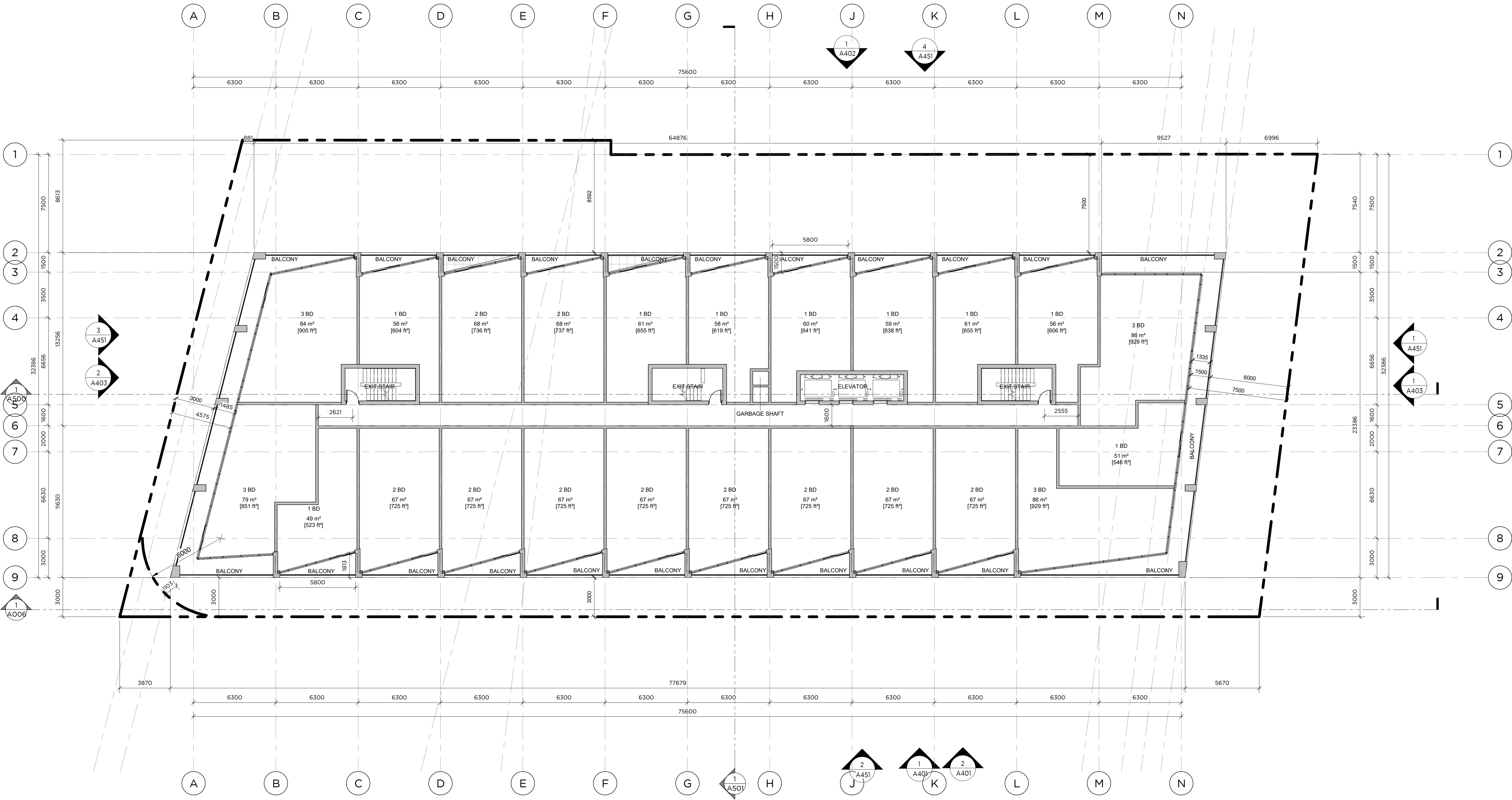




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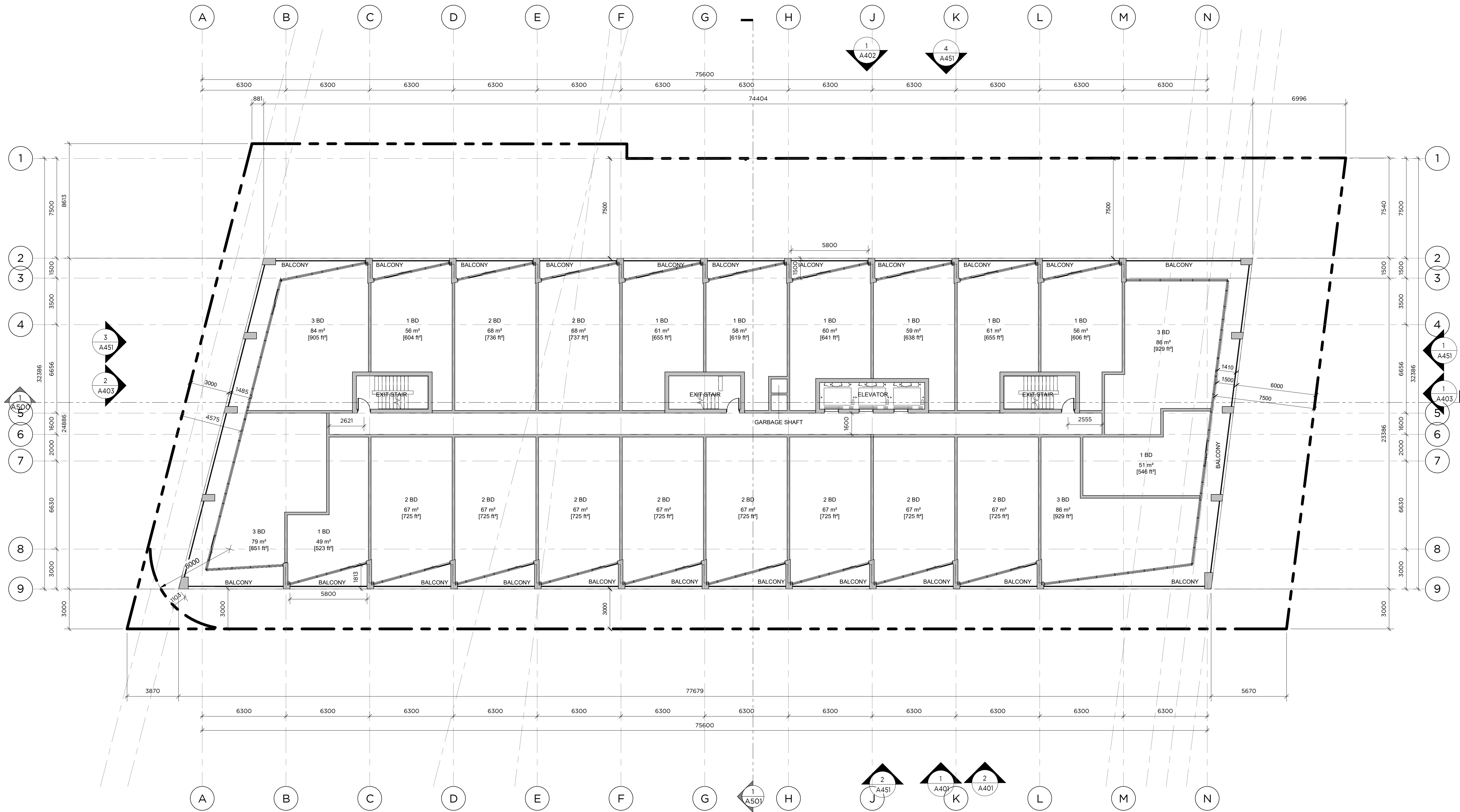
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3RD FLOOR PLAN

1: 150

A203



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4TH-6TH FLOOR
PLAN

1: 150

A204

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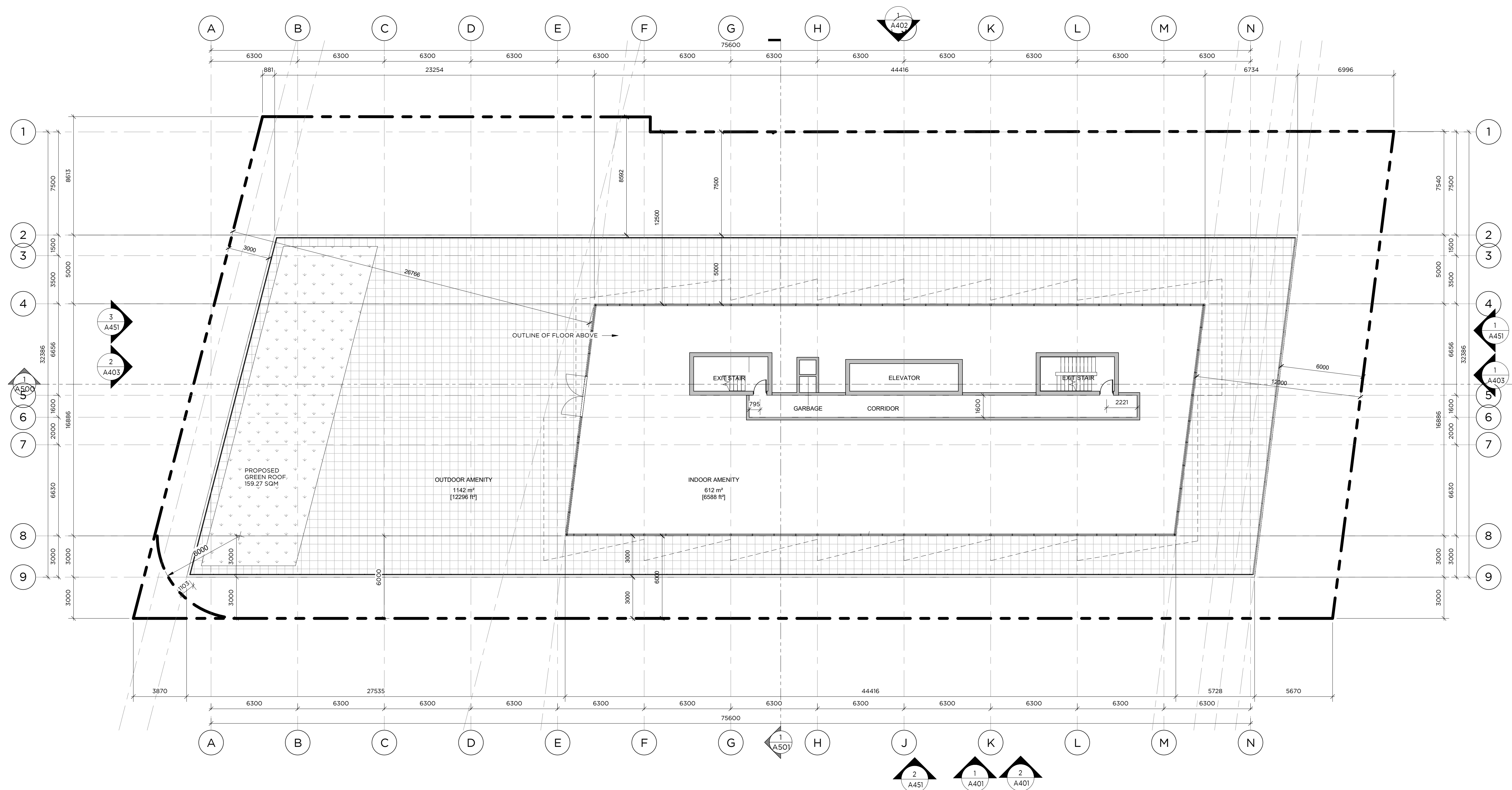
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7TH FLOOR PLAN

1:150
—
A207



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North

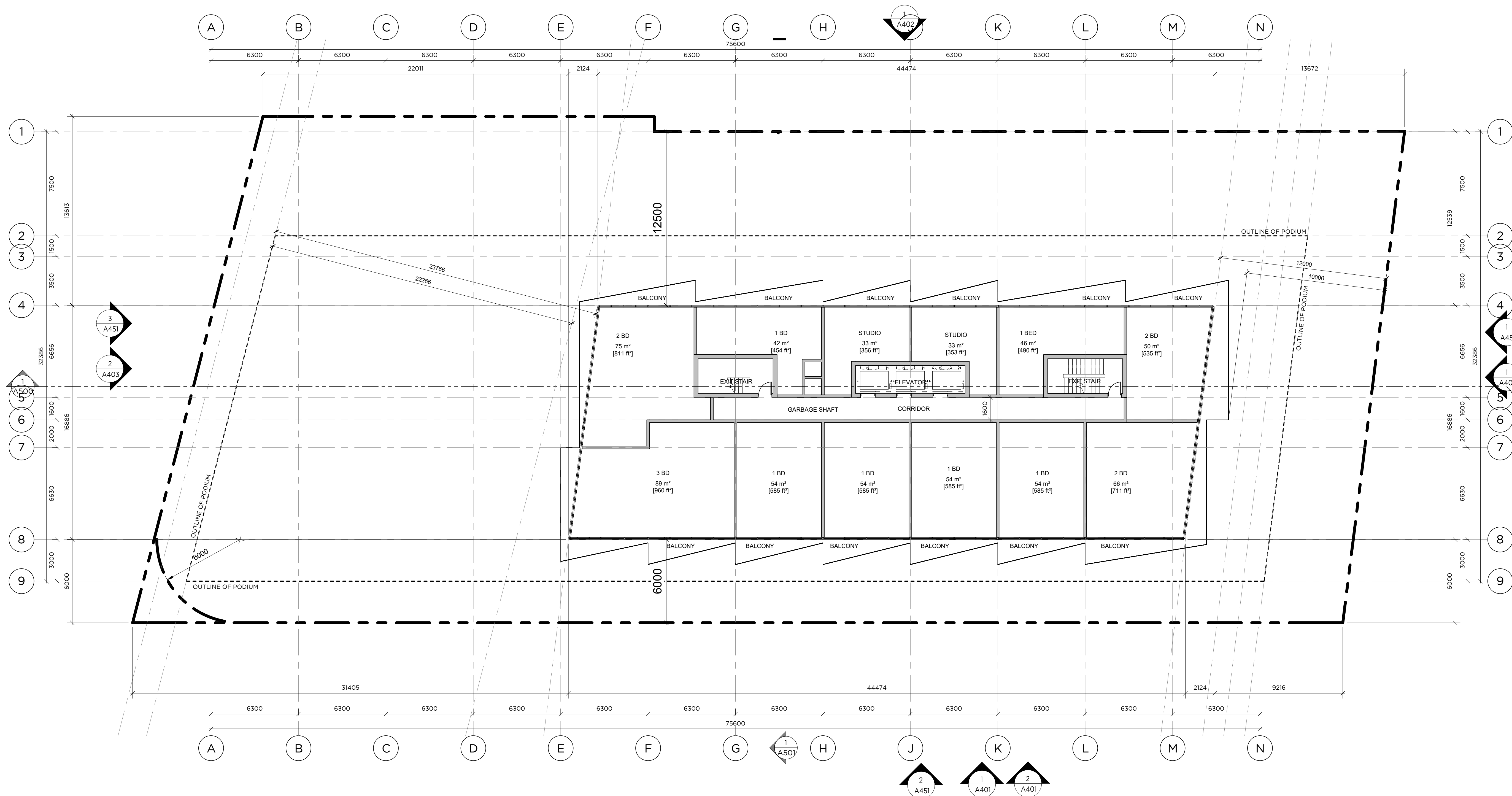


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1 : 150

A208



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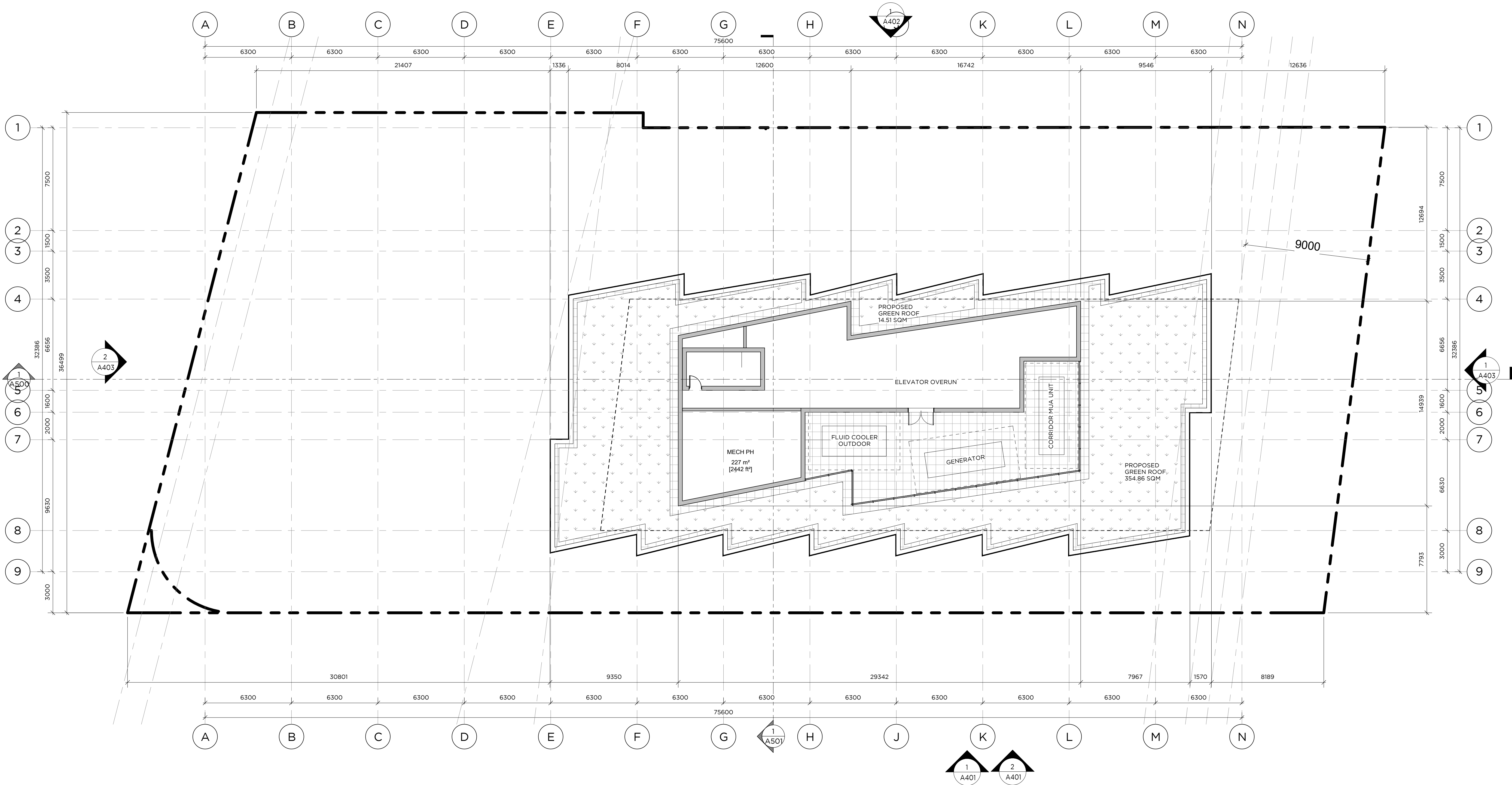
34 MONTGOMERY
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MECH PH

1: 150

A225



22-06-22 ZBA/SPA Submission

North



1081

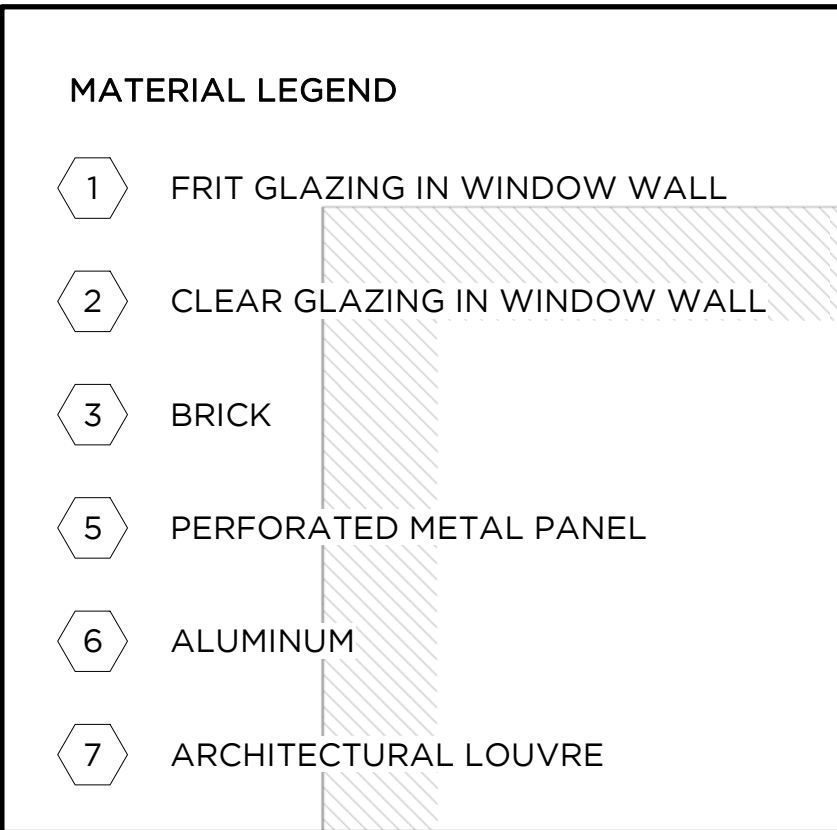
FIRST CAPITAL

150

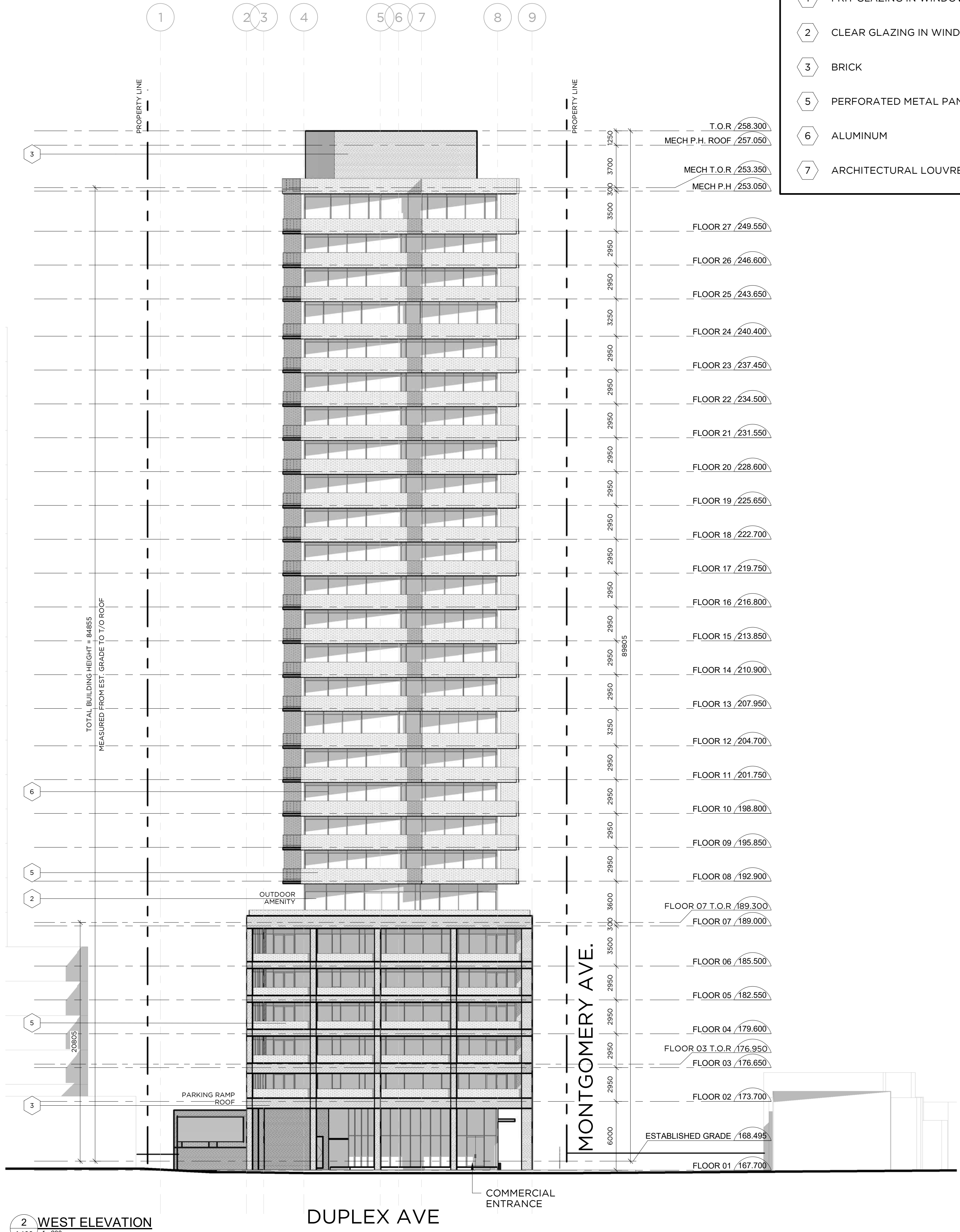
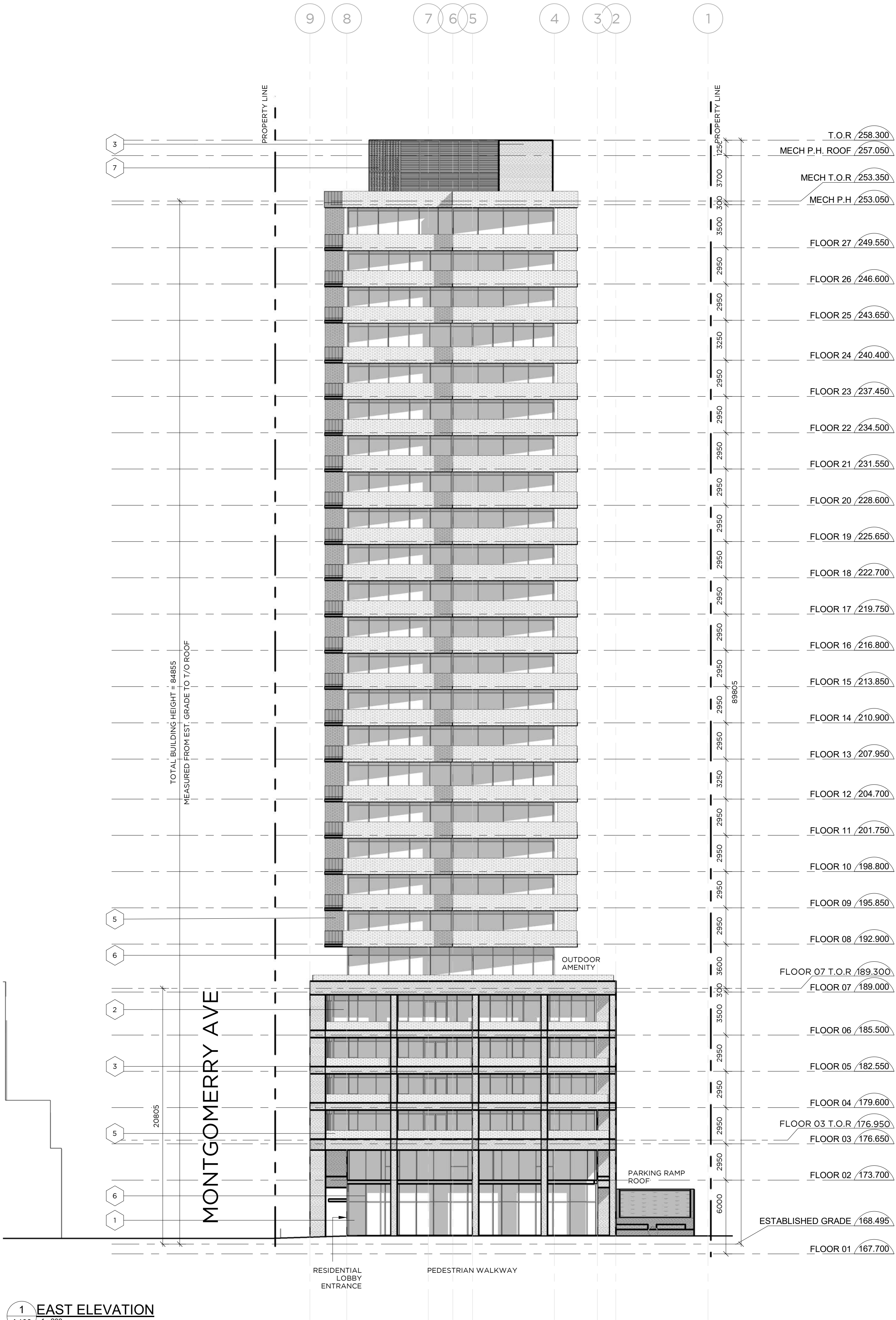
A226



		Proposed
Gross Floor Area, as <i>defined in Green Roof Bylaw</i> (m ²)		2765.83 m ²
Total Roof Area (m ²)		2115.88 m ²
Area of Residential Private Terraces (m ²)		371.87 m ²
Rooftop Outdoor Amenity Space, <i>if in a Residential Building</i> (m ²)		612.00 m ²
Area of Renewable Energy Devices (m ²)		
Tower (s)Roof Area with floor plate less than 750 m ²		
Total Available Roof Space (m ²)		1132.01 m ²
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	679.21 m ²	679.21 m ²
Coverage of Available Roof Space (%)	60%	60%



A401



MATERIAL LEGEND

- 1 FRIT GLAZING IN WINDOW WALL
- 2 CLEAR GLAZING IN WINDOW WALL
- 3 BRICK
- 5 PERFORATED METAL PANEL
- 6 ALUMINUM
- 7 ARCHITECTURAL LOUVRE

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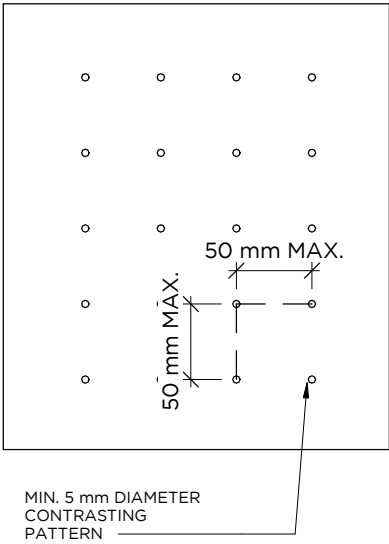
EAST/WEST
BUILDING
ELEVATION

As indicated

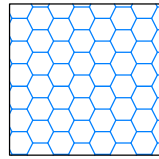
A403

- NOTES:
- 85% OF ALL EXTERIOR GLAZING AND ALL GLASS BALCONY GUARDS WITHIN THE FIRST 16M OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH LOW REFLECTANCE/ OPAQUE MATERIALS, VISUAL MARKERS OR BUILDING-INTERGATED STRUCTURES. SEE ADJACENT PATTERN.
 - FIRST 4M OF GLAZING AND BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS TO MEET BIRD-FRIENDLY GLAZING REQUIREMENTS. SEE ADJACENT PATTERN.
 - ALL GUARDS TO BE ENGINEERED TO MEET OBC REQUIREMENTS TYP.
 - BIRD VISUAL MARKERS TO CONFORM TO TORONTO GREEN STANDARD CHECKLIST.
 - ALL GLASS GUARDS TO HAVE LOW REFLECTANCE TO COMPLY WITH TORONTO GREEN STANDARDS

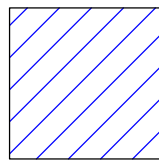
VISUAL MARKERS TO CONFROM TO TORONTO GREEN STANDARD CHECKLIST. SEE BELOW:



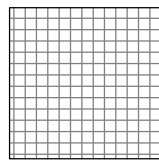
BIRD FRIENDLY GLAZING LEGEND: (REFER TO ELEVATION DRAWINGS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT)



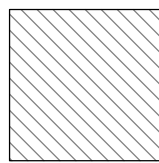
DENSITY PATERN APPLIED TO GLAZING



SHADING BELOW PROJECTION



LOW REFLECTANCE / OPAQUE MATERIAL



UNTRATED MATERIAL

Bird-Friendly Design Statistics



	Elevation First 16m* Above Grade					Total (%)
	North	South	East	West	Total (m2)	
Glazing Area (m ²)	391.9	678.6	226.5	180.4	1477.4	
Untreated Area (m ²)					0	0%
Treated Area (m ²)	391.9	678.6	226.5	180.4	1477.4	100%
Low-Reflectance Opaque Glass (m ²)	0	0	0	0	0	0%
Visual Markers (m ²)	391.9	678.6	226.5	180.4	1477.4	100%
Shaded (m ²)	0	0	0	0	0	0%

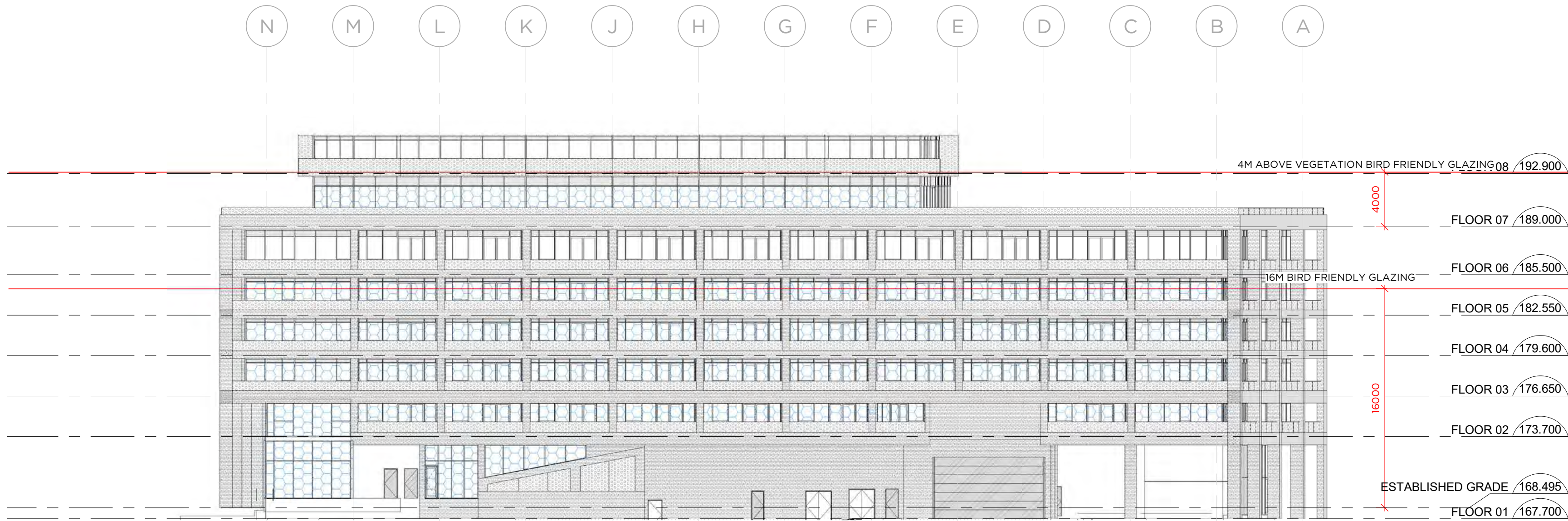
*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.

Refer to the Toronto Green Standard Version 3 Ecology section for details on bird collision deterrence treatment options.

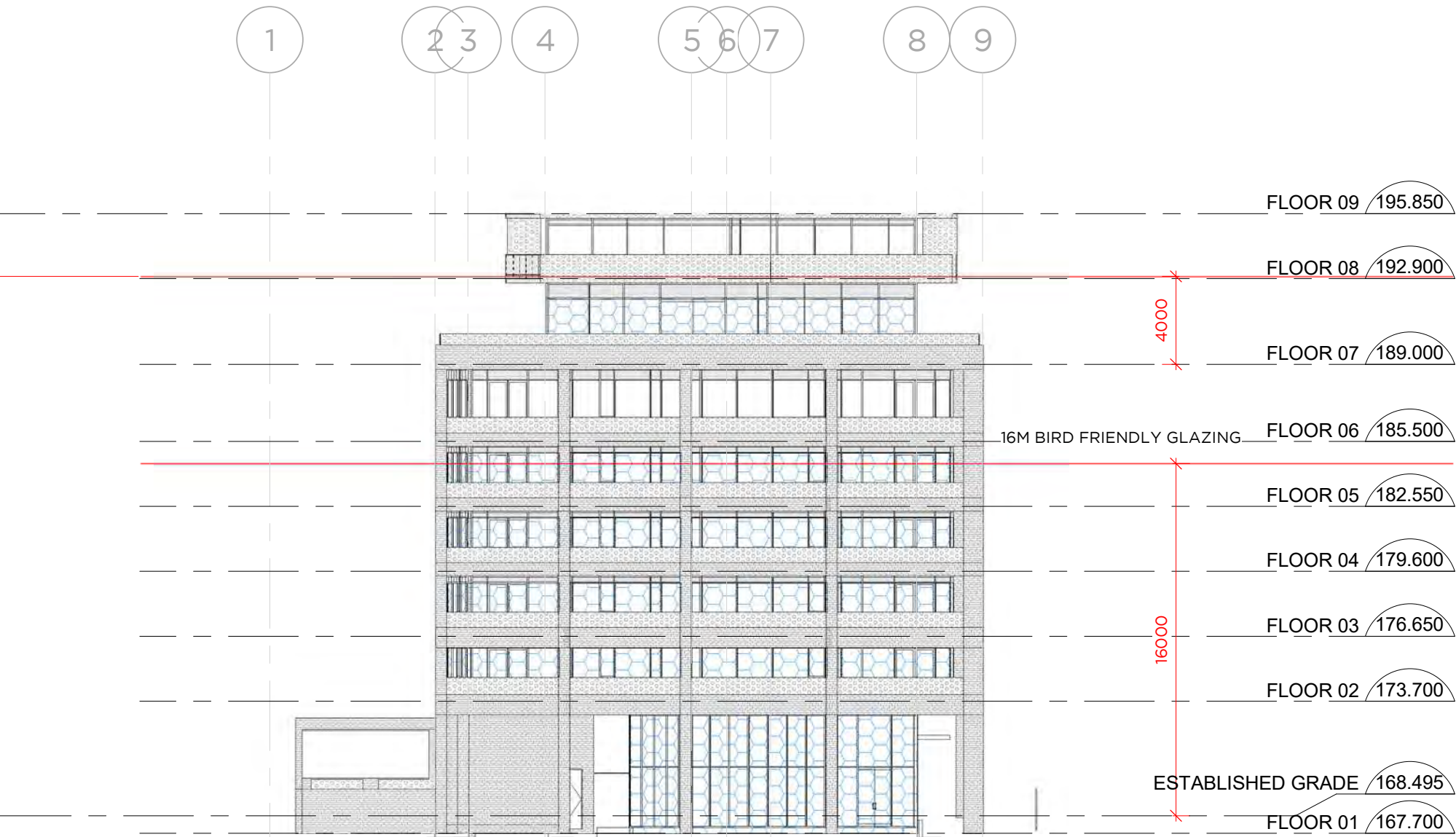
	Elevation First 4m Above Rooftop Vegetation*					Total (%)
	North Floor 07	South Floor 07	East Floor 07	West Floor 07	Total (m2)	
Glazing Area (m ²)	70.8	70.9	26.8	27.2	195.7	
Untreated Area (m ²)	0.0	0.0	0.0	0.0	0.0	
Treated Area (m ²)	70.8	70.9	26.8	27.2	195.7	100%
Non-reflective glass (m ²)					0.0	
Visual Markers (m ²)	70.8	70.9	26.8	27.2	195.7	
Shaded (m ²)					0	

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

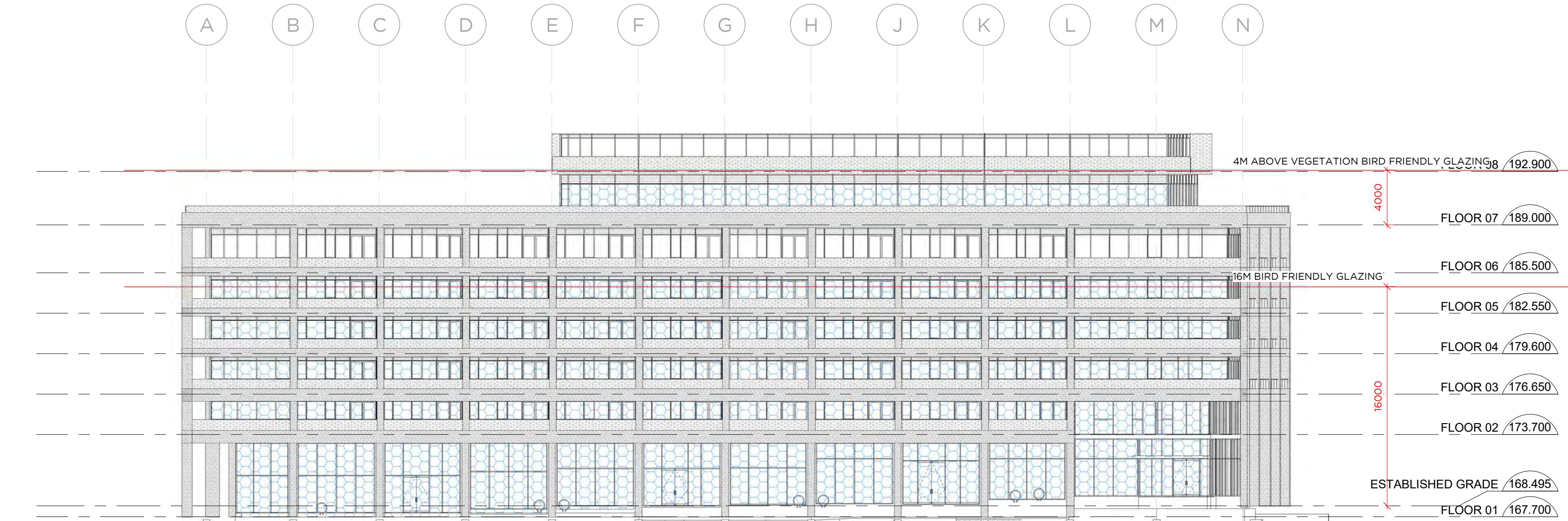
	Avg
Building Window : Wall Ratio	46%



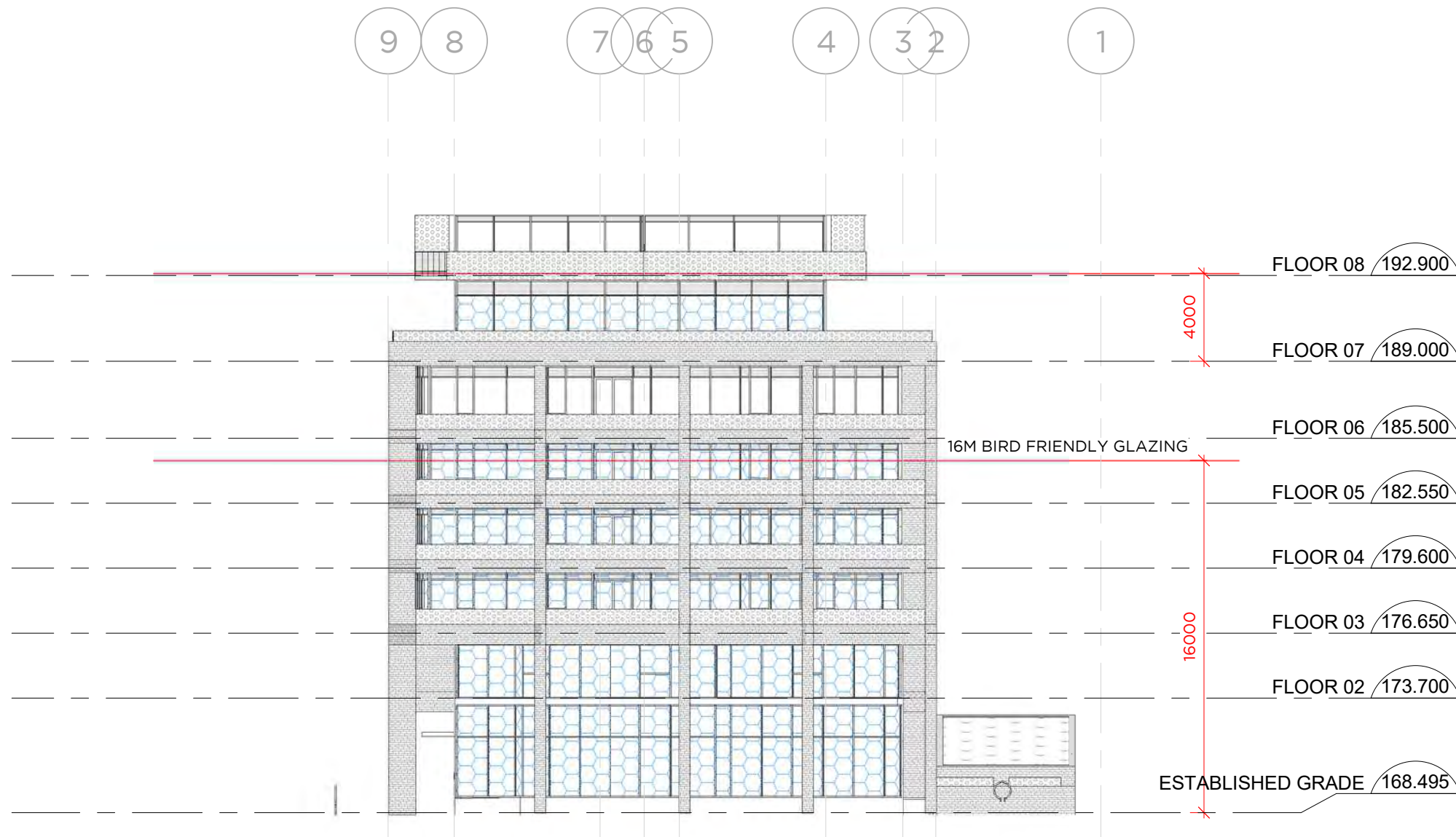
4 NORTH BIRD FRIENDLY ELEVATION
A451 / 1: 250



3 WEST BIRD FRIENDLY ELEVATION
A451 / 1: 250



2 SOUTH BIRD FRIENDLY ELEVATION
A451 / 1: 250



1 EAST BIRD FRIENDLY ELEVATION
A451 / 1: 250

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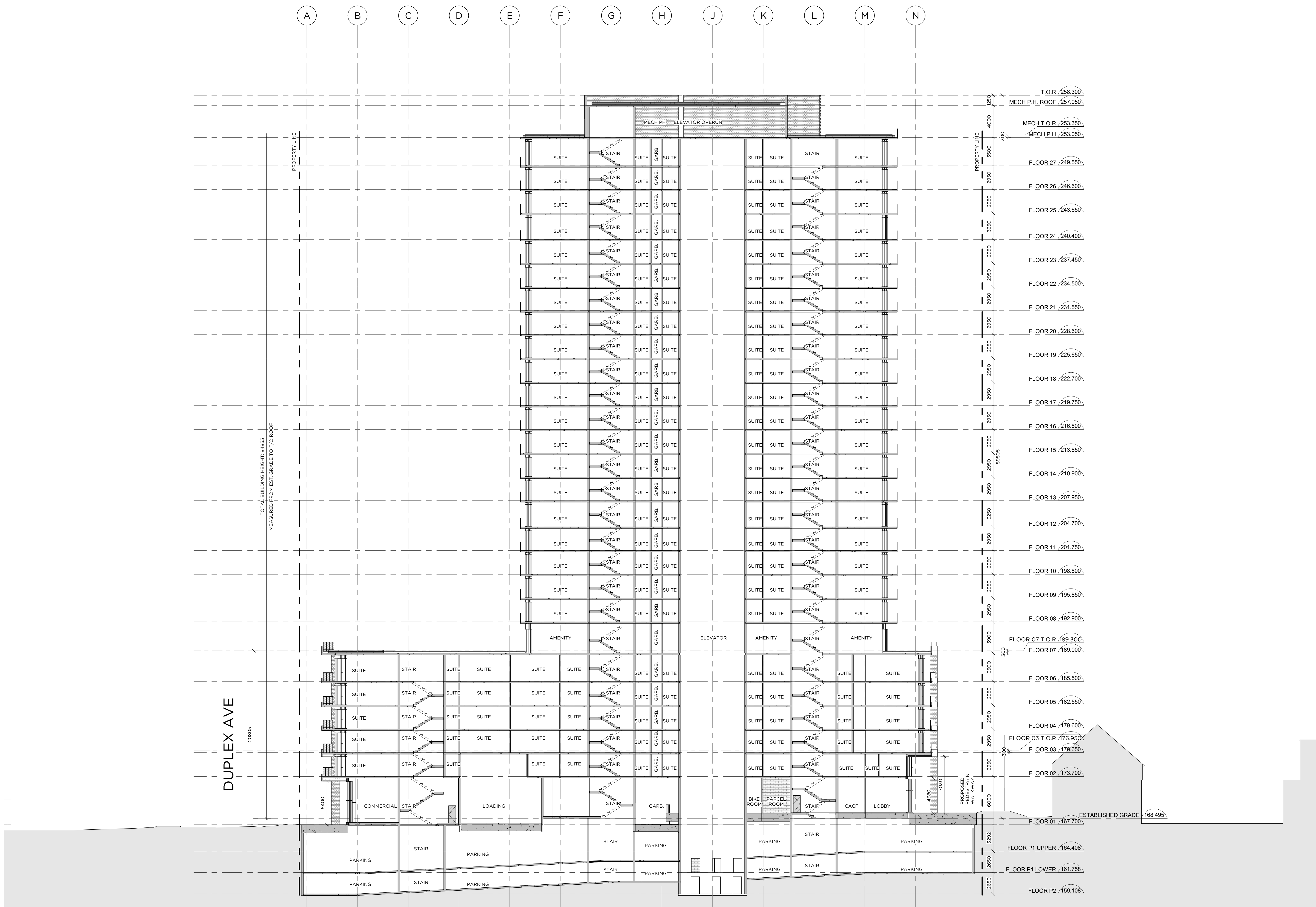
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BIRD FRIENDLY
ELEVATIONS

As indicated

A451



1 EAST WEST BUILDING SECTION
A500 1:200

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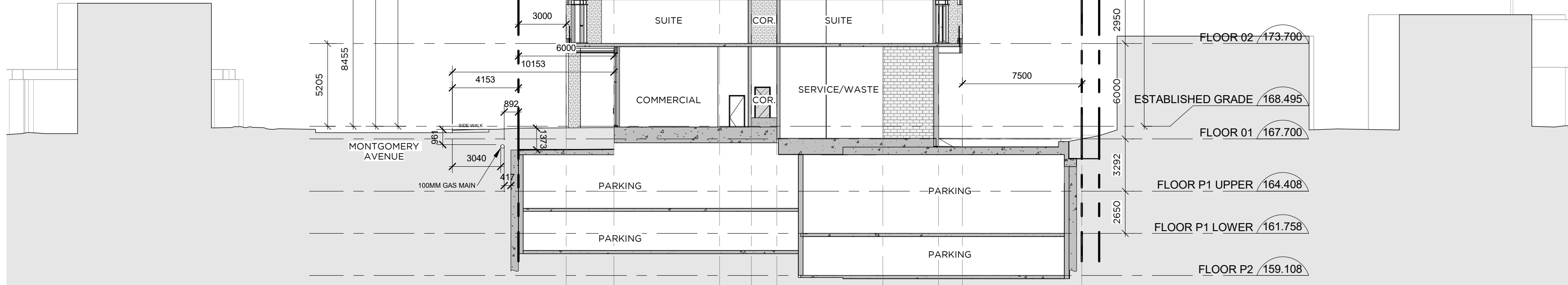
34 MONTGOMERY
AVE

FIRST CAPITAL

BUILDING SECTION
W-E

1:200

A500

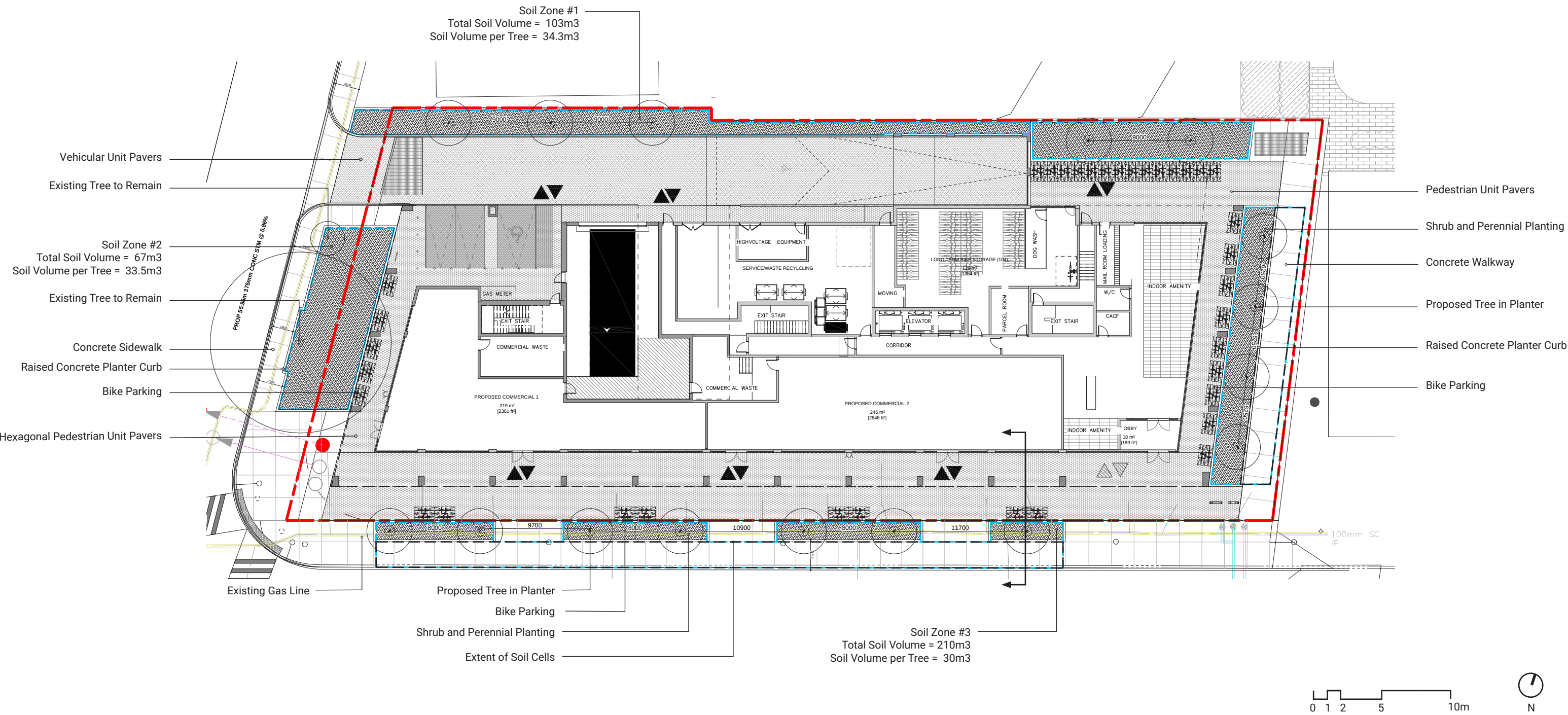


A501

Ground Floor

Landscape Plan

Option D



Ground Floor

Section

Option D

