



Buildings L + M

22 November 2011



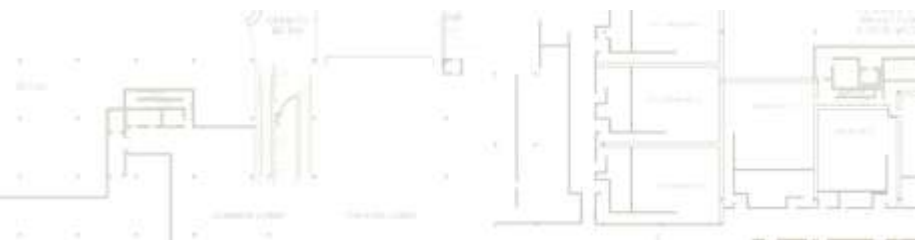
quadrangle ARCHITECTS LIMITED



**DOWNTOWN
MARKHAM**



CONTEXT



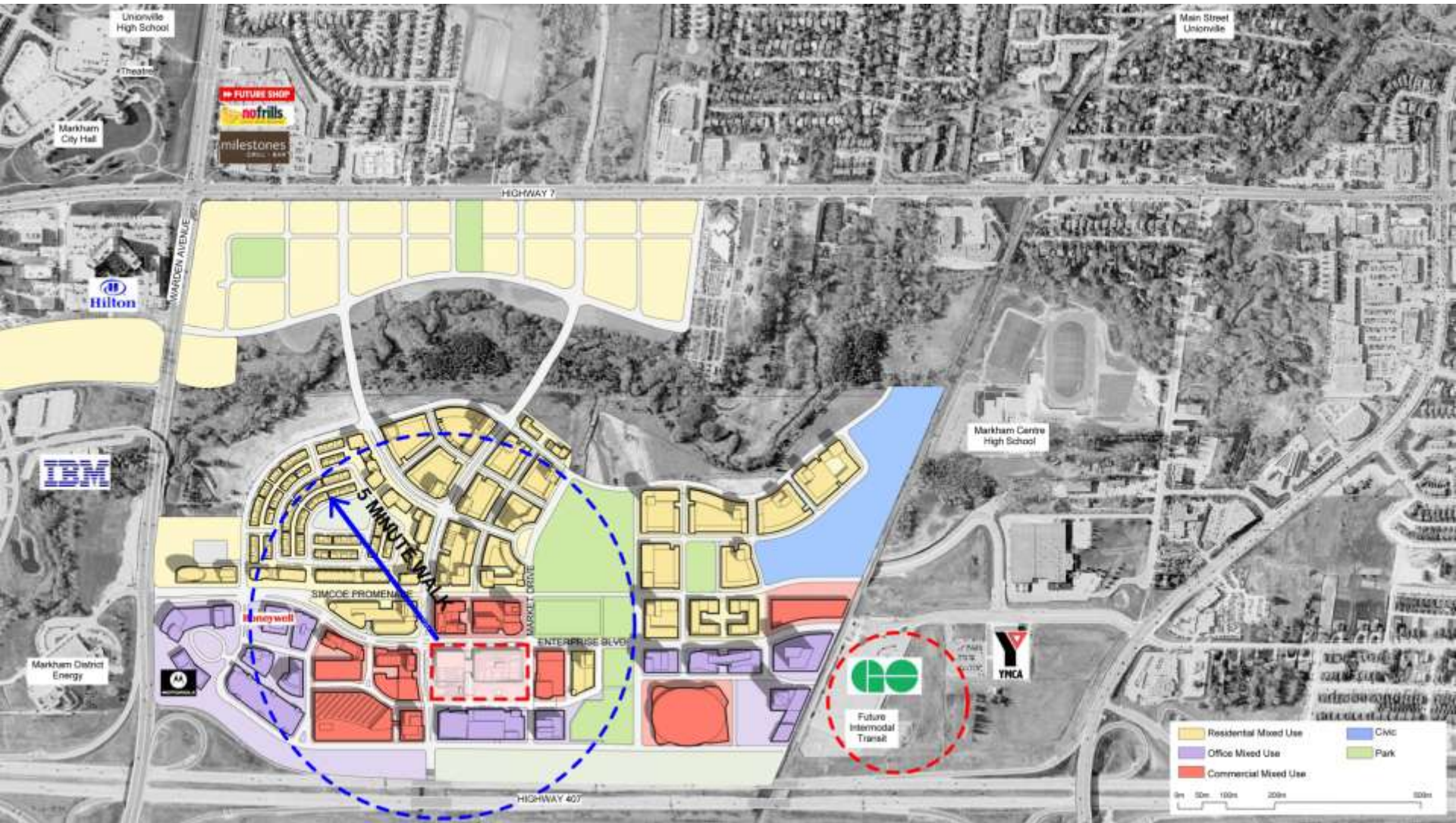
BUILDING PROGRAM / FLOOR PLANS



EXTERIOR VIEWS & MATERIALS

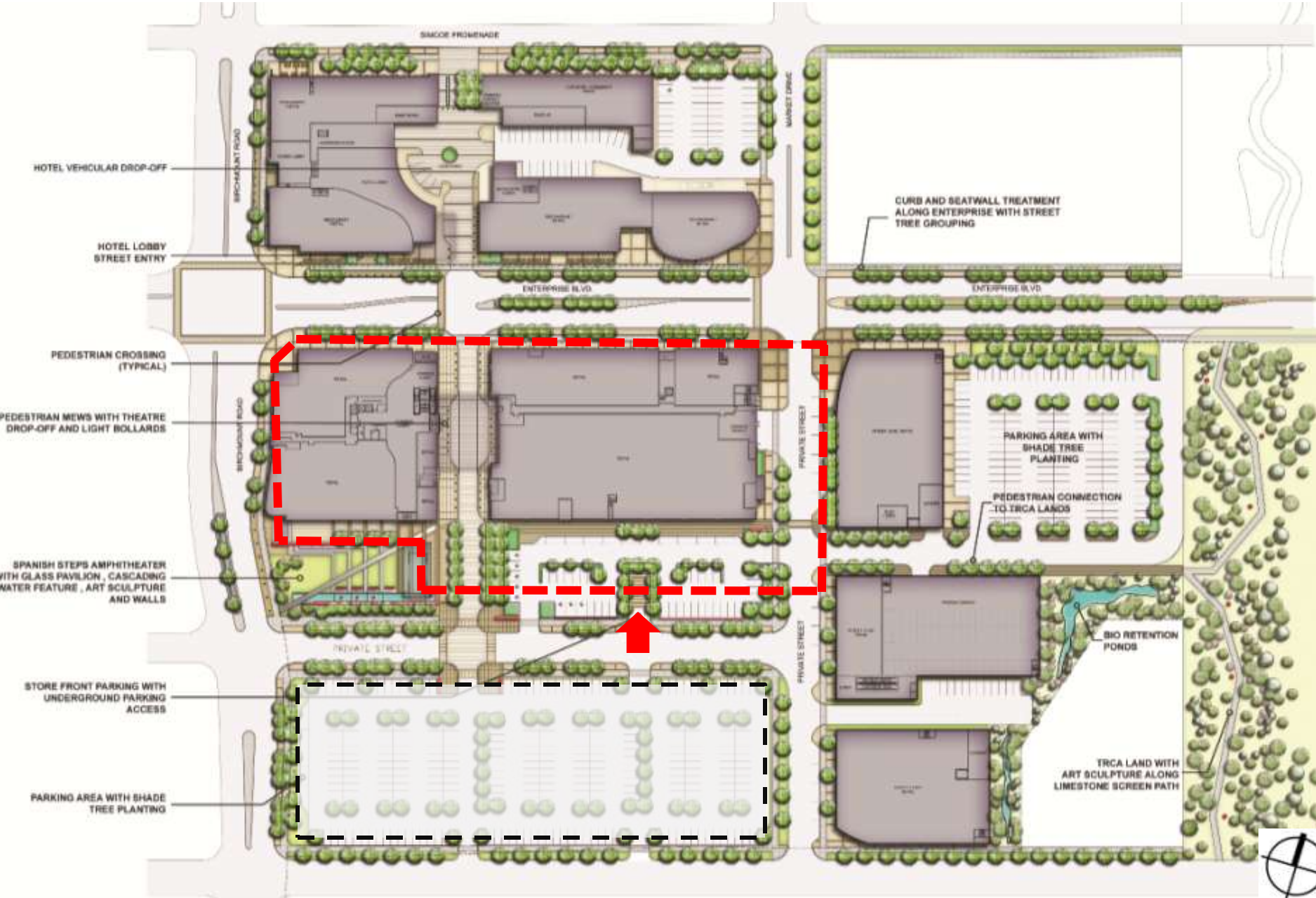


SUSTAINABILITY STRATEGIES



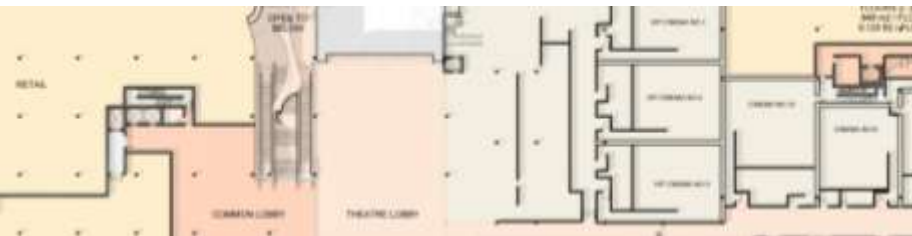








CONTEXT



BUILDING PROGRAM / FLOOR PLANS

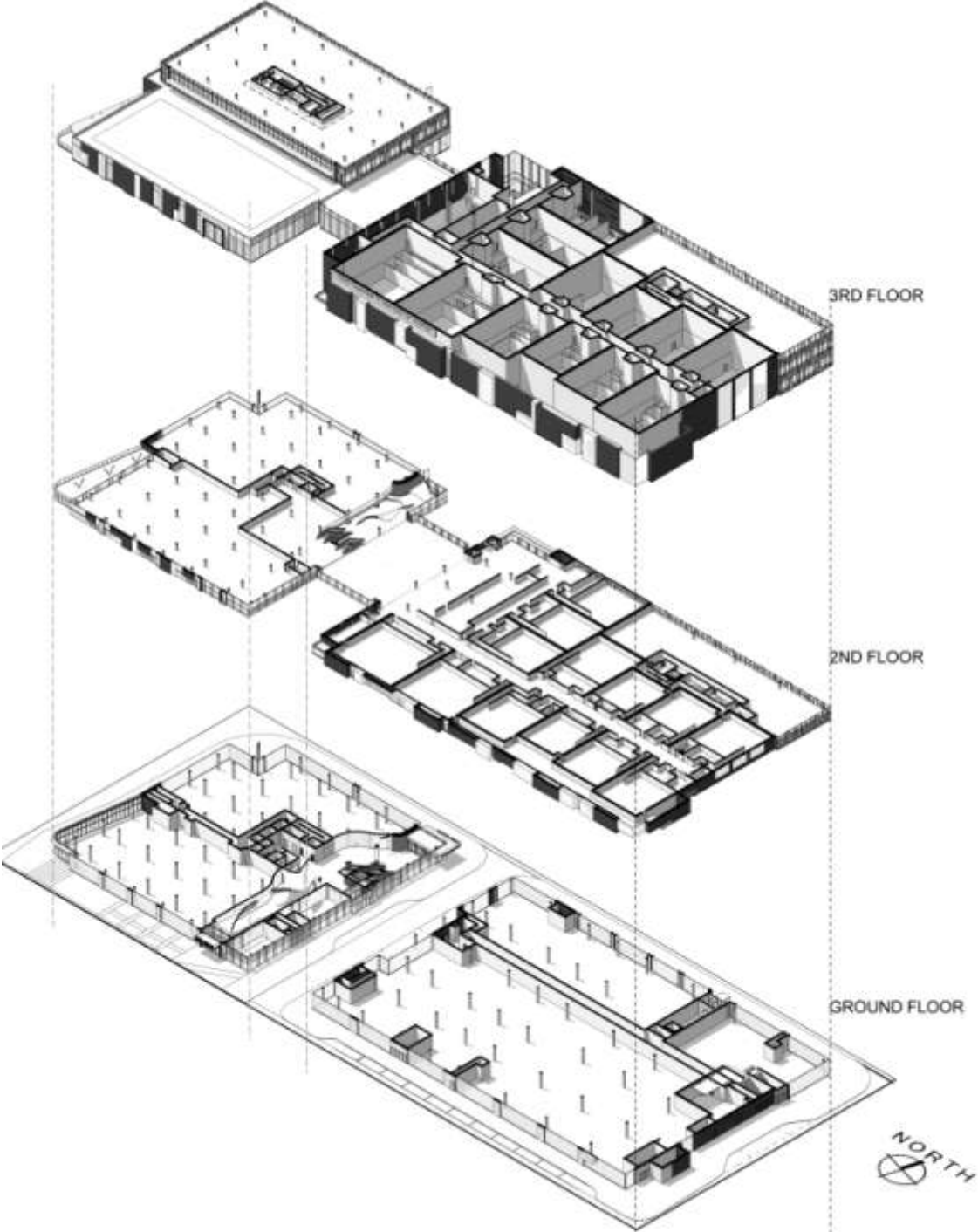


EXTERIOR VIEWS & MATERIALS



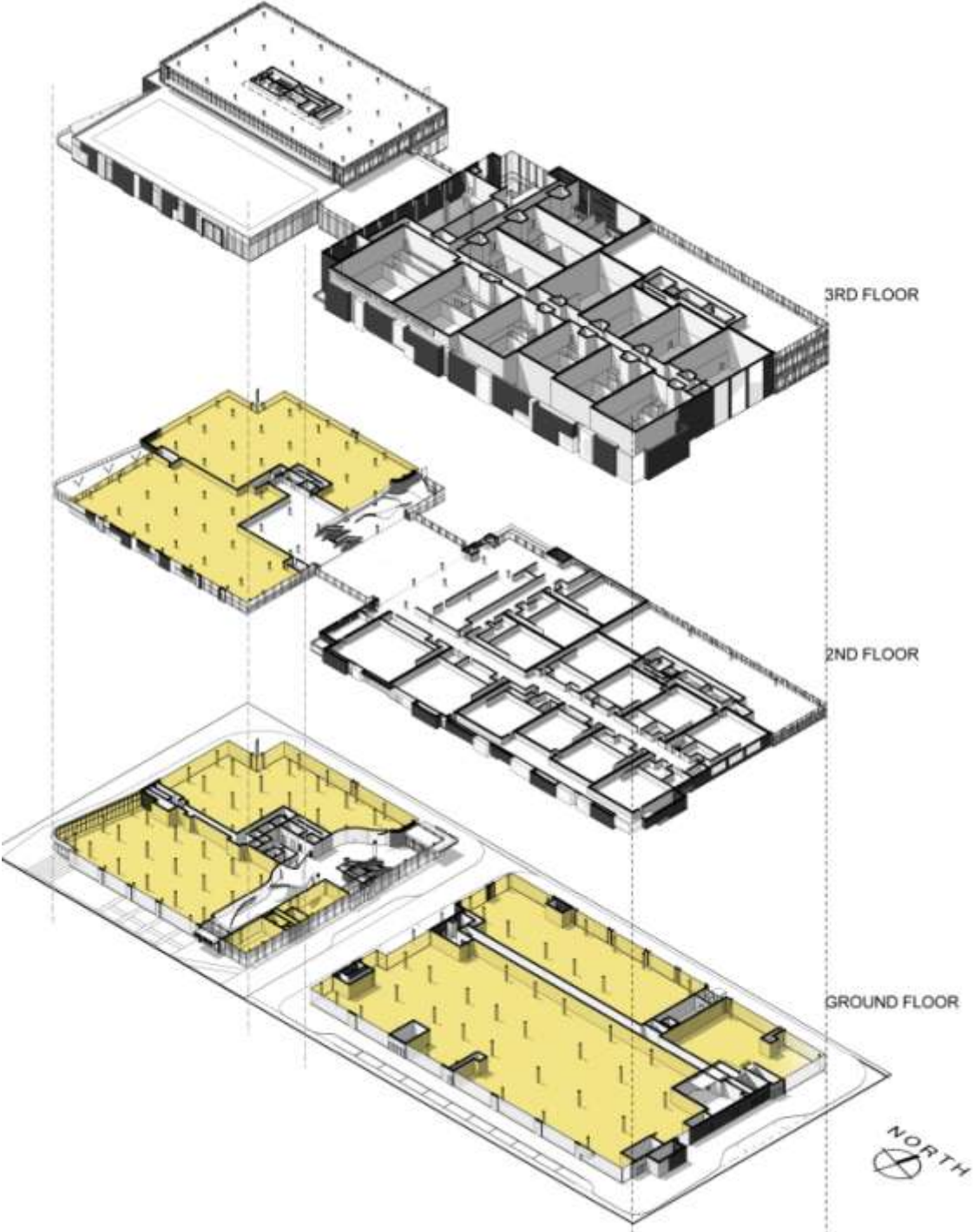
SUSTAINABILITY STRATEGIES

PROGRAM



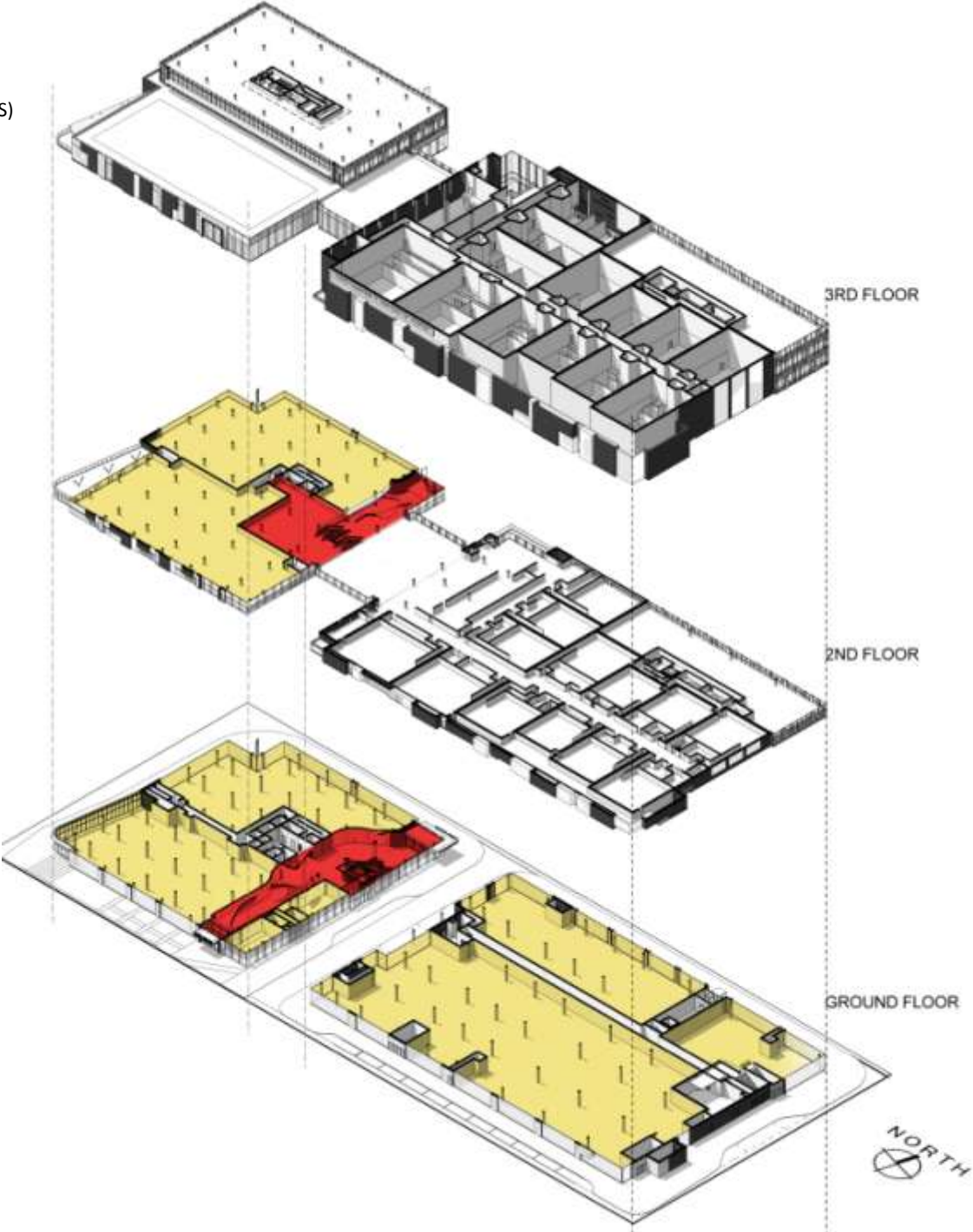
PROGRAM

RETAIL



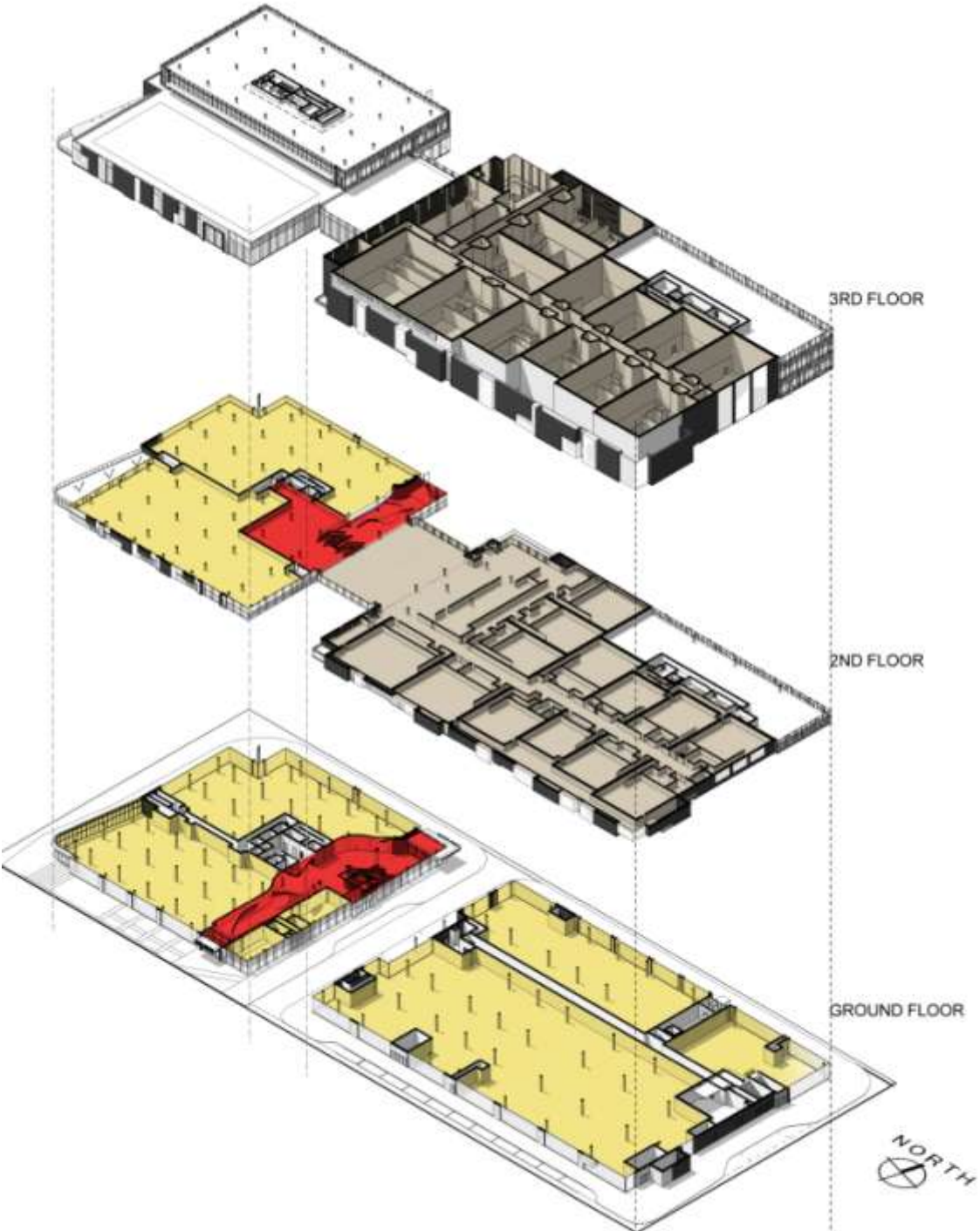
PROGRAM

COMMON LOBBY
(SERVING RETAIL, CINEMAS, & OFFICES)



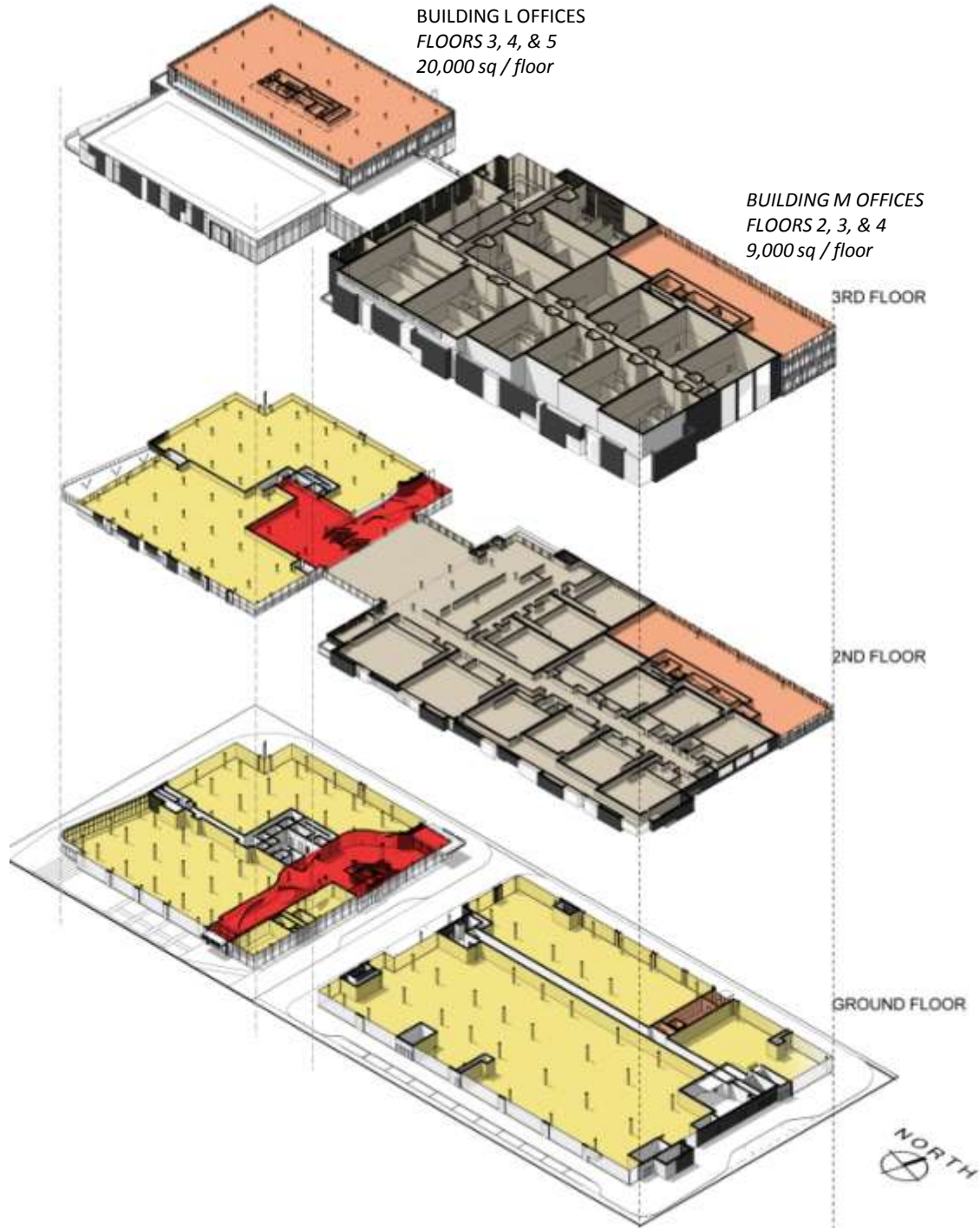
PROGRAM

CINEMAS

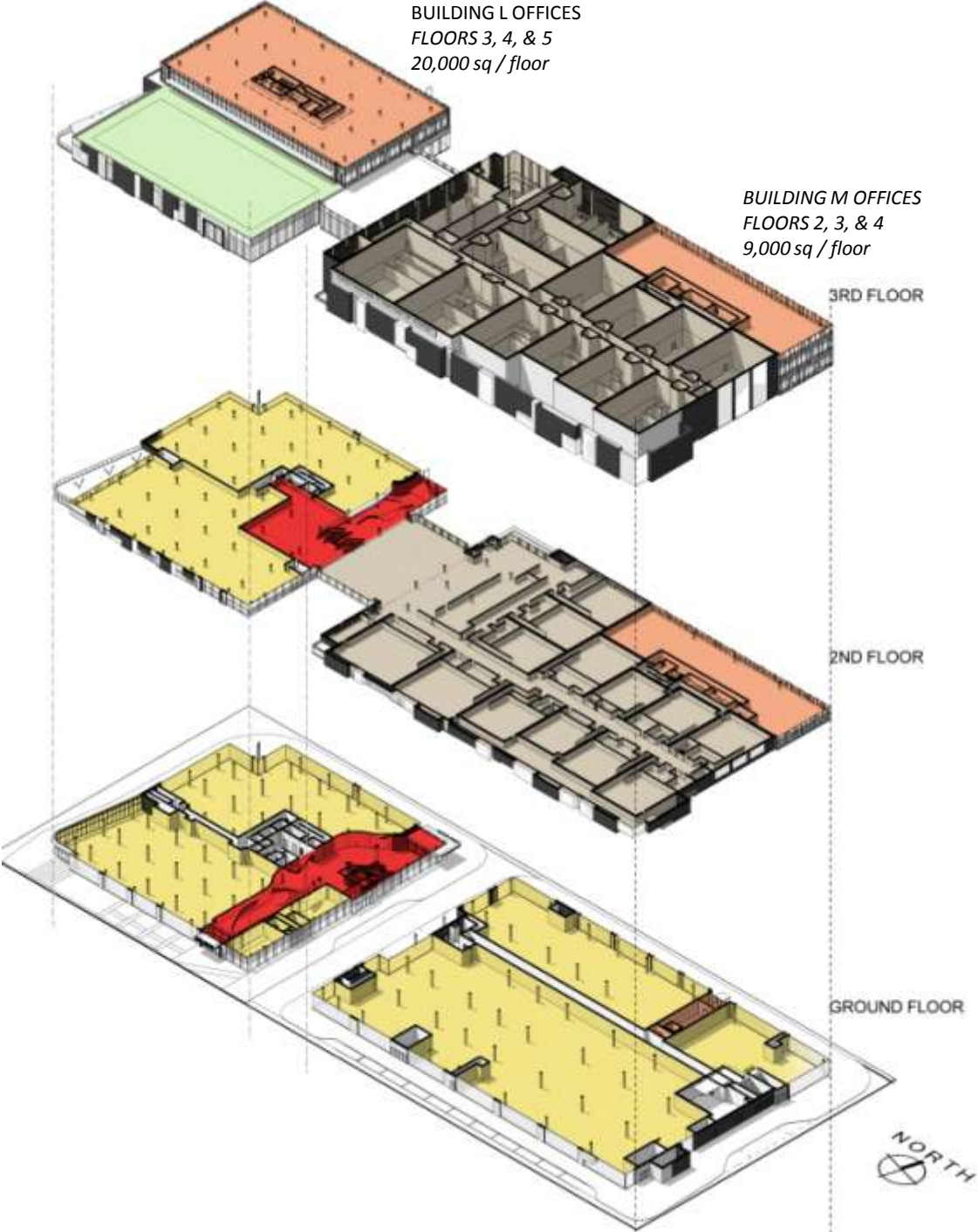


PROGRAM

OFFICES

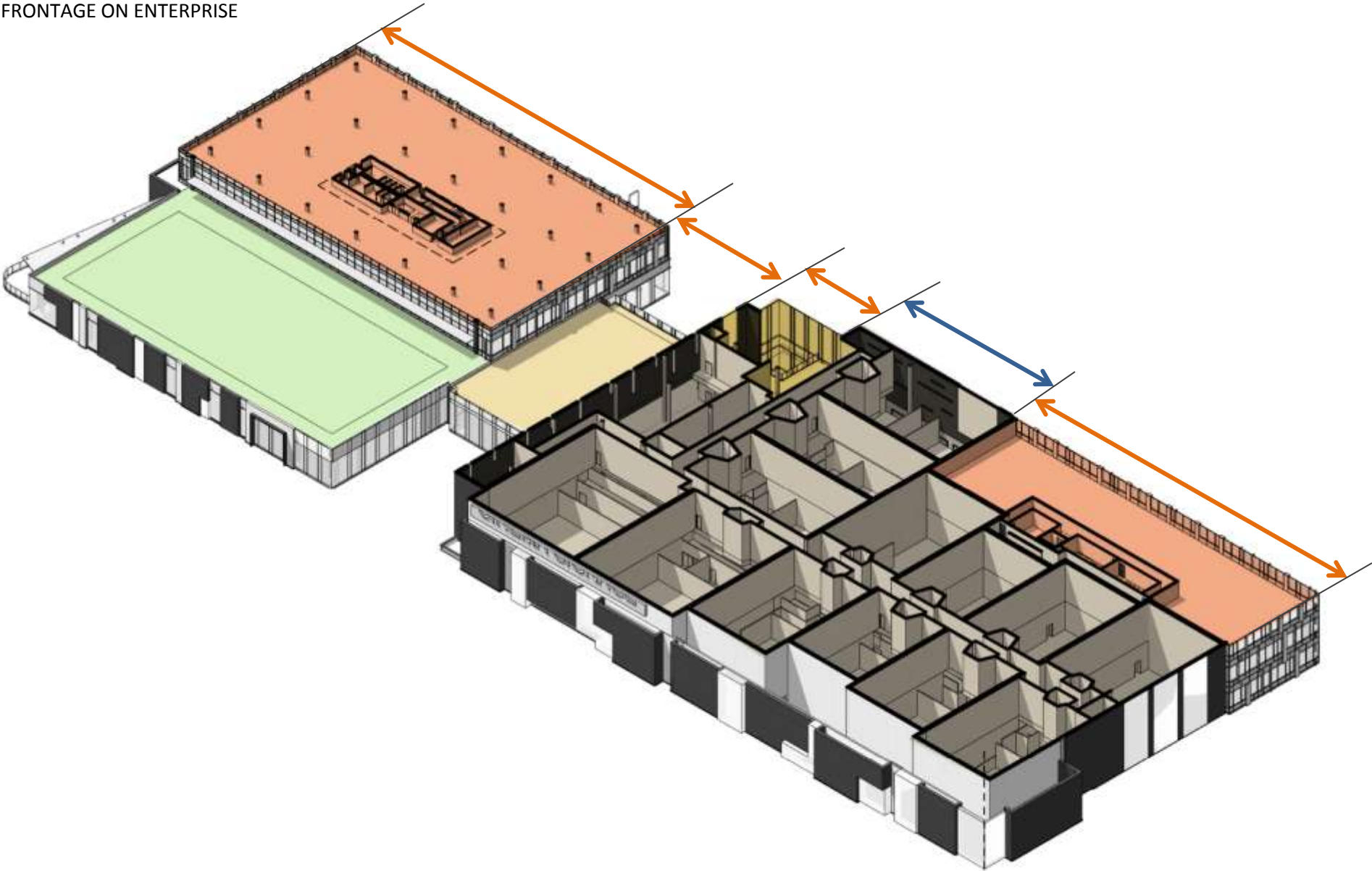


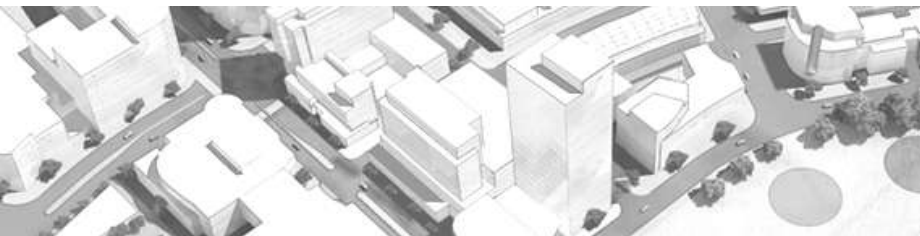
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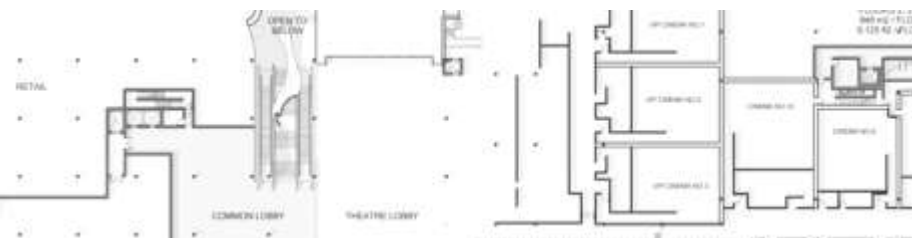
PROGRAM

FRONTAGE ON ENTERPRISE





CONTEXT



BUILDING PROGRAM / FLOOR PLANS



EXTERIOR VIEWS & MATERIALS



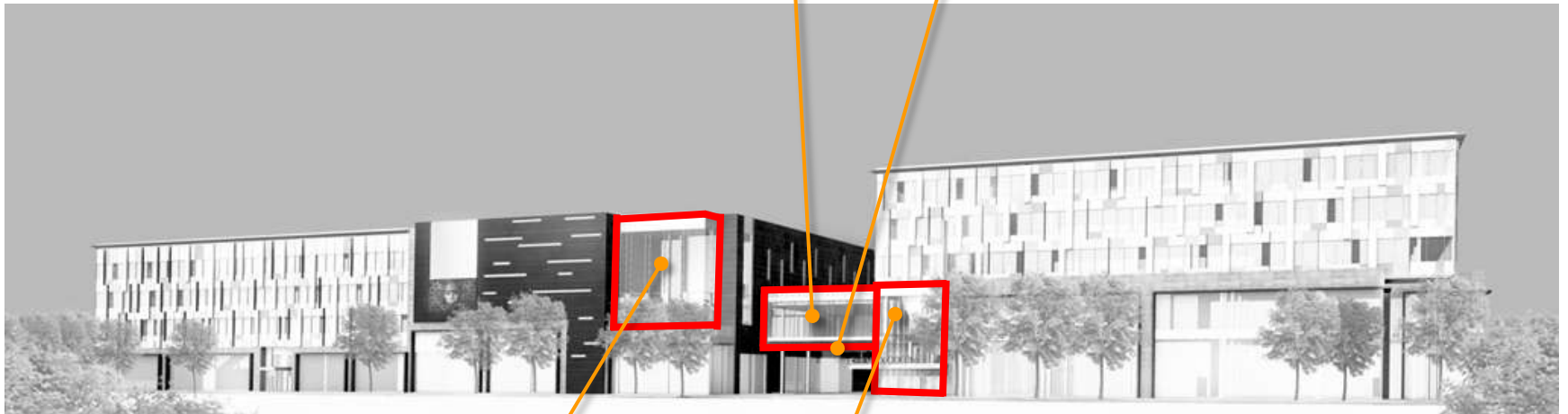
SUSTAINABILITY STRATEGIES



MATERIALS PALETTE STUDY – NORTH ELEVATION



MATERIALS PALETTE STUDY – NORTH ELEVATION



MATERIALS PALETTE STUDY – NORTH ELEVATION



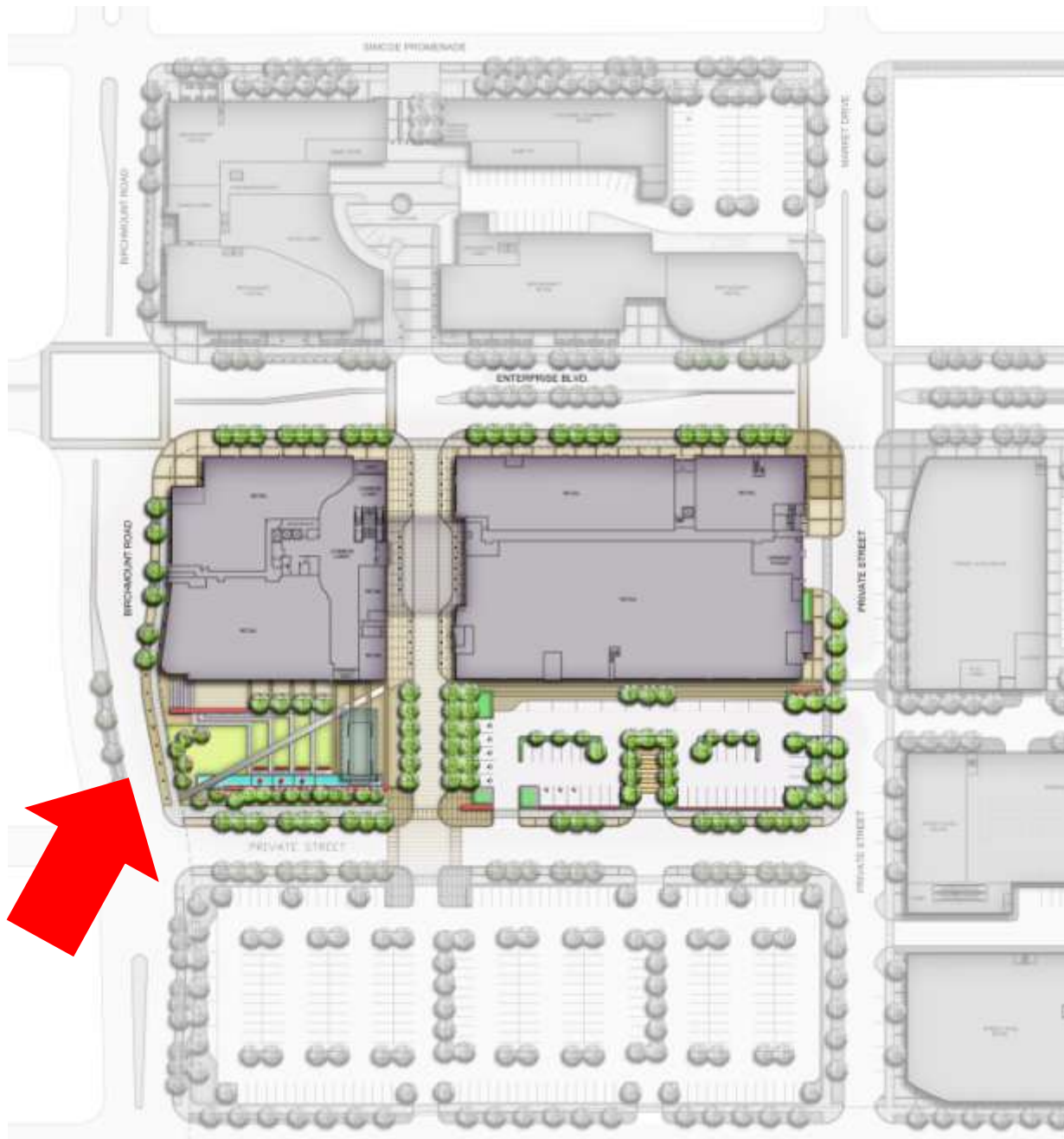
MATERIALS PALETTE STUDY – NORTH ELEVATION



MATERIALS PALETTE STUDY – NORTH ELEVATION



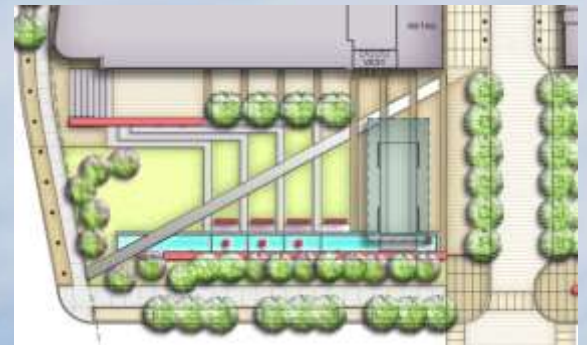
MATERIALS PALETTE STUDY – SOUTH ELEVATION



VIEW FROM SOUTHWEST



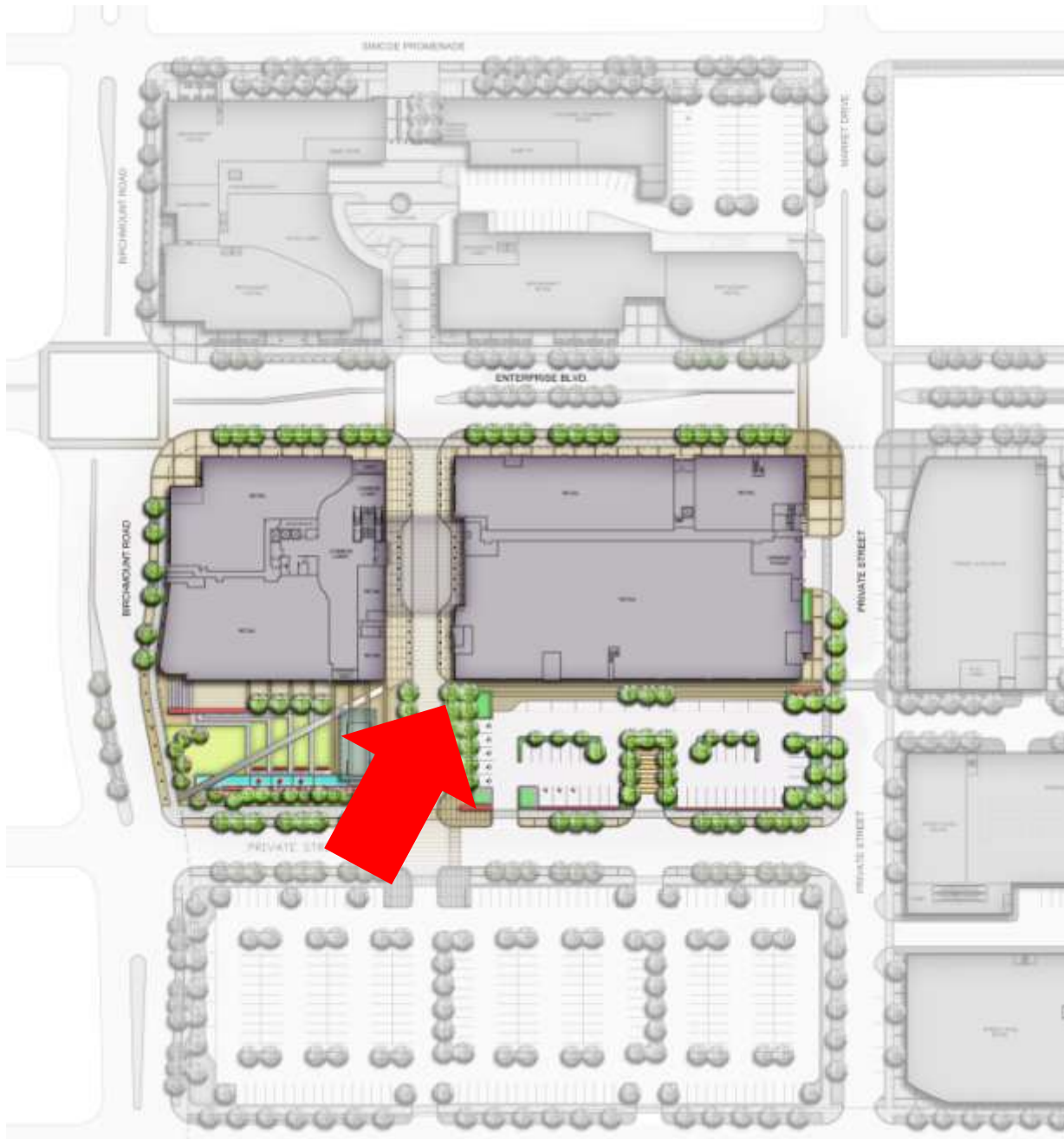
VIEW FROM SOUTHWEST



VIEW FROM SOUTHWEST



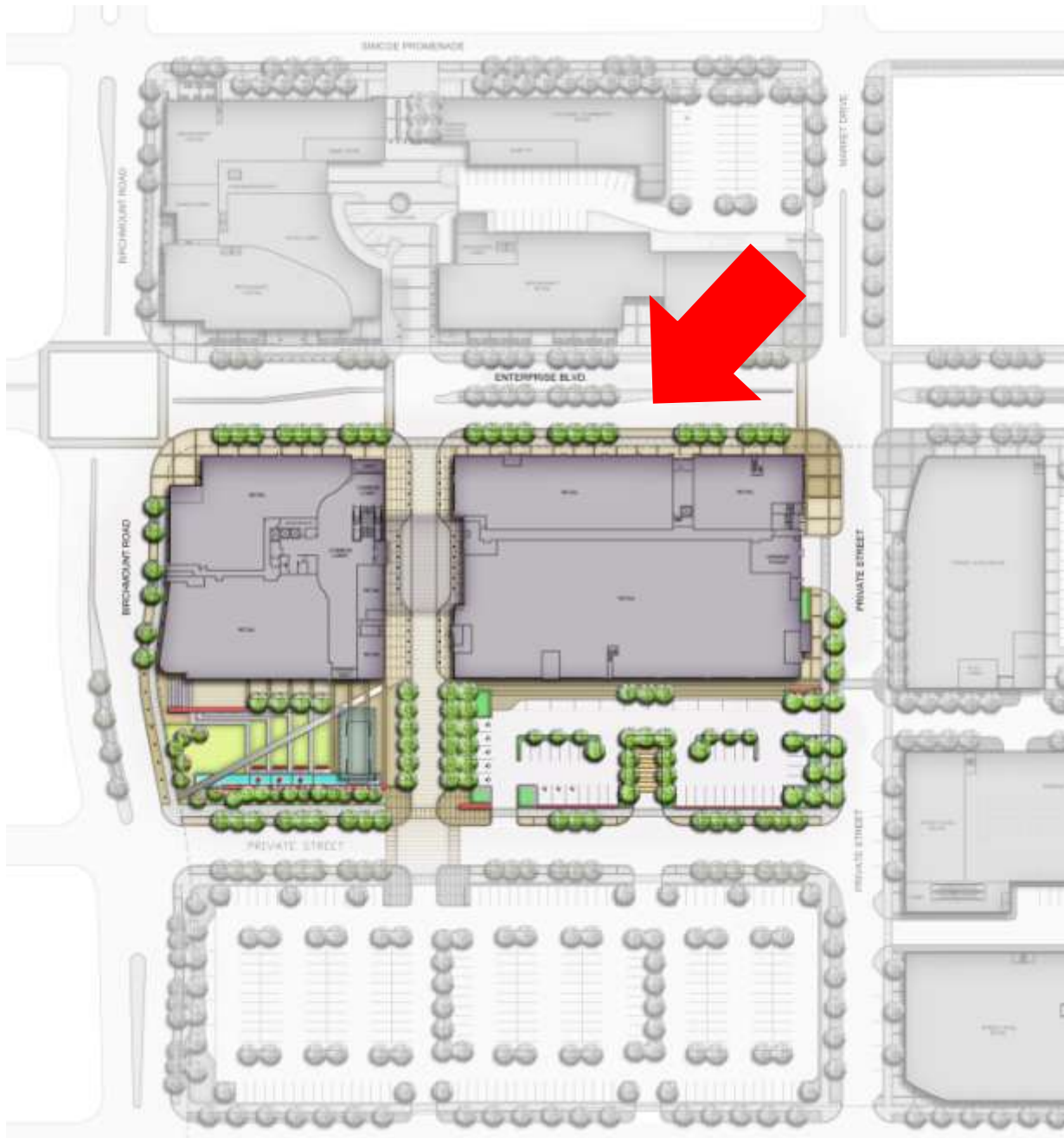
VIEW FROM SOUTHWEST



VIEW FROM SOUTH TOWARDS SOUTHWEST CORNER OF BUILDING M



VIEW FROM SOUTH TOWARDS SOUTHWEST CORNER OF BUILDING M



VIEW FROM NORTHEAST



VIEW FROM NORTHEAST





VIEW FROM NORTH TOWARDS MAIN ENTRANCE



VIEW FROM NORTH TOWARDS MAIN ENTRANCE



DAY VIEW



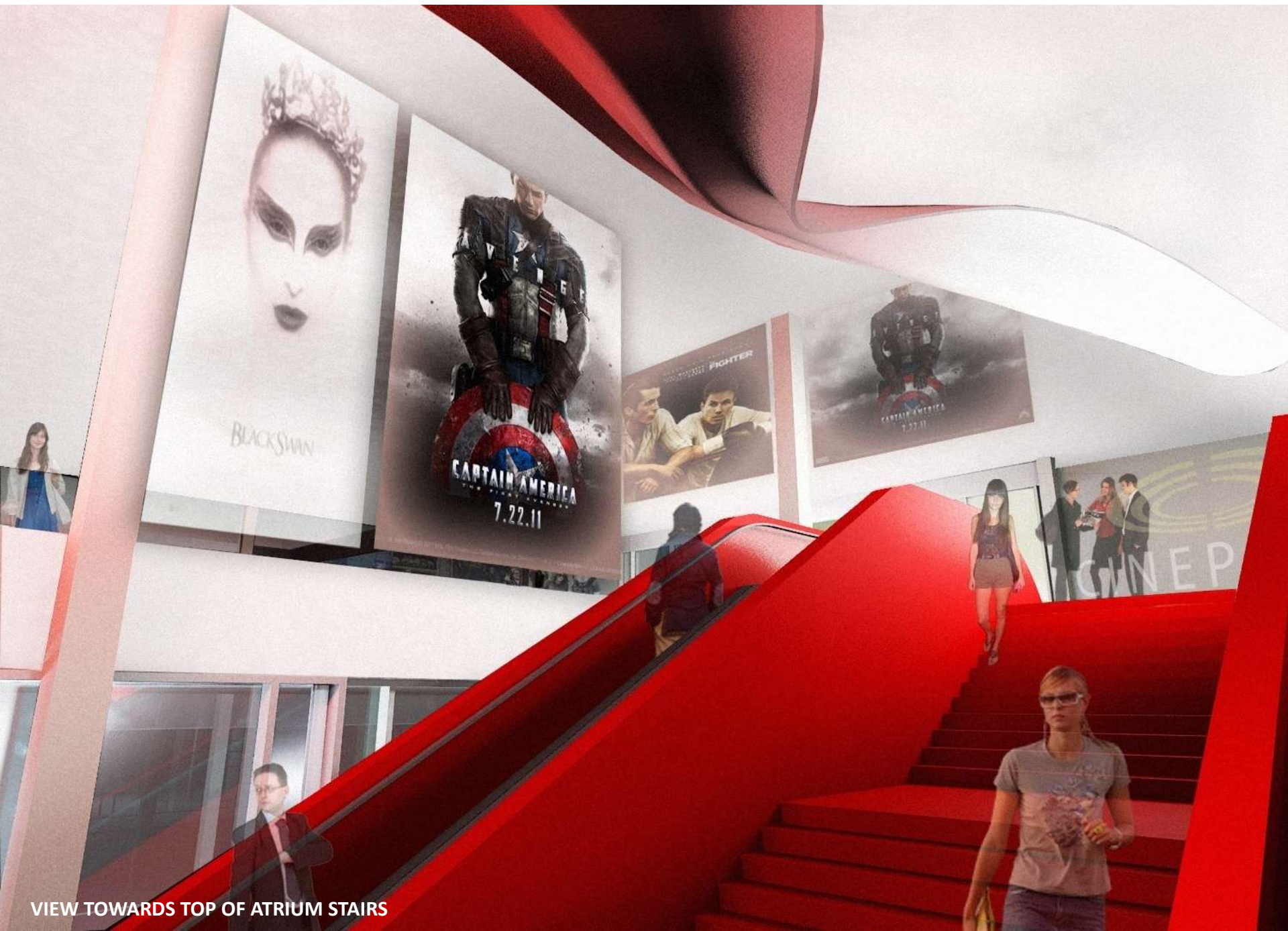
NIGHT VIEW



VIEW FROM COMMON LOBBY LOOKING SOUTH



VIEW FROM COMMON LOBBY LOOKING NORTH



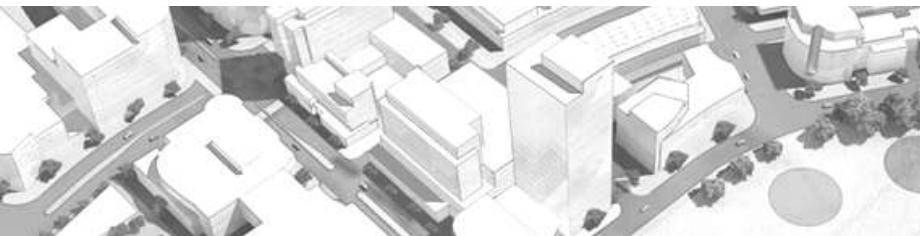
VIEW TOWARDS TOP OF ATRIUM STAIRS



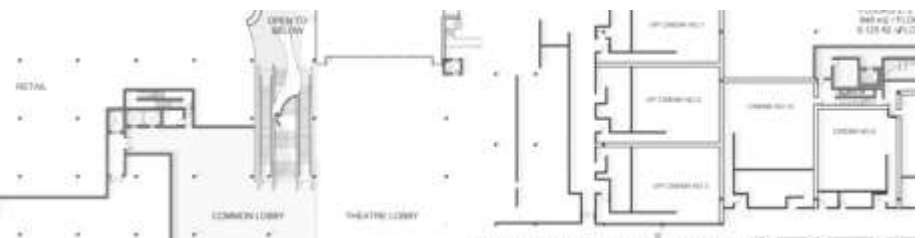
DAY VIEW



NIGHT VIEW



CONTEXT



BUILDING PROGRAM / FLOOR PLANS



EXTERIOR VIEWS & MATERIALS



SUSTAINABILITY STRATEGIES

Sustainable Strategies Key features:

- Treating storm water on site.
- Electric Car Charging Stations
- Targeting >30% water savings
- Targeting >18% energy savings (relative to ASHRAE 90.1-2007)
- Construction Waste Diversion
- Regional/Recycled Material
- Low-VOC Products
- Tenant Lease Agreement and Guidelines
Language will be included in the legal agreement with each tenant to address:
 - Energy Performance of Interior Lighting
 - Water Demand of Plumbing Fixtures
 - Energy Performance of HVAC Systems





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