

Appendix "A"

Current Proposal - made public on April 14, 2015



Project:
No. Date **Revision**
 01 2015.11.29 Revised New Settlement
 02 2016.02.03 Revised for Settlement

TACT Architecture, Inc.
 6950 Chesapeake Ave
 Torrance, CA 90503-1505
 phone: 310.572.9224

2265 - 2279 Bloor St West
 2265 - 2279 Bloor St West
 2265 - 2279 Bloor St West
 2265 - 2279 Bloor St West

**Harrington Developments
 Limited Partnership**

DETAILED STATISTICS

Drawn By: checked by
PU
Drawn Date: 15-03-23
Scale:
Job Number: 1300

A0.2

Unit Breakdown

Unit Type	Area (sq ft)	Floor Area (sq ft)	Roof Area (sq ft)	Interior Area (sq ft)	Non-Residential (sq ft)	Residential (sq ft)	CPA Reductions (sq ft)	Residential CPA (sq ft)	Commercial Parking CPA (sq ft)	Study (sq ft)	15% (sq ft)	25% (sq ft)	Total (sq ft)
7 residential	4,000	21,100	522.0	0	0	110	506	506	0	0	0	0	0
6 residential	3,000	18,000	754.0	0	0	30	630	630	0	0	0	0	0
5 residential	3,000	18,000	754.0	0	0	30	630	630	0	0	0	0	0
4 residential	3,000	12,000	502.0	0	0	30	513	513	0	0	0	0	0
3 residential	3,000	9,000	376.0	0	0	30	371	371	0	0	0	0	0
2 residential - 1/2 UNIT	3,000	6,000	251.0	0	0	30	241	241	0	0	0	0	0
1 residential	3,000	3,000	125.0	0	0	30	70	70	0	0	0	0	0
P1 parking	3,000	3,000	3,000	22	533	224	46	1,345	0	0	0	0	0
P2 parking								1,345	0	0	0	0	0
P3 parking								795	0	0	0	0	0
P4 parking								795	0	0	0	0	0
TOTALS	20,000	6,530	8,130	8,130	8,130	312	4,173	3,485	3,485	6	47	29	75

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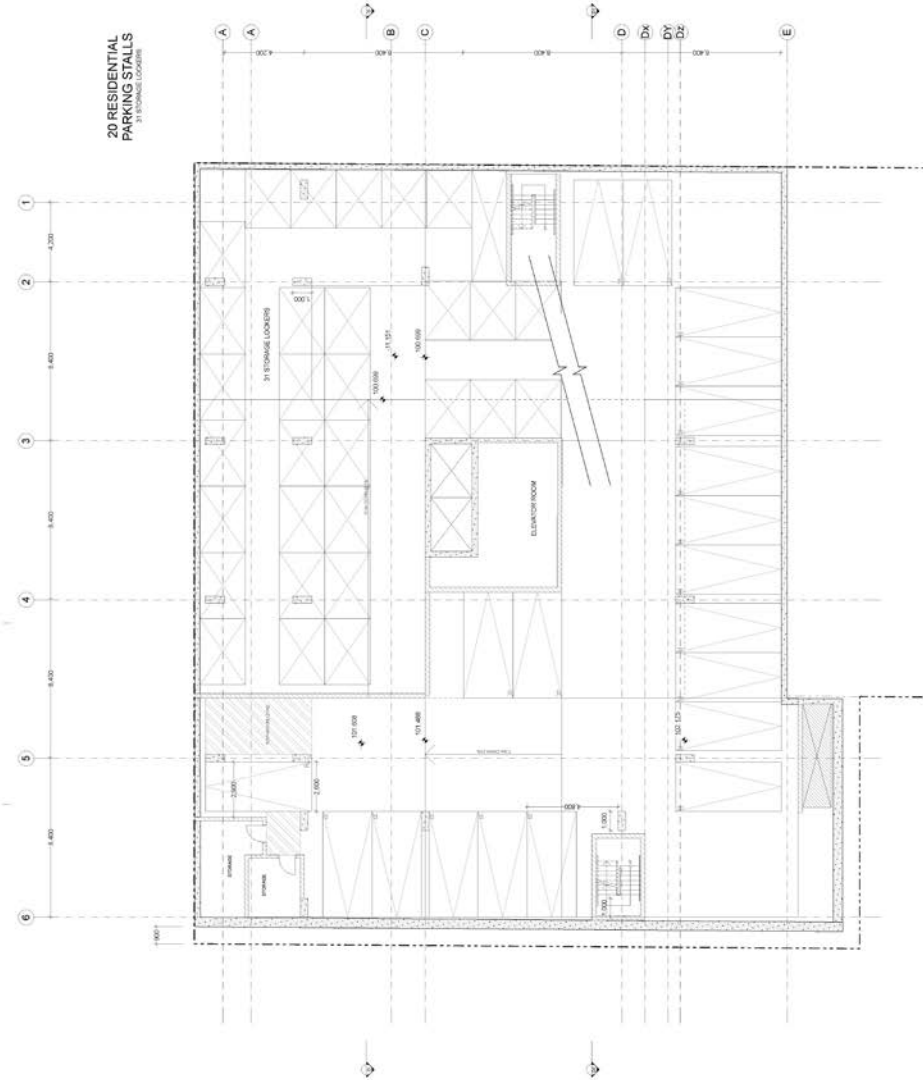
Unit Type	Area (sq ft)	Floor Area (sq ft)	Roof Area (sq ft)	Interior Area (sq ft)	Non-Residential (sq ft)	Residential (sq ft)	CPA Reductions (sq ft)	Residential CPA (sq ft)	Commercial Parking CPA (sq ft)	Study (sq ft)	15% (sq ft)	25% (sq ft)	Total (sq ft)
3	3,000	150	0	150	0	150	150	150	0	0	0	0	0
2	3,000	150	0	150	0	150	150	150	0	0	0	0	0
GF													
TOTALS	6,000	300	0	300	0	300	300	300	0	0	0	0	4

Total Site:

Category	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value
SUMMARY	Total Mid Rise GFA	4,713 sq ft	Site Area	1,230 sq ft	Required GFA (10%)	123	Provided GFA (10%)	123	Required GFA (10%)	123	Provided GFA (10%)	123	0
	Total Mid Rise Non-Fun. GFA	1,023 sq ft	F2 / Coverage	3,687 sq ft	Required GFA (10%)	102	Provided GFA (10%)	102	Required GFA (10%)	102	Provided GFA (10%)	102	0
	TOTAL Mid Rise GFA	3,690 sq ft	Site Coverage	33%	Required GFA (10%)	227	Provided GFA (10%)	227	Required GFA (10%)	227	Provided GFA (10%)	227	0
	TOTAL Low Rise GFA	227 sq ft			Required GFA (10%)	227	Provided GFA (10%)	227	Required GFA (10%)	227	Provided GFA (10%)	227	0
	TOTAL SITE GFA	6,017 sq ft			Required GFA (10%)	454	Provided GFA (10%)	454	Required GFA (10%)	454	Provided GFA (10%)	454	0
	Total Number of Units	80											

Category	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value
PARKING	City of Toronto By-Law No. 609-09-213												
	0.15 spaces/ft²	4.0											
	0.25 spaces/ft²	20.0											
	0.75 spaces/ft²	18.0											
	0.75 spaces/ft²	0.0											
	0.05 spaces/ft²	4.5											
	1.0 spaces/ft²	1.0											
TOTAL	RESIDENTIAL	63											
	COMMERCIAL	58											
	TOTAL	121											
PERFORMANCE	GENERAL UTILITY USE (EXEMPT FROM REQUIREMENTS)	0											
	0.15 spaces/ft²	0											
	0.15 spaces/ft²	0											
TOTAL	RESIDENTIAL	63											
	COMMERCIAL	58											
	TOTAL	121											

20 RESIDENTIAL
PARKING STALLS
SECTION



TACT
 2000 S. 10th Ave. Suite 200
 Phoenix, AZ 85024
 (602) 442-1111
 www.tactinc.com

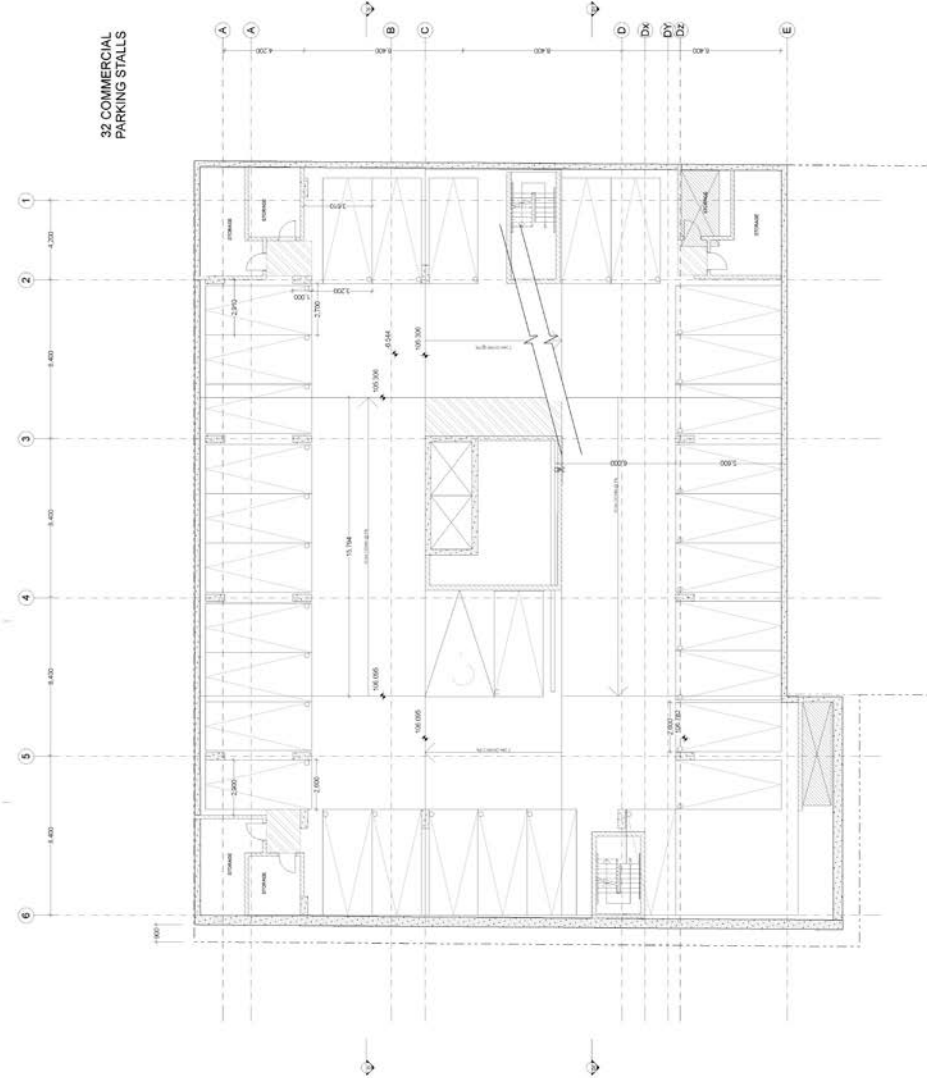
TACT ARCHITECTURE INC.
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 (602) 442-1111
 www.tactinc.com

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 COMMERCIAL PROJECT IN
 PHOENIX FOR THE YEAR 2014.

PROJECT NO. 1400010001
 PROJECT NAME: 32 COMMERCIAL PARKING STALLS
 PROJECT ADDRESS: 1400010001
 PROJECT LOCATION: PHOENIX, AZ

DATE: 1/2015
 DRAWING NO. 1400010001-01

32 COMMERCIAL PARKING STALLS



TACT, INC. 1000 S. 10th St., Suite 100
 Lincoln, NE 68502
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 Website: www.tactinc.com

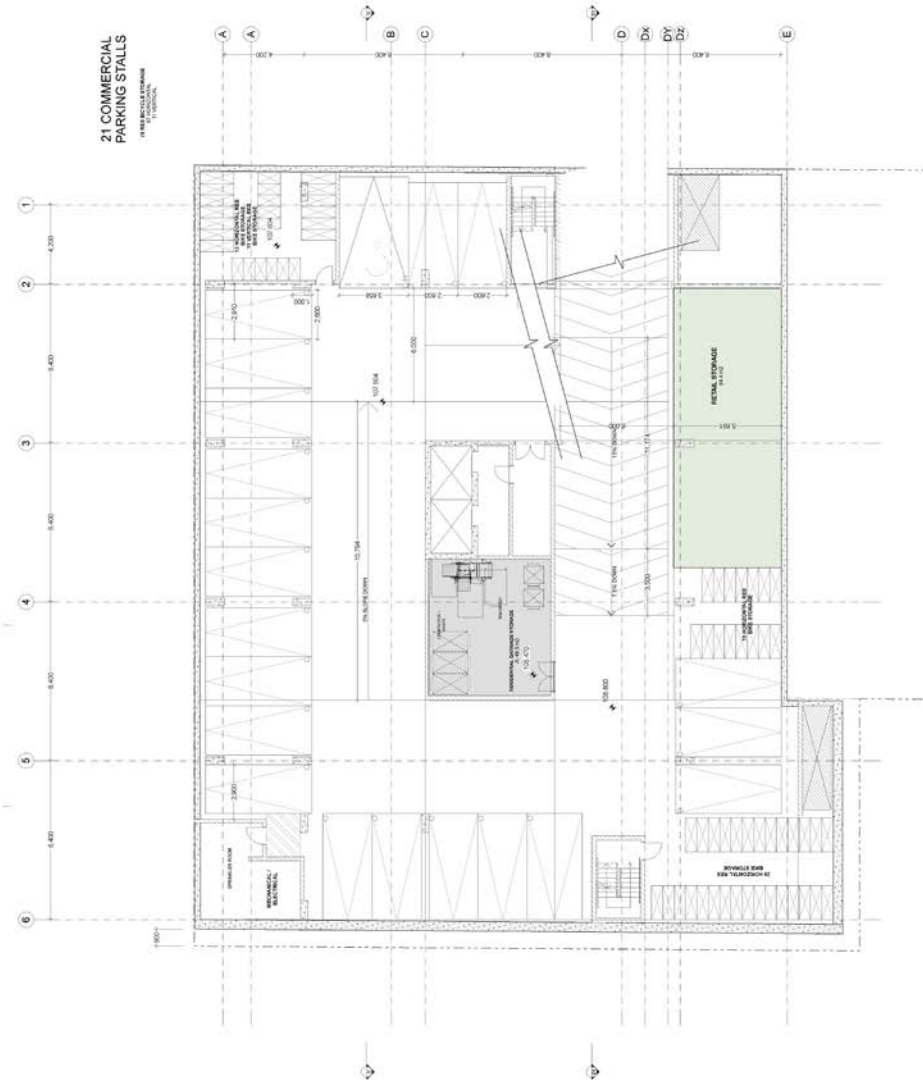
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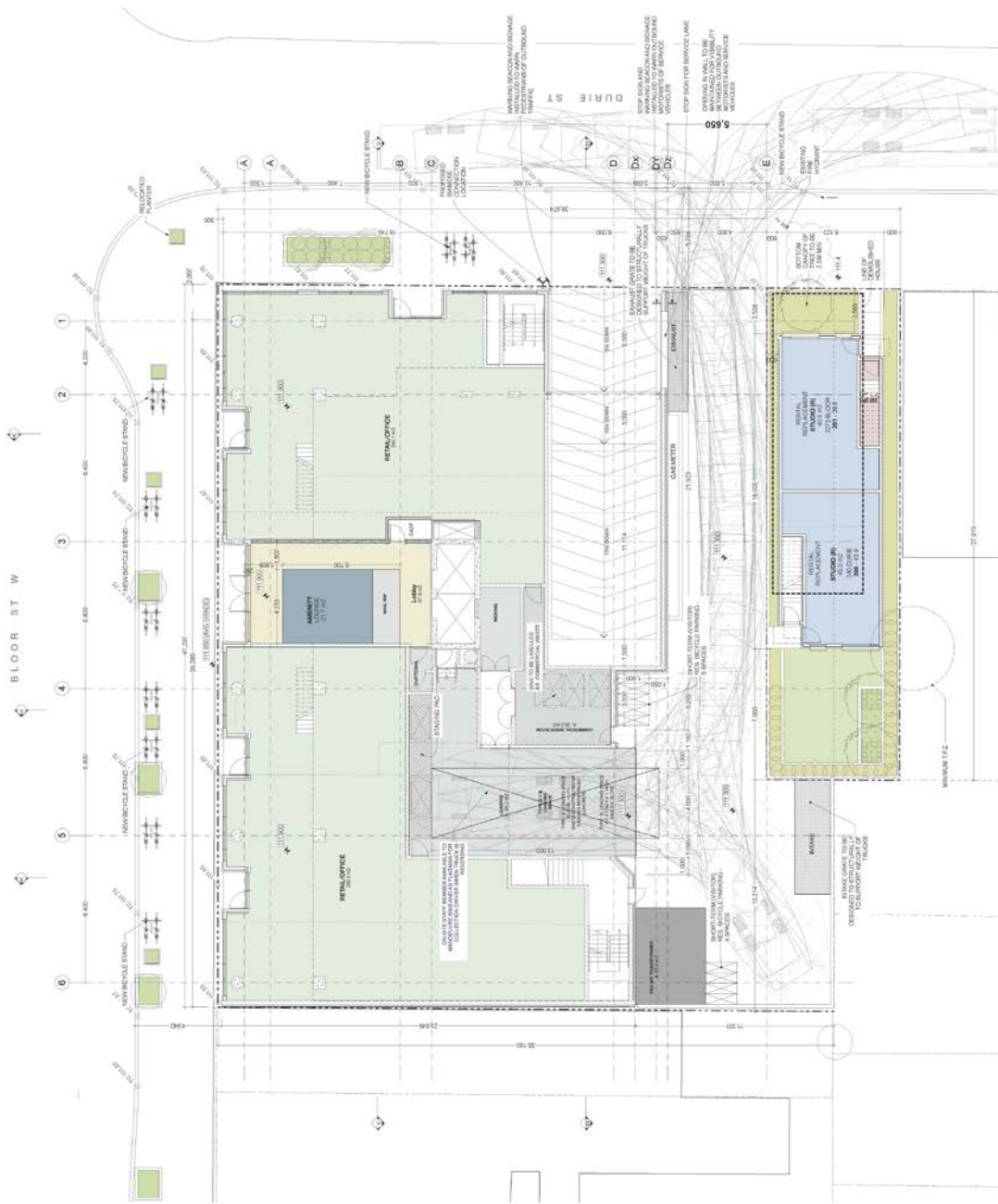
1000 S. 10th St., Suite 100
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 Phone: 402.441.1111
 Fax: 402.441.1112
 Website: www.tactinc.com

**21 COMMERCIAL
 PARKING STALLS**
 1000 S. 10th St., Suite 100
 Lincoln, NE 68502



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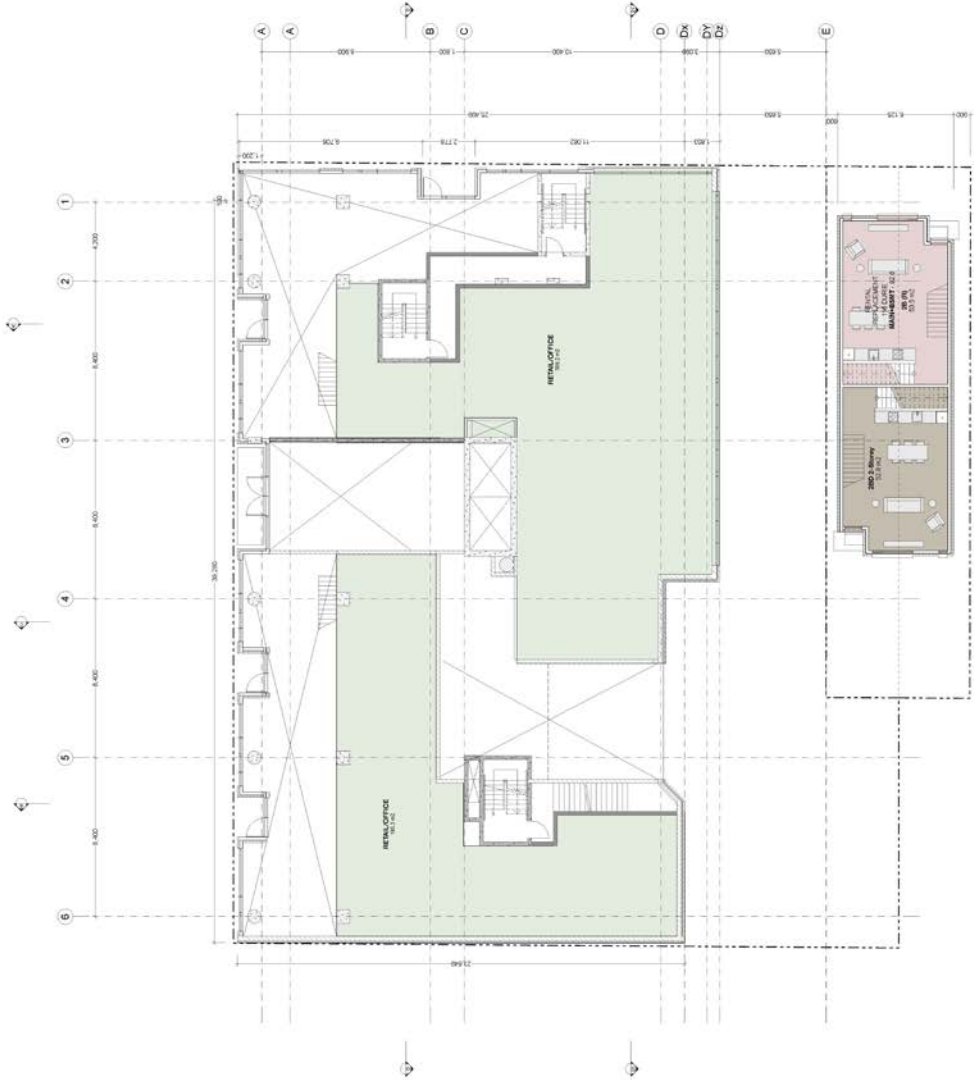
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TACT

PROJECT NO. 04-14-01-001
 DATE 01/14/14
 DRAWING NO. 04-14-01-001-001
 SHEET NO. 01
 PROJECT NAME
 PROJECT LOCATION
 PROJECT OWNER
 PROJECT MANAGER
 PROJECT ARCHITECT
 PROJECT ENGINEER

TACT ARCHITECTURE INC.
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.7333
 FAX: 303.733.7334
 WWW.TACTARCHITECTURE.COM

SHEET NO. 01
 PROJECT NO. 04-14-01-001
 PROJECT NAME
 PROJECT LOCATION
 PROJECT OWNER
 PROJECT MANAGER
 PROJECT ARCHITECT
 PROJECT ENGINEER



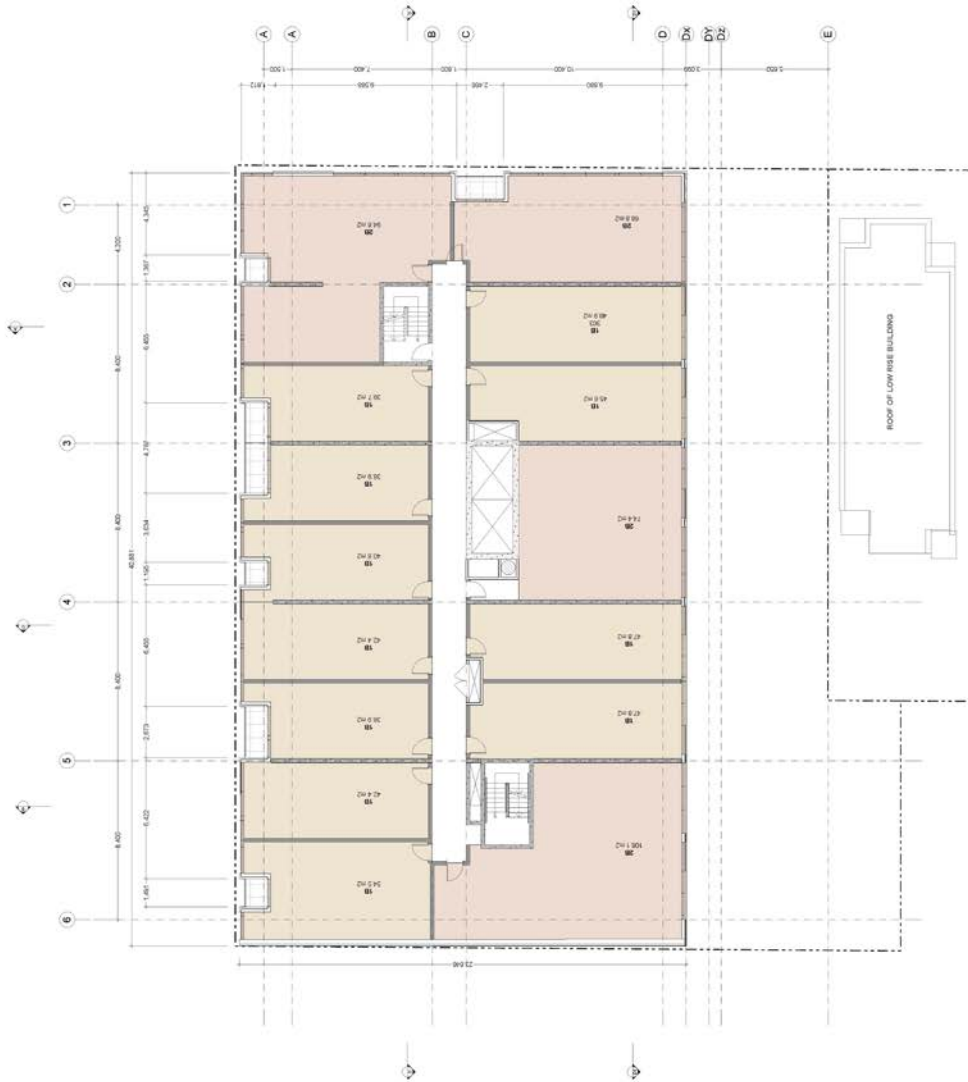
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TACT

2012 ADA
 2010 ASHRAE
 2006 AIA
 2010 AIA
 2010 AIA
 2010 AIA

PROJECT INFORMATION
 PROJECT: [Project Name]
 OWNER: [Owner Name]
 ARCHITECT: [Architect Name]
 DATE: [Date]
 SHEET: [Sheet Number]

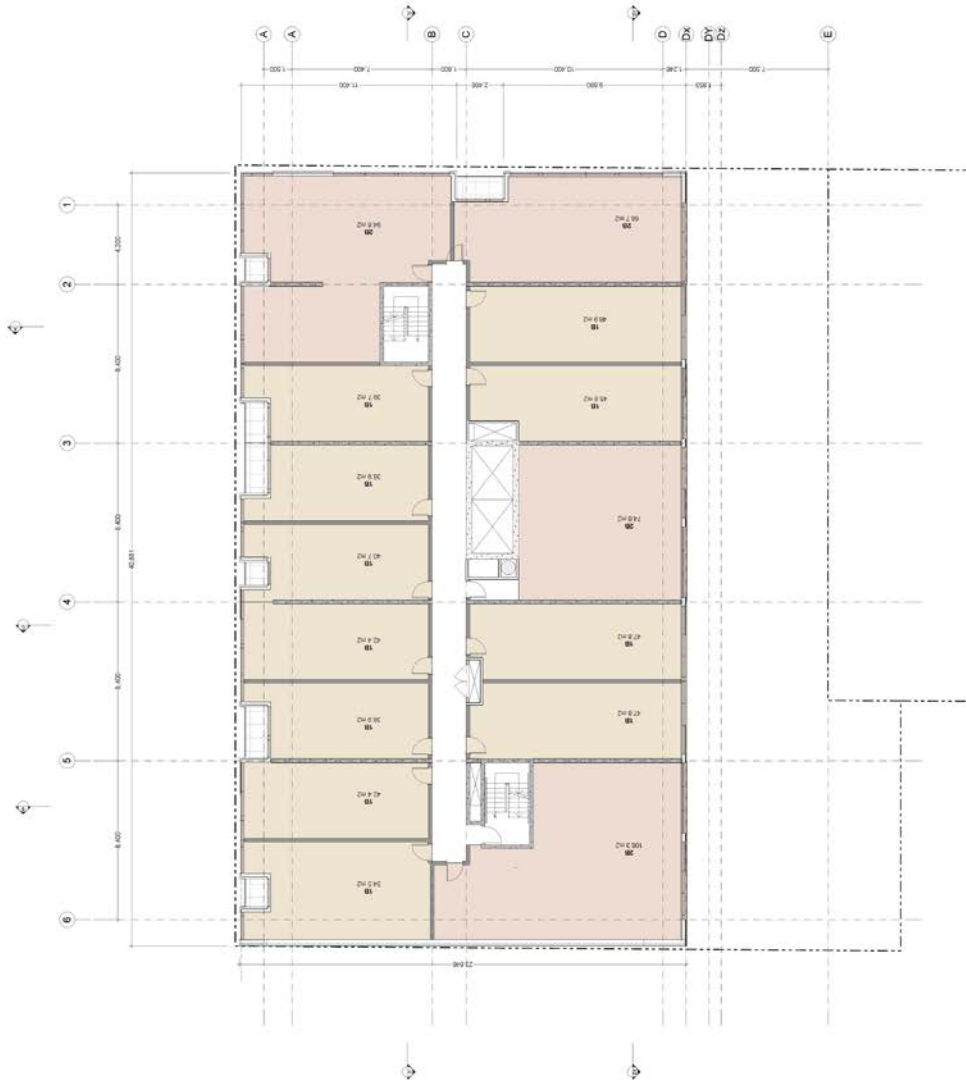




PROJECT: 04-11-14
 CLIENT: TACT
 ARCHITECT: TACT
 DATE: 11/14/14
 DRAWING: FLOOR PLAN
 SHEET: 1001

TACT ARCHITECTURE INC.
 1000 15th Street, Suite 100
 San Francisco, CA 94103
 TEL: 415.774.1111
 WWW: TACTARCHITECTURE.COM

PROJECT: 04-11-14
 CLIENT: TACT
 ARCHITECT: TACT
 DATE: 11/14/14
 DRAWING: FLOOR PLAN
 SHEET: 1001



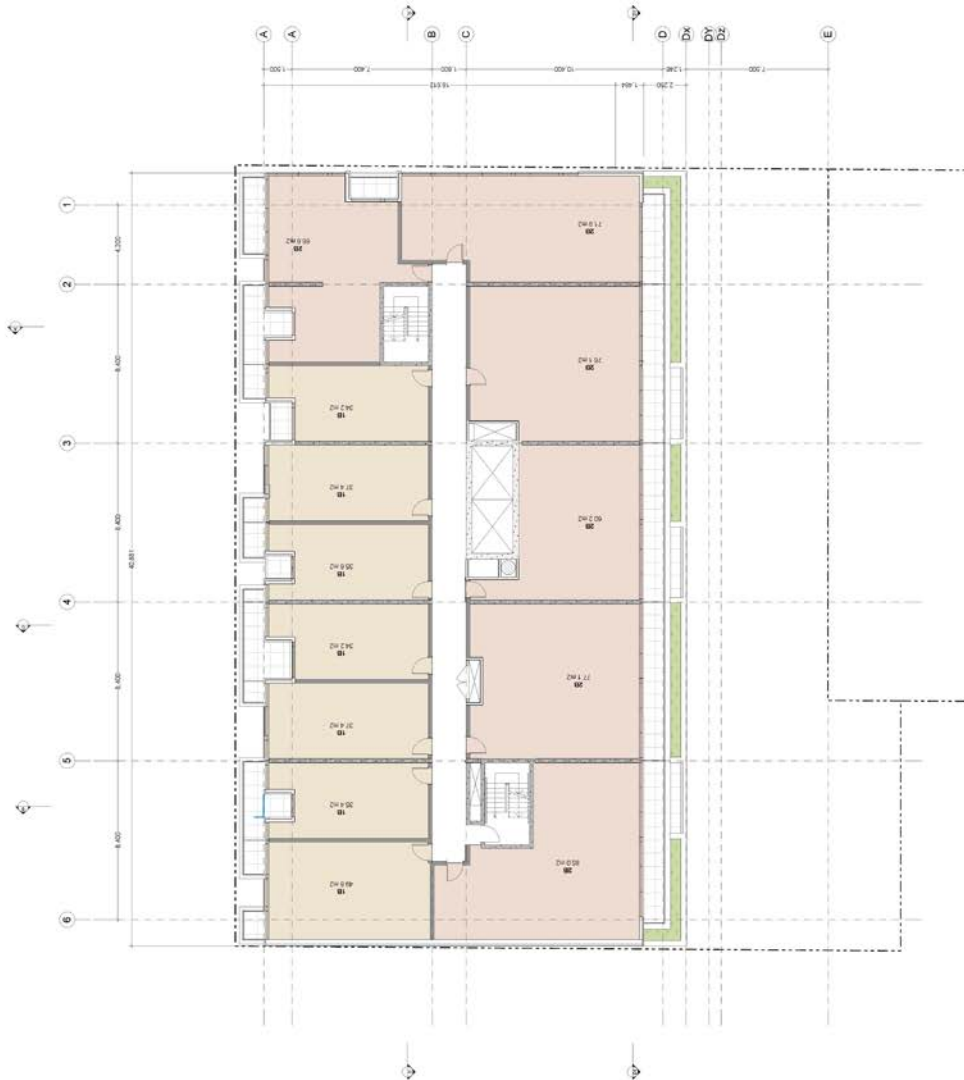
TACT

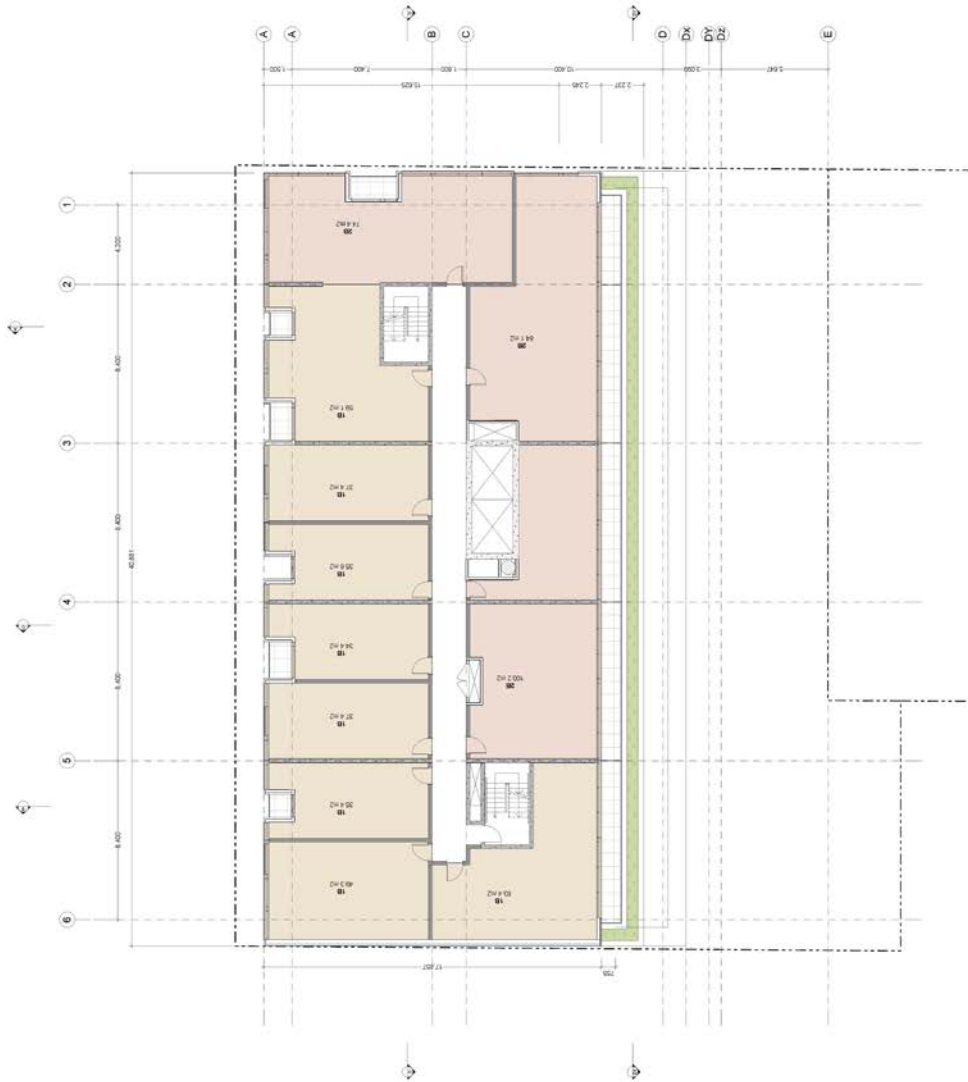
TACT, INC.
 10000 N. 10th Street, Suite 100
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PROJECT: 000000000000000000
 DEVELOPER: [Redacted]
 ARCHITECT: TACT ARCHITECTS INC.
 FLOOR: 10
 DATE: 11/15/2013
 DRAWING NO.: 100000000000000000
 SHEET NO.: 100000000000000000

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PROJECT: 04-11-11-11
 DATE: 02/11/11
 BY: J. J. J. J. J.
 CHECKED: J. J. J. J. J.
 APPROVED: J. J. J. J. J.
 TITLE: MECHANICAL FLOOR PLAN

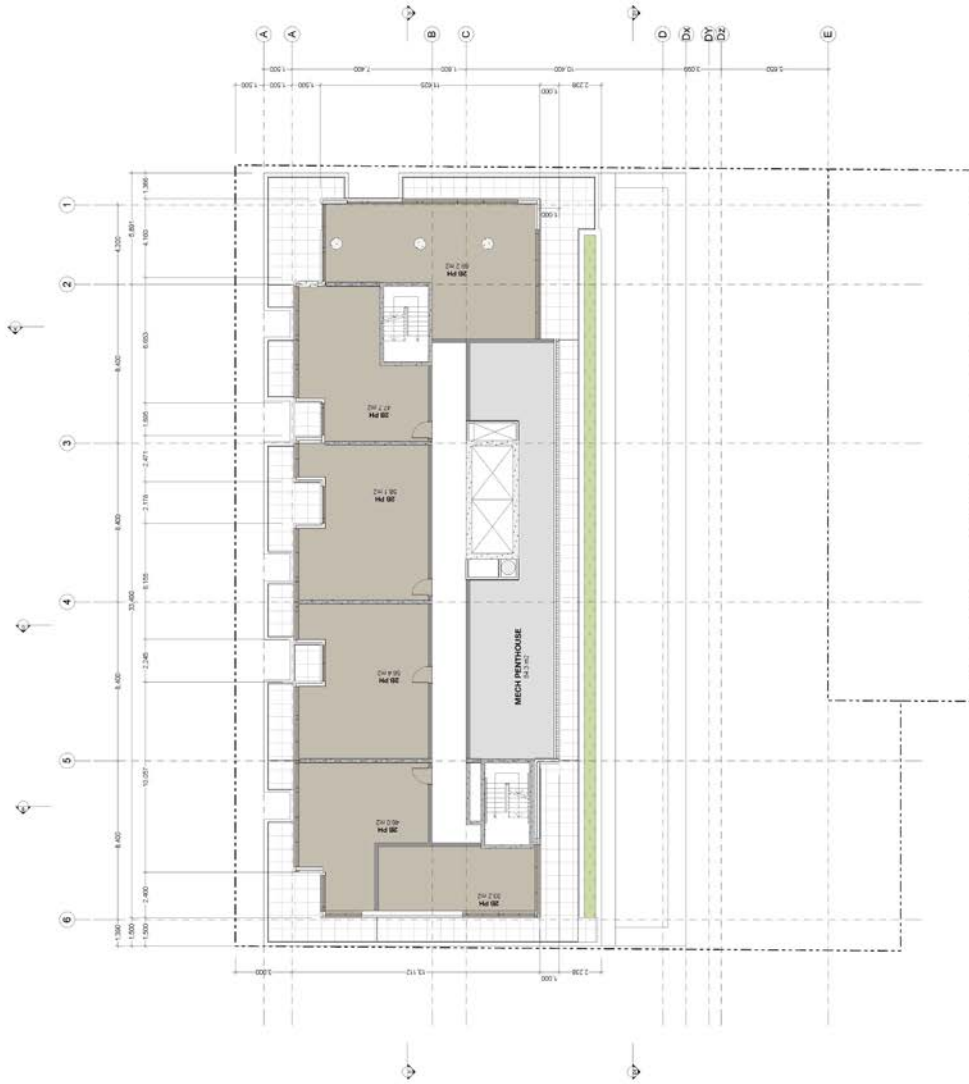
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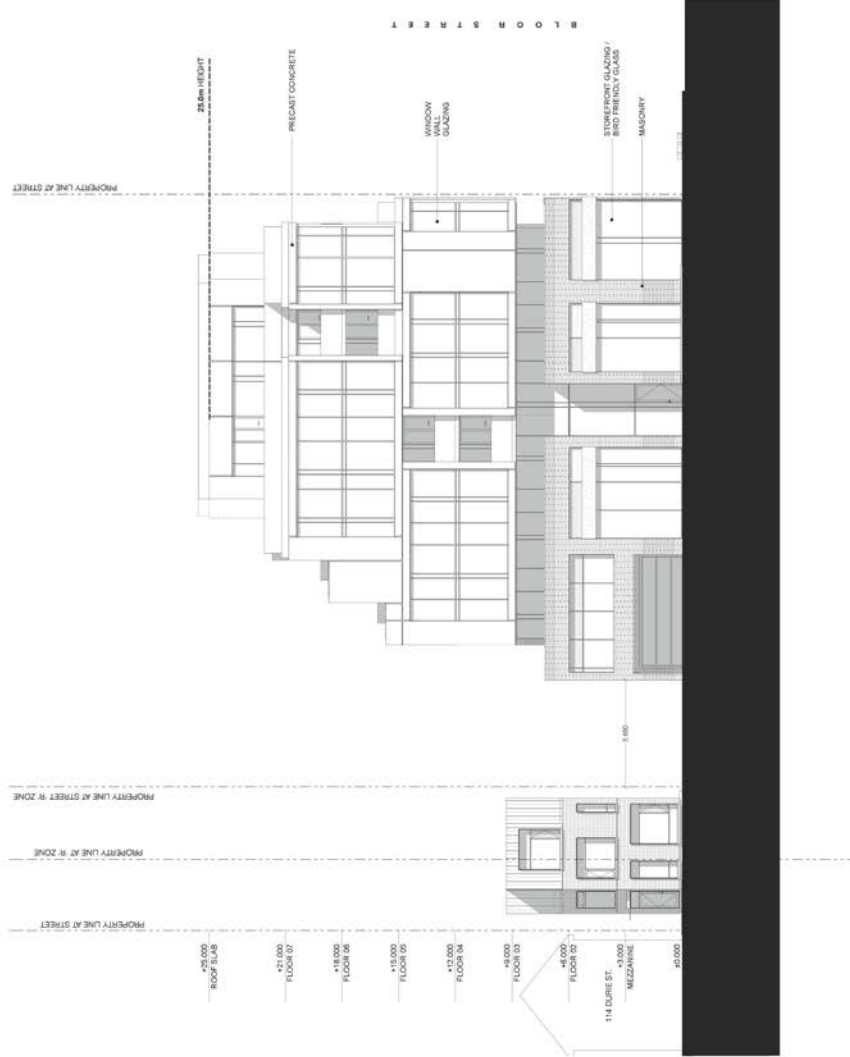
PROJECT: 04-11-11-11
 DATE: 02/11/11
 BY: J. J. J. J. J.
 CHECKED: J. J. J. J. J.
 APPROVED: J. J. J. J. J.
 TITLE: MECHANICAL FLOOR PLAN

PROJECT: 04-11-11-11
 DATE: 02/11/11
 BY: J. J. J. J. J.
 CHECKED: J. J. J. J. J.
 APPROVED: J. J. J. J. J.
 TITLE: MECHANICAL FLOOR PLAN

PROJECT: 04-11-11-11
 DATE: 02/11/11
 BY: J. J. J. J. J.
 CHECKED: J. J. J. J. J.
 APPROVED: J. J. J. J. J.
 TITLE: MECHANICAL FLOOR PLAN







B L O C K
 S T R E E T

TACT

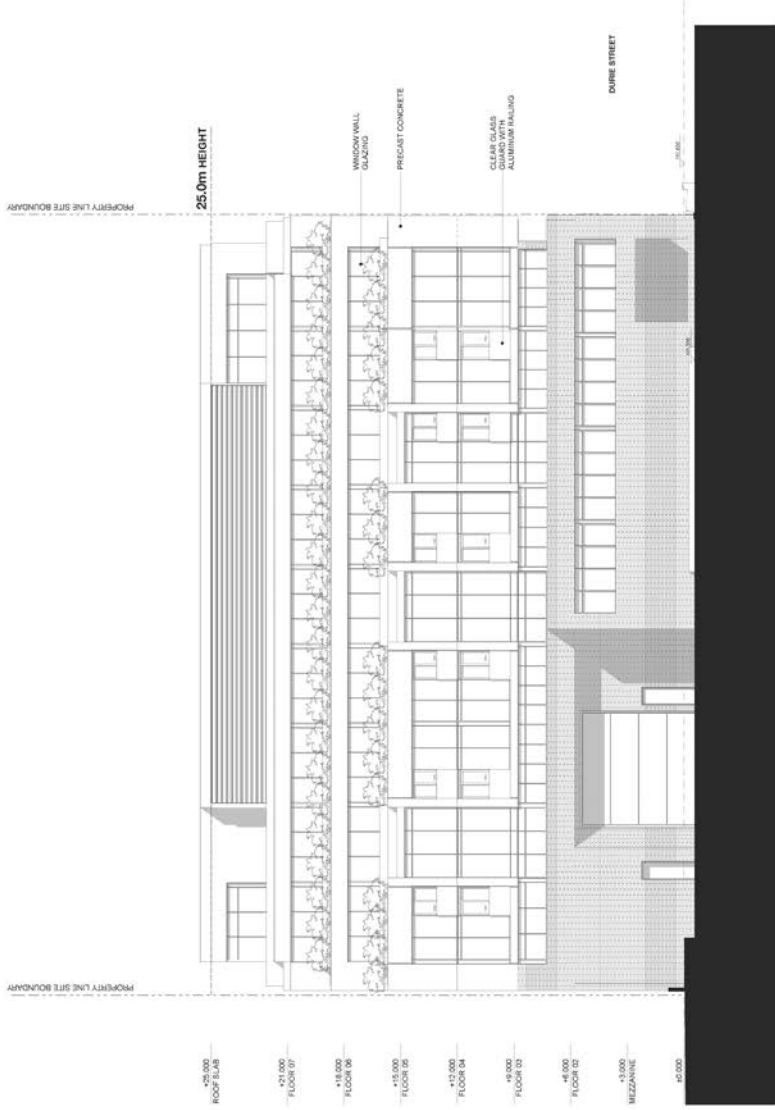
TACT
 1000 10th Avenue
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 Fax: 303.733.1001
 www.tact.com

1027 ANNUNCIATA INC.
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 FAX: 303.733.1001
 WWW: WWW.ANNUNCIATA.COM

2015-2016 ARCHITECTURAL DESIGN
 1027 ANNUNCIATA DRIVE
 DENVER, CO 80202
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 FAX: 303.733.1001
 WWW: WWW.ANNUNCIATA.COM

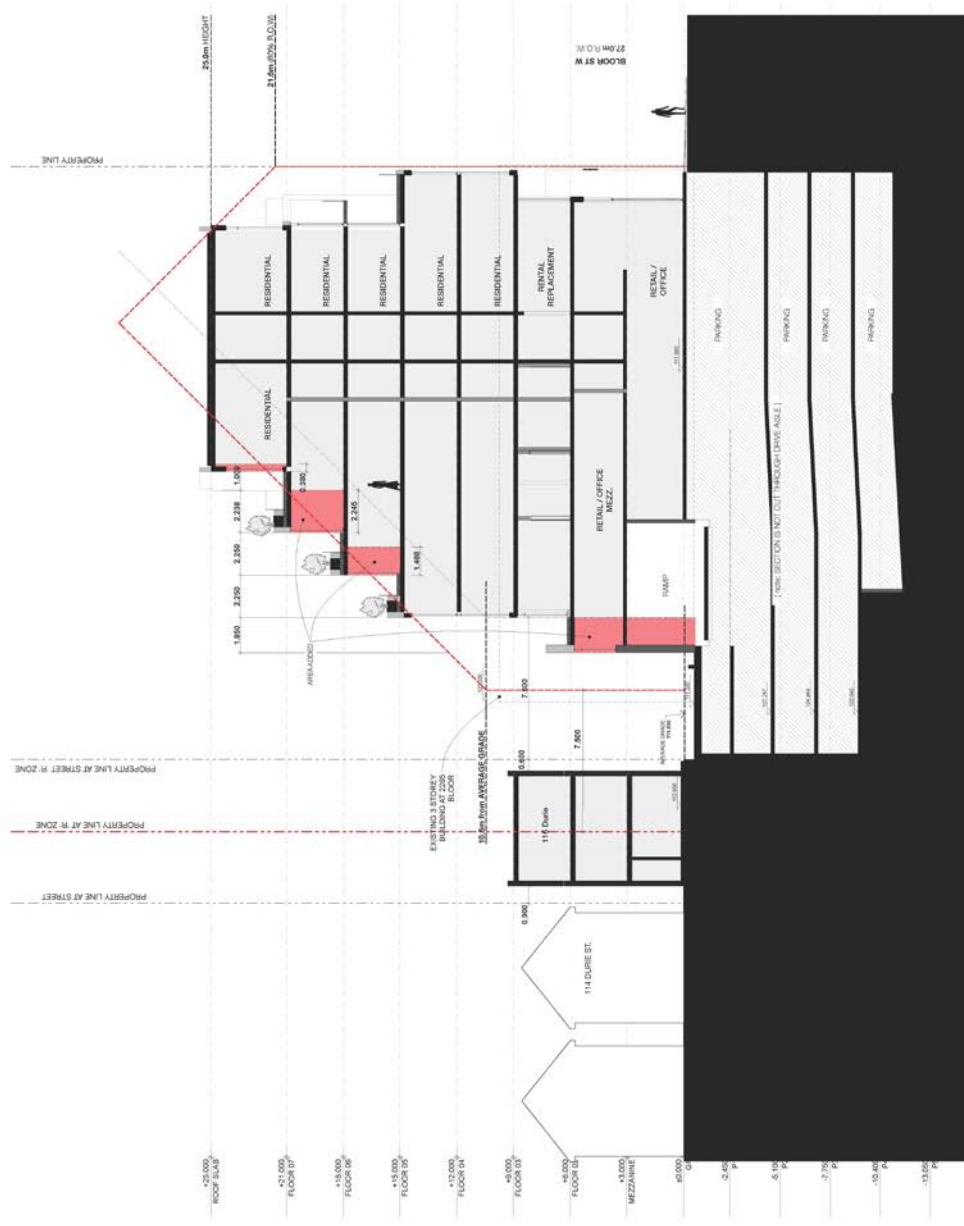
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 WWW: WWW.ANNUNCIATA.COM



A8.3

PROJECT NO. TACT-14-013
DATE: 06/14/14
DRAWN BY: A. L. B. / A. L. B.
CHECKED BY: A. L. B. / A. L. B.
SCALE: AS SHOWN
SHEET NO. 1 OF 1
TITLE: SECTION A



1327 ANNIVERSARY INC.
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TACT

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