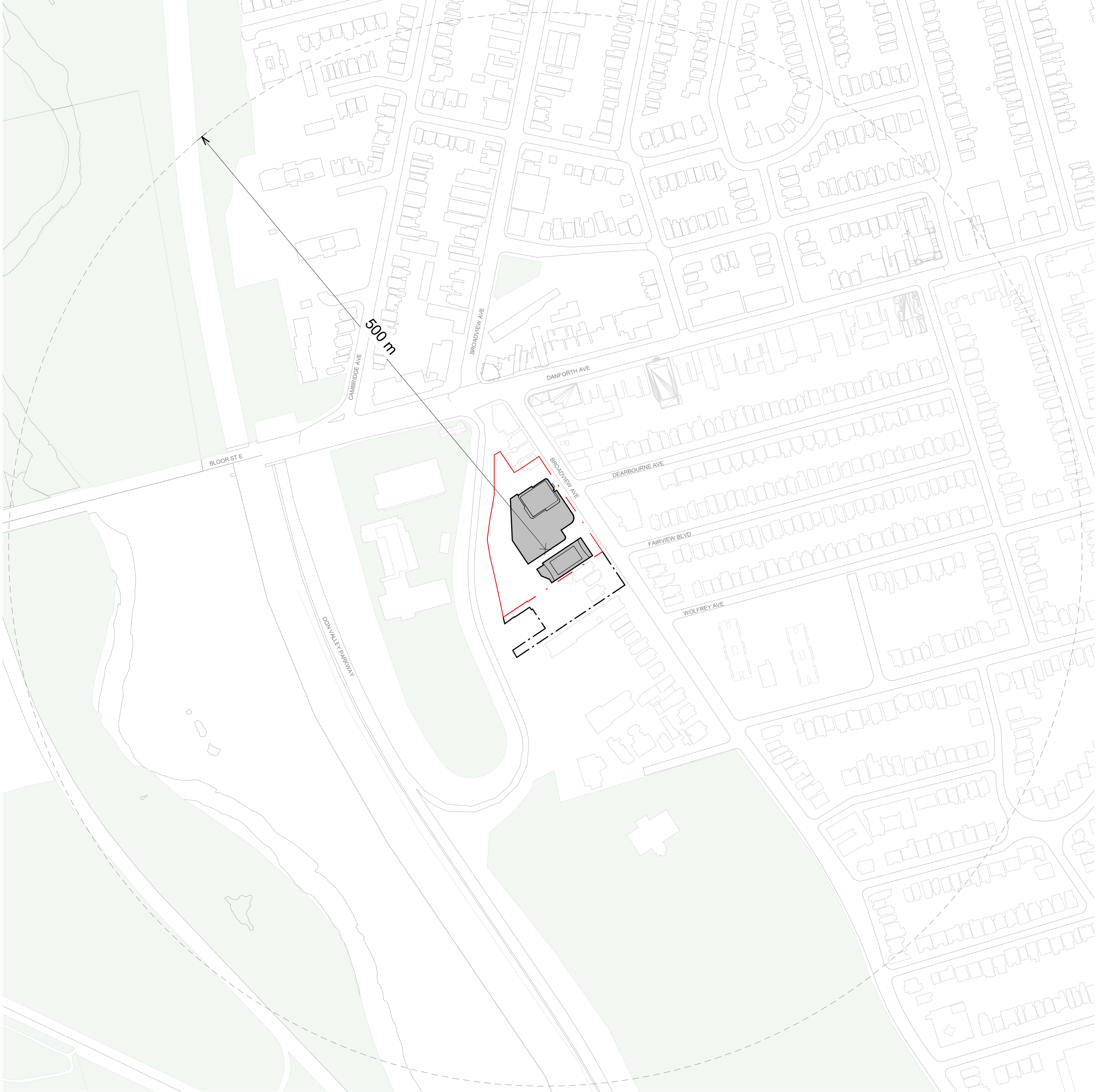


BROADVIEW + DANFORTH



AERIAL VIEW OF PROJECT SITE LOOKING WEST



1 CONTEXT PLAN
A 000 SCALE: 1:2500

CLIENT

CP REIT Ontario Properties Limited
700-22 ST CLAIR AVE E,
TORONTO, ON M4T 2S5

PROJECT ADDRESS

682-742 BROADVIEW AVE,
TORONTO, ON M4K 2P1

CONSULTANTS

ARCHITECT SUPERKUL INC. 101-35 GOLDEN AVENUE TORONTO, ON M6R 2J5 (T) 416.596.0700	PLANNER URBAN STRATEGIES INC. 197 SPADINA AVE TORONTO, ON M5T 2C8 (T) 416.340.9004	LANDSCAPE ARCHITECT PMA 1A HOWARD PARK AVENUE, UNIT 2 TORONTO, ON M6R 1V3 (T) 416.239.9818	GEOTECHNICAL ENGINEER SLR CONSULTING 100 STONE ROAD WEST, 201 GUELPH, ON N1G 5L3 (T) 226.706.8080	SUSTAINABILITY CONSULTANT EQ BUILDING PERFORMANCE INC. 20 FLORAL PARKWAY CONCORD, ON L4K 4R1 (T) 416.645.1186	ENERGY ANALYSIS EQ BUILDING PERFORMANCE INC. 20 FLORAL PARKWAY CONCORD, ON L4K 4R1 (T) 416.645.1186
TRANSPORTATION ENGINEER BA CONSULTING GROUP LTD. 95 ST CLAIR AVE W #1000 TORONTO, ON M4V 1N6 (T) 416.961.7110	WIND CONSULTANT SLR CONSULTING 100 STONE ROAD WEST, 201 GUELPH, ON N1G 5L3 (T) 226.706.8080	STRUCTURAL ENGINEER JABLONSKY, AST & PARTNERS 3 CONCORDE GATE, #400 TORONTO, ON M3C 3N7 (T) 416.447.7405	ECOLOGIST CONSULTANT SLR CONSULTING 100 STONE ROAD WEST, 201 GUELPH, ON N1G 5L3 (T) 226.706.8080	CIVIL ENGINEER COUNTERPOINT ENGINEERING 8395 JANE STREET, SUITE 100 VAUGHAN, ON L4K 5Y2 (T) 905.326.1404	

ISSUED FOR ZBA - 250926

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Prior to commencement of the Work the Contractor shall verify all drawing dimensions, details, and levels with the Contract Documents and with the conditions on site, ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

superkul

101 - 35 Golden Avenue
Toronto, ON M6R 2J5

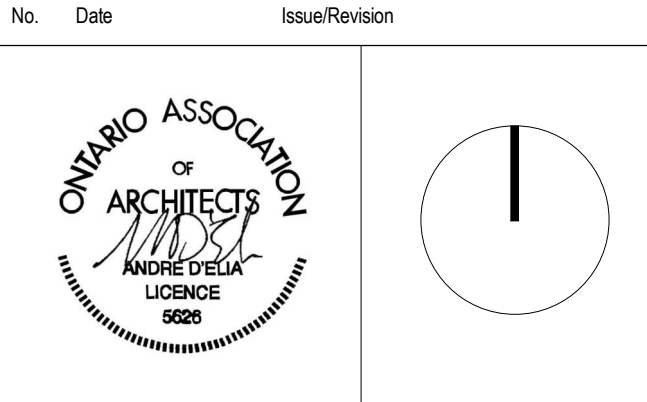
T: 416.596.0700
F: 416.533.6986
www.superkul.ca

ChoiceProperties

CONTEXT LEGEND

- Park
- Subject Site
- Subject Mass
- Context

3	202008	ZBA Submission 2
2	202107	ZBA Submission 1
1	202106	Pre-App Consult Meeting



Broadview + Danforth

682-742 Broadview Ave,
Toronto, Ontario

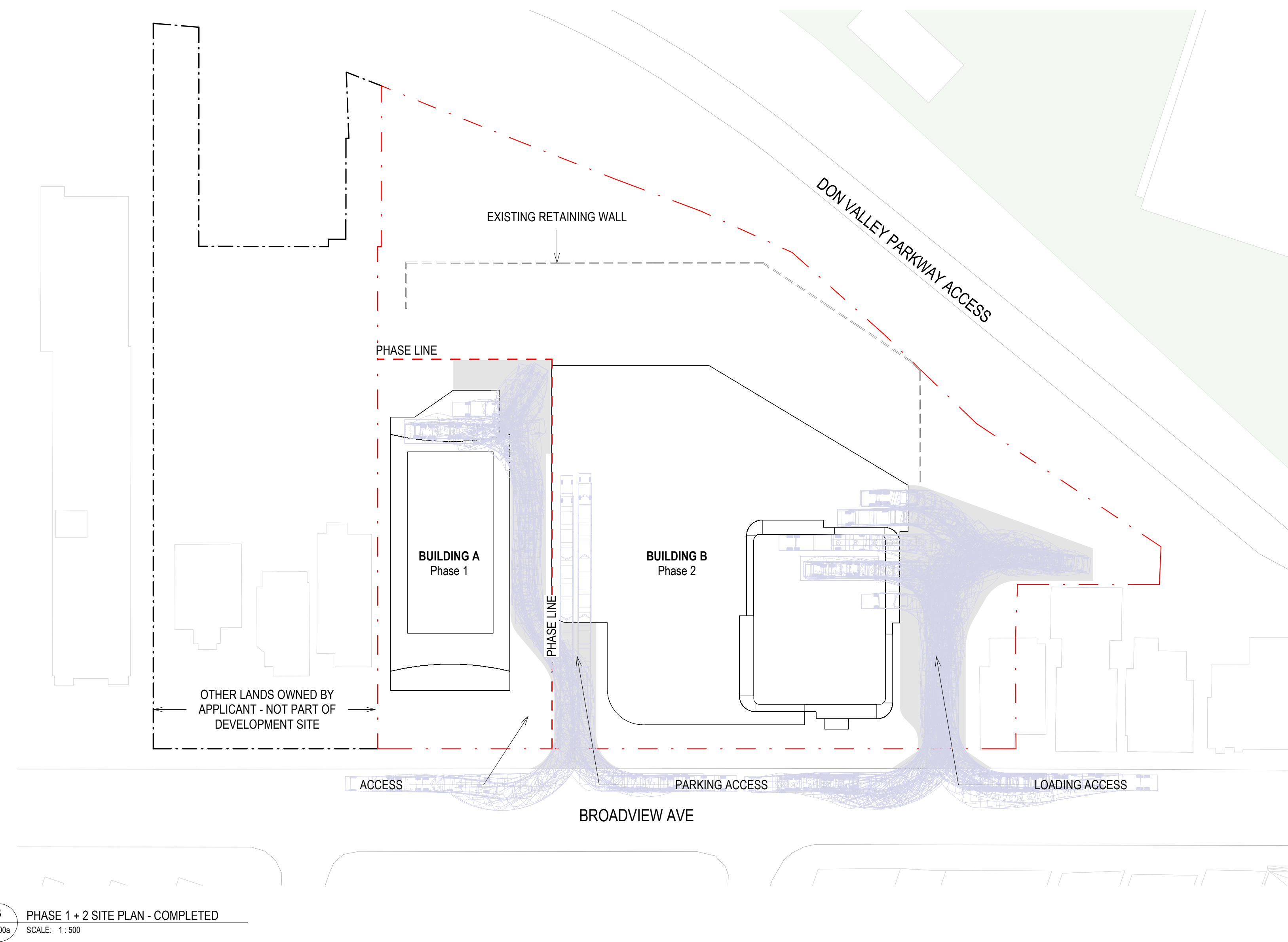
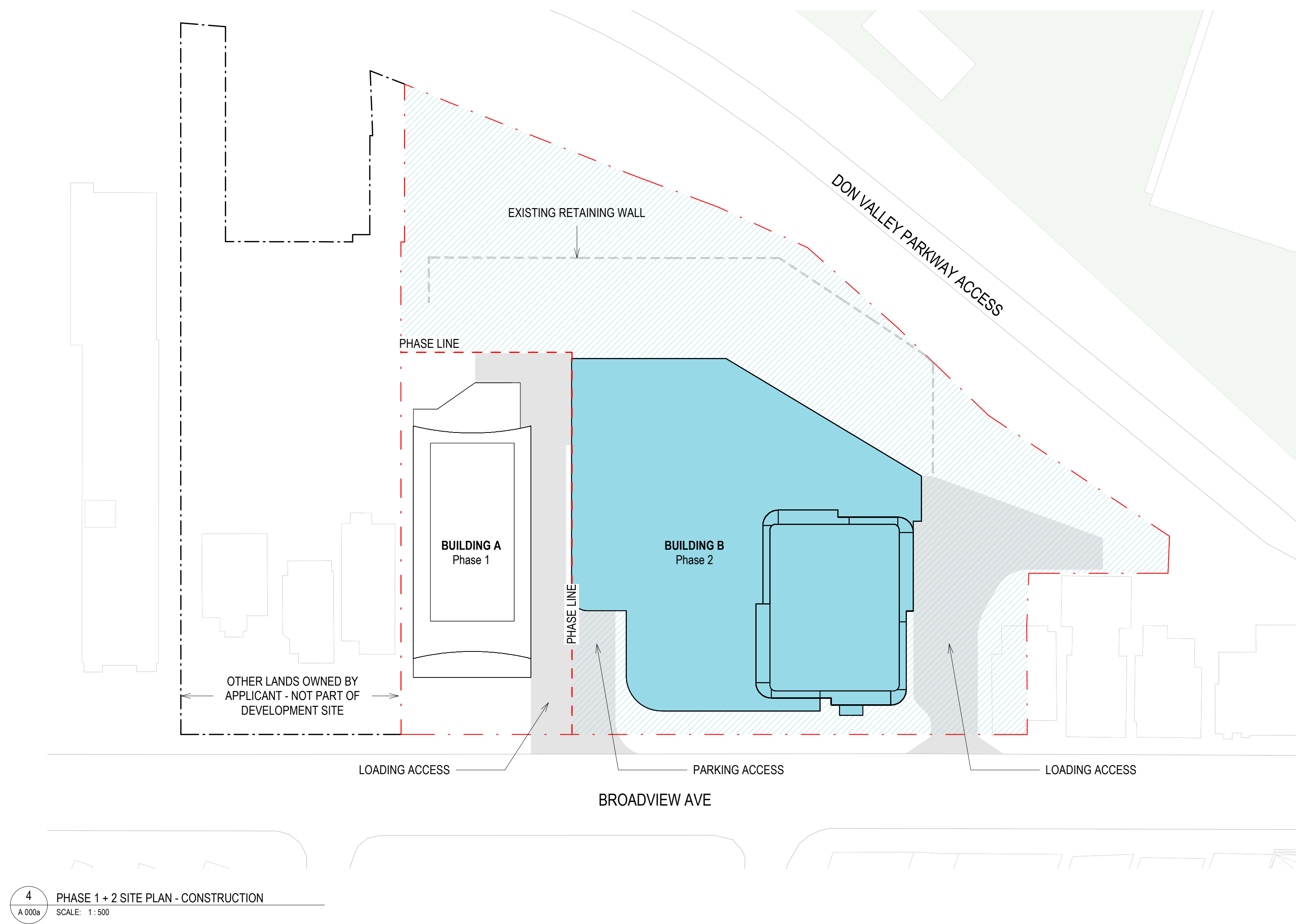
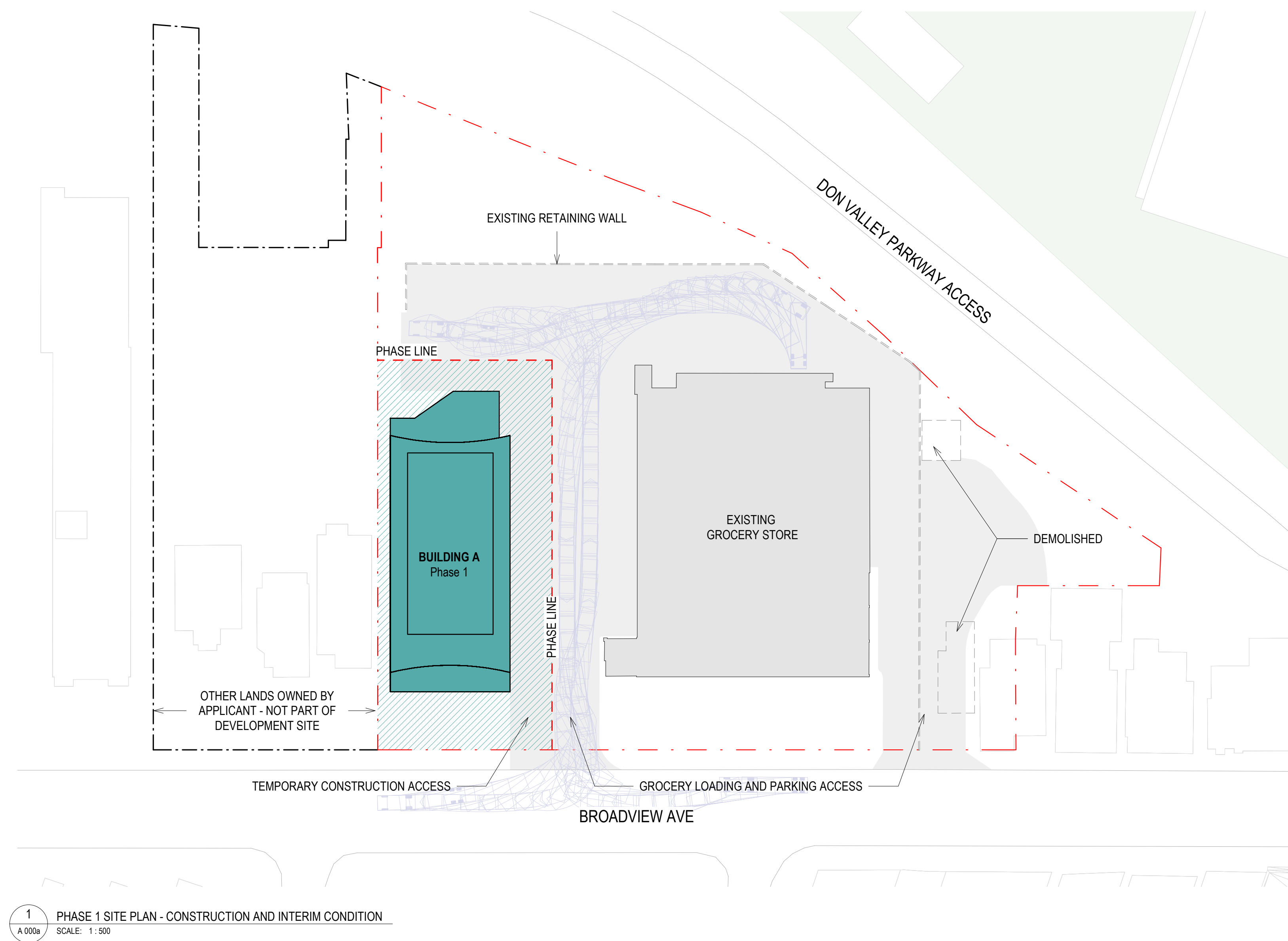
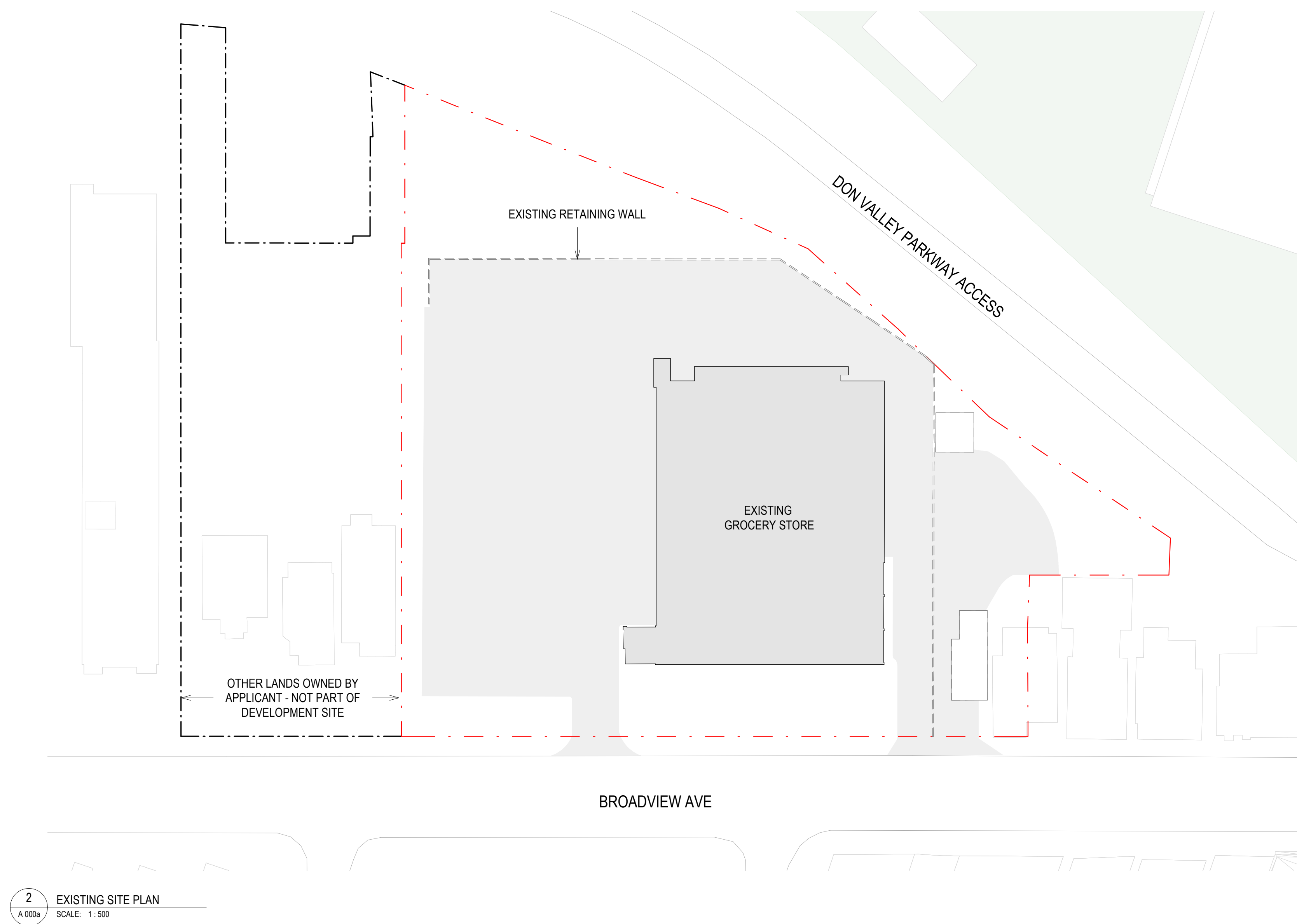
Title:
Cover Sheet & Drawing List

Project No. 2017 Scale As indicated
Drawing No.

A 000

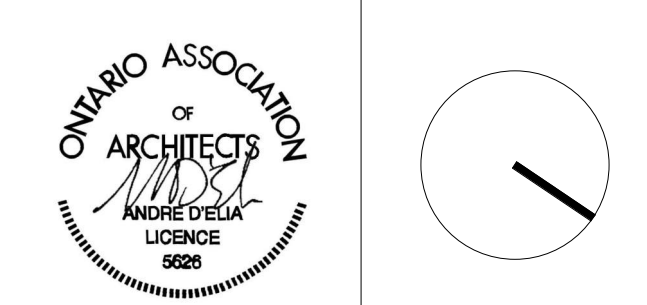
PHASING LEGEND

- Phase 1
- Phase 2
- Maneuvering



3	2020/05/25	25th Submission 2
2	2020/07/06	25th Submission 1
1	2020/06/10	Pre-App Consult Meeting

No.	Date	Issue/Revision
-----	------	----------------



Broadview + Danforth

682-742 Broadview Ave,
Toronto, Ontario

Title:
Phasing Diagrams

Project No. 2017	Scale	As indicated
Drawing No.		

A 000a

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GREEN ROOF STATISTICS BUILDING B

Gross Floor Area, as defined in Green Roof Bylaw

The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as a atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

Definitions

FLOOR PLATE AREA - The total area of a floor of a building, measured from the exterior of the main wall of the floor level, including voids at the level of the floor such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft.

GROSS FLOOR AREA - The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

LOADING NOTES

- [illegible]

SITE PLAN NOTES

- THE BUILDING IS TO BE SPARKLED.
- RESIDENTIAL VISITOR PARKING SPACES WILL BE INDIVIDUALLY SIGNED AT THE FRONT OF EACH SPACE FOR THE USE OF RESIDENTIAL VISITORS. BUILDING MANAGEMENT SHALL PROVIDE ENFORCEMENT OF THIS ARRANGEMENT.
- THE FRONT AND REAR OF THE ROADWAY TO HAVE A MINIMUM 1% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVING DOCUMENTS FOR SEWER AND WATER SERVICE INFORMATION.
- ALL EXISTING MANHOLES TO BE TO PROFESSIONAL STANDARDS.
- ALL EXISTING ACCESSORIES, CURB CUTS, TRAFFIC CONTROL, SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTS THAT ARE NOT REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY. IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE RENAISSANCE.
- PROPOSED ACCESS TO THE RIGHT-OF-WAY/LANEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES.
- NO SPEED BUMPS SHALL BE INSTALLED ON ANY DESIGNATED FIRE ROUTE.
- MAX. POROSITY OF ALL GROUND LEVEL VENTILATION GRATES MUST BE 20mm x 20mm PER TORO GREEN STANDARD.
- ALL EXISTING LIGHT FIXTURES TO BE TORN DOWN.
- ALL EXISTING LIGHT FIXTURES TO BE TORN DOWN.

UTILITY/SERVICES NOTES

1. THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE, AT THE DISCRETION OF TORONTO WATER, 2. EXISTING CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST, 3. THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION, 4. THE BUILDING IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH THE TORONTO MUNICIPAL CODE, CHAPTER 881 WATER SUPPLY, THE BUILDING CODE AND CSA 864 SERIES STANDARDS, 5. THE BUILDING IS REQUIRED TO MAINTAIN ADEQUATE RECORDS OF ALL WATER SERVICE CONNECTIONS AND MUST BE AVAILABLE FOR INSPECTION BY TORONTO WATER AT ANY REASONABLE TIME, 6. THE PARTY THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT 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 LAKEVIEW STAFF MAY REQUIRE LEGAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED DEVELOPMENT.

	VEHICULAR ENTRY / EXIT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	MANHOLE COVER
	CATCH BASIN
	HYDRO POLE
	ELECTRICAL STAND
	EXTENT OF BELOW GRADE OPENING ELEMENT ABOVE OPENING BELOW
	EXTENT OF GROUND FLOOR
	600mm BICYCLE PARKING SPACE
	GEODETIC ELEVATION
	ELEVATION FROM ESTABLISHED GRADE
	EXISTING GRADE ELEVATION
	BARRIER FREE TURNING RADIUS
	PROPERTY LINE
	PROPERTY LINE - NOT PART OF DEVELOPMENT
	VEGETATION DRIP LINE
	10M SETBACK FROM VEGETATION DRIP LINE
	LTSOs (LONG TERM STABLE TOP OF SLOPE)
	SETBACK FROM LTSOs (LONG TERM STABLE TOP OF SLOPE)
	FINISHED FLOOR ELEVATION
	TOP OF PARAPET
	TOP OF ROOF
	TOP OF STRUCTURE
	TORONTO GREEN STANDARDS
	TREE PROTECTION ZONE

NOT

SURVEY INFORMATION TAKEN FROM
"TOPOGRAPHIC SURVEY OF PART OF LOT 15
CONCESSION 1, LOTS 1 TO 9 BOTH INCLUSIVE
AND PART OF LOT 17 REGISTERED PLAN 274 E,
CITY OF TORONTO"
BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED.
DATED APRIL 23, 2026.

3	20250926	ZBA Submission
2	20210726	ZAA Submission
1	20210610	Pre-App Consult.



Broadview + Danforth

2-742 Broadview Ave
Toronto, Ontario

Site Plan - Phase 1

Project No. 2017	Scale	As indicated
Drawing No.		

A 001a

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Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

GREEN ROOF STATISTICS BUILDING B		
Green Roof		Provided
Gross Floor Area, as defined in Green Roof Bylaw (m²)		33,702.1 m²
Total Roof Area (m²)		3,011.8 m²
Area of Residential Private Terraces (m²)		
Roof-top Outdoor Amenity Space, if in a Residential Building (m²)		944.6 m²
Area of Renewable Energy Devices (m2)		
Tower's Roof Area with floor plate less than 750m²		
Total Available Roof Space (m²)		2,067.2 m²
Green Roof Coverage	Required	Provided
Coverage of Available Roof Space (m²)	1,240.3 m²	1,294.2 m²
Coverage of Available Roof Space (%)	60%	63%

Definitions

LOADING NOTES

- [illegible]

SITE PLAN NOTES

1. THE BUILDING IS TO BE SPRINKLERED.
2. RESIDENTIAL VISITOR PARKING SPACES WILL BE INDIVIDUALLY SIGNED AT THE FRONT OF EACH SPACE FOR THE USE OF RESIDENTIAL VISITORS. SIGNAGE MANAGEMENT WILL PROVIDE ENFORCEMENT OF SIGN ARRANGEMENT.
3. SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 1% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
4. ANY RETAINING WALLS ARE TO BE PROFESSIONALLY ENGINEERED.
5. ALL EXPOSED SOILS ARE TO BE COVERED WITH TOPSOIL, SEED, MULCH, ETC. ALONG THE DEVELOPMENT SITE FRONTAGES THAT ARE NO LONGER REQUIRED TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS.
6. PROPOSED ACCESS TO THE RIGHT-OF-WAY/LANEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. 10.
7. NO SPEED BUMPS SHALL BE INSTALLED ON ANY DESIGNATED FIRE ROUTE.
8. ALL POLE TOPS TO BE GREEN PAINTED AND MAX. HEIGHT MUST BE 20m x 20m.
9. ALL EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT

UTILITY/SERVICES NOTES

1. THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER.
2. EXISTING CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST.
3. ALL SERVICE CONNECTIONS SHALL BE TO TORONTO WATER MAINS.
4. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PERMANENT ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH THE TORONTO MUNICIPAL CODE, CHAPTER M51 WATER SUPPLY, THE BUILDING CODE AND CSA B64 SERIES STANDARDS.
5. THE BUILDING'S STORM AND SANITARY SYSTEM MUST BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SURCHARGE CONDITIONS.
6. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION OF ANY PART OF THIS DEVELOPMENT, THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

	PEDESTRIAN ENTRY / EXIT
	VEHICULAR ENTRY / EXIT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	MANHOLE COVER
	CATCH BASIN
	HYDRO POLE
	ELECTRICAL STAND
	EXTENT OF BELOW GRADE
	BUILDING ELEMENT ABOVE
	OPEN TO BELOW
	EXTENT OF GROUND FLOOR
	600x180mm BICYCLE PARKING SPACE
	GEODETIC ELEVATION
	ELEVATION FROM ESTABLISHED GRADE
	EXISTING GRADE ELEVATION
	BARRIER FREE TURNING RADIUS
	PROPERTY LINE
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	SETBACK FROM LTSTOS (LONG TERM STABLE TOP OF SLOPE)
	FINISHED FLOOR ELEVATION
	TOP OF PARAPET
	TOP OF ROOF
	TOP OF STRUCTURE
	TORONTO GREEN STANDARDS
	TREE PROTECTION ZONE

NOTE:

SURVEY INFORMATION TAKEN FROM
"TOPOGRAPHIC SURVEY OF PART OF LOT 15
CONCESSION 1, LOTS 1 TO 9 BOTH INCLUSIVE
AND PART OF LOT 17 REGISTERED PLAN 274 E,
CITY OF TORONTO"
BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED,
DATED APRIL 23, 2025.

3	20250926	ZBA Submission 2
2	20210726	ZAA Submission 1
1	20210610	Pre-App Consult. Meeting



2-742 Broadview Ave,
Toronto, Ontario

Site Plan

Object No. 2017	Scale	As indicated
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Drawing No.

A 001b

A 001b

BUILDING A STATISTICS

SITE FSI: 6.12

Area Summary							
Level	Count	Total GLA	Total GCA	GFA Deductions	GFA		Total GFA
					Residential	Non-Residential	
Below Grade							
P1	1	0.00	0.00	0.00	0.00	0.00	0.00
Above Grade							
Ground	1	0.00	784.34	224.54	559.80	0.00	559.80
Mezzanine	1	0.00	676.59	608.57	67.12	0.00	67.12
2	1	0.00	792.00	243.46	548.52	0.00	548.52
3-4	2	0.00	1584.00	112.94	1471.16	0.00	1471.16
5-7	3	0.00	2376.00	169.26	2206.74	0.00	2206.74
8-9	2	0.00	853.47	732.89	120.58	0.00	120.58
10-39	30	0.00	22797.23	1692.60	21104.63	0.00	21104.63
40 (MPH)	1	0.00	385.42	385.42	0.00	0.00	0.00
Project Totals	-	0.00	30249.06	4170.51	26078.55	0.00	26078.55
					Total GFA	26,078.55 m²	280,707 R²

Residential Units					
Level	Studio	1 BD	2 BD	3 BD	Total Units
Below Grade					
P1	0	0	0	0	0
Above Grade					
Ground	0	0	0	0	0
Mezzanine	0	0	0	0	0
2	0	1	0	1	2
3-4	0	10	4	0	14
5-7	0	21	9	3	33
8-9	0	0	0	0	0
10-39	30	180	90	30	330
40 (MPH)	0	0	0	0	0
Proposed Unit Mix	30	212	105	38	385
	8%	55%	27%	10%	
Average Unit Size (m²)	29.36	51.22	72.16	90.38	60.78
(#ft²)	316	551	777	973	654
15% BF Required	5	32	16	6	59
BF Provided	0	0	0	0	0

BUILDING B STATISTICS

Area Summary							
Level	Count	Total GLA	Total GCA	GFA Deductions	Residential	Non-Residential	Total GFA
Below Grade	1	0.00	0.00	0.00	0.00	0.00	0.00
P1							
Above Grade							
Ground	1	0.00	2882.42	575.55	345.52	1961.35	2306.87
Mezzanine	1	0.00	843.51	457.74	58.42	327.35	385.77
	1	0.00	766.54	700.79	0.00	0.00	65.75
3-39	37	0.00	29343.87	1951.38	27392.49	0.00	27392.49
40	1	0.00	750.37	52.74	697.63	0.00	697.63
41	1	0.00	706.13	52.74	653.39	0.00	653.39
42	1	0.00	665.64	52.74	612.90	0.00	612.90
B MPH	1	0.00	623.56	558.05	65.51	0.00	65.51
Project Totals	-	0.00	36582.04	4401.73	29891.61	2288.70	32180.30
					Total GFA		32,180.30 m ² 346,386 R ²

Residential Units						
Level	Studio	1 BD	2 BD	3 BD	Total Units	
Below Grade						
P1	0	0	0	0	0	0
Above Grade						
Ground	0	0	0	0	0	0
Mezzanine	0	0	0	0	0	0
2	0	0	0	0	0	0
3-39	37	2561	111	37	444	444
40	1	4	2	3	10	10
41	1	2	3	3	9	9
42	3	1	2	3	9	9
B MPH	0	0	0	0	0	0
Proposed Unit Mix	42	266	118	46	472	472
	9%	56%	25%	10%		
Average Unit Size (m ²)	33.79	49.99	67.09	82.31	58.30	58.30
(ft ²)	364	538	722	886	627	627
15% BF Required	7	40	18	7	72	72
BF Provided	0	0	0	0	0	0

TORONTO GREEN STANDARDS VERSION 4.0, TIER 1



Statistics Template - Toronto Green Standard Version 4.0

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

The Toronto Green Standard Version 4.0 (Template) is submitted with Site Plan Control Applications and also includes zoning by-law amendment applications. Complete the table and copy it directly into the Site Plan submitted as part of the application.

For zoning by-law amendment applications, complete General Project Description and Section 1.

For Site Plan Control applications, complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greenstandards/

General Project Description	Proposed						
Total Gross Floor Area	26078.55 m						
Breakdown of project components (m²)							
Residential	26078.55 m						
Retail							
Commercial							
Industrial							
Health/Day/Office							
Total number of residential units	385						
Section 1: For Stand Alone Zoning By-law Amendment Applications and Site Plan Control Applications							
Long-Term Transportation	Required	Proposed	Proposed %				
Number of Parking Spaces							
Number of EV Parking Spaces (Residential)							
Number of EV Parking Spaces (Non-Residential)							
Cycling Infrastructure	Required	Proposed	Proposed %				
Number of long-term bicycle parking spaces (all uses)	347	347	100%				
Number of long-term bicycle parking located on:							
a) 1st story of building							
b) second story of building		267					
c) 1st level below-ground		140					
d) second level below-ground							
e) other levels below-ground							



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Page 3 of 3

Statistics Template - Toronto Green Standard Version 4.0				
Mid to High Rise Residential and all New Non-Residential Development				
The Toronto Green Standard Version 4.0 (Template) is submitted with Site Plan Control Applications and also includes zoning by-law amendment applications. Complete the table and copy it directly into the Site Plan submitted as part of the application.				
For zoning by-law amendment applications, complete General Project Description and Section 1.				
For Site Plan Control applications, complete General Project Description, Section 1 and Section 2.				
For further information, please visit www.toronto.ca/greenstandards/				
General Project Description	Proposed			
Number of short-term bicycle parking spaces	77	77	100%	
Number of shower and change facilities (non-residential)				
Tree Canopy	Required	Proposed	Proposed %	
Total Soil Volume (40% of the site area ± 65 m² ± 30 m³)	344.9 m³	318.1 m³	92%	
Soil volume provided within the site area (m³)	344.9 m³	318.1 m³	92%	
Soil volume provided within the public boulevard (m³)				
Section 2: For Site Plan Control Applications				
Cycling Infrastructure	Required	Proposed	Proposed %	
Number of long-term bicycle parking spaces (all uses) at grade or on level below grade				
Number of publicly accessible bicycle parking spaces				
Number of energized outlets for electric bicycles				
Tree Canopy	Required	Proposed	Proposed %	
Total site area (m²)				
Total Soil Volume (40% of the site area ± 65 m² ± 30 m³)				
Total number of trees planted				
Number of surface parking spaces (if applicable)				
Number of shade trees located in surface parking area				
Landscaping & Biodiversity	Required	Proposed	Proposed %	
Total non-roof landscape area (m²)				
Total non-roof landscape area located in Urban Heat Island (UHIs) (m²) (5% of non-residential 500 m²)				
Area of non-roof landscape treated with (deciduous m²)				
a) high-shade surface treatment				
b) openlight pavement				
c) shade from tree canopy				

T.G.S GREEN ROOF REQUIREMENTS

Green Roof	Provided	
Gross Floor Area, as defined in Green Roof Bylaw (m²)	30,079.6 m²	
Total Roof Area (m²)	957.5 m²	
Area of Residential Private Terraces (m²)		
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)	166.1 m²	
Area of Renewable Energy Devices (m²)		
Tower(s) Roof Area with floor plate less than 750m²		
Total Available Roof Space (m²)	Required 791.4 m²	Provided
Green Roof Coverage	474.8 m²	478.6 m²
Coverage of Available Roof Space (m²)	60%	60%
Coverage of Available Roof Space (%)		

PARKING SUMMARY

NO BELOW GRADE PARKING PROVIDED
AT GRADE VISITOR / PUDO: 3

PROJECT STATISTICS SUMMARY

MUNICIPAL ADDRESS

682-742 BROADVIEW AVE, TORONTO, ON M4K 2P1

ZONING DESIGNATION

ZBL 438-86

ZBL 569-2013

ZBL 223-2025

SITE DENSITY

LOT AREA

PROPOSED PARKLAND DEDICATION

F.S.I = TOTAL GFA / LOT AREA (26078.55 / 9524.03)

9,524.03 m²

2.74

SITE FSI: 6.12

AREA SUMMARY

Area Summary (m²)						Residential Units											
Level	Total GLA	Total GCA	GFA Deductions	GFA Residential	GFA Non-Residential	Total GFA	Level	Studio	1 BD	2 BD	3 BD	Total Units					
Below Grade						Below Grade											
P1	0.00	0.00	0.00	0.00	0.00	0.00	P1	0	0	0	0	0					
Above Grade						Above Grade											
Ground	0.00	784.34	224.54	559.80	0.00	559.80	Ground	0	0	0	0	0					
Mezzanine	0.00	676.59	609.47	67.12	0.00	67.12	Mezzanine	0	0	0	0	0					
2	0.00	792.00	243.48	548.52	0.00	548.52	2	0	1	0	1	2					
3	0.00	792.00	56.42	735.58	0.00	735.58	3	0	5	3	2	10					
4	0.00	792.00	56.42	735.58	0.00	735.58	4	0	5	3	2	10					
5	0.00	792.00	56.42	735.58	0.00	735.58	5	0	7	3	1	11					
6	0.00	792.00	56.42	735.58	0.00	735.58	6	0	7	3	1	11					
7	0.00	792.00	56.42	735.58	0.00	735.58	7	0	7	3	1	11					
8	0.00	426.74	366.45	60.29	0.00	60.29	8	0	0	0	0	0					
9	0.00	426.74	366.45	60.29	0.00	60.29	9	0	0	0	0	0					
10	0.00	759.91	56.42	703.49	0.00	703.49	10	1	6	3	1	11					
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13	0.00	759.91	56.42	703.49	0.00	703.49	13	1	6	3	1	11					
14	0.00	759.91	56.42	703.49	0.00	703.49	14	1	6	3	1	11					
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23	0.00	759.91	56.42	703.49	0.00	703.49	23	1	6	3	1	11					
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40	0.00	385.42	385.42	0.00	0.00	0.00	40	0	0	0	0	0					
Project Totals						0.00	30249.06	4170.51	26078.55	0.00	26078.55	Proposed Unit Mix	30	212	105	38	385
						0.00	30249.06	4170.51	26078.55	0.00	26078.55	Proposed Unit Mix	30	212	105	38	385
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						0.00	30249.06	4170.51	26078.55	0.00	26078.55	Proposed Unit Mix	30	212	105	38	385
						0.00	30249.06	4170.51	26078.55	0.00	26078.55	Proposed Unit Mix	30	212	105	38	385
</																	

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Toronto, ON M8R 2J5

T: 416.596.0700
F: 416.533.6986
www.superk.ca

ChoiceProperties

GROSS FLOOR AREA (ZBL 569-2013)

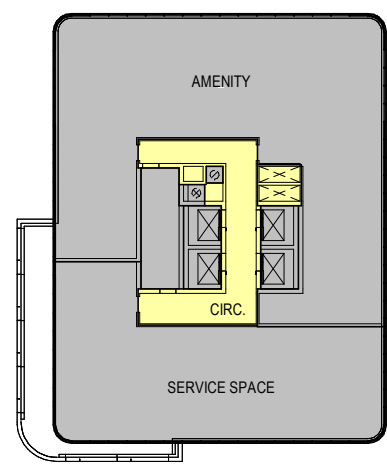
GFA Included

GFA Excluded

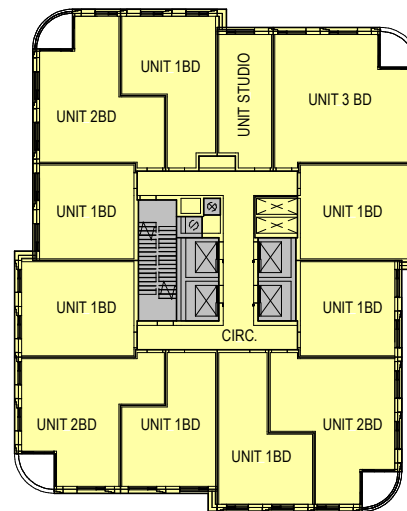
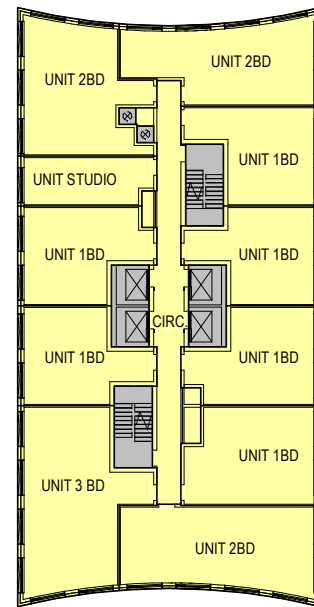
Consistent with the Ontario Building Code (OBC) and the International Building Code (IBC) for the purpose of determining the gross floor area of an apartment building is defined as the area of the building's footprint.

In the Commercial Residential Zone category the gross floor area of an apartment building is defined as the area of the building's footprint.

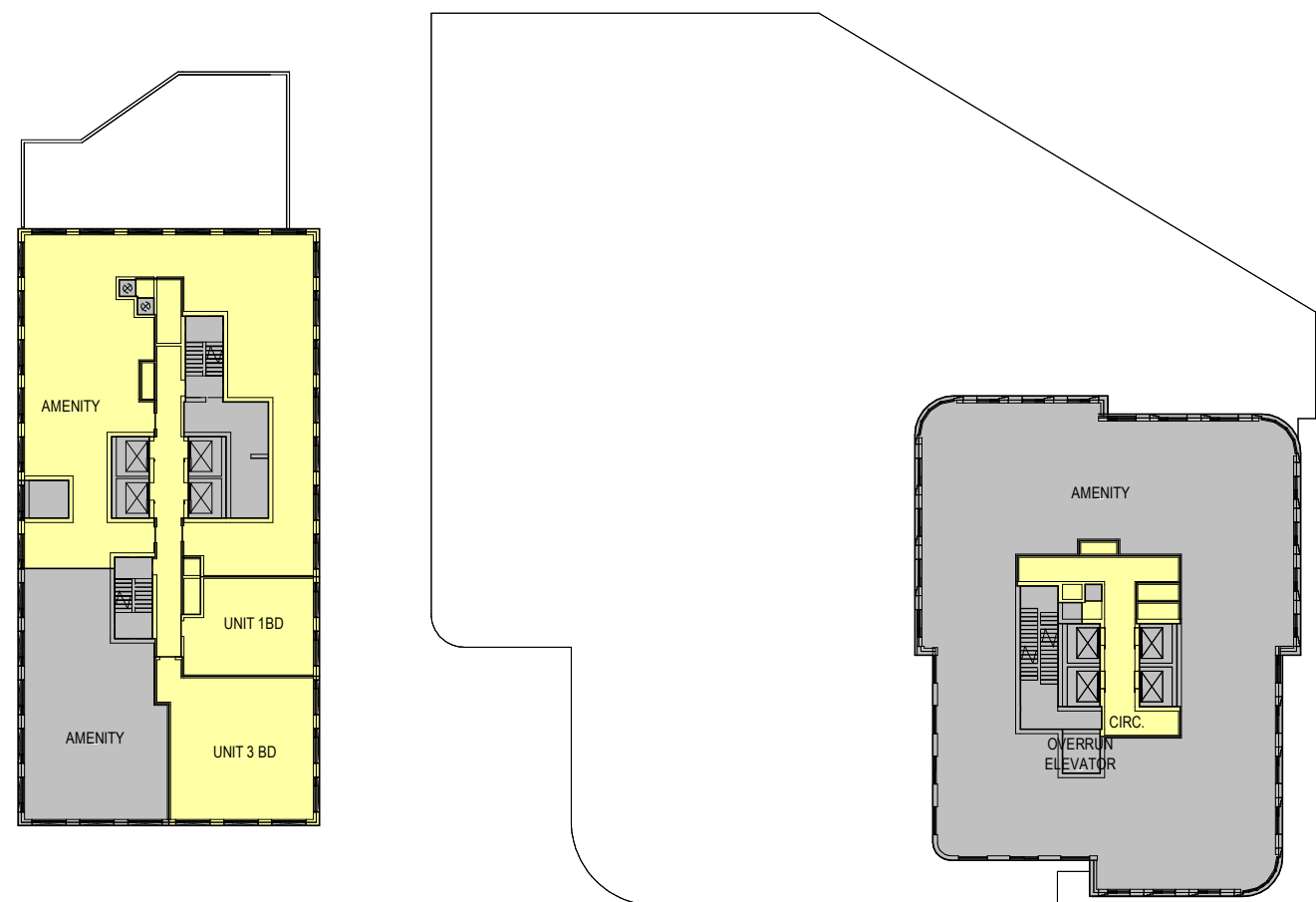
(A) parking, loading and service parking (below ground);
(B) covered loading spaces and service parking;
(C) covered loading spaces and service parking;
(D) covered loading spaces and service parking;
(E) covered loading spaces and service parking;
(F) covered loading spaces and service parking;
(G) covered loading spaces and service parking;
(H) covered loading spaces and service parking;
(I) covered loading spaces and service parking;
(J) covered loading spaces and service parking;
(K) covered loading spaces and service parking;
(L) covered loading spaces and service parking;
(M) covered loading spaces and service parking;
(N) covered loading spaces and service parking;
(O) covered loading spaces and service parking;
(P) covered loading spaces and service parking;
(Q) covered loading spaces and service parking;
(R) covered loading spaces and service parking;
(S) covered loading spaces and service parking;
(T) covered loading spaces and service parking;
(U) covered loading spaces and service parking;
(V) covered loading spaces and service parking;
(W) covered loading spaces and service parking;
(X) covered loading spaces and service parking;
(Y) covered loading spaces and service parking;
(Z) covered loading spaces and service parking;



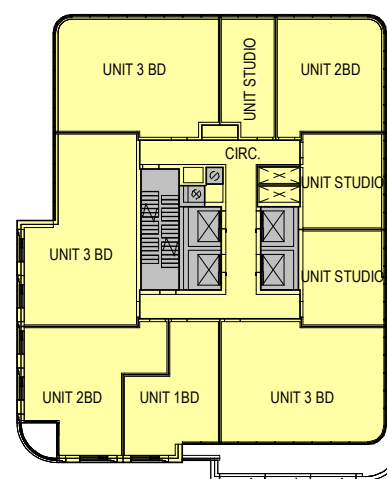
12 TOWER B MPH - AREAS
A 005 SCALE: 1:500



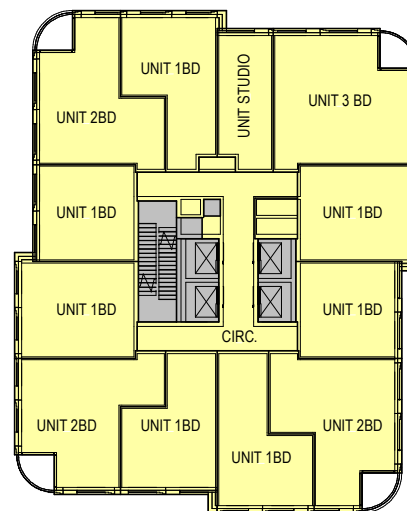
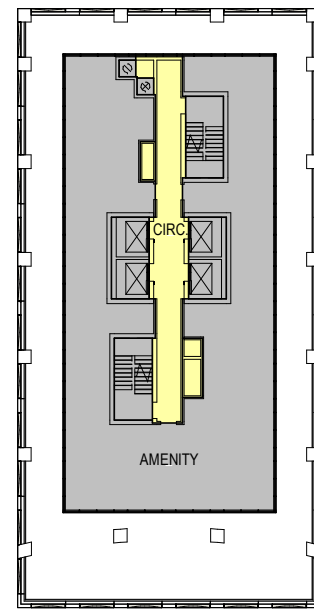
8 LEVEL 10-39 - AREAS
A 005 SCALE: 1:500



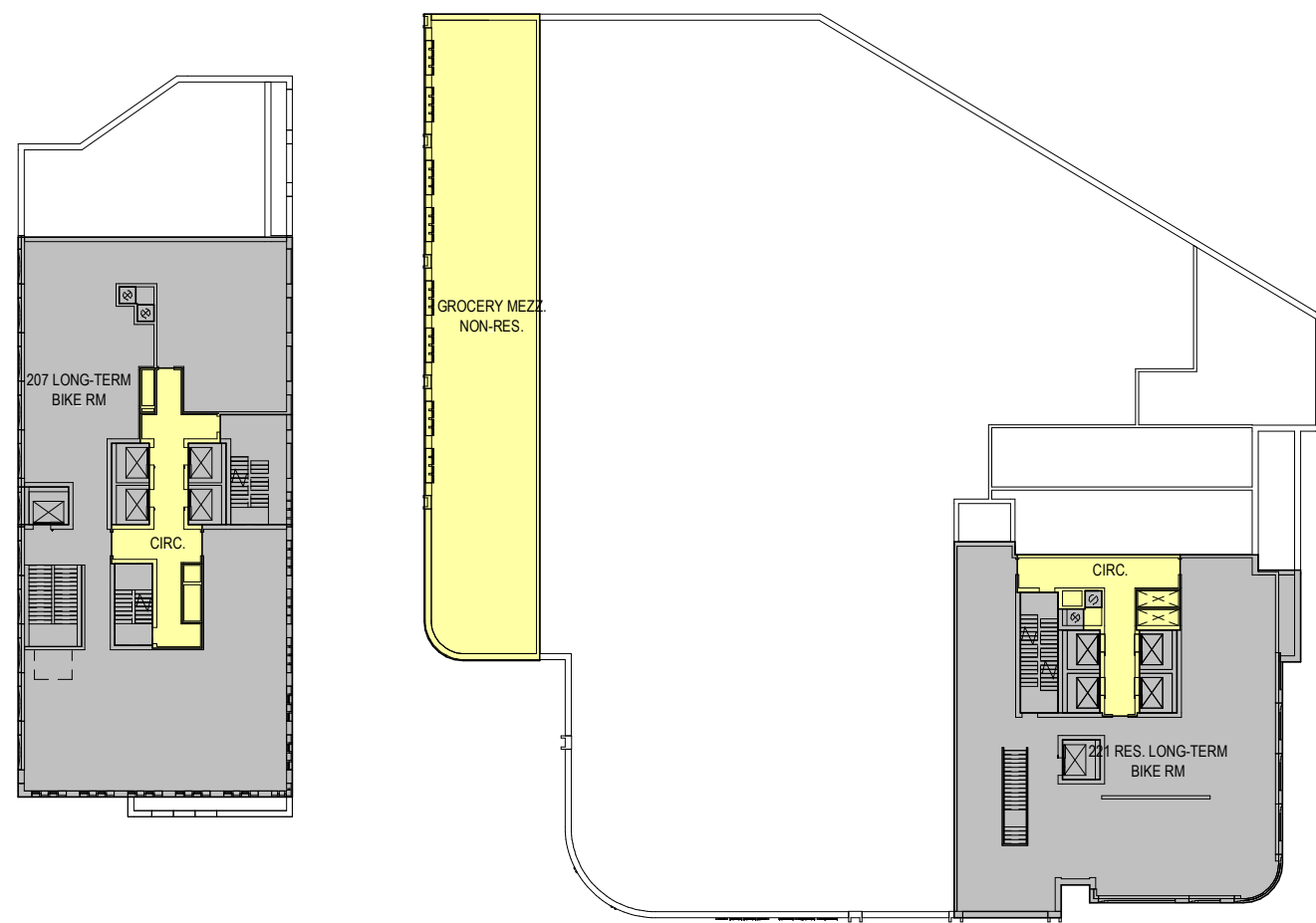
4 LEVEL 2 - AREAS
A 005 SCALE: 1:500



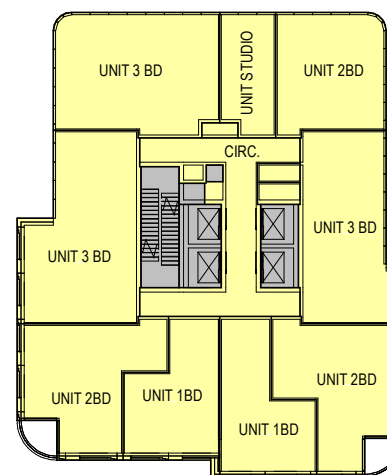
11 LEVEL 42 - AREAS
A 005 SCALE: 1:500



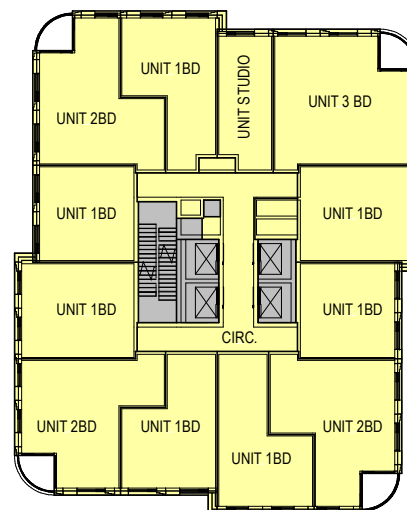
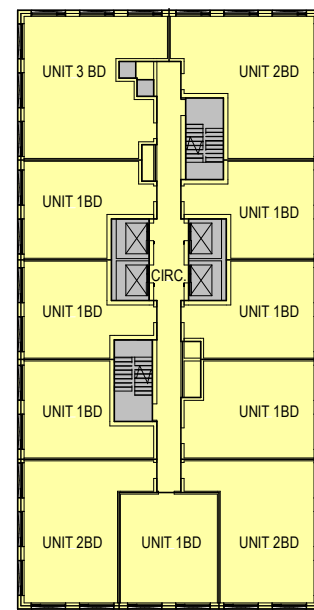
7 LEVEL 8-9 - AREAS
A 005 SCALE: 1:500



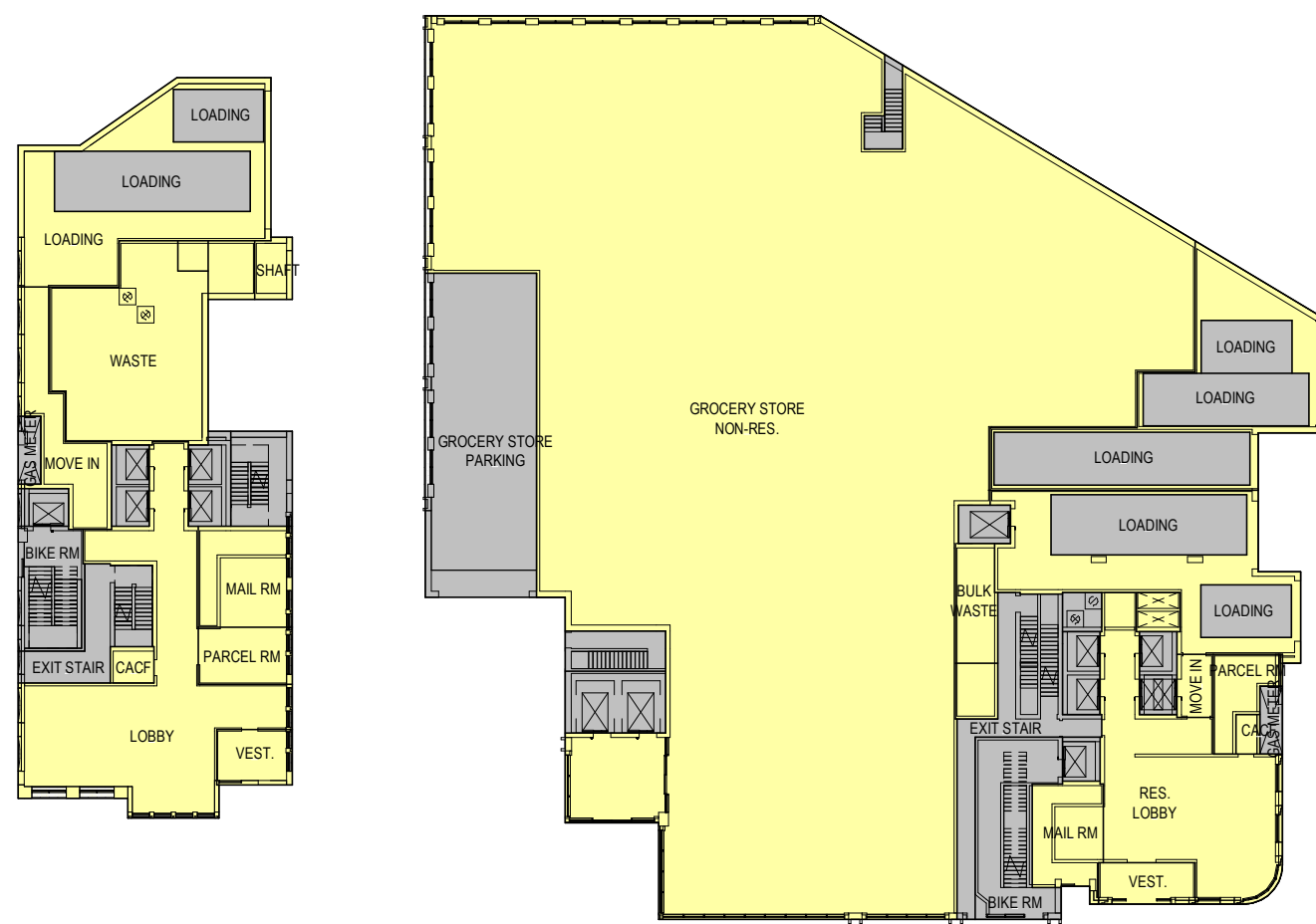
3 GROUND FLOOR MEZZ - AREAS
A 005 SCALE: 1:500



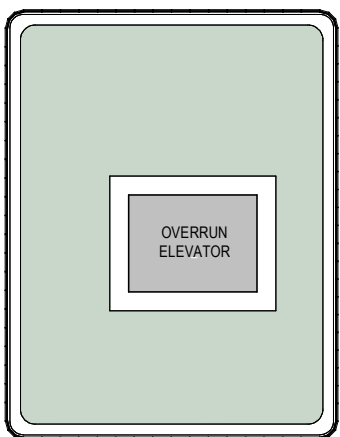
10 LEVEL 41 - AREAS
A 005 SCALE: 1:500



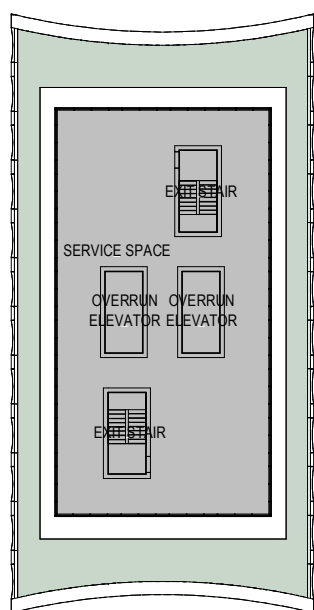
6 LEVEL 5-7 - AREAS
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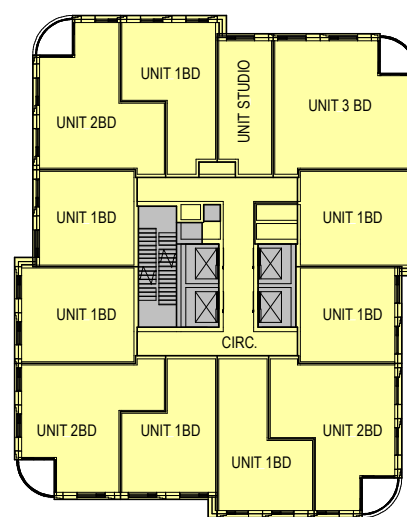
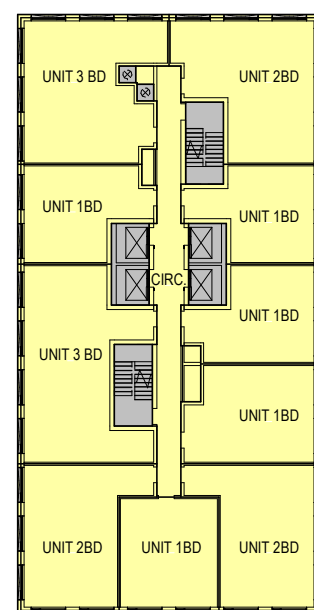
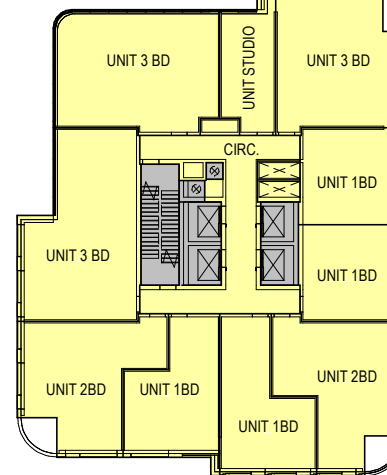
2 GROUND FLOOR - AREAS
A 005 SCALE: 1:500



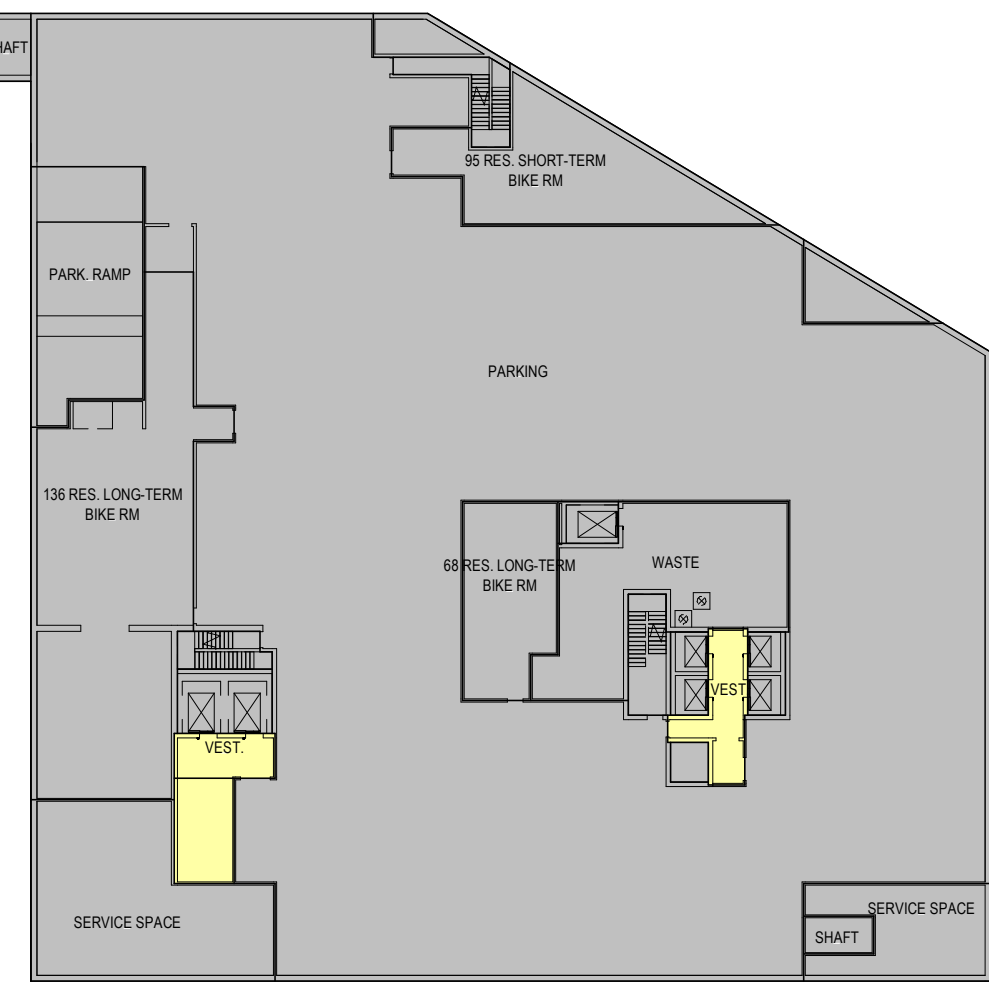
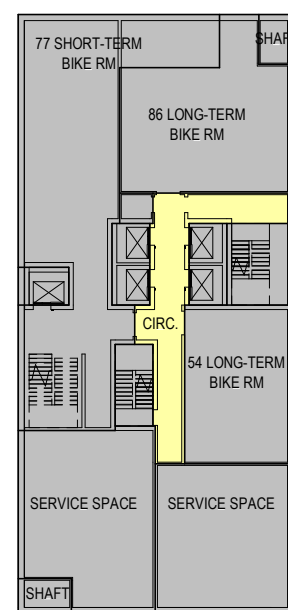
13 TOWER B MPH ROOF - AREAS
A 005 SCALE: 1:500



9 BUILDING A MPH AND LEVEL 40 - AREAS
A 005 SCALE: 1:500



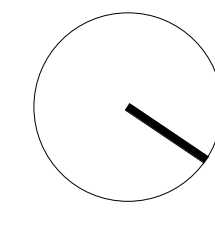
5 LEVEL 3-4 - AREAS
A 005 SCALE: 1:500



1 PARKING - AREAS
A 005 SCALE: 1:500

3 20200805 ZBL Submission 2
2 20200708 ZBL Submission 1
1 20200610 Pre-App Consult Meeting

No. Date Issue/Revision



Broadview + Danforth

682-742 Broadview Ave,
Toronto, Ontario

Title:
ZBL - 569-2013 Area
Plans

Project No. 2017 Scale As indicated
Drawing No.

A 005



AERIAL VIEW OF PROJECT SITE LOOKING WEST



VIEW FROM THE CORNER OF DEARBOURNE AVE AND BROADVIEW AVE



VIEW ALONG BROADVIEW AVE

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superk inc.

101 - 35 Golden Avenue
Toronto, ON M8R 2J5
t: 416.596.0700
f: 416.533.6986
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ChoiceProperties

3	20200205	25th Submission 2
2	20210706	26th Submission 1
1	20210610	Pre-App Consult Meeting

No. Date Issue/Revision



Broadview + Danforth

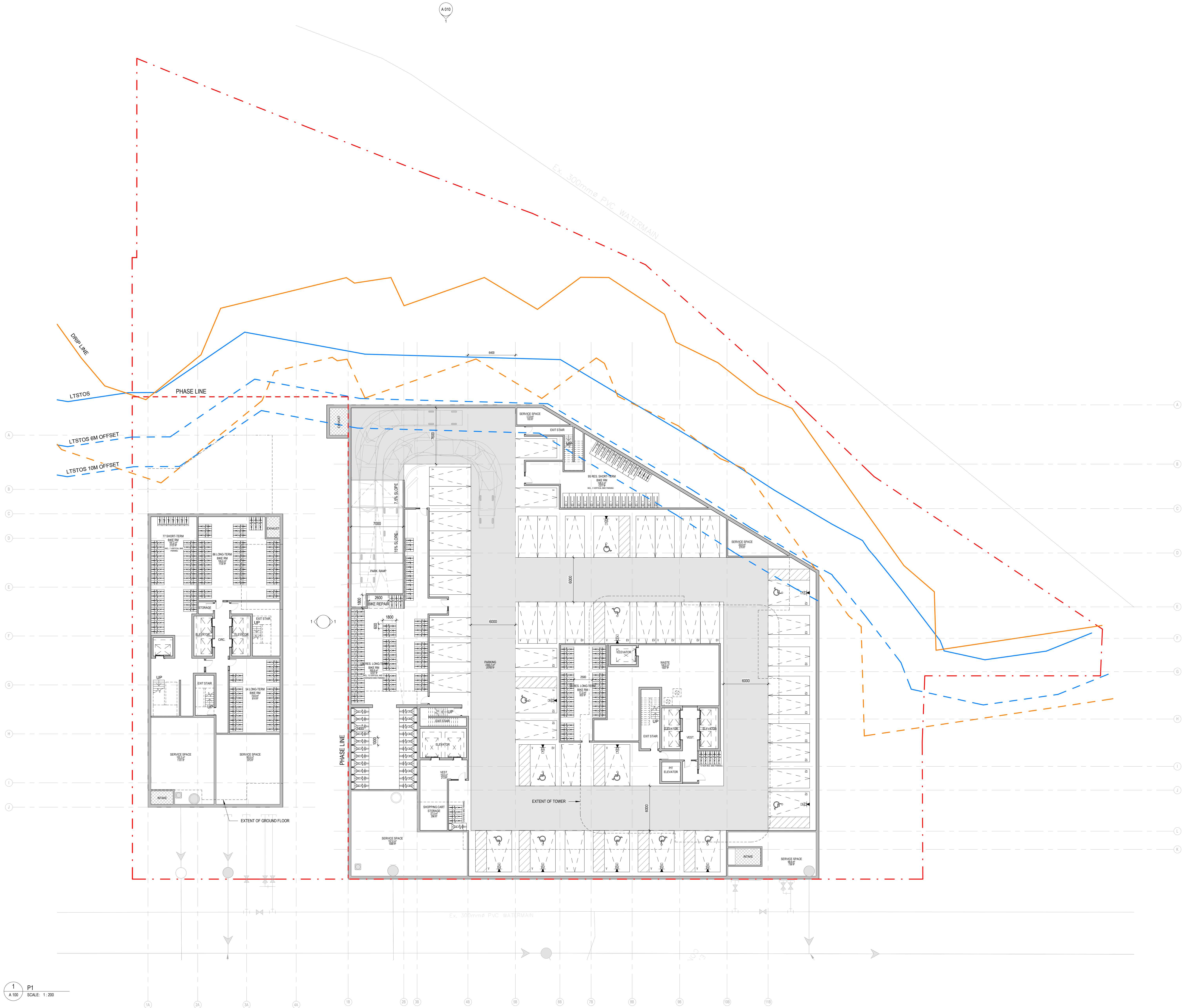
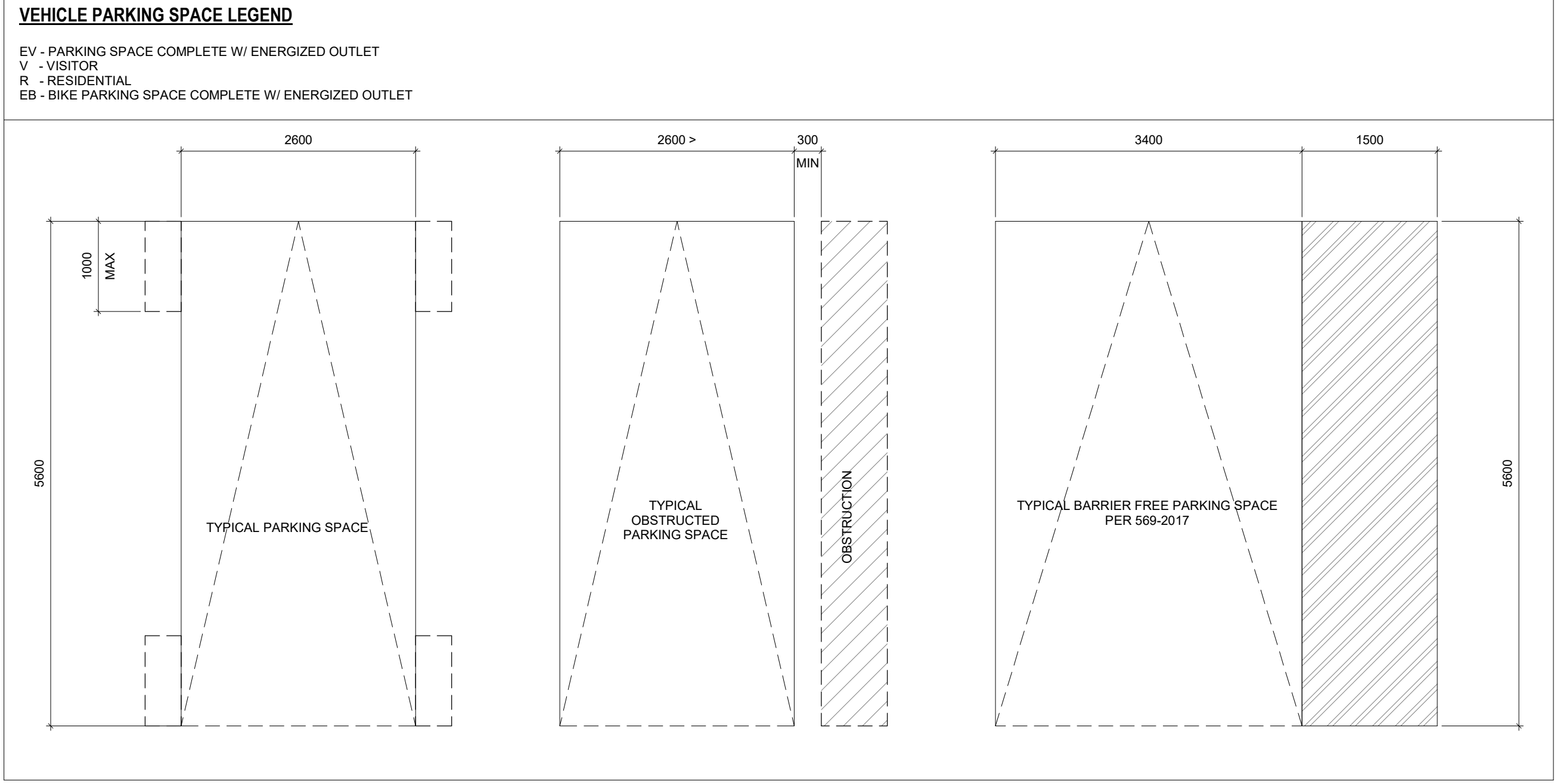
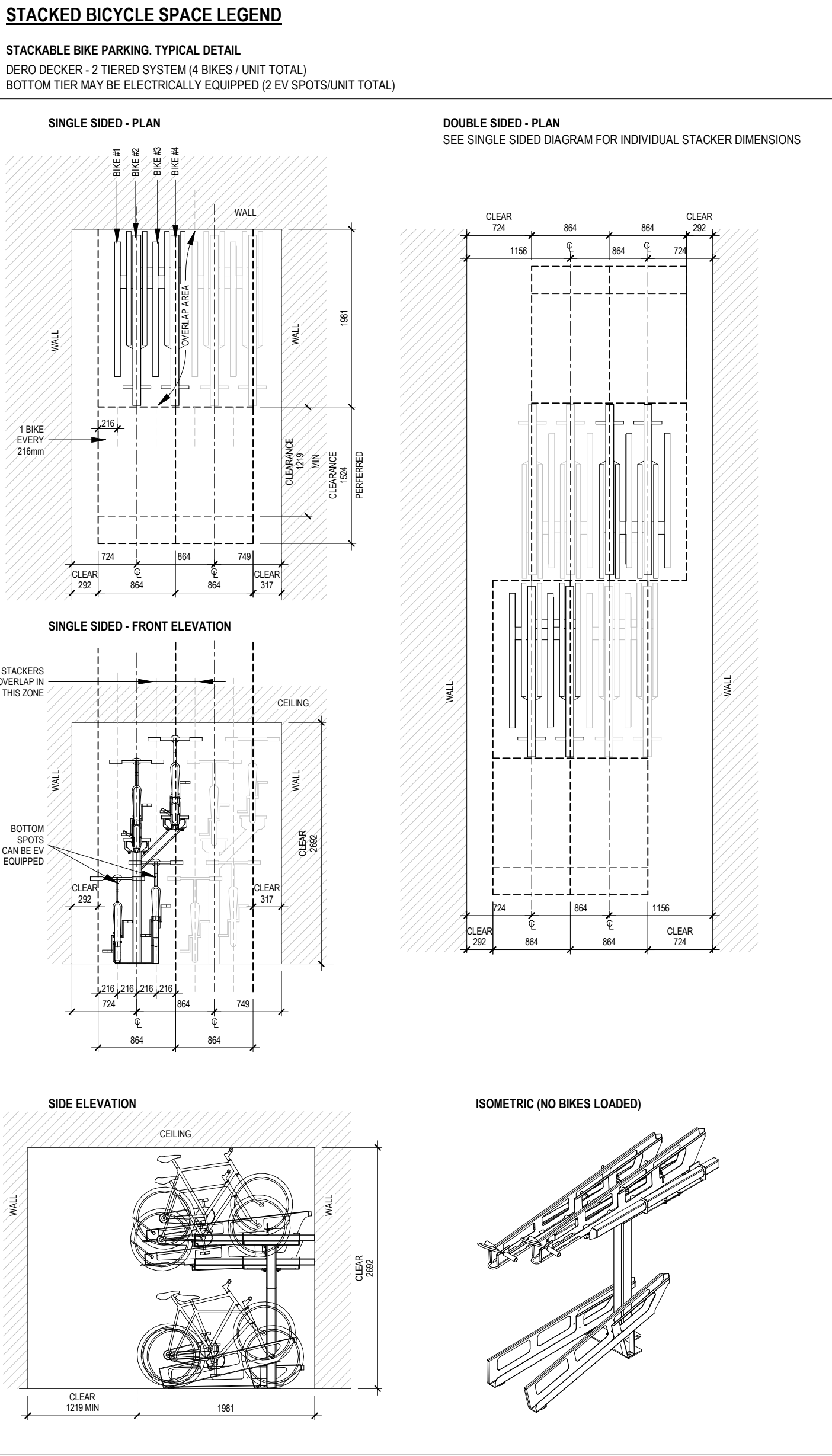
682-742 Broadview Ave,
Toronto, Ontario

Title:
Perspective Views

Project No. 2017 Scale

Drawing No.

A 006



1 P1
A 100 SCALE: 1:200

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101 - 35 Golden Avenue
Toronto, ON M5R 2J5

T: 416.596.0700
F: 416.533.6986
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ChoiceProperties

3	20200925	25th Submission 2
2	20210708	25th Submission 1
1	20210610	Pre-App Consult Meeting

No. Date Issue/Revision



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Toronto, Ontario

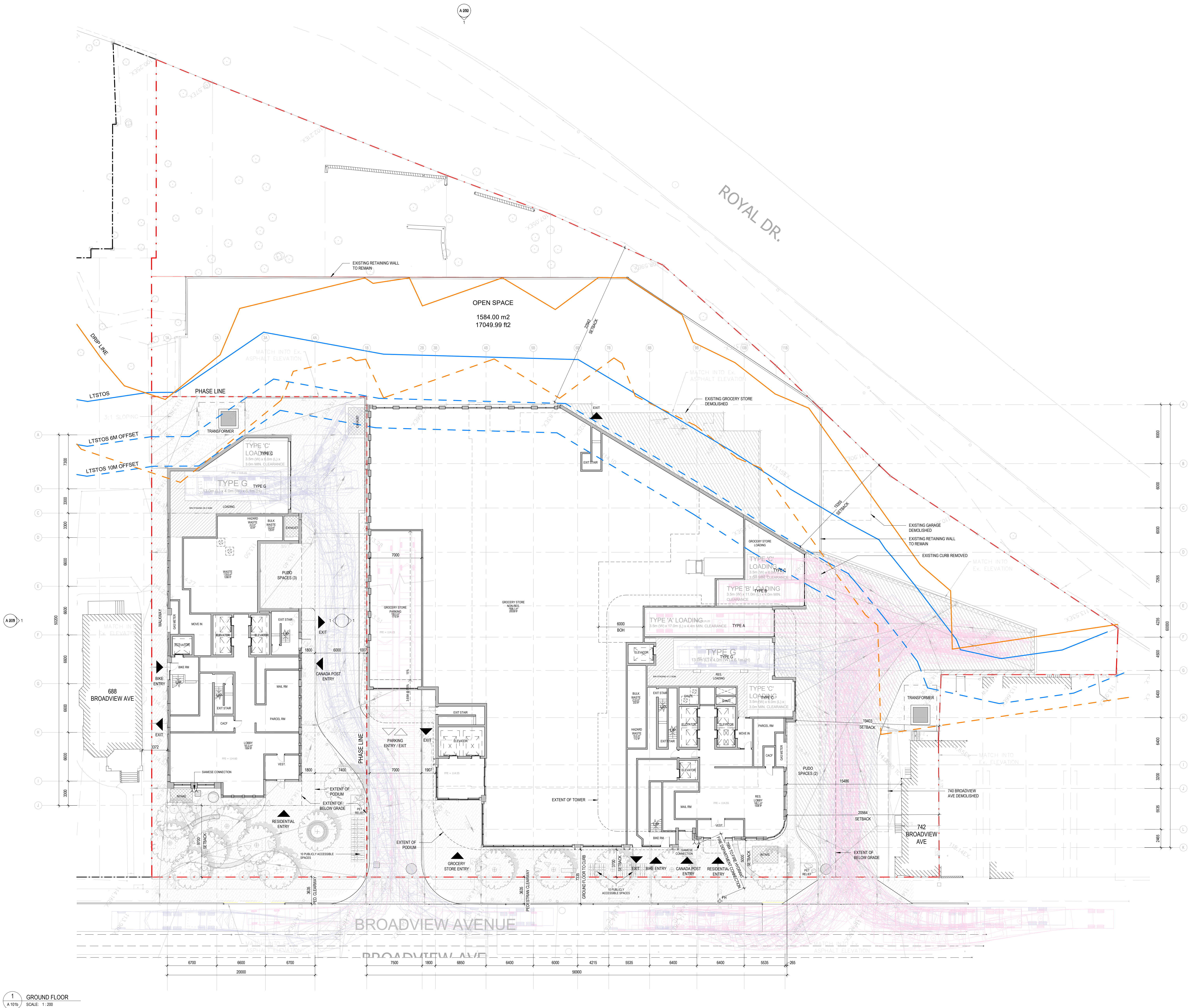
Title:
Floor Plan - P1

Project No. 2017 Scale As indicated
Drawing No.

A 100

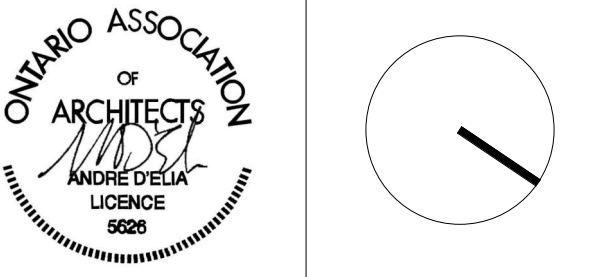


- MANEUVERING LEGEND
- Residential Loading
 - Commercial Loading / Maneuvering



3	20200925	25th Submission 2
2	20210708	24th Submission 1
1	20210610	Pre-App Consult Meeting

No. Date Issue/Revision



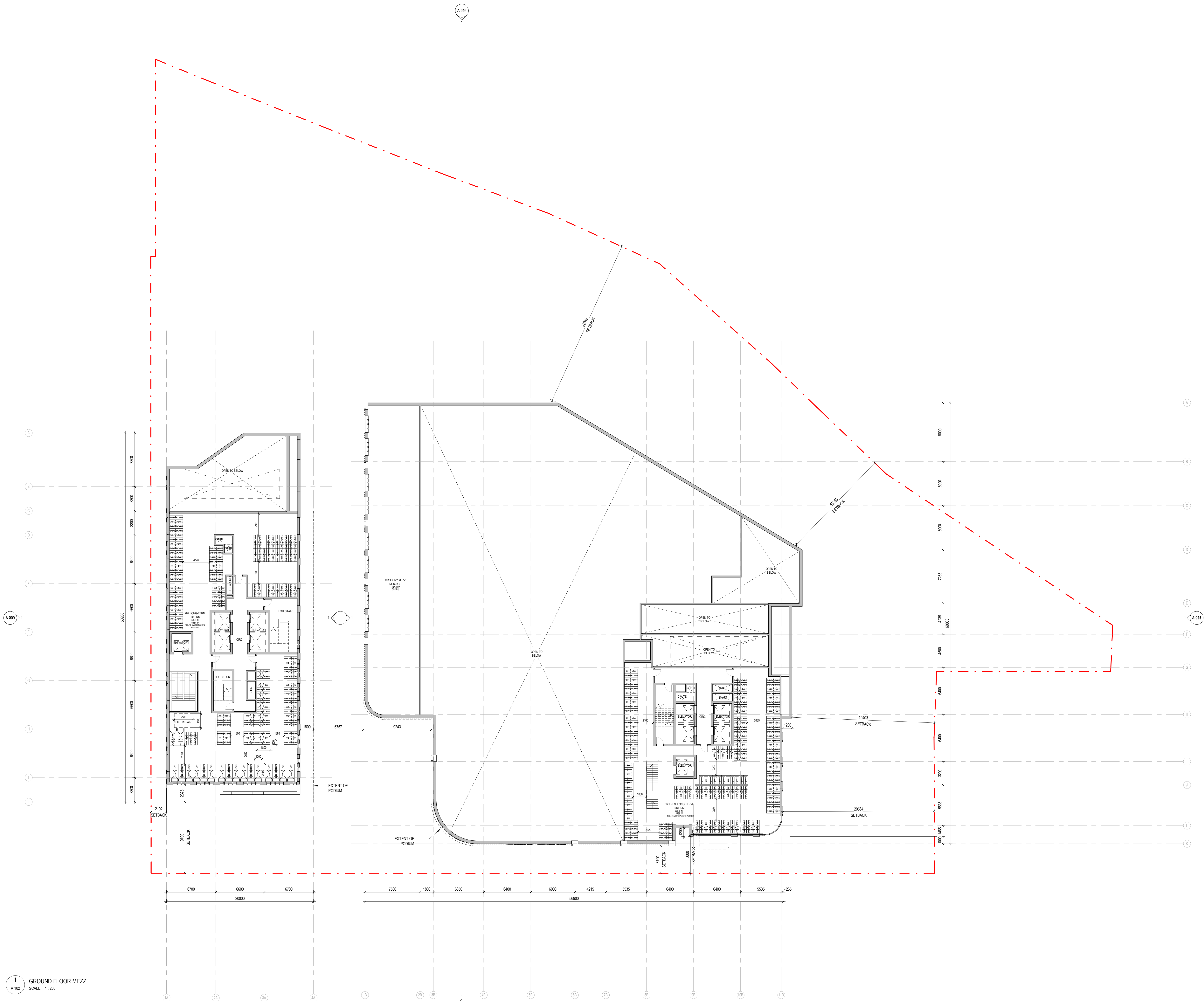
Broadview + Danforth

682-742 Broadview Ave,
Toronto, Ontario

Title:
Floor Plan - Ground

Project No. 2017 Scale As indicated
Drawing No.

A 101b



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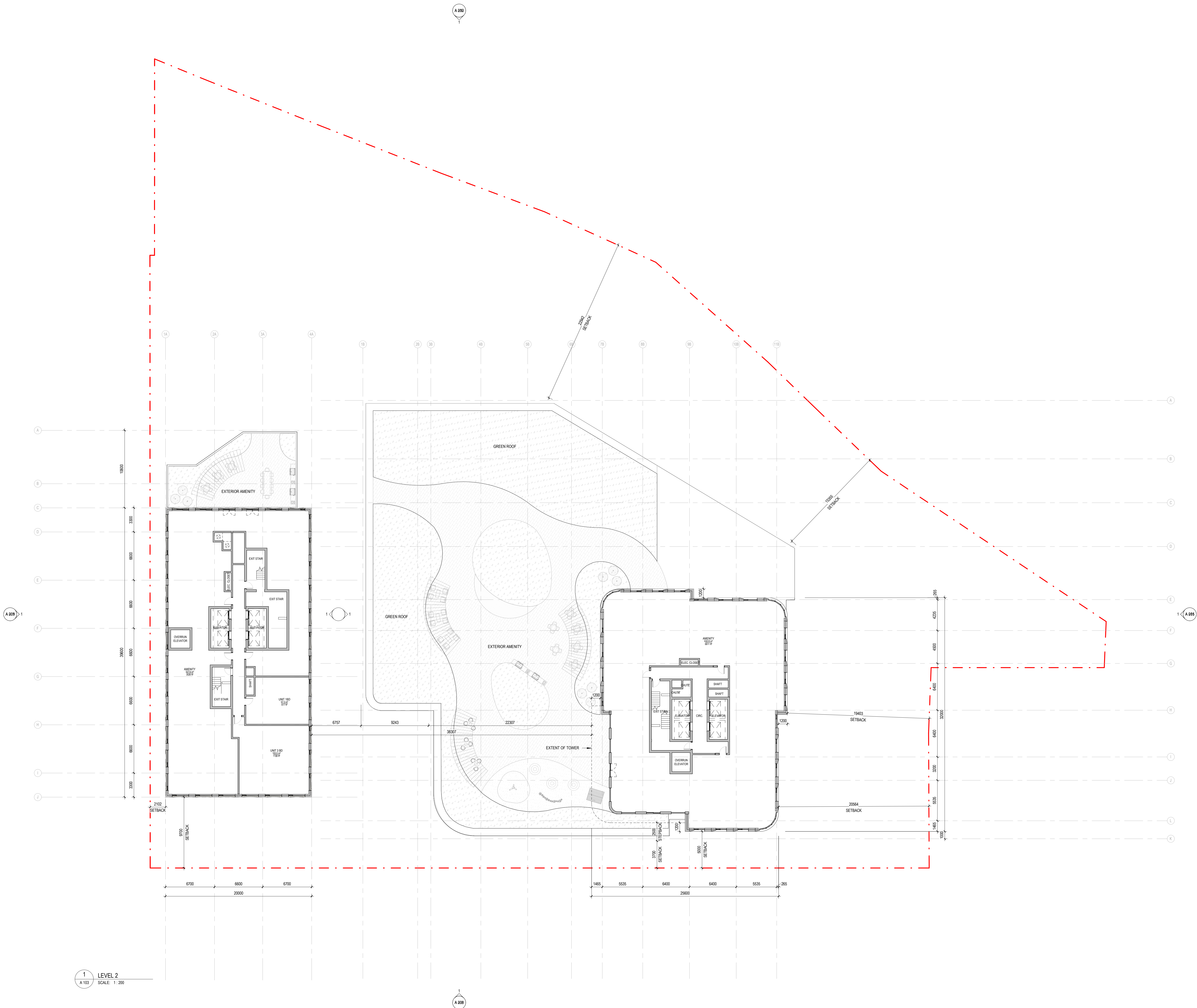
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T: 416.596.0700
F: 416.533.6986
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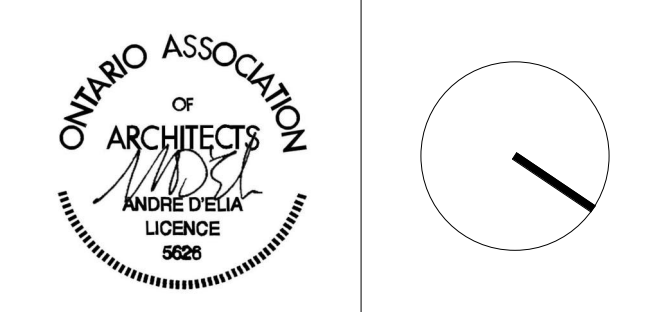
ChoiceProperties



1 LEVEL 2
A 103 SCALE: 1:200

3	20220925	25th Submission 2
2	20210726	24th Submission 1
1	20210610	Pre-App Consult Meeting

No. Date Issue/Revision



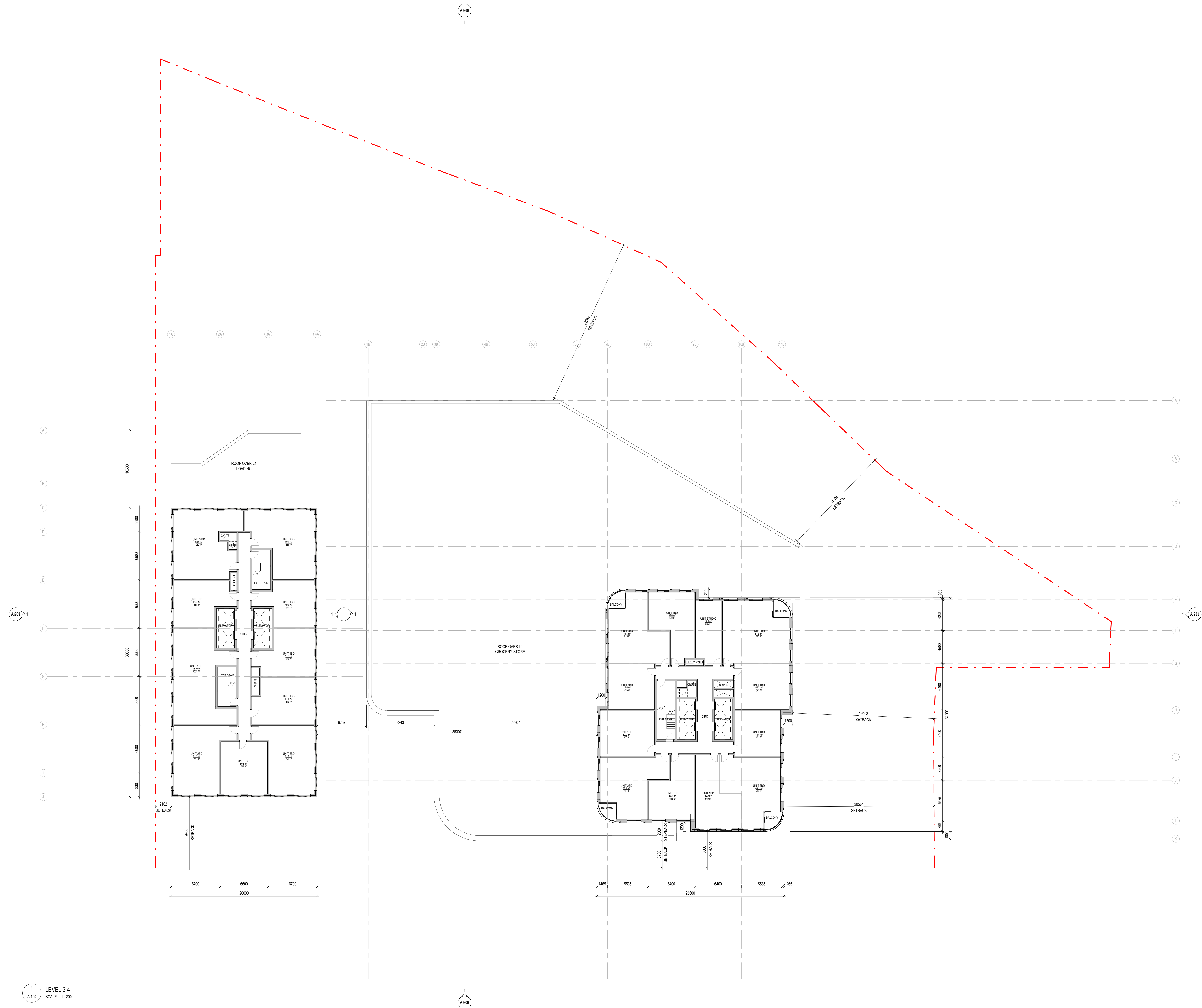
Broadview + Danforth

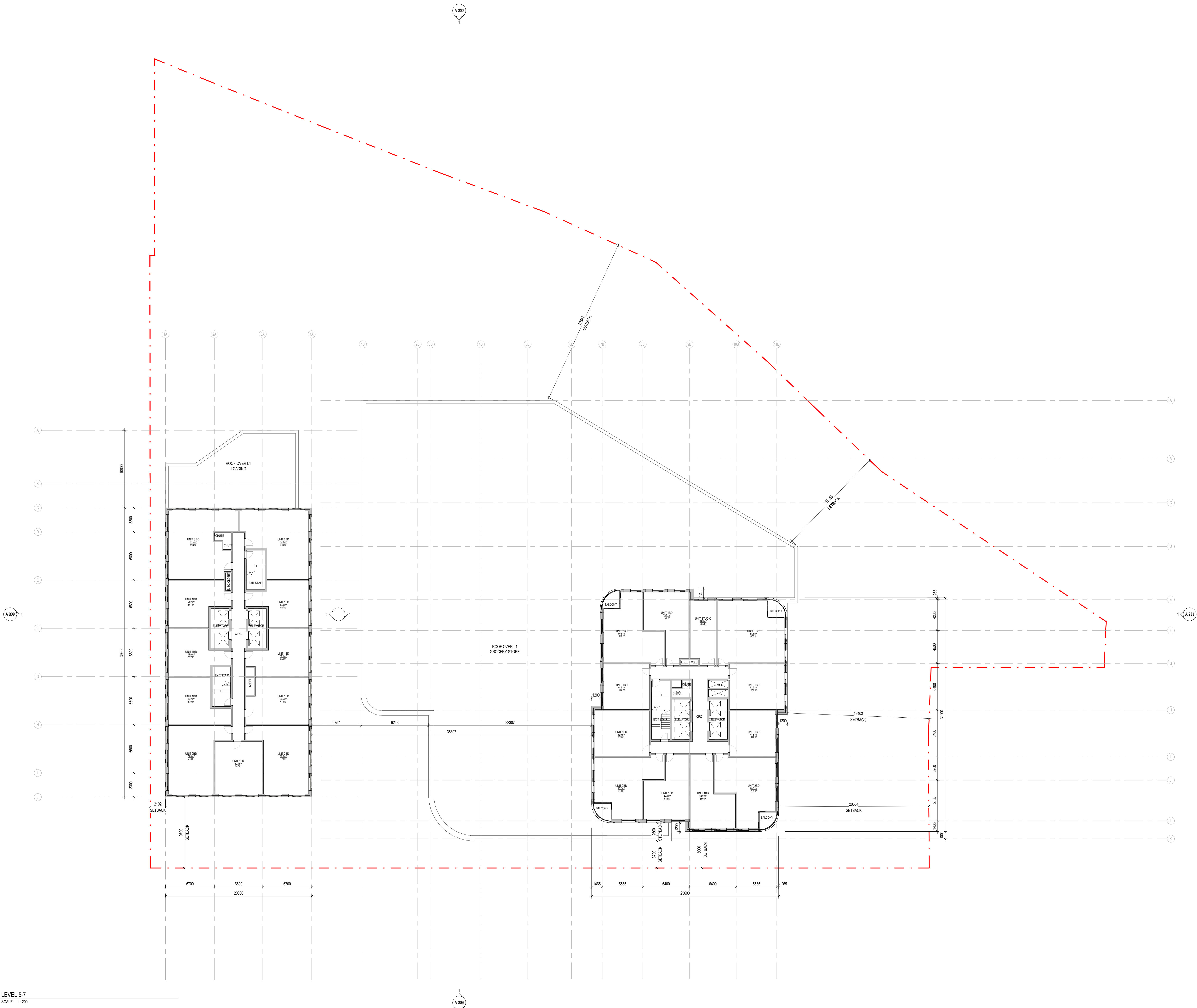
682-742 Broadview Ave,
Toronto, Ontario

Title:
Floor Plan - Level 2

Project No. 2017 Scale 1:200
Drawing No.

A 103





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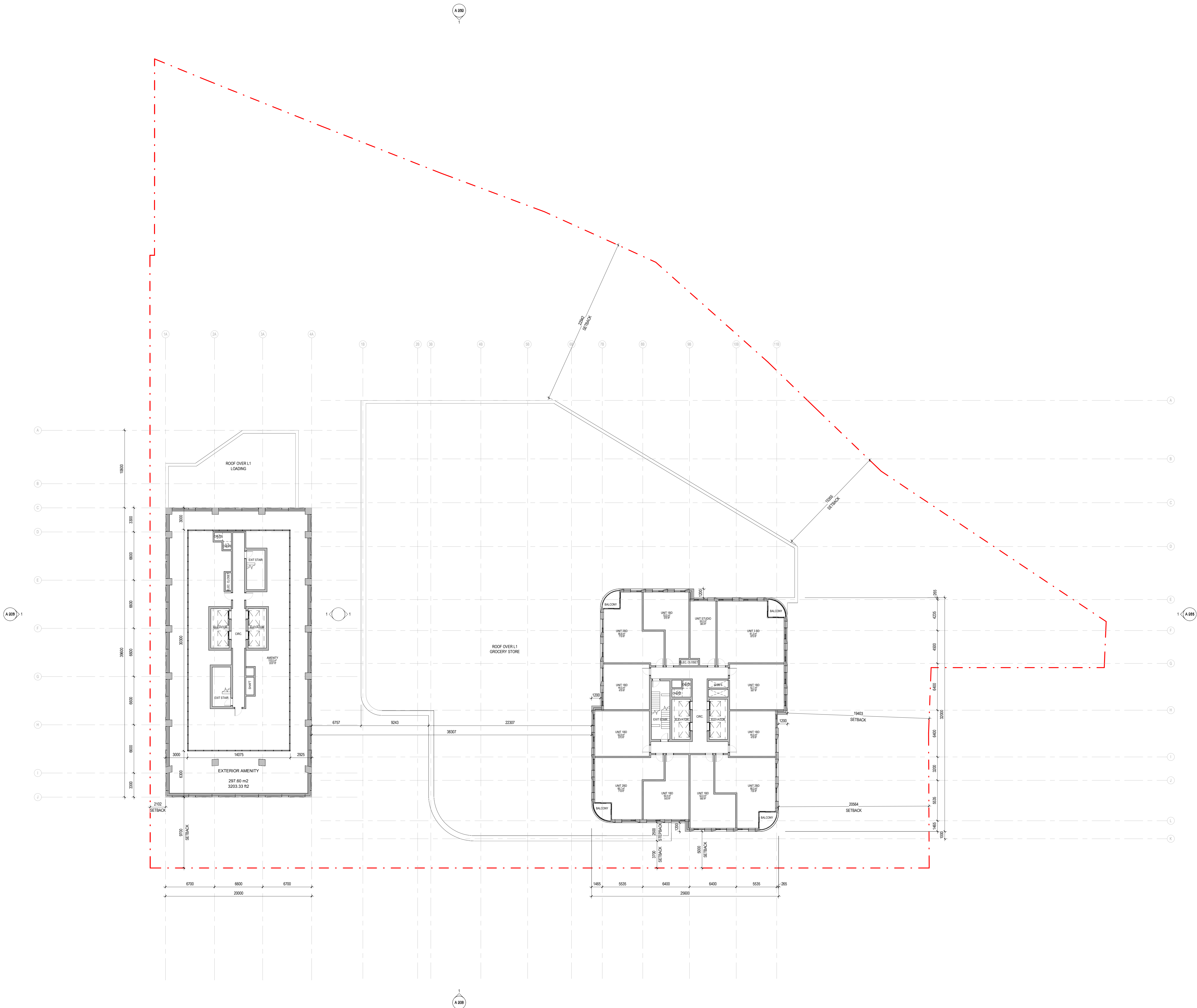
Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datum, and levels with the Contract Documents and with the conditions on site, ascertain any discrepancies between this site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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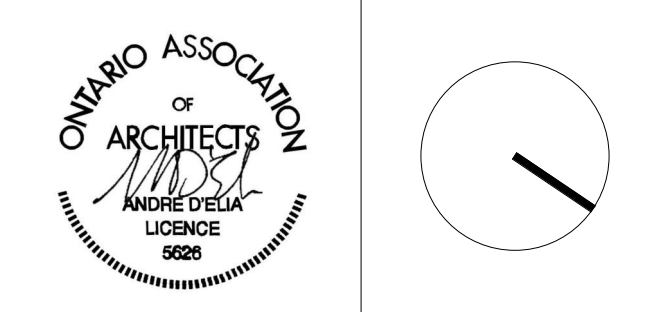
T: 416.596.0700
F: 416.533.6986
www.superkul.ca

ChoiceProperties



3	20200925	25th Submission 2
2	20210708	25th Submission 1
1	20210610	Pre-App Consult Meeting

No.	Date	Issue/Revision
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Broadview + Danforth

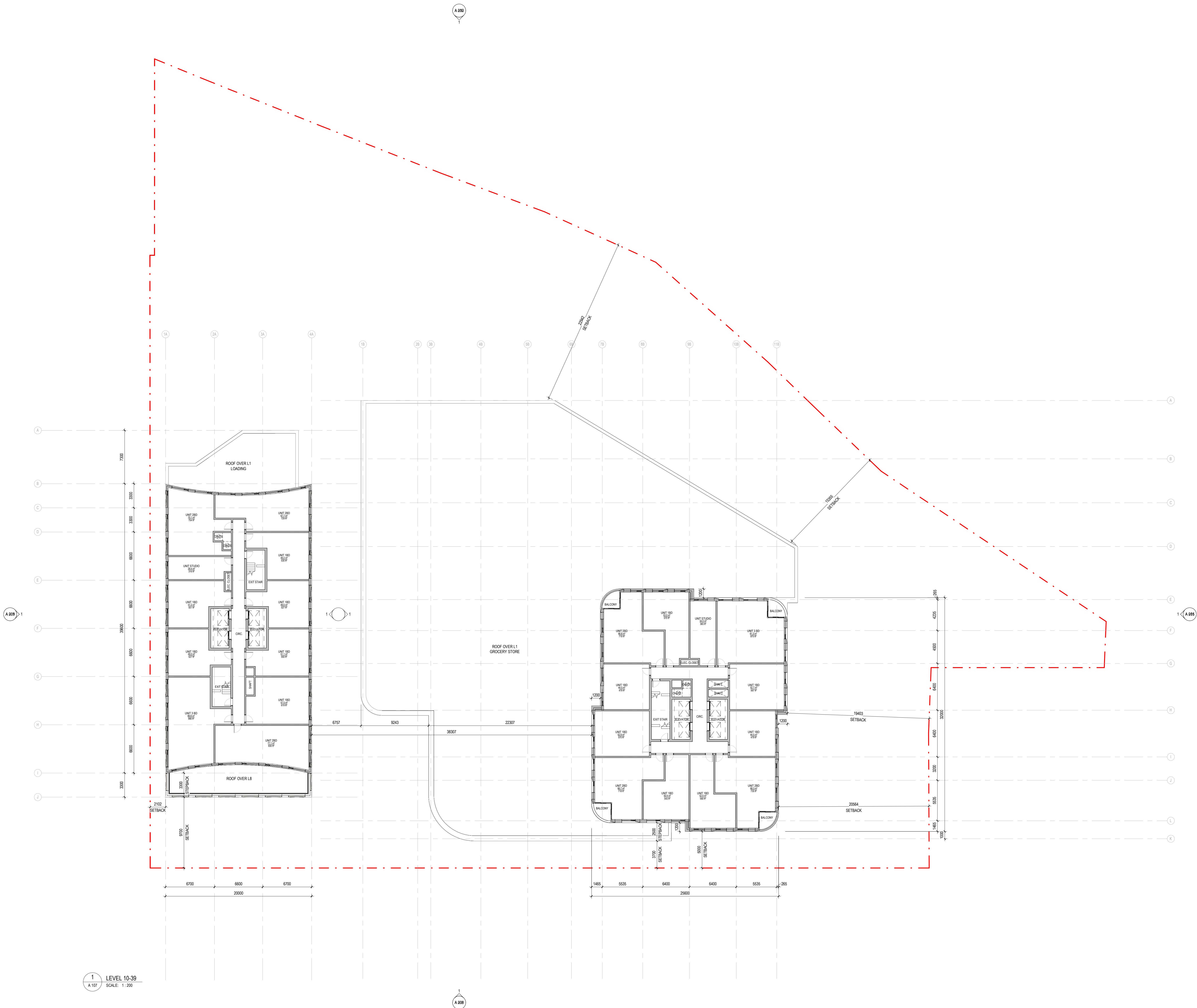
682-742 Broadview Ave,
Toronto, Ontario

Title:
Floor Plan - Level 8-9

Project No. 2017 Scale 1 : 200

Drawing No.

A 106



3	20200925	25th Submission 2
2	20210726	25th Submission 1
1	20210610	Pre-App Consult Meeting

No.	Date	Issue/Revision

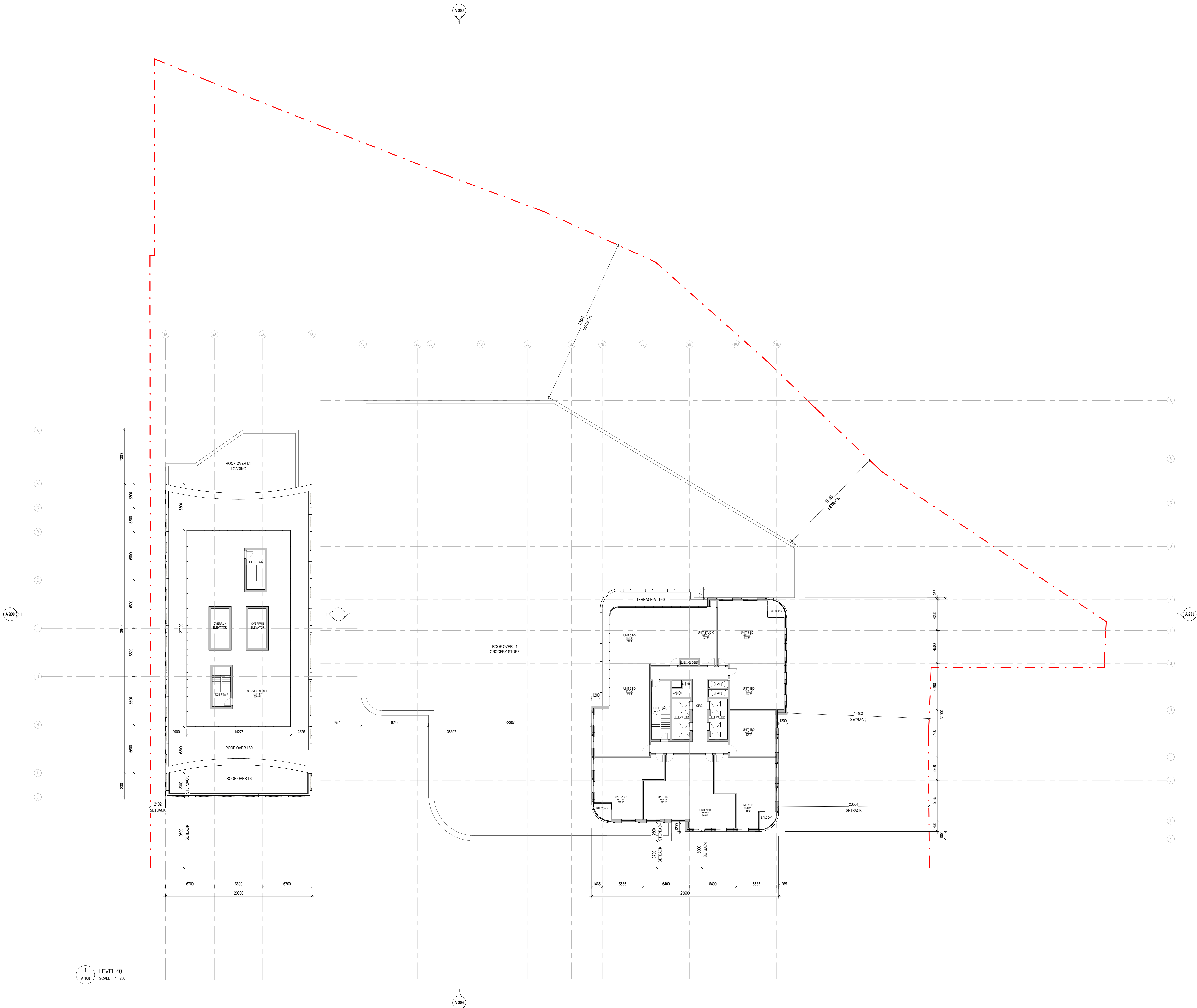
ONARIO ASSOCIATION
OF ARCHITECTS
REGISTERED
LICENSED
2024

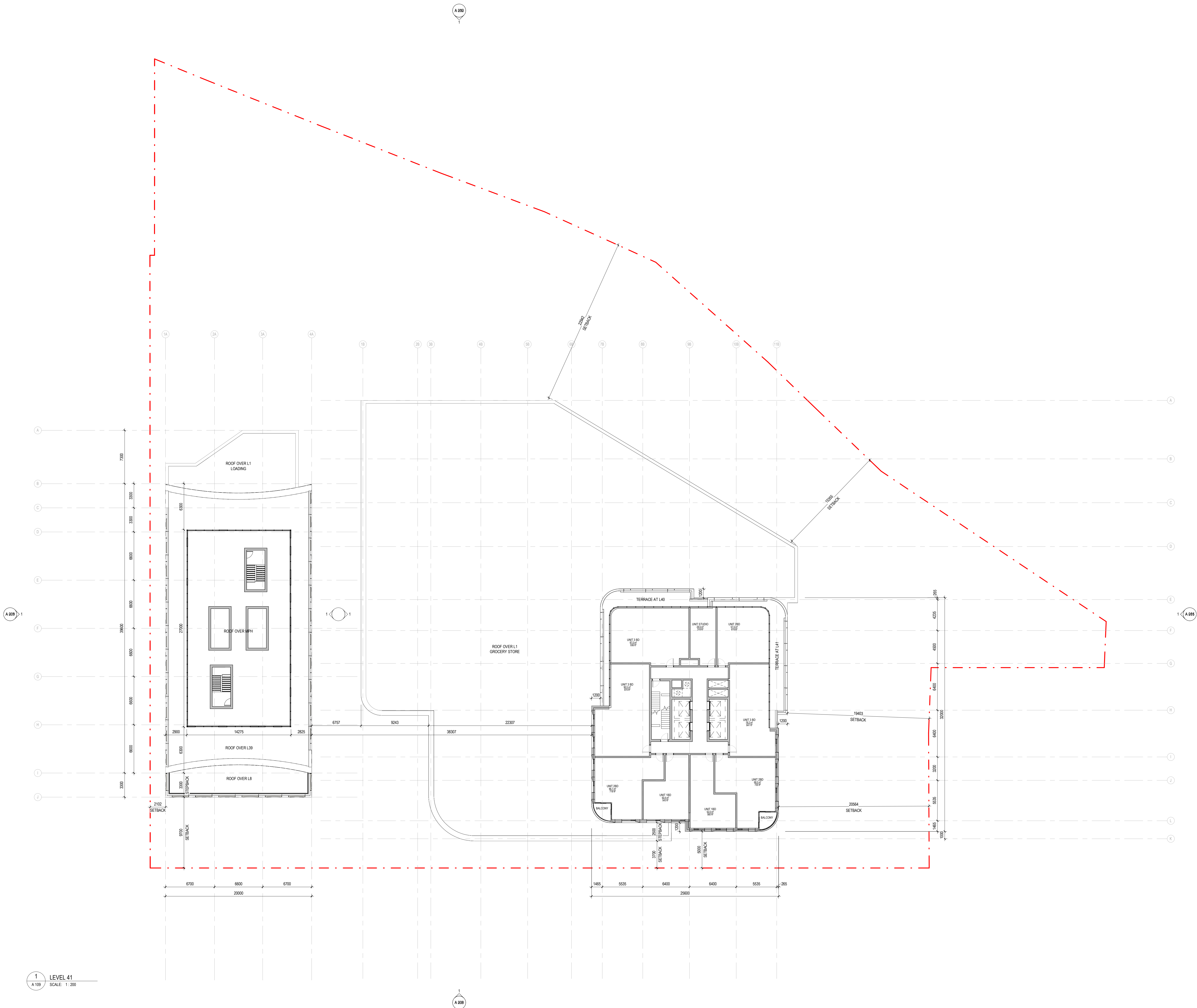
Broadview + Danforth

682-742 Broadview Ave,
Toronto, Ontario

Title:
Floor Plan - Level 10-39

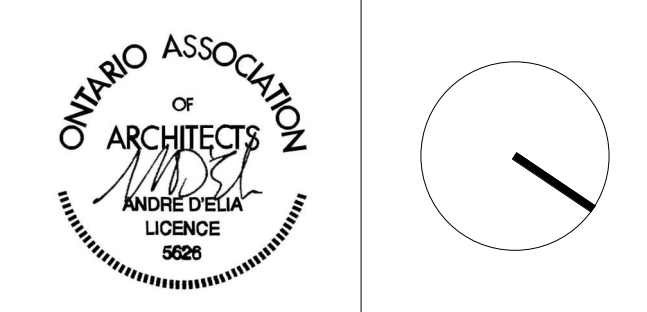
Project No. 2017	Scale	1 : 200
Drawing No.		





3	20200925	25th Submission 2
2	20210726	26th Submission 1
1	20210610	Pre-App Consult Meeting

No. Date Issue/Revision



Broadview + Danforth

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Toronto, Ontario

Title:
Floor Plan - Level 41

Project No. 2017 Scale 1 : 200

Drawing No.

A 109

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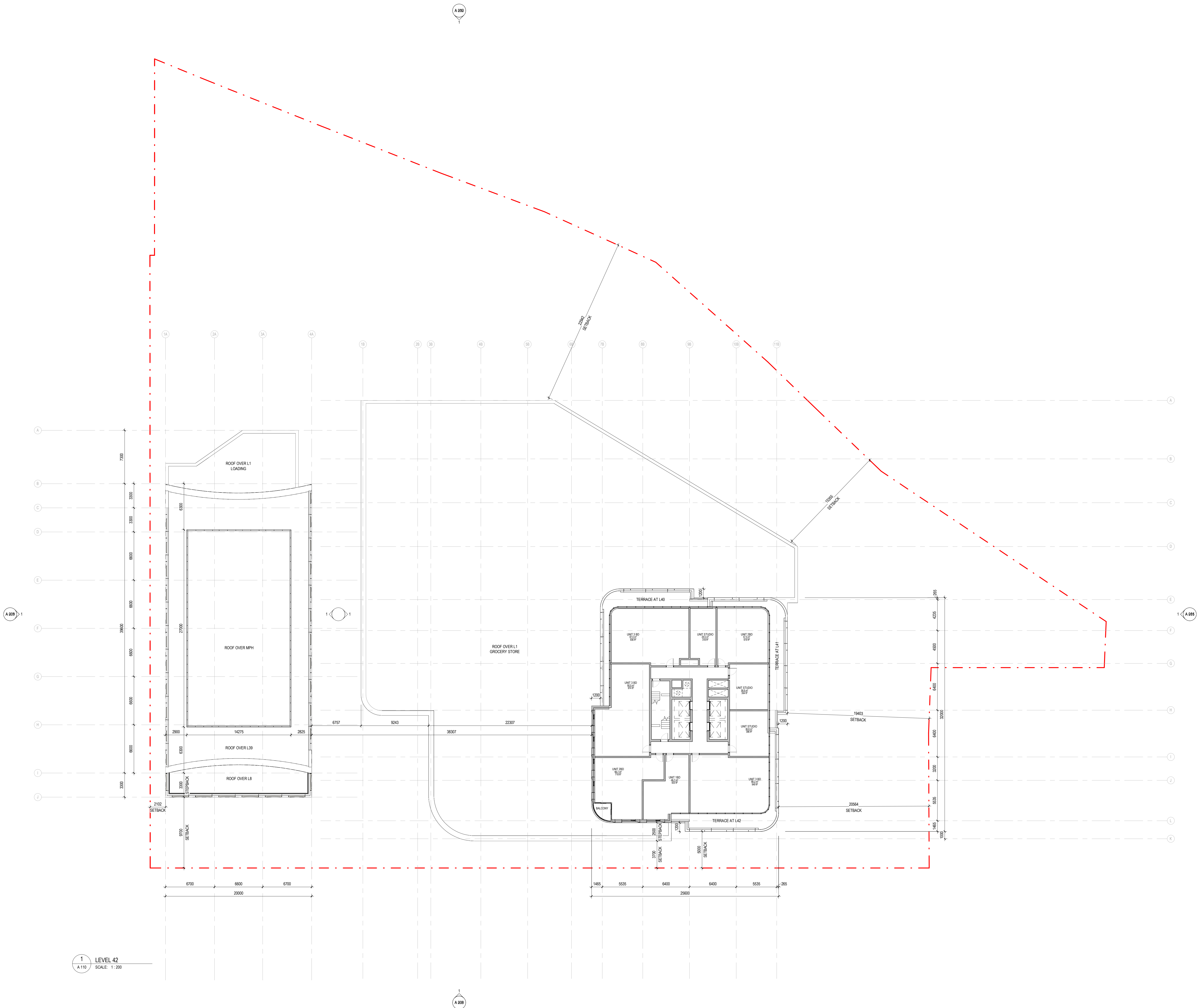
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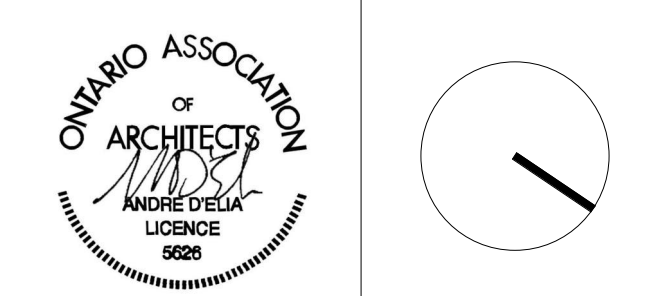
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ChoiceProperties



3	20200925	25th Submission 2
2	20210726	26th Submission 1
1	20210610	Pre-App Consult Meeting

No.	Date	Issue/Revision
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Broadview + Danforth

682-742 Broadview Ave,
Toronto, Ontario

Title:
Floor Plan - Level 42

Project No. 2017 Scale 1:200

Drawing No.

A 110

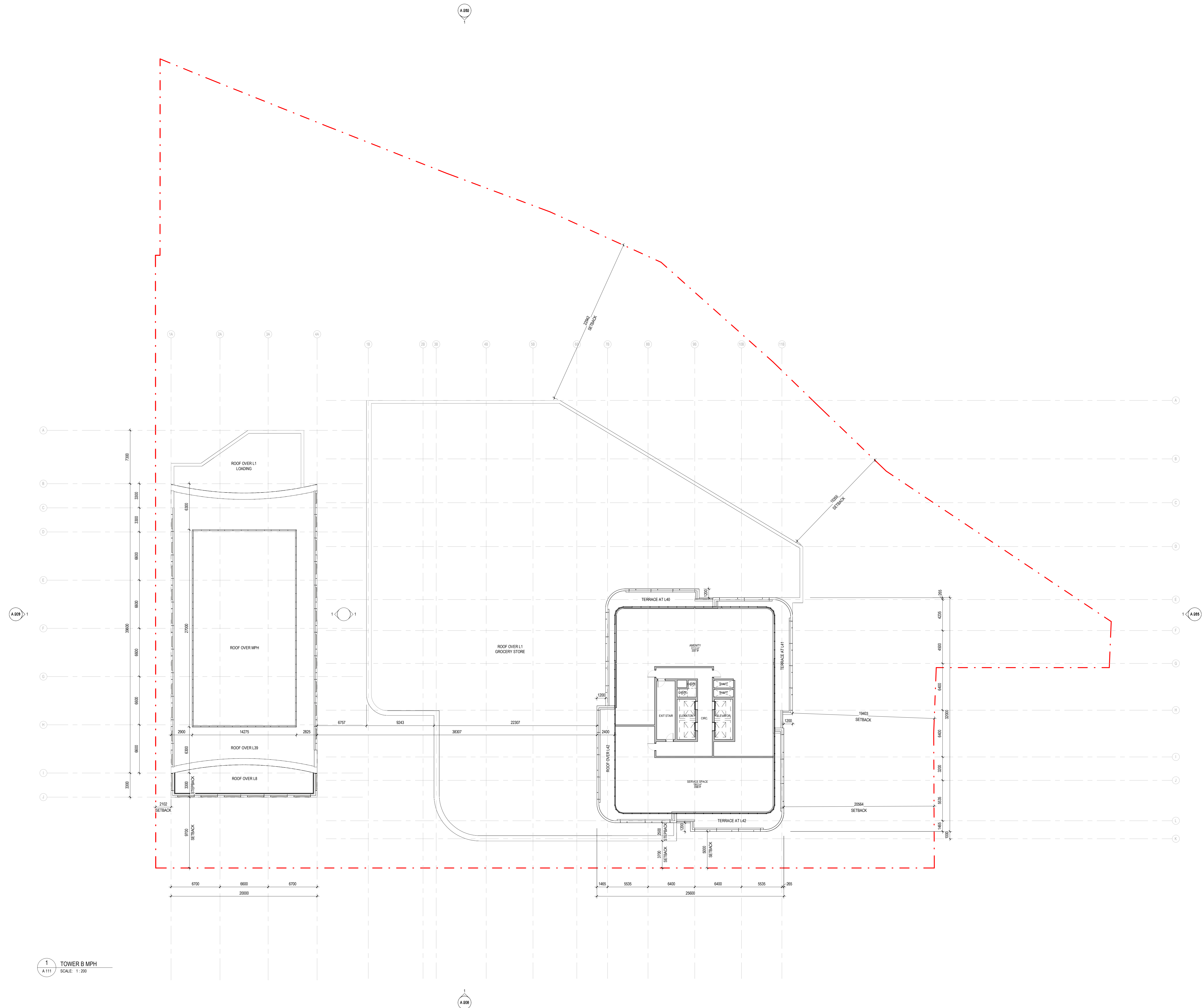
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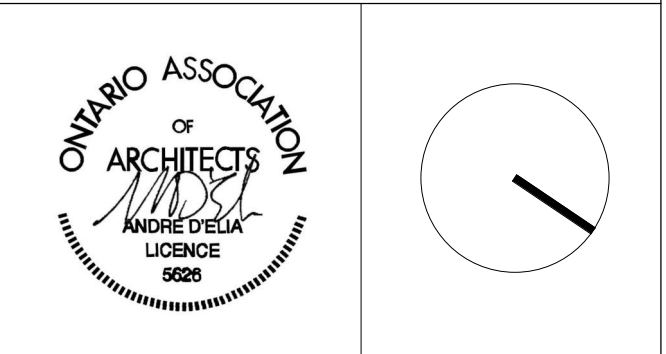
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3	20250926	ZBA Submission 2
2	20210726	ZAA Submission 1
1	20210610	Pre-App Consult. Meeting

No.	Date	Issue/Revision
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Broadview + Danforth

682-742 Broadview Ave,
Toronto, Ontario

Title: Floor Plan - MPH (B)

Project No. 2017	Scale 1 : 200
Drawing No.	

A 111

GREEN ROOF STATISTICS BUILDING A				GREEN ROOF STATISTICS BUILDING B			
Green Roof		Provided		Green Roof		Provided	
Gross Floor Area, as defined in Green Roof Bylaw (m²)		30,079.6 m²		Gross Floor Area, as defined in Green Roof Bylaw (m²)		33,702.1 m²	
Total Roof Area (m²)		957.5 m²		Total Roof Area (m²)		3,011.8 m²	
Area of Residential Private Terraces (m²)				Area of Residential Private Terraces (m²)			
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)		166.1 m²		Rooftop Outdoor Amenity Space, if in a Residential Building (m²)		944.6 m²	
Area of Renewable Energy Devices (m2)				Area of Renewable Energy Devices (m2)			
Tower(s) Roof Area with floor plate less than 750m²				Tower(s) Roof Area with floor plate less than 750m²			
Total Available Roof Space (m²)		791.4 m²		Total Available Roof Space (m²)		2,067.2 m²	
Green Roof Coverage		Required	Provided	Green Roof Coverage		Required	Provided
Coverage of Available Roof Space (m²)		474.8 m²	478.6 m²	Coverage of Available Roof Space (m²)		1,240.3 m²	1,294.2 m²
Coverage of Available Roof Space (%)		60%	60%	Coverage of Available Roof Space (%)		60%	63%

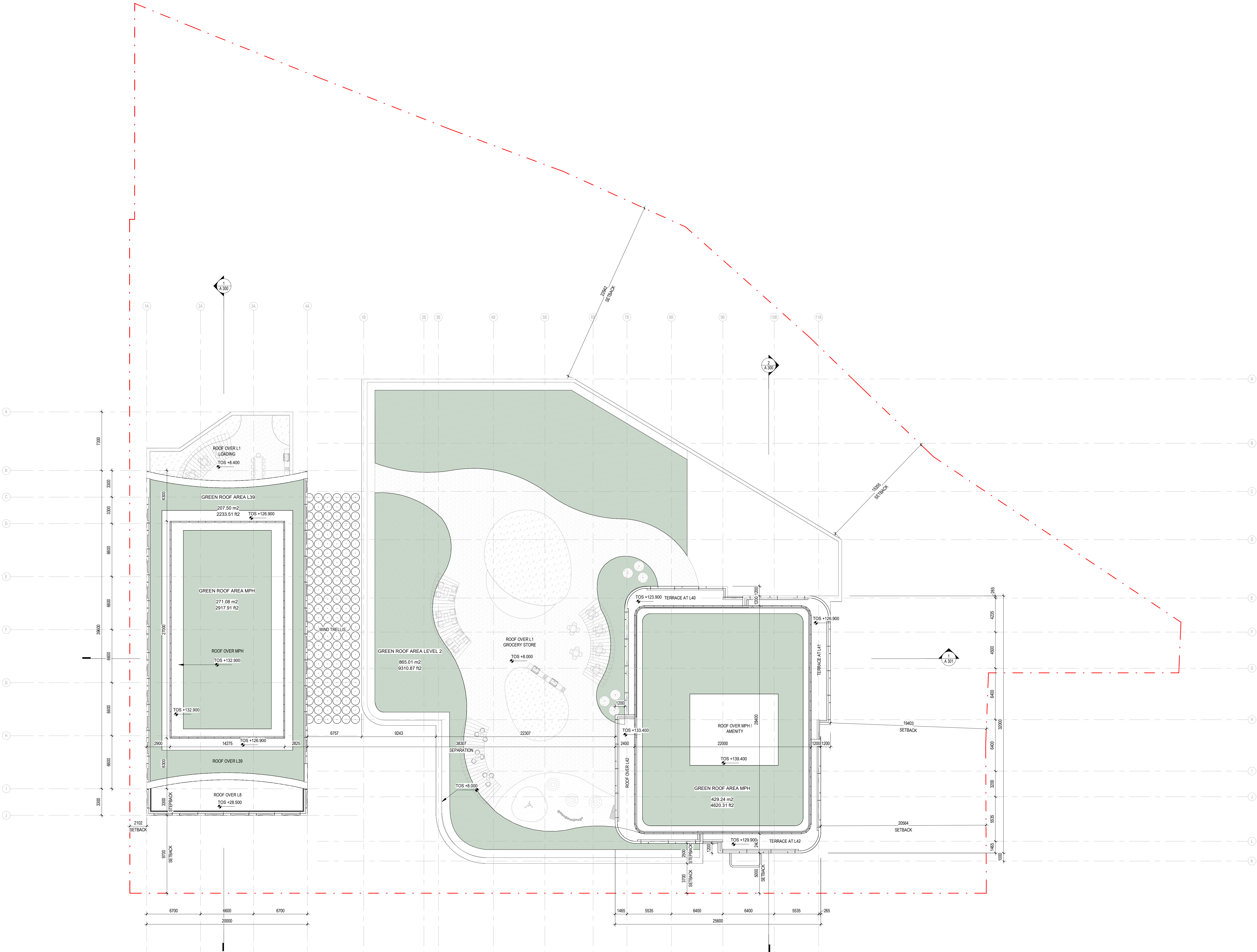
Gross Floor Area, as defined in Green Roof Bylaw

The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

Definitions

FLOOR PLATE AREA - The total area of a floor of a building, measured from the exterior of the main wall of the floor level, including voids at the level of the floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft

GROSS FLOOR AREA - The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading



1 ROOF PLAN
A 112 SCALE: 1:200

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Toronto, ON M5R 2J5
t> +16.596.0700
f> +16.533.6986
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ChoiceProperties

ROOF LEGEND

Area of Green Roof

320200252010703620210610

202020202010703620210610

202020202010703620210610

202020202010703620210610202020202010703620210610202020202010703620210610

202020202010703620210610202020202010703620210610202020202010703620210610

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202020202010703620210610202020202010703620210610202020202010703620210610

Broadview + Danforth

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Title:
Roof Plan

Project No. 2017 Scale As indicated
Drawing No.

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ChoiceProperties

MATERIAL LEGEND

- PC-01 Precast Concrete, Beige
Typ
- PC-01a Precast Textured Concrete, Beige
Typ
- PC-02 Precast Concrete, Red
Typ
- PC-02a Precast Textured Concrete, Red
Typ
- MAS-01 Masonry Type 1
Typ: Red Brick
- MAS-02 Masonry Type 2
Typ: Textured Red Brick
- SL-01 Stone Base
Grey
- ME-01 Metal Type 1
Bronze Aluminum
- ME-02 Metal Louver Type 1
Bronze Aluminum
- GL-01 Vision and Spandrel Glass
Typ
- GL-02 Bird friendly Vision and Spandrel Glass
Typ

3	20200826	25th Submission 2
2	20200708	24th Submission 1
1	20210610	Pre-App Consult Meeting

No.	Date	Issue/Revision
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Broadview + Danforth

682-742 Broadview Ave,
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Title:
Building Elevations

Project No. 2017 Scale As indicated

Drawing No.

A 200



1 EAST ELEVATION
SCALE: 1:200

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ChoiceProperties

MATERIAL LEGEND

- PC-01 Precast Concrete, Beige
Typ
- PC-01a Precast Textured Concrete, Beige
Typ
- PC-02 Precast Concrete, Red
Typ
- PC-02a Precast Textured Concrete, Red
Typ
- MAS-01 Masonry Type 1
Typ: Red Brick
- MAS-02 Masonry Type 2
Typ: Textured Red Brick
- SL-01 Stone Base
Grey
- ME-01 Metal Type 1
Bronze Aluminum
- ME-02 Metal Louver Type 1
Bronze Aluminum
- GL-01 Vision and Spandrel Glass
Typ
- GL-02 Bird friendly Vision and Spandrel Glass
Typ

3	20200825	25th Submission 2
2	20210708	24th Submission 1
1	20210610	Pre-App Consult Meeting

No.	Date	Issue/Revision
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Broadview + Danforth

682-742 Broadview Ave,
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Title:
Building Elevations

Project No. 2017 Scale As indicated

Drawing No.

A 201

1 SOUTH ELEVATION - BUILDING A
A 201
SCALE: 1:200

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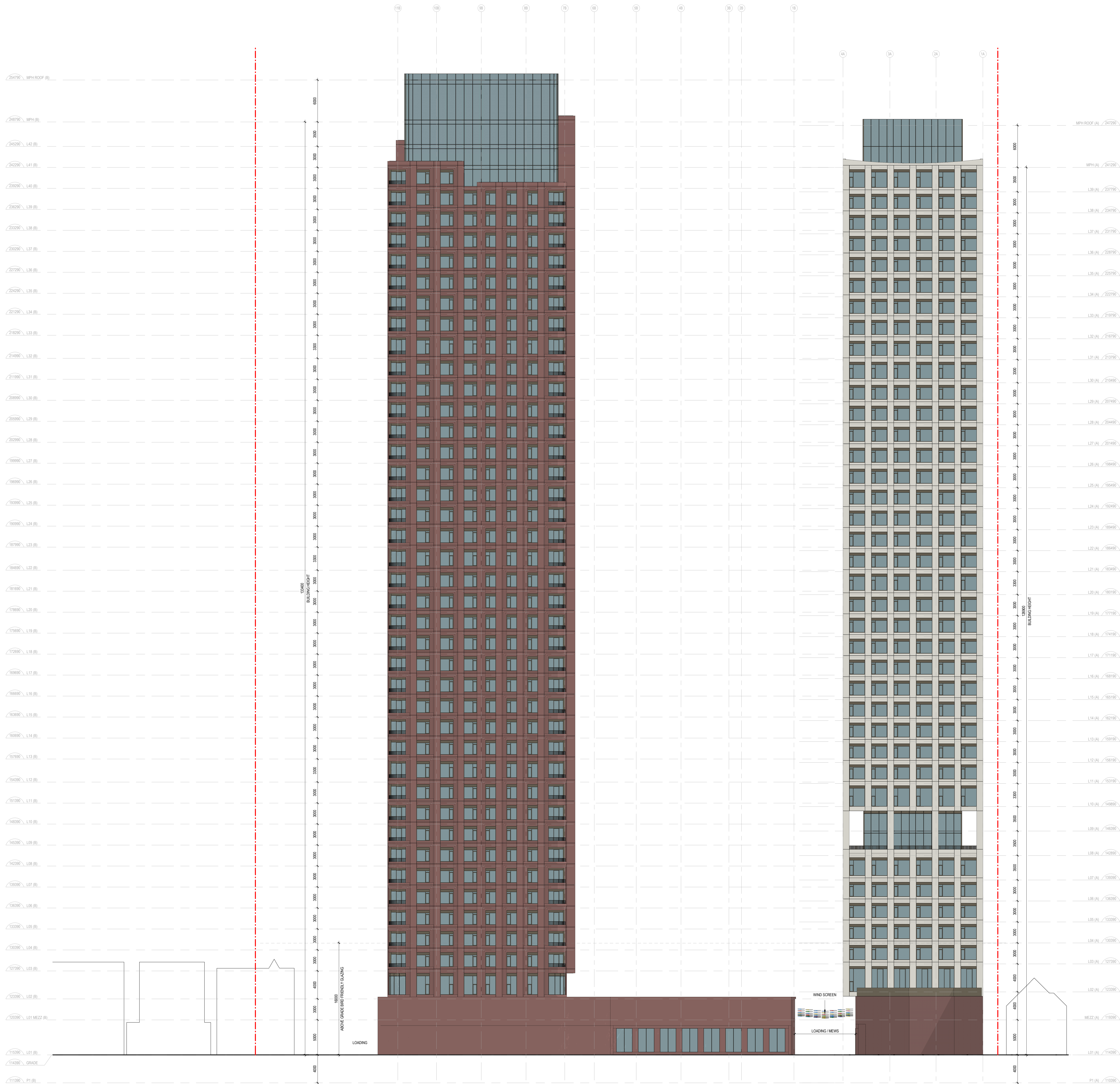
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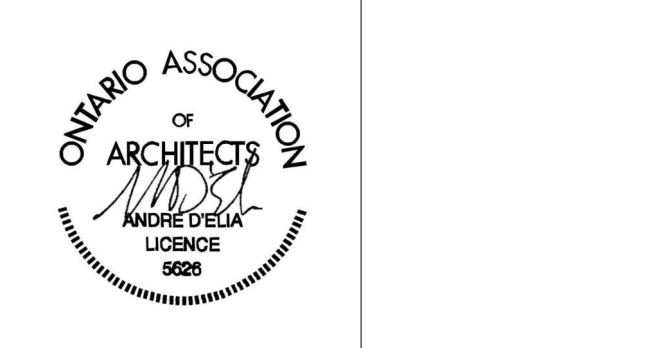
MATERIAL LEGEND

- PC-01 Precast Concrete, Beige
Typ
- PC-01a Precast Textured Concrete, Beige
Typ
- PC-02 Precast Concrete, Red
Typ
- PC-02a Precast Textured Concrete, Red
Typ
- MAS-01 Masonry Type 1
Typ: Red Brick
- MAS-02 Masonry Type 2
Typ: Textured Red Brick
- SL-01 Stone Base
Grey
- ME-01 Metal Type 1
Bronze Aluminum
- ME-02 Metal Louver Type 1
Bronze Aluminum
- GL-01 Vision and Spandrel Glass
Typ
- GL-02 Bird friendly Vision and Spandrel Glass
Typ



3	20200205	25th Submission 2
2	20210708	26th Submission 1
1	20210610	Pre-App Consult Meeting

No. Date Issue/Revision



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Title:
Building Elevations

Project No. 2017 Scale As indicated
Drawing No.

A 202

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F: 416.533.6986
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ChoiceProperties

MATERIAL LEGEND

- PC-01 Precast Concrete, Beige
Typ
- PC-01a Precast Textured Concrete, Beige
Typ
- PC-02 Precast Concrete, Red
Typ
- PC-02a Precast Textured Concrete, Red
Typ
- MAS-01 Masonry Type 1
Typ: Red Brick
- MAS-02 Masonry Type 2
Typ: Textured Red Brick
- SL-01 Stone Base
Grey
- ME-01 Metal Type 1
Bronze Aluminum
- ME-02 Metal Louver Type 1
Bronze Aluminum
- GL-01 Vision and Spandrel Glass
Typ
- GL-02 Bird friendly Vision and Spandrel Glass
Typ

3	20200805	25th Submission 2
2	20210708	24th Submission 1
1	20210610	Pre-App Consult Meeting

No.	Date	Issue/Revision
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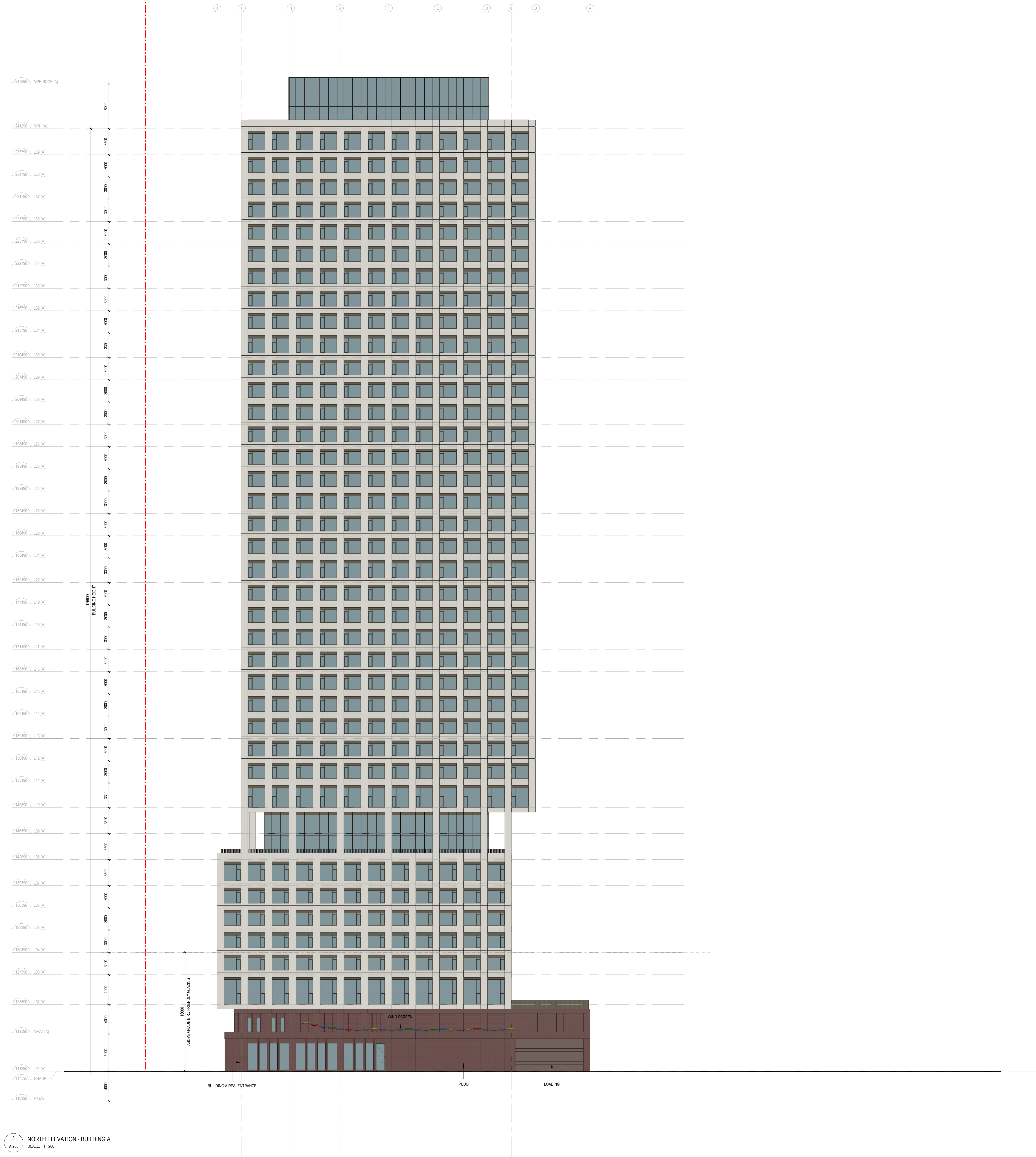
682-742 Broadview Ave,
Toronto, Ontario

Title:
Building Elevations

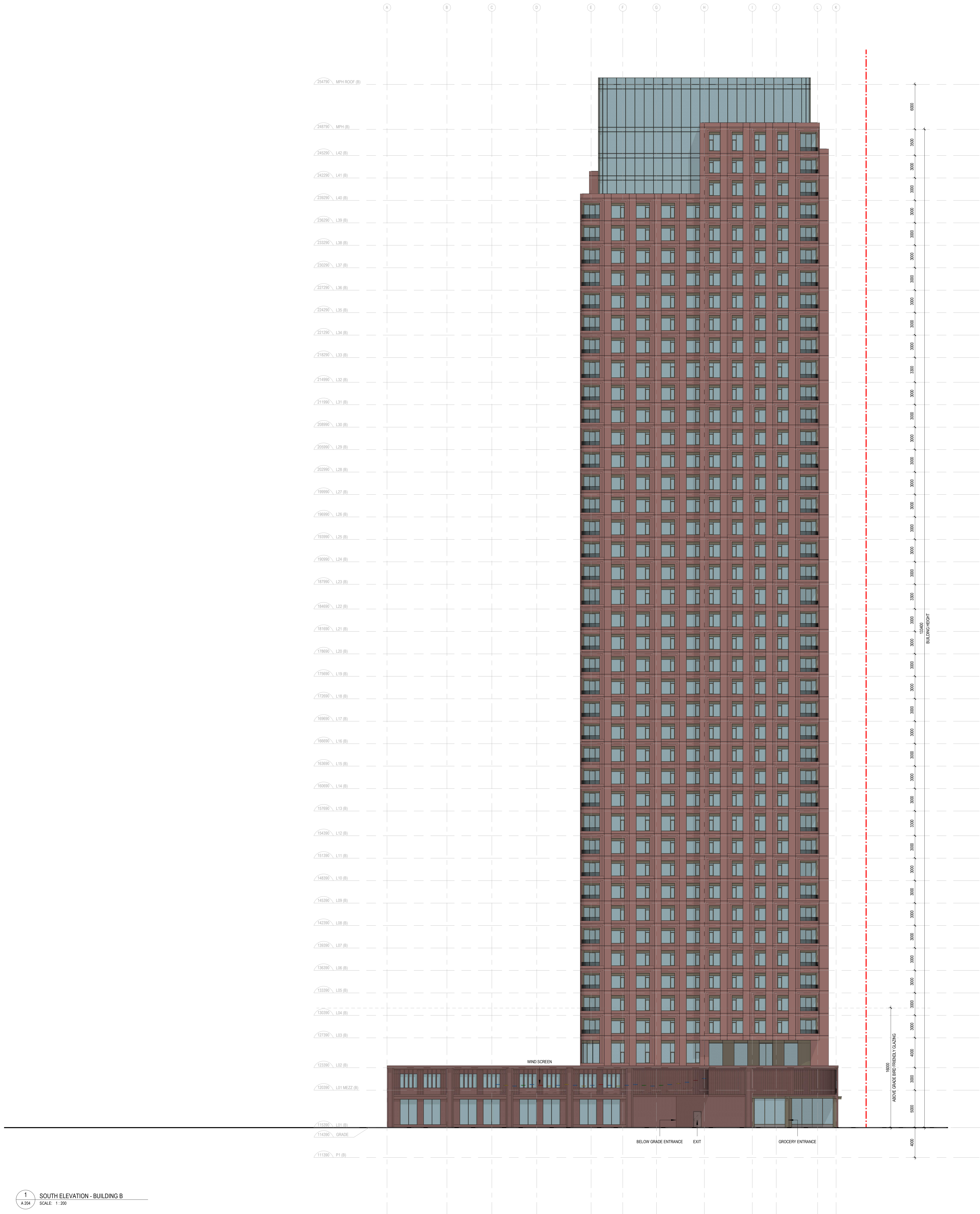
Project No. 2017 Scale As indicated

Drawing No.

A 203



2023.03.20.17 PM



1 SOUTH ELEVATION - BUILDING B
A 204 SCALE: 1:200

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f: +1 658 533 6986
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ChoiceProperties

- MATERIAL LEGEND**
- PC-01 Precast Concrete, Beige
Typ
 - PC-01a Precast Textured Concrete, Beige
Typ
 - PC-02 Precast Concrete, Red
Typ
 - PC-02a Precast Textured Concrete, Red
Typ
 - MAS-01 Masonry Type 1
Typ: Red Brick
 - MAS-02 Masonry Type 2
Typ: Textured Red Brick
 - SL-01 Stone Base
Grey
 - MT-01 Metal Type 1
Bronze Aluminum
 - MT-02 Metal Louver Type 1
Bronze Aluminum
 - GL-01 Vision and Spandrel Glass
Typ
 - GL-02 Bird friendly Vision and Spandrel Glass
Typ

3	20220825	25th Submission 2
2	20210708	24th Submission 1
1	20210610	Pre-App Consult Meeting

No.	Date	Issue/Revision
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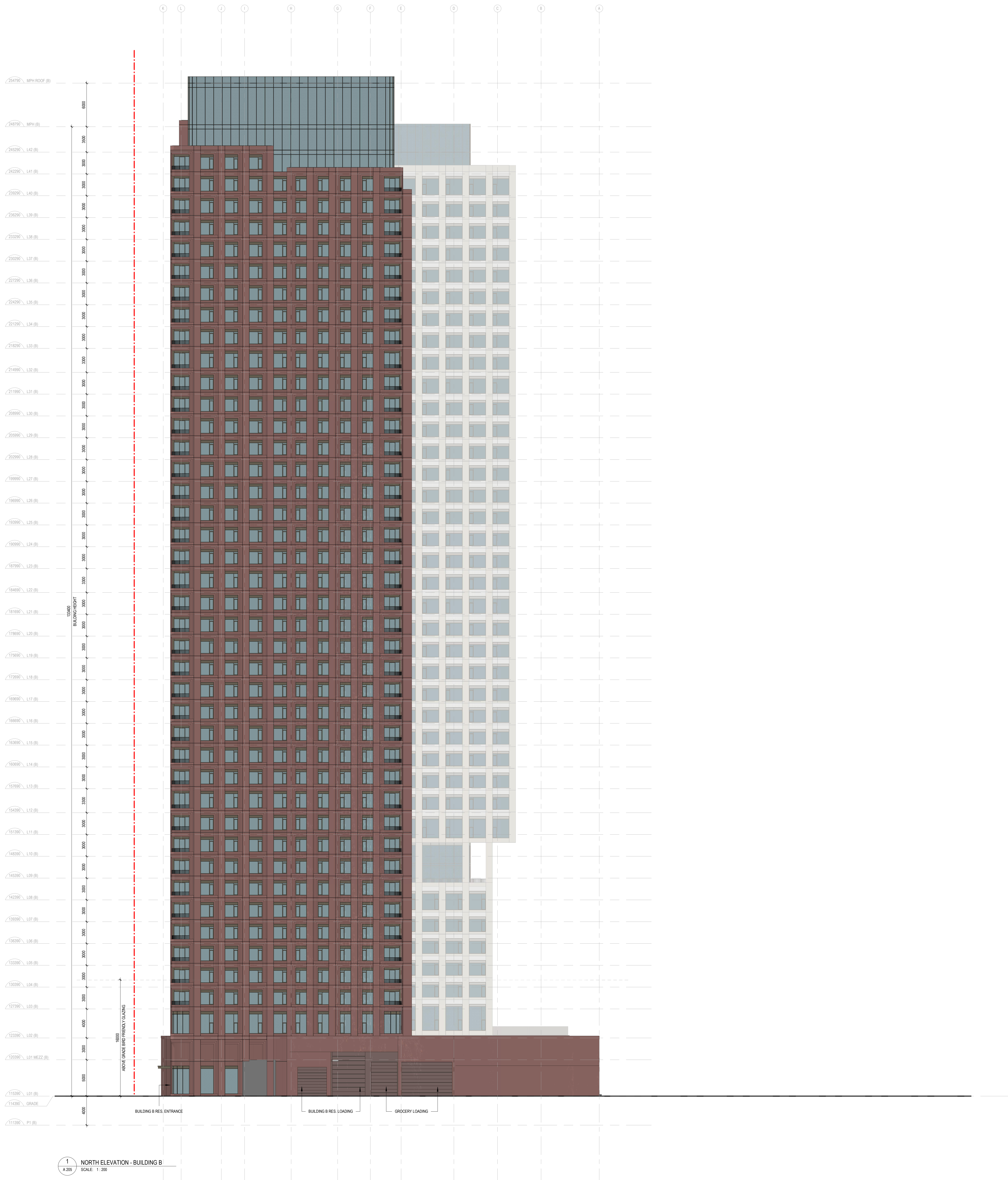
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Title:
Building Elevations

Project No.	2017	Scale	As indicated
Drawing No.			

A 204

2023.03.24.16 PM



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MATERIAL LEGEND

- PC-01 Precast Concrete, Beige
Typ
- PC-01a Precast Textured Concrete, Beige
Typ
- PC-02 Precast Concrete, Red
Typ
- PC-02a Precast Textured Concrete, Red
Typ
- MAS-01 Masonry Type 1
Typ: Red Brick
- MAS-02 Masonry Type 2
Typ: Textured Red Brick
- ST-01 Stone Base
Grey
- MT-01 Metal Type 1
Bronze Aluminum
- MT-02 Metal Louver Type 1
Bronze Aluminum
- GL-01 Vision and Spandrel Glass
Typ
- GL-02 Bird friendly Vision and Spandrel Glass
Typ

3	20230205	25th Submission 2
2	20210708	24th Submission 1
1	20210610	Pre-App Consult Meeting

No.	Date	Issue/Revision
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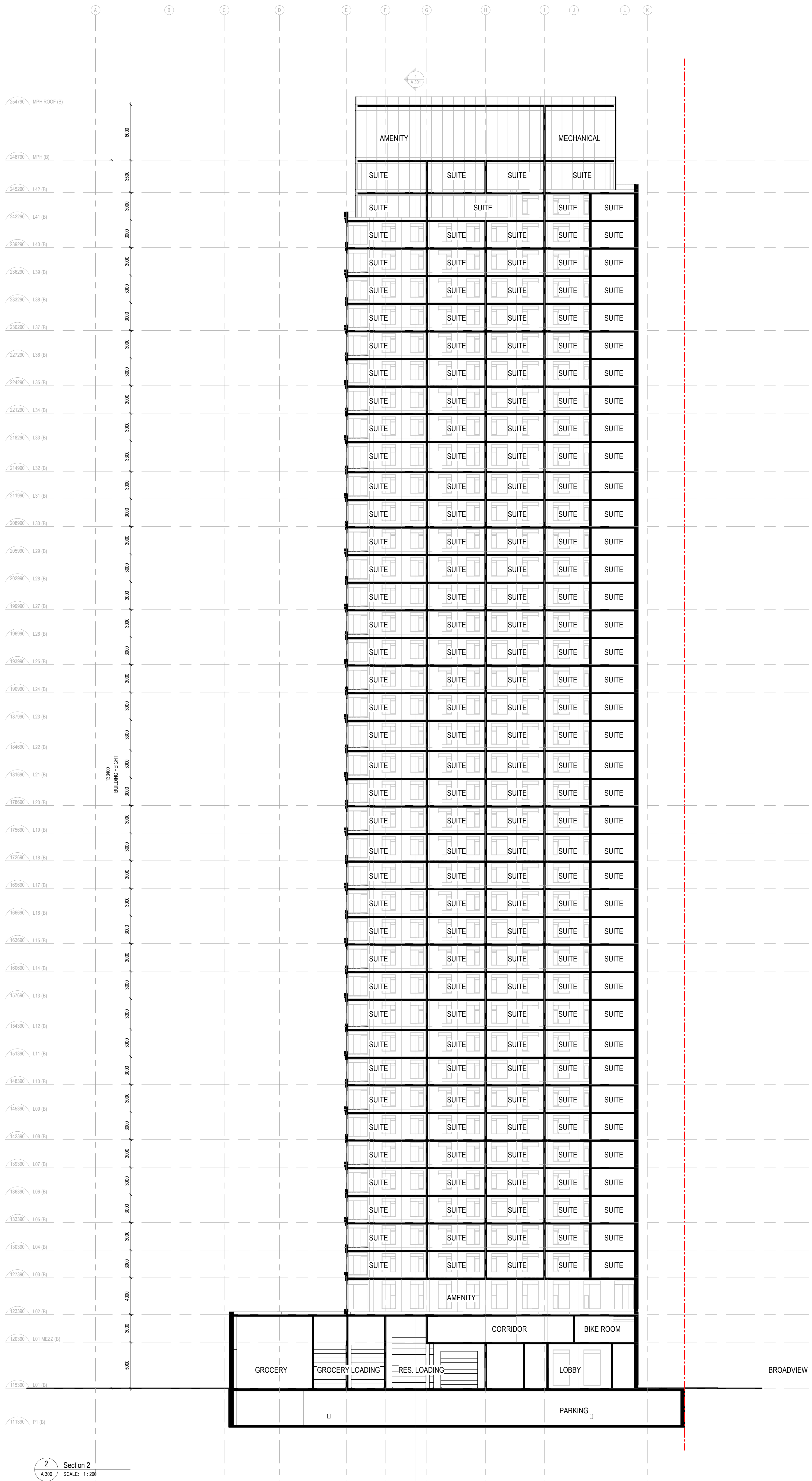
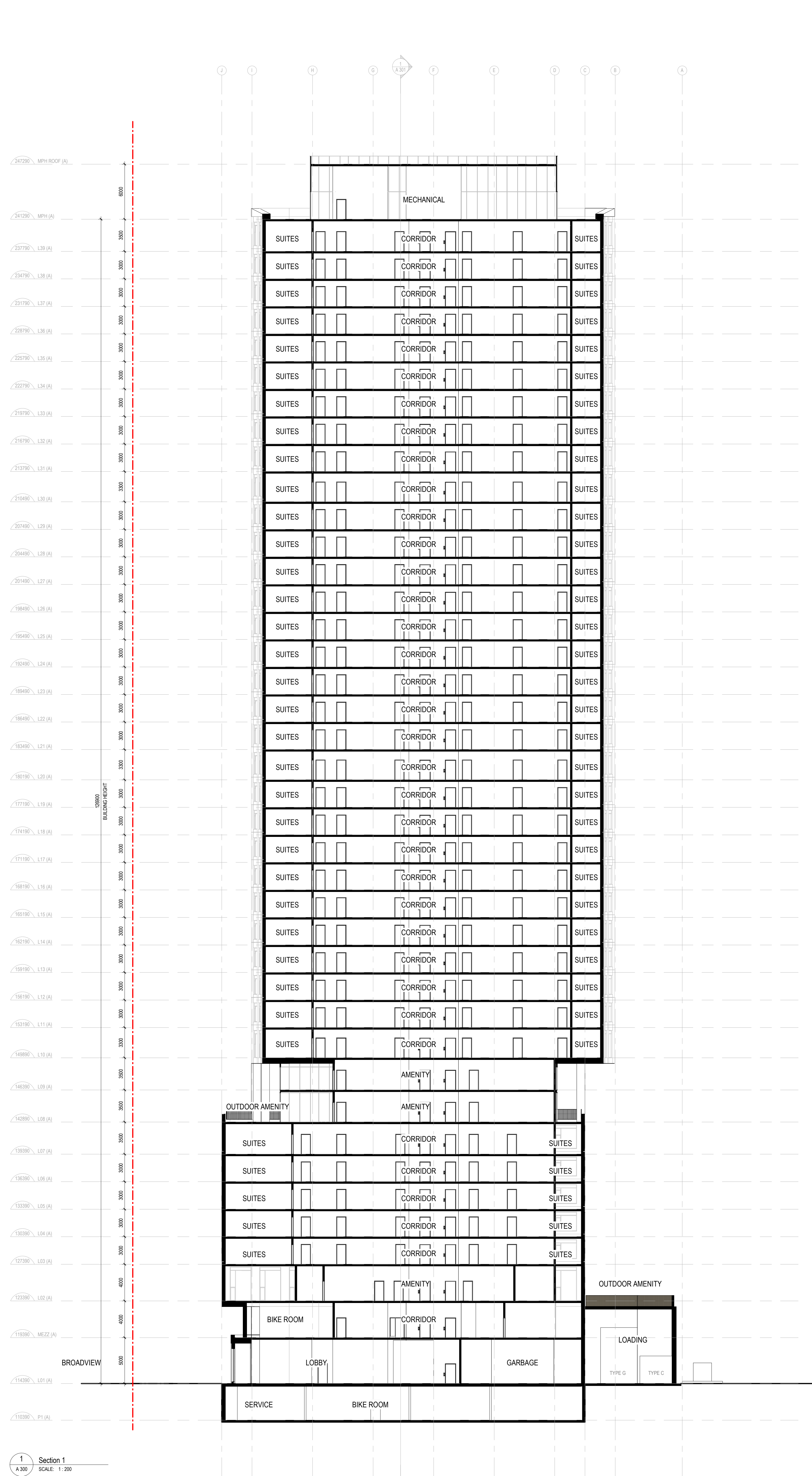
Title:
Building Elevations

Project No. 2017 Scale As indicated

Drawing No.

A 205

2023.03.15.10.10



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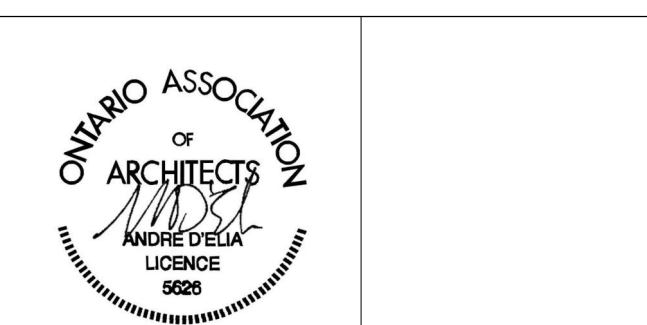
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3 20230308 25th Submission 2
2 20230705 26th Submission 1
1 20210610 Pre-App Consult Meeting

No. Date Issue/Revision



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Title:
Building Section

Project No. 2017 Scale 1:200
Drawing No.

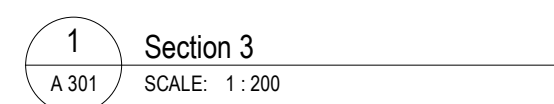
A 300

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No.	Date	Issue/Revision



Title:

Drawing No.

A 301

A 301