

Last Updated: Friday, 10 July 2026 15:21:35 PM

PROJECT INFORMATION

GROSS FLOOR AREA SUMMARY

TOTAL FLOOR AREA SUMMARY

GROSS FLOOR AREA BREAKDOWN

GROSS FLOOR AREA DEFINITION

AMENITY AREAS REQUIRED & PROVIDED

TOTAL FLOOR AREA BREAKDOWN

UNIT MIX

67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer, of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical etc., information shown on this drawing. Refer to the appropriate consultant's drawings before construction. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

**WITHOUT PREJUDICE
AND CONFIDENTIAL**

PROJECTDRAWINGPROJECT NO.

DRAWING NO.
RZ002

2025-07-13 3:40:31 PM

TURNER
FLEISCHER

67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuances to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

22025-07-13WITHOUT PREJUDICE SETTLEMENT OFFERHRK

12025-06-06ISSUED FOR RZ & SPAHRK

#DATEDESCRIPTIONBY

WITHOUT PREJUDICE
AND CONFIDENTIAL

PROJECT

PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT

41 BERWICK AVENUE , TORONTO, ON

DRAWING

STATISTICS

PROJECT NO.
24.286P01

PROJECT DATE
2025-02-27

DRAWN BY
TKA

CHECKED BY
RMM

SCALE

DRAWING NO.
RZ003

REV.
2

his drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer, of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before construction begins. Construction must conform to all applicable codes and requirements of all authorities having jurisdiction. The contractor working from drawings not specifically marked "For construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



**WITHOUT PREJUDICE
AND CONFIDENTIAL**

PROJECT

**PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT**

41 BERWICK AVENUE , TORONTO, ON

DRAWING

SITE PLAN / ROOF PLAN

PROJECT NO. 4.286P01		
PROJECT DATE 2025-02-27		
DRAWN BY TKA		
CHECKED BY RMM		
SCALE 1 : 100		
	DRAWING NO. RZ006	REV. 2

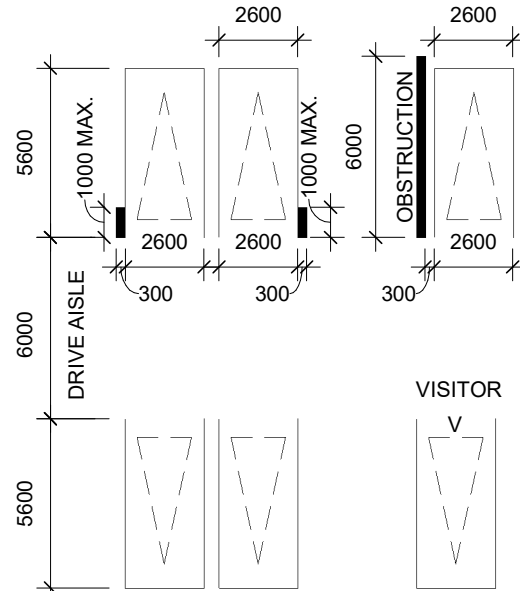
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of all applicable governing jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from its work.

MINIMUM PERMITTED PARKING
DIMENSIONS

TYPICAL PARKING DIMENSIONS

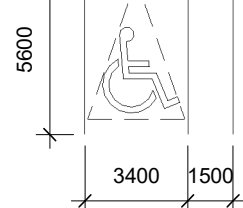
aisle width: MIN 6m

TYPICAL PARKING SPACE:
MIN 2.6 x 5.6 x 2.1m HIGH



TYPICAL BARRIER FREE SPACE

MIN 3.4 x 5.6 x 2.1m HIGH



LEGEND

	CONVEX MIRROR
	TRANSFORMER WITH CLEARANCES
	SPOT ELEVATION
	GAS/HYDRO METER
	VISITOR PARKING
	ELECTRIC VEHICLE PARKING PROPOSED EV PARKING SPACES TO BE EQUIPPED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.

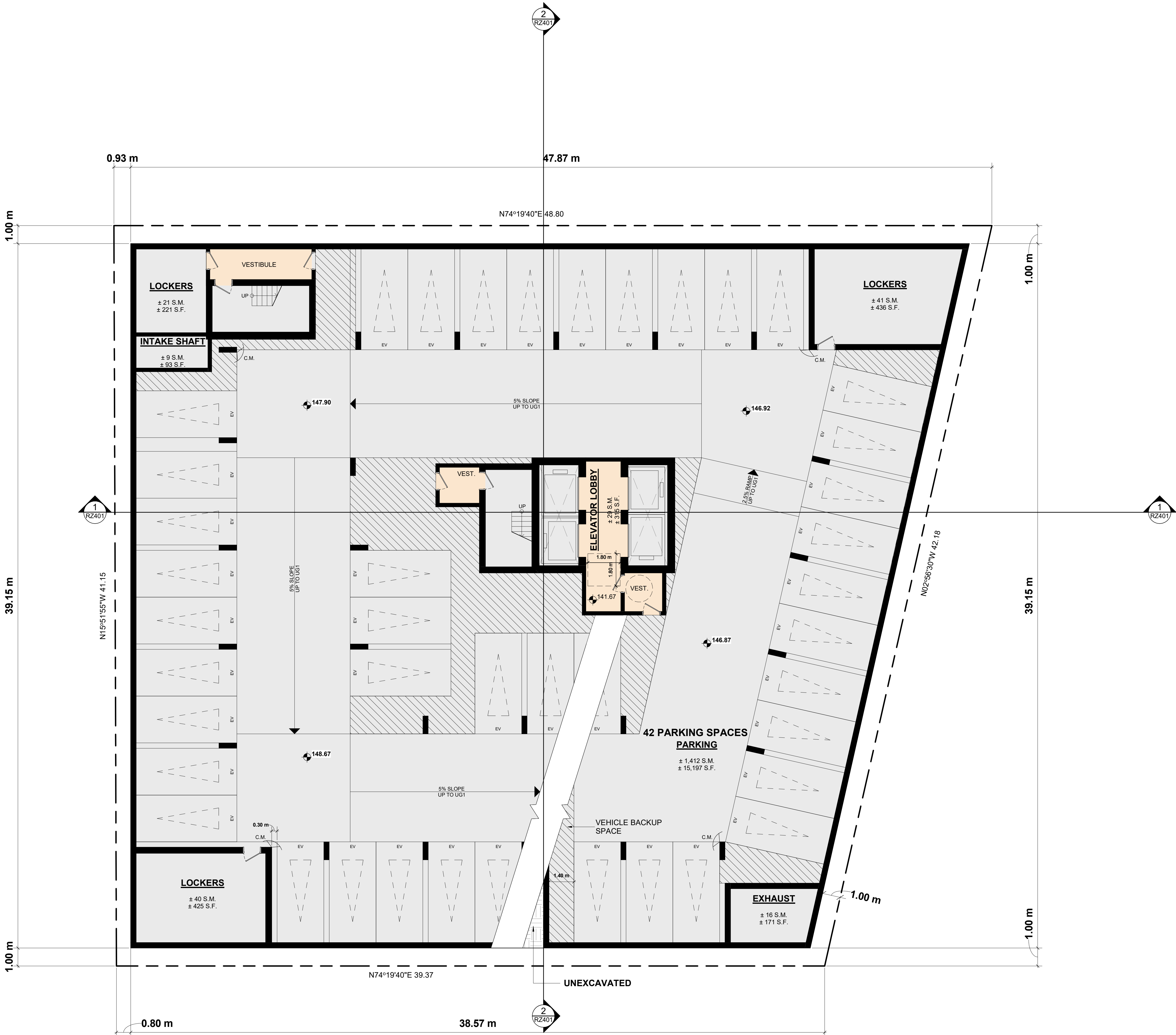
2	2025-07-13	WITHOUT PREJUDICE SETTLEMENT OFFER	HRK
1	2025-06-06	ISSUED FOR RZ & SPA	HRK
#	DATE	DESCRIPTION	BY

WITHOUT PREJUDICE
AND CONFIDENTIAL

PROJECT
**PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT**
41 BERWICK AVENUE, TORONTO, ON

DRAWING
UNDERGROUND LEVEL 2

PROJECT NO. 24-286P01		DRAWING NO. RZ101	REV. 2
PROJECT DATE 2025-02-27			
DRAWN BY TKA			
CHECKED BY RMM			
SCALE 1 : 100			



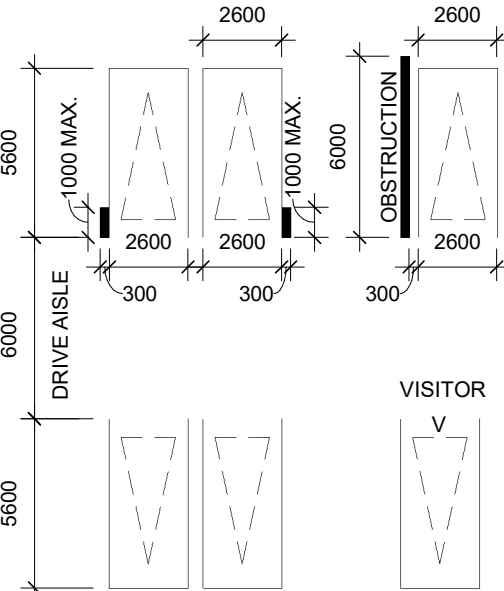
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be altered. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with work. Construction must conform to all applicable codes and requirements of the governing jurisdiction. The contractor working from drawings not specifically marked "For construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS

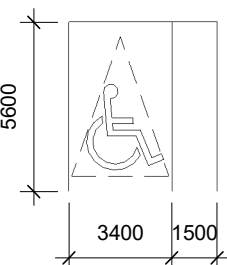
aisle width: min 6m

TYPICAL PARKING SPACE
MIN 2.6 x 5.6 x 2.1m HIGH



TYPICAL BARRIER FREE SPACE

MIN 3.4 x 5.6 x 2.1m HIGH



LEGEND



CONVEX MIRROR



TRANSFORMER WITH CLEARANCES



SPOT ELEVATION



GAS/HYDRO METER

V

VISITOR PARKING

1

ELECTRIC VEHICLE PARKING
PROPOSED EV PARKING SPACES TO BE EQUIPPED
WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING
LEVEL 2 CHARGING OR HIGHER.

2026-07-13	WITHOUT PREJUDICE SETTLEMENT OFFER	HHK
2025-06-06	ISSUED FOR RZ & SPA	HHK
DATE	DESCRIPTION	BY

**WITHOUT PREJUDICE
AND CONFIDENTIAL**

PROPOSED 49 STOREY RESIDENTIAL DEVELOPMENT

1 BERWICK AVENUE , TORONTO, ON

DRAWING

UNDERGROUND LEVEL 1

PROJECT NO.

4.286P01

PROJECT DATE
005 00 07

023-02-21

KA

HECKED BY

MM

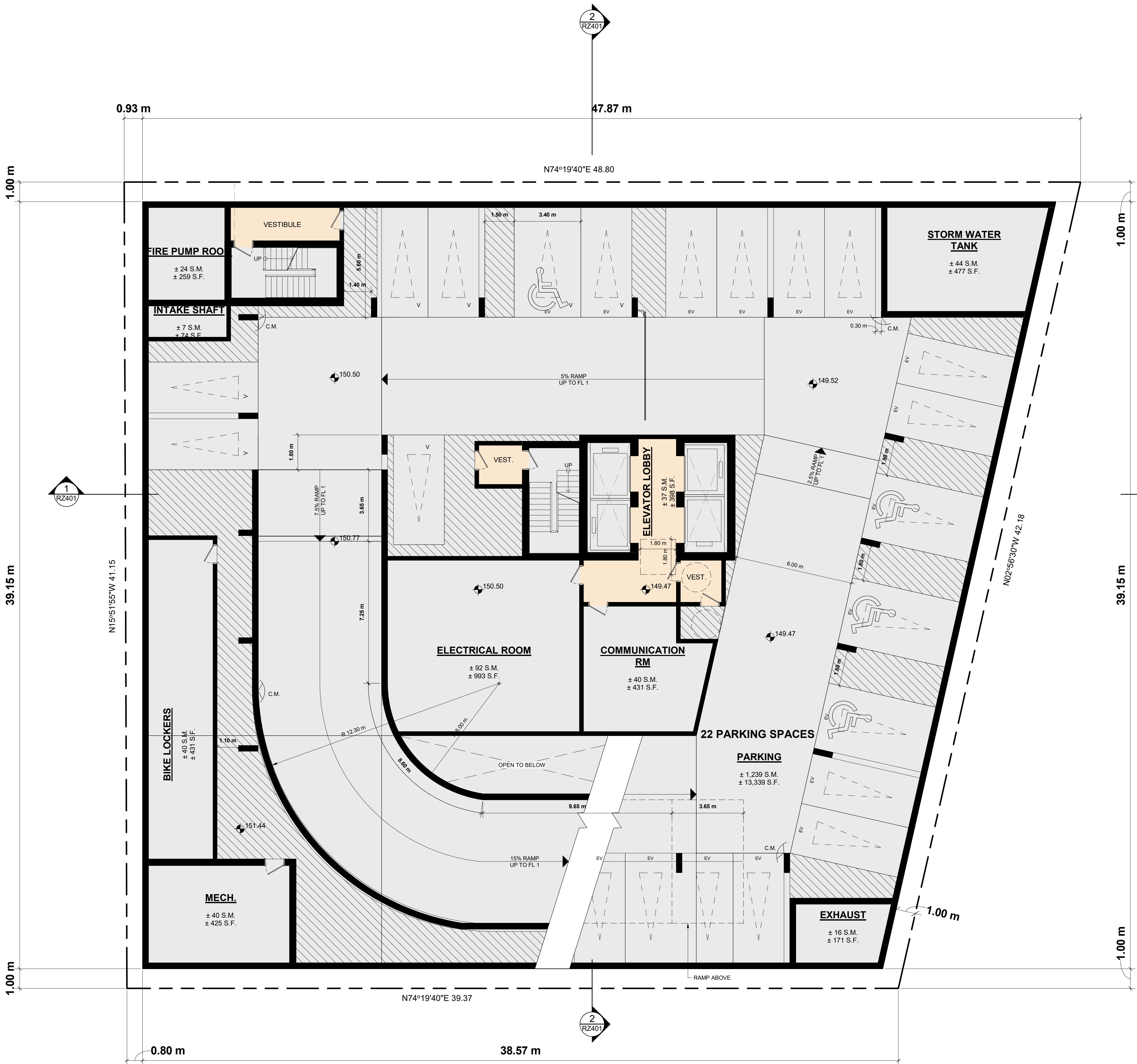
SALE

: 100



DRAWING NO.

REV.



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be used for any other purpose without the written consent of Turner Fleischer. The contractor must ensure that all information shown on this drawing is in accordance with the applicable codes and requirements of the relevant governing jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	TRANSFORMER WITH CLEARANCES
	FIRE ROUTE SIGN
	SPOT ELEVATION
	GAS/HYDRO METER

2	2026-07-13	WITHOUT PREJUDICE SETTLEMENT OFFER	HRK
1	2025-06-06	ISSUED FOR RZ & SPA	HRK
#	DATE	DESCRIPTION	BY

WITHOUT PREJUDICE
AND CONFIDENTIAL

PROJECT
PROPOSED 49 STOREY RESIDENTIAL DEVELOPMENT
41 BERWICK AVENUE, TORONTO, ON

DRAWING
SITE / GROUND FLOOR PLAN

PROJECT NO. 24-286P01		DRAWING NO. RZ151	REV. 2
PROJECT DATE 2025-02-27			
DRAWN BY TKA			
CHECKED BY RMM			
SCALE 1 : 100			

BERWICK AVENUE

6.00 m
FIRE ROUTE

2
RZ401

33.46 m

N74°19'40"E 48.80

8.70 m

OUTLINE OF UG BELOW

10.21 m

OUTLINE OF PODIUM ABOVE

OUTLINE OF TOWER ABOVE

PRIMARY RESIDENTIAL ENTRANCE

CONCIERGE

CACF
± 9 S.M.

VESTIBULE
± 10 S.M.

INDOOR AMENITY

± 122 S.M.

± 1,312 S.F.

LOBBY

WASTE STORAGE RM

± 173 S.M.

MAIL ROOM

LOADING

± 176 S.M.

± 1,893 S.F.

TYPE 'G' LOADING SPACE
13 m x 4 m x 6.1 m CLEARANCE

STAGING AREA

69.24 m²

HAZARDOUS WASTE

± 10 S.M.

BULK WASTE STORAGE RM

± 9 S.M.

TYPE 'C' LOADING SPACE
6 m x 3 m x 3 m CLEARANCE

BIKE LOCKERS

± 51 S.M.

± 548 S.F.

OUTLINE OF PODIUM ABOVE

EXHAUST

VEHICULAR DRIVEWAY

OUTLINE OF TOWER ABOVE

2
RZ401

26.47 m

N74°19'40"E 39.37

7.90 m

5.00 m

SETBACK

2.1 m

WALKWAY

3.00 m
SETBACK

35.15 m

N15°51'55"W 41.15

1
RZ401

2 STOREY BRICK BUILDING

2 STOREY BRICK BUILDING

1
RZ151
GROUND FLOOR OPTION 1
1 : 100

LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	TRANSFORMER WITH CLEARANCES
	FIRE ROUTE SIGN
	SPOT ELEVATION
	GAS/HYDRO METER

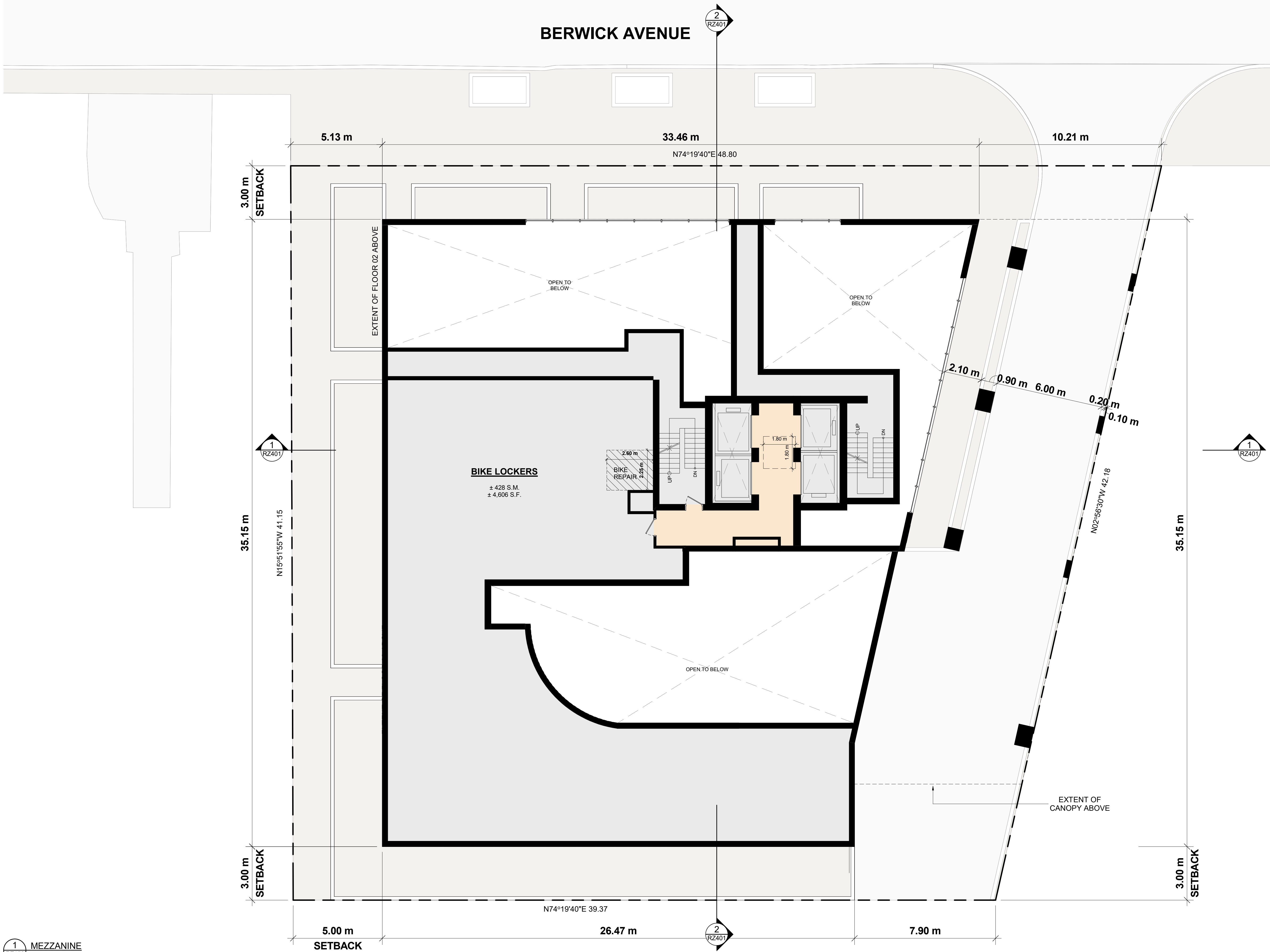
2	2025-07-13	WITHOUT PREJUDICE SETTLEMENT OFFER	HRK
1	2025-06-06	ISSUED FOR RZ & SPA	HRK
#	DATE	DESCRIPTION	BY

WITHOUT PREJUDICE
AND CONFIDENTIAL

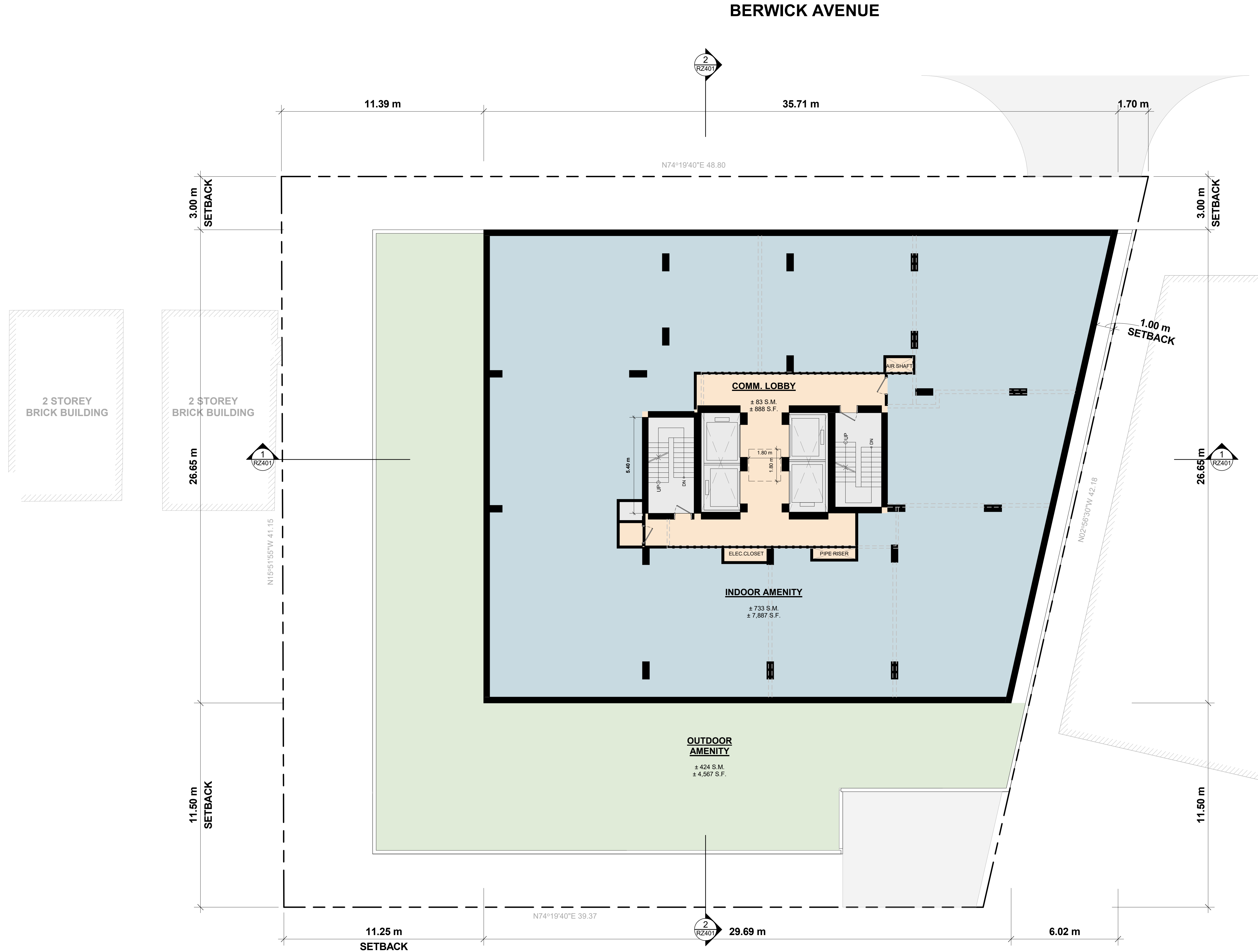
PROJECT
PROPOSED 49 STOREY RESIDENTIAL DEVELOPMENT
41 BERWICK AVENUE, TORONTO, ON

DRAWING
MEZZANINE FLOOR PLAN

PROJECT NO. 24-286P01		DRAWING NO.	REV.
PROJECT DATE 2025-02-27		RZ152	2
DRAWN BY TKA			
CHECKED BY RMM			
SCALE 1 : 100			



2025-07-13 3:40:36 PM



2	2025-07-13	WITHOUT PREJUDICE SETTLEMENT OFFER	HRK
1	2025-06-06	ISSUED FOR RZ & SPA	HRK
#	DATE	DESCRIPTION	BY

WITHOUT PREJUDICE
AND CONFIDENTIAL

PROJECT
**PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT**
41 BERWICK AVENUE, TORONTO, ON

DRAWING
FLOOR 2 PLAN

PROJECT NO.
24-286P01
PROJECT DATE
2025-02-27
DRAWN BY
TKA
CHECKED BY
RMM
SCALE
1 : 100

DRAWING NO.
RZ153
REV.
2

2026-07-13 3:40:36 PM



TURNER
FLEISCHER

67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The issuers to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

22026-07-13WITHOUT PREJUDICE SETTLEMENT OFFERHRK

12025-06-06ISSUED FOR RZ & SPAHRK

#DATEDESCRIPTIONBY

WITHOUT PREJUDICE
AND CONFIDENTIAL

PROJECT

PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT

41 BERWICK AVENUE, TORONTO, ON

DRAWING

FLOOR 3 PLAN

PROJECT NO.
24.286P01

PROJECT DATE
2025-02-27

DRAWN BY
Author

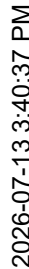
CHECKED BY
Checker

SCALE
1 : 100

DRAWING NO.
RZ154

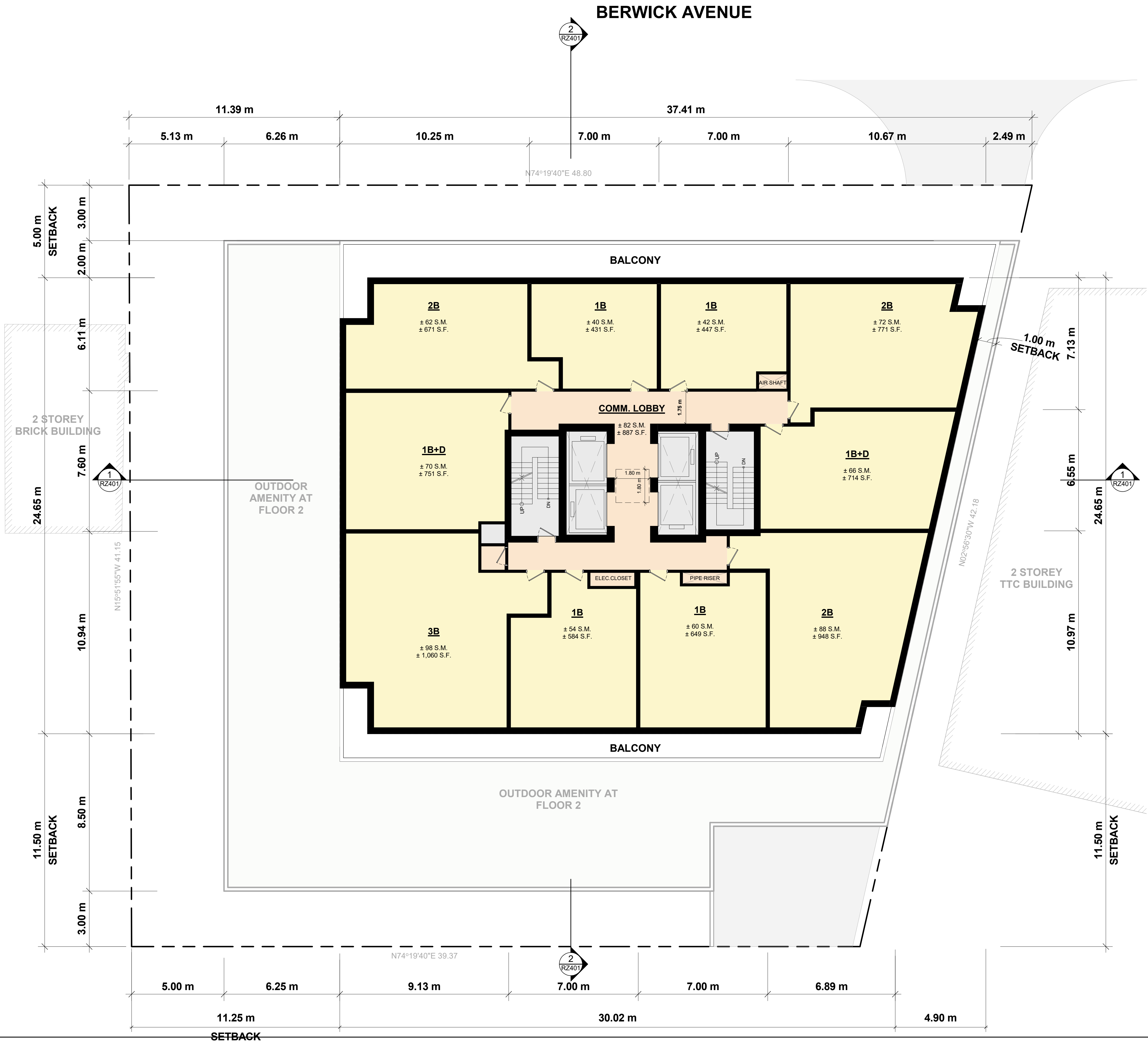
REV.
2

the issuance of this record drawing is a representation by Turner Fleischer that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by Turner Fleischer, but is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others. The revisions to these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.



PROJECT NO.	DATE	DESCRIPTION	CHK BY
WITHOUT PREJUDICE AND CONFIDENTIAL			
PROJECT			
PROPOSED 49 STOREY RESIDENTIAL DEVELOPMENT			
41 BERWICK AVENUE , TORONTO, ON			
DRAWING			
FLOOR 4 - 5 PLAN			
PROJECT NO. 24.286P01	DRAWN BY Author CHECKED BY Checker SCALE 1 : 100		
PROJECT DATE 2025-02-27			
DRAWING NO. RZ155		REV. 1	

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be copied, altered, or used for any purpose other than that for which it was prepared. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Rely on the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



2	2025-07-13	WITHOUT PREJUDICE SETTLEMENT OFFER	HRK
1	2025-06-06	ISSUED FOR RZ & SPA	HRK
#	DATE	DESCRIPTION	BY

WITHOUT PREJUDICE
AND CONFIDENTIAL

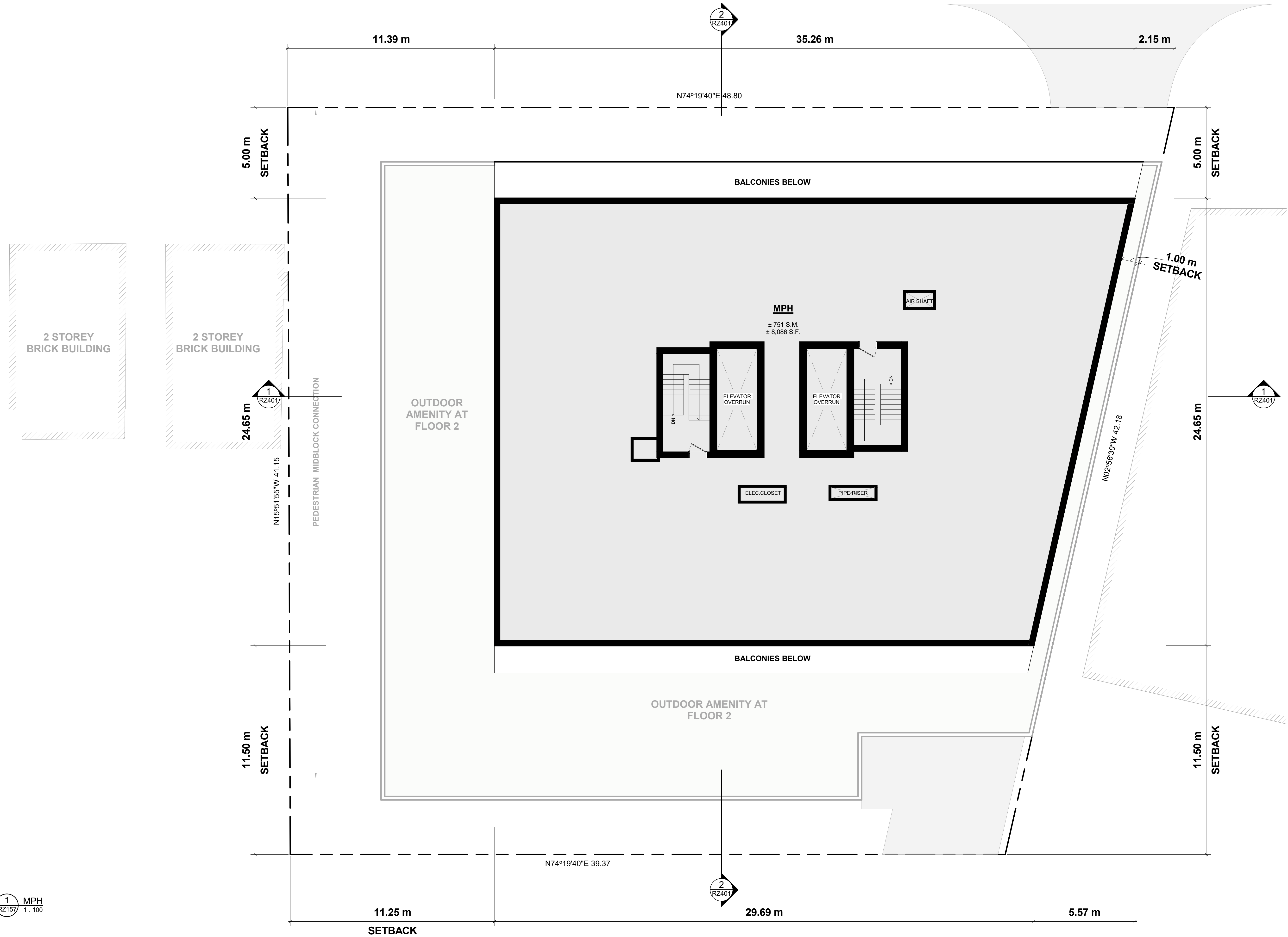
PROJECT
**PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT**
41 BERWICK AVENUE, TORONTO, ON

DRAWING
FLOORS 6 - 49 PLAN

PROJECT NO.
24.286P01
PROJECT DATE
2025-02-27
DRAWN BY
TKA
CHECKED BY
RMM
SCALE
1 : 100

DRAWING NO.
RZ156
REV.
2

BERWICK AVENUE



2	2025-07-13	WITHOUT PREJUDICE SETTLEMENT OFFER	HRK
1	2025-06-06	ISSUED FOR RZ & SPA	HRK
#	DATE	DESCRIPTION	BY

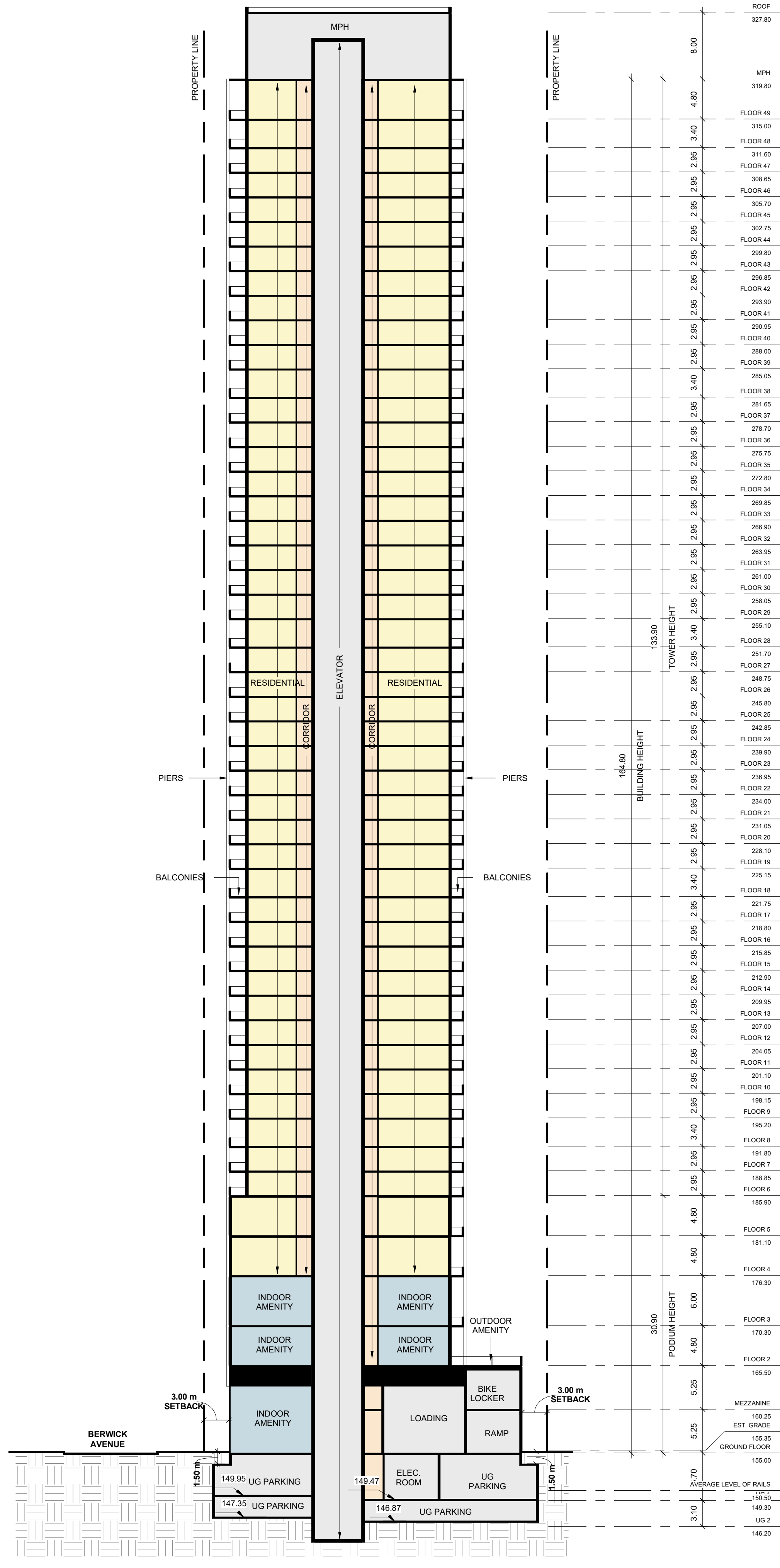
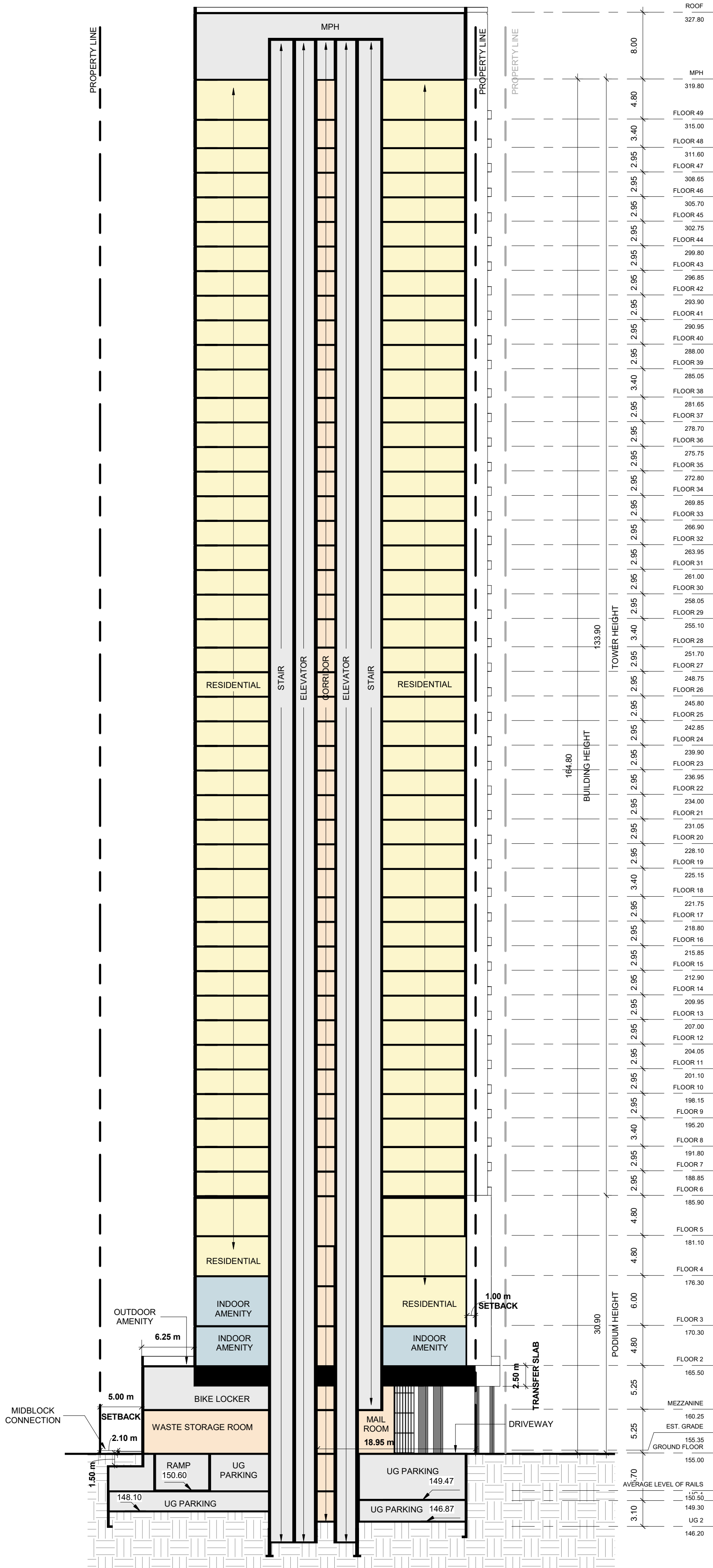
WITHOUT PREJUDICE
AND CONFIDENTIAL

PROJECT
**PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT**
41 BERWICK AVENUE, TORONTO, ON

DRAWING
MPH

PROJECT NO. 24-286P01	
PROJECT DATE 2025-02-27	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 100	
DRAWING NO. RZ157	REV. 2

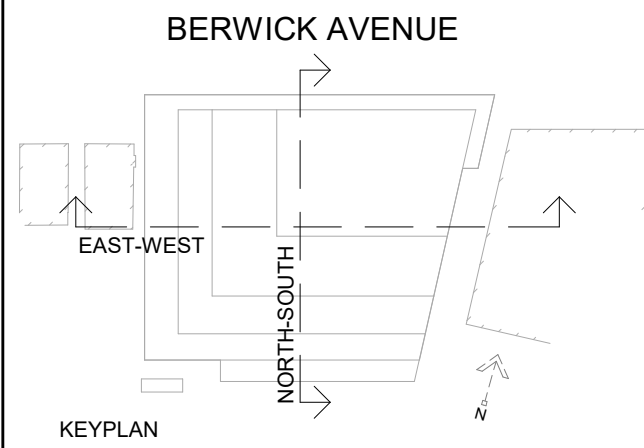
2025-07-13 3:40:38 PM



TURNER FLEISCHER

67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be issued. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



2	2025-07-13	WITHOUT PREJUDICE SETTLEMENT OFFER	HRK
1	2025-06-06	ISSUED FOR RZ & SPA	HRK
#	DATE	DESCRIPTION	BY

**WITHOUT PREJUDICE
AND CONFIDENTIAL**

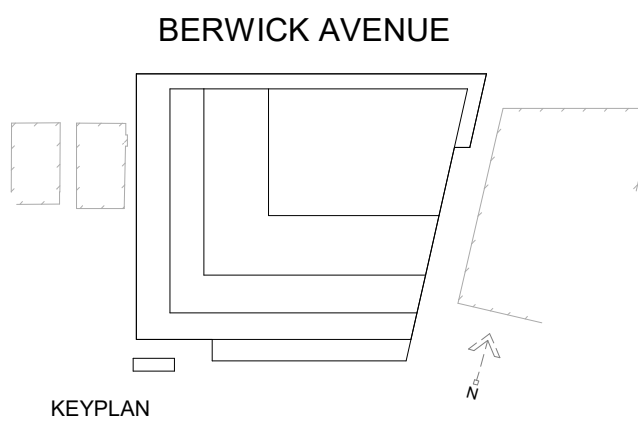
PROJECT
**PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT**
41 BERWICK AVENUE, TORONTO, ON

DRAWING
BUILDING SECTIONS

PROJECT NO. 24-286P01	PROJECT DATE 2025-02-27
DRAWN BY EHS	CHECKED BY RMM
SCALE 1:350	

DRAWING NO. RZ401	REV. 2
-----------------------------	------------------

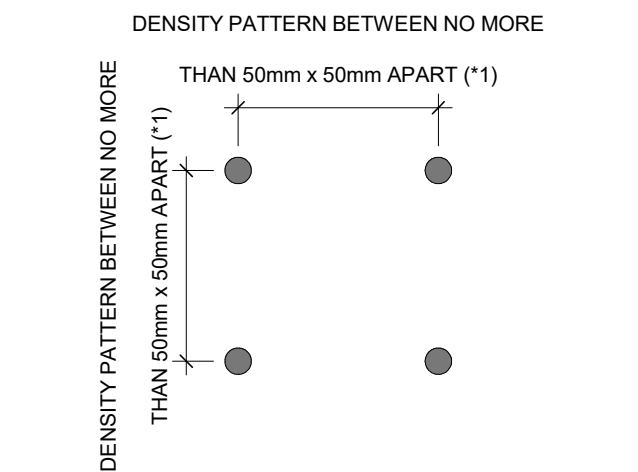
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be copied, reproduced, or used in any way without the written consent of Turner Fleischer. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of all relevant governing jurisdictions. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



EXTERIOR FINISH LEGEND	
1	METAL PANEL / PRECAST / EIFS - MEDIUM TONE
2	METAL PANEL / PRECAST / EIFS - DARK TONE
3	CLEAR GLAZING
4	SPANDREL GLAZING - DARK TONE

TORONTO GREEN STANDARDS BIRD FRIENDLY GLASS

- GENERAL NOTES
- IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):
- PROVISION OF VISUAL MARKERS
- VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:
 - VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 50mm x 50mm
 - LOW REFLECTANCE OR OPAQUE MATERIALS
 - BUILDING-INTEGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES
- REDUCTION OF LIGHT POLLUTION
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS
 - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



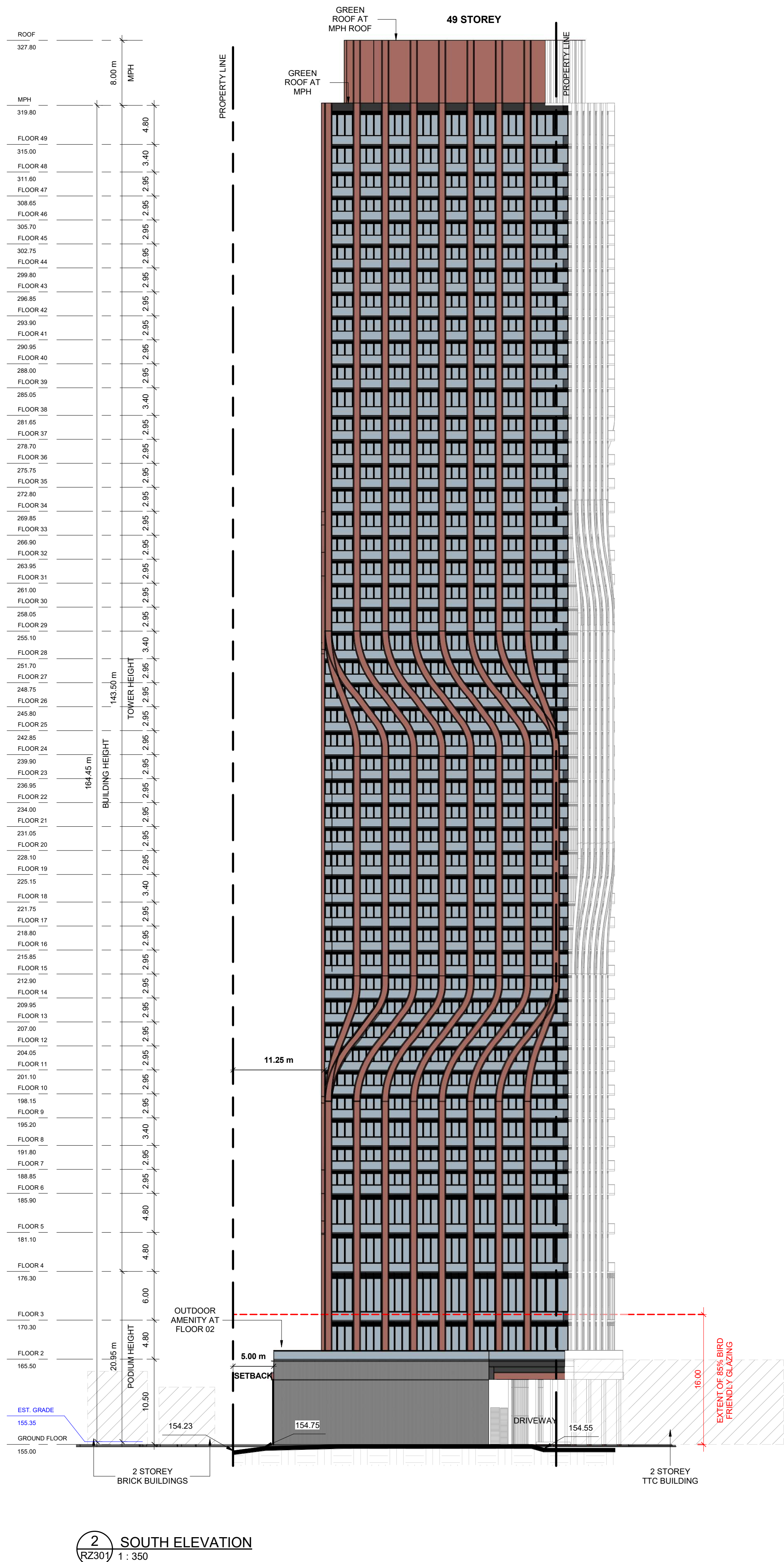
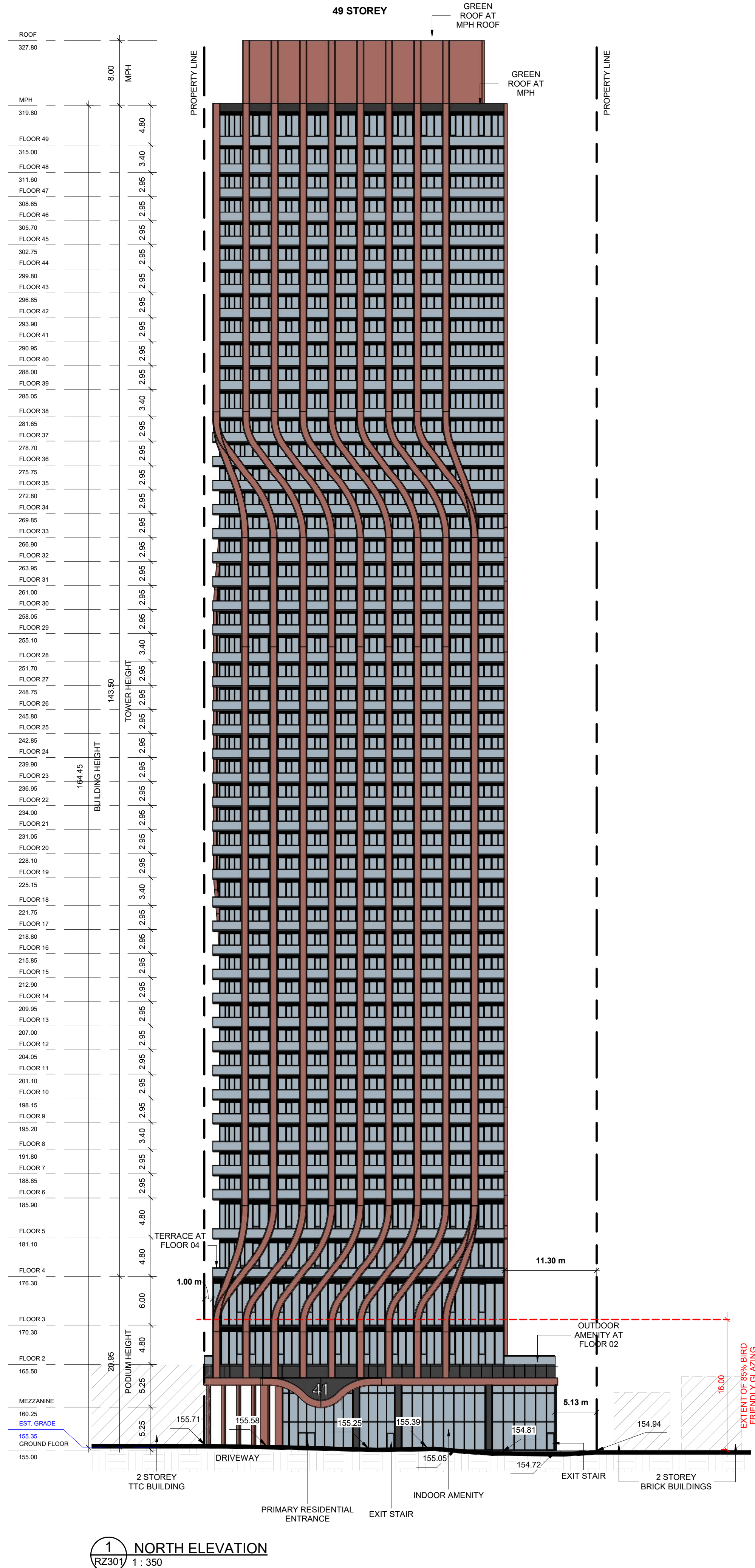
DETAIL NOTES	
FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)	
1	2025-02-27
2	2025-02-27
3	2025-02-27
4	2025-02-27
5	2025-02-27
6	2025-02-27
7	2025-02-27
8	2025-02-27
9	2025-02-27
10	2025-02-27
11	2025-02-27
12	2025-02-27
13	2025-02-27
14	2025-02-27
15	2025-02-27
16	2025-02-27
17	2025-02-27
18	2025-02-27
19	2025-02-27
20	2025-02-27
21	2025-02-27
22	2025-02-27
23	2025-02-27
24	2025-02-27
25	2025-02-27
26	2025-02-27
27	2025-02-27
28	2025-02-27
29	2025-02-27
30	2025-02-27
31	2025-02-27
32	2025-02-27
33	2025-02-27
34	2025-02-27
35	2025-02-27
36	2025-02-27
37	2025-02-27
38	2025-02-27
39	2025-02-27
40	2025-02-27
41	2025-02-27
42	2025-02-27
43	2025-02-27
44	2025-02-27
45	2025-02-27
46	2025-02-27
47	2025-02-27
48	2025-02-27
49	2025-02-27
50	2025-02-27
51	2025-02-27
52	2025-02-27
53	2025-02-27
54	2025-02-27
55	2025-02-27
56	2025-02-27
57	2025-02-27
58	2025-02-27
59	2025-02-27
60	2025-02-27
61	2025-02-27
62	2025-02-27
63	2025-02-27
64	2025-02-27
65	2025-02-27
66	2025-02-27
67	2025-02-27
68	2025-02-27
69	2025-02-27
70	2025-02-27
71	2025-02-27
72	2025-02-27
73	2025-02-27
74	2025-02-27
75	2025-02-27
76	2025-02-27
77	2025-02-27
78	2025-02-27
79	2025-02-27
80	2025-02-27
81	2025-02-27
82	2025-02-27
83	2025-02-27
84	2025-02-27
85	2025-02-27
86	2025-02-27
87	2025-02-27
88	2025-02-27
89	2025-02-27
90	2025-02-27
91	2025-02-27
92	2025-02-27
93	2025-02-27
94	2025-02-27
95	2025-02-27
96	2025-02-27
97	2025-02-27
98	2025-02-27
99	2025-02-27
100	2025-02-27

WITHOUT PREJUDICE
AND CONFIDENTIAL

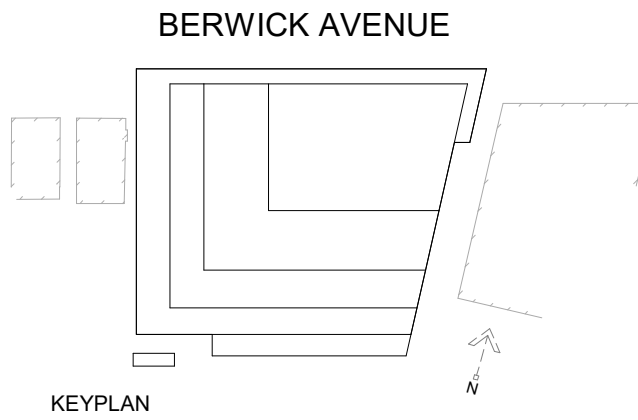
PROJECT
**PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT**
41 BERWICK AVENUE, TORONTO, ON

DRAWINGS
ELEVATIONS

PROJECT NO. 24-286P01	PROJECT DATE 2025-02-27
DRAWN BY TKA	CHECKED BY RMM
SCALE 1 : 400	REV. 1
DRAWING NO. RZ301	



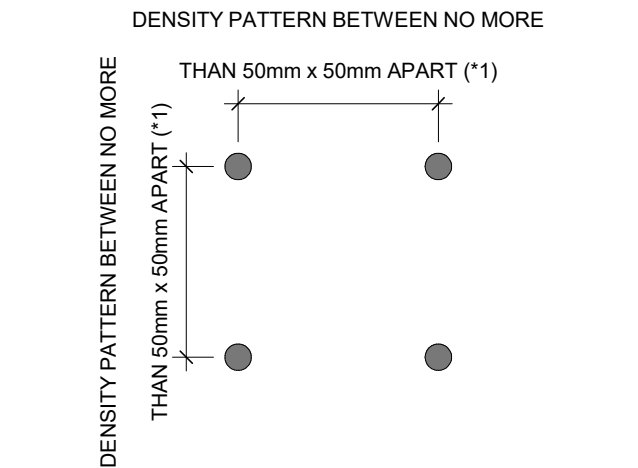
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be copied. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



EXTERIOR FINISH LEGEND	
1	METAL PANEL / PRECAST / EIFS - MEDIUM TONE
2	METAL PANEL / PRECAST / EIFS - DARK TONE
3	CLEAR GLAZING
4	SPANDREL GLAZING - DARK TONE

TORONTO GREEN STANDARDS
BIRD FRIENDLY GLASS

- GENERAL NOTES
- IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):
- PROVISION OF VISUAL MARKERS
- VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:
 - VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 50mm x 50mm
 - LOW REFLECTANCE OR OPAQUE MATERIALS
 - BUILDING-INTEGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES
- REDUCTION OF LIGHT POLLUTION
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS
 - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES	
FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)	
1	2025-02-27
2	2025-02-27
3	2025-02-27
4	2025-02-27
5	2025-02-27
6	2025-02-27
7	2025-02-27
8	2025-02-27
9	2025-02-27
10	2025-02-27
11	2025-02-27
12	2025-02-27
13	2025-02-27
14	2025-02-27
15	2025-02-27
16	2025-02-27
17	2025-02-27
18	2025-02-27
19	2025-02-27
20	2025-02-27
21	2025-02-27
22	2025-02-27
23	2025-02-27
24	2025-02-27
25	2025-02-27
26	2025-02-27
27	2025-02-27
28	2025-02-27
29	2025-02-27
30	2025-02-27
31	2025-02-27
32	2025-02-27
33	2025-02-27
34	2025-02-27
35	2025-02-27
36	2025-02-27
37	2025-02-27
38	2025-02-27
39	2025-02-27
40	2025-02-27
41	2025-02-27
42	2025-02-27
43	2025-02-27
44	2025-02-27
45	2025-02-27
46	2025-02-27
47	2025-02-27
48	2025-02-27
49	2025-02-27
50	2025-02-27
51	2025-02-27
52	2025-02-27
53	2025-02-27
54	2025-02-27
55	2025-02-27
56	2025-02-27
57	2025-02-27
58	2025-02-27
59	2025-02-27
60	2025-02-27
61	2025-02-27
62	2025-02-27
63	2025-02-27
64	2025-02-27
65	2025-02-27
66	2025-02-27
67	2025-02-27
68	2025-02-27
69	2025-02-27
70	2025-02-27
71	2025-02-27
72	2025-02-27
73	2025-02-27
74	2025-02-27
75	2025-02-27
76	2025-02-27
77	2025-02-27
78	2025-02-27
79	2025-02-27
80	2025-02-27
81	2025-02-27
82	2025-02-27
83	2025-02-27
84	2025-02-27
85	2025-02-27
86	2025-02-27
87	2025-02-27
88	2025-02-27
89	2025-02-27
90	2025-02-27
91	2025-02-27
92	2025-02-27
93	2025-02-27
94	2025-02-27
95	2025-02-27
96	2025-02-27
97	2025-02-27
98	2025-02-27
99	2025-02-27
100	2025-02-27

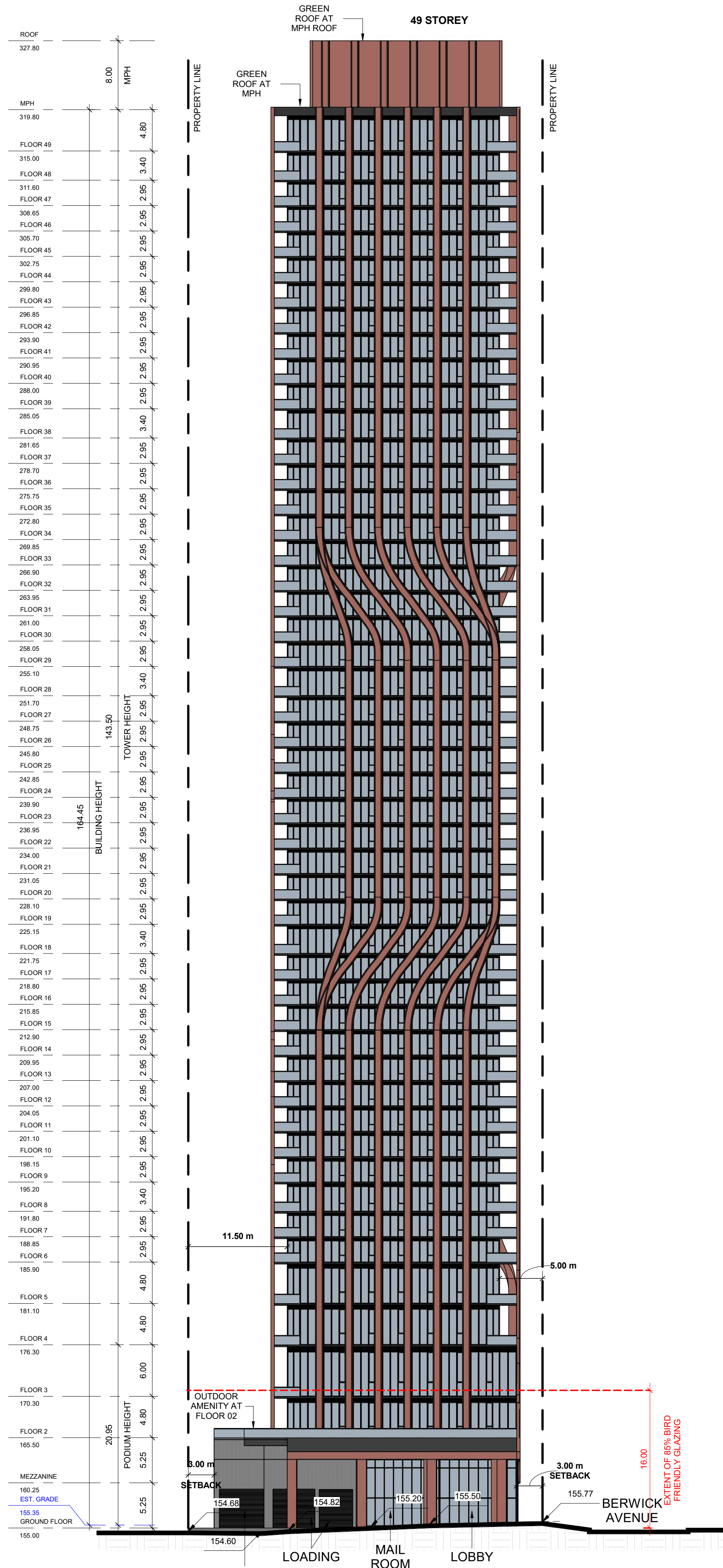
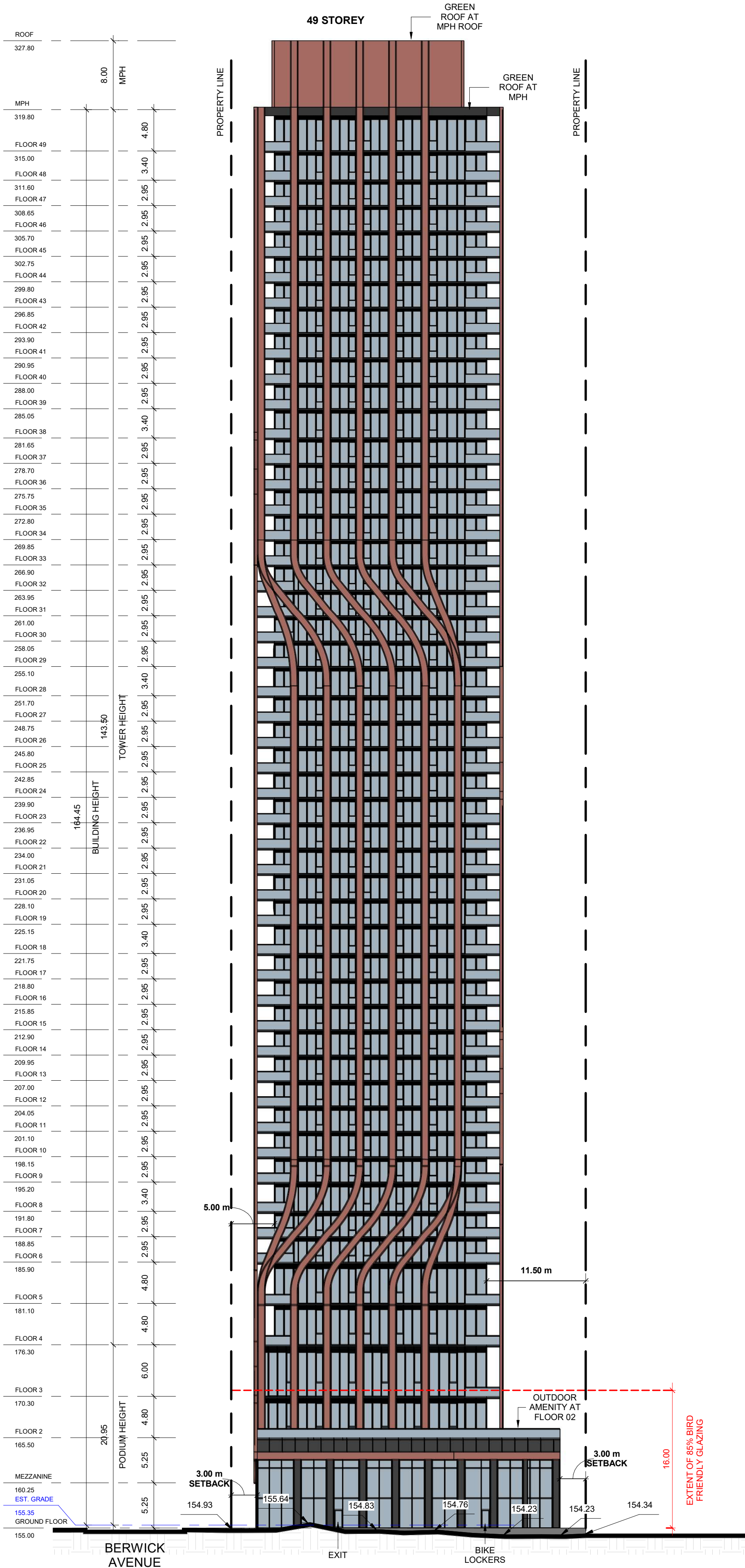
WITHOUT PREJUDICE
AND CONFIDENTIAL

PROJECT
PROPOSED 49 STOREY RESIDENTIAL DEVELOPMENT
41 BERWICK AVENUE, TORONTO, ON

DRAWINGS
ELEVATIONS

PROJECT NO. 24-286P01	PROJECT DATE 2025-02-27
DRAWN BY TKA	CHECKED BY RMM
SCALE As indicated	REV. 1

DRAWING NO.
RZ302





1. VIEW FROM DUPLEX AVE LOOKING SOUTH EAST



2. VIEW FROM BERWICK AVENUE - LOOKING SOUTH WEST

TURNER
FLEISCHER

67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be copied, reproduced, or used in any way without the written consent of Turner Fleischer. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Rely on the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of all authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

BERWICK AVENUE

KEYPLAN

2	2026-07-13	WITHOUT PREJUDICE SETTLEMENT OFFER	HWK
1	2025-06-06	ISSUED FOR RZ & SPA	HWK
#	DATE	DESCRIPTION	BY

WITHOUT PREJUDICE
AND CONFIDENTIAL

PROJECT

PROPOSED 49 STOREY RESIDENTIAL
DEVELOPMENT

41 BERWICK AVENUE, TORONTO, ON

DRAWING

3D PERSPECTIVES

PROJECT NO. 24-286P01	
PROJECT DATE 2025-02-27	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE	

DRAWING NO. RZ801	REV. 1
----------------------	-----------