

Grid Lines:

- Horizontal: 16x, 17x, 18x, 19x, 20x, 21x, 22x, 3, 4, 5, 6, 27x
- Vertical: A, B, C, D, E, F, G, H

Dimensions:

- Horizontal: 9145, 9145, 9145, 9145, 6096, 9145, 7063, 6296, 7500, 6500, 3285
- Vertical: 18000, 23500, 3000, 29600, 15930


Units and Areas:

- THREE BEDROOM (942 SF)
- ONE BEDROOM (521 SF)
- ONE BEDROOM (676 SF)
- ONE BEDROOM (667 SF)
- ONE BEDROOM + DEN (2 BATH) (779 SF) (CAN CONVERT TO 2BR)
- BACHELOR (406 SF)
- BACHELOR (363 SF)
- BACHELOR (490 SF)
- TWO BEDROOM (804 SF)
- BACHELOR (319 SF)

Other Features:

- Parking area with 20 stalls
- Central staircase and elevator
- Utility areas (ELECT CL, MECH, STAIR)
- Signage area labeled "SIGN"

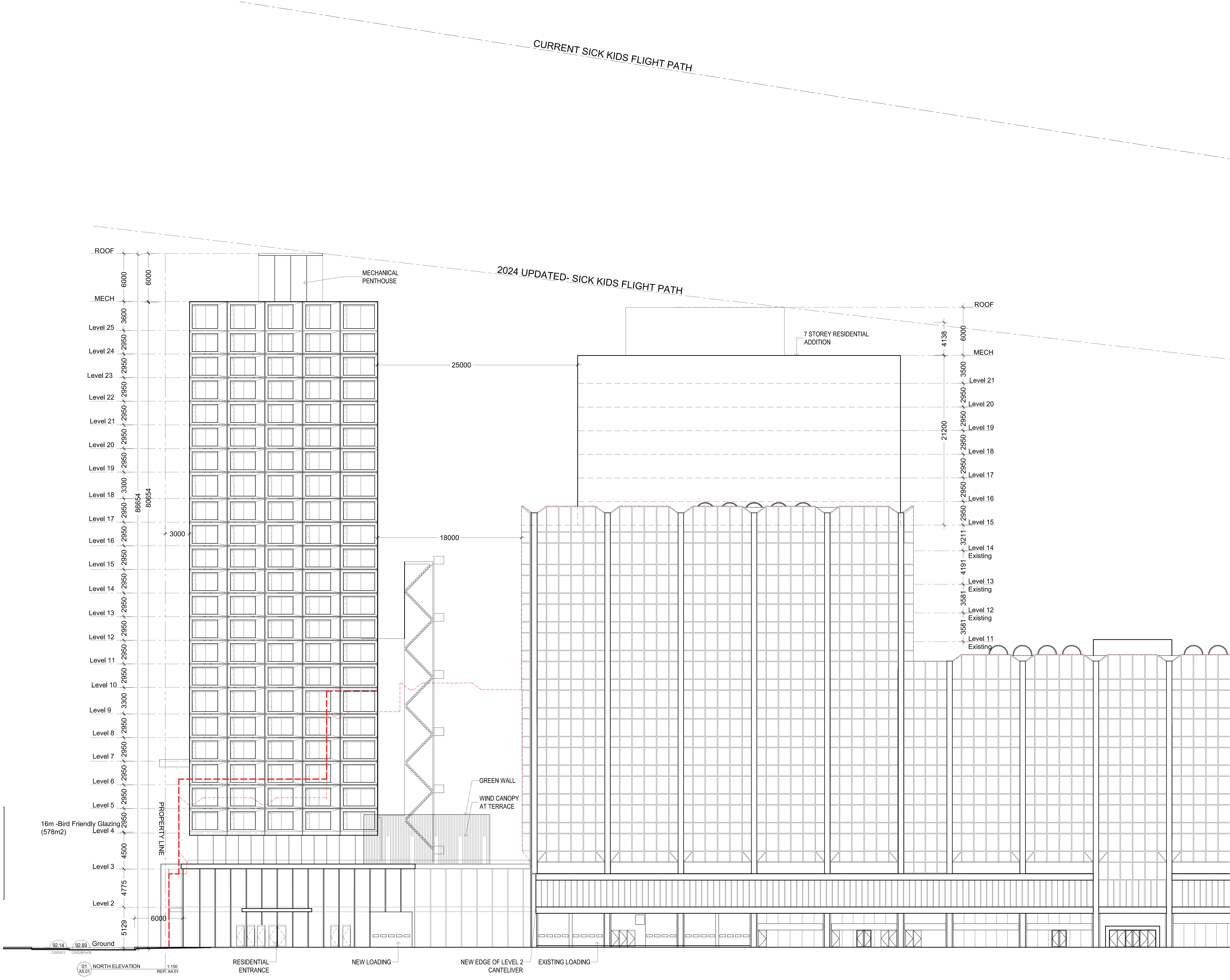
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A4.10 



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Architect of Record:
HARIRI PONTARINI ARCHITECTS
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Toronto, Canada M4M 2S1
TEL 416 929 4901 FAX 416 929 8924
info@hp-arch.com hariripontarini.com

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Project Title:
ATRIUM ON BAY
595 BAY ST., TORONTO, ON M5G 2C2

Drawing Title:
**NORTH ELEVATION
RESIDENTIAL OPTION**

Project number:
Scale: 1:150
Date: NOV. 1, 2021
Drawn by: HPA

Drawing No.:
Revision:


A5.01A

4

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

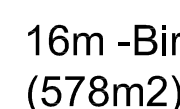
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

N



Project North

True North

[illegible]

**HARIRI PONTARINI
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ATRIUM ON BAY

595 BAY ST., TORONTO, ON M5G 2C2

NORTH ELEVATION
OFFICE OPTION

Project number:
Scale: 1:150
Date: NOV. 1, 2021
Drawn by: HPA

Drawing No.:

Revision:

A5.01B

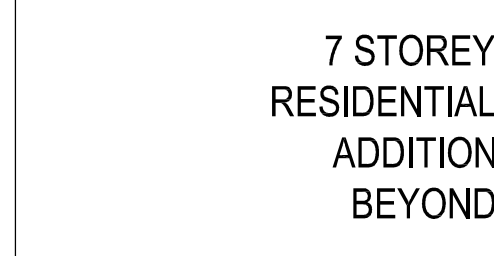
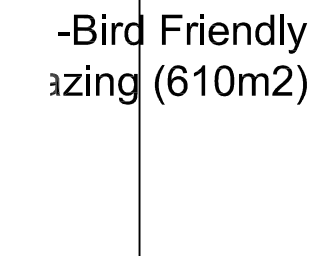
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Project North

True North

[illegible]

**HARIRI PONTARINI
ARCHITECTS**



ATRIUM ON BAY

Drawing Title:
WEST ELEVATION +
EAST ELEVATION
RESIDENTIAL OPTION

Drawing No.:

Revision

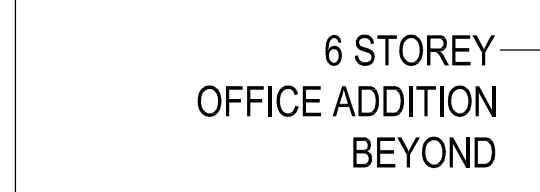
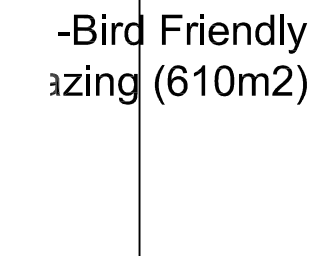
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Project North

True North

[illegible]

**HARIRI PONTARINI
ARCHITECTS**



ATRIUM ON BAY

Drawing Title:
WEST ELEVATION +
EAST ELEVATION
OFFICE OPTION

Scale: 1:100
Date: NOV. 1, 2021
Drawn by: HPA

Revision:

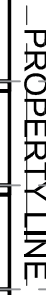
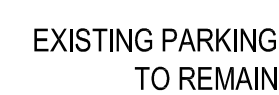
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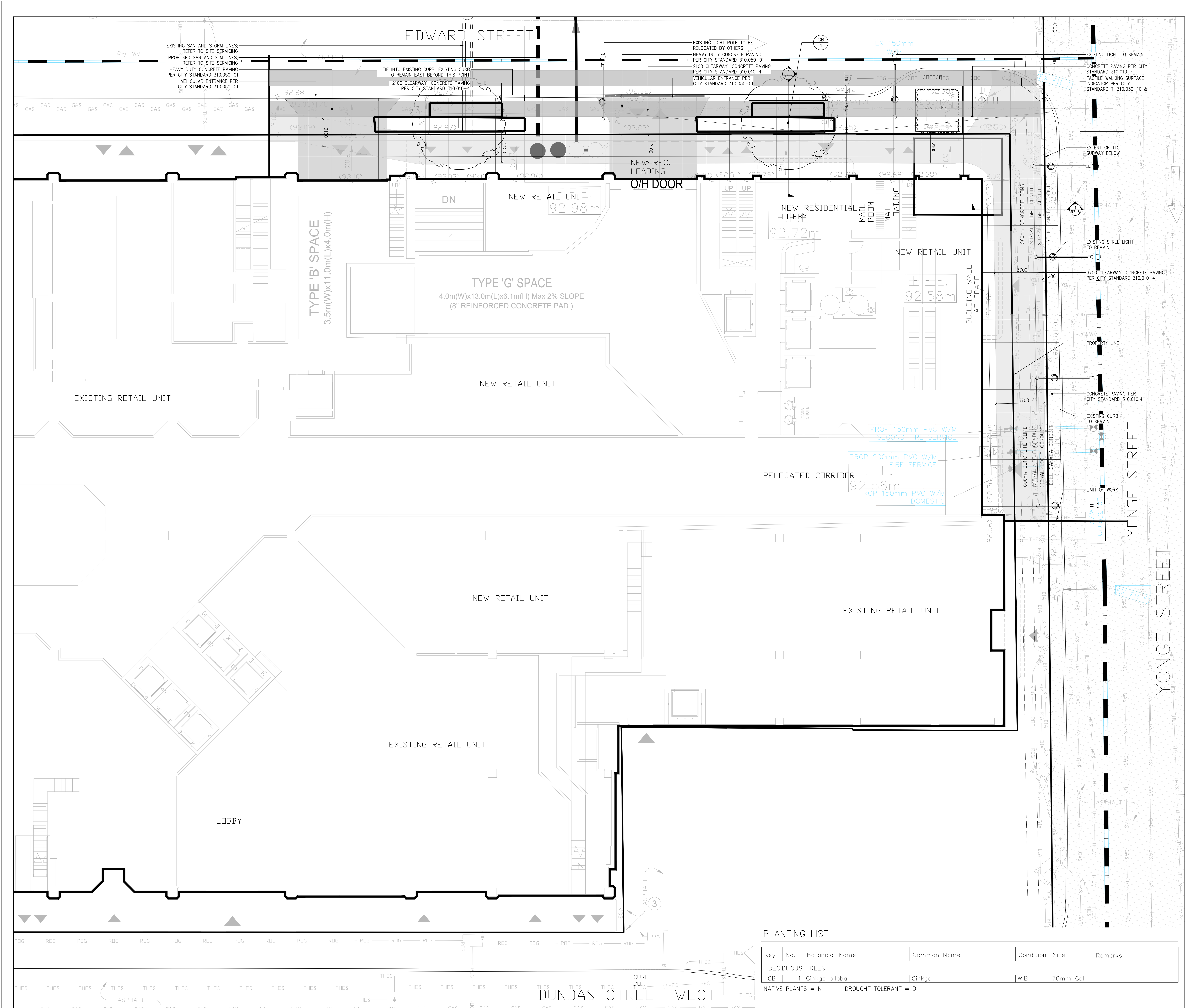
Project North



ONTARIO ASSOCIATION
of
ARCHITECTS
300 St.
George Street
Toronto
4625

ATRIUM ON BAY
595 BAY ST., TORONTO, ON M5G 2C2

4



- GENERAL NOTES:
- LEGAL DESCRIPTION OF PROPERTY: REFER TO 1370, 1370, 6860, 4P, 12-017, 12-017B702, BT, O, YongeStreet, 1-11, PL243 SURVEY PREPARED BY KRCMAR
 - ARCHITECTURAL INFORMATION PROVIDED BY: HARRI PONTARINI ARCHITECTS
 - SURVEY INFORMATION PROVIDED BY: KRCMAR
 - EXISTING UNDERGROUND SURVEY PROVIDED BY: R&B LOCATING
 - ARBORIST REPORT PROVIDED BY: FERRIS + ASSOCIATES - A DIVISION OF NAK DESIGN STRATEGIES INC.
 - ALL LANDSCAPE FURNITURE SHOWN IS FOR DESIGN CONCEPT ONLY
 - PROPOSED LIGHT LOCATION ON SITE SUBJECT TO PHOTOMETRIC STUDY
 - ALL EXISTING MUNICIPAL SIGNAGE TO BE REINSTATED
 - TREE LOCATIONS ON PUBLIC PROPERTY SUBJECT TO REVIEW AND APPROVAL BY UNDERGROUND UTILITY COMPANIES.
 - ROOT DEFLECTOR TO BE USED WHERE ROOT BALL OF TREES ON PUBLIC PROPERTY ARE WITHIN 1.2m OF UNDERGROUND UTILITIES.
 - ALL PLANTING ON SITE TO BE PROVIDED WITH A WATER EFFICIENT AUTOMATIC IRRIGATION SYSTEM. STREET TREE PLANTING TO BE PROVIDED WITH A WATERING PROGRAM FOR 2 YEARS.
 - ALL LIGHTING TO BE DARK SKY COMPLIANT
 - GRATE POROSITY NOT TOO EXCEED 20x20mm



- Notes:
1. Do not scale the drawings.
 2. The contractor shall check and verify all dimensions and conditions on the project and immediately report any discrepancies to the consultant before proceeding with the work.
 3. The contractor is to be aware of all existing and proposed services and utilities. The contractor shall have all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.

- LEGEND
- PROPERTY LINE
 - LIMIT OF WORK
 - CONCRETE PAVING/ SIDEWALK 29 SRI OR HIGHER
 - BIKE RINGS
 - STREET LIGHT

SCHEDULE "B"

2.	RE-ISSUED FOR OPA / ZBA	23-09-15
1.	ISSUED FOR OPA / ZBA	21-10-29
No. Issued		YY-MM-DD

This drawing is to be used for the following purpose:

Not to be used for construction unless signed by the landscape architect.

Project: Atrium on Bay

Prepared for: KS AOB Toronto Inc. & Dundas Atrium Toronto Inc.

Location: 595 Bay Street, Toronto, Ontario

Ferris + Associates
a division of NAK DESIGN STRATEGIES INC.
11 Church Street
Suite 302
Toronto, Ontario
M5E 1Y1
Telephone 416 365 6800



Drawing Title: LANDSCAPE, PLANTING & LIGHTING PLAN

Date: July 2021
Scale: 1:100
Drawn: GB
Checked: PSF
Project No: 2640
Drawing No: RZL1