

DRAWING LIST

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- L2 LANDSCAPE PLAN GREEN ROOF
- L3 LANDSCAPE DETAILS
- L4 LANDSCAPE DETAILS

GENERAL NOTES:

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#	ISSUE	DATE
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015

HOTEL
49-51 CAMDEN ST.
TORONTO, ON

SHIM-SUTCLIFFE ARCHITECTS INC.

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NORTH



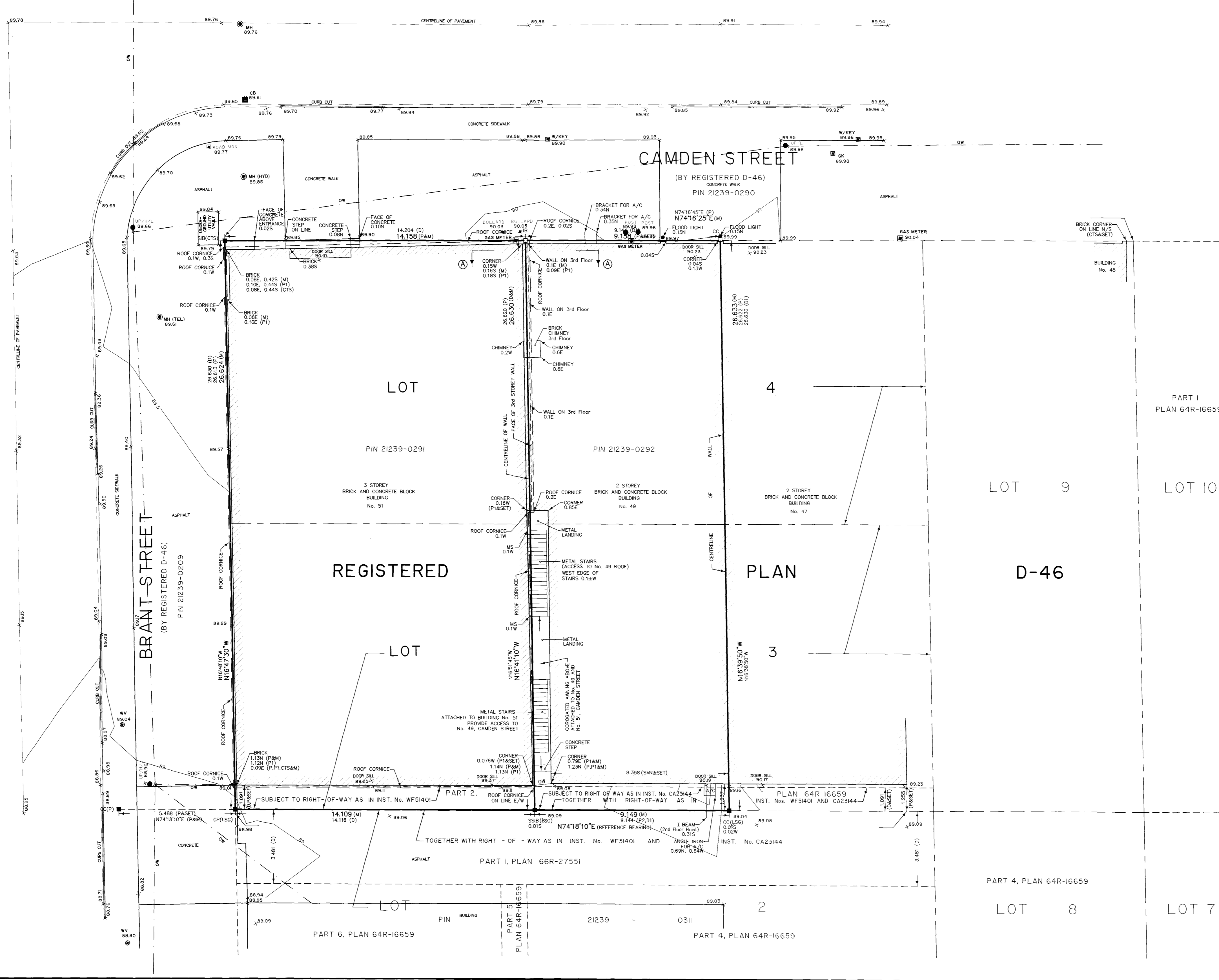
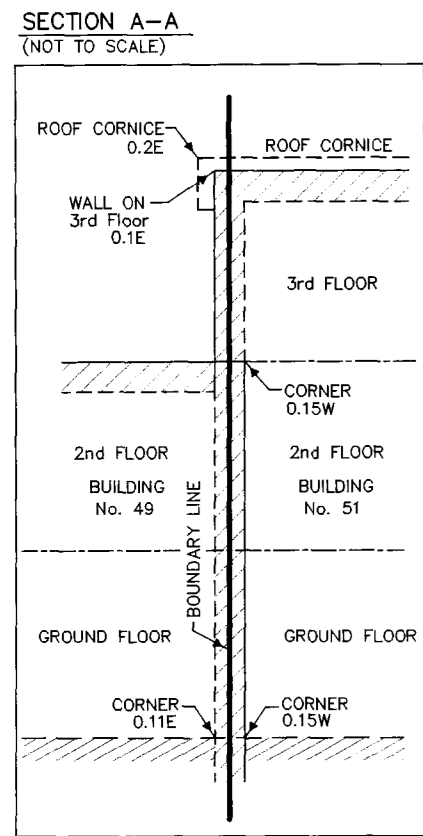
COVER

Job #: 1502
SCALE:
DATE: AUG. 4, 2015

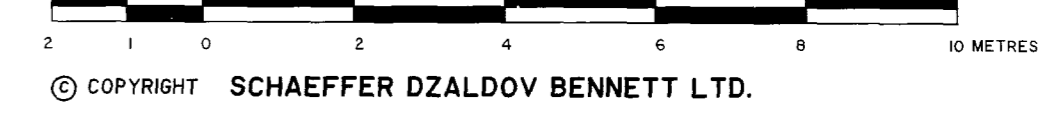
A0.0

51 Camden St. Hotel
Issued for Zoning By-Law Amendment Application
August 4, 2015

METRIC: MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SURVEYOR'S REAL PROPERTY REPORT
PART I
PLAN SHOWING
PART OF LOTS 3 AND 4
(EAST SIDE OF BRANT STREET)
REGISTERED PLAN D-46
CITY OF TORONTO
SCALE 1:100



SURVEYOR'S REAL PROPERTY REPORT
PART 2
THIS PLAN MUST BE READ WITH SURVEYOR'S REAL PROPERTY REPORT DATED SEPTEMBER 24, 2014.

NOTES

DENOTES	FOUND MONUMENT
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
WIT	WITNESS
PI	PLAN 64R-16659
	PLAN OF SURVEY BY SPEIGHTVAN NOSTRAND, WARD & ANDERSON, DATED OCTOBER 8, 1952
P2	PLAN 66R-27551
DI	INST. No. CA23144
CTS	CITY OF TORONTO SURVEYS
LSG	LAND SURVEY GROUP INC.
SVN	SPEIGHT & VAN NOSTRAND, O.L.S.
M	MEASURED
D	INST. No. WF51401
MS	METAL STAIRWELL
OW	OVERHEAD WIRES
A/C	AIR CONDITIONING UNIT

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 2, PLAN 64R-16649, SHOWN AS N74°18'10"E.

THIS REPORT WAS PREPARED FOR KENNETH ZUCKERMAN AND OTHER APPLICABLE PARTIES TO CURRENT TRANSACTIONS ONLY, AND THE UNDERSIGNED IS NOT LIABLE FOR ANY FUTURE TRANSACTIONS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF SEPTEMBER 2014.
DATE: SEPTEMBER 24, 2014.

OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1890793
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101
DRAWN SB CHECKED WMF SCALE 1:100 JOB NO. 14-028-01

1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015
2	ISSUE	DATE

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SURVEY

Job # 1502
SCALE: AS NOTED
DATE: JULY 23, 2015

A1.0

GENERAL NOTES:

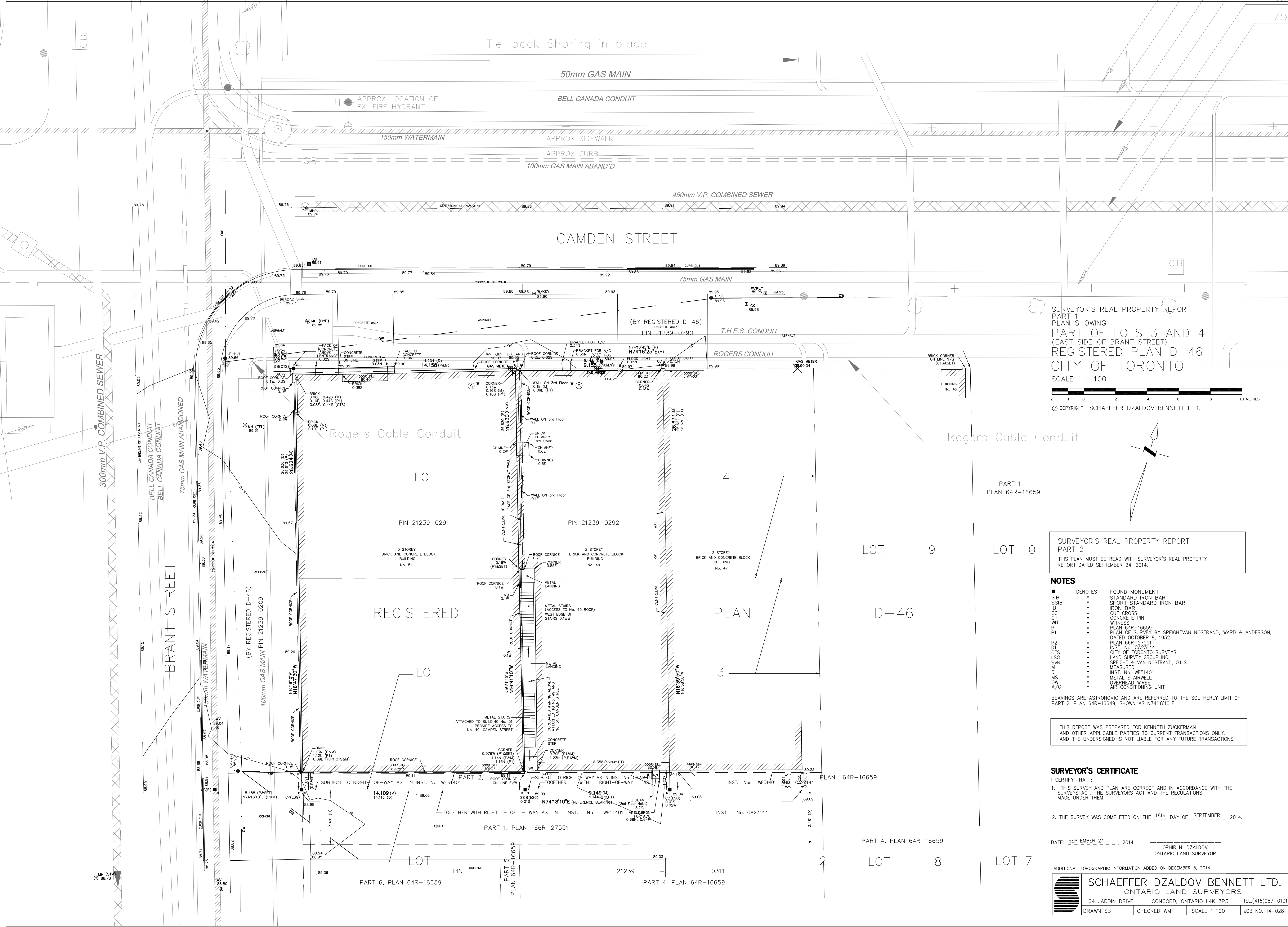
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 PART 1
 PLAN SHOWING
 PART OF LOTS 3 AND 4
 (EAST SIDE OF BRANT STREET)
 REGISTERED PLAN D-46
 CITY OF TORONTO
 SCALE 1 : 100

2 1 0 2 4 6 8 10 METRES

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SURVEYOR'S REAL PROPERTY REPORT
 PART 2
 THIS PLAN MUST BE READ WITH SURVEYOR'S REAL PROPERTY REPORT DATED SEPTEMBER 24, 2014.

- NOTES**
- DENOTES FOUND MONUMENT
 - SIB " STANDARD IRON BAR
 - SSIB " SHORT STANDARD IRON BAR
 - IB " IRON BAR
 - CC " CUIT CROSS
 - CP " CONCRETE PIN
 - WIT " WITNESS
 - P " PLAN 64R-16659
 - P1 " PLAN OF SURVEY BY SPEIGHTVAN NOSTRAND, WARD & ANDERSON, DATED OCTOBER 8, 1952
 - P2 " PLAN 66R-27551
 - DT " INST. No. CA23144
 - CTS " CITY OF TORONTO SURVEYS
 - LSG " LAND SURVEY GROUP INC.
 - SVN " SPEIGHT & VAN NOSTRAND, O.L.S.
 - M " MEASURED
 - D " INST. No. WF51401
 - MS " METAL STAIRWELL
 - OW " OVERHEAD WIRE
 - A/C " AIR CONDITIONING UNIT

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DATE: SEPTEMBER 24, 2014. OPHIR N. DZALDOV
 ONTARIO LAND SURVEYOR

ADDITIONAL TOPOGRAPHIC INFORMATION ADDED ON DECEMBER 5, 2014

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TOPOGRAPHIC SURVEY (UTILITIES)

Job # 1502
 SCALE: AS NOTED
 DATE: AUG. 4, 2015

A1.1

BUILDING STATISTICS

CRE ZONE (Commercial Residential Employment Zone)
Policy Area: 1

Building Height: 45m (measured from established grade based on average grades at building on Camden and Brant St to the top of roof + 5m mechanical penthouse)

Storeys: 13 above grade (plus mechanical penthouse on roof)
 3 below grade

Site Area: 620.0 m²
Typical GFA/floor: 583.5m² (including exclusions)
Building GFA: 7,917.5 m² (as per zoning)

Setbacks
 Front Yard: 0m
 Side Yard (West): 0m
 Side Yard (East): 0m
 Rear Yard: 1.091m (to property line)
 0m (to right of way)

Hotel Guest Rooms: 130

Vehicle Parking: No parking proposed on site

Long Term Bicycle Parking: 7 long term bike parking spaces (located in basement [-2])

Short Term Bicycle Parking: 8 custom posts and rings, located along north side of building providing 16 bicycle parking spaces.

Geodetic Elevation

Zero Point (at entry): 89.90m
 Established Grade: 89.70m (as per zoning definition) (average of Camden and Brant St.)

SHIM SUTCLIFFE ARCHITECTS

1502 49-51 Camden Street
ZONING GFA - BASED ON 569-2013

06-Aug-15

FLOOR	GROSS FLOOR AREA (as per 800.50(320))	EXCLUSIONS (as per 50.5.40.40(1))	EXCLUSION AREA (m ²)
BSMT FLOOR (-3)	583.5 m²	Washrooms/Change Rooms/Shower Mechanical/Electrical Storage/Utility/Garbage Elevator Shafts Exit Stairwells	48.5 m ² 88.3 m ² 28.3 m ² 26.5 m ² 28.5 m ² 220.1 m²
BSMT [-3] GFA	363.4 m²		
BSMT FLOOR (-2)	583.5 m²	Bicycle Parking below ground Washrooms in basement Mechanical/Electrical Storage/Utility/Garbage Elevator Shafts Exit Stairwells	10.8 m ² 25.5 m ² 54.4 m ² 11.6 m ² 26.5 m ² 26.7 m ² 155.5 m²
BSMT [-2] GFA	428.0 m²		
LOWER FLOOR [-1]	583.5 m²	Washrooms in basement Mechanical/Electrical Storage/Utility/Garbage Elevator Shafts Exit Stairwells	34.3 m ² 47.2 m ² 6.2 m ² 26.5 m ² 29.5 m ² 143.7 m²
LOWER FLOOR [-1] GFA	439.8 m²		
GROUND FLOOR [+1]	537.6 m²	Loading Bay Elevator Shafts Exit Stairwells	38.1 m ² 26.5 m ² 43.4 m ² 108.0 m²
GROUND ZONING GFA	429.6 m²		
2nd FLOOR [+2]	583.5 m²	Elevator Shafts Exit Stairwells	26.5 m ² 24.5 m ² 51.0 m²
2nd FLR ZONING GFA	532.5 m²		
TYPICAL HOTEL FLOOR [3rd FLOOR - 12th FLOOR]	583.5 m²	Elevator Shafts Exit Stairwells	26.5 m ² 27.5 m ² 54.0 m²
TYP. HOTEL FLR ZONING GFA	529.5 m²		
TOTAL HOTEL [3-12]GFA	5295.0 m²		
PENTHOUSE FLOOR [+13] [13th FLOOR]	476.6 m²	Elevator Shafts Exit Stairwells	26.5 m ² 20.9 m ² 47.4 m²
PENTHOUSE [+13] GFA	429.2 m²		
INT. MECHANICAL PENTHOUSE	302.6 m²	Mechanical Penthouse Elevator Shafts Exit Stairwells	302.6 m ² incl. incl. 302.6
INTERMEDIATE PENTHOUSE GF/	0.0 m²		
MECHANICAL PENTHOUSE [ROOF]	308.8 m²	Mechanical Penthouse	308.8 m ² 308.8
MECH. PENTHOUSE GFA	0.0 m²		
BUILDING ZONING GFA	7917.5 m²		
ROOF AREA (GROSS)	583.5 m²	Roof Area (low) Mechanical Penthouse Roof Area	301.3 m ² 218.0 m ² 519.3 m²
GREEN ROOF BYLAW (30%)	155.8 m²	TOTAL GREEN ROOF REQUIRED	



1 CONTEXT PLAN
 1:2000

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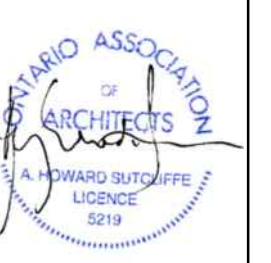
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**CONTEXT PLAN
 BUILDING STATISTICS**

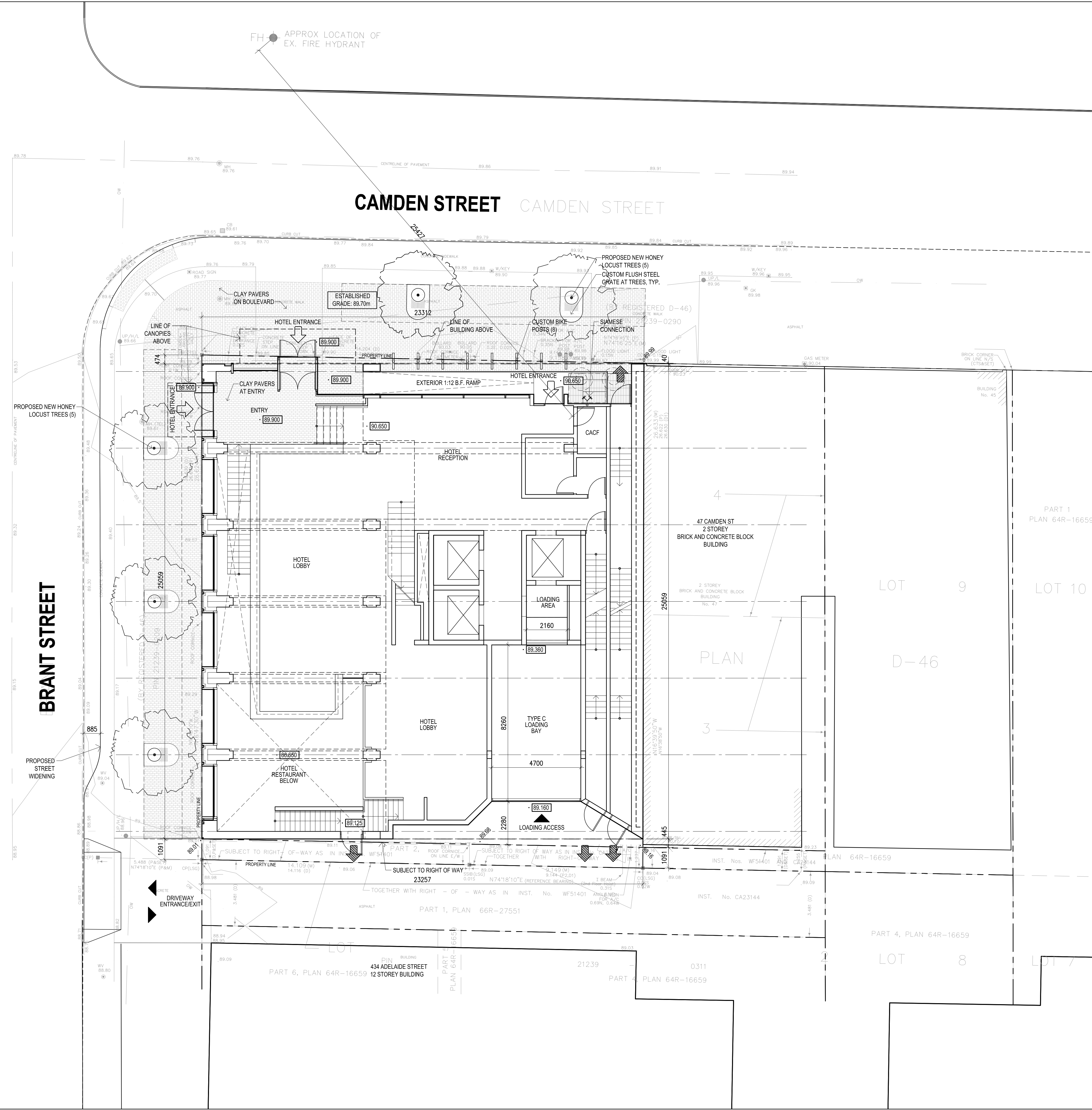
Job #: 1502
 SCALE: AS NOTED
 DATE: AUG. 4, 2015

A1.2

The Toronto Green Standard 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. Information marked with (*) are required fields for stand alone Zoning Bylaw Amendment applications. All fields should be completed for Site Plan Control applications. Refer to the full Toronto Green Standard for Mid to High Rise Development for the complete set of standards and detailed specifications: (<http://www.toronto.ca/planning/development/green-development.html>)

Toronto Green Standard Statistics		
General Project Description		
Total Gross Floor Area		7917.5m ²
Breakdown of project components:		
Residential		
Retail		
Commercial		
Industrial		
Institutional/other		7917.5m ²
Total number residential units (residential only)		
Automobile Infrastructure		
Required	Proposed	
*Number of parking spaces	16	0
*Number of parking spaces with roughed-in conduits (residential only)	n/a	n/a
*Number of parking spaces dedicated for priority parking (institutional/commercial only)		17
Cycling Infrastructure		
Required	Proposed	
*Number of occupant bicycle parking spaces	3	7
*Number of occupant bicycle parking spaces at-grade		0
*Number of visitor bicycle parking spaces (residential, institutional, commercial, retail only)	10	16
*Number of visitor bicycle parking spaces at-grade (residential, institutional, commercial, retail only)	10	16
*Number of male shower and change facilities (non-residential only)	0	1
*Number of female shower and change facilities (non-residential only)	0	1
Urban Heat Island Reduction: At-Grade		
Required	Proposed	
Total non-roof hardscape area (m ²)	88	177
Total non-roof hardscape treated for Urban Heat Island (m ²)	88	177
Total non-roof hardscape area treated for Urban Heat Island (%)	50	100
Percentage of non-roof hardscape treated with:		
a) high-albedo surface material		94
b) open-grid pavement		0
c) shade		6
Number of internal shade trees in surface parking area		N/A
Urban Heat Island Reduction: Roof		
Required	Proposed	
Available Roof Space (m ²)	519	519
Available Roof Space provided as Green Roof (m ²)	156	156
Available Roof Space provided as Green Roof (%)	30	30
Available Roof Space provided as Cool Roof (m ²)	0	0
Available Roof Space provided as Cool Roof (%)	0	0
Water Efficiency		
Required	Proposed	
Landscaped area planted with water efficient plants (m ²)	88	82
Landscaped area planted with water efficient plants (%)	50	46
Urban Forest : Encourage Tree Growth		
Required	Proposed	
Total area of soft landscaping	88	82
Total number of on-site trees planted		5
Natural Heritage: Site		
Required	Proposed	
Total number of species planted		1
Total number of native species		1
Total number of native species (% of total species planted)	50	100
Storage and Collection of Recycling and Organic Waste		
Required	Proposed	
*Size of separate recycling room		

ST. ANDREWS PLAYGROUND



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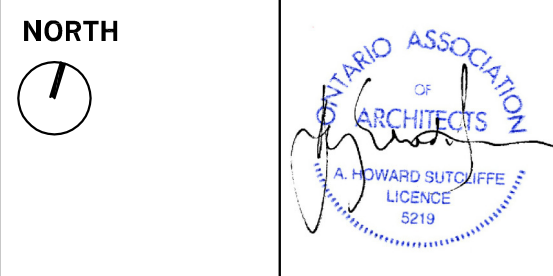
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- LEGEND**
- 88.16 EXISTING GEODEIC ELEV.
 - 89.160 PROPOSED GEODEIC ELEV.
 - ➡ PEDESTRIAN ENTRANCES
 - ➡ BUILDING EXITS
 - ➡ VEHICULAR ACCESS
 - 89.900 GEODEIC ELEV. (ZERO POINT @ ENTRY)
 - 89.700 ESTABLISHED GRADE (AS PER 2013 ZONING DEFINITION)

ISSUE	DATE
1 ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015
2	
3	
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5	
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8	
9	
10	

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SITE PLAN

Job # 1502
SCALE: 1:80
DATE: AUG. 4, 2015

A1.3

FLOOR	GROSS FLOOR AREA (as per 800.50(320))	EXCLUSIONS (as per 50.5.40.40 (1))	EXCLUSION AREA (m ²)
BSMT FLOOR (-3)	583.5 m ²		
		Washrooms/Change Rooms/Showers	48.5 m ²
		Mechanical/Electrical	88.3 m ²
		Storage/Utility/Garbage	28.3 m ²
		Elevator Shafts	26.5 m ²
		Exit Stairwells	28.5 m ²
		TOTAL EXCLUSIONS	220.1 m²
BSMT [-3] GFA	363.4 m² TOTAL		

GENERAL NOTES:

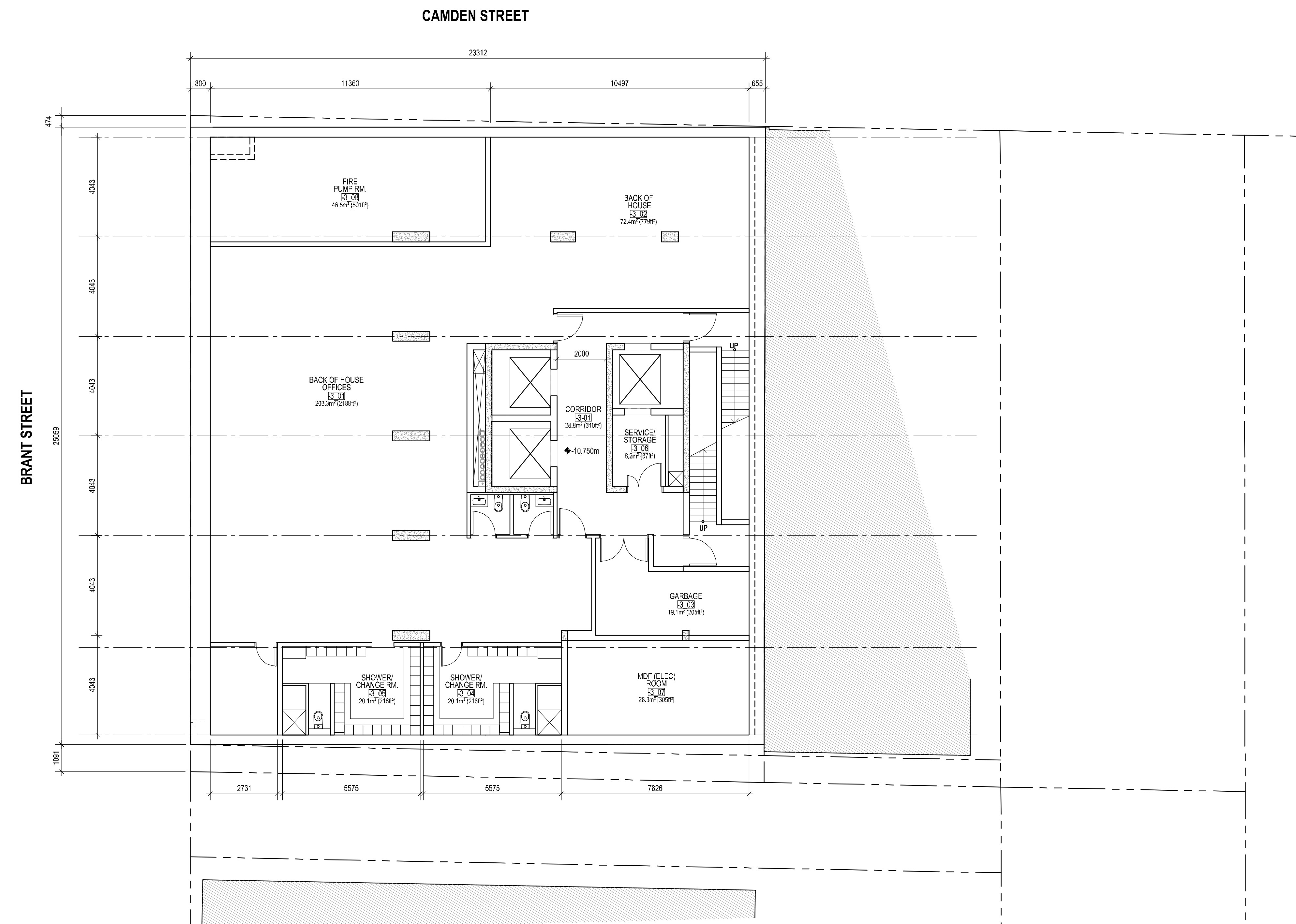
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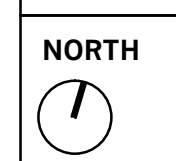


1 BASEMENT FLOOR PLAN [-3]
1:100

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BASEMENT FLOOR PLAN [-3]

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A2.0

FLOOR	GROSS FLOOR AREA (as per 800.50(320))	EXCLUSIONS (as per 50.5.40.40 (1))	EXCLUSION AREA (m ²)
BSMT FLOOR (-2)	583.5 m ²		
		Bicycle Parking below ground	10.8 m ²
		Washrooms in basement	25.5 m ²
		Mechanical/Electrical	54.4 m ²
		Storage/Utility/Garbage	11.6 m ²
		Elevator Shafts	26.5 m ²
		Exit Stairwells	26.7 m ²
		TOTAL EXCLUSIONS	155.5 m²
BSMT [-2] GFA	428.0 m² TOTAL		

GENERAL NOTES:

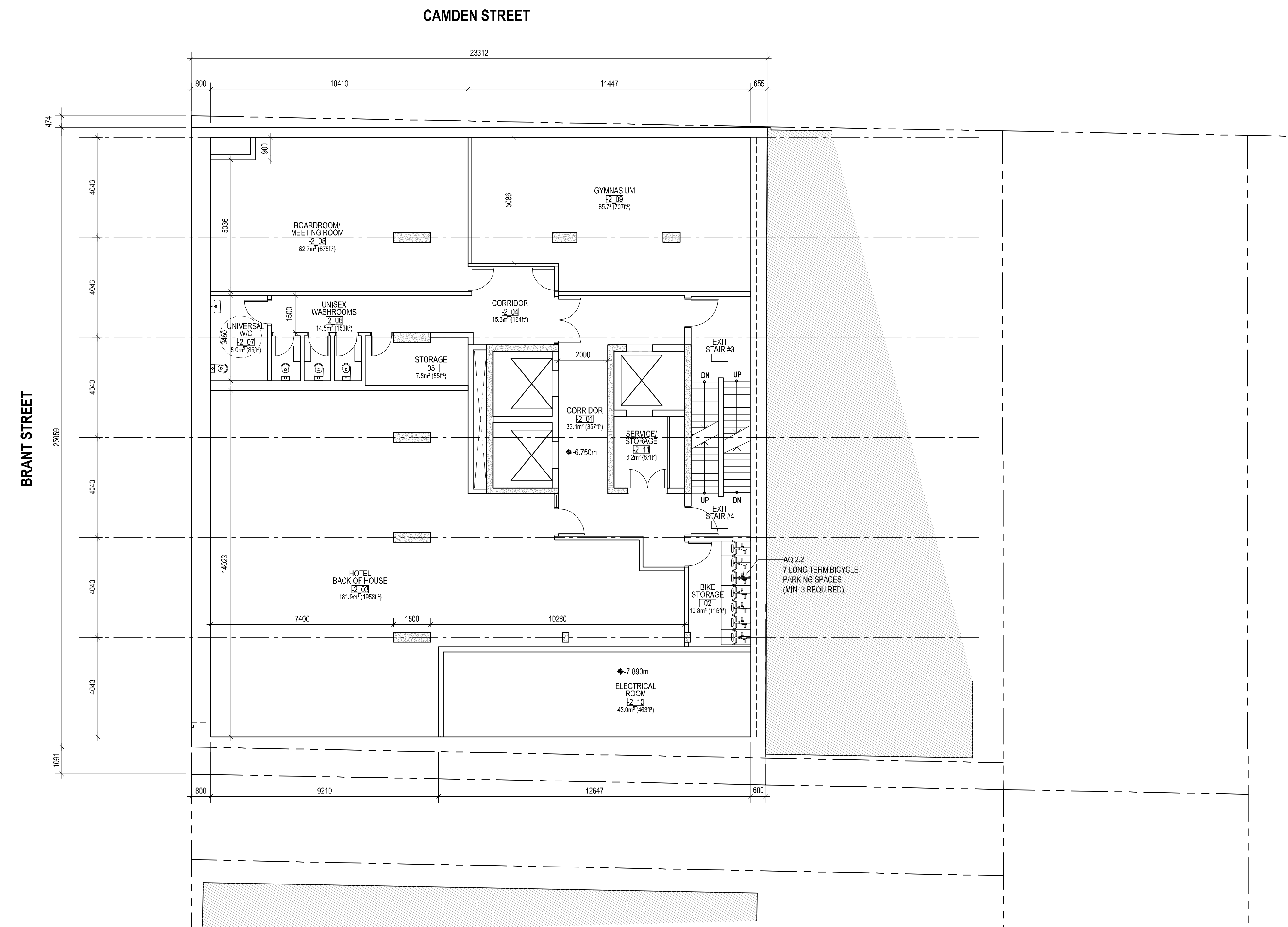
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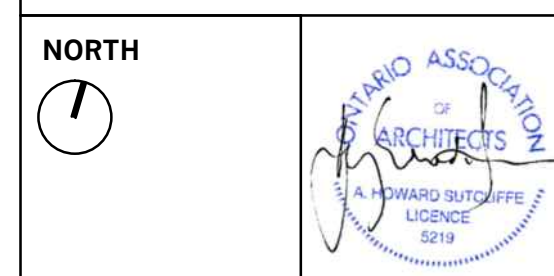


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BASEMENT FLOOR PLAN [-2]

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A2.1

FLOOR	GROSS FLOOR AREA (as per 800.50(320))	EXCLUSIONS (as per 50.5.40.40 (1))	EXCLUSION AREA (m ²)
LOWER FLOOR [-1]	583.5 m ²		
		Washrooms in basement	34.3 m ²
		Mechanical/Electrical	47.2 m ²
		Storage/Utility/Garbage	6.2 m ²
		Elevator Shafts	26.5 m ²
		Exit Stairwells	29.5 m ²
		TOTAL EXCLUSIONS	143.7 m²
LOWER FLOOR [-1] GFA	439.8 m²		

GENERAL NOTES:

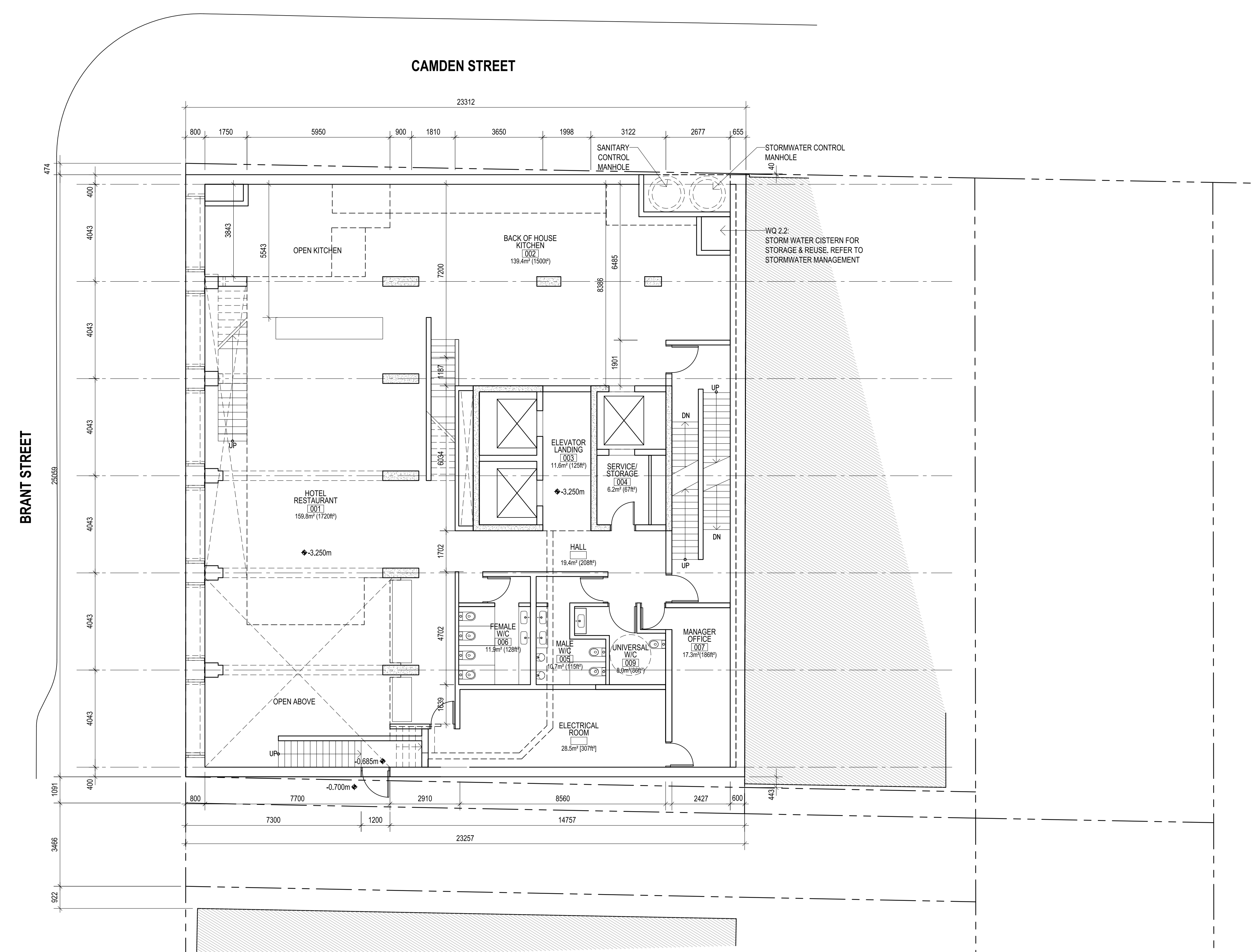
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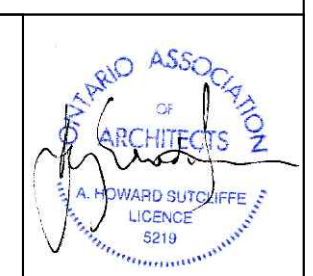
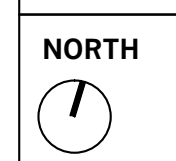


1 LOWER FLOOR PLAN
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LOWER FLOOR PLAN [-1]

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A2.2

FLOOR	GROSS FLOOR AREA (as per 800.50(320))	EXCLUSIONS (as per 50.5.40.40 (1))	EXCLUSION AREA (m ²)
GROUND FLOOR [+1]	537.6 m ²		
		Loading Bay	38.1 m ²
		Elevator Shafts	26.5 m ²
		Exit Stairwells	43.4 m ²
		TOTAL EXCLUSIONS	108.0 m²
GROUND ZONING GFA	429.6 m² TOTAL		

GENERAL NOTES:

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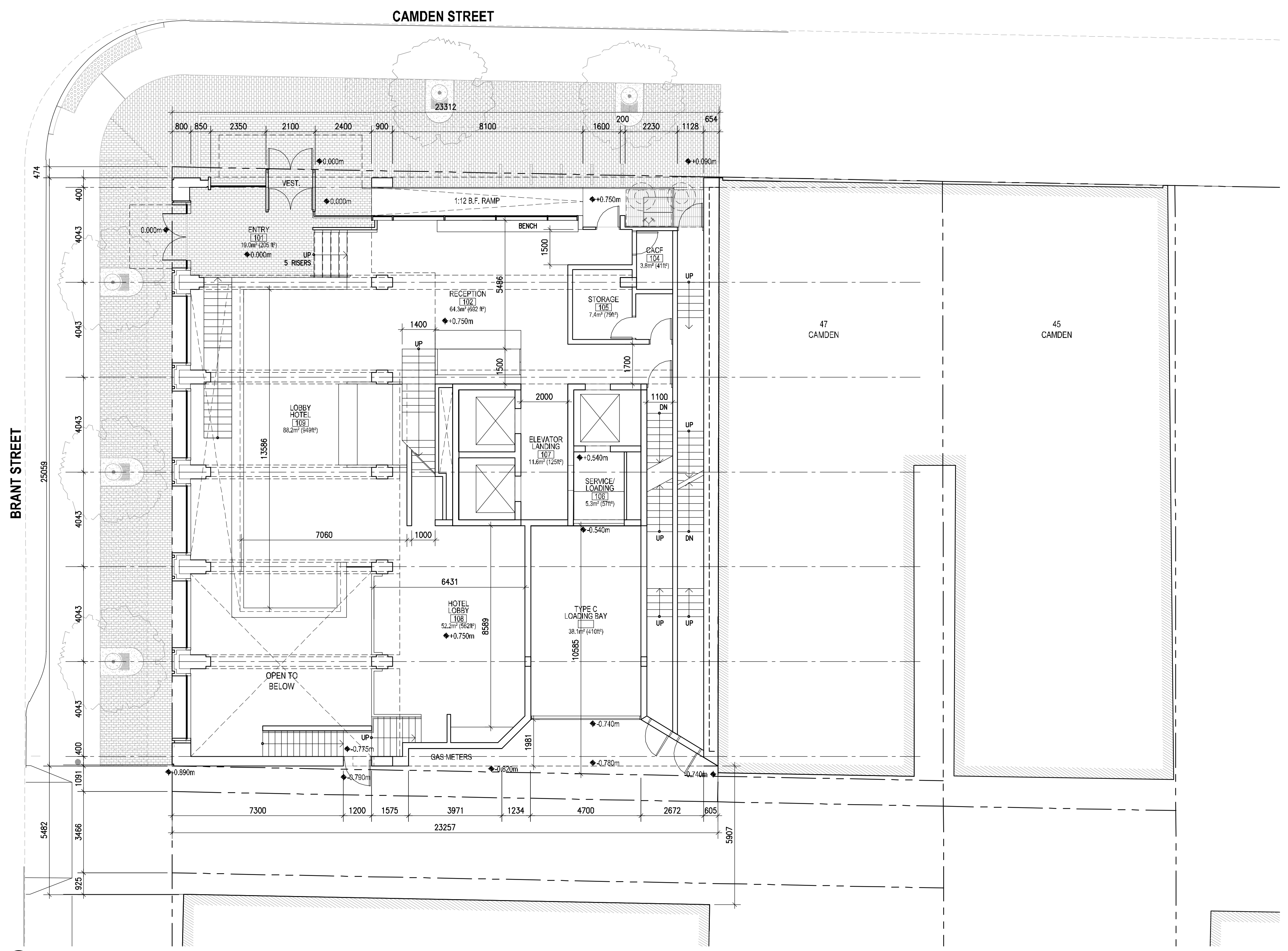
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LEGEND

◆ +0.000m FINISHED FLOOR ELEVATION (FROM GEODETIC ELEV. 89.90m @ ENTRY)

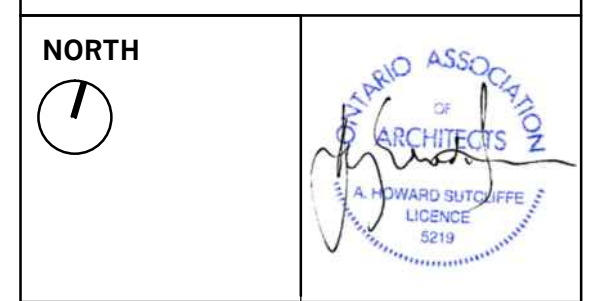


1 GROUND FLOOR PLAN
1:100

#	ISSUE	DATE
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015

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GROUND FLOOR PLAN [+1]

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A2.3

FLOOR	GROSS FLOOR AREA (as per 800.50(320))	EXCLUSIONS (as per 50.5.40.40 (1))	EXCLUSION AREA (m ²)
2nd FLOOR [+2]	583.5 m ²	Elevator Shafts Exit Stairwells	26.5 m ² 24.5 m ²
2nd FLR ZONING GFA	532.5 m² TOTAL	TOTAL EXCLUSIONS	51.0 m²

GENERAL NOTES:

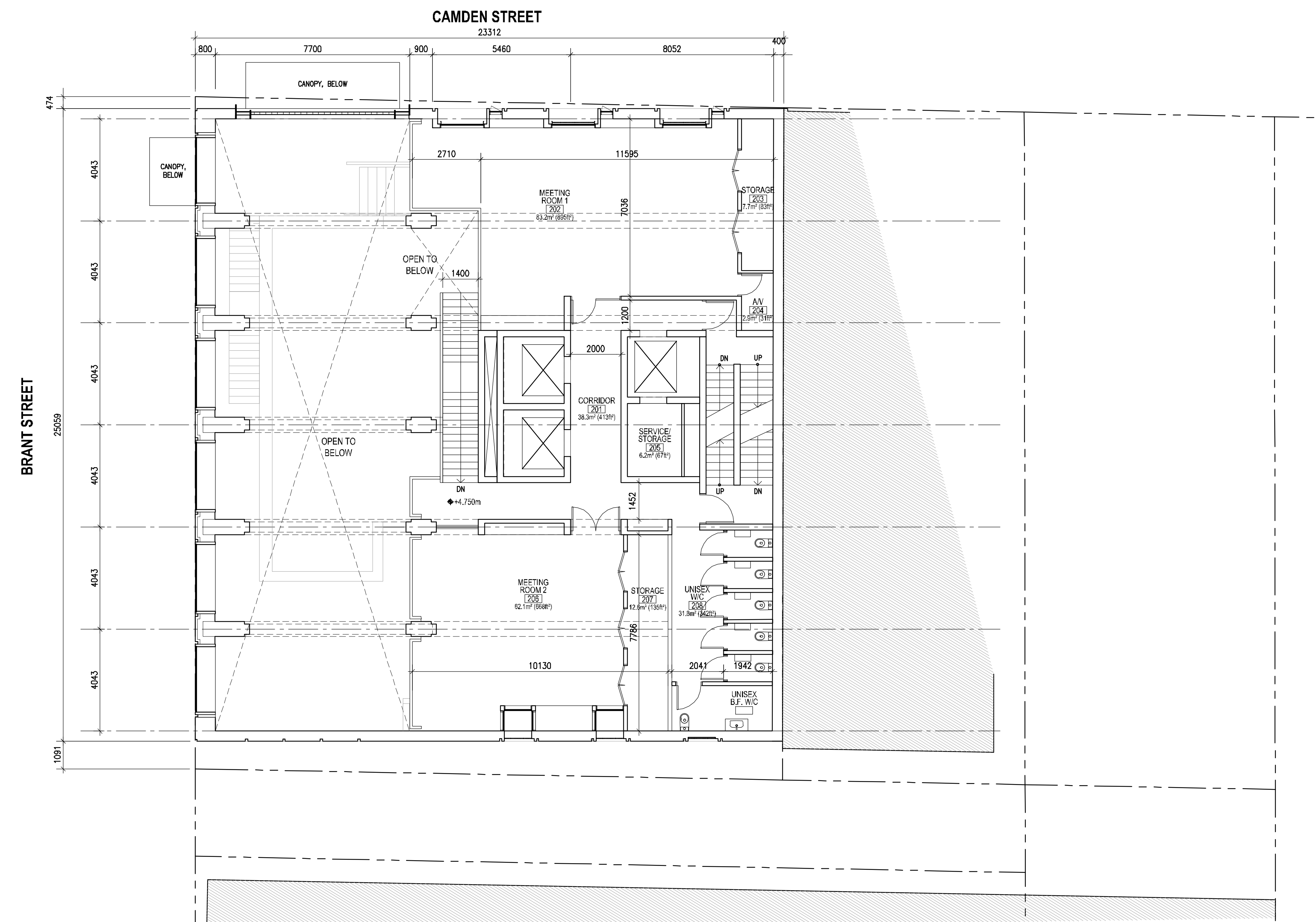
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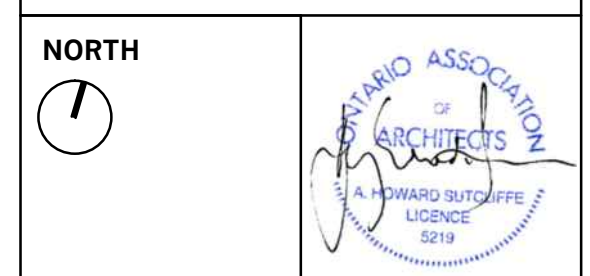


1 SECOND FLOOR PLAN
1:100

#	ISSUE	DATE
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015

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SECOND FLOOR PLAN [+2]

Job #:	1502	A2.4
SCALE:	1:100	
DATE:	AUG. 4, 2015	

FLOOR	GROSS FLOOR AREA (as per 800.50(320))	EXCLUSIONS (as per 50.5.40.40 (1))	EXCLUSION AREA (m ²)
TYPICAL HOTEL FLOOR	583.5 m ²		
[3rd FLOOR - 12th FLOOR]		Elevator Shafts Exit Stairwells	26.5 m ² 27.5 m ²
		TOTAL EXCLUSIONS	54.0 m²
TYP. HOTEL FLR ZONING GFA	529.5 m² (TOTAL)		
TOTAL HOTEL [3-12] GFA	5295.0 m² (10 FLOORS)		

HOTEL ROOMS PER FLOOR	13 GUEST ROOMS	
# OF FLOORS	10 HOTEL ROOM FLOORS	
TOTAL	130 TOTAL HOTEL GUEST ROOMS	

GENERAL NOTES:

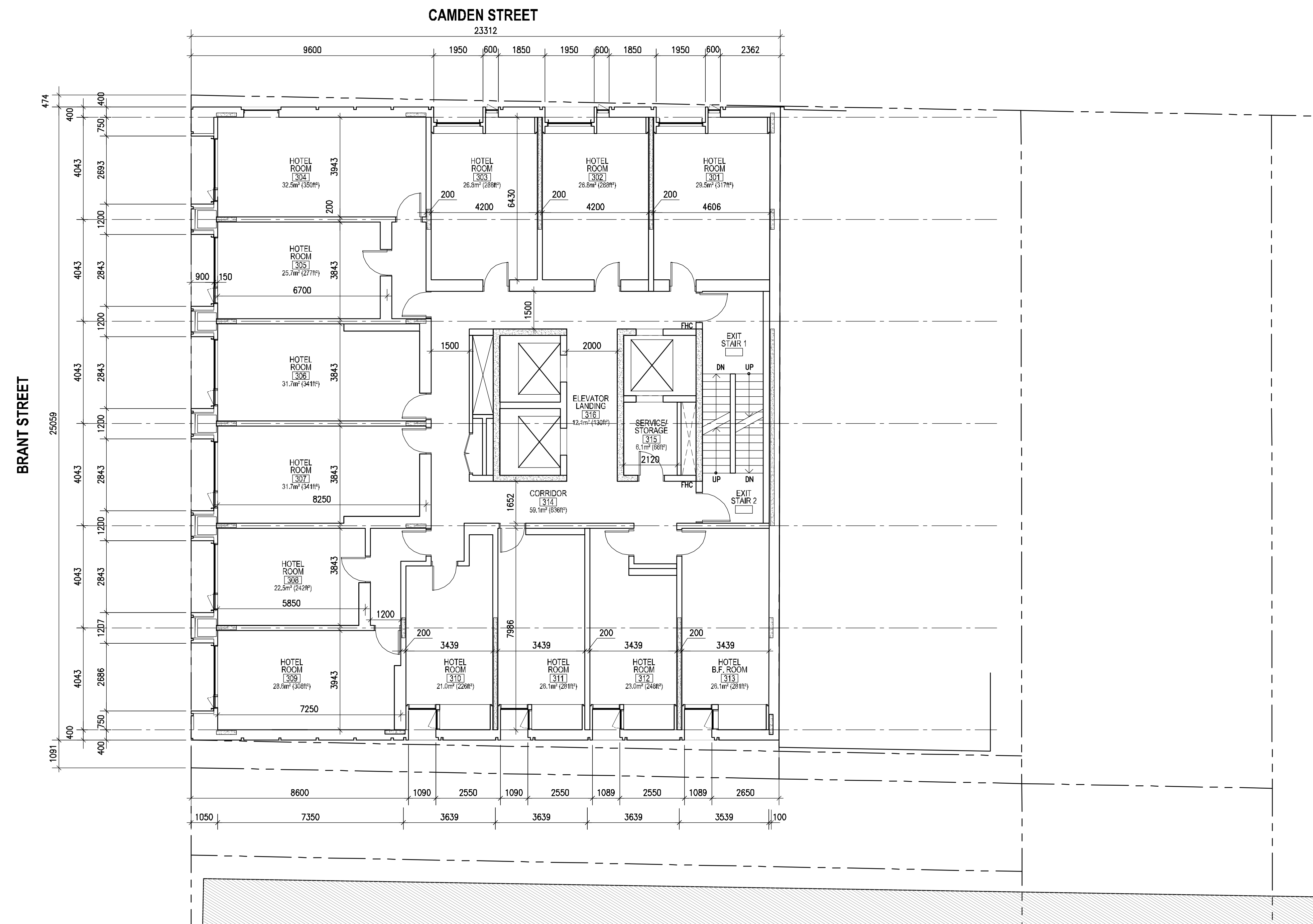
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1 TYPICAL HOTEL FLOOR PLAN (FLOORS 3 THROUGH 12)
1:100

#	ISSUE	DATE
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015

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NORTH



**TYPICAL HOTEL
FLOOR PLAN [3-12]
(10 FLOORS)**

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A2.5

FLOOR	GROSS FLOOR AREA (as per 800.50(320))	EXCLUSIONS (as per 50.5.40.40 (1))	EXCLUSION AREA (m ²)
PENTHOUSE FLOOR [+13]	476.6 m ²		
[13th FLOOR]		Elevator Shafts Exit Stairwells	26.5 m ² 20.9 m ²
		TOTAL EXCLUSIONS	47.4 m²
PENTHOUSE [+13] GFA	429.2 m²		

GENERAL NOTES:

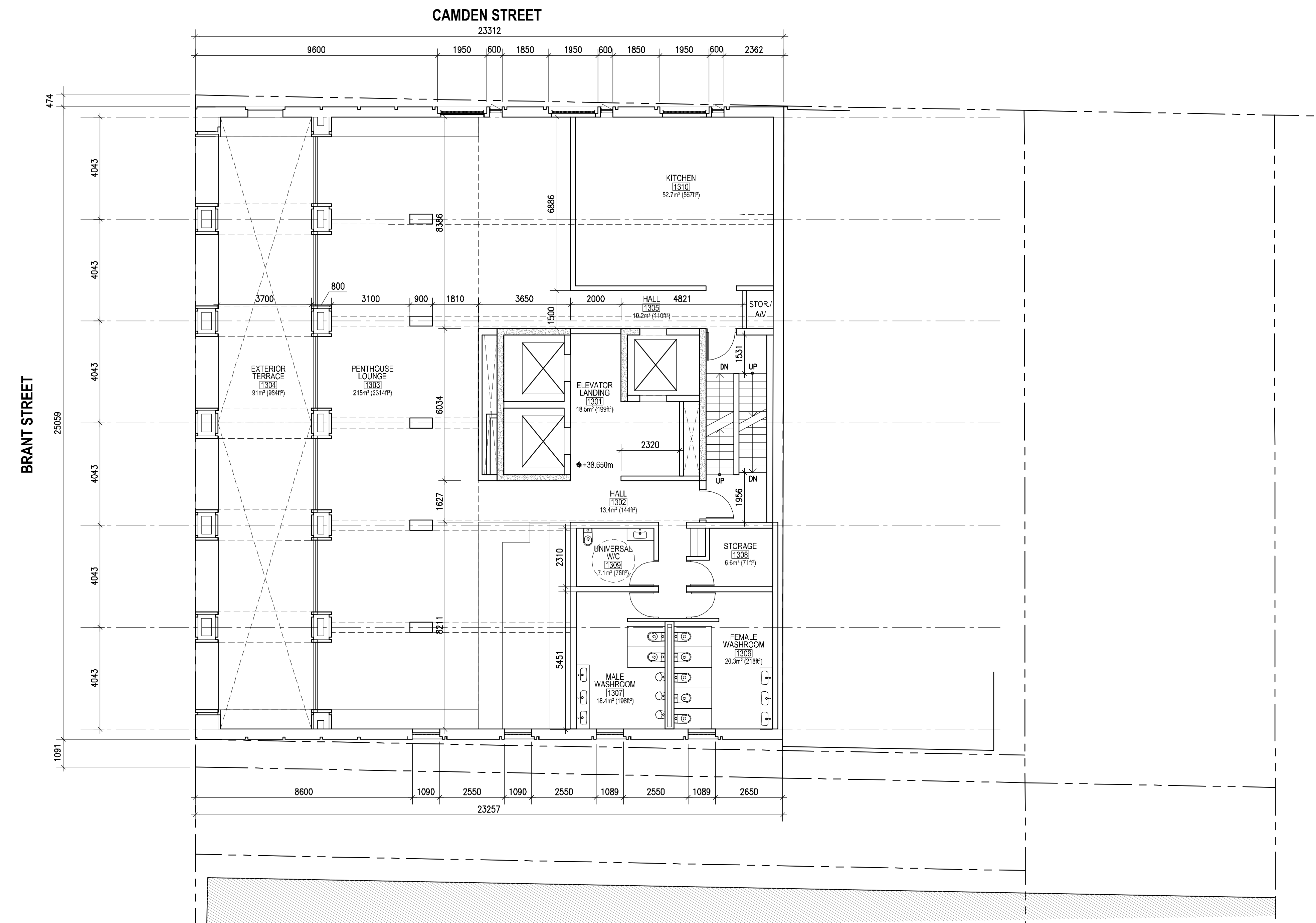
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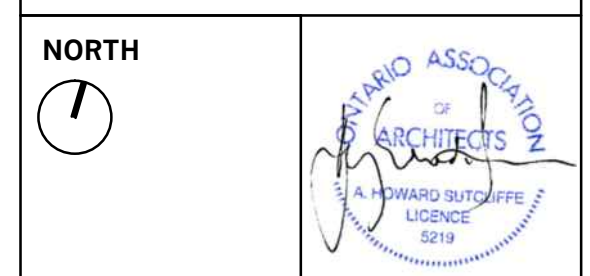


1 PENTHOUSE FLOOR PLAN (13th FLOOR)
1:100

#	ISSUE	DATE
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015

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PENTHOUSE FLOOR PLAN [+13]

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A2.6

FLOOR	GROSS FLOOR AREA (as per 800.50(320))	EXCLUSIONS (as per 50.5.40.40 (1))	EXCLUSION AREA (m ²)
INT. MECHANICAL PENTHOUSE	302.6 m ²	Mechanical Penthouse Elevator Shafts Exit Stairwells	302.6 m ² incl. incl.
INTERMEDIATE PENTHOUSE GF/	0.0 m ² TOTAL		302.6

GENERAL NOTES:

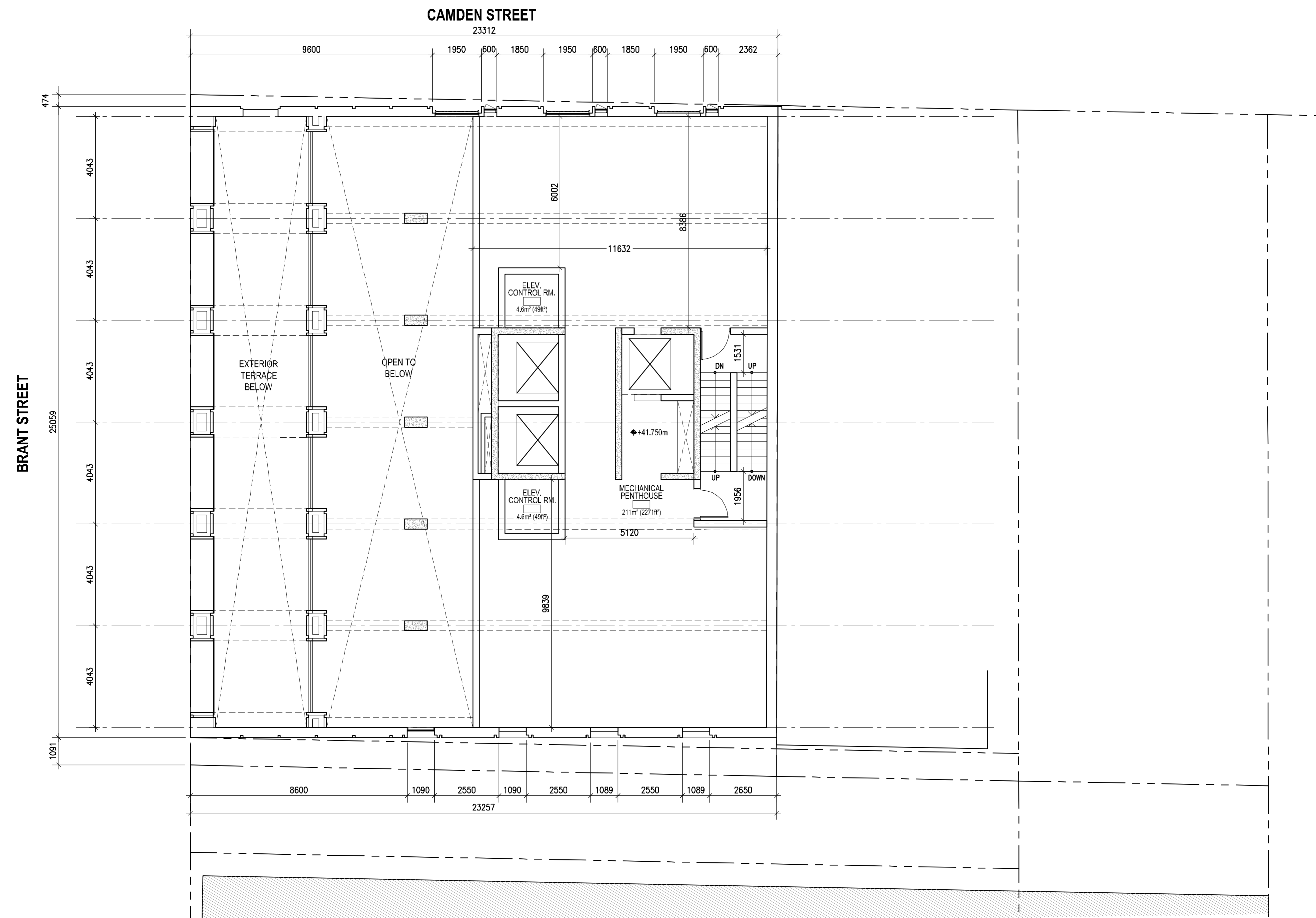
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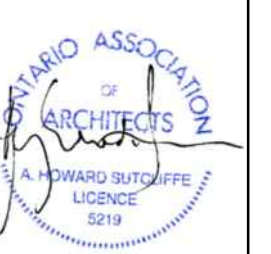
1 INTERMEDIATE MECHANICAL PENTHOUSE PLAN
1:100

#	ISSUE	DATE
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015

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INTERMEDIATE MECHANICAL PENTHOUSE PLAN

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A2.7

MECHANICAL PENTHOUSE	308.8 m ²	
[ROOF]	Mechanical Penthouse	308.8 m ²
	TOTAL EXCLUSIONS	308.8
MECH. PENTHOUSE GFA	0.0 m² TOTAL	

GENERAL NOTES:

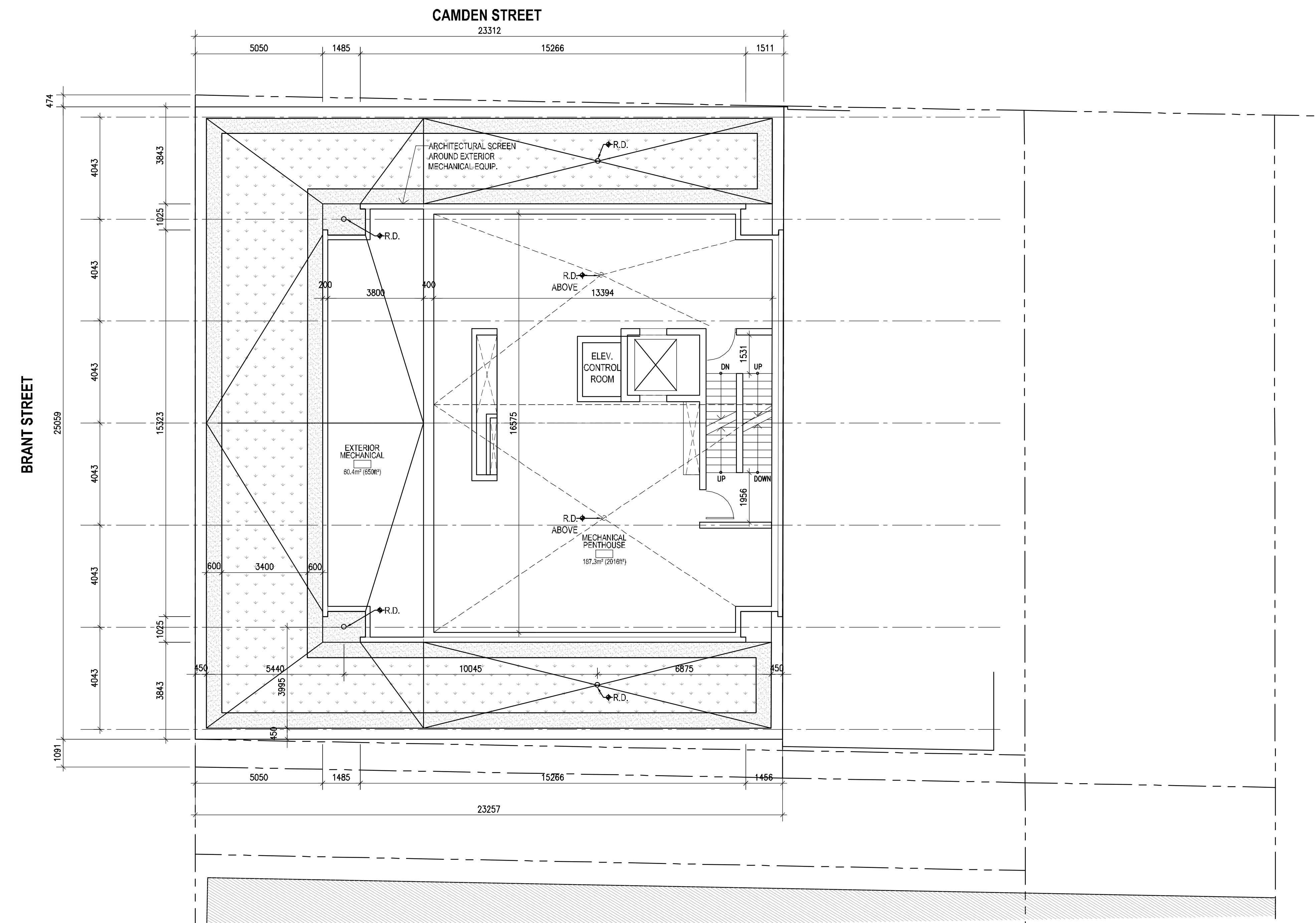
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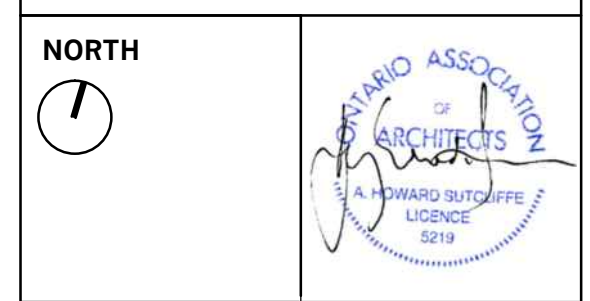


1 MECHANICAL PENTHOUSE FLOOR PLAN (ROOF)
1:100

#	ISSUE	DATE
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015

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MECHANICAL PENTHOUSE PLAN [ROOF]

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A2.8

ROOF AREA (GROSS)	583.5 m ²	
Available Roof Area (not incl. parapets)	Roof Area (low)	301.3 m ²
	Mechanical Penthouse Roof Area	218.0 m ²
	TOTAL AVAILABLE ROOF AREA	519.3 m²
GREEN ROOF BYLAW (30%)	155.8 m² TOTAL GREEN ROOF REQUIRED	

GENERAL NOTES:

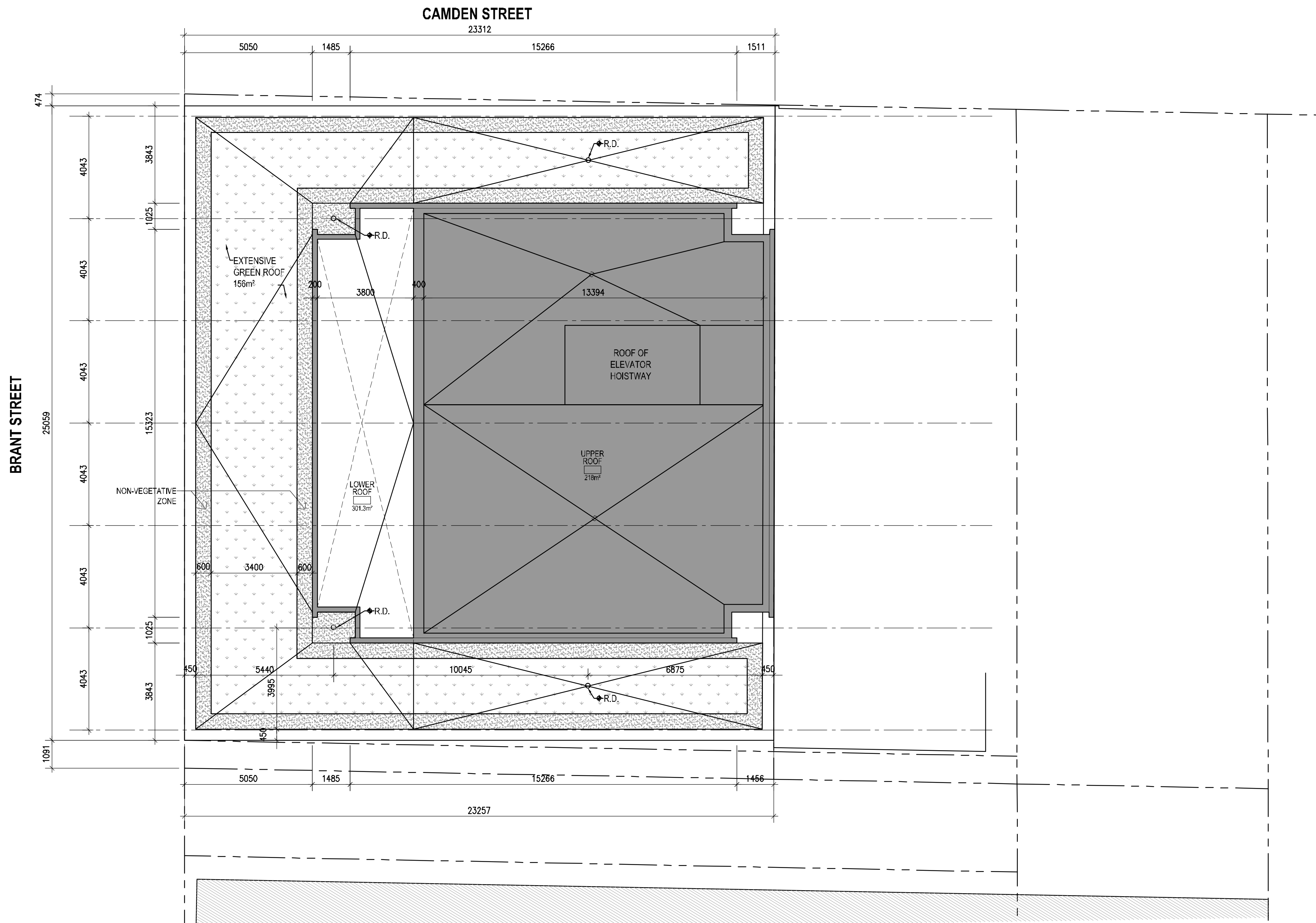
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1 ROOF PLAN
1:100

1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015
#	ISSUE	DATE

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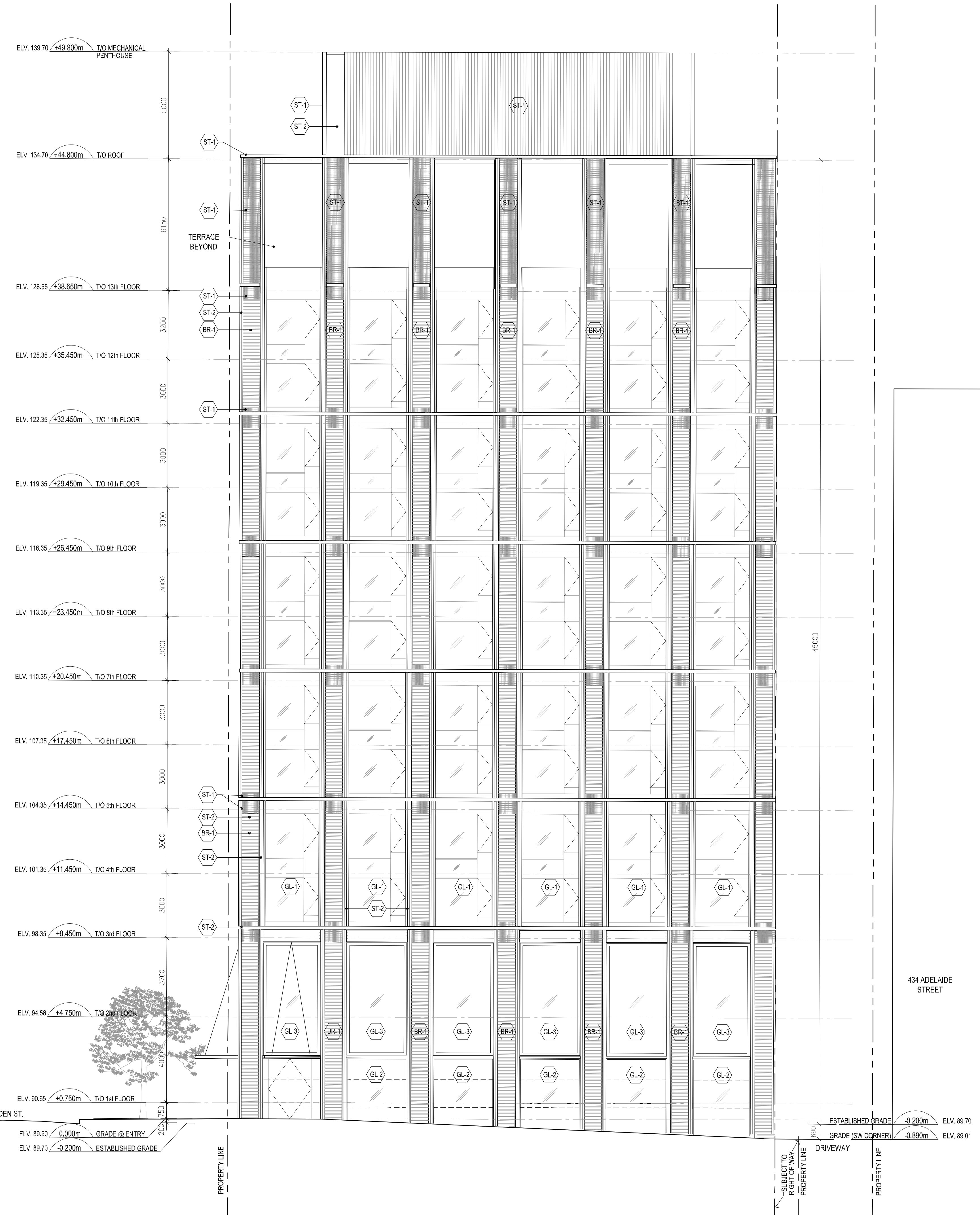
NORTH



ROOF PLAN

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A2.9



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LEGEND

	MASONRY
	STEEL GRATING/GRILLES
	STEEL PLATE/ANGLES/REVEALS
	HOTEL GLAZING, TYPE TBC
	HOTEL GLAZING, SPANDREL
	CURTAIN WALL / ENTRANCE GLAZING
	WOOD CURTAIN WALL GLAZING

#	ISSUE	DATE
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NORTH

EXTERIOR ELEVATIONS

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A4.1



1 NORTH ELEVATION
1:100

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LEGEND

- MASONRY
- STEEL GRATING/GRILLES
- STEEL PLATE/ANGLES/REVEALS
- HOTEL GLAZING, TYPE TBC
- HOTEL GLAZING, SPANDREL
- CURTAIN WALL / ENTRANCE GLAZING
- WOOD CURTAIN WALL GLAZING

#	ISSUE	DATE
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015

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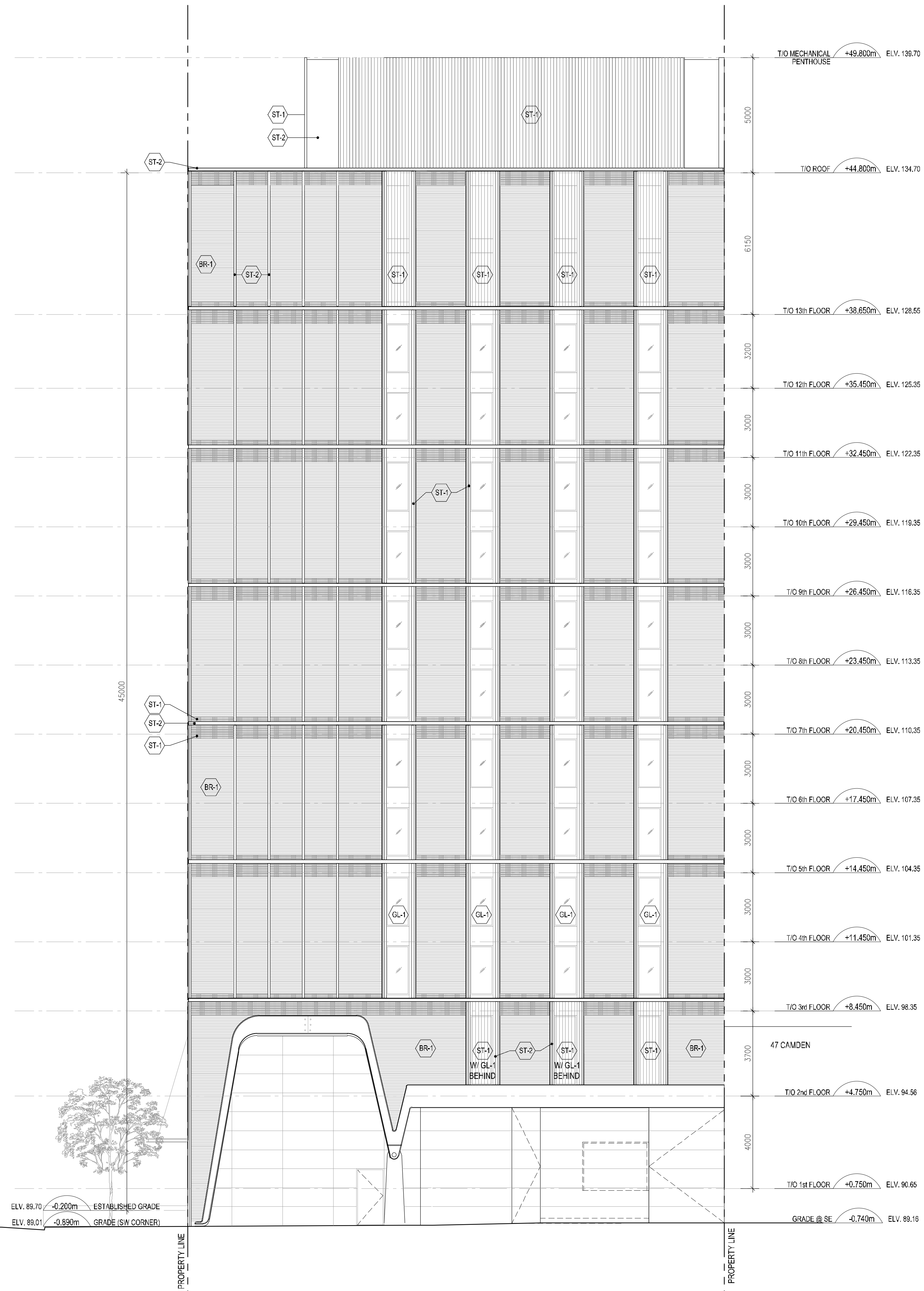
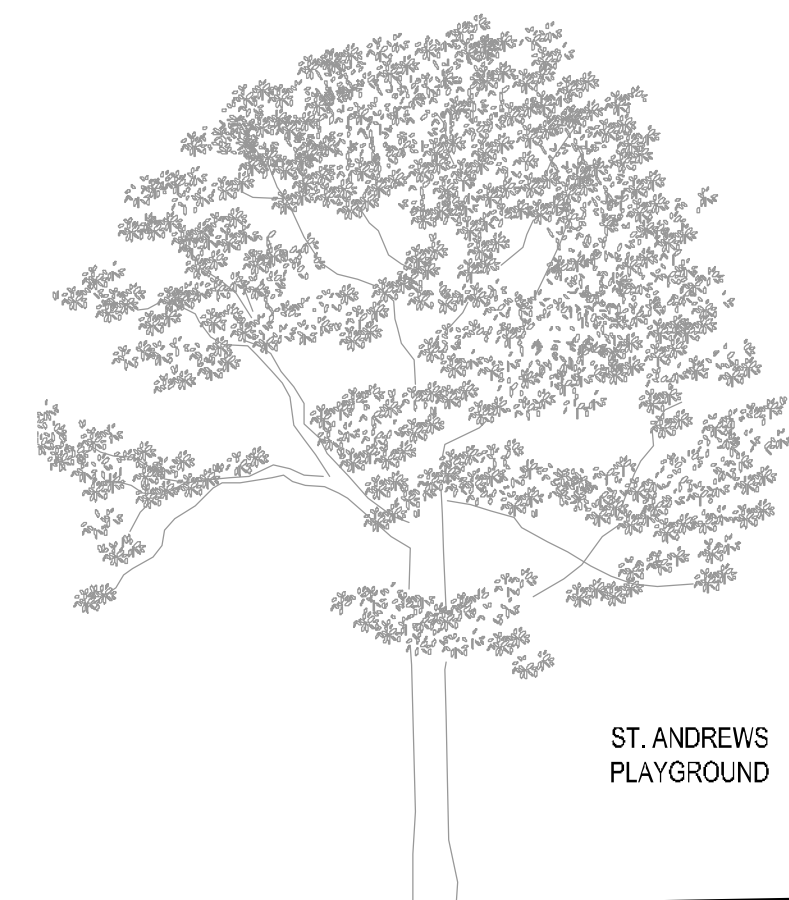
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EXTERIOR ELEVATIONS

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A4.2



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LEGEND

- BR-1 MASONRY
- ST-1 STEEL GRATING/GRILLES
- ST-2 STEEL PLATE/ANGLES/REVEALS
- GL-1 HOTEL GLAZING, TYPE TBC
- GL-1a HOTEL GLAZING, SPANDEREL
- GL-2 CURTAIN WALL / ENTRANCE GLAZING
- GL-3 WOOD CURTAIN WALL GLAZING

#	ISSUE	DATE
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015

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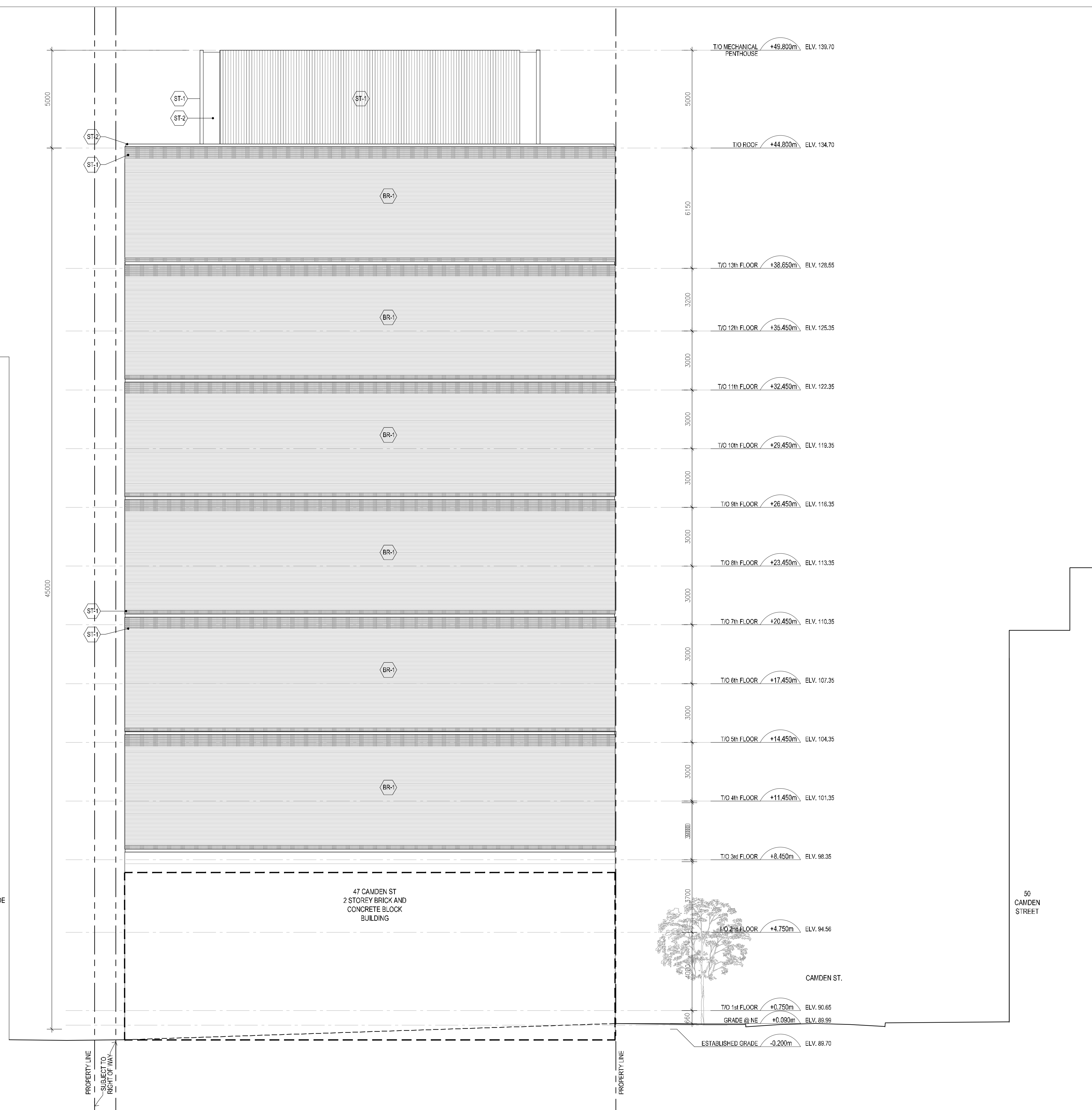
NORTH



EXTERIOR ELEVATIONS

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A4.3



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- LEGEND**
- (BR-1) MASONRY
 - (ST-1) STEEL GRATING/GRILLES
 - (ST-2) STEEL PLATE/ANGLES/REVEALS
 - (GL-1) HOTEL GLAZING, TYPE TBC
 - (GL-1a) HOTEL GLAZING, SPANDREL
 - (GL-2) CURTAIN WALL / ENTRANCE GLAZING
 - (GL-3) WOOD CURTAIN WALL GLAZING

#	ISSUE	DATE
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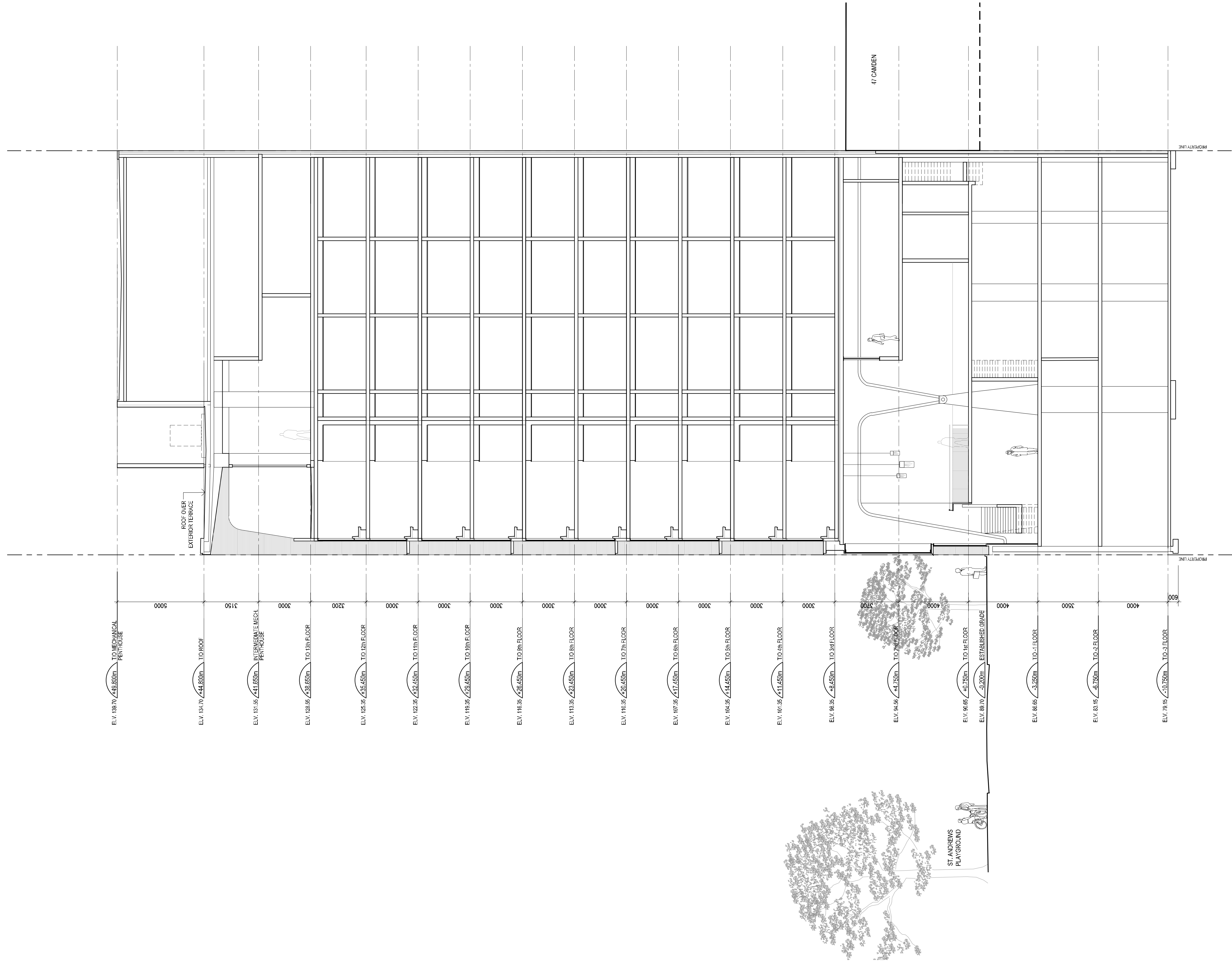
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EXTERIOR ELEVATIONS

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A4.4



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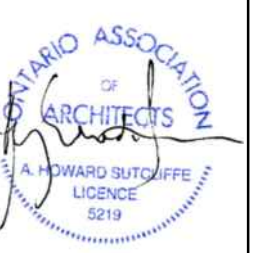
1	ISSUED FOR ZONING BY-LAW AMEND.	AUGUST 4, 2015
#	ISSUE	DATE

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NORTH

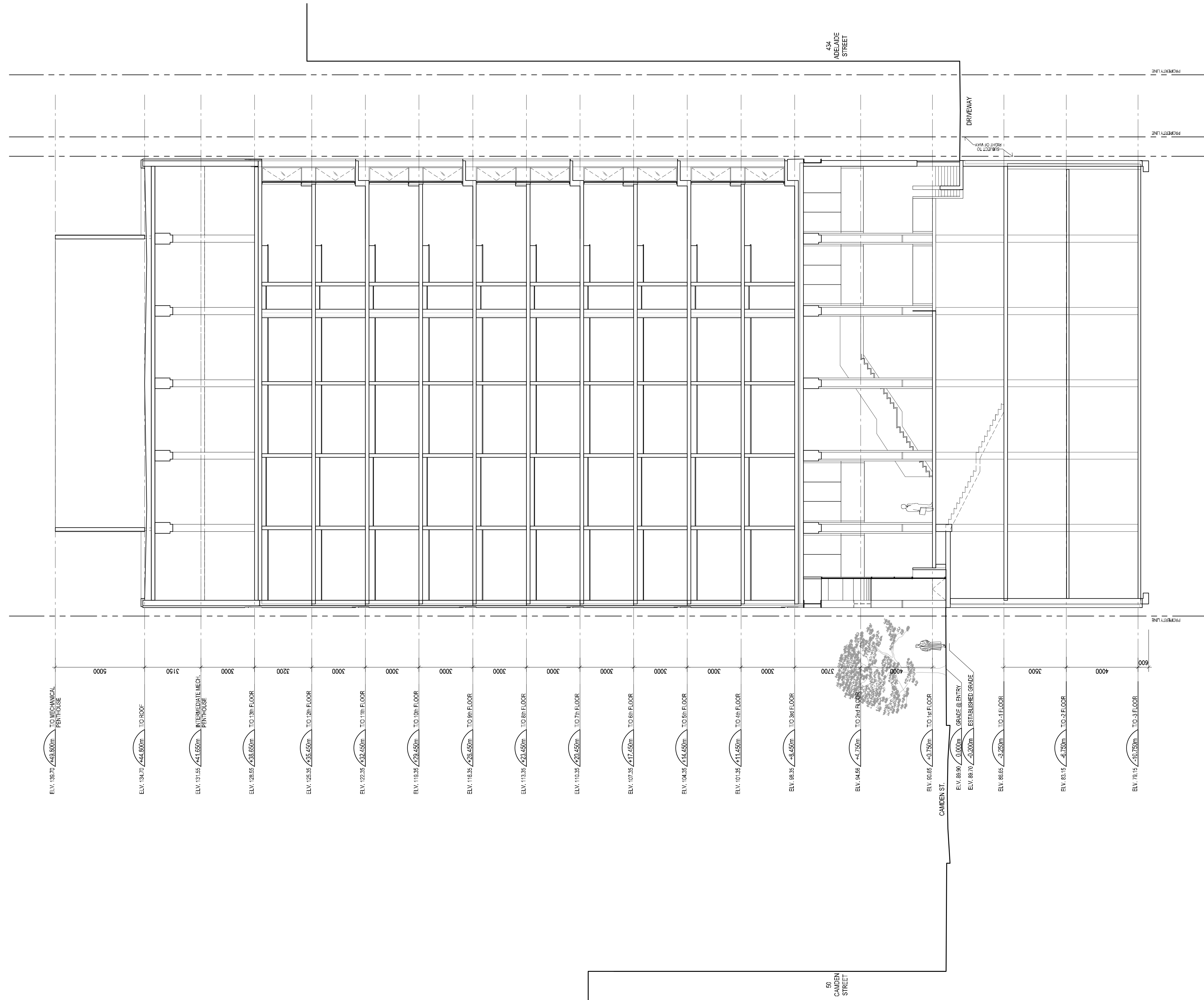


BUILDING SECTION

Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A5.1

1 CONCEPT BUILDING SECTION - THROUGH LOBBY & PENTHOUSE
1:100



ELV. 137.0 / 443.950m TO MECHANICAL PENTHOUSE
 ELV. 134.70 / 444.800m TO ROOF
 ELV. 131.55 / 441.650m INTERMEDIATE MECH. PENTHOUSE
 ELV. 128.55 / 438.650m TO 13th FLOOR
 ELV. 125.55 / 435.650m TO 12th FLOOR
 ELV. 122.55 / 432.650m TO 11th FLOOR
 ELV. 119.55 / 429.650m TO 10th FLOOR
 ELV. 116.55 / 426.650m TO 9th FLOOR
 ELV. 113.55 / 423.650m TO 8th FLOOR
 ELV. 110.55 / 420.650m TO 7th FLOOR
 ELV. 107.55 / 417.650m TO 6th FLOOR
 ELV. 104.55 / 414.650m TO 5th FLOOR
 ELV. 101.55 / 411.650m TO 4th FLOOR
 ELV. 98.55 / 408.650m TO 3rd FLOOR
 ELV. 94.65 / 407.750m TO 2nd FLOOR
 ELV. 90.65 / 407.750m TO 1st FLOOR
 ELV. 86.96 / 0.000m GRADE @ ENTRY
 ELV. 86.70 / 2.250m ESTABLISHED GRADE
 ELV. 86.65 / 3.250m TO 1st FLOOR
 ELV. 83.15 / 4.750m TO 2nd FLOOR
 ELV. 79.15 / 10.750m TO 3rd FLOOR

1 CONCEPT BUILDING SECTION - THROUGH LOBBY & WINDOW WELL @ SOUTH WALL

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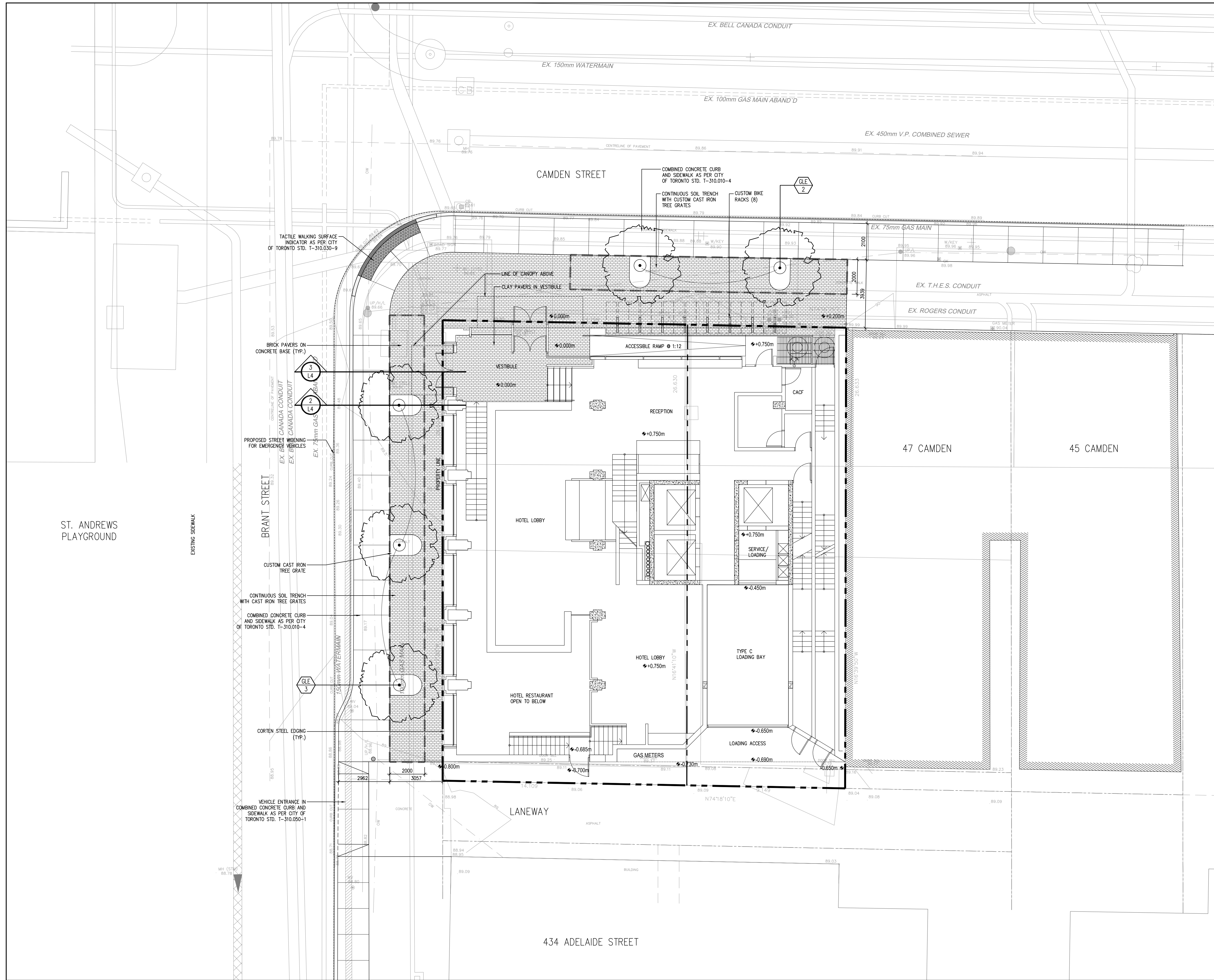
NORTH

BUILDING SECTION

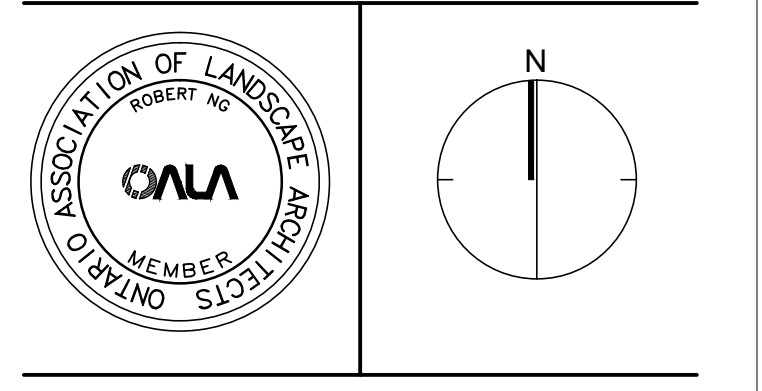
Job #: 1502
SCALE: 1:100
DATE: AUG. 4, 2015

A5.2

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



1	ISSUED FOR ZONING BY-LAW AMENDMENT	AUG. 4/15
No.	Description	Date
Revision		
City Approval Stamp		



NAK
design strategies


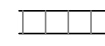
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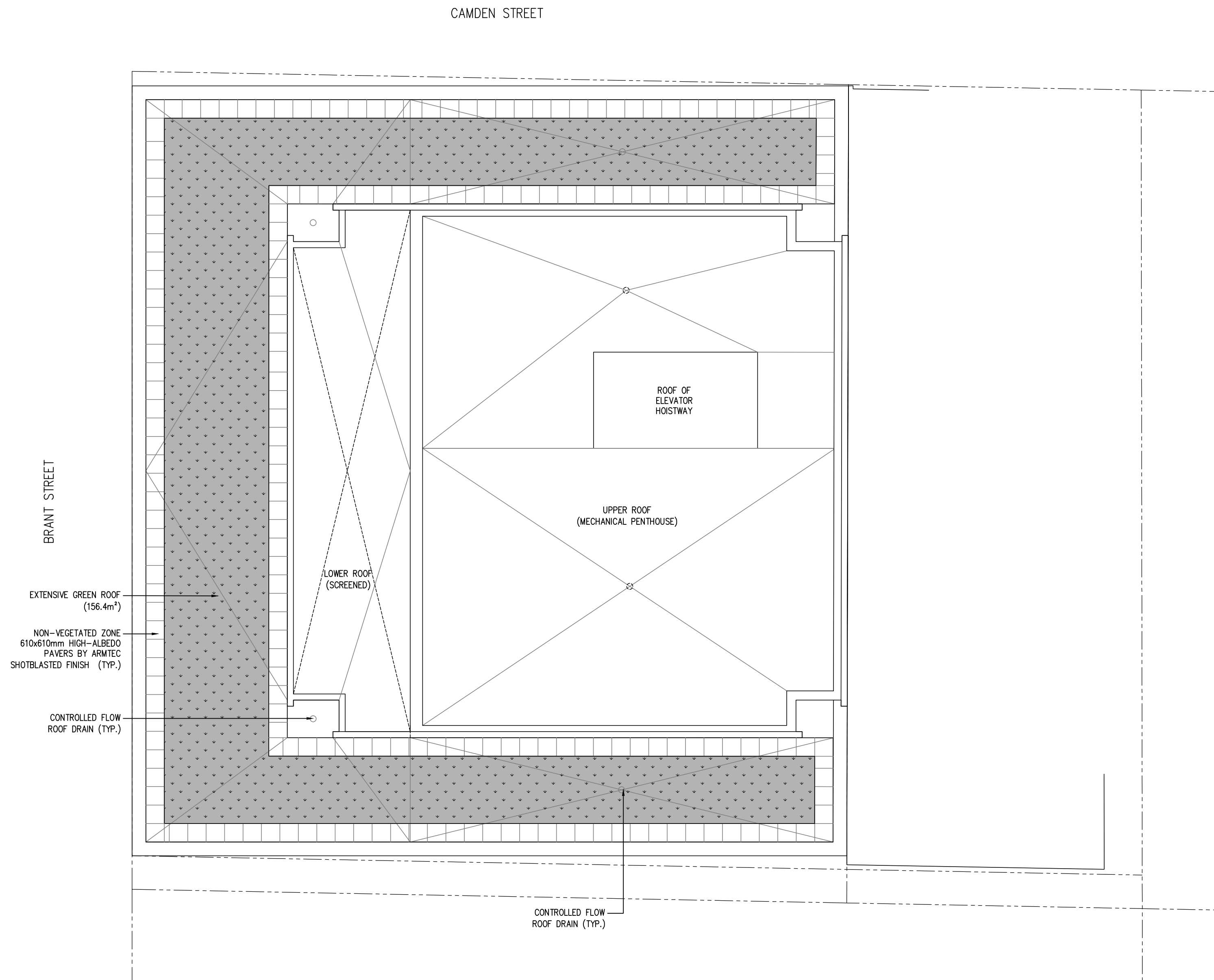
51 Camden Street

Title	
Landscape Plan Ground Floor	
Date	Sheet
JULY 9, 2015	
Scale	1:100
Drawn	ah
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Job No.	15-124
L1	

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LEGEND

- GREEN ROOF**
-  GREEN ROOF TRAY SYSTEM (100MM DEPTH)
 -  600MM WIDE NON-VEGETATED ZONE



GREEN ROOF STATISTICS

AVAILABLE ROOF SPACE CALCULATION

GROSS FLOOR AREA, AS DEFINED IN THE GREEN ROOF BYLAW	8,110.9m ²
TOTAL ROOF AREA (m ²)	
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)	N/A
ROOFTOP OUTDOOR AMENITY SPACE (m ²)	N/A
AREA OF RENEWABLE ENERGY DEVICES (m ²)	0 m ²
TOWER ROOF AREA W/ FLOOR PLATE LESS THAN 750m ²	N/A
TOTAL AVAILABLE ROOF SPACE (m ²)	519m ²
TOTAL NUMBER OF RESIDENTIAL UNITS	N/A

GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)	156m ²	156m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)	30%	30%

GREEN ROOF PLANT MIX

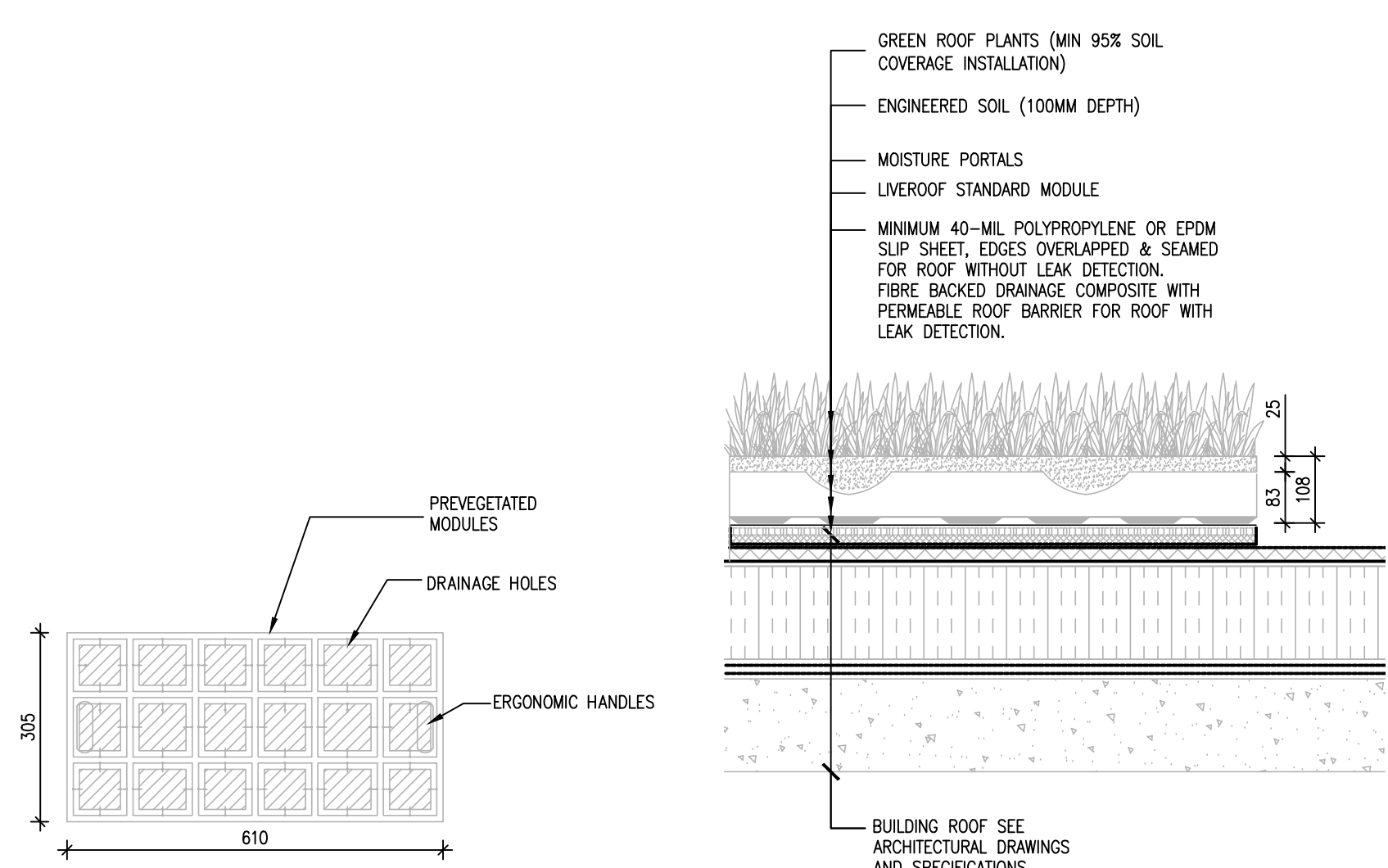
TOUGH EXTREME MIX BY LIVEROOF:

- SEDUM ALBUM
- SEDUM MIDDENDORFFIANUM VAR. DIFFUSUM
- SEDUM SPURIMUM 'ALBUM SUPERBUM'
- SEDUM SPURIMUM 'ROSEUM'
- SEDUM TAKESNIENSE 'GOLD CARPET'
- ALLIUM TANGUTICUM 'MILLENNIUM' (SUBSTITUTED FOR SUMMER BEAUTY)
- SEDUM KAMTSCHATICUM 'TAKAHIRA DRAKE'
- SEDUM SPECTABILE 'NEON'

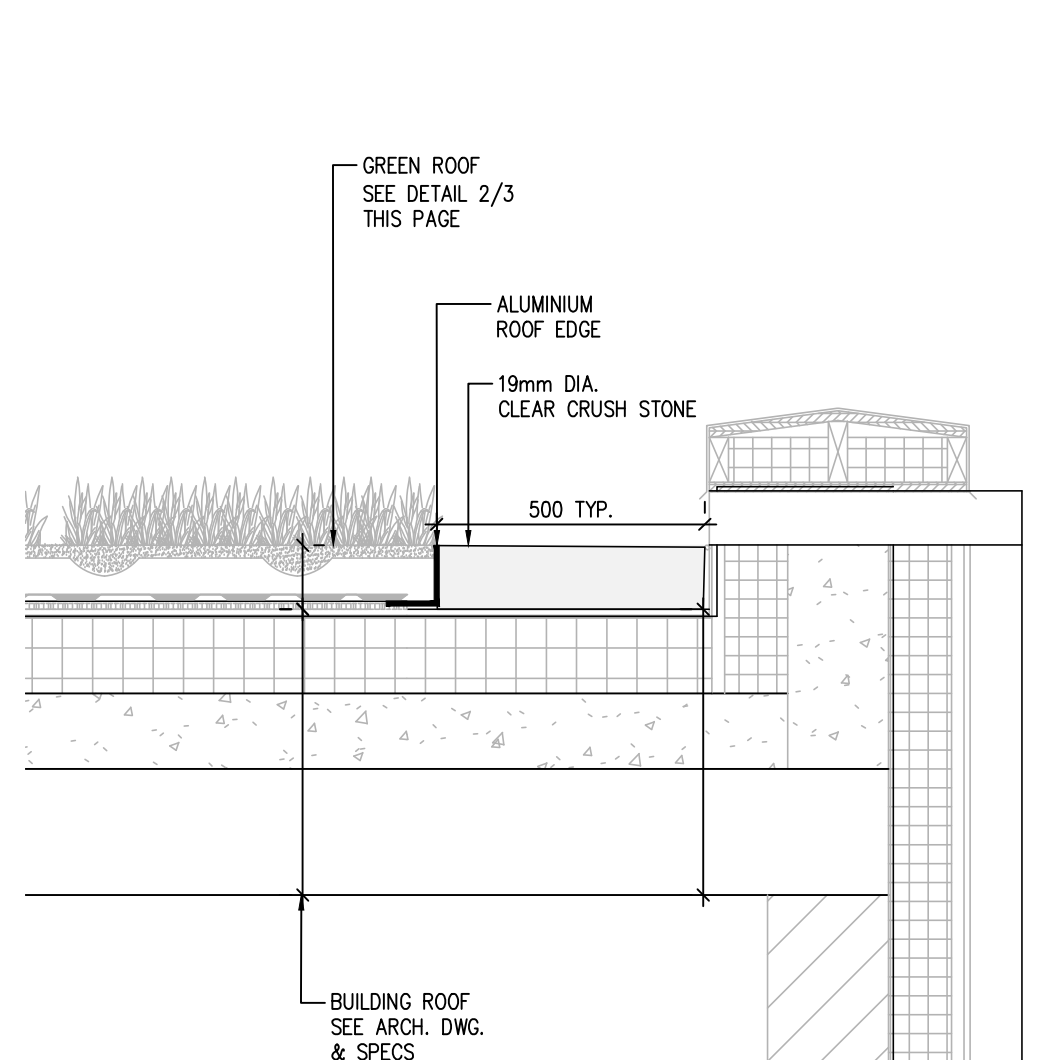
No.	Description	Date
1	ISSUED FOR ZONING BY-LAW AMENDMENT	AUG. 4/15

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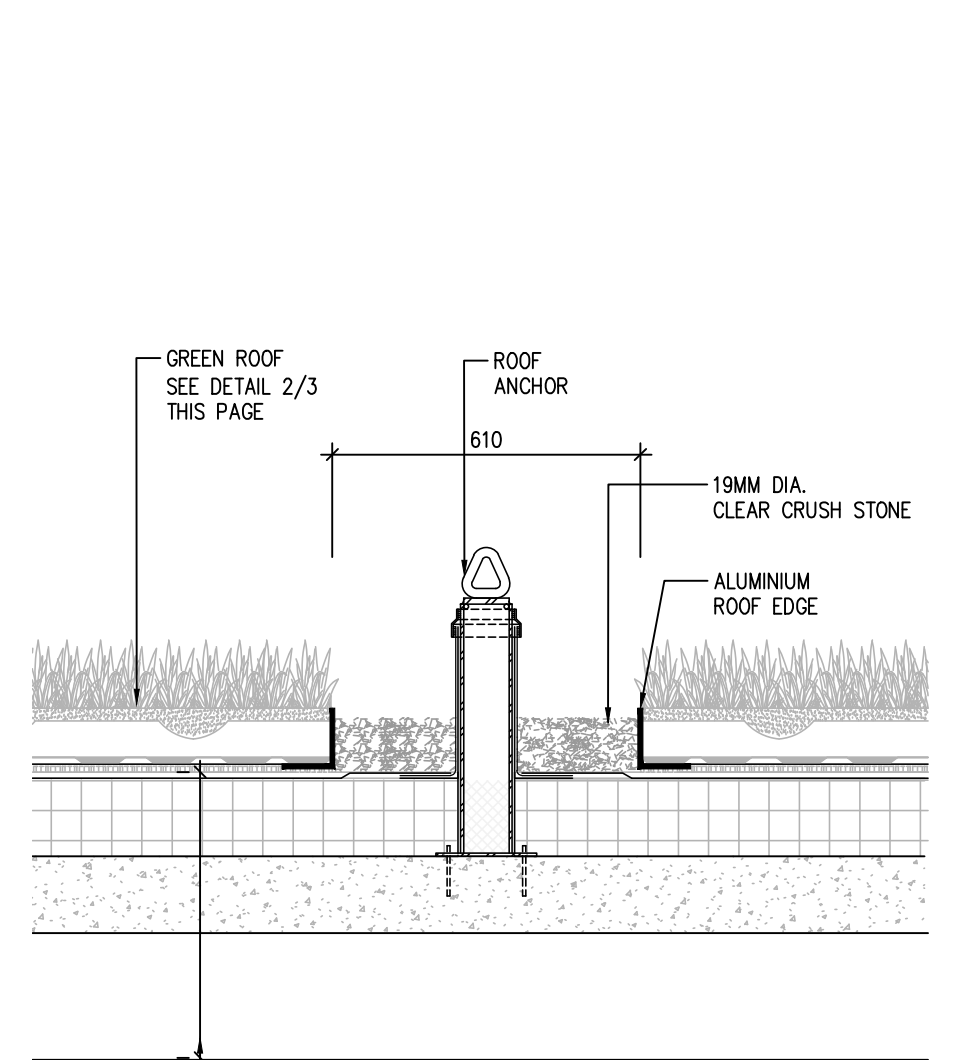
1 GREEN ROOF PLAN
1:100



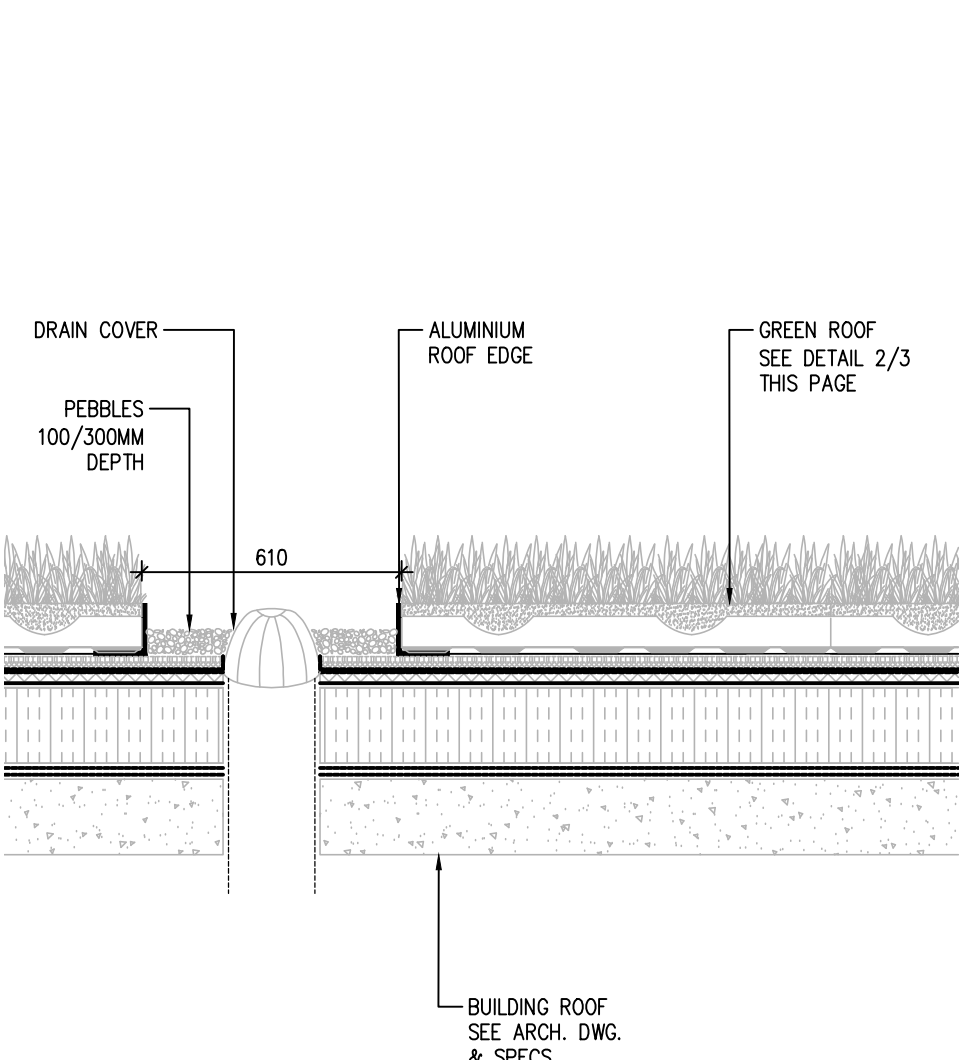
2 GREEN ROOF TRAY MODULE PLAN
1:10



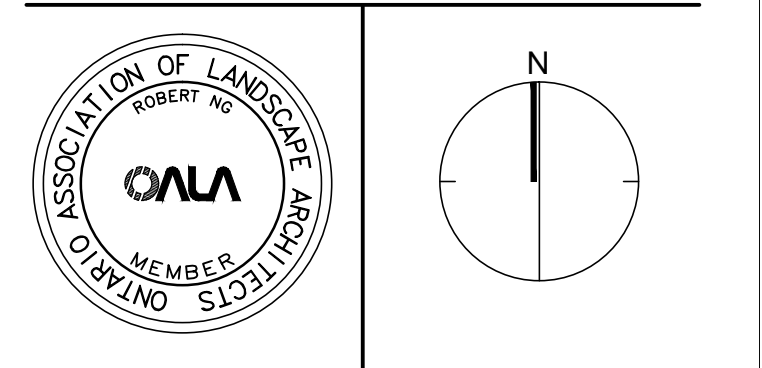
4 GREEN ROOF PAVER EDGING
1:15



5 ROOF ANCHOR DETAIL
1:15



6 ROOF DRAIN DETAIL
1:15



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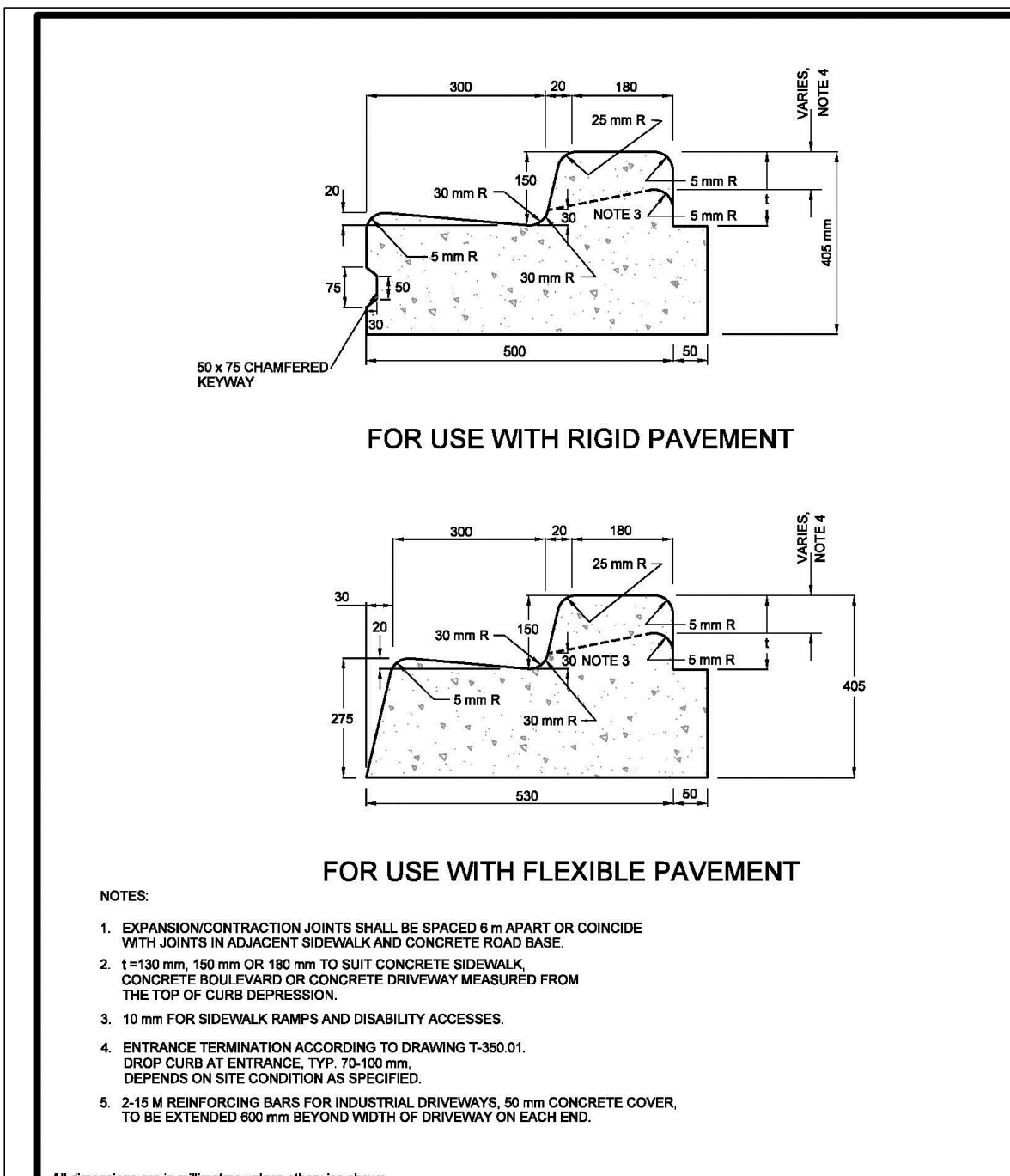
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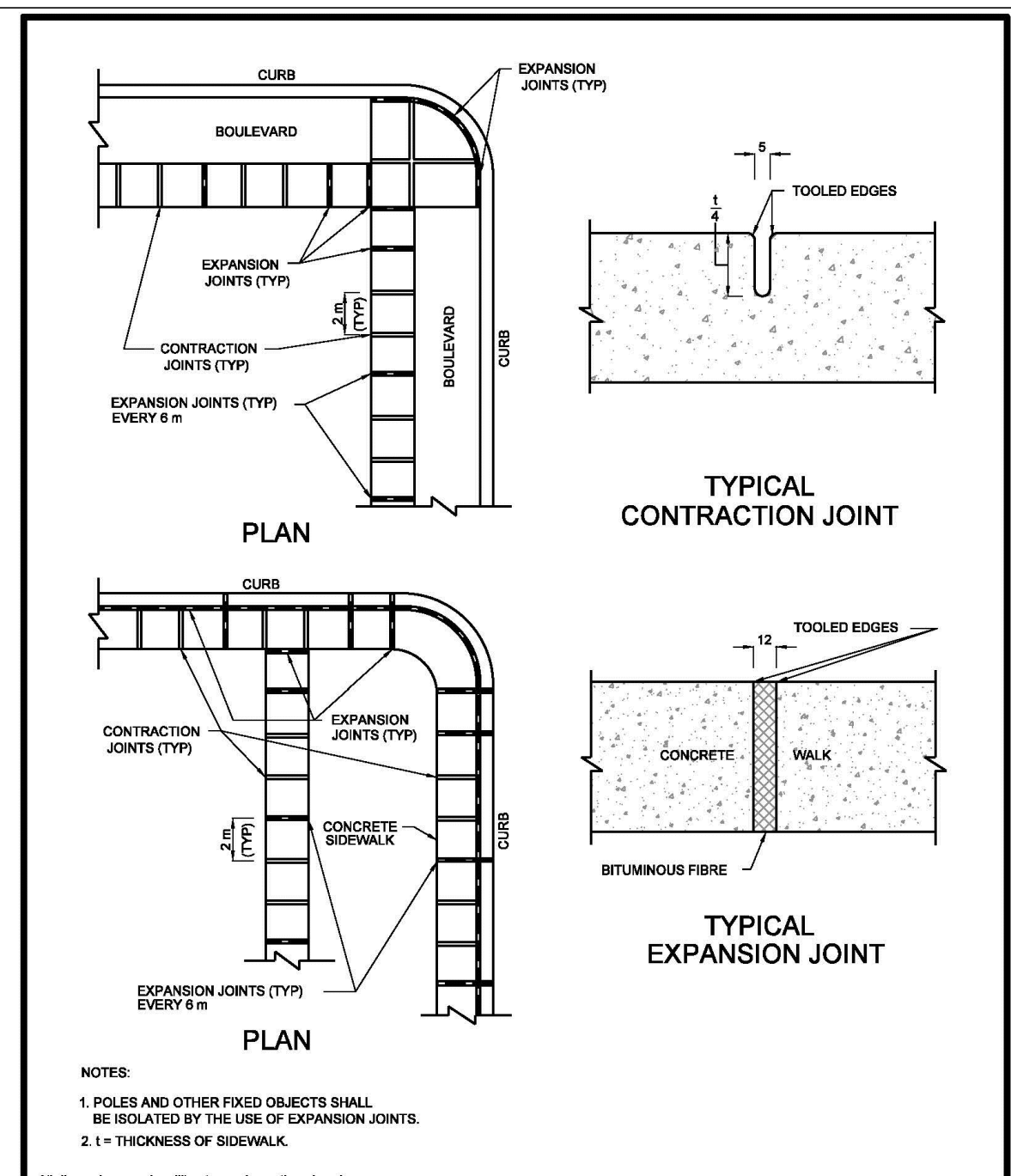
Title
**Landscape Plan
Green Roof**

Date JULY 9, 2015	Scale 1:100	Sheet L2
Drawn ah	Checked rm	Job No. 15-124

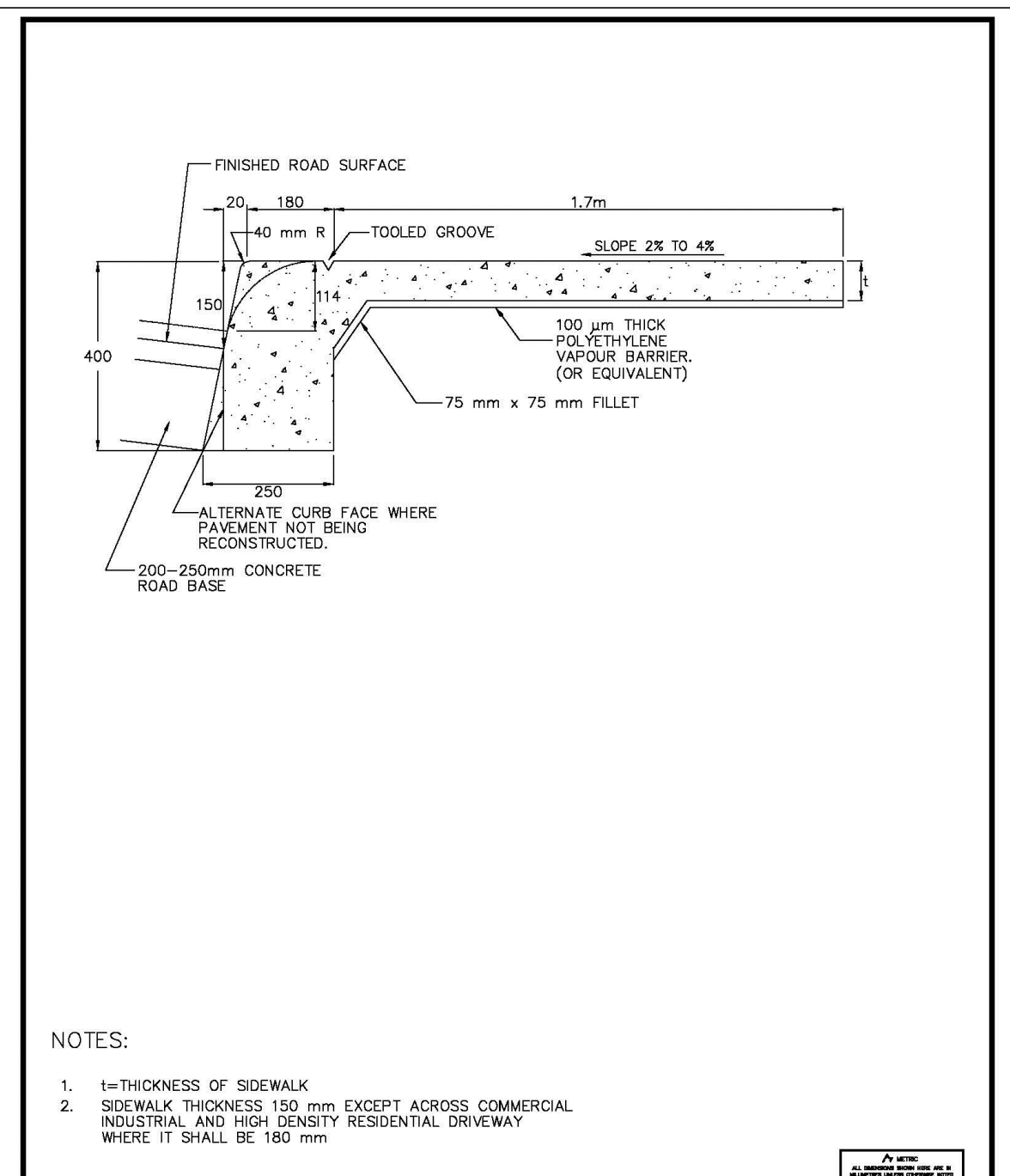
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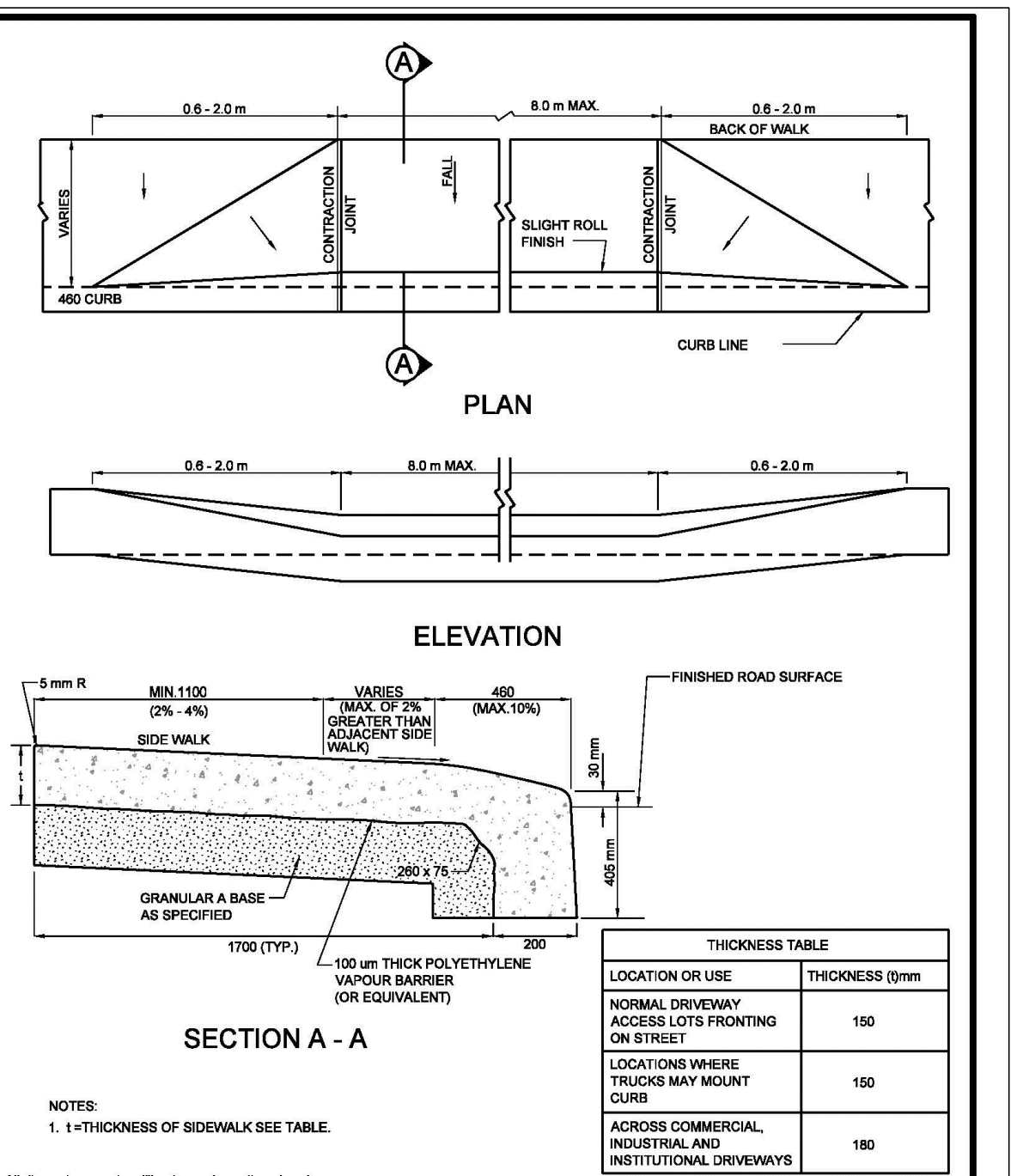
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	T-600.05-1	
	CONCRETE CURB AND GUTTER	
	NTS	SHEET 1



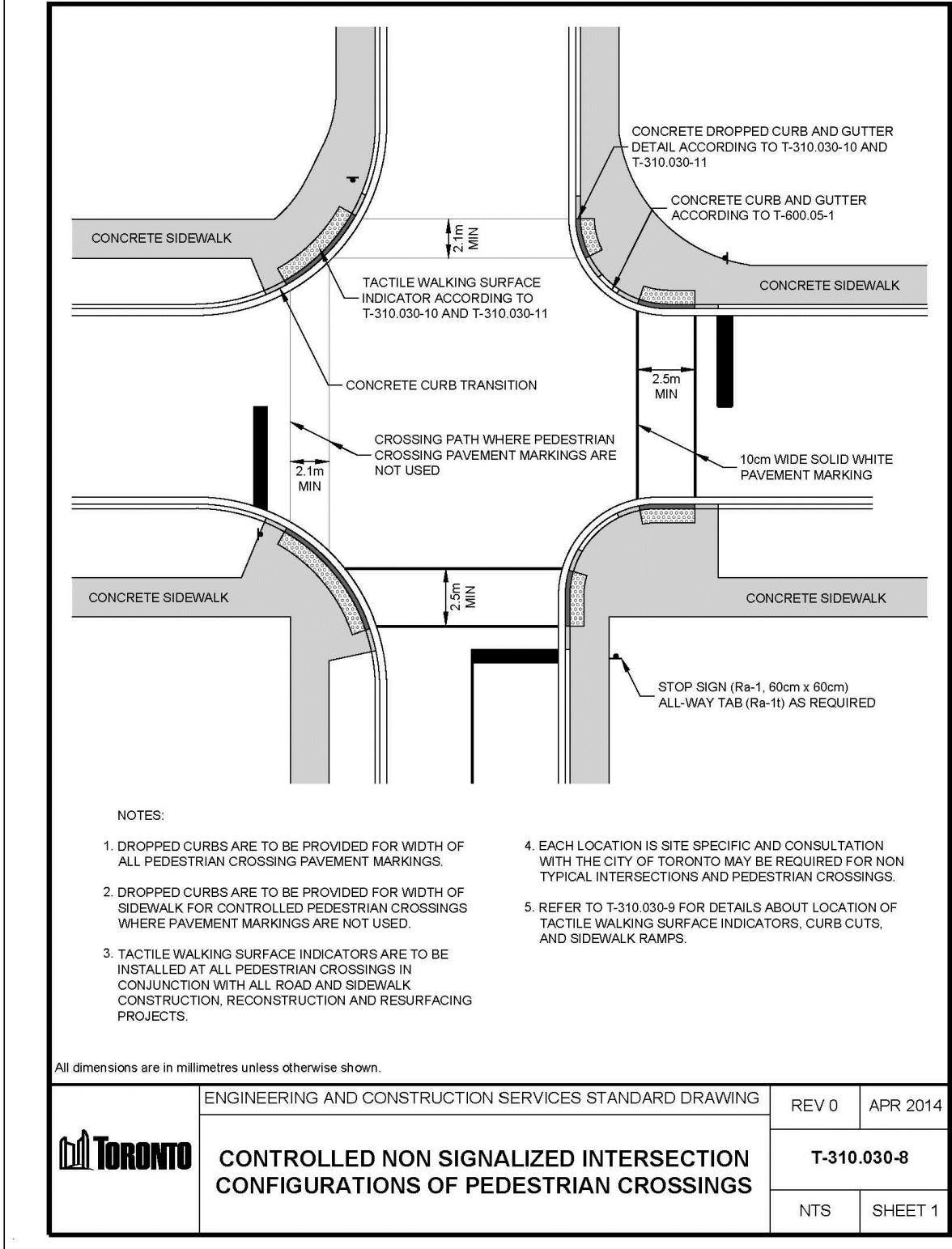
ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING	REV 1	NOV 2014
	T-310.010-1	
	LOCATION AND DETAIL OF JOINTS FOR SIDEWALK	
	NTS	SHEET 1



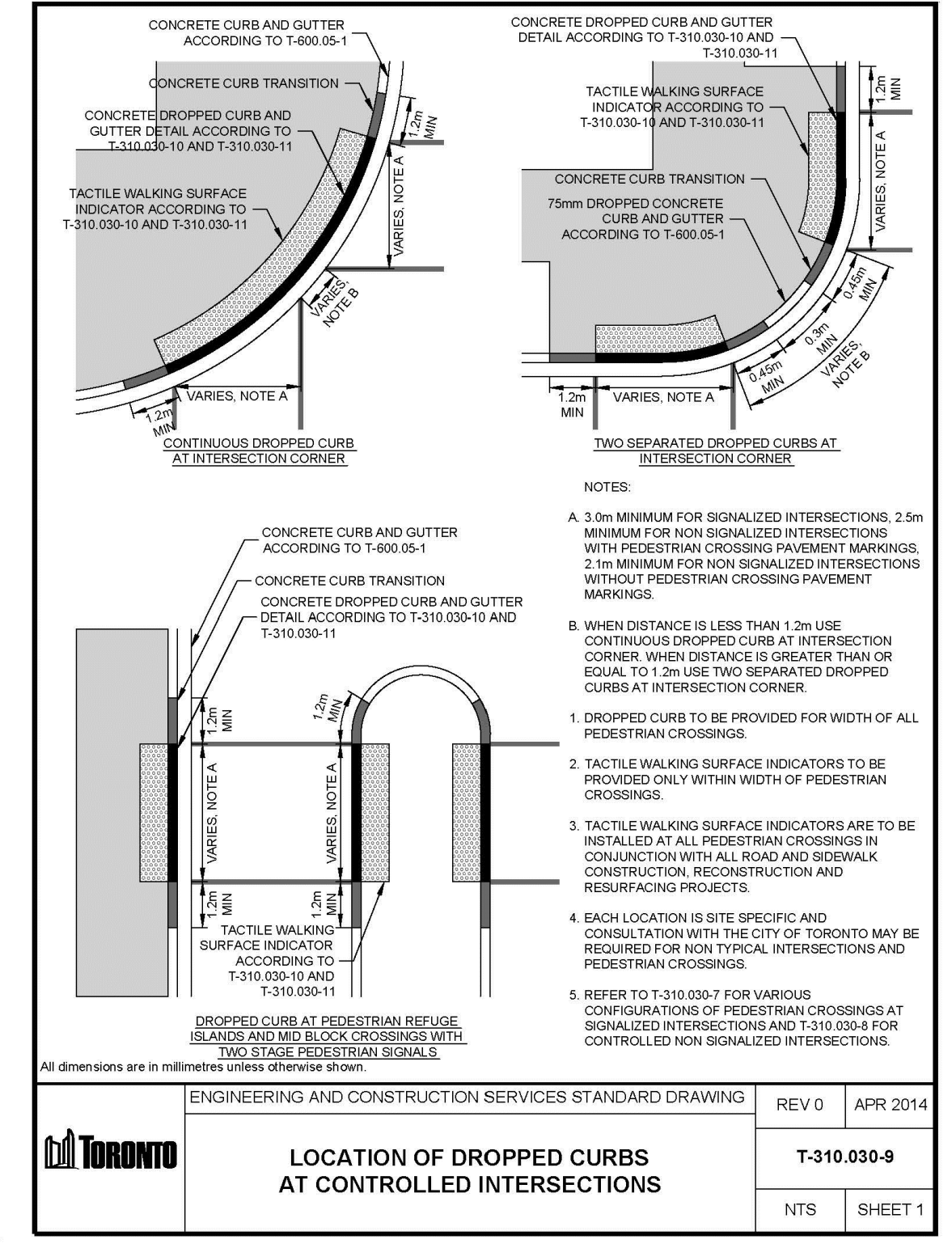
ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING	REV 3	NOV 2014
	T-310.010-1	
	COMBINED CONCRETE CURB AND SIDEWALK	
	NTS	SHEET 1



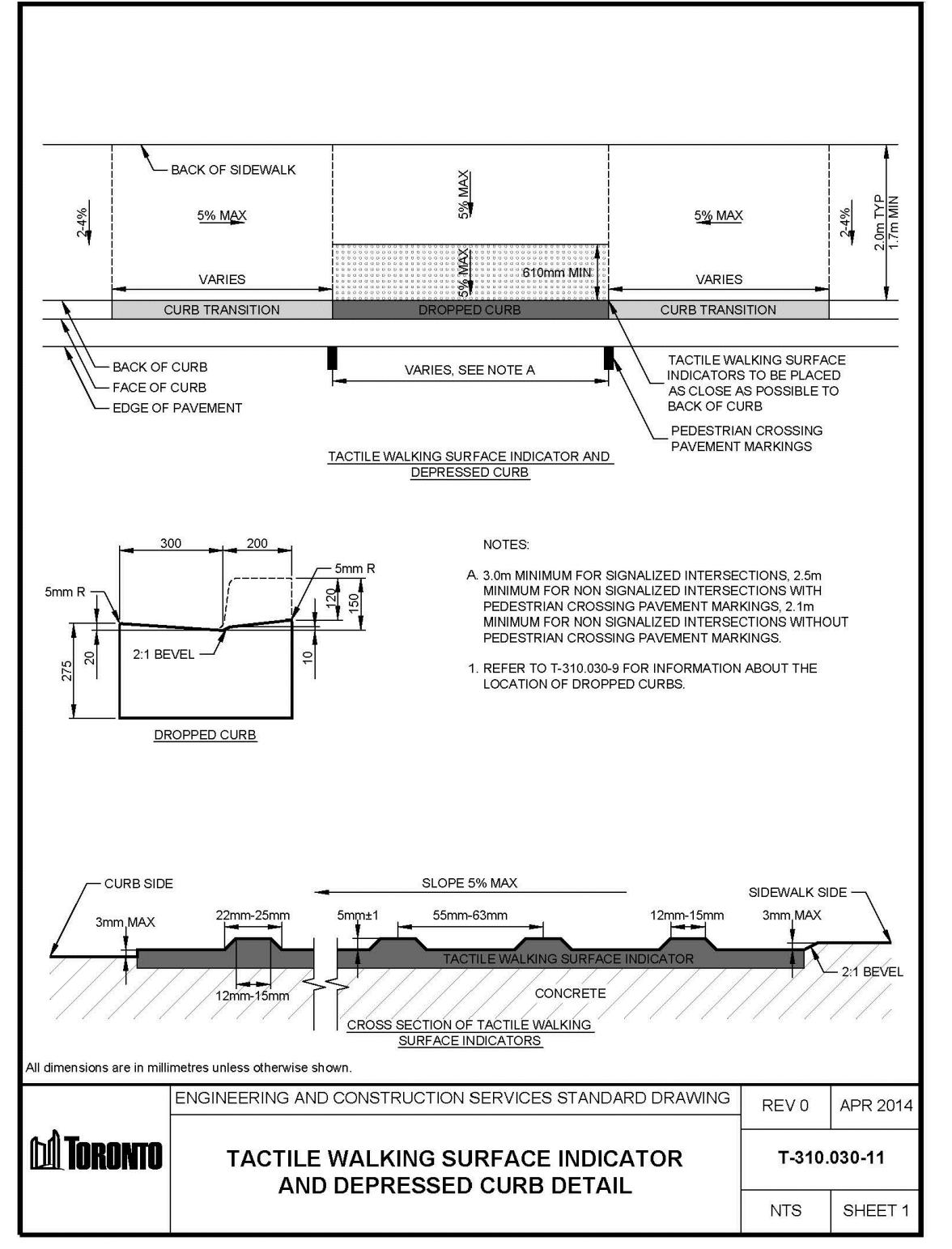
ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING	REV 3	NOV 2014
	T-310.050-1	
	VEHICLE ENTRANCE IN COMBINED CURB AND SIDEWALK	
	NTS	SHEET 1



ENGINEERING AND CONSTRUCTION SERVICES STANDARD DRAWING	REV 0	APR 2014
	T-310.030-8	
	CONTROLLED NON SIGNALIZED INTERSECTION CONFIGURATIONS OF PEDESTRIAN CROSSINGS	
	NTS	SHEET 1

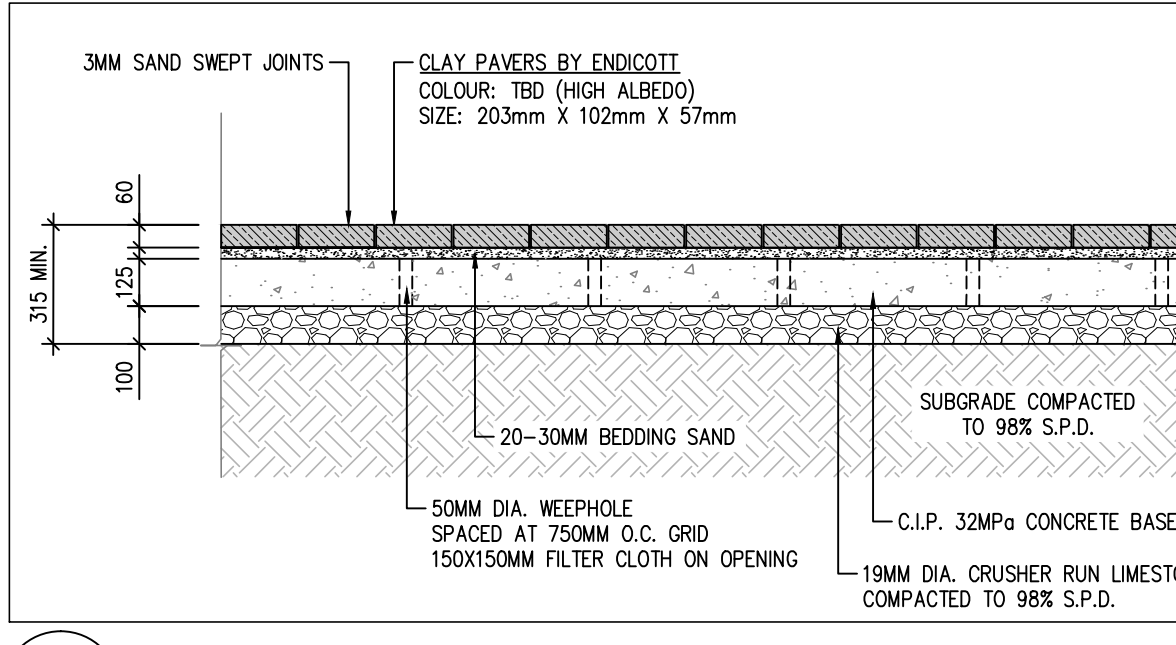


ENGINEERING AND CONSTRUCTION SERVICES STANDARD DRAWING	REV 0	APR 2014
	T-310.030-8	
	LOCATION OF DROPPED CURBS AT CONTROLLED INTERSECTIONS	
	NTS	SHEET 1



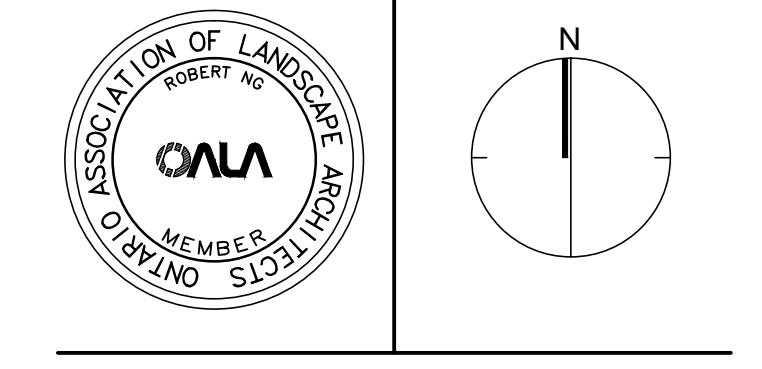
ENGINEERING AND CONSTRUCTION SERVICES STANDARD DRAWING	REV 0	APR 2014
	T-310.030-11	
	TACTILE WALKING SURFACE INDICATOR AND DEPRESSED CURB DETAIL	
	NTS	SHEET 1

1 CURB AND SIDEWALK – CITY OF TORONTO STANDARDS N.T.S.



2 BRICK PAVERS ON CONCRETE BASE DETAIL 1:20

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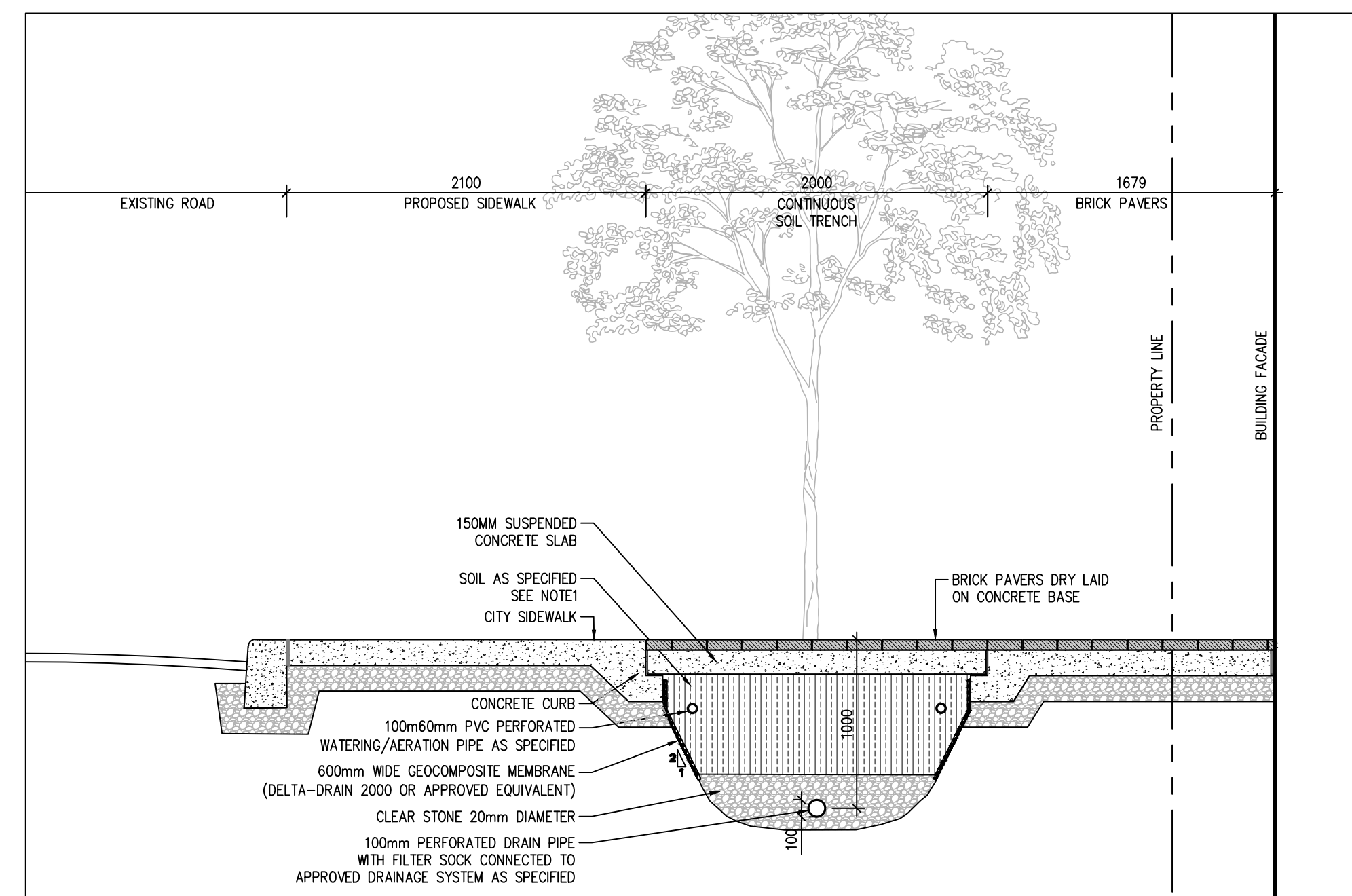
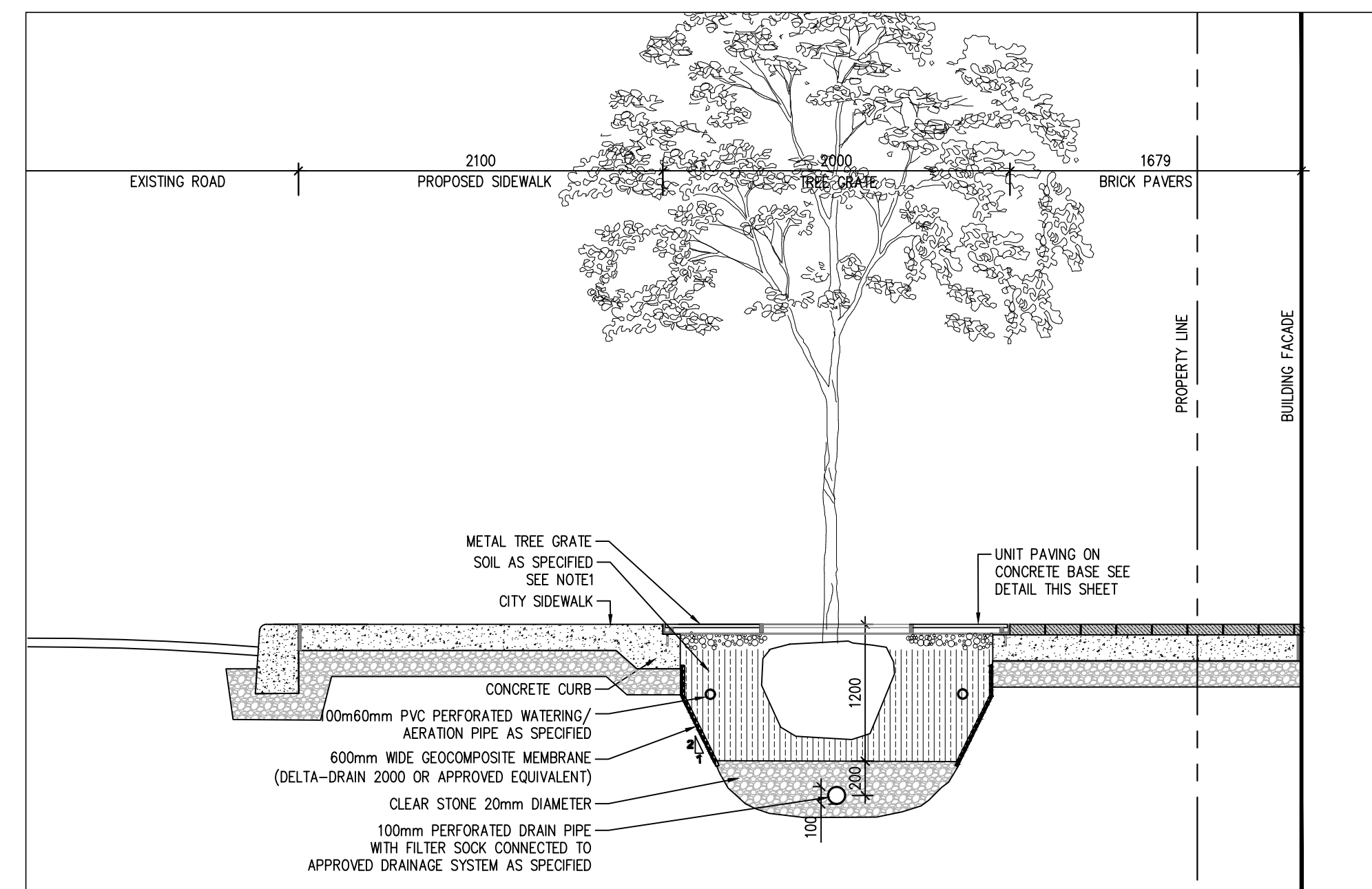
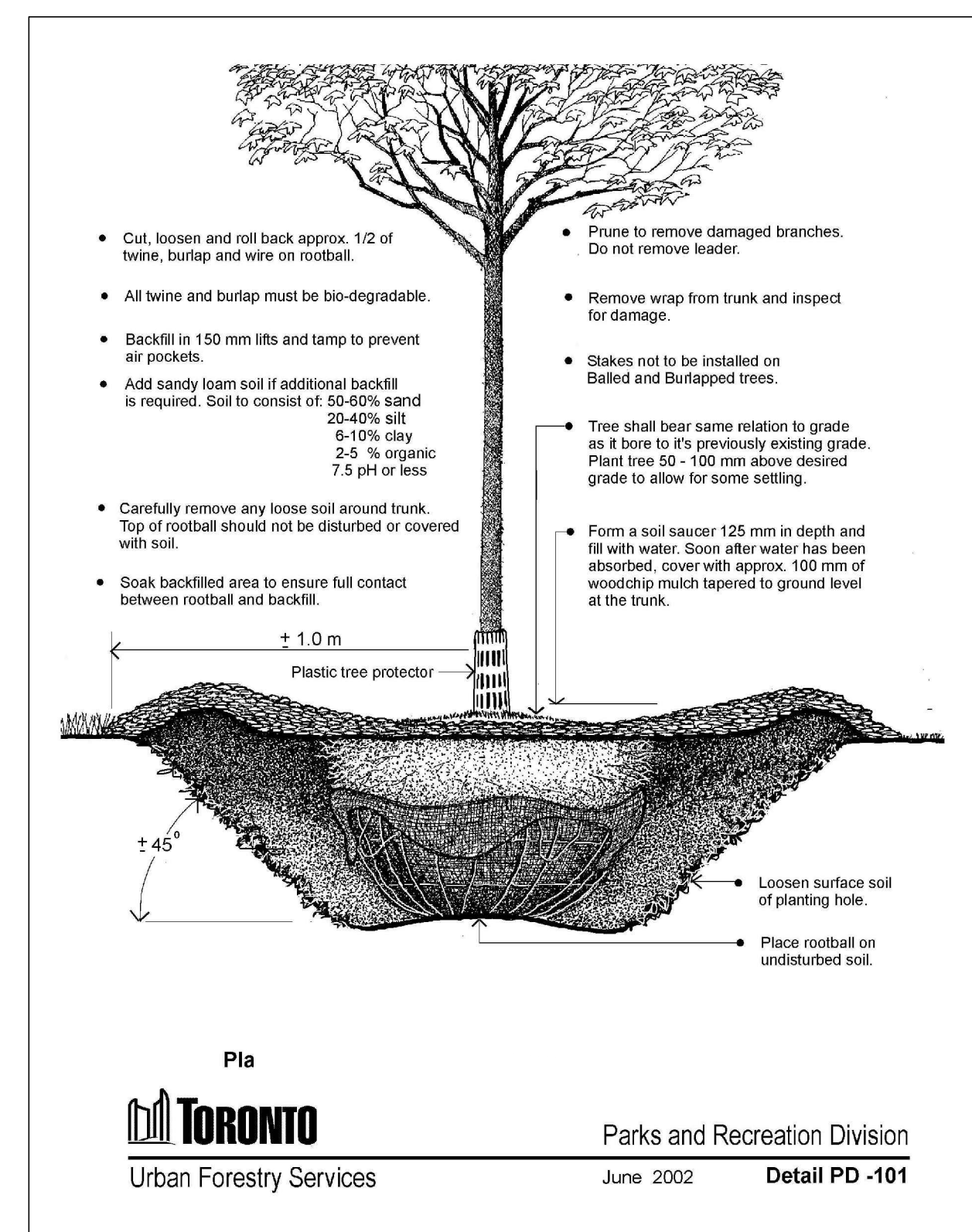
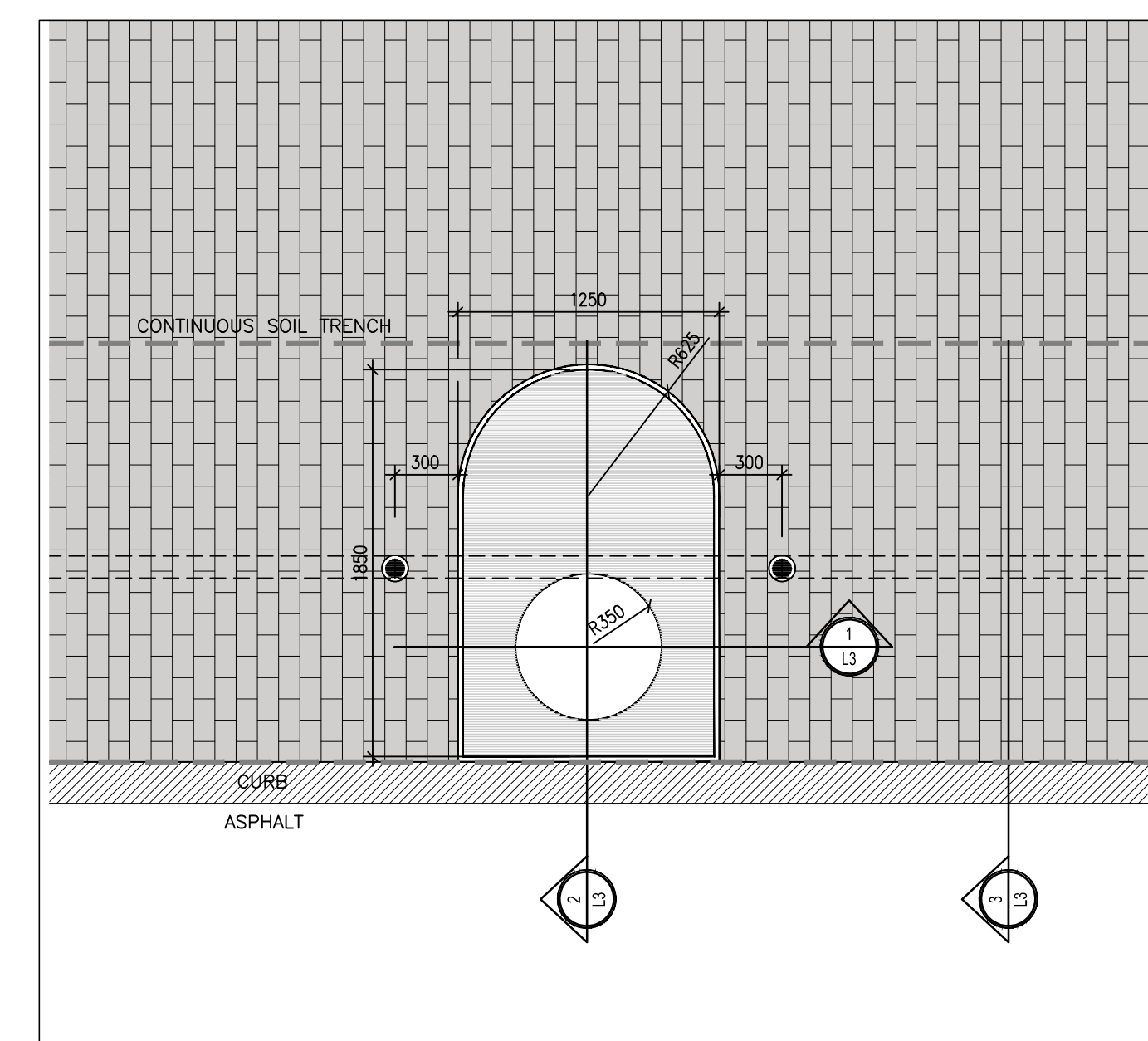
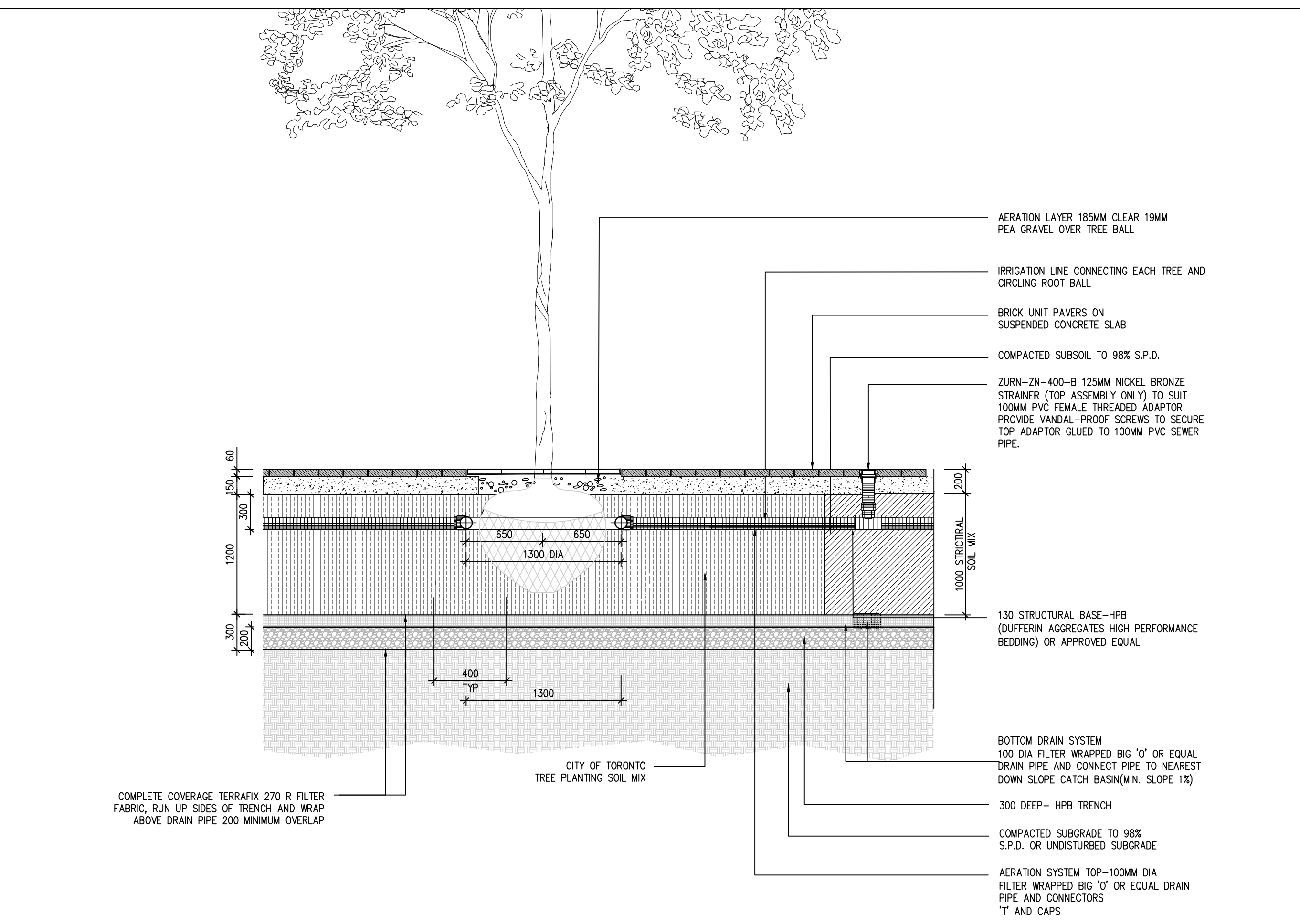
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Title
Landscape Details

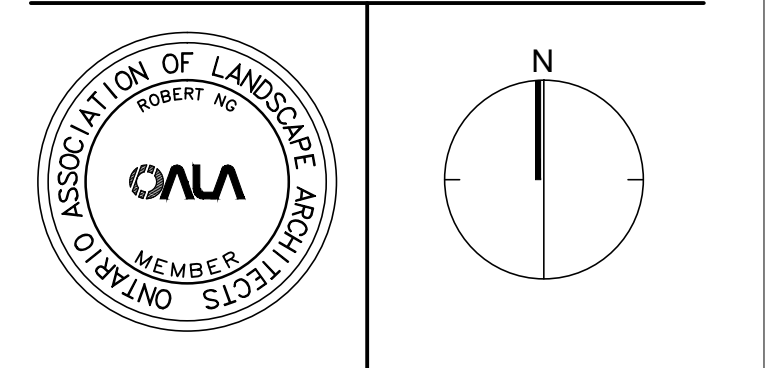
Date	JULY 9, 2015	Sheet	
Scale	1:100		
Drawn	ah		
Checked	rm		
Job No.	15-124		

L3



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 Checked rm
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Sheet
L4