

1 KEY PLAN
1 : 4000


ARCHITECTURAL DRAWING LIST	
A-000	COVER SHEET
A-001	STATISTICS, TGS
A-002	CONTEXT PLAN
A-003	SURVEY
A-004	SITE PLAN
A-005	PARKING CIRCULATON PLAN
A-101	FLOOR PLANS
A-102	FLOOR PLANS
A-103	FLOOR PLANS
A-104	FLOOR PLANS
A-105	FLOOR PLANS
A-106	FLOOR PLANS
A-107	ROOF PLAN
A-201	CONTEXT ELEVATIONS
A-202	NORTH & SOUTH ELEVATIONS
A-203	EAST & WEST ELEVATIONS
A-301	BUILDING SECTIONS
A-901	ORTHOGRAPHIC VIEWS



147 SPADINA AVENUE

TORONTO, ONTARIO

ARCHITECT	BUILDER	HERITAGE	PLANNING	LANDSCAPE	CIVIL	TRAFFIC	STRUCTURE	MECHANICAL / ELECTRICAL
AUDAX ARCHITECTURE INC. 1002 DUNDAS STREET W, TORONTO, ONTARIO M5R 3P8 (416) 862-8403	HULLMARK 474 WELLINGTON STREET W, SUITE 200 TORONTO, ONTARIO M5V 1E3 (416) 510-1700	PHILIP GOLDSMITH 46 DORSET STREET E, PORT HOPE, ONTARIO L1A 1E3 905-885-0839	BOUSFIELDS INC. 3 CHURCH STREET, TORONTO, ONTARIO M5R 1M2 (416) 947-9744	THE PLANNING PARTNERSHIP 1255 BAY STREET, SUITE 500 TORONTO, ONTARIO M5R 2A9 (416) 975-1556	R.V. ANDERSON 2001 SHEPPARD AVENUE E, SUITE 300 NORTH YORK, ONTARIO M2J 4Z8 (416) 497-8600	BA GROUP 45 ST. CLAIR AVENUE W, SUITE 300 TORONTO, ONTARIO M4V 1K9 (416) 961-7110	RJC LTD. 100 UNIVERSITY AVENUE, NORTH TOWER, SUITE 300 TORONTO, ONTARIO M5J 1V6 (416) 977-5335	SMITH + ANDERSEN 100 SHEPPARD AVE. EAST, SUITE 1100 TORONTO, ONTARIO M2N 6N5 (416) 487-8151



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WITH PREJUDICE

5	ISSUED FOR ZBA SETTLEMENT	2023-09-01
4	ISSUED FOR SPA	2021-11-01
3	ISSUED FOR ZBA	2021-08-10
2	ISSUED FOR COORDINATION	2021-07-21
1	ISSUED FOR COORDINATION	2021-05-07
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

COVER SHEET

PROJECT:

147 SPADINA AVENUE

TORONTO, ONTARIO

PROJECT NORTH:	SCALE: 1 : 4000
	PLOT DATE: 2023-09-07 5:24:39 PM
	DRAWN BY: Author
	FILE NO.: 20-006

A-000

PROJECT SUMMARY

1.0 SUMMARY OF STATISTICS

Table with 3 columns: SITE AREA, GROSS FLOOR AREA, RESIDENTIAL AREA, etc. Total gross floor area including common areas in the parking levels.

2.0 DETAILED AREAS

Main table for detailed areas with columns for Floor Level, Total Construction Area, Deductions, Gross Floor Area, Residential Saleable, Common, Indoor Amenity, and Retail/Commercial.

* 505.5(2)(2) GROSS FLOOR AREA means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level.

*** 505.40.40(4) In the Commercial Residential Employment Zone category the FLOOR SPACE INDEX for a mixed use building is the result of the gross floor area minus the areas listed in regulation 505.5.40.40(3) divided by the area of the lot.

2.1 AMENITY AREAS

Table for Amenity Spaces: AMENITY SPACE, REQUIRED RATIO, CALCULATION, AREA REQUIRED, AREA PROVIDED.

2.2 GARBAGE AREAS

Table for Garbage Spaces: GARBAGE SPACE, REQUIRED RATIO, CALCULATION, AREA REQUIRED, AREA PROVIDED.

3.0 VEHICLE PARKING

Table for Vehicle Parking: PARKING, REQUIRED RATIO, CALCULATION, SUBTOTAL, TOTAL, VEHICLE PARKING PROVIDED.

* Maximum Residential rates of: (1) 7 per 18 units [1.2 per 2B unit] [1.5 per 3B unit]

** See Transportation Report prepared by BA Group

Table for Accessible Parking: ACCESSIBLE PARKING, REQUIRED RATIO, CALCULATION, TOTAL, ACCESSIBLE PARKING PROVIDED.

* Accessible parking are included as part of total parking count.

3.1 BICYCLE PARKING

Table for Bicycle Parking: BIKE PARKING, REQUIRED RATIO, CALCULATION, SUBTOTAL, TOTAL, BICYCLE PARKING PROVIDED.

* 230.5.10.1(2) Despite the bicycle parking space rates set out in regulations 230.5.10.1(1) and 230.5.10.1(5) and (6), if a bicycle parking space is required for uses on a lot, other than a dwelling unit, and the total interior floor area of all such uses on the lot is 2000 square metres or less, then no bicycle parking space is required.

3.2 LOADING

Table for Loading: LOADING, REQUIRED RATIO, CALCULATION, TOTAL, LOADING SPACES PROVIDED.

* 40.10.90.1(1) : In the CR zone, if a mixed use building has a minimum of 30 dwelling units, the requirement for a Type "G" loading space, is satisfied if a Type "A" loading space or a Type "B" loading space required for the non-residential uses in the building is constructed to the larger applicable length, width or vertical clearance dimensions of a Type "G" loading space, referred to in regulation 220.5.1.10(9) (By-law: 1429-2017)

4.0 BUILDING HEIGHT & ESTABLISHED GRADE

Table for Building Height & Established Grade: BUILDING HEIGHT, ZONING, PERMITTED, PROPOSED.

BUILDING HEIGHT measured from ESTABLISHED GRADE to TOP OF MAIN ROOF (not including mechanical penthouses).

50.5.40.1(1) : In the Commercial Residential Employment Zone category, the height of a building is the distance between the average elevation of the ground along the front lot line or in the case of a corner lot, the average elevation of the ground along all lot lines that abut a street and the elevation of the highest point of the building.

Table for Geodetic and Established Grade: GEODETIC (m), ESTABLISHED GRADE, NW CORNER, SW CORNER, SE CORNER, AVERAGE.

ESTABLISHED GRADE means the average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line.

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/greendevlopment

Table for General Project Description: Proposed Total Gross Floor Area, Breakdown of project components, Residential, Retail, Commercial, Industrial, Institutional/Other, Total number of residential units.

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

Table for Automobile Infrastructure: Required, Proposed, Proposed % for Number of Parking Spaces, Number of parking spaces dedicated for priority LEV parking, Number of parking spaces with EVSE.

Table for Cycling Infrastructure: Required, Proposed, Proposed % for Number of long-term bicycle parking spaces, 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, d) second level below-ground, e) other levels below-ground.

Table for Cycling Infrastructure: Required, Proposed, Proposed % for Number of short-term bicycle parking spaces, Number of short-term bicycle parking spaces (all other uses), Number of male shower and change facilities, Number of female shower and change facilities.

Table for Tree Planting & Soil Volume: Required, Proposed, Proposed % for Total Soil Volume (40% of the site area + 66 m² x 30 m³).

OPTIONAL COMBINED UNITS (2B/3B) ****

Table for Optional Combined Units (2B/3B) with columns for Floor Level, Total Construction Area, Deductions, Gross Floor Area, Residential Saleable, Common, Indoor Amenity, and Retail/Commercial.

of unit numbers of units

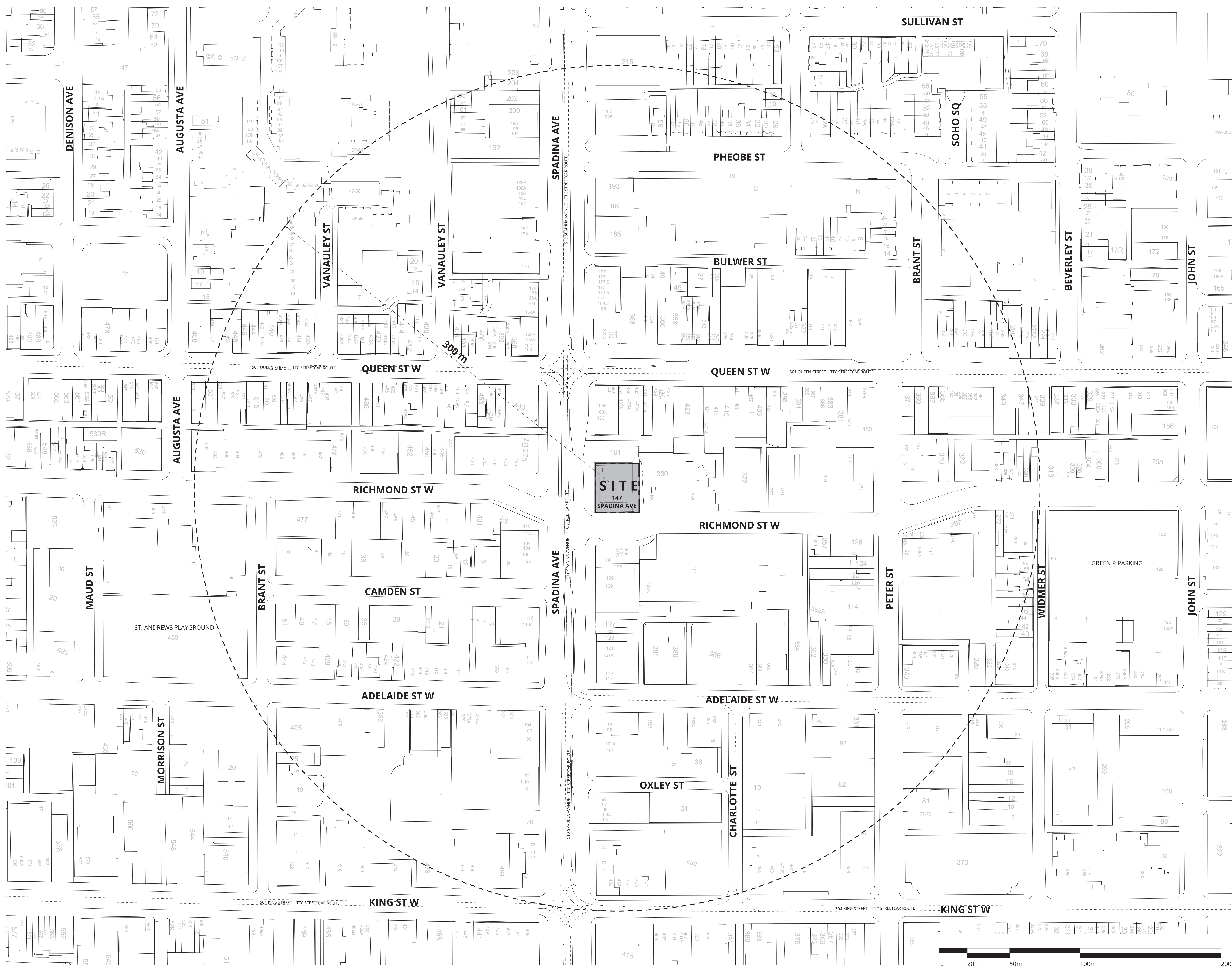
**** no be used in conjunction with hatched areas on floor plans

AUDAX Architecture Inc. 100 DUNDAS STREET W. TORONTO, ONTARIO M5E 1R9. WITH PREJUDICE

Table with 3 columns: Issue Number, Issue Description, Issue Date. Includes ISSUED FOR ZBA SETTLEMENT, ISSUED FOR SPA, ISSUED FOR ZBA, ISSUED FOR COORDINATION, ISSUED FOR COORDINATION.

STATISTICS, TGS

PROJECT: 147 SPADINA AVENUE TORONTO, ONTARIO. PROJECT NORTH: SCALE: PLOT DATE: 2023-09-07 5:24:40 PM. DRAWN BY: Author. FILE NO.: 20-006. A-001



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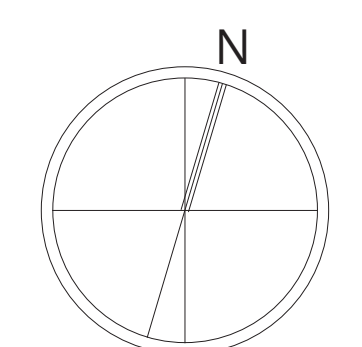
--- TTC STREETCAR ROUTE

NO.	REVISION / ISSUED FOR	DATE
5	ISSUED FOR ZBA SETTLEMENT	2023-09-01
4	ISSUED FOR SPA	2021-11-01
3	ISSUED FOR ZBA	2021-08-10
2	ISSUED FOR COORDINATION	2021-07-21
1	ISSUED FOR COORDINATION	2021-05-07

CONTEXT PLAN

PROJECT:
147 SPADINA AVENUE
TORONTO, ONTARIO

PROJECT NORTH:
SCALE:
1 : 1000
PLOT DATE:
2023-09-07 5:24:40 PM
DRAWN BY:
Author
FILE NO.:
20-006

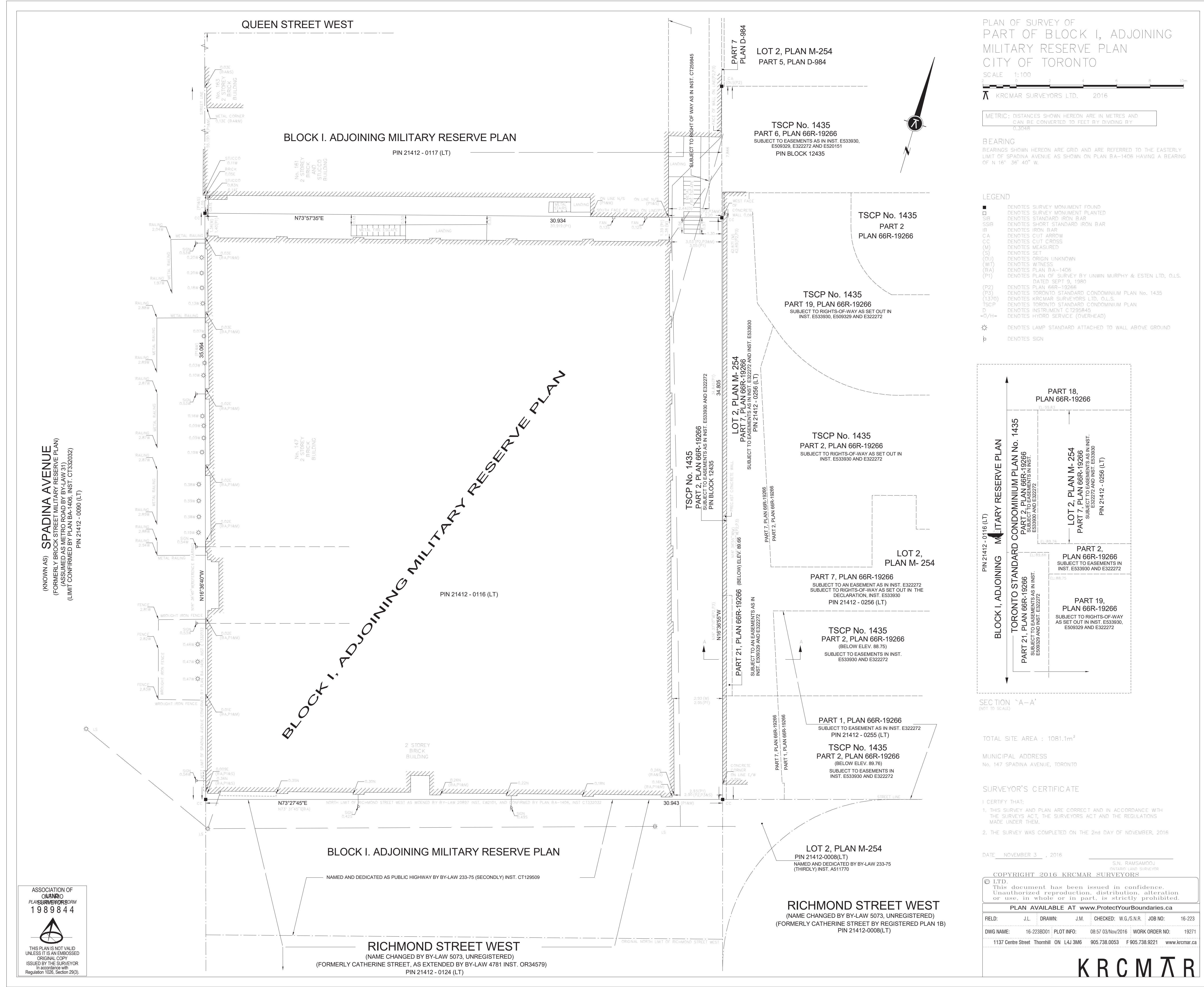


A-002



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N.O.	REVISION / ISSUED FOR	DATE

SURVEY

PROJECT:
147 SPADINA AVENUE
TORONTO, ONTARIO

PROJECT NORTH:

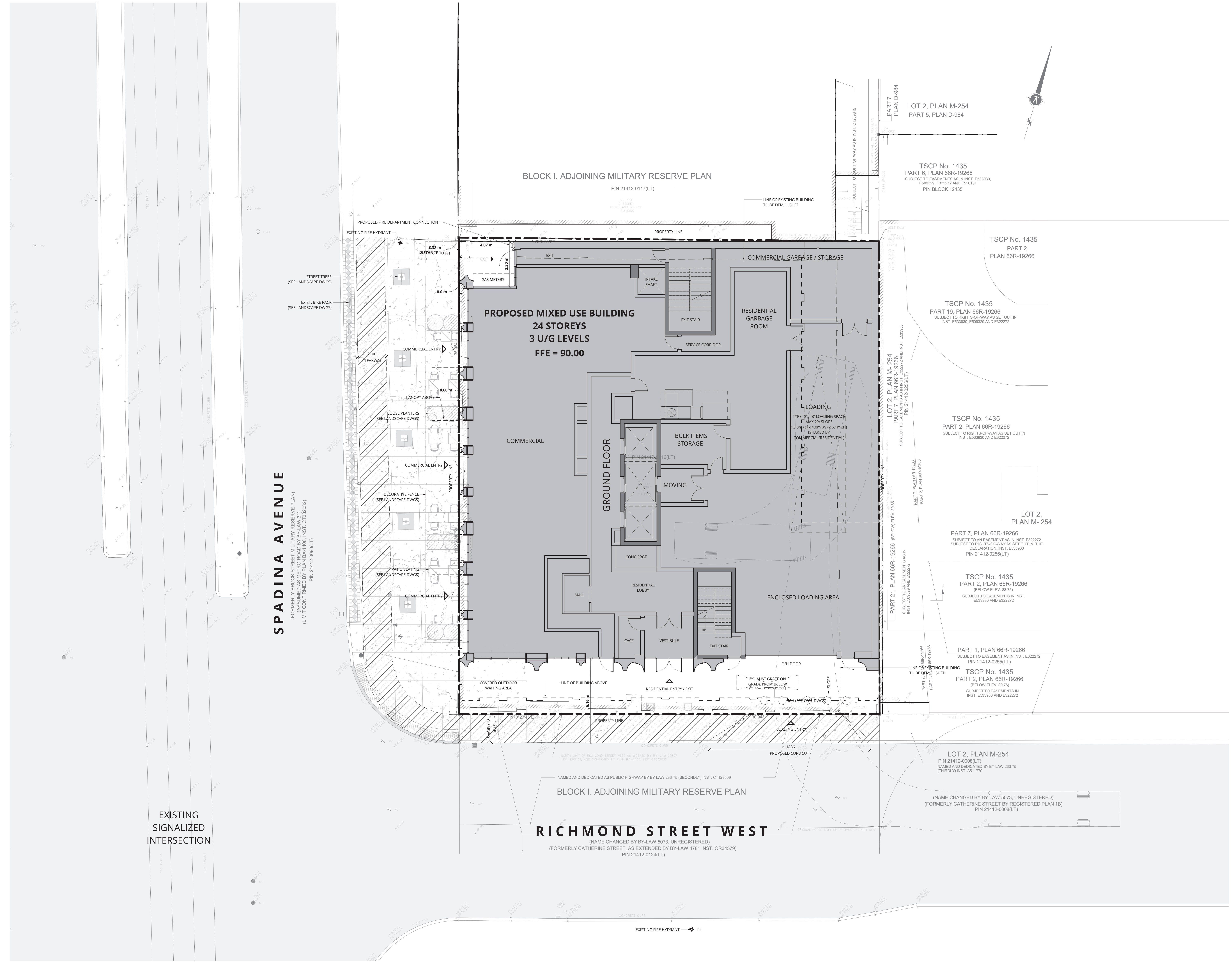
SCALE:
1 : 100

PLOT DATE:
2023-09-07 5:24:41 PM

DRAWN BY:
Author

FILE NO.:
20-006

A-003



SPADINA AVENUE
 (FORMERLY BROOK STREET MILITARY RESERVE PLAN)
 (LIMIT CONFIRMED BY PLAN BA-1405 (INST. CT332032)
 PIN 21412-0080(LT))


BLOCK I. ADJOINING MILITARY RESERVE PLAN
 PIN 21412-0117(LT)

PROPOSED MIXED USE BUILDING
24 STOREYS
3 U/G LEVELS
FFE = 90.00

RICHMOND STREET WEST
 (NAME CHANGED BY BY-LAW 5073, UNREGISTERED)
 (FORMERLY CATHERINE STREET, AS EXTENDED BY BY-LAW 4781 INST. OR34579)
 PIN 21412-0124(LT)

EXISTING SIGNALIZED INTERSECTION

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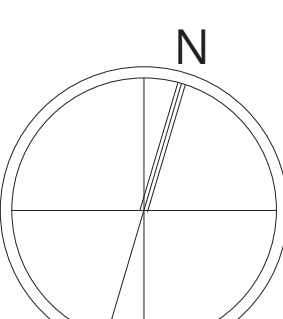
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N.O.	REVISION / ISSUED FOR	DATE

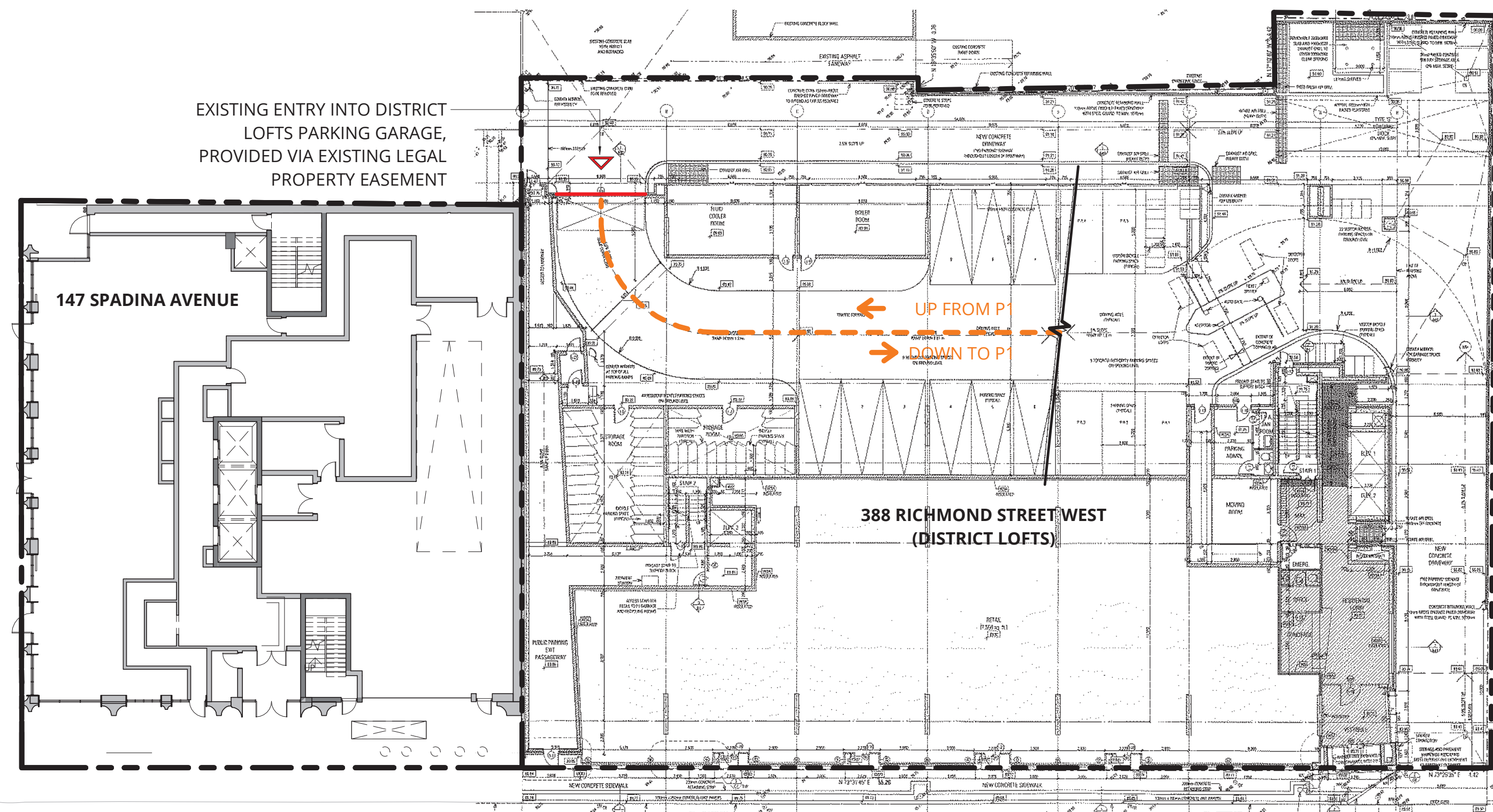
SITE PLAN

PROJECT:
147 SPADINA AVENUE
 TORONTO, ONTARIO

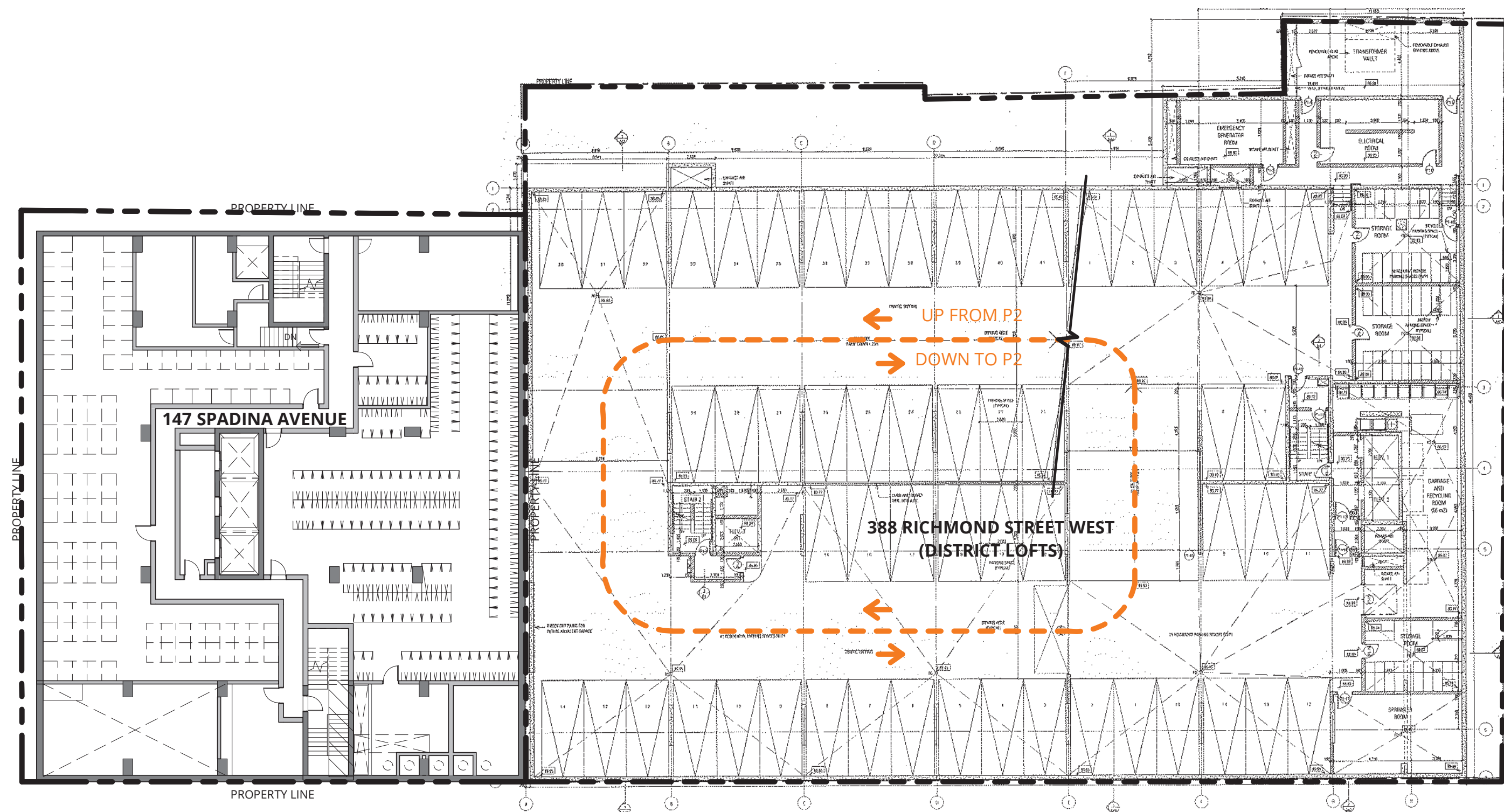
PROJECT NORTH: 

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 1 : 100
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 FILE NO.:
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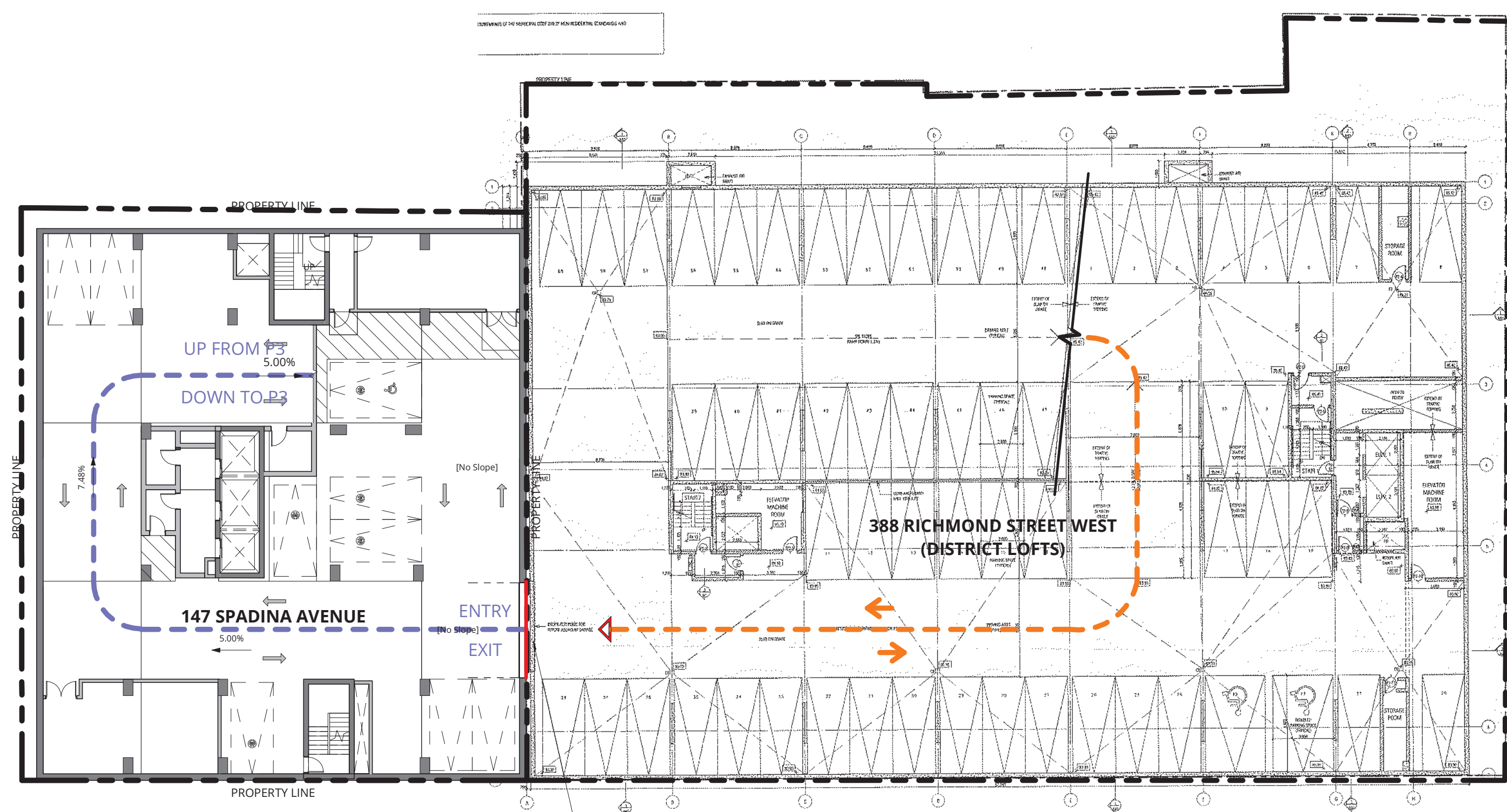
A-004



1 GROUND PARKING CIRCULATION
1:250



2 P1 PARKING CIRCULATION
1:250



3 P2 PARKING CIRCULATION
1:250

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WITH PREJUDICE

PARKING LEGEND:

- DISTRICT LOFTS PARKING CIRCULATION
- 147 SPADINA'S PARKING CIRCULATION

5	ISSUED FOR ZBA SETTLEMENT	2023-09-01
4	ISSUED FOR SPA	2021-11-01
3	ISSUED FOR ZBA	2021-08-10
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

PARKING CIRCULATION PLAN

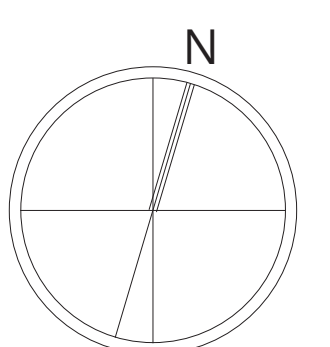
PROJECT:

147 SPADINA AVENUE

TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
As indicated
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A-005



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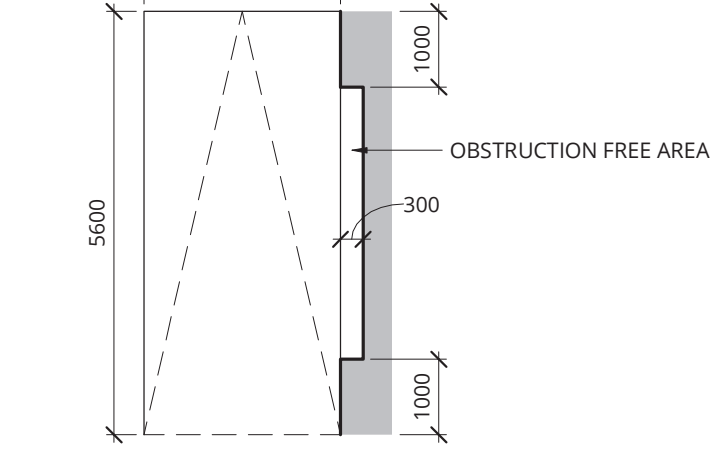
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PARKING LEGEND:

- NOTES:**
- PARKING SPACES ABOVE THE MINIMUM REQUIRED ARE TO BE DEDICATED FOR LOW-EMITTING VEHICLES (LEV).
 - ALL PARKING SPACES WITHOUT EVSE SHALL BE PROVIDED WITH ROUGHED-IN CONDUITS.

TYPICAL PARKING SPACE:

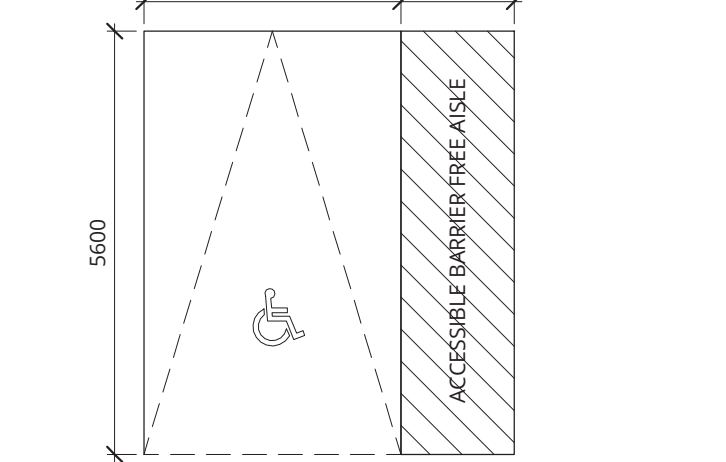
MIN. 2.6m (W) x 5.6m (L) x 2.0m (H)



ACCESSIBLE PARKING SPACE:

MIN. 3.4m (W) x 5.6m (L) x 2.0m (H)

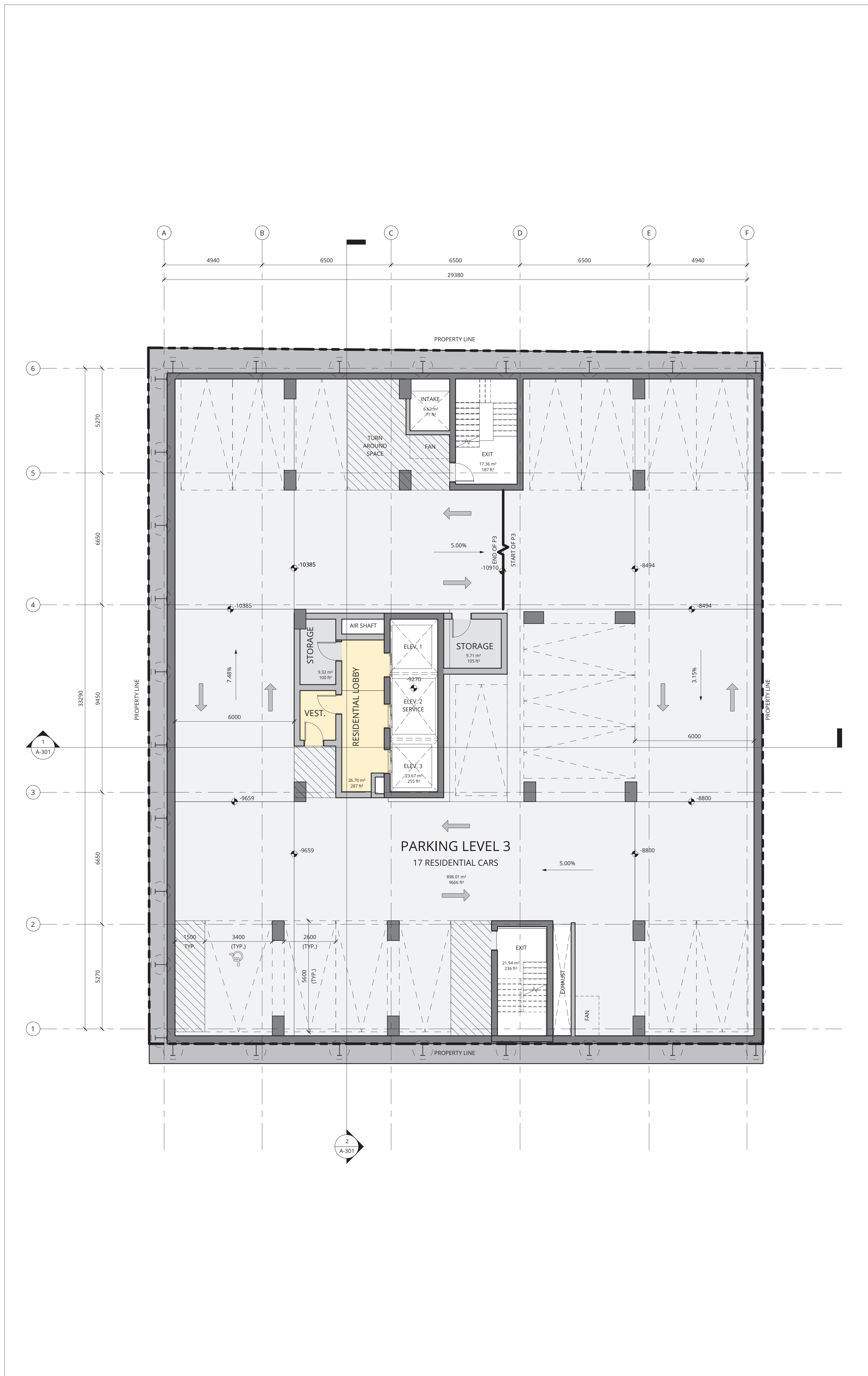
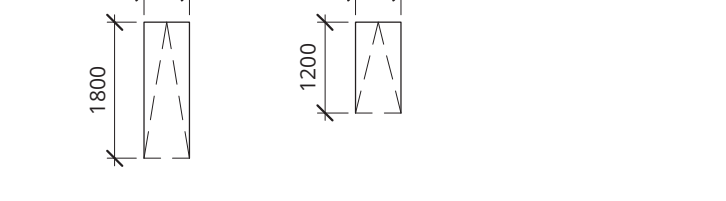
WITH ADJACENT 1.5m (W) ACCESSIBLE BARRIER FREE AISLE



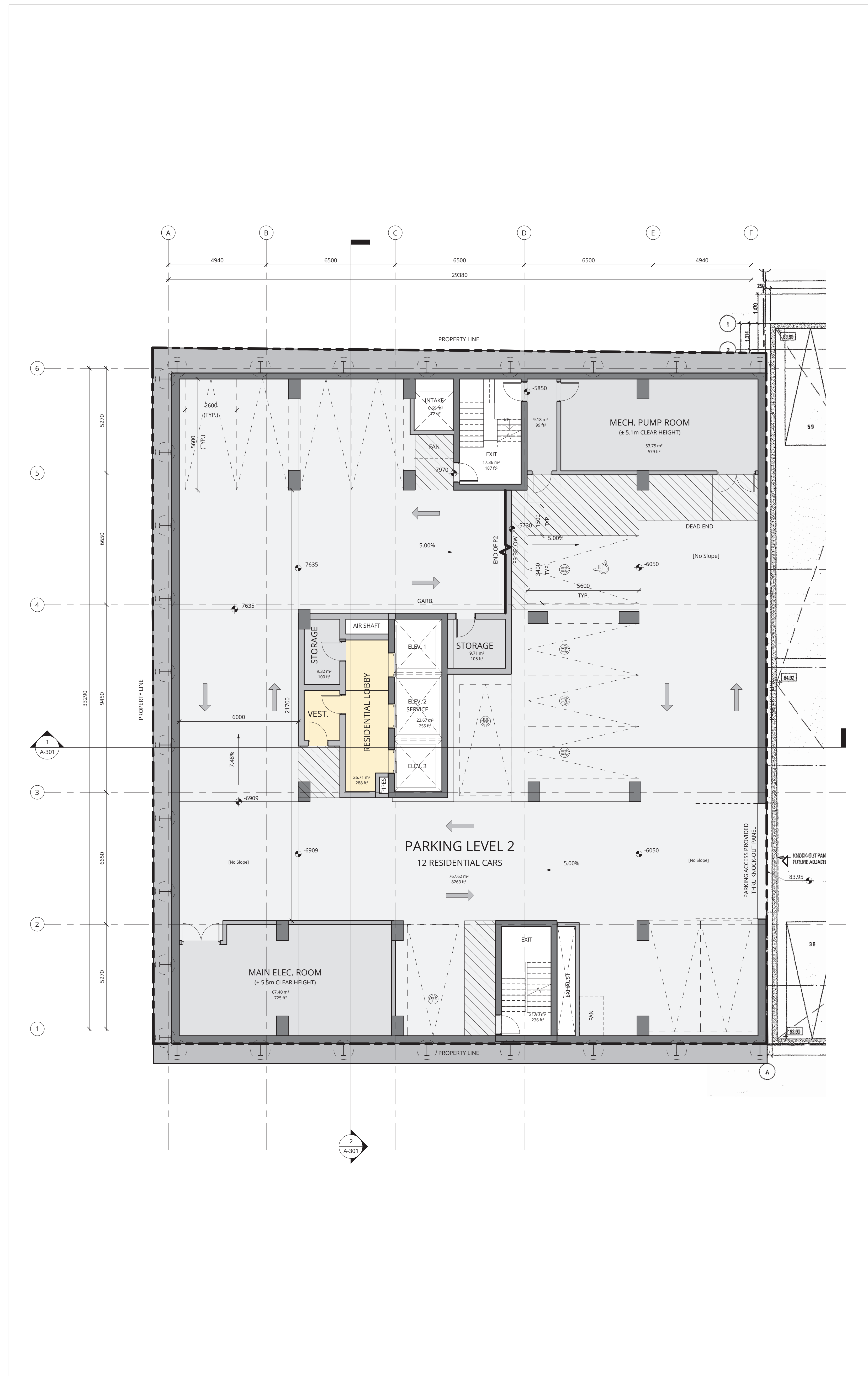
BICYCLE PARKING SPACE:

HORIZONTAL: MIN. 0.6m (W) x 1.8m (L) x 1.0m (H)

VERTICAL: MIN. 0.6m (W) x 1.2m (L) x 1.9m (H)



1 PARKING LEVEL 3
1:100



2 PARKING LEVEL 2
1:100

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N.O.	REVISION / ISSUED FOR	DATE

FLOOR PLANS

PROJECT:
147 SPADINA AVENUE
TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
1:100
PLOT DATE:
2023-09-07 5:24:44 PM
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A-101



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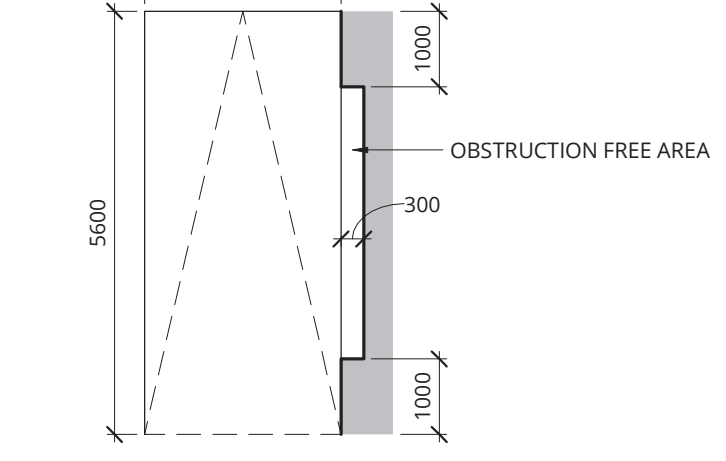
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TYPICAL PARKING SPACE:

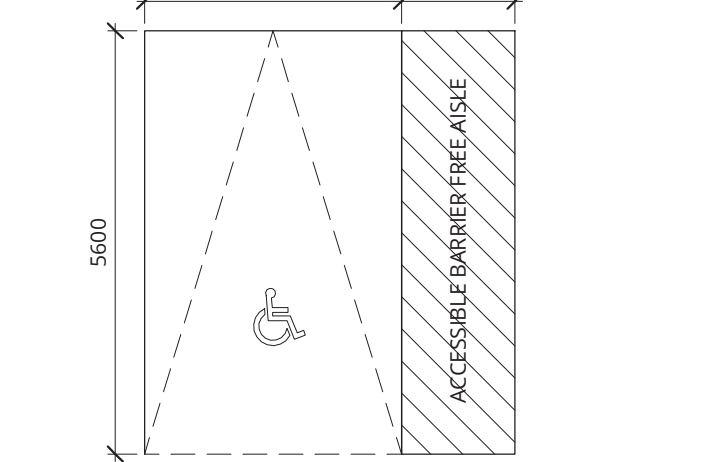
MIN. 2.6m (W) x 5.6m (L) x 2.0m (H)



ACCESSIBLE PARKING SPACE:

MIN. 3.4m (W) x 5.6m (L) x 2.0m (H)

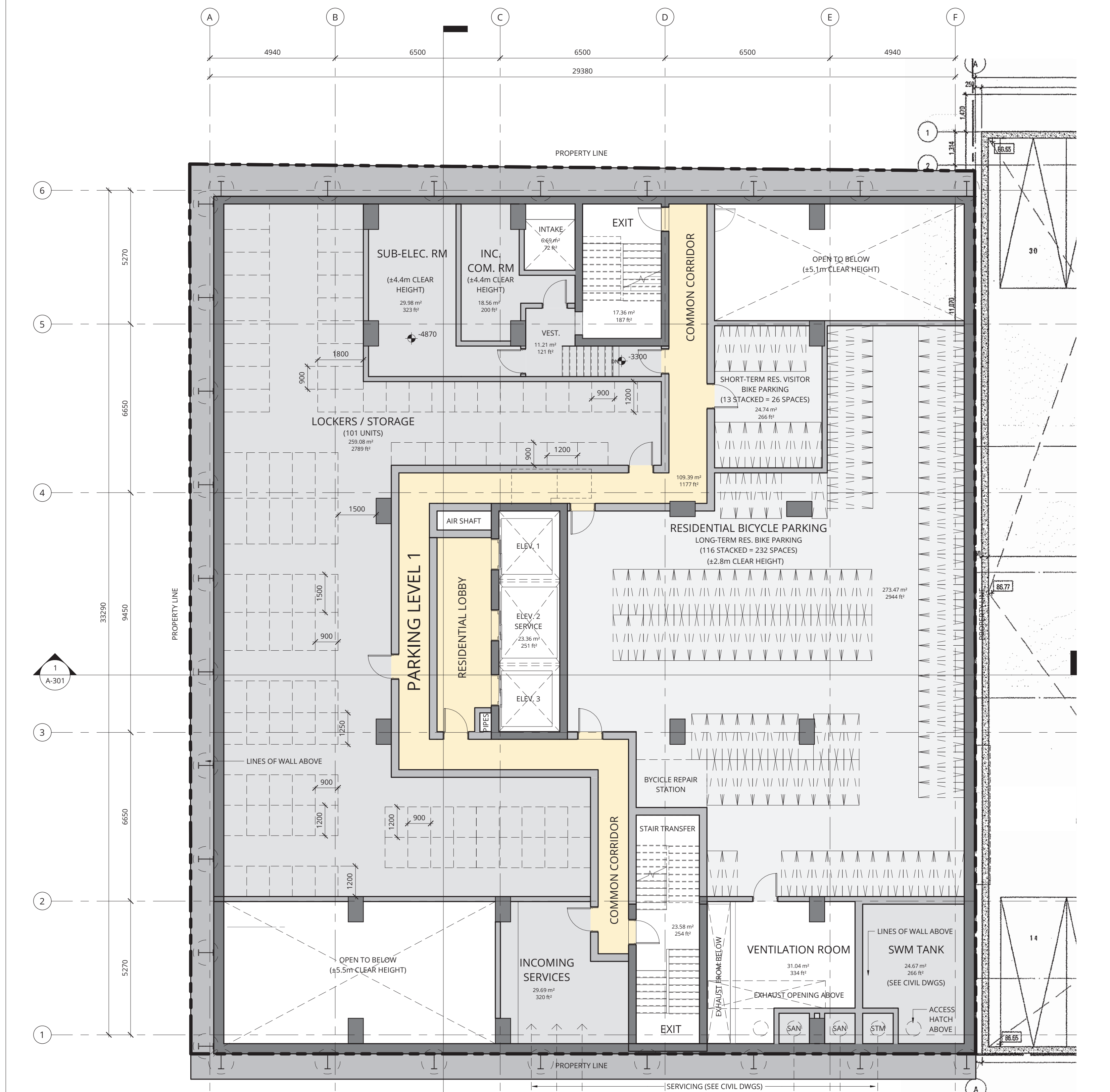
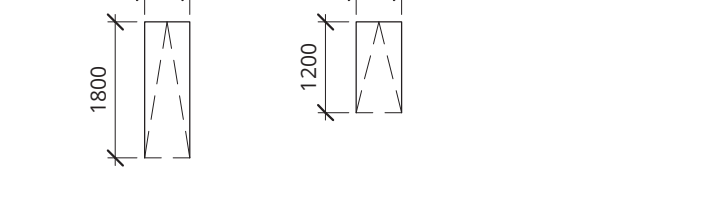
WITH ADJACENT 1.5m (W) ACCESSIBLE BARRIER FREE AISLE



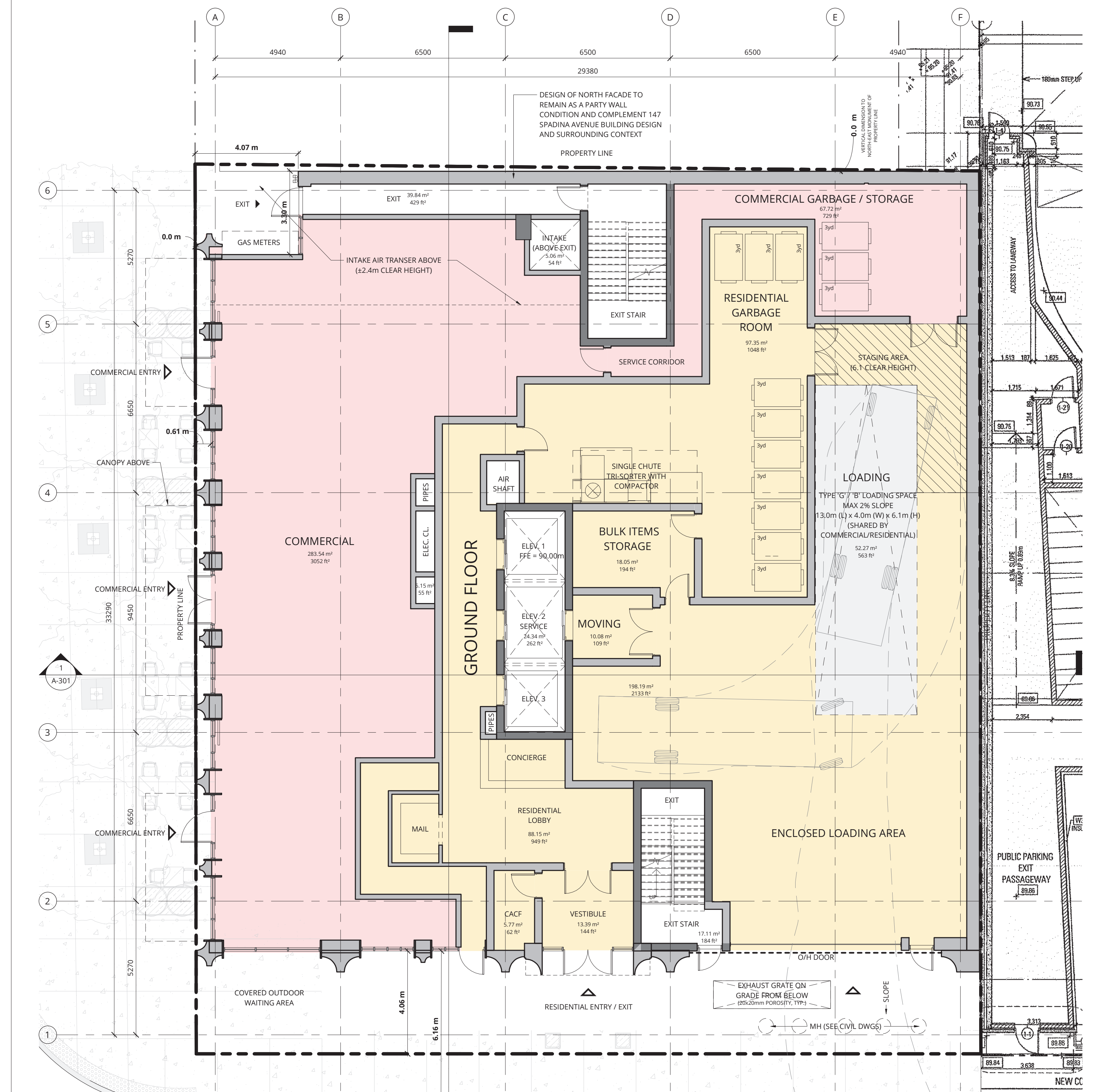
BICYCLE PARKING SPACE:

HORIZONTAL: MIN. 0.6m (W) x 1.8m (L) x 1.9m (H)

VERTICAL: MIN. 0.6m (W) x 1.2m (L) x 1.9m (H)



1 PARKING LEVEL 1
1:100



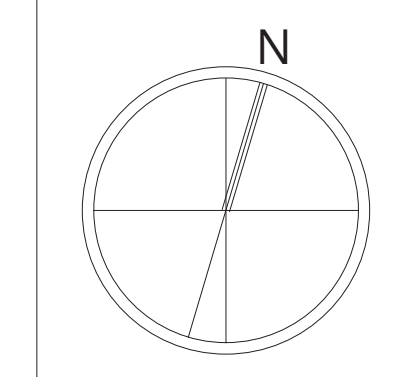
2 GROUND FLOOR PLAN
1:100

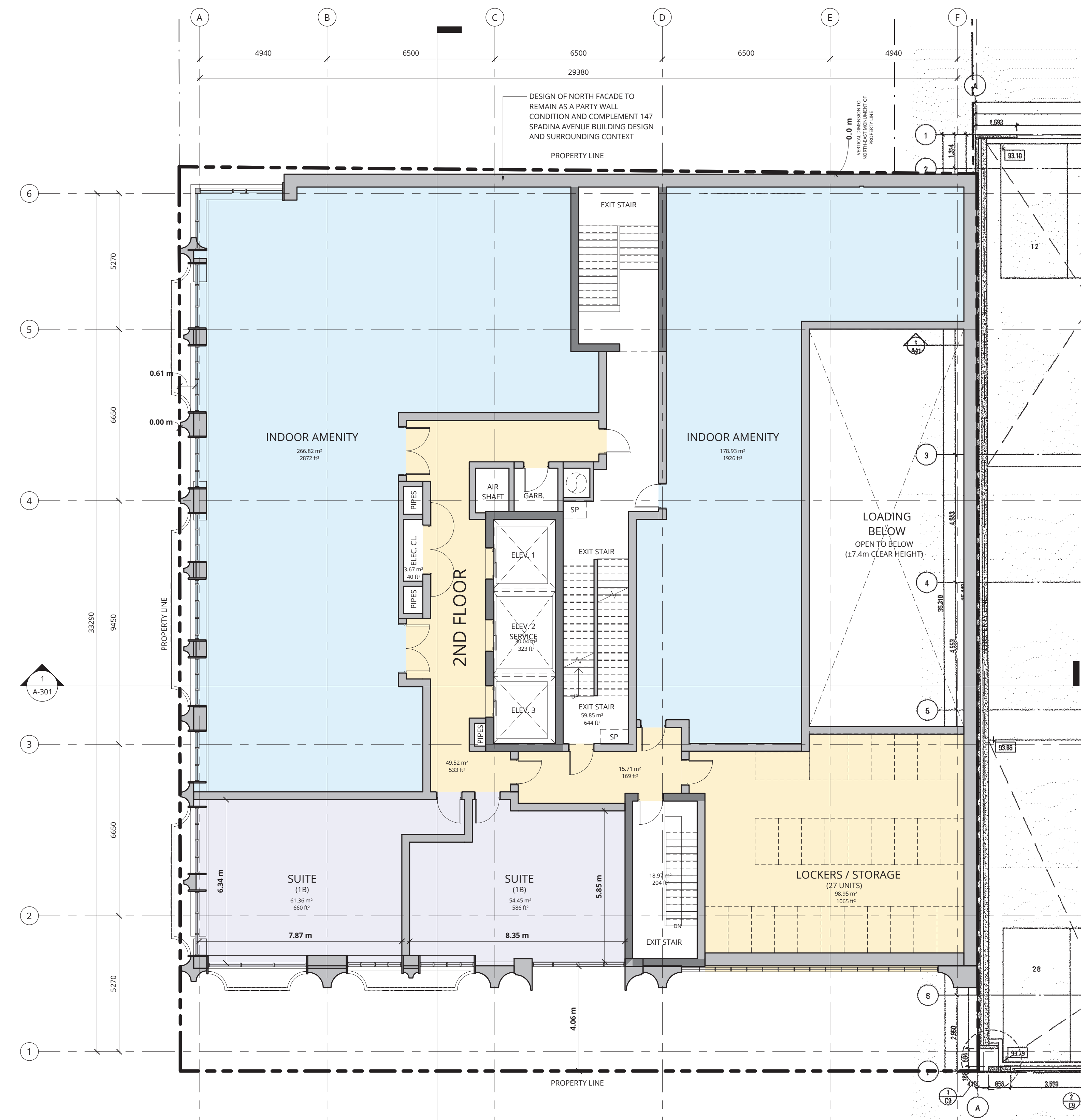
5	ISSUED FOR ZBA SETTLEMENT	2023-09-01
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N.O.	REVISION / ISSUED FOR	DATE

FLOOR PLANS

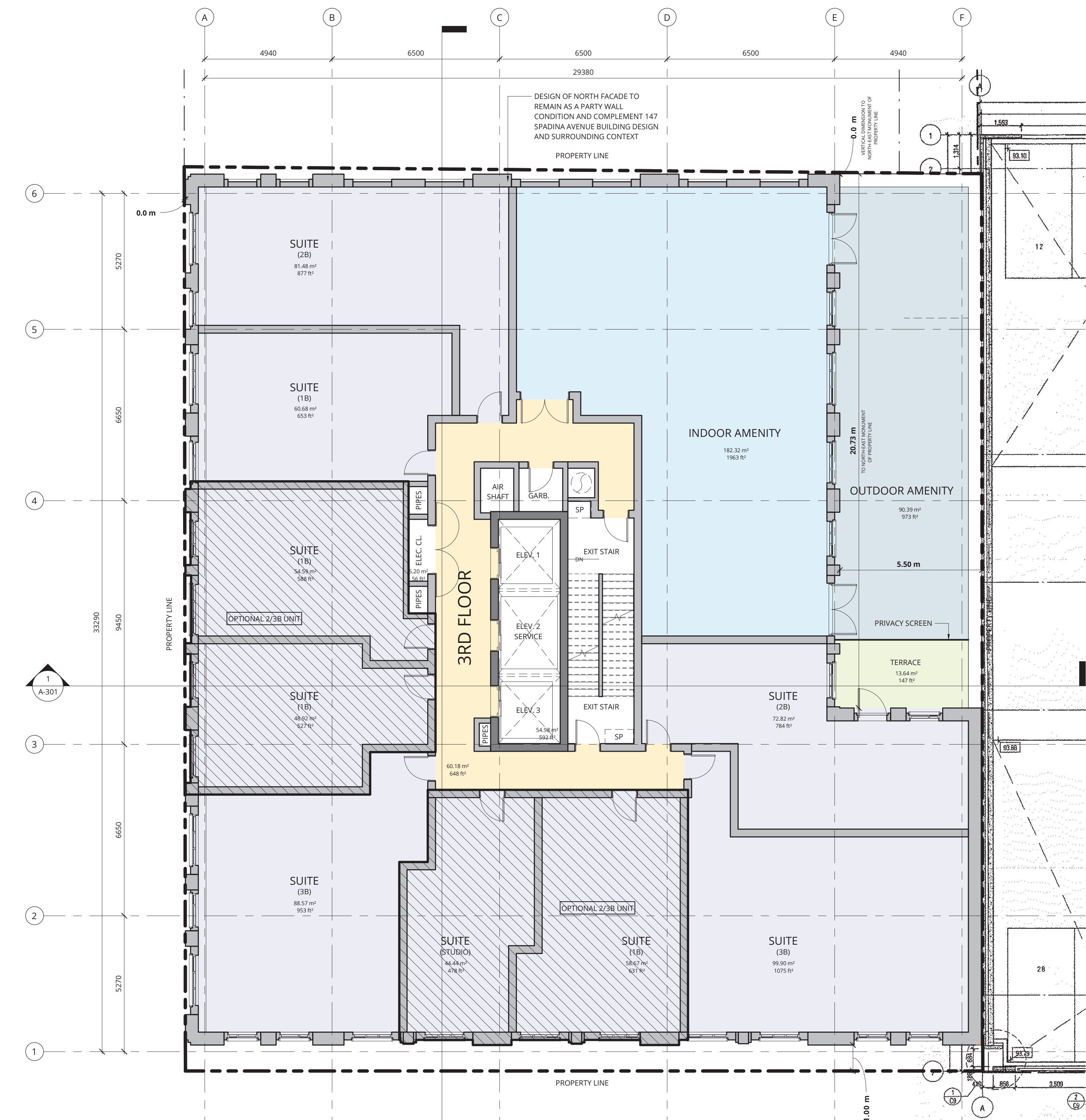
PROJECT:
147 SPADINA AVENUE
TORONTO, ONTARIO

PROJECT NORTH:
SCALE:
1:100
PLOT DATE:
2023-09-07 5:24:45 PM
DRAWN BY:
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FILE NO.:
20-006





1 2ND FLOOR PLAN
1 : 100



2 3RD FLOOR PLAN
1 : 100

WITH PREJUDICE

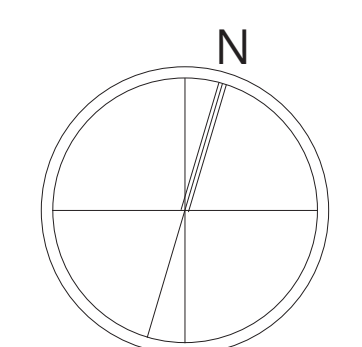
NOTE:
- HATCHED REGIONS INDICATE OPTIONAL COMBINED UNITS. REFER TO SHEET A-001.

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3	ISSUED FOR ZBA	2021-08-10
2	ISSUED FOR COORDINATION	2021-07-21
1	ISSUED FOR COORDINATION	2021-05-07
N.O.	REVISION / ISSUED FOR	DATE

FLOOR PLANS

PROJECT:
147 SPADINA AVENUE
TORONTO, ONTARIO

PROJECT NORTH:
SCALE:
1 : 100
PLOT DATE:
2023-09-07 5:24:46 PM
DRAWN BY:
Author
FILE NO.:



A-103

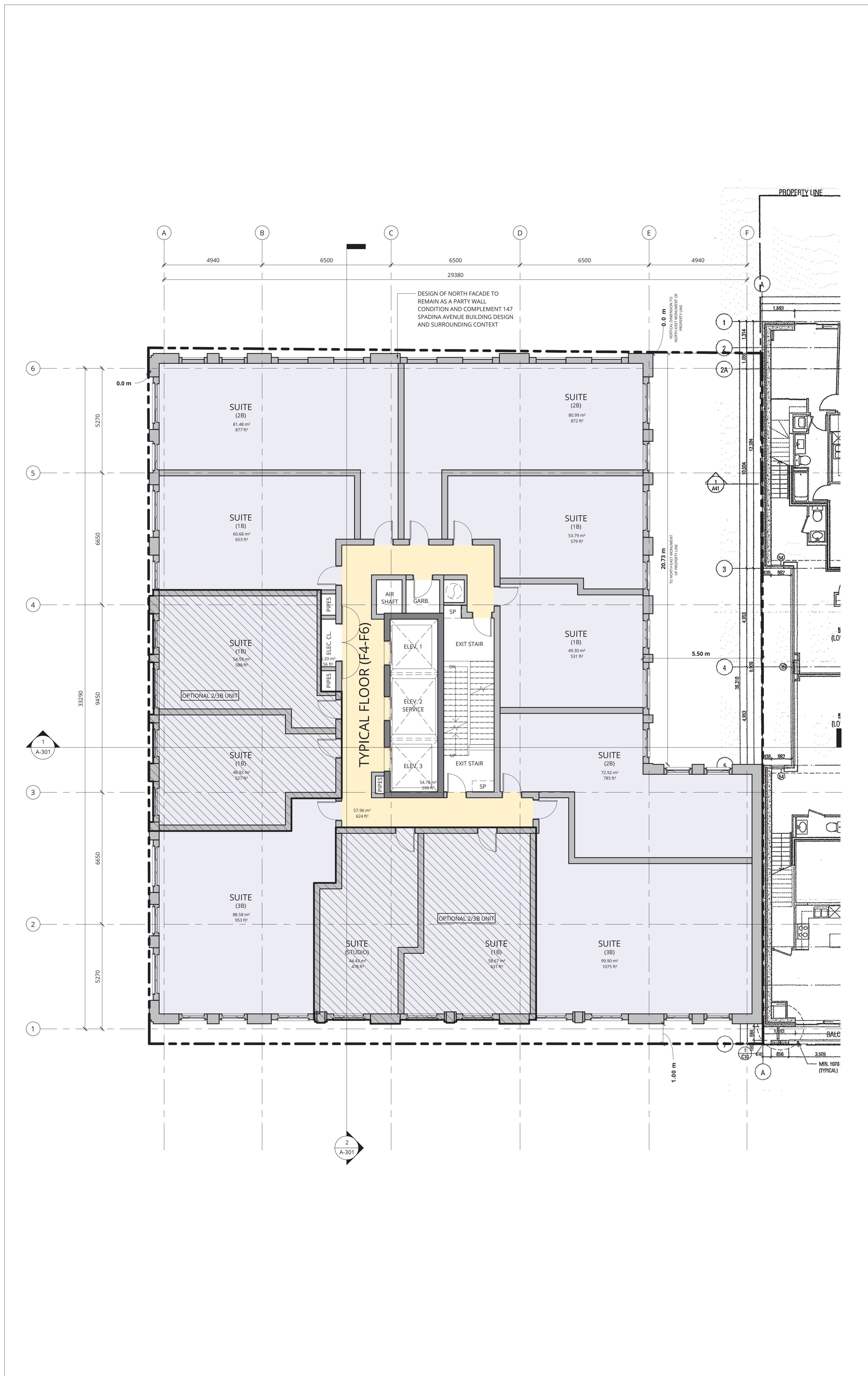


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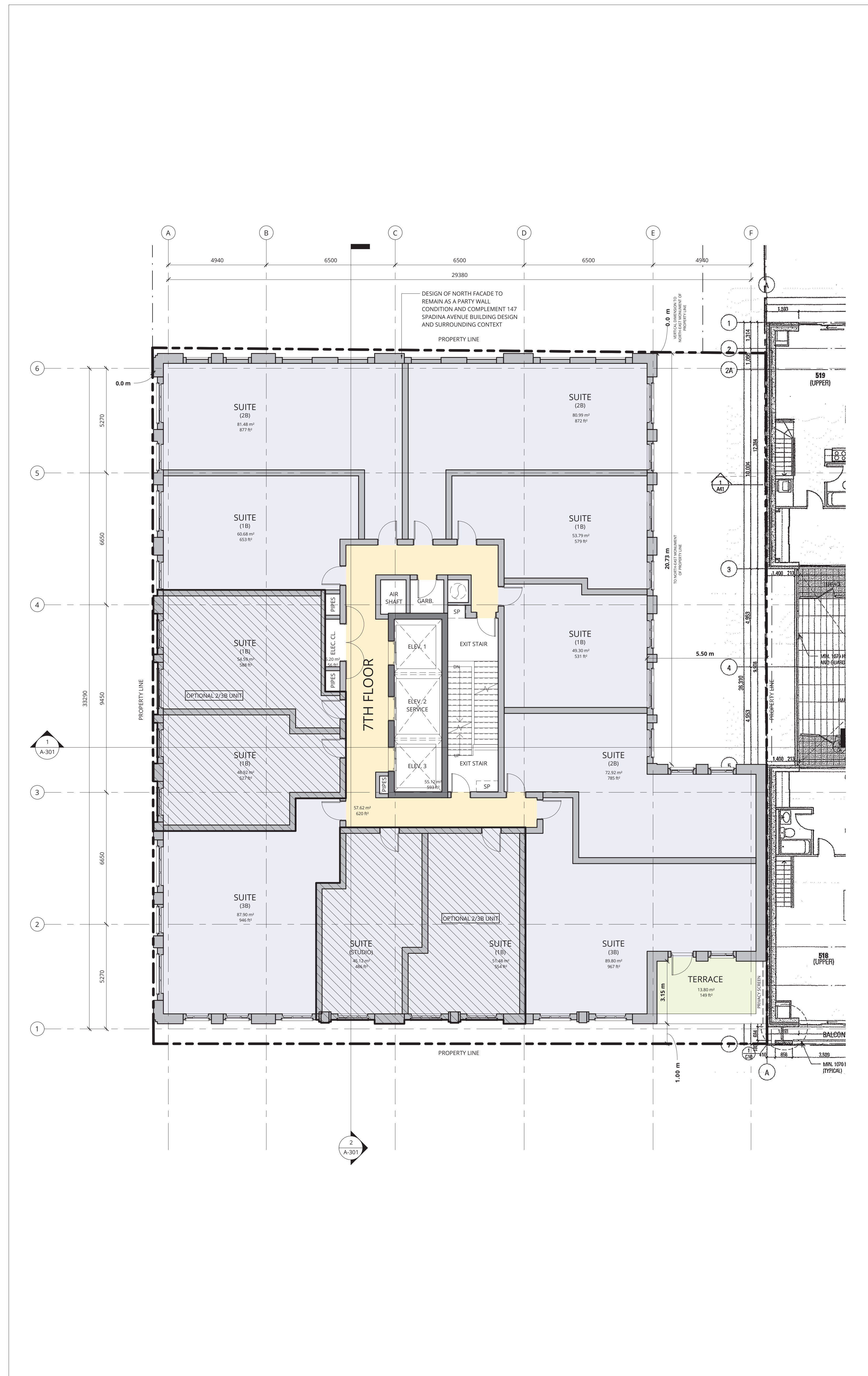
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M5G 1R8
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WITH PREJUDICE

NOTE:
- HATCHED REGIONS INDICATE OPTIONAL COMBINED UNITS. REFER TO SHEET A-001.



1 TYPICAL FLOOR PLAN (F4-F6)
1:100



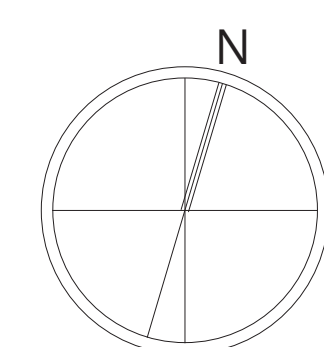
2 7TH FLOOR PLAN
1:100

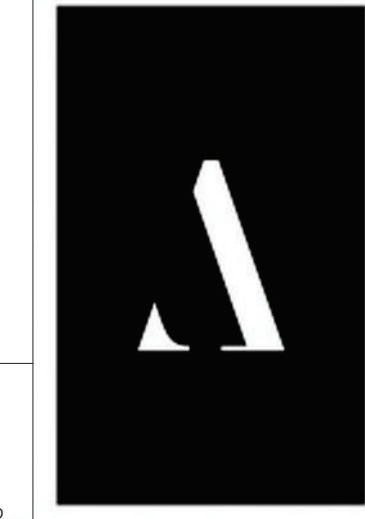
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FLOOR PLANS

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147 SPADINA AVENUE
TORONTO, ONTARIO

PROJECT NORTH:
SCALE:
1 : 100
PLOT DATE:
2023-09-07 5:24:47 PM
DRAWN BY:
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FILE NO.:
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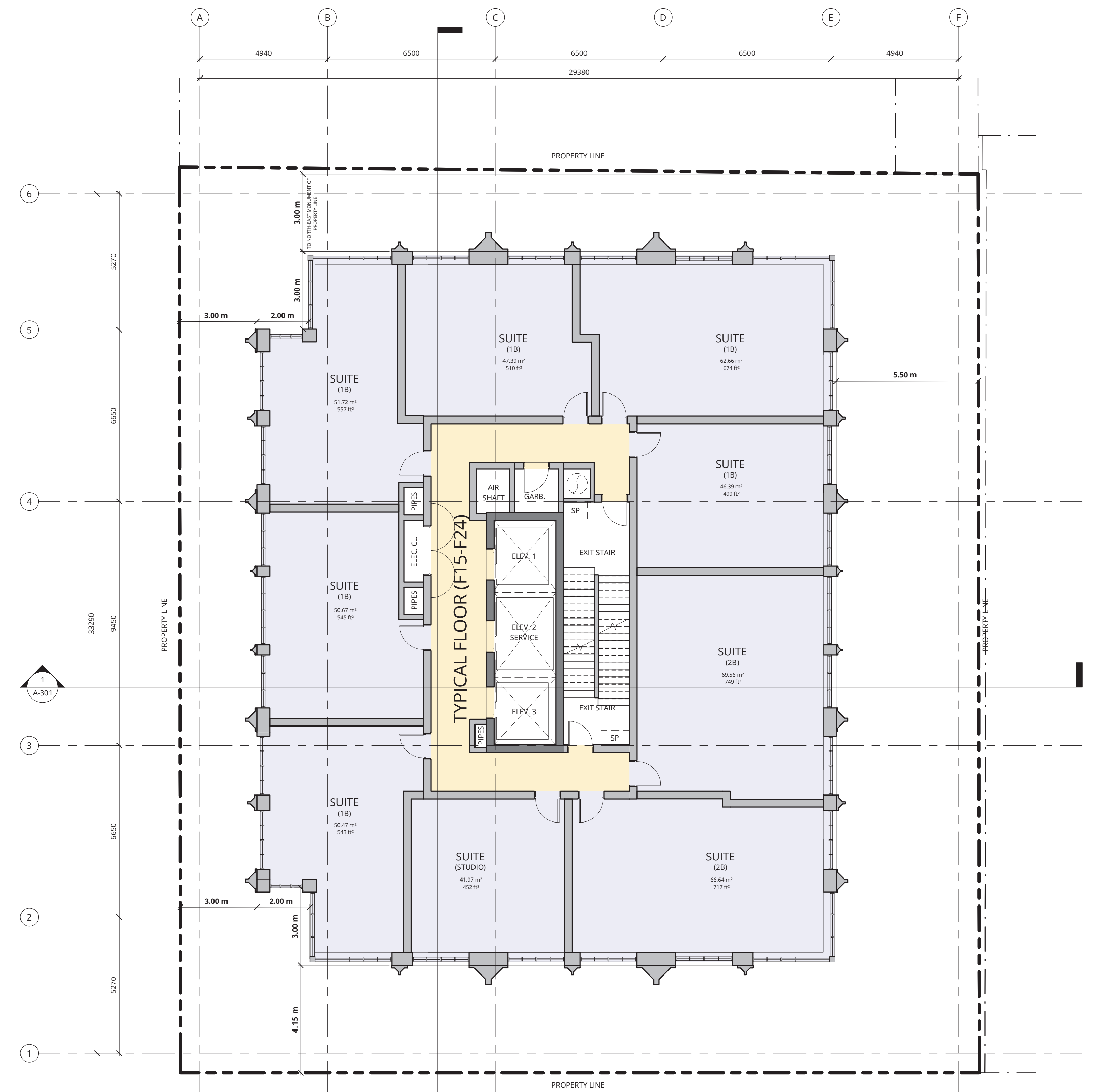




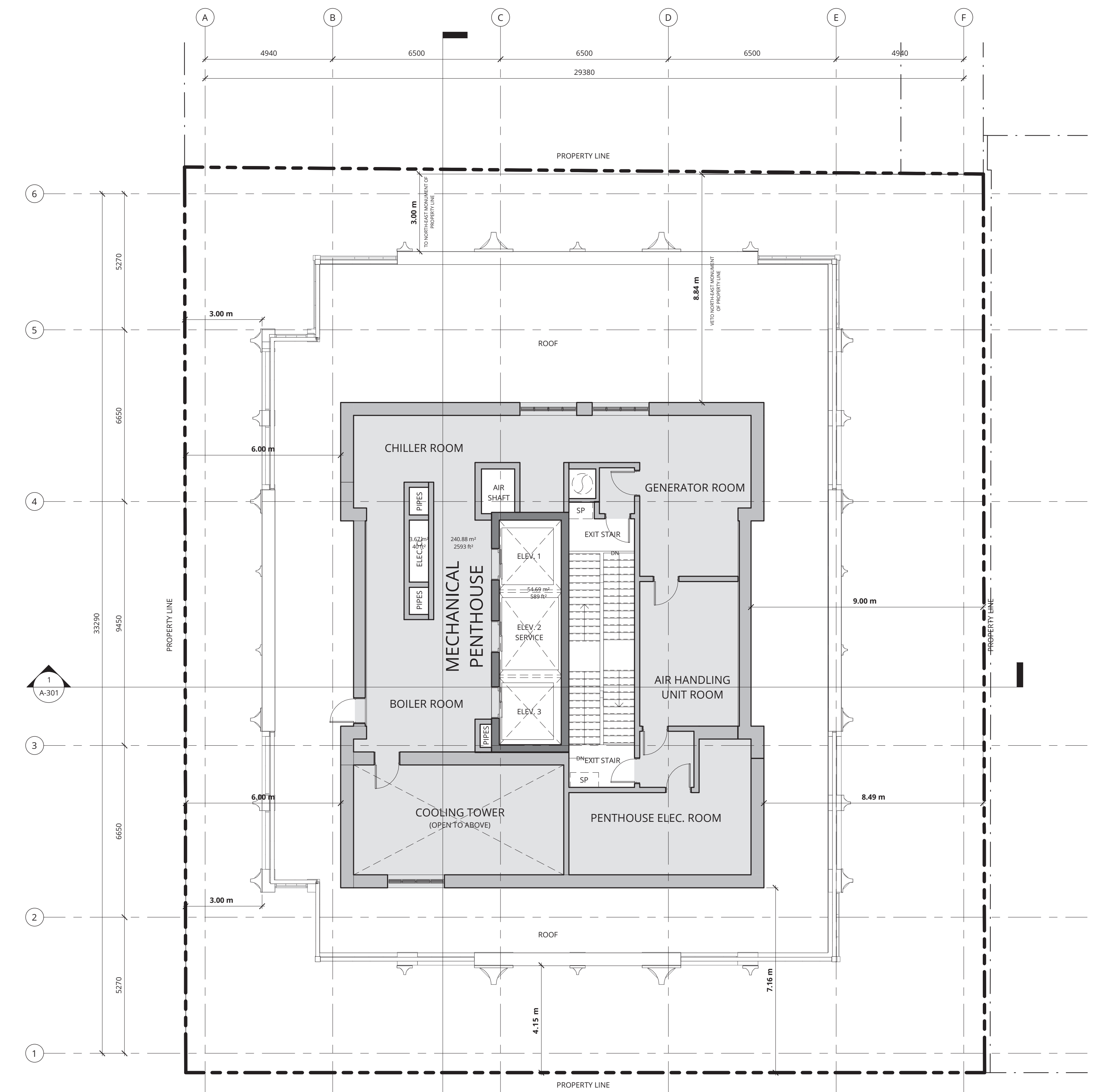
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1 TYPICAL FLOOR PLAN (F15-F24)
1:100



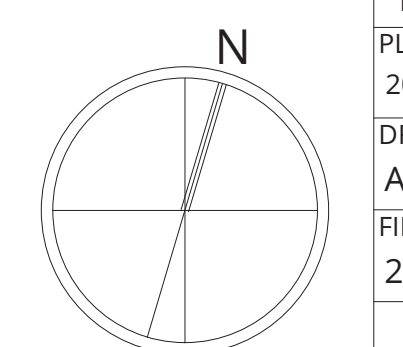
2 MECHANICAL PENTHOUSE PLAN
1:100

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NO.	REVISION / ISSUED FOR	DATE

FLOOR PLANS

PROJECT:
147 SPADINA AVENUE
TORONTO, ONTARIO

PROJECT NORTH:
SCALE:
1:100
PLOT DATE:
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FILE NO.:
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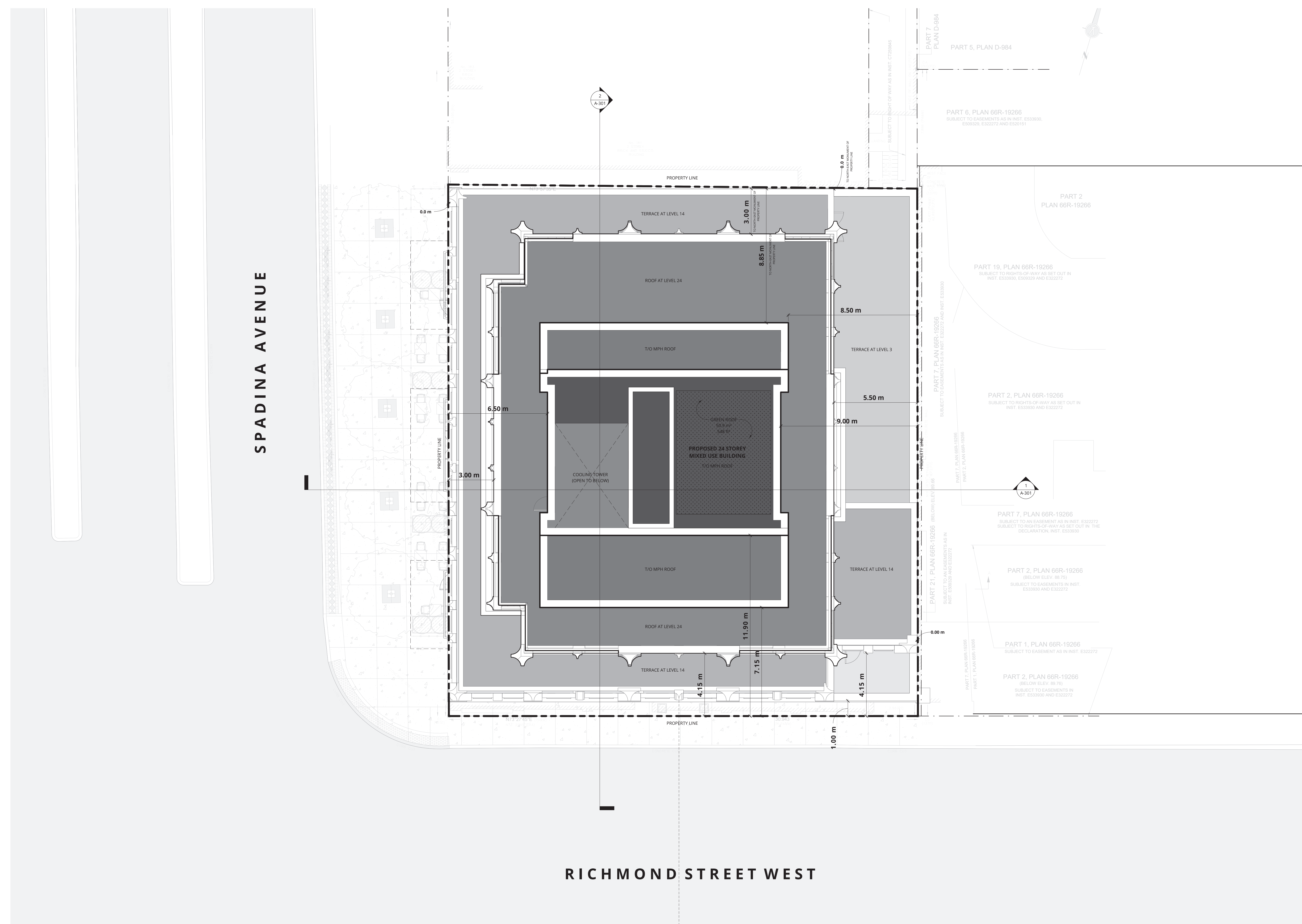
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1	ISSUED FOR COORDINATION	2021-05-07
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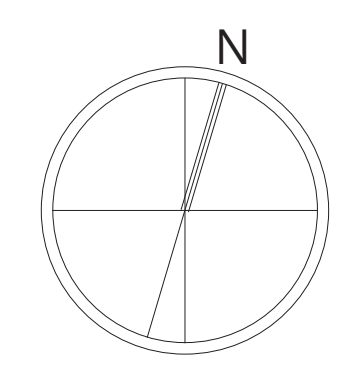
ROOF PLAN

PROJECT:

147 SPADINA AVENUE

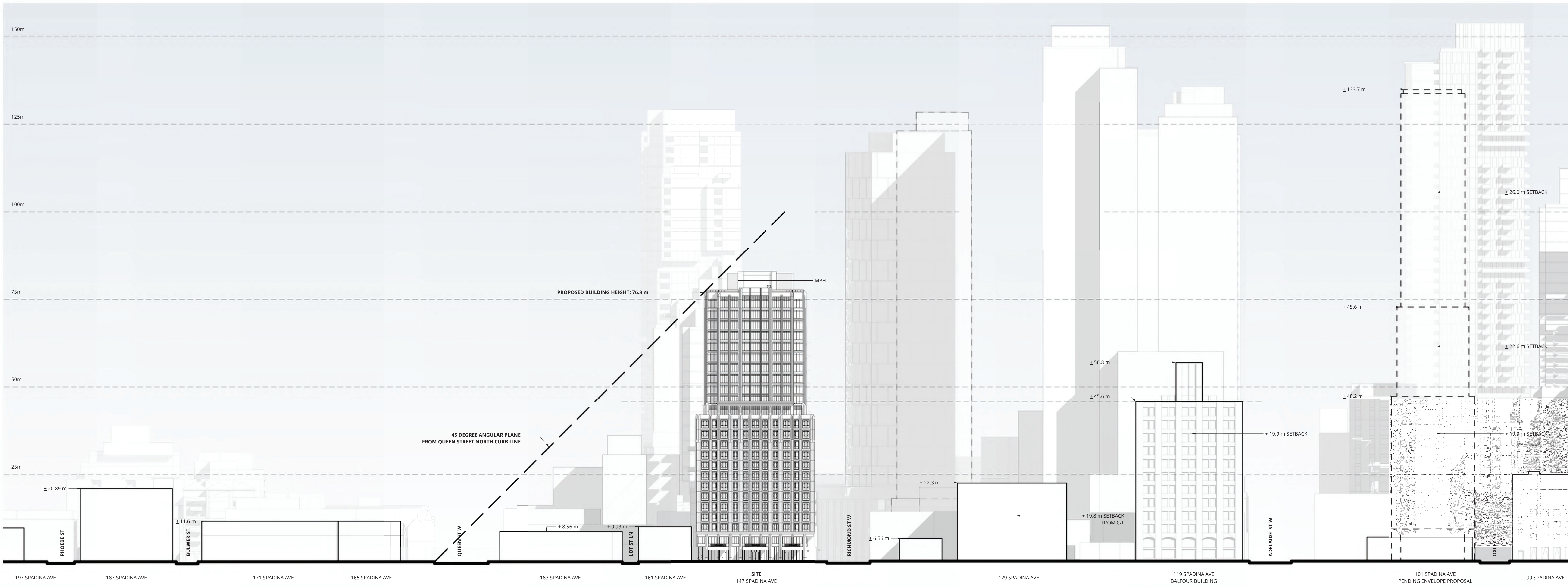
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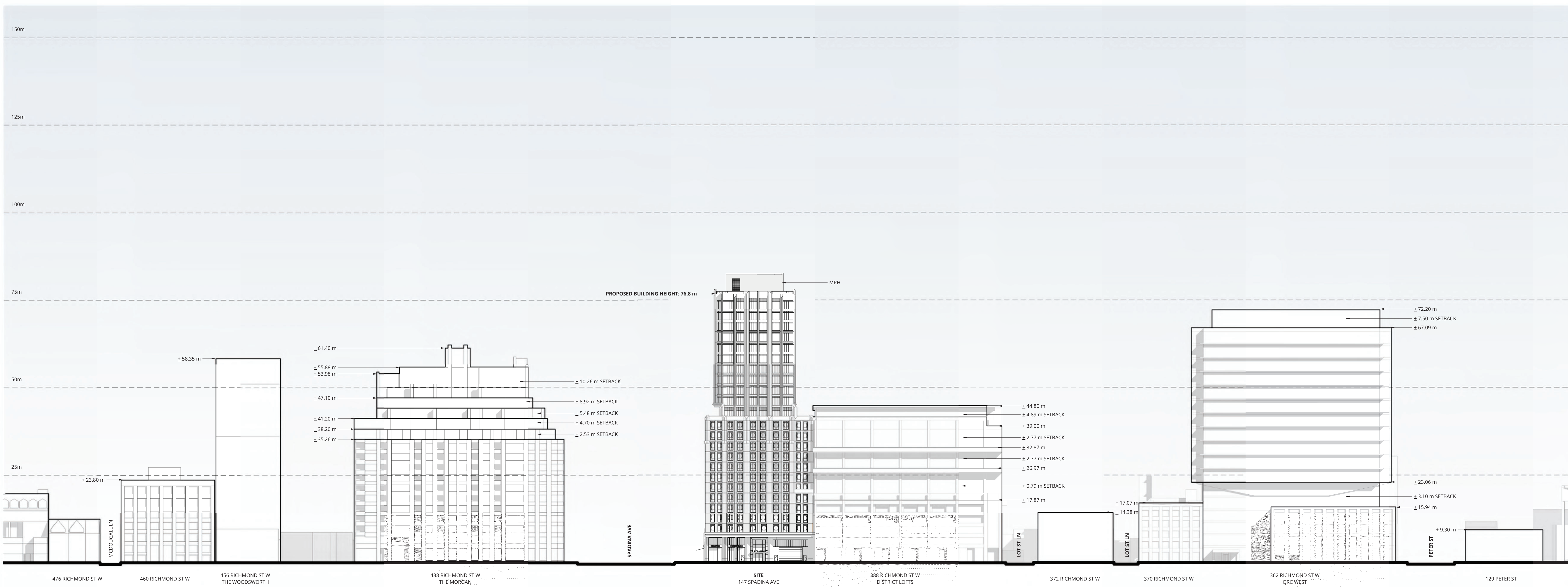


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PLOT DATE:
2023-09-07 5:24:51 PM
DRAWN BY:
Author
FILE NO.:
20-006

A-107



1 CONTEXT ELEVATION - LOOKING EAST ON SPADINA AVENUE
1 : 500



2 CONTEXT ELEVATION - LOOKING NORTH ON RICHMOND STREET WEST
1 : 500



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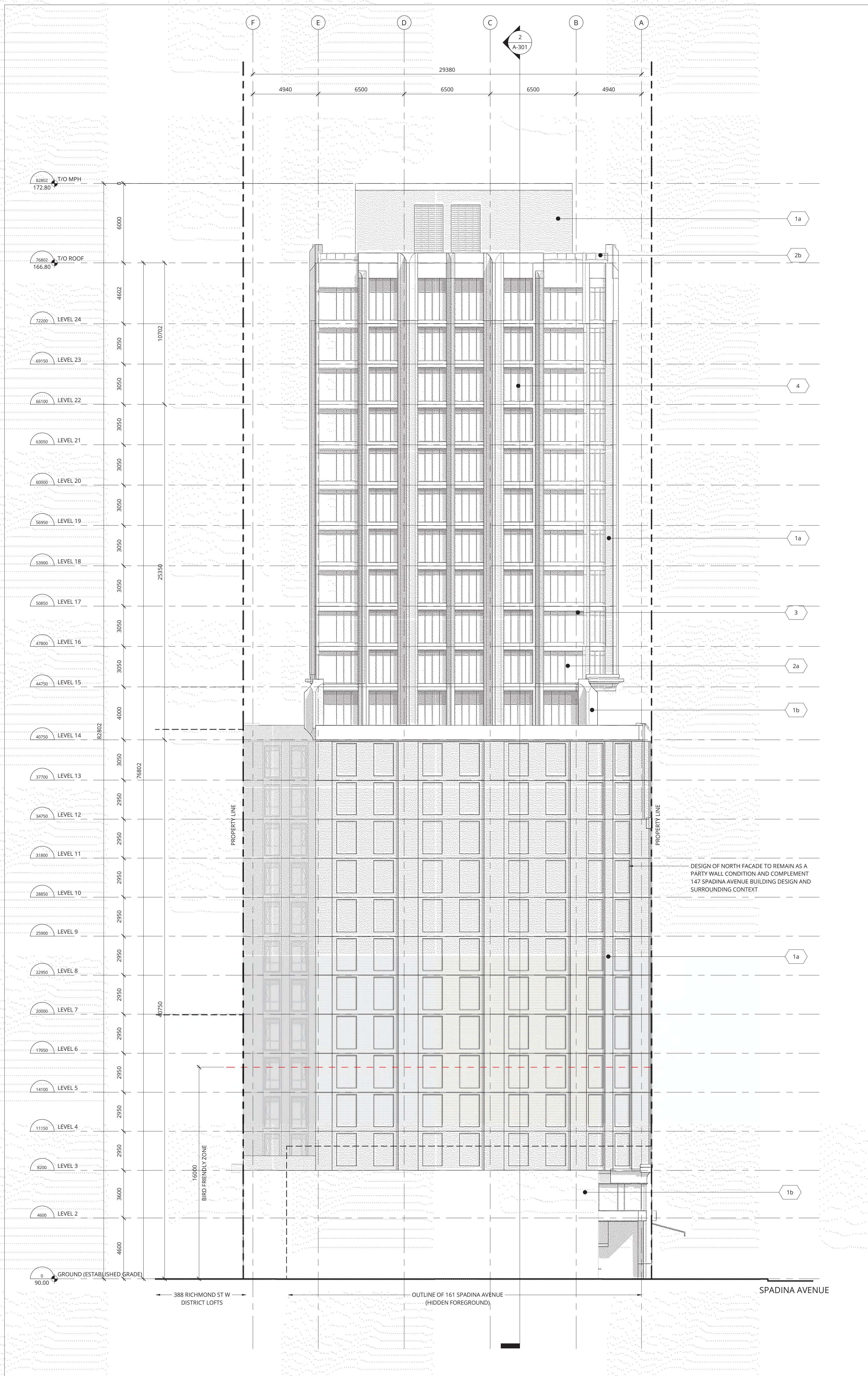
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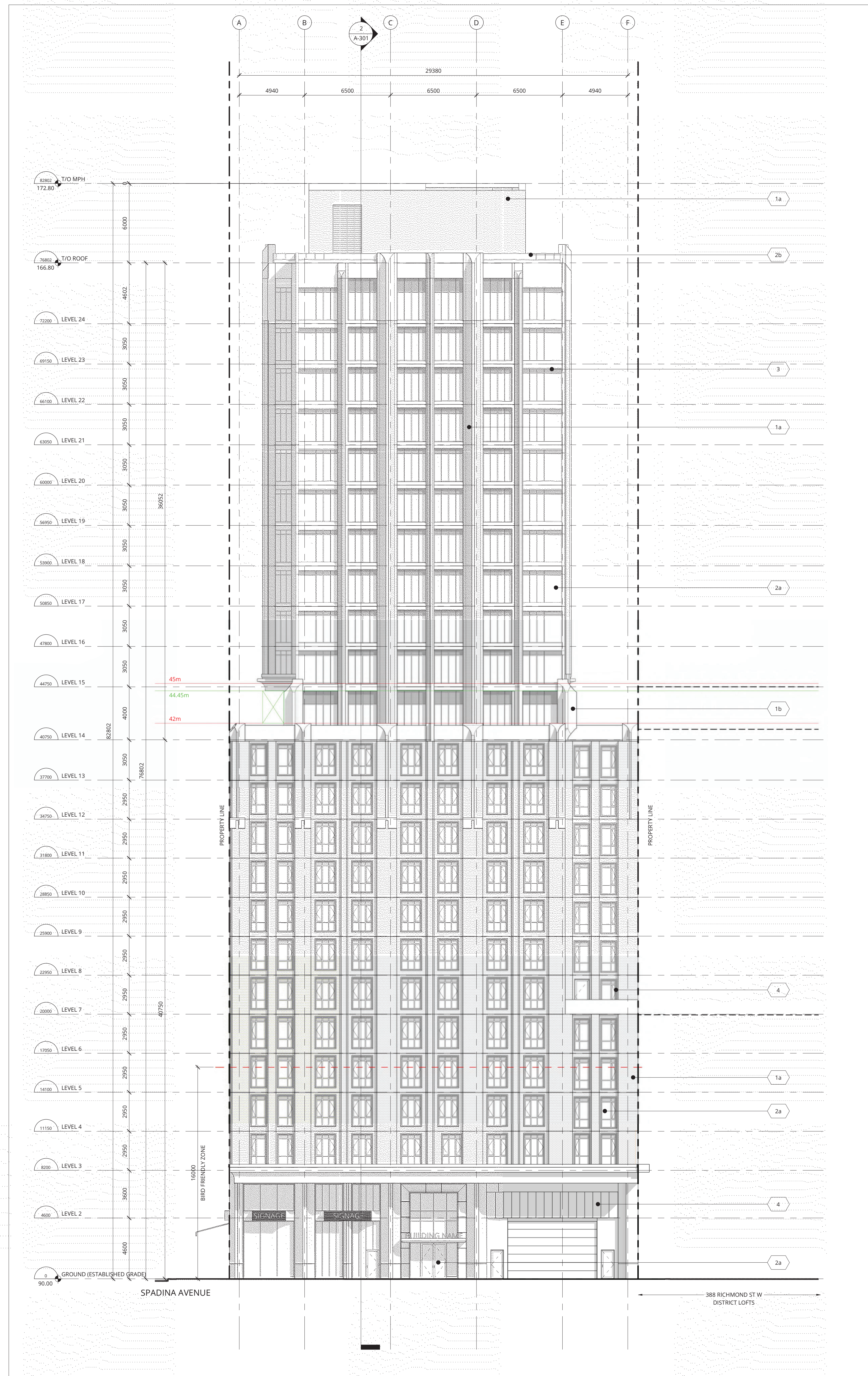
CONTEXT ELEVATIONS

PROJECT:
147 SPADINA AVENUE
TORONTO, ONTARIO

PROJECT NORTH:
SCALE: 1 : 500
PLOT DATE: 2023-09-07 5:25:37 PM
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FILE NO.: 20-006



1 NORTH ELEVATION
1:150



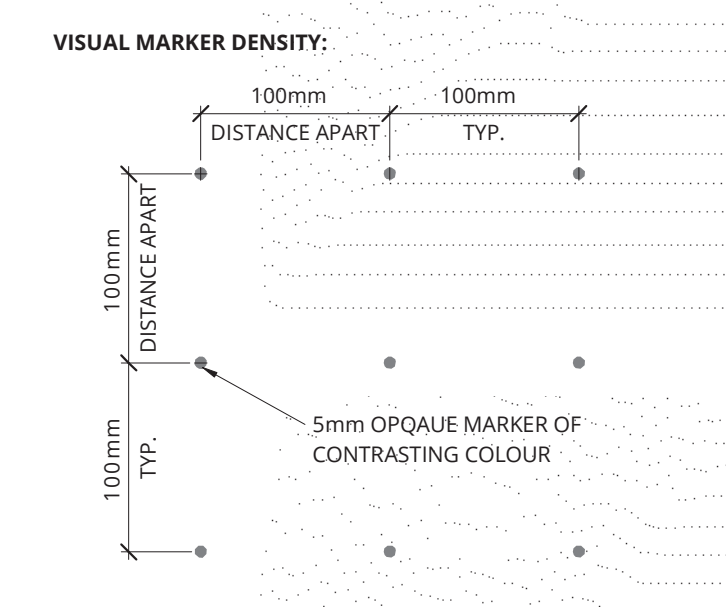
2 SOUTH ELEVATION
1:150

DESIGN OF NORTH FACADE TO REMAIN AS A PARTY WALL CONDITION AND COMPLEMENT 147 SPADINA AVENUE BUILDING DESIGN AND SURROUNDING CONTEXT

WITH PREJUDICE

BIRD FRIENDLY DESIGN:
GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE):

- A MINIMUM OF 85% OF ALL EXTERIOR GLAZING WITHIN THE REQUIRED AREA WILL BE TREATED TO REDUCE BIRD COLLISIONS, USING A COMBINATION OF THE FOLLOWING STRATEGIES:
- ULTRAVIOLET (UV) TREATED GLASS
 - VISUAL MARKERS (FRITTED GLASS, MILLIONS)
 - LOW REFLECTANCE, OPAQUE MATERIALS
 - SHADE BY BUILDING-INTEGRATED STRUCTURES / OVERHANGS



EXTERIOR FINISH LEGEND:

- (1) STONE
- (1a) PRECAST CONCRETE PANEL (BRICK PATTERN FINISH)
- (1b) PRECAST CONCRETE PANEL (STONE PATTERN FINISH)
- (2a) VISION GLAZING (CLEAR)
- (2b) SPANDREL GLAZING (BRONZE)
- (3) ARCHITECTURAL LOUVRE
- (4) ALUMINIUM MULLIONS (BRONZE)
- (5) ALUMINIUM SIGNAGE (BRONZE)

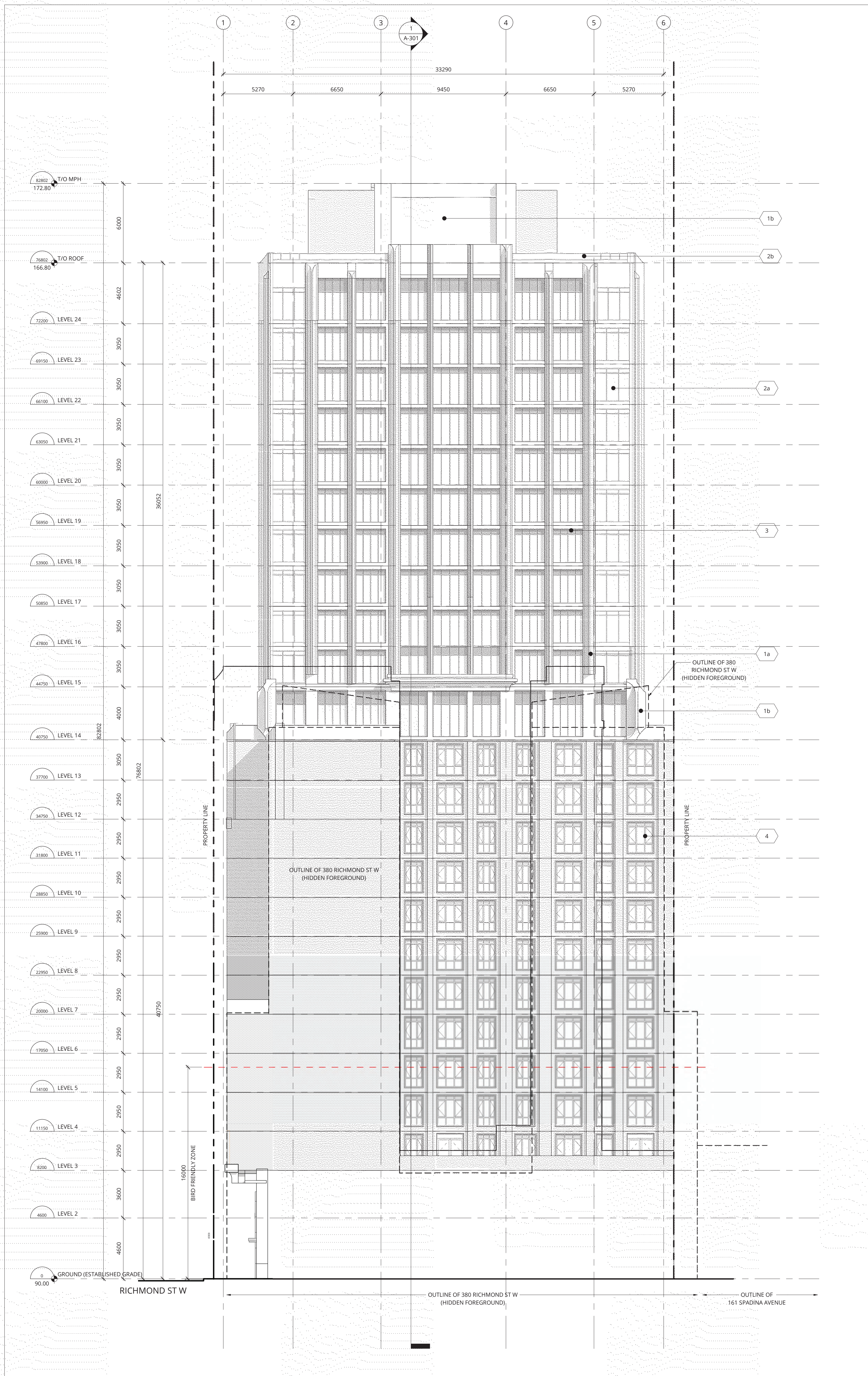
NOTE:
MATERIALITY TO BE CONFIRMED AS PART OF A FUTURE SPA APPLICATION

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1	ISSUED FOR COORDINATION	2021-05-07

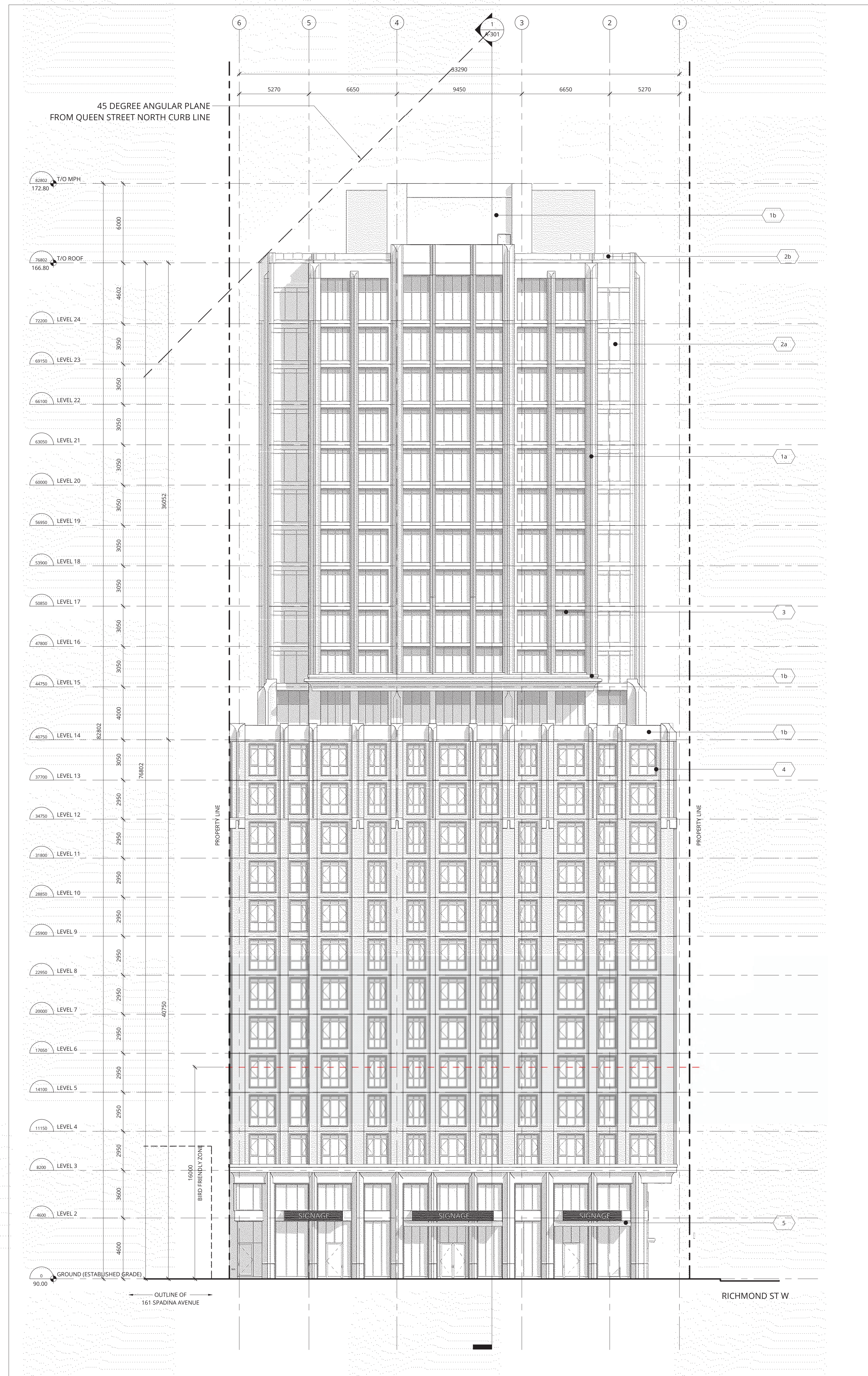
NORTH & SOUTH ELEVATIONS

PROJECT:
147 SPADINA AVENUE
TORONTO, ONTARIO

PROJECT NORTH:
SCALE:
As indicated
PLOT DATE:
2023-09-07 5:26:23 PM
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1 EAST ELEVATION
1:150



2 WEST ELEVATION
1:150



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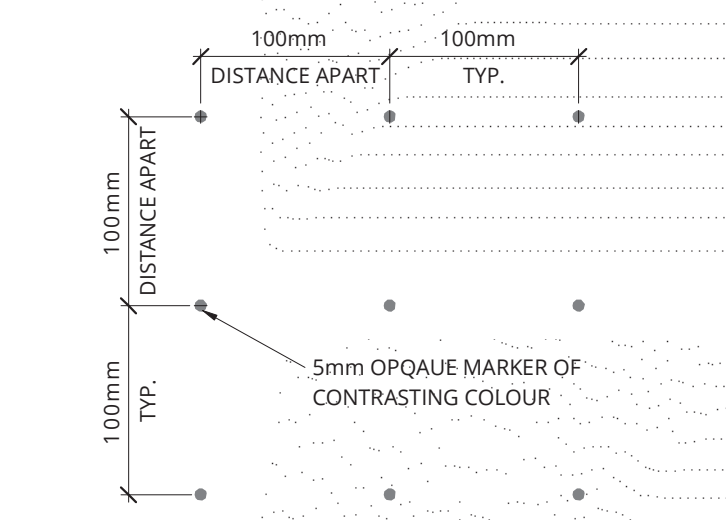
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- VISUAL MARKERS (FRITTED GLASS, MULLIONS)
- LOW REFLECTANCE, OPAQUE MATERIALS
- SHADE BY BUILDING-INTEGRATED STRUCTURES / OVERHANGS

VISUAL MARKER DENSITY:



EXTERIOR FINISH LEGEND:

- 1 STONE
- 1a PRECAST CONCRETE PANEL (BRICK PATTERN FINISH)
- 1b PRECAST CONCRETE PANEL (STONE PATTERN FINISH)
- 2a VISION GLAZING (CLEAR)
- 2b SPANDREL GLAZING (BRONZE)
- 3 ARCHITECTURAL LOUVRE
- 4 ALUMINIUM MULLIONS (BRONZE)
- 5 ALUMINIUM SIGNAGE (BRONZE)

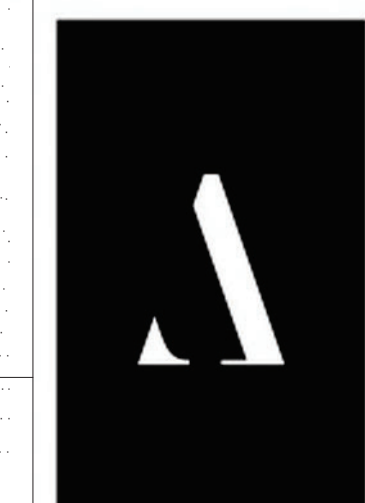
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1	ISSUED FOR COORDINATION	2021-05-07

EAST & WEST ELEVATIONS

PROJECT:
147 SPADINA AVENUE
TORONTO, ONTARIO

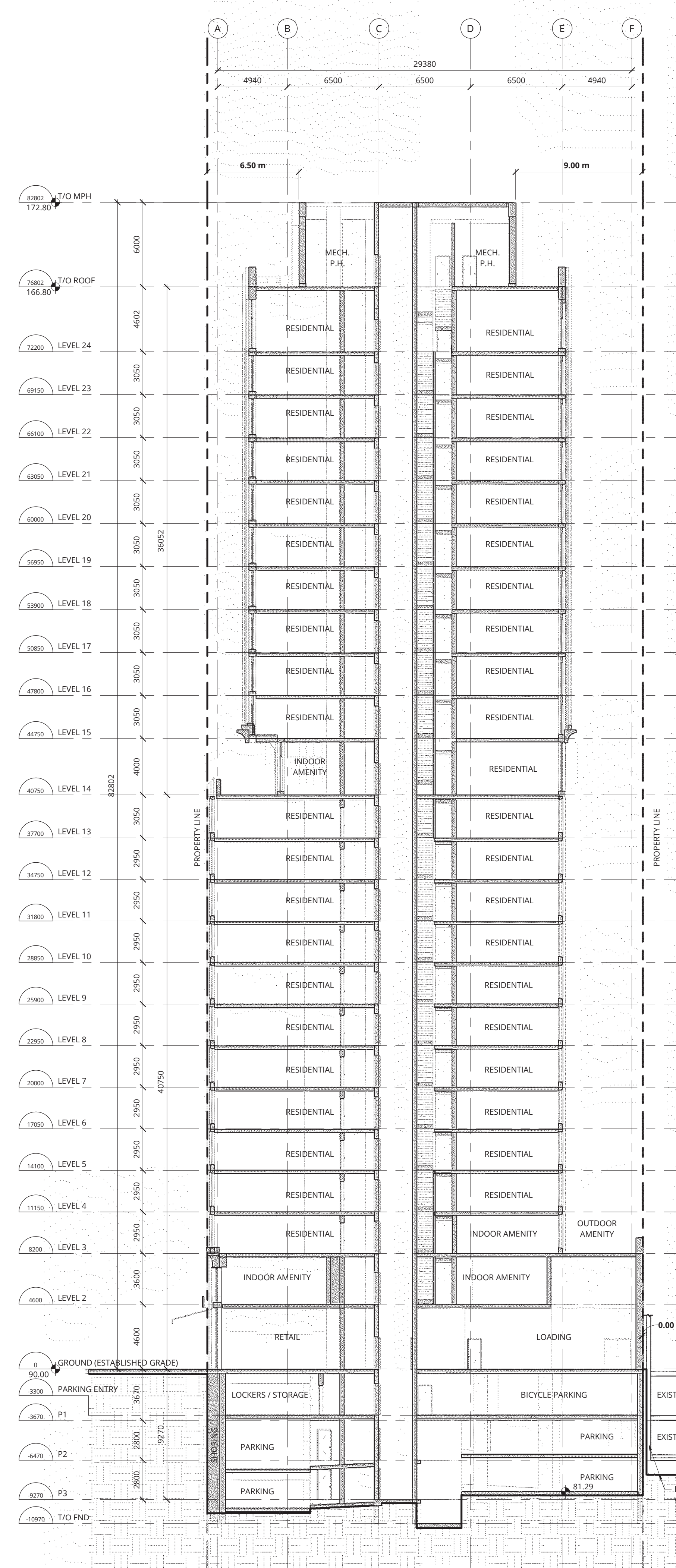
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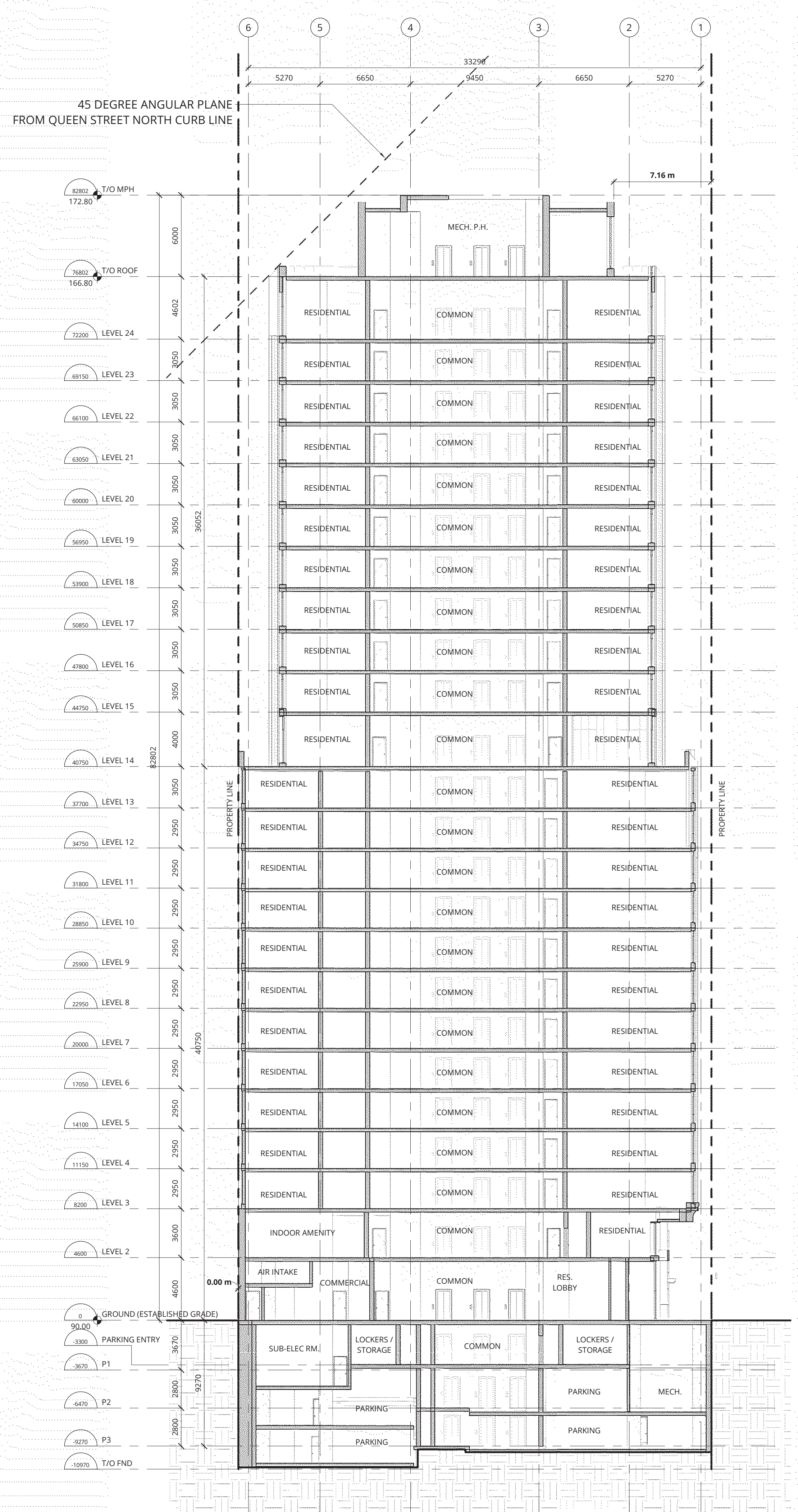
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1 SPA-SECTION E-W
1 : 200



2 SPA-SECTION N-S
1 : 200

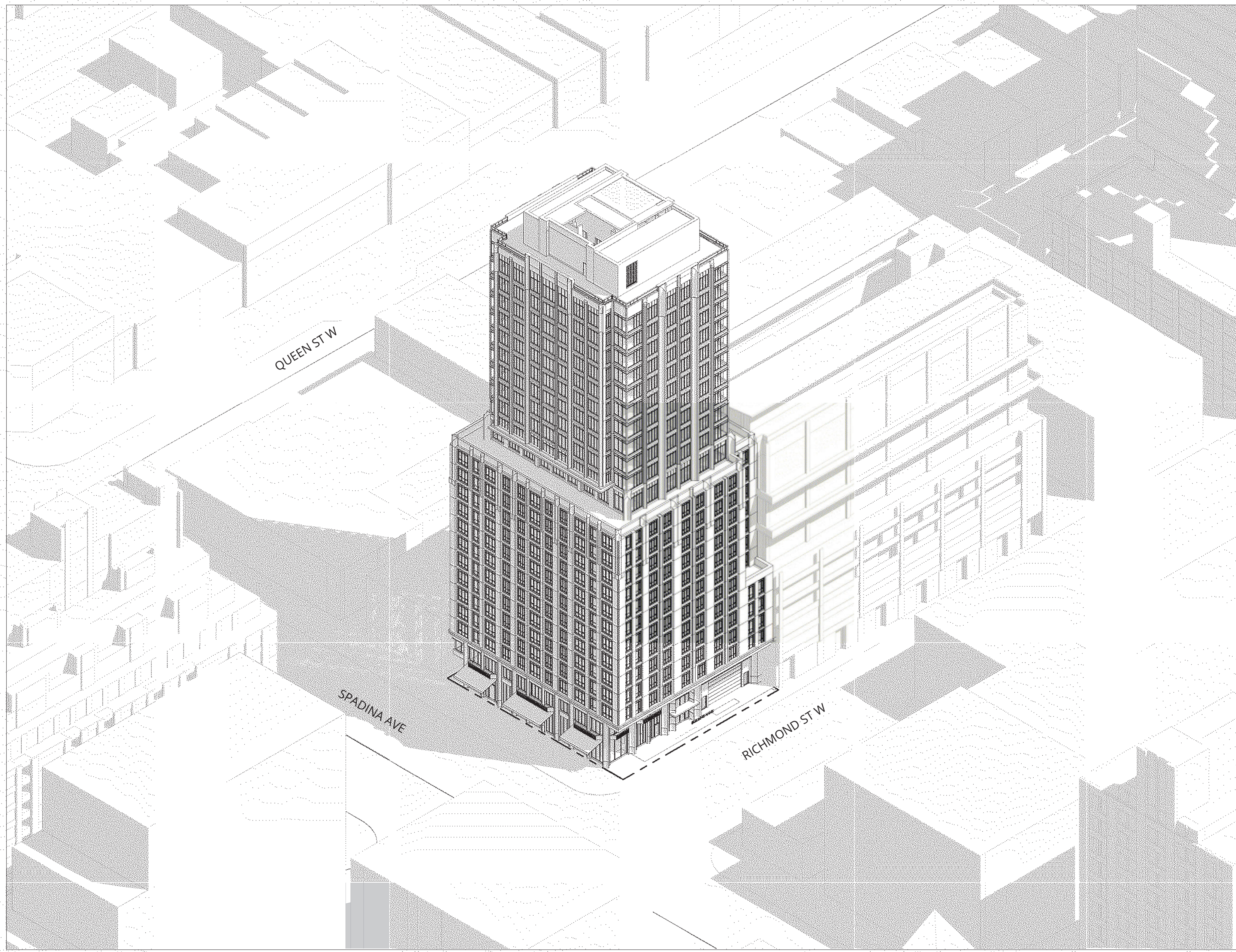
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BUILDING SECTIONS

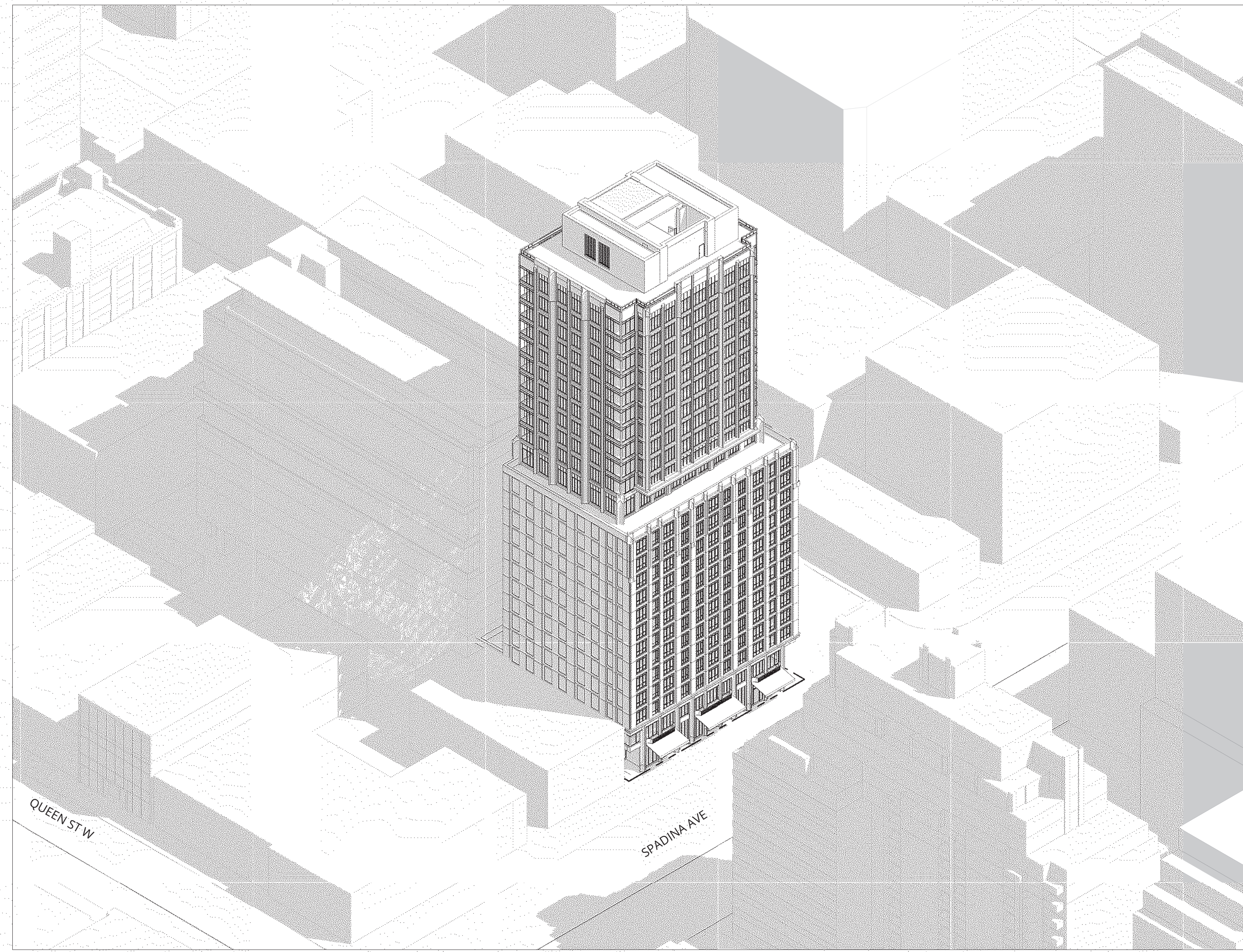
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147 SPADINA AVENUE
TORONTO, ONTARIO

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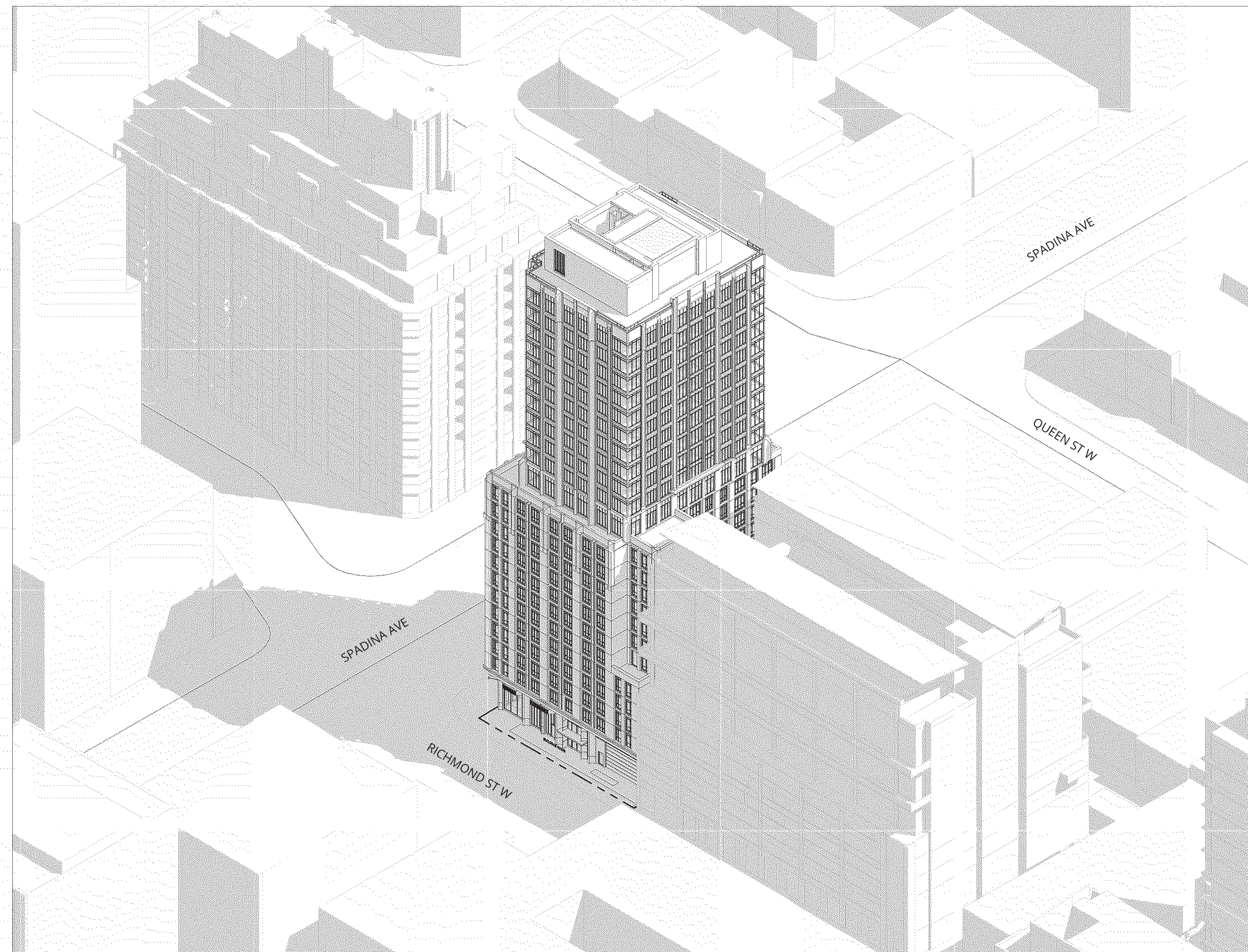
1 LOOKING NORTH EAST



2 LOOKING SOUTH EAST



3 LOOKING SOUTH WEST



4 LOOKING NORTH WEST



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ORTHOGRAHIC VIEWS

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