Public Appendix A to Public Attachment 1
2779-2781 Yonge Street

THE WINSLOW

2781 Yonge Street, Toronto, ON

for

Devron

DEVRON (YS) Ltd.

Project No. 18-120
Date MAY 03, 2019
Issued for REISSUED FOR SPA

ARCHITECTURAL DRAWINGS

PROJECT RENDERING

LOCATION KEY PLAN

TGS DATA MATRIX

TORONTO GREEN STANDARD STATISTICS - VERSION 2.0	
GENERAL PROJECT DESCRIPTION	**PROPOSED**
TOTAL GROSS FLOOR AREA (m²)	13,041
BREAKDOWN OF PROJECT COMPONENTS (m²)	
RESIDENTIAL	12,491
RETAIL	550
COMMERCIAL	0.00
INDUSTRIAL	0.00
INSTITUTIONAL/OTHER	0.00
TOTAL NUMBER OF RESIDENTIAL UNITS (RESIDENTIAL ONLY)	89

SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS			
AUTOMOBILE INFRASTRUCTURE	**REQUIRED**	**PROPOSED**	**PROPOSED %**
NUMBER OF PARKING SPACES	99	160	
NUMBER OF PARKING SPACES WITH PHYSICAL PROVISION FOR FUTURE E.V. CHARGING (RESIDENTIAL)	60	60	
NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY PARKING: LEV, CAR POOLING, CAR SHARING (INSTITUTIONAL/COMMERCIAL)	0	1	
CYCLING INFRASTRUCTURE	**REQUIRED**	**PROPOSED**	**PROPOSED %**
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	81	81	
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL OTHER USES)	2	2	
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL AND ALL OTHER USES) LOCATED ON:			
A) FIRST STOREY OF BUILDING		0	
B) SECOND STOREY OF BUILDING		0	
C) FIRST LEVEL BELOW-GROUND (ALSO INDICATE % OF NET AREA OF LEVEL OCCUPIED BY BICYCLE PARKING)		83	100%
D) SECOND LEVEL BELOW-GROUND (ALSO INDICATE % OF NET AREA OF LEVEL OCCUPIED BY BICYCLE PARKING)		0	-
E) OTHER LEVELS BELOW-GROUND (ALSO INDICATE % OF NET AREA OF LEVEL OCCUPIED BY BICYCLE PARKING)		0	-
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (RESIDENTIAL ONLY)	9	9	
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL OTHER USES)	5	6	
NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)	N/A	N/A	-
NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)	N/A	N/A	-
STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE	**REQUIRED**	**PROPOSED**	**PROPOSED %**
WASTE STORAGE ROOM AREA (RESIDENTIAL ONLY) (m²)	38	47	

SECTION 2: FOR SITE PLAN CONTROL APPLICATIONS			
CYCLING INFRASTRUCTURE	**REQUIRED**	**PROPOSED**	**PROPOSED %**
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (RESIDENTIAL AND ALL OTHER USES) AT-GRADE OR ON FIRST LEVEL BELOW GRADE	14	15	
URBAN HEAT ISLAND REDUCTION: AT GRADE	**REQUIRED**	**PROPOSED**	**PROPOSED %**
TOTAL NON-ROOF HARDSCAPE AREA (m²)		724	
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM 50%) (m² AND %)	362 (50%)	542.5	75%
AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE m² AND %)			
A) HIGH-ALBEDO SURFACE MATERIAL		542.5m²	75%
B) OPEN GRID PAVEMENT	0	0	0
C) SHADE FROM TREE CANOPY	0	0	0
D) SHADE FROM STRUCTURES COVERED BY SOLAR PANELS	0	0	0
PERCENTAGE OF REQUIRED CAR PARKING SPACES UNDER COVER (MINIMUM 50%) (NON-RESIDENTIAL ONLY)	N/A		
URBAN HEAT ISLAND REDUCTION: ROOF	**REQUIRED**	**PROPOSED**	**PROPOSED %**
AVAILABLE ROOF SPACE (m²)		796	-
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m² AND %)	308	463	60%
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m² AND %)	N/A	N/A	-
WATER EFFICIENCY	**REQUIRED**	**PROPOSED**	**PROPOSED %**
TOTAL LANDSCAPED SITE AREA (m²)		132.5	
LANDSCAPED SITE AREA PLANTED WITH DROUGHT-TOLERANT PLANTS (MINIMUM 50%) (m² AND %)		132.5	100%
URBAN FOREST: INCREASE TREE CANOPY	**REQUIRED**	**PROPOSED**	**PROPOSED %**
TOTAL SITE AREA (m²)	2562		
TOTAL NUMBER OF TREES PLANTED (SITE AREA x 40% 66)	15.5	12	
NUMBER OF SURFACE PARKING SPACES (IF APPLICABLE)	N/A		
NUMBER OF SHADE TREES LOCATED IN SURFACE PARKING AREA INTERIOR (MIN 1 TREE FOR 5 PARKING SPACES)	N/A		
NATURAL HERITAGE: SITE	**REQUIRED**	**PROPOSED**	**PROPOSED %**
TOTAL NUMBER OF SPECIES PLANTED		10	
TOTAL NUMBER OF NATIVE SPECIES PLANTED AND % OF TOTAL SPECIES PLANTED (MINIMUM 50%)		5	50%
BIRD FRIENDLY GLAZING	**REQUIRED**	**PROPOSED**	**PROPOSED %**
TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 12m ABOVE GRADE (INCL. GLASS BALCONY RAILINGS) (m²)		666	
TOTAL AREA OF TREATED GLAZING (MIN 85% OF TOTAL AREA OF GLAZING WITHIN 12m ABOVE GRADE) (m² AND %)	566	619	93%
PERCENTAGE OF GLAZING WITHIN 12m ABOVE GRADE TREATED WITH:			
A) LOW REFLECTANCE OPAQUE MATERIALS	N/A	47	7%
B) VISUAL MARKERS	N/A	439	66%
C) SHADING	N/A	133	20%
STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE	**REQUIRED**	**PROPOSED**	**PROPOSED %**
WASTE STORAGE AREA FOR BULKY ITEMS AND OTHER (MINIMUM 10m²) (RESIDENTIAL ONLY)	10	10	100%

PROJECT STATISTICS

18-120 Winslow 2781 Yonge Street Stats — May 2, 2019

Areas shown in square feet are shown for convenience, areas in square meters govern. GFA as defined by Bylaw 438-86

1. Site Area — 2,562.02 m2 / 0.2562 ha — 27,578 s.f

2. Building Height

9 Storey	=	29.75m	measured from Average Grade 165.27
Mech Penthouse	=	4m	approx.

3. Proposed Density

Total GFA	**12,863.00 m2** (excl req. amenity)	**138,461 s.f.**	**5.02 x Density**

4. Area Breakdown

P4 Level				
	Parking Garage Area		1,695.00 m2	18,245 sf
P3 Level				
	Parking Garage Area		2,325.00 m2	25,027 sf
P2 Level				
	Parking Garage Area		2,325.00 m2	25,027 sf
P1 Level				
	Parking Garage Area		2,325.00 m2	25,027 sf
Ground Floor				
	Retail		422.00 m2	4,543 sf
	Amenity		110.00 m2	1,184 sf
	Residential		973.00 m2	10,474 sf
	Total Area		1,505.00 m2	16,200 sf
	Total GFA	1 fl x 1,505.00 m2	**1,505.00 m2**	**16,200 sf**
2nd floor				
	Retail		126.00 m2	1,378 sf
	Amenity		79.00 m2	850 sf
	Residential		870.00 m2	9,365 sf
	Total Area		1,077.00 m2	11,593 sf
	Total GFA	1 fl x 1,077.00 m2	**1,077.00 m2**	**11,593 sf**
3rd floor				
	Residential		1,876.00 m2	20,194 sf
	Floor Area		1,876.00 m2	20,194 sf
	Total GFA	1 fl x 1,876.00 m2	**1,876.00 m2**	**20,194 sf**
4th floor				
	Residential		1,808.00 m2	19,462 sf
	Floor Area		1,808.00 m2	19,462 sf
	Total GFA	1 fl x 1,808.00 m2	**1,808.00 m2**	**19,462 sf**
5th floor				
	Residential		1,731.00 m2	18,633 sf
	Floor Area		1,731.00 m2	18,633 sf
	Total GFA	1 fl x 1,731.00 m2	**1,731.00 m2**	**18,633 sf**
6th floor				
	Residential		1,689.00 m2	18,181 sf
	Floor Area		1,689.00 m2	18,181 sf
	Total GFA	1 fl x 1,689.00 m2	**1,689.00 m2**	**18,181 sf**
7th floor				
	Residential		1,466.00 m2	15,780 sf
	Floor Area		1,466.00 m2	15,780 sf
	Total GFA	1 fl x 1,466.00 m2	**1,466.00 m2**	**15,780 sf**
8th floor				
	Residential		1,102.00 m2	11,862 sf
	Floor Area		1,102.00 m2	11,862 sf
	Total GFA	1 fl x 1,102.00 m2	**1,102.00 m2**	**11,862 sf**
9th floor				
	Residential		787.00 m2	8,471 sf
	Floor Area		787.00 m2	8,471 sf
	Total GFA	1 fl x 787.00 m2	**787.00 m2**	**8,471 sf**
MPH				
	Mechanical (incl. Cooling Tower)		330.00 m2	3,552 sf
			Total Area 13,041.00 m2	**140,377 sf**

Total Amenity Area	189.00 m2	2,034 sf
Total Retail Area	550.00 m2	5,920 sf
Total Residential Area	12,302.00 m2	132,422 sf
Total GFA (incl. amenity)	13,041.00 m2	140,377 sf
Total GFA (excl req. amenity)	12,863.00 m2	138,461 sf

5. Amenity Space (Bylaw 438-86)

Required Outdoor Amenity Space (2m2/unit)	178.00 m2	1,916 sf	Provided Outdoor Amenity Space	243.00 m2
Required Indoor Amenity Space (2m2/unit)	178.00 m2	1,916 sf	Provided Indoor Amenity Space	169.00 m2

6. Unit Count Breakdown:

	Gr Fl Towns	Rental 2nd	Rental 3rd	4th	5th	6th	7th	8th	9th	Total
1 Bedroom				14	1	1				**16**
2 Bedrooms	5	2	12	12	12	12	10	5	1	**71**
3 Bedroom									2	**2**
Total			**28**	**Rental Replacement**		**61**	**Condo**			**89**

Barrier Free Suites

	Required	Provided	Suites
1B	2	2	312 rental, 314 rental
2B	11	11	303 rental, 304 rental, 402 2BD-A, 404 2B-H , 502 2BD-A, 504 2B-H, 604 2B-H, 706 2B-K, 706 2B-K, 707 2B-K, 803 2B-P
3B	1	1	902 3BD-A
Total	**14**	**14**	

7. Parking

Required Parking Bylaw 438-86	Visitors:	Res:	Retail:	
Visitors (0.1 cars/unit)	9			
Condo Resident (0.5 cars/1B unit)		1		
Condo Resident (0.95 cars/2B unit)		48		
Condo Resident (1.0 cars/2B unit)		2		
Rental Resident (0.5 cars/unit)		14		
Shardan			26	
Retail			0	
Total	9	65	26	
Total Parking	**99**			

Provided Parking

	P1 level	P2 level	P3 level	P4 level	Total	
Car Share	1				1	
Shardan	26				26	
Retail	5				5	
Visitor		9			9	0.10 cars/unit
Resident		34	46	37	116	1.30 cars/unit
Resident Compact				4	4	
Total	**31**	**43**	**46**	**41**	**165**	
EV spaces (Provided)	8	21	18	13	**60**	
EV spaces (Required)					**60**	

8. Bikes

Required Bikes TGS V2		Total
Retail Short T (3+0.3 bikes/100m2)	5	
Retail Long T (0.2 bikes/100m2)	2	
Visitor (0.1 bikes/unit)	9	
Resident (0.9 bikes/unit)	81	
Total	14	97

Provided Bikes	Ground	P1 level	Total
Retail Short Term	6		6
Retail Long Term		2	2
Visitor		9	9
Resident		81	81
Total	**6**	**92**	**98**

9. Landscape Open Space

Building Coverage	2,051.02 m2	22,078 s.f.	80.1%
Paved Area	209.00 m2	2,239 s.f.	8.1%
Landscape Open Space	302.00 m2	3,262 s.f.	11.9%
Total Site Area	**2,562.02 m2**	**27,578 s.f.**	**100.0%**

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
2	REISSUED FOR SPA	MAY 03, 2019	AR

ONTARIO ASSOCIATION OF ARCHITECTS
SVETLANA IVANOVA
LICENCE
5079

THE WINSLOW

DESIGN BY QUADRANGLE & ERA

RAFAEL + BIGAUSKAS
ARCHITECTS
1140 Sheppard Ave. West, Unit 1
Toronto, Ontario M3K 2A2
Telephone (416) 398-7500
Fax: (416) 398-8956

COVER SHEET

Scale: As indicated
Date: 2018-01-04
Drawn By: Author
Checked By: Checker
Date Plotted: 2/05/2019 4:01:07 PM
Project No.: 18-120
Drawing No.: A1-01

STRUCTURAL ENGINEER

Jablonsky, Ast & Partners
1129 Leslie Street
Don Mills, ON, M3C 2K5
T: (416) 447-7405
F: (416) 447-2771

MECHANICAL & ELECTRICAL ENGINEER

Smith and Andersen
Consulting Engineers
4211 Yonge Street
Toronto, ON, M2P 2A9
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F: (416) 487-9104

URBAN DESIGN & LANDSCAPE ARCHITECT

Janet Rosenberg & Studio Inc.
Landscape Architecture and
Urban Design
148 Kenwood Avenue
Toronto, ON, M6C2S3
T: (416) 656-6665
F: (416) 656-5756

INTERIOR DESIGN

II BY IV Design 67 Mowat Ave
Suite 109 Toronto, ON M6K
3E3 T:(416) 531 2224

CIVIL ENGINEER

WSP
100 Commerce Valley Drive West
Thornhill, ON L3T 0A1
T: (905) 882 1100

TRAFFIC CONSULTANT

BA Group
300 - 45 St. Clair Ave West
Toronto, ON M4V 1K9
T: (416) 961 7110

1
A1-02
North / East Corner View

2
A1-02
Yonge St looking South View

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1	ISSUED FOR SPA	JAN 23, 2019	AR
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PERSPECTIVE DRAWINGS

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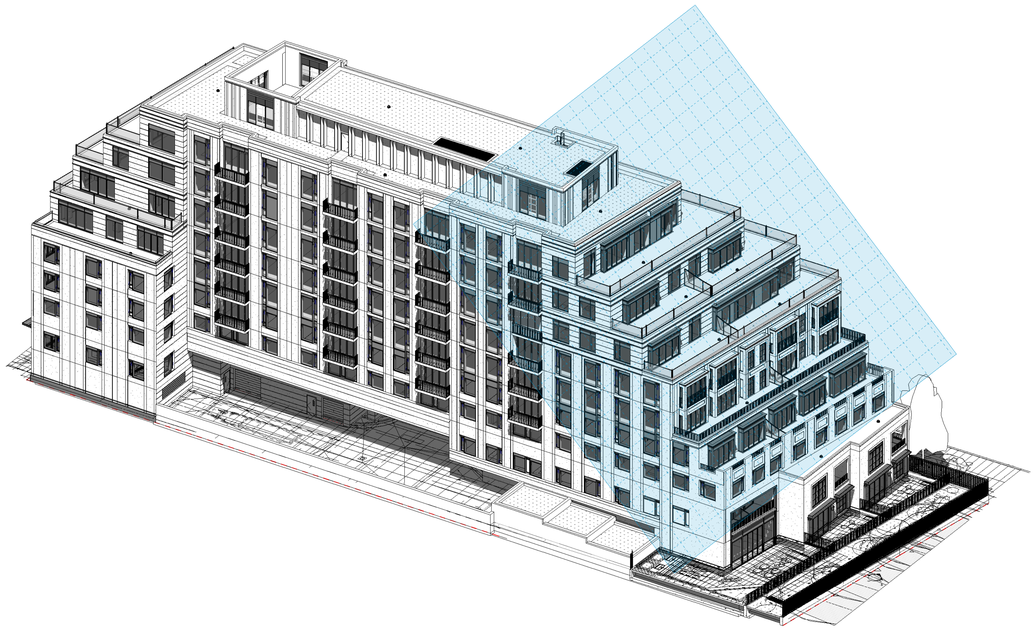
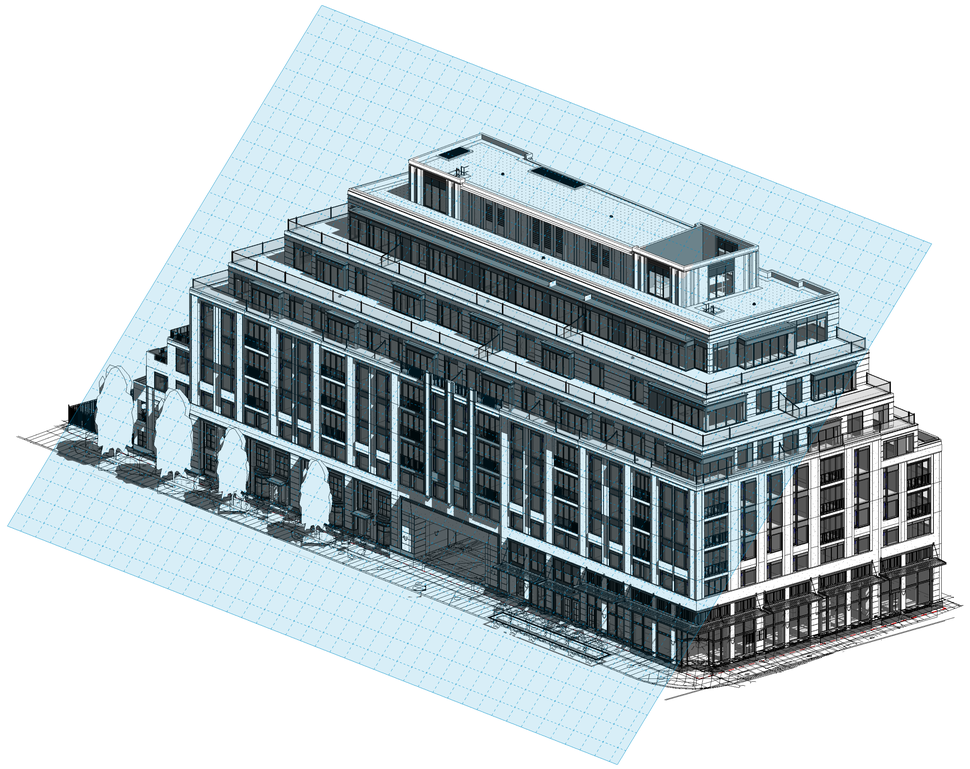
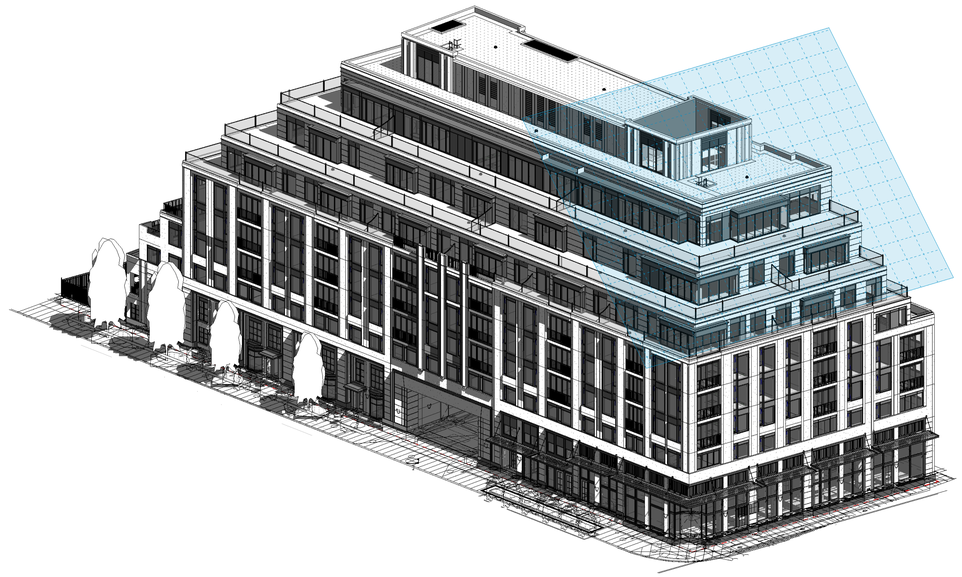
Date 2018-01-04	
Drawn By Author	Drawing No. A1-02
Checked By Checker	
Date Plotted 2/05/2019 3:57:23 PM	



3 A1-02b Angular Plane East - Shallow Lot Condition



4 A1-02b Angular Plane North - Residential



5 A1-02b Angular Plane West - Mixes Use

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
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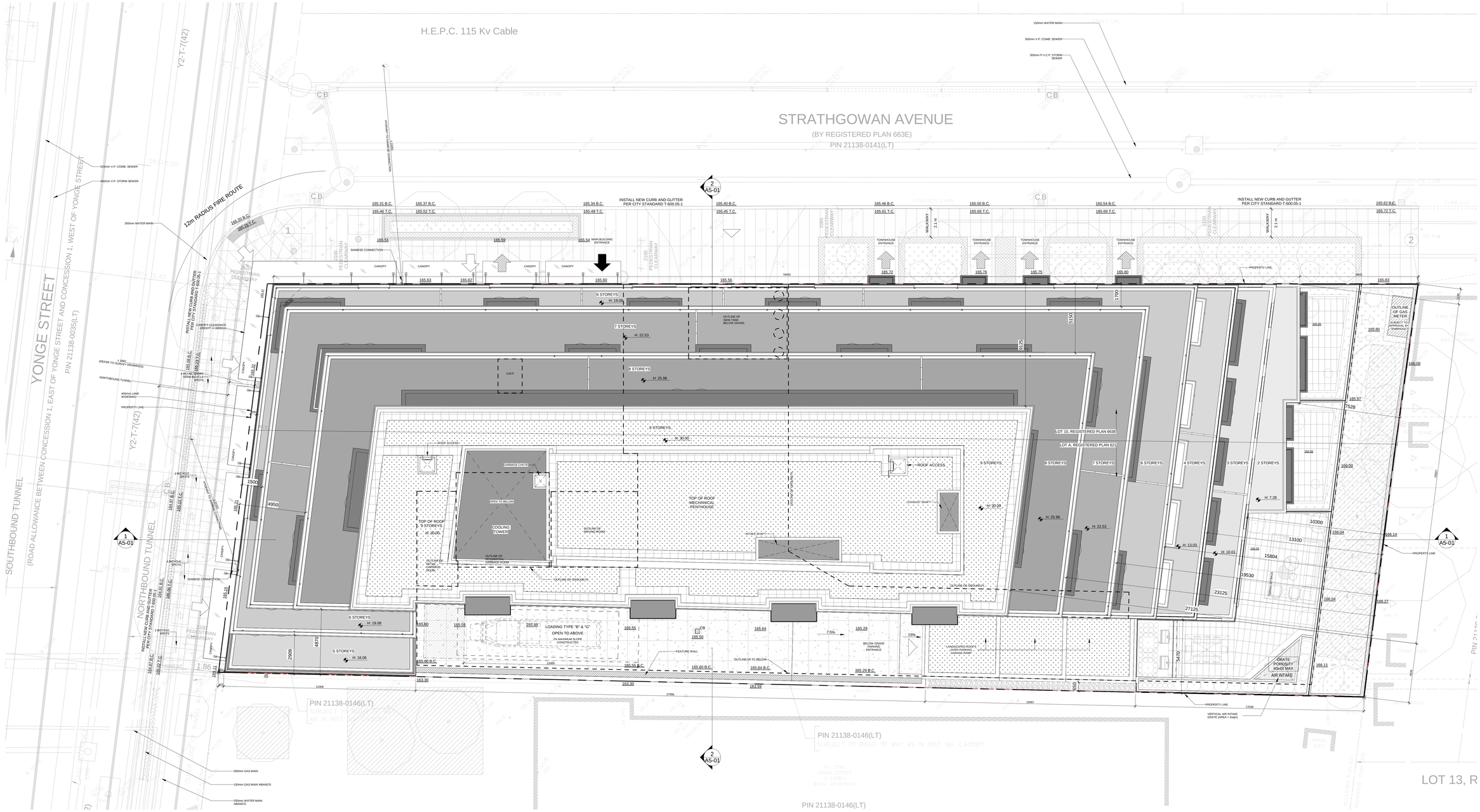
ANGULAR PLANES

Scale	Project No. 18-120
Date 2018-01-04	
Drawn By Author	Drawing No. A1-02b
Checked By Checker	
Date Plotted 2/05/2019 3:58:11 PM	



2 A1-04 SITE PLAN
SCALE: 1 : 100

NOTES:

1. THE METHOD OF WASTE SEPARATION USED IN THIS BUILDING INTEND TO BE A SINGLE CHUTE WITH A TRI-SORTER.
2. ALL NON-RESIDENTIAL WASTE GENERATED FROM RETAIL UNITS WILL BE STORED WITHIN THE RETAIL GARBAGE ROOM UNTIL THE SCHEDULED COLLECTION DAY.
3. RETAIL COMPONENT WILL ARRANGE FOR THEIR GARBAGE COLLECTION DAYS TO BE SCHEDULED ON OPPOSITE FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR THE CITY.
4. ALL NON-RESIDENTIAL BINS TO BE INDIVIDUALLY LABELLED (PAINTED OR STENCILED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M FOR 'NON-RESIDENTIAL USE ONLY" REFUSE FROM THE RETAIL UNITS MUST BE COLLECTED BY A PRIVATE REFUSE COLLECTION FIRM AND BE COLLECTED ON OPPOSITE DAYS FROM THAT OF THE CITY/AND OR ALTERNATIVE PRIVATE COLLECTION.
5. TENANTS/OCCUPANTS OF THE BUILDING ARE NOT PERMITTED TO ENTER THE CENTRAL RESIDENTIAL/RECYCLING STORAGE FOR SAFETY REASONS, DOORS MUST BE EQUIPPED WITH LOCKABLE DEVICE AND ACCESSIBLE ONLY BY TRAINED MAINTENANCE STAFF.
6. ALL UNCOMPACTED RESIDENTIAL REFUSE MUST BE MANUALLY COMPACTED BY TRAINED MAINTENANCE STAFF.
7. ON-SITE TRAINED STAFF MUST BE PRESENT DURING COLLECTION FOR JOCKEYING OF BINS AND ENSURING SAFE BACK-UP MANEUVERS OF THE CITY'S/AND OR PRIVATE SOLID WASTE REFUSE COLLECTION VEHICLE ONTO THE PRIVATE DRIVEWAY. IN THE EVENT THAT STAFF ARE NOT PRESENT AT THE TIME OF CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE ARRIVES AT THE SITE, THE VEHICLE WILL LEAVE THE SITE AND WILL NOT RETURN UNTIL THE NEXT SCHEDULED DAY.
8. A WARNING SYSTEM (WHICH INCLUDES A WARNING BEACON/LIGHT AND SIGNS) SHOULD BE PROVIDED CLOSE TO THE PARKING GARAGE ENTRANCE, WARNING THE RESIDENTS WHEN LEAVING THE GARAGE THAT LOADING OPERATIONS ARE OCCURRING.
9. ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS TO THE TYPE G/TYPE B LOADING SPACE TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR THE CITY OF TORONTO BULK LIFT AND REAR BIN VEHICLE LOADING WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES. THE PUBLIC RIGHTS-OF-WAY MUST NOT BE USED TO TRANSPORT REFUSE TO THE COLLECTION AREA OR FOR THE STORAGE OF SUCH DURING NON-COLLECTION DAYS.
10. PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO COMMENCE, THE CITY WILL BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT STATES THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQ'D TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG) AND CONFORMS TO THE FOLLOWING:
    A. DESIGN CODE: ONT. BLDG CODE
    B. DESIGN LOAD: CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS;
    C. IMPACT FACTOR: 5% FOR MAX. VEHICLE SPEEDS TO 15KM/HR. ADD 30% FOR HIGHER SPEEDS.
11. THE TYPE G/TYPE B LOADING SPACE HAS AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS, IS LEVEL (+/- 2%), AND IS CONSTRUCTED OF A MINIMUM 0F 200MM REINFORCED CONCRETE.
12. THE STAGING PAD ABUTTING THE FRONT OF THE TYPE G/TYPE B LOADING SPACE WILL HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS, IS LEVEL (+/- 2%), AND IS CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE.
13. ALL DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE (+/- 8%), AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4METRES THROUGHOUT.
14. SOLID WASTE MANAGEMENT WILL PROVIDE BULK LIFT COMPACTED GARBAGE, RECYCLING AND ORGANIC COLLECTION SERVICES. COLLECTION OF WASTE MATERIALS WILL BE IN ACCORDANCE WITH THE "CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES FOR NEW DEVELOPMENTS AND RE-DEVELOPMENTS" AS CHAPTER 844, SOLID MUNICIPAL CODE.
15. EXISTING CURBS AT THE PROPOSED ENTRANCES TO BE CONCRETE CURB AND GUTTER AS PER CITY STANDARD T-600.05-1 TO ENSURE THAT THE ENTRANCES WILL BE CONSTRUCTED AS PER CITY STANDARD T-350.01.

No.	Description	Date	By
1	ISSUED FOR SPA.	JAN 23, 2019	AR
2	REISSUED FOR SPA.	MAY 03, 2019	AR

SURVEY INFORMATION TAKEN FROM:

LOT 10, REGISTERED PLAN 663E AND PART OF LOT A, REGISTERED PLAN 621
(FORMERLY CITY OF ETOBICOKE)
CITY OF TORONTO

BY:

KRCMAR SURVEYORS LIMITED
SASA KRCMAR
ONTARIO LAND SURVEYOR
1137 CENTRE STREET,
THORNHILL, ON L4J 3M6

DATED: 31 MARCH 2017

PROPERTY LINE
LINE OF UNDER OUND GARAGE BELOW
MAIN BUILDING ENTRANCE
RETAIL ENTRANCE
EXIT
VEHICLE / LOADING ENTRANCE / EXIT
FIRE HYDRANT
SIAMESE CONNECTION
MANHOLE COVER
AREA DRAIN
CATCH BASIN
EXISTING LIGHT
F.F.E. FINISH FLOOR ELEVATION
00000 EXISTING ELEVATION
00000 PROPOSED ELEVATION
00000 TOP OF ROOF
BUILDING ENVELOPE
FIRE ACCESS ROUTE HEAVY DUTY PAVING. ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
RAFAEL + BIGAUSKAS ARCHITECT
LICENCE 5876

THE WINSLOW

DESIGN BY QUADRANGLE & ERA

RAFAEL + BIGAUSKAS
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1140 Sheppard Ave. West, Unit 1
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SITE PLAN

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A1-04
Checked By: Checker	
Date Plotted: 2/05/2019 3:49:53 PM	

No.	Description	Date	By
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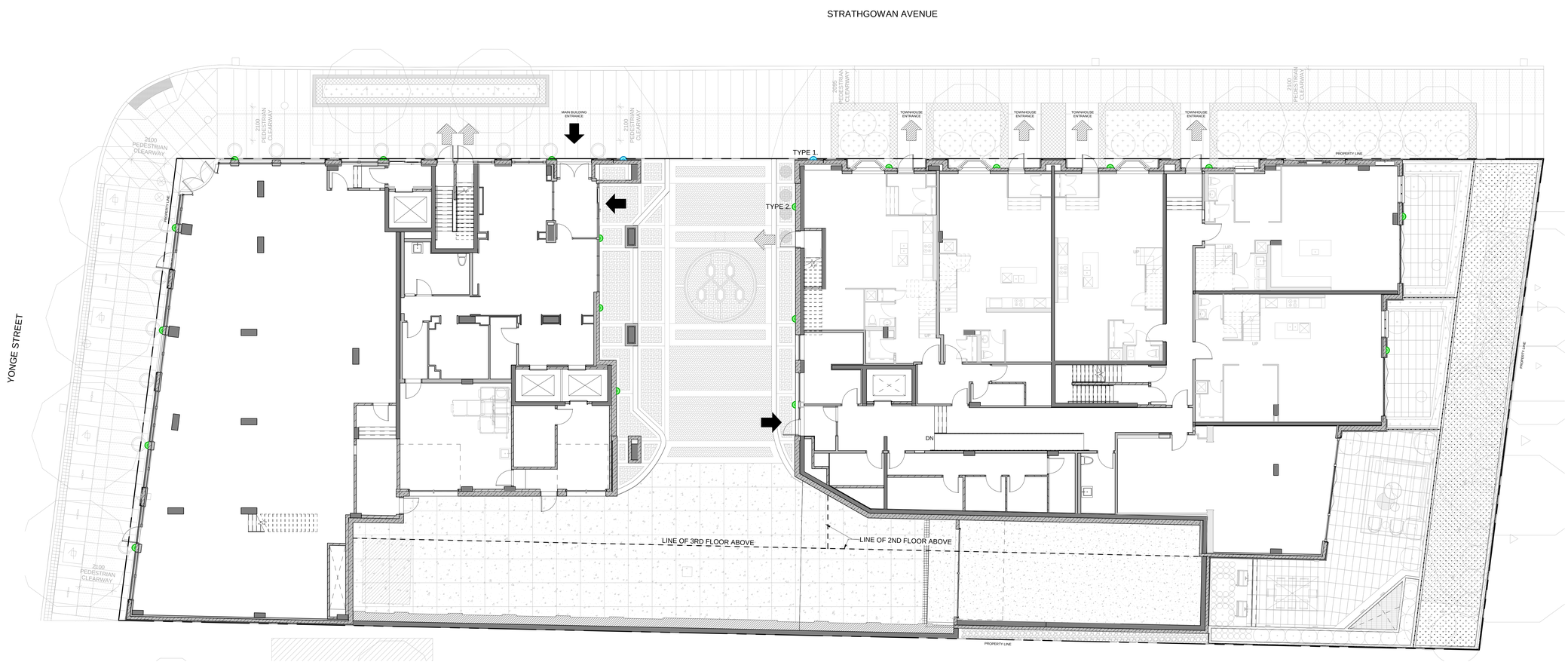

1 A1-04b GROUND FLOOR

SCONCE TYPE 1 - TOT No. 2

SCONCE TYPE 2 - TOT No. 19

LIGHTING LEGEND

GENERAL NOTES:

1. REFER TO MECH. ENG. DWGS. FOR ALL DUCT AND LOUVER SIZES AND LOCATIONS. (ANY DISCREPANCIES OR CONFLICTS TO BE NOTIFIED TO CONSULTANTS PRIOR TO CONSTRUCTION)
2. REFER TO ELECTRICAL DWGS. FOR ALL HEIGHT REQUIREMENTS OF SWITCHES, PULL STATIONS ETC.
3. VERIFY ALL BULKHEAD SIZES AND LOCATIONS WITH MECH. DWGS. (ANY DISCREPANCIES OR CONFLICTS TO BE NOTIFIED TO CONSULTANTS PRIOR TO CONSTRUCTION)
4. PROVIDE ACOUSTICAL INSULATION FOR PIPE SPACES FACING A MAIN LIVING SPACE
5. REFER TO ELECTRICAL ENG. DRAWINGS FOR ANNUNCIATOR ELECT. AND SECURITY PANEL INFORMATION, SPECS. AND LOCATION.
6. REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES DETAILING AND SPECS FOR ALL PUBLIC SPACES AND SUITE ENTRIES
7. PROVIDE SOLID BACKING TO ALL GRAB BARS CAPABLE OF SUPPORTING A 23KN PULL - INTERIOR GYPSUM BOARD PARTITIONS TO HAVE CONTROL JOINTS AT 9000 mm MAX. SPACING. ALL INTERIOR GYPSUM CEILING TO HAVE CONTROL JOINTS AT 15000 mm MAX. SPACING IN EITHER DIRECTIONS. REFER TO GENERAL NOTES ON A0-03 (WALL SCHEDULE).
8. CONSTRUCTIONS WITH SOUND TRANSMISSION CLASS RATING OF 50 OR MORE. REQUIRE ACOUSTIC SEALANT APPLIED AROUND ELECTRICAL BOXES AND OTHER OPENINGS AND AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS.
9. ALL OPENINGS IN CONCRETE TO BE SEALED AND FILLED
10. ALL GYPSUM CONCRETE BLOCK WALLS TO BE CONSTRUCTED TO U/S OF SLAB UNLESS OTHERWISE NOTED.
11. STEEL STUDS USED IN WALLS REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL BE INSTALLED SO THAT THERE IS AT LEAST A 12mm CLEARANCE BETWEEN THE TOP OF THE STUD AND THE TOP OF THE RUNNER TO ALLOW FOR EXPANSION IN THE EVENT OF FIRE
12. INSTALL TILE BACKER WALLBOARD AT ALL SHOWER & BATHTUB ENCLOSURES IN LIEU OF GYPSUM BOARD TO PREVENT MOLD AND MOISTURE PENETRATION.
13. PROVIDE 92 mm METAL STUDS AT ELEC. PANEL, 64mm METAL STUDS AT SUITE SECURITY PANELS
14. REFER TO ELECTRICAL ENG. DRAWINGS FOR SMOKE ALARM LOCATION AND SPECS.
15. ALL EXPOSED CONCRETE WALLS OR FACES TO HAVE AN APPLIED CEMENTIOUS FINISH TO MATCH PRECAST CONCRETE WALL.
16. WALL ENCLOSING SUITE MECHANICAL HEAT PUMPS TO BE INSTALLED C/W ACOUSTICAL INSULATION AND GYPSUM BOARD TO CONC. SLABS/ WALLS PRIOR TO INSTALLATION OF ADJACENT WALLS.
17. REFER TO NOTES ON A0-02 FOR UNDERGROUND GARAGE SIGNAGE, MAINTENANCE, AND LIGHTING STANDARDS.

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
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THE WINSLOW

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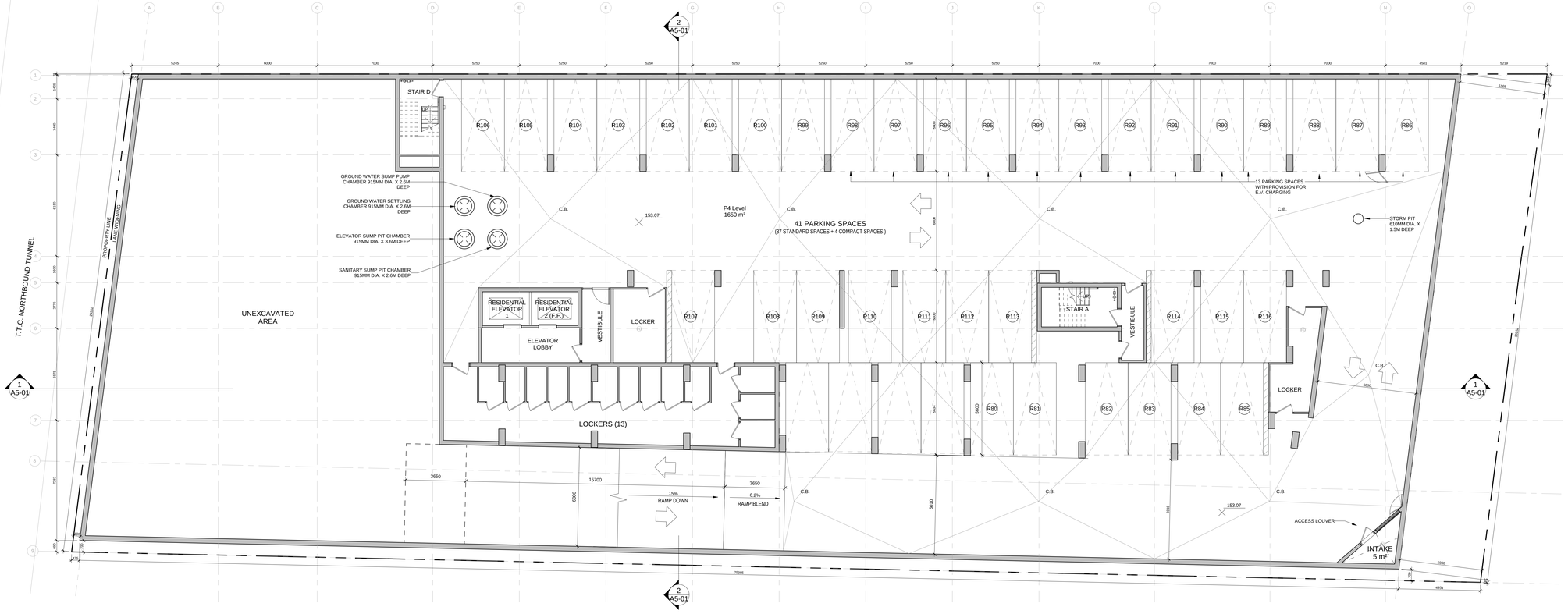
EXTERIOR LIGHTING PLAN

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A1-04b
Checked By: Checker	
Date Plotted: 2/05/2019 3:50:01 PM	



1 A2-01 **P4 LEVEL PLAN**
SCALE: 1 : 100

2 A2-01 **P3 LEVEL PLAN**
SCALE: 1 : 100

No.	Description	Date	By
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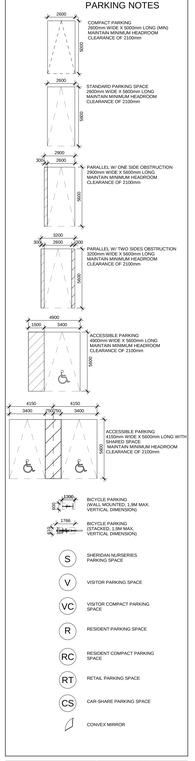
2	REISSUED FOR SPA	MAY 03, 2019	AR

PARKING NOTES



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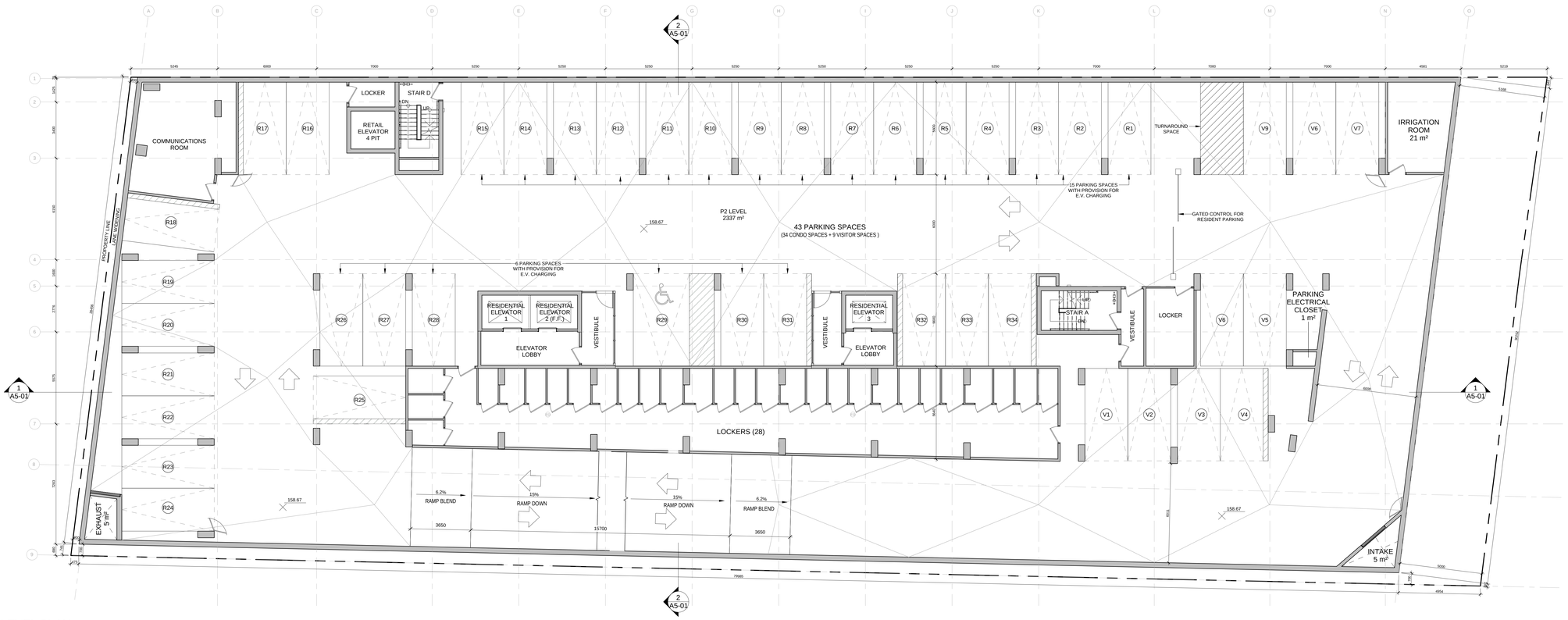
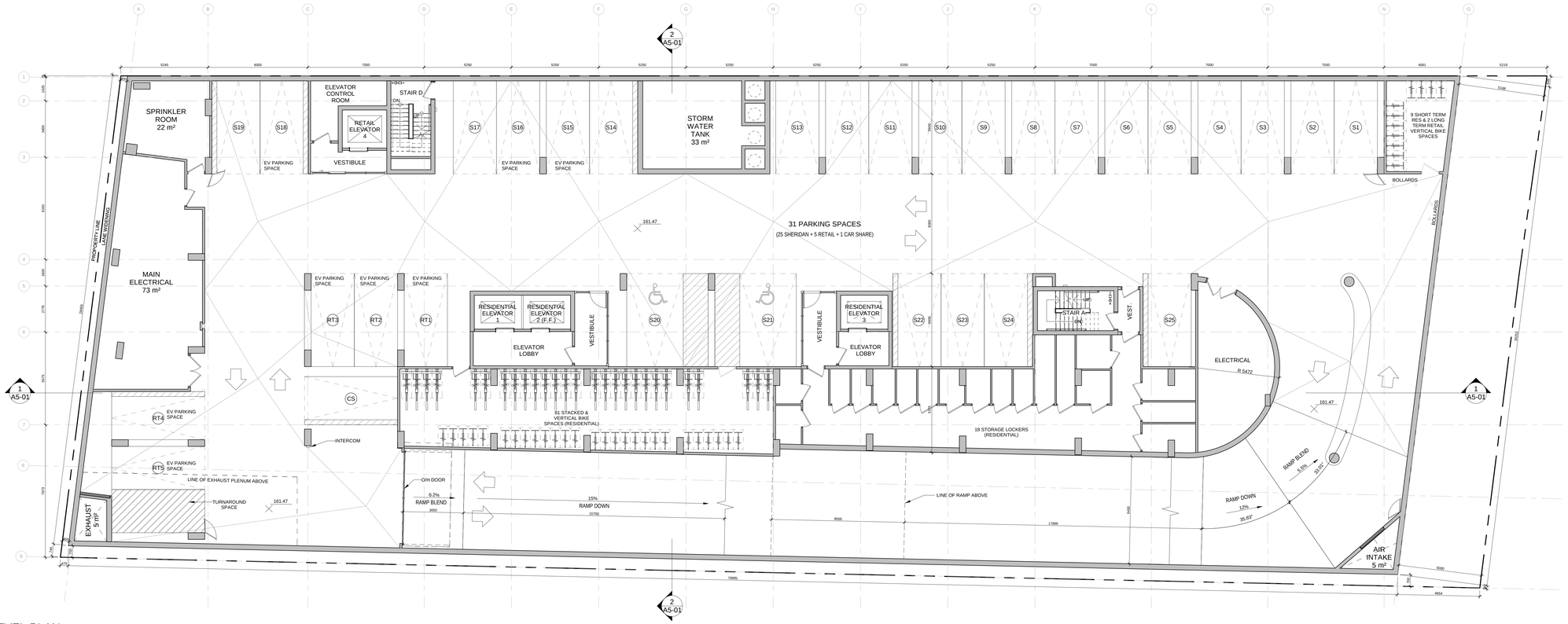
P4 & P3 FLOOR PLANS

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A2-01
Checked By: Checker	
Date Plotted: 2/05/2019 3:50:03 PM	



1 A2-02 **P2 LEVEL PLAN**
SCALE: 1 : 100



1 A2-02 **P1 LEVEL PLAN**
SCALE: 1 : 100

No.	Description	Date	By
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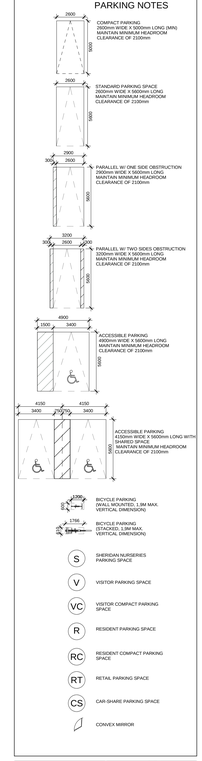
2	REISSUED FOR SPA	MAY 03, 2019	AR

PARKING NOTES



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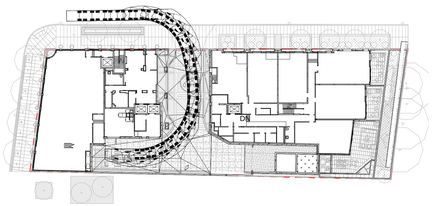
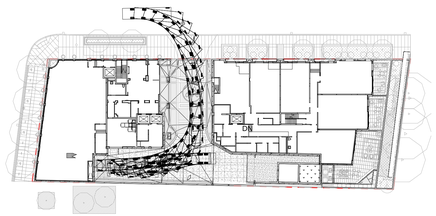
P2 & P1 FLOOR PLANS

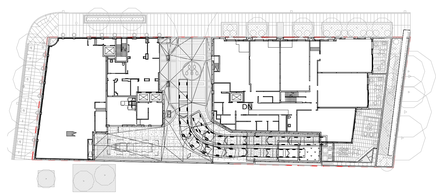
Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A2-02
Checked By: Checker	
Date Plotted: 2/05/2019 3:50:05 PM	



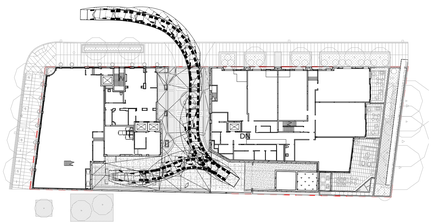
1 A3-01 GARBAGE TRUCK INBOUND
SCALE: 1 : 500



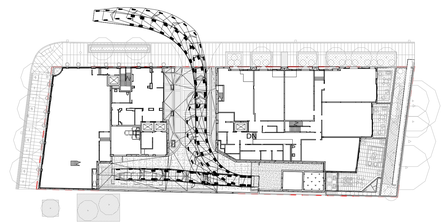
3 A3-01 HSU INBOUND
SCALE: 1 : 500



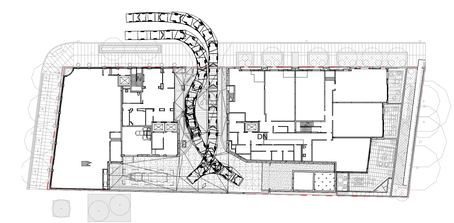
4 A3-01 MINI VAN INBOUND
SCALE: 1 : 500



6 A3-01 GARBAGE TRUCK OUTBOUND
SCALE: 1 : 500



7 A3-01 HSU OUTBOUND
SCALE: 1 : 500

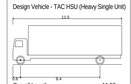


5 A3-01 MINI VAN TURNING
SCALE: 1 : 500

Design Vehicle - CITY OF TORONTO
(Front Loading Refuse Colection Vehicle)

Overall Length (Forks Down)	12.00m
Overall Length (Forks Up)	10.00m
Overall Width	2.45m
Overall Body Height	4.10m
Outside Turning Radius	14.00m
Inside Turning Radius	9.50m

Design Vehicle - TAC HSU (Heavy Single Unit)



Overall Length	11.50m
Overall Width	2.60m
Overall Body Height	4.11m
Outside Turning Radius	14.56m
Inside Turning Radius	8.69m

2012 DODGE GRAND CARAVAN
(95% Passenger Vehicle)

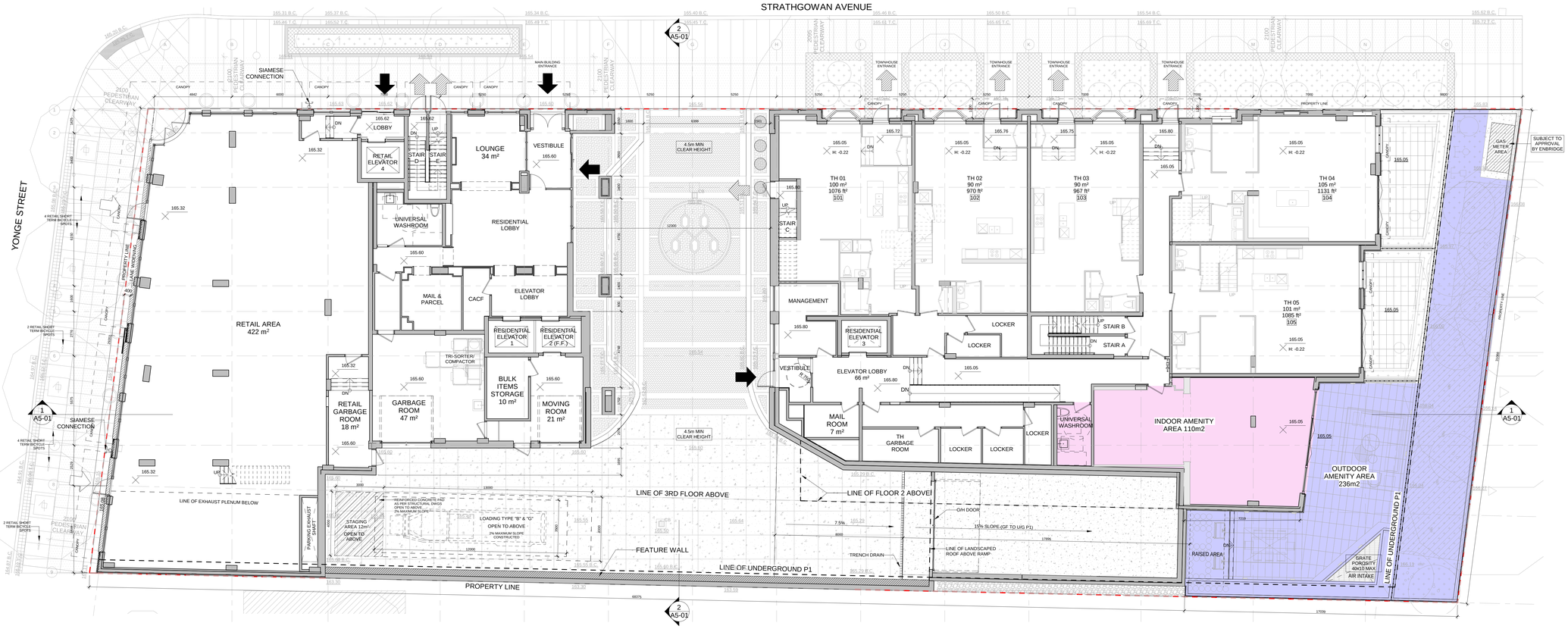
Overall Length	5.15m
Overall Width	2.01m
Overall Body Height	1.74m
Outside Turning Radius	*6.50m
Inside Turning Radius	*3.40m

*Field Measurements by BA Group

Vehicle Diagrams

NOTES:

1. THE METHOD OF WASTE SEPARATION USED IN THIS BUILDING INTEND TO BE A SINGLE CHUTE WITH A TRI-SORTER.
2. ALL NON-RESIDENTIAL WASTE GENERATED FROM RETAIL UNITS WILL BE STORED WITHIN THE RETAIL GARBAGE ROOM UNTIL THE SCHEDULED COLLECTION DAY.
3. RETAIL COMPONENT WILL ARRANGE FOR THEIR GARBAGE COLLECTION DAYS TO BE SCHEDULED ON OPPOSITE FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR THE CITY.
4. ALL NON-RESIDENTIAL BINS TO BE INDIVIDUALLY LABELLED (PAINTED OR STENCILED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M FOR 'NON-RESIDENTIAL USE ONLY' REFUSE FROM THE RETAIL UNITS MUST BE COLLECTED BY A PRIVATE REFUSE COLLECTION FIRM AND BE COLLECTED ON OPPOSITE DAYS FROM THAT OF THE CITYAND OR ALTERNATIVE PRIVATE COLLECTION.
5. TENANTS/OCCUPANTS OF THE BUILDING ARE NOT PERMITTED TO ENTER THE CENTRAL RESIDENTIAL/RECYCLING STORAGE FOR SAFETY REASONS, DOORS MUST BE EQUIPPED WITH LOCKABLE DEVICE AND ACCESSIBLE ONLY BY TRAINED MAINTENANCE STAFF.
6. ALL UNCOMPACTED RESIDENTIAL REFUSE MUST BE MANUALLY COMPACTED BY TRAINED MAINTENANCE STAFF.
7. ON-SITE TRAINED STAFF MUST BE PRESENT DURING COLLECTION FOR JOCKEYING OF BINS AND ENSURING SAFE BACK-UP MANEUVERS OF THE CITYSAND OR PRIVATE SOLID WASTE REFUSE COLLECTION VEHICLE ONTO THE PRIVATE DRIVEWAY. IN THE EVENT THAT STAFF ARE NOT PRESENT AT THE TIME OF CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE ARRIVES AT THE SITE, THE VEHICLE WILL LEAVE THE SITE AND WILL NOT RETURN UNTIL THE NEXT SCHEDULED DAY.
8. A WARNING SYSTEM (WHICH INCLUDES A WARNING BEACONLIGHT AND SIGNS) SHOULD BE PROVIDED CLOSE TO THE PARKING GARAGE ENTRANCE, WARNING THE RESIDENTS WHEN LEAVING THE GARAGE THAT LOADING OPERATIONS ARE OCCURRING.
9. ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS TO THE TYPE G/TYPE B LOADING SPACE TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR THE CITY OF TORONTO BULK LIFT AND REAR BIN VEHICLE LOADING WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES. THE PUBLIC RIGHTS-OF-WAY MUST NOT BE USED TO TRANSPORT REFUSE TO THE COLLECTION AREA OR FOR THE STORAGE OF SUCH DURING NON-COLLECTION DAYS.
10. PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO COMMENCE, THE CITY WILL BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT STATES THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQD TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG) AND CONFORMS TO THE FOLLOWING:
    A. DESIGN CODE: ONT. BLDG CODE
    B. DESIGN LOAD: CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS.
    C. IMPACT FACTOR: 5% FOR MAX. VEHICLE SPEEDS TO 15KM/HR. ADD 30% FOR HIGHER SPEEDS.
11. THE TYPE G/TYPE B LOADING SPACE HAS AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS, IS LEVEL (+/- 2%), AND IS CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE.
12. THE STAGING PAD ABUTTING THE FRONT OF THE TYPE G/TYPE B LOADING SPACE WILL HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS, IS LEVEL (+/- 2%), AND IS CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE.
13. ALL DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE (+/- 8%), AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4METRES THROUGHOUT.
14. SOLID WASTE MANAGEMENT WILL PROVIDE BULK LIFT COMPACTED GARBAGE, RECYCLING AND ORGANIC COLLECTION SERVICES. COLLECTION OF WASTE MATERIALS WILL BE IN ACCORDANCE WITH THE "CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES FOR NEW DEVELOPMENTS AND RE-DEVELOPMENTS" AS CHAPTER 844, SOLID MUNICIPAL CODE.
15. EXISTING CURBS AT THE PROPOSED ENTRANCES TO BE CONCRETE CURB AND GUTTER AS PER CITY STANDARD T-600.05-1 TO ENSURE THAT THE ENTRANCES WILL BE CONSTRUCTED AS PER CITY STANDARD T-350.01.



2 A3-01 Ground Floor Plan
SCALE: 1 : 100

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
2	REISSUED FOR SPA	MAY 03, 2019	AR

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

F.F.E. FINISH FLOOR ELEVATION

00000 EXISTING ELEVATION

00000 PROPOSED ELEVATION

00000 TOP OF ROOF

BUILDING ENVELOPE

FIRE ACCESS ROUTE HEAVY DUTY PAVING. ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.

Site Legend

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
BOJANA IVANOVA
LICENCE 5079

THE WINSLOW

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GROUND FLOOR OVERALL

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: AR	Drawing No.: A3-01
Checked By: Checker	
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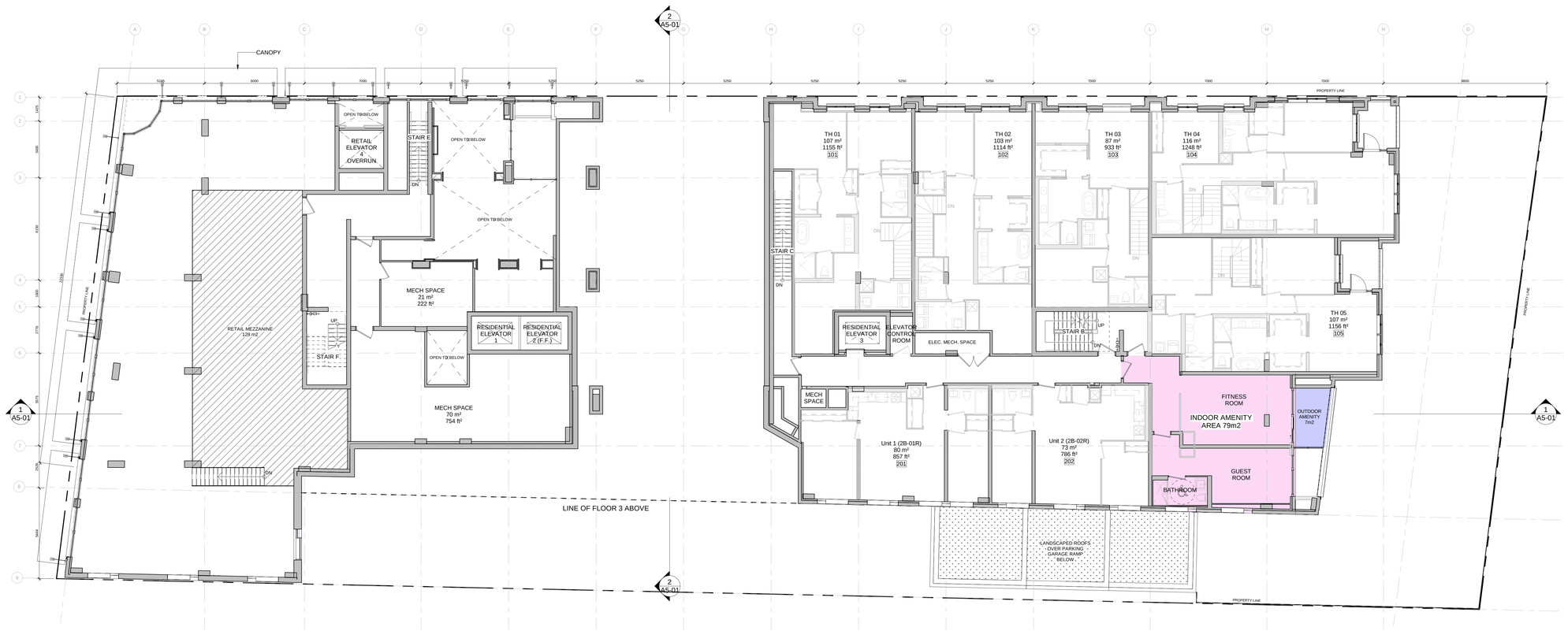
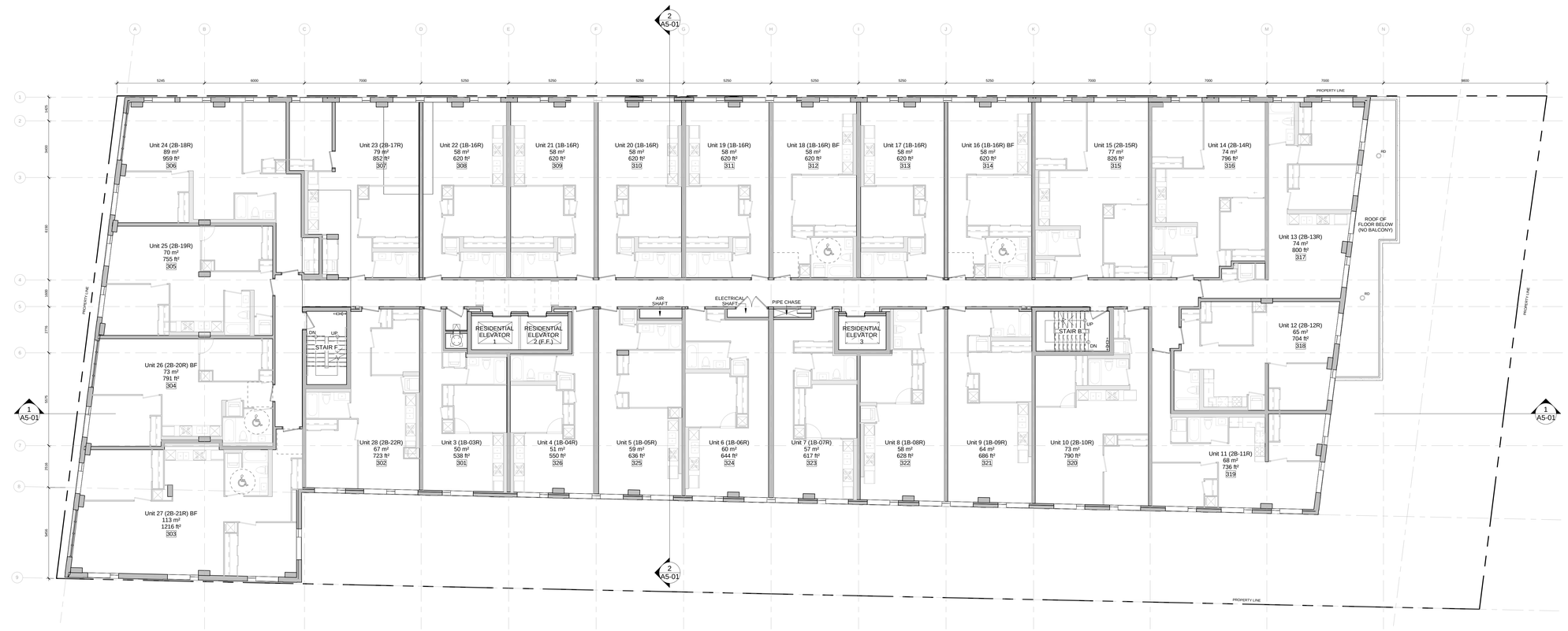


1 A3-02 Second Floor Plan



2 A3-02 Third Floor Plan

No.	Description	Date	By
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2	REISSUED FOR SPA	MAY 03, 2019	AR

DENOTES ARTICULATION ZONE

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
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SECOND & THIRD FLOOR PLAN

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Date: 2018-01-04	
Drawn By: Author	Drawing No.: A3-02
Checked By: Checker	
Date Plotted: 2/05/2019 3:50:41 PM	

1 A3-03 Fourth Floor Plan

2 A3-03 Fifth Floor Plan

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
2	REISSUED FOR SPA	MAY 03, 2019	AR

DENOTES ARTICULATION ZONE

PROJECT NORTH

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FOURTH & FIFTH FLOOR PLAN

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Drawn By: Author	Drawing No.: A3-03
Checked By: Checker	
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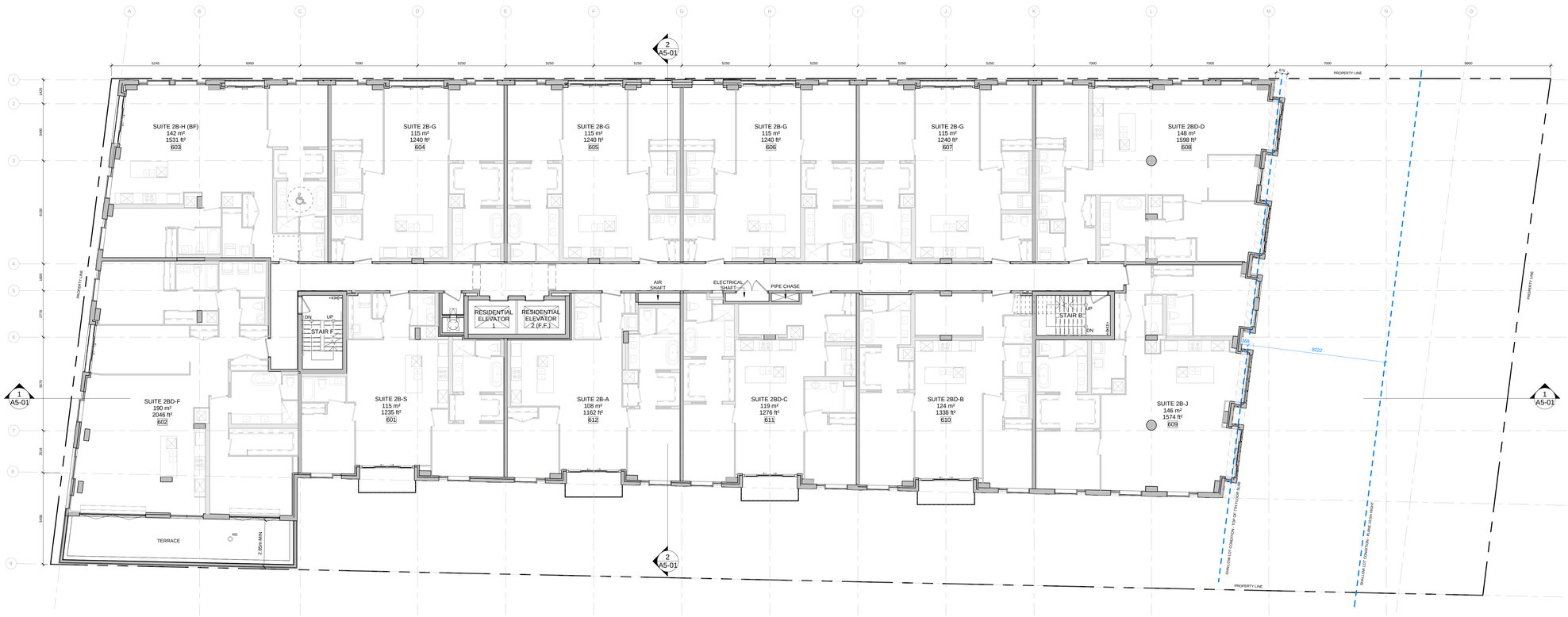
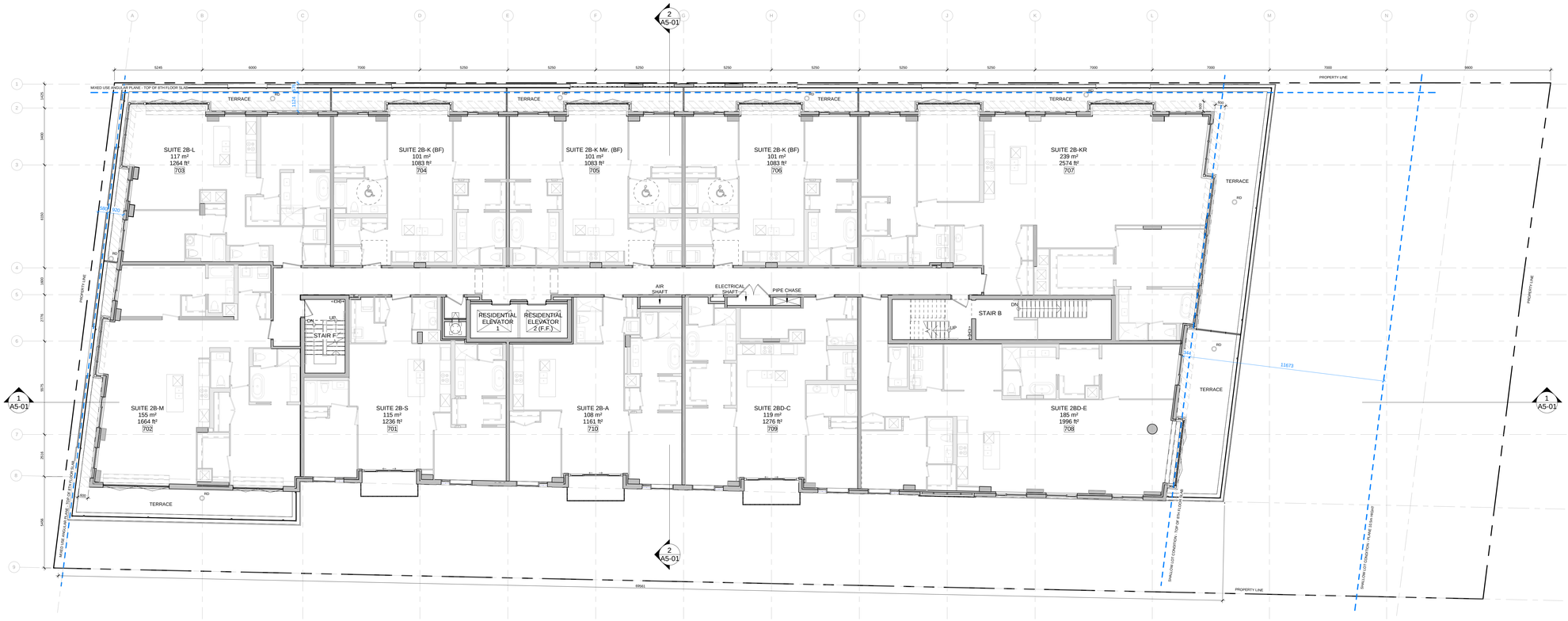


1 A3-04 Sixth Floor Plan



2 A3-04 Seventh Floor Plan

No.	Description	Date	By
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2	REISSUED FOR SPA	MAY 03, 2019	AR

DENOTES ARTICULATION ZONE

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SIXTH & SEVENTH FLOOR PLAN

Scale: As indicated	Project No.: 18-120
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Drawn By: Author	Drawing No.: A3-04
Checked By: Checker	
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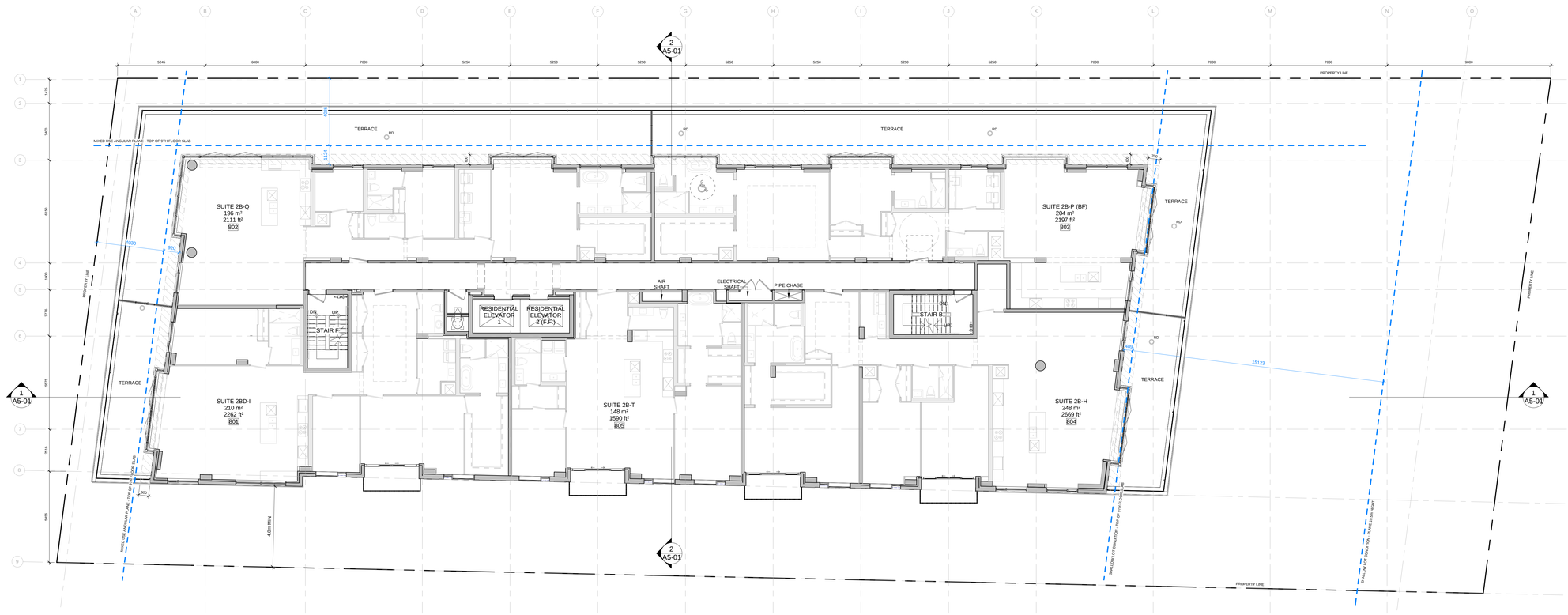
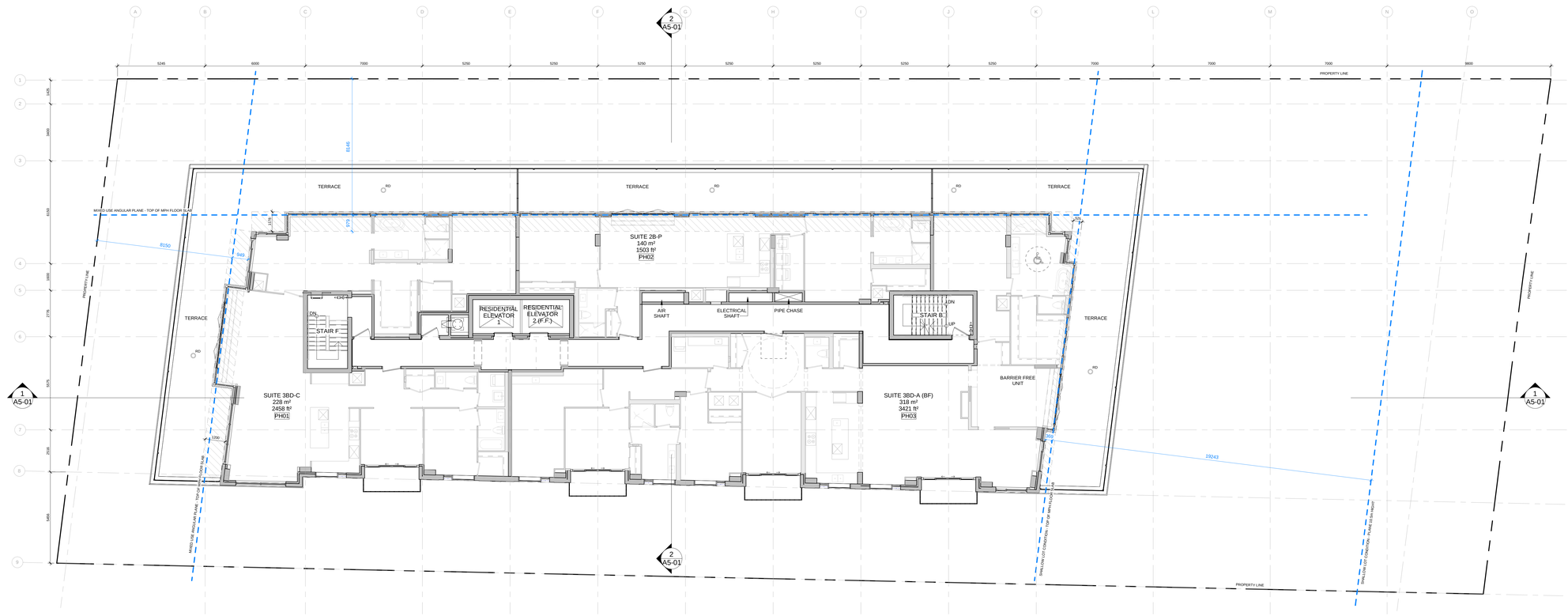


1 A3-05 Eighth Floor Plan



2 A3-05 Ninth Floor Plan

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
2	REISSUED FOR SPA	MAY 03, 2019	AR

DENOTES ARTICULATION ZONE

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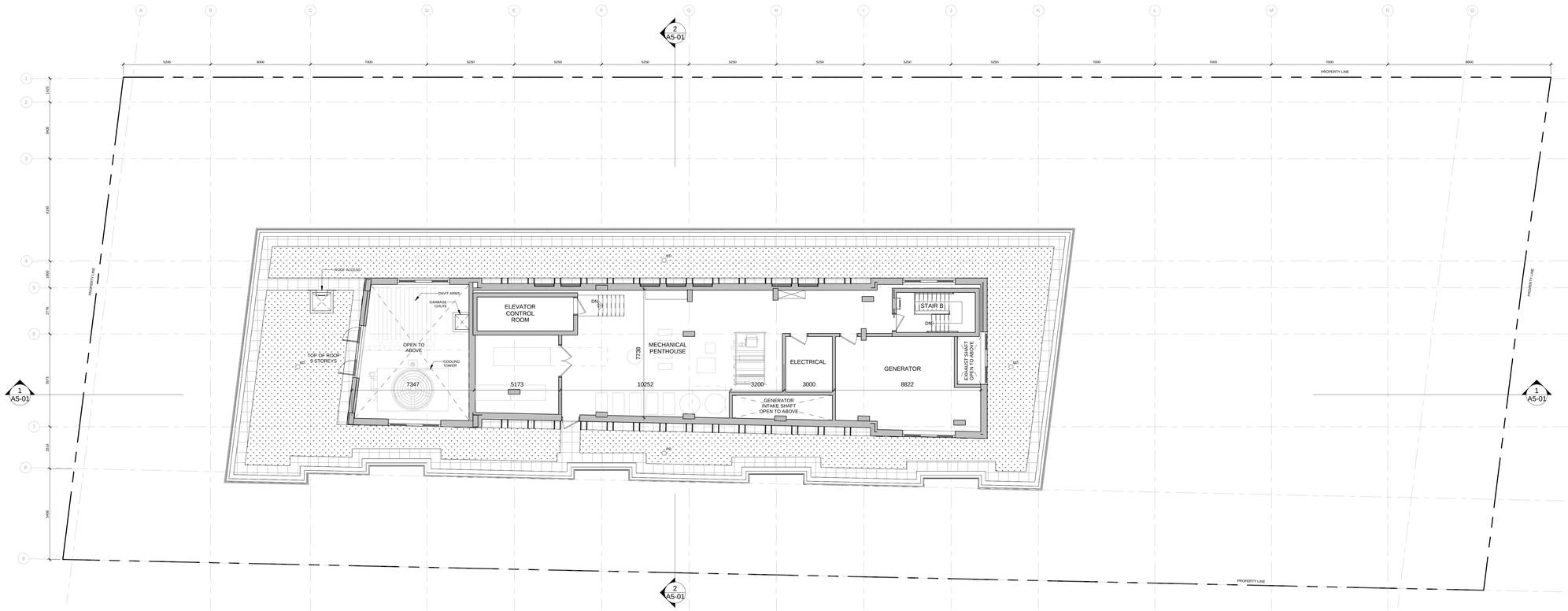
EIGHTH & NINETH FLOOR PLAN

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A3-05
Checked By: Checker	
Date Plotted: 2/05/2019 3:51:01 PM	



1 A3-06 **MPH FLOOR**
SCALE: 1 : 100

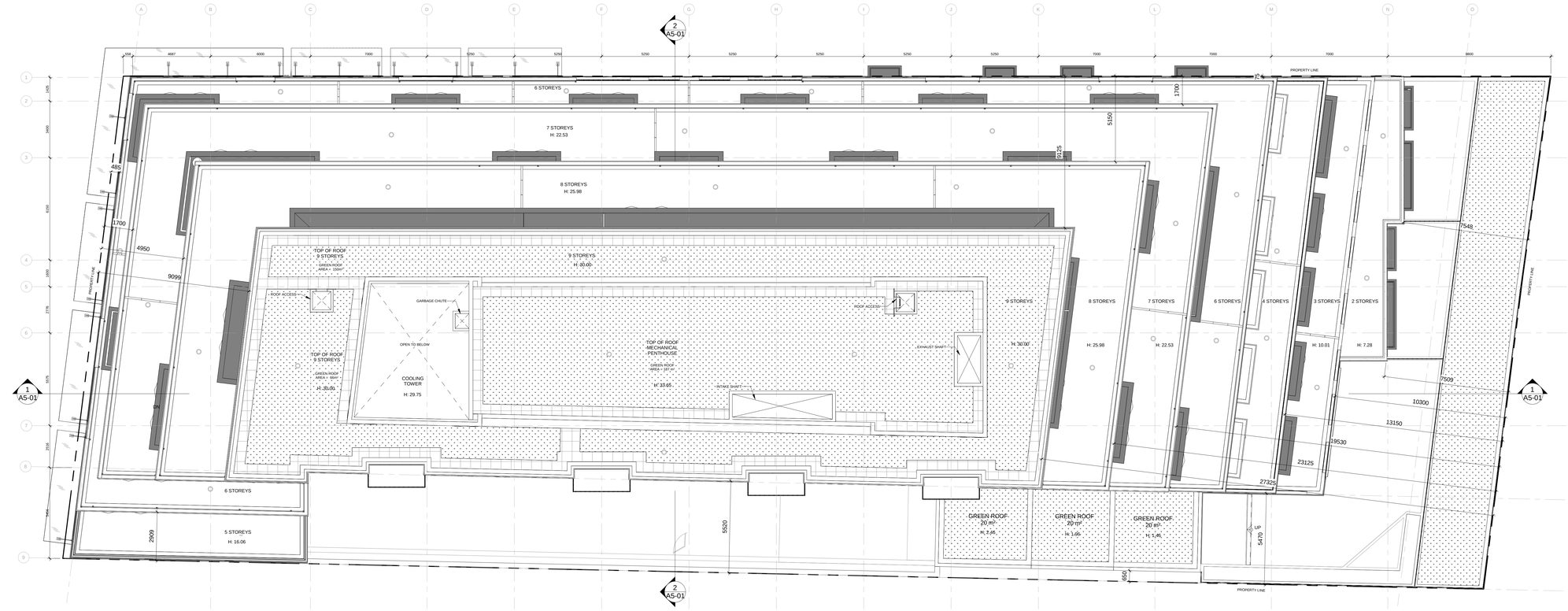
GREEN ROOF STATISTICS		
GENERAL PROJECT DESCRIPTION		**PROPOSED**
TOTAL GROSS FLOOR AREA		13,041 m²
AVAILABLE ROOF SPACE CALCULATION		**PROPOSED**
TOTAL ROOF AREA (m²)		1,291 m²
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)		897 m²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m²)		0 m²
AREA OF RENEWABLE ENERGY DEVICES (m²)		0 m²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m²		0 m²
TOTAL AVAILABLE ROOF SPACE (m²)		769 m²
GREEN ROOF COVERAGE	**REQUIRED**	**PROPOSED**
COVERAGE OF AVAILABLE ROOF SPACE (m²)	308 m²	463 m²
COVERAGE OF AVAILABLE ROOF SPACE (%)	40%	60%

NOTE:

TYPICAL NON-VEGETATED MAINTENANCE WALKWAY PROVIDED AT MECH. ROOF AND MECH. PH = 600mm/2 HIGH ALBEDO ROOF PAVER

200mm BALLAST BUFFER PROVIDED AT BUILDING FACE AT MECH. ROOF AND MECH. PH

300mm BALLAST BUFFER PROVIDED AT RAMP GREEN ROOFS



2 A3-06 **ROOF PLAN**
SCALE: 1 : 100

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
2	REISSUED FOR SPA	MAY 03, 2019	AR

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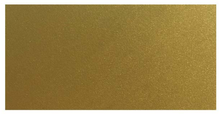
MPH & ROOF PLAN

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A3-06
Checked By: Checker	
Date Plotted: 2/05/2019 3:51:16 PM	

CLADDING MATERIALS

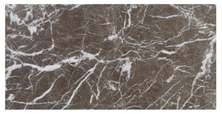
1. PRECAST CONCRETE - WHITE

2. DURANAR SUSTORM BRASS



3. DURANAR XL ANTIQUE BRONZE FINISH

4. MARBLE GIORGIO SAN MARCO



5. DARK GRANITE BASE COFFE BROWN

6. VISION GLASS AGC ENERGY SELECY 40

2 / A4-01 EAST ELEVATION
SCALE: 1 : 100

1 / A4-01 SOUTH ELEVATION
SCALE: 1 : 100

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
2	REISSUED FOR SPA	MAY 03, 2019	AR

ONTARIO ASSOCIATION OF ARCHITECTS
BOJANA IVANOVA
LICENCE
5079

THE WINSLOW

DESIGN BY QUADRANGLE & ERA

RAFAEL + BIGAUSKAS
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Toronto, Ontario M3K 2A2
Telephone:(416) 398-7500
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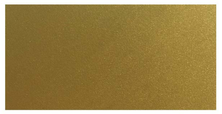
EAST & SOUTH ELEVATIONS

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A4-01
Checked By: Checker	
Date Plotted: 2/05/2019 3:41:30 PM	

CLADDING MATERIALS

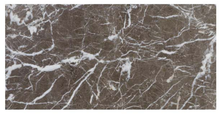
1. PRECAST CONCRETE - WHITE

2. DURANAR SUSTORM BRASS



3. DURANAR XL ANTIQUE BRONZE FINISH

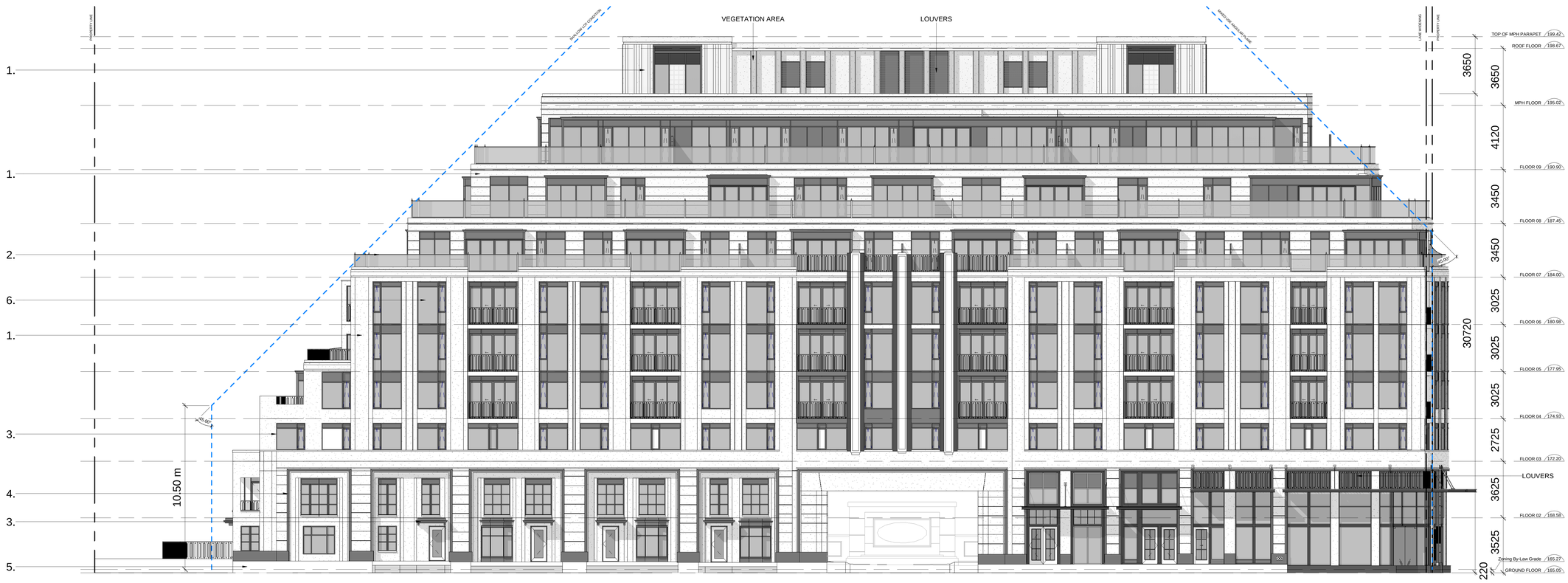
4. MARBLE GIORGIO SAN MARCO



5. DARK GRANITE BASE COFFE BROWN

6. VISION GLASS AGC ENERGY SELECY 40

2 A4-02 WEST ELEVATION
SCALE: 1 : 100



1 A4-02 NORTH ELEVATION
SCALE: 1 : 100

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
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NORTH & WEST ELEVATIONS

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A4-02
Checked By: Checker	
Date Plotted: 2/05/2019 3:42:00 PM	

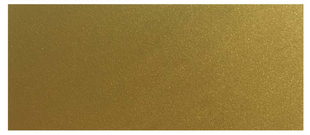
2 A4-03 NORTH ELEVATION

Glazing

Charcoal Grey Aluminum Frames and Metal Panels

Precast Concrete

Duranar Sunstorn Brass



Duranar XL Antique Bronze Finish

Marble - Grigio San Marco

Dark Granite Base Coffee Brown

The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
2	REISSUED FOR SPA	MAY 03, 2019	AR

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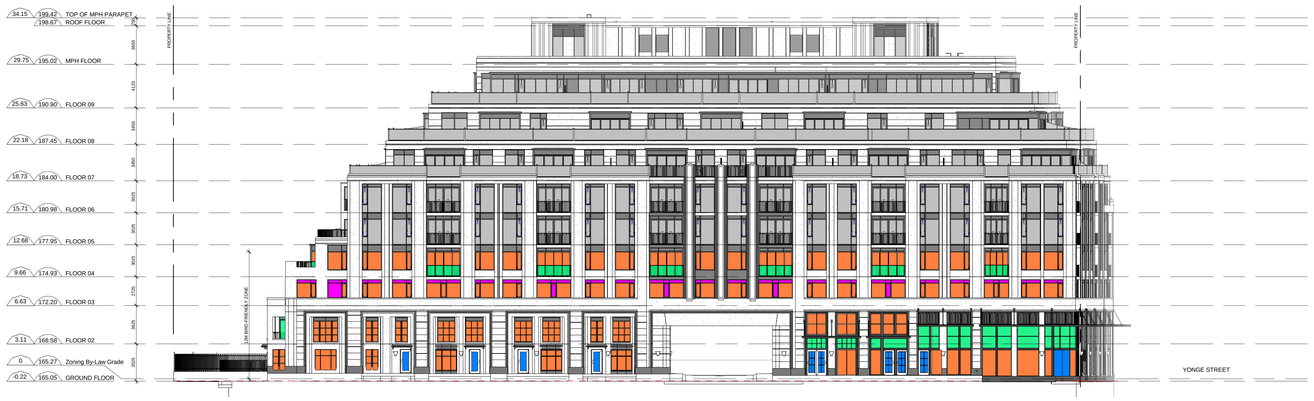
COLOURED ELEVATION

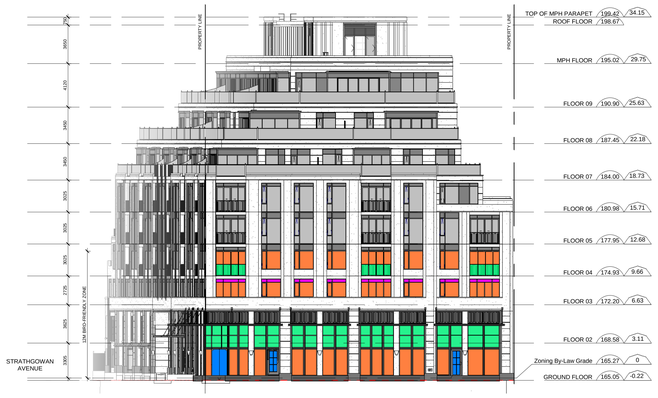
Scale 1 : 50	Project No. 18-120
Date 2018-01-04	
Drawn By Author	Drawing No. A4-03
Checked By Checker	
Date Plotted 2/05/2019 3:42:29 PM	



1 A4-04 NORTH ELEVATION
SCALE: 1 : 200

2 A4-04 SOUTH ELEVATION
SCALE: 1 : 200

3 A4-04 EAST ELEVATION
SCALE: 1 : 200



4 A4-04 WEST ELEVATION
SCALE: 1 : 200

ELEVATIONS BREAKDOWN

ELEVATION	VISUAL MARKER	LOW REFLECTANCE	VISION GLAZING	SHADED	TOTAL TREATED AREA (m²)	TOTAL TREATED AREA (%)
NORTH	188.48	14.82	13.23	43.86	260.39	39 %
SOUTH	115.93	18.14	0.00	21.33	155.40	23 %
EAST	52.01	10.25	27.34	20.72	110.32	17 %
WEST	82.48	4.12	6.22	46.85	139.67	21 %
TOTAL (m²)	**438.90**	**47.33**	**46.79**	**132.76**	**665.78**	**100 %**
TOTAL (%)	**66 %**	**7 %**	**7 %**	**20 %**	**100 %**	

REQUIRED AREA		
TOT. GLAZED AREA	665.78 m2	
MIN. TREATED AREA	565.91 m2	85 %
TOT. TREATED AREA	618.99 m2	93 %
COMPLYING	**YES**	
OUTSTANDING	-	

NOTES:

ALL BALCONY GLASS OR ANY OTHER WINDOWS OR GLASS SURFACES UP TO 12m OF THE BUILDING ABOVE GRADE AND GREEN ROOFS SHALL BE TREATED WITH A COMBINATION OF THE FOLLOWING:

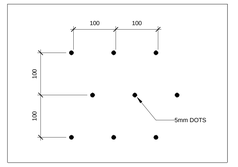
1. LOW REFLECTIVE MATERIALS (SPANDREL PANEL)

2. VISUAL MARKERS APPLIED TO GLASS

3. BUILDING INTEGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES - (SHADE MEASURED AT 1:1 RATIO TO PROJECTION)

ALL AS PER TORONTO GREEN STANDARD EC 4.4

TYPICAL FRIT PATTERN



No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
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LEGEND:

VISUAL GLASS - NOT TREATED AREA

SPANDREL GLASS - TO BE SOLID BACK-PAINTED, REFLECTIVE OR LOW-E

FRITTED GLAZING - VISUAL MARKERS WITH A MAXIMUM 10% EFFECTIVE COVERAGE OF 100 X 100 mm CONFORMING TO TORONTO GREEN STANDARD EC 4.1-3

FRITTED GLAZING - VISUAL MARKERS WITH A MAXIMUM 10% EFFECTIVE SPACING OF 100 X 100 mm CONFORMING TO TORONTO GREEN STANDARD EC 4.1-4

SHADED BY INTEGRATED STRUCTURE - THESE SURFACES DO NOT NEED BIRD-FRIENDLY TREATMENT AND CONFORM TO TORONTO GREEN STANDARD EC 4.4-3 (SHADE MEASURED AT 1:1 RATIO TO PROJECTION)

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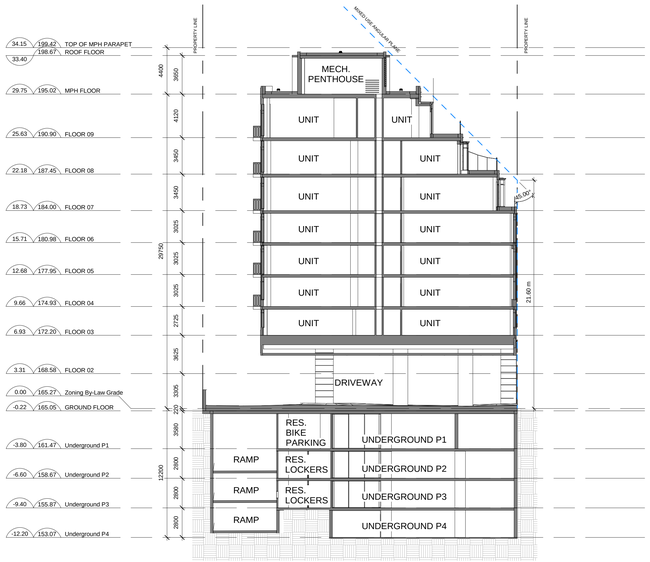
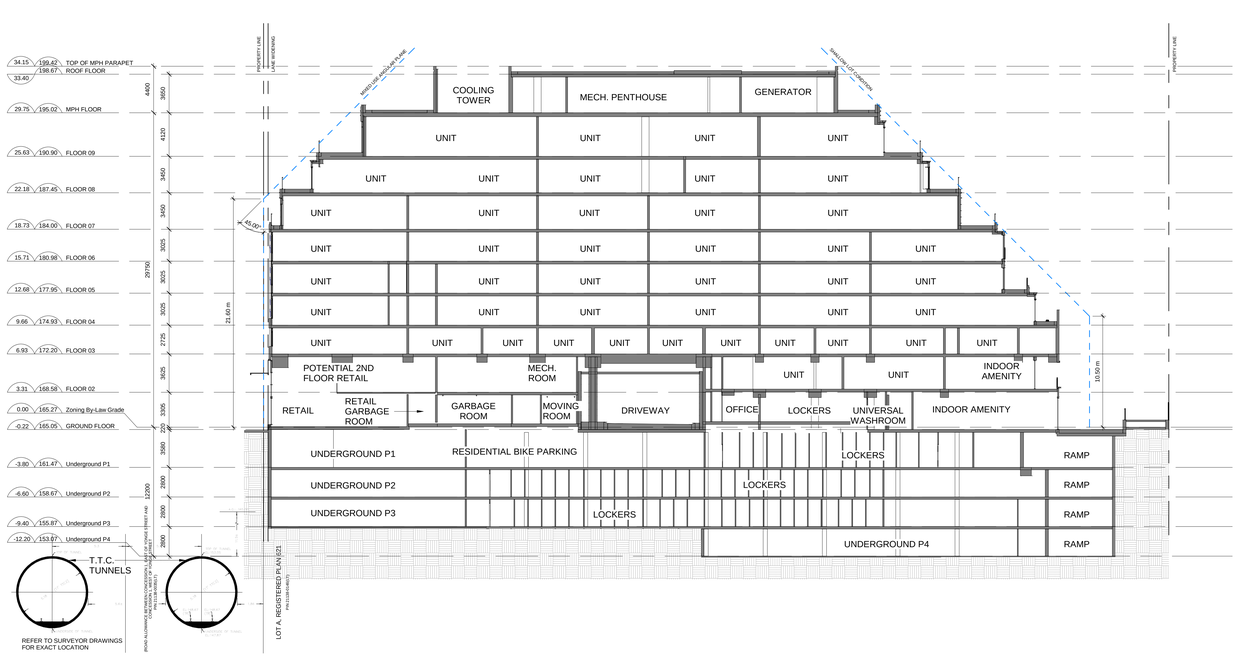
BIRD FRIENDLY DESIGN

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A4-04
Checked By: Checker	
Date Plotted: 2/05/2019 3:42:53 PM	



2 A5-01 SECTION NORTH / SOUTH
SCALE: 1 : 200



1 A5-01 SECTION EAST / WEST
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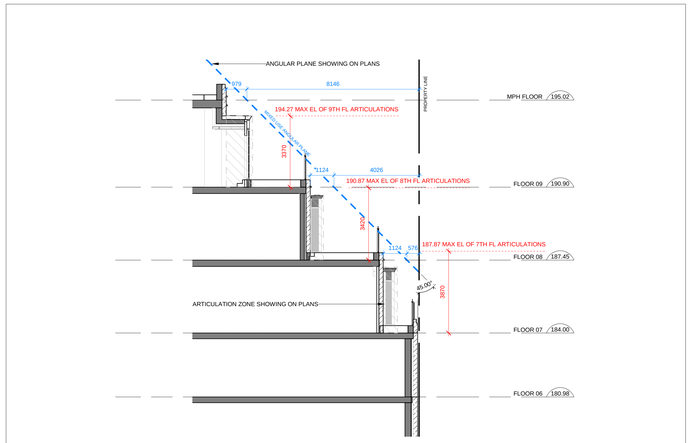
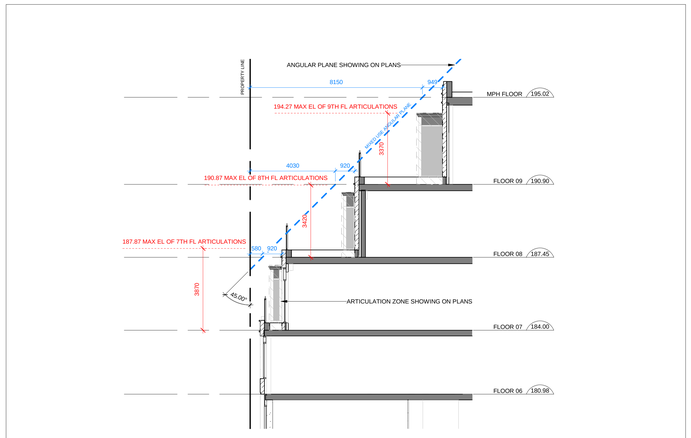
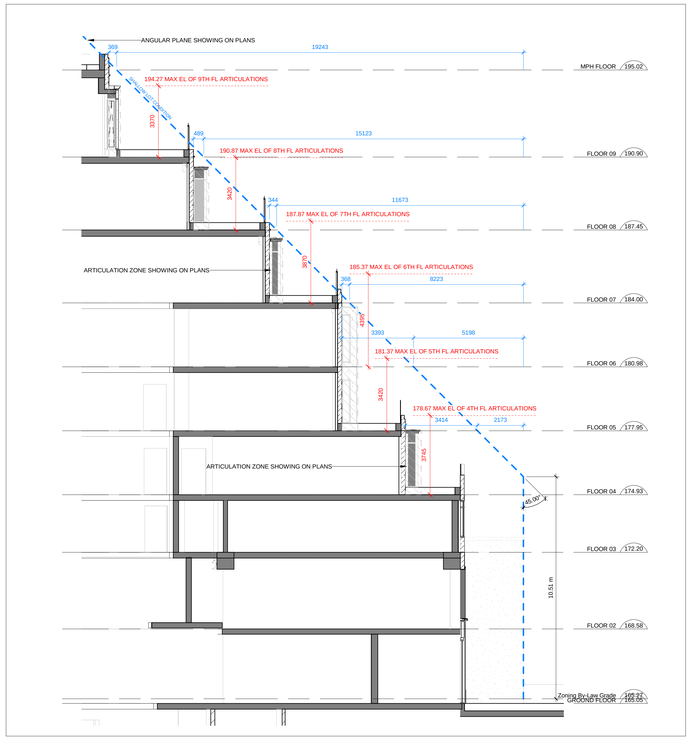


4 A5-01 ANGULAR PLANES & ARTICULATION ZONE - NORTH
SCALE: 1 : 100



5 A5-01 ANGULAR PLANES & ARTICULATION ZONE - WEST
SCALE: 1 : 100



3 A5-01 ANGULAR PLANES & ARTICULATION ZONE - EAST
SCALE: 1 : 100

No.	Description	Date	By
1	ISSUED FOR SPA	JAN 23, 2019	AR
2	REISSUED FOR SPA	MAY 03, 2019	AR

DENOTES ARTICULATION ZONE

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BUILDING SECTIONS

Scale: As indicated	Project No.: 18-120
Date: 2018-01-04	
Drawn By: Author	Drawing No.: A5-01
Checked By: Checker	
Date Plotted: 2/05/2019 3:51:22 PM	