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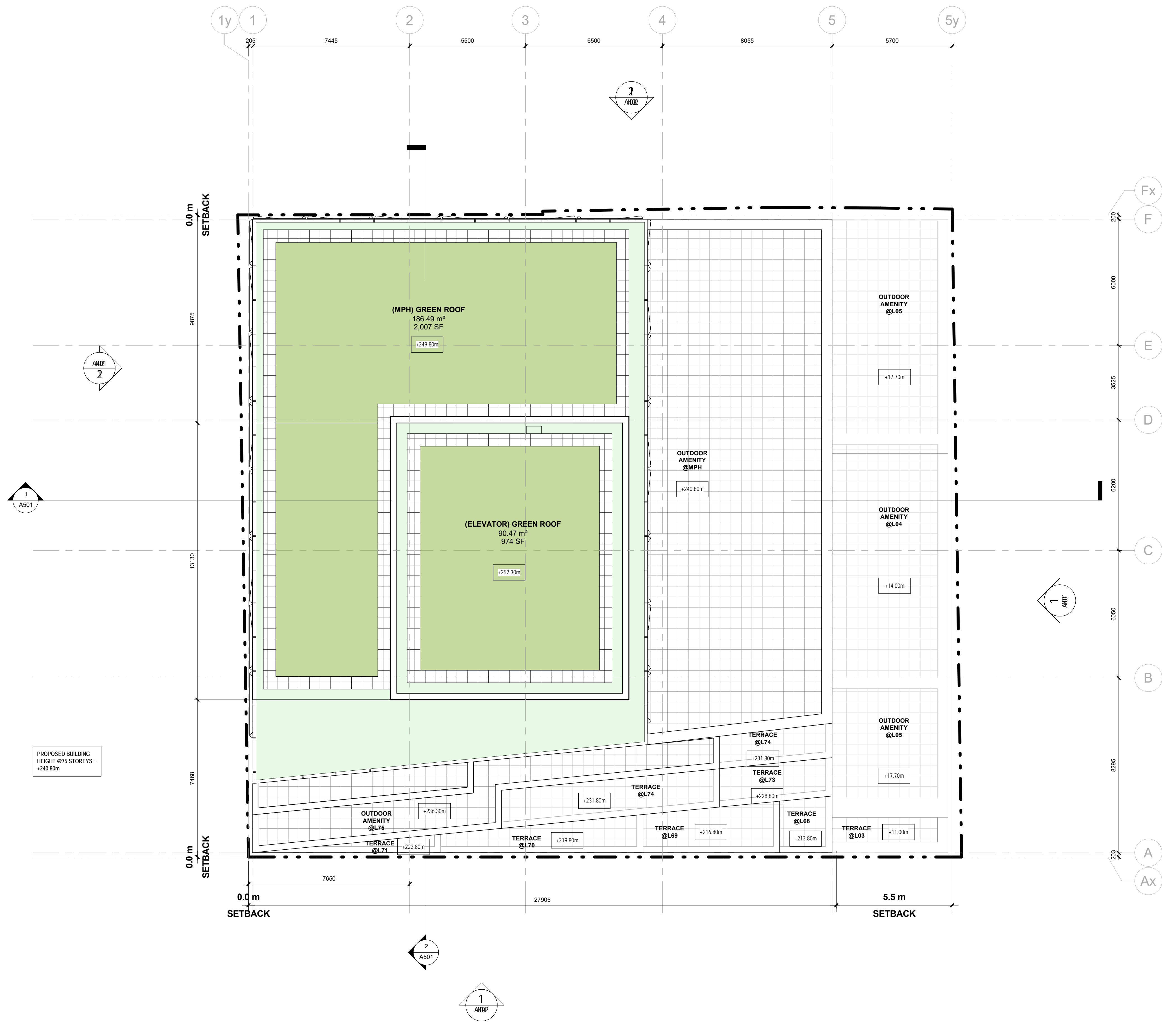
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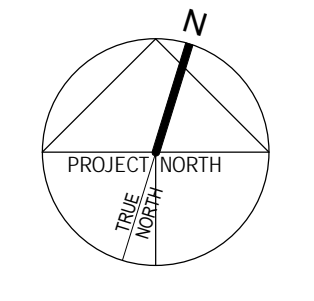
399 YONGE ST

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

ROOF PLAN

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

A226

Elevation First 16m Above Grade						
	North	South	East	West	Total (m ²)	Total (%)
Glazing Area (m ²)	157.7	367.2	79.98	269.2	874.08	94%
Glazing Area (m ²) Facing High Hazard Area						
Untreated Area (m ²)			0	53	53	
Treated Area (m ²)	157.7	367.2	79.98	216.2	821.08	
Visual Markers (m ²)	132.0	298.3	68.00	194.2	693.58	
Non-reflective glass (m ²)	24.8	68.9	11.09	21.8		
Shaded (m ²)				0	0	

Elevation First 4m Above Rooftop Vegetation*						
	North (Floor #)	South (Floor #)	East (Floor #5, 75)	West (Floor #)	Total (m ²)	Total (%)
Glazing Area (m ²)			130.3		130.3	100%
Untreated Area (m ²)			0		0	
Treated Area (m ²)			130.3		130.3	
Non-reflective glass (m ²)			7.3		7.3	
Visual Markers (m ²)			123		123	
Shaded (m ²)			0		0	

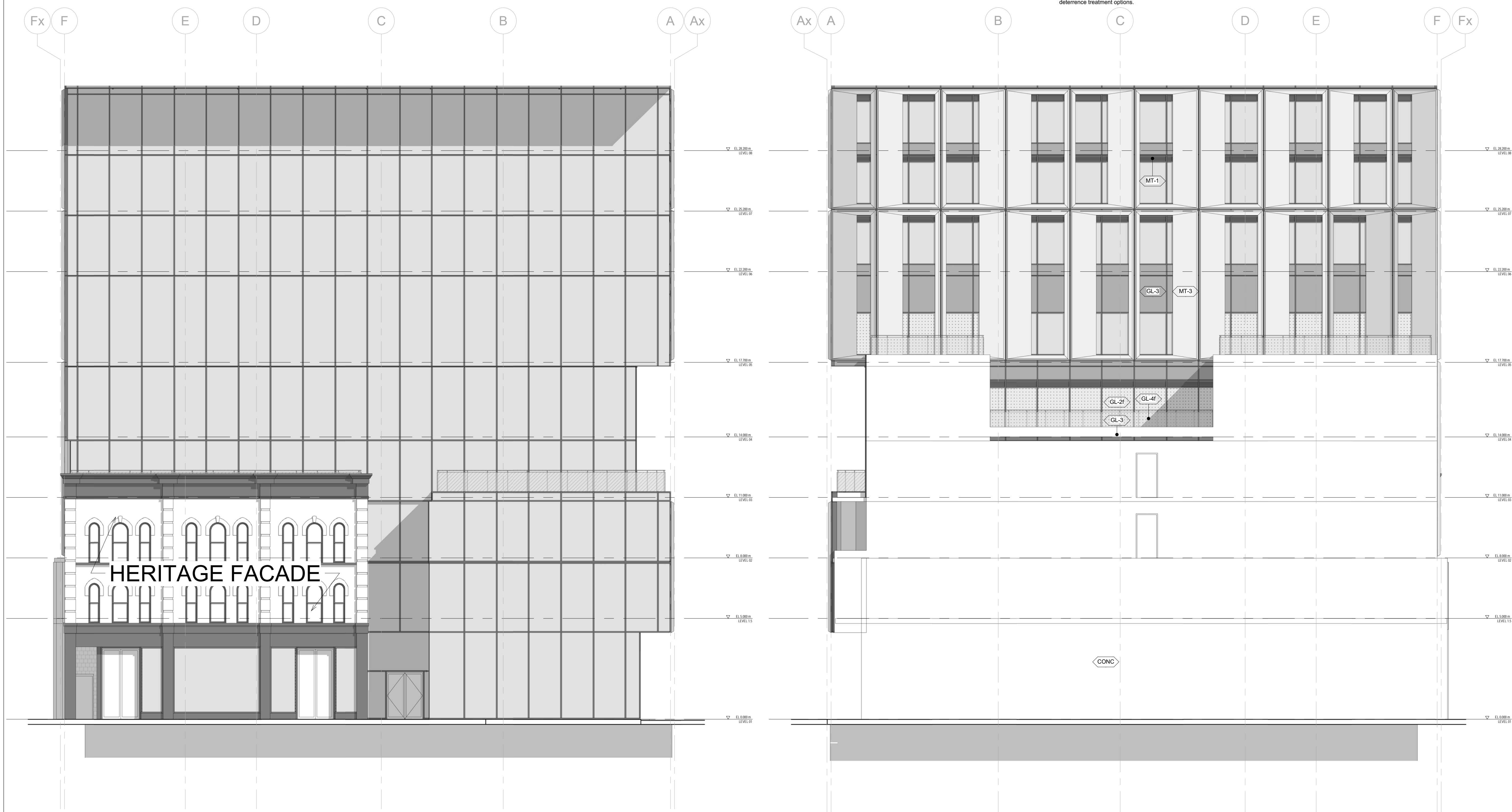
*Include this section only when applicable and provide relevant floor numbers for reference.

Building Window : Wall Ratio	40:60
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MATERIAL LEGEND

- ◁ MT-1 PRE-FINISHED METAL LOUVRE PANEL, MULLIONS (COLOUR 1 - PPG UC70149F DARK BRONZE)
- ◁ MT-2 LIMESTONE TRAVERTINE CLADDING (SHADE 1)
- ◁ MT-3 LIMESTONE TRAVERTINE CLADDING (SHADE 2)
- ◁ GL-1 ULTRA CLEAR INSULATED VISION GLASS
- ◁ GL-2 CLEAR INSULATED VISION GLASS
- ◁ GL-3 BACK PAINTED SPANDREL GLASS
- ◁ GL-4 TEMPERED BALCONY GUARD C/W ALUMINUM TOP RAIL (COLOUR 1)
- ◁ XX'X' SUFFIX 'T' DENOTES GLAZING WITH 'BIRD FRIENDLY PATTERN' APPLIED TO CITY OF TORONTO STANDARDS (CERAMIC FRIT PATTERN APPLIED TO GLAZING SURFACE #1 WITH A MAXIMUM SPACING OF 30MM X 50MM)
- ◁ CONC EXPOSED CIP CONCRETE

Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deterrence treatment options.



2 ENLARGED ELEVATION - WEST
1:100 REFERENCED FROM 2 / A401

1 ENLARGED ELEVATION - EAST
1:100 REFERENCED FROM 1 / A401

Teeple Architects™

5 Camden Street, Toronto, ON, Canada, M5V 1V2

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SEAL

EAST & WEST ELEVATIONS ENLARGED

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

A411

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Bird-Friendly Design Statistics



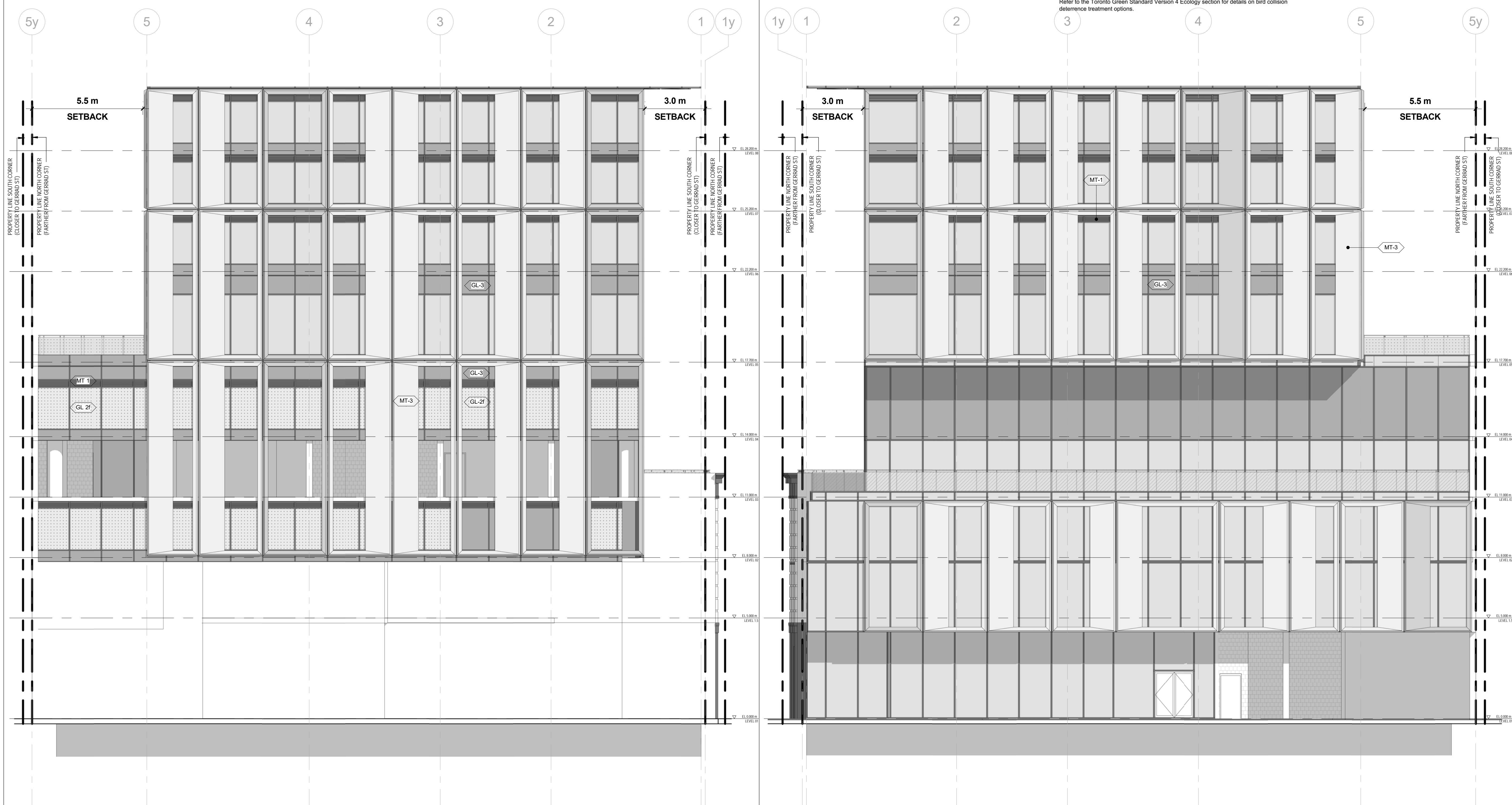
Elevation First 16m Above Grade						
	North	South	East	West	Total (m ²)	Total (%)
Glazing Area (m ²)	157.7	367.2	79.96	269.2	874.08	94%
Glazing Area (m ²) Facing High Hazard Area						
Untreated Area (m ²)			0	53	53	
Treated Area (m ²)	157.7	367.2	79.96	216.2	821.08	
Visual Markers (m ²)	132.0	298.0	68.00	194.0	693.58	
Non-reflective glass (m ²)	24.8	68.9	11.09	21.9		
Visual Markers (m ²)						
Shaded (m ²)					0	

Elevation First 4m Above Rooftop Vegetation*						
	North (Floor #)	South (Floor #)	East (Floor #5, 75)	West (Floor #)	Total (m ²)	Total (%)
Glazing Area (m ²)			130.3		130.3	100%
Untreated Area (m ²)					0	
Treated Area (m ²)			130.3		130.3	
Non-reflective glass (m ²)			7.3		7.3	
Visual Markers (m ²)			123		123	
Shaded (m ²)					0	

* Include this section only when applicable and provide relevant floor numbers for reference.

Building Window : Wall Ratio	40:60
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Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deterrence treatment options.



2 ENLARGED ELEVATION - NORTH
1:100 REFERENCED FROM 2 / A402

1 ENLARGED ELEVATION - SOUTH
1:100 REFERENCED FROM 1 / A402

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NORTH & SOUTH ELEVATIONS ENLARGED

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

A412

1y 1

2

3

4

5

MT 1

GL 3

MT 3

5y

MATERIAL LEGEND

- MT-1 PRE-FINISHED METAL LOUVRE PANEL MULLIONS (COLOUR 1 - PPG UC70149F DARK BRONZE)
- MT-2 LIMESTONE TRAVERTINE CLADDING (SHADE 1)
- MT-3 LIMESTONE TRAVERTINE CLADDING (SHADE 2)
- GL-1 ULTRA CLEAR INSULATED VISION GLASS
- GL-2 CLEAR INSULATED VISION GLASS
- GL-3 BACK PAINTED SPANDREL GLASS
- GL-4 TEMPERED BALCONY GUARD CW ALUMINUM TOP RAIL (COLOUR 1)
- XX-XI SUFFIX "X" DENOTES GLAZING WITH "BIRD FRIENDLY PATTERN" APPLIED TO CITY OF TORONTO STANDARDS (CERAMIC FRIT PATTERN APPLIED TO GLAZING SURFACE #1 WITH A MAXIMUM SPACING OF 50MM X 50MM)
- CONC EXPOSED CIP CONCRETE

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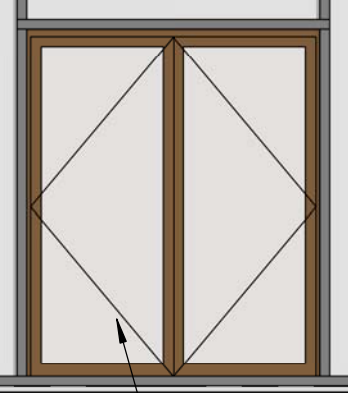
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1 TO 50 ELEVATION

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22-101	As indicated
PROJ NO	SCALE
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	FORMAT
	2023-03-12
	PLOT DATE

A421

1 ENLARGED ELEVATION - SOUTH
1:50



MAIN ENTRANCE PROPOSED ARCHITECT RECOGNITION SIGN

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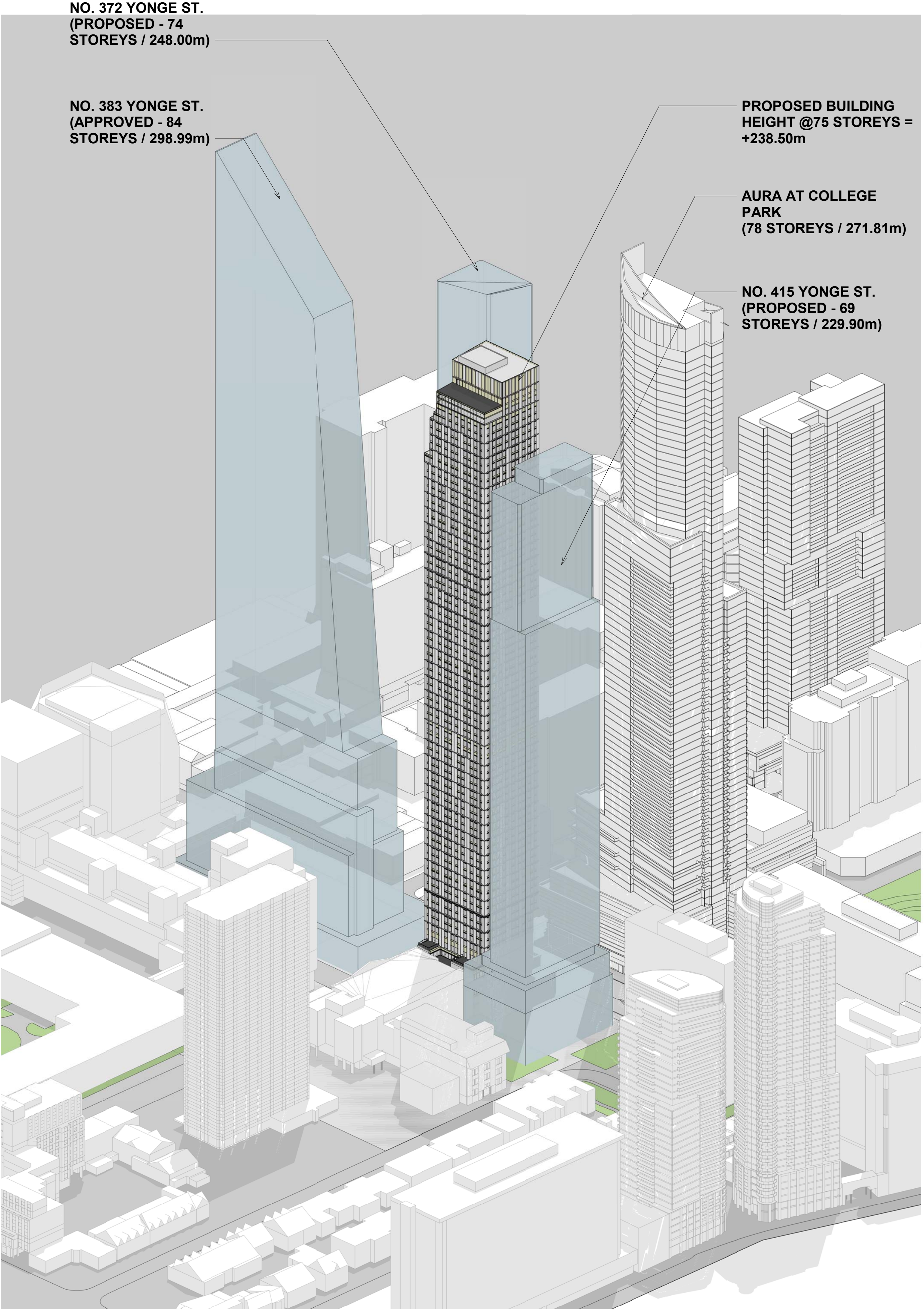
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**NO. 372 YONGE ST.
(PROPOSED - 74
STOREYS / 248.00m)**

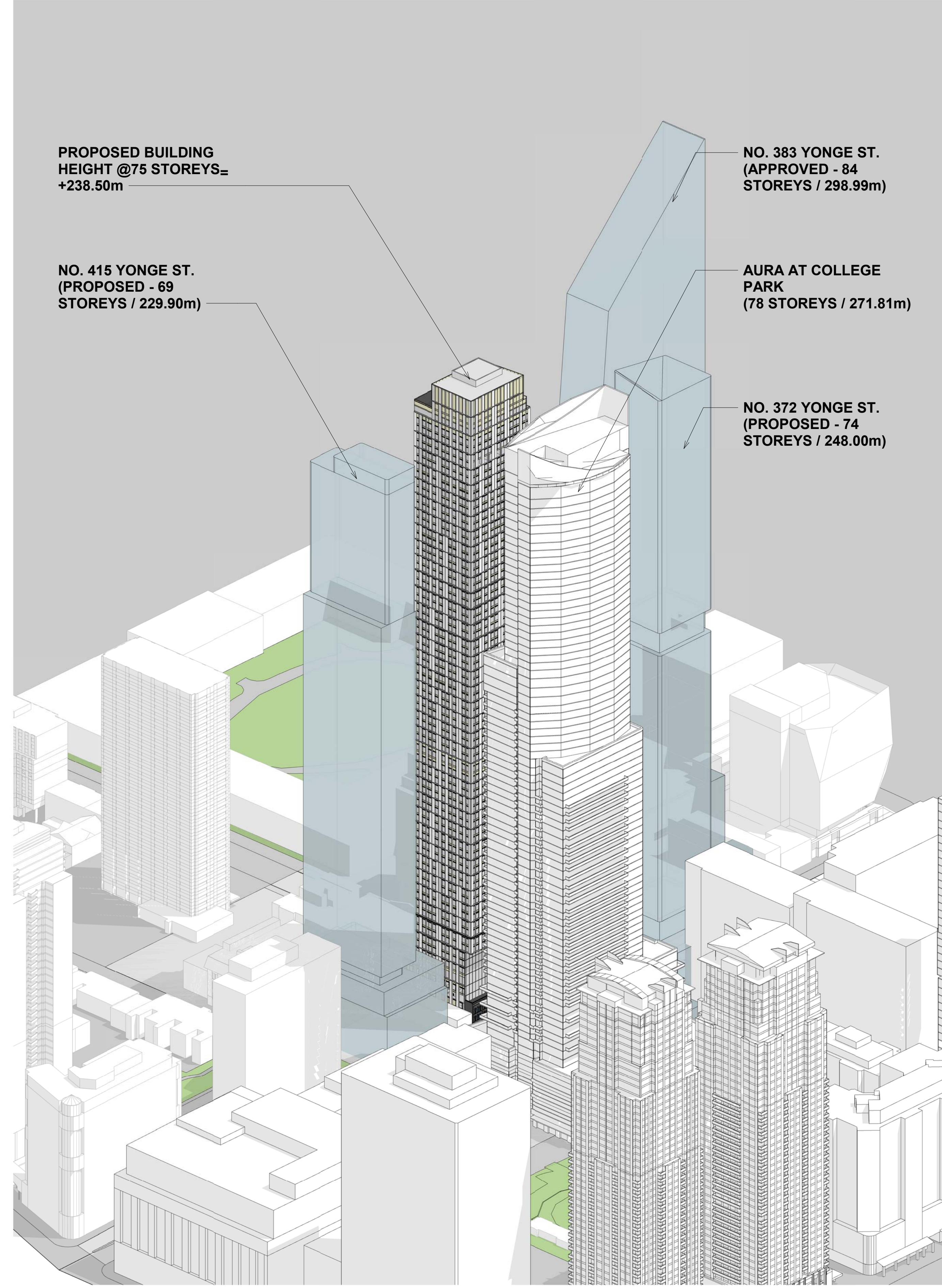
**NO. 383 YONGE ST.
(APPROVED - 84
STOREYS / 298.99m)**

**PROPOSED BUILDING
HEIGHT @75 STOREYS =
+238.50m**

**AURA AT COLLEGE
PARK
(78 STOREYS / 271.81m)**

**NO. 415 YONGE ST.
(PROPOSED - 69
STOREYS / 229.90m)**

1 AERIAL VIEW - NORTH EAST



**PROPOSED BUILDING
HEIGHT @75 STOREYS=
+238.50m**

**NO. 415 YONGE ST.
(PROPOSED - 69
STOREYS / 229.90m)**

**NO. 383 YONGE ST.
(APPROVED - 84
STOREYS / 298.99m)**

**AURA AT COLLEGE
PARK
(78 STOREYS / 271.81m)**

**NO. 372 YONGE ST.
(PROPOSED - 74
STOREYS / 248.00m)**

2 AERIAL VIEW - NORTH WEST

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AERIAL VIEWS 01

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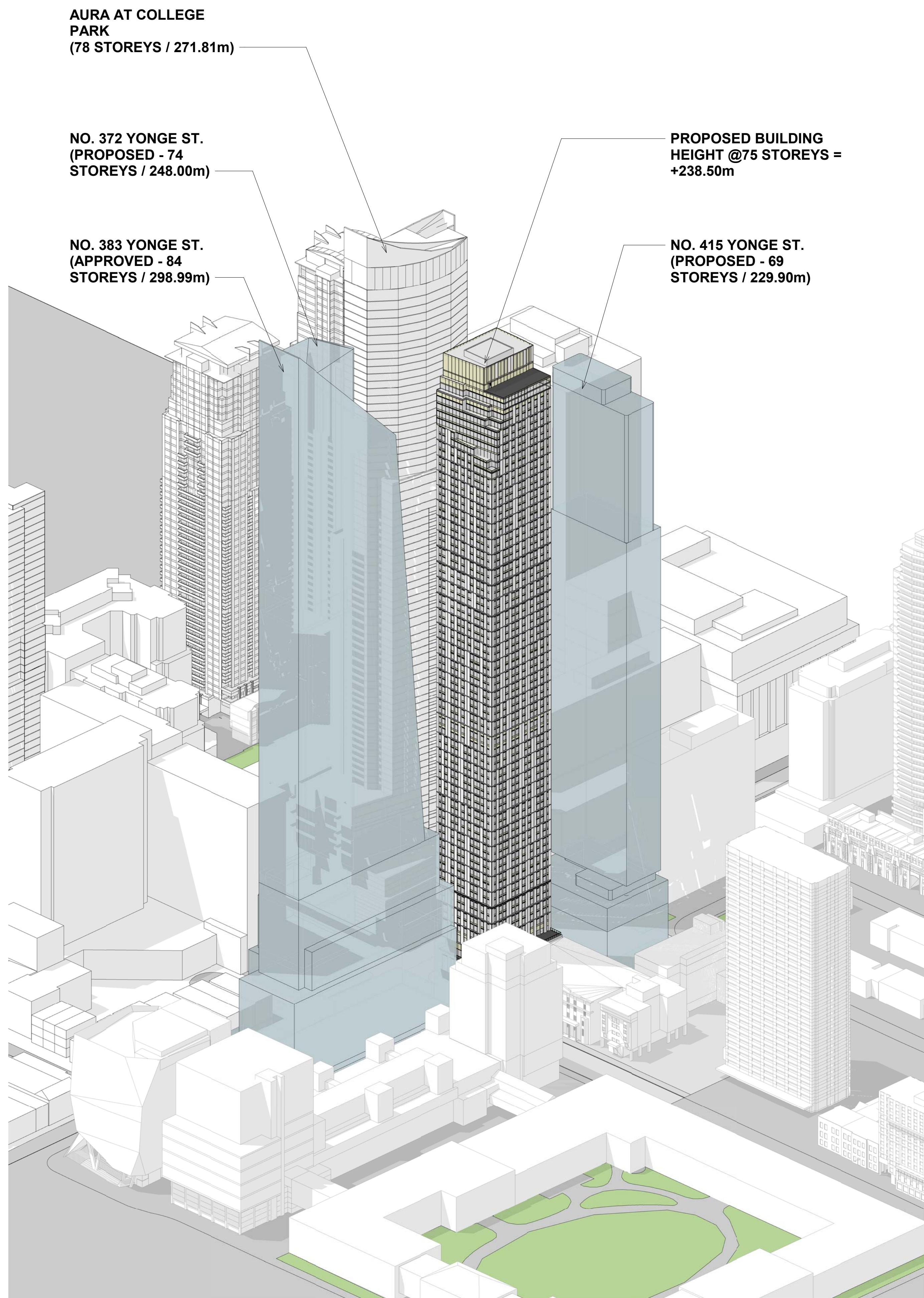
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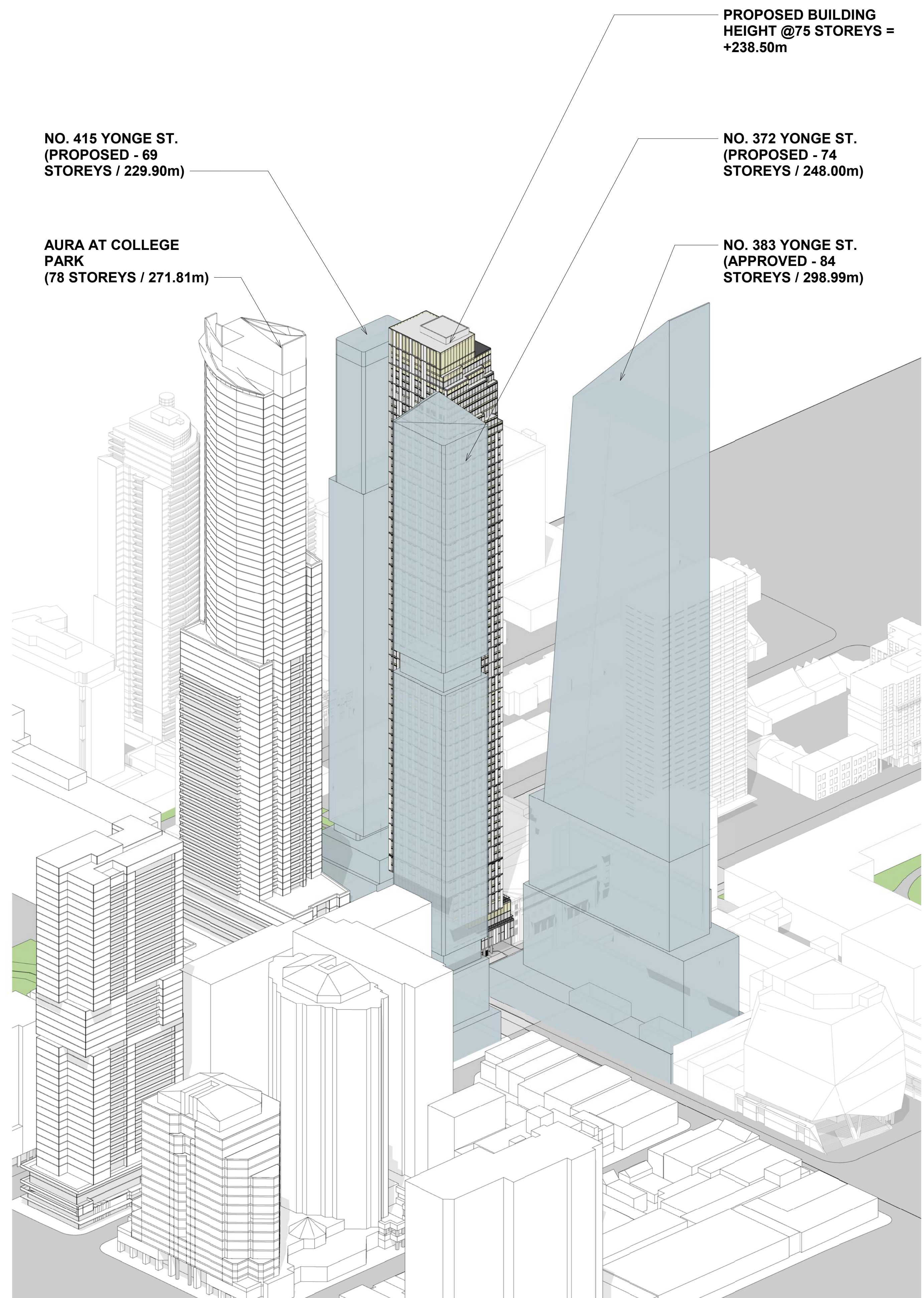
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399 Yonge Street
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1 AERIAL VIEW - SOUTH EAST



2 AERIAL VIEW - SOUTH WEST

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AERIAL VIEWS 02

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	2023-03-12
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A602