

CONFIDENTIAL APPENDIX "A"



Barristers & Solicitors

Bay Adelaide Centre  
333 Bay Street, Suite 3400  
Toronto, Ontario M5H 2S7

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March 10, 2023

Our File No.: 213512

**WITHOUT PREJUDICE**

City of Toronto Legal Services  
26<sup>th</sup> Floor, 55 John Street  
Metro Hall  
Toronto, ON M5V 3C6

**Attention: Jason Davidson**

Dear Sirs/Mesdames:

**Re: Case No. OLT-22-002154 – 40 and 42 Tuxedo Court**

We are solicitors for Tuxedo Court G.P. Ltd. in respect of the lands known municipally known as 40 and 42 Tuxedo Court (the "**Property**"). We are writing on behalf of our client with a without prejudice settlement offer in respect of the above-noted matter, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on March 29, 2023.

As you know, our client engaged in without prejudice mediation with City staff over the last several months regarding the redevelopment proposal for the Property. These discussions have resulted in revised plans, prepared by IBI Group and dated December 12, 2022, which are attached to this letter as Schedule "A" (the "**Revised Plans**"). Our client greatly appreciates the efforts of City staff in achieving this proposed settlement.

The terms of this without prejudice settlement offer are as follows:

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting zoning by-law amendment(s).
2. The Revised Plans implement the following matters:
  - a. the overall height of the buildings has been reduced from 29-storeys and 26-storeys to 28-storeys and 22-storeys;
  - b. The gross floor area proposed on the Property includes approximately 18,958 square metres in the existing building and 36,941 square metres of new development, including 695.4 square metres of retail gross floor area;

- c. the proposed podium has been reconfigured to provide public access north/south through the Property with approximately 695 square metres of retail added to the podium at the southwest portion of the Property;
  - d. a privately-owned public space (or POPS) area was introduced at the southern portion of the Property and between the towers;
  - e. approximately 850 square metres of green space is provided for the residents of the existing building on the Property;
  - f. the proposed ramp to the underground parking has been relocated to the northeast corner of the Property to address setbacks from the adjacent TRCA-regulated lands;
  - g. the implementing zoning by-law amendment(s) will secure a minimum 10% 3-bedroom units and 20% 2-bedroom units;
  - h. the implementing zoning by-law amendment(s) will secure indoor amenity space at a minimum of 2.0 square metres per unit for new residents and outdoor amenity space at a minimum of 2.0 square metres per unit for new residents and the existing residents at 40 Tuxedo Court;
  - i. two Type-G loading spaces are now proposed (instead of one Type-G loading space and one Type-C loading space, as previously proposed); and,
  - j. the Revised Plans show the TRCA dripline and associated 10-metre buffer line, as well as the TRCA long-term stable top of slope, with the associated setback lines.
3. The owner agrees that it will not request that the above-noted POPS and green space satisfy any part of the owner's parkland obligations under Section 42 in respect of the Property.
  4. The owner will construct and maintain the development in accordance with Tier 1, Toronto Green Standards applicable at the time of the site plan application for the development.
  5. The owner acknowledges that the Revised Plans include a proposed day care with a minimum gross floor area of 418.5 square metres. The owner agrees to work with City staff to increase the size of the proposed day care (to a maximum gross floor area of 565.0 square metres), and otherwise design the proposed day care, to meet City and Provincial guidelines, in which case the owner would propose that the day care qualify as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*. In the event that the proposed day care does not meet City and Provincial guidelines, or that the owner and the City cannot reach agreement regarding the value attributed to the day care as an in-kind contribution, the owner shall have the option to replace the gross floor area currently shown as a proposed day care on the Revised Plans with other uses to be secured in the

implementing zoning by-law amendment(s), to the satisfaction of the Chief Planner and, in such case, the Owner shall be responsible for paying the Community Benefit Charge.

6. The existing rental tenure of the existing building on the Property will be secured for a minimum of twenty (20) years. Further, the Owner shall provide improvements to the existing building on the Property, to a maximum value of \$750,000. As part of the site plan application for the new development of the Property, our client will work in good faith with appropriate City staff to conduct a tenant rental survey of existing tenants to help determine improvements to the existing building. These improvements will be completed prior to the issuance of an above-grade building permit for new development on the Property and shall be confirmed prior to site plan approval, and may be secured through the Site Plan Agreement. The Owner agrees that these improvements are being provided pursuant to Policy 3.2.1.5 of the Official Plan and that it will not request that the above-noted improvements be credited against any future Community Benefit Charge payment pursuant to Section 37 of the Planning Act.

Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld, pending completion of the following:

- confirmation from the City that appropriate mechanism(s) are in place to secure the matters in paragraph 6 above;
- the owner has submitted a Wind Tunnel Study, and an updated TGS Statistic Template and Checklist, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- the owner has conducted a tenant survey and accessibility audit to assist in identifying the improvements referred to in paragraph 6 above; and
- the form and content of the zoning by-law amendment(s) are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning; and,
- the owner has submitted any updated engineering reports, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on March 29, 2023, at which point it should be considered as withdrawn if not accepted by City Council.

Our client greatly appreciates the hard work of City staff that has enabled the presentation of this without prejudice settlement offer to City Council.

Yours truly,

**Goodmans LLP**



David Bronskill

DJB/

Encl.



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

**PROJECT CONSULTANTS**

ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 1133 Yonge Street, Toronto, ON M4T 1W1

CIVIL / SITE SERVICING:  
 FABIAN PAPA & PARTNERS  
 216 Chrislea Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 20 Densley Avenue, North York, ON M6M 2N1

SUSTAINABILITY:  
 SA FOOTPRINT  
 100-51 Breithaupt Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 421 Roncesvalles Avenue, Toronto, ON M6R 2N1

STRUCTURAL:  
 JABLONSKY, AST & PARTNER  
 3 Concorde Gate, North York, ON M3C 3N7

SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkland Boulevard, North York, ON M2J 4Y8

TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K9

WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Walgreen Road, Carp, ON K0A 1L0

CONSULTANTS  
 ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7  
 PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 1133 Yonge Street, Toronto, ON M4T 1W1  
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 WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Walgreen Road, Carp, ON K0A 1L0

42 TUXEDO CT / ZBA AND SPA SUBMISSION	
A000	COVER PAGE AND ARCHITECTURAL VISUALIZATION
A001	CONTEXT PLAN AND STATISTICS
A100	SITE SURVEY
A101	SITE PLAN
A102	P2 OVERALL FLOOR PLAN
A103	P1 OVERALL FLOOR PLAN
A104A	LOWER LEVEL 1
A104B	OVERALL GROUND FLOOR PLAN
A105	MEZZANINE FLOOR PLAN
A106	LEVEL 2-3 FLOOR PLAN
A107	LEVEL 4 FLOOR PLAN
A108	TYPICAL TOWER FLOOR PLAN (FLOORS 5-22)
A109	TOWER B MECHANICAL PENTHOUSE - TOWER A LEVEL23
A109A	TOWER A MECHANICAL PENTHOUSE
A200	NORTH ELEVATIONS
A201	SOUTH ELEVATIONS
A202	EAST & WEST ELEVATIONS
A203	EAST & WEST ELEVATIONS
A204	TOWER B SOUTH ELEVATION - 1-50
A205	TOWER B NORTH ELEVATION - 1-50
A300	EAST-WEST SECTION
A301	NORTH-SOUTH SECTION

ISSUES		
No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL



PROJECT  
**42 TUXEDO COURT**  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291  
 DRAWN BY: CHECKED BY:  
 PROJECT MGR: APPROVED BY:

SHEET TITLE  
**COVER PAGE AND  
 ARCHITECTURAL  
 VISUALIZATION**

SHEET NUMBER **A000** ISSUE **1**



### DEVELOPMENT STATISTICS

*m - Denotes Meters*  
*sm - Denotes Square Meters*  
*min - Denotes Minimum*  
*max - Denotes Maximum*

#### PROJECT DATA

Municipal Address: 42 Tuxedo Court, Scarborough, ON.

Proposed Use : Mixed-Use - Commercial/Residential - 28-22 Storey Buildings

Existing Building GFA: (40 Tuxedo) 18,958.00 sm  
Proposed GFA Residential: 36,941.40 sm  
Proposed GFA Daycare: 418.50 sm  
Proposed GFA Retail: 695.40 sm  
Total 38,055.30

Proposed F.S.I.: 4.03  
Lot: Part of Lots 18

Lot Area: (including 40 Tuxedo) 14,154.00 sm

POPS Area: 760.6 sm  
*Note: POPS area includes daylight triangle*

Lot Frontage at \_\_Tuxedo Court (south): 143.65 m  
Lot Frontage at \_\_Lane (west): 88.01 m  
Lot Frontage at \_\_Lane (north): 130.51 m  
Lot Frontage at \_\_Lane (east): 58.88 m  
No of Frontages: 4

Established Residential Grade: 159.00 m CDG (Canadian Geodatic Datum)

#### BUILDING HEIGHT

##### PROPOSED

West Tower (Building A)		East Tower (Building B)	
No. of Storeys Proposed	28	No. of Storeys Proposed	22
Podium Height	14.20	Podium Height	14.20
Height to Top of Residential Roof	90.75	Height to Top of Residential Roof	72.40
Height to Top of MPH Roof	96.75	Height to Top of MPH Roof	78.40

*Note:*  
1. Height is taken from Established Residential Grade (159.00m)  
2. Canopies, eaves, screens, landscape features, trellises, lighting rods, window washing equipment, lighting fixtures, ornamental elements, and stairs may exceed the height otherwise permitted by a maximum height per the site-specific ZBL.

#### BREAKDOWN OF PROJECT DATA BY COMPONENTS

##### RESIDENTIAL UNIT MIX

Unit Type	Unit Count	Unit Distribution (in %)	
Studio	89	Studio	14
1 Bedroom Type	369	1 Bedroom Type	56
2 Bedroom Type	125	2 Bedroom Type	20
3 Bedroom Type	62	3 Bedroom Type	10
<b>TOTAL:</b>	<b>645</b>	<b>TOTAL:</b>	<b>100</b>

##### AMENITY

	PROVIDED	sm
Indoor Amenity Provided:		1290.00
Lower Level 1		582.10
Mezzanine		498.20
Level 4		209.70
Outdoor Amenity Provided:		1450.00
Lower Level 1		797.00
Level 4		653.00

##### PARKING SPACE

	PROVIDED	Prk.Spaces
Total Parking Spaces Provided * :		306
Residential		280
Visitor / Retail		26

*Note: 62 parking spaces (20% of parking capacity) will be equipped with EVSE. 12 EVSE parking spaces are designated for Visitor/Retail, the other 50 are designated for Residential Use. This is located on P1 & P2.  
\* Remaining parking spaces will be provided with roughed-in conduits.  
\* Total 306 parking spots of which 14 are barrier free parking spaces.*

##### BICYCLE PARKING SPACE

	PROVIDED	
Total Bike Parking Spaces Provided		484
Long-term		438
Short-term		46

##### LOADING SPACE

	PROVIDED	
Type of Loading Space Provided:		2 Type "G"
Total No. of Loading Spaces:		2.00

CLIENT

42 TUXEDO COURT  
SCARBOROUGH, ONTARIO

OWNER  
TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
STOREYS, MIXED-USE  
BUILDINGS

**WITHOUT PREJUDICE**

#### CONSULTANTS

ARCHITECT:  
IBI GROUP ARCHITECTS (CANADA) INC.  
25 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7  
PLANNER:  
HUNTER & ASSOCIATES LTD.  
1133 Yonge Street, Toronto, ON M4T 1W1  
CIVIL / SITE SERVICES:  
FABIAN PAPA & PARTNERS  
216 Christie Road, Woodbridge, ON L4L 8S5  
ELECTRICAL / MECHANICAL:  
ABLE ENGINEERING  
20 Denison Avenue, North York, ON M2M 2N1  
SUSTAINABILITY:  
SA FOOTPRINT  
100 St. Elizabeth Street, Kitchener, ON N2H 5G5  
LANDSCAPE ARCHITECT:  
NAK DESIGN STRATEGIES  
451 Focessville Avenue, Toronto, ON M8R 2M1  
STRUCTURAL:  
JABLONSKY, ASST & PARTNERS  
3 Concorde Circle, North York, ON M3C 3N7  
SURVEYOR:  
R. AVIS SURVEYING INC.  
255 Yorkville East, North York, ON M2J 4Y8  
TRANSPORTATION:  
BA GROUP CONSULTING LTD.  
300-45 St. Clair Avenue West, Toronto, ON M4V 1K3  
WIND ENGINEER:  
GRADIENT WIND ENGINEERING INC.  
127 Wagon Wheel Road, Carp, ON N5A 1L0

#### ISSUES

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

#### SEAL

**IBI GROUP**  
55 St. Clair Avenue West,  
Toronto, ON M4V 2Y7, Canada  
Tel: 416-596-1200 Fax: 416-596-0644  
ibigroup.com

#### PROJECT

42 TUXEDO COURT  
42 Tuxedo Court  
Scarborough, ON  
M1G 3S7

#### PROJECT NO:

127291

#### DRAWN BY:

CHECKED BY:

#### PROJECT MGR:

APPROVED BY:

#### SHEET TITLE

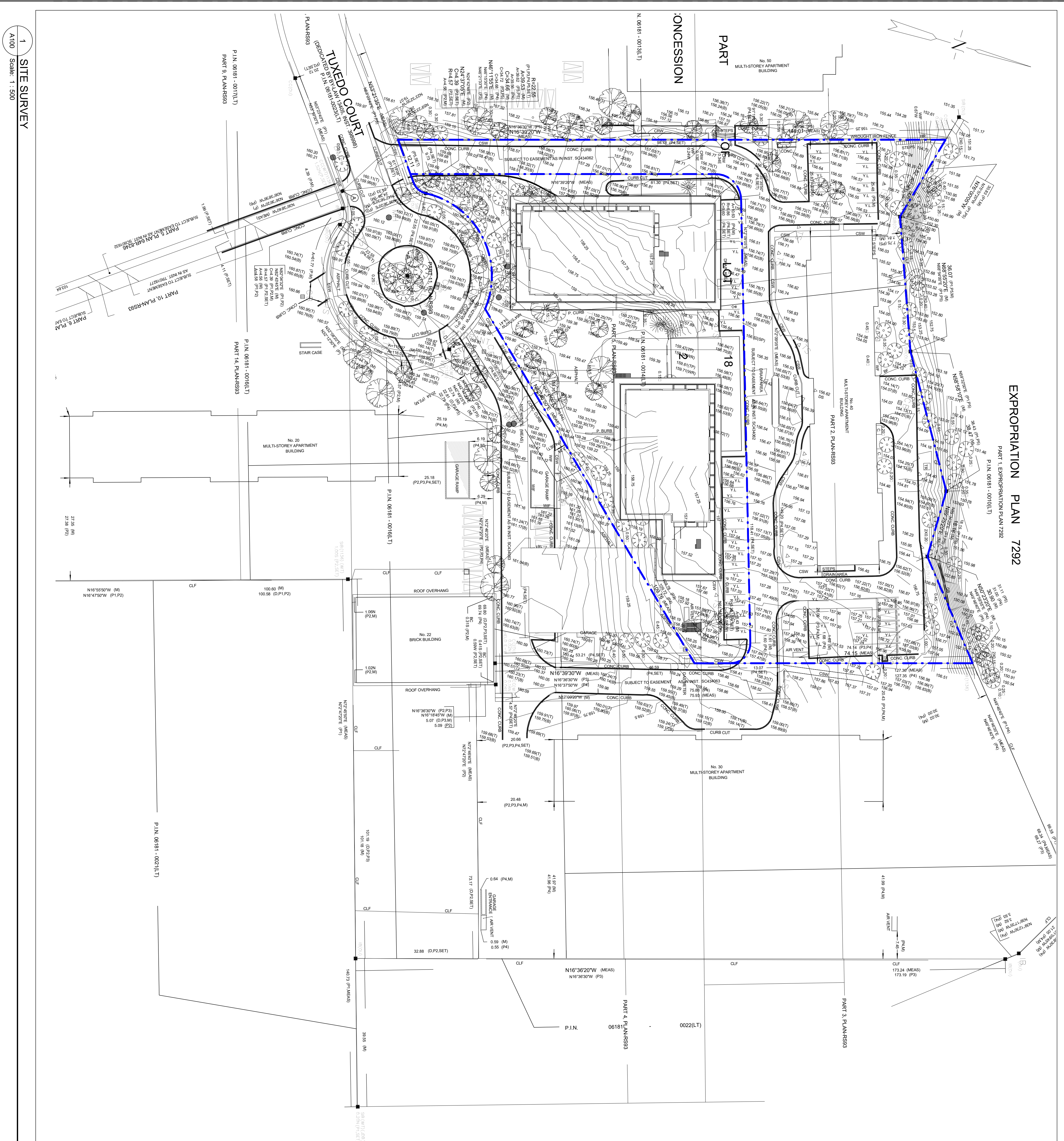
CONTEXT PLAN AND  
STATISTICS

#### SHEET NUMBER

A001

#### ISSUE

1



**EXPROPRIATION PLAN 7292**  
PART 1, EXPROPRIATION PLAN 7292  
P.I.N. 00181 - 00190(LT)

**1 SITE SURVEY**  
A100 Scale: 1 : 500

CITY OF TORONTO  
(FORMERLY CITY OF SCARBOROUGH)  
SCALE 1 : 500  
R. AVIS SURVEYING INC.

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

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**NOTES AND LEGEND**

BEARING SURVEY HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, HAVING A BEARING OF N45° 36' 00" W BY REAL TIME NETWORKING OBSERVATION CENTRAL MERIDIAN (GDA94) INTERSECTION OF VICTORIA PARKWAY, N45° 36' 00" (GDA94) (2) OBSERVED BEARING OF INTERSECTION, N45° 36' 00" (GDA94) ELEVATIONS SHOWN HEREON ARE GEOMETRIC AND ARE REFERRED TO CITY OF SCARBOROUGH BEACH MARK NO. 0201900199 - 7. HAVING AN ELEVATION - 153.520 meters. DISTANCES SHOWN HEREON ARE ADJUSTED GRID DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTION 2.0E-06 FACTOR OR 0.0000020.

**3+ MTM ZONE 10 COORDINATES**

ORP	NORTHING	EASTING
A	4448395.794	328452.738
B	4448481.408	328615.510

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

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT SET
- SR DENOTES SHORT STANDARD IRON BAR
- IR DENOTES IRON BAR
- WB DENOTES WOODEN BENCH MARK
- MEAS/W DENOTES MEASURED
- OL DENOTES ORIGINAL
- OL (L.S.W.) DENOTES ORIGINAL (LAST, WEST)
- P DENOTES POINT
- P1 DENOTES POINT 1
- P2 DENOTES POINT 2
- P3 DENOTES POINT 3
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- P5 DENOTES POINT 5
- P6 DENOTES POINT 6
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- D100 DENOTES DENOTES 100

AREA = 14154.4 sq. m.  
SURVEYOR'S CERTIFICATE  
I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT  
AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SUBJECT WAS COMPLETED ON THE 24th DAY OF MARCH, 2018  
APRIL 10, 2018  
FRATHEPERAN RAJACHANDRAN  
Ontario Land Surveyor

CLIENT  
**42 TUXEDO COURT**  
SCARBOROUGH, ONTARIO  
OWNER  
**TUXEDO COURT G.P. Ltd.**  
PROPOSED 28 & 22  
STOREYS, MIXED-USE  
BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS

ARCHITECT	IBI GROUP
ENGINEER	IBI GROUP
LANDSCAPE ARCHITECT	IBI GROUP
PLANNING	IBI GROUP
STRUCTURAL	IBI GROUP
MECHANICAL	IBI GROUP
ELECTRICAL	IBI GROUP
HAZARDOUS WASTE	IBI GROUP
ENVIRONMENTAL	IBI GROUP
TRANSPORTATION	IBI GROUP
WATER	IBI GROUP
WIND ENGINEERING	IBI GROUP
SEAL	IBI GROUP

ISSUES

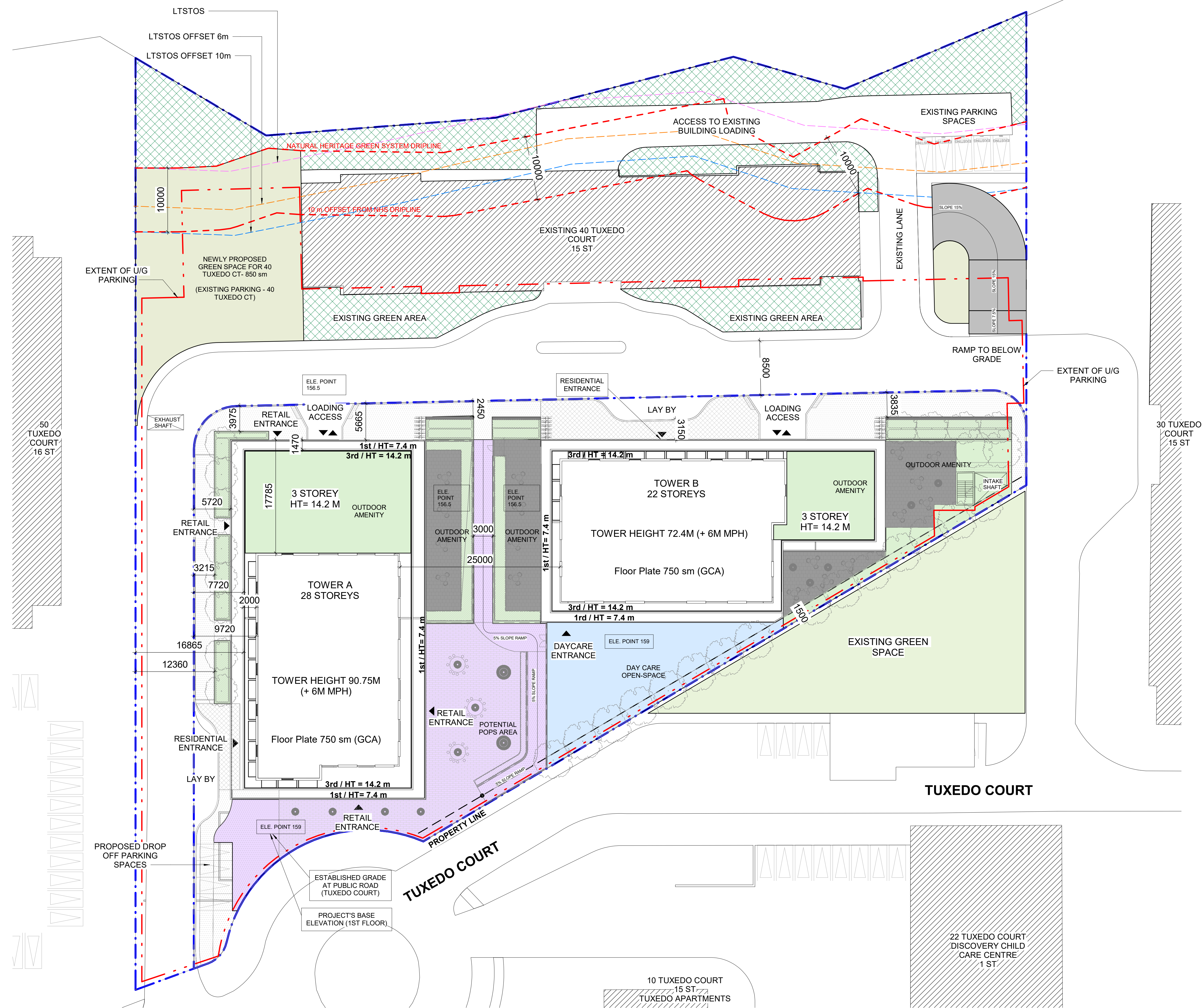
NO.	DESCRIPTION	DATE
1	DEPART WITHOUT PREJUDICE SETTLEMENT	2022-12-12

PROJECT  
**42 TUXEDO COURT**  
42 Tuxedo Court  
Scarborough, ON  
M1G 3S7

PROJECT NO.: 127291  
DRAWN BY: [Name]  
PROJECT MGR: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

SHEET NUMBER **A100** ISSUE **1**

SCALE CHECK 10mm



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

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 LANDSCAPE ARCHITECT:  
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 451 Brimley Avenue, Toronto, ON M6R 2M1  
 STRUCTURAL:  
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 3 Concorde Circle, North York, ON M3C 3N7  
 SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Square, North York, ON M2J 4J8  
 TRANSPORTATION:  
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 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3  
 WIND ENGINEERS:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wellington Road, Corp., ON N6A 1L0

ISSUES

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

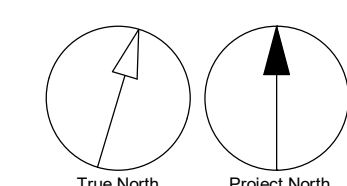
**IBI** IBI GROUP  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 596 1230 fax: 416 596 0644  
 ibigroup.com

PROJECT  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291  
 DRAWN BY:  
 Author  
 PROJECT MGR:  
 Designer  
 CHECKED BY:  
 Checker  
 APPROVED BY:  
 Approver

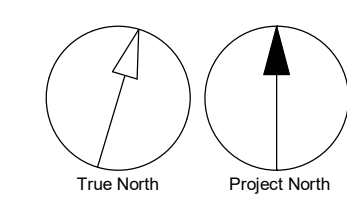
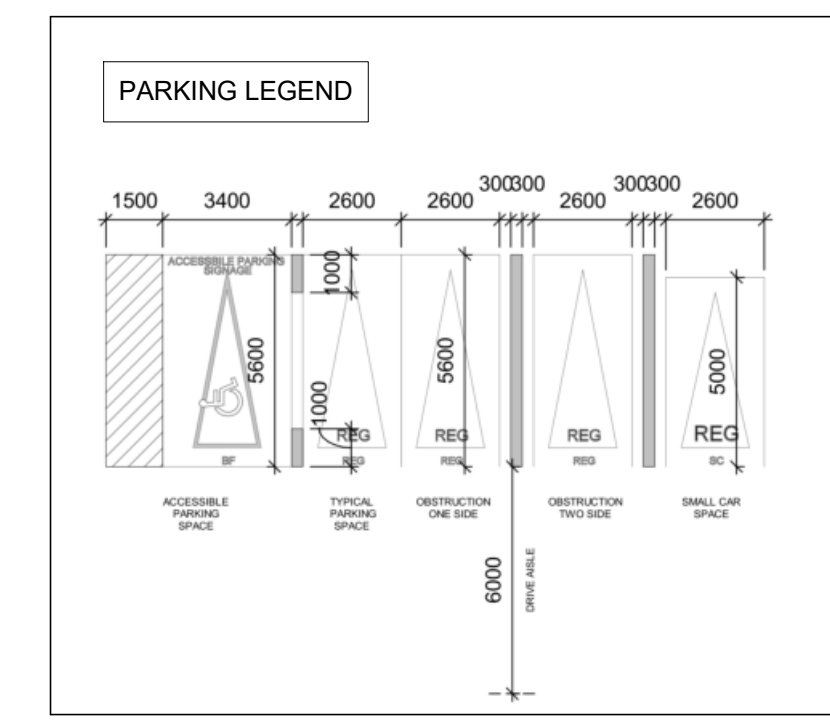
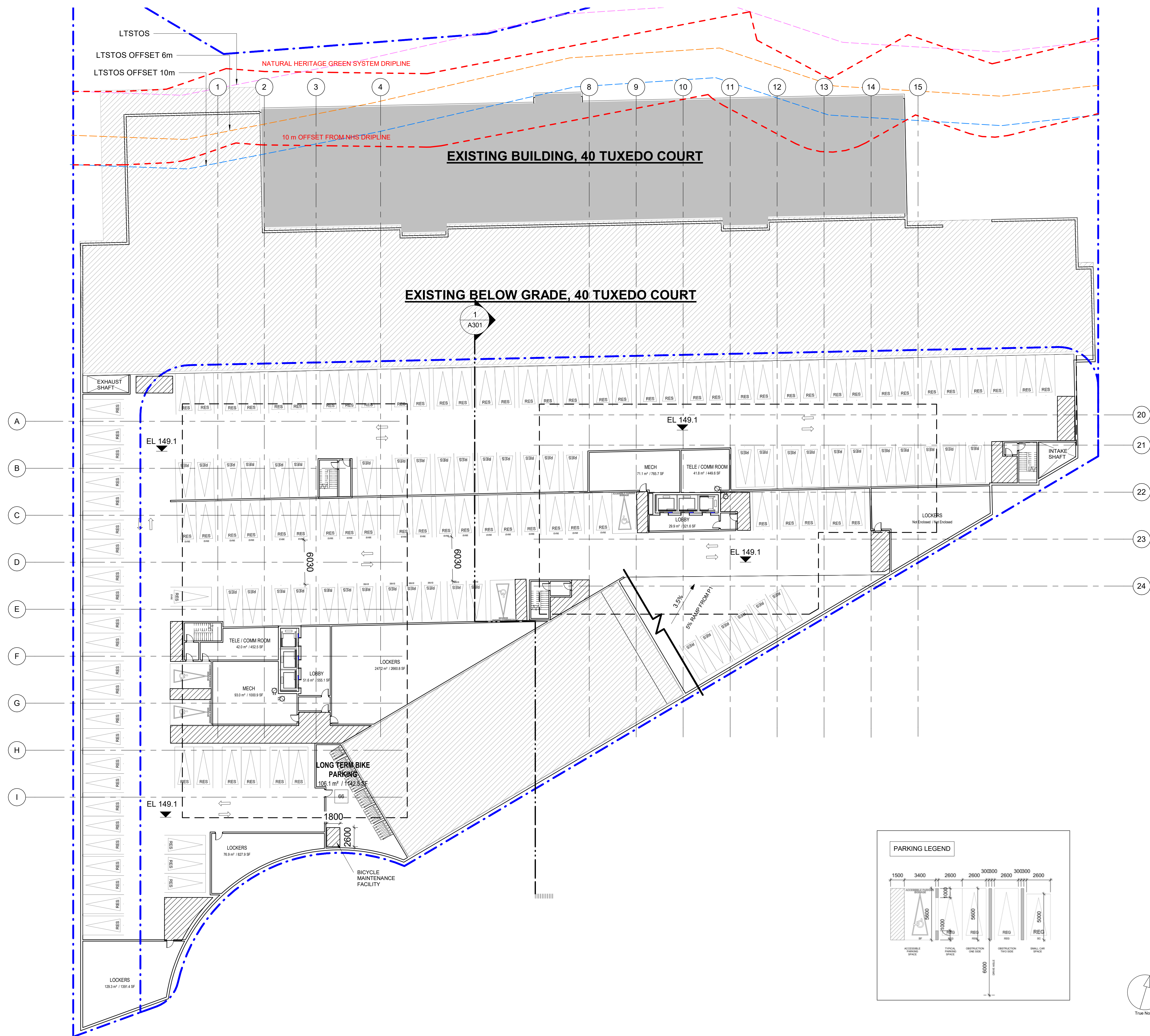
SHEET TITLE  
 SITE PLAN

SHEET NUMBER  
 A101  
 ISSUE  
 1





- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):  
2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)  
2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)  
3900mm WIDE X 5600mm LONG (BARRIER FREE)
  2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
  3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.
  4. SIGNAGE INSTALLED AT THE REAR WALL OF EACH ACCESSIBLE PARKING SPACE WITH TYPICAL NOTATION: ACCESSIBLE PARKING SPACE (ONTARIO TRAFFIC MANUAL CODE RB-93, MOUNTED AT A HEIGHT OF 1.5M TO 2.5M, MEASURED FROM THE TOP OF THE GROUND LEVEL TO THE BOTTOM OF THE SIGN)
  5. REMAINING PARKING SPACES NOT CURRENTLY PROPOSED FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION. (WILL BE PROVIDED WITH ROUGHED-IN CONDUITS)



CLIENT  
42 TUXEDO COURT  
SCARBOROUGH, ONTARIO

OWNER  
TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
STOREYS, MIXED-USE  
BUILDINGS

**WITHOUT PREJUDICE**

- CONSULTANTS**
- ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC.  
55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
- PLANNER: HUNTER & ASSOCIATES LTD.  
1133 Yonge Street, Toronto, ON M4T 1W1
- CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS  
218 Christie Road, Woodbridge, ON L4L 8S5
- ELECTRICAL / MECHANICAL: ABLE ENGINEERING  
25 Denison Avenue, North York, ON M2M 2N1
- SUSTAINABILITY: SA FOOTPRINT  
100-51 Brimley Street, Kitchener, ON N2H 5G5
- LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES  
4511 Woodbine Avenue, Toronto, ON M8R 2M1
- STRUCTURAL: JABLONSKY, AST & PARTNERS  
3 Concorde Circle, North York, ON M3C 3N7
- SURVEYOR: R. AVIS SURVEYING INC.  
235 Yorkville Square, North York, ON M2J 4Y8
- TRANSPORTATION: BA GROUP CONSULTING LTD.  
300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
- WIND ENGINEER: GRADIENT WIND ENGINEERING INC.  
127 Wagon Wheel Road, Corp., ON R5A 1L0

ISSUES	No.	DESCRIPTION	DATE
	1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

**SEAL**

IBI GROUP  
55 St. Clair Avenue West,  
Toronto, ON M4V 2Y7, Canada  
Tel: 416 596 1230 Fax: 416 596 0644  
ibigroup.com

**PROJECT**

42 TUXEDO COURT  
42 Tuxedo Court  
Scarborough, ON  
M1G 3S7

PROJECT NO:  
127291

DRAWN BY: Author  
PROJECT MGR: Designer

CHECKED BY: Checker  
APPROVED BY: Approver

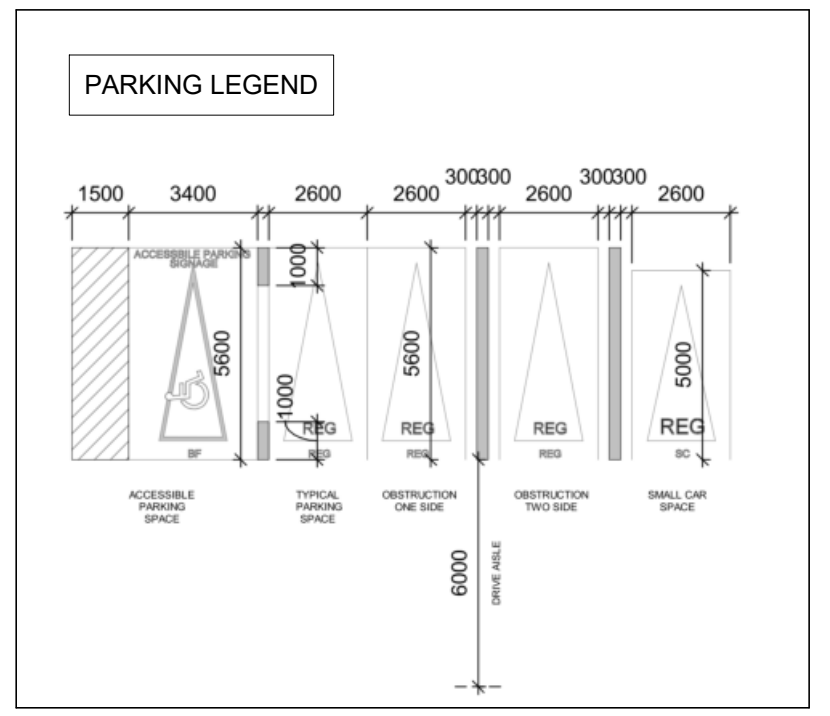
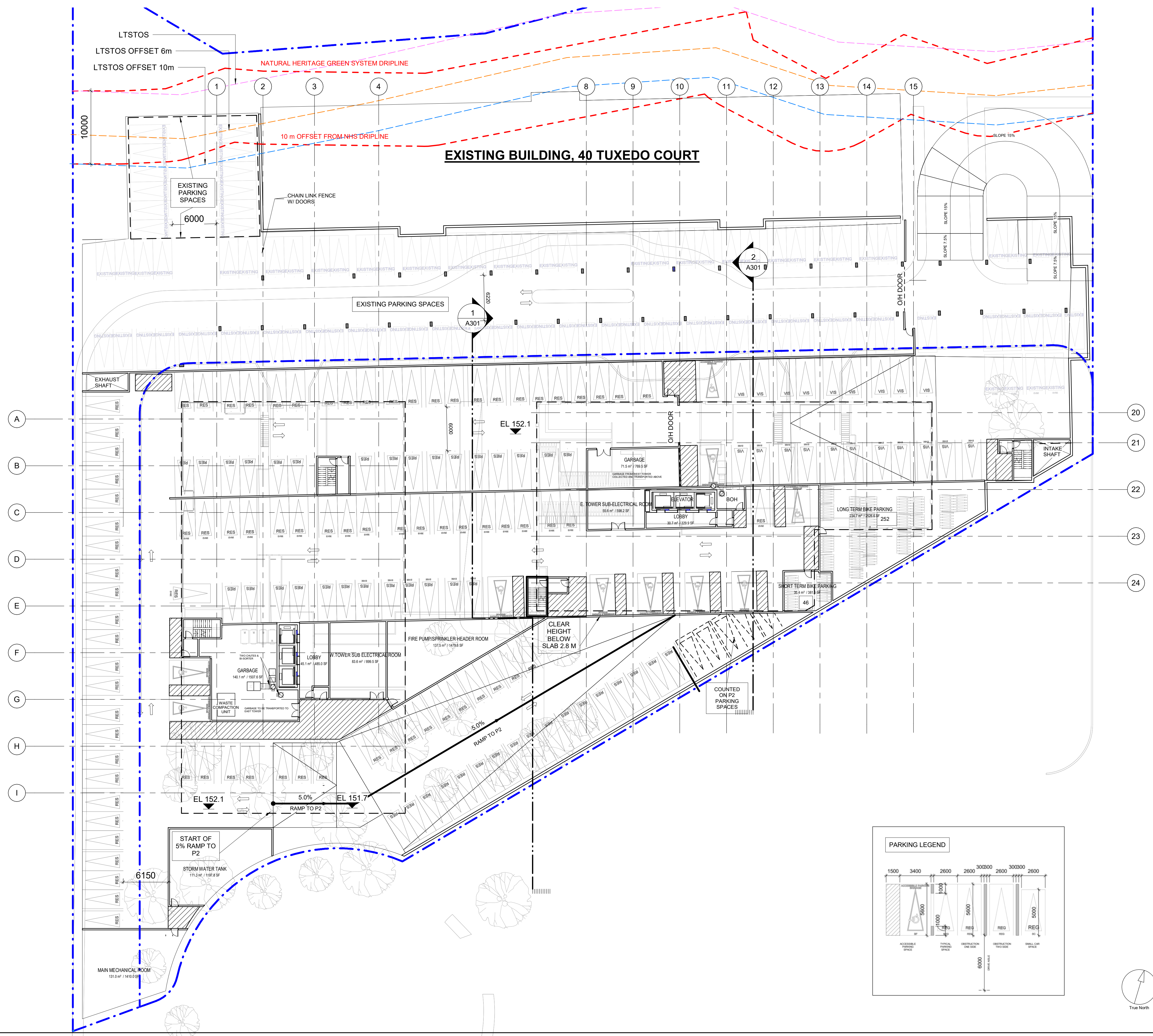
SHEET TITLE  
P2 OVERALL FLOOR PLAN

SHEET NUMBER  
**A102**

ISSUE  
**1**

SCALE CHECK  
1/16"

- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):  
 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)  
 2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)  
 3900mm WIDE X 5600mm LONG (BARRIER FREE)
  2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
  3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.
  4. SIGNAGE INSTALLED AT THE REAR WALL OF EACH ACCESSIBLE PARKING SPACE WITH TYPICAL NOTATION: ACCESSIBLE PARKING SPACE (ONTARIO TRAFFIC MANUAL CODE RB-93, MOUNTED AT A HEIGHT OF 1.5M TO 2.5M, MEASURED FROM THE TOP OF THE GROUND LEVEL TO THE BOTTOM OF THE SIGN)
  5. REMAINING PARKING SPACES NOT CURRENTLY PROPOSED FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION. (WILL BE PROVIDED WITH ROUGHED-IN CONDUITS)



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO

OWNER  
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

- CONSULTANTS**
- ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
  - PLANNER: HUNTER & ASSOCIATES LTD. 1133 Yonge Street, Toronto, ON M4T 1W1
  - CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS 216 Christie Road, Woodbridge, ON L4L 8S5
  - ELECTRICAL / MECHANICAL: ABLE ENGINEERING 25 Denison Avenue, North York, ON M2M 2N1
  - SUSTAINABILITY: SA FOOTPRINT 100-51 Brimley Street, Kitchener, ON N2H 5G5
  - LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES 4511 Woodbine Avenue, Toronto, ON M8R 2M1
  - STRUCTURAL: JABLONSKY, AST & PARTNERS 3 Concorde Circle, North York, ON M3C 3N7
  - SURVEYOR: R. AVIS SURVEYING INC. 255 Yorkville Boulevard, North York, ON M2J 4Y8
  - TRANSPORTATION: IBI GROUP CONSULTING LTD. 500-45 St. Clair Avenue West, Toronto, ON M4V 1K3
  - WIND ENGINEER: GRADIENT WIND ENGINEERING INC. 127 Wagon Wheel Road, Carp, ON N5A 1L4

ISSUES	No.	DESCRIPTION	DATE
	1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

**SEAL**

**IBI GROUP**  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416-596-1200 Fax: 416-596-0644  
 ibigroup.com

**PROJECT**  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291

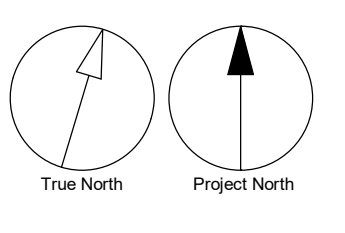
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PROJECT MGR:                      APPROVED BY:

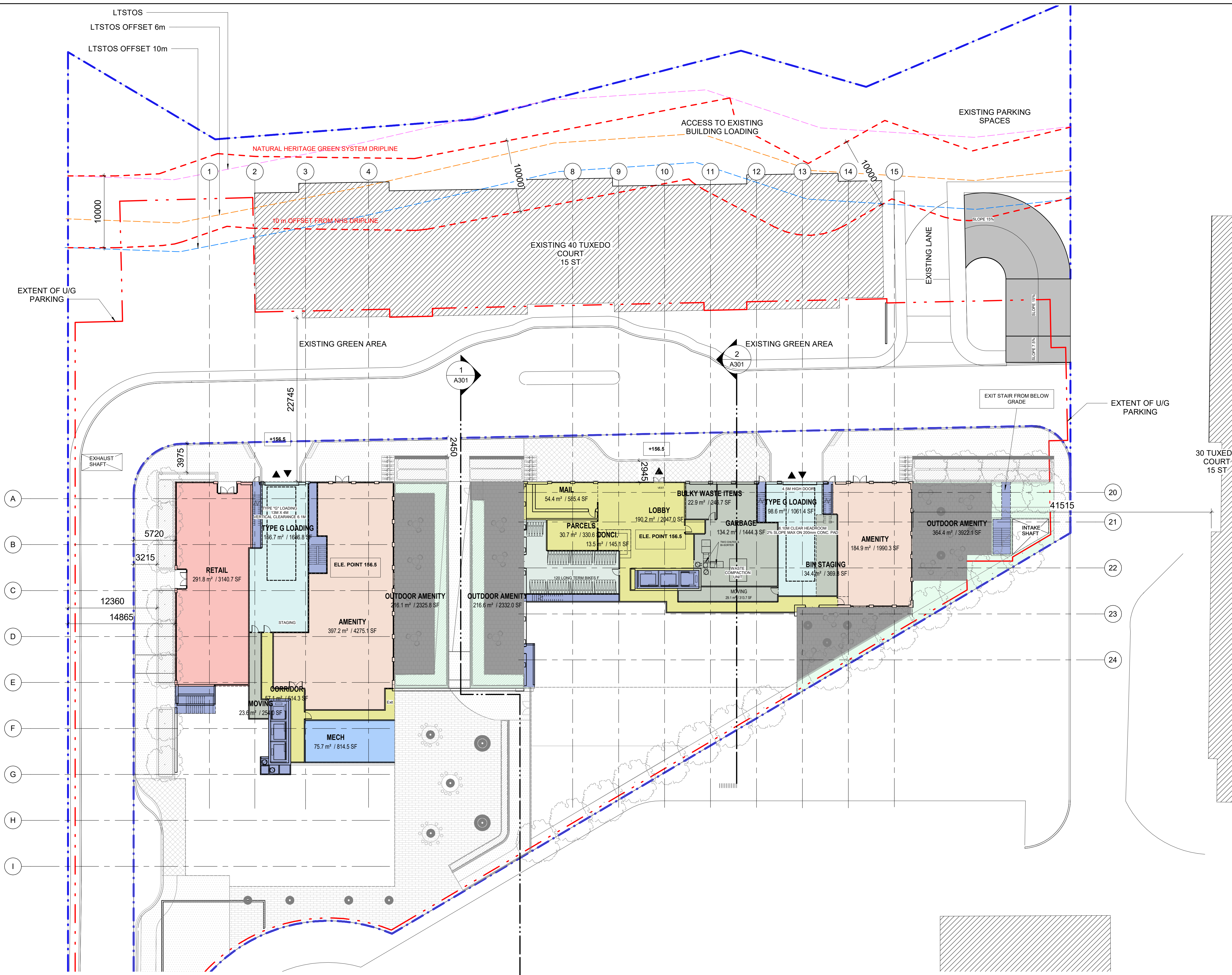
**SHEET TITLE**  
 P1 OVERALL FLOOR PLAN

SHEET NUMBER  
**A103**

ISSUE  
**1**



SCALE CHECK  
 1/16" = 1'-0"



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS  
 ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 3rd Floor, Toronto, ON M4V 2Y7  
 PLANNER: HUNTER & ASSOCIATES LTD.  
 1133 Yonge Street, Toronto, ON M4T 1W1  
 CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5  
 ELECTRICAL / MECHANICAL: ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M2M 2N1  
 SUSTAINABILITY: SA FOOTPRINT  
 160 St. Elizabeth Street, Kitchener, ON N2H 5G5  
 LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES  
 451 Broadview Avenue, Toronto, ON M8R 2M1  
 STRUCTURAL: JABLONSKY, AST & PARTNER  
 3 Conover Circle, North York, ON M3C 3N7  
 SURVEYOR: R. AVIS SURVEYING INC.  
 235 Yorkville Square, North York, ON M2J 4Y8  
 TRANSPORTATION: BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3  
 WIND ENGINEER: GRADIENT WIND ENGINEERING INC.  
 127 Warden Road, Corp., ON H0A 1L0

ISSUES		
No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI** IBI GROUP  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 596 1230 fax: 416 596 0644  
 ibigroup.com

PROJECT  
**42 TUXEDO COURT**  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

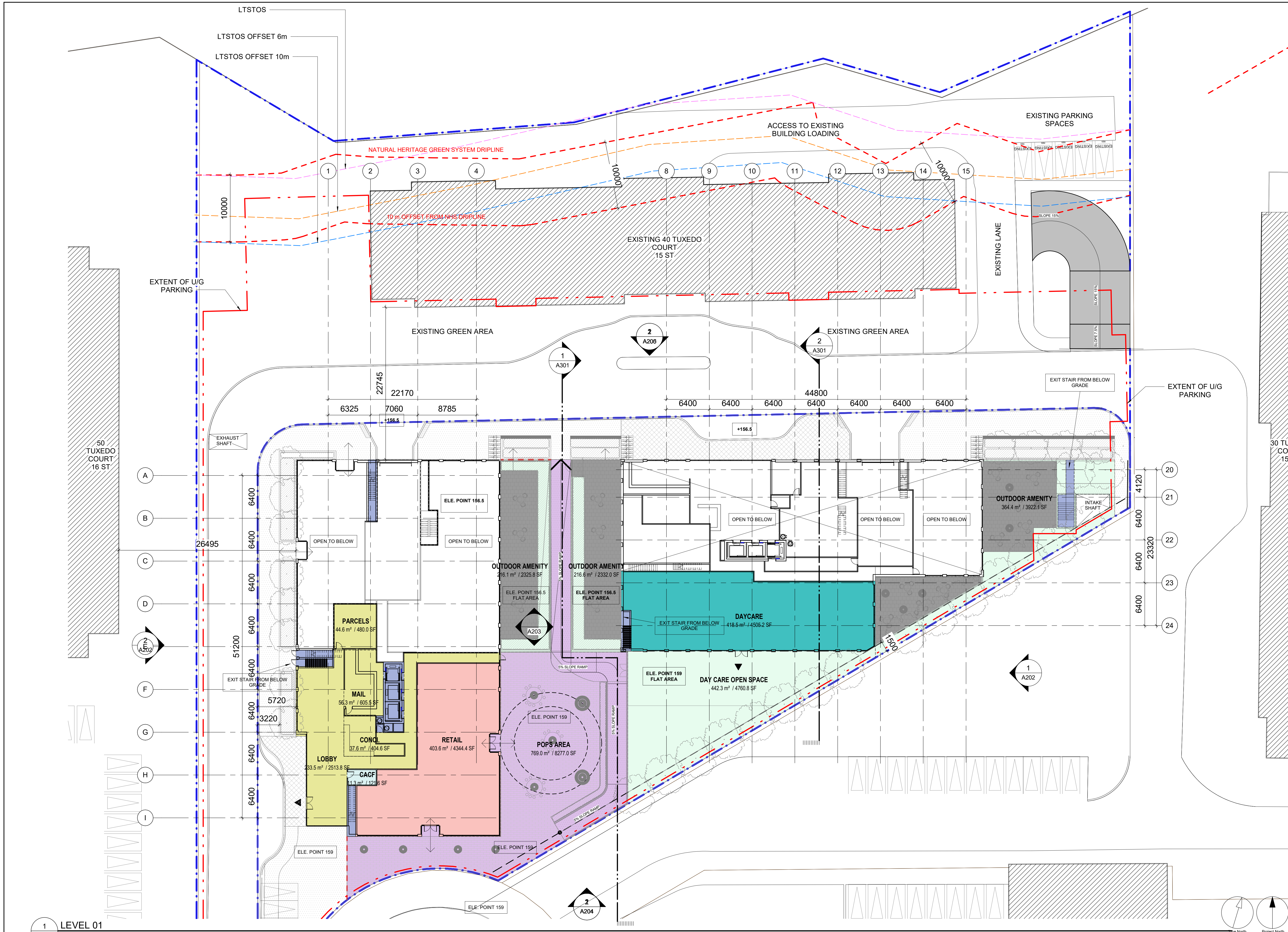
PROJECT NO:  
 127291  
 DRAWN BY: Author  
 PROJECT MGR: Designer  
 CHECKED BY: Checker  
 APPROVED BY: Approver

SHEET TITLE  
**LOWER LEVEL 1**

SHEET NUMBER  
**A104A**  
 ISSUE  
**1**

**1** LOWER LEVEL 1  
 A104A Scale: 1 : 250

SCALE CHECK  
 1/16"



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO

OWNER  
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS

ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 3rd Floor, Toronto, ON M4V 2Y7

PLANNER: HUNTER & ASSOCIATES LTD.  
 113 Yonge Street, Toronto, ON M5T 1W1

CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL: ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M2M 2N1

SUSTAINABILITY: SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT: LANDSCAPE STRATEGIES  
 3 Concession Avenue, Toronto, ON M8R 2M1

STRUCTURAL: TROTSKY, AST & PARTNER  
 2300 Yonge Street, North York, ON M2C 2N7

SURVEYOR: R. AVIS SURVEYING INC.  
 235 Yorkville Boulevard, North York, ON M2J 4Y8

TRANSPORTATION: BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER: GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N6A 1L0

ISSUES	No.	DESCRIPTION	DATE
	1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI GROUP**  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 595 1200 fax: 416 596 0644  
 ibigroup.com

PROJECT  
**42 TUXEDO COURT**  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
127291

DRAWN BY: CHECKED BY:

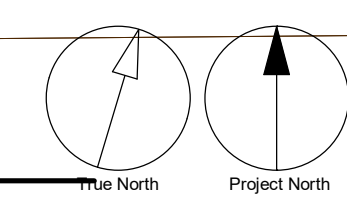
PROJECT MGR: APPROVED BY:

SHEET TITLE  
**OVERALL GROUND FLOOR  
 PLAN**

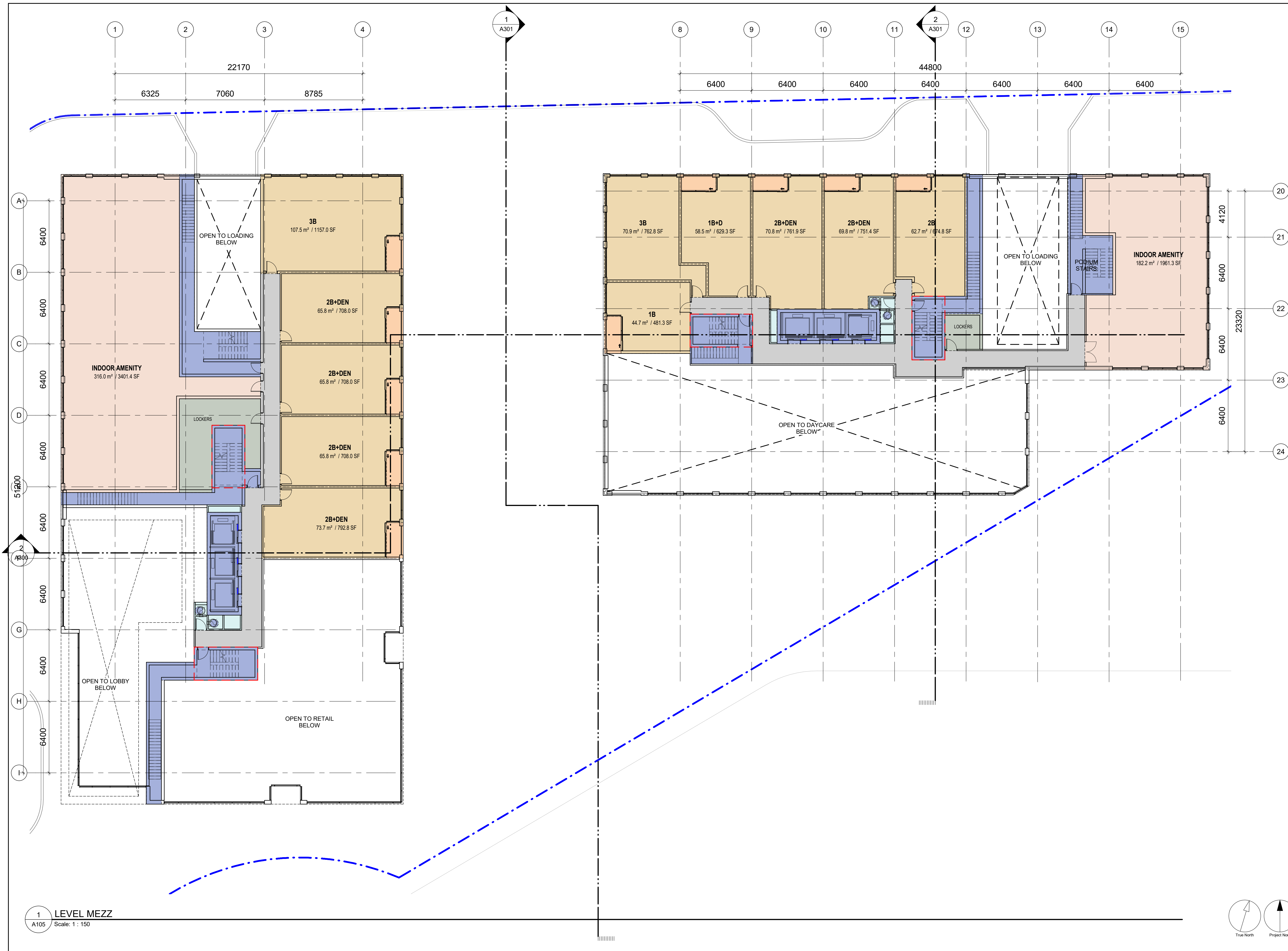
SHEET NUMBER  
**A104B**

ISSUE  
**1**

1 LEVEL 01  
 A104B Scale: 1 : 250



SCALE CHECK  
 1/11



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO

OWNER  
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS

ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 113 Yonge Street, Toronto, ON M5T 1W1

CIVIL / SITE SERVICES:  
 FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M5M 2N1

SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Finch Avenue East, Toronto, ON M2R 2M1

STRUCTURAL:  
 JABLONSKY, AST & PARTNER  
 3 Concorde Circle, North York, ON M3C 2N7

SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Boulevard, North York, ON M2J 4Y8

TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI GROUP**  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 596 1230 fax: 416 596 0644  
 ibigroup.com

PROJECT  
**42 TUXEDO COURT**  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291

DRAWN BY:  
**Author**

CHECKED BY:  
**Checker**

PROJECT MGR:  
**Designer**

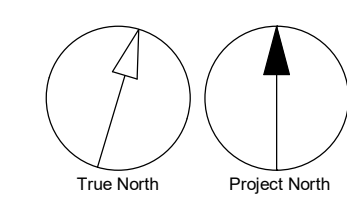
APPROVED BY:  
**Approver**

SHEET TITLE  
**MEZZANINE FLOOR PLAN**

SHEET NUMBER  
**A105**

ISSUE  
**1**

1 LEVEL MEZZ  
 A105 Scale: 1 : 150



SCALE CHECK  
 1/11



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO

OWNER  
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS

ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 1133 Yonge Street, Toronto, ON M4T 1W1

CIVIL / SITE SERVICES:  
 FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M2M 2N1

SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Finch Avenue East, Toronto, ON M2R 2M1

STRUCTURAL:  
 JABLONSKY, AST & PARTNER  
 3 Conroy Circle, North York, ON M3C 2N7

SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Boulevard, North York, ON M2J 4Y8

TRANSPORTATION:  
 IBI GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI GROUP**  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416-596-1230 Fax: 416-596-0644  
 ibigroup.com

PROJECT  
**42 TUXEDO COURT**  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291

DRAWN BY:  
 Author

CHECKED BY:  
 Checker

PROJECT MGR:  
 Designer

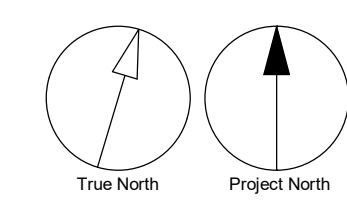
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 Approver

SHEET TITLE  
**LEVEL 2-3 FLOOR PLAN**

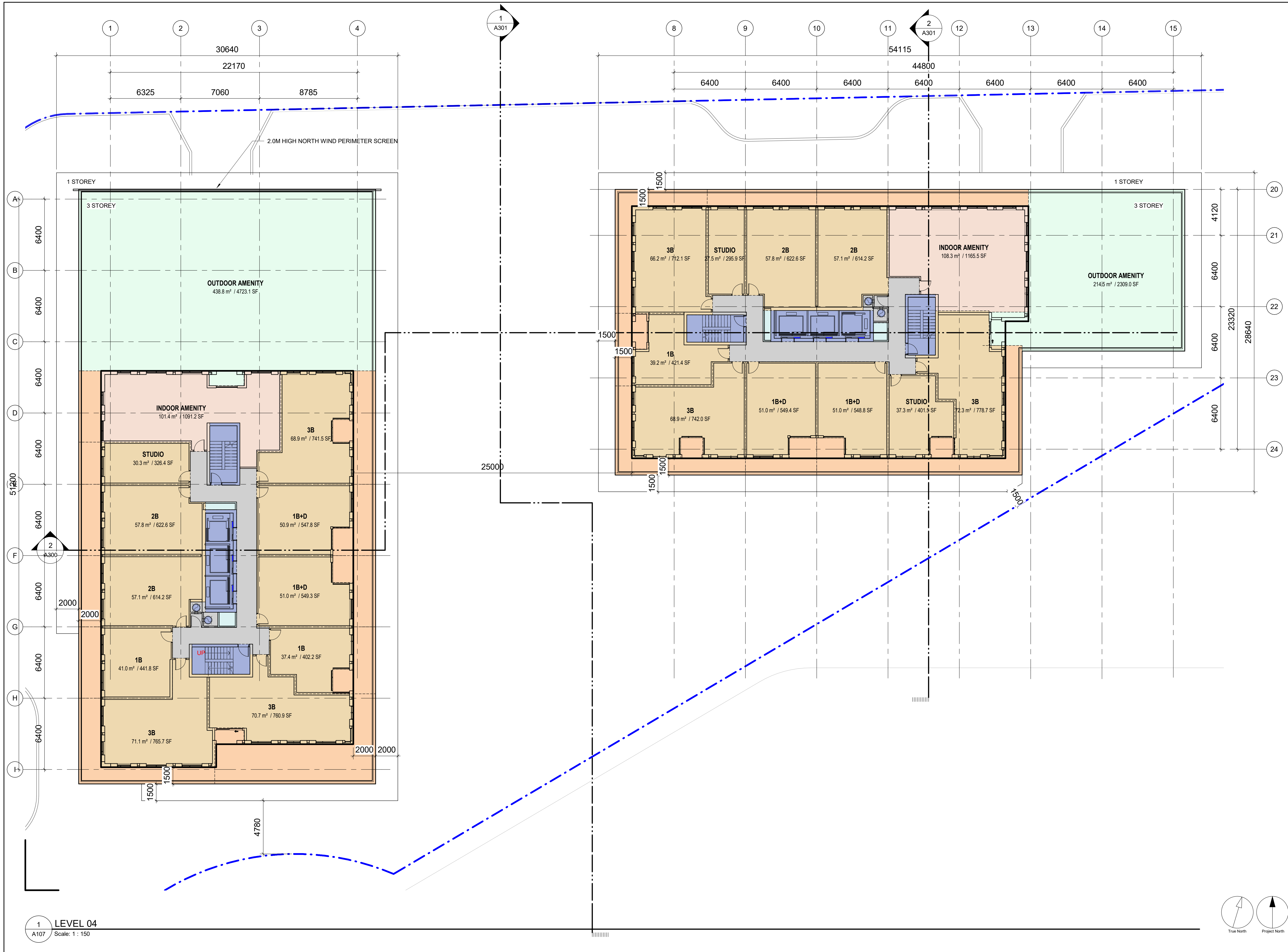
SHEET NUMBER  
**A106**

ISSUE  
**1**

**1 LEVEL 03**  
 A106 Scale: 1 : 150



SCALE CHECK  
 1/16"



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO

OWNER  
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS

ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 20th Floor, Toronto, ON M4V 2Y7

PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 113 Yonge Street, Toronto, ON M5T 1W1

CIVIL / SITE SERVICES:  
 FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M2M 2N1

SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Broadview Avenue, Toronto, ON M8R 2M1

STRUCTURAL:  
 JABLONSKY, ASST & PARTNERS  
 3 Concorde Circle, North York, ON M3C 3N7

SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Boulevard, North York, ON M2J 4Y8

TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI** IBI GROUP  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 595 1230 Fax: 416 596 0644  
 ibigroup.com

PROJECT  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291

DRAWN BY:  
 Author

CHECKED BY:  
 Checker

PROJECT MGR:  
 Designer

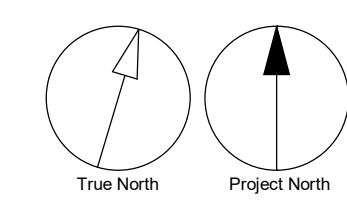
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 Approver

SHEET TITLE  
 LEVEL 4 FLOOR PLAN

SHEET NUMBER  
**A107**

ISSUE  
**1**

1 LEVEL 04  
 A107 Scale: 1 : 150



SCALE CHECK  
 1/11



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS  
 ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7  
 PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 113 Yonge Street, Toronto, ON M5T 1W1  
 CIVIL / SITE SERVICING:  
 FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5  
 ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M5M 2N1  
 SUSTAINABILITY:  
 SA FOOTPRINT  
 160 St. Elizabeth Street, Kitchener, ON N2H 5G5  
 LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Brimley Avenue, Toronto, ON M8R 2M1  
 STRUCTURAL:  
 JABLONSKY, ASH & PARTNERS  
 3 Conover Circle, North York, ON M3C 3N7  
 SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yonge Street, North York, ON M2J 4J8  
 TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3  
 WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL



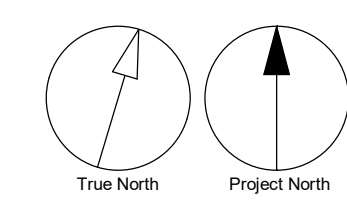
PROJECT  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291  
 DRAWN BY:                      CHECKED BY:  
 PROJECT MGR:                APPROVED BY:

SHEET TITLE  
 TYPICAL TOWER FLOOR PLAN  
 (FLOORS 5-22)

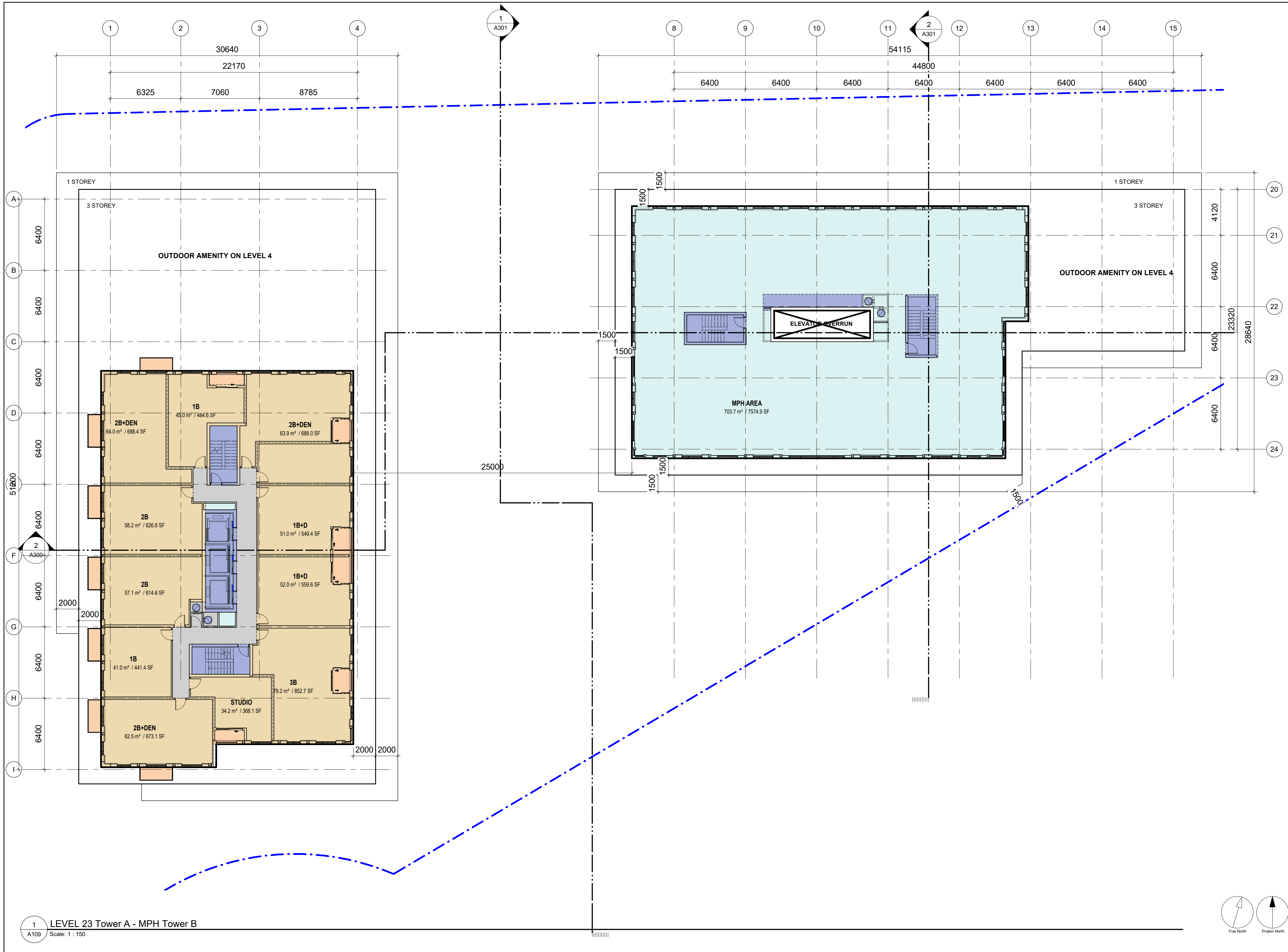
SHEET NUMBER  
**A108**                      ISSUE  
**1**

1 LEVEL 05 - TYPICAL TOWER GFA  
 A108 Scale: 1 : 150



SCALE CHECK  
 1/11





CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS  
 ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 3rd Floor, Toronto, ON M4V 2Y7  
 PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 113 Yonge Street, Toronto, ON M5T 1W1  
 CIVIL / SITE SERVICING:  
 FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5  
 ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 23 Denison Avenue, North York, ON M5M 2N1  
 SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5  
 LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Finchdene Avenue, Toronto, ON M8R 2M1  
 STRUCTURAL:  
 JABLONSKY, AST & PARTNER  
 3 Concorde Circle, North York, ON M3C 3N7  
 SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Boulevard, North York, ON M2J 4Y8  
 TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3  
 WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI GROUP**  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 598 1230 Fax: 416 598 0644  
 ibigroup.com

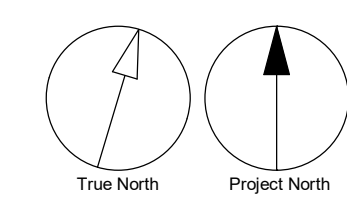
PROJECT  
**42 TUXEDO COURT**  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291  
 DRAWN BY: CHECKED BY:  
 PROJECT MGR: APPROVED BY:

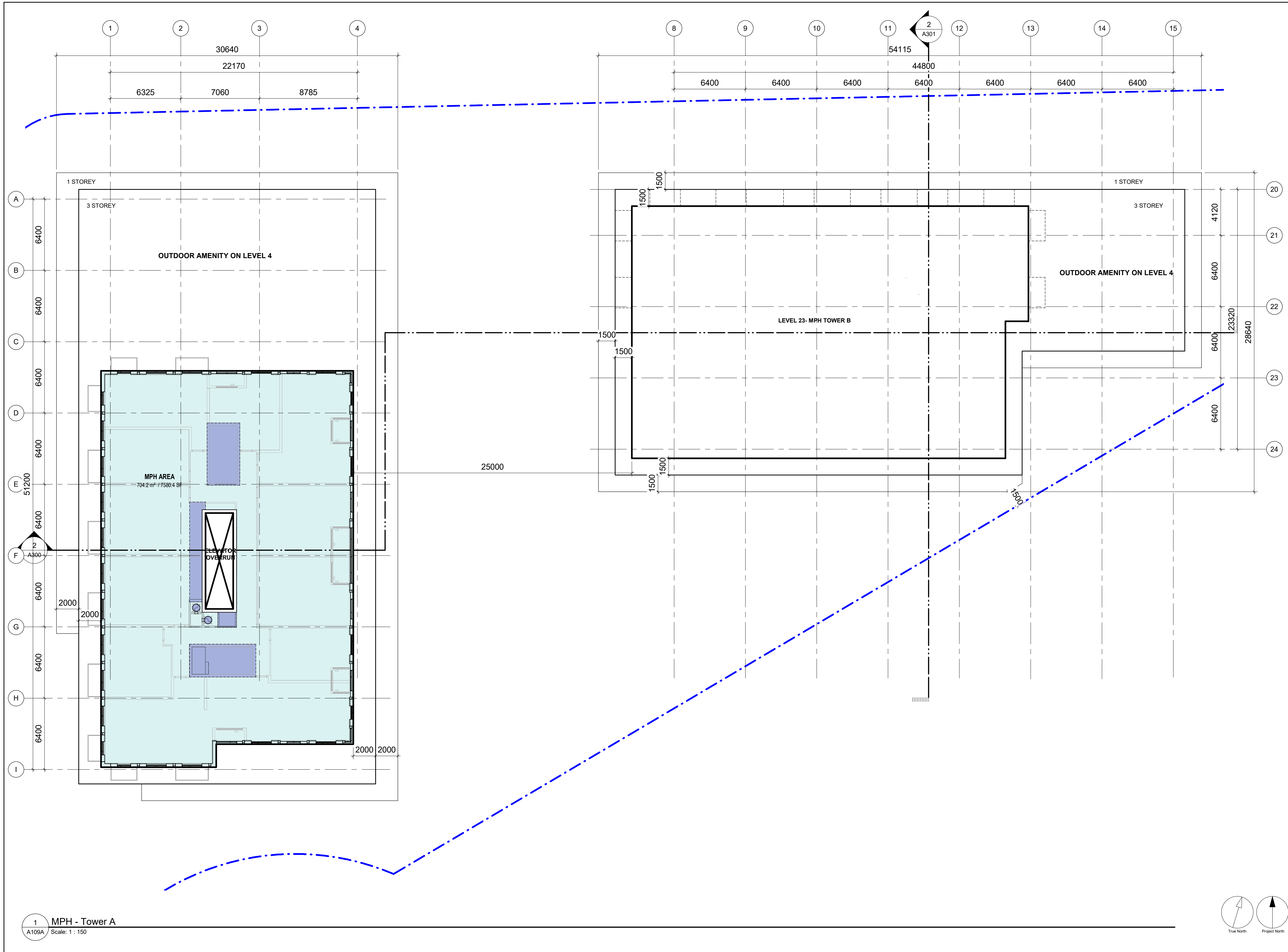
SHEET TITLE  
**TOWER B MECHANICAL  
 PENTHOUSE- TOWER A  
 LEVEL23**

SHEET NUMBER  
**A109** ISSUE  
**1**

1 LEVEL 23 Tower A - MPH Tower B  
 A109 Scale: 1: 150



SCALE CHECK  
 1/11



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO

OWNER  
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

- CONSULTANTS
- ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 3rd Floor, Toronto, ON M4V 2Y7
- PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 1133 Yonge Street, Toronto, ON M4T 1W1
- CIVIL / SITE SERVICING:  
 FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5
- ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 23 Denison Avenue, North York, ON M5M 2N1
- SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
- LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Finch Avenue East, Toronto, ON M2R 2M1
- STRUCTURAL:  
 JABLONSKY, ASST & PARTNER  
 3 Concorde Circle, North York, ON M3C 3N7
- SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Boulevard, North York, ON M2J 4Y8
- TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 306-45 St. Clair Avenue West, Toronto, ON M4V 1K3
- WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL



PROJECT  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

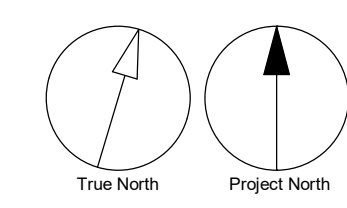
PROJECT MGR: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

SHEET TITLE  
 TOWER A MECHANICAL  
 PENTHOUSE

SHEET NUMBER  
**A109A**

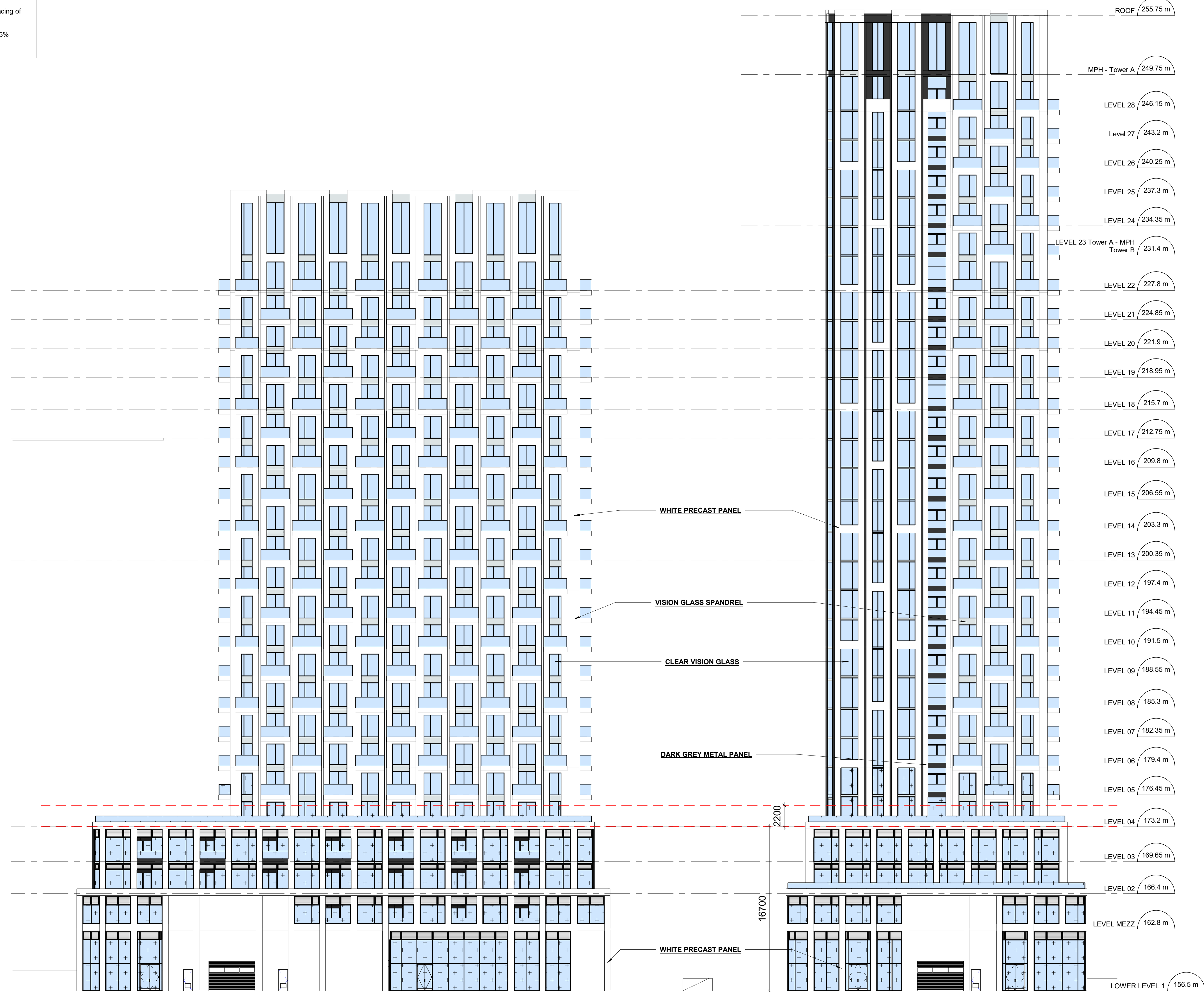
ISSUE  
**1**

1 MPH - Tower A  
 A109A Scale: 1 : 150



SCALE CHECK  
 1/11

**NOTE:**  
 All exterior lighting is Dark Sky compliant.  
 Bird Friendly Glass:  
 85% of the exterior glazing for the first 16m above grade & 4m above rooftop vegetation:  
 - To be treated with bird friendly glass treatment with visual markers  
 - Visual markers with a maximum spacing of 50 mm x 50 mm  
 - To be shaded by overhang  
 - Spandrel glass will have less than 15% reflectance  
 All doors are to be glazed



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

Extent of Bird Friendly Frit Pattern

**CONSULTANTS**  
 ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7  
 PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 1133 Yonge Street, Toronto, ON M4T 1W1  
 CIVIL / SITE SERVICES:  
 FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5  
 ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M2M 2N1  
 SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5  
 LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Brimley Avenue, Toronto, ON M6R 2M1  
 STRUCTURAL:  
 JABLONSKY, AST & PARTNER  
 3 Concorde Circle, North York, ON M3C 3N7  
 SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Square, North York, ON M2J 4Y8  
 TRANSPORTATION:  
 IBI GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3  
 WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI GROUP**  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 596 1200 fax: 416 596 0644  
 ibigroup.com

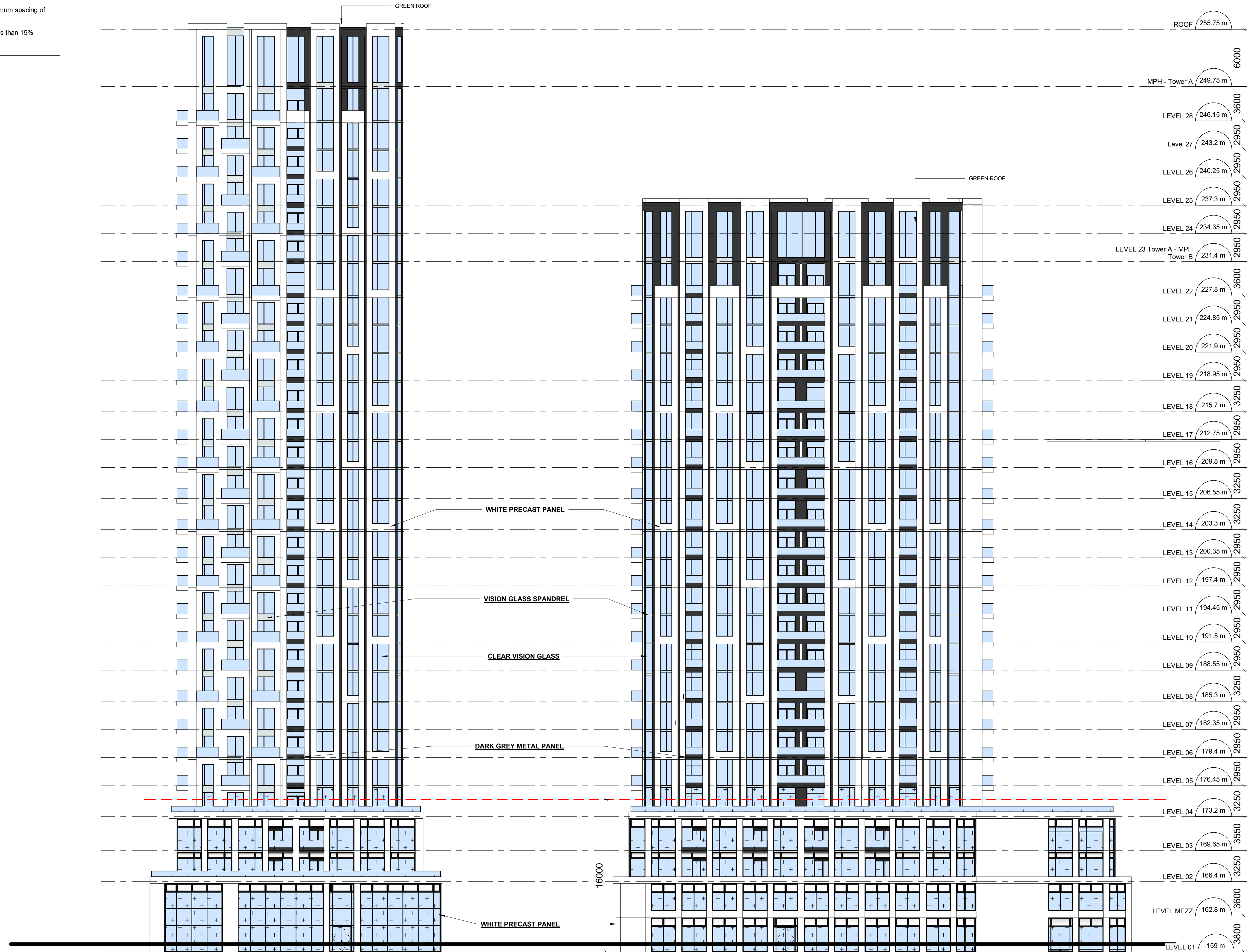
**PROJECT**  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291  
 DRAWN BY: CHECKED BY:  
 PROJECT MGR: APPROVED BY:

**SHEET TITLE**  
 NORTH ELEVATIONS

SHEET NUMBER  
**A200** ISSUE  
**1**

**NOTE:**  
 All exterior lighting is Dark Sky compliant.  
 Bird Friendly Glass:  
 85% of the exterior glazing for the first 16m above grade & 4m above rooftop vegetation:  
 - To be treated with bird friendly glass treatment with visual markers  
 - Visual markers with a maximum spacing of 50 mm x 50 mm  
 - To be shaded by overhang  
 - Spandrel glass will have less than 15% reflectance  
 All doors are to be glazed



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

\* See notes regarding Bird Friendly Glass  
 + Extent of Bird Friendly Frit Pattern

- CONSULTANTS**
- ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
  - PLANNER: HUNTER & ASSOCIATES LTD. 1133 Yonge Street, Toronto, ON M4T 1W1
  - CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS 218 Christie Road, Woodbridge, ON L4L 8S5
  - ELECTRICAL / MECHANICAL: ABLE ENGINEERING 25 Denison Avenue, North York, ON M2M 2N1
  - SUSTAINABILITY: SA FOOTPRINT 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
  - LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES 451 Brimley Avenue, Toronto, ON M6R 2M1
  - STRUCTURAL: JABLONSKY, AST & PARTNER 3 Concession Gore, North York, ON M3C 3N7
  - SURVEYOR: R. AVIS SURVEYING INC. 235 Yorkville Boulevard, North York, ON M2J 4Y8
  - TRANSPORTATION: BA GROUP CONSULTING LTD. 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
  - WIND ENGINEER: GRADIENT WIND ENGINEERING INC. 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI GROUP**  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 596 1230 fax: 416 596 0644  
 ibigroup.com

**PROJECT**  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291  
 DRAWN BY: CHECKED BY:  
 PROJECT MGR: APPROVED BY:

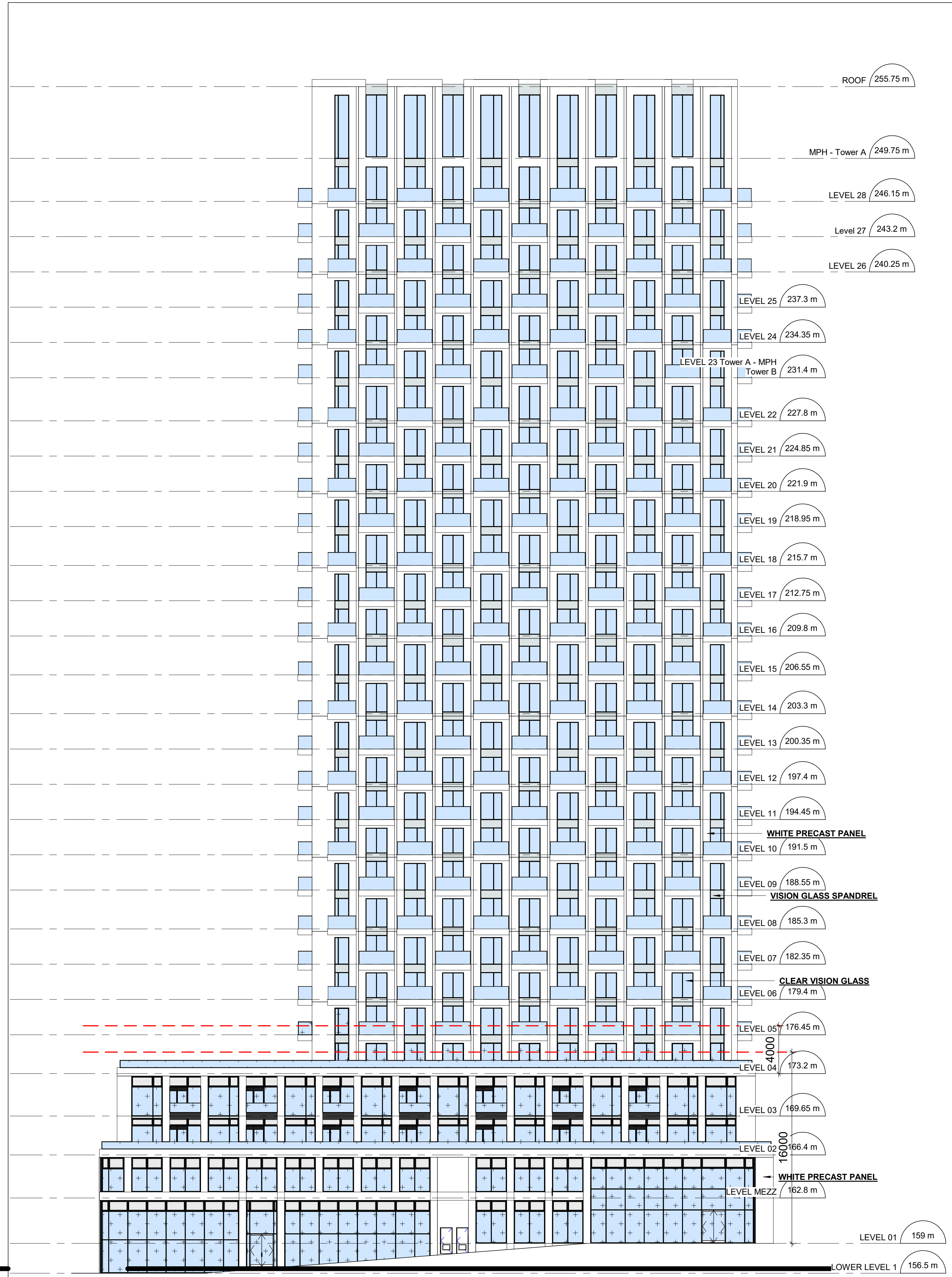
SHEET TITLE  
 SOUTH ELEVATIONS

SHEET NUMBER  
**A201**  
 ISSUE  
**1**

**NOTE:**  
 All exterior lighting is Dark Sky compliant.  
 Bird Friendly Glass:  
 85% of the exterior glazing for the first 16m above grade & 4m above rooftop vegetation:  
 - To be treated with bird friendly glass treatment with visual markers  
 - Visual markers with a maximum spacing of 50 mm x 50 mm  
 - To be shaded by overhang  
 - Spandrel glass will have less than 15% reflectance  
 All doors are to be glazed



1 Tower B- East Elevation  
 A202 Scale: 1 : 200



2 Tower A- West Elevation  
 A202 Scale: 1 : 200

CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

Extent of Bird Friendly Frit Pattern

- CONSULTANTS**
- ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
  - PLANNER: HUNTER & ASSOCIATES LTD. 1133 Yonge Street, Toronto, ON M4T 1W1
  - CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS 218 Christie Road, Woodbridge, ON L4L 8S5
  - ELECTRICAL / MECHANICAL: ABLE ENGINEERING 25 Denison Avenue, North York, ON M5M 2N1
  - SUSTAINABILITY: SA FOOTPRINT 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
  - LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES 451 Brimley Avenue, Toronto, ON M6R 2M1
  - STRUCTURAL: JABLONSKY, AST & PARTNER 3 Conover Circle, North York, ON M3C 3N7
  - SURVEYOR: R. AVIS SURVEYING INC. 235 Yorkville Boulevard, North York, ON M2J 4Y8
  - TRANSPORTATION: BA GROUP CONSULTING LTD. 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
  - WIND ENGINEER: GRADIENT WIND ENGINEERING INC. 127 Wagon Wheel Road, Corp. ON N5A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI** IBI GROUP  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 596 1230 fax: 416 596 0644  
 ibigroup.com

PROJECT  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

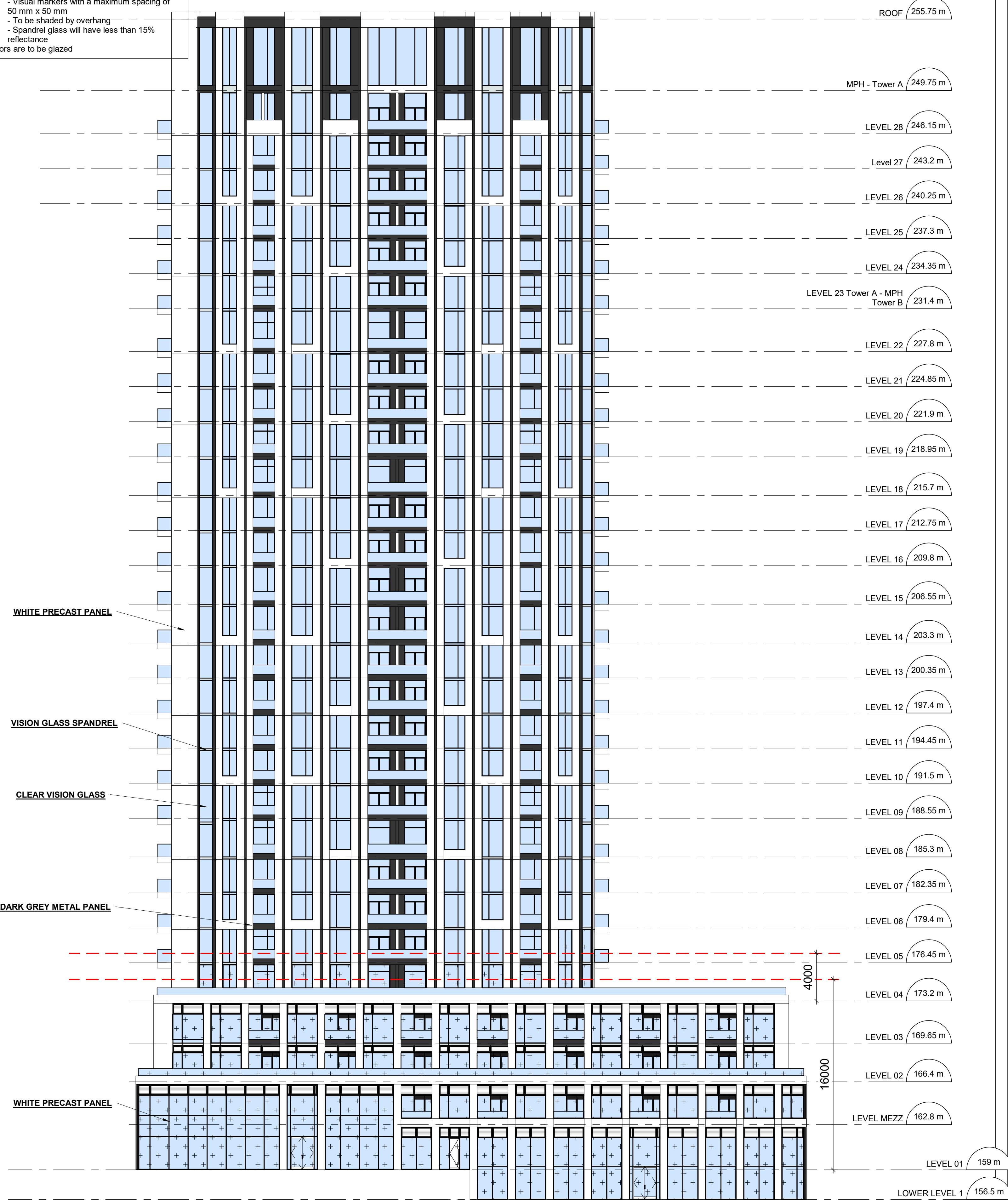
PROJECT NO:  
 127291  
 DRAWN BY: CHECKED BY:  
 PROJECT MGR: APPROVED BY:

SHEET TITLE  
 EAST & WEST ELEVATIONS

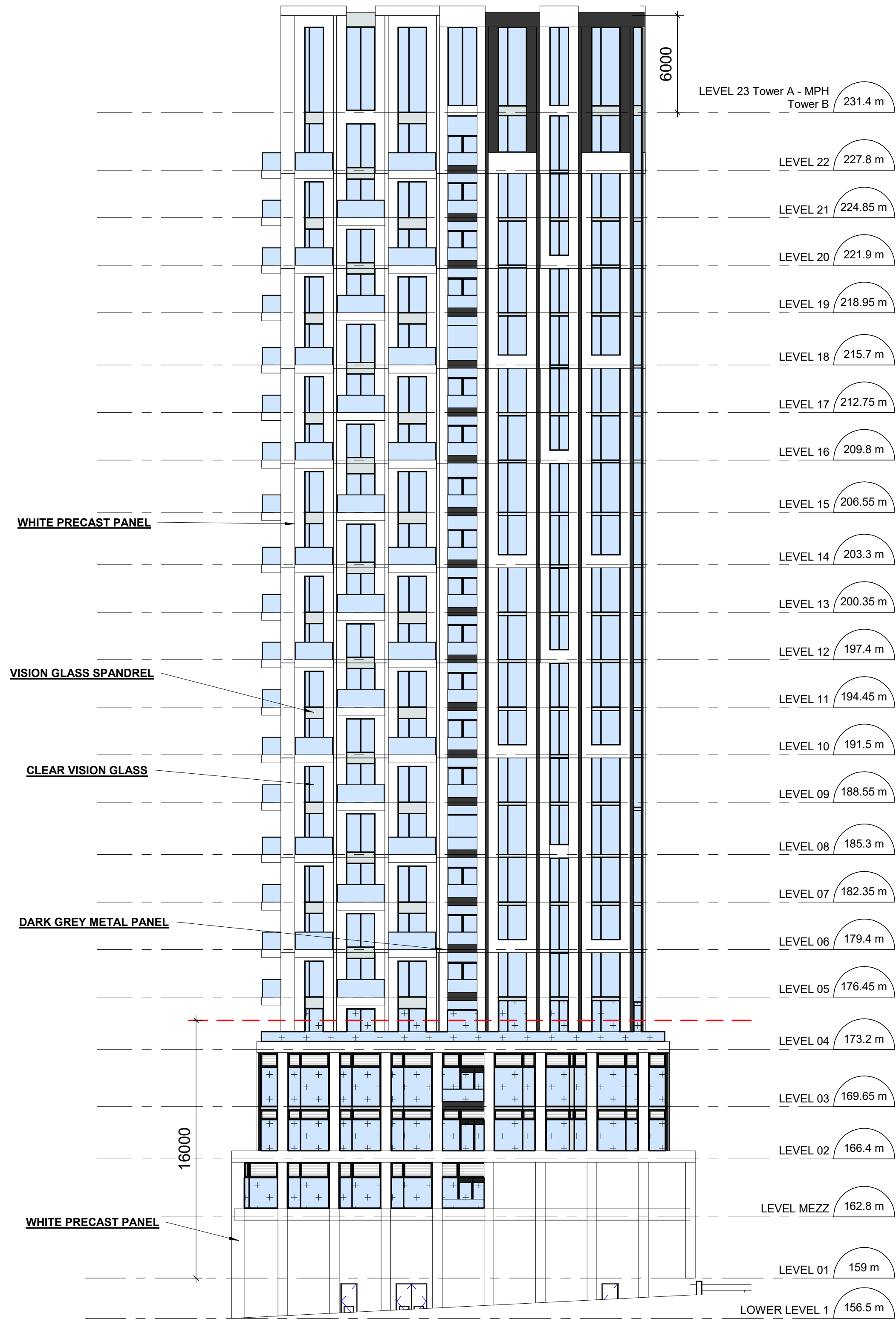
SHEET NUMBER  
**A202**  
 ISSUE  
**1**

SCALE CHECK  
 1/11

**NOTE:**  
 All exterior lighting is Dark Sky compliant.  
 Bird Friendly Glass:  
 85% of the exterior glazing for the first 16m above grade & 4m above rooftop vegetation:  
 - To be treated with bird friendly glass treatment with visual markers  
 - Visual markers with a maximum spacing of 50 mm x 50 mm  
 - To be shaded by overhang  
 - Spandrel glass will have less than 15% reflectance  
 All doors are to be glazed



1 Tower A- East Elevation  
 A203 Scale: 1 : 200



2 Tower B- West Elevation  
 A203 Scale: 1 : 200

CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

WITHOUT PREJUDICE

**CONSULTANTS**  
 ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7  
 PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 113 Yonge Street, Toronto, ON M5T 1W1  
 CIVIL / SITE SERVICES:  
 FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5  
 ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M5M 2N1  
 SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5  
 LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Broadview Avenue, Toronto, ON M6R 2M1  
 STRUCTURAL:  
 JABLONSKY, AST & PARTNER  
 3 Conover Circle, North York, ON M2C 3N7  
 SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Square, North York, ON M2J 4Y8  
 TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3  
 WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N6A 1L0

ISSUES		
No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI GROUP**  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 598 1200 fax: 416 598 0644  
 ibigroup.com

**PROJECT**  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

**PROJECT NO:**  
 127291  
**DRAWN BY:** Author  
**CHECKED BY:** Checker  
**PROJECT MGR:** Designer  
**APPROVED BY:** Approver

**SHEET TITLE**  
 EAST & WEST ELEVATIONS

**SHEET NUMBER**  
 A203  
**ISSUE**  
 1

SCALE CHECK  
 1/16



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

Extent of Bird Friendly Frit Pattern

CONSULTANTS  
 ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7  
 PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 1133 Yonge Street, Toronto, ON M4T 1W1  
 CIVIL / SITE SERVICES:  
 FABIAN PAPA & PARTNERS  
 216 Christie Road, Woodbridge, ON L4L 8S5  
 ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 20 Denison Avenue, North York, ON M5M 2N1  
 SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Brimford Street, Kitchener, ON N2H 5G5  
 LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Brimley Avenue, Toronto, ON M6R 2N1  
 STRUCTURAL:  
 JABLONSKY, AST & PARTNER  
 3 Conroy Circle, North York, ON M2C 3N7  
 SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Square, North York, ON M2J 4Y8  
 TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K2  
 WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Carp, ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

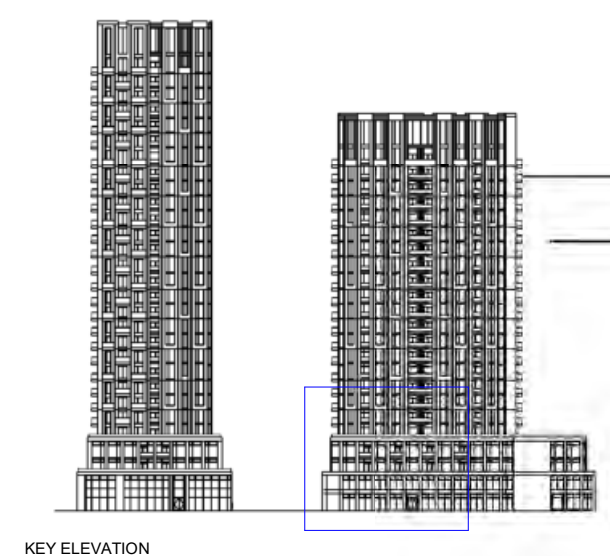
IBI GROUP  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416-596-1230 Fax: 416-596-0644  
 ibigroup.com

PROJECT  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291  
 DRAWN BY: CHECKED BY:  
 PROJECT MGR: APPROVED BY:

SHEET TITLE  
 TOWER B SOUTH ELEVATION -  
 1-50

SHEET NUMBER  
**A204** ISSUE  
**1**



SCALE CHECK  
 1/16" = 1'-0"



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO

OWNER  
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

Extent of Bird Friendly Frit Pattern

CONSULTANTS

ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 1133 Yonge Street, Toronto, ON M4T 1W1

CIVIL / SITE SERVICES:  
 FABIAN PAPA & PARTNERS  
 216 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M5M 2N1

SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 431 Brimley Avenue, Toronto, ON M6R 2N1

STRUCTURAL:  
 JABLONSKY, ASST & PARTNER  
 3 Conroy Circle, North York, ON M2C 3N7

SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Square, North York, ON M2J 4Y8

TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI GROUP  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 596 1030 fax: 416 596 0644  
 ibigroup.com

PROJECT  
 42 TUXEDO COURT  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 127291

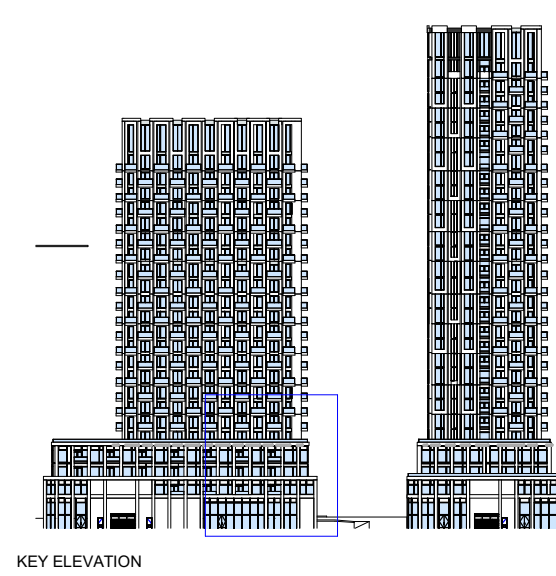
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PROJECT MGR:                      APPROVED BY:

SHEET TITLE  
 TOWER B NORTH ELEVATION -  
 1-50

SHEET NUMBER  
**A205**

ISSUE  
**1**



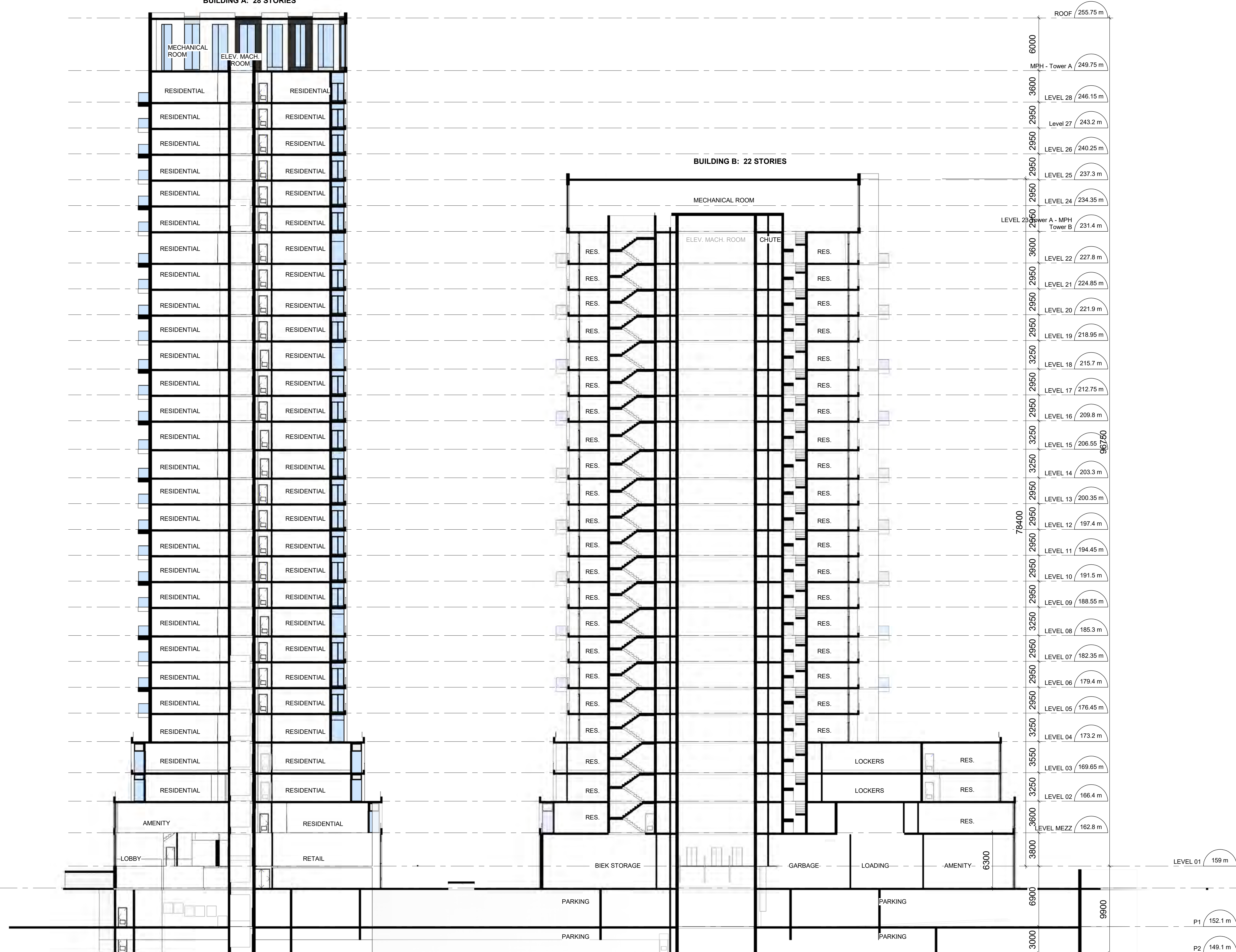
1 North Elevation- Enlarged  
 A205 Scale: 1 : 50

SCALE CHECK  
 1/11



**BUILDING A: 28 STORIES**

**BUILDING B: 22 STORIES**



CLIENT  
 42 TUXEDO COURT  
 SCARBOROUGH, ONTARIO  
 OWNER  
 TUXEDO COURT G.P. Ltd.  
 PROPOSED 28 & 22  
 STOREYS, MIXED-USE  
 BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS  
 ARCHITECT:  
 IBI GROUP ARCHITECTS (CANADA) INC.  
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7  
 PLANNER:  
 HUNTER & ASSOCIATES LTD.  
 113 Yonge Street, Toronto, ON M5T 1W1  
 CIVIL / SITE SERVICES:  
 FABIAN PAPA & PARTNERS  
 218 Christie Road, Woodbridge, ON L4L 8S5  
 ELECTRICAL / MECHANICAL:  
 ABLE ENGINEERING  
 25 Denison Avenue, North York, ON M5M 2N1  
 SUSTAINABILITY:  
 SA FOOTPRINT  
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5  
 LANDSCAPE ARCHITECT:  
 NAK DESIGN STRATEGIES  
 451 Brimley Avenue, Toronto, ON M6R 2M1  
 STRUCTURAL:  
 JABLONSKY, AST & PARTNER  
 3 Concession Gore, North York, ON M2C 3N7  
 SURVEYOR:  
 R. AVIS SURVEYING INC.  
 235 Yorkville Boulevard, North York, ON M2J 4Y8  
 TRANSPORTATION:  
 BA GROUP CONSULTING LTD.  
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3  
 WIND ENGINEER:  
 GRADIENT WIND ENGINEERING INC.  
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

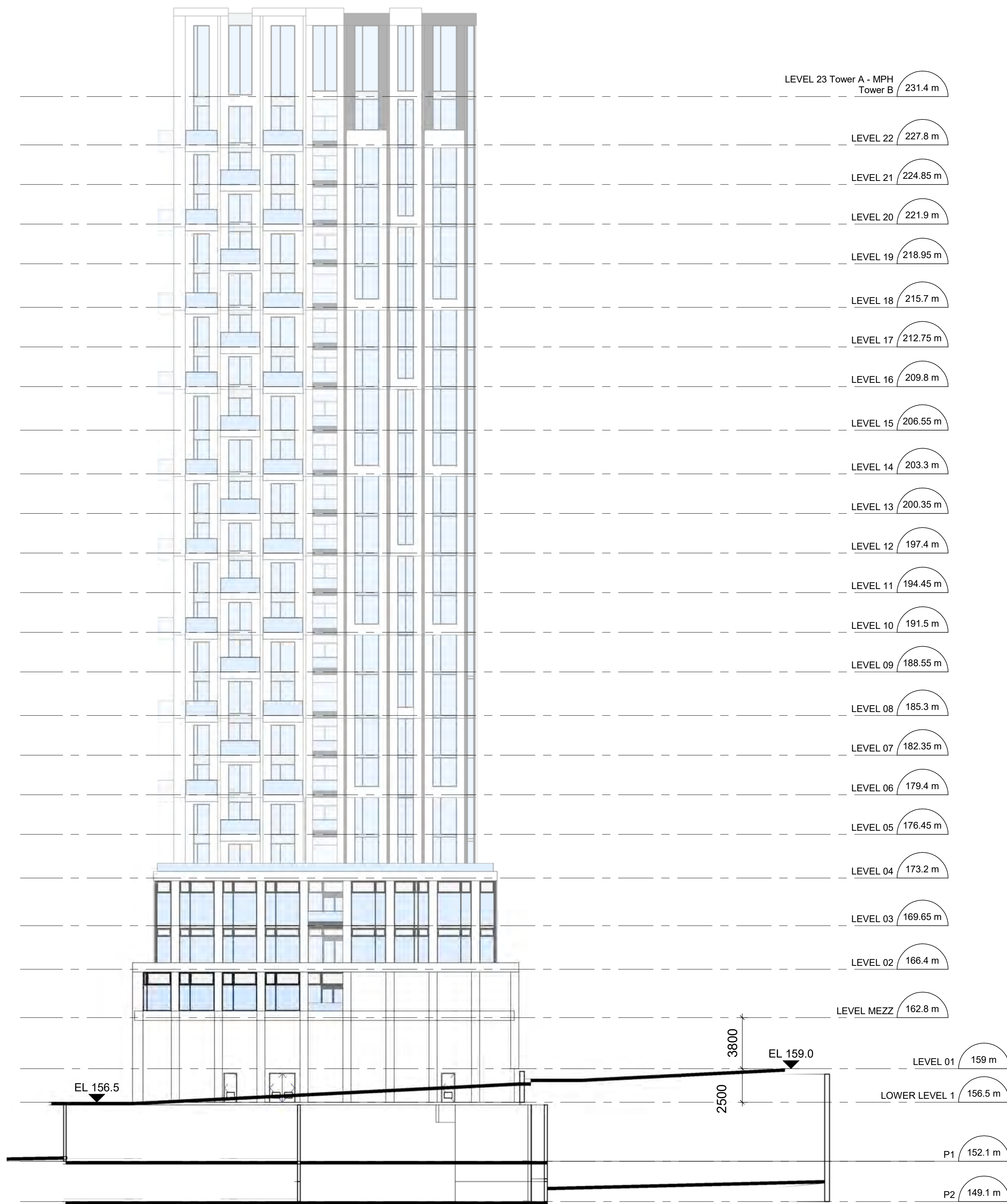
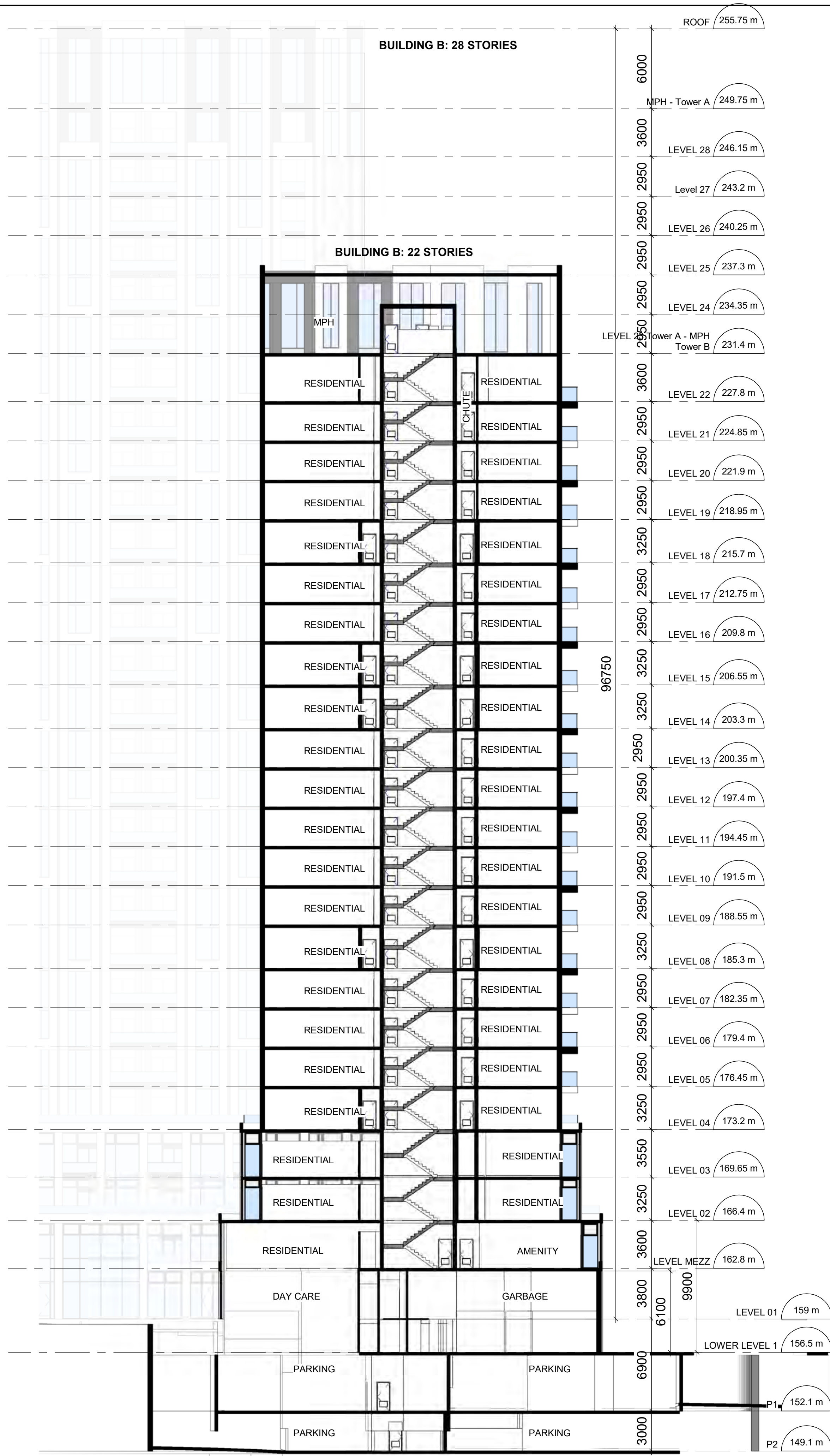
**IBI GROUP**  
 55 St. Clair Avenue West,  
 Toronto, ON M4V 2Y7, Canada  
 Tel: 416 596 1200 fax: 416 596 0644  
 ibigroup.com

PROJECT  
**42 TUXEDO COURT**  
 42 Tuxedo Court  
 Scarborough, ON  
 M1G 3S7

PROJECT NO:  
 227291  
 DRAWN BY:  
 156.5 m  
 PROJECT MGR:  
 APPROVED BY:

SHEET TITLE  
**EAST-WEST SECTION**

SHEET NUMBER  
**A300**  
 ISSUE  
**1**



CLIENT

42 TUXEDO COURT  
SCARBOROUGH, ONTARIO

OWNER  
TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22  
STOREYS, MIXED-USE  
BUILDINGS

**WITHOUT PREJUDICE**

CONSULTANTS

ARCHITECT:  
IBI GROUP ARCHITECTS (CANADA) INC.  
55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:  
HUNTER & ASSOCIATES LTD.  
113 Yonge Street, Toronto, ON M5T 1W1

CIVIL / SITE SERVICES:  
FABIAN PAPA & PARTNERS  
218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:  
ABLE ENGINEERING  
25 Denison Avenue, North York, ON M2M 2N1

SUSTAINABILITY:  
SA FOOTPRINT  
100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:  
NAK DESIGN STRATEGIES  
451 Broadview Avenue, Toronto, ON M6R 2M1

STRUCTURAL:  
JABLONSKY, AST & PARTNER  
3 Conroy Drive, North York, ON M3C 3N7

SURVEYOR:  
R. AVIS SURVEYING INC.  
235 Yorkville Square, North York, ON M2J 4Y8

TRANSPORTATION:  
BA GROUP CONSULTING LTD.  
304-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:  
GRADIENT WIND ENGINEERING INC.  
127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

**IBI** IBI GROUP  
55 St. Clair Avenue West,  
Toronto, ON M4V 2Y7, Canada  
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PROJECT

42 TUXEDO COURT  
42 Tuxedo Court  
Scarborough, ON  
M1G 3S7

PROJECT NO:  
127291

DRAWN BY: **Author** CHECKED BY: **Checker**

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NORTH-SOUTH SECTION

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2 NORTH-SOUTH SECTION 1  
A301 Scale: 1:200

1 NORTH-SOUTH SECTION 3  
A301 Scale: 1:200

SCALE CHECK  
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