

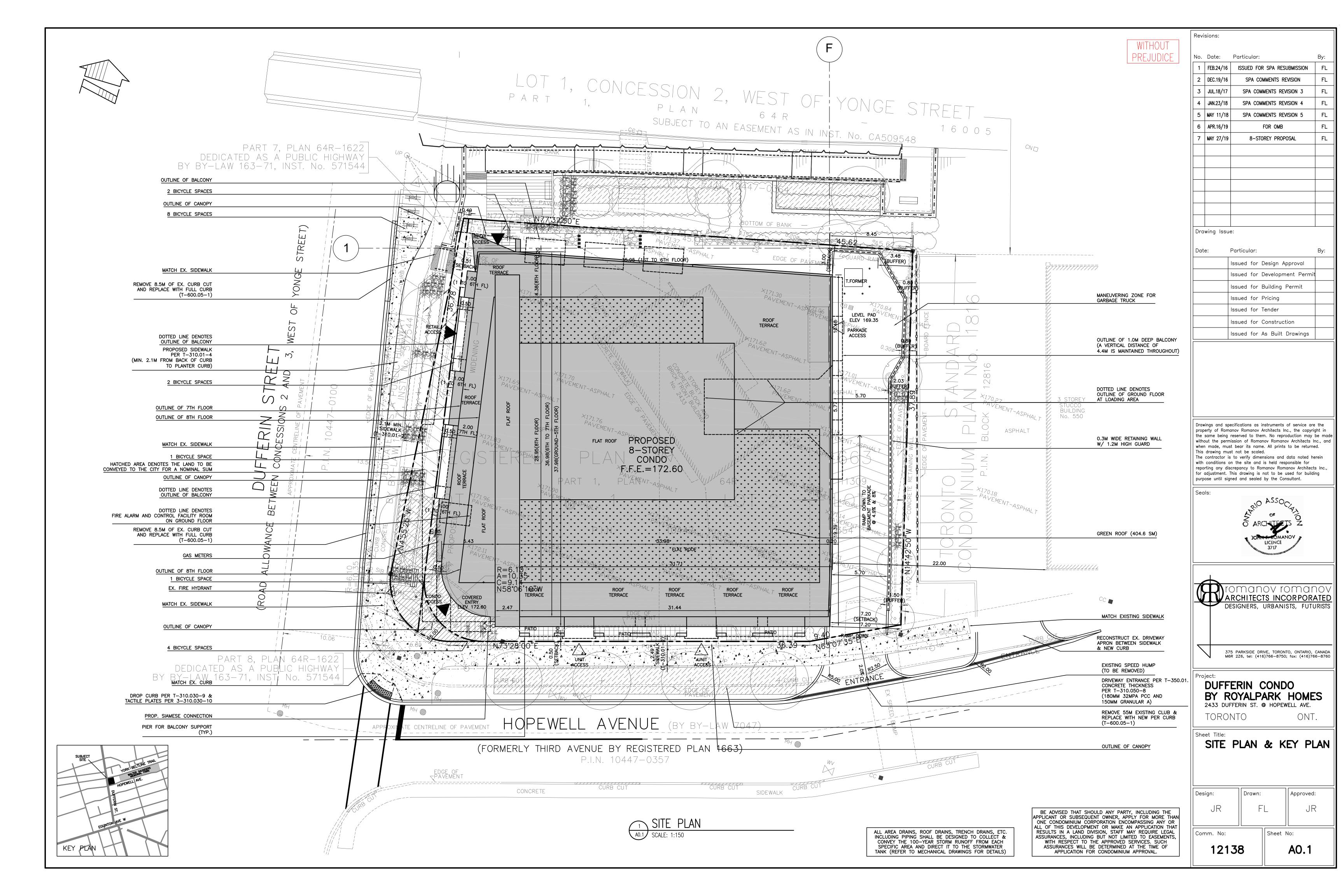
SKETCH SHOWING ELEVATIONS OF ALL OF LOT 2 AND PART OF LOTS 1 AND 3 REGISTERED PLAN 1663 LOT 1, CONCESSION 2, WEST OF YONGE STREET CITY OF TORONTO (FORMERLY CITY OF NORTH YORK) SCALE 1:250 SUBJECT TO AN EASEMENT AS IN INST. No. CA509548 20metres 16005 PART 7, PLAN 64R-1622 DEDICATED AS A PUBLIC HIGHWAY BY BY-LAW 163-71, INST. No. 571544 RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. DISTANCES SHOWN ON THIS SKETCH ARE IN METRES BANKP!DAN. 10447-0364 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. SURVEYOR'S CERTIFICATE THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE _____, 2013 C. WAHBA ONTARIO LAND SURVEYOR CAUTION THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR FOR MORTGAGE AND/OR TRANSACTION PURPOSES. BOUNDARY NOTE: BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF RADY—PENTEK & EDWARD SURVEYING LTD, O.L.S. THE BOUNDARY IS SUBJECT TO CLARIFICATION UPON THE INCORPORATION OF ADDITIONAL DOCUMENTARY AND FIELD SURVEY EVIDENCE. UNDERGROUND SERVICES UNDERGROUND SERVICES HAVE NOT BEEN SHOWN ON THIS SKETCH. THE MARKOUT OF UNDERGROUND SERVICES IS ADVISED PRIOR TO EXCAVATION AND CONSTRUCTION. LEGEND P.I.N. DENOTES CATCH BASIN DENOTES TOP OF HYDRANT DENOTES WATER VALVE WVDENOTES MANHOLE МН DENOTES LAMP STANDARD DENOTES UTILITY POLE DENOTES OVERHEAD WIRE DENOTES DIAMETER DENOTES DECIDUOUS TREE DENOTES CONIFEROUS TREE DENOTES FINISHED FLOOR DENOTES GUY WIRE DENOTES WELL DENOTES PROPERTY IDENTIFIER NUMBER P.I.N. BENCHMARK NOTE ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO 3rd ORDER BENCHMARK No. 12019630213 HAVING AN ELEVATION OF 174.590 METRES. APPROXIMATE CENTRELINE OF PAVEMENT LOCATED AT SOUTHEAST CORNER OF DUFFERIN STREET AND BELGRAVIA AVENUE. PLATE ON EAST WALL OF WOOD LARKIN LTD., 2401 DUFFERIN STREET, (FORMERLY THIRD AVENUE BY REGISTERED PLAN 1663) 0.30 METRES SOUTH OF THE NORTHEAST CORNER, 0.76 METRES ABOVE GROUND. P.I.N. 10447-0357 RADY-PENTEK & EDWARD SURVEYING LTD. ONTARIO LAND SURVEYORS 643 Chrislea Road, Suite 7 Woodbridge, Ontario L4L 8A3 Tel.(416)635-5000 Fax (416)635-5001 Tel.(905)264-0881 Fax (905)264-2099 Website: www.r-pe.ca

CAD FILE No. 13-042TOPO

CHECKED: C.W.

DRAWN: E.G.

JOB No. 13-042



LEGAL DESCRIPTION

ALL OF LOT 2 AND PART OF LOTS 1 AND 3 REGISTERED PLAN 1663 CITY OF TORONTO FORMERLY CITY OF NORTH YORK 2433 DUFFERIN ST. ZONING: CR2.0 SS2

COVERAGE

LOT AREA

(GROSS AREA, INCL. WIDENING) 2,019.32 SQ.M. 0.499 ACRES LOT ÀREA

(NET AREA) 1,925.65 SQ.M. 0.476 ACRES (100 %)

1,342.54 SQ.M. 66 %

PAVED AREA RAMP 312.78 SQ.M. 16 % FIRE ROUTE LANDSCAPED AREA 70.24 SQ.M. 156.16 SQ.M. 8 % HARD (SIDEWALKS)

PROPOSED DEVELOPMENT

99 CONDOMINIUM UNITS, 1 RETAIL UNIT

BUILDING AREA & HEIGHT

GROSS FLOOR AREA

BUILDING FOOTPRINT

EL 0.0 D /	lo c a	1							<u> </u>
FLOOR/ SUITES	G.C.A. (SM)	DEDUCTIO	V (SM)						G.F.A. (SM)
1ST FL		STAIRWELL	ELEVATOR SHAFT	AIR SHAFT	GARBAGE SHUTE				(as per ZB definitions)
1-bach 9-1bd 1-2bd	1341.89 (incl 164 SM comm)	32.14	11.98	10.78	1.49				1285.50
2ND FL 2-bach		STAIRWELL	ELEVATOR SHAFT	AIR SHAFT	GARBAGE SHUTE	FLOOR OPENING	BICYCLE RM		
9-1bd 2-2bd	1411.48	31.87	11.98	6.97	1.49	143.91	42.64		1172.62
3RD FL 2-bach		STAIRWELL	ELEVATOR SHAFT	AIR SHAFT	GARBAGE SHUTE	BICYCLE RM			
9-1bd 3-2bd 1-3bd	1398.93	31.87	11.98	3.34	1.49	42.64			1307.61
4TH FL 2-bach		STAIRWELL	ELEVATOR SHAFT	AIR SHAFT	GARBAGE SHUTE	BICYCLE RM			
9-1bd 3-2bd 1-3bd	1449.19	31.87	11.98	3.34	1.49	42.64			1357.87
5TH FL 2-bach		STAIRWELL	ELEVATOR SHAFT	AIR SHAFT	GARBAGE SHUTE	BICYCLE RM			
9-1bd 3-2bd 1-3bd	1383.70	31.87	11.98	3.34	1.49	42.64			1292.38
6TH FL 2-bach		STAIRWELL	ELEVATOR SHAFT	AIR SHAFT	GARBAGE SHUTE	BICYCLE RM			
10-1bd 2-2bd 1-3bd	1346.91	31.87	11.98	3.34	1.49	42.64			1255.59
7TH FL 1-bach		STAIRWELL	ELEVATOR SHAFT	AIR SHAFT	GARBAGE SHUTE	BICYCLE RM			
1-1bd 7-2bd 6-3bd	1349.79	31.87	11.98	3.34	1.49	42.64			1258.47
8TH FL N/A 2nd stry		STAIRWELL	ELEVATOR SHAFT	AIR SHAFT	GARBAGE SHUTE	FLOOR OPENING	AMENITY RM *	MECH. PENTHOUSE	
of suites on 7th	892.80	20.16	12.20	3.34	1.49	11.80	250.00	10.00	583.77
TOTAL	10574.69								 9,513.81

* 99 UNIT X 4 SM PER UNIT (INDOOR AND OUTDOOR) = 396 SM = 250 SM INDOOR; 150 SM OUTDOOR

26.50 M

TOTAL GROSS FLOOR AREA 9,513.81 SQM

FLOOR SPACE INDEX

HEIGHT OF MECH. SCREEN

9,513.81 / 2,019.32 = 4.71 F.S.I. 9,513.81 / 1,928.66 = 4.93 F.S.I. 9,446.68 SQM (4.84 F.S.I.) 167.13 SQM (0.09 F.S.I.) 9,446.68 SQM (4.66 F.S.I.) 167.13 SQM (0.08 F.S.I.) TOTAL RESIDENTIAL GFA TOTAL RETAIL GFA

BUILDING AREA 1,419.56 SQM 25.00 M (8-STOREY)

GENERAL PROJECT DESCRIPTION TOTAL GROSS FLOOR AREA (SQM)		PROPOSED 9,513.81	+
BREAKDOWN OF PROJECT COMPONENTS (SQM):		·	
RESIDENTIAL		9,446.68	
RETAIL RETAIL		164.07	
COMMERCIAL INDUSTRIAL			_
INDUSTRIAL INSTITUTIONAL/OTHER			+
TOTAL NUMBER RESIDENTIAL UNITS (RESIDENTAIL ONLY)		99	+
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PRO
NUMBER OF PARKING SPACES	96.95	80	
NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY LEV PARKING			
NUMBER OF PARKING SPACES WITH EVSE			
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PRO
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	107	107	+
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL OTHER USES)	1	1	
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL USES) LOCATED ON:			
A) FIRST STOREY OF BUILDING		16	
B) SECOND STOREY OF BUILDING		17	+
C) FIRST LEVEL BELOW—GROUND D) SECOND LEVEL BELOW—GROUND		74	
E) OTHER LEVELS BELOW—GROUND	+		+
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	14	14	+
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL OTHER USES)	4	4	1
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL USES) AT-GRADE OR ON FIRST LEVEL BELOW GRADE			
NUMBER OF MALE SHOWER & CHANGE FACILITIES (NON-RESIDENTIAL)	0		
NUMBER OF FEMALE SHOWER & CHANGE FACILITIES (NON-RESIDENTIAL)	0		
URBAN HEAT ISLAND NON-ROOF HEARSCAPE	REQUIRED	PROPOSED	PRO
TOTAL NON-ROOF HARDSCAPE AREA (SQM)	REQUIRED	637	+ FRO
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MIN. 50%) (SQM)	325	325	
PERCENTAGE OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE SQM)	5_5		1
a) HIGH—ALBEDO SURFACE MATERIAL		325	
b) OPEN-GRID PAVEMENT			
c) SHADE FROM TREE CANOPY			
d) SHADE FROM HIGH-ALBEDO STRUCTURES			
d) SHADE FROM ENERGY GENERATION STRUCTURES PERCENTAGE OF REQUIRED CAR PARKING SPACES UNDER COVER (MIN. 75%)(NON-RESIDENTIAL ONLY)			+
FERCENTAGE OF REQUIRED CAR FARRING SPACES UNDER COVER (MIIN. 75%)(NON-RESIDENTIAL UNLT)			
GREEN & COOL ROOFS	REQUIRED	PROPOSED	PRO
AVAILABLE ROOF SPACE (SQM)		892.6	
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (SQM)		488	
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (SQM)		404.6	
AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (SQM)			
WATER EFFICIENCY	REQUIRED	PROPOSED	PRO
TOTAL LANDSCAPED SITE AREA (SQM)	NEQUINED	310	T FILO
LANDSCAPED SITE AREA PLANTED WITH DROUGHT-TOLERANT PLANTS (MIN. 50% SQM)	155	163	+
	, , , , ,	, , , , , ,	
TREE PLANTING AREAS & SOIL VOLUME	REQUIRED	PROPOSED	PRO
TOTAL SITE AREA (SQM)		2019.31	
TOTAL SOIL VOLUME (40% OF THE SITE AREA/ 66 SQM X 30 QBM)	12 10	18:15 ORNAMETAL 13 CONIFE	rous
TOTAL NUMBER OF TREES PLANTED			
NUMBER OF SURFACE PARKING SPACES (IF APPLICABLE) NUMBER OF SHADE TREES LOCATED IN SURFACE PARKING AREA INTERIOR (MIN. 1 TREE FOR 5 PARKING SPACES)	N/A	0 N/A	+
NOMBER OF STADE TILES ECONTED IN SORTAGE FARRING AREA INTERIOR (MIII). I TILE FOR S FARES)	I IN/ A	1 11/71	
	REQUIRED	PROPOSED	PRO
NATURAL HERITAGE: SITE		19	1
NATURAL HERITAGE: SITE TOTAL NUMBER OF PLANTS	10	11	
	10		T ==
TOTAL NUMBER OF PLANTS TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS (MIN. 50%)		55	PRO
TOTAL NUMBER OF PLANTS TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS (MIN. 50%) BIRD FRIENDLY GLAZING	REQUIRED	PROPOSED	
TOTAL NUMBER OF PLANTS TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS (MIN. 50%) BIRD FRIENDLY GLAZING TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 12M ABOVE GRADE (INCLUDING GLASS BALCONY RAILINGS)	REQUIRED	725	
TOTAL NUMBER OF PLANTS TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS (MIN. 50%) BIRD FRIENDLY GLAZING TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 12M ABOVE GRADE (INCLUDING GLASS BALCONY RAILINGS) TOTAL AREA OF TREATED GLAZING (MIN. 85% OF TOTAL AREA OF GLAZING WITHIN 12M ABOVE GRADE)			
TOTAL NUMBER OF PLANTS TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS (MIN. 50%) BIRD FRIENDLY GLAZING TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 12M ABOVE GRADE (INCLUDING GLASS BALCONY RAILINGS) TOTAL AREA OF TREATED GLAZING (MIN. 85% OF TOTAL AREA OF GLAZING WITHIN 12M ABOVE GRADE) PERCENTAGE OF GLAZING WITHIN 12M ABOVE GRADE TREATED WITH:	REQUIRED	725 725	
TOTAL NUMBER OF PLANTS TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS (MIN. 50%) BIRD FRIENDLY GLAZING TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 12M ABOVE GRADE (INCLUDING GLASS BALCONY RAILINGS) TOTAL AREA OF TREATED GLAZING (MIN. 85% OF TOTAL AREA OF GLAZING WITHIN 12M ABOVE GRADE)	REQUIRED	725	

RESIDENTIAL SOLID WASTE:

WASTE COLLECTION VEHICLES, 12.0M LONG AND 2.4M WIDE.

1. RESIDENT SOLID WASTE WILL BE PICKED UP FROM THE SITE USING FRONT-LOADING

TORONTO GREEN STANDARD STATISTICS (v2.0)
FOR MID TO HIGH-RISE DEVELOPMENT

- 2. G-TYPE WASTE LOADING AREA IS 13.0M LONG AND 4.0M WIDE WITH A VERTICAL CLEARANCE OF 6.1M THROUGHOUT.
- 3. ALL DRIVEWAYS WHICH WILL BE USED BY FRONT-LOADING WASTE COLLECTION VEHICLES HAVE MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4M
- 4. TYPE G LOADING AREA IS CONSTRUCTED OF MIN. 200MM REINFORCED CONCRETE, LEVELED WITH MAX. ± 2% SLOPE.
- 5. WASTE BIN STAGING PAD IS WITH 9 SM AND WILL PROVIDE SPACE FOR TWO 2.3 SM WASTE BINS. 6. THE STAGING PAD WILL BE CONSTRUCTED OF MIN. 200 MM REINFORCED CONCRETE LEVELED WITH MAX. ± 2% SLOPE.
- 7. DURING WASTE COLLECTION, A TRAINED BUILDING-MANAGEMENT STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS AND ACT AS A FLAGMAN WHEN WASTE COLLECTION VEHICLE IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME
- THE CITY COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- 8. AREAS WHERE RESIDENTIAL TRAFFIC AND COMMERCIAL TRAFFIC (WASTE COLLECTION AND DELIVERY VEHICLES) MERGE, WILL BE EQUIPPED WITH WARRING SIGNS AND LIGHTS
- TO ALERT DRIVERS OF DANGER.

SETBACKS/YARDS

REAR (E) —m 7.2 m INT. SIDE (N) —m 3.00m

EXT. SIDE (S) -m 0.50m

PARKING & LOADING

REQ'D PROV'D

-m 0.51m -m 7.2 m

RESIDENTIAL REQUIRED: 96.95 SPACES (POLICY AREA 4)

56 1-BEDROOM X 0.8 SPACE PER UNIT = 44.8 SPACÈS 21 2-BEDROOM X 0.9 SPACE PER UNIT = 18.9 SPACES

10 3-BEDROOM X 1.0 SPACE PER UNIT = 10 SPACES

COMMERCIAL REQUIRED: 0 SPACE (GFA LESS THAN 200 SM)

TOTAL PARKING PROVIDED 80 FULL SIZE, 3 SMALL SIZE

BASEMENT UNDERGROUND B2 48 FULL SIZE, 2 SMALL SIZE

BASEMENT UNDERGROUND B1 32 FULL SIZE, 1 SMALL SIZE

NOTES:
GARBAGE STORAGE LOCATED IN UNDERGROUND EXCEPT ON PICKUP

INDOOR

(2 SQ.M PER UNIT)

244.6 SM

(9TH FLOOR)

228 SM

OUTDOOR 40 SM

281.8 SM

ACCESSIBLE PARKING REQUIRED: 5 FOR 100 SPACES

ACCESSIBLE PARKING PROVIDED: 5

FULL SIZE PARKING SPACE: 2.6m x 5.6m ACCESSIBLE PARKING SPACE: 3.9m x 5.6m

TYPICAL SPACE DIMENSIONS:

AISLE WIDTH: 6.0m

AMENITY SPACE

REQUIRED:

PROPOSED:

99 UNITS X 0.15 VISITOR SPACE PER UNIT = 14.85 SPACES

BICYCLE PARKING (TIER 2)

RESIDENTIAL: SHORT-TERM LONG-TERM 14 (0.12 SPACES EACH UNIT) 107 (1.08 SPACES EACH UNIT) REQUIRED: PROVIDED:

COMMERCIAL: SHORT-TERM LONG-TERM REQUIRED: 4 (3+0.3 SPACES EACH 100 SM) 1 (0.2 SPACES EACH 100 SM) PROVIDED:

STANDARD BICYCLE PARKING SPACE: 0.6M X 1.8M NO SHOWER & CHANGE FACILITIES REQUIRED FOR RETAIL UNIT 12 BACHELOR X 0.7 SPACE PER UNIT = 8.4 SPACES (UNIT AREA GREATER THAN 45 SM

LANDSCAPING BUFFERS

LOCATION REQ'D PROV'D FRONT (W) REAR (È) 1m 1m INT. SIDE (N) -m Om EXT. SIDE (S) -m Om

GREEN ROOF

(100%) (40%) AVAILABLE ROOF SPACE: 892.6 REQUIRED: (45%) 404.6 PROVIDED:

OBC CLASSIFICATION

OBC GROUP C 8-STOREY FACES 2 STREETS OBC 3.2.2.42. SPRINKLERED

NON-RESIDENTIAL SOLID WAS IE:

- 1. STORAGE, TRANSPORT AND COLLECTION OF NON-RESIDENTIAL WASTE WILL BE DONE
- SEPARATELY FROM RESIDENTIAL COMPONENT. 2. COLLECTION OF NON RESIDENTAIL WASTE WILL BE ARRANGED BY BUILDING MANAGEMENT TEAM
- WITH A PRIVATE WASTE MANAGEMENT COMPANY.
- 3. NON-RESIDENTIAL WASTE WILL BE CURB SIDE COLLECTED.
- 4. RETAIL WASTE BINS SHALL BEAR PERMANENT LABEL: "FOR COMMERCIAL WASTE ONLY". 5. RETAIL WASTE BINS WILL BE STORED IN A SEPARATE WASTE STORAGE ROOM WITHIN THE RETAIL SPACE.

BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR

CONDOMINIUM APPROVAL.

FIRE SERVICES

FIRE ALARM AND CONTROL FACILITY IS PROVIDED ON THE STOREY CONTAINING THE ENTRANCE FOR FIRE FIGHTER ACCESS AND IS READILY ACCESSIBLE TO FIRE FIGHTERS ENTERING THE BUILDING TAKING INTO ACCOUNT BACKGROUND NOISE.

1 HOUR FIRE RATING PROTECTION IS PROVIDED FOR "VERTICAL OPENINGS AND **EXTERNAL COMMUNICATIONS"**

Revisions:

No.	Date:	Particular:	Ву:
1	FEB.24/16	ISSUED FOR SPA RESUBMISSION	FL
2	DEC.19/16	SPA COMMENTS REVISION	FL
3	JUL.18/17	SPA COMMENTS REVISION 3	FL
4	JAN.23/18	SPA COMMENTS REVISION 4	FL
5	MAY 11/18	SPA COMMENTS REVISION 5	FL
7	MAY 27/19	8-STOREY PROPOSAL	FL
Dra	wing Issue	e:	

|| Drawing Issue:

|| Date:

Issued for Design Approval	
Issued for Development Permit	
Issued for Building Permit	
Issued for Pricing	
Issued for Tender	
Issued for Construction	
Issued for As Built Drawings	

Particular:

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ONT.

DUFFERIN CONDO BY ROYALPARK HOMES

2433 DUFFERIN ST. @ HOPEWELL AVE. TORONTO

Sheet Title: PROJECT STATISTICS & GREEN STANDARD STATISTICS

Sheet No:

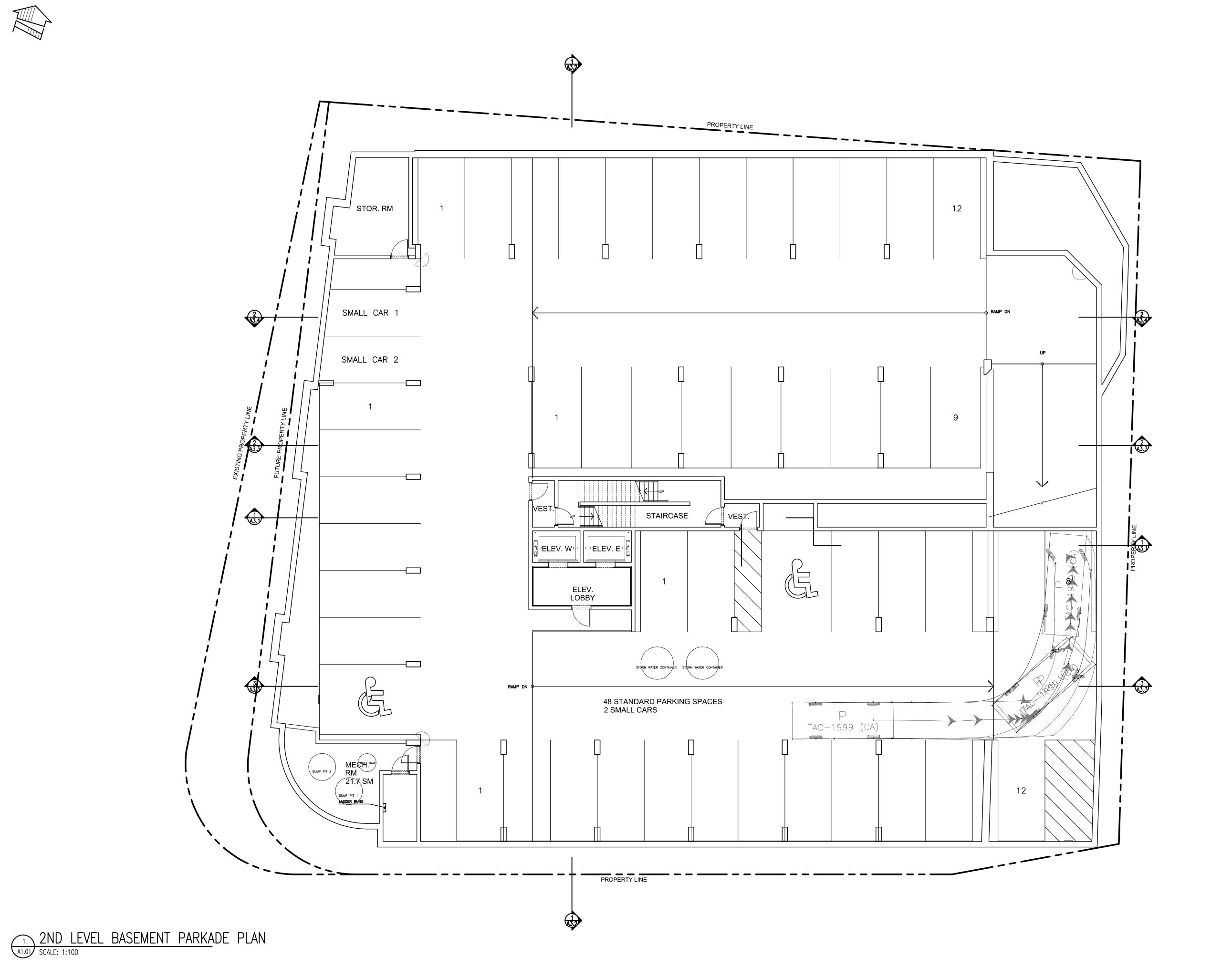
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Design:	Drawn:	Approved:
JR	FL	JR

Comm. No:

12138





WITHOUT

Revisions:

No. Date: Particular: 1 | FEB.24/16 | ISSUED FOR SPA RESUBMISSION | FL SPA COMMENTS REVISION 2 DEC.19/16 3 JUL.18/17 SPA COMMENTS REVISION 3 4 JAN.23/18 SPA COMMENTS REVISION 4 5 MAY 11/18 SPA COMMENTS REVISION 5 SPA COMMENTS REVISION 6 7 | MAY 27/19 | 8-STOREY PROPOSAL Drawing Issue:

Particular:	Ву:
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Issued for Building Permit	
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Issued for Tender	FL
Issued for Construction	
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romanov romanov architects incorporated designers, urbanists, futurists

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DUFFERIN CONDO BY ROYALPARK HOMES 2433 DUFFERIN ST. @ HOPEWELL AVE.

TORONTO

ONT.

2ND LEVEL BASEMENT PARKADE PLAN

Design:	Drawn:	Approved:
JR	FL	JR

Comm. No:

Sheet No:

12138 A1.01

PROPERTY LINE ELEC. RM VISITOR | VISITOR | VISITOR | VISITOR CONVEX MIRROR "CAUTION HEAVY VEHICLES ENTERING/LOADING" WARNING SIGN & LIGHTS (FLASHING BEACONS) PARKING ENTRY ELEV 169.30 FOR GARAGE DRIVER LONG TERM TAC-1999 (CA) BICYCLE RM⊢ 62 SPACES SLOPE @2% MIN. STAGING PAD 8.8 SM, LEVELED, CONSTRUCTED OF A MIN. 200MM REINF. CONC. CONVEX MIRROR AREA DRAIN (UNENCUMBERED VERTICAL CLEARANCE OF 6.1M) VISITOR VISITOR VISITOR WIRE MESH STOR, RM PARTITIONS & DOOL 3 LONG TERM TO PROVIDE A SAFE ENVIRONMENT
FOR INDIVIDUALS ACCESSING
THE ROMEM AT ALL TIMES BICYCLE RM 12 SPACES **CONVEX MIRROR** VA3.3WARNING SIGN FOR TRUCK DRIVER TRENCH DRAIN DN UP √ĘST. ELEV. OF ELEV. E RESIDENTIAL **GARBAGE RM** 41.8 SM ELEV. LOBBY SLOPE @2% MIN. 2 CU YD ORGANIC BIN SLOPE @2% MIN. SLOPE @2% MIN. 32 STANDARD PARKING SPACES, 1 SMALL CAR \longrightarrow CONVEX MIRROR SIGNAGE FOR ACCESSIBLE PARKING SLOPE @2% MIN. PER CHAPTER 903 OF THE TORONTO MUNICIPAL CODE CONVEX MIRROR (TYP.) **BULKY WASTE RM** STORMWATER 11 MANAGEMENT PROPERTY LINE 1 1ST LEVEL BASEMENT PARKADE PLAN
SCALE: 1:100

WITHOUT

No. Date: Particular:

Revisions:

1 | FEB.24/16 | ISSUED FOR SPA RESUBMISSION | FL SPA COMMENTS REVISION 2 DEC.19/16 SPA COMMENTS REVISION 3 3 JUL.18/17 SPA COMMENTS REVISION 4 4 JAN.23/18 SPA COMMENTS REVISION 5 5 MAY 11/18 SPA COMMENTS REVISION 6 8-STOREY PROPOSAL

| Drawing Issue:

Date:	Particular:	Ву:
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	Issued for Pricing	
JAN.27/17	Issued for Tender	FL
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with conditions on the site and is held responsible for reporting any discrepancy to Romanov Romanov Architects Inc., for adjustment. This drawing is not to be used for building purpose until signed and sealed by the Consultant.



TOMONOV TOMONOV ARCHITECTS INCORPORATED DESIGNERS, URBANISTS, FUTURISTS

375 PARKSIDE DRIVE, TORONTO, ONTARIO, CANADA M6R 2Z6, tel: (416)766-8750; fax: (416)766-8760

DUFFERIN CONDO BY ROYALPARK HOMES 2433 DUFFERIN ST. @ HOPEWELL AVE.

TORONTO

ONT.

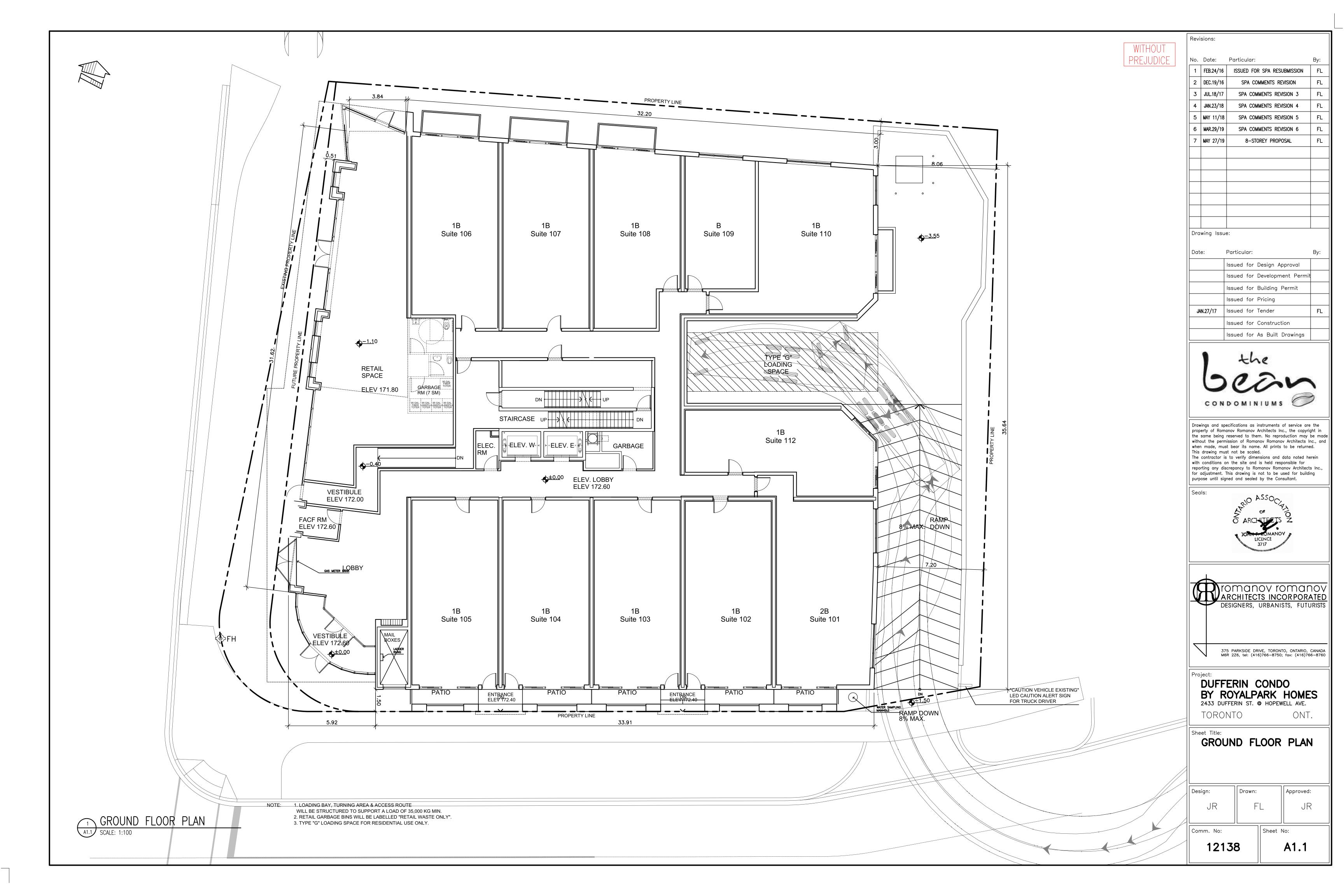
1ST LEVEL BASEMENT PARKADE PLAN

Design:	Drawn:	Approved:
JR	FL	JR

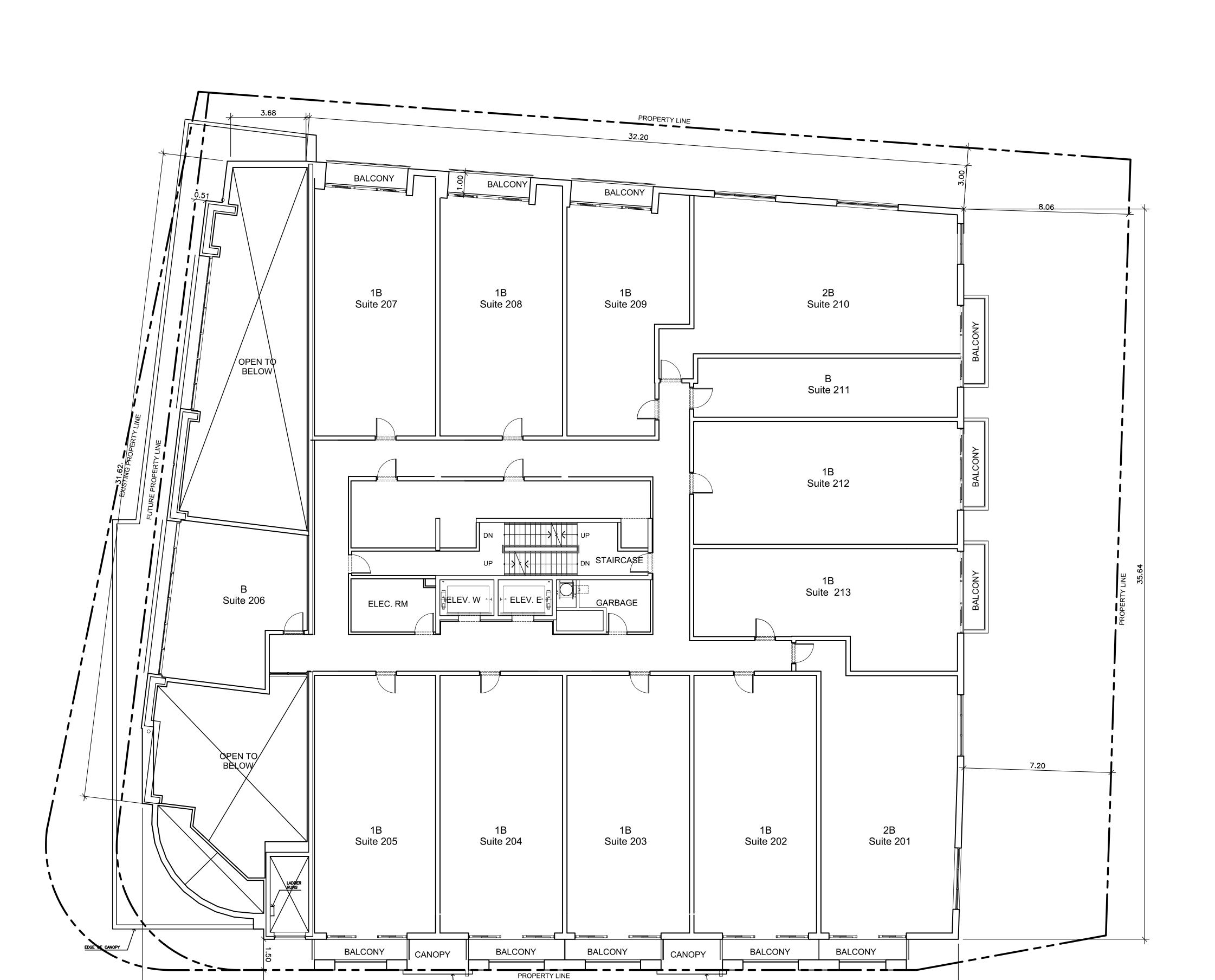
Comm. No:

12138

A1.02







EDGE OF CANOPY

33.91

EDGE OF CANOPY

5.92

WITHOUT

Revisions:

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5	MAY 11/18	SPA COMMENTS REVISION 5	FL
6	MAR.29/19	SPA COMMENTS REVISION 6	FL
7	MAY 27/19	8-STOREY PROPOSAL	FL

Drawing Issue:

Date:	Particular:	Ву:
	Issued for Design Approval	
	Issued for Development Permit	
	Issued for Building Permit	
	Issued for Pricing	
JAN.27/17	Issued for Tender	FL
	Issued for Construction	
	Issued for As Built Drawings	



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DUFFERIN CONDO BY ROYALPARK HOMES 2433 DUFFERIN ST. @ HOPEWELL AVE.

TORONTO

ONT.

SECOND FLOOR PLAN

Design:	Drawn:	Approved:
JR	FL	JR

Comm. No:

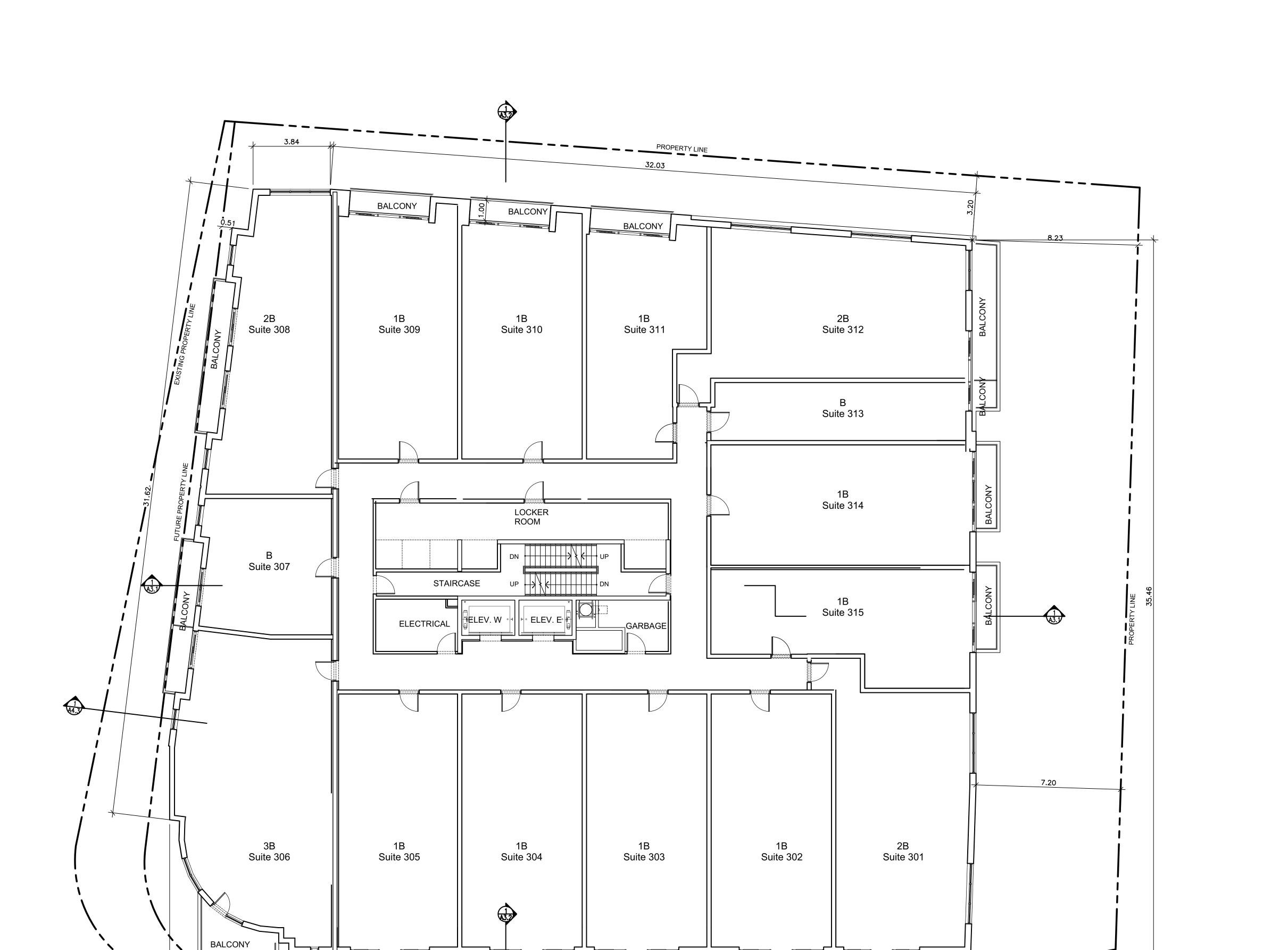
Sheet No: A1.2

12138

SECOND FLOOR PLAN

SCALE: 1:100





BALCONY

5.92

BALCONY

PROPERTY LINE

BALCONY

33.91

BALCONY

BALCONY

WITHOUT PREJUDICE

No. Date: Particular: By:

1 FEB.24/16 ISSUED FOR SPA RESUBMISSION FL
2 DEC.19/16 SPA COMMENTS REVISION FL
3 JUL.18/17 SPA COMMENTS REVISION 3 FL

Drawing Issue:

Date: Particular: By:

| Issued for Design Approval |
| Issued for Development Permit |
| Issued for Building Permit |
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| JAN.27/17 | Issued for Tender | FL |
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TORONTO

3RD FLOOR PLAN

Design:	Drawn:	Approved:	
JR	FL	JR	

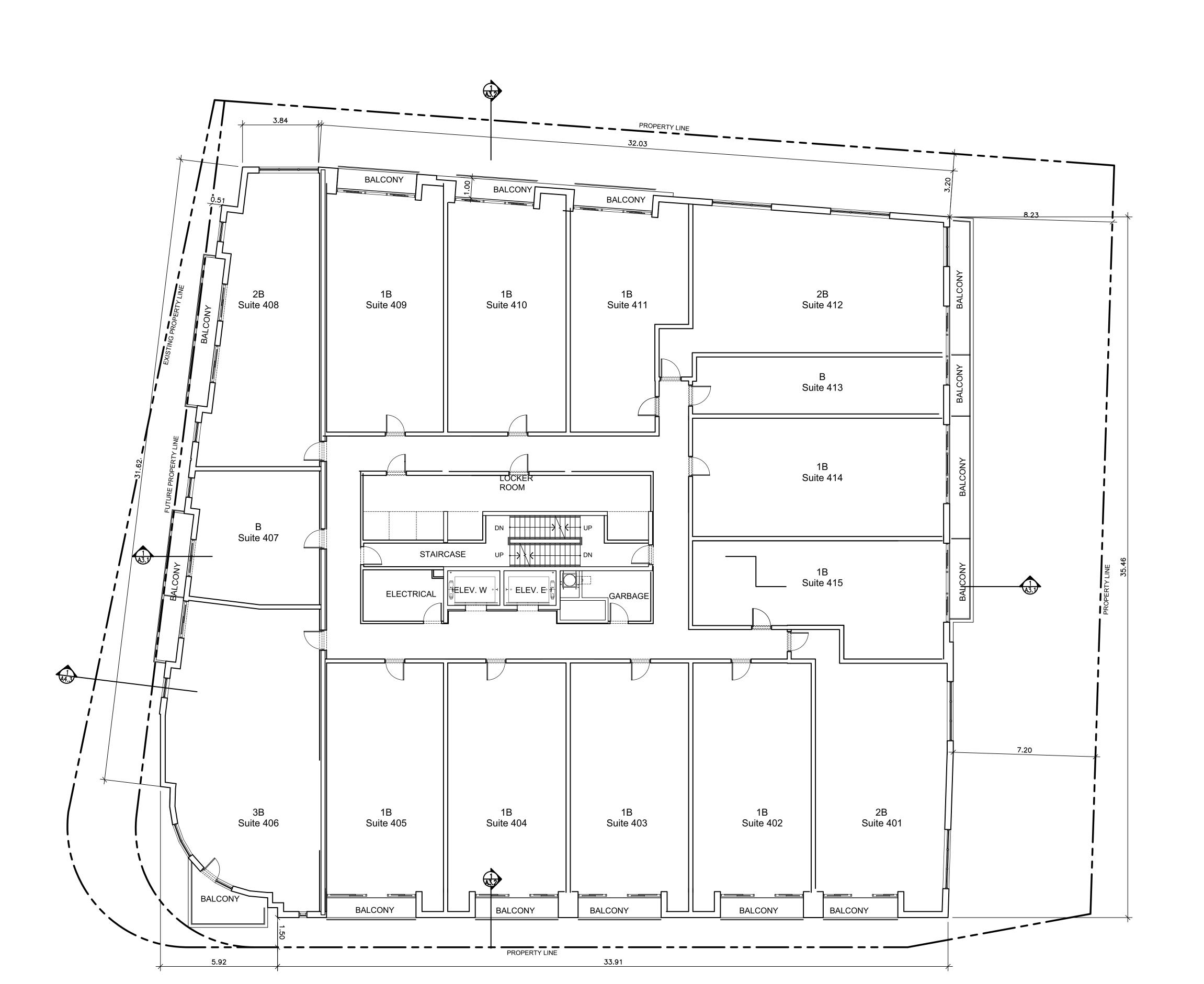
Comm. No:

Sheet No:

12138 A1.3

3RD FLOOR PLAN
SCALE: 1:100





WITHOUT

Revisions:

No. Date: Particular: 1 | FEB.24/16 | ISSUED FOR SPA RESUBMISSION | FL SPA COMMENTS REVISION 2 DEC.19/16 3 JUL.18/17 SPA COMMENTS REVISION 3

4 JAN.23/18 SPA COMMENTS REVISION 4 5 | MAY 11/18 | SPA COMMENTS REVISION 5 SPA COMMENTS REVISION 6 7 | MAY 27/19 | 8-STOREY PROPOSAL Drawing Issue:

Date:	Particular:	Ву:
	Issued for Design Approval	
	Issued for Development Permit	
	Issued for Building Permit	
	Issued for Pricing	
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	Issued for Construction	
	Issued for As Built Drawings	



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ONT.

4TH FLOOR PLAN

Design:	Drawn:	Approved:	
JR	FL	JR	

Comm. No:

Sheet No:

12138 A1.4

1 4TH FLOOR PLAN
A1.4 SCALE: 1:100

PROPERTY LINE 2B Suite 508 Suite 509 Suite 510 Suite 511 Suite 512 Suite 513 LOCKEF ROOM Suite 514 B Suite 507 STAIRCASE Suite 515 H° ELEV. E° H ELEV. W ELECTRICAL ⊸GARBAGE

1B

BALCONY

Suite 504

1B

Suite 503

BALCONY

33.91

3B

Suite 506

BALCONY

5.92

1B

Suite 505

WITHOUT PRFJUDICE Revisions:

No. Date: Particular:

1	FEB.24/16	ISSUED FOR SPA RESUBMISSION	FL
2	DEC.19/16	SPA COMMENTS REVISION	FL
3	JUL.18/17	SPA COMMENTS REVISION 3	FL
4	JAN.23/18	SPA COMMENTS REVISION 4	FL
5	MAY 11/18	SPA COMMENTS REVISION 5	FL
6	MAR.29/19	SPA COMMENTS REVISION 6	FL
7	MAY 27/19	8-STOREY PROPOSAL	FL

Drawing Issue:

-		
Date:	Particular:	Ву:
	Issued for Design Approval	
	Issued for Development Permit	
	Issued for Building Permit	
	Issued for Pricing	
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Sea

7.20

2B

Suite 501

BALCONY

Suite 502

BALCONY



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ONT.

5TH FLOOR PLAN

Design:	Drawn:	Approved:	
JR	FL	JR	

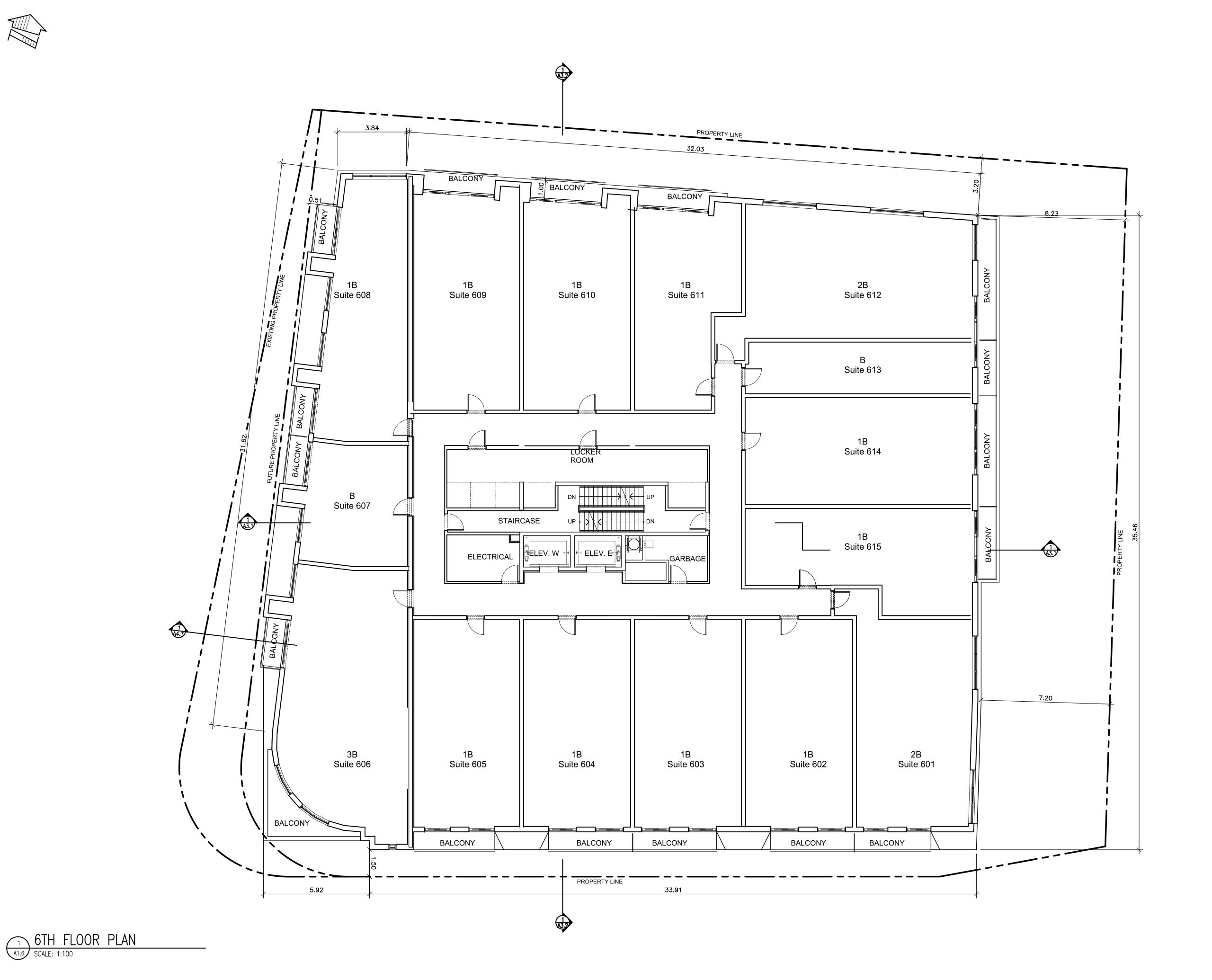
Comm. No:

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No. Date: Particular:

1	FEB.24/16	ISSUED FOR SPA RESUBMISSION	FL
2	DEC.19/16	SPA COMMENTS REVISION	FL
3	JUL.18/17	SPA COMMENTS REVISION 3	FL
4	JAN.23/18	SPA COMMENTS REVISION 4	FL
5	MAY 11/18	SPA COMMENTS REVISION 5	FL
6	MAR.29/19	SPA COMMENTS REVISION 6	FL
7	MAY 27/19	8-STOREY PROPOSAL	FL

Drawing Issue:

Date:	Particular:	Ву:
	Issued for Design Approval	
	Issued for Development Permit	
	Issued for Building Permit	
	Issued for Pricing	
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ONT.

6TH FLOOR PLAN

Design:	Drawn:	Approved:	
JR	FL	JR	

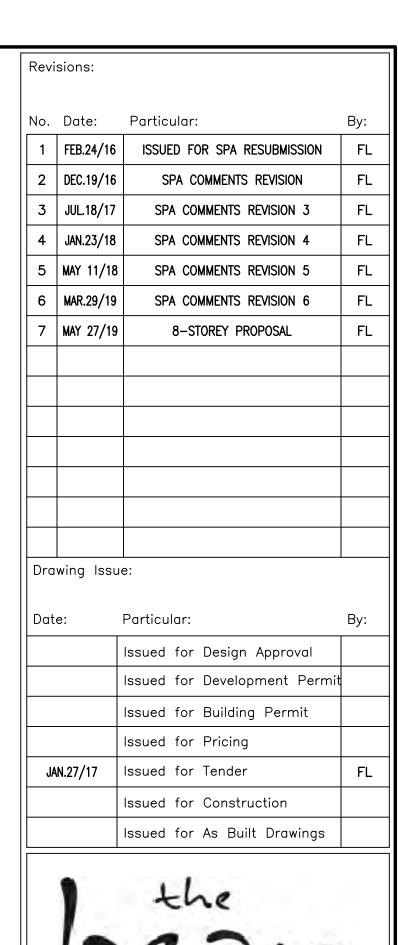
Comm. No:

Sheet No:

12138 A1.6









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Sheet Title:
7TH FLOOR PLAN

Design:	Drawn:	Approved:
JR	FL	JR

Comm. No: 12138

A1.7

3.84	34	A3.2	PROPERTY LINE 32.03				
<u>0.51</u>			32.03			02 m 8.23	
2B Suite 708	2B Suite 709	2B Suite 710	2B Suite 711	Si	2B uite 712	BALCONY	
				Sı	B uite 713	BALCONY	
Salte 202		LOCKER ROOM	UP	So	1B uite 714	BALCONY	
	UP UP	RCASE UP		Su	2B uite 715	BALCONY	PROPERTY LINE 35.46
A4.3	UP	UP	UP	UP	UP		
3B Suite 706	UP	3B Suite 704	3B Suite 703	3B Suite 702	3B Suite 701	7.38	
5.46		PROPERTY LINE	33.91				
7TH FLOOR PLAN SCALE: 1:100		W3.29					





Revisions: No. Date: Particular: 1 FEB.24/16 ISSUED FOR SPA RESUBMISSION FL SPA COMMENTS REVISION 2 DEC.19/16 3 JUL.18/17 SPA COMMENTS REVISION 3 4 JAN.23/18 SPA COMMENTS REVISION 4 5 | MAY 11/18 | SPA COMMENTS REVISION 5 SPA COMMENTS REVISION 6 7 | MAY 27/19 | 8-STOREY PROPOSAL | Drawing Issue:

Issued for Design Approval	
Issued for Development Permit	
Issued for Building Permit	
Issued for Pricing	
Issued for Tender	FL
Issued for Construction	
Issued for As Built Drawings	
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TORONTO

8TH FLOOR PLAN

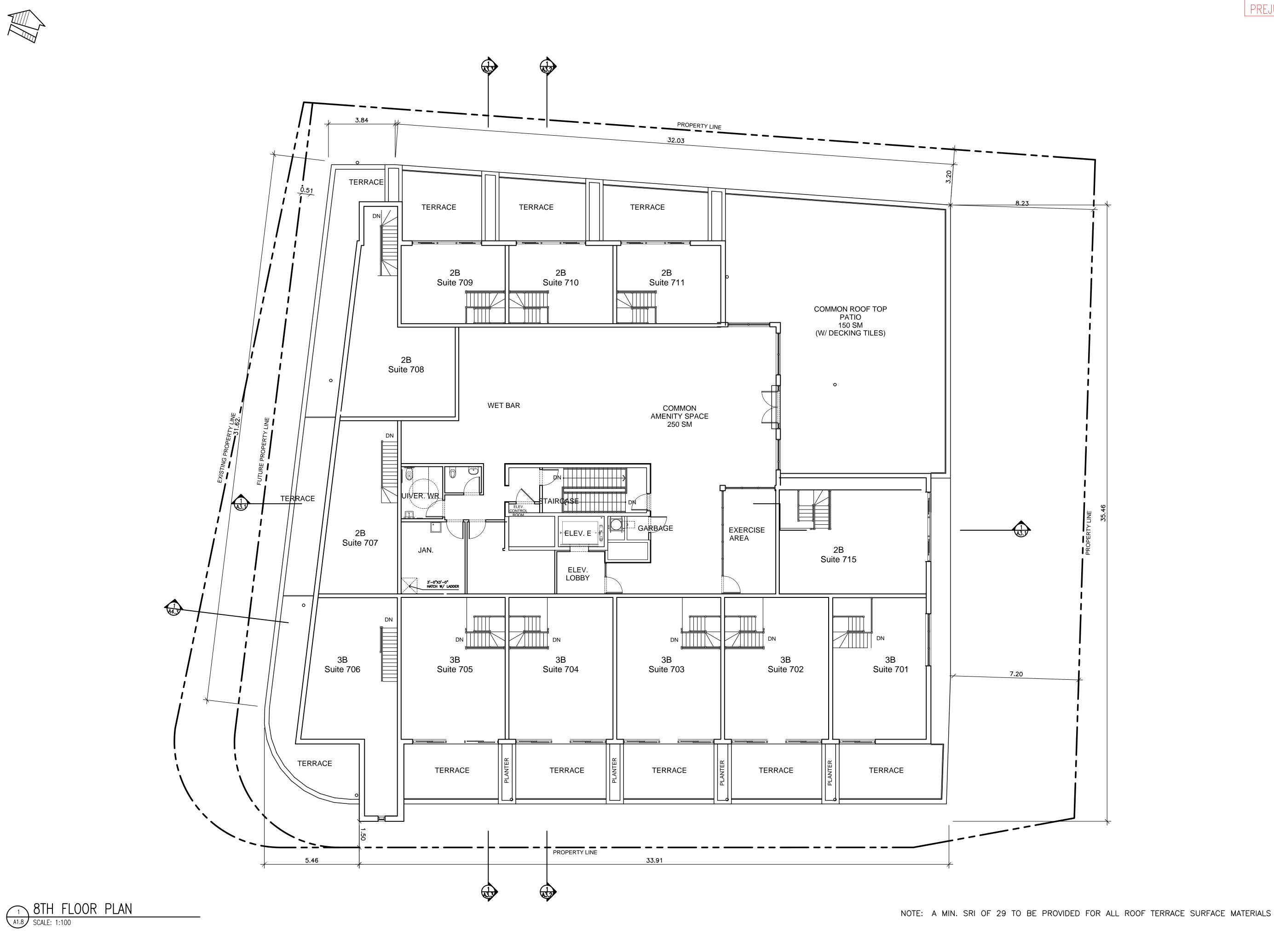
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Design: || Drawn: Approved:

Comm. No:

12138

A1.8







Revisions: No. Date: Particular:

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| Drawing Issue:

Date:	Particular:	
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	Issued for Development Permit	
	Issued for Building Permit	
	Issued for Pricing	
JAN.27/17	Issued for Tender	FL
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TORONTO

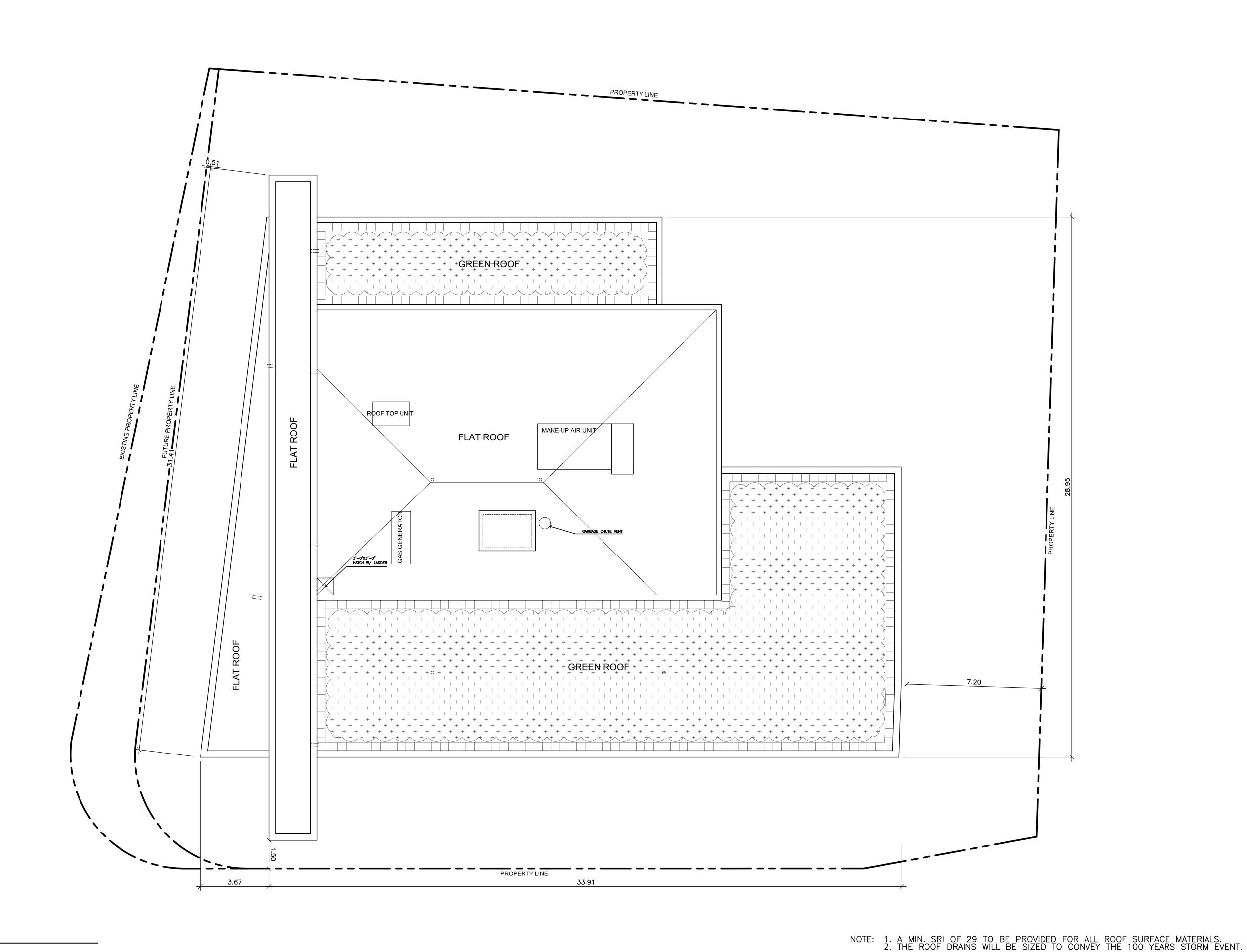
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Sheet Title: ROOF PLAN

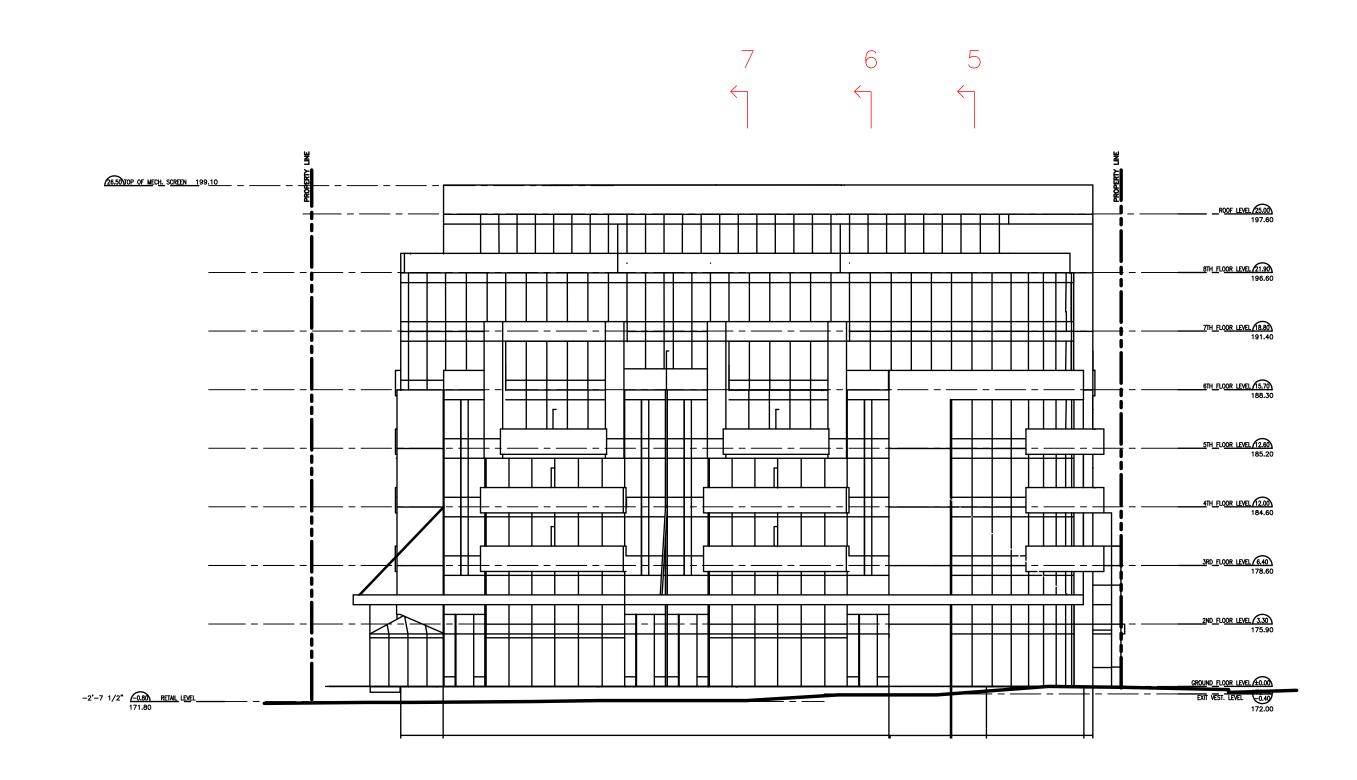
Design:	Drawn:	Approved:
JR	FL	JR

Sheet No: A1.9

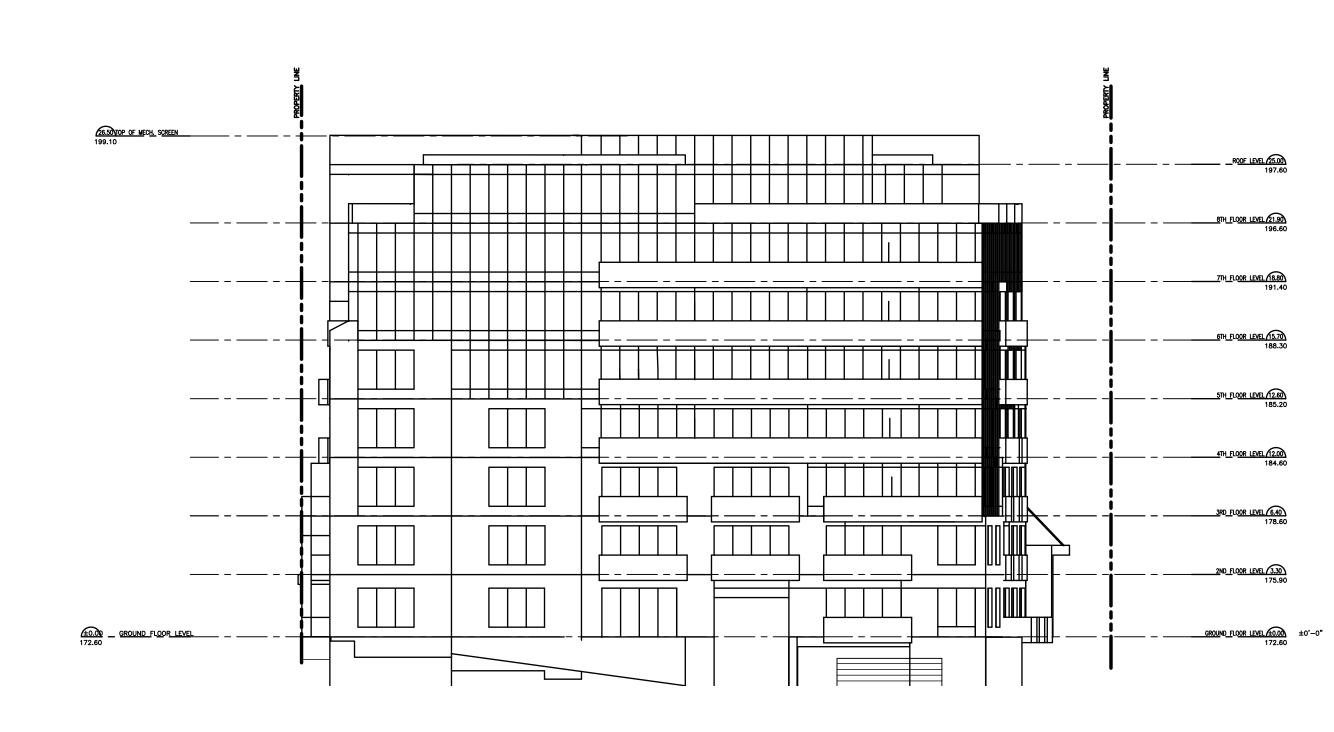
Comm. No: 12138



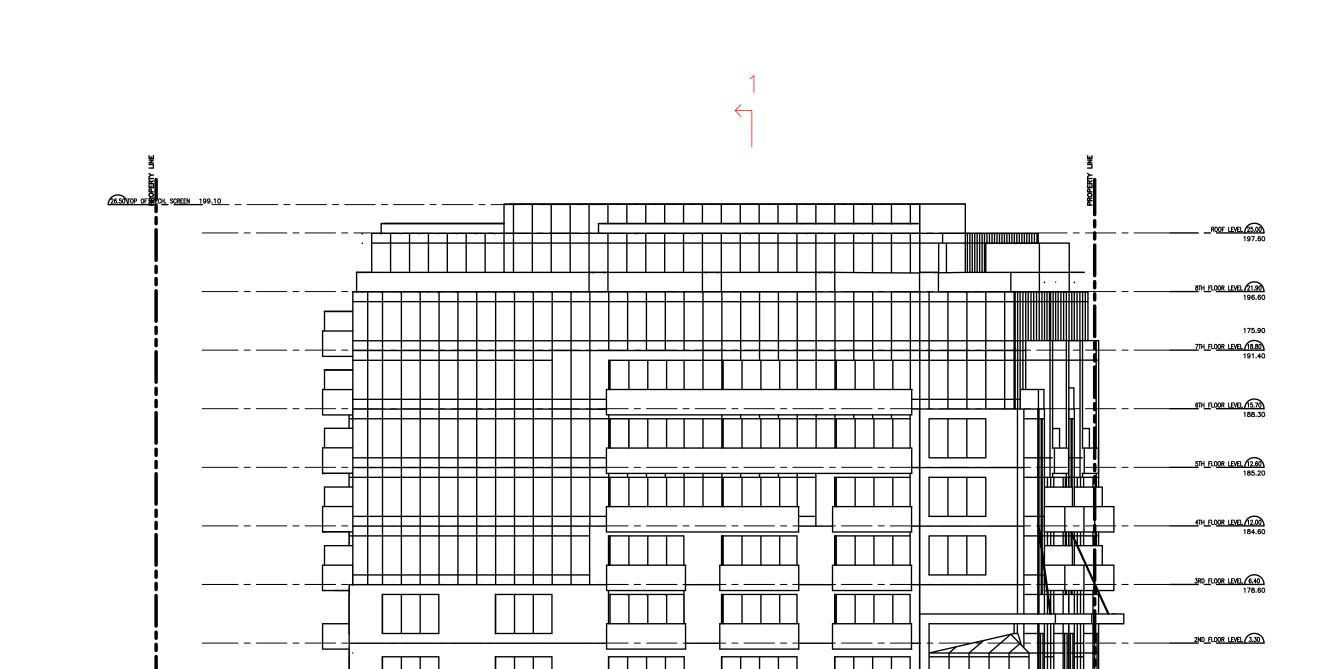




WEST ELEVATION (DUFFERIN ST.) 1:200

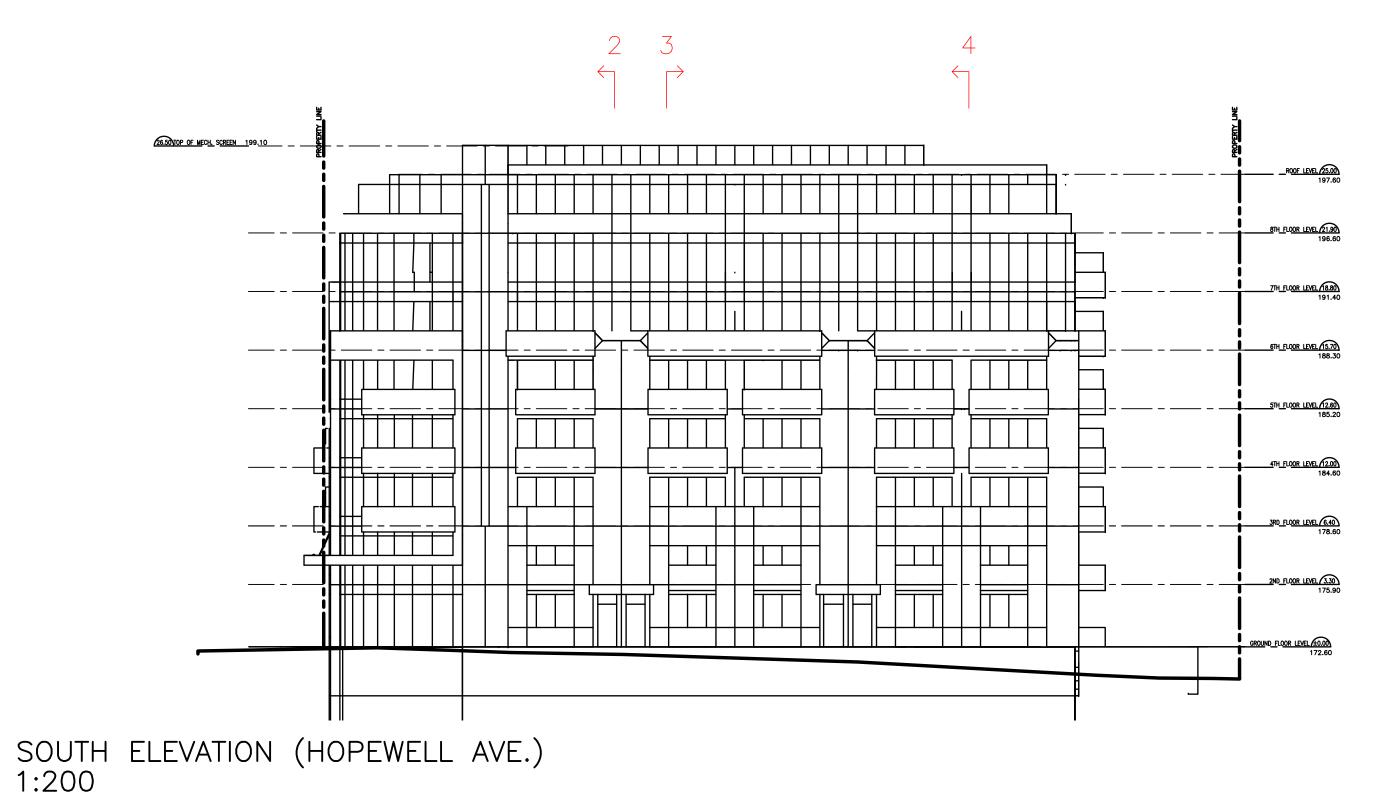


EAST ELEVATION 1:200



NORTH ELEVATION 1:200

-3.30\ 1ST LEVEL PARKADE ENTRANCE



2 MAY 11/18 SPA COMMENTS REVISION 5 FL
3 MAY 27/19 8-STOREY PROPOSAL FL

Drawing Issue:

Date: Particular: By:

Issued for Design Approval
Issued for Development Permit
Issued for Pricing
Issued for Tender
Issued for Construction
Issued for As Built Drawings

SPA COMMENTS REVISION 4

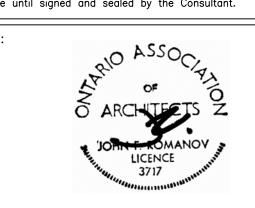
No. Date: Particular:

1 JAN.24/18



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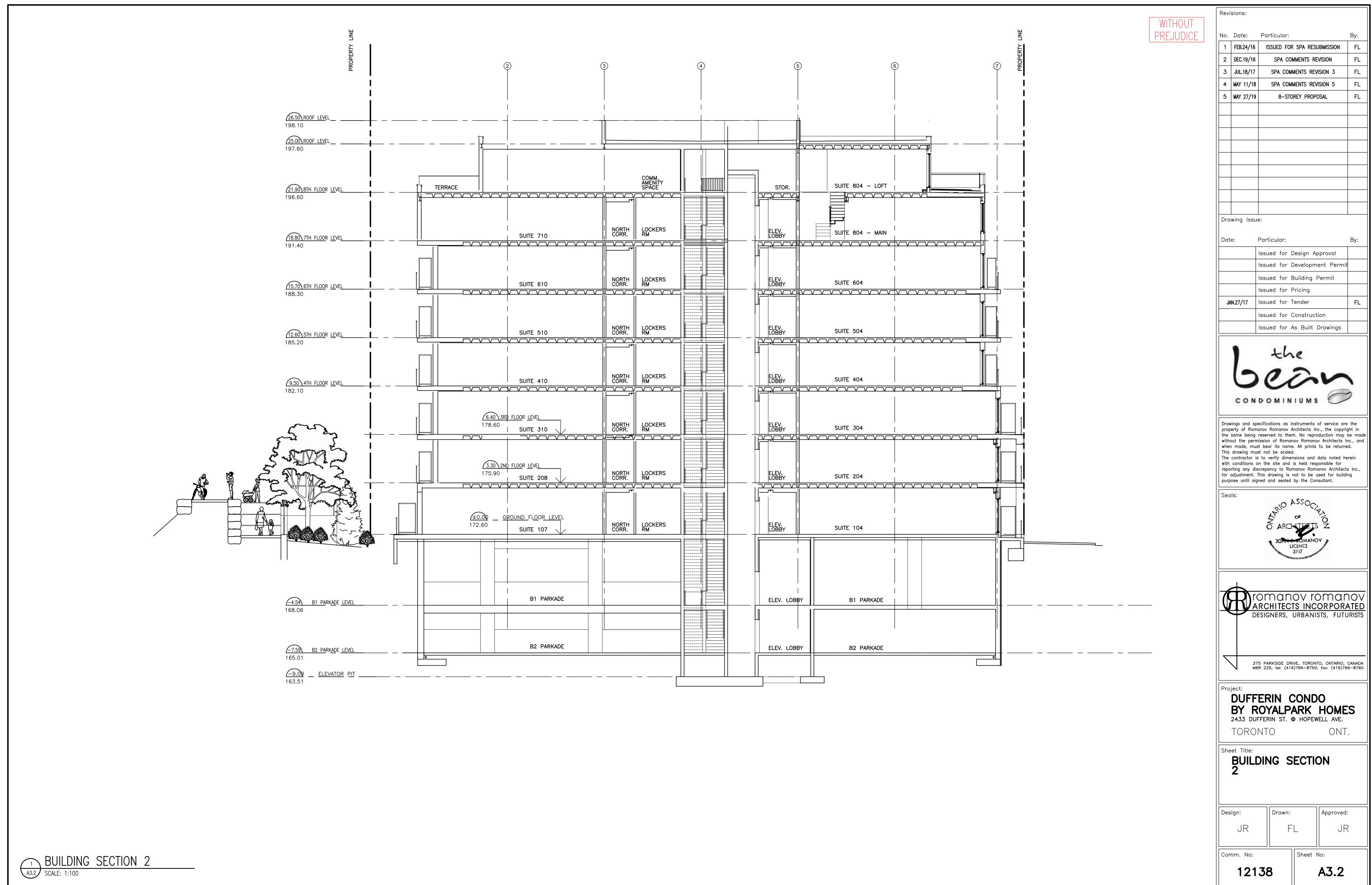
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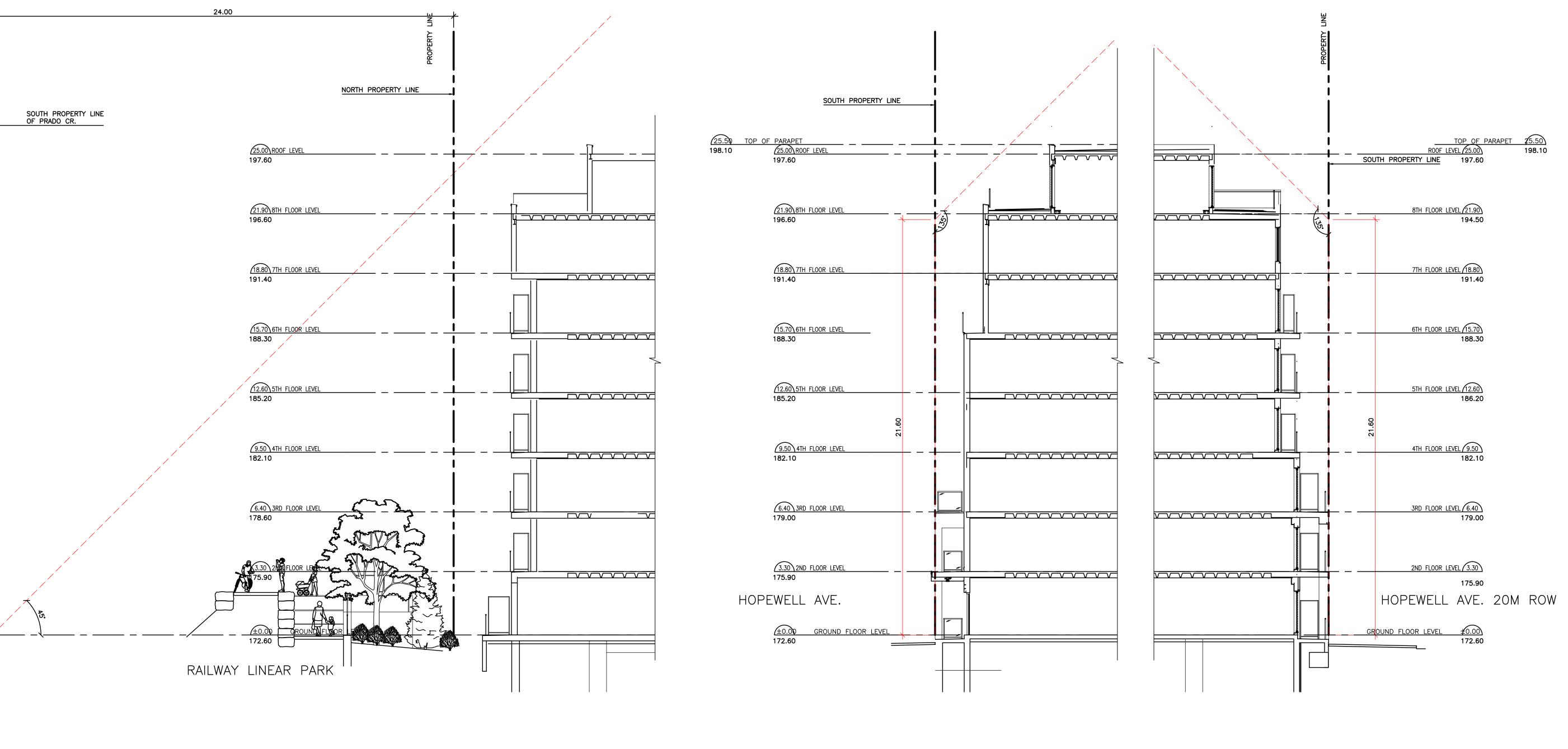
ELEVATIONS
2

- 1			
	Design:	Drawn:	Approved:
	JR	FL	JR

Comm. No: 12138

AOAP-2





WALL SECTION 2 (NORTH/SOUTH)
- LOOKING WEST

WALL SECTION 1 (NORTH/SOUTH)

- LOOKING EAST

No. Date: Particular: JAN.24/18 SPA COMMENTS REVISION 4 SPA COMMENTS REVISION 5 SPA COMMENTS REVISION 6 8-STOREY PROPOSAL 4 | MAY 27/19 | || Drawing Issue: Date: Particular: Issued for Design Approval Issued for Development Permit Issued for Building Permit Issued for Pricing Issued for Tender Issued for Construction Issued for As Built Drawings Drawings and specifications as instruments of service are the property of Romanov Romanov Architects Inc., the copyright in the same being reserved to them. No reproduction may be made without the permission of Romanov Romanov Architects Inc., and when made, must bear its name. All prints to be returned. This drawing must not be scaled. The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancy to Romanov Romanov Architects Inc., for adjustment. This drawing is not to be used for building purpose until signed and sealed by the Consultant. romanoy romanoy architects incorporated designers, urbanists, futurists



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TORONTO

WALL SECTION 3 (NORTH/SOUTH)

LOOKING EAST

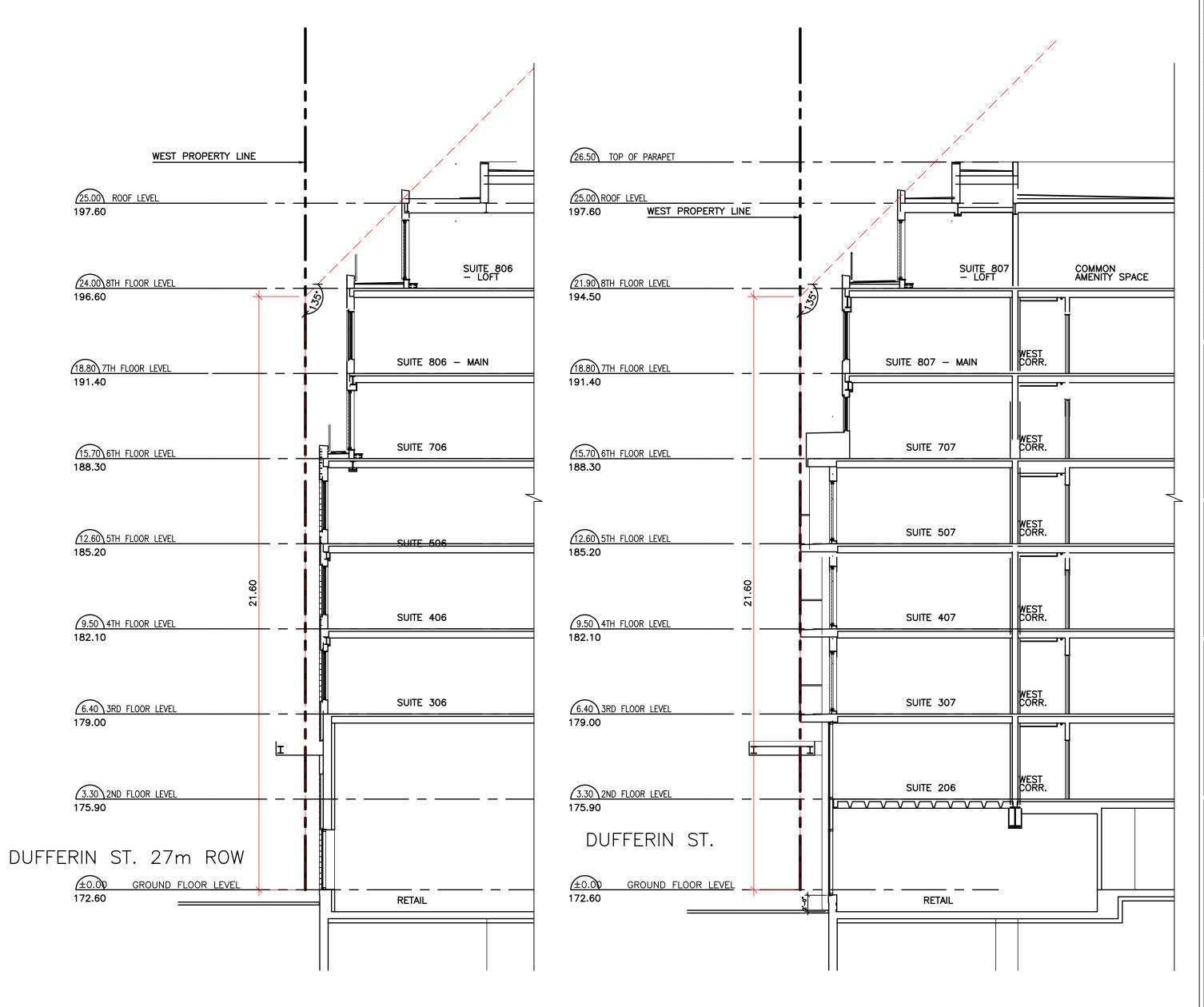
ONT.

Sheet Title: WALL SECTION 1 - 3

Design:	Drawn:	Approved:
JR	FL	JR

12138

AOAP-3



WALL SECTION 4 (NORTH/SOUTH) LOOKING WEST

SOUTH PROPERTY LINE

TOP OF PARAPET

21.90\8TH FLOOR LEVEL

18.80 7TH FLOOR LEVEL

15.70 6TH FLOOR LEVEL

12.60 5TH FLOOR LEVEL

9.50 4TH FLOOR LEVEL 182.10

6.40 3RD FLOOR LEVEL 179.00

3.30 2ND FLOOR LEVEL 175.60

HOPEWELL AVE.

£0.00 GROUND FLOOR LEVEL 172.60

191.40

WALL SECTION 5 (EAST/WEST)
- LOOKING NORTH

25.00 ROOF LEVEL

21.90\8TH FLOOR LEVEL

18.80 7TH FLOOR LEVEL

15.70 6TH FLOOR LEVEL

12.60 5TH FLOOR LEVEL

9.50\\\
4TH FLOOR LEVEL
182.10

6.40 3RD FLOOR LEVEL 179.00

3.30 2ND FLOOR LEVEL 175.90

DUFFERIN ST.

£0.00 GROUND FLOOR LEVEL

197.60

194.50

191.40

188.30

185.20

SUITE 902 - LOFT

SUITE 902 - MAIN

SUITE 802

SUITE 702

SUITE 502

SUITE 302

SUITE 202

SUITE 102

WEST PROPERTY LINE

WALL SECTION 6 (EAST/WEST)
- LOOKING NORTH

25.00\ ROOF LEVE

24.00\8TH FLOOR LEVEL

18.80 7TH FLOOR LEVEL

15.70 6TH FLOOR LEVE

12.60 5TH FLOOR LEVEL

9.50 4TH FLOOR LEVEL 182.10

6.40 3RD FLOOR LEVEL 179.00

3.30 2ND FLOOR LEVEL 175.90

191.40

SUITE 907 - LOFT

SUITE 907 - MAIN

SUITE 807

SUITE 607

SUITE 507

SUITE 307

WALL SECTION 7 (EAST/WEST) - LOOKING NORTH

No. Date: Particular: JAN.24/18 SPA COMMENTS REVISION 4 SPA COMMENTS REVISION 5 SPA COMMENTS REVISION 6 8-STOREY PROPOSAL || Drawing Issue: Date: Particular: Issued for Design Approval Issued for Development Permit

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2433 DUFFERIN ST. @ HOPEWELL AVE.

TORONTO

Sheet Title: WALL SECTION 4 - 7

Drawn: Approved: FL

Sheet No:

Comm. No:

12138 AOAP-4





ANGULAR PLANE (NORTH/EAST CORNER)



ANGULAR PLANE (NORTH/WEST CORNER)



ANGULAR PLANE (SOUTH/EAST CORNER)



ANGULAR PLANE (SOUTH/WEST CORNER)

No.	Date:	Particular:	Ву:
1	MAY 27/19	8-STOREY PROPOSAL	FL

Drawing Issue:

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Sheet Title:

ANGULAR PLANES

Design:	Drawn:	Approved:		
JR	FL	JR		

12138

AOAP-5





PERSPECTIVE (NORTH/EAST CORNER)



PERSPECTIVE (NORTH/WEST CORNER)



PERSPECTIVE (SOUTH/EAST CORNER)



PERSPECTIVE (SOUTH/WEST CORNER)

No.	Date:	Particular:
1	MAY 27/19	8-STOREY PROPOSAL
Dra	wing Issu	e:
Dat	e:	Particular:
		Issued for Design Approval
		Issued for Development Permi
		Issued for Building Permit



Issued for Pricing

Issued for Tender

Issued for Construction

Issued for As Built Drawings

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DESIGNERS, URBANISTS, FUTURISTS

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TORONTO

PERSPECTIVES

Design:	Drawn:	Approved:
JR	FL	JR

Comm. No:

12138 AO

AOAP-6

ONT.

the BEAN - COMM NO: 12-138 APRIL 1, 2019



MASSING SUN/SHADOW STUDY

Condo Apartment Building 8 Storey Proposal 2433 Dufferin Street Toronto, Ontario

TIME FRAMES
MARCH/SEPTEMBER 21st
JUNE 21st

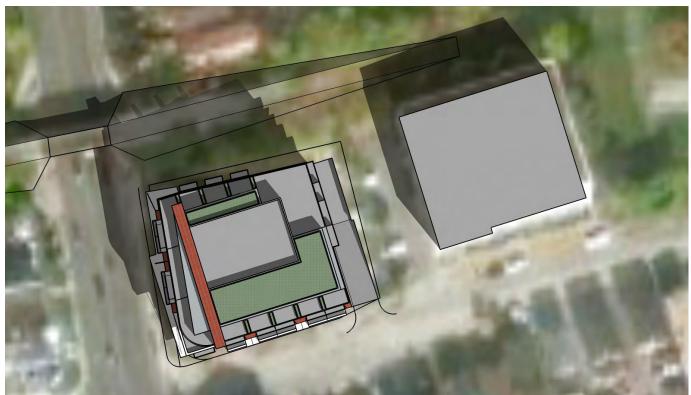
9:18 AM HOURLY TO 6:18 PM



SUN/SHADOW STUDY MARCH/SEPTEMBER 21st

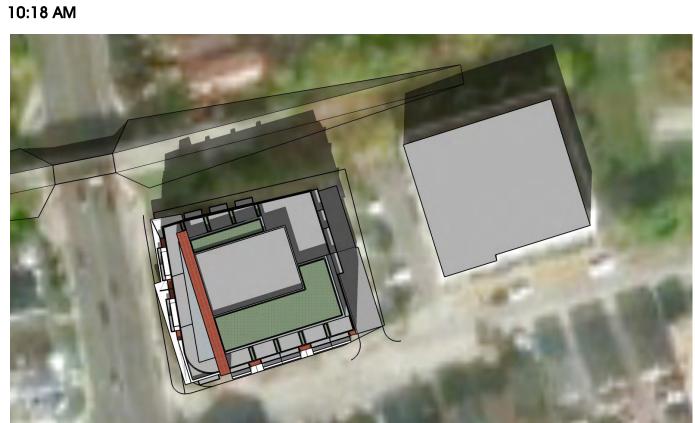






9:18 AM





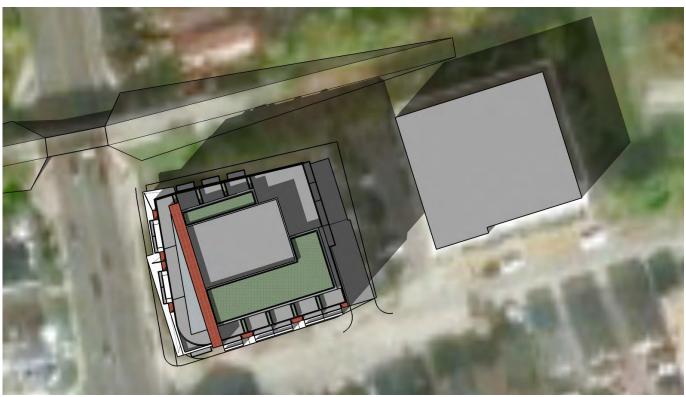
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SUN/SHADOW STUDY MARCH/SEPTEMBER 21st







1:18 PM 2:18 PM



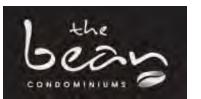


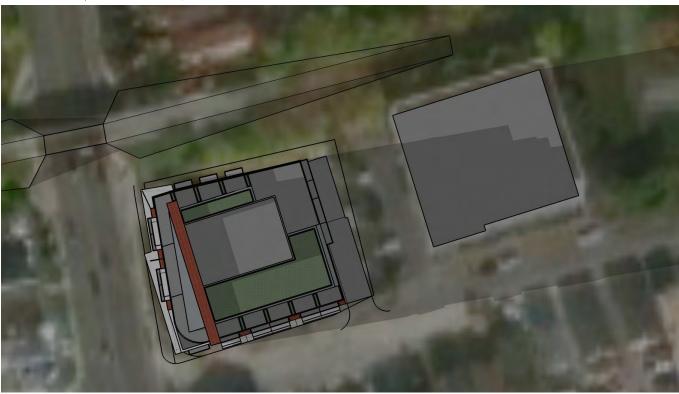
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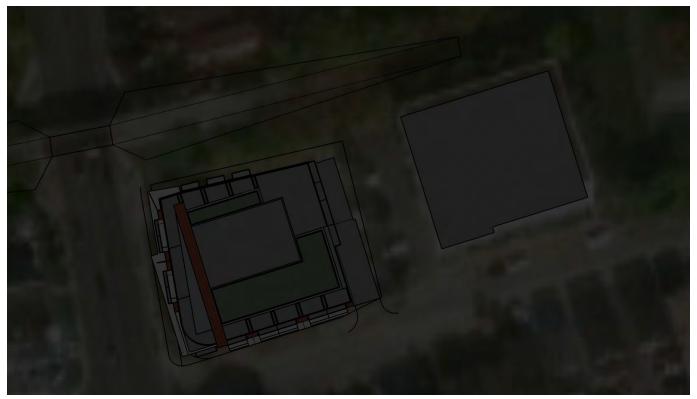




SUN/SHADOW STUDY MARCH/SEPTEMBER 21st







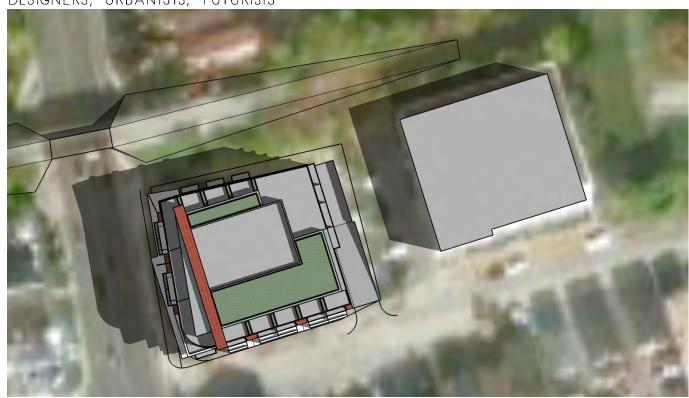
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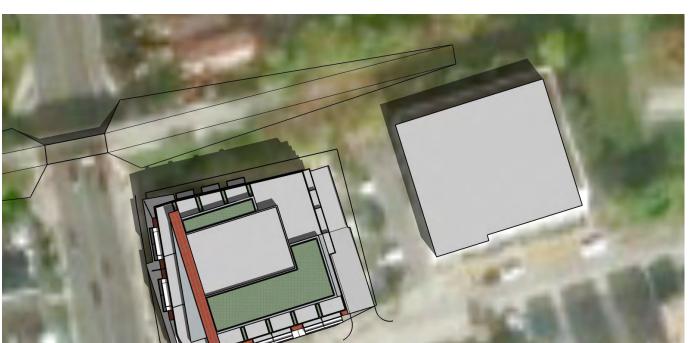
SUN/SHADOW STUDY JUNE 21st







9:18 AM



10:18 AM



11:18 AM

12:18 PM



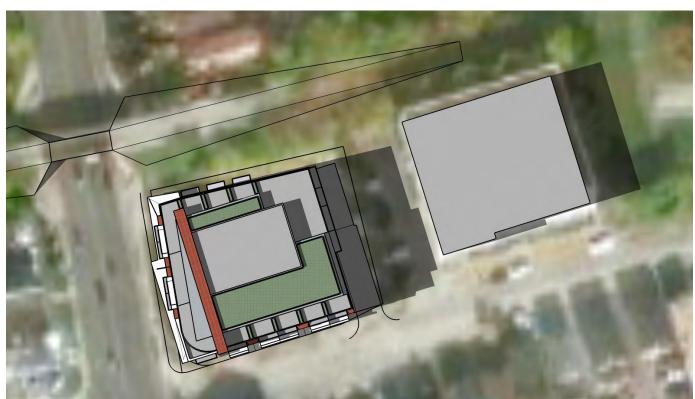
SUN/SHADOW STUDY JUNE 21st

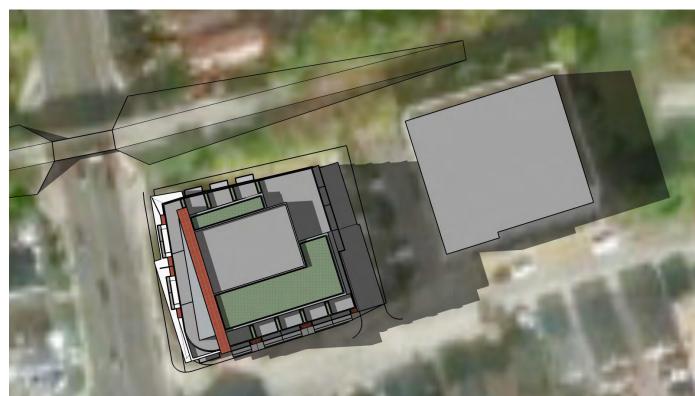






1:18 PM 2:18 PM





3:18 PM 4:18 PM





SUN/SHADOW STUDY JUNE 21st







5:18 PM 6:18 PM