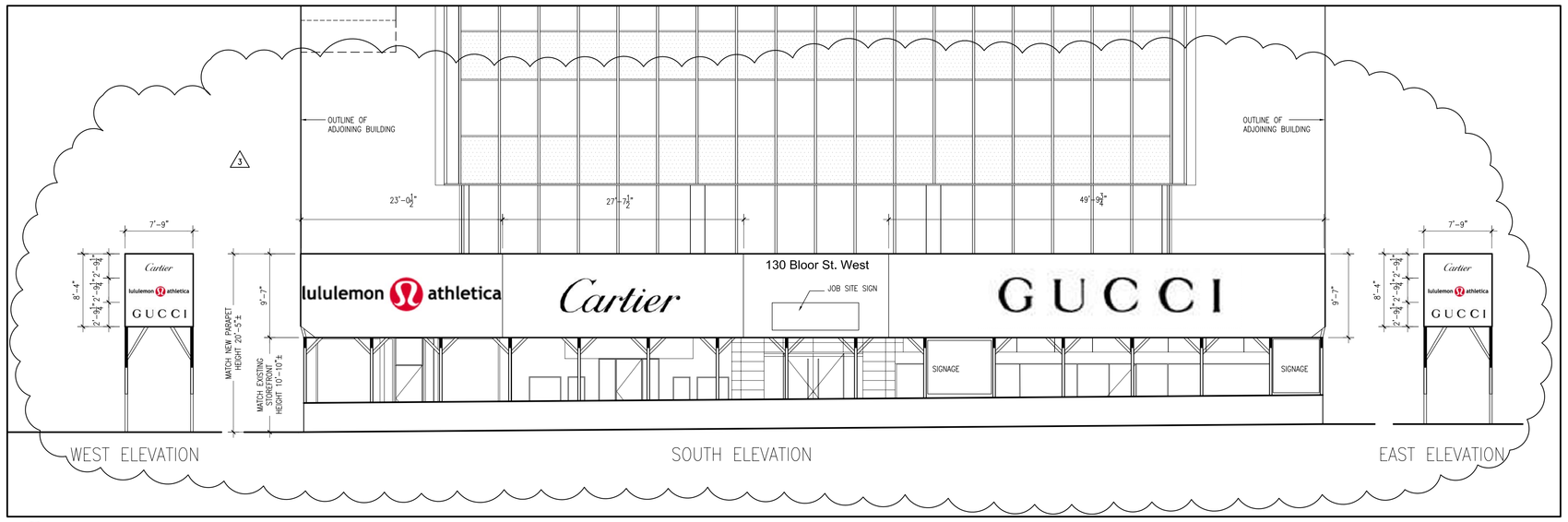


6 A101 HOARDING SOUTH, WEST AND EAST ELEVATIONS
SCALE: 1/8"=1'-0"

SITE DATA

EXISTING TOTAL LOT AREA	33,035 SF
LEGAL DESCRIPTION	

NOTE:
BEING LOTS 1, 2 & 3 REGISTERED PLAN 51-E AND PART OF LOT 1, REGISTERED PLAN 289-YORK, KNOWN AS MUNICIPAL No.'s 130 BLOOR STREET WEST AND 153 CUMBERLAND STREET, CITY OF TORONTO, BY SPEIGHT, VAN NOSTRAND & GIBSON LTD., ONTARIO LAND SURVEYORS, DATED JULY 27, 2006.

MUNICIPAL ADDRESS	130 BLOOR STREET WEST TORONTO, ONTARIO

BUILDING DATA – EXISTING

TOTAL RES/NON-RES GROSS FLOOR AREA	195,799 SF
FLOOR SPACE INDEX	5.93
LOT COVERAGE	85.4%
BUILDING HEIGHT FROM AVG. GRADE	184'-10"
BUILDING HEIGHT (STOREYS)	14 STOREYS
NO. OF DWELLING UNITS	1 UNIT

BUILDING DATA – PROPOSED

TOTAL RES/NON-RES GROSS FLOOR AREA	226,961 SF
FLOOR SPACE INDEX	6.91
LOT COVERAGE	85.4%
BUILDING HEIGHT FROM AVG. GRADE	275'-0"
AVERAGE GRADE	-000.43
BUILDING HEIGHT (STOREYS)	20 STOREYS
NO. OF DWELLING UNITS	14 UNITS

TOTAL FLOOR AREA – EXISTING

	GFA	X	No. OF FLOORS	=	TOTAL
RETAIL NON-RESIDENTIAL GROSS FLOOR AREA					
GROUND FLOOR	27,736 SF		1		27,736 SF
TOTAL:			1		27,736 SF
OFFICE NON-RESIDENTIAL GROSS FLOOR AREA					
2ND FLOOR	19,670 SF		1		19,670 SF
3RD FLOOR	20,250 SF		1		20,250 SF
4TH FLOOR	14,960 SF		1		14,960 SF
5TH-10TH FLOOR	14,960 SF		6		89,760 SF
11TH FLOOR	7,190 SF		1		7,190 SF
12TH FLOOR	7,190 SF		1		7,190 SF
TOTAL:			11		159,020 SF
RESIDENTIAL GROSS FLOOR AREA					
13TH FLOOR	4,351 SF		1		4,351 SF
14TH FLOOR	4,692 SF		1		4,692 SF
TOTAL:			2		9,043 SF
TOTAL RES/NON-RES GROSS FLOOR AREA:					195,799 SF
TOTAL FLOOR AREA (NO EXCLUSIONS):					239,989 SF

TOTAL FLOOR AREA – PROPOSED

	GFA	X	No. OF FLOORS	=	TOTAL
RETAIL NON-RESIDENTIAL GROSS FLOOR AREA					
GROUND FLOOR	26,956 SF		1		26,956 SF
TOTAL:			1		26,956 SF
OFFICE NON-RESIDENTIAL GROSS FLOOR AREA					
2ND FLOOR	19,829 SF		1		19,829 SF
3RD FLOOR	11,066 SF		1		11,066 SF
4TH FLOOR	10,562 SF		1		10,562 SF
5TH-10TH FLOOR	15,024 SF		6		90,144 SF
TOTAL:			9		131,601 SF
RESIDENTIAL GROSS FLOOR AREA					
11TH FLOOR	10,050 SF		1		10,050 SF
12TH FLOOR	9,477 SF		1		9,477 SF
13TH FLOOR	5,308 SF		1		5,308 SF
14TH FLOOR	4,743 SF		1		4,743 SF
15TH FLOOR	6,487 SF		1		6,487 SF
16TH FLOOR	6,590 SF		1		6,590 SF
17TH FLOOR	6,234 SF		1		6,234 SF
18TH FLOOR	6,966 SF		1		6,966 SF
19TH FLOOR	6,146 SF		1		6,146 SF
20TH FLOOR	6,403 SF		1		6,403 SF
TOTAL:			10		68,404 SF
TOTAL RES/NON-RES GROSS FLOOR AREA:					226,961 SF
TOTAL FLOOR AREA (NO EXCLUSIONS):					256,381 SF

PARKING

OFFICE/RETAIL (INCLUDING 1 ACCESSIBLE SPACE)	58
RESIDENT	15
VISITOR	2
TOTAL PROVIDED:	75

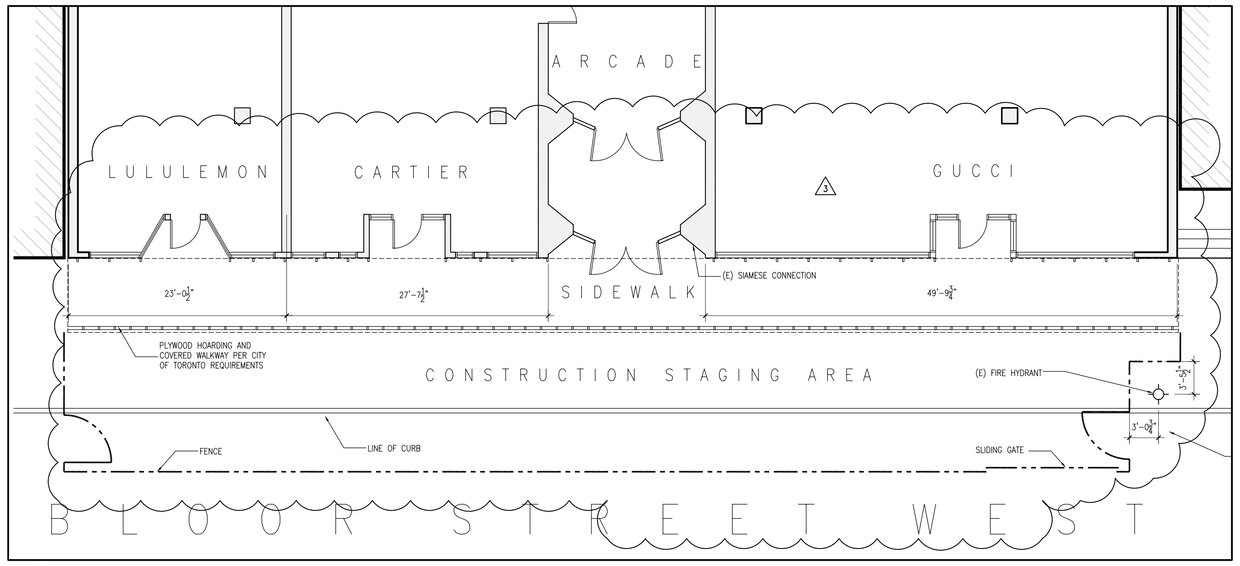
BICYCLES

RESIDENT	6
VISITOR	2
TOTAL PROVIDED:	8

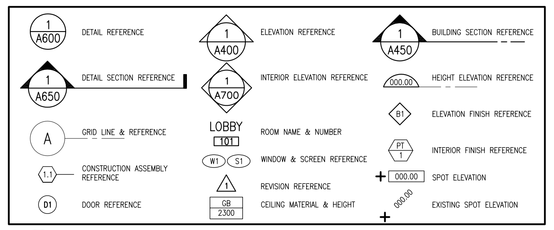
SETBACKS (measured to building face at ground floor)

FRONT YARD	3/4"
SIDE YARD	3/4"
SIDE YARD	3/4"
REAR YARD	22'-3"

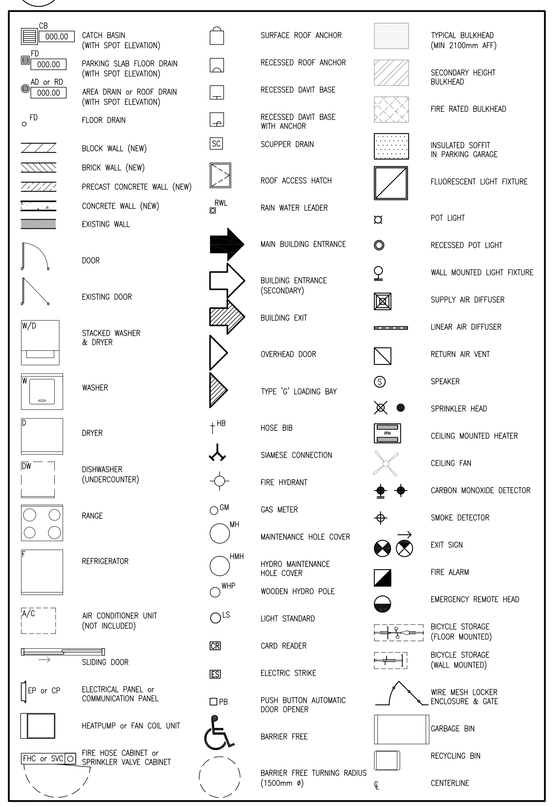
7 A101 PROJECT STATISTICS
SCALE: NTS



5 A101 PARTIAL HOARDING PLAN
SCALE: 1/8"=1'-0"



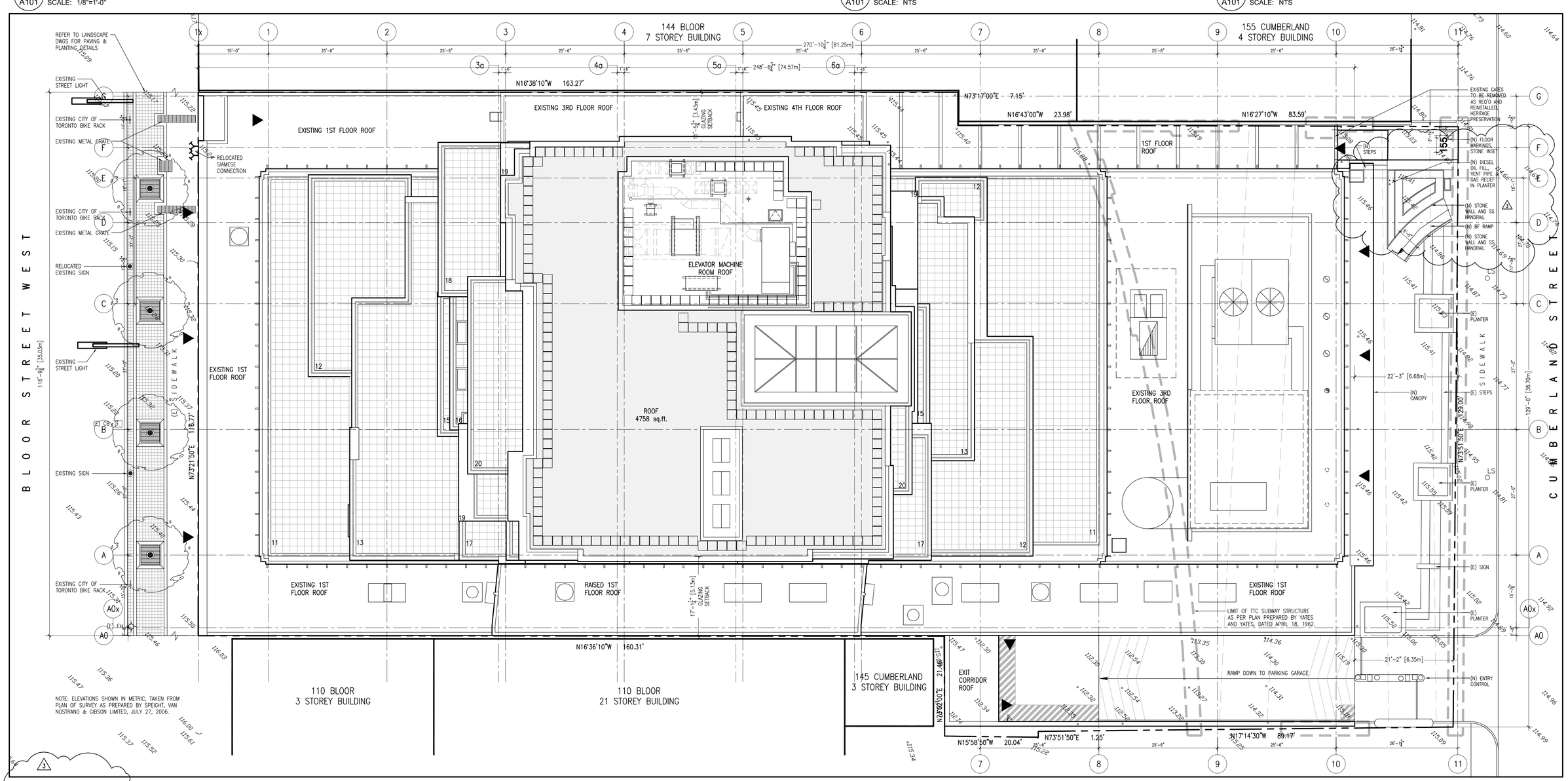
4 A101 STANDARD NOTATION LEGEND
SCALE: NTS



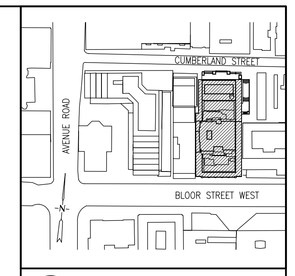
3 A101 LEGEND
SCALE: NTS

AB	Air barrier
AC	Air conditioner
AT	Acoustic ceiling tile
AD	Area drain
AFF	Above finish floor
AL	Aluminum
AN	Anodized
AO	Automatic door operator
AP	Acoustic panel
APC	Architectural precast concrete
APPROX	Approximate
AS	Acoustic seal
AST	Astragal
ASTM	American Society for Testing Materials
AVB	Air/vapour barrier
AVG	Average
BF	Barrier Free
BLDG	Building
BR	Brick
CACF	Central Alarm Control Facility
CB	Catch basin
CCN	Contemplated change notice
CG	Corner guard
CH	Coat Hook
CID	Clear inside dimension
CJ	Construction joint
CL	Closet
CLG	Ceiling
CLR	Clear finish
CMU	Concrete masonry unit
COL	Column
CONC	Concrete
CP	Control panel
CPT	Carpet
CR	Card reader
CSA	Canadian Standards Association
CT	Ceramic tile
C/W	Complete with
CYL	Cylinder
DB	Dead bolt
DC	Door closer
DCC	Door closer – concealed
DCO	Door contact
D	Diameter
DIM	Dimension
DN	Down
DP	Door pull
DPR	Door pull – recessed
DSD	Door stop – door mounted
DSF	Door stop – floor mounted
DSO	Door stop – overhead recessed
DSW	Door stop – wall mounted
DW	Dishwasher
DWG	Drawing
ED	Exit device
EIFS	Exterior insulating finish system
EJ	Expansion joint
ELEC	Electrical
ELEV	Elevator
ECG	Edge of slab
EP	Electrical panel
ESP	Escutcheon plate
EQ	Equal
EQUIP	Equipment
ES	Electric strike
(E)	Existing
EXT	Exterior
FAP	Fire alarm pull
FC	Fan coil
FD	Floor drain
FFE	Fire fighter's elevator
FFH	Fire fighter's handset
FFL	Finished floor level
FG	Fixed glazing
FH	Fire hydrant
FHC	Fire hose cabinet
FIN	Finish
FL	Floor
FLOOR	Fluorescent
FP	Fireplace
FPL	Flush pull
FRR	Fire resistance rating
FSI	Floor space index
GA	Gauge
GALV	Galvanized
GB	Gypsum board
GFA	Gross floor area
GFI	Ground fault interrupter
GL	Glazing, glass
GLL	Glass – laminated
GLT	Glass – tempered
GLS	Glass – safety
GRB	Grab bar
GWG	Georgian wire glass
HB	Hose bib
HC	Hollow core
HCC	Honey comb core
HDF	High density fibreboard
HI	Hinge
HGP	Pivot hinge
HM	Hollow metal
HPP	Heat pump
HP	High point
HR	Hour
HSS	Hollow steel section
H	Height
ID	Inside diameter
IFP	Intumescent fireproofing
INSUL	Insulated, insulation
INT	Interior
JAN	Janitor
KP	Kick plate
LAV	Lavatory
LIN	Linen closet/shelves
LN	Linoleum
LP	Low point
LS	Lock set
LV	Louvre
MW	Microwave
MAX	Maximum
MDF	Medium density fibreboard
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MAG	Magnetic lock
MILL	Millwork
MIR	Mirror
MO	Masonry opening
MP	Metal panel
MTL	Metal
(N)	New
NBC	National Building Code
NIC	Not in contract
NTS	Not to scale
OBC	Ontario Building Code
OC	On centre
OD	Outside diameter
OP	Operable panel
PB	Push button
PERF	Perforated
PLAM	Plastic laminate
PLY	Plywood
PNL	Panel
PP	Push plates
PQ	Parquet flooring
PS	Passage set
PT	Painted
PVC	Polyvinyl chloride
(R)	Relocated
R	Radius
RB	Resilient base
RC	Roller catch
RD	Roof drain
REF	Reference
REV	Reverse
RH	Rangehood
RM	Room
RO	Rough opening
RR	Remote release
RWL	Rain water leader
SAFB	Sound attenuation fire blankets
SB	Site bulletin
SBO	Supplied by others for contractor installation
SC	Solid core
SD	Scupper drain
SI	Site instruction
STD	Stained, stain
SIM	Similar
SK	Skim coat
SL	Sealer, seal
SP	Spandrel panel
SPT	Spray texture
SS	Stainless steel
ST	Stone
STC	Sound transmission class
STL	Steel
STRUC	Structural
TB	Tack board
TBD	To be determined
TC	Traffic coating
TD	Terrace drain
TEL	Telephone
TEMP	Temporary
TER	Terrazzo
TERR	Terrace
TH	Threshold
THK	Thick
THRES	Threshold
TOC	Top of curb
TOFR	Top of finished roof
TOG	Top of grade
TOP	Top of parapet
TOS	Top of slab
TOW	Top of wall
TRR	Temperature rise rating
TT	Thumb turn
TYP	Typical
UR	Urinal
U/S	Underside
UH	Unit heater
ULC	Underwriters' Laboratories of Canada
UNO	Unless noted otherwise
VB	Vapour barrier
VCT	Vinyl composite tile
VEST	Vestibule
VFI	Vinyl-faced insulation
VNR	Veneer
VP	Visitors parking
WCV	Wall covering
W	Width
WC	Water closet
WD	Wood
W/D	Washer/Dryer
WIC	Walk-in closet
WPS	Waterproof surface
WR	Waste receptacle
WS	Weather stripping

2 A101 ABBREVIATIONS
SCALE: NTS



1 A101 SITE PLAN
SCALE: 3/32"=1'-0"



8 A101 CONTEXT PLAN
SCALE: NTS

NOTES:

1. SURVEY INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM:

PLAN OF SURVEY OF LOTS 1, 2 AND 3 REGISTERED PLAN 51-E AND PART OF LOT 1 REGISTERED PLAN 289-YORK

PREPARED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED DATED JULY 27, 2006

2. EXISTING SITE SURVEY SPOT ELEVATIONS SHOWN IN METRIC UNITS. BUILDING FINISH FLOOR LEVELS SHOWN ON PLANS IN IMPERIAL UNITS.

3. BUILDING GROUND FLOOR FINISH LEVEL SET TO 000.00 EQUALS SURVEY ITF=113.45.

2007-02-01	1 REVISED PER SI-7, CCN 2 & 3
2006-12-13	3 ISSUED FOR S.I. 3

REVISION RECORD

2007-02-01	ISSUED FOR CONSTRUCTION
2006-12-13	ISSUED FOR S.I. 3
2006-11-15	ISSUED FOR TENDER
2006-11-02	ISSUED FOR CO-ORDINATION
2006-09-15	ISSUED FOR PRE-TENDER COSTING
2006-08-24	PRELIMINARY SPEC
2006-07-19	ISSUED FOR CITY REVIEW
2006-06-26	ISSUED FOR MECH. & ELEC. SERVICE PERMIT
2006-06-02	ISSUED FOR CITY REVIEW
2006-04-18	REISSUED FOR SITE PLAN APPROVAL
2005-12-22	SITE PLAN APPROVAL
2006-03-08	REVISED BUDGET
2005-09-21	ISSUED FOR C.O.A.

ISSUE RECORD

quadrangle
ARCHITECTS LIMITED
380 Wellington Street West Toronto, Ontario M5V 1E3 t 416 598 1240 f 416 598 3123

130 Bloor Street West
Toronto, Ontario

for
130 Bloor KS Inc.

PROJECT	SCALE	DRAWN	REVIEWED
05028	AS NOTED	VJ	BLC

SITE PLAN, PROJECT STATISTICS, CONTEXT PLAN, TYPICAL NOTES

A101

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

C:\05028-130 Bloor Street\Drawings\Issued Sets\2007-02-01 Issued for Construction\CAD\A101-Site.dwg, 2007-03-23 12:09pm