



— Subject Lands

KIPLING AVENUE

BERING AVENUE







BIRD FRIENDLY DESIGN STATISTICS						
	ELEVATION FIRST 18M ABOVE GRADE					TOTAL (%)
	NORTH	SOUTH	EAST	WEST	TOTAL (S.M.)	
GLAZING AREA (S.M.)	0	258.48	217.16	46.26	521.90	100
UNTREATED AREA (S.M.)	0	21.86	1.72	0.36	23.94	4.58
TREATED AREA (S.M.) - MINIMUM 85%	0	236.62	215.44	45.90	497.96	95.42
LOW REFLECTANCE OPAQUE GLASS (S.M.)	0	21.75	22.74	5.17	49.66	9.51
VISUAL MARKERS (S.M.)	0	214.87	192.70	40.73	448.30	85.91
SHADED (S.M.)	0	0	0	0	0	0
BUILDING WINDOW : WALL RATIO	1 : 8.18					

- DRAWING NOTES**
- REFER TO SHEET A0.1 FOR O.B.C MATRIX, O.B.C NOTES, GENERAL NOTES AND O.B.C STAIR SIGNAGE SCHEDULE.
  - REFER TO SHEET A0.1 FOR SYMBOLS LEGEND AND ABBREVIATIONS.
  - REFER TO SHEET A0.2 FOR EXTERIOR MATERIALS INCLUDING ASSEMBLY AND PARTITION TYPE SCHEDULES.
  - REFER TO SHEET A0.2 FOR FIRE RATED ASSEMBLY SCHEDULE.
  - REFER TO SHEETS A2.0 THROUGH A2.4 FOR LAYOUT AND CONFIGURATION OF ALL EXTERIOR CLADDING COMPONENTS.
  - COLOUR OF METAL CLOSURES, TRIMS, FLASHINGS, LOUVRES, VENTS AND LIGHTING FIXTURES SHALL MATCH ADJACENT MATERIAL UNLESS NOTED OTHERWISE.
  - REFER TO ELECTRICAL FOR EXTERIOR WALL MOUNTED LIGHTING FIXTURES.
  - ALL STUCCO FINISH TO RECEIVE ANTI-GRAFFITI COATING. REFER TO SHEET A0.2

**city of toronto urban design**

- BUILDING PERMIT ISSUANCE SHALL BE THE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF BUILDING MATERIALS.

**Pearce McCluskey Architects**  
2203 Durwin Drive • Mississauga, Ontario • L5L 1X2  
www.pmarchitects.ca 1.905.607.2444



This drawing is not to be used for construction unless signed by partner in charge.

Contractors must verify all dimensions and be responsible for same. report any discrepancies to the architect before commencing the work.

Prints are not to be scaled.

All drawings and related documents are the sole copyright property of the architect and must be returned upon request. any reproduction of drawings and related documents in part or in whole is forbidden without the architect's written permission.



**OWNER:**  
XYZ SELF STORAGE  
#405 266 King Street West  
Toronto | Ontario | M5V 1H8



**CONTRACTOR:**  
Maple Reinders Constructors Ltd.  
2660 Argentea Road  
Mississauga | Ontario | L5N 5V4

ZONING APPLICATION CITY FILE NUMBER:

21 170124 WET 03 OZ

SITE PLAN APPROVAL CITY FILE NUMBER:

22 116349 WET 03 SA

Released for Site Plan Approval	07 OCT 22
Released for Site Plan Approval	09 JUN 22
Released for ZBA	12 MAY 22
Issued for Site Plan Approval	14 FEB 22
Released for ZBA	13 JAN 22
Issued for ZBA	03 MAY 21
Issued for Review	22 APR 21
Issued for Review	31 MAR 21

**XYZ SELF STORAGE**  
NEW FIVE STOREY SELF STORAGE FACILITY  
378 Bering Avenue  
Toronto, Ontario

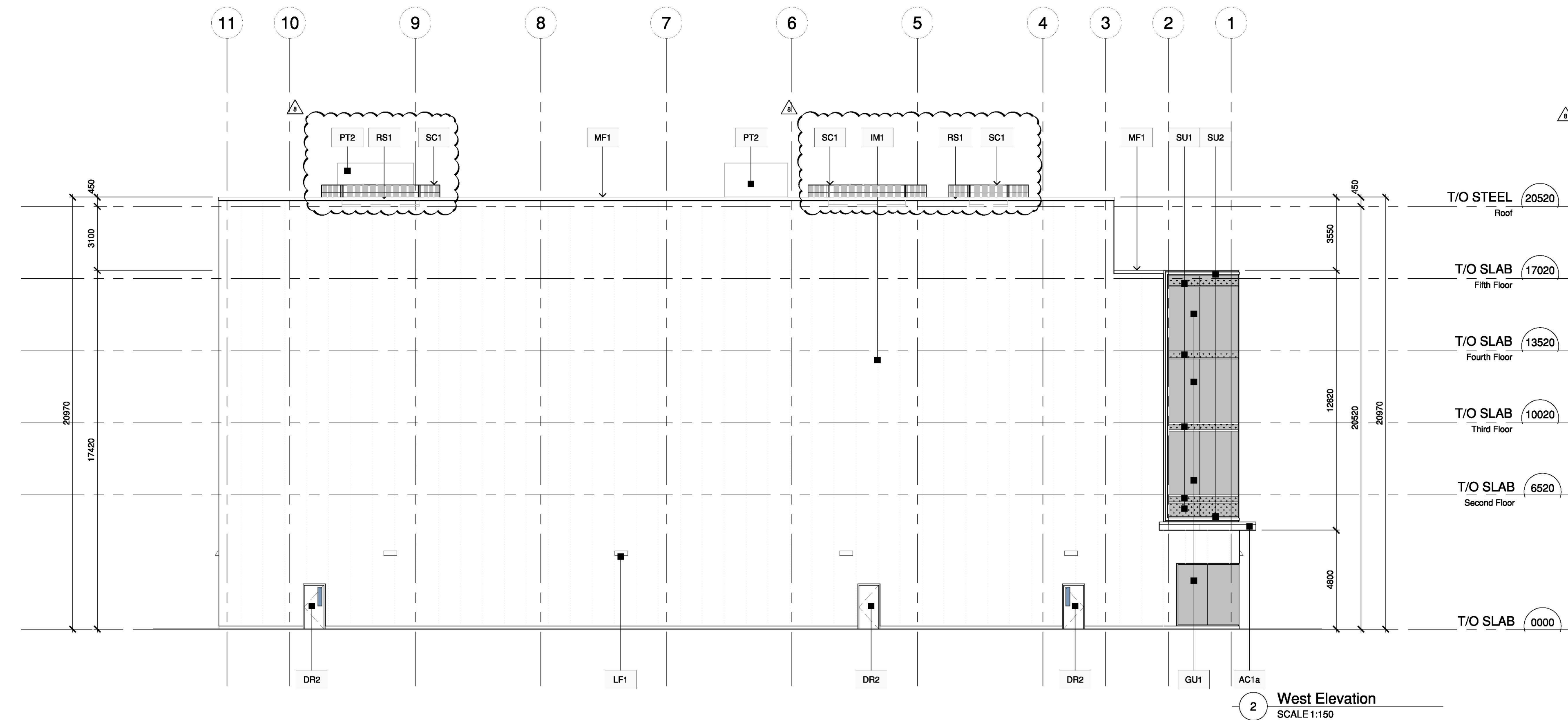
**North and West Elevations**

Project Number:

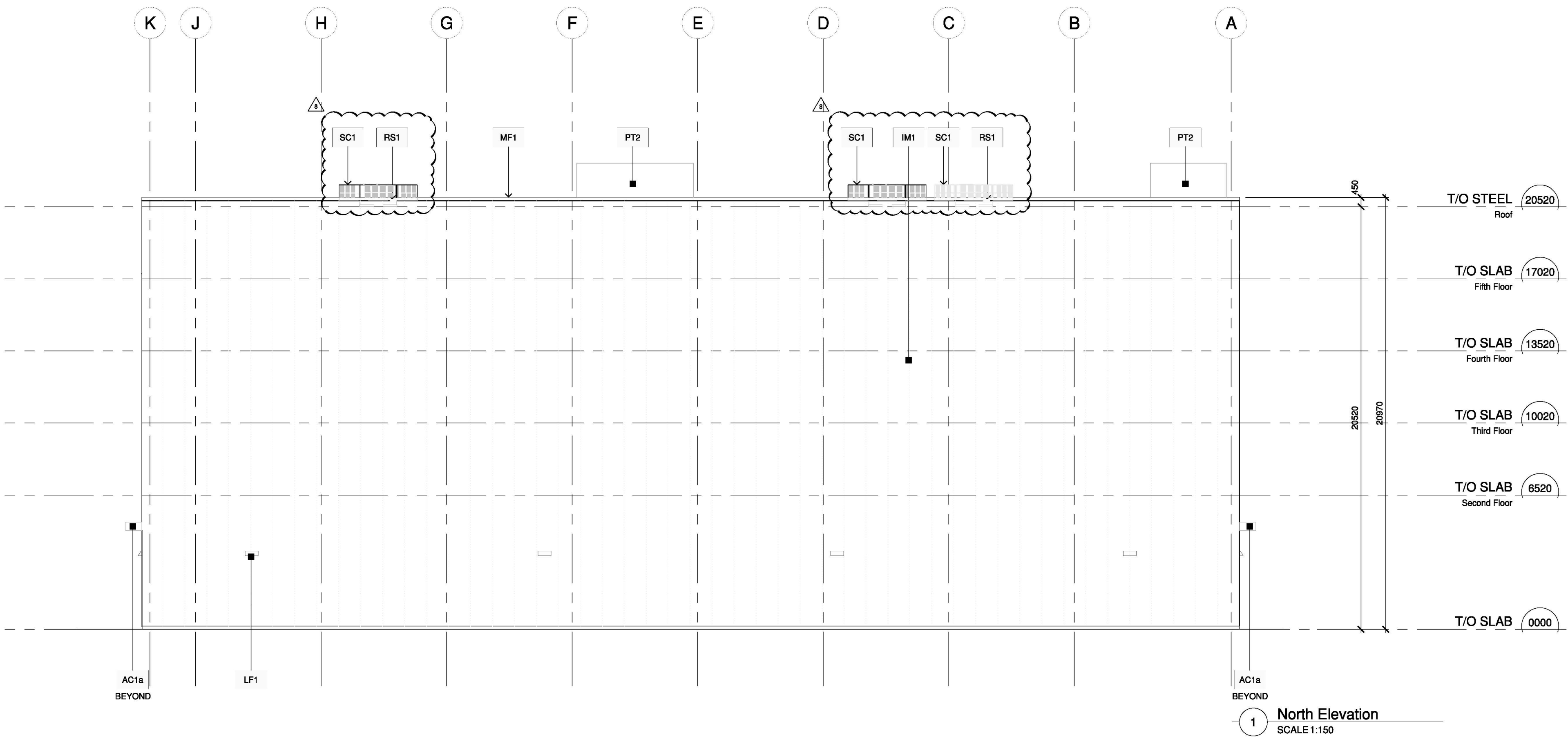
21013

Drawn By: KM  
Checked By: -  
Date: March 2021  
Scale: 1:150  
Sheet Number:

**A3.1**



**2 West Elevation**  
SCALE 1:150



**1 North Elevation**  
SCALE 1:150



