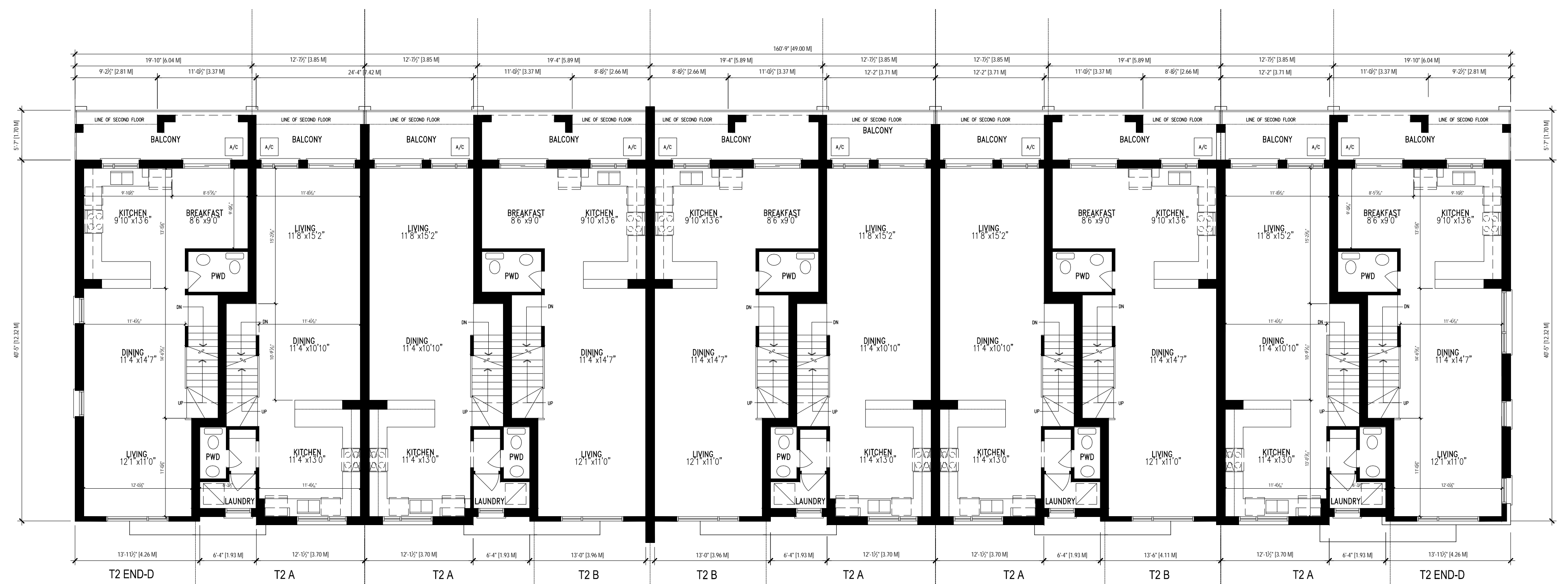
The contractor and/or engineer shall verify its footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS



BLOCK 11
GROUND FLOOR PLAN

1:100



BLOCK 11
SECOND FLOOR PLAN

1:100

1	MAR 25, 2024	ISSUED FOR ZONING APPLICATION
no.	date	revision



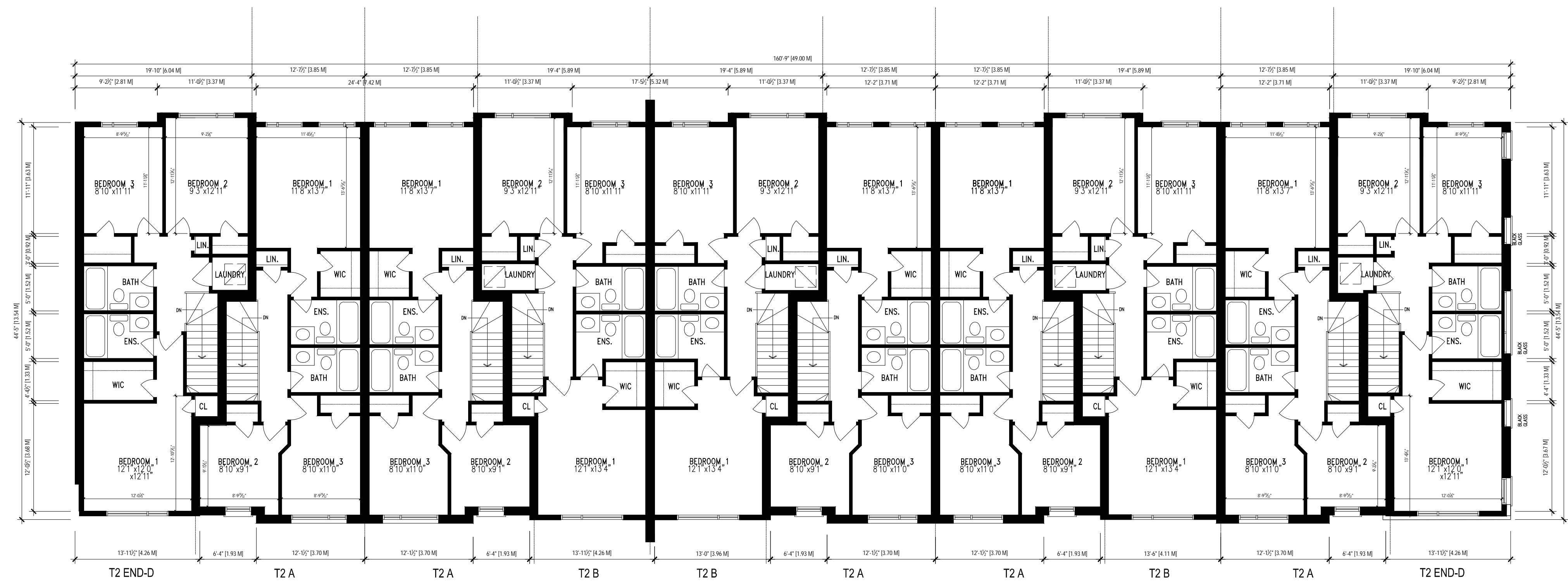
owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

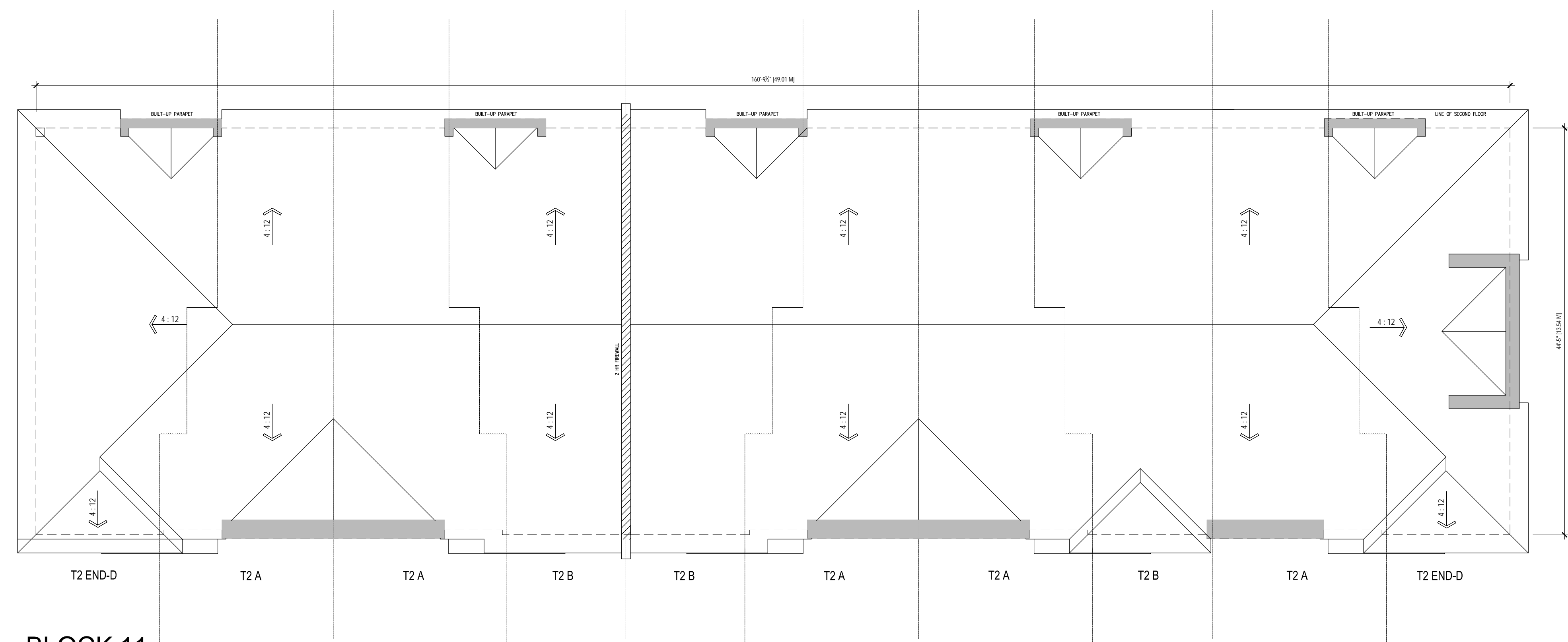
drawing
BLOCK 11
3 STOREY REAR LANE STANDARD TOWNS
GROUND AND SECOND FLOOR PLANS

scale	1:100	A206
date	FEB. 2024	
drawn	SY	
ch'd	BB	
project number	22.185	

- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS**



BLOCK 11
3RD FLOOR PLAN
1:100



BLOCK 11
ROOF PLAN
1:100

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
BLOCK 11
3 STOREY REAR LANE STANDARD TOWNS
3RD FLOOR AND ROOF PLANS

scale 1:100
date FEB. 2024
drawn SY
ch'd BB
project number **22.185**

A207

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineer shall verify its footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS



BLOCK 2
SOUTH ELEVATION
1:100



BLOCK 2
NORTH ELEVATION
1:100

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

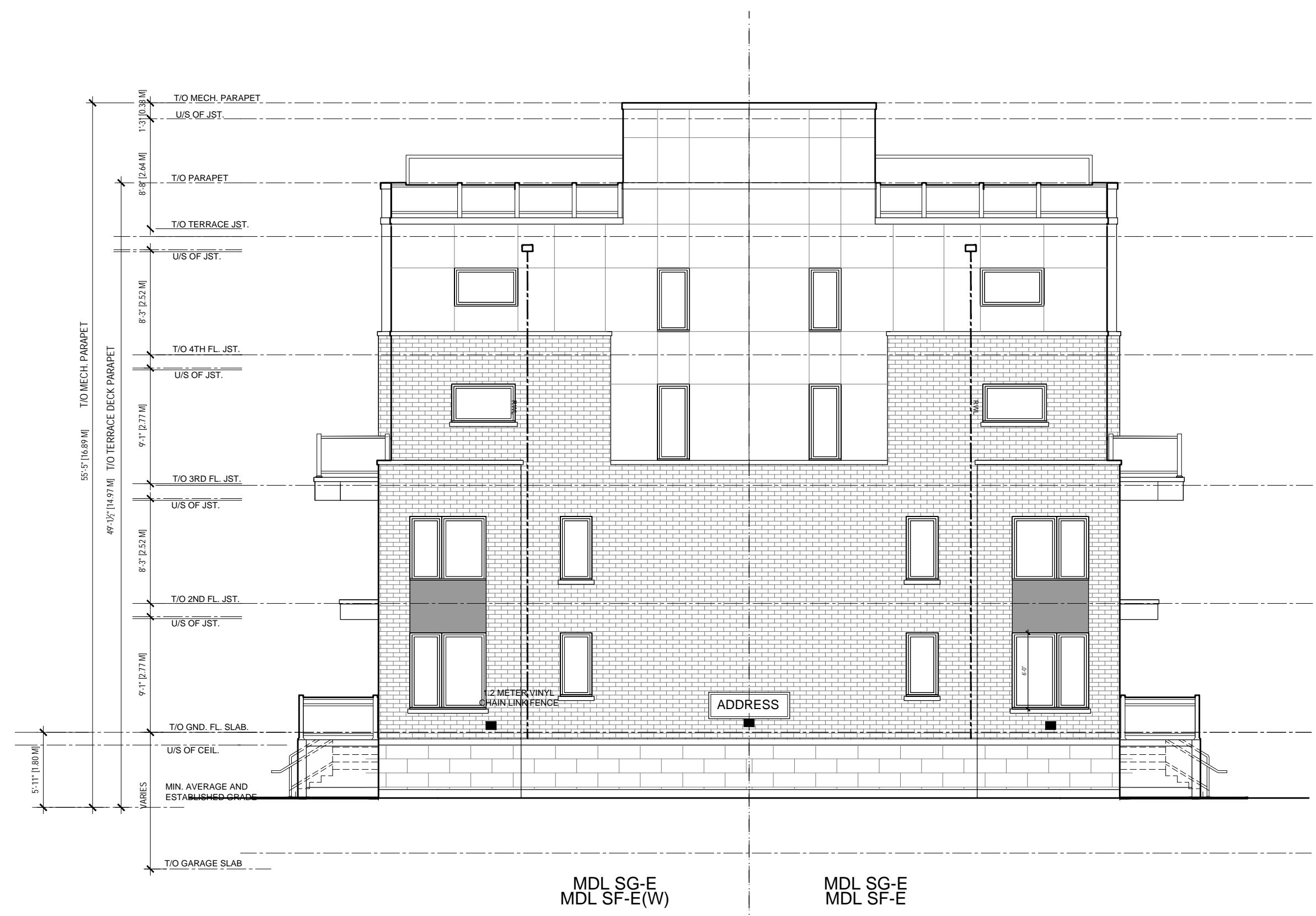
project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
BLOCK 2
4 STOREY STACKED TOWNS
BLOCK ELEVATIONS

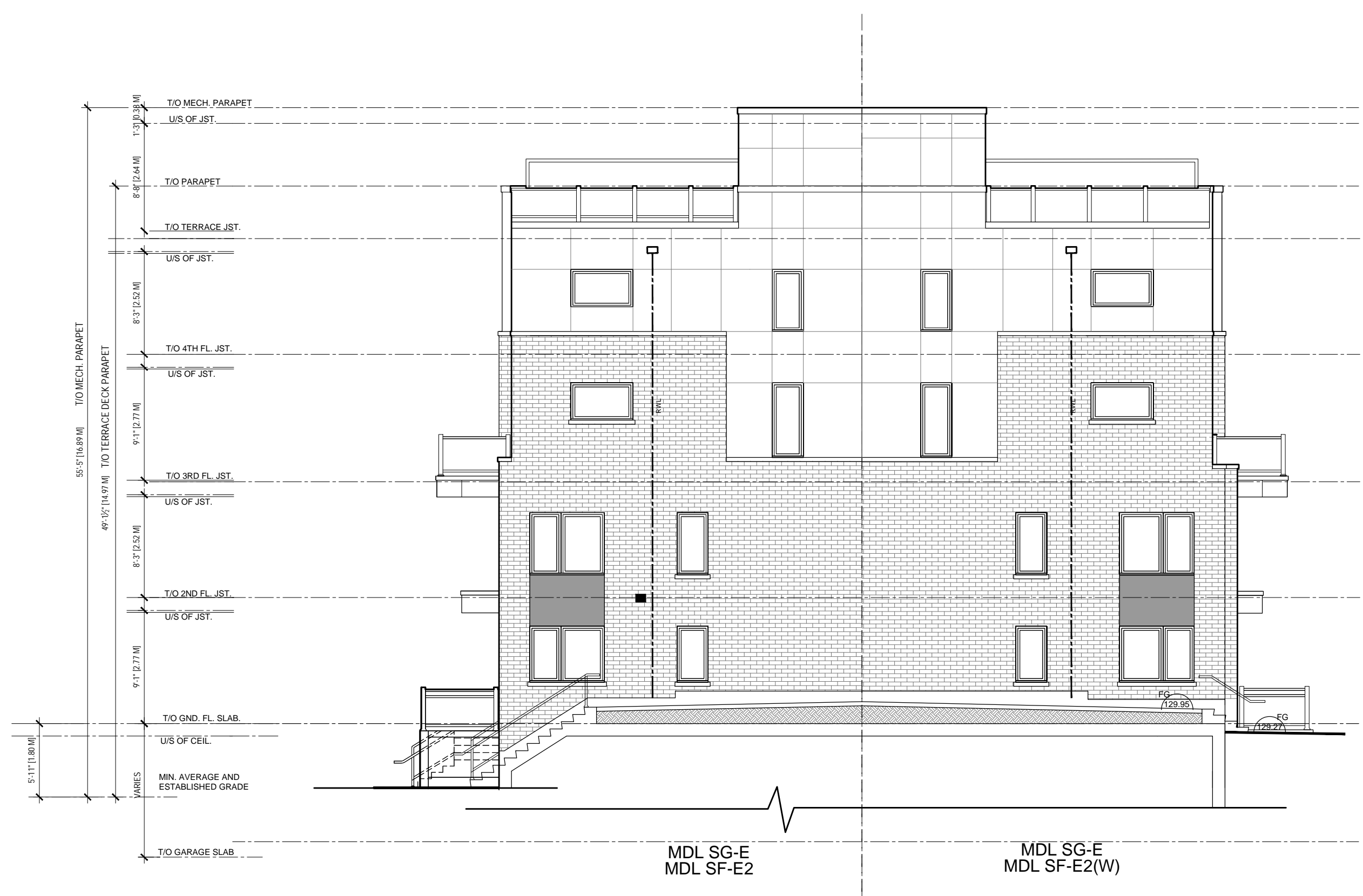
scale 1:100
date FEB. 2024
drawn SY
chk'd BB
project number 22.185

A301

- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS**



BLOCK 2
WEST ELEVATION
1:100



BLOCK 2
EAST ELEVATION
1:100

no.	date	revision
1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
BLOCK 2
4 STOREY STACKED TOWNS
BLOCK ELEVATIONS

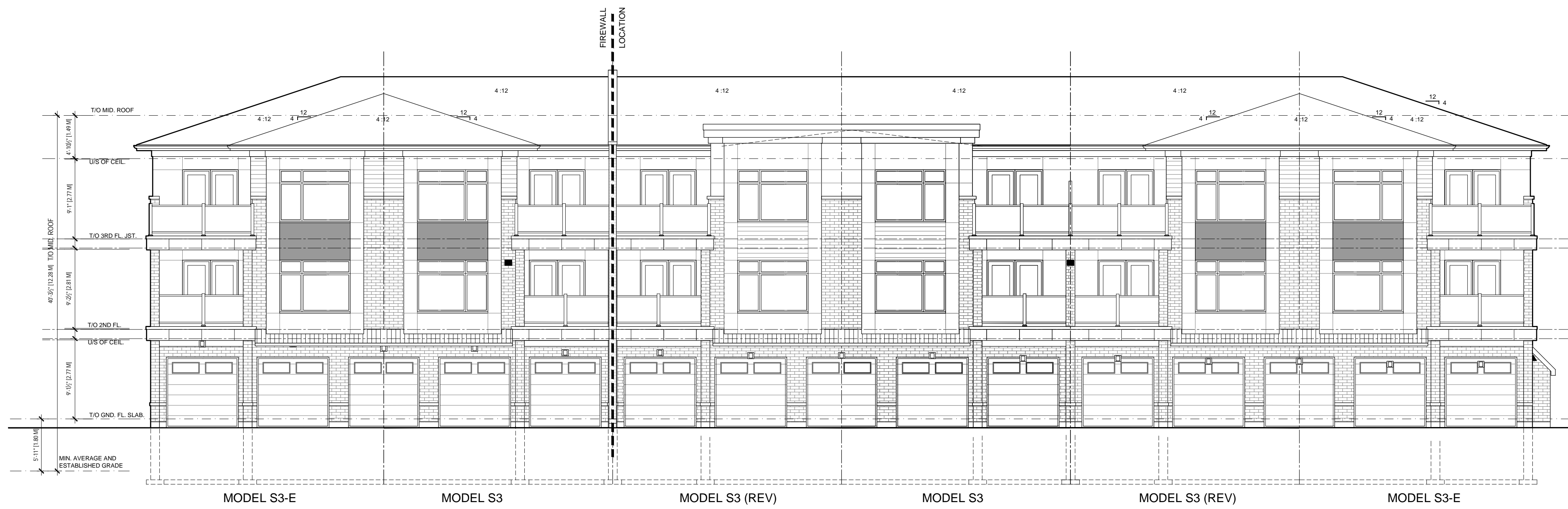
scale 1:100
date FEB. 2024
drawn SY
chk'd BB
project number 22.185

A302

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineer shall verify the footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS



BLOCK 9
NORTH ELEVATION
1:100 5-PLEX STACKED TOWNS



BLOCK 9
SOUTH ELEVATION
1:100 5-PLEX STACKED TOWNS

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision



owner
BROCK - ZENTS PARTNERSHIP
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
BLOCK 9
3 STOREY REAR LANE STACKED TOWNS
BLOCK ELEVATIONS

scale 1:100
date FEB. 2024
drawn SY
chk'd BB
project number 22.185

A303

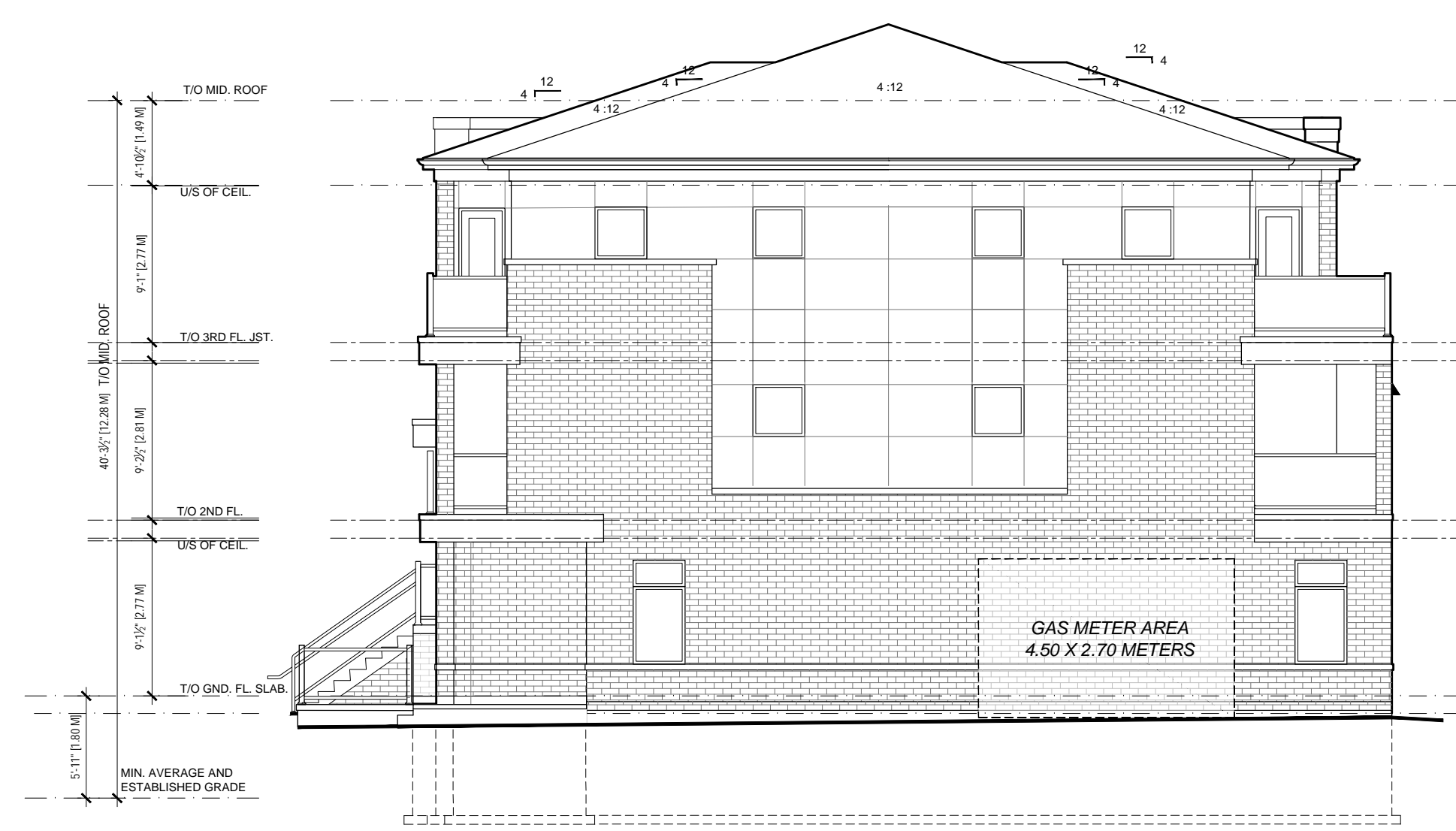
Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS



BLOCK 9
WEST ELEVATION
 1:100 5-PLEX STACKED TOWNS



BLOCK 9
EAST ELEVATION
 1:100 5-PLEX STACKED TOWNS

1	MAR 25, 2024	ISSUED FOR REZONING APPLICATION
no.	date	revision



770 BROWNS LINE, TORONTO, ON M9W 3W2 - T(416) 252-5479 F(416) 252-9637

owner
BROCK - ZENTS PARTNERSHIP
 181 EGLINTON AVE EAST, SUITE 204
 TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
 2680 BROCK ROAD
 PICKERING, ONTARIO

drawing
BLOCK 9
 3 STOREY REAR LANE STACKED TOWNS
 BLOCK ELEVATIONS

scale 1:100
 date FEB. 2024
 drawn SY
 ch'k'd BB
 project number **22.185**

A304

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineer shall verify its footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS



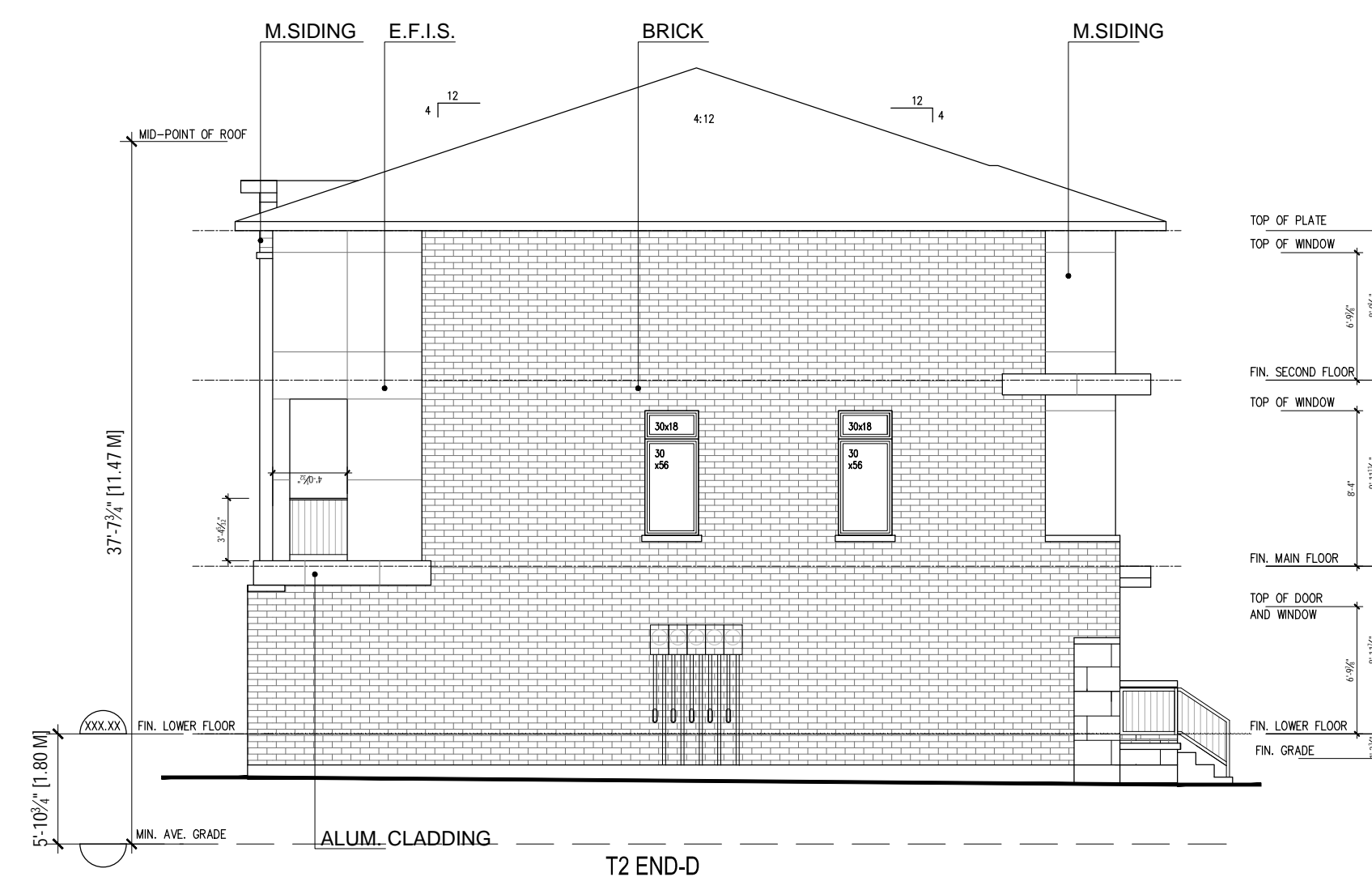
**BLOCK 11
NORTH ELEVATION**

1:100



**BLOCK 11
SOUTH ELEVATION**

1:100



**BLOCK 11
WEST ELEVATION**

1:100



**BLOCK 11
EAST ELEVATION**

1:100

1	MAR 25, 2024	ISSUED FOR ZONING APPLICATION
no.	date	revision



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owner
**BROCK - ZENTS
PARTNERSHIP**
181 EGLINTON AVE EAST, SUITE 204
TORONTO, ONTARIO

project
ZENTS - BROCK TOWNS
2680 BROCK ROAD
PICKERING, ONTARIO

drawing
BLOCK 11
3 STOREY REAR LANE STANDARD TOWNS
BLOCK ELEVATIONS

scale 1:100
date FEB. 2024
drawn SY
ch'd BB
project number **22.185**

A305