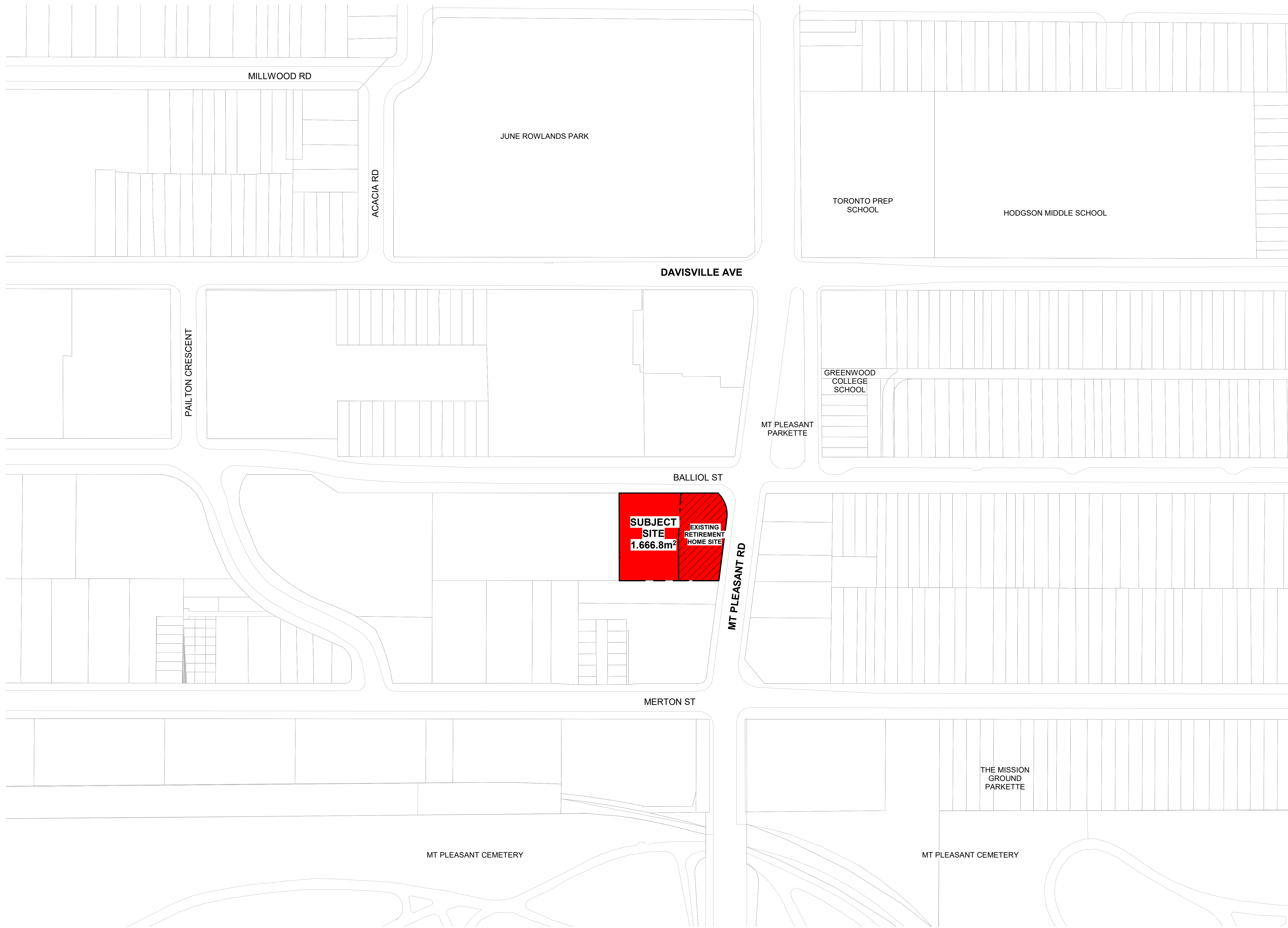


Schedule "A"

Architectural Plans prepared by Turner Fleischer Architects Inc. (dated August 31, 2023)





#	DATE	DESCRIPTION	BY
2	2023-07-13	RZ & SPA RESUBMISSION	AYU
1	2021-10-28	RZ & SPA SUBMISSION	AYU

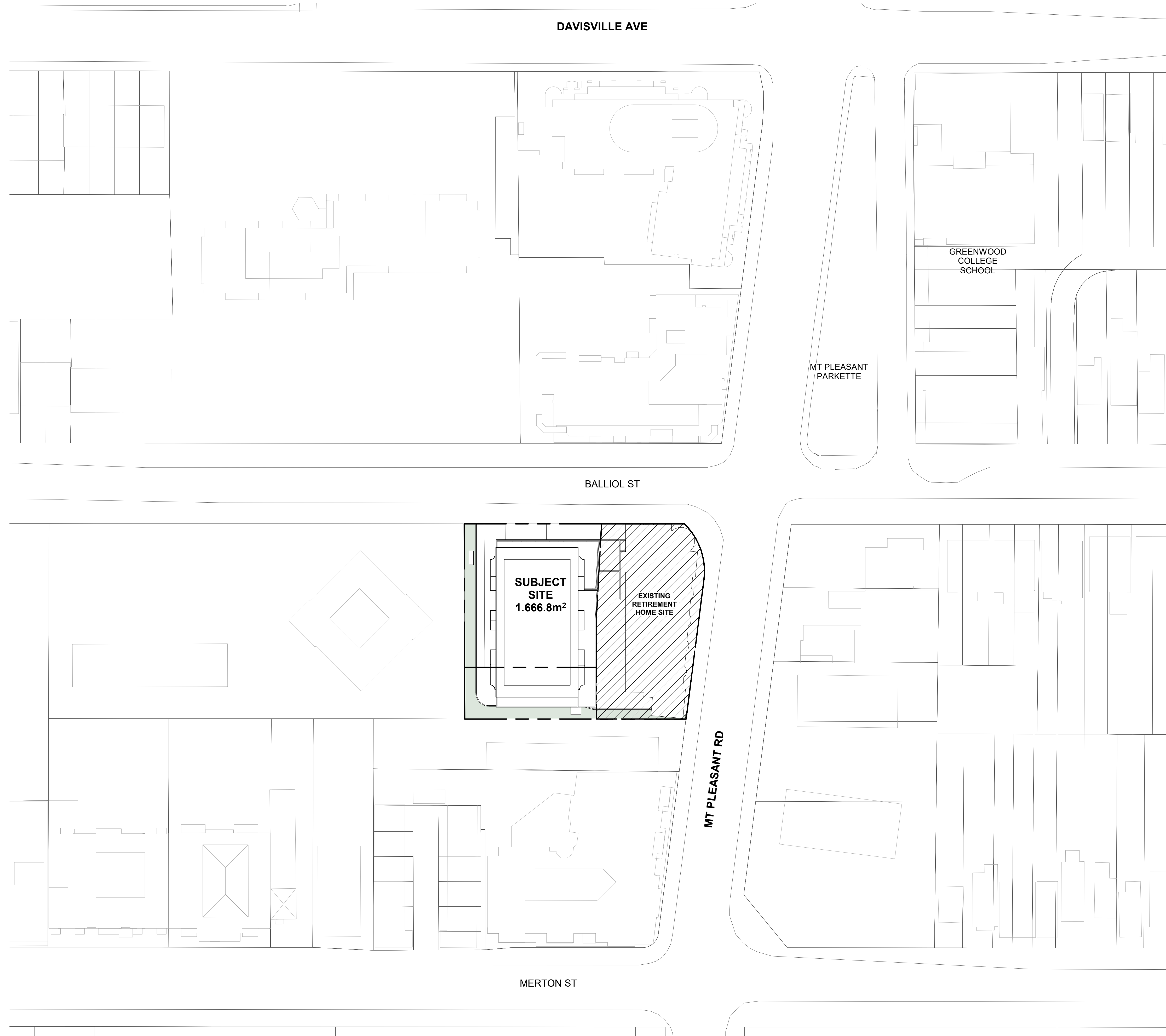


PROJECT  
**289-299 Balliol Street, Toronto, ON**

DRAWING  
**CONTEXT PLAN**

PROJECT NO. 21.077SPA	
PROJECT DATE 2023-08-31	
DRAWN BY AFI	
CHECKED BY AYU	
SCALE 1 : 1000	

DRAWING NO. **RZ004A** REV. **2**



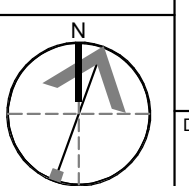
#	DATE	DESCRIPTION	BY
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PROJECT  
**289-299 Balliol Street, Toronto, ON**

DRAWING  
**CONTEXT PLAN**

PROJECT NO.  
21.077SPA  
 PROJECT DATE  
2023-08-31  
 DRAWN BY  
HMO  
 CHECKED BY  
AYU  
 SCALE  
1 : 500





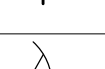

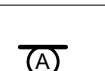
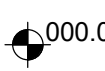




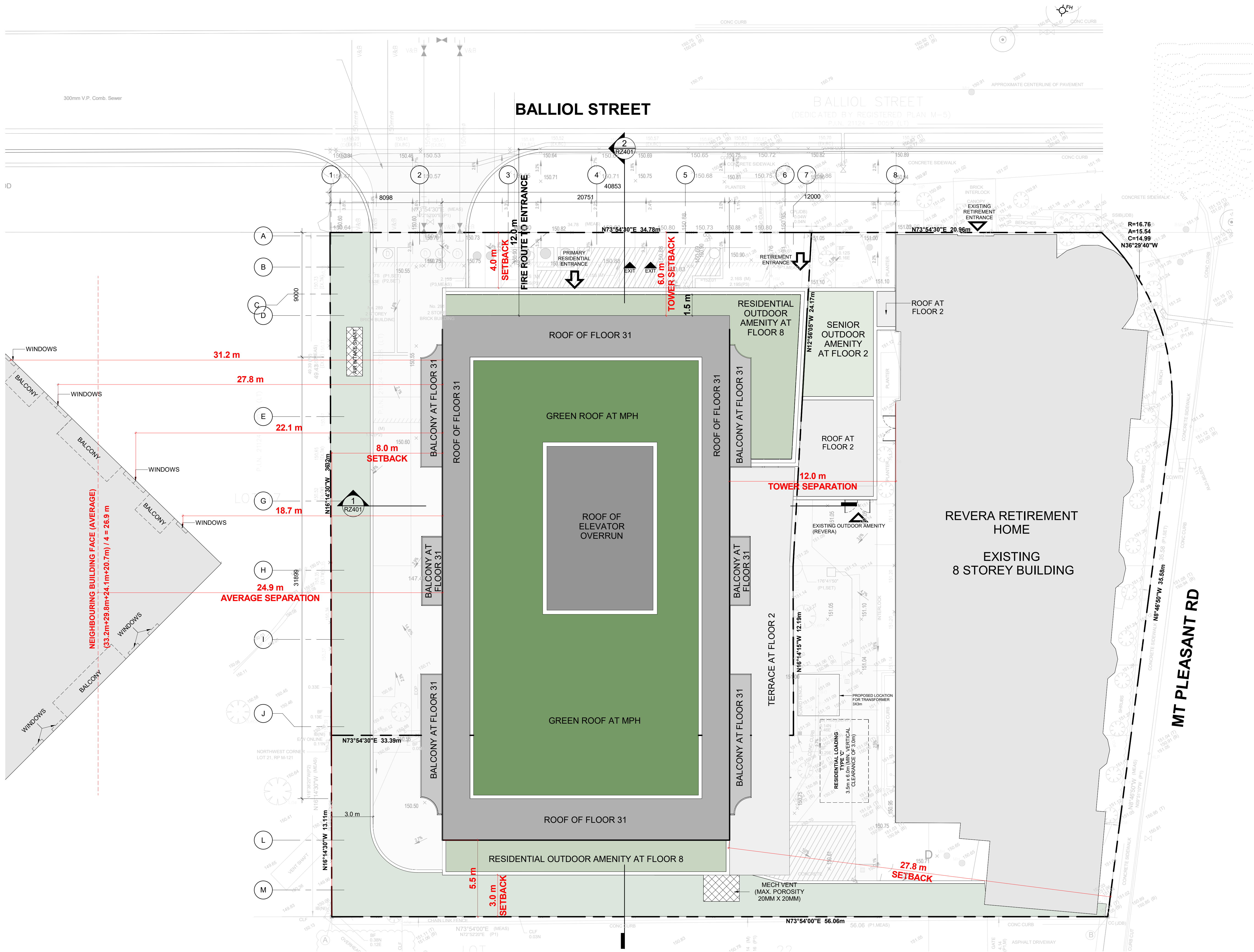
DRAWING NO. **RZ004B** REV.

This drawing is an instrument of service, as provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all applicable building jurisdictions. The contractor working from drawings not specifically marked 'For Contractor' must assume full responsibility and bear costs for any corrections or damage resulting from the work.

The site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encumbrances prepared by R. Aves Engineering Inc., dated April 16, 2022 as provided by Metrex Development.

### LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER



#	DATE	DESCRIPTION	BY
2	2023-07-13	RZ & SPA RESUBMISSION	AYU
1	2021-10-28	RZ & SPA SUBMISSION	AYU



PROJECT  
289-299 Balliol Street, Toronto, ON

DRAWING  
SITE PLAN / ROOF PLAN

PROJECT NO. 21.077SPA
PROJECT DATE 2023-08-31
DRAWN BY AFI
CHECKED BY AYU
SCALE As Indicated

DRAWING NO. RZ005	REV. 2
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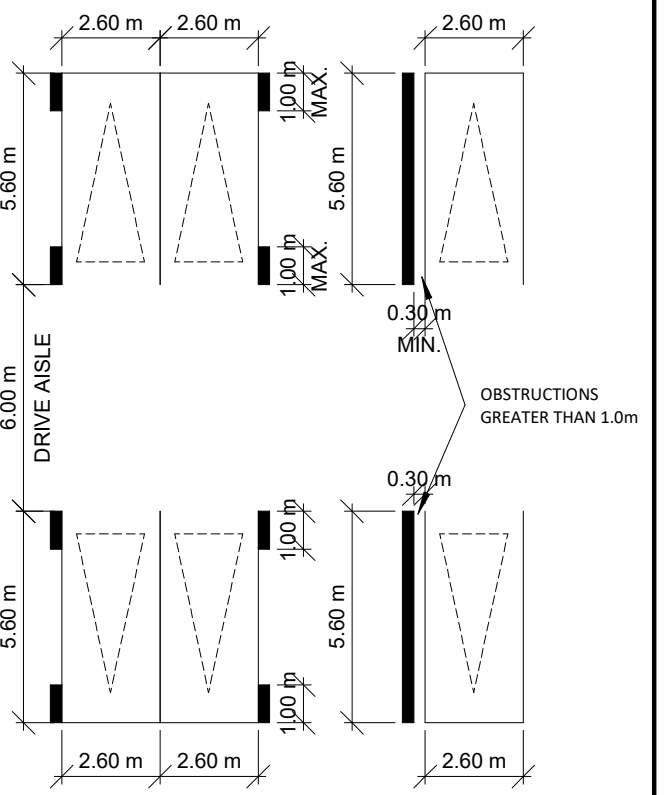
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all applicable building jurisdictions. The contractor working from drawings not specifically marked "for Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

### PARKING LEGEND

- EV EVSE PARKING
- EV-R EV ROUGH-INS
- CONVEX MIRROR

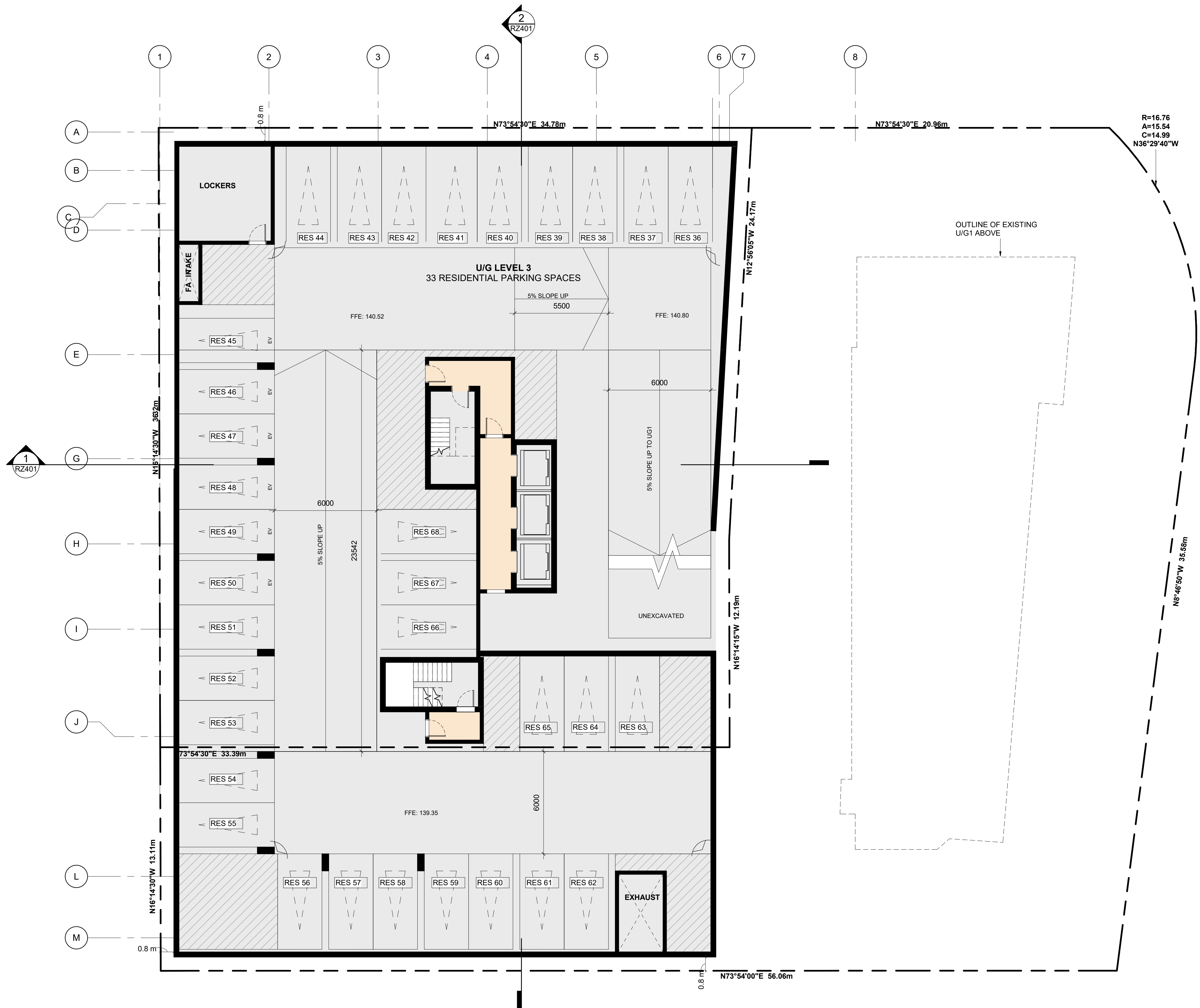
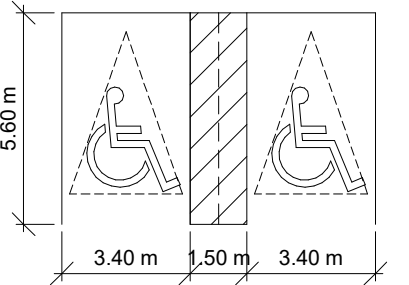
### STANDARD PARKING DIMENSIONS:

aisle width: MIN 6m  
TYPICAL PARKING SIZE:  
MIN 2.6 x 5.6 x 2.1m HIGH



### STANDARD BARRIER-FREE SPACE:

MIN 3.4 x 5.6 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
---	------	-------------	----



PROJECT  
289-299 Balliol Street, Toronto, ON

DRAWING  
UNDERGROUND LEVEL 03

PROJECT NO. 21.077SPA	
PROJECT DATE 2023-08-31	
DRAWN BY HMO	
CHECKED BY AYU	
SCALE As indicated	

DRAWING NO.	REV.
RZ101	

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of applicable building jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

### PARKING LEGEND

EV EVSE PARKING

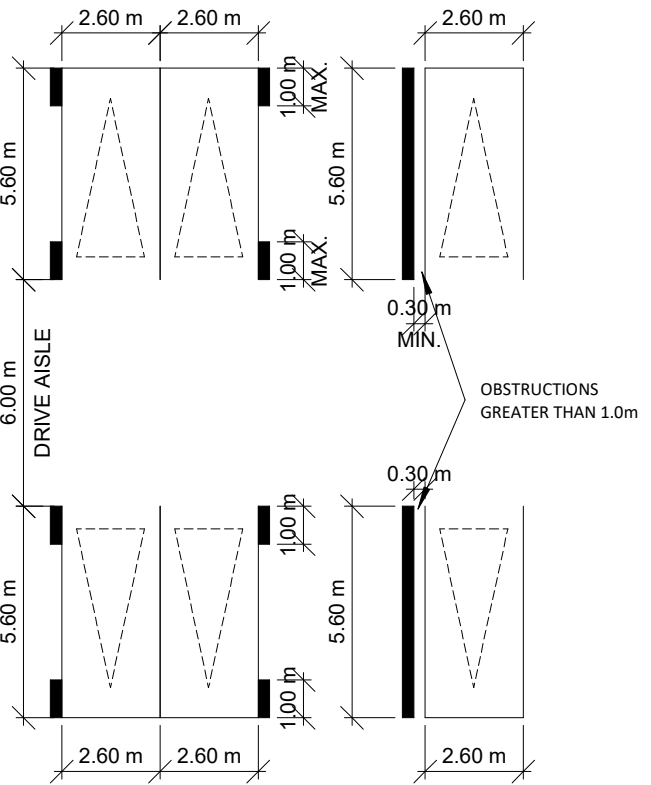
EV-R EV ROUGH-INS

CONVEX MIRROR

### STANDARD PARKING DIMENSIONS:

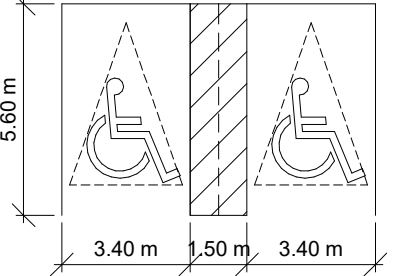
AISLE WIDTH: MIN 6m

TYPICAL PARKING SIZE:  
MIN 2.6 x 5.6 x 2.1m HIGH



### STANDARD BARRIER-FREE SPACE:

MIN 3.4 x 5.6 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2023-07-13	RZ & SPA RESUBMISSION	AYU
1	2021-10-28	RZ & SPA SUBMISSION	AYU

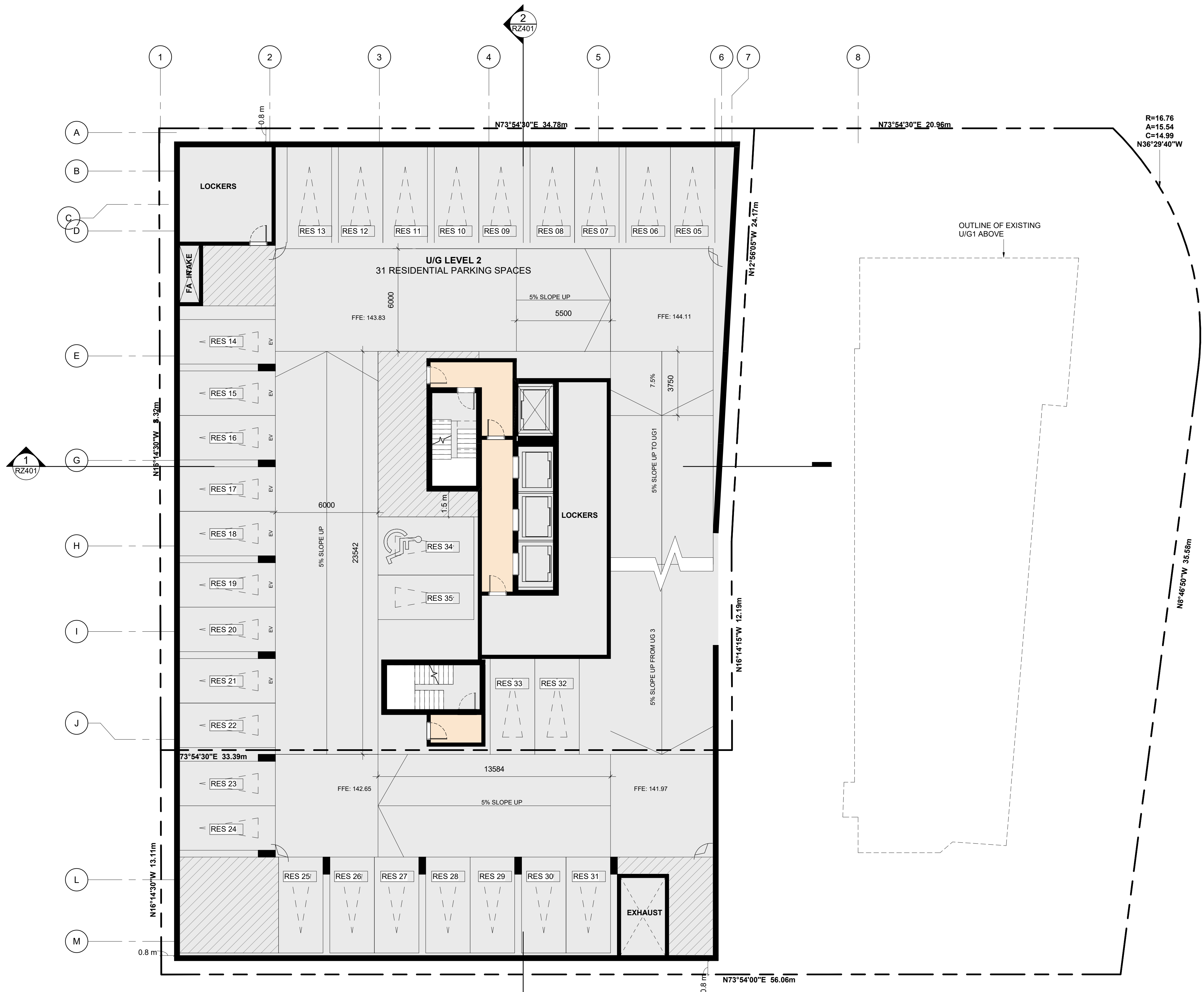


PROJECT  
289-299 Balliol Street, Toronto, ON

DRAWING  
UNDERGROUND LEVEL 02

PROJECT NO.	21.077SPA
PROJECT DATE	2023-08-31
DRAWN BY	FEM
CHECKED BY	AYU
SCALE	As Indicated

DRAWING NO.	REV
RZ102	2



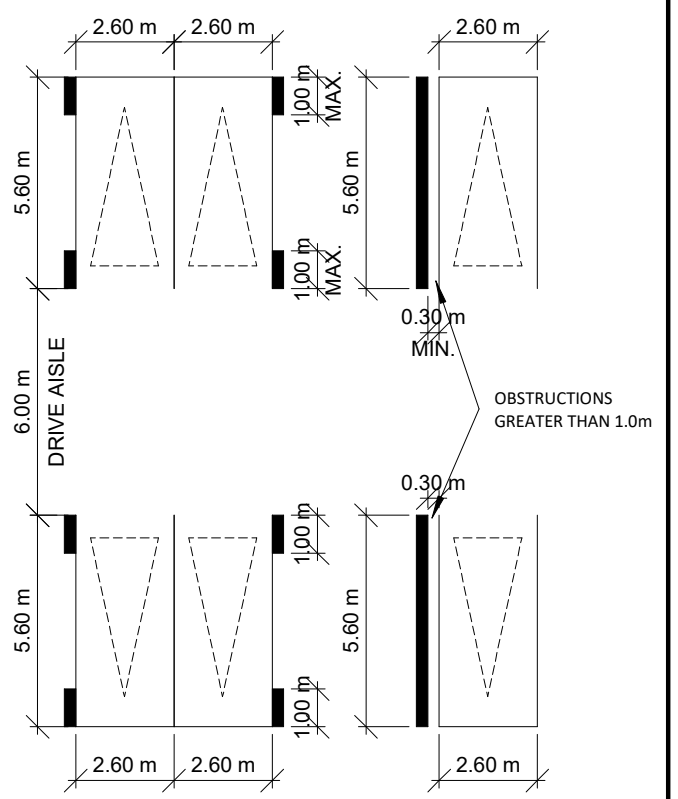
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### PARKING LEGEND

- EV EVSE PARKING
- EV-R EV ROUGH-INS
- CONVEX MIRROR

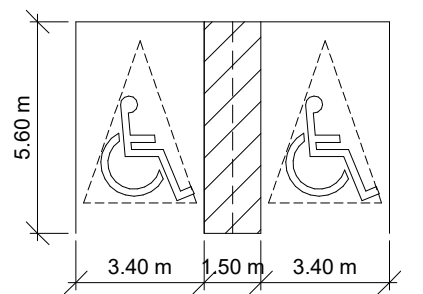
### STANDARD PARKING DIMENSIONS:

aisle width: MIN 6m  
TYPICAL PARKING SIZE:  
MIN 2.6 x 5.6 x 2.1m HIGH



### STANDARD BARRIER-FREE SPACE:

MIN 3.4 x 5.6 x 2.1m HIGH



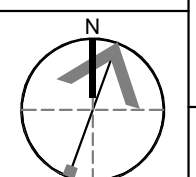
#	DATE	DESCRIPTION	BY
2	2022-07-13	RZ & SPA RESUBMISSION	AYU
1	2021-10-28	RZ & SPA SUBMISSION	AYU



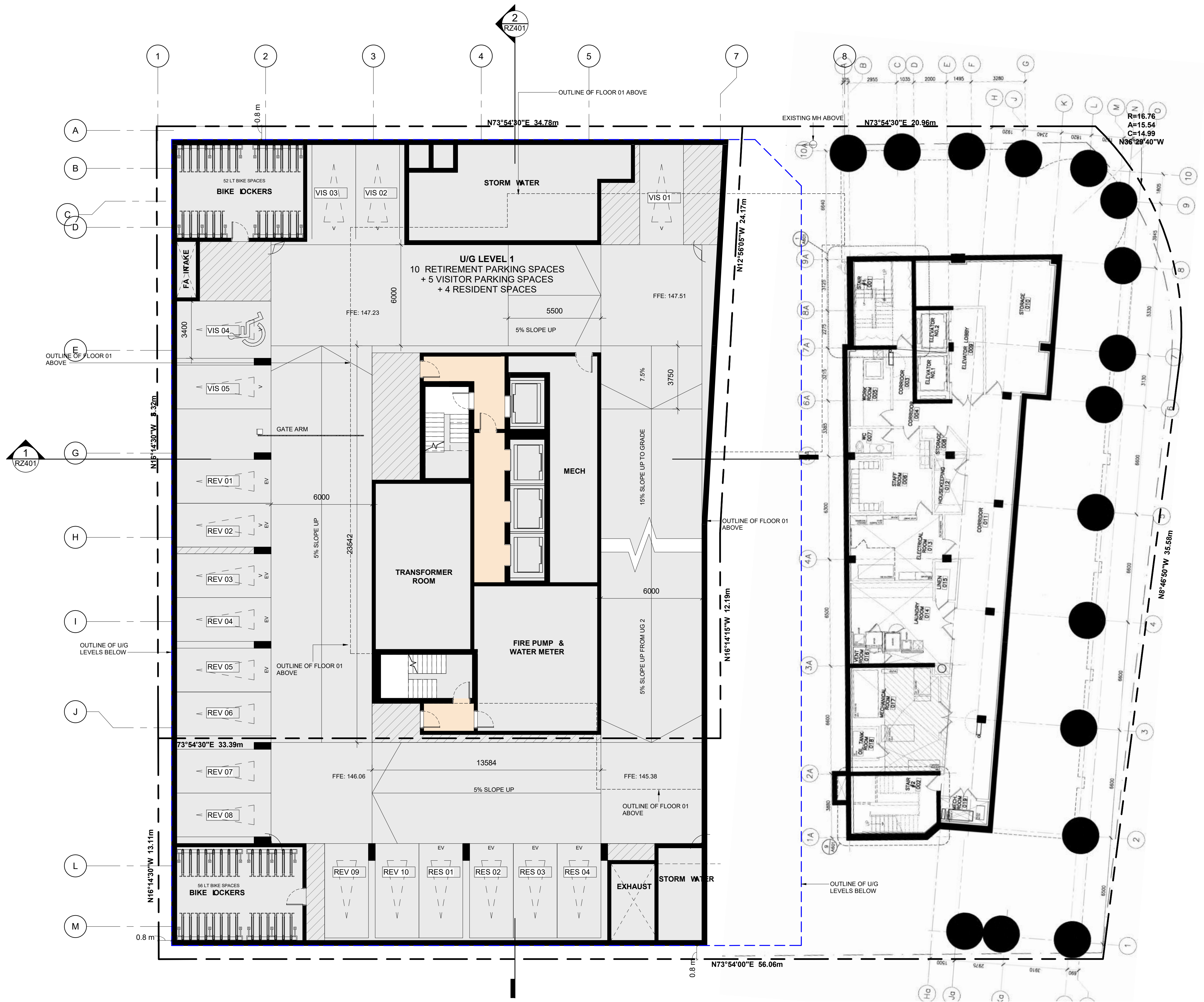
PROJECT  
289-299 Balliol Street, Toronto, ON

DRAWING  
UNDERGROUND LEVEL 01

PROJECT NO.  
21.077SPA  
PROJECT DATE  
2023-08-31  
DRAWN BY  
FEM  
CHECKED BY  
AYU  
SCALE  
As Indicated



DRAWING NO. **RZ103** REV **2**





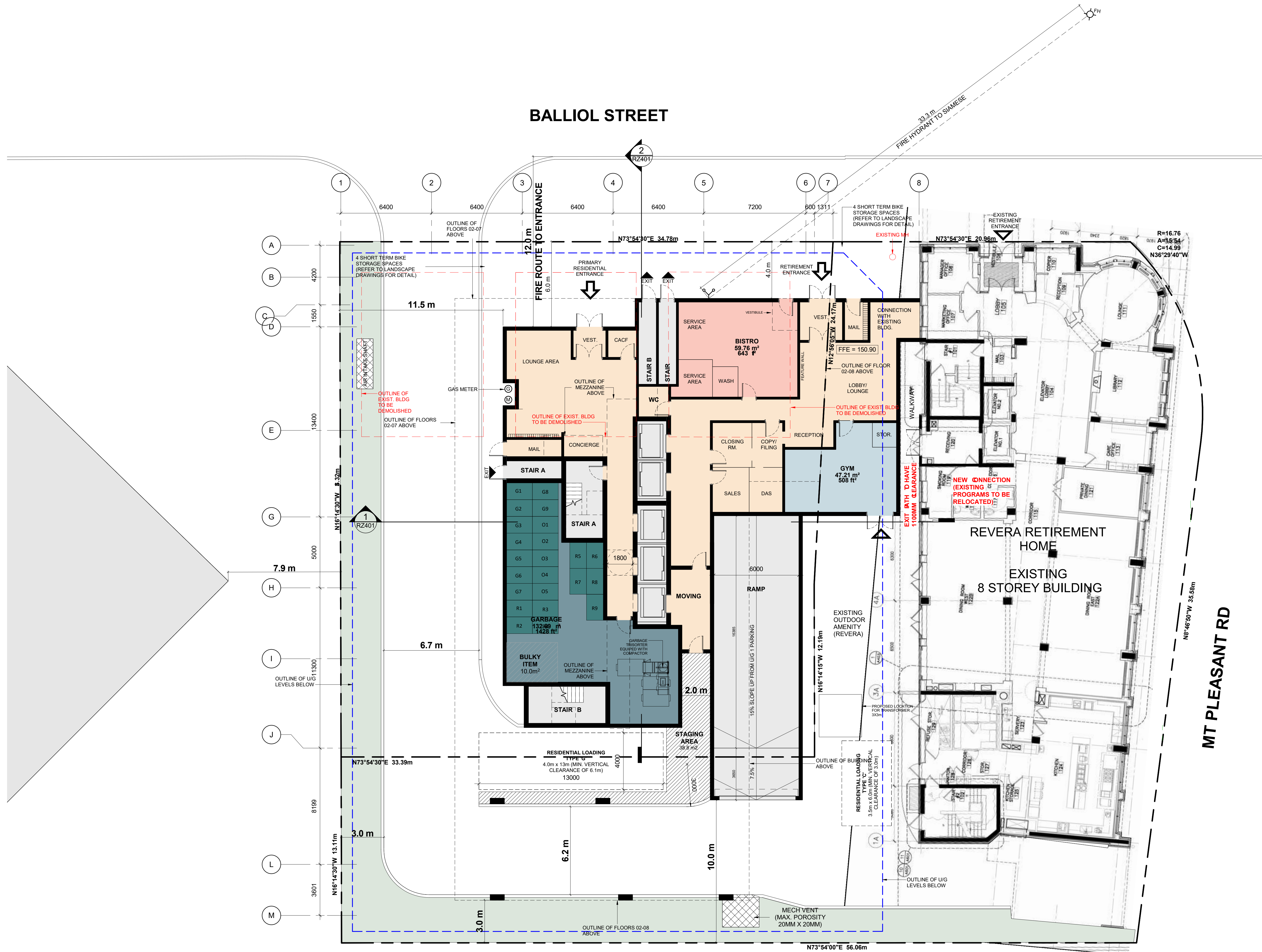
This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of all applicable building jurisdictions. The contractor working from drawings not specifically marked 'For Contractor' must assume full responsibility and bear costs for any corrections or damage resulting from his work.

The site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encumbrances prepared by R. Aves Engineering Inc., dated April 16, 2022 as provided by Menkes Development.

### LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	TRANSFORMER WITH CLEARANCES
	FIRE ROUTE SIGN
	0.000.00 SPOT ELEVATION
	GAS/HYDRO METER
	PROPOSED WALL SCENCE

## BALLIOL STREET



REVERA RETIREMENT HOME  
EXISTING 8 STOREY BUILDING

MT PLEASANT RD

#	DATE	DESCRIPTION	BY
2	2023-07-13	RZ & SPA RESUBMISSION	AYU
1	2021-10-28	RZ & SPA SUBMISSION	AYU



PROJECT  
289-299 Balliol Street, Toronto, ON

DRAWING  
GROUND FLOOR

PROJECT NO. 21.077SPA
PROJECT DATE 2023-08-31
DRAWN BY MNZ
CHECKED BY AYU
SCALE As Indicated

	DRAWING NO. <b>RZ151</b>	REV. <b>2</b>
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## BALLIOL STREET



2	2022-07-13	RZ & SPA RESUBMISSION	AYU
1	2021-10-28	RZ & SPA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY

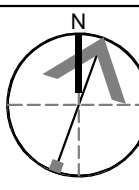


PROJECT  
289-299 Balliol Street, Toronto, ON

DRAWING  
FLOOR 02

PROJECT NO.	21.077SPA
PROJECT DATE	2023-08-31
DRAWN BY	AFI
CHECKED BY	AYU
SCALE	1 : 125

DRAWING NO.	RZ152	REV.	2
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## BALLIOL STREET



#	DATE	DESCRIPTION	BY
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1	2021-10-28	RZ & SPA SUBMISSION	AYU



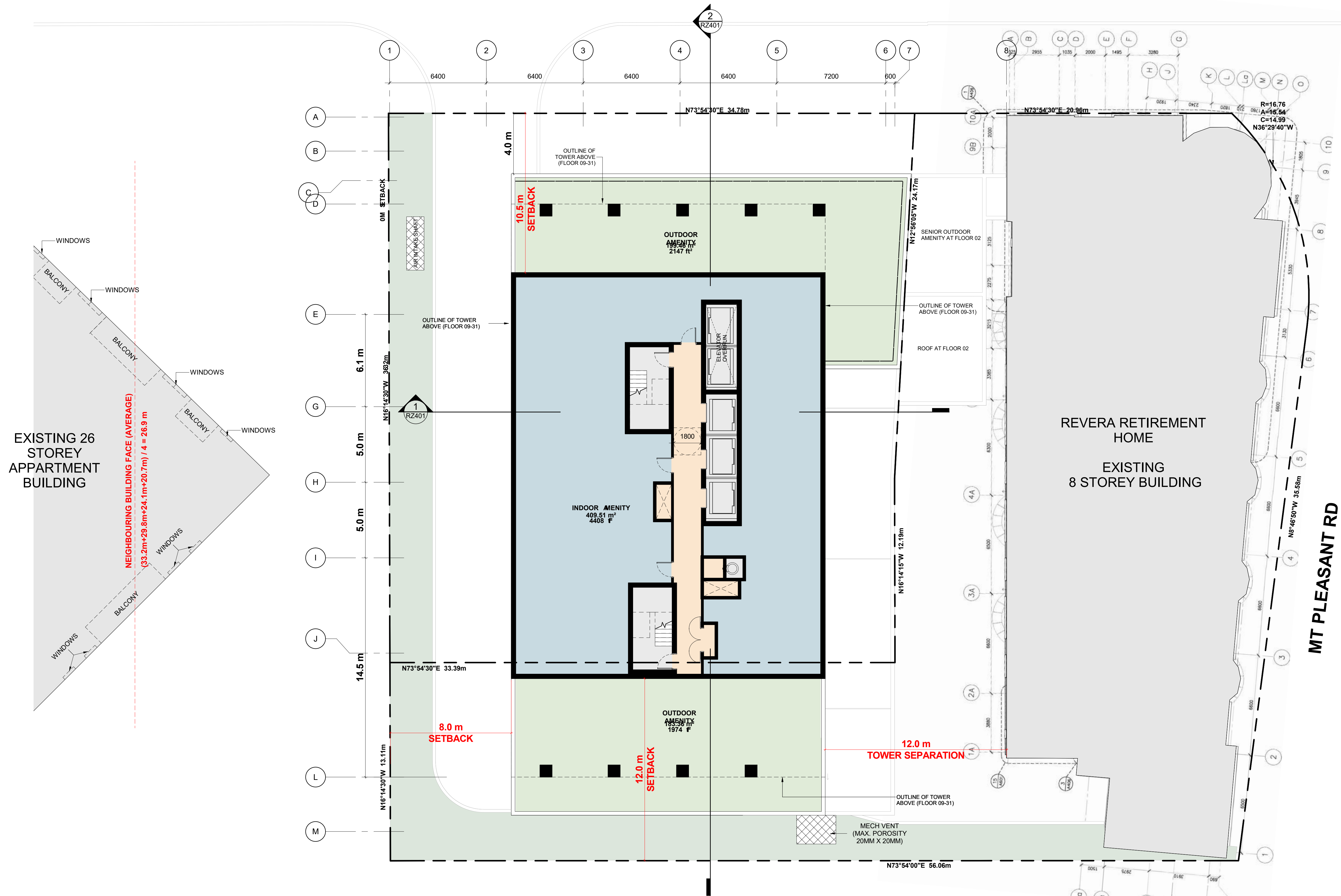
PROJECT  
 289-299 Balliol Street, Toronto, ON

DRAWING  
 FLOOR 03-07

PROJECT NO.  
 21.077SPA  
 PROJECT DATE  
 2023-08-31  
 DRAWN BY  
 AFI  
 CHECKED BY  
 AYU  
 SCALE  
 1 : 125

DRAWING NO.	REV.
RZ153	2

## BALLIOL STREET



#	DATE	DESCRIPTION	BY
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1	2021-10-28	RZ & SPA SUBMISSION	AYU



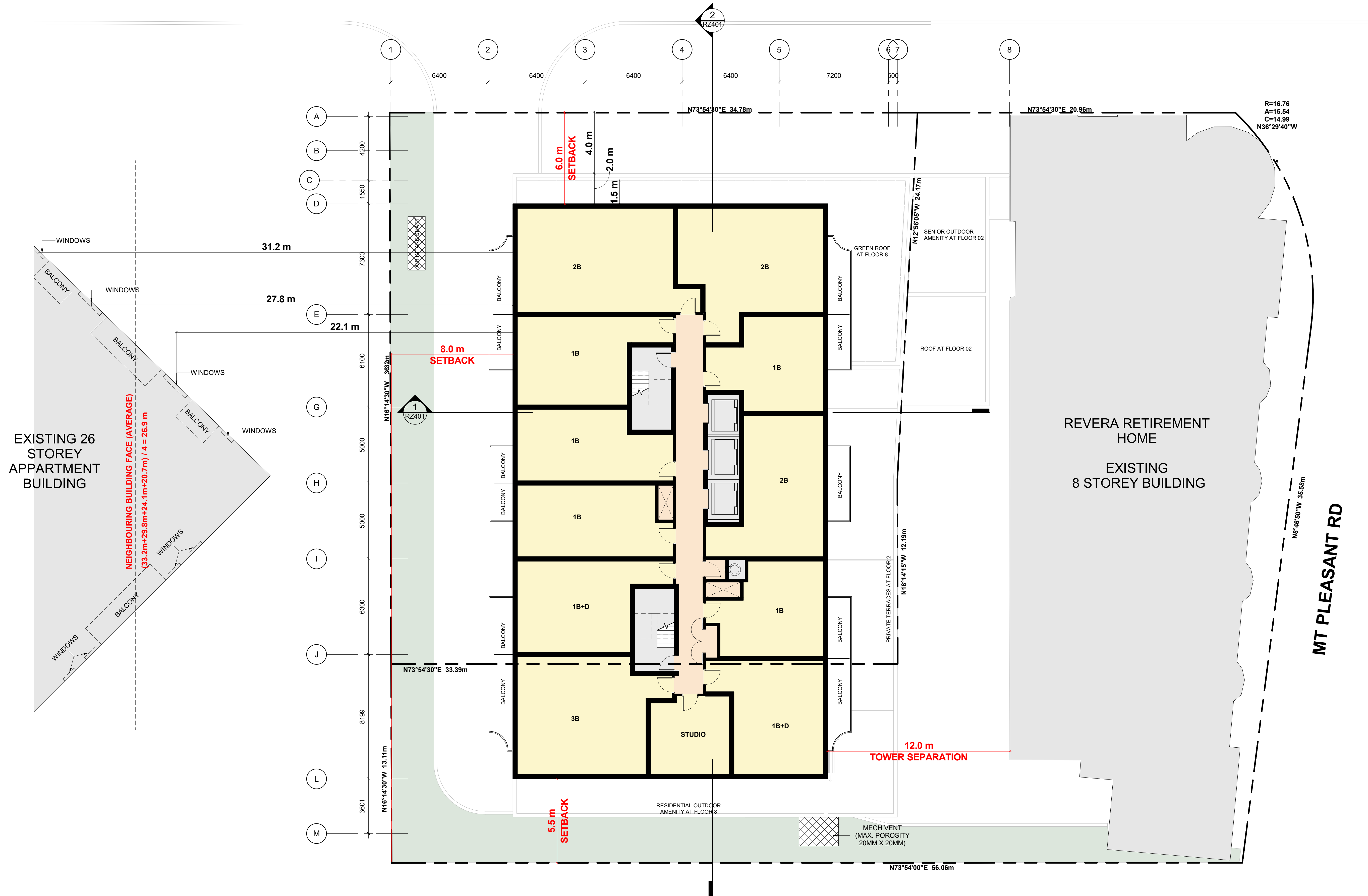
PROJECT  
289-299 Balliol Street, Toronto, ON

DRAWING  
FLOOR 08

PROJECT NO.  
21.077SPA  
PROJECT DATE  
2023-08-31  
DRAWN BY  
AFI  
CHECKED BY  
AYU  
SCALE  
1 : 125

DRAWING NO.  
RZ154  
REV.  
2

## BALLIOL STREET



#	DATE	DESCRIPTION	BY
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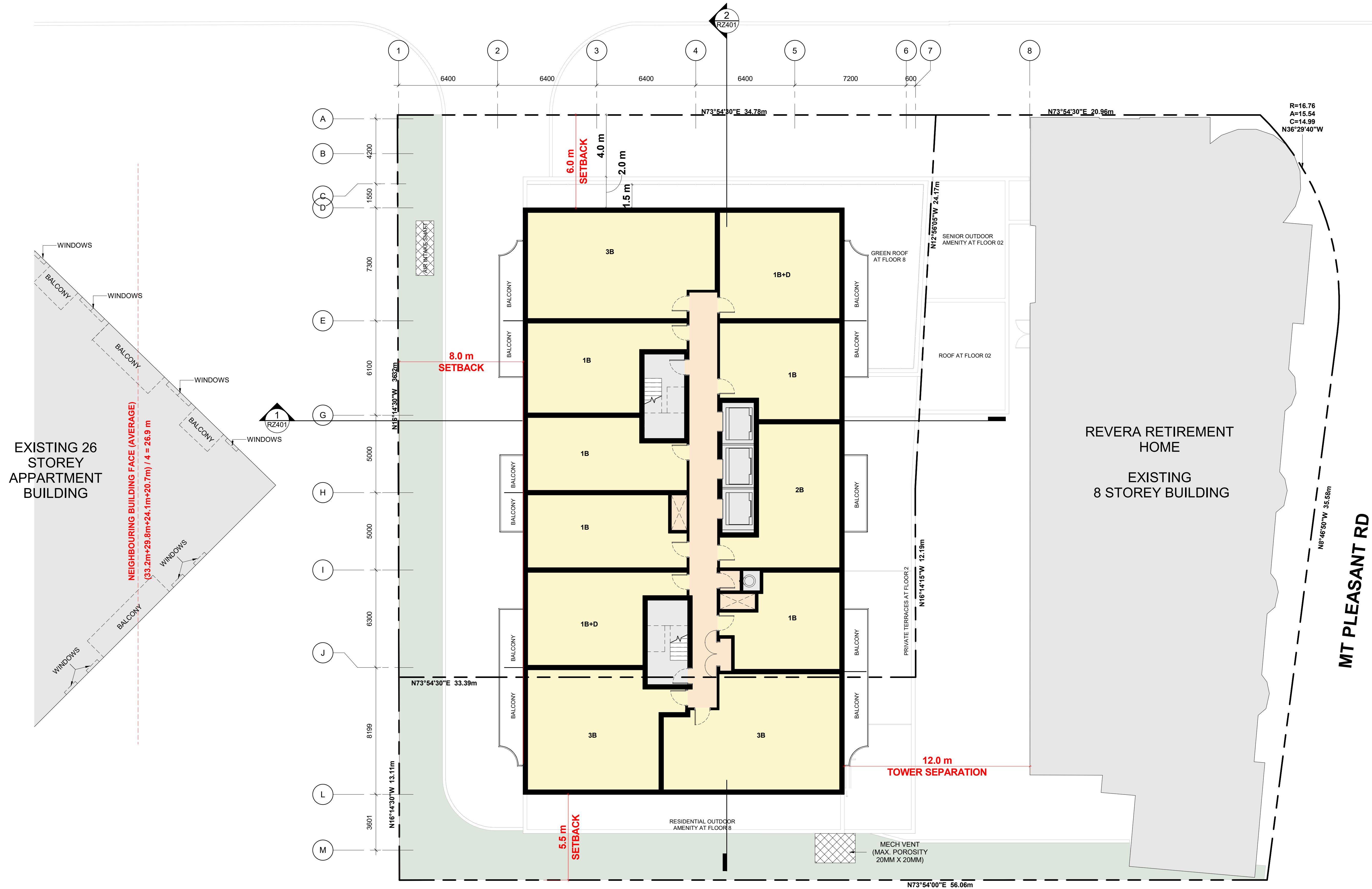
PROJECT  
289-299 Balliol Street, Toronto, ON

DRAWING  
FLOOR 9-28

PROJECT NO. 21.077SPA
PROJECT DATE 2023-08-31
DRAWN BY HMO
CHECKED BY MNZ
SCALE 1 : 125

DRAWING NO.	REV.
RZ155	

## BALLIOL STREET



#	DATE	DESCRIPTION	BY
2	2022-07-13	RZ & SPA RESUBMISSION	AYU
1	2021-10-28	RZ & SPA SUBMISSION	AYU



PROJECT  
289-299 Balliol Street, Toronto, ON

DRAWING  
FLOOR 29-31

PROJECT NO.  
21.077SPA  
PROJECT DATE  
2023-08-31  
DRAWN BY  
AFI  
CHECKED BY  
AYU  
SCALE  
1 : 125

DRAWING NO.	REV.
RZ156	2



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### EXTERIOR FINISHES LEGEND

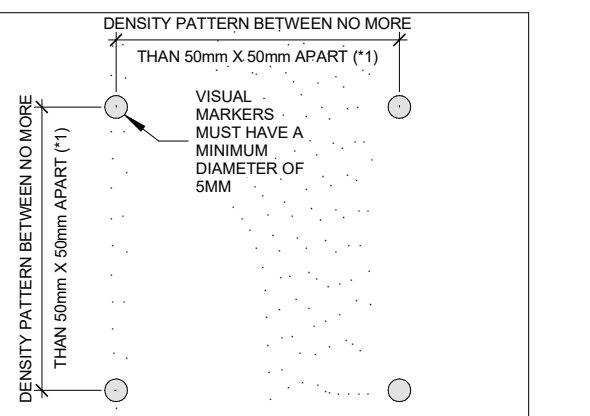
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1b	PRECAST CONCRETE - LIGHT RED
2	ALUMINUM MULLIONS - SILVER
3	ALUMINUM PANEL - BRONZE
4	ALUMINUM MULLIONS - BLACK
5a	CLEAR GLASS
5b	TINTED GLASS
5c	FRITTED GLASS
6a	RAILING GLASS - CLEAR
6b	RAILING GLASS - FRITTED
7	METAL PANEL - SILVER
8	PERFORATED PANEL - BRONZE

### BIRD FRIENDLY GUIDELINES

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
  - VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED, INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:
    - APPLICATION OF FILM AND DECALS TO THE GLASS
    - MUTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE
    - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
    - USE CERAMIC FRIT PANEL GLASS FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

- REDUCTION OF LIGHT POLLUTION
  - REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS
  - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT, REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

#	DATE	DESCRIPTION	BY
2	2022-07-13	RZ & SPA RESUBMISSION	AYU
1	2021-10-28	RZ & SPA SUBMISSION	AYU

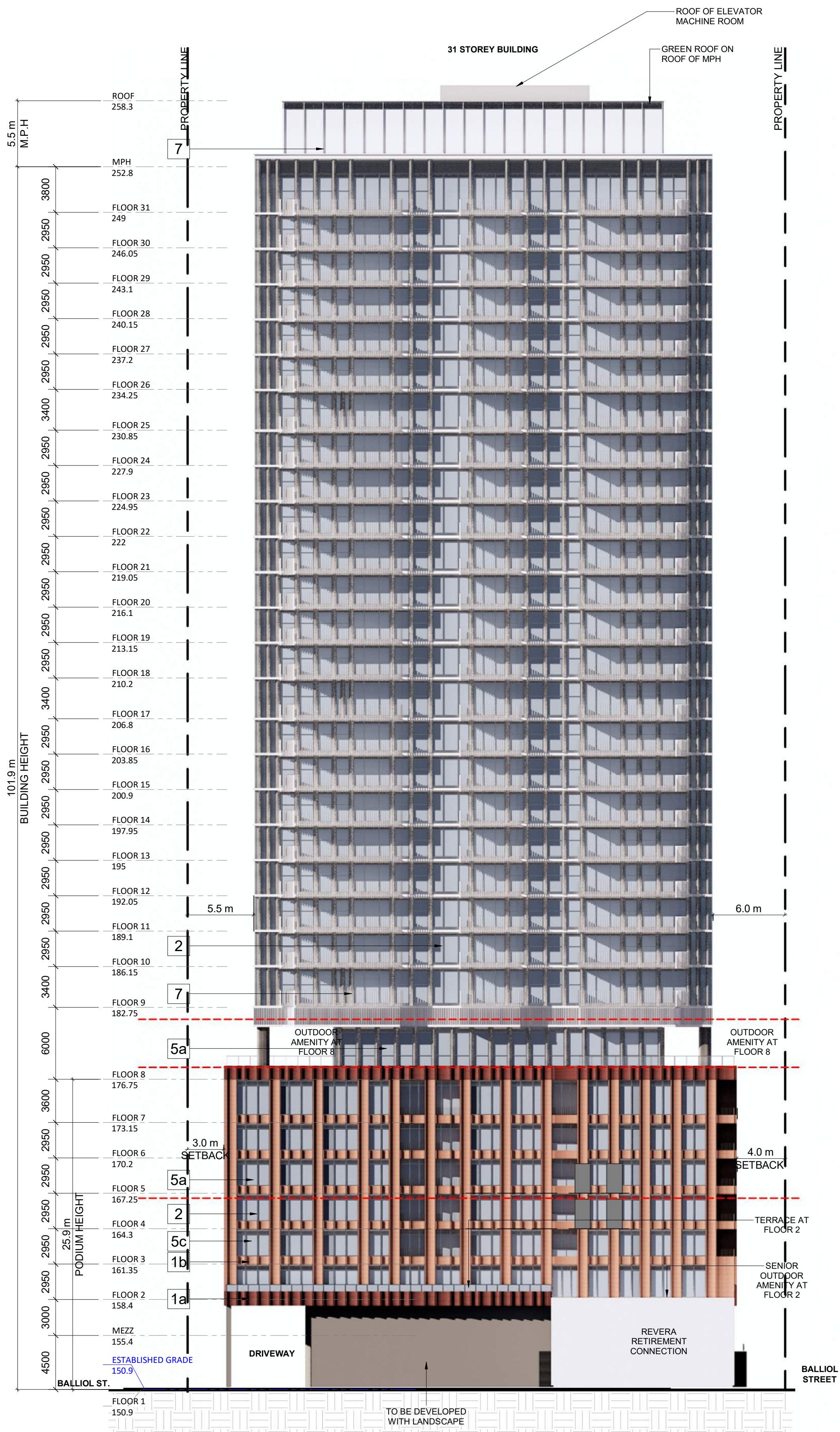


PROJECT  
289-299 Balliol Street, Toronto, ON

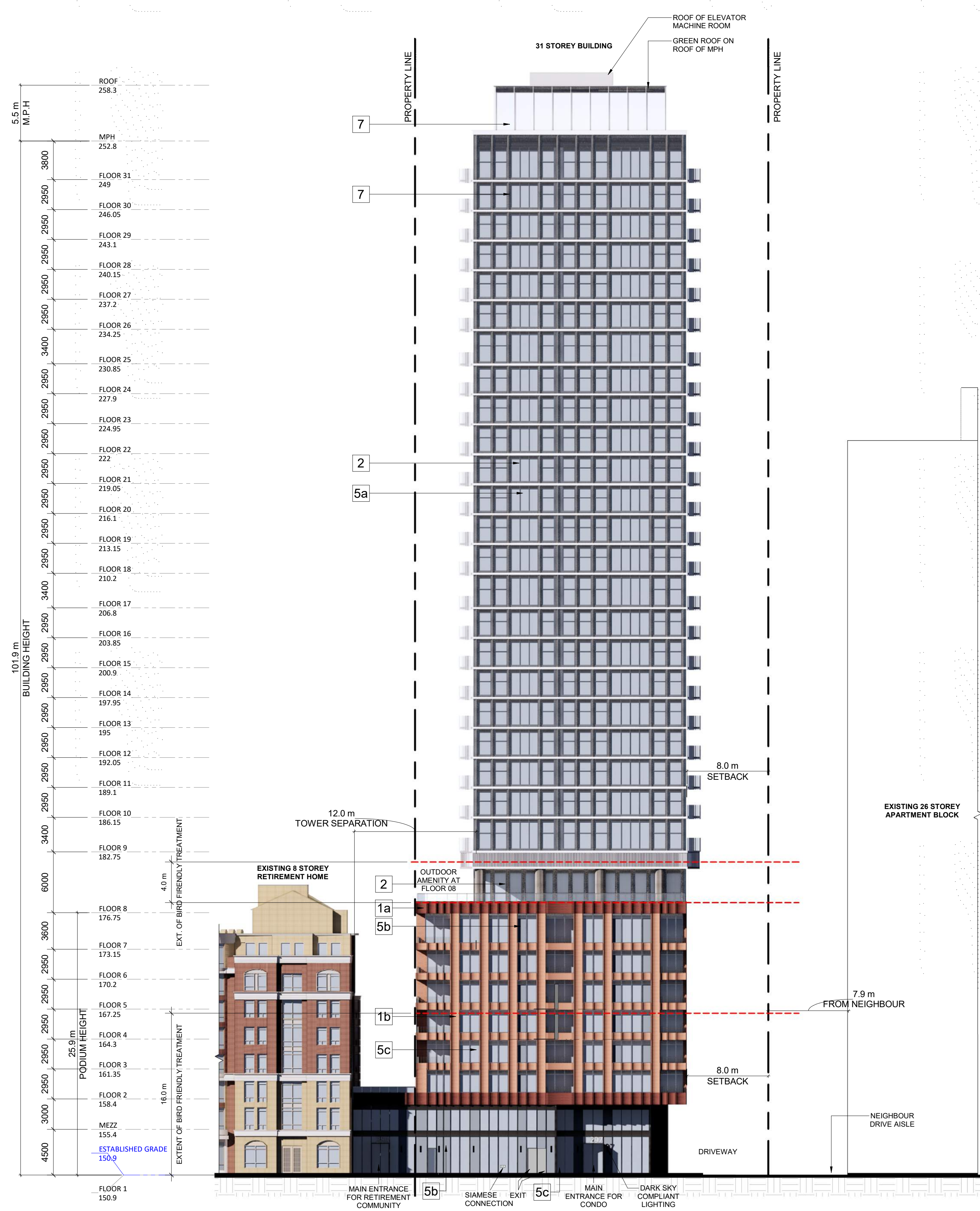
DRAWING  
ELEVATIONS

PROJECT NO.	21.077SPA
PROJECT DATE	2023-08-31
DRAWN BY	ATS
CHECKED BY	AYU
SCALE	1:250

DRAWING NO.	REV.
RZ301	2



1 East Elevation  
RZ301 1:250



2 North Elevation  
RZ301 1:250

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### EXTERIOR FINISHES LEGEND

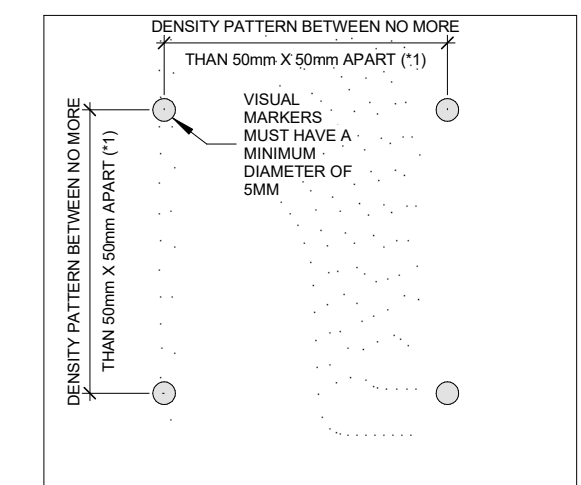
1a	PRECAST CONCRETE - DARK RED
1b	PRECAST CONCRETE - LIGHT RED
2	ALUMINUM MULLIONS - SILVER
3	ALUMINUM PANEL - BRONZE
4	ALUMINUM MULLIONS - BLACK
5a	CLEAR GLASS
5b	TINTED GLASS
5c	FRITTED GLASS
6a	RAILING GLASS - CLEAR
6b	RAILING GLASS - FRITTED
7	METAL PANEL - SILVER
8	PERFORATED PANEL - BRONZE

### BIRD FRIENDLY GUIDELINES

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS**
- VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:
    - APPLICATION OF FILM AND DECALS TO THE GLASS
    - MUTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS
    - PLACED CLOSE TO THE GLASS SURFACE.
    - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
    - USE CERAMIC FRIT PANEL GLASS FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

- REDUCTION OF LIGHT POLLUTION**
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.
  - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT, REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



**DETAIL NOTES:**

- FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

#	DATE	DESCRIPTION	BY
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1	2021-10-28	R2 & SPA SUBMISSION	AYU

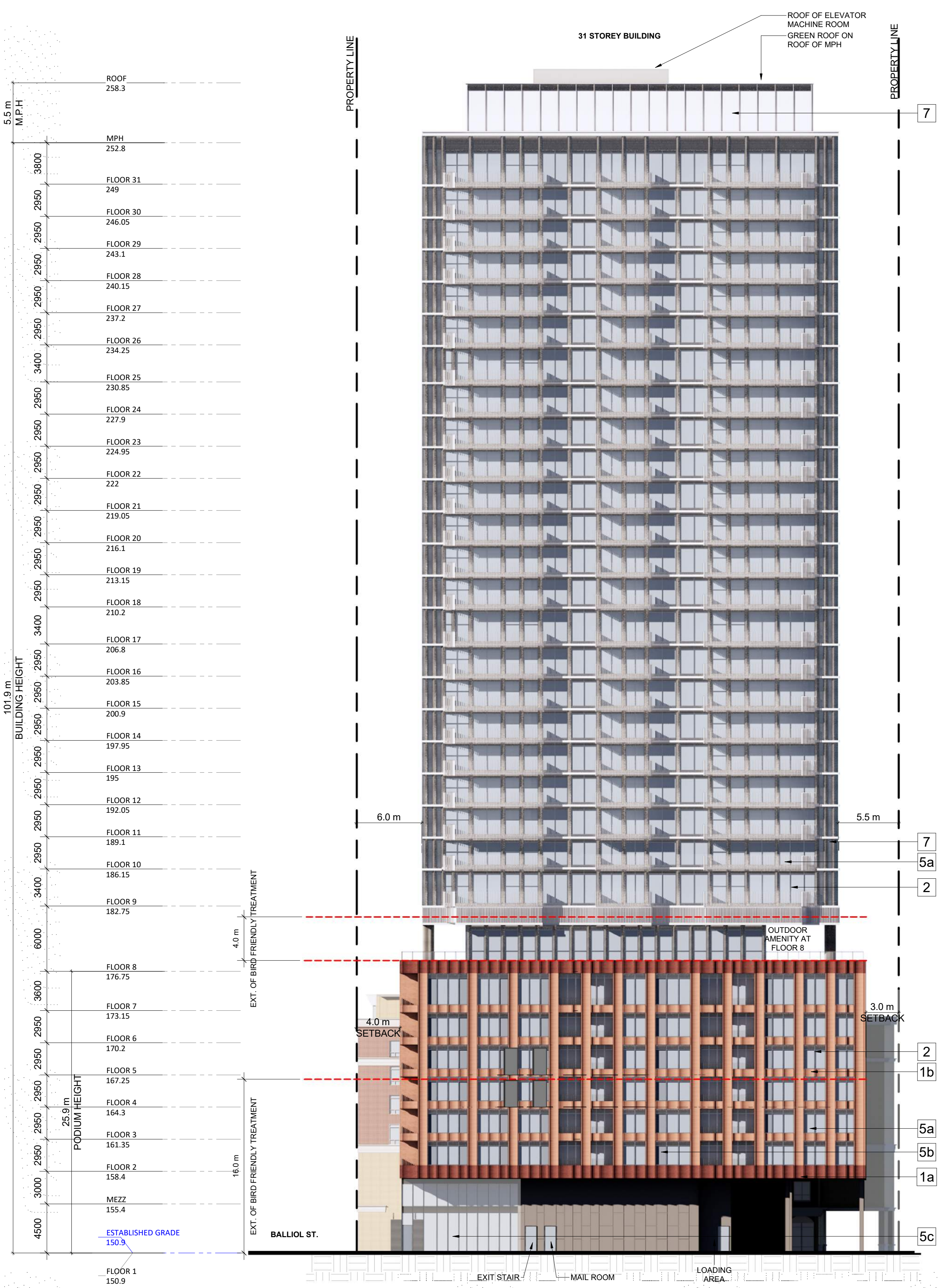


PROJECT  
289-299 Balliol Street, Toronto, ON

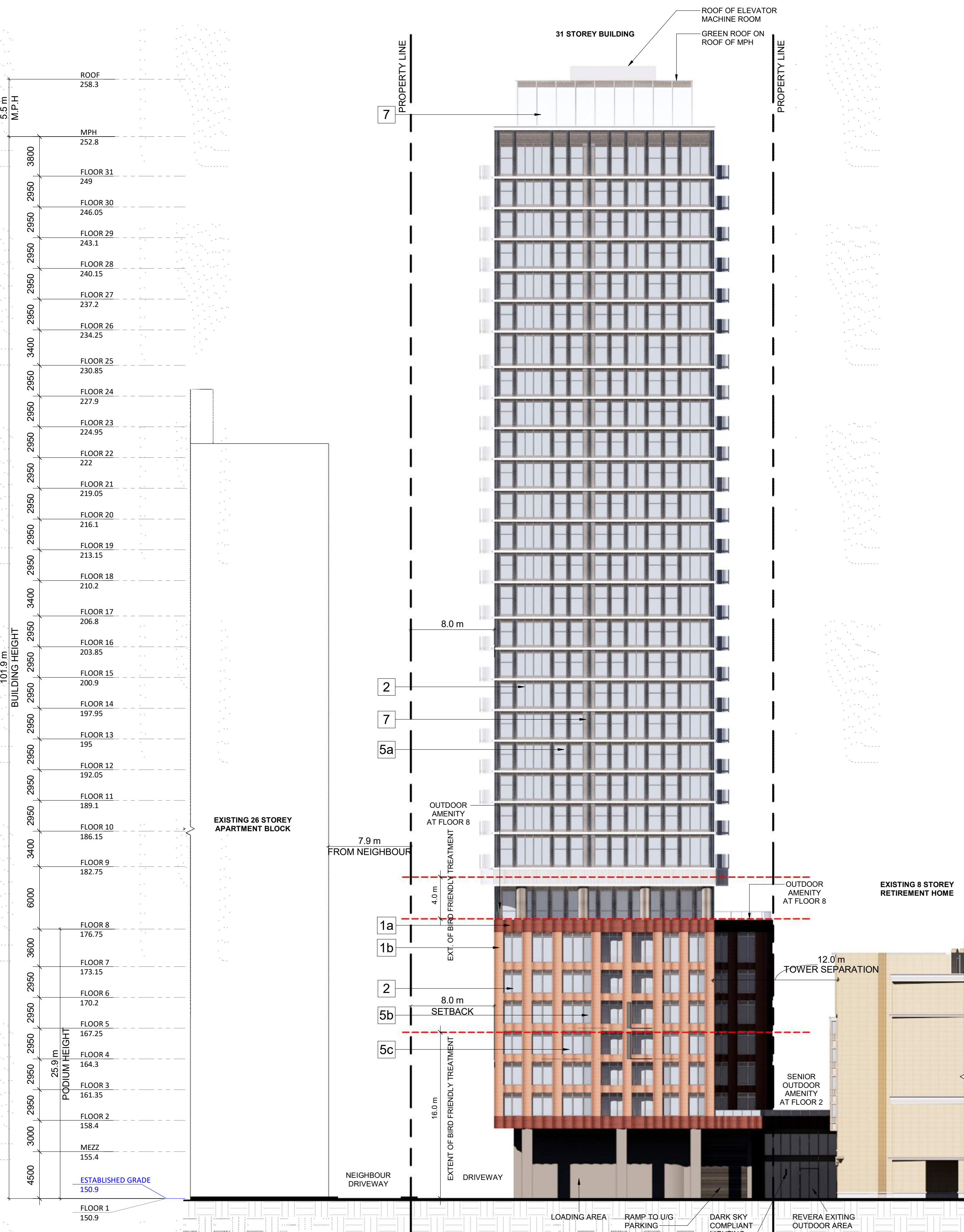
DRAWING  
ELEVATIONS

PROJECT NO.	21.077SPA
PROJECT DATE	2023-08-31
DRAWN BY	ATS
CHECKED BY	AYU
SCALE	1:250

DRAWING NO.	RZ302
REV.	2



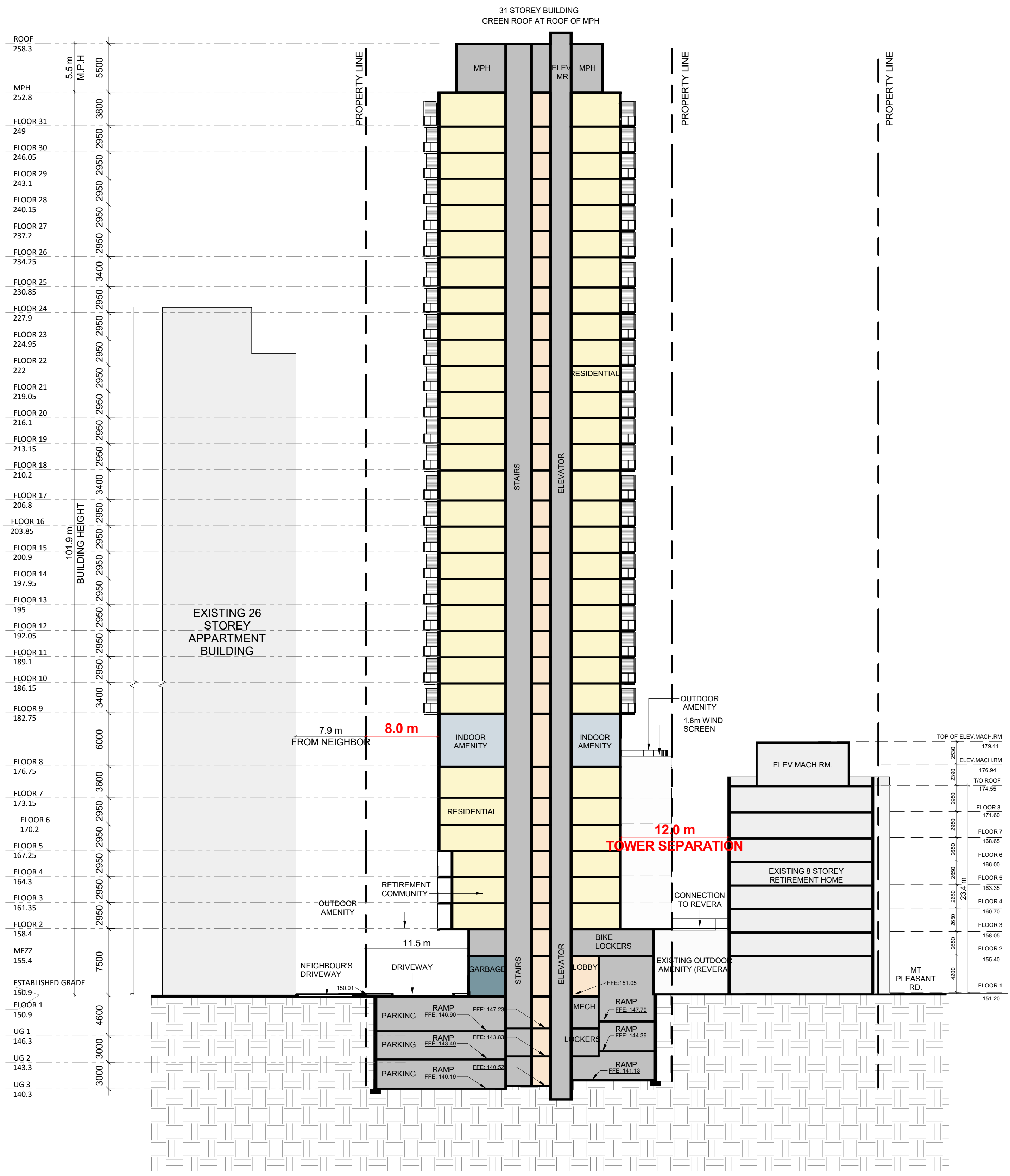
2 West Elevation  
1:250



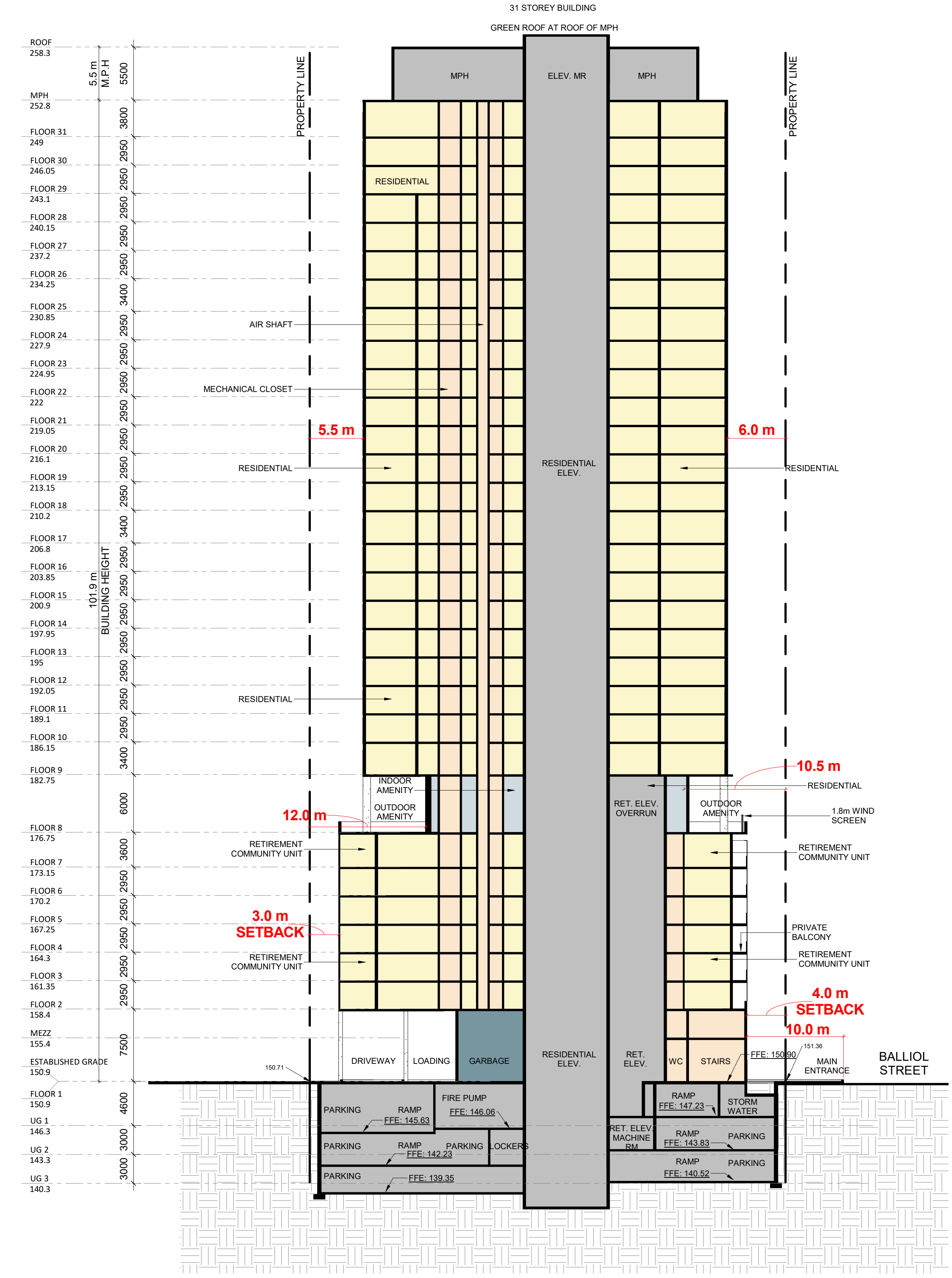
1 South Elevation  
1:250



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**1 EAST-WEST SECTION**  
RZ401 1 : 300



**2 NORTH-SOUTH SECTION**  
RZ401 1 : 300

#	DATE	DESCRIPTION	BY
2	2023-07-13	RZ & SPA RESUBMISSION	AYU
1	2021-10-28	RZ & SPA SUBMISSION	AYU



PROJECT  
**289-299 Balliol Street, Toronto, ON**

DRAWING  
**BUILDING SECTIONS**

PROJECT NO. 21.077SPA
PROJECT DATE 2023-08-31
DRAWN BY ATS
CHECKED BY AYU
SCALE 1 : 300

DRAWING NO. <b>RZ401</b>	REV. <b>2</b>
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