



DRAWING #	DRAWING TITLE
A3.00a	COVER SHEET- DRAWING LIST
A3.00b	SITE PLAN
A3.00c	PROJECT STATISTICS per By-law 569
A3.001	FLOOR PLAN P3
A3.002	FLOOR PLAN P2
A3.003	FLOOR PLAN P1
A3.006	LOWER RETAIL
A3.007	PARKADE MEZZANINE
A3.008	FLOOR 1 UPPER RETAIL
A3.009	FLOOR PLAN 2
A3.010	FLOOR PLAN 3
A3.011	FLOOR PLAN 4
A3.012	FLOOR PLAN 5
A3.013	FLOOR PLAN 6
A3.014	FLOOR PLAN 7
A3.015a	TYPICAL TOWERS FLOOR PLAN
A3.015b	TOWER B LEVEL 29
A3.016a	TOWER A LEVEL 30 & TOWER B MECH PH
A3.016b	TOWER A MECH PH
A3.017	ROOF PLAN
A3.018	SECTIONS
A3.019	SECTIONS
A3.020	SECTIONS
A3.021	ELEVATIONS
A3.022	ELEVATIONS
A3.023	ELEVATIONS
A3.024a	3D VIEWS SOUTH
A3.024b	3D VIEWS NORTH
A3.024d	3D NORTH ELEVATION
A3.025	ISOMETRIC VIEWS
A3.026	TTC CONNECTION
A3.027	TTC ACCESS

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work, and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the Architect.

North

Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REV ISSUED FOR OPA/ZBA	Nov 14, 2018
1	ISSUED FOR OPA/ZBA	July 21, 2017



Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 hariripontarini.com

Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

COVER SHEET- DRAWING LIST

Project number: 1432
 Scale:
 Date: 08/01/20
 Drawn by: HPA

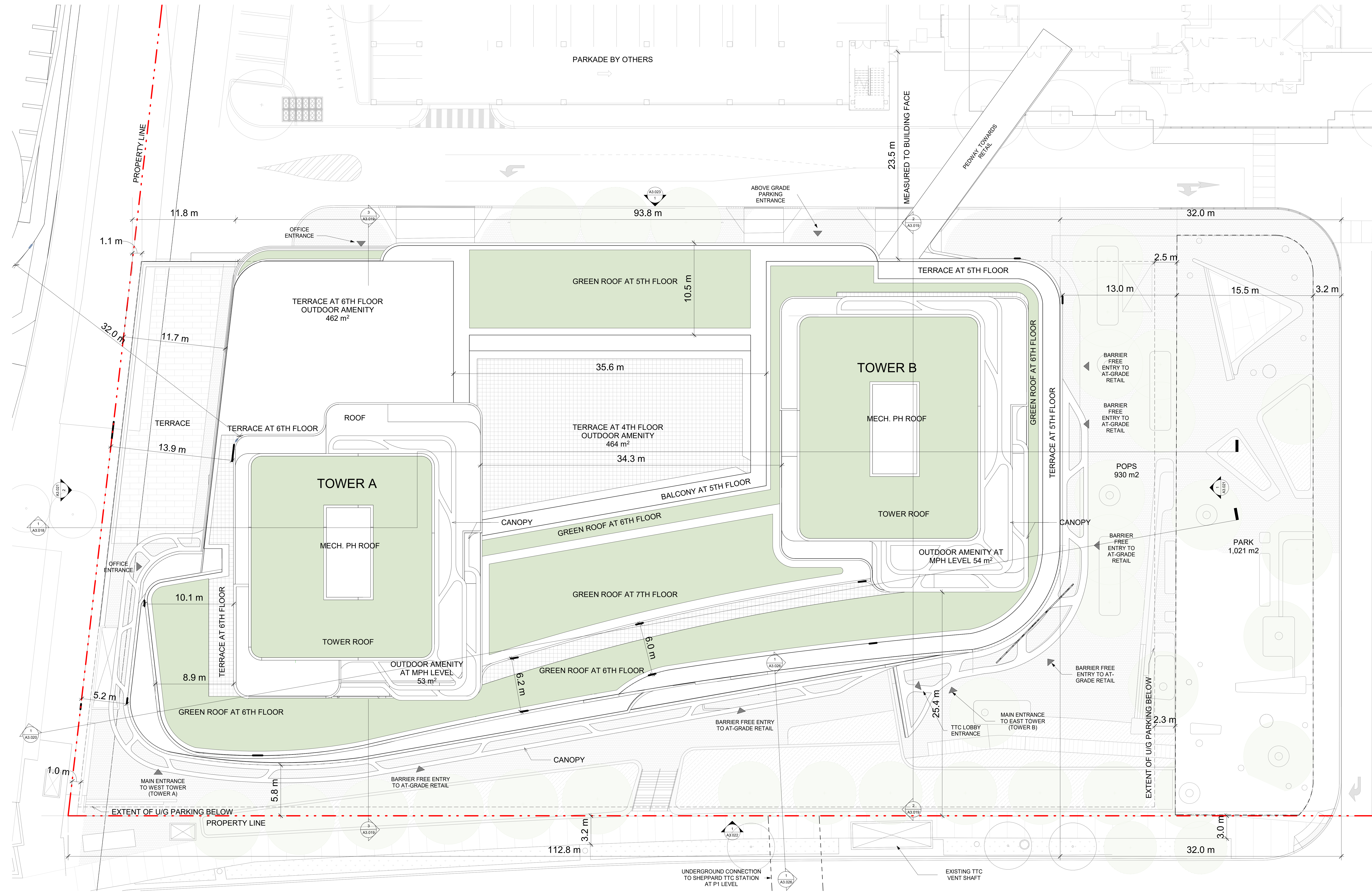
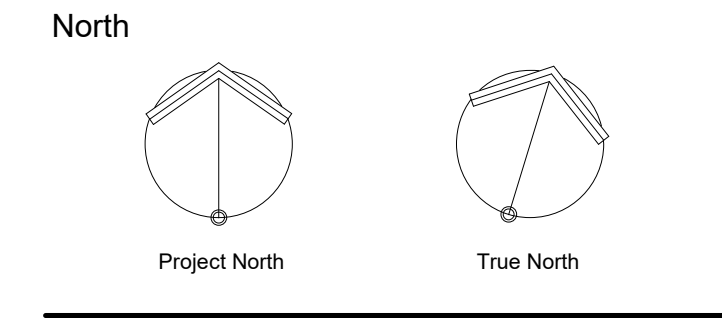
Drawing No.: Revision:

A3.00a

4/22/2020 6:39:20 PM

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work, and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural Drawings. The locations shown on the Architectural Drawings govern over the Mechanical and Electrical Drawings. Those items not clearly located will be located as directed by the Architect.



Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REVISED FOR OPA/2B/A	Nov 14, 2018
1	ISSUED FOR OPA/2B/A	July 21, 2017



Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 hariripontarini.com

Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

SITE PLAN

Project number: 1432
 Scale: 1:150
 Date: 08/11/20
 Drawn by: HPA

Drawing No.: Revision:

A3.00b

4/21/2020 5:38:39 PM

GENERAL SITE INFORMATION

Site Address:	Bayview & Sheppard, City of Toronto
Developer:	QuadReal
Building Type:	Mixed Use Building

LAND AREA (*)

SQM	SQF	ACRE	HA
15,678	168,756	3.874	1.5678

* Land Area is based on overall Site Area

BUILDING HEIGHT

ZBL Established Site Elevation (at Grade): +179.40 m

Tower A Height (*):	108.10m (287.50 CGD)	30 Storeys (*)	Height including MPH Excluding EMR and Parapet:	113.60m (293.00 CGD)
Tower B Height (*):	104.40m (283.80 CGD)	29 Storeys (*)	Height including MPH Excluding EMR and Parapet:	109.9m (289.30 CGD)

* - Measured from Established Grade (179.40 CGD) to top of roof including roofing material, but excluding parapets and architectural/ornamental elements and mechanical penthouse

GFA DEDUCTION (569-2013)

Deductions as per City of Toronto By-Law 569-2013 include: Below grade parking, shaft openings, exits, garbage rooms, mechanical areas, bicycle parking, lockers

BUILDING GFA SUMMARY

	AREA _{SCM}	AREA _{SQF}
Total Residential GFA:	50434.9	542,877
Total Commercial Retail GFA:	4953.13	53,315
Total Commercial Office GFA:	828.68	8,920
Above-Grade Commercial Parking GFA:	9910.64	106,677

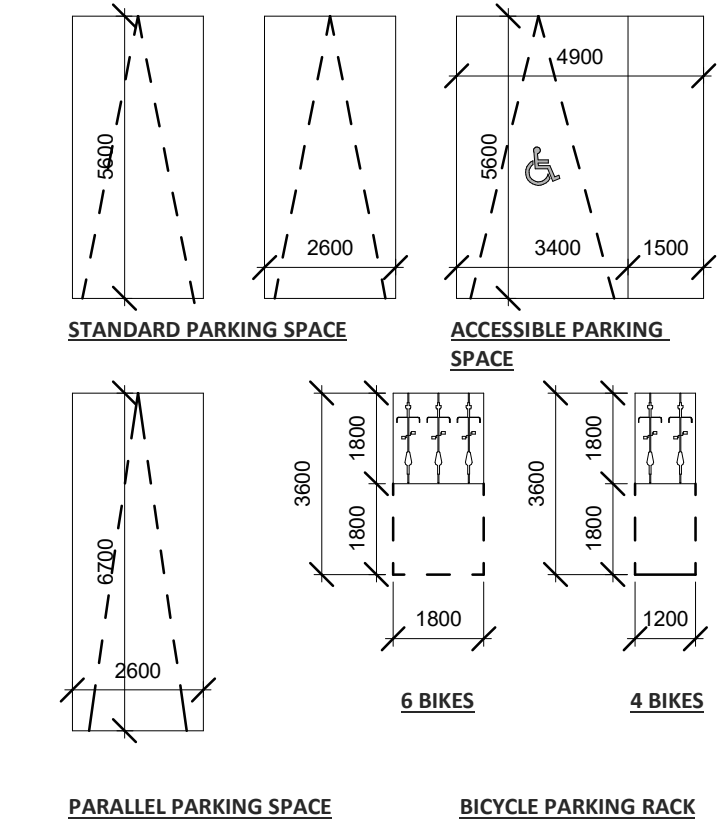
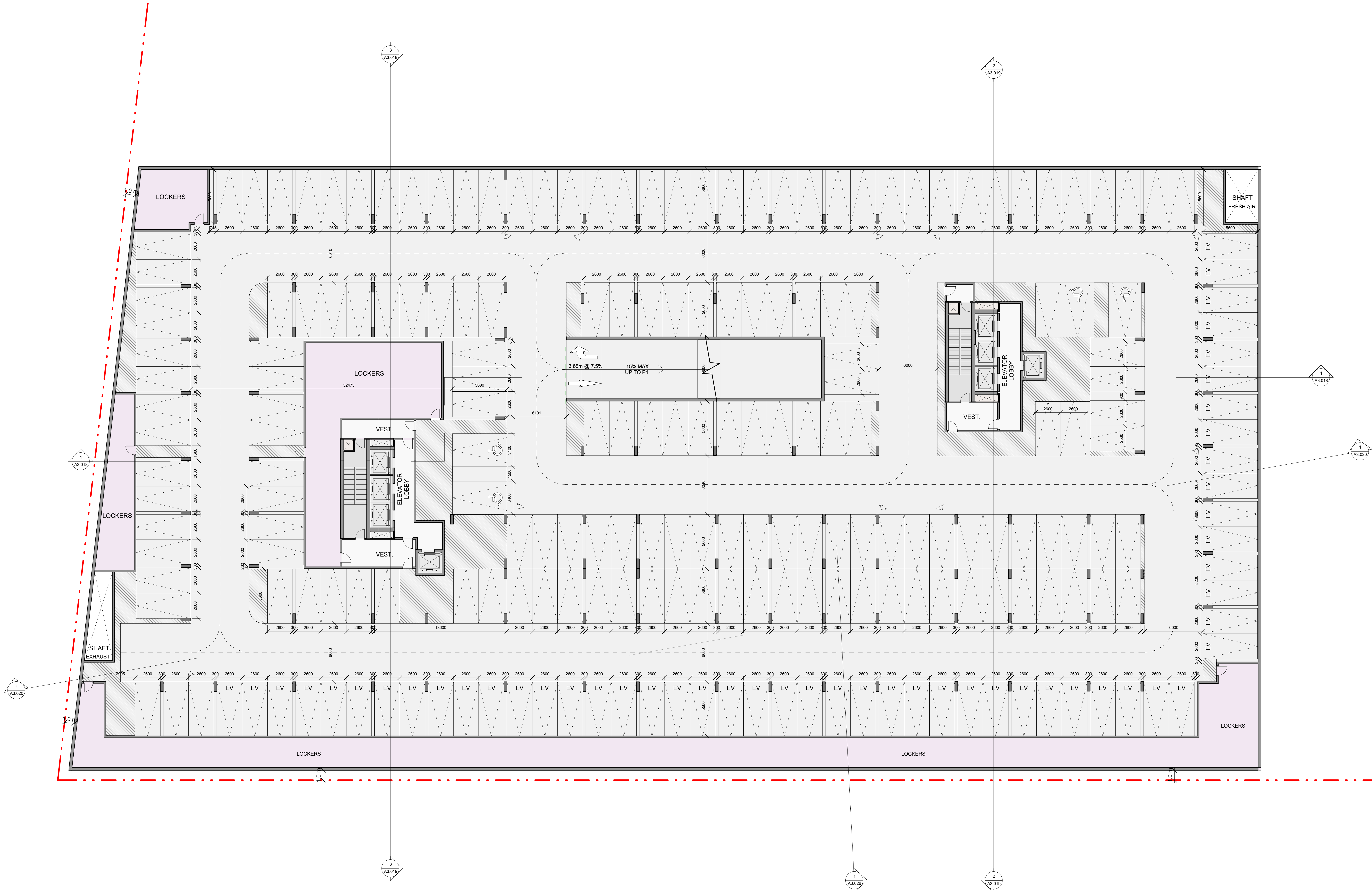
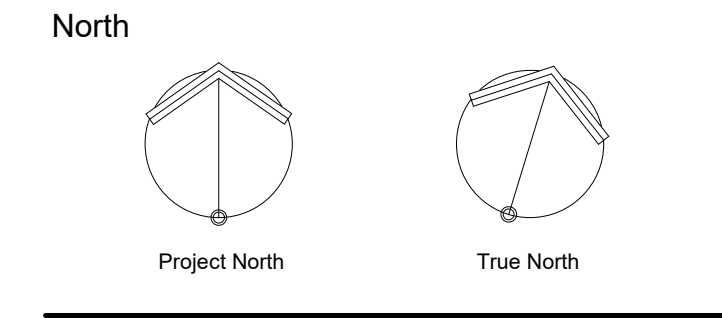
Total GFA ²	66,127.33	711,789
------------------------	-----------	---------

OCCUPANCY	RESIDENTIAL		COMMERCIAL RETAIL		COMMERCIAL OFFICE		COMMERCIAL PARKING		GFA DEDUCTION		GROSS ¹ CONSTRUCTION		RESIDENTIAL UNIT TYPES							
	AREA _{SCM}	AREA _{SQF}	AREA _{SCM}	AREA _{SQF}	AREA _{SCM}	AREA _{SQF}	AREA _{SCM}	AREA _{SQF}	AREA _{SCM}	AREA _{SQF}	AREA _{SCM}	AREA _{SQF}	1BR	1BR+D	2BR	2BR+D	3BR	TOTAL		
BELOW GRADE																				
Level P3	56.73	611							7315.87	78,747	7372.6	79,358								
Level P2	57.10	615							7317.33	78,763	7374.42	79,378								
Level P1	91.86	989	216.45	2,330					7067.89	76,078	7376.2	79,397								
TOTALS OF BELOW GRADE	205.69	2,214	216.45	2,330					21701.08	233,589	22123.22	238,132								
PODIUM																				
Lower Retail	515.22	5,546	2423.57	26,087	33.80	364	2205.98	23,745	1,034.13	11,131	6212.70	66,873								
Parkade Mezzanine ²	10.58	114	125.27	1,348	39.97	430	2288.97	24,638	233.36	2,512	2698.15	29,043								
Upper Retail	325.47	3,503	2142.41	23,061	754.91	8,126	1692.05	18,213	149.37	1,608	5064.21	54,511								
Level 02	2455.19	26,427	45.42	489			2139.99	23,035	128.72	1,386	4769.32	51,337	9	10	4	1	6	30		
Level 03	3002.93	32,323					1583.65	17,046	109.37	1,177	4695.95	50,547	7	4	20	3	4	35		
Level 04	3842.48	41,360							201.09	2,165	4126.44	44,417	17	7	9	2	6	42		
Level 05	3372.58	36,302							109.37	1,177	3481.94	37,479	22	9	9	5	5	47		
Level 06	1359.26	14,631							458.40	4,934	1835.85	19,761	2	3	7			17		
TOTALS OF PODIUM	14883.70	160,207	4736.67	50,985	828.68	8,920	9910.64	106,677	2,423.81	26,090	32884.56	353,966	57	33	49	11	21	171		
TOWER A																				
Level 07	746.18	8,032							43.07	464	789.25	8,495	5	2	2	1	1	11		
Level 08	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 09	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 10	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 11	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 12	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 13	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 14	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 15	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 16	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 17	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 18	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 19	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 20	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 21	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 22	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 23	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 24	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 25	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 26	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 27	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 28	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 29	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11		
Level 30	724.56	7,799							20.28	218	744.84	8,017	4	1	3	1	1	10		
MPH - TOWER A	58.60	631							488.96	5,263	547.55	5,894								
ROOF - TOWER A	6.27	67							52.27	563	58.54	630								
TOTALS OF TOWER A	18069.70	194,501							1552.13	16,707	19621.83	211,208	119	47	49	24	24	263		
TOWER B																				
Level 07	746.56	8,036							43.07	464	789.63	8,500	5	2	2	1	1	11		
Level 08	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 09	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 10	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 11	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 12	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 13	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 14	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 15	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 16	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 17	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 18	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 19	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 20	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 21	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 22	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 23	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 24	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 25	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 26	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 27	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 28	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11		
Level 29	689.91	7,426							43.07	464	732.98	7,890	2	1	3	2	1	9		
MPH - TOWER B	44.81	482							490.66	5,281	535.47	5,764								
ROOF - TOWER B	6.09	66							58.43	629	64.52	695								
TOTALS OF TOWER B	17275.79	185,955							1539.71	16,573	18815.51	202,528	112	45	47	24	23	251		
TOTAL ²	50434.9	542,877	4953.13	53,315	828.68	8,920	9910.64	106,677	27244.80	293,261	33473.2	1,006,133	288	125	145	59	68	685		

REQUIRED AMENITY AREA
 Indoor amenity: 1.5 sq.m. X number

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work, and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural Drawings. The locations shown on the Architectural Drawings govern over the Mechanical and Electrical Drawings. Those items not clearly located will be located as directed by the Architect.



- LOCKERS
- ELEVATOR SHAFT
- E.L.C.
- EXIT STAIR
- MECH.C.
- PARKING
- RESIDENTIAL CORRIDOR

Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REV. ISSUED FOR OPA/ZBA	Nov 14, 2018
1	ISSUED FOR OPA/ZBA	July 21, 2017



Architect of Record:
HARRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 harripontarini.com

Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

FLOOR PLAN P3

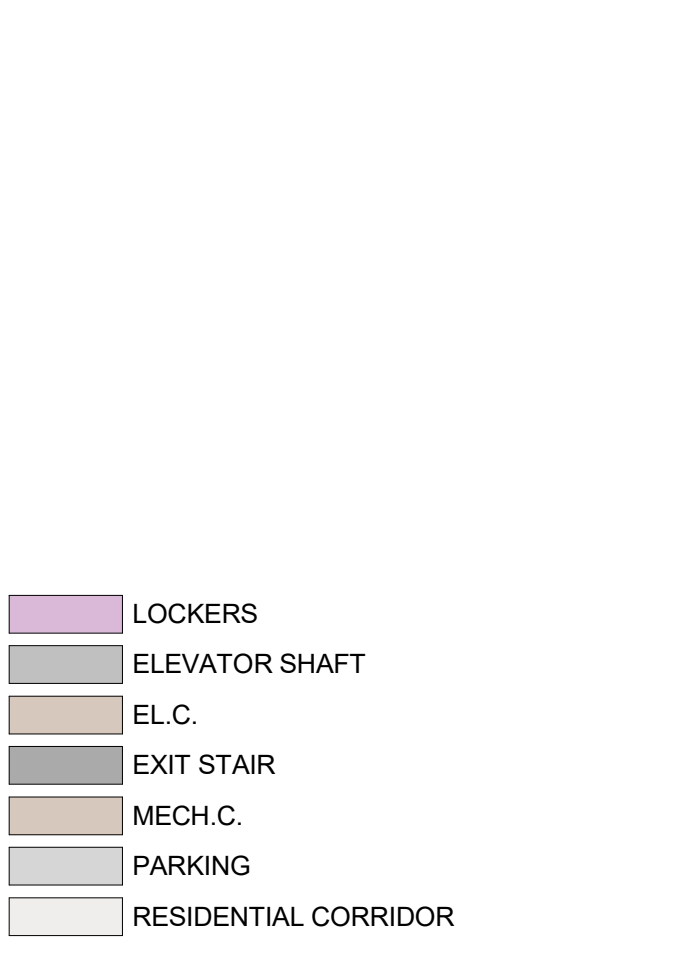
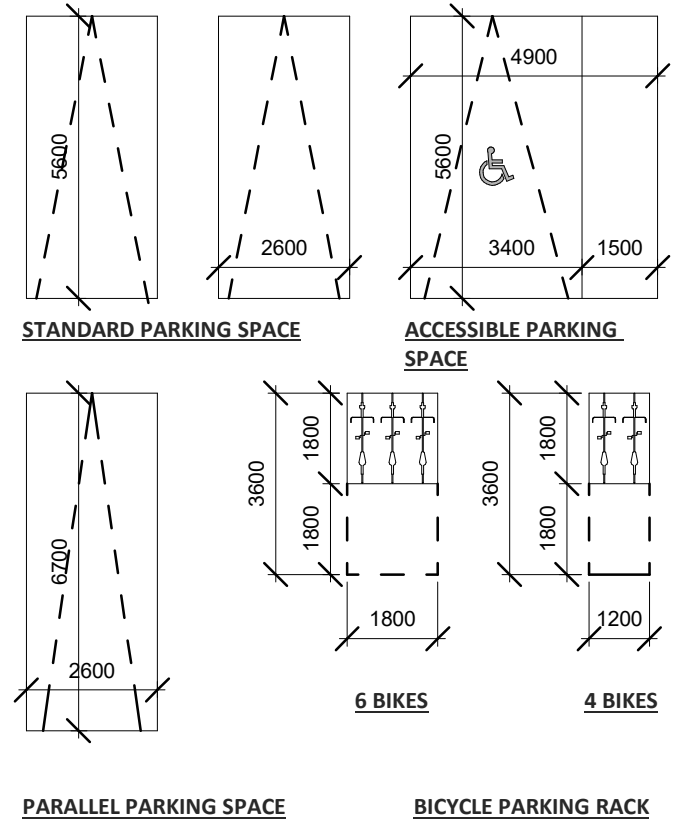
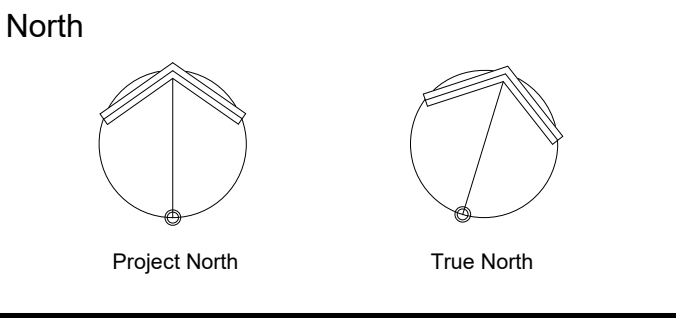
Project number: 1432
 Scale: 1" = 150'
 Date: 08/11/20
 Drawn by: HPA

Drawing No.: Revision:

A3.001

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work, and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural Drawings. The locations shown on the Architectural Drawings govern over the Mechanical and Electrical Drawings. These items not clearly located will be located as directed by the Architect.



Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REVISED FOR OPA/2BA	Nov 14, 2018
1	ISSUED FOR OPA/2BA	July 21, 2017



Architect of Record:
HARRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 harripontarini.com

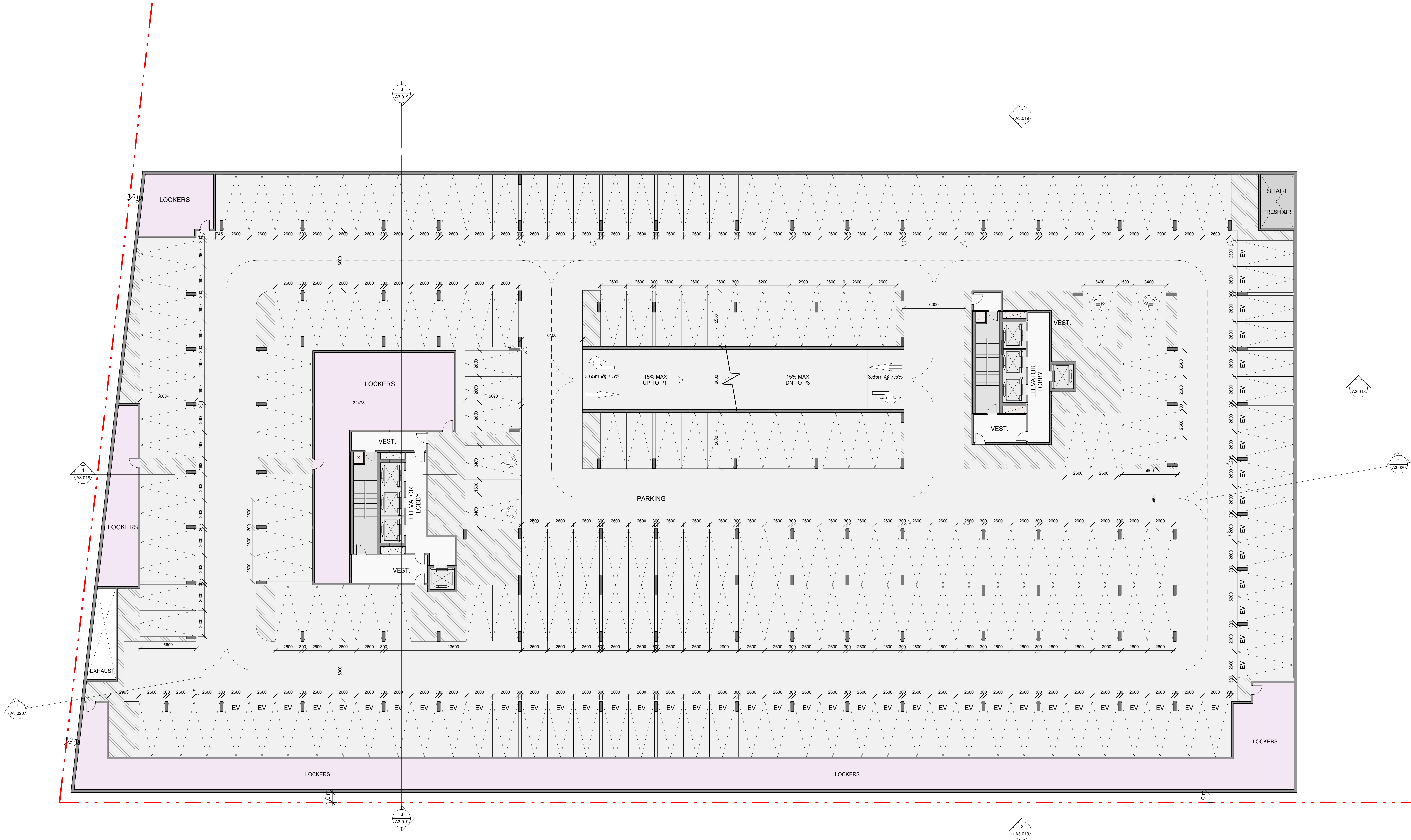
Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

FLOOR PLAN P2

Project number: 1432
 Scale: 1:150
 Date: 08/11/20
 Drawn by: HPA

Drawing No.: Revision:

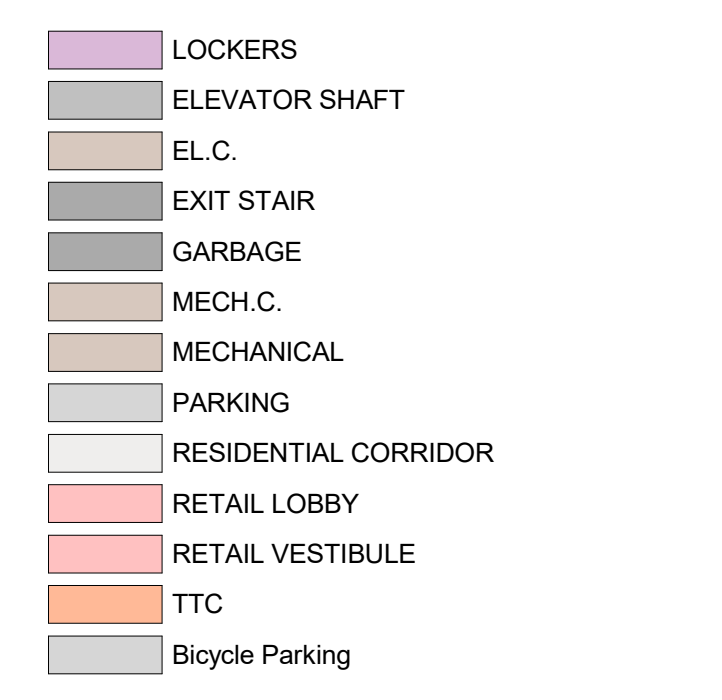
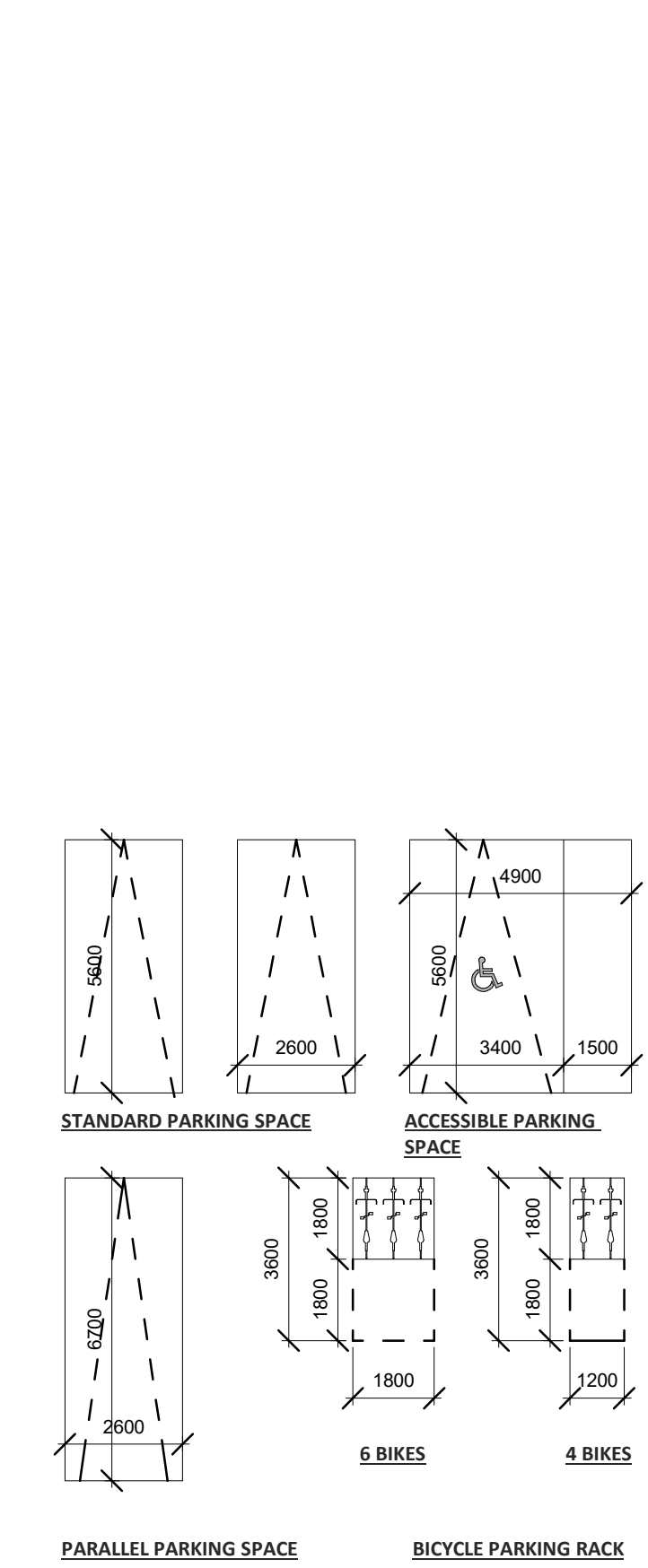
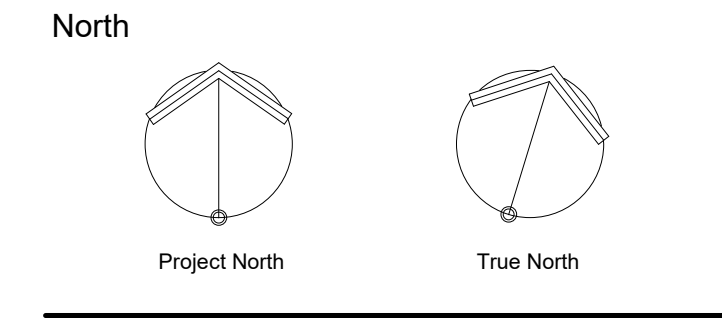
A3.002



4/21/2020 6:17:28 PM

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the Architect.



Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	RE-ISSUED FOR OPA/ZA	Nov 14, 2018
1	ISSUED FOR OPA/ZA	July 21, 2017



Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 hariripontarini.com

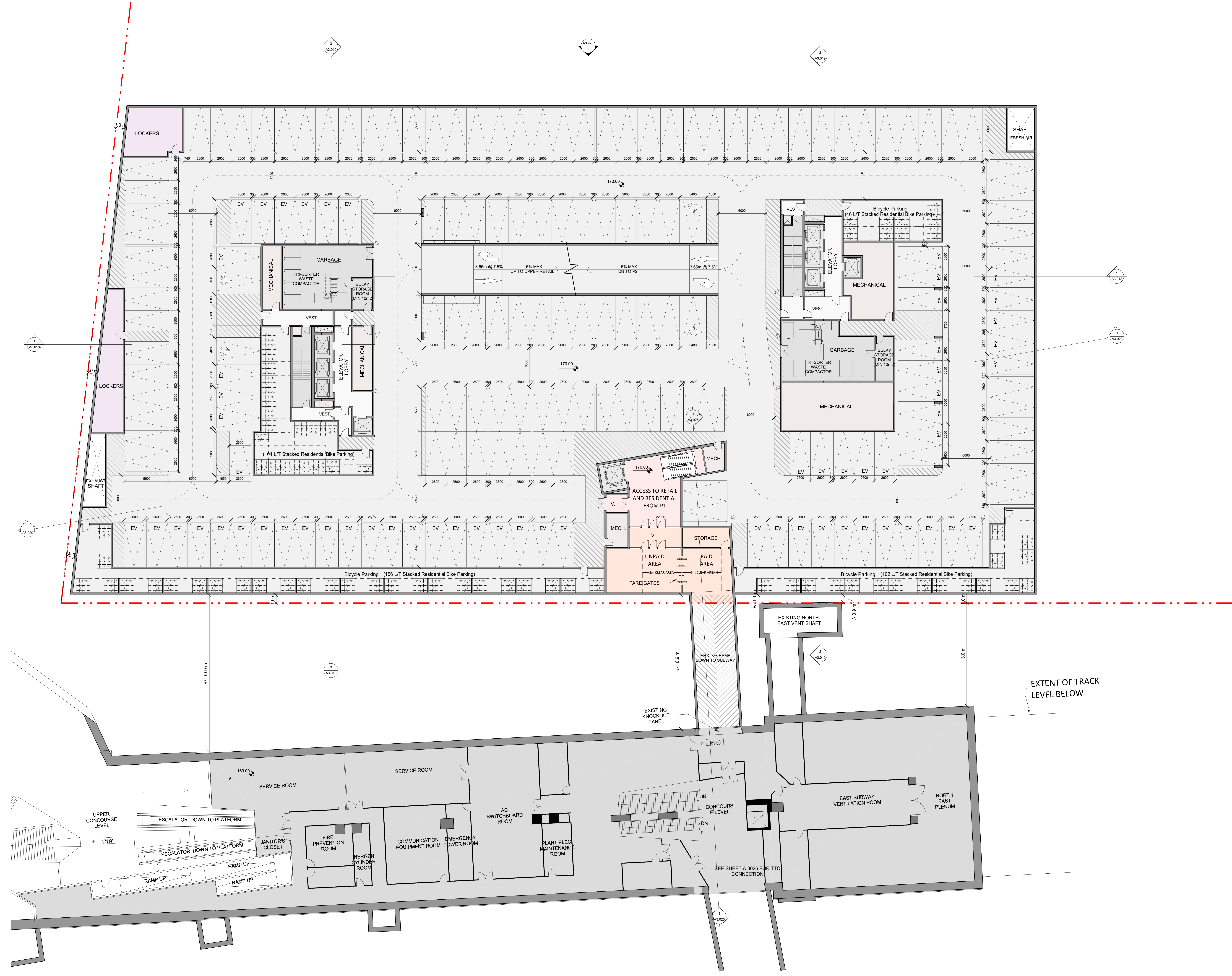
Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

FLOOR PLAN P1

Project number: 1432
 Scale: 1:150
 Date: 08/11/20
 Drawn by: HPA

Drawing No.: Revision:

A3.003



4/21/2020 6:17:31 PM

LOADING AND WASTE MANAGEMENT NOTES

ALL TYPE G LOADING SPACES ARE TO BE LEVEL (+2%), AND CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

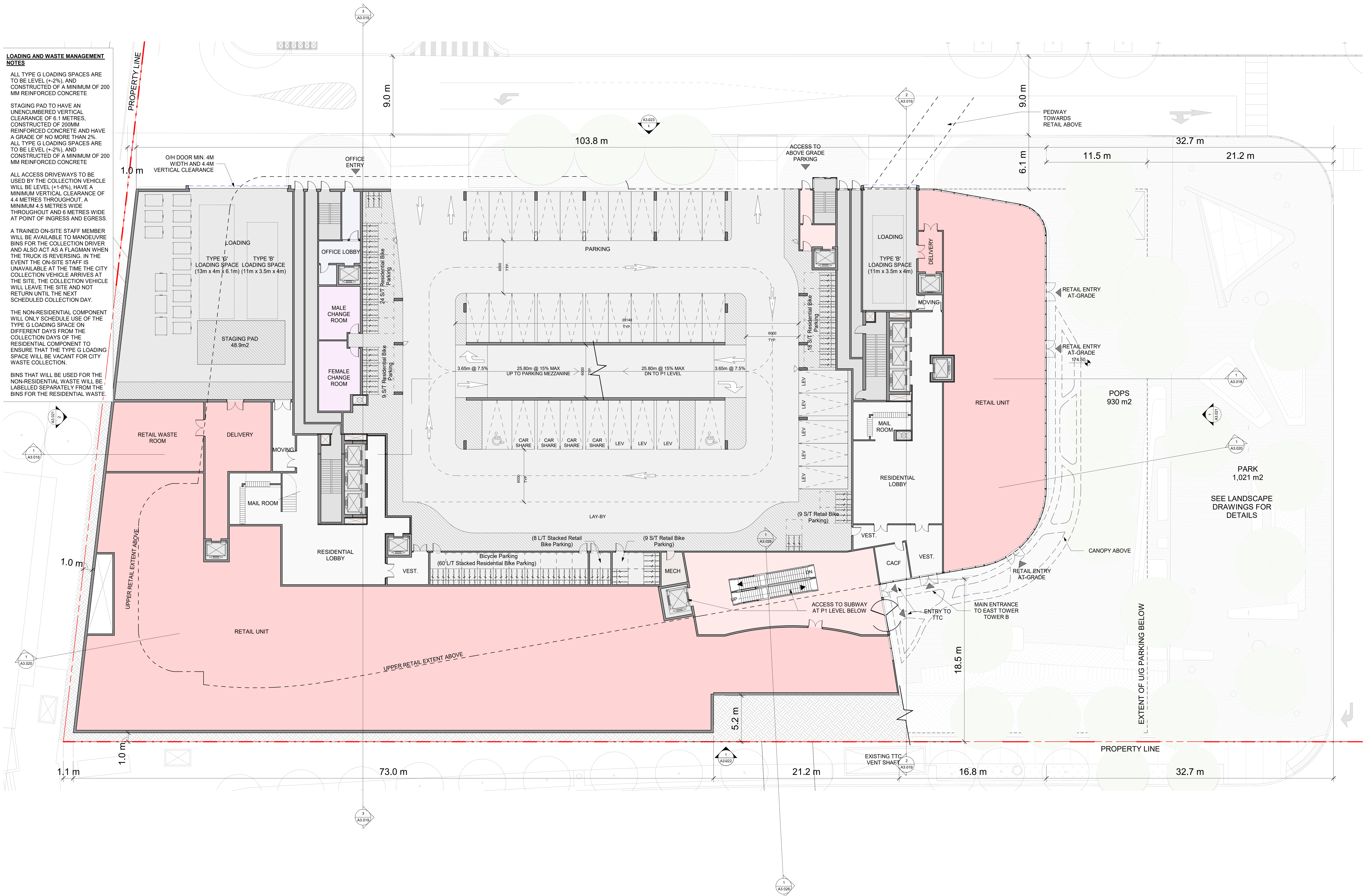
STAGING PAD TO HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METRES, CONSTRUCTED OF 200MM REINFORCED CONCRETE AND HAVE A GRADE OF NO MORE THAN 2%. ALL TYPE G LOADING SPACES ARE TO BE LEVEL (+2%), AND CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+1.5%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT, A MINIMUM 4.5 METRES WIDE THROUGHOUT AND 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.

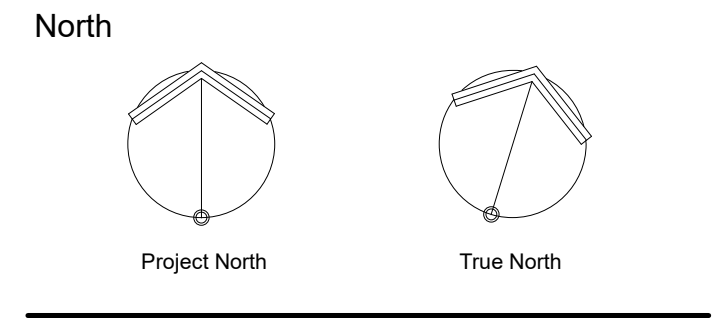
A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

THE NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.

BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.



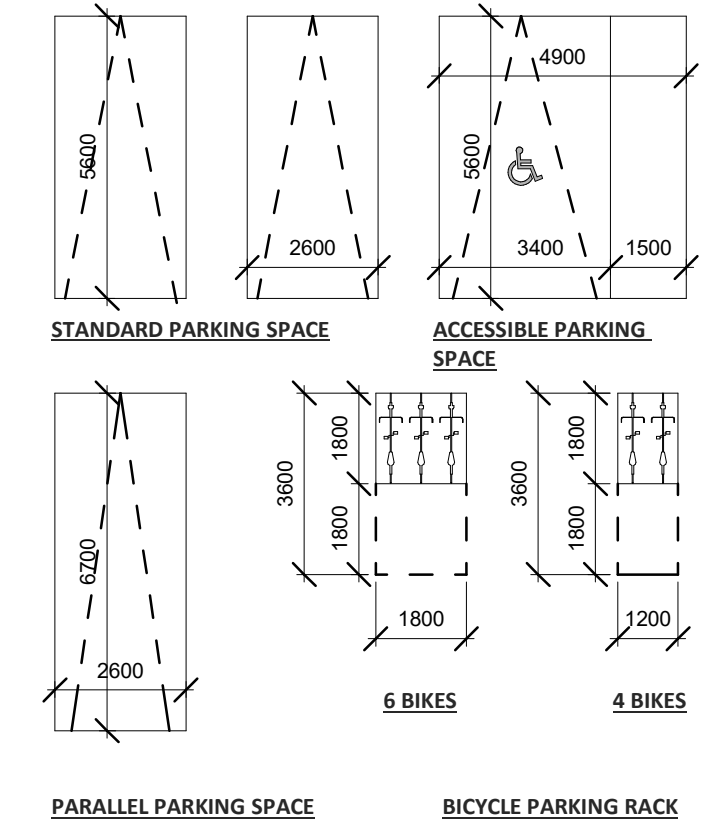
- General Notes:**
- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



NOTES

ALL TYPE G LOADING SPACES ARE TO BE LEVEL (+2%), AND CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

REVISED DRAWINGS MUST INDICATE AND ANNOTATE A STAGING PAD ABUTTING THE FRONT OF THE TYPE G LOADING SPACE THAT WILL BE AT LEAST 48.9 SQUARE METRES, HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METRES, CONSTRUCTED OF 200MM REINFORCED CONCRETE AND HAVE A GRADE OF NO MORE THAN 2%.



- CHANGE ROOM
- COMMERCIAL LOBBY - OFFICE
- COMMERCIAL LOBBY - RETAIL
- ELEVATOR SHAFT
- E.L.C.
- EXIT STAIR
- EXIT
- GARBAGE
- LOADING
- MECH. C.
- MECH. C.
- MECHANICAL
- PARKING
- RESIDENTIAL CORRIDOR
- RETAIL UNIT
- Bicycle Parking

Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	RE ISSUED FOR OPA/ZBA	Nov 14, 2018
1	ISSUED FOR OPA / ZBA	July 21, 2017



Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 Tel: 416 929 4901
 Fax: 416 929 8924
 info@hpa-arch.com
 hariri@postarini.com

Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

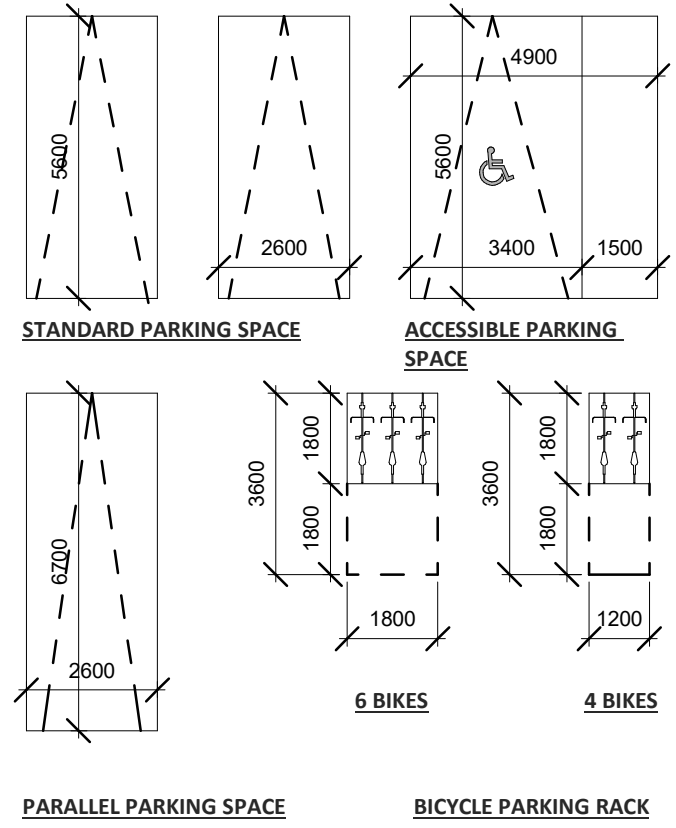
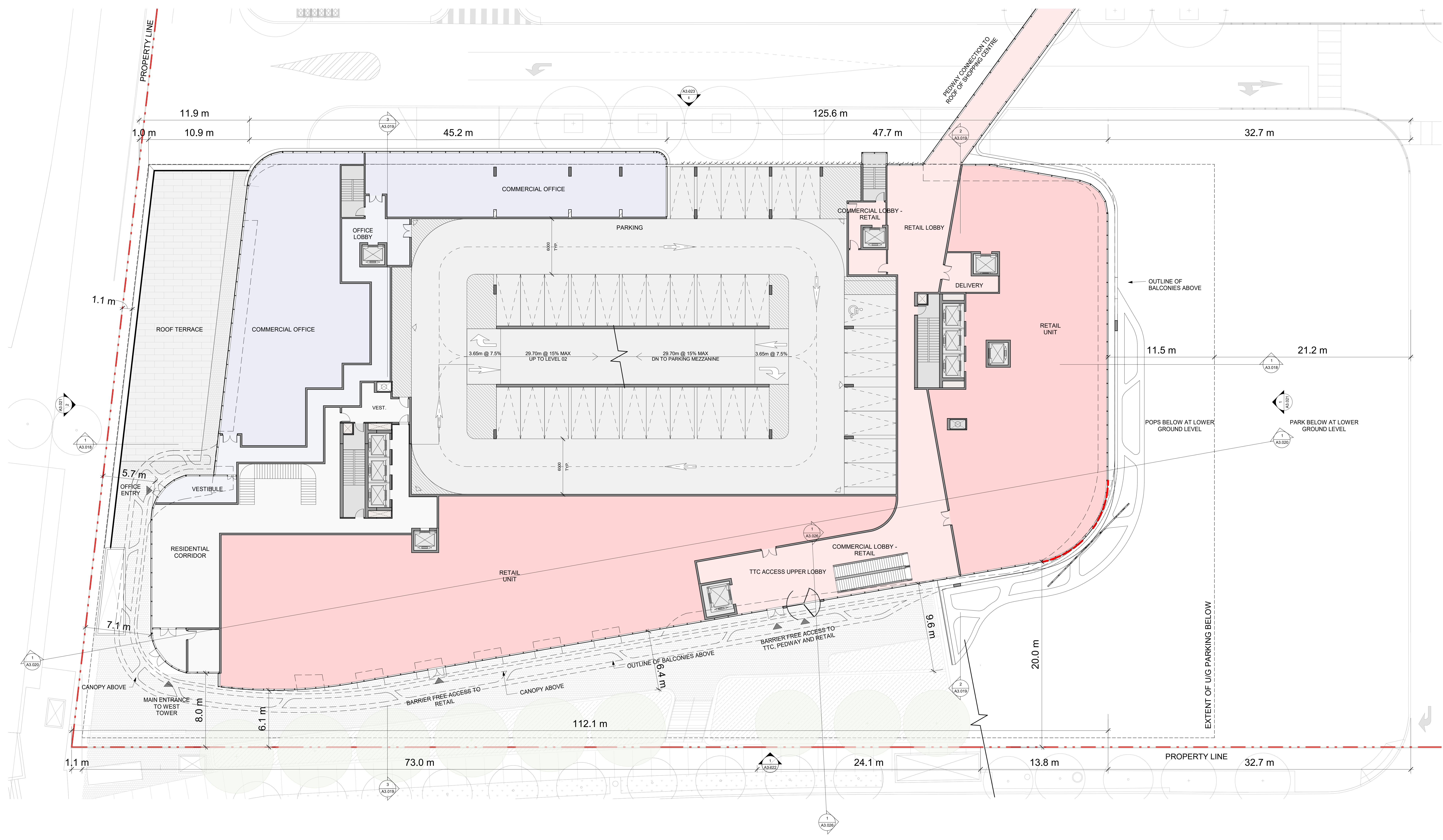
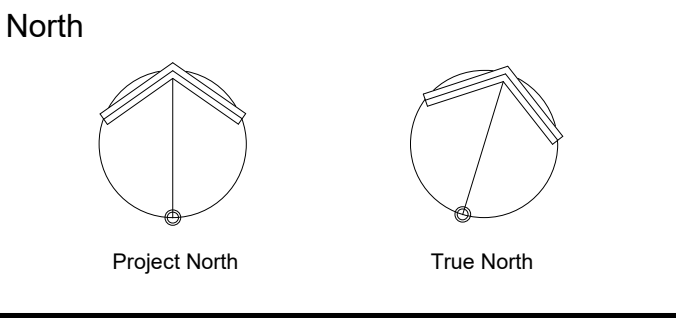
LOWER RETAIL

Project number: 1432
 Scale: 1/150
 Date: 08/01/20
 Drawn by: HPA
 Drawing No.: Revision:

A3.006

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work, and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural Drawing govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



- COMMERCIAL LOBBY - OFFICE
- COMMERCIAL LOBBY - RETAIL
- COMMERCIAL OFFICE
- ELEVATOR SHAFT
- EL. C.
- EXIT STAIR
- GARBAGE
- MECH. C.
- MECH. C.
- PARKING
- RESIDENTIAL CORRIDOR
- RETAIL UNIT
- ROOF TERRACE

Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REVISED FOR OPA/ZA	Nov 14, 2018
1	ISSUED FOR OPA/ZA	July 21, 2017



Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 hariripontarini.com

Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

FLOOR 1 UPPER RETAIL

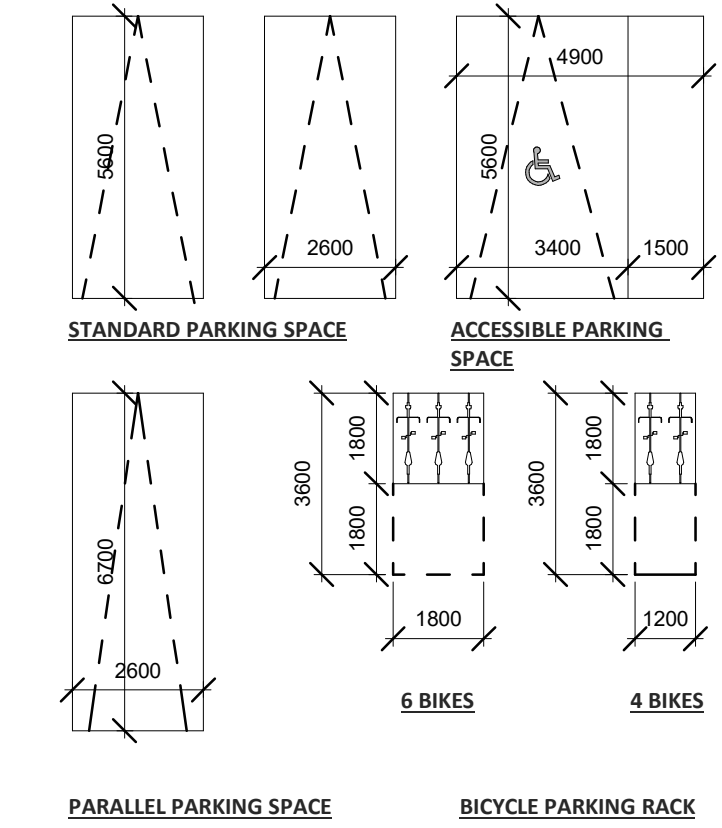
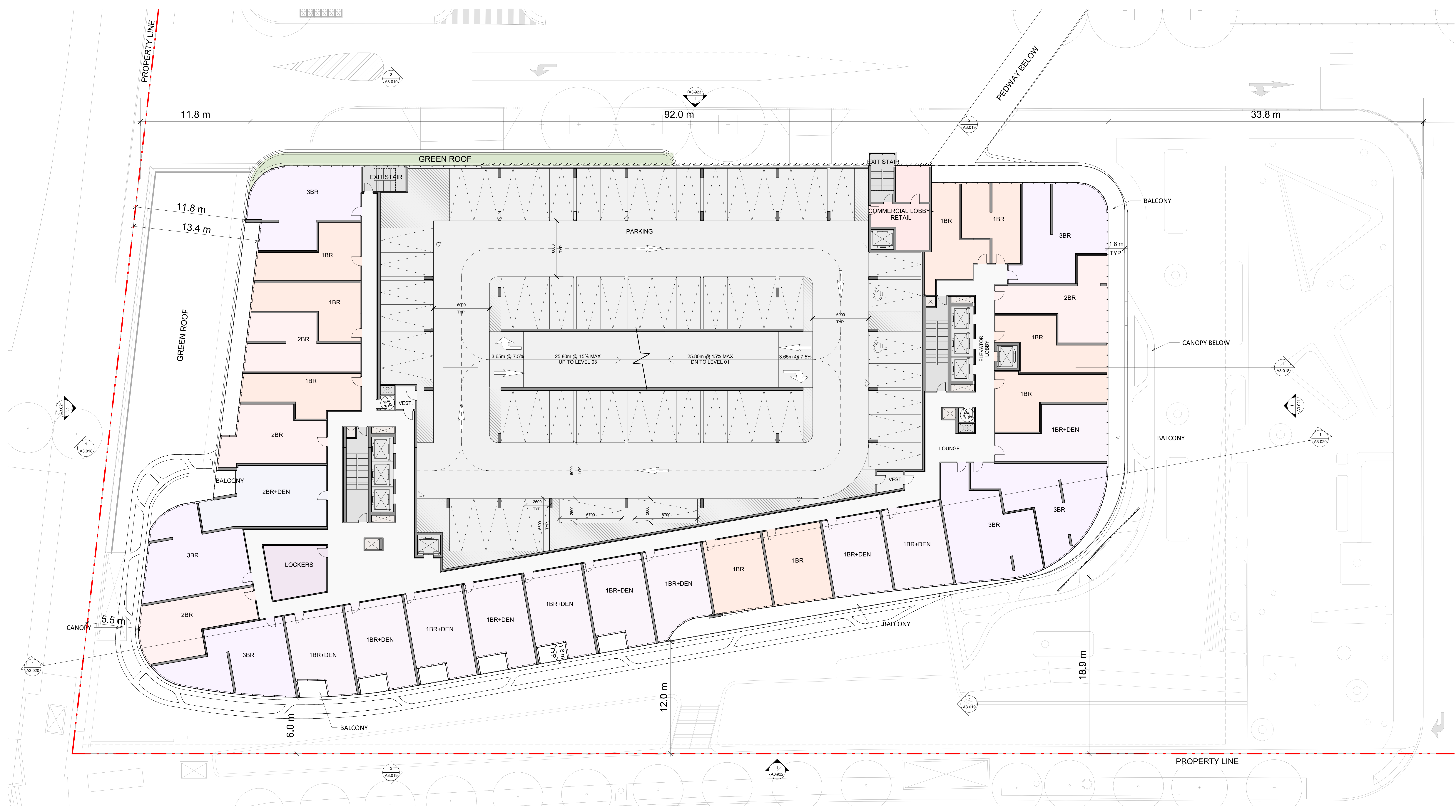
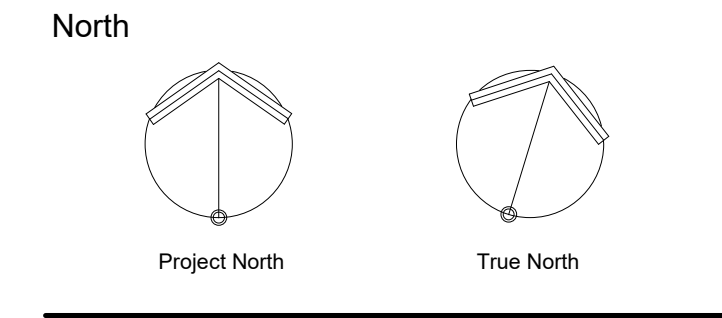
Project number: 1432
 Scale: 1/150
 Date: 08/11/20
 Drawn by: HPA

Drawing No.: Revision:

A3.008

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work, and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural Drawings. The locations shown on the Architectural Drawings govern over the Mechanical and Electrical Drawings. These items not clearly located will be located as directed by the Architect.



- 1BR
- 1BR+DEN
- 2BR
- 2BR+DEN
- 3BR
- BALCONY
- COMMERCIAL LOBBY - RETAIL
- LOCKERS
- ELEVATOR SHAFT
- EL.C.
- EXIT STAIR
- GARBAGE
- GREEN ROOF
- MECH.C.
- PARKING
- RESIDENTIAL CORRIDOR

Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REVISED FOR OPA/ZA	Nov 14, 2018
1	ISSUED FOR OPA/ZA	July 21, 2017

Architect of Record:

HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 hariripontarini.com

Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 hariripontarini.com

Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

FLOOR PLAN 2

Project number: 1432
 Scale: 1/150
 Date: 08/11/20
 Drawn by: HPA

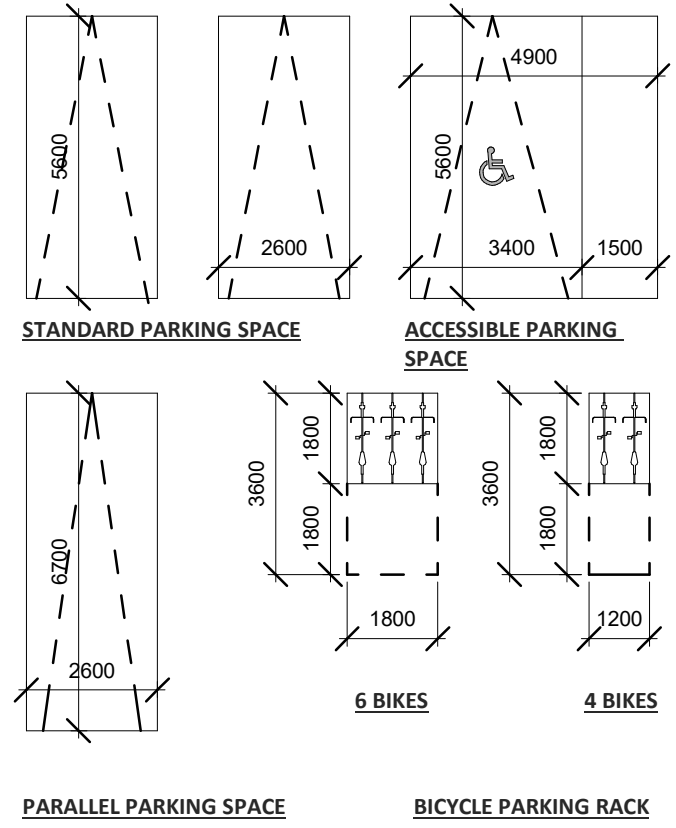
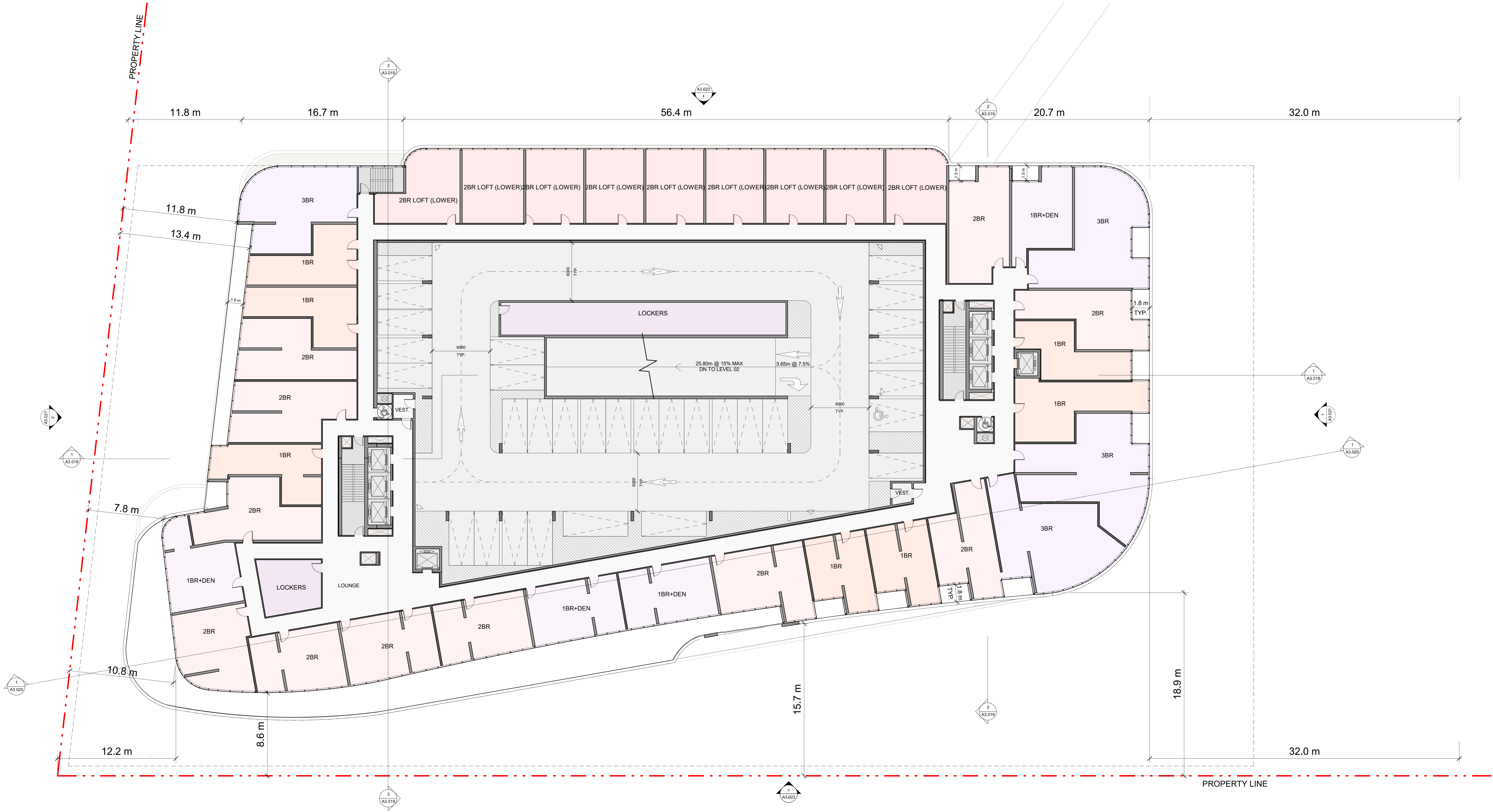
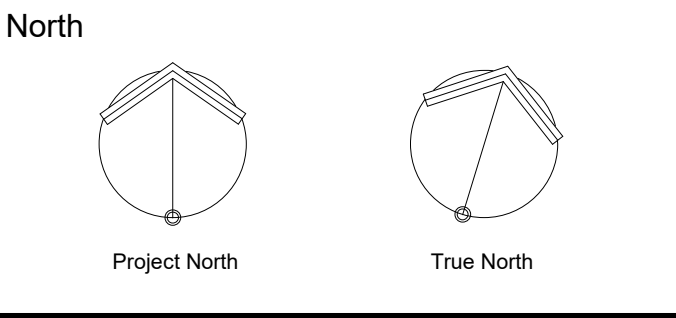
Drawing No.: Revision:

A3.009

4/21/2020 6:17:48 PM

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work, and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural Drawing govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the Architect.



- 1BR
- 1BR+DEN
- 2BR
- 2BR LOFT (LOWER)
- 3BR
- BALCONY
- LOCKERS
- ELEVATOR SHAFT
- EL.C.
- EXIT STAIR
- GARBAGE
- MECH.C.
- PARKING
- RESIDENTIAL CORRIDOR

Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REV. ISSUED FOR OPA/ZBA	Nov 14, 2018
1	ISSUED FOR OPA/ZBA	July 21, 2017



Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901 FAX: 416 929 8924
 info@hp-arch.com hariripontarini.com

Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

FLOOR PLAN 3

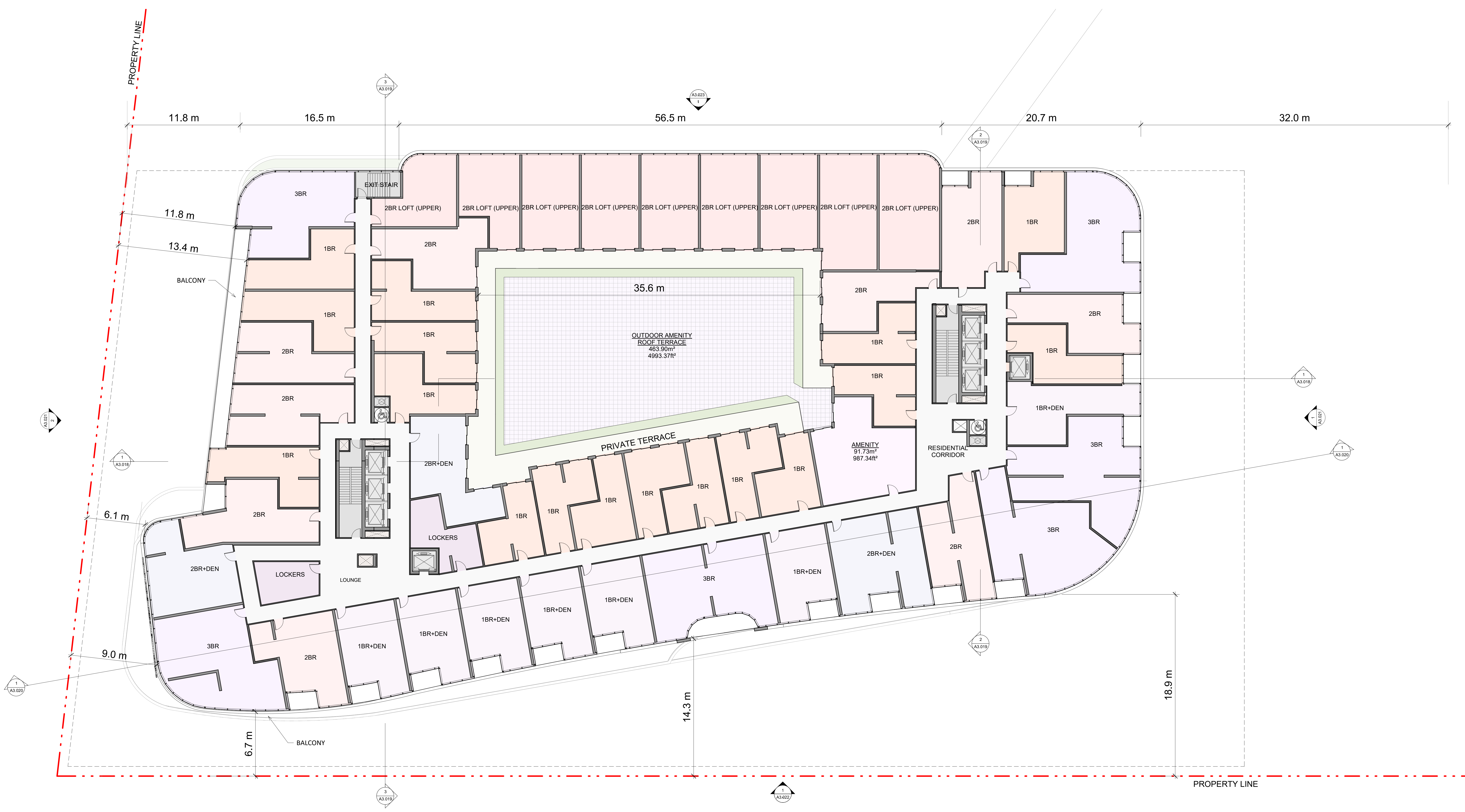
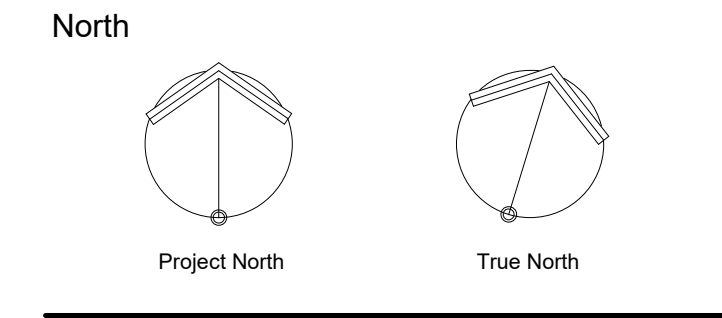
Project number: 1432
 Scale: 1/150
 Date: 08/11/20
 Drawn by: HPA

Drawing No.: Revision:

A3.010

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work, and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural Drawings. The locations shown on the Architectural Drawings govern over the Mechanical and Electrical Drawings. These items not clearly located will be located as directed by the Architect.



- 1BR
- 1BR+DEN
- 2BR
- 2BR LOFT (UPPER)
- 2BR+DEN
- 3BR
- 3BR+DEN
- AMENITY
- BALCONY
- LOCKERS
- ELEVATOR SHAFT
- EL. C.
- EXIT STAIR
- GARBAGE
- LANDSCAPE BUFFER
- MECH. C.
- OUTDOOR AMENITY ROOF TERRACE
- PRIVATE TERRACE
- RESIDENTIAL CORRIDOR
- ROOF TERRACE

Rev.	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REV. ISSUED FOR OPA/DBA	Nov 14, 2018
1	ISSUED FOR OPA / ZBA	July 21, 2017



Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 hariripontarini.com

Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

FLOOR PLAN 4

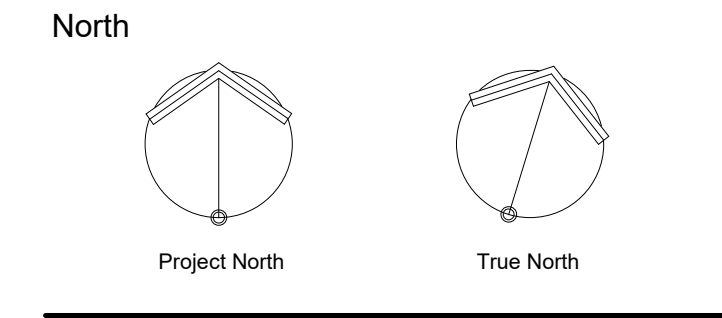
Project number: 1432
 Scale: 1/150
 Date: 08/11/20
 Drawn by: HPA

Drawing No.: Revision:

A3.011

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work, and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the Architect.



1BR	1BR
1BR+DEN	1BR+DEN
2BR	2BR
2BR+DEN	2BR+DEN
3BR	3BR
BALCONY	BALCONY
LOCKERS	LOCKERS
ELEVATOR SHAFT	ELEVATOR SHAFT
EL. C.	EL. C.
EXIT STAIR	EXIT STAIR
GARBAGE	GARBAGE
GREEN ROOF	GREEN ROOF
MECH. C.	MECH. C.
RESIDENTIAL CORRIDOR	RESIDENTIAL CORRIDOR
ROOF TERRACE	ROOF TERRACE
ROOF TERRACE PRIVATE	ROOF TERRACE PRIVATE

Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REV. ISSUED FOR OPA/ZA	Nov 14, 2018
1	ISSUED FOR OPA/ZA	July 21, 2017



Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL: 416 929 4901
 FAX: 416 929 8924
 info@hp-arch.com
 hariripontarini.com

Project Title:
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT
 Address: TORONTO, ONTARIO

FLOOR PLAN 5

Project number: 1432
 Scale: 1/150
 Date: 08/11/20
 Drawn by: HPA

Drawing No.: Revision:

A3.012