



2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET

APPLICATION FOR ZONING BY-LAW AMENDMENT AND SITE PLAN APPROVAL

PROJECT TEAM

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ARCHITECTURAL SHEET LIST

Sheet Number	Sheet Name	Current Revision	Revision Date
A0.00	COVER SHEET	2	Oct.6.22
A0.01	STATISTICS	3	Oct.26.22
A0.03	RENDERINGS		
A0.04	RENDERINGS		
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A2.01	P3 FLOOR PLAN	3	Oct.26.22
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A2.03	P1 FLOOR PLAN	3	Oct.26.22
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A2.07	L4 FLOOR PLAN	3	Oct.26.22
A2.08	L5-L6 FLOOR PLAN	1	Sep.29.22
A2.09	L7 FLOOR PLAN	3	Oct.26.22
A2.10	L8-31 FLOOR PLAN	2	Oct.6.22
A2.11	L32-33 FLOOR PLAN	2	Oct.6.22
A2.12	MECH. P.H. FLOOR PLAN	1	Sep.29.22
A5.01	BUILDING ELEVATIONS		
A5.02	BUILDING ELEVATIONS		
A5.03	BUILDING ELEVATIONS		
A5.04	BUILDING SECTIONS		

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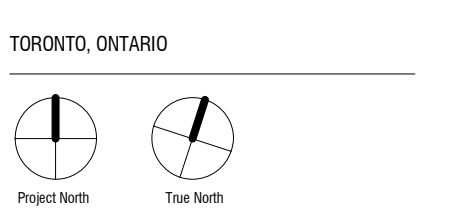
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6. These documents are not to be used for construction unless specifically noted for such purpose.

Rev.	Date	Description
2	Oct. 6.22	Coordination

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ghp
45 EGLINTON AVE. SUITE 100
TORONTO, ON. CANADA M5G 2P9
416 915 1791

FORA
FORA
2634, 2636, 2640, 2642 &
2654 EGLINTON AVENUE
WEST AND 1856 & 1856A
KEELE STREET



SCALE
PROJECT NO. 202002
ISSUE DATE DEC. 8, 2022

COVER SHEET

2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET

1.0 PROJECT SUMMARY

SITE AREA: 1352.6 m²
TOTAL GFA: 22,529 m²
F&E: 16.7
NEW RESIDENTIAL UNITS: 370

Table with columns for Unit Type, Studio, 1B, 1B+D, 2B, 2B+D, 3B, and TOTAL. It includes a Residential Unit Matrix and a Breakdown by Unit Type table.

- 16.5.1.65.40 Floor Area
16.5.1.65.40 Floor Area Calculated by an Approved Building as per the New SR 003.12...

3.0 FLOOR AREA

Table for 3.1 FLOOR AREA - ABOVE GRADE, showing Level, GCA, GFA Deductions, Total GFA (SF), Residential GFA (m2), Non-Res / Retail GFA (m2), Indoor Amenity (m2), and Outdoor Amenity (m2).

RETAIL table showing Level 1 metrics.
RESIDENTIAL table showing Level 1 to Mech. PH metrics.

MECHANICAL table showing Level 1 and Mech. PH metrics.

FACTILITY SUPPORT table showing Level 1 metrics.

BELOW-GRADE table showing metrics for Level 1 and Mech. PH.

GRAND TOTAL GCA and GRAND TOTAL GFA summary table.

4.0 AMENITY

4.1 AMENITY table showing Total Units, Level, and Amenity types (Outdoor, Indoor, Unit).

5.0 PARKING

5.1 CAR PARKING table showing Level, Regular, Barrier-Free, and EVSE counts.

5.2 BICYCLE PARKING table showing Level, Long-Term, Short-Term, and Total Bicycle Parking counts.

Vehicle Parking Rates
0.09 Residential Spaces per Unit
10 Non-Residential Spaces (2.0 + 0.01 spaces / unit)

6.0 STORAGE

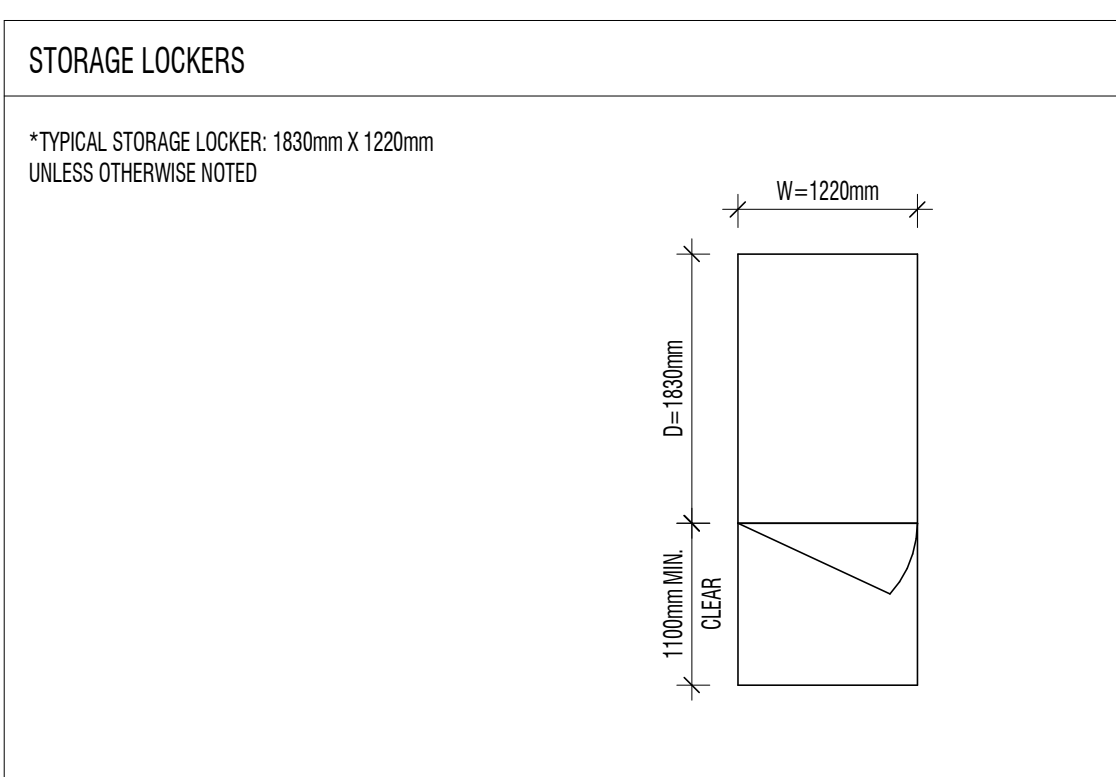
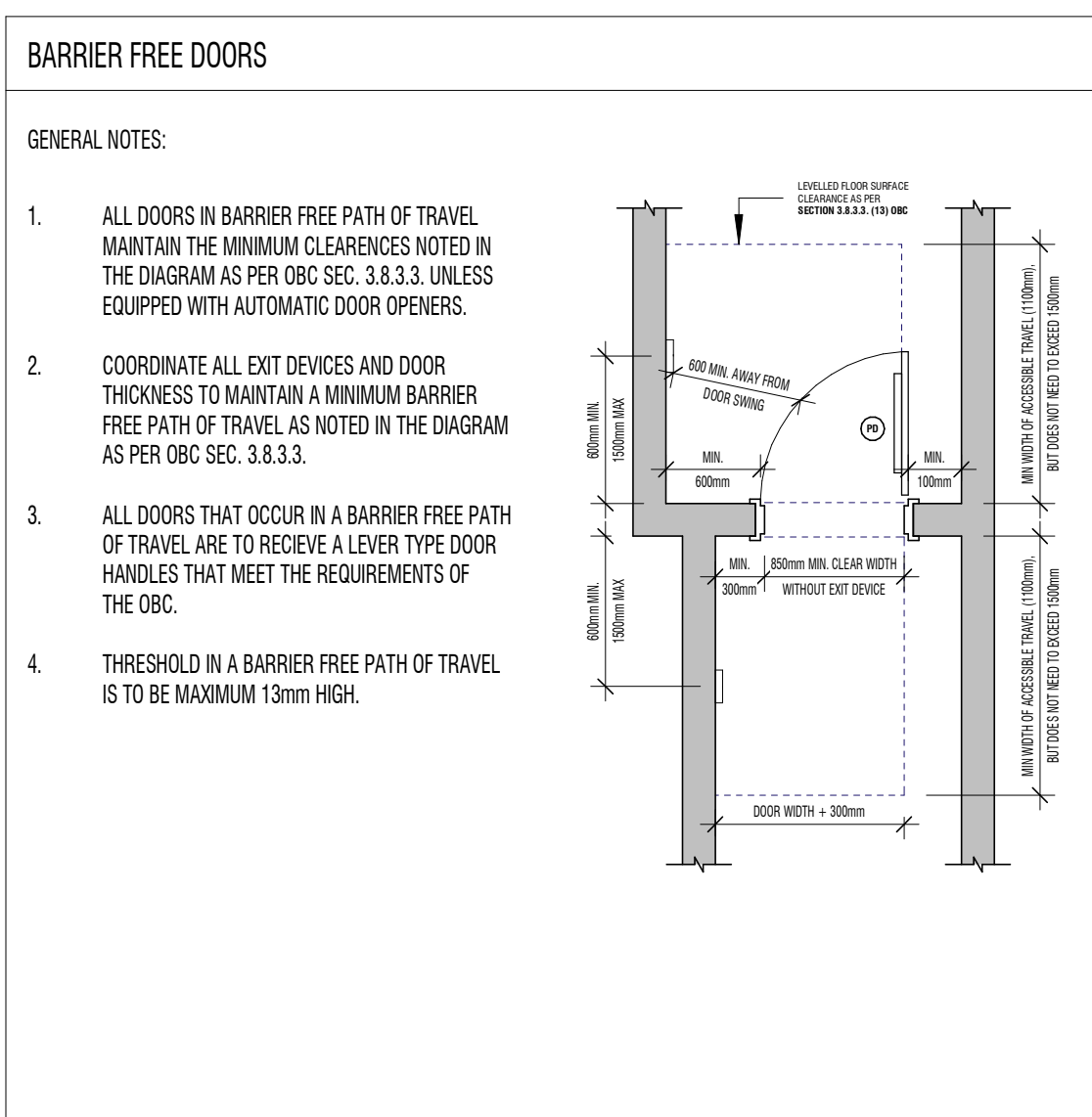
6.1 LOCKERS table showing Level P2 & P3 and Count 32.

7.0 LOADING

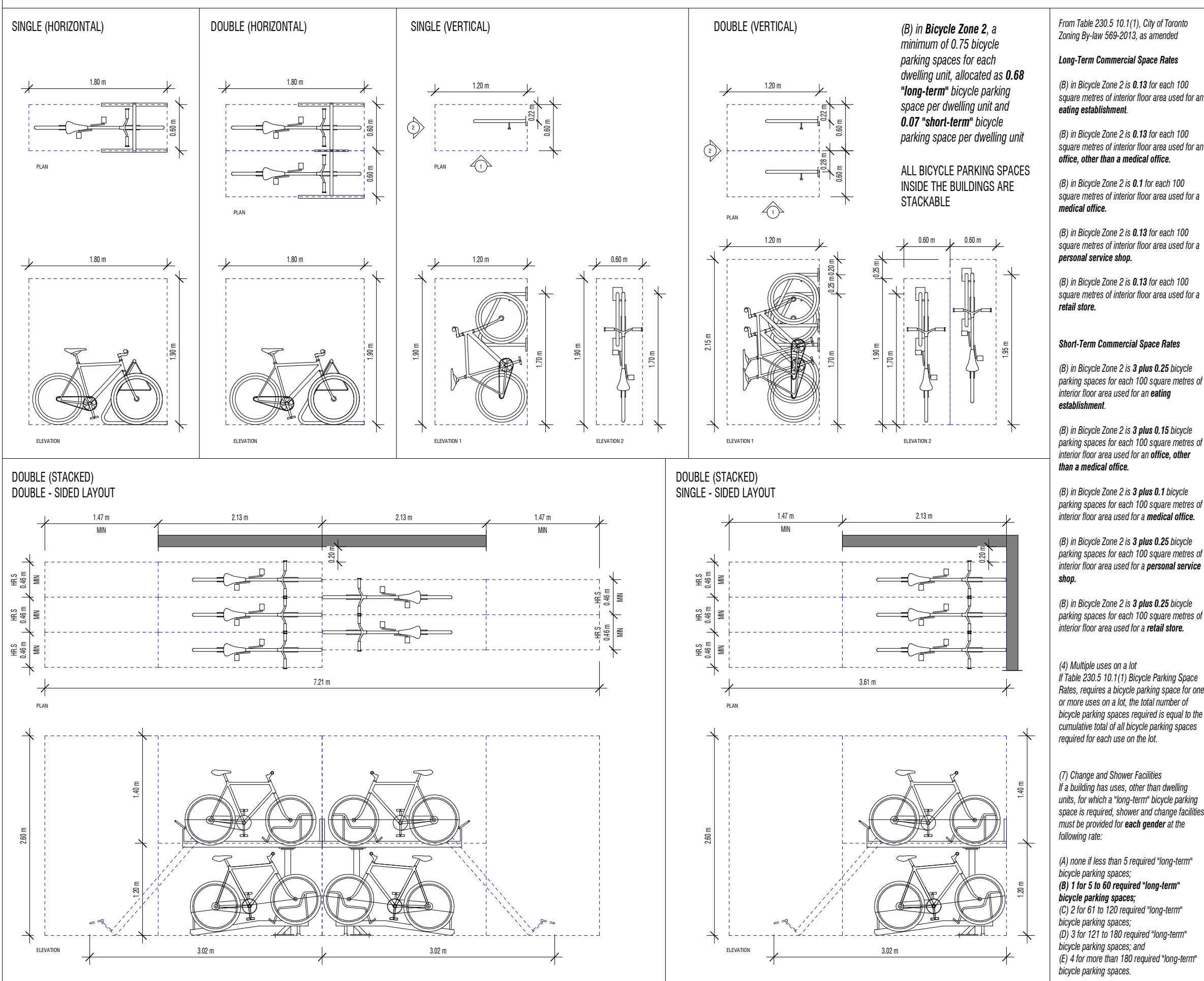
7.1 LOADING table showing Level, Count 1, and Type TYPE G LOADING.

8.0 WASTE

8.1 WASTE STORAGE AREA table showing Level, Area Type, and Area values.



BICYCLE STORAGE



PARKING LEGEND & NOTES

Comprehensive parking legend including symbols for Grey, Yellow, White, Black, Green, and Helvetic Bold colors, and diagrams for Typical Parking Spot, Typical Accessible Parking Spot, Alert Sign, Convex Mirror, and various notes and abbreviations.



Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 462, Green Roofs.

Green Roof Statistics table with columns for Gross Floor Area, Total Roof Area, and Green Roof Coverage, with Required and Proposed values.

Toronto Green Standard Version 4.0 - Mid to High Rise Residential and all New Non-Residential Development

General Project Description table comparing Required and Proposed values for Gross Floor Area, Breakdown of Project Components, and Total Number of Residential Units.

Table for Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications, detailing Low Emissions Transportation, Cycle Infrastructure, and Tree Canopy metrics.

Table for Section 2: For Site Plan Control Applications, detailing Cycle Infrastructure, Tree Canopy, Landscaping & Biodiversity, and Bird Collision Deterrence metrics.

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2. The Architectural Drawings are to be read in conjunction with all other Contract Documents...

- 3. Drawings of equipment (measured mechanical or electrical devices, piping, and fixtures are indicated on the Architectural Drawings) shall be in accordance with the Mechanical and Electrical Schedule. In cases of difference between the Contract Documents with respect to the quantity, location or nature of work, the greater shall apply.
4. Dimensions indicated on these drawings shall be in accordance with the Mechanical and Electrical Schedule.

3 Oct. 26.22 Coordination

3 Oct. 26.22 Coordination
2 Oct. 6.22 Coordination
1 Sept. 29.22 Coordination

Rev. Date: Issued

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45 EGLINTON AVE. EAST, 170
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416 915 5191

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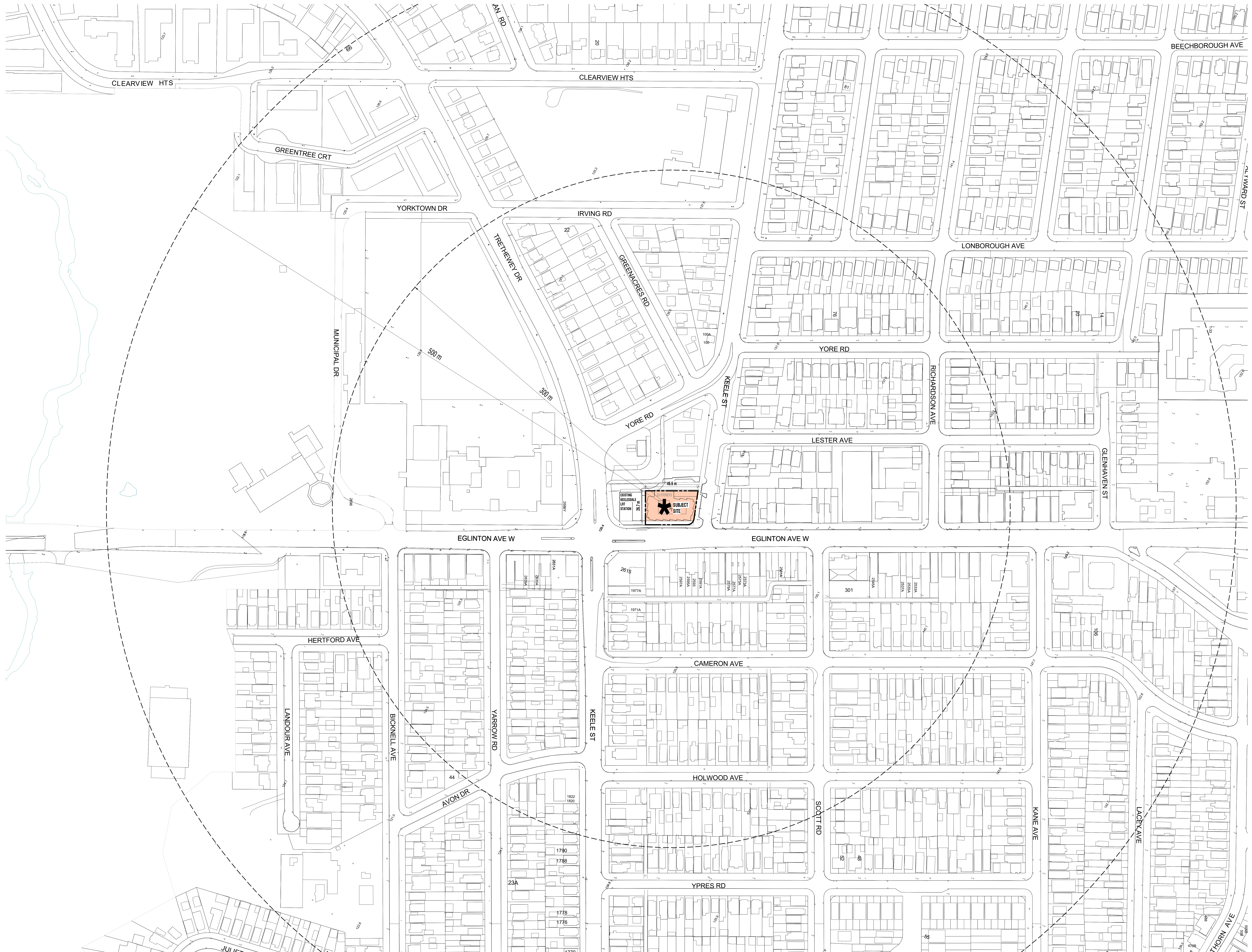
TORONTO, ONTARIO

TORONTO, ONTARIO
Project North, Project South

SCALE: AS INDICATED
PROJECT NO.: 202023
ISSUE DATE: DEC. 6, 2022

STATISTICS

A0.01



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 1854
 2634, 2636, 2640, 2642 &
 2654 EGLINTON AVENUE
 WEST AND 1856 & 1856A
 KEELER STREET

TORONTO, ONTARIO

SCALE 1:1000
 PROJECT NO. 202002
 ISSUE DATE DEC. 8, 2022

CONTEXT PLAN

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VIEW ALONG EGLINTON AVENUE WEST, LOOKING WEST

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 WEST AND 1856 & 1858A
 KEELE STREET

TORONTO, ONTARIO

Project North True North

SCALE
 PROJECT NO. 20202
 ISSUE DATE DEC. 8, 2022

RENDERINGS

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Mechanical and Electrical Drawings. In case of
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greater shall apply.
3. Positions of equipment or fixtures (Mechanical or
Electrical) shown, piping, and fixtures are indicated on
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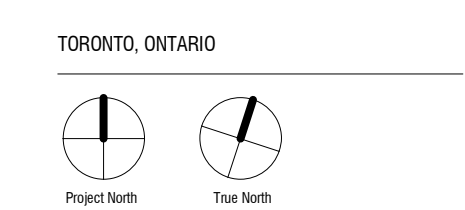
LOOKING UP AT SOUTH SIDE OF BUILDING ALONG EGLINTON AVENUE WEST

Rev. Date Issued

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300
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SCALE
PROJECT NO. 202002
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RENDERINGS



AERIAL VIEW LOOKING NORTH EAST



SOUTH ELEVATION VIEW



VIEW ALONG EGLINTON AVENUE WEST, LOOKING NORTH EAST

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 WEST AND 1856 & 1858A
 KEEL STREET

TORONTO, ONTARIO

Project North
 True North

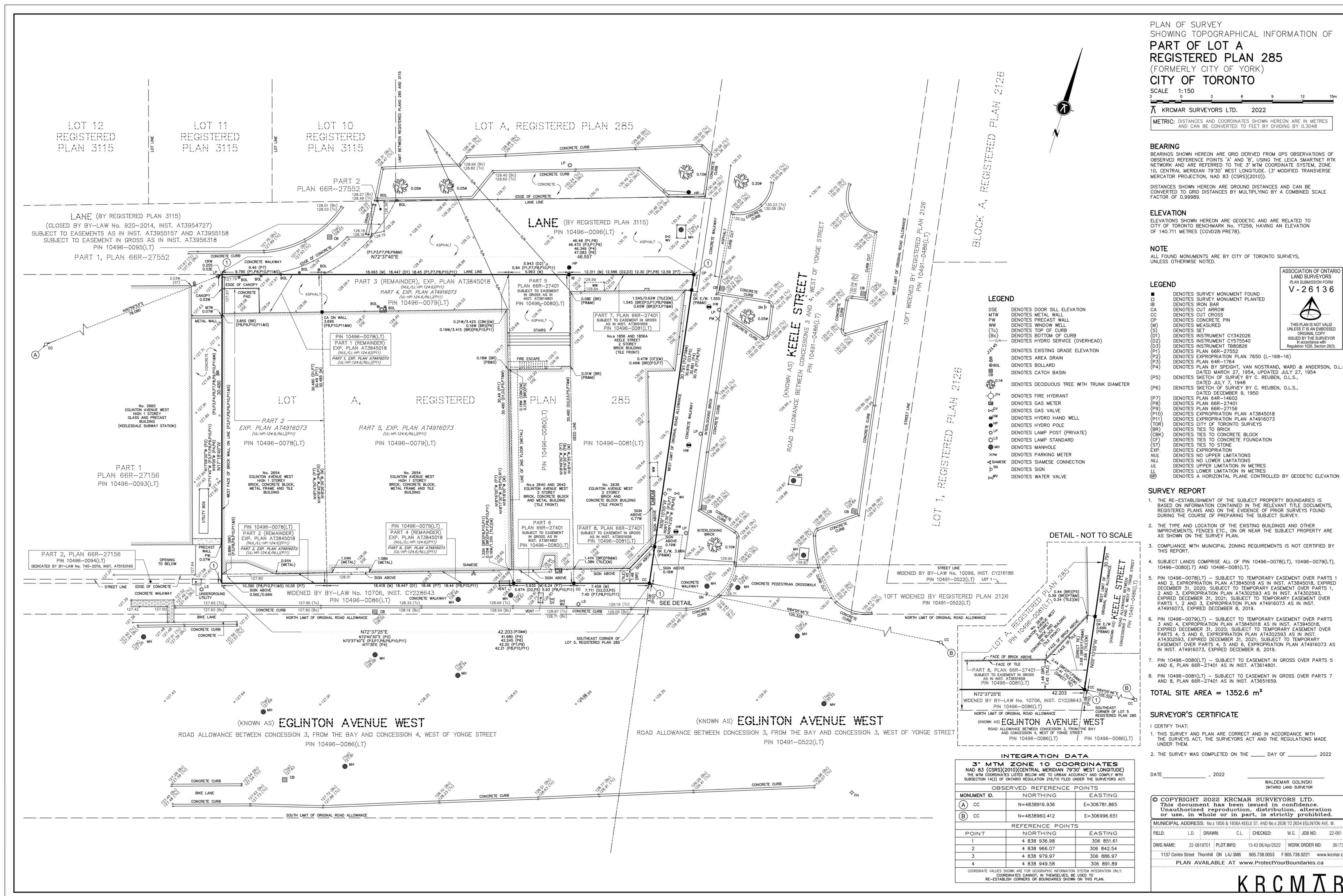
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- Dimensions indicated on plans between the faces of existing reference lines or points shall be used for construction unless otherwise indicated.



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1856, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1858A KEELE STREET

TORONTO, ONTARIO

SCALE: PROJECT NO. 202022
ISSUE DATE: DEC. 8, 2022

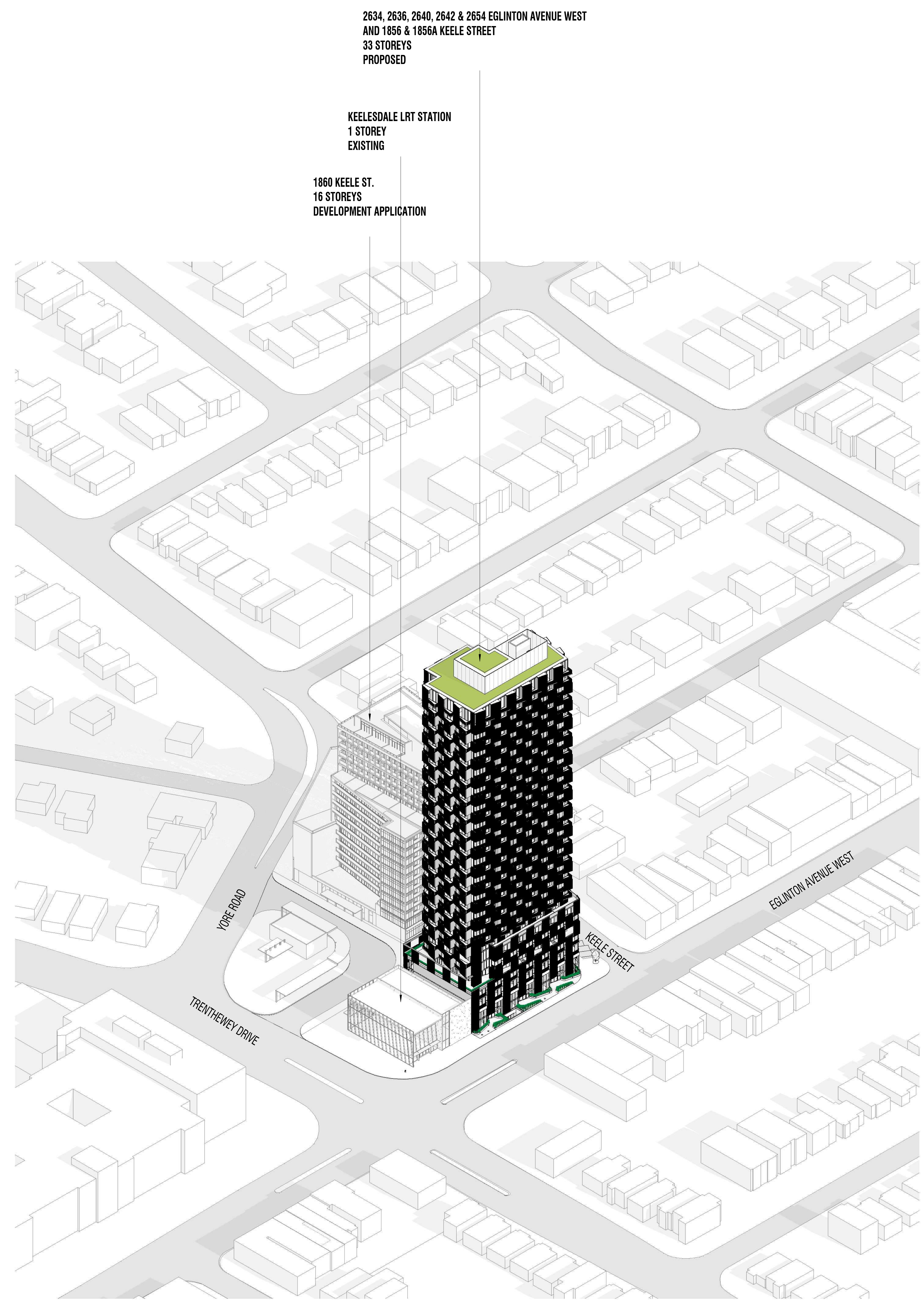
SURVEY

A0.06

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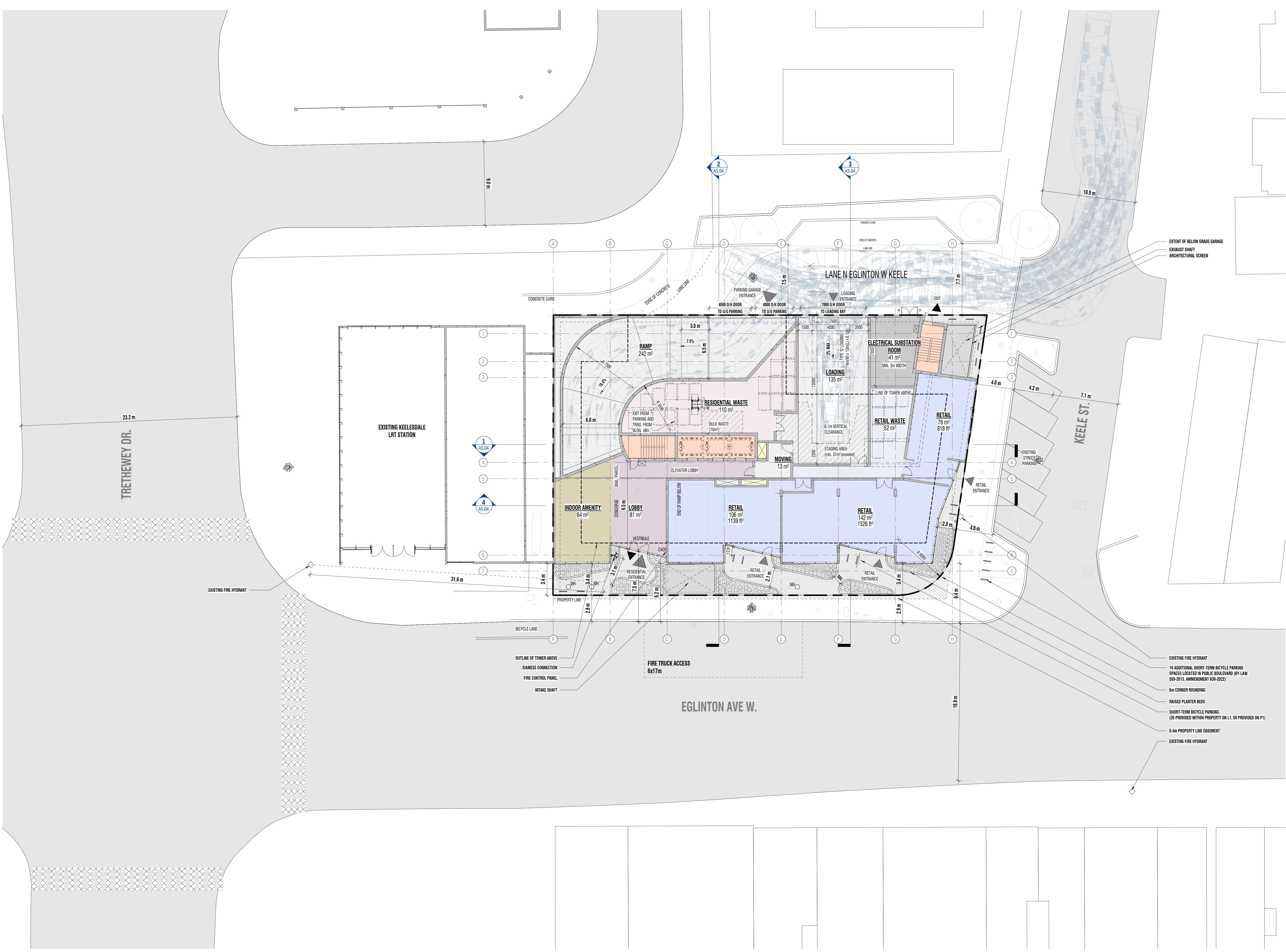


SITE PLAN LEGEND

- PROPOSED ELEVATION
- EXISTING ELEVATION
- AREA DRAINAGE
- STORM WATER
- CATCH BASIN
- PROPERTY LINE
- PROPERTY LINE EASEMENT
- FIRE TRUCK ROUTE
- PARKING STRUCTURE BELOW
- LOBBY
- INDOOR AMENITY
- RESIDENTIAL WASTE
- RETAIL
- RETAIL WASTE
- ELECTRICAL SUBSTATION ROOM
- LOADING / MOVING / RAMP
- MAIN RES ENTRANCE
- RES ENTRANCE
- NON-RES ENTRANCE
- EXIT
- VEHICULAR ENTRANCE/EXIT
- FIRE HYDRANT
- SIAMSE CONNECTION
- STREET LIGHT
- PEDESTRIAN LIGHT
- BOLLARD LIGHT
- BOLLARDS
- BICYCLE SHARING STATION
- BIKE RING
- PROPOSED CANOPY TREE
- EXISTING TREE
- EXISTING TREE TO BE PROTECTED
- PROPOSED UNDERSTOREY TREE
- GRASSES AND SHRUBS
- HIGH-ALBEDO PAVERS
SRI VALUE: 29 OR BETTER
- CONCRETE PAVING
SRI VALUE: 29 OR BETTER
- CONCRETE PAVING
SRI VALUE: 29 OR BETTER

NOTES

- A TRAINED ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANAGE BINS FOR THE COLLECTION DROPS AND ALSO ACT AS A GUARDIAN WHEN THE TRUCK IS REVERSEING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME OF COLLECTION VEHICLES ARRIVAL AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- TYPE G LOADING 6' MINIMUM VERTICAL CLEARANCE. MINIMUM 200MM THICK REINFORCED CONCRETE CURB IN LOADING SPACE AND STAGING AREA. FLOOR GRADE NOT TO EXCEED +1.2%
- THE OVERHEAD DOOR ADJACENT TO THE TYPE G LOADING AREA WILL BE OPEN UPON THE ARRIVAL OF THE TRUCK TO ALLOW IT TO REVERSE FROM THE TYPE G LOADING AREA ENVELOPING IT TO EXIT THE SITE IN A FORWARD MOTION.
- A WARNING SYSTEM TO BE PROVIDED TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHOSE LOADING SYSTEM TO INCLUDE LIGHTS AND SIGNS.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE TO HAVE A MAXIMUM GRADIENT OF 8% WITH A MINIMUM VERTICAL CLEARANCE OF 4.8 METERS THROUGHOUT. A MINIMUM WIDTH OF 4.8 METERS THROUGHOUT AND BE 6 METERS WIDE AT POINT OF INGRESS AND EGRESS.
- PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE TO HAVE MINIMUM 4.8M VERTICAL CLEARANCE THROUGHOUT AND DESIGNED TO SAFELY SUPPORT 35,000 KG.
- STRUCTURAL ENGINEER TO DESIGN AREA TO CONFORM AS FOLLOWS:
 - (A) DESIGN CODE - ONTARIO BUILDING CODE
 - (B) DESIGN LOAD - CITY SOIL LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - (C) IMPACT FACTOR- 5% FOR MAX. VEHICULAR SPEEDS TO 15KM/H AND 30% FOR PEDESTRIAN SPEEDS
- NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE AVAILABLE FOR CITY WASTE COLLECTION.
- A FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE. CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m. LOAD SUPPORT SUFFICIENT FOR EQUIPMENT. SURFACE TO BE ACCESSIBLE IN ALL CLIMATIC CONDITION FOR ALL TRUCK DISPATCH MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT - PATH SHOWN FOR CONTEXT.
- FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE. CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m. LOAD SUPPORT SUFFICIENT FOR EQUIPMENT. SURFACE TO BE ACCESSIBLE IN ALL CLIMATIC CONDITION FOR ALL TRUCK DISPATCH MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT - PATH SHOWN FOR CONTEXT.
- BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULT IN A LAND DIVISION, CLARITY MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
- VENTILATION GRATING TO HAVE A POROSITY OF LESS THAN 20mm X 20mm OR 40mm X 10mm



1 Ground Floor Site Plan ZBA
A1.00 1:150

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 416 915 1191

FORA
 2634, 2636, 2640, 2642 &
 2654 EGLINTON AVENUE
 WEST AND 1856 & 1858A
 KEELE STREET

SCALE: As Indicated
 PROJECT NO.: 202002
 ISSUE DATE: DEC. 8, 2022

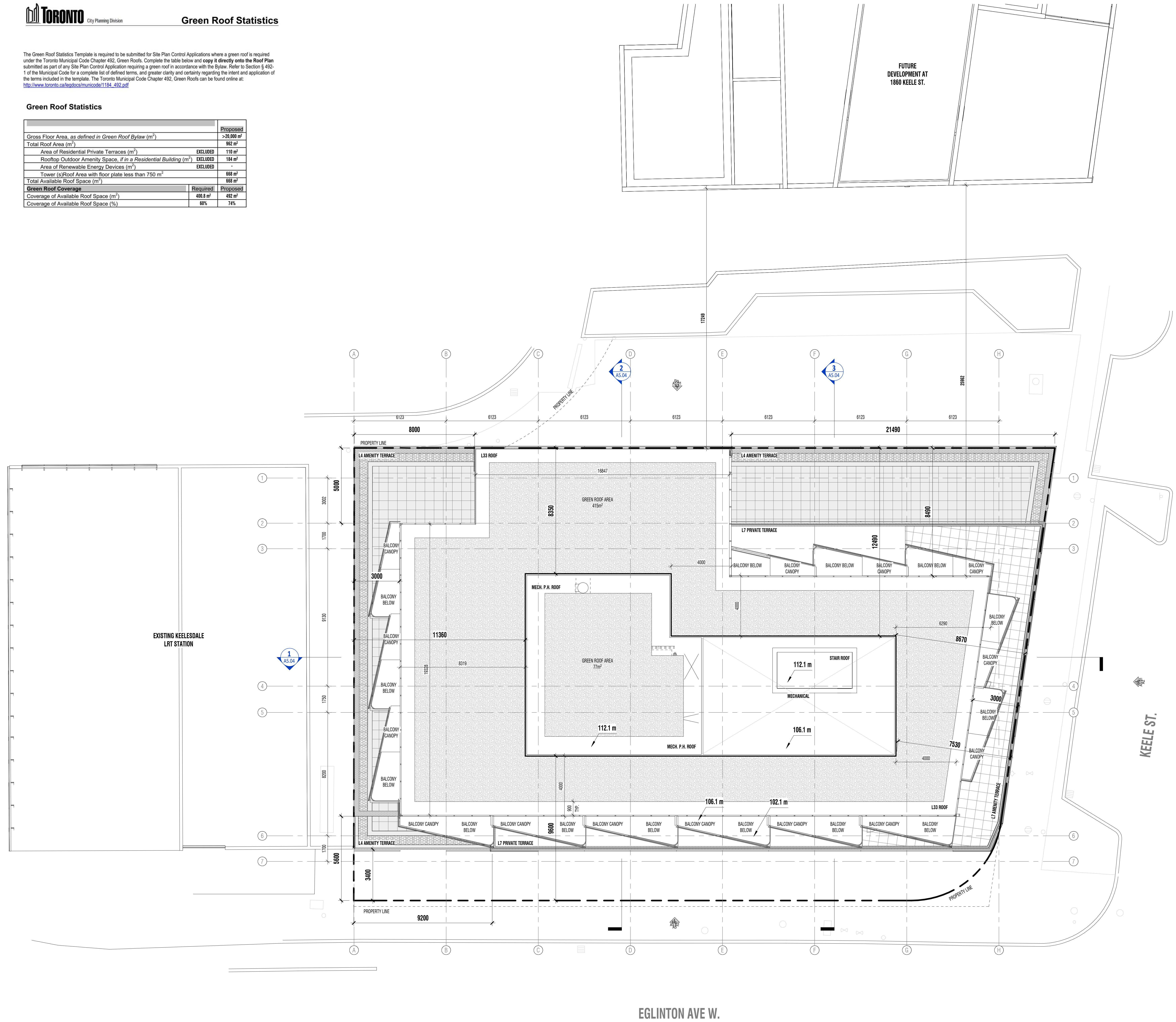
**GROUND FLOOR
 SITE PLAN**

A1.00

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 4.492.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municipalcode/492_492.pdf

Green Roof Statistics

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	>20,000 m ²	>20,000 m ²
Total Roof Area (m ²)	982 m ²	982 m ²
Area of Residential Private Terraces (m ²)	EXCLUDED	110 m ²
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	EXCLUDED	184 m ²
Area of Renewable Energy Devices (m ²)	EXCLUDED	-
Towers (Roof Area with floor plate less than 750 m ²)	EXCLUDED	668 m ²
Total Available Roof Space (m ²)		668 m ²
Green Roof Coverage		
Coverage of Available Roof Space (m ²)	490.8 m ²	492 m ²
Coverage of Available Roof Space (%)	66%	74%



GENERAL NOTES:

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3. Positions of required fire-rated Mechanical or Electrical Ductwork, Hoods, and Beliefs are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
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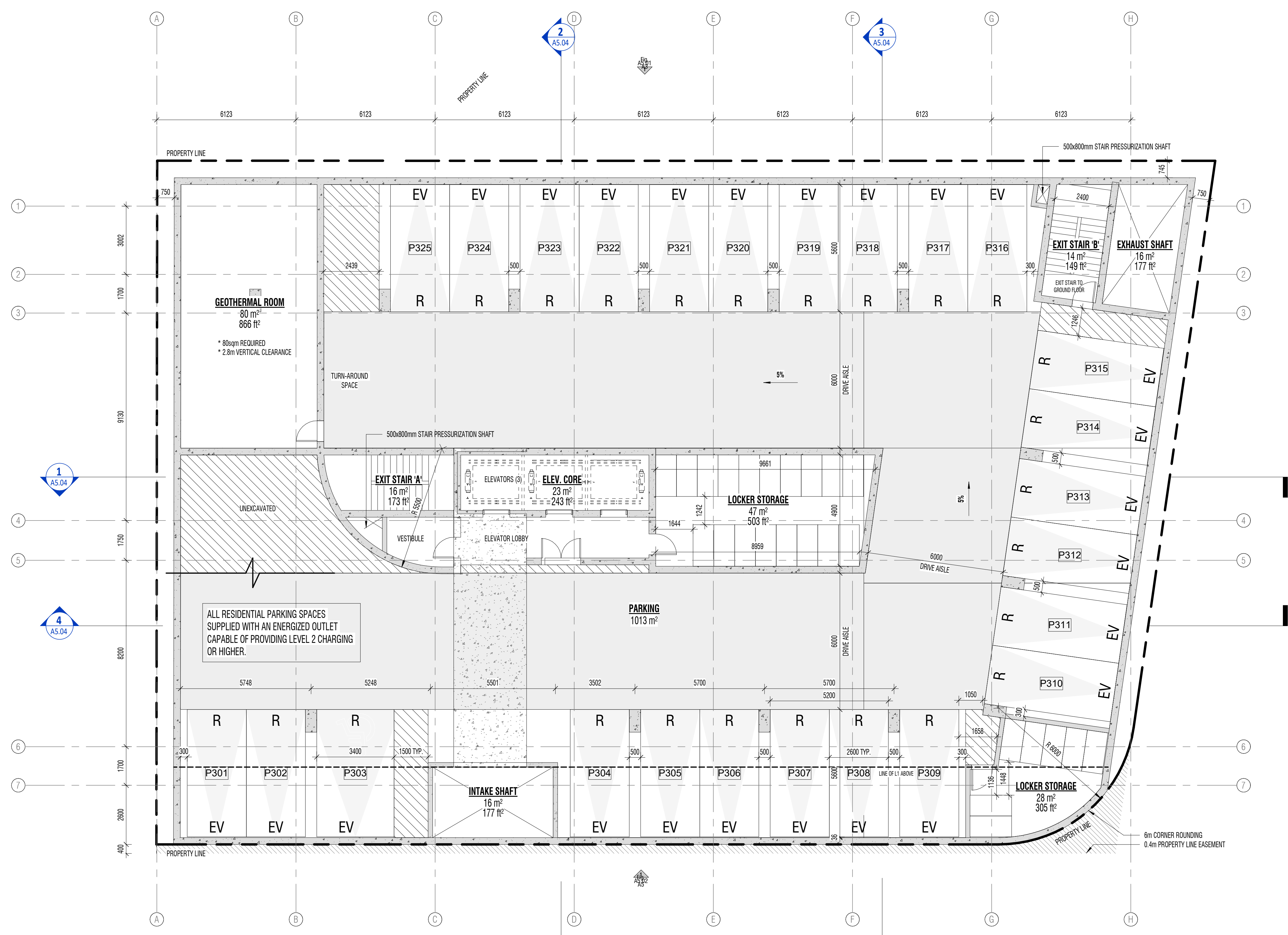
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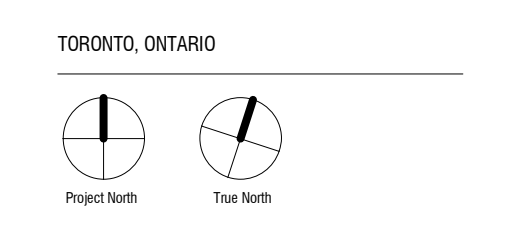


5.1 CAR PARKING													
Level	Residential Car Parking				Visitor Car Parking				Retail Car Parking				Total Car Parking
	Regular	Barrier-Free	Total	EVSE (100%)	Regular	Barrier-Free	Total	EVSE (25%)	Regular	Barrier-Free	Total	EVSE (25%)	
P1	0	0	0	0	7	1	8	3	2	0	2	1	10
P2	27	1	28	28	0	0	0	0	0	0	0	0	28
P3	24	1	25	25	0	0	0	0	0	0	0	0	25
TOTAL	51	2	53	53	7	1	8	3	2	0	2	1	63

1 P3 ZBA
A2.01 1:100

gh3*
307
45 EGLINTON AVE. SUITE 100
TORONTO, ON. CANADA M5G 2P9
416 915 1191

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2654 EGLINTON AVENUE
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P3 FLOOR PLAN

A2.01

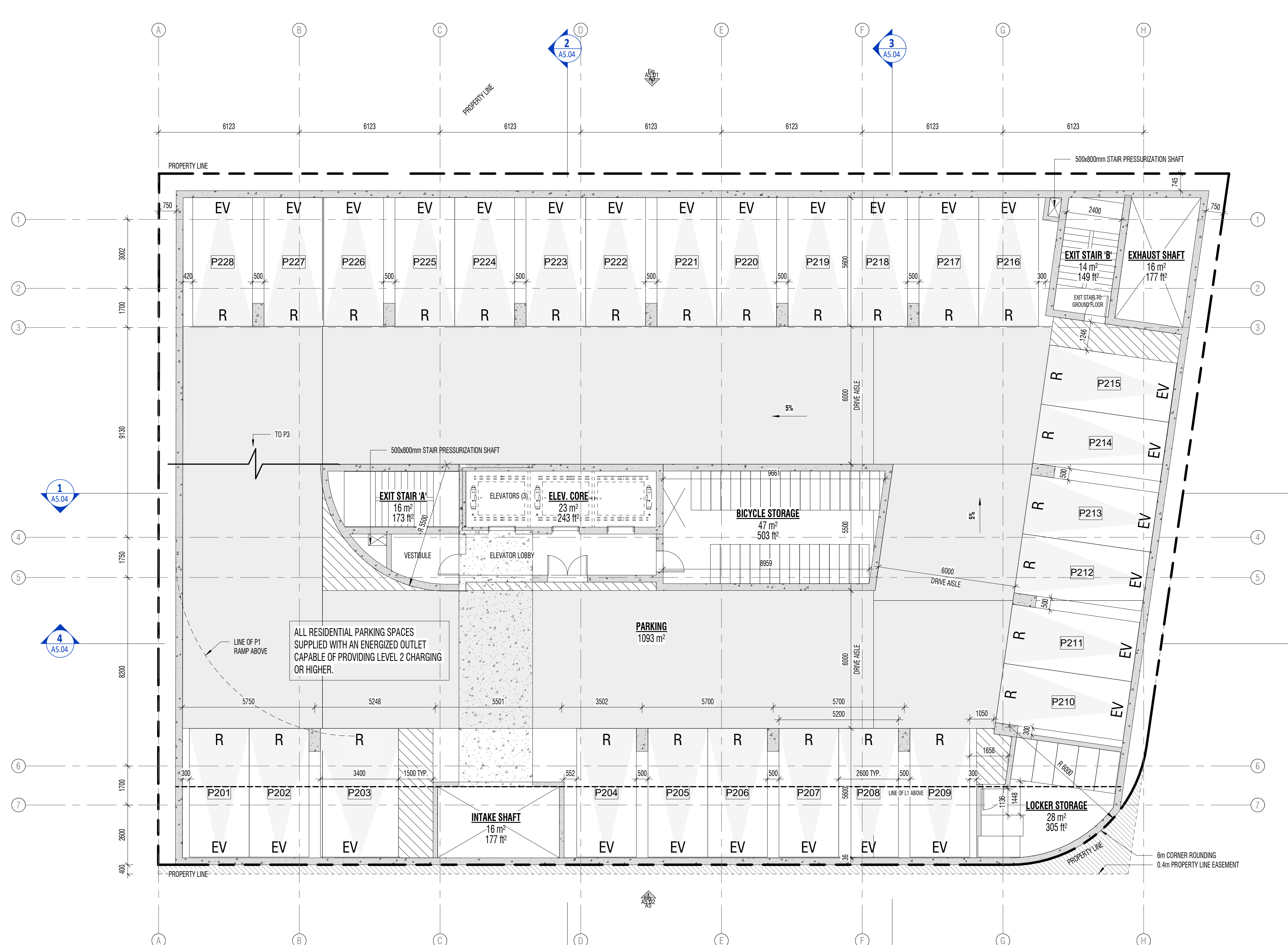
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S.1 CAR PARKING													
Level	Residential Car Parking				Visitor Car Parking				Retail Car Parking				Total Car Parking
	Regular	Barrier-Free	Total	EVSE (100%)	Regular	Barrier-Free	Total	EVSE (25%)	Regular	Barrier-Free	Total	EVSE (25%)	
P1	0	0	0	0	7	1	8	3	2	0	2	1	10
P2	27	1	28	28	0	0	0	0	0	0	0	0	28
P3	24	1	25	25	0	0	0	0	0	0	0	0	25
TOTAL	51	2	53	53	7	1	8	3	2	0	2	1	63

1 P2 ZBA
A2.02 1:100

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 300
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Project North
 True North

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 PROJECT NO. 202002
 ISSUE DATE DEC. 8, 2022

P2 FLOOR PLAN

A2.02

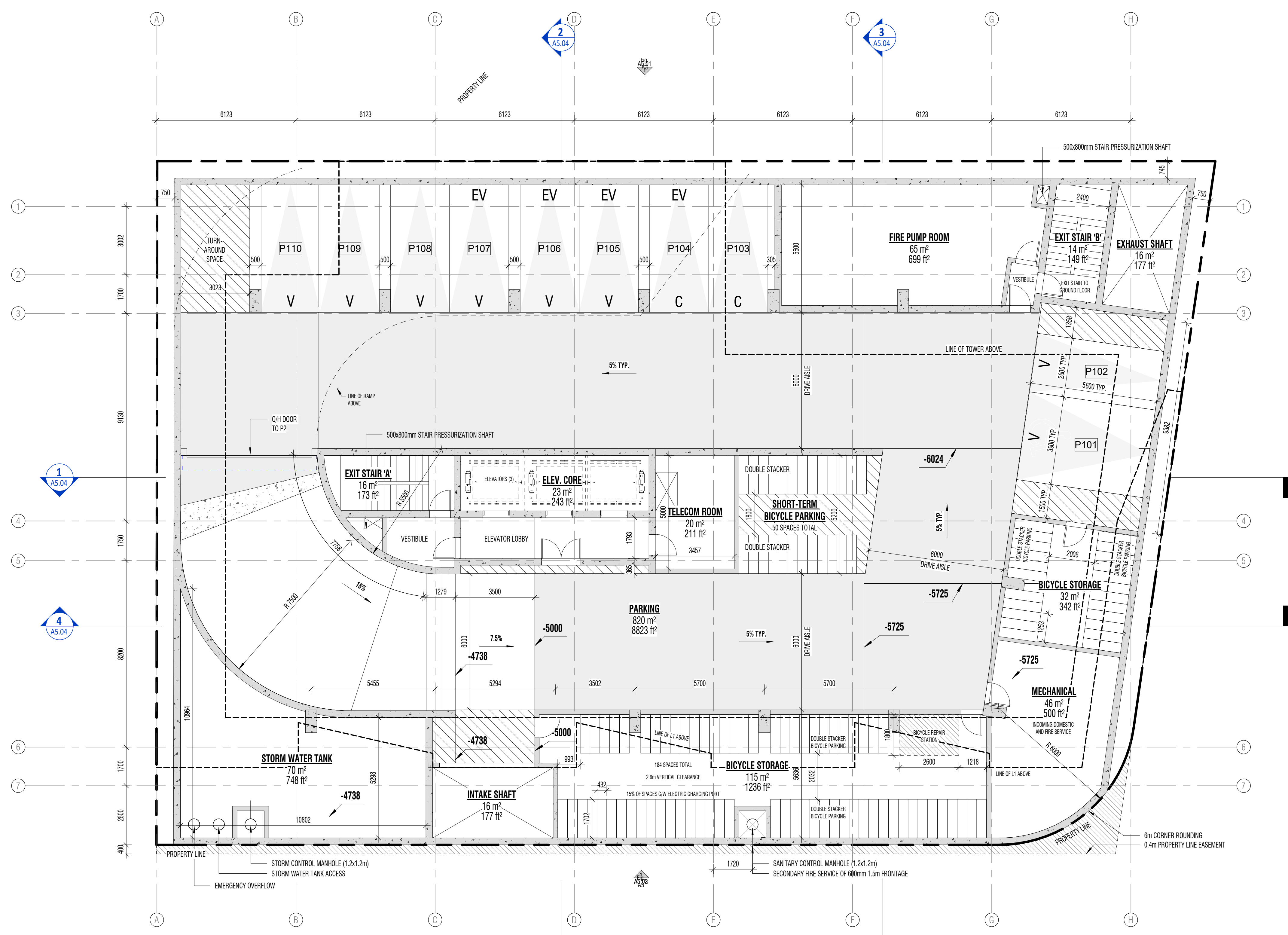
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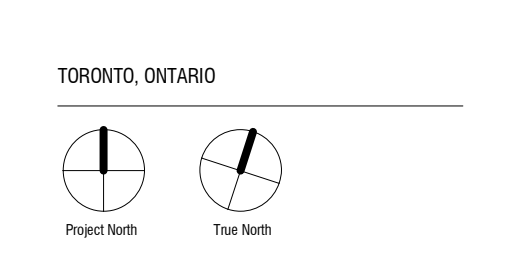


5.1 CAR PARKING													
Level	Residential Car Parking				Visitor Car Parking				Retail Car Parking				Total Car Parking
	Regular	Barrier-Free	Total	EVSE (100%)	Regular	Barrier-Free	Total	EVSE (25%)	Regular	Barrier-Free	Total	EVSE (25%)	
P1	0	0	0	0	7	1	8	3	2	0	2	1	10
P2	27	1	28	28	0	0	0	0	0	0	0	0	28
P3	24	1	25	25	0	0	0	0	0	0	0	0	25
TOTAL	51	2	53	53	7	1	8	3	2	0	2	1	63

1 P1 ZBA
A2.03 1:100

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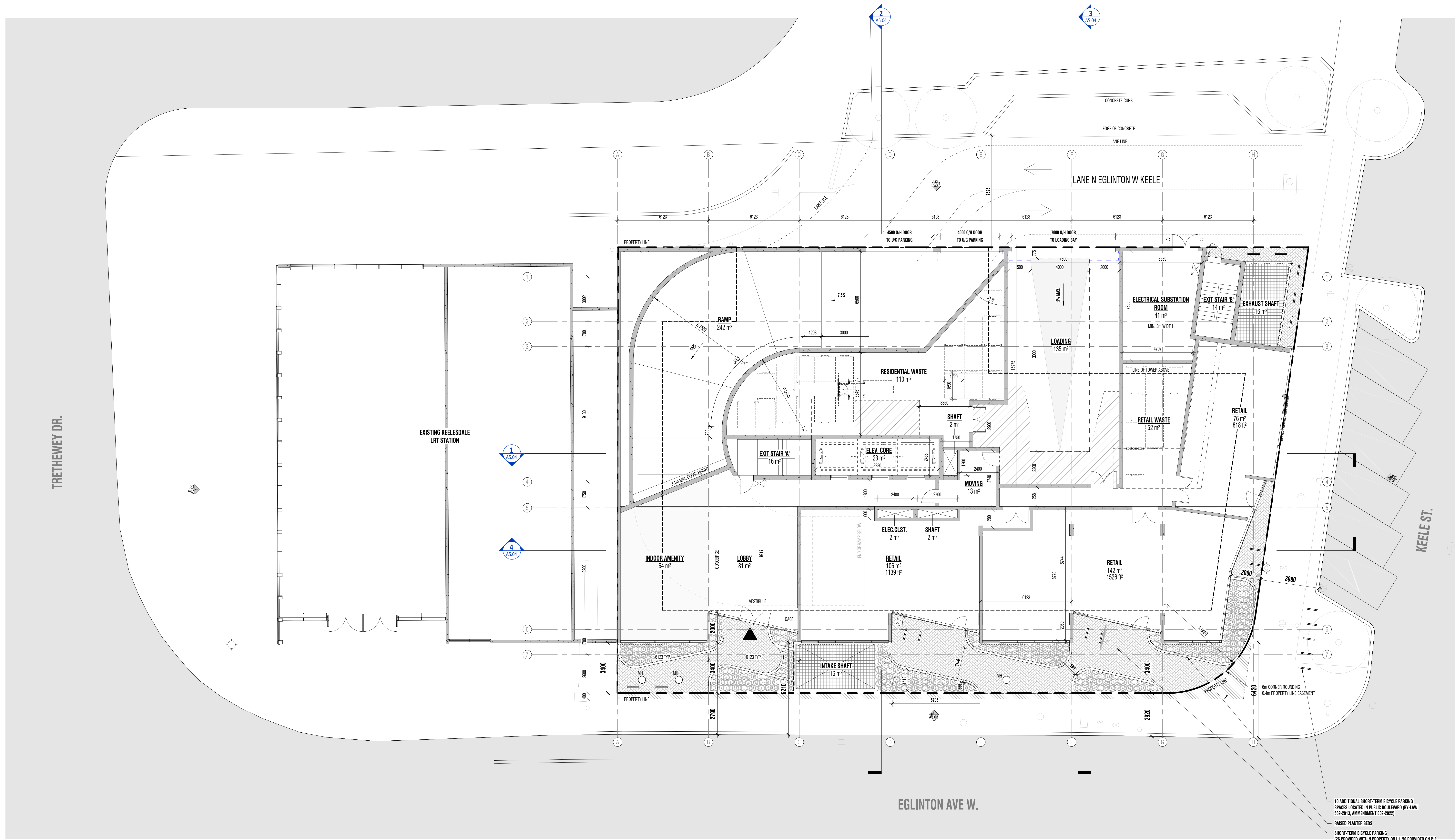
P1 FLOOR PLAN

A2.03

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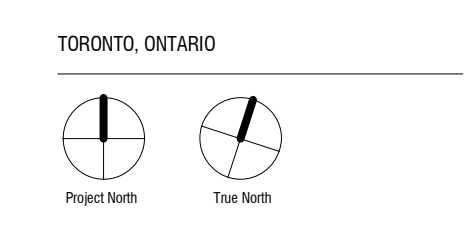
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2	Oct. 6.22	Coordination
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GROUND FLOOR PLAN

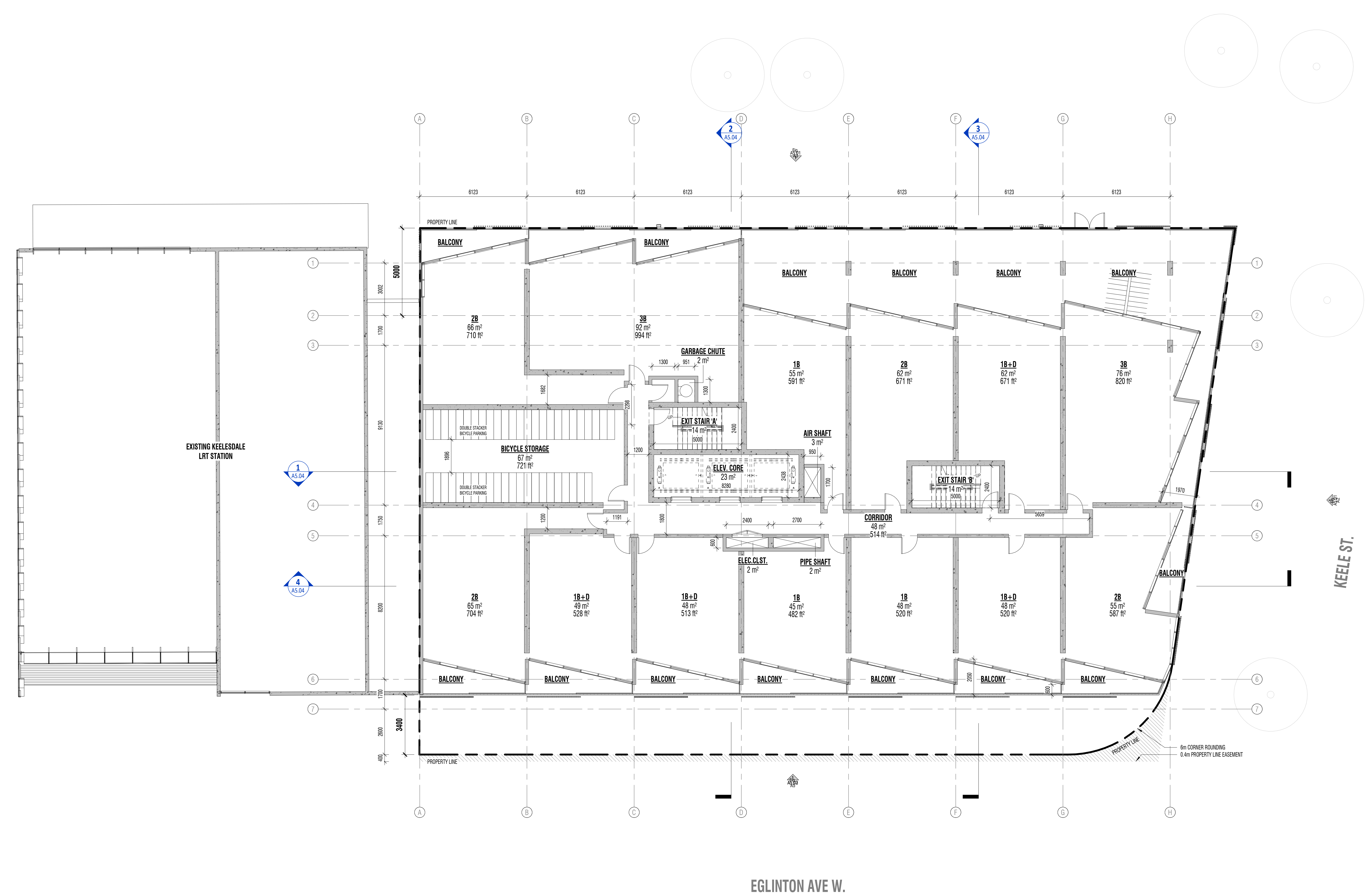
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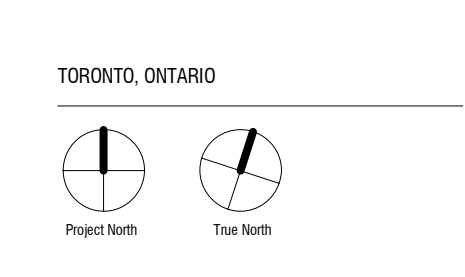


1 LEVEL 2 ZBA
A2.05 1:100

Rev.	Date	Issued
1	Sep 29, 22	Coordination

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300
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ISSUE DATE DEC. 8, 2022

L2 FLOOR PLAN

A2.05

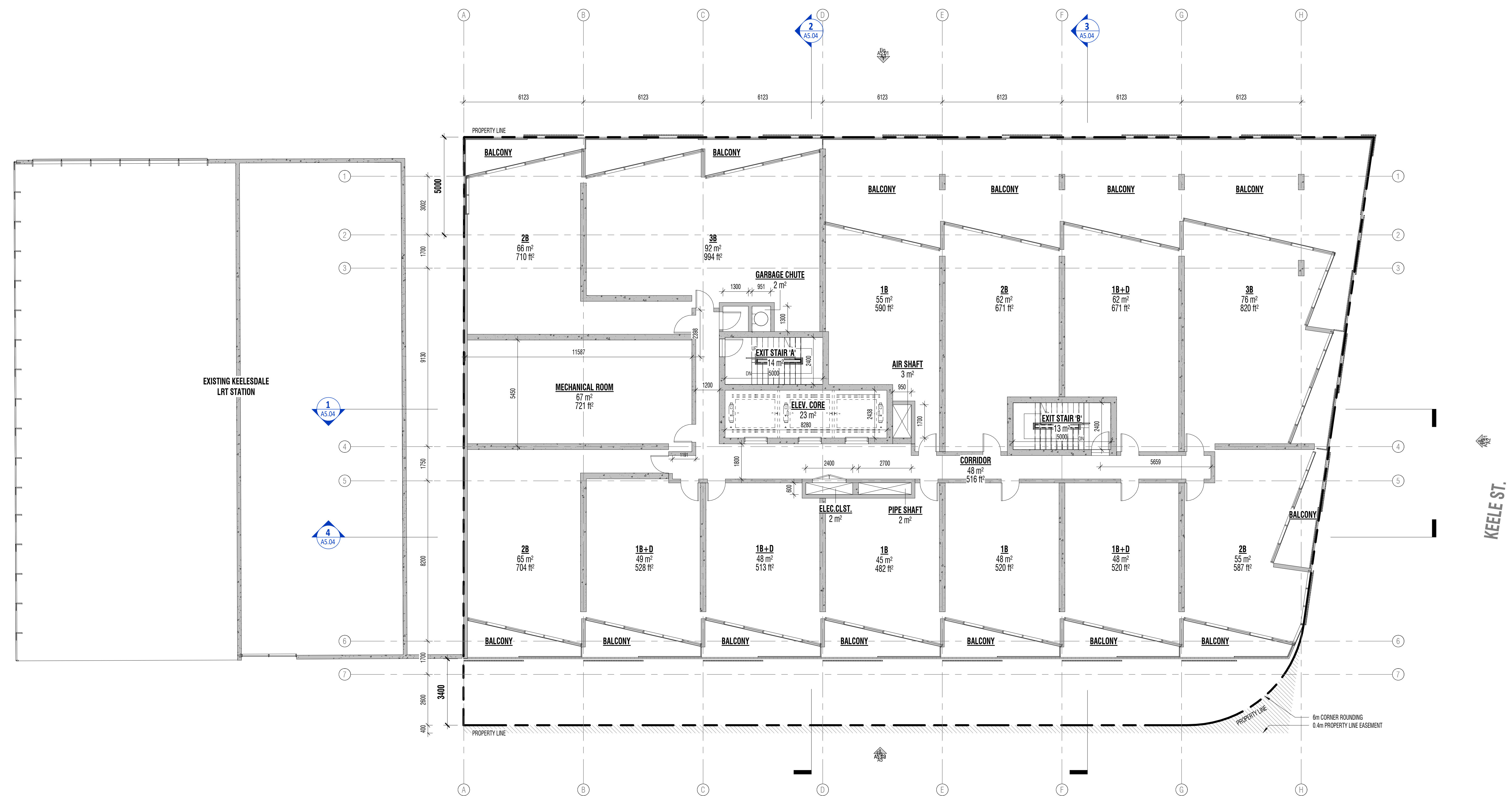
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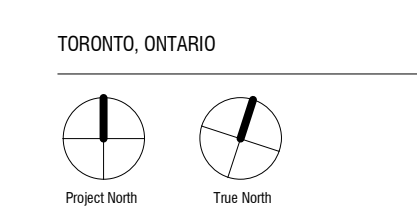
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2 Oct 6 22 Coordination
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L3 FLOOR PLAN

A2.06

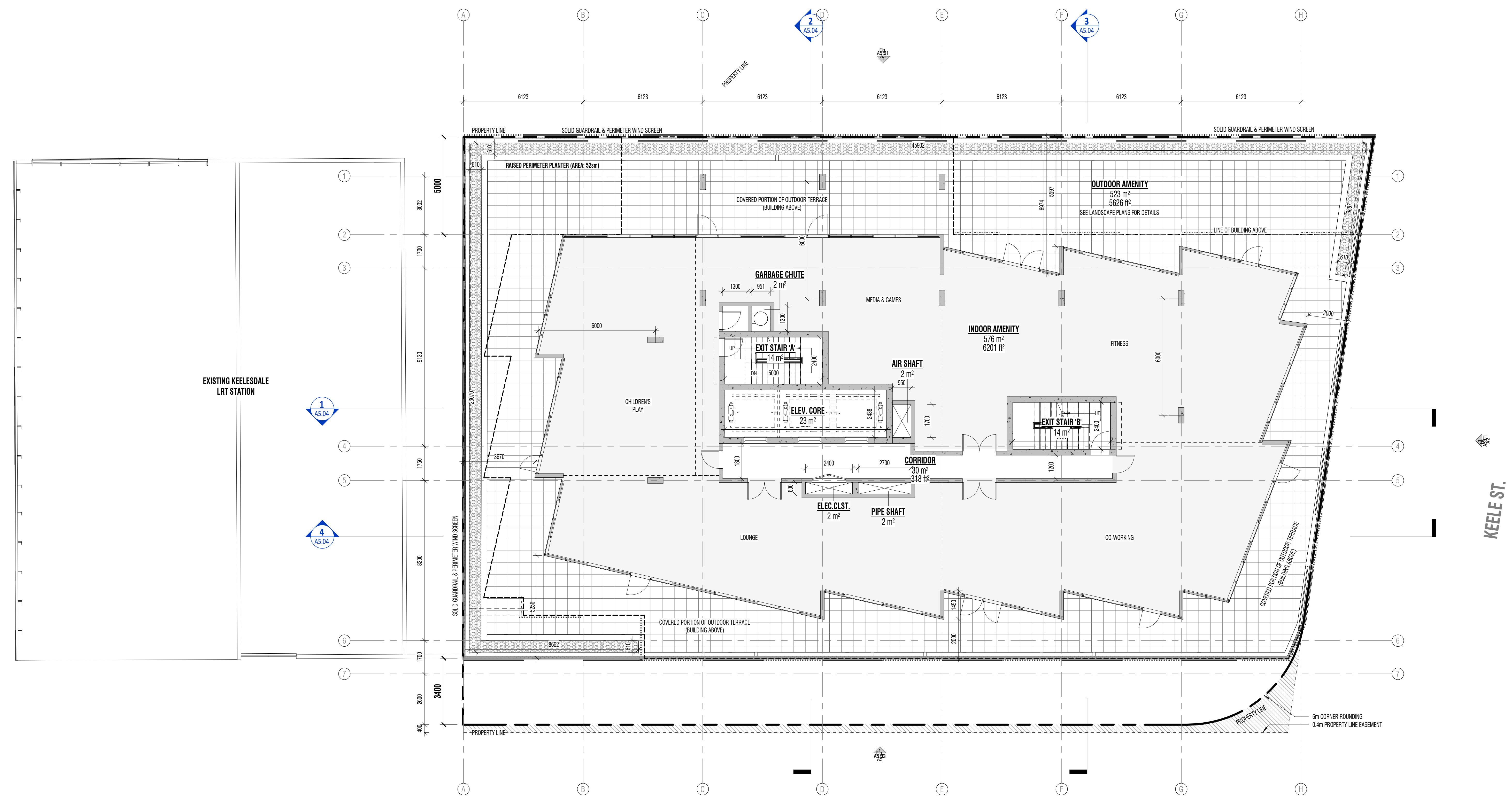
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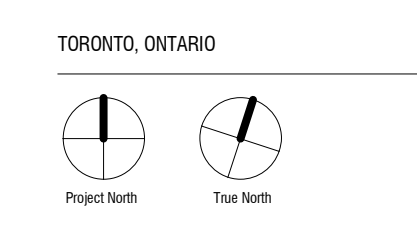
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1 LEVEL 4 (AMENITY) ZBA
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Rev.	Date	Issued
3	Oct. 26.22	Coordination
2	Oct. 6.22	Coordination
1	Sept. 29.22	Coordination

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WEST AND 1856 & 1856A
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L4 FLOOR PLAN

A2.07

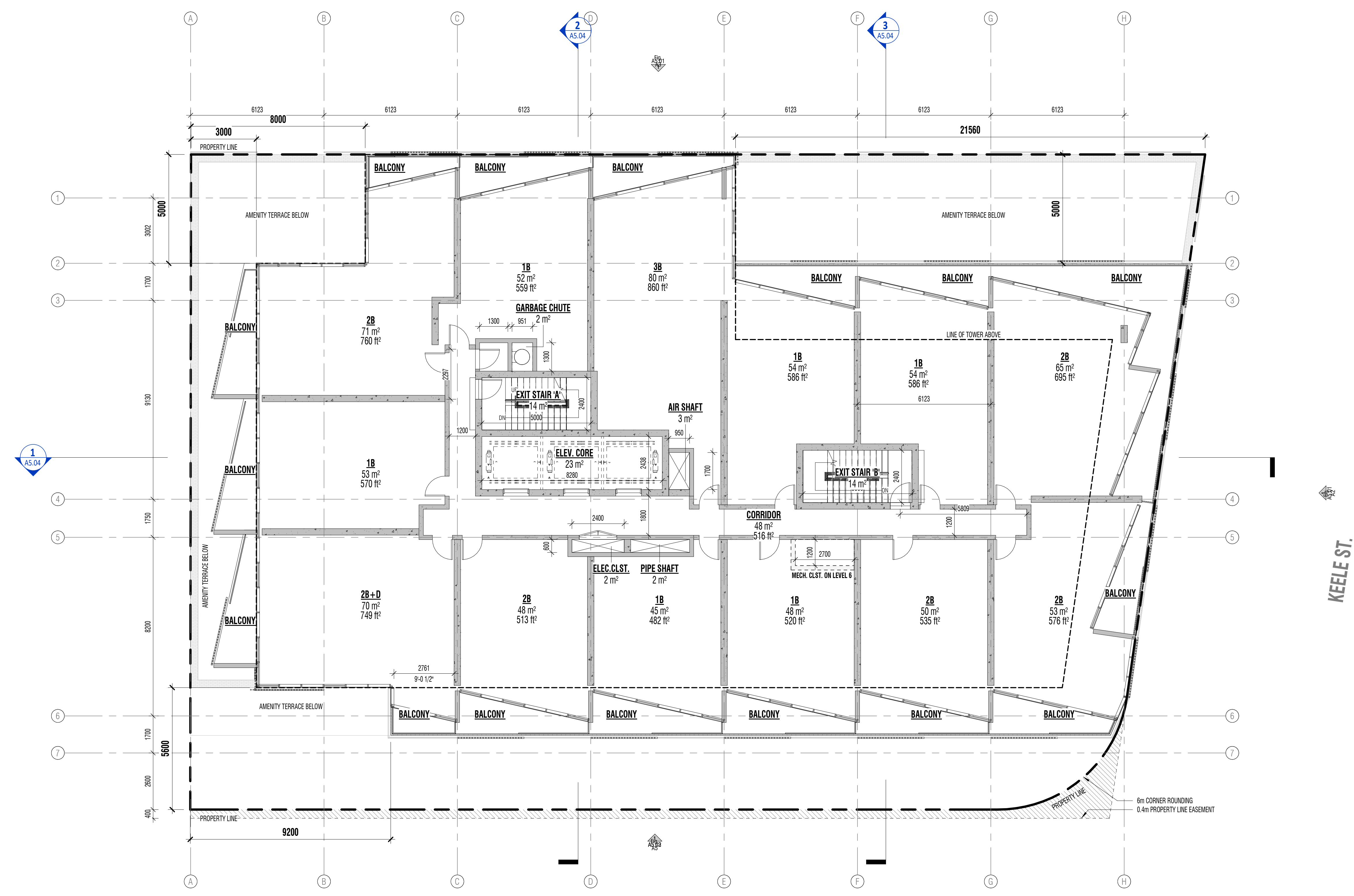
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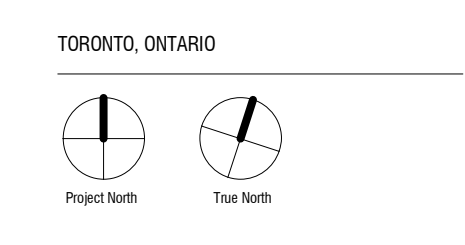
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1 LEVEL 5-6 ZBA
A2.08 1:100

Rev.	Date	Description
1	Sep 29, 22	Coordination

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300
45 EGLINTON AVE. SUITE 100
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L5-L6 FLOOR PLAN

A2.08

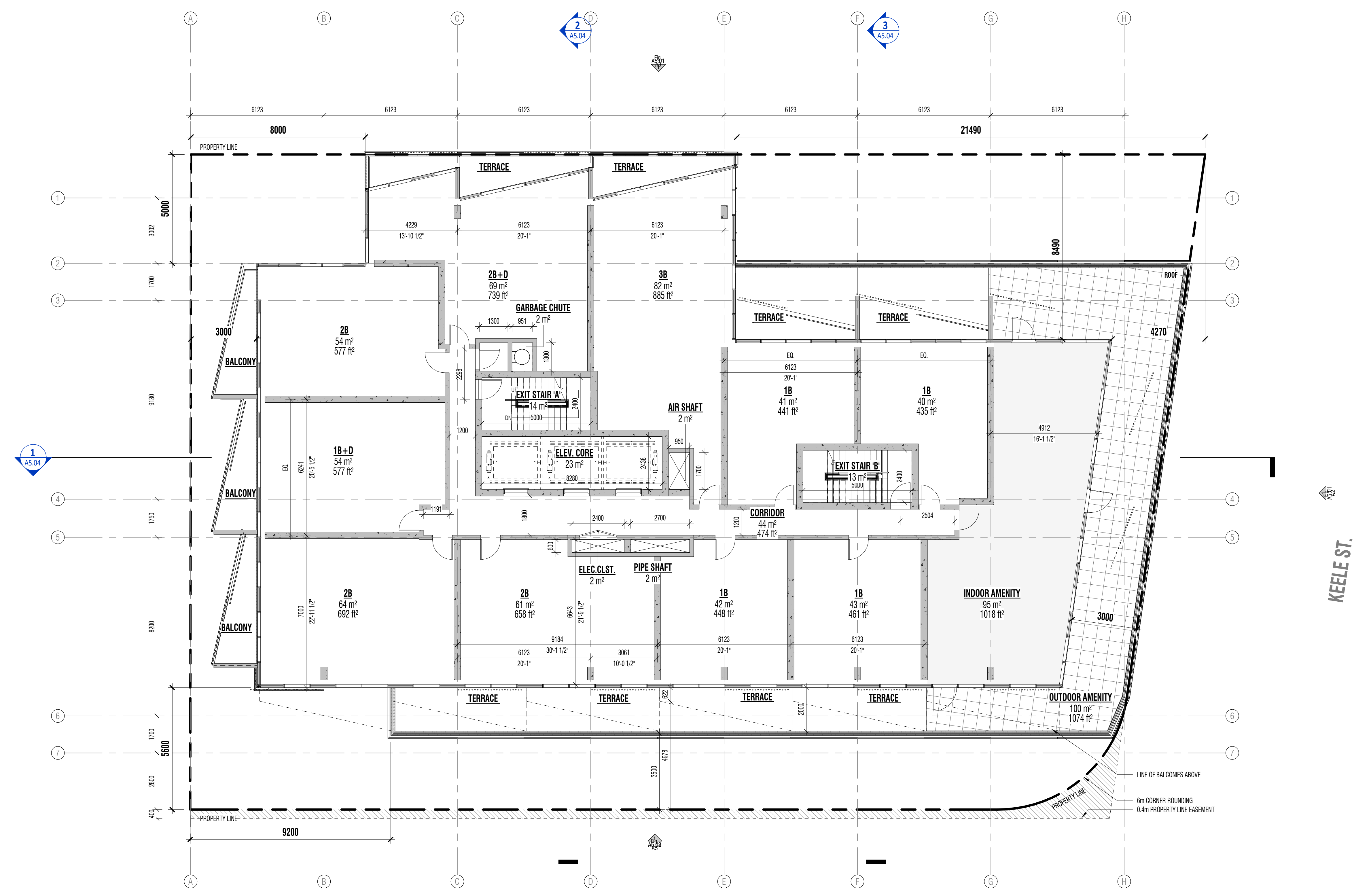
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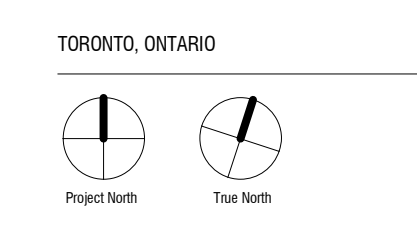
KEELE ST.

1 LEVEL 7 ZBA
A2.09 1:100

Rev.	Date	Issued
3	Oct. 26.22	Coordination
2	Oct. 6.22	Coordination
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PROJECT NO. 20202
ISSUE DATE DEC. 8, 2022

L7 FLOOR PLAN

A2.09

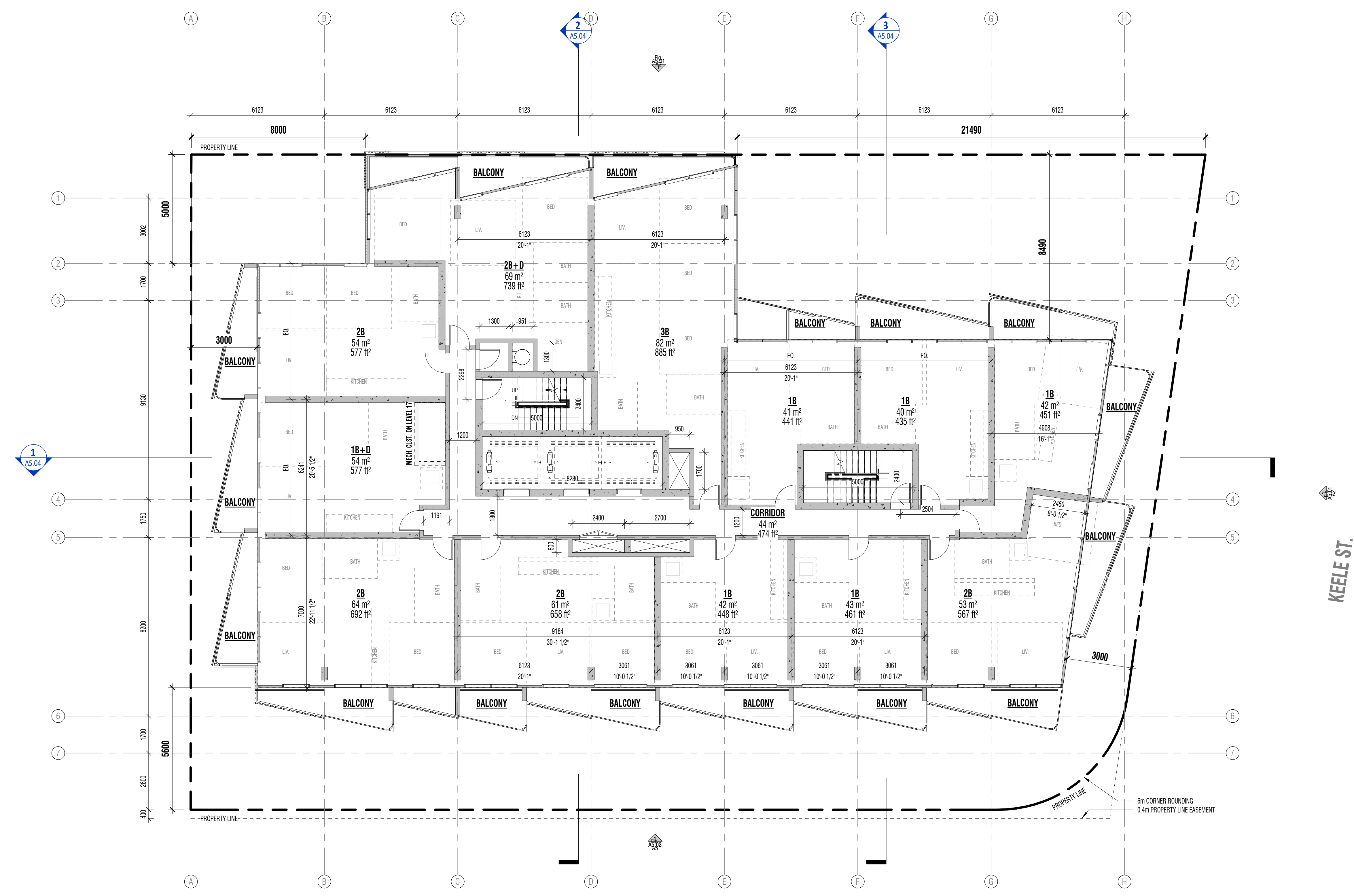
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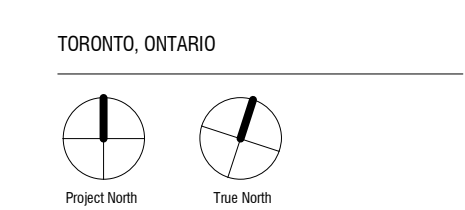
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1 LEVEL 8-31 ZBA
A2.10 1:100

2 Oct 6 22 Coordination
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L8-31 FLOOR PLAN

A2.10

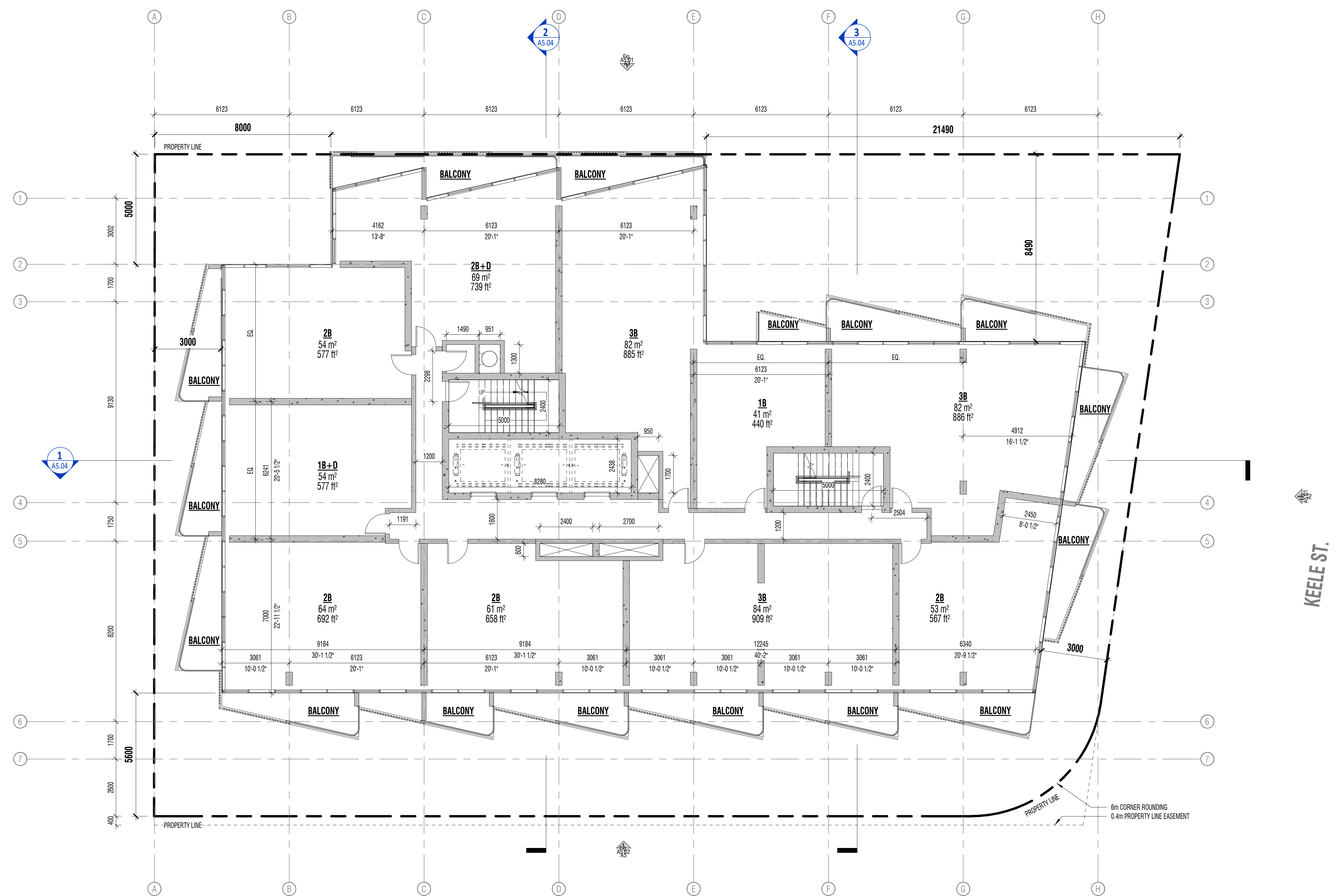
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KEELE ST.

1 LEVEL 32-33 ZBA
A2.11 1:100

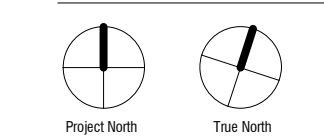
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L32-33 FLOOR
PLAN

A2.11

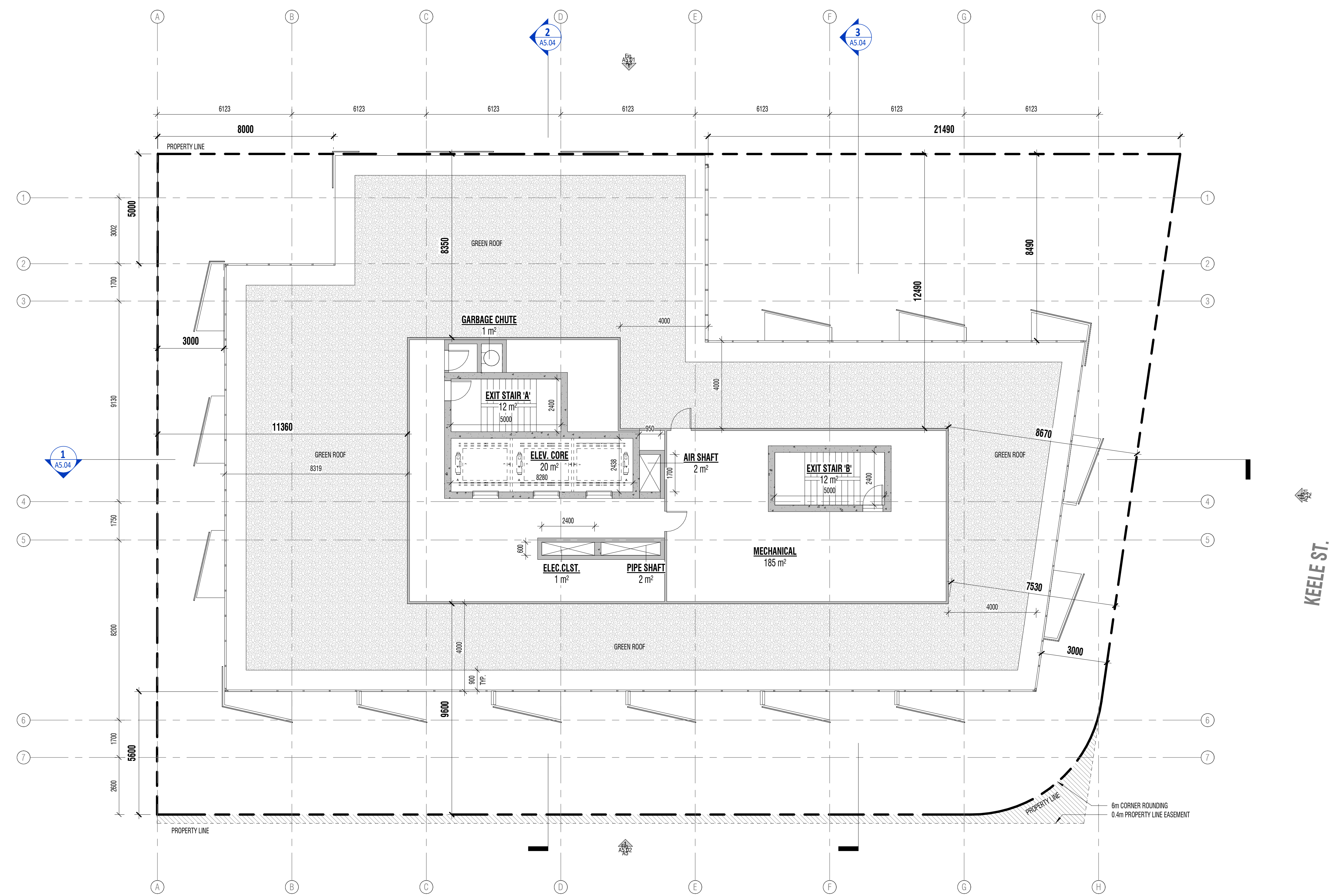
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3. Positions of equipment as located Mechanical or Electrical Drawings, Piping, and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.

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These documents are not to be used for construction unless specifically noted for such purpose.



EGLINTON AVE. W.

KEELE ST.

1 Mech. PH ZBA
A2.12 1:100

1 Sep 29 22 Coordination
Rev. Date Sheet

gh3*
307
45 EGLINTON AVE. SUITE 100
TORONTO, ON. CANADA M5G 2P9
416 915 1191

FORA
FORA
2634, 2636, 2640, 2642 &
2654 EGLINTON AVENUE
WEST AND 1856 & 1856A
KEELE STREET

TORONTO, ONTARIO
Project North
True North

SCALE 1:100
PROJECT NO. 202022
ISSUE DATE DEC. 8, 2022

**MECH. P.H.
FLOOR PLAN**

A2.12

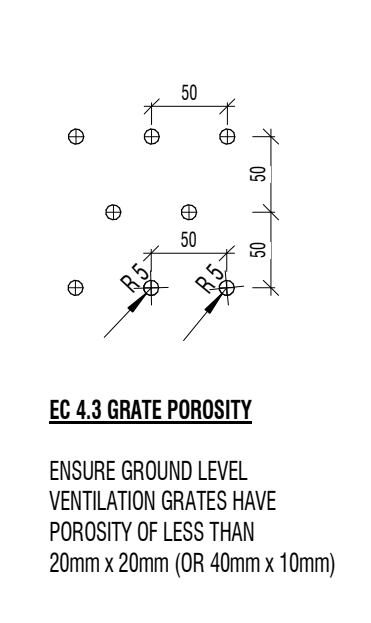
MATERIALS LEGEND

- C1 CONCRETE
- SP-1 BRICK TEXTURED SOLID PANEL
- GL-1 GLASS PANEL - NO FRIT
- GL-2 GLASS PANEL - FRIT
- ML-1 ALUMINUM, SOFT WHITE TONE
- ML-2 ALUMINUM, LIGHT BRONZE TINT

Bird-Friendly Design Statistics

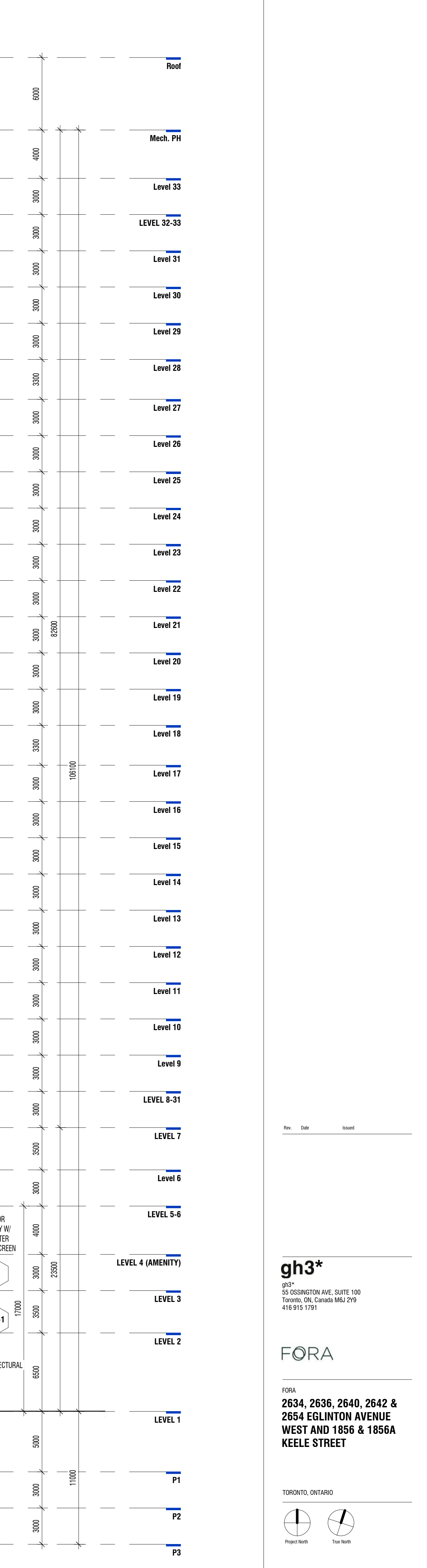
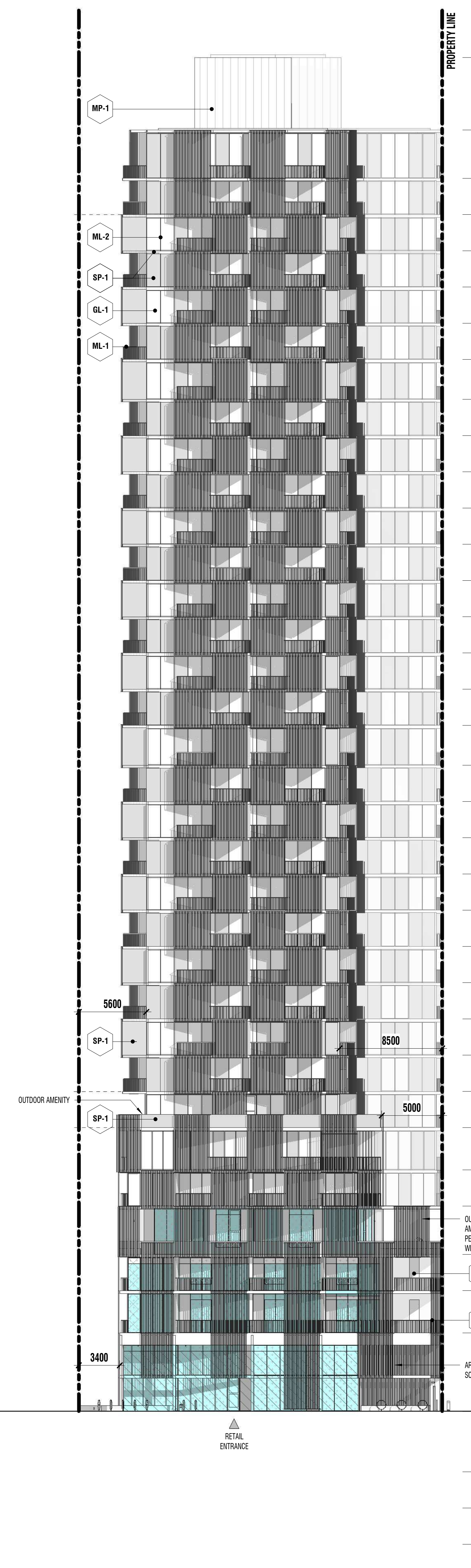
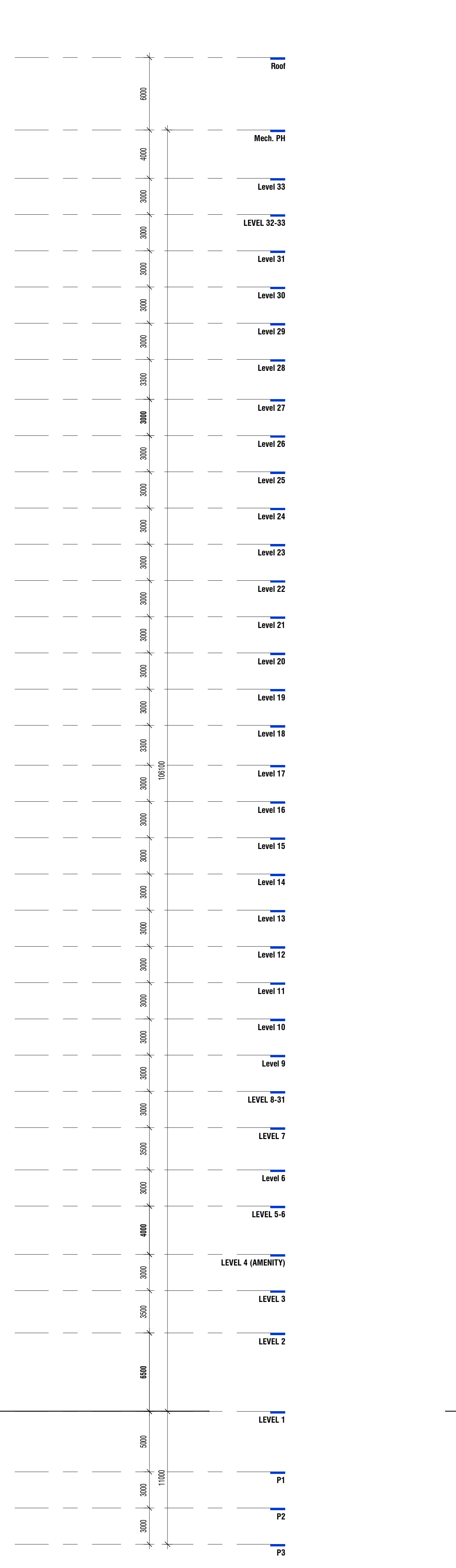
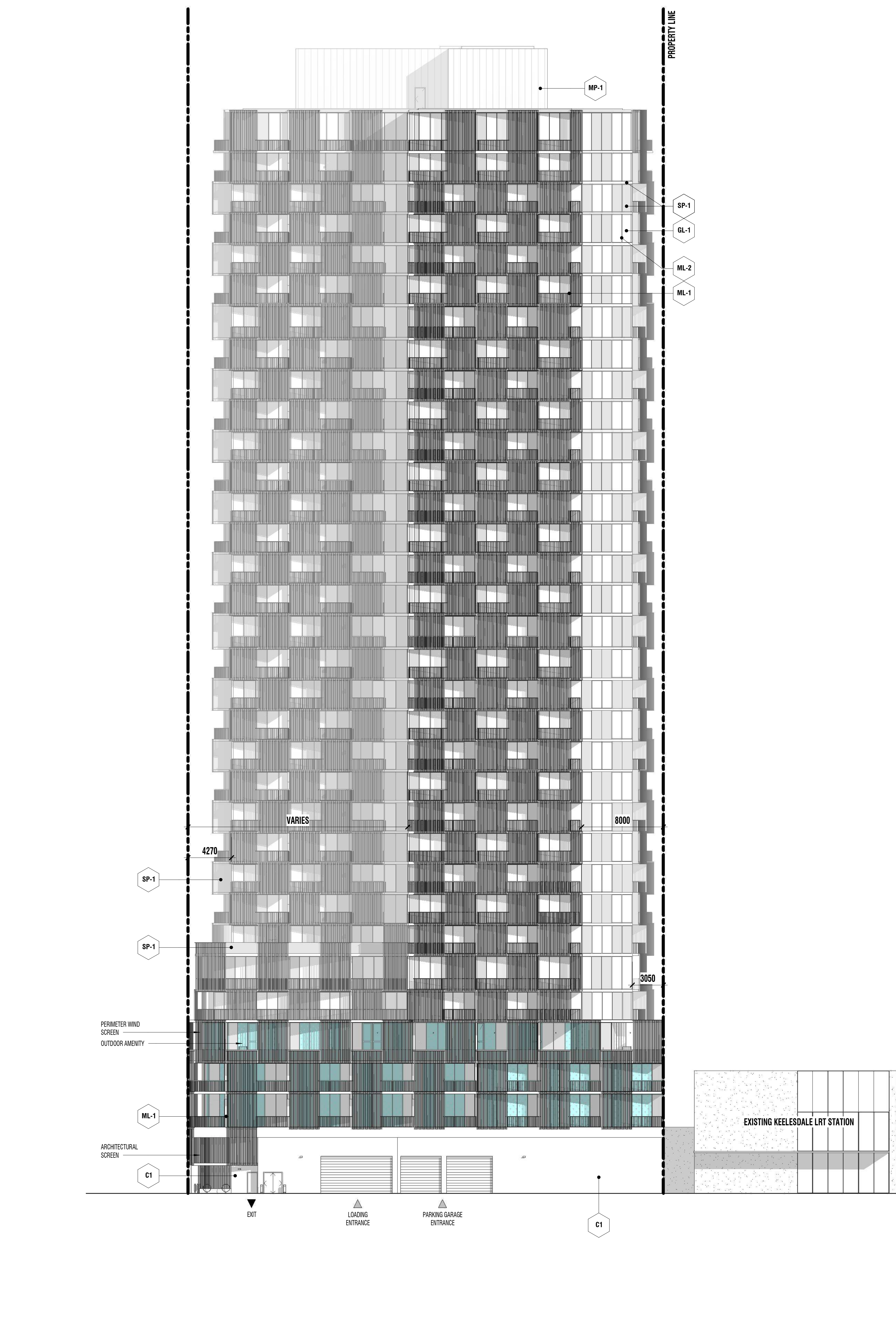
	Elevation First 16m Above Grade					Total (%)
	North	South	East	West	Total (m2)	
Glazing Area (m2)	321	329	219	48	917	100%
Untreated Area (m2)	0	0	0	0	0	0%
Treated Area (m2)	321	329	219	48	917	100%
Visual Markers (m2)	251	260	183	39	733	80%
Non-reflective glass (m2)	70	69	36	0	184	20%
Shading (m2)	0	0	0	0	0	0%

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



GENERAL NOTES:

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- The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Program and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Contract Documents with respect to the quantity, location or nature of work, the greater shall apply.
- Positions of existing or proposed Mechanical or Electrical Ductwork, Piping, and Risers are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located and detailed by the Architect.
- Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
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- These documents are not to be used for construction unless specifically noted for such purposes.



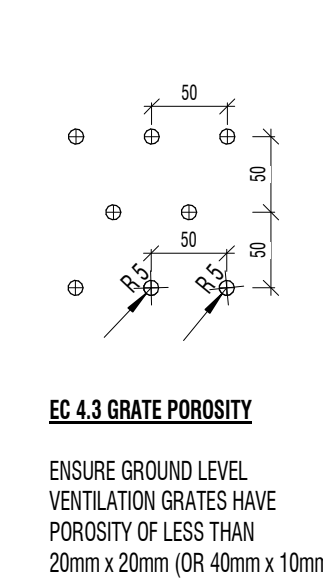
MATERIALS LEGEND

- C1 CONCRETE
- SP-1 BRICK TEXTURED SOLID PANEL
- GL-1 GLASS PANEL - NO FRIT
- GL-2 GLASS PANEL - FRIT
- ML-1 ALUMINUM, SOFT WHITE TONE
- ML-2 ALUMINUM, LIGHT BRONZE TINT

Bird-Friendly Design Statistics

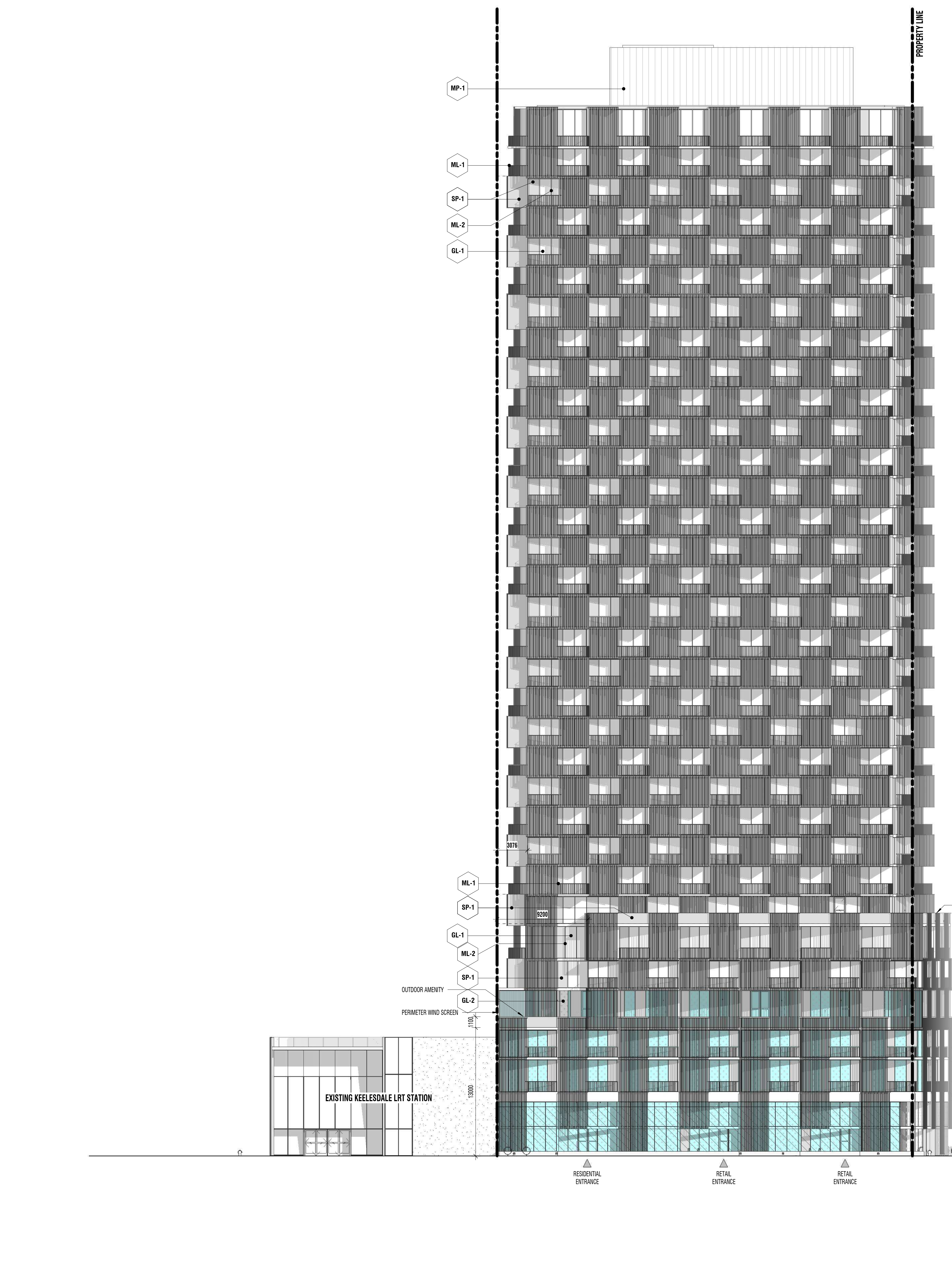
	Elevation First 16m Above Grade				
	North	South	East	West	Total
Glazing Area (m ²)	321	329	219	48	917
Untreated Area (m ²)	0	0	0	0	0
Treated Area (m ²)	321	329	219	48	917
Visual Markers (m ²)	251	260	183	39	733
Non-reflective glass (m ²)	70	69	36	0	184
Shade (m ²)	0	0	0	0	0
					Total (%)
					100%

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

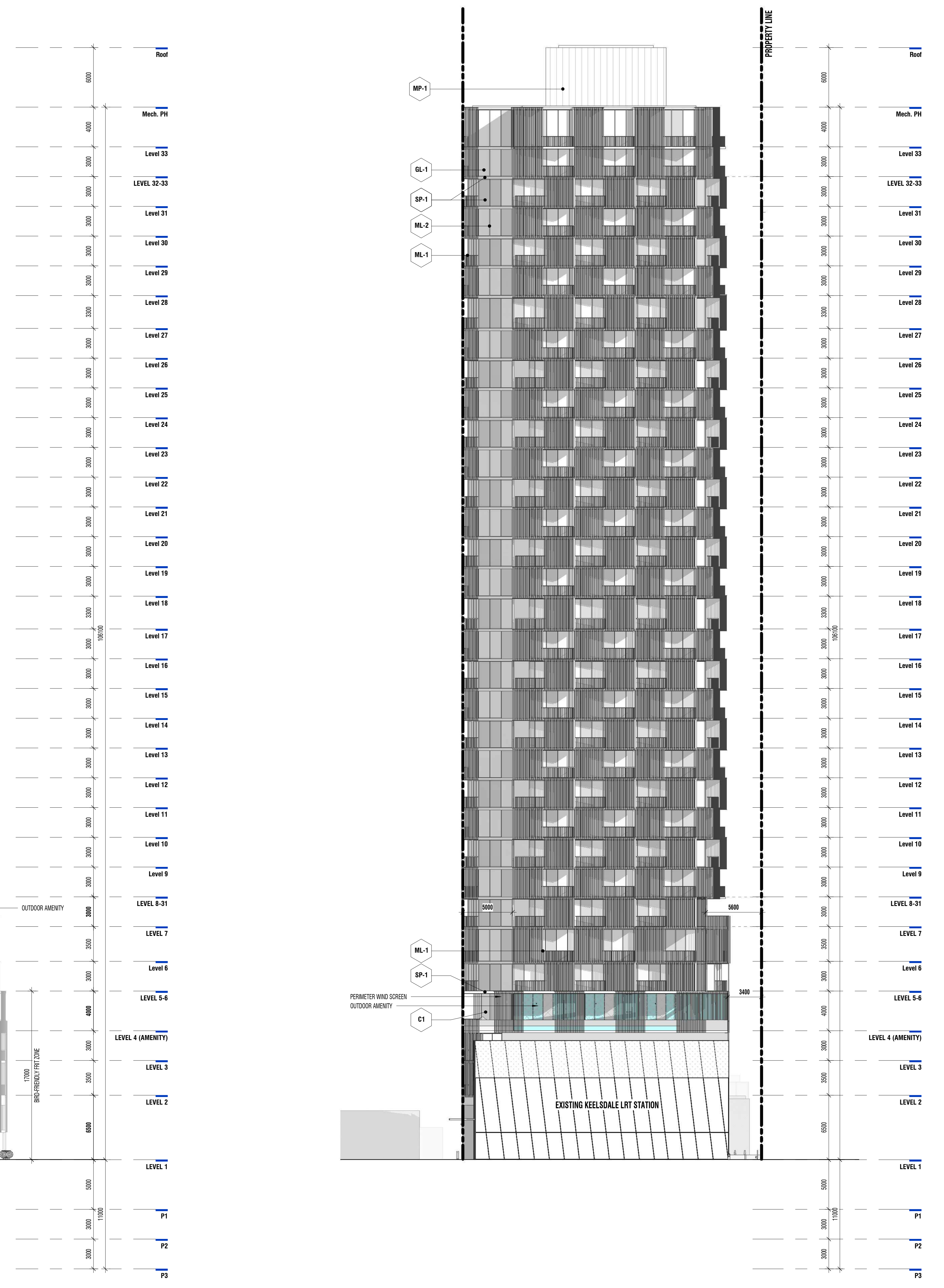


GENERAL NOTES:

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- The Architect's Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Standard Specifications and Technical Drawings. In cases of difference between the Contract Documents with respect to the quantity, location or nature of work, the greater shall apply.
- Positions of equipment located Mechanical or Electrical Ductwork, Piping, and others are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings that govern over Mechanical and Electrical Drawings, Mechanical and Electrical Plans and clearly located will be located as directed by the Architect.
- Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
- The architect has not been obtained for suppression of construction and insurance responsibilities for means, methods and maintenance of construction.
- These documents are not to be used for construction unless specifically noted for such purpose.



1 South
AS.02 1:200



2 West
AS.02 1:200

gh3*
300
45 GERRARD AVE. EAST, 100
TORONTO, ON, CANADA M5C 2P9
416 915 1191

FORA

FORA
2634, 2636, 2640, 2642 &
2654 EGLINTON AVENUE
WEST AND 1856 & 1856A
KEELE STREET

TORONTO, ONTARIO

Project North
True North

SCALE: ARCHITECT
PROJECT NO.: 20202
ISSUE DATE: DEC. 8, 2022

BUILDING ELEVATIONS







A5.02

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2. The Architectural Drawings are to be read in conjunction with all other Contract Documents, including the Project Manual and the Structural, Mechanical and Electrical Drawings. In case of difference between the Contract Documents, with respect to the quantity, location or extent of work, the greater shall apply.
3. Positions of equipment or finished Mechanical or Electrical devices, fittings, and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over the Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
4. Dimensions indicated on plans between the faces of finished surfaces unless otherwise noted.
5. The Architect has not been retained for preparation of construction and sequence responsibilities for means, methods and sequence of construction.
6. These documents are not to be used for construction unless specifically noted for such purposes.

MATERIALS LEGEND

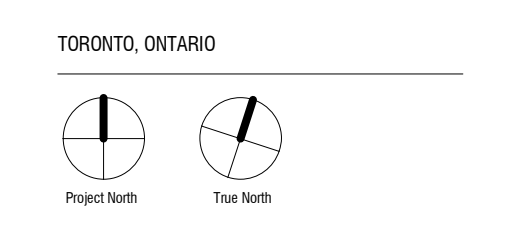
	CONCRETE
	BRICK TEXTURED SOLID PANEL
	GLASS PANEL - NO FRIT
	GLASS PANEL - FRIT
	ALUMINUM, SOFT WHITE TONE
	ALUMINUM, LIGHT BRONZE TINT



Rev.	Date	Issued

gh3*
 300
 45 GERRARD AVE. EAST, 100
 TORONTO, ON. CANADA M5C 2P9
 416 915 5191

FORA
 100
 2634, 2636, 2640, 2642 &
 2654 EGLINTON AVENUE
 WEST AND 1856 & 1858A
 KEEL STREET

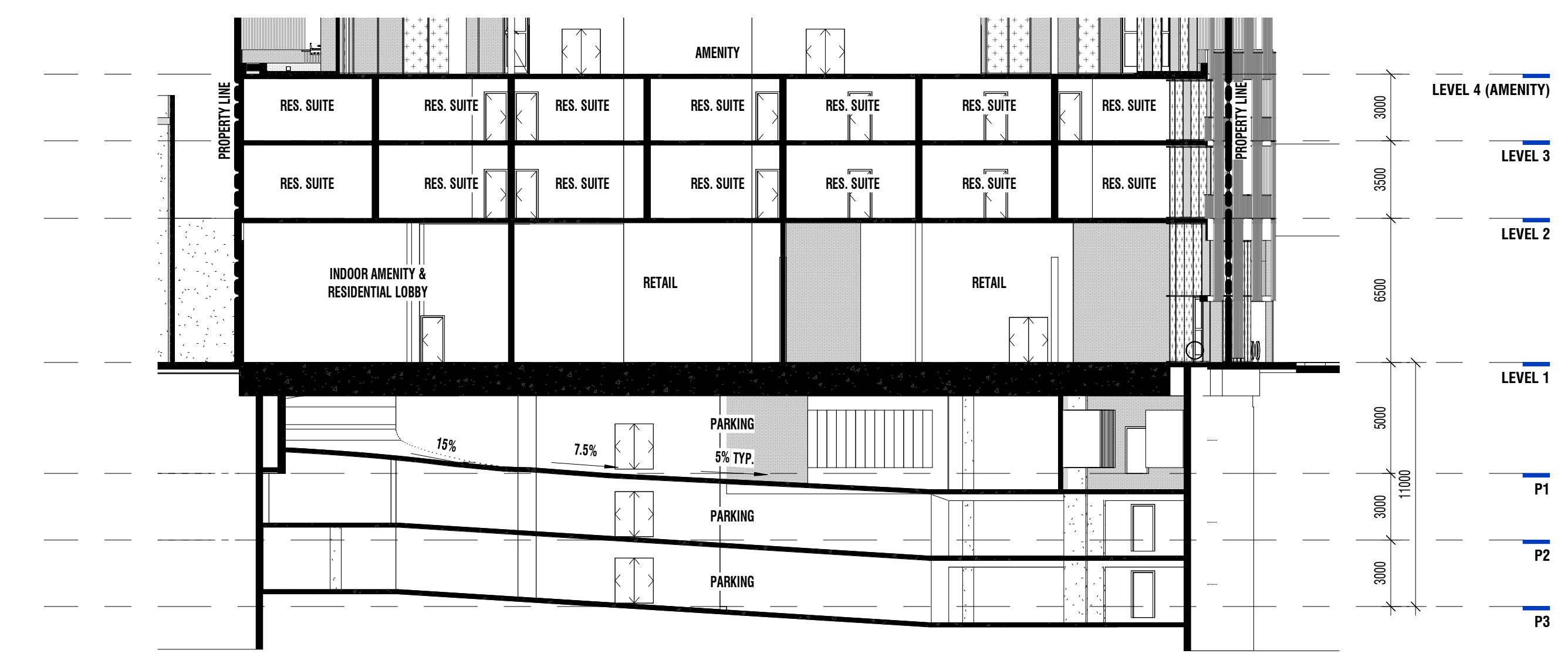


SCALE: AS SHOWN
 PROJECT NO.: 20202
 ISSUE DATE: DEC. 8, 2022

BUILDING ELEVATIONS

A5.03

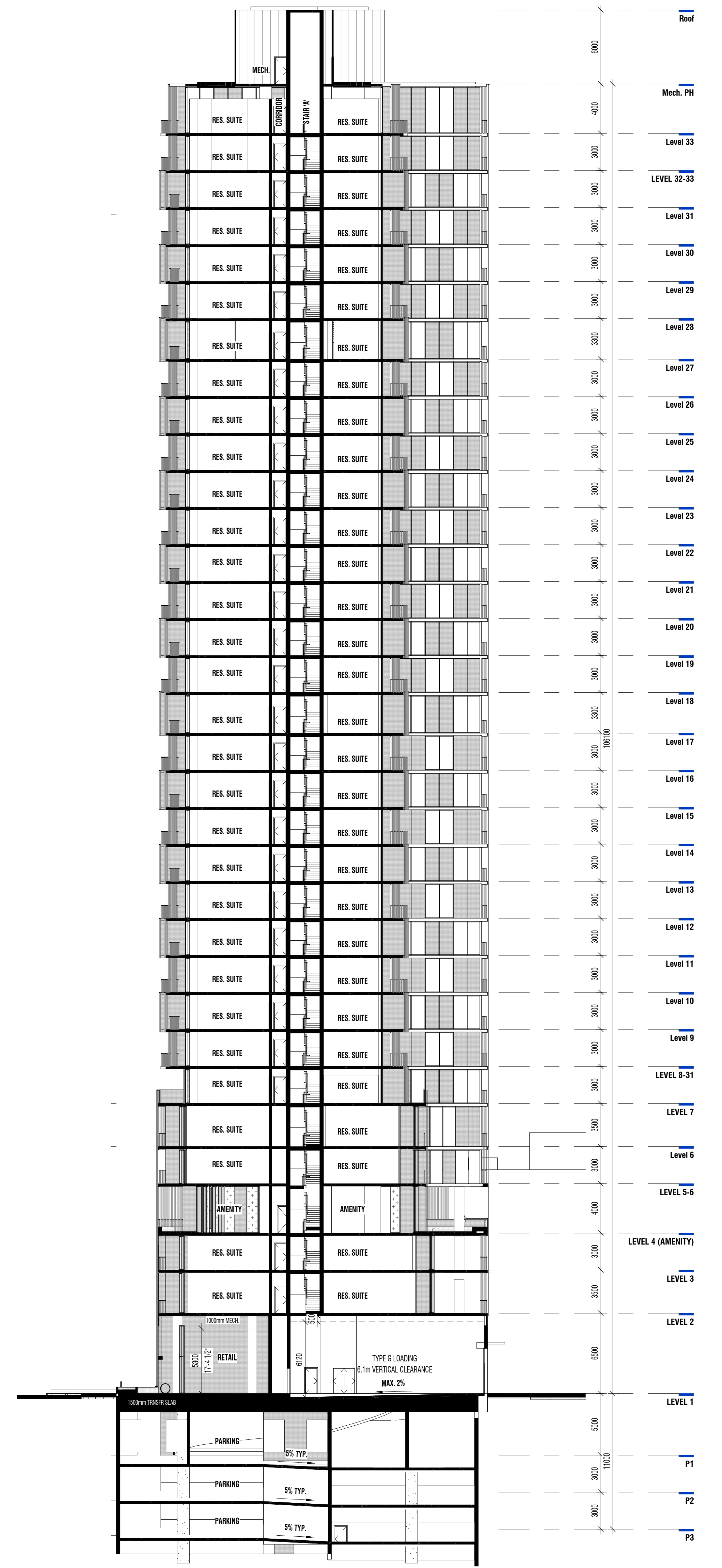
1 South 1-50 Detail
 A5.03 1:50



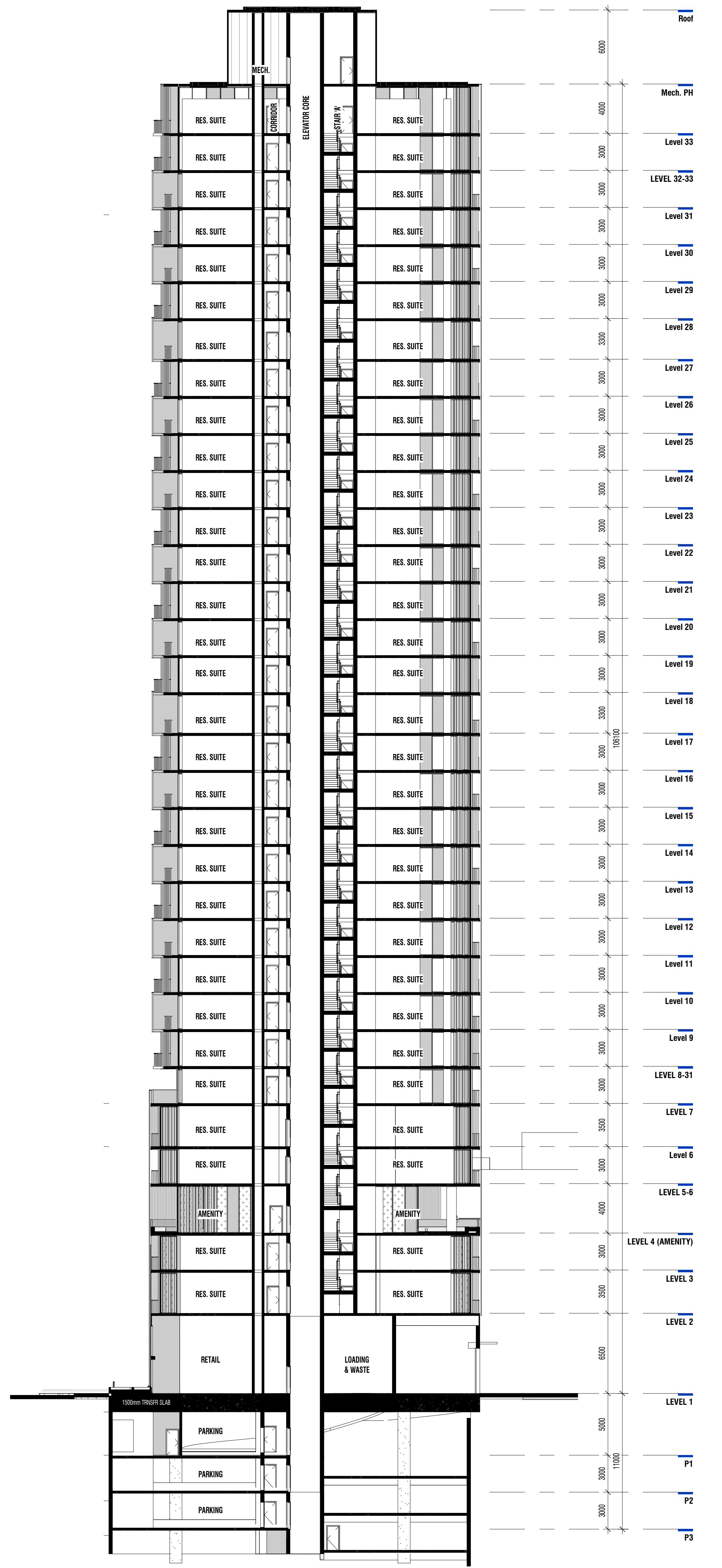
4 E-W BUILDING SECTION 'C'
A5.04 1:200

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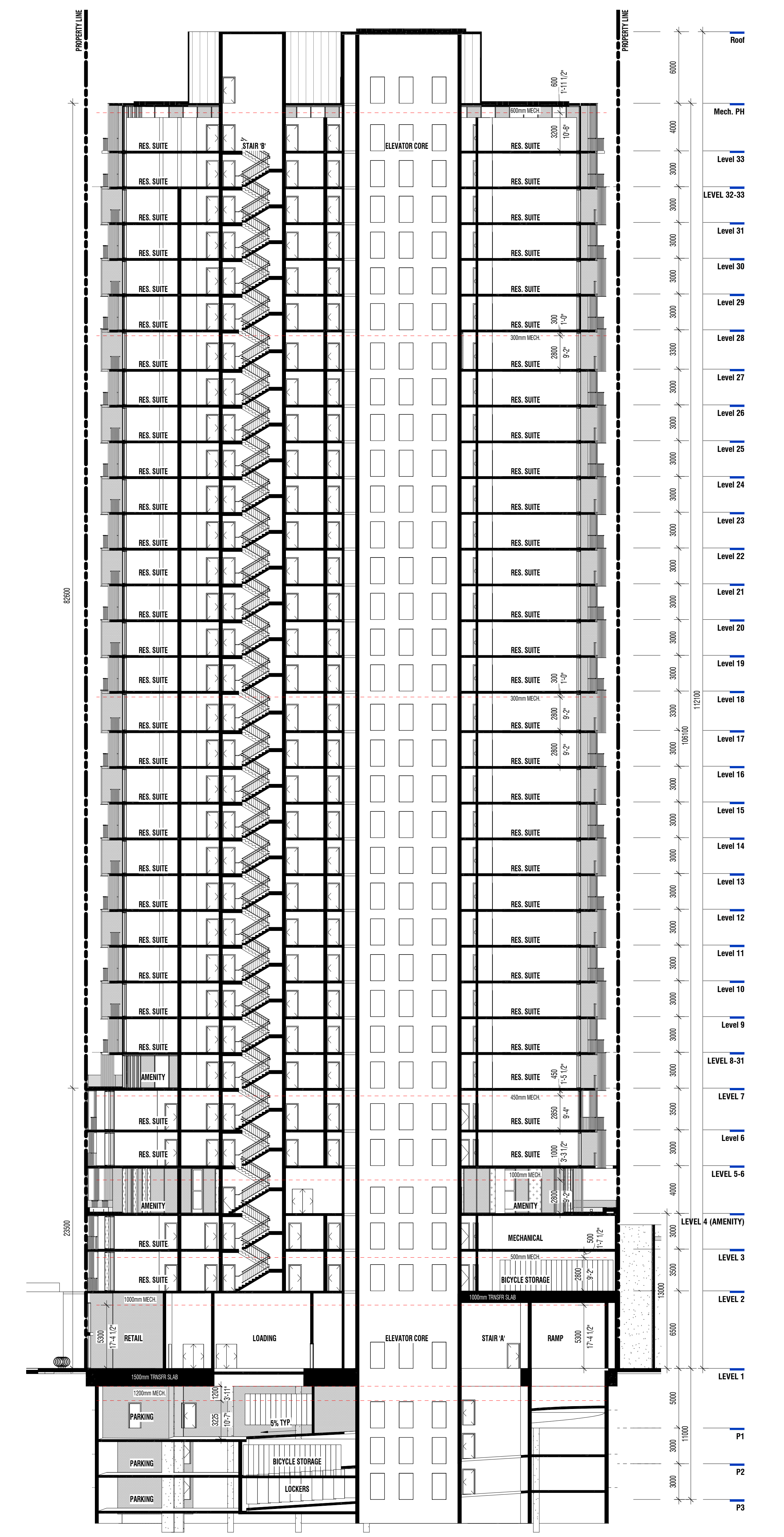
GENERAL NOTES:
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 2. The Architect's Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Division of Mechanical and Electrical Drawings. In cases of difference between the Contract Documents with respect to the quantity, location or nature of work, the greater shall apply.
 3. Positions of equipment or finished Mechanical or Electrical Ductwork, Hangers and Ropes are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
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3 N-S BUILDING SECTION 'B'
A5.04 1:200



2 N-S BUILDING SECTION 'A'
A5.04 1:200



1 E-W BUILDING SECTION 'A'
A5.04 1:200