

5800 YONGE STREET

NORTH YORK, ONTARIO

ISSUED FOR ZBA
JANUARY 24th, 2019

ARCHITECTURAL DRAWING LIST

FRONT END

- A0.00 COVER SHEET
- A0.01 SURVEY
- A0.02 STATISTICS - SUMMARY & TGS
- A0.03 STATISTICS - PHASE 1
- A0.04 STATISTICS - PHASE 2
- A0.05 PHASING PLAN
- A0.06 CONTEXT PLAN
- A0.07 IMAGES
- A0.08 IMAGES

SITE

- A1.01 SITE PLAN INTERIM (ROOF PLAN)
- A1.02 SITE PLAN INTERIM (GROUND FLOOR PLAN)
- A1.03 SITE PLAN FINAL (ROOF PLAN)
- A1.04 SITE PLAN FINAL (GROUND FLOOR PLAN)

BUILDING PLANS

- A2.01 GROUND FLOOR PLAN
- A2.02 L2 PLAN
- A2.03 L3 PLAN
- A2.04 L4 PLAN
- A2.05 L5 PLAN
- A2.06 L6 PLAN
- A2.07 LOWER TYPICAL FLOOR
- A2.08 UPPER TYPICAL FLOOR
- A2.09 LOWER PENTHOUSE FLOOR
- A2.10 UPPER PENTHOUSE FLOOR
- A2.11 MECHANICAL FLOOR
- A2.12 ROOF PLAN
- A2.21 P1 PARKING LEVEL PLAN
- A2.22 P2-P3 PARKING LEVEL PLAN
- A2.23 P4 PARKING LEVEL PLAN
- A2.24 P5 PARKING LEVEL PLAN

ELEVATIONS

- A3.01 NORTH ELEVATIONS
- A3.02 SOUTH ELEVATIONS
- A3.03 EAST ELEVATIONS
- A3.04 WEST ELEVATIONS
- A3.05 INTERIOR ELEVATIONS
- A3.06 INTERIOR ELEVATIONS
- A3.07 INTERIOR ELEVATIONS
- A3.08 INTERIOR ELEVATIONS

BUILDING SECTIONS

- A4.01 SECTIONS
- A4.02 SECTIONS
- A4.03 SECTIONS
- A4.04 SECTIONS

SHADOW STUDIES

- A5.01 SHADOW STUDIES
- A5.02 SHADOW STUDIES
- A5.03 SHADOW STUDIES
- A5.04 SHADOW STUDIES
- A5.05 SHADOW STUDIES
- A5.06 SHADOW STUDIES

MISC.

- A6.01 TRAFFIC DIAGRAMS
- A6.02 TRAFFIC DIAGRAMS
- A6.03 TRAFFIC DIAGRAMS
- A6.04 TRAFFIC DIAGRAMS



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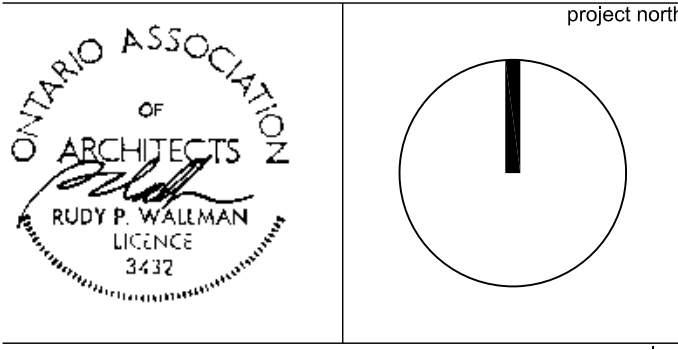
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No.	Issuance	Date (YYYY MM.DD)
1.	ISSUED FOR COORDINATION	2019.02.28
2.	ISSUED FOR COORDINATION	2019.04.18
3.	ISSUED FOR COORDINATION	2019.07.12
4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

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5800 YONGE STREET
NORTH YORK, ONTARIO

TIMES GROUP

COVER

17-21	project number
2020-01-24	date
N.T.S	scale
WA	drawn by
	sheet

A0.00

5800 Yonge Street

December 20, 2019

Site Area	32,762 sq.m.	352,647 sq.f.						
(Incl. R.o.W. & Park Area)								
			Res. Units		GCA		TOTAL GFA	
			Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
Phase One - West								
Below Grade			25,209.9	271,357.1			1,144.9	12,323.6
Above Grade		Towers 1 + 2 (37 and 34 Storeys)	58,715.1	632,004.1			54,435.3	585,936.7
Total Phase One	750		83,925.0	903,361.1			55,580.2	598,260.3
Phase Two - East								
Below Grade			18,908.1	203,525.1			1,573.4	16,935.9
Above Grade		Towers 3 + 4 (44 and 37 Storeys)	68,338.8	735,592.7			60,673.3	653,081.9
Total Phase Two	746		87,246.9	939,117.8			62,246.7	670,017.9
Total Phase One & Two								
	1,496.0		171,171.9	1,842,478.9			117,826.9	1,268,278.1

Zoning Summary		FSI	Sqm	Sqft
Base Density:		2.60	85,181.2	916,882.8
North York Secondary Plan Incentives:		33% of Base Density	0.86 FSI	28,175.3
Maximum Allowable GFA with NYCSP		3.46	113,356.5	1,220,159.4
Proposed Density:		3.60	117,826.9	1,268,278.2
North York Secondary Plan Incentives:		Retail Frontage at Grade (30m Depth)	1,255.7	13,516.2
		Amenity (1.5 sqm x No of Units)	2,244.0	24,154.2
		Daycare Area (area x 4)	3,126.0	33,648.0
		Total Incentives Provided	6,625.7	71,318.4
Density to be purchased:			26,020.0	280,076.9

Bicycle Parking		
	Required	Provided
Phase One		
Residential - Long Term	510.0	511
Residential - Short Term	52.5	54
Daycare - Long Term	0.5	1
Daycare - Short Term	3.5	4
Total Phase One	566.4	570
Phase Two		
Residential - Long Term	507.3	509
Residential - Short Term	51.4	52
Office - Long Term	6.0	6
Office - Short Term	9.9	10
Retail - Long Term	1.6	2
Retail - Short Term	6.1	7
Total Phase Two	582.3	586
TOTAL	1,148.8	1,156

Car Parking		
	Required	Provided
Phase One		
Residential - Resident	675.0	795
Residential - Visitor	75.0	75
Daycare	7.0	7
Total Phase One	757.0	877
Phase Two		
Residential - Resident	671.4	634
Residential - Visitor	74.6	75
Office	41.4	
Retail	11.3	52
Total Phase Two	798.7	761
TOTAL	1,555.8	1638

Above Grade GFA Breakdown							
RETAIL GFA		OFFICE GFA		DAYCARE GFA		RESIDENTIAL GFA	
Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
0.0	0.0	0.0	0.0	781.5	8,412.0	54,798.7	589,848.3
1,255.7	13,516.2	4,601.7	49,532.3	0.0	0.0	56,389.3	606,969.4
1,255.7	13,516.2	4,601.7	49,532.3	781.5	8,412.0	111,188.0	1,196,817.7

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	117,826.9 sqm
Breakdown of project components (m²)	
Residential	111,188 sqm
Retail	1,255.7 sqm
Commercial	4,601.7 sqm
Industrial	
Institutional/Other	781.5 sqm (Day Care)
Total number of residential units	1,496

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	1556	1638	104%
Number of parking spaces dedicated for priority LEV parking	111	111	100%
Number of parking spaces with EVSE	326	326	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	1017	1020	100%
Number of long-term bicycle parking spaces (all other uses)	9	9	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	9	9	100%
b) second storey of building			
c) first level below-ground	1017	1020	100%
d) second level below-ground			
e) other levels below-ground			



Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	104	106	101%
Number of short-term bicycle parking spaces (all other uses)	20	21	101%
Number of male shower and change facilities (non-residential)		3	
Number of female shower and change facilities (non-residential)		3	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m² x 30 m³)			

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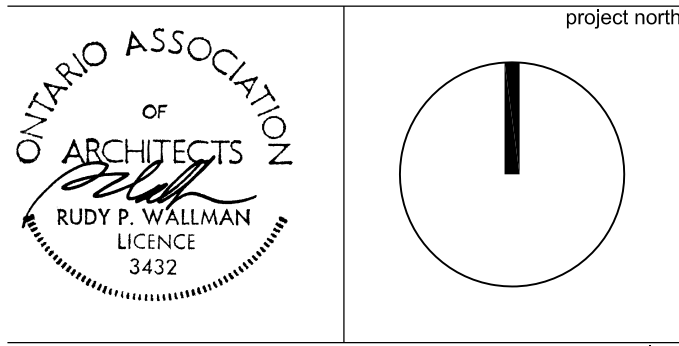
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-
-
- client

TIMES GROUP

STATISTICS SUMMARY

project number	
17-21	date
2020-01-24	scale
N.T.S.	drawn by
WA	sheet

A0.02

5800 YONGE ST PHASE TWO

PROJECT STATISTICS

Unit Count										Area Summary	
Levels	STUDIO	1 BR	1BR+D	2BR	2BR+D	3 BR	Total Units	TOTAL GCA			
								(m²)	(sf)		
BELOW GRADE											
P6 Parking								6,302.7	67,841.7		
P7 Parking								6,302.7	67,841.7		
P8 Parking								6,302.7	67,841.7		
P9 Parking								6,302.7	67,841.7		
P10 Parking								6,302.7	67,841.7		
P11 Parking								6,302.7	67,841.7		
TOTAL BELOW GRADE								18,008.1	203,525.1		

PODIUM											
Ground Floor	1				12		12	3,951.1	42,520.3		
2	11						0	3,951.1	42,520.3		
3 Office							0	2,297.0	25,510.5		
4 Office							0	2,297.0	25,510.5		

TOTAL 0 0 0 0 0 12 0 12 12,642.2 136,678.5

TOWER 3

5 Amenity							0	750.1	8,074.0		
6 Tower/ Amenity	2	2	2	1			7	750.1	8,074.0		
7 Tower	5	2	3	1			11	750.1	8,074.0		
8 Tower	5	2	3	1			11	750.1	8,074.0		
9 Tower	5	2	3	1			11	750.1	8,074.0		
10 Tower	5	2	3	1			11	750.1	8,074.0		
11 Tower	5	2	3	1			11	750.1	8,074.0		
12 Tower	5	2	3	1			11	750.1	8,074.0		
13 Tower	5	2	3	1			11	750.1	8,074.0		
14 Tower	5	2	3	1			11	750.1	8,074.0		
15 Tower	5	2	3	1			11	750.1	8,074.0		
16 Tower	5	2	3	1			11	750.1	8,074.0		
17 Tower	5	2	3	1			11	750.1	8,074.0		
18 Tower	5	2	3	1			11	750.1	8,074.0		
19 Tower	5	2	3	1			11	750.1	8,074.0		
20 Tower	5	2	3	1			11	750.1	8,074.0		
21 Tower	5	2	3	1			11	750.1	8,074.0		
22 Tower	5	2	3	1			11	750.1	8,074.0		
23 Tower	5	2	3	1			11	750.1	8,074.0		
24 Tower	5	2	3	1			11	750.1	8,074.0		
25 Tower	5	2	3	1			11	750.1	8,074.0		
26 Tower	5	2	3	1			11	750.1	8,074.0		
27 Tower	5	2	3	1			11	750.1	8,074.0		
28 Tower	5	2	3	1			11	750.1	8,074.0		
29 Tower	5	2	3	1			11	750.1	8,074.0		
30 Tower	5	2	3	1			11	750.1	8,074.0		
31 Tower	5	2	3	1			11	750.1	8,074.0		
32 Tower	5	2	3	1			11	750.1	8,074.0		
33 Tower	5	2	3	1			11	750.1	8,074.0		
34 Tower	5	2	3	1			11	750.1	8,074.0		
35 Tower	5	2	3	1			11	750.1	8,074.0		
36 Tower	1					4	8	750.1	8,074.0		
37 Tower	1					4	8	750.1	8,074.0		
38 Tower	1					4	8	750.1	8,074.0		
39 Tower	1					4	8	750.1	8,074.0		
40 Tower	1					4	8	750.1	8,074.0		
41 Tower	1					4	8	750.1	8,074.0		
42 Tower	1					4	8	750.1	8,074.0		
43 Tower						6	6	689.5	7,504.4		
44 Tower						6	6	689.5	7,504.4		
Mech								689.5	7,504.4		
TOTAL	0	154	60	110	30	40	384	30,466.4	327,873.6		
	0%	38%	15%	28%	8%	10%	100%				

TOWER 4

5 Amenity							0	749.5	8,067.6		
6 Tower/ Amet	2	4	2				8	749.5	8,067.6		
7 Tower	2	6					12	749.5	8,067.6		
8 Tower	2	6					12	749.5	8,067.6		
9 Tower	2	6					12	749.5	8,067.6		
10 Tower	2	6					12	749.5	8,067.6		
11 Tower	2	6					12	749.5	8,067.6		
12 Tower	2	6					12	749.5	8,067.6		
13 Tower	2	6					12	749.5	8,067.6		
14 Tower	2	6					12	749.5	8,067.6		
15 Tower	2	6					12	749.5	8,067.6		
16 Tower	2	6					12	749.5	8,067.6		
17 Tower	2	6					12	749.5	8,067.6		
18 Tower	2	6					12	749.5	8,067.6		
19 Tower	2	6					12	749.5	8,067.6		
20 Tower	2	6					12	749.5	8,067.6		
21 Tower	2	6					12	749.5	8,067.6		
22 Tower	2	6					12	749.5	8,067.6		
23 Tower	2	6					12	749.5	8,067.6		
24 Tower	2	6					12	749.5	8,067.6		
25 Tower	2	6					12	749.5	8,067.6		
26 Tower	2	6					12	749.5	8,067.6		
27 Tower	2	6					12	749.5	8,067.6		
28 Tower	2	6					12	749.5	8,067.6		
29 Tower						4	8	749.5	8,067.6		
30 Tower						4	8	749.5	8,067.6		
31 Tower						4	8	749.5	8,067.6		
32 Tower						4	8	749.5	8,067.6		
33 Tower						4	8	749.5	8,067.6		
34 Tower						4	8	749.5	8,067.6		
35 Tower						4	8	749.5	8,067.6		
36 Tower						6	6	718.2	7,736.6		
37 Tower						6	6	689.5	7,504.4		
Mech								689.5	7,504.4		
TOTAL	46	136	0	118	0	40	340	26,136.2	271,440.2		
	14%	40%	0%	35%	0%	12%	100%				

TOTAL (ABOVE GRADE ONLY)	46	290	60	228	42	80	746	68,338.5	735,952.7		
TOTAL (ABOVE GRADE & BELOW G)	46	290	60	228	42	80	746	87,246.9	939,117.8		
	6%	30%	8%	31%	6%	11%	100%				

Phase Two Parking

Residential Parking											
Residential	0.9 per Unit							871.4			
Visitor	0.1 per Unit							74.6			
Total Residential Parking Required								746.0			

Commercial & Retail Parking	GFA										
Total	0.9 per 100 sqm	1,255.7						11.3			
Day Care	0.9 per 100 sqm	0.0						0.0			
Office	0.9 per 100 sqm	4,601.7						41.4			
Total Commercial Parking Required								62.7			

Total Parking Required 798.7

Parking Provided	Residents	Comm.	Visitor	Total	E.V. Charging		
P1	0	52	62	114	23		
P2	143	13	186	341	31		
P3	161	0	161	322	32		
P4	161	0	161	322	32		
P5	169	52	75	791	34		
Total Parking Provided	634	52	75	761	152		
E.V. Charging	127	10	15	152			

Phase Two Bicycle Storage

Tower 3 - Residential											
Required	Long Term	Stalls	# Units x	0.68				276.1			
	Short Term	Stalls	# Units x	0.07				27.6			
Total Required				0.75				303.7			
Provided	Long Term	Short Term	Total								
L1	0	28	28								
P1	277	0	277								
Total Provided				277	28			305			

Tower 4 - Residential											
Required	Long Term	Stalls	# Units x	0.68				231.2			
	Short Term	Stalls	# Units x	0.07				23.6			
Total Required				0.75				255.0			
Provided	Long Term	Short Term	Total								
L1	0	24	24								
P1	232	0	232								
Total Provided				232	24			256			

PHASE ONE - PROVIDED

Non Res. Bicycle Storage

Required	Long Term	0.13 per 100 m²						6.0			
Office	Short Term	3 + 0.15 per 100 m²						9.9			
Retail	Long Term	0.13 per 100 m²						1.6			
Retail	Short Term	3+0.25 per 100 m²						6.1			
Total Required								23.7			

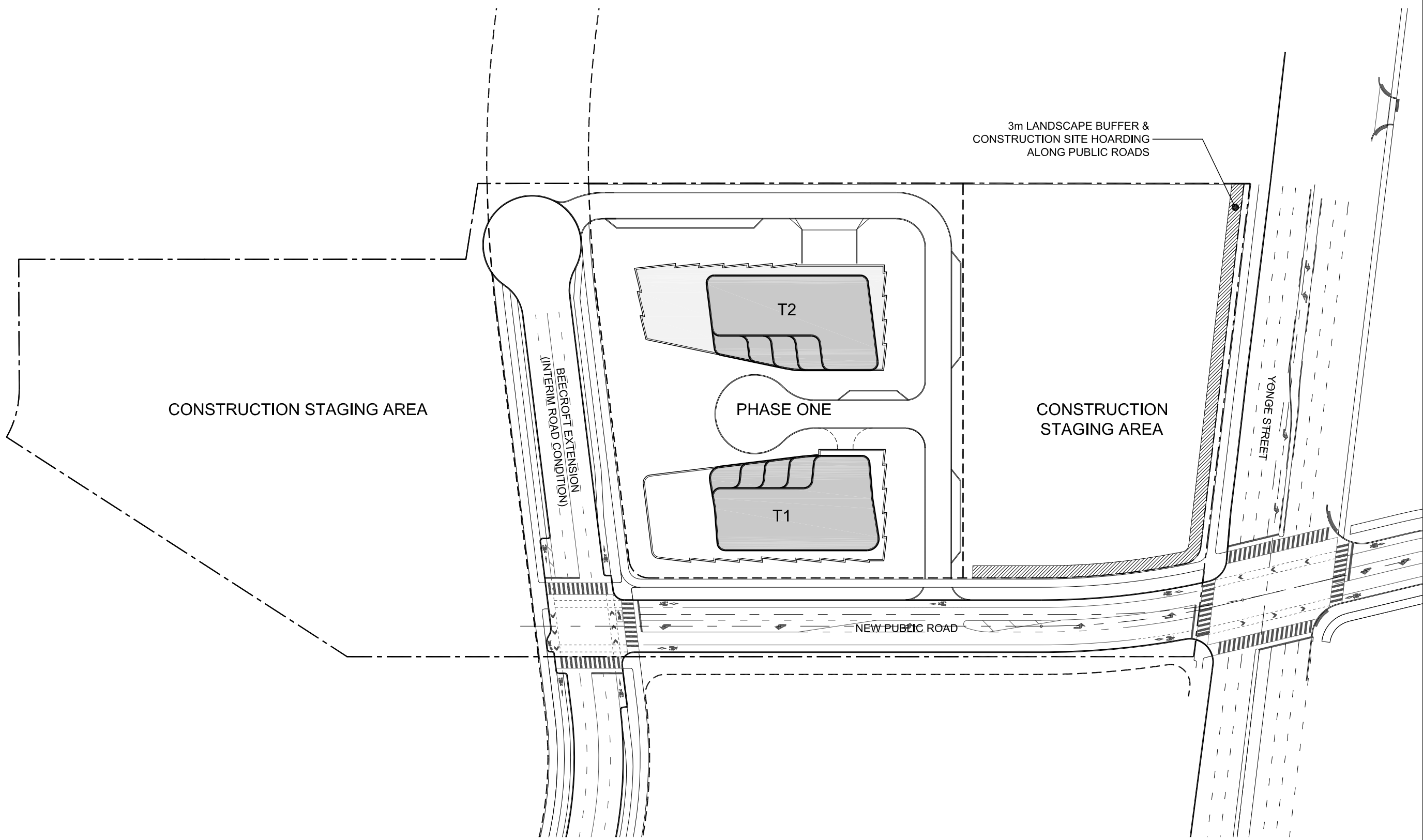
Provided	Long Term							6			
Office	Short Term							10			
Retail	Long Term							2			
Retail	Short Term							7			
Total Provided								25			

Phase Two Net Bike Area (% of floor Area)											
P1 Level								718.9 sqm			11.4%
Ground Floor								321 sqm			3.1%

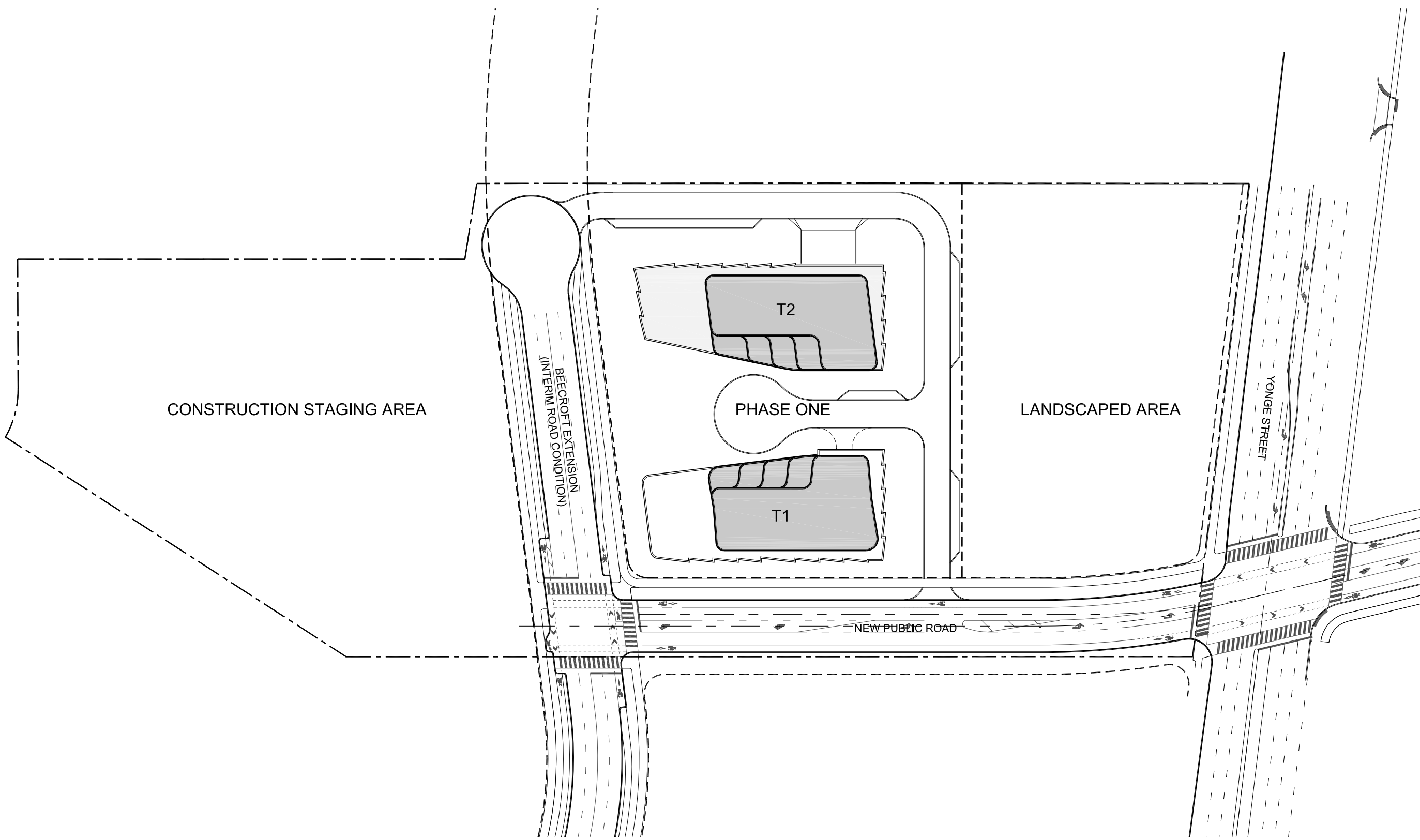
Deductions 'note amenity deducted on summary page

Parking	Loading	Bicycle / Storage	Brick, Clay, Bldg. Mech. (H)	Garbage Chute	Elevators	Stairs	Open to Below (VOID)	Total Deduction s	TOTAL GFA		
(m²)	(m²)	(m²)	(m²)	(m²)	(m²)	(m²)	(m²)	(m²)	(m²)	(sf)	
								5,621.6	681.1	7,393.3	
								5,689.2	613.5	6,602.7	
								5,689.2	613.5	6,602.7	
								5,689.2	613.5	6,602.7	
								5,689.2	613.5	6,602.7	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17,334.7	1,673.4	16,935.9	

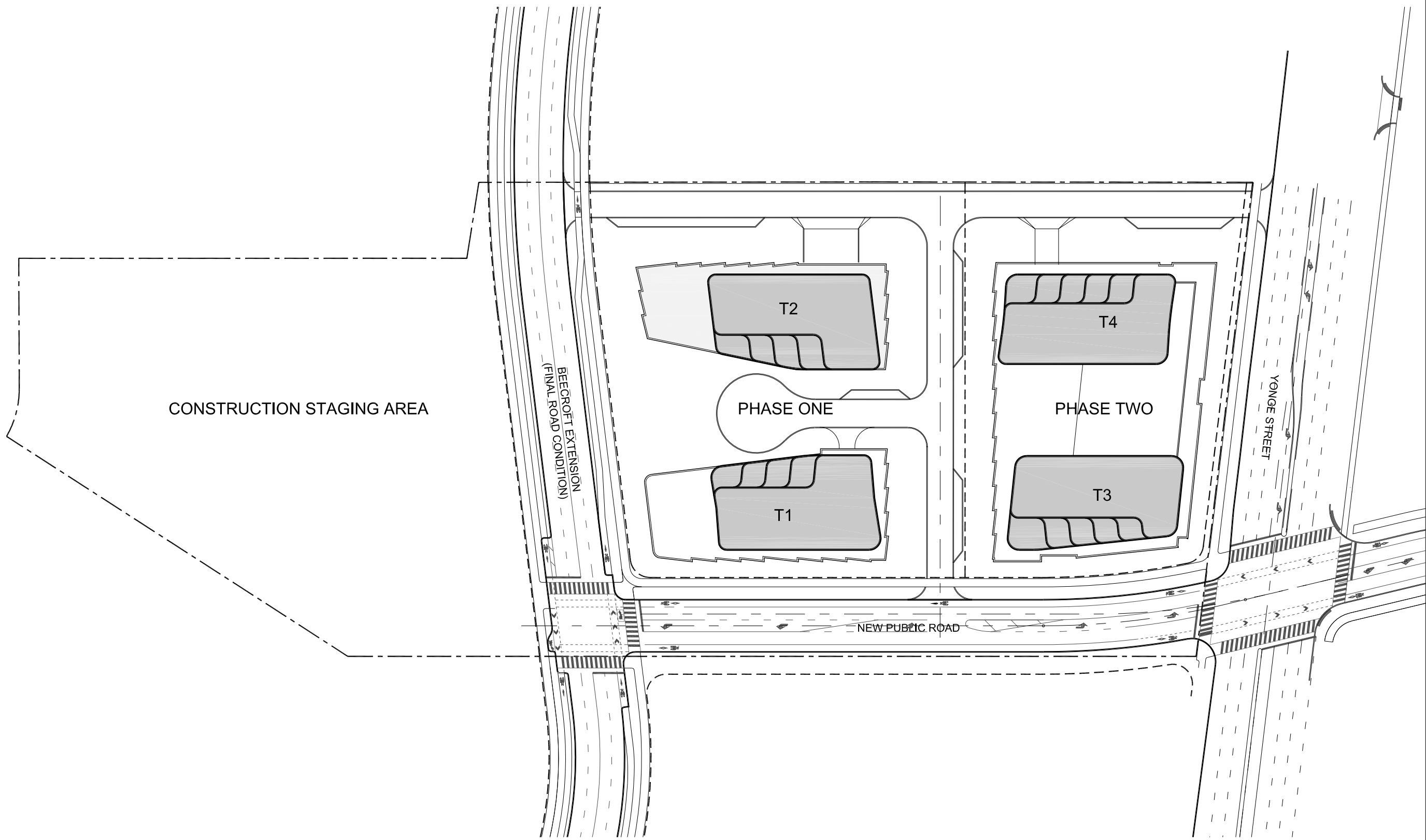
638.5	593.8	91.6	3.0	69.4		1,396.3	2,554.8	27,499.6
			3.0	69.4	2,822.6	2,895.0	1,056.1	11,367.8
			3.0	69.4		72.4	2,297.6	24,731.2
			3.0	69.4		72.4	2,297.6	24,731.2



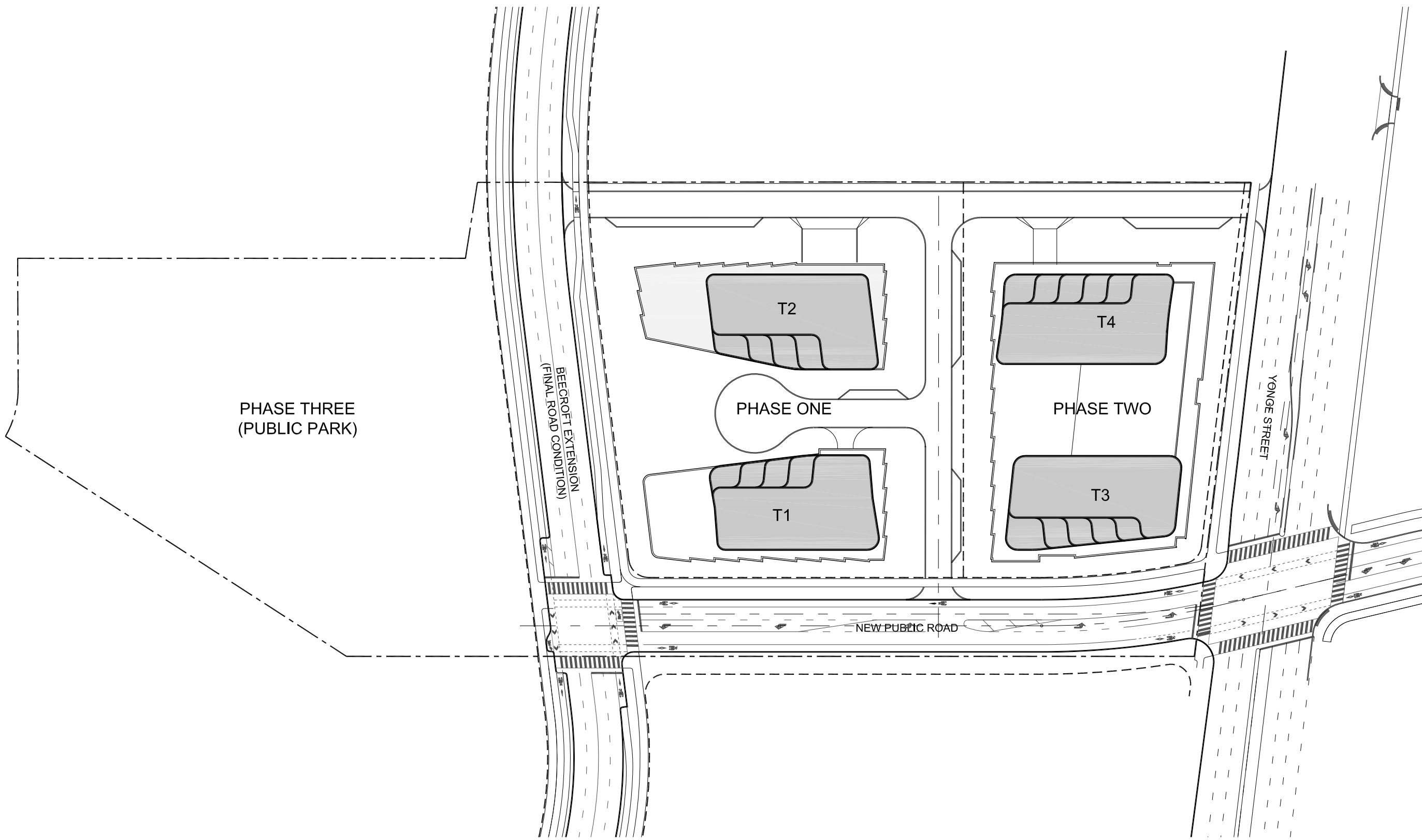
PHASE ONE 1



PHASE TWO - INTERIM CONDITION 2



PHASE TWO - FINAL CONDITION 3



PHASE THREE 3

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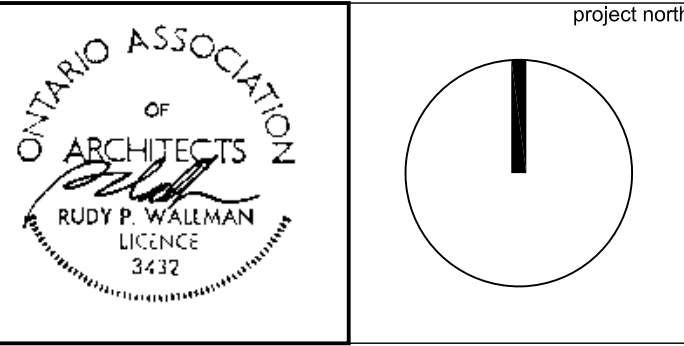
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3.	ISSUED FOR COORDINATION	2019.07.12
4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

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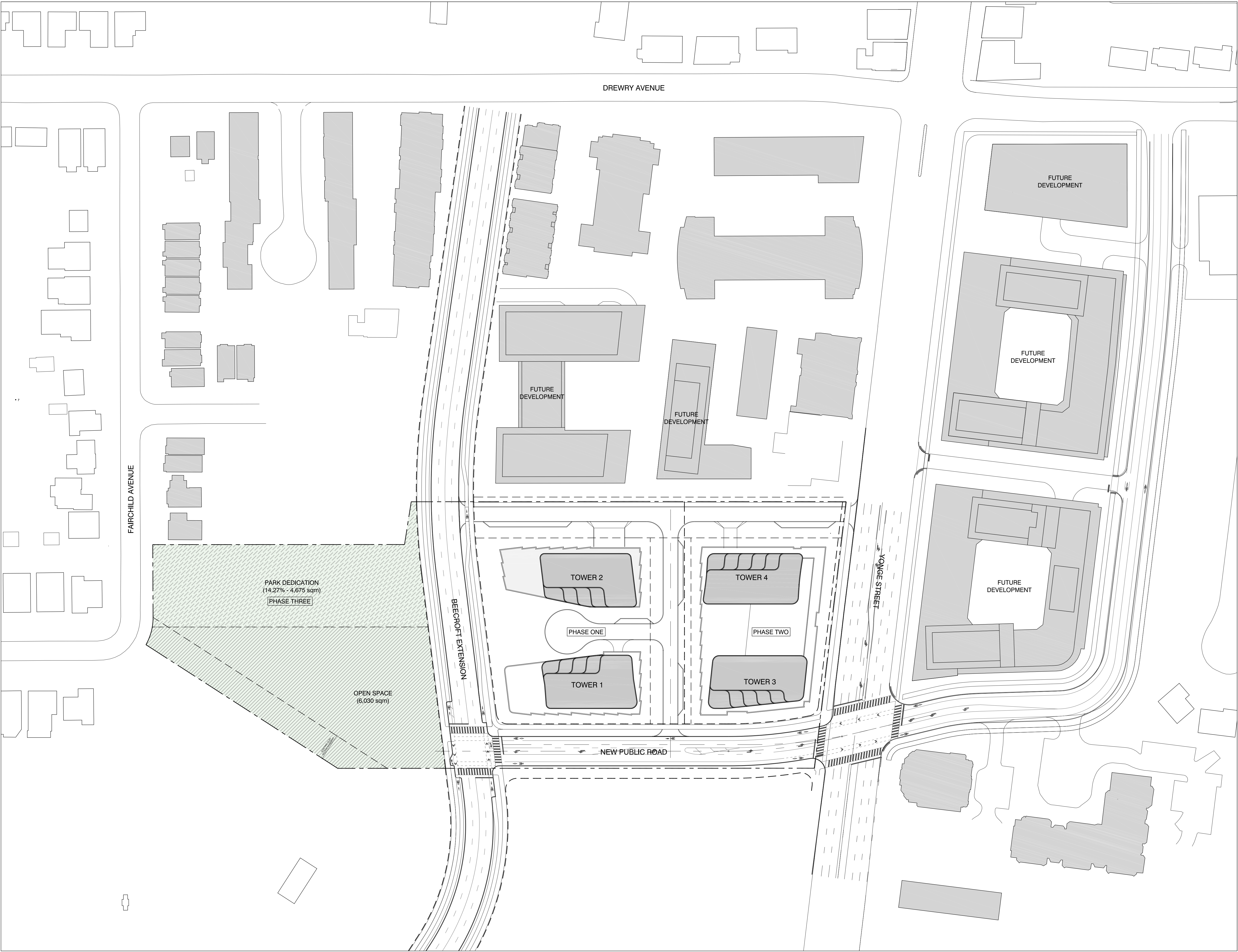
5800 YONGE STREET
NORTH YORK, ONTARIO

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PHASING DIAGRAM

17-21	project number
2020-01-24	date
1:1000	scale
WA	drawn by
	sheet

A0.05

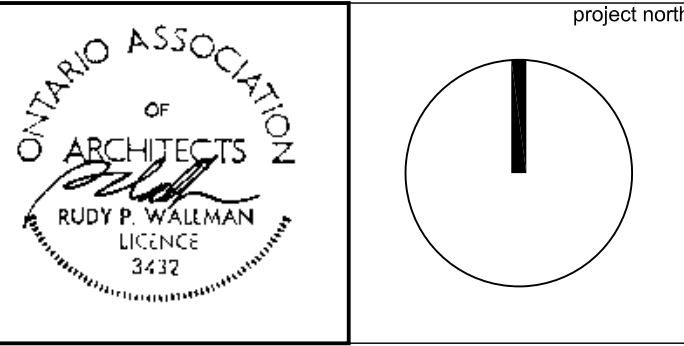


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CONTEXT PLAN

17-21	project number
2020-01-24	date
1:750	scale
WA	drawn by
	sheet

A0.06



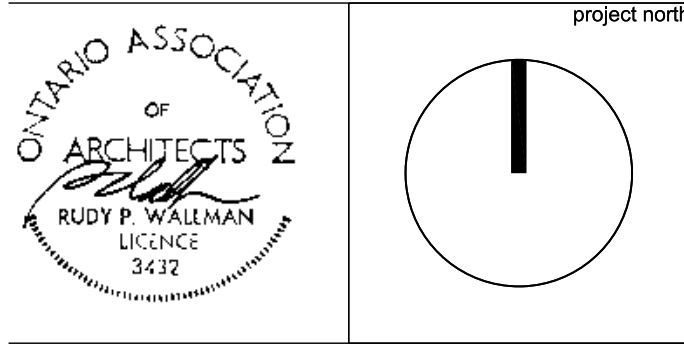
YONGE STREET: VIEW SOUTH

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TIMES GROUP

PERSPECTIVES

17-21	project number
2020-01-24	date
N.T.S	scale
WA	drawn by
	sheet

A0.07



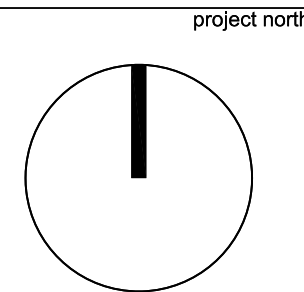
AERIAL VIEW

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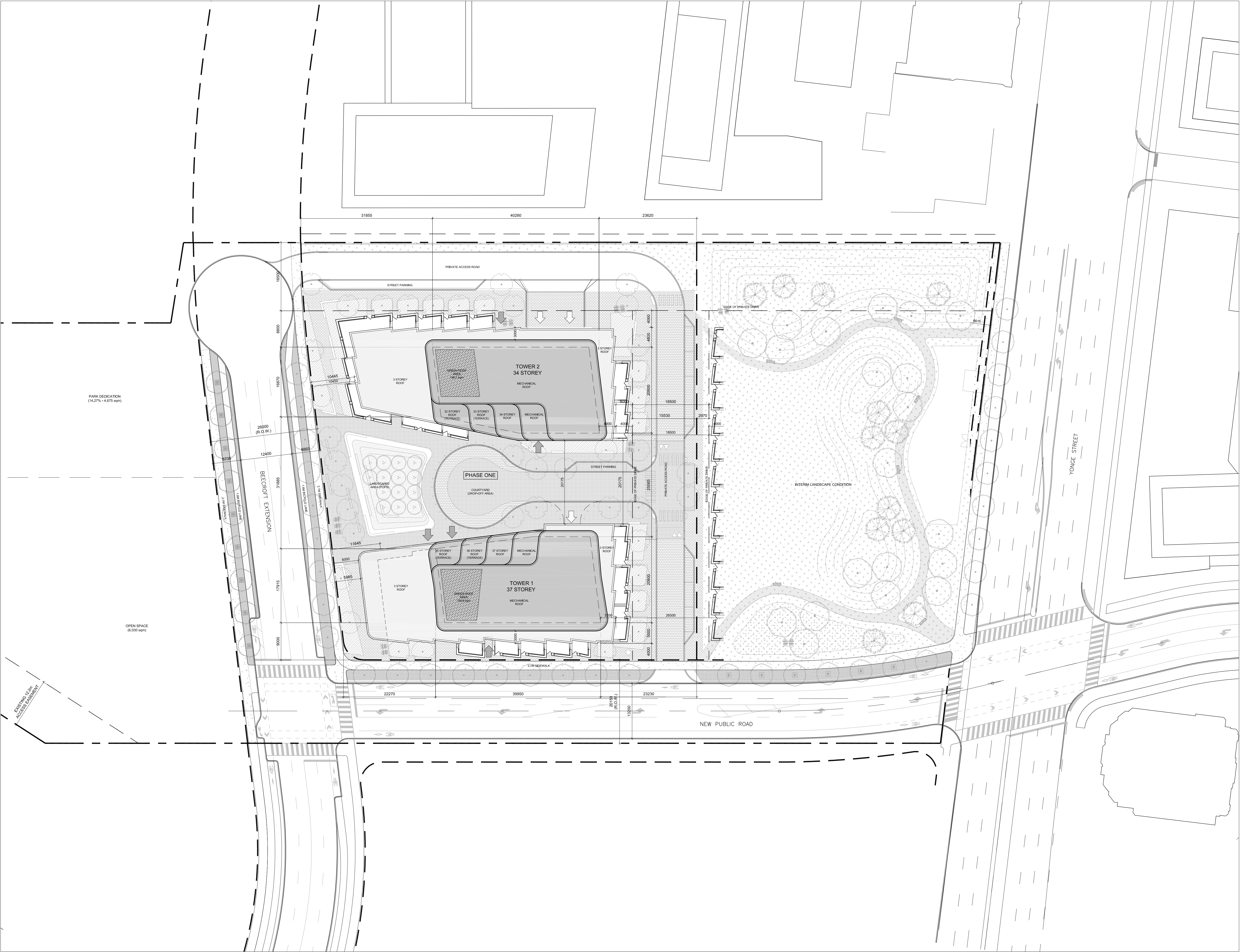
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PERSPECTIVES

17-21	project number
2020-01-24	date
N.T.S	scale
WA	drawn by
	sheet

A0.08

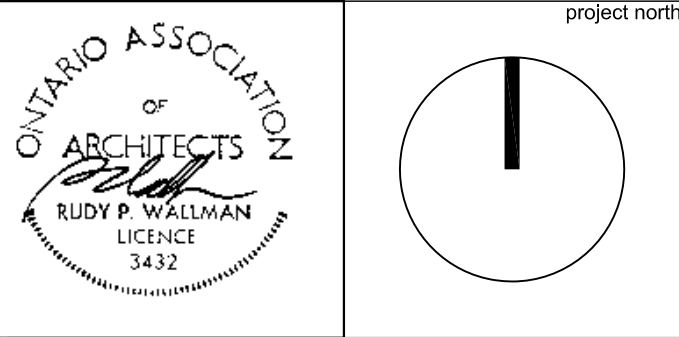


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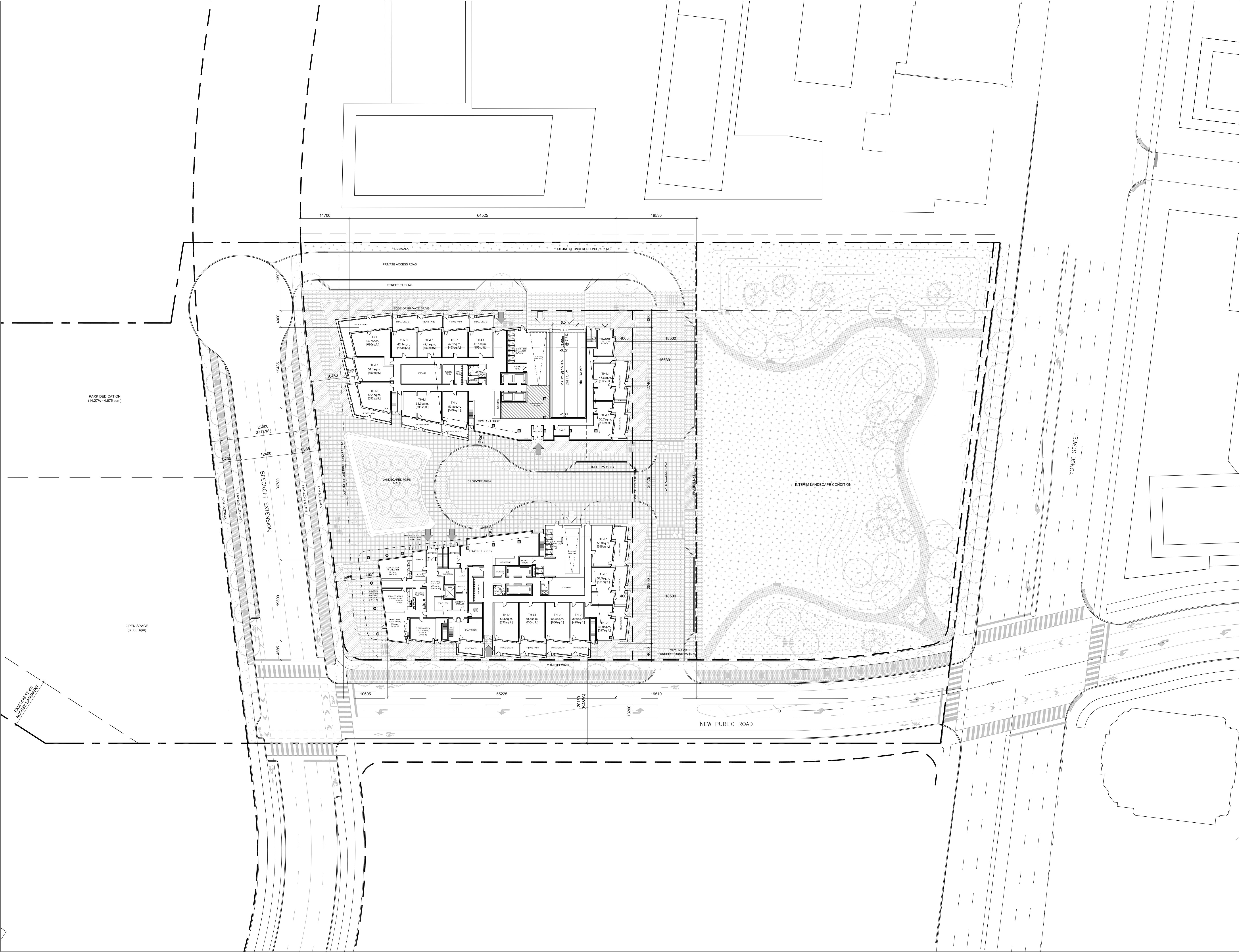
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TIMES GROUP

SITE PLAN
ROOF (INTERIM)

	project number
17-21	
	date
2020-01-24	
	scale
1:400	
	drawn by
WA	
	sheet

A1.01

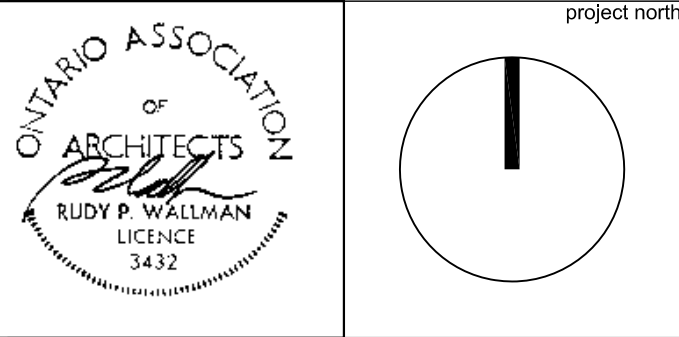


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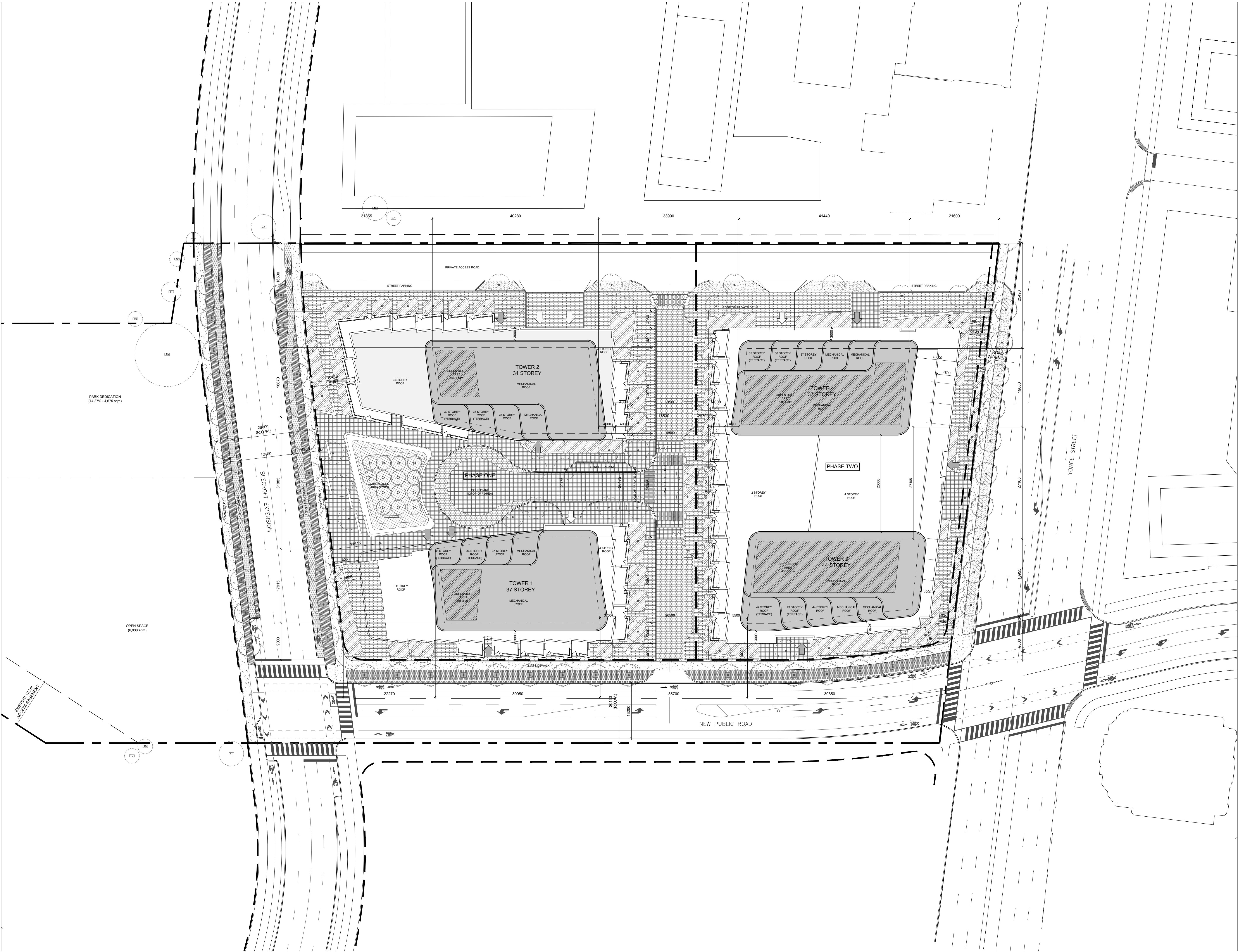
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TIMES GROUP

SITE PLAN
GROUND FLOOR (INTERIM)

17-21	project number
2020-01-24	date
1:400	scale
WA	drawn by
	sheet

A1.02

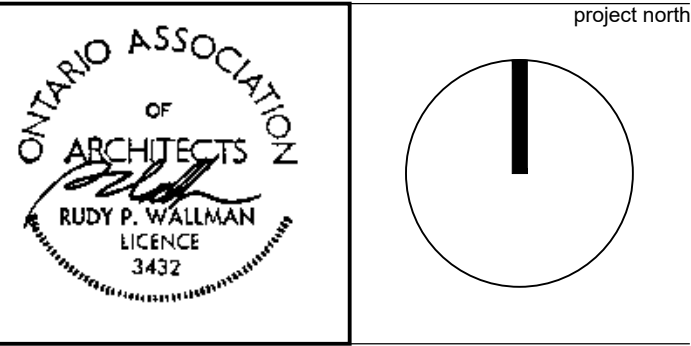


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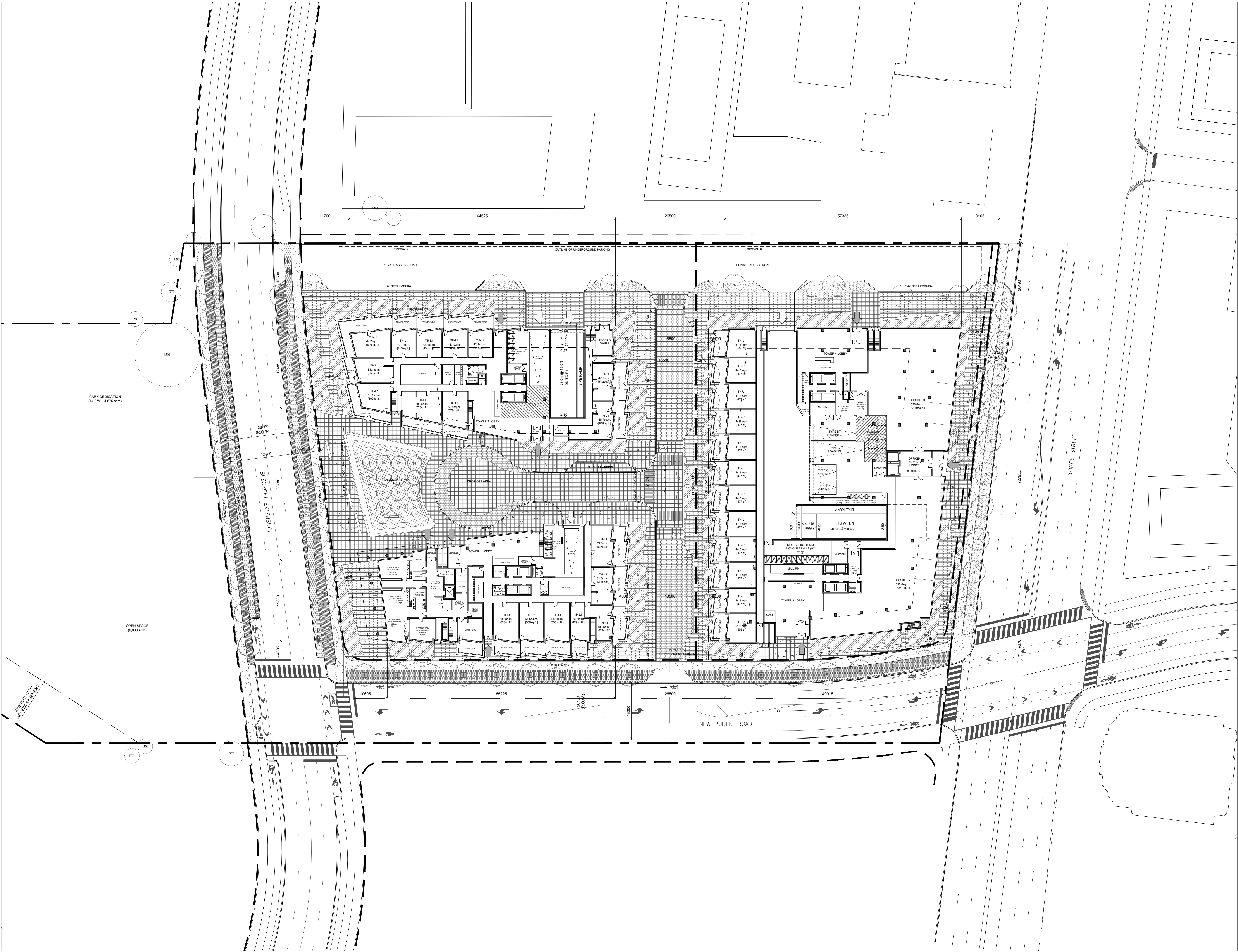
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TIMES GROUP

SITE PLAN
ROOF (FINAL)

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet

A1.03

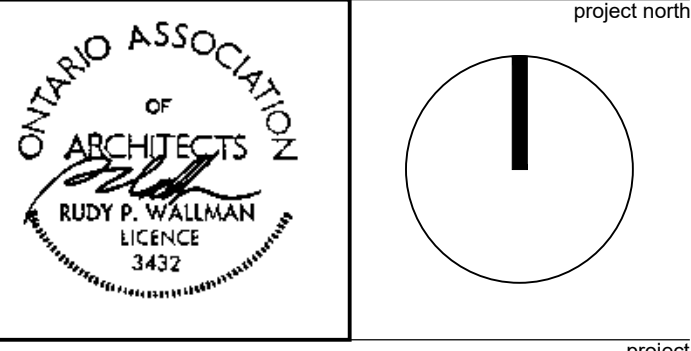


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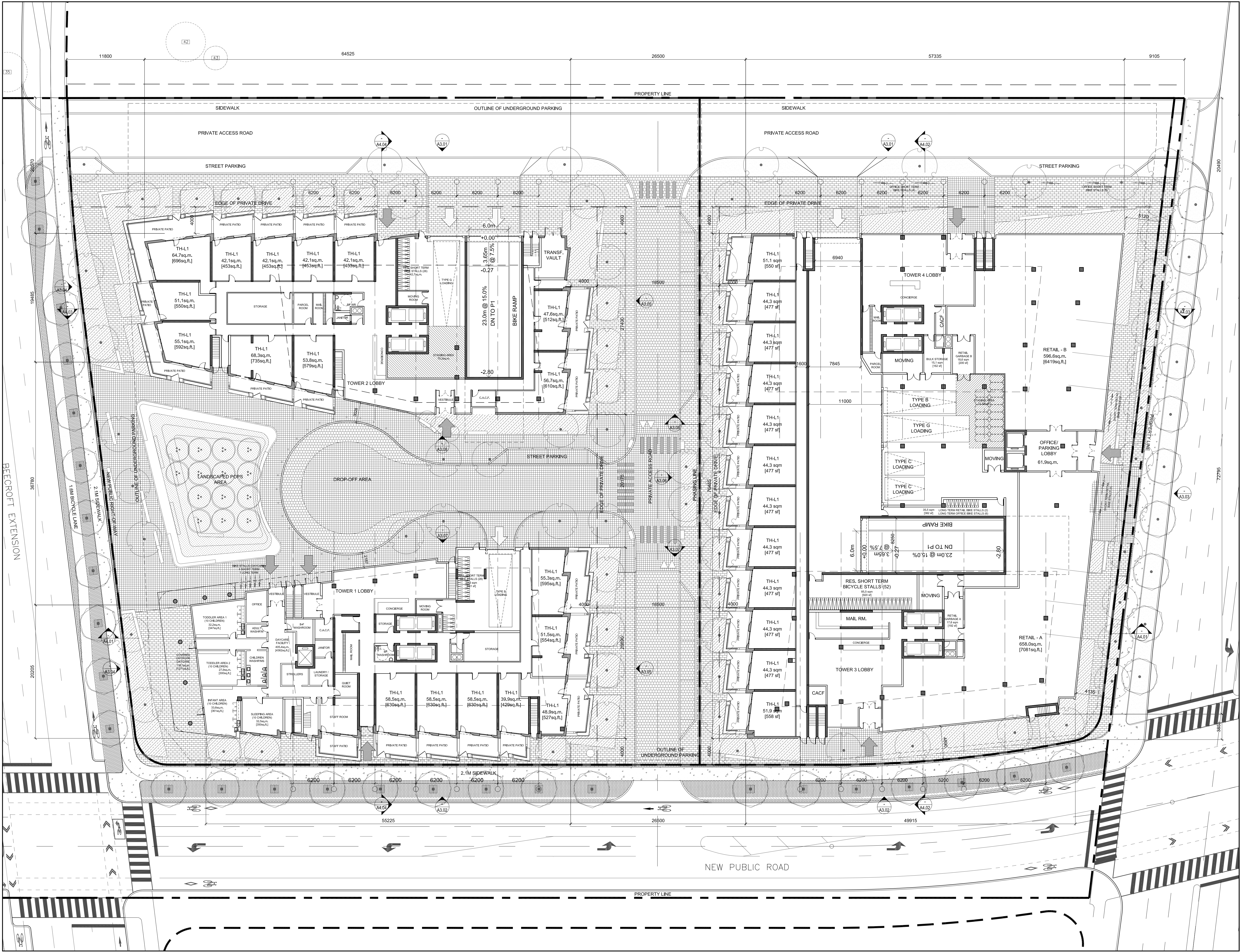
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TIMES GROUP

SITE PLAN
GROUND FLOOR (FINAL)

17-21	project number
2020-01-24	date
1:400	scale
WA	drawn by
	sheet

A1.04

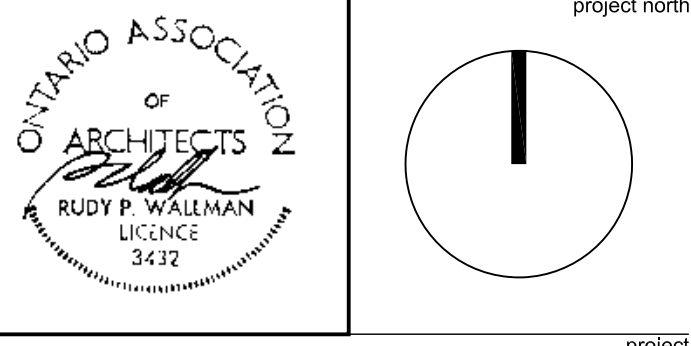


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GROUND FLOOR PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
	sheet

A2.01



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LEVEL 2 FLOOR PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
	sheet

A2.02



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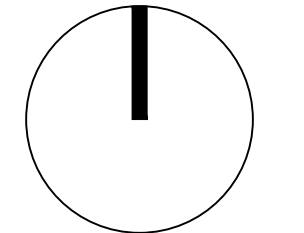
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project north



project

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TIMES GROUP

client

LEVEL 3 FLOOR PLAN

title

project number	
17-21	date
2020-01-24	scale
1:250	drawn by
WA	sheet

A2.03

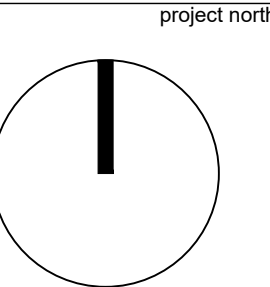


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4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

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TIMES GROUP

LEVEL 4 FLOOR PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
	sheet

A2.04

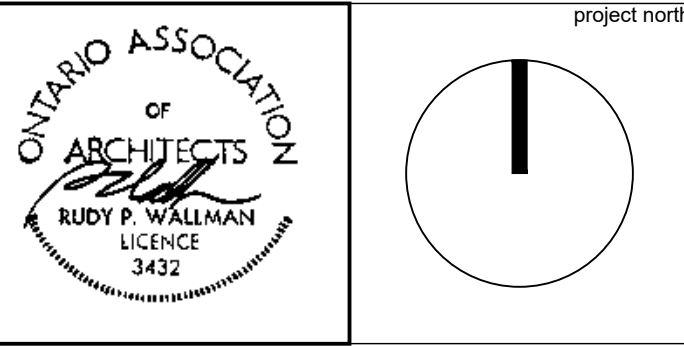


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6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

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TIMES GROUP

LEVEL 5 FLOOR PLAN

project number	title
17-21	17-21
2020-01-24	date
1:250	scale
WA	drawn by
	sheet

A2.05

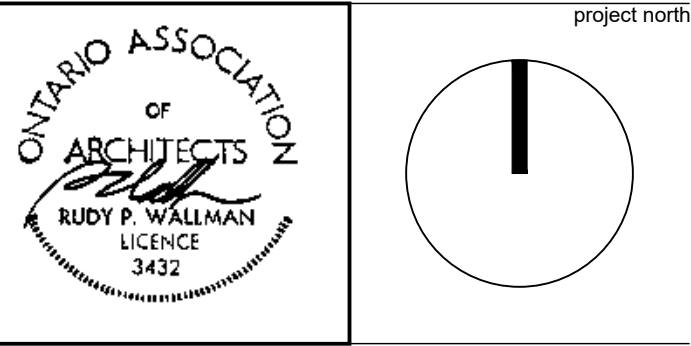


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7.	ISSUED FOR ZBA	2020.01.24

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LEVEL 6 FLOOR PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
	sheet

A2.06

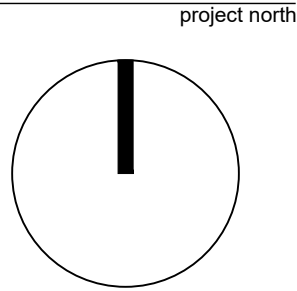


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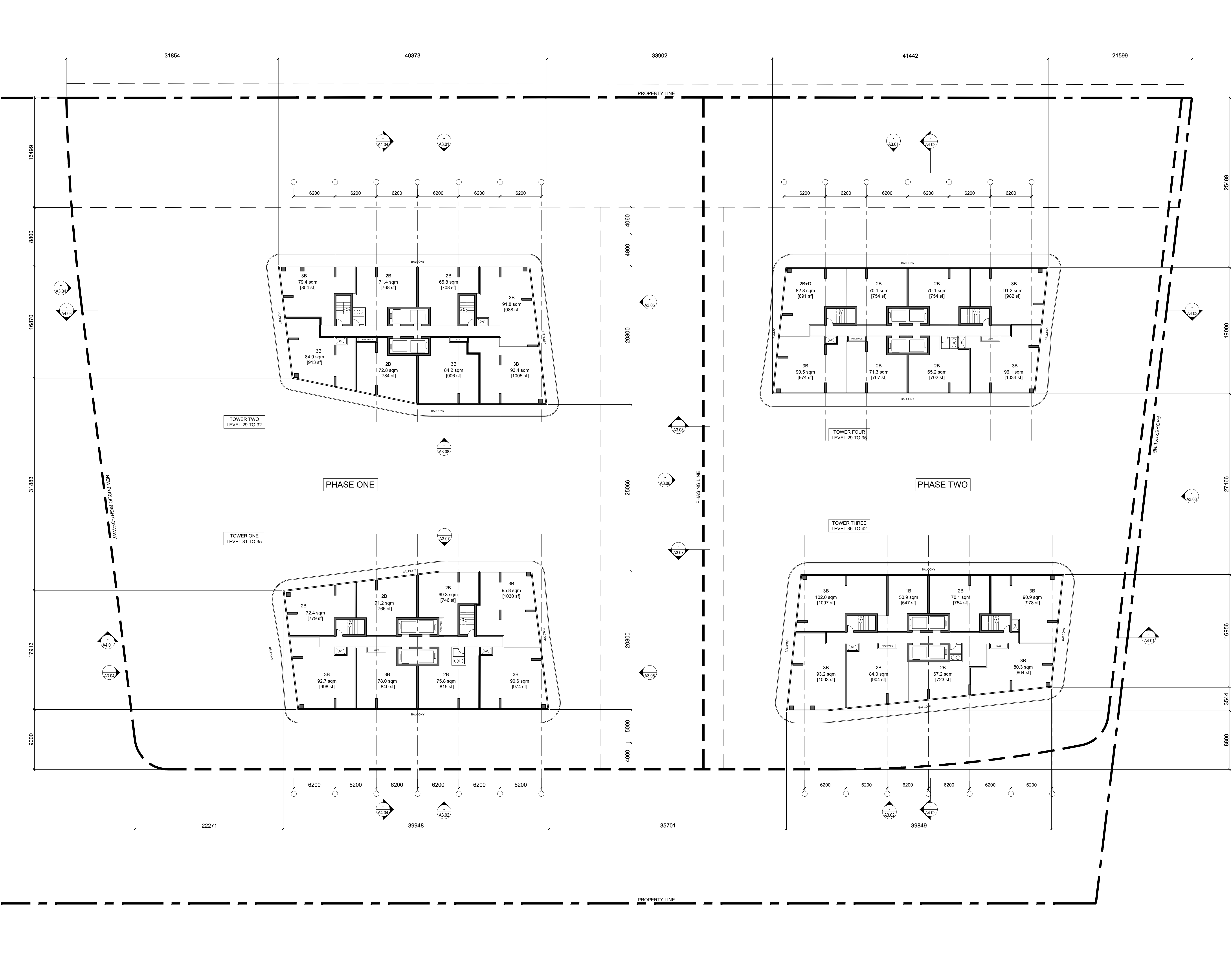
5800 YONGE STREET
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TYPICAL FLOOR PLAN

project number		title	
17-21	date	project number	
2020-01-24	scale	date	
1:250	drawn by	scale	
WA	sheet	drawn by	

A2.07

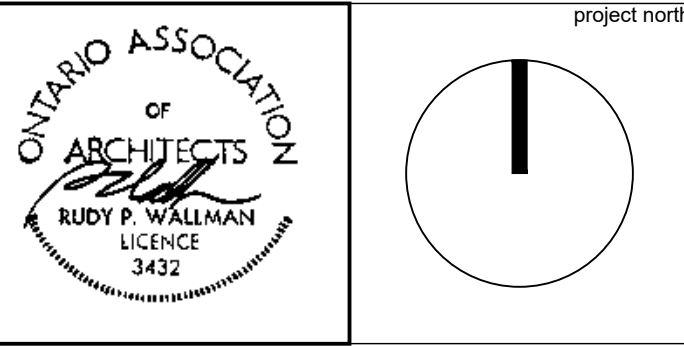


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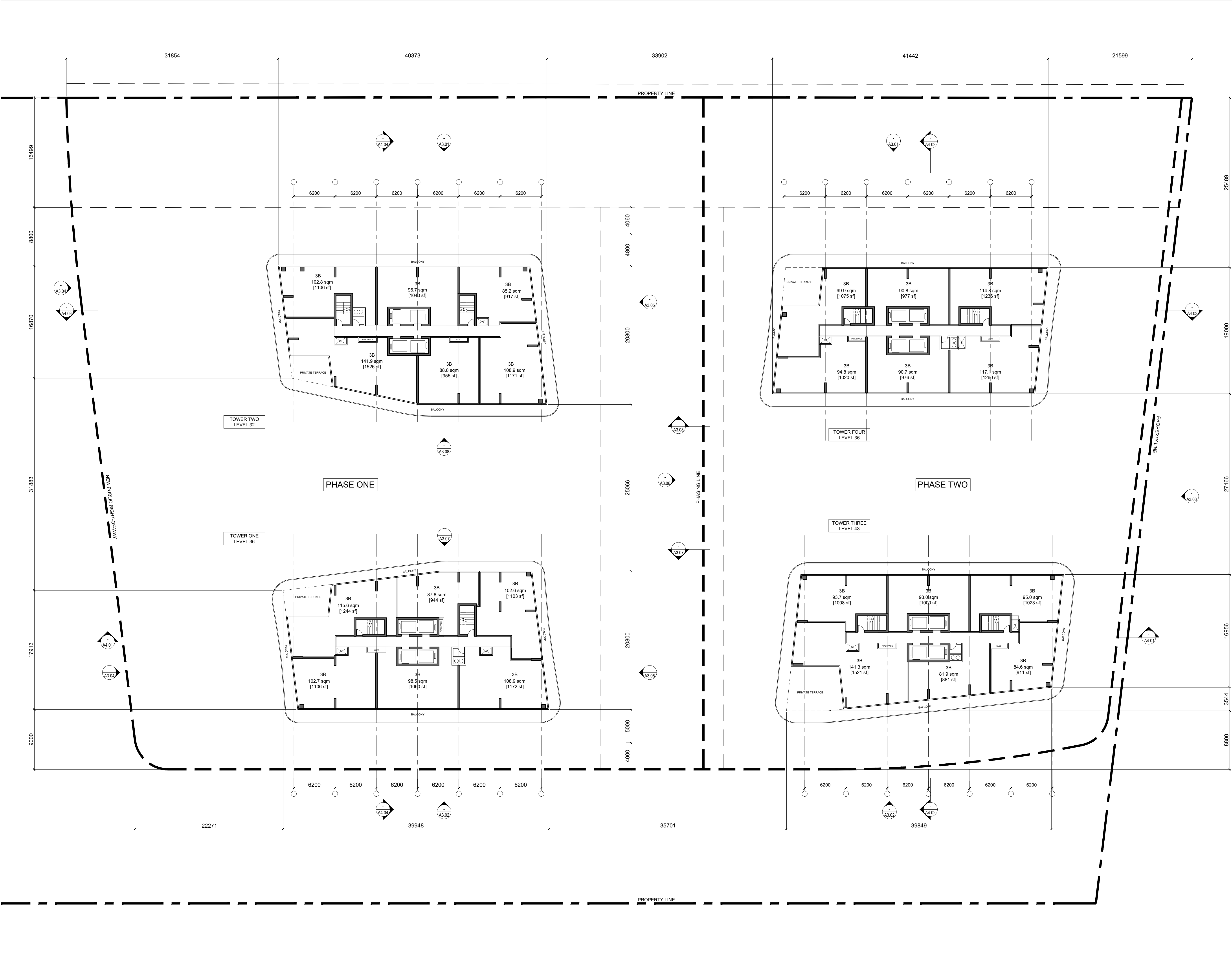
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UPPER TYPICAL FLOOR PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
	sheet

A2.08

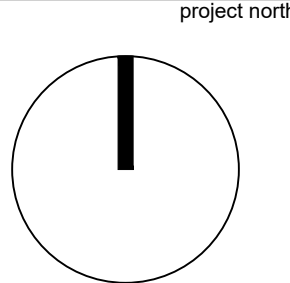


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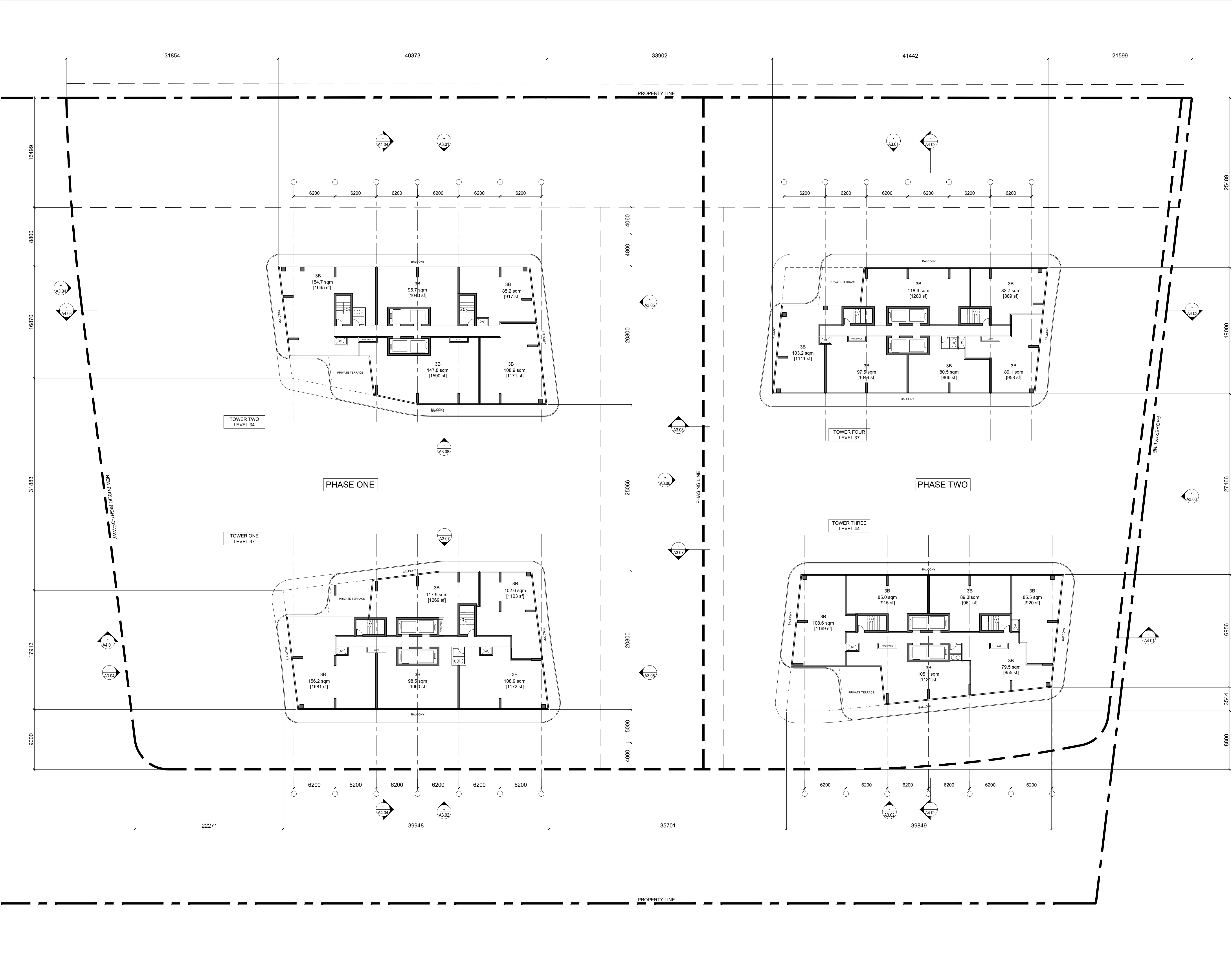
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TIMES GROUP

LOWER PENTHOUSE FLOOR PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
	sheet

A2.09

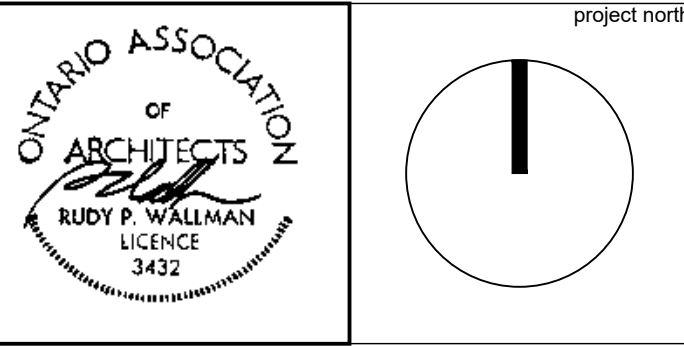


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UPPER PENTHOUSE FLOOR PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
	sheet

A2.10



Green Roof Statistics: Tower One

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	28,300.5	28,300.5
Total Roof Area (m ²)	188	188
Area of Residential Private Terraces (m ²)	216	216
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	414	414
Area of Renewable Energy Devices (m ²)	0	0
Tower (s) Roof Area with floor plate less than 750 m ²	750	750
Total Available Roof Space (m ²)	171	171
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	106.8	107
Coverage of Available Roof Space (%)	60%	60.1%

Green Roof Statistics: Tower Two

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	26,134.8	26,134.8
Total Roof Area (m ²)	1,531	1,531
Area of Residential Private Terraces (m ²)	236	236
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	370	370
Area of Renewable Energy Devices (m ²)	0	0
Tower (s) Roof Area with floor plate less than 750 m ²	750	750
Total Available Roof Space (m ²)	171	171
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	105	105
Coverage of Available Roof Space (%)	60%	60%

Green Roof Statistics: Towers Three & Four

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	62,246.7	62,246.7
Total Roof Area (m ²)	3,965	3,965
Area of Residential Private Terraces (m ²)	212	212
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	723	723
Area of Renewable Energy Devices (m ²)	0	0
Tower (s) Roof Area with floor plate less than 750 m ²	1,500	1,500
Total Available Roof Space (m ²)	1,500	1,500
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	912	915
Coverage of Available Roof Space (%)	60%	60.2%

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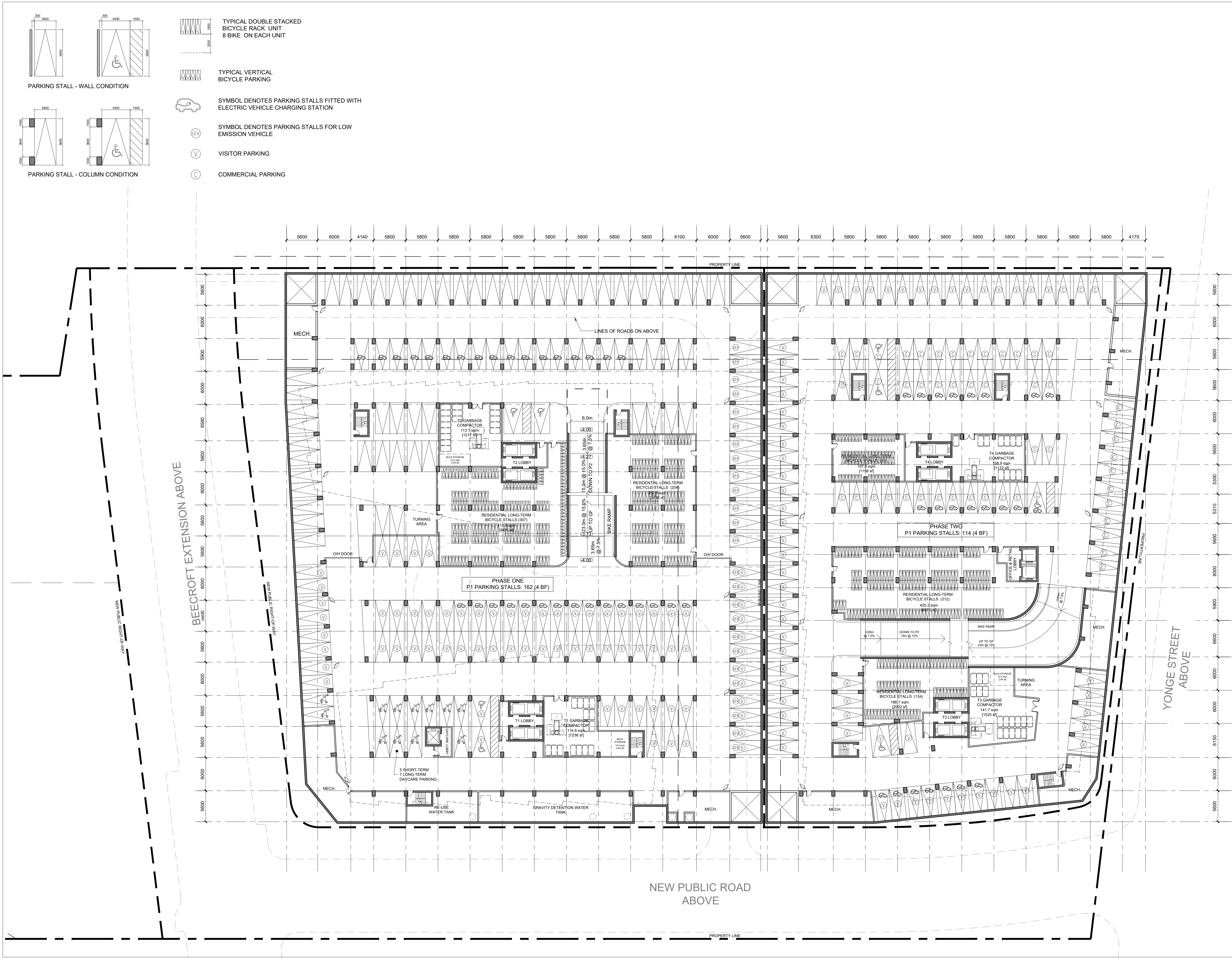
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ROOF PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
	sheet

A2.12

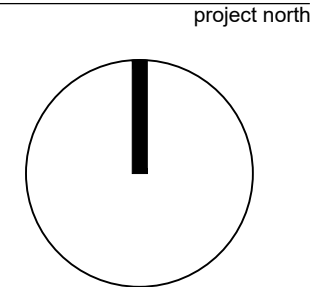


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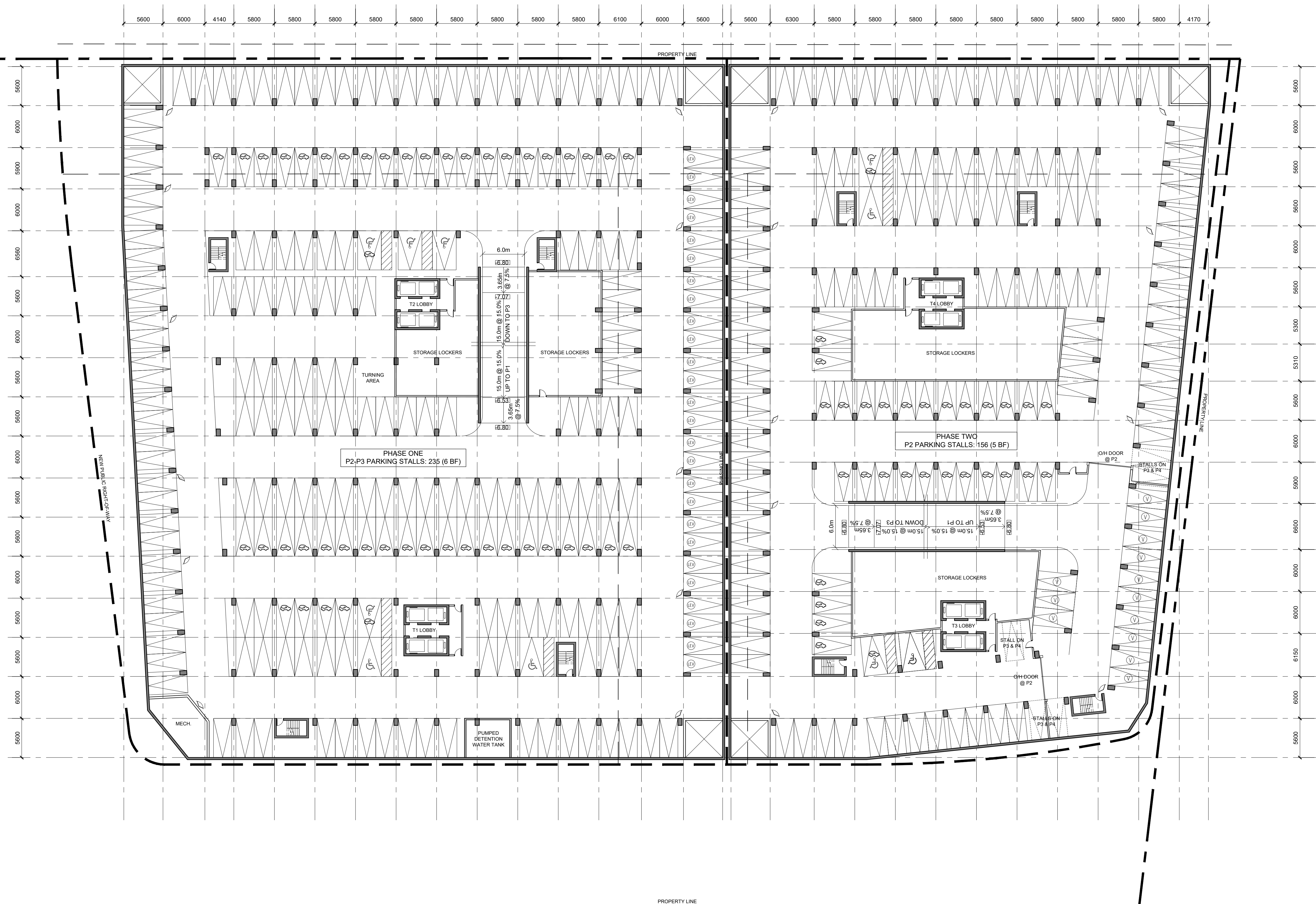
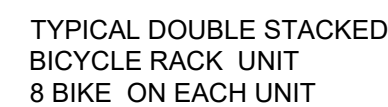
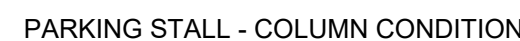
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P1 PARKING LEVEL

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet

A2.21

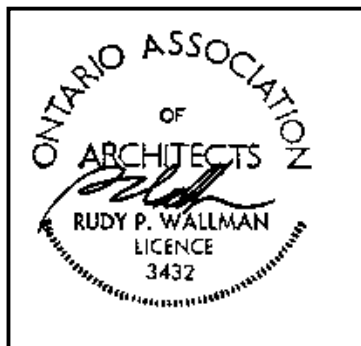


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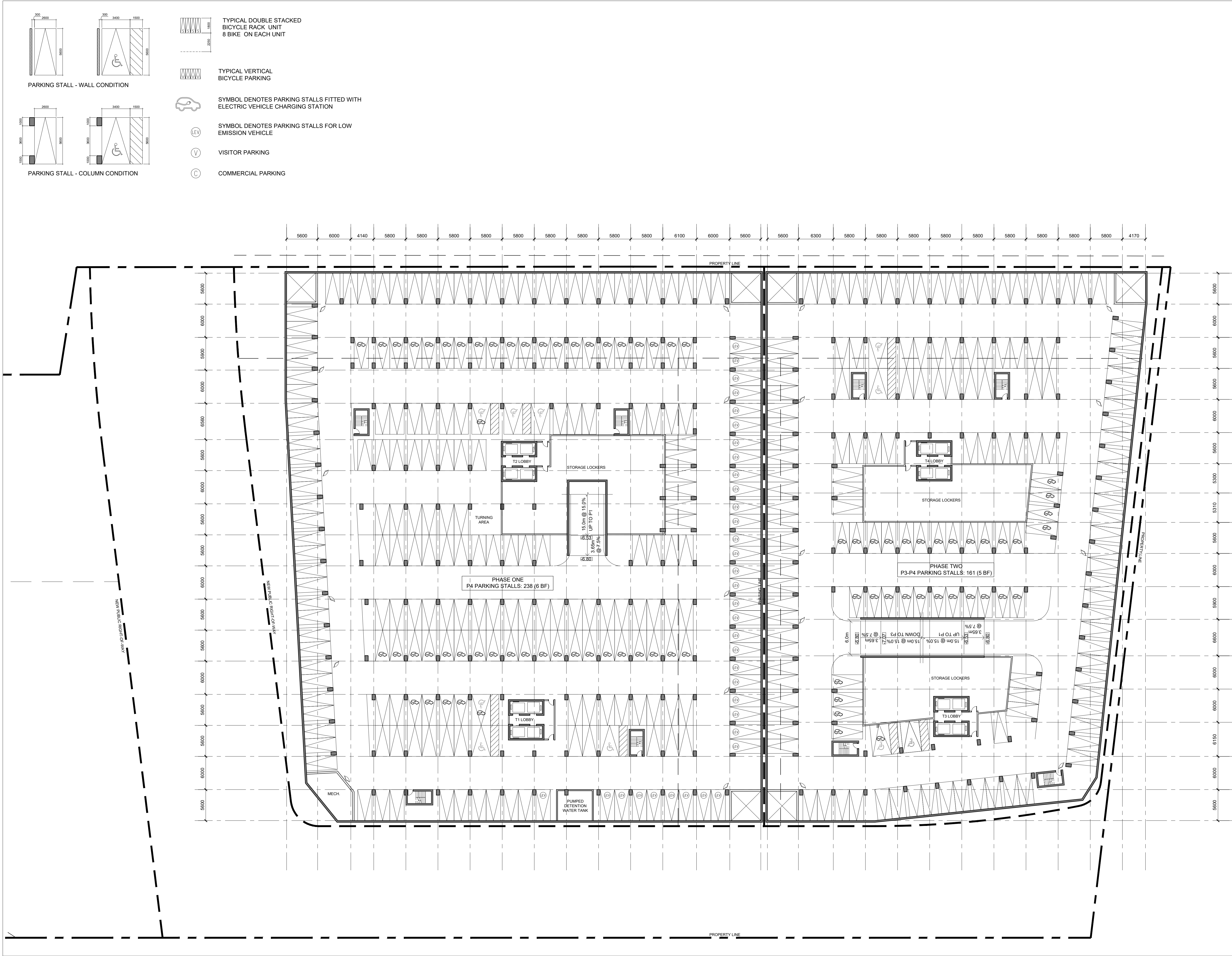
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P2 - P3 PARKING LEVEL

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet

A2.22

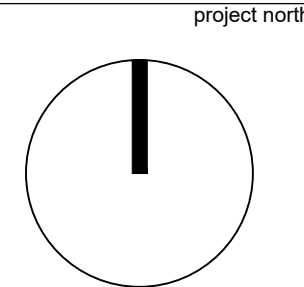


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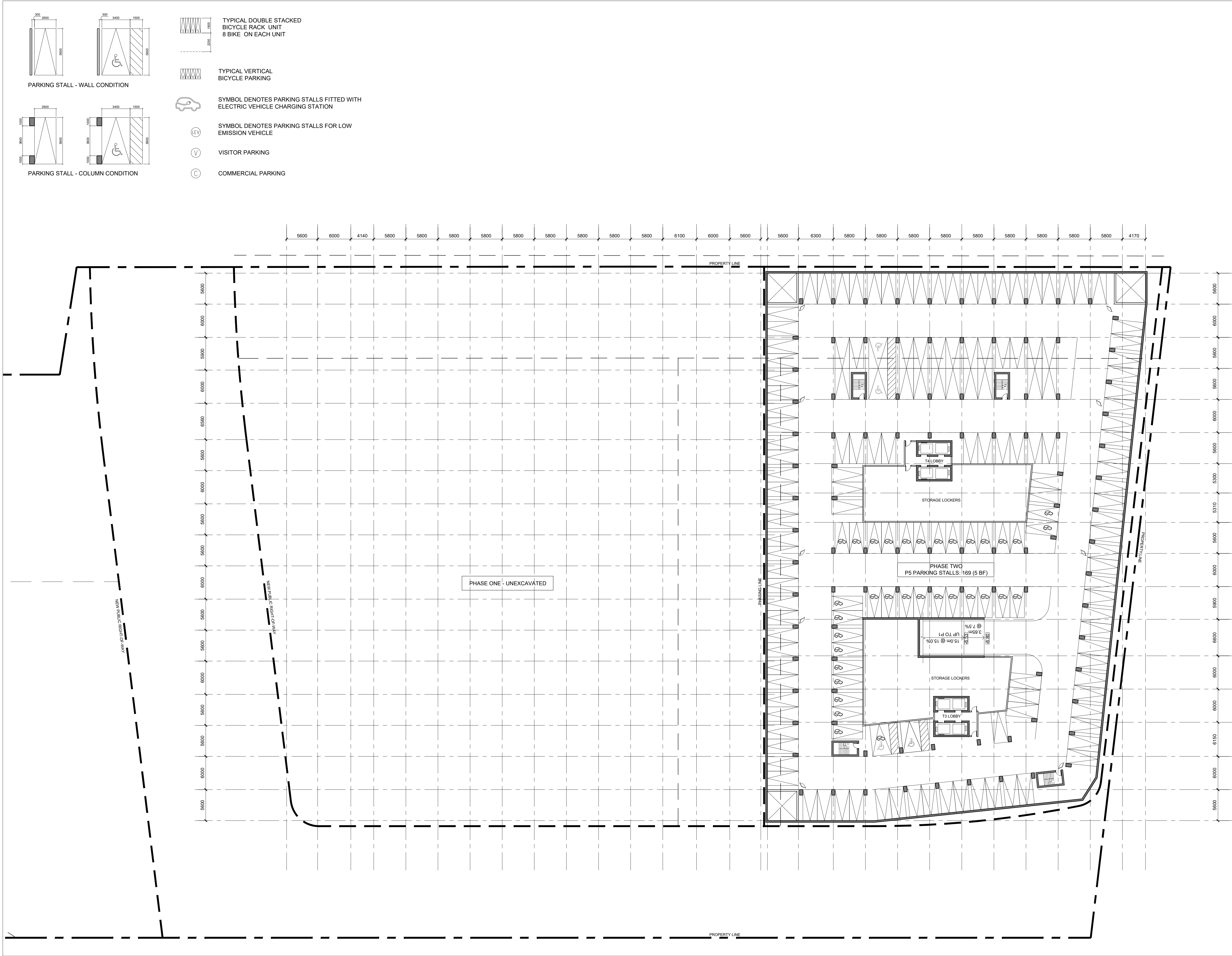
5800 YONGE STREET
NORTH YORK, ONTARIO

TIMES GROUP

P4 PARKING LEVEL

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet

A2.23

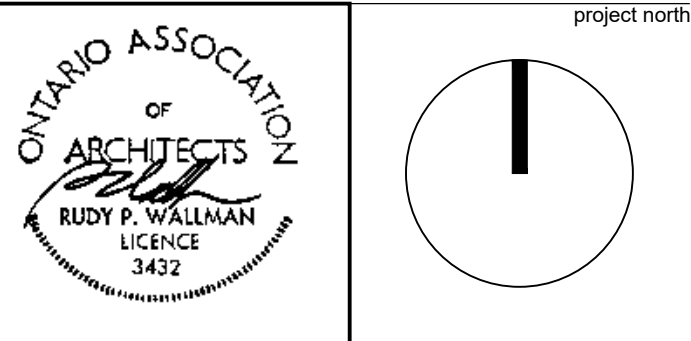


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1.	ISSUED FOR COORDINATION	2019.02.28
2.	ISSUED FOR COORDINATION	2019.04.18
3.	ISSUED FOR COORDINATION	2019.07.12
4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

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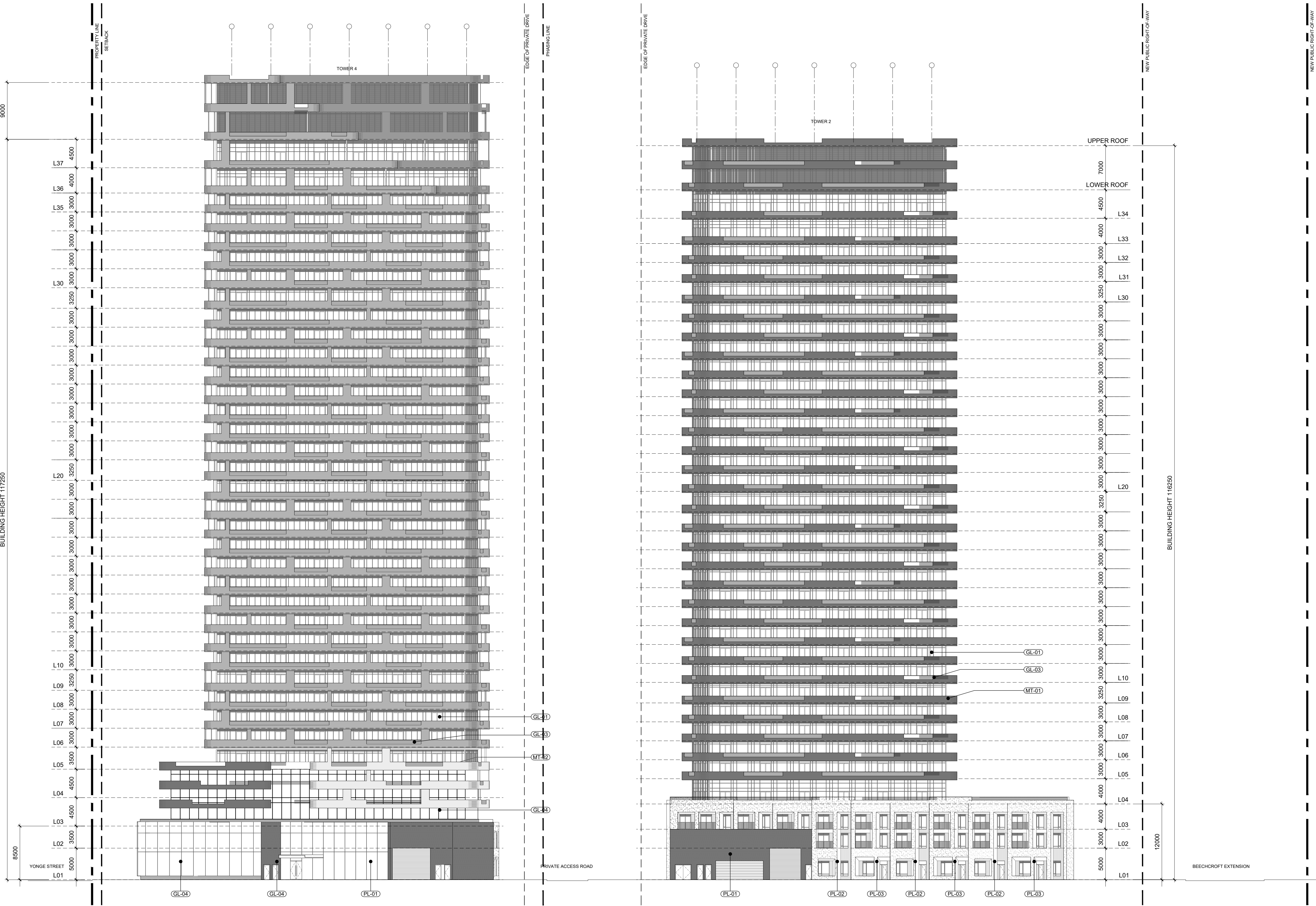
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TIMES GROUP

P5 PARKING LEVEL

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet

A2.24



NORTH ELEVATION TOWER 4 & TOWER 2

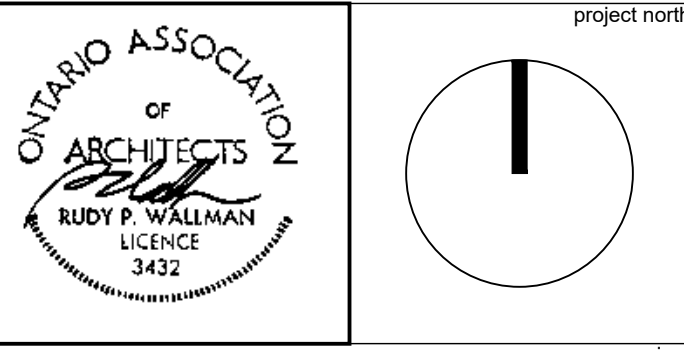
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5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

ELEVATION MATERIAL LEGEND	
(GL-01)	DARK GREY ALUMINUM FRAME CLEAR GLAZING
(GL-02)	DARK GREY ALUMINUM FRAME SPANDREL GLAZING
(GL-03)	GLASS GUARDRAIL
(GL-04)	CURTAIN WALL SYSTEM WITH CLEAR GLAZING
(GL-05)	GLASS GUARD RAIL BYPASS SYSTEM WITH PRIVACY FINITING
(MT-01)	DARK GREY PERFORATED METAL GUARDRAIL SYSTEM
(MT-02)	WHITE PERFORATED METAL GUARDRAIL SYSTEM
(MT-03)	METAL "POCKET STYLE" FRENCH BALCONY GUARDRAIL
(MT-04)	DARK GREY METAL PANEL
(PL-01)	DARK GREY BRICK EMBOSSED PRECAST PANELS
(PL-02)	DARK GREY PRECAST PANELS
(PL-03)	LIGHT GREY OR WHITE PRECAST PANELS
(PL-04)	WOOD COMPOSITE PANEL

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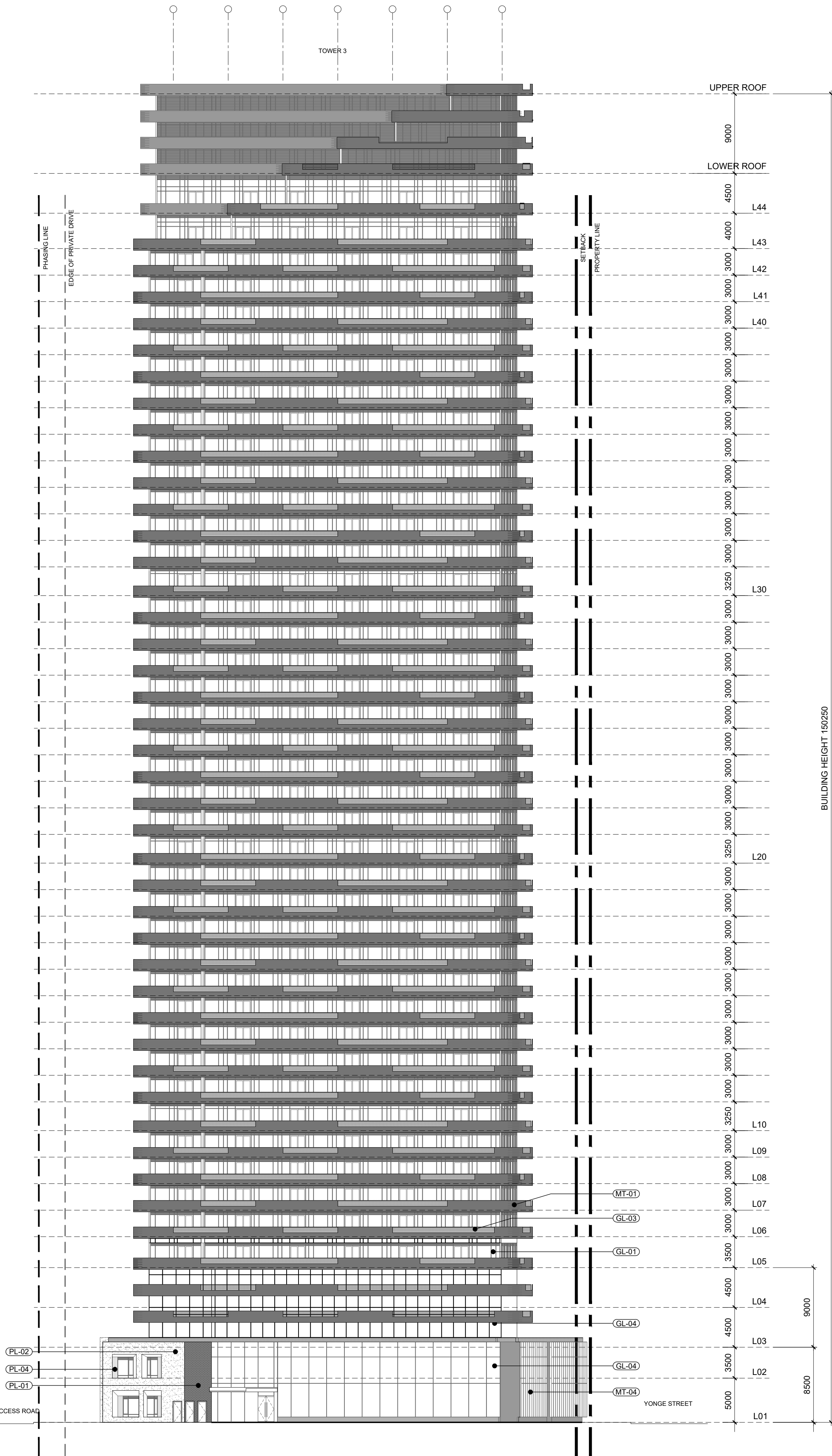
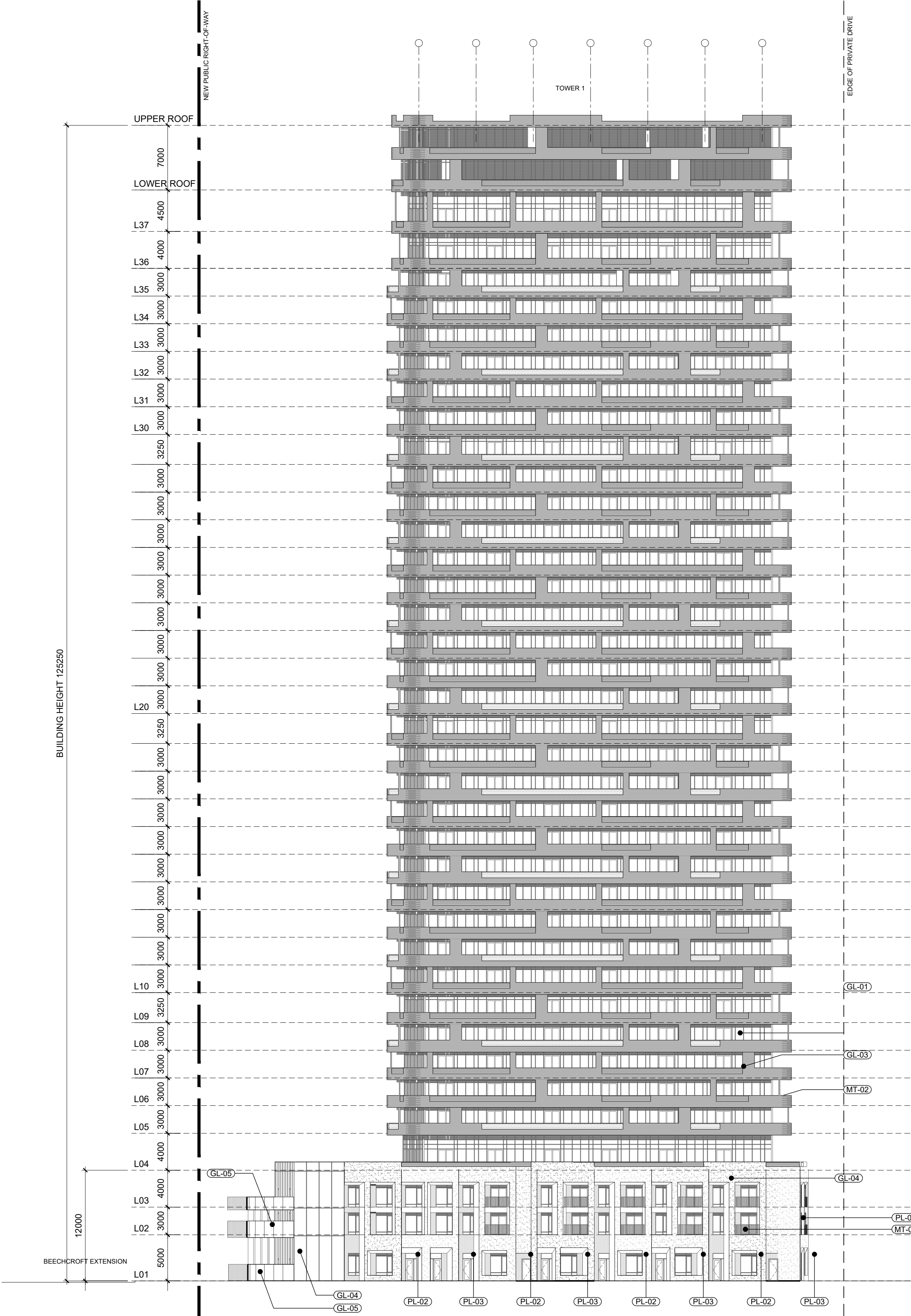
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NORTH ELEVATION TOWER 4 & TOWER 2

project number	date	scale	drawn by	sheet
17-21	2020-01-24	1:300	WA	

A3.01



SOUTH ELEVATION TOWER 1 & TOWER 3

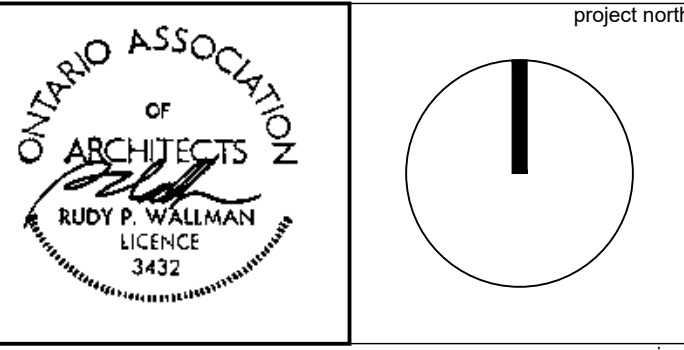
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6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

ELEVATION MATERIAL LEGEND	
GL-01	DARK GREY ALUMINUM FRAME CLEAR GLAZING
GL-02	DARK GREY ALUMINUM FRAME SPANDREL GLAZING
GL-03	GLASS GUARDRAIL
GL-04	CURTAIN WALL SYSTEM WITH CLEAR GLAZING
GL-05	GLASS GUARD RAIL BYPASS SYSTEM WITH PRIVACY FINITING
MT-01	DARK GREY PERFORATED METAL GUARDRAIL SYSTEM
MT-02	WHITE PERFORATED METAL GUARDRAIL SYSTEM
MT-03	METAL "POCKET STYLE" FRENCH BALCONY GUARDRAIL
MT-04	DARK GREY METAL PANEL
PL-01	DARK GREY BRICK EMBOSSED PRECAST PANELS
PL-02	DARK GREY PRECAST PANELS
PL-03	LIGHT GREY OR WHITE PRECAST PANELS
PL-04	WOOD COMPOSITE PANEL

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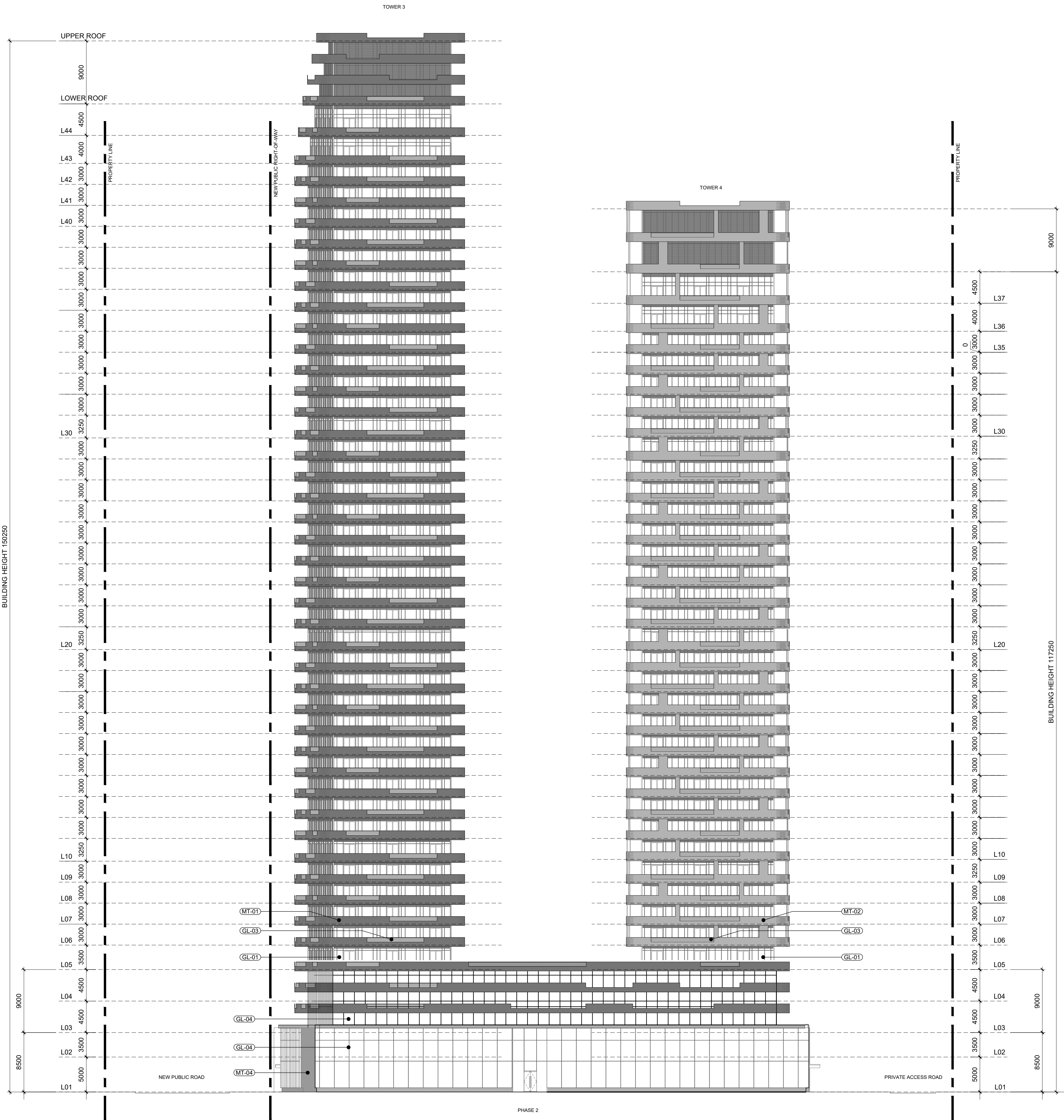
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TIMES GROUP

SOUTH ELEVATION TOWER 1 & TOWER 3

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet

A3.02



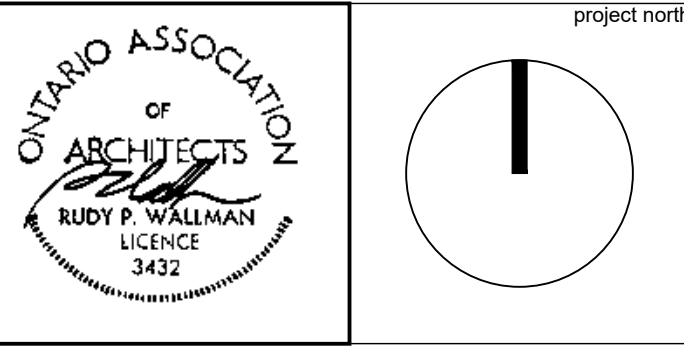
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7.	ISSUED FOR ZBA	2020.01.24

ELEVATION MATERIAL LEGEND	
GL-01	DARK GREY ALUMINUM FRAME CLEAR GLAZING
GL-02	DARK GREY ALUMINUM FRAME SPANDREL GLAZING
GL-03	GLASS GUARDRAIL
GL-04	CURTAIN WALL SYSTEM WITH CLEAR GLAZING
GL-05	GLASS GUARD RAIL BYPASS SYSTEM WITH PRIVACY FINITING
MT-01	DARK GREY PERFORATED METAL GUARDRAIL SYSTEM
MT-02	WHITE PERFORATED METAL GUARDRAIL SYSTEM
MT-03	METAL "POCKET STYLE" FRENCH BALCONY GUARDRAIL
MT-04	DARK GREY METAL PANEL
PC-01	DARK GREY BRICK EMBOSSED PRECAST PANELS
PC-02	DARK PRECAST PANELS
PC-03	LIGHT GREY OR WHITE PRECAST PANELS
PC-04	WOOD COMPOSITE PANEL

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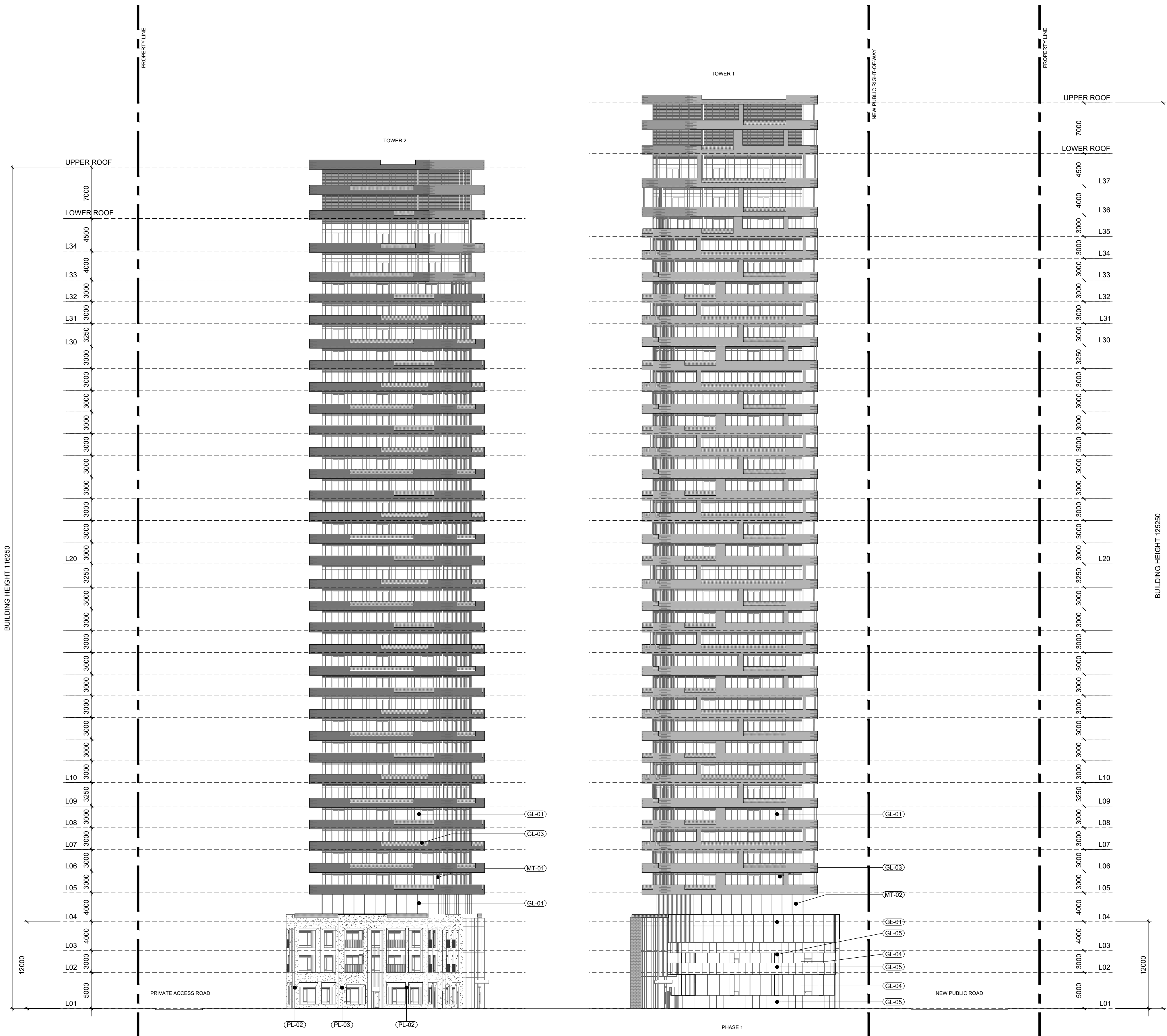


5800 YONGE STREET
NORTH YORK, ONTARIO

TIMES GROUP

EAST ELEVATION TOWER 3 & TOWER 4

project number	date	scale	drawn by	sheet
17-21	2020-01-24	1:300	WA	



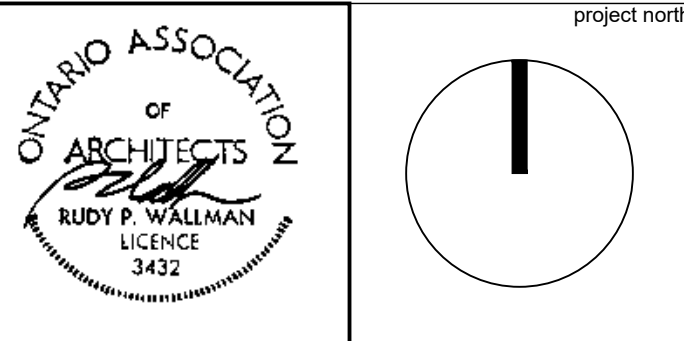
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7.	ISSUED FOR ZBA	2020.01.24

ELEVATION MATERIAL LEGEND	
(GL-01)	DARK GREY ALUMINUM FRAME CLEAR GLAZING
(GL-02)	DARK GREY ALUMINUM FRAME SPANDREL GLAZING
(GL-03)	GLASS GUARDRAIL
(GL-04)	CURTAIN WALL SYSTEM WITH CLEAR GLAZING
(GL-05)	GLASS GUARD RAIL BYPASS SYSTEM WITH PRIVACY FINITING
(MT-01)	DARK GREY PERFORATED METAL GUARDRAIL SYSTEM
(MT-02)	WHITE PERFORATED METAL GUARDRAIL SYSTEM
(MT-03)	METAL "POCKET STYLE" FRENCH BALCONY GUARDRAIL
(MT-04)	DARK GREY METAL PANEL
(PL-01)	DARK GREY BRICK EMBOSSED PRECAST PANELS
(PL-02)	DARK GREY PRECAST PANELS
(PL-03)	LIGHT GREY OR WHITE PRECAST PANELS
(PL-04)	WOOD COMPOSITE PANEL

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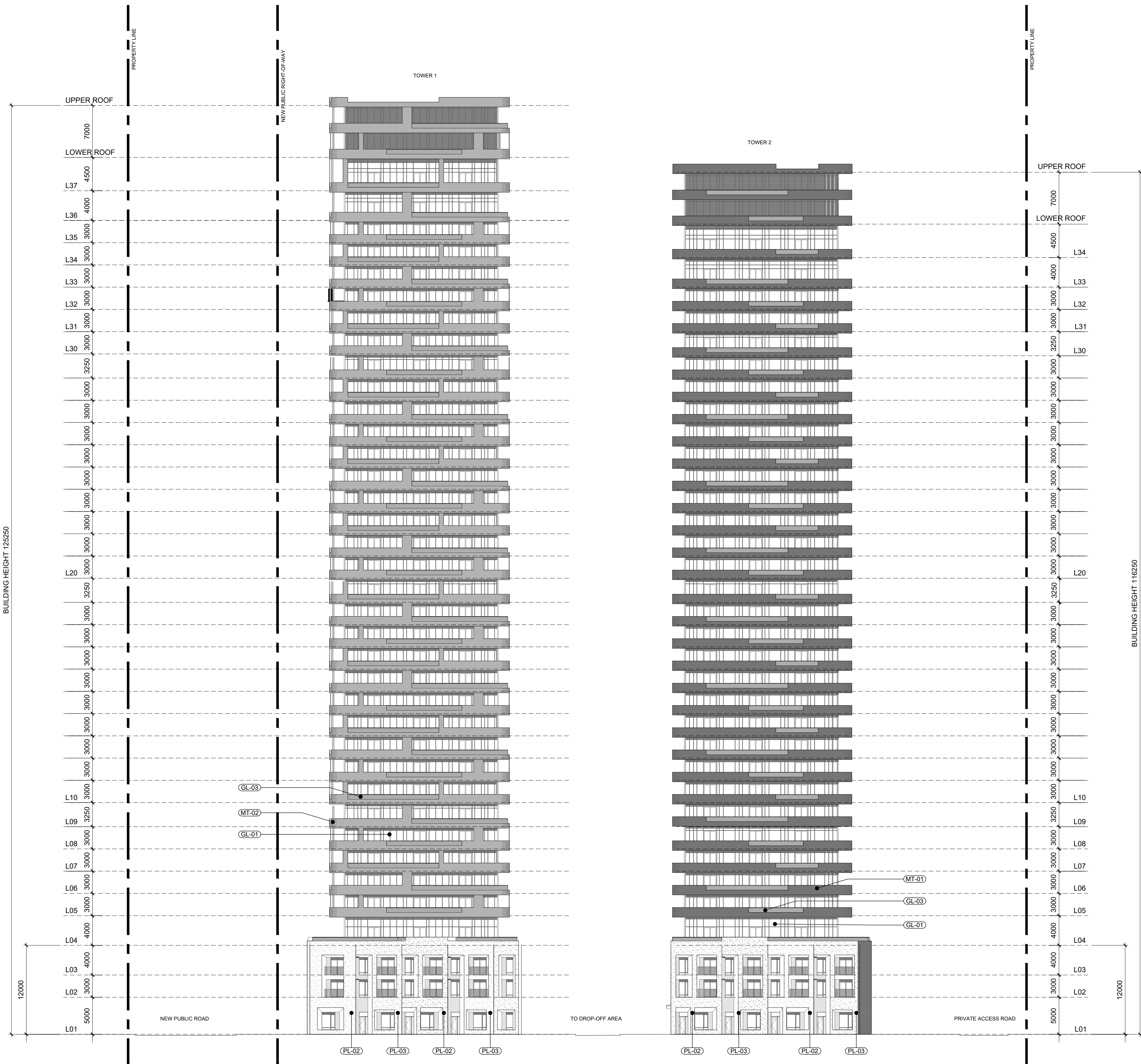


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TIMES GROUP

WEST ELEVATION TOWER 2 & TOWER 1

project number	17-21
date	2020-01-24
scale	1:300
drawn by	WA
sheet	



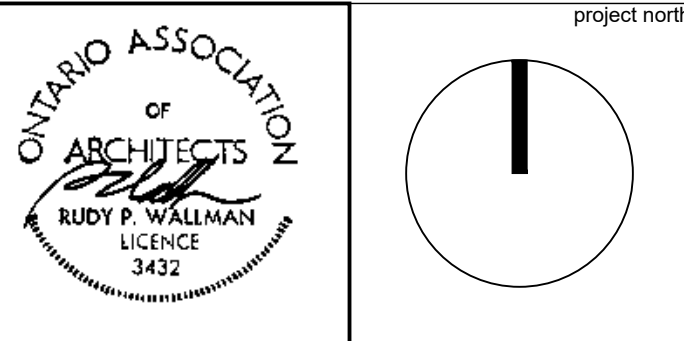
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6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

ELEVATION MATERIAL LEGEND	
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(GL-02)	DARK GREY ALUMINUM FRAME SPANDREL GLAZING
(GL-03)	GLASS GUARDRAIL
(GL-04)	CURTAIN WALL SYSTEM WITH CLEAR GLAZING
(GL-05)	GLASS GUARD RAIL BYPASS SYSTEM WITH PRIVACY FINITING
(MT-01)	DARK GREY PERFORATED METAL GUARDRAIL SYSTEM
(MT-02)	WHITE PERFORATED METAL GUARDRAIL SYSTEM
(MT-03)	METAL "POCKET STYLE" FRENCH BALCONY GUARDRAIL
(MT-04)	DARK GREY METAL PANEL
(PL-01)	DARK GREY BRICK EMBOSSED PRECAST PANELS
(PL-02)	DARK GREY PRECAST PANELS
(PL-03)	LIGHT GREY OR WHITE PRECAST PANELS
(PL-04)	WOOD COMPOSITE PANEL

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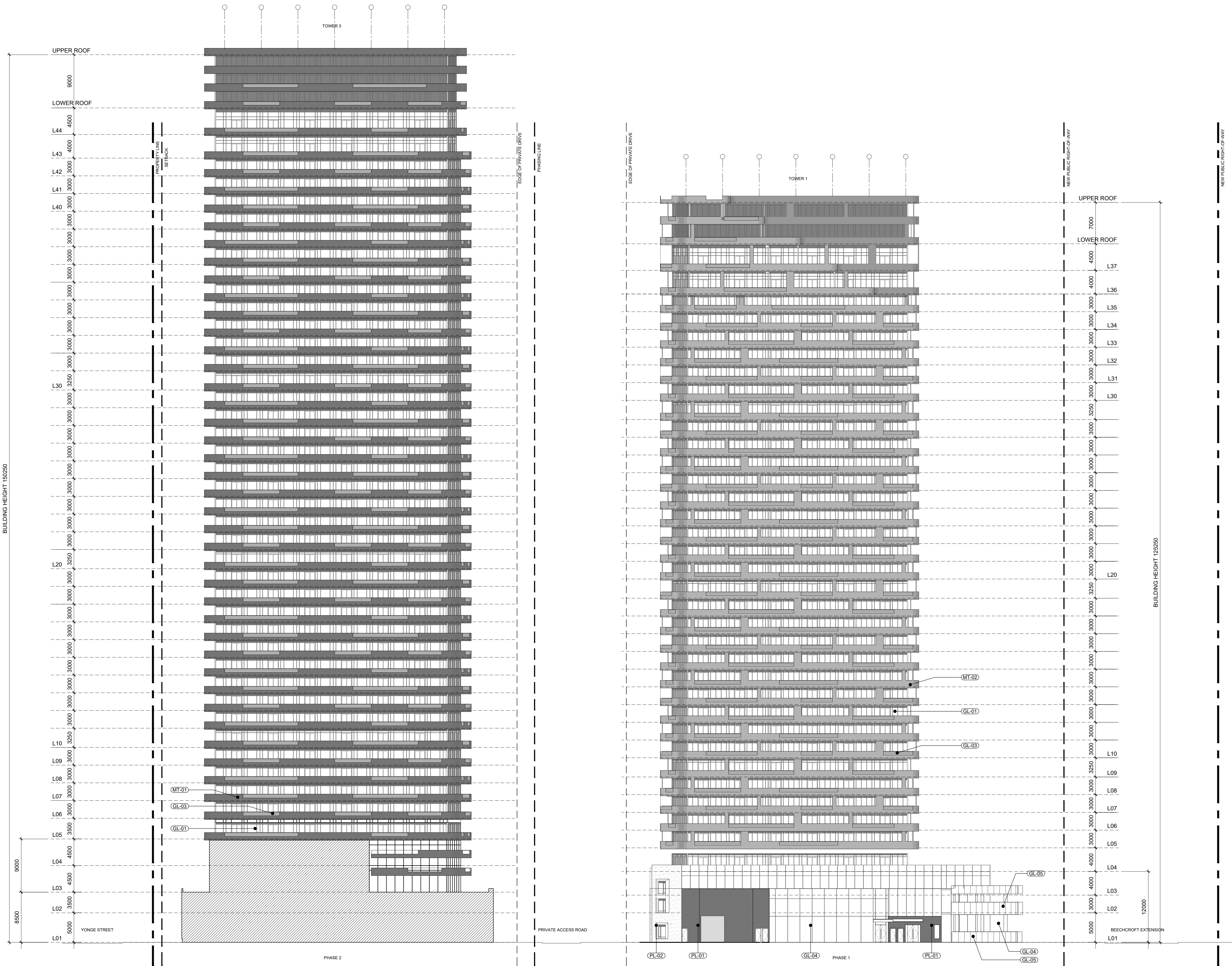
INTERIOR EAST ELEVATION TOWER 1 & TOWER 2

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet



A3.06

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet



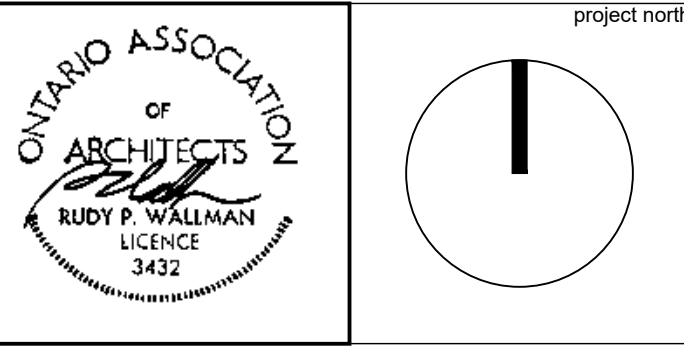
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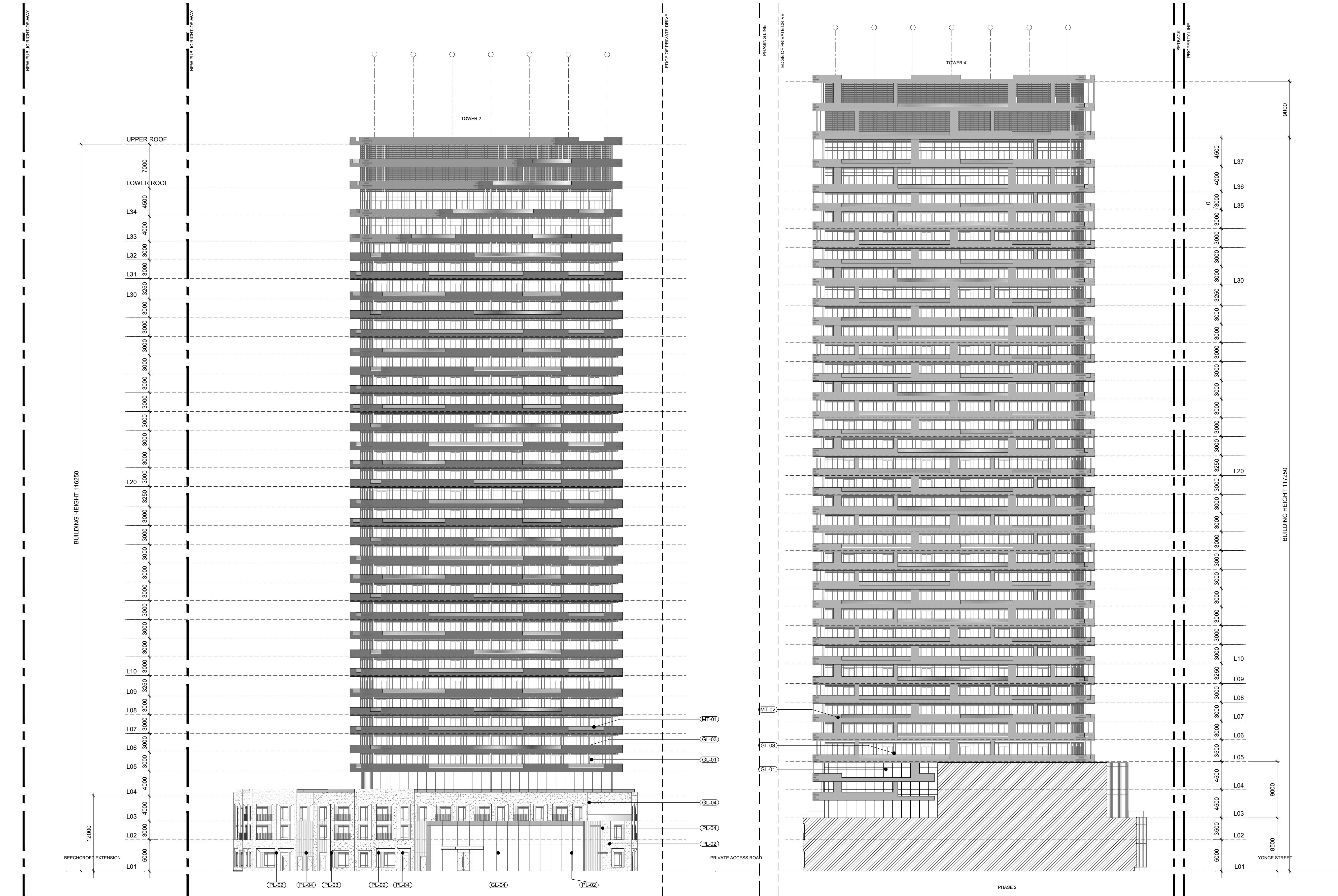


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INTERIOR NORTH ELEVATION TOWER 2 & TOWER 1

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet



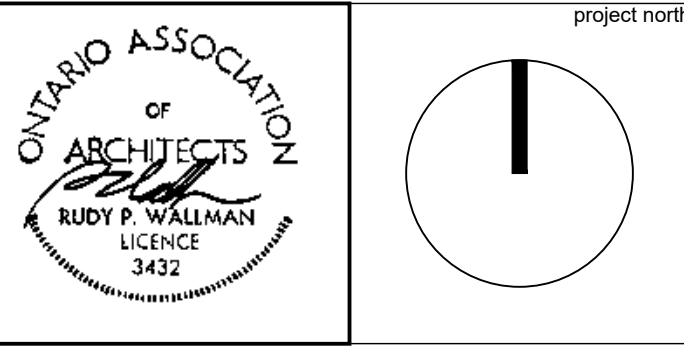
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ELEVATION MATERIAL LEGEND	
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GL-03	GLASS GUARDRAIL
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MT-03	METAL "POCKET STYLE" FRENCH BALCONY GUARDRAIL
MT-04	DARK GREY METAL PANEL
PL-01	DARK GREY BRICK EMBOSSED PRECAST PANELS
PL-02	DARK GREY PRECAST PANELS
PL-03	LIGHT GREY OR WHITE PRECAST PANELS
PL-04	WOOD COMPOSITE PANEL

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5800 YONGE STREET
NORTH YORK, ONTARIO

TIMES GROUP

INTERIOR SOUTH ELEVATION TOWER 2 & TOWER 4

17-21	project number
2020-01-24	date
1:300	scale
WA	drawn by
	sheet

NEW RIGHT-OF-WAY

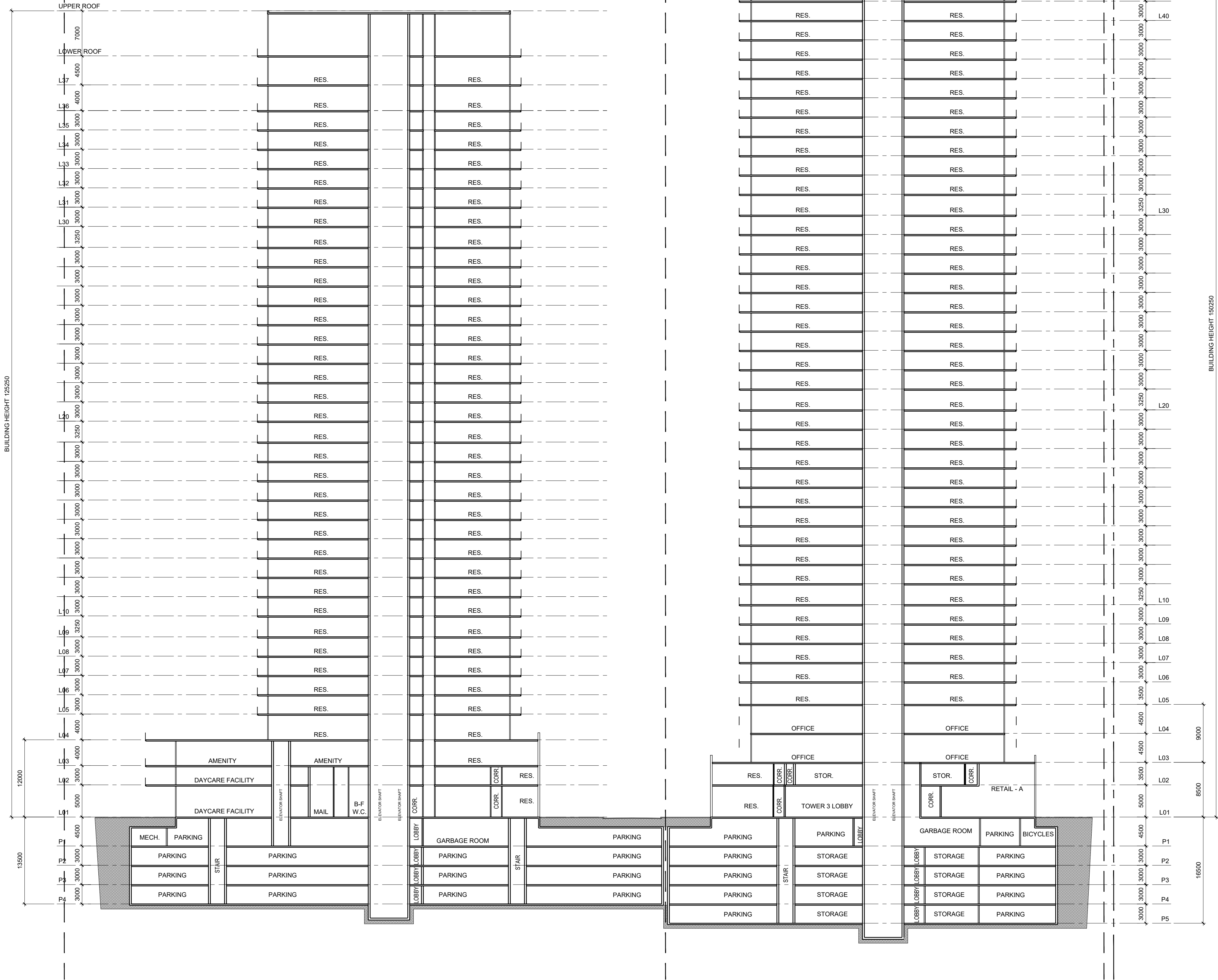
NEW RIGHT-OF-WAY

PHASING LINE

TOWER 1
37 STOREY

TOWER 3
44 STOREY

PROPERTY LINE

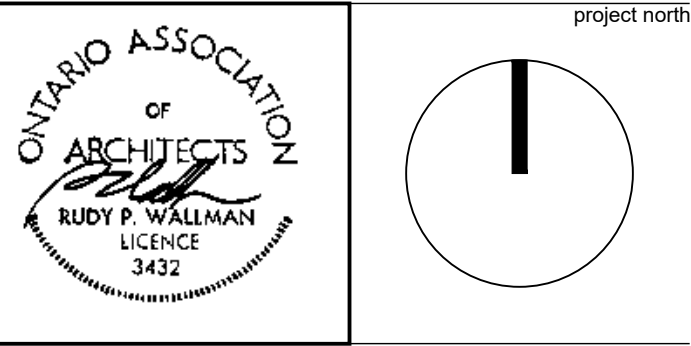


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3.	ISSUED FOR COORDINATION	2019.07.12
4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

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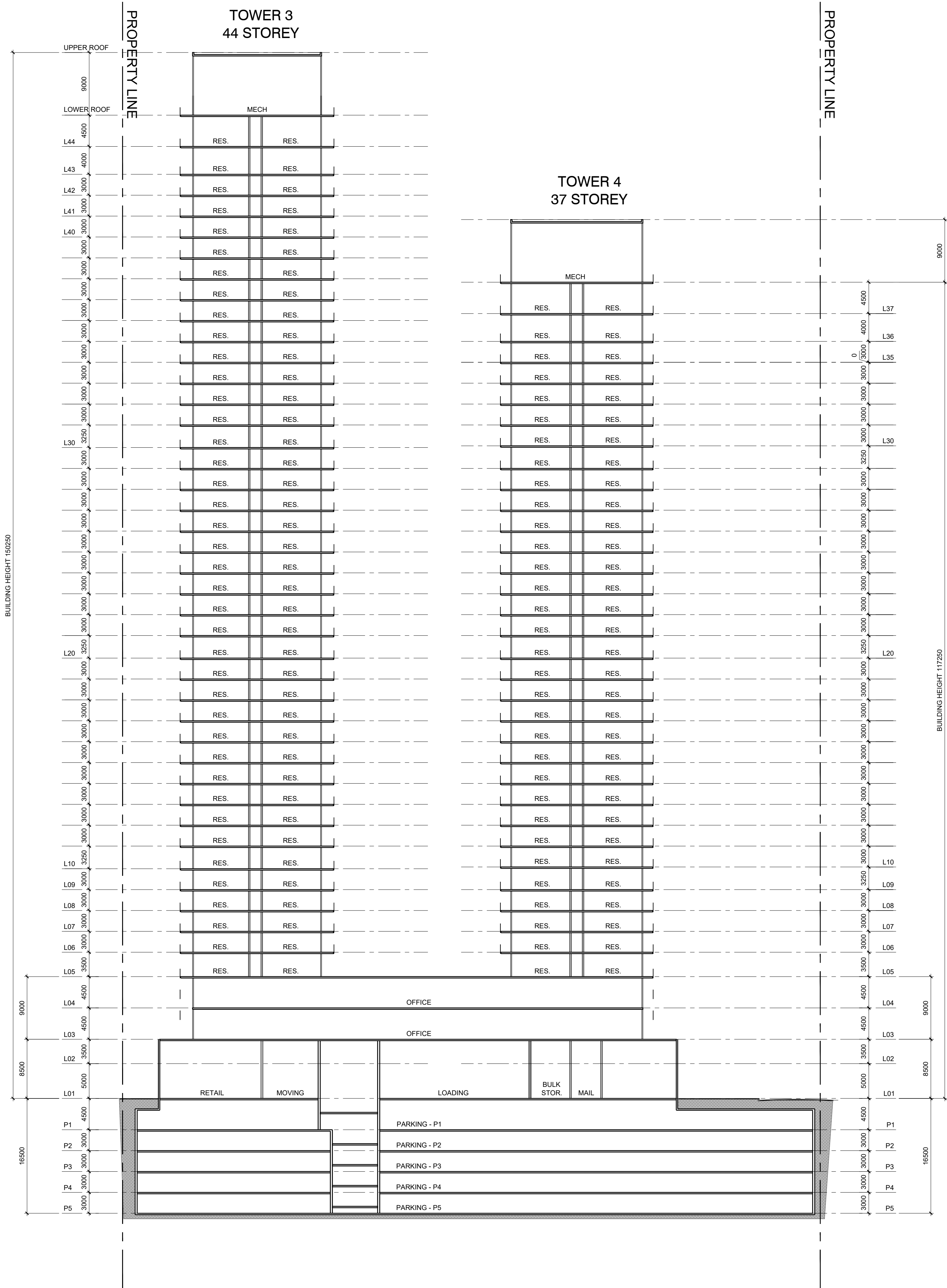
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NORTH YORK, ONTARIO

TIMES GROUP

TOWER 1 AND TOWER 3
WEST-EAST SECTION

17-21	project number
2020-01-24	date
1:350	scale
WA	drawn by
	sheet

A4.01



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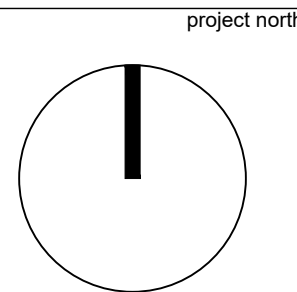
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TOWER 3 AND TOWER 4
SOUTH-NORTH SECTION

17-21	project number
2020-01-24	date
1:350	scale
WA	drawn by
	sheet

A4.02

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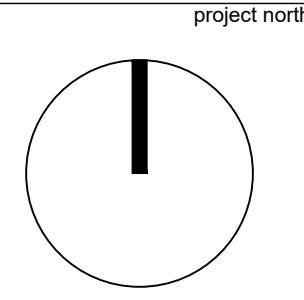
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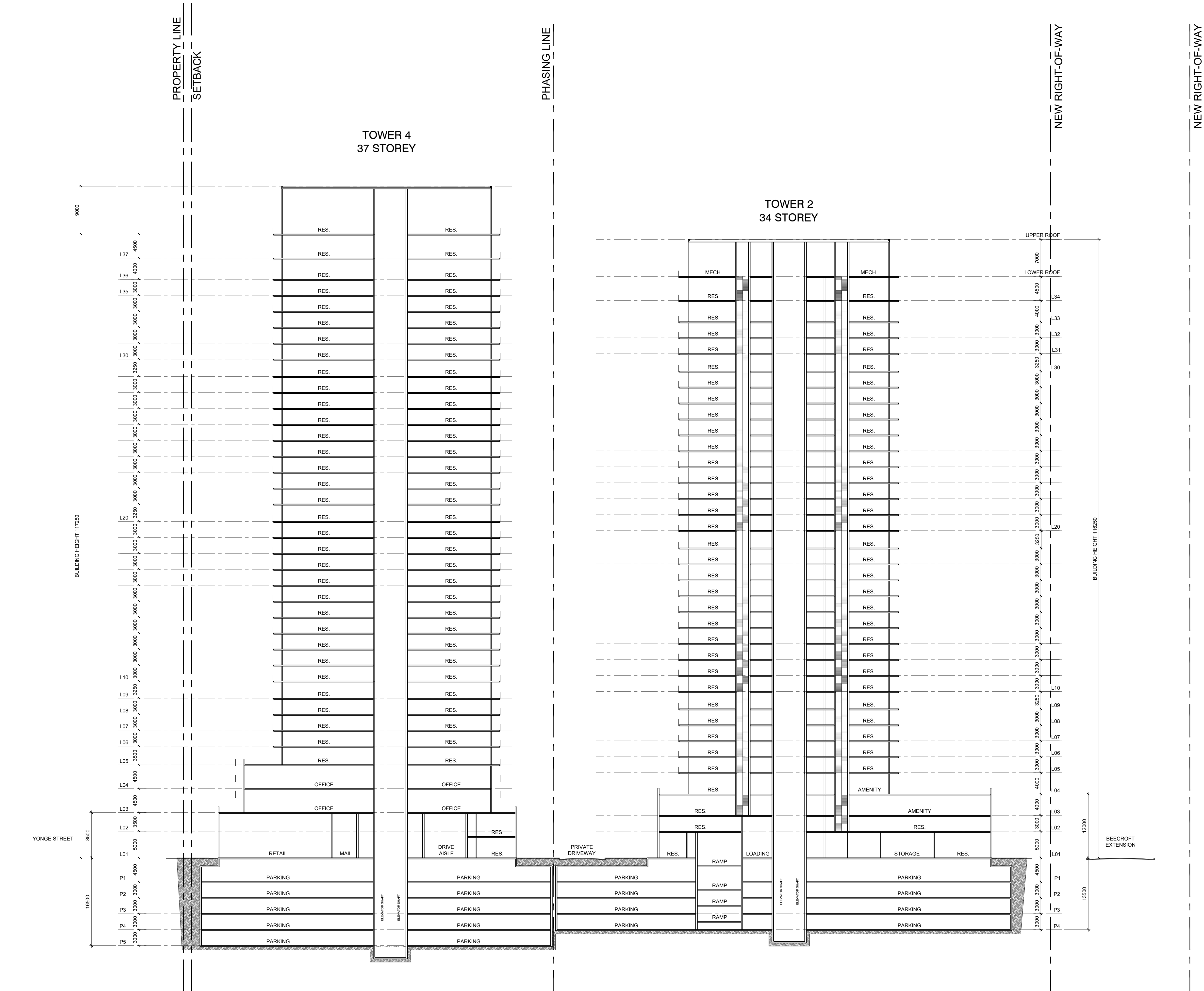
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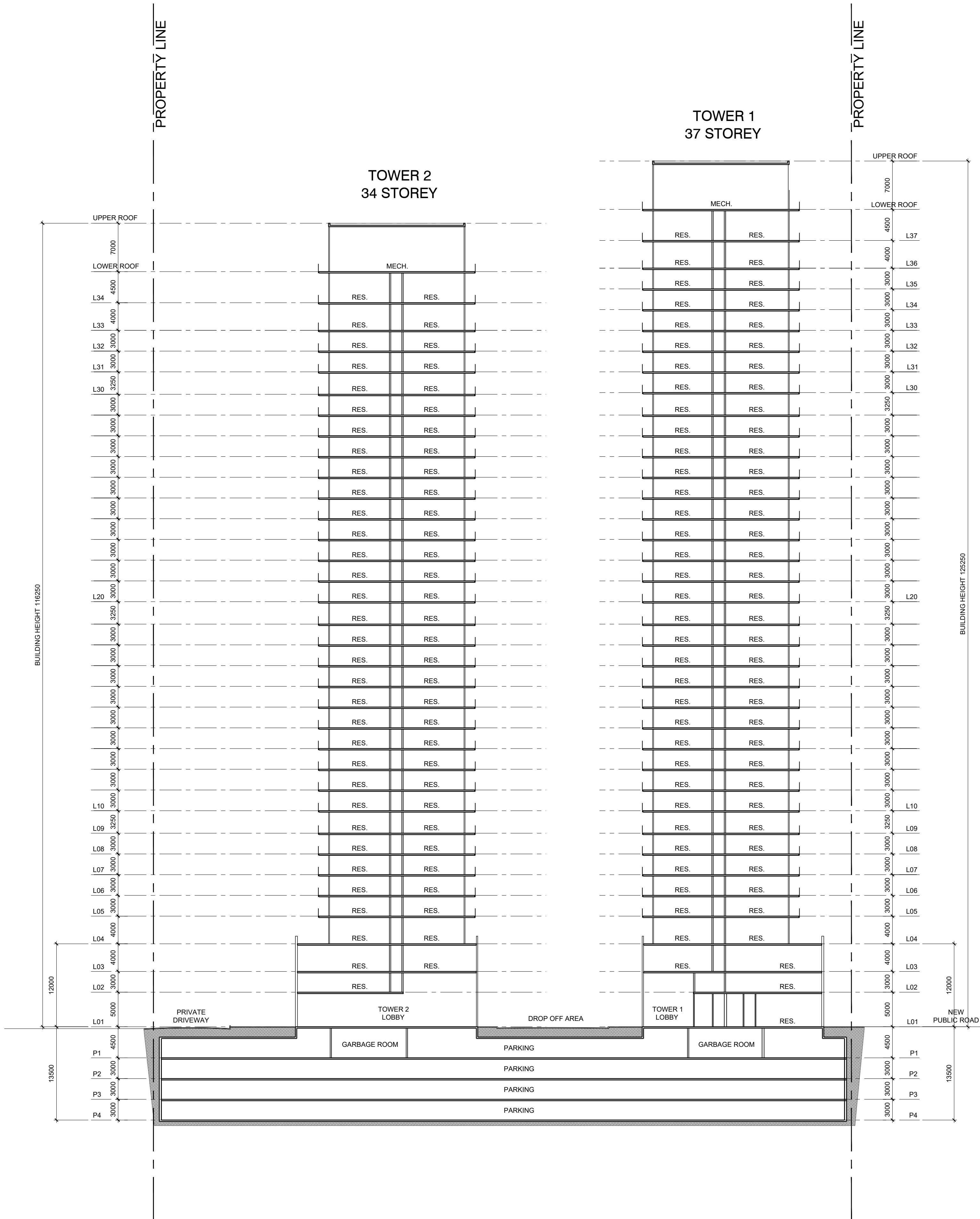
TIMES GROUP

TOWER 4 AND TOWER 2
EAST-WEST SECTION

17-21	project number
2020-01-24	date
1:350	scale
WA	drawn by
	sheet

A4.03



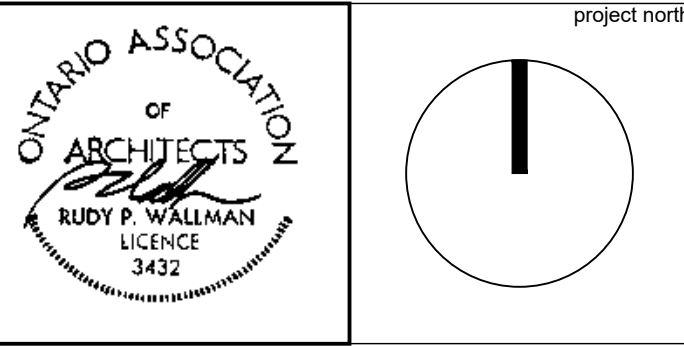


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TIMES GROUP

TOWER 2 AND TOWER 1
NORTH-SOUTH SECTION

17-21	project number
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1:350	scale
WA	drawn by
	sheet

A4.04

GENERAL NOTES

1. INSTALL AND MAINTAIN A FLASHING WARNING LIGHT SYSTEM WITH APPROPRIATE SIGNAGE AT THE TOP OF THE ACCESS RAMP LEADING TO THE UNDERGROUND GARAGE THAT WARNS MOTORISTS EXITING THE PARKING GARAGE TO WATCH FOR LARGE TRUCKS AND PEDESTRIANS MANOEUVERING BEYOND THE TOP OF THE ACCESS RAMP.

2. "NO PARKING" SIGNAGE TO BE INSTALLED ADJACENT TO LOADING SPACES.

SOLID WASTE NOTES

1. TYPE G LOADING IS FOR PHASE 1 AND PHASE 2.

2. ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS TO THE TYPE G LOADING SPACE TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR THE CITY OF TORONTO BULK LIFT AND REAR BIN VEHICLE LOADING WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES.

3. GRADING:

TYPE G LOADING SPACE AND COLLECTION PAD TO BE CONSTRUCTED OF 200mm REINFORCED CONCRETE WITH A MAXIMUM GRADE OF 2%

4. CLEARANCE:

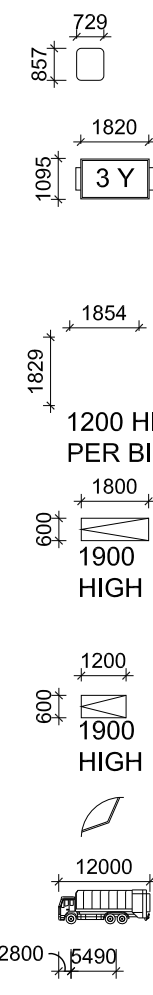
MINIMUM VERTICAL CLEARANCE OF 4.4 M FOR ALL DRIVEWAYS PROVIDING ACCESS TO LOADING SPACES

5. SIGNAGE:

PROVIDE AND MAINTAIN 'NO PARKING' SIGNS ADJACENT TO THE LOADING SPACE AREA.

6. OPERATION:

A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IN UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.



SMALL BIN
857Dx729WX1146H

3 YARD BIN 1820Dx1095Wx1220H
G - GARBAGE
O - ORGANIC
R - RECYCLE

TYPICAL DOUBLE STACKED
BICYCLE RACK UNIT
8 BIKE ON EACH UNIT

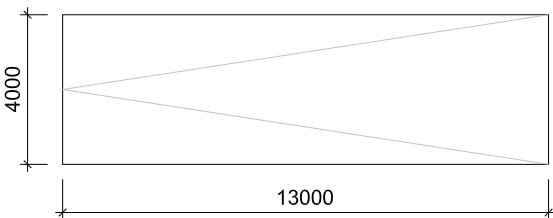
1200 HIGH
PER BIKE

TYPICAL HORIZONTAL
BICYCLE PARKING

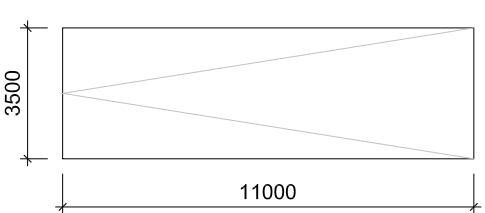
TYPICAL VERTICAL
BICYCLE PARKING

CONVEX MIRROR

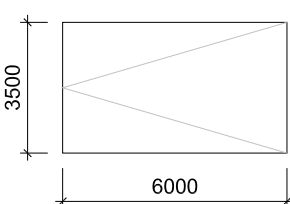
GARBAGE TRUCK
WIDTH - 2400
TRACK - 2400
LOCK TO LOCK TIME - 6
STEERING ANGLE - 29.20



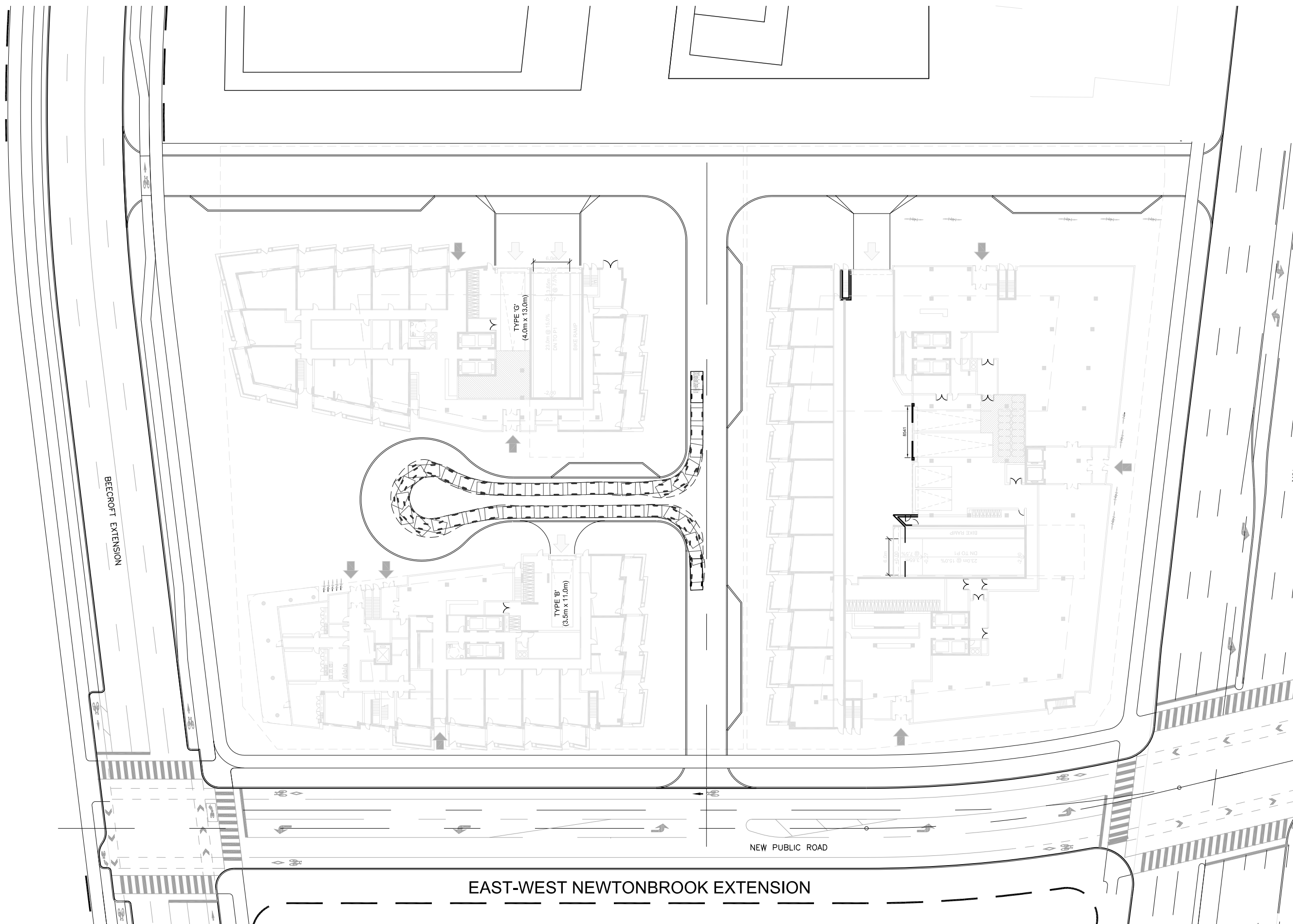
TYPE G LOADING SPACE
MINIMUM 6.1m CLEAR HEIGHT



TYPE B LOADING SPACE
MINIMUM 4.0m CLEAR HEIGHT



TYPE C LOADING SPACE
MINIMUM 3.0m CLEAR HEIGHT



EAST-WEST NEWTONBROOK EXTENSION

1 TRAFFIC MANEUVERING & LOADING NOTES
A6.01 SCALE: NTS

2 RESIDENTIAL DROP OFF
A6.01 SCALE: 1:600

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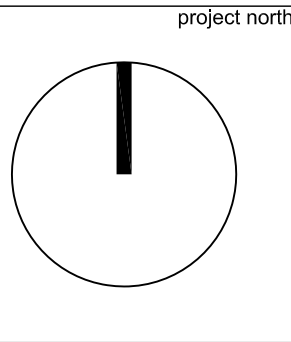
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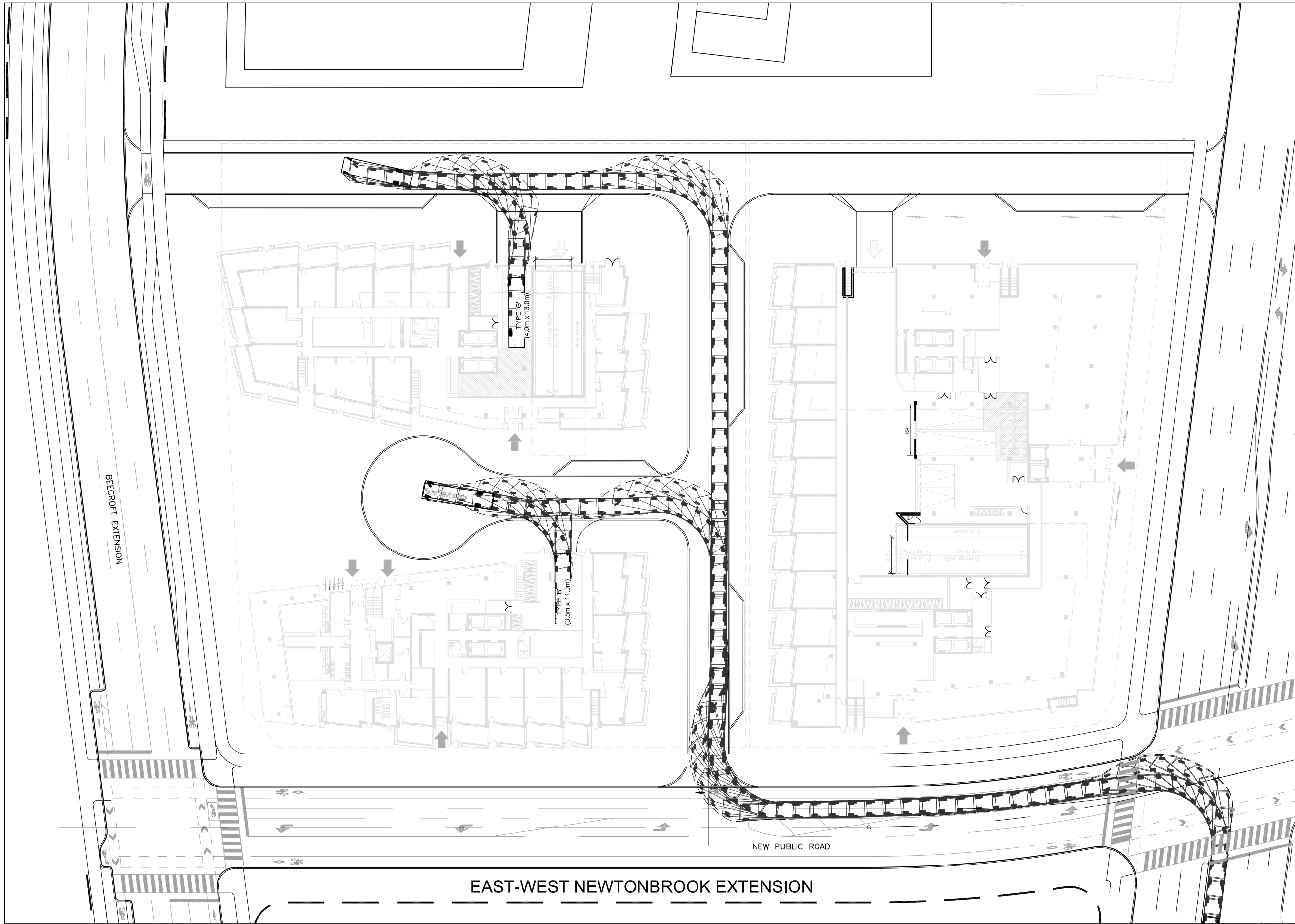
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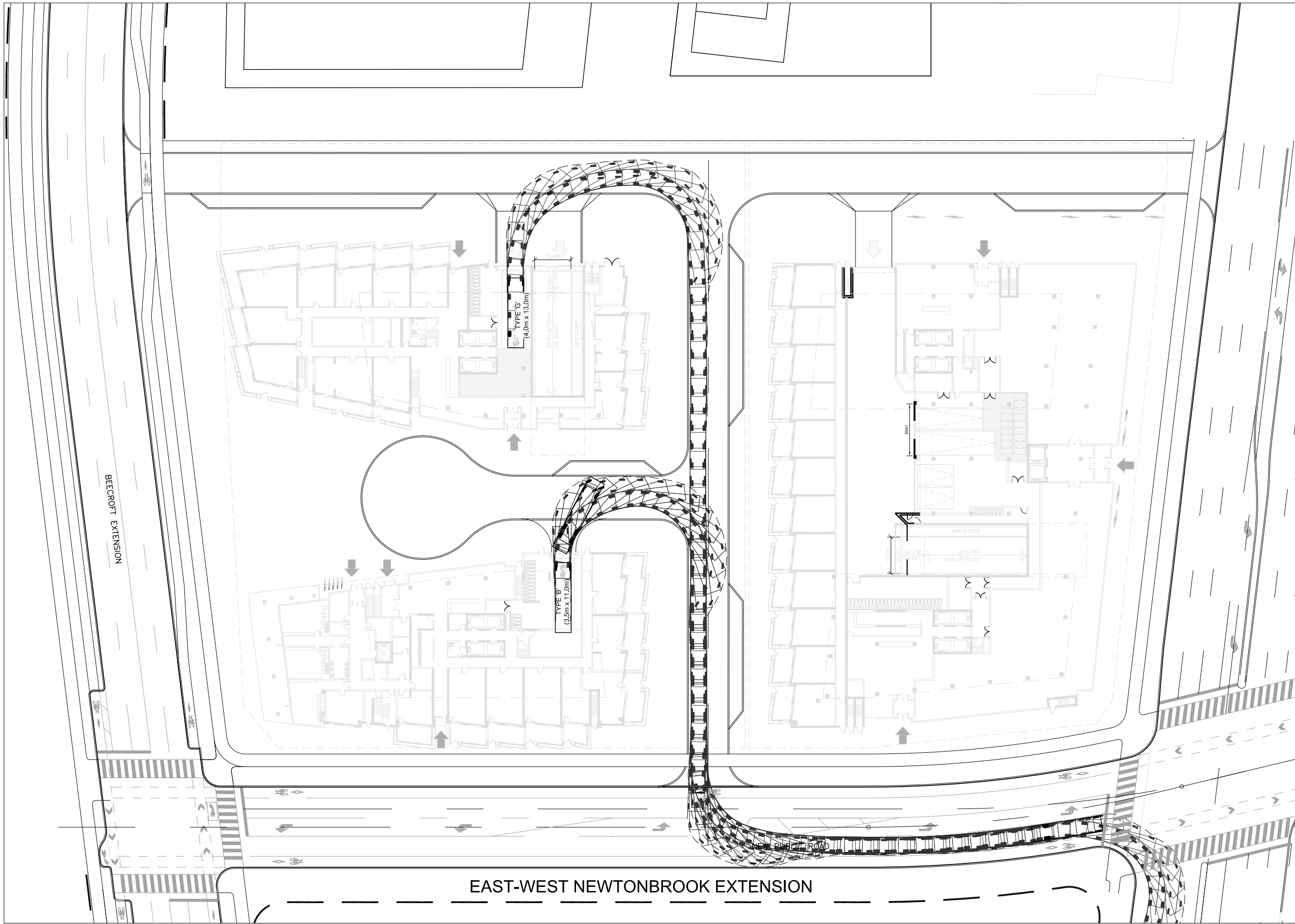
TRAFFIC DIAGRAMS

17-21 project number
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1:600 scale
WA drawn by
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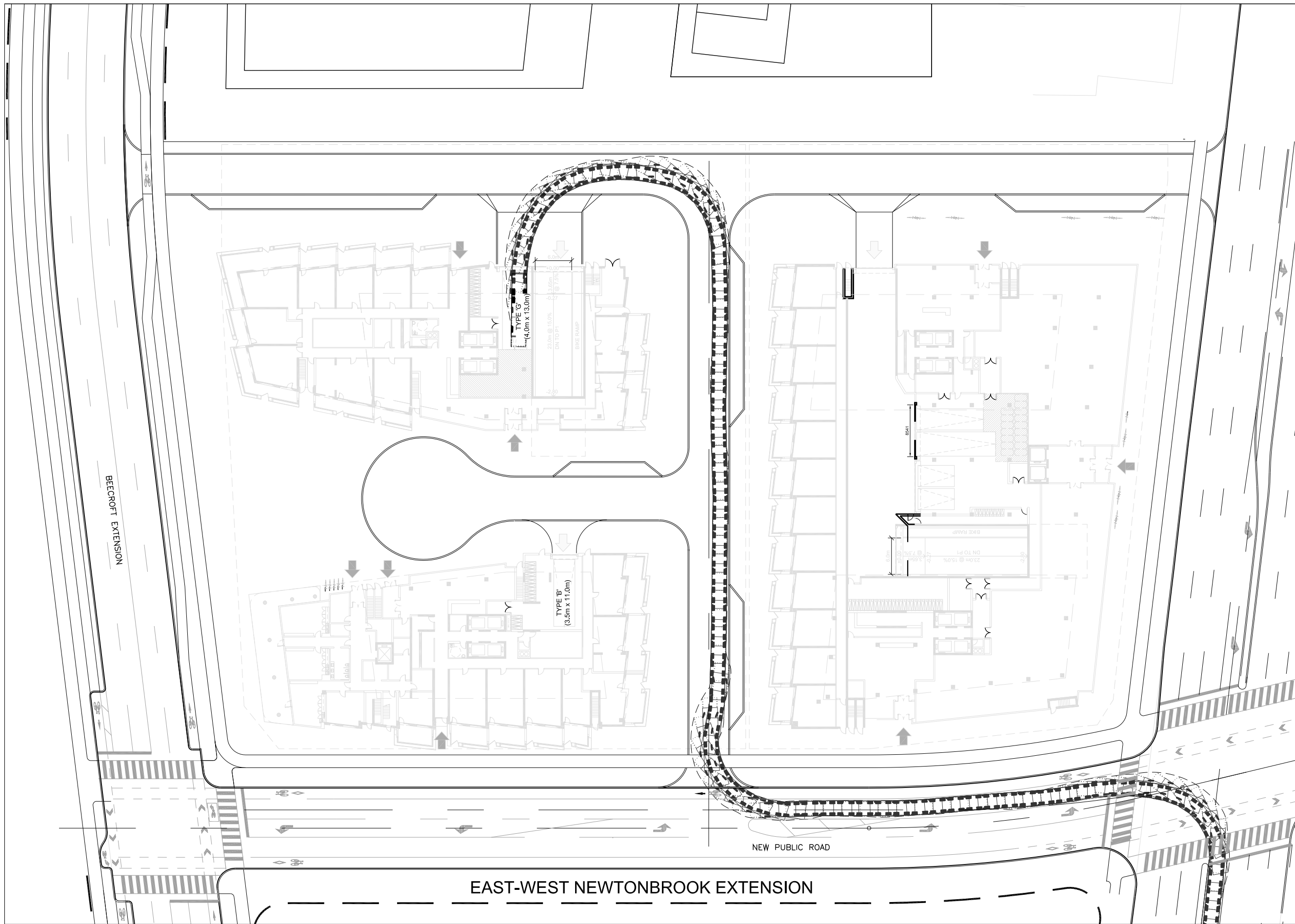
A6.01



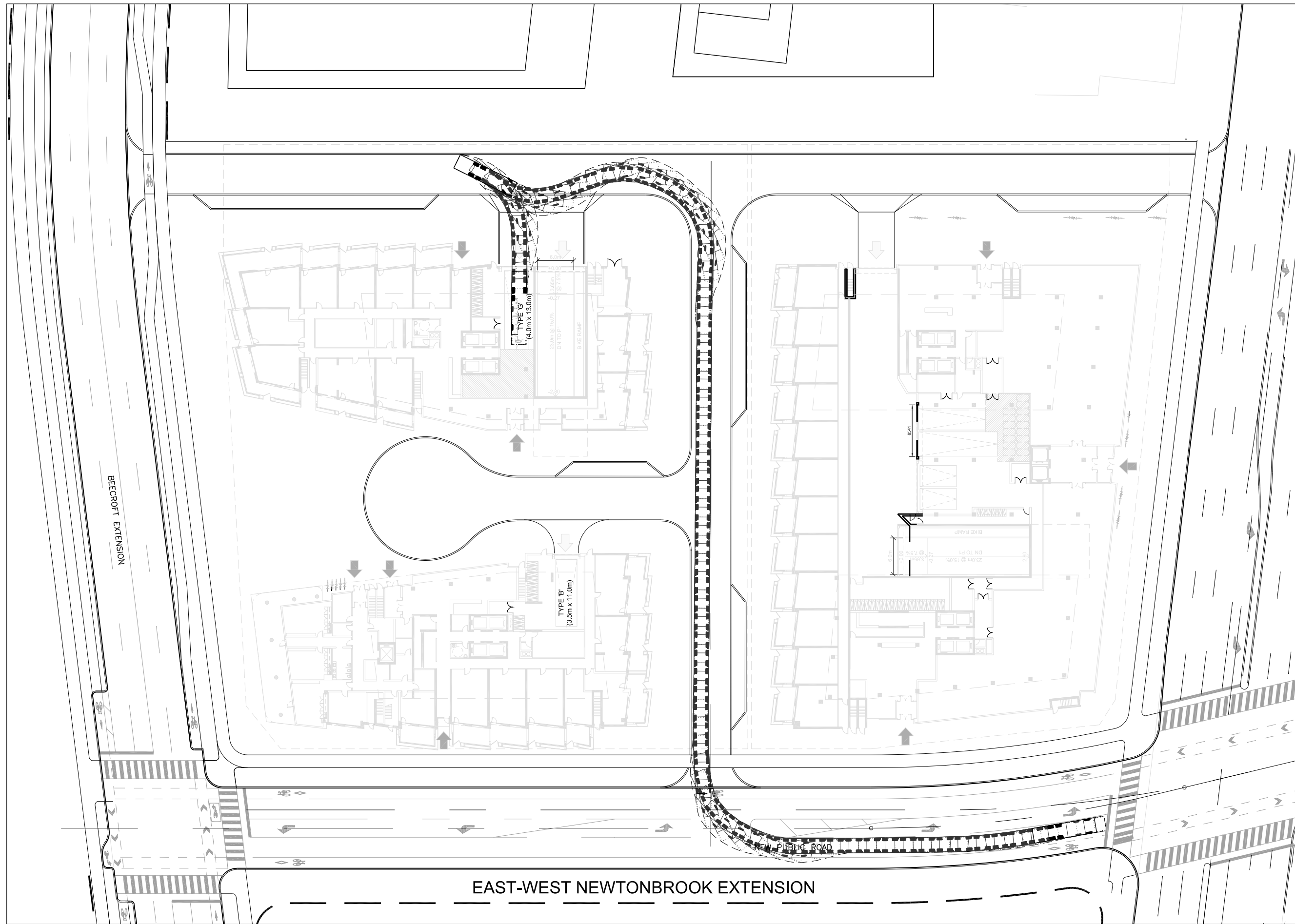
1 PH 01: TYPE 'B' LOADING - IN
A6.02 SCALE: 1:600



2 PH 01: TYPE 'B' LOADING - OUT
A6.02 SCALE: 1:600



3 PH 01: TYPE 'G' LOADING - IN
A6.02 SCALE: 1:600



4 PH 01: TYPE 'G' LOADING - OUT
A6.02 SCALE: 1:600

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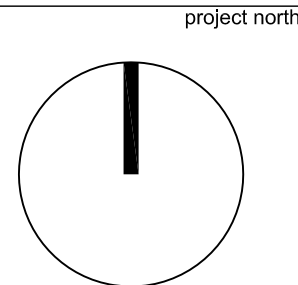
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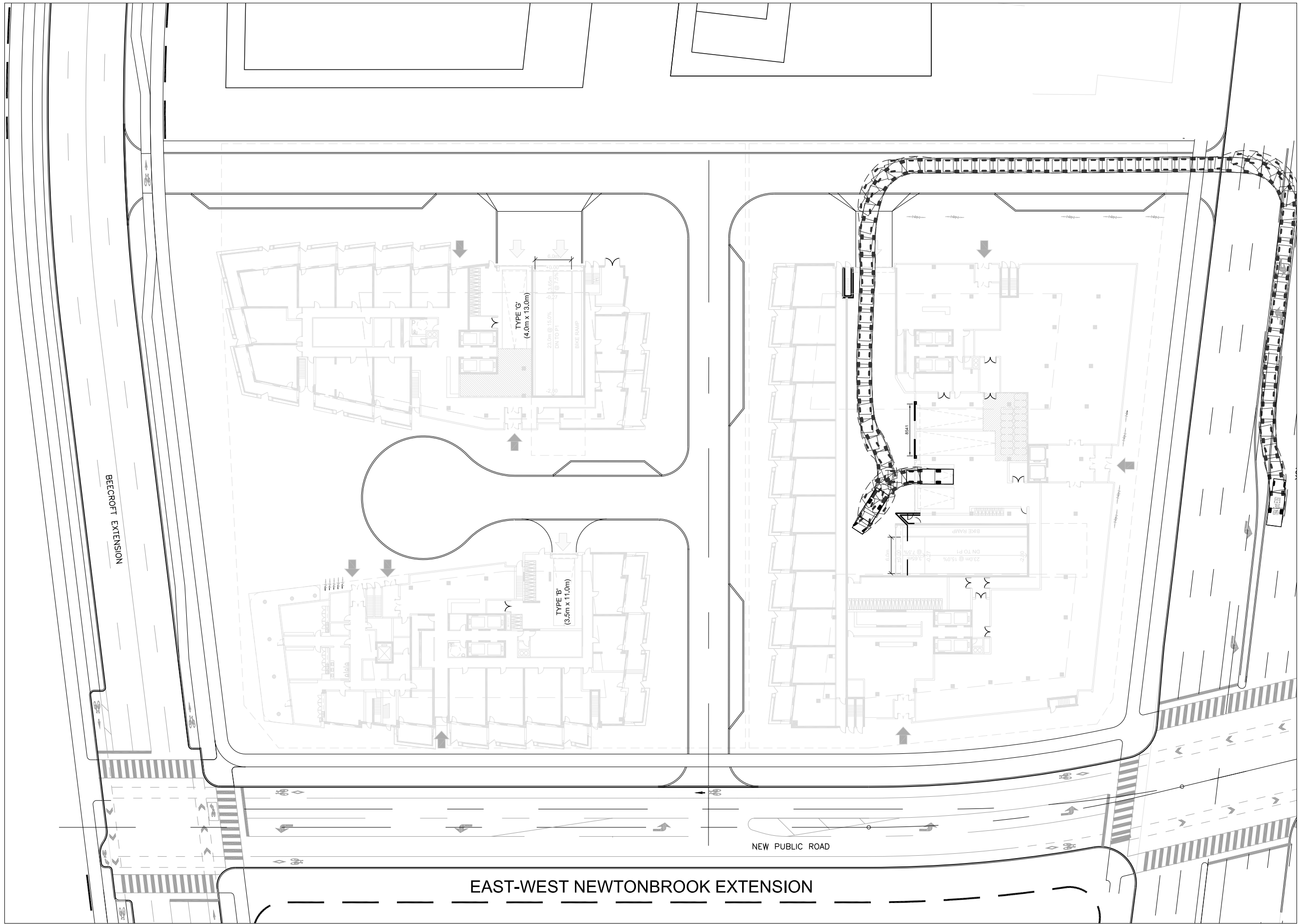
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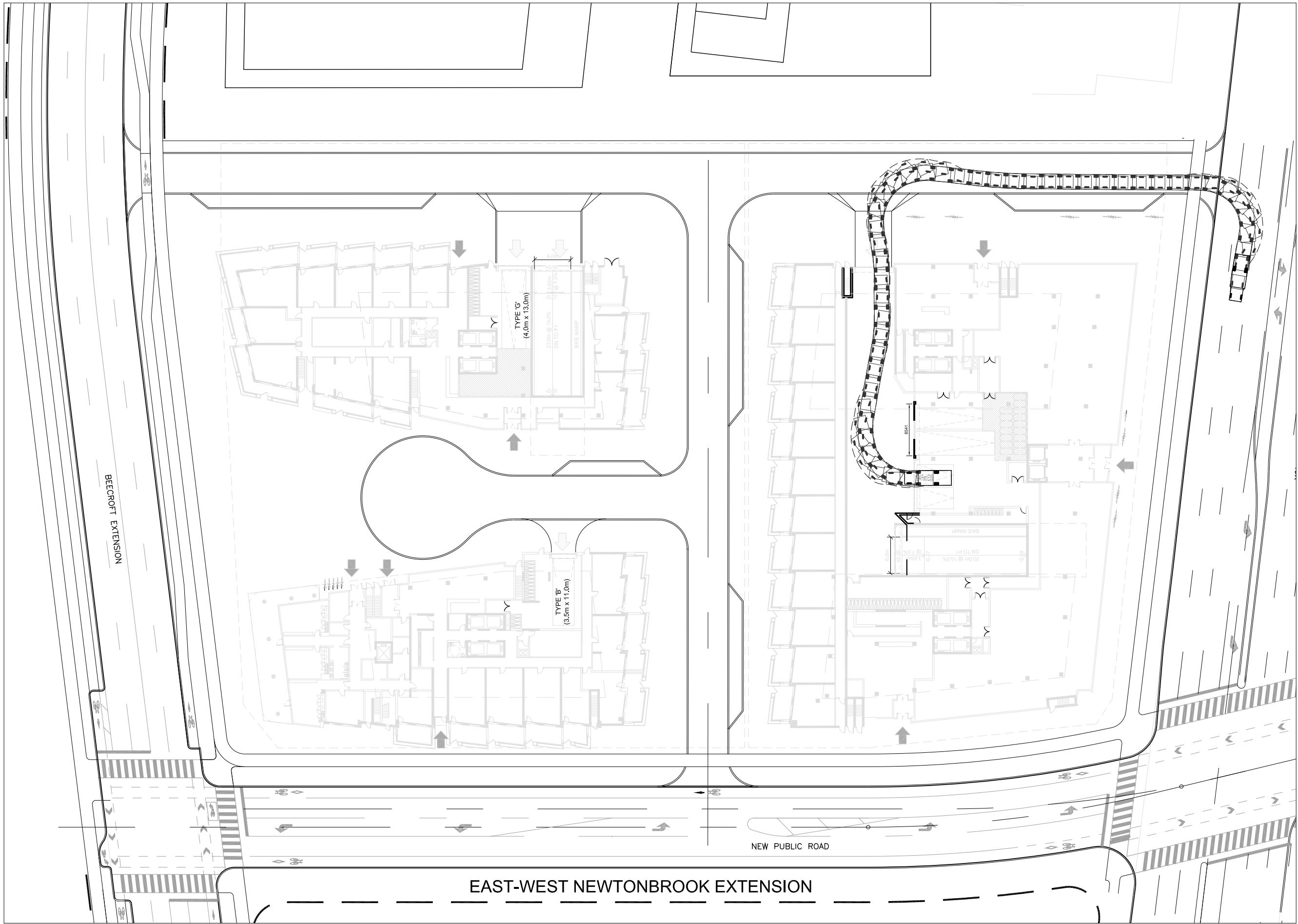
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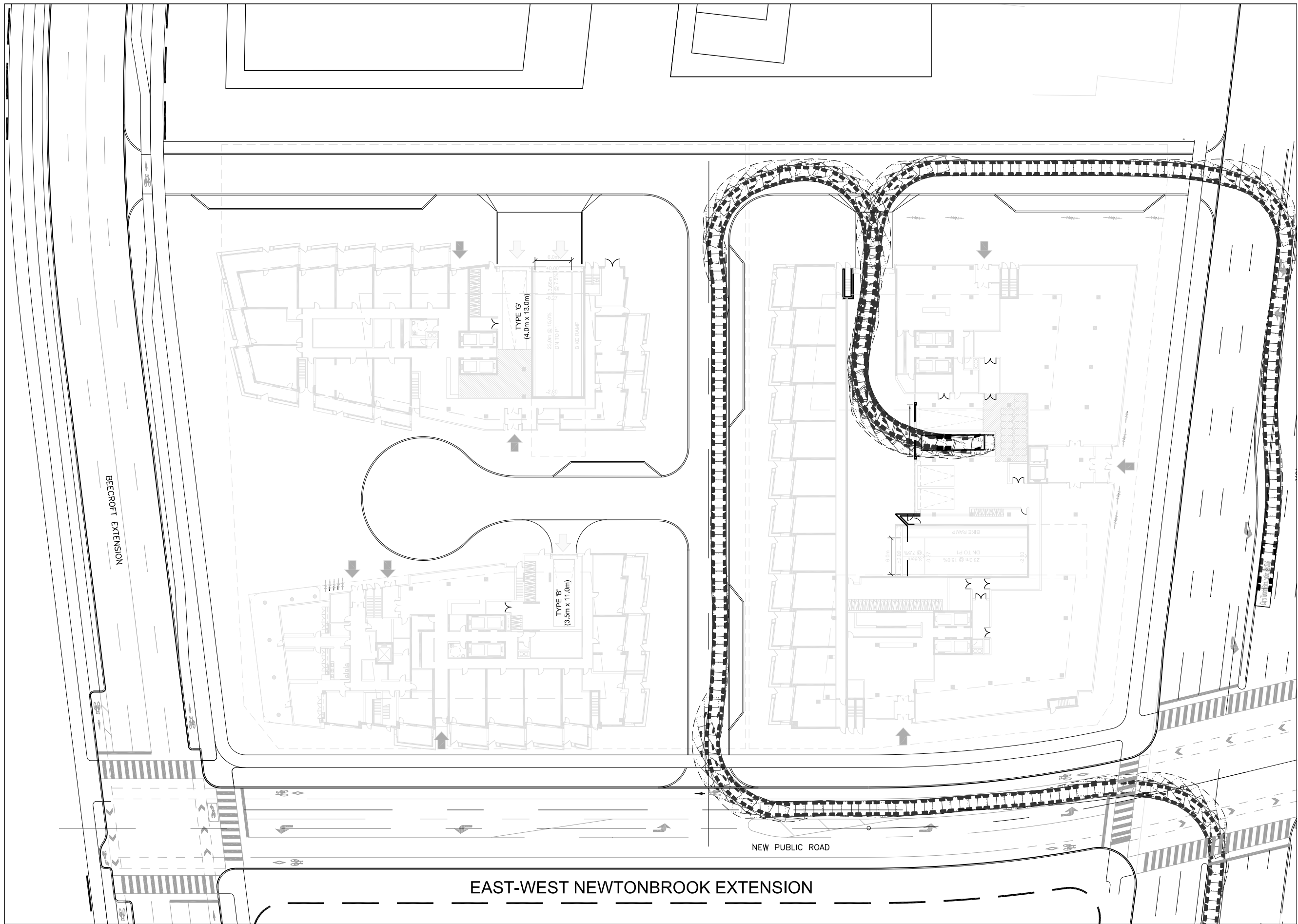
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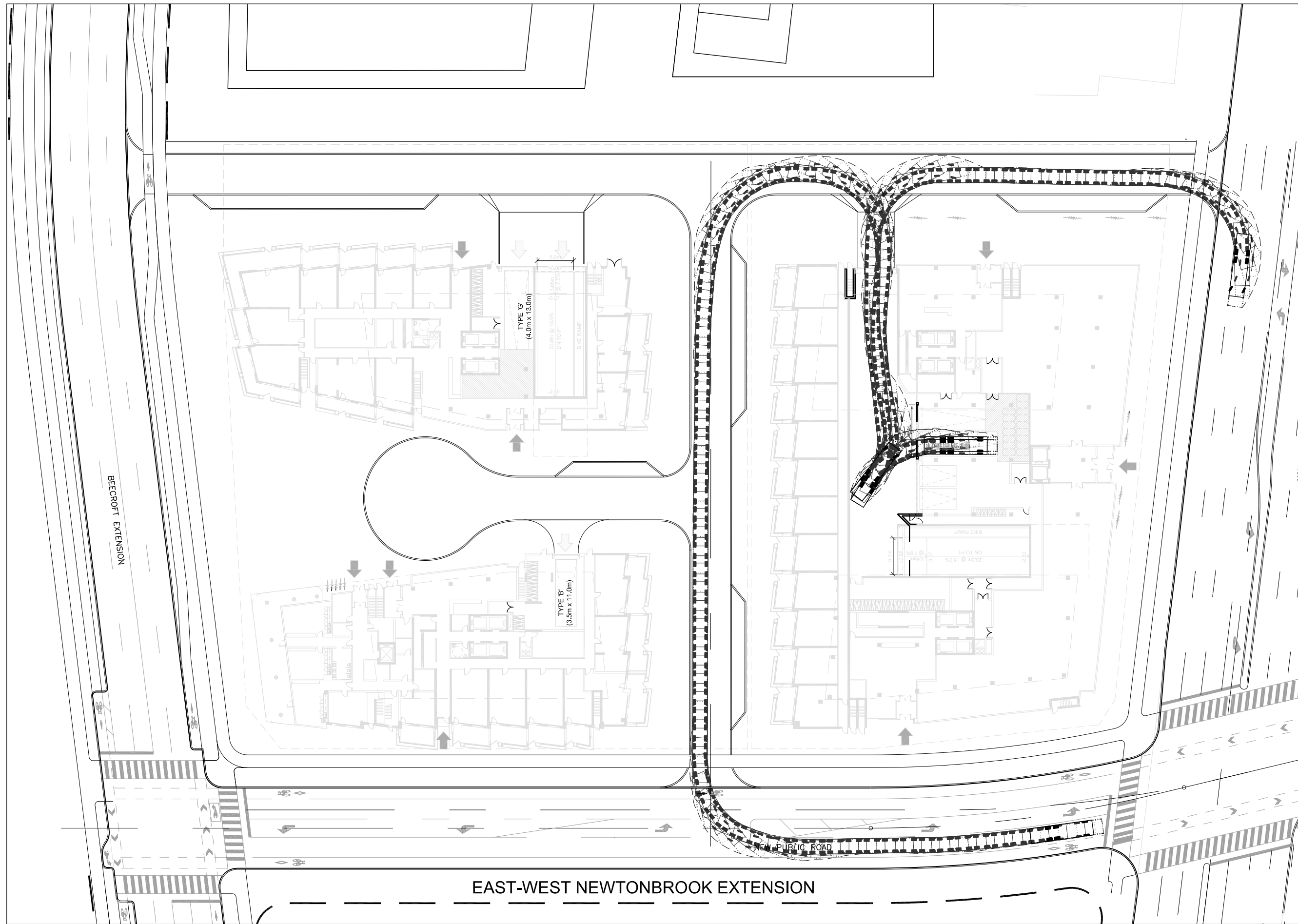
1 PH 02: TYPE 'C' LOADING - IN
A6.03 SCALE: 1:600



2 PH 02: TYPE 'C' LOADING - OUT
A6.03 SCALE: 1:600



3 PH 02: TYPE 'G' LOADING - IN
A6.03 SCALE: 1:600



4 PH 02: TYPE 'G' LOADING - OUT
A6.03 SCALE: 1:600

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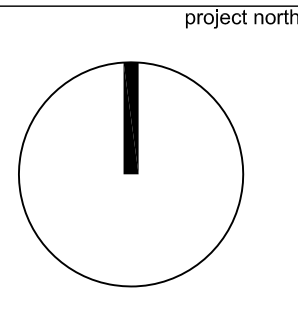
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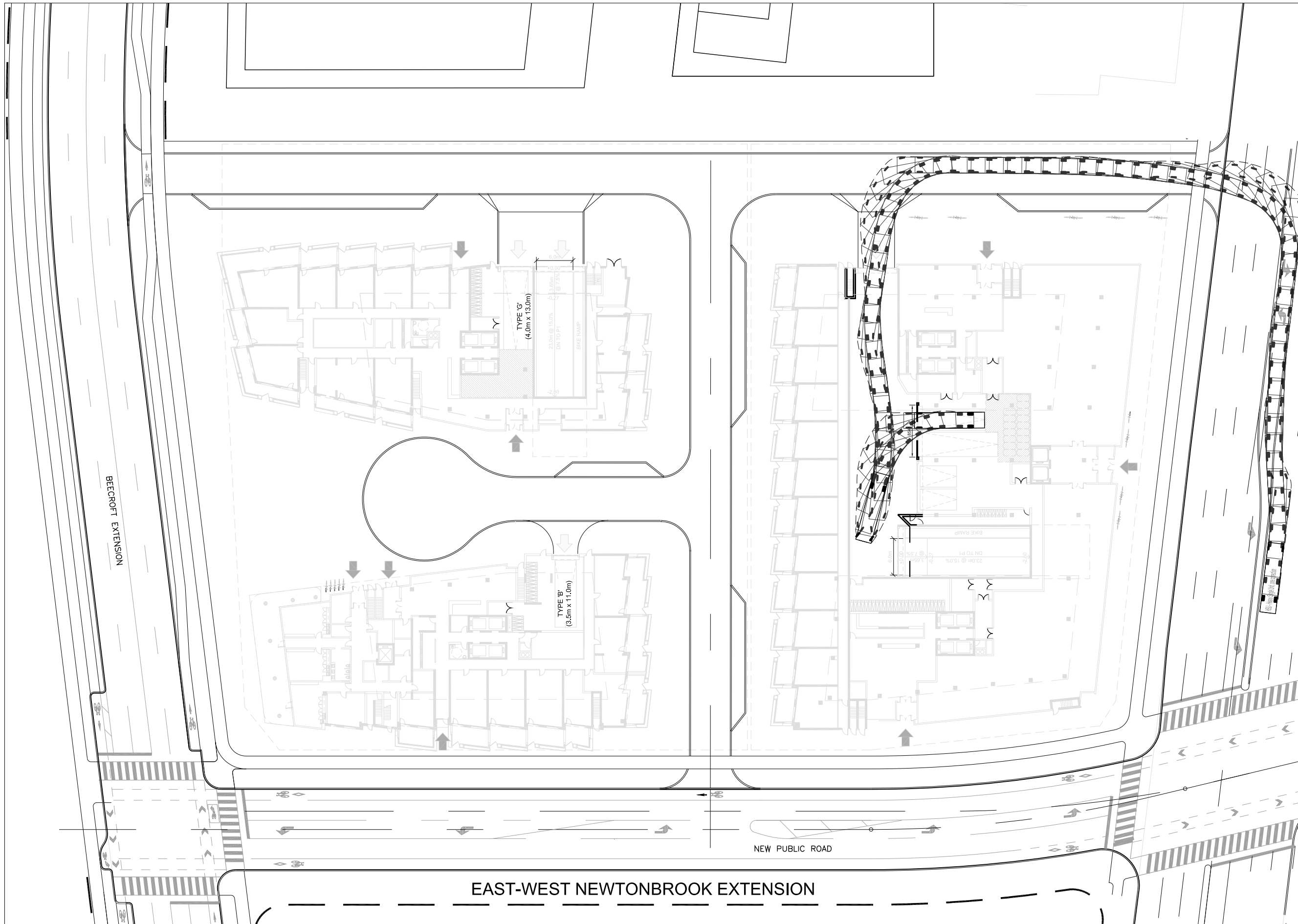
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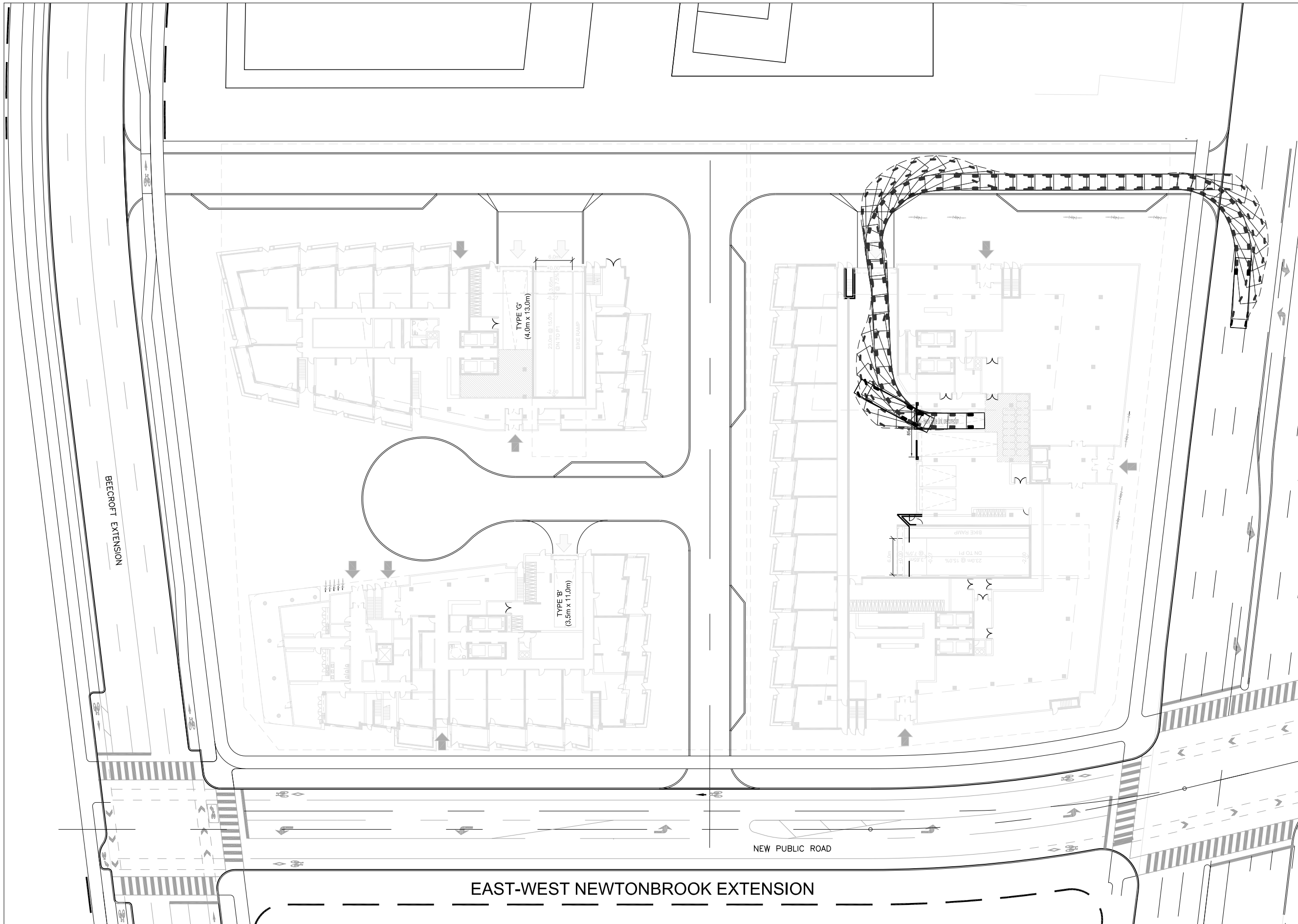
TRAFFIC DIAGRAMS

17-21 project number
2020-01-24 date
1:600 scale
WA drawn by
sheet

A6.03



1 PH 02: TYPE 'G' LOADING - IN
A6.04 SCALE: 1:600



2 PH 02: TYPE 'G' LOADING - OUT
A6.04 SCALE: 1:600

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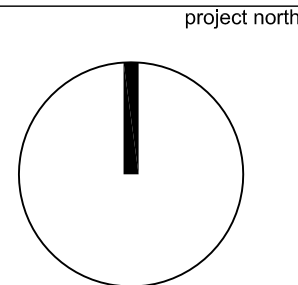
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4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
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TRAFFIC DIAGRAMS

project number	date	scale	drawn by	sheet
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