

	FLOOR	STUDIO	1B	1B+DEN	2B	2B+DEN	3B	NUMBER OF UNITS	RENTABLE AREA	AMENITY AREA (indoor)	AMENITY AREA (outdoor)	*GCA	NET **GFA	
PODIUM	GRD Floor		1			2		3	234.1	238.8	248.7	847.5	552.1	m²
	2nd Floor		1	1		1	1	4	318.1			847.0	470.5	m²
	3rd Floor		2	2	2	3		9	696.0			831.9	785.5	m²
TOWER	4th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	5th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	6th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	7th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	8th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	9th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	10th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	11th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	12th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	13th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	14th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	15th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	16th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	17th Floor	1	3	1	2		1	8	534.0			638.7	603.1	m²
	18th Floor	1	2	1	2		1	7	485.2			590.5	554.9	m²
	19th Floor	1	2	1	2		1	7	470.4			575.6	540.0	m²
	20th Floor	1	1	1	3			6	429.1			531.5	495.9	m²
	21st Floor	1	1	1	3			6	429.1			531.5	495.9	m²
	Roof Terrace									149.8	71.3	325.6	74.6	m²
Total	18	52	21	40	6	17	154	10538.0	388.6	320.0	14022.9	12493.4		
	18	73		46		17	154	units						
	11.7	47.4		29.9		11.0	%							

* GCA: Gross Construction Area
** GFA: Gross Floor Area

GENERAL INFORMATION

LOT AREA	2095.3	m ²
GROSS CONSTRUCTION AREA	14022.9	m ²
NET GROSS FLOOR AREA	12493.4	m ²
RENTABLE AREA	10538.0	m ²
F.S.I.	5.96	
AMENITY AREA (INDOOR)	388.6	m ²
AMENITY AREA (OUTDOOR)	320.0	m ²
POPS	214.0	m ²
BUILDING HEIGHT (STOREY)	21	storeys
BUILDING HEIGHT (METERS)	71.42	m
AVAILABLE ROOF SPACE AS GREEN ROOF AREA (3th floor roof)	103.5	m ²
TOTAL NUMBER OF UNITS	154	units

BASEMENT AREA

BASEMENT LEVEL 1	1378.2	m ²
BASEMENT LEVEL 2	2115.6	m ²
BASEMENT LEVEL 3	2115.6	m ²
Total	5609.4	m ²

*BICYCLES BY LAW

	Required	Provided	
BICYCLE PARKING PROVIDED (90% LONG TERM, BASEMENT LEVEL 1, STACKED)	139	140	SPOTS
BICYCLE PARKING PROVIDED (10% SHORT TERM, GROUND FLOOR EXTERIOR, REGULAR)	15	15	SPOTS
TOTAL	154	155	SPOTS

rate of 1.00 for each unit,

PARKING BY LAW

	Required	Provided	
TENANT PARKING (standard)	84	86	STALLS
TENANT PARKING (accessible)	5	5	STALLS
VISITOR PARKING	4	4	STALLS
TOTAL	93	95	STALLS

PARKING STANDARDS AND REQUIREMENTS

Unit type	Number of Units	Parking Rate	Parking Required
Studio	18	0.22 spaces / unit	4
1 Bedroom	73	0.51 spaces / unit	37
2 Bedroom	46	0.73 spaces / unit	33
3 Bedroom	17	0.88 spaces / unit	15
Resident Sub-Total	154	0.03 spaces / unit	89
Visitor			4
Grand Total			93

GROSS FLOOR AREA CALCULATION TABLE

	FLOOR	ACTUAL GROSS FLOOR AREA	*INDOOR AMENITY	ELEVATOR SHAFT	GARBAGE SHAFT	EXIT STAIRWELL	MECHANICAL PENTHOUSE	NET GROSS FLOOR AREA	
Podium	GRD Floor	847.5	238.8	16.6	0.6	39.4		552.1	m ²
	2nd Floor	517.3		16.6	0.6	29.6		470.5	m ²
	3rd Floor	831.9		16.6	0.6	29.2		785.5	m ²
Tower	4th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	5th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	6th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	7th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	8th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	9th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	10th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	11th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	12th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	13th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	14th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	15th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	16th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	17th Floor	638.7		16.6	0.6	18.4		603.1	m ²
	18th Floor	590.5		16.6	0.6	18.4		554.9	m ²
	19th Floor	575.6		16.6	0.6	18.4		540.0	m ²
	20th Floor	531.5		16.6	0.6	18.4		495.9	m ²
	21th Floor	531.5		16.6	0.6	18.4		495.9	m ²
	Roof Terrace	325.6	149.8	16.6	0.6	18.4	65.6	74.6	m ²
TOTAL		13693.2	388.6	365.2	13.2	447.8	65.6	12493.4	m ²

*Maximum deduction : 2m² x number of units (154) = 308 m²

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- The dimensions on these documents must be read and not measured.

LANDSCAPE ARCHITECT

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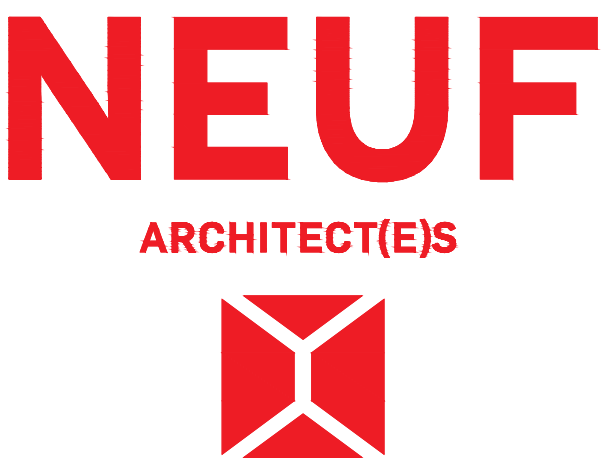
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SEAL



CLIENT

SOUDAN-BROWNLOW
PROPERTIES Inc.

PROJECT

BROWNLOW AND SOUDAN
DEVELOPMENT PROJECT

LOCATION
TORONTO

PROJECT No.
10857

NO	REVISION	DATE (yy.mm.dd)
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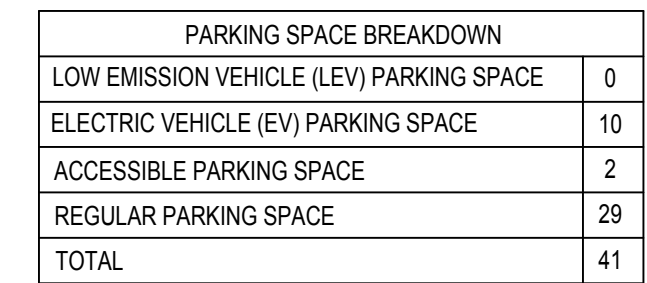
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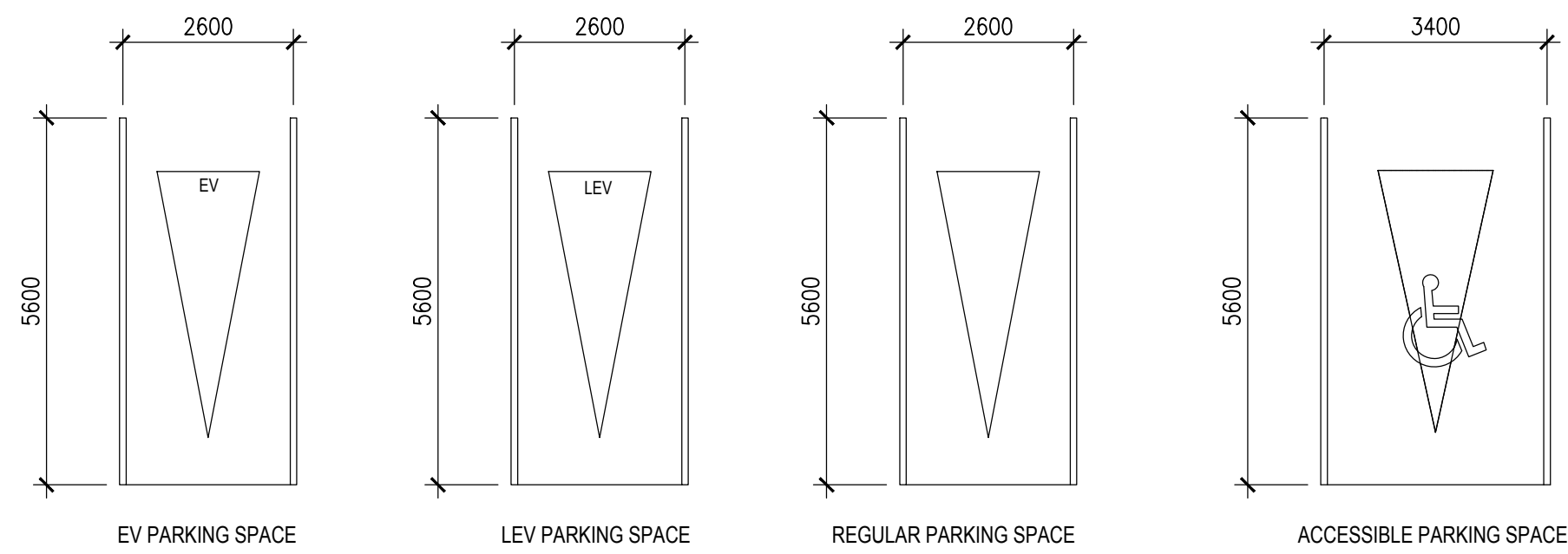
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REVISION
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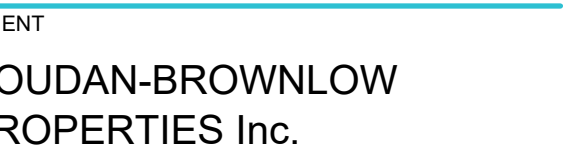
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NOTE:
ELECTRIC PARKING SPACE ARE DESIGNED TO ACCOMMODATE
ELECTRIC SUPPLY EQUIPMENT. ALL PARKING SPACES ALLOW THE
FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT
(EVSE) THAT CONFORMS WITH S.86 OF ESC.



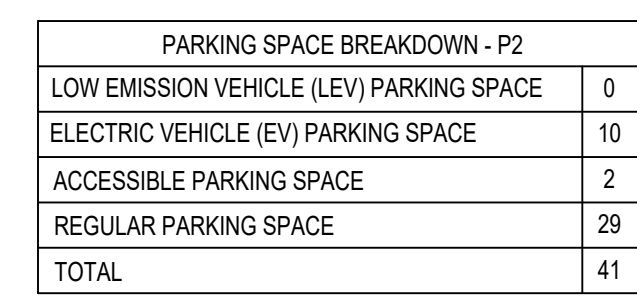
ASSESSMENT LEVEL 3 PLAN



PROJET No.
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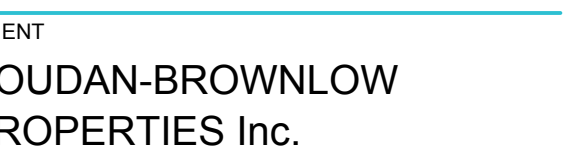
EV PARKING SPACE

LEV PARKING SPACE

REGULAR PARKING SPACE

ACCESSIBLE PARKING SPACE

ASSESSMENT LEVEL 2 PLAN



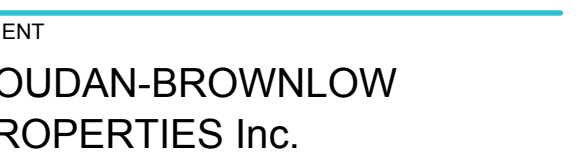
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ROUND FLOOR PLAN

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PROJET No.
10857

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 DATE: **2.06.28** SCALE: **1:100**
 DRAWING TITLE:

TH-17th FLOOR PLAN

01 A204

