



86 + 70 LYNN WILLIAMS STREET

APPLICATION FOR ZONING BY-LAW AMENDMENT

PROJECT TEAM

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IBI GROUP
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www.ibigroup.com

WIND & ARBORIST
SLR Consulting
T: 226-706-8080
www.slrconsulting.com

TRANSPORTATION
BA GROUP
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www.bagroup.com

STRUCTURAL
JABLONSKY, AST AND PARTNERS
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www.astint.on.ca

MECHANICAL & ELECTRICAL
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T: 416-487-8151
www.smithandandersen.com

ARCHITECTURAL SHEET LIST

Sheet Number	Sheet Name	Current Revision	Revision Date
A000	COVER SHEET	1	2023 10 06
A001	PROJECT STATISTICS	1	2023 10 06
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A301	ELEVATION - EAST - SOUTH	1	2023 10 06
A302	ELEVATION - WEST - NORTH	1	2023 10 06
A401	SITE SECTION	1	2023 10 06
A601	SHADOW STUDY - MARCH 21	1	2023 10 06
A602	SHADOW STUDY - SEPT. 21	1	2023 10 06

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TORONTO
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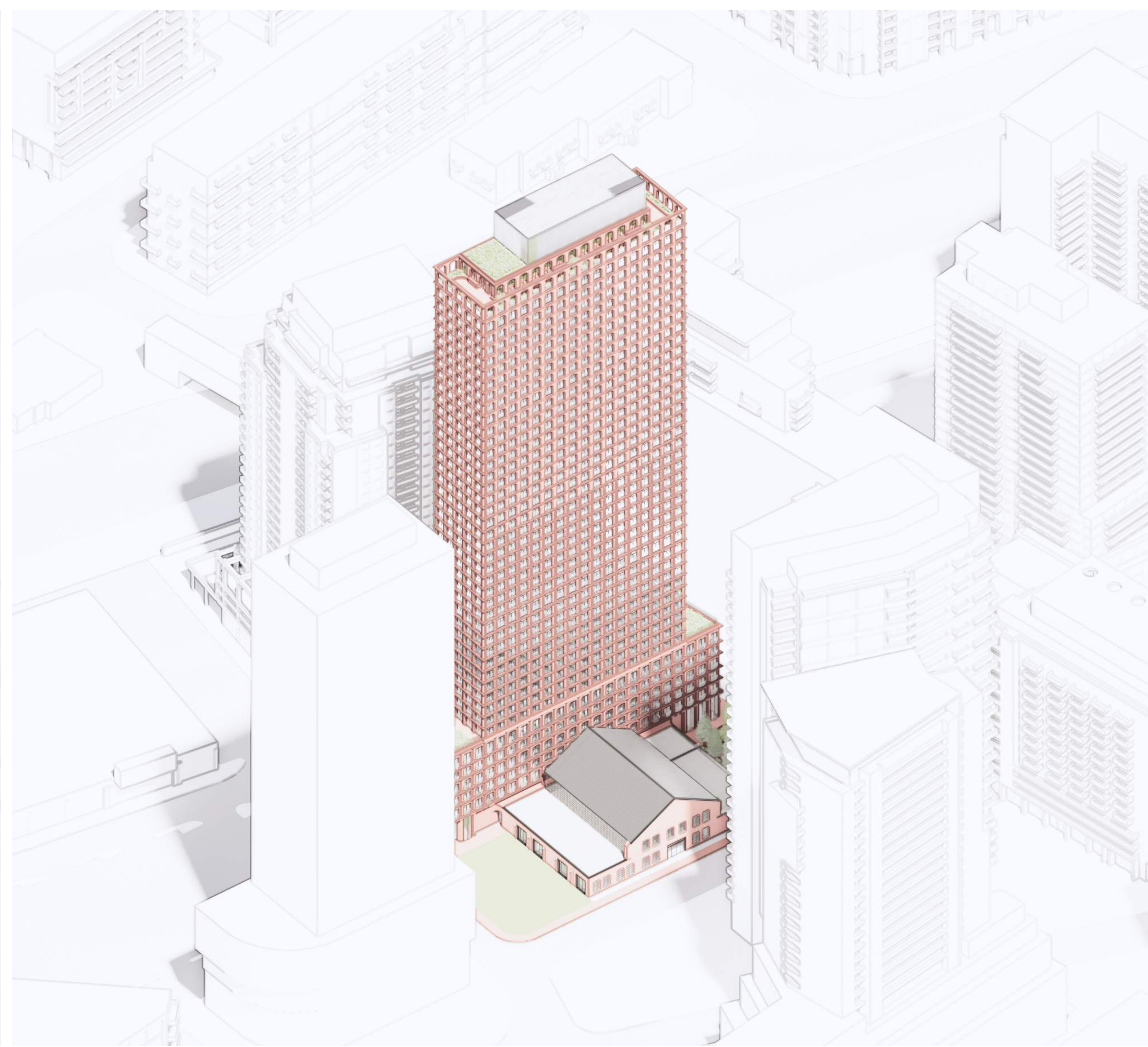
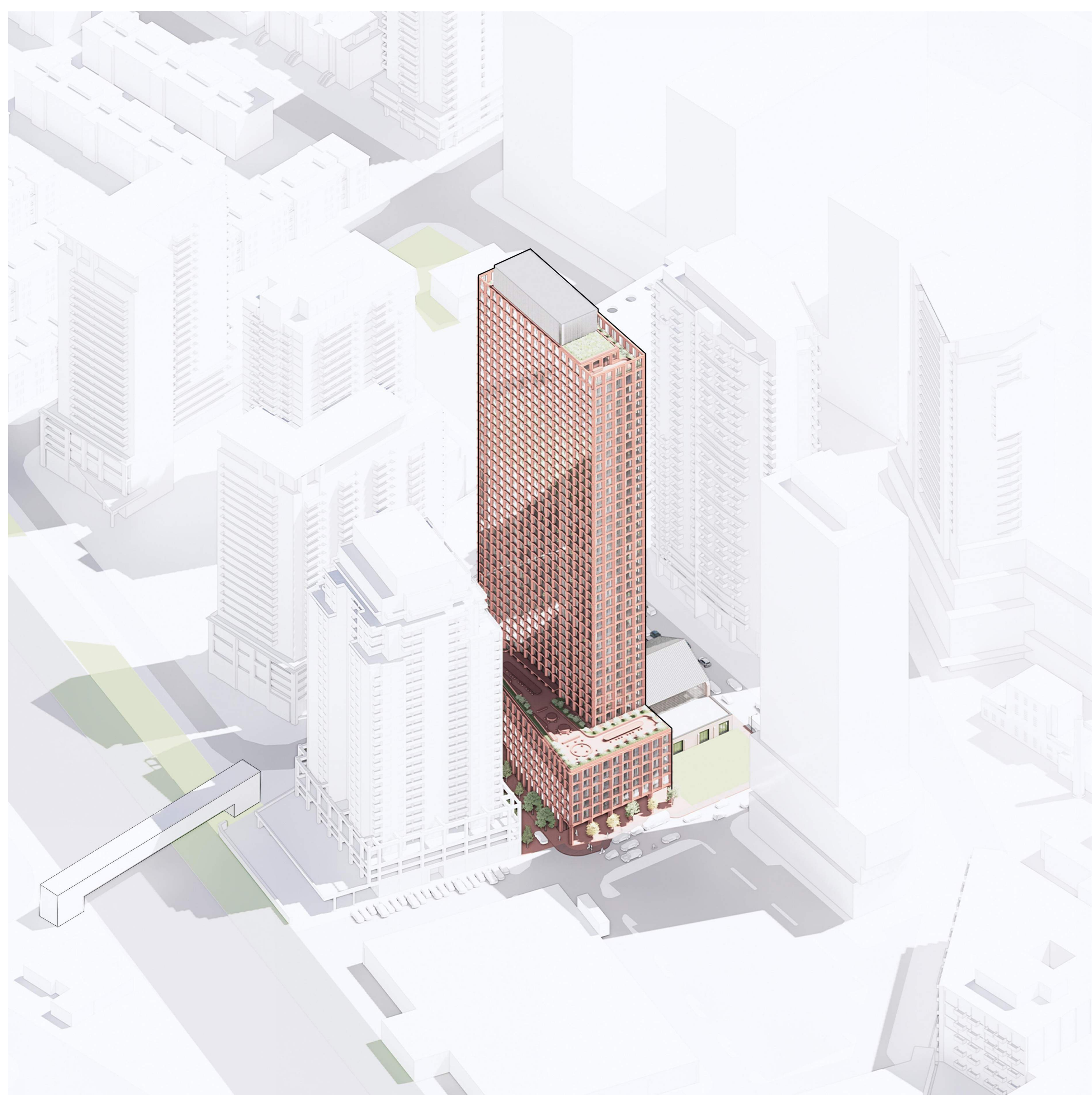
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COVER SHEET

A000

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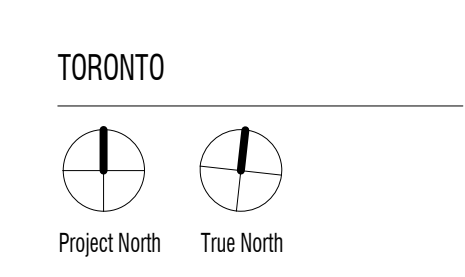


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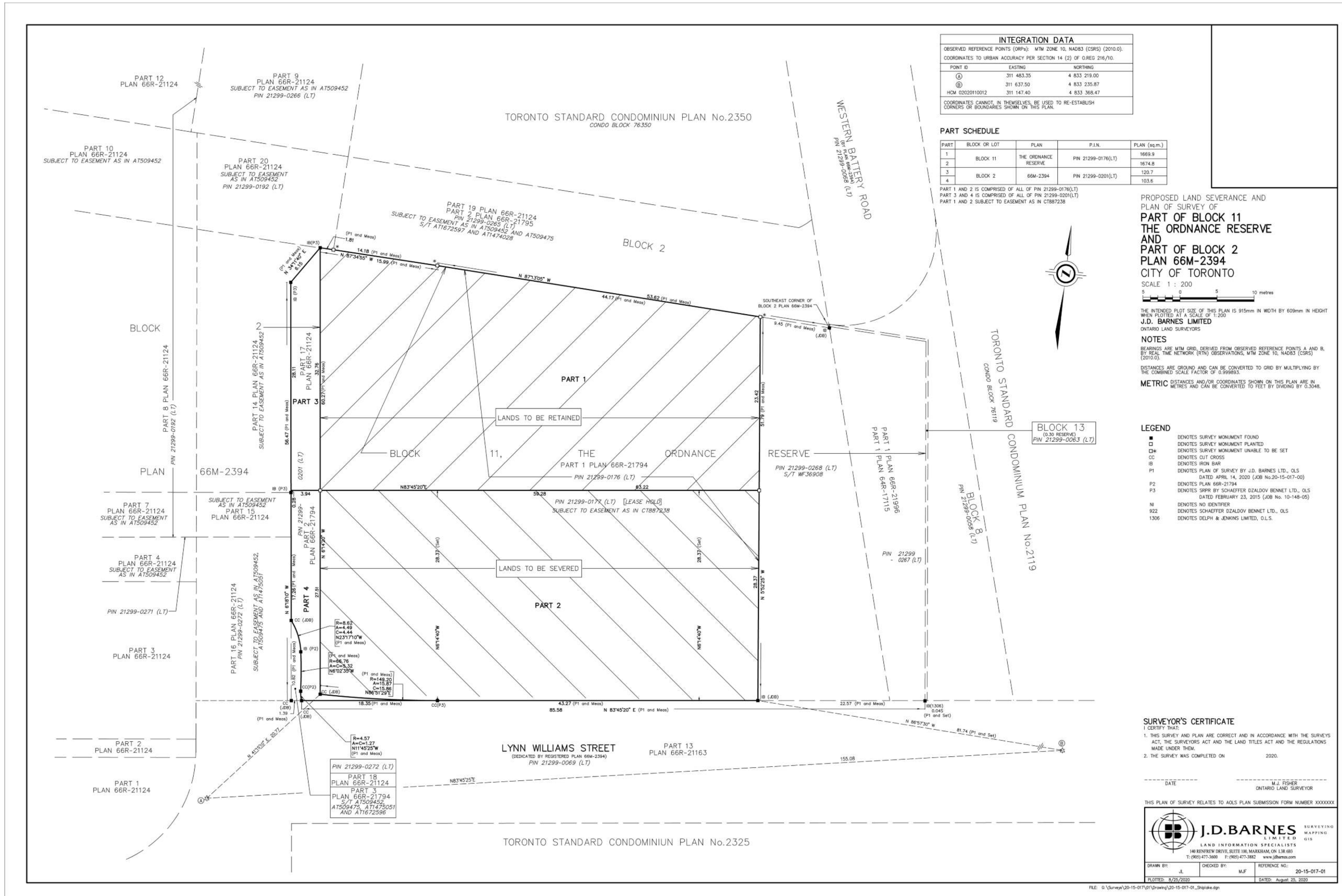
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PERSPECTIVE VIEW

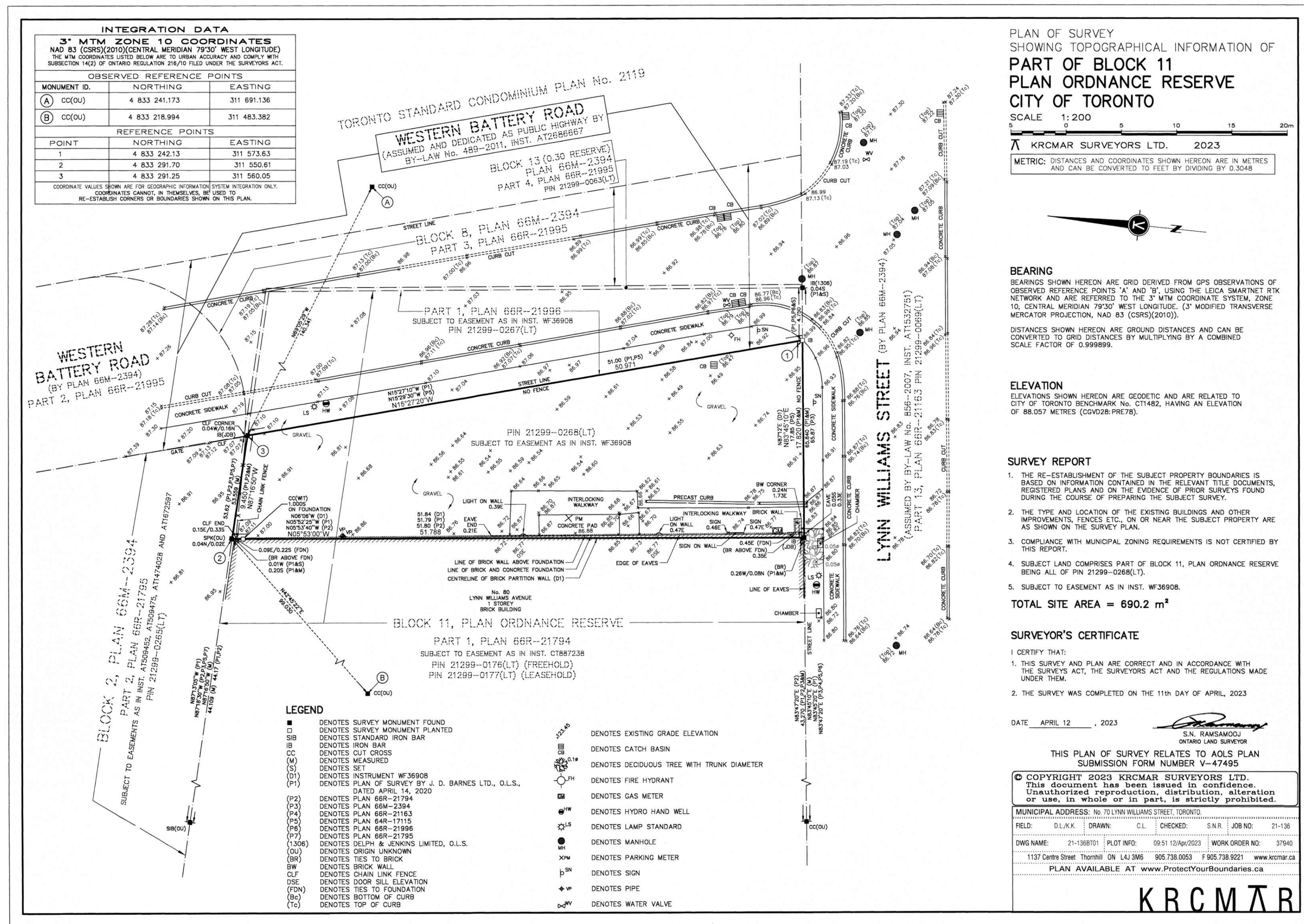
A002



Schema 1 Legend

- DEVELOPMENT AREA: BLOCK 2
- DEVELOPMENT AREA: BLOCK 11
- DEVELOPMENT AREA: BLOCK 11 EXTENSION
- PARK DEDICATION (>10% OF SITE AREA)

TOTAL SITE AREA: 3315.2 m²
 TOTAL DEVELOPMENT AREA: 2977.9 m²
 TOTAL PARK DEDICATION AREA: 337.3 m²



PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF PART OF BLOCK 11, PLAN ORDNANCE RESERVE, CITY OF TORONTO

SCALE: 1:200

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES CUT CROSS
- DENOTES MEASURED
- DENOTES SET
- DENOTES INSTRUMENT W/36908
- DENOTES PLAN OF SURVEY BY J.D. BARNES LTD., O.L.S., DATED APRIL 14, 2023
- DENOTES PLAN 66M-2394
- DENOTES PLAN 66M-2195
- DENOTES PLAN 66M-2196
- DENOTES PLAN 66M-2197
- DENOTES PLAN 66M-2198
- DENOTES PLAN 66M-2199
- DENOTES DEPT. OF LANDS & FORESTRY O.L.S.
- DENOTES ORIGIN UNKNOWN
- DENOTES TIES TO BRICK
- DENOTES BRICK WALL
- DENOTES CHAIN LINK FENCE
- DENOTES DOOR SILL ELEVATION
- DENOTES TIES TO FOUNDATION
- DENOTES PIPE
- DENOTES TOP OF CURB
- DENOTES EXISTING GRADE ELEVATION
- DENOTES CATCH BASIN
- DENOTES ODD/OVEN TREE WITH TRUNK DIAMETER
- DENOTES FIRE HYDRANT
- DENOTES GAS METER
- DENOTES HYDRO HAND WELL
- DENOTES LAMP STANDARD
- DENOTES MANHOLE
- DENOTES PARKING METER
- DENOTES SIGN
- DENOTES SIDE
- DENOTES PIPE
- DENOTES TIES TO FOUNDATION
- DENOTES WATER VALVE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 11th DAY OF APRIL, 2023.

DATE: APRIL 12, 2023

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-47495

KRCMAR

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SURVEY

A100

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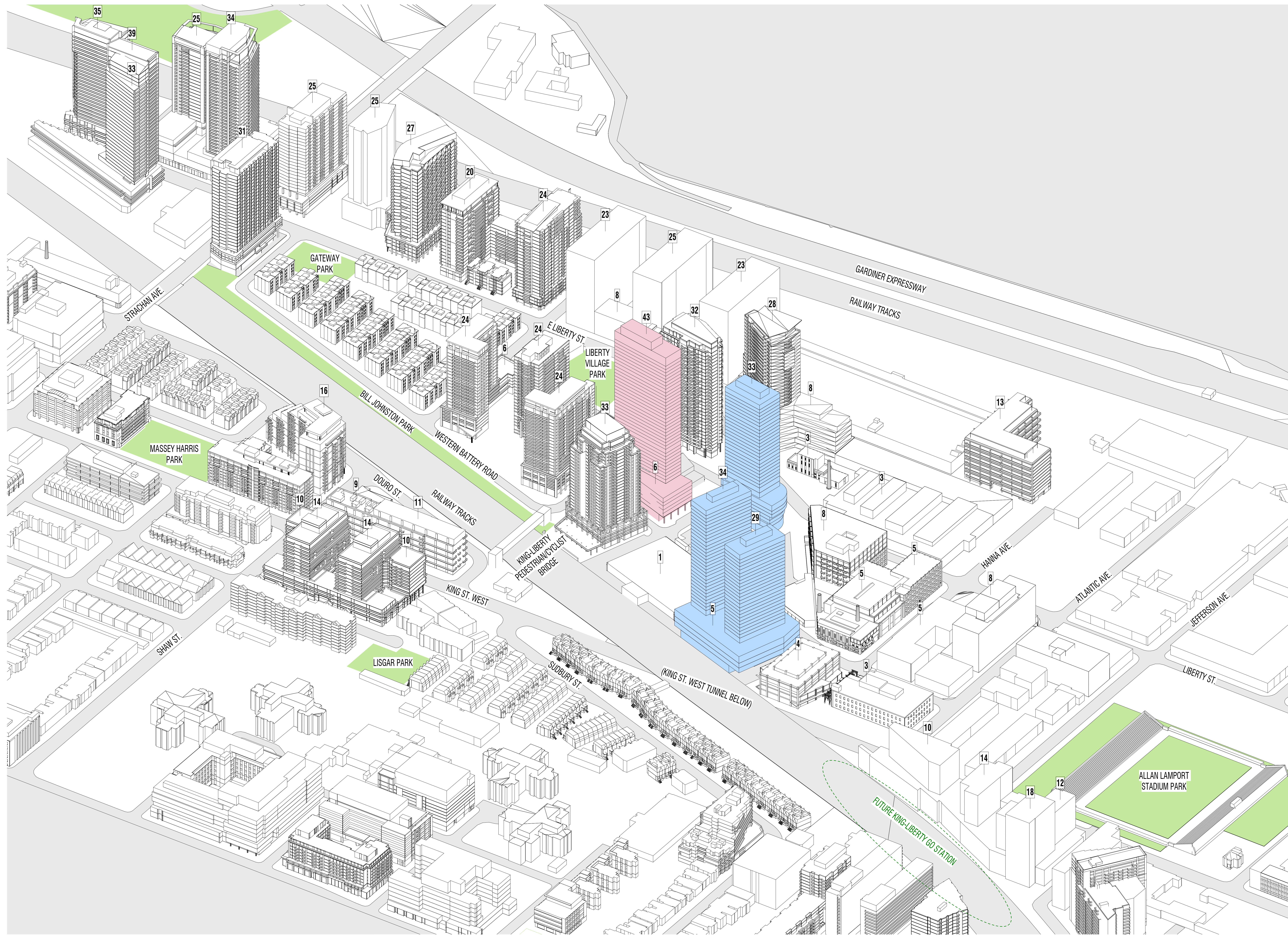
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■ SUBJECT SITE

■ PROPOSED NEIGHBOURING DEVELOPMENT - NOT YET APPROVED

■ PARKS

0 NO. OF STOREYS



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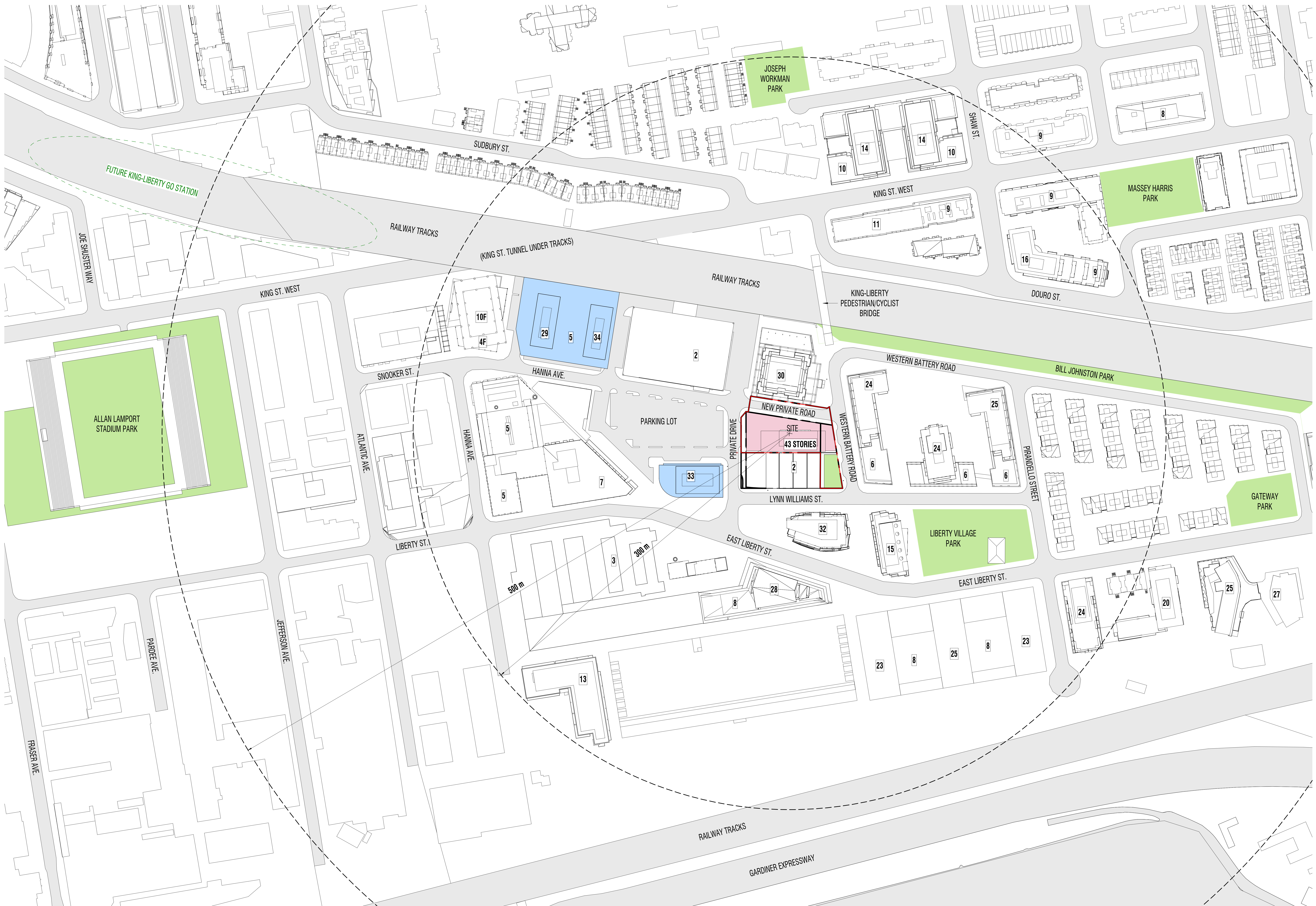
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CONTEXT 3D VIEW

A101

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SUBJECT SITE
 PROPOSED NEIGHBOURING DEVELOPMENT - NOT YET APPROVED
 PARKS
0 NO. OF STOREYS



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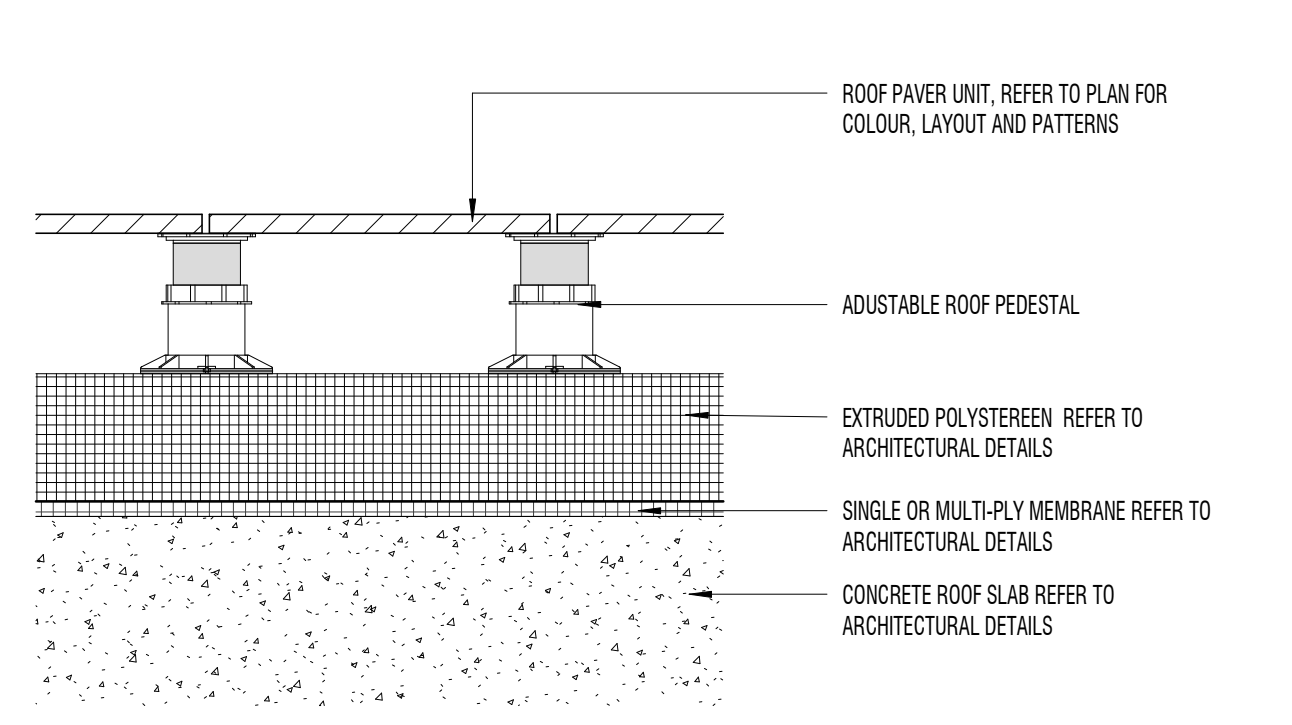
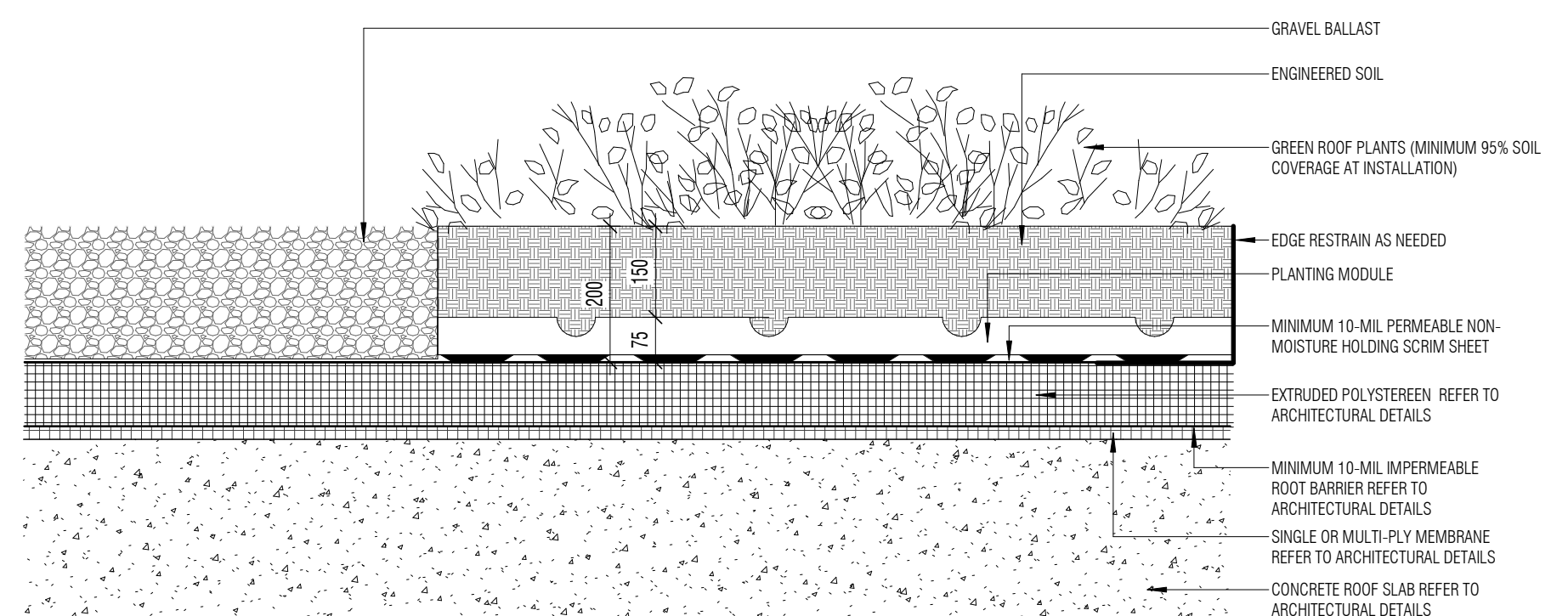
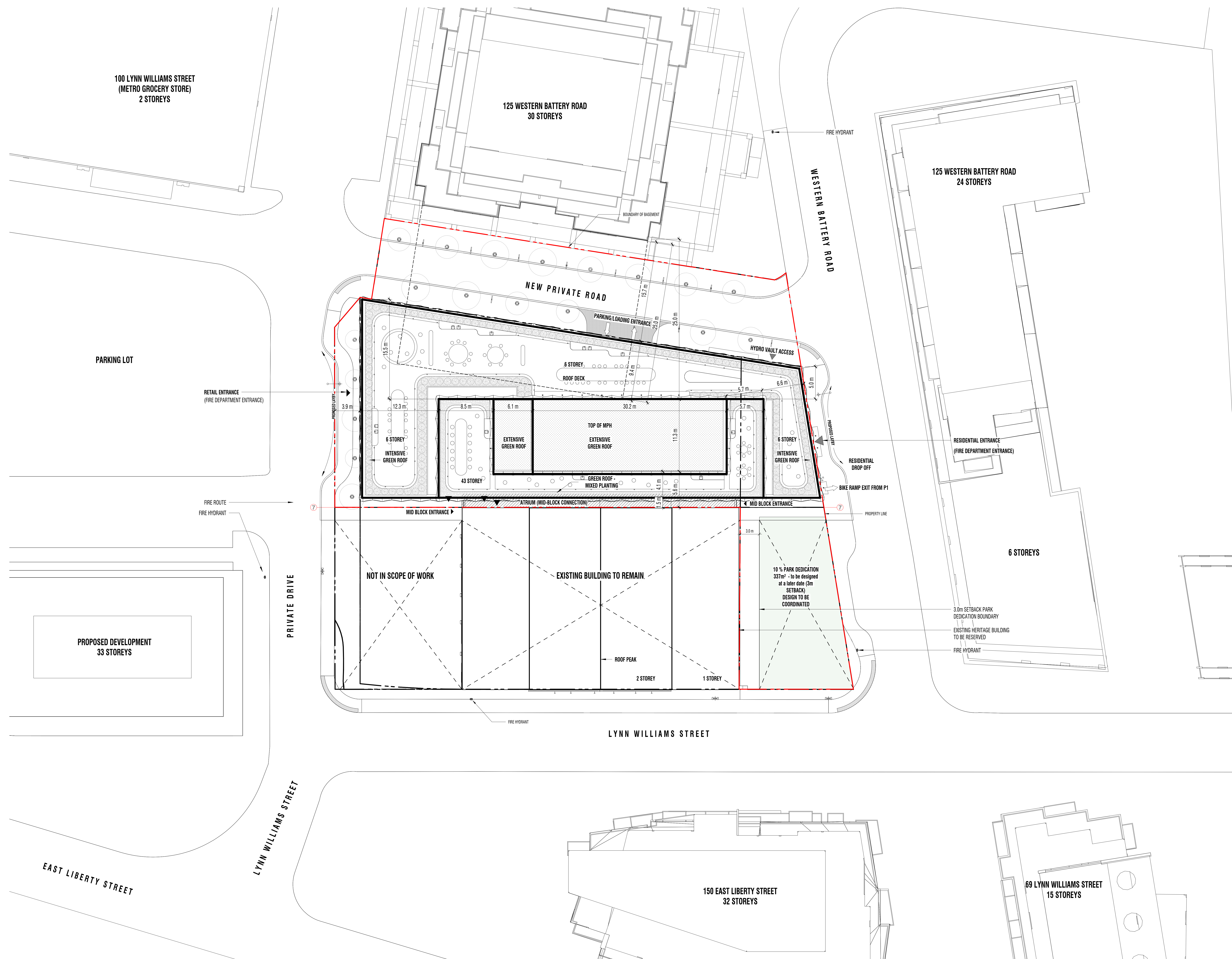
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CONTEXT PLAN



REFER TO GREEN ROOF PLAN L-103 FOR ADDITIONAL GREEN ROOF CALCULATION INFORMATION PER CITY BYLAWS

GREEN ROOF STATISTICS		PROPOSED
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (m²)		39,191 m²
TOTAL ROOF AREA (m²)		1,775 m²
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)		71.7 m²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m²)		890 m²
AREA OF RENEWABLE ENERGY DEVICES (m²)		0 m²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m² (m²)		0 m²
TOTAL AVAILABLE ROOF SPACE (m²)		813 m²
GREEN ROOF COVERAGE		
COVERAGE OF AVAILABLE ROOF SPACE (m²)	REQUIRED	PROPOSED
	488 m²	691 m²
COVERAGE OF AVAILABLE ROOF SPACE (%)	60%	85%

NOTE: Gross Floor Area, as defined in the Green Roof Bylaw (November 9, 2017) refers to the total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading.

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ROOF SITE PLAN

A103

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- SITE PLAN LEGEND**
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - AREA DRAINAGE
 - STORM WATER
 - CATCH BASIN
 - PROPERTY LINE - SUBJECT SITE BOUNDARY
 - PREVIOUS LOT BOUNDARIES
 - PROPERTY LINE EASEMENT
 - FIRE TRUCK ROUTE
 - PARKING STRUCTURE BELOW
 - LOBBY
 - INDOOR AMENITY
 - WASTE
 - RETAIL
 - HYDRANT VAULT
 - LOADING / MOVING / RAMP
 - MAIN RES ENTRANCE
 - RES ENTRANCE
 - NON-RES ENTRANCE
 - EXIT
 - VEHICULAR ENTRANCE/EXIT
 - FIRE HYDRANT
 - SIAMESE CONNECTION
 - STREET LIGHT
 - PEDESTRIAN LIGHT
 - BOLLARD LIGHT
 - BOLLARDS
 - BICYCLE SHARING STATION
 - BIKE RING
 - PROPOSED CANOPY TREE
 - EXISTING TREE
 - EXISTING TREE TO BE PROTECTED
 - PROPOSED UNDERSTOREY TREE
 - GRASSES AND SHRUBS
 - HIGH-ALBEDO PAVERS
SRI VALUE: 28 OR BETTER
 - CONCRETE PAVING
SRI VALUE: 28 OR BETTER
 - CONCRETE PAVING
SRI VALUE: 28 OR BETTER
- REFER TO LANDSCAPE PLAN FOR HARDSCAPE AND PLANTING DETAILS

- SITE PLAN LEGEND**
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 - CONCRETE PAVING
SRI VALUE: 28 OR BETTER

NOTES

- A TRAFFIC ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION VEHICLE AND TO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- TYPE G LOADING IS TO HAVE A MINIMUM VERTICAL CLEARANCE MINIMUM 2000mm THROUGHOUT CONCRETE SLAB IN LOADING SPACE AND STAGING AREA. FLOOR GRADE NOT TO EXCEED +1.2%
- THE OVERHEAD DOOR ADJACENT TO THE TYPE G LOADING AREA WILL BE OPEN UPON THE ARRIVAL OF THE TRUCK TO ALLOW IT TO REVERSE FROM THE TYPE G LOADING AREA ENABLING IT TO EXIT THE SITE IN A FORWARD MOTION.
- A WARNING SYSTEM IS TO BE PROVIDED TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WIND-LOADING. SYSTEM TO INCLUDE LIGHTS AND SIGNS.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE TO HAVE A MAXIMUM GRADIENT OF 8% HAVE A MINIMUM VERTICAL CLEARANCE OF 4.8 METERS THROUGHOUT. A MINIMUM WIDTH OF 4.8 METERS THROUGHOUT AND BE 6 METERS WIDE AT POINT OF INGRESS AND EGRESS.
- PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE TO HAVE MINIMUM 400 VERTICAL CLEARANCE THROUGHOUT AND DESIGNED TO SAFELY SUPPORT 35,000 KG.
- STRUCTURAL ENGINEER TO DESIGN AREA TO CONFORM AS FOLLOWS:
 (A) DESIGN CODE - ONTARIO BUILDING CODE
 (B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 (C) IMPACT FACTOR - 5% FOR MAX. VEHICULAR SPEEDS TO 15KM/H AND 20% FOR HEAVY SPEEDS.
- NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE AVAILABLE FOR CITY WASTE COLLECTION.
- A FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE. CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m LOAD SUPPORT SUFFICIENT FOR EQUIPMENT. SURFACE TO BE ACCESSIBLE IN ALL CLIMATE CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT - PATH SHOWN FOR CONTEXT.
- FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE. CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m LOAD SUPPORT SUFFICIENT FOR EQUIPMENT. SURFACE TO BE ACCESSIBLE IN ALL CLIMATE CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT - PATH SHOWN FOR CONTEXT.
- BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
- VENTILATION GRATING TO HAVE A POROSITY OF LESS THAN 20mm x 20mm OR 40mm x 50mm

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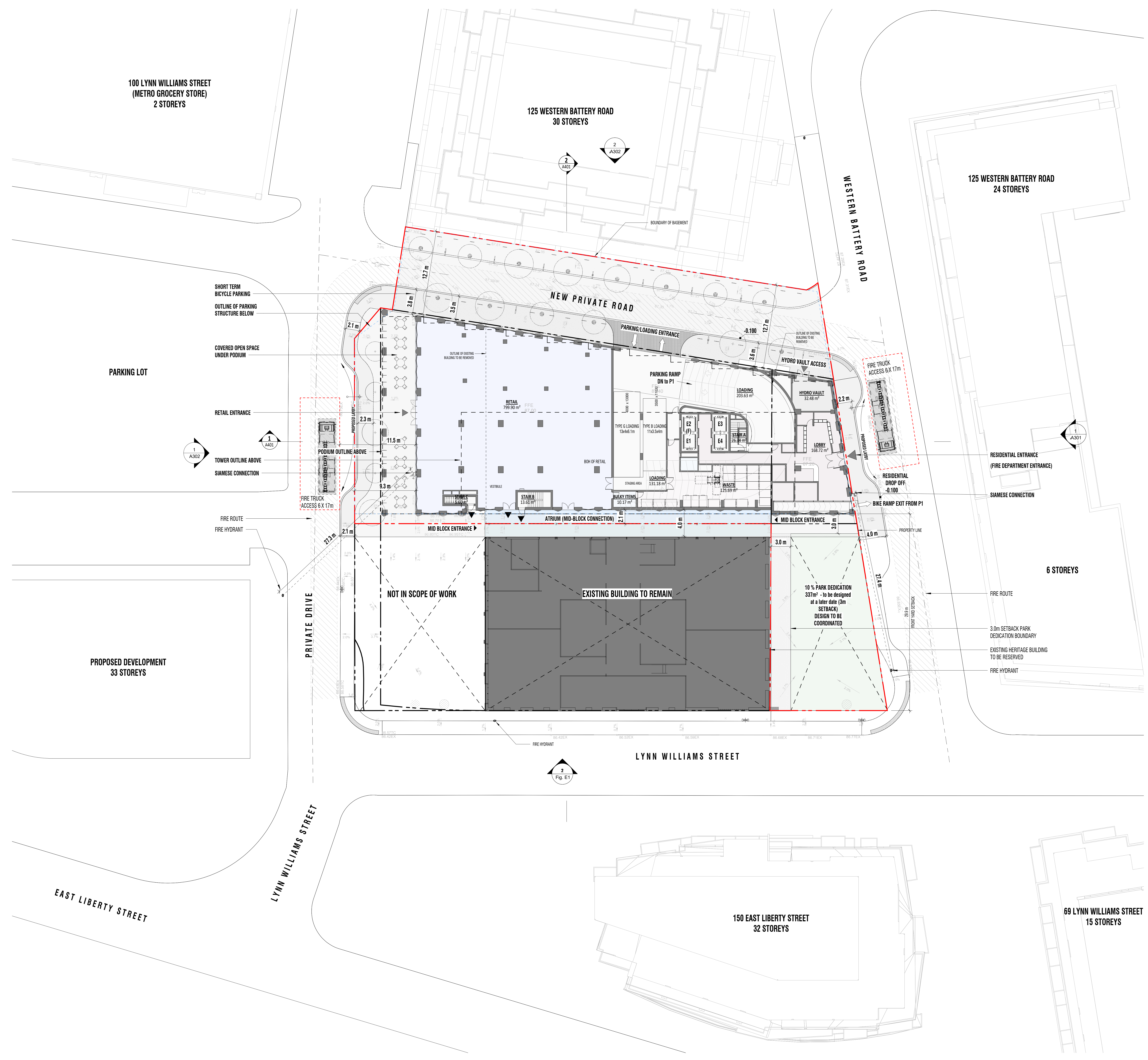
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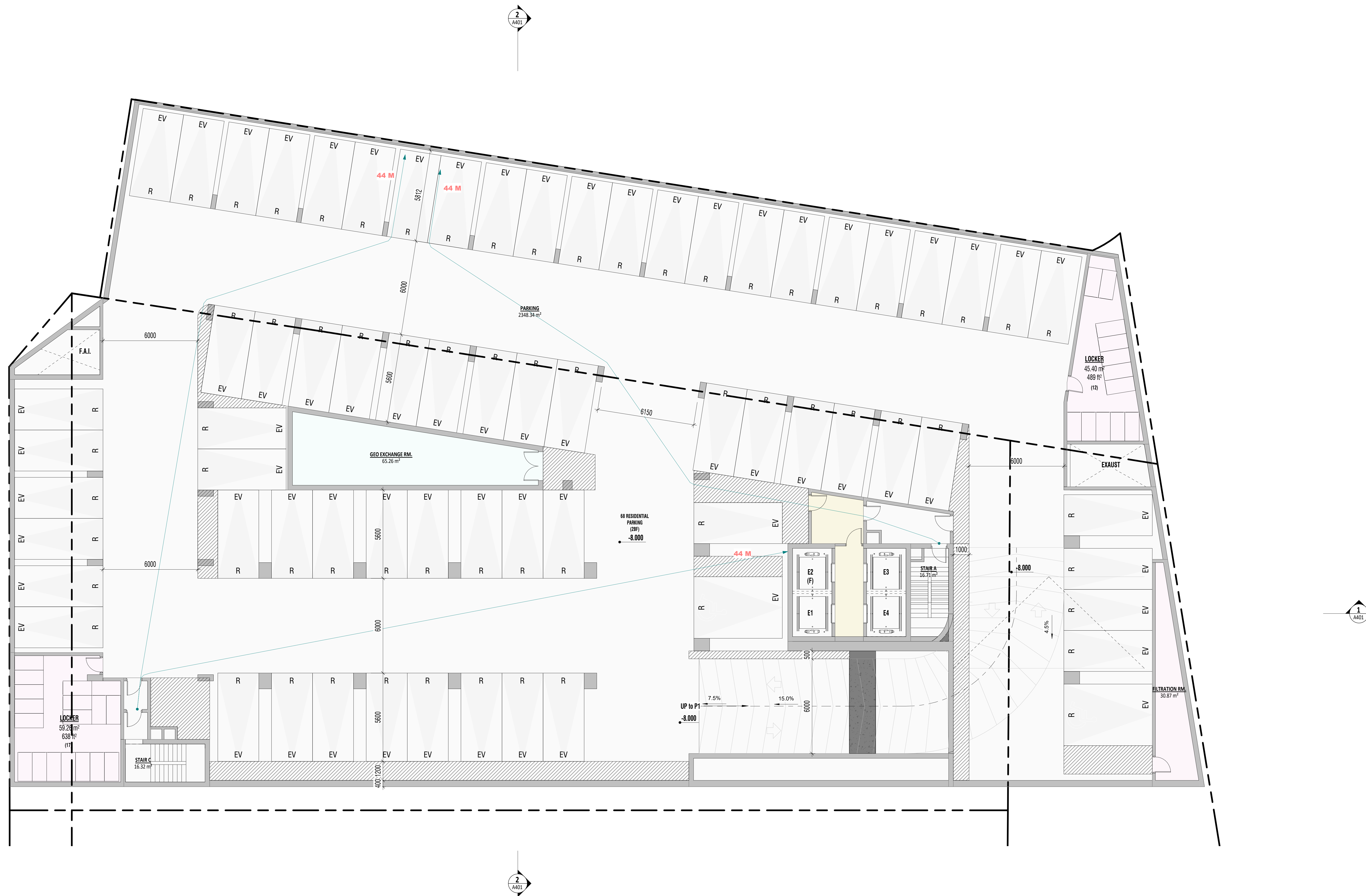
**GROUND FLOOR
 SITE PLAN**

A104



BICYCLE PARKING

LEVEL	BIKE PARKING	
	LONG-TERM	SHORT-TERM
P1	330	0
Level 1	0	118
	330	118



- PARKING PLAN NOTES**
- All residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, will include an energized outlet capable of providing Level 2 charging or higher to the parking space. Specify which strategy is used: a dedicated electrical outlet, receptacle, or EVSE supplied by a separate branch circuit or using Electric Vehicle Energy Management Systems (EVEMS) load sharing technologies.
 - 25% of all visitor residential spaces and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.
 - Level 2 Charging means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard, as amended (208V to 240V single-phase power, with maximum current of 80A).
 - Energized Outlet means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment for electric vehicle charging.

Level	5.1 CAR PARKING												Car Share Parking	Total Car Parking
	Residential Car Parking			Visitor Car Parking			Retail Car Parking			EVSE (25%)	EVSE (100%)			
	Regular	Barrier-Free	Total	Regular	Barrier-Free	Total	Regular	Barrier-Free	Total					
P1	0	0	0	0	29	1	30	9	10	1	11	3	1	42
P2	66	2	68	68	0	0	0	0	0	0	0	0	0	68
TOTAL	66	2	68	68	29	1	30	9	10	1	11	3	1	110

LEVEL	BICYCLE PARKING	
	LONG-TERM	SHORT-TERM
P1	530	0
Level 1	0	118
	530	118

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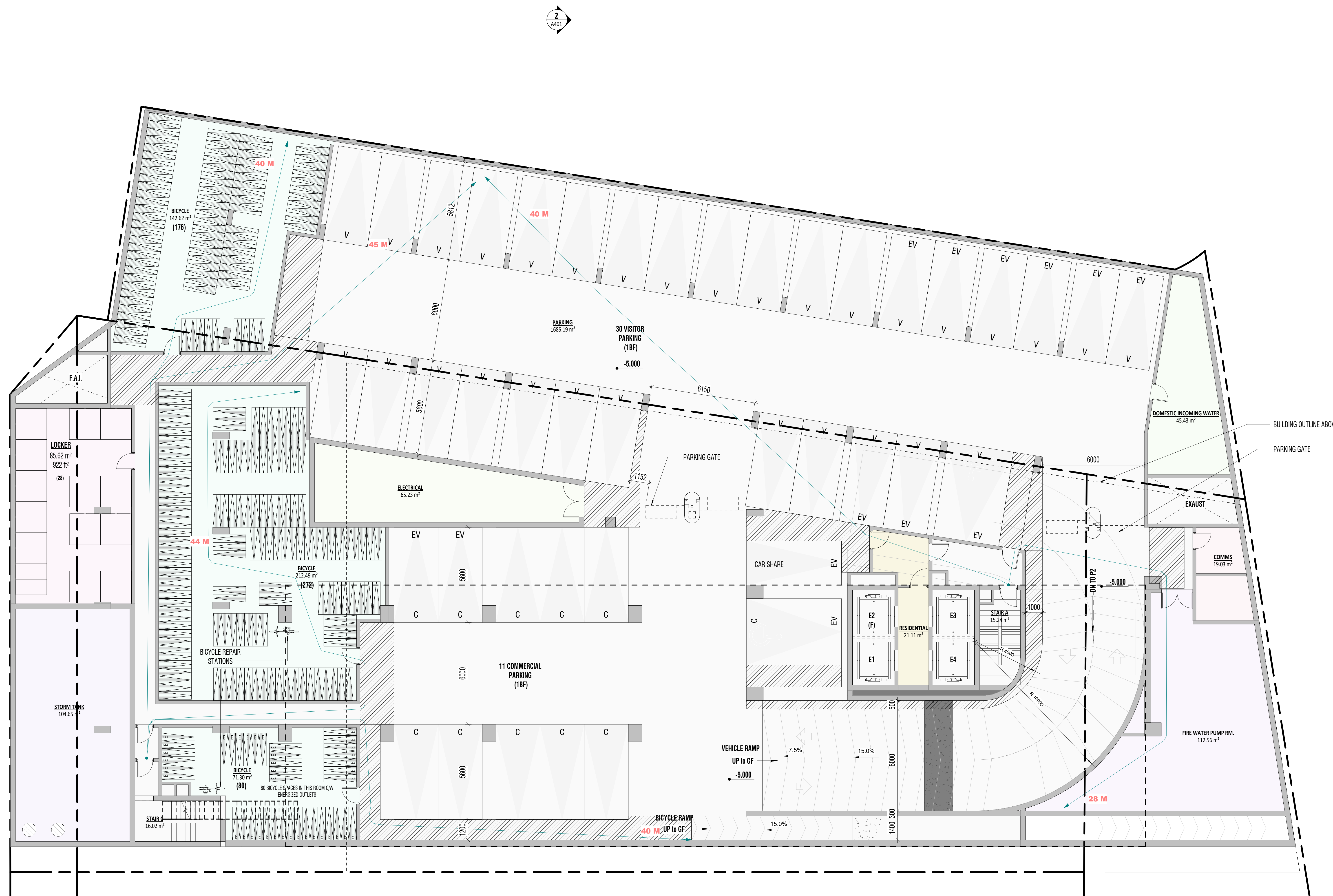
86 LYNN WILLIAMS STREET

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Project North True North

SCALE As Indicated
PROJECT NO. 201803
ISSUE DATE 12/22/22

**LEVEL P2
FLOOR PLAN**

A105



- PARKING PLAN NOTES**
- All residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, will include an energized outlet capable of providing Level 2 charging or higher to the parking space. Specify which strategy is used: a dedicated electrical outlet, receptacle, or EVSE supplied by a separate branch circuit or using Electric Vehicle Energy Management Systems (EVEMS) load sharing technologies.
 - 25% of all visitor residential spaces and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.
 - Level 2 Charging means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard, as amended (208V to 240V single-phase power, with maximum current of 80A).
 - Energized Outlet means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment for electric vehicle charging.

5.1 CAR PARKING													
Level	Residential Car Parking			Visitor Car Parking			Retail Car Parking			Car Share Parking	Total Car Parking		
	Regular	Barrier-Free	Total	Regular	Barrier-Free	Total	Regular	Barrier-Free	Total				
P1	0	0	0	29	1	30	9	10	1	11	3	1	42
P2	66	2	68	0	0	0	0	0	0	0	0	0	68
TOTAL	66	2	68	29	1	30	9	10	1	11	3	1	110

BICYCLE PARKING		
LEVEL	BICYCLE PARKING	
	LONG-TERM	SHORT-TERM
P1	530	0
Level 1	0	118
	530	118

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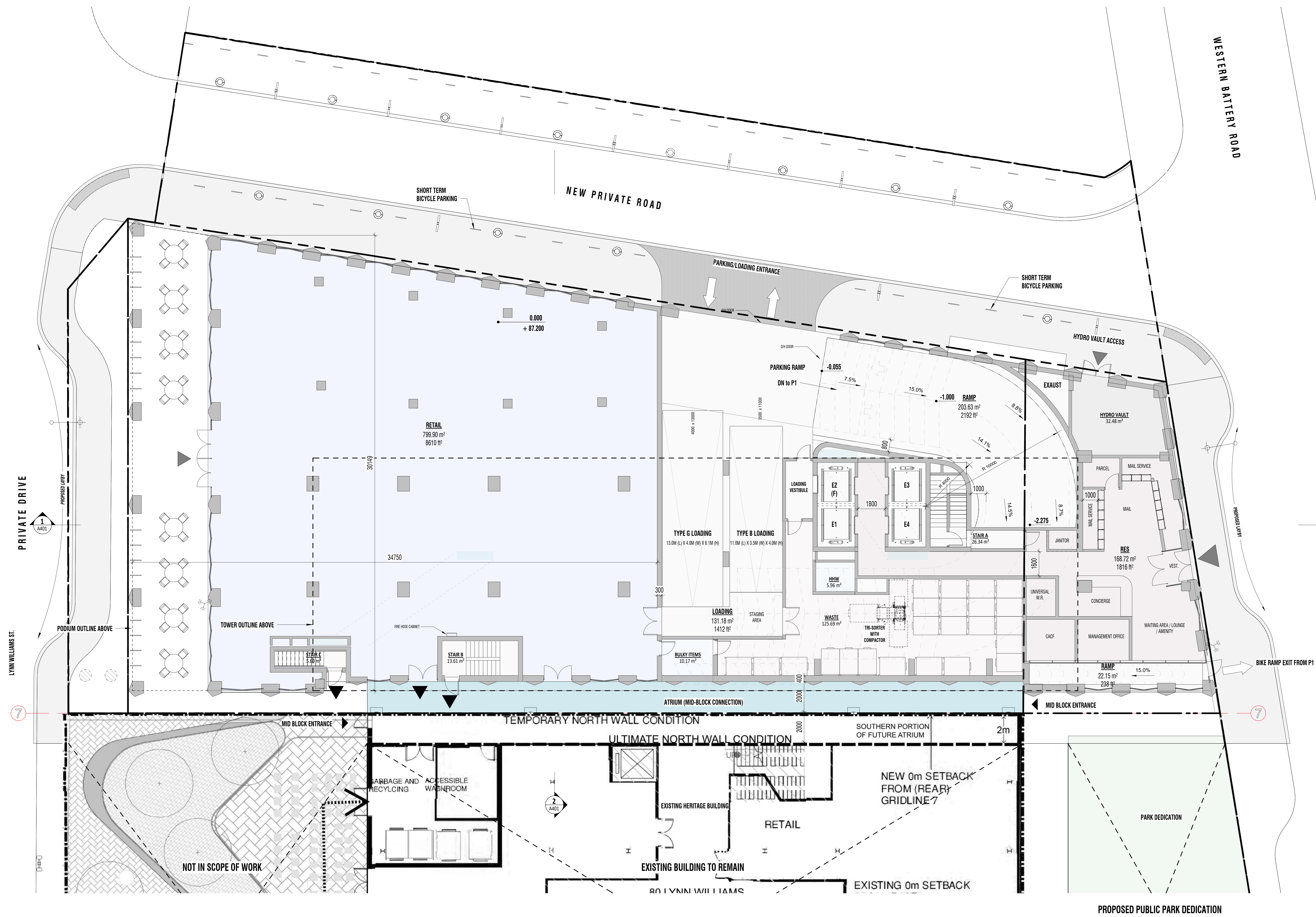
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**LEVEL P1
 FLOOR PLAN**

A106



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LEVEL 1 FLOOR PLAN

A201



6.1 LOCKERS	
LEVEL 2	28
LEVEL 3	28
LEVEL 4	28
LEVEL 5	80
LEVEL 6	80
P1	28
P2	29
301	

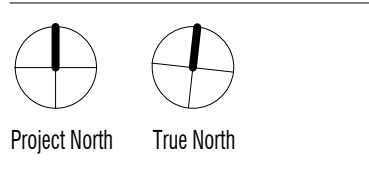
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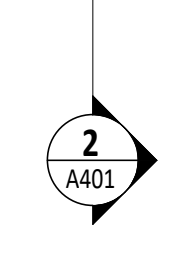
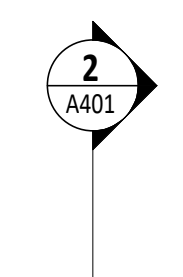
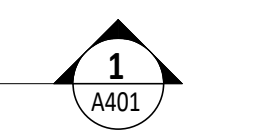
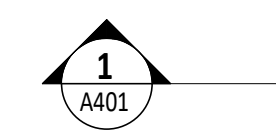


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LEVEL 2 FLOOR PLAN



- AREA TYPES**
- 1B
 - 1B+D
 - STUDIO
 - 2B
 - 3B
 - CORE
 - INDOOR AMENITY
 - LOCKER
 - STAIR A
 - STAIR B



6.1 LOCKERS	
LEVEL 2	28
LEVEL 3	28
LEVEL 4	28
LEVEL 5	80
LEVEL 6	80
P1	28
P2	29
301	

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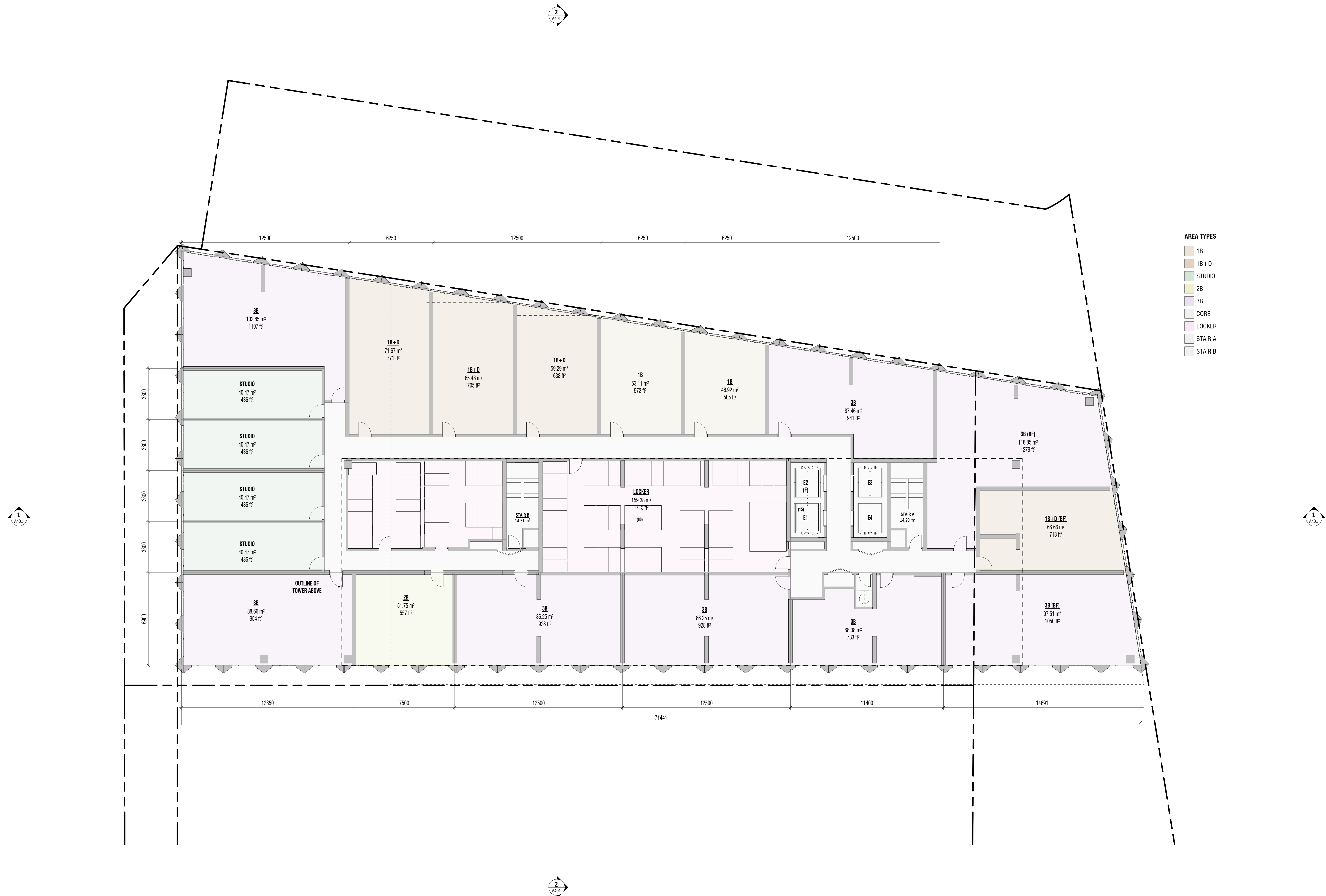
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**LEVEL 3-4
 FLOOR PLAN**

A203



- AREA TYPES**
- 1B
 - 1B+D
 - STUDIO
 - 2B
 - 3B
 - CORE
 - LOCKER
 - STAIR A
 - STAIR B

1
A401

1
A401

2
A401

2
A401

6.1 LOCKERS	
LEVEL 2	28
LEVEL 3	28
LEVEL 4	28
LEVEL 5	80
LEVEL 6	80
P1	28
P2	29
301	

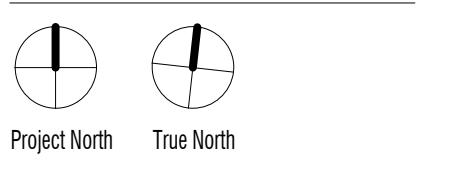
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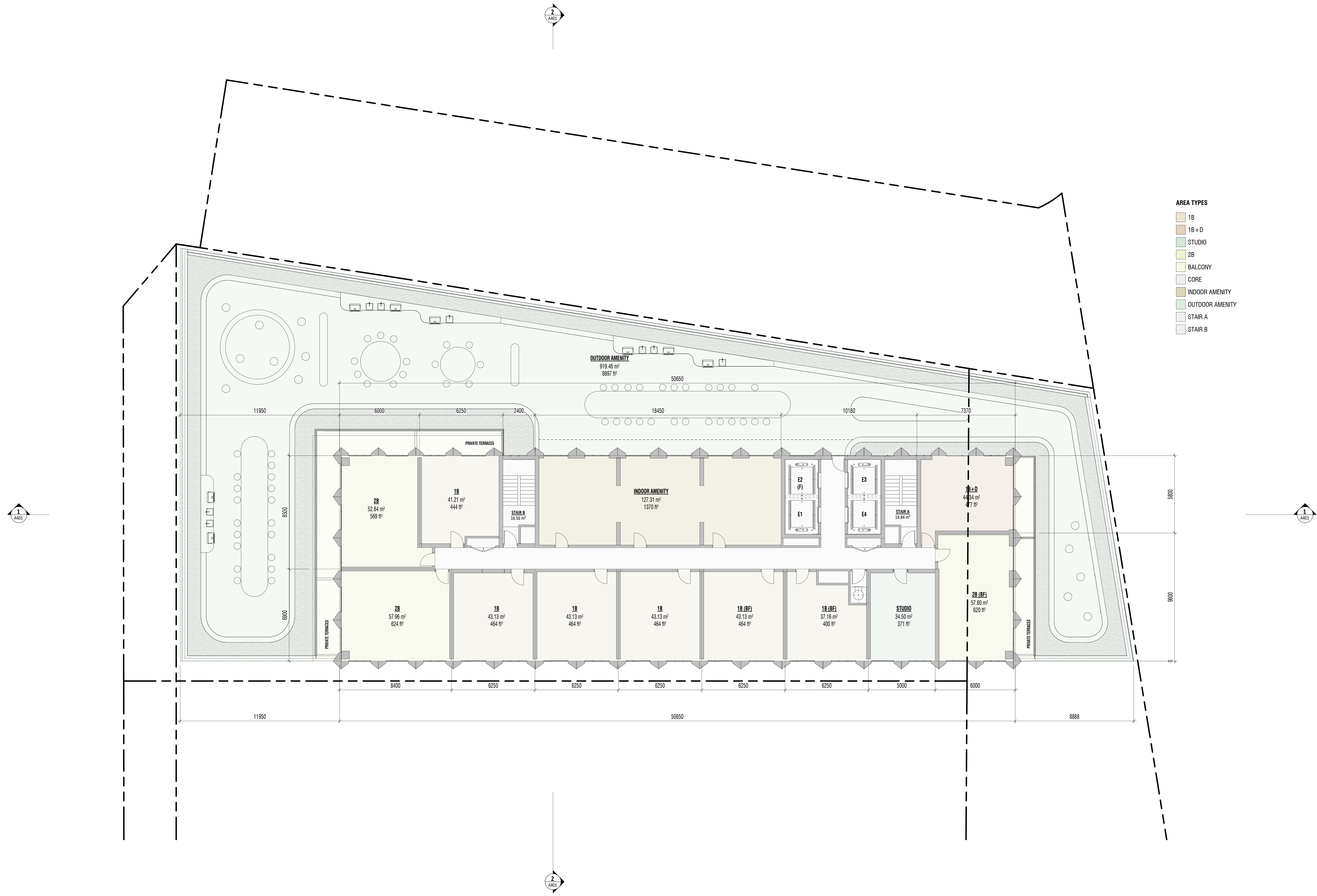
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**LEVEL 5-6
FLOOR PLAN**

A204



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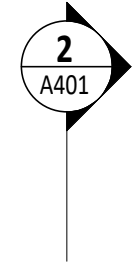
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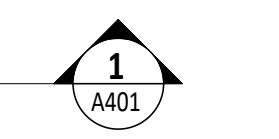
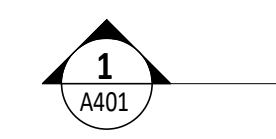
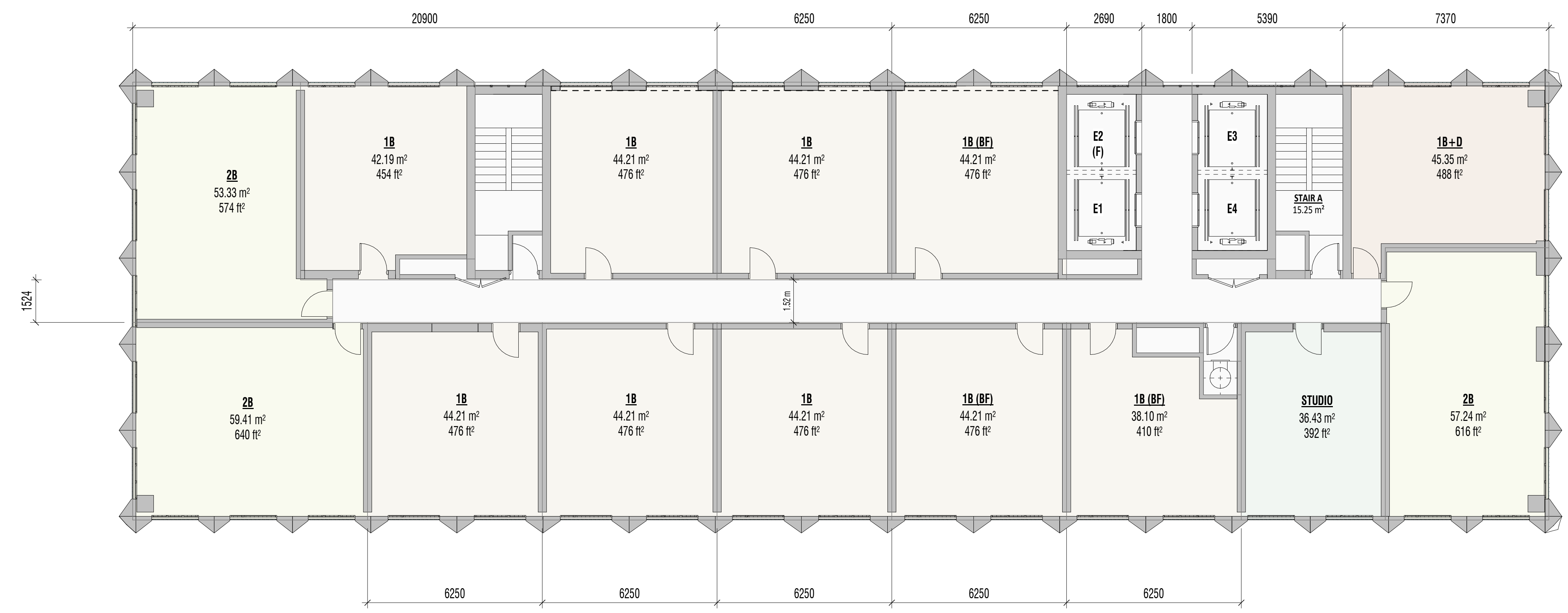
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LEVEL 7 FLOOR PLAN

A205



- AREA TYPES**
- 1B
 - 1B+D
 - STUDIO
 - 2B
 - CORE
 - STAIR A
 - STAIR B



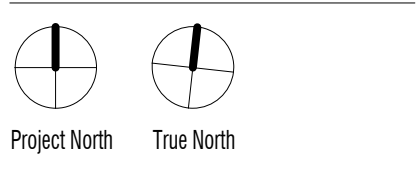
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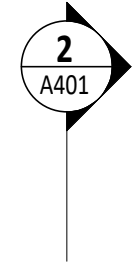
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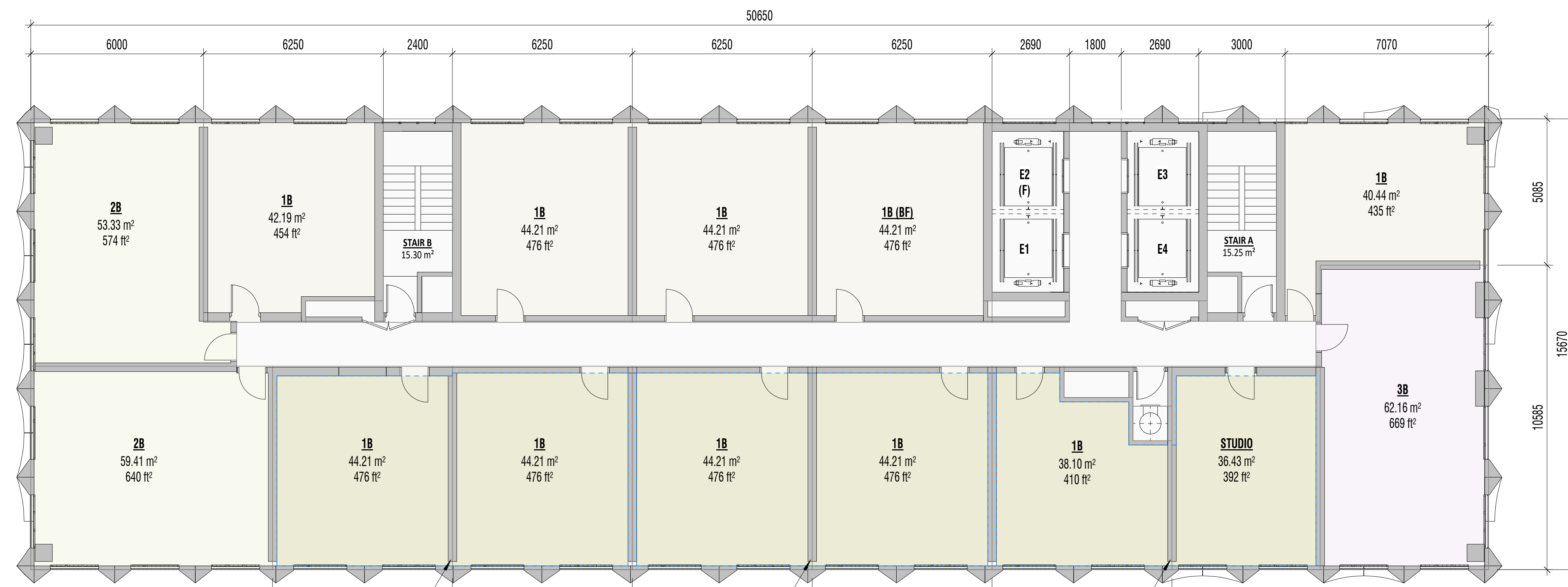
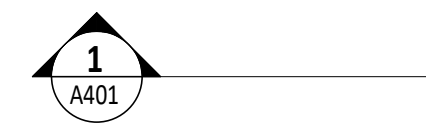
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**LEVEL 8-16
 FLOOR PLAN**

A206



- AREA TYPES**
- 1B
 - STUDIO
 - 2B
 - 3B
 - CORE
 - STAIR A
 - STAIR B



POTENTIAL 2B UNITS
KNOCK-OUT WALL ALLOWS FUTURE
CONVERSION TO A 3-BEDROOM UNIT

POTENTIAL 2B UNITS
KNOCK-OUT WALL ALLOWS FUTURE
CONVERSION TO A 3-BEDROOM UNIT

POTENTIAL 2B UNITS
KNOCK-OUT WALL ALLOWS FUTURE
CONVERSION TO A 2-BEDROOM UNIT



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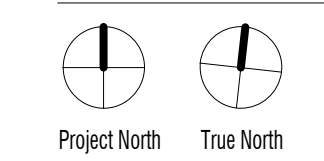
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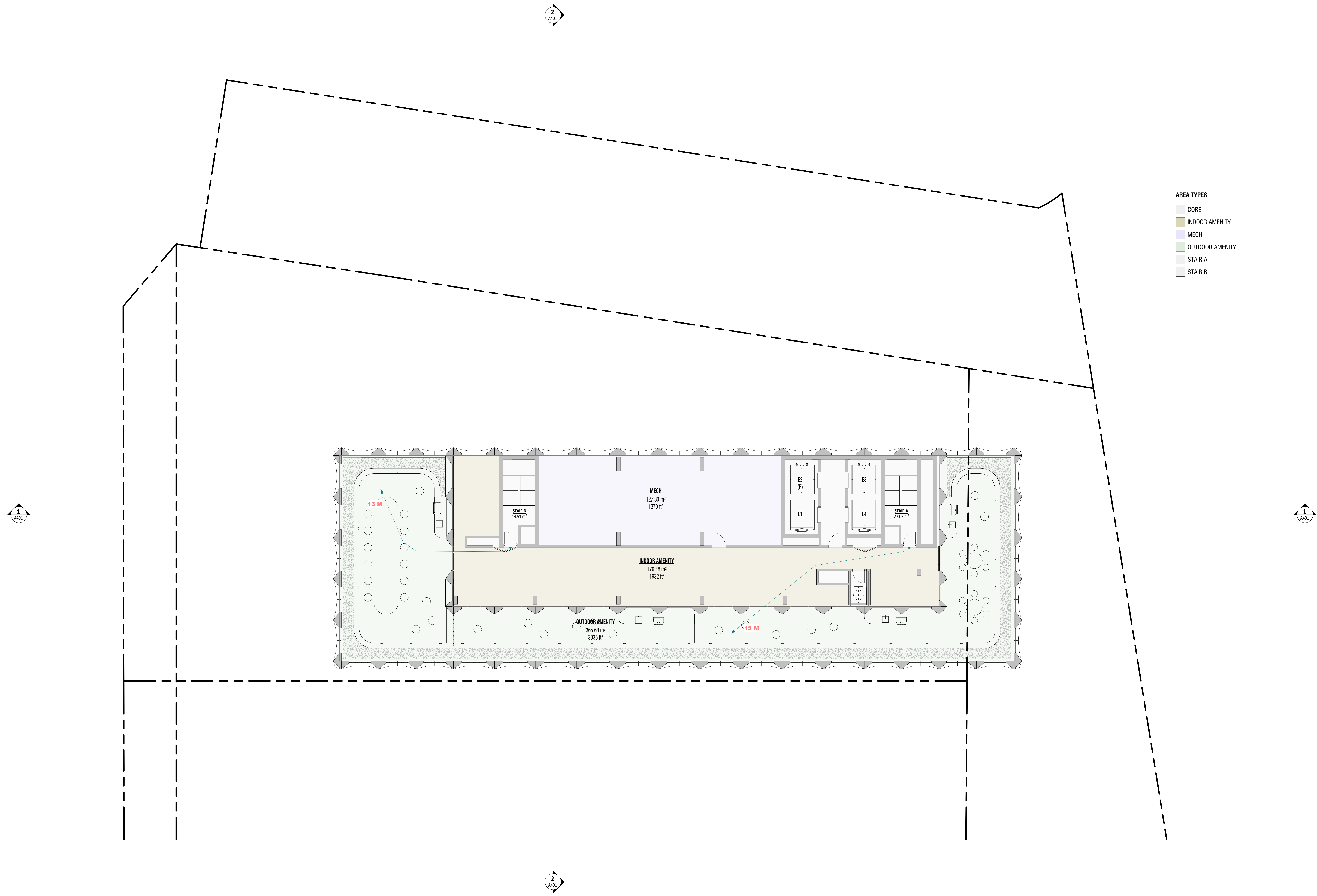
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**LEVEL 17-42
FLOOR PLAN**

A207



- AREA TYPES**
- CORE
 - INDOOR AMENITY
 - MECH
 - OUTDOOR AMENITY
 - STAIR A
 - STAIR B

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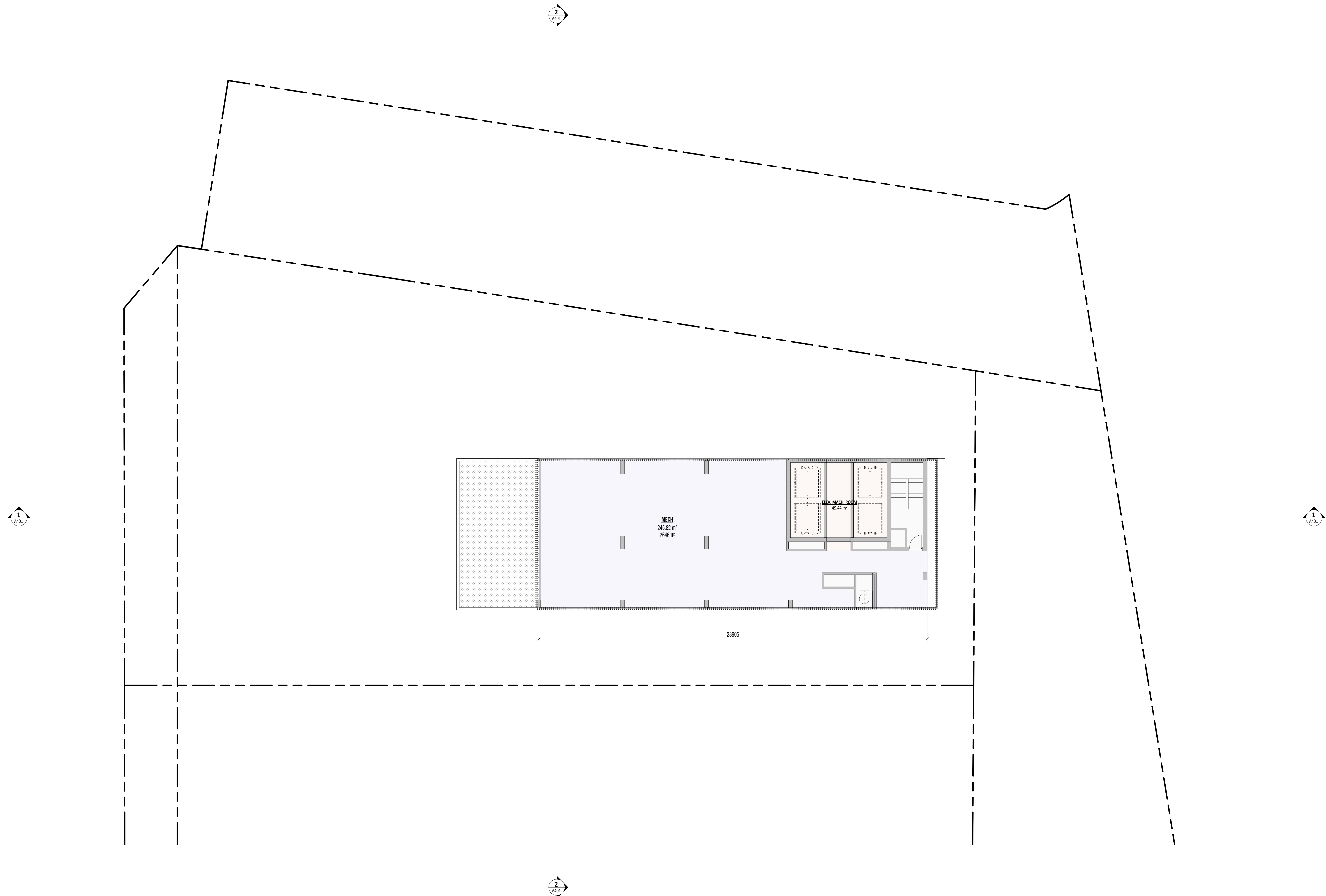
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**LEVEL 43
 FLOOR PLAN**



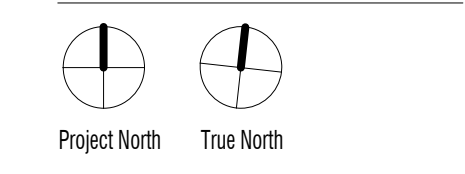
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MPH
MEZZANINE
FLOOR PLAN
A209

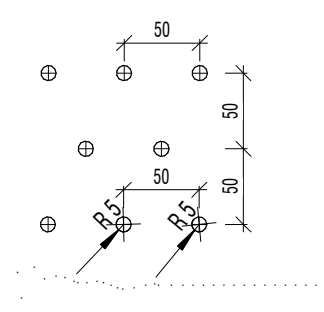
Bird-Friendly Design Statistics

	Elevation First 16m Above Grade					Total (m ²)	Total (%)
	North	South	East	West			
Glazing Area (m ²)	448.4	454.2	145.8	276.8	1325.2	100%	
Untreated Area (m ²)							
Treated Area (m ²)	448.4	454.2	145.8	276.8	1325.2	100%	
Visual Markers (m ²)	448.4	454.2	145.8	276.8	1325.2	100%	
Non-reflective glass (m ²)							
Shaded (m ²)							

	Elevation First 4m Above Rooftop Vegetation*					Total (m ²)	Total (%)
	North	South	East	West			
Glazing Area (m ²)	204	238	68	56	566	100%	
Untreated Area (m ²)							
Treated Area (m ²)	204	238	68	56	566	100%	
Non-reflective glass (m ²)							
Visual Markers (m ²)	204	238	68	56	566	100%	
Shaded (m ²)							

* Include this section only when applicable and provide relevant floor numbers for reference

ES-1.1 BIRD-FRIENDLY GLAZING
 VISUAL MARKERS WILL HAVE A STRONG CONTRAST, AND BE PLACED ON THE FIRST SURFACE OF GLASS, WITH A MIN. DIM. OF 5mm AND MAX. SPACING OF 50mm.



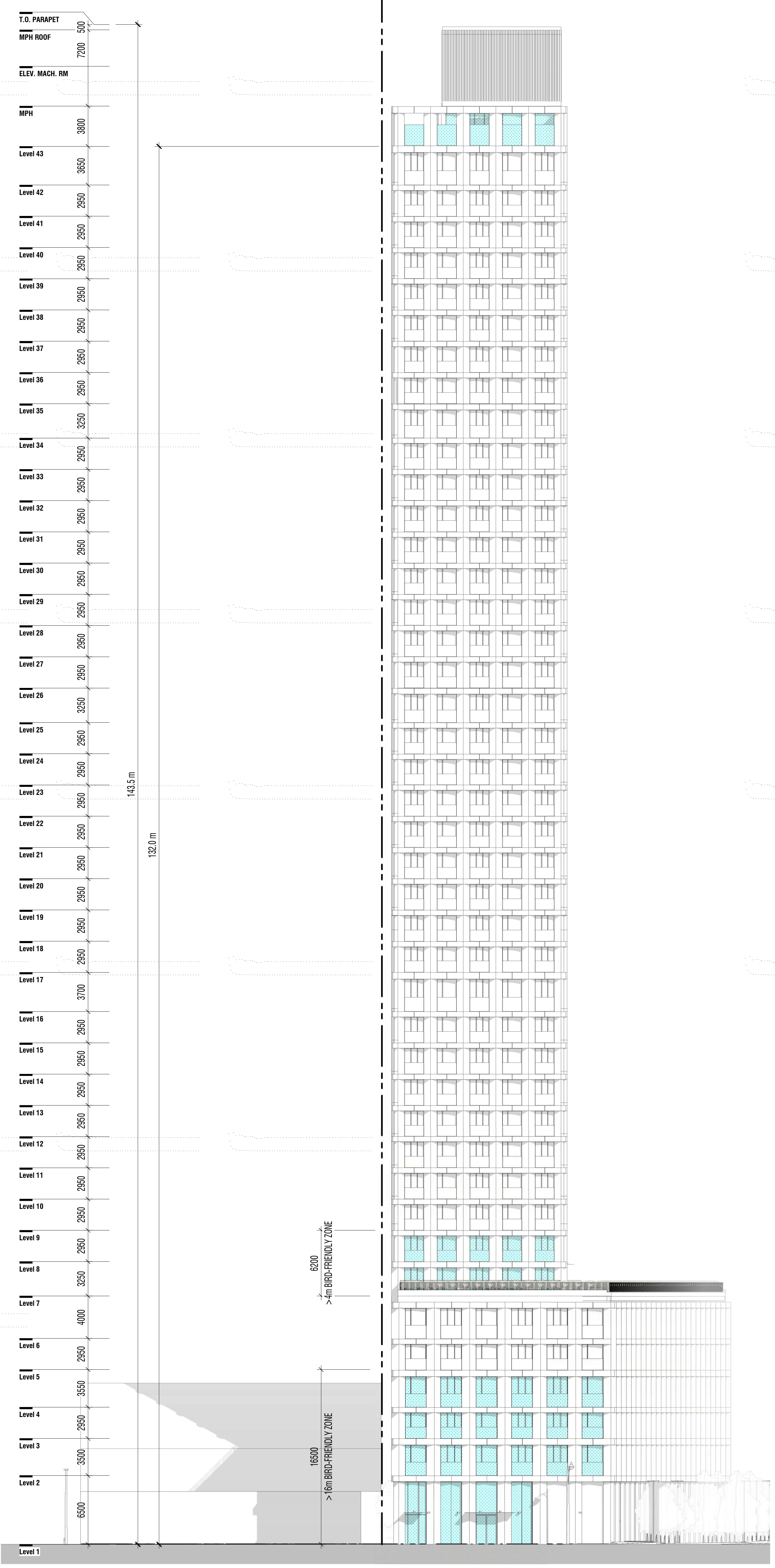
ES-1.3 GREAT POROSITY
 ENSURE GROUND LEVEL VENTILATION GRATES HAVE POROSITY OF LESS THAN 20mm x 20mm (OR 40mm x 10mm)

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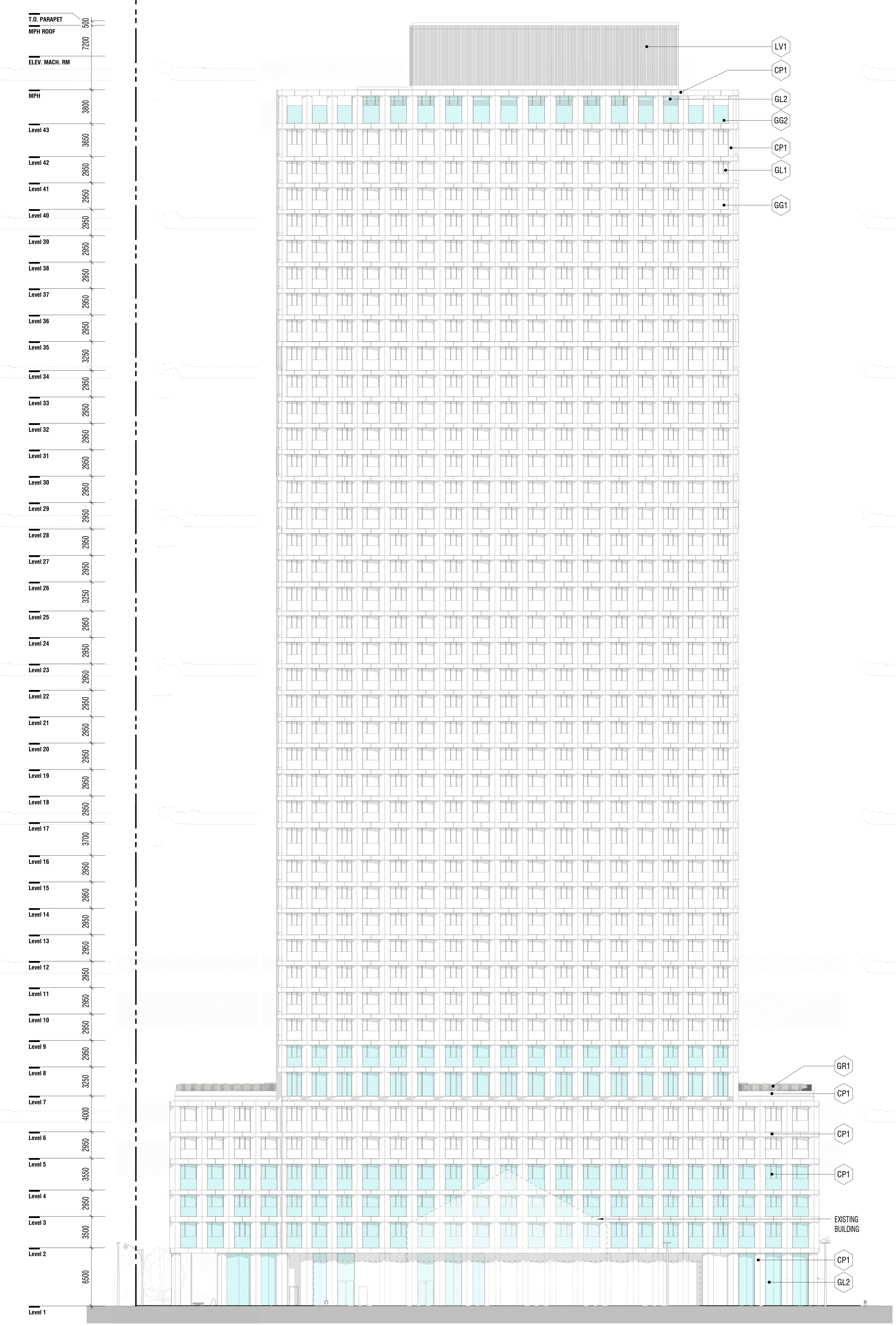
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- The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Contractor's documents with respect to the quantity, size or scope of work, the greater shall apply.
- Positions of exposed or treated Mechanical and Electrical devices, fittings and valves are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- Dimensions indicated on plans between the faces of finished surfaces unless otherwise noted.
- The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
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1 EAST ELEVATION
 A104 A301 1:200



2 SOUTH ELEVATION
 A104 A301 1:200

MATERIALS LEGEND

- CP1 PRECAST CONCRETE PANEL, RED-PIGMENTED
- SP1 SPANDREL PANEL
- GL1 CLEAR GLASS - NO FRIT
- GL2 CLEAR GLASS - BIRD-FRIENDLY FRIT
- LV1 ALUMINUM LOUVERS
- GR1 GUARDRAIL - METAL PICKET
- GG1 GLASS GUARDRAIL - NO FRIT
- GG2 GLASS GUARDRAIL - FRIT
- GG3 ALUMINUM - BLACK

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ELEVATION - EAST - SOUTH

A301

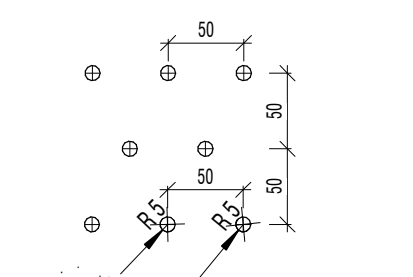
	Elevation First 16m Above Grade					Total (m ²)	Total (%)
	North	South	East	West	Total		
Glazing Area (m ²)	448.4	454.2	145.8	276.8	1325.2	100%	
Untreated Area (m ²)							
Treated Area (m ²)	448.4	454.2	145.8	276.8	1325.2	100%	
Visual Markers (m ²)	448.4	454.2	145.8	276.8	1325.2	100%	
Non-reflective glass (m ²)							
Shaded (m ²)							

	Elevation First 4m Above Rooftop Vegetation*				Total (m ²)	Total (%)
	North	South	East	West		
Glazing Area (m ²)	204	238	68	56	566	100%
Untreated Area (m ²)						
Treated Area (m ²)	204	238	68	56	566	100%
Non-reflective glass (m ²)						
Visual Markers (m ²)	204	238	68	56	566	100%
Shaded (m ²)						

* include this section only when applicable and provide relevant floor numbers for reference

ES-1.1 BIRD-FRIENDLY GLAZING

VISUAL MARKERS WILL HAVE A STRONG CONTRAST, AND BE PLACED ON THE FIRST SURFACE OF GLASS, WITH A MIN. DIM. OF 3mm AND MAX. SPACING OF 30cm.



ES-1.2 GRATE POROSITY

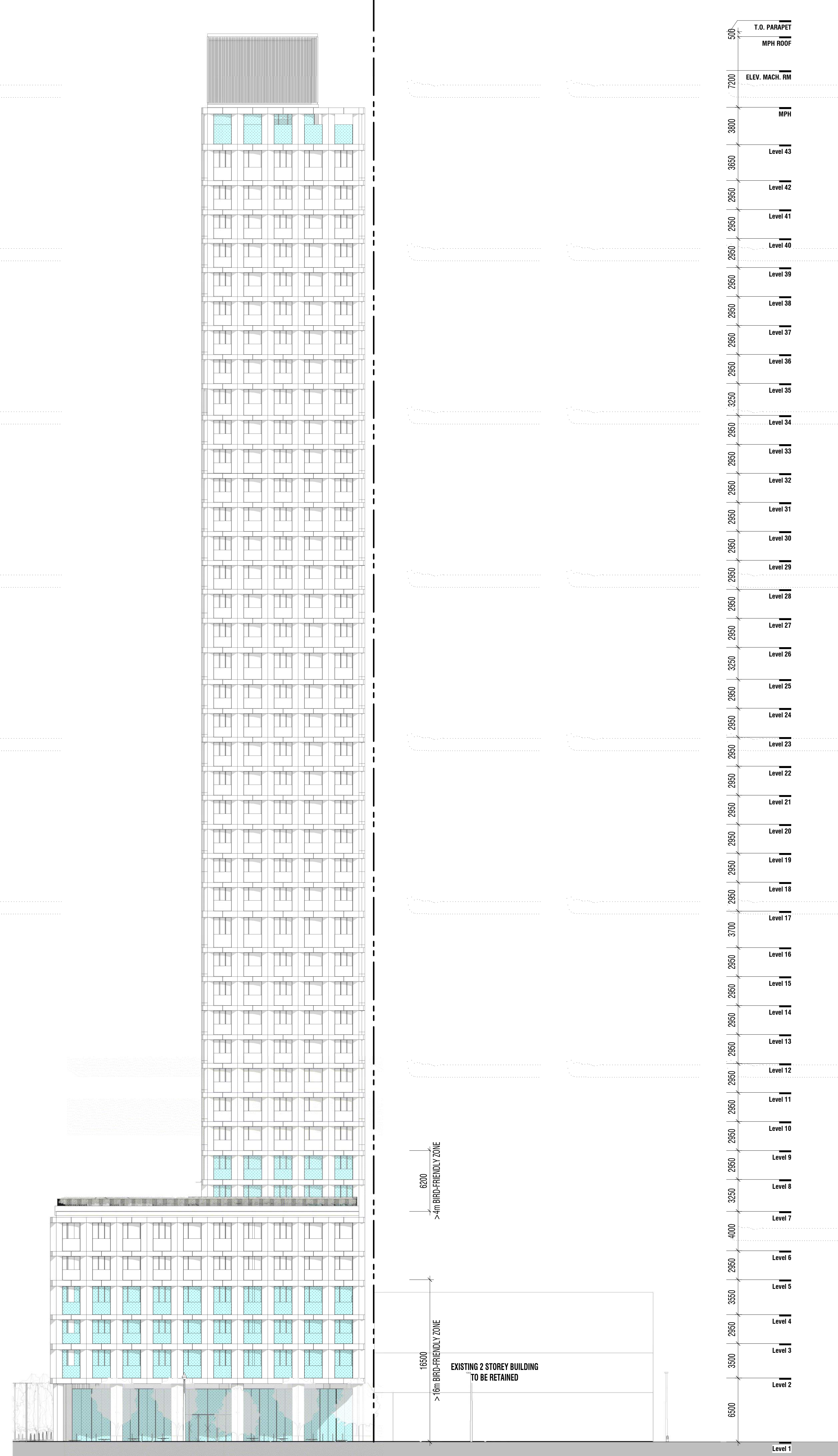
ENSURE GROUND LEVEL VENTILATION GRATES HAVE POROSITY OF LESS THAN 20mm x 20mm (OR 40mm x 10mm)

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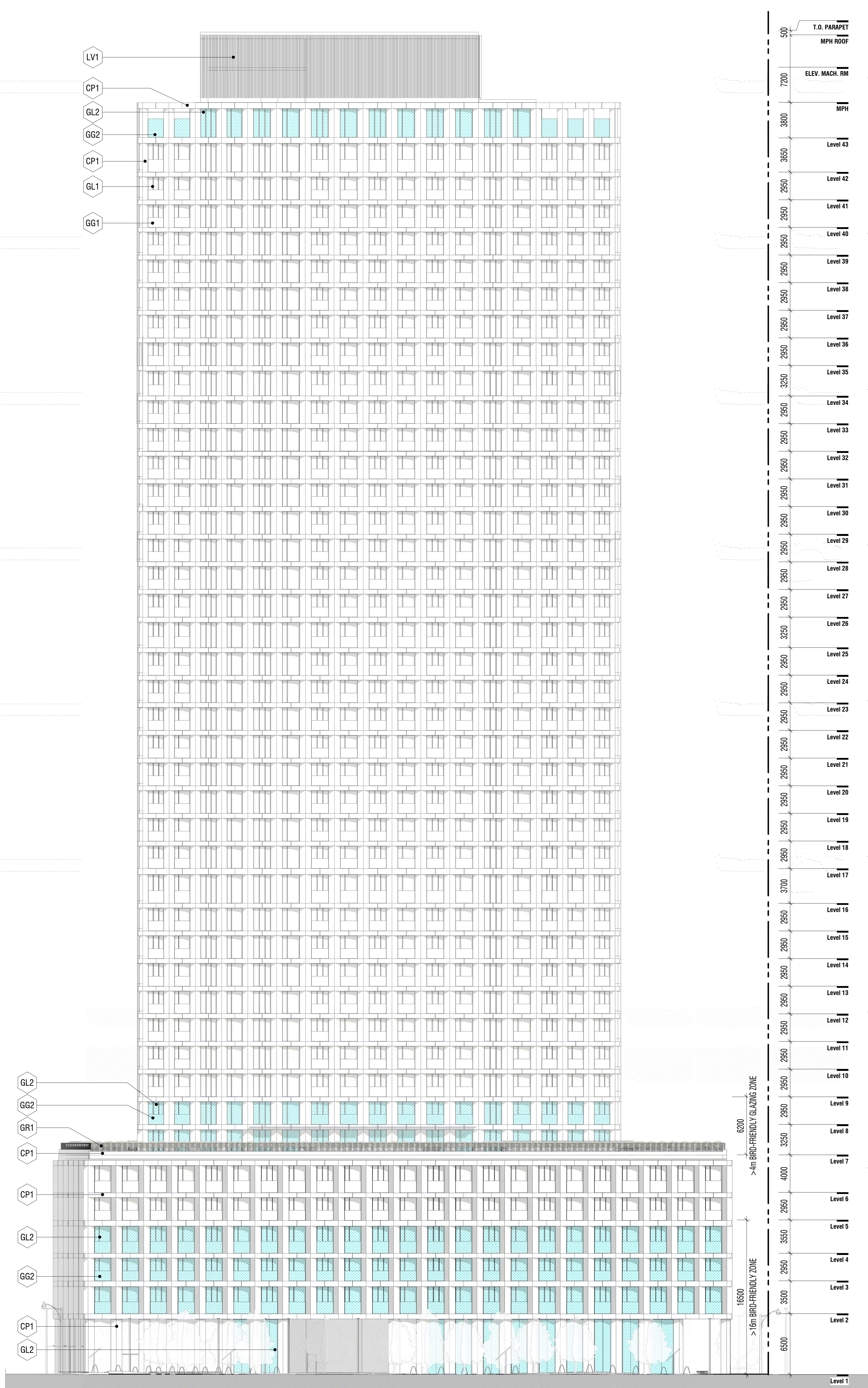
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1 WEST ELEVATION
A104 A302 1:200



2 NORTH ELEVATION
A104 A302 1:200

MATERIALS LEGEND

- CP1 PRECAST CONCRETE PANEL, RED-PIGMENTED
- SP1 SPANDREL PANEL
- GL1 CLEAR GLASS - NO FRIT
- GL2 CLEAR GLASS - BIRD-FRIENDLY FRIT
- LV1 ALUMINUM LOUVERS
- GR1 GUARDRAIL - METAL PICKET
- GG1 GLASS GUARDRAIL - NO FRIT
- GG2 GLASS GUARDRAIL - FRIT
- GG3 ALUMINUM - BLACK

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ELEVATION - WEST - NORTH

A302

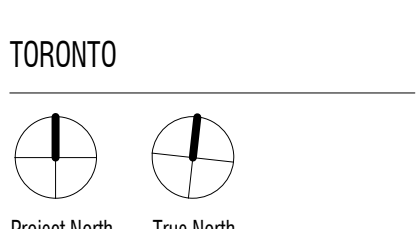
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 2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Contractor's documents with respect to the quantity, sizes or scope of work, the greater shall apply.
 3. Positions of support or finished Mechanical or Electrical devices, fittings and valves are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 4. Discrepancies indicated on plans between the faces of finished surfaces unless otherwise noted.
 5. The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
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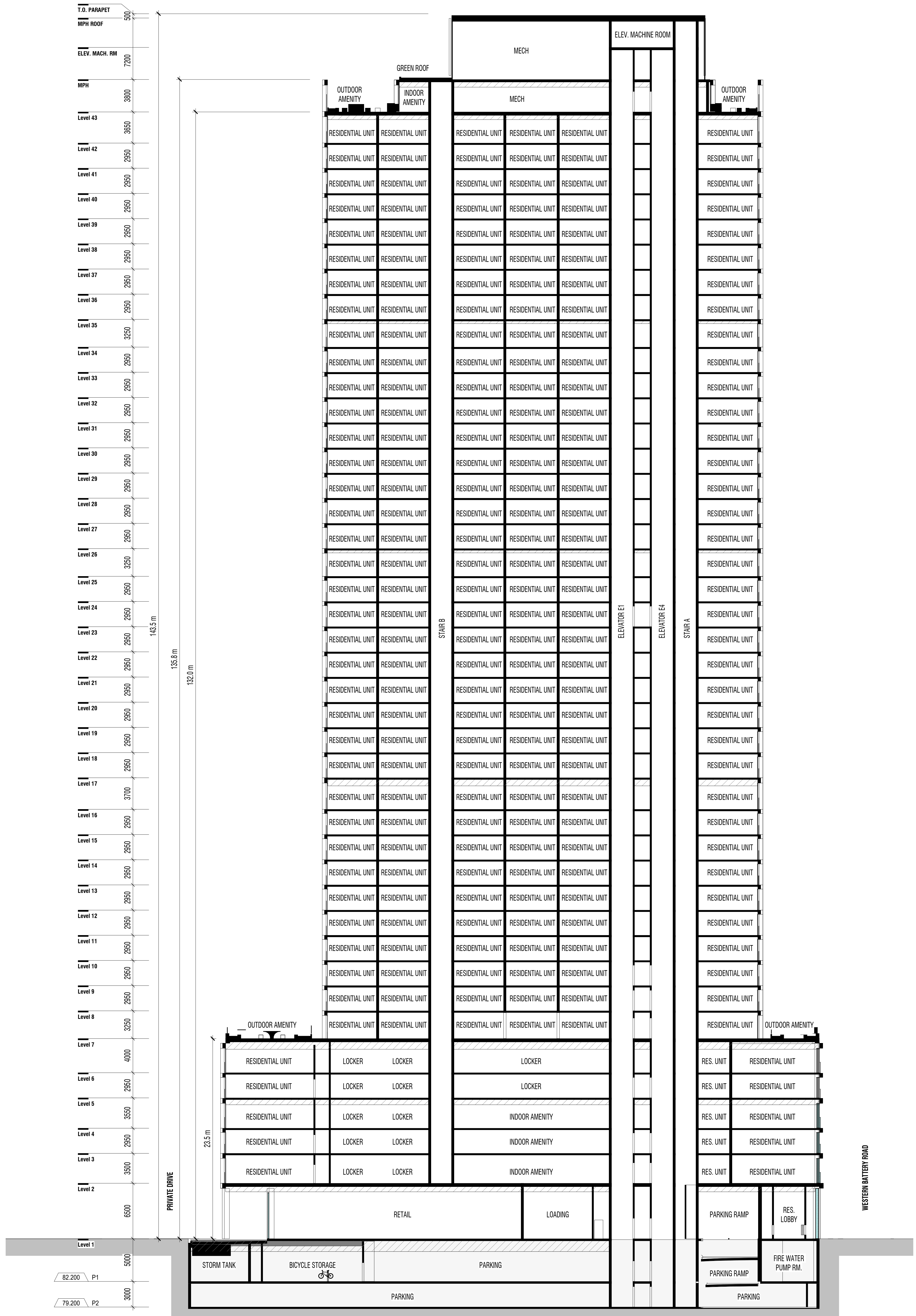
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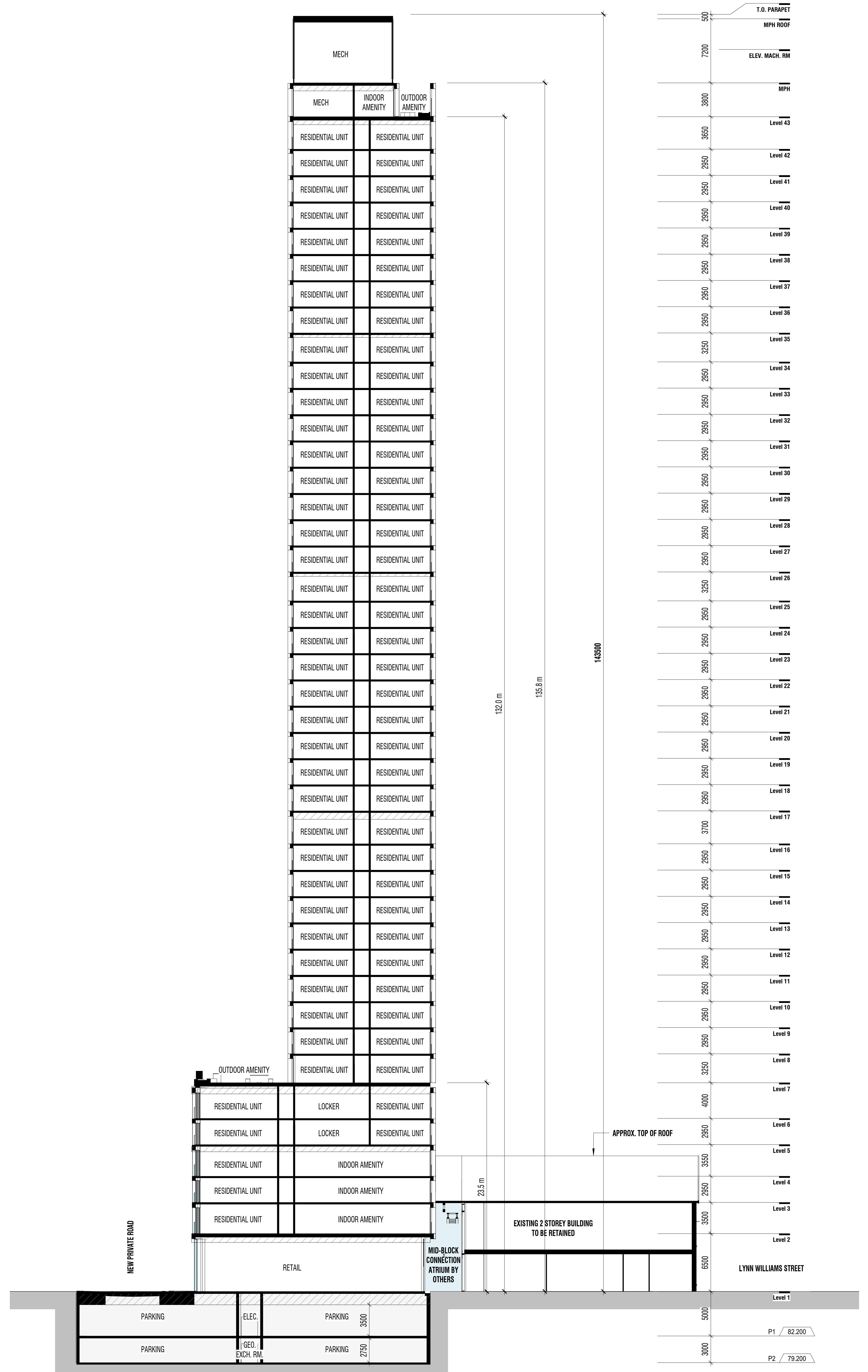
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SITE SECTION

A401



1 SECTION - WEST-EAST
 A104 / A401 1:200



2 SECTION - NORTH-SOUTH
 A104 / A401 1:200

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 3. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 4. ConsensusDOCS is the contract between the hours of finished surfaces unless otherwise noted.
 5. The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

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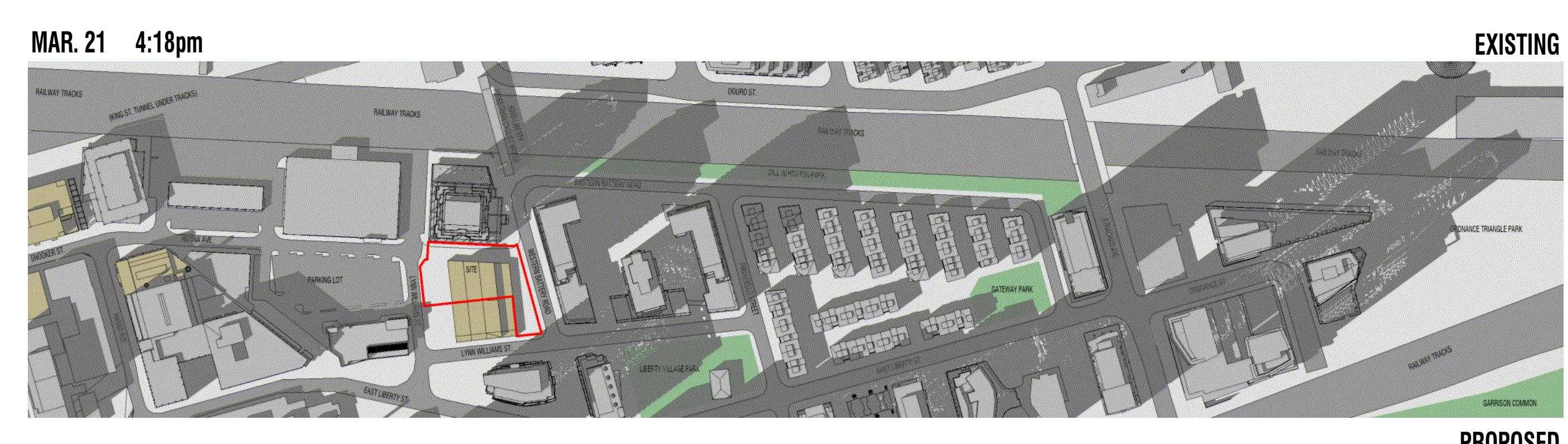
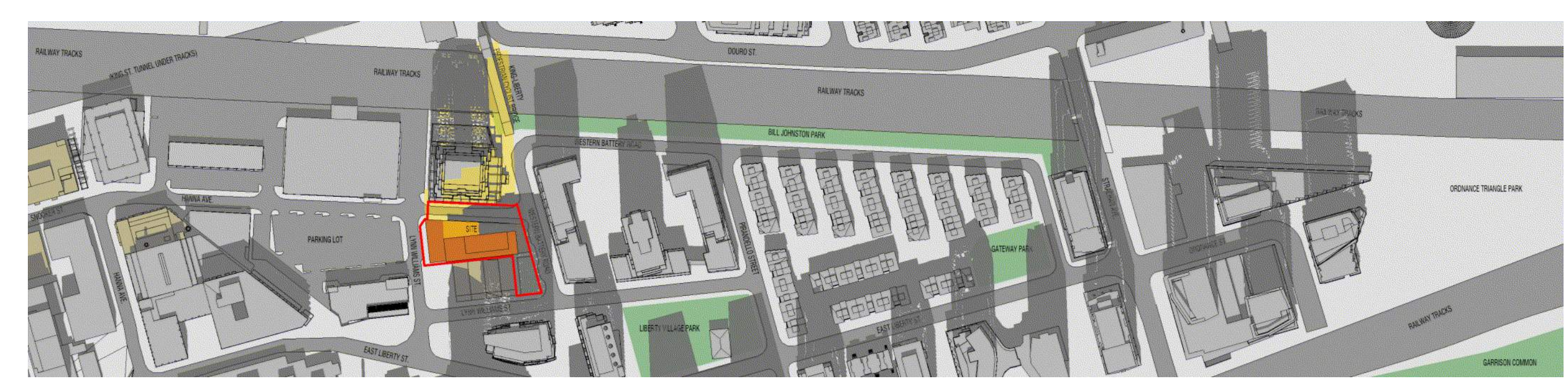
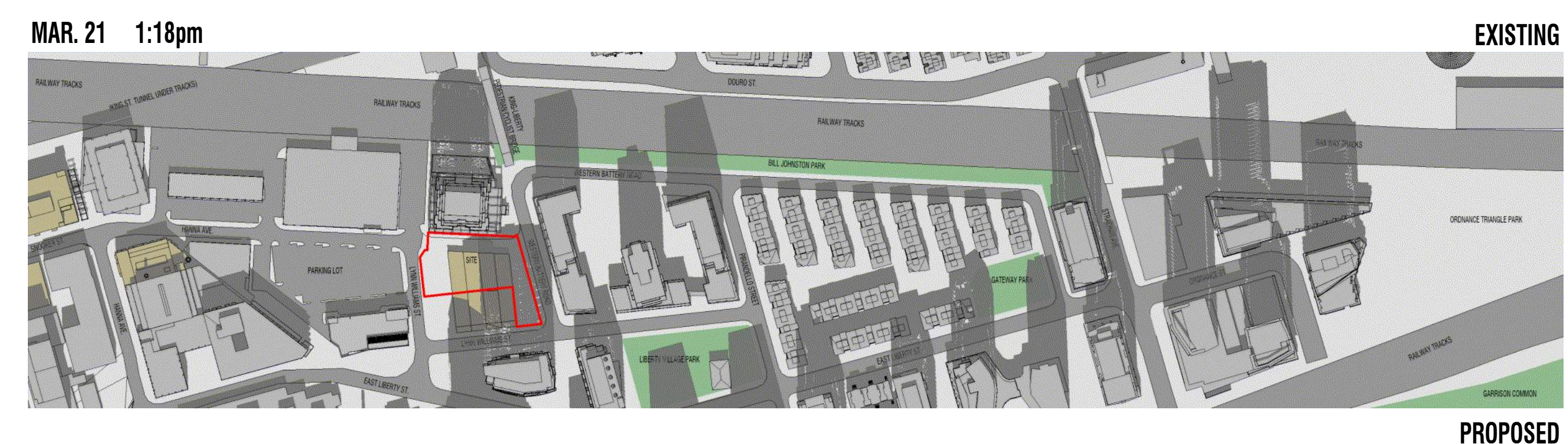
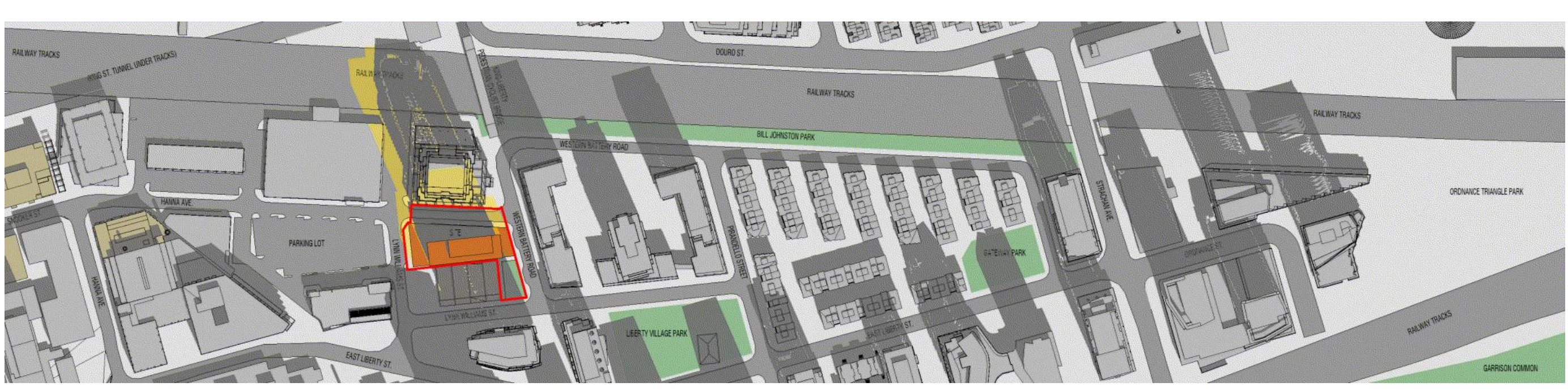
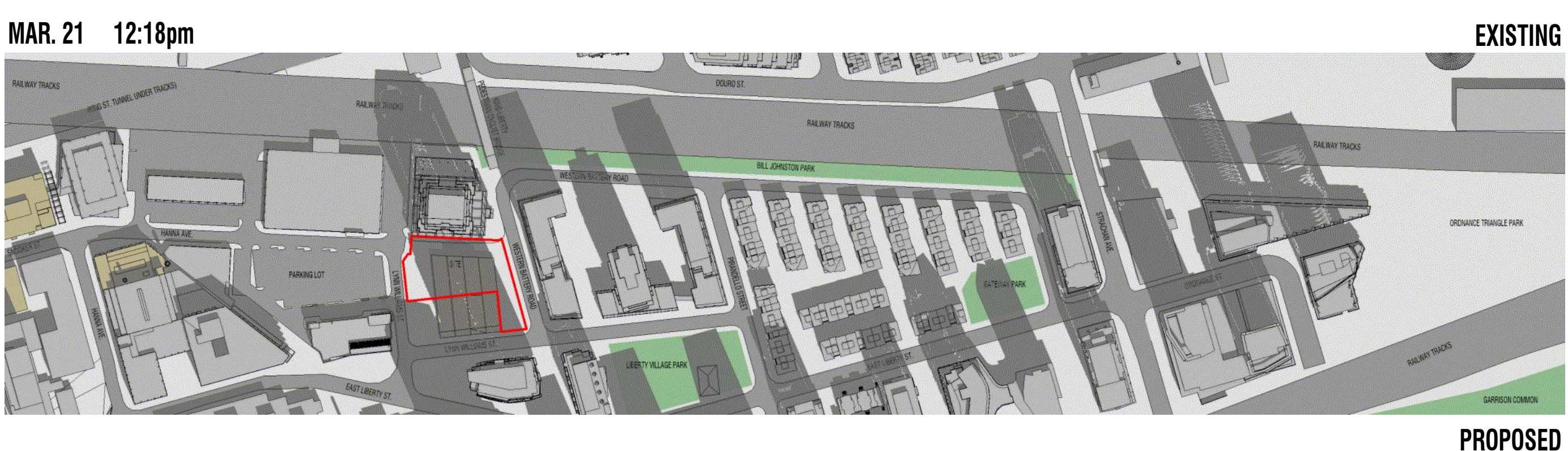
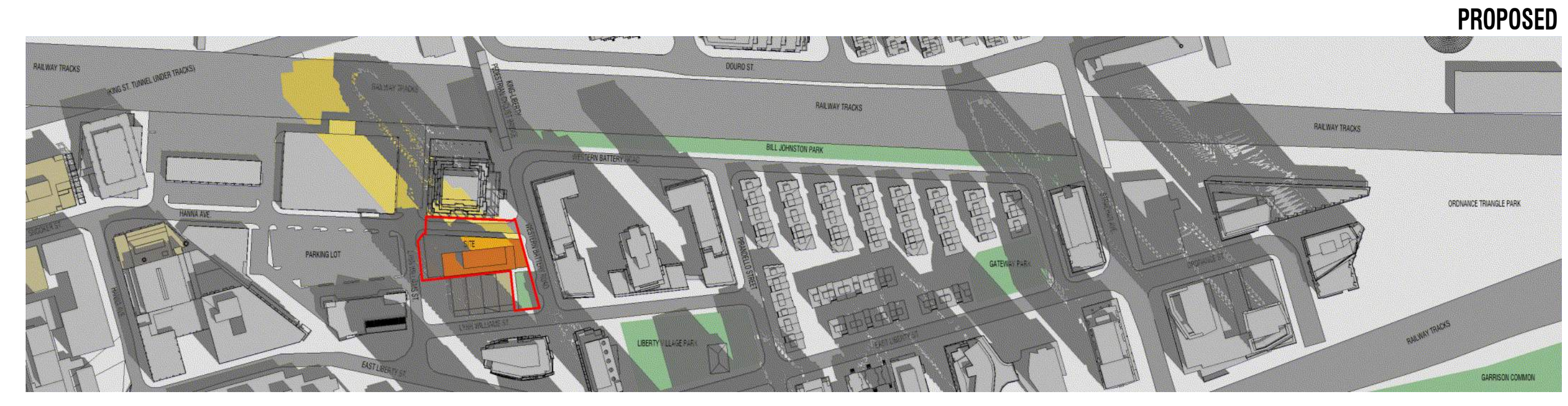
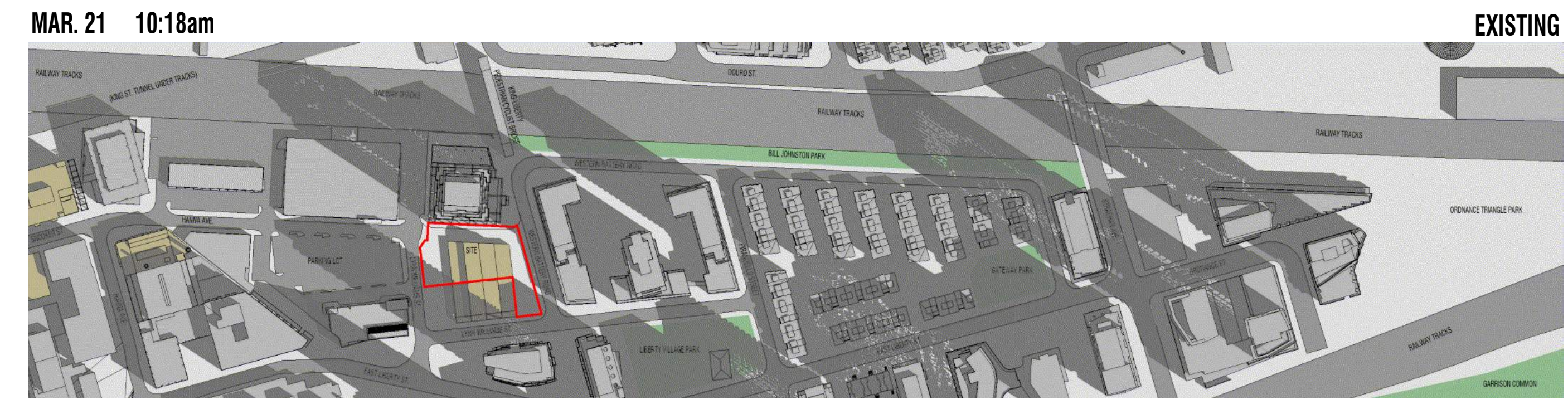
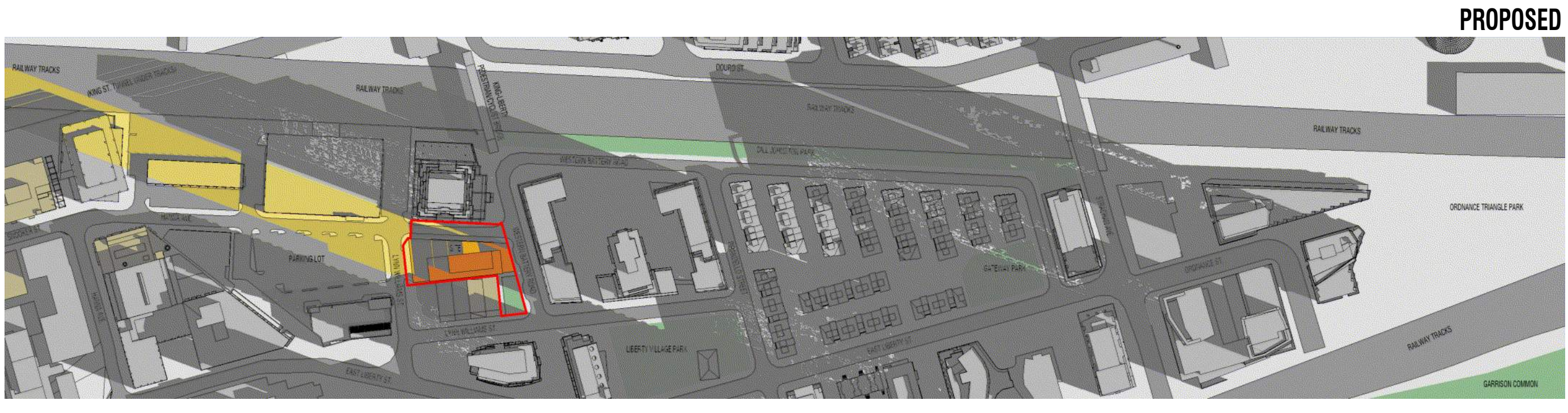
gh3
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 55 OSSINGTON AVE, SUITE 100
 Toronto, ON, Canada M5J 2Y9
 416 915 1791

86 LYNN WILLIAMS STREET

TORONTO

SCALE As indicated
 PROJECT NO. 201803
 ISSUE DATE 12/22/22

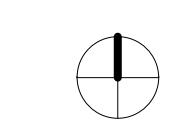
SHADOW STUDY - MARCH 21
 A601



- SUBJECT SITE / PROPERTY LINE
- PROPOSED BUILDING
- NEW SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY EXISTING, APPROVED, AND UNDER CONSTRUCTION BUILDINGS
- EXISTING BUILDINGS
- EXISTING BUILDINGS - HERITAGE
- PARK / OPEN SPACE

NOTE: NEIGHBORING BUILDINGS WHICH ARE PROPOSED TO BE BUILT BUT NOT YET APPROVED HAVE BEEN EXCLUDED FROM SUN / SHADOW STUDY

SCALE 1:3000 0 20 50 100 200m



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SPECIAL NOTES:
 1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions against the Project Manual and will report any discrepancies with the Contract Documents to the Architect before commencing work.
 2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Contractor's documents with respect to the quantity, size or scope of work, the greater shall apply.
 3. Positions of proposed or existing Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Mechanical and Electrical Drawings shall govern over the Architectural Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 4. Differences indicated on plans between the hours of finished surfaces unless otherwise noted.
 5. The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

1 2023 10 06 Issued For ZBA
 Rev. Date Issued

SHIPLAKE

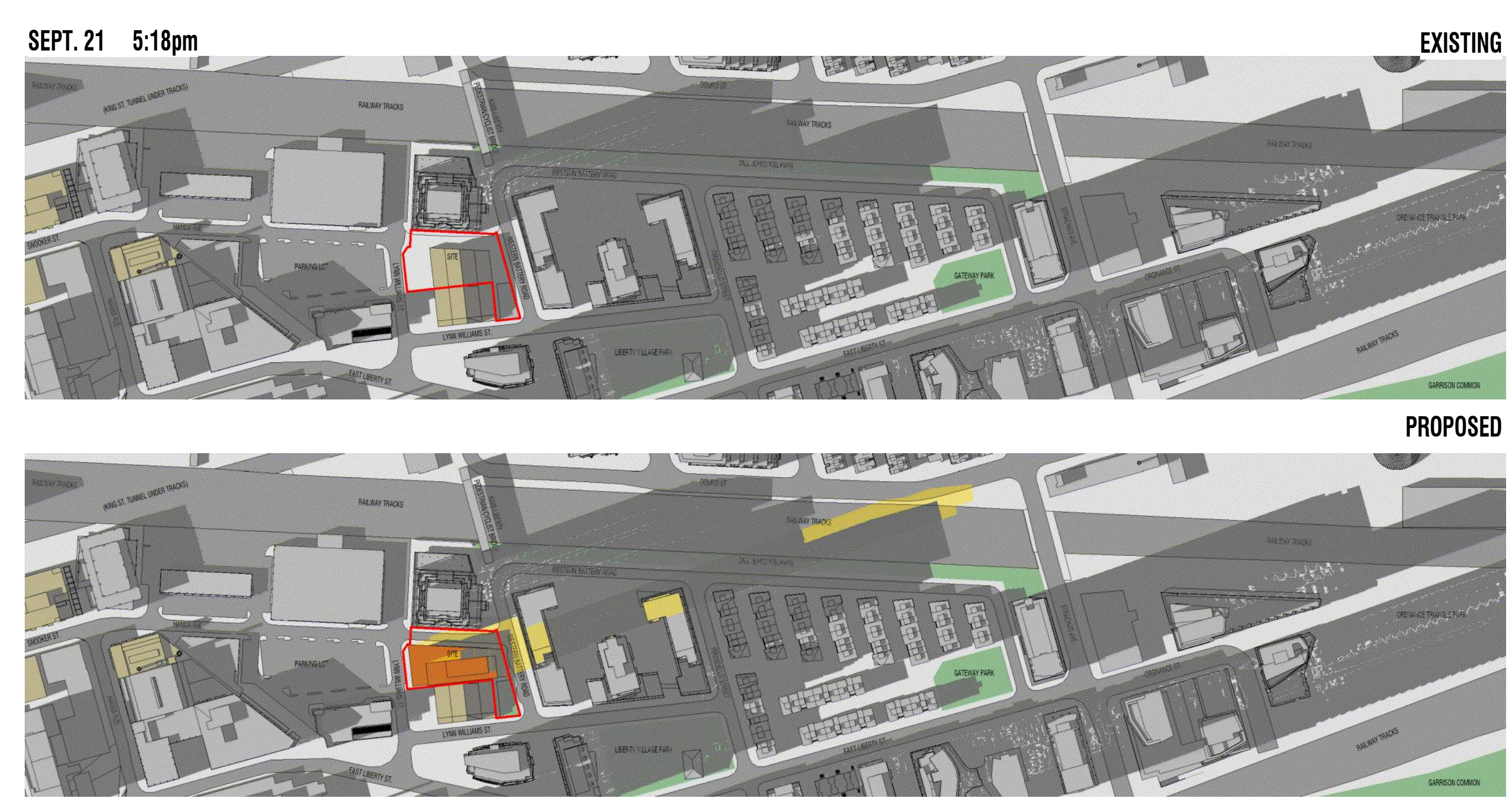
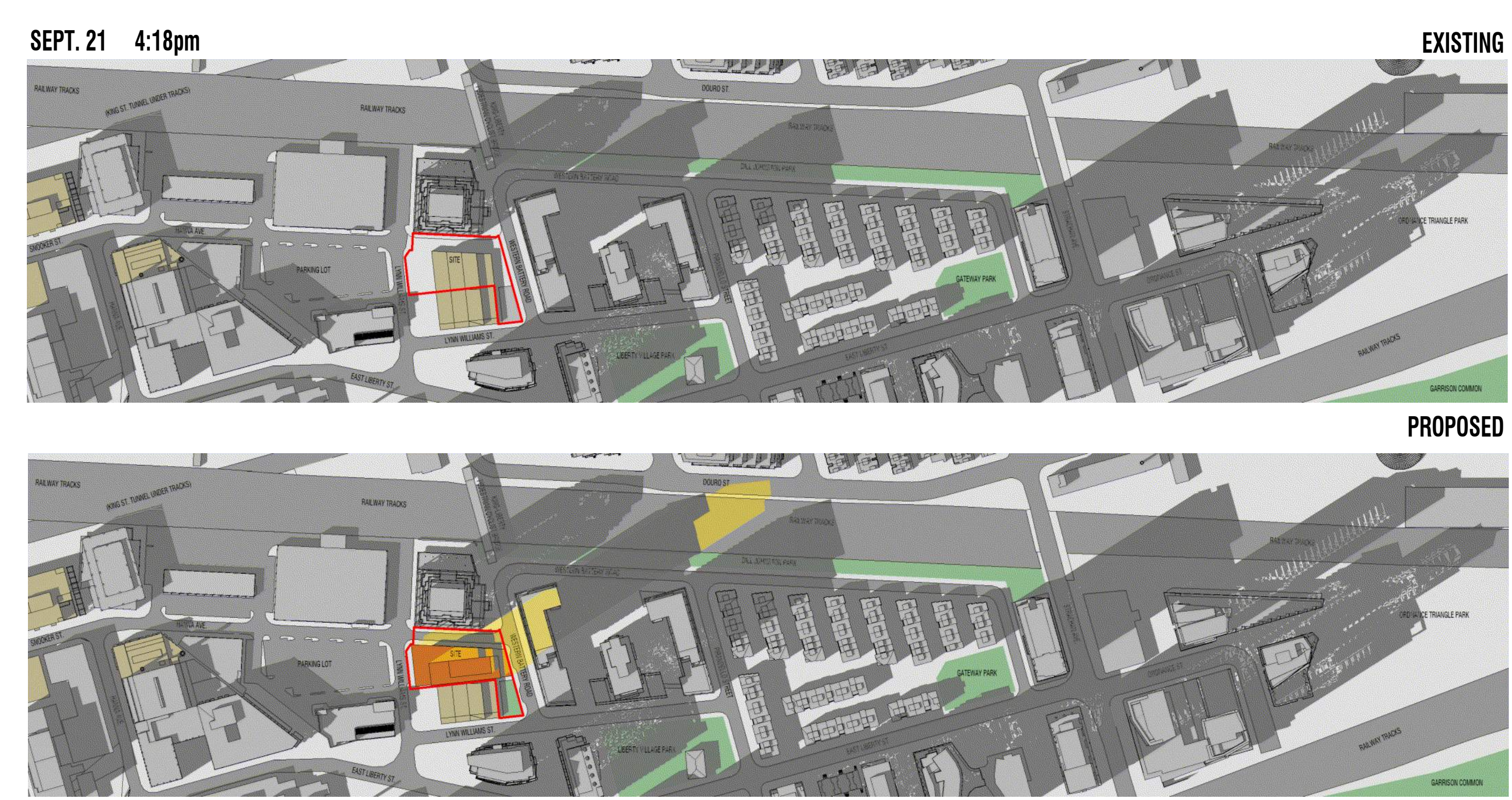
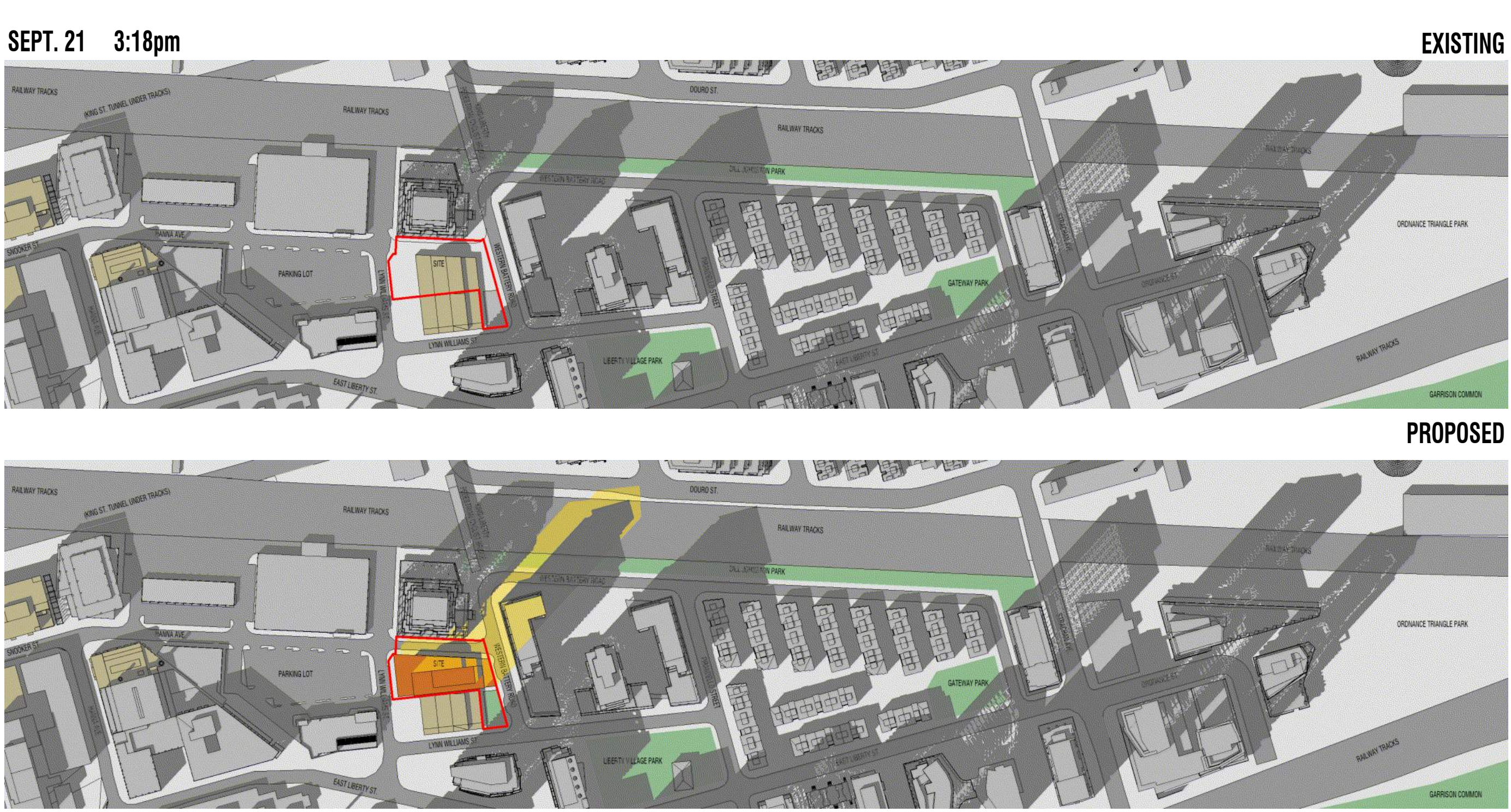
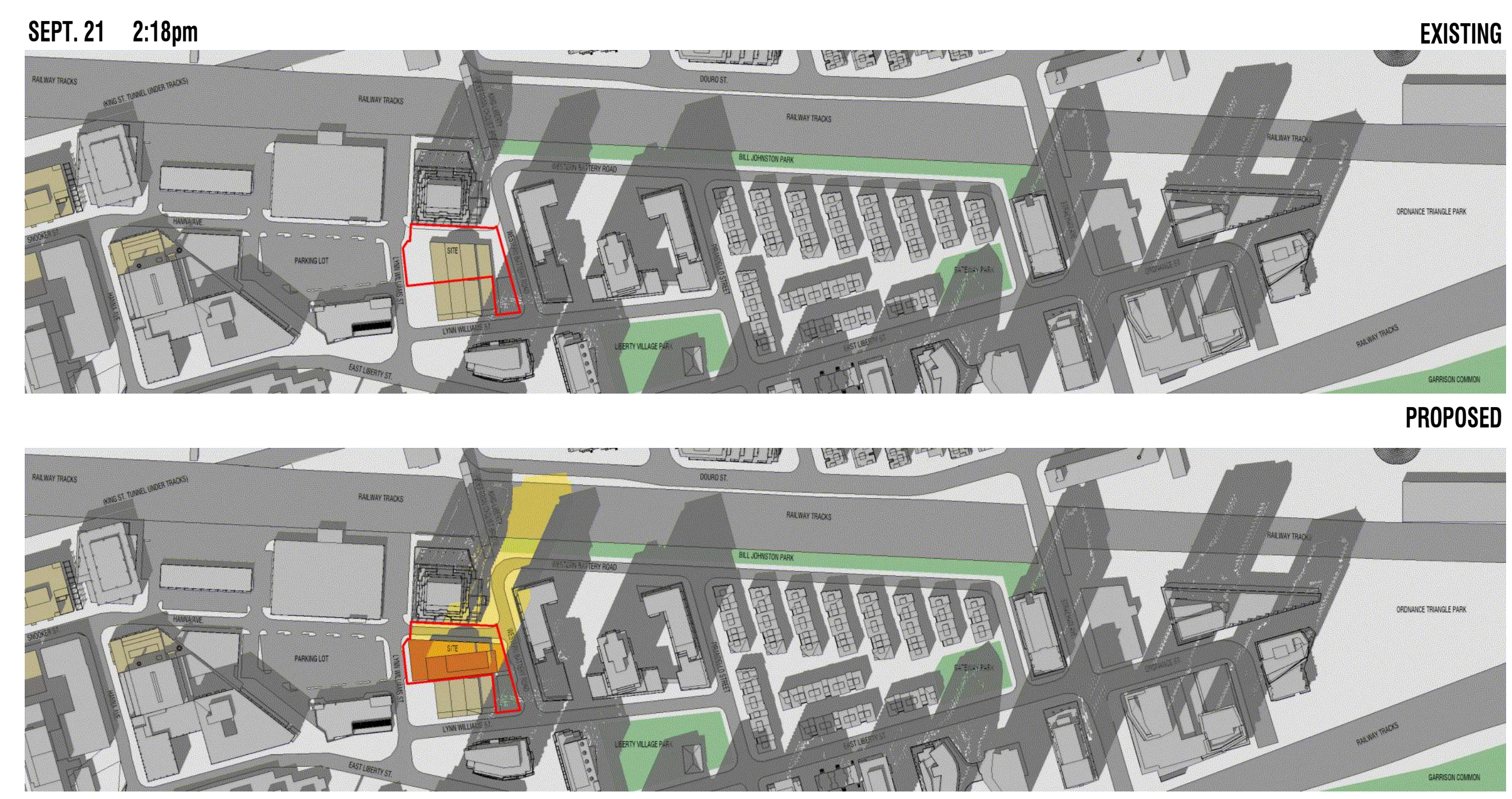
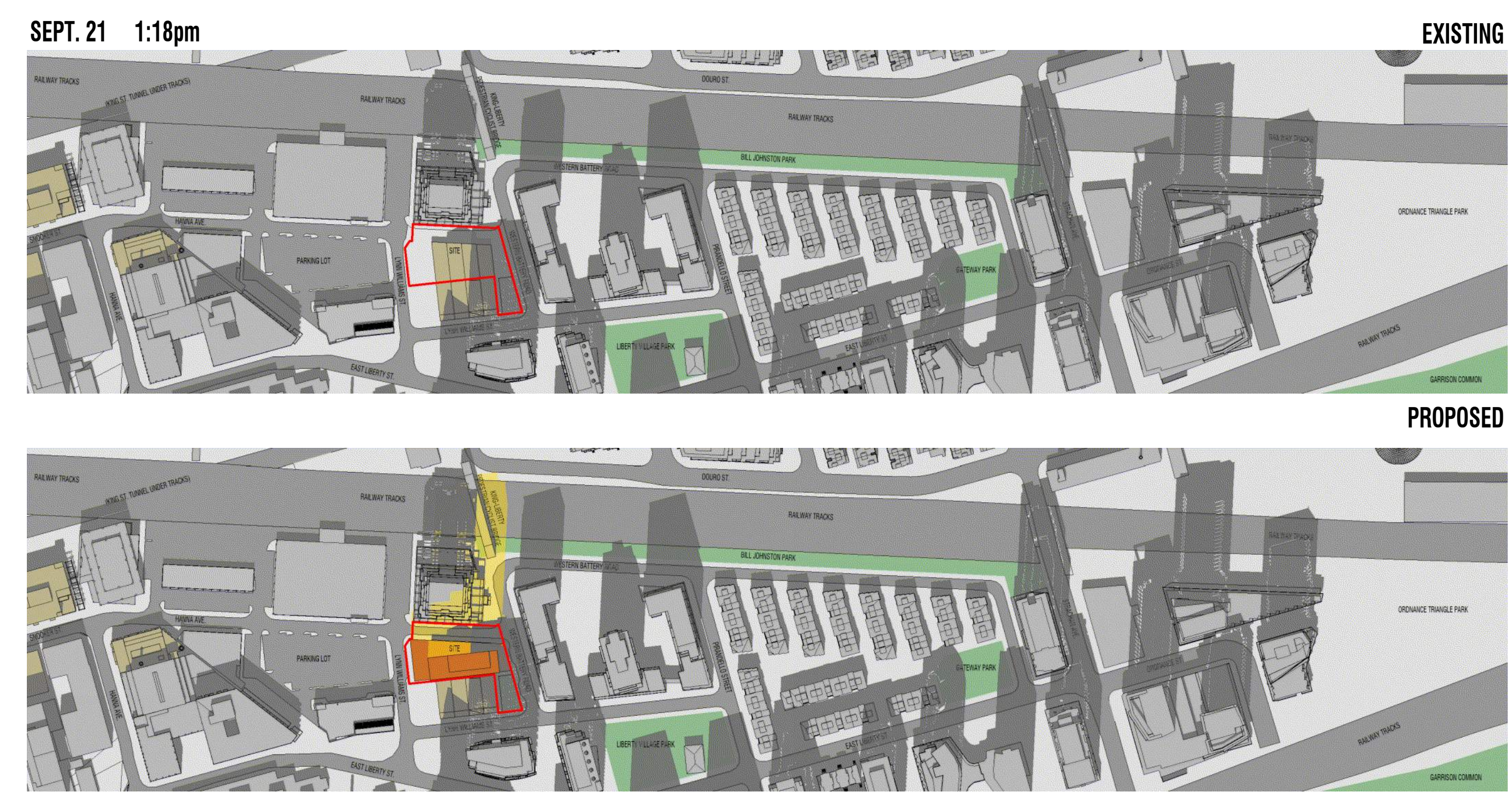
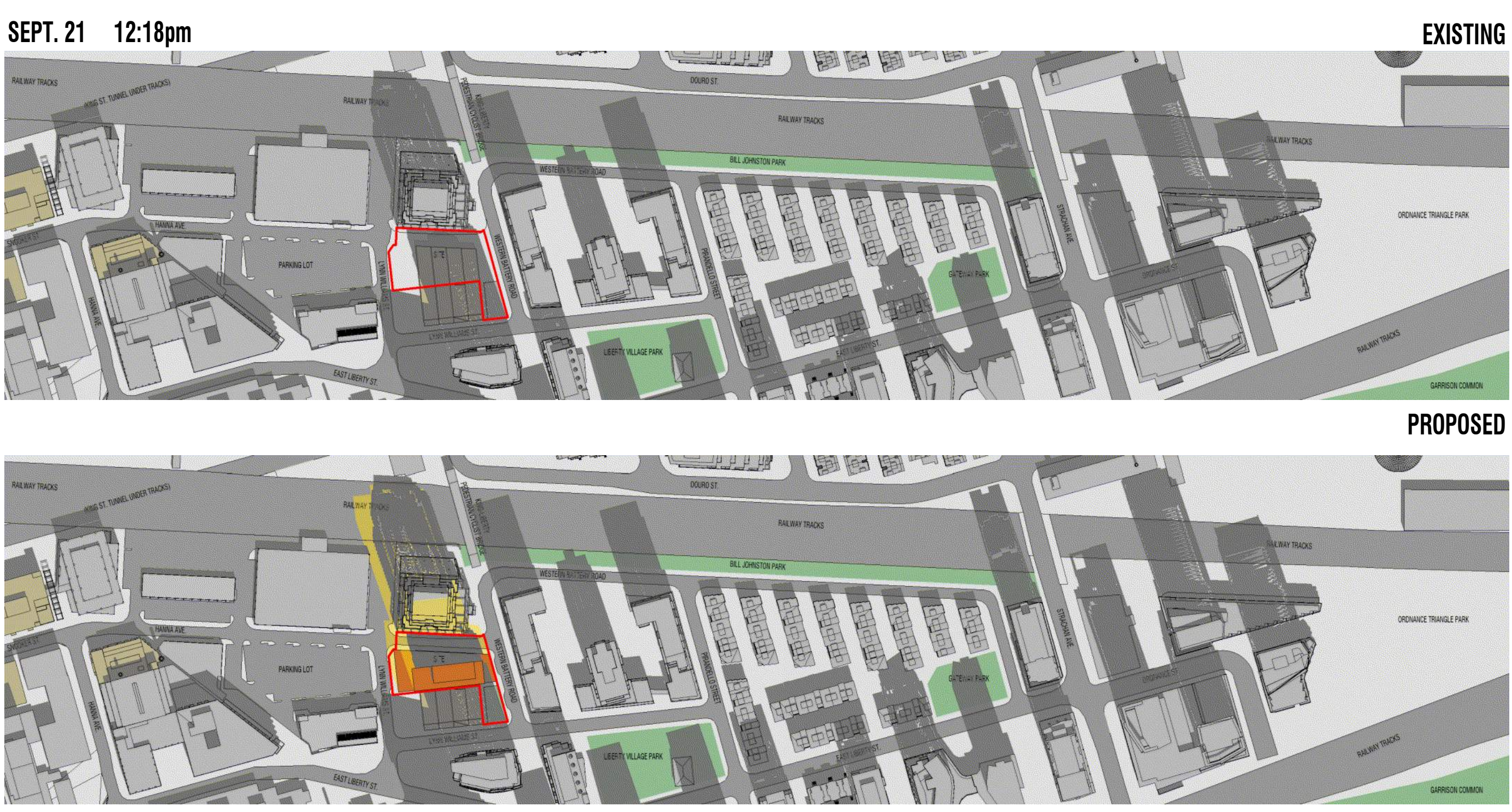
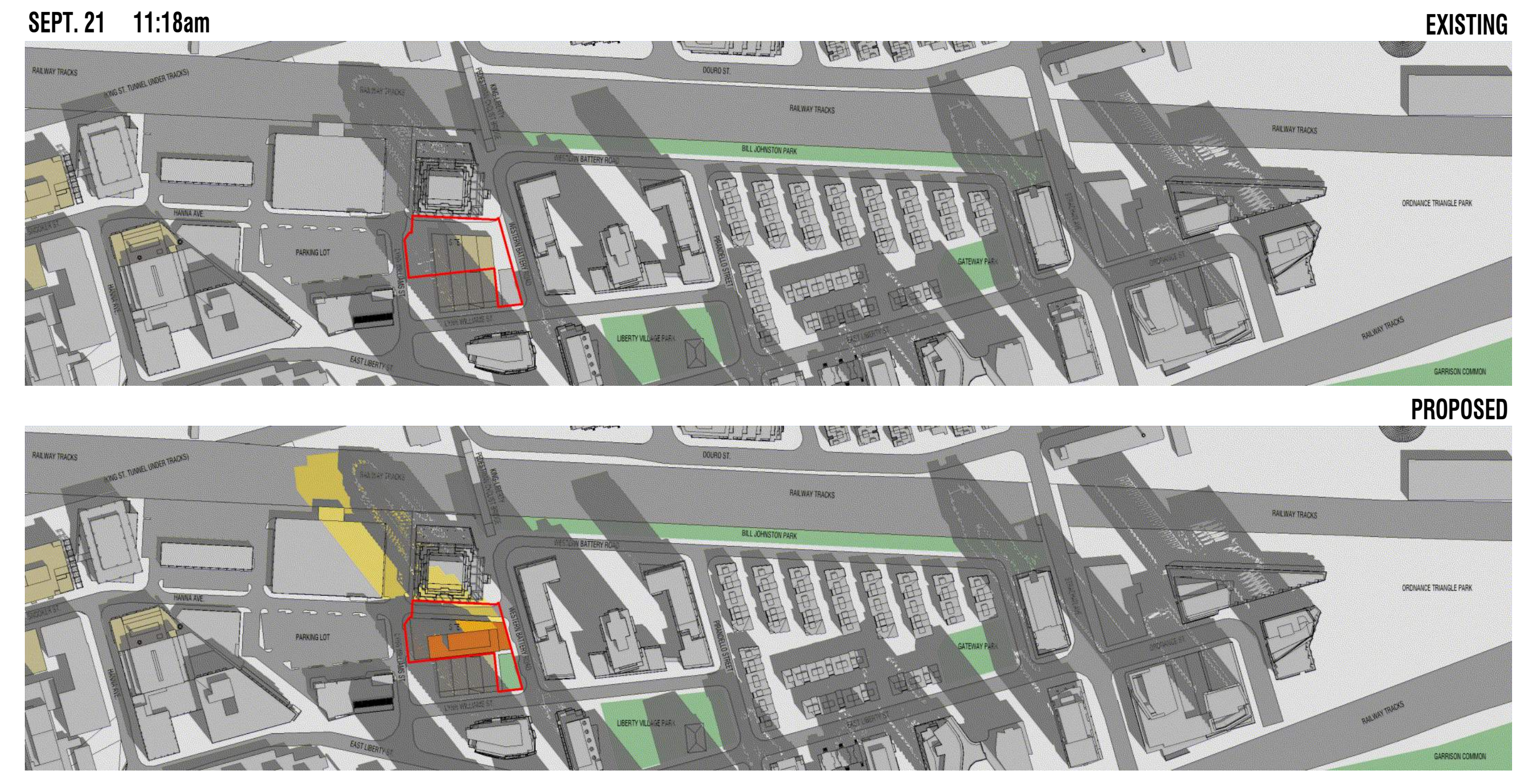
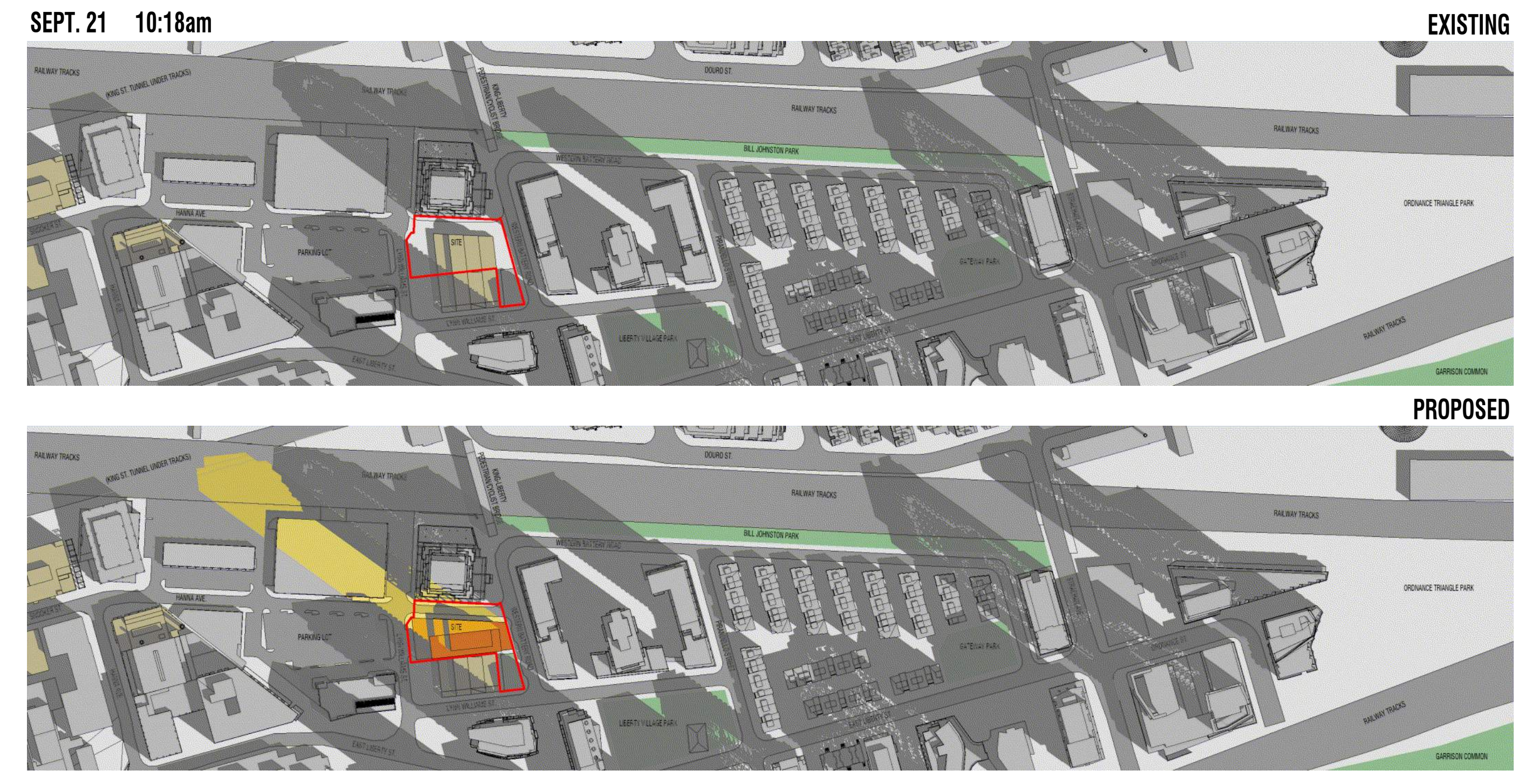
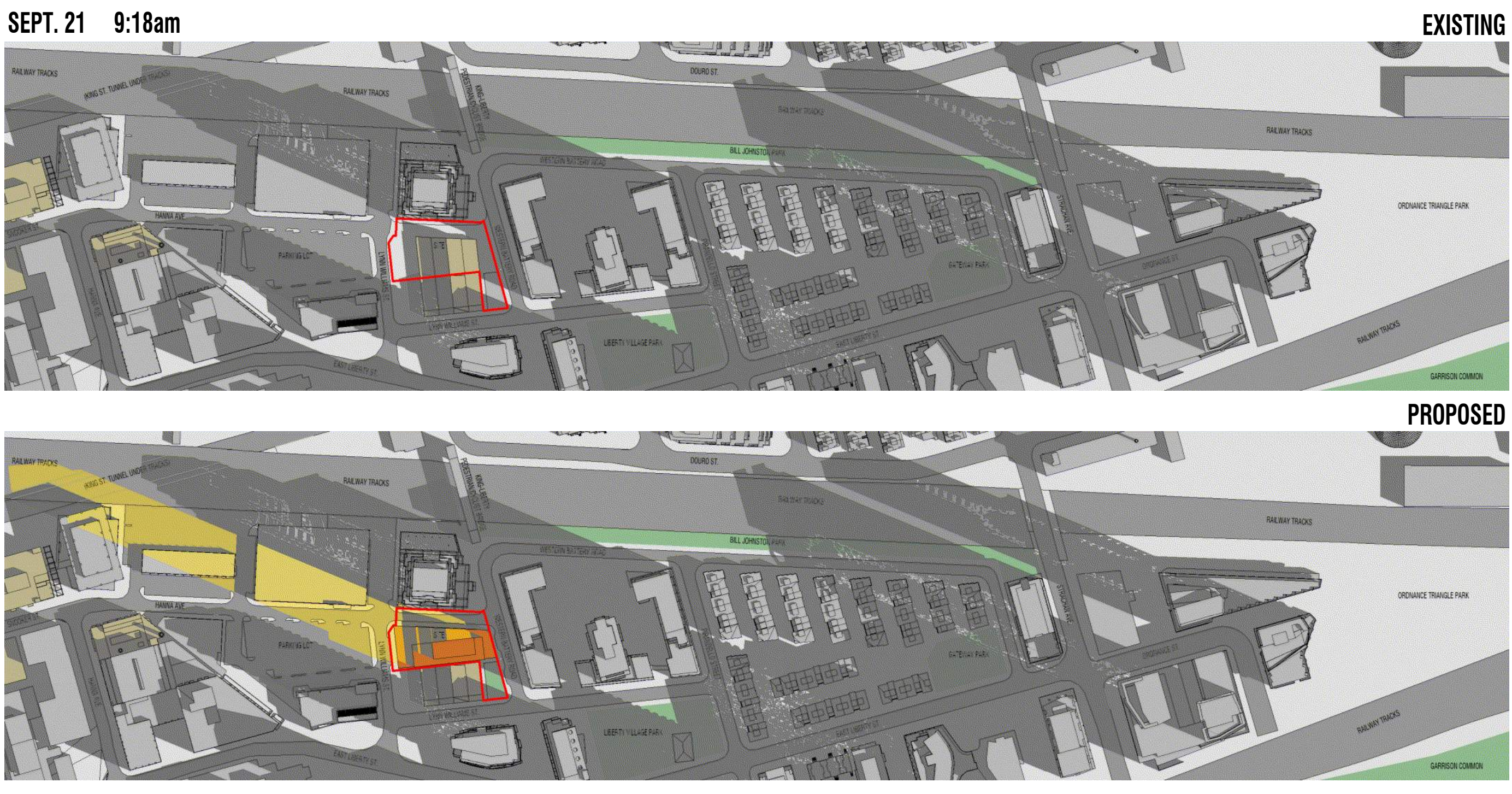
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86 LYNN WILLIAMS STREET

TORONTO

SCALE As indicated
 PROJECT NO. 201803
 ISSUE DATE 01/05/23

SHADOW STUDY - SEPT. 21
 A602



- SUBJECT SITE / PROPERTY LINE
- PROPOSED BUILDING
- NEW SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY EXISTING, APPROVED, AND UNDER CONSTRUCTION BUILDINGS
- EXISTING BUILDINGS
- EXISTING BUILDINGS - HERITAGE
- PARK / OPEN SPACE

NOTE: NEIGHBORING BUILDINGS WHICH ARE PROPOSED TO BE BUILT BUT NOT YET APPROVED HAVE BEEN EXCLUDED FROM SUN / SHADOW STUDY

SCALE 1:3000 0 20 50 100 200m

