

40 - 60 ST. LAWRENCE AVENUE

ISSUED FOR: REVISED WITH PREJUDICE PLANS FOR SETTLEMENT
JANUARY 17, 2025

CLIENT :

MARLIN SPRING

ARCHITECT:

WALLMAN ARCHITECTS

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5	ISSUED FOR OLT	20/12/24
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Project

40-60 ST.LAWRENCE
AVE.
TORONTO

Client

MARLIN SPRING

Drawing Title

COVER PAGE

Scale

Drawn by

Checked by

Project No.

22-11

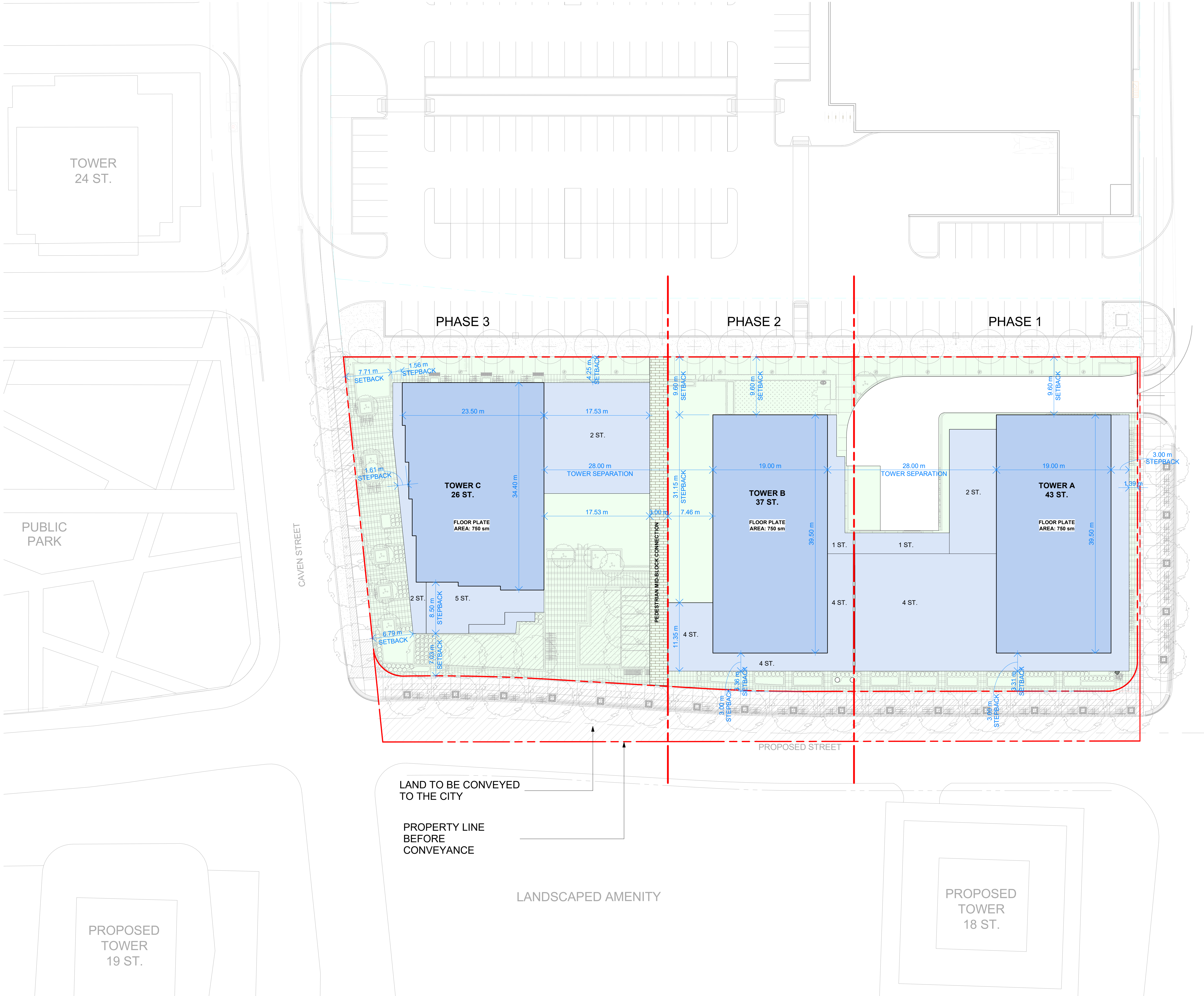
Date

04/20/22

Drawing No.

A1-00

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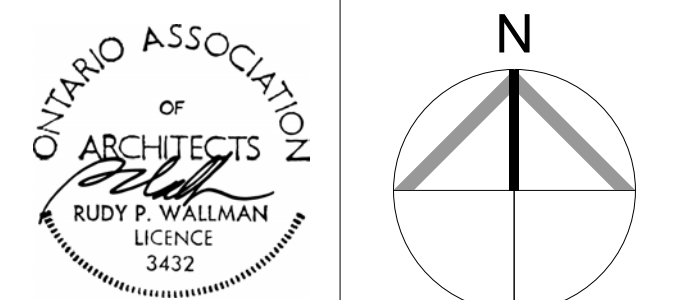


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Drawing Title

SITE PLAN - ROOF PLAN

1 : 300 Scale

Drawn by

Checked by

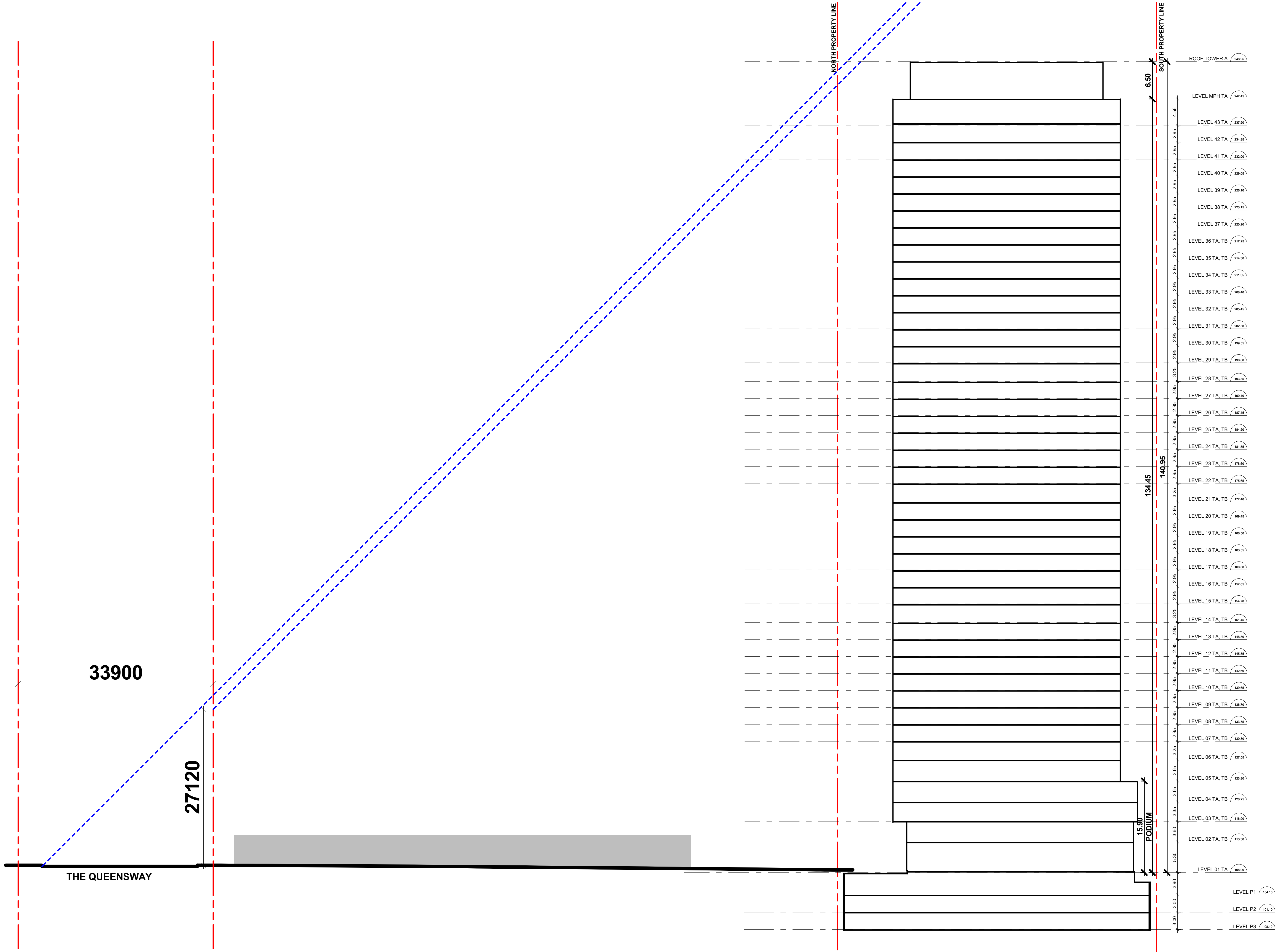
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04/20/22 Date

Drawing No.

A1-10

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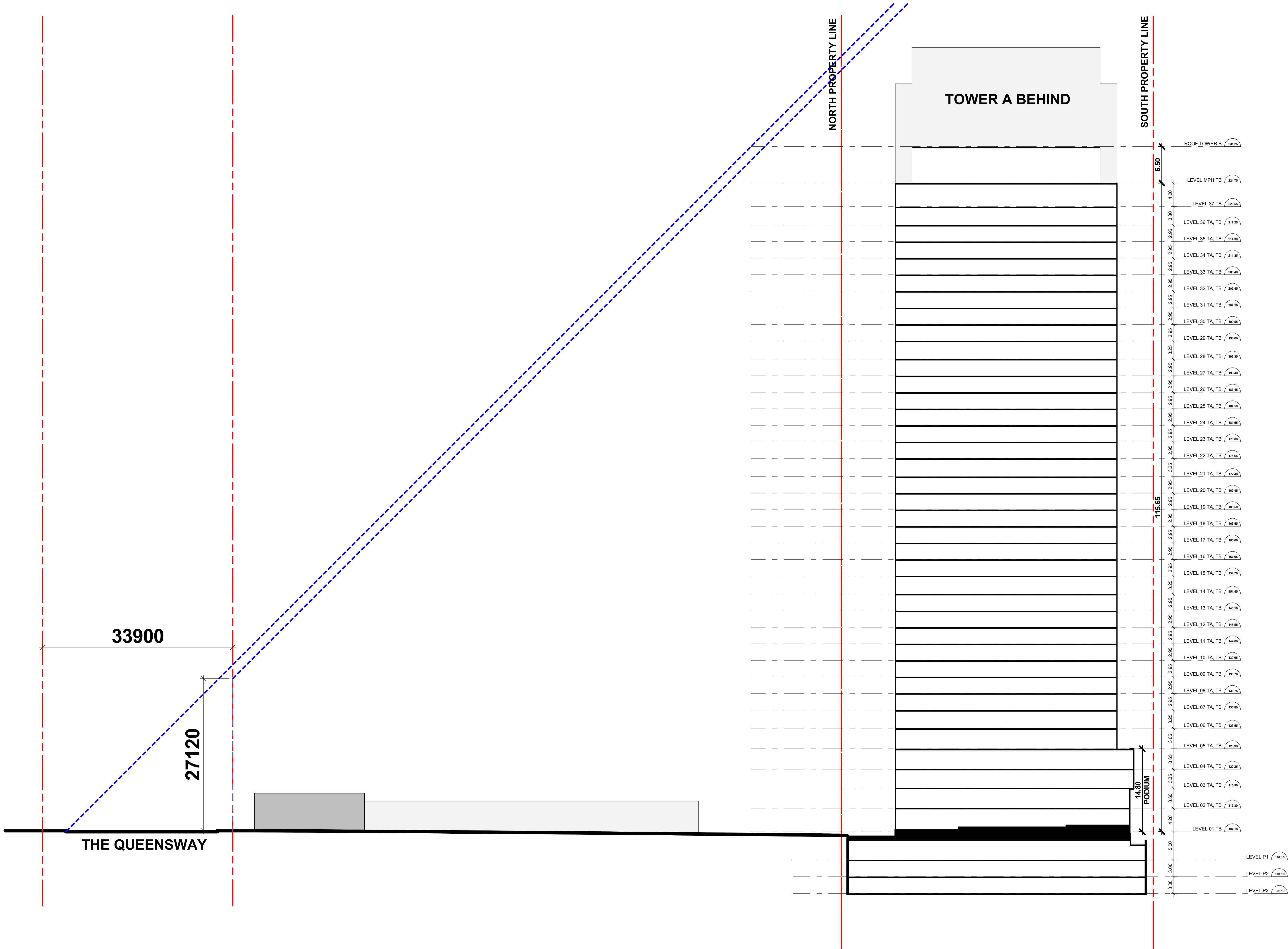
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TORONTO
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SECTION TOWER A ANGULAR PLANE

Scale
1 : 300
Drawn by
Checked by
Project No.
22-11
Date
04/20/22
Drawing No.

A1-15

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Drawing Title

SECTION TOWER B ANGULAR PLANE

Scale

1 : 300

Drawn by

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Project No.

22-11

Date

12/09/24

Drawing No.

A1-16

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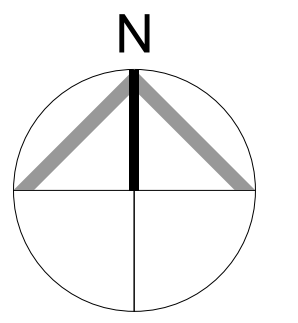
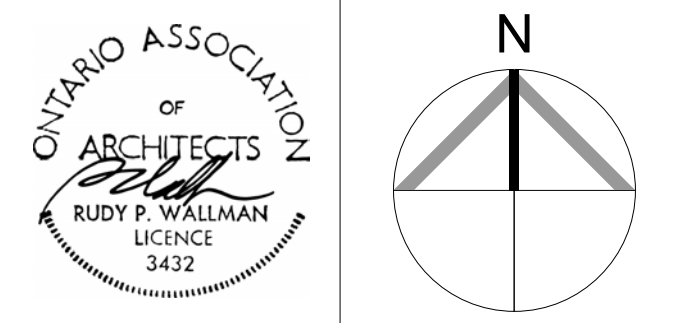
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Drawing Title

PARKING LEVEL P3

1 : 200 Scale

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Project No.
22-11

Date
04/20/22

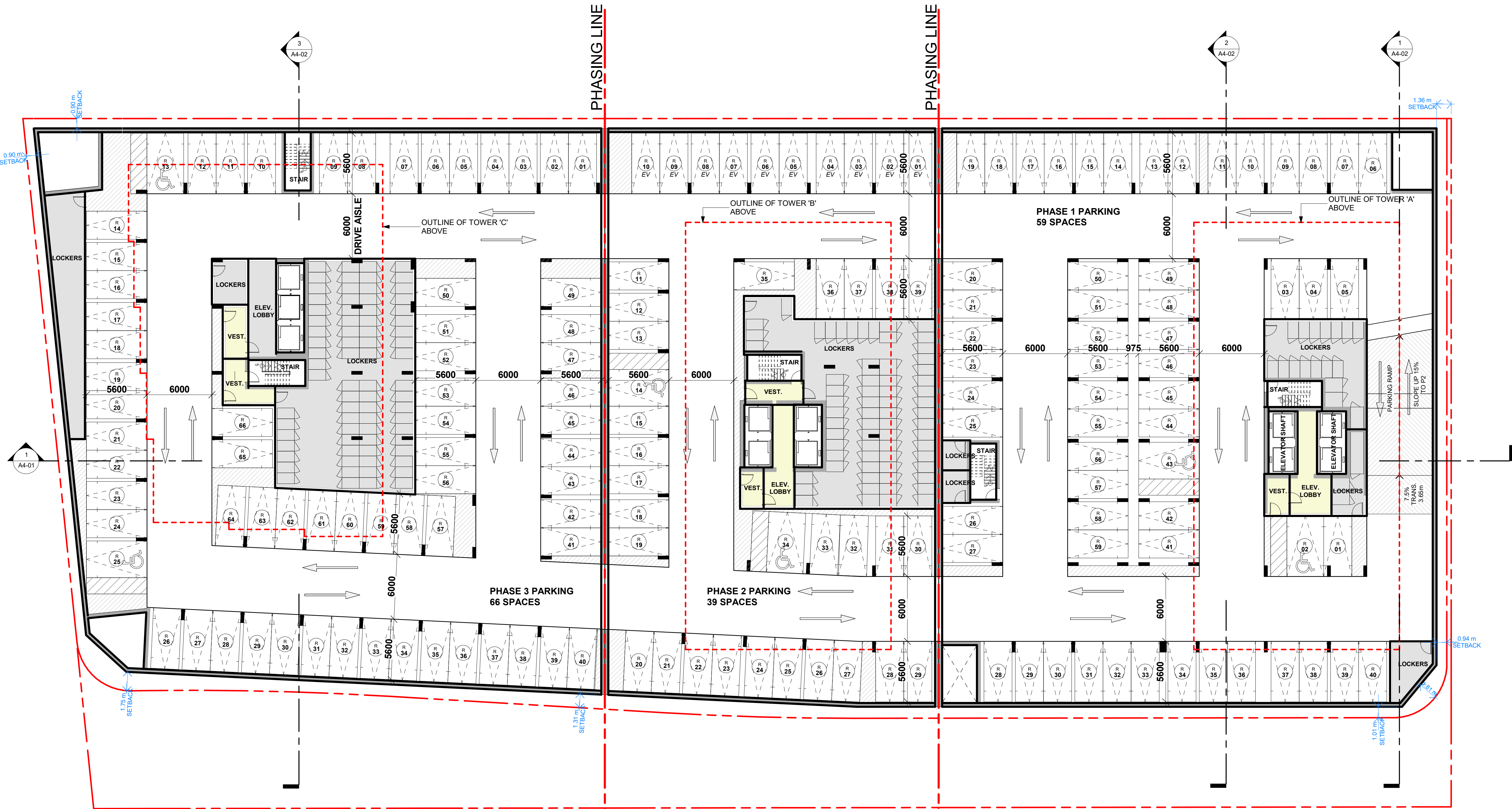
Drawing No.

A2-01

PHASE 1

PHASE 2

PHASE 3



PHASE 3 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	17	18
RESIDENT	0.5/UNIT	147	168
BIKE	0.68/UNIT	200	200

PHASE 2 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	23	23
RESIDENT	0.5/UNIT	212	87
BIKE	0.68/UNIT	288	288

PHASE 1 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	27	28
RESIDENT	0.5/UNIT	253	120
BIKE	0.68/UNIT	344	344

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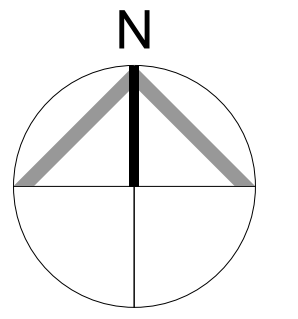
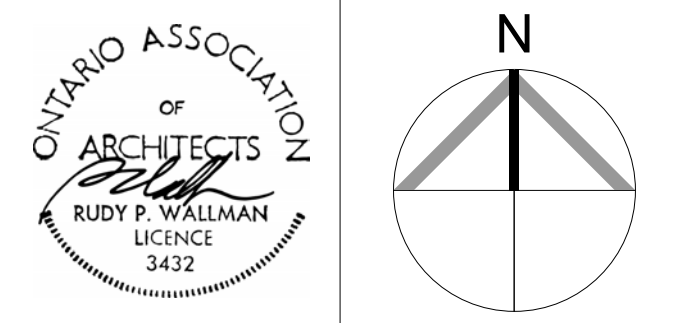
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MARLIN SPRING

Drawing Title

PARKING LEVEL P2

1 : 200 Scale

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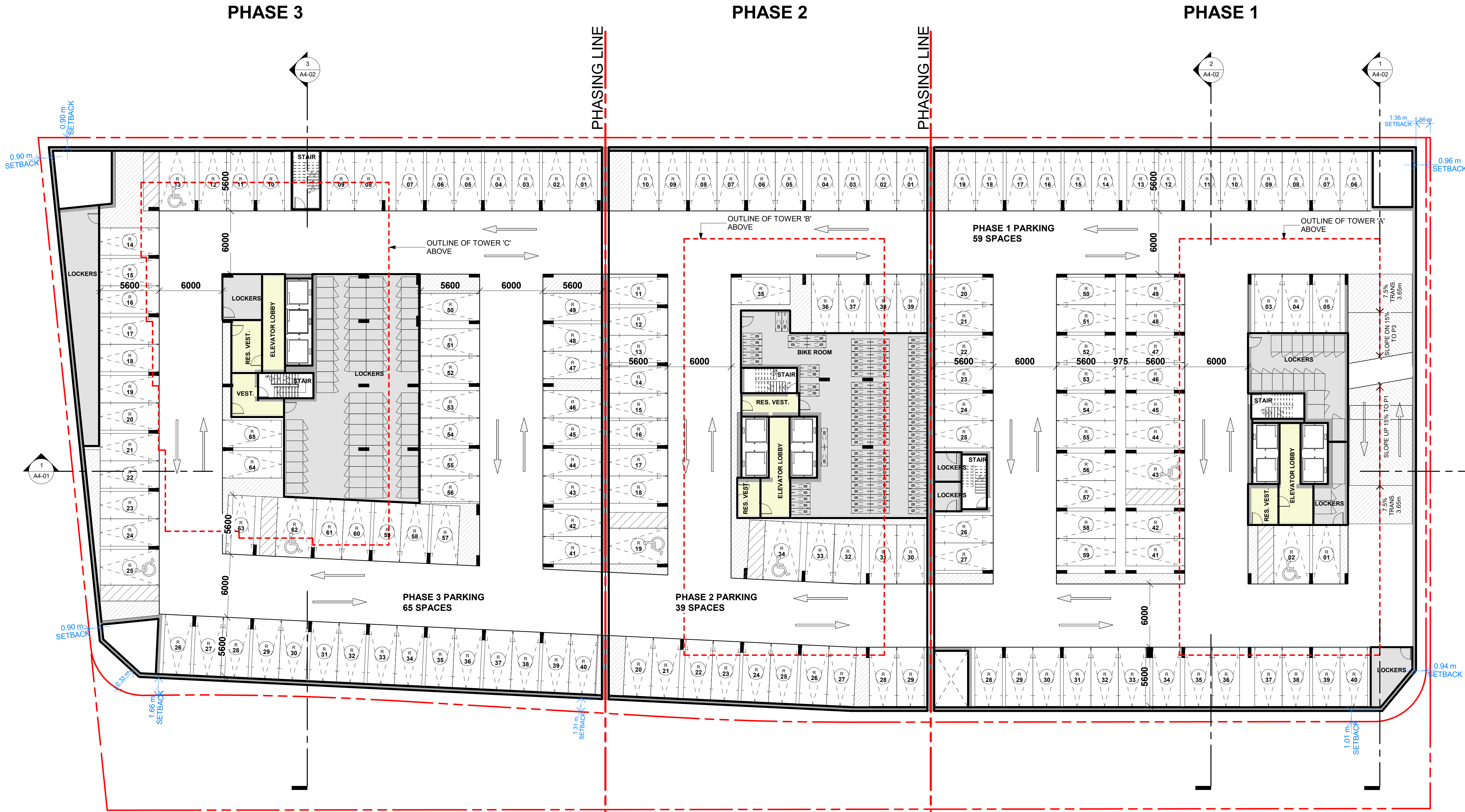
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Project No.
22-11

Date
04/20/22

Drawing No.

A2-02



PHASE 3 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	17	18
RESIDENT	0.5/UNIT	147	168
BIKE	0.68/UNIT	200	200

PHASE 2 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	23	23
RESIDENT	0.5/UNIT	212	87
BIKE	0.68/UNIT	288	288

PHASE 1 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	27	28
RESIDENT	0.5/UNIT	253	120
BIKE	0.68/UNIT	344	344

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MARLIN SPRING

Drawing Title

PARKING LEVEL P1

1 : 200 Scale

Drawn by

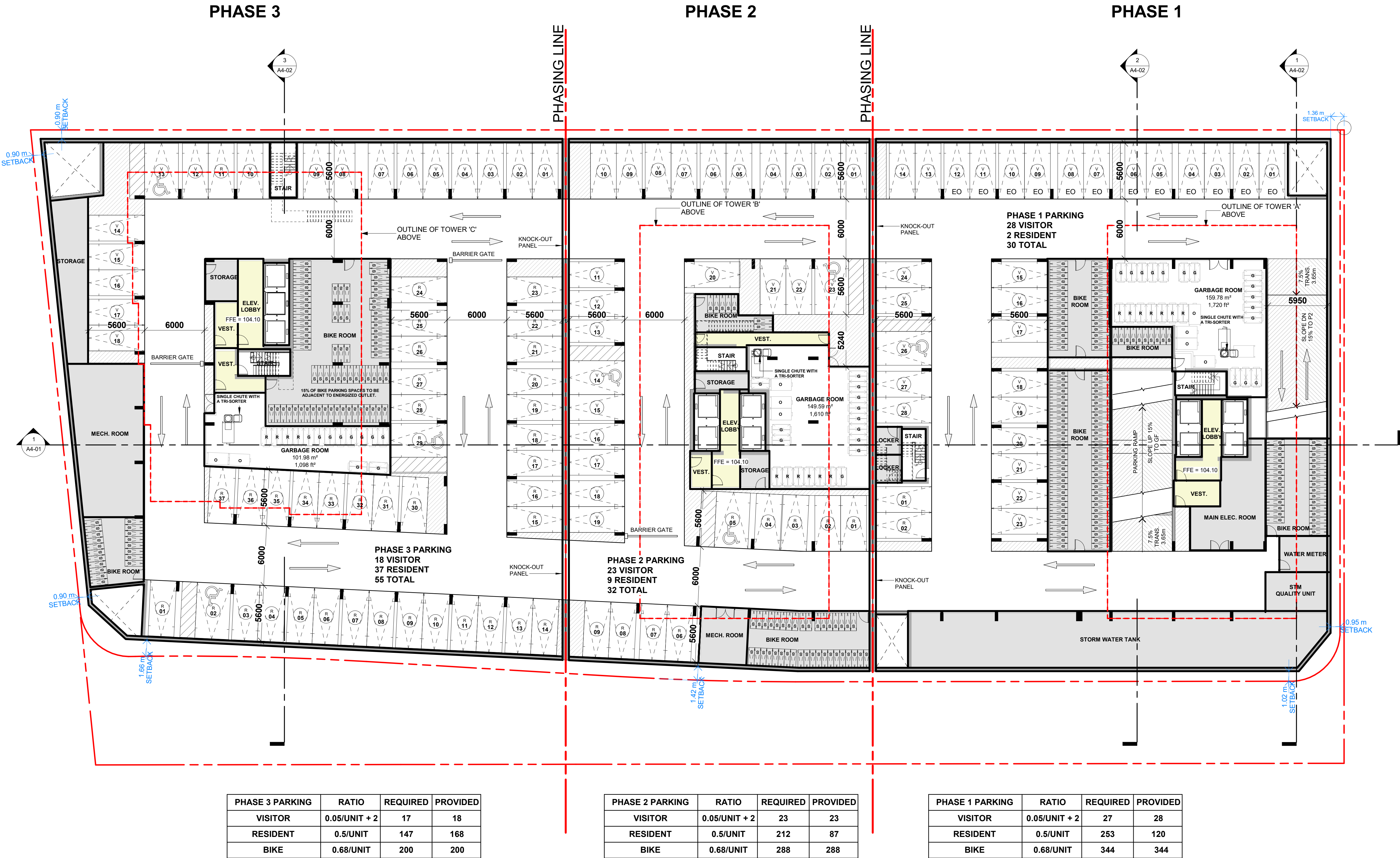
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22-11 Project No.

04/20/22 Date

Drawing No.

A2-03



PHASE 3 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	17	18
RESIDENT	0.5/UNIT	147	168
BIKE	0.68/UNIT	200	200

PHASE 2 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	23	23
RESIDENT	0.5/UNIT	212	87
BIKE	0.68/UNIT	288	288

PHASE 1 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	27	28
RESIDENT	0.5/UNIT	253	120
BIKE	0.68/UNIT	344	344

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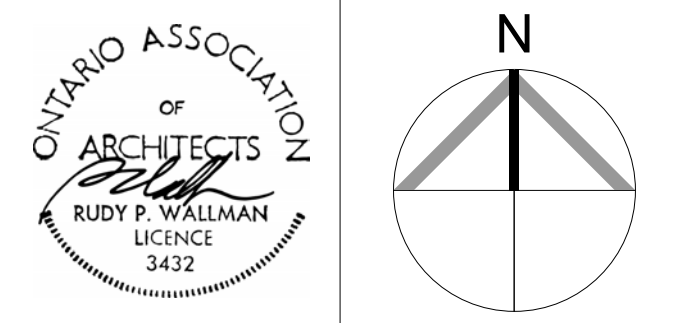
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TORONTO

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MARLIN SPRING

Drawing Title

PARKING LEVEL P1 MEZZ

1 : 200 Scale

Drawn by

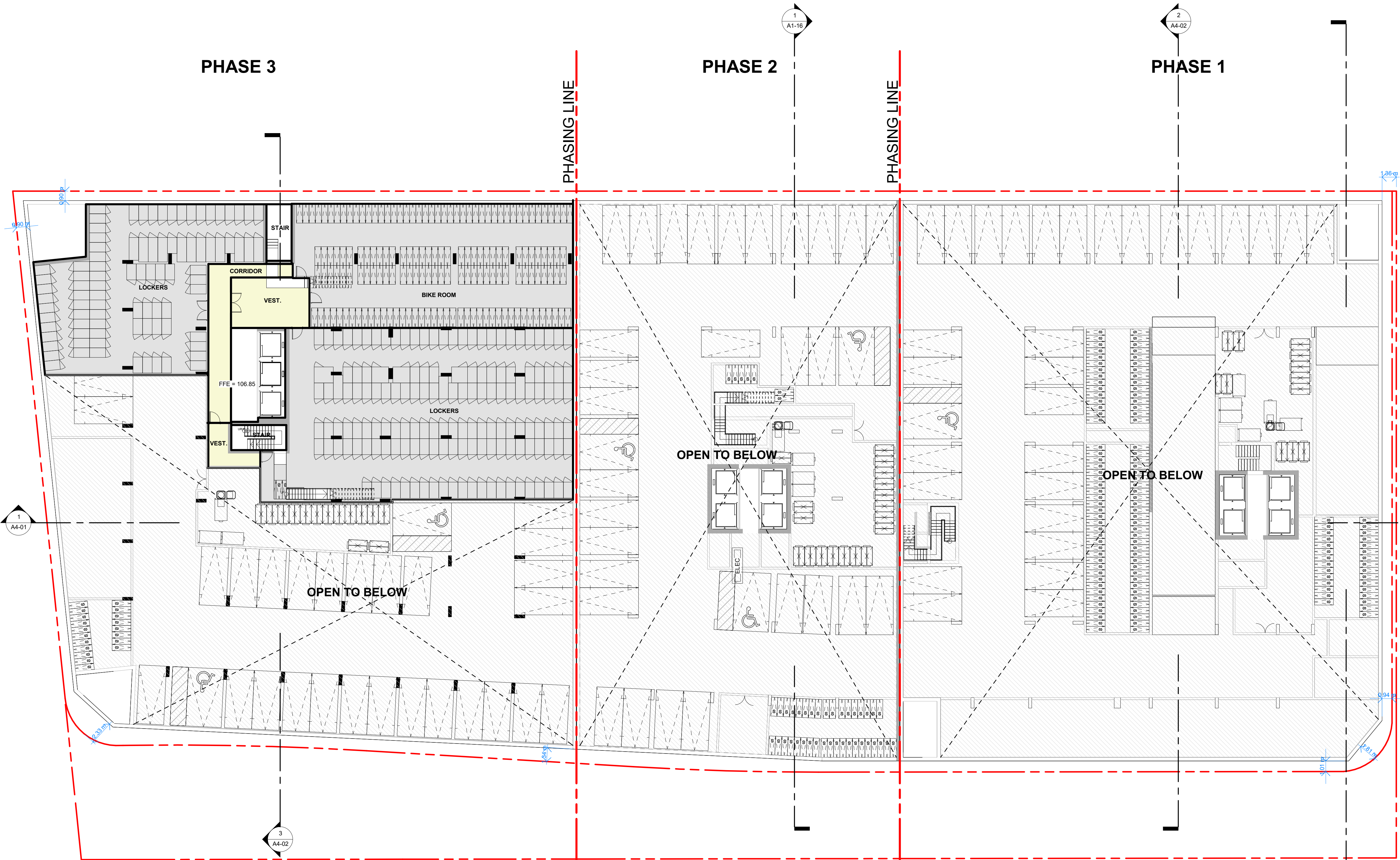
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Project No.
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Date
04/20/22

Drawing No.

A2-03A



PHASE 3 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	17	18
RESIDENT	0.5/UNIT	147	168
BIKE	0.68/UNIT	200	200

PHASE 2 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	23	23
RESIDENT	0.5/UNIT	212	87
BIKE	0.68/UNIT	288	288

PHASE 1 PARKING	RATIO	REQUIRED	PROVIDED
VISITOR	0.05/UNIT + 2	27	28
RESIDENT	0.5/UNIT	253	120
BIKE	0.68/UNIT	344	344

LEVEL P1 MEZZ RZ
NTS

1
A2-03A

SOLID WASTE NOTES:

1. TYPE G LOADING SPACES, STAGING AREAS AND GARBAGE STORAGE ROOMS TO COMPLY WITH THE "CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVOLPMENTS - LAST REVISED APRIL 2024."

2. CLEARANCE: ALL ACCESS DRIVEWAYS PROVIDING ACCESS TO THE TYPE G LOADING SPACE TO HAVE MINIMUM VERTICAL CLEARANCE OF 4.4m THROUGHOUT, A MINIMUM WIDTH OF 4.5m THROUGHOUT AND 6m WIDTH AT POINTS OF INGRESS AND EGRESS.

3. GRADING: TYPE G LOADING SPACE AND STAGING AREA TO BE CONSTRUCTED OF MINIMUM 200MM REINFORCED CONCRETE WITH A MAXIMUM GRADE OF 2% SLOPE. ANY AND ALL DRIVEWAY ACCESS ROUTES USED BY COLLECTION VEHICLES SHALL NOT EXCEED 8% SLOPE.

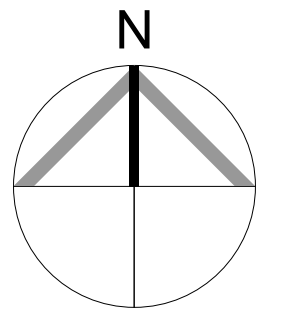
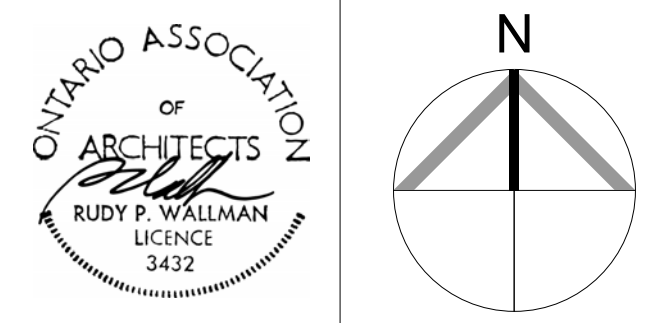
4. OVERHEAD DOORS: ALL OVERHEAD DOORS TO TYPE G LOADING SPACES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4m AND A MINIMUM WIDTH OF 4m.

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2	ISSUED FOR ZBA #2	31/05/23
3	ISSUED FOR SPA #1	06/10/23
4	ISSUED FOR SPA #2	17/04/24
5	ISSUED FOR OLT	20/12/24
6	REVISED WITH PREJUDICE PLANS FOR SETTLEMENT	17/01/25

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40-60 ST.LAWRENCE AVE.
TORONTO

MARLIN SPRING

LEVEL 1 FLOOR PLAN

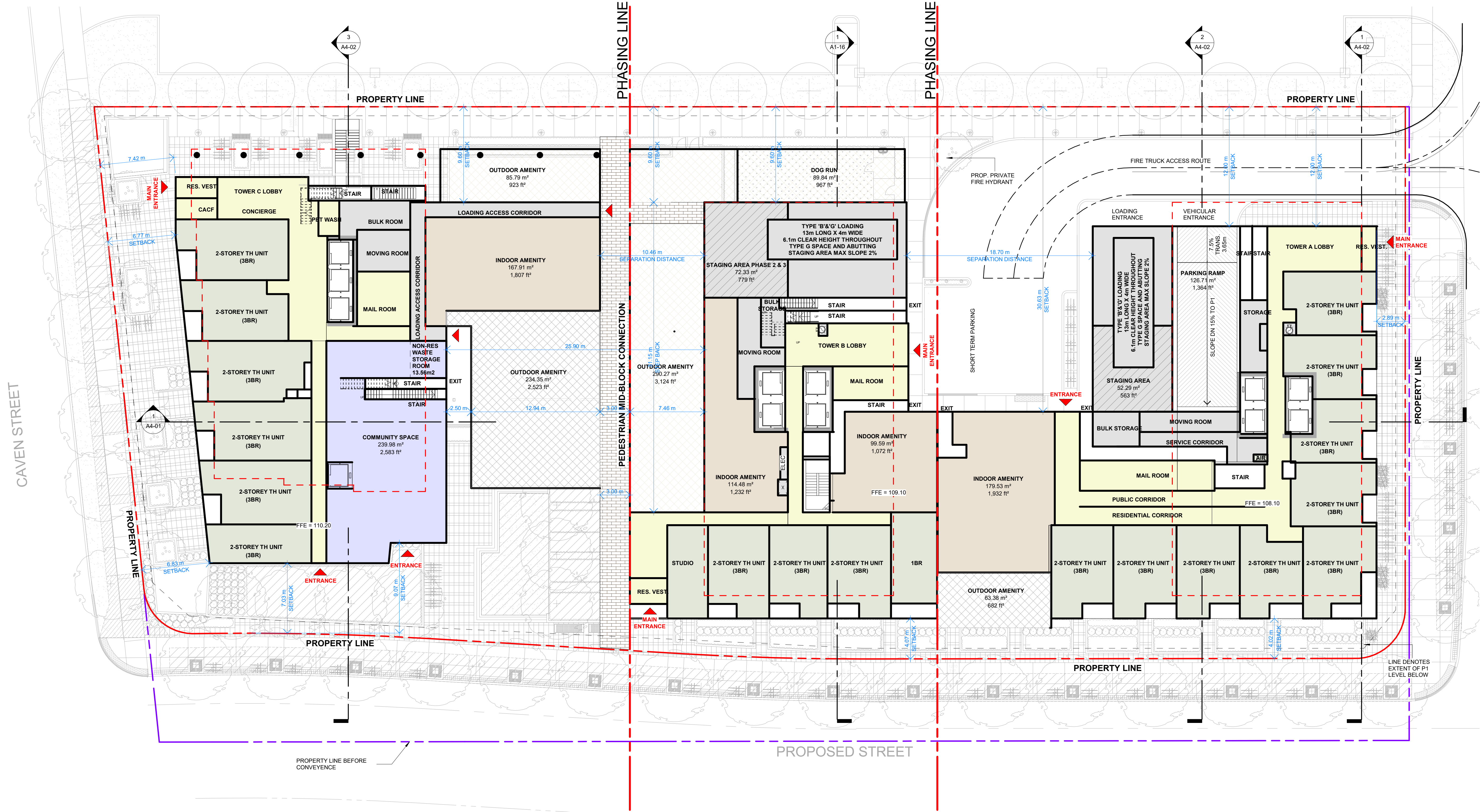
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22-11	Project No.
04/20/22	Date
	Drawing No.

A2-04

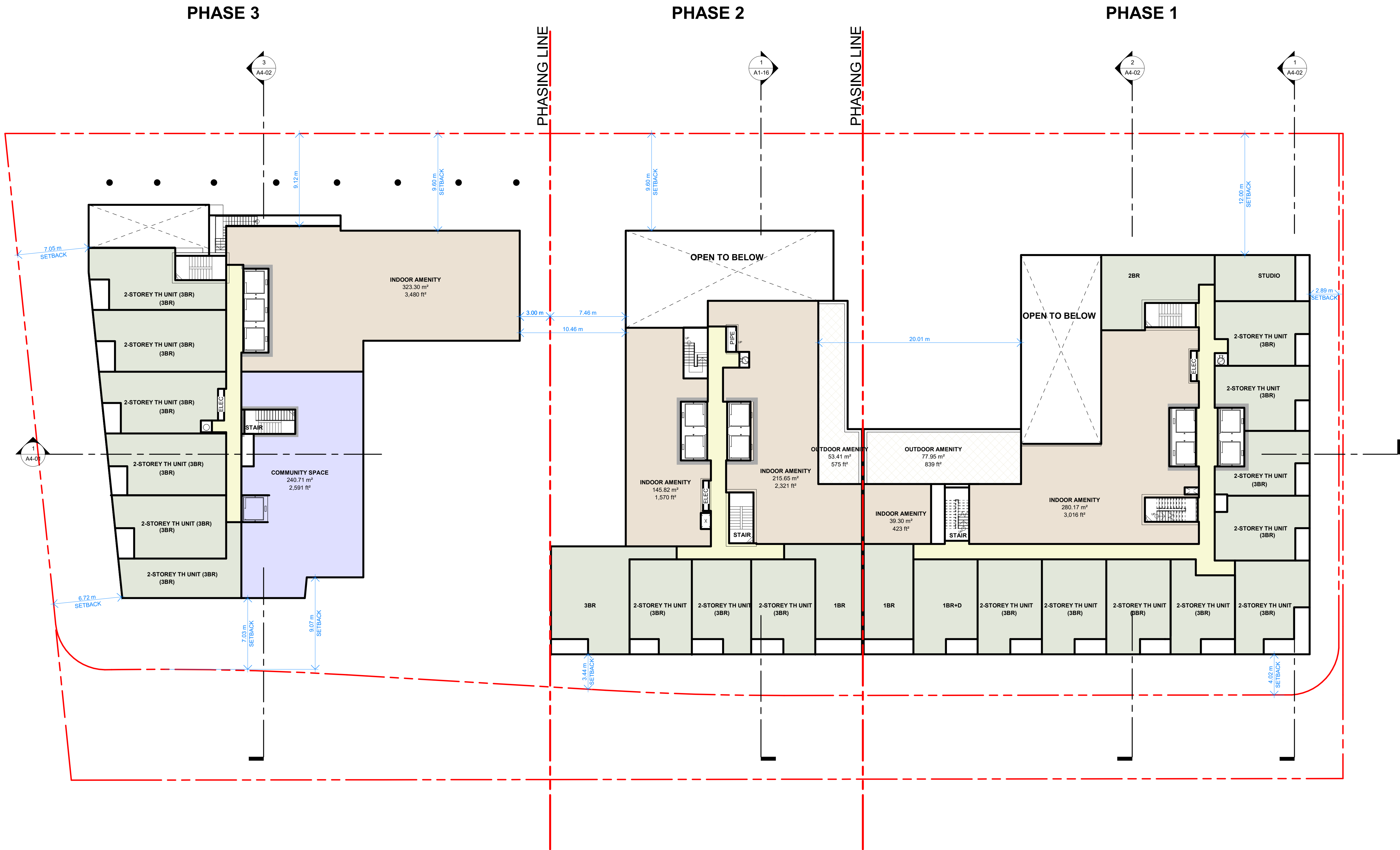
PHASE 3

PHASE 2

PHASE 1



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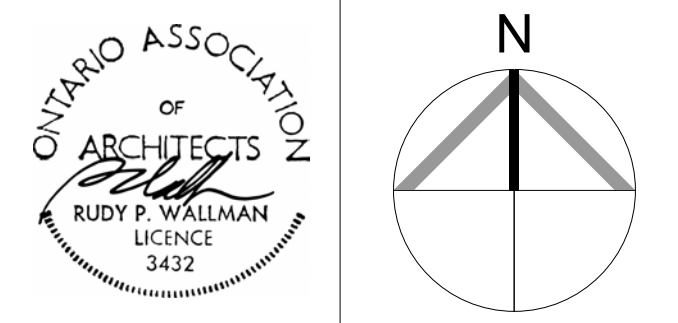


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TORONTO

Client

MARLIN SPRING

Drawing Title

LEVEL 2 FLOOR PLAN

1 : 200 Scale

Drawn by

Checked by

Project No.

22-11 Date

04/20/22 Drawing No.

A2-05

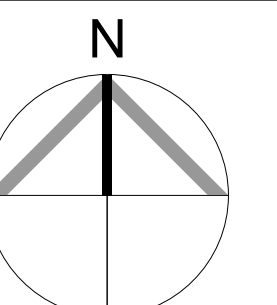
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40-60 ST.LAWRENCE
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MARLIN SPRING

Drawing Title

LEVEL 3 FLOOR PLAN

1 : 200

Scale

own by

ed by

22-11

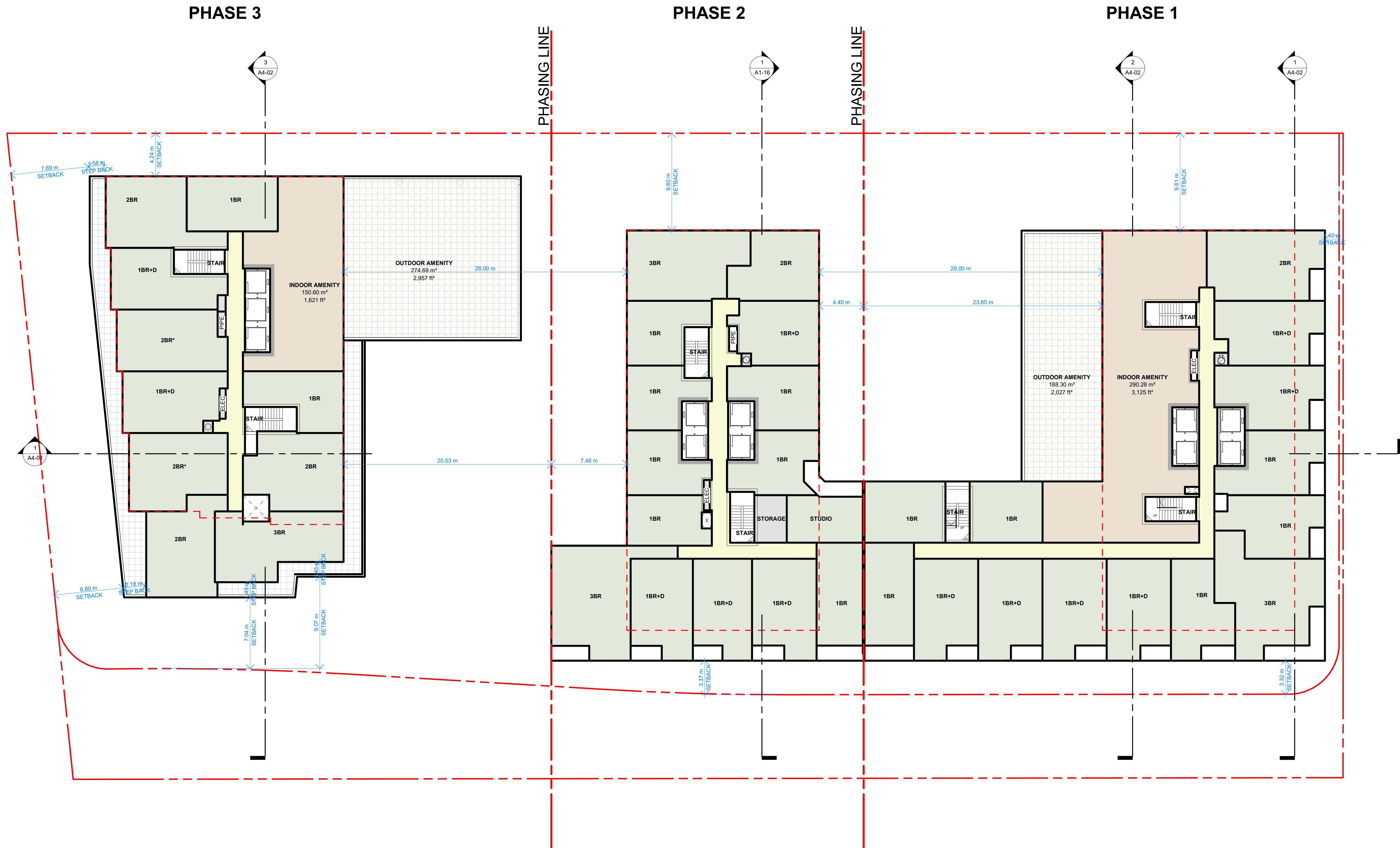
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04/20/22

Date _____

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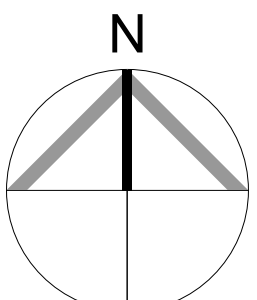


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MARLIN SPRING

LEVEL 4 FLOOR PLAN

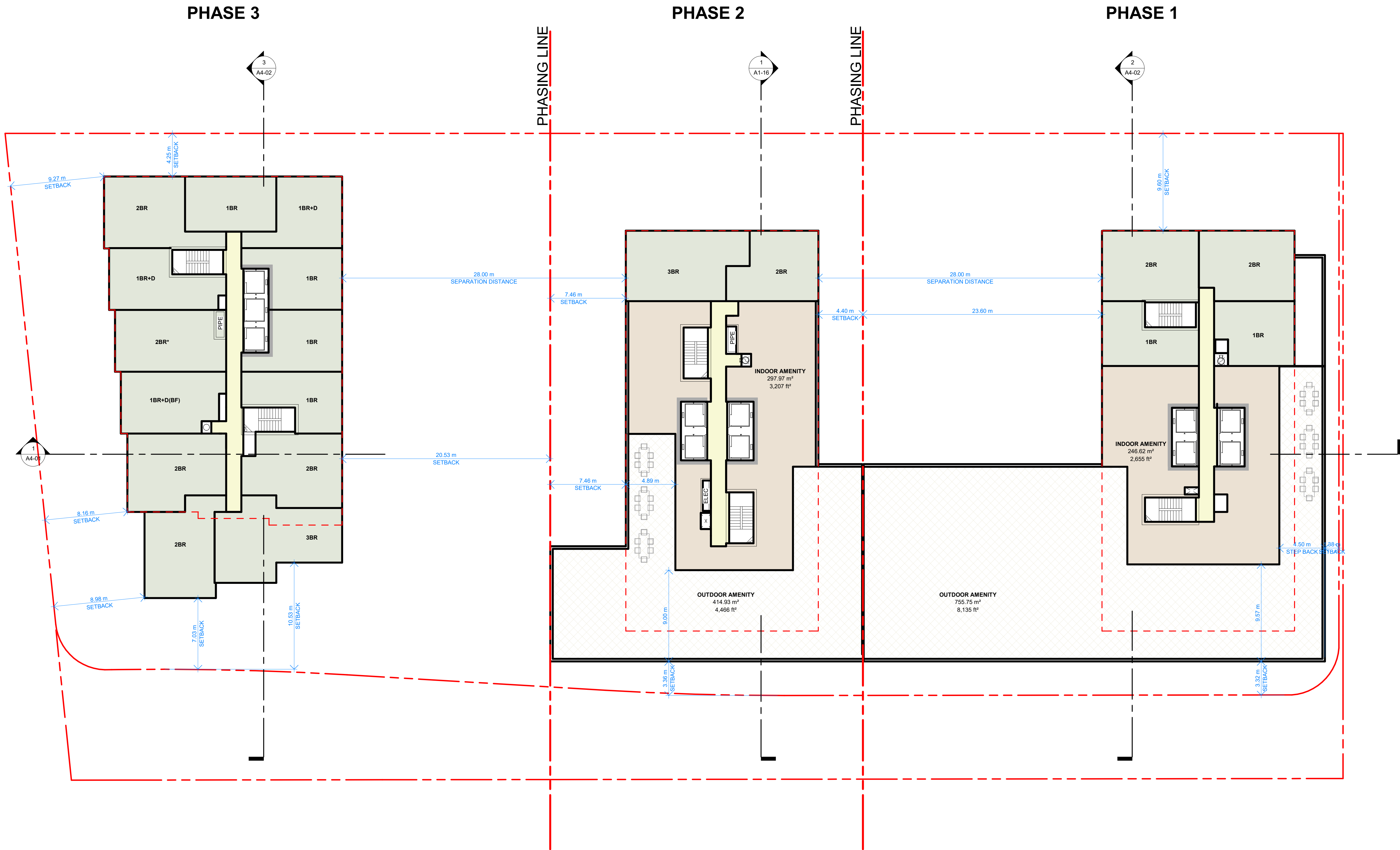
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22-11 Project No.

Drawing No.

AZ-07

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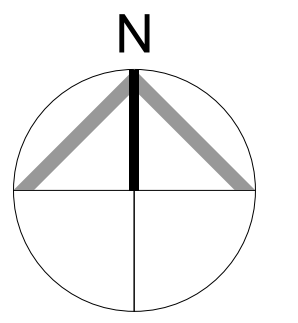
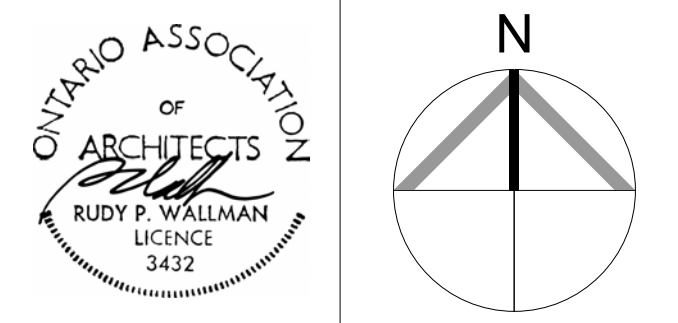


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MARLIN SPRING

Drawing Title

LEVEL 5 FLOOR PLAN

1 : 200 Scale

Drawn by

Checked by

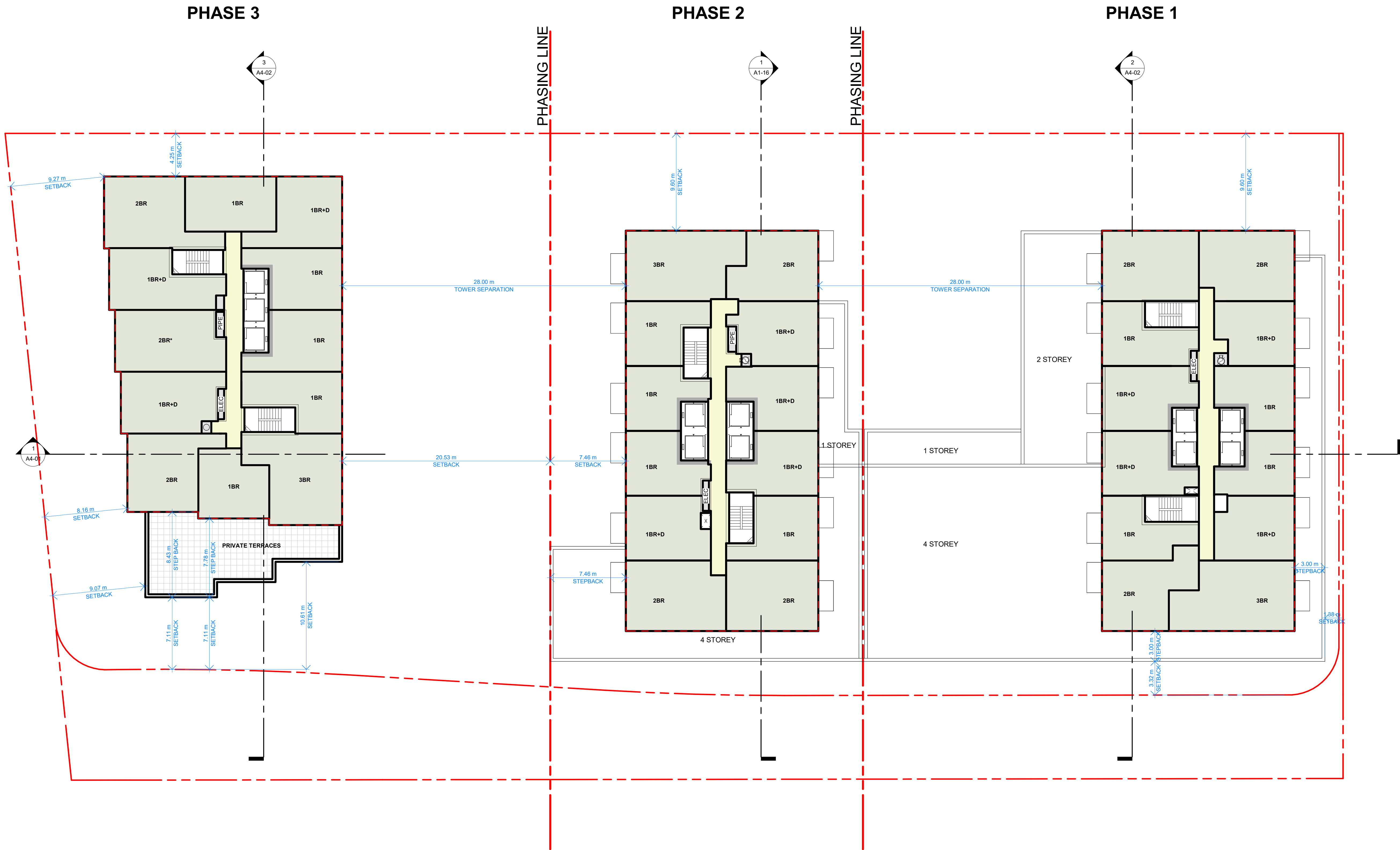
22-11 Project No.

04/20/22 Date

Drawing No.

A2-08

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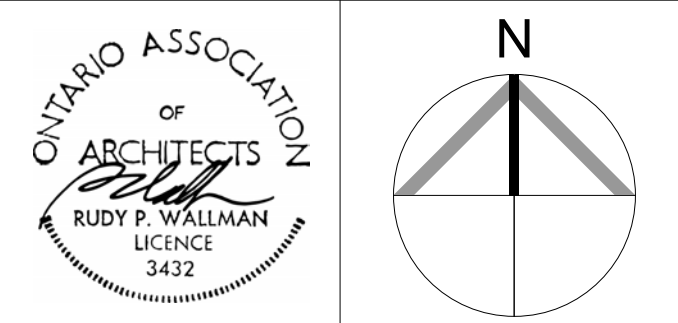


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MARLIN SPRING

Drawing Title

LEVEL 6 FLOOR PLAN

1 : 200 Scale

Drawn by

Checked by

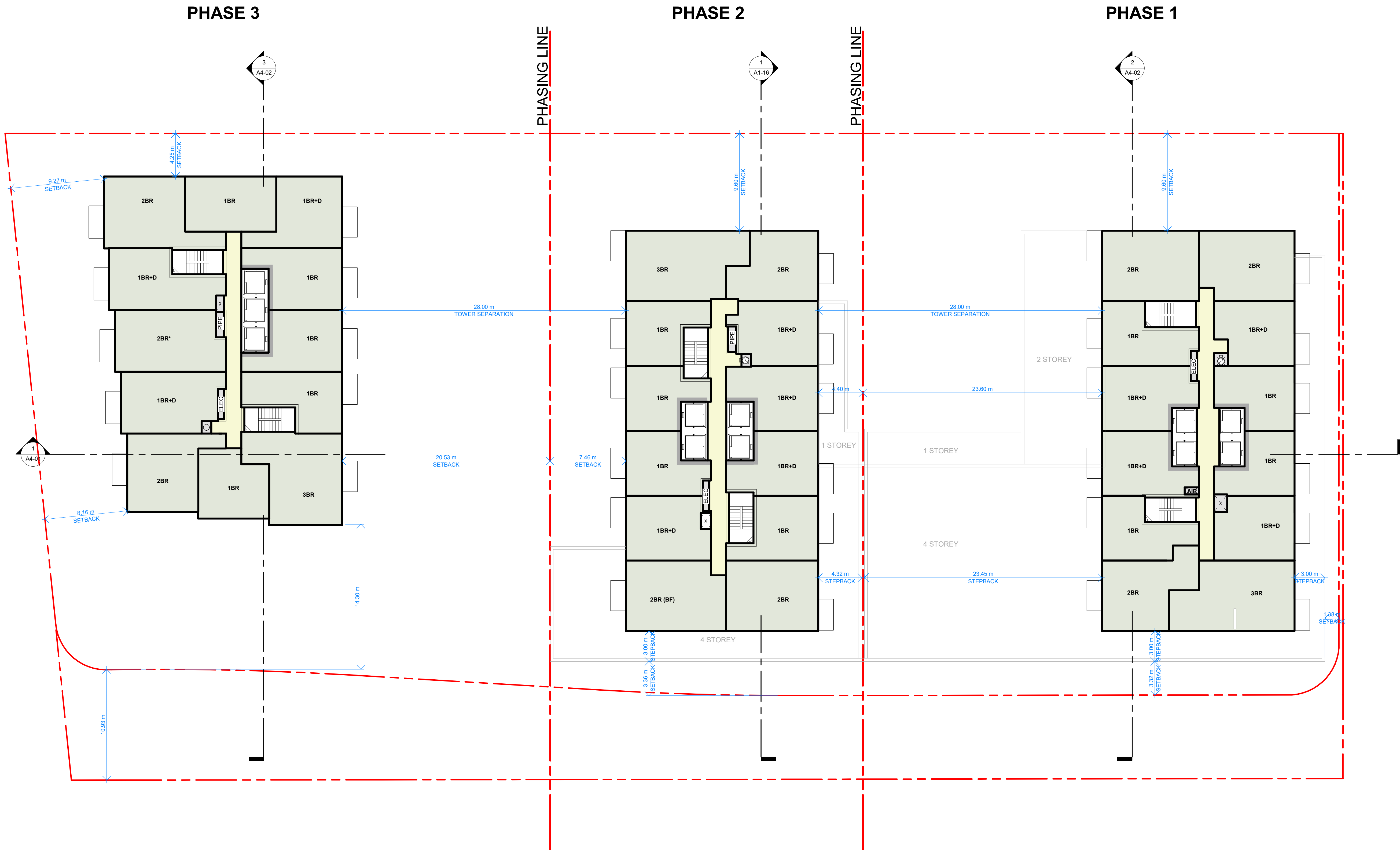
22-11 Project No.

04/20/22 Date

Drawing No.

A2-09

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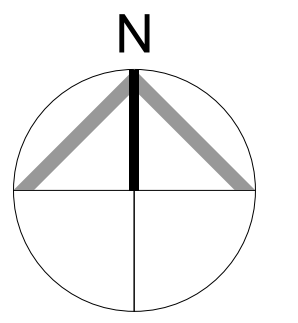
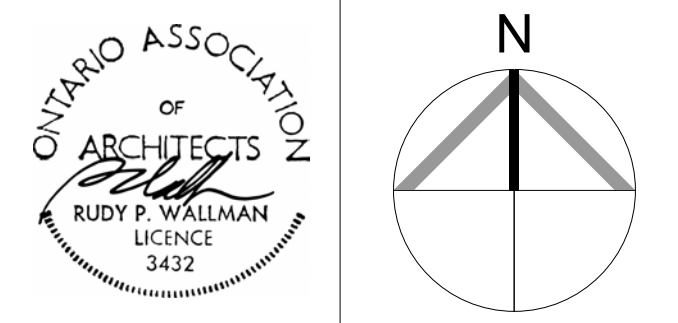


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5	ISSUED FOR OLT	20/12/24
6	REVISED WITH PREJUDICE PLANS FOR SETTLEMENT	17/01/25

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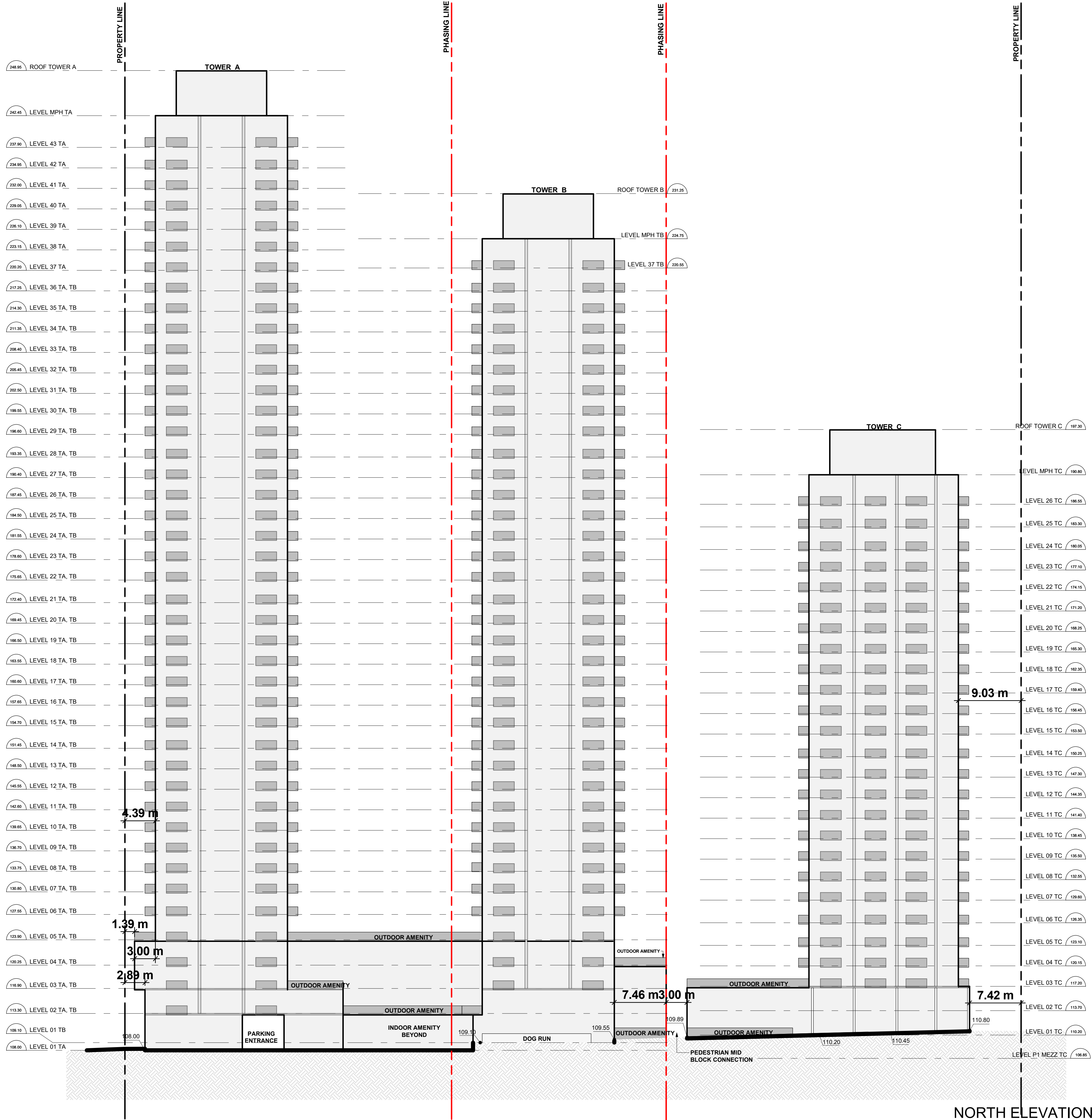
Client
MARLIN SPRING

Drawing Title
TYPICAL TOWER FLOOR PLAN

1 : 200	Scale
	Drawn by
	Checked by
22-11	Project No.
04/20/22	Date
	Drawing No.

A2-10

Plot Date: 1/17/2023 1:05:34 PM File Path: Y:\08 Temporary Files\Revit Default Path\Drawn\22-11_40-60 St.Lawrence Ave_3_Phase_RVT2_2.dwg



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No	Issued For	Date
1	ISSUED FOR OLT	20/12/24
2	REVISED WITH PREJUDICE PLANS FOR SETTLEMENT	17/01/25

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Client

MARLIN SPRING

Drawing Title

NORTH ELEVATION

Scale

1 : 300

Drawn by

Checked by

Project No.

22-11

Date

04/20/22

Drawing No.

A3-01

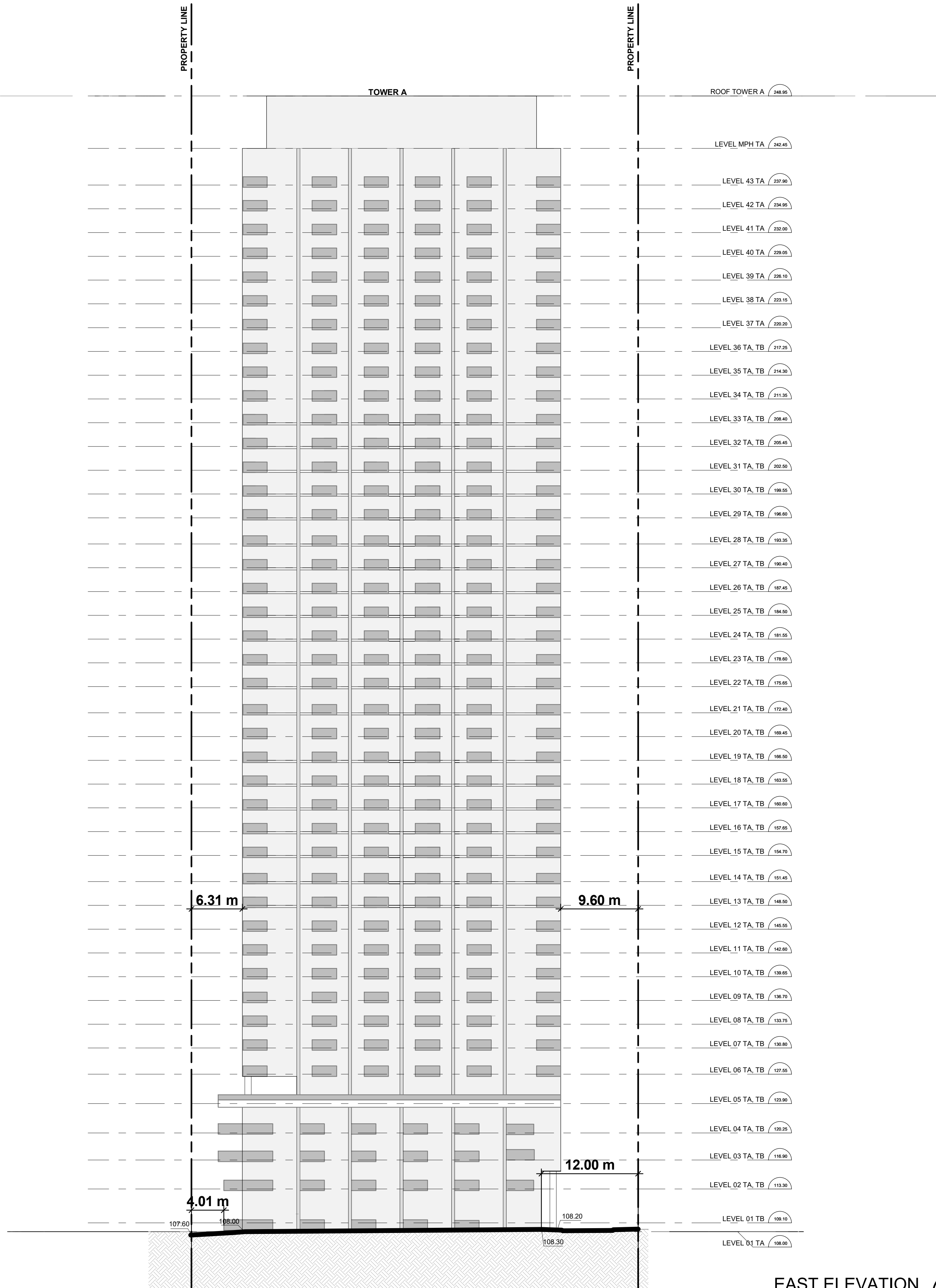
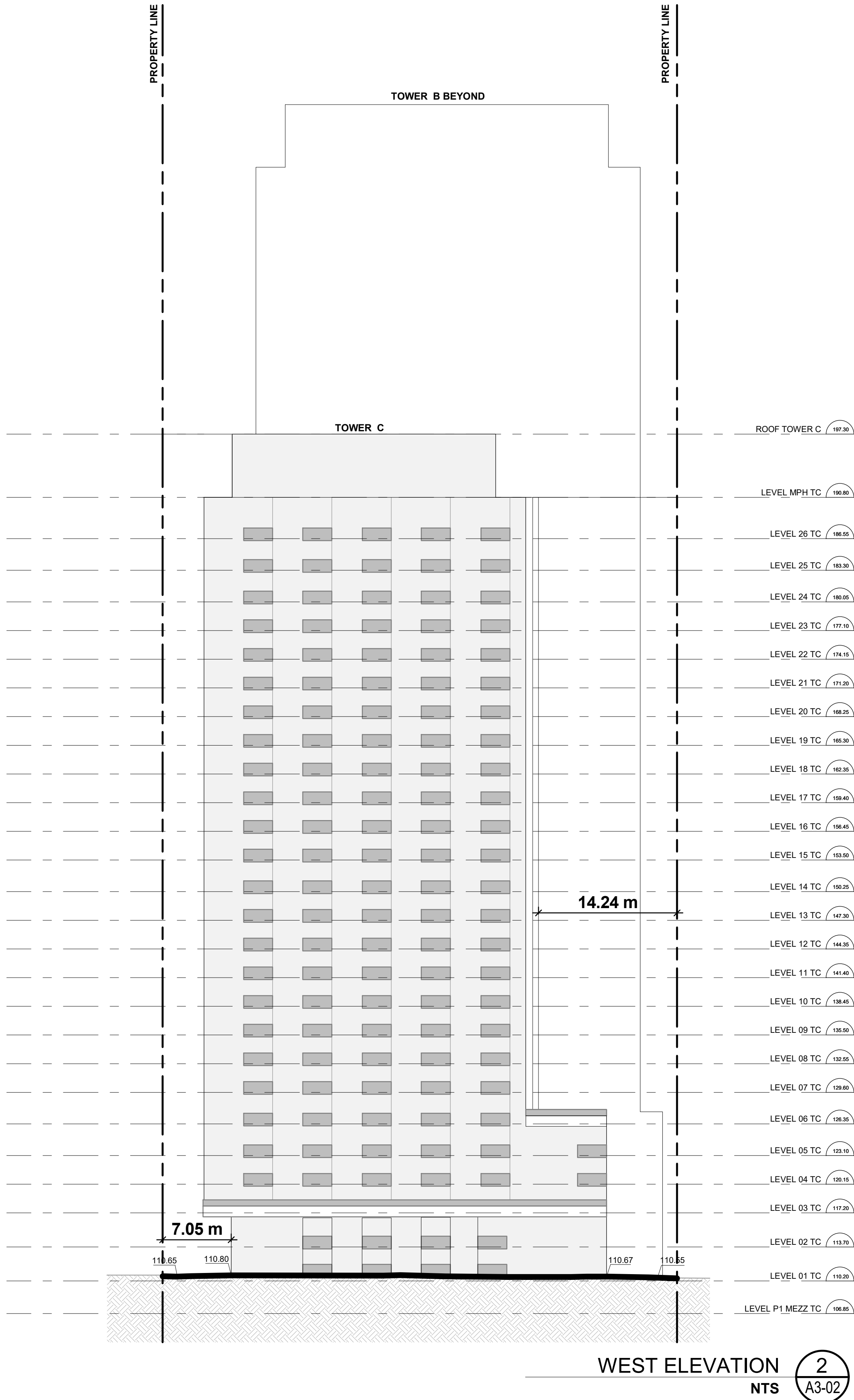
NORTH ELEVATION

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A3-01

Plot Date: 1/17/2023 1:05:36 PM File Path: Y:\06 Temporary Files\Draw Default Path\Draws\22-11_40-60 St.Lawrence Ave_3_Phase_RVT2_BurmanArch.dwg



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Client
MARLIN SPRING

Drawing Title

EAST AND WEST ELEVATIONS

Scale
1 : 300

Drawn by

Checked by

Project No.
22-11

Date
04/20/22

Drawing No.

A3-02

No	Issued For	Date
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OF
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LICENCE
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A3-03

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3	ISSUED FOR SPA #1	06/10/23
4	ISSUED FOR SPA #2	17/04/24
5	ISSUED FOR OLT	20/12/24
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No	Issued For	Date
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40-60 ST.LAWRENCE
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Client

MARLIN SPRING

Drawing Title

SECTION THROUGH
TOWER A,B,C

1 : 300

Scale

yn by

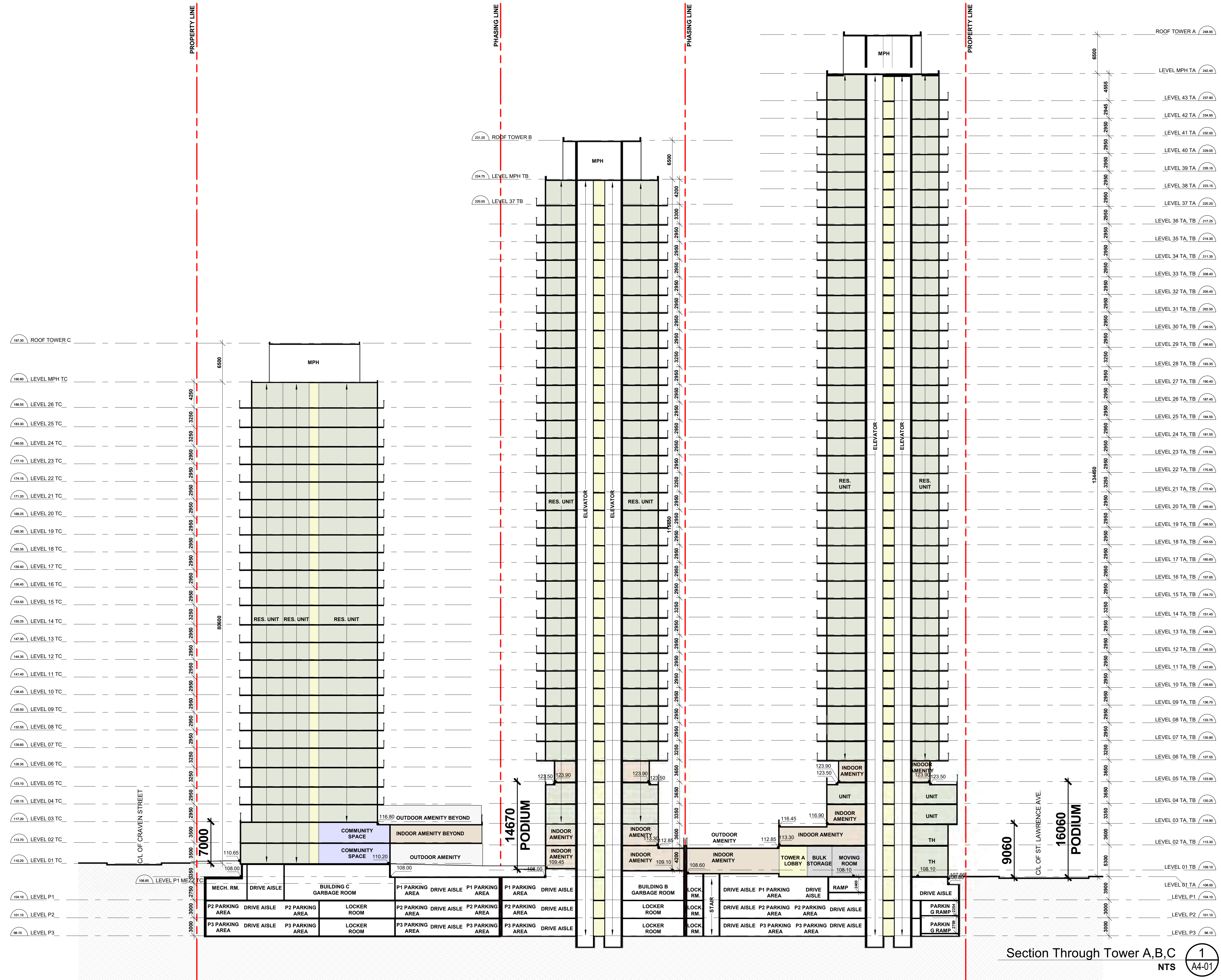
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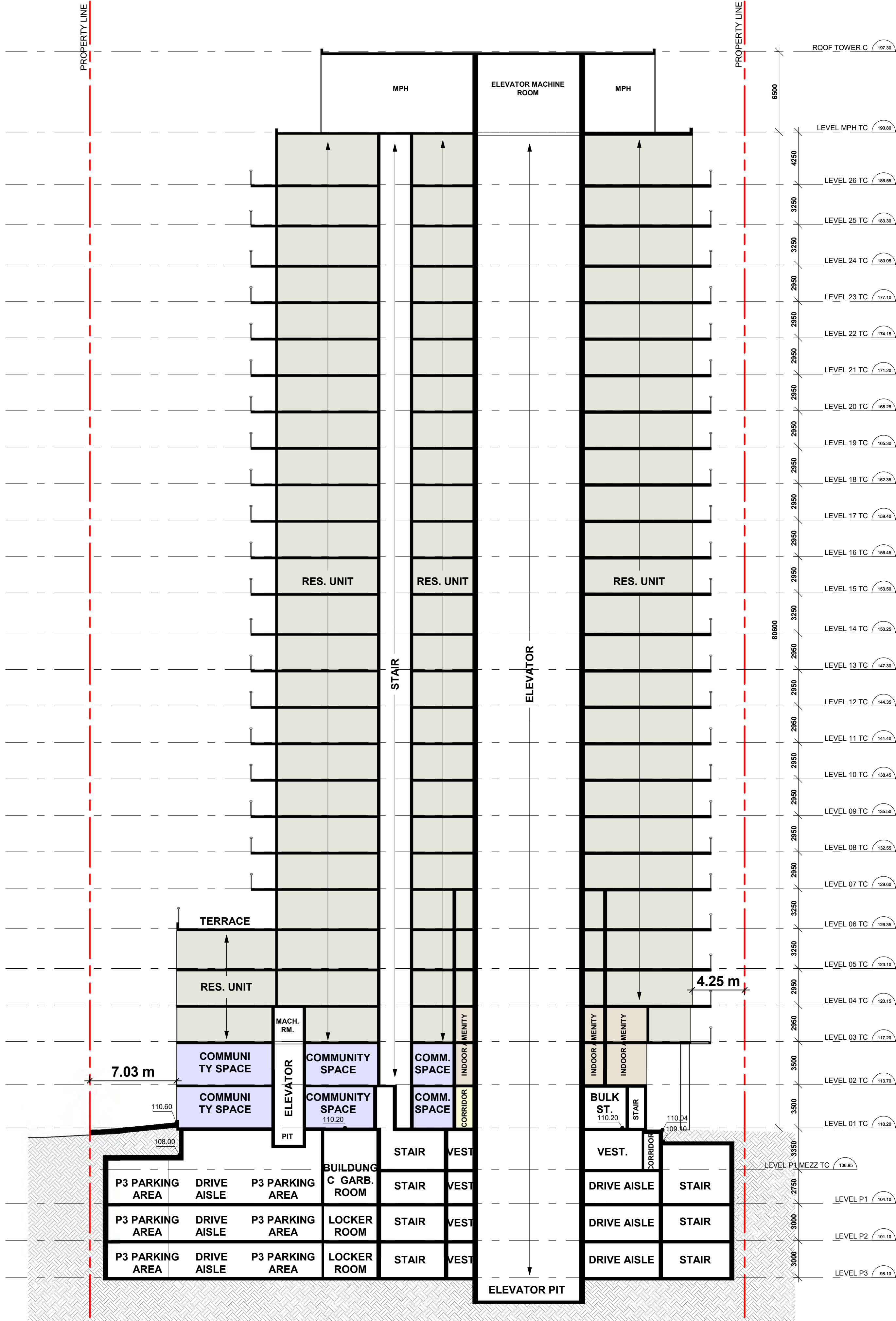
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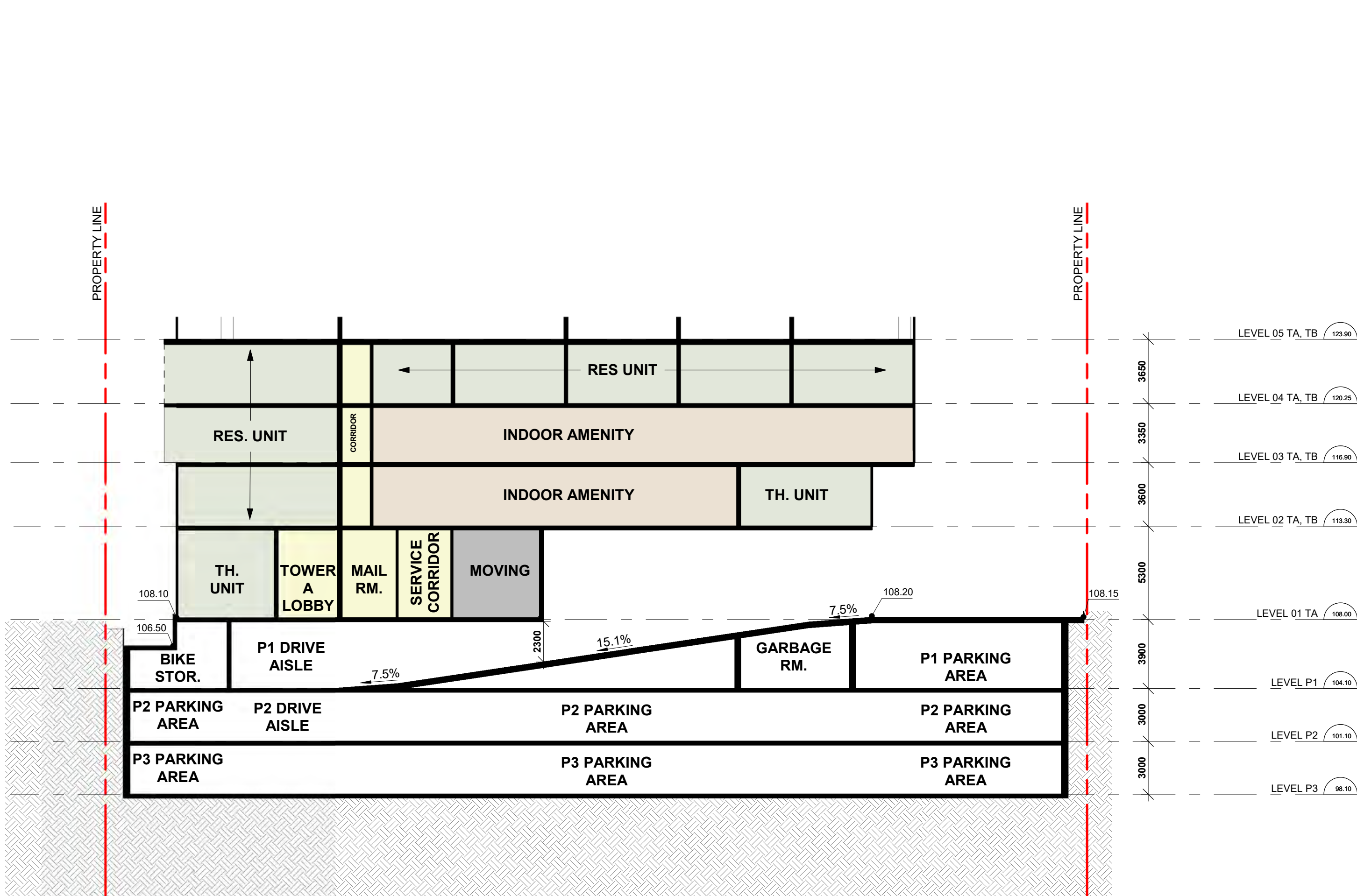


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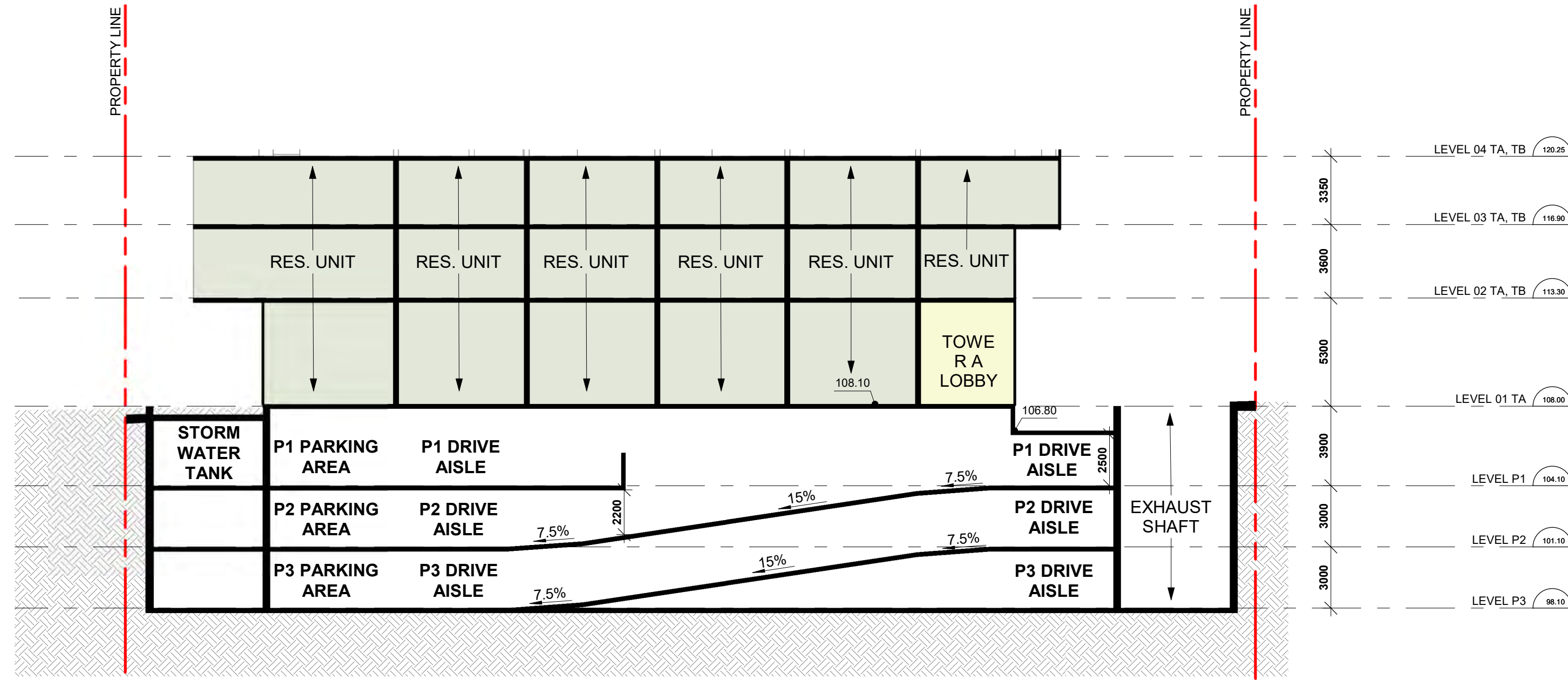
Section Through Tower C
NTS

3
A4-02



Section Through Parking Ramp
NTS

2
A4-02



Section Through East Parking Ramp
NTS

1
A4-02

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No	Issued For	Date
1	ISSUED FOR OLT	20/12/24
2	REVISED WITH PREJUDICE PLANS FOR SETTLEMENT	17/01/25

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Project

40-60 ST.LAWRENCE
AVE.
TORONTO

Client

MARLIN SPRING

Drawing Title

SECTION THROUGH
PARKING RAMPS &
BUIDING C BELOW
GRADE

Scale

1 : 200

Drawn by

Checked by

Project No.

22-11

Date

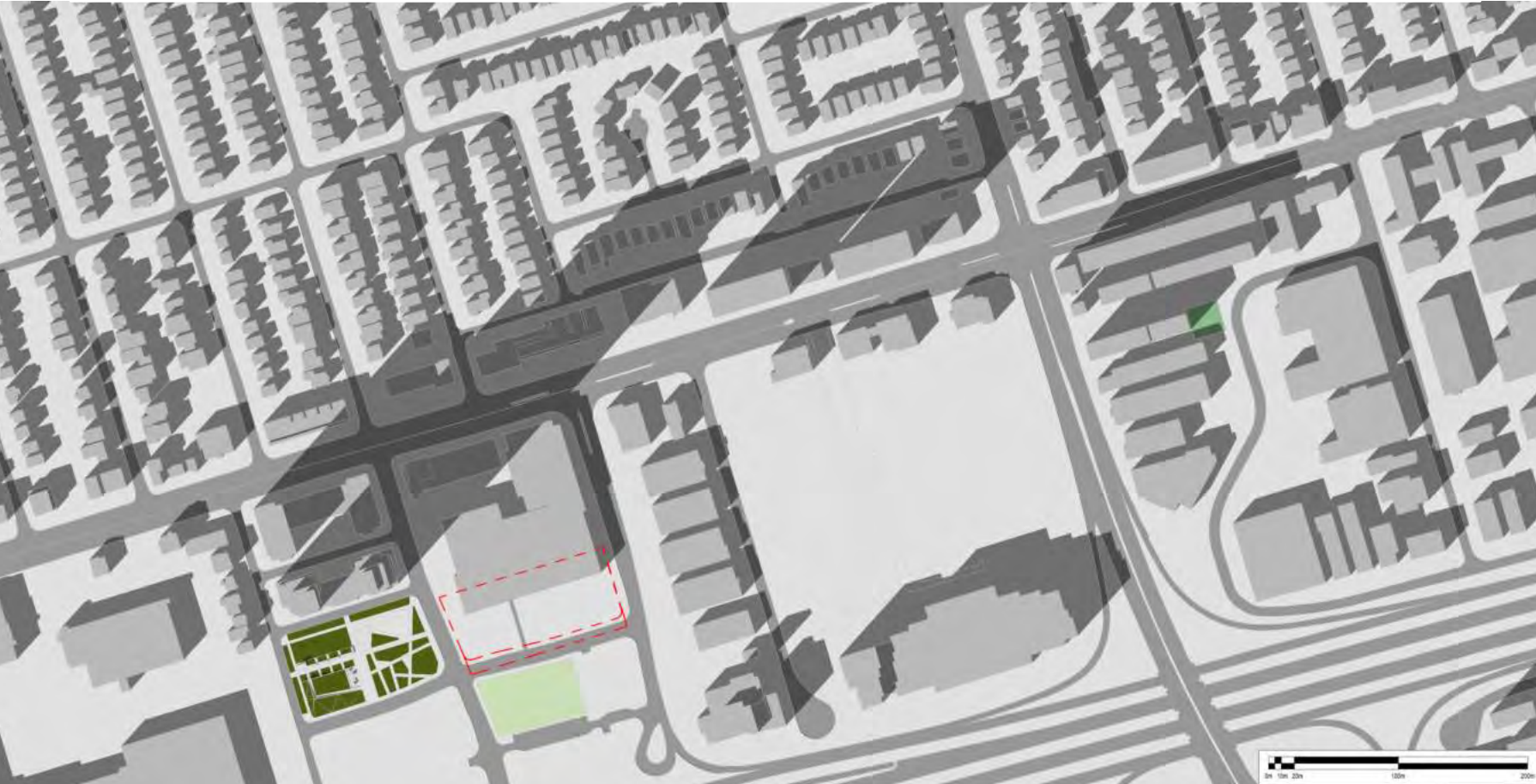
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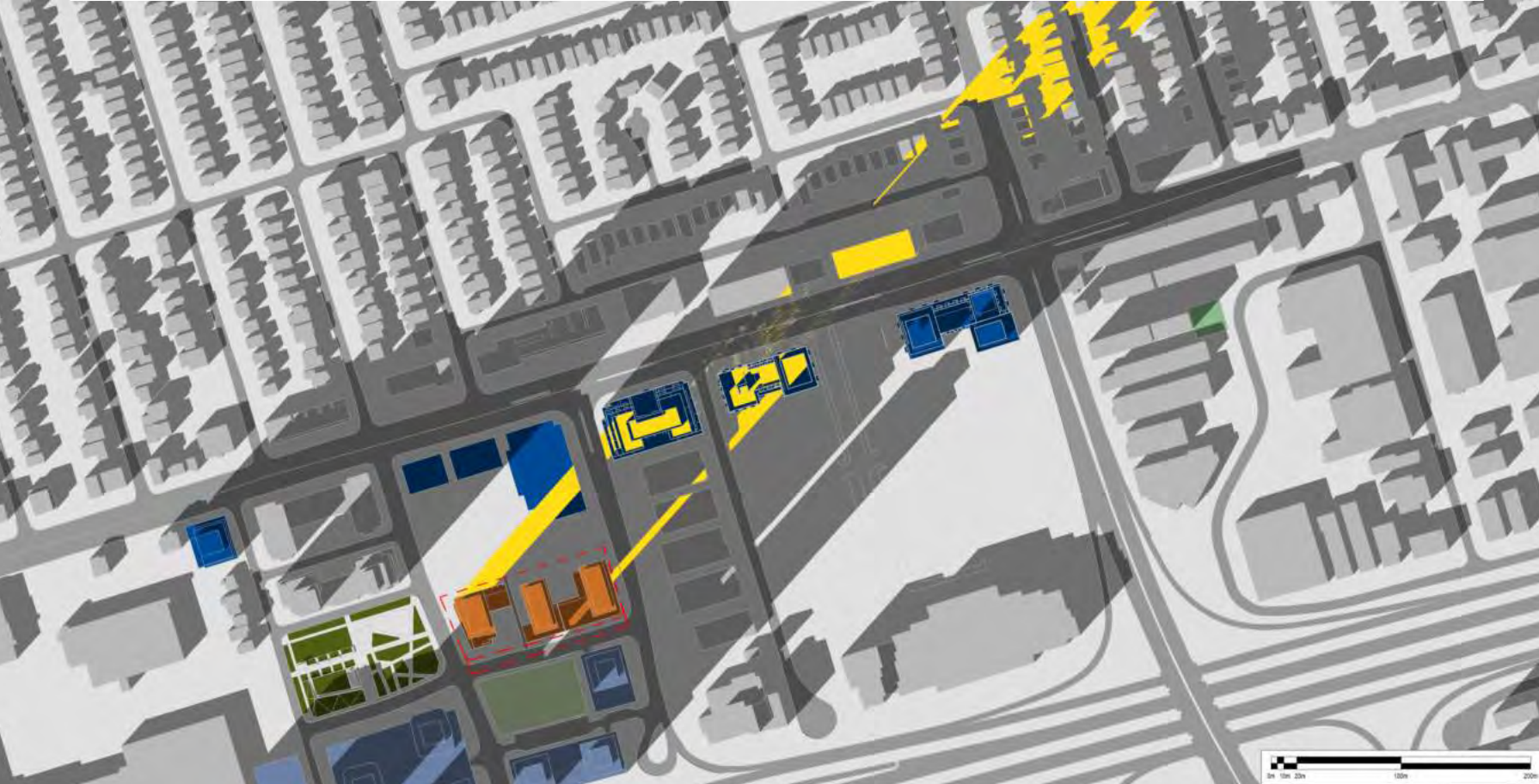
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DECEMBER 21ST 03:18 PM



EXISTING



PROPOSED

DECEMBER 21ST 04:18 PM



EXISTING

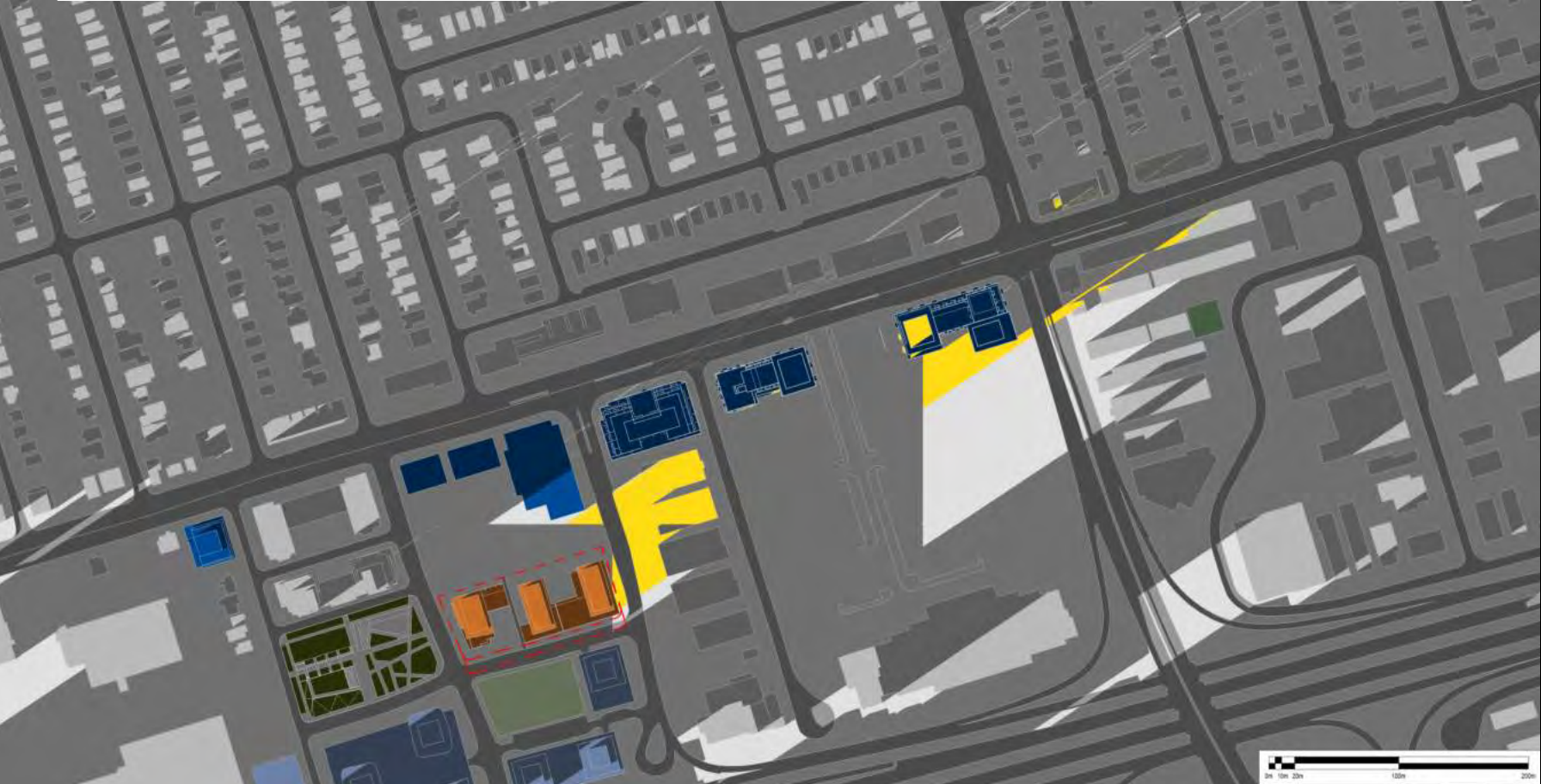


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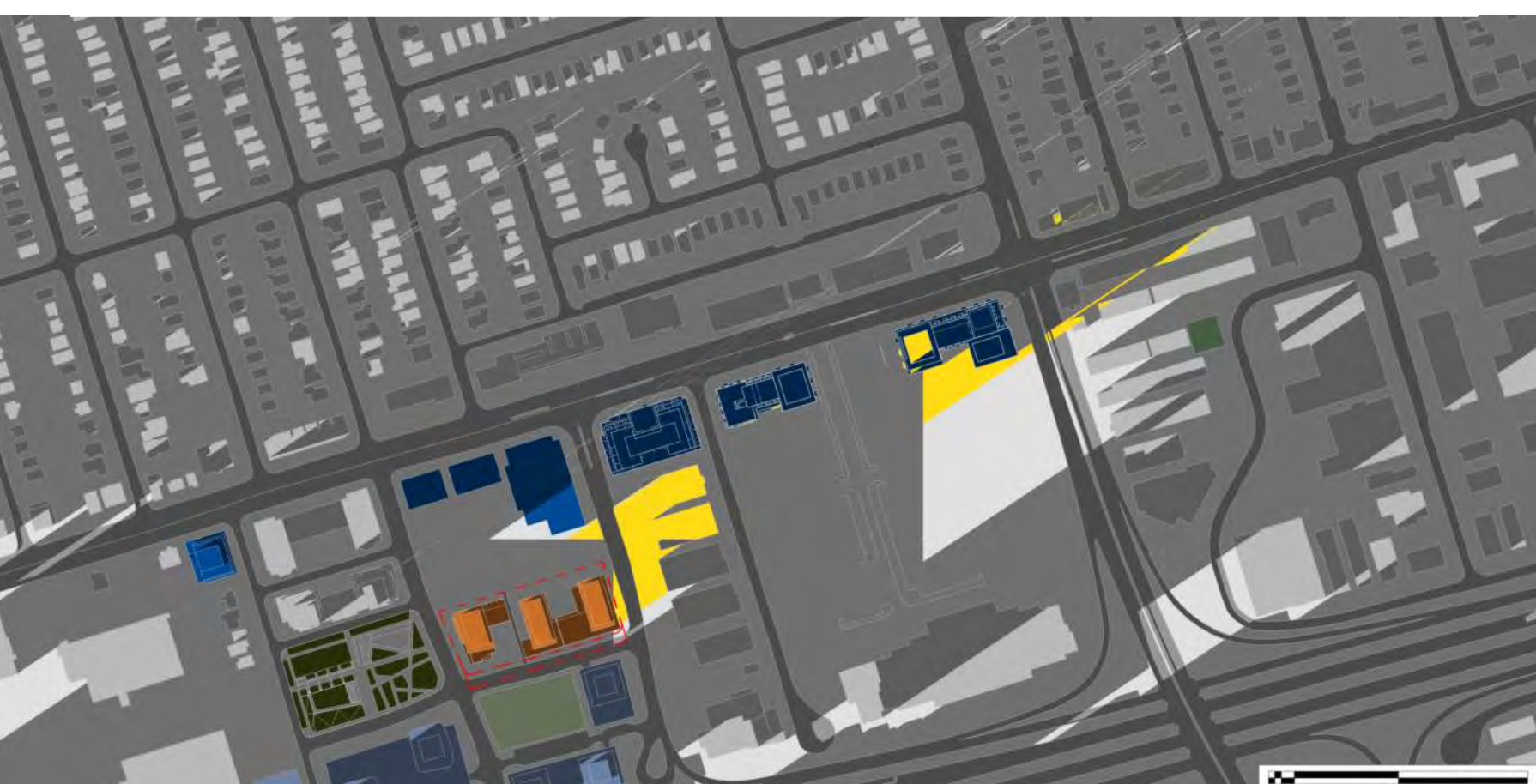


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PROPOSED

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4. Positions of exposed finishes for mechanical or electrical devised, fitting and fixtures are indicated on architectural drawings. The location shown on the architectural drawing govern over the mechanical and electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issued for Construction".
6. All work is to be carried out in conformance with the Code and Bylaws of the Authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

No	Issued For	Date
1	REVISED WITH PREJUDICE PLANS FOR SETTLEMENT	17/01/25

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Project
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TORONTO

Client
MARLIN SPRING

Drawing Title
SHADOW STUDIES - DECEMBER

Scale
Drawn by
Checked by
Project No. 22-11
Date 2025-01-14
Drawing No.

A5-08