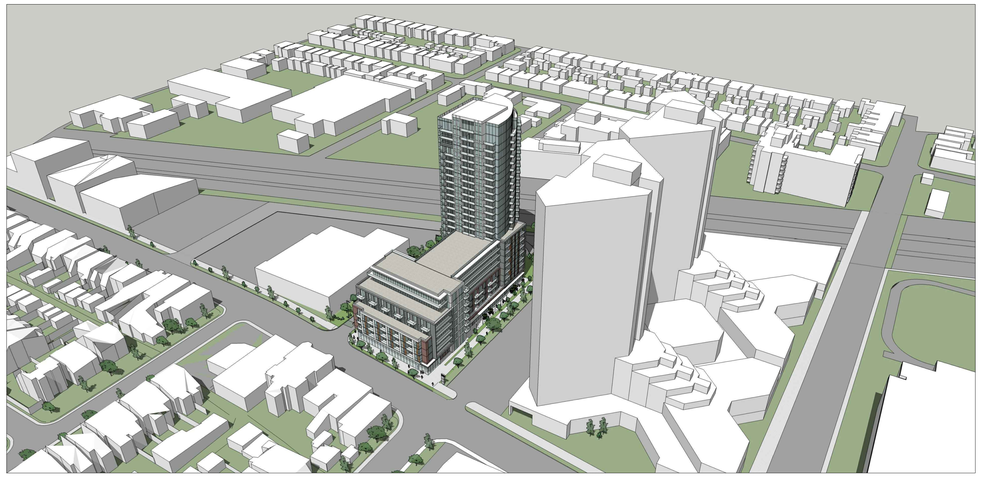
PROPOSED MIXED USE DEVELOPMENT
AT

" 2376 DUNDAS STREET WEST "

E.I RICHMOND ARCHITECTS LTD.
PROJECT NO. 2013-003



GENERAL NOTES

NO	DATE	REMARKS
6	13 AUG 2013	RE-ISSUED FOR SPA
5	6 JUN 2013	ISSUED FOR SITE PLAN CONTROL
4	3 APR 2013	FINAL REZONING SUBMISSION
3	19 FEB 2013	ISSUED TO CLIENT FOR REVIEW
2	15 JUN 2012	REVISED FOR ZBA AND SPA
1	1 JUN 2012	REVISED REZONING AND SPA

NO VOIDS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t: 416 961 1567
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RICHMONDARCH.COM

Job Title

PROPOSED MIXED USE DEVELOPMENT
2376 DUNDAS STREET WEST

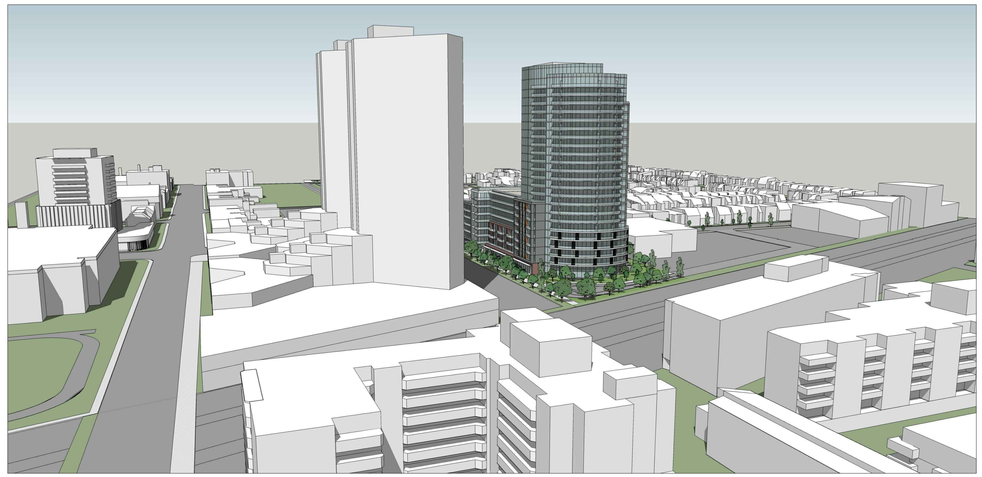
"DUN WEST PROPERTIES LTD."
331 Cityview Boulevard,Suite 300
Vaughan, ON L4H 3M3
CANADA

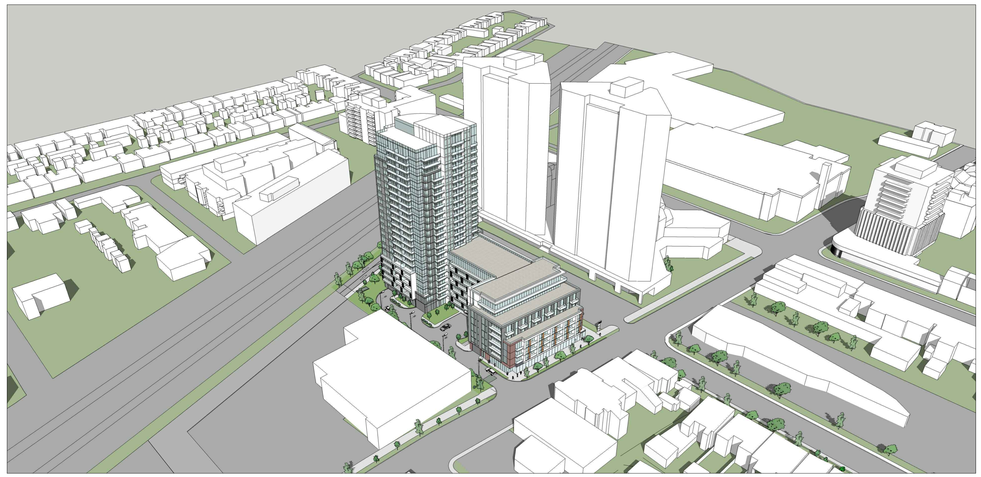
Sheet Title

3D VIEWS

North	Seal

Date Plotted	Date
15 AUG 2013	1 JUN 2012
Drawn By:	Role:
Checked By:	Revision Number: 6
Job No: 2013-003	Sheet No: SPA001





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REVISIONS

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331 Cityview Boulevard,Suite 300
Vaughan, ON L4H 3M3
CANADA

Sheet Title:
3D VIEWS

North:

Seal:

Date Plotted: 15 AUG 2013

Date: 1 JUN 2012

Drawn By:

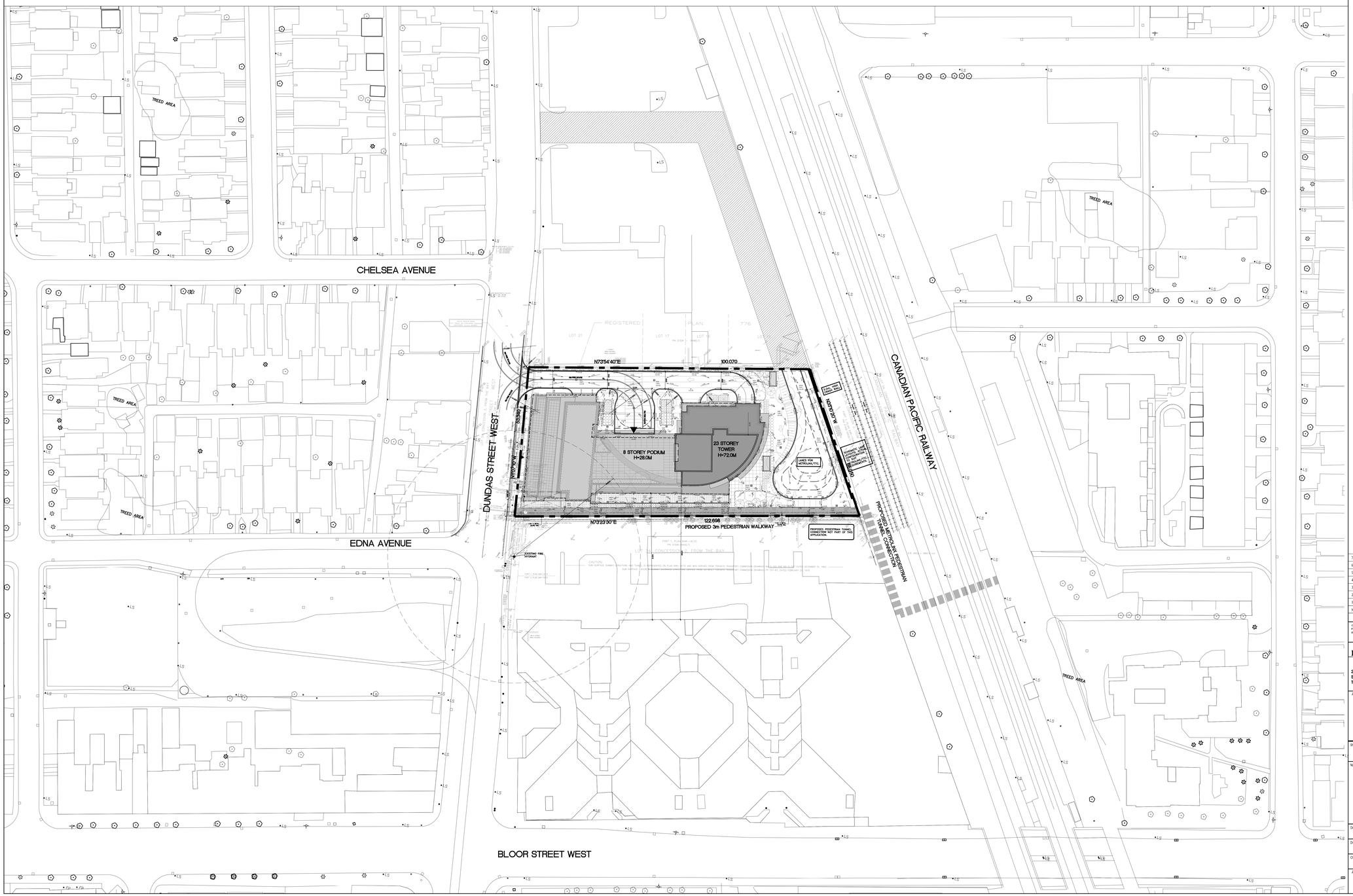
Scale:

Checked By:

Revision Number: 6

Job No.: 2013-003

Sheet No: SPA002



GENERAL NOTES

KEY PLAN SCALE 1:5000

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CANADA

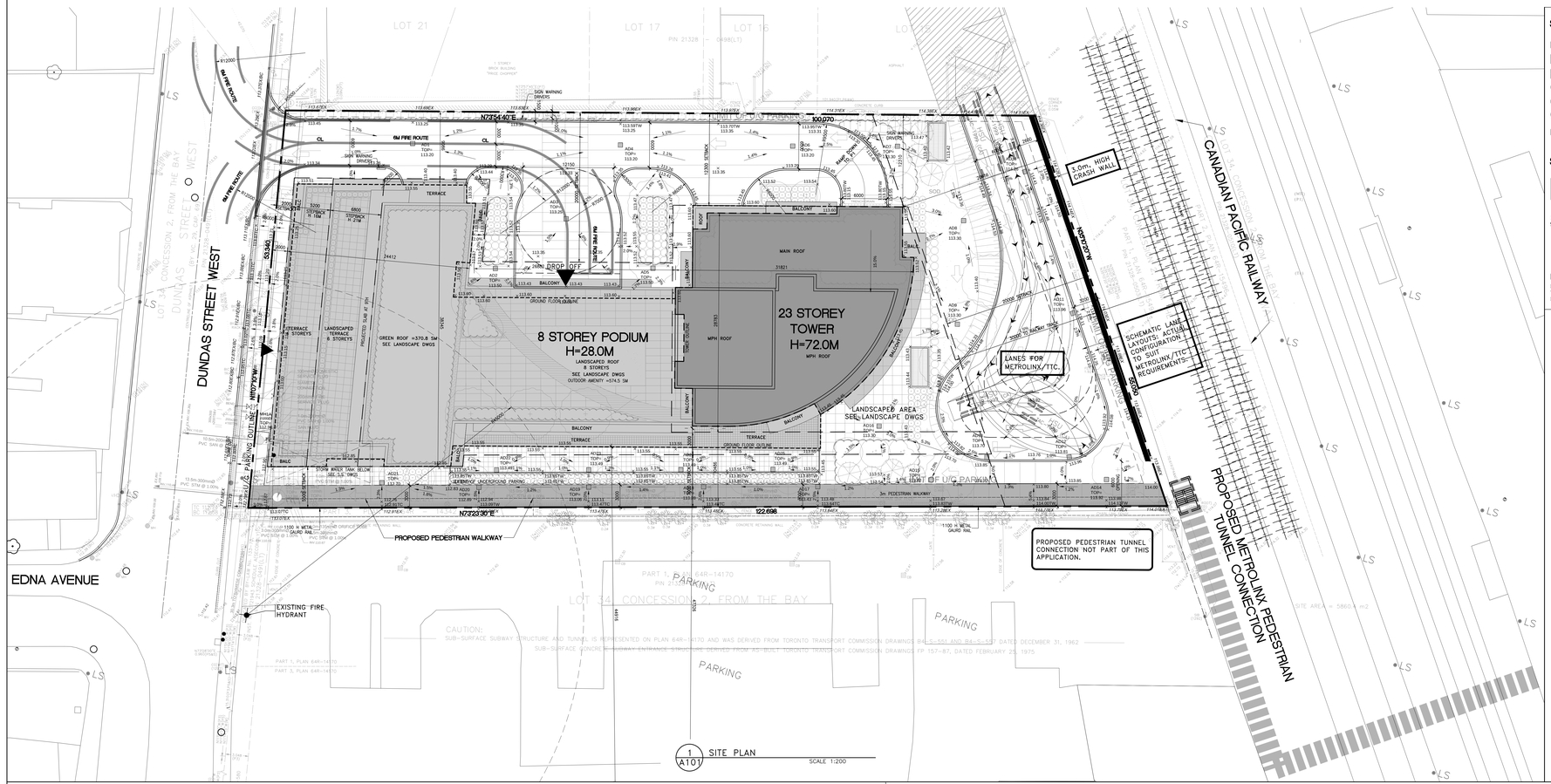
Sheet Title

CONTEXT PLAN

North

Seal

Date Plotted: 15 AUG 2013	Date: 7 MAR 2011
Drawn By:	Scale: 1: 400
Checked By:	Revision Number: 7
Job No.: 2013-003	Sheet No.: SPA100



1 A101 SITE PLAN

SCALE 1:200

SURVEY INFORMATION TAKEN FROM:

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PART OF LOT 34, CONCESSION 2 FROM THE BAY
(GEOGRAPHIC TOWNSHIP OF YORK, COUNTY OF YORK)
CITY OF TORONTO
(MUNCIPALITY OF METROPOLITAN TORONTO)

DATE MARCH 17, 2011

SURVEY INFORMATION PROVIDED BY:

KRCMAR

1137 Centre Street Thornhill ON L4J 3M6
905.738.0053 F 905.738.9221 www.krcmar.ca

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. CT218 HAVING AN ELEVATION OF 114.759 METRES.

SURVEY LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SNIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- CC DENOTES CUT CROSS
- IP DENOTES IRON PIPE
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (OU) DENOTES ORIGIN UNKNOWN
- (WIT) DENOTES WITNESS
- (P1) DENOTES PLAN 64R-14342
- (P2) DENOTES PLAN OF SURVEY BY J.D. BARNES LIMITED, O.L.S. DATED JANUARY 3, 1986
- (P3) DENOTES PLAN 63R-781
- (P4) DENOTES PLAN 64R-15494
- (P5) DENOTES PLAN 64R-14176
- (P6) DENOTES TOPOGRAPHICAL SURVEY BY R. AVIS SURVEYING INC, O.L.S. DATED JULY 8, 1993
- (P7) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY GUDIO PAPA SURVEYING LTD., O.L.S., DATED AUGUST 30, 2001
- (936) DENOTES ROBERT B. LEE, O.L.S.
- (1292) DENOTES W.E. BENNETT, O.L.S.
- (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
- (TC) DENOTES TOP OF CURB
- (BC) DENOTES BOTTOM OF CURB
- (TW) DENOTES TOP OF WALL
- (BW) DENOTES BOTTOM OF WALL
- DENOTES EXISTING GRADE ELEVATION
- DENOTES CATCH BASIN
- DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
- DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
- DENOTES FIRE HYDRANT
- DENOTES GAS METER
- DENOTES HORIZONTAL CONTROL MONUMENT
- DENOTES HYDRO POLE
- DENOTES LAMP STANDARD
- DENOTES MANHOLE
- DENOTES SIGN
- DENOTES WATER VALVE

GENERAL NOTES

KEY PLAN SCALE 1:5000

FOR SITE SERVICING AND GRADING INFORMATION SEE DRAWINGS PREPARED BY: COLE ENGINEERING.

FOR LANDSCAPE INFORMATION SEE DRAWINGS PREPARED BY: FERRIS + ASSOCIATES INC.

1. FIRE ACCESS ROUTE SHALL HAVE SUFFICIENT LOAD SUPPORT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT,MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE CODE, CAN/ CSA-S6, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMACTIC CONDITIONS.
2. ACCESS DRIVEWAY TO BE DESIGNED TO COMPLY WITH CITY STANDARD NO. T310-050-01 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCE.

PROJECT STATISTICS

OFFICIAL PLAN	Mixed Use Area
ZONING	MCR T4.0 C1.5 R3.0
LOT AREA	5,860.4 SM
COVERED AREA	2,533.1 SM 43.22%
PAVED AREA	1343.0 SM 22.92%
LANDSCAPE AREA (AT GRADE)	1984.3 SM 33.86%
LANDSCAPE OPEN SPACE (AT 9TH FLOOR)	976.2 SM (16.66%)
PROPOSED GFA	25211.5 SM
RESIDENTIAL	24663.2 SM
COMMERCIAL	548.3 SM

PROPOSED GFA SUMMARY

FLOOR LEVEL	NET FLOOR AREA (m²)	DEDUCTIONS (m²)	GFA (m²)
GROUND FLOOR	2316.0	−1115.5	1200.5
2ND FLOOR	2218.0	−282.0	1936.0
3RD & 4TH FLOOR	4466.0	−151.0	4315.0
5TH FLOOR	2020.0	−74.0	1946.0
6TH FLOOR	2020.0	−74.0	1946.0
7TH FLOOR	1740.0	−69.0	1671.0
8TH FLOOR	1740.0	−69.0	1671.0
9TH FLOOR	749.0	−201.0	548.0
10TH TO 23RD FLOOR	10486.0	−508.0	9978.0
TOTAL	27755.0	−2543.5	25211.5

F.S.I. PROPOSED 4.3

HEIGHTS PROPOSED

8 STOREY PODIUM	28.00 M
23 STOREY SEGMENT	(72.00M+5.0M) = 72.00 M

AMENITY SPACE REQUIRED

INDOOR	2 SM X 369 UNITS = 738 SM
OUTDOOR	2 SM X 369 UNITS = 738 SM

AMENITY SPACE PROPOSED

INDOOR	GROUND FLOOR	= 502.2 SM
	2ND FLOOR	= 136.5 SM
	9TH FLOOR	= 170.1 SM
	TOTAL	= 808.8 SM
OUTDOOR	GROUND FLOOR	= 173.6 SM
	9TH FLOOR	= 574.5 SM
	TOTAL	= 748.1 SM

PARKING REQUIRED 233 PARKING

NOTE: BY-LAW 1222-2009 REQUIREMENTS USED

1 BEDROOM UNITS	0.5 X 264 UNITS = 132
2 BEDROOM + UNITS	0.75 X 105 UNITS = 79
TOTAL RESIDENT PARKING	= 211
VISITOR	0.06 X 369 UNITS = 22
TOTAL REQUIRED PARKING	= 233

PARKING PROPOSED 233 PARKING

	RESIDENT	VISITOR	TOTAL
PARKING LEVEL 1	99	22	121
PARKING LEVEL 2	112	0	112
TOTAL PARKING PROPOSED	211	22	233

RESIDENTIAL UNITS PROPOSED 369 UNITS

SUITE SUMMARY

Floor Level	1 BEDROOM	1 BEDROOM + DEN	2 Bedroom	2 Bedroom + Den	Total
FLOOR 2	10 x 1 = 10	10 x 1 = 10	8 x 1 = 8	1 x 1 = 1	29 x 1 = 29
FLOOR 3-4	10 x 2 = 20	13 x 2 = 26	8 x 2 = 16	1 x 2 = 2	32 x 2 = 64
FLOOR 5	9 x 1 = 9	18 x 1 = 18	3 x 1 = 3	1 x 1 = 1	31 x 1 = 31
FLOOR 6	9 x 1 = 9	18 x 1 = 18	3 x 1 = 3	1 x 1 = 1	31 x 1 = 31
FLOOR 7	6 x 1 = 6	15 x 1 = 15	4 x 1 = 4	1 x 1 = 1	26 x 1 = 26
FLOOR 8	6 x 1 = 6	15 x 1 = 15	4 x 1 = 4	1 x 1 = 1	26 x 1 = 26
FLOOR 9	2 x 1 = 2	2 x 1 = 2	3 x 1 = 3	1 x 1 = 1	8 x 1 = 8
FLOOR 10-23	3 x 14 = 42	4 x 14 = 56	3 x 14 = 42	1 x 14 = 14	11 x 14 = 154
Total	104	160	83	22	369

BICYCLE PARKING REQUIRED: 285

RESIDENTIAL		
	OCCUPANT	0.60 X 369 UNITS = 222
	VISITOR	0.15 X 369 UNITS = 56
	TOTAL	0.75 X 369 UNITS = 278
COMMERCIAL		
	OCCUPANT	0.13 X 548.3SM/100 = 1
	VISITOR	0.15 X 548.3SM/100 = 6
	TOTAL	7

BICYCLE PARKING PROPOSED 285

		AT GRADE	P1	TOTAL
RESIDENTIAL	OCCUPANT	11 (5%)	211	222
	VISITOR	56	0	56
COMMERCIAL	OCCUPANT	1	0	1
	VISITOR	6	0	6
TOTAL:		74	211	285

LOADING SPACES PROPOSED 2

LOADING SPACE – TYPE B	1
LOADING SPACE – TYPE G	1
TOTAL	2

TORONTO GREEN STANDARD8 STATISTICS

GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		25211.5 M²
BREAKDOWN OF PROJECT COMPONENTS:		
RESIDENTIAL		24663.2 M²
RETAIL		548.3 M²
COMMERCIAL		–
INDUSTRIAL		–
INSTITUTIONAL/OTHER		–
TOTAL NUMBER RESIDENTIAL UNITS (RESIDENTIAL ONLY)		369
AUTOMOBILE INFRASTRUCTURE	**REQUIRED**	**PROPOSED**
*NUMBER OF PARKING SPACES	233	233
*NUMBER OF PARKING SPACES WITH ROUGHED-IN CONDUITS (RESIDENTIAL ONLY)	0	0
*NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY PARKING (INSTITUTIONAL/COMMERCIAL ONLY)	0	0
CYCLING INFRASTRUCTURE	**REQUIRED**	**PROPOSED**
*NUMBER OF OCCUPANT BICYCLE PARKING SPACES	223	223
NUMBER OF OCCUPANT BICYCLE PARKING SPACES AT-GRADE	12	12
*NUMBER OF VISITOR BICYCLE PARKING SPACES (RESIDENTIAL, INSTITUTIONAL, COMMERCIAL, RETAIL ONLY)	62	62
NUMBER OF VISITOR BICYCLE PARKING SPACES AT-GRADE (RESIDENTIAL, INSTITUTIONAL, COMMERCIAL, RETAIL ONLY)	62	62
*NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)	0	0
*NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)	0	0
URBAN HEAT ISLAND REDUCTION: AT-GRADE	**REQUIRED**	**PROPOSED**
TOTAL NON-ROOF HARDSCAPE AREA (M²)	–	1958
TOTAL NON-ROOF HARDSCAPE TREATED FOR URBAN HEAT ISLAND (M²)	–	1643
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (%)	–	84%
PERCENTAGE OF NON-ROOF HARDSCAPE TREATED WITH:	–	–
A) HIGH-ALBEDO SURFACE MATERIAL	–	82%
B) OPEN-GRID PAVEMENT	–	–
C) SHADE	–	18%
NUMBER OF INTERNAL SHADE TREES IN SURFACE PARKING AREA	–	–
URBAN HEAT ISLAND REDUCTION: AT-ROOF	**REQUIRED**	**PROPOSED**
AVAILABLE ROOF SPACE (M²)		397.2
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M)	238.3	370.8
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (%)	60%	93.3%
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (M²)	0	0
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (%)	0	0
WATER EFFICIENCY	**REQUIRED**	**PROPOSED**
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (M²)	–	475.0
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (%)	50%	60%
URBAN FOREST: ENCOURAGE TREE GROWTH	**REQUIRED**	**PROPOSED**
TOTAL AREA OF SOFT LANDSCAPING	–	790
TOTAL NUMBER OF ON-SITE TREES PLANTED	26	32
NATURAL HERITAGE SITE	**REQUIRED**	**PROPOSED**
TOTAL NUMBER OF SPECIES PLANTED	–	569
TOTAL NUMBER OF NATIVE SPECIES	280	280
TOTAL NUMBER OF NATIVE SPECIES (% OF TOTAL SPECIES PLANTED)	50%	50%
STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE	**REQUIRED**	**PROPOSED**
*SIZE OF SEPERATE RECYCLING ROOM	N/A	N/A

GREEN ROOF STATISTICS

AVAILABLE ROOF SPACE CALCULATION		PROPOSED
GROSS FLOOR AREA AS DEFINED IN GREEN ROOF BYLAW (M²)		28310.0
TOTAL ROOF AREA (M²)		2413.5
AREA OF RESIDENTIAL PRIVATE TERRACES (M²)		676.4
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (M²)		567.1
AREA OF RENEWABLE ENERGY DEVICES (M²)		0.0
TOWER (S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 (M²)		772.8
TOTAL AVAILABLE ROOF SPACE (M²)		397.2
GREEN ROOF COVERAGE	**REQUIRED**	**PROPOSED**
COVERAGE OF AVAILABLE ROOF SPACE (M²)	238.3	370.8
COVERAGE OF AVAILABLE ROOF SPACE (%)	60%	93.3%

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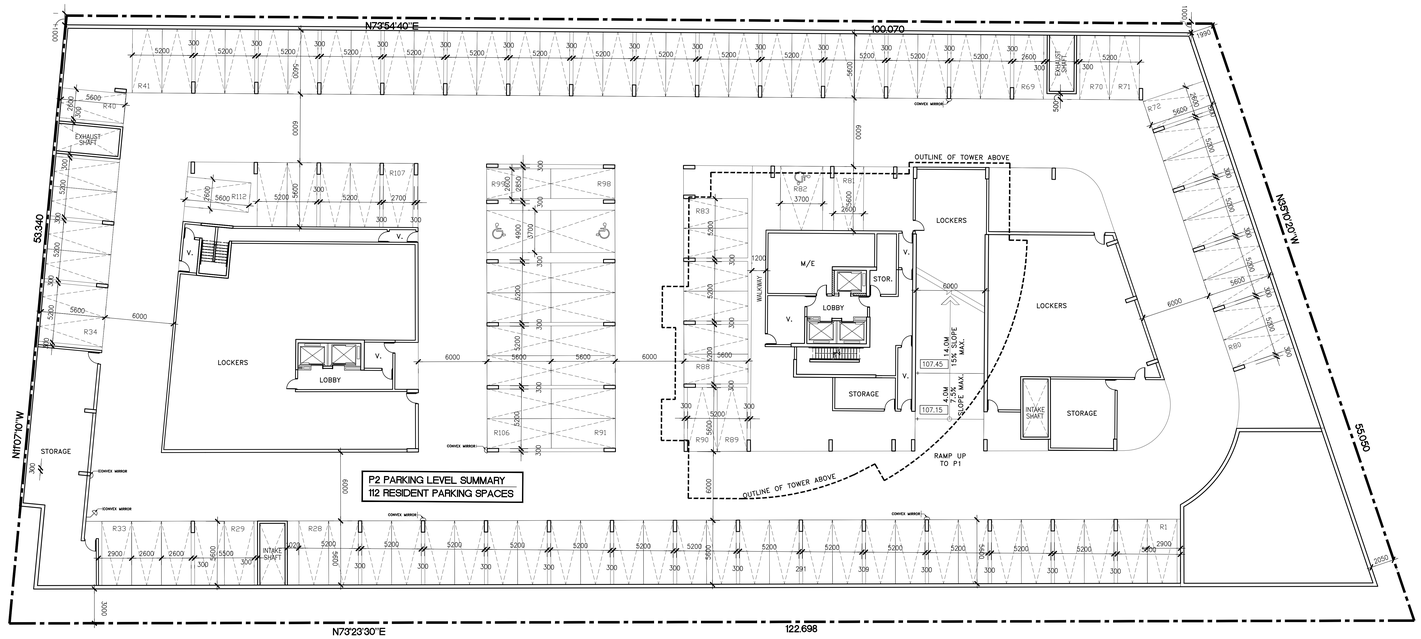
CANADA

Sheet Title
SITE PLAN

North

Seal

Date Plotted: 15 AUG 2013
Date: 30 MAY 2011
Drawn By:
Scale: 1: 200
Checked By:
Revision Number: 8
Job No: 2013-003
Sheet No: SPA101



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CANADA

Sheet Title:
PARKING LEVEL 2

North:

Real:

Date Plotted: 15 AUG 2013

Date: 10 AUG 2011

Drawn By:

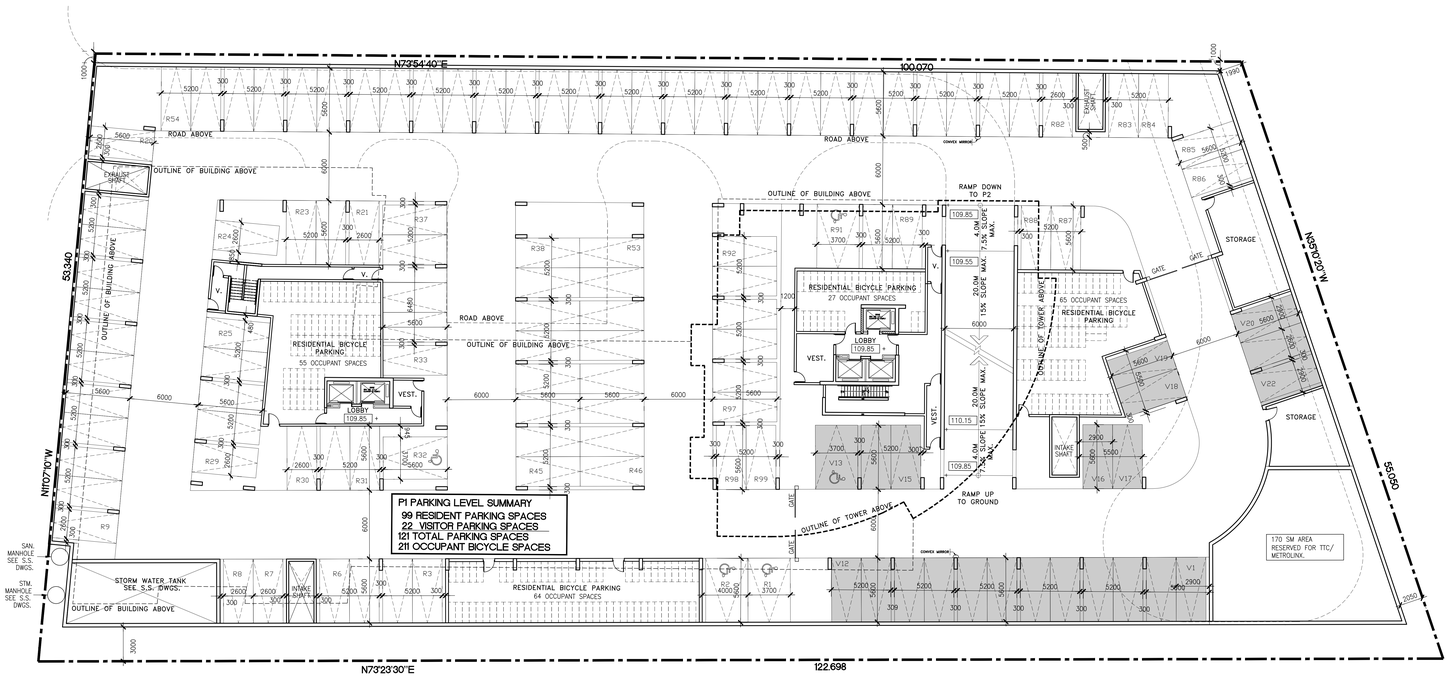
Scale: 1:150

Checked By:

Revision Number: 7

Job No: 2013-003

Sheet No: SPA201



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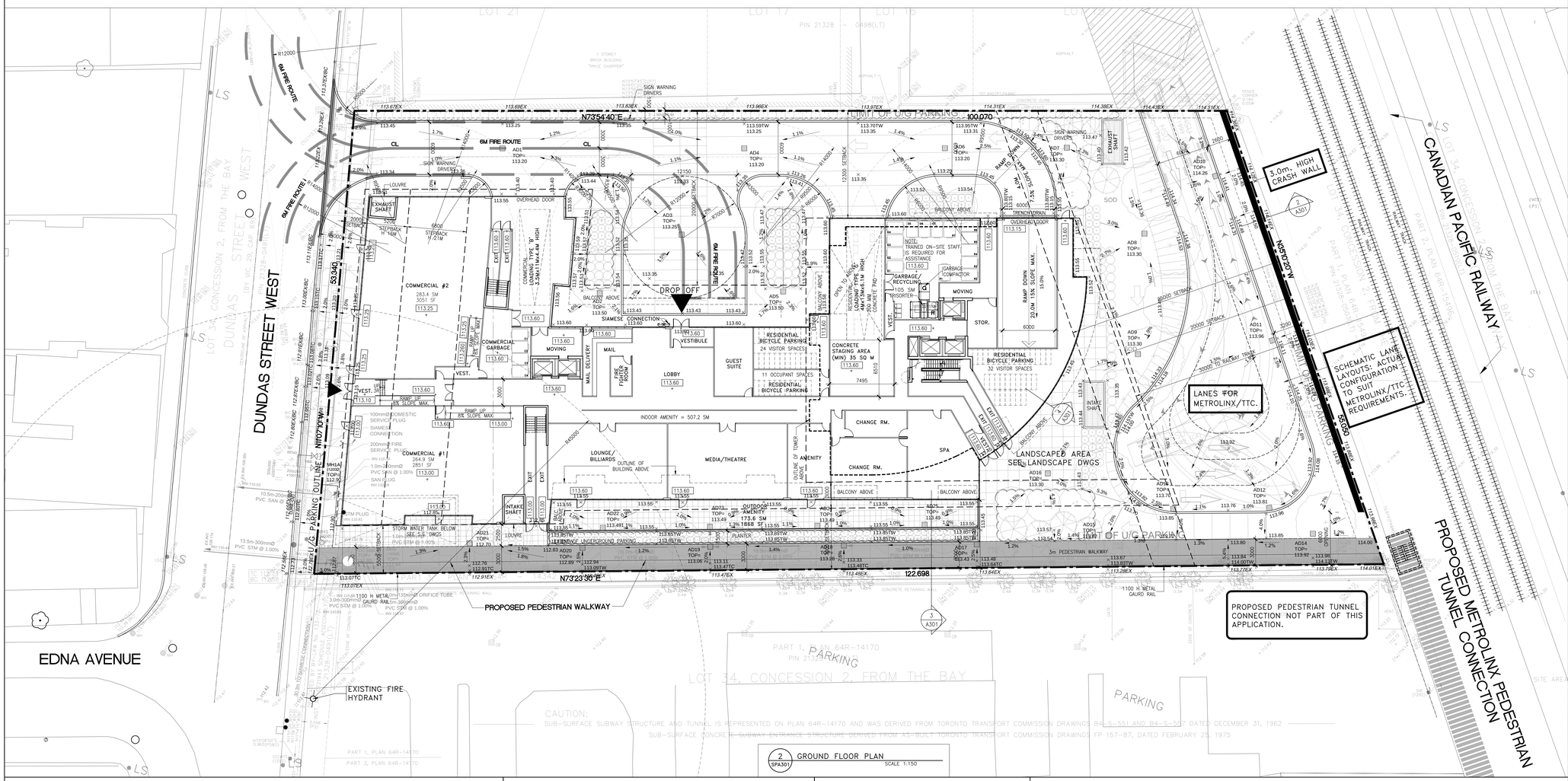
CANADA

Sheet Title
PARKING LEVEL 1

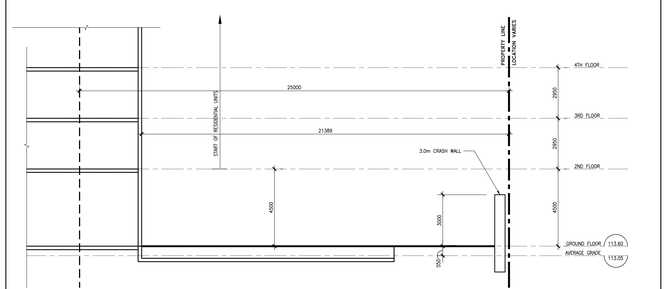
North

Seal

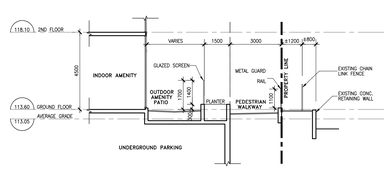
Date Plotted: 15 AUG 2013
Date: 10 AUG 2011
Drawn By:
Scale: 1:150
Checked By:
Revision Number: 7
Job No.: 2013-003
Sheet No: SPA202



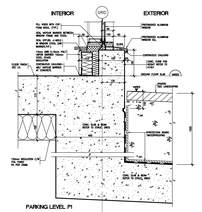
2 / SPA301 GROUND FLOOR PLAN
SCALE 1:150



2 / A301 SECTION – CRASH WALL AT GRADE
SCALE 1:100



3 / A301 SECTION – PEDESTRIAN WALKWAY AT GRADE
SCALE 1:100



4 / A301 DETAIL – GARAGE ROOF TYPICAL SECTION
SCALE 1:10

GENERAL NOTES

1. FIRE ACCESS ROUTE SHALL HAVE SUFFICIENT LOAD SUPPORT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE CODE, CAN/ CSA-S6, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMACTIC CONDITIONS.
2. ACCESS DRIVEWAY TO BE DESIGNED TO COMPLY WITH CITY STANDARD NO. T310-050-01 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCE.

NO	DATE	REMARKS
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1	17 OCT 2011	ISSUED FOR ZBA

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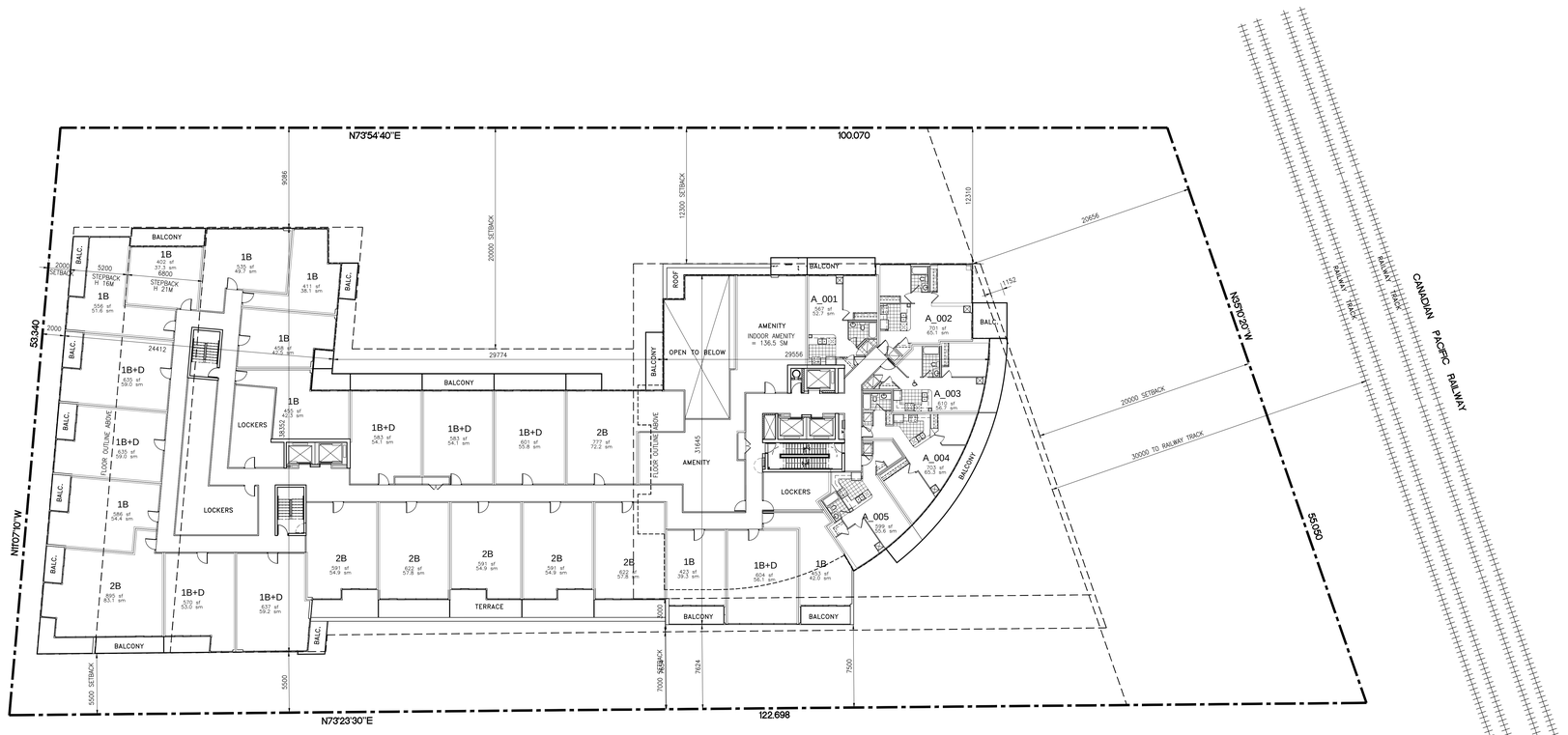
CANADA

Sheet Title
GROUND FLOOR PLAN

North | Seal

Date Plotted: 15 AUG 2013	Date: 17 MAY 2011
Drawn By:	Scale: 1:150
Checked By:	Revision Number: 7
Job No: 2013-003	Sheet No: SPA301



GENERAL NOTES

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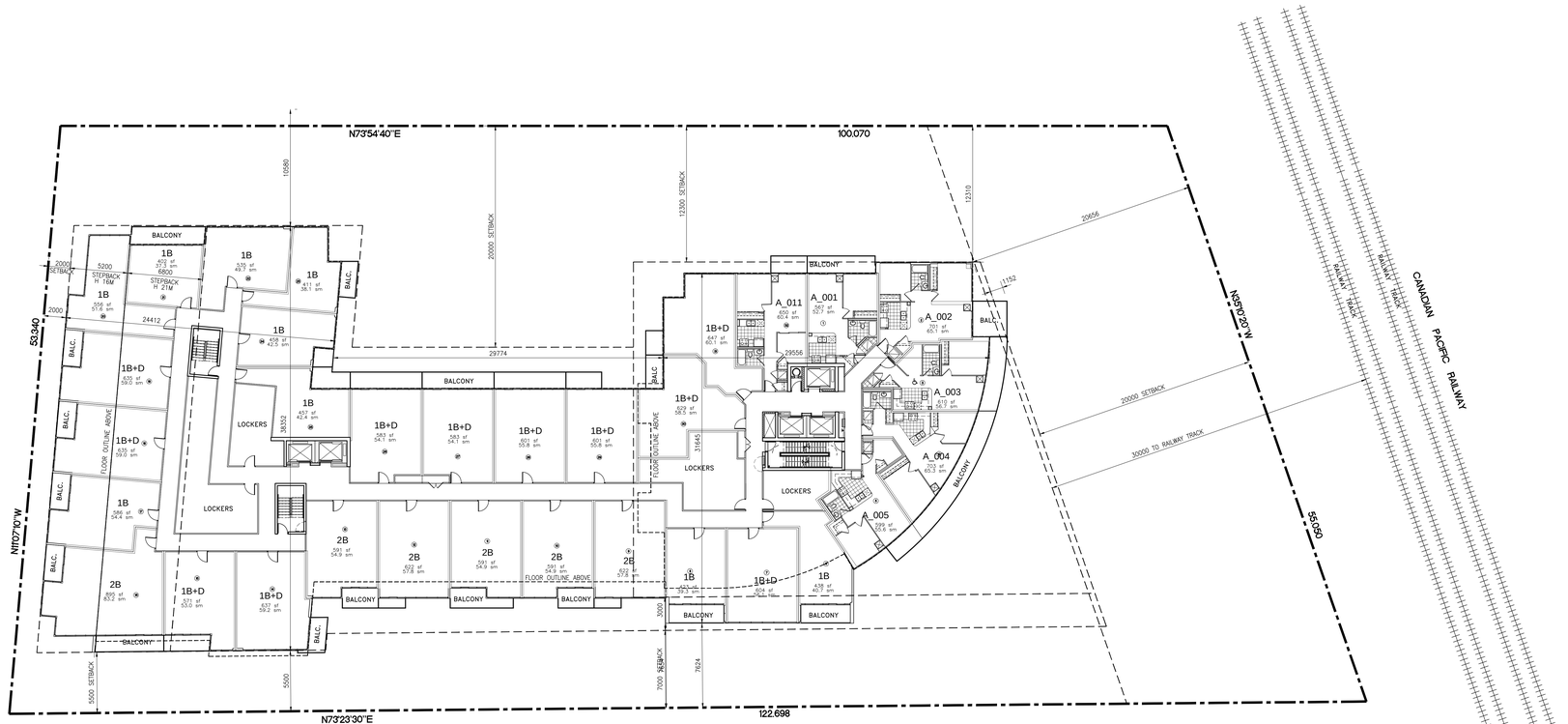
Sheet Title
2ND FLOOR PLAN

North

Seal

Date Plotted: 15 AUG 2013
Date: 17 MAY 2011
Drawn By:
Scale: 1:150
Checked By:
Revision Number: 7
Job No: 2013-003
Sheet No: SPA302



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Sheet Title:
3RD - 4TH FLOOR PLAN

North

Seal

Date Plotted: 15 AUG 2013

Date: 17 MAY 2011

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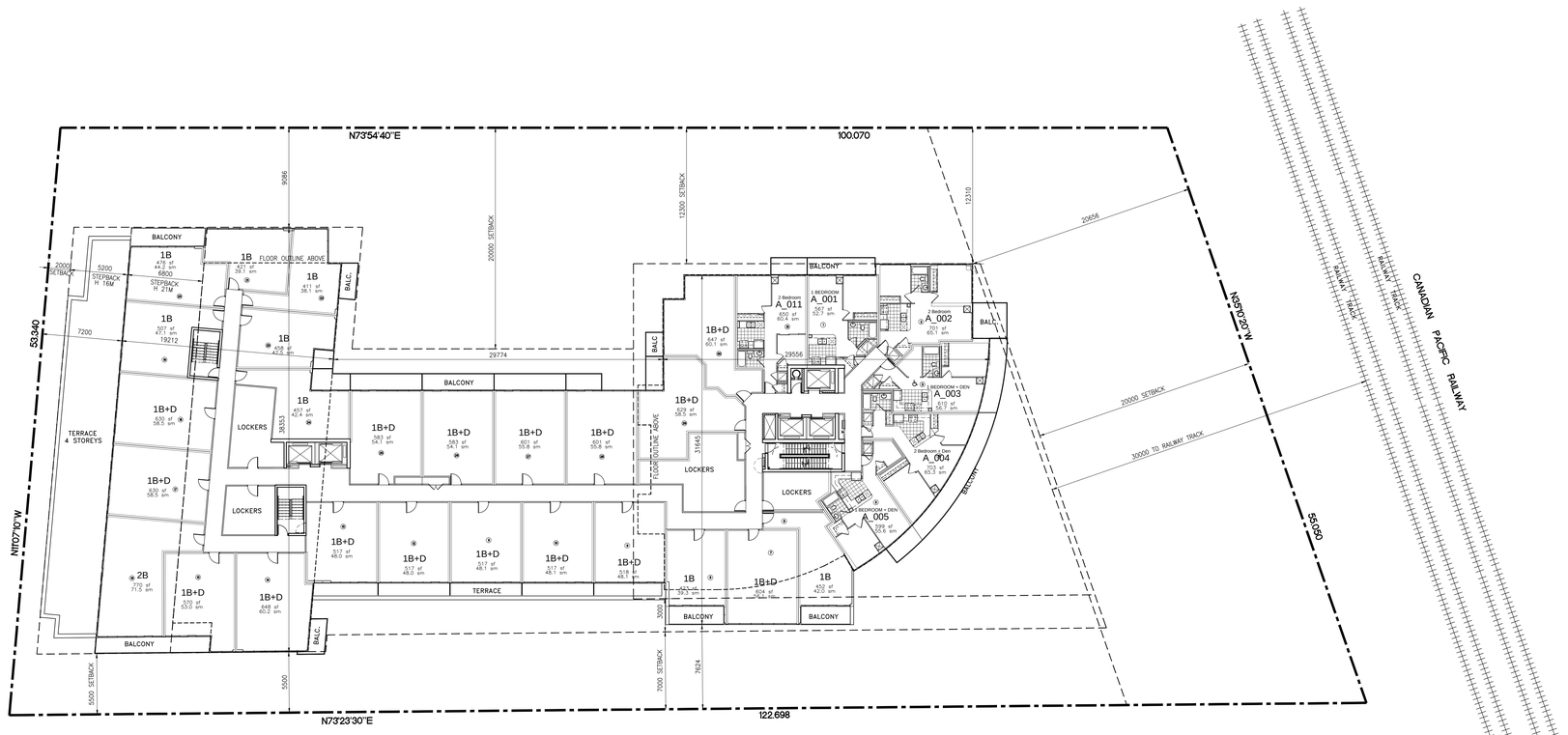
Checked By:

Revision Number: 7

Job No: 2013-003

Sheet No: SPA303



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Sheet Title
5TH FLOOR PLAN

North

Seal

Date Plotted: 15 AUG 2013
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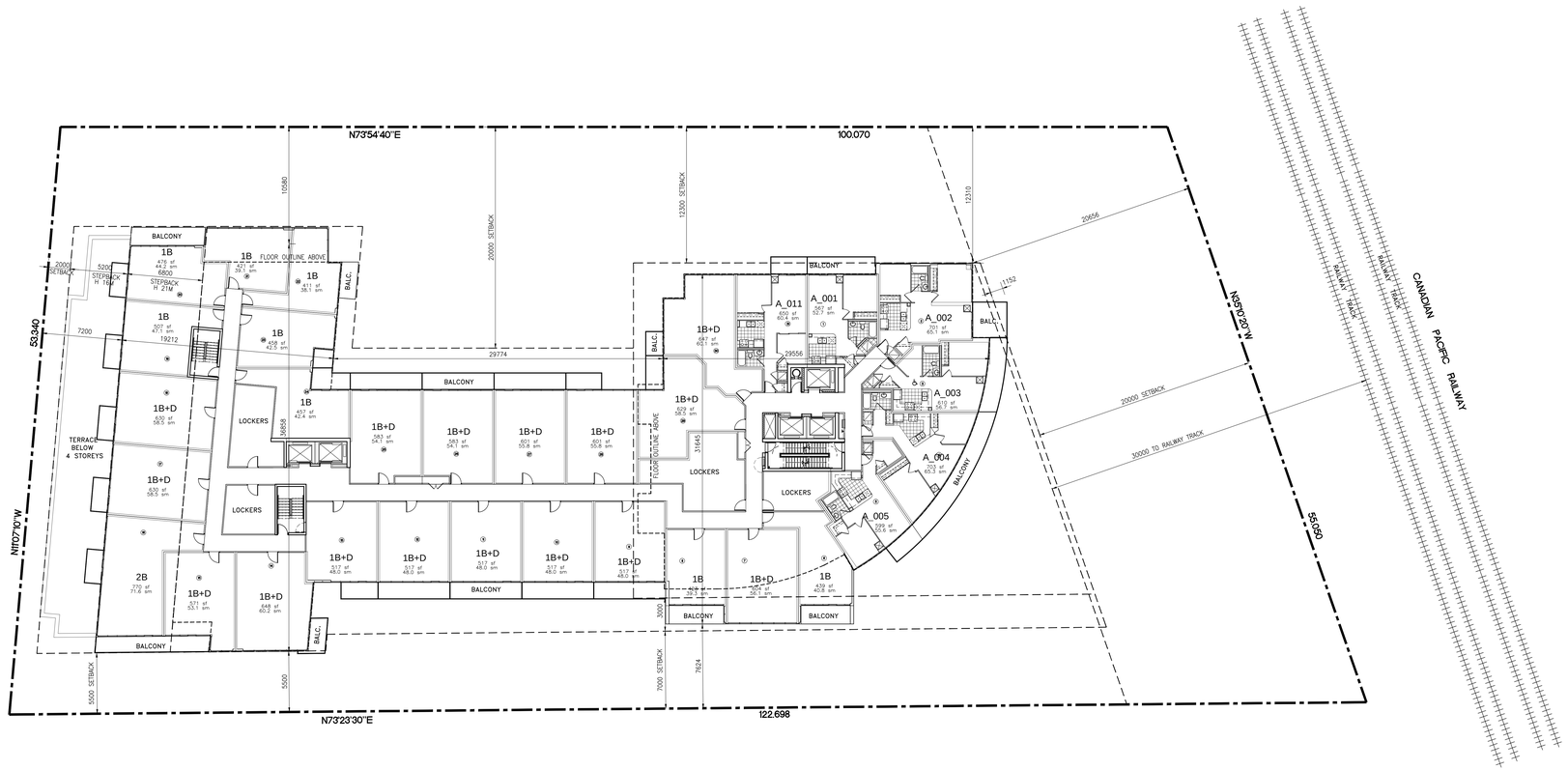
Checked By:
Revision Number: 7
Job No: 2013-003
Sheet No: SPA304



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Sheet Title:

6TH FLOOR PLAN

North

Seal

Date Plotted: 15 AUG 2013

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Scale: 1:150

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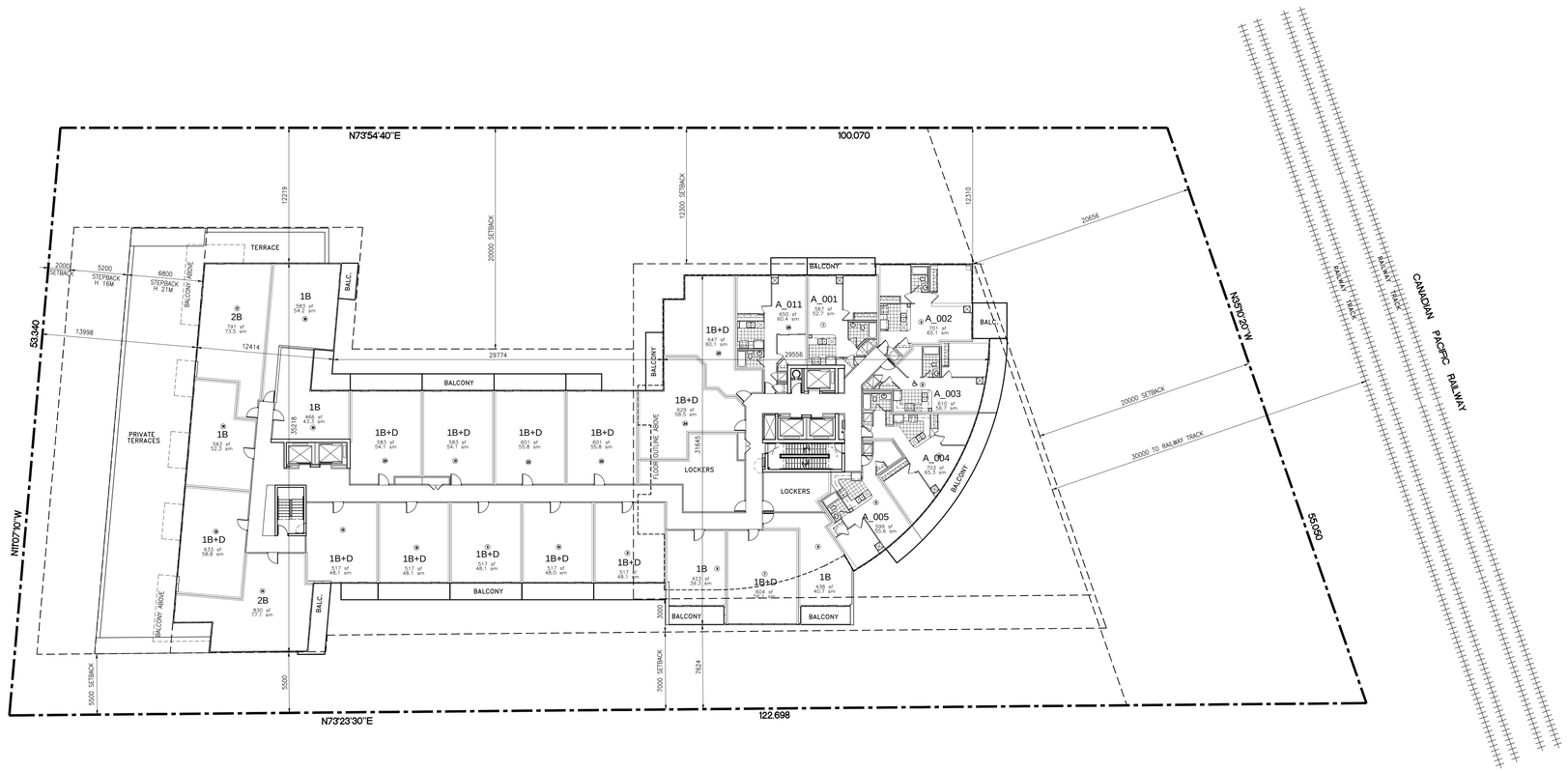
Revision Number: 7

Job No: 2013-003

Sheet No: SPA305



GENERAL NOTES

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Sheet Title
7TH FLOOR PLAN

North

Seal

Date Plotted: 15 AUG 2013
Date: 17 MAY 2011
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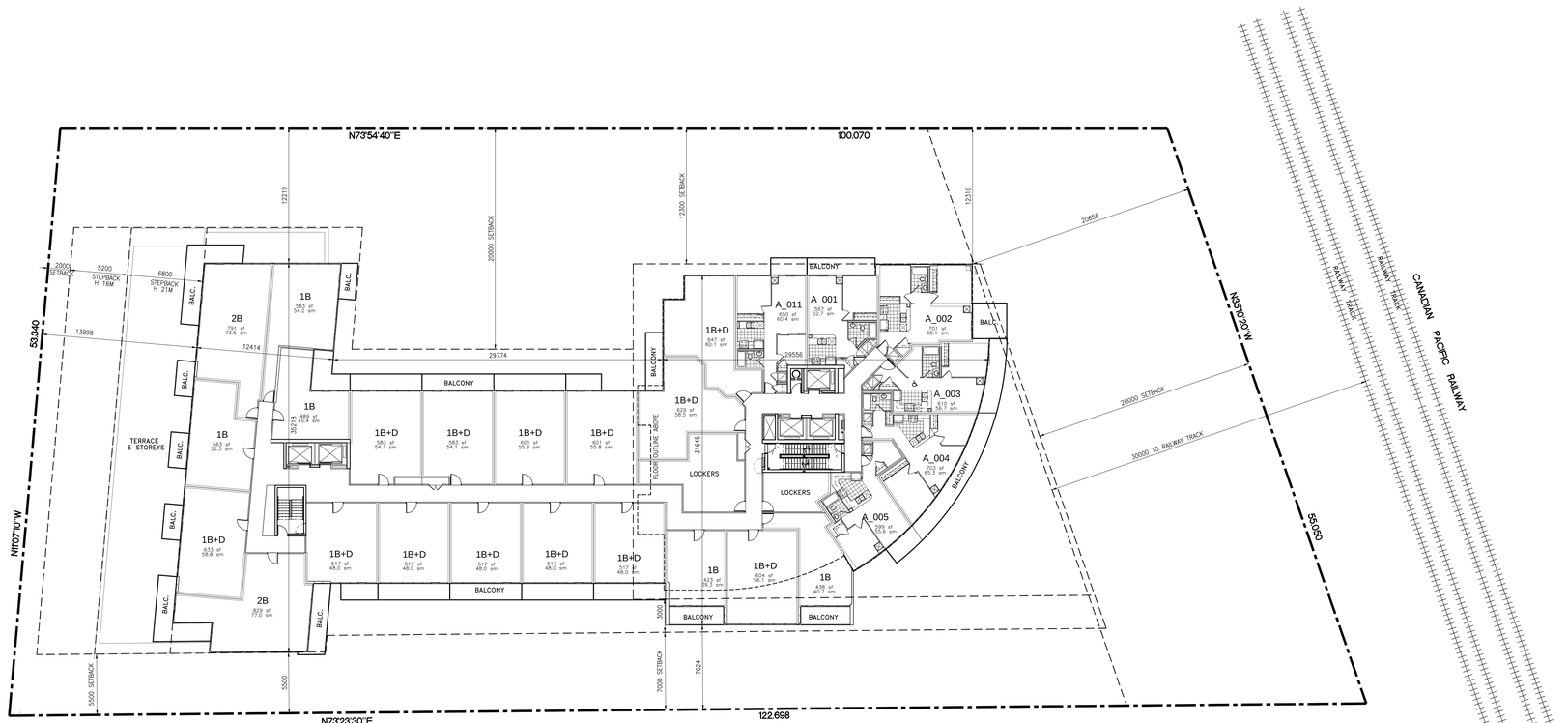
Job No: 2013-003
Sheet No: SPA306



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Sheet Title
8TH FLOOR PLAN

North

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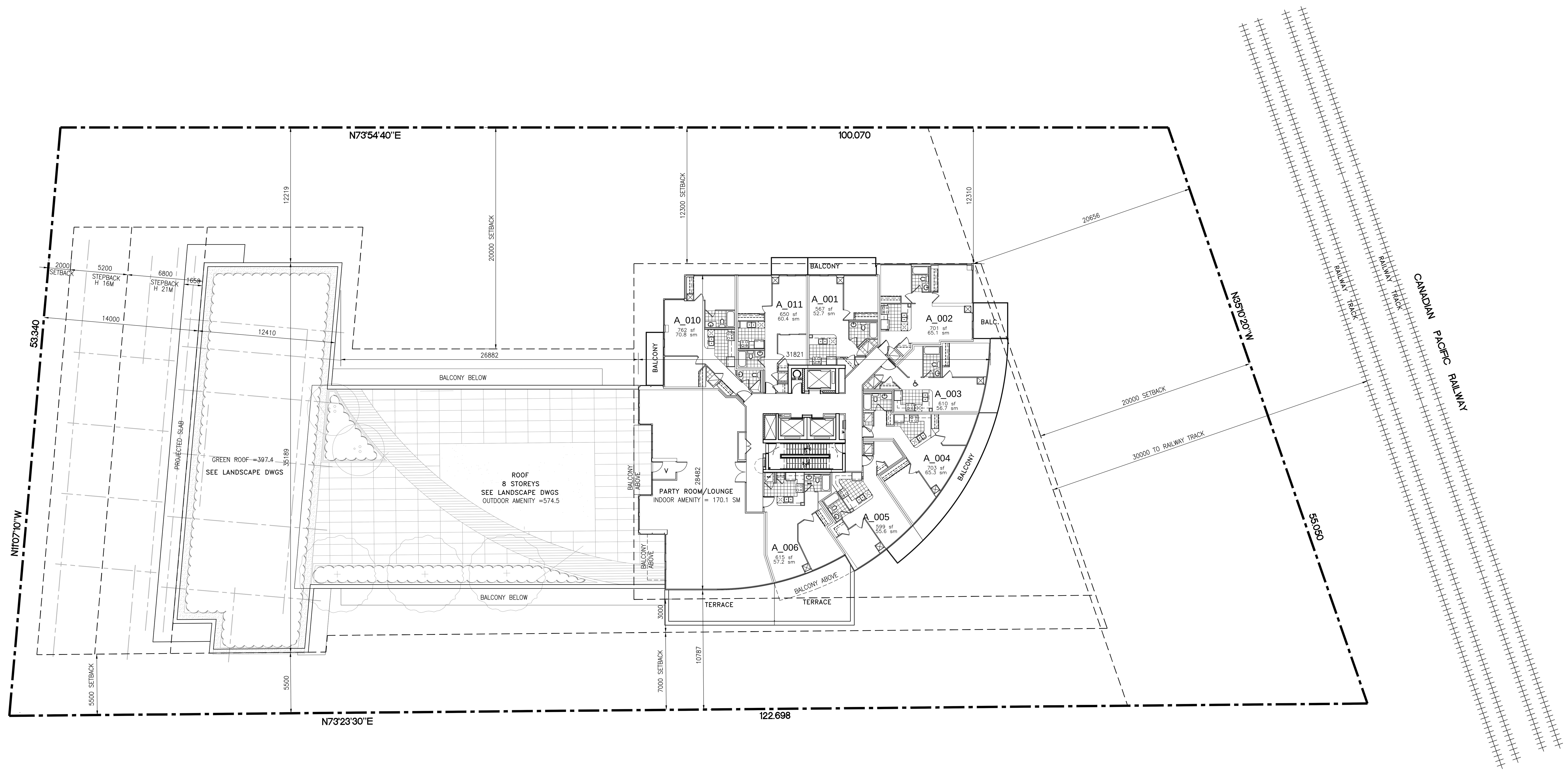
Job No: 2013-003
Sheet No: SPA307



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Sheet Title
9TH FLOOR PLAN

North

Seal

Date Plotted: 15 AUG 2013	Date: 17 MAY 2011
Drawn By:	Scale: 1:150
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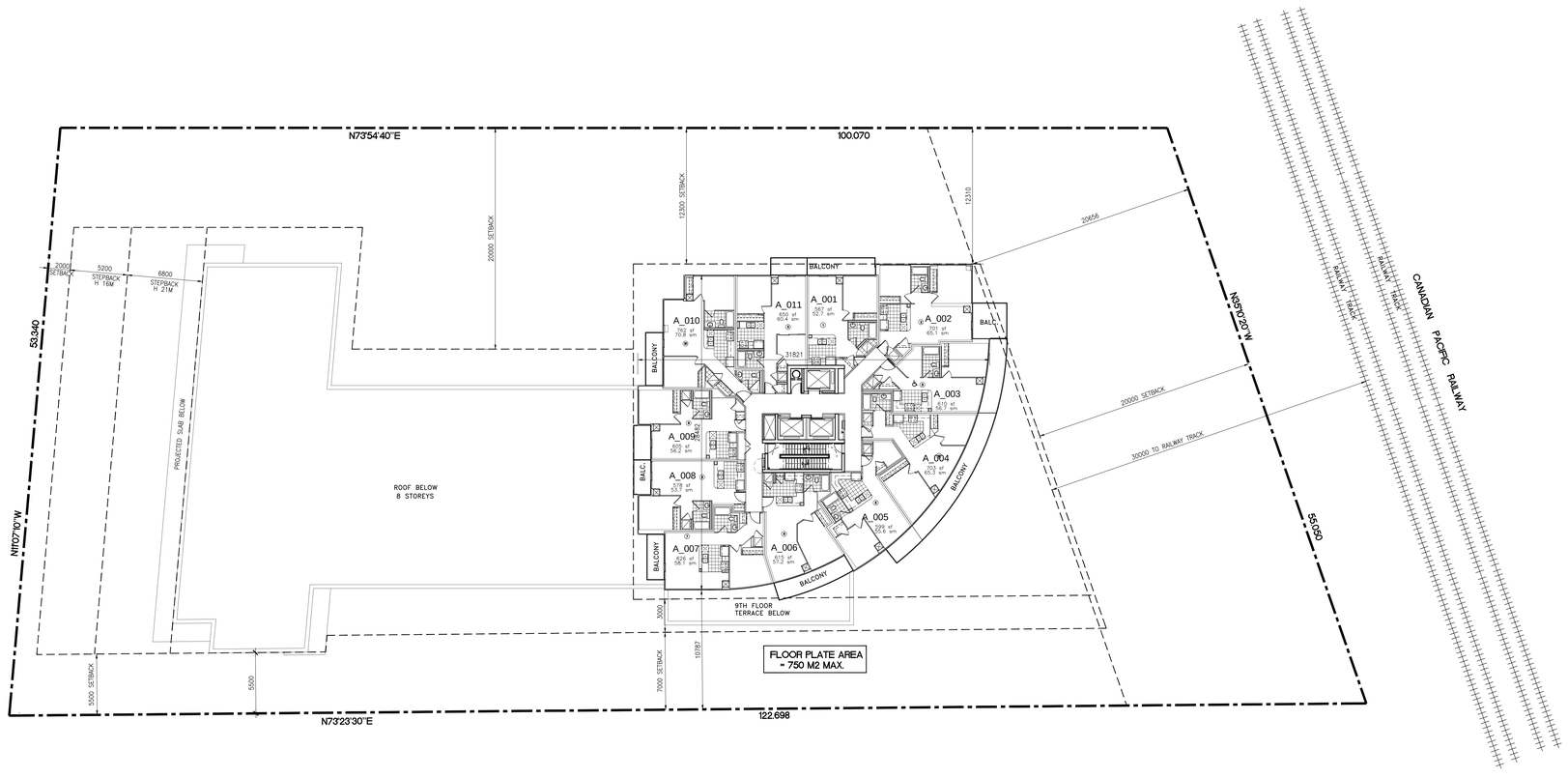
Job No: 2013-003	Sheet No: SPA308



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Sheet Title
10TH-23RD FLOOR PLAN

North

Date
28 MAY 2013

Date Plotted

Date :
17 MAY 2011

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1:150

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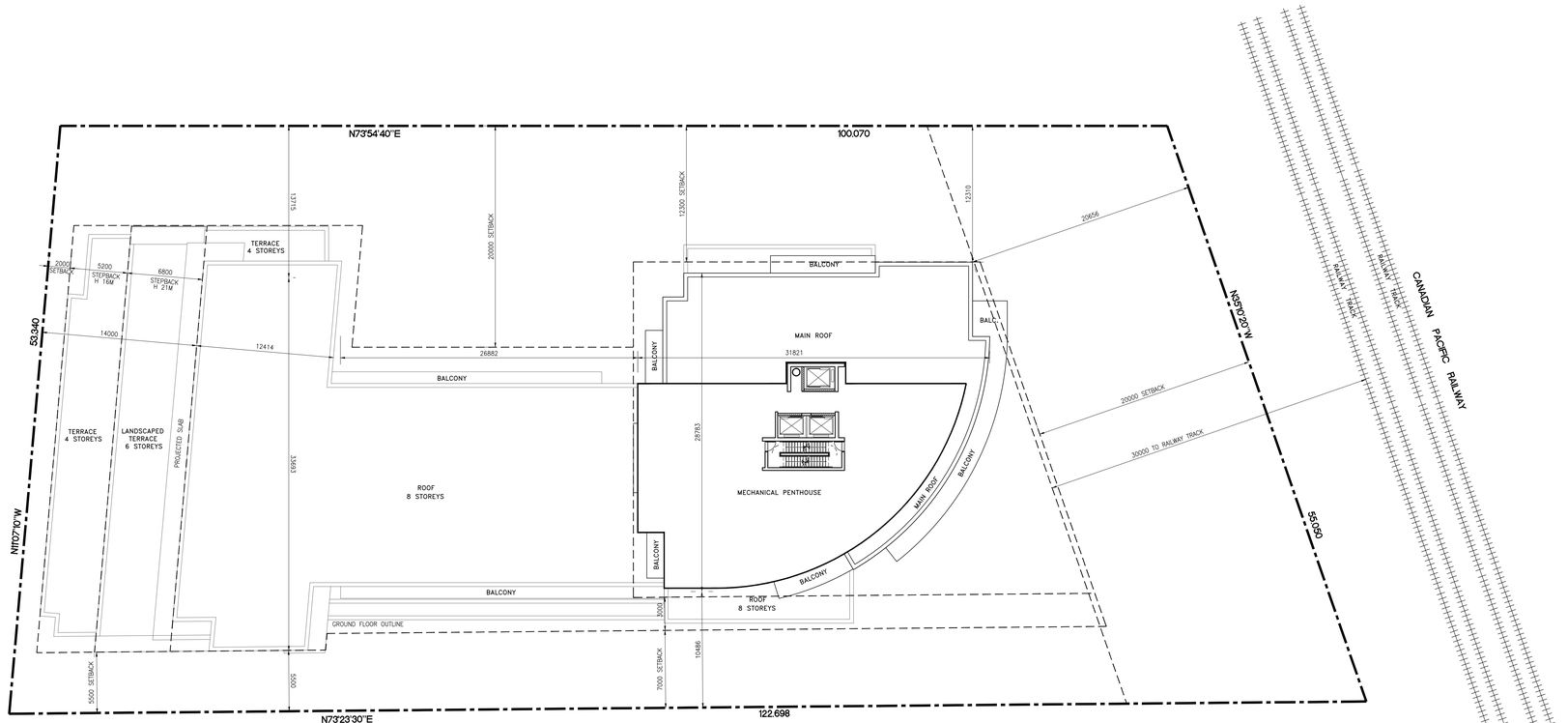
Revision Number:
7

Job No :
2013-
003

Sheet No:
SPA309



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Sheet Title:
MECHANICAL PENTHOUSE PLAN

North:

Seal:

Date Plotted: 15 AUG 2013

Date: 11 MAY 2012

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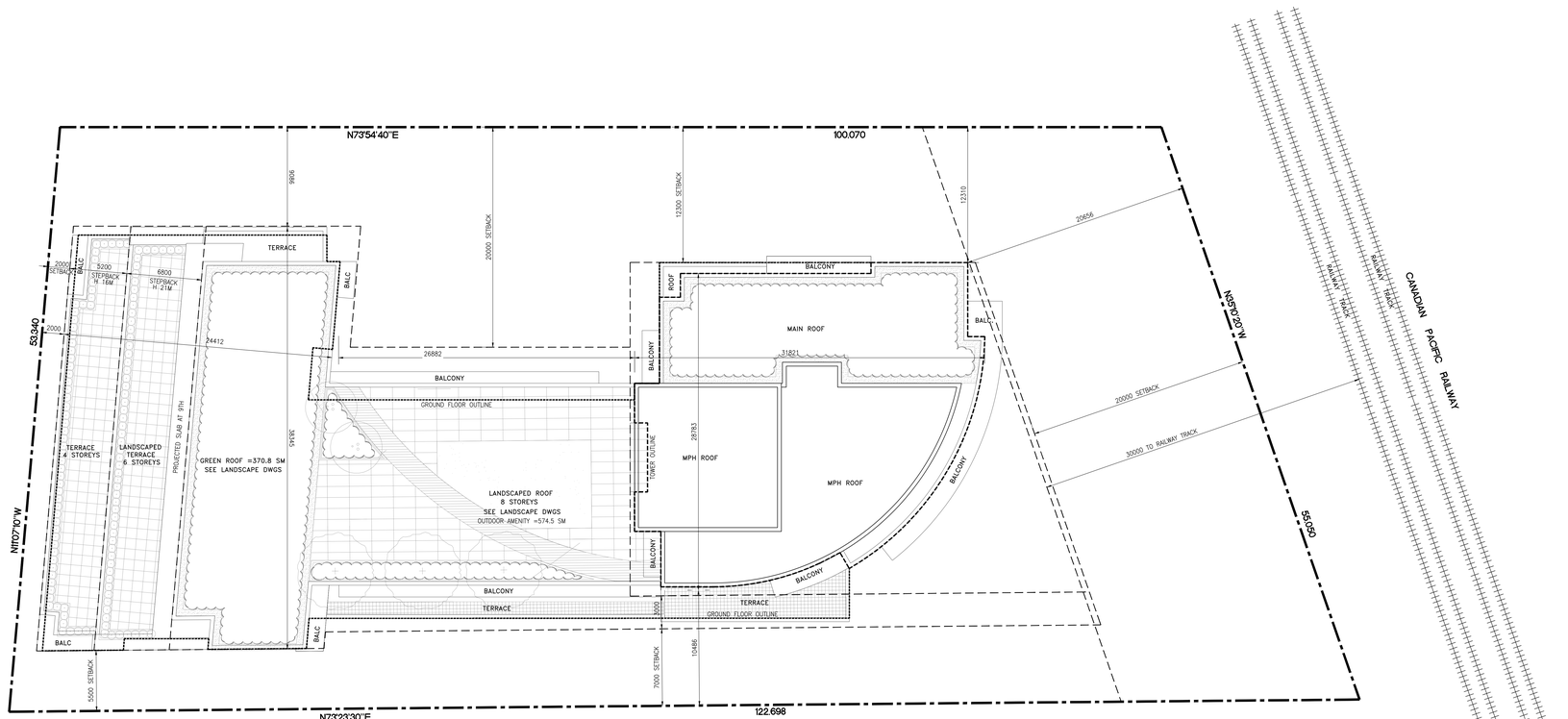
Scale: 1:150

Checked By:

Revision Number: 7

Job No: 2013-003

Sheet No: SPA310



GREEN ROOF STATISTICS

AVAILABLE ROOF SPACE CALCULATION		PROPOSED
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (M^2)		28310.0
TOTAL ROOF AREA (M^2)		2413.5
AREA OF RESIDENTIAL PRIVATE TERRACES (M^2)		676.4
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (M^2)		567.1
AREA OF RENEWABLE ENERGY DEVICES (M^2)		0.0
TOWER (S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 (M^2)		772.8
TOTAL AVAILABLE ROOF SPACE (M^2)		397.2
GREEN ROOF COVERAGE	**REQUIRED**	**PROPOSED**
COVERAGE OF AVAILABLE ROOF SPACE (M^2)	238.3	370.8
COVERAGE OF AVAILABLE ROOF SPACE (%)	60%	93.3%

GENERAL NOTES

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Sheet Title
ROOF PLAN

North

Seal

Date Plotted: 15 AUG 2013
Date: 11 MAY 2012
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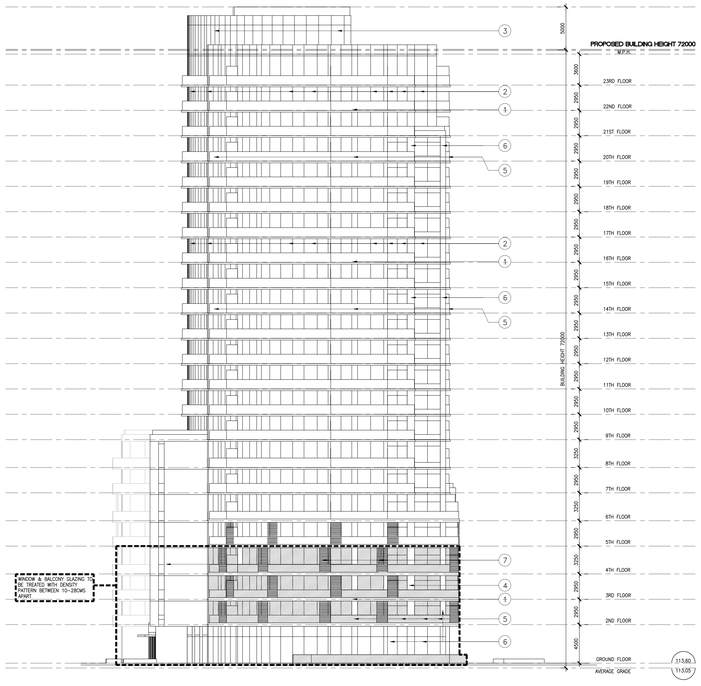
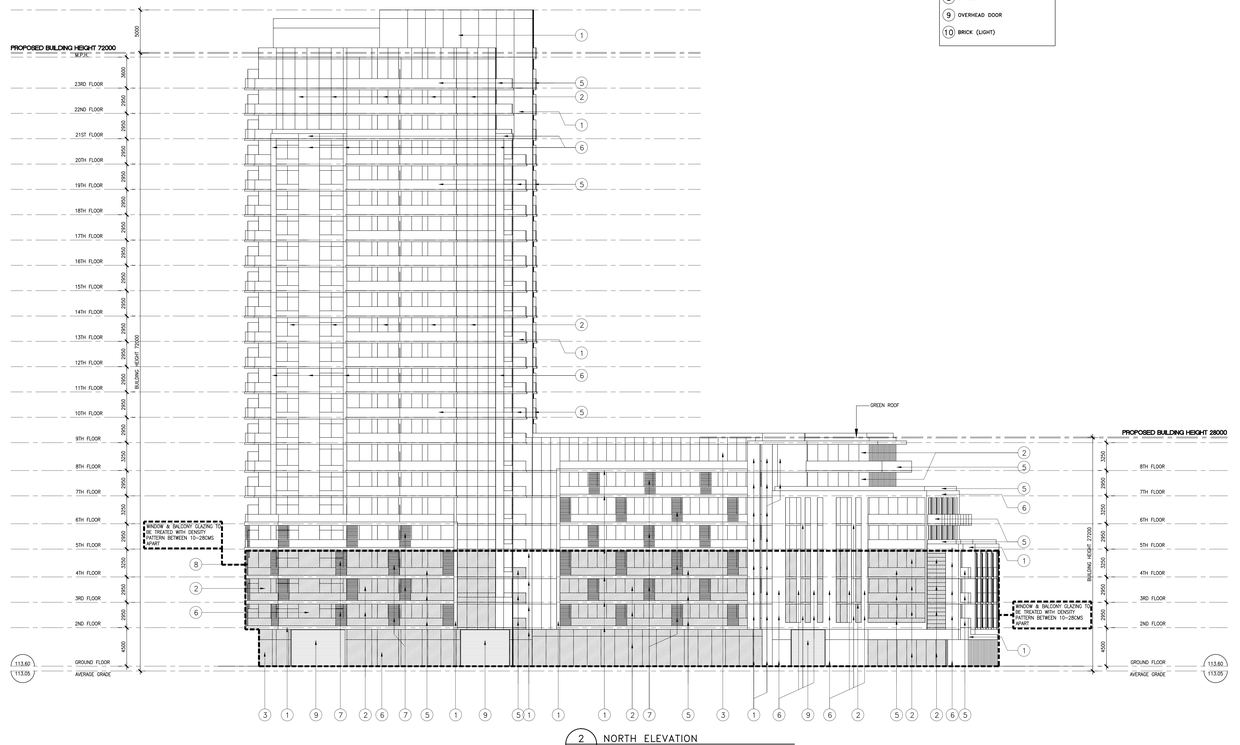
Checked By:
Revision Number: 6
Job No: 2013-003
Sheet No: SPA311



1 SPA401 EAST ELEVATION



2 SPA401 NORTH ELEVATION

LEGEND

1. PRECAST
2. VISION GLASS
3. SPANDREL GLASS, LOW REFLECTIVE.
4. PREFIN. METAL PANEL
5. PREFIN. METAL RAILING W/ BALCONY GLASS
6. BRICK
7. METAL LOUVRE
8. SCREEN
9. OVERHEAD DOOR
10. BRICK (LIGHT)

GENERAL NOTES

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Sheet Title
ELEVATIONS

North

Seal

Date Plotted: 15 AUG 2013
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Checked By:
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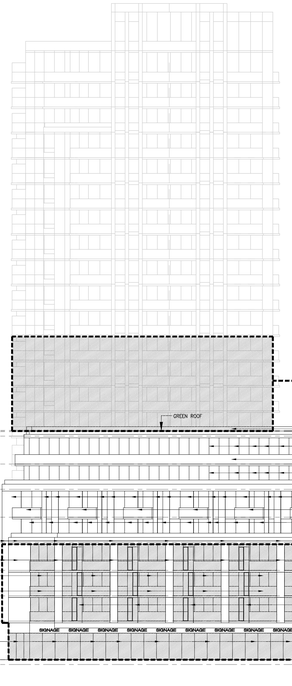
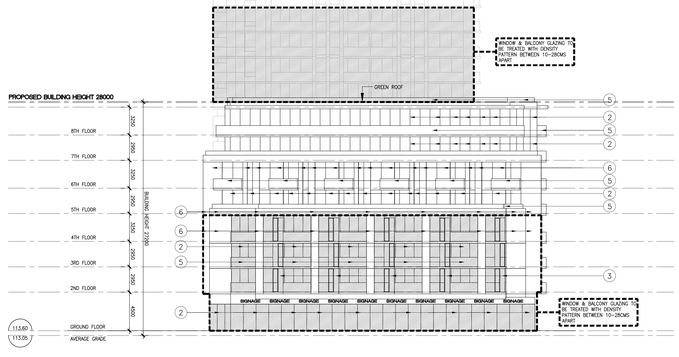
Sheet No: SPA401

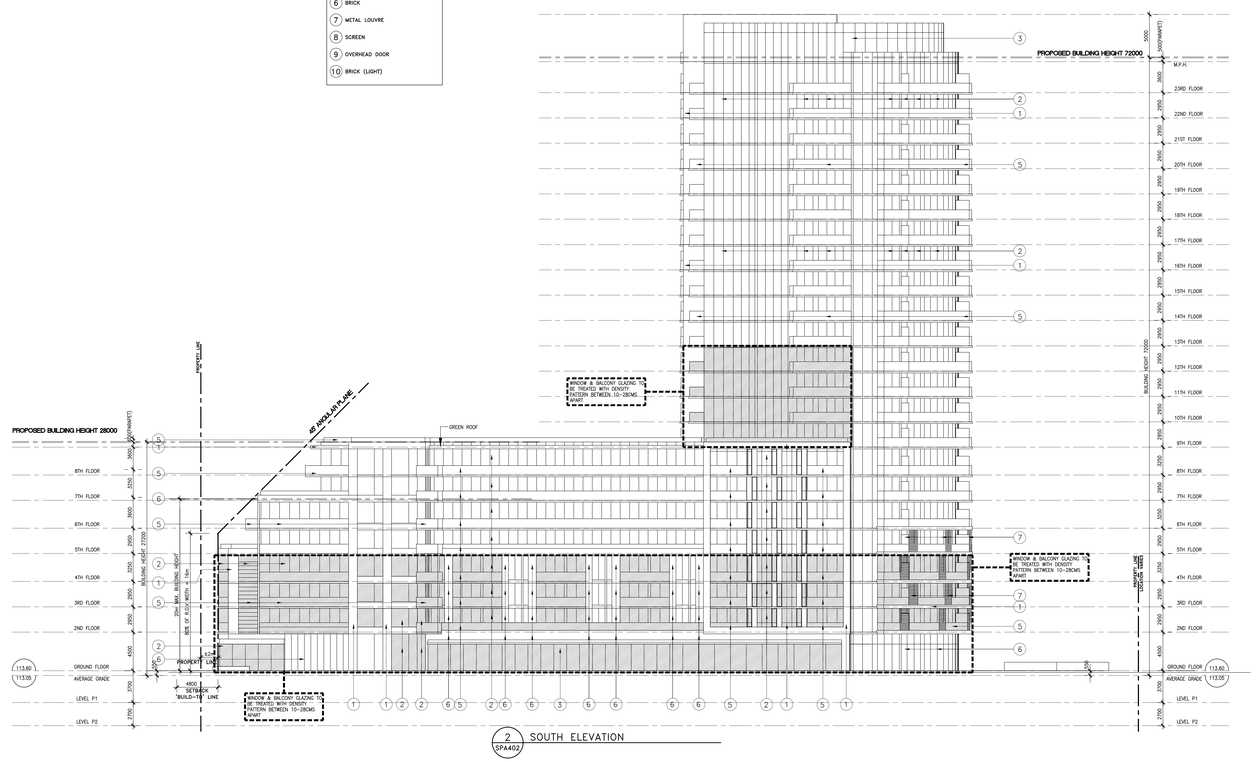




1 SPA402 WEST ELEVATION

LEGEND

1. PRECAST
2. VISION GLASS
3. SPANDREL GLASS. LOW REFLECTIVE.
4. PREFIN. METAL PANEL
5. PREFIN. METAL RAILING W/ BALCONY GLASS
6. BRICK
7. METAL LOUVRE
8. SCREEN
9. OVERHEAD DOOR
10. BRICK (LIGHT)



2 SPA402 SOUTH ELEVATION

GENERAL NOTES

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North:

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Date: 19 MAY 2011

Drawn By:

Scale: 1:200

Checked By:

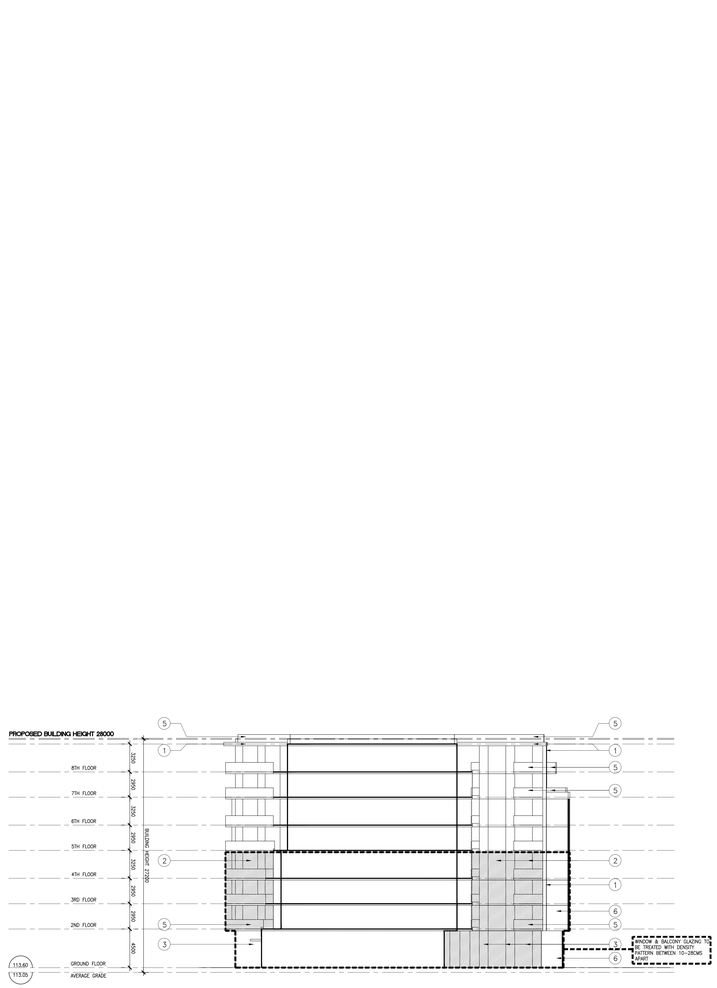
Revision Number: 7

Job No: 2013-003

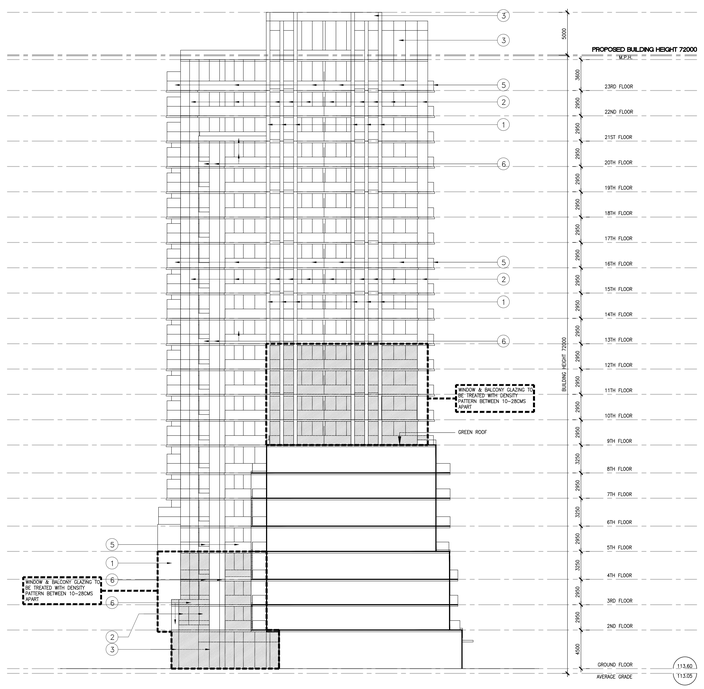
Sheet No: SPA402

LEGEND

1. PRECAST
2. VISION GLASS
3. SPANDREL GLASS, LOW REFLECTIVE.
4. PREFIN. METAL PANEL
5. PREFIN. METAL RAILING W/ BALCONY GLASS
6. BRICK
7. METAL LOUVRE
8. SCREEN
9. OVERHEAD DOOR
10. BRICK (LIGHT)



1 SPA403 INTERIOR EAST ELEVATION



2 SPA403 INTERIOR WEST ELEVATION

GENERAL NOTES

NO	DATE	REMARKS
7	13 AUG 2013	RE-ISSUED FOR SPA
6	6 JUN 2013	ISSUED FOR SITE PLAN CONTROL
5	3 APR 2013	FINAL REZONING SUBMISSION
4	19 FEB 2013	ISSUED TO CLIENT FOR REVIEW
3	15 JUN 2012	REVISED FOR ZBA AND SPA
2	1 JUN 2012	REVISED REZONING AND SPA
1	17 OCT 2011	ISSUED FOR ZBA

REVISIONS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.

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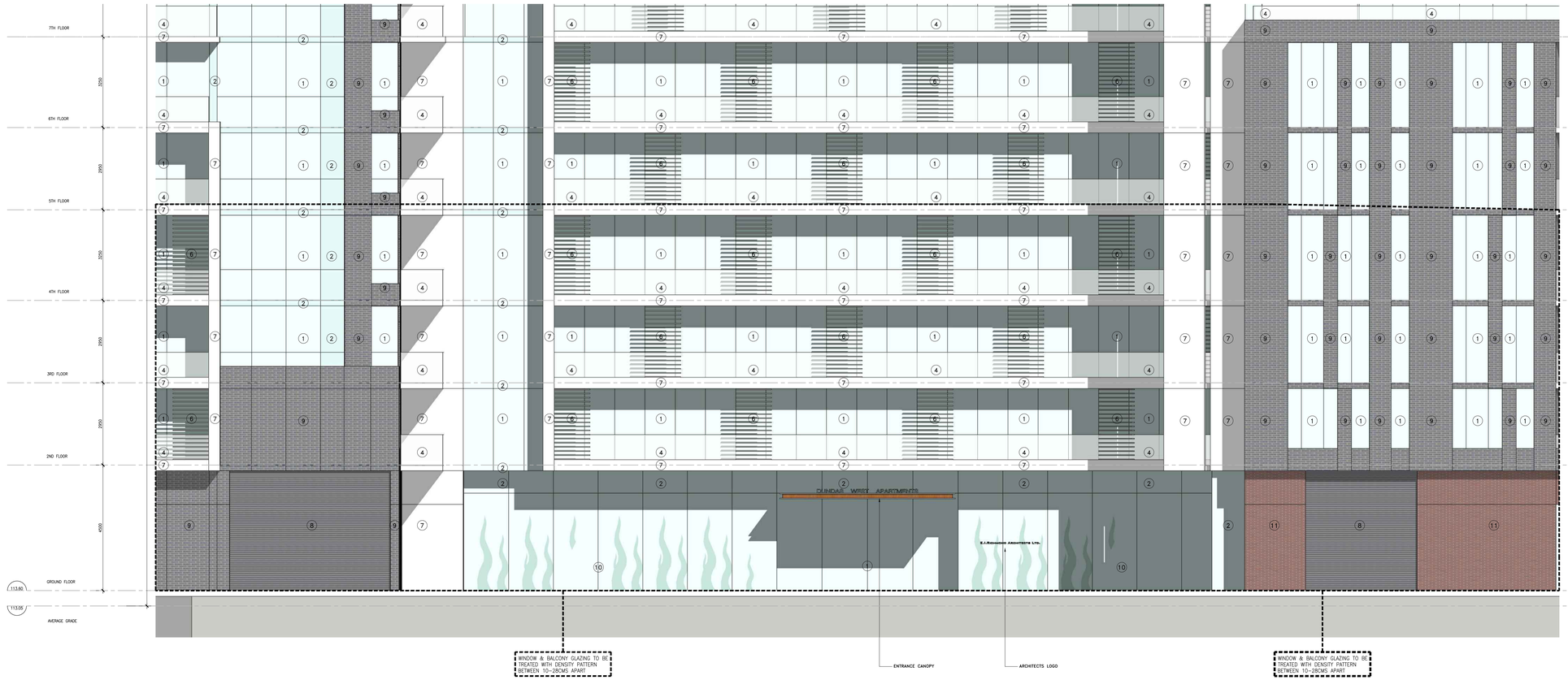
Job Title
PROPOSED MIXED USE DEVELOPMENT
2376 DUNDAS STREET WEST

"DUN WEST PROPERTIES LTD."
331 Cityview Boulevard,Suite 300
Vaughan, ON L4H 3M3
CANADA

Sheet Title
ELEVATIONS

North:	Seal:
Date Plotted: 15 AUG 2013	Date: 4 AUG 2011
Drawn By:	Scale: 1: 200
Checked By:	Revision Number: 7
Job No: 2013-003	Sheet No: SPA403



LEGEND

1. VISION GLASS
2. SPANDREL GLASS, LOW REFLECTIVE
3. PREFIN. METAL PANEL
4. PREFIN. METAL RAILING W/ BALCONY GLASS
5. PREFIN. METAL SLAB COVER
6. HORIZONTAL METAL SCREEN
7. PRECAST PANEL
8. OPERABLE METAL SCREEN
9. DARK GREY BRICK CLADDING
10. PATTERNED DECALS
11. RED BROWN BRICK CLADDING

GENERAL NOTES

NO	DATE	REMARKS
6	13 AUG 2013	RE-ISSUED FOR SPA
5	6 JUN 2013	ISSUED FOR SITE PLAN CONTROL
4	3 APR 2013	FINAL REZONING SUBMISSION
3	19 FEB 2013	ISSUED TO CLIENT FOR REVIEW
2	15 JUN 2012	REVISED FOR ZBA AND SPA
1	1 JUN 2012	REVISED REZONING AND SPA

REVISIONS

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Sheet Title

DETAILED COLOR ELEVATION

North	Seal
Date Plotted: 15 AUG 2013	Date: 9 FEB 2012
Drawn By:	Scale: 1: 50
Checked By:	Revision Number: 6
Job No.: 2013-003	Sheet No.: SPA404

LEGEND

1. VISION GLASS
2. SPANDREL GLASS, LOW REFLECTIVE.
3. PREFIN. METAL PANEL
4. PREFIN. METAL RAILING W/ BALCONY GLASS
5. PREFIN. METAL SLAB COVER
6. HORIZONTAL METAL SCREEN
7. PRECAST PANEL
8. OPERABLE METAL SCREEN
9. DARK GREY BRICK CLADDING
10. PATTERNED DECALS
11. RED BROWN BRICK CLADDING

GENERAL NOTES

NO	DATE	REMARKS
1	13 AUG 2013	RE-ISSUED FOR SPA

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

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PROPOSED MIXED USE DEVELOPMENT
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CANADA

Sheet Title

DETAILED COLOR ELEVATION
EAST ELEVATION

North	Seal

Date Plotted: 15 AUG 2013	Date: 14 AUG 2013
Drawn By:	Scale: 1:50
Checked By:	Revision Number:
Job No: 2013-003	Sheet No: SPA405

WINDOW & BALCONY GLAZING TO BE TREATED WITH DENSITY PATTERN BETWEEN 10~28CMS APART

WINDOW & BALCONY GLAZING TO BE TREATED WITH DENSITY PATTERN BETWEEN 10~28CMS APART

LEGEND

1. VISION GLASS
2. SPANDREL GLASS, LOW REFLECTIVE.
3. PREFIN. METAL PANEL
4. PREFIN. METAL RAILING W/ BALCONY GLASS
5. PREFIN. METAL SLAB COVER
6. HORIZONTAL METAL SCREEN
7. PRECAST PANEL
8. OPERABLE METAL SCREEN
9. DARK GREY BRICK CLADDING
10. PATTERNED DECALS
11. RED BROWN BRICK CLADDING

GENERAL NOTES

NO	DATE	REMARKS
1	13 AUG 2013	RE-ISSUED FOR SPA

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

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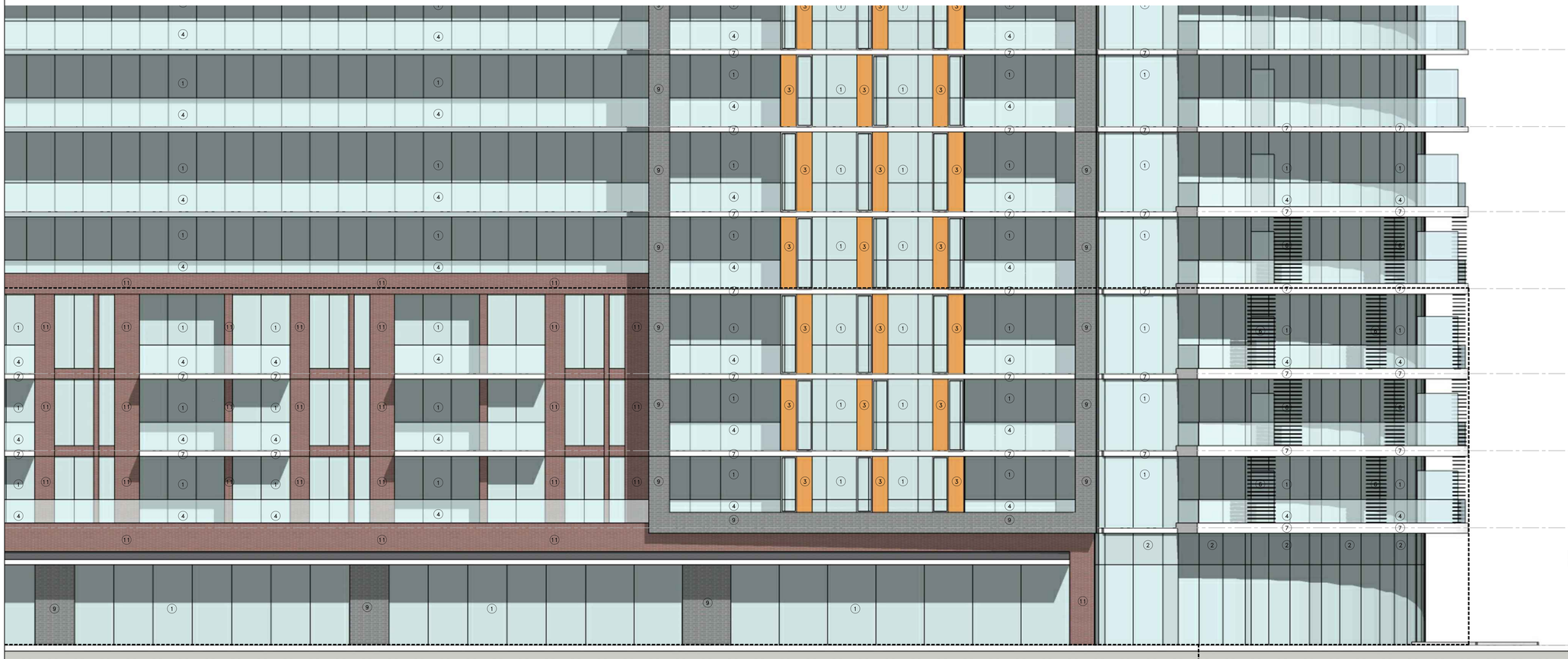
Vaughan, ON L4H 3M3
CANADA

Sheet Title

DETAILED COLOR ELEVATION
SOUTH ELEVATION

North	Seal
Date Plotted: 15 AUG 2013	Date: 14 AUG 2013
Drawn By:	Scale: 1: 50
Checked By:	Revision Number:
Job No: 2013-003	Sheet No: SPA406



WINDOW & BALCONY GLAZING TO BE TREATED WITH DENSITY PATTERN BETWEEN 10-280MS APART

WINDOW & BALCONY GLAZING TO BE TREATED WITH DENSITY PATTERN BETWEEN 10-280MS APART

LEGEND

1. VISION GLASS
2. SPANDREL GLASS, LOW REFLECTIVE.
3. PREFIN. METAL PANEL
4. PREFIN. METAL RAILING W/ BALCONY GLASS
5. PREFIN. METAL SLAB COVER
6. HORIZONTAL METAL SCREEN
7. PRECAST PANEL
8. OPERABLE METAL SCREEN
9. DARK GREY BRICK CLADDING
10. PATTERNED DECALS
11. RED BROWN BRICK CLADDING

GENERAL NOTES

NO	DATE	REMARKS
1	13 AUG 2013	RE-ISSUED FOR SPA

RE-VISIONS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

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Sheet Title:
DETAILED COLOR ELEVATION
SOUTH ELEVATION

North:

Seal:

Date Plotted: 15 AUG 2013

Date: 14 AUG 2013

Drawn By:

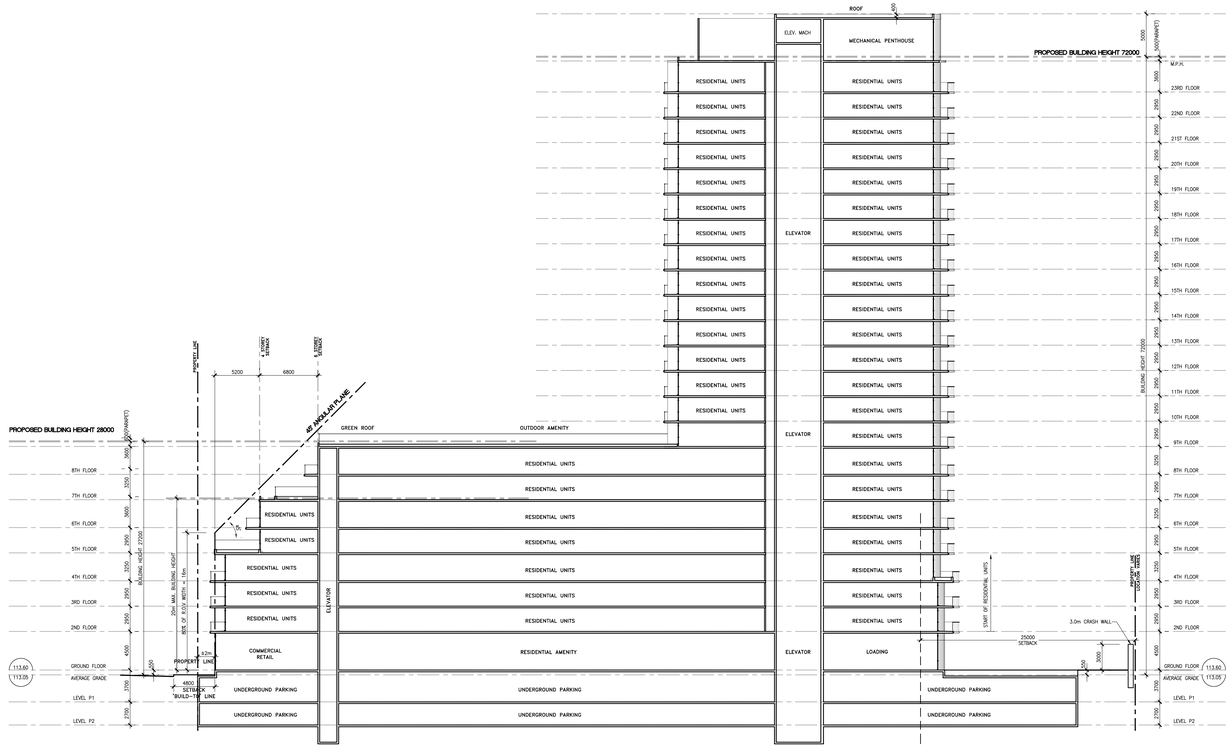
Scale: 1: 50

Checked By:

Revision Number:

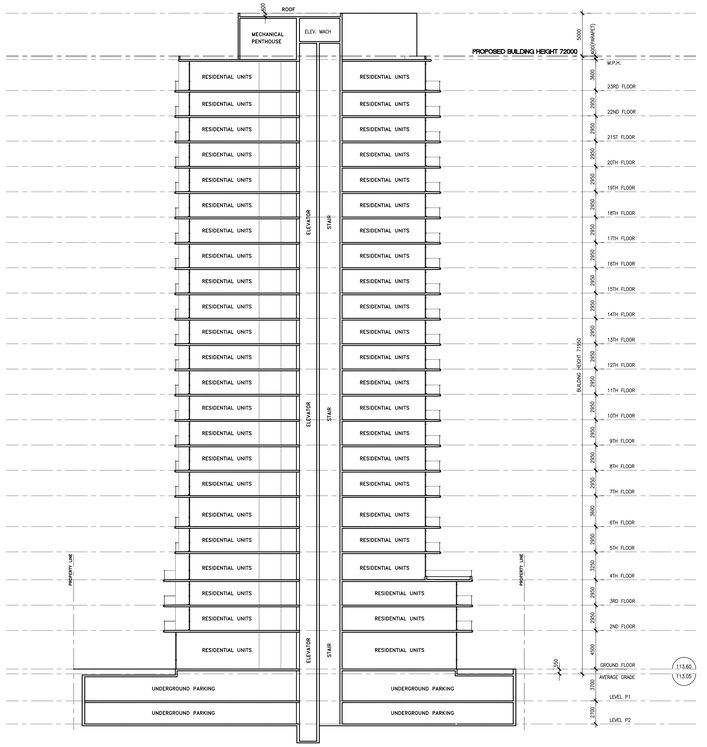
Job No: 2013-003

Sheet No: SPA407



1 A501 BUILDING SECTION

SCALE 1:200



2 A501 BUILDING SECTION

SCALE 1:200

GENERAL NOTES

NO	DATE	REMARKS
7	13 AUG 2013	RE-ISSUED FOR SPA
6	6 JUN 2013	ISSUED FOR SITE PLAN CONTROL
5	3 APR 2013	FINAL REZONING SUBMISSION
4	19 FEB 2013	ISSUED TO CLIENT FOR REVIEW
3	15 JUN 2012	REVISED FOR ZBA AND SPA
2	1 JUN 2012	REVISED REZONING AND SPA
1	17 OCT 2011	ISSUED FOR ZBA

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CANADA

Sheet Title

SECTION

North

Seal

Date Plotted: 15 AUG 2013

Date: 4 AUG 2011

Drawn By:

Scale: 1: 200

Checked By:

Revision Number: 7

Job No.: 2013-003

Sheet No.: SPA501