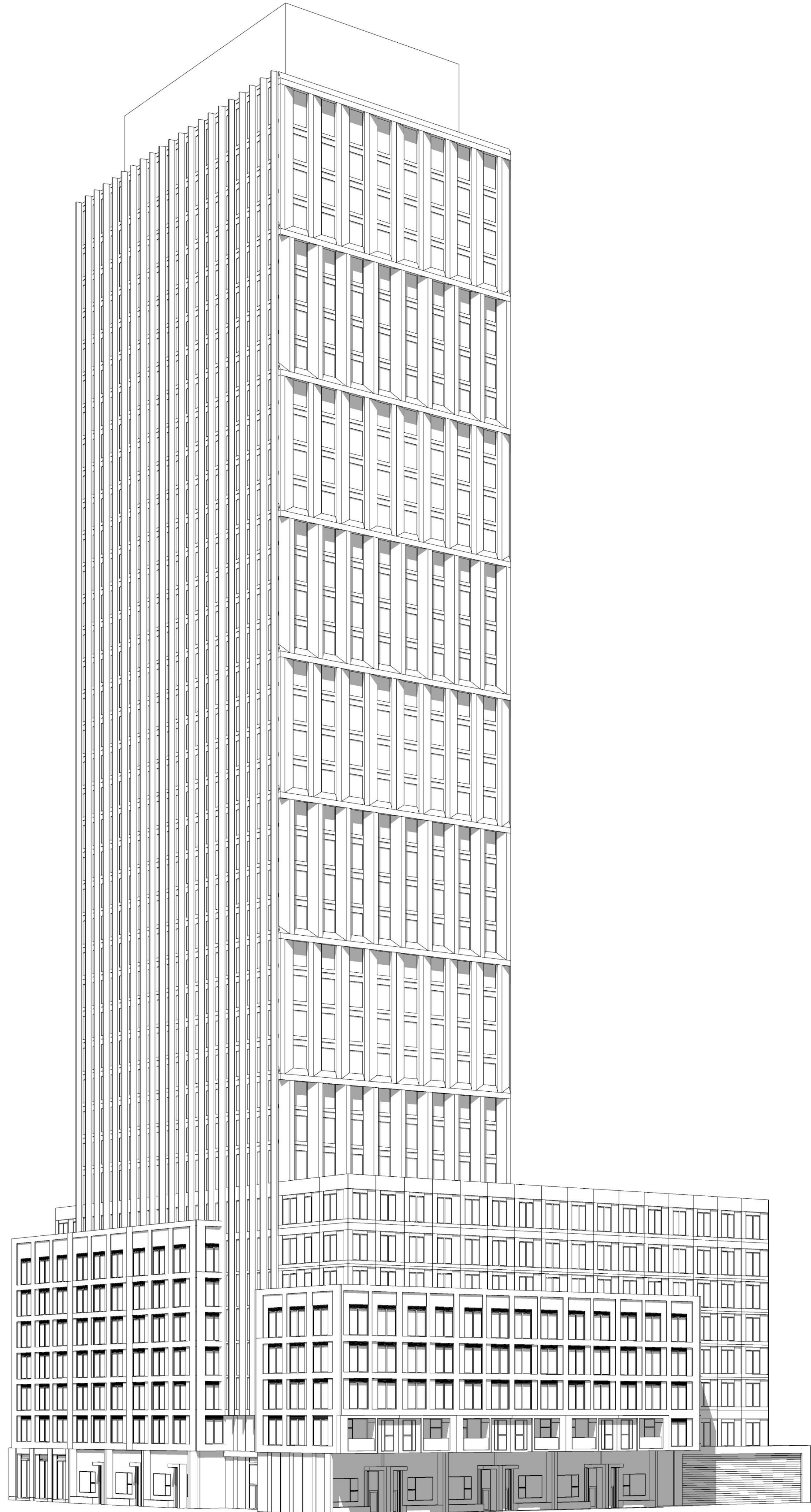


4155 SHEPPARD AVE. EAST & 5 LAMONT AVE

RE-ISSUED FOR ZBL 2025-04-07

AZS000	Cover Page
AZS001	Context Plan & Project Statistics
AZS101	Site Plan
AZS201	P3 Underground
AZS202	P2 Underground
AZS203	P1 Underground
AZS204	Ground Floor Plan
AZS205	Level 2 - Amenity
AZS206	Levels 3-5 Lower Podium
AZS207	Levels 6-7 Middle Podium
AZS208	Level 8 Upper Podium
AZS209	Level 9 - Amenity
AZS210	Level 10-39 Typical Tower
AZS211	M.P.H
AZS212	Roof Level/Top of M.P.H
AZS401	Building Elevations - North and West
AZS402	Building Elevations - South and East
AZS501	Building Section - West



WG No

AZS000

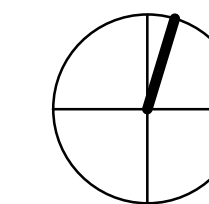
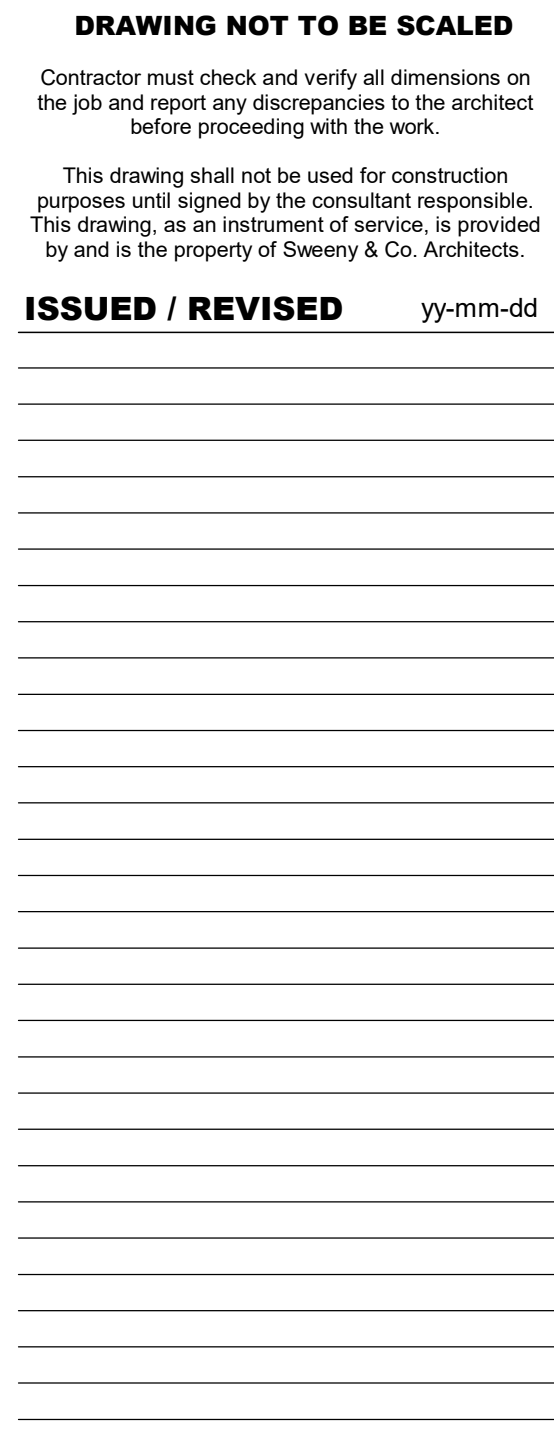


		TFA		GFA (City of Toronto Zoning By-law 569-2013)										TOTAL RESIDENTIAL UNIT COUNT							
				RESIDENTIAL		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY									
		Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF			BACH	1BD	2BD	3BD	TOTAL	
ABOVE GRADE																					
PODIUM																					
Level 01		2,785.26 m²	29,980 SF	1,029.06 m²	11,077 SF	520.99 m²	5,608 SF	1,550.05 m²	16,685 SF	281.50 m²	3,030 SF	--	--			-	-	-	9	9	
Level 02		2,112.61 m²	22,740 SF	1,332.38 m²	14,342 SF	--	--	1,332.38 m²	14,342 SF	464.24 m²	4,997 SF	502.78 m²	5,412 SF			1	12	-	1	14	
Level 03		2,312.32 m²	24,890 SF	2,228.82 m²	23,991 SF	--	--	2,228.82 m²	23,991 SF	--	--	--	--			2	31	-	4	37	
Level 04		2,312.32 m²	24,890 SF	2,228.82 m²	23,991 SF	--	--	2,228.82 m²	23,991 SF	--	--	--	--			2	31	-	4	37	
Level 05		2,312.32 m²	24,890 SF	2,228.82 m²	23,991 SF	--	--	2,228.82 m²	23,991 SF	--	--	--	--			2	31	-	4	37	
Level 06		2,169.29 m²	23,350 SF	2,085.28 m²	22,446 SF	--	--	2,085.28 m²	22,446 SF	--	--	--	--			4	28	-	4	36	
Level 07		2,169.29 m²	23,350 SF	2,085.28 m²	22,446 SF	--	--	2,085.28 m²	22,446 SF	--	--	--	--			4	28	-	4	36	
Level 08		1,830.91 m²	19,708 SF	1,746.73 m²	18,802 SF	--	--	1,746.73 m²	18,802 SF	--	--	--	--			3	20	1	5	29	
SUBTOTAL		18,004.33 m²	193,797 SF	14,965.19 m²	161,084 SF	520.99 m²	5,608 SF	15,486.17 m²	166,692 SF	745.74 m²	8,027 SF	502.78 m²	5,412 SF			18	181	1	35	235	
																7.7%	77.0%	0.4%	14.9%		
TOWER																					
Level 09		795.02 m²	8,558 SF	370.17 m²	3,984 SF	--	--	370.17 m²	3,984 SF	366.69 m²	3,947 SF	908.95 m²	9,784 SF			-	4	2	-	6	
Level 10		795.02 m²	8,558 SF	736.55 m²	7,928 SF	--	--	736.55 m²	7,928 SF	--	--	--	--			1	8	3	1	13	
Level 11		795.02 m²	8,558 SF	736.55 m²	7,928 SF	--	--	736.55 m²	7,928 SF	--	--	--	--			1	8	3	1	13	
Level 12 to 39		22,260.59 m²	239,611 SF	20,623.29 m²	221,987 SF	--	--	20,623.29 m²	221,987 SF	--	--	--	--			28	224	84	28	364	
M.P.H		490.97 m²	5,285 SF	--	--	--	--	--	--	--	--	--	--			-	-	-	-	-	
SUBTOTAL		25,136.63 m²	270,568 SF	22,466.55 m²	241,828 SF	--	--	22,466.55 m²	241,828 SF	366.69 m²	3,947 SF	908.95 m²	9,784 SF			30	244	92	30	396	
																7.6%	61.6%	23.2%	7.6%		
																-	-	-	-	-	
ABOVEGRADE TOTAL		43,140.96 m²	464,365 SF	37,431.74 m²	402,912 SF	520.99 m²	5,608 SF	37,952.73 m²	408,520 SF	1,112.43 m²	11,974 SF	1,411.73 m²	15,196 SF			48	425	93	65	631	
GRAND TOTAL		53,347.65 m²	574,229 SF	37,502.75 m²	403,676 SF	520.99 m²	5,608 SF	38,023.73 m²	409,284 SF	1,112.43 m²	11,974 SF	1,411.73 m²	15,196 SF			48	425	93	65		
		TFA		RESIDENTIAL		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY				8%	67%	15%	10%		

AVG. UNIT SIZE PER TYPE	34.46 m ²	47.31 m ²	62.17 m ²	82.44 m ²
	371 SF	509 SF	669 SF	887 SF

DWG No

AZS001



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PROJ. NAME
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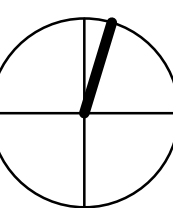
OWNER
Reach & Ripple
Developments

DWG TITLE
P3 Underground

DATE:	2025-04-07
SCALE :	1 : 150
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CHECKED :	AG
PROJ. No. :	2322

DWG No.

AZS201



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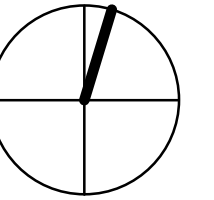
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DWG TITLE
P2 Underground

DATE: 2025-04-07
SCALE: 1 : 150
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CHECKED: AG
PROJ. No.: 2322

DWG No.

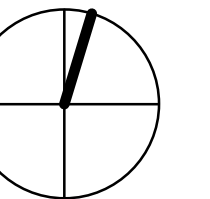
AZS202



Blank lined paper for writing.

AZS203

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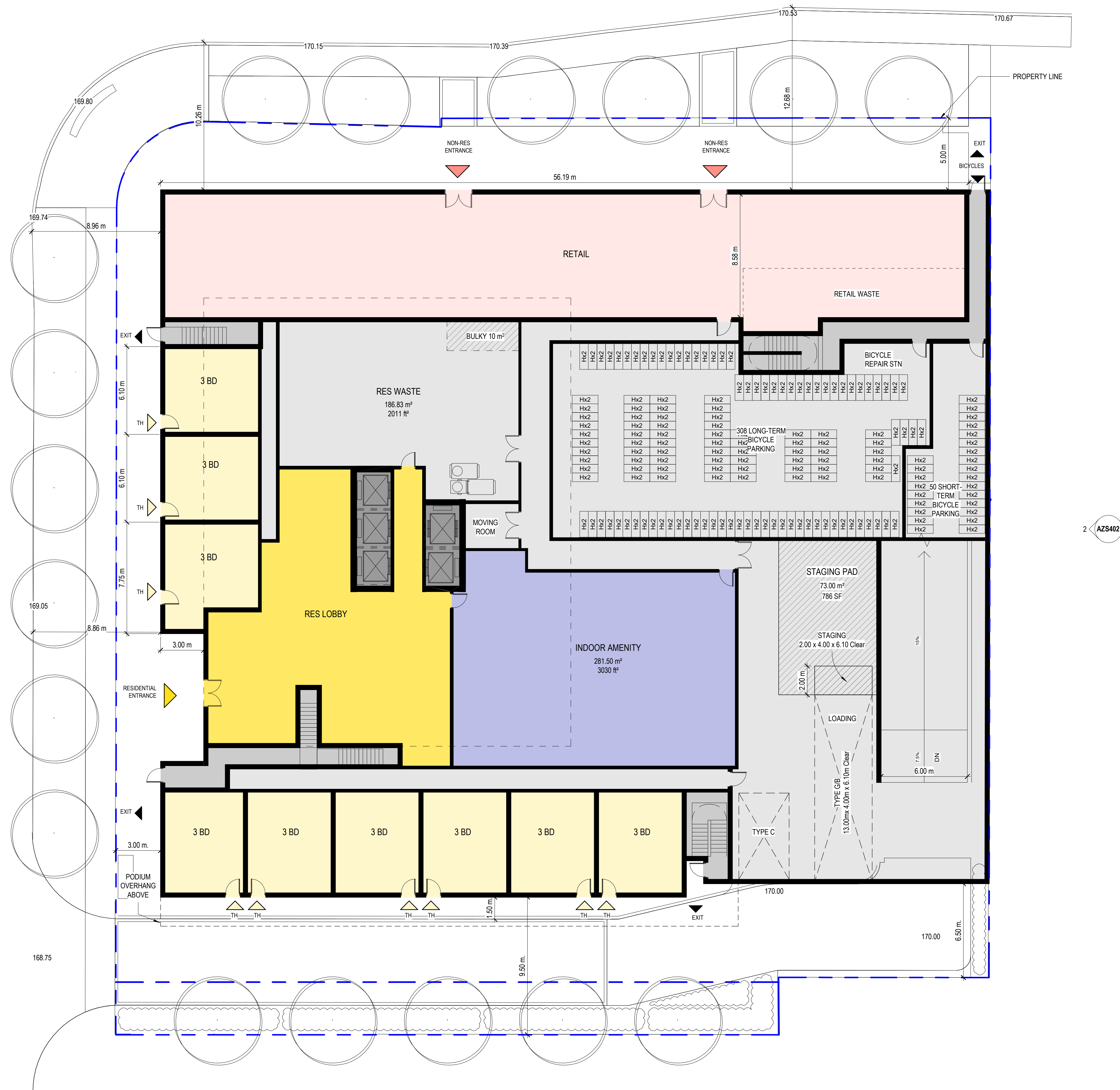
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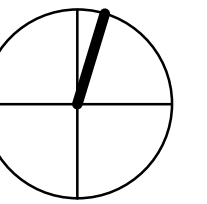
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CHECKED: AG
PROJ. No.: 2322

AZS204



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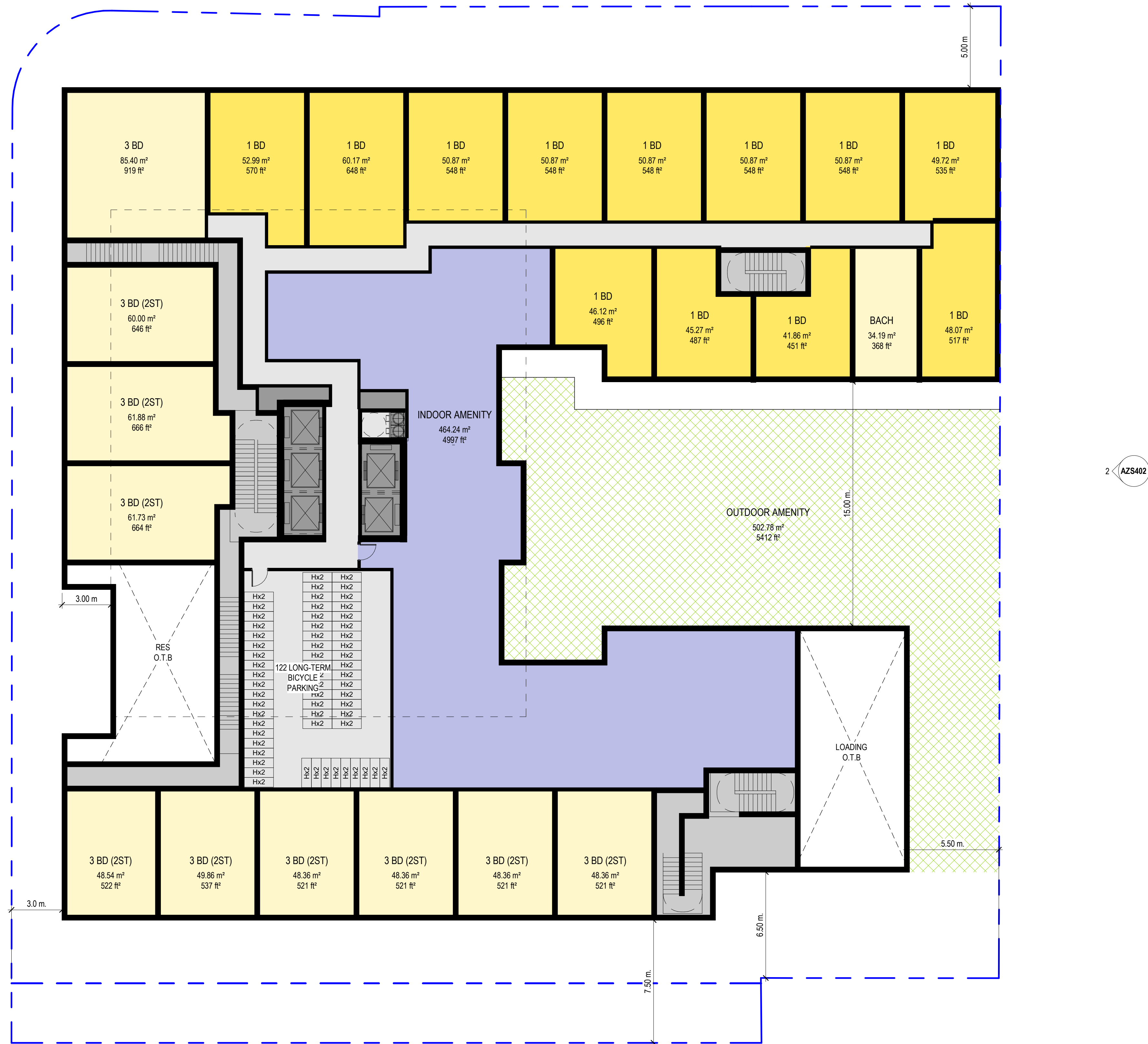
PROJ. NAME
4155 Sheppard Ave

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Developments

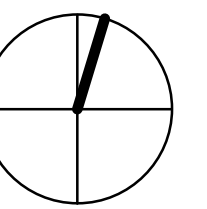
DWG TITLE
Level 2 - Amenity

DATE: 2025-04-07
SCALE: 1 : 150
DRAWN: RM
CHECKED: AG
PROJ. No.: 2322 DWG No.

AZS205



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Developments

DWG TITLE
Levels 3-5 Lower Podium

DATE: 2025-04-07
SCALE: 1 : 150
DRAWN: RM
CHECKED: AG
PROJ. No.: 2322 DWG No.

DWG No.

AZS206

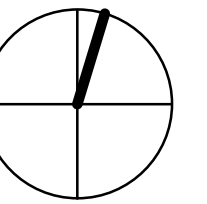


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Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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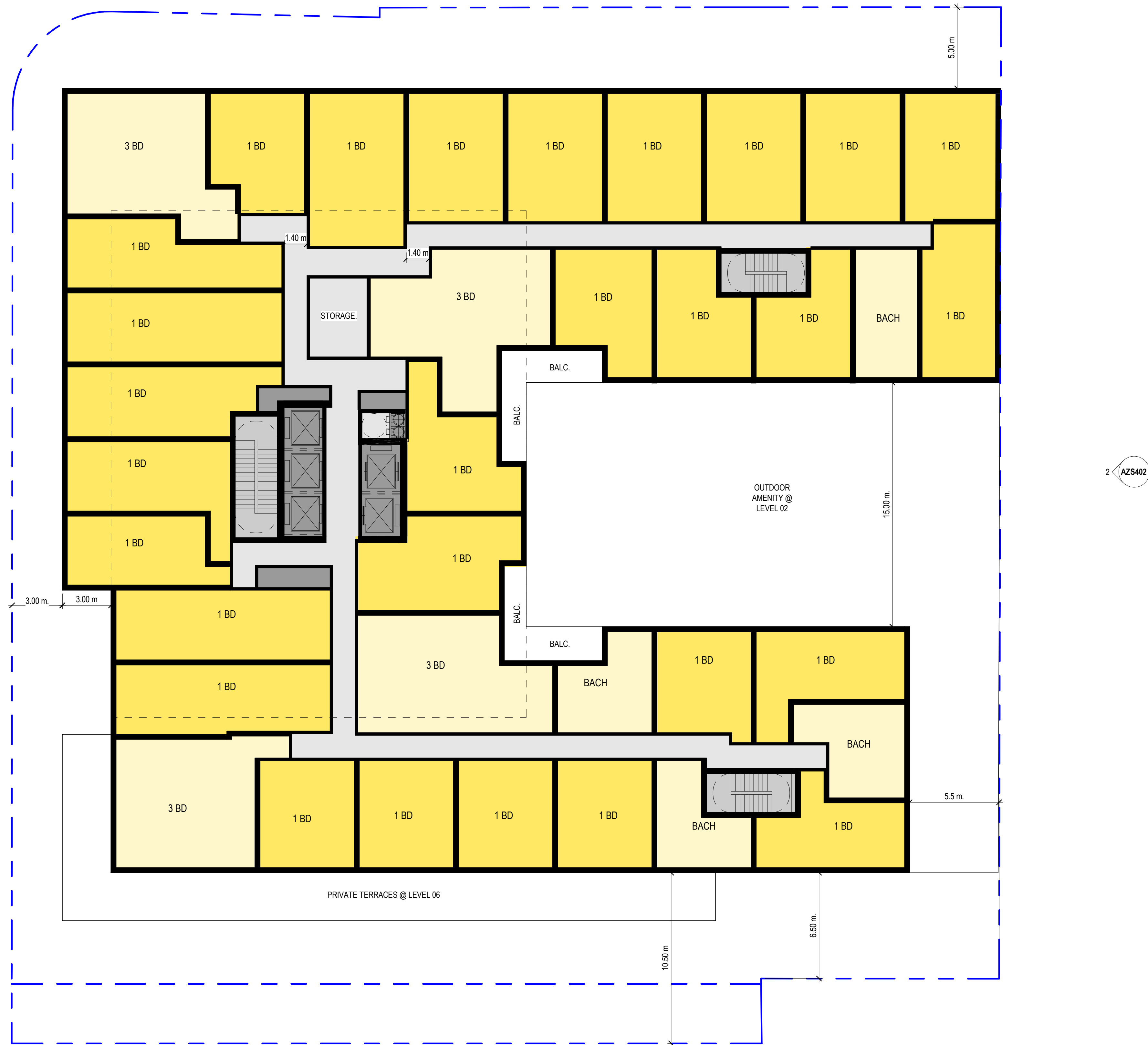
PROJ. NAME
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Developments

DWG TITLE
Levels 6-7 Middle Podium

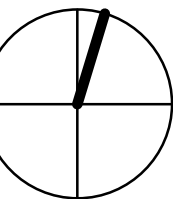
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PROJ. No.: 2322 DWG No.

AZS207



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DWG TITLE
Level 8 Upper Podium

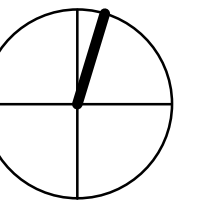
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DWG No.

AZS208



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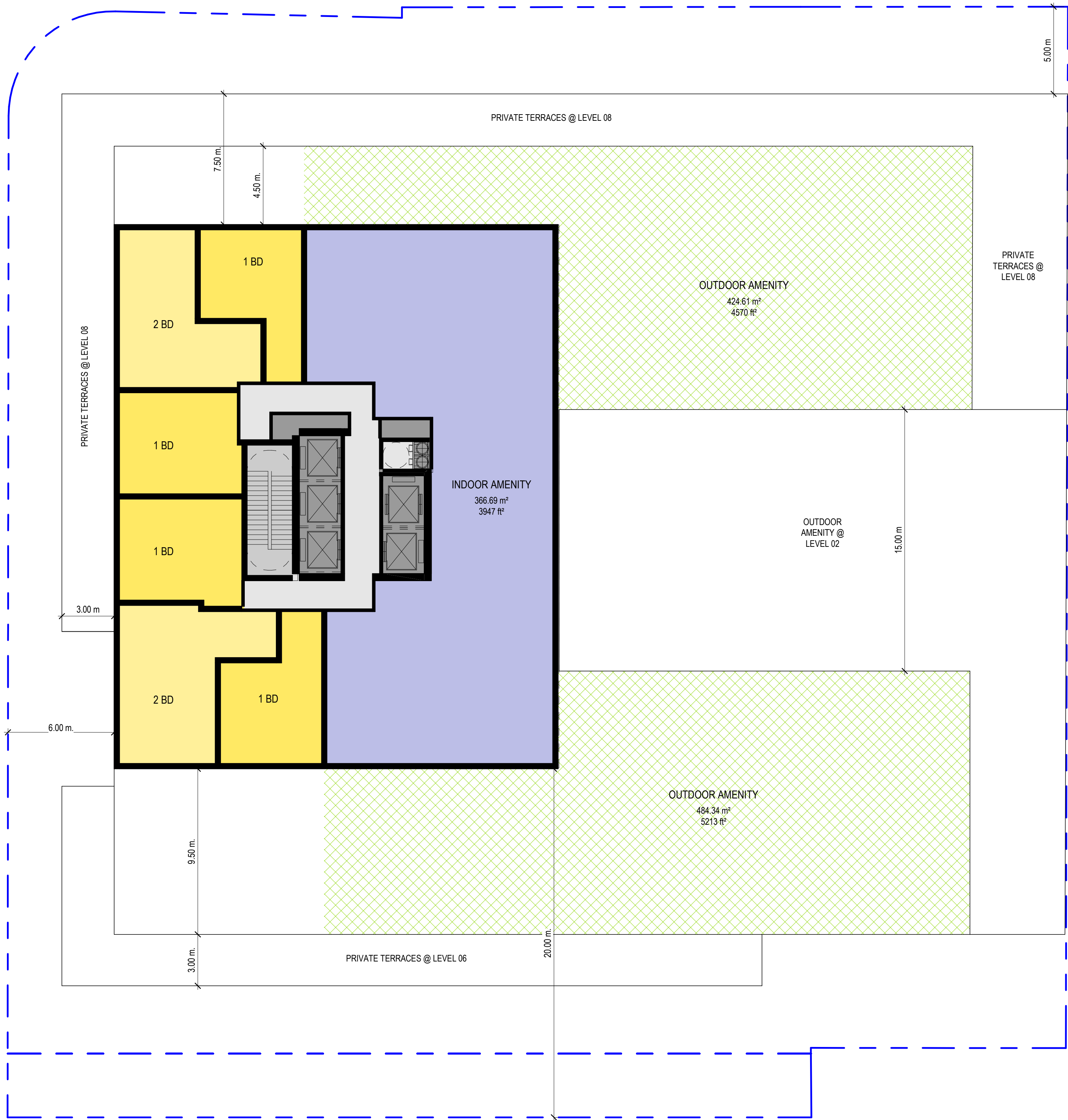
PROJ. NAME
4155 Sheppard Ave

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Reach & Ripple
Developments

DWG TITLE
Level 9 - Amenity

DATE: 2025-04-07
SCALE: 1 : 150
DRAWN: RM
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PROJ. No.: 2322 DWG No.

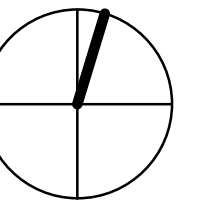
AZS209



AZS401 2

2 < AZS402

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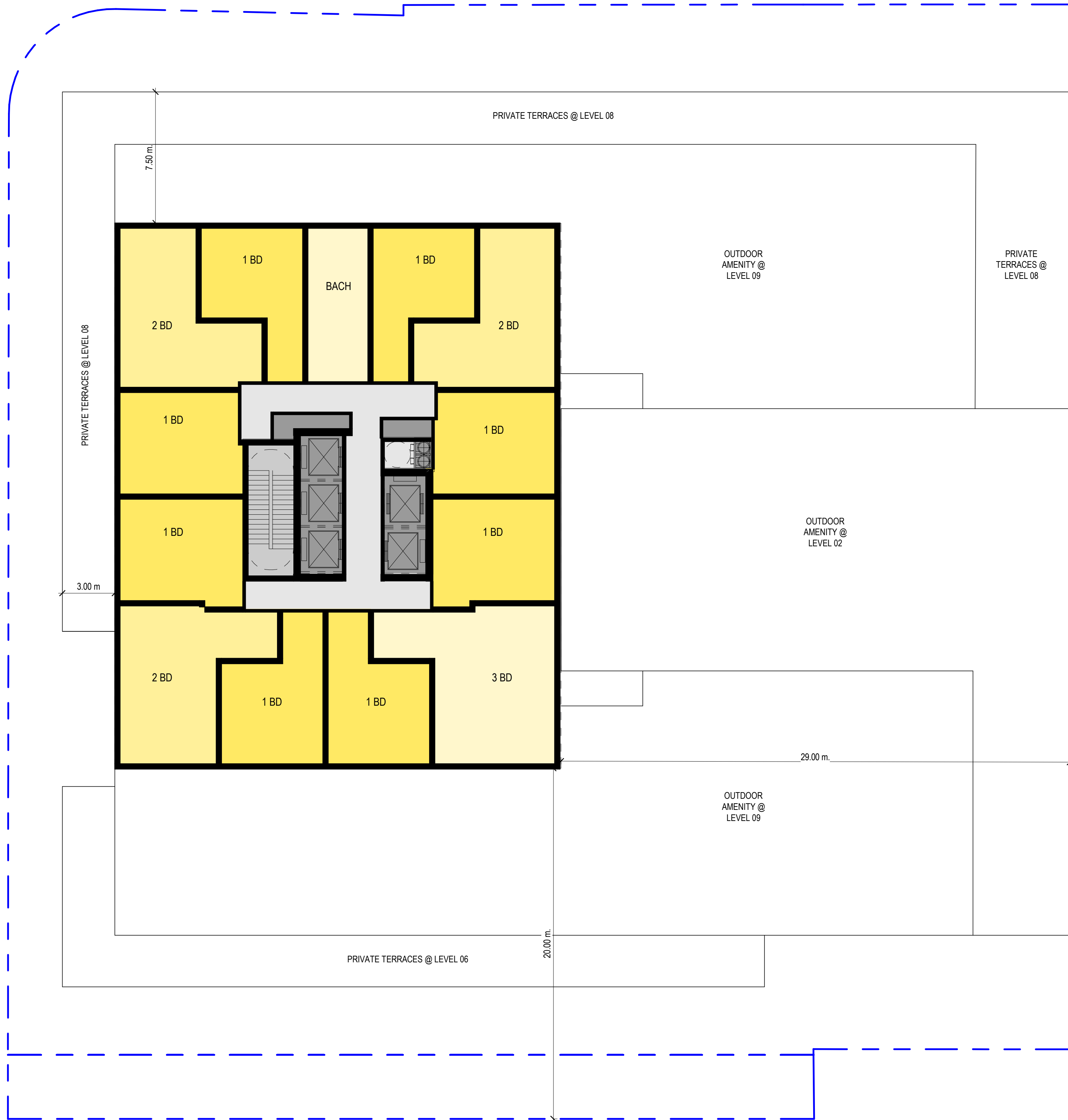
PROJ. NAME
4155 Sheppard Ave

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Developments

DWG TITLE
Level 10-39 Typical Tower

DATE: 2025-04-07
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PROJ. No.: 2322 DWG No.

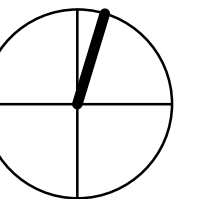
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AZS401 2

2  AZS402

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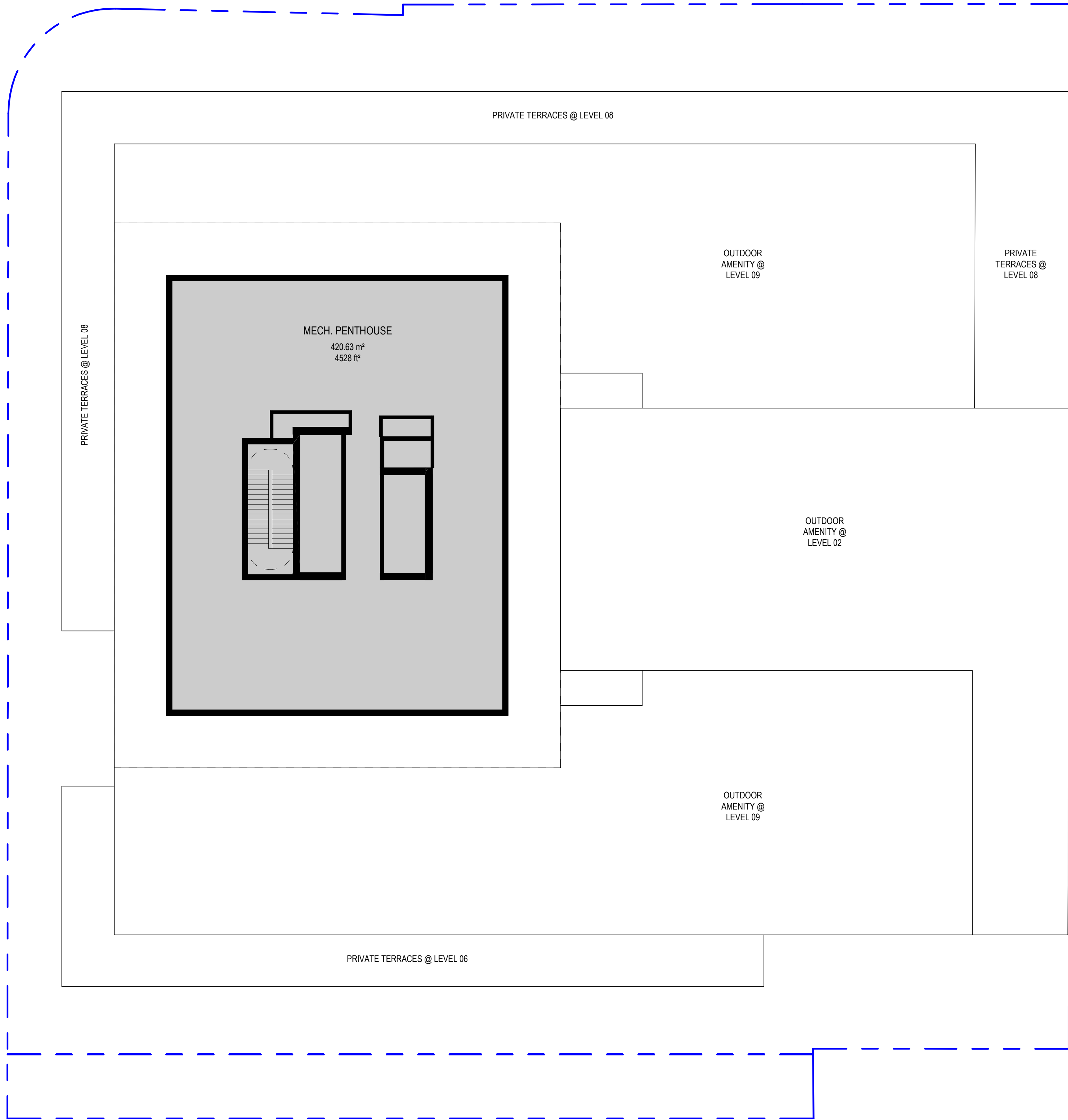
PROJ. NAME
4155 Sheppard Ave

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Developments

DWG TITLE
M.P.H

DATE: 2025-04-07
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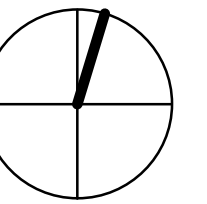
AZS211



AZS401 2

2 

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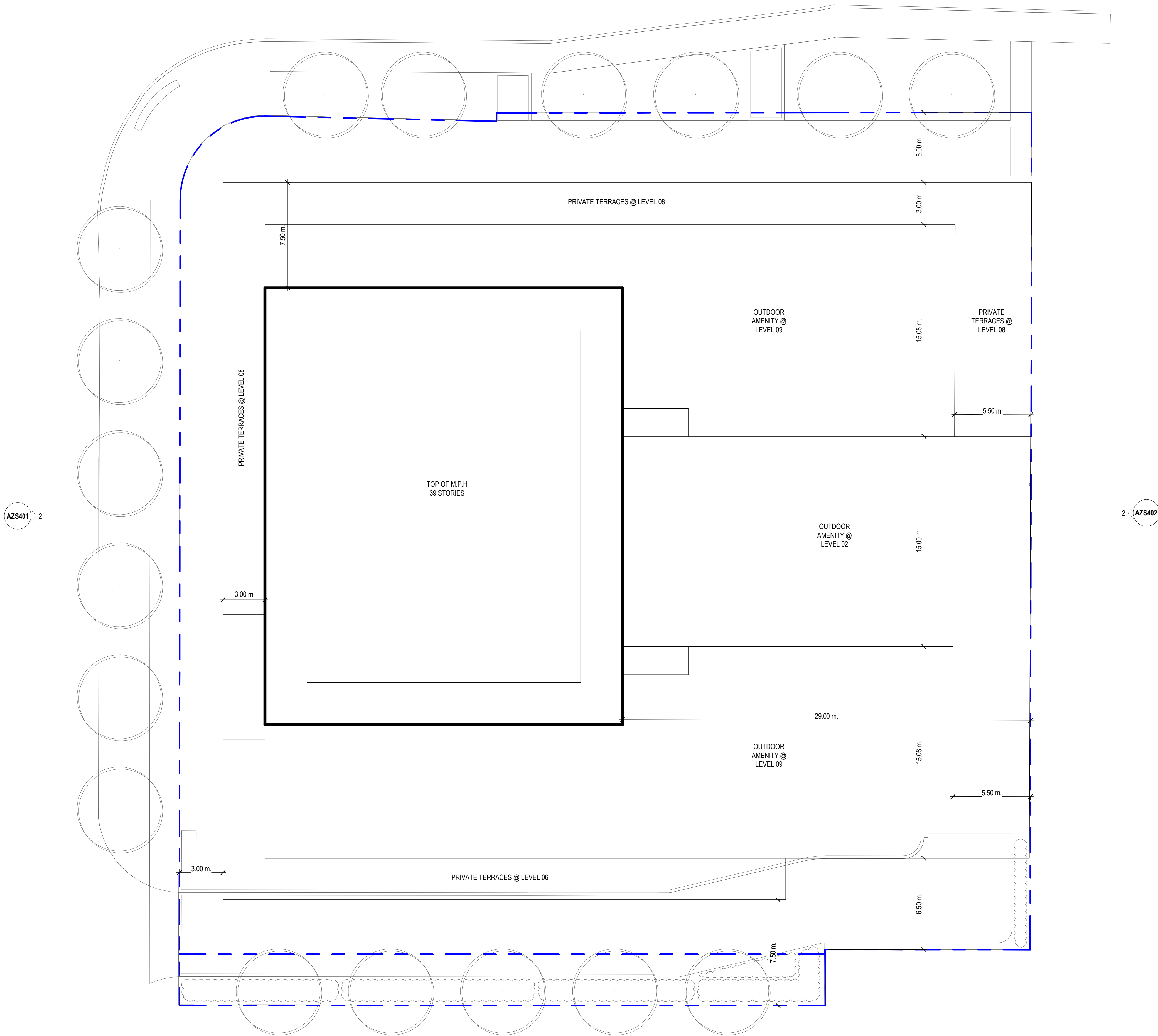
PROJ. NAME
4155 Sheppard Ave

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Developments

DWG TITLE
Roof Level/Top of M.P.H

DATE: 2025-04-07
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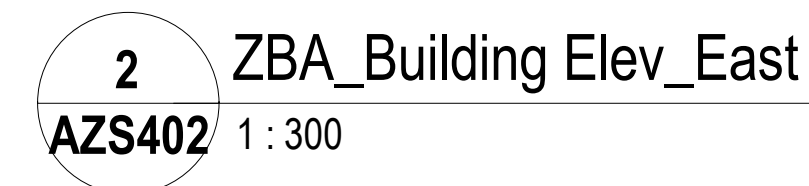
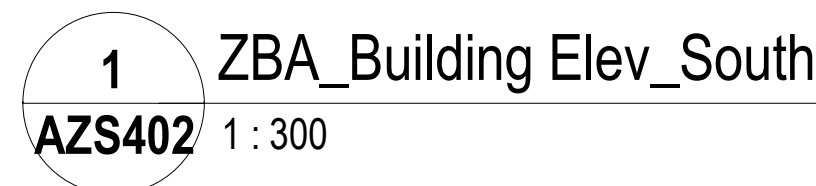
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DATE:	2025-04-07	
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CHECKED :	AG	
PROJ. No. :	2322	DWG No.

AZS401

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PROJ. No.: 2322

DWG No.

AZS501

