Number Title  A000 DRAWING LIST  A001 STATISTICS & PERSPECTIVE  A002 SURVEY  A003 CONTEXT PLAN  A004 SITE PLAN  A099 BASEMENT PLAN  A101 PLAN - LEVEL 01  A102 PLAN - LEVEL 02  A103 PLAN - LEVEL 03  A104 PLAN - LEVEL 04  A105 PLAN - LEVEL 05  A106 PLAN - LEVEL 06
A001 STATISTICS & PERSPECTIVE A002 SURVEY A003 CONTEXT PLAN A004 SITE PLAN A099 BASEMENT PLAN A101 PLAN - LEVEL 01 A102 PLAN - LEVEL 02 A103 PLAN - LEVEL 03 A104 PLAN - LEVEL 04 A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A002 SURVEY A003 CONTEXT PLAN A004 SITE PLAN A099 BASEMENT PLAN A101 PLAN - LEVEL 01 A102 PLAN - LEVEL 02 A103 PLAN - LEVEL 03 A104 PLAN - LEVEL 04 A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A003 CONTEXT PLAN A004 SITE PLAN A099 BASEMENT PLAN A101 PLAN - LEVEL 01 A102 PLAN - LEVEL 02 A103 PLAN - LEVEL 03 A104 PLAN - LEVEL 04 A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A004 SITE PLAN A099 BASEMENT PLAN A101 PLAN - LEVEL 01 A102 PLAN - LEVEL 02 A103 PLAN - LEVEL 03 A104 PLAN - LEVEL 04 A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A099 BASEMENT PLAN A101 PLAN - LEVEL 01 A102 PLAN - LEVEL 02 A103 PLAN - LEVEL 03 A104 PLAN - LEVEL 04 A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A101 PLAN - LEVEL 01 A102 PLAN - LEVEL 02 A103 PLAN - LEVEL 03 A104 PLAN - LEVEL 04 A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A102 PLAN - LEVEL 02 A103 PLAN - LEVEL 03 A104 PLAN - LEVEL 04 A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A103 PLAN - LEVEL 03 A104 PLAN - LEVEL 04 A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A104 PLAN - LEVEL 04 A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A105 PLAN - LEVEL 05 A106 PLAN - LEVEL 06
A106 PLAN - LEVEL 06
A107 ROOF PLAN
A301 ELEVATION - NORTH
A302 ELEVATION - EAST
A303 ELEVATION - SOUTH
A304 ELEVATION - WEST
A305 COLOUR ELEVATION
A401 SECTION A
A402 SECTION B
A403 SECTION C
A404 SECTION D



NORTH WEST CORNER

# 17 ST ANDREW ST **TORONTO**

Issued for ZBA Submission September 27<sup>th</sup>, 2019

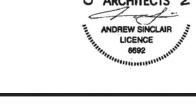
COPYRIGHT RESERVED. THIS DESIGN AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER. PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

01 2019.09.27 ISSUED FOR ZBA SUBMISSION

110 Adelaide St. E. Toronto, Ontario M5C 1K9 416.593.6499 info@svn-ap.com



LANDSCAPE
JANET ROSENBERG + STUDIO

148 KENWOOD AVE YORK, ONTARIO M6C 2S3

CIVIL
COLE ENGINEERING
70 VALLEYWOOD DR.
MARKHAM, ONTARIO
L3R 4T5

HERITAGE

STUDENT FOCUSED HOUSING

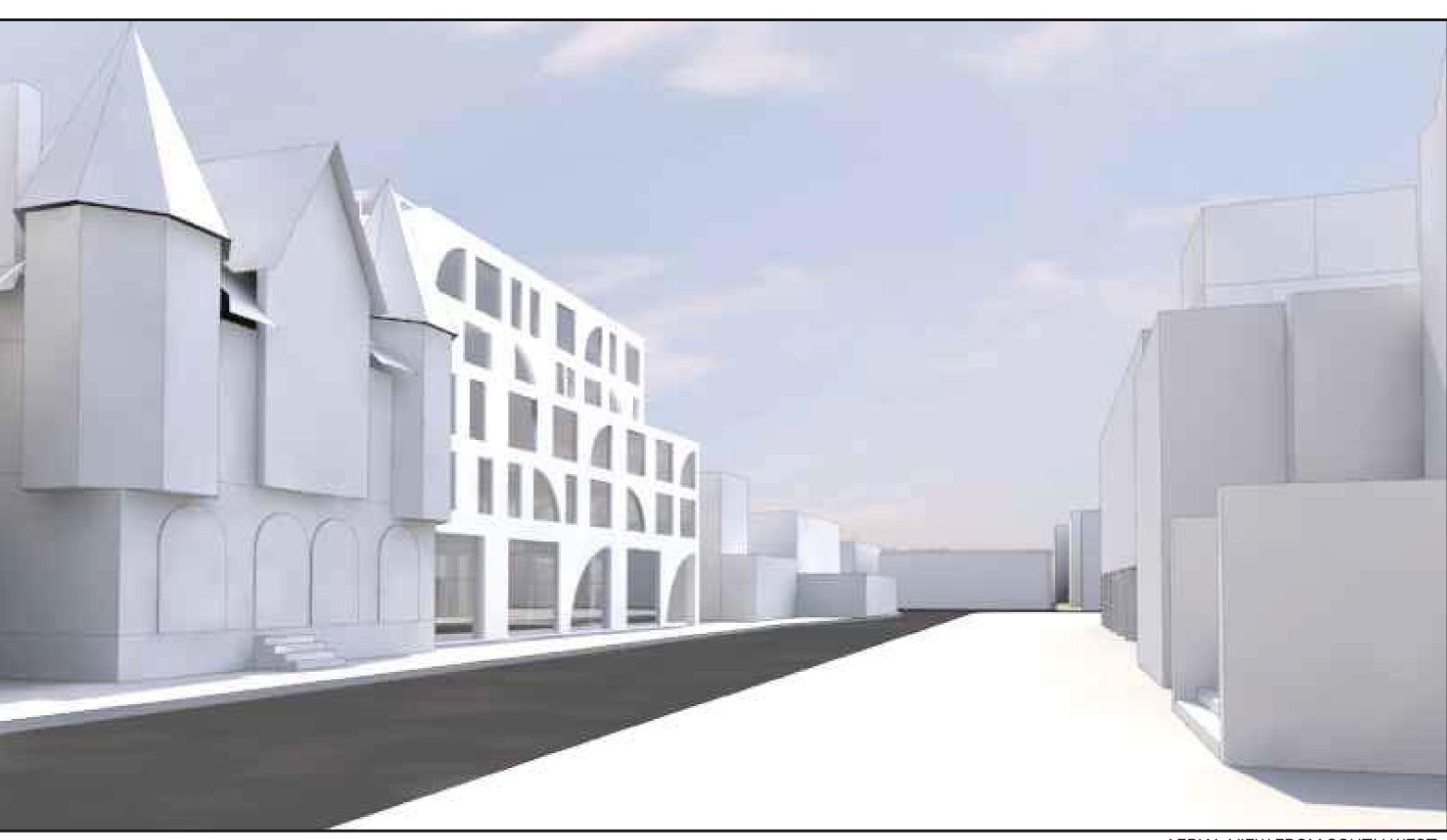
17 St Andrew Street Toronto, Ontario M5T 1K7

The Impressions Group 306 Town Centre Blvd, Suite 101 Markham, Ontario L3R 0Y6

**DRAWING LIST** 

PROJECT 41839 NTS CHECKED MA 2018.03.29 PLOTTED 2019.09.27

A000



AERIAL VIEW FROM SOUTH WEST

## 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	3454.20
Breakdown of project components (m²)	
Residential	3282.70
Retail	171.5
Commercial	N/A
Industrial	N/A
Institutional/Other	N/A
Total number of residential units	77

## Section 1: For Stand Alone Zoning Bylaw Amendment Applications and

### **Site Plan Control Applications**

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	44	0	0
Number of parking spaces dedicated for priority LEV parking	1	0	0
Number of parking spaces with EVSE	1	0	0

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	69	143	207
Number of long-term bicycle parking spaces (all other uses)	1	1	100
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	N/A	24	N/A
b) second storey of building	N/A	0	N/A
c) first level below-ground	N/A	120	N/A
d) second level below-ground	N/A	0	N/A
e) other levels below-ground	N/A	0	N/A

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	8	8	100
Number of short-term bicycle parking spaces (all other uses)	3	4	133
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).	220	200	91

#### TOTAL Non-Residential (Commercial) GFA 3,282.70 **TOTAL Residential GFA** TOTAL Building GFA 3,454.20 Non-res GFA includes retail garbage room

- E	*TGS-TIER 1-Bicycle Zo	ne 1			
RESIDENTAIL BIKE PARKING	Residential			Required	Provided
BIDE PA	Long Term	0.9/unit*	0.9 x 77	69	143
RES IN	Short Term	0.1/unit*	0.1 x 77	8	8
	TOTAL RES BICYCLE SP.	ACES		77	151
ν (ŋ	Non-Residentail/ Long	Term	Areas	Required	Provided
A A S	Long Term - Retail	0.20/100sm	130sm	1	1
NON-RES BIKE PARKING	Short Term - Retail	3+0.3/100sm	130sm	3	4
Z	TOTAL NON-RES BICYC	LE SPACES - Long Term			5
95					

D ES	Tot Bike Spaces	Res	Non-Res	TOTAL
AL IDE	Long Term	143	1	144
TOT	Short Term	8	4	12
T PR( BIKE	TOTAL	151	5	156
	-:			
100 modes	Bicycle Space Location			

<b>(D</b>	Bicycle Space Location	-	]			
N Z	Level	RES-BIK	E SPACES	NON-RE	S SPACES	TOTAL
PARKING		Long-Term	Short-Term	Long-Term	Short-Term	
E P/	GF	23	8	1	. 4	36
BIKE	BASEMENT	120	)	0	1	120
10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	TOTAL	143	8	1	4	156
			T T			

щ	By-Law 569-2013				
AMENITY SPACE	TOTAL Res Amenity = 4.0	Osm/unit		Required 308	Provide 320
ME	Indoor Amenity	2.0m/unit	2.0 x 77	154	159
⋖	Outdoor Amenity	2.0m/unit	2.0 x 77	154	161

· ini	Amenity Space Locat	ion		
SPACE	Level	AMENI	ΓΥ	TOTAL
		Indoor Ou	ıtdoor	
AMENIT	BASEMENT	31.4	0	31.4
ME O	MECH PH	127.7	161.6	289.3
<	TOTAL	159.1	161.6	320.7
	75			

77	By-Law 569-2013			
YPE/			Required	Provided
1 PD DT			TYPE G	TYPE G
N N N				- 1
LOADING	Level	LOADING		
_	GF	TYPE G		

## SITE STATISTICS

## Site Area: 1,208 sq.m, 13,000 sq.ft.

							Z	NING GF	OSS FLO	OR ARE	A				RSA	(RESIDENTIAL	SALEABLE AREA)			NON-RES		TOTAL	EFF.						
				12			D	EDUCTIO	NS						EDUCT	IONS					200								
) A DRMULA	В		С	D	E	F	G	Н		N	1	J =SUM(D:I)	=C- J	L	М	O =SUM(L:O)	P =K-O-T	Q =Q/X	R	S	Т	U Q+T	V =U/K					X	
	BELOW-GRADE PARKING		ENVELOPE GCA	BASEMENT STORAGE/BIKE RM	ELEVATORS	EXIT STAIRWELLS	LOADING/GARBAGE	AMENITY SPACE/LAUNDRY RM	BICYCLE PARKING	OPEN TO BELOW	UTILITY ROOMS	TOTAL	ZONING GFA	LOBBY / CORRIDOR	STORAGE	TOTAL DEDUCTIONS	RSA	AVG. UNIT SIZE (EXCLUDING TH)	COMMERCIAL - LEASABLE	COMMERCIAL - B.O.H.	TOTAL	RESIDENTIAL + COMMERCIAL LEASABLE	EFFICIENCY	STUDIO	18	28	38	TOTAL	BEDS
BASEMENT	-		821.1	305.0	16.2	31.8		72.2	-		70.0	495.2	325.9	69.3	_	69.3	256.6	32.1	-	- 3	-	256.6	78.7%	3	2	3	-	8	
GROUND FLOOR	-		771.8		16.2	85.8	169.0	-	64.4		4.3	339.7	432.1	96.7	52.0	148.7	111.9	-	130.0	41.5	171.5	241.9	56.0%	-	-	-	-	-	
FLOOR 02	-		831.0		16.2	39.5	4.0	-	-	81.9	1.8	143.4	687.6	40.3	27.4	67.7	619.9	51.7	-	-	-	619.9	90.2%	8	3	1	-	12	
FLOOR 03	-		848.0		16.2	31.8	4.0	-	-		2	52.0	796.0	72.4	27.9	100.3	695.7	36.6	25	2	2	695.7	87.4%	8	5	5	1	19	
FLOOR 04	-		668.0		16.2	29.9	4.0	-	-		-	50.1	617.9	62.8	16.0	78.8	539.1	28.4	-	-	-	539.1	87.2%	15	4	-		19	
FLOOR 05	-		642.0	(2)	16.2	31.0	4.0	2	-		-	51.2	590.8	59.0	2	59.0	531.8	31.3	-	2	2	531.8	90.0%	12	2	3	-	17	
OOFTOP MECH/AMENITY LEVEL	-		257.0		16.2	36.5	4.0	127.7	-		68.5	252.9	4.1		4.1	4.1	(0.0)	(0.0)	-	 16	-	(0.0)	0.0%	-	*	2	-	2	
TOTAL	-	-	4,838.9	305.0	113.4	286.3	189.0	199.9		81.9	144.6	1,384.5	3,454.4	400.5	127.4	527.9	2,755.0	31.0	130.0	41.5	171.5	2,885.0	83.5%	46	16	14	1	77	-
TOTAL (SF)	<u> </u>	-	52,085	3,283	1,221	3,082	2,034	2,152		882	1,556	14,903	37,183	4,311	1,371	5,682	29,655	334	1,399	447	1,846	31,054		59.7%	20.8%	18.2%	1.3%	100.0%	S <del></del>

COPYRIGHT RESERVED. THIS DESIGN AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

01 2019.08.13 ISSUED FOR COORDINATION 02 2019.08.15 ISSUED FOR CLIENT REVIEW

03 2019.09.27 ISSUED FOR ZBA SUBMISSION

ARBORIST CENTRAL TREE CARE LTD 50 BOOTH AVE. TORONTO, ONTARIO M4M 2M2

LANDSCAPE
JANET ROSENBERG + STUDIO YORK, ONTARIO M6C 2S3

COLE ENGINEERING

70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5

CIVIL

PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2

HERITAGE TRANSPORTATION BA GROUP ERA ARCHITECTS
45 ST. CLAIR AVE. W, SUITE 300
TORONTO, ONTARIO
M4V 1K9

ERA ARCHITECTS
625 CHURCH ST, #600
TORONTO, ONTARIO
M4Y 2G1





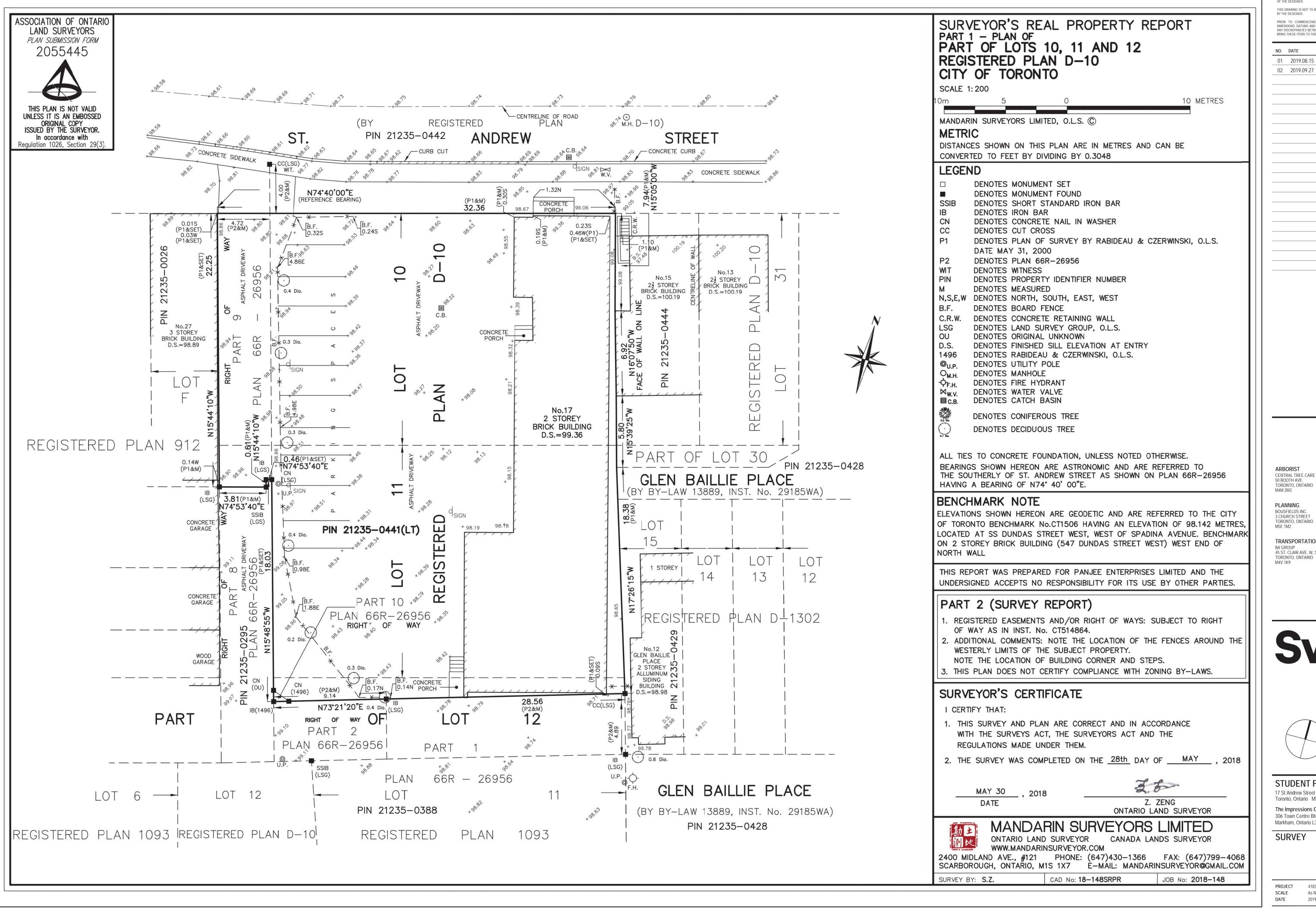
STUDENT FOCUSED HOUSING

17 St Andrew Street Toronto, Ontario M5T 1K7

The Impressions Group 306 Town Centre Blvd, Suite 101 Markham, Ontario L3R 0Y6

STATISTICS & PERSPECTIVES

PROJECT 41839 DRAWN SCALE CHECKED NTS DATE 2019.08.13 **PLOTTED** 2019.09.27



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES RETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS: AND

NO.	DATE	REVISION / ISSUANCE

01 2019.08.15 ISSUED FOR CLIENT REVIEW 02 2019.09.27 ISSUED FOR ZBA SUBMISSION

CENTRAL TREE CARE LTD

JANET ROSENBERG + STUDIO YORK, ONTARIO M6C 2S3

COLE ENGINEERING

70 VALLEYWOOD DR.

MARKHAM, ONTARIO

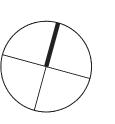
LANDSCAPE

PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO

HERITAGE TRANSPORTATION BA GROUP ERA ARCHITECTS 45 ST. CLAIR AVE. W, SUITE 300 625 CHURCH ST, #600

TORONTO, ONTARIO



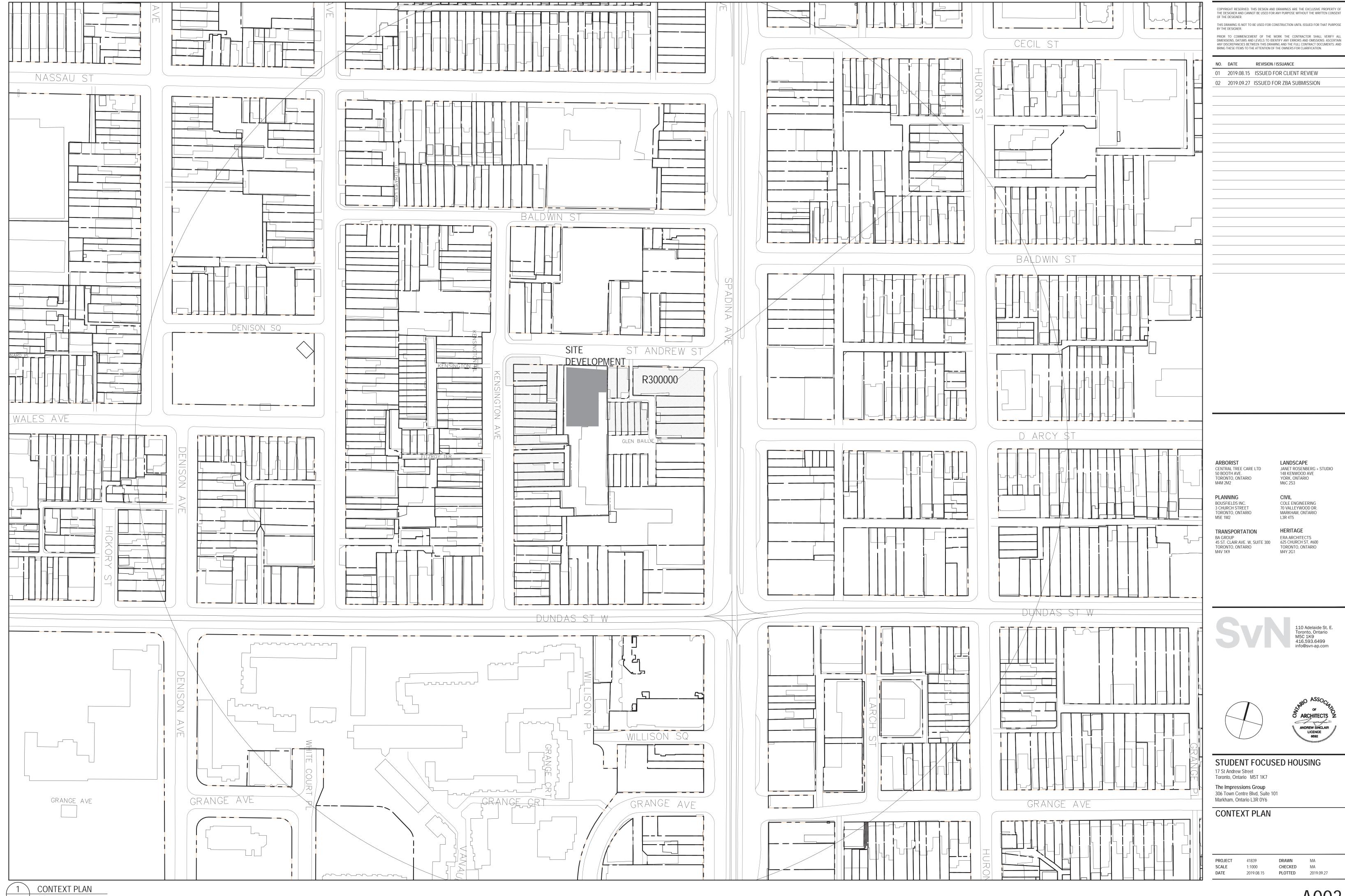


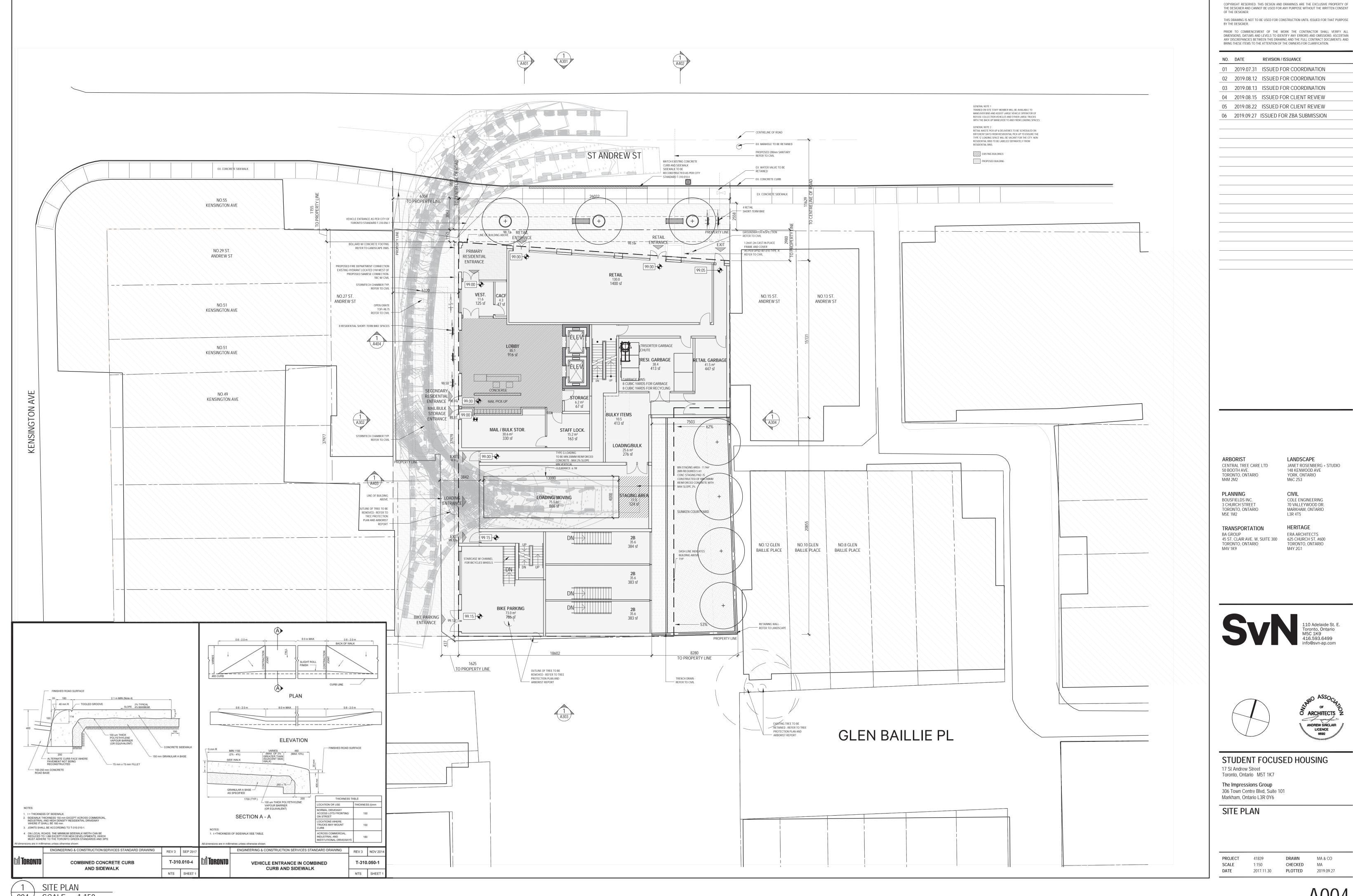
STUDENT FOCUSED HOUSING

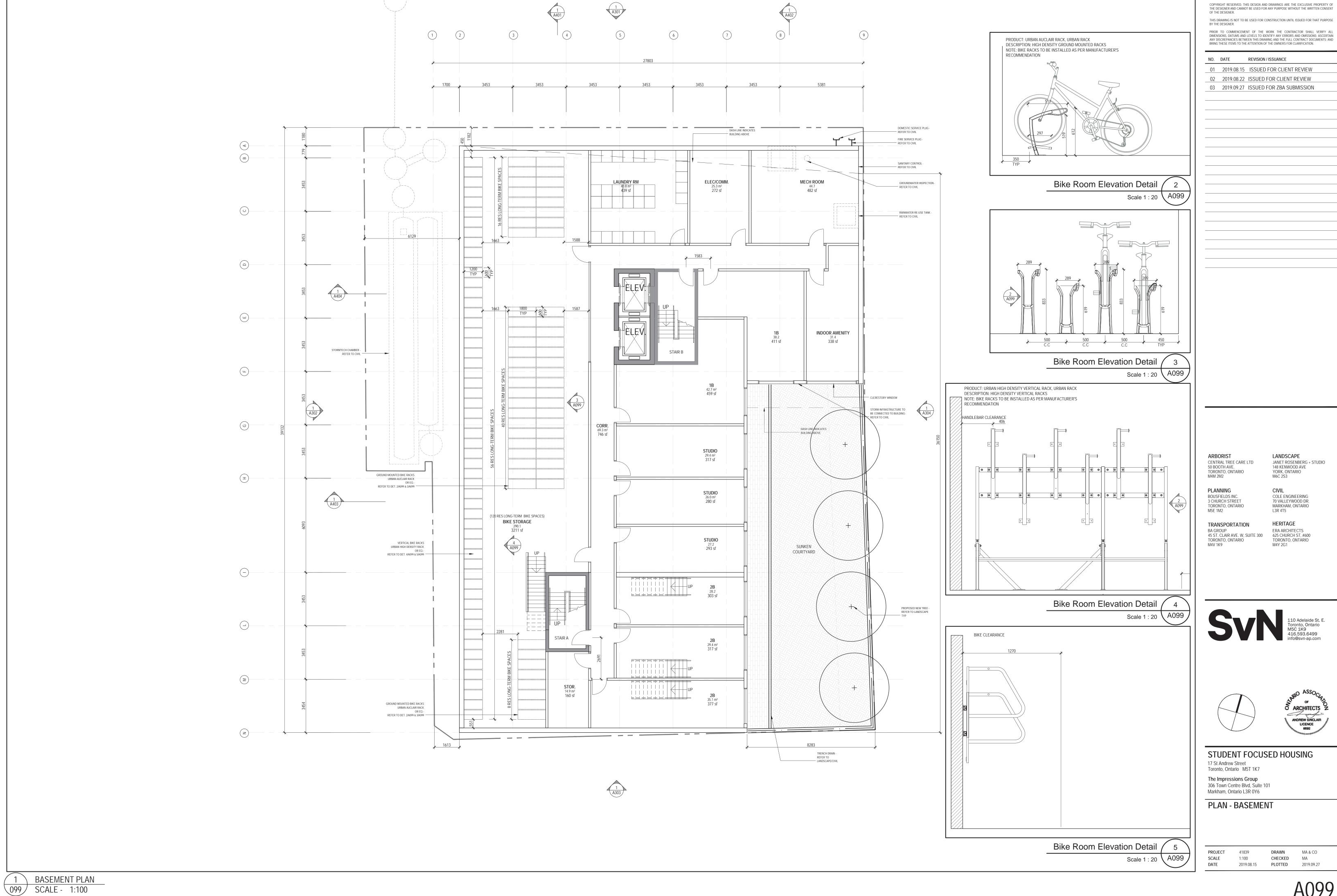
17 St Andrew Street Toronto, Ontario M5T 1K7 The Impressions Group 306 Town Centre Blvd, Suite 101

Markham, Ontario L3R 0Y6

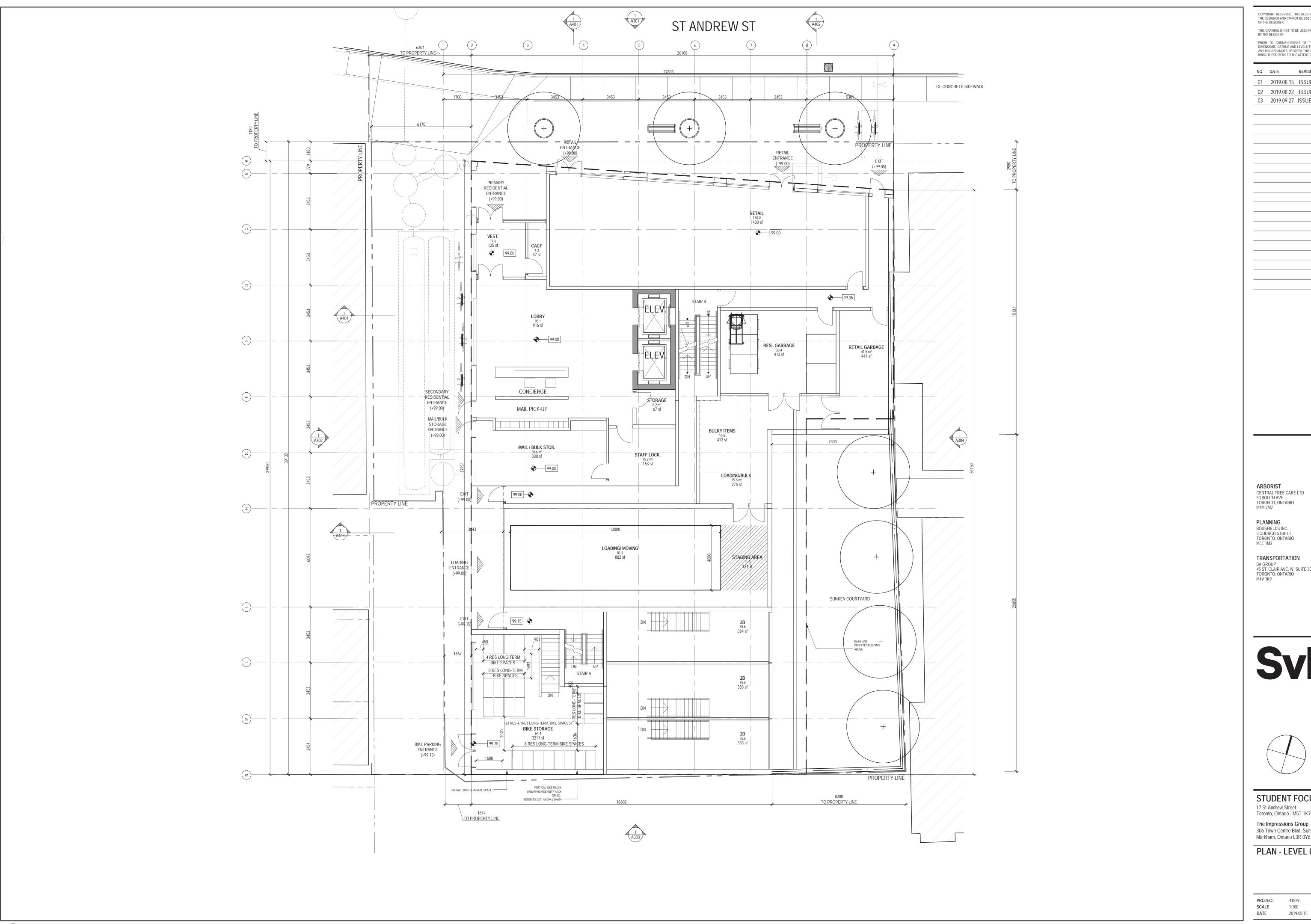
41839 PROJECT CHECKED As Noted PLOTTED 2019.09.27 2019.08.15











THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

01 2019.08.15 ISSUED FOR CLIENT REVIEW

02 2019.08.22 ISSUED FOR CLIENT REVIEW 03 2019.09.27 ISSUED FOR ZBA SUBMISSION

TORONTO, ONTARIO M4M 2M2 PLANNING BOUSFIELDS INC.

CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5

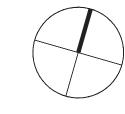
YORK, ONTARIO M6C 2S3

LANDSCAPE
JANET ROSENBERG + STUDIO

HERITAGE TRANSPORTATION BA GROUP ERA ARCHITECTS
45 ST. CLAIR AVE. W, SUITE 300
TORONTO, ONTARIO
M4V 1K9

ERA ARCHITECTS
625 CHURCH ST, #600
TORONTO, ONTARIO
M4Y 2G1







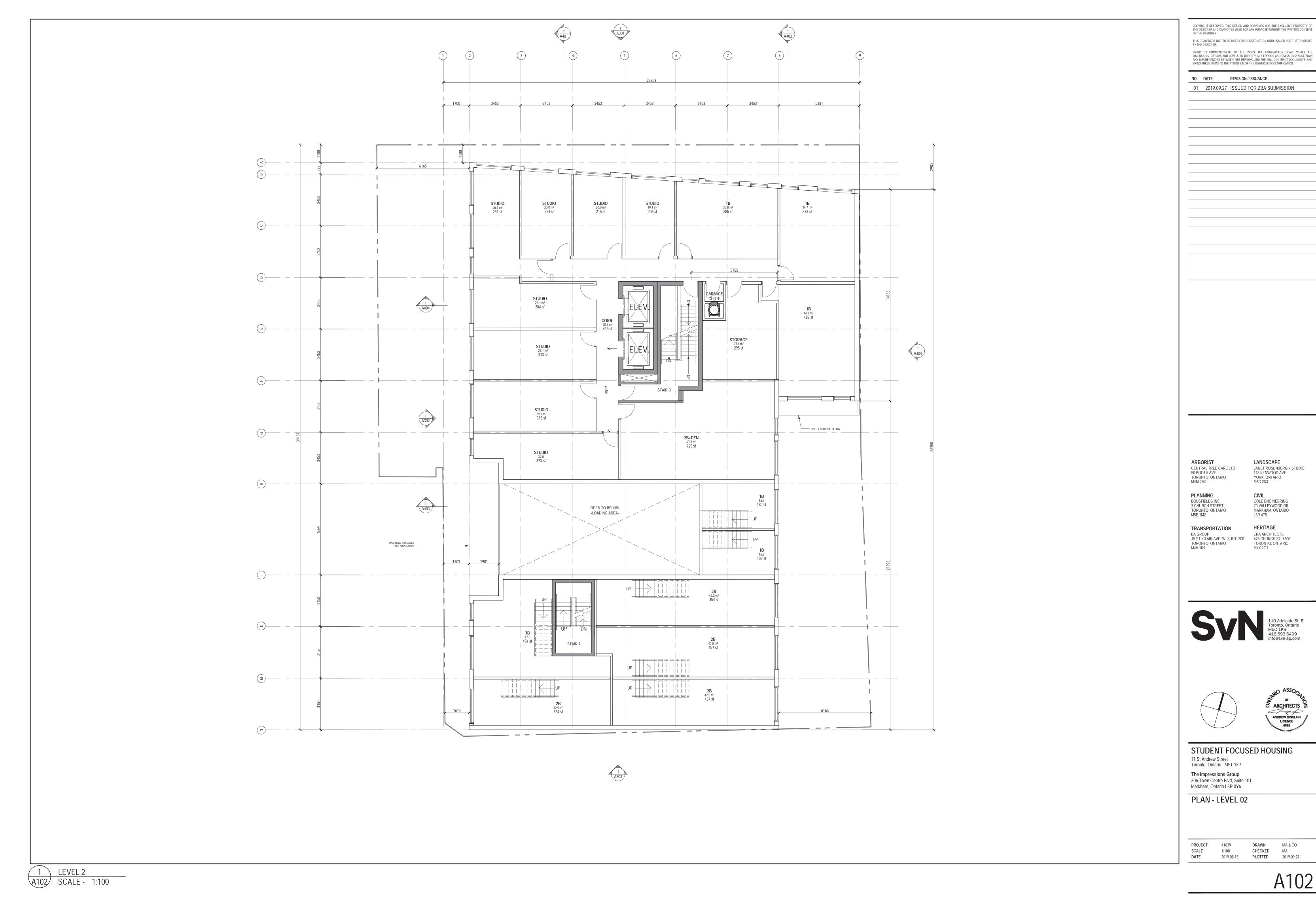
STUDENT FOCUSED HOUSING

17 St Andrew Street Toronto, Ontario M5T 1K7

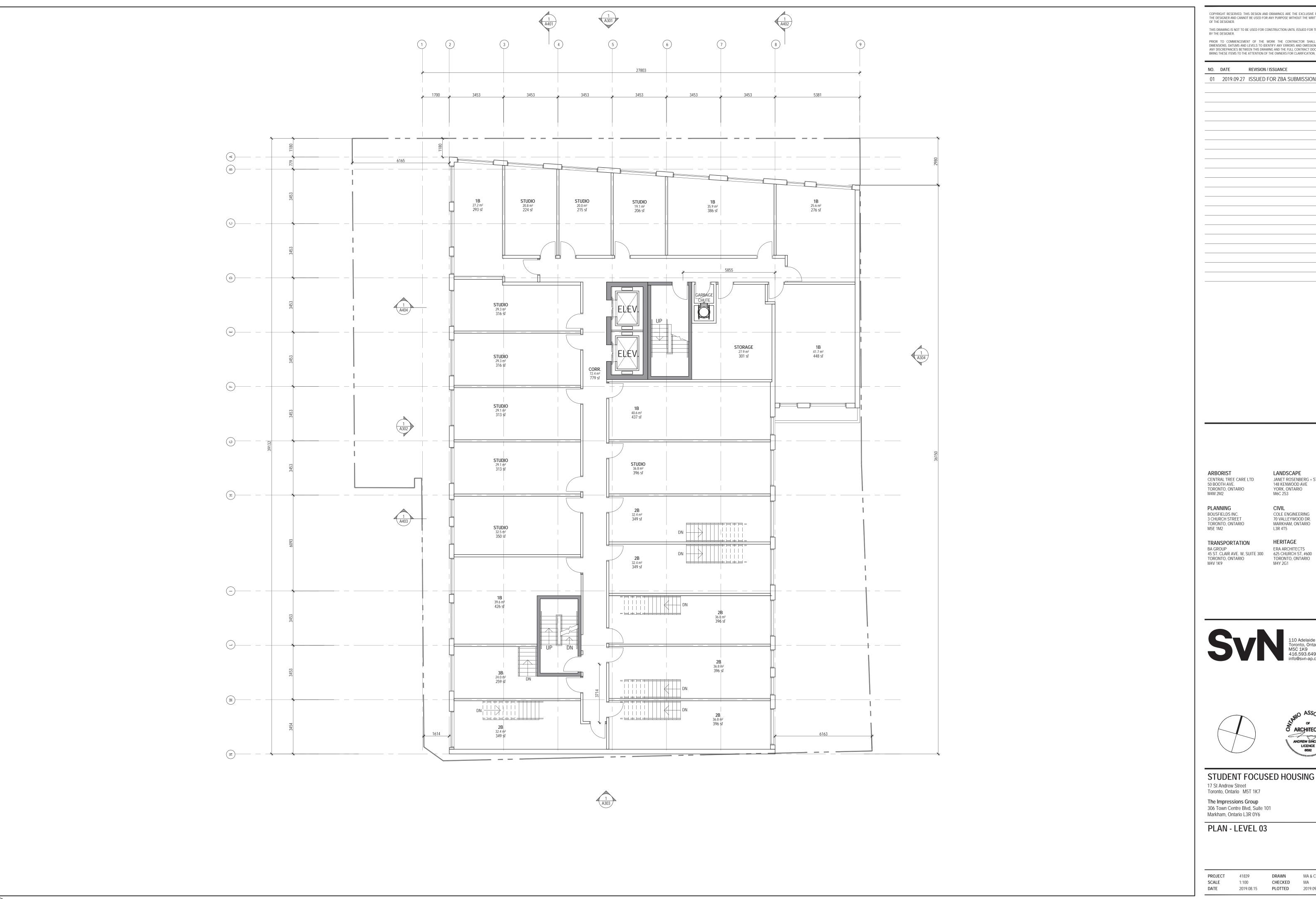
The Impressions Group 306 Town Centre Blvd, Suite 101 Markham, Ontario L3R 0Y6

PLAN - LEVEL 01

PROJECT 41839 CHECKED 1:100 2019.08.15 **PLOTTED** 2019.09.27



MA



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

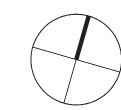
01 2019.09.27 ISSUED FOR ZBA SUBMISSION

LANDSCAPE

JANET ROSENBERG + STUDIO YORK, ONTARIO M6C 2S3

CIVIL
COLE ENGINEERING
70 VALLEYWOOD DR.
MARKHAM, ONTARIO
L3R 4T5 HERITAGE



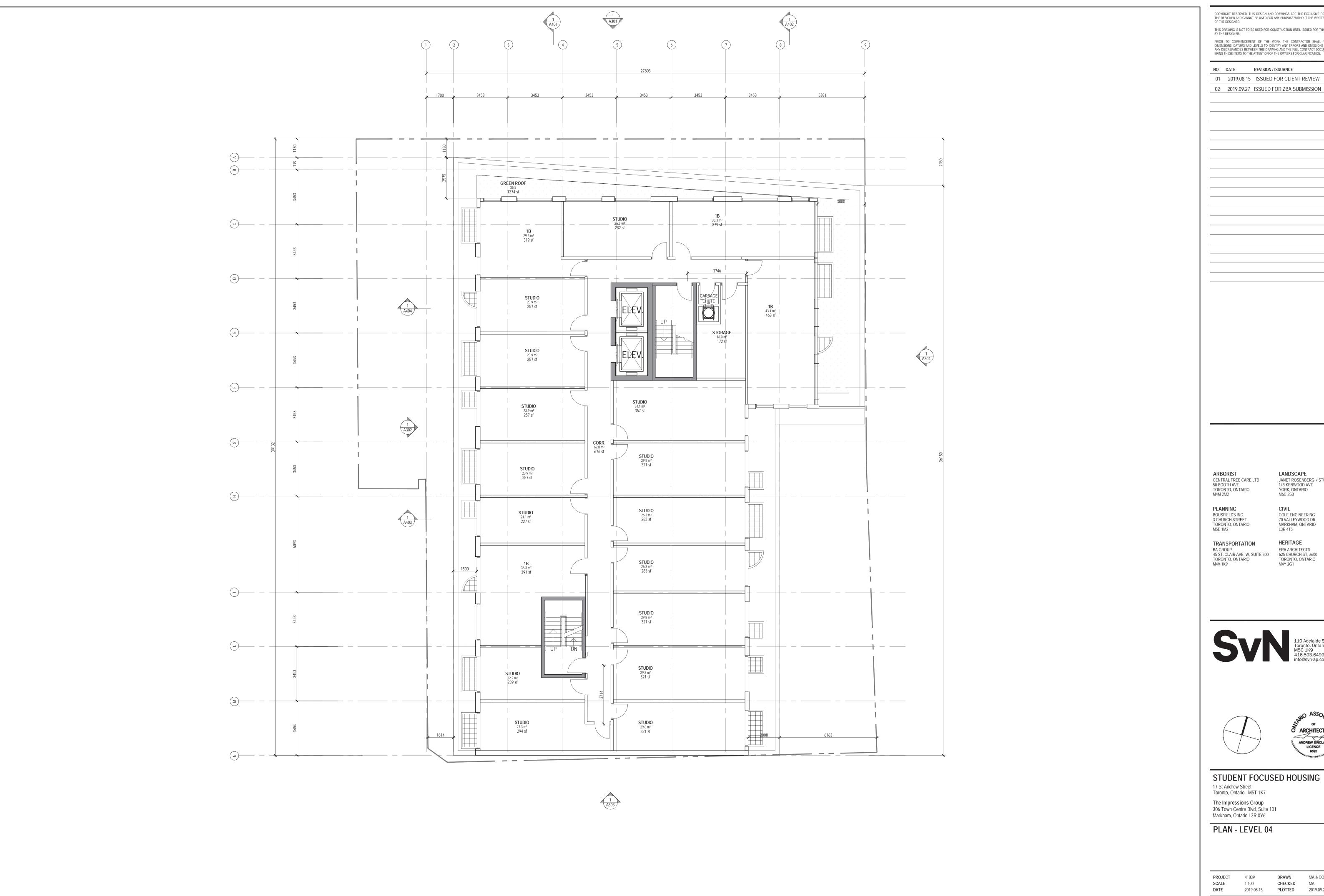




STUDENT FOCUSED HOUSING

PLAN - LEVEL 03

CHECKED 1:100 MA 2019.08.15 **PLOTTED** 2019.09.27



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

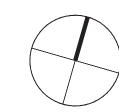
01 2019.08.15 ISSUED FOR CLIENT REVIEW

ARBORIST LANDSCAPE
CENTRAL TREE CARE LTD JANET ROSENBERG + STUDIO YORK, ONTARIO M6C 2S3

CIVIL
COLE ENGINEERING
70 VALLEYWOOD DR.
MARKHAM, ONTARIO
L3R 4T5 HERITAGE

BA GROUP ERA ARCHITECTS
45 ST. CLAIR AVE. W, SUITE 300
TORONTO, ONTARIO
M4V 1K9

ERA ARCHITECTS
625 CHURCH ST, #600
TORONTO, ONTARIO
M4Y 2G1



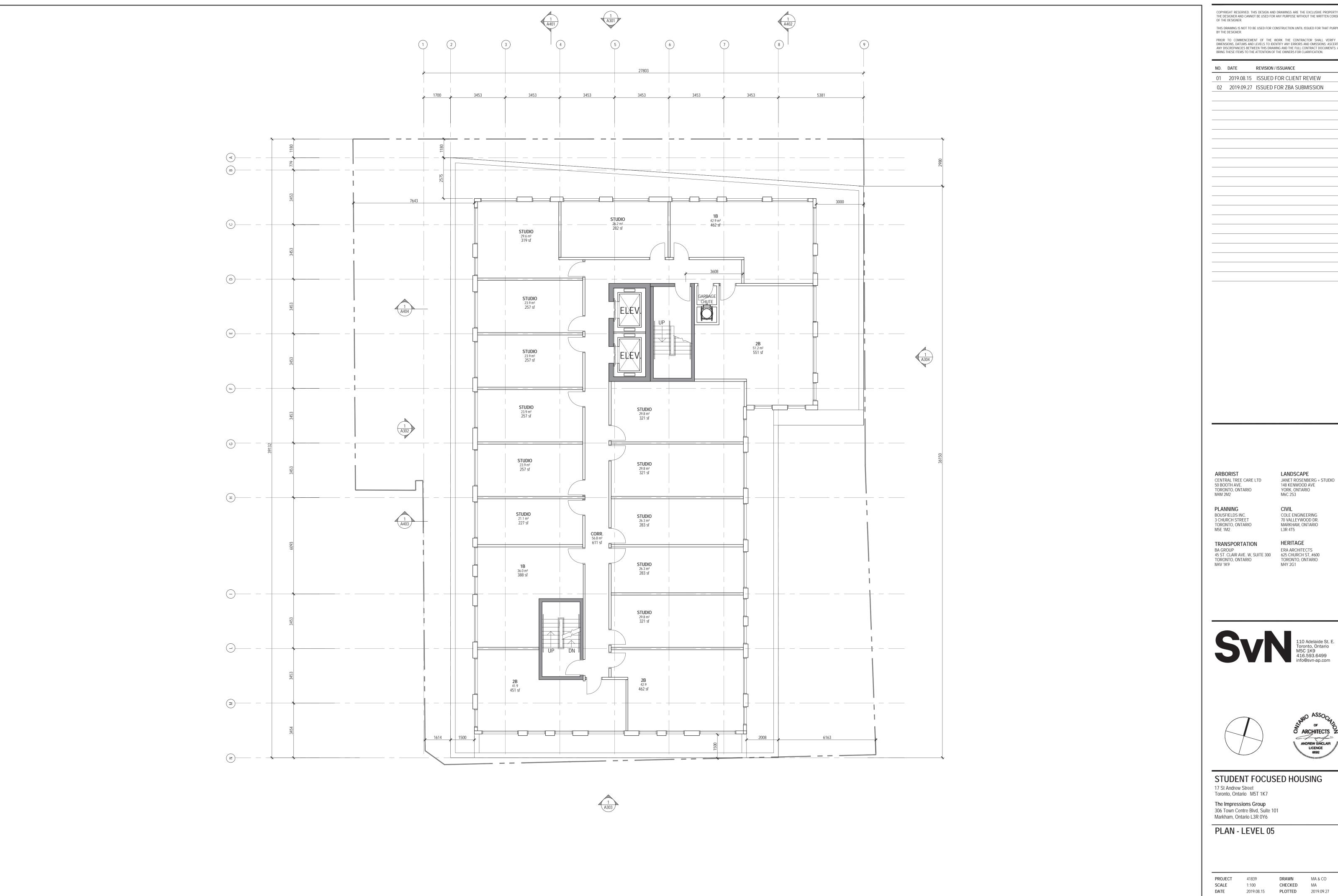


STUDENT FOCUSED HOUSING

The Impressions Group 306 Town Centre Blvd, Suite 101 Markham, Ontario L3R 0Y6

PLAN - LEVEL 04

PROJECT 41839 CHECKED 1:100 MA 2019.08.15 **PLOTTED** 2019.09.27



This drawing is not to be used for construction until issued for that purpose by the designer.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

01 2019.08.15 ISSUED FOR CLIENT REVIEW

02 2019.09.27 ISSUED FOR ZBA SUBMISSION

TORONTO, ONTARIO M4M 2M2

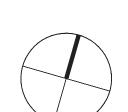
CIVIL
COLE ENGINEERING
70 VALLEYWOOD DR.
MARKHAM, ONTARIO
L3R 4T5

YORK, ONTARIO M6C 2S3

TRANSPORTATION

BA GROUP
45 ST. CLAIR AVE. W, SUITE 300
TORONTO, ONTARIO
M4V 1K9

HERITAGE
ERA ARCHITECTS
625 CHURCH ST, #600
TORONTO, ONTARIO
M4Y 2G1

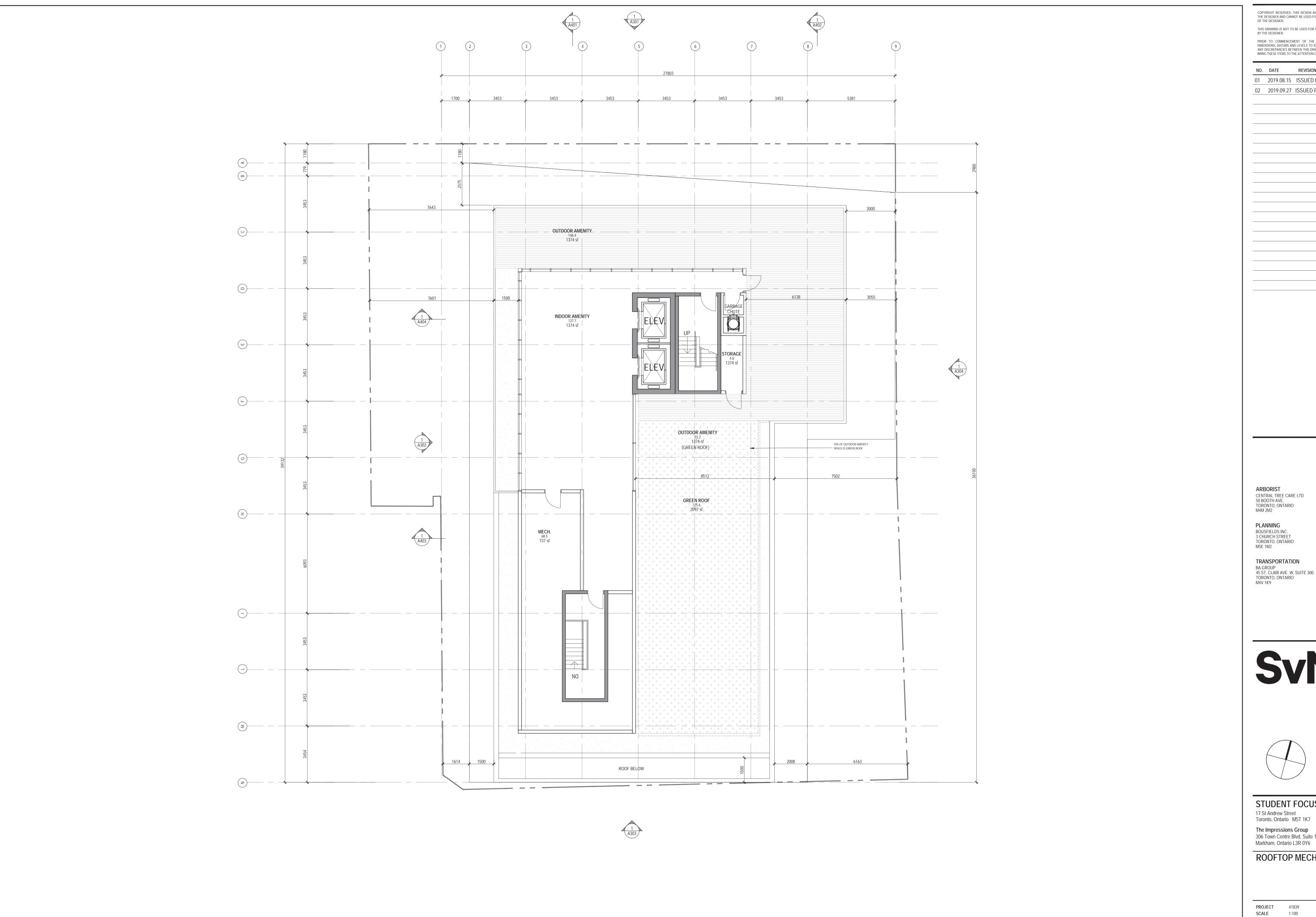




STUDENT FOCUSED HOUSING

PLAN - LEVEL 05

CHECKED 1:100 MA 2019.08.15 **PLOTTED** 2019.09.27



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

01 2019.08.15 ISSUED FOR CLIENT REVIEW

02 2019.09.27 ISSUED FOR ZBA SUBMISSION

ARBORIST LANDSCAPE
CENTRAL TREE CARE LTD JANET ROSENBERG + STUDIO

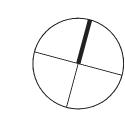
YORK, ONTARIO M6C 2S3

CIVIL
COLE ENGINEERING
70 VALLEYWOOD DR.
MARKHAM, ONTARIO
L3R 4T5 HERITAGE

BA GROUP
45 ST. CLAIR AVE. W, SUITE 300
TORONTO, ONTARIO
M4V 1K9

TORONTO, ONTARIO
M4Y 2G1

TORONTO, ONTARIO



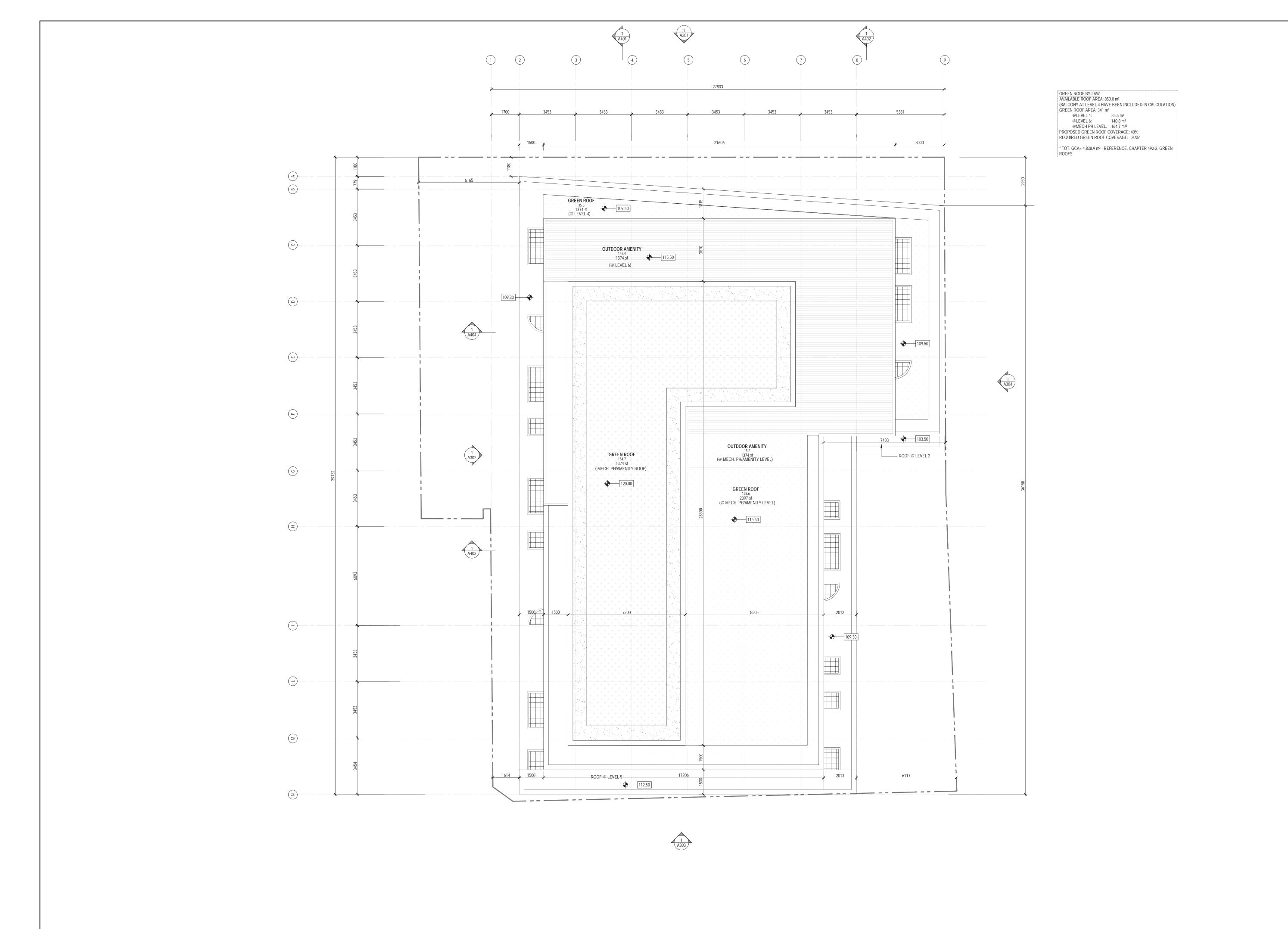


STUDENT FOCUSED HOUSING

The Impressions Group 306 Town Centre Blvd, Suite 101 Markham, Ontario L3R 0Y6

ROOFTOP MECH.&AMENITY LEVEL

PROJECT 41839 DRAWN CHECKED 1:100 MA 2019.08.15 **PLOTTED** 2019.09.27



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

01 2019.07.26 ISSUED FOR COORDINATION

02 2019.08.15 ISSUED FOR CLIENT REVIEW

03 2019.09.27 ISSUED FOR ZBA SUBMISSION

BA GROUP ERA ARCHITECTS
45 ST. CLAIR AVE. W, SUITE 300
TORONTO, ONTARIO TORONTO, ONTARIO
M4V 1K9

ERA ARCHITECTS
625 CHURCH ST, #600
TORONTO, ONTARIO
M4Y 2G1

ARBORIST

TORONTO, ONTARIO M4M 2M2

PLANNING BOUSFIELDS INC.

3 CHURCH STREET TORONTO, ONTARIO M5E 1M2

TRANSPORTATION

CENTRAL TREE CARE LTD

LANDSCAPE

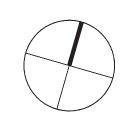
JANET ROSENBERG + STUDIO

YORK, ONTARIO M6C 2S3

CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5

HERITAGE







STUDENT FOCUSED HOUSING

17 St Andrew Street Toronto, Ontario M5T 1K7 The Impressions Group

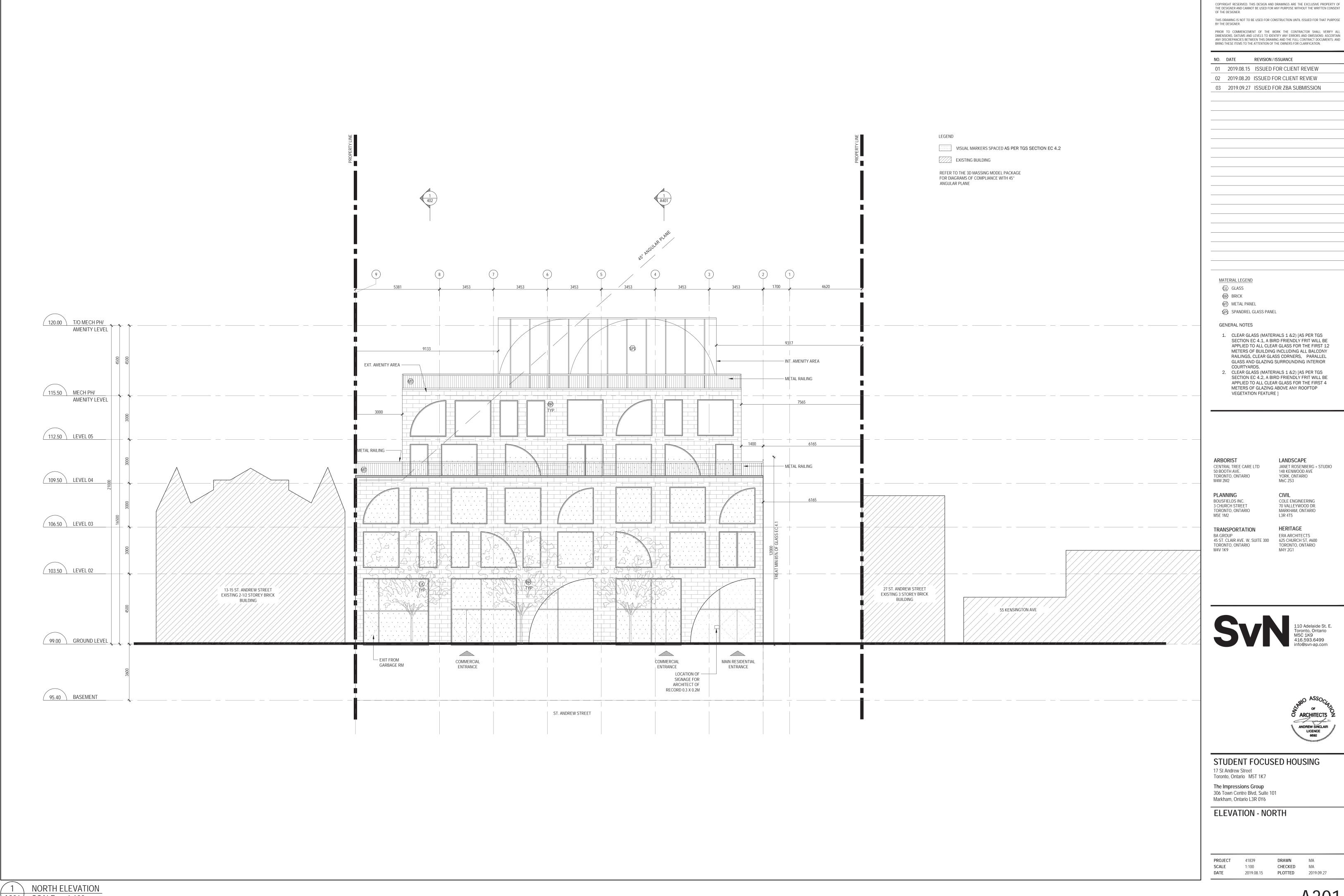
The Impressions Group 306 Town Centre Blvd, Suite 101 Markham, Ontario L3R 0Y6

ROOF PLAN

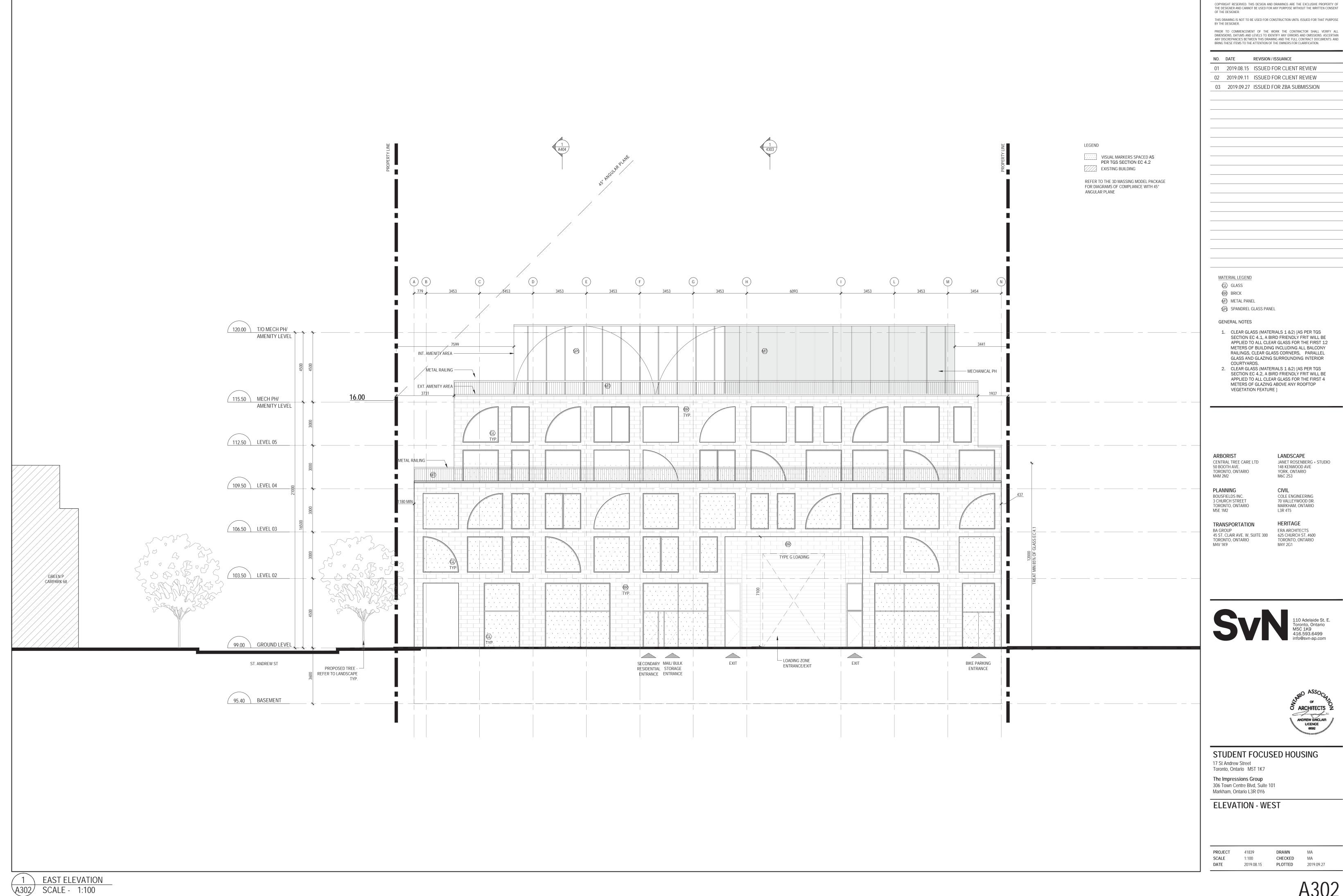
 PROJECT
 41839
 DRAWN
 MA

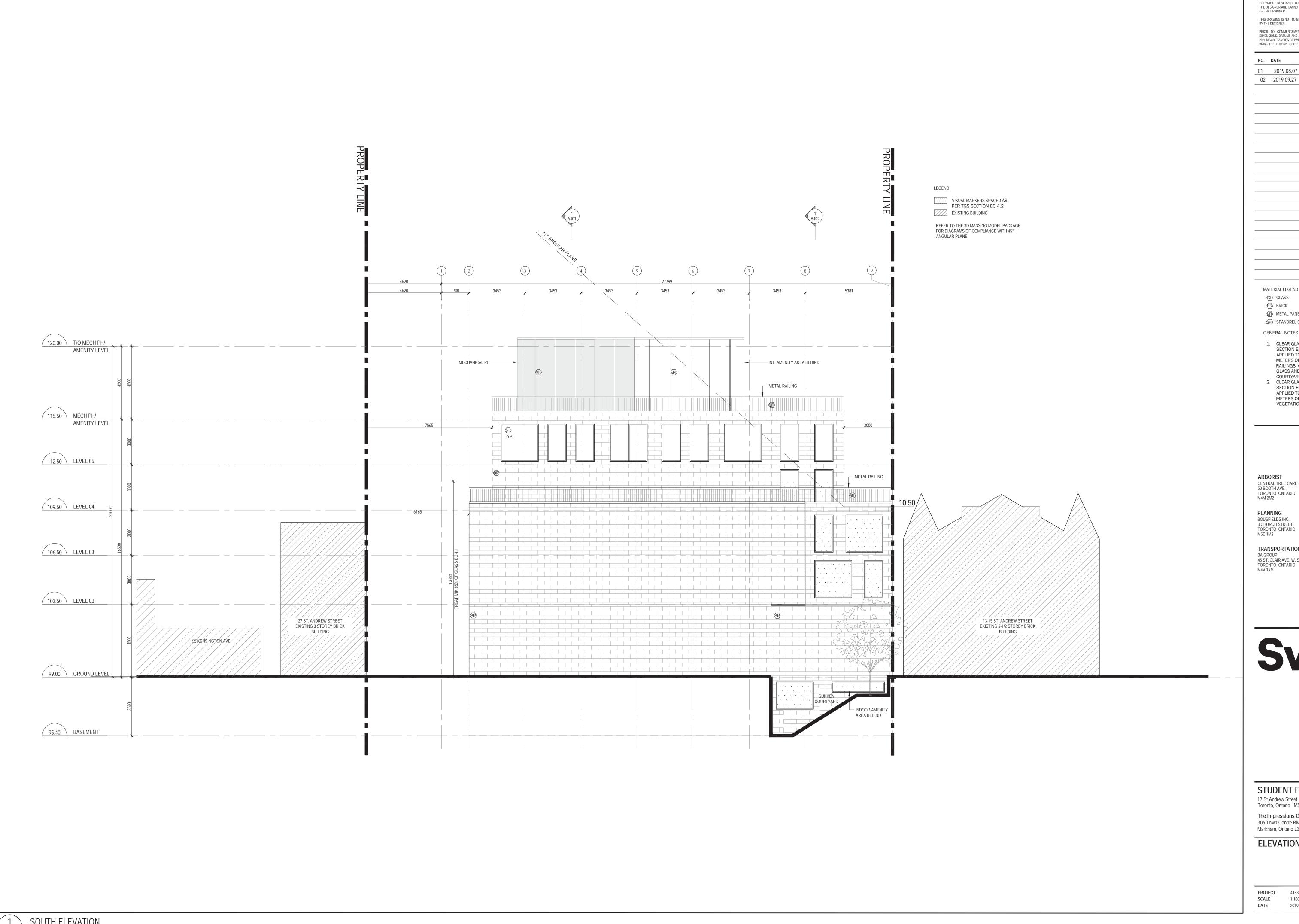
 SCALE
 1:100
 CHECKED
 MA

 DATE
 2019.07.26
 PLOTTED
 2019.09.27









THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

01 2019.08.07 ISSUED FOR COORDINATION

02 2019.09.27 ISSUED FOR ZBA SUBMISSION

MATERIAL LEGEND

GL GLASS ⟨BR⟩ BRICK

√MT

METAL PANEL

(P) SPANDREL GLASS PANEL

GENERAL NOTES

1. CLEAR GLASS (MATERIALS 1 &2) [AS PER TGS SECTION EC 4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 12 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.

2. CLEAR GLASS (MATERIALS 1 &2) [AS PER TGS SECTION EC 4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE ]

ARBORIST CENTRAL TREE CARE LTD

LANDSCAPE JANET ROSENBERG + STUDIO YORK, ONTARIO M6C 2S3

PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2 CIVIL
COLE ENGINEERING
70 VALLEYWOOD DR.
MARKHAM, ONTARIO
L3R 4T5

TRANSPORTATION BA GROUP
45 ST. CLAIR AVE. W, SUITE 300
TORONTO, ONTARIO
M4V 1K9

TORONTO, ONTARIO
M4Y 2G1

TORONTO, ONTARIO

HERITAGE



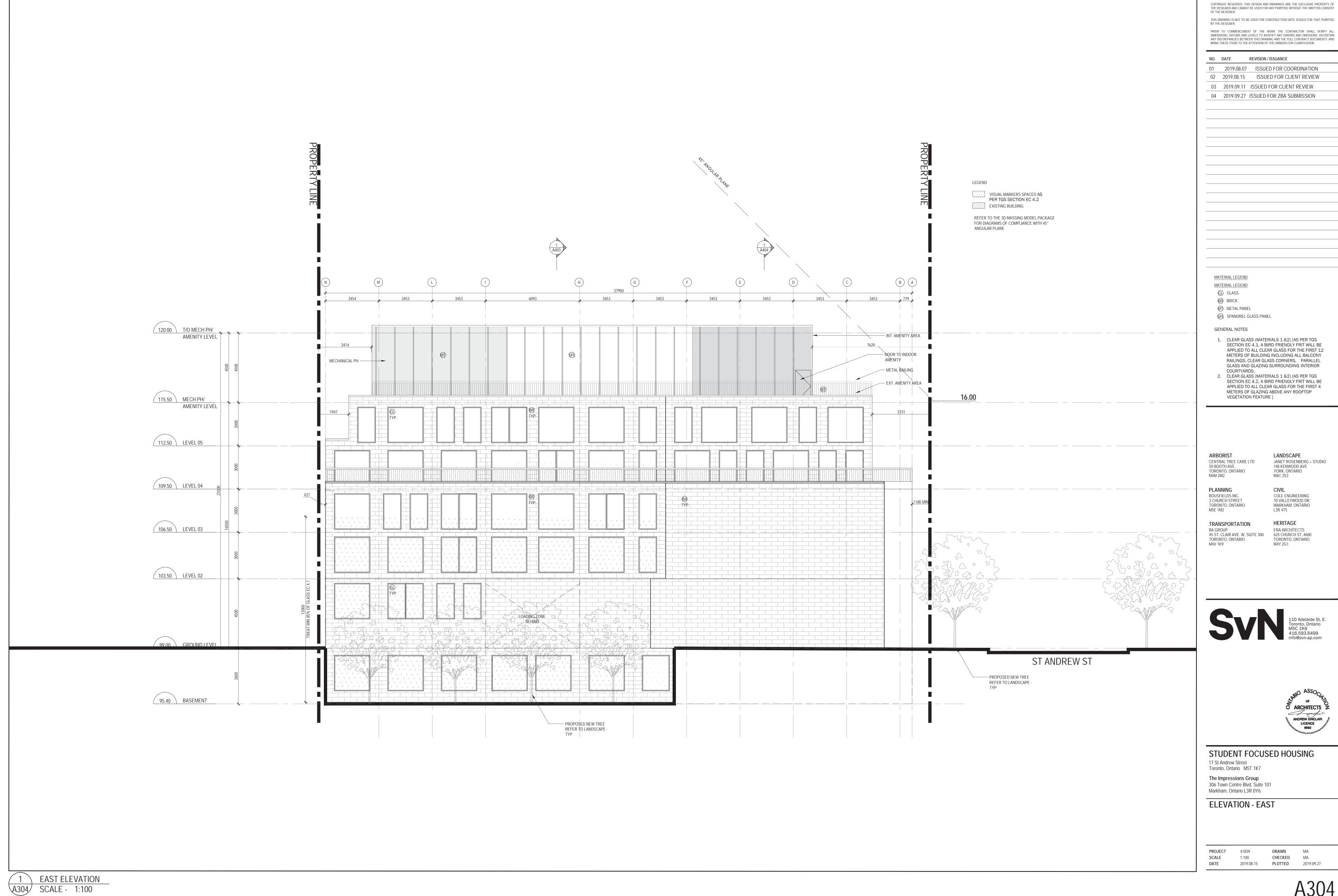
STUDENT FOCUSED HOUSING

17 St Andrew Street Toronto, Ontario M5T 1K7

The Impressions Group 306 Town Centre Blvd, Suite 101 Markham, Ontario L3R 0Y6

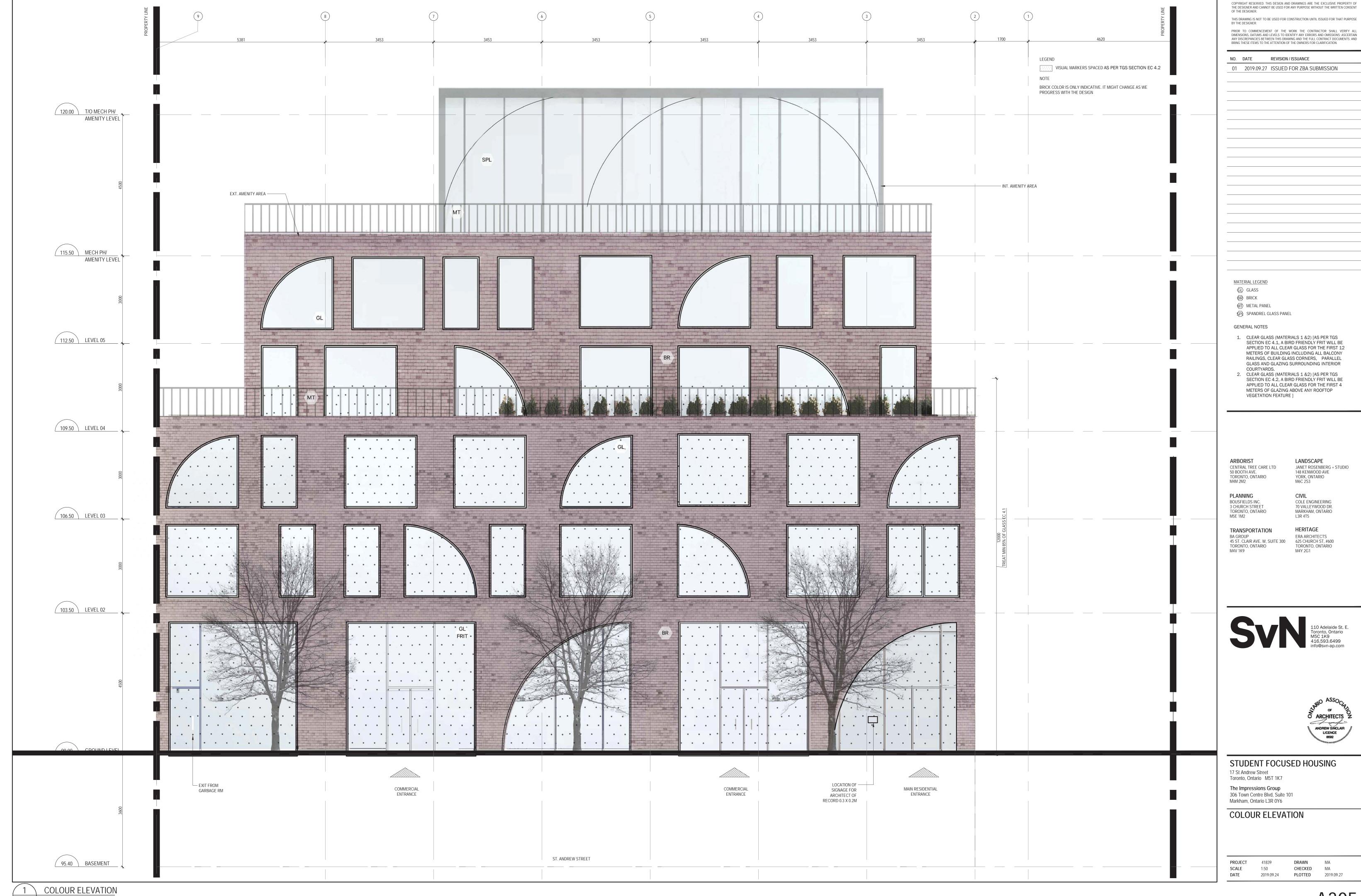
**ELEVATION - SOUTH** 

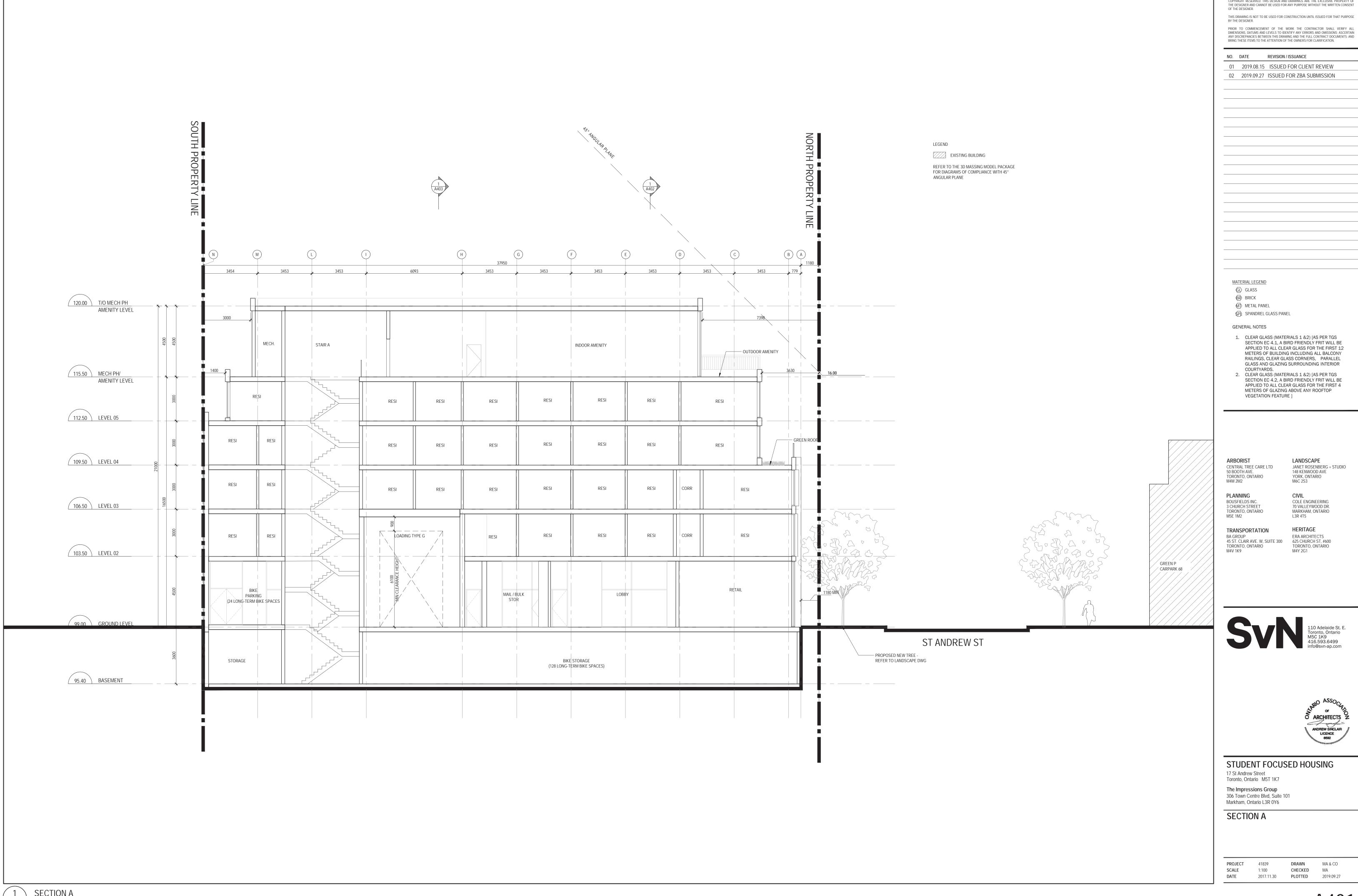
PROJECT 41839 DRAWN CHECKED 1:100 2019.08.15 **PLOTTED** 2019.09.27



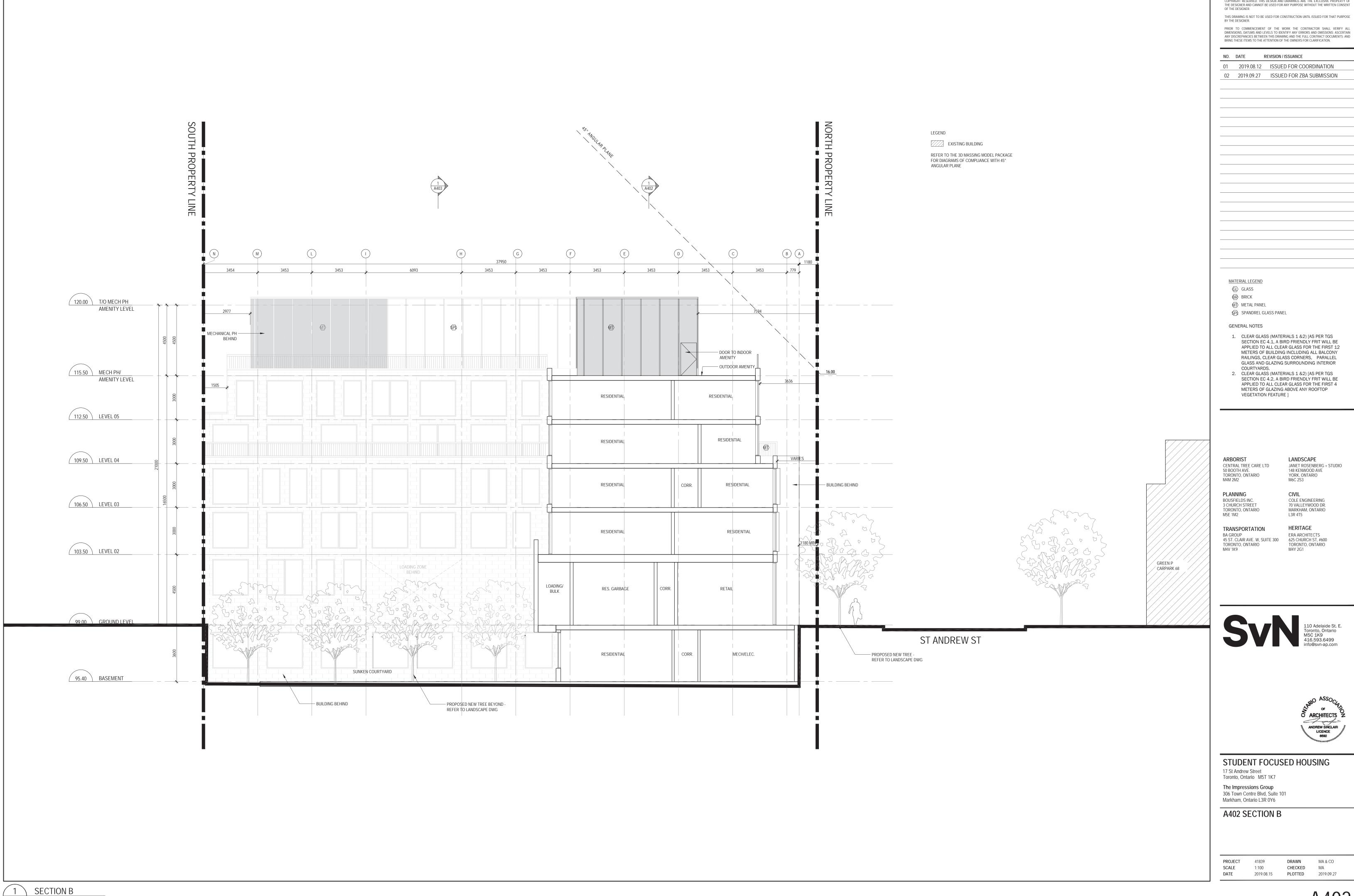
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.



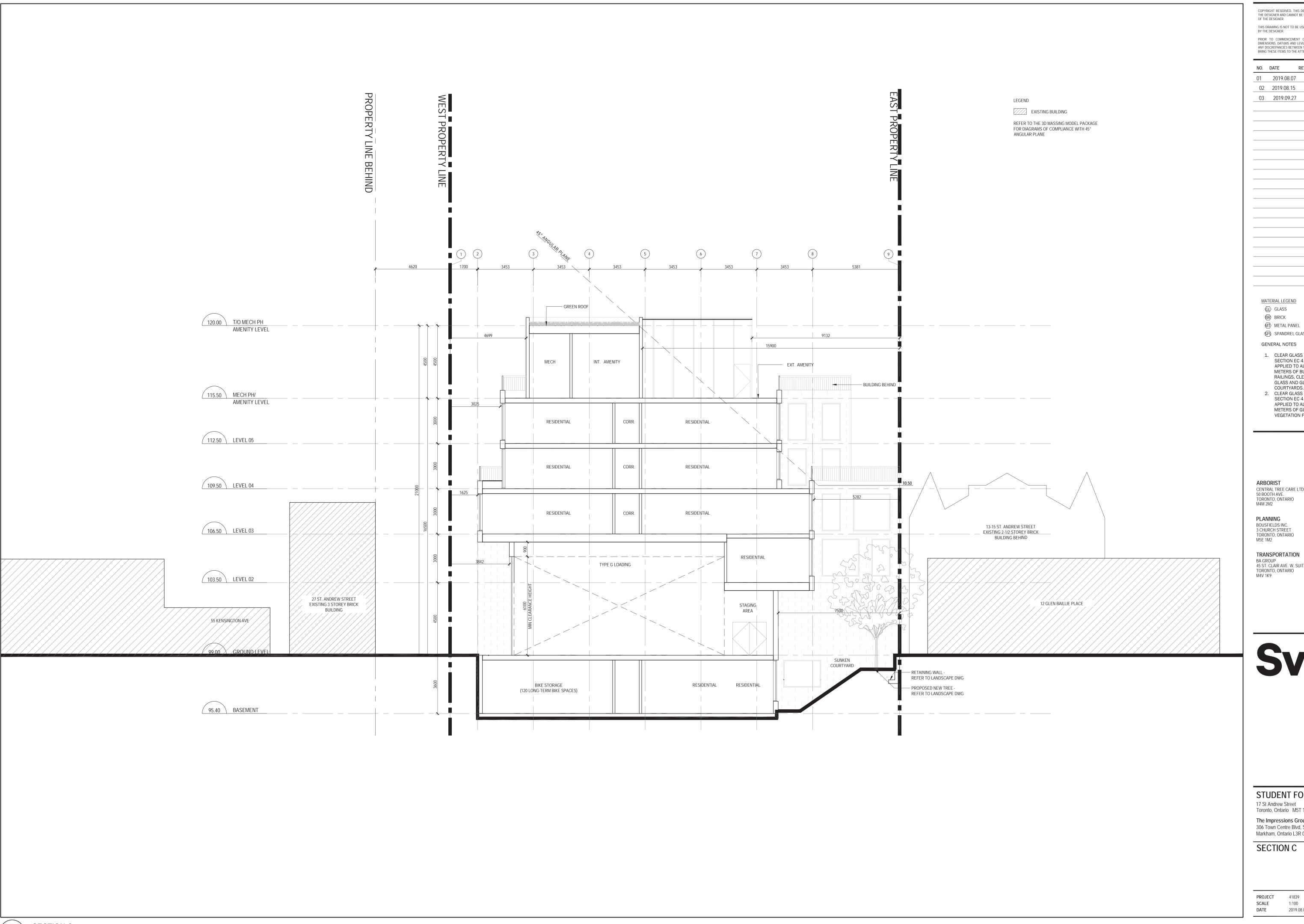












THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO. DATE REVISION / ISSUANCE

01 2019.08.07 ISSUED FOR COORDINATION

02 2019.08.15 ISSUED FOR CLIENT REVIEW

03 2019.09.27 ISSUED FOR ZBA SUBMISSION

MATERIAL LEGEND

⟨BR⟩ BRICK

SPANDREL GLASS PANEL

**GENERAL NOTES** 

- CLEAR GLASS (MATERIALS 1 &2) [AS PER TGS SECTION EC 4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 12 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.
- 2. CLEAR GLASS (MATERIALS 1 &2) [AS PER TGS SECTION EC 4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE ]

ARBORIST CENTRAL TREE CARE LTD

LANDSCAPE JANET ROSENBERG + STUDIO YORK, ONTARIO M6C 2S3

COLE ENGINEERING

CIVIL

BOUSFIELDS INC.

70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5

HERITAGE

BA GROUP
45 ST. CLAIR AVE. W, SUITE 300
TORONTO, ONTARIO
M4V 1K9

ERA ARCHITECTS
625 CHURCH ST, #600
TORONTO, ONTARIO
M4Y 2G1



STUDENT FOCUSED HOUSING

17 St Andrew Street Toronto, Ontario M5T 1K7

The Impressions Group 306 Town Centre Blvd, Suite 101 Markham, Ontario L3R 0Y6

SECTION C

PROJECT 41839 DRAWN MA & CO CHECKED 1:100 MA 2019.08.01 PLOTTED 2019.09.27

