5800 YONGE STREET

NORTH YORK, ONTARIO

ISSUED FOR ZBA JANUARY 24th, 2019

ARCHITECTURAL DRAWING LIST

FRONT END

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A0.00	COVER SHEET
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	STATISTICS - PHASE 2
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	SITE PLAN INTERIM (GROUND FLOOR PLAN)
	SITE PLAN FINAL (ROOF PLAN)
	SITE PLAN FINAL (GROUND FLOOR PLAN)
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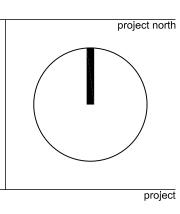
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2.	ISSUED FOR COORDINATION	2019.04.18
3.	ISSUED FOR COORDINATION	2019.07.12
4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

WALLMANARCHITECTS

117 Peter Street, Suite 208 Toronto, Ontario M5V 0M3 t 416 340 1870 f 416 340 1871 info@wallmanarchitects.com



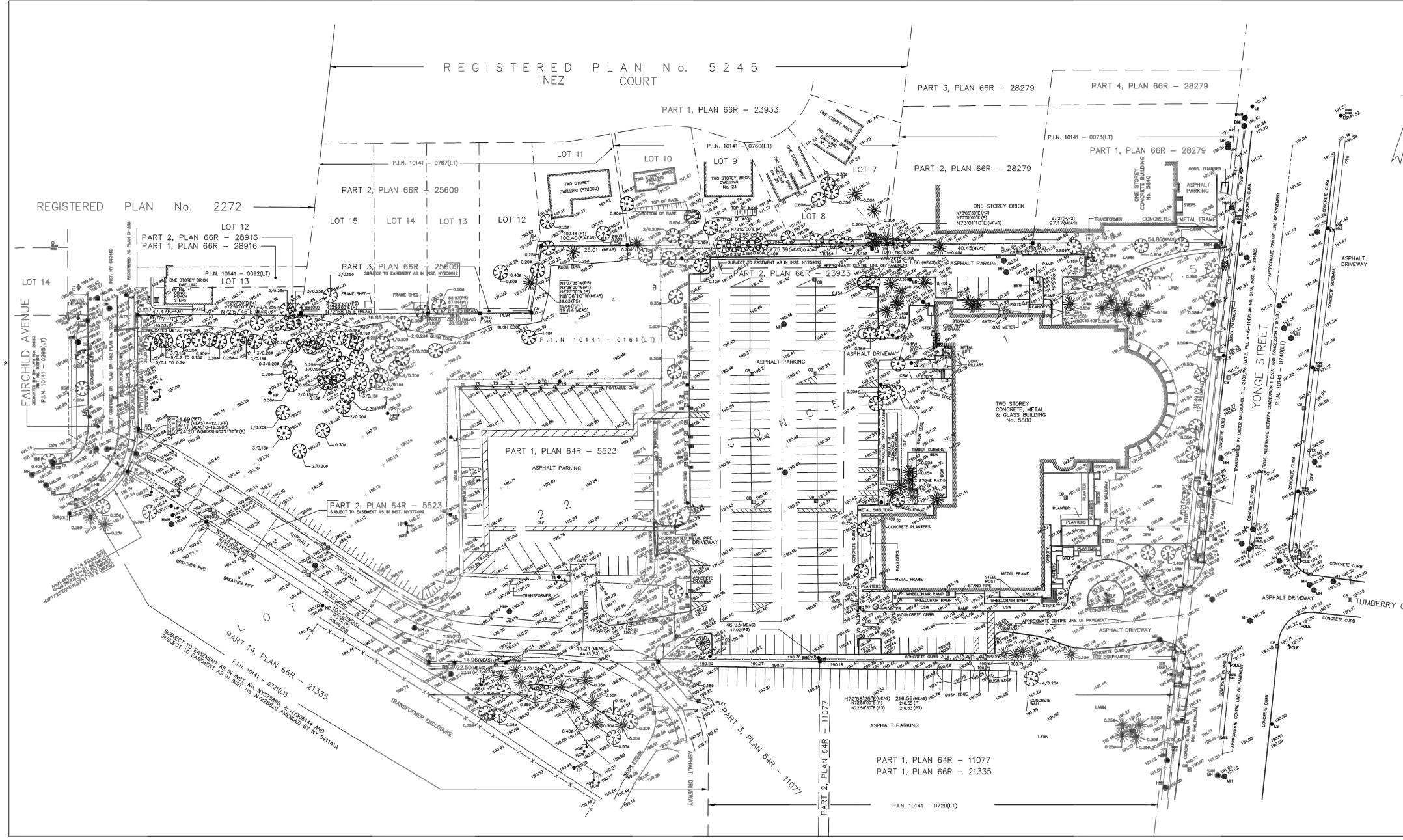


5800 YONGE STREET NORTH YORK, ONTARIO

TIMES GROUP

COVER

17-21	project number
2020-01-24	date
N.T.S	scale
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	sheet
A0.00	



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	CITY OF TORO	NTO	· · · · ·
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	AREA : 32766.6 sq. m		
	SURVEYOR'S CERTI	FICATE	
	I CERTIFY THAT	AN ARE CORRECT AND IN ACCORDAN	ICE WITH THE SURVEYS ACT
		AND THE REGULATIONS MADE UNDER	
	2. THE SURVEY WAS CC	MPLETED ON THE <u>5TH</u> DAY OF _	AUGUST , 2018
	SEPTEMBER 14, 2018		
	DATE		GEORGE C. M. LO Ontario Land Surveyor
		R. AVIS SUR	VEYING INC.
			203
		(RA) 235 YORKLAND TORONTO, O M2,1 4	R. AVIS SURVEYING INC.
		TEL.: (416) 490-8352 EMAIL : office@rav	FAX: (416) 491–6206 ///// /issurveying.com
		CHECKED BY : G.L., O.L.S.	İ
		CALCULATED BY : IF DRAWN BY : IF	PROJECT No. : 3215-0 DRAWING No. : 3215-0T

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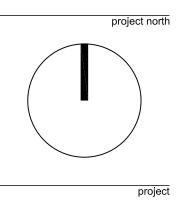
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SURVEY

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 scale

 WA
 drawn by

 sheet

A0.01

5800 Yonge Street

December 20, 2019

 Site Area
 32,762 sq.m.

 (Incl. R.o.W. & Park Area)

352,647 sq.f.

		Res. Units GCA		GCA TOTAL GFA		RETA	RETAIL GFA OFFICE GFA		E GFA	DAYCARE GFA		RESIDENTIAL GFA		
			Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	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	0.0	0.0	0.0	0.0	781.5	8,412.0	54,798.7	589,848.3
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	1,255.7	13,516.2	4,601.7	49,532.3	0.0	0.0	56,389.3	606,969.4
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	1,255.7	13,516.2	4,601.7	49,532.3	781.5	8,412.0	111,188.0	1,196,817.7

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	303,276.6
Maximum Allowable GFA with NY	CSP	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

ΓΟΤΑL	1,148.8	1,156
Total Phase Two	582.3	586
Retail - Short Term	6.1	7
Retail - Long Term	1.6	2
Office - Short Term	9.9	10
Office - Long Term	6.0	6
Residential - Short Term	51.4	52
Residential - Long Term	507.3	509
Phase Two		
	500.4	570
Total Phase One	566.4	570
Daycare - Short Term	3.5	4
Daycare - Long Term	0.5	1
Residential - Short Term	52.5	54
Residential - Long Term	510.0	511
Phase One		
	Required	Provided
Bicycle Parking		

	Required	Provide
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	52
Retail	11.3	02
Total Phase Two	798.7	761
TOTAL	1,555.8	1638

Above Grade GFA Breakdown

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/greendevelopment

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	
la stituti sa sl /Other	

 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 \div 66 m ² x 30 m ³).			

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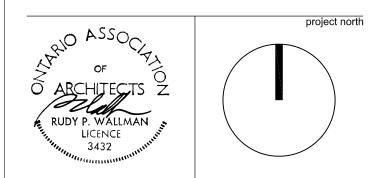
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No.	Issuance	Date (YYYY.MM.DD)
1.	ISSUED FOR COORDINATION	2019.02.28
2.	ISSUED FOR COORDINATION	2019.04.18
3.	ISSUED FOR COORDINATION	2019.07.12
4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20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

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5800 YONGE STREET NORTH YORK, ONTARIO

TIMES GROUP

client

project

STATISTICS SUMMARY

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

A0.02

5800 YONGE ST PHASE ONE

PROJECT STATISTICS

STUDI	O 1 BR	1BR+D	2BR 2	2BR+D 、	3 BR Tota	tal Units	TOTAL GCA	Parking Loading	Store, Utilty, Bicycle / Mech, Elec Gar Storage B/G ; Mech Cl	bage Elevators S nute			RETAIL GFA	OFFICE GFA	DAYCARE GFA	RESIDENTIA
							(m²) (sf)	(m²) (m²)		m²) (m²)	, ,) (m²) (sf)	(m²) (sf)	(m²) (sf)	(m²) (sf)	(m²)
Parking							8,403.3 90,452.4 8,403.3 90,452.4									401.5 4
Parking Parking							8,403.3 90,452.4 8,403.3 90,452.4				8,001 8,061	.8 401.5 4,321.7 .4 341.9 3,680.2				401.5 4 341.9 3
Ε							25,209.9 271,357.1	0.0 0.0	0.0 0.0 (0.0 0.0	0.0 0.0 24,065	5.0 1,144.9 12,323.6	0.0 0.0	0.0 0.0	0.0 0.0	1,144.9 12
Lobby / TH	2	1		3	4	7	1,414.2 15,222.3 1,414.2 15,222.3	94.1							405.8 4,368.0	847.6 9 855.7 9
Podium/ Amenity		1	4	2	2	9	1,354.3 14,577.6									1,326.5 1
Tower/ Amenity Tower 1 Tower 1	6	1	<u>2</u> <u>4</u>			5 12 12	750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9 7 722.9 7 722.9 7
Tower 1	<u>6</u>	1 1 1	4 4 4			12	750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9 722.9
Tower1Tower1	6 6	1 1	4 4			12 12 12	750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9
Tower1Tower1	6	1	4 4			12 12 12	750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9
Tower1Tower1	6 6	1 1	4 4			12 12	750.7 8,080.5 750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9
Tower1Tower1	6 6	<u>1</u> 1	4 4			12 12	750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9
Tower1Tower1	6	<u>1</u> 1	4			12	750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9
Tower 1	6	1	4			12	750.7 8,080.5		•	1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9 722.9
Tower 1	6	1	4 4			12	750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9
Tower1Tower1	6	1	4			12 12	750.7 8,080.5 750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9
Tower1Tower1	6 6	1 1	4 4			12 12	750.7 8,080.5 750.7 8,080.5			1.5 26.3						722.9 722.9
Tower1Tower1Tower1	6 6	1	4 4			12 12 12	750.7 8,080.5 750.7 8,080.5 750.7 8,080.5		•	1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9 722.0
Tower 1 Tower	Ŭ	1	4 4 4		4 4	1∠ 8 8	750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9 722.9
Tower Tower Tower			4 4 4		4 4 4	8	750.7 8,080.5			1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9 722.9
Tower Tower			4		4 4 6	8	750.7 8,080.5 750.7 8,080.5 721.7 7,768.3		,	1.5 26.3	27.8	3 722.9 7,781.2				722.9 722.9 693.9
Tower					5	5	690.3 7,430.3 700.0 7,534.7	0.0 0.0	,		27.8	3 662.5 7,131.1				662.5
			130 34%			387 100%	30,317.1 326,330.5			5.5 987.1			0.0 0.0	0.0 0.0	781.5 8,412.0	27,519.0 2
Lobby / THs Upper Level THs	2	1		6		11 4	1,528.816,455.91,528.816,455.9	176.0 155.0		1.5 26.3	267.0 294.	8 1,234.0 13,282.7				1,170.0 1 1,234.0 1
Podium/ Amenity		6	3			11	1,448.1 15,587.2			1.5 26.3	27.8	3 1,420.3 15,288.0				1,420.3
Tower/ Amenity Tower 1	5	2	3 4			6 12	750.6 8,079.4			1.5 26.3	27.8	3 722.8 7,780.2				722.8 722.8
Tower 1		2	4			12	750.6 8,079.4			1.5 26.3	27.8	3 722.8 7,780.2				722.8 722.8 722.8
Tower1Tower1Tower1	5	2 2	4 4 4			12	750.6 8,079.4			1.5 26.3	27.8	3 722.8 7,780.2				722.8 722.8
Tower1Tower1	5	2	4 4			12 12	750.6 8,079.4		•	1.5 26.3	27.8	3 722.8 7,780.2				722.8
Tower1Tower1	5 5	2 2	4 4			12 12	750.6 8,079.4 750.6 8,079.4			1.5 26.3	27.8	3 722.8 7,780.2				722.8 722.8
Tower1Tower1	5	2	4			12	750.6 8,079.4			1.5 26.3	27.8	3 722.8 7,780.2				722.8 722.8
Tower 1		2	4			12	750.6 8,079.4			1.5 26.3	27.8	3 722.8 7,780.2				722.8 722.8 722.8
Tower 1	5	2	4			12	750.6 8,079.4		•	1.5 26.3	27.8	3 722.8 7,780.2				722.8 722.8 722.8
Tower1Tower1	5	2	4 4			12	750.6 8,079.4			1.5 26.3	27.8	3 722.8 7,780.2				722.8
Tower 1	5	2	4			12 12	750.6 8,079.4			1.5 26.3	27.8	3 722.8 7,780.2				722.8 722.8
Tower 1	5 5	2 2	4 4			12 12	750.6 8,079.4 750.6 8,079.4		,	1.5 26.3	27.8	3 722.8 7,780.2				722.8 722.8
Tower 1 Tower	5	2	4		5	12 8	750.6 8,079.4			1.5 36.3	37.8	3 712.8 7,672.5				722.8
Tower			3	·	5	8	750.6 8,079.4			1.5 26.3	27.8	3 722.8 7,780.2				712.8 722.8 722.8
Tower Tower					6 5	6 5	727.9 7,835.1			1.5 26.3	27.8	3 700.1 7,535.8				700.1 669.2
	122	57			-	363	700.0 7,534.7		0.0 700.0	0.0	0.0 700.	0 0.0 0.0	0.0 0.0	0.0 0.0		26,134.8 28
		16%				100%	<u> </u>				,					
•						750	58,715.1 632,004.1 83,925,0 903,361,2			,	· · · · · · · · · · · · · · · · · · ·		0.0 0.0	0.0 0.0	781.5 8,412.0	53,653.8 5 54,798.7 56
						100%	<u> </u>			,	0.0 410.0 20,04					
								gc	Tower 1			Tower 1		Tower 1		
0.9 per Unit 0.1 per Unit			675.0 75.0			-		0.68 263.2	Amenity Required	l	ndoor Outdoor	Total Roof Area	= 1,558.0	Waste Management		Required (m ² Pro
Required			750.0						#Units x1.5 sq.m			Area Private Residential Terraces	= 216.0	Garbage & Recycling First 50 Units	25 sqm	25
ing GFA						Total Re	quired	0.75 290.3		•	580.5 580.5 1161	Area Roof of Towers <750 m ²	= 750.0		13 sqm x 6.74	87.62 112.62
0.9 per 100 sqm 0.0	i		0.0			Provide	d		Amenity Provided						10 sam	10.0
0.9 per 100 sqm 781.5 0.9 per 100 sqm 0.0			0.0			L1 P1		0 28 28 264 0 264	L3 L4			60% Roof Coverage: Provided Green Roof Coverage	= 106.8	Staging Area	10 sqm 5 sqm x 6.74	10.0 33.7 S
Required			7.0					264 28 292		vided		Tower 2		Tower 2		
			757.0						Tower 2			Total Roof Area	= 1,531.0	Waste Management		_
]	Long Te	rm Stalls # Units x	0.68 246.8	Amenity Required	li	ndoor Outdoor	Exempt Roof Area	- 000 0	Garbage & Recycling		Required (m ² Pro
Residents Comn	n. Visitor	Day Care	Total EV		LEV 25	Short Te		0.07 25.4 0.75 272.3	#Units x1.5 sq.m		544.5 544.5	Area Private Residential Terraces Area Outdoor Amenity Space Area Roof of Towers <750 m ²	= 236.0 = 370.0 = 750.0	First 50 Units Remaining Units	25 sqm 13 sqm x 6.26	25 81.38
87 0 235 0 235 0	75 0 0	0	235	47	25 26 26			2/2.3	Total Amenity Rec Total Amenity Rec	quired ; quired (Combined)	544.5 544.5 1089	Area Roof of Towers <750 m ² TOTAL EXEMPTED ROOF AREA		Total		106.38
238 0	0 75	0	238	48	34 111	Provide L1	d	Long Term Short Term Total 0 0 0	Amenity Provided			Total Available Roof Area 60% Roof Coverage:	= 175.0 = 105.0	Bulk Items Staging Area	10 sqm 5 sqm x 6.26	10.0 31.3 S
795 0			5 865			P1 Total P r		247 26 273 247 26 273	L3 L4	2	0.0 0.0 0.223.6 433.4	Provided Green Roof Coverage	= 105.0 60.0%		rea (Located in Tow er 1)	Required (m ² Pro
795 0 -term / Drop off at Daycare iter deduction of Daycare			174 111				ONE - PROVIDED s. Bicycle Storage	511 54 565	Total Amenity Pro Total Amenity Rec		301.5 433.4 1234.9				(35.2sqm + 36.8sqm)	65.0
7950-term / Drop off at Daycare	15 12												212.0			
7950-term / Drop off at Daycarefter deduction of Daycare1590						Require Daycare	e Long Term 0.06 per 100 m	² 0.5								
7950-term / Drop off at Daycarefter deduction of Daycare1590						Requir e Daycare Daycare	e Long Term 0.06 per 100 m e Short Term 3+0.06 per 100	m² 3.5								
7950-term / Drop off at Daycarefter deduction of Daycare1590			111			Requir e Daycare Daycare	e Long Term 0.06 per 100 m	² 0.5 m ² 3.5								
7950-term / Drop off at Daycarefter deduction of Daycare1590			111			Require Daycard Daycard Total R Provide Daycard	e Long Term 0.06 per 100 m e Short Term 3+0.06 per 100 equired ed e Long Term	m ² 3.5								
7950-term / Drop off at Daycarefter deduction of Daycare1590			111			Requir Daycar Daycar Total R Provid Daycar Daycar	e Long Term 0.06 per 100 m e Short Term 3+0.06 per 100 equired	m² 3.5								
	Parking Parking Power 1 Tower 1 Tower<	Parking Parking Parking Parking Parking Parking Parking Parking Parking Parking Parking Parking Parking 2 Podum/ Amenity Tower Tower 1 6 Tower 1 5 Tower 1 5 Tower	Parking Parking Parking	Parking Parking Parking	Parking	Paing			Image:	State State	No. 1 No. 1 <t< td=""><td>Alt i Alt i <!--</td--><td>$\begin{array}{$</td><td>$\begin{array}{c c c c c c c c c c c c c c c c c c c$</td><td></td><td></td></td></t<>	Alt i Alt i </td <td>$\begin{array}{$</td> <td>$\begin{array}{c c c c c c c c c c c c c c c c c c c$</td> <td></td> <td></td>	$ \begin{array}{ $	$ \begin{array}{c c c c c c c c c c c c c c c c c c c $		

1. Copyright of this drawing is reserved by the Architect. The drawing, and all associated documents are instruments of service by the Architect. The drawing, and the information contained therein, may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report and discrepancies with the Contract Documents to the Architect before commencing any work.

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".

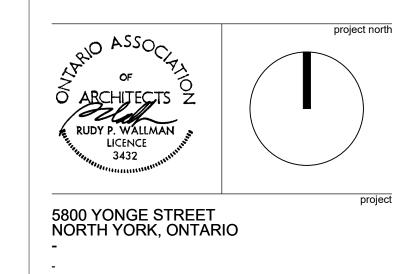
6. All work is to be carried out in conformance with the Code and Bylaws of the Authorities having jurisdiction.

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7.	ISSUED FOR ZBA	2020.01.24

WALLMANARCHITECTS

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client

TIMES GROUP

STATISTICS PHASE 1

17-21	project numbe
2020-01-24	date
N.T.S.	scale
WA	drawn by
A0.03	shee

5800 YONGE ST PHASE TWO

PROJECT STATISTICS

	Unit Count		Area Summary	Deductions *note amenity deducted on summa			
Levels	STUDIO 1 BR 1BR+D 2BR	R 2BR+D 3 BR Total Units	TOTAL GCA	Store, Utilty, Bicycle / Mech, Elec Garbage Parking Loading Storage B/G ; Mech Chute PH	Open to Total s Stairs Below Deduction TOTAL GFA (VOID) s	RETAIL GFA OFFICE GFA DAYCA	RE GFA RESIDENTIAL GFA
RADE			(m²) (sf)	(m ²)	(m ²) (m ²) (m ²) (sf)	(m ²) (sf) (m ²)	(sf) (m²) (sf)
P5 P4	Parking		6,302.7 67,841.7 6,302.7 67,841.7		5,621.6 681.1 7,331.3 5,689.2 613.5 6,603.7		
P3 P2	Parking		6,302.7 67,841.7 6,302.7 67,841.7		5,689.2 613.5 6,603.7 5,689.2 613.5 6,603.7 5,689.2 613.5 6,603.7		<u>613.5</u> 6,603.7 <u>613.5</u> 6,603.7 <u>246.4</u> 2,708
.OW GRADE	Parking		6,302.7 67,841.7 18,908.1 203,525.1	0.0 0.0 0.0 0.0 0.0 0.0	5,956.3 346.4 3,728.6 0.0 0.0 17,334.7 1,573.4 16,935.9	0.0 0.0 0.0 0.0	346.4 3,728.6 0.0 1,573.4 16,935.
Ground Floor 1 2		12 12 0	3,951.1 42,529.3 3,951.1 42,529.3	<u>638.5 593.8 91.6 3.0 69.4</u> 3.0 69.4	1,396.3 2,554.8 27,499.6 2,822.6 2,895.0 1,056.1 11,367.8	1,255.7 13,516.2 61.9 666.3	1 056 1 11 367
3	Office Office	0	2,370.0 25,510.5 2,370.0 25,510.5	<u>3.0 69.4</u> 3.0 69.4	72.4 2,297.6 24,731.2 72.4 2,297.6 24,731.2	2,269.9 24,433.0 2,269.9 24,433.0	<u> </u>
	0 0 0 0	12 0 12	12,642.2 136,079.5	638.5 593.8 91.6 0.0 12.0 277.6	0.0 2,822.6 4,436.1 8,206.1 88,329.7	<u>1,255.7 13,516.2</u> <u>4,601.7 49,532.3</u> <u>0.0</u>	0.0 2,348.7 25,281
3							
5	Amenity	0	750.1 8,074.0	1.5 26.3 1.5 26.3	27.8 722.3 7,774.8		722.3 7,774. 722.3 7,774.
7	Tower/Amenity 2 2 2 Tower 5 2 3 Tower 5 2 3	1 7 1 11 1 11	750.1 8,074.0 750.1 8,074.0 750.1 8,074.0		27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 722.3 7,774.8		722 3 7 774
9 10	Tower 5 2 3	1 11 1 11	750.1 8,074.0 750.1 8,074.0 750.1 8,074.0	<u>1.5</u> 26.3 1.5 26.3	27.8 722.3 7,774.8 27.8 722.3 7,774.8		722.3 7,774.
11 12	Tower 5 2 3	1 11 1 11	750.1 8,074.0 750.1 8,074.0		27.8 722.3 7,774.8 27.8 722.3 7,774.8		722.3 7,774. 722.3 7,774.
13 14	Tower 5 2 3	<u>1 11</u> 1 11	750.1 8,074.0 750.1 8,074.0	<u> </u>	27.8 722.3 7,774.8 27.8 722.3 7,774.8		<u> </u>
15 16	Tower 5 2 3	1 11 1 11	750.1 8,074.0 750.1 8,074.0	<u> </u>	27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 722.3 7,774.8		722.3 7,774. 722.3 7,774. 722.3 7,774.
17 18	Tower 5 2 3	1 11 1 11 1 11	750.1 8,074.0 750.1 8,074.0	<u> </u>	27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.9 720.2 7,774.8		722.3 7,774.
19 20 21	Tower 5 2 3	1 11 1 11 1 11	750.1 8,074.0 750.1 8,074.0 750.1 8,074.0	<u> </u>	27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 722.3 7,774.8		722.3 7,774.
21 22 23	Tower 5 2 3	1 11 1 11 1 11	750.1 8,074.0 750.1 8,074.0 750.1 8,074.0		27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 722.3 7,774.8		722.3 7,774.
23 24 25		1 11 1 11 1 11	750.1 8,074.0 750.1 8,074.0 750.1 8,074.0	1.5 26.3 1.5 26.3	27.8 722.3 7,774.8 27.8 722.3 7,774.8		722 3 7 774
26 27	Tower 5 2 3 Tower 5 2 3	1 11 1 11	750.1 8,074.0 750.1 8,074.0	<u> </u>	27.8 722.3 7,774.8 27.8 722.3 7,774.8		722.3 7,774. 722.3 7,774.
28 29 20		1 11 1 11 1 11	750.1 8,074.0 750.1 8,074.0	1.5 26.3 1.5 26.3	27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.9 722.3 7,774.8		722.3 7,774. 722.3 7,774. 722.3 7,774.
30 31 32	Tower 5 2 3	1 11 1 11 1 11	750.1 8,074.0 750.1 8,074.0 750.1 8,074.0	<u>1.5 26.3</u> <u>1.5 26.3</u> <u>1.5 26.3</u>	27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 722.3 7,774.8		722 3 7 774
33 34			750.1 8,074.0 750.1 8,074.0 750.1 8,074.0		27.8 722.3 7.774.8 27.8 722.3 7.774.8		722.3 7,774 722.3 7,774
35 36	Tower 5 2 3	1 11 4 8	750.1 8,074.0 750.1 8,074.0 750.1 8,074.0	1.5 26.3 1.5 26.3 1.5 26.3	27.8 722.3 7,774.8 27.8 722.3 7,774.8		722.3 7,774 722.3 7,774
37 38	Tower 1 3 Tower 1 3	4 8 4 8	750.1 8,074.0 750.1 8,074.0	<u> </u>	27.8 722.3 7,774.8 27.8 722.3 7,774.8		722.3 7,774 722.3 7,774
39 40	Tower 1 3	4 8 4 8	750.1 8,074.0 750.1 8,074.0 750.1 8,074.0	1.5 26.3 1.5 26.3	27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.9 722.3 7,774.8		722.3 7,774 722.3 7,774 722.3 7,774
41 42 43	Tower 1 3	4 8 4 8 6 6	750.1 8,074.0 750.1 8,074.0 697.0 7,502.4	<u> </u>	27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 722.3 7,774.8 27.8 669.2 7,203.2		722.3 7,774 722.3 7,774 669.2 7,203
43 44 Mech	Tower	6 6	<u>697.0</u> 7,502.4 <u>659.6</u> 7,099.9 600.0 6,458.3	<u> </u>	27.8 669.2 7,203.2 27.8 631.8 6,800.6 600.0 0.0 0.0		<u> </u>
MEON	0 154 60 110		30,460.4 327,873.0	0.0 0.0 0.0 000.0 000.0 0.0 0.0 0.0 0.0		0.0 0.0 0.0 0.0	0.0 28,748.4 309,445
	0% 39% 15% 28%	6 8% 10% 100%					
56	Amenity Tower/ Amer 2 4 2	0 8	749.5 8,067.6 749.5 8,067.6	<u> </u>	27.8 721.7 7,768.3 27.8 721.7 7,768.3		<u> </u>
7 8	Tower 2 4 2 Tower 2 6 4 Tower 2 6 4	12	749.5 8,067.6 749.5 8,067.6 749.5 8,067.6		27.8 721.7 7,768.3 27.8 721.7 7,768.3		<u>721.7</u> 7,768.3 721.7 7.768.3
9 10	Tower 2 6 4	12 12	749.5 8,067.6 749.5 8,067.6	<u> </u>	27.8 721.7 7,768.3 27.8 721.7 7,768.3		721.7 7,768. 721.7 7,768.
11 12	Tower 2 6 4 Tower 2 6 4	12 12	749.5 8,067.6 749.5 8,067.6	<u> </u>	27.8 721.7 7,768.3 27.8 721.7 7,768.3		<u></u> <u>721.7</u> 7,768. 721.7 7,768.
13 14	Tower 2 6 4	12	749.5 8,067.6 749.5 8,067.6 740.5 8,067.6	1.5 26.3 1.5 26.3	27.8 721.7 7,768.3 27.8 721.7 7,768.3 27.9 721.7 7,768.3		721.7 7,768.3 721.7 7,768.3 721.7 7,768.3
15 16 17	Tower 2 6 4	12	749.5 8,067.6 749.5 8,067.6 749.5 8,067.6	1.5 26.3 1.5 26.3 1.5 26.3	27.8 721.7 7,768.3 27.8 721.7 7,768.3 27.8 721.7 7,768.3		721.7 7,768. 721.7 7,768. 721.7 7,768. 721.7 7,768.
17 18 19	Tower 2 6 4	12	749.5 8,067.6 749.5 8,067.6 749.5 8,067.6	<u>1.5</u> 26.3 <u>1.5</u> 26.3 1.5 26.3	27.8 721.7 7,768.3 27.8 721.7 7,768.3 27.8 721.7 7,768.3 27.8 721.7 7,768.3		721.7 7,768. 721.7 7,768. 721.7 7,768. 721.7 7,768.
20 21	Tower 2 6 4 Tower 2 6 4 Tower 2 6 4	12	749.5 8,067.6 749.5 8,067.6 749.5 8,067.6		27.8 721.7 7,768.3 27.8 721.7 7,768.3		721 7 7 768
22 23	Tower 2 6 4 Tower 2 6 4	12 12	749.58,067.6749.58,067.6	<u> </u>	27.8 721.7 7,768.3 27.8 721.7 7,768.3		721.7 7,768. 721.7 7,768.
24 25	Tower 2 6 4 Tower 2 6 4	12	749.5 8,067.6 749.5 8,067.6	<u> </u>	27.8 721.7 7,768.3 27.8 721.7 7,768.3		721.7 7,768. 721.7 7,768.
26 27	Tower 2 6 4 Tower 2 6 4	12	749.5 8,067.6 749.5 8,067.6	<u> </u>	27.8 721.7 7,768.3 27.8 721.7 7,768.3		721.7 7,768.
28 29	Tower 2 6 4 Tower 4	4 8	749.5 8,067.6 749.5 8,067.6 740.5 8,067.6	<u> </u>	27.8 721.7 7,768.3 27.8 721.7 7,768.3 27.9 721.7 7,768.3		721.7 7,768. 721.7 7,768. 724.7 7,768.
30 31 32	Tower 4	4 8	749.5 8,067.6 749.5 8,067.6 749.5 8,067.6	<u>1.5</u> 26.3 <u>1.5</u> 26.3 1.5 26.3	27.8 721.7 7,768.3 27.8 721.7 7,768.3 27.8 721.7 7,768.3 27.8 721.7 7,768.3		721.7 7,768. 721.7 7,768. 721.7 7,768. 721.7 7,768.
<u> </u>	Tower 4	4 8	749.5 8,067.6 749.5 8,067.6 749.5 8,067.6		27.8 721.7 7,768.3 27.8 721.7 7,768.3		721.7 7,768. 721.7 7,768. 721.7 7,768.
35 36	Tower 4		749.5 8,067.6 718.2 7,730.6	<u> </u>	27.8 721.7 7,768.3 27.8 690.4 7,431.4		721.7 7,768. 690.4 7,431.
37 Mech	Tower	6 6	683.5 7,357.1 600.0 6,458.3	<u> </u>	27.8 655.7 7,057.9 600.0 0.0 0.0		655.7 7,057
	46 136 0 118 14% 40% 0% 35%		25,236.2 271,640.2	0.0 0.0 0.0 600.0 49.5 867.9	0.0 0.0 1,517.4 23,718.8 255,307.0	0.0 0.0 0.0 0.0 0.0	0.0 23,718.8 255,30
(ABOVE G	RADE ONLY) 46 290 60 228	3 42 80 746	68,338.8 735,592.7	638.5 593.8 91.6 1,200.0 121.5 2,197.	7,665.5 60,673.3 653,082.0	1,255.7 13,516.2 4,601.7 49,532.3 0.0	0.0 54,815.9 590,03
(ABOVE G	RADE & BELOW (46 290 60 228		87,246.9 939,117.8	638.5 593.8 91.6 1,200.0 121.5 2,197.	5 25,000.2 62,246.7 670,017.9	1,255.7 13,516.2 4,601.7 49,532.3 0.0	0.0 56,389.3 606,96
rking	6% 39% 8% 31%	6% 11% 100% Phase Two Bicycle Storage		Phase Two Amenity	Phase Two Green Roof Calculations	Phase Two Garbage & Recycling	Non-Residential Bicycle Storage (Both Phas
ing		Tower 3 - Residential		Tower 3 & 4	Tower 3	Tower 3	Phase 1
0.9 per U	Jnit 671.4	Required		Amenity Required Indoor Outdoor	Total Roof Area = 1,898.0	Waste Management	Required
0.1 per U	Jnit 74.6	Long Term Stalls # Units x 0.6 Short Term Stalls # Units x 0.0		#Units x1.5 sq.m 1,119.0 1,119.0	Exempt Roof Area	Required (m ² >rovided (m ² Garbage & Recycling) Office GFA Long Term 0.13 per 100 sq.m. 1082.
I Parking Required	746.0	Total Required 0.7		Total Amenity Required 1,119.0 1,119.0	Area Private Residential Terraces = 117.0 Area Outdoor Amenity Space = 314.0	First 50 Units 25 sqm 25 Remaining U 13 sqm x 6.88 89.44	Short Term 3+0.15 per 100 m ² 1082.
etail Parking	GFA	Brouderd		Total Amenity Required (Combined) 2,238.0	Area Roof of Towers <750 m²	Total 114.44	DayCare Long Term 0.06 per 100 m² 781.5 Short Term 3.0.06 per 100 m² 781.5
0.9 per 100 s 0.9 per 100 s 0.9 per 100 s		Provided Long Term L1 27 P1 27	0 28 28	Amenity Provided L5 - Tower 3 643.8 842.3	Total Available Roof Area = 717.0 60% Roof Coverage: = 430.2	Bulk Items 10 sqm 10.0 10.0 Staging Area 5 sqm x 6.88 34.4 See Below	Short Term 3+0.06 per 100 m ² 781.5
0.9 per 100 s al Parking Required	sqm 4,601.7 41.4	P1 27 Total Provided 27		L5 - Tower 3 643.8 842.3 L5 - Tower 4 643.8 L6 - Tower 3 207.5	60% Roof Coverage: = 430.2 Provided Green Roof Coverage = 430.0 60.0%	Staging Area 5 sqm x 6.88 34.4 See Below	Phase 2
al Parking Required	798.7	Tower 4 - Residential	. 20 300	L6 - Tower 3 207.5 L6 - Tower 4 236.3 Total Amenity Provided 1,731.4 842.3	Tower 4	Tower 4	Required Office GFA
		Required		Total Amenity Required (Combined) 2,573.7	Total Roof Area = 2,057.0	Waste Management Required (m ² ⁻ rovided (m ²	Long Term 0.13 per 100 sq.m. 4,601.
d		Long Term Stalls # Units x 0.6 Short Term Stalls # Units x 0.0			Exempt Roof Area Area Private Residential Terraces = 95.0	Garbage & Recycling First 50 Units 25 sqm 25	Retail
Resident 0	52 62 114 23	Total Required 0.7	5 255.0		Area Outdoor Amenity Space = 409.0 Area Roof of Towers <750 m ² = 750.0 TOTAL EVENDTO DOOL ADDA = 4.054.0	Remaining U 13 sqm x 5.80 75.4	Long Term 0.13 per 100 m² 1,255. Short Term 3+0.25 per 100 m² 1,255.
143	13 156 3 <i>1</i> 0 161 32 0 161 32	Provided	Short Torre T		TOTAL EXEMPTED ROOF AREA = 1,254.0	Total 100.4	Total required for both Phases
161 161	0 161 32 0 169 34 52 75 761 152	Provided Long Term L1 P1 23	0 24 24		Total Available Roof Area = 803.0 60% Roof Coverage: = 481.8 Provided Green Roof Coverage = 485.0 60.4%	Bulk Items 10 sqm 10.0 10.0 Staging Area 5 sqm x 5.80 29.0 See Below	Long Term Short Term
161 169		Total Provided 23	2 24 256			Combined Staging Area Required (m ² rovided (m ²) Total provided for both Phases
161 169	10 15 152	PHASE ONE - PROVIDED 50				Total Combined Area 63.4 100.2	Long Term Short Term
161 169 rovided 634	10 15 152						
161 169 rovided 634	10 15 152	Non Res. Bicycle Storage					
161 169 ovided 634	10 15 152	Non Res. Bicycle Storage Required Office Long Term 0.13 per 100 m ²	6.0				
161 169 ovided 634	10 15 152	Non Res. Bicycle Storage Required Office Long Term 0.13 per 100 m ² Office Short Term 3 + 0.15 per 100 m ²	9.9				
161 169 ovided 634	10 15 152	Non Res. Bicycle Storage Required Office Long Term 0.13 per 100 m ² Office Short Term 3 + 0.15 per 100 m ²					

Total Provided25Phase Two Net Bike Area (% of Floor Area)P1 Level718.9 sqmGround Floor121 sqm3.1%

6

10

2

ProvidedOfficeLong TermOfficeShort TermRetailLong TermRetailShort Term

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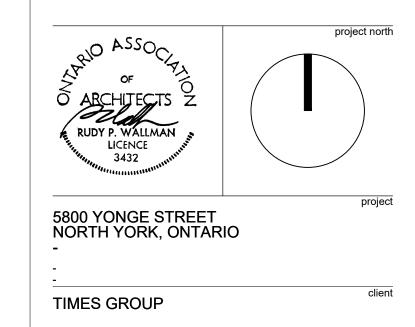
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No.	Issuance	Date (YYYY.MM.DD)
1.	ISSUED FOR COORDINATION	2019.02.28
2.	ISSUED FOR COORDINATION	2019.04.18
3.	ISSUED FOR COORDINATION	2019.07.12
4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20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

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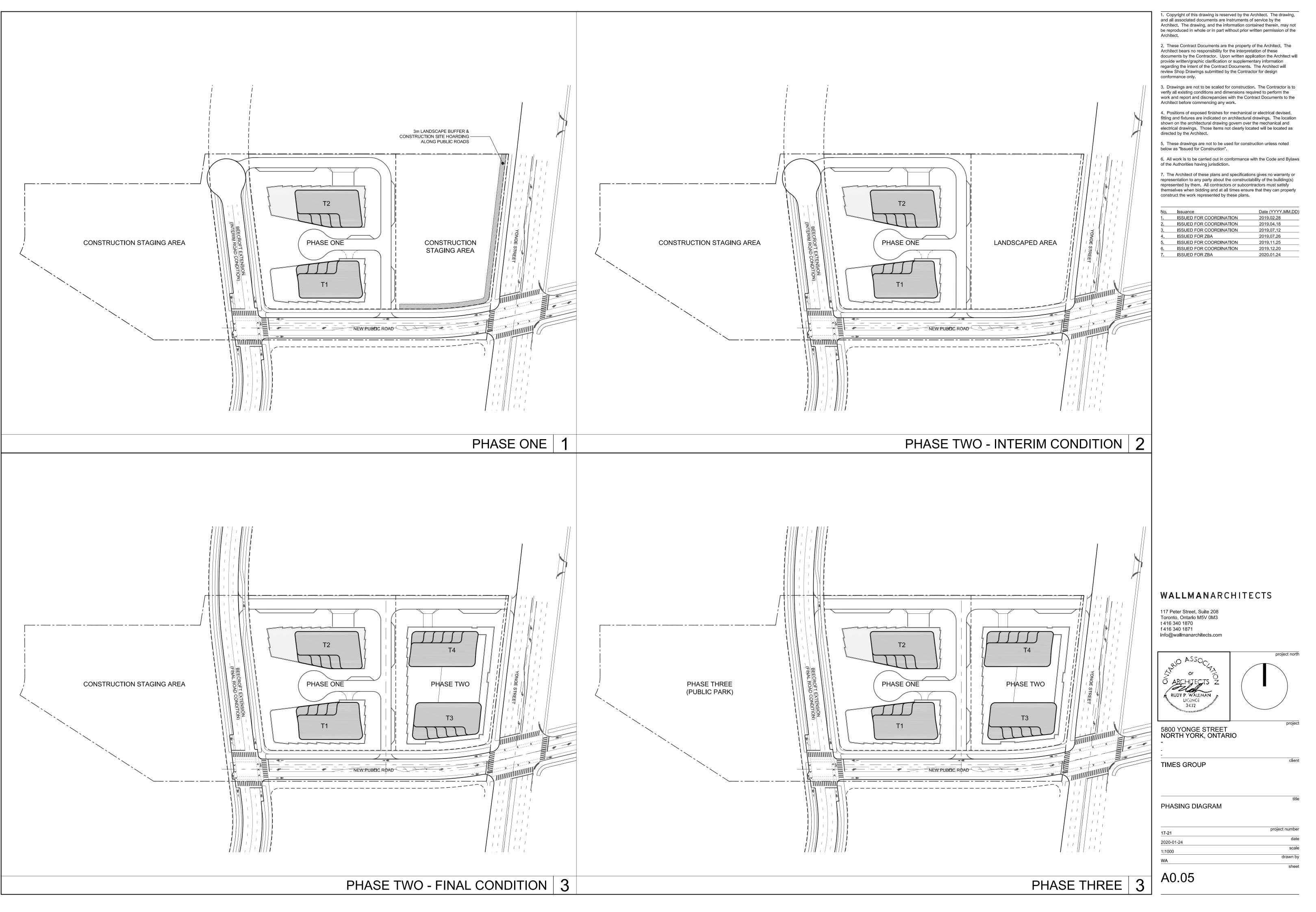


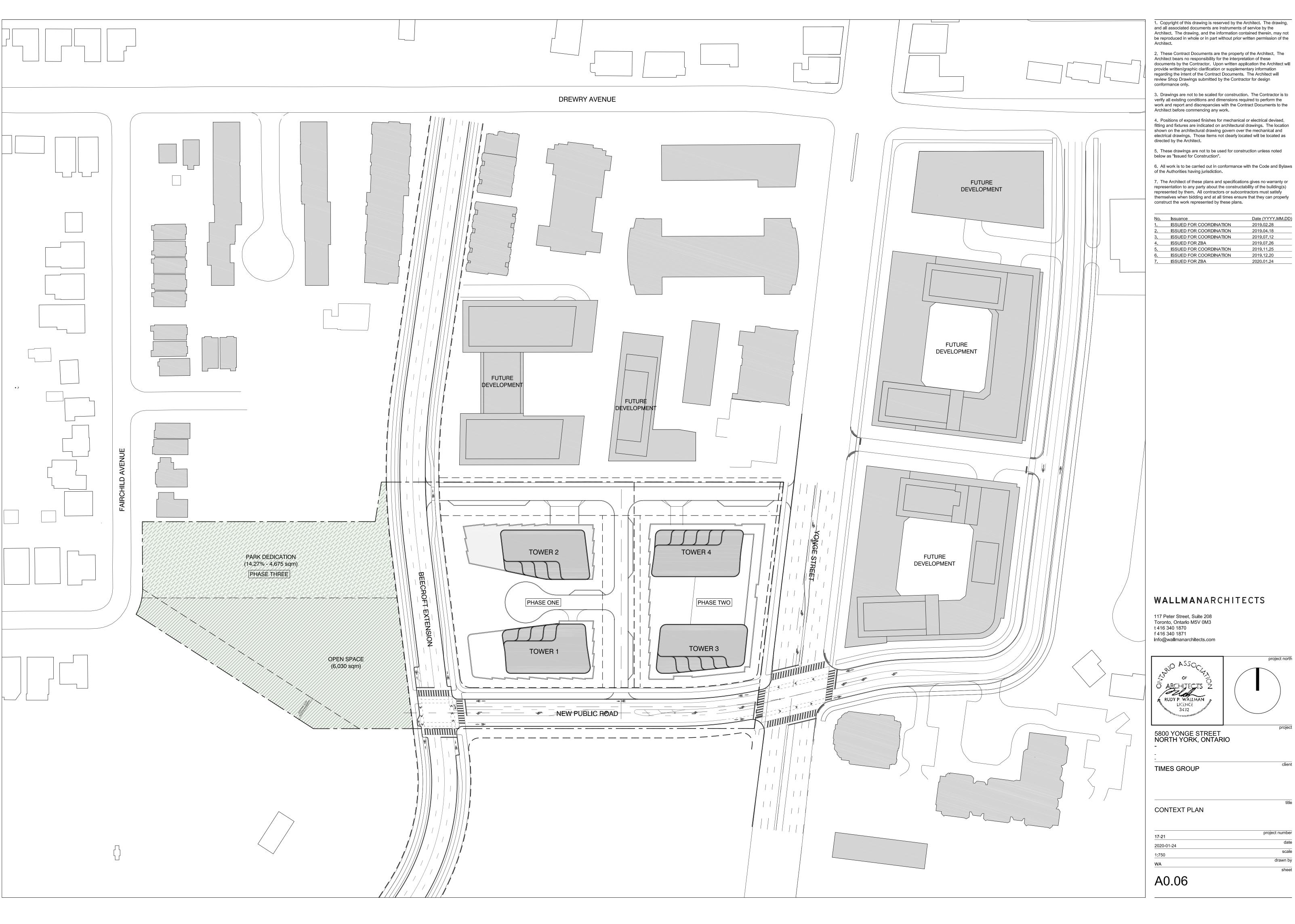
STATISTICS PHASE 2

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2020-01-24	date
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No.	Issuance	Date (YYYY.MM.DD)
1.	ISSUED FOR COORDINATION	2019.02.28
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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

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2020-01-24	date
1:750	scale
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A0.06	sheet



YONGE STREET: VIEW SOUTH

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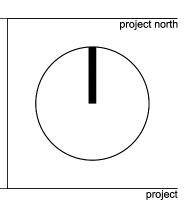
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6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

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AERIAL VIEW

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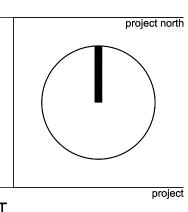
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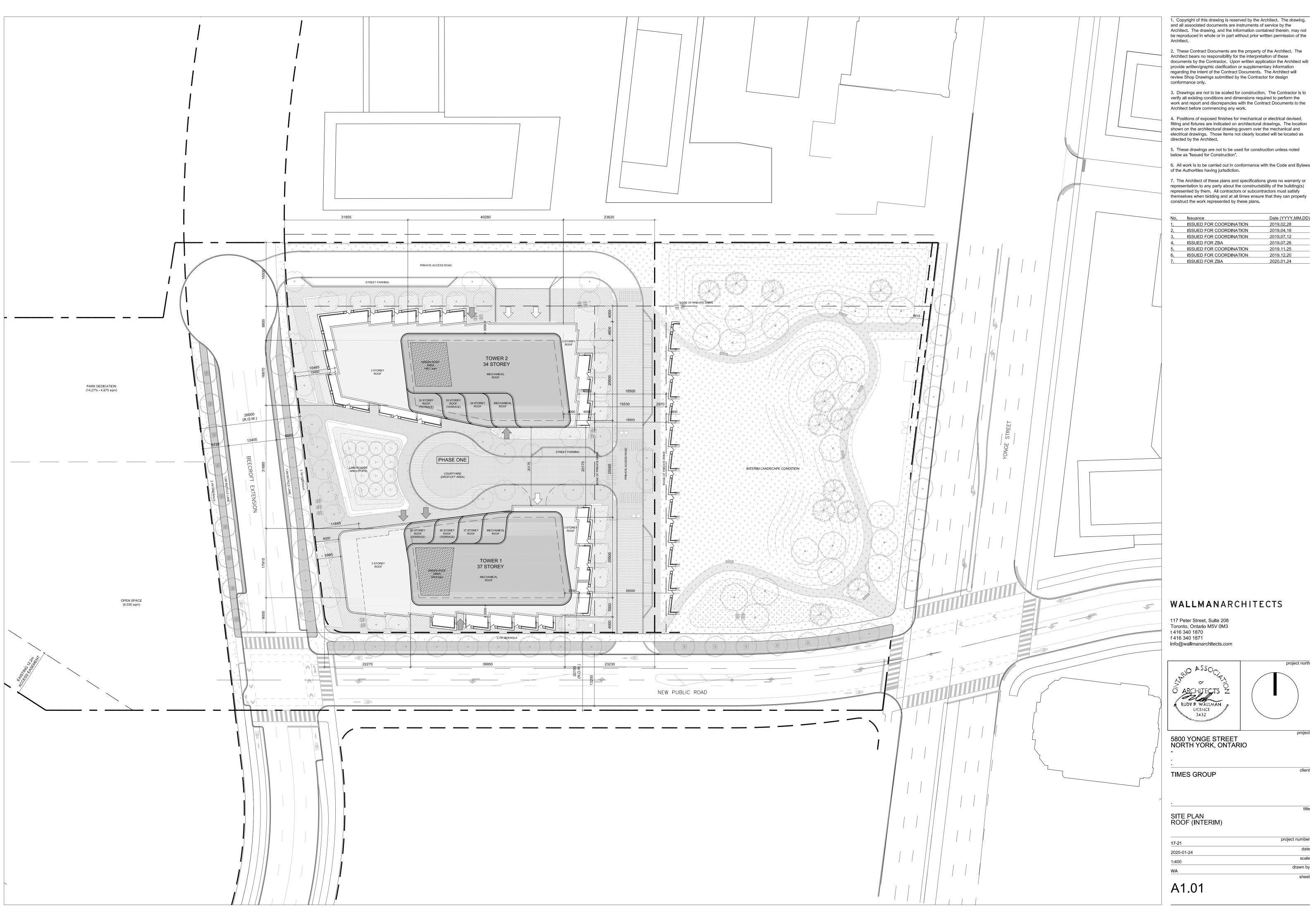
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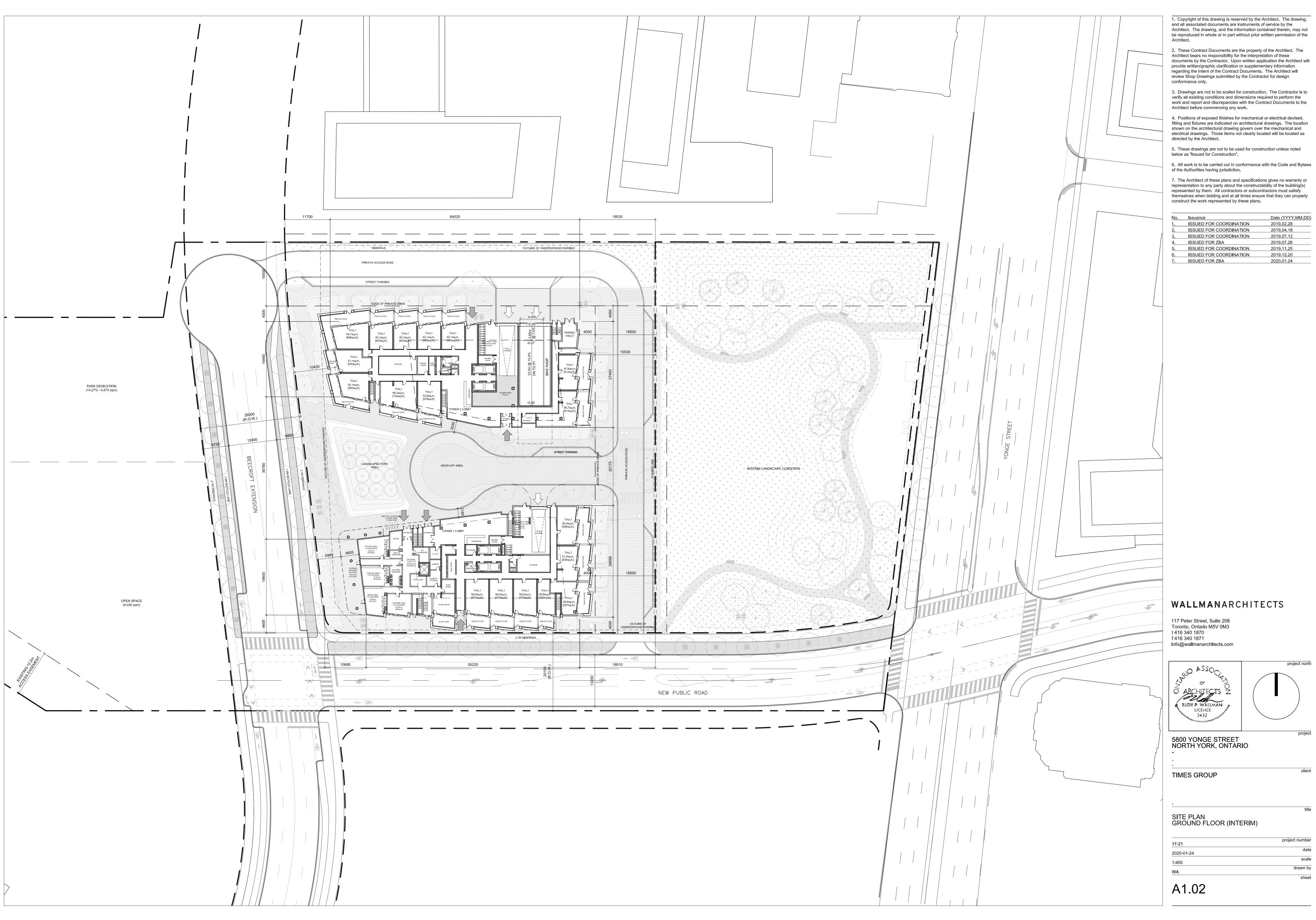
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2020-01-24	date
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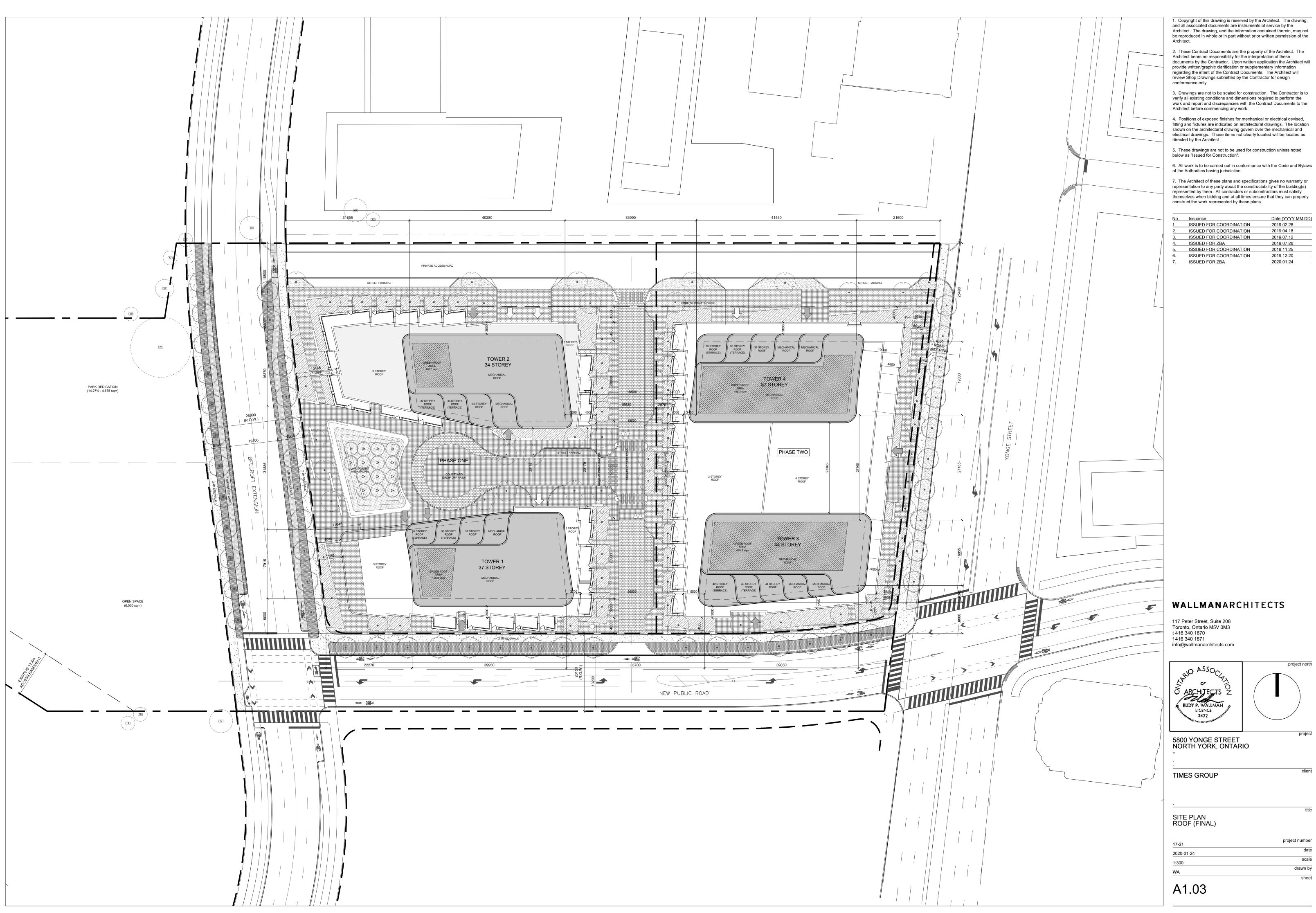
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	ISSUED FOR COORDINATION	2019.12.20
	ISSUED FOR ZBA	2020.01.24

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2020-01-24	date
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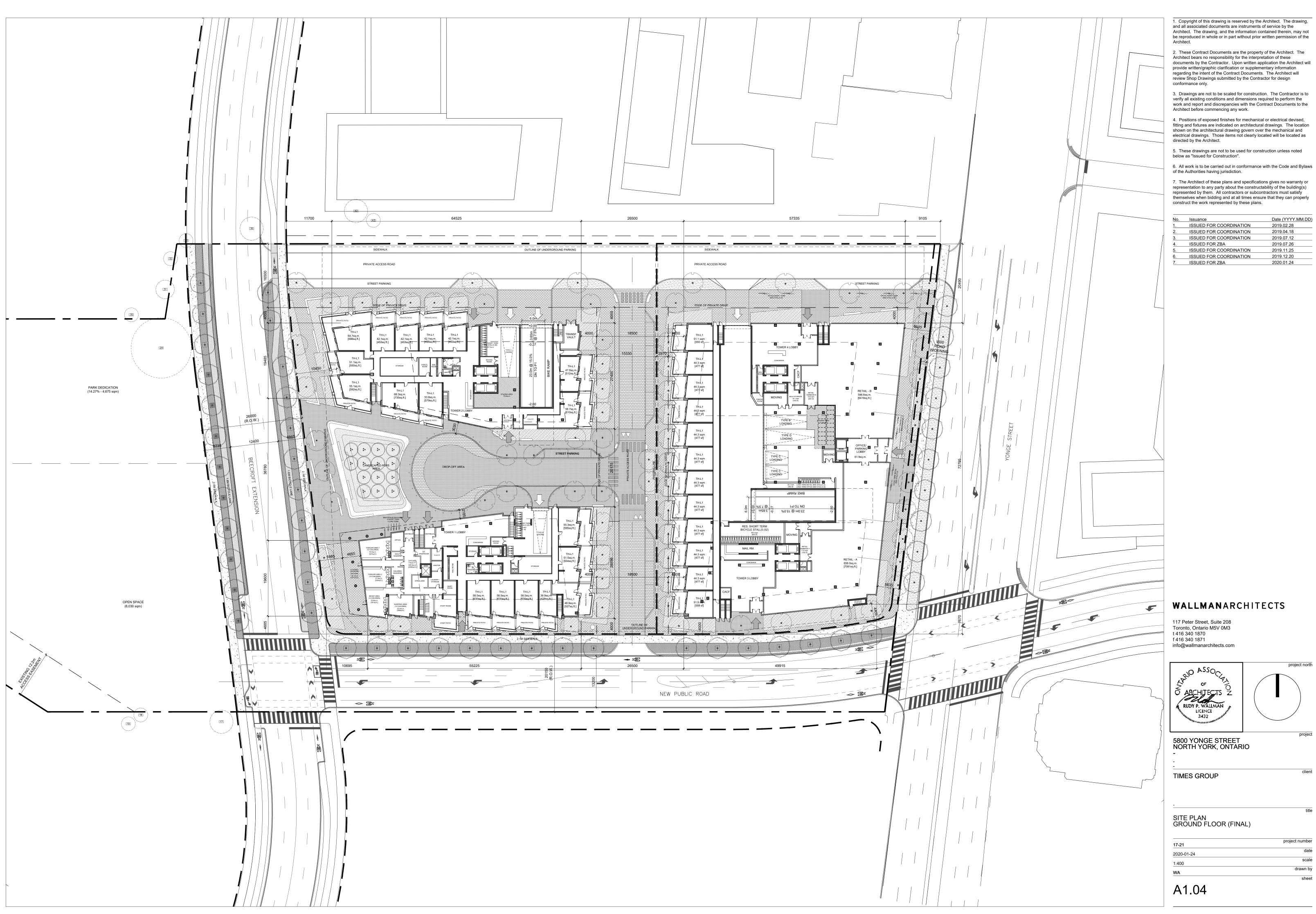
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	ISSUED FOR ZBA	2020.01.24

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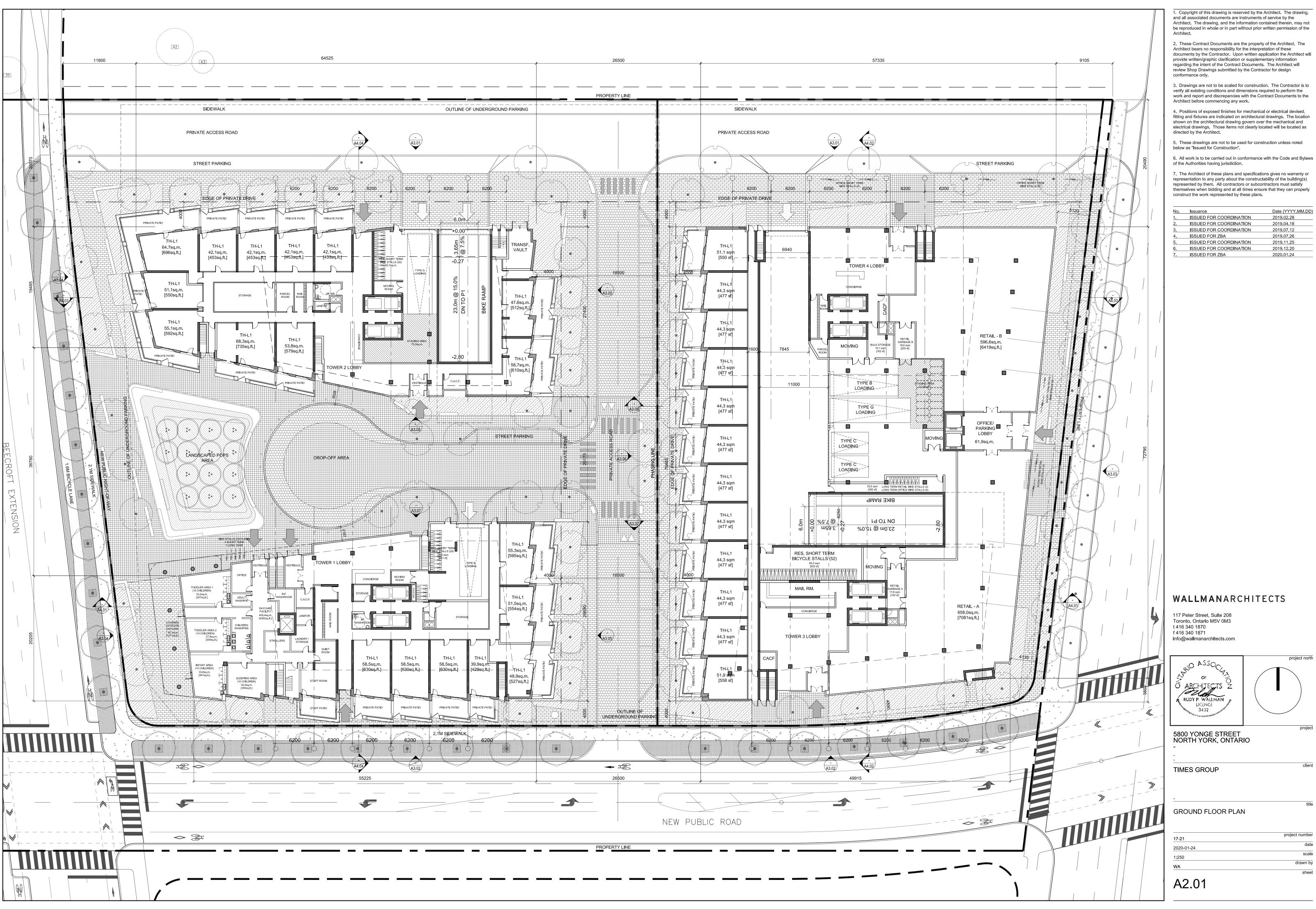
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5.	ISSUED FOR COORDINATION	2019.11.25
S.	ISSUED FOR COORDINATION	2019.12.20
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lo.	Issuance	Date (YYYY.MM.DD)
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ŀ.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
S.	ISSUED FOR COORDINATION	2019.12.20
' .	ISSUED FOR ZBA	2020.01.24

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documents by the Contractor. Upon written application the Architect will

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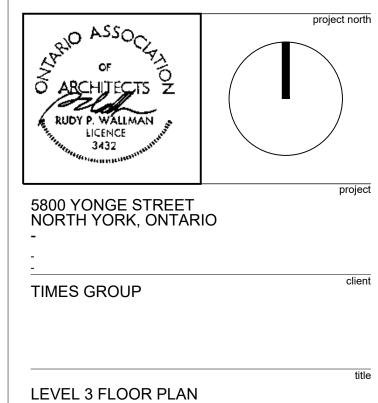
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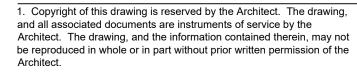
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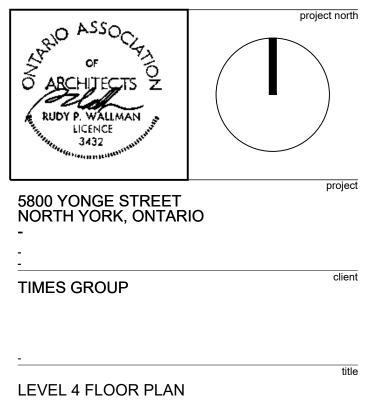
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5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24



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17-21	project number
2020-01-24	date
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A2.04	sheet



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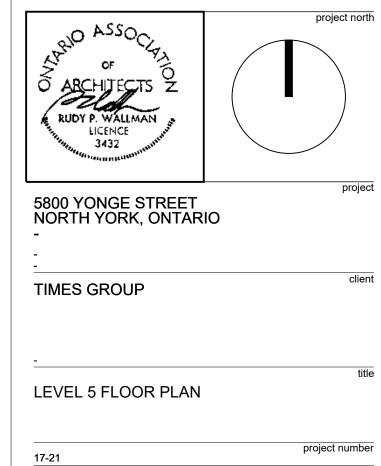
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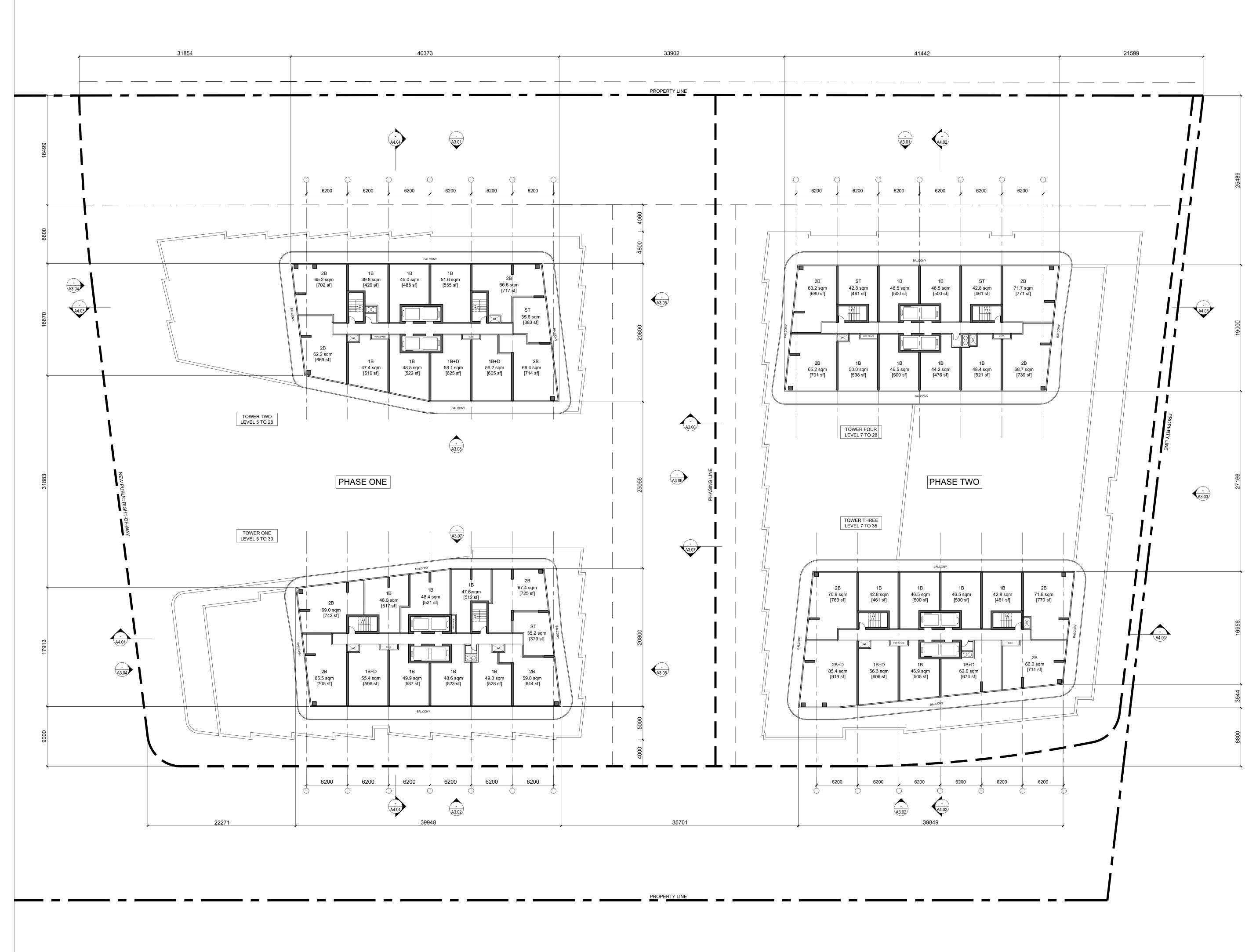
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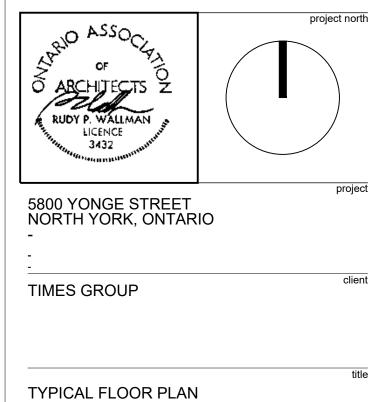
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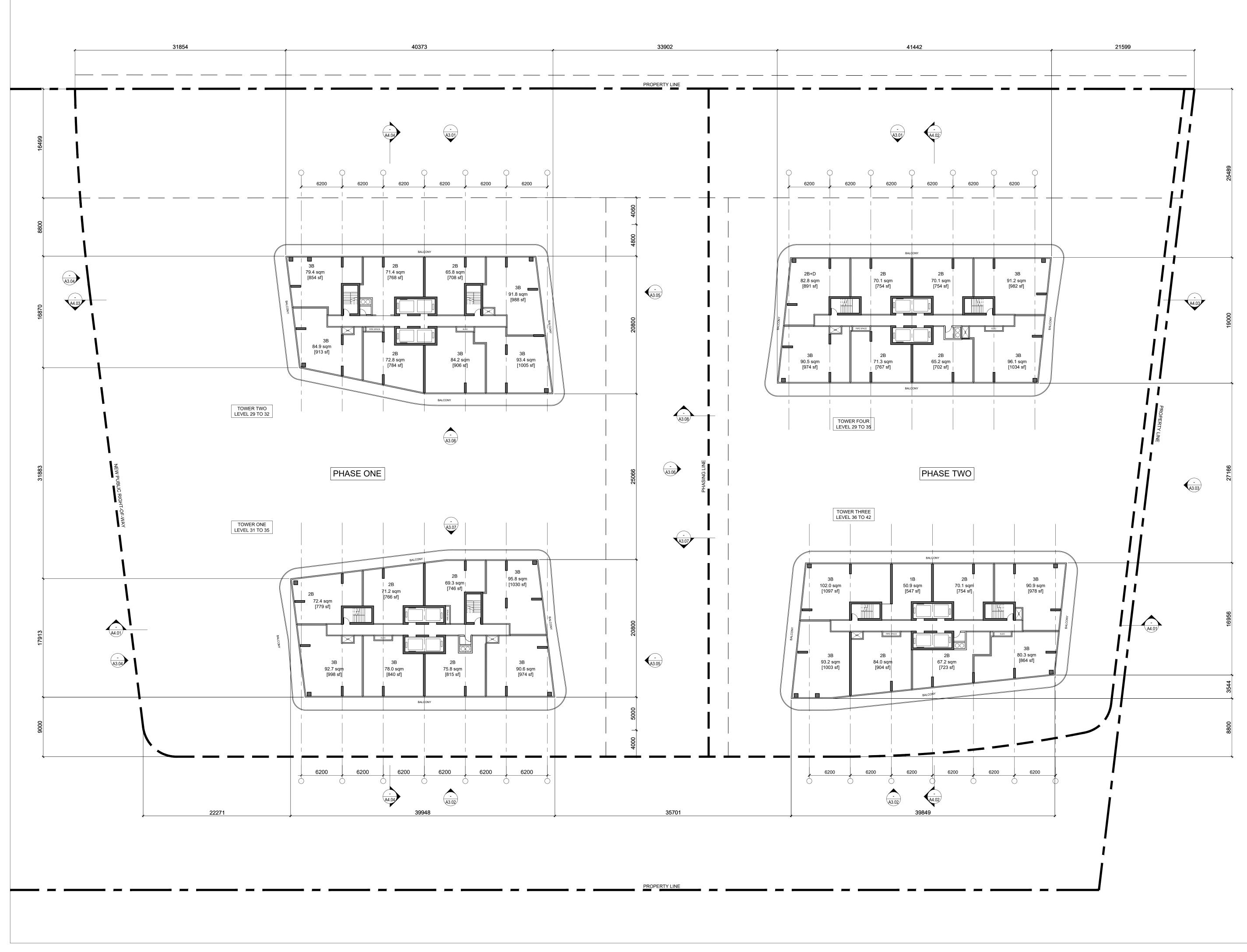
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17-21project number2020-01-24date1:250scaleWAdrawn bySheetA2.07



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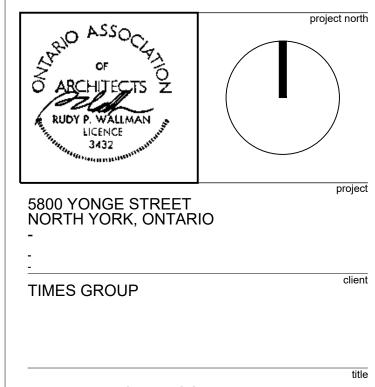
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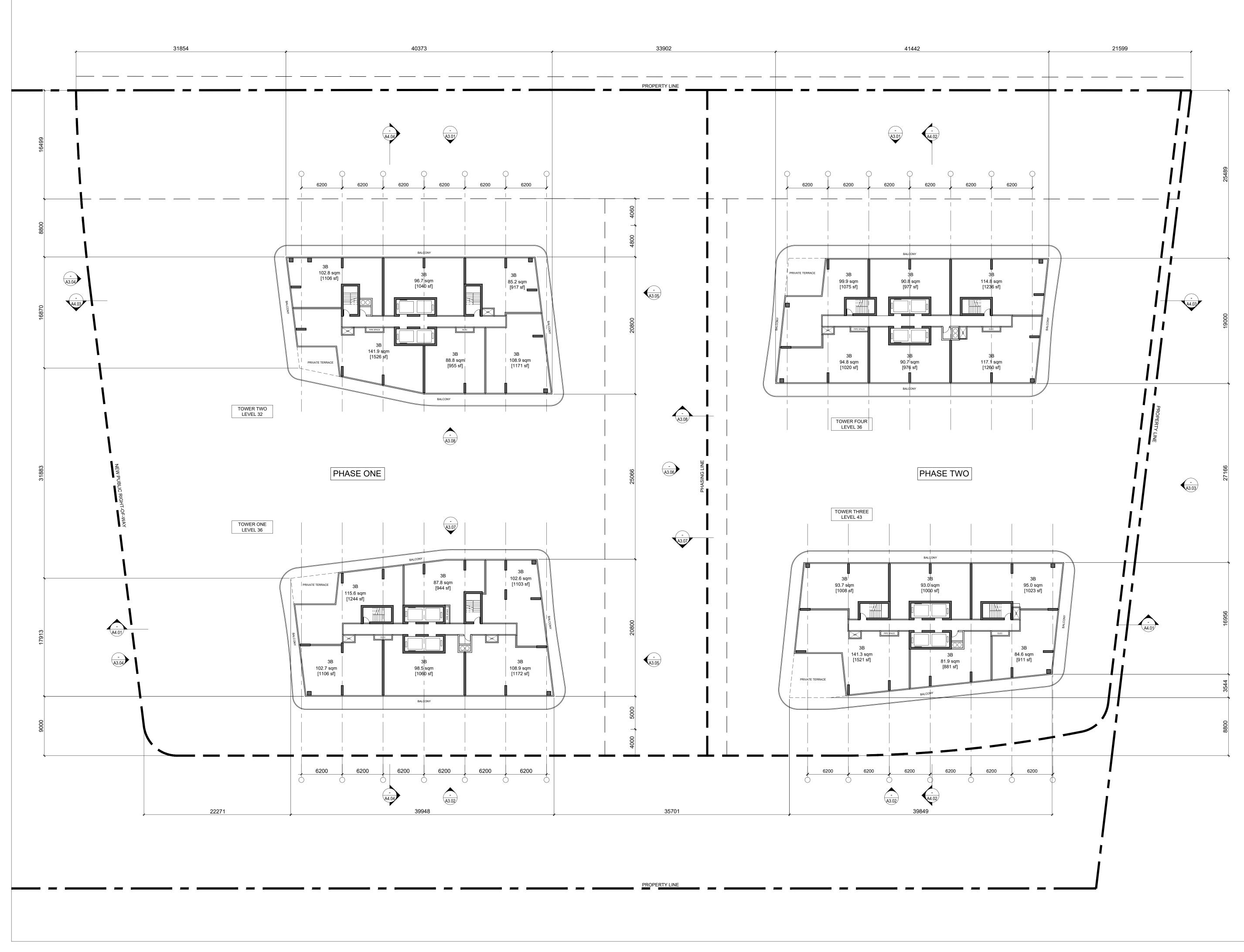
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UPPER TYPICAL FLOOR PLAN

	project number
17-21	
2020-01-24	date
1:250	scale
WA	drawn by
	sheet
A2.08	



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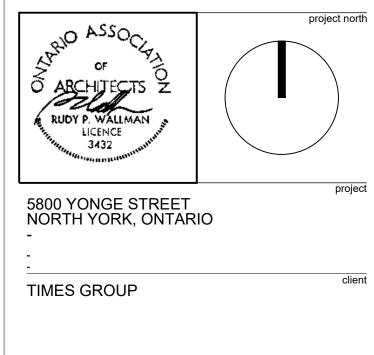
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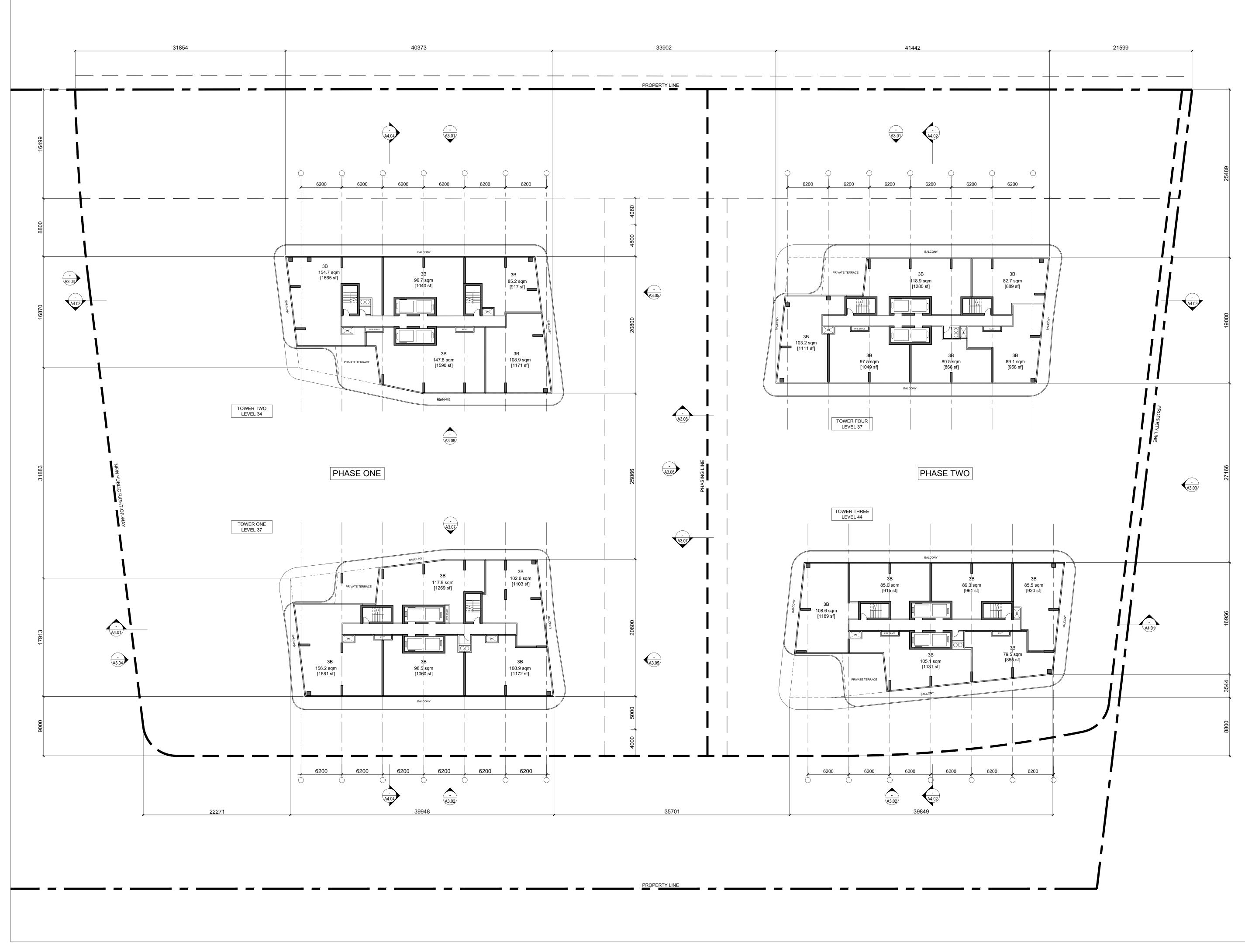
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LOWER PENTHOUSE FLOOR PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
A 2 00	sheet
A2.09	



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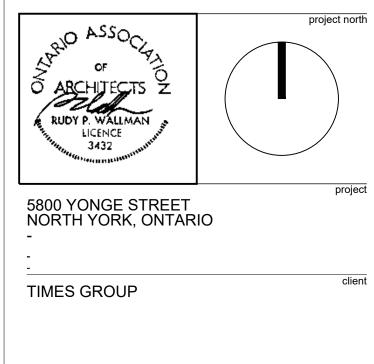
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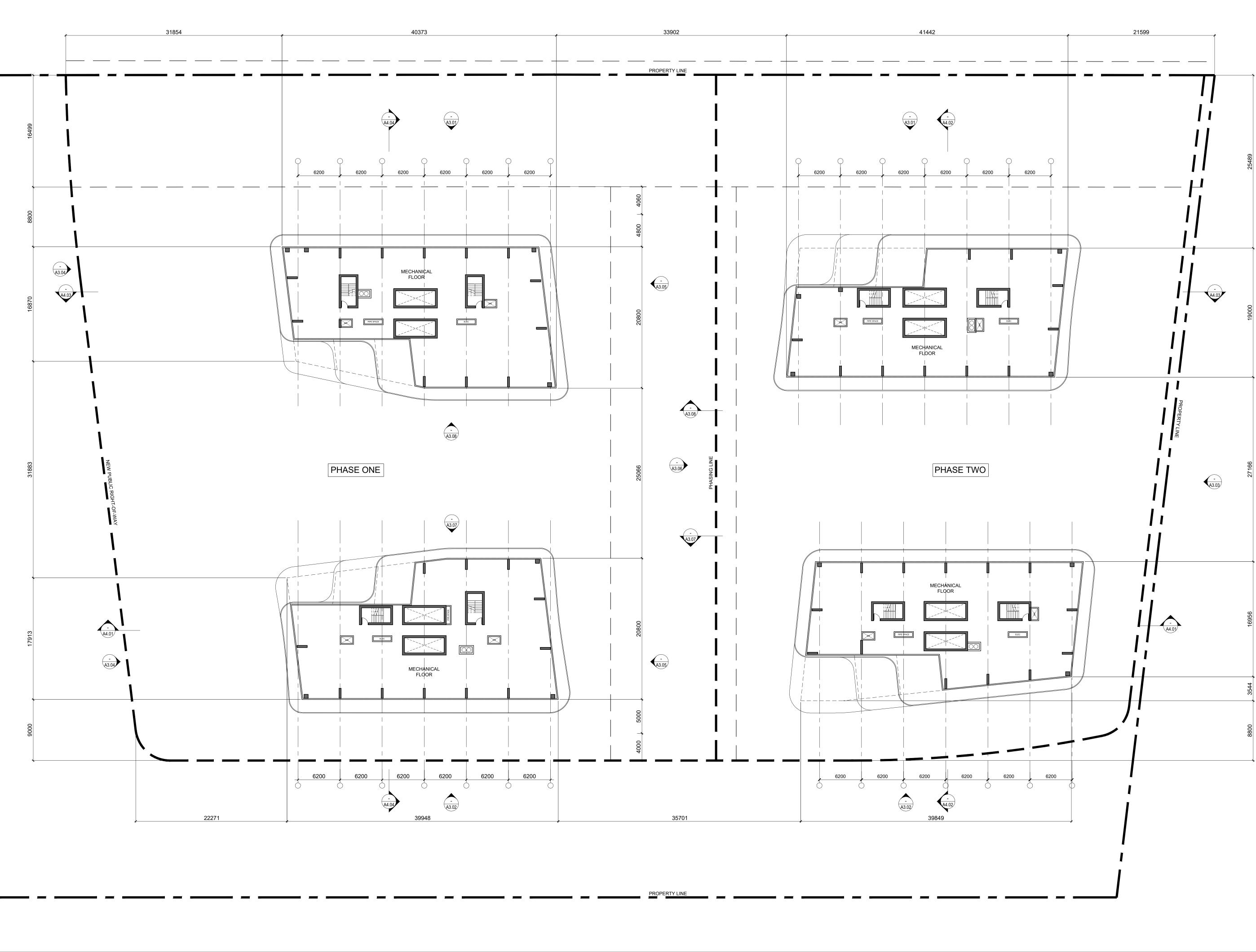
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UPPER PENTHOUSE FLOOR PLAN

17-21	project number
2020-01-24	date
1:250	scale
WA	drawn by
A2.10	sheet



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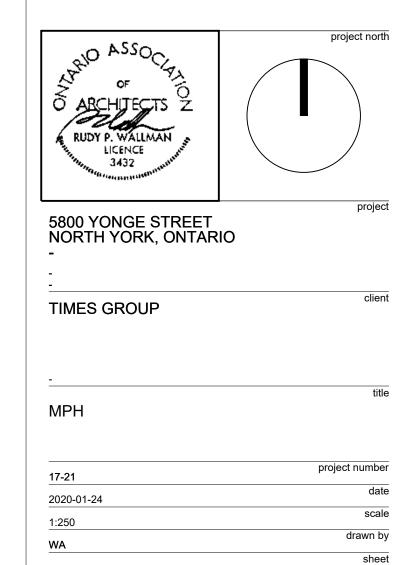
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A2.11



		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		28,300.5
Total Roof Area (m²)		1558
Area of Residential Private Terraces (m ²)		216
Rooftop Outdoor Amenity Space, if in a Residential Building (n	n²)	414
Area of Renewable Energy Devices (m ²)		0
Tower (s)Roof Area with floor plate less than 750 m ²		750
Total Available Roof Space (m ²)		178
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	106.8	107
Coverage of Available Roof Space (%)	60%	60.1%

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

		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		62,246.7
Total Roof Area (m ²)		3,955
Area of Residential Private Terraces (m ²)		212
Rooftop Outdoor Amenity Space, if in a Residential Building (m	²)	723
Area of Renewable Energy Devices (m ²)		0
Tower (s)Roof Area with floor plate less than 750 m ²		1,500
Total Available Roof Space (m ²)		1,520
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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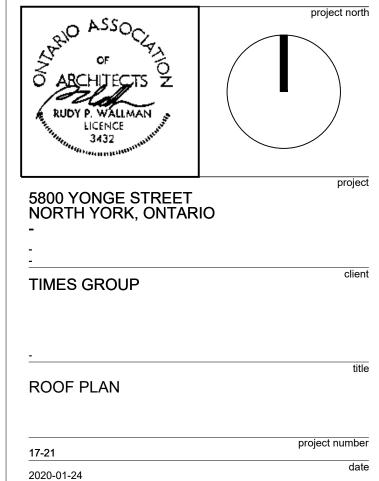
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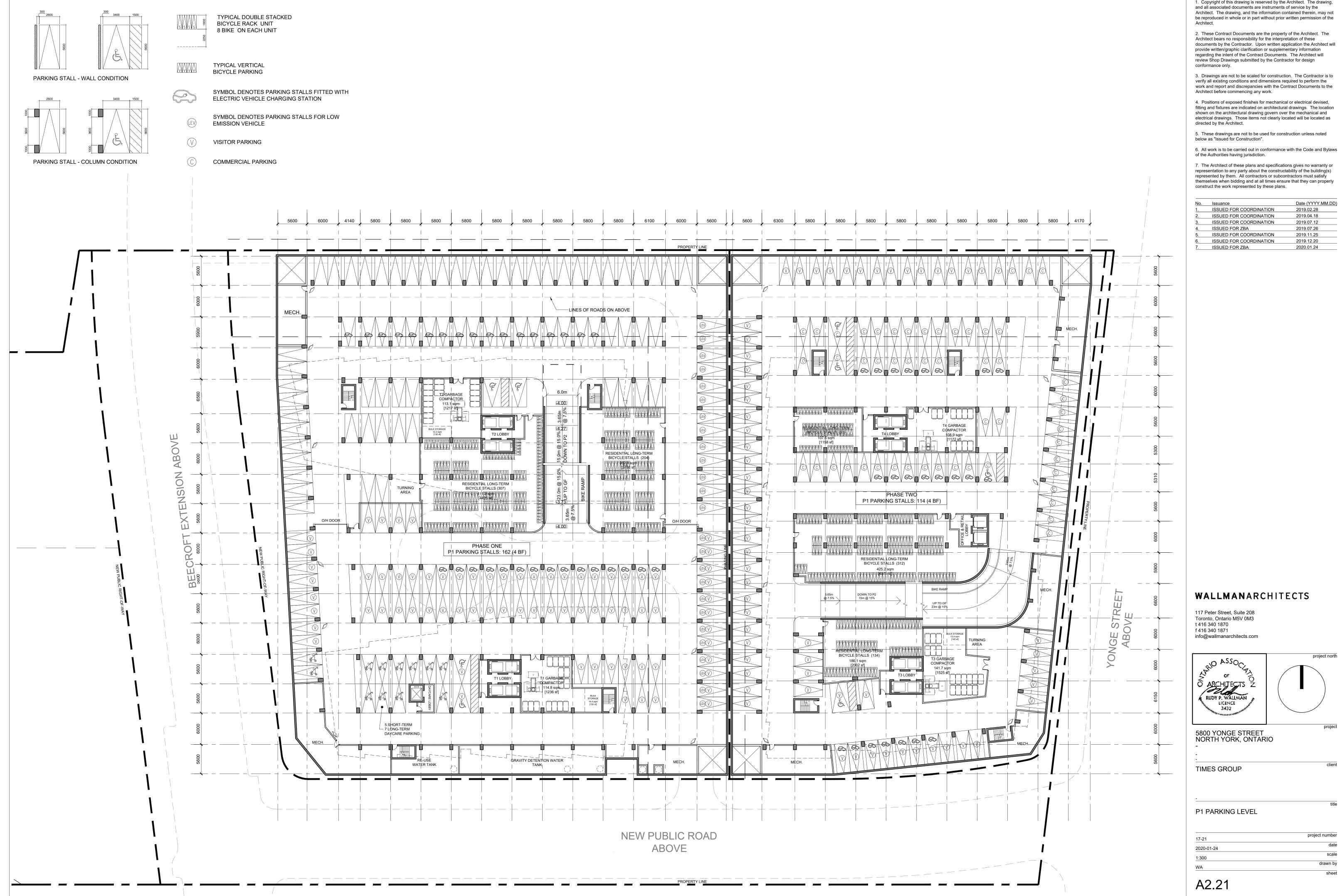
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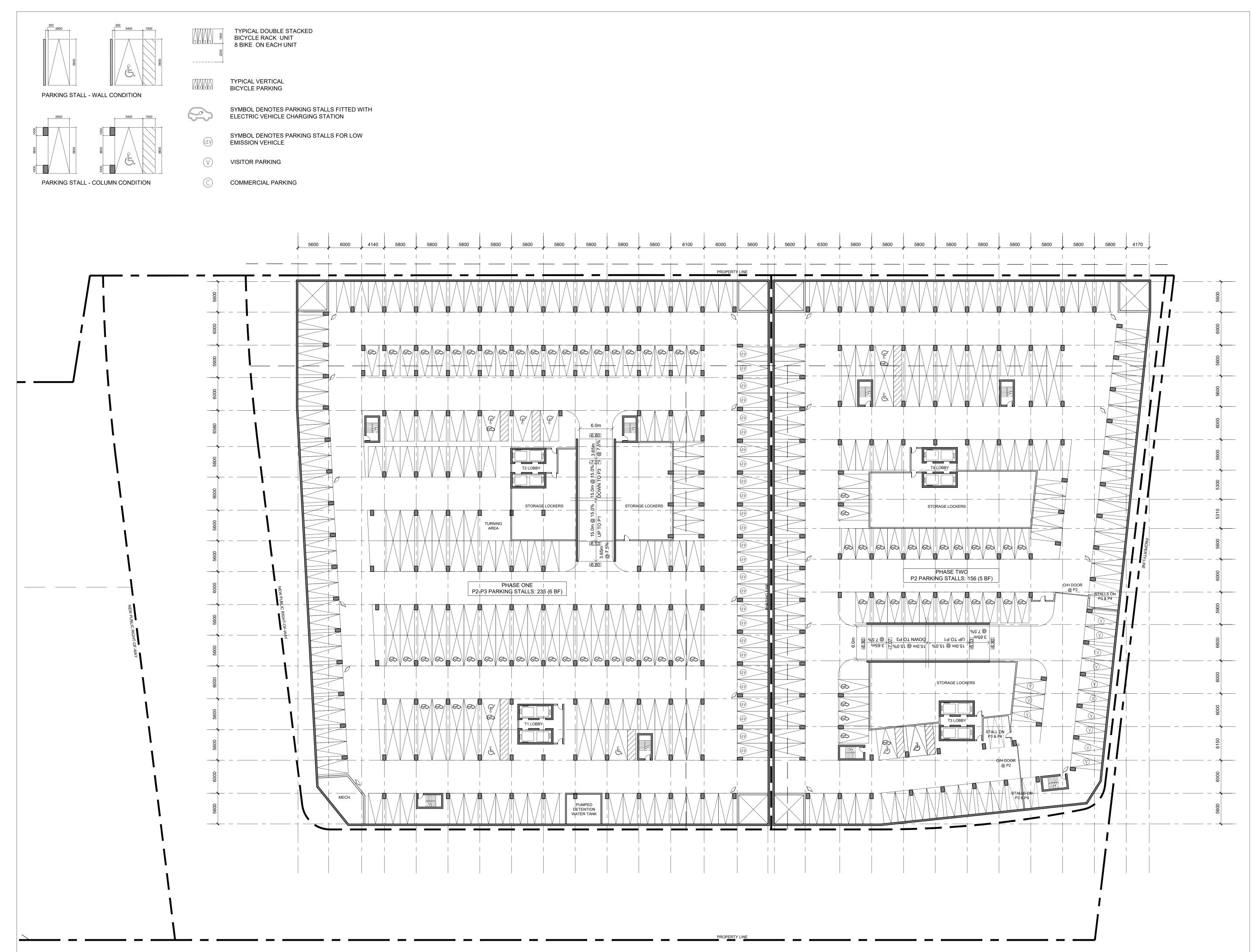
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47.04	project number
17-21	date
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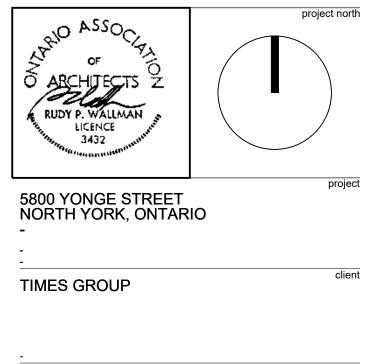
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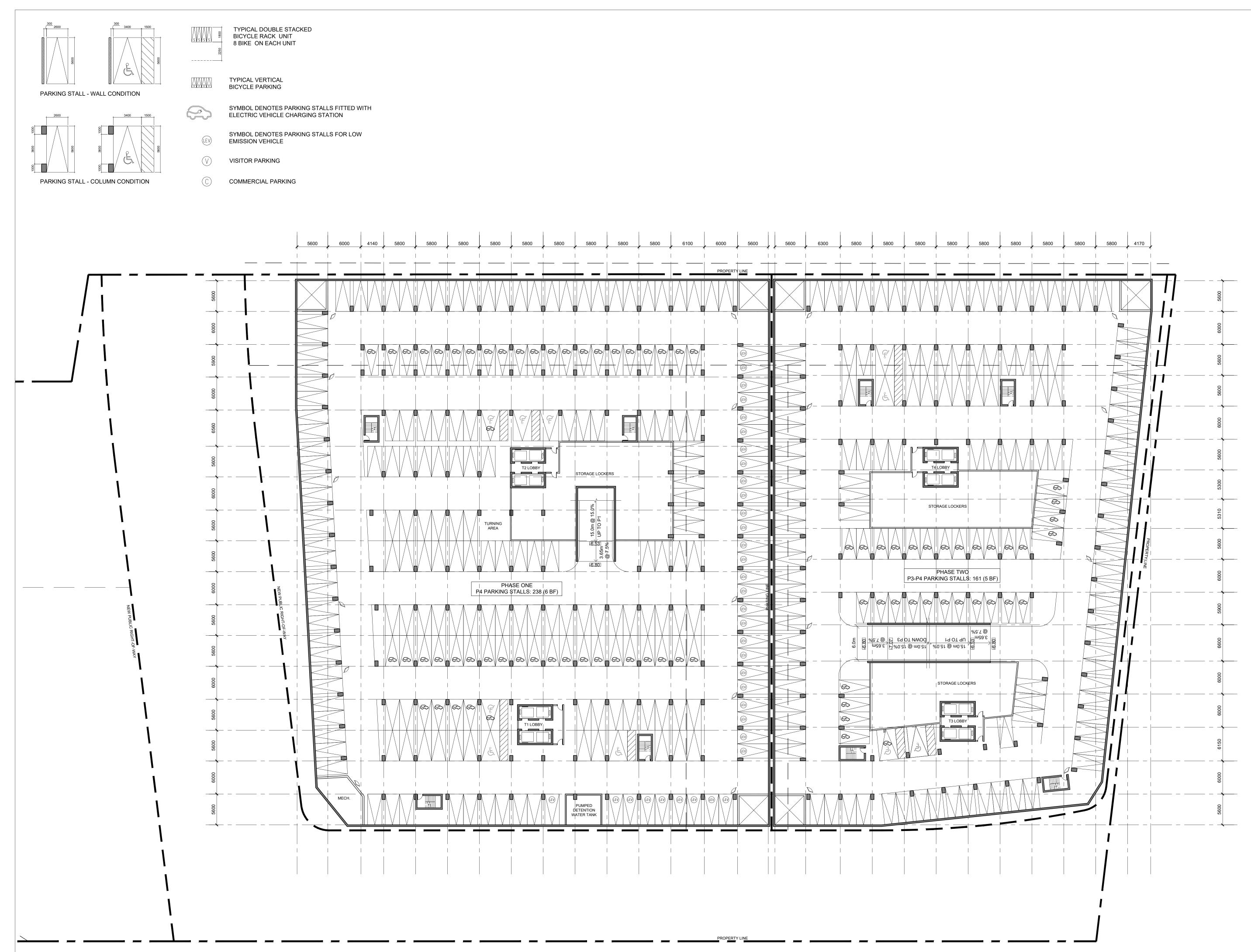
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P2 - P3 PARKING LEVEL

17-21	project number
2020-01-24	date
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WA	drawn by
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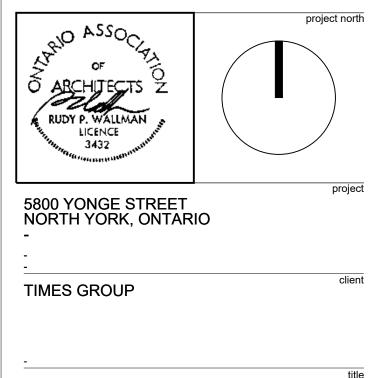
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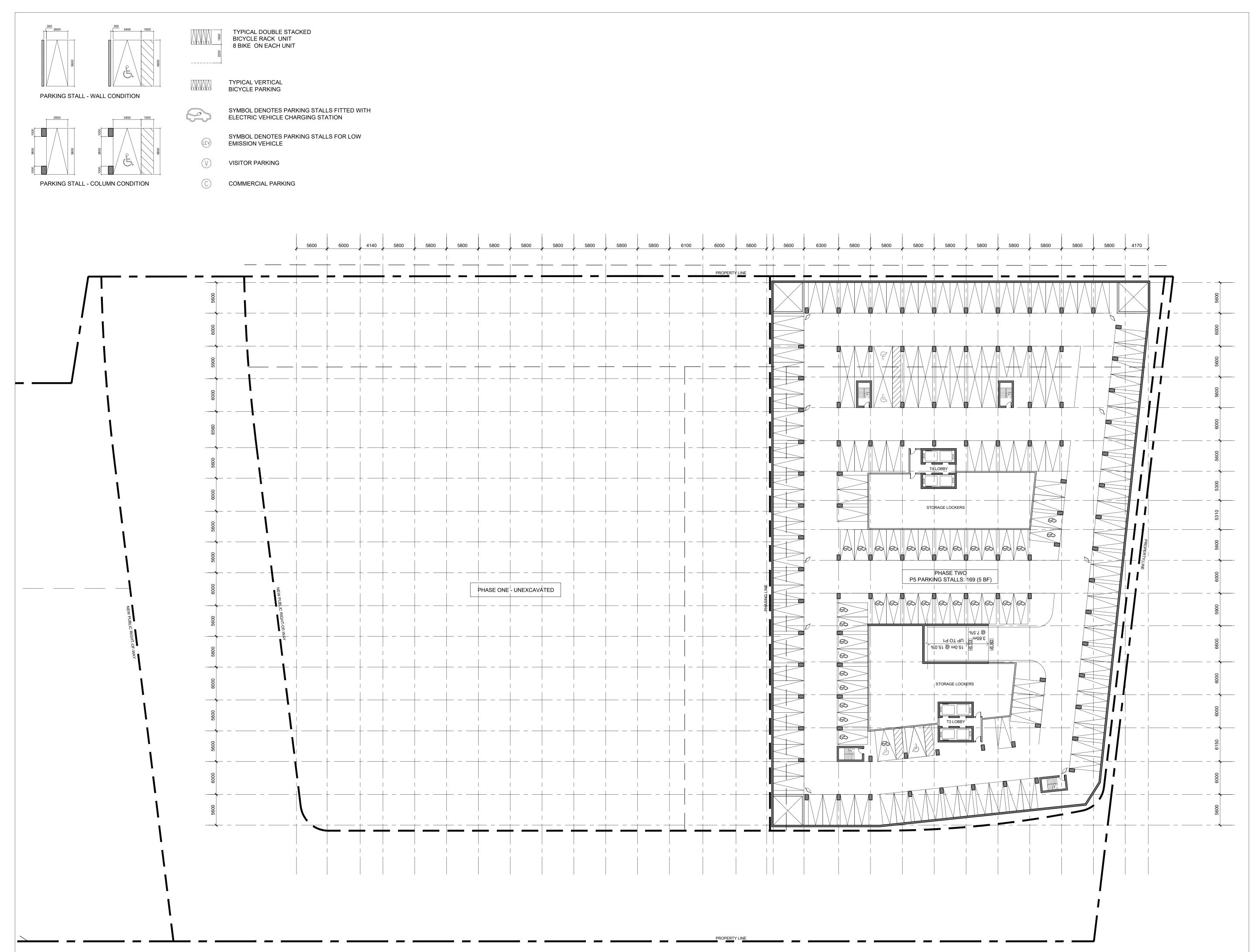


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P4 PARKING LEVEL



17-21project number2020-01-24date1:300scaleWAdrawn bySheetA2.23



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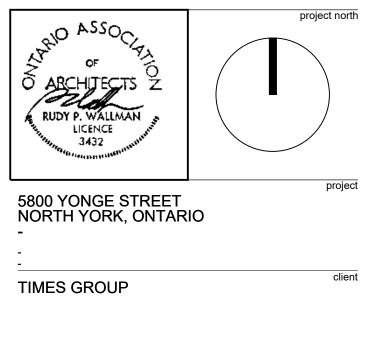
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7.	ISSUED FOR ZBA	2020.01.24

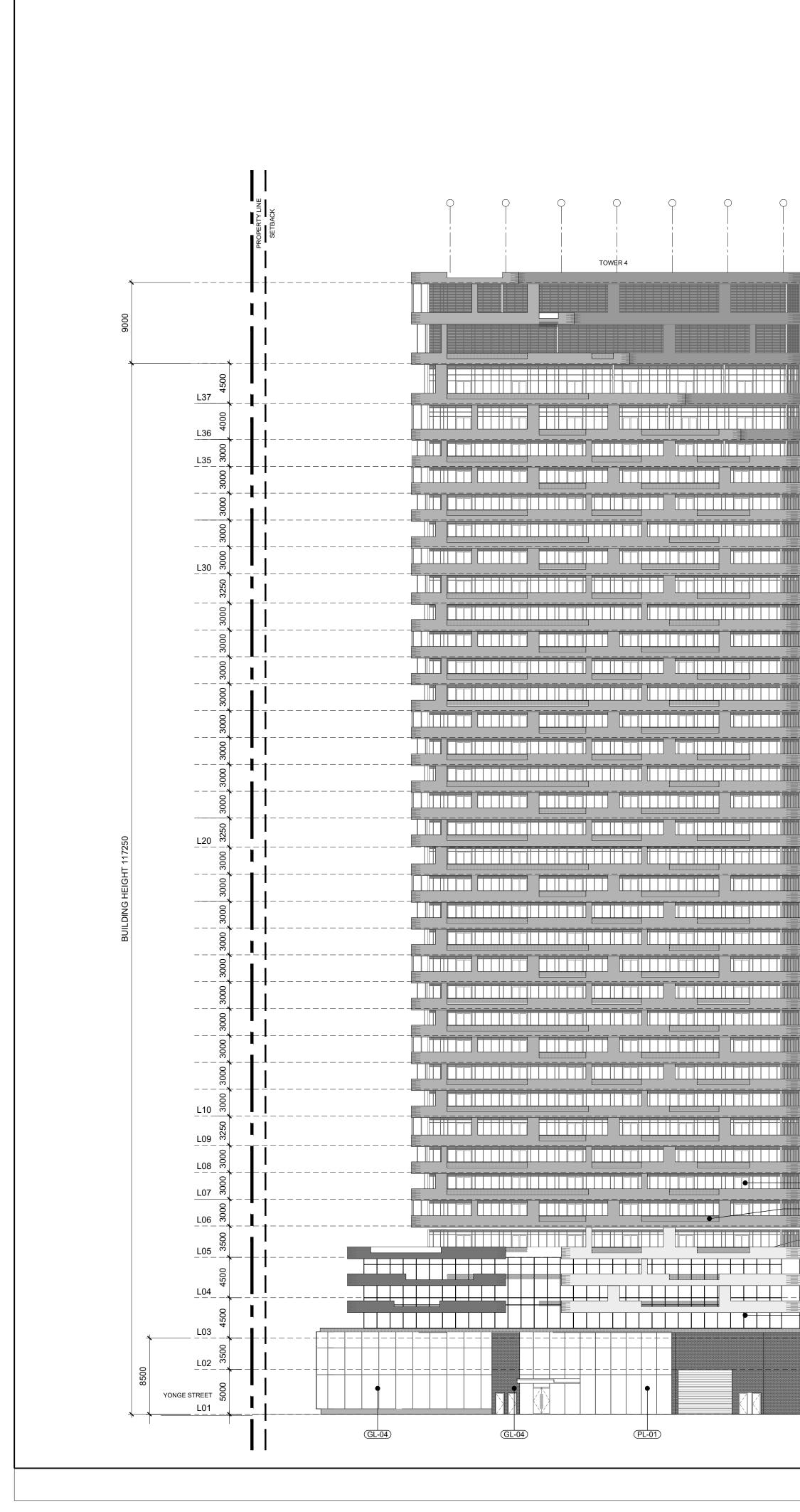
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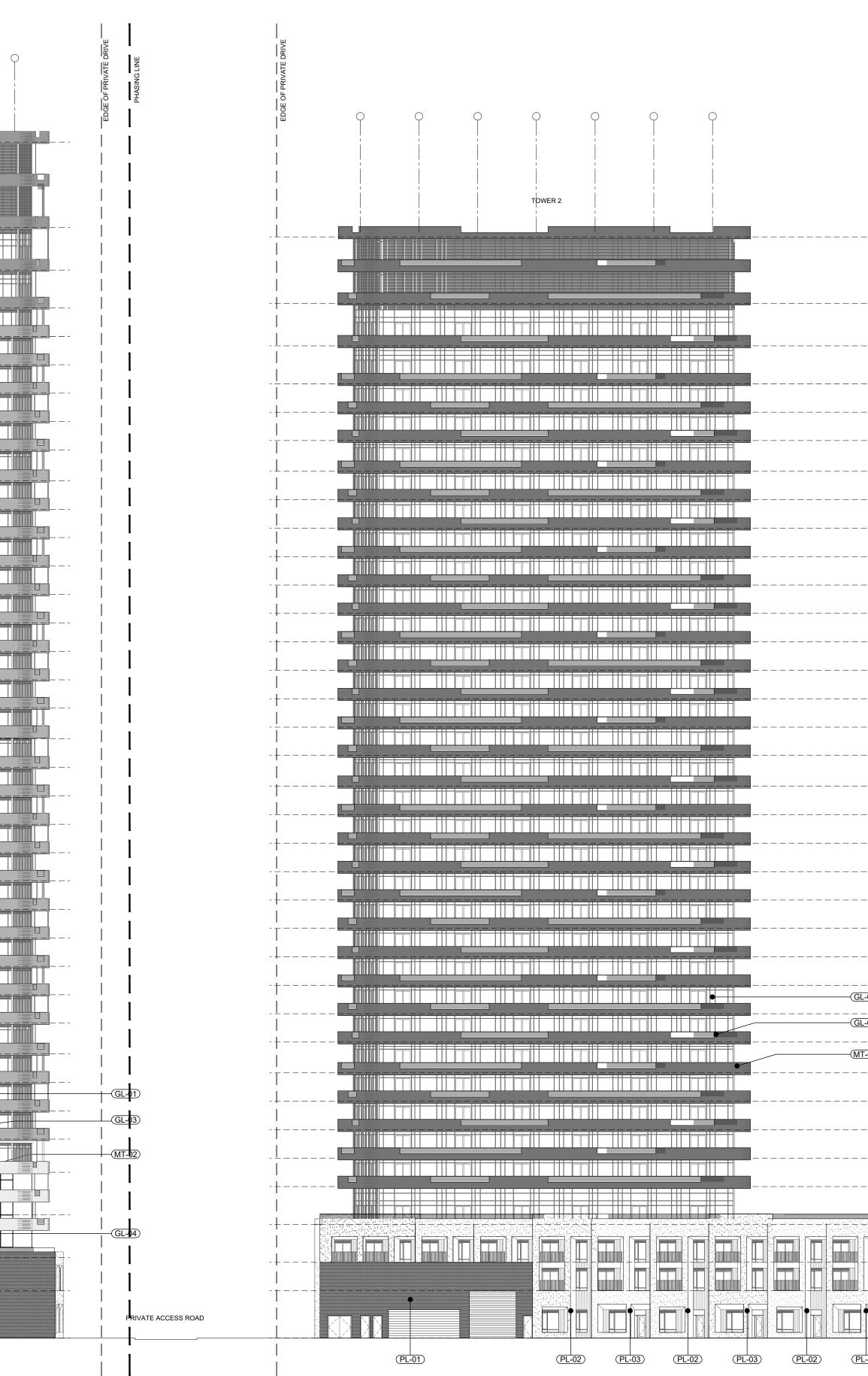
117 Peter Street, Suite 208 Toronto, Ontario M5V 0M3 t 416 340 1870 f 416 340 1871 info@wallmanarchitects.com



P5 PARKING LEVEL

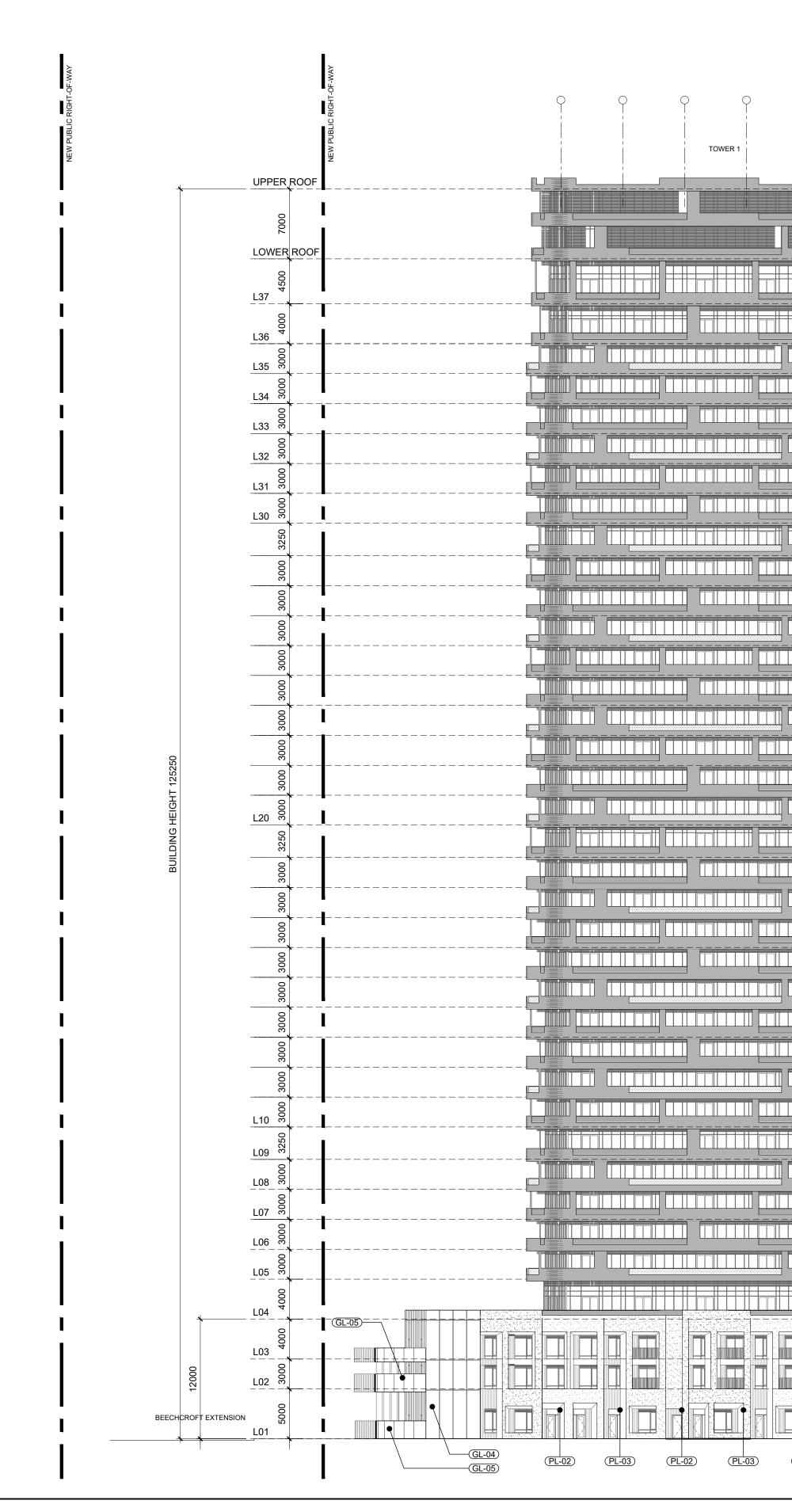
17-21	project number
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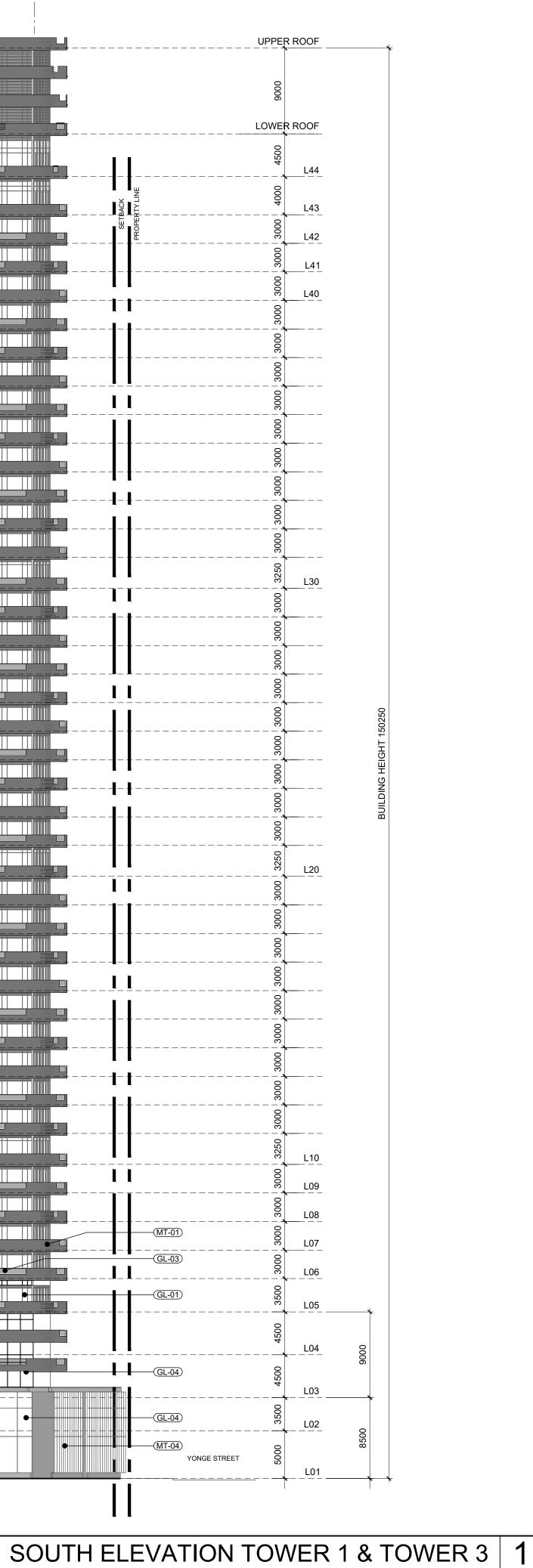


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				No. 2. 3.	Architect of these plans and specifications gives no warranty or entation to any party about the constructability of the building(s) ented by them. All contractors or subcontractors must satisfy lives when bidding and at all times ensure that they can properly ct the work represented by these plans. Issuance Date (YYYY.MM.DD) ISSUED FOR COORDINATION 2019.02.28 ISSUED FOR COORDINATION 2019.04.18 ISSUED FOR COORDINATION 2019.07.12 ISSUED FOR ZBA 2019.07.26
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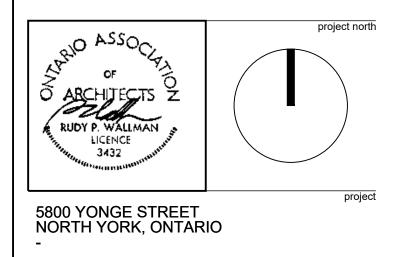
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4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

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

WALLMANARCHITECTS

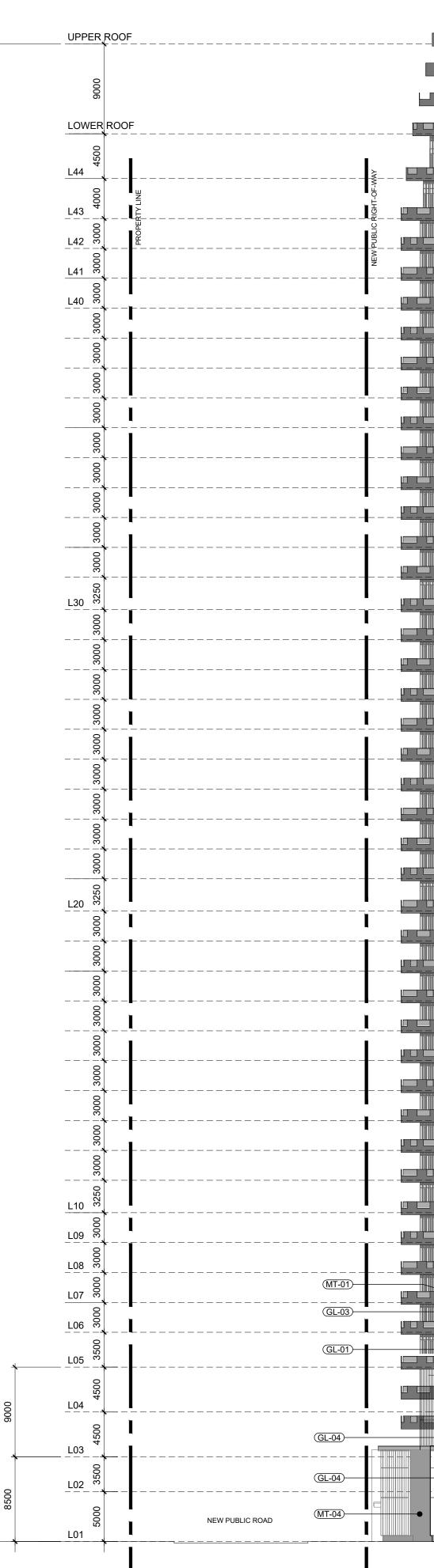
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TIMES GROUP

SOUTH ELEVATION TOWER 1 & TOWER 3

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PRIVATE ACCESS ROAD	5000	L01	

PHASE 2

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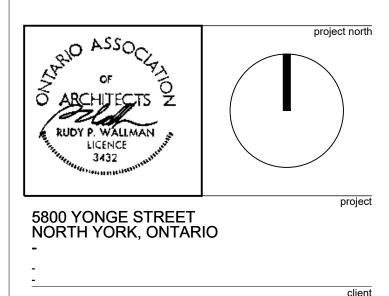
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4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

	ELEVATION MATERIAL LEGEND
<u>L-01</u>)	DARK GREY ALUMINUM FRAME CLEAR GLAZING
L-02)	DARK GREY ALUMINUM FRAME SPANDREL GLAZING
L-03)	GLASS GUARDRAIL
<u>L-04</u>)	CURTAIN WALL SYSTEM WITH CLEAR GLAZING
L-05)	GLASS GUARD RAIL BYPASS SYSTEM WITH PRIVACY FRITTIN
<u>T-01</u>)	DARK GREY PERFORATED METAL GUARDRAIL SYSTEM
T-02)	WHITE PERFORATED METAL GUARDRAIL SYSTEM
T-03)	METAL "PICKET STYLE" FRENCH BALCONY GUARDRAIL
T-04)	DARK GREY METAL PANEL
L-01)	DARY GREY BRICK EMBOSSED PRECAST PANELS
L-02)	DARY GREY PRECAST PANELS
L-03)	LIGHT GREY OR WHITE PRECAST PANELS
L-04)	WOOD COMPOSITE PANEL

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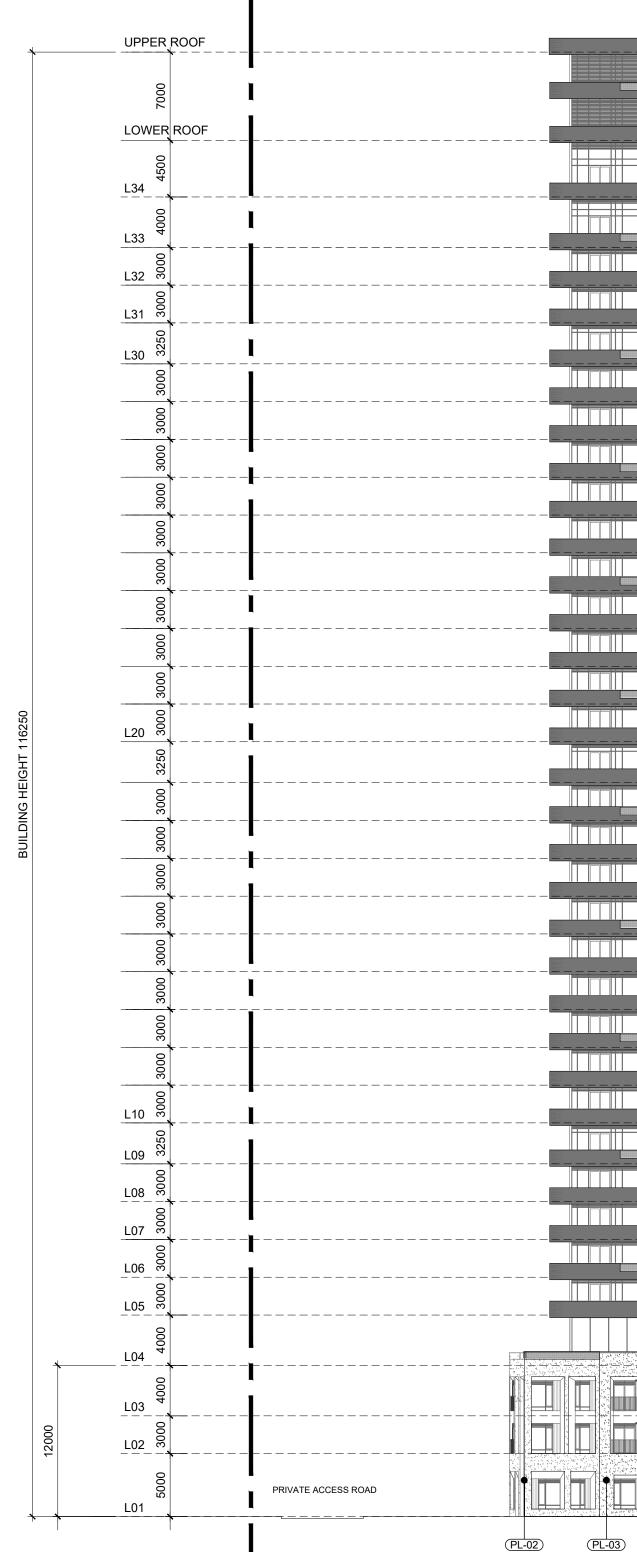
TIMES GROUP

EAST ELEVATION TOWER 3 & TOWER 4

17-21	project numbe
2020-01-24	date
1:300	scale
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EAST ELEVATION TOWER 3 & TOWER 4 1

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(PL-02)

—(GL-01)

—(GL-03)

____(MT-01)

-(GL-01)

TOWER 2

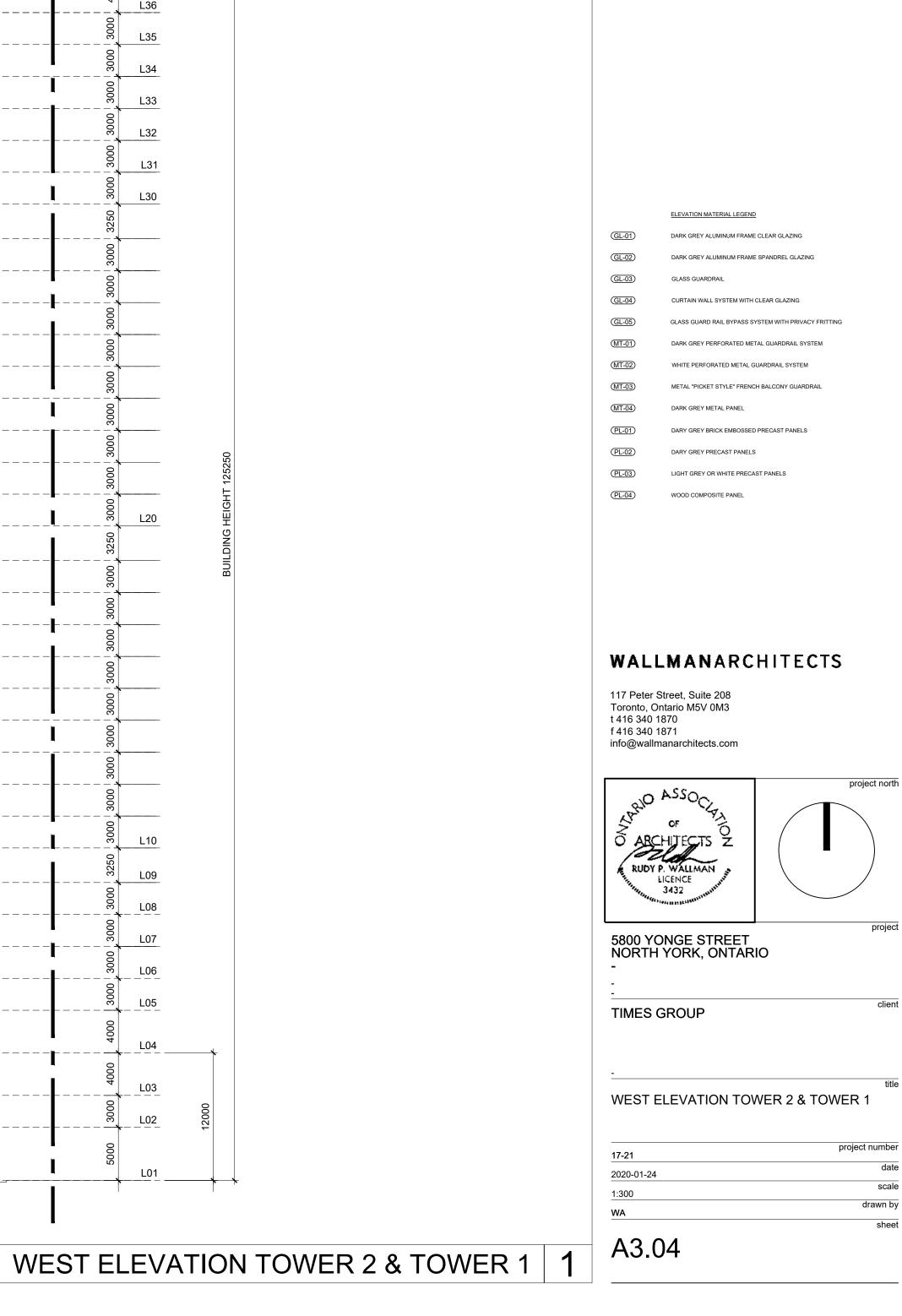
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PHASE 1

UPPER ROOF

LOWER ROOF

L37



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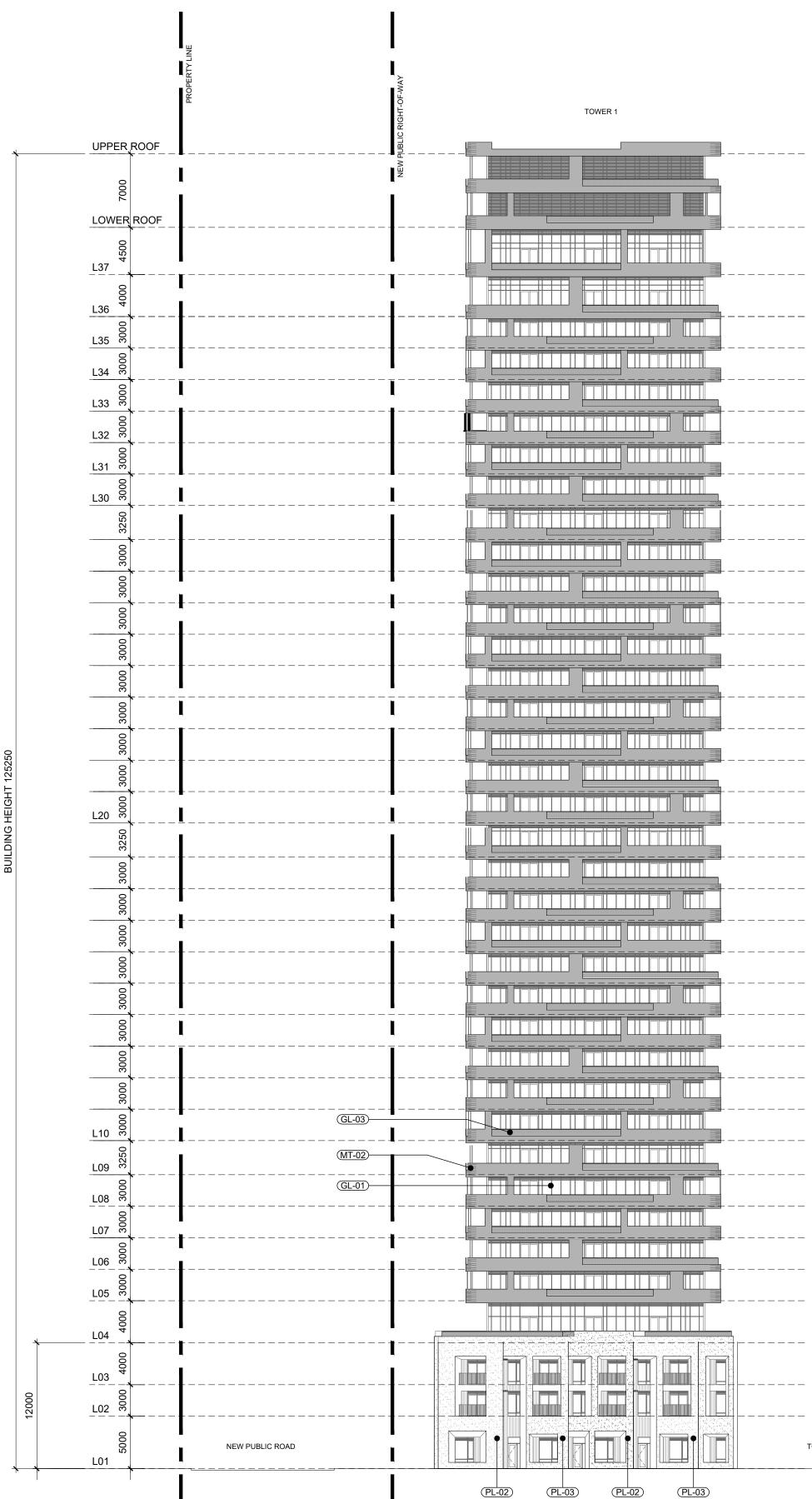
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5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24



INTERIOR EAST ELEVATION TOWER 1 & TOWER 2 1

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	GL-01	
	PRIVATE ACCESS ROAD	
(PL-02) (PL-03) (PL-02)) (PL-03)	

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TOWER 2

UPPER ROOF

LOWER ROOF

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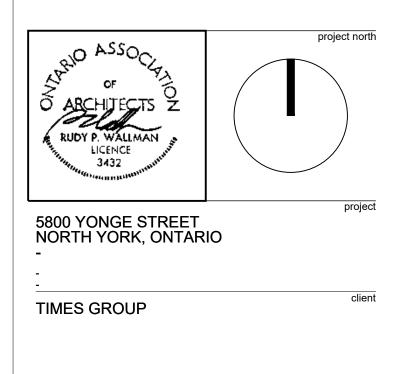
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6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

	ELEVATION MATERIAL LEGEND
<u>L-01</u>)	DARK GREY ALUMINUM FRAME CLEAR GLAZING
<u>L-02</u>)	DARK GREY ALUMINUM FRAME SPANDREL GLAZING
L-03)	GLASS GUARDRAIL
<u>L-04</u>)	CURTAIN WALL SYSTEM WITH CLEAR GLAZING
L-05)	GLASS GUARD RAIL BYPASS SYSTEM WITH PRIVACY FRITTIN
<u>T-01</u>)	DARK GREY PERFORATED METAL GUARDRAIL SYSTEM
T-02)	WHITE PERFORATED METAL GUARDRAIL SYSTEM
T-03)	METAL "PICKET STYLE" FRENCH BALCONY GUARDRAIL
T-04)	DARK GREY METAL PANEL
L-01)	DARY GREY BRICK EMBOSSED PRECAST PANELS
L-02)	DARY GREY PRECAST PANELS
L-03)	LIGHT GREY OR WHITE PRECAST PANELS
L-04)	WOOD COMPOSITE PANEL

WALLMANARCHITECTS

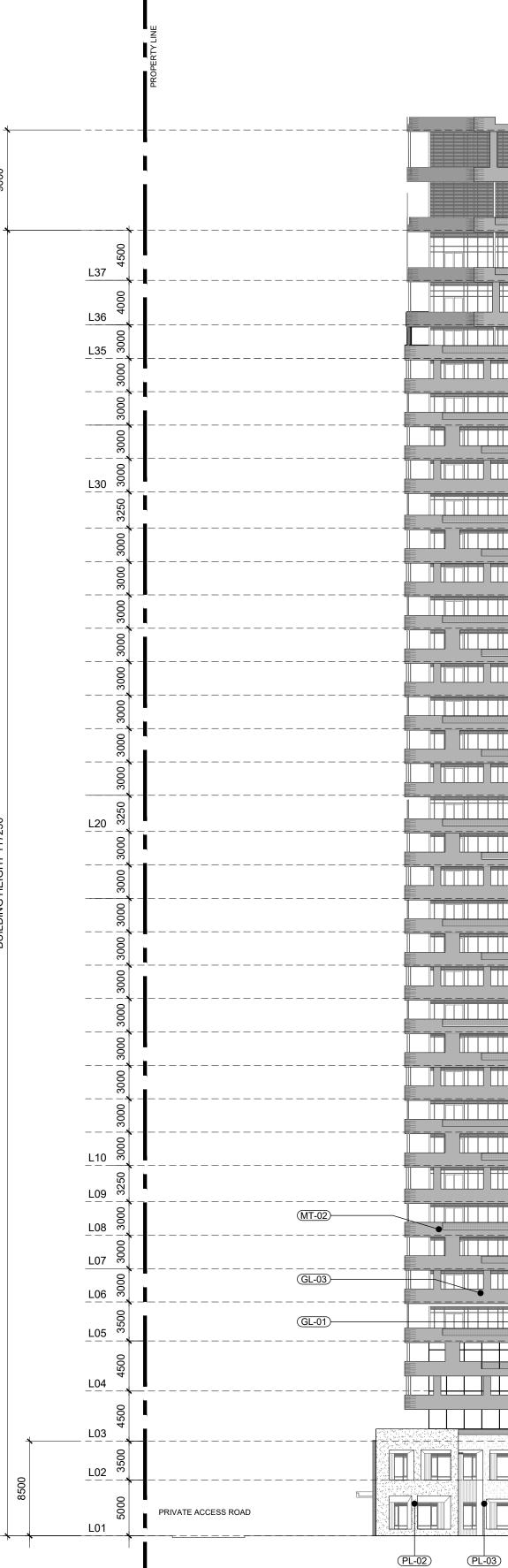
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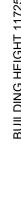


INTERIOR EAST ELEVATION TOWER 1 & TOWER 2

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44		5. The below a	se drawings are not to be us as "Issued for Construction".	ed for construction unles	s noted
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			ELEVATION MATERIAL LEGE	ND	
		(GL-01)	DARK GREY ALUMINUM FRA	ME CLEAR GLAZING	
		(GL-02) (GL-03)	DARK GREY ALUMINUM FRA GLASS GUARDRAIL	ME SPANDREL GLAZING	
		(GL-04)	CURTAIN WALL SYSTEM WIT	'H CLEAR GLAZING	
150250		(GL-05)	GLASS GUARD RAIL BYPASS	SYSTEM WITH PRIVACY FRITTING	
HT 150		(MT-01) (MT-02)	DARK GREY PERFORATED N		
HEIGHT		(MT-03)	METAL "PICKET STYLE" FRE	NCH BALCONY GUARDRAIL	
BUILDING		(MT-04)	DARK GREY METAL PANEL		
BUI		(PL-01) (PL-02)	DARY GREY BRICK EMBOSS DARY GREY PRECAST PANE		
		(PL-03)	LIGHT GREY OR WHITE PRE	CAST PANELS	
20		(PL-04)	WOOD COMPOSITE PANEL		
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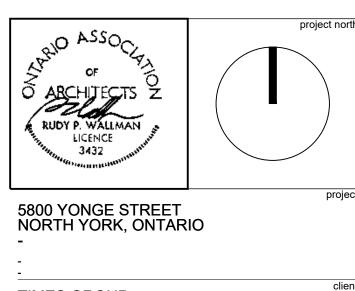
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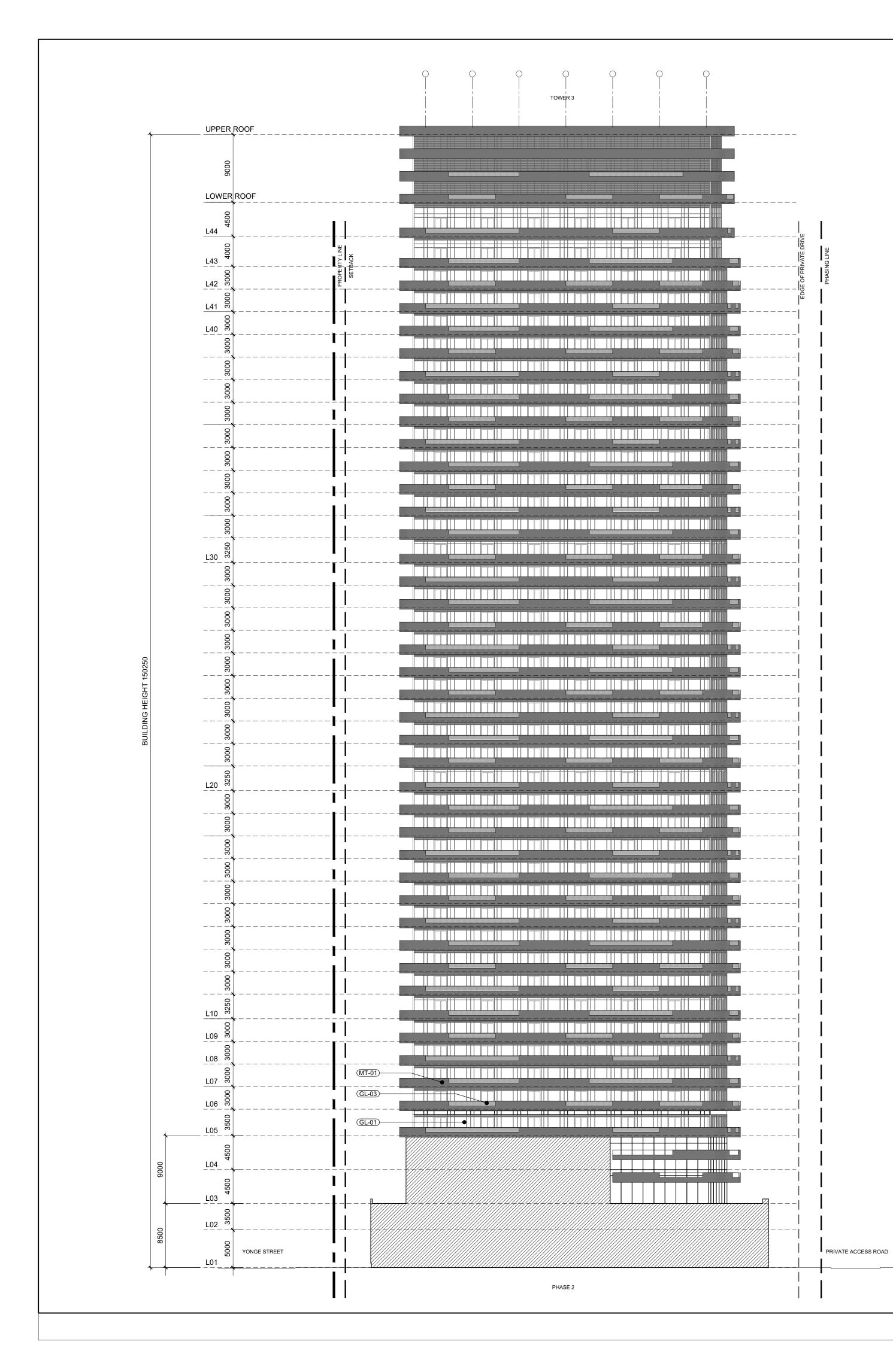
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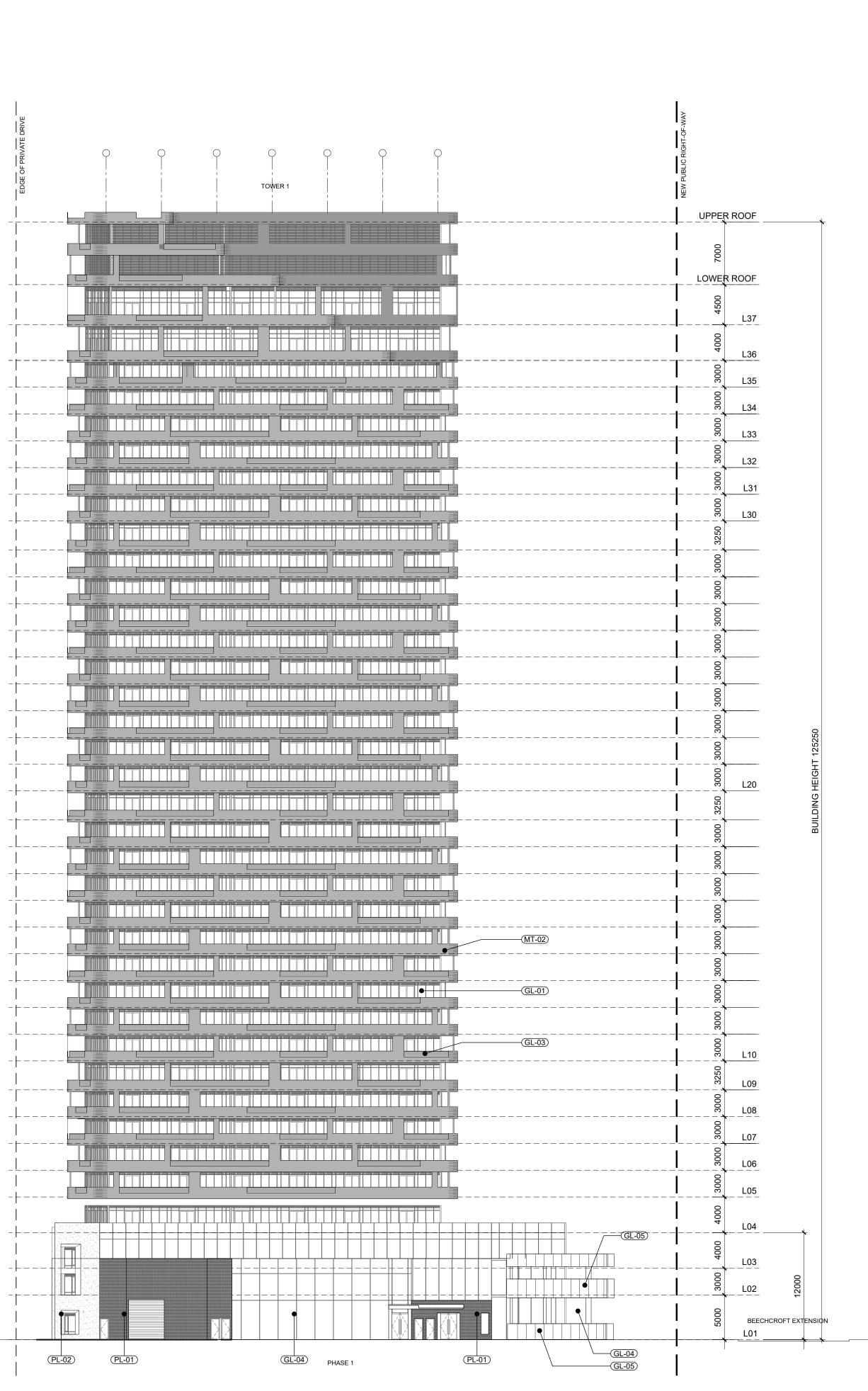
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17-21	project number
2020-01-24	date
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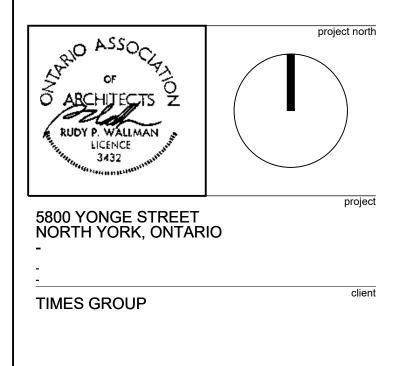
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GL-02)	DARK GREY ALUMINUM FRAME SPANDREL GLAZING
GL-03)	GLASS GUARDRAIL
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MT-01)	DARK GREY PERFORATED METAL GUARDRAIL SYSTEM
MT-02)	WHITE PERFORATED METAL GUARDRAIL SYSTEM
MT-03)	METAL "PICKET STYLE" FRENCH BALCONY GUARDRAIL
MT-04)	DARK GREY METAL PANEL
PL-01)	DARY GREY BRICK EMBOSSED PRECAST PANELS
PL-02)	DARY GREY PRECAST PANELS
PL-03)	LIGHT GREY OR WHITE PRECAST PANELS
PL-04)	WOOD COMPOSITE PANEL

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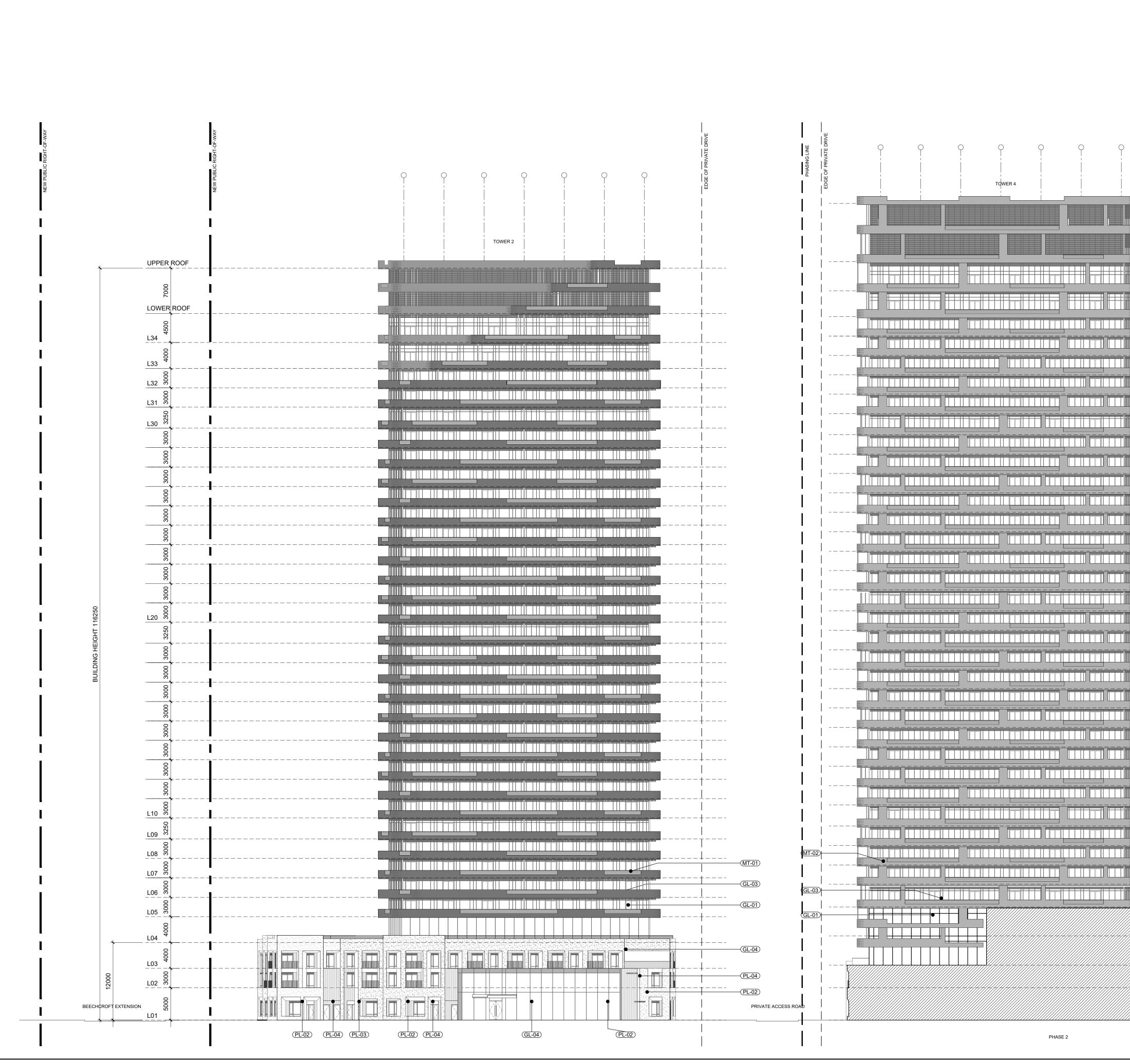
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INTERIOR NORTH ELEVATION TOWER 2 & TOWER 1

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10/0	drawn by
1:300	scale
2020-01-24	
	date
17-21	project number

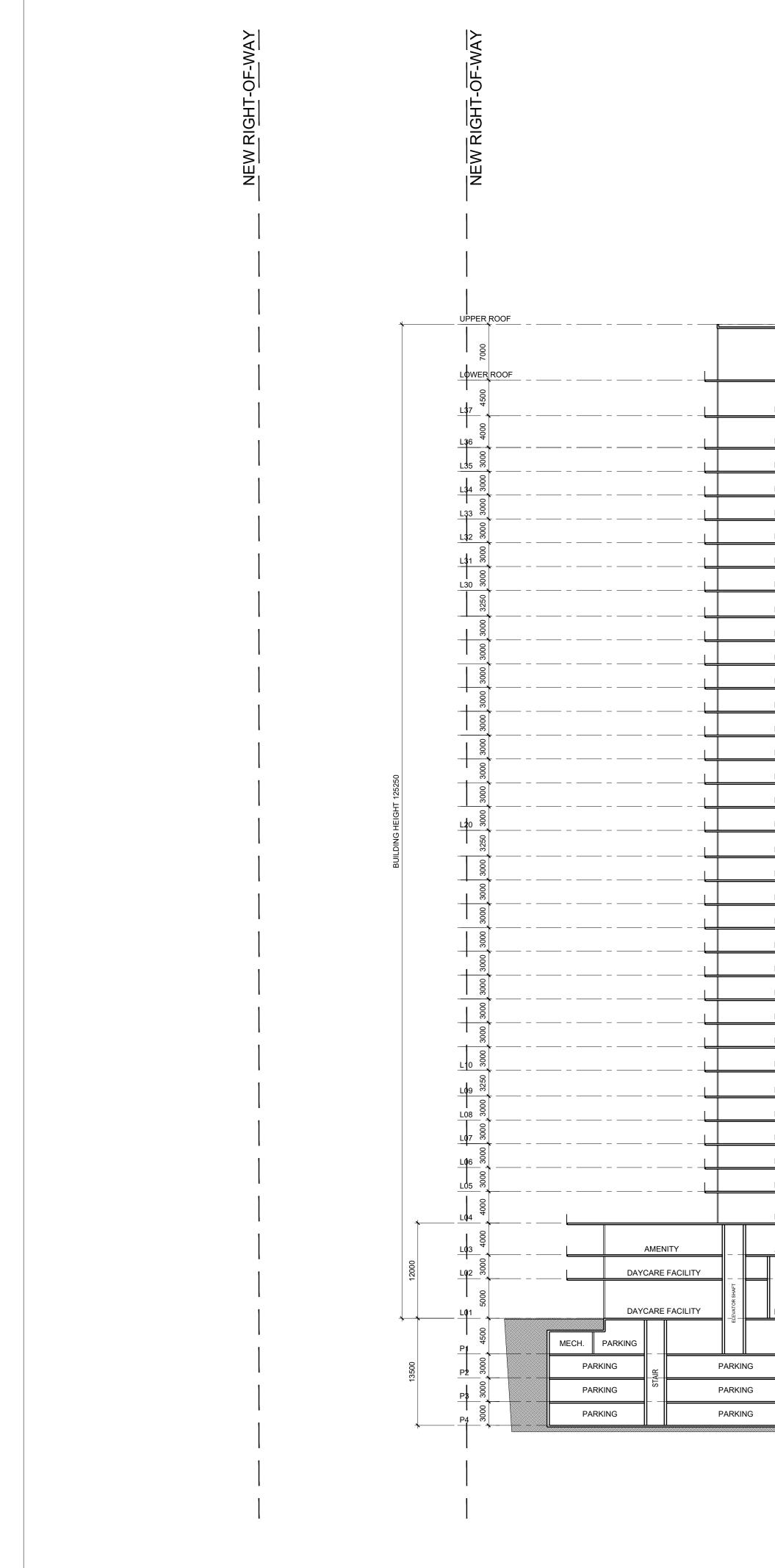
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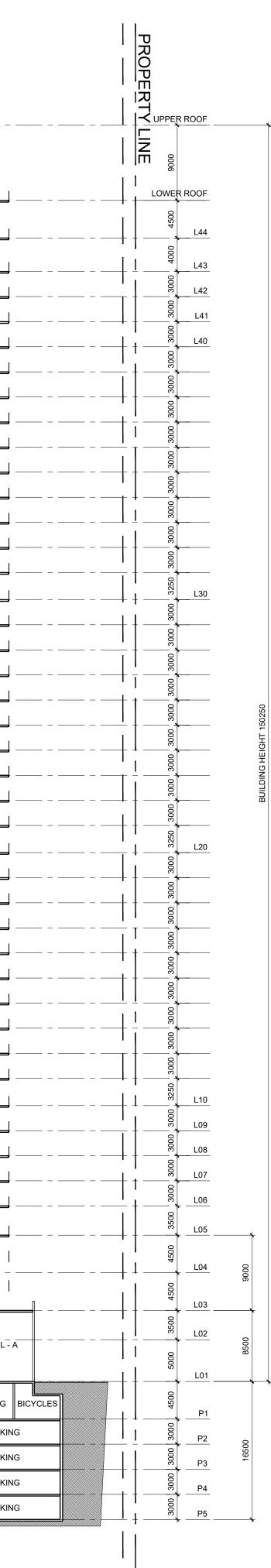
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INTERIOR SOUTH ELEVATION TOWER 2 & TOWER 4 1



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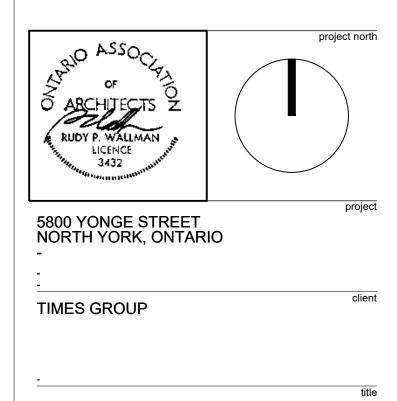
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4.	ISSUED FOR ZBA	2019.07.26
5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

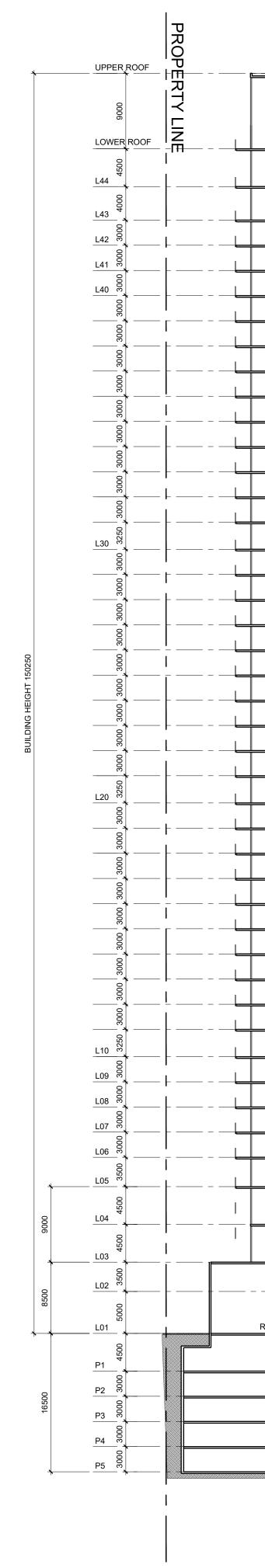
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TOWER 1 AND TOWER 3 WEST-EAST SECTION

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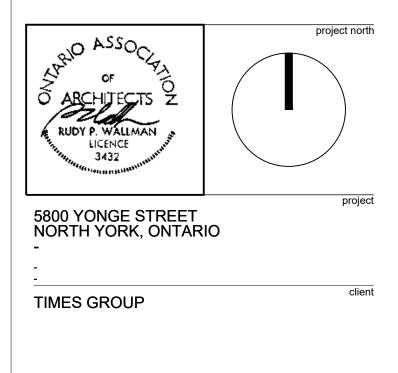
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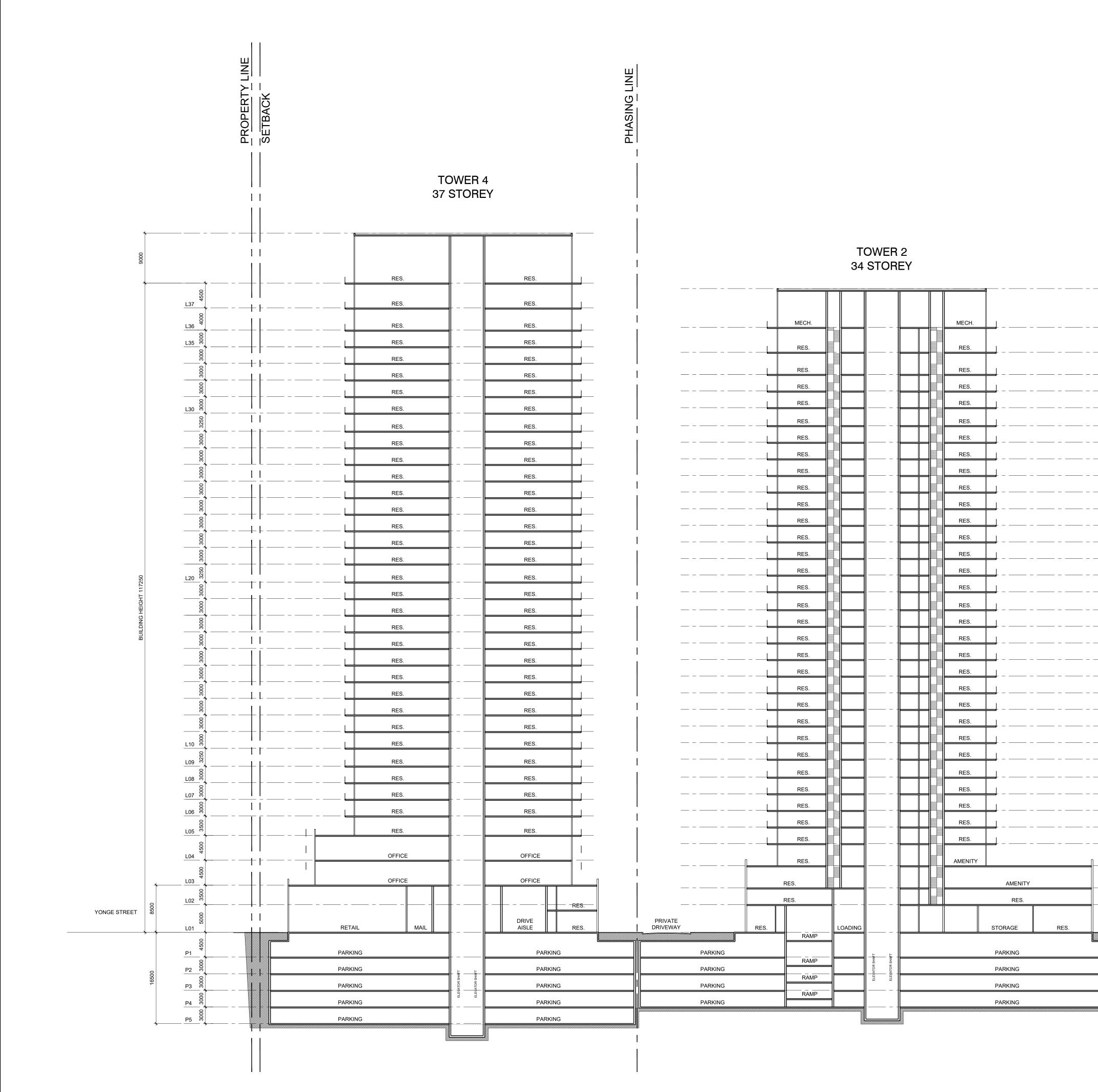
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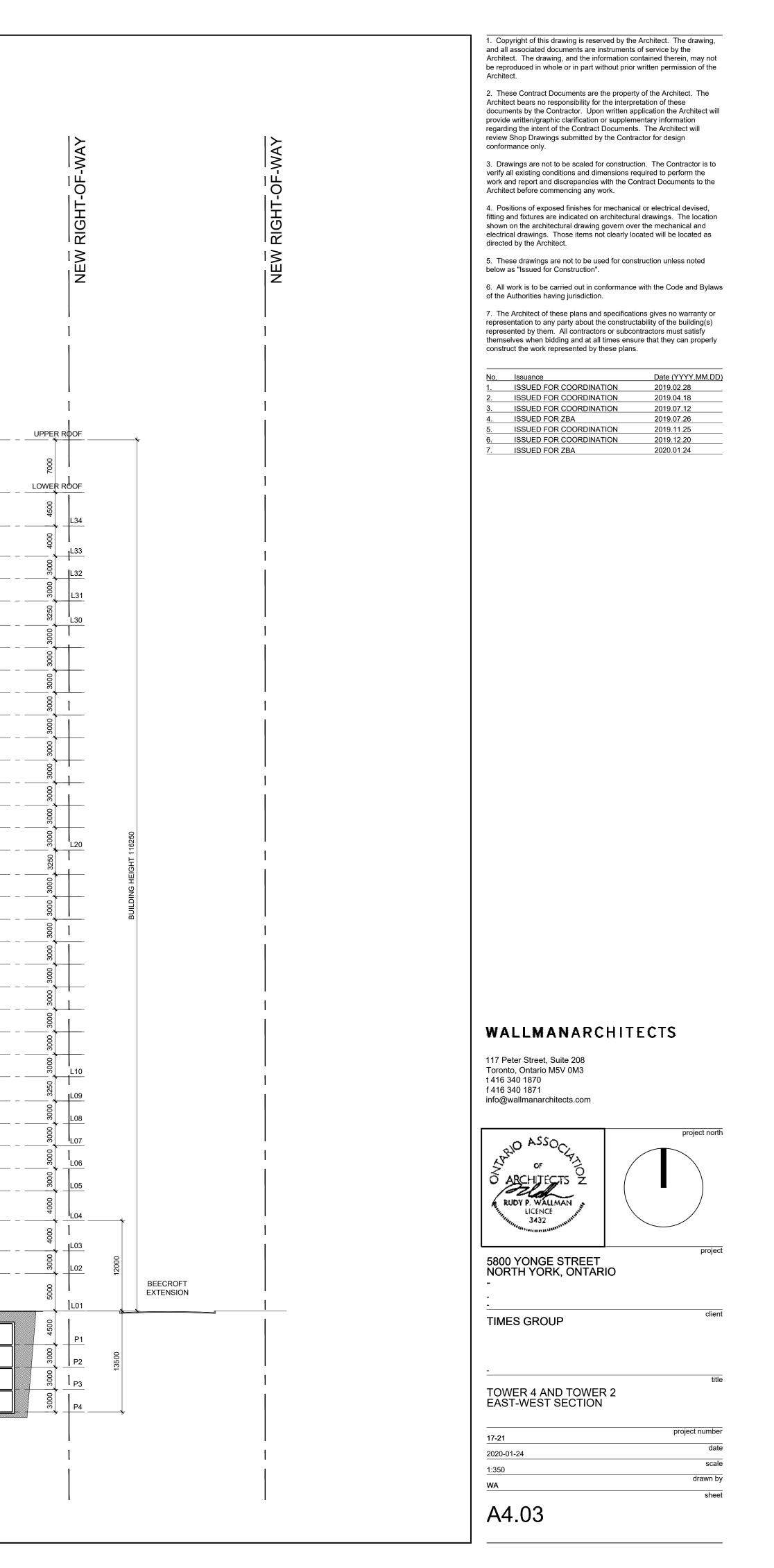
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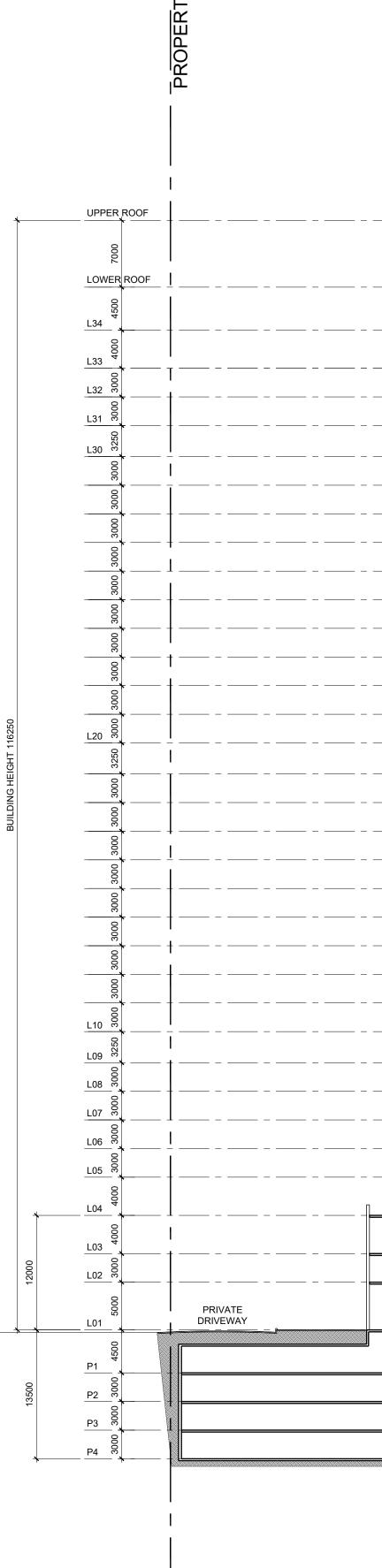


TOWER 3 AND TOWER 4 SOUTH-NORTH SECTION

17-21	project number
2020-01-24	date
1:350	scale
WA	drawn by
	sheet
A4.02	







TOWER 1 **37 STOREY** UPPER ROOF _ _ ___ **TOWER 2** 34 STOREY MECH. LOWER ROOF _ _ _ _ ____ _ RES. RES. L37 _ _ _ RES. RES. L36 MECH. _ _ _ RES. RES. L35 _ _ _ RES. RES. RES. RES. _____ _ L34 _ _ _ RES. RES. RES. RES. L33 RES. RES. RES. RES. L32 RES. RES. RES. RES. ก<u>ี้ L31</u> - ____ _ _ _ _ RES. RES. RES. RES. L30 _ _ _ _ ____ _ RES. RES. RES. RES. _ _ _ RES. RES. RES. RES. _ _ _ RES. RES. RES. RES. _ ____ _ _ _ _ RES. RES. RES. RES. _ _ _ _____ -RES. RES. RES. RES. _ _ _ RES. RES. RES. RES. _ _ _ RES. RES. RES. RES. - _____ _ _ _ _ RES. RES. RES. RES. - _____ _ _ _ _ RES. RES. RES. RES. RES. RES. RES. RES. L20 RES. RES. RES. RES. RES. RES. RES. RES. _____ _ _ _ _____ RES. _ _ _ _ _ _ _ _ RES. RES. RES. RES. _ _ _ _ _ _ _ _ ×_____ RES. _ ____ _ _ _ _ RES. RES. RES. RES. L10 RES. RES. RES. RES. L09 _ _ . RES. RES. RES. RES. L08 RES. RES. RES. RES. L07 _ _ _ _ ____ _ RES. RES. RES. RES. L06 _ _ _ _ ____ _ RES. RES. RES. RES. L05 _ _ _ RES. RES. RES. RES. L04 RES. RES. RES. RES. L03 RES. RES. L02 _ ____ _ _ _ _ TOWER 2 LOBBY TOWER 1 LOBBY NFW DROP OFF AREA RES. L01 PUBLIC ROAD GARBAGE ROOM GARBAGE ROOM PARKING P1 PARKING P2 PARKING <u>м</u> Р3 PARKING P4

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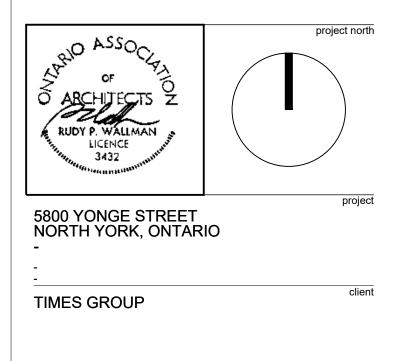
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6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

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TOWER 2 AND TOWER 1 NORTH-SOUTH SECTION

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17-21	date
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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

3. GRADING:

4. CLEARANCE:

5. SIGNAGE:

6. OPERATION:

DAY.

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.

TYPE G LOADING SPACE AND COLLECTION PAD TO BE CONSTRUCTED OF 200mm REINFORCED CONCRETE

MINIMUM VERTICAL CLEARANCE OF 4.4 M FOR ALL

PROVIDE AND MAINTAIN 'NO PARKING' SIGNS

ADJACENT TO THE LOADING SPACE AREA.

A TRAINED ON-SITE STAFF MEMBER WILL BE

DRIVEWAYS PROVIDING ACCESS TO LOADING SPACES

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

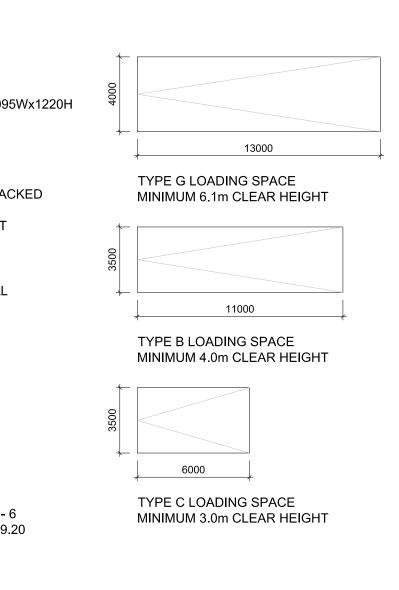
COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION

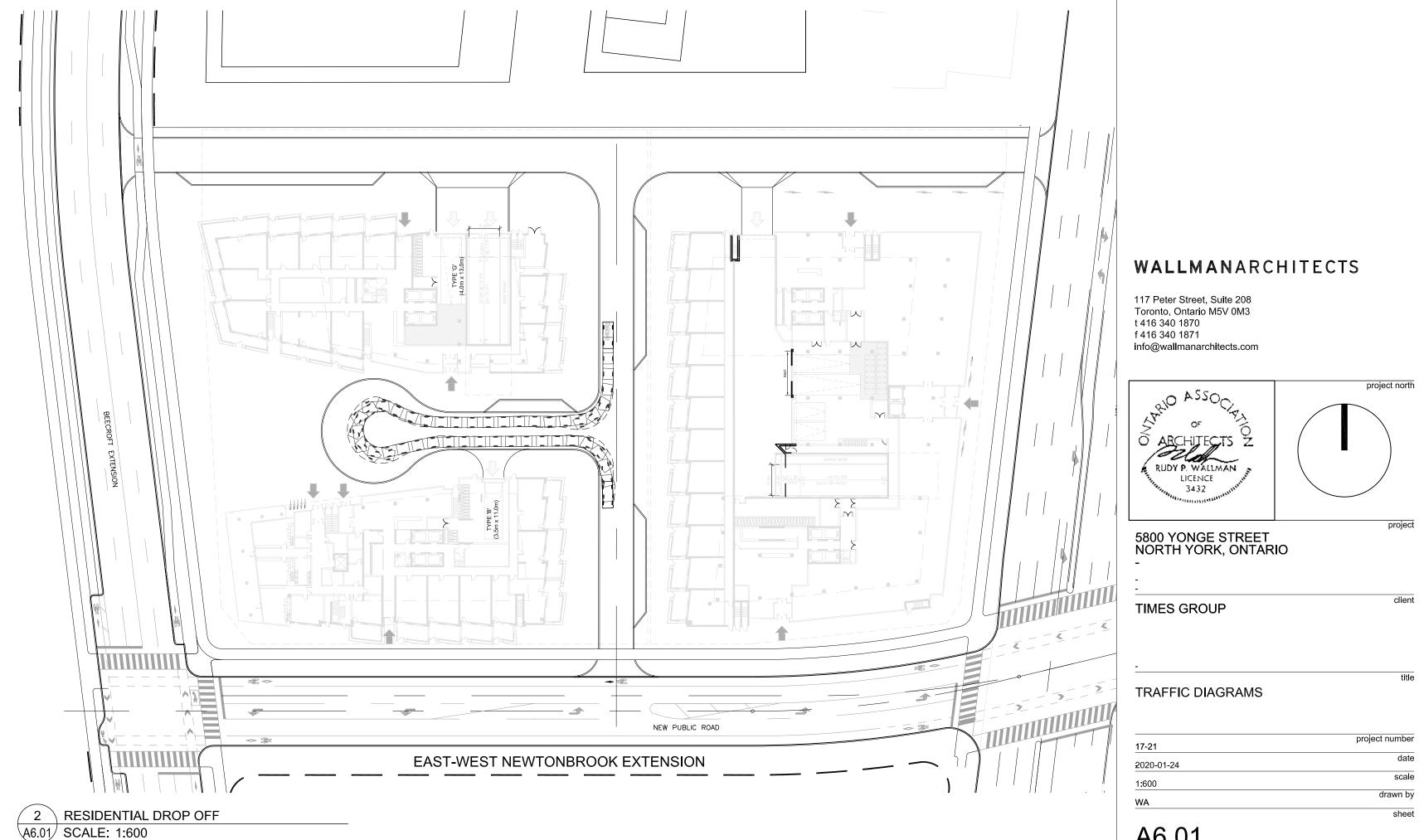
WITH A MAXIMUM GRADE OF 2%

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

SMALL BIN 857Dx729WX1146H
3 YARD BIN 1820Dx1095Wx G - GARBAGE O - ORGANIC R - RECYCLE
TYPICAL DOUBLE STACKE BICYCLE RACK UNIT 8 BIKE ON EACH UNIT 1
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

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





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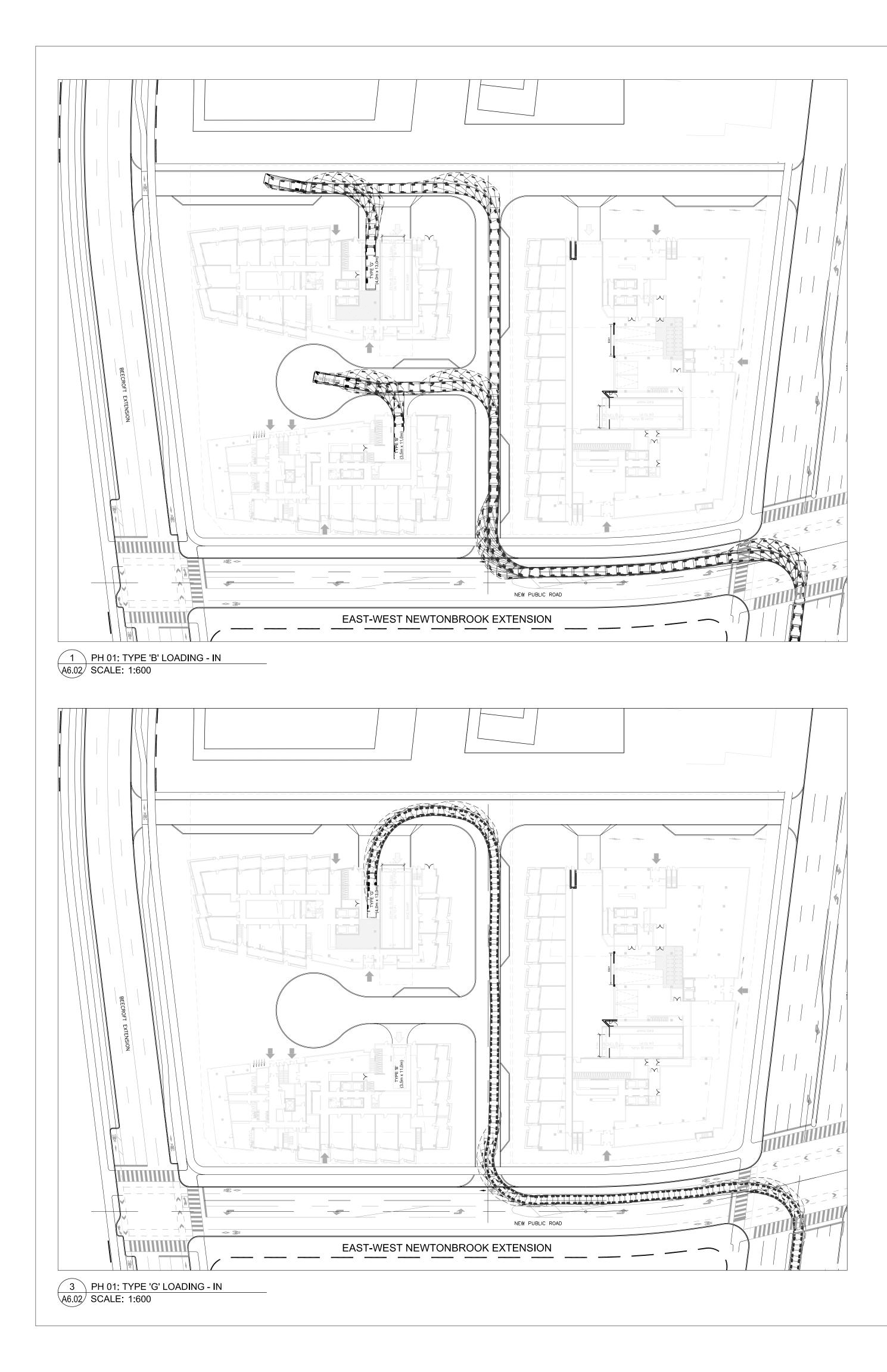
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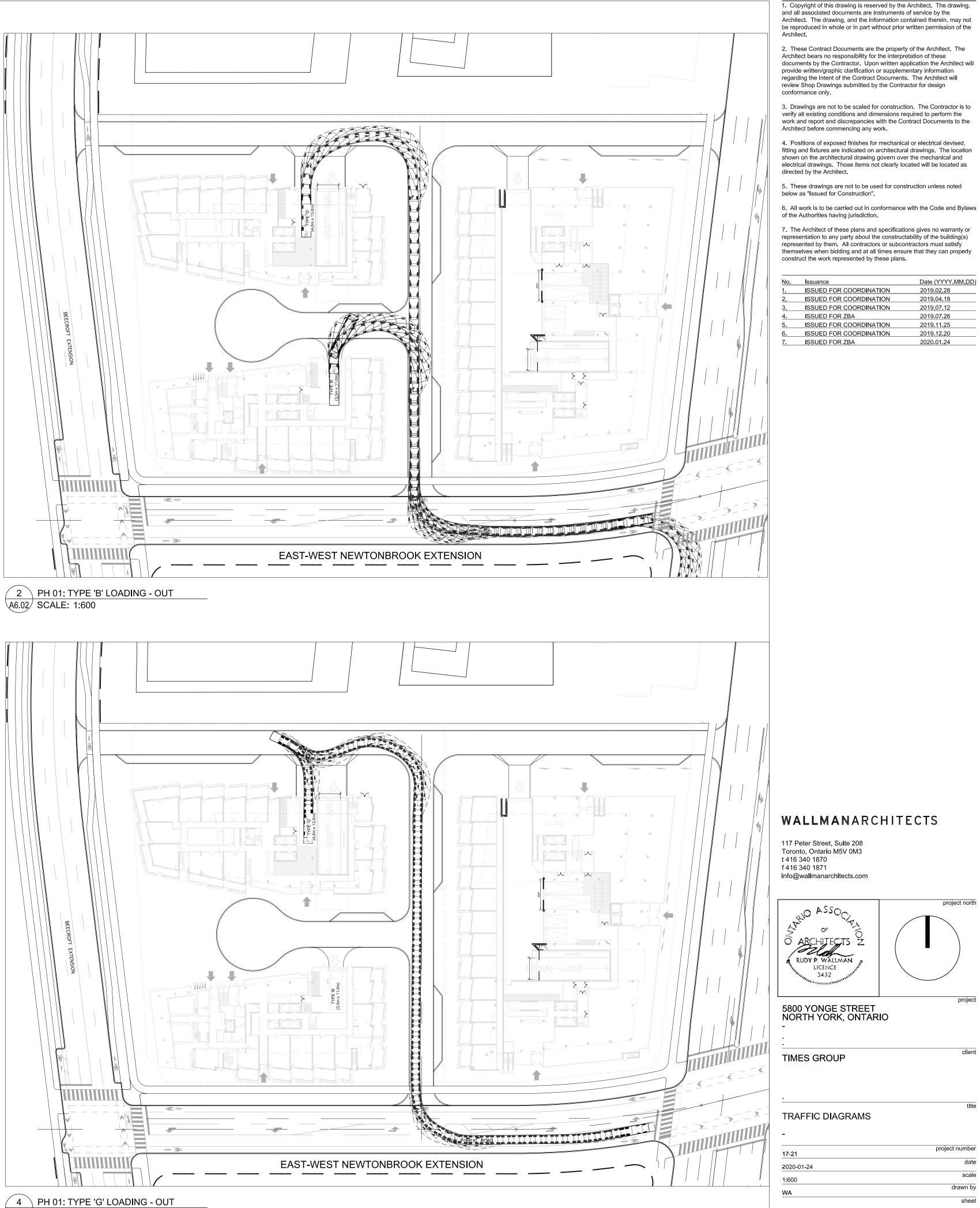
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5.	ISSUED FOR COORDINATION	2019.11.25
6.	ISSUED FOR COORDINATION	2019.12.20
7.	ISSUED FOR ZBA	2020.01.24

A6.01





A6.02 SCALE: 1:600

A6.02

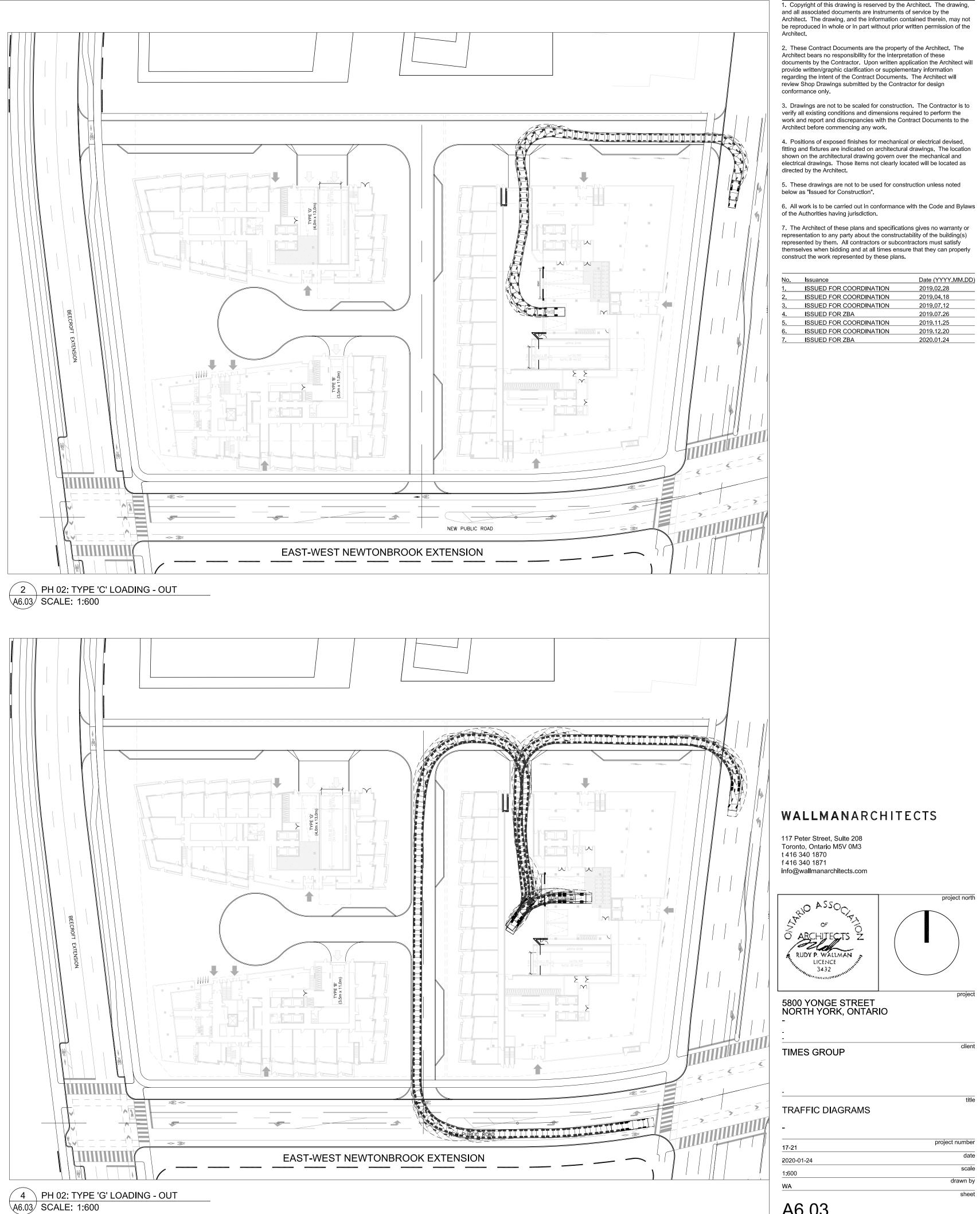
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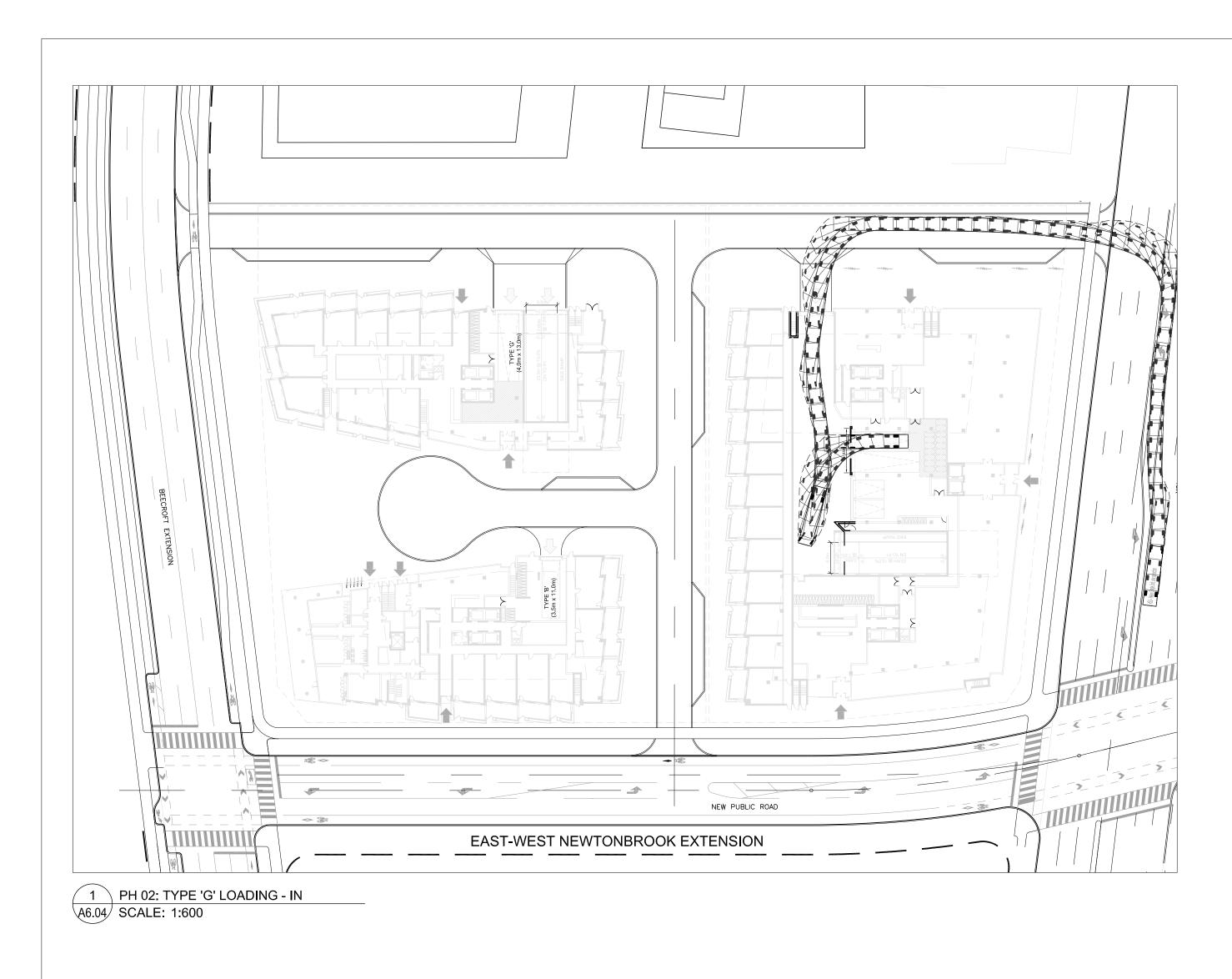


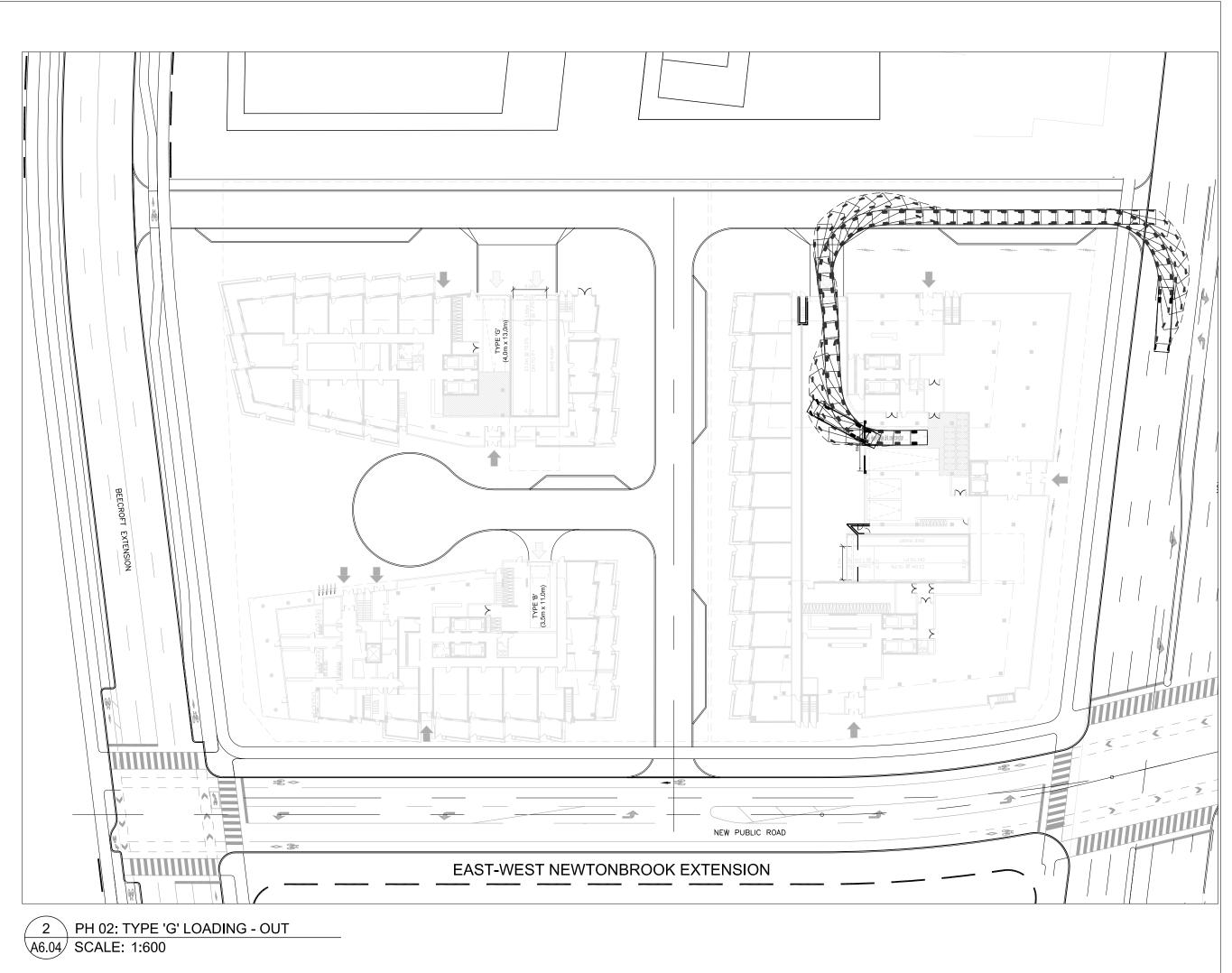
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ISSUED FOR COORDINATION	2019.12.20
ISSUED FOR ZBA	2020.01.24

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

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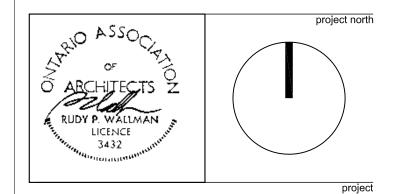
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5800 YONGE STREET NORTH YORK, ONTARIO

TIMES GROUP

client

title

TRAFFIC DIAGRAMS

 project number

 17-21

 2020-01-24

 1:600

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