
AIRD & BERLIS LLP

Barristers and Solicitors

Kim M. Kovar
Direct: 416.865.7769
E-mail:kkovar@airdberlis.com

July 7, 2016

Our File No: 117530

WITHOUT PREJUDICE AND CONFIDENTIAL

VIA EMAIL

Jessica Braun
Solicitor, Planning & Administrative Tribunal Law
City of Toronto, Legal Services
26th Floor, Metro Hall
55 John St.
Toronto ON M5V 3C6

Dear Ms. Braun:

**Re: Without Prejudice Settlement Offer
99 Sudbury Street, City of Toronto
City File No: 14 135661 STE 18 OZ**

We act on behalf of 2090416 Ontario Inc., the owner of the above-noted lands. The site is located on the south side of Sudbury Street, adjacent to the rail corridor, east of Lisgar Street and west of Dovercourt Road.

On March 31, 2014, our client filed an application for a site specific amendment to the former City of Toronto Zoning By-law 438-86 in order to permit a mixed-use building incorporating a hotel and accessory uses in the podium level, a residential tower above, and street related commercial and restaurant uses. Parking is to be provided below grade.

Since that time, our client and its team have participated in an extensive consultation process with City staff, public agencies and interested stakeholders. A community working group was convened and a series of meetings held. In response to feedback received, our client made a number of revisions to its proposal and a revised submission was made to the City on December 30, 2015 (drawings dated December 29, 2015).

On June 17, 2016, our client appealed Council's failure to issue a decision within the timeframe set out in subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13.

An Ontario Municipal Board hearing for this matter has yet to be scheduled however our client is prepared, on a without prejudice basis, to proceed to a future hearing based on additional revisions to the December 30, 2015 revised development proposal as described

below. Accordingly, we are writing to provide the following without prejudice offer for City Council's consideration.

The following changes are reflected on revised plans dated June 27, 2016 and July 5, 2016 attached to this letter. If City Council supports the revised proposal at its meeting commencing July 12, 2016, our client will formally revise its Zoning By-law appeal before the Ontario Municipal Board and proceed to a hearing on that basis. This offer is conditional upon acceptance by City Council at its meeting commencing July 12, 2016.

The following changes have been made to the proposal:

1. the proposed building height has been reduced from 89.3 m to 63.8 m including mechanical penthouse. At this height, the building would be lower than the approved building at 2-6 Lisgar Street;
2. the total gross floor area has been reduced from 25,607 m² to 21,969 m²;
3. the residential gross floor area has been reduced from 15,916 m² to 10,339 m² and the unit count has been reduced from 190 to approximately 121 units, although it is proposed that should the hotel component of the building be reduced or eliminated, that space may be replaced with residential uses, or other commercial or office uses, all within the above-noted total of 21,969 m²;
4. the owner will comply with Metrolinx requirements with respect to all residential uses in the project;
5. the hotel and retail/restaurant gross floor area has increased slightly to 11,630 m². This is a result of creating some additional floor space on the 3rd floor within the existing building envelope (see A1.3), and enclosing hotel outdoor amenity area on the 4th floor (see A1.4);
6. the hotel and retail/restaurant gross floor area will be capped at 11,630 m²;
7. the outdoor restaurant area on the 4th floor shall face the railway corridor and shall be physically separated from the Sudbury Street frontage of the site;
8. there will be no "entertainment facility" in the building and the seating area of any individual restaurant on any individual floor shall not exceed 400 m²;
9. the event space in the building has been reduced to a maximum of 400 m². All areas in the building related to the event space shall not exceed a combined gross floor area of 1,246 m²; excluding back of house space but including all event space, meeting rooms, lobby areas and lounge areas associated with the event space.
10. residential amenity space continues to be provided at or in excess of the City requirement for 2.0 m² per unit indoor and 2.0 m² per unit outdoor amenity space;
11. bicycle parking will be provided in accordance with Zoning By-law No. 569-2013;



12. vehicle parking will be adjusted to reflect the revised mix of uses and gross floor area, and appropriate parking standards will be incorporated into the site specific zoning by-law to the satisfaction of the parties;
13. a minimum of 15% of the dwelling units shall contain at least 2 bedrooms and a minimum of 10% of the dwelling units shall contain at least 3 bedrooms;
14. the width of the West Toronto Rail Path link proposed to be incorporated into the development will be increased from 4.5 m to 5 m and will be maintained clear of obstructions, including outward opening doors, to a height of 6.0 metres;
15. in the event the City elects not to have the owner provide the West Toronto Rail Path link in the development as part of its section 37 contribution, the gross floor area of the building can be increased by 1,638 m², with the additional gross floor area being incorporated adjacent to the rail corridor in the podium levels of the building; and
16. our client proposes the following section 37 contribution:
 - a) \$250,000.00 to be allocated to the Theatre Centre or other non-profit arts organization in the neighbourhood to the satisfaction of the Chief Planner in consultation with the Ward Councillor, payable immediately upon issuance of the first above grade building permit;
 - b) \$800,000.00 to be allocated to the landing structure and access for a possible future King Highline bridge, or another appropriate local public benefit serving the neighbourhood to the satisfaction of the Chief Planner in consultation with the Ward Councillor;
 - c) the provision of an elevated West Toronto Rail Path link through the site to the satisfaction of the Chief Planner, currently having an estimated value of approximately \$1,008,000.00;
 - d) within 90 days of the Zoning By-law coming into force, or such longer period as the parties may agree, the City shall advise the owner if it elects to have the owner to incorporate either or both of the King Highline bridge landing or West Toronto Rail Path link in the project, failing which the owner shall be relieved of the obligation to provide same. If the City has not elected to have either or both of these elements incorporated into the project, then prior to the issuance of the first above grade building permit for the project, the owner shall pay the City the sum of \$800,000.00 if it is not providing \$800,000.00 toward the bridge landing and \$1,008,000.00 if it is not providing \$1,008,000.00 toward the West Toronto Rail Path link, to be spent on an appropriate local benefit serving the neighbourhood, to the satisfaction of the Chief Planner in consultation with the Ward Councillor; and



- e) all monetary payments shall be indexed from the date of execution of the Section 37 Agreement to the date of payment.

This offer responds substantively to the issues raised by City Planning staff. As noted above, it is our intention that if Council accepts this offer we will proceed to the Ontario Municipal Board on the basis of these revisions. Accordingly, upon acceptance by City Council, this letter and the drawings submitted in connection therewith may be made public. It is understood that the parties will work together to finalize terms of a draft zoning by-law which reflects the foregoing prior to the hearing and any remaining issues may be resolved by the Municipal Board.

Should you have any questions, please do not hesitate to contact the undersigned or Laura Dean of our office at 416.865.7706.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar
KMK/LD/mn

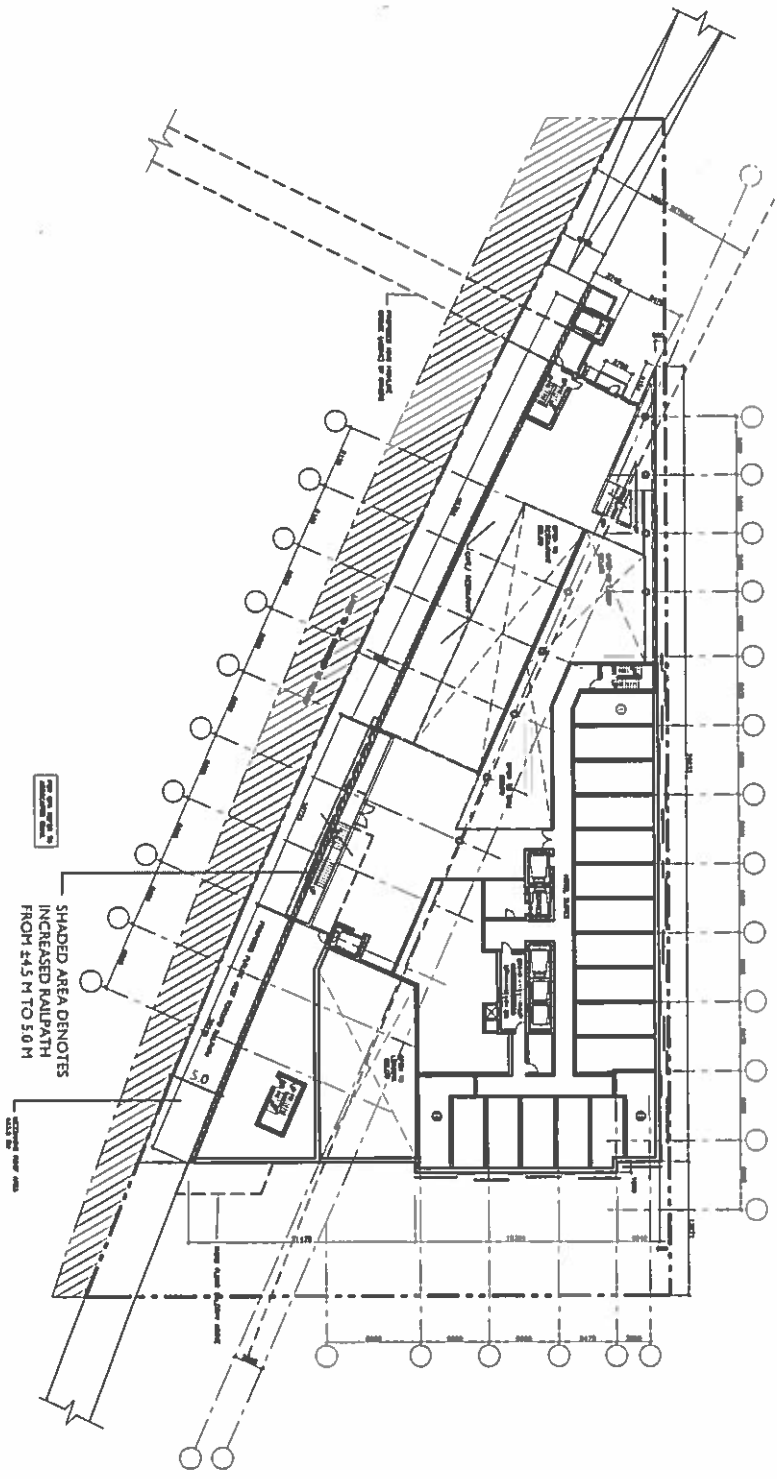
cc: Client

encl.

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1 MEZZANINE PLAN



NOT TO SCALE
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	11.14.11
2	ISSUED FOR CONSTRUCTION	11.14.11
3	ISSUED FOR RECORDS	11.14.11
4	ISSUED FOR RECORDS	11.14.11



Queensland Professional Association of Architects
 Incorporated under the Companies Act 1988
 111 Queen Street, Brisbane, QLD 4000
 Tel: (07) 3221 1111
 Fax: (07) 3221 1112
 Email: info@qpa.com.au

99 SUDBURY

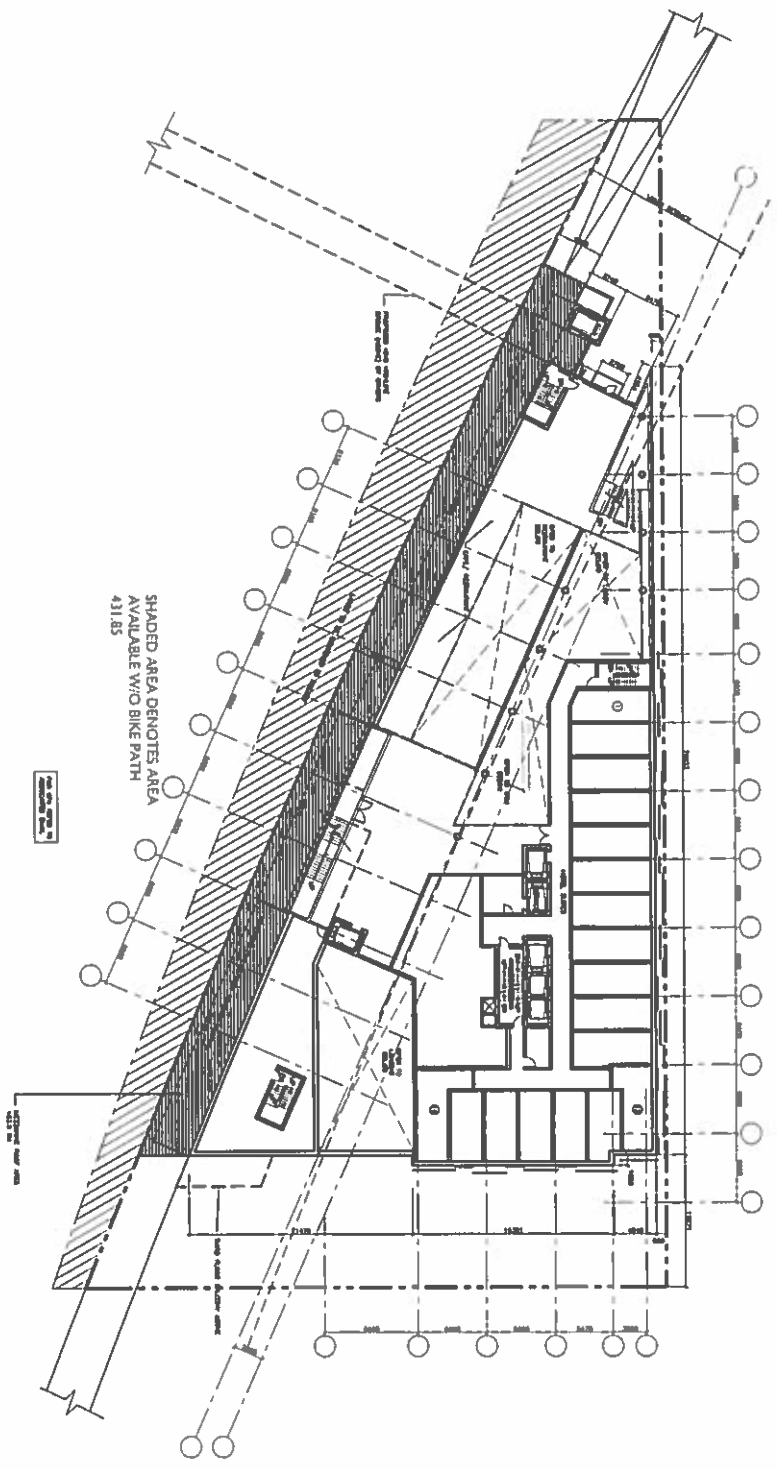
99 SUDBURY ST, TOWNSVILLE, QLD 4810

MEZZANINE FL PLAN

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4	ISSUED FOR RECORDS	11.14.11

A1.1A

1 MEZZANINE PLAN



99 SUDBURY ST. SUITE 200, WILMINGTON, MA 01897
 TEL: 617-261-1111
 FAX: 617-261-1112
 WWW: WWW.PLANETCONCEPTS.COM

1. TOTAL AREA	1,000.00
2. TOTAL AREA EXCLUDING	1,000.00
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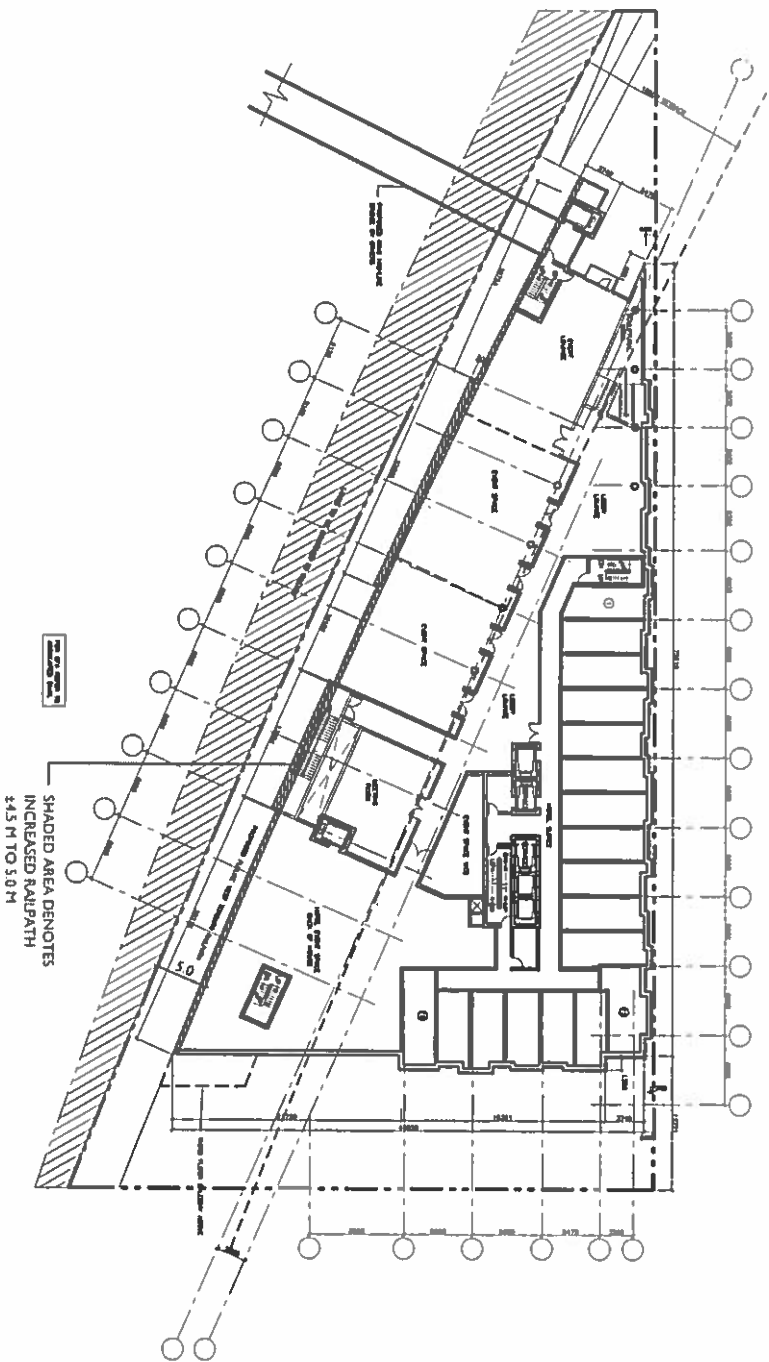


Planet Concepts Association
 99 Sudbury St. Suite 200
 Wilmington, MA 01897
 Tel: 617-261-1111
 Fax: 617-261-1112
 www.planetconcepts.com

99 SUDBURY ST. SUITE 200, WILMINGTON, MA 01897

MEZZANINE FL PLAN

A1.1A



By signing this certificate, the architect certifies that he or she has prepared the drawings in accordance with the provisions of the Act and the regulations made thereunder, and that he or she is a duly qualified architect in the Province of Ontario.

NO.	DESCRIPTION	DATE
1	PRELIMINARY DRAWING	11.11.11
2	CONCEPTUAL DESIGN	11.11.11
3	PERMIT DRAWING	11.11.11
4	2ND FLOOR PLAN	11.11.11

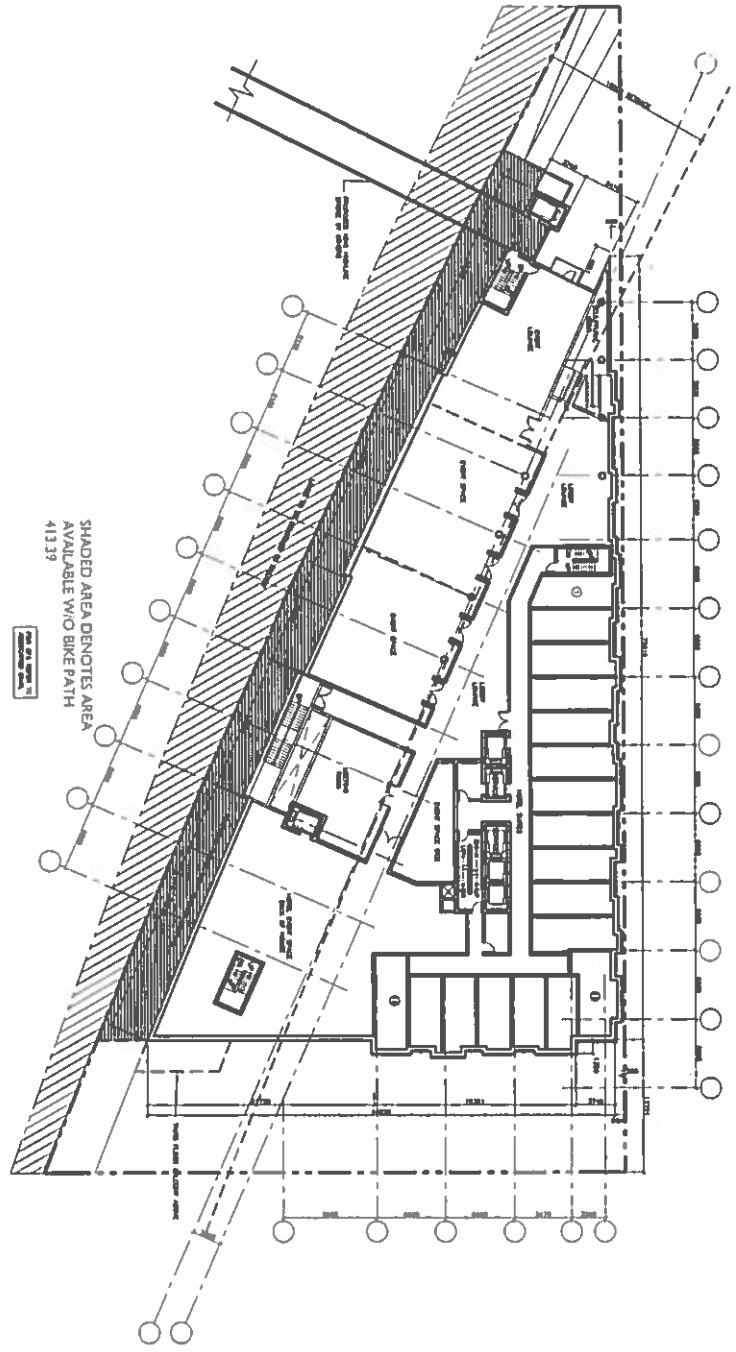


Ontario Professional Association
 Ontario Association of Architects
 99 SUDBURY
 50 SUDBURY ST. TORONTO, ON, M6L 2E7

2ND FL PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY DRAWING	11.11.11
2	CONCEPTUAL DESIGN	11.11.11
3	PERMIT DRAWING	11.11.11
4	2ND FLOOR PLAN	11.11.11

1 2ND FLOOR PLAN



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41339

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CHECKED BY: [Name]
APPROVED BY: [Name]

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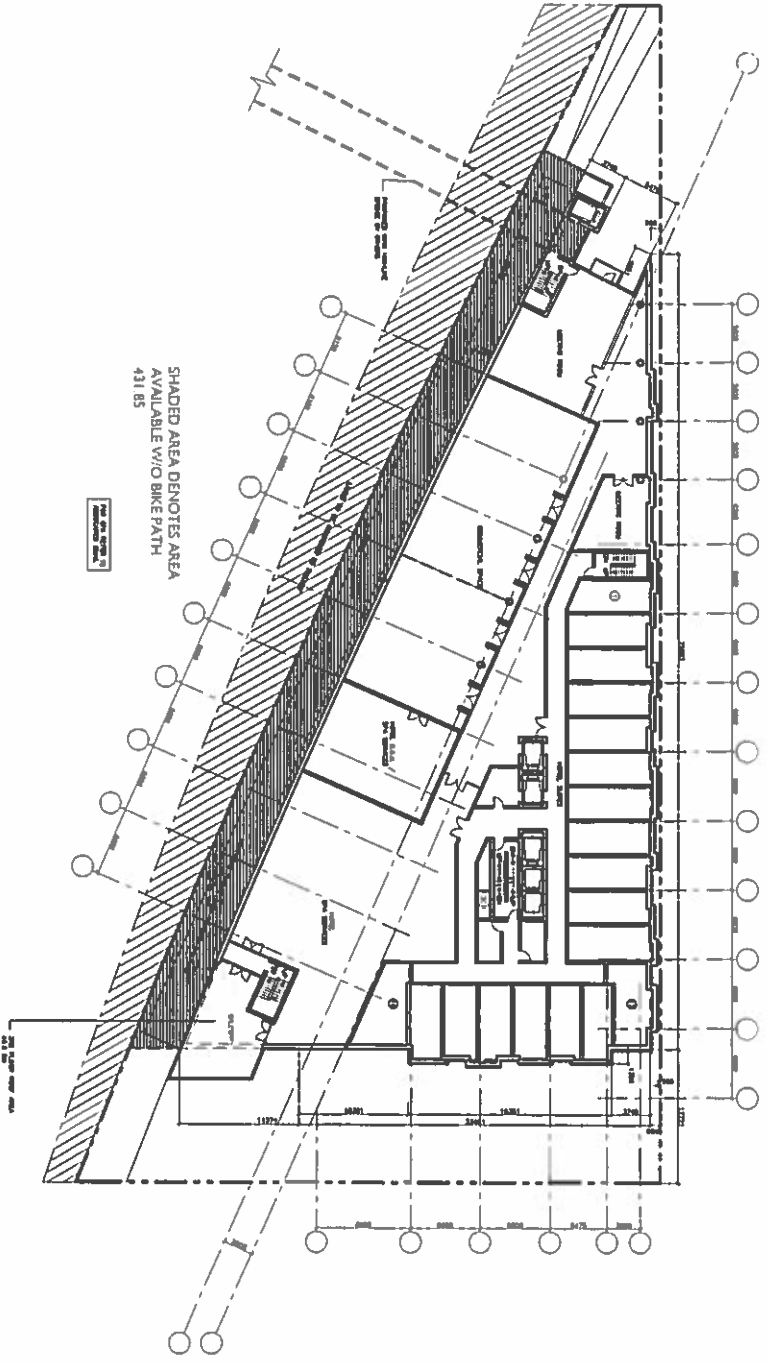
City of Sudbury
99 Sudbury St. Sudbury, ON N3H 2R1

99 SUDBURY

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3RD FLOOR PLAN

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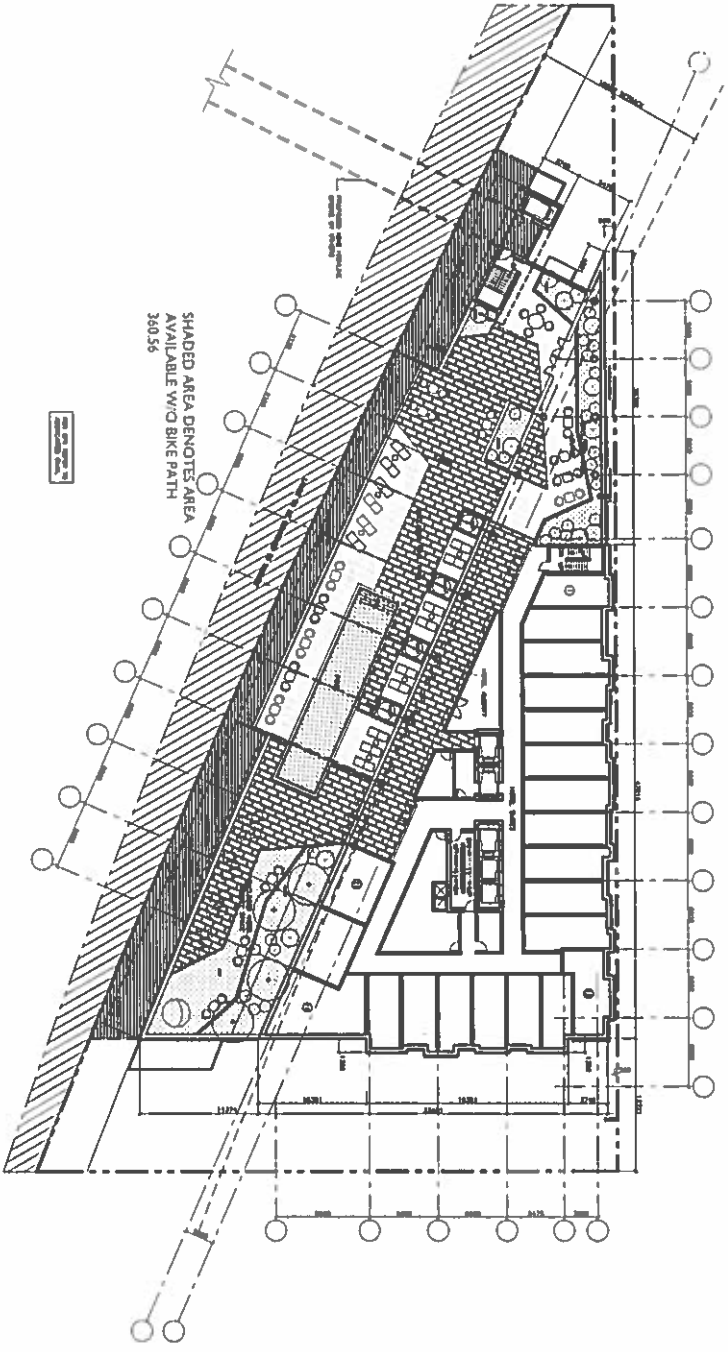
City of Seattle
Department of Planning and Development

99 SUDBURY

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1 4TH FLOOR PLAN



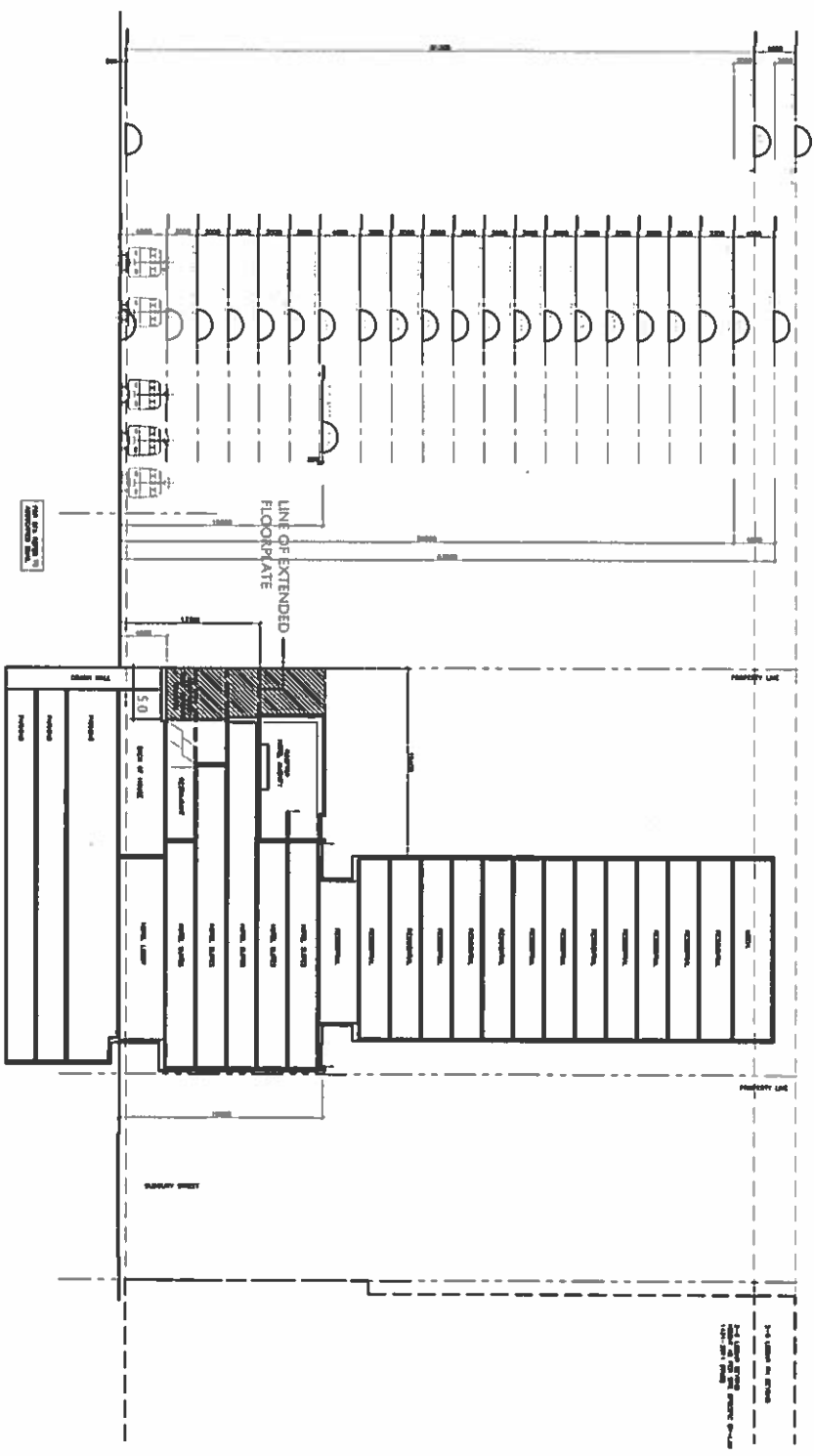
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City of Sudbury
 99 SUDBURY
 99 SUDBURY ST. SUDBURY, MA 01971

4TH FL PLAN
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NO. OF SHEETS IN BOOK	11
SHEET NO.	11
DATE OF ISSUE	11/13/11
PROJECT NO.	11112
CLIENT	99 SUDBURY
DATE OF WORK	11/13/11
SCALE	1/4" = 1'-0"
DATE	11/13/11



Gloucester Architects Association
 99 SUDBURY
 99 SUDBURY ST. TORONTO, ON. M6H 3P7

SECTIONS

SECTION 1	11/13/11
SECTION 2	11/13/11
SECTION 3	11/13/11
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SECTION 10	11/13/11

99 SUBURBY

99 SUBURBY STREET, TORONTO, ON, M6J 3S7

RE-ISSUED FOR SETTLEMENT
2016-06-27

PROJECT TEAM

CLIENT
 99 SUBURBY STREET, UNIT 4
 TORONTO, ON, M6J 3S7
 TEL: 416 593 0387

ARCHITECT
 99 SUBURBY STREET, UNIT 4
 TORONTO, ON, M6J 3S7
 TEL: 416 593 1700

STRUCTURAL ENGINEER
 2 COLLEGE AVENUE, SUITE 209
 TORONTO, ON, M5E 1A2
 TEL: 416 941 8744
 FAX: 416 941 8751

MUNICIPAL ENGINEER
 100 UNIVERSITY AVENUE, SUITE 201
 TORONTO, ON, M5G 1R7
 TEL: 416 392 3600

MUNICIPAL ARCHITECT
 100 UNIVERSITY AVENUE, SUITE 201
 TORONTO, ON, M5G 1R7
 TEL: 416 392 3600

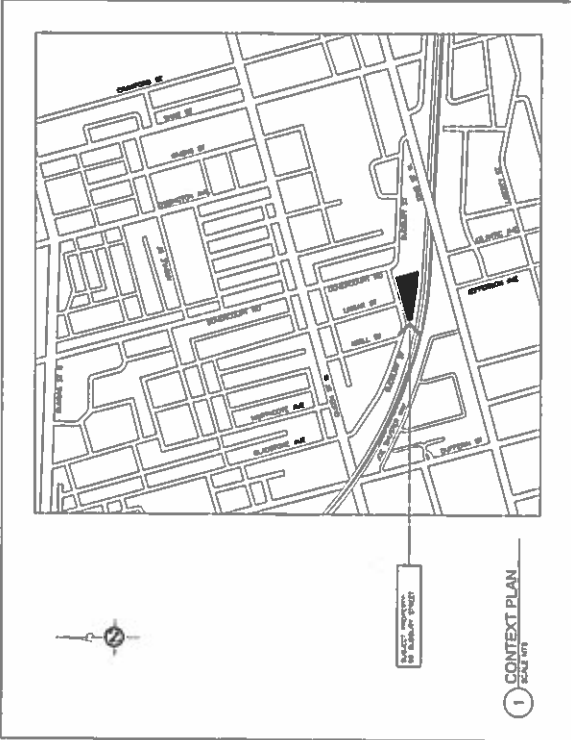
ENVIRONMENTAL ENGINEER
 11 BALDYVE AVENUE, SUITE 119
 TORONTO, ON, M4M 1B7
 TEL: 416 461 7110

LANDSCAPE ARCHITECT
 2000 HURONTARIO ROAD, SUITE 204, MARKHAM
 ONTARIO, ON, L3R 9V7
 TEL: 905 505 0500

MECHANICAL ENGINEER
 200 HURONTARIO ROAD, SUITE 204, MARKHAM
 ONTARIO, ON, L3R 9V7
 TEL: 905 505 0500

ARCHITECTURAL DRAWING LIST

01.0 COVER SHEET
 02.00 SITE PLAN
 03.00 FLOOR PLAN
 04.00 SECTION
 05.00 ELEVATION
 06.00 EXTERIOR ELEVATION
 07.00 INTERIOR ELEVATION
 08.00 FURNITURE PLAN
 09.00 LIGHTING PLAN
 10.00 MECHANICAL PLAN
 11.00 ELECTRICAL PLAN
 12.00 LANDSCAPE PLAN
 13.00 ENVIRONMENTAL PLAN
 14.00 ARCHITECTURAL DETAILS
 15.00 CONSTRUCTION DETAILS
 16.00 MATERIAL SCHEDULE
 17.00 FINISH SCHEDULE
 18.00 COLOR SCHEDULE
 19.00 SIGNAGE PLAN
 20.00 ACCESSIBILITY PLAN
 21.00 ENERGY EFFICIENCY PLAN
 22.00 SUSTAINABILITY PLAN
 23.00 SECURITY PLAN
 24.00 VENTILATION PLAN
 25.00 SOUND ATTENUATION PLAN
 26.00 THERMAL COMFORT PLAN
 27.00 WATER EFFICIENCY PLAN
 28.00 AIR QUALITY PLAN
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1 CONTEXT PLAN
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Glennon Peirshaw Associates
 2000 HURONTARIO ROAD, SUITE 204, MARKHAM, ONTARIO L3R 9V7
 TEL: 905 505 0500
 FAX: 905 505 0500
 WWW.GPAA.COM

99 SUBURBY ST TORONTO ON M6J 3S7

COVER SHEET

DATE	16.06.27
PROJECT	99 SUBURBY STREET
CLIENT	99 SUBURBY STREET, UNIT 4
ARCHITECT	99 SUBURBY STREET, UNIT 4
STRUCTURAL ENGINEER	2 COLLEGE AVENUE, SUITE 209
MUNICIPAL ENGINEER	100 UNIVERSITY AVENUE, SUITE 201
MUNICIPAL ARCHITECT	100 UNIVERSITY AVENUE, SUITE 201
ENVIRONMENTAL ENGINEER	11 BALDYVE AVENUE, SUITE 119
LANDSCAPE ARCHITECT	2000 HURONTARIO ROAD, SUITE 204
MECHANICAL ENGINEER	2000 HURONTARIO ROAD, SUITE 204
PROJECT TEAM	99 SUBURBY STREET, UNIT 4
DATE	16.06.27

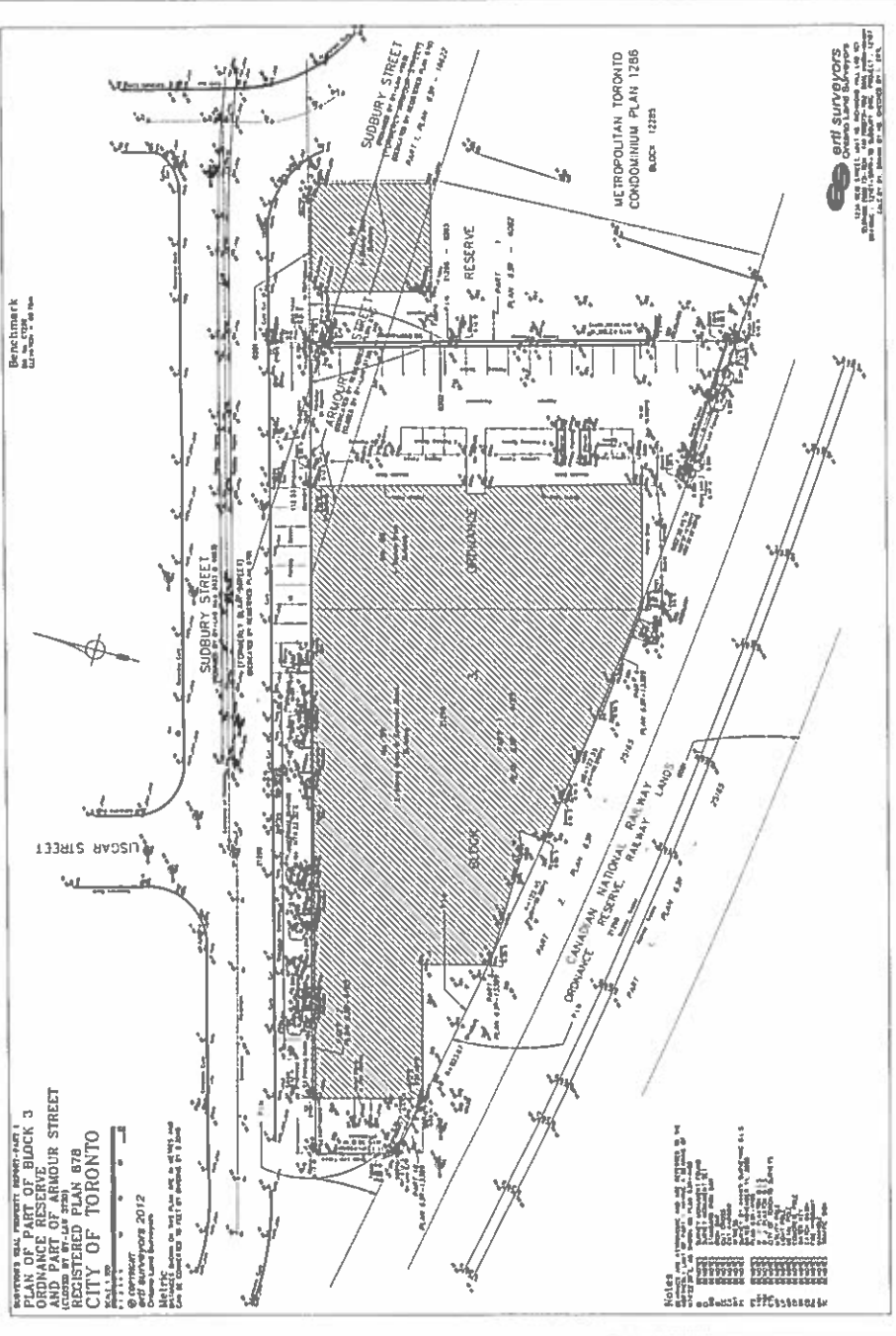
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Benchmark
Elevation 12.68m

SURVEYOR'S SEAL, PROPERTY, BOUNDARY, PART 1
PLAN OF RESERVE, BLOCK 3
CITY OF TORONTO
AND PART OF ARMOUR STREET
(CLOSED BY BY-LAW 2206)
REGISTERED PLAN 878
CITY OF TORONTO

Scale 1:500
© copyright
Peri Surveys 2012
All Rights Reserved
Metric
Can be converted to feet or inches at 1/8 inch = 1 foot

Notes
1. All dimensions are in metres unless otherwise stated.
2. All bearings are true bearings unless otherwise stated.
3. All bearings are measured clockwise from the fore-sight line.
4. All bearings are measured to the nearest 0.1 degrees.
5. All distances are measured to the nearest 0.01 metres.
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METROPOLITAN TORONTO
CONDOMINIUM PLAN 1286
BLOCKS 12223

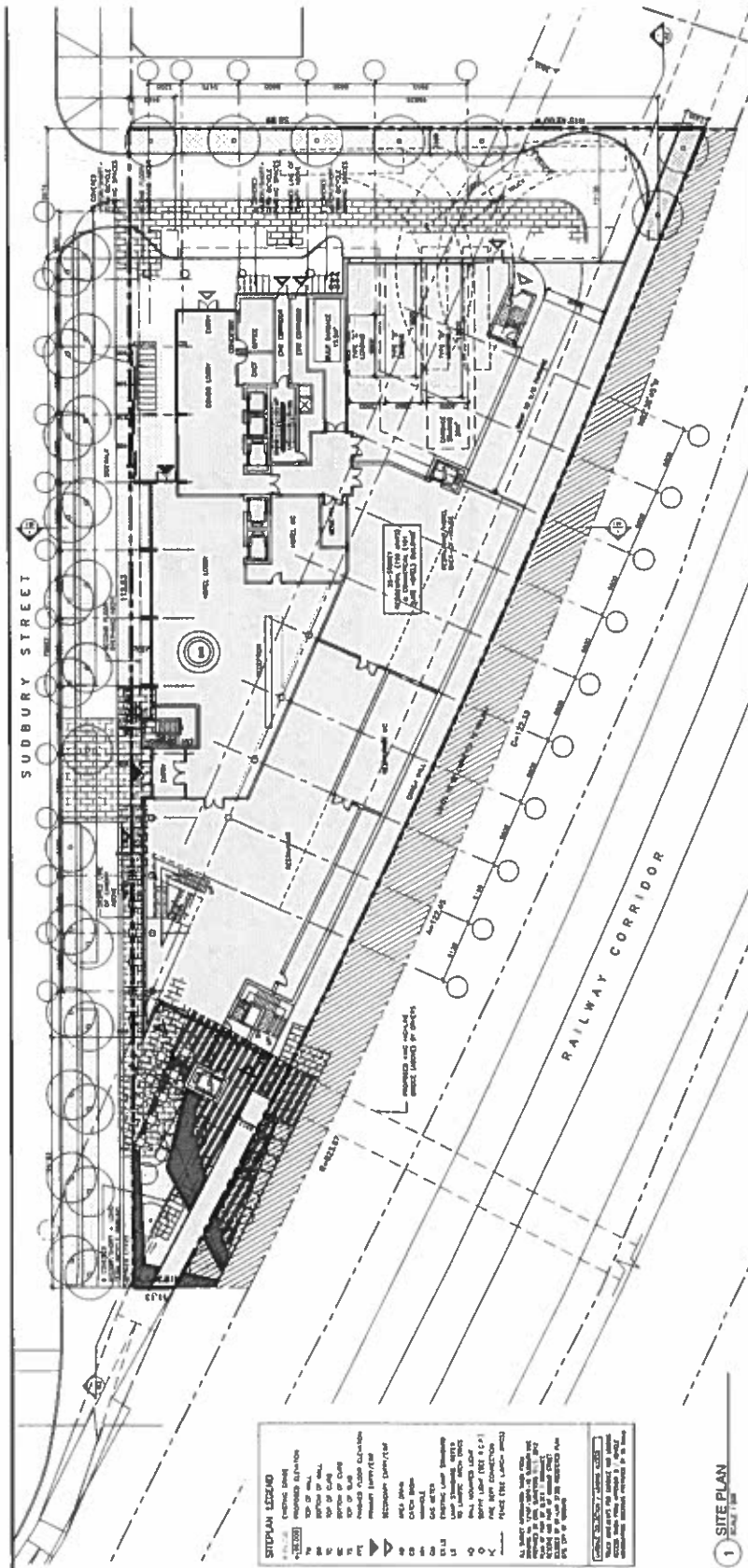
Peri Surveys
1214 King Street East, Suite 100
Toronto, Ontario M9W 1K7
Tel: 416-491-1111
Fax: 416-491-1112
www.peri.ca

No person shall be allowed to occupy any building until the building has been inspected and approved by the fire department. The fire department shall have the right to enter any building at any time to inspect the same for fire safety. The fire department shall have the right to remove any person from the building if the fire department deems it necessary to do so.

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	10/15/11	J. J. [Signature]
2	FINAL DESIGN	11/15/11	J. J. [Signature]
3	CONSTRUCTION PERMITS	12/15/11	J. J. [Signature]
4	CONSTRUCTION	01/15/12	J. J. [Signature]
5	COMPLETION	02/15/12	J. J. [Signature]

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	10/15/11	J. J. [Signature]
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4	CONSTRUCTION	01/15/12	J. J. [Signature]
5	COMPLETION	02/15/12	J. J. [Signature]



SITE PLAN LEGEND

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- 1.9600 CONCRETE DRIVE
- 1.9700 CONCRETE DRIVE
- 1.9800 CONCRETE DRIVE
- 1.9900 CONCRETE DRIVE
- 2.0000 CONCRETE DRIVE

CLARENCE PETRIE ASSOCIATES

99 SUBBURY

10000 17 TORONTO ON M4H 3H7

SITE PLAN

DATE: 10/15/11
 BY: J. J. [Signature]
 CHECKED: J. J. [Signature]
 APPROVED: J. J. [Signature]

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.	24.000
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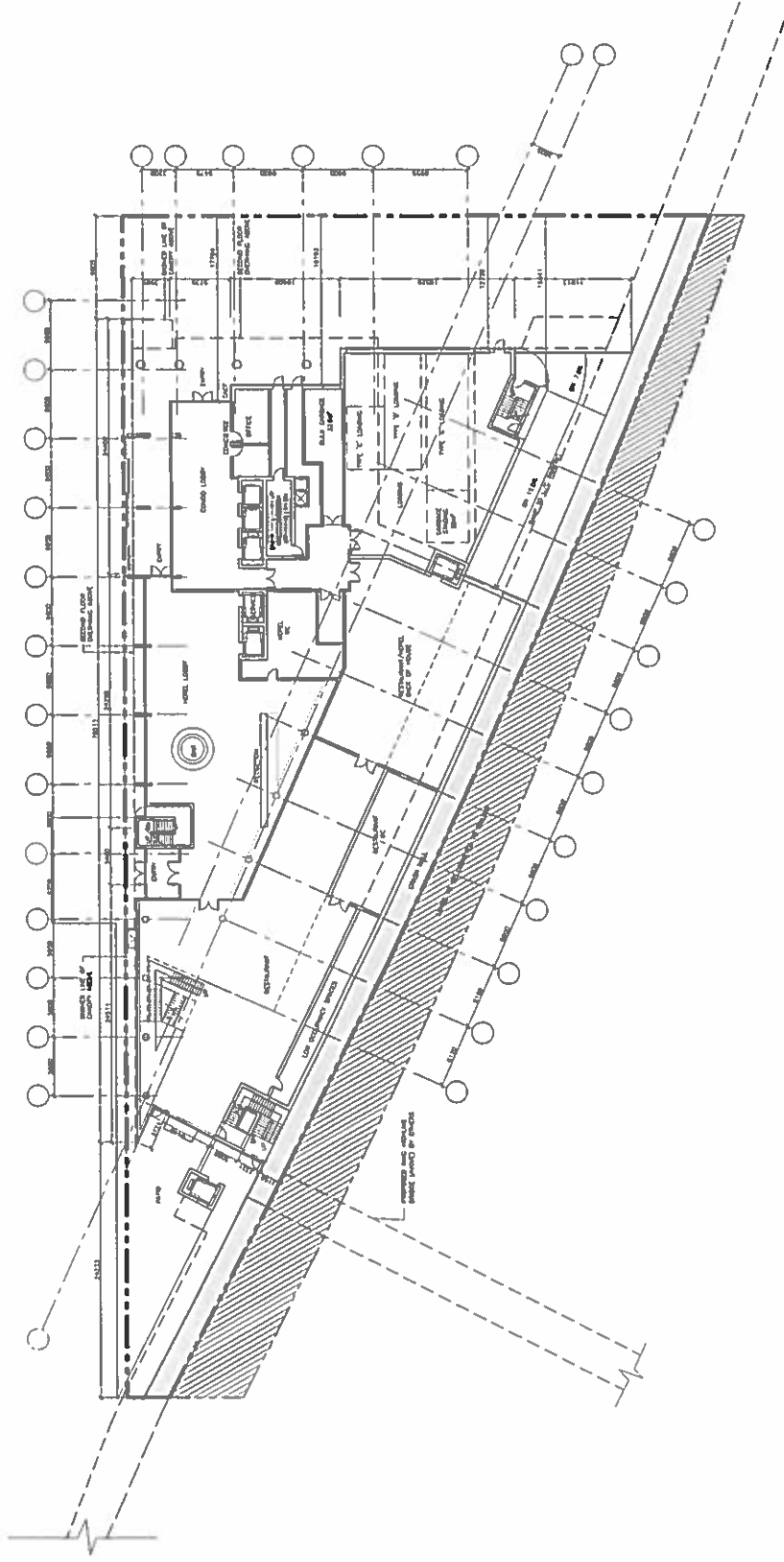


Glennco Professional Associates
 99 SUDBURY
 99 SUDBURY ST. TORONTO ON M6J 3E7

GROUND FLOOR PLAN

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.	24.000
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	24.000
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	24.000
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	24.000
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	24.000

A1.1



1 GROUND FLOOR PLAN
 SCALE 1:500

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN METERS.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

DATE: 10/11/2011

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/11/2011
2	REVISED FOR PERMITS	10/11/2011
3	REVISED FOR PERMITS	10/11/2011
4	REVISED FOR PERMITS	10/11/2011



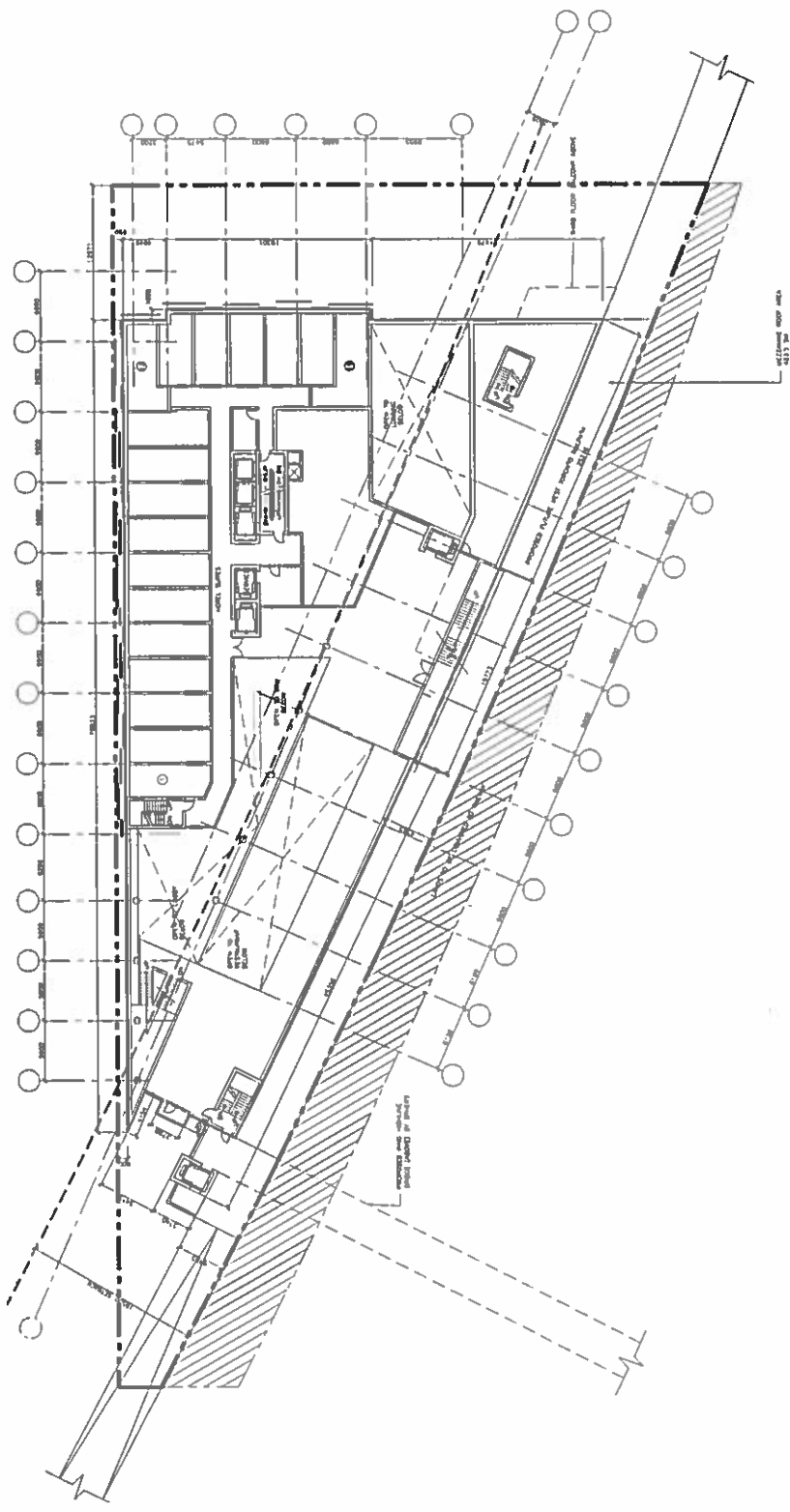
Giuseppe Perricone Associates
 99 SUDBURY
 88 SUDBURY ST. DORSET, ON. M4L 3B1

99 SUDBURY

MEZZANINE FL PLAN

DATE	10/11/2011
SCALE	1:100
PROJECT	99 SUDBURY
SHEET	A1.1A

A1.1A



All drawings are prepared in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise indicated. The drawings are prepared in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise indicated. The drawings are prepared in accordance with the provisions of the International Building Code, 2003 Edition, unless otherwise indicated.

DATE: 10/15/08

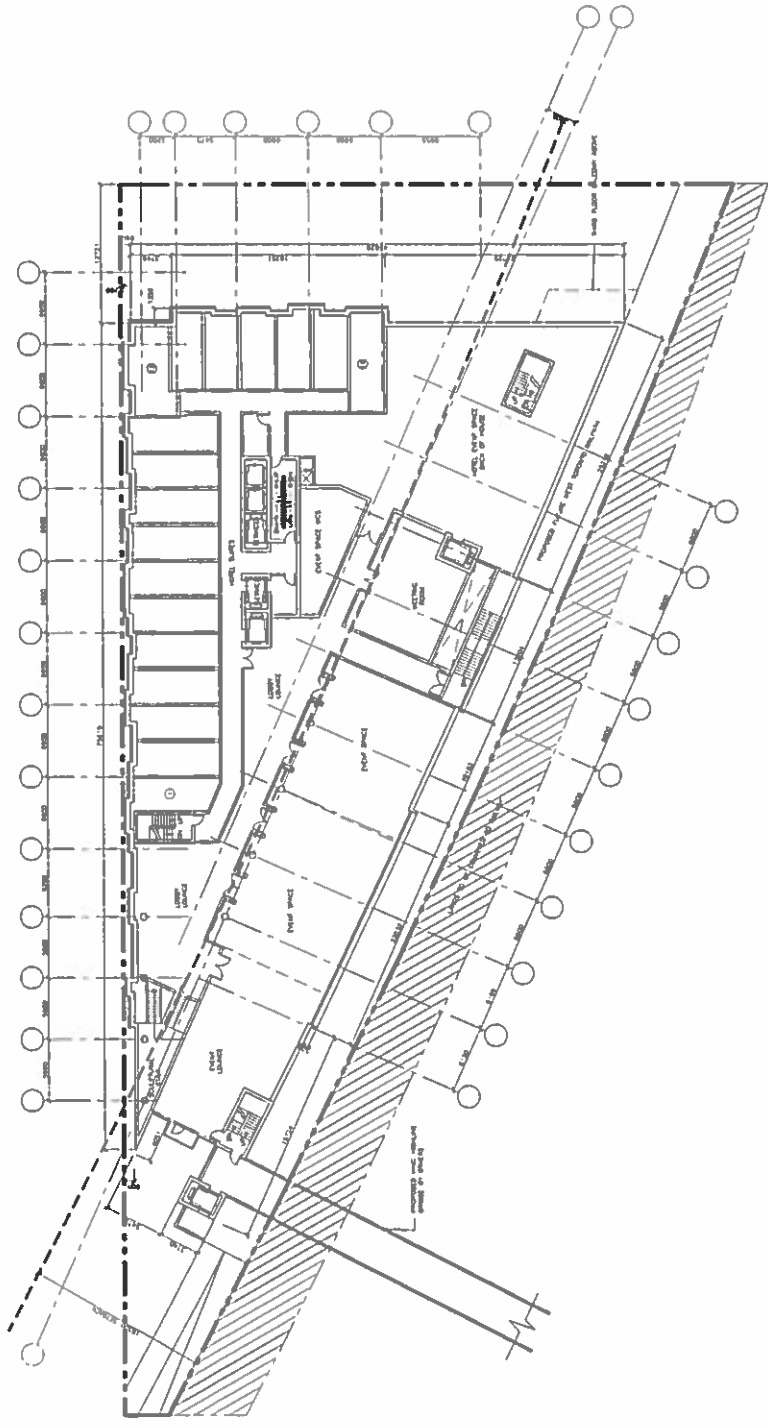
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NO. OF SHEETS FOR THIS PROJECT	18 OF 18
NO. OF SHEETS FOR THIS FLOOR	18 OF 18
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NO. OF SHEETS FOR THIS SET	18 OF 18
NO. OF SHEETS FOR THIS PROJECT	18 OF 18
NO. OF SHEETS FOR THIS FLOOR	18 OF 18
NO. OF SHEETS FOR THIS SECTION	18 OF 18
NO. OF SHEETS FOR THIS DRAWING	18 OF 18
NO. OF SHEETS FOR THIS SET	18 OF 18



Glenn P. Pappas Associates
 99 SUDBURY
 2ND FLOOR PLAN

DATE	10/15/08
PROJECT	99 SUDBURY
CLIENT	GLASSBORO UNIVERSITY
ARCHITECT	GLENN P. PAPPAS ASSOCIATES
SCALE	AS SHOWN
NO. OF SHEETS	18 OF 18
NO. OF SHEETS FOR THIS PROJECT	18 OF 18
NO. OF SHEETS FOR THIS FLOOR	18 OF 18
NO. OF SHEETS FOR THIS SECTION	18 OF 18
NO. OF SHEETS FOR THIS DRAWING	18 OF 18
NO. OF SHEETS FOR THIS SET	18 OF 18

1 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



NO CHANGE. REVISIONS TO THE ARCHITECTURAL DRAWINGS SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND FOR THE COMPLETION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT.

DATE: 10/15/2011

NO.	DATE	DESCRIPTION
1	10/15/2011	ISSUED FOR PERMITS
2	10/15/2011	ISSUED FOR PERMITS
3	10/15/2011	ISSUED FOR PERMITS
4	10/15/2011	ISSUED FOR PERMITS
5	10/15/2011	ISSUED FOR PERMITS
6	10/15/2011	ISSUED FOR PERMITS
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9	10/15/2011	ISSUED FOR PERMITS
10	10/15/2011	ISSUED FOR PERMITS
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14	10/15/2011	ISSUED FOR PERMITS
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16	10/15/2011	ISSUED FOR PERMITS
17	10/15/2011	ISSUED FOR PERMITS
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19	10/15/2011	ISSUED FOR PERMITS
20	10/15/2011	ISSUED FOR PERMITS



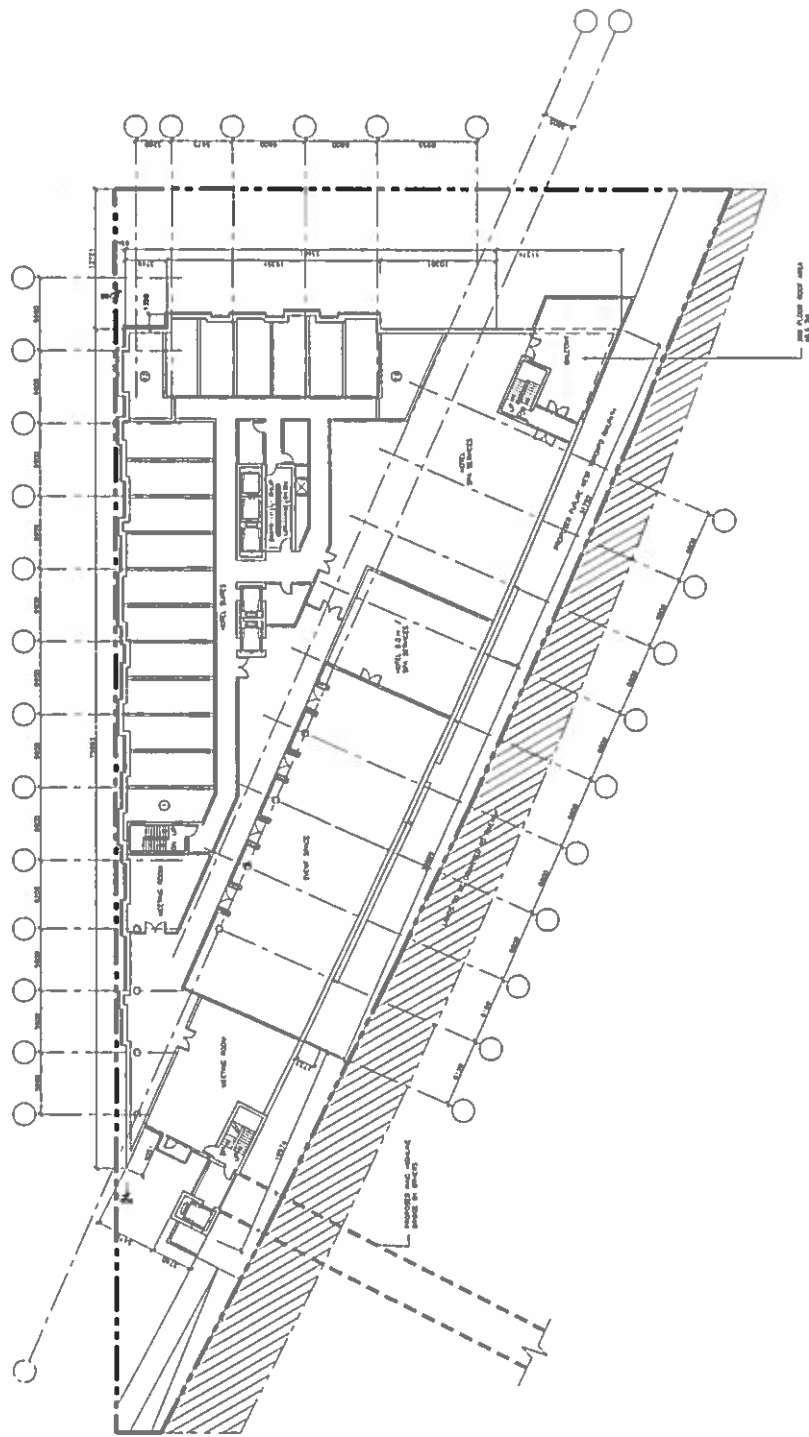
Giuseppe Perricone Associates
 Registered Professional Engineers and Surveyors
 100 King Street West, Suite 2000
 Toronto, Ontario M5X 1C5
 Tel: (416) 593-7700 Fax: (416) 593-7701

99 SUDBURY
 66 SUDBURY ST. SUDBURY ON N3J 3J7

3RD FL PLAN

NO.	DATE	DESCRIPTION
1	10/15/2011	ISSUED FOR PERMITS
2	10/15/2011	ISSUED FOR PERMITS
3	10/15/2011	ISSUED FOR PERMITS
4	10/15/2011	ISSUED FOR PERMITS
5	10/15/2011	ISSUED FOR PERMITS
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20	10/15/2011	ISSUED FOR PERMITS

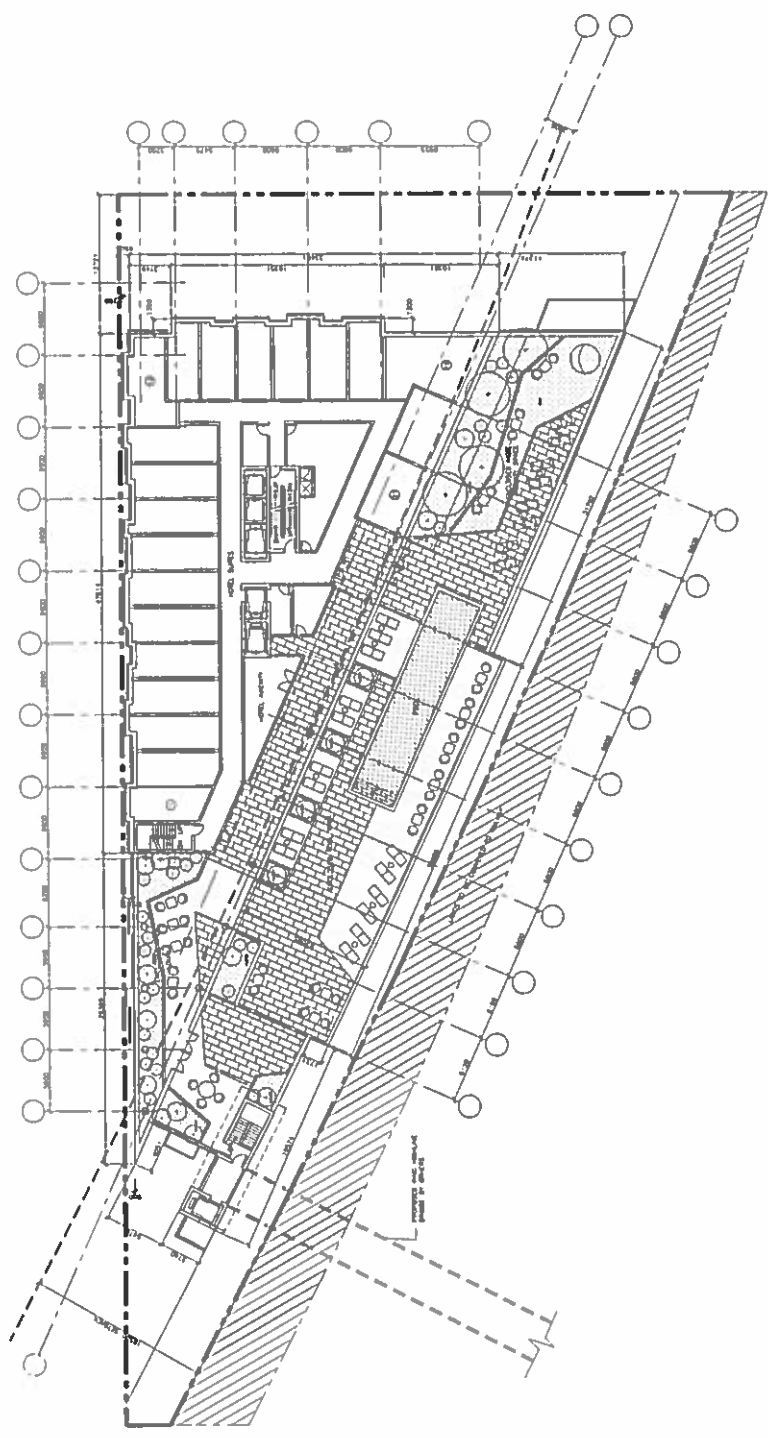
A1.3



1 3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1. All drawings, specifications, and documents are the property of the architect and shall remain his or her property. No part of these drawings, specifications, or documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect.

2. The architect shall not be responsible for the construction of the project or for the safety of the project. The contractor shall be responsible for the construction of the project and for the safety of the project.



NO.	DESCRIPTION	DATE
1	AS SHOWN	10/15/07
2	REVISIONS	10/15/07
3	REVISIONS	10/15/07
4	REVISIONS	10/15/07
5	REVISIONS	10/15/07
6	REVISIONS	10/15/07
7	REVISIONS	10/15/07
8	REVISIONS	10/15/07
9	REVISIONS	10/15/07
10	REVISIONS	10/15/07



Glennco Professional Associates

100 Wellington Street West, Suite 1400
 Toronto, Ontario M5X 1C4
 Tel: (416) 593-1234 Fax: (416) 593-1235

99 SUDBURY

99 SUDBURY ST TORONTO ON M4Y 1S7

4TH FL PLAN

NO.	DESCRIPTION	DATE
1	AS SHOWN	10/15/07
2	REVISIONS	10/15/07
3	REVISIONS	10/15/07
4	REVISIONS	10/15/07
5	REVISIONS	10/15/07
6	REVISIONS	10/15/07
7	REVISIONS	10/15/07
8	REVISIONS	10/15/07
9	REVISIONS	10/15/07
10	REVISIONS	10/15/07

A1.4

1 4TH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

10. The contractor shall be responsible for obtaining all permits and approvals for this project. The contractor shall be responsible for obtaining all permits and approvals for this project. The contractor shall be responsible for obtaining all permits and approvals for this project.

DATE: 10/15/2024

NO.	DESCRIPTION	DATE
1	REVISION FOR PERMITTING	10/15/2024
2	REVISION FOR PERMITTING	10/15/2024
3	REVISION FOR PERMITTING	10/15/2024
4	REVISION FOR PERMITTING	10/15/2024

NO.	DESCRIPTION	DATE
1	REVISION FOR PERMITTING	10/15/2024
2	REVISION FOR PERMITTING	10/15/2024
3	REVISION FOR PERMITTING	10/15/2024
4	REVISION FOR PERMITTING	10/15/2024



James Peterson Associates
 10000 Woodward Avenue, Suite 200, Detroit, MI 48202
 Phone: 313.963.1234

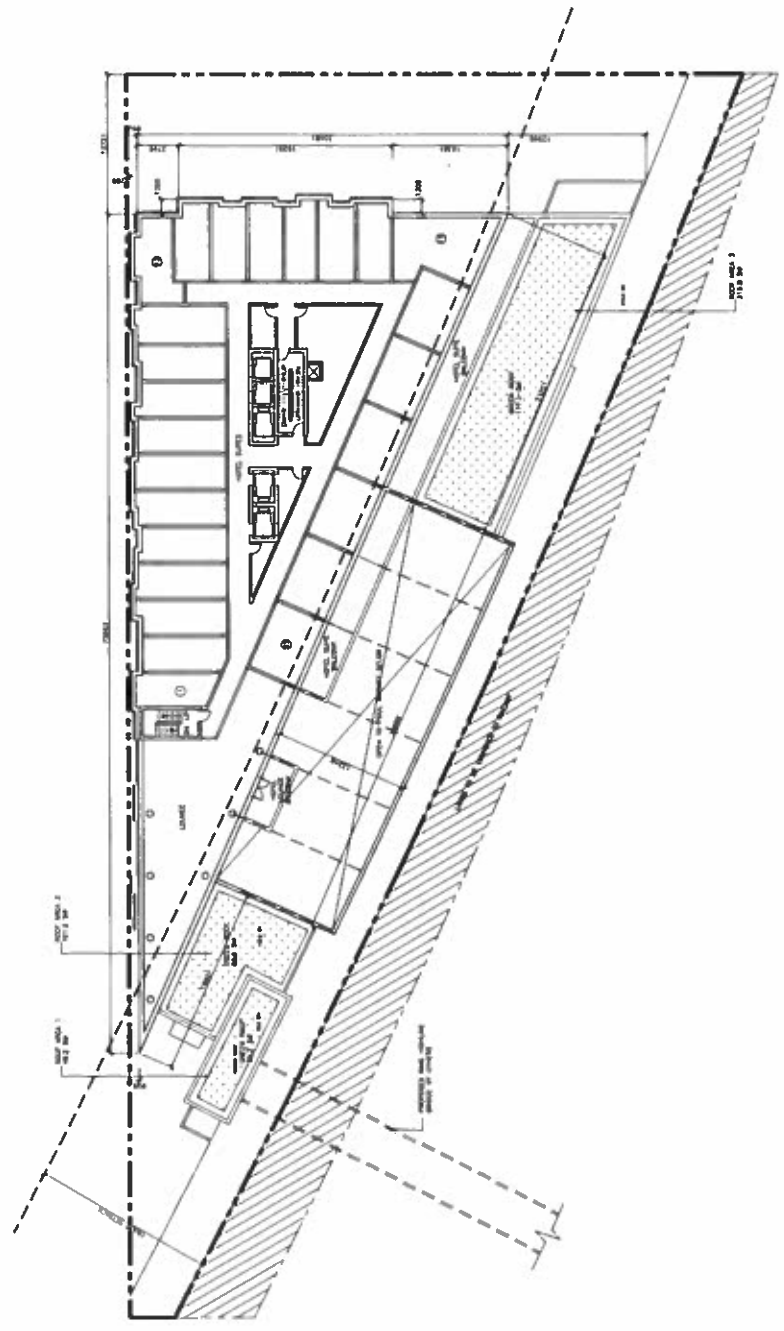
99 SADBURY

38 SADBURY ST. TROY, MI 48061

5TH FL. PLAN

NO.	DESCRIPTION	DATE
1	REVISION FOR PERMITTING	10/15/2024
2	REVISION FOR PERMITTING	10/15/2024
3	REVISION FOR PERMITTING	10/15/2024
4	REVISION FOR PERMITTING	10/15/2024

A1.5



1 5TH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1. All dimensions are in feet and inches unless otherwise noted.
 2. All dimensions are to the center of the member unless otherwise noted.
 3. All dimensions are to the center of the member unless otherwise noted.
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 5. All dimensions are to the center of the member unless otherwise noted.
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 10. All dimensions are to the center of the member unless otherwise noted.

DATE: 10/15/11

NO.	DESCRIPTION	DATE
1	REVISED FOR PERMITS	10/15/11
2	REVISED FOR PERMITS	10/15/11
3	REVISED FOR PERMITS	10/15/11
4	REVISED FOR PERMITS	10/15/11
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8	REVISED FOR PERMITS	10/15/11
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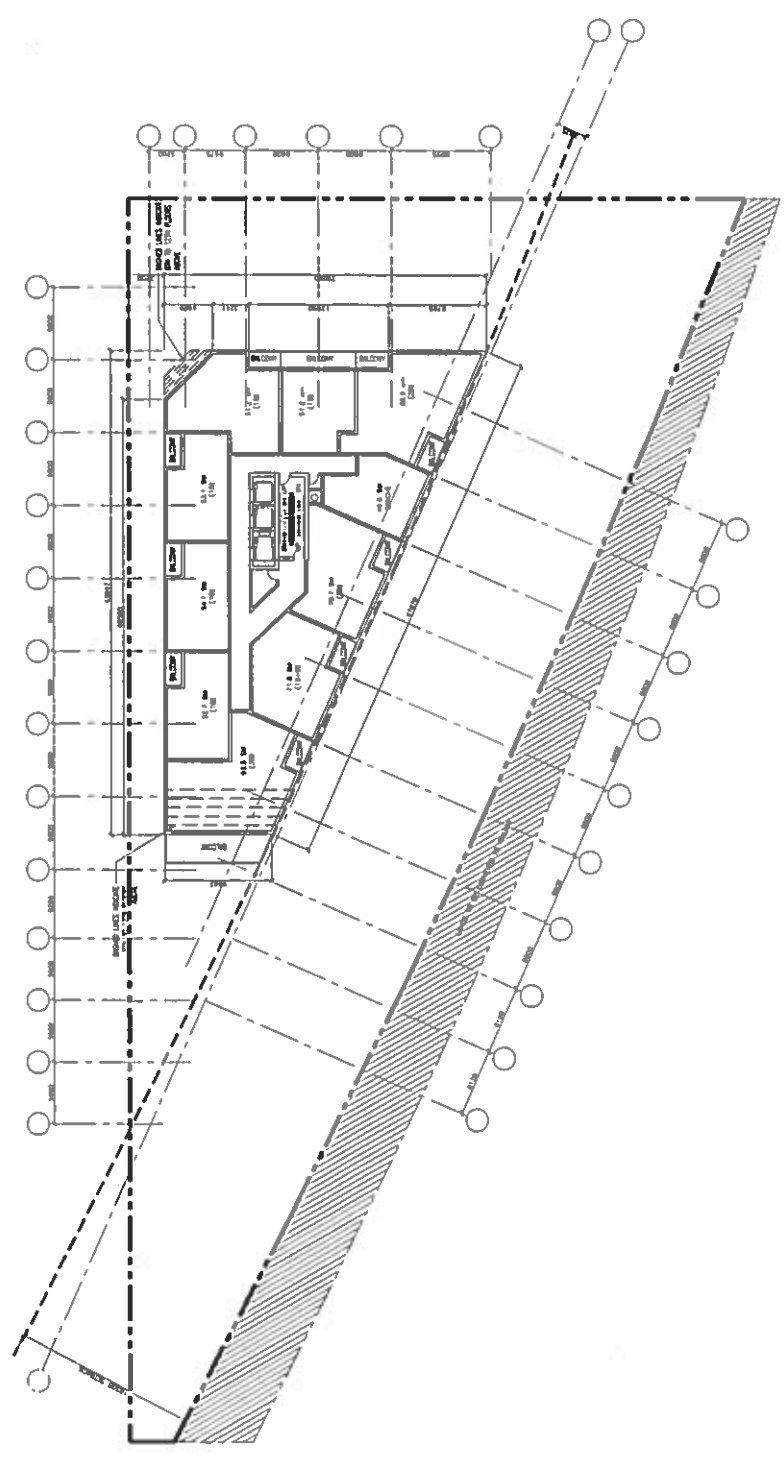


Gloucester Pediatric Associates
 99 Sudbury Street, Suite 200, Gloucester, MA 01930
 978-686-1111
99 SUDBURY
 99 SUDBURY ST. PROJECTS, DR. 100, 101, 102

7-12TH FL PLANS

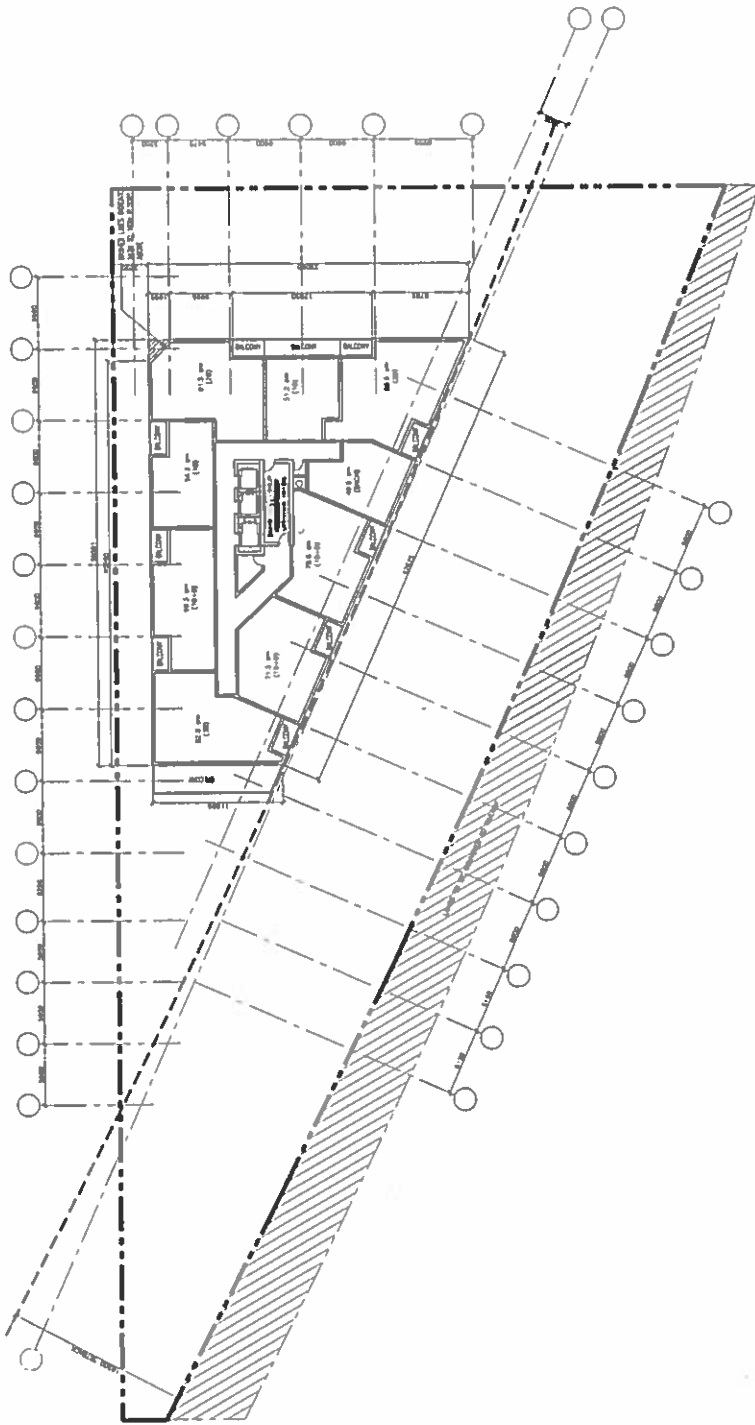
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7	REVISED FOR PERMITS	10/15/11
8	REVISED FOR PERMITS	10/15/11
9	REVISED FOR PERMITS	10/15/11
10	REVISED FOR PERMITS	10/15/11

A1.7



7-12TH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

13-18TH FLOOR PLAN
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	12.15.13
2	REVISED DESIGN	12.15.13
3	REVISED DESIGN	12.15.13
4	REVISED DESIGN	12.15.13
5	REVISED DESIGN	12.15.13
6	REVISED DESIGN	12.15.13
7	REVISED DESIGN	12.15.13
8	REVISED DESIGN	12.15.13
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47	REVISED DESIGN	12.15.13
48	REVISED DESIGN	12.15.13
49	REVISED DESIGN	12.15.13
50	REVISED DESIGN	12.15.13



Gilman Peterson Associates
 ARCHITECTS
 100 SOUTH BROADWAY, SUITE 200
 NEW YORK, NY 10038
 TEL: (212) 486-1800
 FAX: (212) 486-1801
 WWW: GILMANPETERSON.COM

99 SUDBURY
 13-18TH FLOOR PLAN

13-18TH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1. All drawings shall be prepared in accordance with the rules and regulations of the Board of Architects, Engineers, Planners and Surveyors of the State of New York. The drawings shall be prepared in accordance with the rules and regulations of the Board of Architects, Engineers, Planners and Surveyors of the State of New York. The drawings shall be prepared in accordance with the rules and regulations of the Board of Architects, Engineers, Planners and Surveyors of the State of New York.

DATE: 10/15/2014

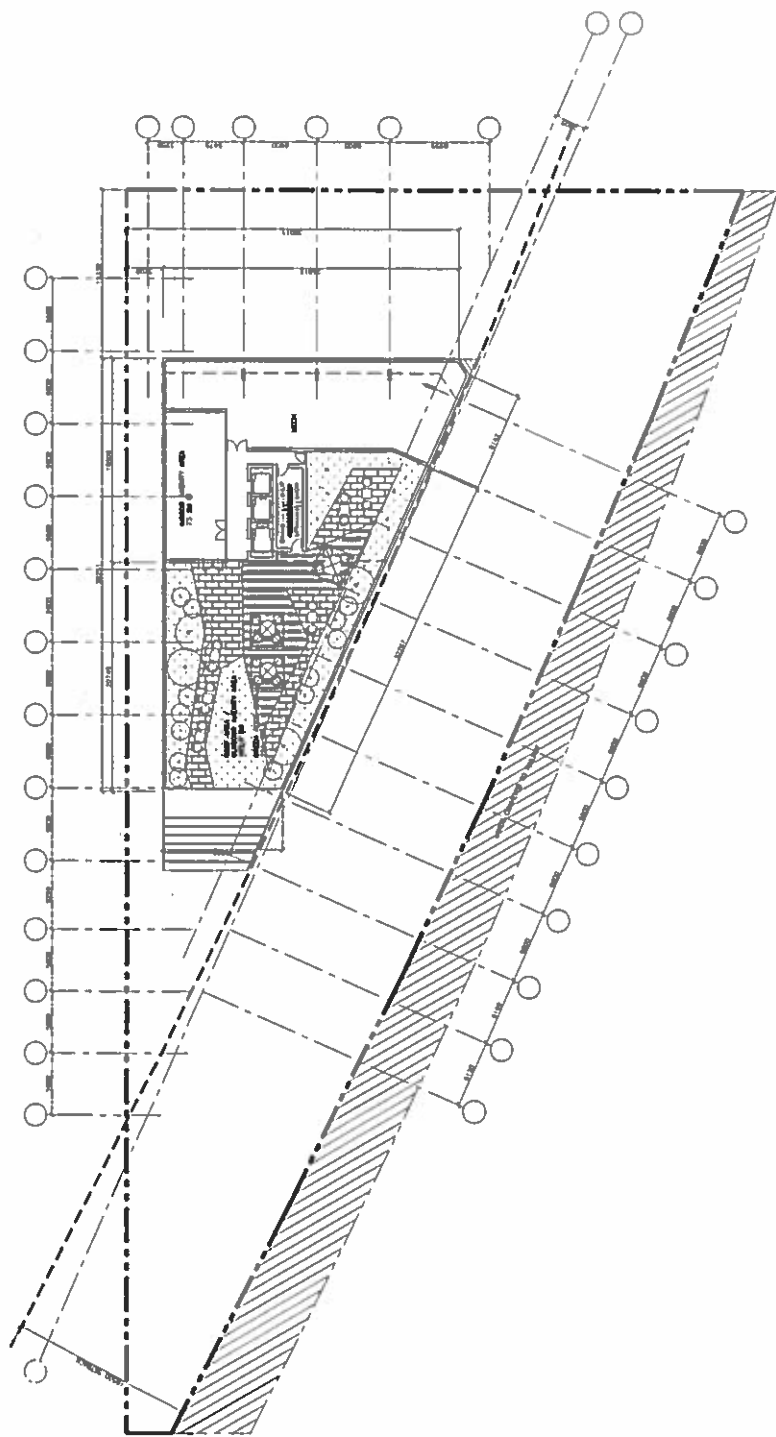
1. PREPARED FOR THE CLIENT	10/15/2014
2. PREPARED FOR THE CLIENT	10/15/2014
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10. PREPARED FOR THE CLIENT	10/15/2014
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15. PREPARED FOR THE CLIENT	10/15/2014
16. PREPARED FOR THE CLIENT	10/15/2014
17. PREPARED FOR THE CLIENT	10/15/2014
18. PREPARED FOR THE CLIENT	10/15/2014
19. PREPARED FOR THE CLIENT	10/15/2014
20. PREPARED FOR THE CLIENT	10/15/2014



Glennco Architects
 99 SADBURY STREET, SUITE 200
 WEST HAVEN, CONNECTICUT 06490
 TEL: 203.393.1234 FAX: 203.393.1235

99 SADBURY
 99 SADBURY ST. WEST HAVEN, CT 06490

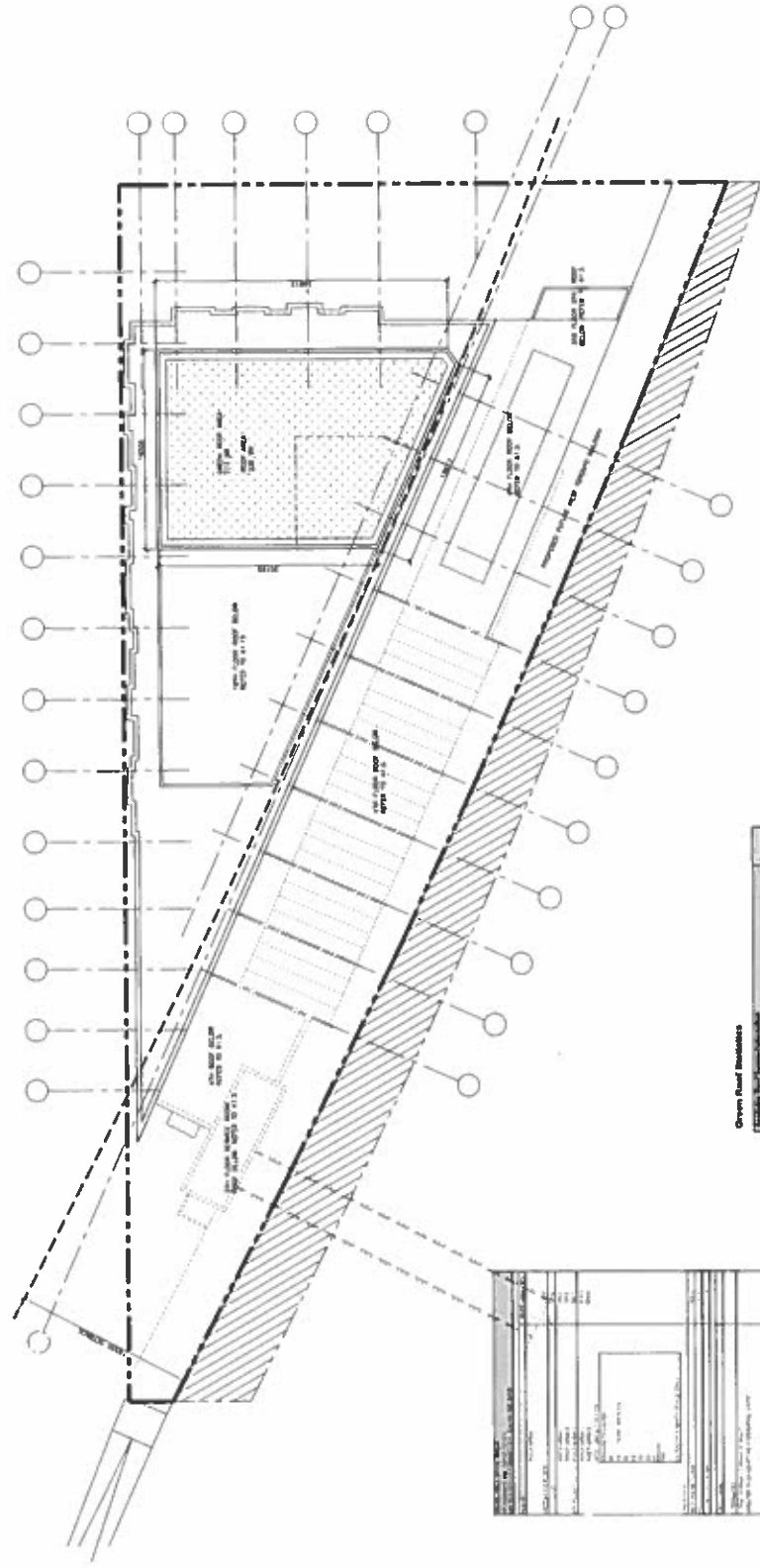
PENTHOUSE PLAN



1 PENTHOUSE FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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99 SUDBURY
 10/24/2017



Green Roof Details

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	GREEN ROOF SYSTEM	1	SQ. FT.	1000
2	PERFORATED PLASTIC	1	SQ. FT.	1000
3	1\"/>			

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	MECHANICAL ROOM	1	SQ. FT.	1000
2	MECHANICAL ROOM	1	SQ. FT.	1000
3	MECHANICAL ROOM	1	SQ. FT.	1000
4	MECHANICAL ROOM	1	SQ. FT.	1000
5	MECHANICAL ROOM	1	SQ. FT.	1000
6	MECHANICAL ROOM	1	SQ. FT.	1000
7	MECHANICAL ROOM	1	SQ. FT.	1000
8	MECHANICAL ROOM	1	SQ. FT.	1000
9	MECHANICAL ROOM	1	SQ. FT.	1000
10	MECHANICAL ROOM	1	SQ. FT.	1000

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	MECHANICAL ROOM	1	SQ. FT.	1000
2	MECHANICAL ROOM	1	SQ. FT.	1000
3	MECHANICAL ROOM	1	SQ. FT.	1000
4	MECHANICAL ROOM	1	SQ. FT.	1000
5	MECHANICAL ROOM	1	SQ. FT.	1000
6	MECHANICAL ROOM	1	SQ. FT.	1000
7	MECHANICAL ROOM	1	SQ. FT.	1000
8	MECHANICAL ROOM	1	SQ. FT.	1000
9	MECHANICAL ROOM	1	SQ. FT.	1000
10	MECHANICAL ROOM	1	SQ. FT.	1000



Glennco Professional Associates
 99 SUDBURY
 10/24/2017

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	MECHANICAL ROOM	1	SQ. FT.	1000
2	MECHANICAL ROOM	1	SQ. FT.	1000
3	MECHANICAL ROOM	1	SQ. FT.	1000
4	MECHANICAL ROOM	1	SQ. FT.	1000
5	MECHANICAL ROOM	1	SQ. FT.	1000
6	MECHANICAL ROOM	1	SQ. FT.	1000
7	MECHANICAL ROOM	1	SQ. FT.	1000
8	MECHANICAL ROOM	1	SQ. FT.	1000
9	MECHANICAL ROOM	1	SQ. FT.	1000
10	MECHANICAL ROOM	1	SQ. FT.	1000

10. All drawings shall conform to the standards of the American Institute of Architects (AIA) and shall be prepared in accordance with the standards of the International Conference of Building Officials (ICBO) and the International Building Code (IBC). The drawings shall be prepared in accordance with the standards of the International Fire Code (IFC) and the International Fire Code (IFC).

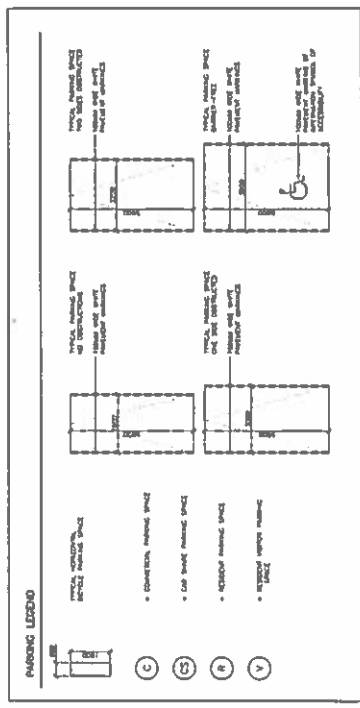
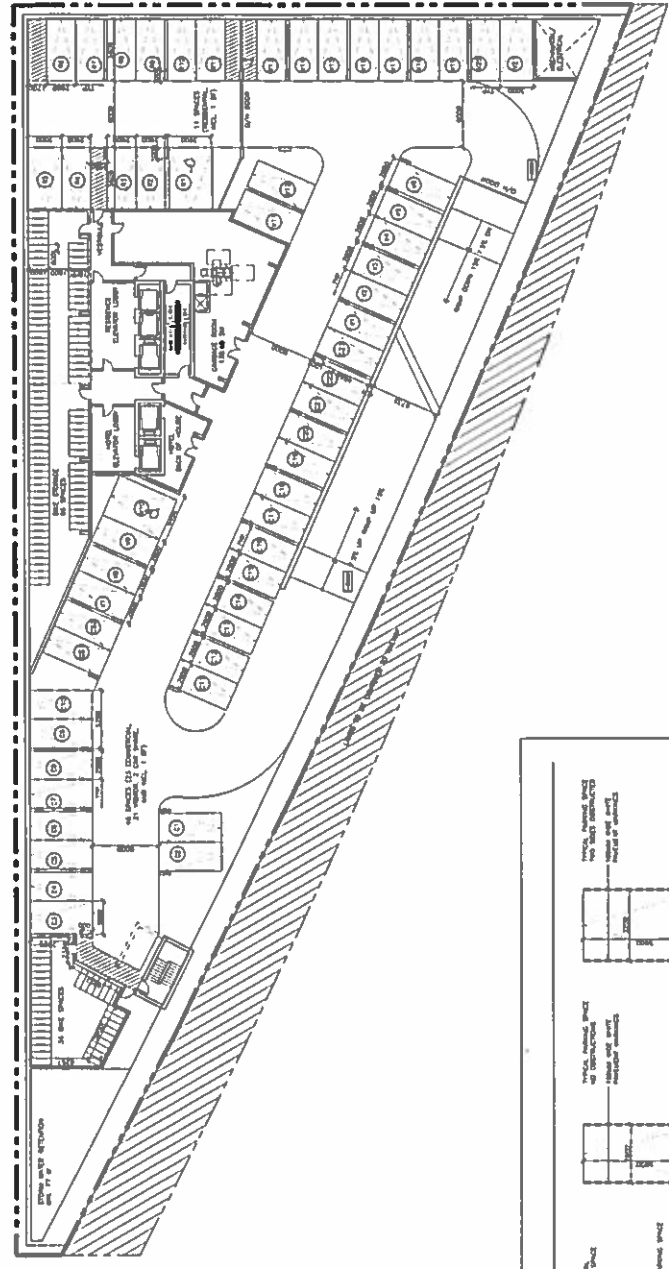
NO.	DATE	DESCRIPTION
1	10-10-17	PRELIMINARY
2	11-22-18	REVISED FOR PERMITS
3	11-28-18	REVISED FOR PERMITS
4	11-28-18	REVISED FOR PERMITS
5	11-28-18	REVISED FOR PERMITS



Gloucester Peabody Associates
 99 SUDBURY
 88 BROADWAY ST. WINDMILLS, DR. MAJ 187

P1 PARKING PLAN
 SCALE: 1/8" = 1'-0"

AP1.1



1 P1 PARKING PLAN
 SCALE: 1/8" = 1'-0"

The drawings, specifications, schedule and notes are the property of the client and shall remain the property of the client. No part of these drawings shall be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the client.

DATE: 12/11/2024

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/11/2024
2	ISSUED FOR PERMIT	12/11/2024
3	ISSUED FOR PERMIT	12/11/2024
4	ISSUED FOR PERMIT	12/11/2024
5	ISSUED FOR PERMIT	12/11/2024



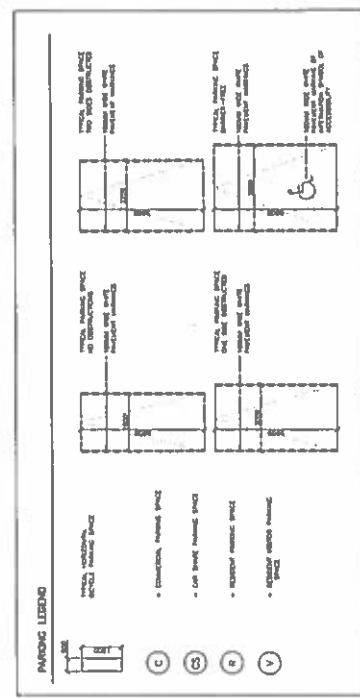
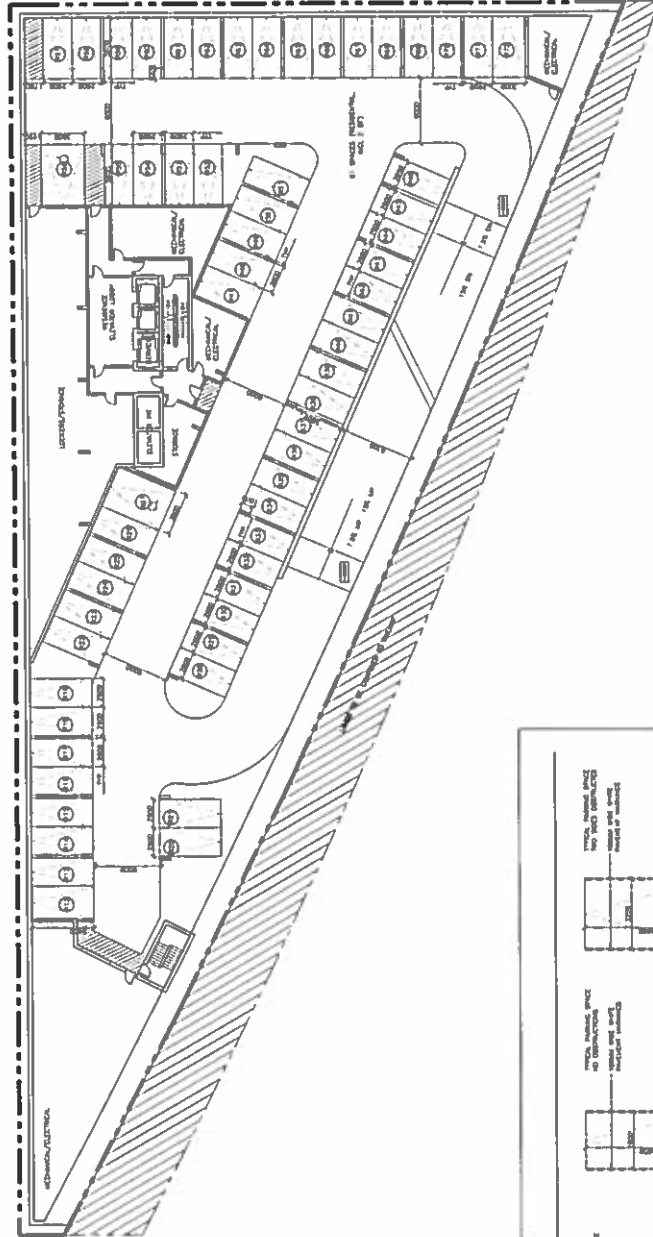
Glennon Performance Associates
 400 North Atlantic Avenue, Suite 100
 Fort Lauderdale, Florida 33304
 Phone: (954) 574-1234
 Fax: (954) 574-1235
 Email: info@glennonpa.com

99 SUBBURY
 99 SUBBURY STREET, SUITE 100, FORT LAUDERDALE, FL 33304

P2 PARKING PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/11/2024
2	ISSUED FOR PERMIT	12/11/2024
3	ISSUED FOR PERMIT	12/11/2024
4	ISSUED FOR PERMIT	12/11/2024
5	ISSUED FOR PERMIT	12/11/2024

AP1.2



1 P2 PARKING PLAN
 SCALE: 1/8" = 1'-0"

10. All drawings, specifications, contracts, conditions and drawings are to be read in conjunction with the drawings and specifications for the project. The drawings and specifications shall be read in conjunction with the drawings and specifications for the project. The drawings and specifications shall be read in conjunction with the drawings and specifications for the project.

11. The drawings and specifications shall be read in conjunction with the drawings and specifications for the project. The drawings and specifications shall be read in conjunction with the drawings and specifications for the project.

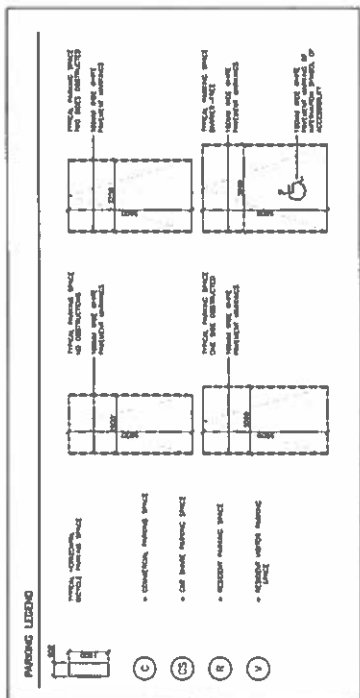
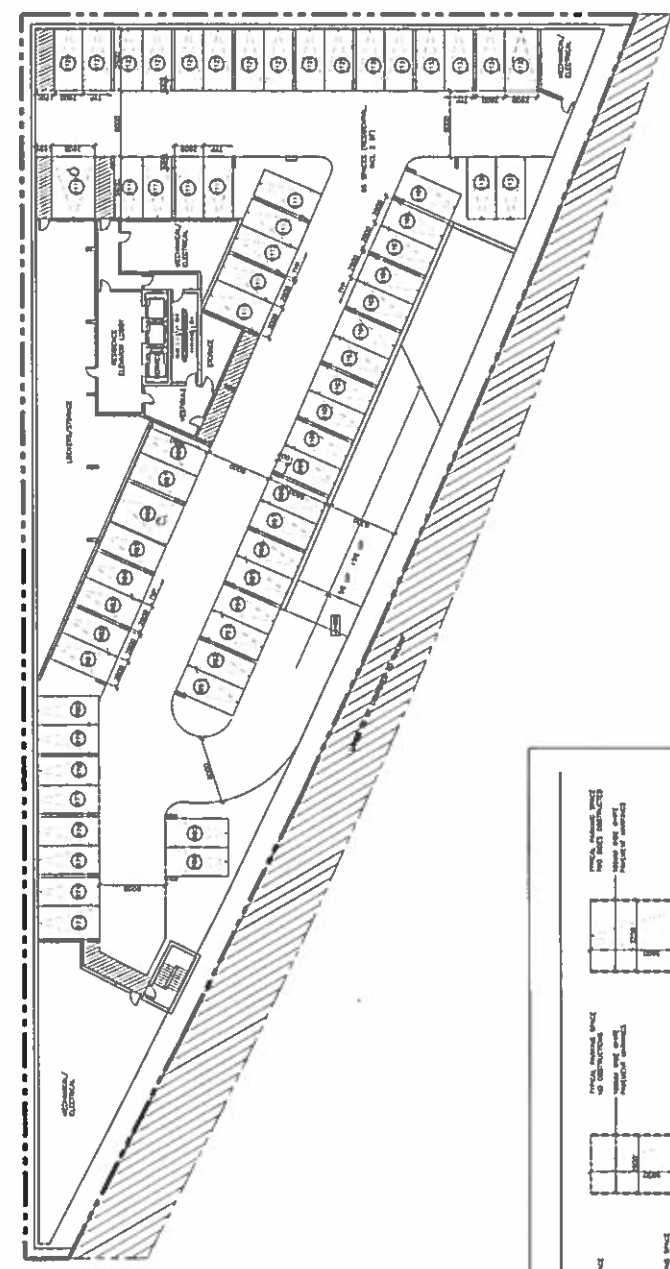
NO.	DESCRIPTION	DATE
1	PRELIMINARY	15.08.17
2	REVISED FOR PERMITS	15.12.19
3	REVISED FOR PERMITS	14.02.20
4	REVISED FOR PERMITS	14.02.20



CLARENCE PATRICKSON ASSOCIATES
 99 SADBURY
 88 SADBURY ST. TORONTO ON M6J 1B7

P3 PARKING PLAN

AP1.3



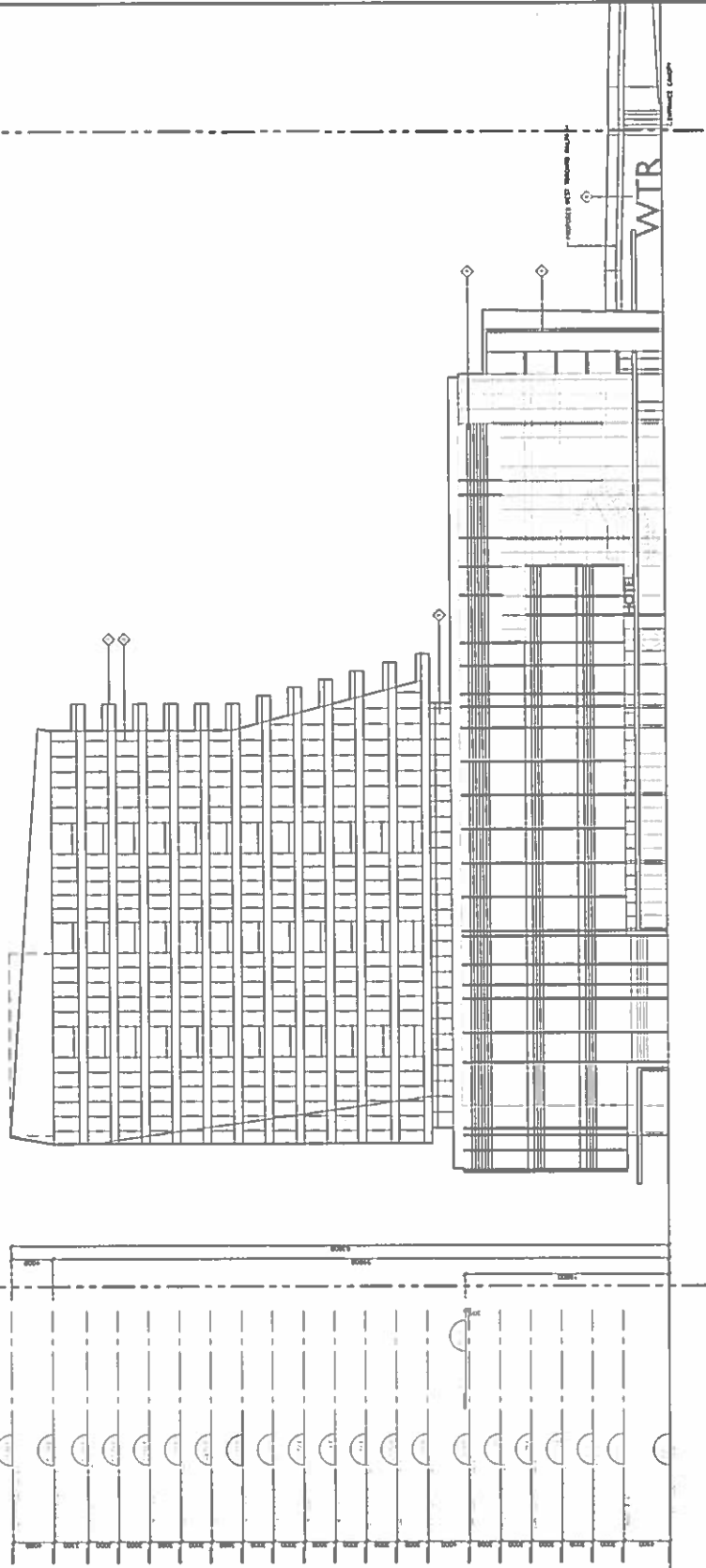
1 P3 PARKING PLAN
 SCALE: 1:500

The drawings are prepared in accordance with the standards of the American Institute of Architects and the International Building Code. The drawings are prepared in accordance with the standards of the American Institute of Architects and the International Building Code. The drawings are prepared in accordance with the standards of the American Institute of Architects and the International Building Code.

DATE: 08/19/10

ELEVATION NOTES

1. MATERIALS
2. FINISHES
3. WINDOW SIZES AND SPACING
4. WINDOW TYPES
5. WINDOW OPERATIONS
6. WINDOW GLAZING
7. WINDOW COULTERS
8. WINDOW COORDINATION
9. WINDOW COORDINATION
10. WINDOW COORDINATION



NO.	DESCRIPTION	DATE
1	REVISION FOR PERMITS	08/19/10
2	REVISION FOR PERMITS	08/19/10
3	REVISION FOR PERMITS	08/19/10
4	REVISION FOR PERMITS	08/19/10
5	REVISION FOR PERMITS	08/19/10
6	REVISION FOR PERMITS	08/19/10
7	REVISION FOR PERMITS	08/19/10
8	REVISION FOR PERMITS	08/19/10
9	REVISION FOR PERMITS	08/19/10
10	REVISION FOR PERMITS	08/19/10



Glennon Perkins Associates

1000 Massachusetts Avenue, Suite 1000
Boston, Massachusetts 02118
Tel: 617.552.1234 Fax: 617.552.1235

99 SUDBURY

WATER MAINS AND SEWER MAINS

NORTH ELEVATION

NO.	DESCRIPTION	DATE
1	REVISION FOR PERMITS	08/19/10
2	REVISION FOR PERMITS	08/19/10
3	REVISION FOR PERMITS	08/19/10
4	REVISION FOR PERMITS	08/19/10
5	REVISION FOR PERMITS	08/19/10
6	REVISION FOR PERMITS	08/19/10
7	REVISION FOR PERMITS	08/19/10
8	REVISION FOR PERMITS	08/19/10
9	REVISION FOR PERMITS	08/19/10
10	REVISION FOR PERMITS	08/19/10

A2.1

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1. The owner, architect, engineer, contractor and subcontractor shall be responsible for the accuracy of the information and data provided on this drawing. The contractor shall be responsible for the accuracy of the information and data provided on this drawing. The contractor shall be responsible for the accuracy of the information and data provided on this drawing.

DATE: 10/18/18

ELEVATION NOTES

- 1 BRICKWORK
- 2 BRICKWORK WITH POINTING
- 3 BRICKWORK WITH POINTING AND CRACKS
- 4 BRICKWORK WITH POINTING AND CRACKS AND REPAIR
- 5 BRICKWORK WITH POINTING AND CRACKS AND REPAIR AND STAIN
- 6 CONCRETE

DATE	10/18/18
BY	[Signature]
CHECKED	[Signature]
PROJECT	99 SUDBURY
DATE	10/18/18



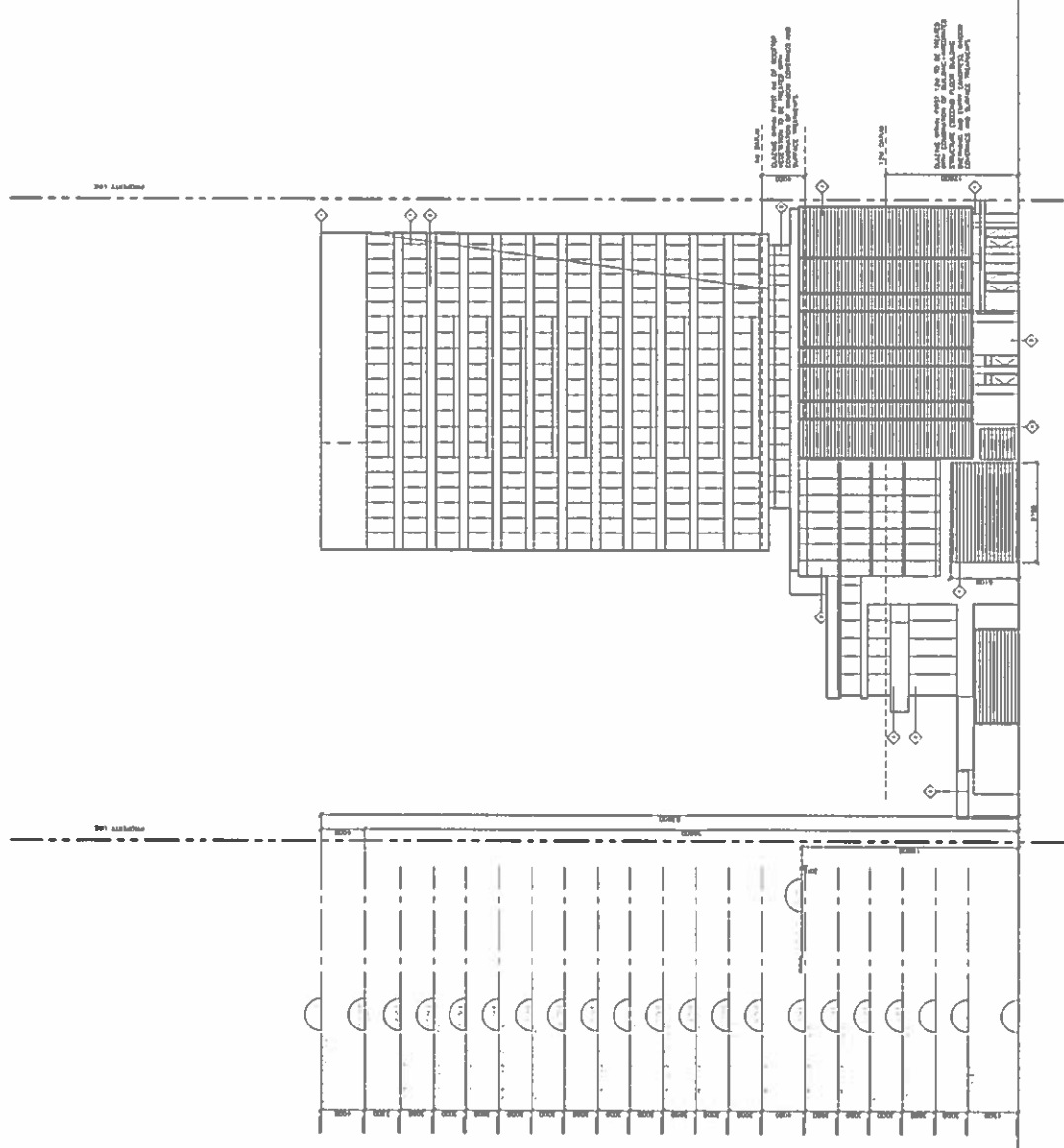
Glennan Peterson Associates
 Registered Professional Engineer No. 45748
 100 State Street, Suite 2000, Boston, MA 02109, (617) 552-1100

99 SUDBURY

100 State Street, Boston, MA 02109

EAST ELEVATION

A2.2

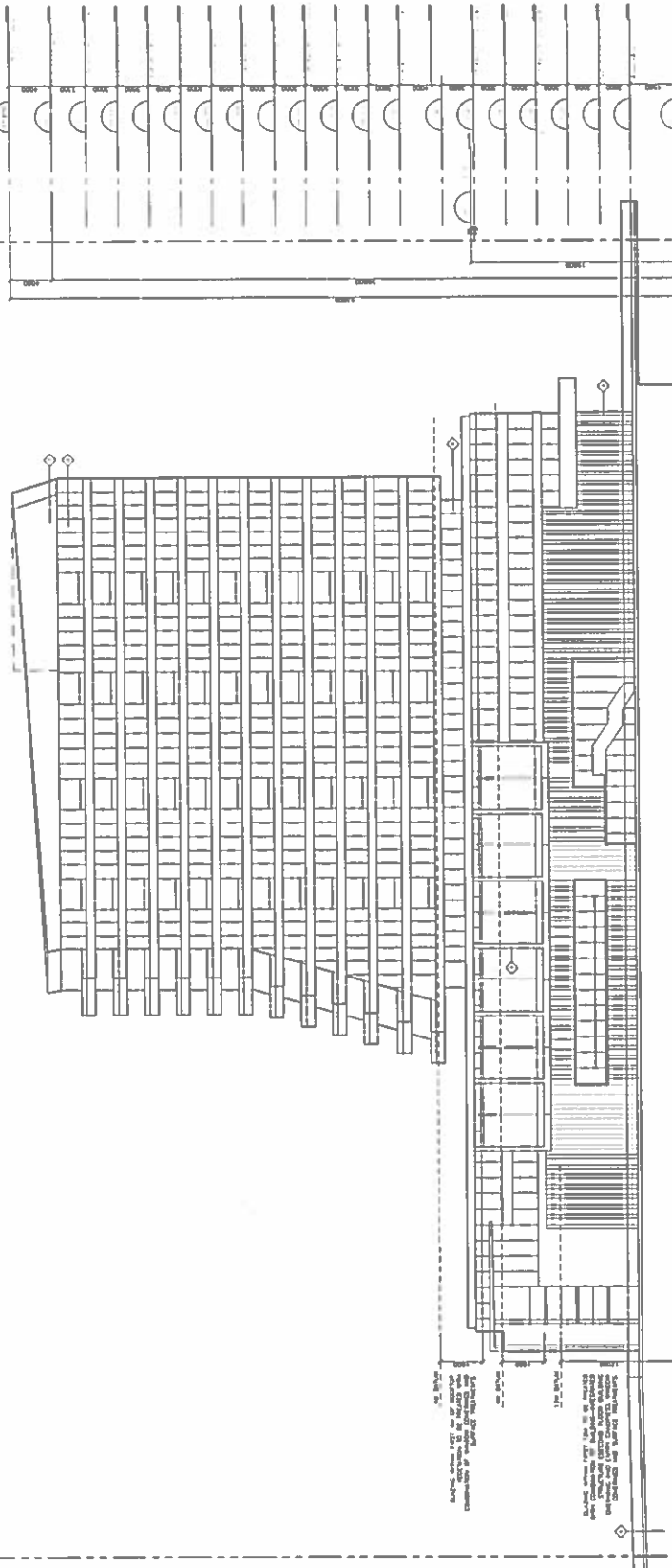


10. General contractor shall provide and install all materials, labor, and equipment for the work. Responsibility for the design, construction, and installation of the work shall remain with the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

DATE: 10/15/2024

ELEVATION NOTES

- 1. MATERIALS TO BE USED
- 2. FINISHES TO BE USED
- 3. WINDOW SIZES AND SPACING
- 4. DOOR SIZES AND SPACING
- 5. FINISHES TO BE USED
- 6. FINISHES TO BE USED



CLARENCE PERKINS ASSOCIATES

100 Adelaide Street West, Toronto, Ontario, M5H 1A1
 Tel: (416) 593-1111
 Fax: (416) 593-1112

99 SUBBURY

100 Adelaide Street West, Toronto, Ontario, M5H 1A1

SOUTH ELEVATION

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMITS
2	10/15/2024	ISSUED FOR PERMITS
3	10/15/2024	ISSUED FOR PERMITS
4	10/15/2024	ISSUED FOR PERMITS
5	10/15/2024	ISSUED FOR PERMITS
6	10/15/2024	ISSUED FOR PERMITS

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

A2.3

By showing dimensions, notes, materials and other data on this drawing, the architect does not warrant or represent that the construction will conform to the code requirements. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations.

ELEVATION NOTES

1. FINISHES AS SHOWN
2. SEE FINISH SCHEDULE
3. SEE FINISH SCHEDULE
4. SEE FINISH SCHEDULE
5. SEE FINISH SCHEDULE
6. SEE FINISH SCHEDULE

Item	Description	Quantity	Unit
1	BRICK	14,000.00	SQ. YD.
2	CONCRETE	1,000.00	CY
3	WOOD	1,000.00	SQ. YD.
4	GLASS	1,000.00	SQ. YD.
5	STEEL	1,000.00	SQ. YD.
6	PAINT	1,000.00	SQ. YD.

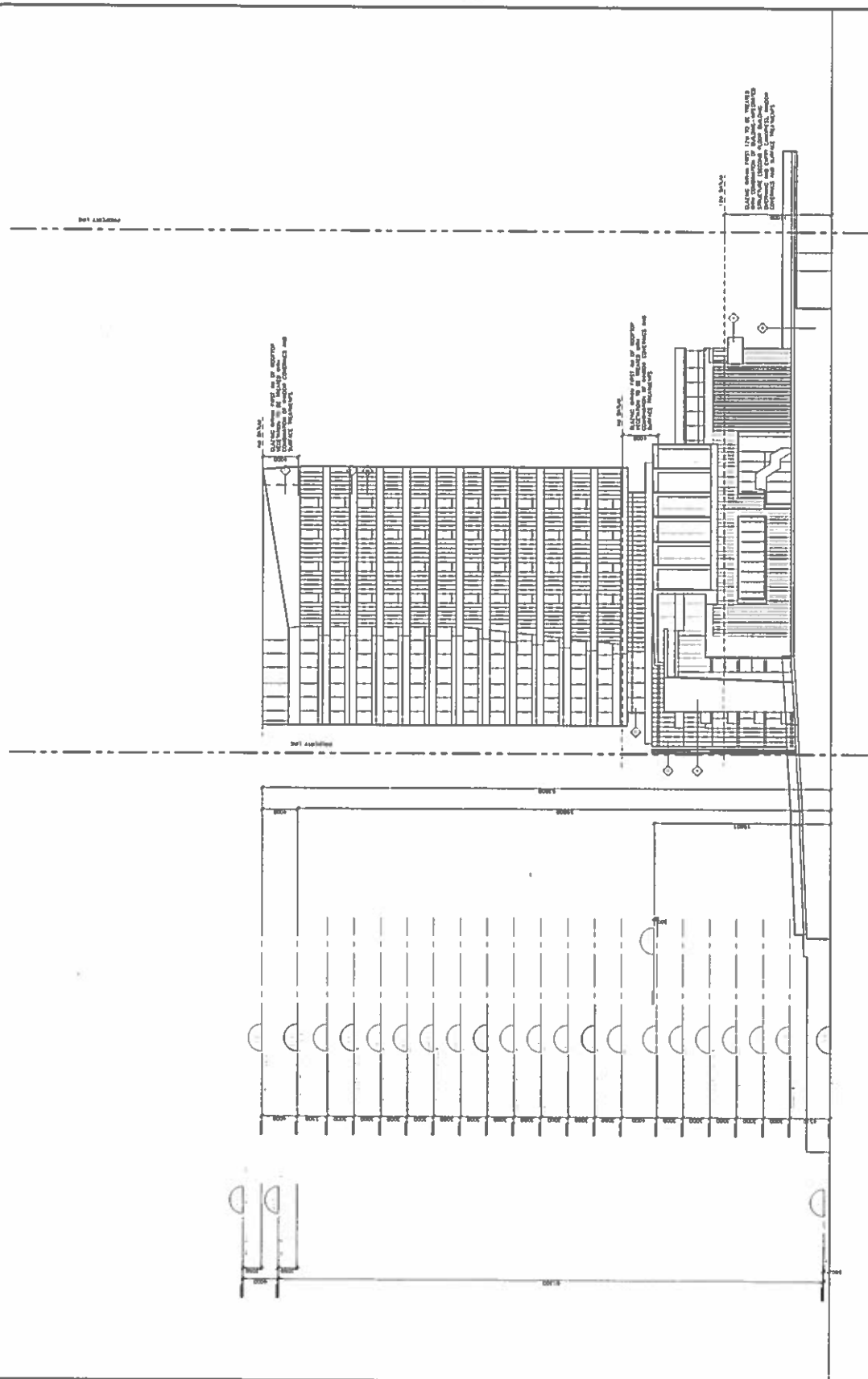


Glennco Properties Associates
 99 SUDBURY
 100 SUDBURY ST. BOSTON, MA 02111

WEST ELEVATION

Item	Description	Quantity	Unit
1	BRICK	14,000.00	SQ. YD.
2	CONCRETE	1,000.00	CY
3	WOOD	1,000.00	SQ. YD.
4	GLASS	1,000.00	SQ. YD.
5	STEEL	1,000.00	SQ. YD.
6	PAINT	1,000.00	SQ. YD.

A2.4



1 WEST ELEVATION
 SCALE 1/8" = 1'-0"

10. All drawings shall be the property of the Engineer and shall remain the property of the Engineer. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Engineer.

DATE: 12/15/2011

No.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/15/11
2	ISSUED FOR RECORD	11/09/10
3	ISSUED FOR RECORD	11/12/09
4	ISSUED FOR RECORD	08/08/07

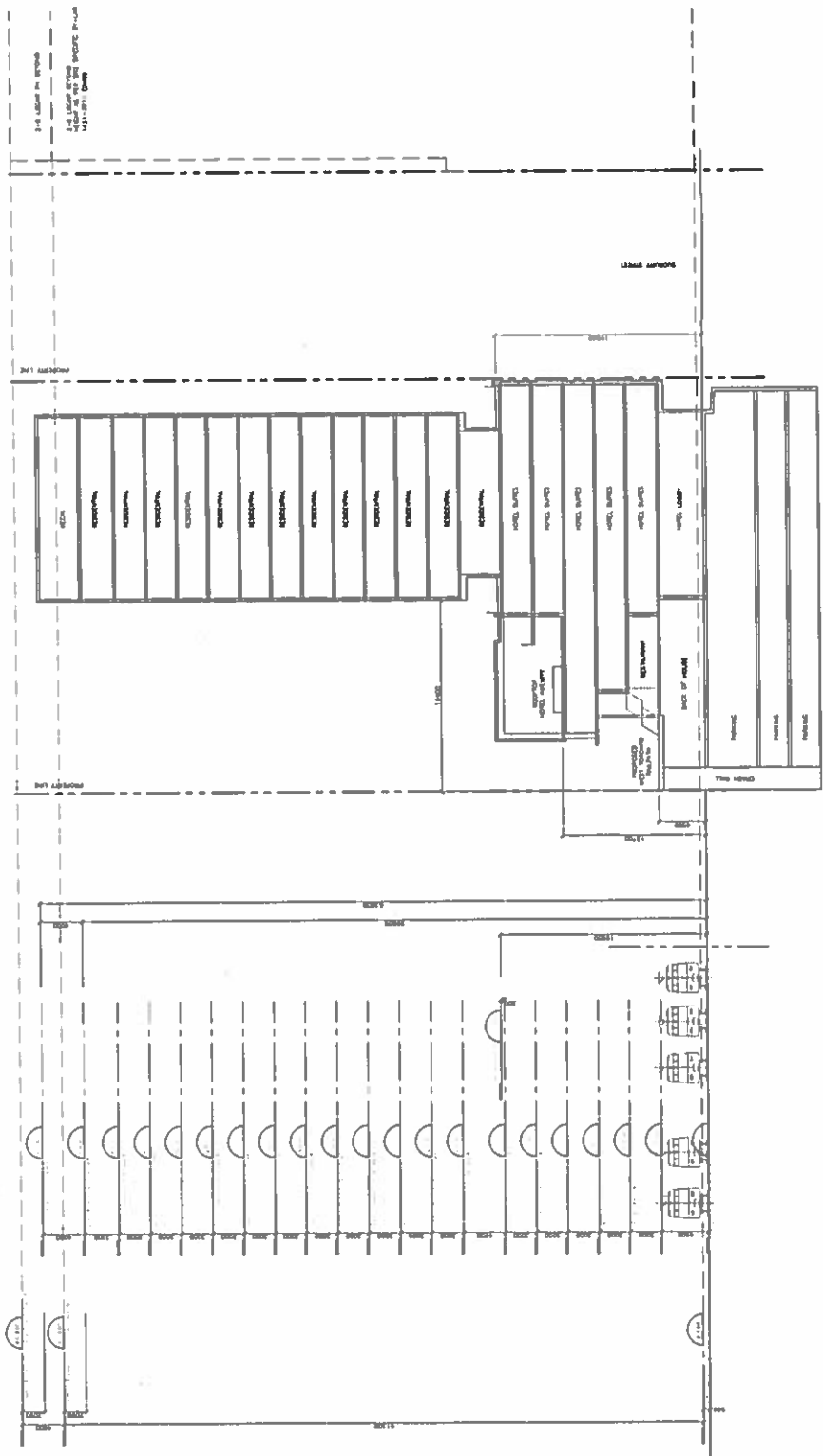


Glennan Peterson Associates
 99 SUDBURY
 48 SUDBURY ST. SUITE 101, SUDBURY, OR 97157
 TEL: 503.466.2828 FAX: 503.466.2829
 WWW.GPAT.COM

SECTIONS

No.	SECTION
1	NORTH SOUTH SECTION

A3.1



1 NORTH SOUTH SECTION
 SCALE: 1/8" = 1'-0"

The owner hereby certifies that the information furnished herein is true and correct to the best of their knowledge and belief and that the same is not intended to be used for any purpose other than that for which it is intended. The owner further certifies that the information furnished herein is not intended to be used for any purpose other than that for which it is intended. The owner further certifies that the information furnished herein is not intended to be used for any purpose other than that for which it is intended.

1. PREPARED BY	DATE
2. CHECKED BY	DATE
3. REVIEWED BY	DATE
4. APPROVED BY	DATE
5. SUBMITTED FOR APPROVAL	DATE
6. APPROVED FOR REVISION	DATE
7. REVISIONS FOR APPROVAL	DATE
8. APPROVED FOR CONSTRUCTION	DATE
9. REVISIONS FOR CONSTRUCTION	DATE
10. APPROVED FOR RECORD	DATE
11. REVISIONS FOR RECORD	DATE
12. APPROVED FOR RECORD	DATE
13. REVISIONS FOR RECORD	DATE
14. APPROVED FOR RECORD	DATE
15. REVISIONS FOR RECORD	DATE
16. APPROVED FOR RECORD	DATE
17. REVISIONS FOR RECORD	DATE
18. APPROVED FOR RECORD	DATE
19. REVISIONS FOR RECORD	DATE
20. APPROVED FOR RECORD	DATE

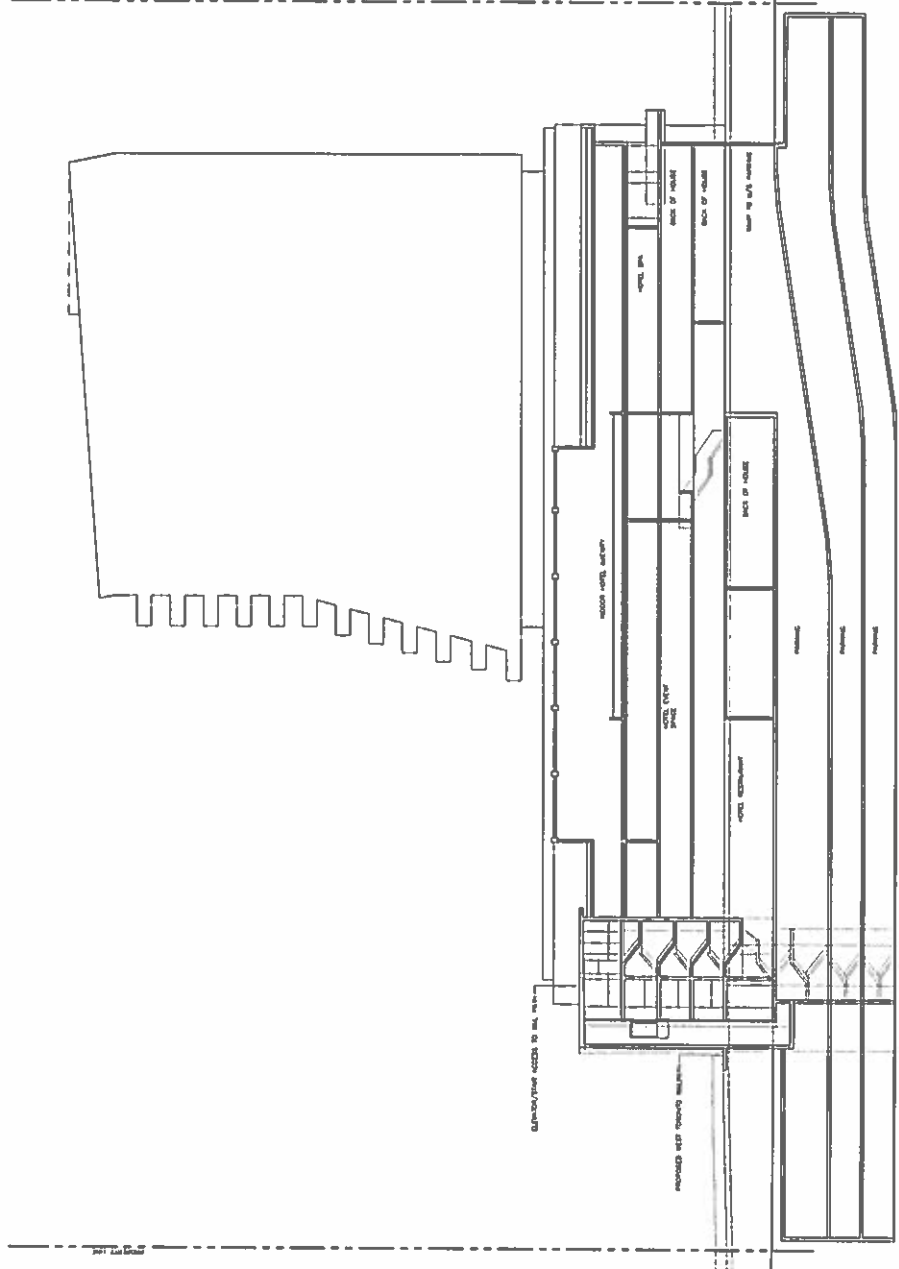
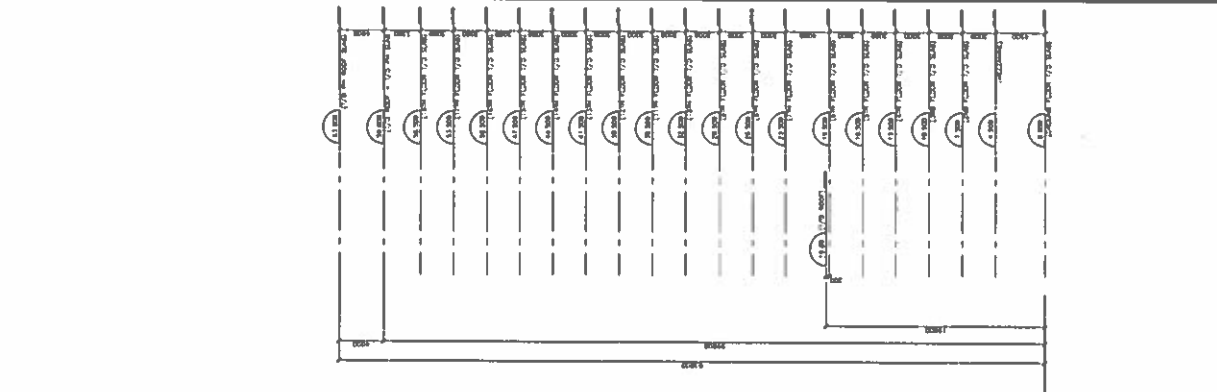


Glennan Peckhouse Associates
1400 S.W. 26th Street, Suite 200
Portland, Oregon 97205
Telephone: (503) 253-1111
Fax: (503) 253-1112
www.gpa.com

99 SUBSBURY
88 SUBSBURY ST., PORTLAND, OR 97203

SECTIONS

1. DATE	12/15/15
2. SCALE	1/8" = 1'-0"
3. DRAWN BY	JCA
4. CHECKED BY	JCA
5. REVIEWED BY	JCA
6. APPROVED BY	JCA
7. SUBMITTED FOR APPROVAL	
8. APPROVED FOR REVISION	
9. REVISIONS FOR APPROVAL	
10. APPROVED FOR CONSTRUCTION	
11. REVISIONS FOR CONSTRUCTION	
12. APPROVED FOR RECORD	
13. REVISIONS FOR RECORD	
14. APPROVED FOR RECORD	
15. REVISIONS FOR RECORD	
16. APPROVED FOR RECORD	
17. REVISIONS FOR RECORD	
18. APPROVED FOR RECORD	
19. REVISIONS FOR RECORD	
20. APPROVED FOR RECORD	



X-SECTIONS
SCALE 1/8" = 1'-0"