

415 Broadview

415 Broadview

LCH Development

Project: 23005
Date: 17-01-2024
Issued for: ZBA / OPA

ARCHITECTURAL DRAWING LIST	
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A500 - BUILDING SECTIONS	
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A502	BUILDING SECTION
A503	BUILDING SECTION

PROJECT CONSULTANTS

ARCHITECT

RAW DESIGN INC.
317 ADELAIDE STREET WEST, SUITE 405
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STRUCTURAL

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CIVIL

LITHOS GROUP INC
150 BERMONDSEY ROAD, UNIT 200
TORONTO, ON M4A 1Y1
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TRAFFIC

PARADIGM TRANSPORTATION SOLUTIONS LIMITED
5A-150 PINEBUSH ROAD,
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B+H ARCHITECTS
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PLANNING

BOUSFIELDS INC.
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SURVEYOR

JD BARNES LIMITED
411 RICHMOND ST. EAST,UNIT 107
TORONTO, ON M5A 3S5
T: 416 368 3737
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WIND

SLR CONSULTING
55 UNIVERSITY AVE, SUITE 501,
TORONTO, ON M5J 2H7
T: 240 614 6055

ARBORIST

7 OAKS
P.O. BOX 2453 (STN. B)
RICHMOND HILL, ONTARIO,
CANADA, L4E 1A5
T: 905 773 1733

HERITAGE

ERA ARCHITECTS
625 CHURCH ST, 6TH FLOOR,
TORONTO, ON M4Y 2G1
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SOILS & ENVIROMENTAL

FISHER ENGINEERING
15-400 ESNA PARK DR,
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RESERVED

RESERVED

CODE CONSULTANT

SENEZCO
93 SKYWAY AVENUE, SUITE 102,
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23005

415 Broadview

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LCH Development

COVER / DRAWING
LIST

SCALE:

A000

415 Broadview Avenue, Toronto, ON
23005
SITE STATISTICS
11 January 2024

Official Plan	Neighbourhood	Gross Site Area	2005.0	sq.m.	21,582	sq.ft.
Avenue Width	20m	Widening				
Current Zoning	R (d0.6) (x736)	Net Site Area	2005.0	sq.m.	21,582	sq.ft.
		FSI	1.87			

UNIT MIX

			UNIT TYPE					Church	GCA		GFA EXCL.		GFA		NSA	
			S	1B	2B	3B	Total		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
	B 3, 4								446.0		446.0					
	B 2								496.0							
	B 1								543.0	5,339	492.0	5,296	4.0	43	0.0	-
	1			4	1		5	42.0	5845	156.0	1,679	387.0	4,166	288.0	3,100	
	2			3	2		5	526.0	6,749	142.0	1,528	485.0	5,220	292.0	3,143	
	3			3	3	1	7	399.0	619.0	6,663	104.0	1,119	515.0	5,543	455.0	4,898
	4			3	3	1	7		619.0	6,663	27.0	291	592.0	6,372	456.0	4,908
	5			4	4	1	9		619.0	6,663	27.0	291	592.0	6,372	544.0	5,856
	6			4	4	1	9		619.0	6,663	27.0	291	592.0	6,372	544.0	5,856
	R						0		88.0	947	88.0	947	0.0	-	0.0	-
Total			0	25	21	5	51	967.0	5295.0	56,995	1536	16,533	3759.0	40,462	3123	33,616
Mix			0%	49%	41%	10%									59.0%	

PARKING				Required	Provided
Residents				25	
Visitors				5	5
Total				5	30
Proposed Bike Parking	Zone 1				
Zoning Requirement	Long-term	0.9 per dwelling unit		46	46
	Short-term	0.2 per dwelling unit		10	10
Total				56	56

AMENITY				
	Required		Provided	
Indoor	102	sq.m.	141	sq.m.
Outdoor	102	sq.m.	0	sq.m.
TOTAL	204	sq.m.	141	sq.m.

RES GFA	3,759.0	40,462
CHURCH GFA	879.0	0
TOTAL GFA	4,638.0	40,462



Statistics Template – Toronto Green Standard Version 4.0

Mid to High Rise Residential and
all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/opensidevaldaplant

General Project Description	Proposed
Total Gross Floor Area	4638
Breakdown of project components (m²):	
Residential	3759
Retail	-
Commercial	-
Industrial	-
Institutional/Other	879
Total number of residential units	51

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions# Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	5	30	+100
Number of EV Parking Spaces (Residential)	5	30	+100
Number of EV Parking Spaces (non-residential)			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	46	46	100
Number of long-term bicycle parking located on:			
a) first storey of building	-	-	-
b) second storey of building	-	-	-
c) first level below-ground	-	-	-
d) second level below-ground	-	46	-
e) other levels below-ground	-	-	-



Page 1 of 3

1 TGS STATS
A001 1:1



Statistics Template – Toronto Green Standard Version 4.0

Mid to High Rise Residential and
all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	5	5	100
Number of shower and change facilities (non-residential)	-	-	-

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m2 x 30 m³)	364	364	100
Soil volume provided within the site area (m³)	-	364	-
Soil Volume provided within the public boulevard (m³)	-	-	-

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area + 66 m² x 30 m³)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Page 2 of 3

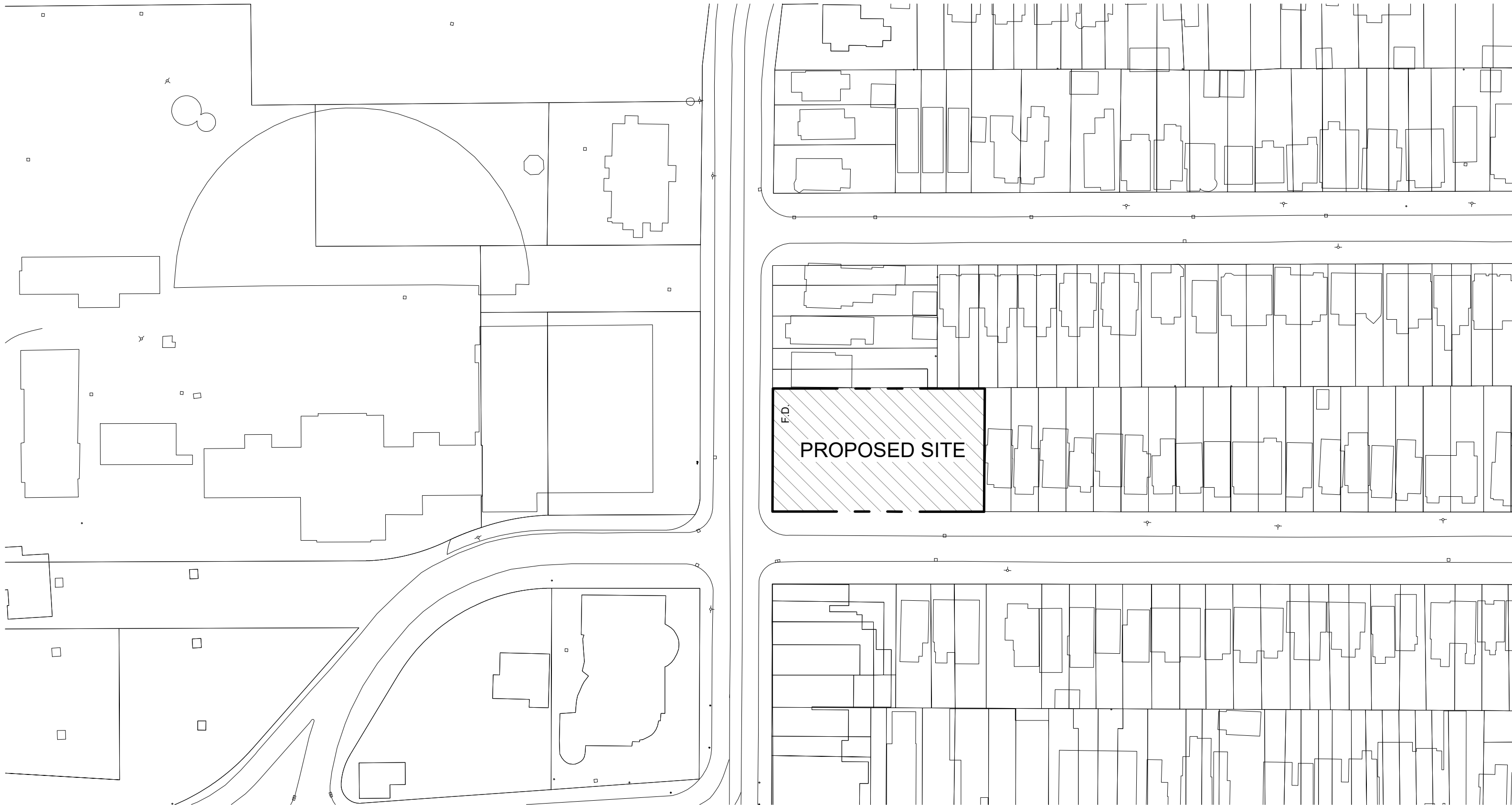
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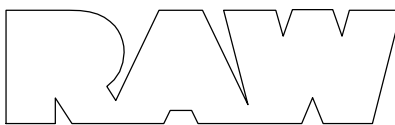
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1 SITE STATISTICS
1:1



2 CONTEXT PLAN
A001 1:1000



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23005
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LCH Development
CONTEXT PLAN +
PROJECT STATS

SCALE: As indicated

A001

1. THE BUILDING IS TO BE SPRINKLERED.
2. ALL WASTE GENERATED BY THE SITE TO BE STORED ON SITE UNTIL THE PROJECT IS COMPLETED.
3. 51.62% MINIMUM WASTE ROOM IN TOTAL. IS REQUIRED. 61 SM WASTE ROOM PROVIDED ON GROUND FLOOR.
4. REFERENCE TO SITE SERVING PLAN FOR SEWER AND WATER SERVICE INFORMATION.
5. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING. PROVIDE COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL UTILIZE MULTI-RESIDENTIAL CURBSIDE COLLECTION. AN ON-SITE TRAINED STAFF WILL PROVIDE PERFORMANCE MONITORING AND MOVING THE BINS FROM SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR ACCESS TO THE CURBSIDE COLLECTION GENERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE WASTE COLLECTION SERVICE PROVIDER ARRIVES, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
6. SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON THE COMPLETION OF THE WASTE ROOM. NO HOUSEHOLD PUBLIC WASTE COLLECTION BE USED. ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
7. SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO BE A MINIMUM 4' AND MAXIMUM 4' SLOPE TOWARDS THE ROADWAY.
8. ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC SIGNALS, TO SIGNALS, IS TO BE MAINTAINED. THE SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY IN THE FRONTAGE OF THE LANDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REMOVED.
9. PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH MUNICIPAL STANDARDS FOR COMBINED CURB AND SIDEWALK.
10. NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVE ABLE OR DESIGNATED FIRE ROUTE.
11. TRAFFIC AND SIGNALS TO BE IN ACCORDANCE WITH PARKING SYSTEM. REFER TO TRAFFIC FOR DETAILS.



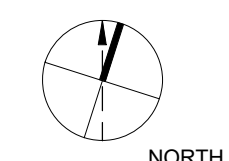
	EXISTING ELEVATION		SIAMESE CONNECTION
	TOP OF SLAB		FIRE HYDRANT
	TOP OF ROOF		MANHOLE
	OUTLINE OF BUILDING AT GRADE		CATCH BASIN
	OUTLINE OF BELOW GRADE STRUCTURE	SITE PLAN INFORMATION TAKEN FROM	



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23005
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415 Broadview

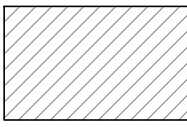
415 Broadview
—
LCH Development
—
SITE PLAN

SCALE: As indicated

A100

FLOOR PLAN NOTES

- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.
- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN FOR BALCONIES WITH CURBS. ALL TERRACES TO HAVE SCUPPERS AND AREA DRAINS. SEE PLANS FOR LOCATIONS.
- PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATIONS AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.
- COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPE AND SHAFT SLEEVE REQUIREMENTS.
- BATT INSULATION SHOULD BE PLACED LOOSELY AROUND ALL DRAIN PIPES IN PARTITIONS CONTAINING PIPE CHASES.



TYPICAL BULKHEAD

- HATCHED AREA DENOTES BULKHEADS AND DROP CEILINGS AT ALL RESIDENTIAL UNITS. SEE MECHANICAL DRAWINGS FOR COVERING OF HVAC DUCTS, DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION AND ENCLOSURE OF MECHANICAL AND ELECTRICAL SERVICES.
- ALL BULKHEADS IN SUITES TO BE A TYPICAL BULKHEAD CEILING ASSEMBLY, UNLESS NOTED OTHERWISE. REFER TO ASSEMBLY SHEET.

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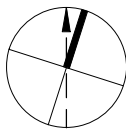
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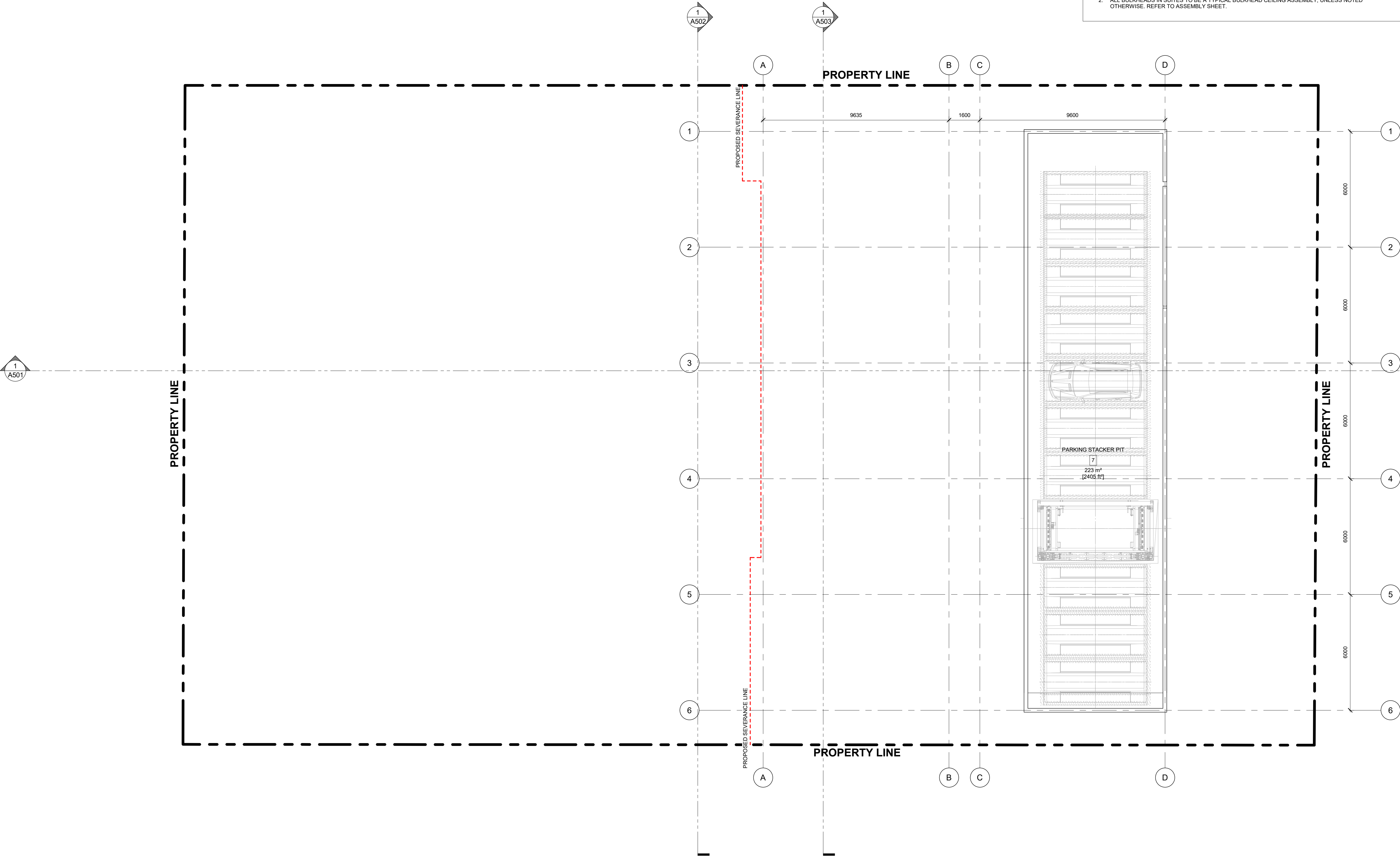
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LCH Development

BASEMENT 3 & 4
FLOOR PLAN

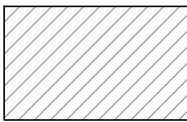
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A101



FLOOR PLAN NOTES

- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.
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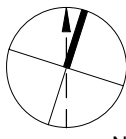
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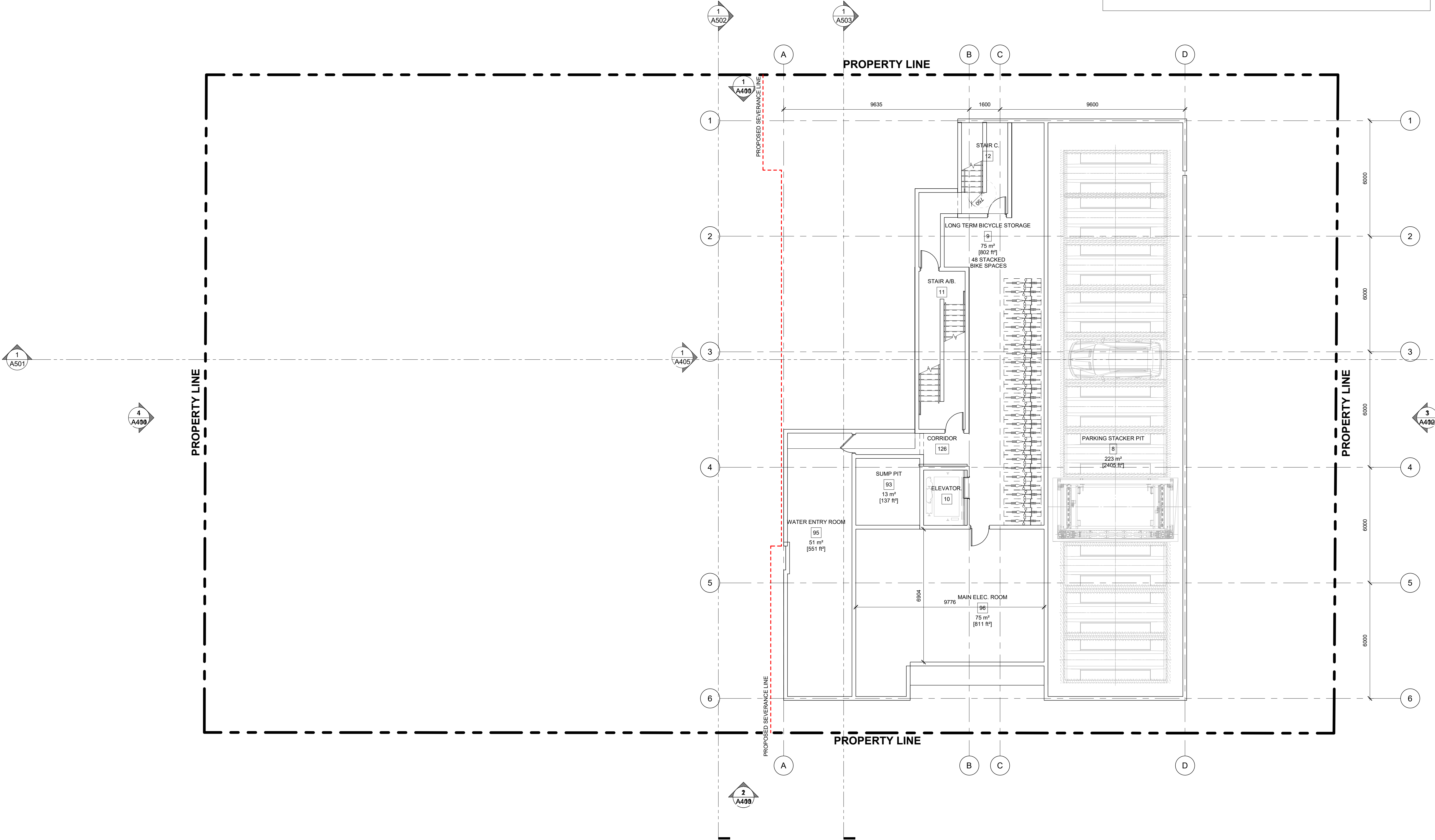
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LCH Development

BASEMENT 2 FLOOR
PLAN

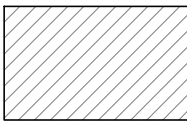
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A102



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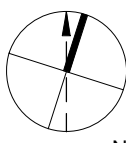
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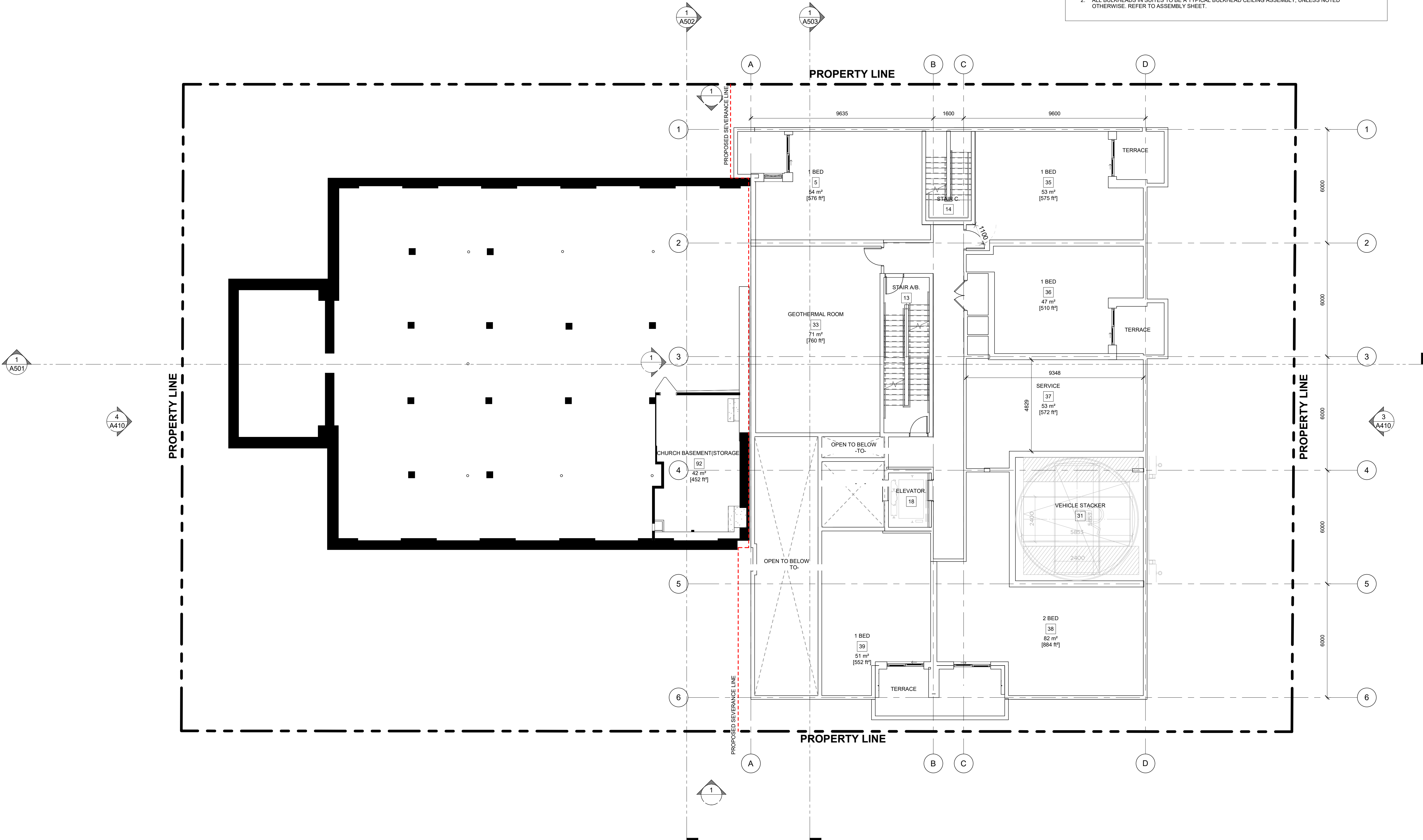
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BASEMENT 1 FLOOR
PLAN

SCALE: 1 : 100

A103

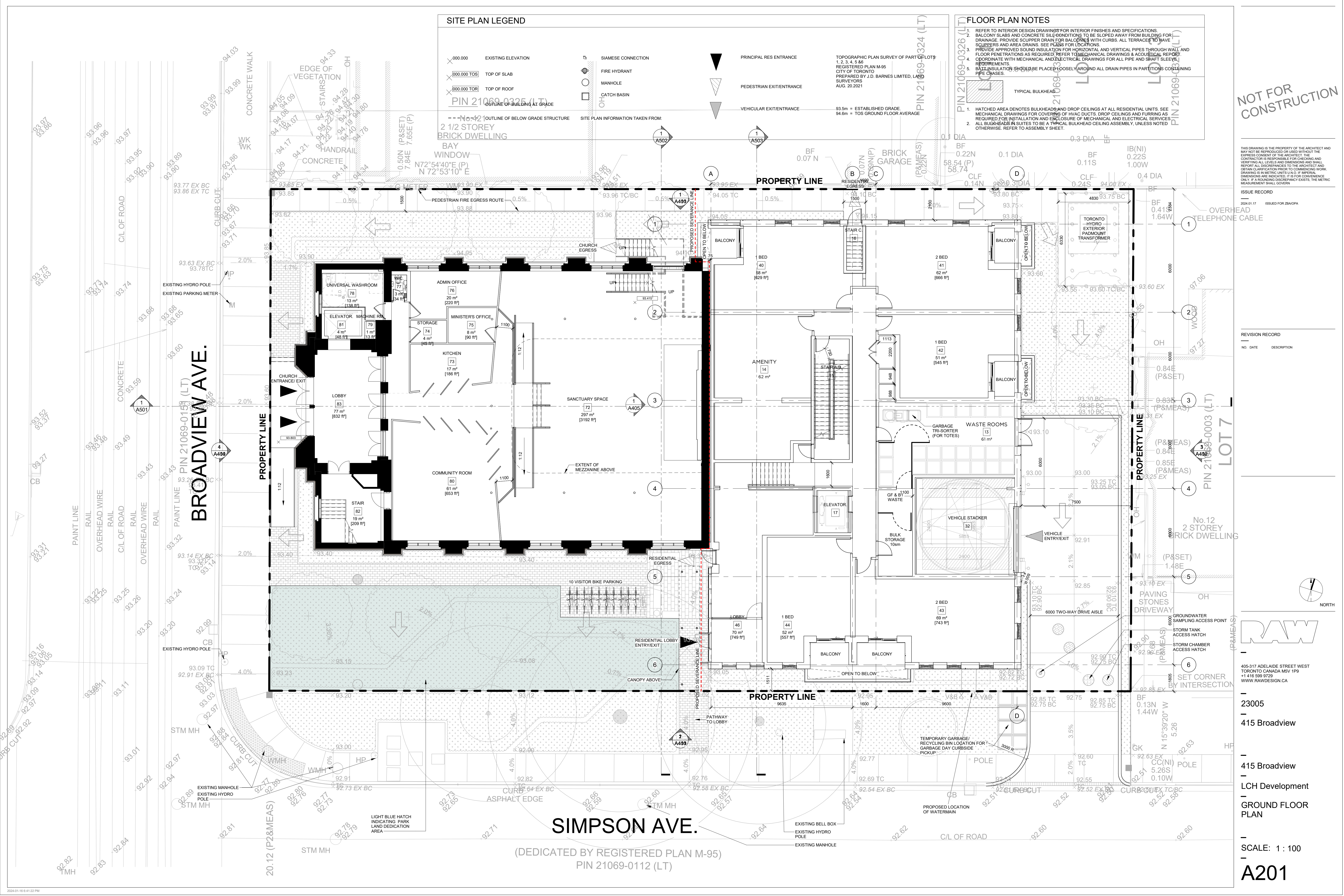


PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



SITE PLAN LEGEND

000.000 EXISTING ELEVATION
000.000 TOS TOP OF SLAB
000.000 TOR TOP OF ROOF
OUTLINE OF BUILDING AT GRADE

SIAMESE CONNECTION
FIRE HYDRANT
MANHOLE
CATCH BASIN

PRINCIPAL RES ENTRANCE
PEDESTRIAN EXIT/ENTRANCE
VEHICULAR EXIT/ENTRANCE

TOPOGRAPHIC PLAN SURVEY OF PART OF LOTS 1, 2, 3, 4, 5 & 6
REGISTERED PLAN M-95
CITY OF TORONTO
PREPARED BY J.D. BARNES LIMITED, LAND SURVEYORS
AUG. 20 2021

0.50N (P&SET) 7.84E 7.66E (P)
N72°54'40"E (P)
N 72°53'10" E

2 1/2 STOREY BRICK DWELLING
BAY WINDOW
PEDESTRIAN FIRE EGRESS ROUTE
CHURCH EGRESS
STAIR C
BALCONY
1 BED 40 58 m² (629 ft²)
2 BED 41 62 m² (666 ft²)
1 BED 42 61 m² (645 ft²)
1 BED 43 69 m² (743 ft²)
1 BED 44 52 m² (557 ft²)
LOBBY 46 70 m² (749 ft²)
AMENITY 14 62 m²
STAIR A/B 15
STAIR C 16
ELEVATOR 17
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FLOOR PLAN NOTES

- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.
 - BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN FOR BALCONIES WITH CURBS. ALL TERRACES TO HAVE SCUPPERS AND AREA DRAINS. SEE PLANS FOR LOCATIONS.
 - PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATIONS AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.
 - COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPE AND SHAFT SLEEVES REQUIREMENTS.
 - GATE INSULATION SHOULD BE PLACED LOOSELY AROUND ALL DRAIN PIPES IN PARTITIONS CONTAINING PIPE CHASES.
- TYPICAL BULKHEAD
- HATCHED AREA DENOTES BULKHEADS AND DROP CEILINGS AT ALL RESIDENTIAL UNITS. SEE MECHANICAL DRAWINGS FOR COVERING OF HVAC DUCTS, DROP CEILINGS AND FLOORING AS REQUIRED FOR INSTALLATION AND ENCLOSURE OF MECHANICAL AND ELECTRICAL SERVICES.
 - ALL BULKHEADS IN SUITES TO BE A TYPICAL BULKHEAD CEILING ASSEMBLY, UNLESS NOTED OTHERWISE. REFER TO ASSEMBLY SHEET.

NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS CONSENT OF THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK. DRAWING IS IN METRIC UNITS I.E.D. IF IMPERIAL DIMENSIONS ARE INDICATED, IT IS FOR CONVENIENCE ONLY. IF A ROUNDING DISCREPANCY EXISTS, THE METRIC MEASUREMENT SHALL GOVERN.

ISSUE RECORD
2024-01-17 ISSUED FOR 2BA/OPA
OVERHEAD TELEPHONE CABLE

REVISION RECORD
NO. DATE DESCRIPTION

LOT 7
PIN 21069-0003 (LT)
No.12 2 STOREY BRICK DWELLING
PAVING STONES DRIVEWAY
GROUNDWATER SAMPLING ACCESS POINT
STORM TANK ACCESS HATCH
STORM CHAMBER ACCESS HATCH
SET CORNER BY INTERSECTION

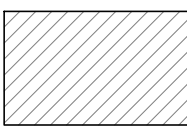
RAW
405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23005
415 Broadview
415 Broadview
LCH Development
GROUND FLOOR PLAN

SCALE: 1 : 100
A201

FLOOR PLAN NOTES

- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.
- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN FOR BALCONIES WITH CURBS. ALL TERRACES TO HAVE SCUPPERS AND AREA DRAINS. SEE PLANS FOR LOCATIONS.
- PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATIONS AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.
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- HATCHED AREA DENOTES BULKHEADS AND DROP CEILINGS AT ALL RESIDENTIAL UNITS. SEE MECHANICAL DRAWINGS FOR COVERING OF HVAC DUCTS, DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION AND ENCLOSURE OF MECHANICAL AND ELECTRICAL SERVICES.
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NOT FOR
CONSTRUCTION

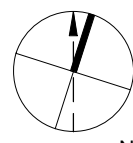
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DRAWING IS IN METRIC UNITS (M, D, IF IMPERIAL
DIMENSIONS ARE INDICATED, IT IS FOR CONVENIENCE
ONLY. IF A ROUNDING DISCREPANCY EXISTS, THE METRIC
MEASUREMENT SHALL GOVERN.

ISSUE RECORD

2024.01.17 ISSUED FOR 2BA/OPA

REVISION RECORD

NO.	DATE	DESCRIPTION
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NORTH

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23005

415 Broadview

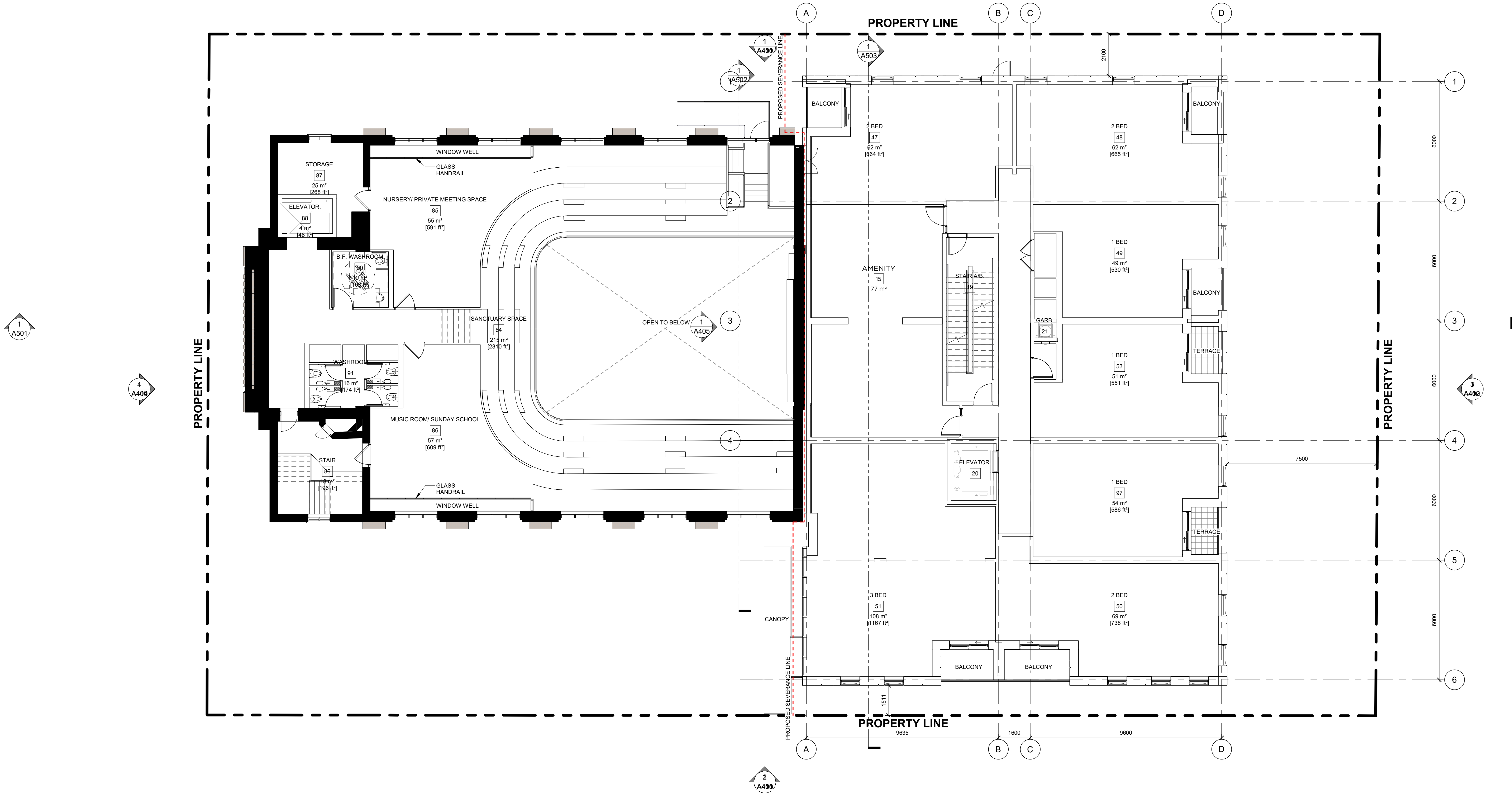
415 Broadview

LCH Development

2ND FLOOR PLAN

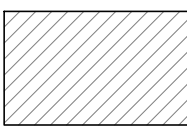
SCALE: 1 : 100

A202



FLOOR PLAN NOTES

- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.
- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN FOR BALCONIES WITH CURBS. ALL TERRACES TO HAVE SCUPPERS AND AREA DRAINS. SEE PLANS FOR LOCATIONS.
- PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATIONS AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.
- COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPE AND SHAFT SLEEVE REQUIREMENTS.
- BATT INSULATION SHOULD BE PLACED LOOSELY AROUND ALL DRAIN PIPES IN PARTITIONS CONTAINING PIPE CHASES.



TYPICAL BULKHEAD

- HATCHED AREA DENOTES BULKHEADS AND DROP CEILINGS AT ALL RESIDENTIAL UNITS. SEE MECHANICAL DRAWINGS FOR COVERING OF HVAC DUCTS, DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION AND ENCLOSURE OF MECHANICAL AND ELECTRICAL SERVICES.
- ALL BULKHEADS IN SUITES TO BE A TYPICAL BULKHEAD CEILING ASSEMBLY, UNLESS NOTED OTHERWISE. REFER TO ASSEMBLY SHEET.

NOT FOR
CONSTRUCTION

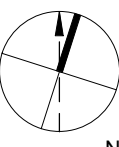
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MEASUREMENT SHALL GOVERN.

ISSUE RECORD

2024.01.17 ISSUED FOR 2BA/OPA

REVISION RECORD

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NORTH

RAW

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TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23005

415 Broadview

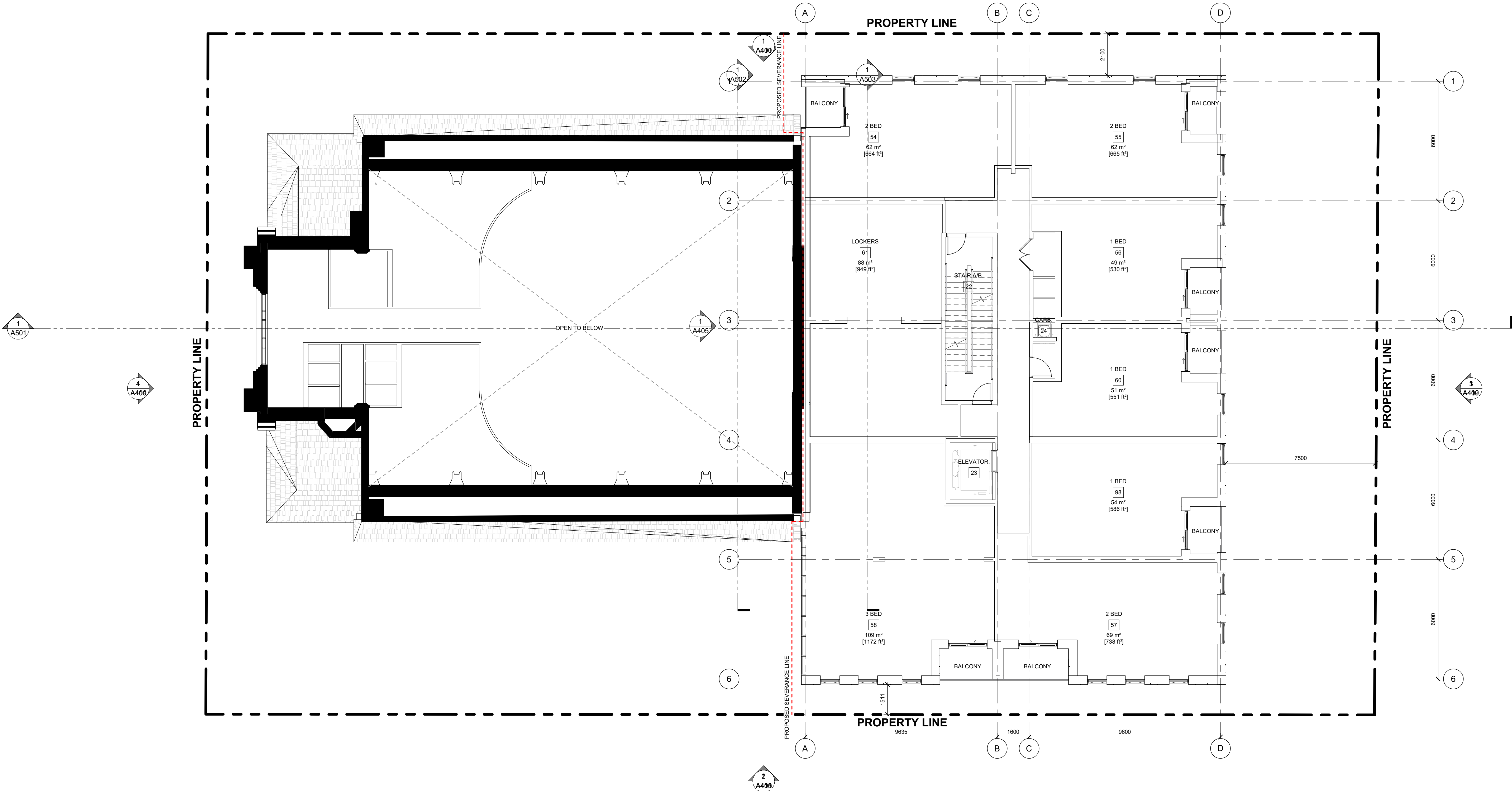
415 Broadview

LCH Development

3RD FLOOR PLAN

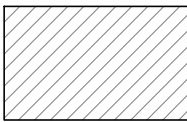
SCALE: 1 : 100

A203



FLOOR PLAN NOTES

- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.
- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN FOR BALCONIES WITH CURBS. ALL TERRACES TO HAVE SCUPPERS AND AREA DRAINS. SEE PLANS FOR LOCATIONS.
- PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATIONS AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.
- COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPE AND SHAFT SLEEVE REQUIREMENTS.
- BATT INSULATION SHOULD BE PLACED LOOSELY AROUND ALL DRAIN PIPES IN PARTITIONS CONTAINING PIPE CHASES.



TYPICAL BULKHEAD

- HATCHED AREA DENOTES BULKHEADS AND DROP CEILINGS AT ALL RESIDENTIAL UNITS. SEE MECHANICAL DRAWINGS FOR COVERING OF HVAC DUCTS, DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION AND ENCLOSURE OF MECHANICAL AND ELECTRICAL SERVICES.
- ALL BULKHEADS IN SUITES TO BE A TYPICAL BULKHEAD CEILING ASSEMBLY, UNLESS NOTED OTHERWISE. REFER TO ASSEMBLY SHEET.

NOT FOR
CONSTRUCTION

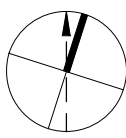
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415 Broadview

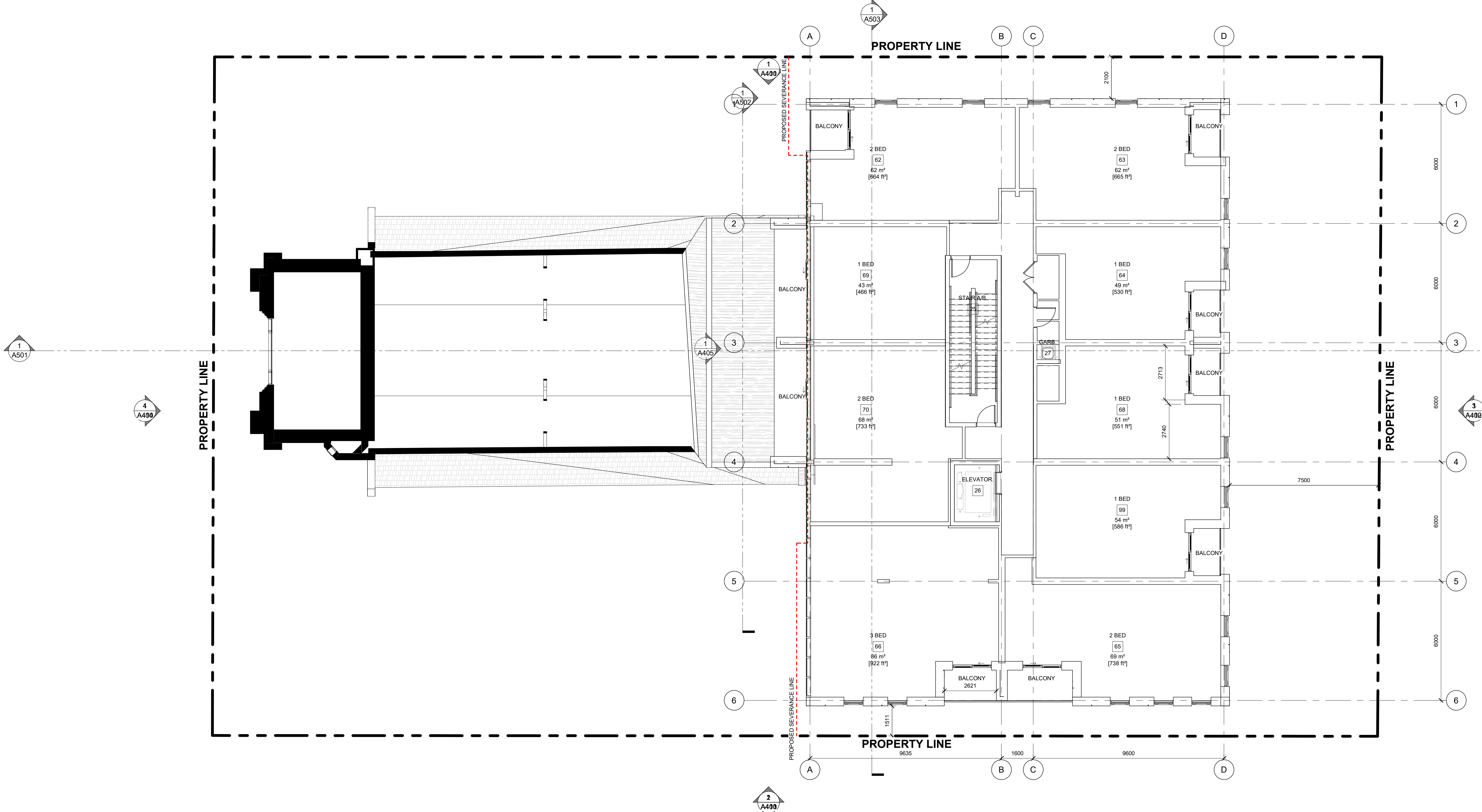
415 Broadview

LCH Development

4TH FLOOR PLAN

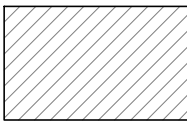
SCALE: 1 : 100

A204



FLOOR PLAN NOTES

- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.
- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN FOR BALCONIES WITH CURBS. ALL TERRACES TO HAVE SCUPPERS AND AREA DRAINS. SEE PLANS FOR LOCATIONS.
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- COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPE AND SHAFT SLEEVE REQUIREMENTS.
- BATT INSULATION SHOULD BE PLACED LOOSELY AROUND ALL DRAIN PIPES IN PARTITIONS CONTAINING PIPE CHASES.



TYPICAL BULKHEAD

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- ALL BULKHEADS IN SUITES TO BE A TYPICAL BULKHEAD CEILING ASSEMBLY, UNLESS NOTED OTHERWISE. REFER TO ASSEMBLY SHEET.

NOT FOR
CONSTRUCTION

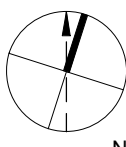
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415 Broadview

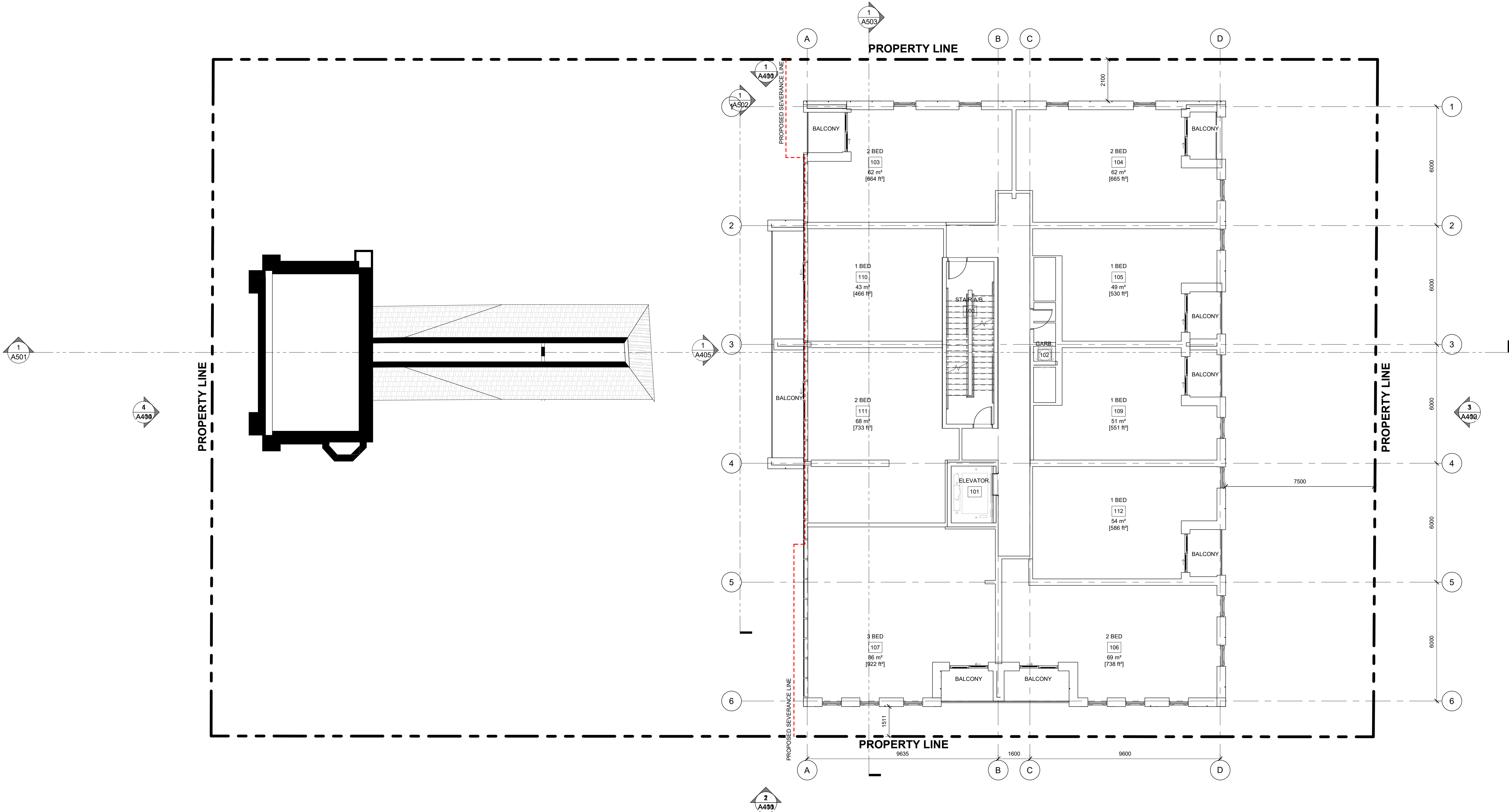
415 Broadview

LCH Development

5TH FLOOR PLAN

SCALE: 1 : 100

A205



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CONSTRUCTION

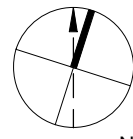
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415 Broadview

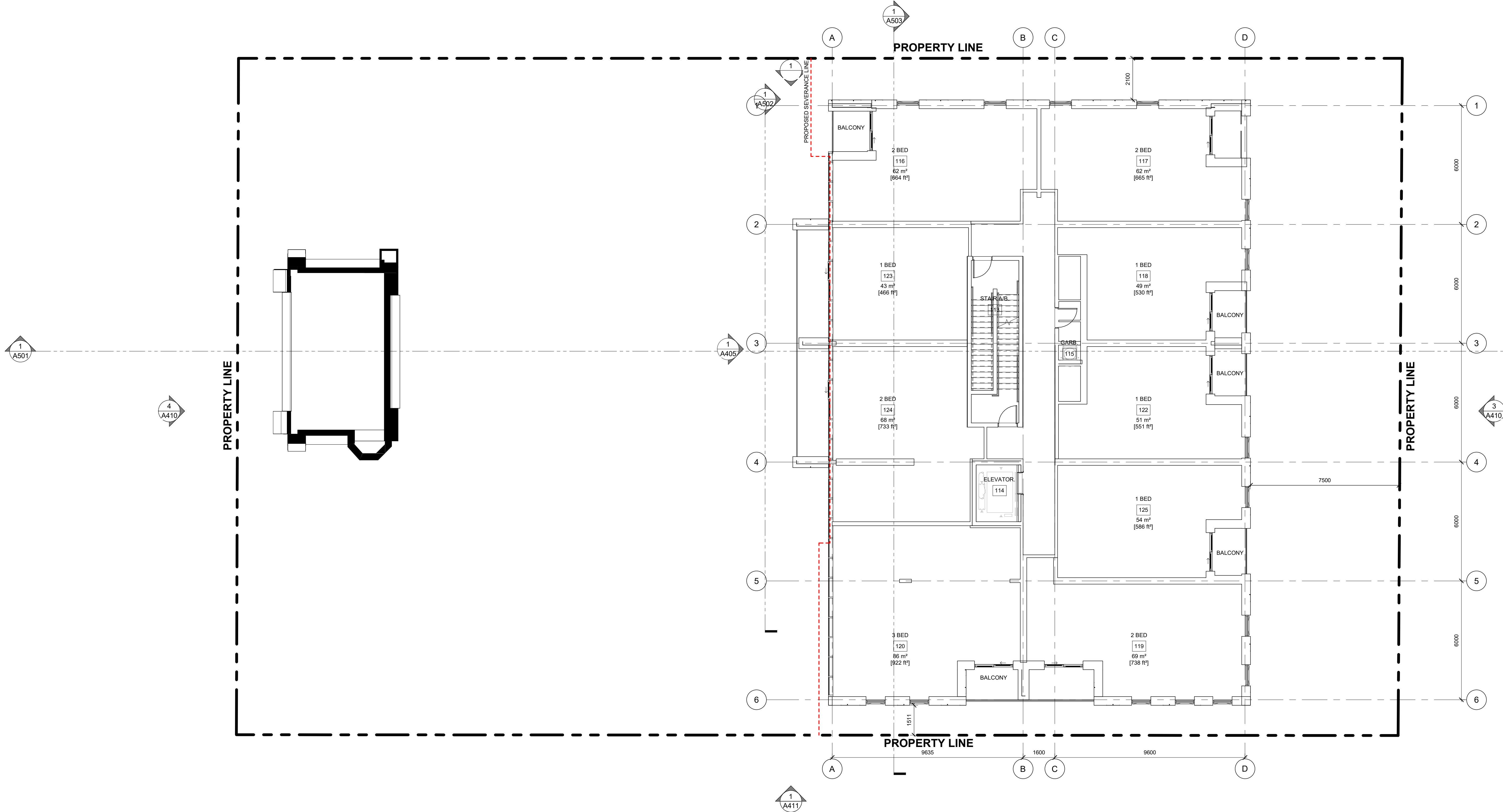
415 Broadview

LCH Development

6TH FLOOR PLAN

SCALE: 1 : 100

A206

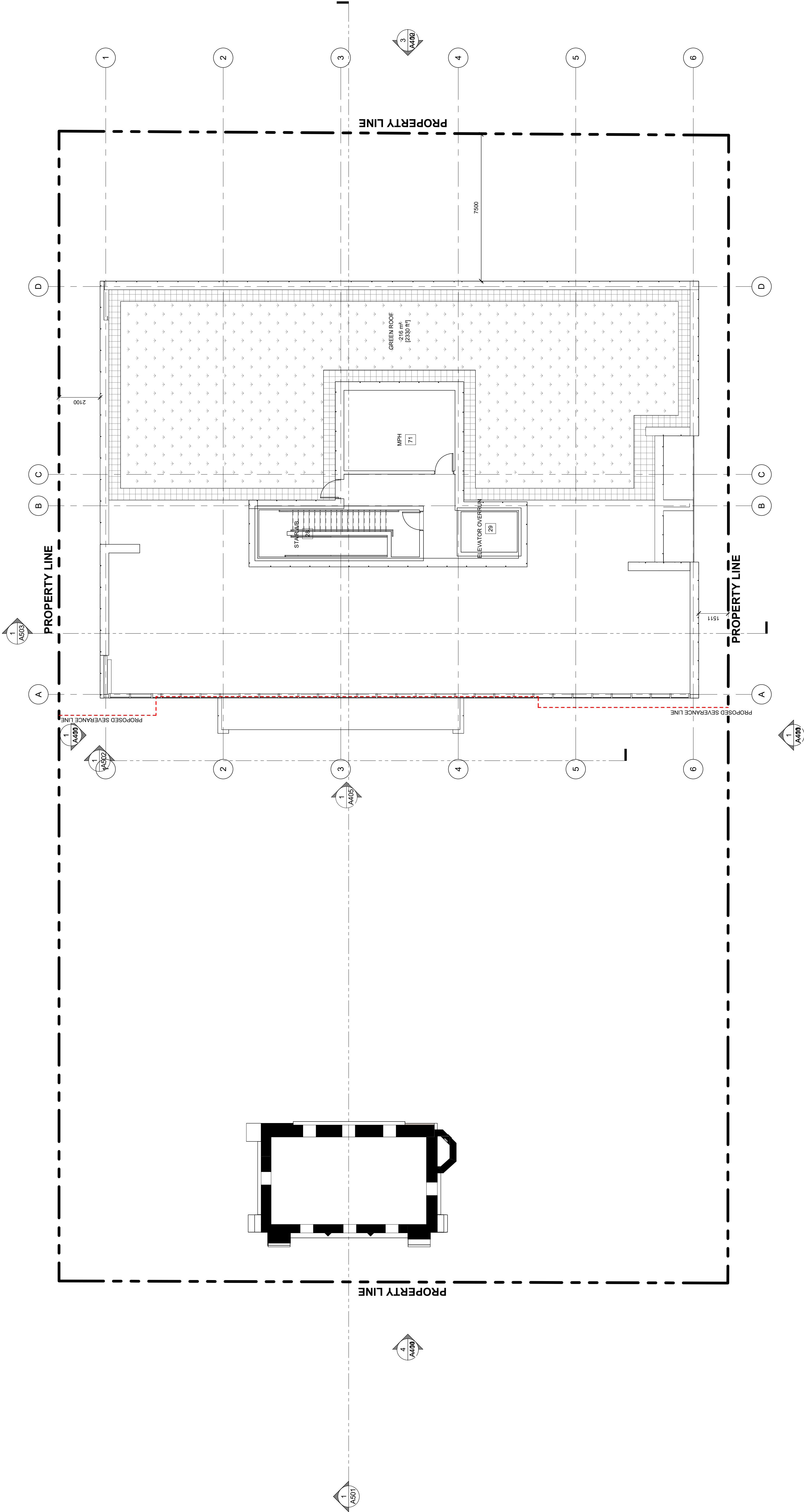


FLOOR PLAN NOTES

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2. PROVIDE SCUPPER DRAIN FOR BALCONIES WITH CURBS. ALL TERRACES TO HAVE SCUPPERS AND AREA DRAINS. SEE PLANS FOR LOCATIONS.
3. PROVIDE SCUPPER DRAIN AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATIONS AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.
4. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPE AND SHAFT SLEEVE PENETRATIONS.
5. BATT INSULATION SHOULD BE PLACED LOOSELY AROUND ALL DRAIN PIPES IN PARTITIONS CONTAINING PIPE CHASES.

TYPICAL BULKHEAD

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NOT FOR
CONSTRUCTION

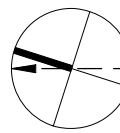
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ISSUE RECORD

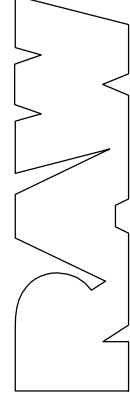
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WWW.RAWDESIGN.CA

23005

415 Broadview

415 Broadview

LCH Development

MECH. PENTHOUSE
PLAN

SCALE: 1 : 100

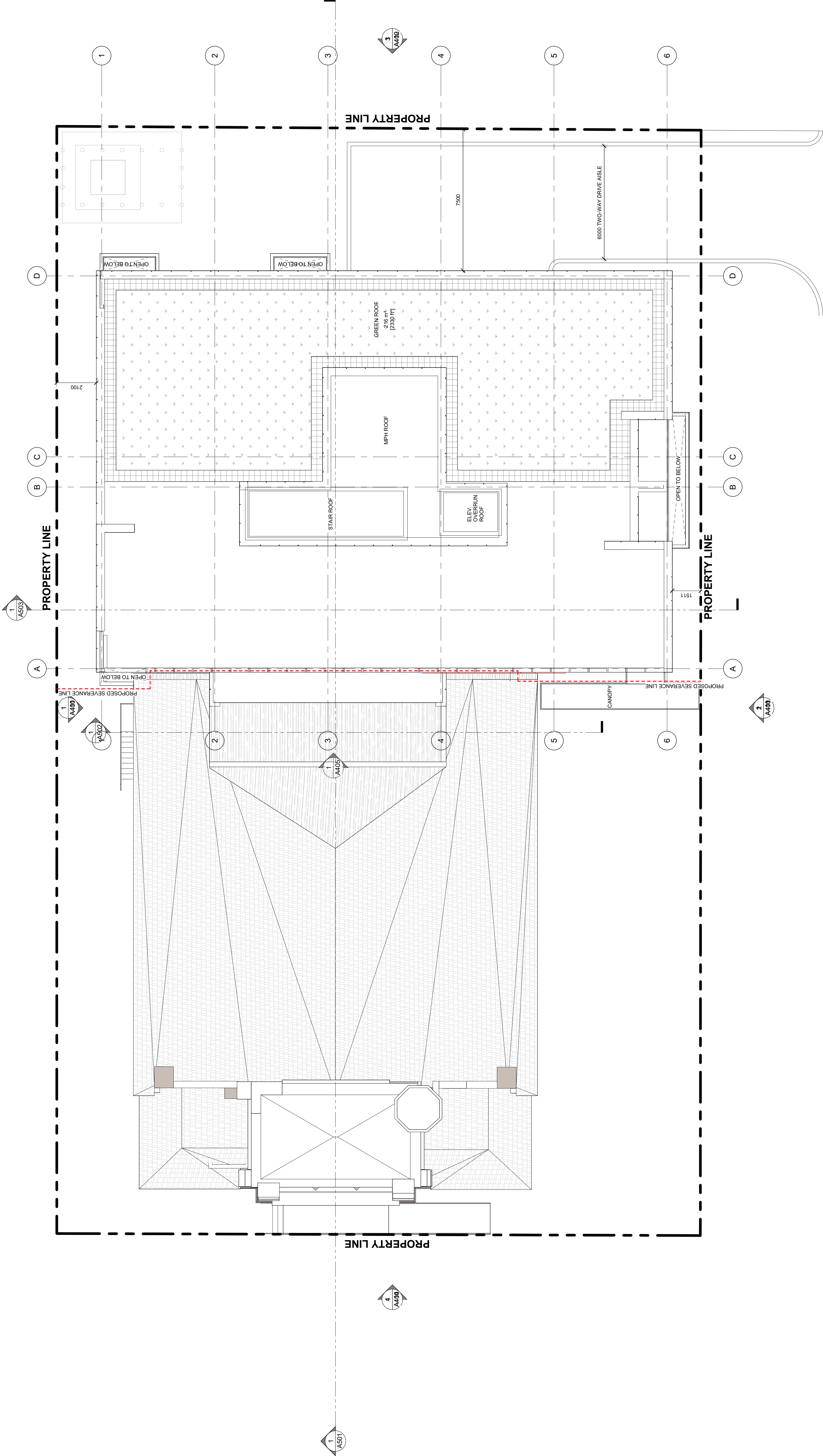
A207

FLOOR PLAN NOTES

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NOT FOR CONSTRUCTION

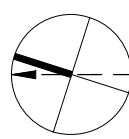
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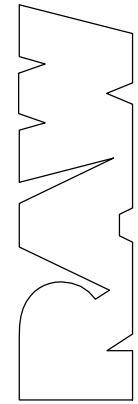
2024.01.17 ISSUE FOR 23A00A

REVISION RECORD

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23005

415 Broadview

415 Broadview

LCH Development

ROOF PLAN

SCALE: 1 : 100

A208

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REVISION RECORD

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WWW.RAWDESIGN.CA

23005

415 Broadview

415 Broadview

LCH Development

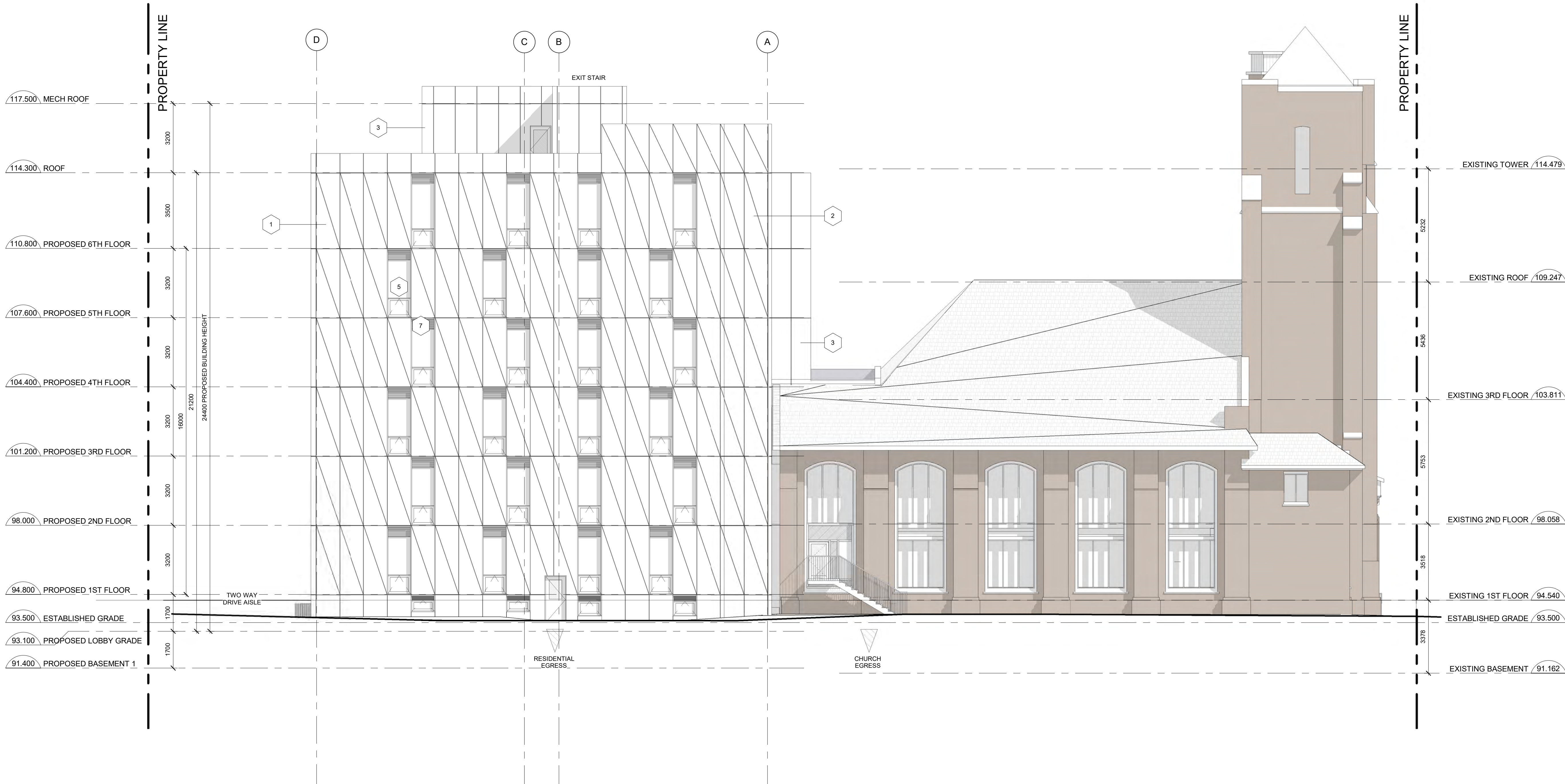
BUILDING ELEVATION
- NORTH

SCALE: 1 : 100

A401

MATERIAL LEGEND

- 1 PANELIZED SYSTEM - COLOUR 1
- 2 PANELIZED SYSTEM - COLOUR 2
- 3 METAL PANELS - COLOUR TO MATCH CLT
- 4 PREFINISHED ALUMINUM AND GLASS CURTAIN WALL:
VISION GLASS
ALUM. COLOUR: TBD
- 5 PREFINISHED ALUMINUM AND GLASS WINDOW WALL SYSTEM:
VISION GLASS
ALUM. COLOUR: TBD
- 6 PREFINISHED ALUMINUM PICKET GUARD
RAIL:
ALUM. COLOUR: TBD
- 7 PREFINISHED ALUMINUM AND GLASS WINDOW WALL SYSTEM:
LOUVRE

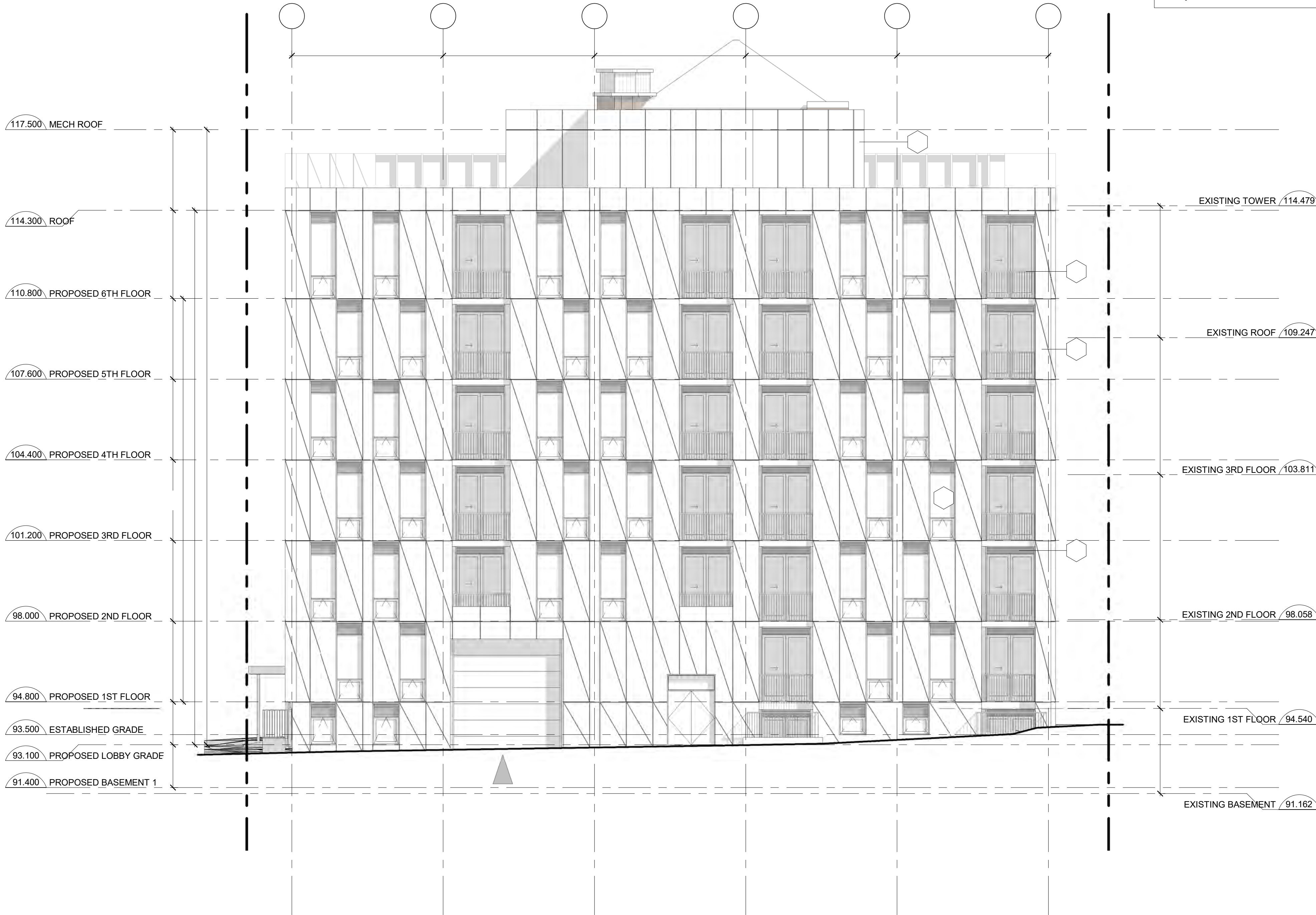


MATERIAL LEGEND

NOT FOR
CONSTRUCTION

2024.01.17 ISSUED FOR ZBA/OPA

NO.	DATE	DESCRIPTION
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RAW

MATERIAL LEGEND

- 1

PANELIZED SYSTEM - COLOUR 1
- 2

PANELIZED SYSTEM - COLOUR 2
- 3

METAL PANELS - COLOUR TO MATCH CLT
- 4

PREFINISHED ALUMINUM AND GLASS CURTAIN WALL:
VISION GLASS
ALUM. COLOUR: TBD
- 5

PREFINISHED ALUMINUM AND GLASS WINDOW WALL SYSTEM:
VISION GLASS
ALUM. COLOUR: TBD
- 6

PREFINISHED ALUMINUM PICKET GUARD
RAIL:
ALUM. COLOUR: TBD
- 7

PREFINISHED ALUMINUM AND GLASS WINDOW WALL SYSTEM:
LOUVRE

NOT FOR
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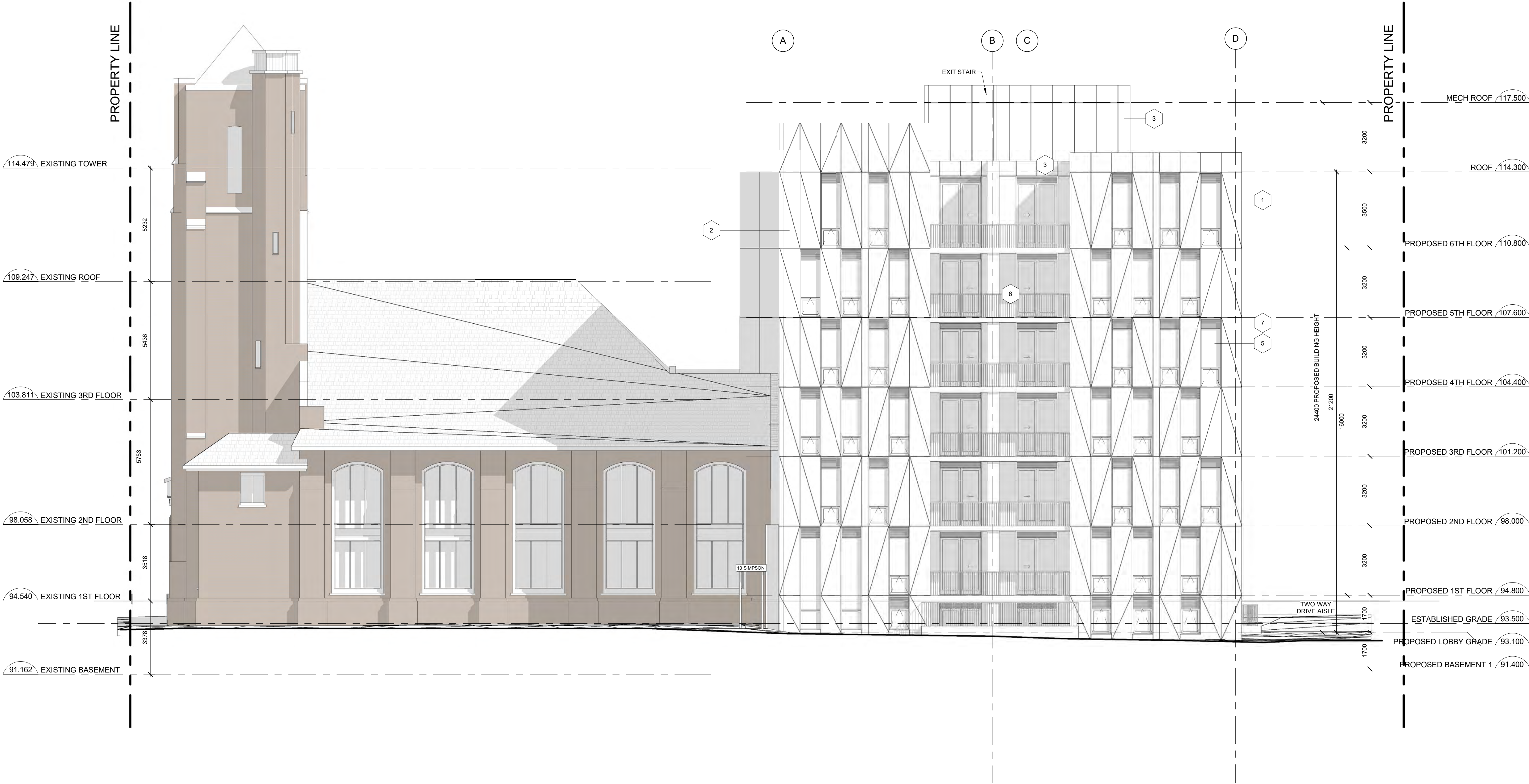
405 317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
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23005
415 Broadview

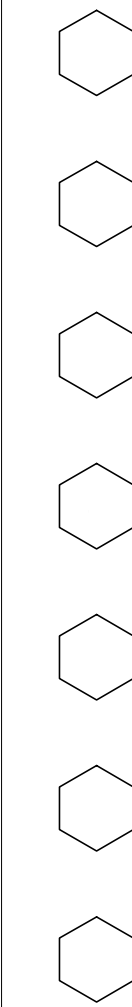
415 Broadview
LCH Development
BUILDING ELEVATION
- SOUTH

SCALE: 1 : 100

A403



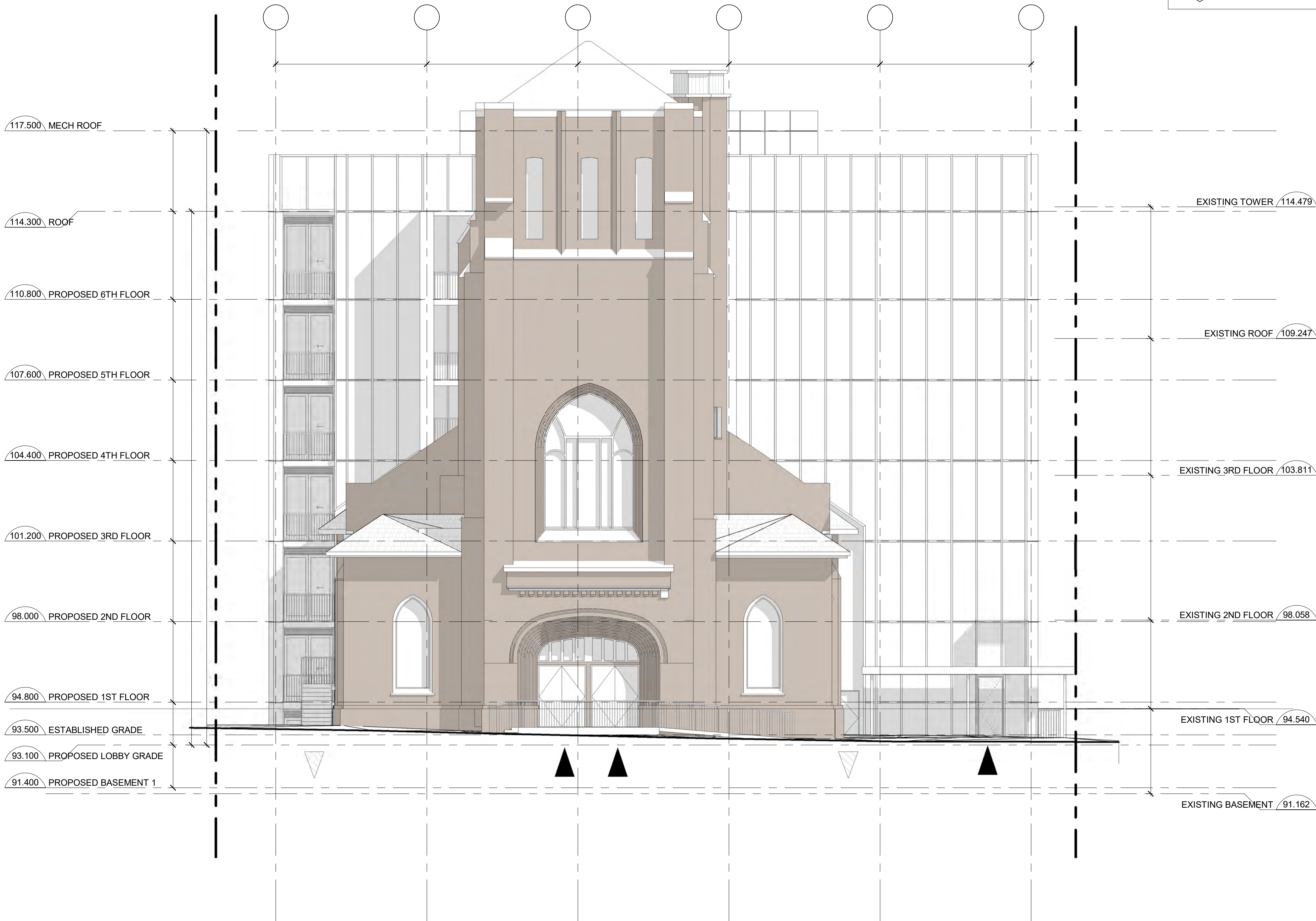
MATERIAL LEGEND



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CONSTRUCTION

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NO. DATE DESCRIPTION



RAW

MATERIAL LEGEND

- 1

PANELIZED SYSTEM - COLOUR 1
- 2

PANELIZED SYSTEM - COLOUR 2
- 3

METAL PANELS - COLOUR TO MATCH CLT
- 4

PREFINISHED ALUMINUM AND GLASS CURTAIN WALL:
VISION GLASS
ALUM. COLOUR: TBD
- 5

PREFINISHED ALUMINUM AND GLASS WINDOW WALL SYSTEM:
VISION GLASS
ALUM. COLOUR: TBD
- 6

PREFINISHED ALUMINUM PICKET GUARD
RAIL:
ALUM. COLOUR: TBD
- 7

PREFINISHED ALUMINUM AND GLASS WINDOW WALL SYSTEM:
LOUVRE

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23005

415 Broadview

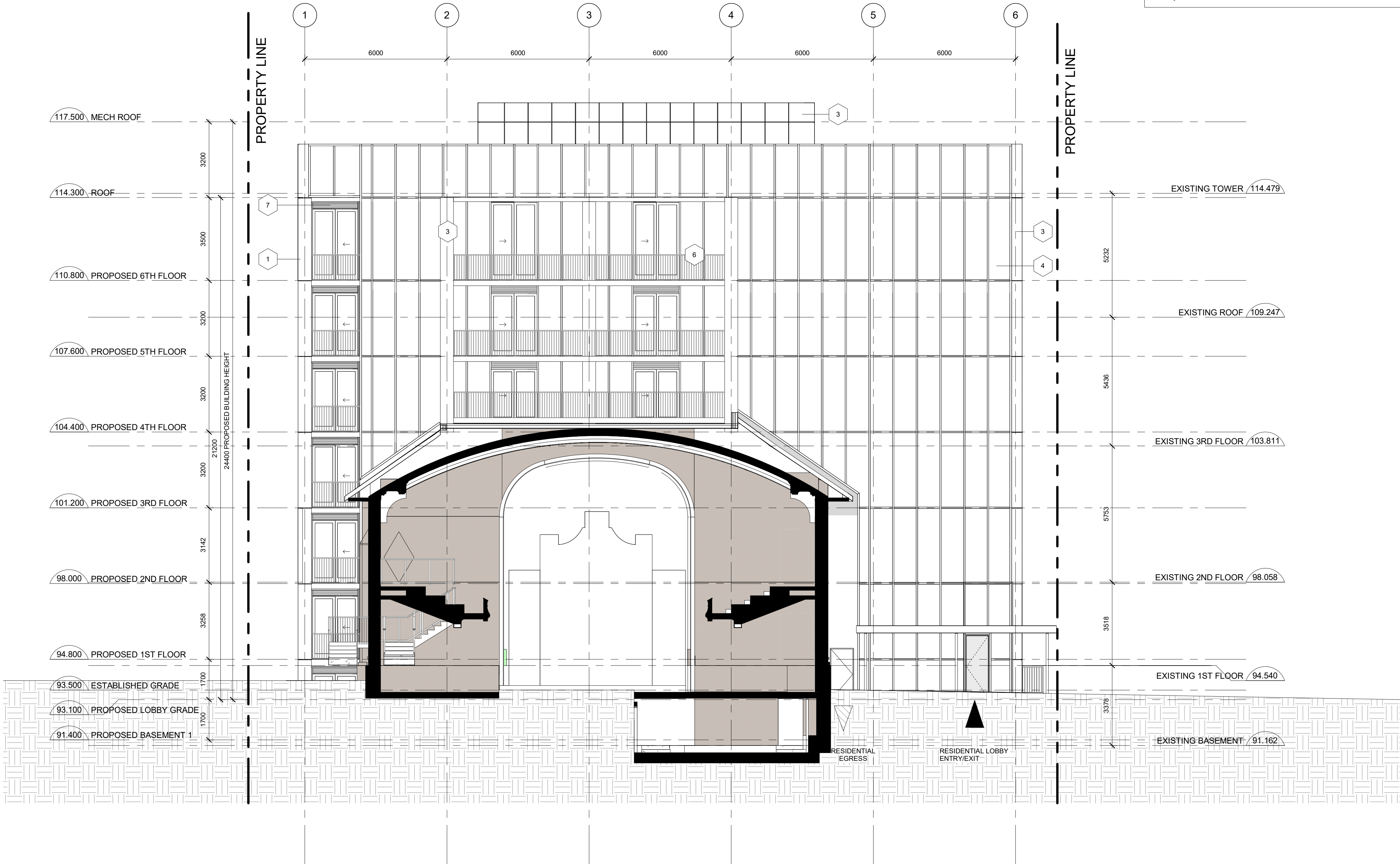
415 Broadview

LCH Development

WEST ELEVATION -
NEW BUILD

SCALE: 1 : 100

A405



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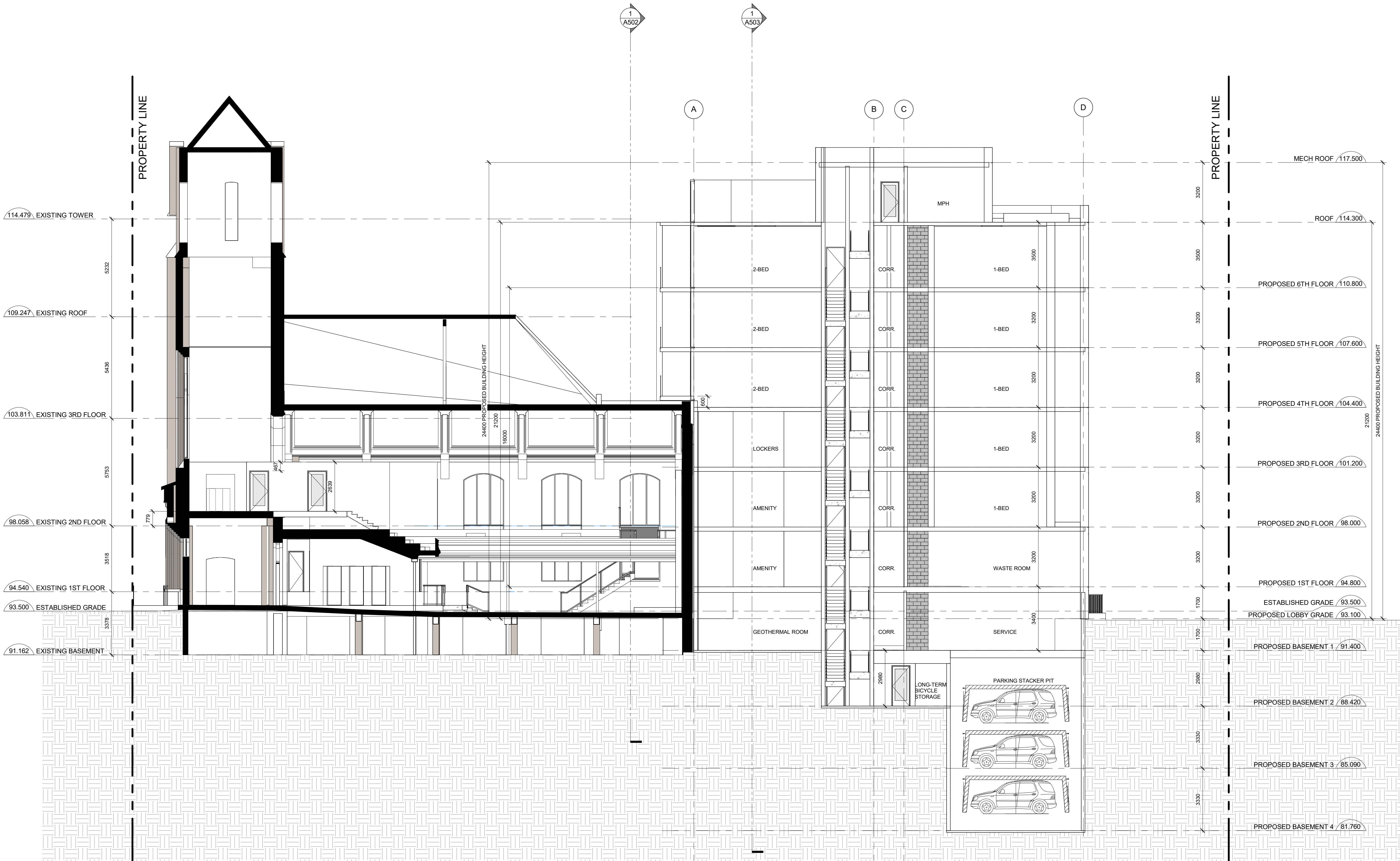
415 Broadview

LCH Development

BUILDING SECTION

SCALE: 1 : 100

A501



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CONSTRUCTION

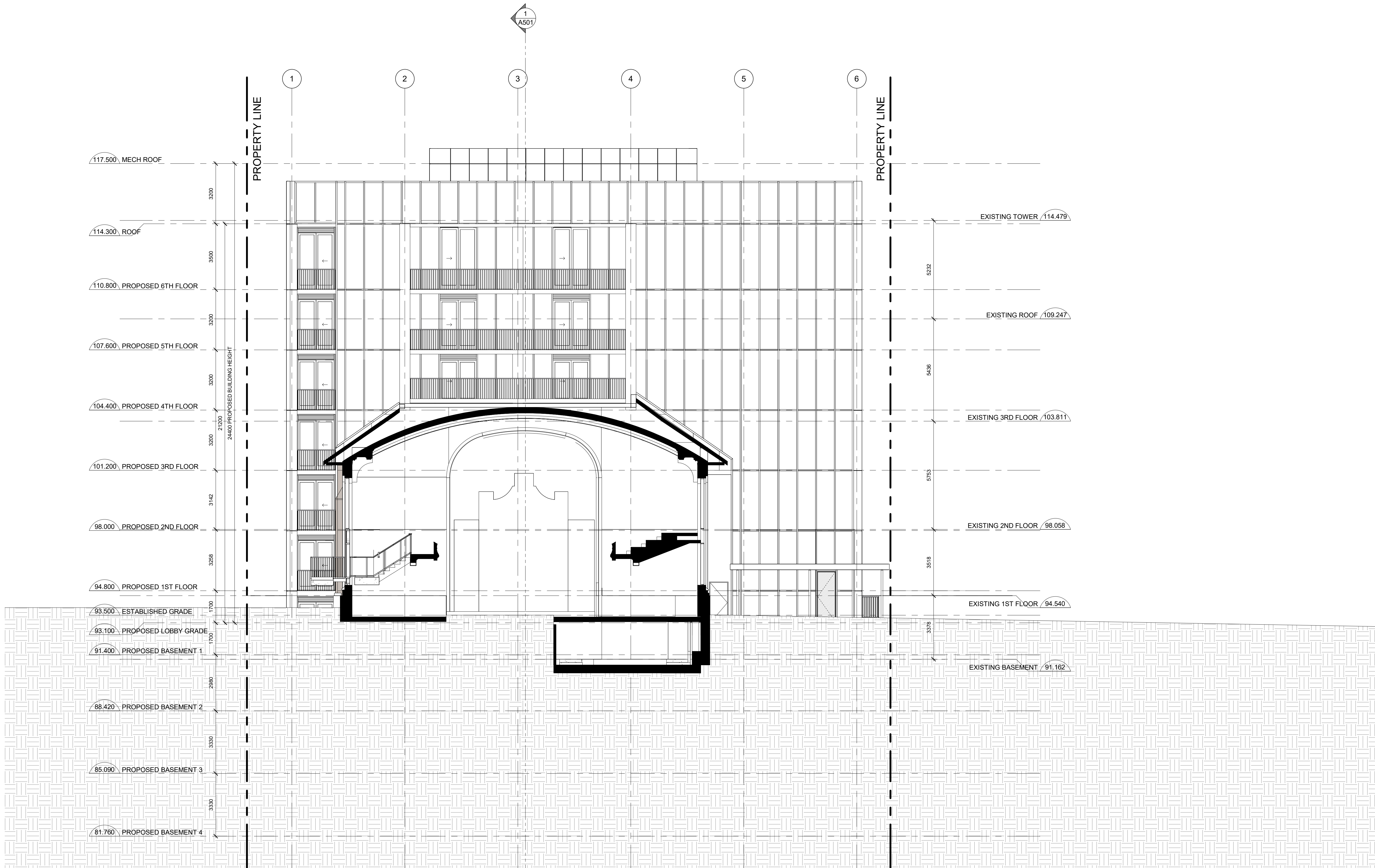
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LCH Development

BUILDING SECTION

SCALE: 1 : 100

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LCH Development
BUILDING SECTION

SCALE: 1 : 100

A503

