

40-48 HENDON AVE, NORTH YORK PROPOSED 4 STOREY CONDOMINIUM TOWNHOUSE

LOT AREA: 24,934.5 SQ.FT(2,316.5 M²)

PROPOSED 2 STOREY TOWNS: 28 UNIT PROPOSED 1 STOREY THROUGH UNIT: 2 UNIT PROPOSED 2 BEDROOM UNITS: 12 PROPOSED 3 BEDROOM UNITS: 18

TOTAL PROPOSED NUMBER OF UNITS: 30 UNITS

REQUIRED NUMBER OF PARKING(PA3): 3 BEDROOM APARTMENT: 18X1=18

2 BEDROOM APARTMENT: 12X0.9=10

TOTAL REQUIRED RESIDENCE PARKING: 28 TOTAL REQUIRED VISITOR PARKING: 30X0.1=3 TOTAL REQUIRED PARKING: 31

Site Plan submitted as part of the application.

General Project Description

Total Gross Floor Area (m2)

UHI Non-roof Hardscape

(minimum 50%) (m²)

Total non-roof hardscape area (m²)

a) high-albedo surface material

d) shade from high-albedo structures

e) shade from energy generation structures

Available Roof Space provided as Green Roof (m²)

Available Roof Space provided as Cool Roof (m²)

Available Roof Space provided as Solar Panels (m²)

Landscaped site area planted with drought-tolerant plants

Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)

Total number of planting areas (minimum of 30m³ soil)

b) open-grid pavement

Green & Cool Roofs

Water Efficiency

Total landscaped site area (m²)

(minimum 50%) (m²) (if applicable)

Tree Planting Areas & Soil Volume

Tree Planting Areas & Soil Volume

Number of surface parking spaces (if applicable)

Native and Pollinator Supportive Species

interior (minimum 1 tree for 5 parking spaces)

Number of shade trees located in surface parking area

Total number of native plants and % of total plants planted

Total area of glazing of all elevations within 12m above grade

Total area of treated glazing (minimum 85% of total area of

Percentage of glazing within 12m above grade treated with:

he low window to wall ratio, use of different material finishes and colours, balconies and canopies on elevations does not make the windows a dominant feature of design. Windows are all transparent glass

and have a low impact on reflection, all these aspects will provide visual assistance to birds to

Total number of trees planted

Total number of plants

Bird Friendly Glazing

b) Visual markers

11-0065 2018-05

glazing within 12m above grade) (m²)

a) Low reflectance opaque materials

distinguish the building structure and vegetation.

Available Roof Space (m²)

c) shade from tree canopy

For further information, please visit www.toronto.ca/greendevelopment

Total non-roof hardscape area treated for Urban Heat Island

Area of non-roof hardscape treated with: (indicate m²)

PROPOSED NUMBER OF PARKING: RESIDENCE: 32 VISITOR: 3 TOTAL PROPOSED PARKING: 35

BICYCLE PARKING PROPOSED BICYCLE PARKING: LONG TERM: 30 UNDERGROUND TOTAL PROPOSED BICYCLE PARKING: 30

Statistics Template - Toronto Green Standard Version 3.0

Low Rise Residential Development

3500-NYCSP

Proposed | Proposed %

Proposed | Proposed %

Proposed Proposed %

Proposed Proposed %

100%

100%

539m2

539m2

1042

1042

416m2

2316.5m2

Statistics Template - Toronto Green Standard Version 3.0

Required Proposed Proposed %

15

N/A

N/A

1561

900

Required Proposed Proposed %

-

Page 2 of 2

Proposed | Proposed %

Low Rise Residential Development

Required

421m2 | 475m2

|208m2|210m2| 50%

269m2 | 539m2 | 100%

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications

and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the

LOT AREA: 2,316.5 M² PARK LAND DEDICATION: 232M2(10%) CORNER ROUNDING DEDICATION: 5.73M2 LOT COVERAGE: 1101M² (48%) PROPOSED DRIVEWAY: 90M2 (4%)

PROPOSED PAVED WALKWAYS&PATIO: 502M2 (22%) PROPOSED LANDSCAPE OPEN SPACE: 444M2(19%)

PROPOSED G.F.A (NYCSP DEF.)					
FLOOR	G.F.A	NYCSP.DED.	NET G		
U.G	1325M²	1325M²	$-M^2$		
1ST FLOOR	1014M²	86M²	928M ²		
2ND FLOOR	955M²	102M²	853M ²		
3RD FLOOR	955M²	5M ²	950M		
4TH FLOOR	746M²	38M²	708M ²		
ROOFTOP	174M²	114M²	60M²		
	5170M²	1670M²	35001		
TOTAL G.F.A-NYCSP DEF: 3500M ² F.S.I:					

AMENITY

REQUIRED INDOOR AMENITY: 30X1.5M²=45M²

PROPOSED PAVILION: 52M2 PROPOSED OUTDOOR AMENITY-PERGOLA AND SITTING: 40M2

UNIT COUNT 1ST FLOOR BEDROOMS TOTAL 110M2-1184SF 110M2-1184SF 106M²-1141SF TYPE 3 $6.5M^2 - 70SF$ $62M^2 - 667SF$ $62M^2 - 667SF$ $15.5M^2 - 167SF$ 146M²-1571SF TYPE 4 5.5M2-60SF $58M^2 - 625SF$ $56.5M^2 - 608SF$ $14.5M^2 - 156SF$ $134.5M^2 - 1449SF$ SUB TOTAL

"GROSS FLOOR AREA" SHALL MEAN THE AGGREGATE OF THE AREAS OF EACH FLOOR, MEASURED BETWEEN THE EXTERIOR FACES OF THE EXTERIOR WALLS OF THE BUILDING OR STRUCTURE AT THE LEVEL OF EACH FLOOR, INCLUDING ANY AREAS USED AS BALCONIES. BUT EXCLUDING (I) ANY PART OF THE BUILDING USED FOR MECHANICAL FLOOR AREA:

II) ANY SPACE IN A PARKING GARAGE AT OR BELOW GRADE USED EXCLUSIVELY FOR MOTOR VEHICLE OR . BIĆYCLE PARKING OR ACCESS THERETO; AND (III) THE FLOOR AREA OF UNENCLOSED RESIDENTIAL BALCONIES

THE CALCULATION OF GROSS FLOOR AREA MAY EXCLUDE -ARCHITECTURAL FEATURES AFFIXED TO OR EXTENDING BEYOND THE EXTERIOR FACES OF EXTERIOR WALLS: FLOOR SLAB OPENINGS AND OTHER VOIDS. INCLUDING PIPE SPACE ENCLOSURES THROUGHOUT, INCLUDING WITHIN RESIDENTIAL UNITS; MECHANICAL AREAS WITHIN RESIDENTIAL UNITS, INCLUDING HVAC SPACES; STORMWATER STORAGE TANKS; PARKING RAMPS AND AISLES TO OR WITHIN A PARKING GARAGE: BICYCLE ROOMS CONTAINED WITHIN A PARKING GARAGE: ACCESSORY USES TO PARKING AREAS WITHIN A PARKING GARAGE INCLUDING: AIRLOCK ROOMS ADJACENT TO ELEVATORS OR EXITS; EXIT STAIRS THAT LEAD DIRECTLY FROM A PARKING GARAGE TO THE EXTERIOR OF TH

BUILDING WITHOUT SERVING ANY OTHER AREAS: CURBS ADJACENT TO PARKING AREAS: SUPPORTING COLUMNS WALLS OR OTHER LIKE STRUCTURES IN A PARKING GARAGE; PEDESTRIAN WALKWAYS WITHIN A PARKING GARAGE; MOTOR VEHICLE LOADING SPACES, ACCESS THERETO AND ADJACENT BIN STAGING AREAS; DEAD AREAS ADJACENT TO PARKING SPACES BETWEEN COLUMNS, IN CORNERS AND AROUND CURVES OR PROVIDED F.S.I: 1.51 TO FACILITATE VEHICULAR TURNAROUND; OTHER SPACES IN A PARKING GARAGE NOT ACCESSIBLE AND/OR USABLE DUE TO STRUCTURAL DESIGN. **Energy Efficiency Design Summary: Project Data Sheet** Performance & Other Acceptable Compliance Methods (Building Code Part 9, Residential) **Project Data** This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the Performance or Other Acceptable Compliance Methods described in Subsections 3.1.2. and 3.1.3. of SB-12, Note: More detailed statistics may be requested during review of the application. Existing Use: Residential <=4 Storevs Proposed Use: Residential <=4 Storevs Existing Generalized Land Use Proposed Generalized Land Use Residential Townhouses Residential Singles m² Lot frontage: 69.51 Total lot area: 2,316.50 m Lot depth 33.55 ___ Proposed_1 __ Retained___ Ground Floor Area Existing <u>450.00 m²</u> Retained <u>m²</u> Proposed <u>1,014.00 m²</u> Total <u>1,014.00 m</u> Existing 700.00 m² Retained m² Proposed 3,500.00 m² Total 3,500.00 m² Residential GFA ____m² Retained_____m² Proposed_____m² Total___ Landscaped Open Space Existing 1,466.50 m² Retained m² Proposed 1,125.50 m² Total 1,125.50 m² Existing 400.00 m² Retained m² Proposed 90.00 m² Total 90.00 n Paved Surface Area Existing 1.50 Storeys Retained Storeys Proposed 4.00 Storeys Total 4.00 Storey Height of Building(s) Minimum Setbacks Existing 6.08 m Retained m Proposed 4.27 m Front Lot Line South Existing 3.75 m Retained m Proposed 0.40 m Side Lot Line East Existing 1.54 m Retained _____ m Proposed 8.71 m Side Lot Line West Existing 18.10 m Retained ____ m Proposed 7.17 m Rear Lot Line North Residential Units - Tenure and Quantit Existing: Rental* Units Freehold 5 Units Condo Units Other: Retained: Rental* ___Units Freehold ___ Units Condo__ Units Other:_ Proposed: □Rental Units □Freehold Units □Condo Units ☑Other: Stacked Townhouse 30 Units Total: Rental 0 Units Freehold Units Condo Units Other: *If Rental Units are selected for Existing and Retained conditions, a "Rental Housing Demolition and Conversion Screening and Declaration" form is required to be submitted with this Application. 0.4.4.0.4(ID) Breakdown of Project Components - Part 1 of 2 Total GFA of project: 3500M2 3,500.00 m² Total GFA (m²) Percentage of Project (%) Below Grade GFA (m²) 1,325.00 m² m² m² m² m² m² Breakdown of Residential Component Rooms Bachelor 1-Bedroom 2-Bedroom 3 or more Bedrooms Number of Units Typical Unit Size $\underline{\hspace{1cm}} m^2 \underline{\hspace{1cm}} m^2 \underline{\hspace{1cm}} m^2 \underline{\hspace{1cm}} m^2 \underline{\hspace{1cm}} 106.00 \underline{\hspace{1cm}} m^2 \underline{\hspace{1cm}} 146.00 \underline{\hspace{1cm}} m^2$ DHW Heater (EF) DWHR (CSA B55.1 (min. 42% efficiency)) Slab (all ≤600mm below grade, or heated) R10 R11.13 Combined Space / Dom. Water Heating Date Received: 11-0008 2015-12 Page 1 of 2 ____GJ (1 GJ =1000MJ) Breakdown of Project Components - Part 2 of 2 The annual energy consumption of this house as designed is ___ Parking and Loading Data: Number of parking places provided in project: 35 Breakdown of parking space allocation: for residential use 32 for residential visitors 3 for retail use for office use_____ for industrial use_____ for institutional/other use____ Location and number of parking spaces: □Open surface spaces □ □Attached garage □ □Detached garage □ □Cash payment in lieu □ □Above grade parking deck □ □Below grade parking structure 35 □ □Off-site lease □ □ Number of loading spaces provided in project:______ Type of loading spaces provided (if applicable)____ **Access and Services:** Road access □Provincial Highway ☑Municipal Street □Private right-of-way Servicing: □All of below Municipal Water Municipal Sanitory Sewers Municipal Storm Sewers Other (septic) ⊠available □connected ☑available □connected ☑available □connected **Energy Star Qualified Homes** Builder Option Package ☐ The NRCan, "2012 R-2000 Standard" technical requirements, applied to this building design result in the building Version 17.1- Table 30 Performance Energy Modeling Professional Address: 40-48 Hendon Ave, North York, On Accreditation or Evaluator/Advisor/Rater License # Energy Evaluator/Advisor/Rater/ Name and company: Evaluator/Advisor/Rater License # Walls above Grade Combined Space and WaterHeating-MURBs TPF 0.91 Hamid Bahrami Bahrami Date: 2021.05.11 12:03:01

11-0008 2015-12

This form must accurately reflect the information contained on the drawings and specifications being submitted. Refer to Supplementary Standard SB-12 for details about building code compliance requirements. Further information about energy efficiency requirements for new buildings is available from the provincial building code website or the municipal building

For use by Principal Authority Application No: Model/Certification Number							
друпсанот но.	Model/Certification Number						
A. Project Information							
Building number, street name			Unit number	Lot/Con			
40-48 Hendon Ave.							
Municipality	Postal code	Reg. Plan number / other description					
North York	M2M 1A2						
B. Compliance Option [indicate the building code compliance option being employed in this house design]							
☐ SB-12 Performance* [SB-12 - 3.1.2.]	* Attach energy performance results using an approved software (see guide)						
■ ENERGY STAR®* [SB-12 - 3.1.3.]	* Attach Builder Option Package [BOP] form						
☐ R-2000® *[SB-12 - 3.1.3.]	* Attach R-2000 HOT2000 Report						

C. Project Building Design Conditions							
Heating Equipment Efficiency	Space Heating Fu	iel Source					
■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel				
□ ≥ 84% < 92% AFUE	□ Oil □	□ Electric	□ Earth Energy				
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area			Other Building Characteristics				
w s e c % - 21.2	□ Slab-on-ground	□ Walkout Basem					
W, 3 & G % =		, ,					
SB-12 Performance Reference Building Design Package indicating the prescriptive package to be compared for compliance							
	Heating Equipment Efficiency ■ ≥ 92% AFUE □ ≥ 84% < 92% AFUE (W, S & G) to Wall Area W, S & G % = 21.2	Heating Equipment Efficiency Space Heating Fu	Heating Equipment Efficiency ■ ≥ 92% AFUE □ ≥ 84% < 92% AFUE □ □ No Wall Area Other Building Characteristics □ Log/Post&Beam □ ICF Above Gracum □ Slab-on-ground □ Walkout Basem ■ Air Conditioning ■ Combo Unit □ Air Source Heat Pump (ASHP) □ Ground Source Heat Pump (GSHP)				

SB-12 Referenced Building Package (input design package): Package: A1 Table: 3.1.1.2.A(IP)							
D. Building Specifications [provide values and ratings of the energy efficiency components proposed, or attach ENERGY STAR BOP form							
Building Component		SI / R values m U-Value ⁽¹⁾	Building Component	Efficiency Ratings			
Thermal Insulation	Nominal	Effective	Windows & Doors Provide U-Value(1)	or ER rating			
Ceiling with Attic Space	-		Windows/Sliding Glass Doors	U0.25			
Ceiling without Attic Space	R31	R27.65	Skylights/Glazed Roofs	-			
Exposed Floor	R31	R29.80	Mechanicals	·			
Walls Above Grade	R22	R17.03	Heating Equip.(AFUE)	96%			
Basement Walls	-		HRV Efficiency (SRE% at 0°C)	75%			
Slab (all >600mm below grade)	-		DHW Heater (EF)	Combined			

Slab (edge only ≤600mm below grade) (1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Performance Design Verification [Subsection 3.1.2. Performance Compliance]
The annual energy consumption using Subsection 3.1.1. SB-12 Reference Building Package is

The software used to simulate the annual energy use of the building is: The building is being designed using an air tightness baseline of: ☐ OBC reference ACH, NLA or NLR default values (no depressurization test required) ☐ Targeted ACH, NLA or NLR. Depressurization test to meet _____ACH50 or NLR or NLA

☐ Reduction of overall thermal performance of the proposed building envelope is not more than 25% of the envelope of the compliance package it is compared against (3.1.2.1.(6)). ☐ Standard Operating Conditions Applied (A-3.1.2.1 - 4.6.2)

☐ Reduced Operating Conditions for Zero-rated homes Applied (A-3.1.2.1 - 4.6.2.5) ☐ On Site Renewable(s): Solar:_____

F. ENERGY STAR or R-2000 Performance Design Verification [Subsection 3.1.3. Other Acceptable Compliance Methods] ☐ The NRCan "ENERGY STAR for New Homes Standard Version 12.6" technical requirements, applied to this building design result in the building performance meeting or exceeding the prescriptive performance requirements of the Supplementary Standard SB12 (A-3.1.3.1).

performance meeting or exceeding the prescriptive performance requirements of the Supplementary Standard SB12

Energy Evaluator/Advisor/Rater/CEM Name and company: ENERGY STAR or R-2000

G. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code] Qualified Designer: Declaration of designer to have reviewed and take responsibility for the design work.

amidieza Damamina	20304
authorized by OHBA, OBOA, LMCBO. Revised December 1, 2016	

ByThe Architect.

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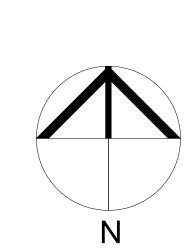
these drawings for the intended issuance as noted and dated below,

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Site Plan& Statics

4 Storey Condominium **Stacked Townhouse** 40-48 Hendon Ave. North York



Page 2 of 2

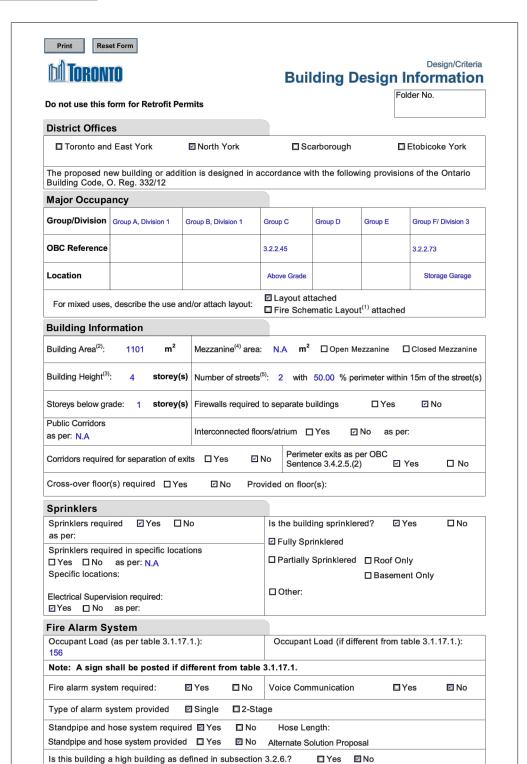
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Project:

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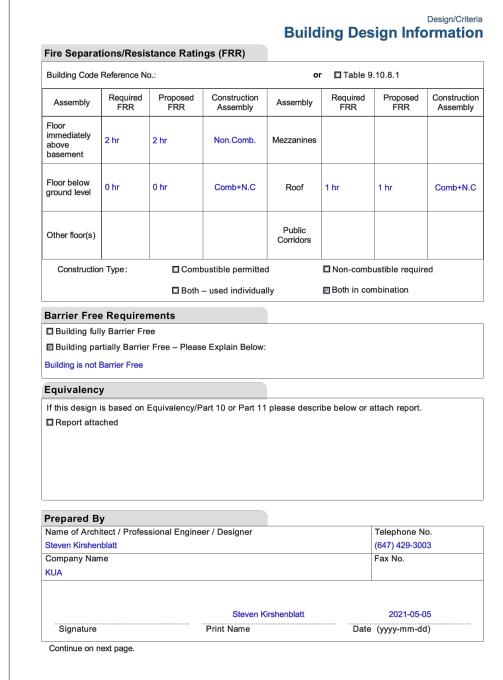


State applicable Fire Safety measure(s) on the next page (reference SB-4)

Continue on next page.

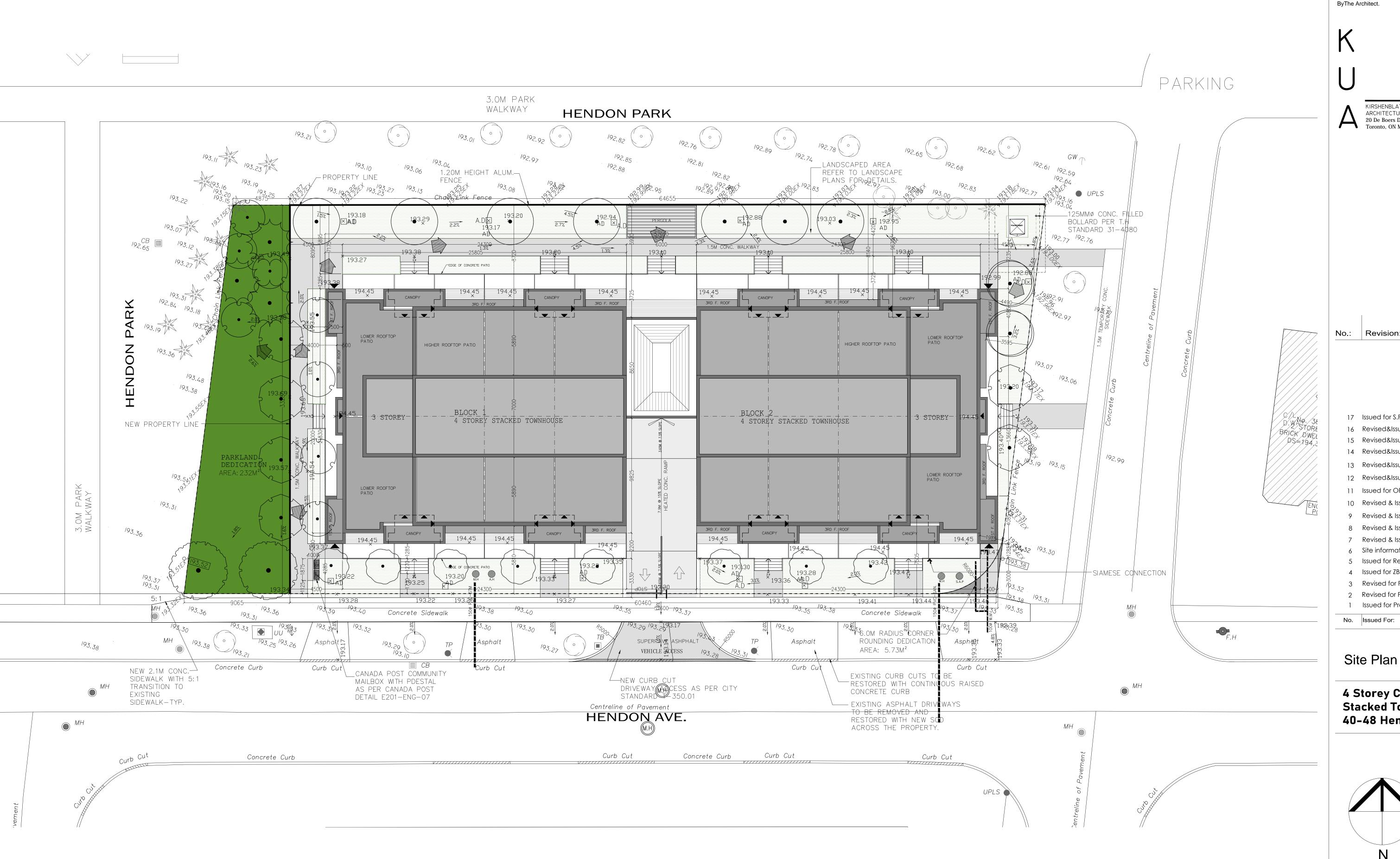
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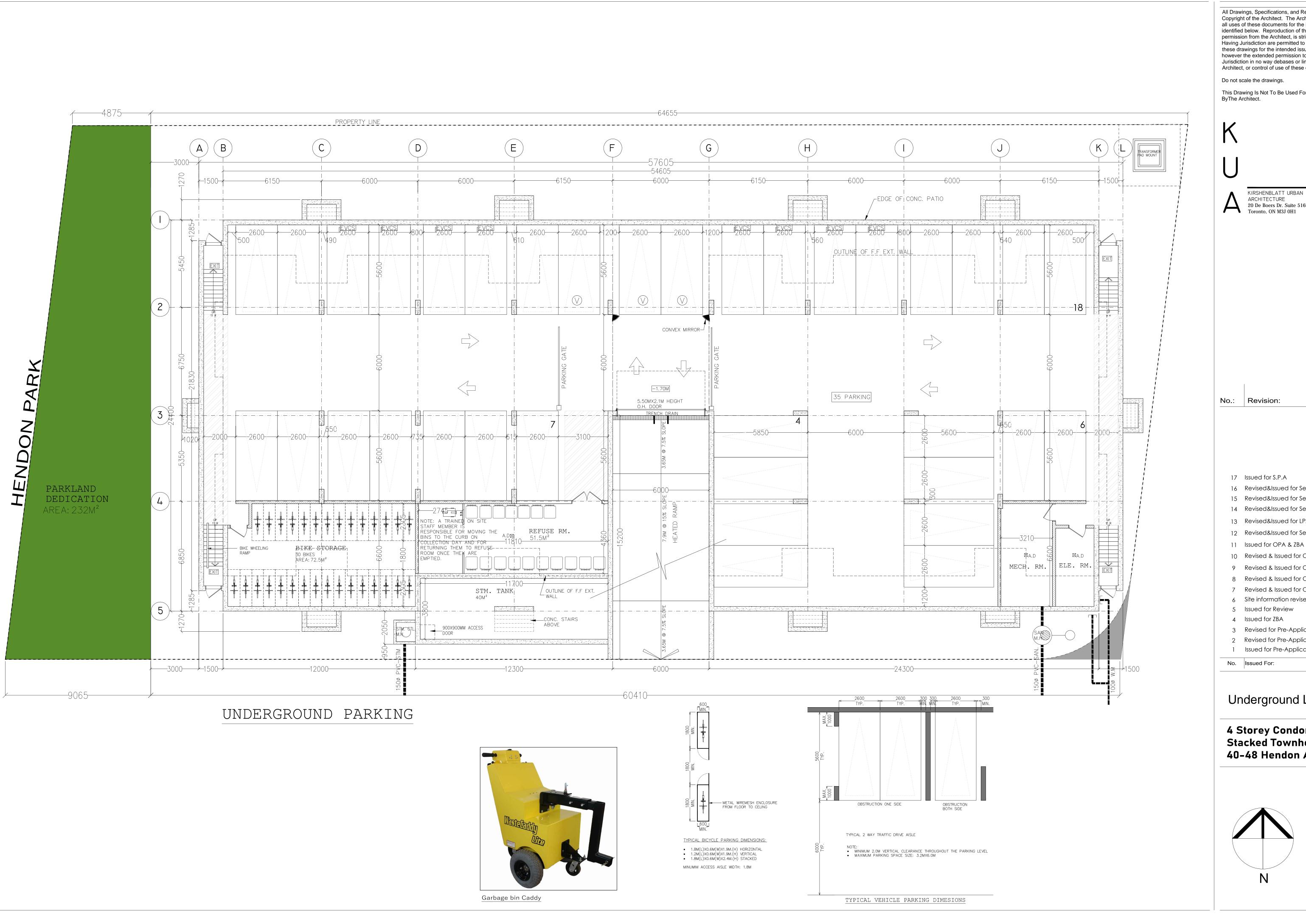
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4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York

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Underground Level

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York

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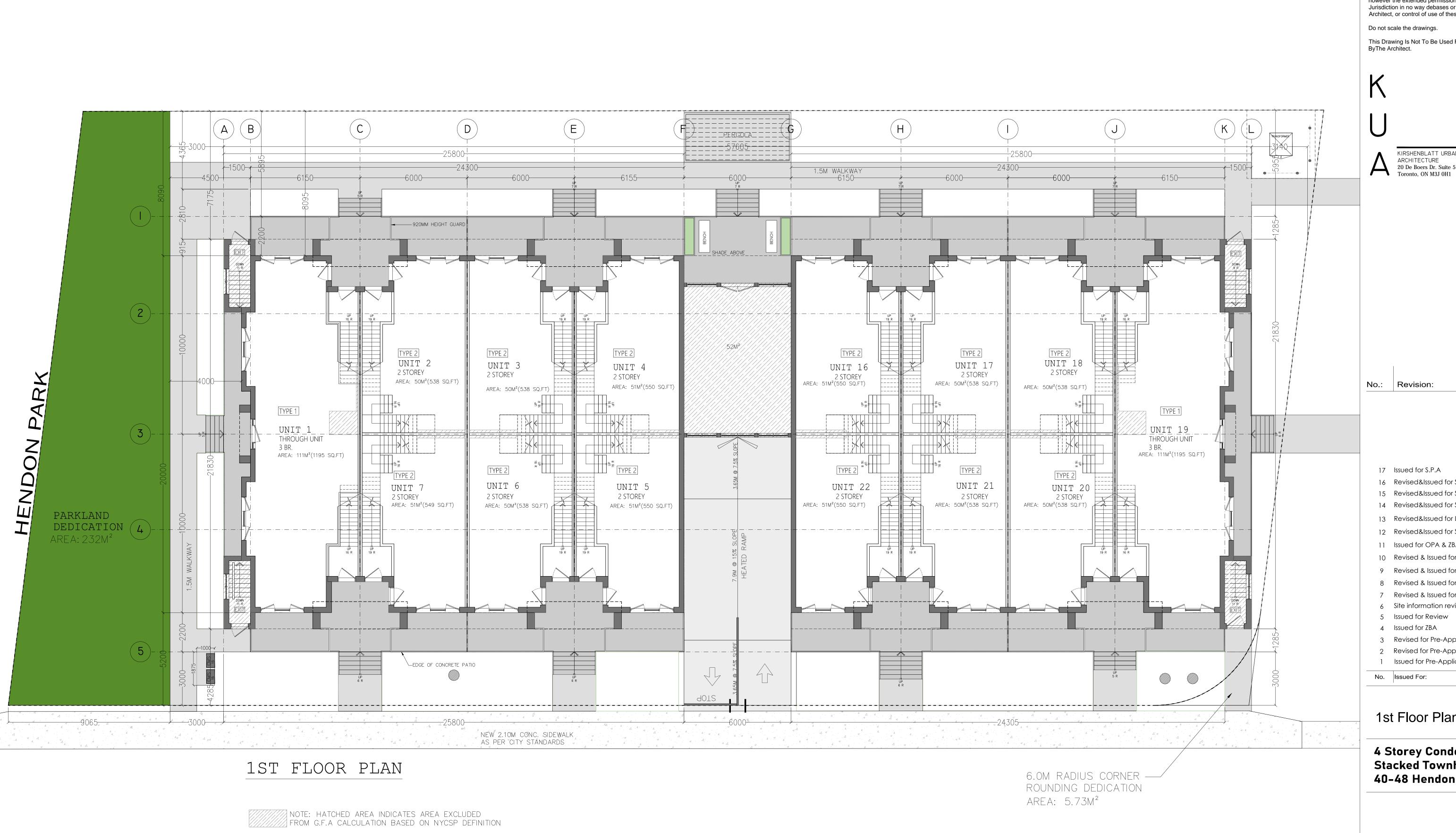
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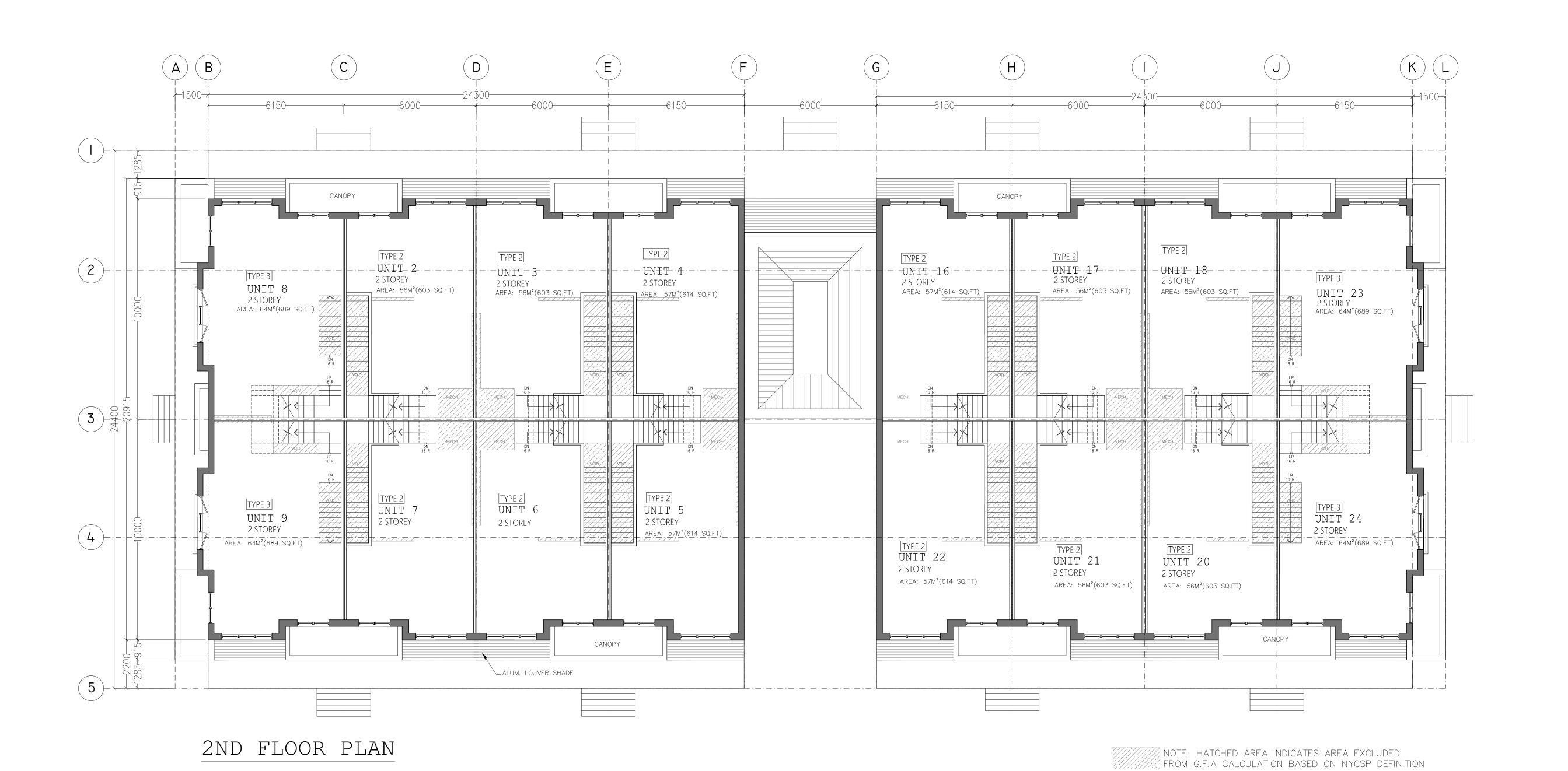
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1st Floor Plan

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York

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July 06, 20

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9 Revised & Issued for OPA & ZBA
8 Revised & Issued for OPA & ZBA
7 Revised & Issued for OPA & ZBA
6 Site information revised
5 Issued for Review
Jun 03, 20
Mar 26, 20
Dec 09,19
March 27,19
March 12,19

4 Issued for ZBA Jan 10,19
 3 Revised for Pre-Application meeting July 1,18
 2 Revised for Pre-Application meeting April 16,18
 1 Issued for Pre-Application meeting March 1,18

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2nd Floor Plan

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York

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Drawn by:

S.K

Checked by:

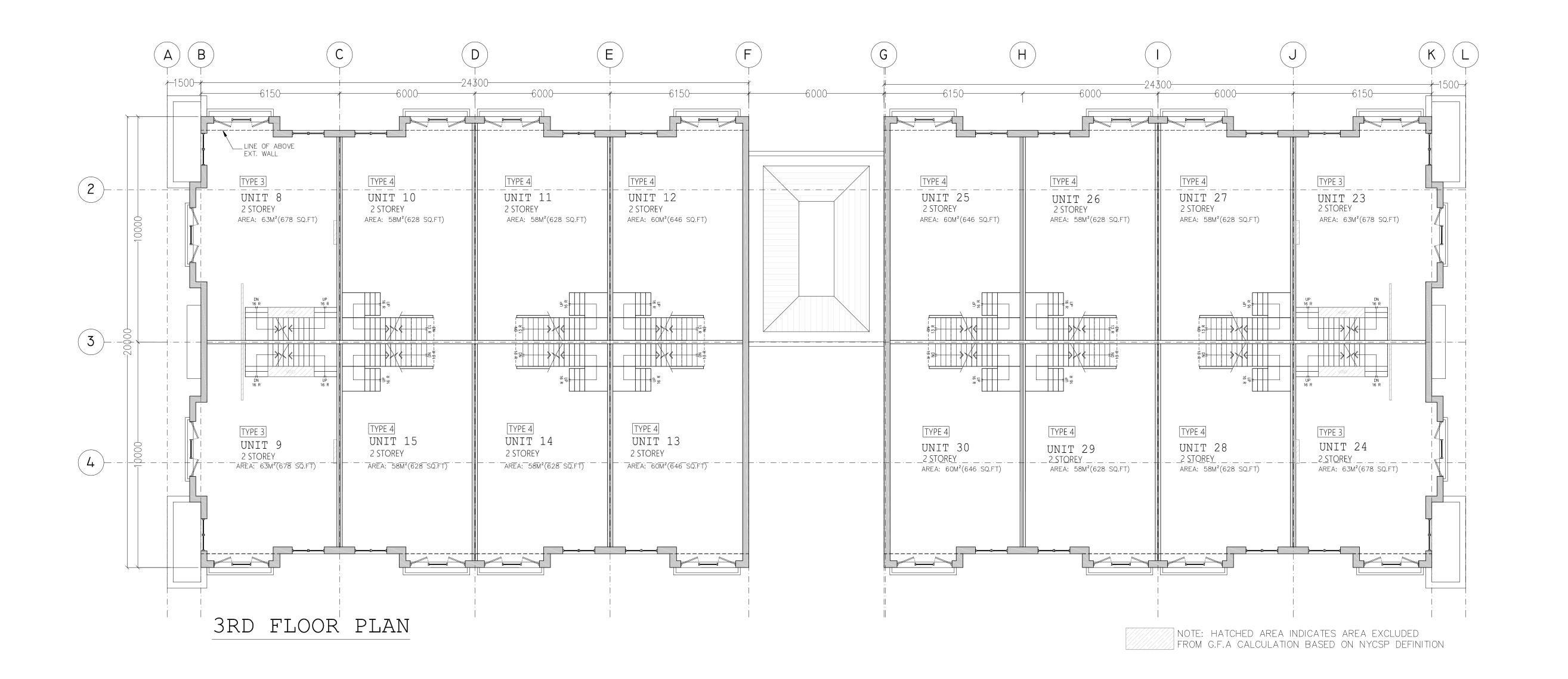
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3RD Floor Plan

No. Issued For:

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York

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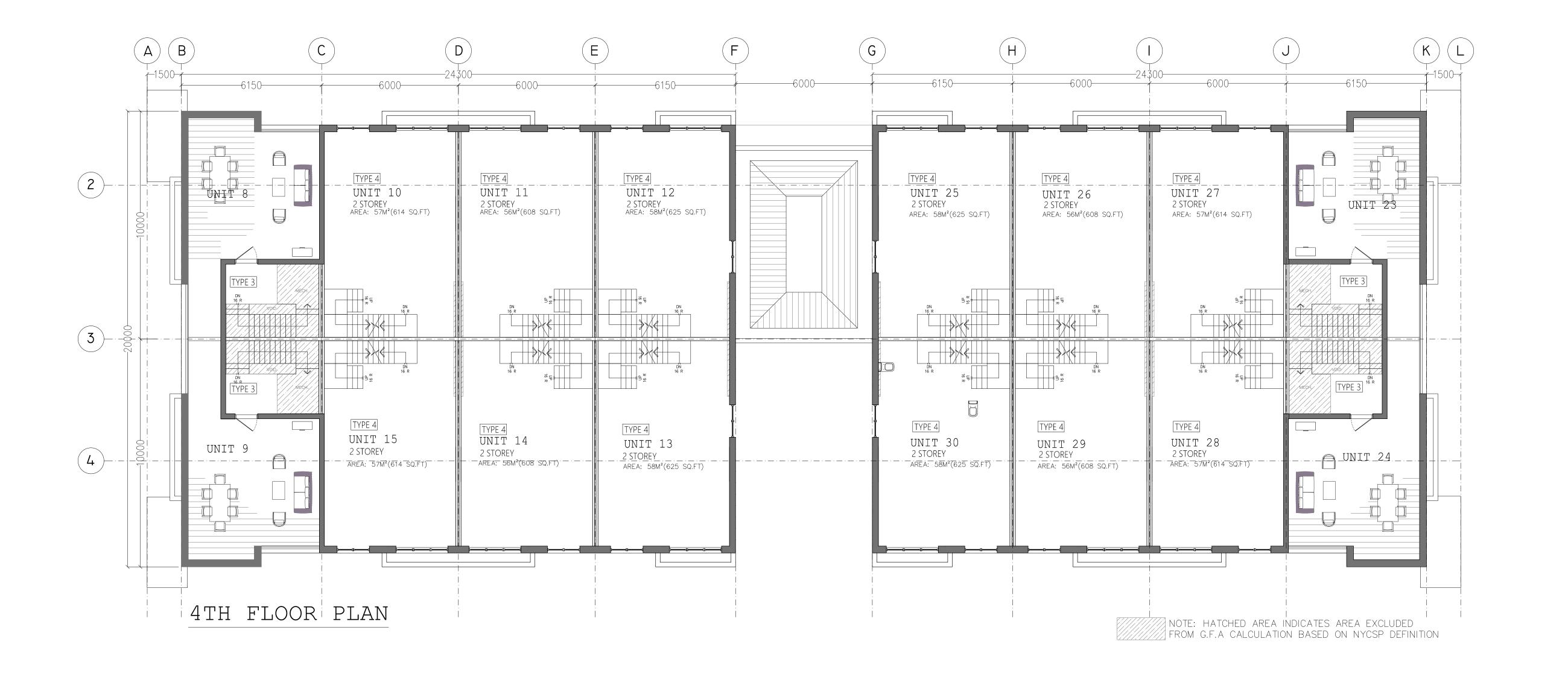
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 Revised for Pre-Application meeting July 1,18
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Drawing Title:

Issued for Pre-Application meeting

4TH Floor Plan

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York

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Checked by:

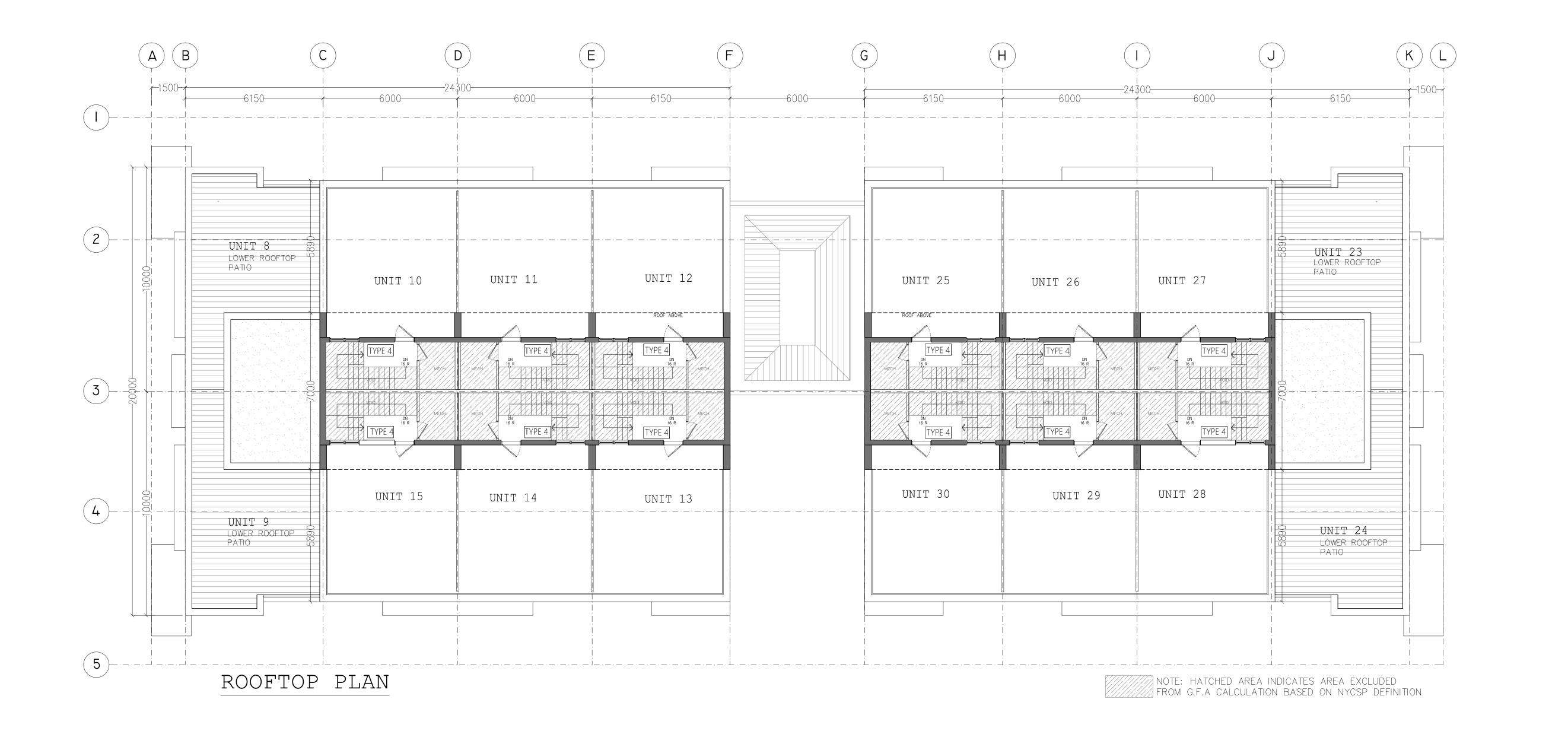
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No.: Revision:

Date:

17 Issued for S.P.A 16 Revised&Issued for Settlement offer 15 Revised&Issued for Settlement offer 14 Revised&Issued for Settlement offer 13 Revised&Issued for LPAT Feb 23, 21 12 Revised&Issued for Settlement offer 11 Issued for OPA & ZBA Aug 26, 20 10 Revised & Issued for OPA & ZBA July 06, 20 9 Revised & Issued for OPA & ZBA Jun 03, 20 8 Revised & Issued for OPA & ZBA Mar 26, 20 7 Revised & Issued for OPA & ZBA Dec 09,19 6 Site information revised March 27,19 5 Issued for Review March 12,19 4 Issued for ZBA Jan 10,19 3 Revised for Pre-Application meeting 2 Revised for Pre-Application meeting April 16,18 1 Issued for Pre-Application meeting

Rooftop Plan

No. Issued For:

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York

1:100

A.G

Drawn by:

Scale:

Checked by:

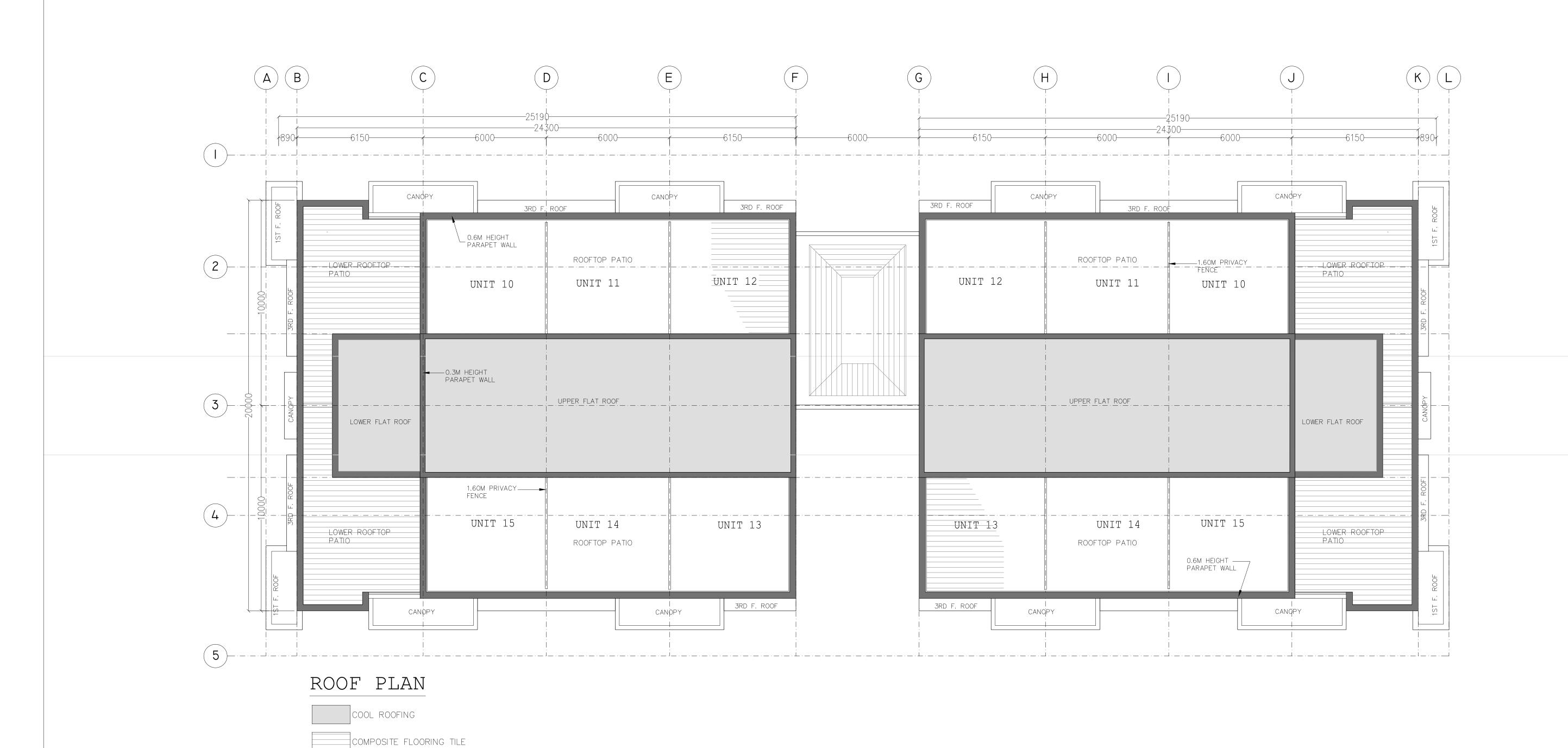
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Project
No.:

Drawing Title:

Jan 2020 Drawing No.

A205



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Date:





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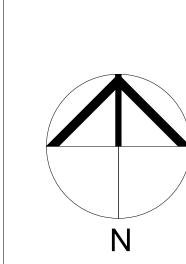
KIRSHENBLATT URBAN ARCHITECTURE 20 De Boers Dr. Suite 516 Toronto, ON M3J 0H1

No.: Revision: Date:

17	Issued for S.P.A	May 05,21
16	Revised&Issued for Settlement offer	April 20,21
15	Revised&Issued for Settlement offer	April 7,21
14	Revised&Issued for Settlement offer	Mar 04,21
13	Revised&Issued for LPAT	Feb 23, 21
12	Revised&Issued for Settlement offer	Jan 11, 21
11	Issued for OPA & ZBA	Aug 26, 20
10	Revised & Issued for OPA & ZBA	July 06, 20
9	Revised & Issued for OPA & ZBA	Jun 03, 20
8	Revised & Issued for OPA & ZBA	Mar 26, 20
7	Revised & Issued for OPA & ZBA	Dec 09,19
6	Site information revised	March 27,19
5	Issued for Review	March 12,19
4	Issued for ZBA	Jan 10,19
3	Revised for Pre-Application meeting	g July 1 ,18
2	Revised for Pre-Application meeting	g April 16,18
1	Issued for Pre-Application meeting	March 1,18
No.	Issued For:	Date:

Roof Plan

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York



1:100

A.G

Drawn by:

S.K

Checked by:

20206

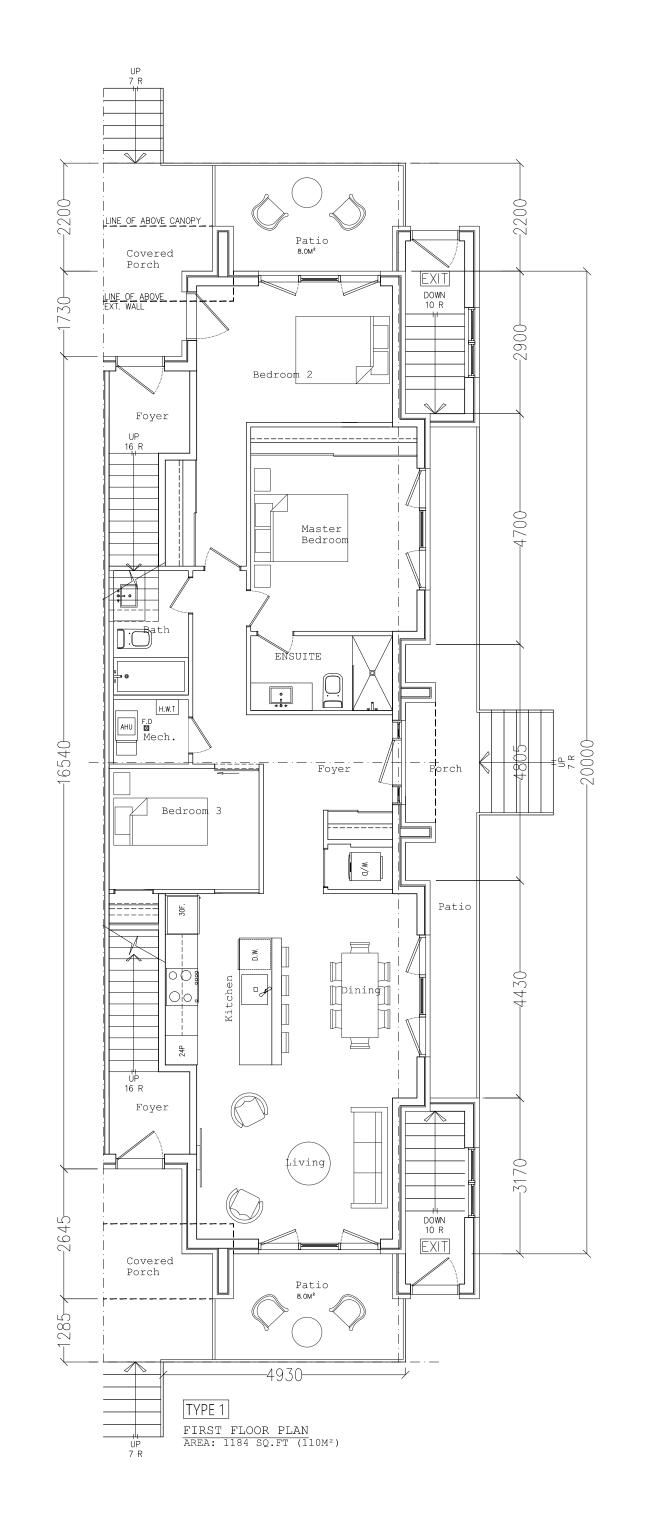
Project
No.:

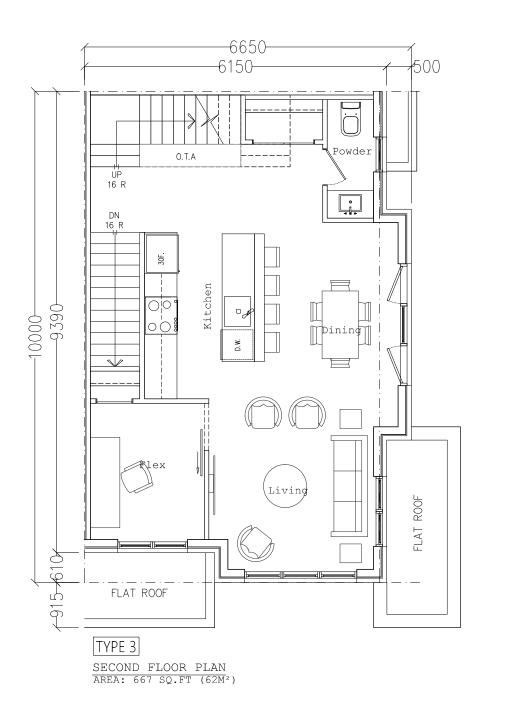
Jan 2020

Drawing No.:

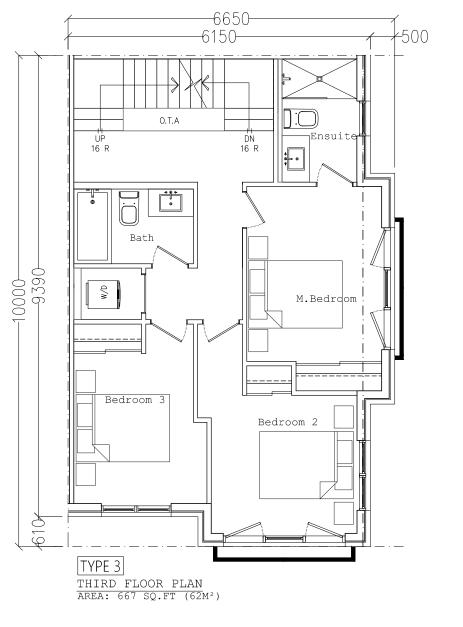
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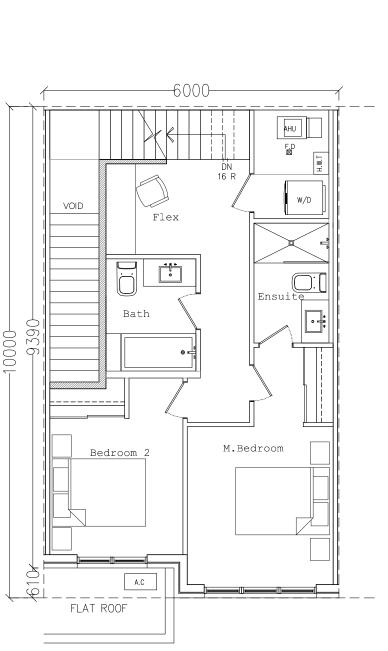
A206

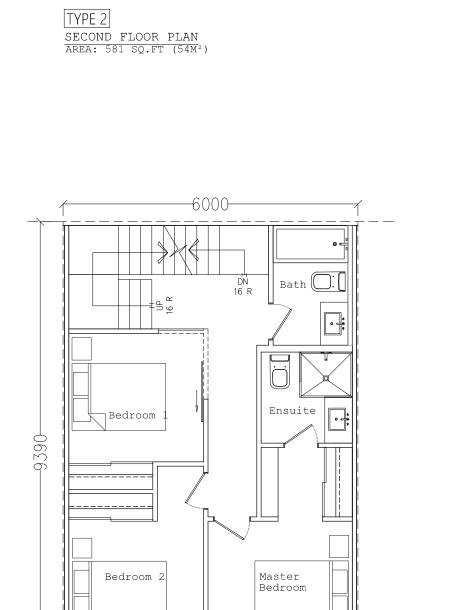




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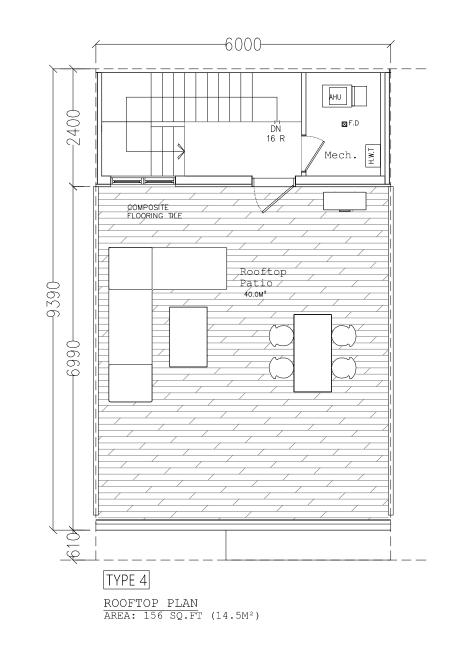


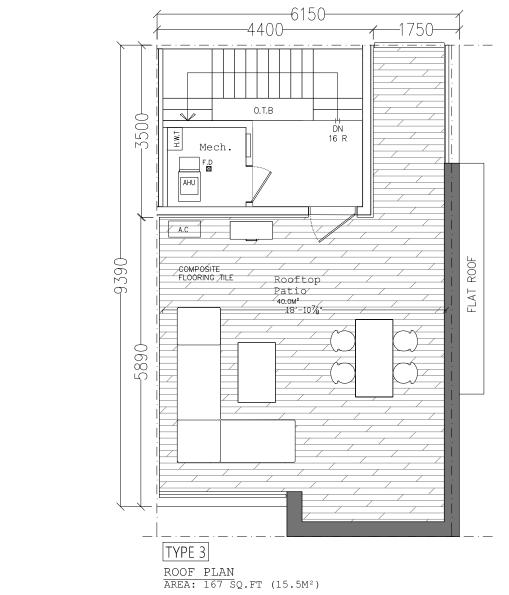


FLAT ROOF

TYPE 4

FOURTH FLOOR PLAN
AREA: 608 SQ.FT (56.5M²)





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Date:



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ARCHITECTURE
20 De Boers Dr. Suite 516
Toronto, ON M3J 0H1

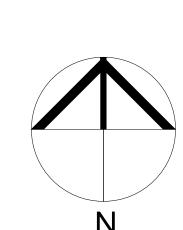
No.: Revision: Date:

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Unit Layout

No. Issued For:

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York



1:75

A.G

Drawn by:

Scale:

Drawn by:

Checked by:

20206

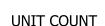
Project
No.:

Jan 2020

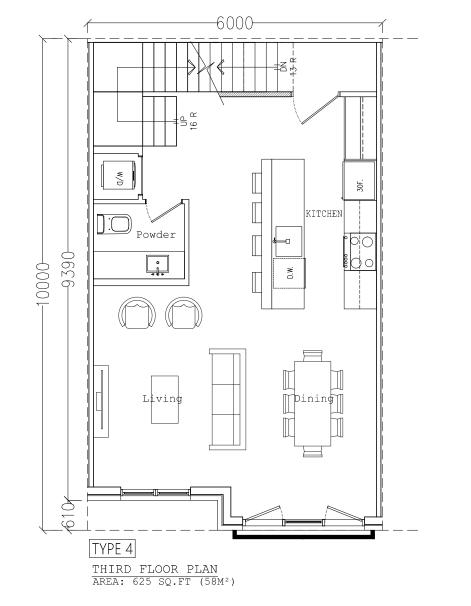
Date:

Drawing Title:

A207



UNIT COUNT								
UNIT TYPE	NO. UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	R.TOP	TOTAL	BEDROOMS
TYPE 1	2	110M ² -1184SF					110M²-1184SF	3B
TYPE 2	12	52M²-560SF	54M²-581SF				106M²-1141SF	2B+D
TYPE 3	4	6.5M ² -70SF	62M²-667SF	62M²-667SF	15.5M ² -167SF		146M²-1571SF	3B+D
TYPE 4	12	5.5M ² -60SF		58M²-625SF	56.5M ² -608SF	14.5M ² -156SF	134.5M²-1449SF	- 3B
SUB TOTAL	30							



Covered Porch

LINE OF ABOVE CANOPY

TYPE 2

FIRST FLOOR PLAN

UP
AREA: 560 SQ.FT (52M2)
7 R



EXTERIOR MATERIAL FINISH SCHEDULE:

STONE VENEER
COLOUR: CHARCOAL GRAY

2 BRICK VENEER COLOUR: WHITE

3 ALUM. WINDOW WALL COLOUR: BLACK FRAME

WROUGHT IRON/ALUM. RAILING COLOUR: BLACK

5 PRE-FIN. ALUM. LOUVER SHADE COLOUR: BLACK

6 EIFS COLOUR: WHITE

7 CLEAR GLASS RAILING

8 PRE-FIN. STANDING SEAM METAL ROOF COLOUR: BLACK



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Date: Revision:

16 Revised&Issued for Settlement offer 15 Revised&Issued for Settlement offer 14 Revised&Issued for Settlement offer

13 Revised&Issued for LPAT

12 Revised&Issued for Settlement offer

17 Issued for S.P.A

11 Issued for OPA & ZBA

Aug 26, 20 10 Revised & Issued for OPA & ZBA July 06, 20 9 Revised & Issued for OPA & ZBA Jun 03, 20

8 Revised & Issued for OPA & ZBA Mar 26, 20 7 Revised & Issued for OPA & ZBA Dec 09,19

6 Site information revised March 27,19 5 Issued for Review March 12,19

4 Issued for ZBA Jan 10,19 3 Revised for Pre-Application meeting

Feb 23, 21

2 Revised for Pre-Application meeting April 16,18 1 Issued for Pre-Application meeting

No. Issued For: Drawing Title:

Elevation

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York

1:100 Drawn by: Checked by: Project 20206

Jan 2020



REAR/NORTH ELEVATION

EXTERIOR MATERIAL FINISH SCHEDULE:

STONE VENEER
COLOUR: CHARCOAL GRAY

2 BRICK VENEER COLOUR: WHITE

3 ALUM. WINDOW WALL COLOUR: BLACK FRAME

4 WROUGHT IRON/ALUM. RAILING COLOUR: BLACK

5 PRE-FIN. ALUM. LOUVER SHADE COLOUR: BLACK

6 EIFS COLOUR: WHITE

7 CLEAR GLASS RAILING

8 PRE-FIN. STANDING SEAM METAL ROOF COLOUR: BLACK

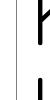


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Date:



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No.: Revision: Date:

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12 Revised&Issued for Settlement offer

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9 Revised & Issued for OPA & ZBA

8 Revised & Issued for OPA & ZBA

7 Revised & Issued for OPA & ZBA

6 Site information revised March 27,19

5 Issued for Review

4 Issued for ZBA Jan 10,19

3 Revised for Pre-Application meeting

2 Revised for Pre-Application meeting1 Issued for Pre-Application meeting

No. Issued For:

Feb 23, 21

Aug 26, 20

July 06, 20

Jun 03, 20

Mar 26, 20

Dec 09,19

March 12,19

Drawing Title:

Elevation

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York

1:100

A.G

Drawn by:

Scale:

Checked by:

20206

Project
No.:

Jan 2020

Date:

Drawing No.: $\Delta 400$



White EIFS

Brick Veneer

Stone Veneer

FRONT ELEVATION

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K

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No.: Revision:

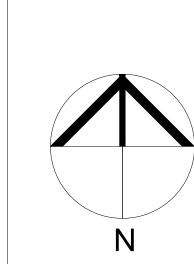
Date:

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Drawing Title:

Colour Elevation

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York



1:50

A.G

Drawn by:

Scale:

Checked by:

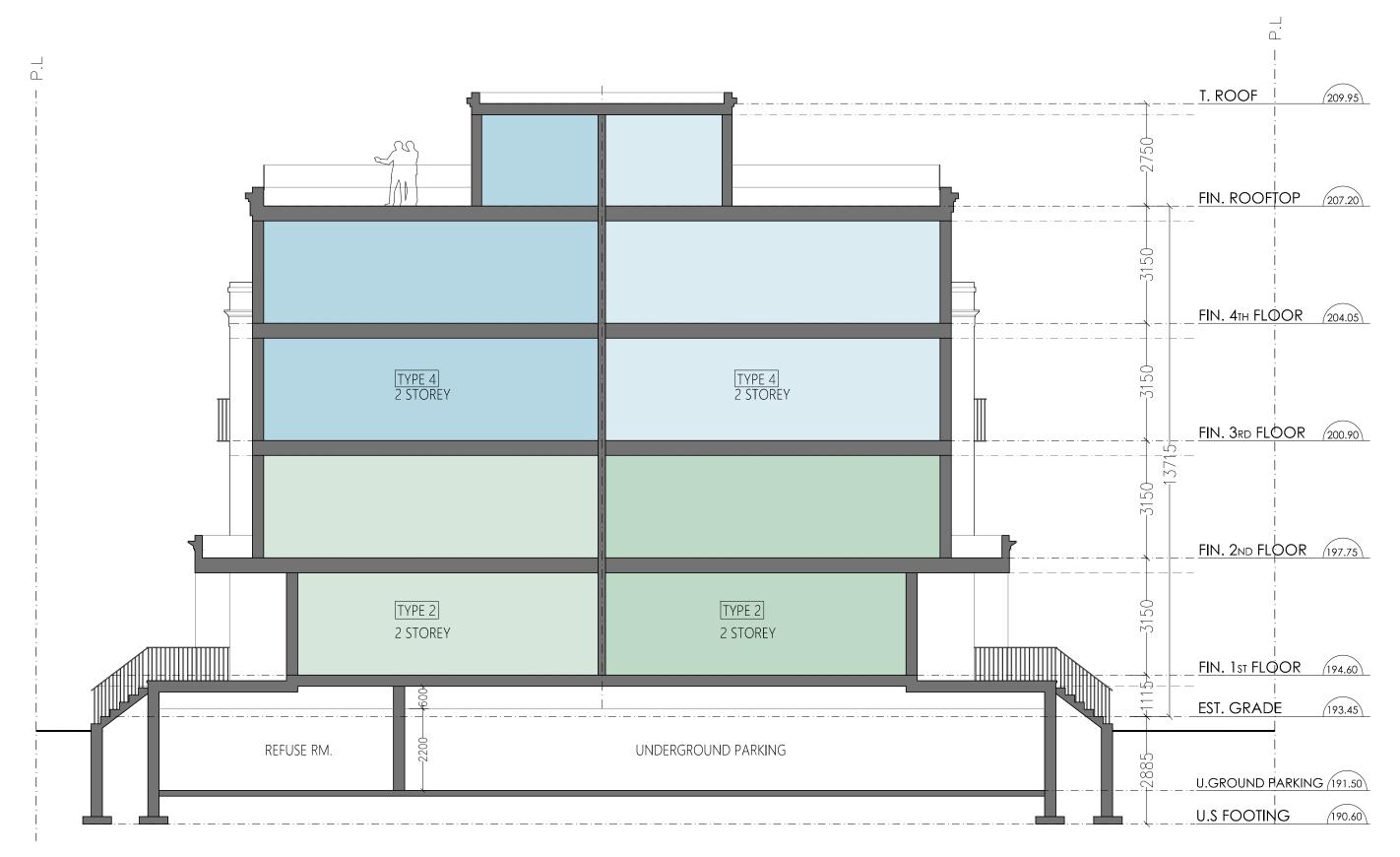
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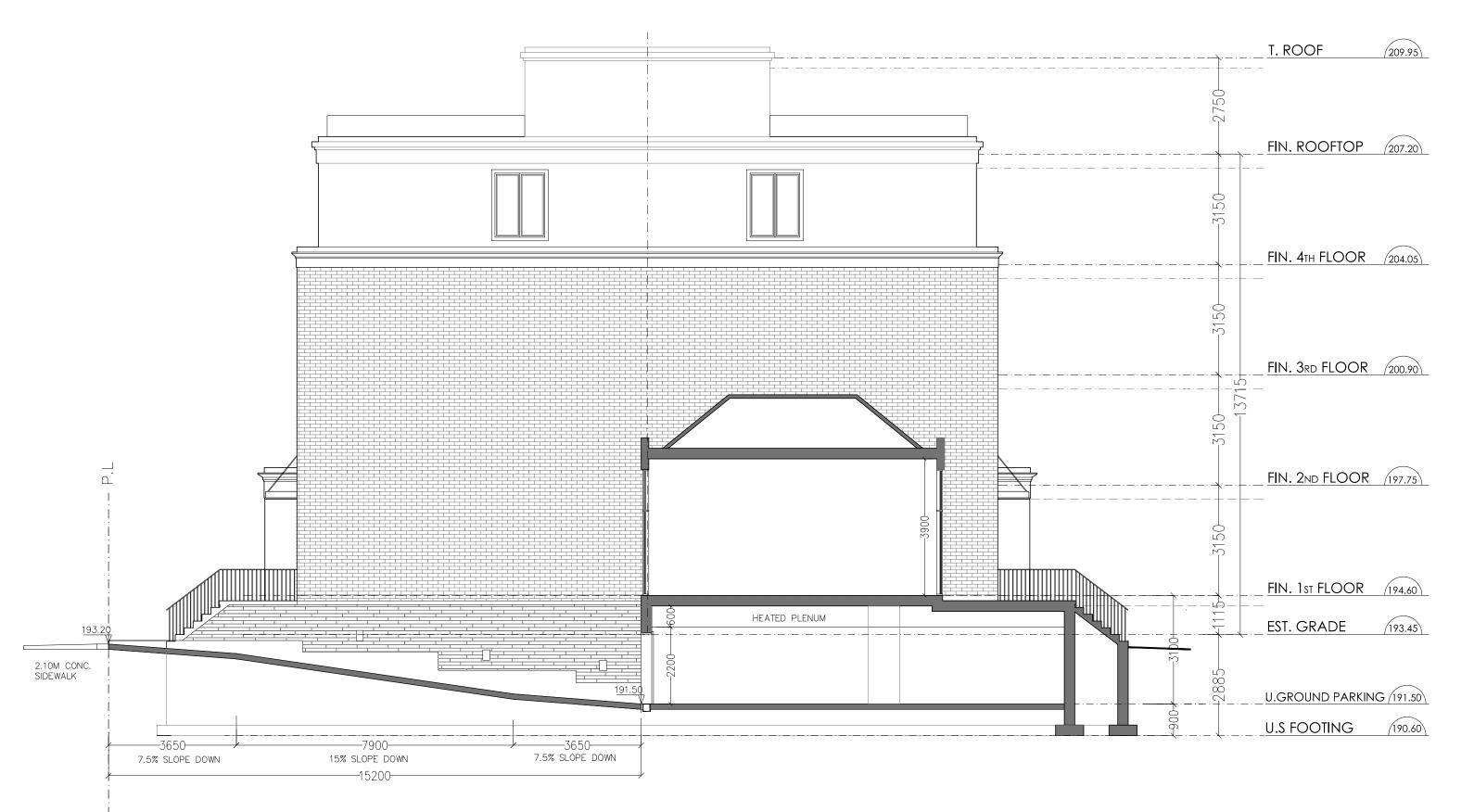
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Date:

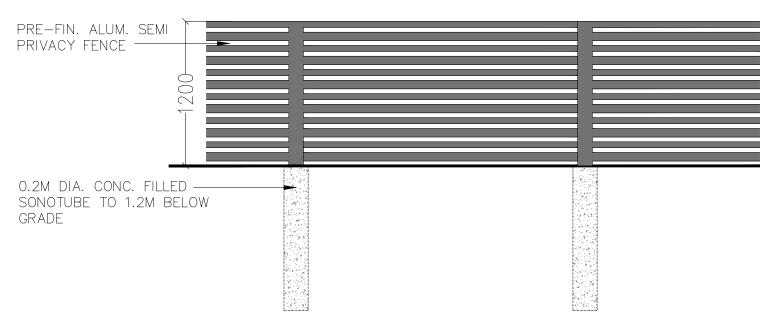
A401



SECTION THRU 2 STOREY UNITS



SECTION THRU PAVILION

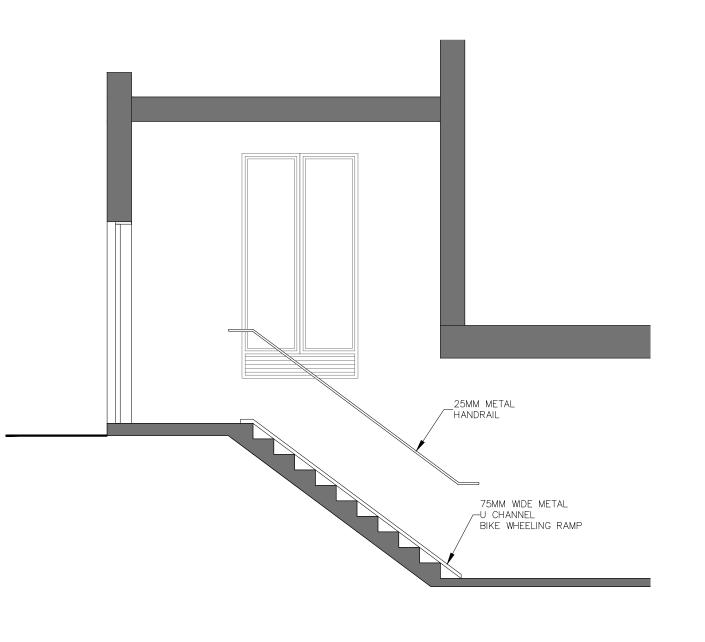


FENCE BETWEEN PARK AND PROPERTY

C.I.P CONC. STEPS ----

75MM WIDE METAL — U CHANNEL BIKE WHEELING RAMP

25MM METAL ____ HANDRAIL



BIKE WHEELING RAMP DETAIL

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STORAGE

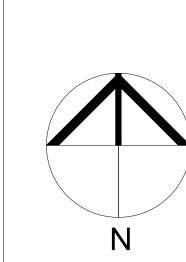
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20 De Boers Dr. Suite 516
Toronto, ON M3J 0H1

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Section

4 Storey Condominium Stacked Townhouse 40-48 Hendon Ave. North York



1:100 Drawn by: A.G Checked by: Project No.: 20206 Jan 2020

Drawing Title: