

APPENDIX E: ARCHITECTURAL DRAWINGS

ISSUED

2022-07-15 Issued for OPA/ZBA/SPA



340-376 Dufferin St.

Toronto, Ontario

OWNER:
Hullmark
474 Wellington St W Suite 200
Toronto, ON M5V 1E3
contact: Charles Arbez
e: charles@hullmark.ca
t: 614-510-1700

ARCHITECT:
Sweeny & Co Architects Inc.
134 Peter St., Suite 1601
Toronto, ON M5V 2H2
contact: Hai Ho
e: Hai@sweenyandco.com
t: 416-971-6252 (x289)

CIVIL:
R. V. Anderson and Associates
2001 Sheppard Ave E suite 300,
North York, ON M2J 4Z8
contact: David Stafford
e: DStafford@rvanderson.com
t: 416-497-8600

GEOTECH & ENVIRONMENTAL:
Grounded Engineering
1 Banigan Dr.
East York, ON M4H 1G3
contact: Suvish Melania
e: smelania@groundedeng.ca
t: 647-265-0909

MECHANICAL:
Smith and Anderson Consulting Engineering
1100 - 100 Sheppard Ave. East
Toronto, ON M2N 6N5
contact: Sean Carson
e: sean.carson@smithandanderson.com
t: 416-320-2735

LANDSCAPE ARCHITECT:
Land Art Design
52 Mimico Ave.
Etobicoke, ON M9V 1R1
contact: Jackie VanderVelde
e: jv@ladesign.ca
t: 416-871-0874

URBAN PLANNING:
Bousfield Inc.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
contact: Mike Bissett
e: mbissett@bousfields.ca
t: 416-903-6950

ELECTRICAL:
Smith and Anderson Consulting Engineering
1100 - 100 Sheppard Ave. East
Toronto, ON M2N 6N5
contact: Bram Atlin
e: bram.atlin@smithandanderson.com
t: 416-895-9825

TRANSPORTATION:
BA Group
45 St Clair Ave W
Toronto, ON M4V 1K9
contact: Steve Krossey
e: krossey@bagroup.com
t: 416-961-7110 (x153)

HERITAGE:
ERA Architects
625 Church St #600,
Toronto, ON M4Y 2G1
contact: Samantha Irvine
e: Samantha@eraarch.ca
t: 416-963-4497 (x348)

ZBL Drawing List & Issuance Log

No.	Name
AZ000	Cover Page
AZ001	Context Plan & Project Statistics
AZ002	GFA Diagrams
AZ003	GFA Diagrams
AZ004	GFA Diagrams
AZ101-A	Site Plan Phase 1
AZ101-B	Site Plan Phase 2
AZ200	Parking Level -2
AZ201	Parking Level -1
AZ202-A	Ground Level Plan Phase 1
AZ202-B	Ground Level Plan Phase 2
AZ203	Level 2
AZ204	Level 3
AZ205	Level 4
AZ206	Level 5
AZ207	Level 6
AZ208	Level 7
AZ209	Level 8
AZ210	Level 9
AZ211	Level 10
AZ212	Level 11
AZ213	Level 12
AZ214	Level 13-21
AZ215	Level 22
AZ216	Level 23-25
AZ217	M.P.H. Level (North Tower)
AZ218	Roof Plan
AZ401	Building Elevations
AZ402	Building Elevations
AZ403	Building Elevations
AZ404	Building Elevations
AZ450	1 to 50 Detailed Elevations
AZ451	1 to 50 Detailed Elevations
AZ452	1 to 50 Detailed Elevations
AZ453	1 to 50 Detailed Elevations
AZ454	Elevations - TGS Bird Friendly Glazing Calculations
AZ455	Elevations - TGS Bird Friendly Glazing Calculations
AZ501	Building Sections, North-South - Phase 1
AZ502	Building Sections, North-South - Phase 2
AZ503	Building Sections, East-West (North Tower)
AZ504	Building Sections, East-West (South Tower)
AZ505	Building Sections, East-West (South Podium)
AZ600	Renderings
AZ601	Renderings

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PROJ. NAME
340-376 Dufferin St.
Toronto, Ontario

OWNER
Hullmark

DWG TITLE
Cover Page

DATE : 2022-07-15
SCALE :
DRAWN : AR
CHECKED : AG
PROJ. No. : 2102

DWG No.

AZ000

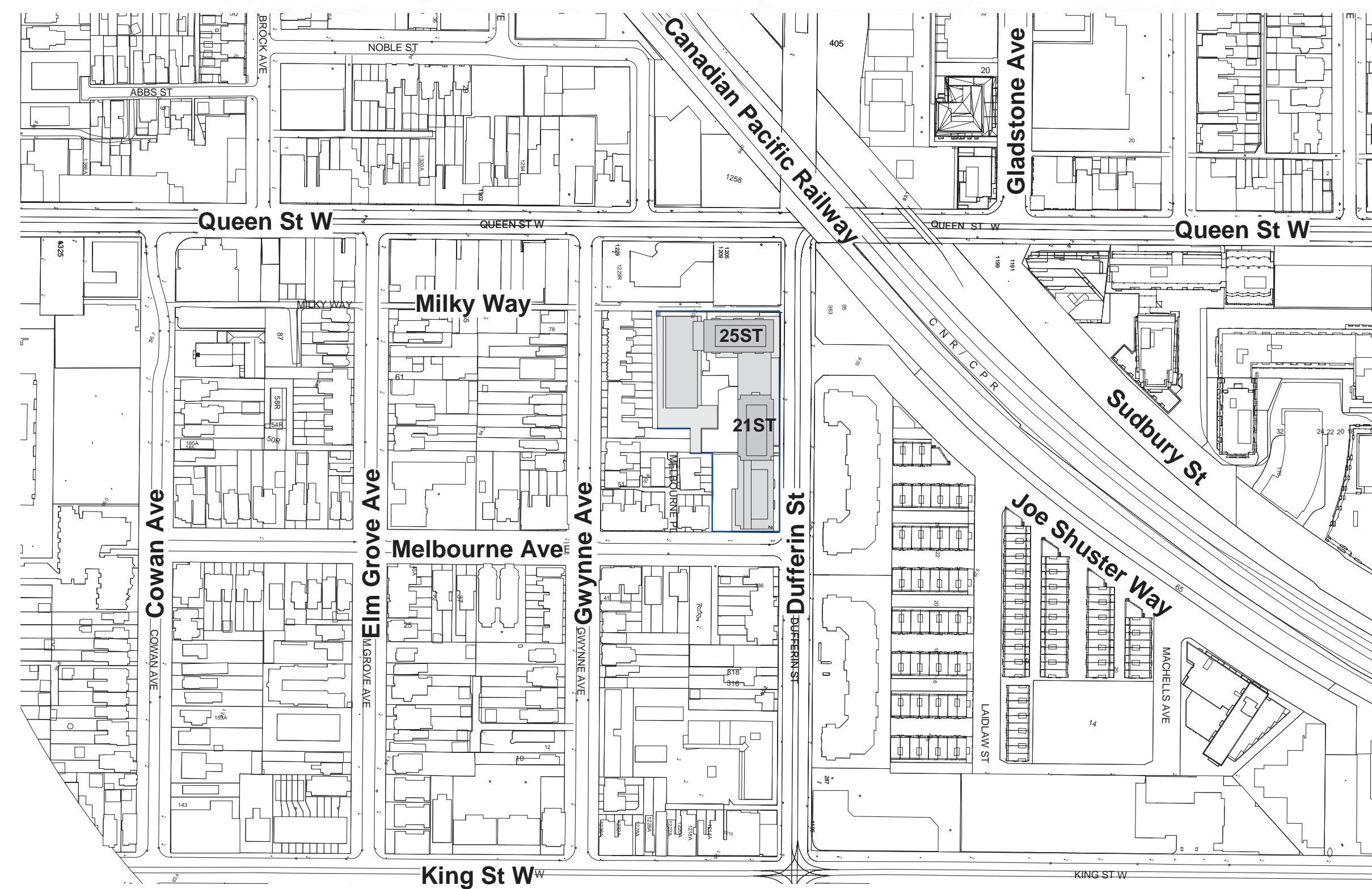
ISSUED FOR REZONING

GENERAL Project: The Radiator 340-376 Dufferin St. Toronto, Ontario Site Area: 7,444 m² 80,122 SF Parking spaces: 330 ZONING By-law: City of Toronto Zoning By-Law 569-2013 Height limit: 14.0 m Gross Floor Area: 44,470 m² Density: 5.97 Building height: 82.50 m (incl. MPH)

DRAWING NOT TO BE SCALED Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work. This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects. ISSUED 2022-07-15 Issued for OPA/ZBA/SPA

Summary table for GFA - City of Toronto Zoning By-Law 569-2013, including columns for HEIGHT, TFA, RESIDENTIAL, FLEX, COMMERCIAL, GFA TOTAL, INDOOR AMENITY, OUTDOOR AMENITY, SALEABLE / RENTABLE, and COMMERCIAL.

Main GFA table with columns for HEIGHT, TFA, RESIDENTIAL, FLEX, COMMERCIAL, GFA TOTAL, INDOOR AMENITY, OUTDOOR AMENITY, SALEABLE / RENTABLE, COMMERCIAL, and TOTAL RESIDENTIAL UNIT COUNT.



RESIDENTIAL AMENITY AREA table with columns for REQUIRED BY ZONING, INDOOR AMENITY, OUTDOOR AMENITY, and TOTAL.

PARKING table with columns for CAR, BICYCLE, and SHORT TERM / LONG TERM / TOTAL.

COMMERCIAL table with columns for SHORT TERM / LONG TERM / TOTAL and FLEX.

Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning By-law Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

General Project Description table with columns for Required, Proposed, and Proposed % for various amenity categories.

Section 1: For Stand Alone Zoning By-law Amendment Applications and Site Plan Control Applications

Low Emissions Transportation table with columns for Required, Proposed, and Proposed %.

Cycling Infrastructure table with columns for Required, Proposed, and Proposed %.

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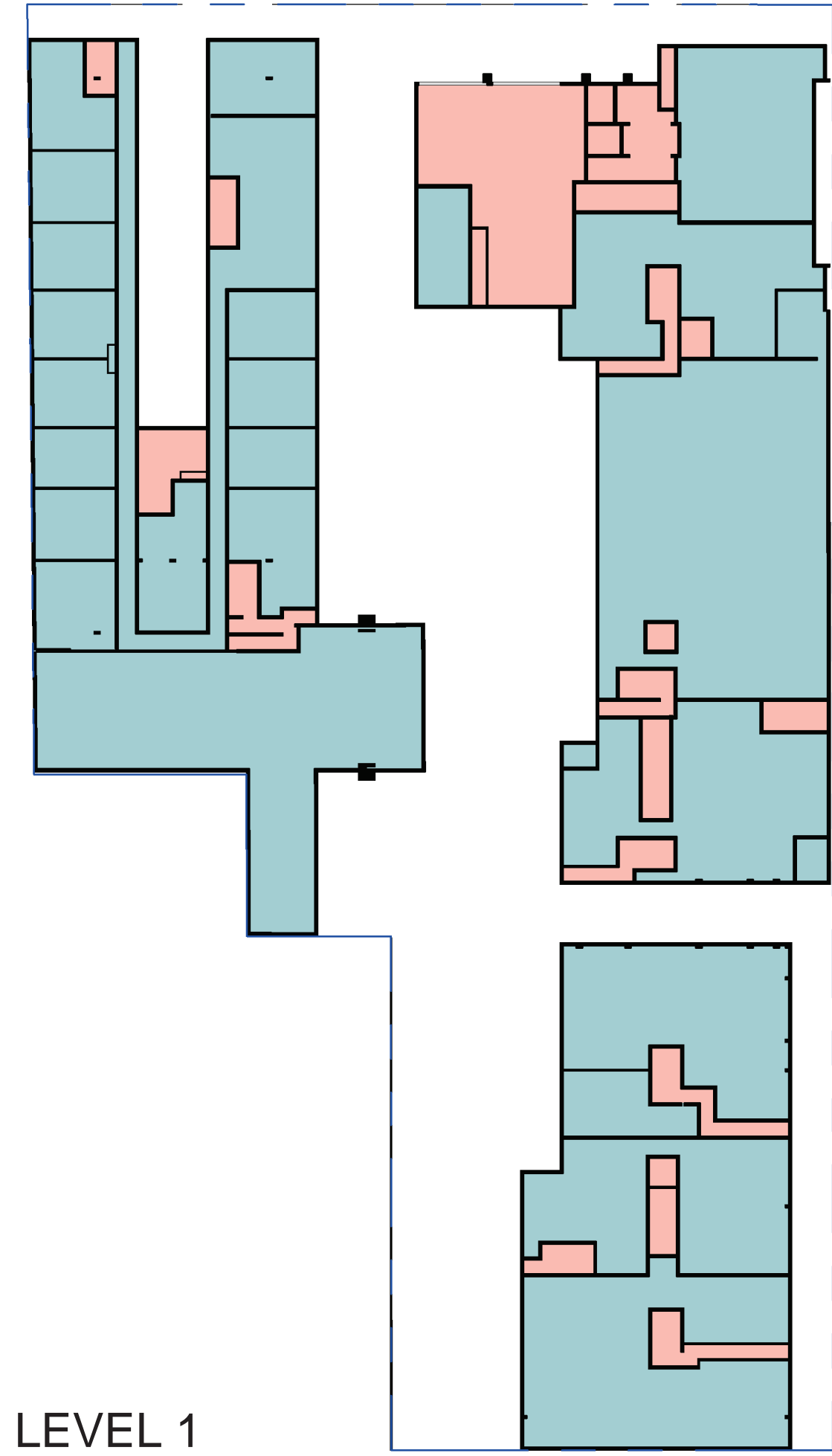
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OWNER Hullmark

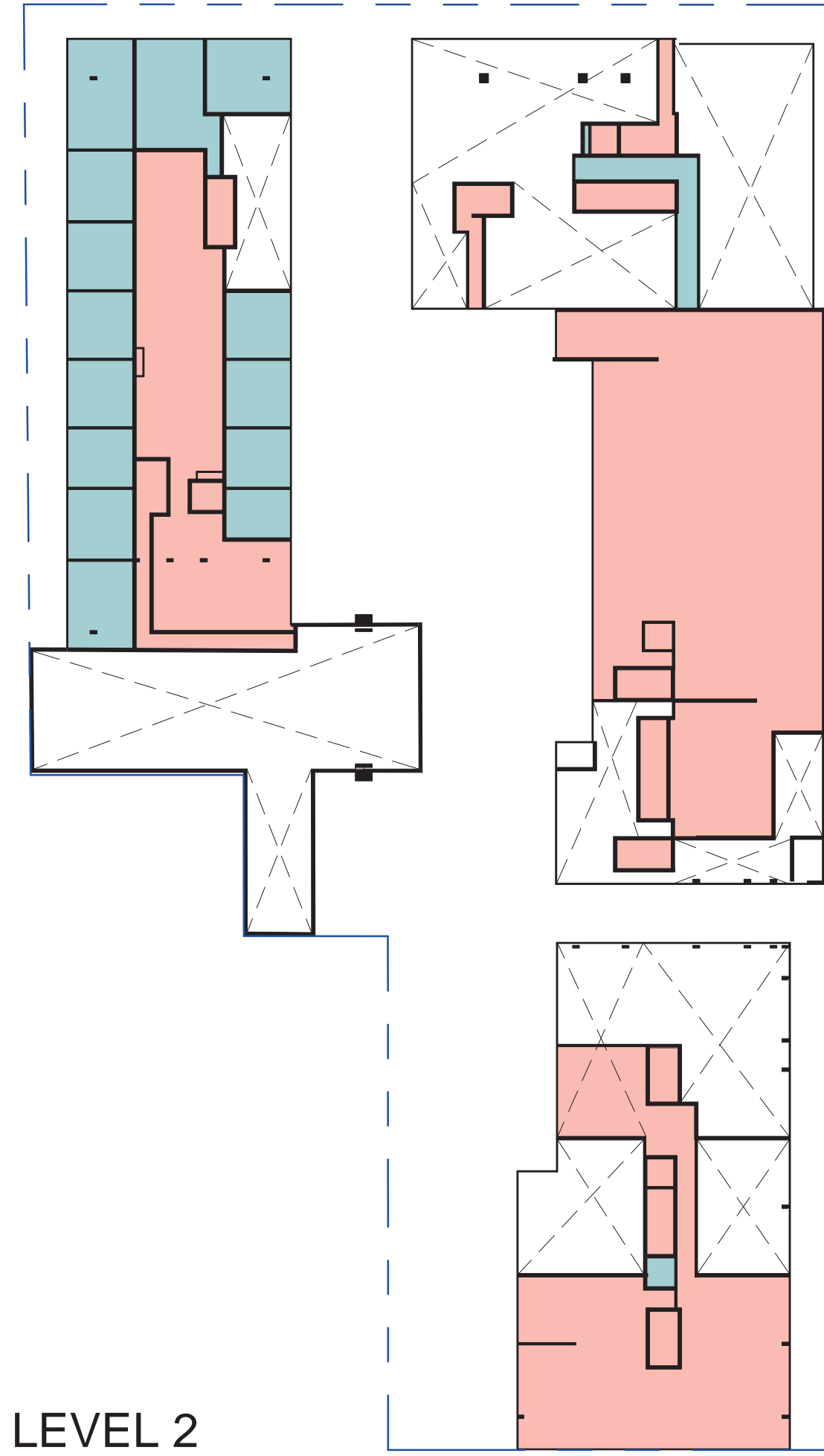
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DATE: 2022-07-15 SCALE: 1 : 2500 DRAWN: AR CHECKED: AG PROJ. No.: 2102 DWG No. AZ001

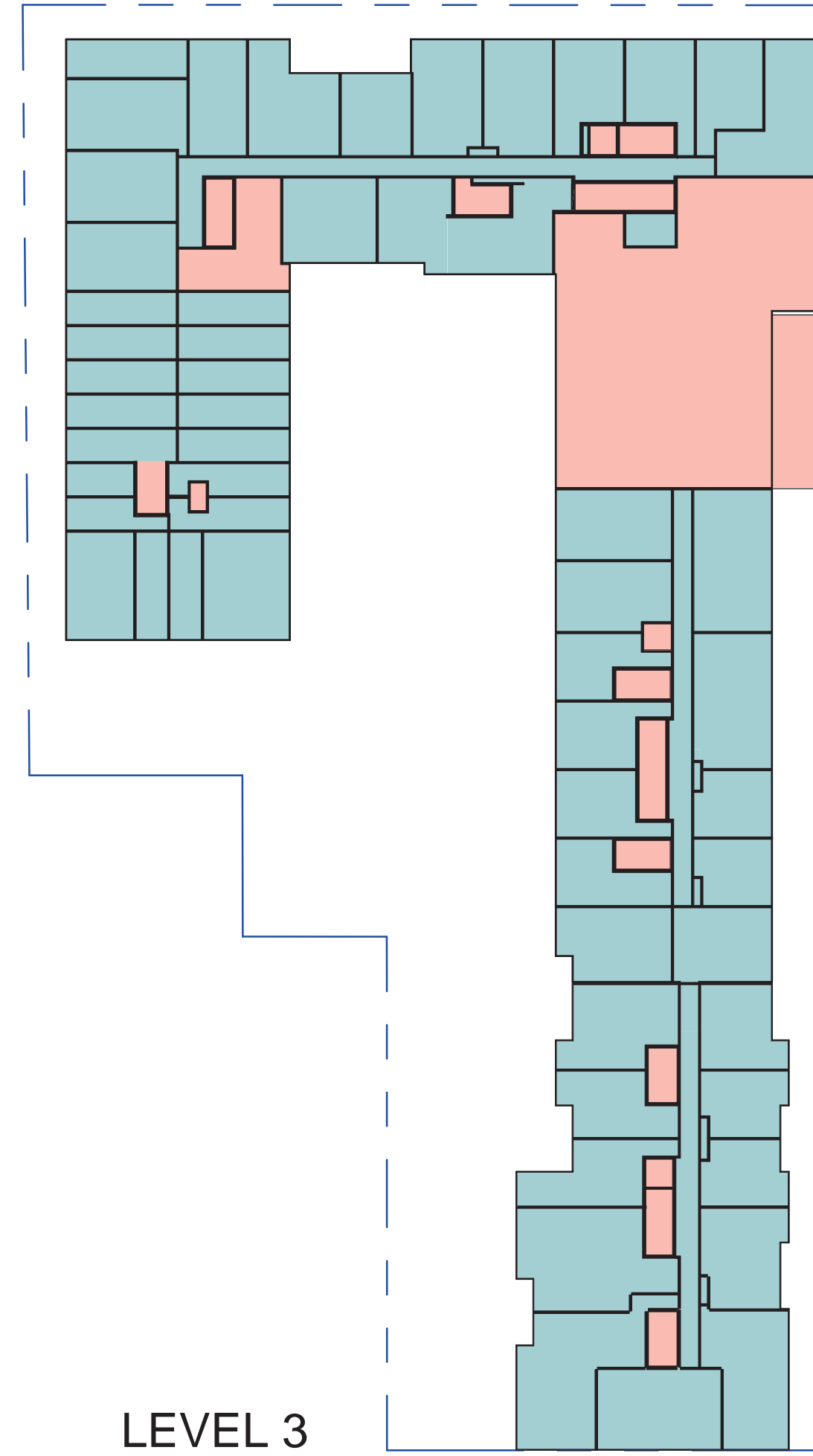
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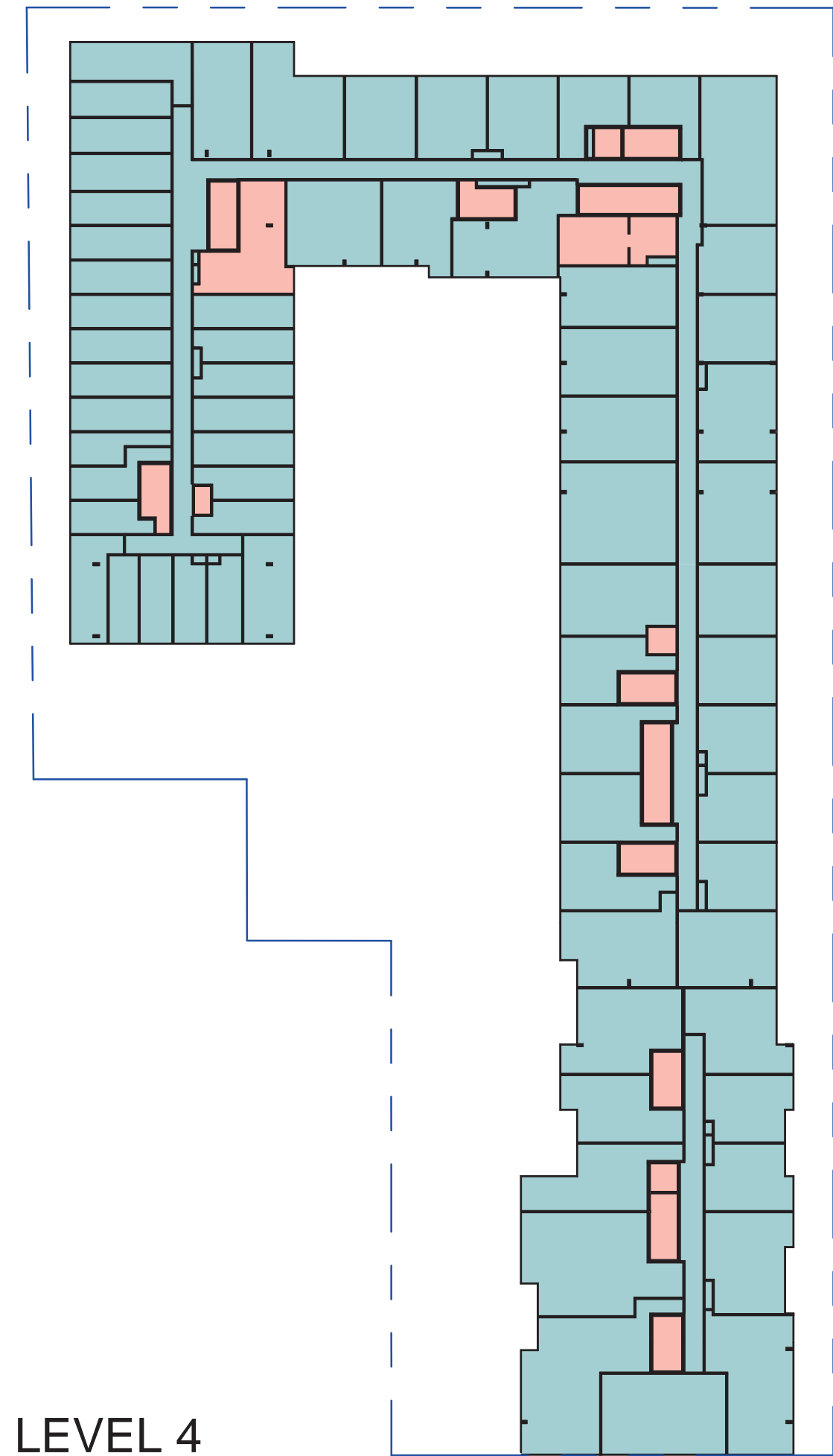
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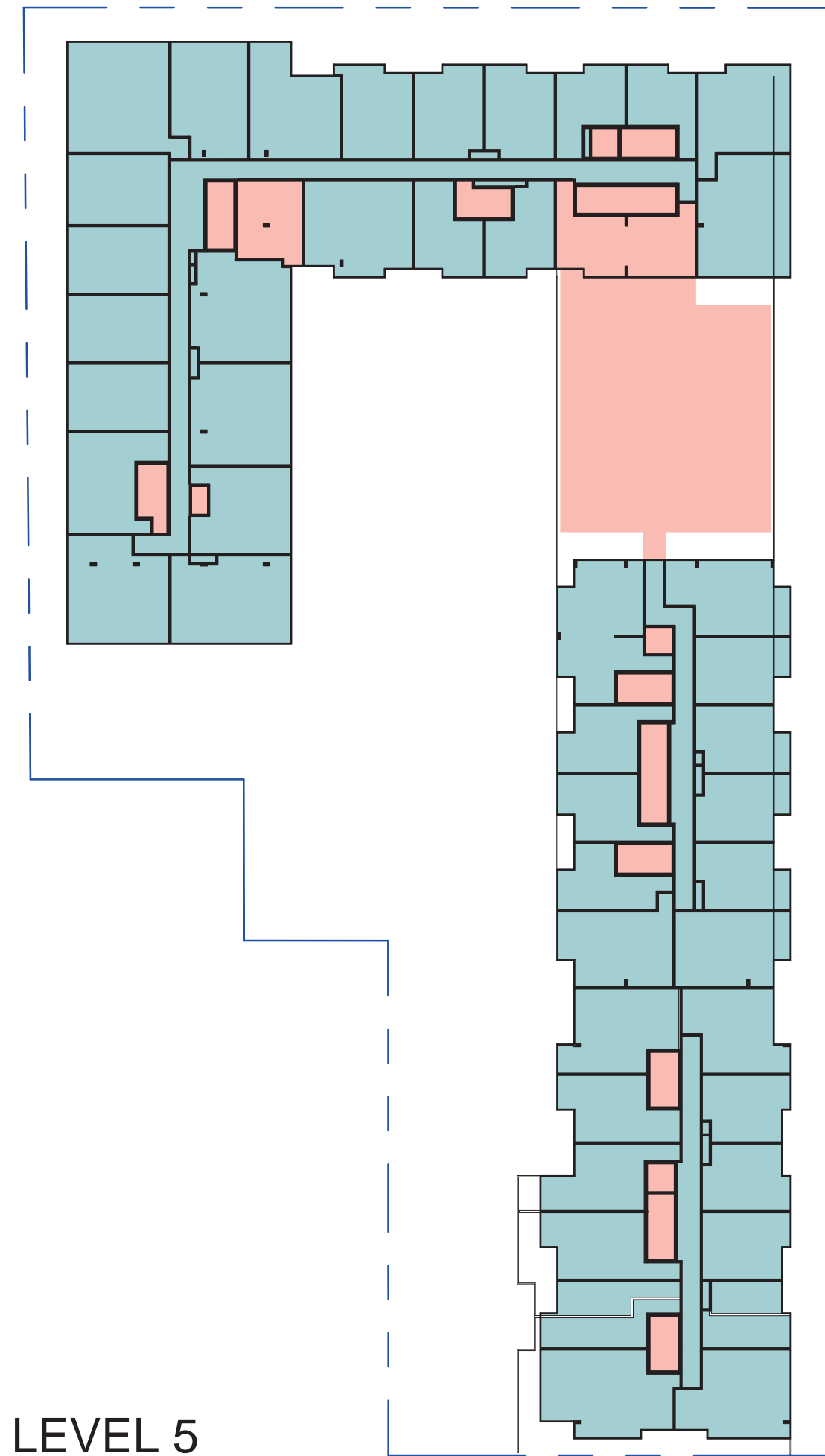
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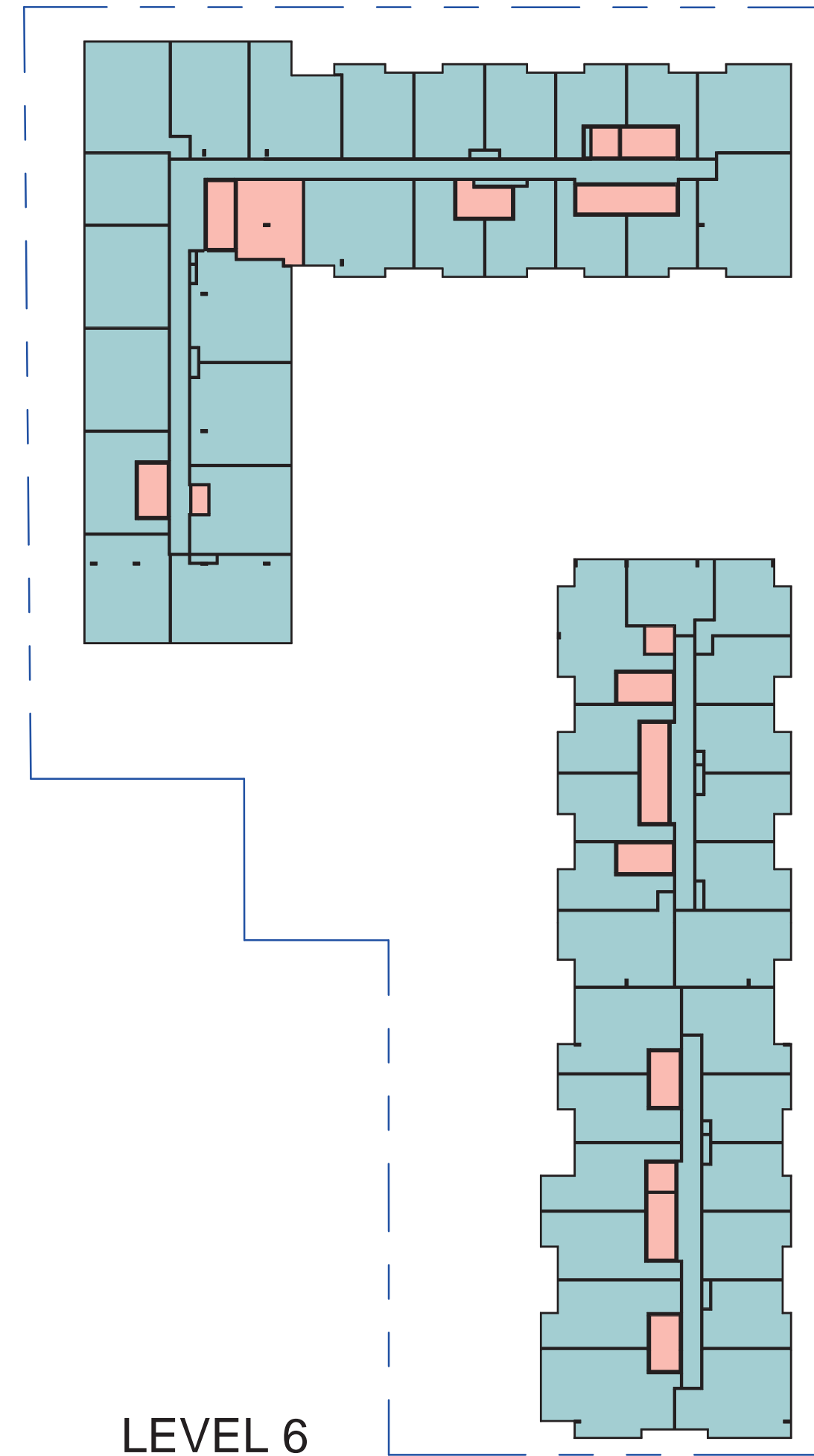
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LEVEL 4



LEVEL 5



LEVEL 6

GROSS FLOOR AREA (ZBL 569-2013)

- DEDUCTIONS*
- GROSS FLOOR AREA

* Deductions include
 (A) parking, loading and bicycle parking below grade;
 (B) required loading spaces and required bicycle parking spaces at or above grade;
 (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 (D) shower and change facilities required by this By-law for required bicycle parking spaces;
 (E) indoor amenity space required by this By-law
 (F) elevator shafts;
 (G) garbage shafts;
 (H) mechanical penthouse; and
 (I) exit stairwells in the building.
 (Refer to 40.5.40.40 Floor Area in By-Law 569-2013)

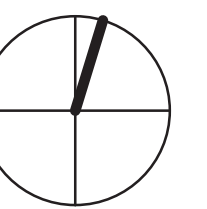
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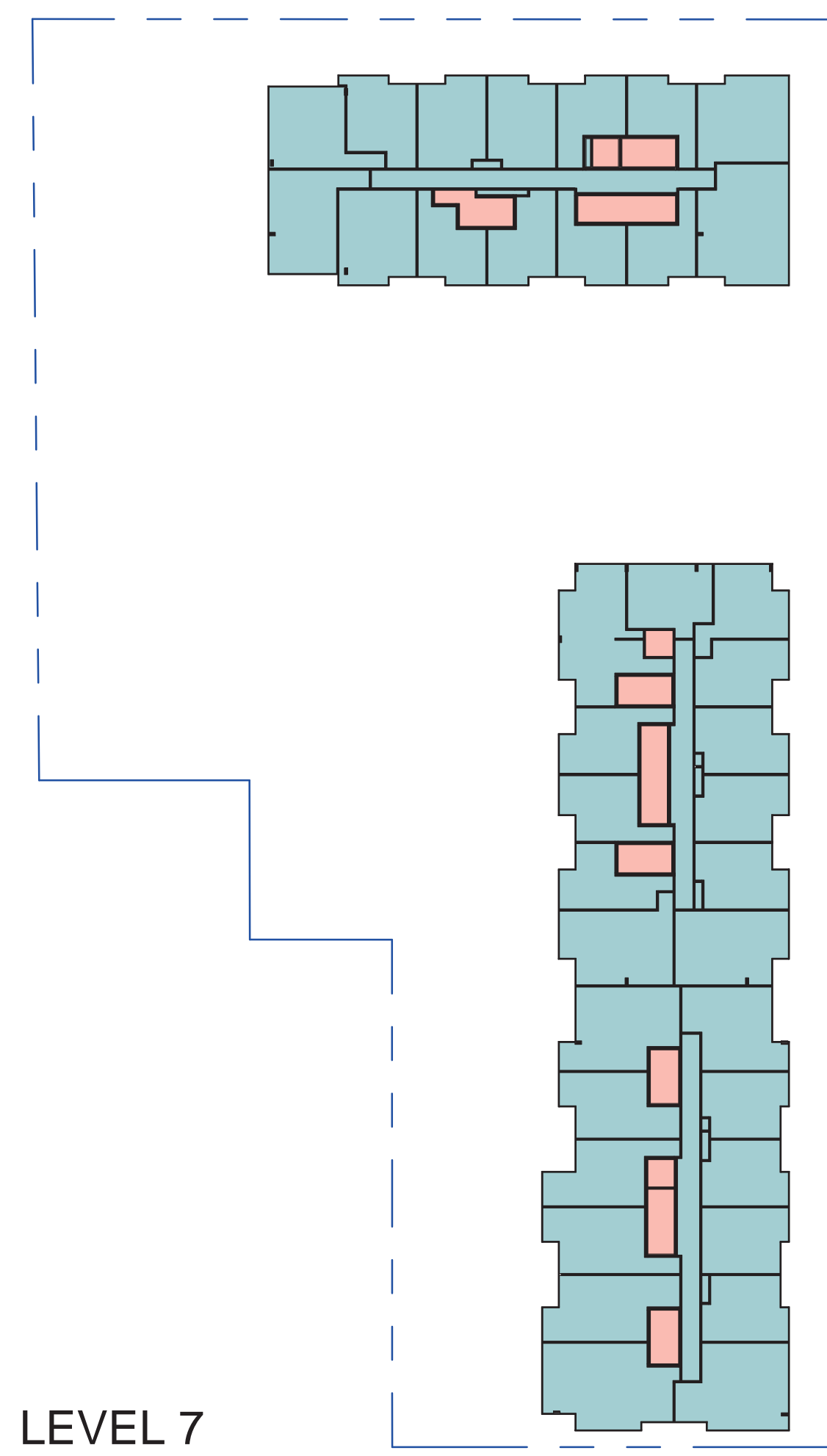
PROJ. NAME
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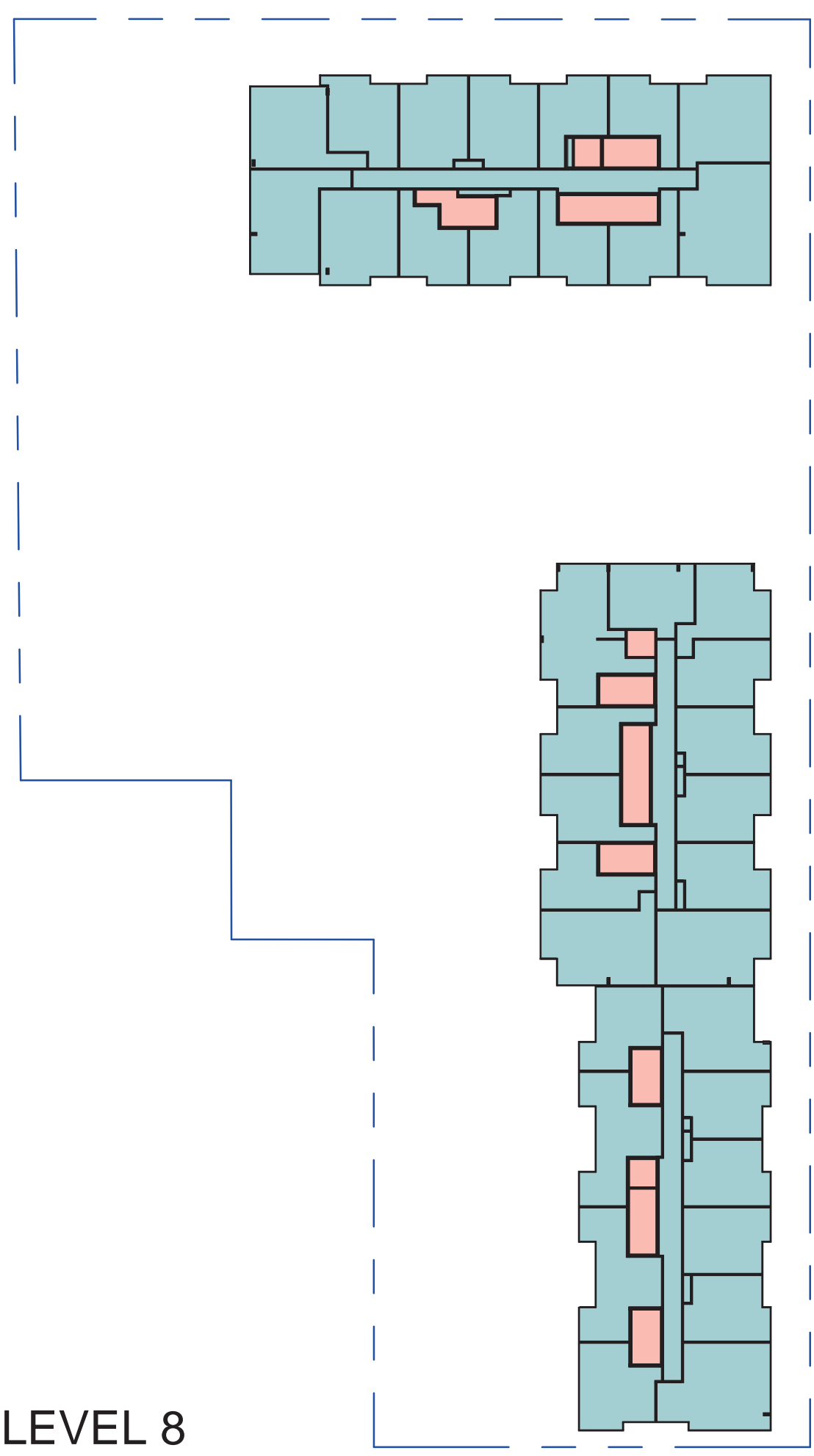
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DATE : 2022-07-15
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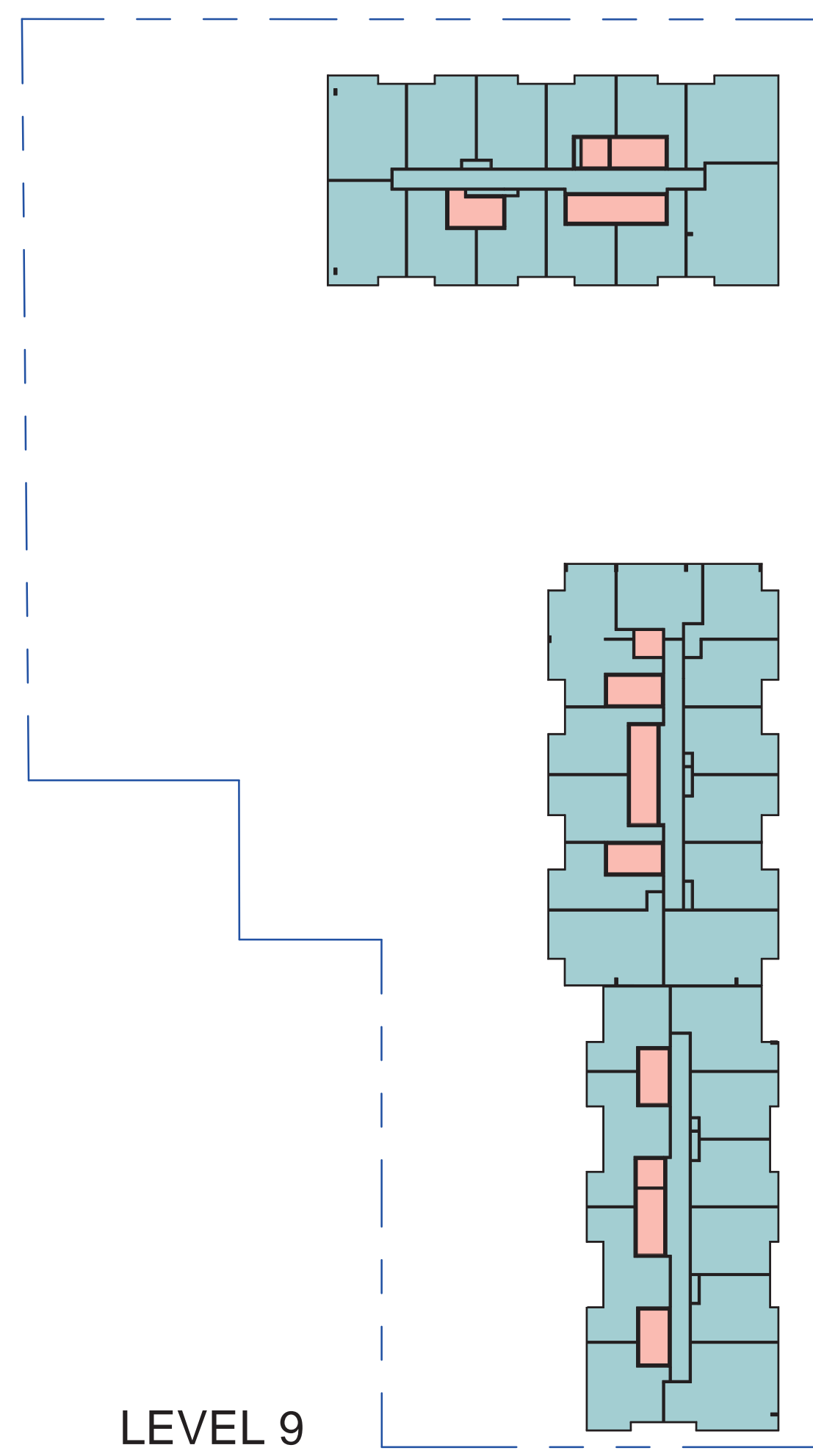
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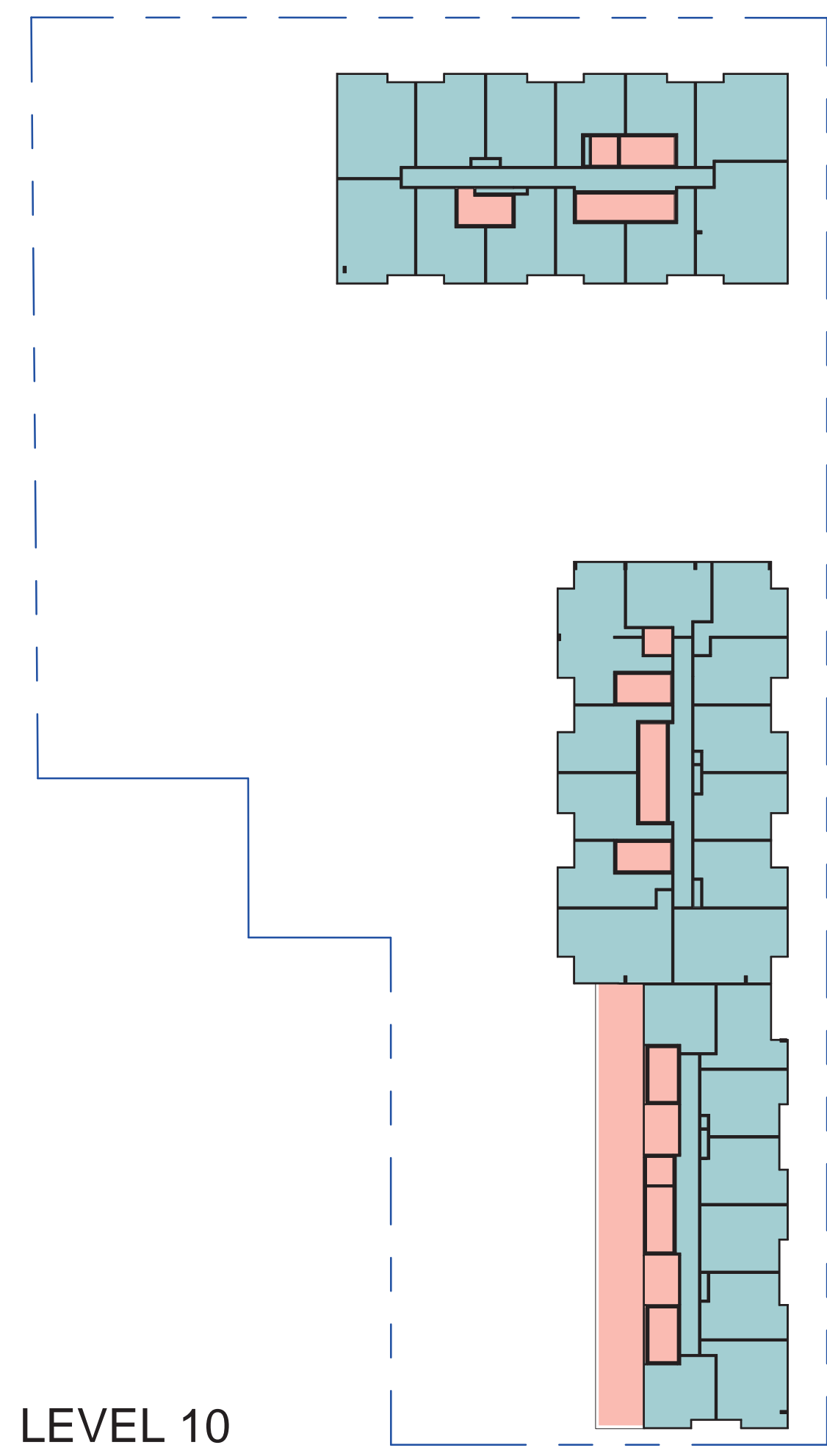
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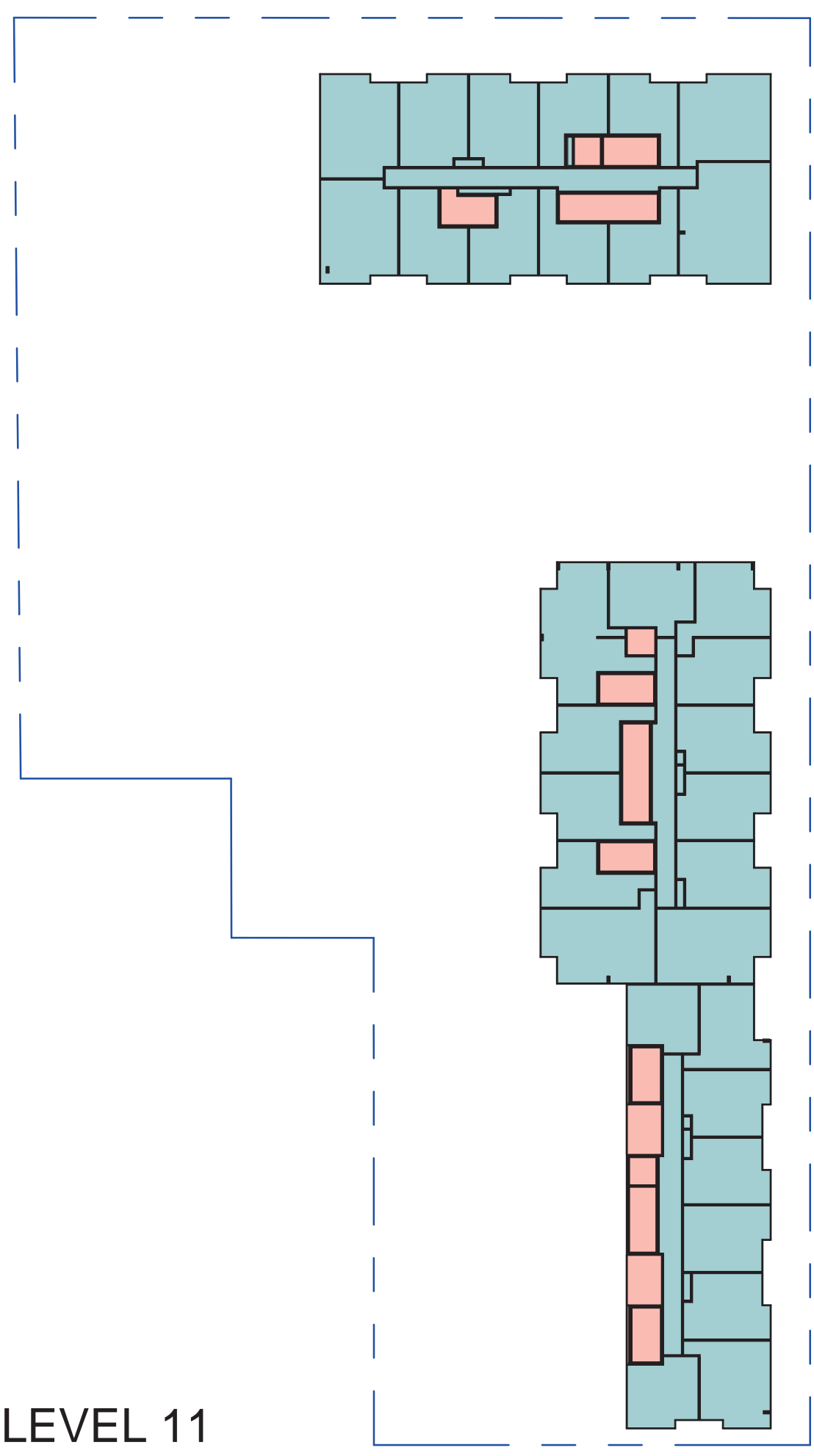
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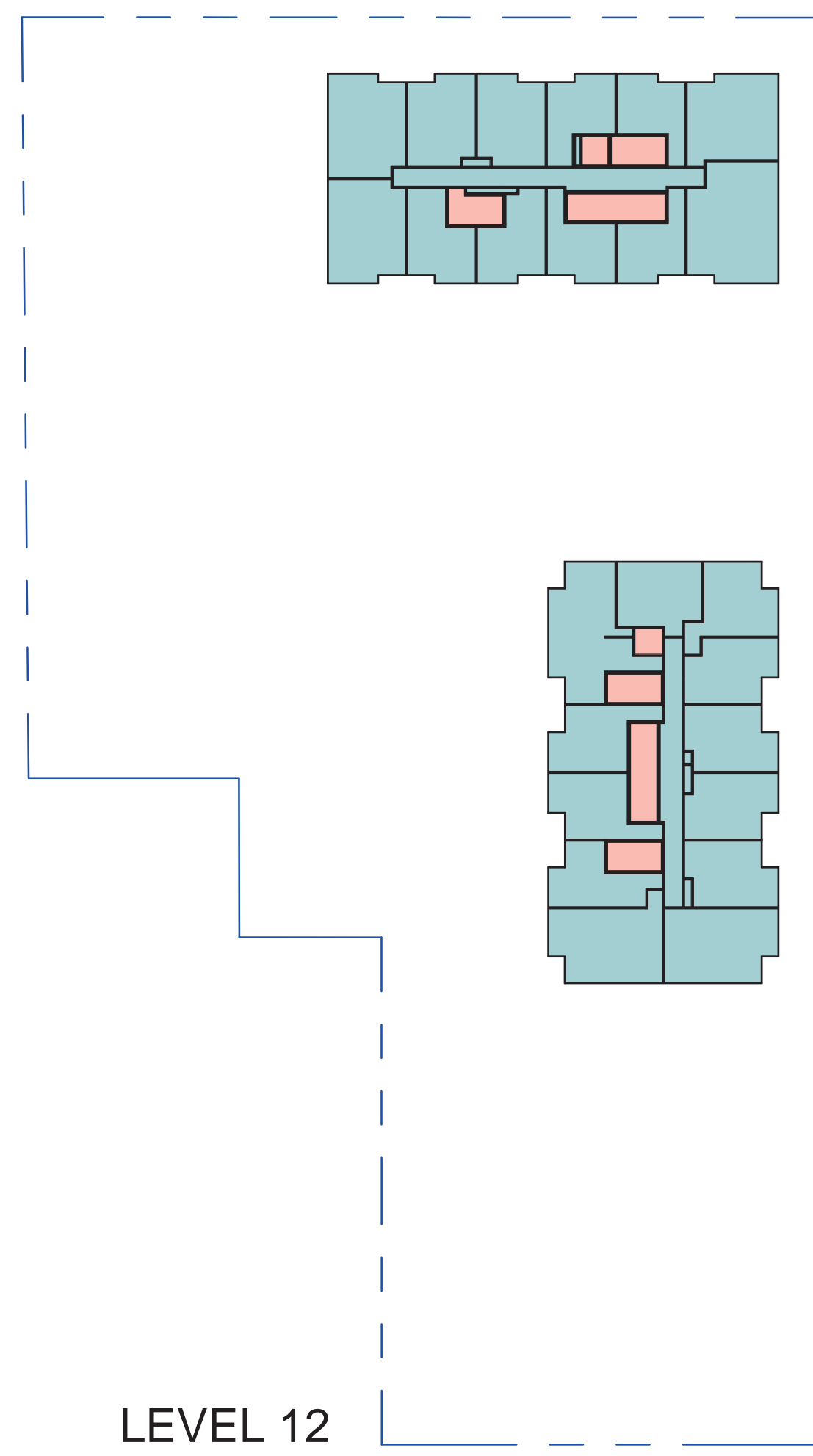
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LEVEL 10



LEVEL 11



LEVEL 12

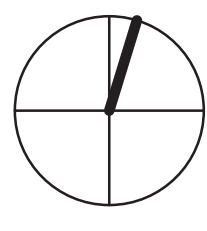
GROSS FLOOR AREA (ZBL 569-2013)

	DEDUCTIONS*
	GROSS FLOOR AREA

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 (F) elevator shafts;
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 (H) mechanical penthouse; and
 (I) exit stairwells in the building.
 (Refer to 40.5.40.40 Floor Area in By-Law 569-2013)

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PROJ. NAME
340-376 Dufferin St.
 Toronto, Ontario

OWNER
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DWG TITLE
GFA Diagrams

DATE : 2022-07-15
 SCALE : As indicated
 DRAWN : AH
 CHECKED : AG
 PROJ. No. : 2102 DWG No.

AZ003

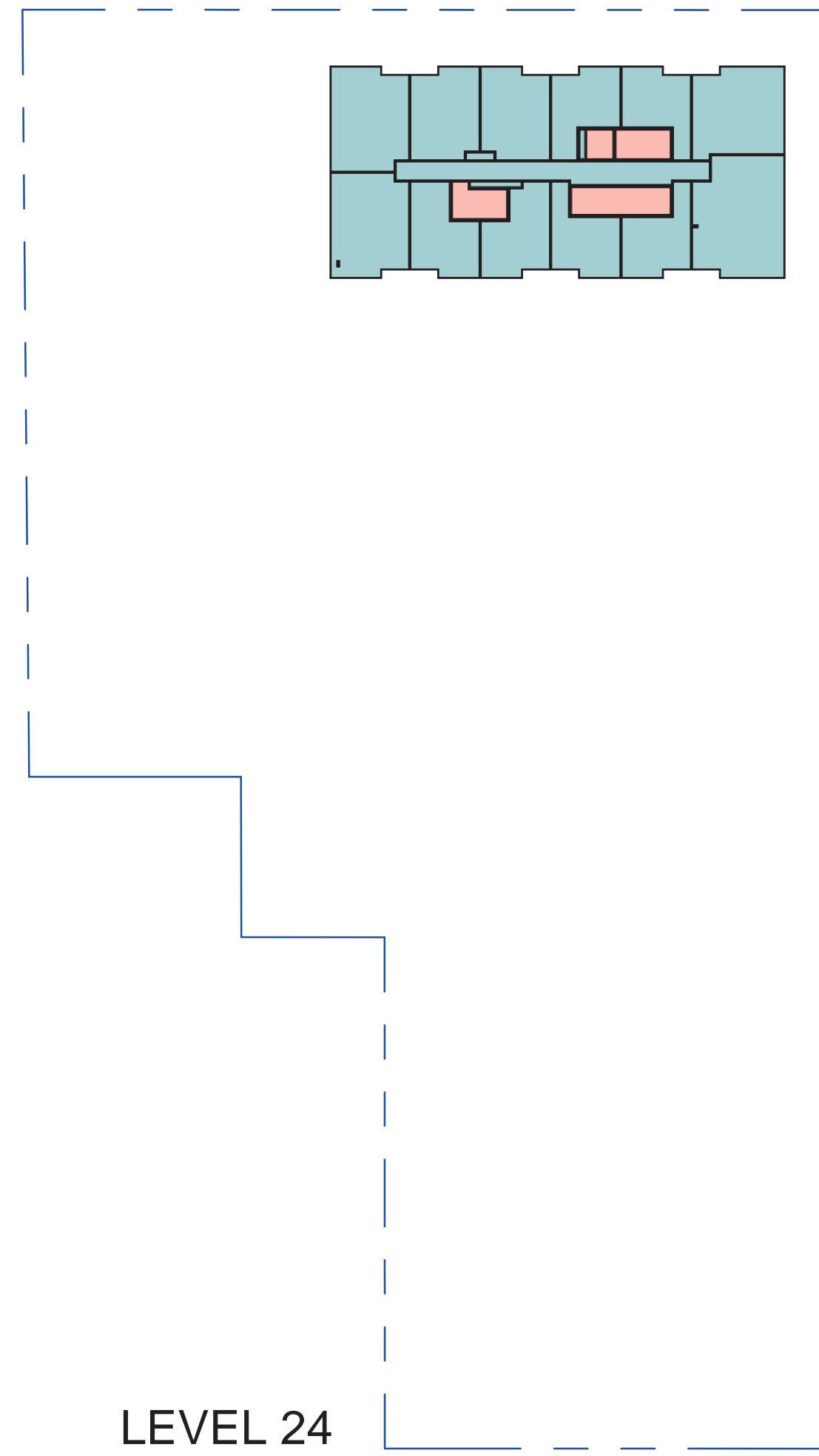
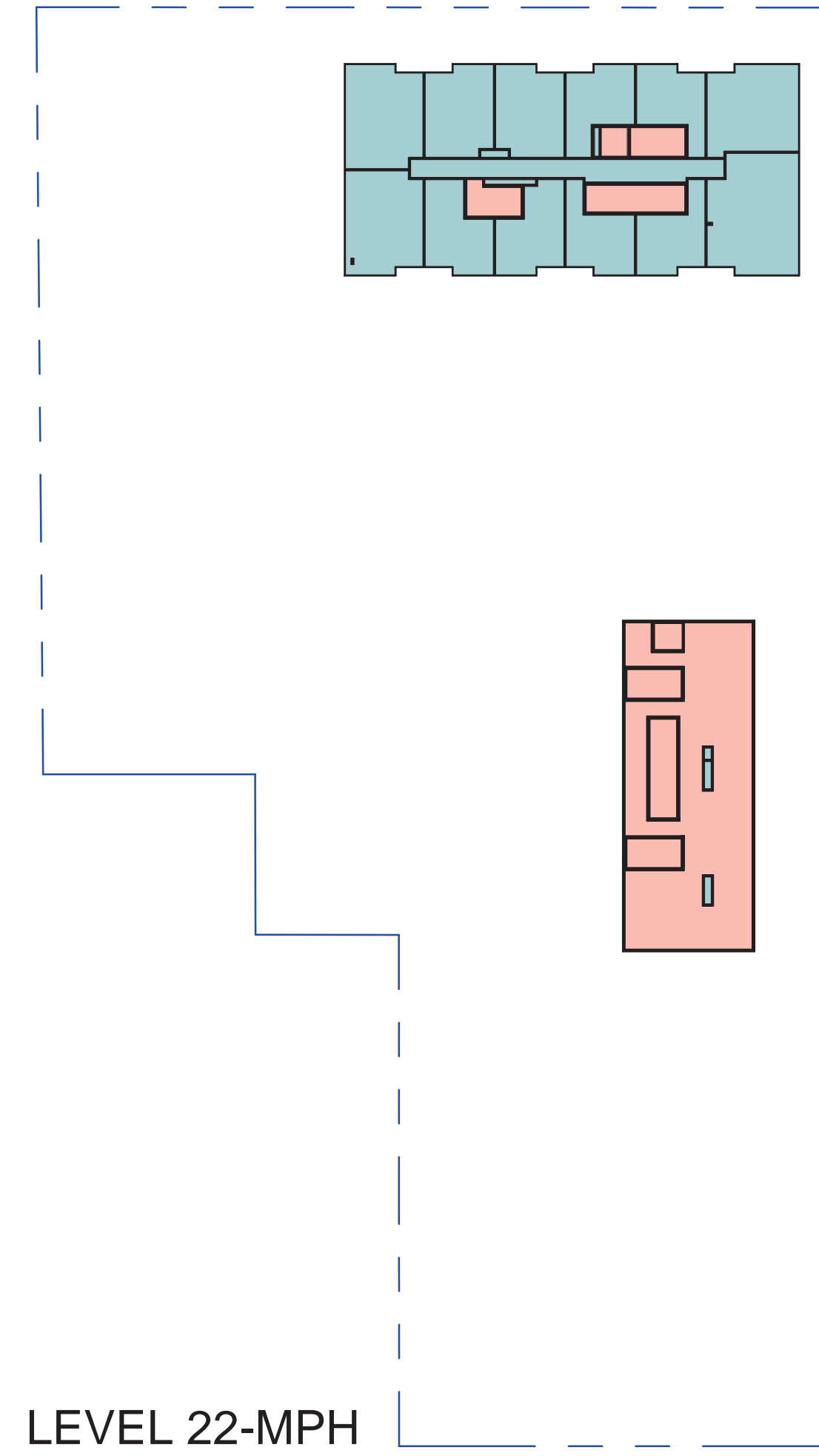
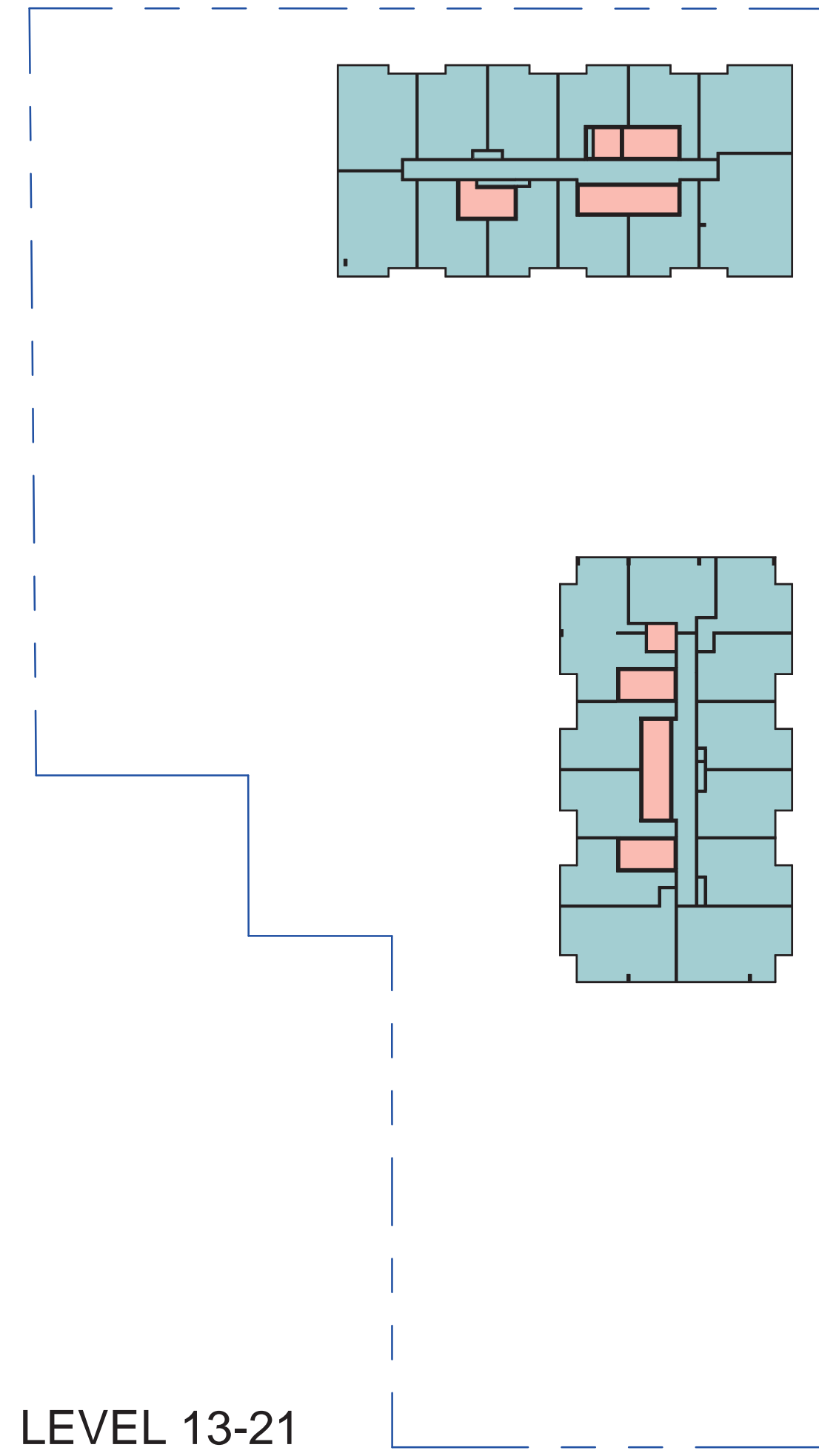
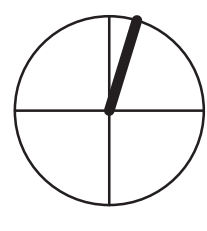
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GROSS FLOOR AREA (ZBL 569-2013)

- DEDUCTIONS***
- GROSS FLOOR AREA**

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 (F) elevator shafts;
 (G) garbage shafts;
 (H) mechanical penthouse; and
 (I) exit stairwells in the building.
 (Refer to 40.5.40.40 Floor Area in By-Law 569-2013)

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PROJ. NAME
340-376 Dufferin St.
Toronto, Ontario

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DWG TITLE
GFA Diagrams

DATE : 2022-07-15
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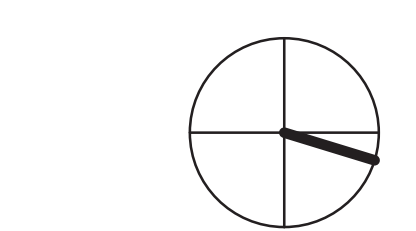
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AZ004

NOTES:

- "NO PARKING - LOADING ZONE" SIGNS TO BE PROVIDED ADJACENT TO LOADING SPACES.
- ACCESS DRIVEWAYS USED BY COLLECTION VEHICLES TO BE LEVEL (+/-2%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4M, A MINIMUM WIDTH OF 4.5M THROUGHOUT, AND A WIDTH OF 6M AT POINT OF INGRESS AND EGRESS.
- OVERHEAD DOOR FOR THE COLLECTION VEHICLE WILL HAVE A MINIMUM WIDTH OF 4 METRES AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 METRES.
- TYPE G LOADING AND STAGING AREAS TO BE LEVEL (+/-2%) WITH AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1M AND CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE SLAB.
- TURNING RADII ENTERING, EXITING AND TRAVELLING THROUGHOUT THE SITE AND THE TYPE G LOADING SPACE MUST BE MINIMUM 9.5m INSIDE AND 14m OUTSIDE.
- GARBAGE COLLECTION STAFF NOTE: A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS FLAGMAN BY CONTROLLING THE TRUCK, CYCLING, PEDESTRIAN AND OTHER VEHICLE MOVEMENTS IN THE AREA. THE ON-SITE STAFF WILL MANUEVER THE BINS OUT OF THE WAY FOR THE COLLECTION VEHICLE TO EXIT FORWARD. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATION ARE OCCURRING IS TO BE PROVIDED. THIS WARNING SYSTEM TO INCLUDE BOTH LIGHTS AND SIGNS.
- THE NON-RESIDENTIAL WASTE 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 VACANT FOR CITYWASTE COLLECTION.
- THE BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.
- IN ALL CASES WHERE A COLLECTION VEHICLES IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE/OUTAKE GRILLS, ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG) AND CONFORMS TO THE FOLLOWING:
 - A) DESIGN CODE - ONTARIO BUILDING CODE
 - B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITIONAL BUILDING CODE REQUIREMENTS.
 - C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEED.
- ALL METAL GRATES TO HAVE MAXIMUM POROSITY OF 40mm x 10mm AT GROUND LEVEL AND MEETING STRUCTURAL REQUIREMENTS OF NOTE 10 ABOVE.
- CONCRETE CURB, CONCRETE SIDEWALK AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE TO COMPLY WITH CITY OF TORONTO STANDARDS. SEE LANDSCAPE DRAWINGS.
- DARK SKY COMPLIANT EXTERIOR LIGHT FIXTURES TO BE SPECIFIED.
- PEDESTRIAN-SCALED LIGHTING TO BE SPECIFIED.



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PROJ. NAME
340-376 Dufferin St.
Toronto, Ontario

OWNER
Hullmark

DWG TITLE
**Site Plan
Phase 1**

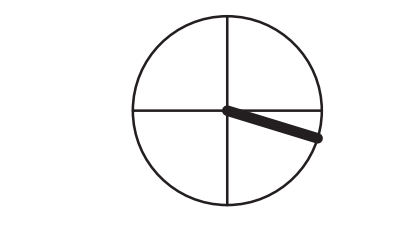
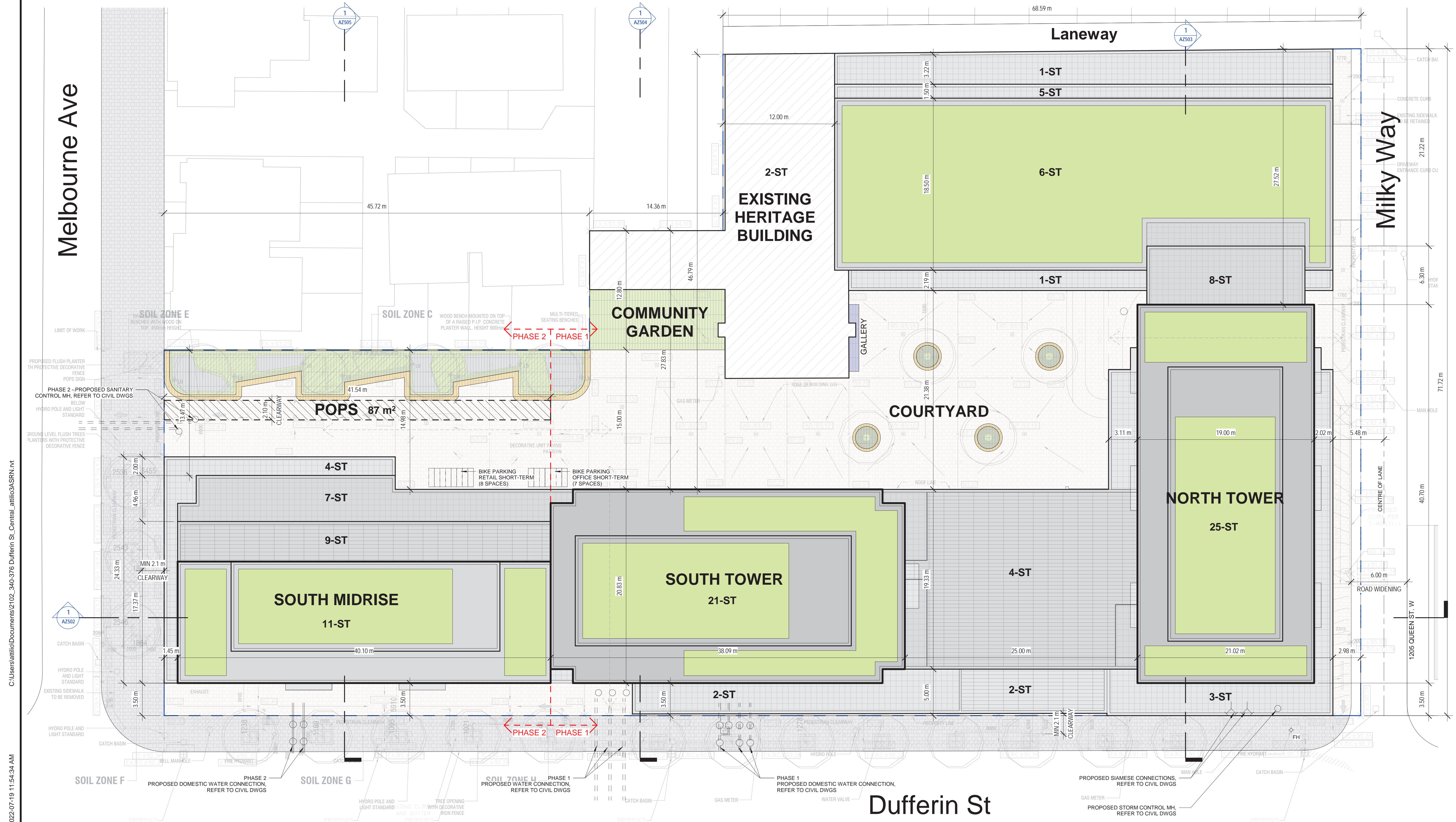
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CHECKED : HH
PROJ. No. : 2102 DWG No.

AZ101-A

NOTES:

- "NO PARKING - LOADING ZONE" SIGNS TO BE PROVIDED ADJACENT TO LOADING SPACES.
- ACCESS DRIVEWAYS USED BY COLLECTION VEHICLES TO BE LEVEL (+/-2%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4M, A MINIMUM WIDTH OF 4.5M THROUGHOUT, AND A WIDTH OF 6M AT POINT OF INGRESS AND EGRESS.
- OVERHEAD DOOR FOR THE COLLECTION VEHICLE WILL HAVE A MINIMUM WIDTH OF 4 METRES AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 METRES.
- TYPE G LOADING AND STAGING AREAS TO BE LEVEL (+/-2%) WITH AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1M AND CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE SLAB.
- TURNING RADIUS ENTERING, EXITING AND TRAVELLING THROUGHOUT THE SITE AND THE TYPE G LOADING SPACE MUST BE MINIMUM 9.5m INSIDE AND 14m OUTSIDE.
- GARBAGE COLLECTION STAFF NOTE: A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS FLAGMAN BY CONTROLLING THE TRUCK, CYCLING, PEDESTRIAN AND OTHER VEHICLE MOVEMENTS IN THE AREA. THE ON-SITE STAFF WILL MANUEVER THE BINS OUT OF THE WAY FOR THE COLLECTION VEHICLE TO EXIT FORWARD. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATION ARE OCCURRING IS TO BE PROVIDED. THIS WARNING SYSTEM TO INCLUDE BOTH LIGHTS AND SIGNS.

- THE NON-RESIDENTIAL WASTE 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 VACANT FOR CITYWASTE COLLECTION.
- THE BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.
- IN ALL CASES WHERE A COLLECTION VEHICLES IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE/OUTAKE GRILLS, ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG) AND CONFORMS TO THE FOLLOWING:
 - A) DESIGN CODE - ONTARIO BUILDING CODE
 - B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITIONAL BUILDING CODE REQUIREMENTS.
 - C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEED.
- ALL METAL GRATES TO HAVE MAXIMUM POROSITY OF 40mm x 10mm AT GROUND LEVEL AND MEETING STRUCTURAL REQUIREMENTS OF NOTE 10 ABOVE.
- CONCRETE CURB, CONCRETE SIDEWALK AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE TO COMPLY WITH CITY OF TORONTO STANDARDS. SEE LANDSCAPE DRAWINGS.
- DARK SKY COMPLIANT EXTERIOR LIGHT FIXTURES TO BE SPECIFIED.
- PEDESTRIAN-SCALED LIGHTING TO BE SPECIFIED.



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Hullmark

DWG TITLE
Site Plan Phase 2

DATE: 2022-07-15
 SCALE: 1 : 200
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 CHECKED: HH
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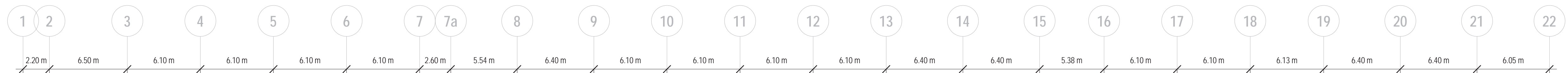
AZ101-B

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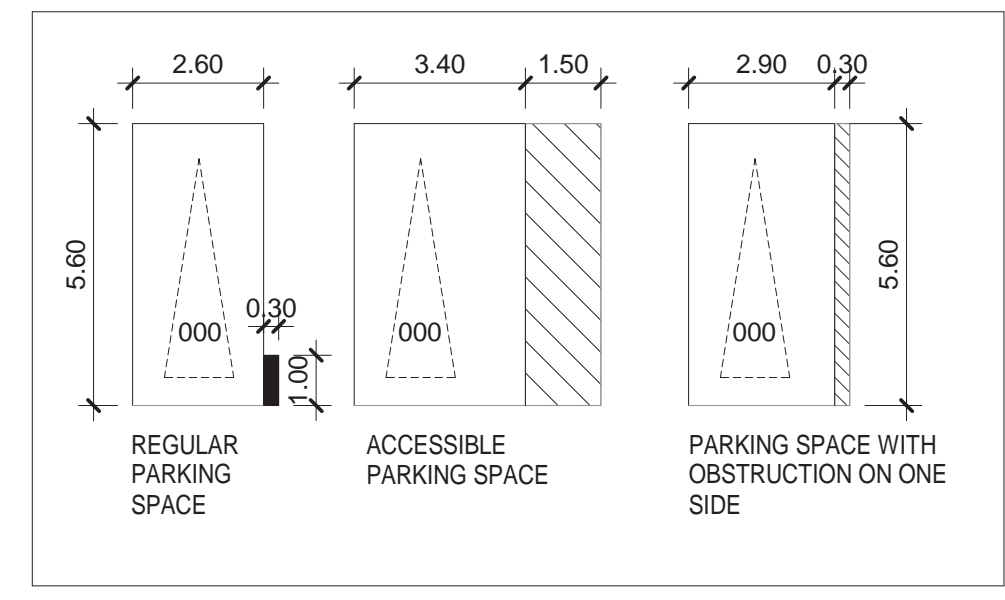
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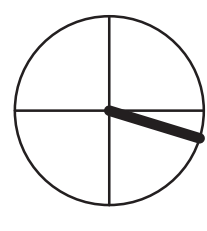
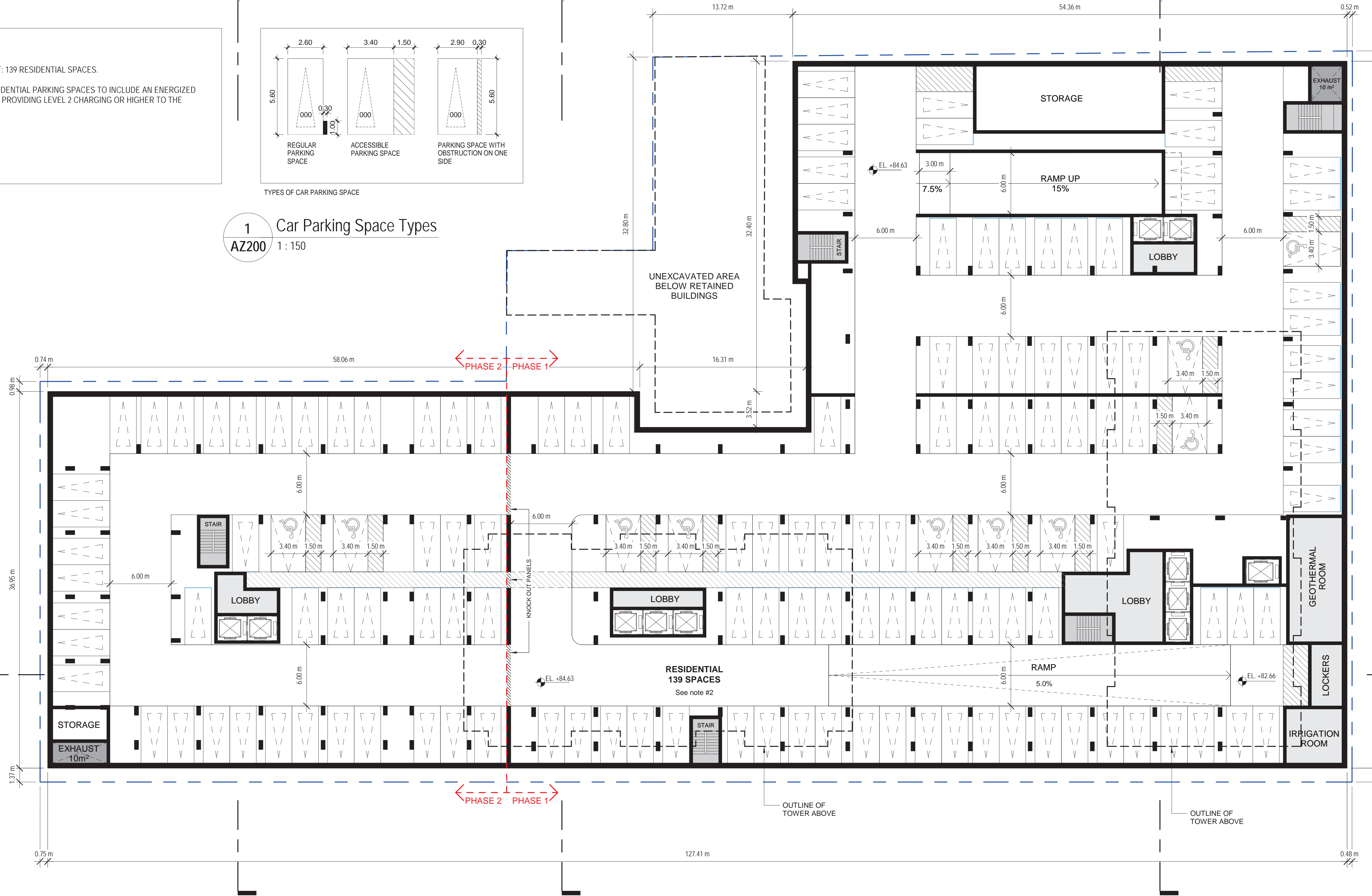
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NOTES:
1. CAR PARKING COUNT: 139 RESIDENTIAL SPACES.
2. ALL LONG TERM RESIDENTIAL PARKING SPACES TO INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE.



1 Car Parking Space Types
AZ200 1:150



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PROJ. NAME
340-376 Dufferin St.
Toronto, Ontario

OWNER
Hullmark

DWG TITLE
Parking Level -2

DATE : 2022-07-15
SCALE : As indicated
DRAWN : AR, MDL
CHECKED : HH
PROJ. No. : 2102 DWG No.

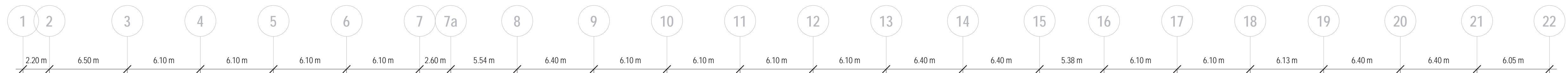
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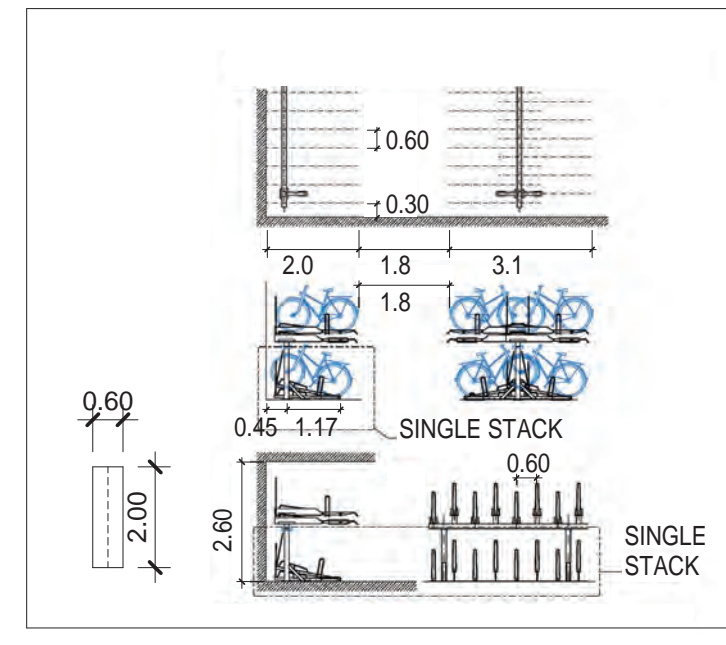
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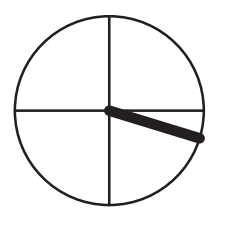
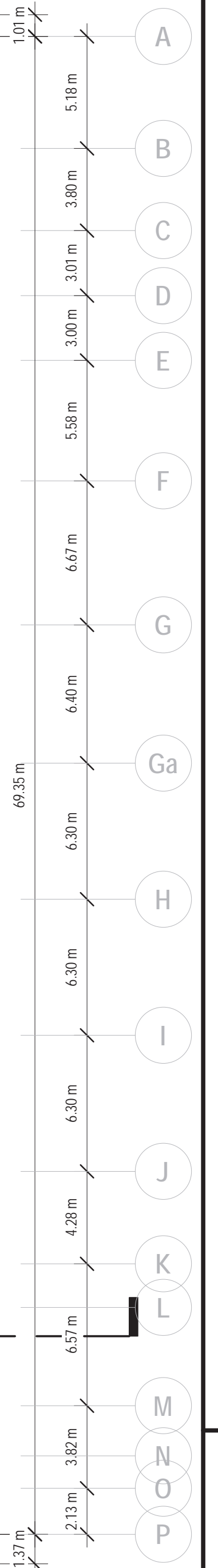
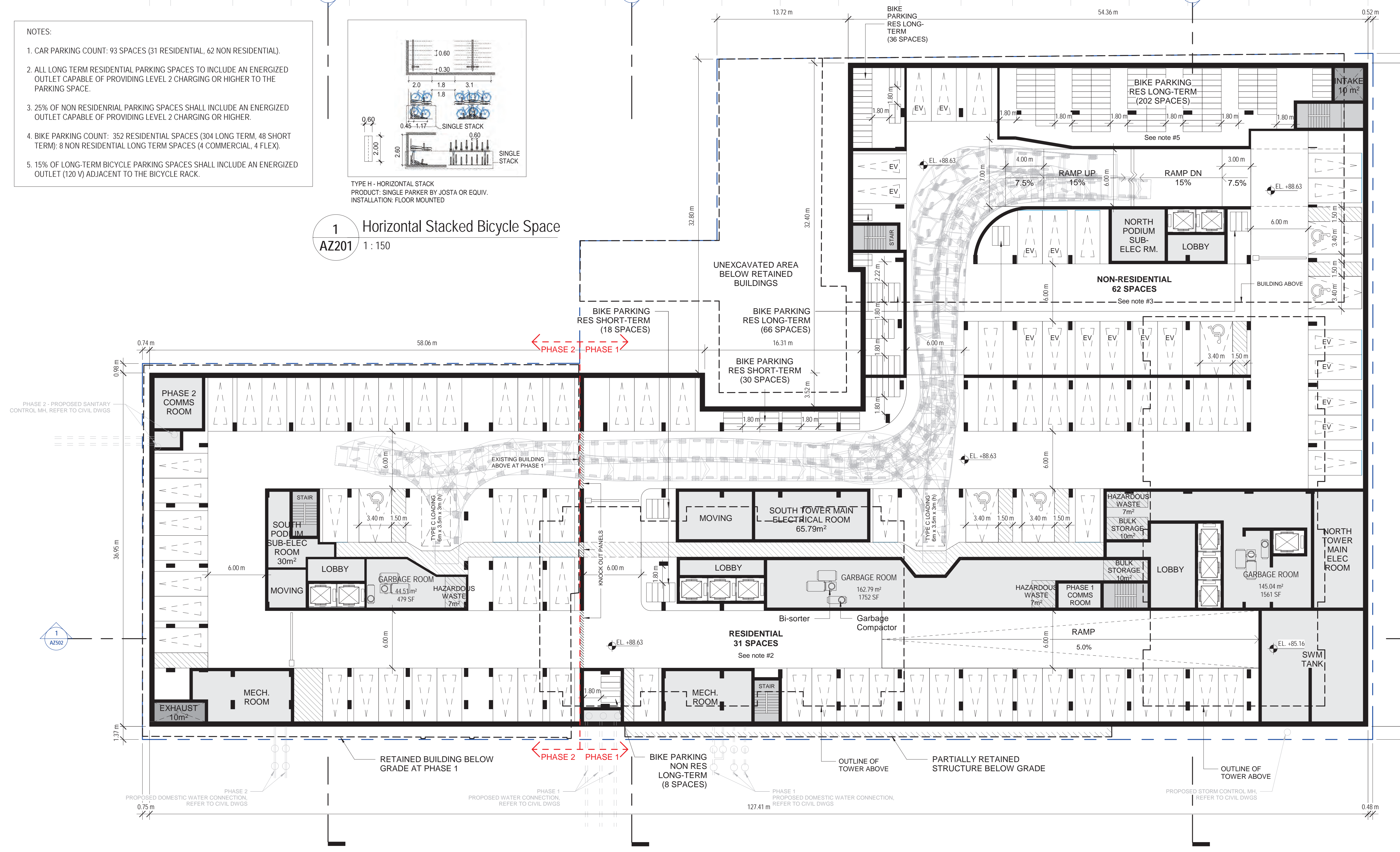


- NOTES:
- CAR PARKING COUNT: 93 SPACES (31 RESIDENTIAL, 62 NON RESIDENTIAL).
 - ALL LONG TERM RESIDENTIAL PARKING SPACES TO INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE.
 - 25% OF NON RESIDENTIAL PARKING SPACES SHALL INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.
 - BIKE PARKING COUNT: 352 RESIDENTIAL SPACES (304 LONG TERM, 48 SHORT TERM); 8 NON RESIDENTIAL LONG TERM SPACES (4 COMMERCIAL, 4 FLEX).
 - 15% OF LONG-TERM BICYCLE PARKING SPACES SHALL INCLUDE AN ENERGIZED OUTLET (120 V) ADJACENT TO THE BICYCLE RACK.



TYPE H - HORIZONTAL STACK
PRODUCT: SINGLE PARKER BY JOSTA OR EQUIV.
INSTALLATION: FLOOR MOUNTED

1 Horizontal Stacked Bicycle Space
AZ201 1:150



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OWNER
Hullmark

DWG TITLE
Parking Level -1

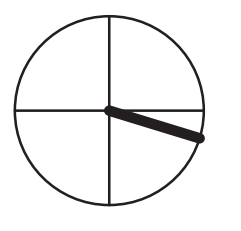
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CHECKED: HH
PROJ. No.: 2102 DWG No.

AZ201

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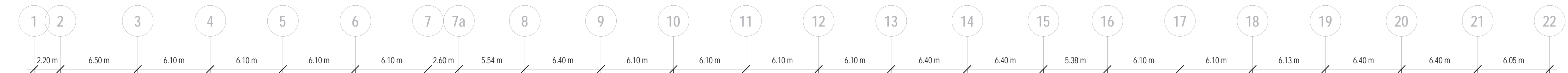
PROJ. NAME
340-376 Dufferin St.
Toronto, Ontario

OWNER
Hullmark

DWG TITLE
**Ground Level Plan
Phase 1**

DATE: 2022-07-15
SCALE: 1:200
DRAWN: AR, MDL
CHECKED: HH
PROJ. No.: 2102 DWG No.

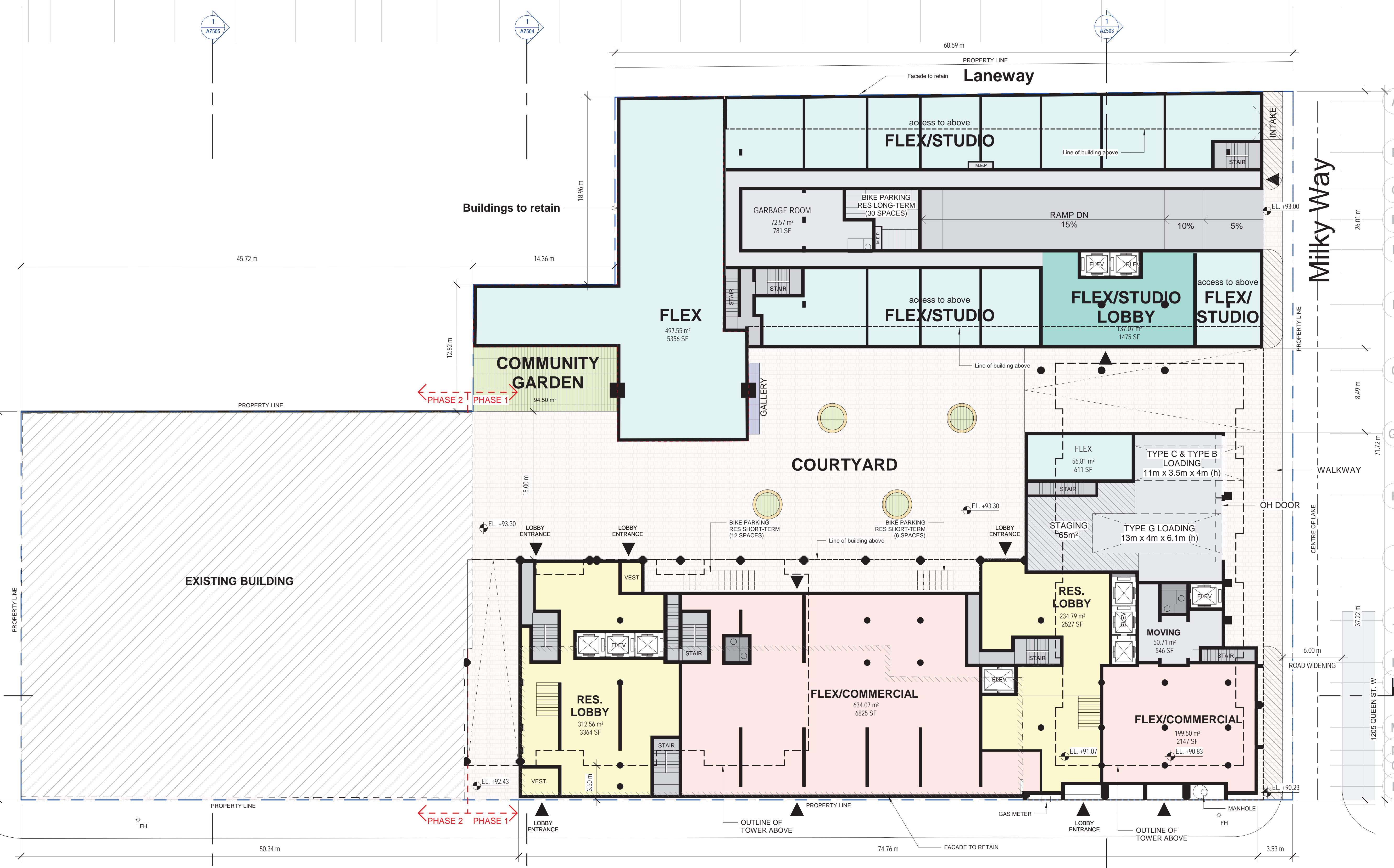
AZ202-A



Melbourne Ave

Milky Way

Dufferin St



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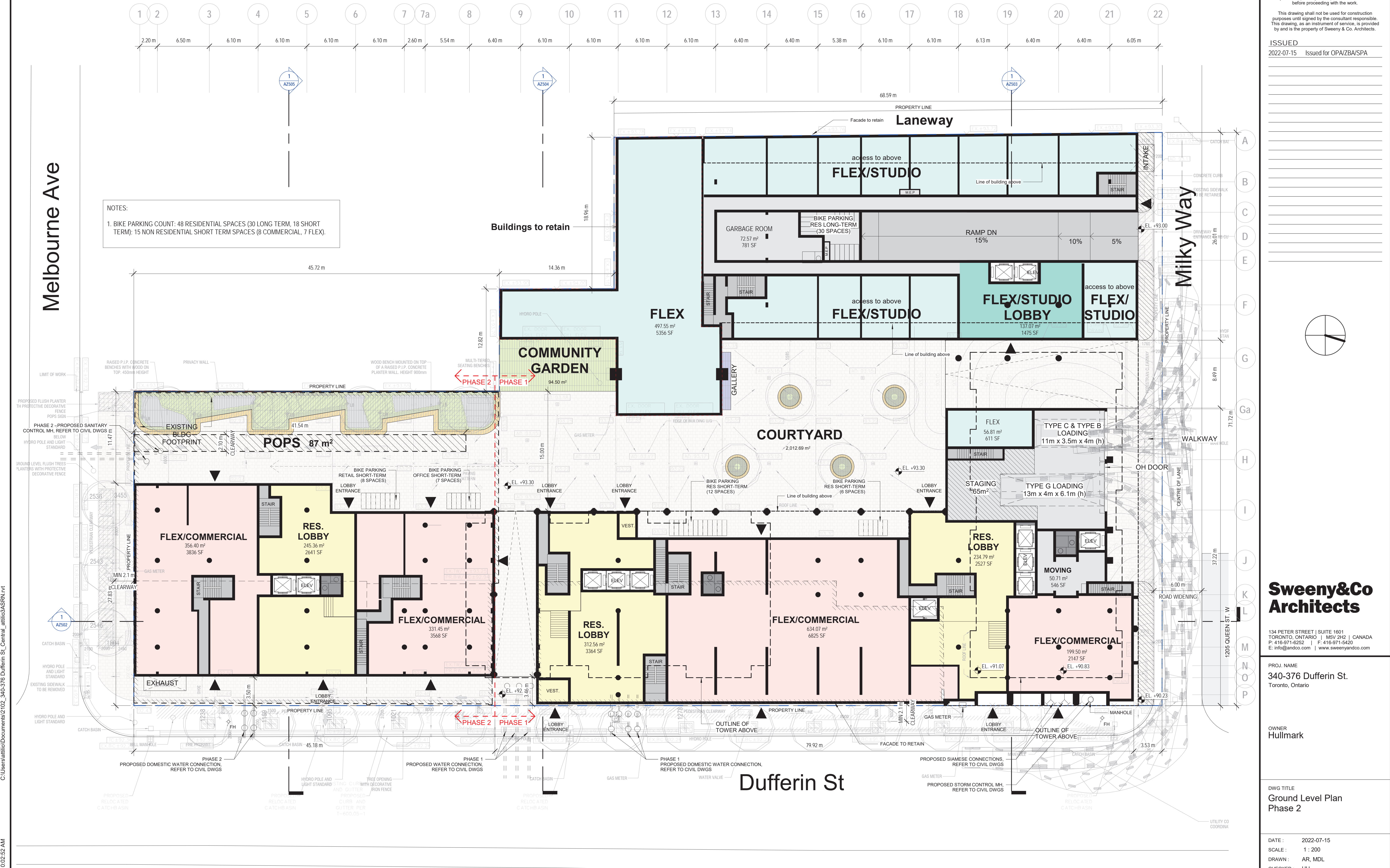
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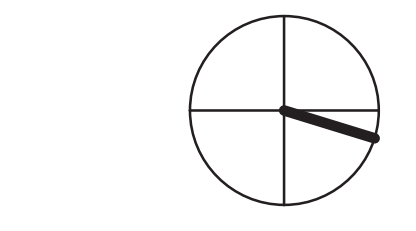
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Melbourne Ave

NOTES:
1. BIKE PARKING COUNT: 48 RESIDENTIAL SPACES (30 LONG TERM, 18 SHORT TERM); 15 NON RESIDENTIAL SHORT TERM SPACES (8 COMMERCIAL, 7 FLEX).



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PROJ. NAME
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OWNER
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DWG TITLE
Ground Level Plan
Phase 2

DATE: 2022-07-15
SCALE: 1 : 200
DRAWN: AR, MDL
CHECKED: HH
PROJ. No.: 2102 DWG No.:

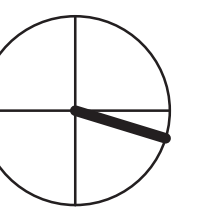
AZ202-B

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PROJ. NAME
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DWG TITLE
Level 2

DATE: 2022-07-15
SCALE: 1 : 200
DRAWN: AR, MDL
CHECKED: HH
PROJ. No.: 2102

DWG No.

AZ203

Melbourne Ave

Milky Way

Dufferin St

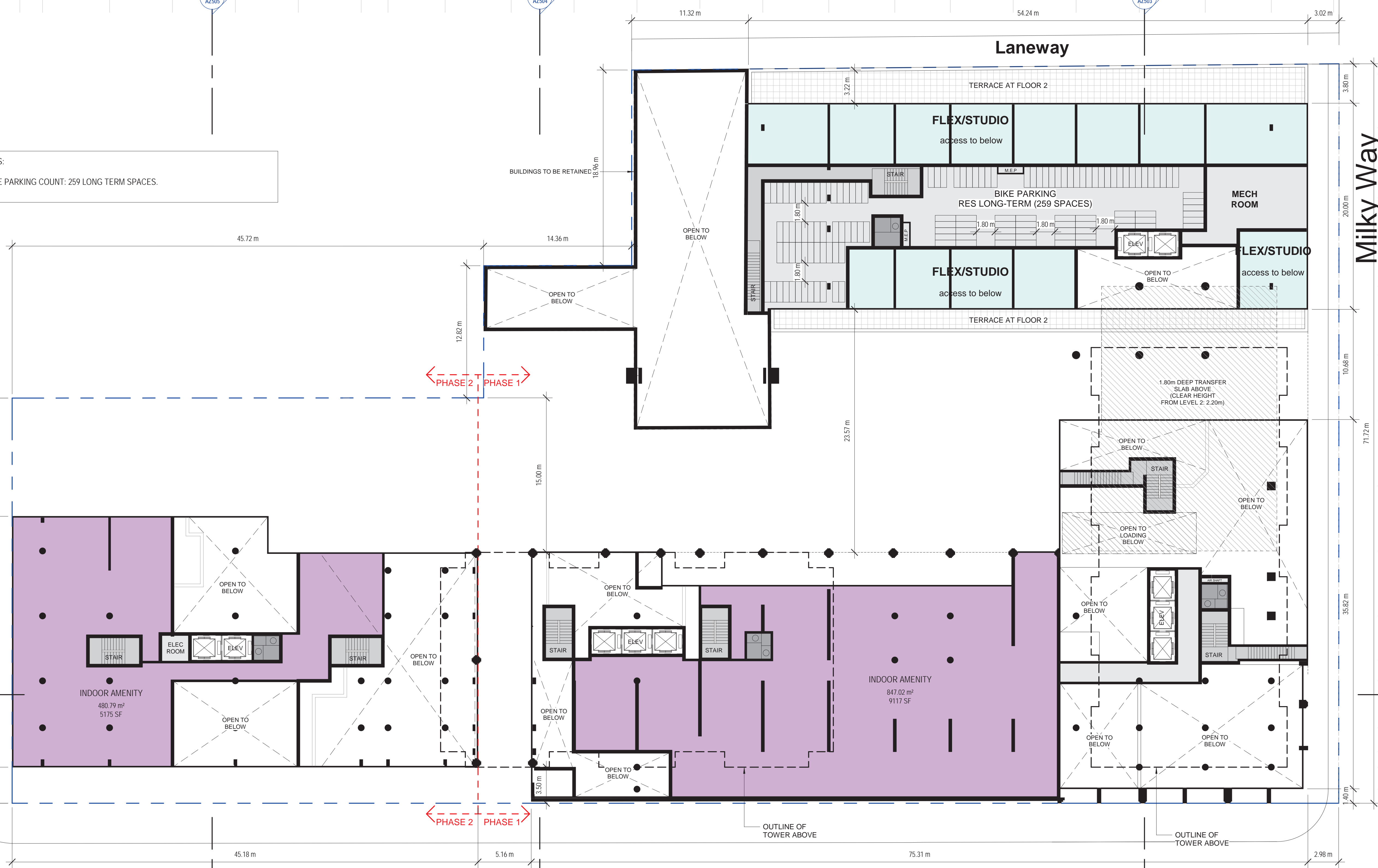
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NOTES:
1. BIKE PARKING COUNT: 259 LONG TERM SPACES.

PHASE 2 PHASE 1

PHASE 2 PHASE 1

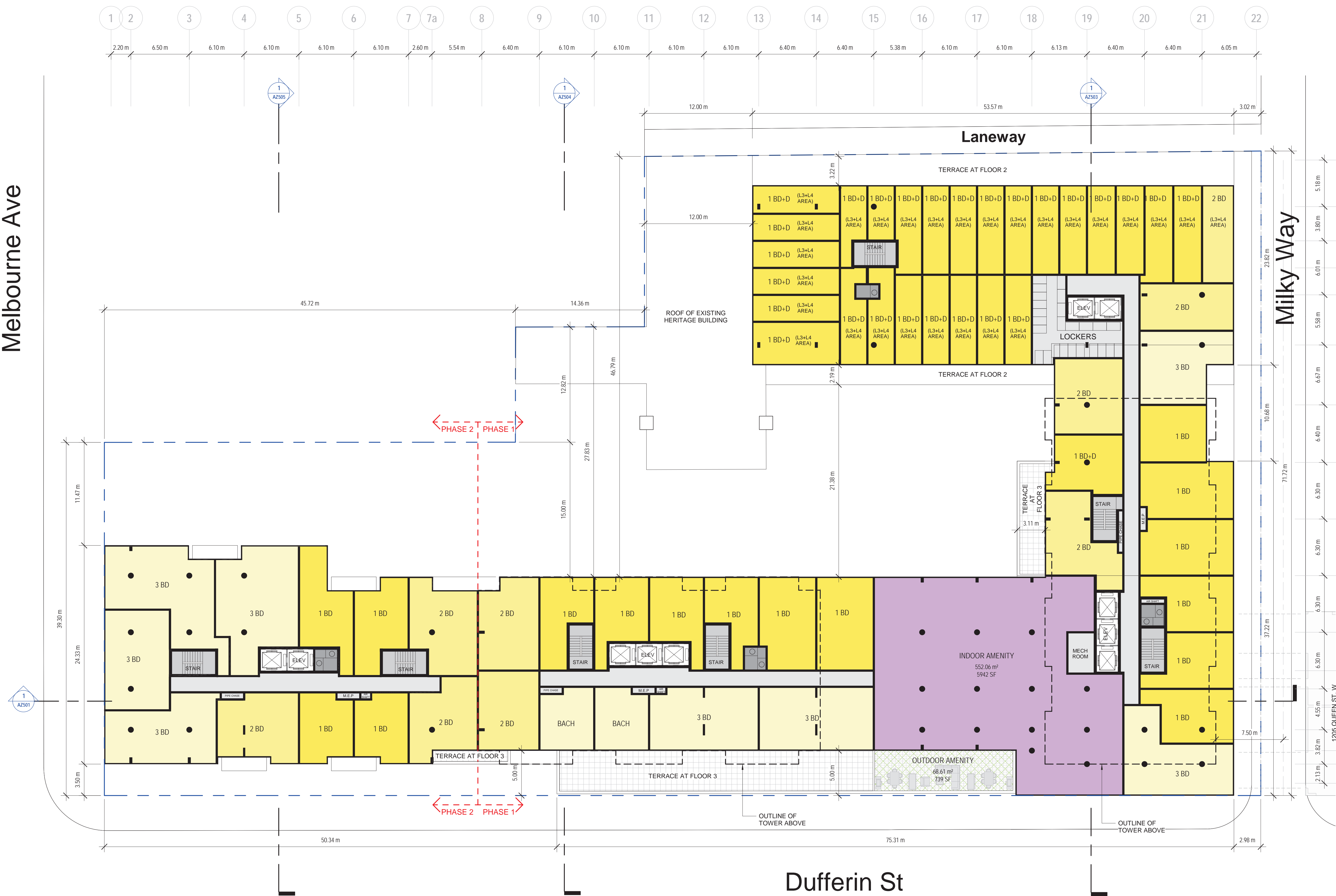


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Melbourne Ave

Dufferin St

Milky Way



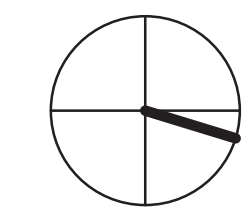
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DWG TITLE
Level 3

DATE: 2022-07-15
SCALE: 1:200
DRAWN: AR, MDL
CHECKED: HH
PROJ. No.: 2102

DWG No.

AZ204

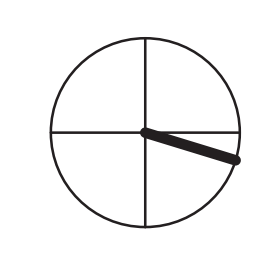
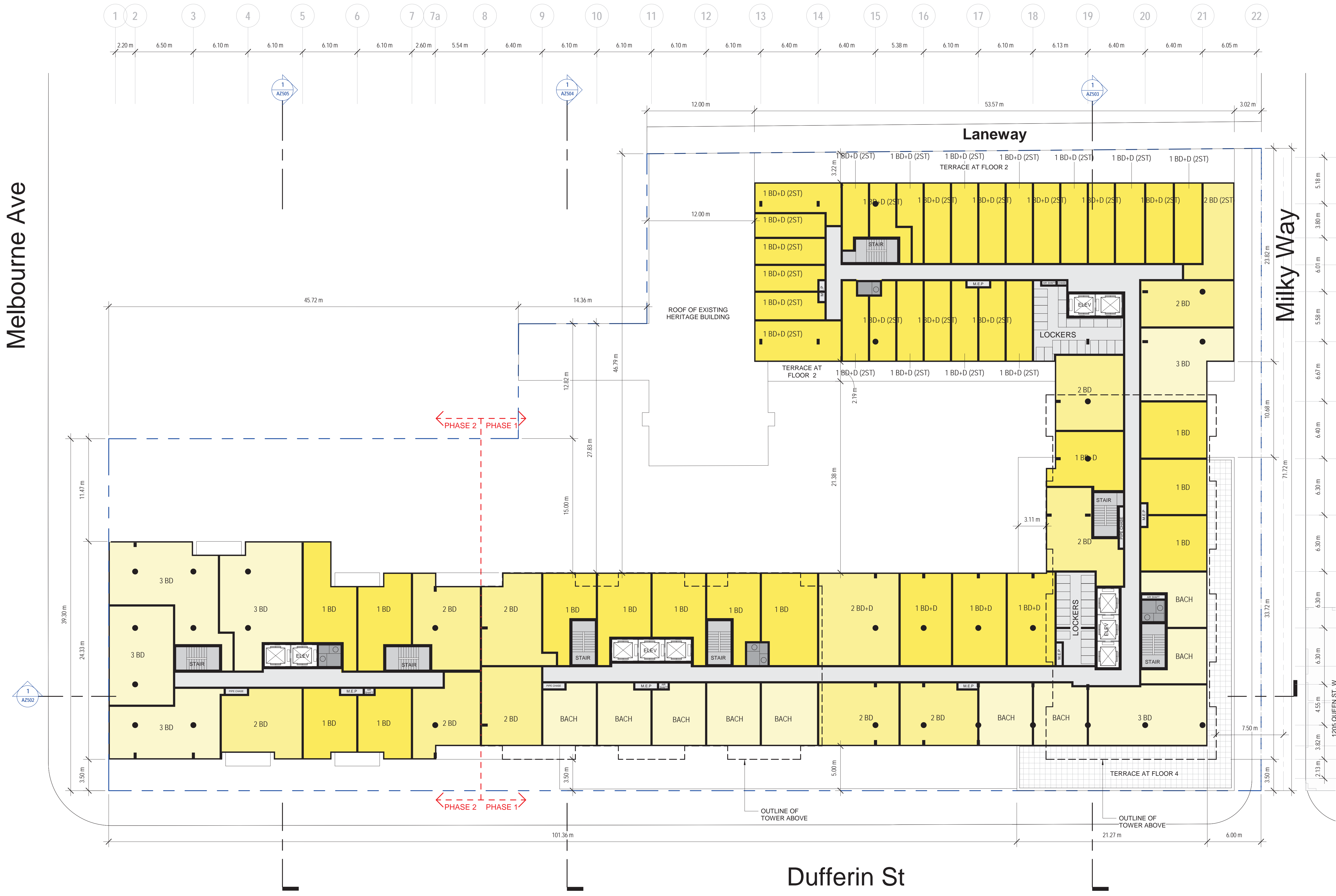
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Melbourne Ave

Milky Way

Dufferin St



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PROJ. NAME
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DWG TITLE
Level 4

DATE: 2022-07-15
SCALE: 1 : 200
DRAWN: AR, MDL
CHECKED: HH
PROJ. No.: 2102

DWG No.

AZ205

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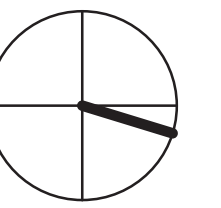
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DWG TITLE
Level 5

DATE: 2022-07-15
SCALE: 1 : 200
DRAWN: AR, MDL
CHECKED: HH
PROJ. No.: 2102

DWG No.
AZ206

Melbourne Ave

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1 AZ505

1 AZ504

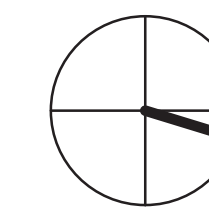
1 AZ503

Laneway

Milky Way



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PROJ. NAME
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DWG TITLE
Level 6

DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : AR, MDL
CHECKED : HH

PROJ. No. : 2102 DWG No.

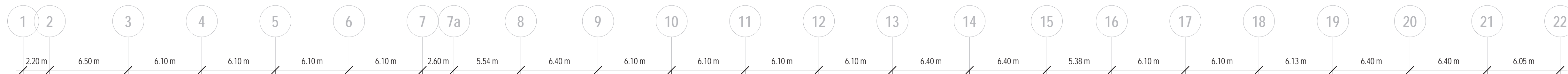
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Melbourne Ave

Dufferin St

Laneway

Milky Way



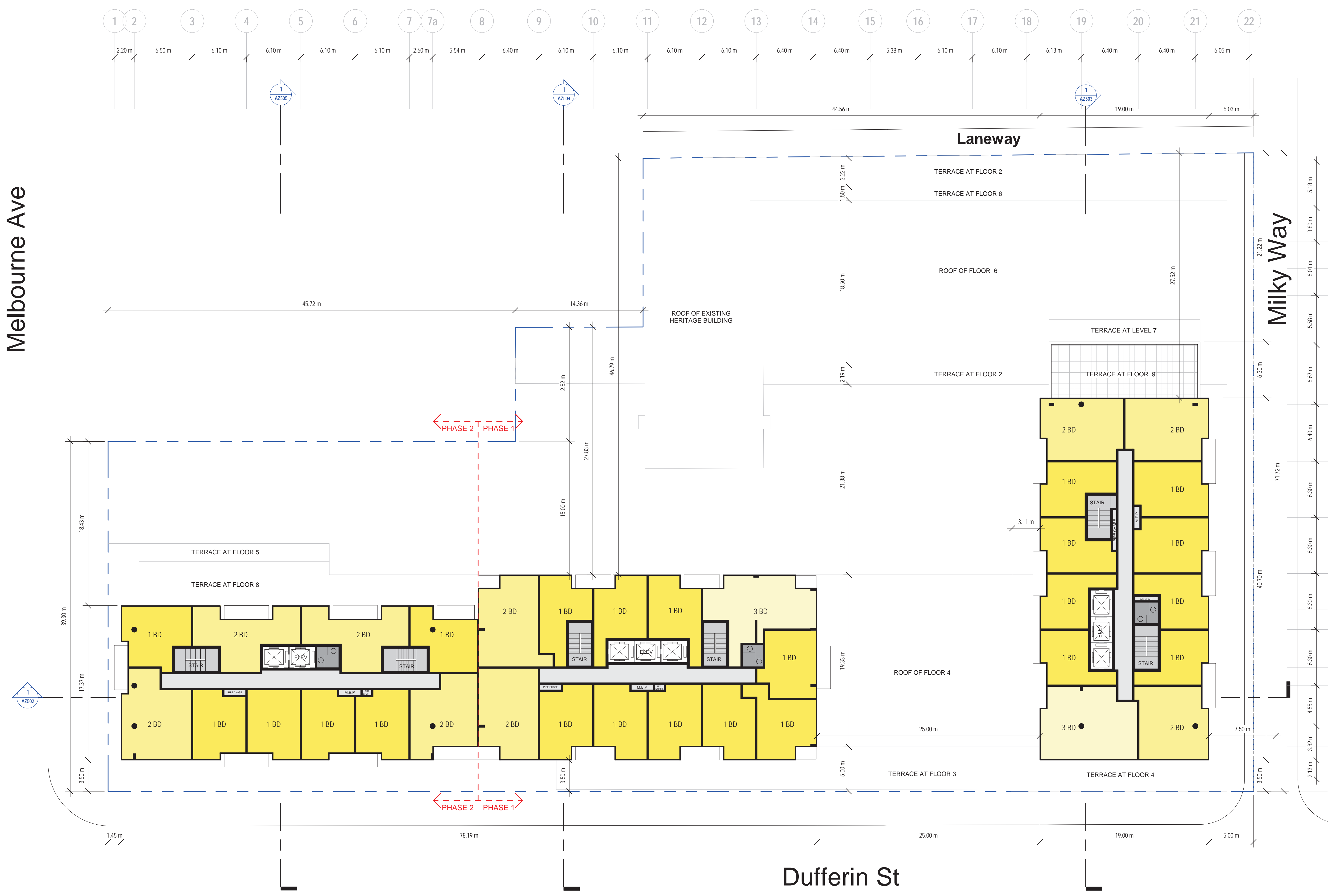
← PHASE 2 PHASE 1 →

← PHASE 2 PHASE 1 →

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Melbourne Ave

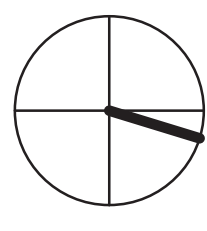


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DWG TITLE
Level 9

DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : AR, MDL
CHECKED : HH
PROJ. No. : 2102 DWG No.

AZ210

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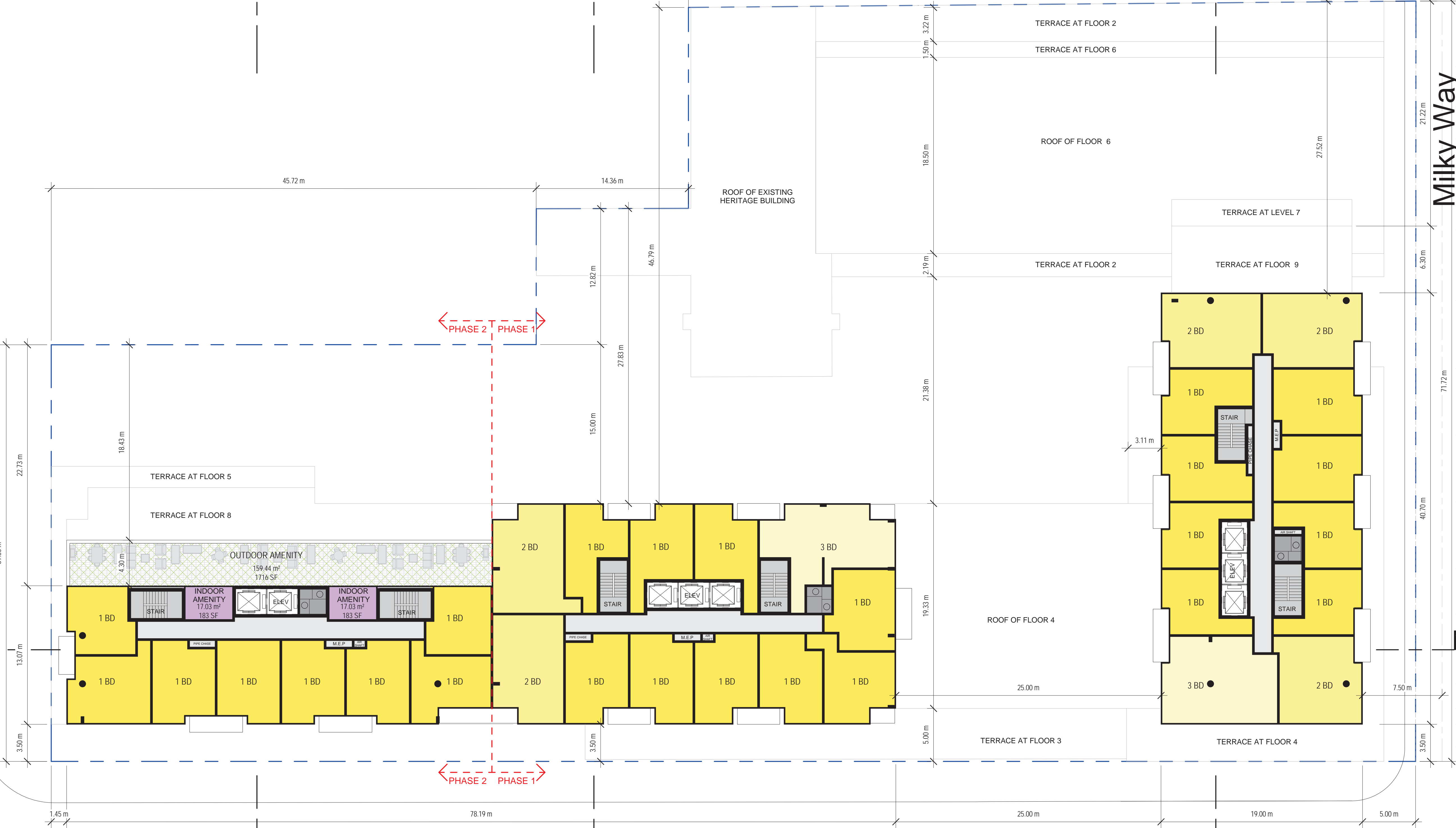
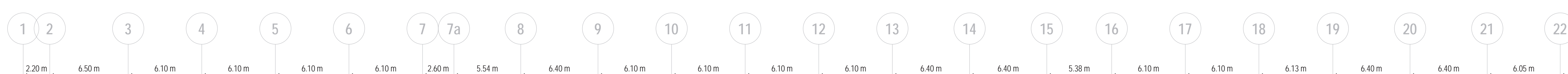
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Melbourne Ave

Milky Way

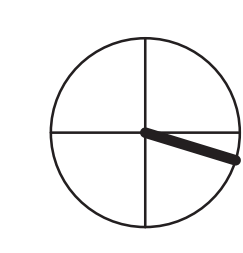
Laneway

Dufferin St



← PHASE 2 | PHASE 1 →

← PHASE 2 | PHASE 1 →



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PROJ. NAME
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DWG TITLE
Level 10

DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : Author
CHECKED : Checker
PROJ. No. : 2102

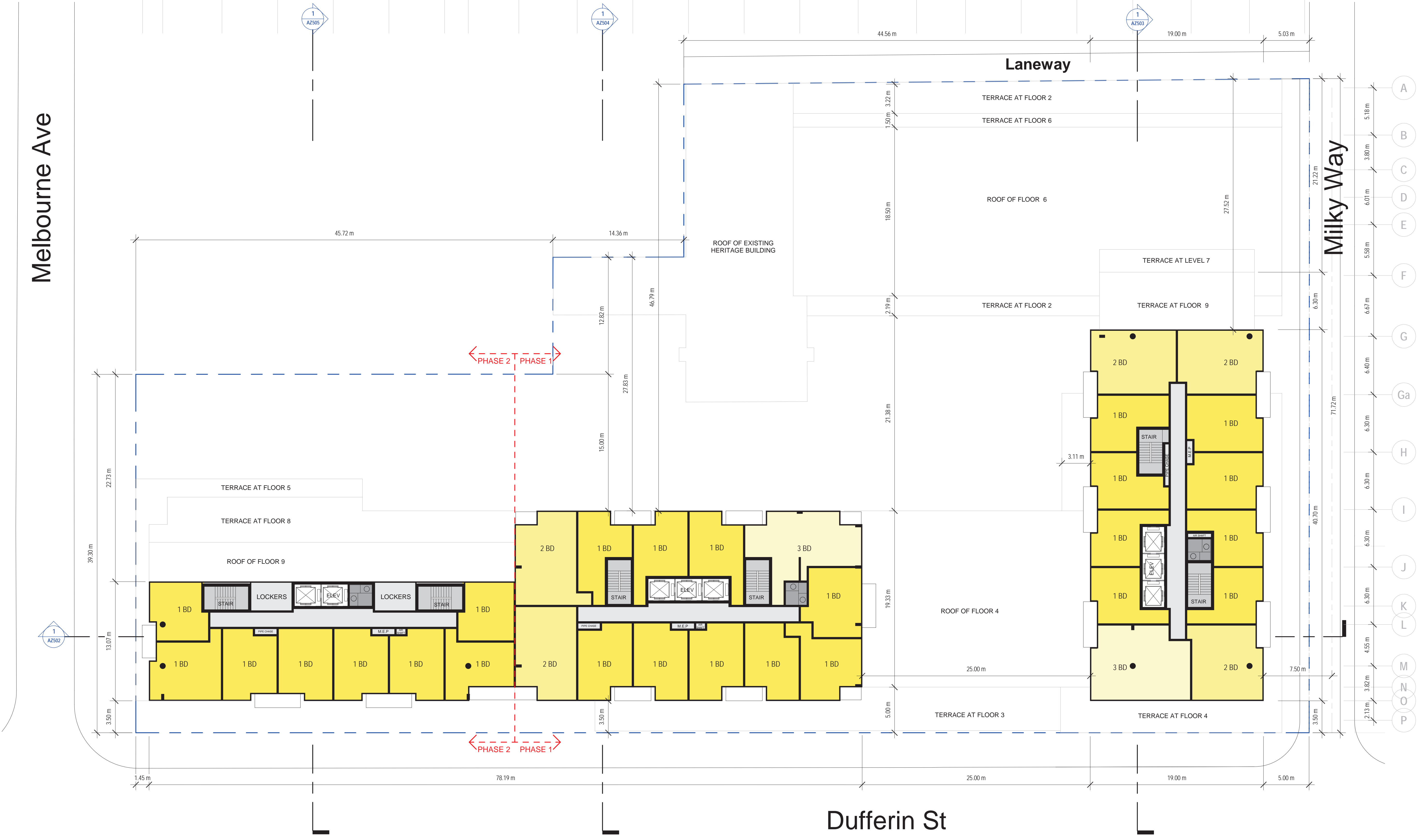
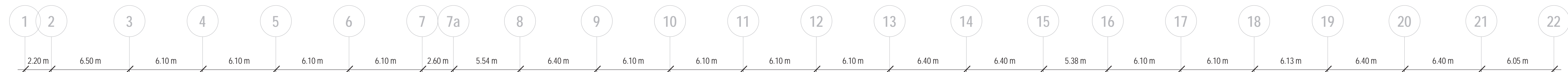
DWG No.

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Melbourne Ave



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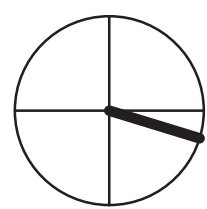
Milky Way

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DWG TITLE
Level 11

DATE : 2022-07-15
 SCALE : 1 : 200
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 CHECKED : HH
 PROJ. No. : 2102

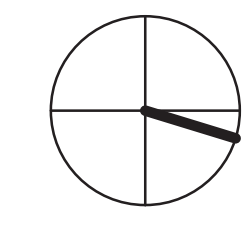
DWG No.
AZ212

Dufferin St

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PROJ. NAME
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DWG TITLE
Level 12

DATE: 2022-07-15
SCALE: 1:200
DRAWN: AR, MDL
CHECKED: HH
PROJ. No.: 2102

DWG No.

AZ213

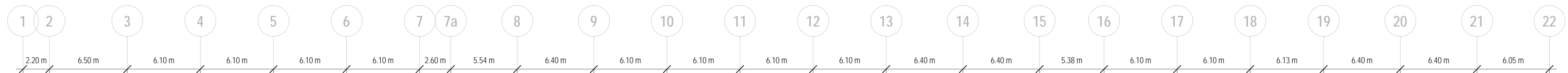
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Melbourne Ave

Dufferin St

Laneway

Milky Way

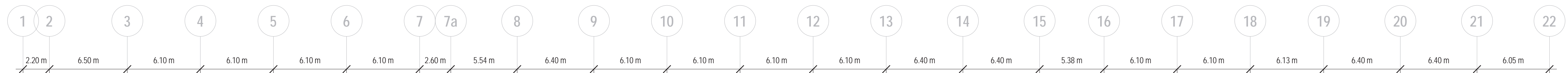


PHASE 2 PHASE 1

PHASE 2 PHASE 1

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Melbourne Ave



Laneway

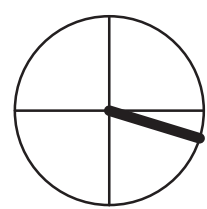
Milky Way

Dufferin St



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E: info@sandco.com | www.sweenyandco.com

PROJ. NAME
340-376 Dufferin St.
Toronto, Ontario

OWNER
Hullmark

DWG TITLE
Level 13-21

DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : AR, MDL
CHECKED : HH
PROJ. No. : 2102 DWG No.

AZ214

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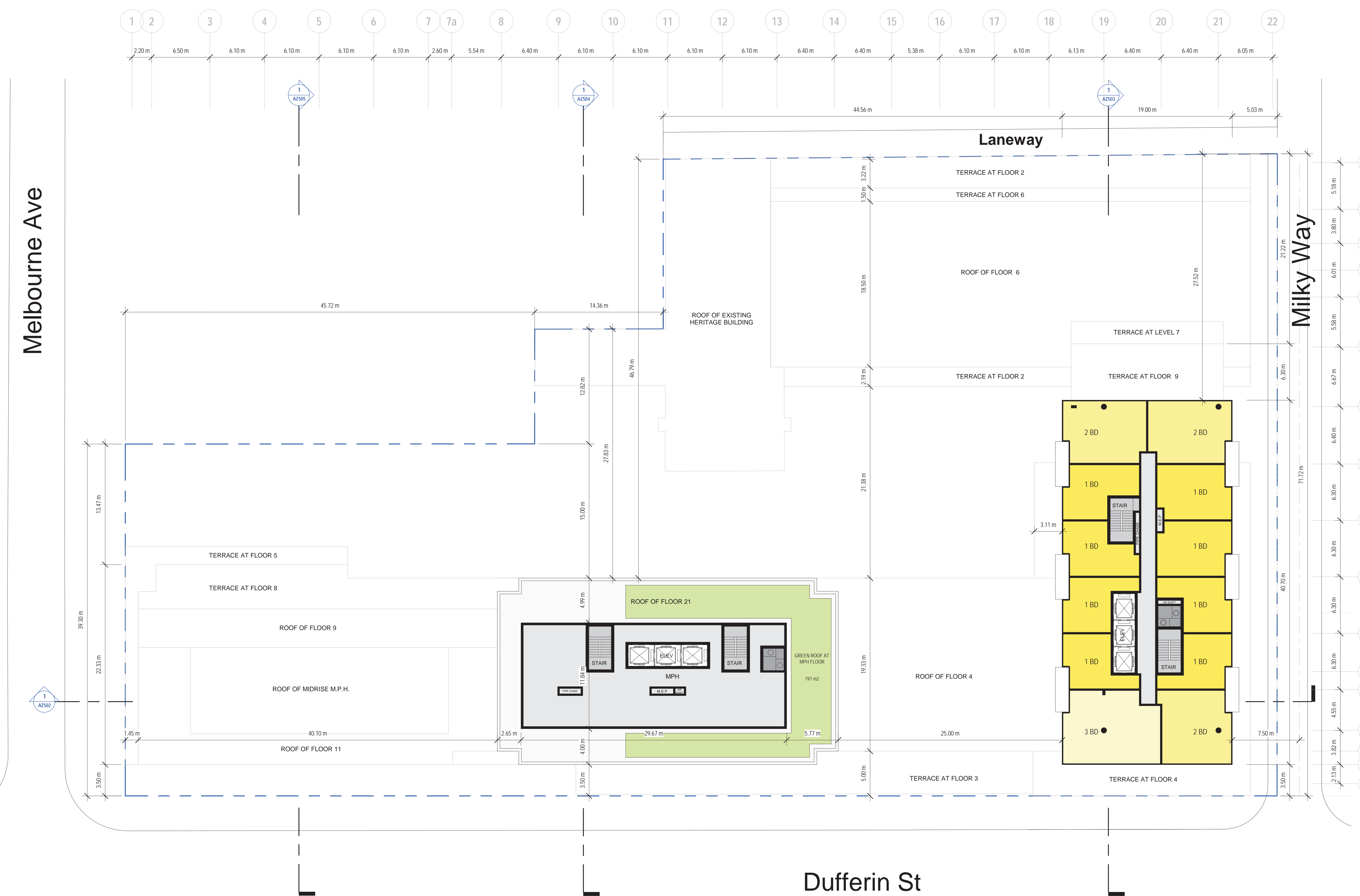
PROJ. NAME
340-376 Dufferin St.
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Hullmark

DWG TITLE
Level 22

DATE: 2022-07-15
 SCALE: 1:200
 DRAWN: AR, MDL
 CHECKED: HH
 PROJ. No.: 2102 DWG No. **AZ215**

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Melbourne Ave

Dufferin St

Milky Way

Laneway

- 1 2.20 m
- 2 6.50 m
- 3 6.10 m
- 4 6.10 m
- 5 6.10 m
- 6 6.10 m
- 7 6.10 m
- 7a 2.60 m
- 8 5.54 m
- 9 6.40 m
- 10 6.10 m
- 11 6.10 m
- 12 6.10 m
- 13 6.10 m
- 14 6.40 m
- 15 6.40 m
- 16 5.38 m
- 17 6.10 m
- 18 6.10 m
- 19 6.13 m
- 20 6.40 m
- 21 6.40 m
- 22 6.05 m

- A 5.18 m
- B 3.90 m
- C 6.01 m
- D 5.58 m
- E 6.67 m
- F 6.40 m
- Ga 6.30 m
- H 6.30 m
- I 6.30 m
- J 6.30 m
- K 6.30 m
- L 4.55 m
- M 2.15 m
- N 3.92 m
- O 4.55 m
- P 3.90 m

ROOF OF EXISTING HERITAGE BUILDING

ROOF OF FLOOR 21

MPH

ROOF OF MIDRISE M.P.H.

ROOF OF FLOOR 11

ROOF OF FLOOR 9

TERRACE AT FLOOR 8

TERRACE AT FLOOR 5

TERRACE AT FLOOR 2

TERRACE AT FLOOR 6

ROOF OF FLOOR 6

TERRACE AT FLOOR 2

TERRACE AT FLOOR 9

TERRACE AT LEVEL 7

ROOF OF FLOOR 4

TERRACE AT FLOOR 3

TERRACE AT FLOOR 4

1 BD

1 BD

1 BD

1 BD

1 BD

2 BD

2 BD

STAIR

STAIR

ELEV.

ELEV.

STAIR

STAIR

ELEV.

ELEV.

STAIR

STAIR

ELEV.

ELEV.

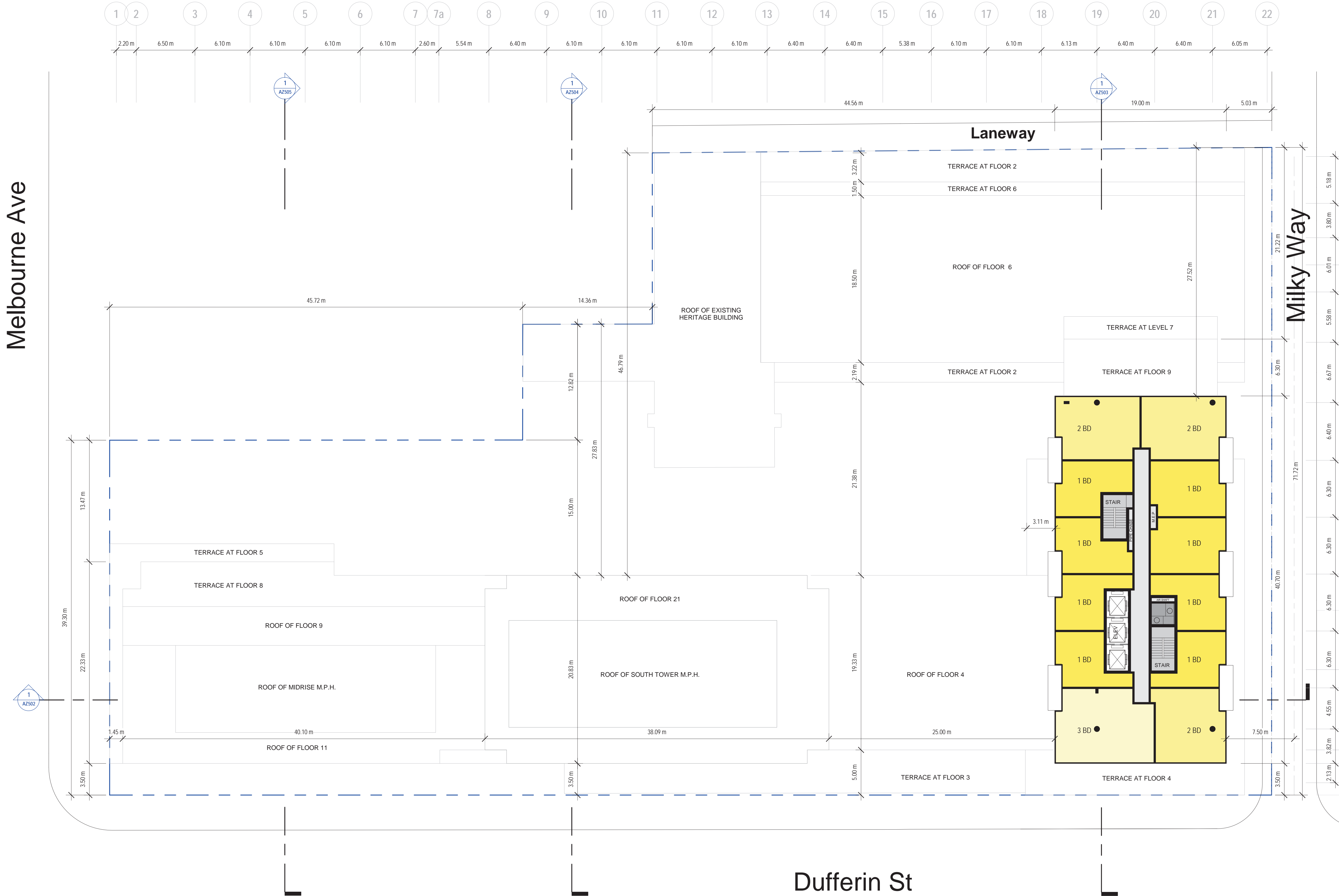
STAIR

STAIR

ELEV.

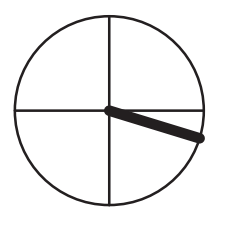
ELEV.

Melbourne Ave



Dufferin St

Milky Way



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PROJ. NAME
340-376 Dufferin St.
 Toronto, Ontario

OWNER
Hullmark

DWG TITLE
Level 23-25

DATE : 2022-07-15
 SCALE : 1 : 200
 DRAWN : AR, MDL
 CHECKED : HH
 PROJ. No. : 2102 DWG No. **AZ216**



City Planning Division

Green Roof Statistics - Building A		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m2)		44,470.0
Total Roof Area (m2)		4,828.0
Area of Residential Private Terraces (m2)		1,023.0
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		641.0
Area of Renewable Energy Devices (m2)		0.0
Tower (s)Roof Area with floor plate less than 750 m2		0.0
Total Available Roof Space (m2)		3,164.0
Green Roof Coverage		Required
Coverage of Available Roof Space (m2)		1,898.4
Coverage of Available Roof Space (%)		60%

Green Roof Statistics

Proposed

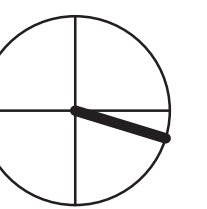
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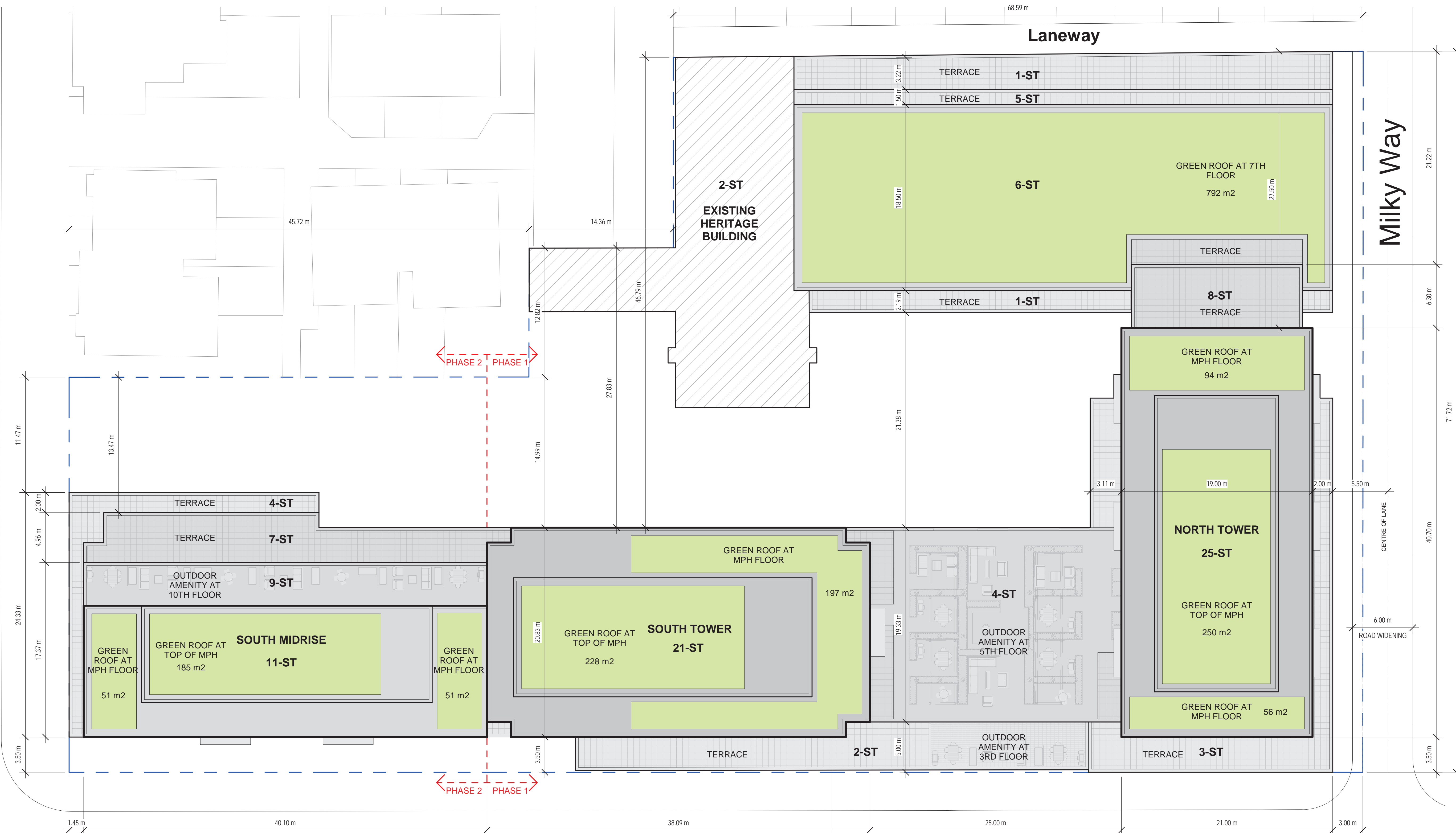
Melbourne Ave

Milky Way

Dufferin St

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DWG TITLE
Roof Plan

DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : AR
CHECKED : AG
PROJ. No. : 2102

DWG No.

AZ218

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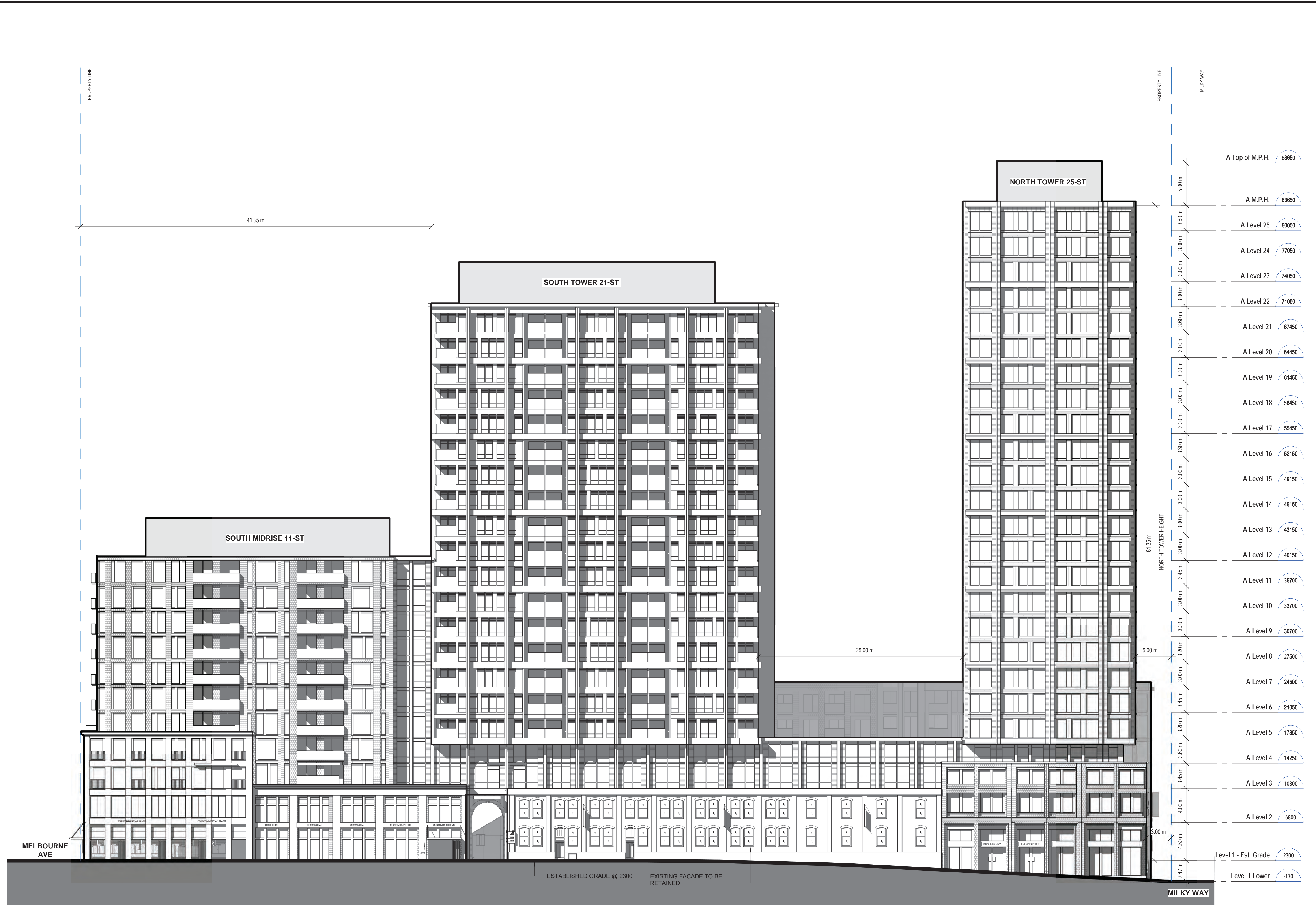
PROJ. NAME
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OWNER
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DWG TITLE
Building Elevations

DATE : 2022-07-15
 SCALE : 1 : 200
 DRAWN : MDL
 CHECKED : HH
 PROJ. No. : 2102

DWG No.
AZ401



Level	Height (m)	Elevation (m)
A Top of M.P.H.		88650
A M.P.H.	5.00	83650
A Level 25	3.60	80050
A Level 24	3.00	77050
A Level 23	3.00	74050
A Level 22	3.00	71050
A Level 21	3.60	67450
A Level 20	3.00	64450
A Level 19	3.00	61450
A Level 18	3.00	58450
A Level 17	3.00	55450
A Level 16	3.30	52150
A Level 15	3.00	49150
A Level 14	3.00	46150
A Level 13	3.00	43150
A Level 12	3.00	40150
A Level 11	3.45	36700
A Level 10	3.00	33700
A Level 9	3.00	30700
A Level 8	3.20	27500
A Level 7	3.00	24500
A Level 6	3.45	21050
A Level 5	3.20	17850
A Level 4	3.80	14250
A Level 3	3.45	10800
A Level 2	4.00	6800
Level 1 - Est. Grade	4.50	2300
Level 1 Lower	2.47	-170

1 ZBL/SPA_Building Elev_East
 AZ401 1 : 200

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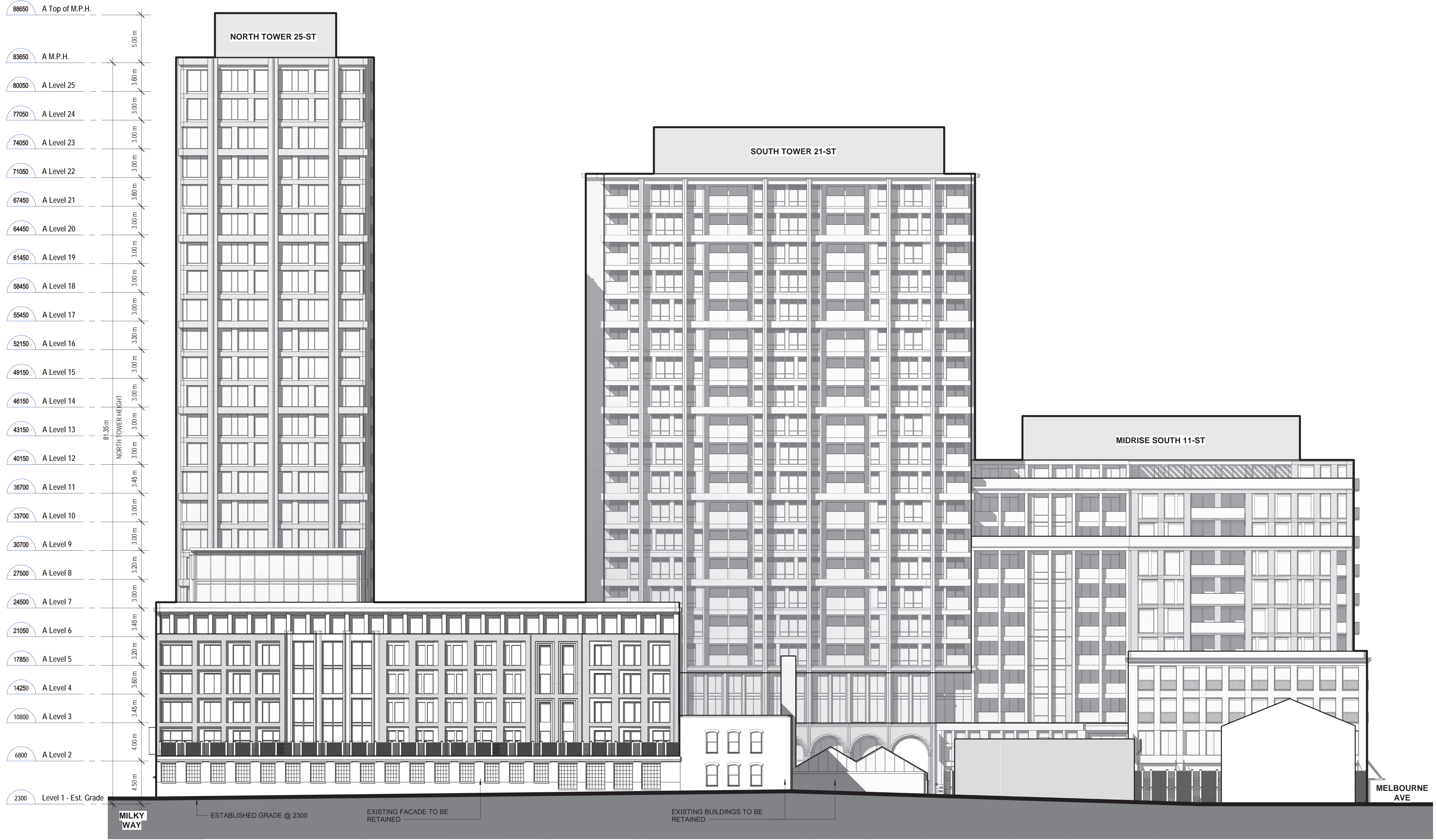
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1 ZBL/SPA_Building Elev_West
AZ402 1 : 200

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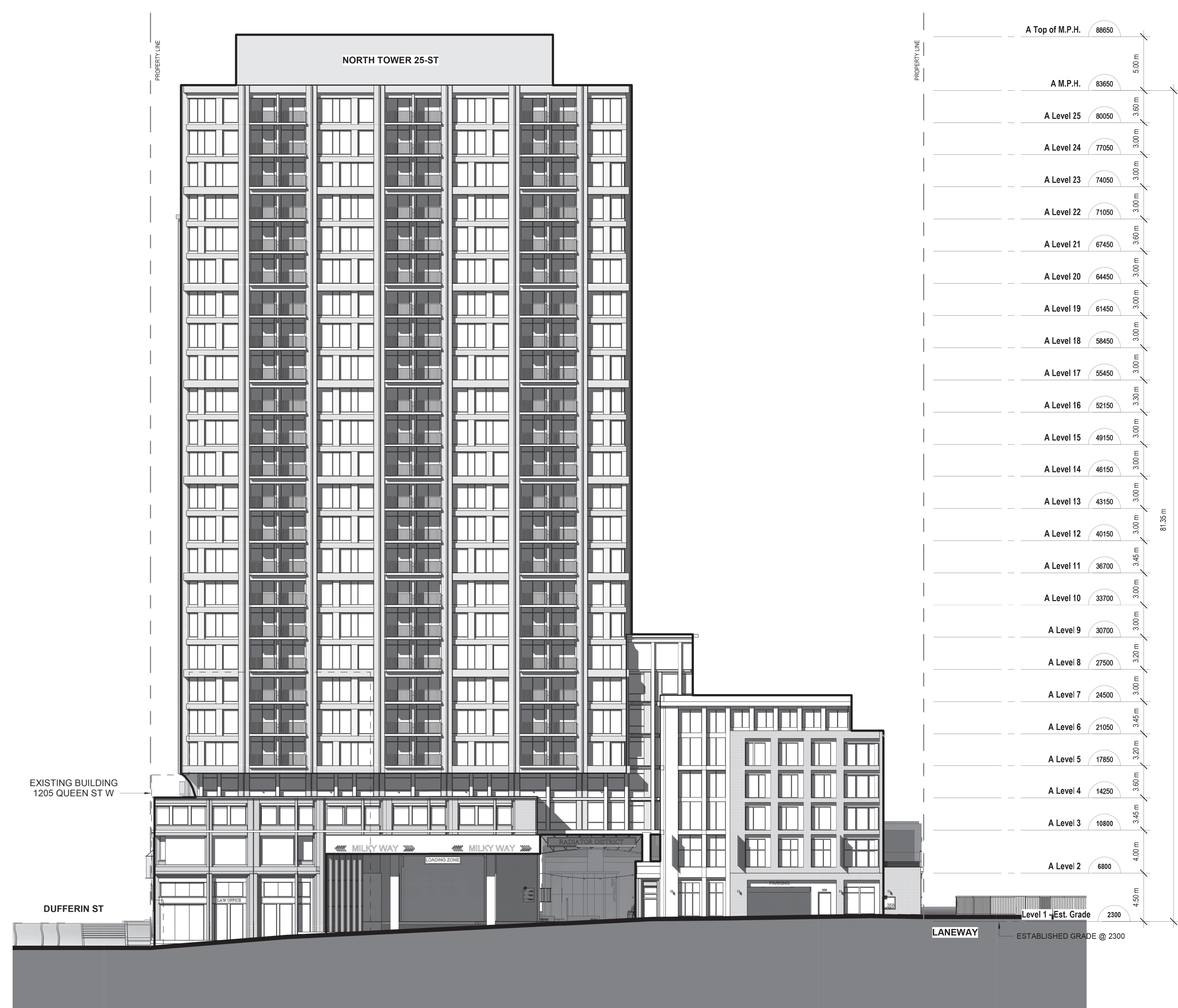
DWG TITLE
Building Elevations

DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : MDL
CHECKED : HH
PROJ. No. : 2102

DWG No.

AZ402

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1 ZBL/SPA_Building Elev_North
AZ403 1:200

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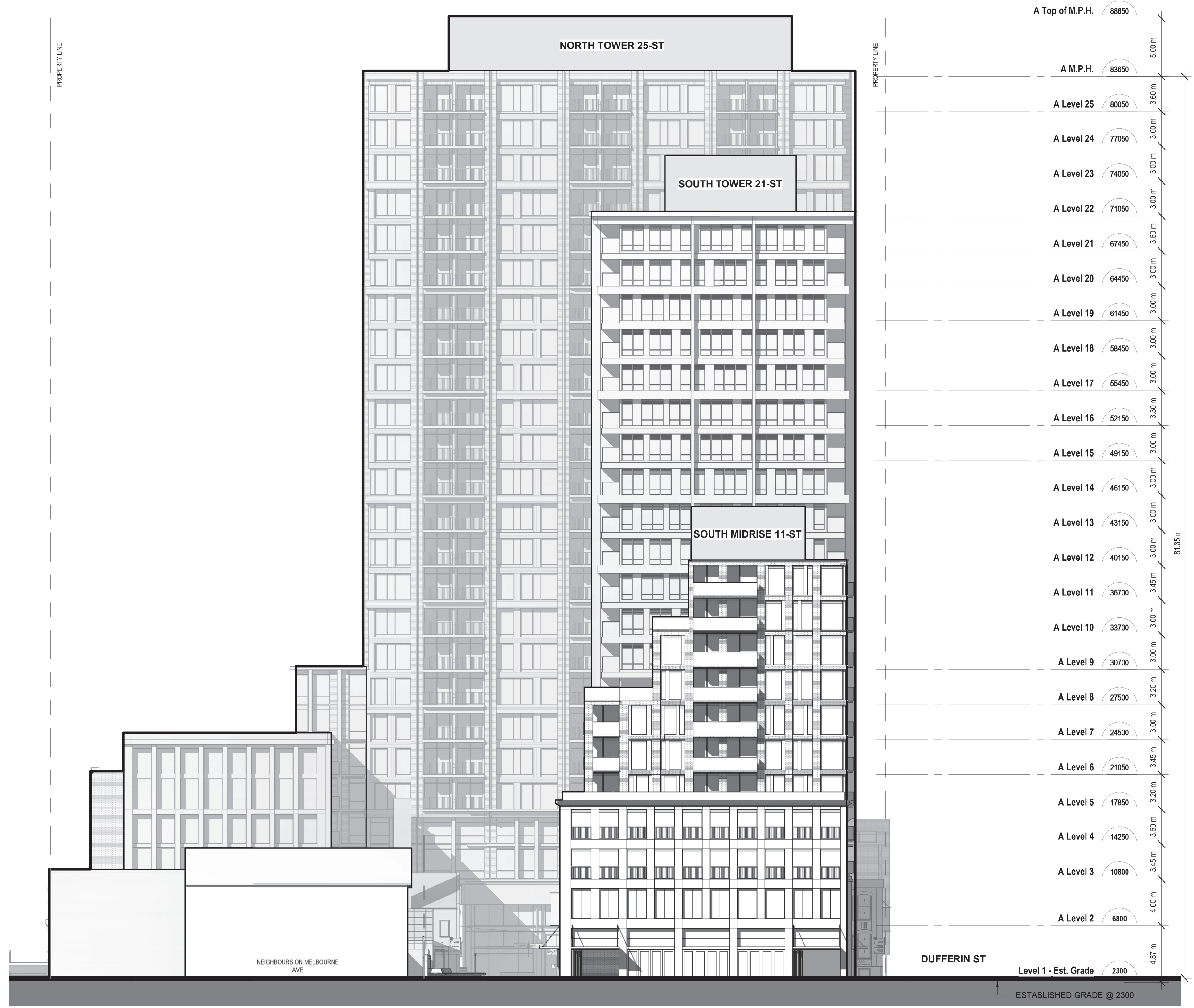
DWG TITLE
Building Elevations

DATE: 2022-07-15
SCALE: 1:200
DRAWN: MDL
CHECKED: HH
PROJ. No.: 2102

DWG No.
AZ403

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1 ZBL/SPA_Building Elev_South
 AZ404 1 : 200

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PROJ. NAME
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 Toronto, Ontario

OWNER
Hullmark

DWG TITLE
Building Elevations

DATE : 17-06-20
 SCALE : 1 : 200
 DRAWN : MDL
 CHECKED : HH
 PROJ. No. : 2102

DWG No.
AZ404

DRAWING NOT TO BE SCALED

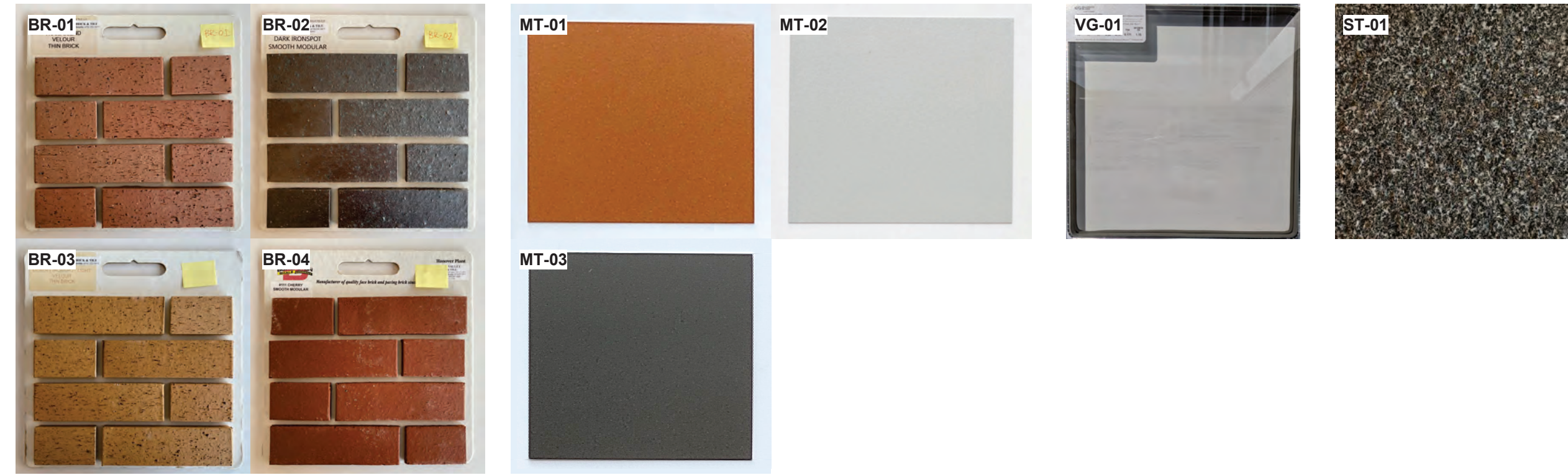
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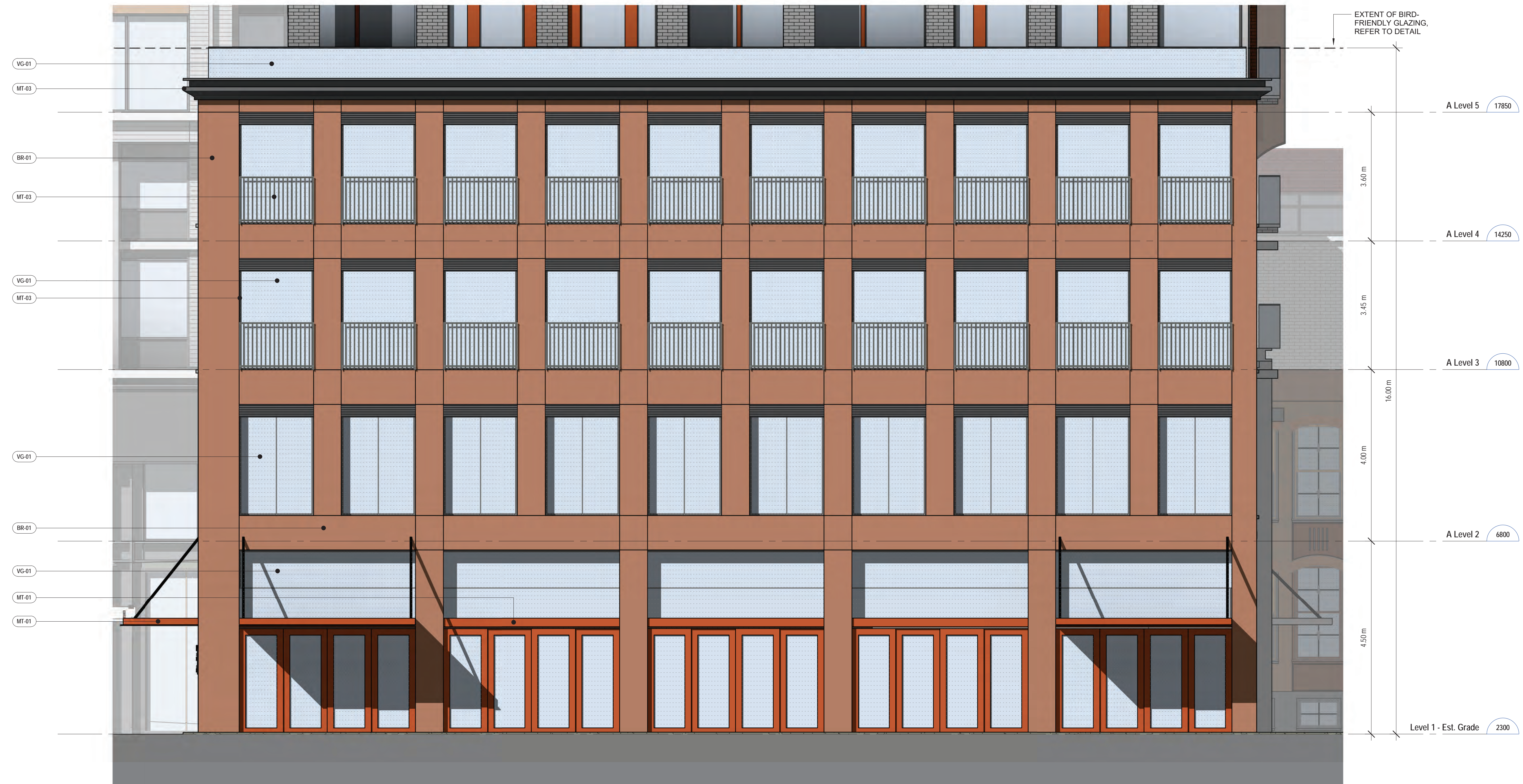
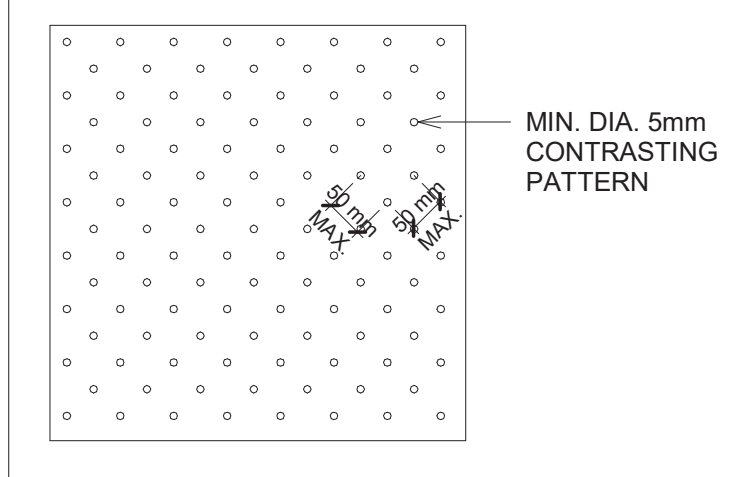
MATERIAL BOARD



MATERIALS LEGEND

Material Tag	Material Description
BR-01	Brick - Light Brown
BR-02	Brick - Dark Grey
BR-03	Brick - Buff
BR-04	Brick - Red
MT-01	Metal Panel - Bronze
MT-02	Metal Panel - Light Grey
MT-03	Metal Panel/Mullion - Dark Grey
ST-01	Stone - Granite
VG-01	Vision Glass

VISUAL MARKER ON BIRD-FRIENDLY GLAZING PATTERN TO CONFORM TO TORONTO GREEN STANDARD CHECKLIST. SEE BELOW.



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PROJ. NAME
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OWNER
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DWG TITLE
1 to 50 Detailed Elevations

DATE : 2022-07-15
 SCALE : As indicated
 DRAWN : AR, JF
 CHECKED : AG
 PROJ. No. : 2102

DWG No.
AZ450

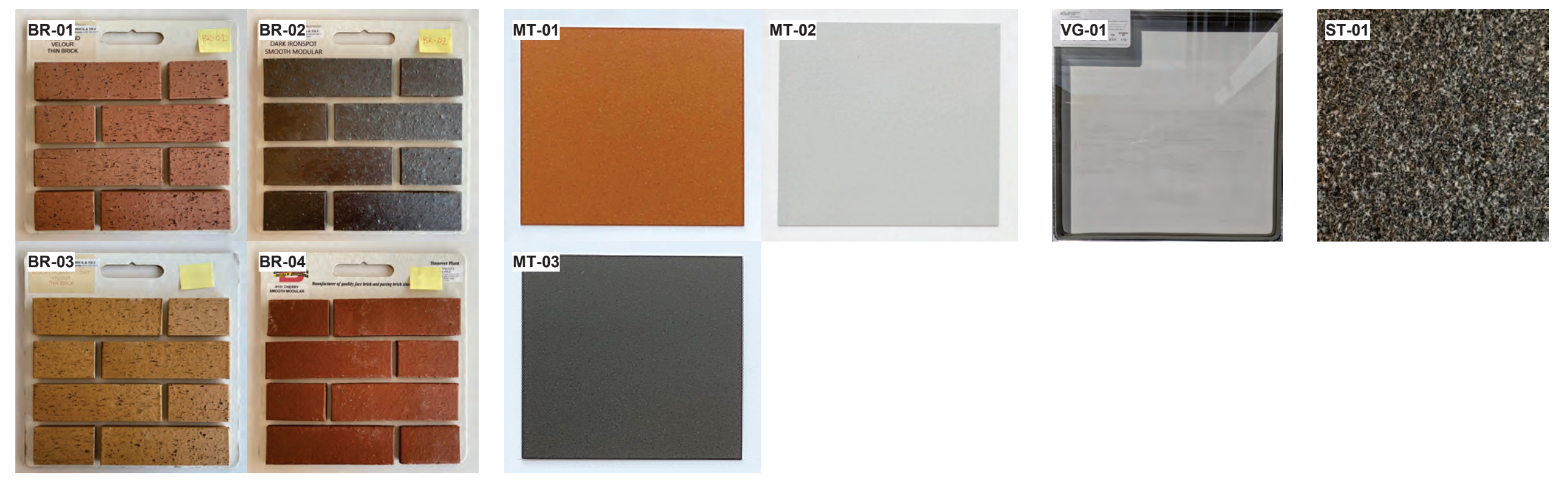
1 South Elevation - Melbourne Avenue
 AZ450 1:50

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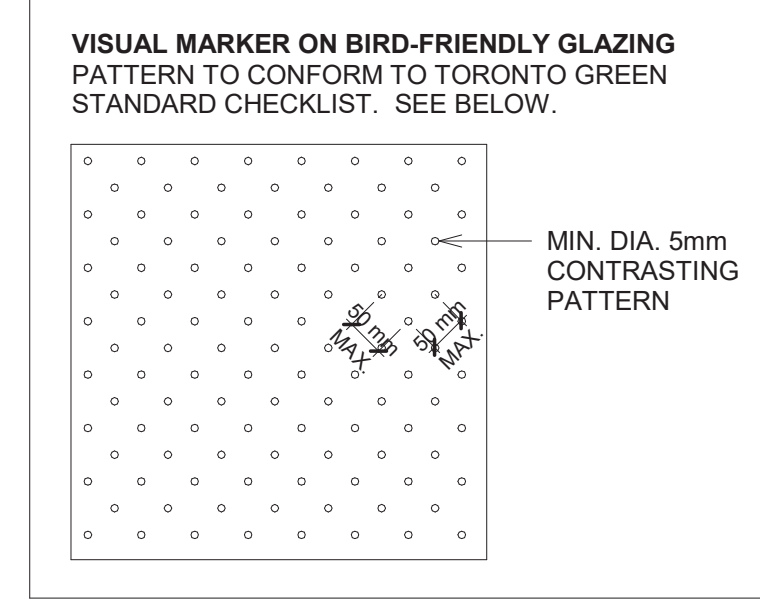
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MATERIAL BOARD



MATERIALS LEGEND

Material Tag	Material Description
BR-01	Brick - Light Brown
BR-02	Brick - Dark Grey
BR-03	Brick - Buff
BR-04	Brick - Red
MT-01	Metal Panel - Bronze
MT-02	Metal Panel - Light Grey
MT-03	Metal Panel/Mullion - Dark Grey
ST-01	Stone - Granite
VG-01	Vision Glass



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1 East Elevation - Dufferin Avenue - Detail 1
AZ451 1:50

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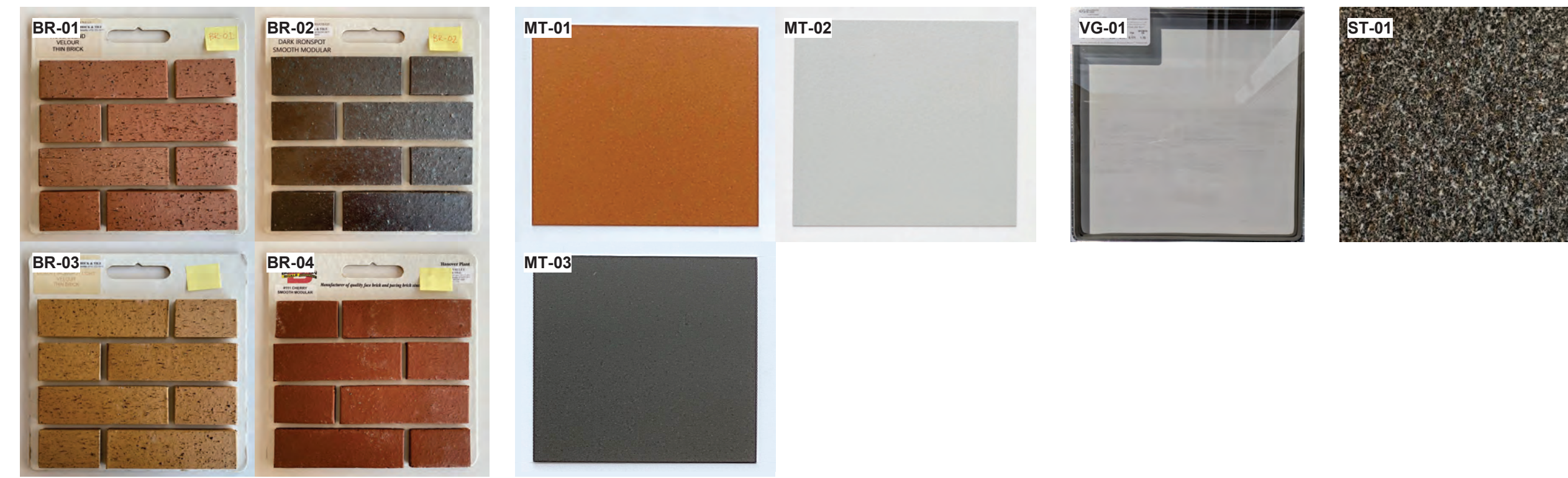
OWNER
Hullmark

DWG TITLE
1 to 50 Detailed Elevations

DATE : 2022-07-15
SCALE : As indicated
DRAWN : JF
CHECKED : AR
PROJ. No. : 2102

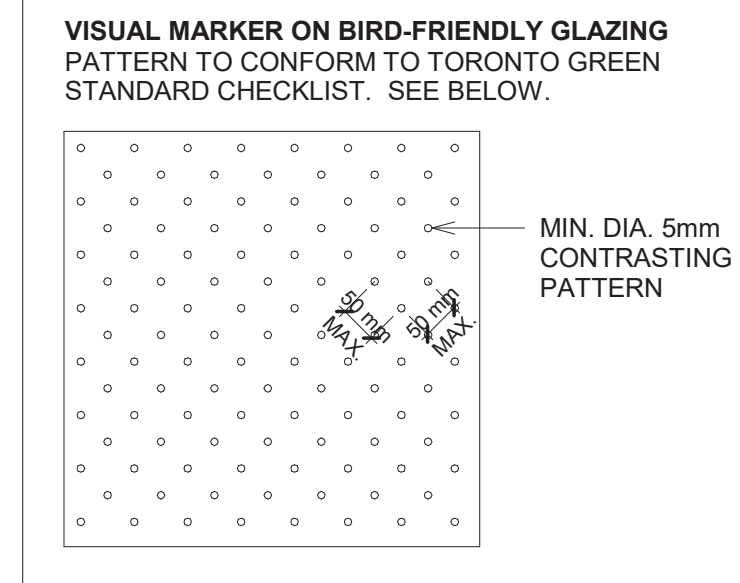
DWG No.
AZ451

MATERIAL BOARD



MATERIALS LEGEND

Material Tag	Material Description
BR-01	Brick - Light Brown
BR-02	Brick - Dark Grey
BR-03	Brick - Buff
BR-04	Brick - Red
MT-01	Metal Panel - Bronze
MT-02	Metal Panel - Light Grey
MT-03	Metal Panel/Mullion - Dark Grey
ST-01	Stone - Granite
VG-01	Vision Glass



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1 East Elevation - Dufferin Avenue - Detail 2
AZ452 1:50

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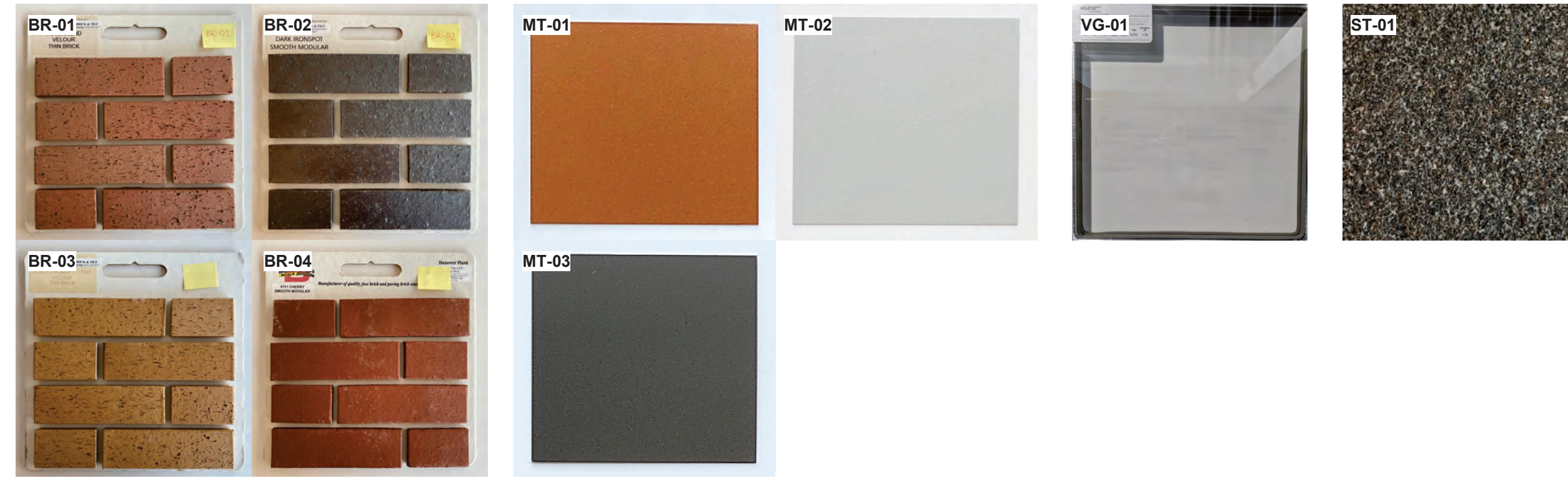
OWNER
Hullmark

DWG TITLE
1 to 50 Detailed Elevations

DATE : 2022-07-15
SCALE : As indicated
DRAWN : JF
CHECKED : AR
PROJ. No. : 2102

DWG No.
AZ452

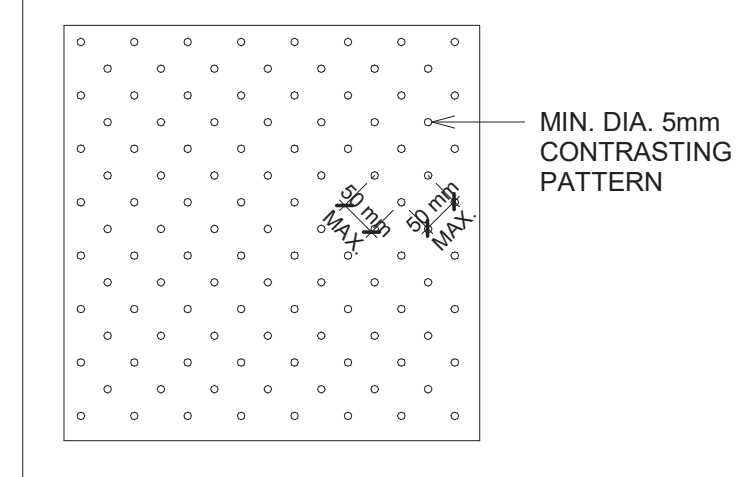
MATERIAL BOARD



MATERIALS LEGEND

Material Tag	Material Description
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BR-03	Brick - Buff
BR-04	Brick - Red
MT-01	Metal Panel - Bronze
MT-02	Metal Panel - Light Grey
MT-03	Metal Panel/Mullion - Dark Grey
ST-01	Stone - Granite
VG-01	Vision Glass

VISUAL MARKER ON BIRD-FRIENDLY GLAZING PATTERN TO CONFORM TO TORONTO GREEN STANDARD CHECKLIST. SEE BELOW.



BIRD-FRIENDLY GLAZING TO EXTEND TO THE FIRST 16 m OF THE BUILDING ABOVE GRADE.



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1 East Elevation - Dufferin Avenue - Detail 3
AZ453 1:50

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DWG TITLE
1 to 50 Detailed Elevations

DATE: 2022-07-15
SCALE: As indicated
DRAWN: AR, JF
CHECKED: AR

PROJ. No.: 2102 DWG No.

AZ453

Bird-Friendly Design Statistics



Elevation First 16m Above Grade						
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m ²)	387	550	1343	1547	3827	100%
Untreated Area (m ²)	0	0	0	0	0	0%
Treated Area (m ²)	387	550	1343	1547	3827	100%
Visual Markers (m ²)	380	539	1226	1289	3434	90%
Non-reflective glass (m ²)	7	11	23	17	58	2%
Shaded (m ²)	0	0	94	241	335	8%

Elevation First 4m Above Rooftop Vegetation*						
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)	Total (m2)	Total (%)
Glazing Area (m ²)					0	N/A
Untreated Area (m ²)					0	N/A
Treated Area (m ²)					0	N/A
Non-reflective glass (m ²)					0	0
Visual Markers (m ²)					0	0
Shaded (m ²)					0	0

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

Building Window - Wall Ratio	40%
------------------------------	-----

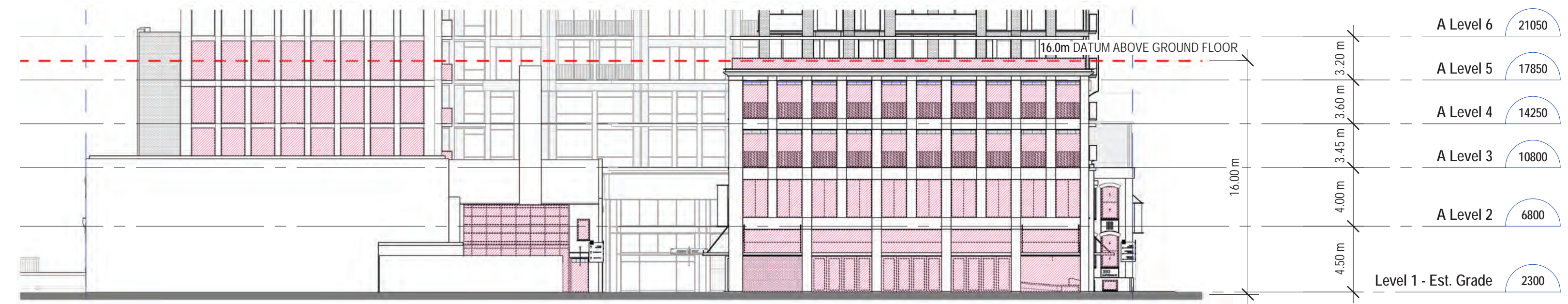
Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deterrence treatment options.

BIRD-FRIENDLY GLAZING LEGEND
REFER TO DRAWING A410 FOR LOCATIONS OF BIRD-FRIENDLY GLAZING TREATMENTS

- GLAZING WITH LOW REFLECTANCE OR OPAQUE MATERIALS
- GLAZING WITH VISUAL MARKER
- SHADED
- UNTREATED GLAZING

VISUAL MARKER ON BIRD-FRIENDLY GLAZING
CERAMIC FRIT PATTERN TO BE APPLIED TO SURFACE #1 OF GLAZING WITH PATTERN AS SHOWN BELOW:

MIN. DIA. 5mm
CONTRASTING PATTERN



4 South Elevation - Bird Friendly Calculation
AZ454 1:250



3 North Elevation - Bird Friendly Calculation
AZ454 1:250



2 West Elevation - Bird Friendly Calculation
AZ454 1:250



1 East Elevation - Bird Friendly Calculation
AZ454 1:250

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PROJ. NAME
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OWNER
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DWG TITLE
Elevations - TGS Bird Friendly Glazing Calculations

DATE: 2022-07-15
SCALE: As indicated
DRAWN: JF
CHECKED: AR
PROJ. No.: 2102

DWG No.
AZ454

Bird-Friendly Design Statistics



	Elevation First 16m Above Grade					Total (m2)	Total (%)
	North	South	East	West			
Glazing Area (m ²)	387	550	1343	1547	3827	100%	
Untreated Area (m ²)	0	0	0	0	0	0%	
Treated Area (m ²)	387	550	1343	1547	3827	100%	
Visual Markers (m ²)	380	539	1226	1289	3434	90%	
Non-reflective glass (m ²)	7	11	23	17	58	2%	
Shaded (m ²)	0	0	94	241	335	8%	

	Elevation First 4m Above Rooftop Vegetation*				Total (m2)	Total (%)
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)		
Glazing Area (m ²)					0	N/A
Untreated Area (m ²)					0	N/A
Treated Area (m ²)					0	N/A
Non-reflective glass (m ²)					0	
Visual Markers (m ²)					0	
Shaded (m ²)					0	

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

Building Window - Wall Ratio	40%
------------------------------	-----

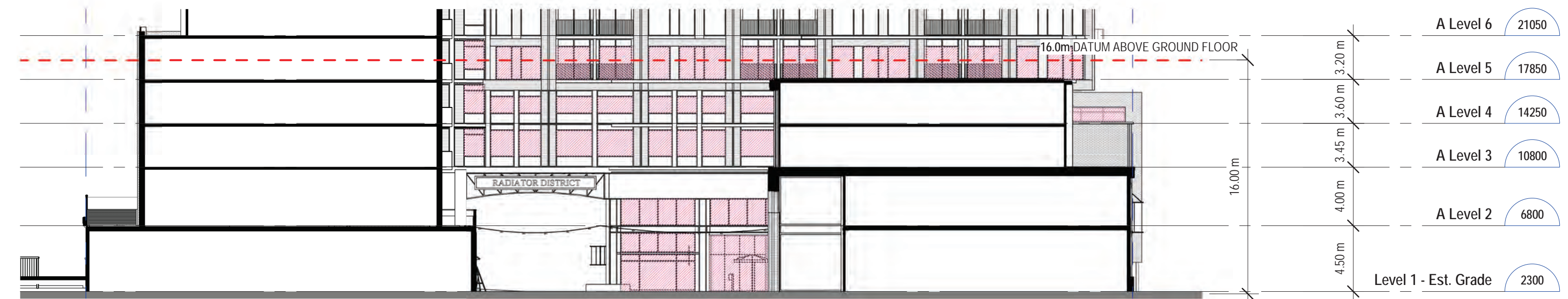
Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deterrence treatment options.

BIRD-FRIENDLY GLAZING LEGEND
REFER TO DRAWING A410 FOR LOCATIONS OF BIRD-FRIENDLY GLAZING TREATMENTS

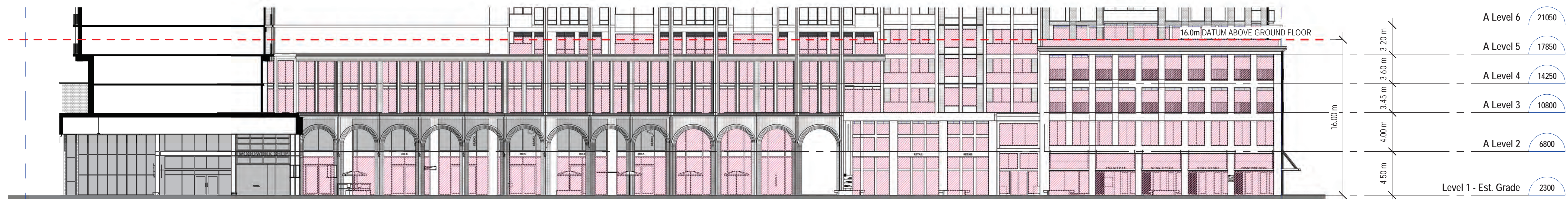
- GLAZING WITH LOW REFLECTANCE OR OPAQUE MATERIALS
- GLAZING WITH VISUAL MARKER
- SHADED
- UNTREATED GLAZING

VISUAL MARKER ON BIRD-FRIENDLY GLAZING
CERAMIC FRIT PATTERN TO BE APPLIED TO SURFACE #1 OF GLAZING WITH PATTERN AS SHOWN BELOW:

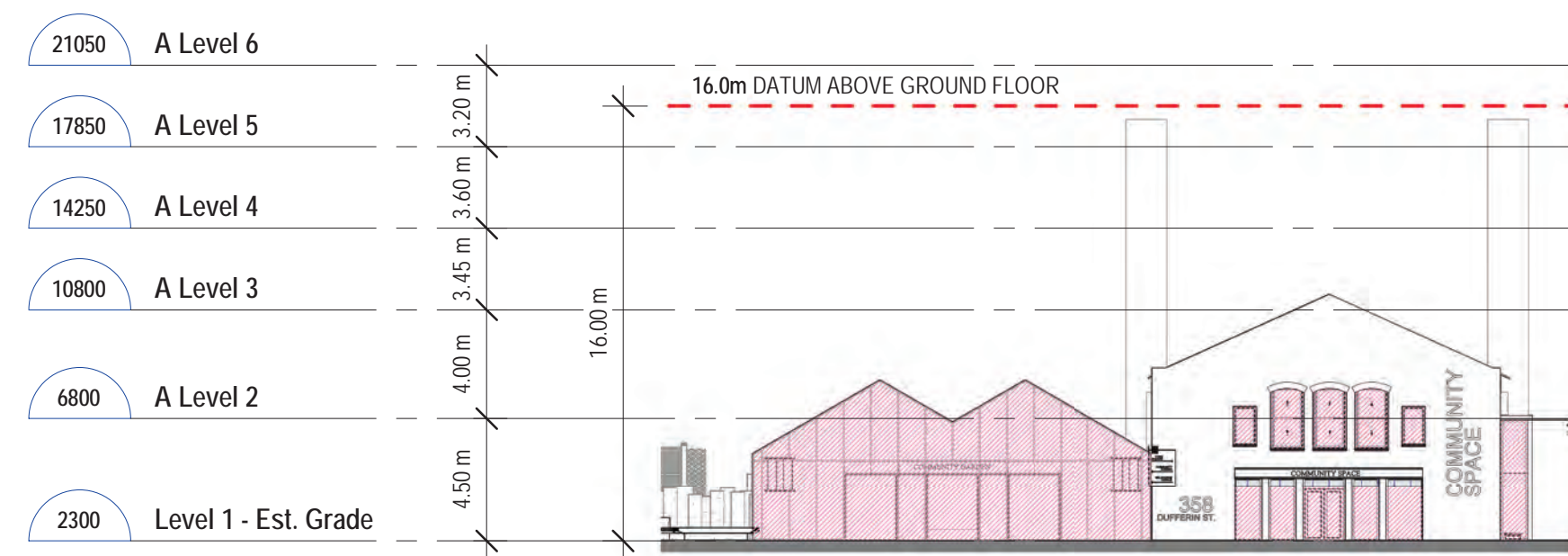
MIN. DIA. 5mm
CONTRASTING PATTERN



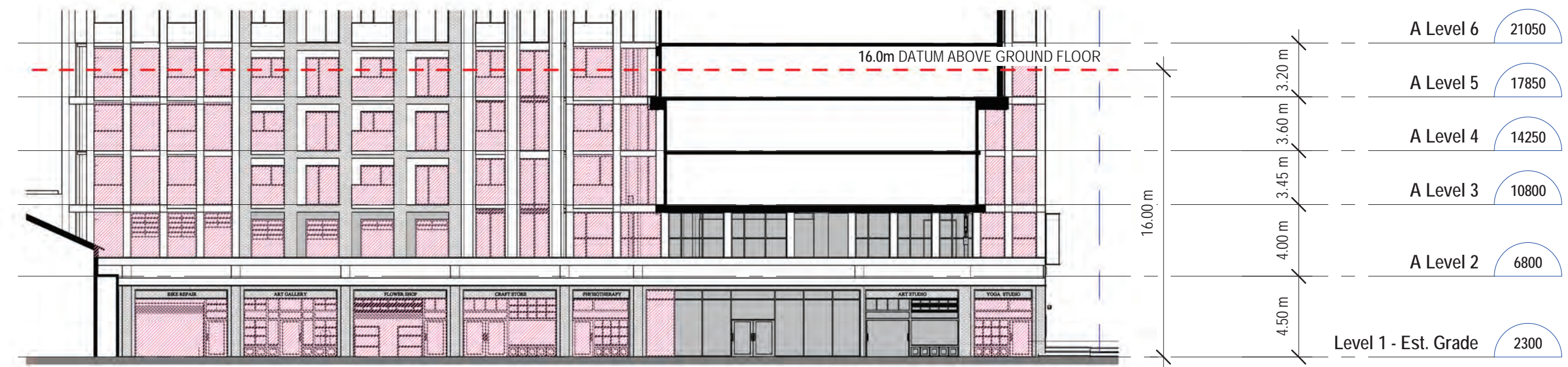
4 South Elevation - Bird Friendly Calculation - Courtyard
AZ455 1:250



3 West Elevation - Bird Friendly Calculation - Courtyard
AZ455 1:250



2 East Elevation - Bird Friendly Calculation - Courtyard_Detail 2
AZ455 1:250



1 East Elevation - Bird Friendly Calculation - Courtyard_Detail 1
AZ455 1:250

DRAWING NOT TO BE SCALED

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E: info@sandco.com | www.sweenyandco.com

PROJ. NAME
340-376 Dufferin St.
Toronto, Ontario

OWNER
Hullmark

DWG TITLE
Elevations - TGS Bird Friendly Glazing Calculations

DATE: 2022-07-15
SCALE: As indicated
DRAWN: JF
CHECKED: AR
PROJ. No.: 2102

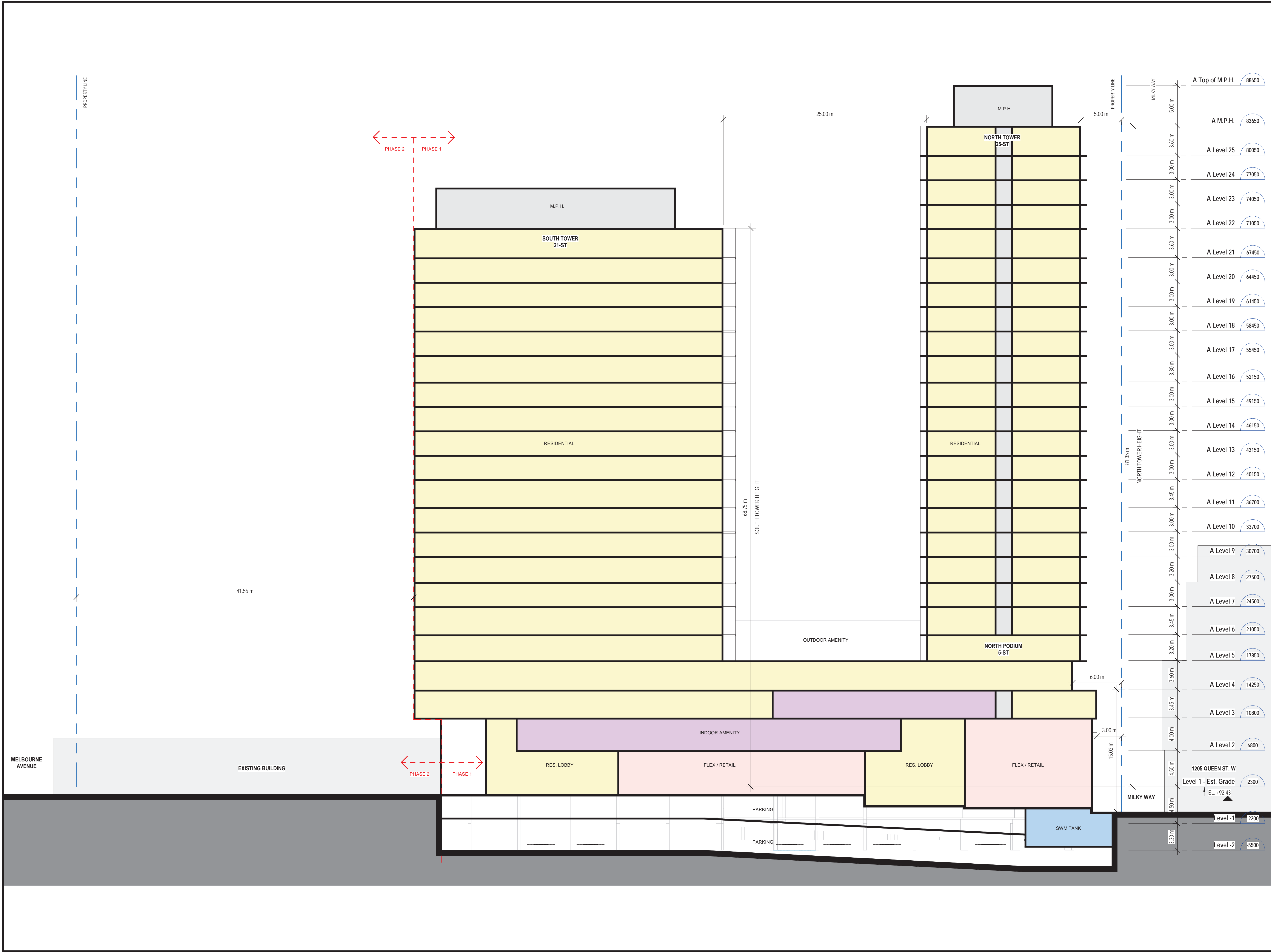
DWG No.
AZ455

ISSUED

2022-07-15 Issued for OPA/ZBA/SPA

C:\Users\stltd\Documents\2102_340-376 Dufferin St_Central_attic3\SRN1.rvt

2022-07-19 11:55:22 AM



A Top of M.P.H.	88650
A M.P.H.	83650
A Level 25	80050
A Level 24	77050
A Level 23	74050
A Level 22	71050
A Level 21	67450
A Level 20	64450
A Level 19	61450
A Level 18	58450
A Level 17	55450
A Level 16	52150
A Level 15	49150
A Level 14	46150
A Level 13	43150
A Level 12	40150
A Level 11	36700
A Level 10	33700
A Level 9	30700
A Level 8	27500
A Level 7	24500
A Level 6	21050
A Level 5	17850
A Level 4	14250
A Level 3	10800
A Level 2	6800
1205 QUEEN ST. W	
Level 1 - Est. Grade	2300
EL. +92.43	
Level -1	2200
Level -2	5500

Sweeny&Co Architects

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PROJ. NAME
340-376 Dufferin St.
Toronto, Ontario

OWNER
Hullmark

DWG TITLE
Building Sections_North-South - Phase 1

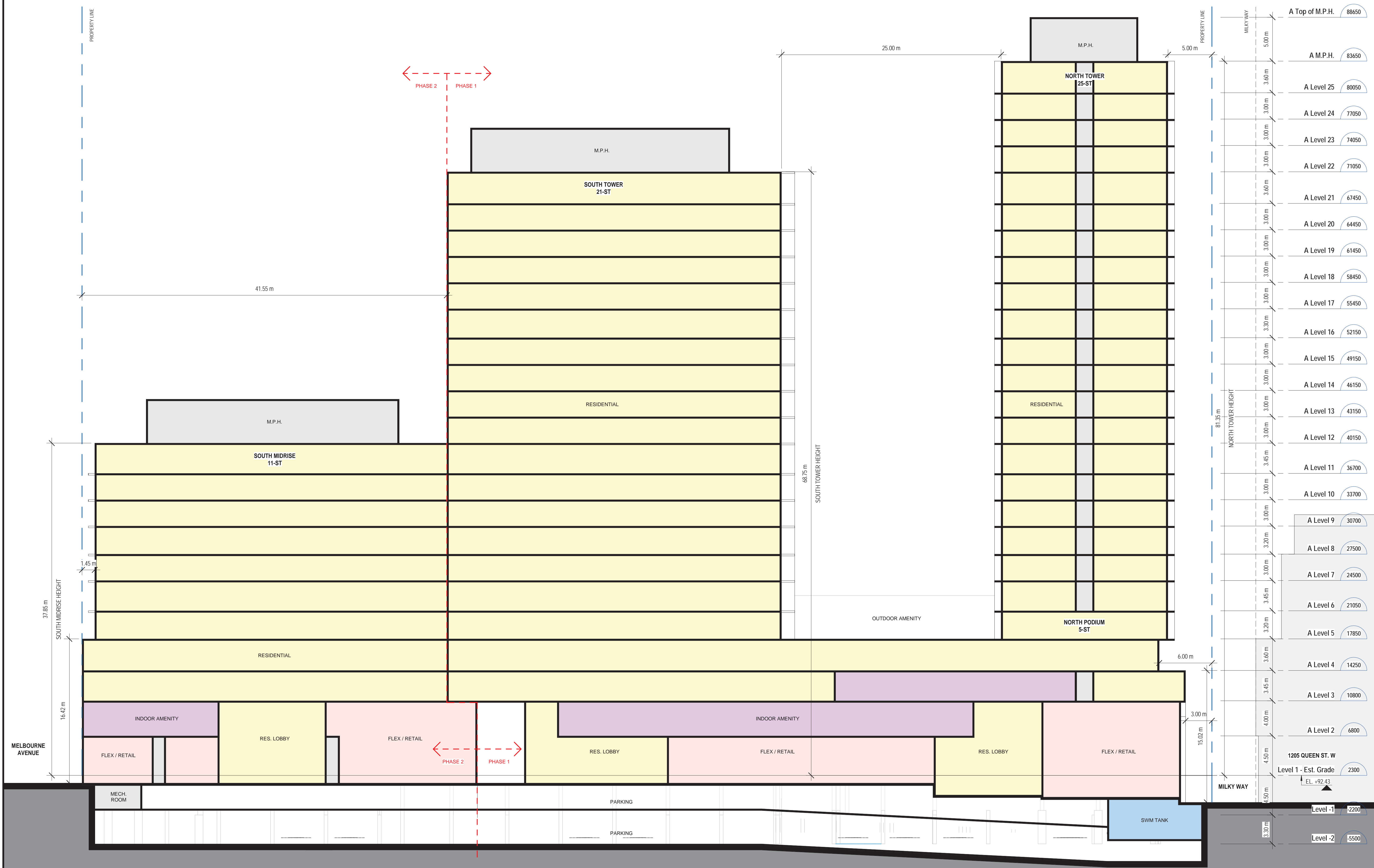
DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : AR, MDL
CHECKED : HH
PROJ. No. : 2102

DWG No.
AZ501

ISSUED

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A Top of M.P.H.	88650
A M.P.H.	83650
A Level 25	80050
A Level 24	77050
A Level 23	74050
A Level 22	71050
A Level 21	67450
A Level 20	64450
A Level 19	61450
A Level 18	58450
A Level 17	55450
A Level 16	52150
A Level 15	49150
A Level 14	46150
A Level 13	43150
A Level 12	40150
A Level 11	36700
A Level 10	33700
A Level 9	30700
A Level 8	27500
A Level 7	24500
A Level 6	21050
A Level 5	17850
A Level 4	14250
A Level 3	10800
A Level 2	6800
1205 QUEEN ST. W Level 1 - Est. Grade	2300
Level -1	2200
Level -2	5500

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PROJ. NAME
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Toronto, Ontario

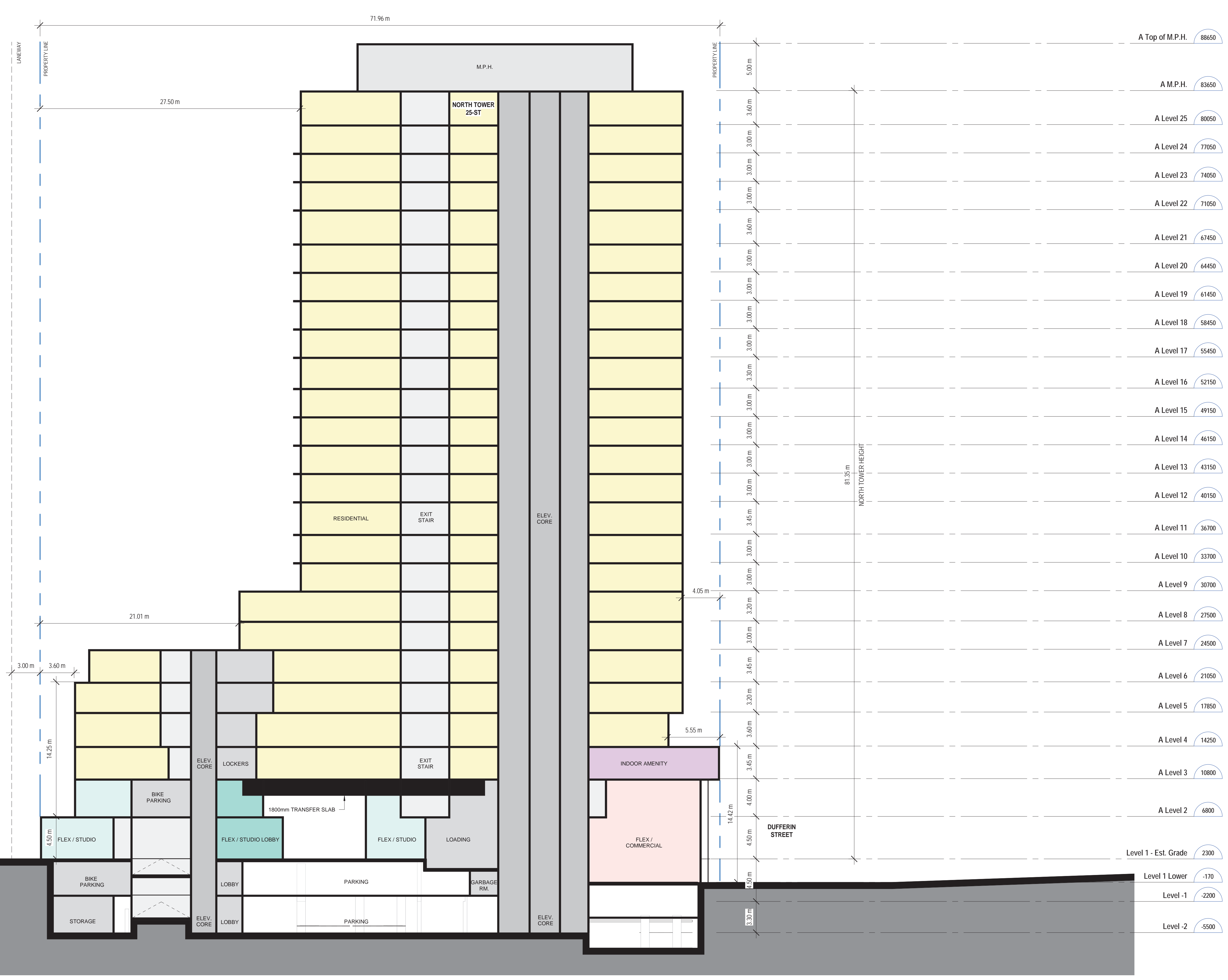
OWNER
Hullmark

DWG TITLE
Building Sections_North-South - Phase 2

DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : AR, MDL
CHECKED : HH
PROJ. No. : 2102

DWG No.
AZ502

C:\Users\stltd\Documents\2102_340-376 Dufferin St. Central_attlino3\ASRN.rvt
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A Top of M.P.H.	88650
A M.P.H.	83650
A Level 25	80050
A Level 24	77050
A Level 23	74050
A Level 22	71050
A Level 21	67450
A Level 20	64450
A Level 19	61450
A Level 18	58450
A Level 17	55450
A Level 16	52150
A Level 15	49150
A Level 14	46150
A Level 13	43150
A Level 12	40150
A Level 11	36700
A Level 10	33700
A Level 9	30700
A Level 8	27500
A Level 7	24500
A Level 6	21050
A Level 5	17850
A Level 4	14250
A Level 3	10800
A Level 2	6800
Level 1 - Est. Grade	2300
Level 1 Lower	-170
Level -1	-2200
Level -2	-5500

DRAWING NOT TO BE SCALED
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PROJ. NAME
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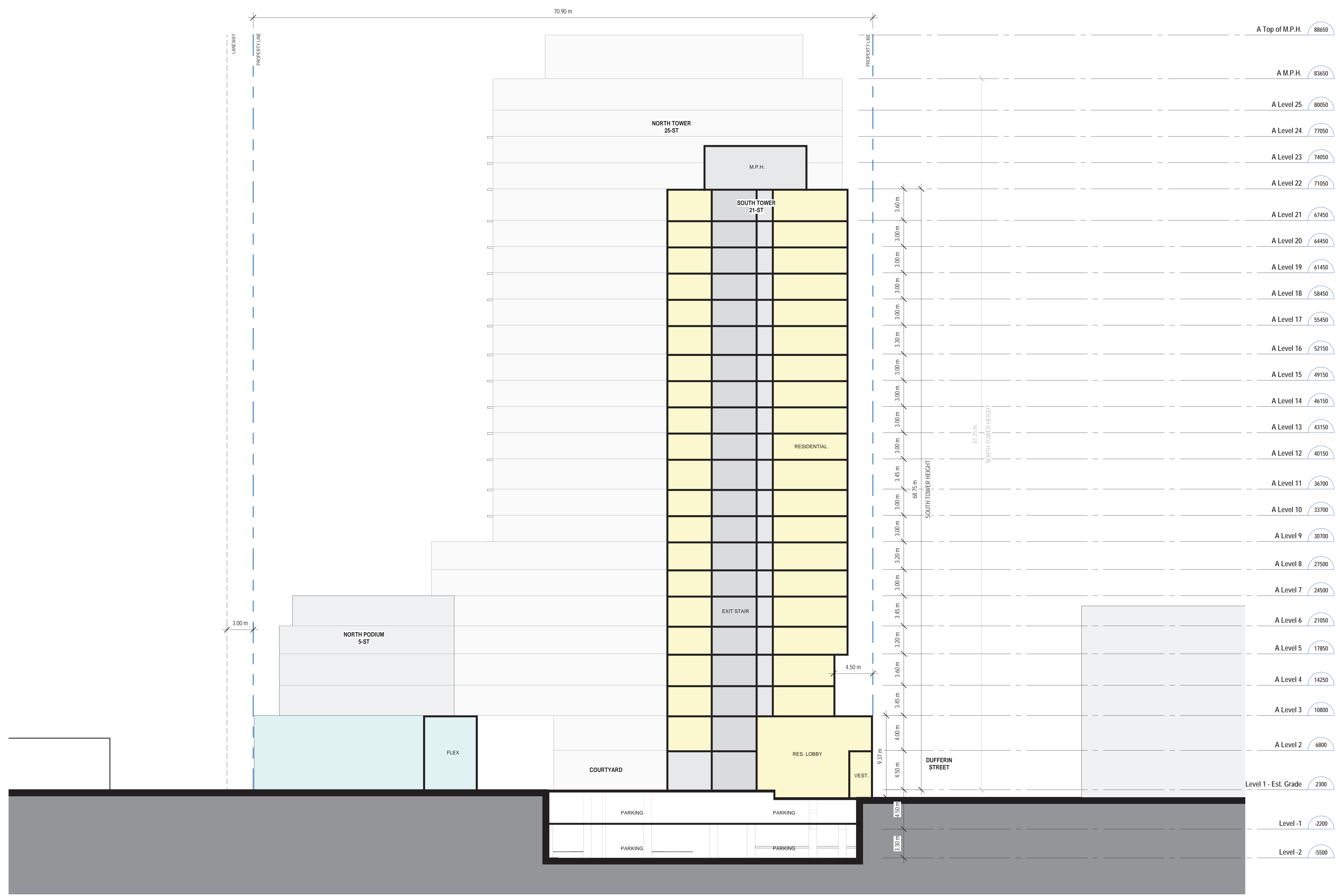
OWNER
Hullmark

DWG TITLE
Building Sections_East-West (North Tower)

DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : AR, MDL
CHECKED : HH
PROJ. No. : 2102

DWG No.
AZ503

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A Top of M.P.H.	88650
A M.P.H.	83650
A Level 25	80050
A Level 24	77050
A Level 23	74050
A Level 22	71050
A Level 21	67450
A Level 20	64450
A Level 19	61450
A Level 18	58450
A Level 17	55450
A Level 16	52150
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A Level 9	30700
A Level 8	27500
A Level 7	24500
A Level 6	21050
A Level 5	17850
A Level 4	14250
A Level 3	10800
A Level 2	6800
Level 1 - Est. Grade	2300
Level -1	-2200
Level -2	-5500

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PROJ. NAME
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OWNER
Hullmark

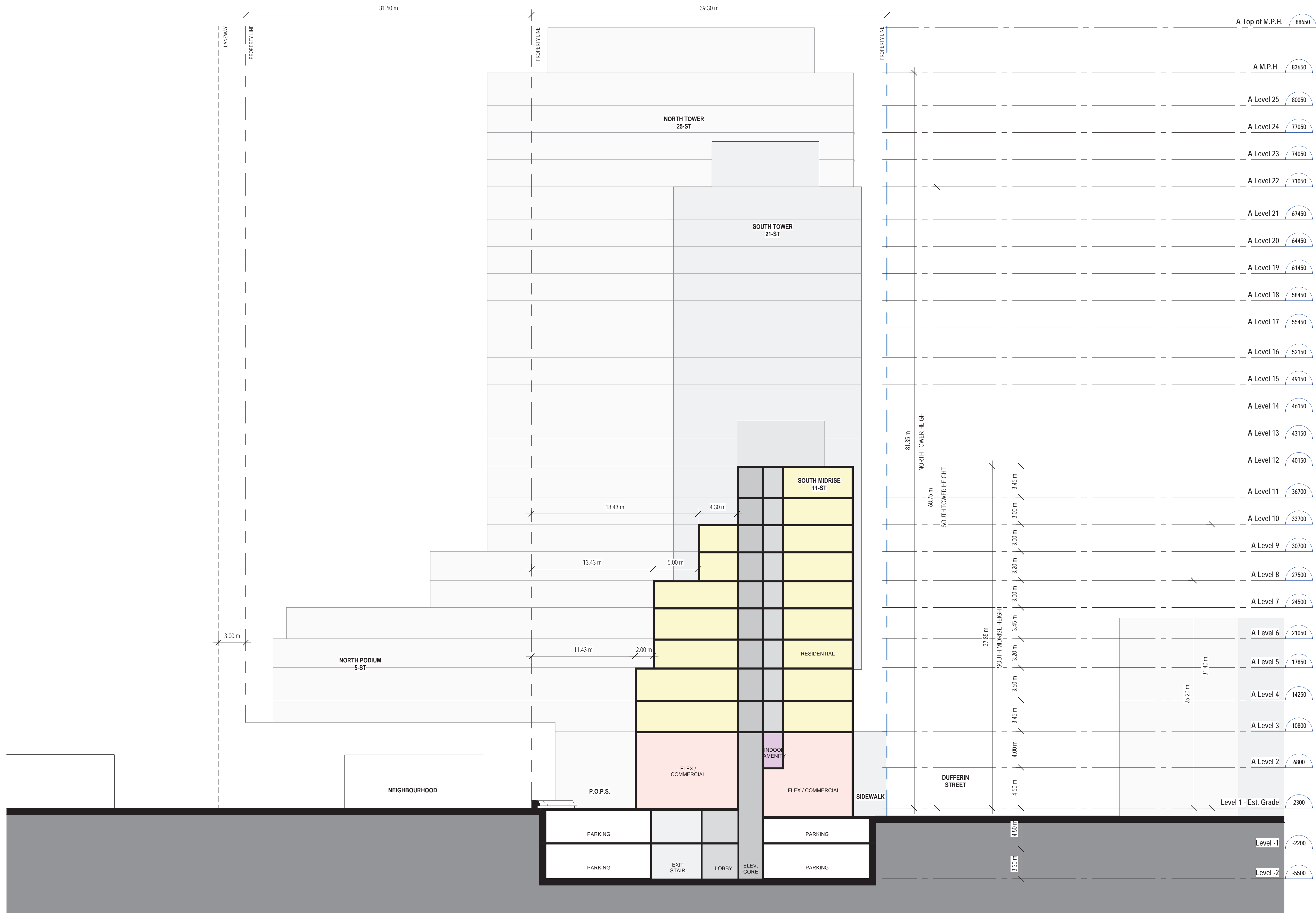
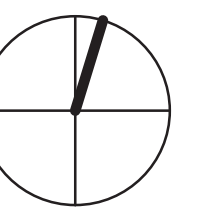
DWG TITLE
Building Sections_East-West (South Tower)

DATE : 2022-07-15
SCALE : 1 : 200
DRAWN : AR, MDL
CHECKED : HH
PROJ. No. : 2102

DWG No.
AZ504

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A Top of M.P.H.	88650
A M.P.H.	83650
A Level 25	80050
A Level 24	77050
A Level 23	74050
A Level 22	71050
A Level 21	67450
A Level 20	64450
A Level 19	61450
A Level 18	58450
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A Level 8	27500
A Level 7	24500
A Level 6	21050
A Level 5	17850
A Level 4	14250
A Level 3	10800
A Level 2	6800
Level 1 - Est. Grade	2300
Level -1	-2200
Level -2	-5500

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 E: info@sandco.com | www.sweenyandco.com

PROJ. NAME
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DWG TITLE
**Building Sections_East-West
 (South Podium)**

DATE : 2022-07-15
 SCALE : 1 : 200
 DRAWN : Author
 CHECKED : Checker
 PROJ. No. : 2102

DWG No.
AZ505

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VIEW FROM DUFFERIN AND MILKY WAY LOOKING SOUTH WEST



VIEW FROM COURTYARD LOOKING NORTH WEST



VIEW FROM COURTYARD LOOKING NORTH

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PROJ. NAME
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DWG TITLE
Renderings

DATE : 2022-07-15
SCALE :
DRAWN : Author
CHECKED : Checker
PROJ. No. : 2102

DWG No.
AZ600

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VIEW FROM COURTYARD LOOKING NORTH WEST



VIEW FROM MILKY WAY ENTRANCE LOOKING SOUTH



VIEW FROM COURTYARD LOOKING SOUTH



VIEW LOOKING NORTH TOWARDS COURTYARD

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PROJ. NAME
340-376 Dufferin St.
Toronto, Ontario

OWNER
Hullmark

DWG TITLE
Renderings

DATE : 2022-07-15
SCALE :
DRAWN : Author
CHECKED : Checker
PROJ. No. : 2102

DWG No.
AZ601