ARCHITECTURAL DRAWINGS

A101	Statistics
A102	Site Plan
A103	P2 Plans
A104	P1 Plan
A105	Lower Ground Floor Plan
A106	Upper Ground Floor Plan
A107	2nd Floor Plan
A108	3rd Floor Plan
A109	4th Floor Plan
A110	Roof Plan
A400	Building Elevations
A401	Building Elevations
A402	1:50 East & West Elevation
A403	Aerial Views
A404	3D Views
A405	3D Views
A406	Material Sample Board
A420	Sections
A421	Sections
A422	Sections
A423	Sections
A424	Sections

ARTIST RENDERING - VIEW FROM SOUTH EAST

1637 BATHURST

TORONTO, ON

ISSUE A - ISSUED FOR SPA AND REZONING RESUBMISSION - 2019 DECEMBER 12

PROJECT NUMBER: 07432

Starlight Investments

WZMH Architects

Plot Time: Dec 12, 2019 - 10:53am
Drawing Name: \\wzmh\Projects\7432\7432.0016_Drawings\10_Drawings-Design (SD-DD)\A-100_COVER SHEET.dwg

1. SITE AREA:

DESCRIPTION	AREA (m2)
SITE AREA	4,161 m2

2. SITE DENSITY: GFA BASED ON BY-LAW 569-2013

	BUILDING AREA (GFA) m2	SITE AREA (m2)	FSI
PROPOSED	8,503 sm	4,161	2.043

3. Existing Unit Stats: Rental Replacement

Existing Rental Units
Net Rentable Area

	1BD (749 ft2)	2BD (1108 ft2)	3BD (1306-1433 ft2)	3BD (1665 ft2)	Total Units	Area (m2)
1637 Bathurst	0	1	2	2	5	655
1639 Bathurst	1	0	4	0	5	597
1641 Bathurst	0	1	2	2	5	655
1643 Bathurst	0	1	2	2	5	655
1645 Bathurst	0	1	2	2	5	655
Total	1	4	12	8	25	3,217
						95%
						3,056

Replacement Units

	1BD (650-756sf)	2BD (905-1065sf)	3BD (1075-1473sf)	Total Units	Area (m2)
Upper Ground			9	9	1,101
2nd	2	4	12	18	1,999
Total	2	4	21	27	3,100

4. Proposed Unit Mix

Unit Mix

	1BD (650-756sf)	2BD (905-1065sf)	3BD (1075-1474sf)	Total
Lower Ground	4	5	2	11
Upper Ground	3	4	11	18
2nd	2	4	12	18
3rd	8	9	3	20
4th	3	4	1	8
Total	20	26	29	75
	27%	35%	39%	100%

Unit Mix (without replacement units)

	1BD (650-756sf)	2BD (905-1065sf)	3BD (1075-1473sf)	Total
Lower Ground	4	5	2	11
Upper Ground	3	4	2	9
2nd				
3rd	8	9	3	20
4th	3	4	1	8
Total	18	22	8	48
	38%	46%	17%	100%

5. Proposed Building Gross Floor Area (GFA) Based on By-Law 569-2013

RESIDENTIAL	RESIDENTIAL GFA		TOTAL GFA		INDOOR AMENITY		OUTDOOR AMENITY	
	sm	sf	sm	sf	sm	sf	sm	sf
P2	24	258	24					
P1	24	258	24					
Lower Ground	1,406	15,134	1,406	15,134	70	753		
Upper Ground	2,083	22,421	2,083	22,421				
2nd Floor	2,145	23,089	2,145	23,089				
3rd Floor	1,856	19,978	2,097	22,572				
4th Floor	965	10,387	965	10,387	80	861	150	1,615
TOTAL GFA	8,503	91,525	8,503	91,525	150	1,615	150	1,615

TOTAL GFA	8,503 SM	91,525 SF	

Note: Amenity and balconies are excluded from GFA

7. Net Rentable Area

7432 - 1637 Bathurst

Net Rentable Area

Lower Ground			Upper Ground			2nd floor			3rd			4th			Total Units	Total Area	
Unit Type	m2	ft2	Unit Type	m2	ft2	Unit Type	m2	ft2	Unit Type	m2	ft2	Unit Type	m2	ft2		m2	ft2
1B	106	1,140.97	3B	125.65	1,352.48	3B	126.5	1,361.63	1B	66.49	715.69	2B	86.8	934.31			
2B	139.96	1,506.52	3B	99.88	1,075.10	3B	136.92	1,473.79	2B	94.57	1,017.94	2B	84.15	905.78			
2B	134.52	1,447.96	3B	122.15	1,314.81	3B	126.1	1,357.33	2B	94.57	1,017.94	1B	60.73	653.69			
2B	134.52	1,447.96	3B	130.27	1,402.21	3B	127.12	1,368.31	1B	70.22	755.84	1B	63	678.13			
1B	67.66	728.29	3B	119	1,280.90	3B	113.58	1,222.56	2B	100.64	1,083.28	2B	94.57	1,017.94			
2B	88.17	949.05	3B	126.13	1,357.65	3B	126.1	1,357.33	1B	70.22	755.84	2B	92.47	995.34			
1B	66.82	719.24	3B	123.9	1,333.65	3B	131.32	1,413.52	2B	94.57	1,017.94	1B	63	678.13			
2B	96.7	1,040.87	3B	126.87	1,365.62	3B	119.8	1,289.52	2B	92.64	997.17	3B	135.41	1,457.54			
1B	60.42	650.35	3B	126.84	1,365.29	3B	117.07	1,260.13	1B	70.22	755.84						
3B	126.84	1,365.29	3B	116.14	1,250.12	3B	126.84	1,365.29	3B	119.17	1,282.73						
3B	117.2	1,261.53	3B	115.6	1,244.31	2B	99	1,065.63	3B	110.3	1,187.26						
			1B	70.22	755.84	2B	94.15	1,013.42	1B	60.41	650.25						
			2B	92.68	997.60	3B	117.18	1,261.31	2B	90.62	975.42						
			2B	94.57	1,017.94	1B	66.42	714.94	2B	90.62	975.42						
			2B	94.07	1,012.56	2B	87.96	946.79	1B	60.42	650.35						
			1B	76.96	828.39	2B	90.62	975.42	3B	116.97	1,259.05						
			1B	70.22	755.84	1B	69.84	751.75	1B	60.4	650.14						
			2B	102	1,097.92	3B	122.19	1,315.24	2B	89.23	960.46						
									2B	90.62	975.42						
									1B	64.21	691.15						
TOTAL	11	1139	12,258	18	1,933	20,808	18	1,999	21,514	20	1,707	18,375	8	680	7,321	75	7,458	80,276
TOTAL*				9	1,101	11,848	18	1,999	21,514							27	3,100	33,368

* Rental replacement units

8 Parking Requirements Based on By-Law 569-2013

UNIT TYPE	UNITS	RATES	TOTAL PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM	20	0.9 / UNIT	18	
2 BEDROOM	26	1.0 / UNIT	26	
3 BEDROOM	29	1.2 / UNIT	35	
TOTAL RESIDENTIAL PARKINGS			79	
VISITORS	75	0.2 / UNIT	15	
TOTAL RESIDENTIAL (W/ VISITORS)			94	* 94

*** INCLUDE 19 EVSE PARKING SPACES ON P1**

6. Amenity Required and Provided

RESIDENTIAL	UNITS	INDOOR AMENITY AREA REQUIRED (2.0 m2 per Unit) (sm)	OUTDOOR AMENITY AREA REQUIRED (2.0 m2 per Unit) (sm)
	75	150	150
TOTAL	75	150	150

RESIDENTIAL	INDOOR AMENITY AREA PROVIDED (sm)	OUTDOOR AMENITY AREA PROVIDED (sm)
	150	150
TOTAL	150	150

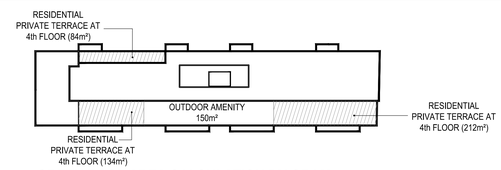
9. Bicycle Parking Requirements Based on By-Law 569-2013

	UNITS	RATES	TOTAL REQUIRED	TOTAL PROVIDED
RESIDENTIAL	75	1.00 / UNIT	75	75 (Lower Ground)
TOTAL RESIDENTIAL BICYCLE PARKINGS			75	
VISITORS	75	0.08 / UNIT	7	8(at grade)
TOTAL RESIDENTIAL (W/ VISITORS) BICYCLE PARKINGS			82	83

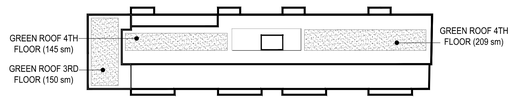
10. Proposed Loading Spaces

Type	Required	Provided	Dimensions (L x W x H)
Shared type "G"		1	13m x 4m x 6.1m
Total		1	

11. GREEN ROOF STATISTICS (m²):



GREEN ROOF AREA CALCULATION DIAGRAM



LOCATION OF GREEN ROOF DIAGRAM

GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW		3,820
TOTAL ROOF AREA		2,258
AREA OF RESIDENTIAL PRIVATE TERRACES		430
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING		150
AREA OF RENEWABLE ENERGY DEVICES		N/A
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750m²		
TOTAL AVAILABLE ROOF SPACE		1,678
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m²)	504	504
COVERAGE OF AVAILABLE ROOF SPACE (%)	30	30

12. TGS STATS TEMPLATE

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	8,503 sm
Breakdown of project components (m²)	
Residential	8,503 sm
Retail	
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	75

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	94	94	100
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	19	19	100

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	75	75	100
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground		75	100%
d) second level below-ground			
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	7	8	100
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).	756	780	100

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	7	8	100

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		1080	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)	540	870	100
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		590	
b) open-grid pavement			
c) shade from tree canopy		280	
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)	1,678	1,678	100
Available Roof Space provided as Green Roof (m²)	504	504	100
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)		370	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)	185	196	100

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)		4161	
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)	756	796	100
Total number of planting areas (minimum of 30m³ soil)		12	
Total number of trees planted		12	
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		N/A	

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)	1,680	1,680	100
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)	1,344	1,344	100
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers	1,344	1,344	100
c) Shading			

ISSUES/REVISIONS

ISSUE	TITLE	DATE
	ISSUED FOR CONSULTANT COORDINATION	2019NOV28
A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12

ISSUES/REVISIONS

ISSUE	TITLE	DATE

Project North

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARD ABELMAN LICENCE 8081 — 2018/12/12

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1637 Bathurst
Toronto, Ontario

Drawing Title: STATISTICS

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Checked By	--
Drawn By	NTS
Project No.	07432.000
Drawing No.	A-101

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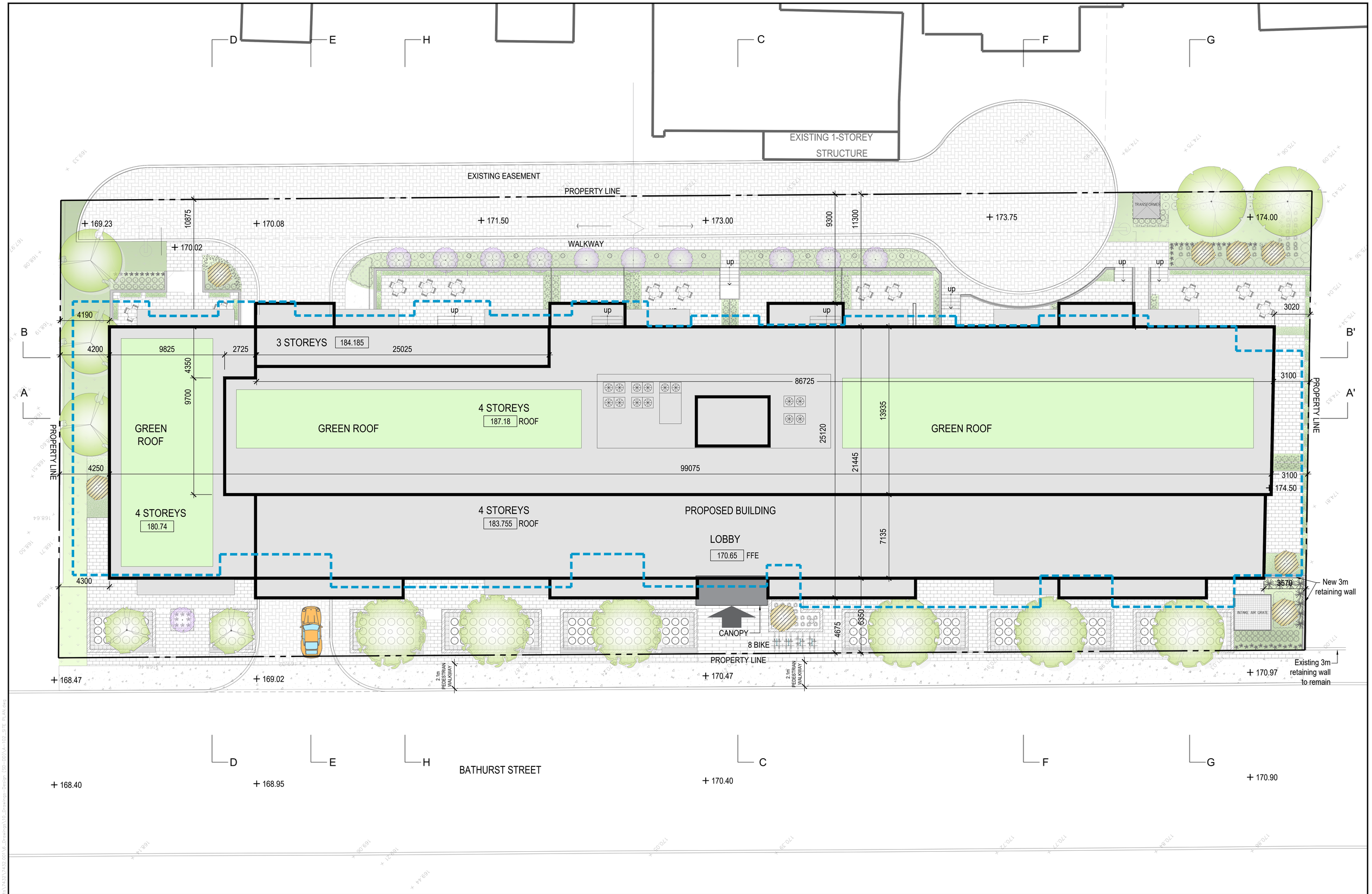

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A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12			

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Toronto, Ontario

Drawing Title: SITE PLAN

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Project No.	07432.000
Drawing No.	A-102

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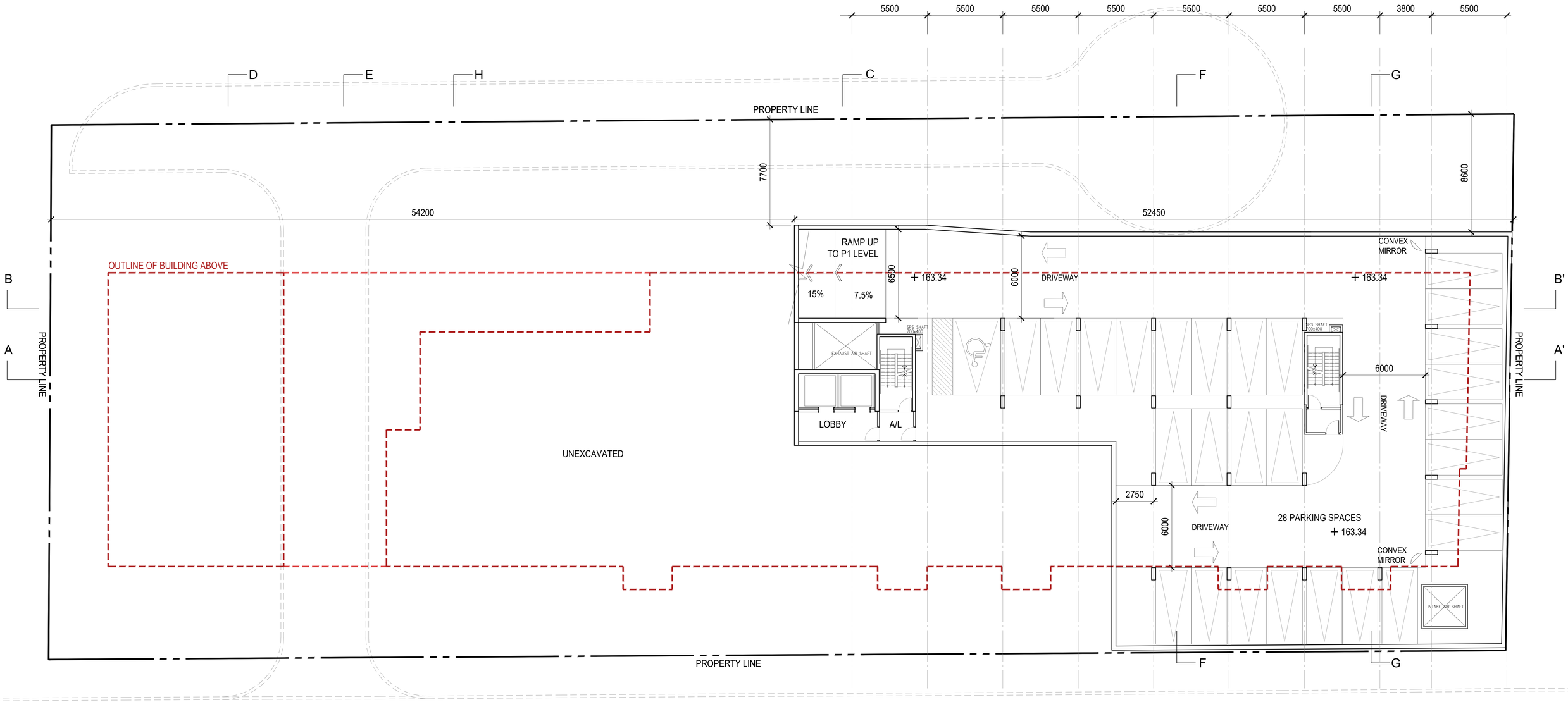
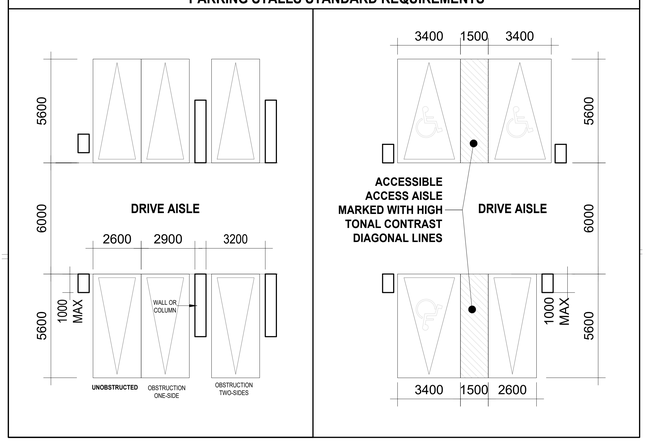


PARKING STALLS STANDARD REQUIREMENTS



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A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12			

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Drawing Title
P2 LEVEL PARKING PLAN

Date	DEC 12 2019
Scale	1:100
Checked By	--
Drawn By	--
Project No.	07432.000
Drawing No.	A-103

Plot Time: Dec 12, 2019 - 10:29am
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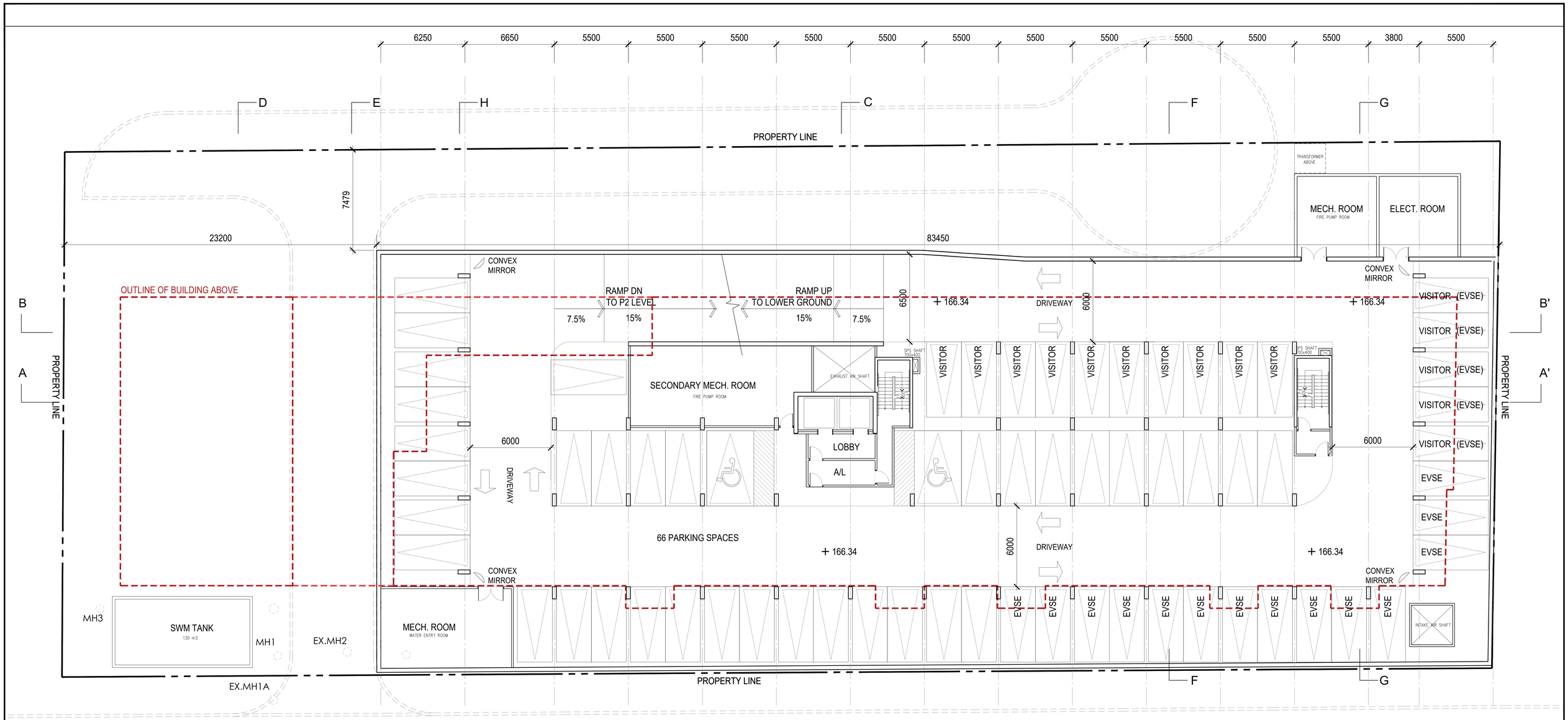
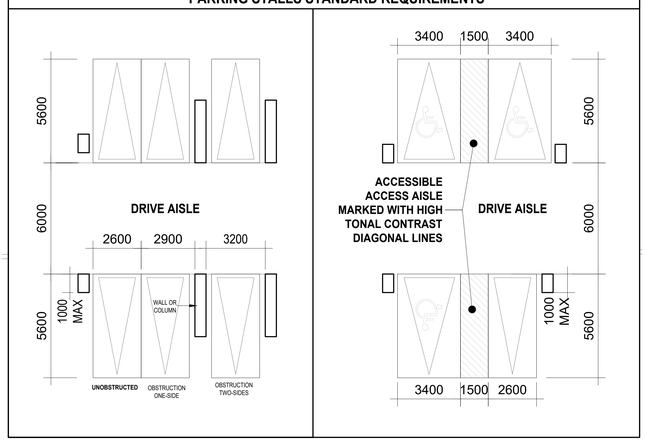


PARKING STALLS STANDARD REQUIREMENTS



ISSUES/REVISIONS				ISSUES/REVISIONS		
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	ISSUED FOR CONSULTANT COORDINATION	2019NOV28				
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Toronto, Ontario

Drawing Title
P1 LEVEL PARKING PLAN

Date	DEC 12 2019
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Drawn By	--
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Drawing No.	A-104

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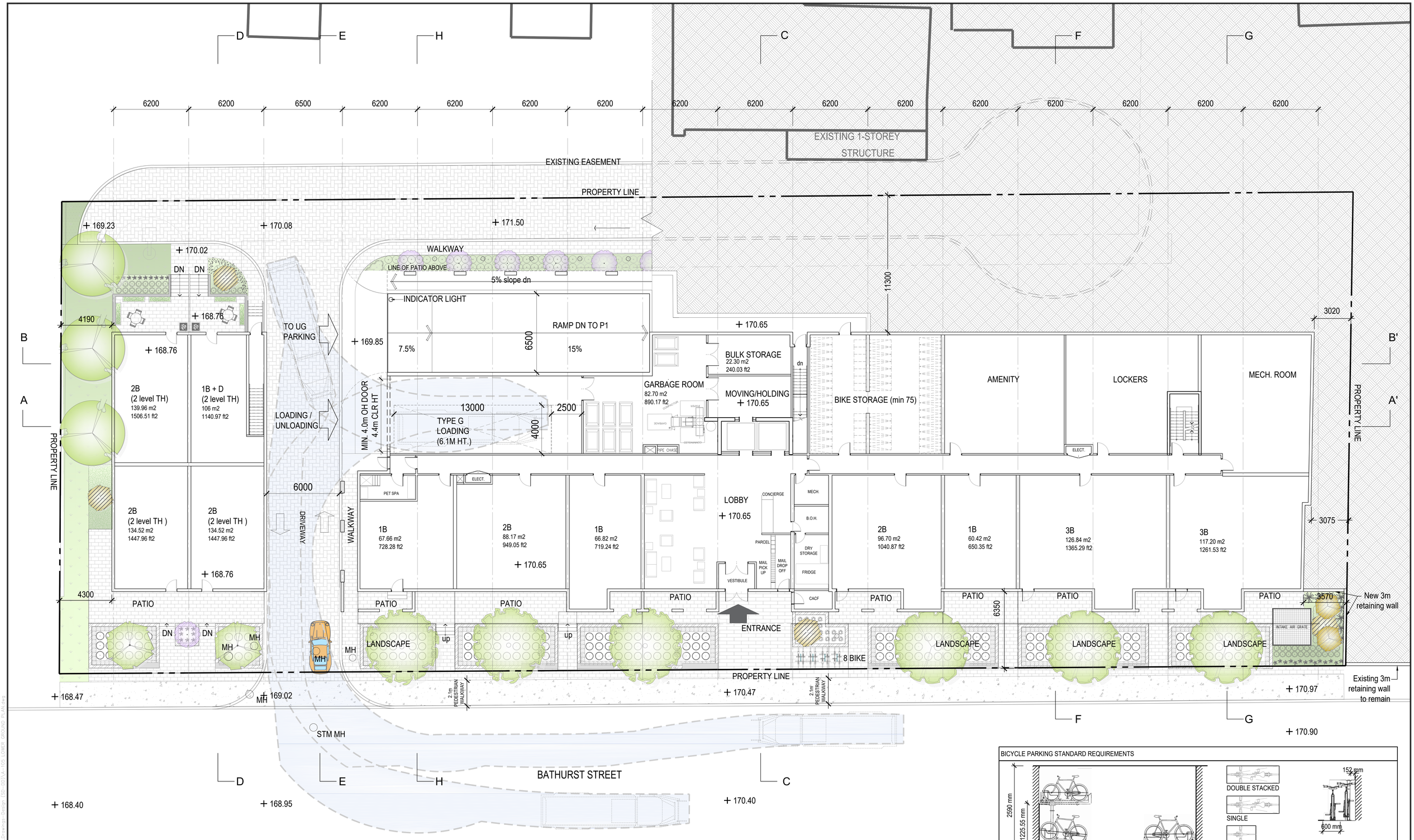

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Drawing Title: LOWER GROUND PLAN

Date	DEC 12 2019
Scale	NTS
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Project No.	07432.000
Drawing No.	A-105

Plot Time: Dec 13, 2019 - 5:45pm
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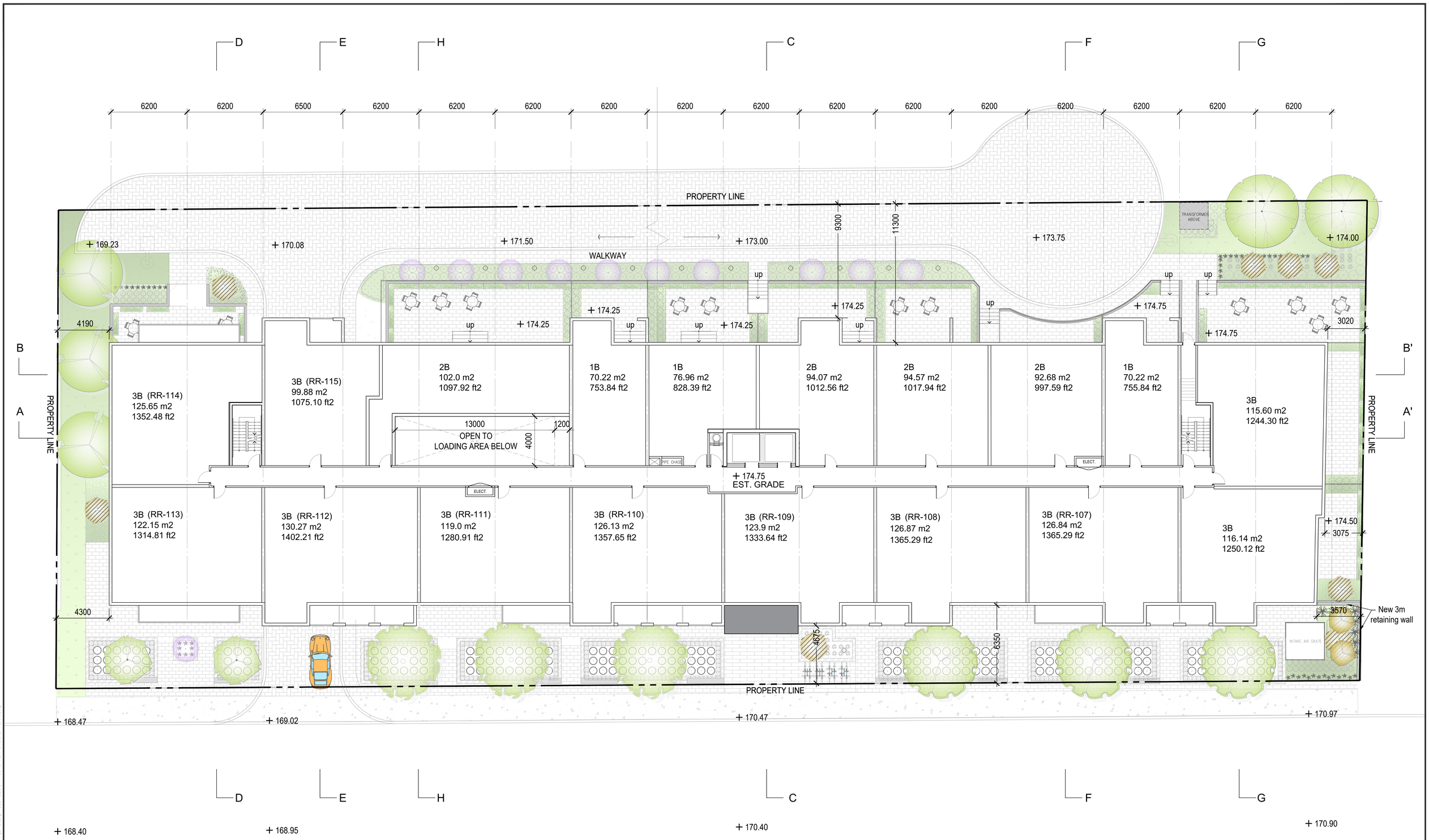

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Project North

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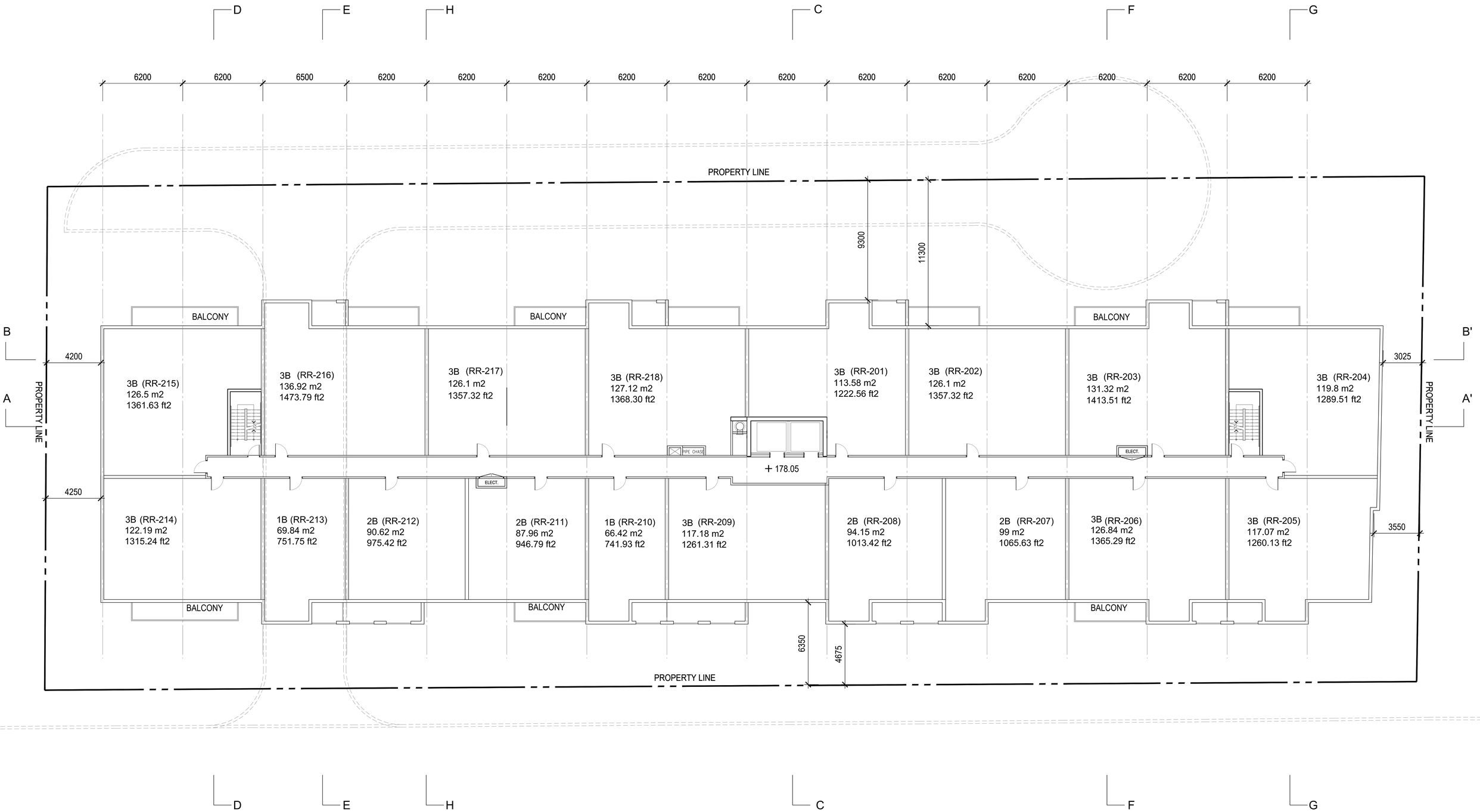
Toronto, Ontario

Drawing Title
UPPER GROUND FLOOR PLAN

Date	DEC 12 2019
Scale	1:100
Checked By	--
Drawn By	--
Project No.	07432.000
Drawing No.	A-106

Plot Time: Dec 12, 2019 - 12:37pm
Drawing Name: \\wzmh\Projects\7432\7432.001\6_Drawings\10_Drawings-Design (SD-DD)\A-106 UPPER GROUND PLAN.dwg



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
	ISSUED FOR CONSULTANT COORDINATION	2019NOV25
A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

Project North

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED
LEONARD ABELMANN
LICENCE
1988

2018/12/12
Date

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Starlight Investments

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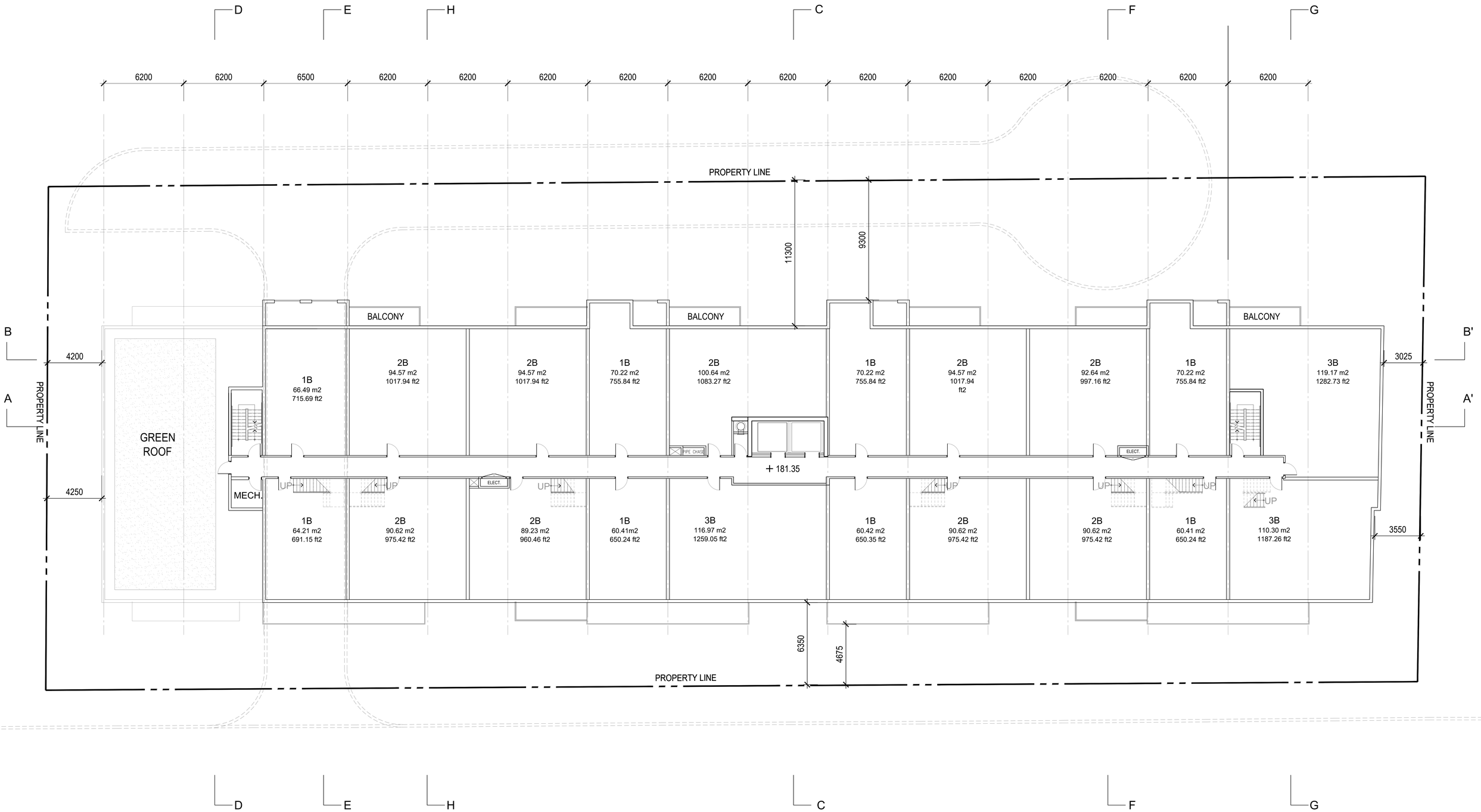
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

1637 Bathurst
Toronto, Ontario

Drawing Title
2ND FLOOR PLAN

Date	DEC 12 2019
Scale	1:100
Checked By:	--
Drawn By:	--
Project No:	07432.000
Drawing No:	A-107

Plot Time: Dec 12, 2019 - 10:29am
Drawing Name: \\wzmh\Projects\7432\07432.001\6_Drawings\10_Drawings-Design (SD-DD)\A-107 2ND FLOOR PLAN.dwg



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
	ISSUED FOR CONSULTANT COORDINATION	2019NOV28
A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

Project North

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED ARCHITECT
LICENCE
6391

2019/12/12
Date

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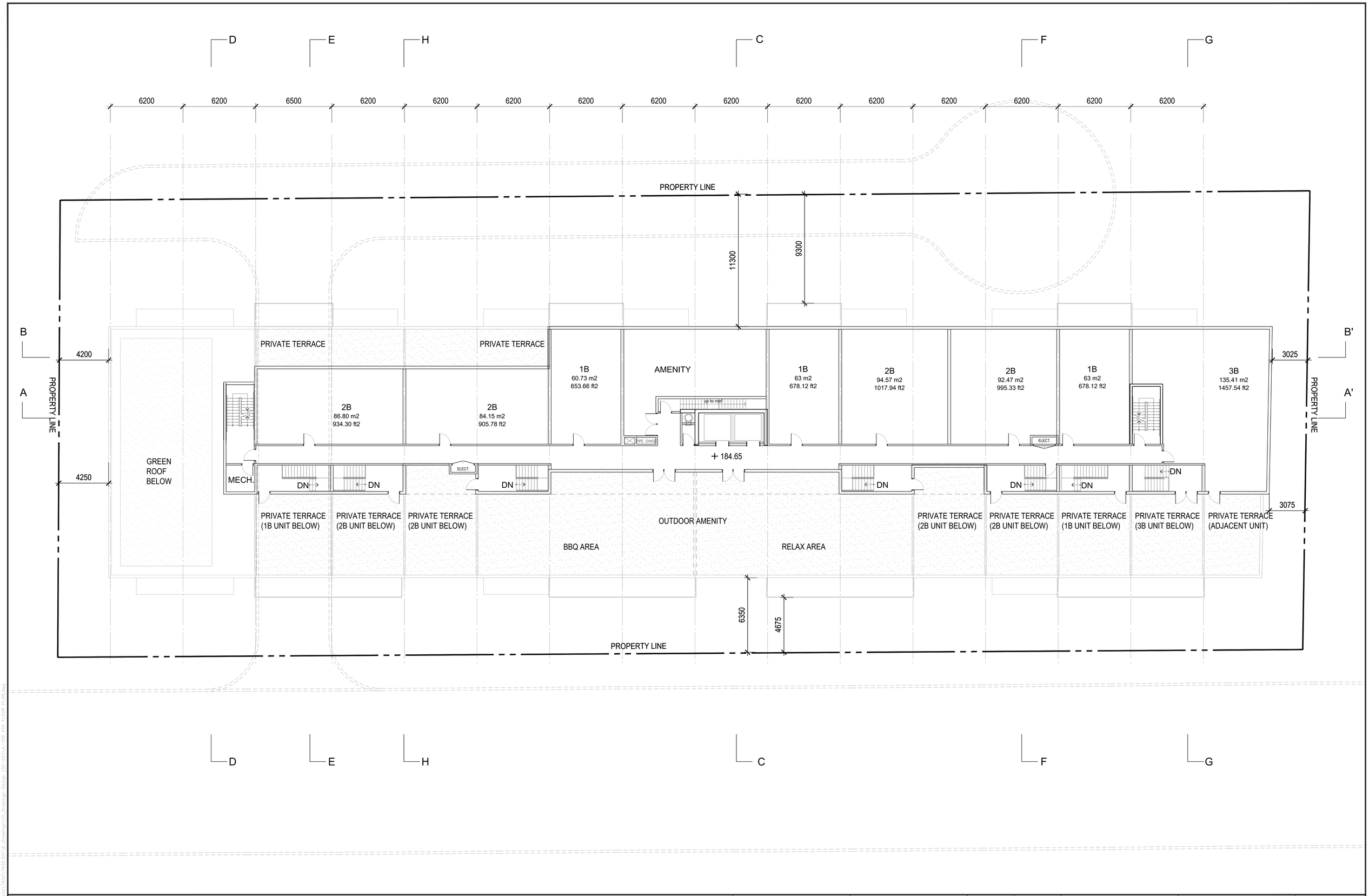
Toronto, Ontario

Drawing Title
3RD FLOOR PLAN

Date	DEC 12 2019
Scale	1:100
Checked By	--
Drawn By	--
Project No.	07432.000
Drawing No.	A-108

Plot Time: Dec 12, 2019 - 10:27am
Drawing Name: \\wzmh\Projects\7432\7432.001\6_Drawings\10_Drawings-Design (SD-DD)\A-108 3RD FLOOR PLAN.dwg



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
	ISSUED FOR CONSULTANT COORDINATION	2019NOV28			
A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12			

Project North

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARD ABELMAN LICENCE 6081 — 2018/12/12

Date

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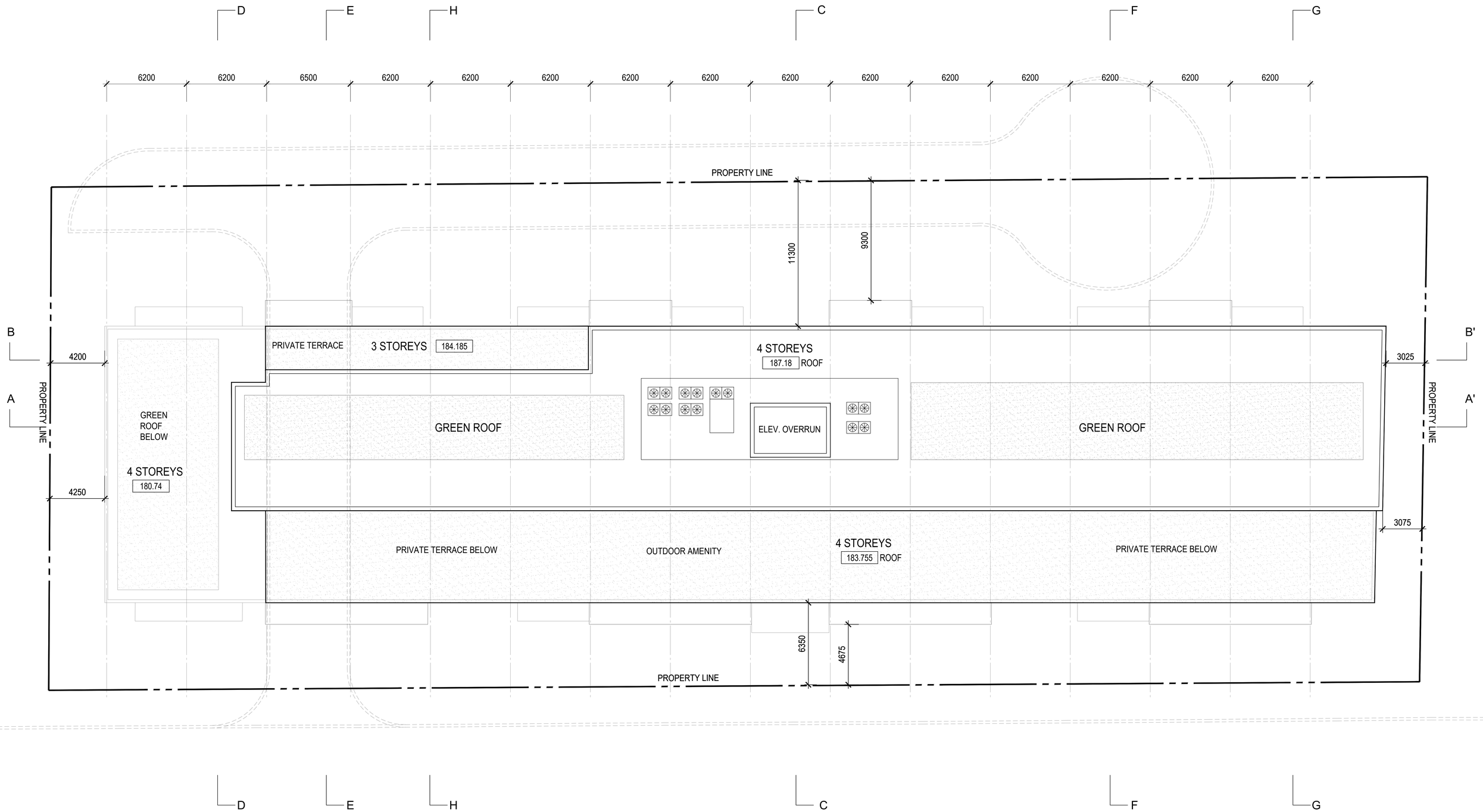
Toronto, Ontario

Drawing Title
4TH FLOOR PLAN

Date	DEC 12 2019
Scale	1:100
Checked By	--
Drawn By	--
Project No.	07432.000
Drawing No.	A-109

Plot Time: Dec 12, 2019 – 10:27am
Drawing Name: \\wzmh\Projects\7432\7432.001\6_Drawings\10_Drawings-Design (SD-DD)\A-109 4TH FLOOR PLAN.dwg



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
	ISSUED FOR CONSULTANT COORDINATION	2019NOV29
A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

Project North

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LEONARD ABELMANN
LICENCE
6081
2019/12/12
Date

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Toronto, Ontario

Drawing Title
ROOF PLAN

Date	DEC 12 2019
Scale	1:100
Checked By	--
Drawn By	--
Project No.	07432.000
Drawing No.	A-110

Plot Time: Dec 12, 2019 - 11:02am
Drawing Name: \\wzmh\Projects\7432\7432.001\6_Drawings\10_Drawings-Design (SD-DD)\A-110 ROOF PLAN.dwg

WEST ELEVATION

MATERIAL LEGEND	
1 GLASS IN WINDOW WALL SYSTEM	7 SIGNAGE
3 BALCONY GLASS & ALUMINUM RAILING	8 MASONRY CLADDING
4 TYPE A ALUMINUM FRAME & SLAB COVER	9 TYPE A ALUMINUM PANEL
5 TYPE B ALUMINUM FRAME & SLAB COVER	10 TYPE B ALUMINUM PANEL
6 METAL CANOPY	12 STOREFRONT GLAZING

EAST ELEVATION

NOTE: 85% GLAZING TO BE BIRD FRIENDLY

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
	ISSUED FOR CONSULTANT COORDINATION	2019NOV28			
A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12			

Project North

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARD ABELMANN LICENCE 6081 — 2018/12/12

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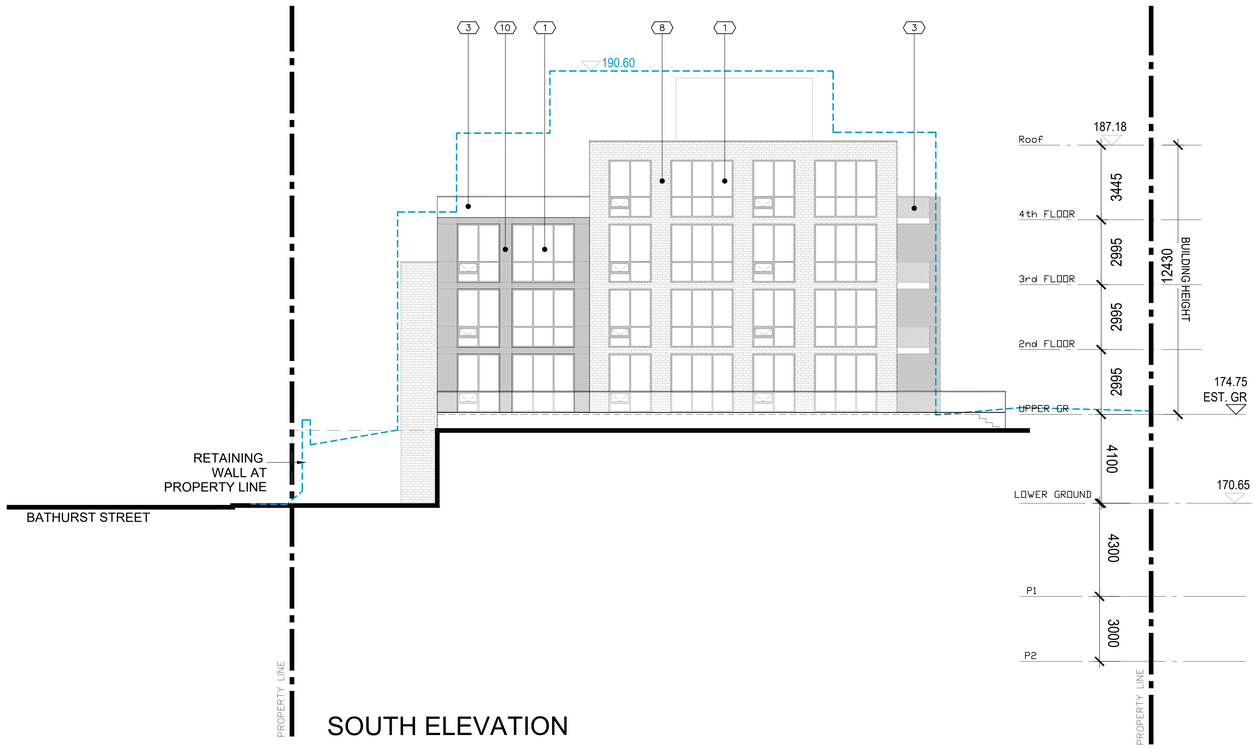
Toronto, Ontario

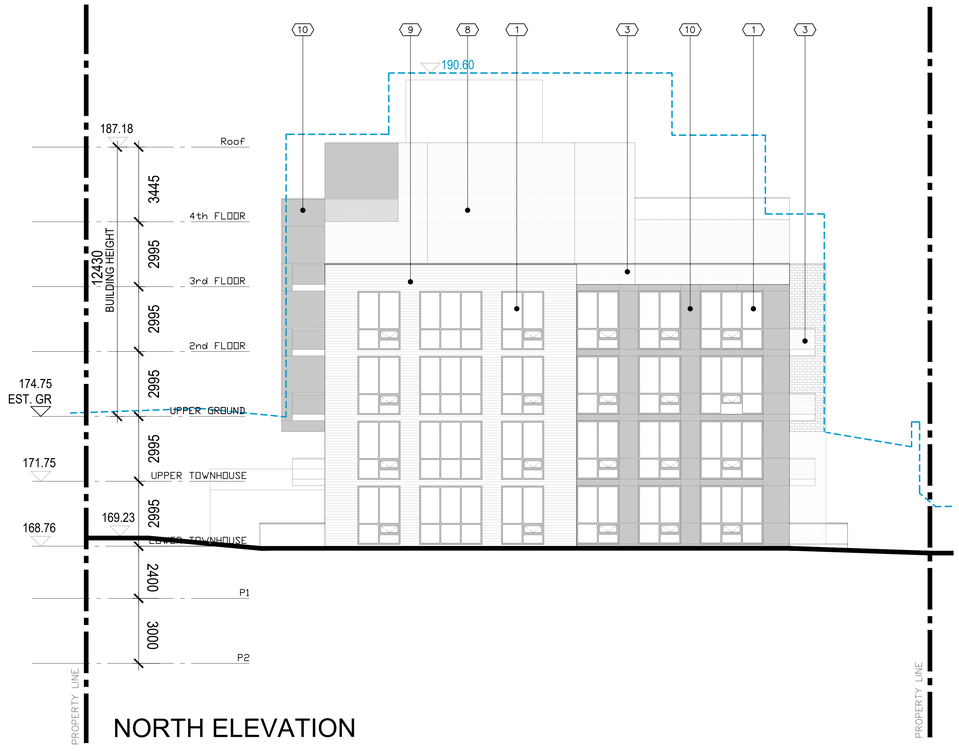
Drawing Title: ELEVATIONS

Date	DEC 12 2019
Scale	1:100
Checked By	--
Drawn By	--
Project No.	07432.000
Drawing No.	A400

Plot Time: Dec 12, 2019 - 4:19pm
Drawing Name: \\wzmh\Projects\7432\7432.001\6_Drawings\10_Drawings-Design (SD-00)\A-400-401 BUILDING ELEVATION.dwg



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL LEGEND
1 GLASS IN WINDOW WALL SYSTEM
3 BALCONY GLASS & ALUMINUM RAILING
8 MASONRY CLADDING
9 TYPE A ALUMINUM PANEL
10 TYPE B ALUMINUM PANEL

-------- LINE OF BUILDING OUTLINE AT MIDDLE OF SITE FROM REZONING APPLICATION - FEB 09 2018

NOTE: 85% GLAZING TO BE BIRD FRIENDLY

ISSUES/REVISIONS

ISSUE	TITLE	DATE
	ISSUED FOR CONSULTANT COORDINATION	2019NOV28
A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12

ISSUES/REVISIONS

ISSUE	TITLE	DATE

Project North

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARDO JOELMAN GRANGE — LICENCE — 2018/12/12

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1637 Bathurst
Toronto, Ontario

Drawing Title: ELEVATIONS

Date	DEC 12 2019
Scale	1:100
Checked By	--
Drawn By	--
Project No.	07432.000
Drawing No.	A401

Plot Time: Dec 12, 2019 - 4:20pm
Drawing Name: \\wzmh\Projects\7432\7432.001\6_Drawings\10_Drawings-Design (SD-DD)\A-400-401 BUILDING ELEVATION.dwg

2 A000 EAST ELEVATION 1:50

MATERIAL LEGEND

1. BIRD FRIENDLY GLASS IN WINDOW WALL SYSTEM
2. SPANDREL IN WINDOW WALL SYSTEM
3. BALCONY GLASS & ALUMINUM RAILING
4. TYPE A ALUMINUM FRAME & SLAB COVER
5. TYPE B ALUMINUM FRAME & SLAB COVER
6. METAL CANOPY
7. SIGNAGE
8. MASONRY CLADDING
9. TYPE A ALUMINUM PANEL
10. TYPE B ALUMINUM PANEL
11.
12. RESERVED
13. RESERVED
14. RESERVED
16. RESERVED
17. RESERVED
18. RESERVED

1 A000 WEST ELEVATION 1:50

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
	ISSUED FOR CONSULTANT COORDINATION	2019NOV28			
A	ISSUED FOR SPA AND REZONING RESUBMISSION	2019DEC12			

Project North

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — LEONARD ABELMAN LICENCE 4081

Date: 2018/12/12

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1637 Bathurst
Toronto, Ontario

Drawing Title
1:50 PARTIAL
EAST & WEST ELEVATION

Date	DEC 12 2019
Scale	1:50
Checked By	--
Drawn By	--
Project No.	07432.000
Drawing No.	A-402

Plot Time: Dec 12, 2019 - 4:24pm
Drawing Name: \\wzmh\Projects\7432\7432.001\6_Drawings\6_Drawings-Design (SD-00)\A-402-405 1-50 ELEVATION & RENDERINGS.dwg