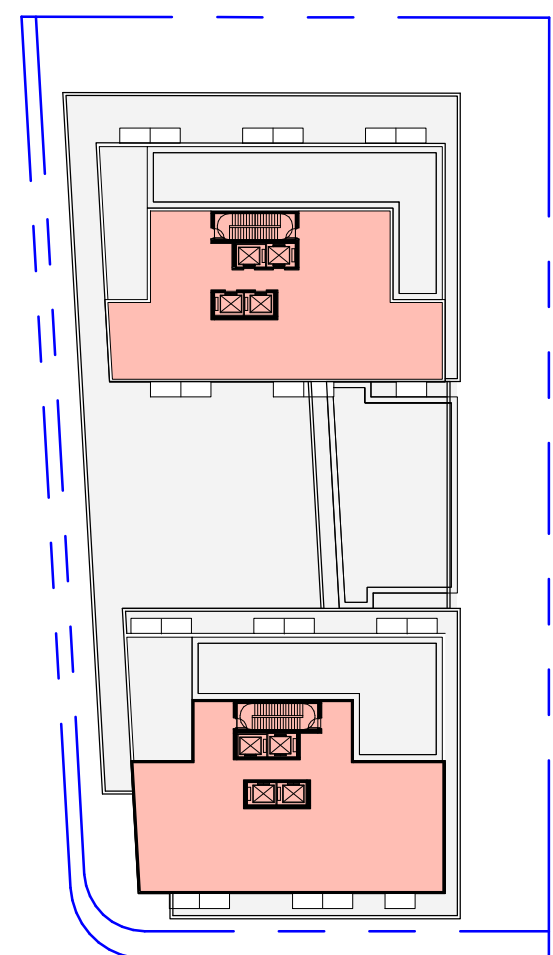
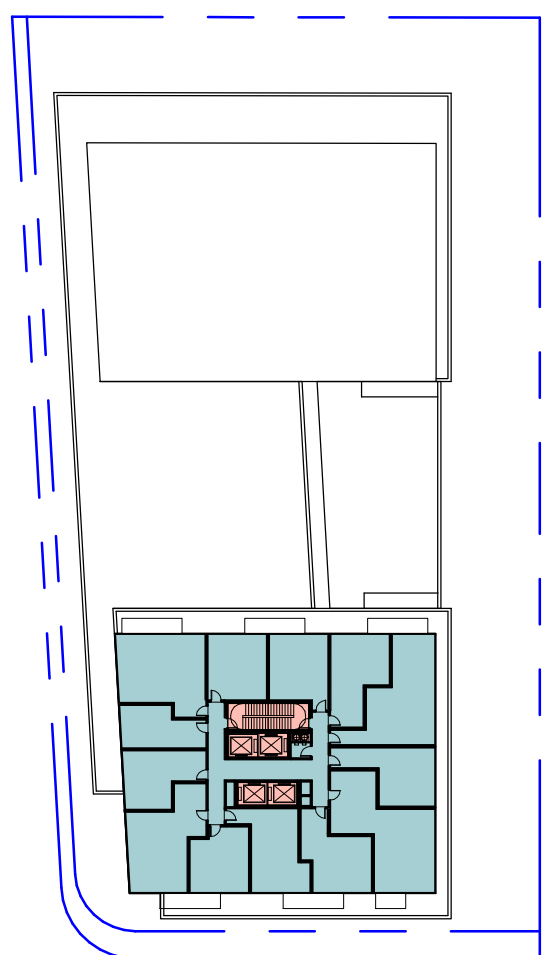


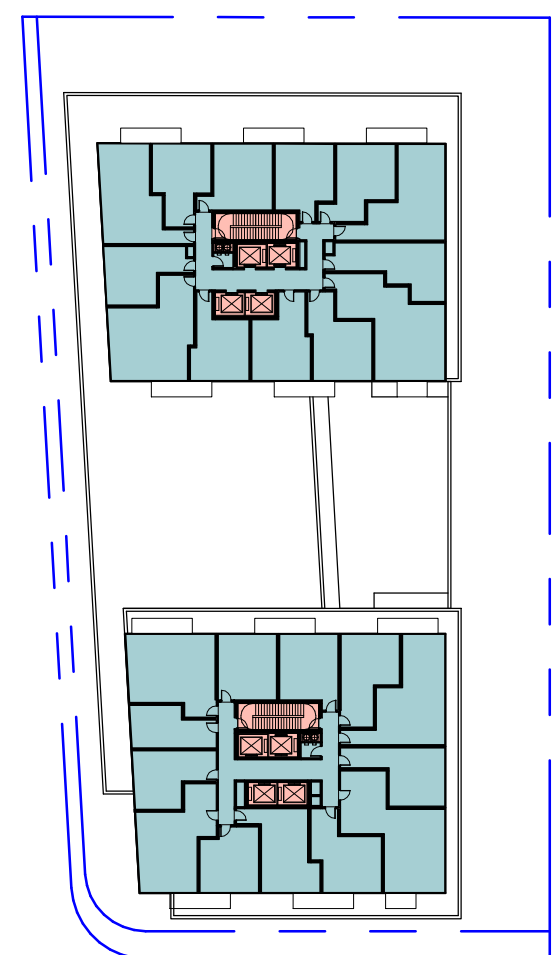
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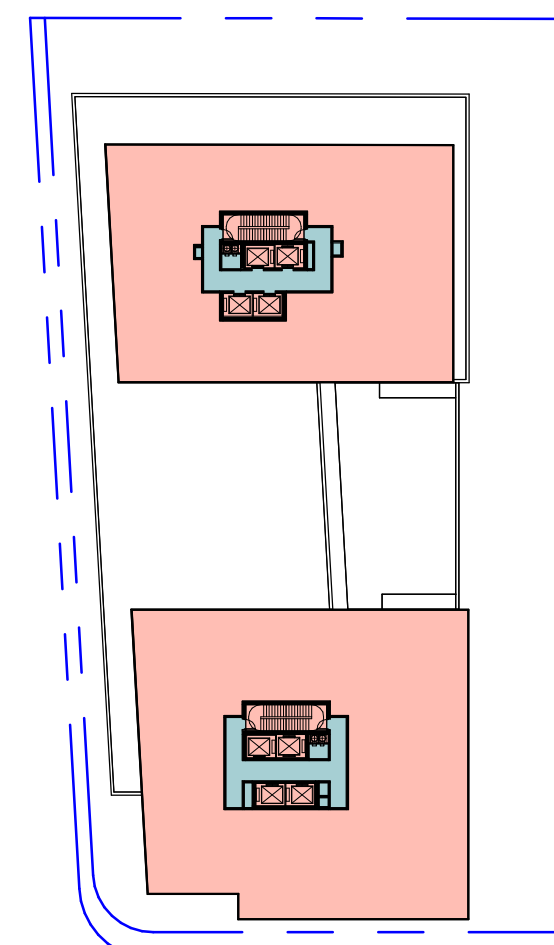
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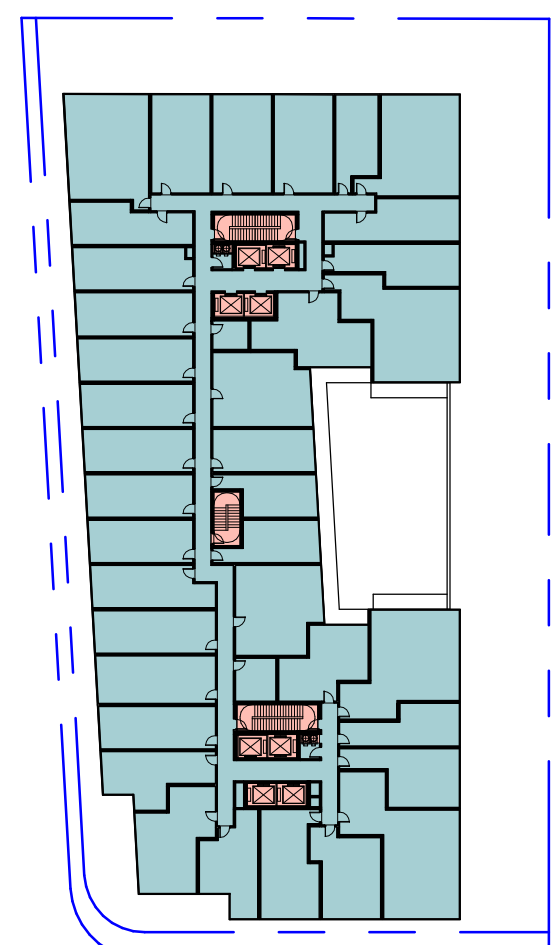
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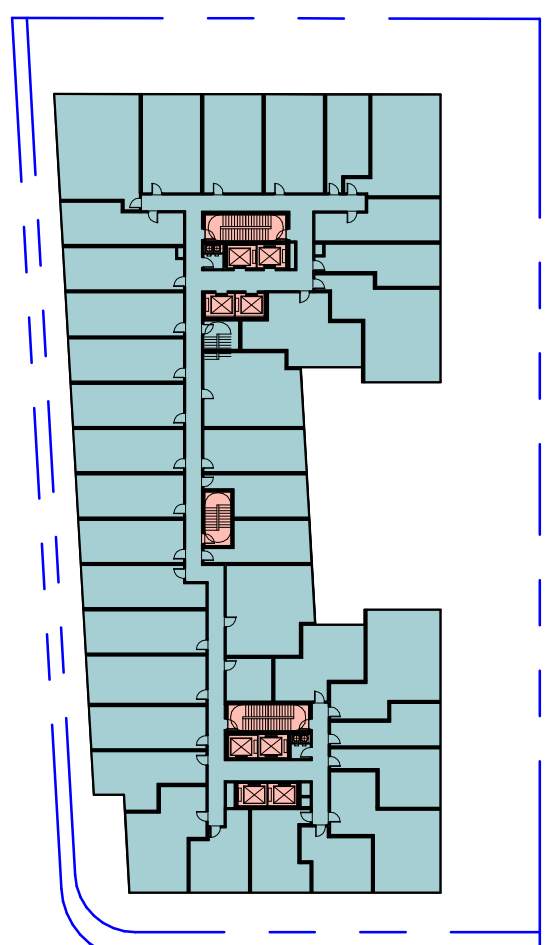
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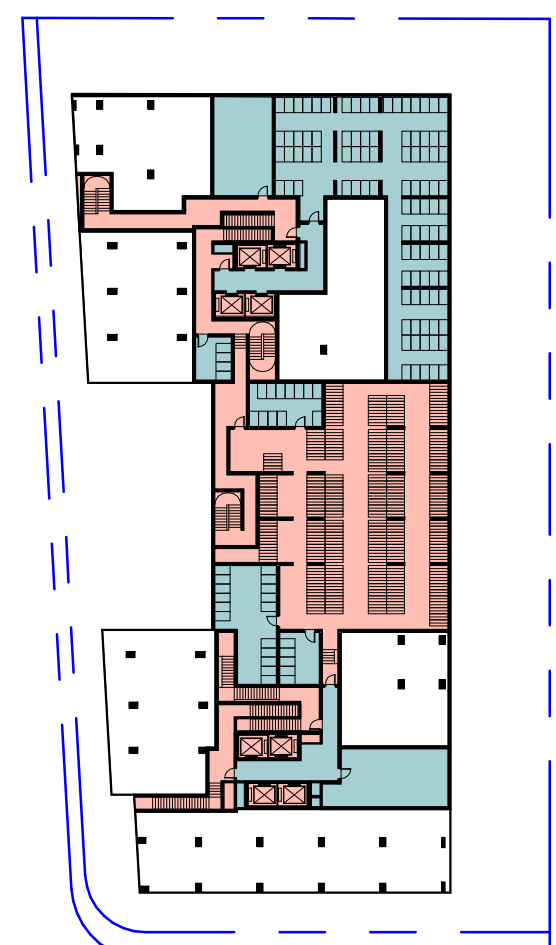
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LEVEL 03 TO 05



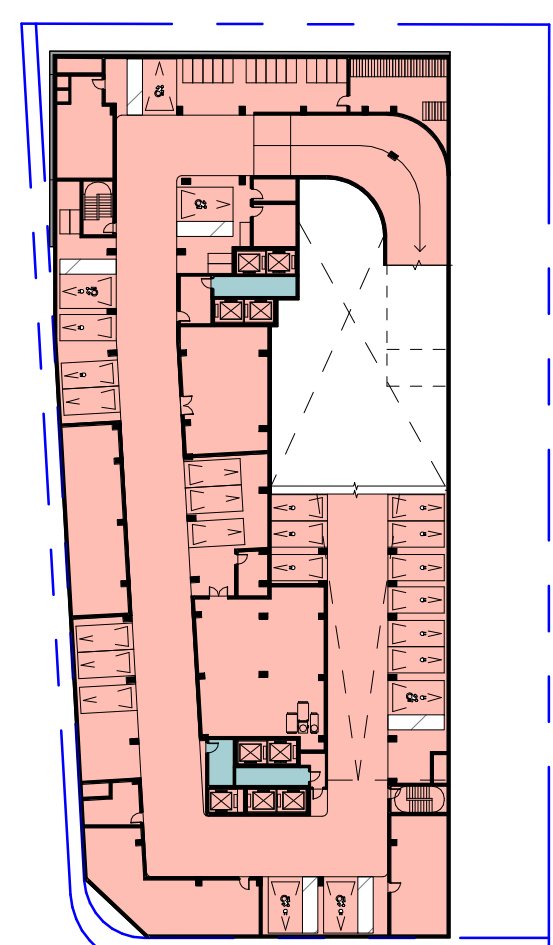
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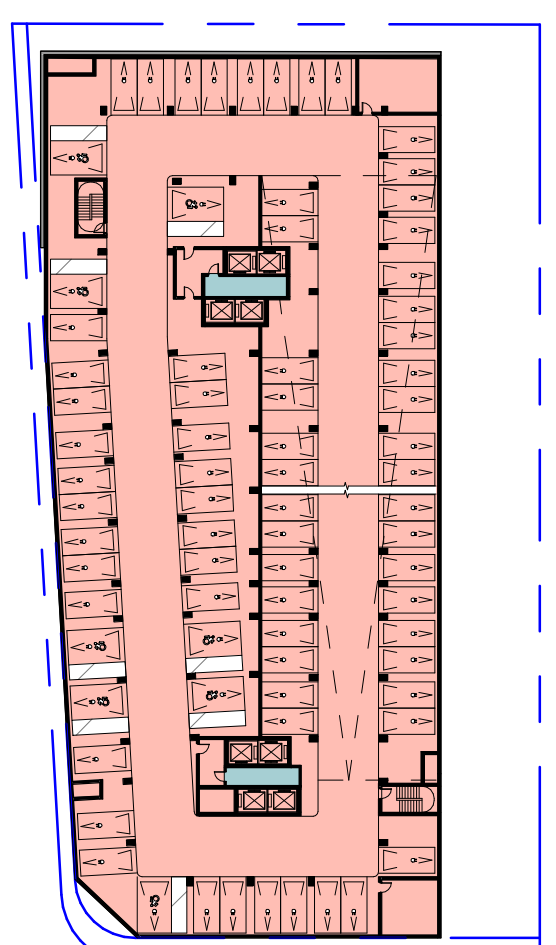
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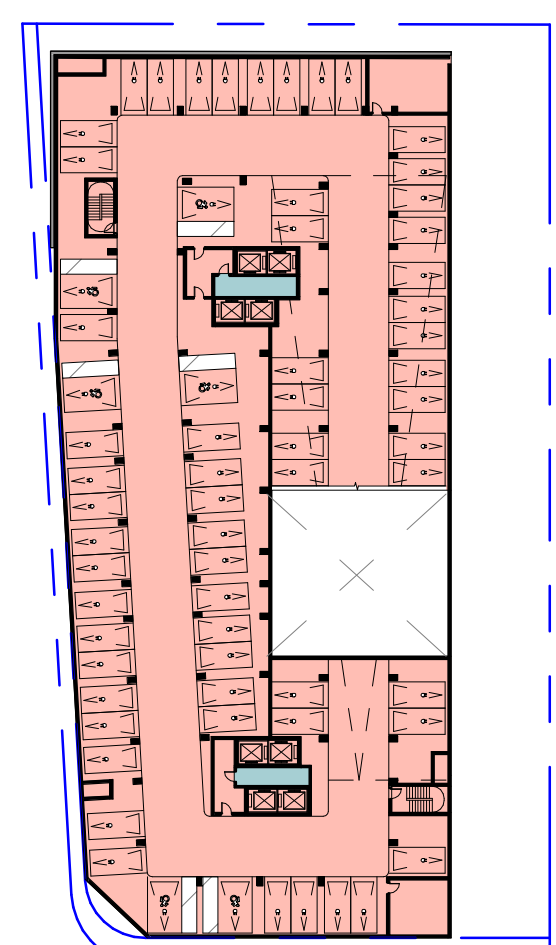
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LEVEL P1



LEVEL P2



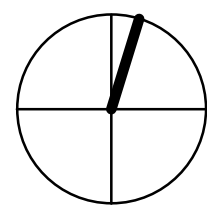
LEVEL P3

GROSS FLOOR AREA (ZBL 569-2013)

- DEDUCTIONS *
- GROSS FLOOR AREA

* Deductions include
 (A) parking, loading and bicycle parking below-ground;
 (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
 (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 (D) shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces; [By-law: 839-2022]
 (E) amenity space required by this By-law;
 (F) elevator shafts;
 (G) garbage shafts;
 (H) mechanical penthouse; and
 (I) exit stairwells in the building.
 Reference: By-law 569-2013 clause 40.5.40.40 (3)

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 TORONTO, ONTARIO | M5V 2H2 | CANADA
 P: 416-971-6252 | F: 416-971-5420
 E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E, Toronto, ON

OWNER
110 Sheppard East GP Inc.

DWG TITLE
GFA Diagrams

DATE: 2026-03-11
 SCALE: As indicated
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401 DWG No.

AZ002

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Note Number	Note Text
01	MINIMUM 4.4 METERS VERTICAL CLEARANCE PROVIDED FOR ALL ACCESS DRIVEWAYS AND OVERHEAD DOORS FOR COLLECTION VEHICLES
02	MINIMUM 6.0 METERS WIDTH PROVIDED FOR ALL POINTS OF EGRESS AND INGRESS FOR COLLECTION VEHICLES
03	MINIMUM 4.5 METERS WIDTH PROVIDED FOR ALL ACCESS DRIVEWAYS AND OVERHEAD DOORS FOR COLLECTION VEHICLES
04	MIN 5.5 SQUARE METERS FOR COLLECTION/STAGING PAD AT POINT OF TYPE G VEHICLE
05	MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR COLLECTION/STAGING PAD
06	MINIMUM 6.1 METERS CLEARANCE PROVIDED ABOVE COLLECTION/STAGING PAD
07	MIN. 6.1 METERS VERTICAL UNENCUMBERED CLEARANCE PROVIDED FOR LOADING SPACE
08	MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR LOADING SPACE
09	TYPE G VEHICLE MUST EXIT WITH ASSISTANCE OF BUILDING OPERATIONS MANAGEMENT STAFF
10	FULLY TRAINED EMPLOYEE TO BE PRESENT AT ALL TIMES DURING GARBAGE COLLECTION TO ASSIST THE DRIVER OF THE CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE WITH THE BACK-UP MANOEUVRES ONTO THE PUBLIC LANE BY CONTROLLING PEDESTRIAN AND VEHICULAR TRAFFIC AT THE EXIT FROM THE LOADING SPACE
11	A WARNING SYSTEM AT THE TOP OF THE UNDERGROUND RAMP TO ALERT MOTORISTS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
12	ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRROR ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
13	CONVEX MIRRORS AND WARNING DEVICES TO BE INSTALLED AT CRITICAL TURNING CORNERS AND LOCATIONS AS COORDINATED W/ TRAFFIC CONSULTANT
14	USE OF LOADING AREAS TO BE SCHEDULED BY BUILDING MANAGEMENT TO FACILITATE PROPER LOADING/UNLOADING OF GOODS
15	ALL ACCESS DRIVEWAYS AND PASSAGEWAYS LEADING TO THE TYPE G LOADING SPACE MUST BE LEVEL (+/- 8%)
16	REFER TO LANDSCAPE DRAWINGS FOR SIDEWALK LANDSCAPING DESIGN
17	TYPE G LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE
19	ALL BINS THAT WILL BE USED FOR THE STORAGE OF NON-RESIDENTIAL WASTE WILL BE LABELLED INDIVIDUALLY WITH "NON-RESIDENTIAL USE ONLY" PAINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M
20	ALL METAL GRATES TO HAVE MAXIMUM POROSITY OF 20MM x 20MM AT GROUND LEVEL
21	ALL PARKING SPOTS TO COMPLY W/ DIMENSIONS AND CLEARANCES REQUIRED AND PROVIDED BY THE AUTHORITY HAVING JURISDICTION. REFER TO DIAGRAMS PROVIDED
22	PARKING REGULATION SIGNAGES TO BE PROVIDED AND DESIGNED TO A.H.J. STANDARDS
23	OUTLINE OF CANOPY / COVERED OUTDOOR COVERED AREA
24	ALL PARKING SPACES PROVIDED INCLUDES AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE
26	MIN. 1SM/100 UNITS OF DEDICATED SPACE FOR THE COLLECTION AND STORAGE OF HOUSEHOLD HAZARDOUS WASTE AND/OR E-WASTE PROVIDED

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SITE PLAN SYMBOL LEGEND:

	RESIDENTIAL ENTRANCE
	EXIT
	EXISTING GRADES
	PROPOSED GRADES
	PROPOSED FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	INTAKE/EXHAUST GRATE
	PROPERTY LINE

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134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
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PROJ. NAME
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110 Sheppard Ave. E, Toronto, ON

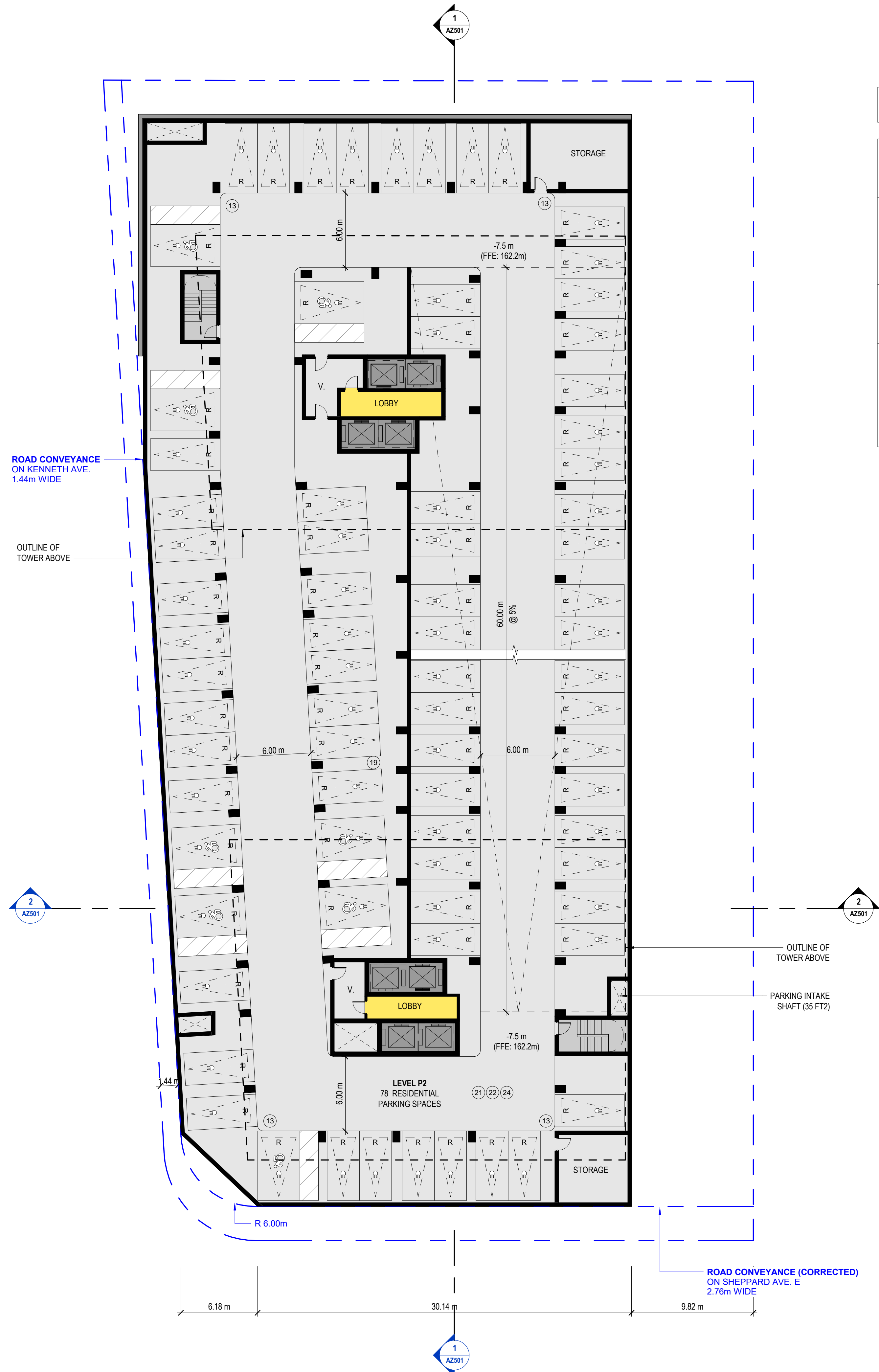
OWNER
110 Sheppard East GP Inc.

DWG TITLE
Site Plan

DATE: 2026-03-11
SCALE: As indicated
DRAWN: AA/CLR
CHECKED: PG
PROJ. No.: 2401 DWG No.

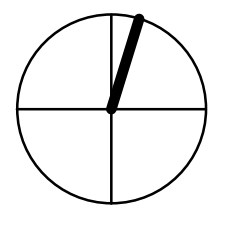
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Note Number	Note Text
13	CONVEX MIRRORS AND WARNING DEVICES TO BE INSTALLED AT CRITICAL TURNING CORNERS AND LOCATIONS AS COORDINATED W/ TRAFFIC CONSULTANT
19	ALL BINS THAT WILL BE USED FOR THE STORAGE OF NON-RESIDENTIAL WASTE WILL BE LABELLED INDIVIDUALLY WITH "NON-RESIDENTIAL USE ONLY" PAINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M
21	ALL PARKING SPOTS TO COMPLY W/ DIMENSIONS AND CLEARANCES REQUIRED AND PROVIDED BY THE AUTHORITY HAVING JURISDICTION. REFER TO DIAGRAMS PROVIDED
22	PARKING REGULATION SIGNAGES TO BE PROVIDED AND DESIGNED TO A.H.J. STANDARDS
24	ALL PARKING SPACES PROVIDED INCLUDES AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE

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 110 Sheppard Ave. E, Toronto, ON

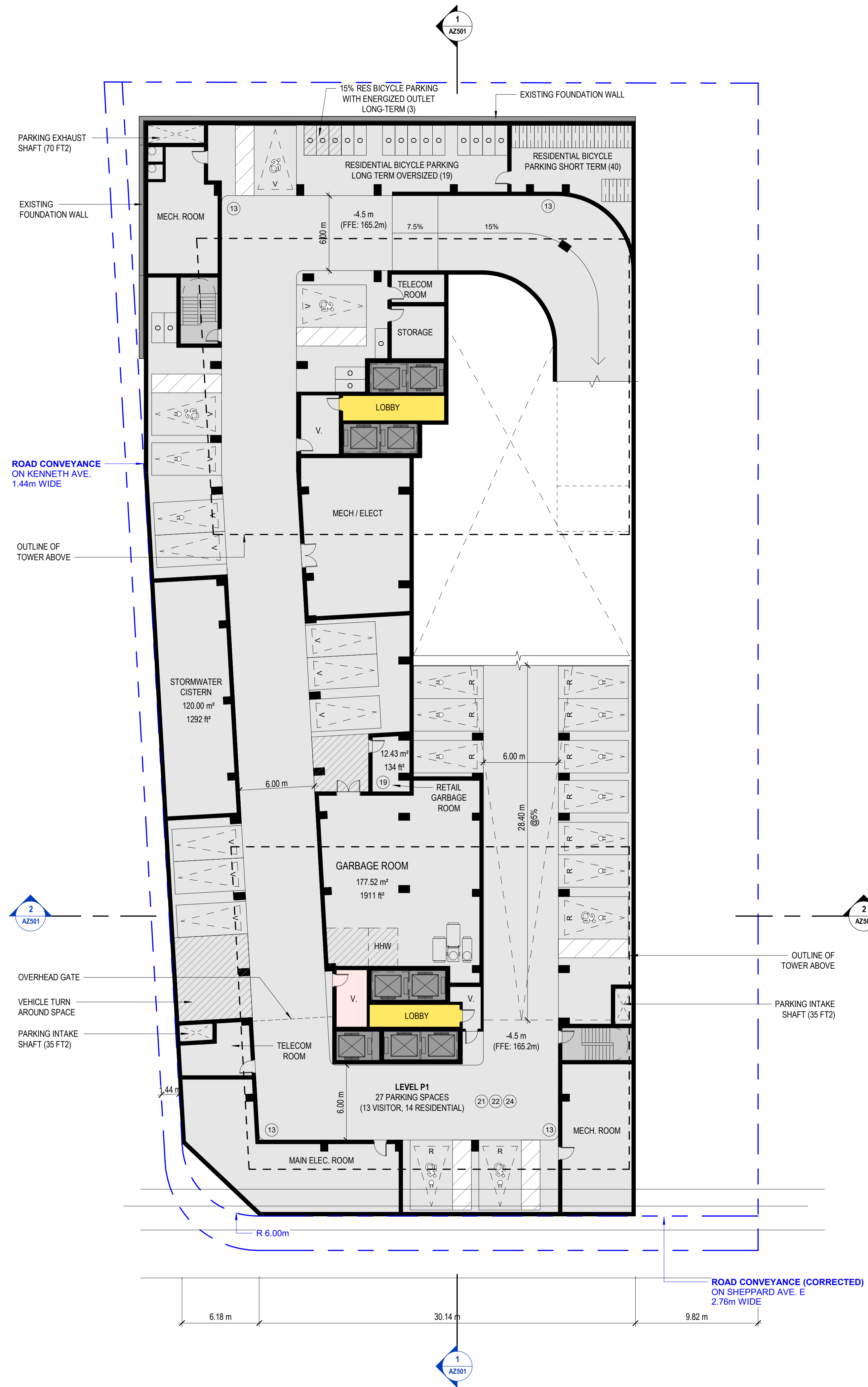
OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level P2

DATE: 2026-03-11
 SCALE: 1 : 200
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401 DWG No.

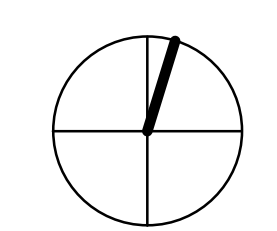
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Note Number	Note Text
13	CONVEX MIRRORS AND WARNING DEVICES TO BE INSTALLED AT CRITICAL TURNING CORNERS AND LOCATIONS AS COORDINATED W/ TRAFFIC CONSULTANT
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22	PARKING REGULATION SIGNAGES TO BE PROVIDED AND DESIGNED TO A.H.J. STANDARDS
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 P: 416-971-6252 | F: 416-971-5420
 E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E, Toronto, ON

OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level P1

DATE: 2026-03-11
 SCALE: 1 : 200
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401 DWG No.

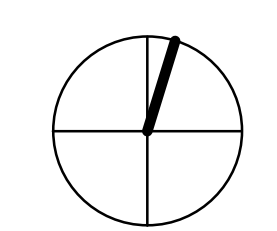
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PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E, Toronto, ON

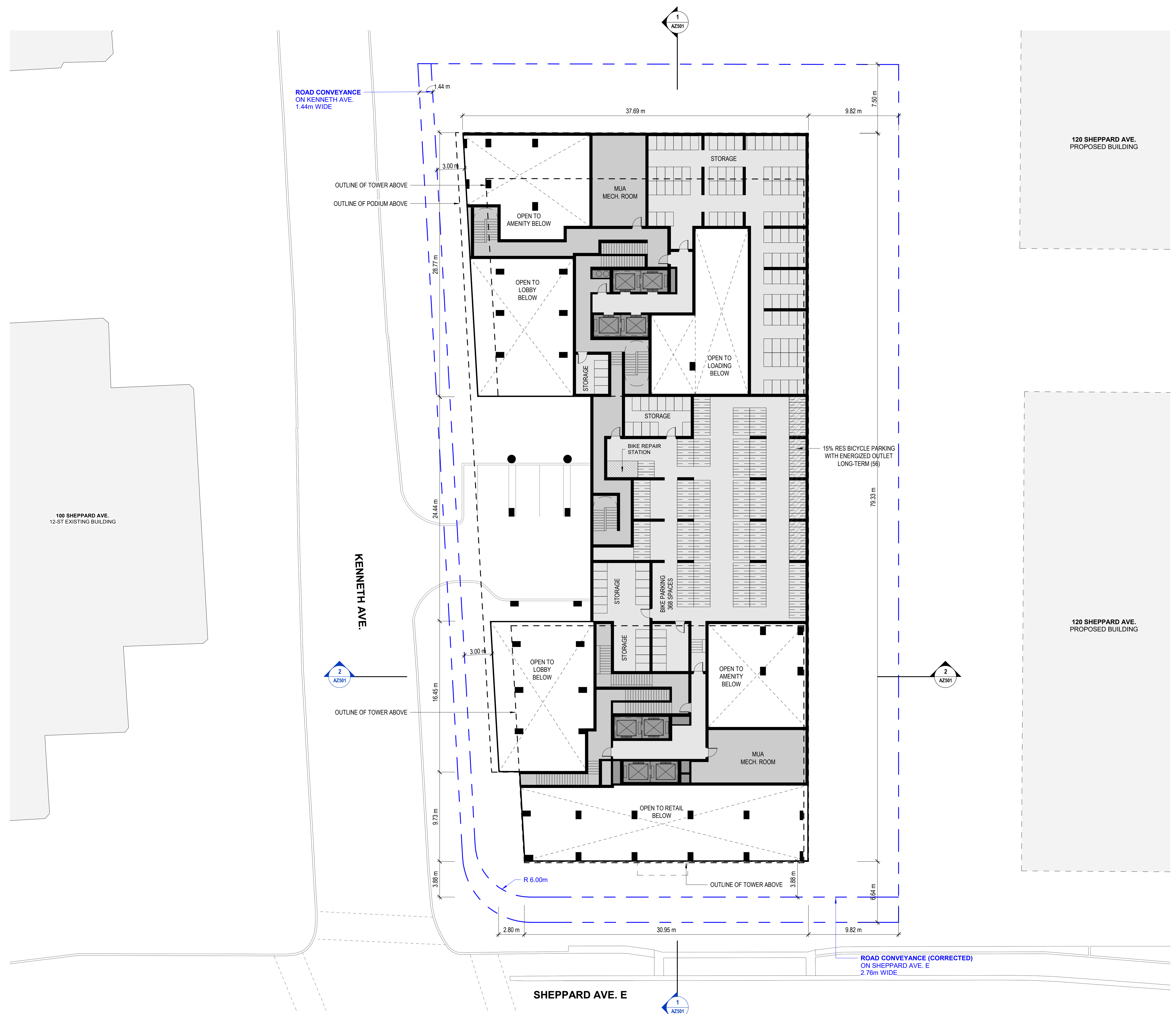
OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level 1

DATE: 2026-03-11
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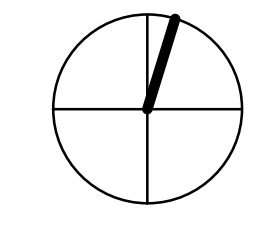
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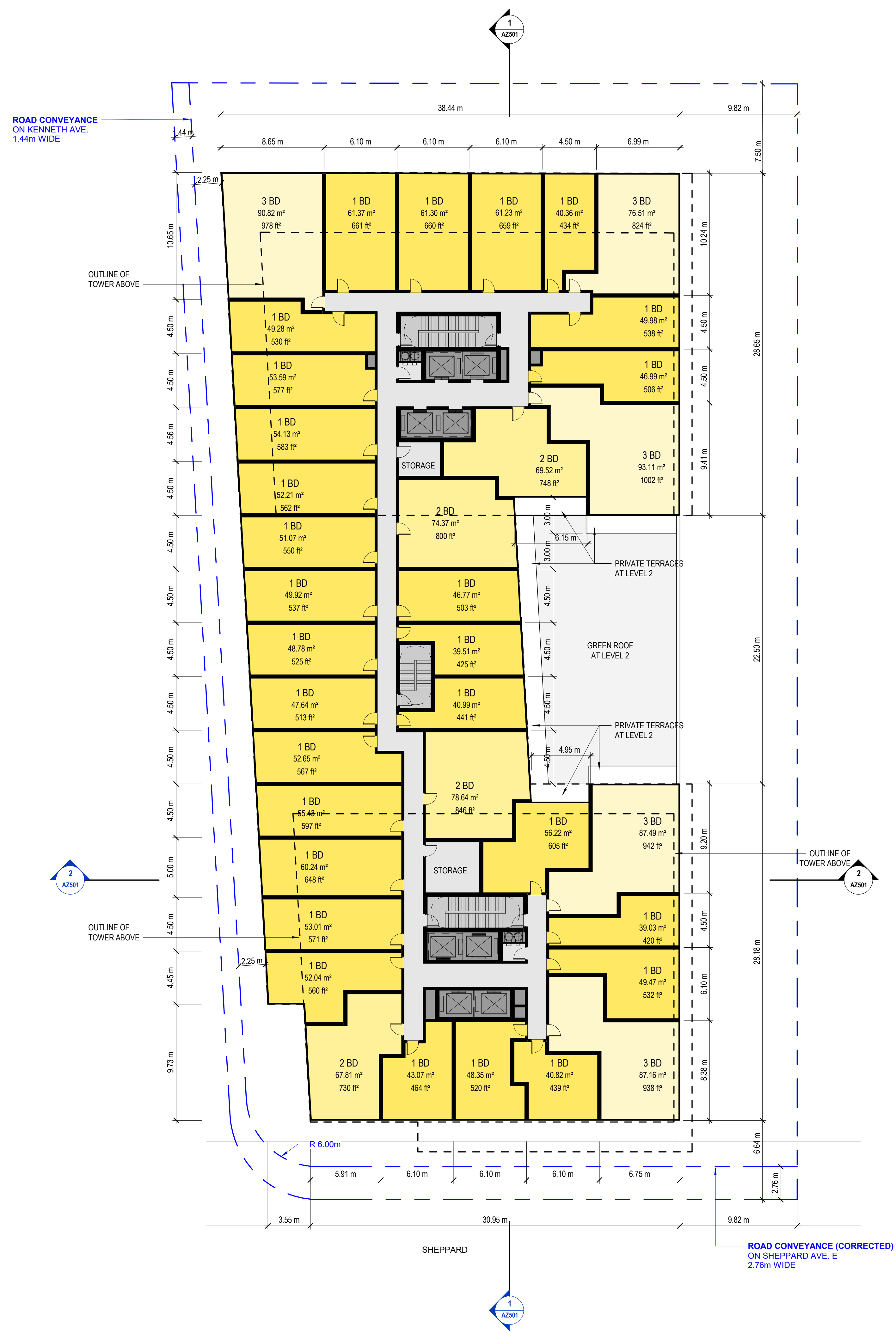
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DWG TITLE
Floor Plans_Level 1 Mezz

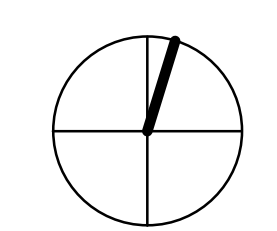
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 SCALE: 1 : 200
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401

DWG No.
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PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E, Toronto, ON

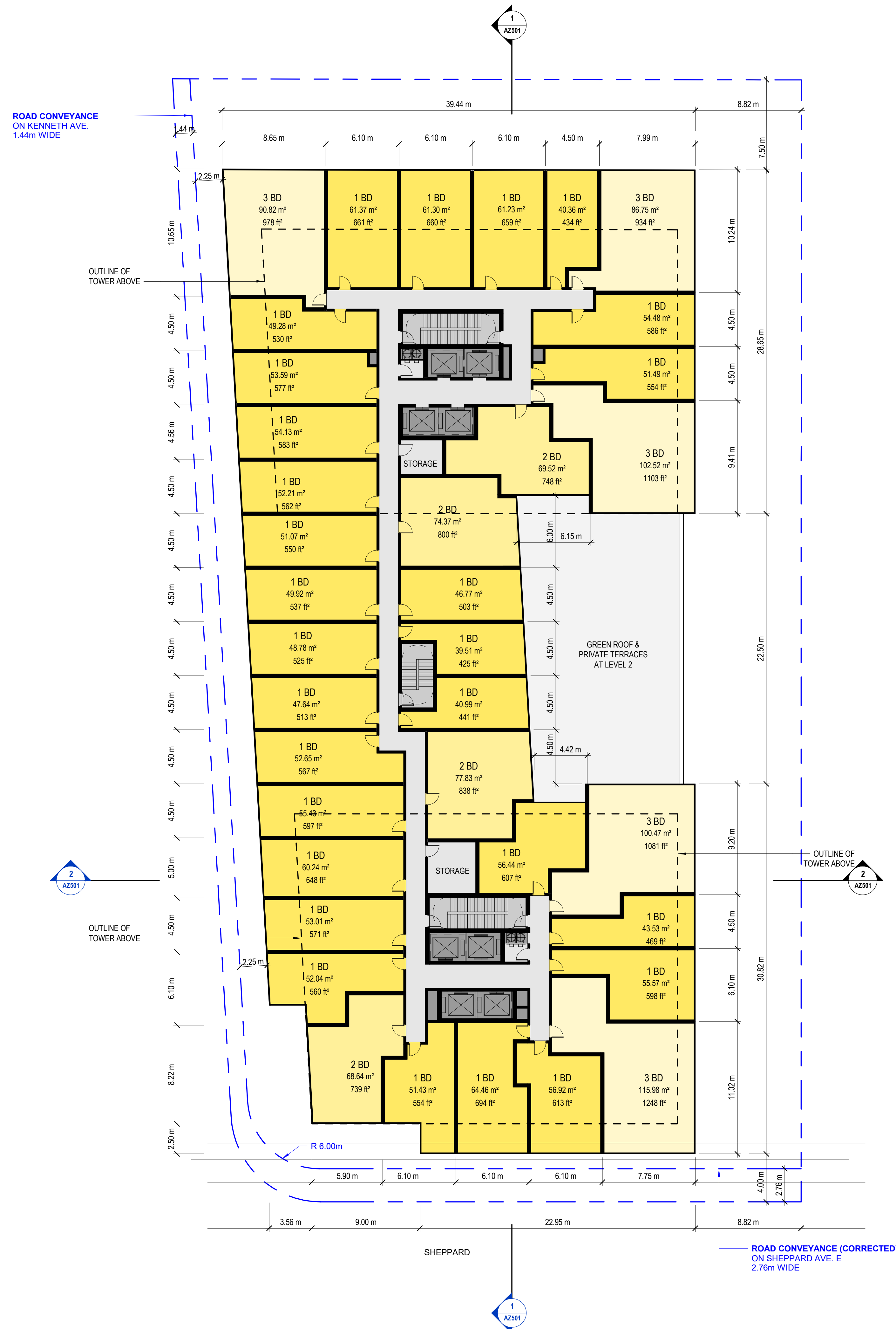
OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level 2

DATE: 2026-03-11
 SCALE: 1 : 200
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401
 DWG No.

AZ206

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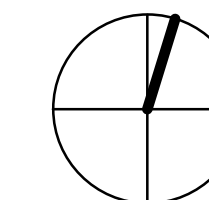
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TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
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PROJ. NAME
110 Sheppard Ave. E
110 Sheppard Ave. E, Toronto, ON

OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level 3-5

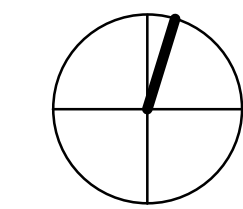
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PROJ. No.: 2401

DWG No.

AZ207



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PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E, Toronto, ON

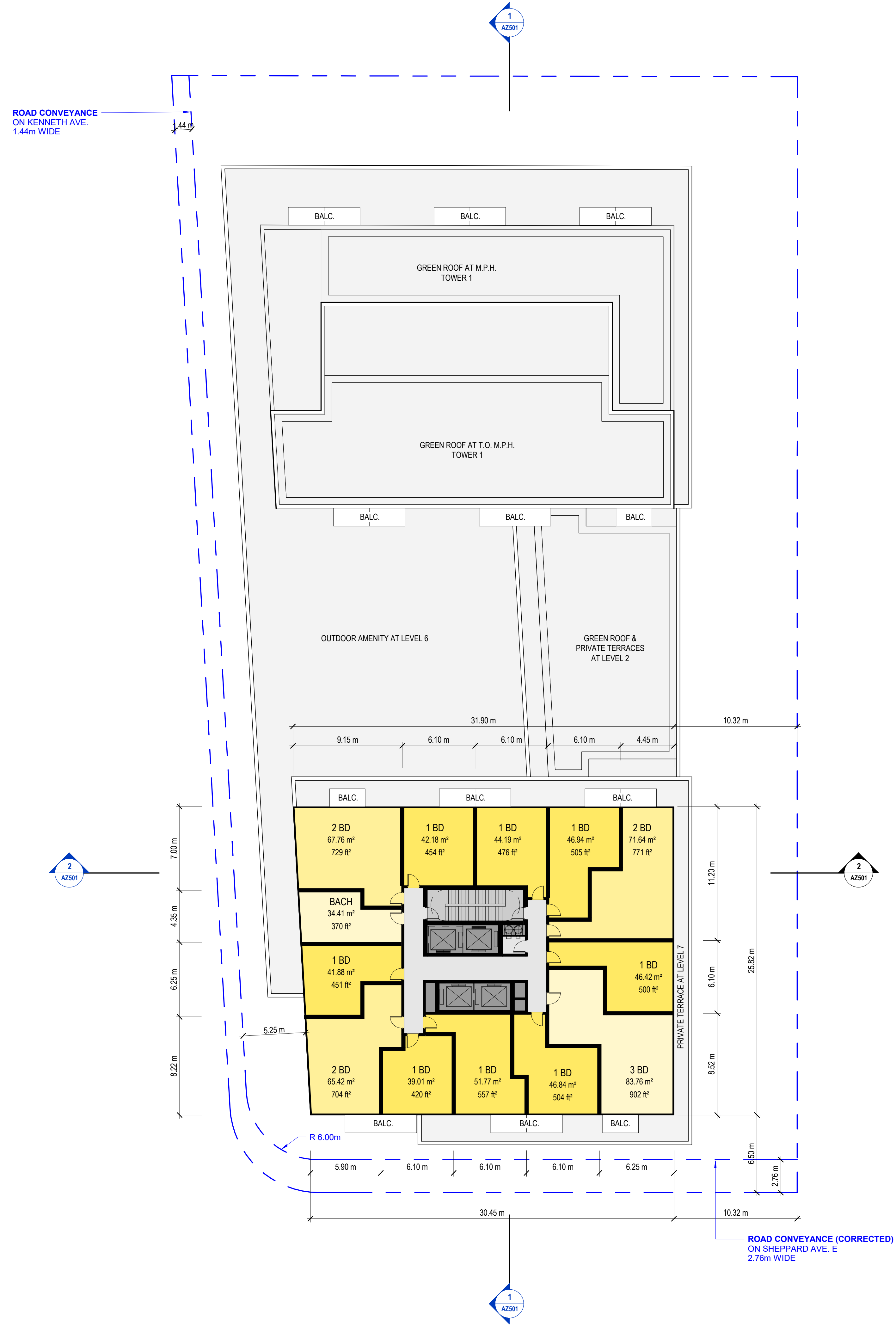
OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level 7-42

DATE: 2026-03-11
 SCALE: 1 : 200
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 CHECKED: PG
 PROJ. No.: 2401 DWG No.

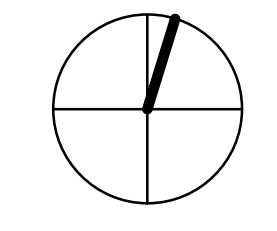
AZ209

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PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E, Toronto, ON

OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level 43-46

DATE: 2026-03-11
 SCALE: 1 : 200
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401

DWG No.
AZ210



City Planning Division

Green Roof Statistics

Green Roof Statistics - Building A		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m2)		ROAD CONVEYANCE ON KENNETH AVE. 0.0
Total Roof Area (m2)		1.44m WIDE 2,976.7
Area of Residential Private Terraces (m2)		238.6
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		828.4
Area of Renewable Energy Devices (m2)		0.0
Tower (s)Roof Area with floor plate less than 750 m2		0.0
Total Available Roof Space (m2)		1,909.7
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m2)	1,145.8	1,146.0
Coverage of Available Roof Space (%)	60%	60%

* Green Roof Coverage consists of 80% intensive green roof and 20% extensive green roof

ROOF LEGEND:

- EXTENSIVE GREEN ROOF
- INTENSIVE GREEN ROOF
- MAINTENANCE STRIP
- OUTDOOR AMENITY
- TERRACE
- MECH

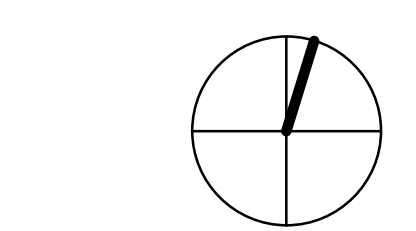
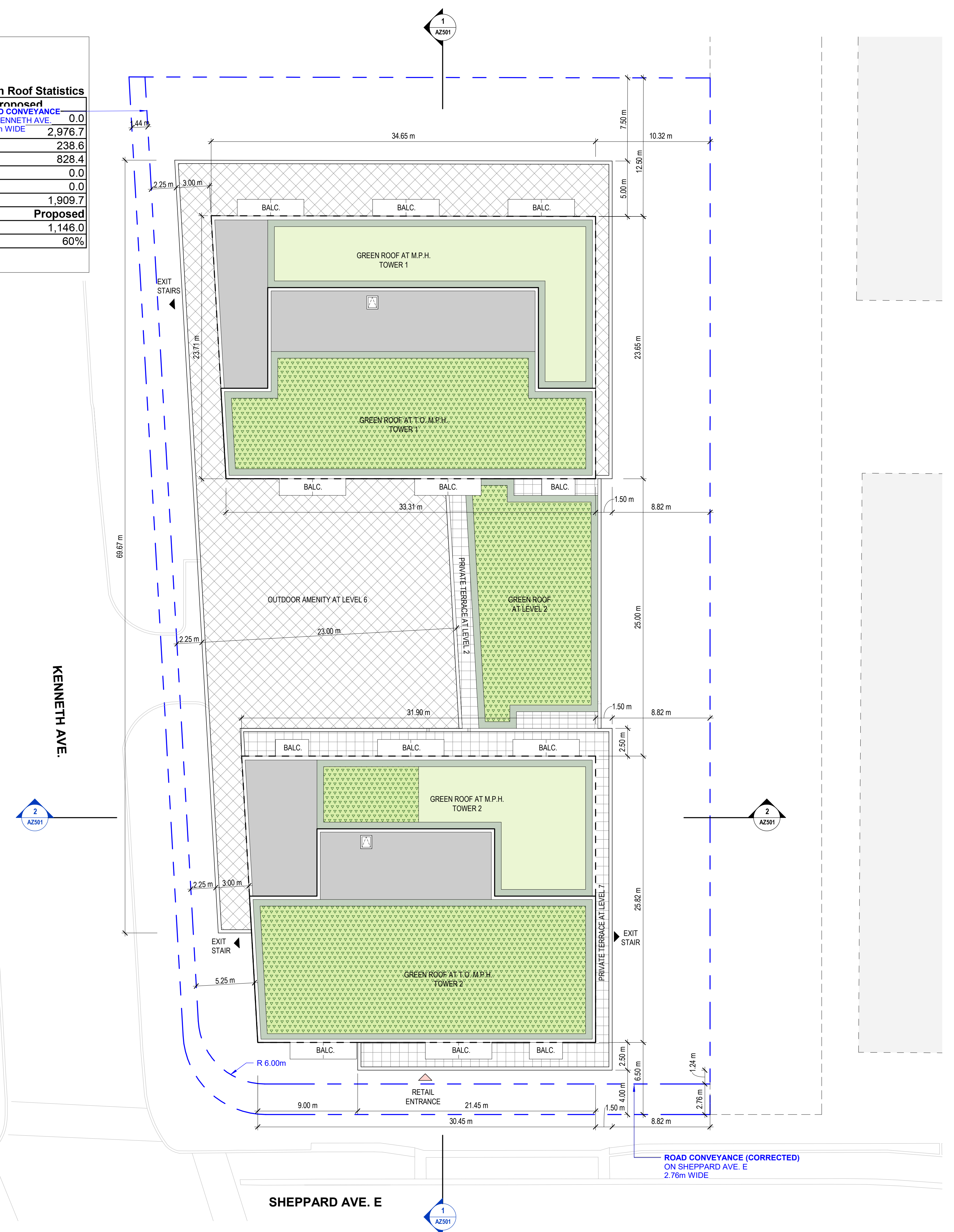
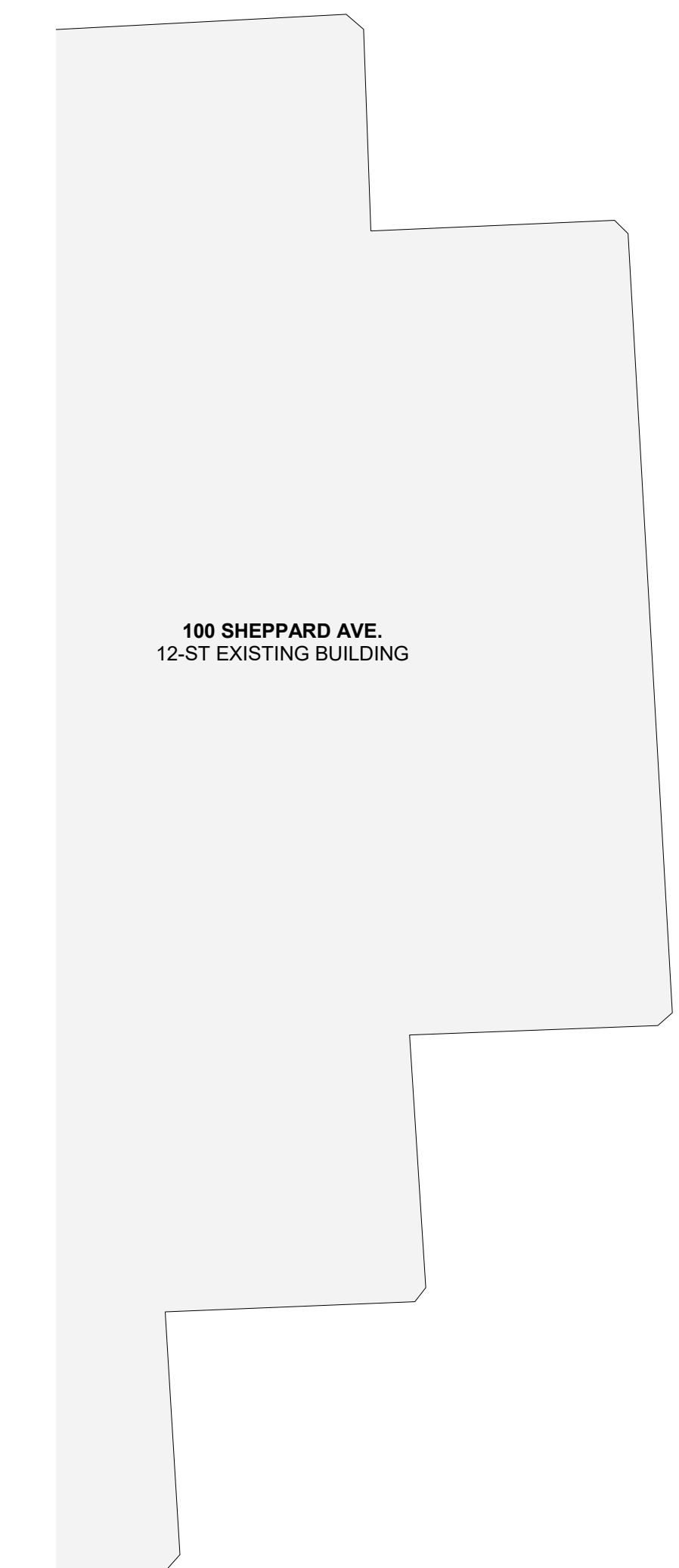
DRAWING NOT TO BE SCALED

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

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

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 25-03-21 Issued for OPA/ZBA/SPA
 26-03-11

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 TORONTO, ONTARIO | M5V 2H2 | CANADA
 P: 416-971-6252 | F: 416-971-5420
 E: info@sweenyandco.com | www.sweenyandco.com

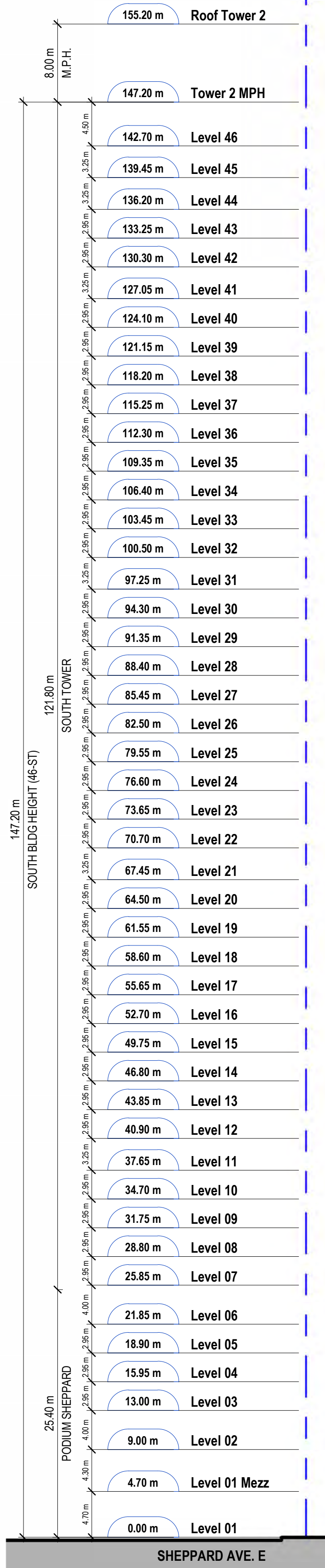
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110 Sheppard Ave. E
 110 Sheppard Ave. E, Toronto, ON

OWNER
110 Sheppard East GP Inc.

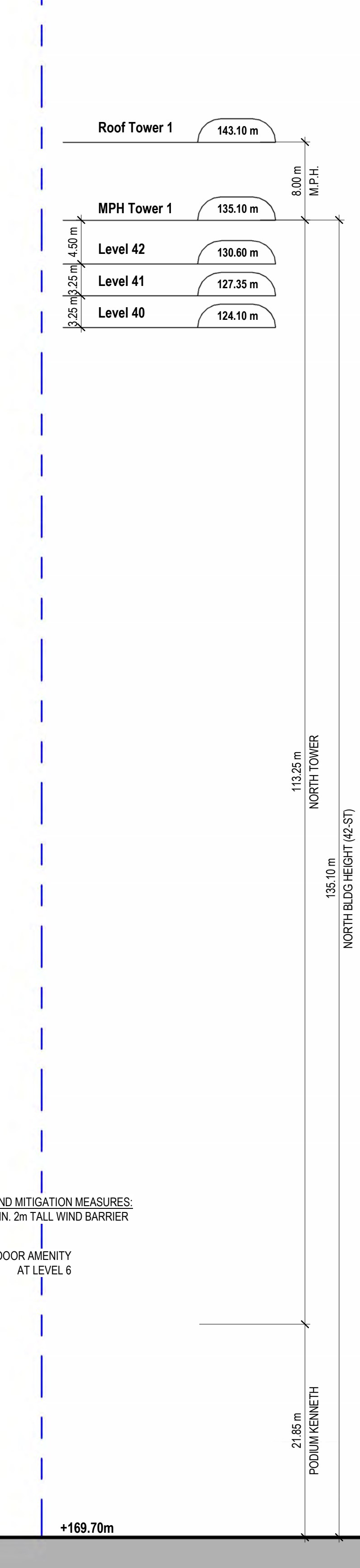
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DATE: 2026-03-11
 SCALE: As indicated
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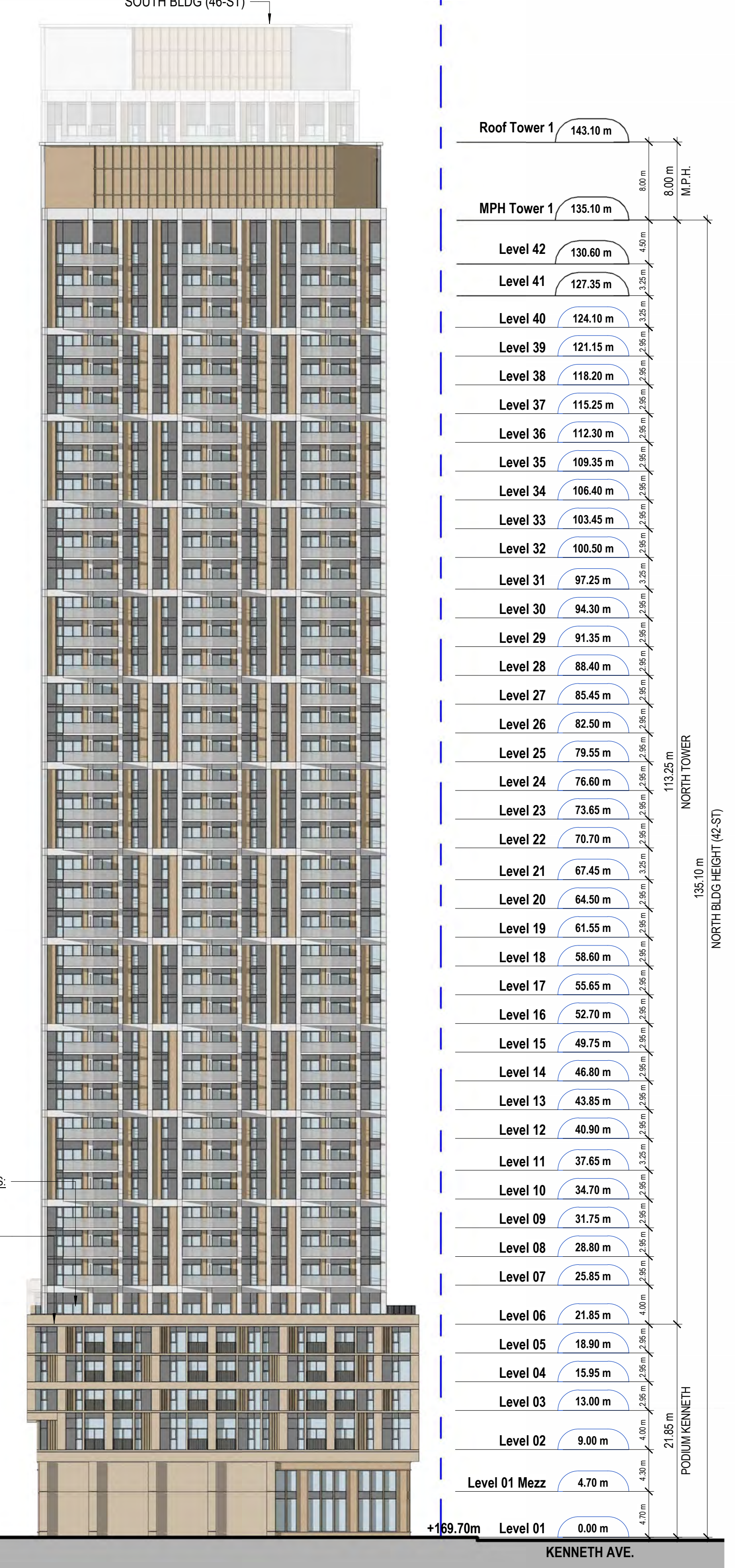
AZ212



2 ZBA_Building Elev_East
AZ402 1:350

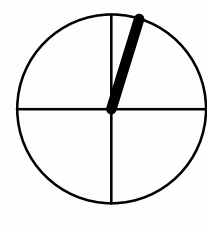


1 ZBA_Building Elev_North
AZ402 1:350



1 ZBA_Building Elev_North
AZ402 1:350

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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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 E: info@sweenyandco.com | www.sweenyandco.com

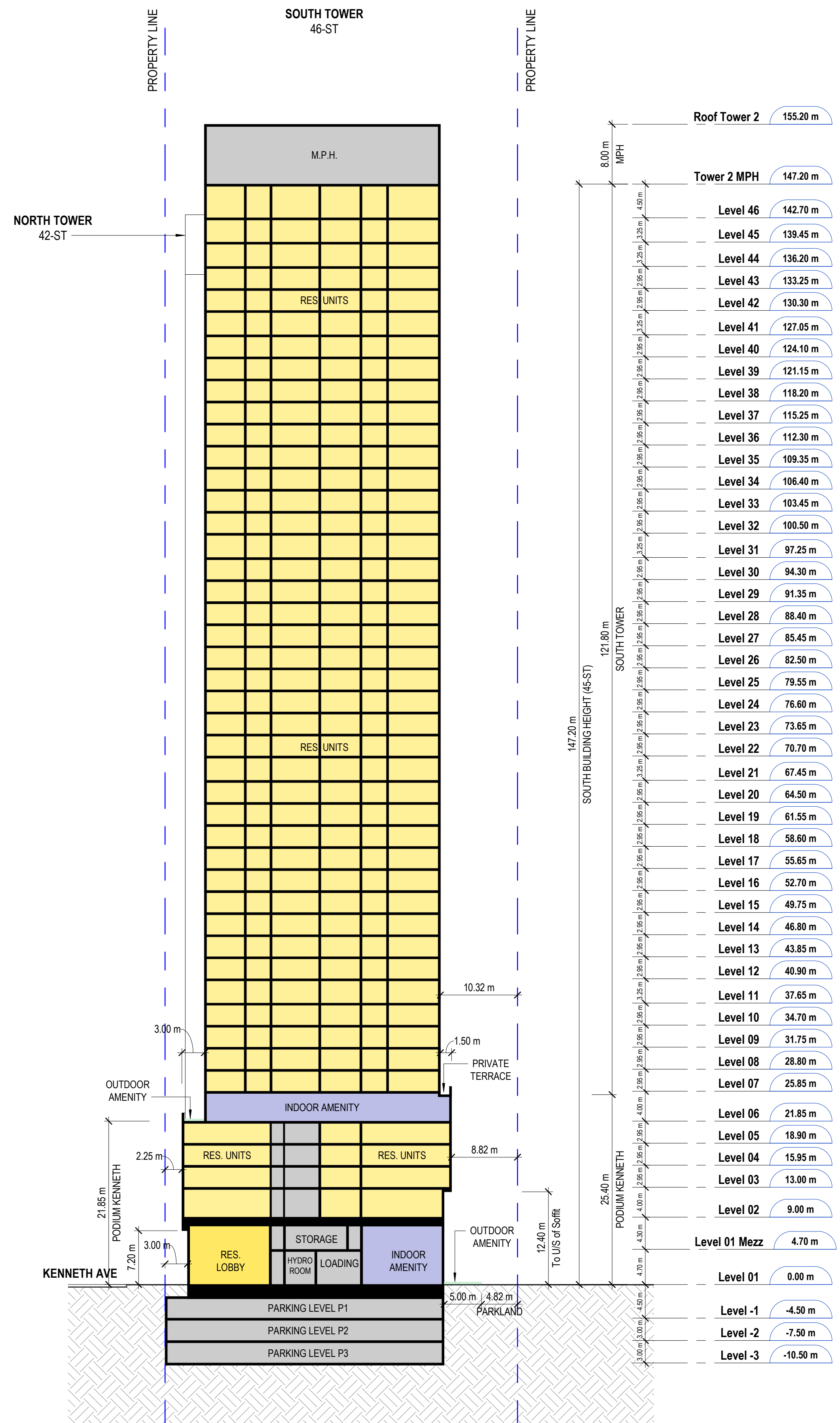
PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E, Toronto, ON

OWNER
110 Sheppard East GP Inc.

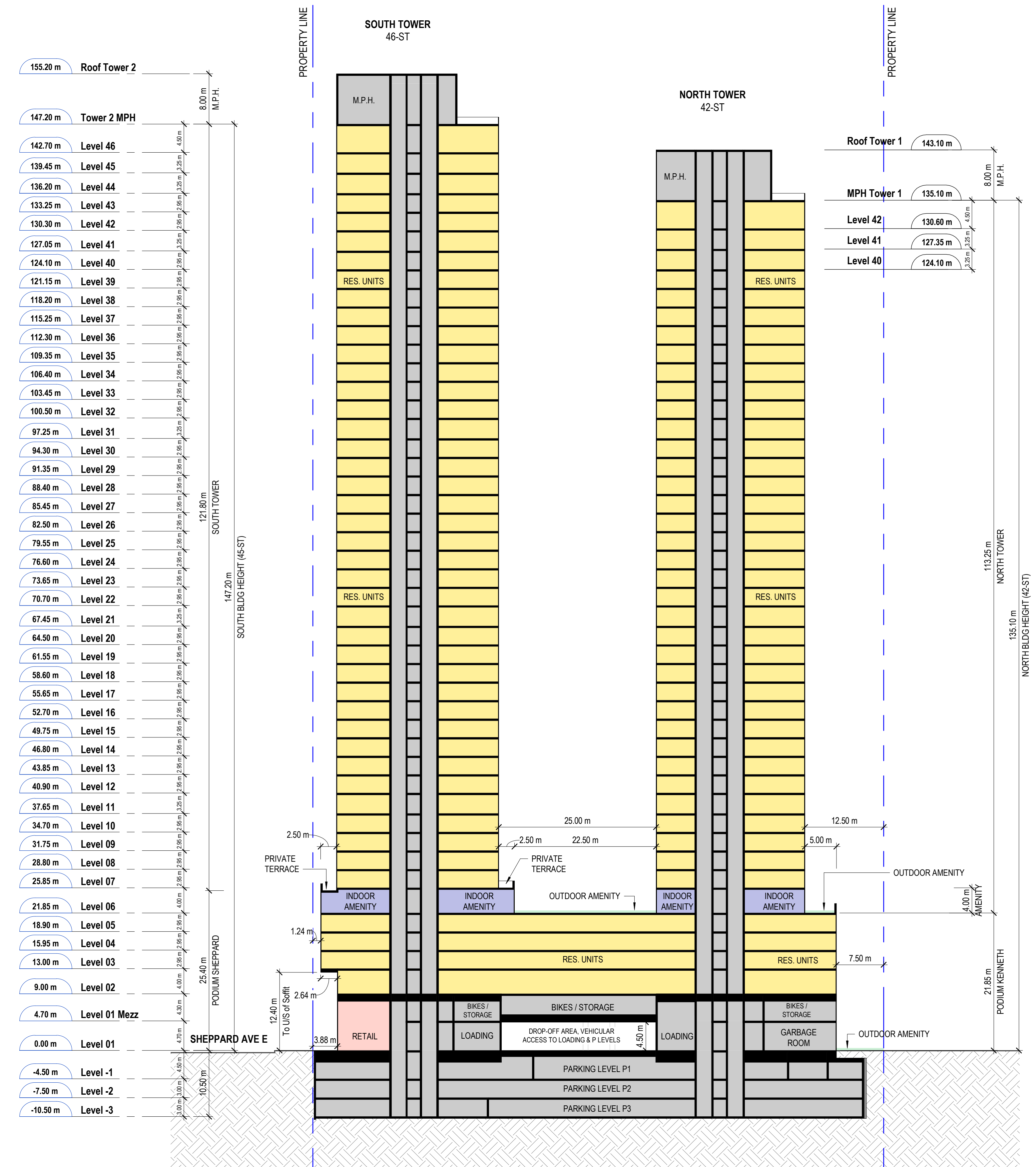
DWG TITLE
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DATE: 2026-03-11
 SCALE: 1:350
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401
 DWG No.

AZ402



2 Section East-West
AZ501 1:400



1 Section North-South
AZ501 1:400

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134 PETER STREET | SUITE 1601
 TORONTO, ONTARIO | M5V 2H2 | CANADA
 P: 416-971-6252 | F: 416-971-5420
 E: info@sweenyandco.com | www.sweenyandco.com

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DWG TITLE
Building Sections

DATE: 2026-03-11
 SCALE: 1:400
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401 DWG No.

AZ501