

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON

AREA BY TYPE

AREA TYPE	TOTAL AREA	
	(SM)	(SF)
EXTERIOR	477.76 m ²	5,143 SF
INDOOR AMENITY	1,574.33 m ²	16,946 SF
OFFICE LEASABLE	1,622.03 m ²	17,459 SF
OUTDOOR AMENITY	416.40 m ²	4,482 SF
RES. COMMON AREA	7,598.26 m ²	81,787 SF
RES. SERVICE	929.79 m ²	10,008 SF
RETAIL LEASABLE	198.47 m ²	2,136 SF
SALEABLE	44,180.15 m ²	475,551 SF

UNIT TYPE	SIZE RANGE			COUNT TOTAL	%
	MIN.	MAX.			
1B	431 SF	523 SF	290	35.6%	
1B+D	523 SF	653 SF	155	19.0%	
2B	623 SF	886 SF	243	29.9%	
3B	793 SF	1,235 SF	63	7.7%	
JUNIOR 1B	385 SF	385 SF	59	7.2%	
TOTAL			810	99.5%	

GCA BY LEVEL (BELOW GRADE)

LEVELS	AREA PER LEVEL		NO. OF LEVELS TYPICAL	TOTAL AREA	
	(SM)	(SF)		(SM)	(SF)
LEVEL BASEMENT	930.65 m ²	10,017 SF	1	930.65 m ²	10,017 SF
B MEZZ	932.00 m ²	10,032 SF	1	932.00 m ²	10,032 SF
TOTAL GCA	1,862.64 m ²	20,049 SF		1,862.64 m ²	20,049 SF

AREA SUMMARY (BELOW GRADE)

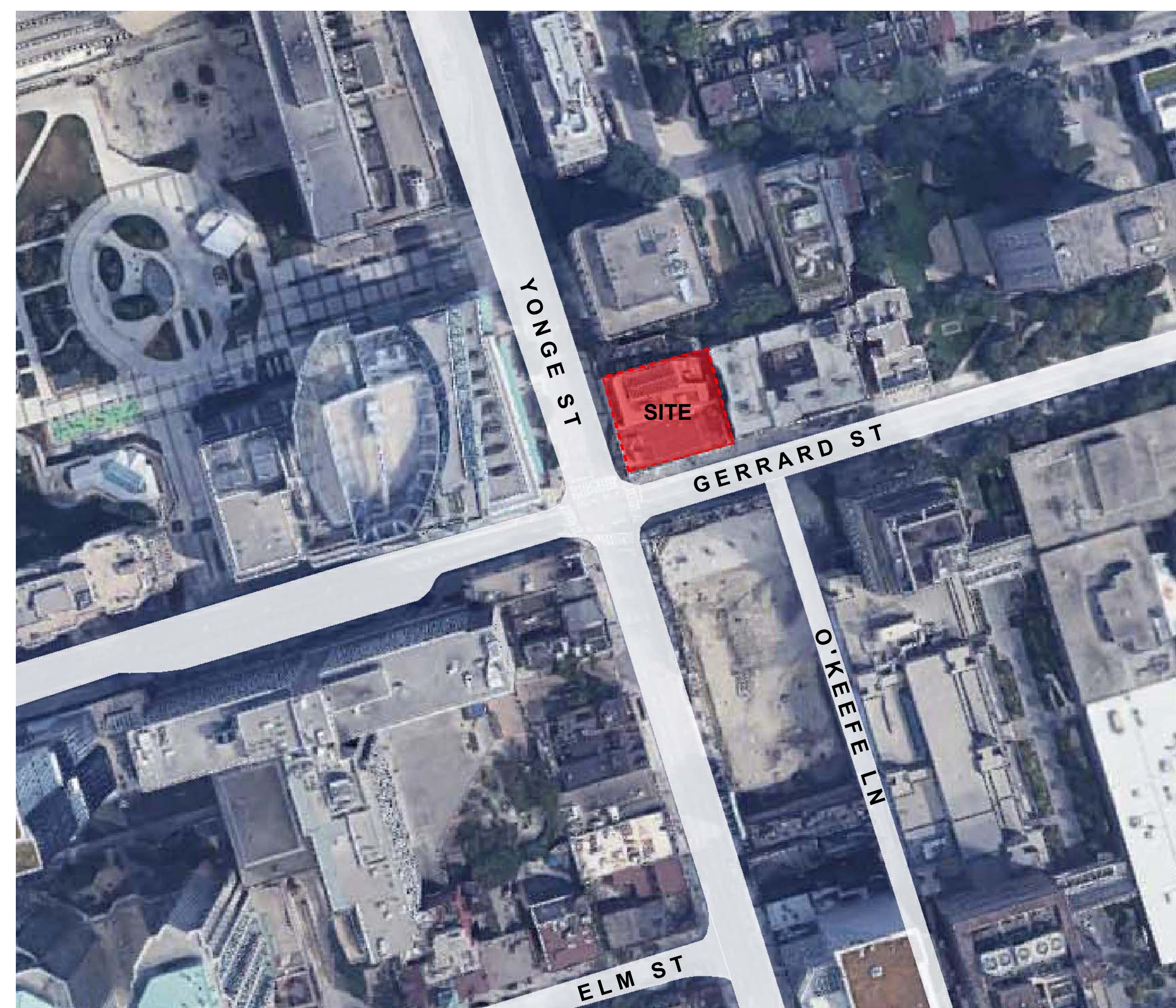
LEVELS	GCA		DEDUCTION		RESIDENTIAL GFA		RETAIL GFA		INDOOR AMENITY		OUTDOOR AMENITY		GFA	
	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)
LEVEL BASEMENT	930.65 m ²	10,017 SF	704.74 m ²	7,586 SF	225.90 m ²	2,432 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	225.90 m ²	2,432 SF
B MEZZ	932.00 m ²	10,032 SF	932.00 m ²	10,032 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	0.00 m ²	0 SF
TOTAL	1,862.64 m ²	20,049 SF	1,636.74 m ²	17,618 SF	225.90 m ²	2,432 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	225.90 m ²	2,432 SF

GCA BY LEVEL (ABOVE GRADE)

LEVELS	AREA PER LEVEL		NO. OF LEVELS TYPICAL	TOTAL AREA	
	(SM)	(SF)		(SM)	(SF)
LEVEL 01	711.99 m ²	7,664 SF	1	711.99 m ²	7,664 SF
L01 MEZZ	1,006.97 m ²	10,839 SF	1	1,006.97 m ²	10,839 SF
LEVEL 02	989.02 m ²	10,646 SF	1	989.02 m ²	10,646 SF
LEVEL 03	856.26 m ²	9,217 SF	1	856.26 m ²	9,217 SF
LEVEL 04	795.33 m ²	8,561 SF	1	795.33 m ²	8,561 SF
LEVEL 05 (PODIUM AMENITY)	741.23 m ²	7,978 SF	1	741.23 m ²	7,978 SF
LEVEL 06	751.98 m ²	8,094 SF	1	751.98 m ²	8,094 SF
LEVEL 07 (L08 TYP)	751.98 m ²	8,094 SF	2	1,503.95 m ²	16,188 SF
LEVEL 09 (L10 TYP)	837.68 m ²	9,017 SF	2	1,675.35 m ²	18,033 SF
LEVEL 27 (L11-L54 TYP)	837.68 m ²	9,017 SF	44	36,857.70 m ²	396,733 SF
LEVEL 55 (L56-L67 TYP)	837.68 m ²	9,017 SF	13	10,889.78 m ²	117,217 SF
LEVEL 68	831.28 m ²	8,948 SF	1	831.28 m ²	8,948 SF
LEVEL 69	817.53 m ²	8,800 SF	1	817.53 m ²	8,800 SF
LEVEL 70	804.54 m ²	8,660 SF	1	804.54 m ²	8,660 SF
LEVEL 71 (L72 TYP)	796.86 m ²	8,577 SF	2	1,593.72 m ²	17,155 SF
LEVEL 73	790.95 m ²	8,514 SF	1	790.95 m ²	8,514 SF
LEVEL 74	764.22 m ²	8,226 SF	1	764.22 m ²	8,226 SF
LEVEL 75 (ROOF AMENITY)	714.62 m ²	7,692 SF	1	714.62 m ²	7,692 SF
MECH PH	480.37 m ²	5,171 SF	1	480.37 m ²	5,171 SF
TOTAL GCA	15,118.14 m ²	162,730 SF		63,576.77 m ²	684,335 SF

AREA SUMMARY (ABOVE GRADE)

LEVELS	GCA		DEDUCTION		RESIDENTIAL GFA		RETAIL GFA		INDOOR AMENITY		OUTDOOR AMENITY		GFA	
	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)
LEVEL 01	711.99 m ²	7,664 SF	248.97 m ²	2,680 SF	264.54 m ²	2,848 SF	198.47 m ²	2,136 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	463.02 m ²	4,984 SF
L01 MEZZ	1,006.97 m ²	10,839 SF	817.49 m ²	8,799 SF	189.48 m ²	2,040 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	189.48 m ²	2,040 SF
LEVEL 02	989.02 m ²	10,646 SF	111.80 m ²	1,203 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	877.22 m ²	9,442 SF
LEVEL 03	856.26 m ²	9,217 SF	111.45 m ²	1,200 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	744.81 m ²	8,017 SF
LEVEL 04	795.33 m ²	8,561 SF	416.44 m ²	4,483 SF	378.88 m ²	4,078 SF	0.00 m ²	0 SF	286.99 m ²	3,089.15 SF	59.83 m ²	644.02 SF	378.88 m ²	4,078 SF
LEVEL 05 (PODIUM AMENITY)	741.23 m ²	7,978 SF	729.40 m ²	7,851 SF	11.83 m ²	127 SF	0.00 m ²	0 SF	643.16 m ²	6,922.88 SF	99.86 m ²	1,074.93 SF	11.83 m ²	127 SF
LEVEL 06	751.98 m ²	8,094 SF	86.19 m ²	928 SF	665.79 m ²	7,166 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	665.79 m ²	7,166 SF
LEVEL 07 (L08 TYP)	1,503.95 m ²	16,188 SF	173.99 m ²	1,873 SF	1,329.96 m ²	14,316 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	1,329.96 m ²	14,316 SF
LEVEL 09 (L10 TYP)	1,675.35 m ²	18,033 SF	175.35 m ²	1,887 SF	1,500.00 m ²	16,146 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	1,500.00 m ²	16,146 SF
LEVEL 27 (L11-L54 TYP)	36,857.70 m ²	396,733 SF	3,866.17 m ²	41,615 SF	32,991.53 m ²	355,118 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	32,991.53 m ²	355,118 SF
LEVEL 55 (L56-L67 TYP)	10,889.78 m ²	117,217 SF	778.28 m ²	8,377 SF	10,111.50 m ²	108,839 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	10,111.50 m ²	108,839 SF
LEVEL 68	831.28 m ²	8,948 SF	59.87 m ²	644 SF	771.41 m ²	8,303 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	771.41 m ²	8,303 SF
LEVEL 69	817.53 m ²	8,800 SF	59.87 m ²	644 SF	757.67 m ²	8,155 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	757.67 m ²	8,155 SF
LEVEL 70	804.54 m ²	8,660 SF	59.87 m ²	644 SF	744.67 m ²	8,016 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	744.67 m ²	8,016 SF
LEVEL 71 (L72 TYP)	1,593.72 m ²	17,155 SF	119.74 m ²	1,289 SF	1,473.98 m ²	15,866 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	1,473.98 m ²	15,866 SF
LEVEL 73	790.95 m ²	8,514 SF	58.00 m ²	624 SF	732.95 m ²	7,889 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	732.95 m ²	7,889 SF
LEVEL 74	764.22 m ²	8,226 SF	58.00 m ²	624 SF	706.22 m ²	7,602 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	706.22 m ²	7,602 SF
LEVEL 75 (ROOF AMENITY)	714.62 m ²	7,692 SF	704.51 m ²	7,583 SF	10.11 m ²	109 SF	0.00 m ²	0 SF	644.18 m ²	6,933.91 SF	38.60 m ²	415.54 SF	10.11 m ²	109 SF
MECH PH	480.37 m ²	5,171 SF	412.67 m ²	4,442 SF	67.70 m ²	729 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	218.10 m ²	2,347.64 SF	67.70 m ²	729 SF
TOTAL	63,576.77 m ²	684,335 SF	9,048.06 m ²	97,392 SF	52,708.20 m ²	567,346 SF	198.47 m ²	2,136 SF	1,574.33 m ²	16,945.94 SF	416.40 m ²	4,482.13 SF	54,528.71 m ²	586,942 SF

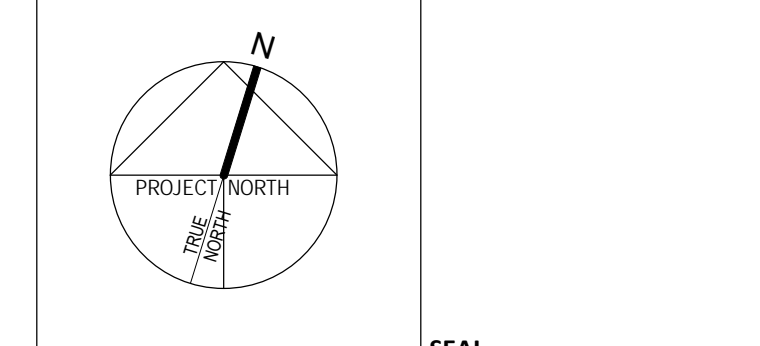


CONTEXT / LOCATION MAP

NOT TO SCALE

4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

REV. NO.	DATE	ISSUED FOR:



**BUILDING STATISTICS
CONTEXT LOCATION
MAP**

Author	Checker
DRAWN BY	CHECKED BY
22-101	1 : 200 ARCH D 2023-03-12
PROJ NO	SCALE FORMAT PLOT DATE

A002

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teepie Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

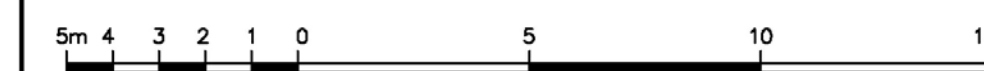
Teepie Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON

PLAN OF SURVEY OF
LOT 37 AND PART OF LOT 38
REGISTERED PLAN 22A
CITY OF TORONTO
REGIONAL MUNICIPALITY OF TORONTO

SCALE 1 : 200



R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

© COPYRIGHT: "NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R. AVIS, O.L.S."

NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, HAVING A BEARING OF N17°39'00"W, BY REAL TIME NETWORK(RTN) OBSERVATION, MTM ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE.
(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2011))

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. C1768, HAVING AN ELEVATION = 100.667 metres.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99988526

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SSIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WIT DENOTES WITNESS
- MEAS DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- RP DENOTES REGISTERED PLAN 22-A
- BA DENOTES PLAN BA-598
- BA1 DENOTES PLAN BA-790
- P DENOTES PLAN OF SURVEY BY FAZIO AND PAPA LTD DATED JULY 9, 1982
- P1 DENOTES BUILDING LOCATION SURVEY BY BLAIN MARTIN SURVEYING LTD. DATED APRIL 10, 1987
- P2 DENOTES BOUNDARY AND TOPOGRAPHIC SURVEY BY DIEGO FAZIO LTD. DATED NOVEMBER 27, 1992
- CALC DENOTES CALCULATED FROM P & P1
- BF DENOTES BOARD FENCE
- BC DENOTES BUILDING CORNER
- BO DENOTES BOLLARD
- (BOC) DENOTES BOTTOM OF CURB
- CB DENOTES CATCH BASIN
- CRW DENOTES CONCRETE RETAINING WALL
- (DF) DENOTES DIEGO FAZIO LTD., O.L.S.
- MF DENOTES METAL FRAME
- STM MH DENOTES SANITARY MANHOLE
- (TOC) DENOTES TOP OF CURB
- WIF DENOTES WROUGHT IRON FENCE
- DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.30 metres
- DENOTES SPOT ELEVATION

AREA = 1037.6 sq. m.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF FEBRUARY, 2022

FEBRUARY 14, 2022

DATE

J. BRAVO
Ontario Land Surveyor

R. AVIS SURVEYING INC.

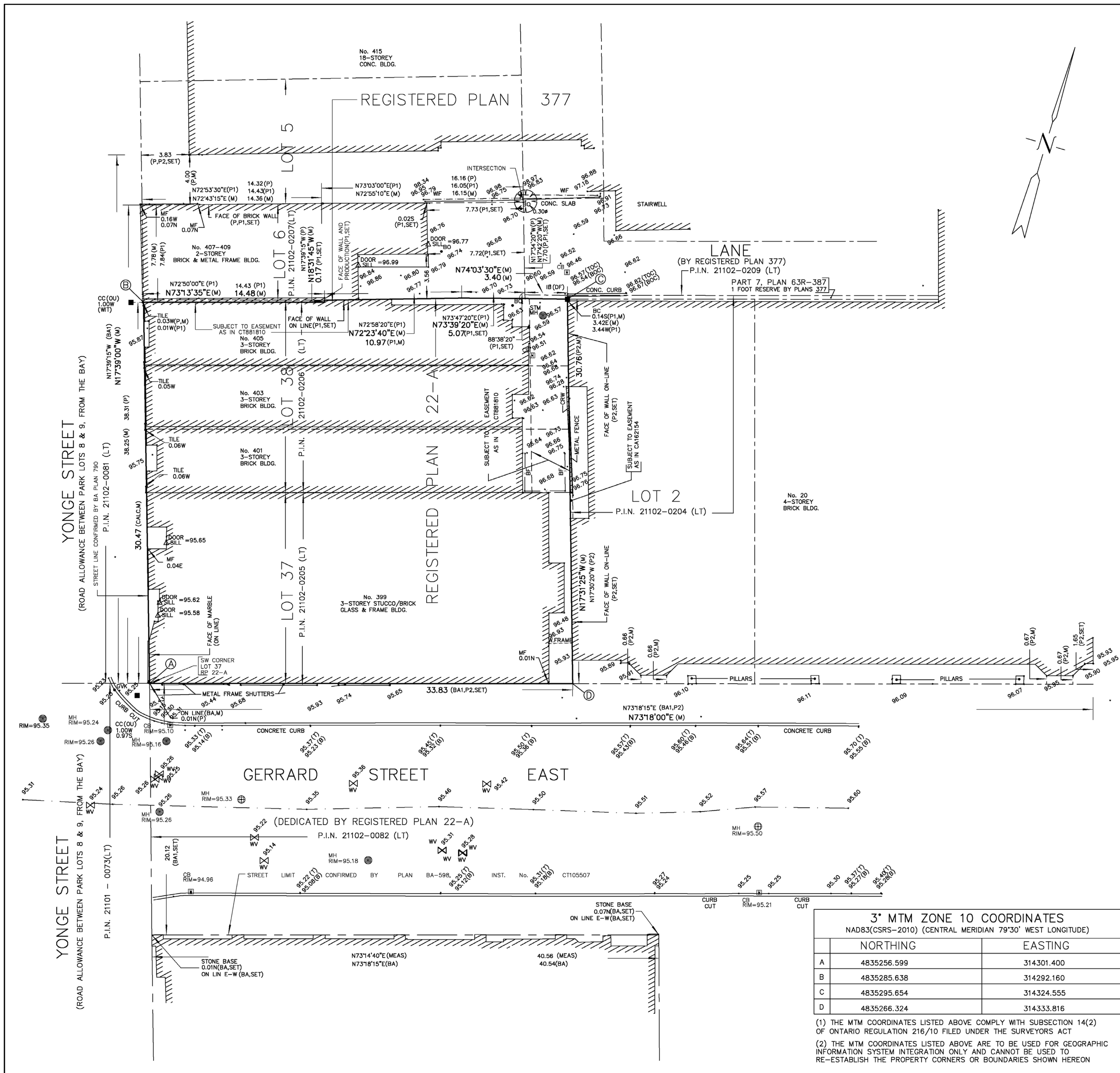
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8

TEL: (416) 490-8352 FAX: (416) 491-6206
EMAIL : office@avisurveying.com

CHECKED BY : J.B., O.L.S.	PROJECT No. : 3544-0
CALCULATED BY : JB	DRAWING No. : 3544-0T.DWG
DRAWN BY : JD	

3° MTM ZONE 10 COORDINATES NAD83(CSRS-2011) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)	
NORTHING	EASTING
A 4835256.599	314301.400
B 4835285.638	314292.160
C 4835295.654	314324.555
D 4835266.324	314333.816

- (1) THE MTM COORDINATES LISTED ABOVE COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT
- (2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON



REV. NO.	DATE	ISSUED FOR:
4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PRE-JUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PRE-JUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PRE-JUDICE

REV. NO. DATE ISSUED FOR:

N
PROJECT NORTH
TRUE NORTH

SEAL

SITE SURVEY			
Author	Checker	DRAWN BY	CHECKED BY
22-101	ARCH D	2023-03-12	
PROJ NO	SCALE	FORMAT	PLOT DATE

A101

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

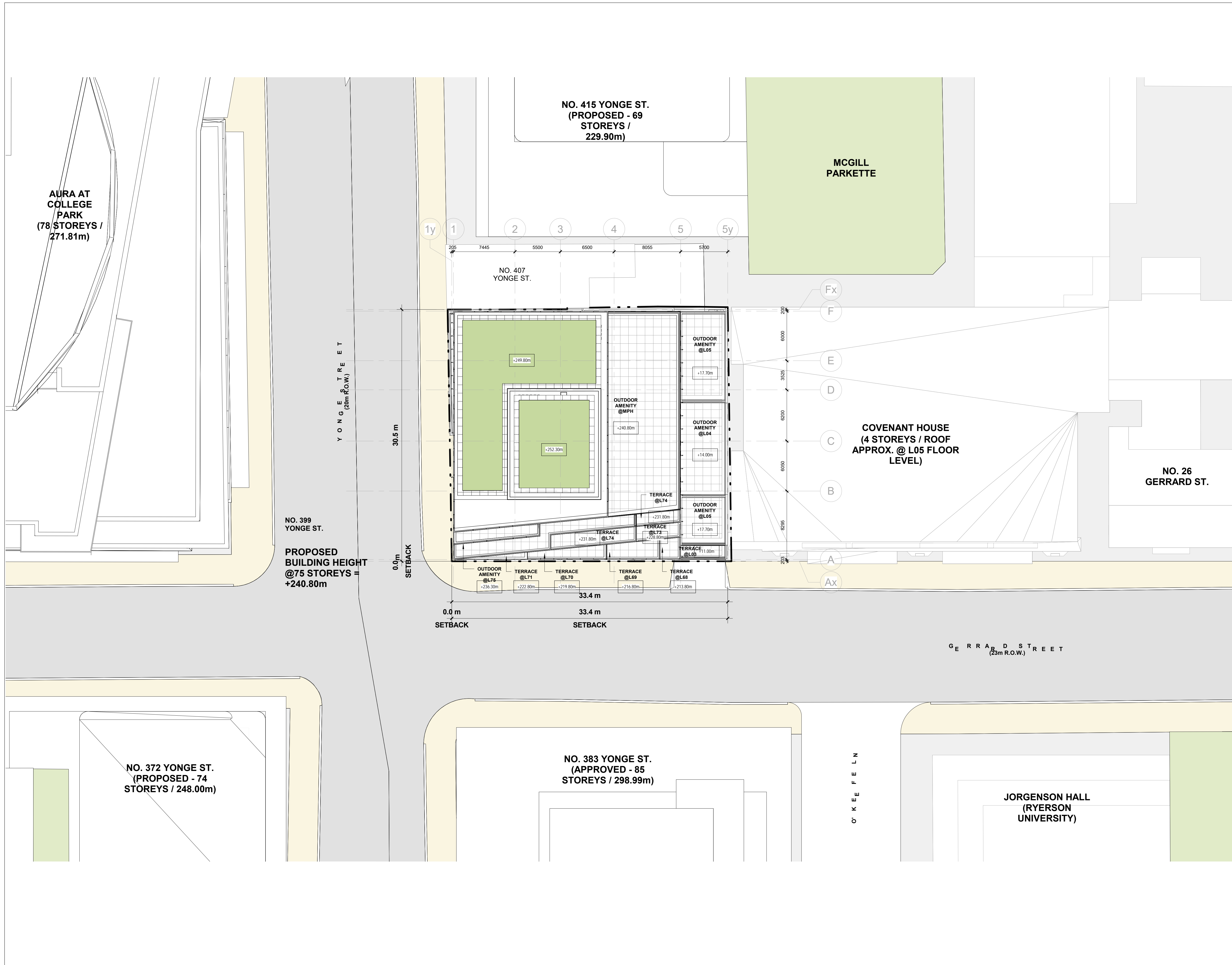
DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

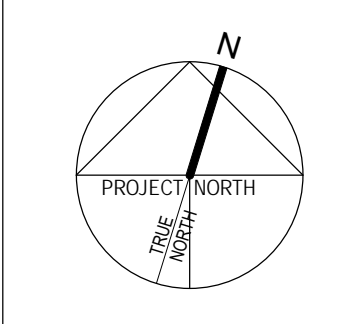
399 YONGE ST

399 Yonge Street
Toronto ON



4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE

REV. NO: DATE: ISSUED FOR:



SEAL

ROOF LEVEL SITE PLAN

Author	Checker
DRAWN BY	CHECKED BY
22-101	1 : 200 ARCH D 2023-03-12
PROJ NO	SCALE FORMAT PLOT DATE

A111

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

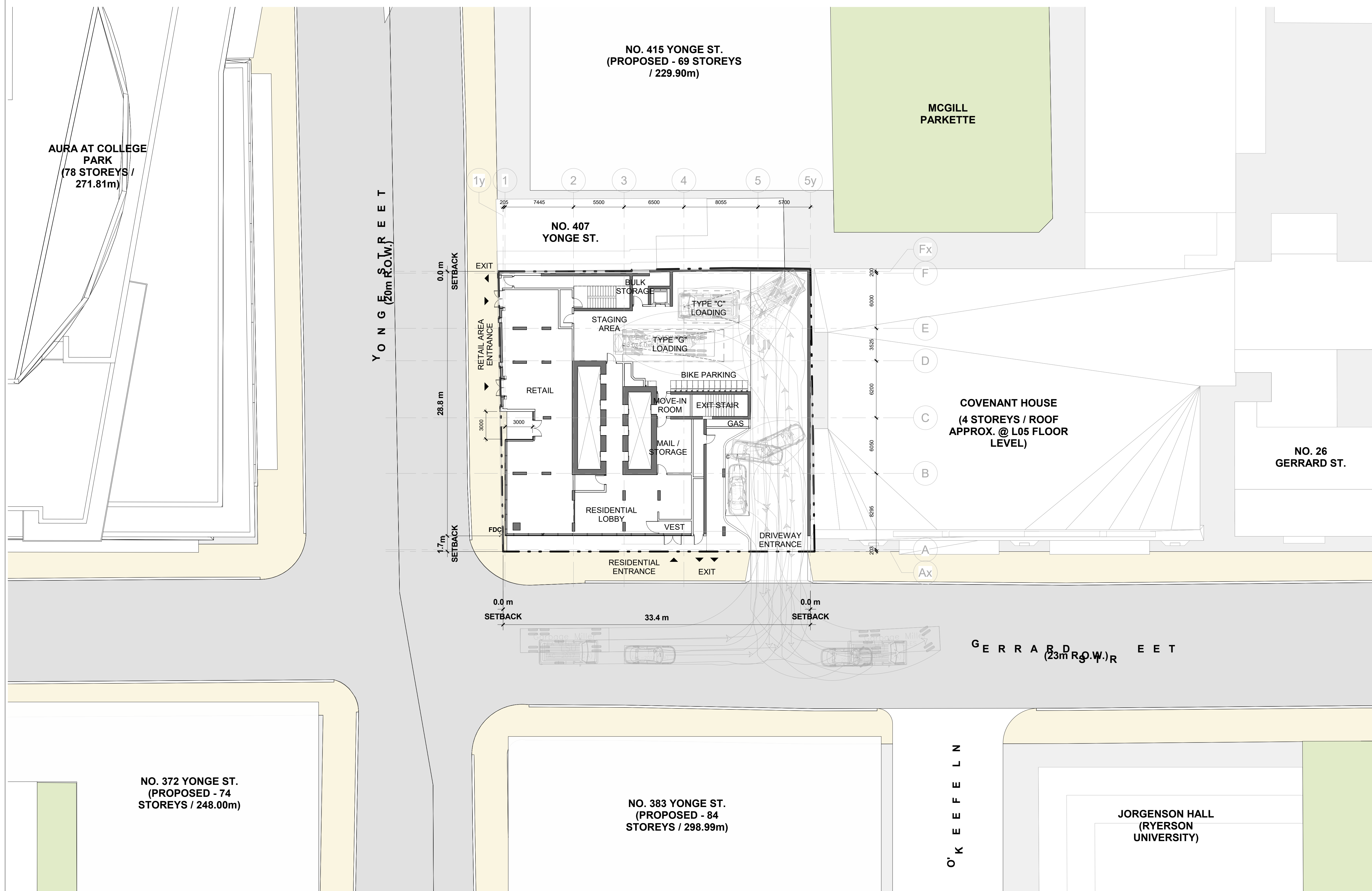
DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON



4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE

REV. NO:	DATE:	ISSUED FOR:

SEAL

GROUND LEVEL SITE PLAN

Author	Checker
DRAWN BY	CHECKED BY
22-101	1 : 200
PROJ NO	SCALE
ARCH D	FORMAT
2023-03-12	PLOT DATE

A112

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teepie Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

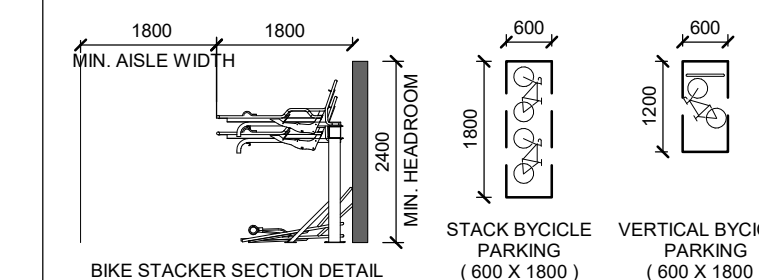
This drawing shall not be used for construction purposes unless countersigned

Teepie Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON

BICYCLE PARKING REQUIREMENT



BICYCLE PARKING SUMMARY PER LEVEL

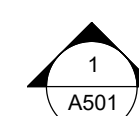
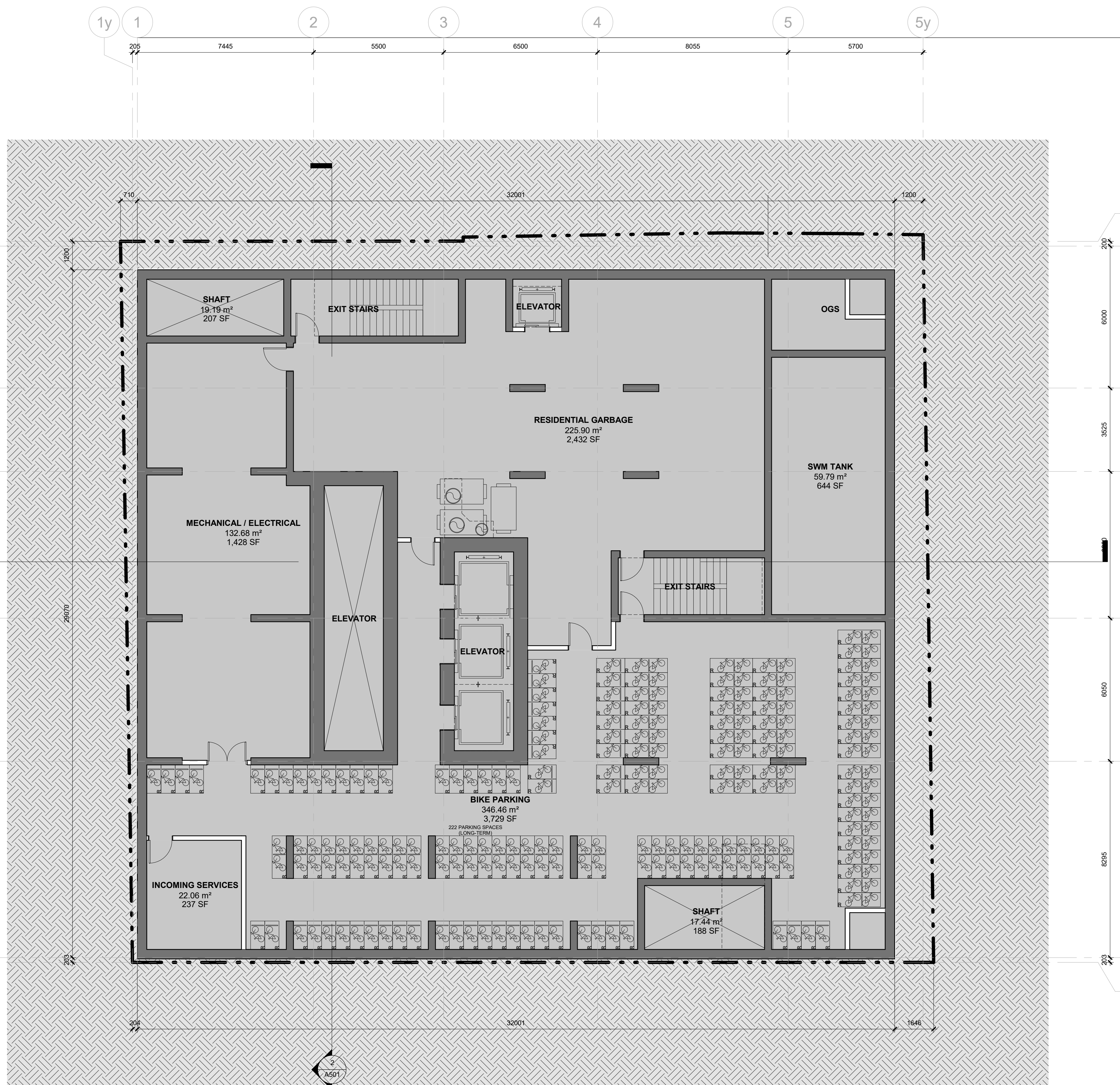
222	LONG-TERM
	SHORT-TERM
	(ENERGIZED OUTLET)

NOTES FOR LOADING; GARBAGE STORAGE; DRIVEWAY AND OPERATIONS:

- NOTE 1 CHUTES EQUIPPED WITH SORTER FOR GARBAGE (G), COMPOST (C), AND RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR.
- NOTE 2 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.
- NOTE 3 ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-0%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METERS THROUGHOUT.
- NOTE 4 LOADING SPACE IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
- NOTE 5 STAGING PAD ABUTTING THE FRONT OF THE TYPE G LOADING SPACE HAS AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS. IS CONSTRUCTED OF 200MM ENFORCED CONCRETE AND HAS A GRADE OF NO MORE THAN 2%.
- NOTE 6 DENOTED FLASHING WARNING LIGHTS AND SIGNAGE INDICATING WHEN LOADING OPERATIONS ARE OCCURRING AT A VISIBLE LOCATION FOR MOTORISTS USING THE DRIVEWAY.
- NOTE 7 SIGNAGE TO BE POSTED AT DOOR, VISIBLE TO LOADING AREA OCCUPANTS AND TRUCK DRIVERS, STATING THAT THE DOOR MUST REMAIN UNOBSSTRUCTED AT ALL TIMES.
- NOTE 8 A HATCHED / PAINTED PATH OF TRAVEL TO BE PROVIDED ON THE FLOOR FROM ONE DOOR TO THE OTHER, WITH A NOTICE (POSTED AND / OR ON THE FLOOR SURFACE) THAT THE PATH OF TRAVEL IS NOT PERMITTED TO BE OBSTRUCTED BY PARKED VEHICLES, MATERIALS OR EQUIPMENT.
- NOTE 9 CONVEX MIRRORS TO BE INSTALLED WITHIN DRIVEWAY AND LOADING AREA AT ALL RIGHT-ANGLE TURNS TO BE NEGOTIATED BY TWO-WAY TRAFFIC. POSITIONED IN SUCH A MANNER TO PROVIDE DRIVERS WITH CLEAR VIEWS OF ON-COMING TRAFFIC. (TYPICAL)

GENERAL NOTES:

- GN 01 ALL DOORS IN PATH OF TRAVEL USED TO ACCESS BICYCLE LOCKERS TO HAVE POWER DOOR OPERATORS CONFORMING TO OBC SECTION 3.8
- GN 02 ALL THE DOORS SERVING AMENITY SPACES ARE REQUIRED TO BE PROVIDED WITH POWER DOOR OPERATOR (PDO).
- GN 03 BUILDING STAFF (CONCIERGE / SECURITY) WILL BE RESPONSIBLE TO MONITORING LOADING DOCK ACTIVITIES. TO ENSURE THAT THE DOORS AND EGRESS PATH ARE KEPT CLEAR. THIS RESPONSIBILITY SHOULD BE LISTED IN THE FIRE SAFETY PLAN FOR THE BUILDING. THIS REQUIREMENT CAN ALSO BE REFLECTED WITHIN THE CONDO ASSOCIATION RULES AND TENANT CONTRACTS.



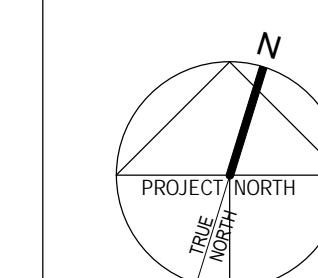
AREA SUMMARY PARKING LEVELS - BASEMENT 1

LEVELS	GCA		DEDUCTION		RESIDENTIAL GFA		RETAIL GFA		INDOOR AMENITY		OUTDOOR AMENITY		BIKE PARKING		GFA	
	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)
LEVEL BASEMENT	930.65 m ²	10,017 SF	704.74 m ²	7,586 SF	225.90 m ²	2,432 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	346.46 m ²	3,729.22 SF	225.90 m ²	2,432 SF

BIKE PARKING SPACE = 38% OF NET FLOOR AREA

4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PRE-JUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PRE-JUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PRE-JUDICE
1	07.06.2022	ISSUED FOR SPA

REV. NO:	DATE:	ISSUED FOR:
----------	-------	-------------



SEAL

LEVEL B1 PLAN

Author	Checker
DRAWN BY	CHECKED BY
22-101	1 : 100 ARCH D
PROJ NO	SCALE FORMAT PLOT DATE

A201

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teepie Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

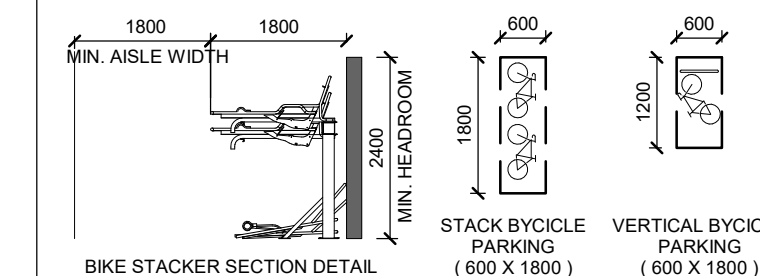
This drawing shall not be used for construction purposes unless countersigned

Teepie Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON

BICYCLE PARKING REQUIREMENT



BICYCLE PARKING SUMMARY PER LEVEL

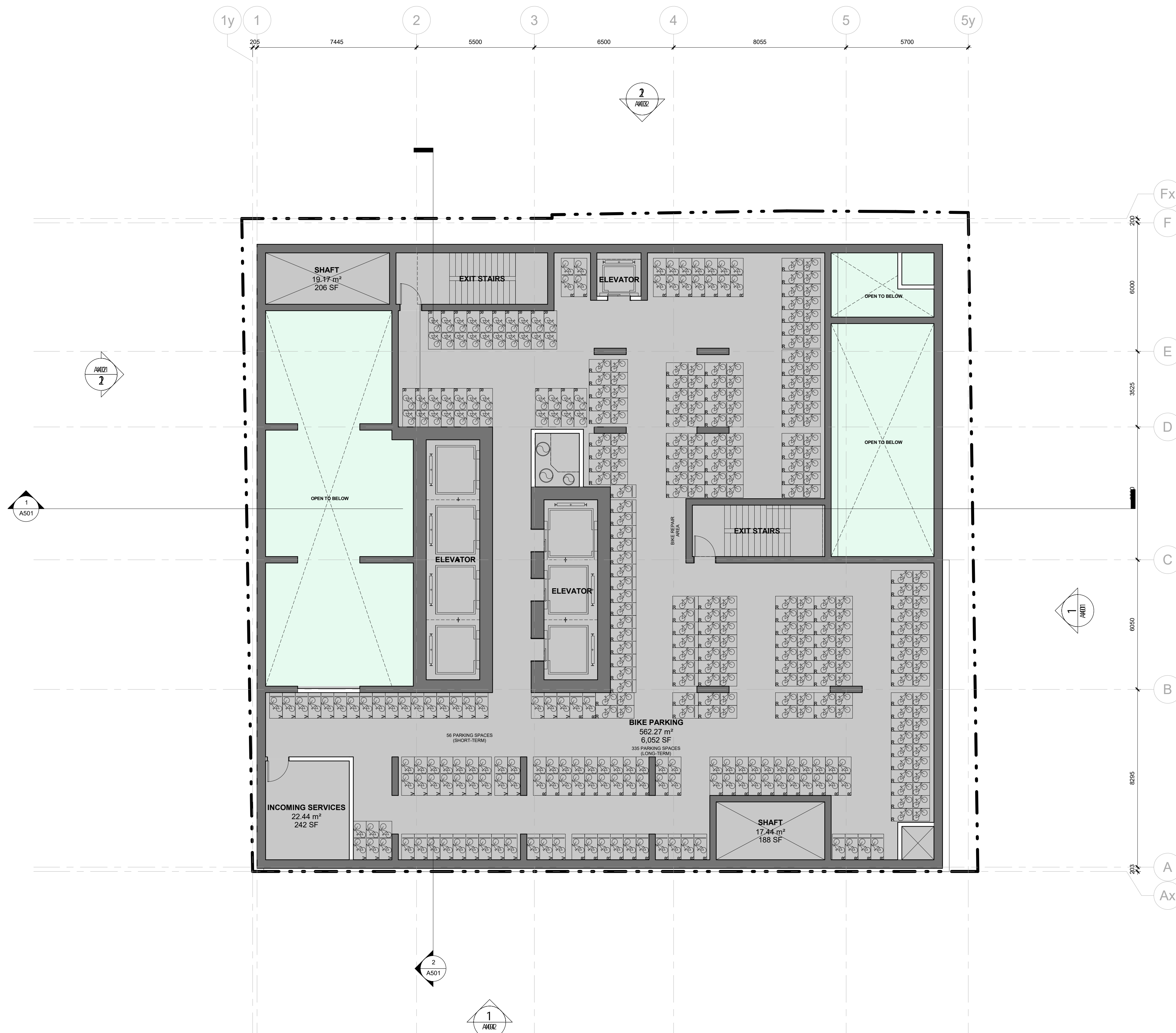
335	LONG-TERM
56	SHORT-TERM
	(ENERGIZED OUTLET)

NOTES FOR LOADING; GARBAGE STORAGE; DRIVEWAY AND OPERATIONS:

- NOTE 1 CHUTES EQUIPPED WITH SORTER FOR GARBAGE (G), COMPOST (C), AND RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR.
- NOTE 2 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.
- NOTE 3 ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-0%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METERS THROUGHOUT.
- NOTE 4 LOADING SPACE IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
- NOTE 5 STAGING PAD ABUTTING THE FRONT OF THE TYPE G LOADING SPACE HAS AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS. IS CONSTRUCTED OF 200MM ENFORCED CONCRETE AND HAS A GRADE OF NO MORE THAN 2%.
- NOTE 6 DENOTED FLASHING WARNING LIGHTS AND SIGNAGE INDICATING WHEN LOADING OPERATIONS ARE OCCURRING AT A VISIBLE LOCATION FOR MOTORISTS USING THE DRIVEWAY.
- NOTE 7 SIGNAGE TO BE POSTED AT DOOR, VISIBLE TO LOADING AREA OCCUPANTS AND TRUCK DRIVERS, STATING THAT THE DOOR MUST REMAIN UNOBSTRUCTED AT ALL TIMES.
- NOTE 8 A HATCHED / PAINTED PATH OF TRAVEL TO BE PROVIDED ON THE FLOOR FROM ONE DOOR TO THE OTHER, WITH A NOTICE (POSTED AND / OR ON THE FLOOR SURFACE) THAT THE PATH OF TRAVEL IS NOT PERMITTED TO BE OBSTRUCTED BY PARKED VEHICLES, MATERIALS OR EQUIPMENT.
- NOTE 9 CONVEX MIRRORS TO BE INSTALLED WITHIN DRIVEWAY AND LOADING AREA AT ALL RIGHT-ANGLE TURNS TO BE NEGOTIATED BY TWO-WAY TRAFFIC, POSITIONED IN SUCH A MANNER TO PROVIDE DRIVERS WITH CLEAR VIEWS OF ON-COMING TRAFFIC. (TYPICAL)

GENERAL NOTES:

- GN 01 ALL DOORS IN PATH OF TRAVEL USED TO ACCESS BICYCLE LOCKERS TO HAVE POWER DOOR OPERATORS CONFORMING TO OBC SECTION 3.8
- GN 02 ALL THE DOORS SERVING AMENITY SPACES ARE REQUIRED TO BE PROVIDED WITH POWER DOOR OPERATOR (PDO).
- GN 03 BUILDING STAFF (CONCIERGE / SECURITY) WILL BE RESPONSIBLE TO MONITORING LOADING DOCK ACTIVITIES, TO ENSURE THAT THE DOORS AND EGRESS PATH ARE KEPT CLEAR. THIS RESPONSIBILITY SHOULD BE LISTED IN THE FIRE SAFETY PLAN FOR THE BUILDING. THIS REQUIREMENT CAN ALSO BE REFLECTED WITHIN THE CONDO ASSOCIATION RULES AND TENANT CONTRACTS.



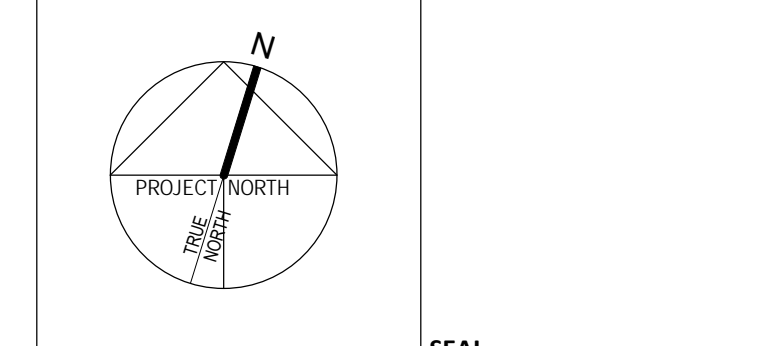
AREA SUMMARY PARKING LEVELS - BASEMENT MEZZANINE

LEVELS	GCA		DEDUCTION		RESIDENTIAL GFA		RETAIL GFA		INDOOR AMENITY		OUTDOOR AMENITY		BIKE PARKING		GFA	
	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)
B MEZZ	932.00 m ²	10,032 SF	932.00 m ²	10,032 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	562.27 m ²	6,052.26 SF	0.00 m ²	0 SF

BIKE PARKING SPACE = 62% OF NET FLOOR AREA

4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PRE-JUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PRE-JUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PRE-JUDICE
1	07.06.2022	ISSUED FOR SPA

REV. NO: DATE: ISSUED FOR:



LEVEL BM PLAN

Author	Checker
DRAWN BY	CHECKED BY
22-101	1 : 100 ARCH D 2023-03-12
PROJ NO	SCALE FORMAT PLOT DATE

A202

All drawings, specifications, related documents and design are the copyright property of Teeple Architects and must be retained upon request. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Teeple Architects.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project and site identified herein. Teeple Architects Inc. shall not be responsible for any errors or omissions in this drawing or any other documents or conditions on which any party may rely. The contractor shall verify all dimensions and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to Teeple Architects Inc. immediately upon discovery of any affected work.

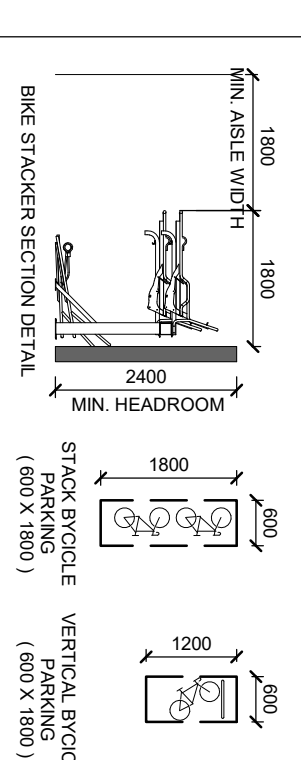
DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned by Teeple Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto, ON

BICYCLE PARKING REQUIREMENT



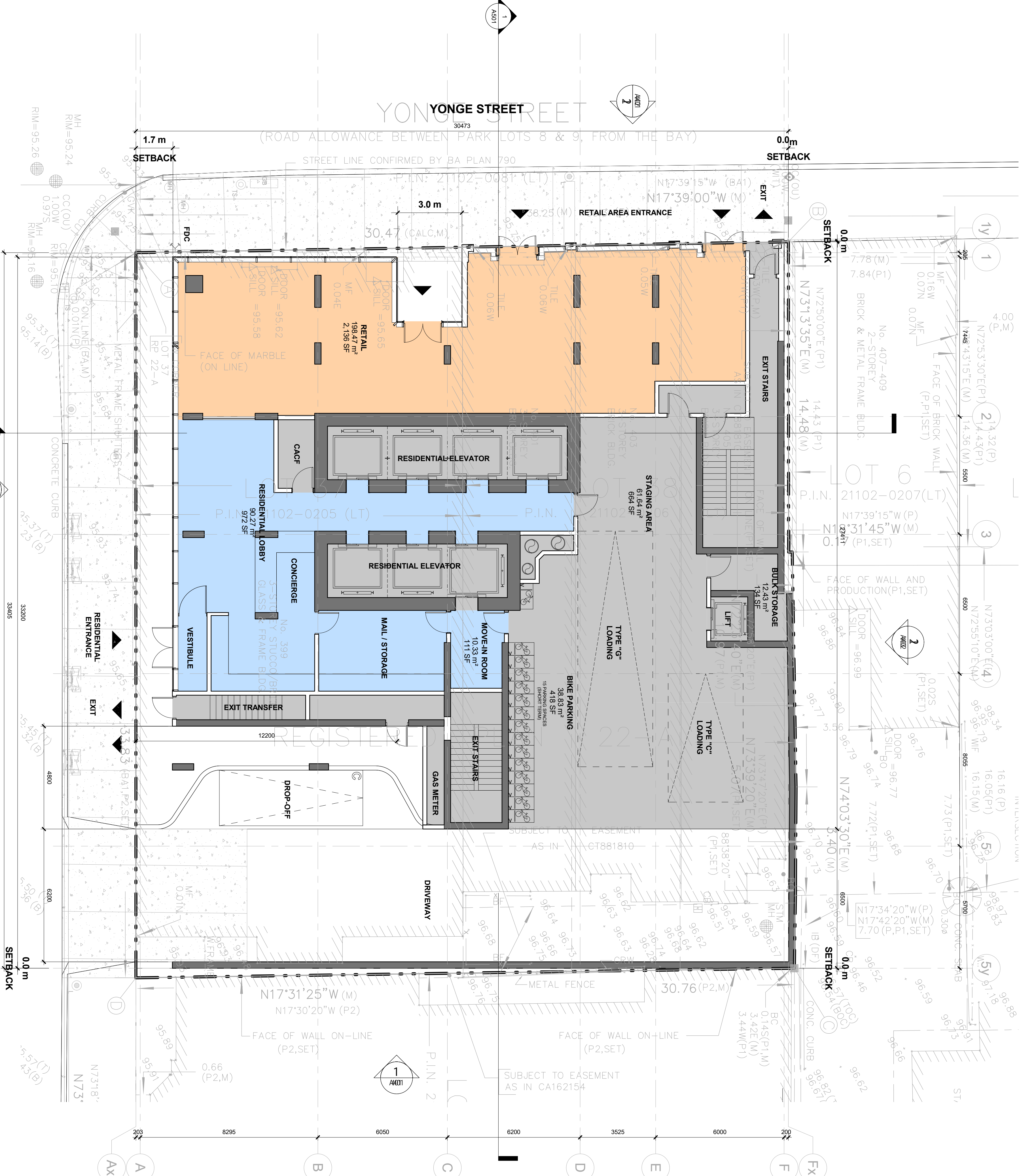
BICYCLE PARKING SUMMARY PER LEVEL

15	SHORT-TERM (ENFORCED OUTLET)
----	------------------------------

- NOTE 1 CHUTES EQUIPPED WITH SORTER FOR GARBAGE (G), COMPOST (C), AND RECYCLING (R) GARBAGE STREAM ATTACHED TO COMPACTOR.
- NOTE 2 A TRAINED ON-GATE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BUSES FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING.
- NOTE 3 ALL ACCESS DRIVEWAYS TO BE USED BY THE AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METERS THROUGHOUT.
- NOTE 4 LOADING SPACE IS LEVEL (+2%) AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
- NOTE 5 STAGING PAD ADJUTING THE FRONT OF THE TYPE G LOADING SPACE HAS AN UNCOMBINED VERTICAL CLEARANCE OF 6.1 METERS TO THE TOP OF THE CONCRETE AND ENFORCED CONCRETE AND HAS A GRADE OF NO MORE THAN 2%.
- NOTE 6 DEPOTED IN USING WARNING LIGHTS AND SIGNALS INDICATING WHEN LOADING OPERATIONS ARE OCCURRING AT A VISIBLE LOCATION FOR MOTORISTS USING THE DRIVEWAY.
- NOTE 7 SIGNAGE TO BE POSTED AT DOOR VISIBLE TO DRIVERS STAGING THAT THE DOOR MUST REMAIN UNOBTSTRUCTED AT ALL TIMES.
- NOTE 8 A HATCHED / PAINTED PATH OF TRAVEL TO BE PROVIDED ON THE FLOOR FROM ONE DOOR TO THE NEXT ON THE FLOOR SURFACE THAT THE PATH OF TRAVEL IS NOT PERMITTED TO BE OBSTRUCTED BY VEHICLES, MATERIALS OR EQUIPMENT.
- NOTE 9 CONVEY ARRIBORS TO BE INSTALLED WITHIN DRIVEWAY AND LOADING AREA AT ALL RIGHT-ANGLE TURNS TO BE NEGOTIATED BY TOWMOW PROVIDE DRIVERS WITH CLEAR VIEWS OF ON-COMING TRAFFIC. (TYPICAL)

GENERAL NOTES:

- NOTE 1 ALL DOORS IN PATH OF TRAVEL USED TO ENTER OR EXIT DRIVEWAY OR CONVEYING TO CURB SECTION 3.8
- NOTE 2 ALL THE DOORS SERVING AMENITY SPACES ARE REQUIRED TO BE PROVIDED WITH POWER DOOR OPERATION (PDO).
- NOTE 3 BUILDING STAFF / CONCIERGE / SECURITY WILL BE RESPONSIBLE TO MONITORING LOADING DUMP ACTIVITIES TO ENSURE THAT THE DOORS REMAIN UNOBTSTRUCTED AT ALL TIMES. RESPONSIBILITY SHOULD BE LISTED IN THE FIRE SAFETY PLAN FOR THE BUILDING. THIS END WITHIN THE CONDO ASSOCIATION RULES AND TENANT CONTRACTS.

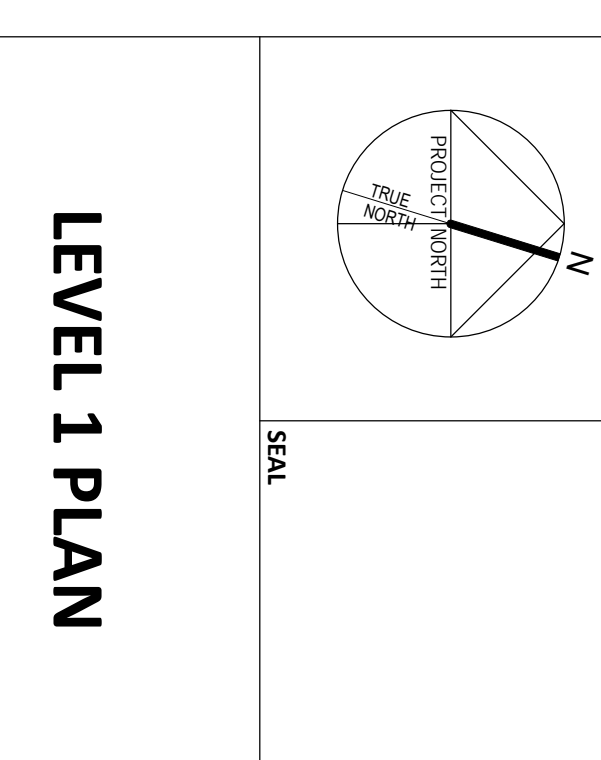


LEVELS	GCA		DEDUCTION		RESIDENTIAL GFA		RETAIL GFA		INDOOR AMENITY		OUTDOOR AMENITY		BIKE PARKING		GFA	
	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)
LEVEL 01	711.99 m ²	7,664 SF	248.97 m ²	2,680 SF	264.54 m ²	2,848 SF	198.47 m ²	2,136 SF	0.00 m ²	0.00 SF	0.00 m ²	0.00 SF	38.83 m ²	417.98 SF	463.02 m ²	4,984 SF

AREA SUMMARY PARKING LEVELS - LEVEL 01

GERRARD STREET W

YONGE STREET



LEVEL 1 PLAN

SEAL

REV. NO.	DATE	ISSUED FOR
4	12.03.2022	ISSUED FOR SETTLEMENT OFFERS WITH PRELIMINARY
3	01.03.2023	ISSUED FOR SETTLEMENT OFFERS WITH PRELIMINARY
2	17.02.2023	ISSUED FOR SETTLEMENT OFFERS WITH PRELIMINARY
1	07.08.2022	ISSUED FOR SPA

A203

Author: 22-101
 Drawn by: 1:100
 Checked by: ARCH D
 Format: 2023-03-12
 Plot Date: PLOT DATE

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teepie Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

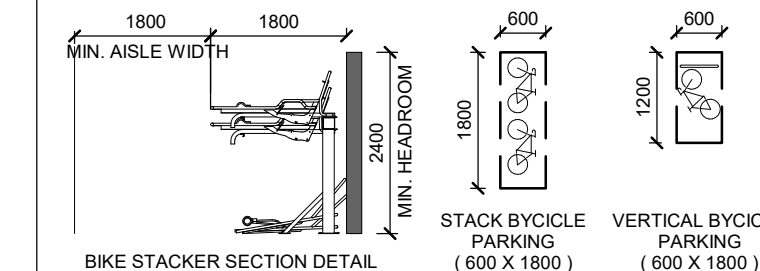
This drawing shall not be used for construction purposes unless countersigned

Teepie Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON

BICYCLE PARKING REQUIREMENT



BICYCLE PARKING SUMMARY PER LEVEL

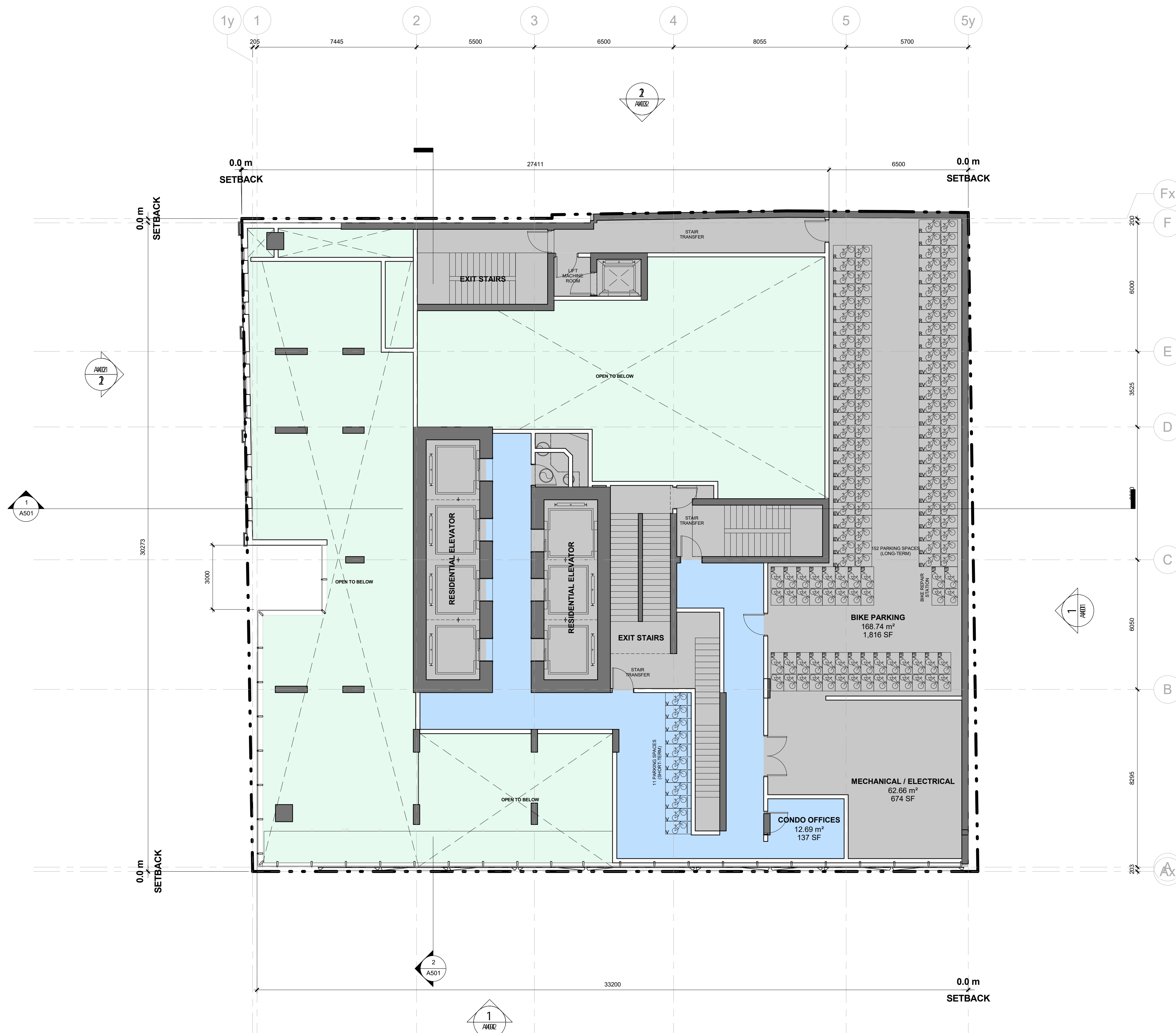
152	LONG-TERM
11	SHORT-TERM
(110)	(ENERGIZED OUTLET)

NOTES FOR LOADING; GARBAGE STORAGE; DRIVEWAY AND OPERATIONS:

- NOTE 1 CHUTES EQUIPPED WITH SORTER FOR GARBAGE (G), COMPOST (C), AND RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR.
- NOTE 2 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.
- NOTE 3 ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-0%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METERS THROUGHOUT.
- NOTE 4 LOADING SPACE IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
- NOTE 5 STAGING PAD ABUTTING THE FRONT OF THE TYPE G LOADING SPACE HAS AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS, IS CONSTRUCTED OF 300MM ENFORCED CONCRETE AND HAS A GRADE OF NO MORE THAN 2%.
- NOTE 6 DENOTED FLASHING WARNING LIGHTS AND SIGNAGE INDICATING WHEN LOADING OPERATIONS ARE OCCURRING AT A VISIBLE LOCATION FOR MOTORISTS USING THE DRIVEWAY.
- NOTE 7 SIGNAGE TO BE POSTED AT DOOR, VISIBLE TO LOADING AREA OCCUPANTS AND TRUCK DRIVERS, STATING THAT THE DOOR MUST REMAIN UNOBSTRUCTED AT ALL TIMES.
- NOTE 8 A HATCHED / PAINTED PATH OF TRAVEL TO BE PROVIDED ON THE FLOOR FROM ONE DOOR TO THE OTHER, WITH A NOTICE (POSTED AND / OR ON THE FLOOR SURFACE) THAT THE PATH OF TRAVEL IS NOT PERMITTED TO BE OBSTRUCTED BY PARKED VEHICLES, MATERIALS OR EQUIPMENT.
- NOTE 9 CONVEX MIRRORS TO BE INSTALLED WITHIN DRIVEWAY AND LOADING AREA AT ALL RIGHT-ANGLE TURNS TO BE NEGOTIATED BY TWO-WAY TRAFFIC, POSITIONED IN SUCH A MANNER TO PROVIDE DRIVERS WITH CLEAR VIEWS OF ON-COMING TRAFFIC. (TYPICAL)

GENERAL NOTES:

- GN 01 ALL DOORS IN PATH OF TRAVEL USED TO ACCESS BICYCLE LOCKERS TO HAVE POWER DOOR OPERATORS CONFORMING TO OBC SECTION 3.8
- GN 02 ALL THE DOORS SERVING AMENITY SPACES ARE REQUIRED TO BE PROVIDED WITH POWER DOOR OPERATOR (PDO).
- GN 03 BUILDING STAFF (CONCIERGE / SECURITY) WILL BE RESPONSIBLE TO MONITORING LOADING DOCK ACTIVITIES, TO ENSURE THAT THE DOORS AND EGRESS PATH ARE KEPT CLEAR. THIS RESPONSIBILITY SHOULD BE LISTED IN THE FIRE SAFETY PLAN FOR THE BUILDING. THIS REQUIREMENT CAN ALSO BE REFLECTED WITHIN THE CONDO ASSOCIATION RULES AND TENANT CONTRACTS.



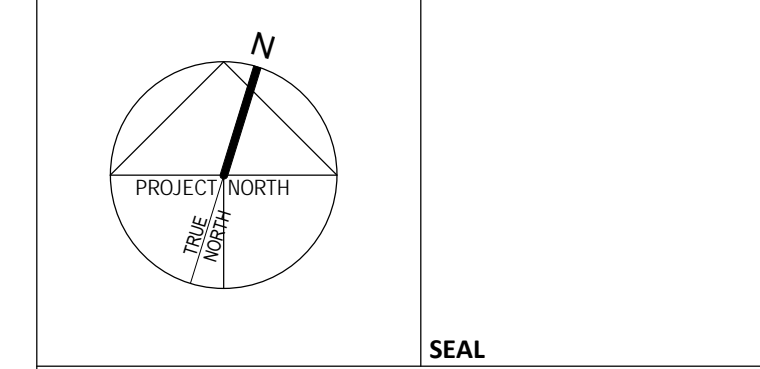
AREA SUMMARY PARKING LEVELS - LEVEL MEZZANINE

LEVELS	GCA		DEDUCTION		RESIDENTIAL GFA		RETAIL GFA		INDOOR AMENITY		OUTDOOR AMENITY		BIKE PARKING		GFA	
	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)
L01 MEZZ	1,006.97 m²	10,839 SF	817.49 m²	8,799 SF	189.48 m²	2,040 SF	0.00 m²	0 SF	0.00 m²	0.00 SF	0.00 m²	0.00 SF	168.74 m²	1,816.27 SF	189.48 m²	2,040 SF

BIKE PARKING SPACE = 18% OF NET FLOOR AREA

4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

REV. NO: DATE: ISSUED FOR:



LEVEL MEZZ PLAN

Author	Checker
DRAWN BY	CHECKED BY
22-101	1 : 100 ARCH D 2023-03-12
PROJ NO	SCALE FORMAT PLOT DATE

A204

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teepie Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

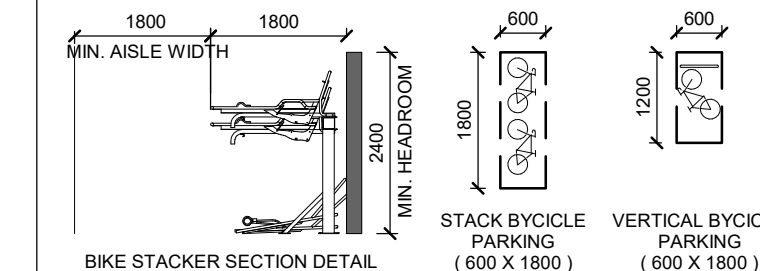
This drawing shall not be used for construction purposes unless countersigned

Teepie Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON

BICYCLE PARKING REQUIREMENT



BICYCLE PARKING SUMMARY PER LEVEL

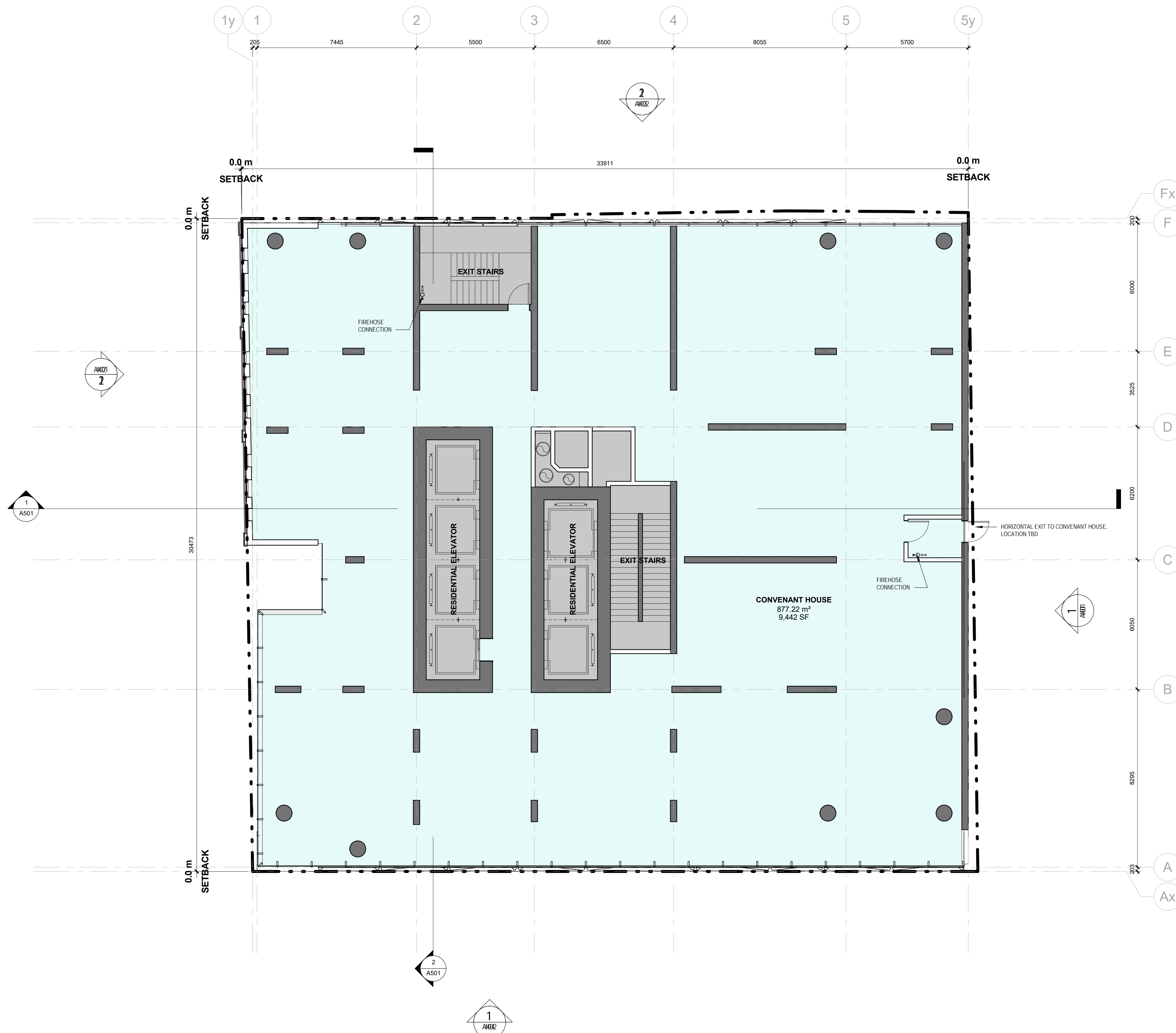
24	LONG-TERM
	SHORT-TERM
	(ENERGIZED OUTLET)

NOTES FOR LOADING; GARBAGE STORAGE; DRIVEWAY AND OPERATIONS:

- NOTE 1 CHUTES EQUIPPED WITH SORTER FOR GARBAGE (G), COMPOST (C), AND RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR.
- NOTE 2 A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING.
- NOTE 3 ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-0%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METERS THROUGHOUT.
- NOTE 4 LOADING SPACE IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
- NOTE 5 STAGING PAD ABUTTING THE FRONT OF THE TYPE G LOADING SPACE HAS AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS, IS CONSTRUCTED OF 300MM ENFORCED CONCRETE AND HAS A GRADE OF NO MORE THAN 2%.
- NOTE 6 DENOTED FLASHING WARNING LIGHTS AND SIGNAGE INDICATING WHEN LOADING OPERATIONS ARE OCCURRING AT A VISIBLE LOCATION FOR MOTORISTS USING THE DRIVEWAY.
- NOTE 7 SIGNAGE TO BE POSTED AT DOOR, VISIBLE TO LOADING AREA OCCUPANTS AND TRUCK DRIVERS, STATING THAT THE DOOR MUST REMAIN UNOBSTRUCTED AT ALL TIMES.
- NOTE 8 A HATCHED / PAINTED PATH OF TRAVEL TO BE PROVIDED ON THE FLOOR FROM ONE DOOR TO THE OTHER, WITH A NOTICE (POSTED AND / OR ON THE FLOOR SURFACE) THAT THE PATH OF TRAVEL IS NOT PERMITTED TO BE OBSTRUCTED BY PARKED VEHICLES, MATERIALS OR EQUIPMENT.
- NOTE 9 CONVEX MIRRORS TO BE INSTALLED WITHIN DRIVEWAY AND LOADING AREA AT ALL RIGHT-ANGLE TURNS TO BE NEGOTIATED BY TWO-WAY TRAFFIC, POSITIONED IN SUCH A MANNER TO PROVIDE DRIVERS WITH CLEAR VIEWS OF ON-COMING TRAFFIC. (TYPICAL)

GENERAL NOTES:

- GN 01 ALL DOORS IN PATH OF TRAVEL USED TO ACCESS BICYCLE LOCKERS TO HAVE POWER DOOR OPERATORS CONFORMING TO OBC SECTION 3.8
- GN 02 ALL THE DOORS SERVING AMENITY SPACES ARE REQUIRED TO BE PROVIDED WITH POWER DOOR OPERATOR (PDO).
- GN 03 BUILDING STAFF (CONCIERGE / SECURITY) WILL BE RESPONSIBLE TO MONITORING LOADING DOCK ACTIVITIES, TO ENSURE THAT THE DOORS AND EGRESS PATH ARE KEPT CLEAR. THIS RESPONSIBILITY SHOULD BE LISTED IN THE FIRE SAFETY PLAN FOR THE BUILDING. THIS REQUIREMENT CAN ALSO BE REFLECTED WITHIN THE CONDO ASSOCIATION RULES AND TENANT CONTRACTS.



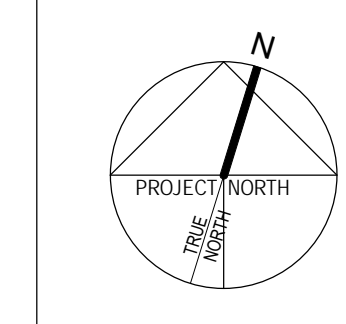
AREA SUMMARY PARKING LEVELS - LEVEL 02

LEVELS	GCA		DEDUCTION		RESIDENTIAL GFA		RETAIL GFA		INDOOR AMENITY		OUTDOOR AMENITY		BIKE PARKING		GFA	
	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)
LEVEL 02	989.02 m²	10,646 SF	111.80 m²	1,203 SF	0.00 m²	0 SF	0.00 m²	0 SF	0.00 m²	0.00 SF	0.00 m²	0.00 SF	0.00 m²	0.00 SF	877.22 m²	9,442 SF

BIKE PARKING SPACE = 5% OF NET FLOOR AREA

4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

REV. NO: DATE: ISSUED FOR:



SEAL

LEVEL 2 PLAN

Author	Checker
DRAWN BY	CHECKED BY
22-101	1 : 100 ARCH D 2023-03-12
PROJ NO	SCALE FORMAT PLOT DATE

A205

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

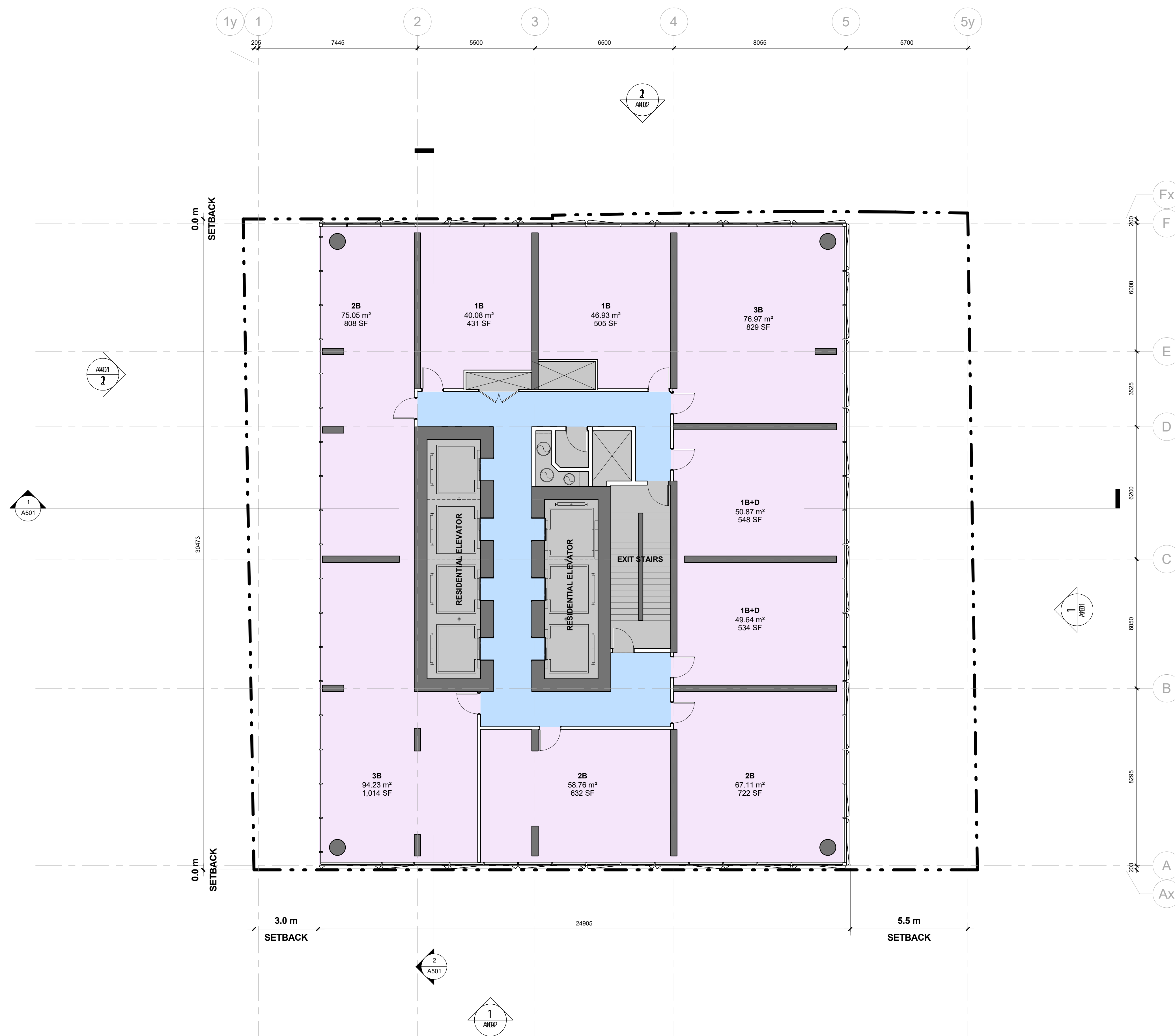
DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON



REV. NO.	DATE	ISSUED FOR:
4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

REV. NO.	DATE	ISSUED FOR:
4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

SEAL

**LEVEL 7 (L08 TYP)
PLAN**

Author	Checker
DRAWN BY	CHECKED BY
22-101	1 : 100 ARCH D 2023-03-12
PROJ NO	SCALE FORMAT PLOT DATE

A209

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

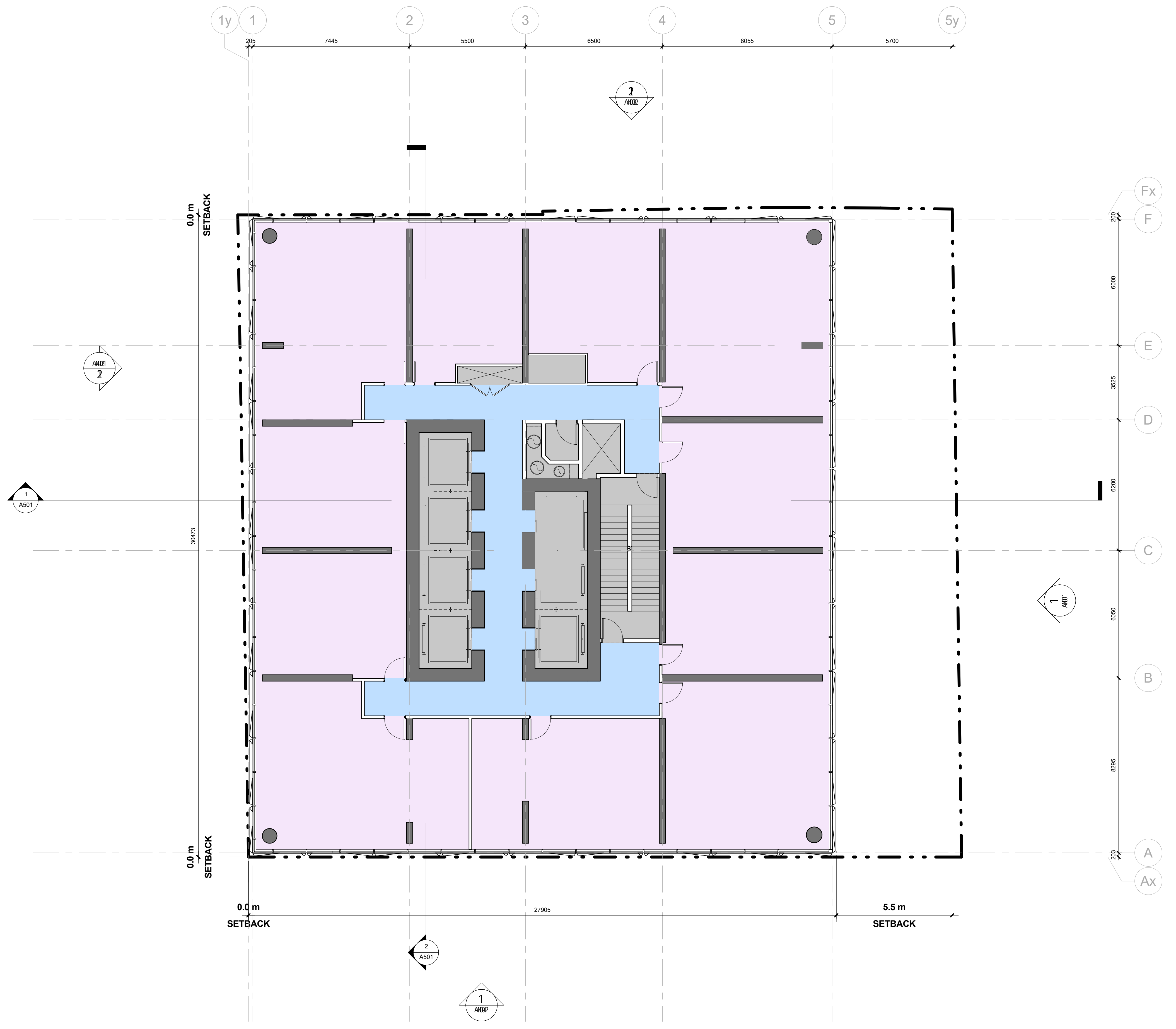
DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

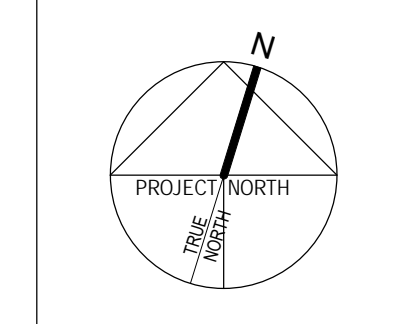
399 YONGE ST

399 Yonge Street
Toronto ON



4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

REV. NO: DATE: ISSUED FOR:



SEAL

**LEVEL 9 (L10 TYP)
PLAN**

Author DRAWN BY	Checker CHECKED BY
22-101 PROJ NO	1 : 100 SCALE
ARCH D FORMAT	2023-03-12 PLOT DATE

A210

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

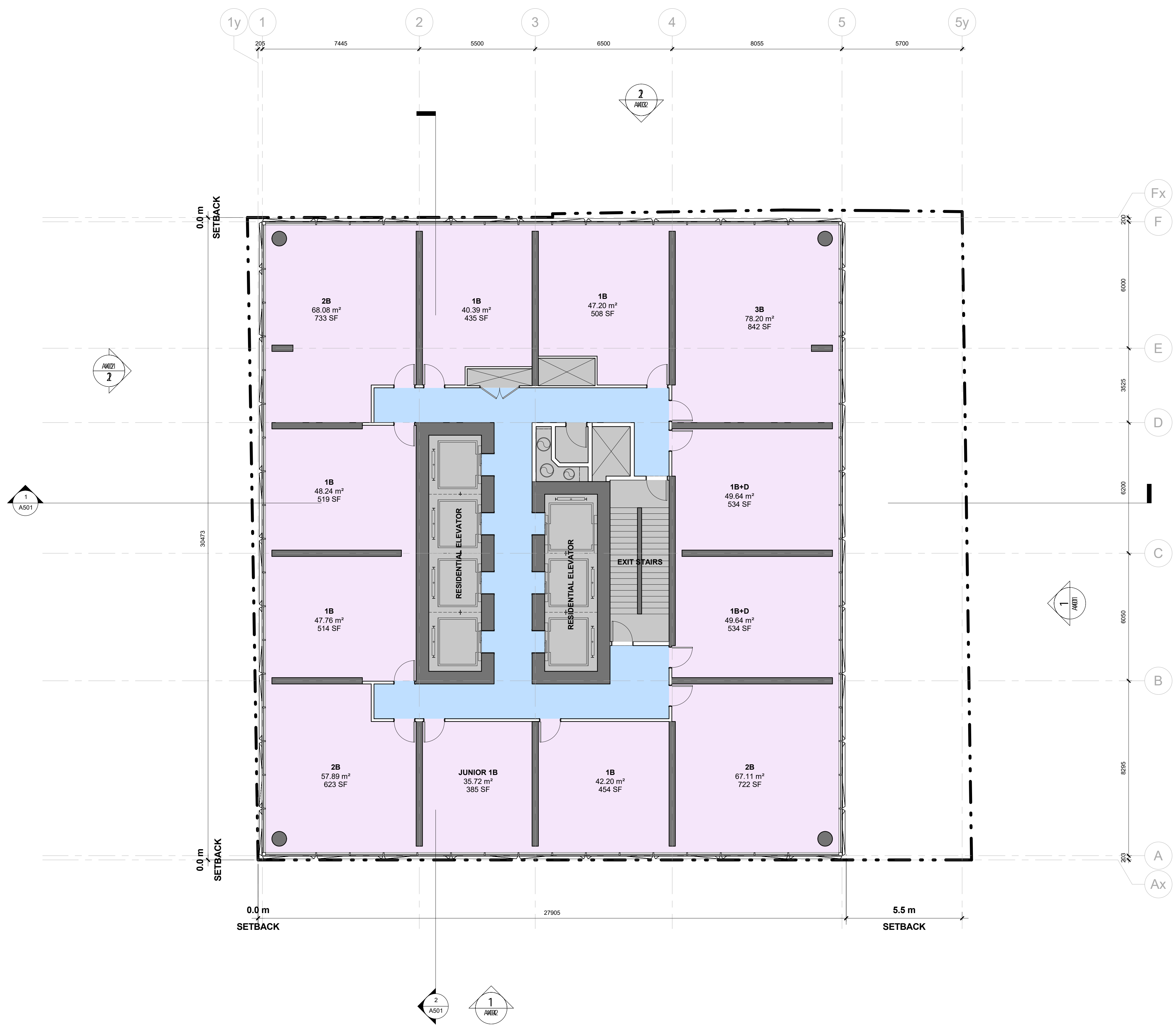
DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON



REV. NO.	DATE	ISSUED FOR:
4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

REV. NO.	DATE	ISSUED FOR:
4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

SEAL

LEVEL 27 (L11-L54 TYP) PLAN

Author	Checker
DRAWN BY	CHECKED BY

22-101	1 : 100	ARCH D	2023-03-12
PROJ NO	SCALE	FORMAT	PLOT DATE

A211

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

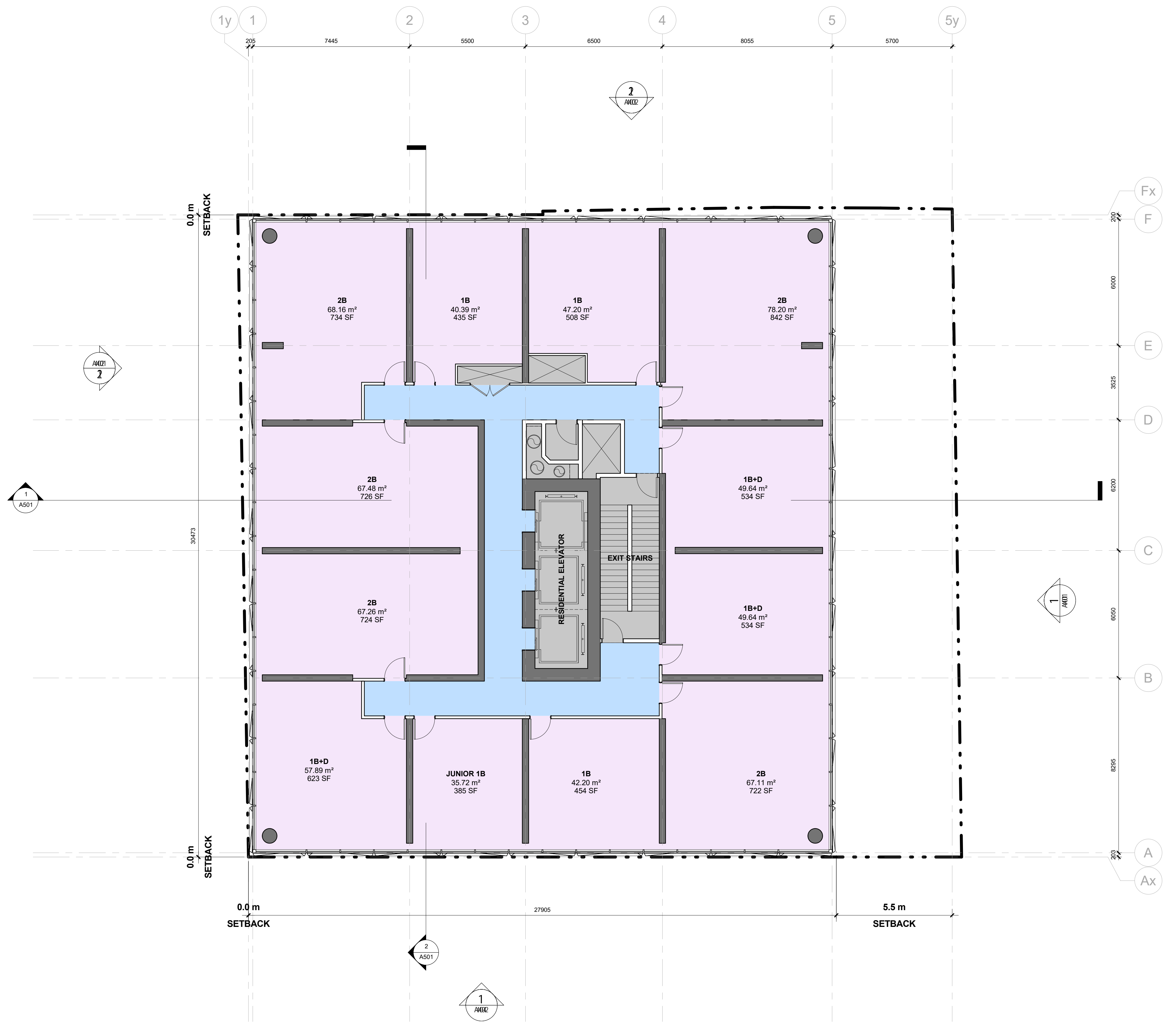
DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

399 YONGE ST

399 Yonge Street
Toronto ON



REV. NO.	DATE	ISSUED FOR:
4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

REV. NO.	DATE	ISSUED FOR:
4	12.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
3	01.03.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
2	17.02.2023	ISSUED FOR SETTLEMENT OFFER WITH PREJUDICE
1	07.06.2022	ISSUED FOR SPA

SEAL

LEVEL 55 (L56-L67 TYP) PLAN

Author	Checker
DRAWN BY	CHECKED BY
22-101	1 : 100 ARCH D 2023-03-12
PROJ NO	SCALE FORMAT PLOT DATE

A217