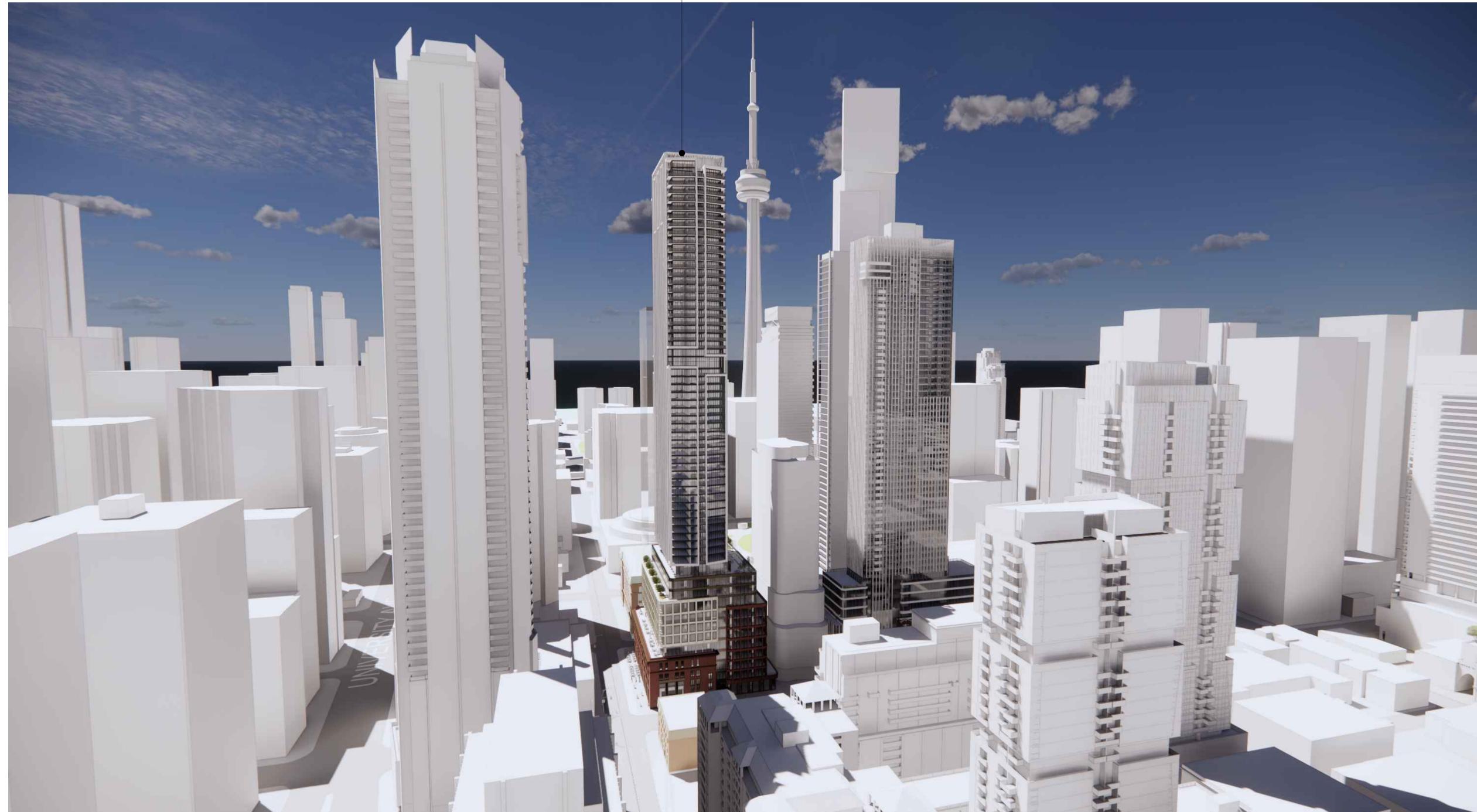
100 SIMCOE



| | Sheet List |
|-----------------|--|
| Sheet Number | Sheet Name |
| | |
| A100 | Cover Sheet |
| A101 | 3D Views |
| A102 | Context Plan / Project Statist |
| A200 | Underground Parking Level (Underground Parking Level (|
| A201 | Underground Parking Level 2 Underground Parking Level |
| A202 | Ground Floor Plan / Site Pla |
| A203 | Level 2 Floor Plan Levels 3-4 Floor Plan |
| A204 | Level 5 Floor Plan Levels 6-8 Floor Plan |
| A205 | Level 9 Floor Plan Level 10 Floor Plan |
| A206 | Level 11 Floor Plan Level 12 Floor Plan |
| A207 | Level 13 Levels 14-34 Floor Plan |
| A208 | Levels 35-59 Floor Plan Levels 60-61 Floor Plan |
| A209 | MPH Floor Plan Roof Plan |
| A501 | North Elevation South Elevation |
| A502 | East Elevation West Elevation |
| A601 | Section A-A Section B-B |
| Appendix A | Survey |

Reviewed: March 19, 2021

100 SIMCOE STREET - CONFIDENTIAL WITHOUT PREJUDICE ISSUED FOR ZONING - R1 19 March 2021

CLIENT:

Bentall GreenOak

1 York Street, Suite 1100
Toronto, ON M5J 0B6

ARCHITECT:

Hariri Pontarini Architects
235 Carlaw Avenue, Suite 301
Toronto, ON M4M 2S1

PLANNING CONSULTANT:

Opus Management Inc. 62 Fairholme Ave, North York, ON M6B 2W6 URBAN DESIGN CONSULTANT:

Urban Strategies Inc.
197 Spadina Avenue, Suite 600
Toronto, ON M5T 2C8

HERITAGE CONSULTANT:

ERA Architects Inc. 625 Church Street, Suite 600 Toronto, ON M4Y 2G1



View Looking Southeast

1:2000





1 Aerial View Looking South

- 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/graphic 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.
- 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.

CONFIDENTIAL: WITHOUT PREJUDICE







Architect of Record:

HARIRI PONTARINI

ARCHITECTS 235 Carlaw Avenue
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Project Title:

100 Simcoe Street

Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

3D Views

Project number: 1907
Scale: 1 : 200
Date: March 17, 2021
Drawn by: HPA

Drawing No.:

Revision:

| 100 Simcoe Street - I | roject stati | 31103 | | | | |
|---------------------------------------|--------------------|--------------------|----------|---------------------|-----------|----------|
| Project Summary | | | | | | |
| | | | | | | |
| Description | | Mixed-Use Develo | pment | | | |
| Municipal Address | | 100 Simcoe Street | and 211 | Adelaide Street | | |
| Site Area | | 2,930 s | q.m | 31,538 | sq.ft. | |
| Average Grade | Average Grade | | 87.05 | | | |
| Density | | (BY-LAW 438-86) | 22.69 | (BY-LAW 569-2013) | 22.96 | |
| Decide with CFA | (DV 1 4) (420 05) | 44.026 | | 402 502 | | 670/ |
| Residential GFA | (BY-LAW 438-86) | 44,826 s | • | 482,503 | _ | 67% |
| with Deducted Indoor Amenity Area | (BY-LAW 569-2013) | 44,683 s | • | 480,964 | • | 66% |
| Retail GFA | (BY-LAW 438-86) | 873 sq.m | | 9,397 | | 1% |
| | (BY-LAW 569-2013) | 873 s | <u> </u> | 9,397 | | 1% |
| Office GFA | (BY-LAW 438-86) | 20,774 sq.m | | 223,609 | | 31% |
| | (BY-LAW 569-2013) | 21,728 sq.m | | 233,878 | • | 32% |
| Total Development GFA | (BY-LAW 438-86) | 66,474 s | • | 715,520.2 | | |
| | (BY-LAW 569-2013) | 67,285 s | • | 724,249.7 | | |
| Indoor Amenity Area | (BY-LAW 438-86) | 1,053 sq.m | | 11,334.4 | | |
| <u> </u> | (BY-LAW 569-2013) | 1,053 sq.m | | 11,334.4 | | |
| Outdoor Amenity Area | | 934 s | q.m | 10,053.5 | sq.ft. | |
| Number of Units | | 526 | | | | |
| Number of Vehicular Parking Spaces | | 214 | | | | |
| Number of Short Term Bicycle Parking | Spaces | 128 | | | | |
| Number of Long Term Bicycle Parking | Spaces | 589 | | | | |
| Number of Surface Bicycle Parking Spo | aces | 20 | | | | |
| Required Loading (with sharing) | | 1x Type B, 2x Type | C, 1x Ty | pe G/B combined = 1 | otal of 4 | spaces |
| Proposed Loading | | 1x Type B, 2x Type | C, 1x Ty | pe G/B combined = T | otal of 4 | spaces |
| Building Heights* | | Building | | 203.1 | m | 61-store |
| * measured to T.O. Roof Slab | | MPH & Amenity | | 6.5 | m | 1-storey |
| | | Total | | 209.60 | m | |

Outdoor

1 All areas are approximate. Actual square footage may vary from that stated hereon.

526

2 Final car parking, bicycle parking, and locker count to be confirmed pending structural and mechanical input. 3 All figures are reflective of the current state of schematic and conceptual design and are subject to change.

| Amen | ity | | | | |
|--------|-----------------|-------------------|----------|-------------------|-------|
| Amenit | y Requirements | & Provided | | | |
| | | Required per Unit | Required | Provided | 1 |
| Type | Number of Units | (sq.m) | (sq.m) | (sq.m) | |
| Indoor | 526 | 2.0 | 1052 | (BY-LAW 438-86) | 1,053 |
| muoor | 320 | 2.0 | 1027 | (DV LAW ECO 2012) | 1.053 |

2.00

(BY-LAW 569-2013) **1,053**

1.77 sq.m./unit | **934**

| Existing Office to be De | emolished | Note: Areas are based on topographical survey by KRCMAR Surveyors Limited updated on August 3, 20 | | | |
|--------------------------------|---------------|--|--|--|--|
| Gross Floor Area (GFA) Summary | | | | | |
| LEVEL | Office (sq.m) | Office (sq.ft) | | | |
| Level 05 | 1,324 | 14,251 | | | |
| Level 04 | 1,324 | 14,251 | | | |
| Level 03 | 1,324 | 14,251 | | | |
| Level 02 | 1,324 | 14,251 | | | |
| Level 01 Ground | 1,324 | 14,251 | | | |
| Takal | 6 620 | 71.257 | | | |

| 100 Simcoe Street Site Legal Description |
|--|
| |
| DT DUVIS DU SOSE TO DONITO AS IN CTTSSASS, CITY OF TO DONITO |



Context Plan

100 Simcoe Street - GFA Envelope

Gross Floor Area (GFA)

| LEVEL | | ial (sq.m) | | (sq.m) | | (sq.m) | Indoor Am | |
|-----------------|--------|------------|--------|----------|--------|----------|-----------|----------|
| ZONING BY-LAW | 438-86 | 569-2013 | 438-86 | 569-2013 | 438-86 | 569-2013 | 438-86 | 569-201 |
| Mech PH | 70 | 0 | | | | | 131 | 131 |
| Level 61 | 692 | 694 | | | | | | |
| Level 60 | 692 | 694 | | | | | | |
| Level 59 | 858 | 860 | | | | | | |
| Level 58 | 858 | 860 | | | | | | |
| | | | | | | | | |
| Level 57 | 858 | 860 | | | | | | |
| Level 56 | 858 | 860 | | | | | | |
| Level 55 | 858 | 860 | | | | | | |
| Level 54 | 858 | 860 | | | | | | |
| Level 53 | 858 | 860 | | | | | | |
| Level 52 | 858 | 860 | | | | | | |
| | | | | | | | | |
| Level 51 | 858 | 860 | | | | | | |
| Level 50 | 858 | 860 | | | | | | |
| Level 49 | 858 | 860 | | | | | | |
| Level 48 | 858 | 860 | | | | | | |
| Level 47 | 858 | 860 | | | | | | |
| Level 46 | 858 | 860 | | | | | | |
| Level 45 | 858 | 860 | | | | | | <u> </u> |
| | | | | | | - | | - |
| Level 44 | 858 | 860 | | | | | | |
| Level 43 | 858 | 860 | | | | | | |
| Level 42 | 858 | 860 | | | | | | |
| Level 41 | 858 | 860 | | | | L_ | | |
| Level 40 | 858 | 860 | | | | | | |
| Level 39 | 858 | 860 | | | | | | |
| | 858 | 860 | | | | | | |
| Level 38 | | | | | | | | |
| Level 37 | 858 | 860 | | | | - | | - |
| Level 36 | 858 | 860 | | | | | | |
| Level 35 | 858 | 860 | | | | | | |
| Level 34 | 934 | 936 | | | | | | |
| Level 33 | 934 | 936 | | | | | | |
| Level 32 | 934 | 936 | | | | | | |
| Level 31 | 934 | 936 | | | | | | |
| | | | | | | | | |
| Level 30 | 934 | 936 | | | | | | |
| Level 29 | 934 | 936 | | | | | | |
| Level 28 | 934 | 936 | | | | | | |
| Level 27 | 934 | 936 | | | | | | |
| Level 26 | 934 | 936 | | | | | | |
| Level 25 | 934 | 936 | | | | | | |
| | | | | | | | | |
| Level 24 | 934 | 936 | | | | | | |
| Level 23 | 934 | 936 | | | | | | |
| Level 22 | 934 | 936 | | | | | | |
| Level 21 | 934 | 936 | | | | | | |
| Level 20 | 934 | 936 | | | | | | |
| Level 19 | 934 | 936 | | | | | | |
| Level 18 | 934 | 936 | | | | | | <u> </u> |
| | | | | | | - | | - |
| Level 17 | 934 | 936 | | | | | | |
| Level 16 | 934 | 936 | | | | | | |
| Level 15 | 934 | 936 | | | | | | |
| Level 14 | 934 | 936 | | | | | | |
| Level 13 | 934 | 936 | | | | | | |
| Level 12 | 37 | 35 | | | | | 922 | 922 |
| | | | | | 1 557 | 1.650 | 322 | 322 |
| Level 11 | 62 | 48 | | | 1,557 | 1,650 | | - |
| Level 10 | 62 | 48 | | | 1,557 | 1,650 | | - |
| Level 09 | 62 | 48 | | | 1,833 | 1,926 | | |
| Level 08 | 62 | 48 | | | 2,088 | 2,181 | | |
| Level 07 | 62 | 48 | | | 2,088 | 2,181 | | |
| Level 06 | 62 | 48 | | | 2,088 | 2,181 | | |
| Level 05 | 62 | 48 | | | 1,993 | 2,086 | | |
| Level 04 | 62 | 48 | | | 2,352 | 2,445 | | |
| | | | | | | | | |
| Level 03 | 62 | 48 | | | 2,352 | 2,445 | | |
| Level 02 | 62 | 48 | | | 2,352 | 2,445 | | |
| Level 01 Ground | 382 | 377 | 873 | 873 | 480 | 491 | | |
| U/G Parking L1 | 95 | 89 | | | 34 | 47 | | |
| U/G Parking L2 | 80 | 74 | | | | <u> </u> | | |
| | | | | | | 1 | | 1 |
| U/G Parking L3 | 80 | 74 | | | | 1 | | 1 |
| U/G Parking L4 | 80 | 74 | | | | 1 | | 1 |
| | | | | | | | | |
| | | | | | | | | |
| _ | 44,826 | 44,683 | 873 | 873 | 20,774 | 21,728 | 1,053 | 1,053 |
| Total | | | | | | | | |

Suite Mix

| | Studio | 1 BR | 2 BR | 3 BR | No. of Units |
|------------|--------|------|------|------|--------------|
| Level 61 | 0 | 0 | 4 | 2 | 6 |
| Level 60 | 0 | 0 | 4 | 2 | 6 |
| Level 59 | 0 | 5 | 4 | 1 | 10 |
| | 0 | | 4 | 1 | 10 |
| Level 58 | | 5 | | 1 | |
| Level 57 | 0 | 5 | 4 | | 10 |
| Level 56 | 0 | 5 | 4 | 1 | 10 |
| Level 55 | 0 | 5 | 4 | 1 | 10 |
| Level 54 | 0 | 5 | 4 | 1 | 10 |
| Level 53 | 0 | 5 | 4 | 1 | 10 |
| Level 52 | 0 | 5 | 4 | 1 | 10 |
| Level 51 | 0 | 5 | 4 | 1 | 10 |
| Level 50 | 0 | 5 | 4 | 1 | 10 |
| Level 49 | 0 | 5 | 4 | 1 | 10 |
| Level 48 | 0 | 5 | | 1 | 10 |
| Level 47 | 0 | 5 | 4 | 1 | 10 |
| Level 46 | 0 | 5 | 4 | 1 | 10 |
| Level 45 | 0 | 5 | 4 | 1 | 10 |
| Level 44 | 0 | 5 | 4 | 1 | 10 |
| Level 43 | 0 | 5 | 4 | 1 | 10 |
| Level 42 | 0 | 5 | 4 | 1 | 10 |
| Level 41 | 0 | 5 | 4 | 1 | 10 |
| Level 40 | 0 | 5 | 4 | 1 | 10 |
| Level 39 | 0 | 5 | 4 | 1 | 10 |
| Level 38 | 0 | 5 | 4 | 1 | 10 |
| Level 37 | 0 | 5 | 4 | 1 | 10 |
| Level 36 | 0 | 5 | 4 | 1 | 10 |
| Level 35 | 0 | 5 | 4 | 1 | 10 |
| Level 34 | 0 | 8 | 3 | 1 | 12 |
| Level 33 | 0 | 8 | 3 | 1 | 12 |
| Level 32 | 0 | 8 | 3 | 1 | 12 |
| Level 31 | 0 | 8 | 3 | 1 | 12 |
| Level 30 | 0 | 8 | 3 | 1 | 12 |
| Level 29 | 0 | 8 | 3 | 1 | 12 |
| Level 28 | 0 | 8 | 3 | 1 | 12 |
| Level 27 | 0 | 8 | 3 | 1 | 12 |
| Level 26 | 0 | 8 | 3 | 1 | 12 |
| Level 25 | 0 | 8 | 3 | 1 | 12 |
| Level 24 | 0 | 8 | 3 | 1 | 12 |
| Level 23 | 0 | 8 | 3 | 1 | 12 |
| Level 22 | 0 | 8 | 3 | 1 | 12 |
| Level 21 | 0 | 8 | 3 | 1 | 12 |
| Level 20 | 0 | 8 | 3 | 1 | 12 |
| Level 19 | 0 | 8 | 3 | 1 | 12 |
| Level 18 | 0 | 8 | 3 | 1 | 12 |
| Level 17 | 0 | 8 | 3 | 1 | 12 |
| Level 16 | 0 | 8 | 3 | 1 | 12 |
| Level 15 | 0 | 8 | 3 | 1 | 12 |
| Level 14 | 0 | 8 | 3 | 1 | 12 |
| Level 13 | 0 | 8 | 3 | 1 | 12 |
| Level 12 | | | | | |
| Level 11 | | | | | |
| Level 10 | | | | | |
| Level 09 | | | | | |
| Level 08 | | | | | |
| Level 07 | | | | | |
| Level 06 | | | | | |
| Level 05 | | | | | |
| Level 04 | | | | | |
| Level 03 | | | | | |
| Level 02 | | | | | |
| Level 01 | | | | | |
| U/G L1 | | | | | |
| U/G L2 | | | | | |
| U/G L3 | | | | | |
| U/G L4 | | | | | |
| , <u> </u> | | | | | |
| | | | | | |
| | 0 | 301 | 174 | 51 | 526 |
| | 0% | 57% | 22% | 10% | |

0% 57% 33% 10%

| Parking | | | |
|-------------------|----------------------|------------------------|----------|
| Required Pari | king (ZBL 438-86 | <i>& 569-2013)</i> | |
| | | Ratio | Required |
| Residential | | | |
| 526 | units x | 0.32 | 168 |
| Residential Visit | or + Retail + Office | | |
| The by-law allow | s these uses to have | a shared pool of paid | |
| parking, based or | N/A | | |
| shown in the req | uired rates | | |

TOTAL REQUIRED PARKING

| Level | Resident | Non-Residential | Barrier-Free | Sub-Total |
|-------|----------|-----------------|--------------|-----------|
| P1 | 0 | 41 | 1 | 42 |
| P2 | 51 | 0 | 2 | 53 |
| P3 | 57 | 0 | 2 | 59 |
| P4 | 58 | 0 | 2 | 60 |
| | | | | |
| | | | | |
| TOTAL | 166 | 41 | 7 | 214 |

| Bicycle | | | | | |
|----------------|------------------------|---------------------|---------|--------|----------|
| вісусіе Ра | rking Required | | | | |
| | | | | | Required |
| Residential | | | | | |
| | Short-Term (visitors): | 0.1 | /unit x | 526 | 53 |
| | Long-Term (occupant): | 0.9 | /unit x | 526 | 474 |
| | | | | TOTAL | 527 |
| Office (By-Lav | 7 569-2013 - GFA Sq.m) | | | | |
| | Short-Term (visitors): | 3 + 0.3/100 of GFA | | 21,728 | 69 |
| | Long-Term (occupant): | 0.2/100 of Int. GFA | | 21,728 | 44 |
| | | • | | TOTAL | 113 |
| Retail (By-Law | v 569-2013 - GFA Sq.m) | | | | |
| | Short-Term (visitors): | 3 + 0.3/100 o | f GFA | 873 | 6 |
| | Long-Term (occupant): | 0.2/100 of GP | ·A | 873 | 2 |
| | | • | | TOTAL | 8 |
| TOTAL BIKES F | PEOLIBED | | | · | 648 |

| | Resid | ential | Office | | Retail | | |
|----------------|------------|-----------|------------|-----------|------------|-----------|-----------|
| Level | Short-Term | Long-Term | Short-Term | Long-Term | Short-Term | Long-Term | Sub Total |
| Level 1 Ground | | | 12 | | 6 | 2 | 20 |
| P1 | 53 | 276 | 57 | 44 | | | 430 |
| P2 | | 197 | | | | | 197 |
| P3 | | 70 | | | | | 70 |
| P4 | | | | | | | 0 |
| Sub Total | 53 | 543 | 69 | 44 | 6 | 2 | 717 |
| TOTAL | + |) | | 13 | | <u> </u> | 717 |

Toronto Green Standard Version 3.0

The Toronto Green Standard StatisticsTemplate is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment

| General Project Description | Proposed |
|---|----------|
| Total Gross Floor Area (m2): | 67,285 |
| Breakdown of project components (m²): | |
| Residential | 44,683 |
| Retail | 873 |
| Commercial | 21,728 |
| Industrial | 0 |
| Institutional/other | 0 |
| Total number residential units (residential only) | 526 |

| Saction 1. For Sta | and Alona 7PI Amonda | ment Applications and Site I | Dlan Control Applications |
|--------------------|----------------------|------------------------------|-----------------------------|
| section 1. For sta | ina Alone ZDL Amenai | nent Applications and Site i | Piuli Collitol Applications |

| Automobile Infrastructure | Required | Proposed | Propo |
|---|----------|----------|--------------|
| Number of parking spaces | 168 | 214 | 127 |
| Number of parking spaces dedicated for priority LEV parking (Low-Emitting Vehicles) | 0 | 0 | |
| Number of parking spaces with EVSE | 0 | 0 | 09 |
| Cycling Infrastructure | Required | Proposed | Propo (%) |
| Number of long-term bicycle parking spaces (residential) | 474 | 589 | 124 |
| Number of long-term bicycle parking spaces (all other uses) | 46 | 46 | 10 |
| Number of long-term bicycle parking (all uses) located on: | | | |
| a) first storey of building | | 2 | 0 |
| b) second storey of building | | | |
| c) first level below-ground | | | |
| d) second level below-ground | | 197 | 31 |
| e) other levels below-ground | | 70 | 11 |
| Number of short-term bicycle parking spaces (residential) | 53 | 53 | |
| Number of short-term bicycle parking spaces (all other uses) | 75 | 75 | |
| Number of male shower and change facilities (non-residential only) | 1 | 1 | |
| Number of female shower and change facilities (non-residential) | 1 | 1 | |

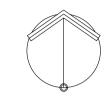
General Notes:

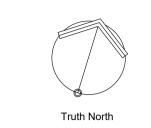
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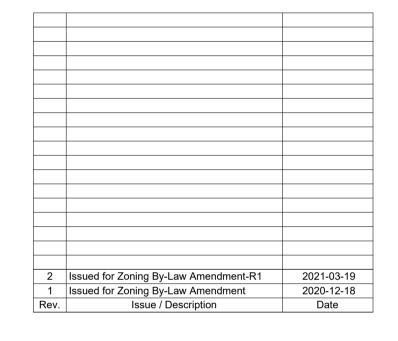
North

168





CONFIDENTIAL: WITHOUT **PREJUDICE**





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:

100 Simcoe Street

Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

Context Plan / **Project Statistics**

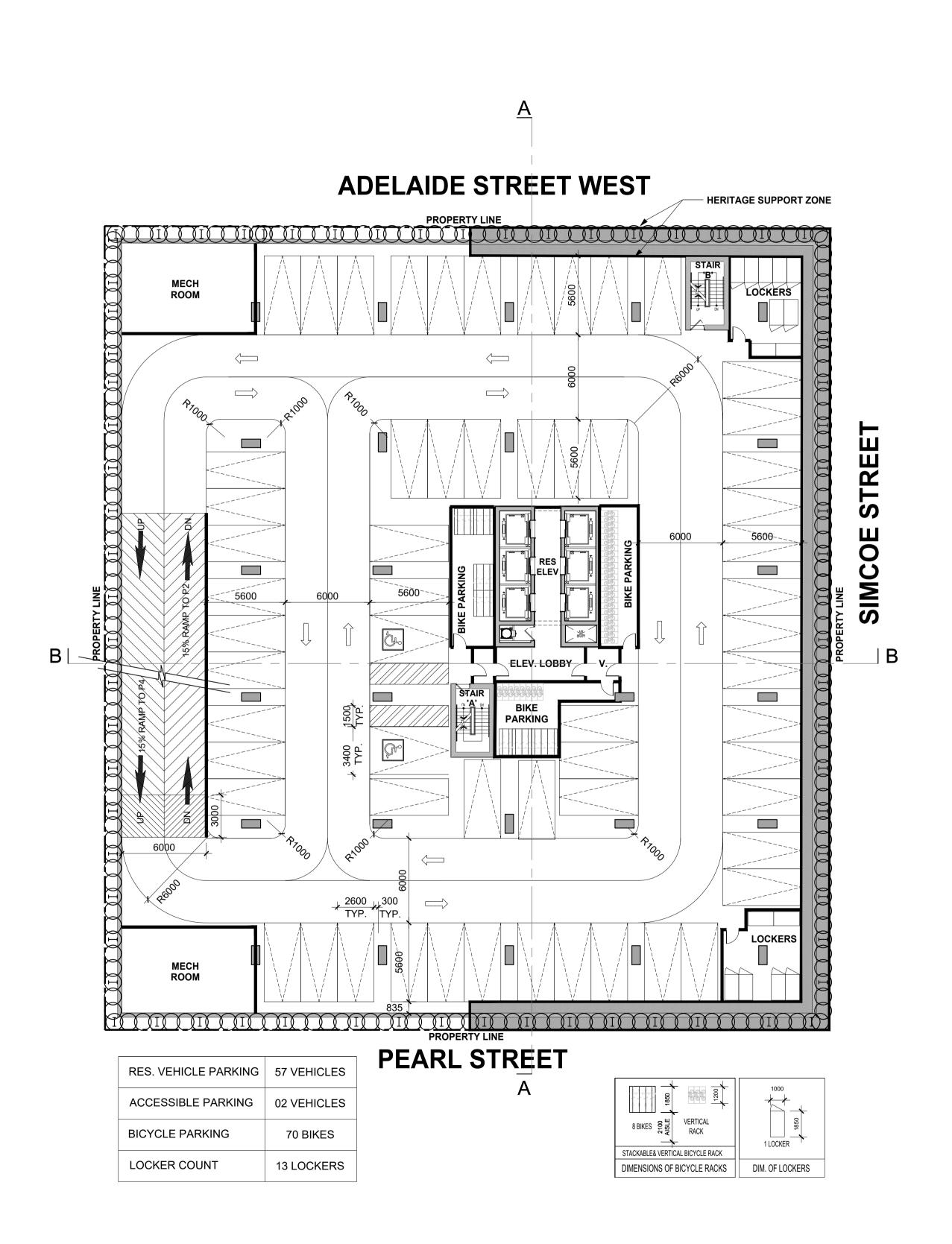
1907 Project number: 1:200 Scale: March 17, 2021 Date: Drawn by: HPA

Drawing No.:



2 Underground Parking Level P4

1:200



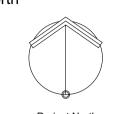
1 Underground Parking Level P3
1:200

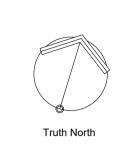
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 - conformance only.

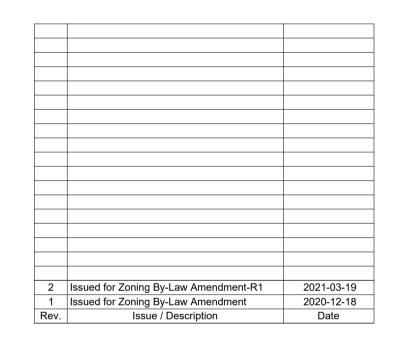
 Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing
- Positions of exposed or finished mechanical or electrical devices, fittings, 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.

North





CONFIDENTIAL: WITHOUT PREJUDICE





Architect of Record:

HARIRI PONTARINI **ARCHITECTS**

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TEL 416 929 4901
FAX 416 929 8924
info@hp-arch.com
hariripontarini.com

Project Title:

100 Simcoe Street

Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

Underground Parking Level 3

Underground Parking Level 4

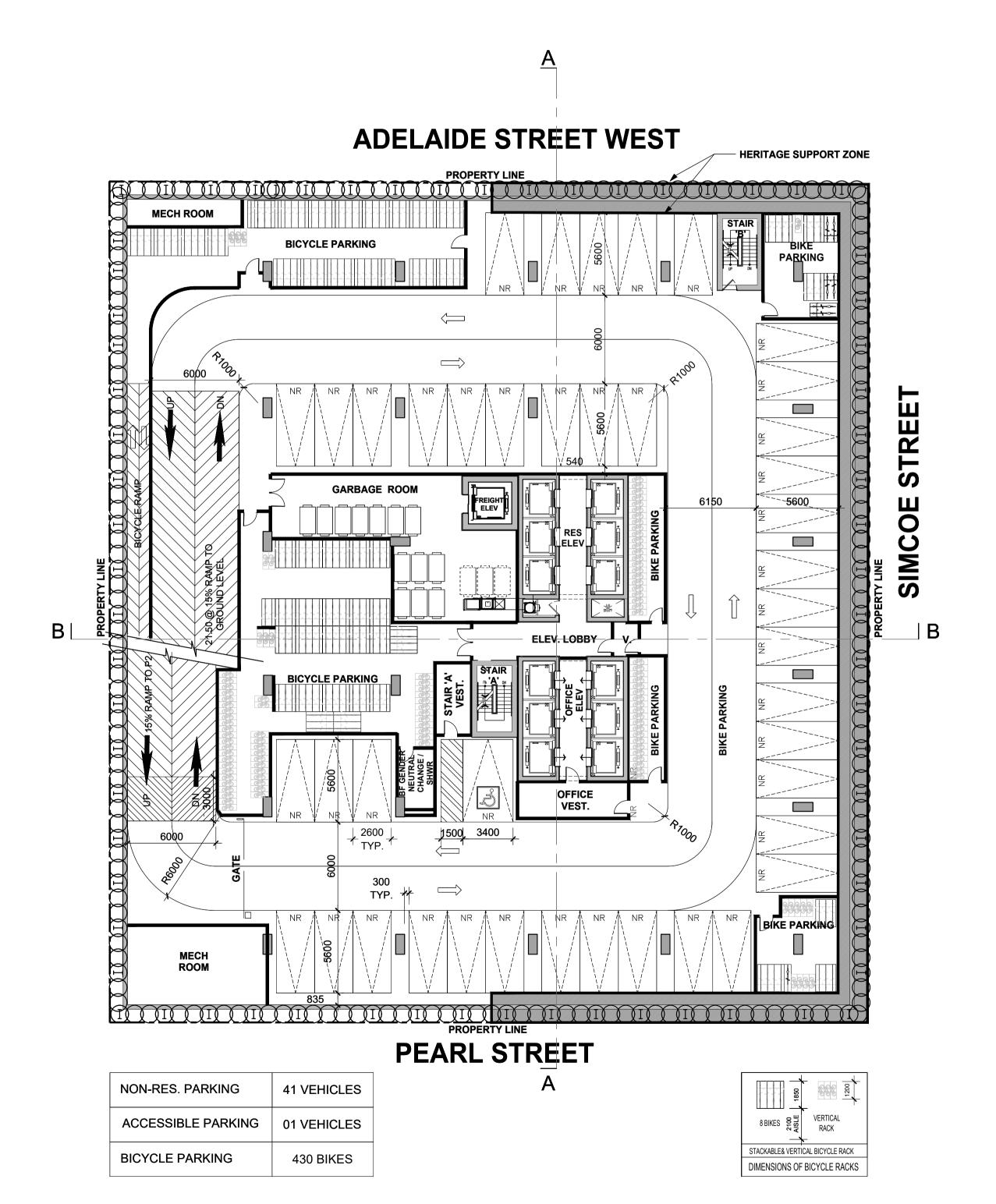
Project number: 1907 1:200 Scale: March 17, 2021 Date: Drawn by:

Drawing No.:

Revision:

| Level | Resident | Non-Residential | Barrier-Free | Sub-Total | |
|-------|----------|-----------------|--------------|------------------|--|
| P1 | 0 | 41 | 1 | 42 | |
| P2 | 51 | 0 | 2 | 53 | |
| P3 | 57 | 0 | 2 | 59 | |
| P4 | 58 | 0 | 2 | 60 | |
| | | | | | |
| TOTAL | 166 | 41 | 7 | 214 | |

| | | | <u>A</u> | | | | |
|---------------|---|--|---------------------------|--|------------------|------------------|--|
| | | | | | | | |
| | ADELAIDE STREET WEST HERITAGE SUPPORT ZONE | | | | | | |
| | PROPERTY LINE | | | | | | |
| | MECH ROOM | | | 2900 | STAIR | | |
| | | 300 TYP. | 2600 TYP. | 00 | BIKE PARKING | | |
| PROPERTY LINE | MECH ROOM RES. VEHICLE PARKING ACCESSIBLE PARKING | ************************************** | STAIR ELEV. PIT ELEV. PIT | RESULELEV. PIT BIKE PARKING ELEV. PIT BIKE PARKING | 5000 5600 | SIMCOE STREET B | |
| _ | BICYCLE PARKING | 197 BIKES | | 2100 ANSLE 1866 | VERTICAL RACK | | |
| | LOCKER COUNT | 14 LOCKERS | | STACKABLE& VERTICE DIMENSIONS OF I | CAL BICYCLE RACK | | |



Underground Parking - Level P1

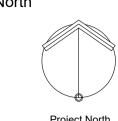
1: 200

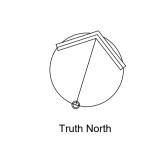
General Notes:

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- conformance only.

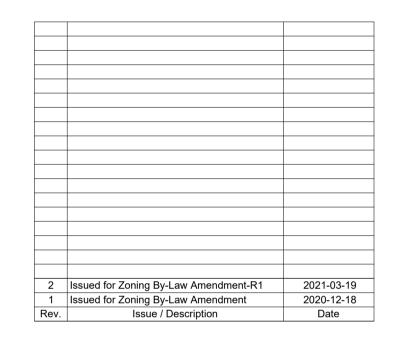
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- work.
 Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

North





CONFIDENTIAL: WITHOUT **PREJUDICE**





Architect of Record:

HARIRI PONTARINI ARCHITECTS

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TEL 416 929 4901
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hariripontarini.com

Project Title:

100 Simcoe Street

Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

Underground Parking Level 1

Underground Parking Level 2

Project number: Scale: 1907 1:200 March 17, 2021 HPA Date: Drawn by:

Drawing No.: Revision:

116 SIMCOE STREET 4 STOREY BUILDING 180-192 UNIVERSITY AVE. (SHANGRI-LA HOTEL)

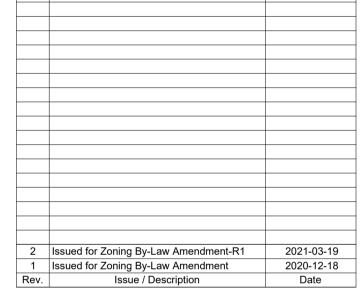
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HARIRI PONTARINI

Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

Ground Floor Plan/

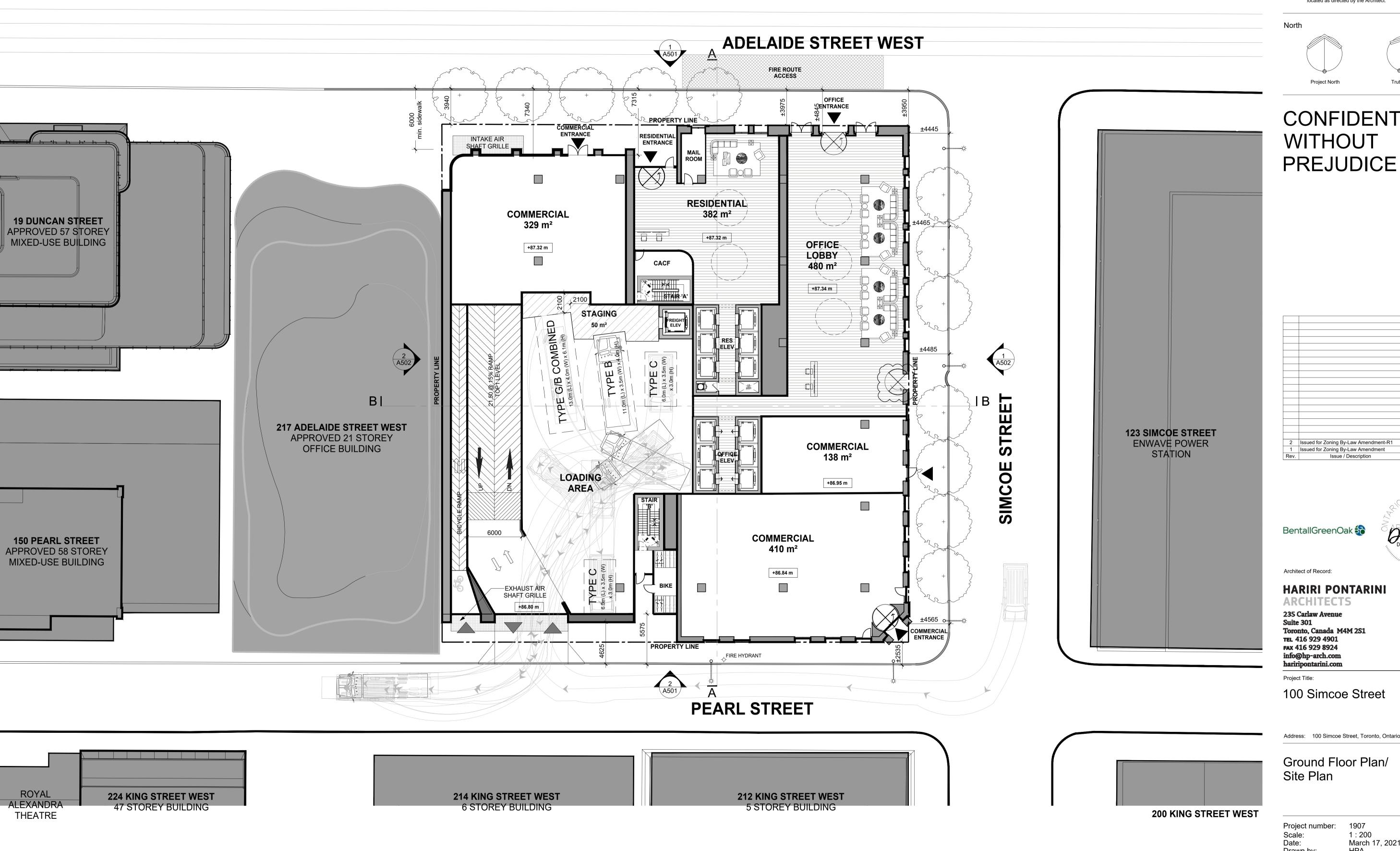
Site Plan

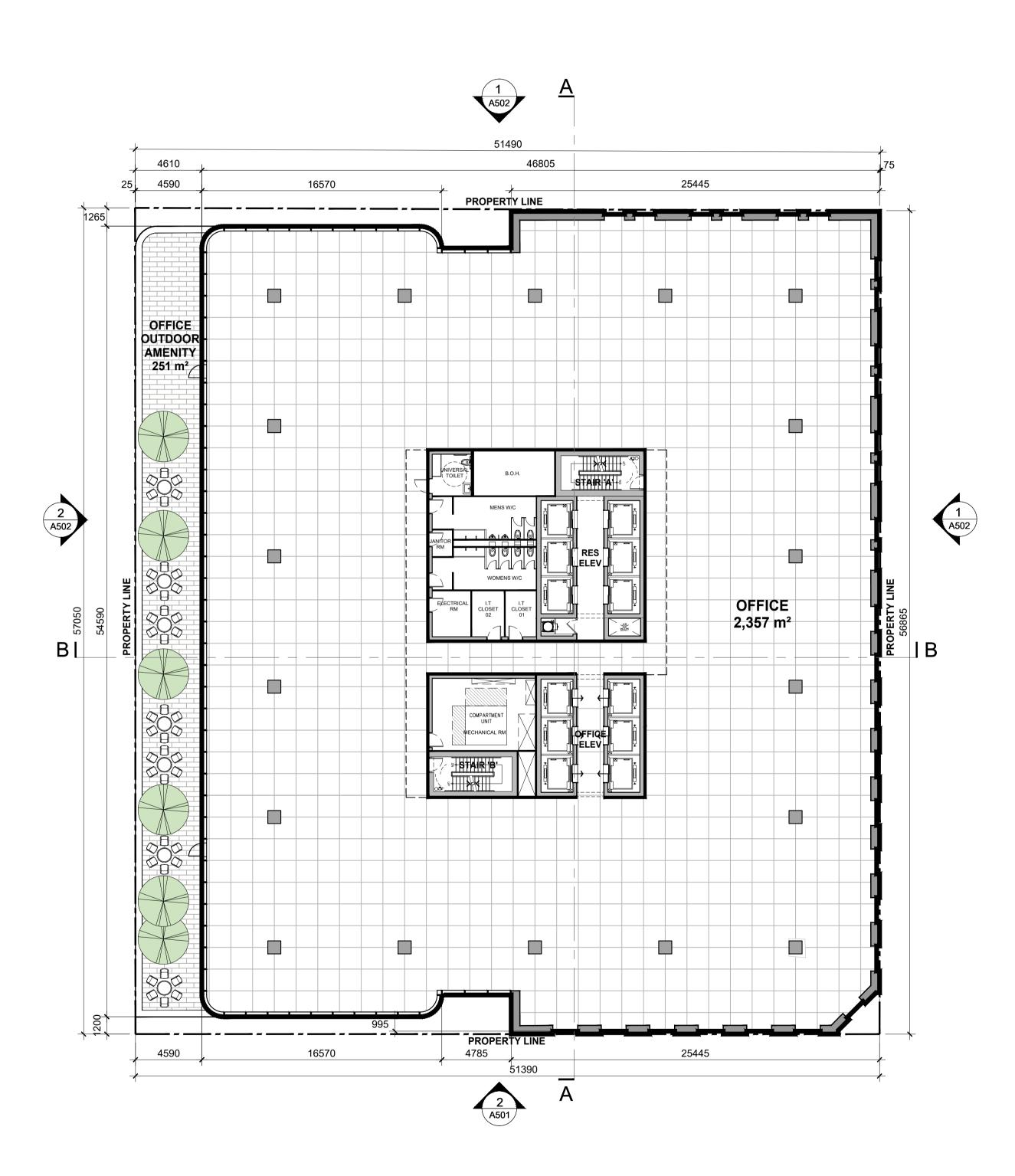
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1:200 March 17, 2021 HPA

Drawing No.: Revision:







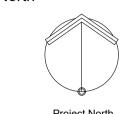
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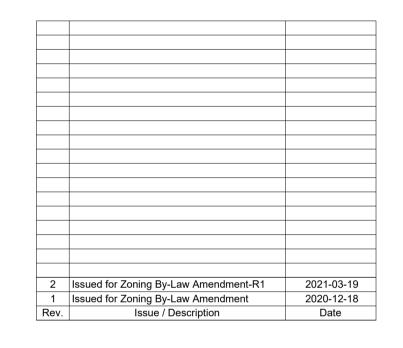
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Project Title:

100 Simcoe Street

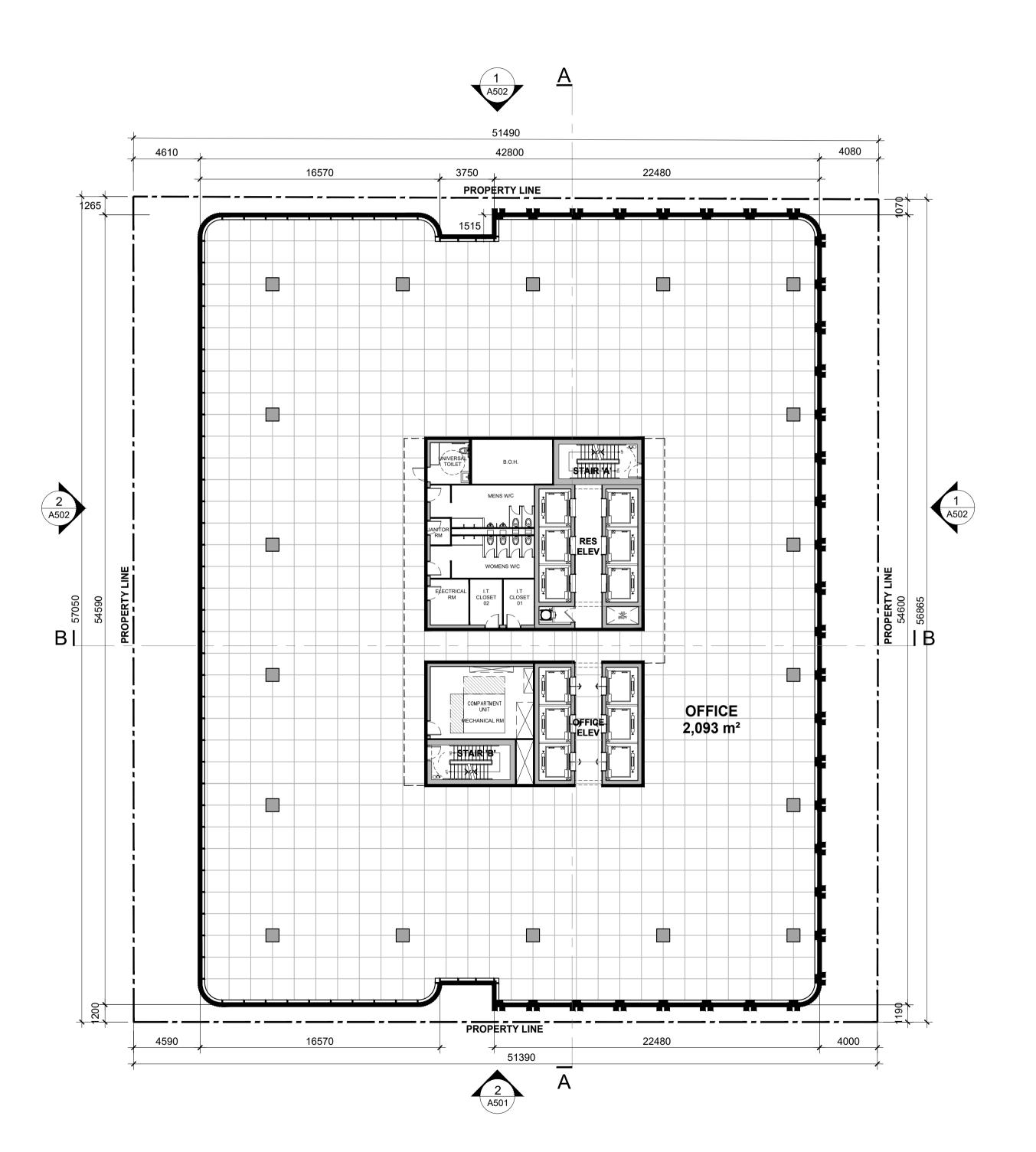
Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

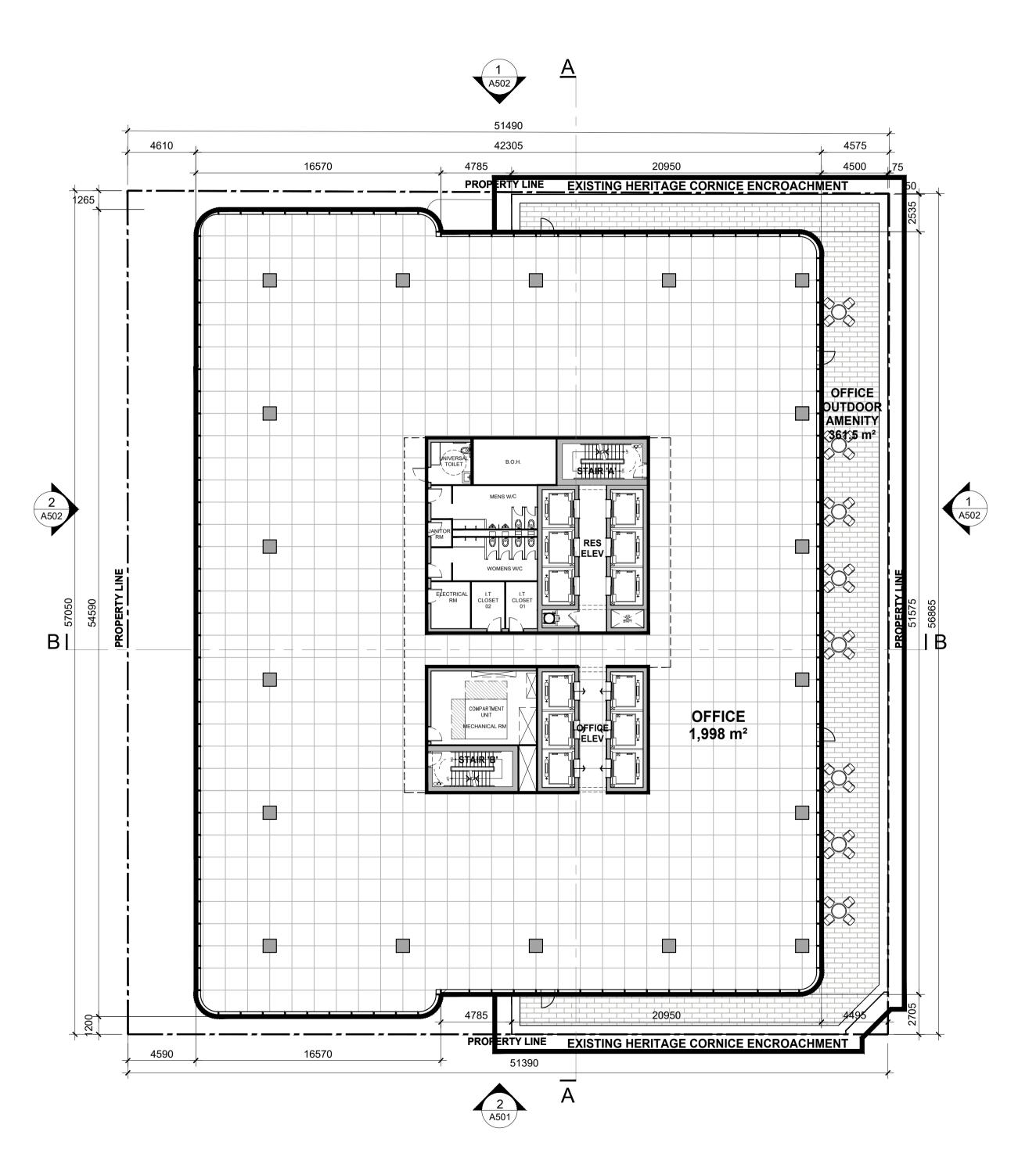
Level 2 Floor Plan

Levels 3-4 Floor Plan

Project number: 1907
Scale: 1 : 200
Date: March 17, 2021
Drawn by: HPA

Drawing No.: Revision:



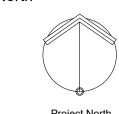


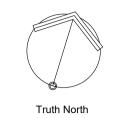
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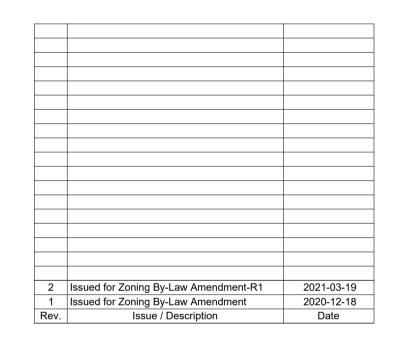
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Level 5 Floor Plan

Levels 6-8 Floor Plan

Project number: 1907 Scale: 1 : 200 1:200 March 17, 2021 HPA Date: Drawn by:

Drawing No.: Revision: