

100 BROADWAY AVENUE,
110-120 BROADWAY AVENUE,

TORONTO, ONTARIO

OWNER
THE R.W. ONE HUNDRED
DEVELOPMENT
CORPORATION /
110 BROADWAY INC.

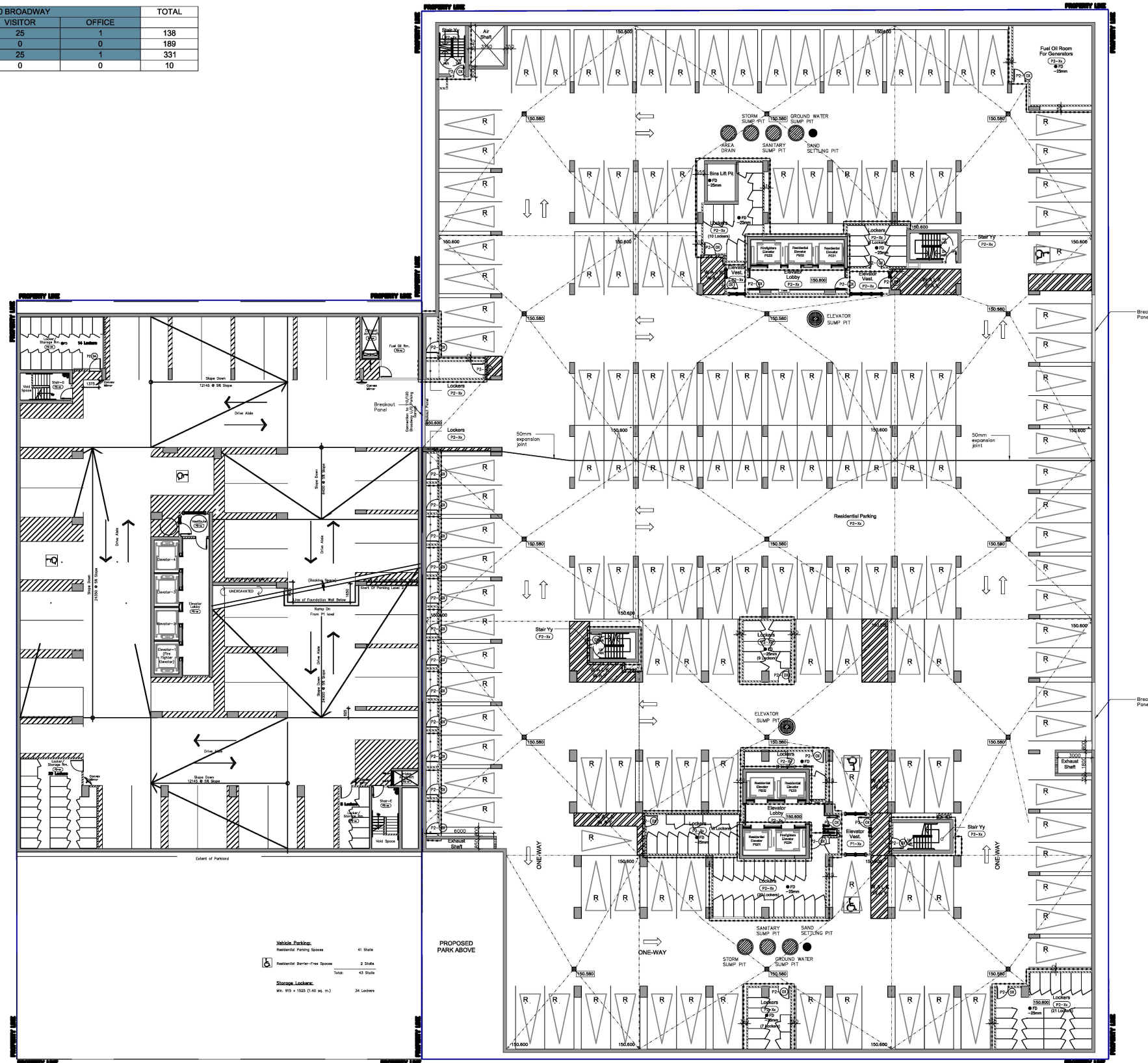
PROPOSED 36 STOREY
RESIDENTIAL BUILDING
(100 BROADWAY)

PROPOSED 21 + 33
STOREY RESIDENTIAL
BUILDING
(110-120 BROADWAY)

CAR PARKING

	100 BROADWAY		110 BROADWAY			TOTAL
	RESIDENTIAL	VISITOR	RESIDENTIAL	VISITOR	OFFICE	
P1	8	21	87	25	1	138
P2	43	0	146	0	0	189
TOTAL	51	21	233	25	1	331
ACC.	2	2	6	0	0	10

* 20% EVSE PROVIDED (66 CAR SPACES)



- Note:
- Centerline/Face of Concrete Columns and Walls are Located on Gridlines Unless as Otherwise Noted on Plan (Typical).
 - All Partitions are Dimensioned from Face of Concrete Wall/Column Where Present.
 - For Location of Building Working Point (Wp), Refer to Dimensions Locating the Grid to the Property Line.
 - For All Locker Rooms and Vestibules, Locate Inside Louvers at Low Level, 600mm AFF and Exhaust Fans at High Level, 2000mm AFF. See Mechanical Dwg for Additional Information.
 - Provide Steel Corner Guards 150mm High on the Outside Corners of Cops, Block and Strut Core Walls in All Garage Rooms and Waste Staging Rooms Where Waste and Recycling Containers are on Wheels and Located Within the Room.
 - Provide Steel Channel Bumper Rail Mounted 140mm A.F.F. and 150mm Off Walls in All Garage Rooms and Waste Staging Rooms Where Waste and Recycling Containers are on Wheels and Located Within the Room. Bumper Rail is to be Omitted Where Protective Conc Base is Provided.
 - In all Residential Lockers Rooms Corridors to be a Minimum 1100mm Wide.
 - All Walkways, Turn Around Zones and Areas Reserved for Loading/Moving are to be Delineated with Painted Lines. Pedestrian Walkways are to be a Minimum 1100mm Wide.

- Interior Partitions:
- (P2A) All Concrete Block Partitions Unless as Otherwise Noted.
 - (C1A) Denoted Suspended Gypsum Wall Board Ceiling all Underside of Concrete Slab above (Typical).
 - (C4B) Denoted Vinyl Faced Insulation Adhered and Mechanically Fastened to Underside of Concrete Slab above (Typical).
 - (C2C) Denoted Suspended Acoustic Tile Ceiling with the Addition of R20 Insulation at Underside of Concrete Slab Above (Typical).

- Legend:
- Hor. Bicycle Stall 1.8x0.8x1.9 M Hr
 - Ver. Bicycle Stall 1.2x0.8x1.2 M Hr
 - Bicycle Stackers 1.8x0.8x1.9 M Hr
 - Parking Stall With Provision Of Future Ev Charge Station

- Fire Resistance Ratings:
- 0 Hr. Fire Rating
 - 1 Hr. Fire Rating
 - 1 1/2 Hr. Fire Rating
 - 2 Hr. Fire Rating
 - 3 Hr. Fire Rating

- Parking Stall:
- Handicap parking stall: 6000x4000 (+1500)
 - Standard parking stall: 6000x2600

- Vehicle Parking:
- Total Parking Spaces (Barrier-Free Spaces): 148 Stalls (3 Stalls)
 - Storage Lockers: mm 915 x 1525 - Lockers
 - Bicycle Parking Spaces: Vertical 600 x 1200 - Stalls; Horizontal 600 x 1800 - Stalls

ISSUED

No.	DATE	DESCRIPTION
1	24/10/2019	SUBMITTED FOR SPA
2	20/04/2020	SUBMITTED FOR SPA 2

LEVEL P2 PLAN

SCALE:	1200
JOB-No:	117 002 120 424
DATE:	APRIL 20, 2020

IBI GROUP ARCHITECTS (CANADA) INC. A150
SEAL DWG NO:

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110-120 BROADWAY AVENUE,

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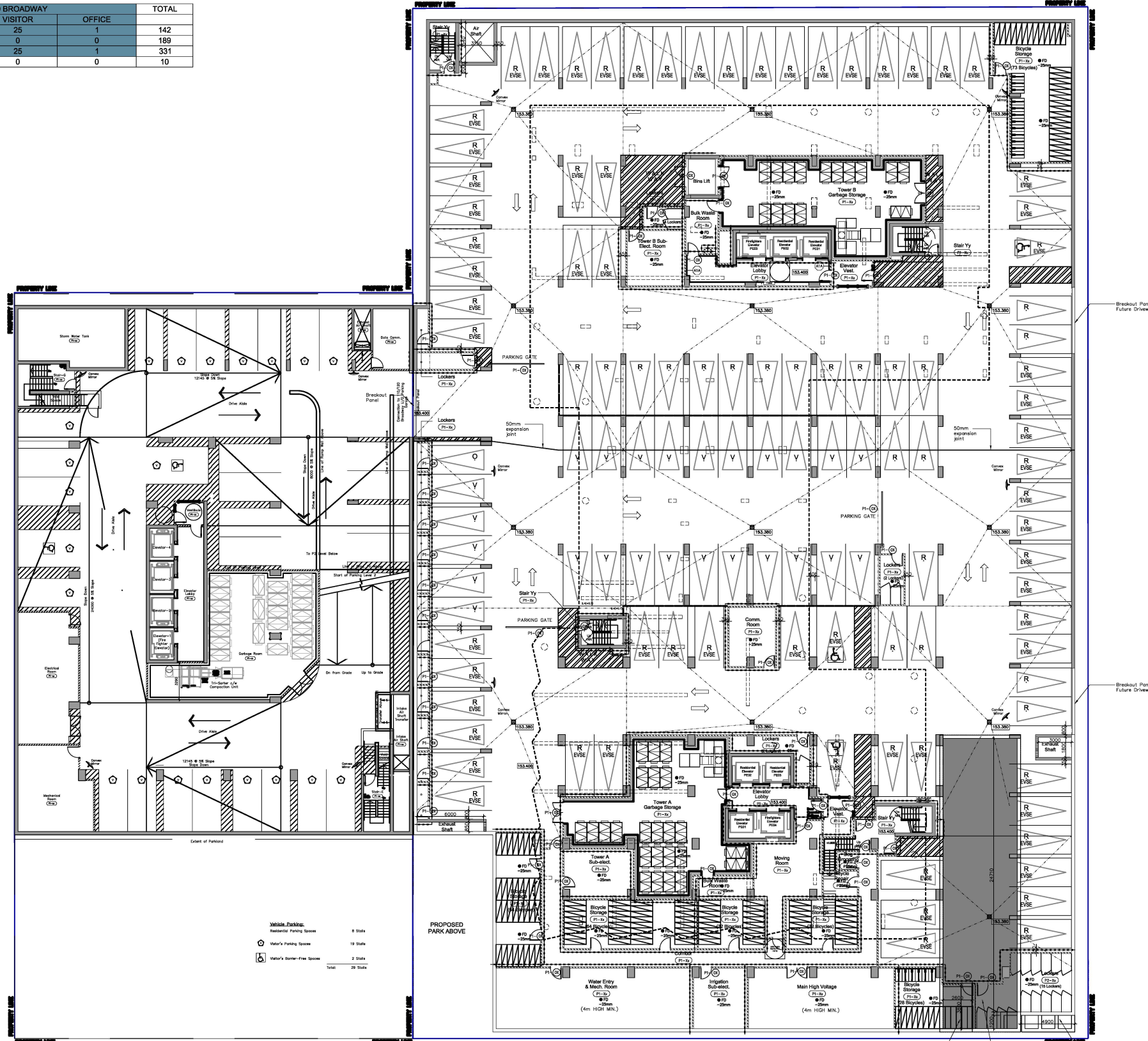
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- Fire Resistance Ratings:
- 0 Hr. Fire Rating
 - 1 Hr. Fire Rating
 - 1 1/2 Hr. Fire Rating
 - 2 Hr. Fire Rating
 - 3 Hr. Fire Rating

- Parking Stall:
- Handicap parking stall: 6000x3400 (+1500)
 - Standard parking stall: 6000x2600
- Vehicle Parking:
- Office Parking Spaces: 1 Stalls
 - Visitor Parking Spaces: 25 Stalls
 - Residential Parking Spaces: 87 Stalls
 - Total Parking Spaces: 113 Stalls
 - (Including Future Ev Charge Station: 66 Stalls)
 - (Barrier-Free Spaces: 3 Stalls)
- Storage Lockers:
- mm 915 x 1525: - Lockers
- Bicycle Parking Spaces:
- Vertical 600 x 1200: - Stalls
 - Horizontal 600 x 1800: - Stalls

ISSUED

No.	DATE	DESCRIPTION
1	24/10/2019	SUBMITTED FOR SPA
2	20/04/2020	SUBMITTED FOR SPA 2

LEVEL P1 PLAN

SCALE:	1:200
JOB-No:	117 002 120 424
DATE:	APRIL 20, 2020

IBI GROUP ARCHITECTS (CANADA) INC. 7th Floor, 55 St. Clair Avenue West Toronto ON, M4V 2T7, Canada Tel: 416 596 1930, Fax: 416 596 0944, ibigroup.com

SEAL DWG NO: A151