

# Public Attachment 1 - Revised Plans

## Quadrangle

**Quadrangle Architects Limited**  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
t 416 598 1240 www.quadrangle.ca

## 2442-2454 Bloor Street West

Toronto, ON

for  
Bloor Riverview Residences

Project No. 15050  
Date 25 April, 2018  
Issued for SPA SUBMISSION



### ARCHITECTURAL DRAWINGS

- A101.S Statistics
- A102.S Site Plan
- A151.S P3 Parking Level Plan
- A152.S P2 Parking Level Plan
- A153.S P1 Parking Level Plan
  
- A201.S Level B1 Floor Plan
- A202.S Ground Floor Plan
- A203.S Level 2 Floor Plan
- A204.S Level 3-6 Floor Plan
- A205.S Level 7 Floor Plan
- A206.S Level 8 Floor Plan
- A207.S Level 9-10 Floor Plan
- A208.S Level 11-12 Floor Plan
- A209.S Mechanical Penthouse & Roof Plan
  
- A401.S South, East and West Elevations
- A402.S North & Courtyard Elevations
- A403.S Coloured Street Elevations
- A404.S Coloured Street Elevation
  
- A451.S Building Sections
- A452.S Building Sections
  
- A501.S Perspective View
- A502.S Perspective View

### LANDSCAPE

NAK DESIGN GROUP  
355 Adelaide Street West  
Studio 400  
Toronto Ontario  
M5V 1S2

### PLANNER

Hunter & Associates  
555 Richmond Street West  
Suite 405  
Toronto Ontario  
M5V 3B1

### SITE SERVICES

CONTERPOINT  
ENGINEERING  
8395 Jane Street Suite 100  
Vaughan Ontario  
L4K 5Y2



Floor	No. Typ. Floors	GBA Gross Building Area (no exclusions)		1-83 GFA Exempt (sm)	By-Law 1-83				438-86 GFA Exempt** (sm)	Former By-Law 438-86				569-2013 GFA Exempt** (sm)	By-Law 569-2013				Unit Type							
		sm	sf		GFA (Res)		GFA (Non-Res)			RGFA		NRGFA			RGFA		NRGFA		1 Bdrm	1 Bdrm +Den	2 Bdrm	2 Bdrm +Den	3 Bdrm	Total Suites		
MPH		303	3,261	303	0				303	0				303	0											
Floor 12	1	750	8,073	26	724	7,796			32	718	7,732			43	707	7,610							2	3	5	
Floor 11	1	750	8,073	26	724	7,796			32	718	7,732			43	707	7,610							2	3	5	
Floor 10	1	1,413	15,209	32	1,381	14,863			38	1,375	14,798			55	1,358	14,617						2	1	5	3	
Floor 9	1	1,413	15,209	32	1,381	14,863			38	1,375	14,798			55	1,358	14,617						2	1	5	3	
Floor 8	1	1,822	19,612	32	1,790	19,265			38	1,784	19,265			55	1,767	19,020			1	4	4	7	7	2	18	
Floor 7	1	1,865	20,075	32	1,833	19,728			38	1,827	19,664			55	1,810	19,483			1	8	4	6	6	1	20	
Floor 6	1	2,130	22,927	32	2,098	22,581			38	2,092	22,516			55	2,075	22,335			2	9	9	9	6	0	26	
Floor 5	1	2,130	22,927	32	2,098	22,581			38	2,092	22,516			55	2,075	22,335			2	9	9	9	6	0	26	
Floor 4	1	2,130	22,927	32	2,098	22,581			38	2,092	22,516			55	2,075	22,335			2	9	9	9	6	0	26	
Floor 3	1	2,130	22,927	32	2,098	22,581			38	2,092	22,516			55	2,075	22,335			2	9	9	9	6	0	26	
Floor 2	1	2,382	25,640	43	2,339	25,175			53	2,329	25,067			92	2,290	24,649			2	9	6	0	4	4	21	
Ground	1	3,028	32,593	29	211	2,271	2,788	30,010	38	201	2,164	2,788	30,010	73	167	1,798	2,788	29,999								
Below Avg. Grade-B1	1	2,870	30,892	648	162	1,744	2,060	22,174	658	152	1,636	2,060	22,174	720	90	969	2,060	22,166								
P1	1	3,163	34,046	2,891	251	2,702	21	226	2901	241	2,594	21	226	2934	208	2,239	21	226								
P2	1	3,163	34,046	2,941	222	2,390			2947	216	2,325			2984	179	1,927										
P3	1	3,163	34,046	2,941	222	2,390			2947	216	2,325			2984	179	1,927										
TOTALS					19,631	211,305			19,519	210,099				19,120	205,806				12	61	52	51				
					390	4,198			390	4,198				390	4,198											
		12	34,605		19,241	207,107			19,129	205,902				18,730	201,808				73	103	19				195	
																			37%		53%				10%	
Area Totals & FSI	SITE AREA		3,468 sm		Combined RES & NON-RES Gross Floor Area Totals				24,110 by-law 1-83				23,998 by-law 438-86				23,599 by-law 569-2013									
					Res and Non-Res Floor Space Index				R 5.55 C 1.40				R 5.52 C 1.40				R 5.40 C 1.40									
					Floor Space Index (FSI)				T 6.95				T 6.92				T 6.80									
PARKING & AMENITY	VEHICULAR		85 spaces		BICYCLE				20 spaces (0.1 Ratio)				BICYCLE				18 spaces				AMENITY					
	Combined Visitor/Commercial		171 spaces (0.87 Ratio)		Residential Short term				Residential Long term				Retail Short term				Retail Long term				Indoor 677 sm (3.5 sm/unit)					
	Resident (P2 & P3)				Total Residential				196 spaces				Total Retail				28 spaces				Outdoor 350 sm (1.8 sm/unit)					
																					Total 1,027 sm (5.2sm / unit)					

PROJECT STATISTICS

TORONTO GREEN STANDARD STATISTICS		
GENERAL PROJECT DESCRIPTION	REQUIRED	PROPOSED
TOTAL GROSS FLOOR AREA (RESIDENTIAL & NON-RESIDENTIAL - PER BY LAW 569-2013)		23,599 m <sup>2</sup>
<b>BREAKDOWN OF PROJECT COMPONENTS</b>		
RESIDENTIAL (PER GREEN ROOF BY-LAW DEFINITION)		18,730 m <sup>2</sup>
RETAIL (PER GREEN ROOF BY-LAW DEFINITION)		4,869 m <sup>2</sup>
TOTAL NUMBER OF RESIDENTIAL UNITS		195
<b>AUTOMOBILE INFRASTRUCTURE</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
* NUMBER OF PARKING SPACES	229	256
* NUMBER OF PARKING SPACES WITH ROUGHED-IN CONDUITS (RESIDENTIAL ONLY)		27
* NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY PARKING (INSTITUTIONAL/COMMERCIAL ONLY)		N/A
<b>CYCLING INFRASTRUCTURE</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
* NUMBER OF SHORT TERM RESIDENTIAL OCCUPANT BICYCLE PARKING SPACES	20	20
* NUMBER OF LONG TERM RESIDENTIAL OCCUPANT BICYCLE PARKING SPACES	176	176
* NUMBER OF SHORT TERM COMMERCIAL (RETAIL) BICYCLE PARKING SPACES	18	18
* NUMBER OF LONG TERM COMMERCIAL (RETAIL) BICYCLE PARKING SPACES	10	10
NUMBER OF OCCUPANT BICYCLE PARKING SPACES AT GRADE		0
* NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)		N/A
* NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)		N/A
<b>URBAN HEAT ISLAND REDUCTION: AT GRADE</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
TOTAL NON-ROOF HARDSCAPE AREA (m <sup>2</sup> )		774 m <sup>2</sup>
TOTAL NON-ROOF HARDSCAPE TREATED FOR URBAN HEAT ISLAND (m <sup>2</sup> )	387 m <sup>2</sup>	774 m <sup>2</sup>
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (%)	50%	100%
PERCENTAGE OF NON-ROOF HARDSCAPE TREATED WITH:		
A) HIGH-ALBEDO SURFACE MATERIAL		100%
B) OPEN GRID PAVEMENT		0
C) SHADE		0
NUMBER OF INTERNAL SHADE TREES IN SURFACE PARKING AREA		N/A
<b>URBAN HEAT ISLAND REDUCTION: ROOF</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
AVAILABLE ROOF SPACE (m <sup>2</sup> )		2,113 m <sup>2</sup>
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m <sup>2</sup> )	1,268 m <sup>2</sup>	1,268 m <sup>2</sup>
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (%)	60 %	
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m <sup>2</sup> )		N/A
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (%)		N/A
<b>WATER EFFICIENCY</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (m <sup>2</sup> ) (including green roof)		1193 m <sup>2</sup>
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (%)	50 %	100 %
<b>URBAN FOREST: ENCOURAGE TREE GROWTH</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
TOTAL AREA OF SOFT LANDSCAPING (m <sup>2</sup> )		37.1 m <sup>2</sup>
TOTAL NUMBER OF ON-SITE TREES PLANTED	21	0
<b>NATURAL HERITAGE: SITE</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
TOTAL NUMBER OF SPECIES PLANTED		6
TOTAL NUMBER OF NATIVE SPECIES		4
TOTAL NUMBER OF NATIVE SPECIES (% OF TOTAL SPECIES PLANTED)		67%
<b>STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
* SIZE OF SEPARATE RECYCLING ROOM (COMBINED GARBAGE AND RECYCLING ROOM)		72 m <sup>2</sup>
* DENOTES REQUIRED FIELDS FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS		

GREEN ROOF STATISTICS		
GENERAL PROJECT DESCRIPTION	REQUIRED	PROPOSED
TOTAL GROSS FLOOR AREA	28,596.3 m <sup>2</sup> (438-86)	28,596.3 m <sup>2</sup> (438-86)
<b>AVAILABLE ROOF SPACE CALCULATION</b>		<b>PROPOSED</b>
TOTAL ROOF AREA (m <sup>2</sup> )		3,174 m <sup>2</sup>
AREA OF RESIDENTIAL PRIVATE TERRACES (m <sup>2</sup> )		1,006 m <sup>2</sup>
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m <sup>2</sup> )		350 m <sup>2</sup>
AREA OF RENEWABLE ENERGY DEVICES (m <sup>2</sup> )		N/A
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m <sup>2</sup>		N/A
TOTAL AVAILABLE ROOF SPACE (m <sup>2</sup> )		1,818 m <sup>2</sup>
<b>GREEN ROOF COVERAGE</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
COVERAGE OF AVAILABLE ROOF SPACE (m <sup>2</sup> )	1,090 m <sup>2</sup>	1,090 m <sup>2</sup>
COVERAGE OF AVAILABLE ROOF SPACE (%)	60 %	60 %

Green Roof Statistics

ACCESSIBILITY DESIGN STANDARD CHECKLIST		
NO	DESCRIPTION	FLOOR
1	MIN. 1500MM WIDE SIDEWALK	GROUND, B1
2	PASSENGER LOADING ZONE WITH MIN. OVERHEAD CLEARANCE OF 3000MM	N/A
3	EXTERIOR PATH - STABLE, FIRM, SLIP RESISTANCE	GROUND, B1
4	MIN 1100MM WIDTH PATH OF TRAVEL WITH 1800X1800MM LAYBY EVERY 30M	GROUND - MPH
5	ACCESSIBLE PARKING SPACE & SIGNAGE	P1-P3
6	OVERHEAD CLEARANCE OF 2100MM FROM PARKING ENTRANCE TO ACCESSIBLE PARKING SPACE	P1-P3
7	ACCESSIBLE BUILDING ENTRANCES	GROUND, B1 & P1-P3
8	VESTIBULE WITH 1500MM DIAMETER TURNING CIRCLE	P3-MPH
9	BARRIER FREE PASSENGER ELEVATOR	P3-MPH
10	POWER DOOR OPERATOR AND PUSH BUTTONS AT MAIN RESIDENTIAL & RETAIL ENTRANCES	B1, GROUND
11	LATCH SIDE CLEARANCE FO 800MM (PULL SIDE) AND 300MM (PUSH SIDE) FOR AMENITY DOORS AND BARRIER FREE SUITE	P3 - MPH
12	POWER DOOR OPERATOR WHERE LATCH SIDE CLEARANCE IS NOT PROVIDED	P3 - MPH
13	UNIVERSAL WASHROOMS AT SECOND FLOOR AMENITY	FLOOR 2
14	ACCESSIBLE WASHROOM AT GROUND FLOOR	GROUND
15	880MM CLEAR DOOR WIDTH FOR ALL COMMON AREAS AND SUITE ENTRY DOORS	P3 - MPH
16	15% BARRIER FREE SUITE FOR EACH SUITE TYPE	FLOOR 2-12

LEVEL	RESIDENTIAL		COMMERCIAL	
	SHORT TERM	LONG TERM	SHORT TERM	LONG TERM
GROUND FL				
P1	20	15	10	
P2		64		
P3		112		
TOTAL	20	176	18	10
TOTAL	196		28	

2018.04.25 SPA Submission

ISSUE RECORD



Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
416.598.1340 www.quadrangle.ca

2442-2454 Bloor Street West

Toronto, ON  
for  
Bloor Riverview Residences

15050 As Noted CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Statistics

A101.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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 clearance prior to commencing work.





2  
A102.S  
**CONTEXT PLAN**  
SCALE: 1:1000

**NOTES AND LEGEND**

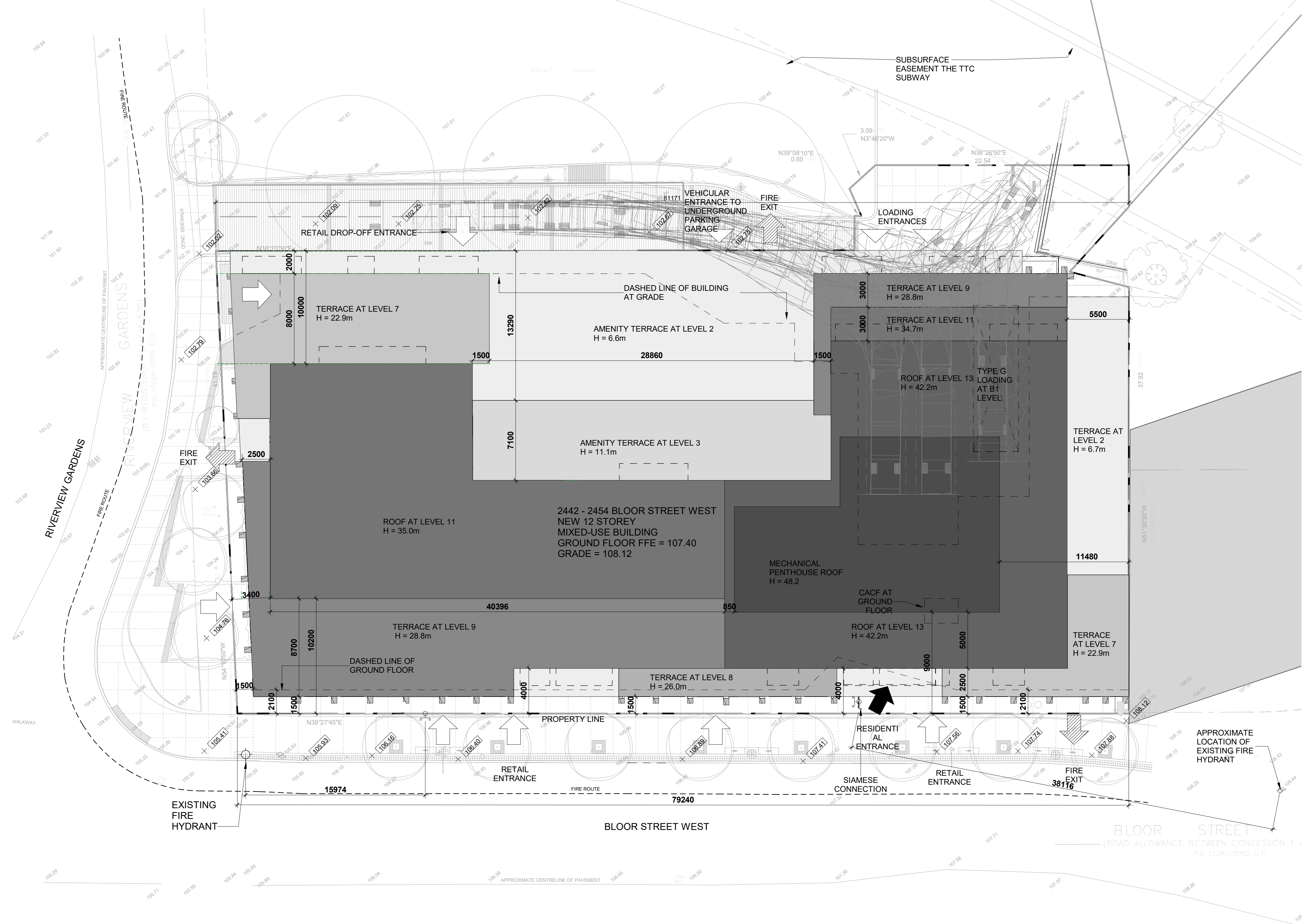
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 02219740122 AND No. 02219740521, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010))  
 HCM No. 02219740122 N 4834273.971 E 305972.019  
 HCM No. 02219740521 N 4834351.965 E 306045.202  
 DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999840  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. 00119601220, HAVING AN ELEVATION = 114.681 metres.  
 ELEVATIONS AS SHOWN AT CONCRETE CURR INDICATE THE TOP OF CURR UNLESS OTHERWISE NOTED.

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SBIB	DENOTES SHORRE STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
CP	DENOTES CONCRETE PIN
OU	DENOTES ORIGIN UNKNOWN
WT	DENOTES WITNESS
MEAS/M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
REGD	DENOTES REGISTERED
RP1	DENOTES REGISTERED PLAN M-443
RP2	DENOTES REGISTERED PLAN M-530
P1	DENOTES FIELD NOTES RECORD OF C. BERESNEWCZ O.L.S., DATED NOVEMBER 14, 2002
P2	DENOTES PLAN 448-2315
P3	DENOTES PLAN 648-4870
P4	DENOTES PLAN RS-194
P5	DENOTES PLAN 648-4404
P6	DENOTES PLAN RS-233
Y	DENOTES PLAN 63R-918
YV	DENOTES YATES AND PURCELL LTD., O.L.S.
YV	DENOTES YATES AND YATES LTD., O.L.S.
RC	DENOTES RABICHAJ AND CZERWINSKI, O.L.S.
MTR	DENOTES METRO TORONTO ROADS
AD	DENOTES AREA DRAIN
AC	DENOTES AIR CONDITION
BP	DENOTES BELL POLE
BD	DENOTES BOLLARD
BR	DENOTES BRICK
BRW	DENOTES BELL GUY WIRE
CB	DENOTES BOTTOM OF CURB
BS	DENOTES BUS STOP SIGN
BS	DENOTES BICYCLE STAND
CONC.	DENOTES CONCRETE
CLF	DENOTES CHAIN LINK FENCE
CRW	DENOTES CONCRETE RETAINING WALL
CB	DENOTES CATCH BASIN
DS	DENOTES DRAIN SILL
EHW	DENOTES ELECTRICAL HAND WELL
FH	DENOTES FIRE HYDRANT
FL	DENOTES FLOOD LIGHT
GR	DENOTES GUARD RAIL
GVK	DENOTES GAS VALVE KEY
HMH	DENOTES HYDRO MANHOLE
HP	DENOTES HYDRO POLE
HL	DENOTES HYDRO LIGHT POLE
LS	DENOTES LIGHT STANDARD
MHR	DENOTES METAL HAND RAIL
MGR	DENOTES METAL GUARD RAIL
MH	DENOTES MANHOLE
MC	DENOTES METAL CLAD
OW	DENOTES OBSERVATION WELL
OH	DENOTES OVERHEAD WIRE
OP	DENOTES OVERHEAD SIGN
PP	DENOTES PLASTIC PLUG
STIM	DENOTES STORM
SAN	DENOTES SANITARY
TS	DENOTES TRAFFIC SIGN
TL	DENOTES TRAFFIC LIGHT STANDARD
TRW	DENOTES TRIMMER RETAINING WALL
TS	DENOTES TOP OF SLOPE
UGM	DENOTES UNDERGROUND GAS MAIN
WP	DENOTES WOODEN POST
WW	DENOTES WINDOW WELL
WRF	DENOTES WROUGHT IRON FENCE
WV	DENOTES WATER VALVE
0.10m	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
0.15m	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.15 metres
0.05m	DENOTES SPOT ELEVATION

**R. AVIS SURVEYING INC.**  
 SUITE 203  
 235 YORKLAND BOULEVARD  
 TORONTO, ONTARIO  
 M2J 4Y8  
 TEL: (416) 490-8352 FAX: (416) 491-6206  
 EMAIL: office@ravisurveying.com

CHECKED BY: G.L. O.L.S.  
 CALCULATED BY: SR PROJECT No.: 2551-0  
 DRAWN BY: SR DRAWING No.: 2551-01-AD-BOUND.DWG

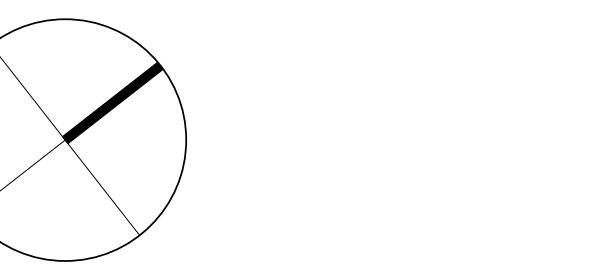
1  
A102.S  
**SITE PLAN**  
SCALE: 1:200



**SITE LEGEND:**

---	PROPERTY LINE
- - - -	LINE OF UNDER GROUND GARAGE BELOW
←	MAIN BUILDING ENTRANCE
↔	RETAIL ENTRANCE
↗	EXIT
↖	VEHICLE / LOADING ENTRANCE / EXIT
⊙	FIRE HYDRANT
⊕	SIAMSESE CONNECTION
○	MANHOLE COVER
⊖	AREA DRAIN
⊕	CATCH BASIN
⊙	EXISTING LIGHT
⊙	F.F.E. FINISH FLOOR ELEVATION
⊙	EXISTING ELEVATION
⊙	PROPOSED ELEVATION
⊙	TOP OF ROOF
▭	BUILDING ENVELOPE
▨	FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.

2018.04.25 SPA Submission  
 ISSUE RECORD



**Quadrangle**  
 Quadrangle Architects Limited  
 901 King Street West, Suite 701 Toronto, ON M5V 3H5  
 T 416 598 1340 www.qa-architects.ca

2442-2454 Bloor Street West  
 Toronto, ON  
 for Bloor Riverview Residences

15050 As indicated JS SSC  
 PROJECT SCALE DRAWN REVIEWED

Site Plan

**A102.S**

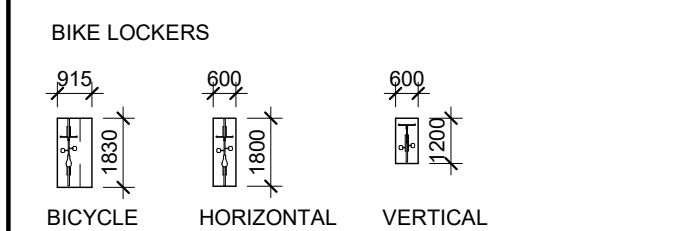
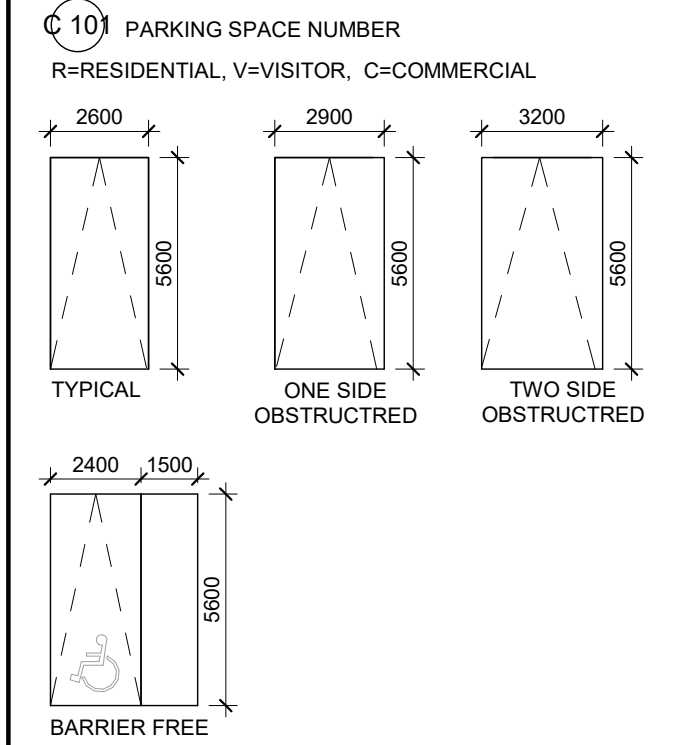
Note: This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clearance prior to commencing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



**PARKING NOTES:**

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):  
 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)  
 2500mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)  
 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)  
 3600mm WIDE X 5600mm LONG (BARRIER FREE)
2. MAINTAIN MINIMUM DRIVE ASBLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.
4. THE SLOPE OF ALL DRIVE ASBLES (EXCEPT RAMPS WITH NOTED SLOPES) DOES NOT EXCEED THE MAXIMUM OF 1%.
5. MIRRORS AND TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED SO THAT THE BOTTOM OF THE SIGNS AND/OR MIRRORS ARE 2.10 METRES ABOVE CURB OR GRADE EXCEPT WHERE RESTRICTED BY OVERHEAD STRUCTURE/UTILITIES IN WHICH CASE THE DISTANCE BETWEEN BOTTOM OF SIGN AND FLOOR SHALL BE MAXIMIZED. SIGNS RUNNING PARALLEL AND PERPENDICULAR TO THE CURB FACE SHOULD BE PLACED SUCH THAT THE OUTER EDGE OF THE SIGN WILL NOT PROJECT BEYOND THE CURB INTO THE TRAFFIC LANE.

**PARKING LEGEND:**



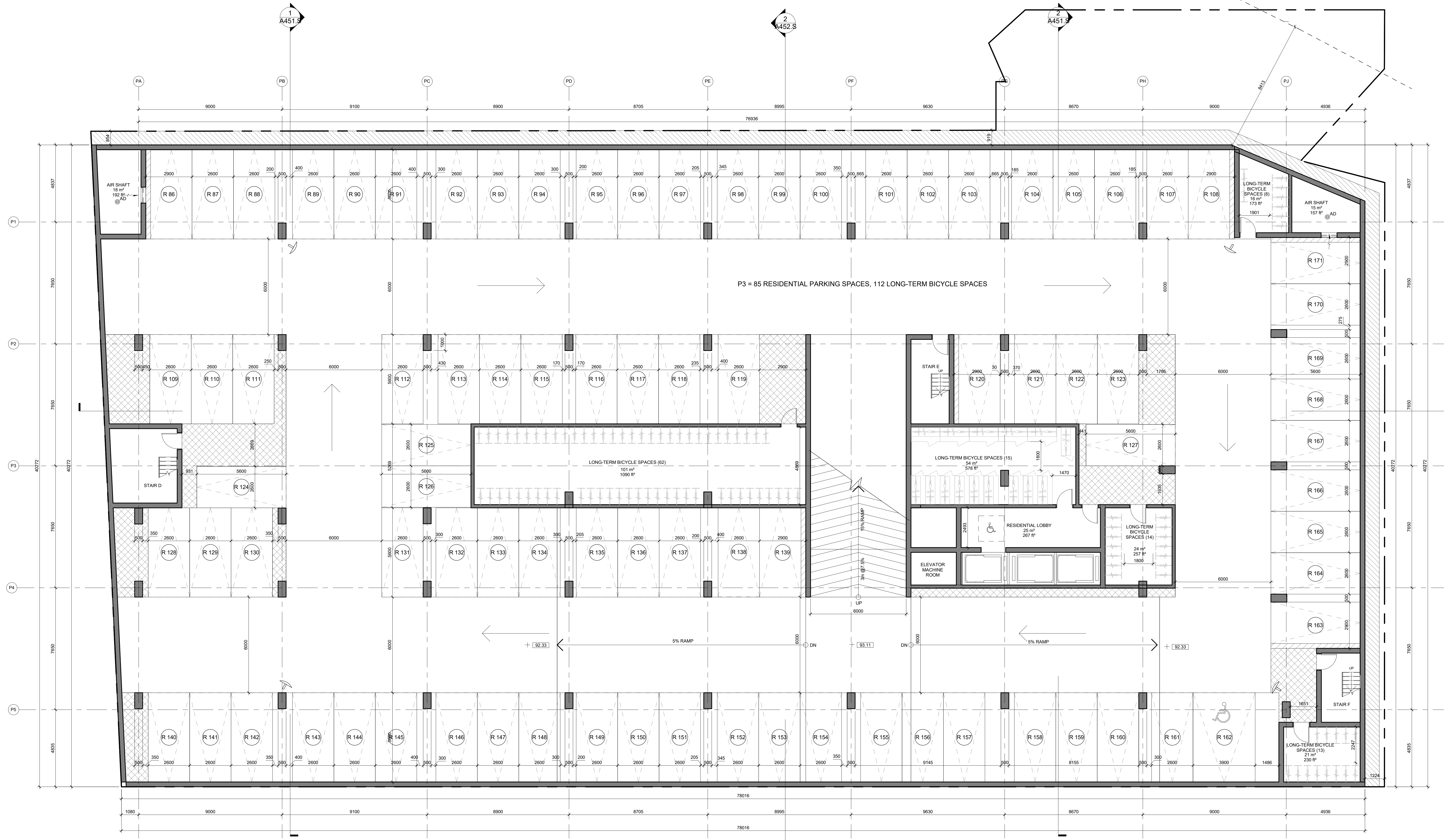
**VEHICULAR PARKING:**

LEVEL	RESIDENTIAL	VISITOR/COMMERCIAL
P1	85	85
P2	85	
P3	86	
<b>TOTAL</b>	<b>171</b>	<b>85</b>

**BICYCLE PARKING:**

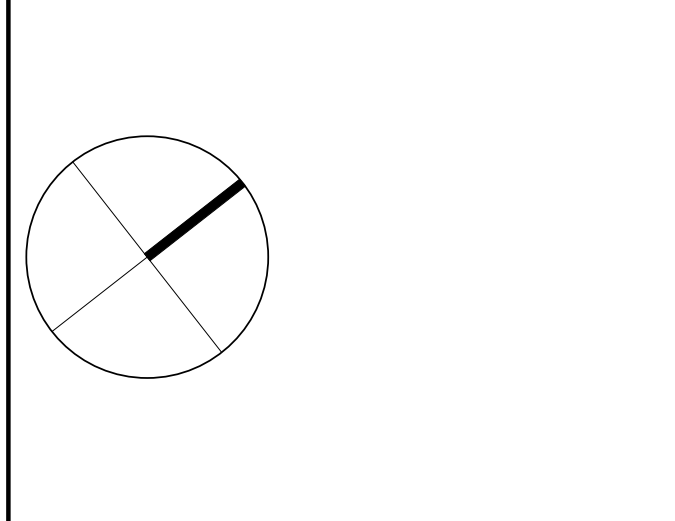
LEVEL	RESIDENTIAL		COMMERCIAL	
	SHORT TERM	LONG TERM	SHORT TERM	LONG TERM
GROUND FL				
P1	20	18	18	10
P2	64			
P3	112			
<b>TOTAL</b>	<b>20</b>	<b>112</b>	<b>18</b>	<b>10</b>
<b>TOTAL</b>	<b>196</b>	<b>176</b>	<b>18</b>	<b>28</b>

ROUGHED IN EV CHARGING STATION



2018.04.25 SPA Submission

**ISSUE RECORD**



**Quadrangle**

Quadrangle Architects Limited  
 901 King Street West, Suite 701 Toronto, ON M5V 3H5  
 T: 416.598.1340 www.quadrangle.ca

2442-2454 Bloor Street West  
 Toronto, ON

for  
**Bloor Riverview Residences**

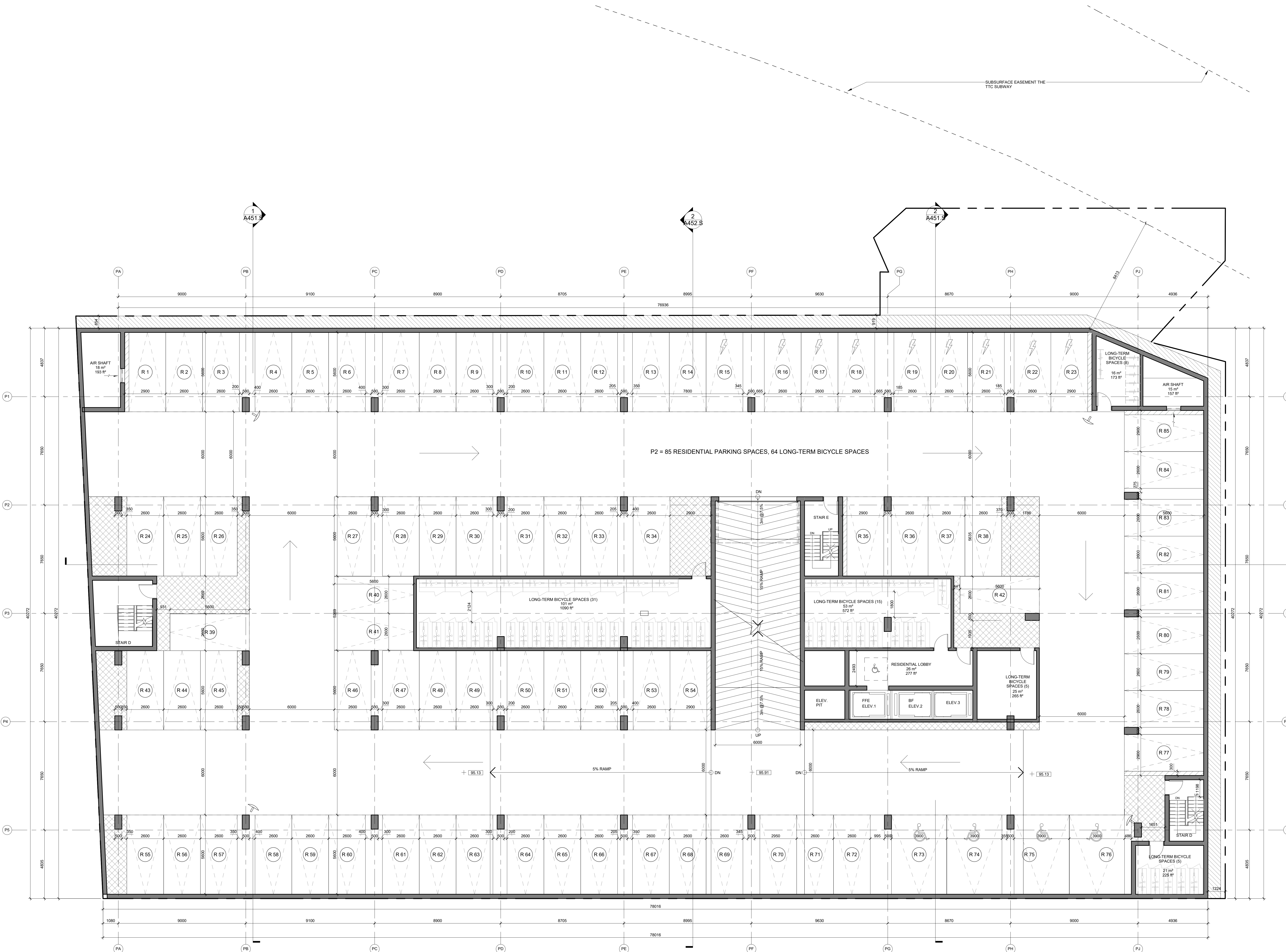
15050 1:100 CQ SSC  
 PROJECT SCALE DRAWN REVIEWED

P3 Parking Level Plan

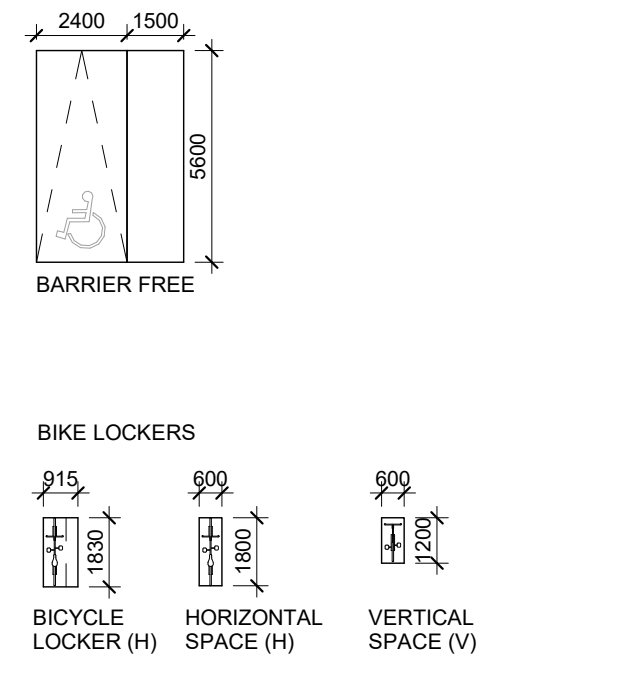
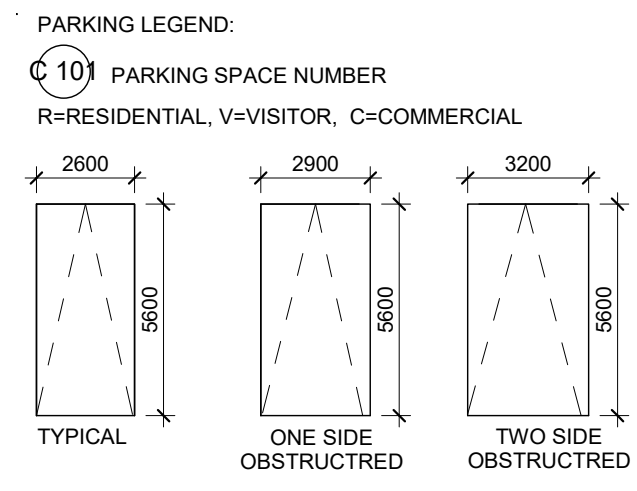
**A151.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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 confirmation prior to commencing work.





- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):  
 2600mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)  
 2500mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)  
 3000mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)  
 3600mm WIDE X 5000mm LONG (BARRIER FREE)
  2. MAINTAIN MINIMUM DRIVE ASBLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
  3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.
  4. THE SLOPE OF ALL DRIVE ASBLES (EXCEPT RAMP) WITH NOTED SLOPES DOES NOT EXCEED THE MAXIMUM OF 3%.
  5. MIRRORS AND TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED SO THAT THE BOTTOM OF THE SIGNS AND/OR MIRRORS ARE 2.10 METRES ABOVE CURB OR GRADE EXCEPT WHERE RESTRICTED BY OVERHEAD STRUCTURE UTILITIES IN WHICH CASE THE DISTANCE BETWEEN BOTTOM OF SIGN AND FLOOR SHALL BE MAXIMIZED. SIGNS RUNNING PARALLEL AND PERPENDICULAR TO THE CURB FACE SHOULD BE PLACED SUCH THAT THE OUTER EDGE OF THE SIGN WILL NOT PROJECT BEYOND THE CURB INTO THE TRAFFIC LANE.



**VEHICULAR PARKING:**

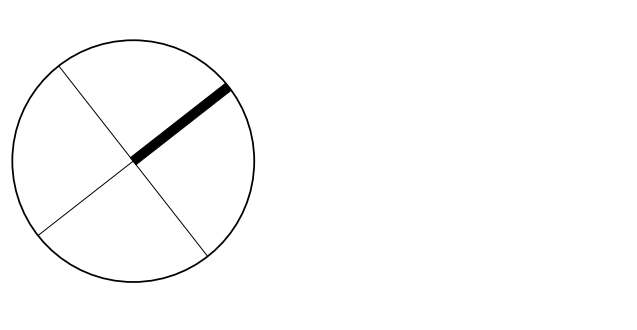
LEVEL	RESIDENTIAL	VISITOR/COMMERCIAL
P1	85	85
P2	85	85
P3	86	86
<b>TOTAL</b>	<b>171</b>	<b>85</b>

**BICYCLE PARKING:**

LEVEL	RESIDENTIAL	COMMERCIAL
GROUND FL	SHORT TERM	LONG TERM
P1	20	64
P2	20	112
P3	20	18
<b>TOTAL</b>	<b>196</b>	<b>196</b>

ROUGHED IN EV CHARGING STATION

2018.04.25 SPA Submission  
 ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
 901 King Street West, Suite 701 Toronto, ON M5V 3H5  
 T 416.598.1340 www.quadrangle.ca

2442-2454 Bloor Street West  
 Toronto, ON

for  
 Bloor Riverview Residences

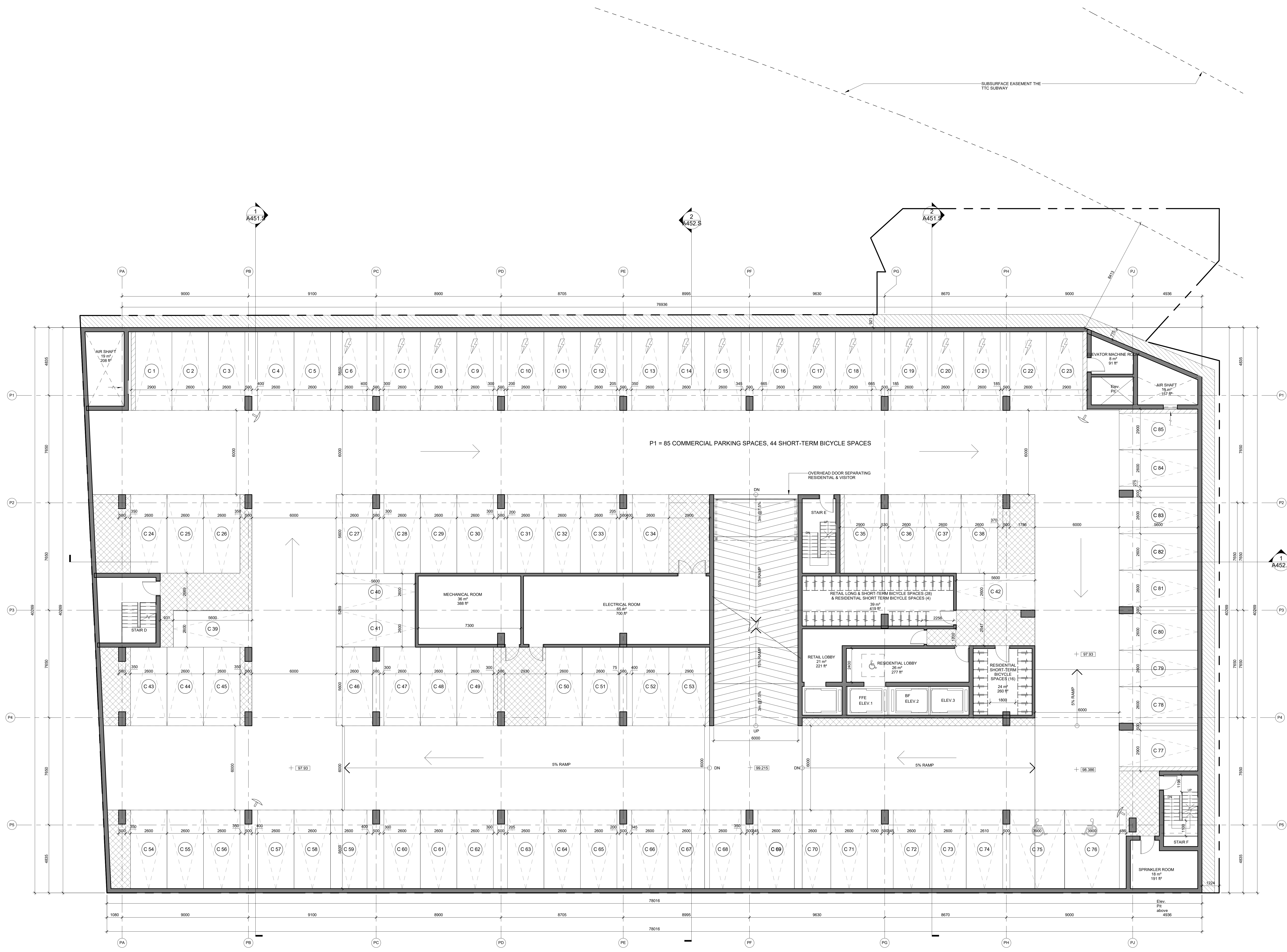
15050 1:100 CQ SSC  
 PROJECT SCALE DRAWN REVIEWED

P2 Parking Level Plan

**A152.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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 confirmation prior to commencing work.

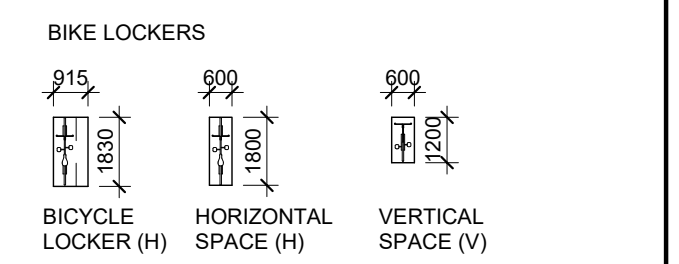
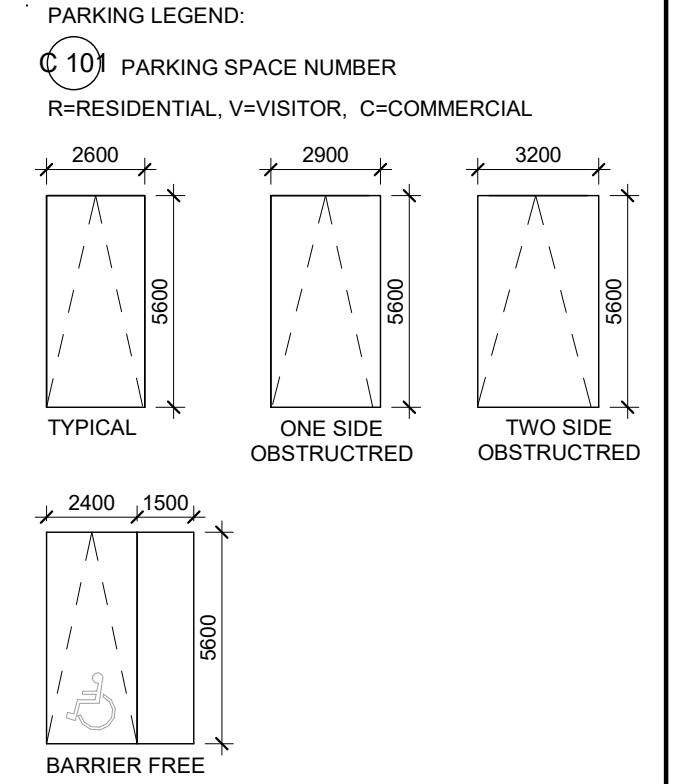




P1 = 85 COMMERCIAL PARKING SPACES, 44 SHORT-TERM BICYCLE SPACES

**PARKING NOTES:**

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED)  
 NO SIDE OBSTRUCTION: 2000mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)  
 ONE SIDE OBSTRUCTION: 2000mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)  
 TWO SIDE OBSTRUCTION: 2000mm WIDE X 5600mm LONG (BARRIER FREE)
2. MAINTAIN MINIMUM DRIVE ASLE WIDTH OF 6000mm  
 B OTHERWISE NOTED
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT
4. THE SLOPE OF ALL DRIVE ASLES (EXCEPT RAMPS WITH TREADS) DOES NOT EXCEED THE MAXIMUM OF 5%  
 MIRRORS AND TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED SO THAT THE BOTTOM OF THE SIGNS AND/OR MIRRORS ARE 2.10 METRES ABOVE CURB OR GRADE EXCEPT WHERE RESTRICTED BY OVERHEAD STRUCTURE UTILITIES IN WHICH CASE THE DISTANCE BETWEEN BOTTOM OF SIGN AND FLOOR SHALL BE MAINTAINED. SIGNS RUNNING PARALLEL AND PERPENDICULAR TO THE CURB FACE SHOULD BE PLACED SUCH THAT THE OUTER EDGE OF THE SIGN WILL NOT PROJECT BEYOND THE CURB INTO THE TRAFFIC LANE.



**VEHICULAR PARKING:**

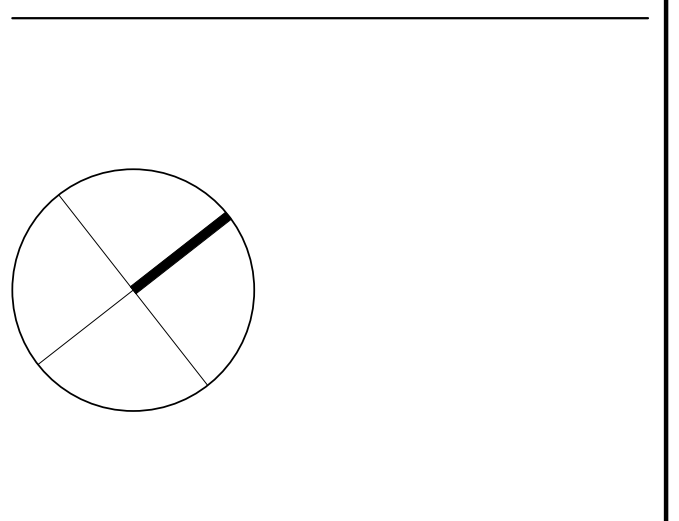
LEVEL	RESIDENTIAL	VISITOR/COMMERCIAL
P1	85	85
P2	86	
P3		
<b>TOTAL</b>	<b>171</b>	<b>85</b>

**BICYCLE PARKING:**

LEVEL	RESIDENTIAL	COMMERCIAL
P1	20	18
P2	64	10
P3	112	18
<b>TOTAL</b>	<b>196</b>	<b>28</b>

ROUGHED IN EV CHARGING STATION

2018.04.25 SPA Submission



**Quadrangle**

Quadrangle Architects Limited  
 901 King Street West, Suite 701 Toronto, ON M5V 3H5  
 T: 416.598.1540 www.qa.com

2442-2454 Bloor Street West  
 Toronto, ON

for  
 Bloor Riverview Residences

15050 1:100 CQ SSC  
 PROJECT SCALE DRAWN REVIEWED

P1 Parking Level Plan

**A153.S**

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 confirmation prior to commencing work.



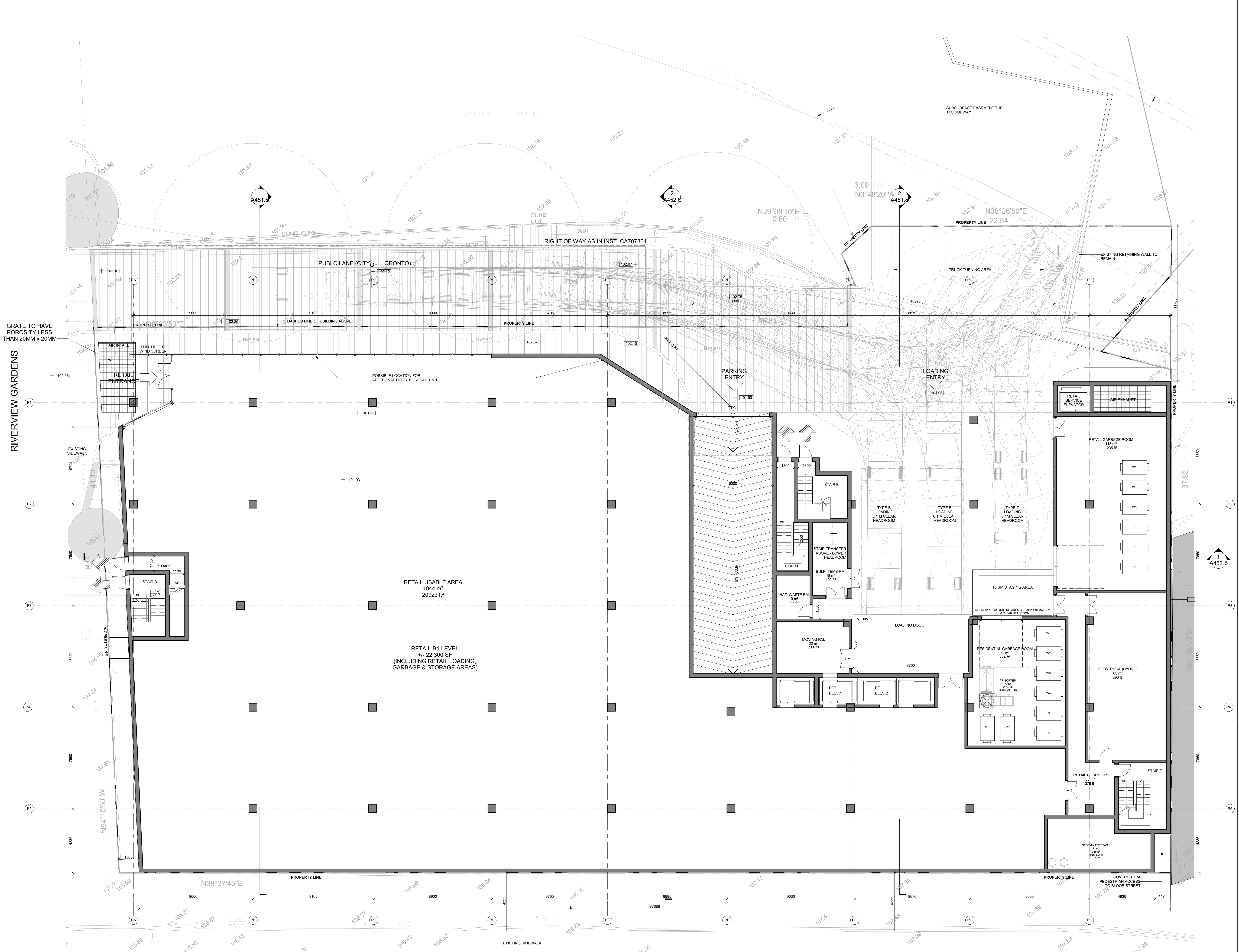
Client: Project: 2442-2454 Bloor Street West - 2017 - 2018

GRATE TO HAVE POROSITY LESS THAN 20MM X 20MM

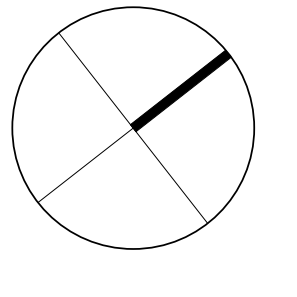
RIVERVIEW GARDENS

BLOOR STREET WEST

- SITE LEGEND:**
- PROPERTY LINE
  - - - LINE OF UNDER GROUND GARAGE BELOW
  - ← MAIN BUILDING ENTRANCE
  - ↔ RETAIL ENTRANCE
  - ↔ EXIT
  - ↔ VEHICLE / LOADING ENTRANCE / EXIT
  - ⊙ FIRE HYDRANT
  - ⊙ SIAMOSE CONNECTION
  - ⊙ MANHOLE COVER
  - ⊙ AREA DRAIN
  - ⊙ CATCH BASIN
  - ⊙ EXISTING LIGHT
  - ⊙ FINISH FLOOR ELEVATION
  - ⊙ EXISTING ELEVATION
  - ⊙ PROPOSED ELEVATION
  - ⊙ TOP OF ROOF
  - ▭ BUILDING ENVELOPE
  - ▭ FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT



2018.04.25 SPA Submission  
ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
416.598.1340 www.qa.com

2442-2454 Bloor Street West

Toronto, ON  
for  
Bloor Riverview Residences

15050 1:100 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Level B1 Floor Plan

**A201.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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 confirmation prior to commencing work.

- PLAN NOTES:**
1. TYPE G LOADING SPACE AND STAGING AREA TO HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS.
  2. TYPE G LOADING SPACE AND STAGING AREA TO BE LEVEL (+/- 2%) AND CONSTRUCTED OF 200MM REINFORCED CONCRETE. STAGING PAD CANNOT BE USED FOR THE MOVEMENT OF THIS TYPE G VEHICLE.
  3. A TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANOEUVRE WASTE BINS FOR CITY COLLECTION AT THE LOADING AREA AND ALSO ACT AS A FLAGMAN WHEN TRUCK IS PARKING AND REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME OF CITY COLLECTION OR VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
  4. RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON OPPOSITE DAYS FROM THOSE OF THE CONDOMINIUM COLLECTION DAYS. FAILURE TO COMPLY WITH THIS ARRANGEMENT WILL RESULT IN THE CANCELLATION OF CONDOMINIUM COLLECTION TO THIS SITE.
  5. RETAIL BINS MUST BE CLEARLY LABELED "RETAIL WASTE ONLY."
  6. OVERHEAD LOADING DOOR WILL BE AT LEAST 4 METERS WIDE AND 4.4 METERS HIGH AND HAVE A GRADE OF NO MORE THAN 8%.
  7. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/- 8%).
  8. PER CITY REQUIREMENT, PROPOSED DRIVEWAY TO BE DESIGNED AND CONSTRUCTED TO SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 kg) PER DESIGN CODE: OBC, DESIGN LOAD, AND REQUIRED IMPACT FACTOR. REFER TO STRUCTURAL.



Client: Project: 2442-2454 Bloor Street West, 2017-2018

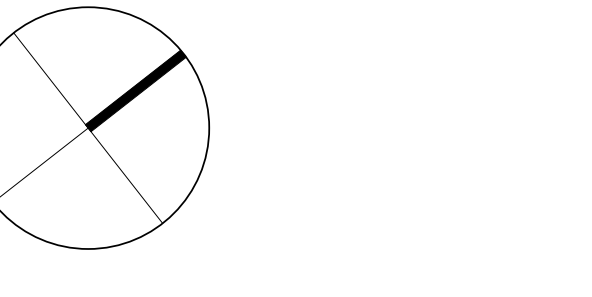
RIVERVIEW GARDENS

BLOOR STREET WEST

- SITE LEGEND:**
- PROPERTY LINE
  - LINE OF UNDER GROUND GARAGE BELOW
  - MAIN BUILDING ENTRANCE
  - RETAIL ENTRANCE
  - EXIT
  - VEHICLE / LOADING ENTRANCE / EXIT
  - FIRE HYDRANT
  - SIAMESE CONNECTION
  - MANHOLE COVER
  - AREA DRAIN
  - CATCH BASIN
  - EXISTING LIGHT
  - FINISH FLOOR ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - TOP OF ROOF
  - BUILDING ENVELOPE
  - FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.

2018.04.25 SPA Submission

ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
416.598.1340 www.qa-architects.ca

2442-2454 Bloor Street West

Toronto, ON

for Bloor Riverview Residences

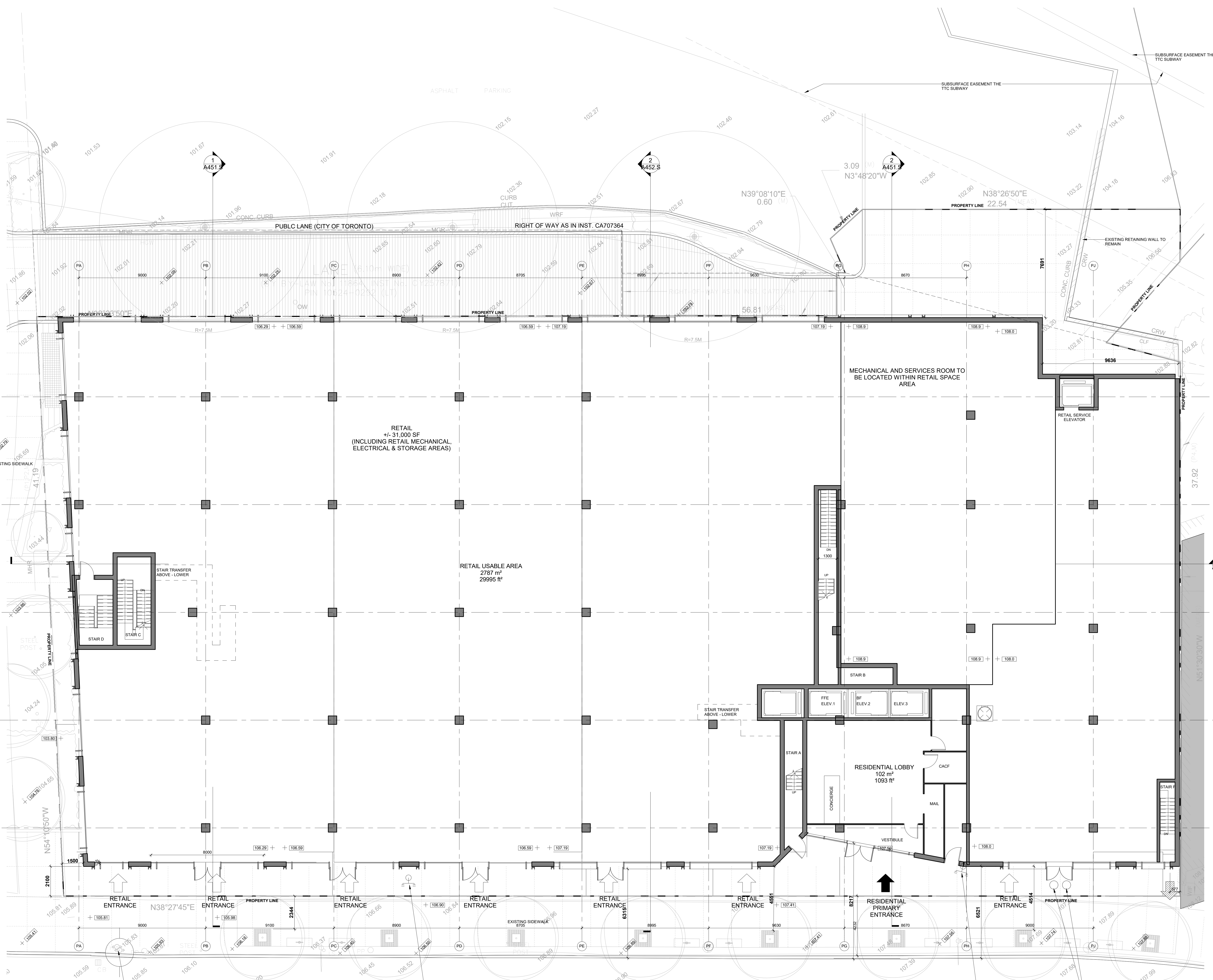
15050 1:100 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan

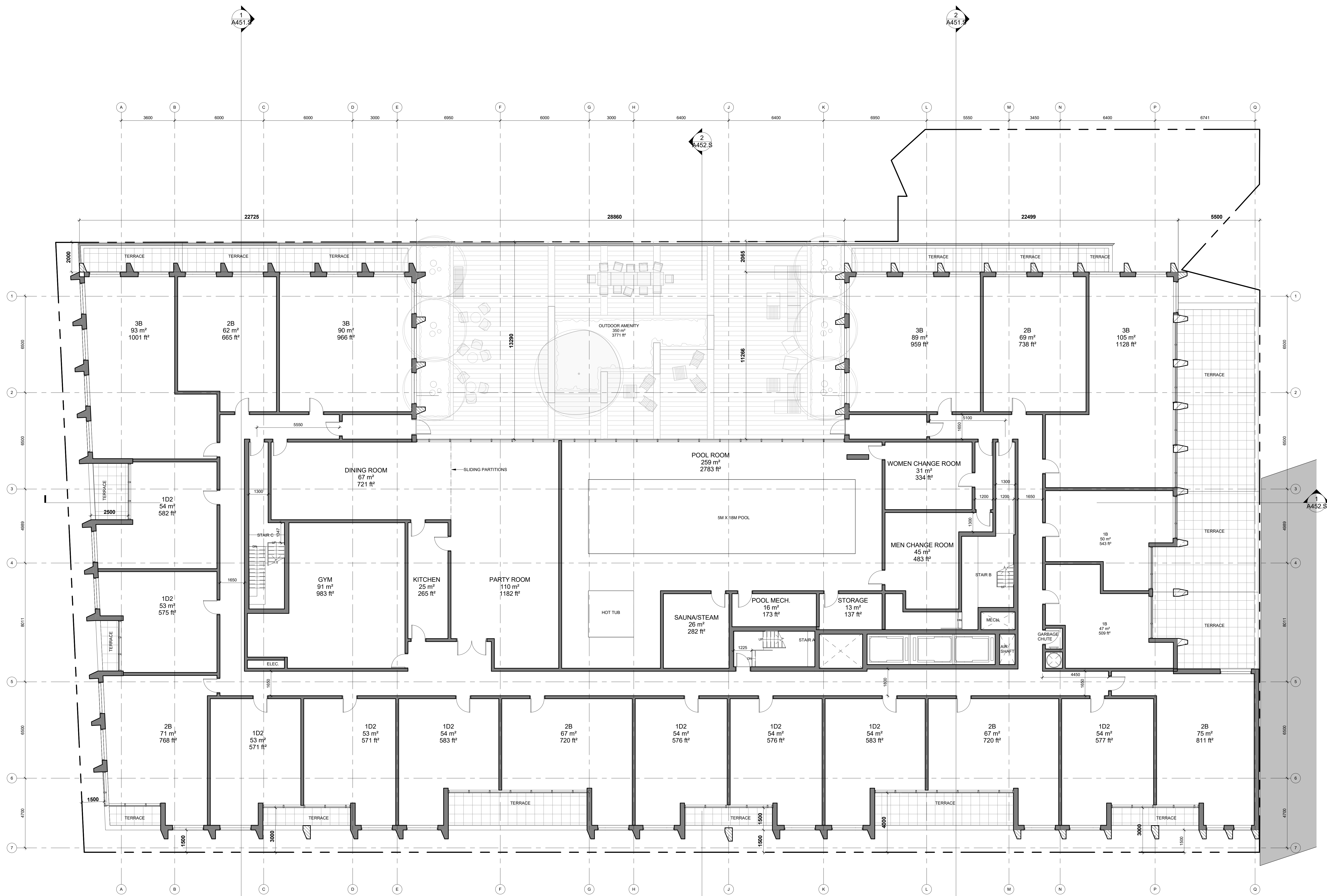
**A202.S**

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.

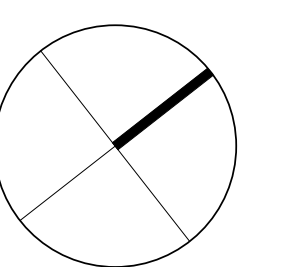
2018-04-26 11:28:32 AM







2018.04.25 SPA Submission  
ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
T 416 598 1340 www.quadrangle.ca

2442-2454 Bloor Street West

Toronto, ON  
for  
Bloor Riverview Residences

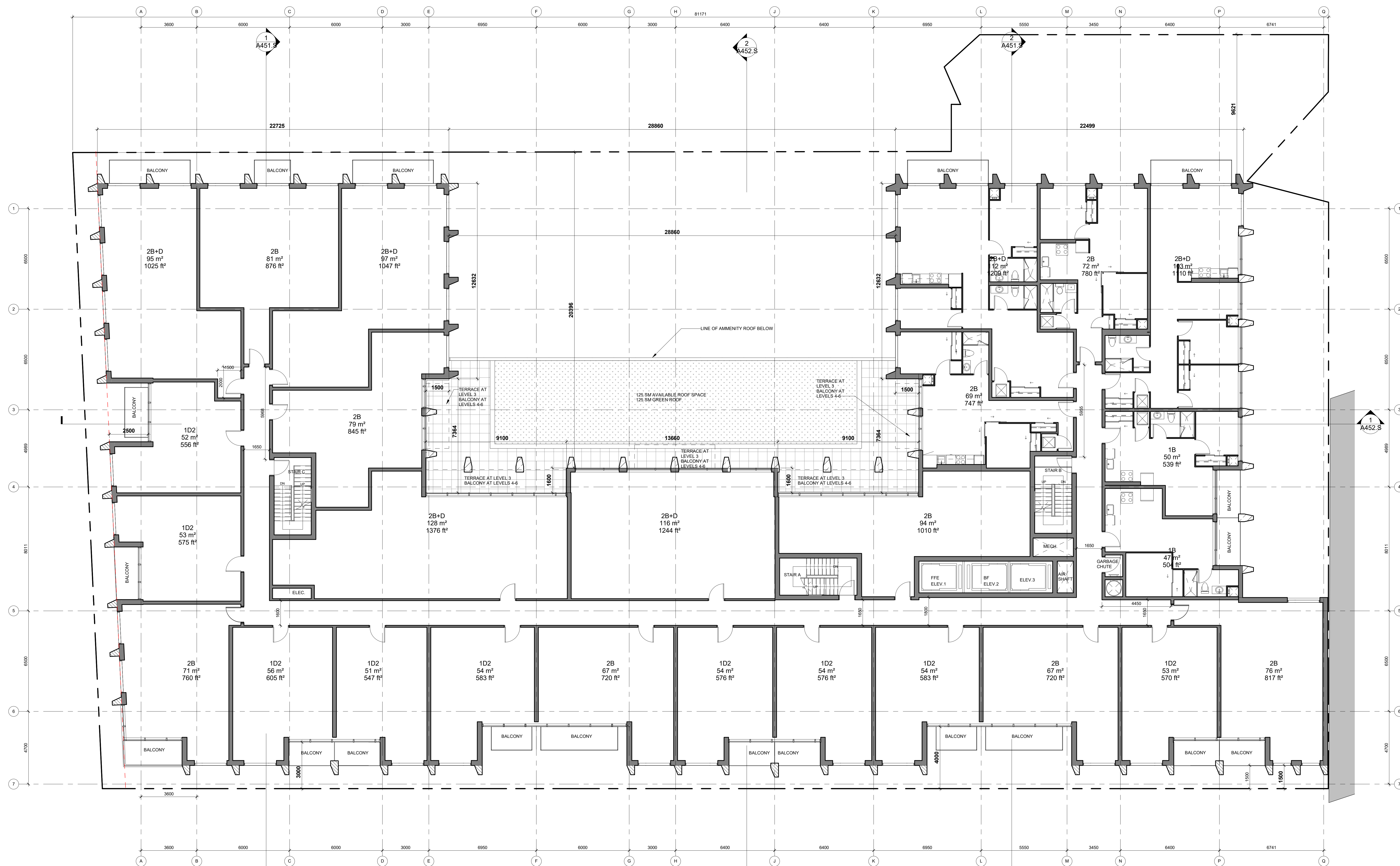
15050 1 : 100 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Level 2 Floor Plan

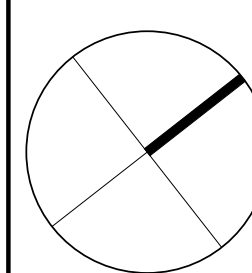
**A203.S**

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.





2018-04-25 SPA Submission  
ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
416.598.1340 www.quadrangle.ca

2442-2454 Bloor Street West

Toronto, ON  
for  
Bloor Riverview Residences

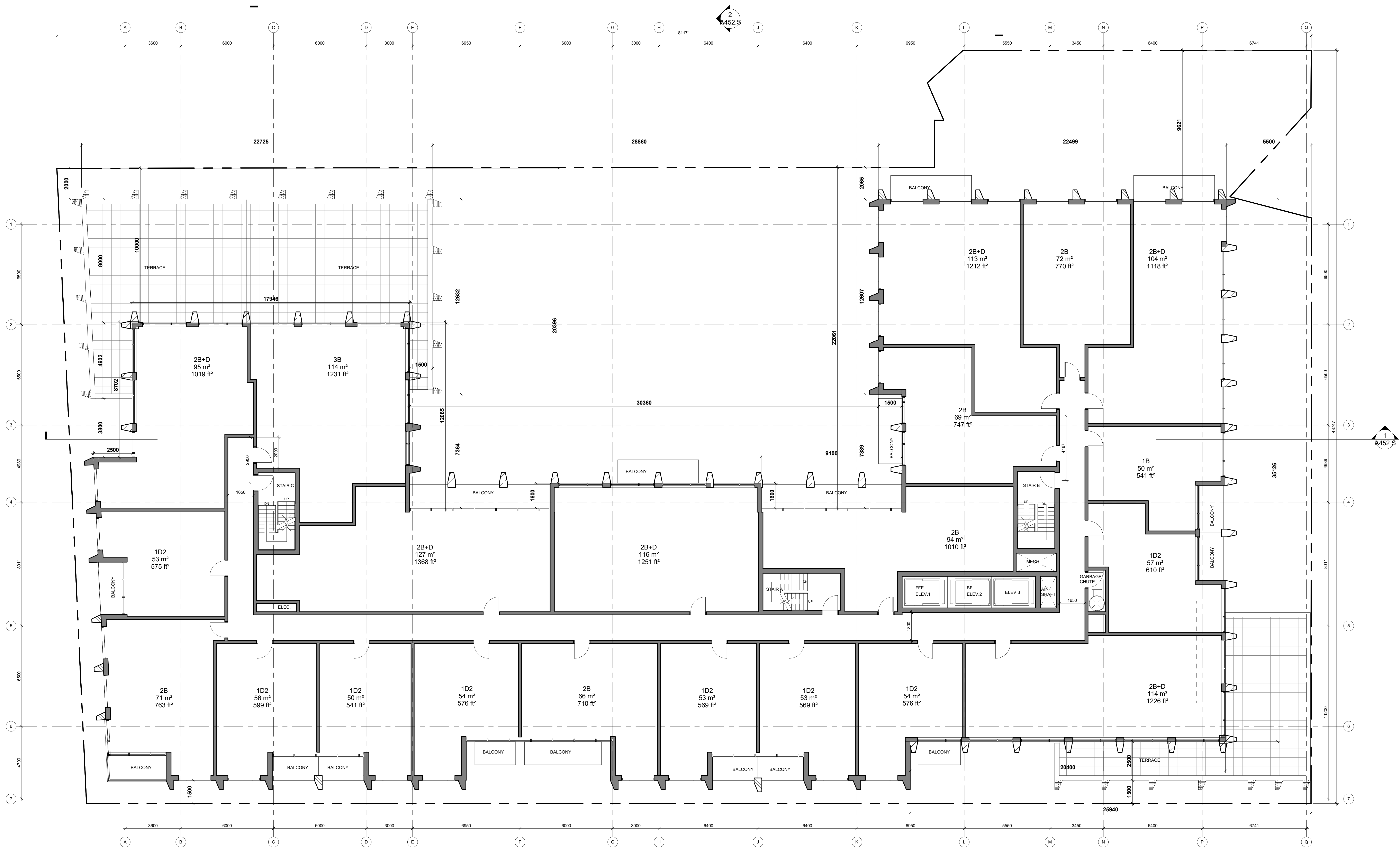
15050 1:100 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Level 3-6 Floor Plan

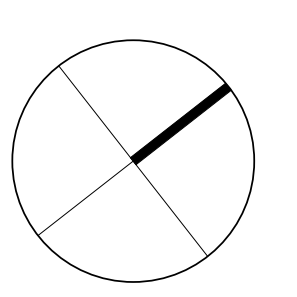
**A204.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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.





2018-04-25 SPA Submission  
ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
416.598.1540 www.quadrangle.ca

2442-2454 Bloor Street West  
Toronto, ON

for  
Bloor Riverview Residences

15050 1:100 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Level 7 Floor Plan

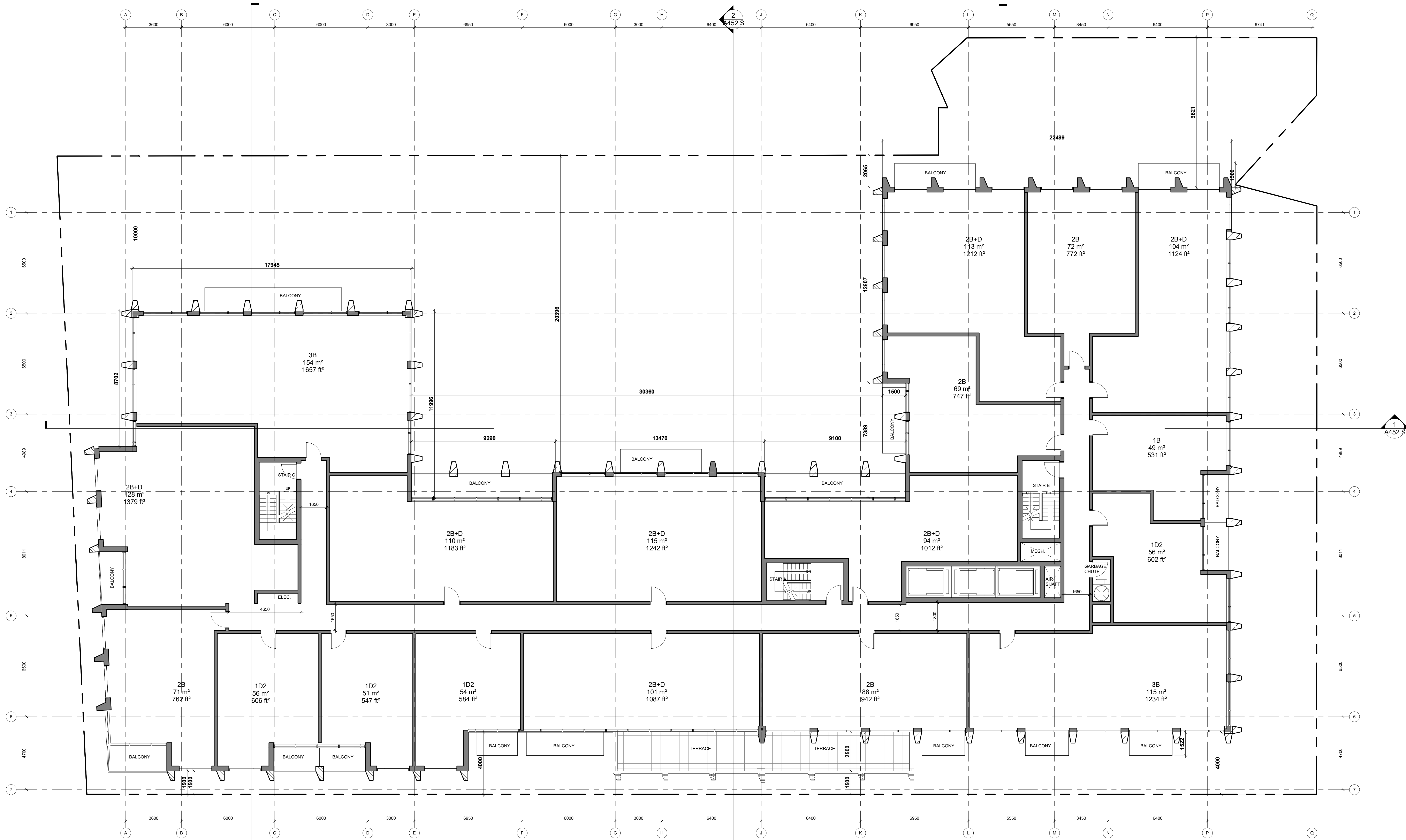
**A205.S**

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.

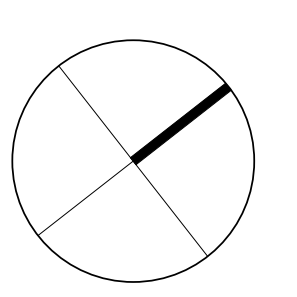
Client: Project/DAL\_AR\_15050-2442-2454 Bloor Street West\_2017\_2.dwg/1.rvt

2018-04-25 11:28:39 AM





2018-04-25 SPA Submission  
ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
416.598.1540 www.quadrangle.ca

2442-2454 Bloor Street West  
Toronto, ON

for  
Bloor Riverview Residences

15050 1:100 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Level 8 Floor Plan

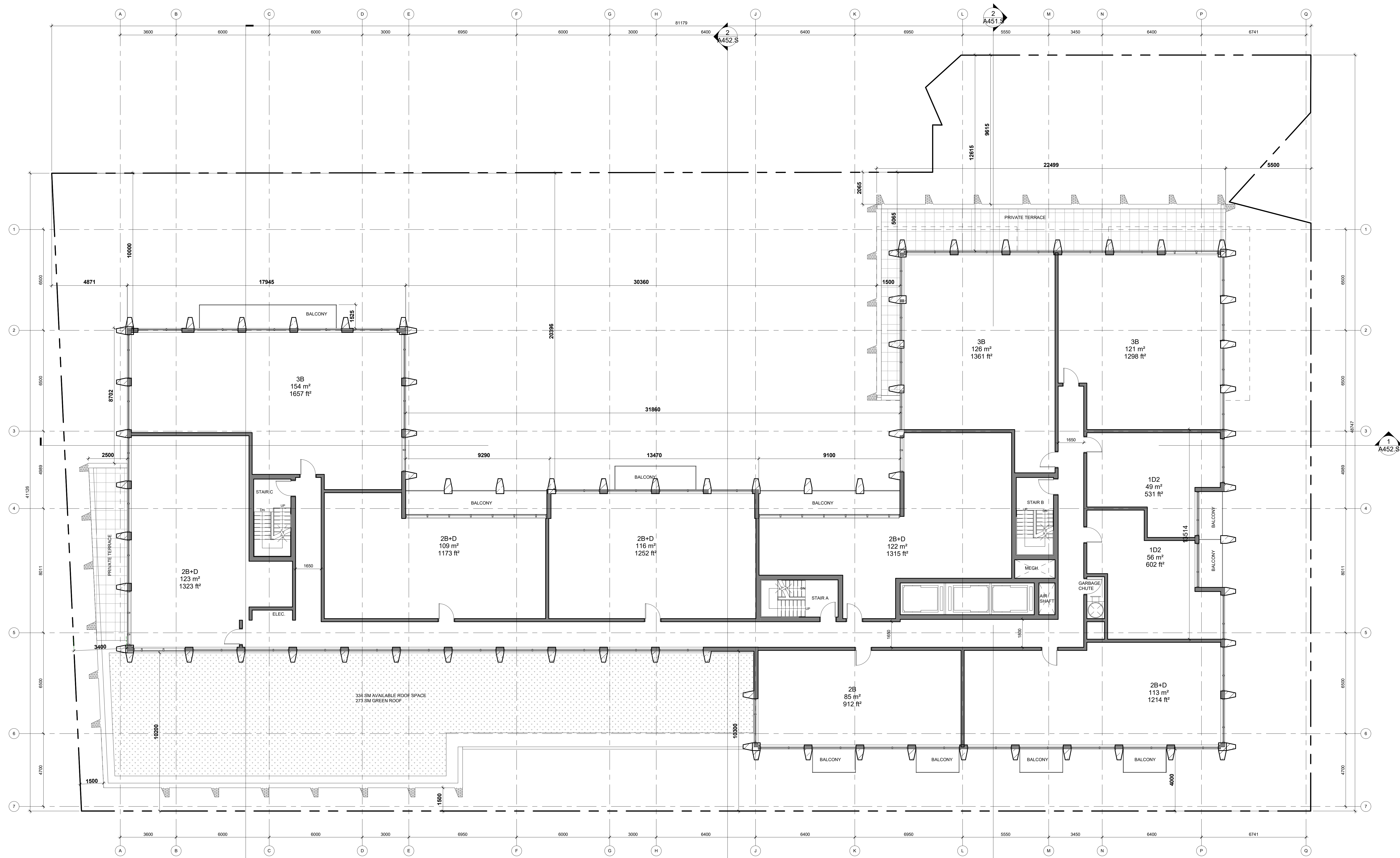
**A206.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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 certification prior to commencing work.

Client: Project: 2018-04-25 SPA Submission

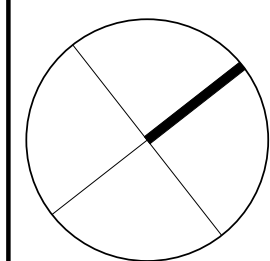
2018-04-25 11:28:37 AM





2018-04-25 SPA Submission

ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
416.598.1540 www.quadrangle.ca

2442-2454 Bloor Street West  
Toronto, ON

for  
Bloor Riverview Residences

15050 1:100 YA SSC  
PROJECT SCALE DRAWN REVIEWED

Level 9-10 Floor Plan

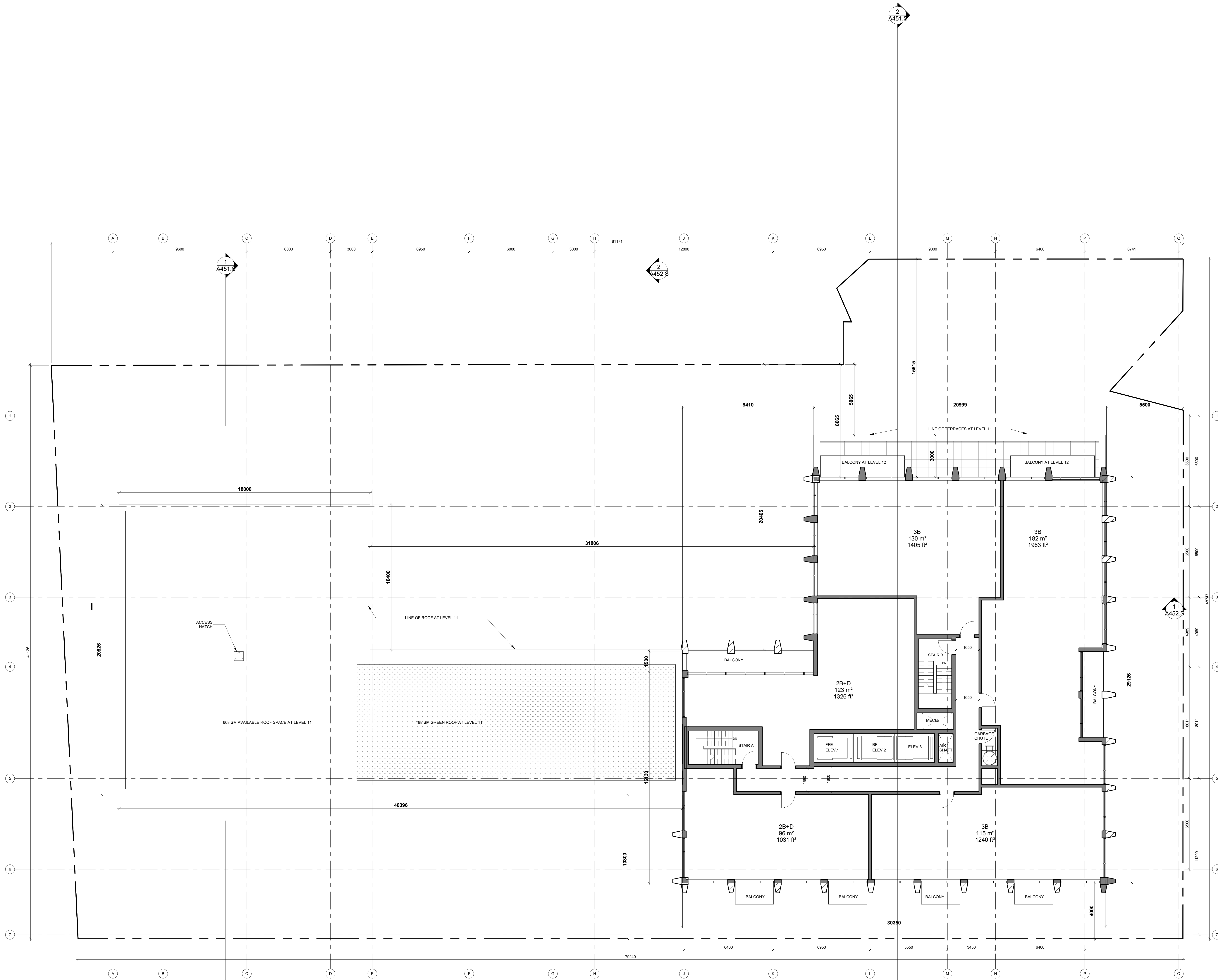
**A207.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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.

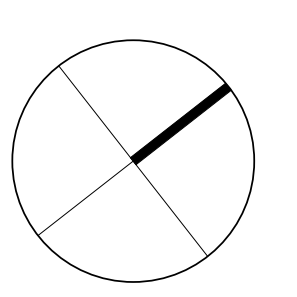
Client: Project: 2018-04-25 SPA Submission

2018-04-25 11:28:39 AM





2018-04-25 SPA Submission  
ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
T 416 598 1340 www.quadrangle.ca

2442-2454 Bloor Street West  
Toronto, ON

for  
Bloor Riverview Residences

15050 1:100 YA SSC  
PROJECT SCALE DRAWN REVIEWED

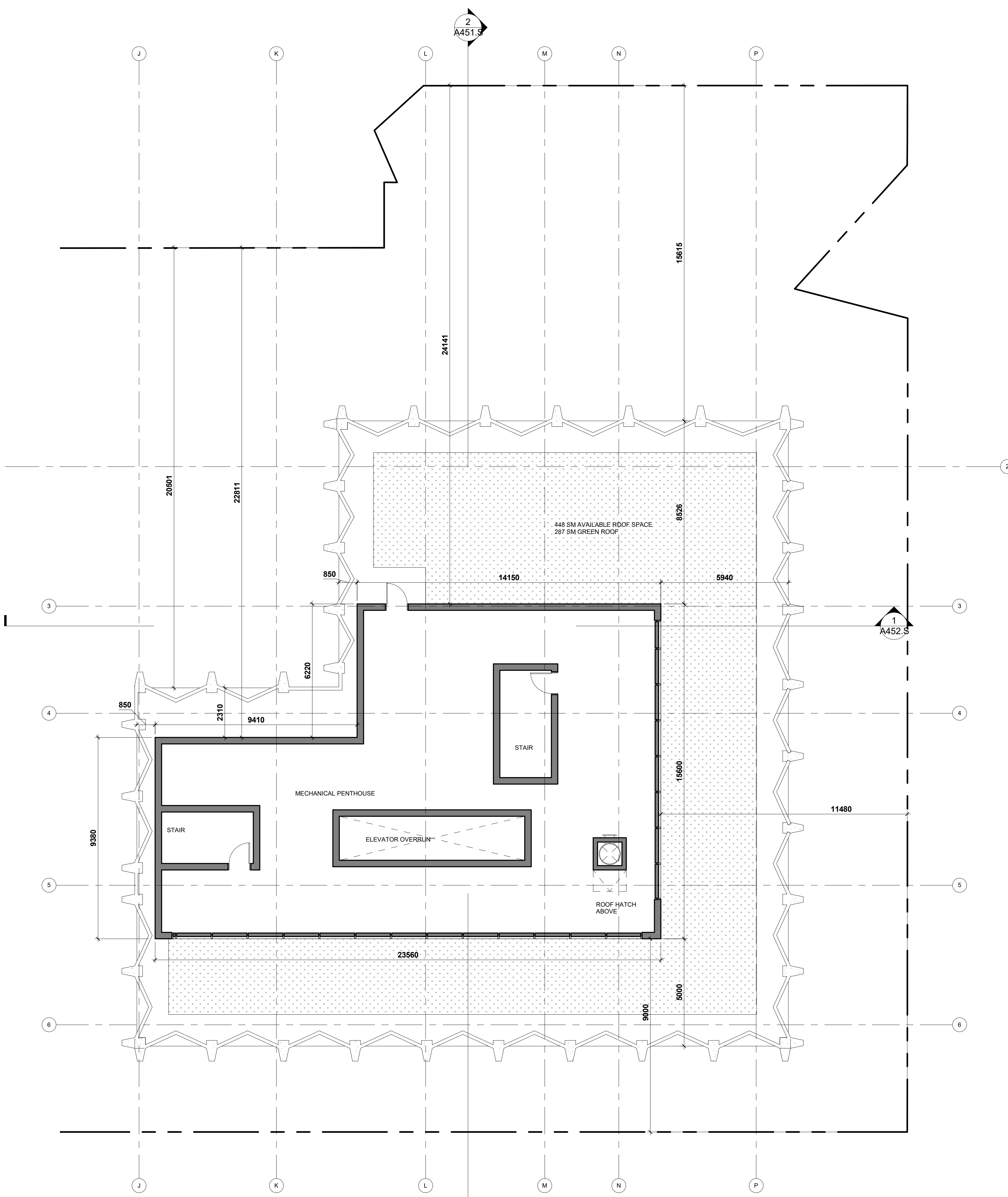
Level 11-12 Floor Plan

**A208.S**

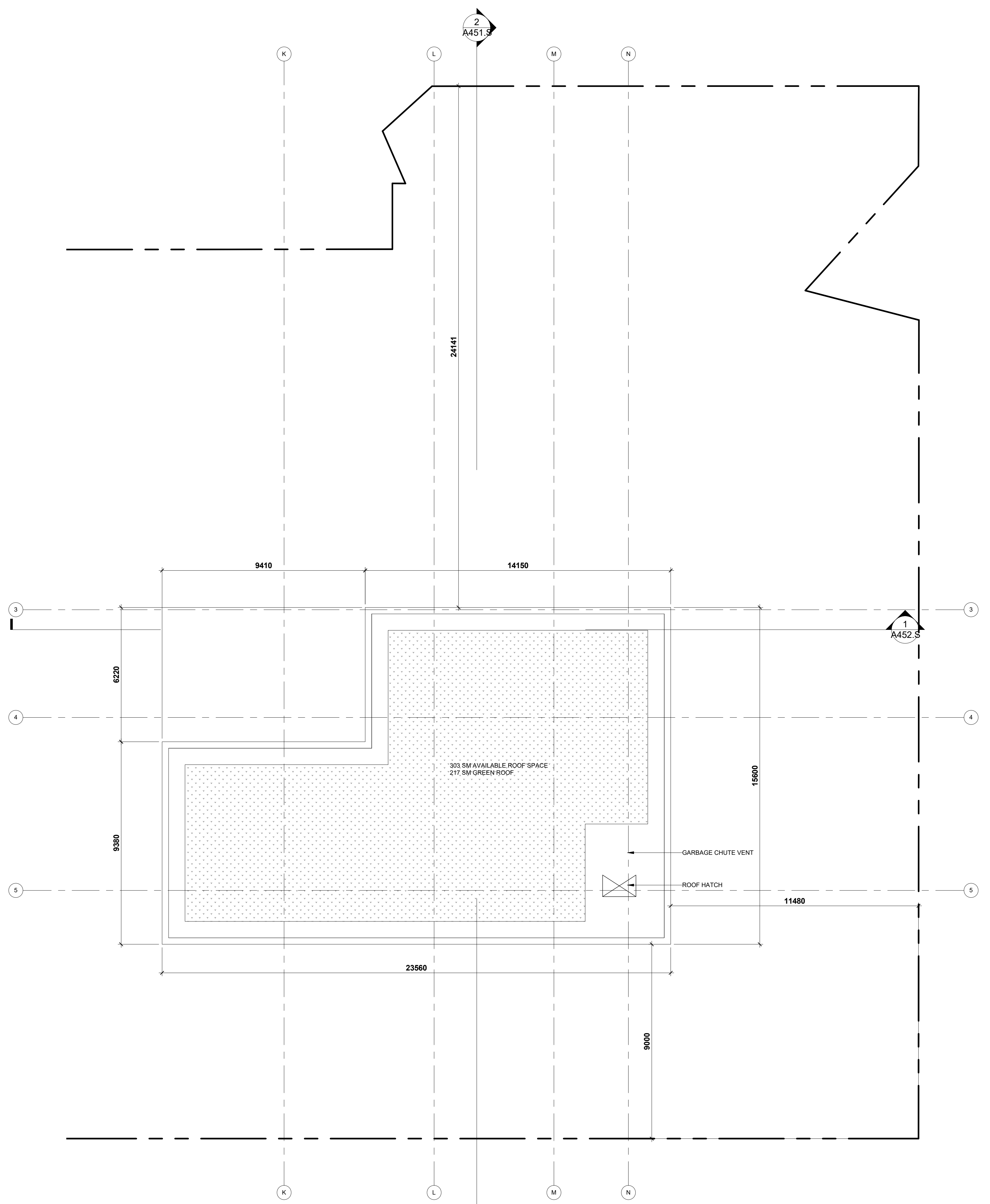
Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to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



TOTAL GROSS FLOOR AREA
AVAILABLE ROOF AREA
TOTAL ROOF AREA
AREA OF RESILIENT ROOF
ROOFTOP OUTLET
AREA OF RENOVATION
TOWER(S) ROOF
TOTAL AVAILABLE ROOF AREA
GREEN ROOF COVERAGE OF AVAILABLE ROOF
COVERAGE OF AVAILABLE ROOF
COVERAGE OF AVAILABLE ROOF

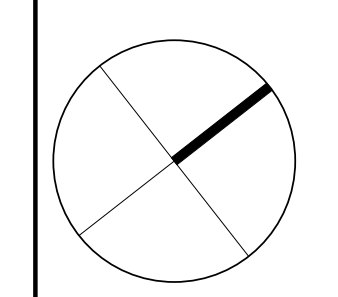


2 Mechanical Penthouse Plan  
A209.S SCALE: 1:100



1 Roof Plan  
A209.S SCALE: 1:100

2018-04-25 SPA Submission  
ISSUE RECORD



**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
T 416 598 1540 www.quadrangle.ca

2442-2454 Bloor Street West  
Toronto, ON

for  
Bloor Riverview Residences

15050 1:100 YA SSC  
PROJECT SCALE DRAWN REVIEWED

Mechanical Penthouse & Roof Plan

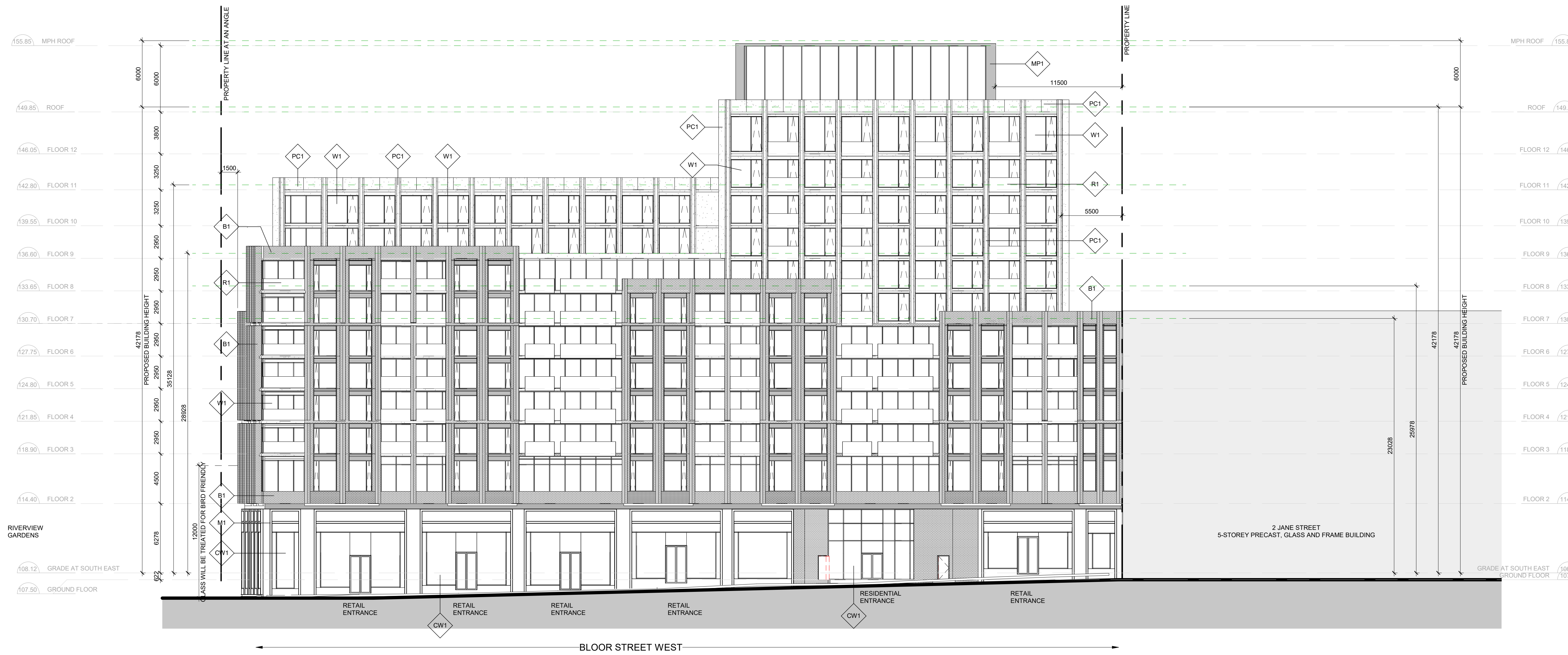
**A209.S**

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 confirmation prior to commencing work.

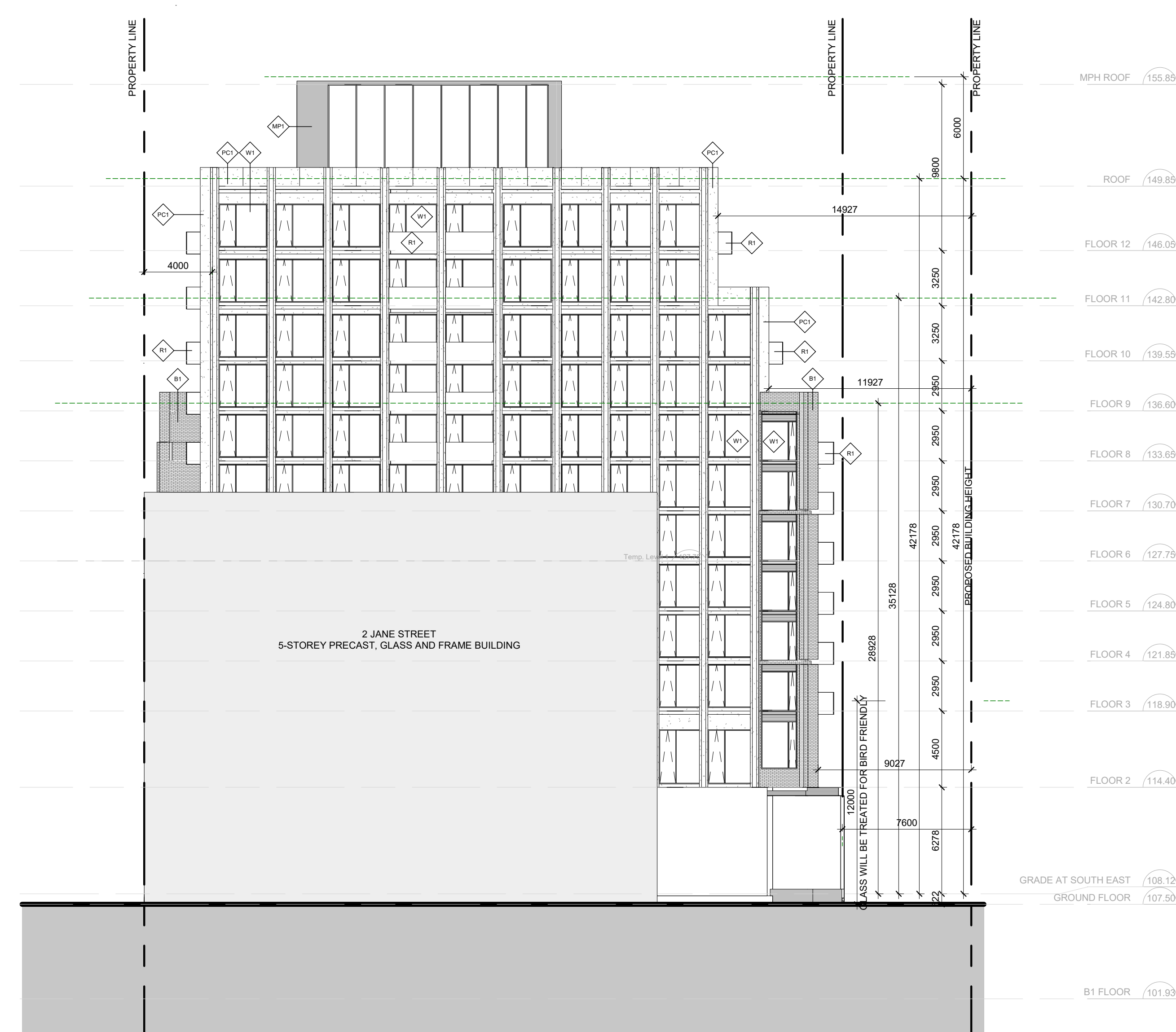
Client: ProjectID: AR\_15050-2442-2454 Bloor Street West\_2017\_2.dwg.plt

2018-04-26 11:28:42 AM





1 SOUTH ELEVATION  
SCALE: 1:200



3 EAST ELEVATION  
SCALE: 1:200



2 WEST ELEVATION  
SCALE: 1:200

- LEGEND:**
- BRICK - COLOUR 1
  - BRICK - COLOUR 2
  - PRECAST - COLOUR 1
  - METAL - COLOUR 1
  - CURTAIN WALL - VISION GLASS
  - WINDOW SYSTEM - VISION GLASS
  - WINDOW SYSTEM - GLASS SPANDEL - COLOUR 1
  - RAILING - TRANSPARENT

BIRD FRIENDLY TREATMENT TO GLASS FOR THE FIRST 15M FROM THE GROUND AND 4M ABOVE EXTERIOR AMENITY AND GREEN ROOF.

2018.04.25 SPA Submission  
ISSUE RECORD

**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
416.598.1240 www.quadrangle.ca

2442-2454 Bloor Street West

Toronto, ON  
for  
Bloor Riverview Residences









15050 1:200 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

South, East and West Elevations

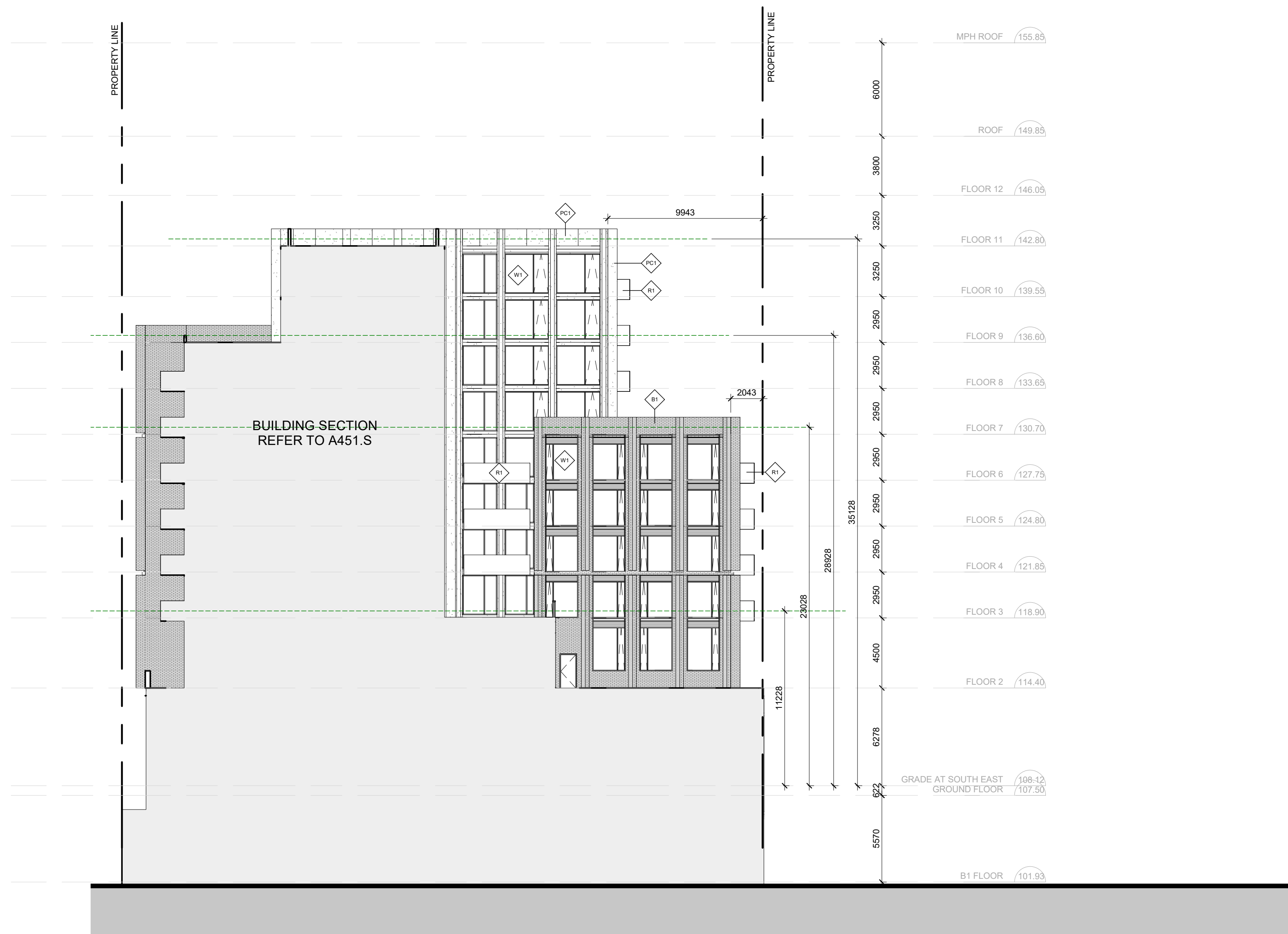
**A401.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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 confirmation prior to commencing work.

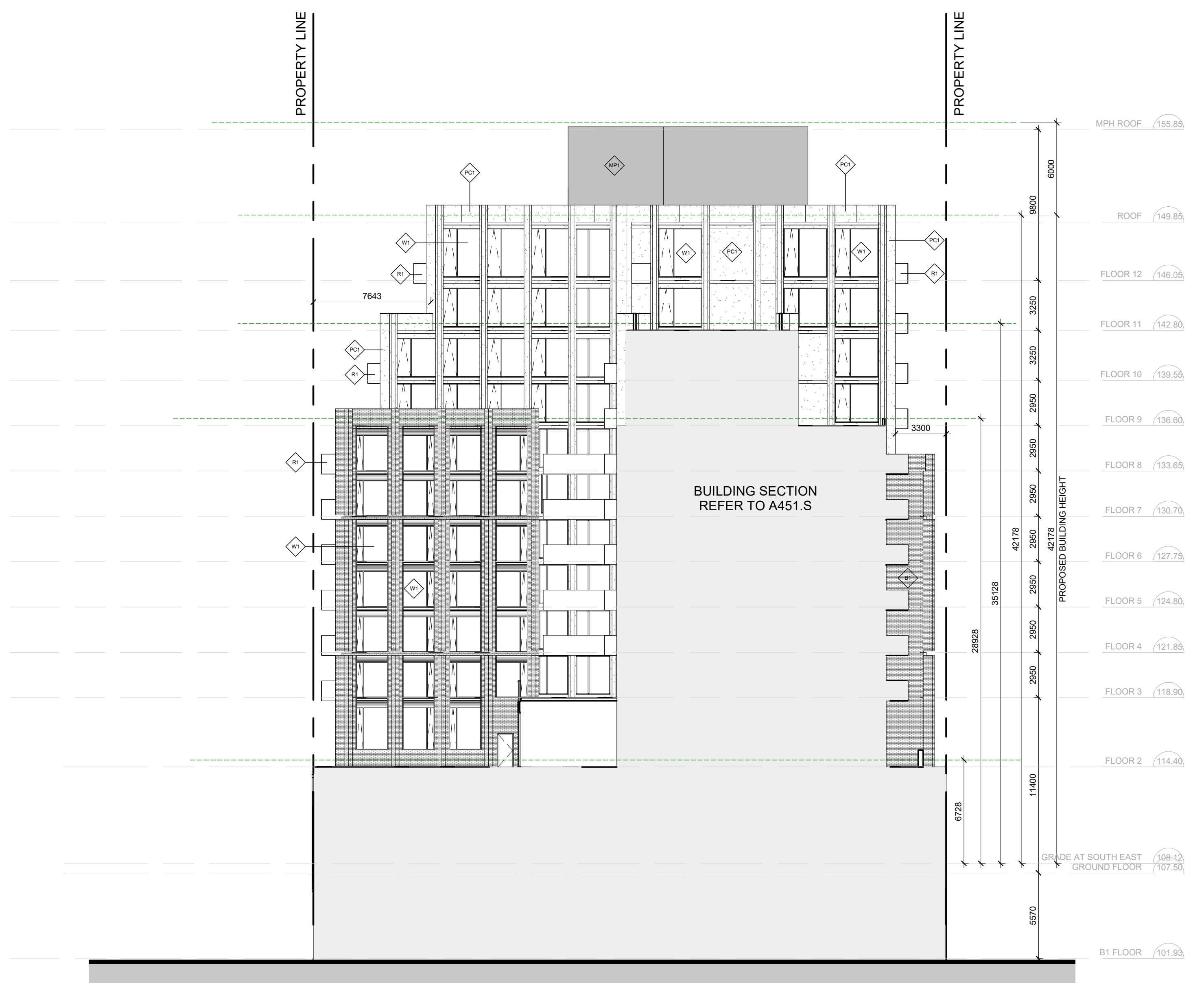


- LEGEND:**
-  B1 - BRICK - COLOUR 1
  -  B2 - BRICK - COLOUR 2
  -  PC1 - PRECAST - COLOUR 1
  -  M1 - METAL - COLOUR 1
  -  CW1 - CURTAIN WALL - VISION GLASS
  -  W1 - WINDOW SYSTEM - VISION GLASS
  -  W2 - WINDOW SYSTEM - GLASS SPANDREL - COLOUR 1
  -  R1 - RAILING - TRANSPARENT

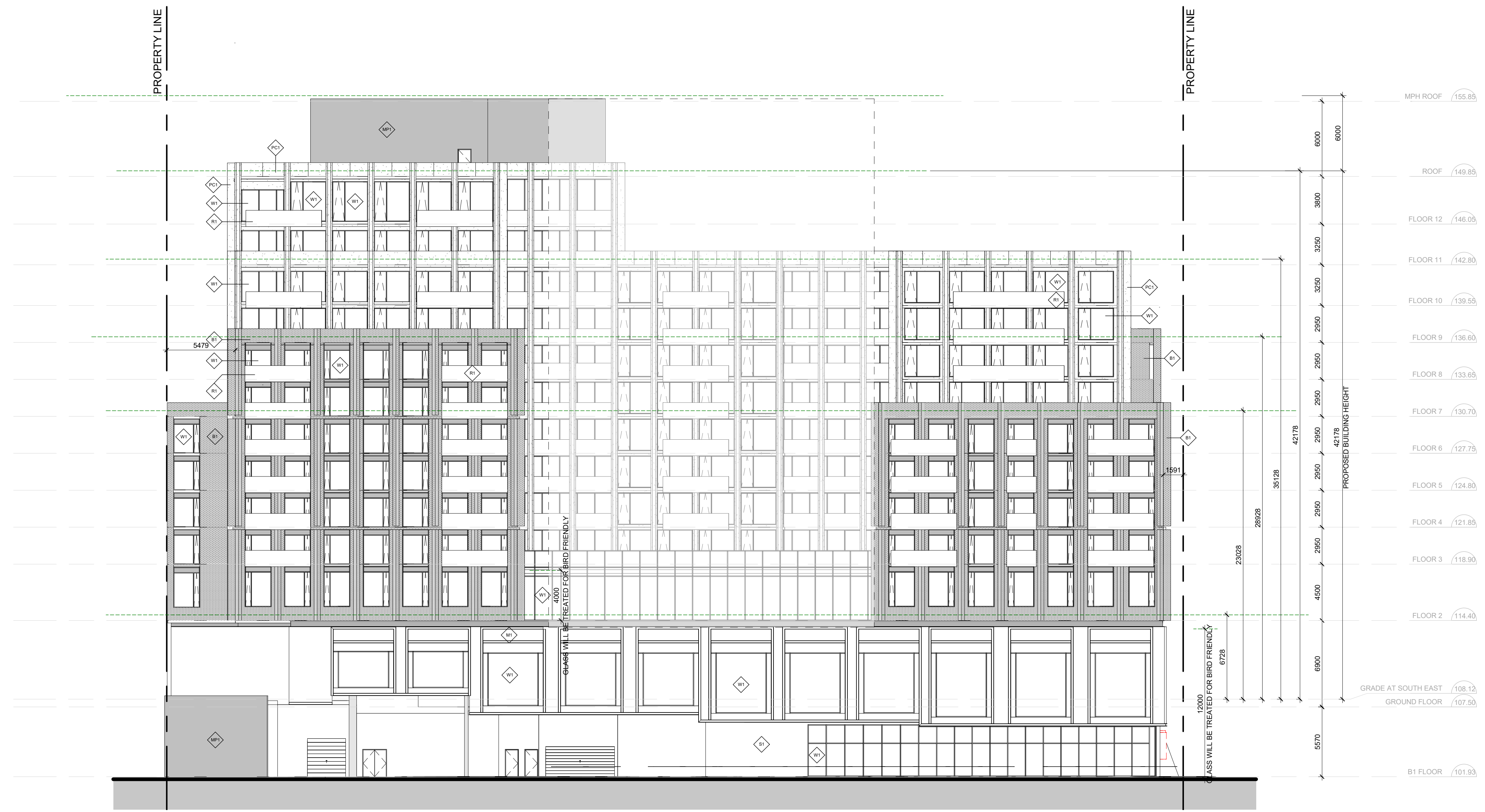
BRID FRENDRY TREATMENT TO GLASS FOR THE FIRST 1.2M FROM THE GROUND AND AN ABOVE EXTERIOR AMENITY AND GREEN ROOF.



2 COURTYARD WEST ELEVATION  
SCALE: 1 : 200



1 COURTYARD EAST ELEVATION  
SCALE: 1 : 200



3 NORTH ELEVATION  
SCALE: 1 : 200

2018-04-25 SPA Submission

ISSUE RECORD

**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
t: 416.598.1340 www.quadrangle.ca

2442-2454 Bloor Street West

Toronto, ON  
for  
Bloor Riverview Residences

15050 1:200 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

North & Courtyard Elevations

**A402.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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.





- LEGEND:**
- B1 BRICK - COLOUR 1
  - B2 BRICK - COLOUR 2
  - PC1 PRECAST - COLOUR 1
  - M1 METAL - COLOUR 1
  - CW1 CURTAIN WALL - VISION GLASS
  - W1 WINDOW SYSTEM - VISION GLASS
  - W2 WINDOW SYSTEM - GLASS SPANDREL - COLOUR 1
  - R1 RAILING - TRANSPARENT

BRID FRIENDLY TREATMENT TO GLASS FOR THE FIRST 12M FROM THE GROUND AND 4M ABOVE EXTERIOR AMENITY AND GREEN ROOF.

2018-04-25 SPA Submission  
ISSUE RECORD

**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
T 416 598 1540 www.quadrangle.ca

2442-2454 Bloor Street West  
Toronto, ON

for  
Bloor Riverview Residences

15050 1:50 YA SSC  
PROJECT SCALE DRAWN REVIEWED

Coloured Street Elevations

**A403.S**

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 confirmation prior to commencing work.





- LEGEND:**
- BRICK - COLOUR 1
  - BRICK - COLOUR 2
  - PRECAST - COLOUR 1
  - METAL - COLOUR 1
  - CURTAIN WALL - VISION GLASS
  - WINDOW SYSTEM - VISION GLASS
  - WINDOW SYSTEM - GLASS SPANDREL - COLOUR 1
  - RAILING - TRANSPARENT

BIRD FRIENDLY TREATMENT TO GLASS FOR THE FIRST 1.0M FROM THE GROUND AND 4M ABOVE EXTERIOR AMENITY AND GREEN ROOF.

2018-04-25 SPA Submission

ISSUE RECORD

**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
t: 416.598.1240 www.quadrangle.ca

2442-2454 Bloor Street West  
Toronto, ON

for  
Bloor Riverview Residences

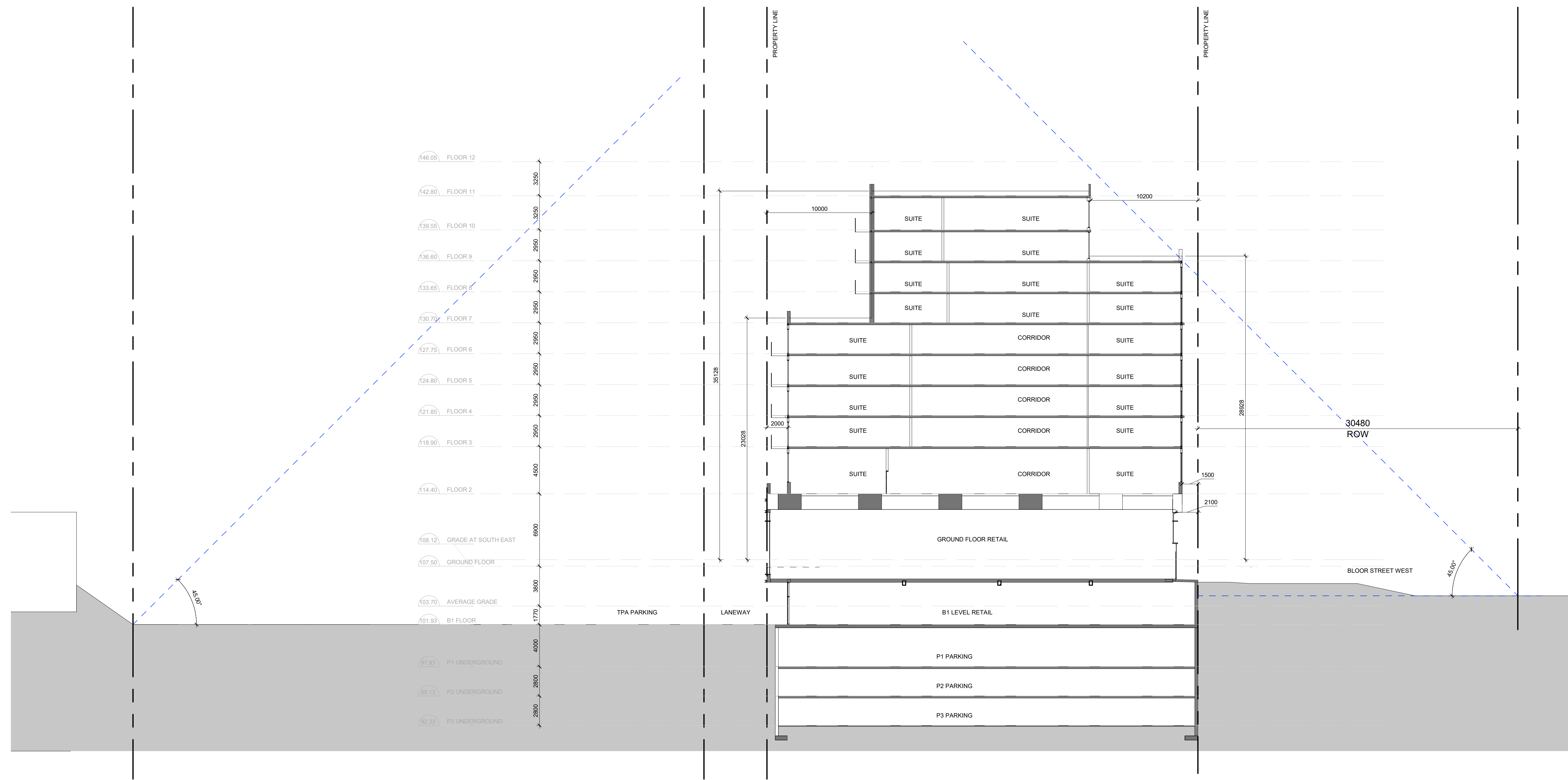
15050 As indicated  
PROJECT SCALE DRAWN REVIEWED

Coloured Street Elevation

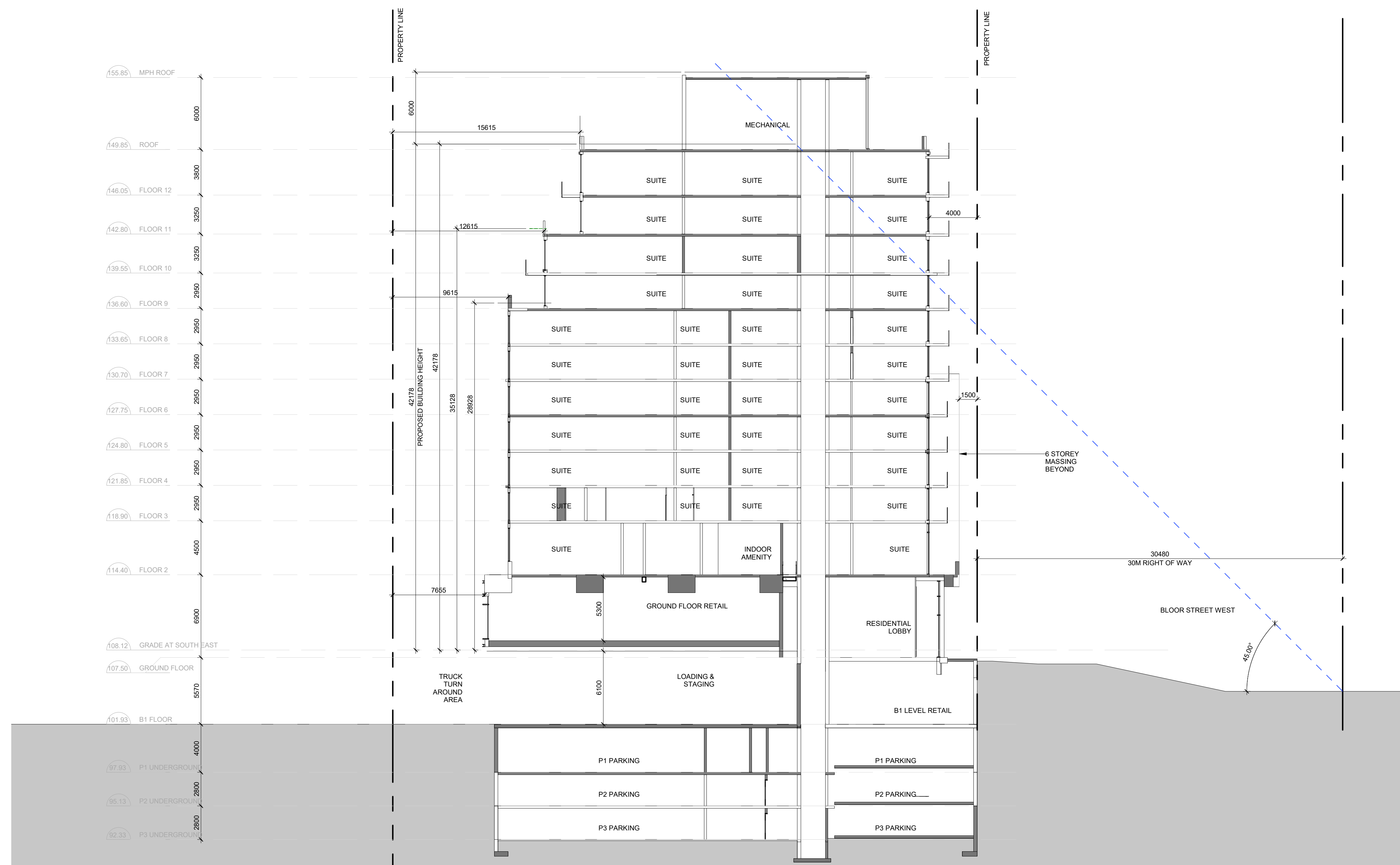
**A404.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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 clarifications prior to commencing work.





1 NORTH SOUTH SECTION A  
SCALE: 1:200



2 NORTH SOUTH SECTION B  
SCALE: 1:200

2018-04-25 SPA Submission  
ISSUE RECORD

**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
1-818-588-1340 www.quadrangle.ca

2442-2454 Bloor Street West

Toronto, ON

for  
Bloor Riverview Residences

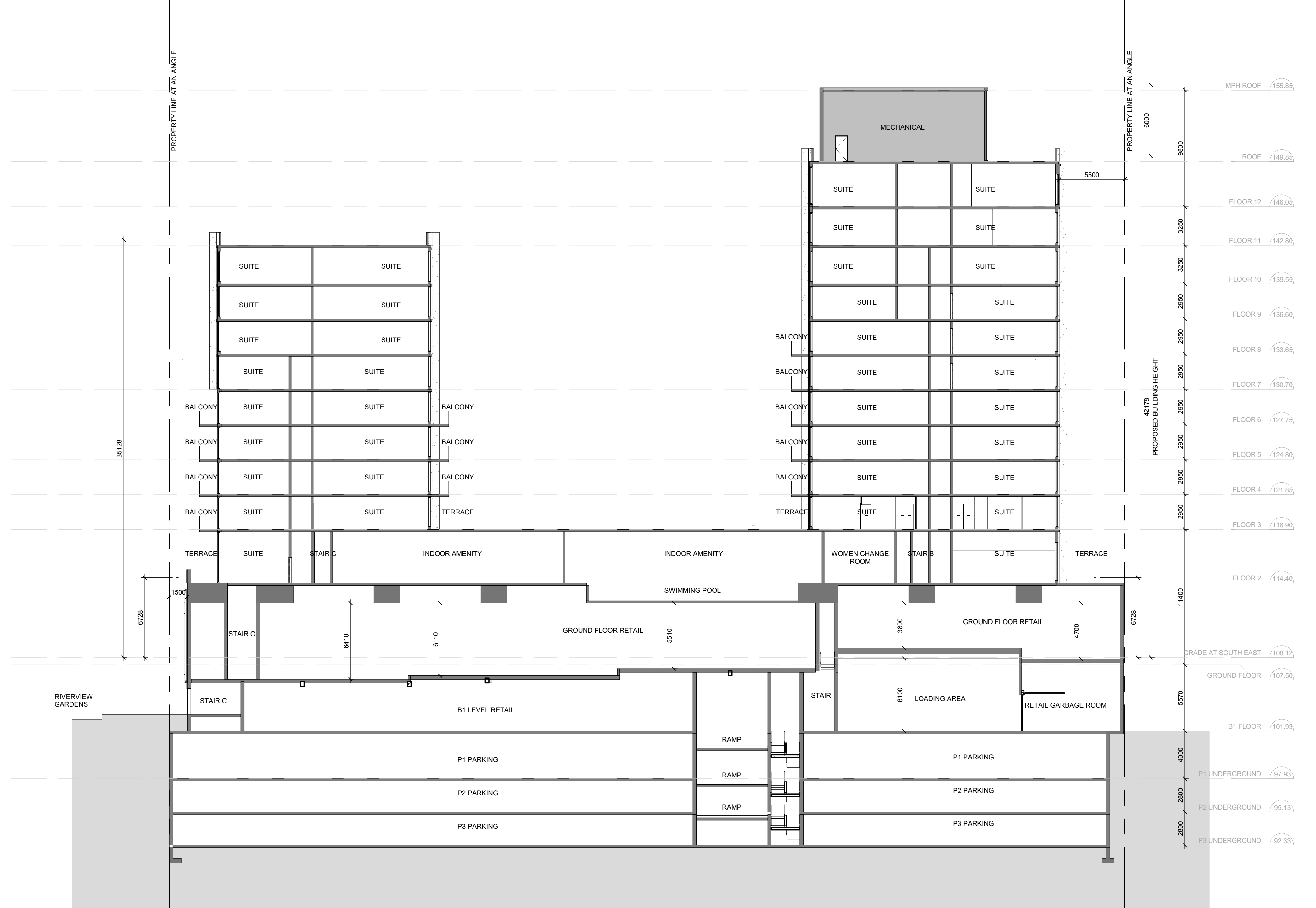
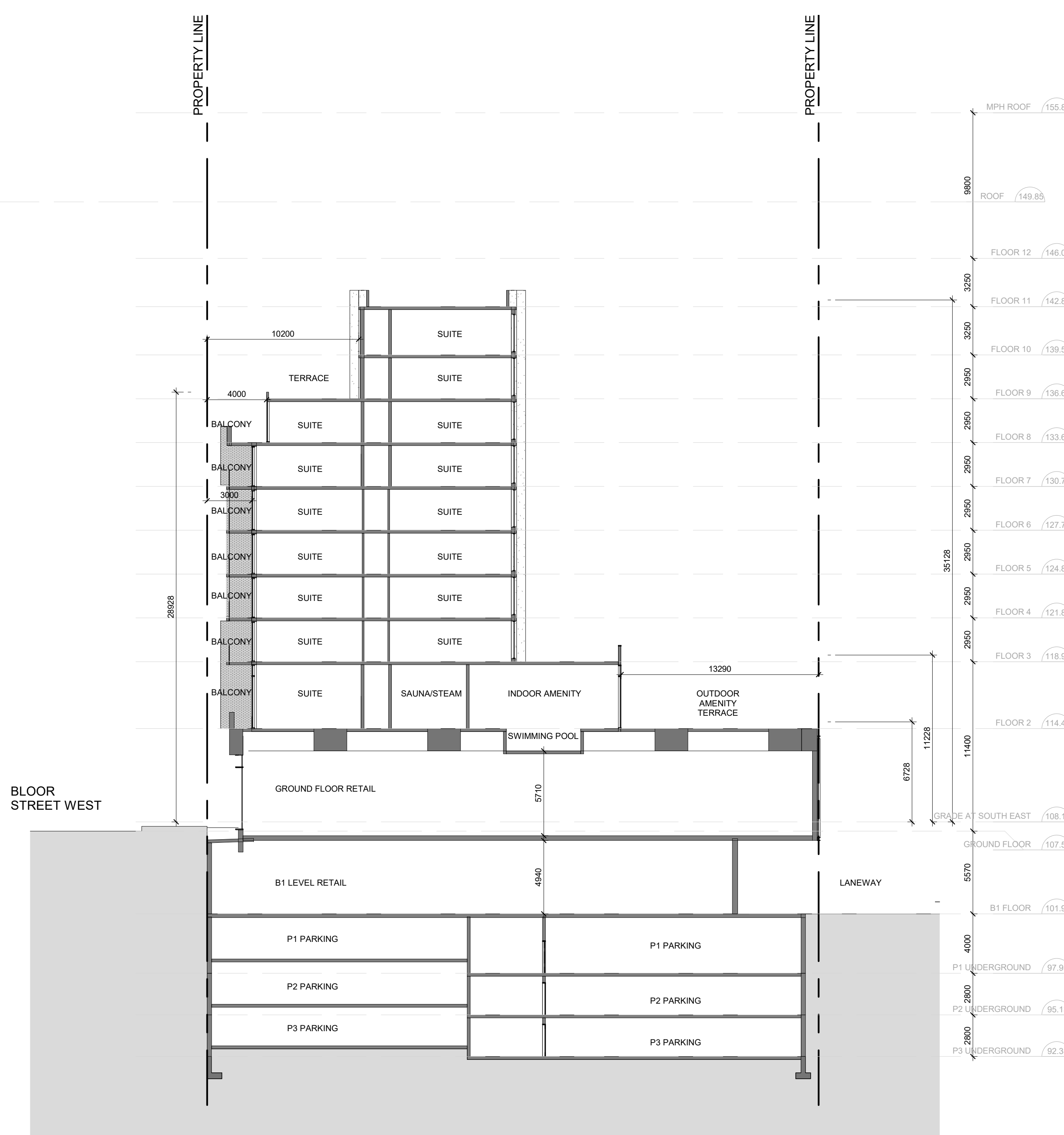
15050 1:200 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Building Sections

**A451.S**

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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.





2018-04-25 SPA Submission  
ISSUE RECORD



Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
416.598.1340 www.quadrangle.ca

2442-2454 Bloor Street West  
Toronto, ON

for  
Bloor Riverview Residences

15050 1:200 CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Building Sections

A452.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the express 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.





Client: Project1001\_AR\_1050-1054 Bloor Street West\_2017\_2018.rvt

2018-04-25 SPA Submission

ISSUE RECORD

**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
T 416 598 1540 www.quadrangle.ca

2442-2454 Bloor Street West

Toronto, ON  
for  
Bloor Riverview Residences

15050 N.T.S. CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Perspective View

**A501.S**

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 certification prior to commencing work.

2018-04-26 11:28:39 AM





2018-04-25 SPA Submission  
ISSUE RECORD

**Quadrangle**

Quadrangle Architects Limited  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
T 416 598 1540 www.quadrangle.ca

2442-2454 Bloor Street West  
Toronto, ON  
for  
Bloor Riverview Residences

15050 N.T.S. CQ SSC  
PROJECT SCALE DRAWN REVIEWED

Perspective View

**A502.S**

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 certification prior to commencing work.