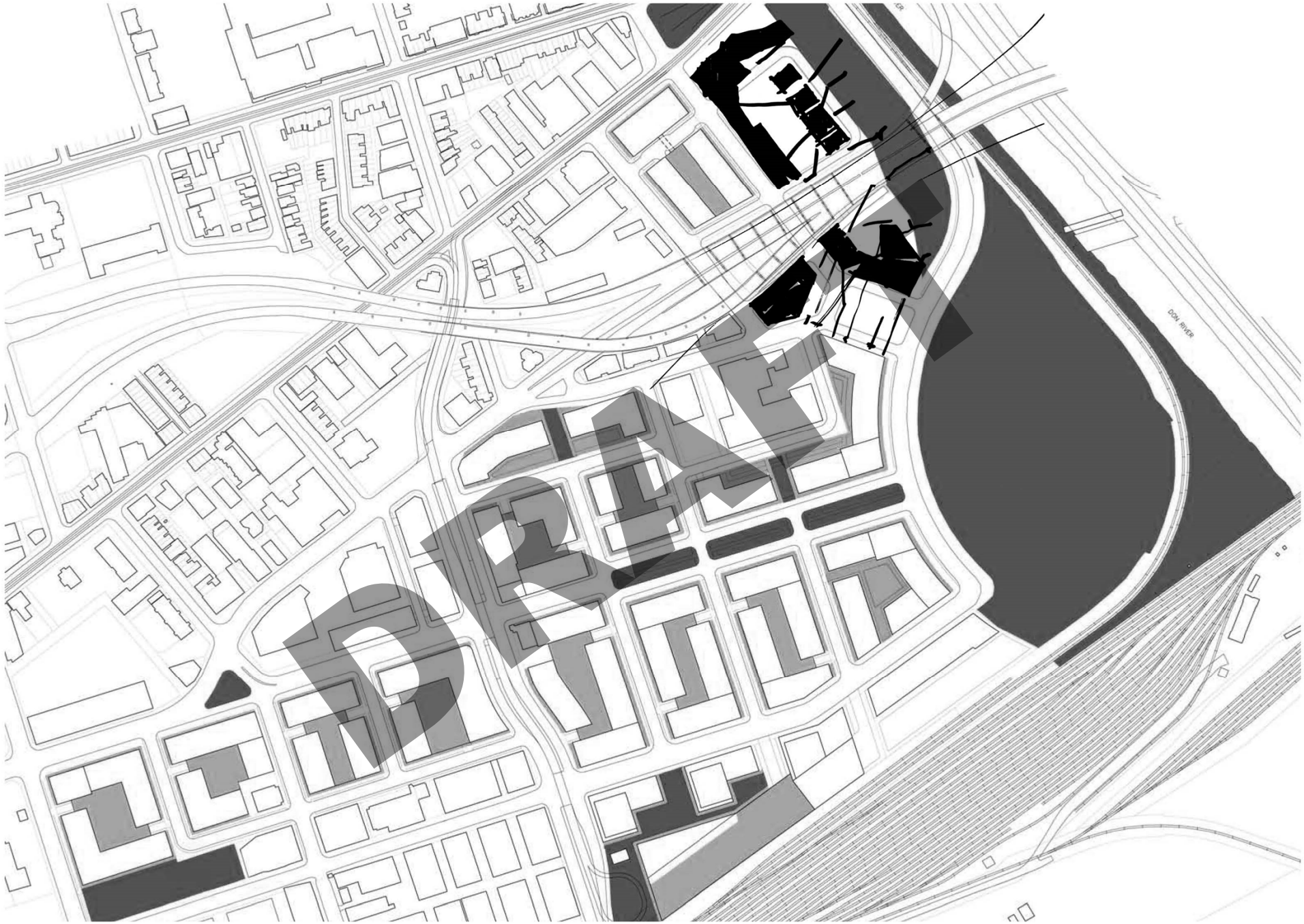
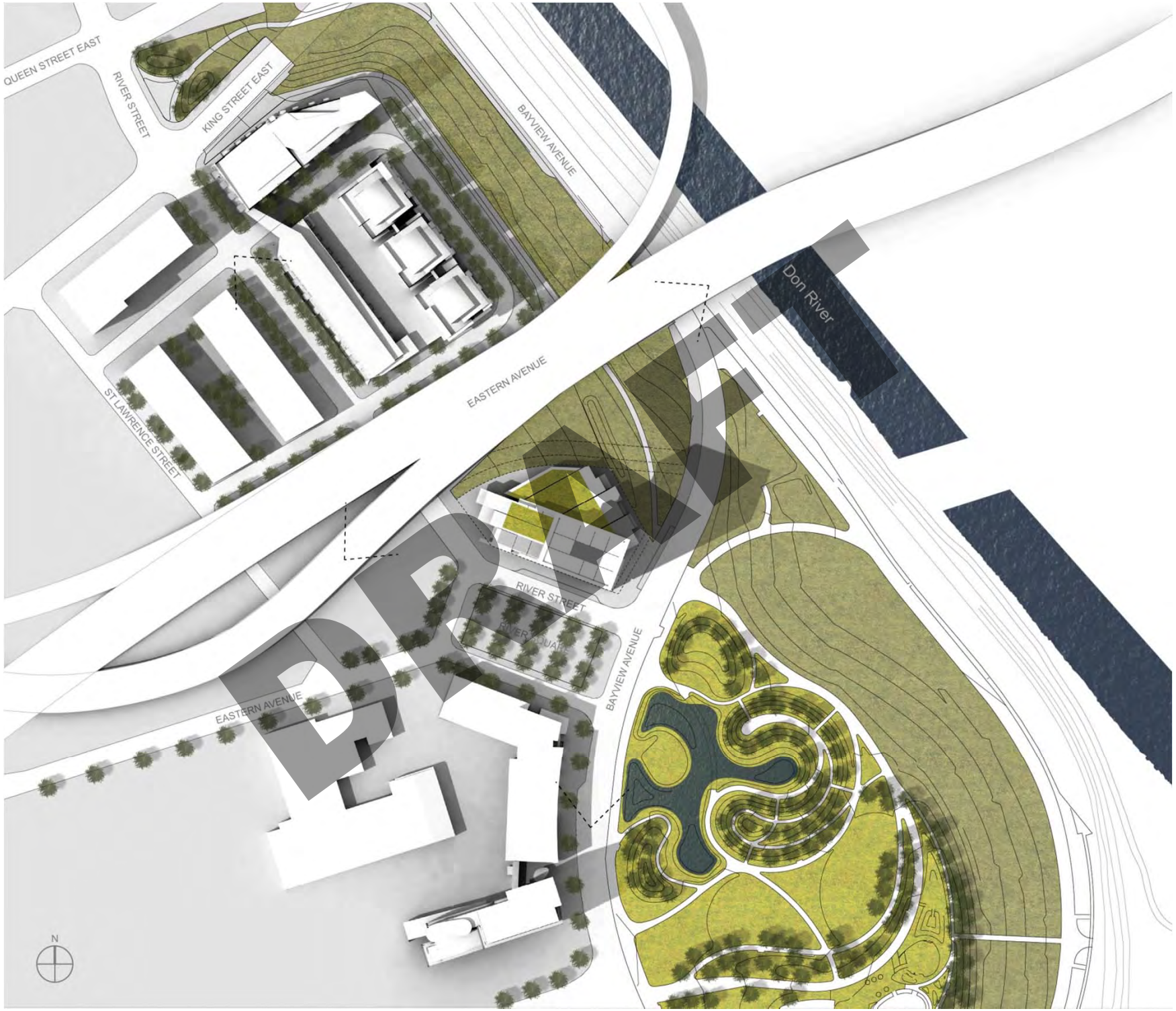
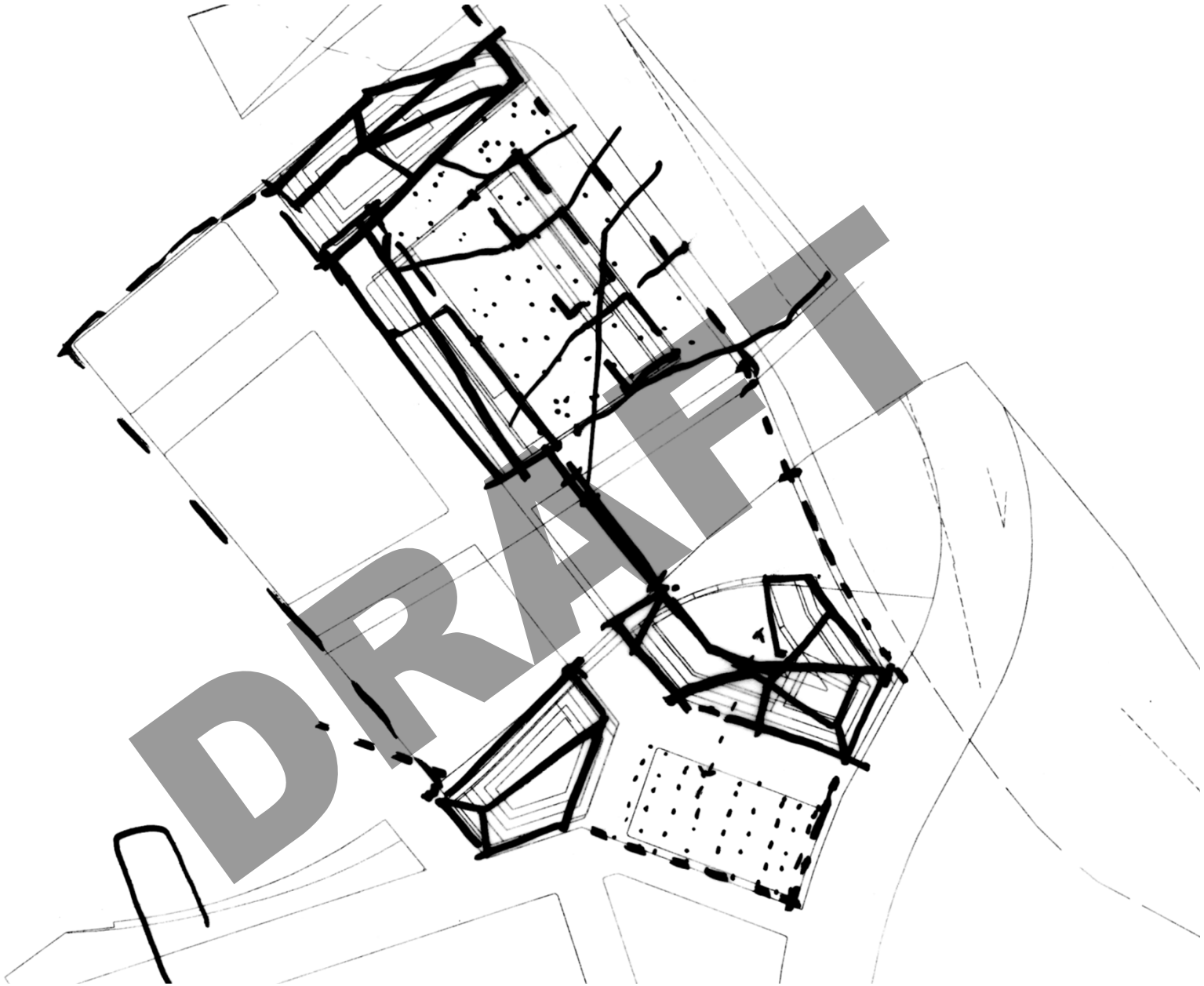
WEST DON LANDS – RIVER CITY PHASE 4
DESIGN REVIEW PANEL 3

SAUCIER + PERROTTE ARCHITECTES / ZAS ARCHITECTS / SCOTT TORRANCE / WSP – MMM GROUP




QUEEN STREET EAST
RIVER STREET
KING STREET EAST
BAYVIEW AVENUE
Don River
EASTERN AVENUE
ST LAWRENCE STREET
RIVER STREET
BAYVIEW AVENUE
EASTERN AVENUE
N
DRAFT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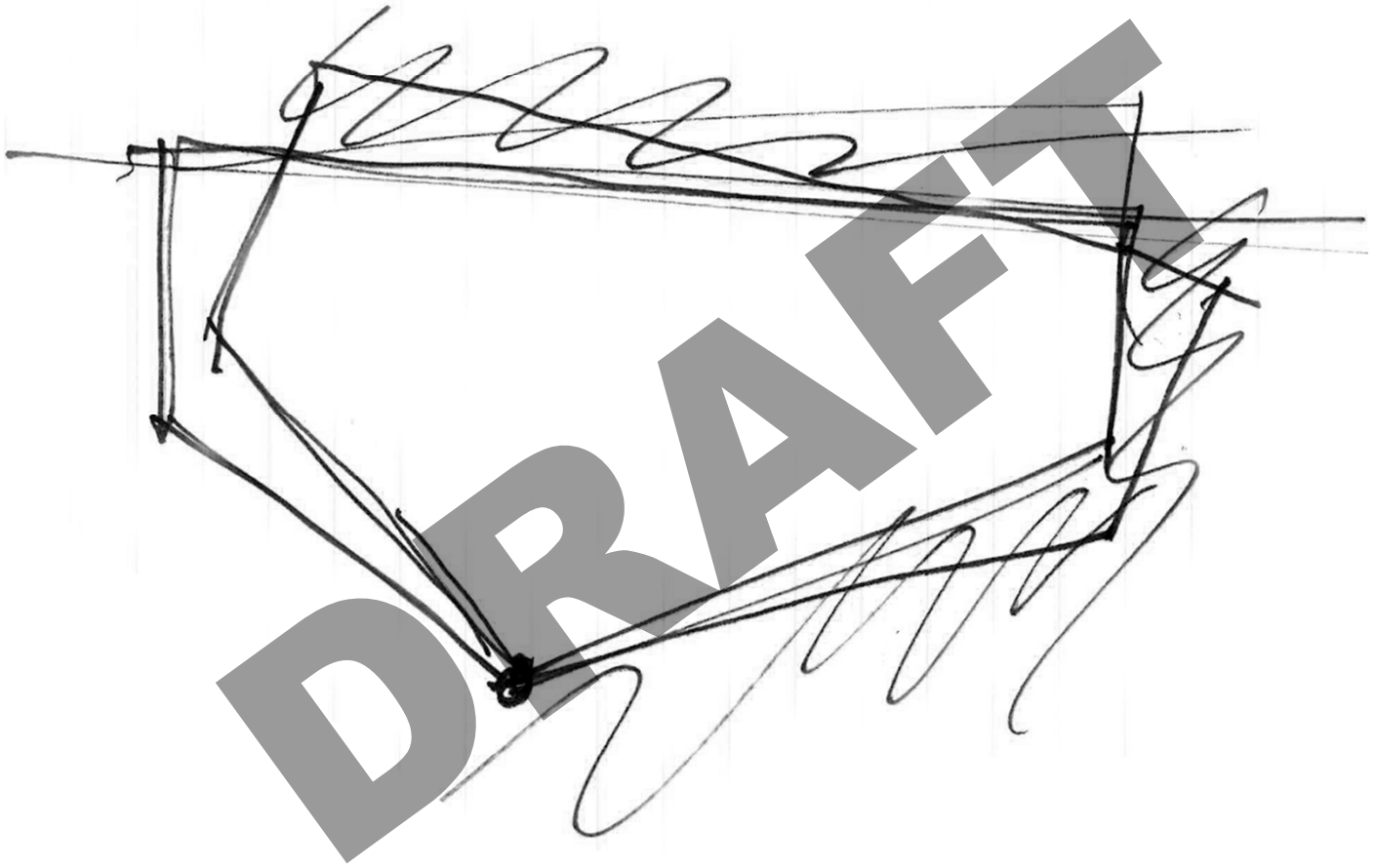
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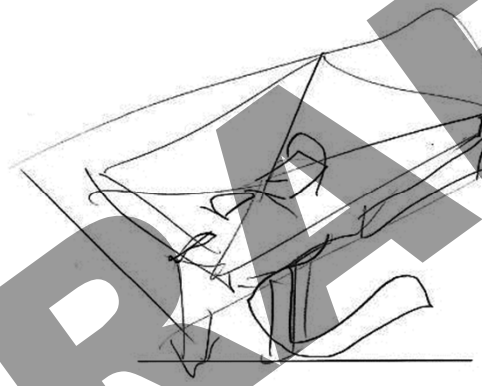

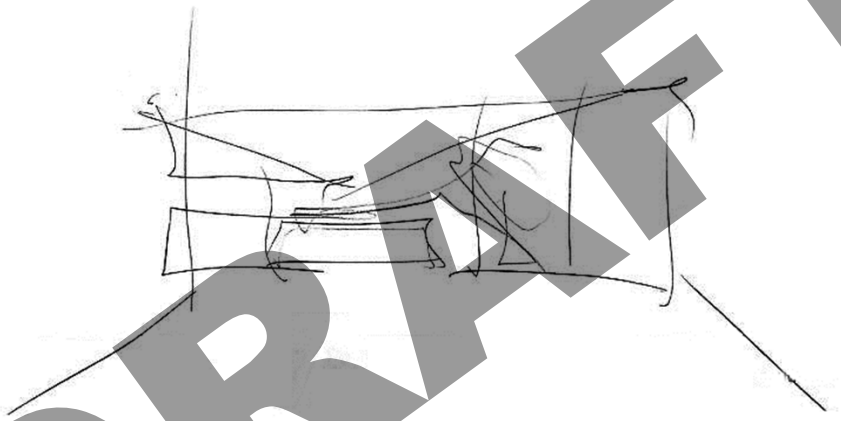

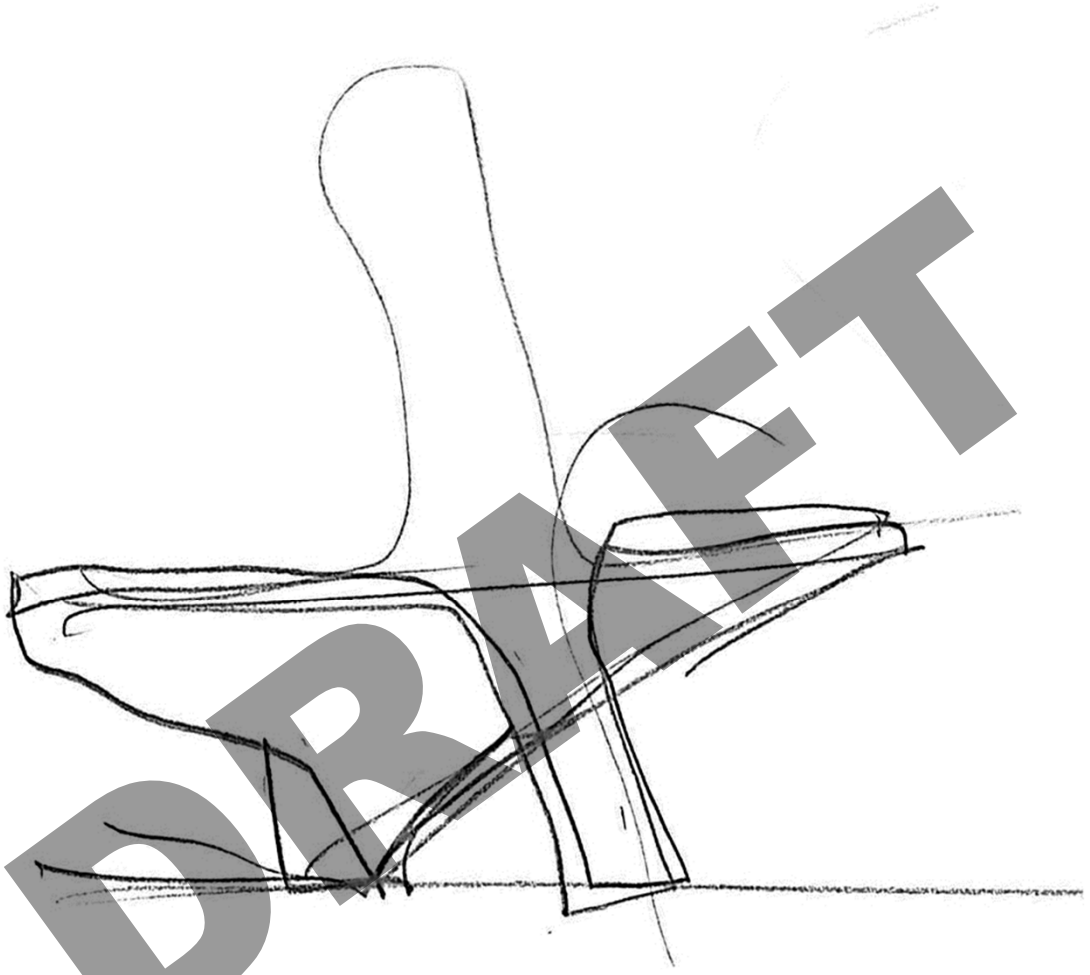

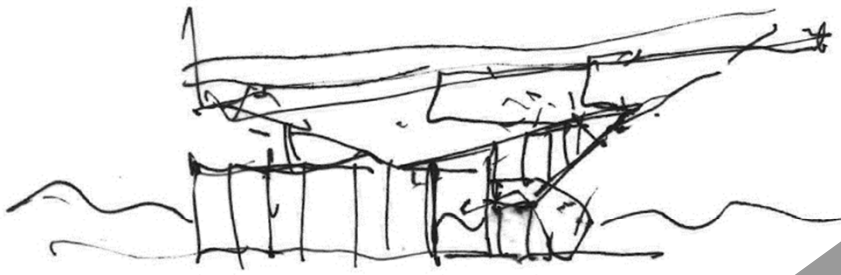

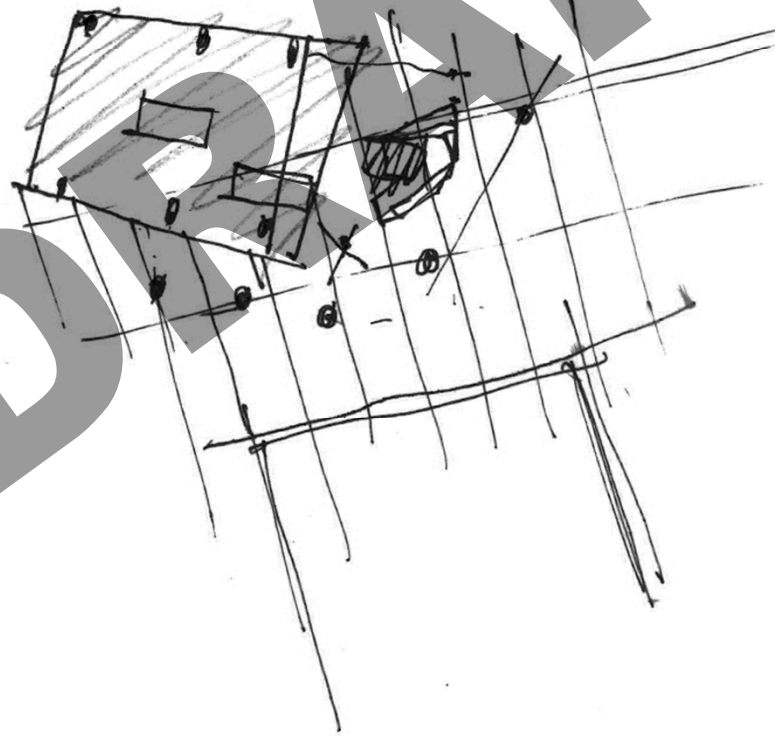

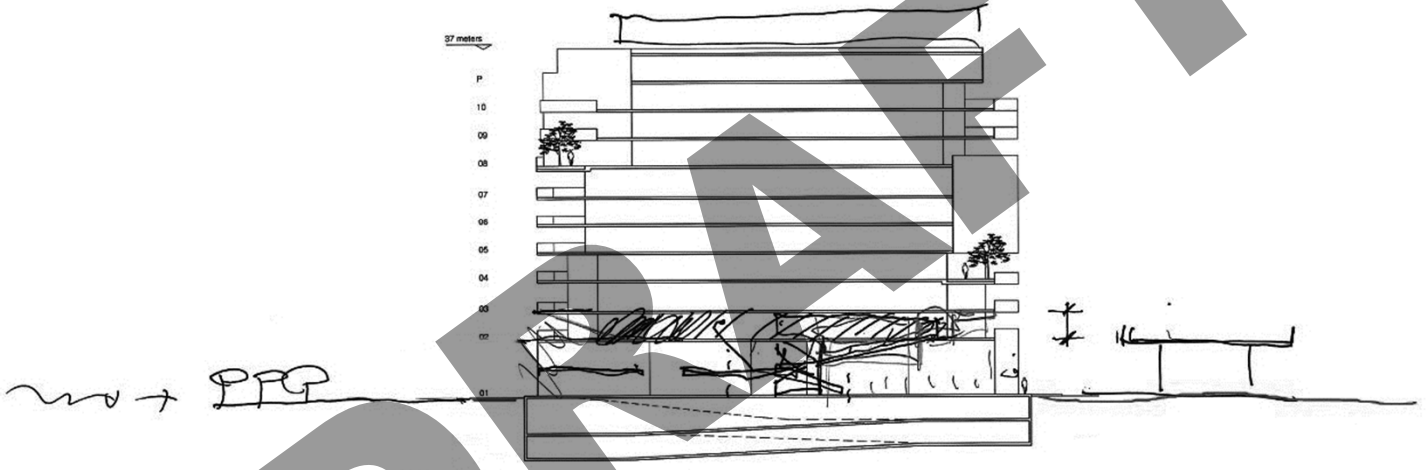

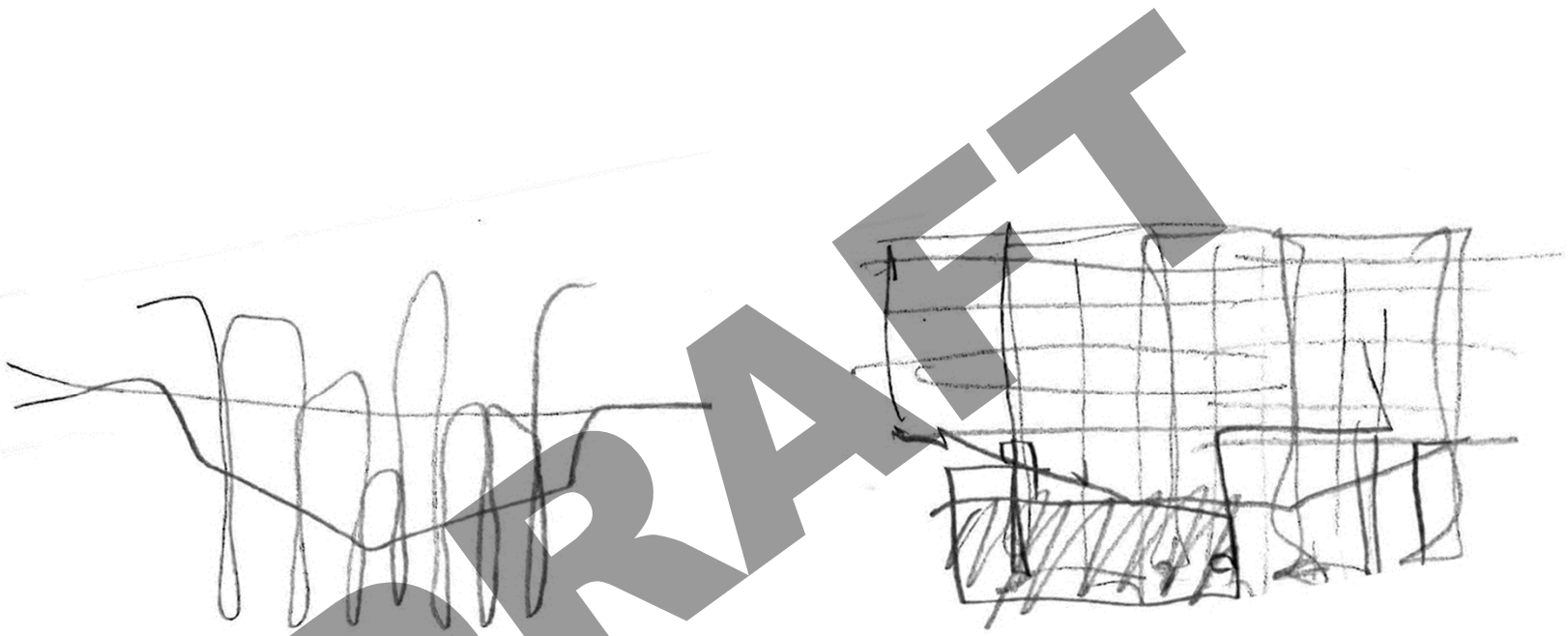


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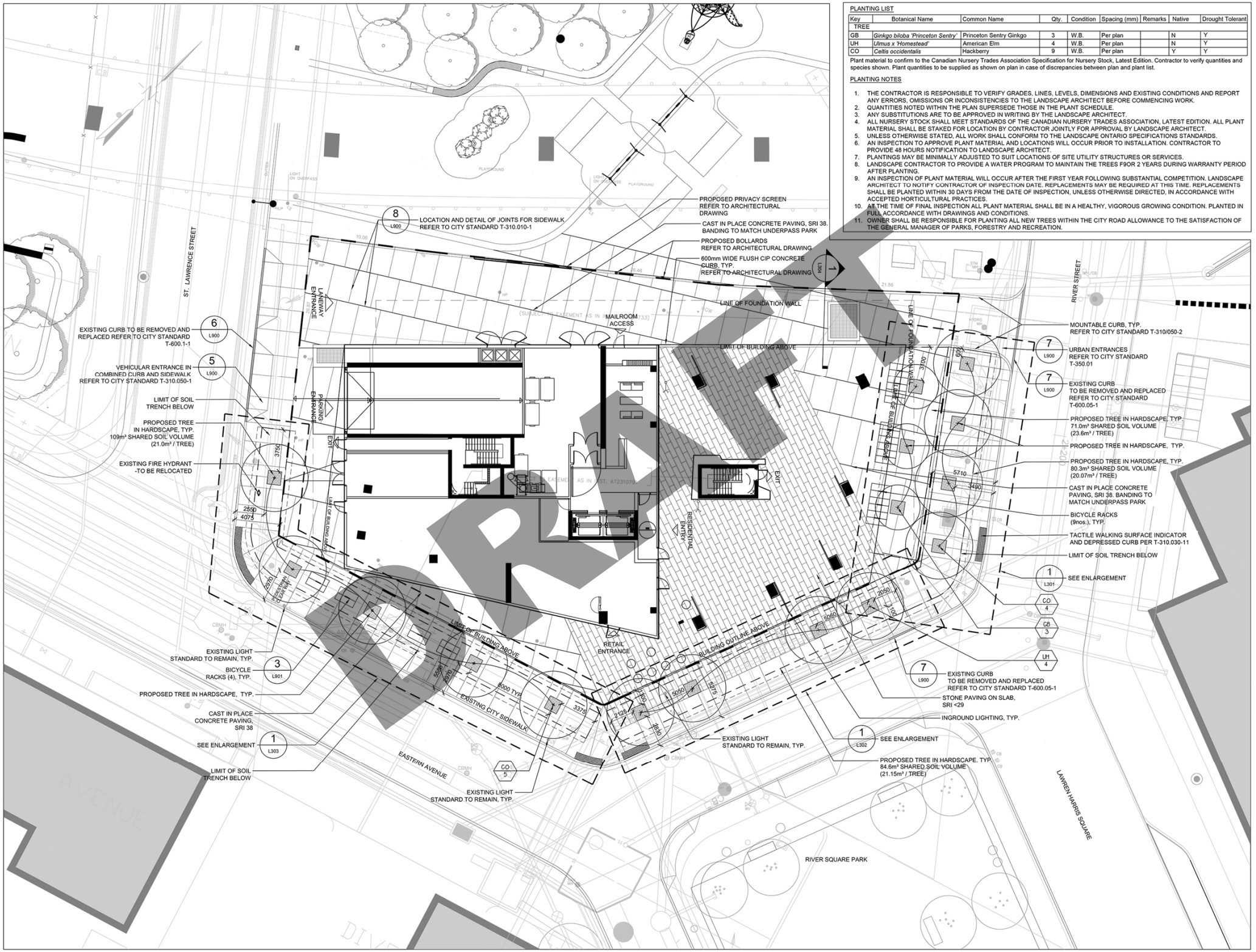


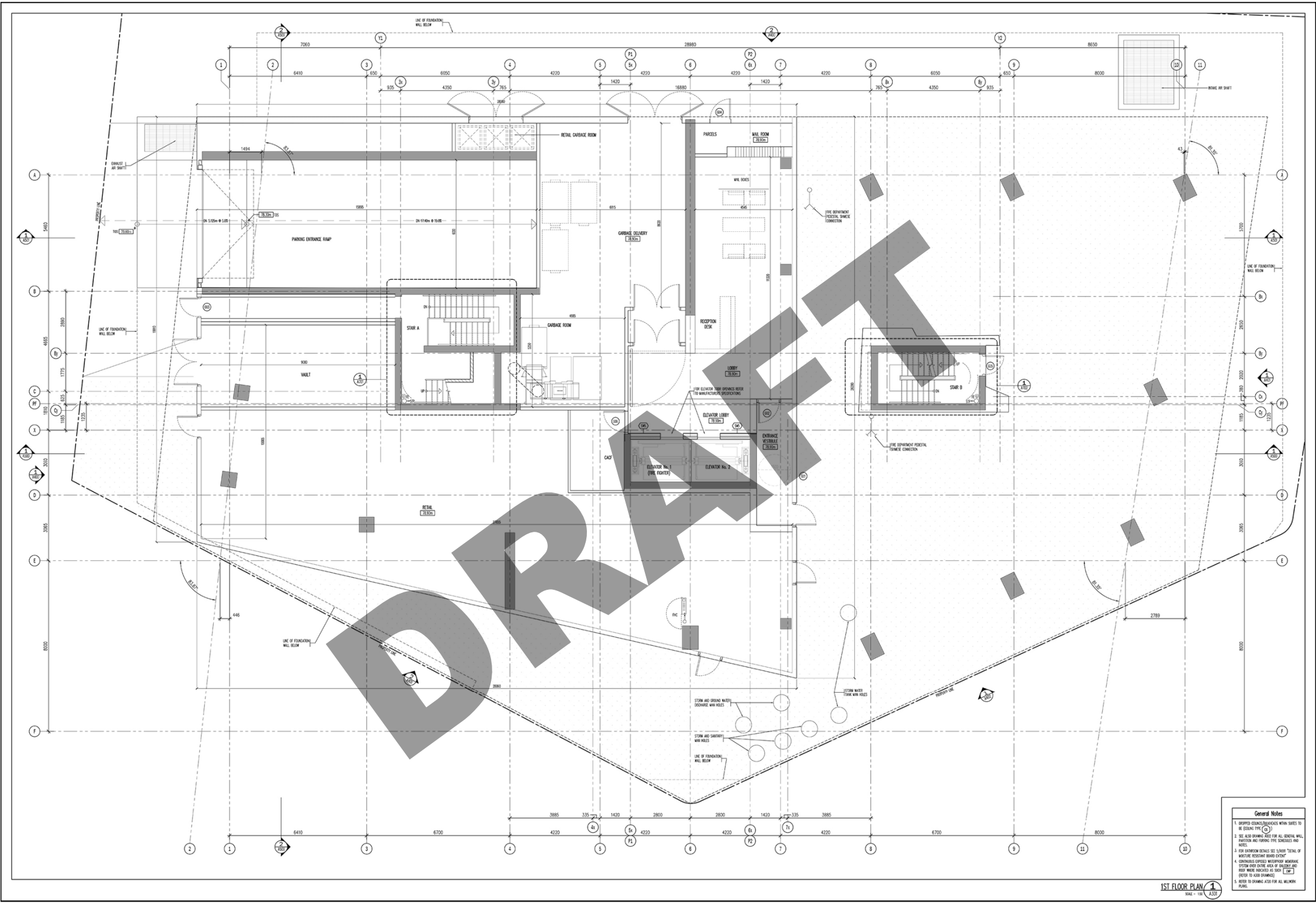
PLANTING LIST

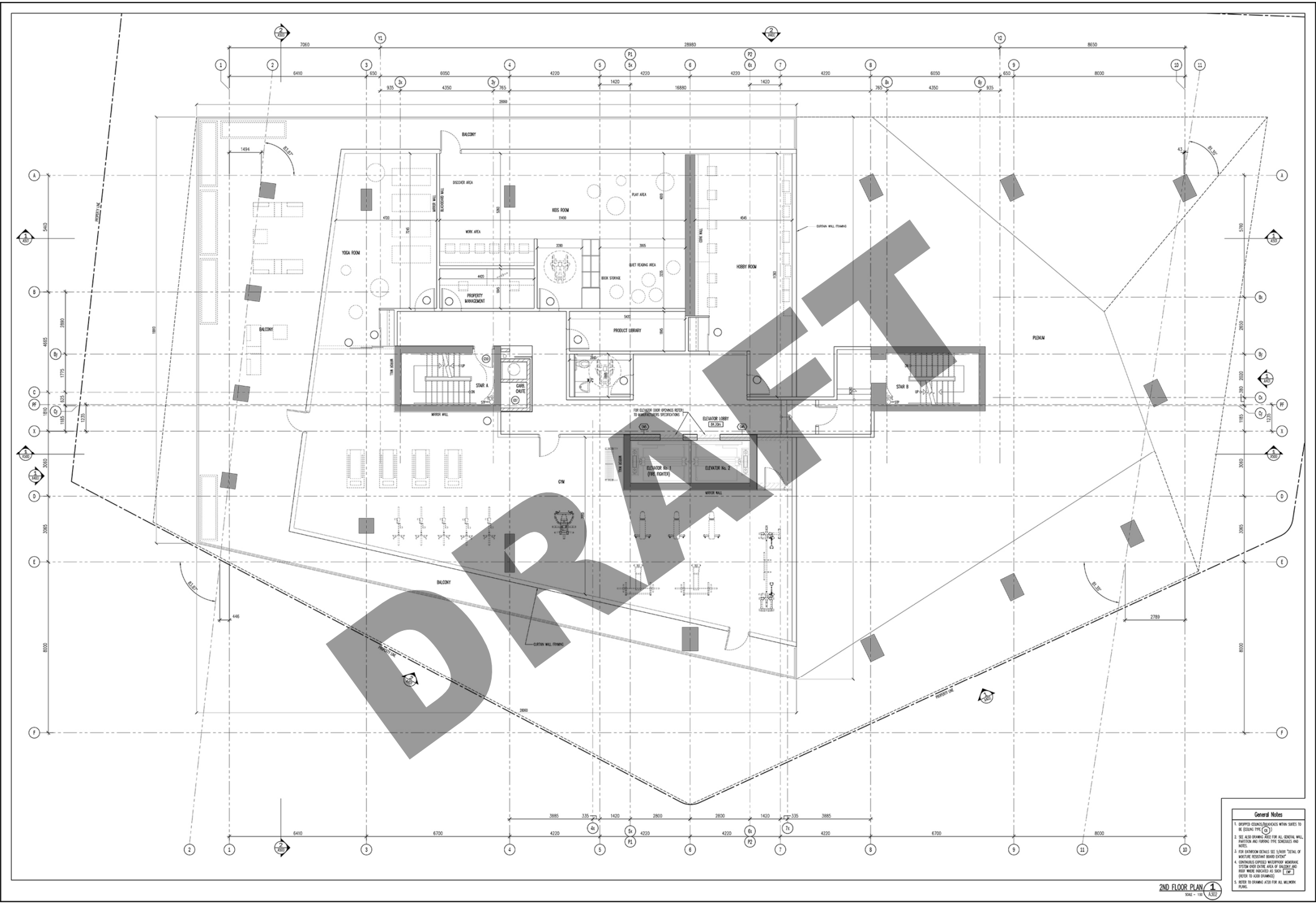
Key	Botanical Name	Common Name	Qty.	Condition	Spacing (mm)	Remarks	Native	Drought Tolerant
TREE								
GB	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	3	W.B.	Per plan		N	Y
UH	*Ulmus x 'Homestead'*	American Elm	4	W.B.	Per plan		N	Y
CO	*Celtis occidentalis*	Hackberry	9	W.B.	Per plan		Y	Y

Plant material to confirm to the Canadian Nursery Trades Association Specification for Nursery Stock, Latest Edition. Contractor to verify quantities and species shown. Plant quantities to be supplied as shown on plan in case of discrepancies between plan and plant list.

PLANTING NOTES

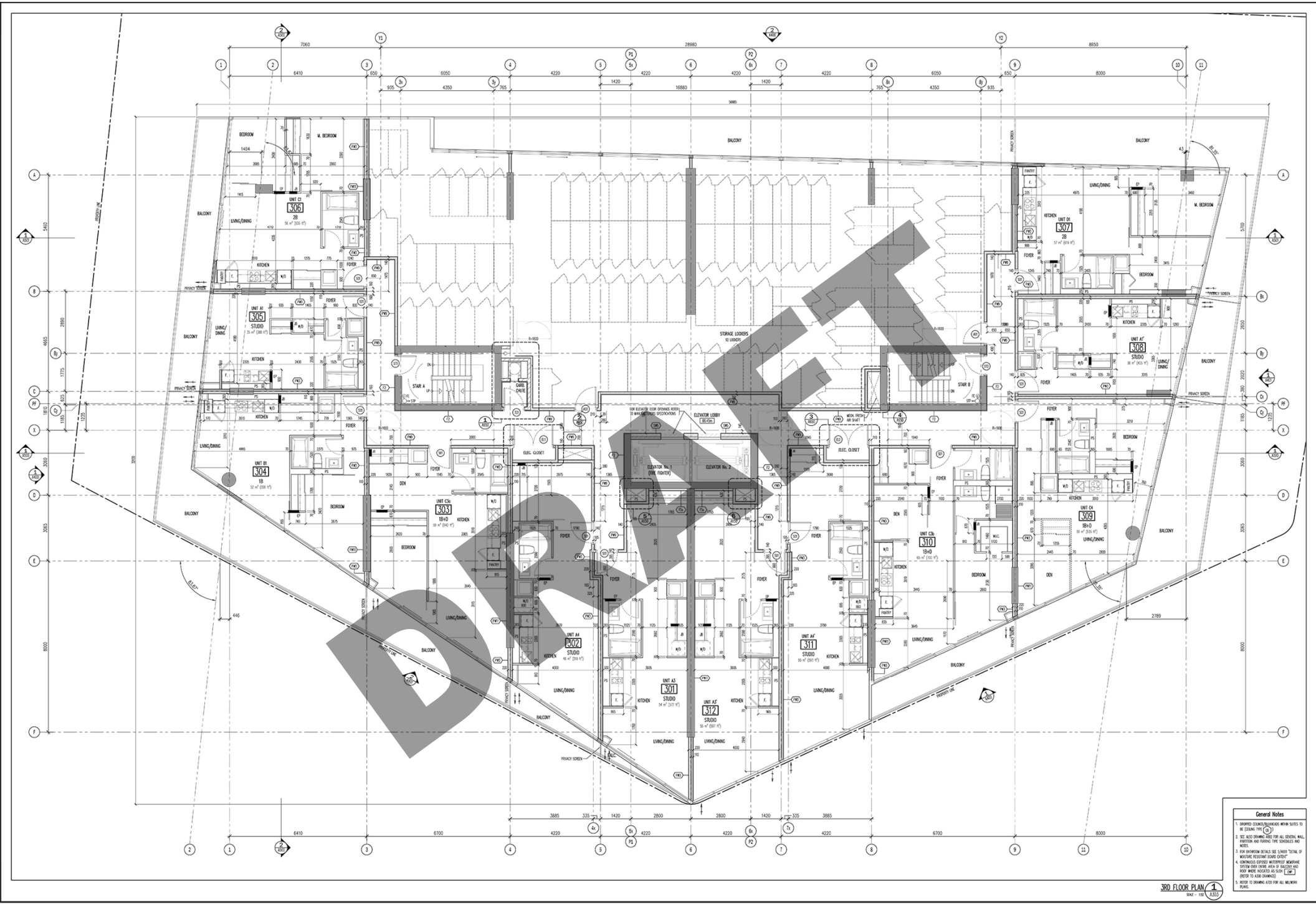
1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY ERRORS, OMISSIONS OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
2. QUANTITIES NOTED WITHIN THE PLAN SUPERSEDE THOSE IN THE PLANT SCHEDULE.
3. ANY SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
4. ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAKED FOR LOCATION BY CONTRACTOR JOINTLY FOR APPROVAL BY LANDSCAPE ARCHITECT.
5. UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATIONS STANDARDS.
6. AN INSPECTION TO APPROVE PLANT MATERIAL AND LOCATIONS WILL OCCUR PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 48 HOURS NOTIFICATION TO LANDSCAPE ARCHITECT.
7. PLANTINGS MAY BE MINIMALLY ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES OR SERVICES.
8. LANDSCAPE CONTRACTOR TO PROVIDE A WATER PROGRAM TO MAINTAIN THE TREES F9OR 2 YEARS DURING WARRANTY PERIOD AFTER PLANTING.
9. AN INSPECTION OF PLANT MATERIAL WILL OCCUR AFTER THE FIRST YEAR FOLLOWING SUBSTANTIAL COMPETITION. LANDSCAPE ARCHITECT TO NOTIFY CONTRACTOR OF INSPECTION DATE. REPLACEMENTS MAY BE REQUIRED AT THIS TIME. REPLACEMENTS SHALL BE PLANTED WITHIN 30 DAYS FROM THE DATE OF INSPECTION, UNLESS OTHERWISE DIRECTED, IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
10. AT THE TIME OF FINAL INSPECTION ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION. PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
11. OWNER SHALL BE RESPONSIBLE FOR PLANTING ALL NEW TREES WITHIN THE CITY ROAD ALLOWANCE TO THE SATISFACTION OF THE GENERAL MANAGER OF PARKS, FORESTRY AND RECREATION.

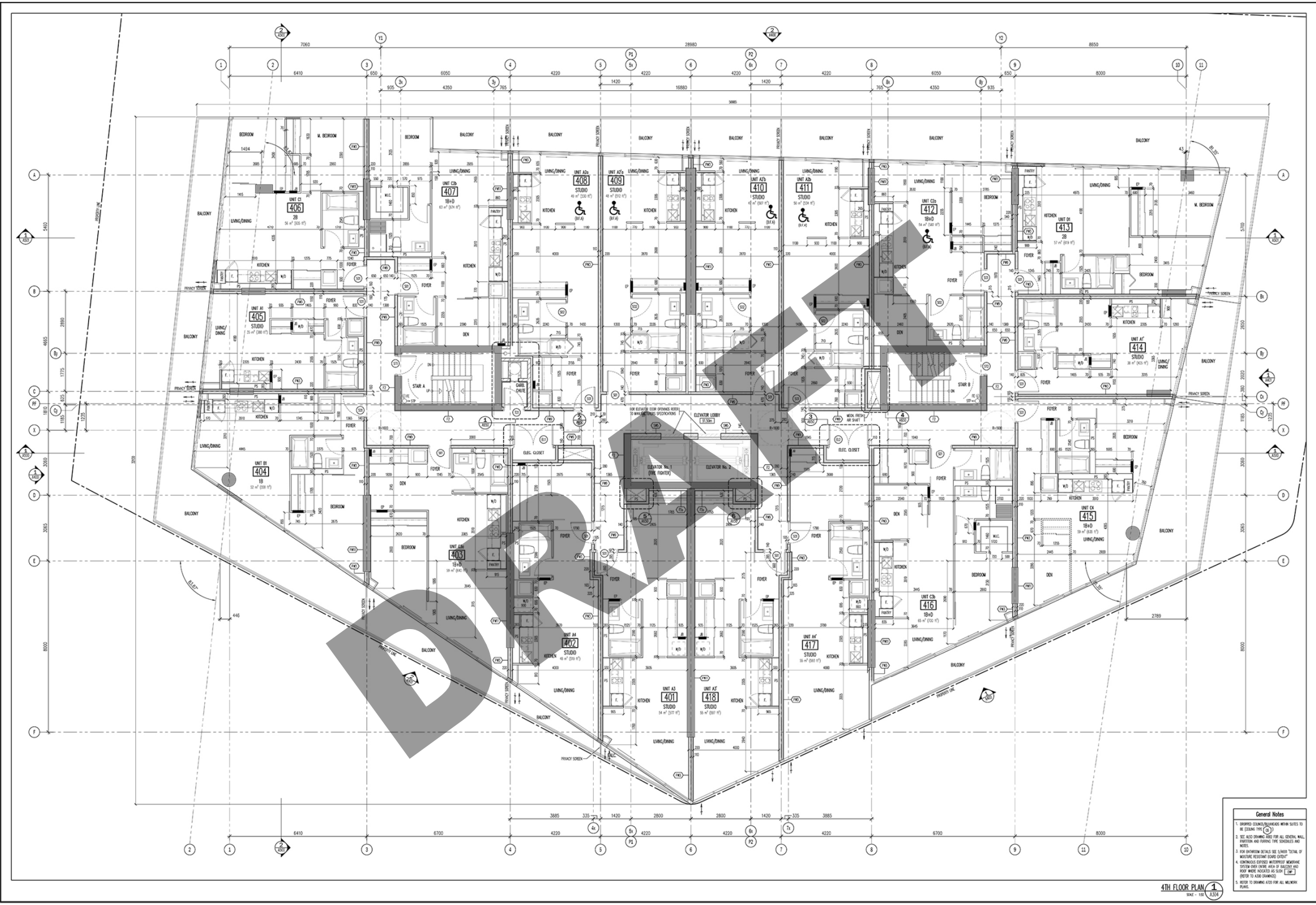

DRAFT
RETAIL GARBAGE ROOM
PARCELS
MAIL ROOM
MAIL BOXES
PARKING ENTRANCE RAMP
GARBAGE DELIVERY
GARBAGE ROOM
RECEPTION DESK
STAIR A
VAULT
LOBBY
STAIR B
ELEVATOR LOBBY
ENTRANCE VESTIBULE
ELEVATOR No. 1 (FIRE FIGHTER)
ELEVATOR No. 2
CACF
RETAIL
EXHAUST AIR SHAFT
INTAKE AIR SHAFT
FIRE DEPARTMENT PEDESTAL SIAMESE CONNECTION
LINE OF FOUNDATION WALL BELOW
PROPERTY LINE
STORM WATER TANK MAN HOLES
STORM AND GROUND WATER DISCHARGE MAN HOLES
STORM AND SANITARY MAN HOLES
General Notes
1. DROPPED CEILINGS/SOFFITS/BULKHEADS WITHIN SUITES TO BE (CEILING TYPE CT)
2. SEE ALSO DRAWING A002 FOR ALL GENERAL WALL, PARTITION AND FURRING TYPE SCHEDULES AND NOTES.
3. FOR WASHROOM DETAILS SEE 5/A501 "DETAIL OF MOISTURE RESISTANT BOARD EXTENT"
4. CONTINUOUS EXPOSED WATERPROOF MEMBRANE SYSTEM OVER ENTIRE AREA OF BALCONY AND ROOF WHERE INDICATED AS SUCH (EMP) (REFER TO A200 DRAWINGS)
5. REFER TO DRAWING A700 FOR ALL MILLWORK PLANS.
1ST FLOOR PLAN 1 A101
SCALE - 1:50

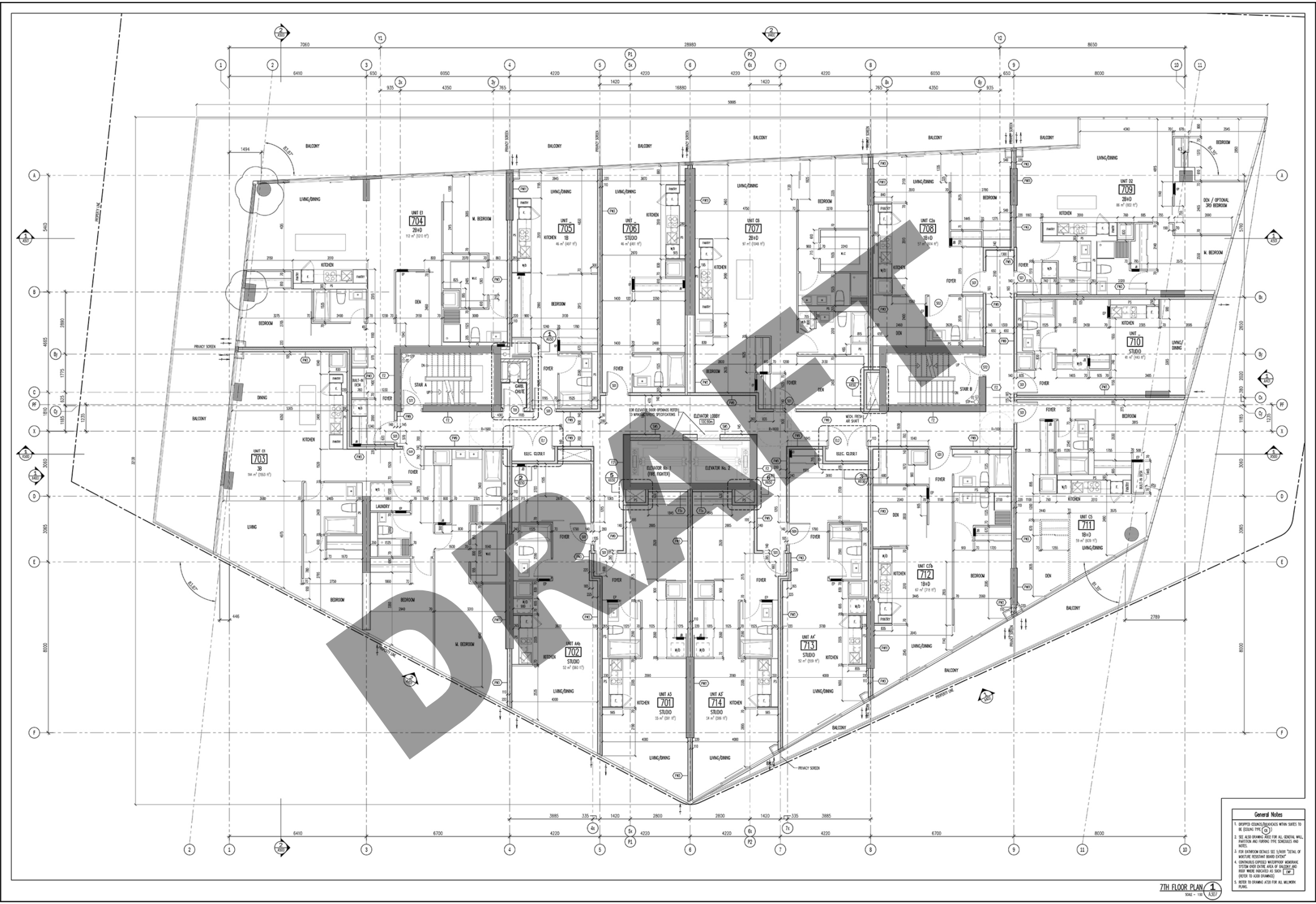


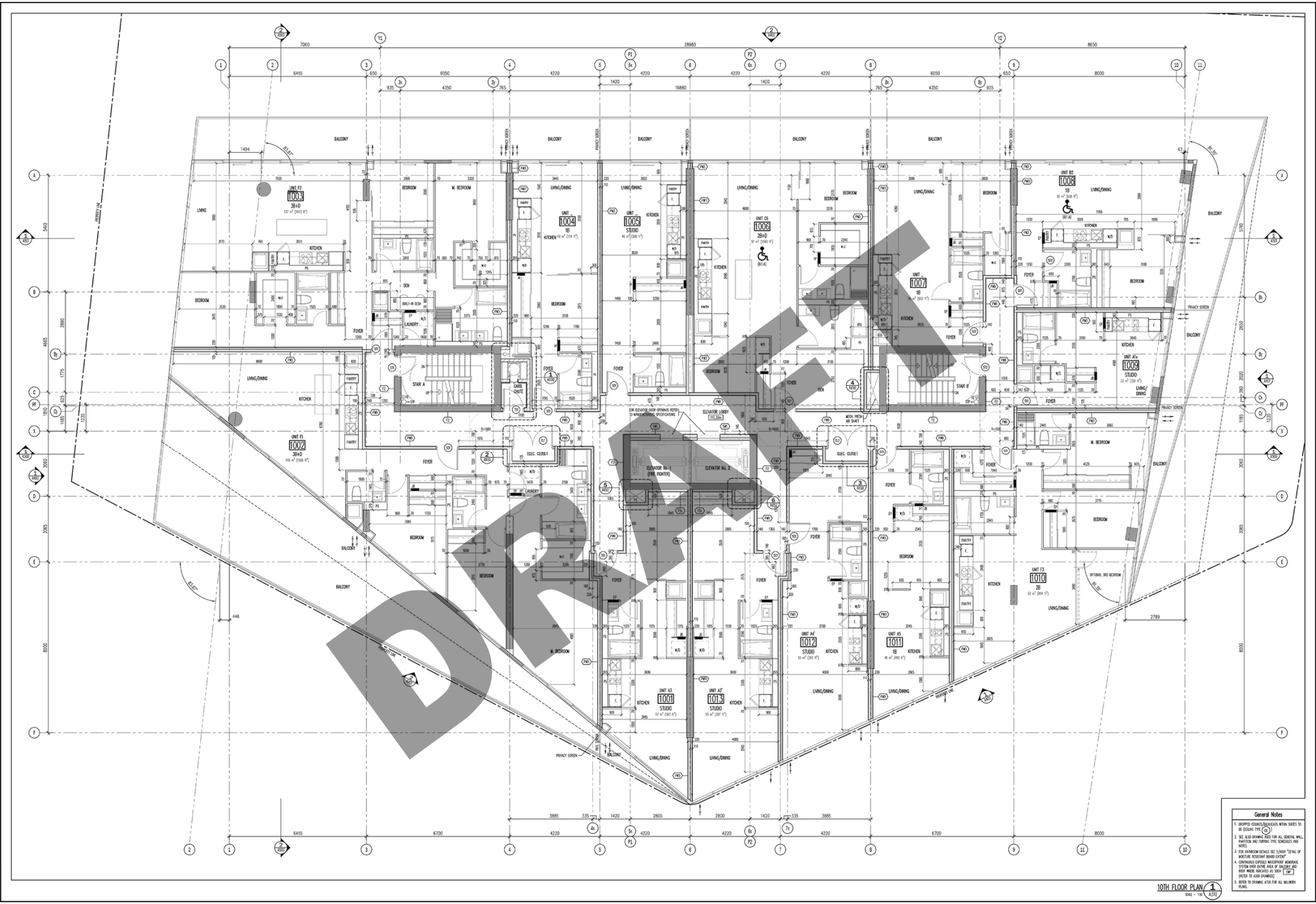
General Notes

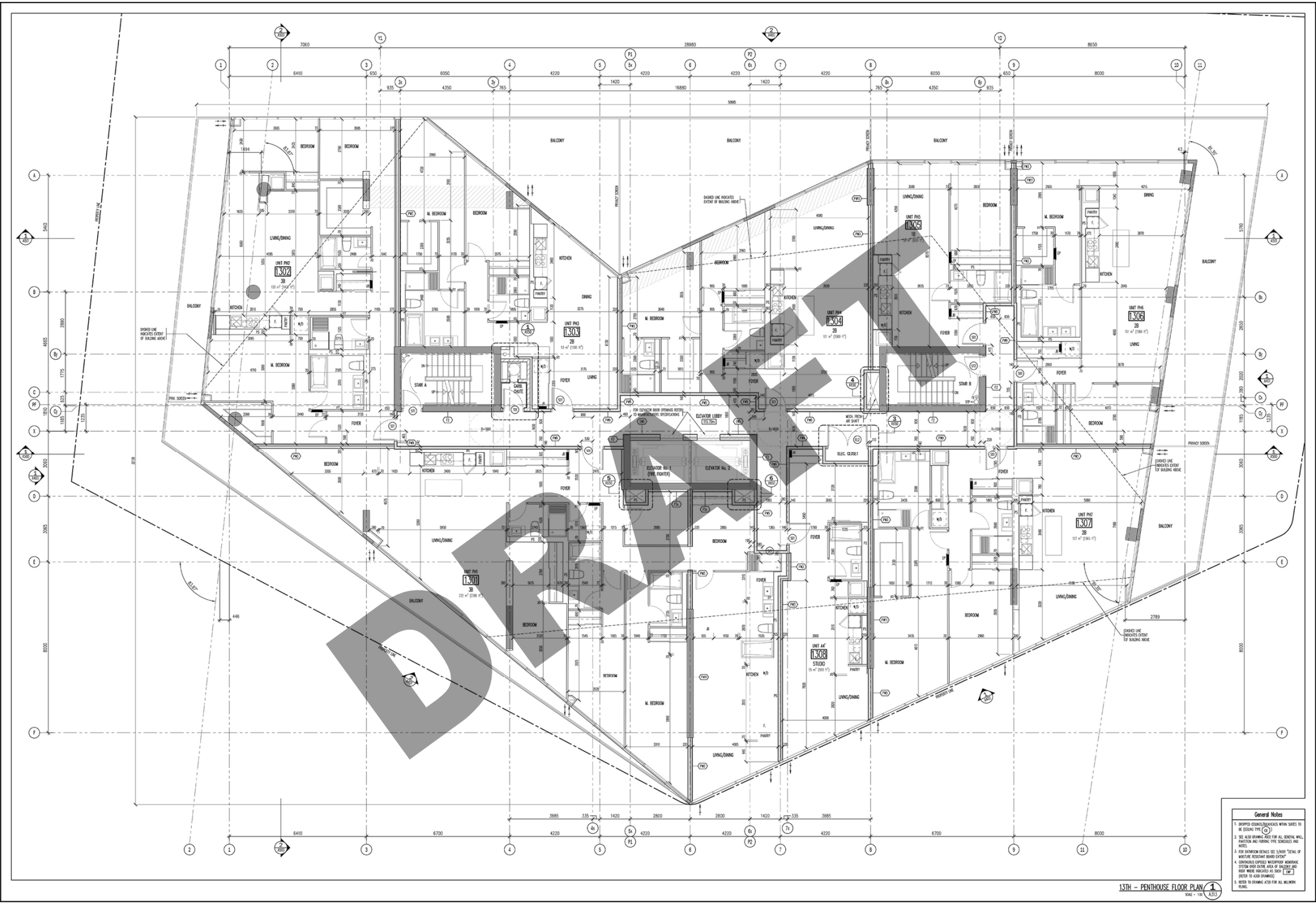
1. DROPPED CEILINGS/SOFFITS/HEADS WITHIN SUITES TO BE CEILING TYPE C2
2. SEE ALSO DRAWING A202 FOR ALL GENERAL WALL, PARTITION AND FURRING TYPE SCHEDULES AND NOTES.
3. FOR BATHROOM DETAILS SEE 5/A505 "DETAIL OF MOISTURE RESISTANT BOARD EXTENT"
4. CONTINUOUS EXPOSED WATERPROOF MEMBRANE SYSTEM OVER ENTIRE AREA OF BALCONY AND ROOF WHERE INDICATED AS SUCH (EXP) (REFER TO A200 DRAWINGS)
5. REFER TO DRAWING A720 FOR ALL MILLWORK PLANS.

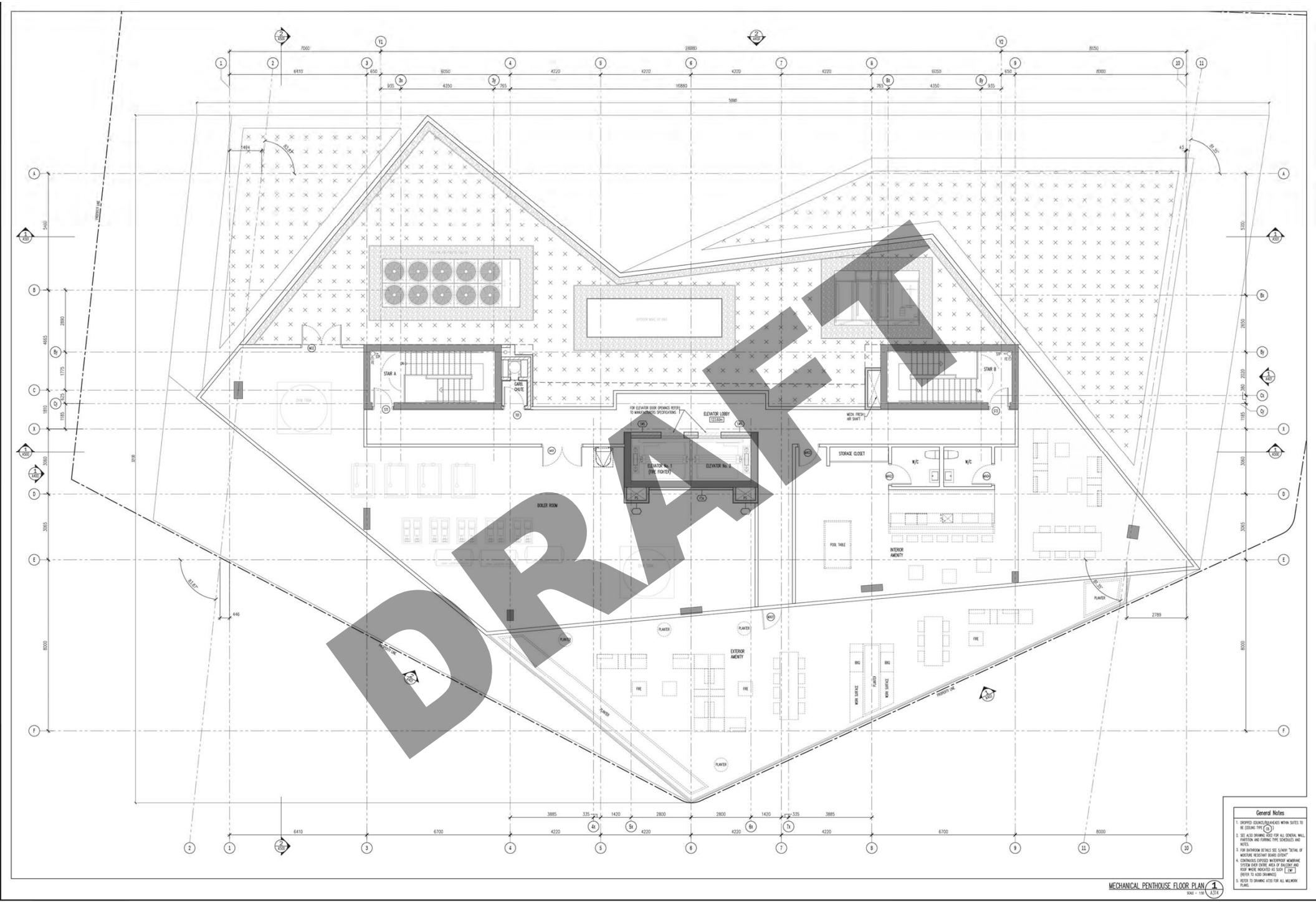

DRAFT
3RD FLOOR PLAN
SCALE : 1:50
General Notes
1. DROPPED CEILINGS/SOFFITS/HEADS WITHIN SUITES TO BE CEILING TYPE C
2. SEE ALSO DRAWING A002 FOR ALL GENERAL WALL, PARTITION AND FURRING TYPE SCHEDULES AND NOTES.
3. FOR BATHROOM DETAILS SEE S/A009 "DETAIL OF MOISTURE RESISTANT BOARD EXTENT"
4. CONTINUOUS EXPOSED WATERPROOF MEMBRANE SYSTEM OVER ENTIRE AREA OF BALCONY AND ROOF WHERE INDICATED AS SUCH (REFER TO A200 DRAWINGS)
5. REFER TO DRAWING A720 FOR ALL MILLWORK PLANS.

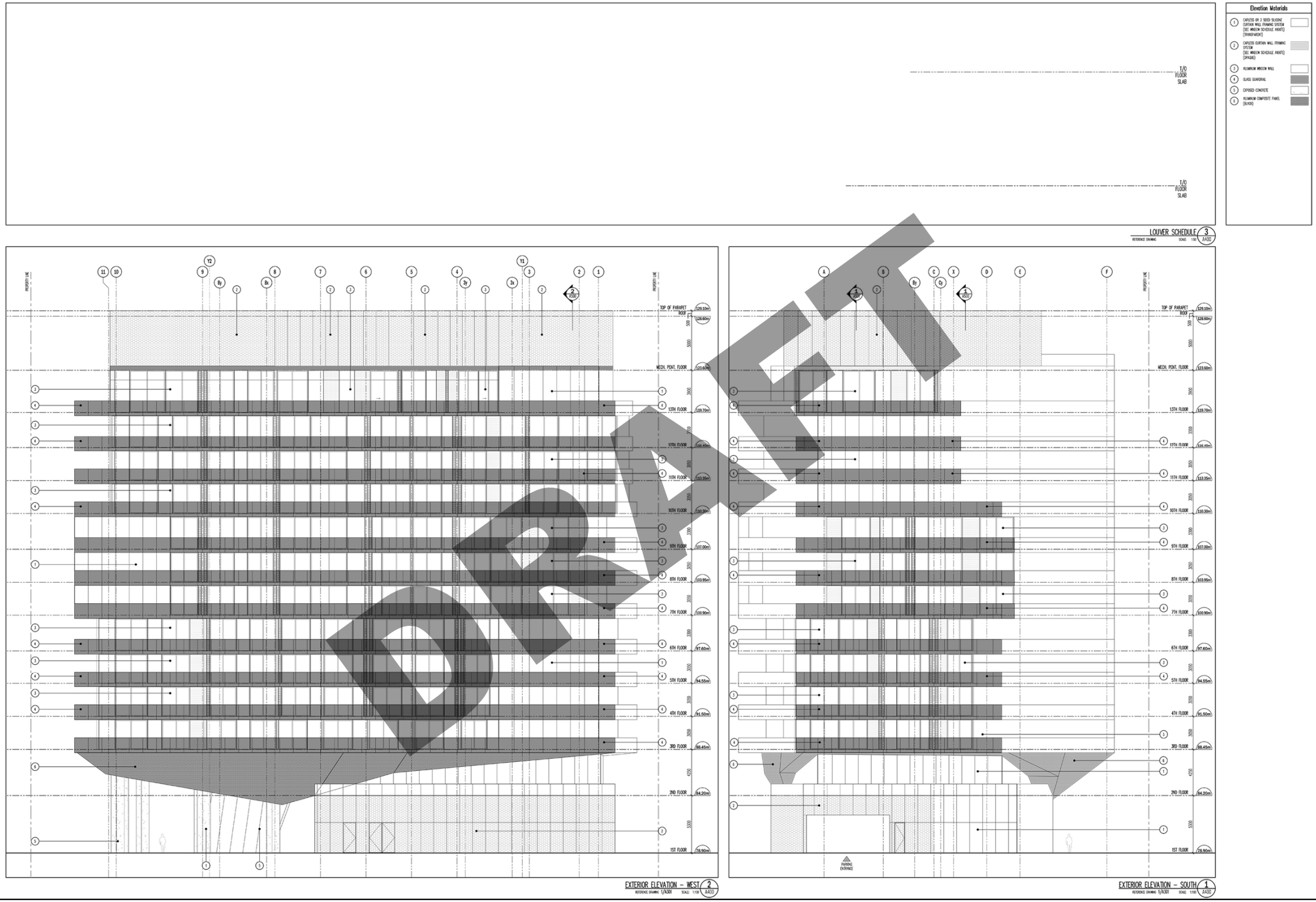

DRAFT
4TH FLOOR PLAN
SCALE = 1:50
General Notes
1. DROPPED CEILINGS/SOFFITS/HEADS WITHIN SUITES TO BE CEILING TYPE C
2. SEE ALSO DRAWING A002 FOR ALL GENERAL WALL, PARTITION AND FURRING TYPE SCHEDULES AND NOTES.
3. FOR BATHROOM DETAILS SEE S/A609 "DETAIL OF MOISTURE RESISTANT BOARD EXTENT"
4. CONTINUOUS EXPOSED WATERPROOF MEMBRANE SYSTEM OVER ENTIRE AREA OF BALCONY AND ROOF WHERE INDICATED AS SUCH (REFER TO A200 DRAWINGS)
5. REFER TO DRAWING A720 FOR ALL MILLWORK PLANS.


DRAFT
7TH FLOOR PLAN
SCALE = 1:50
General Notes
1. DROPPED CEILINGS/SOFFITS/BULKHEADS WITHIN SUITES TO BE CEILING TYPE C2
2. SEE ALSO DRAWING A002 FOR ALL GENERAL WALL, PARTITION AND FURRING TYPE SCHEDULES AND NOTES.
3. FOR BATHROOM DETAILS SEE 5/A505 "DETAIL OF MOISTURE RESISTANT BOARD EXTENT"
4. CONTINUOUS EXPOSED WATERPROOF MEMBRANE SYSTEM OVER ENTIRE AREA OF BALCONY AND ROOF WHERE INDICATED AS SUCH. EMF (REFER TO A500 DRAWINGS)
5. REFER TO DRAWING A700 FOR ALL MILLWORK PLANS.

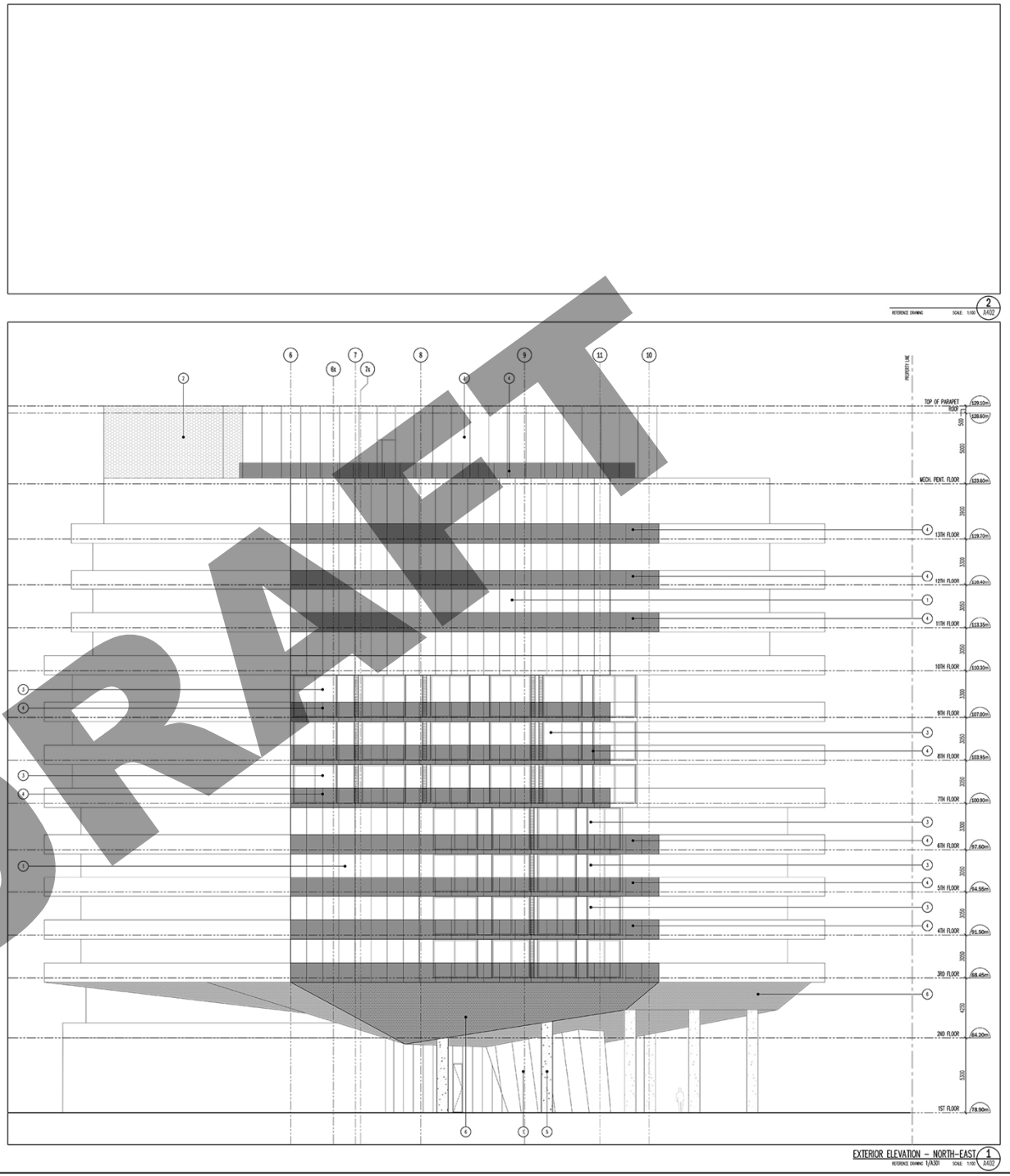

DRAFT
10TH FLOOR PLAN
SCALE = 1:50
General Notes
1. DROPPED CEILINGS/SOFFITS/CASINGS WITHIN SUITES TO BE CEILING TYPE C2
2. SEE ALSO DRAWING A002 FOR ALL GENERAL WALL, PARTITION AND FURRING TYPE SCHEDULES AND NOTES.
3. FOR BATHROOM DETAILS SEE 5/A505 "DETAIL OF MOISTURE RESISTANT BOARD EXTENT"
4. CONTINUOUS EXPOSED WATERPROOF MEMBRANE SYSTEM OVER ENTIRE AREA OF BALCONY AND ROOF WHERE INDICATED AS SUCH (WP)
(REFER TO A020 DRAWINGS)
5. REFER TO DRAWING A720 FOR ALL MILLWORK PLANS.


DRAFT
13TH – PENTHOUSE FLOOR PLAN
SCALE – 1:50
General Notes
1. DROPPED CEILINGS/SOFFITS/CASES WITHIN SUITES TO BE CEILING TYPE C2
2. SEE ALSO DRAWING A002 FOR ALL GENERAL WALL, PARTITION AND FURRING TYPE SCHEDULES AND NOTES.
3. FOR BATHROOM DETAILS SEE 5/A505 "DETAIL OF MOISTURE RESISTANT BOARD EXTENT"
4. CONTINUOUS EXPOSED WATERPROOF MEMBRANE SYSTEM OVER ENTIRE AREA OF BALCONY AND ROOF WHERE INDICATED AS SUCH (WP)
(REFER TO A020 DRAWINGS)
5. REFER TO DRAWING A720 FOR ALL MILLWORK PLANS.


DRAFT
STAIR A
GARB. CHUTE
STAIR B
ELEVATOR LOBBY
ELEVATOR No. 1 (TYPE FIGHTER)
ELEVATOR No. 2
STORAGE CLOSET
W/C
W/C
BOILER ROOM
POOL TABLE
INTERIOR AMENITY
EXTERIOR AMENITY
PLANTER
PROPERTY LINE
General Notes
MECHANICAL PENTHOUSE FLOOR PLAN
SCALE - 1:50

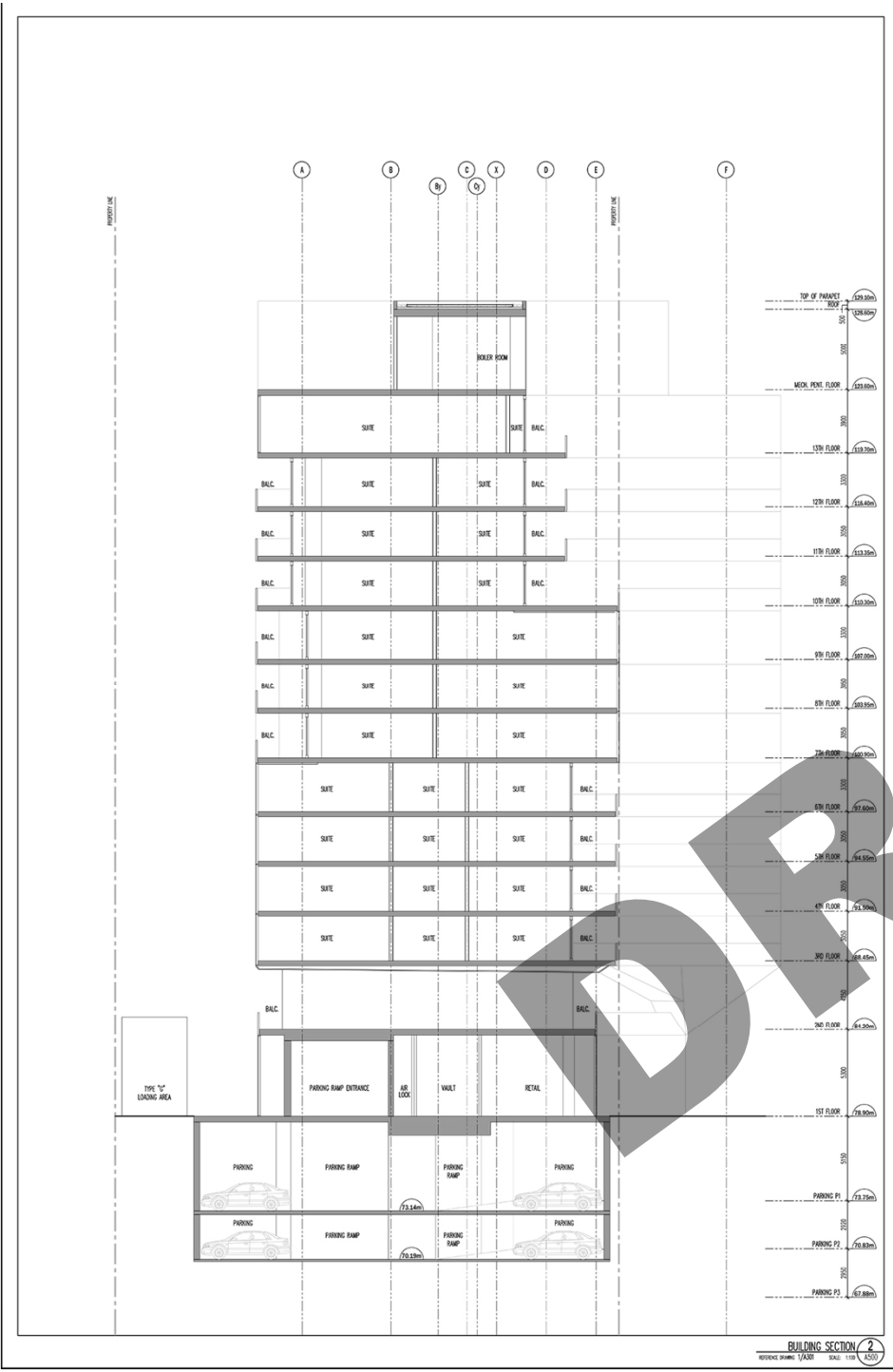

T/O FLOOR SLAB
T/O FLOOR SLAB
Elevation Materials
1 CAPLESS GR 2 SSG® SILICONE CURTAIN WALL FRAMING SYSTEM (SEE WINDOW SCHEDULE A6001) (TRANSPARENT)
2 CAPLESS CURTAIN WALL FRAMING SYSTEM (SEE WINDOW SCHEDULE A6001) (SPANDREL)
3 ALUMINUM WINDOW WALL
4 GLASS GUARDRAIL
5 EXPOSED CONCRETE
6 ALUMINUM COMPOSITE PANEL (BLACK)
LOUVER SCHEDULE 3 A400
PROPERTY LINE
TOP OF PARAPET ROOF
MECH. PENT. FLOOR
13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
EXTERIOR ELEVATION – WEST 2 A400
EXTERIOR ELEVATION – SOUTH 1 A400
PARKING ENTRANCE

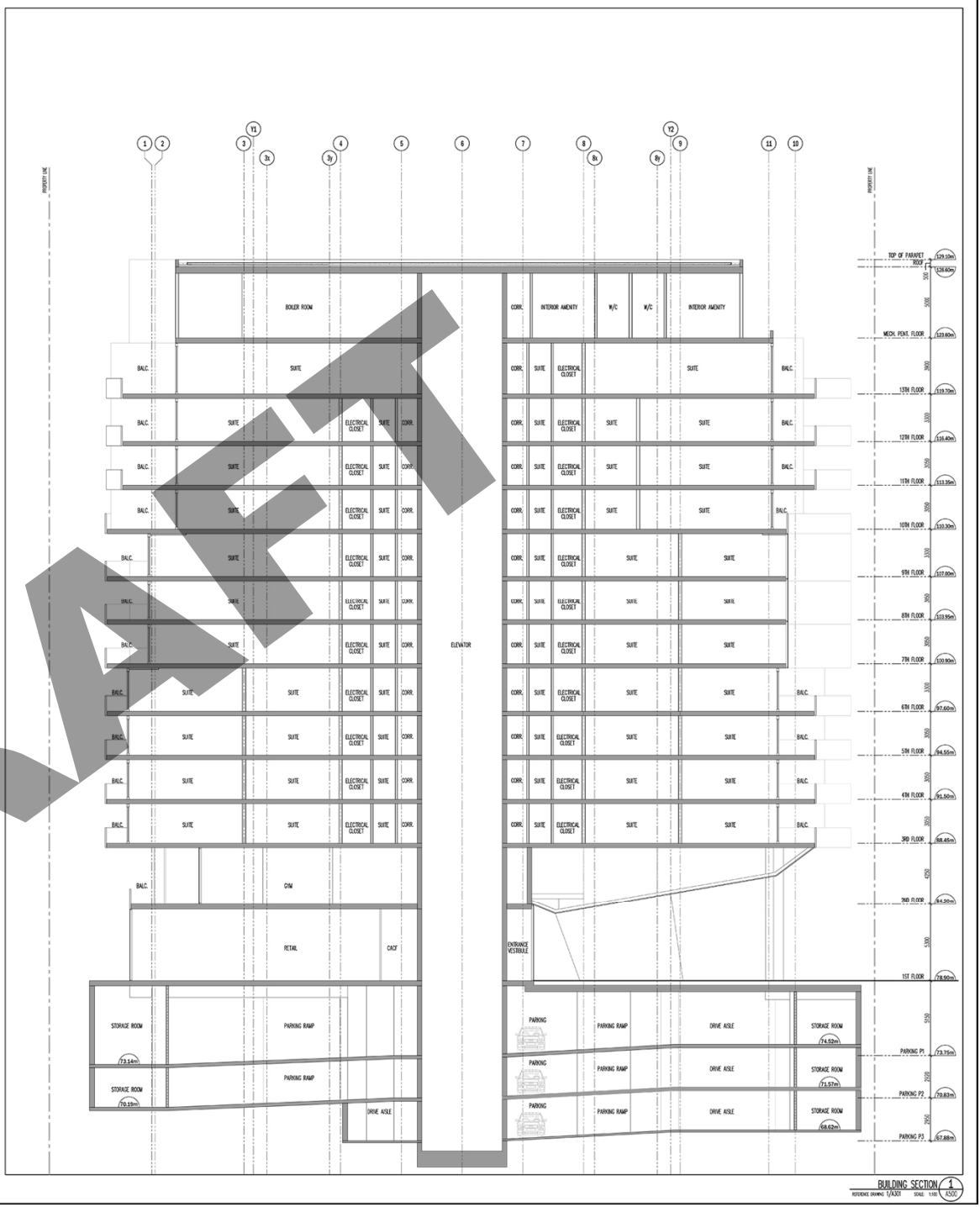

Elevation Materials
1 CAPLESS OR 2 SIDED SILICONE CURTAIN WALL FRAMING SYSTEM (SEE WINDOW SCHEDULE A6001) (TRANSPARENT)
2 CAPLESS CURTAIN WALL FRAMING SYSTEM (SEE WINDOW SCHEDULE A6001) (OPAQUE)
3 ALUMINUM WINDOW WALL
4 GLASS GUARDRAIL
5 EXPOSED CONCRETE
6 ALUMINUM COMPOSITE PANEL (BLACK)
TOP OF PARAPET
ROOF
MECH. PENT. FLOOR
13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
PROPERTY LINE
EXTERIOR ELEVATION – SOUTH-EAST
EXTERIOR ELEVATION – NORTH

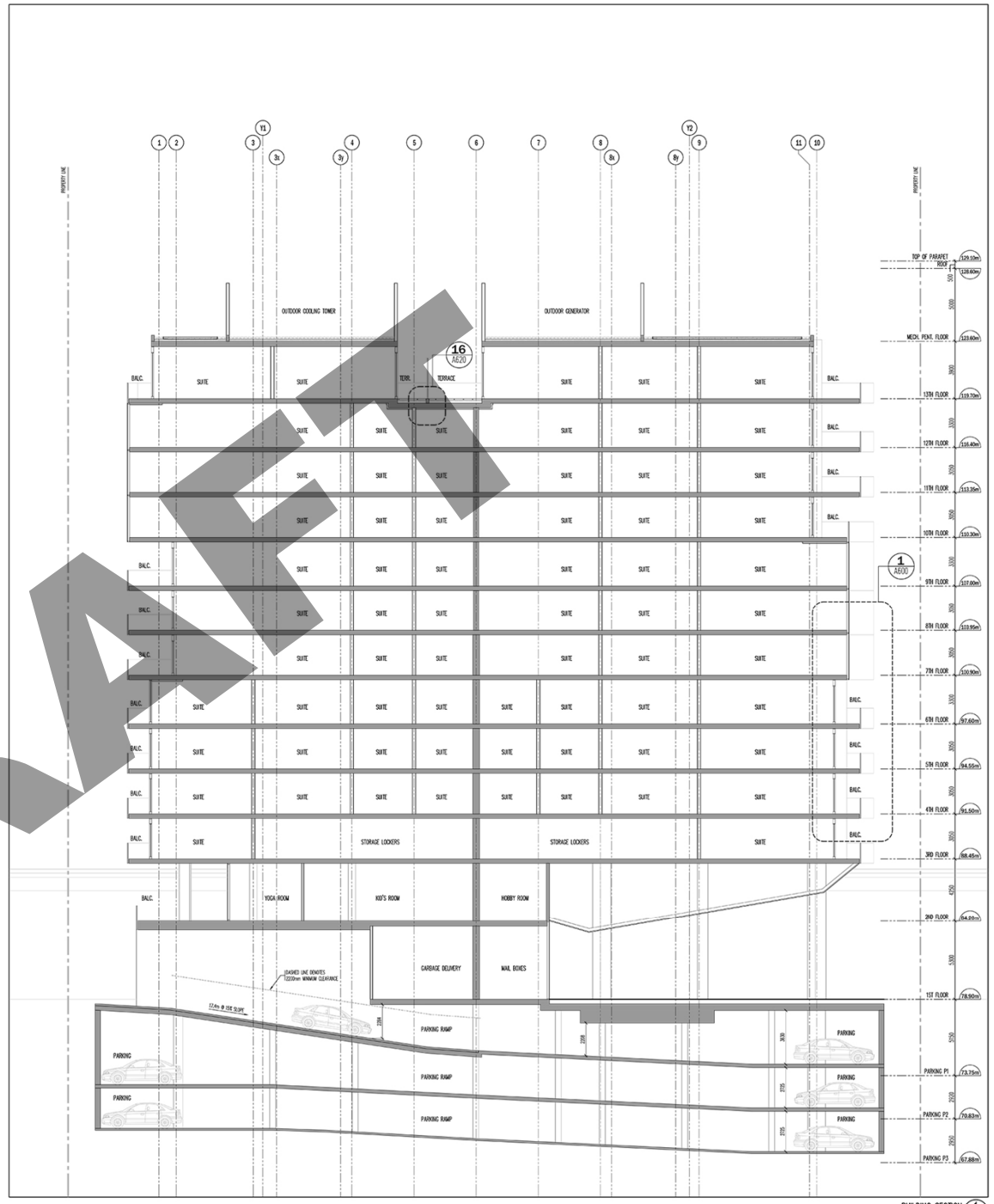

Elevation Materials
1 CAPLESS OR 2 SIDED SILICONE CURTAIN WALL FRAMING SYSTEM (SEE WINDOW SCHEDULE A9.01) (TRANSPARENT)
2 CAPLESS CURTAIN WALL FRAMING SYSTEM (SEE WINDOW SCHEDULE A9.01) (OPAQUE)
3 ALUMINUM WINDOW WALL
4 GLASS GUARDRAIL
5 EXPOSED CONCRETE
6 ALUMINUM COMPOSITE PANEL (BLACK)
REFERENCE DRAWING
SCALE: 1:100
2
A402
PROPERTY LINE
TOP OF PARAPET
ROOF
MECH. PENT. FLOOR
13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
EXTERIOR ELEVATION – NORTH-EAST
REFERENCE DRAWING 1/A301
SCALE: 1:100
1
A402


DRAFT

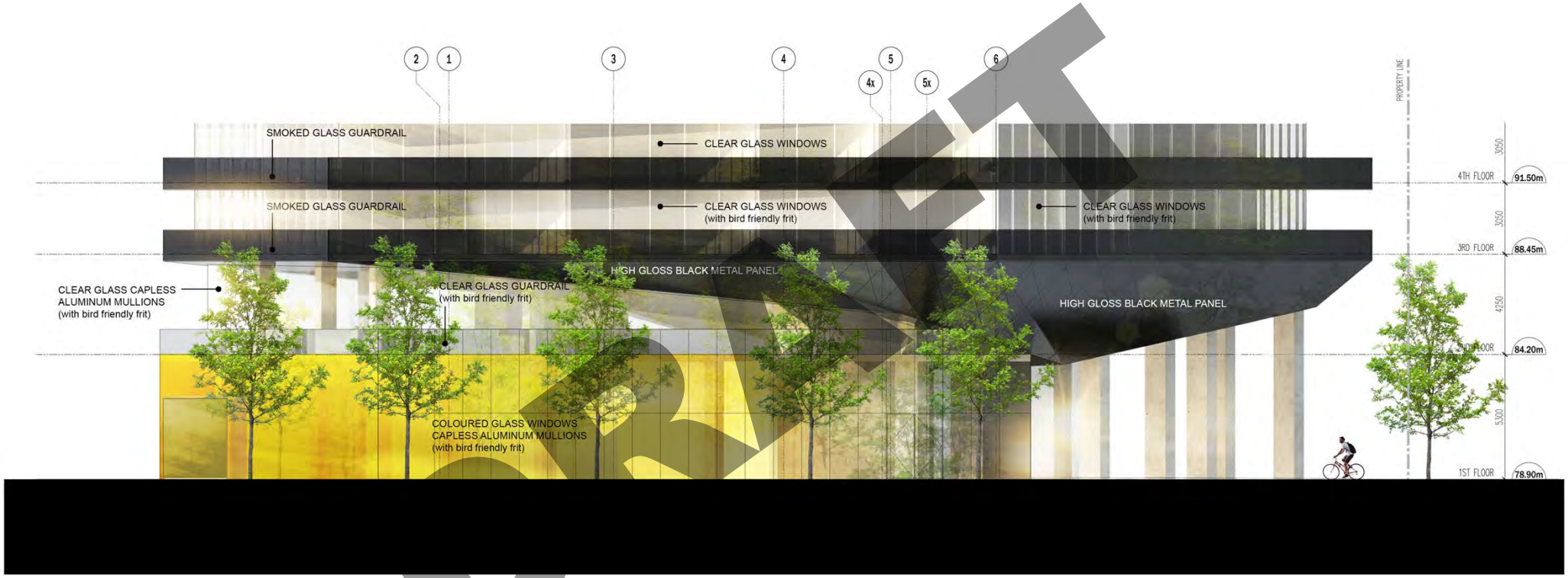

DRAFT


A
B
By
C
Cy
X
D
E
F
PROPERTY LINE
PROPERTY LINE
TOP OF PARAPET
ROOF
MECH. PENT. FLOOR
13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
PARKING P1
PARKING P2
PARKING P3
BOILER ROOM
SUITE
BALC.
TYPE "S"
LOADING AREA
PARKING RAMP ENTRANCE
AIR
LOCK
VAULT
RETAIL
PARKING
PARKING RAMP
73.14m
70.19m
BUILDING SECTION 2
REFERENCE DRAWING 1/A301
SCALE: 1:100
A500


1
2
Y1
3
3x
3y
4
5
6
7
8
8x
8y
Y2
9
11
10
PROPERTY LINE
PROPERTY LINE
TOP OF PARAPET
ROOF
MECH. PENT. FLOOR
13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
PARKING P1
PARKING P2
PARKING P3
BOILER ROOM
CORR.
INTERIOR AMENITY
W/C
W/C
INTERIOR AMENITY
SUITE
BALC.
ELECTRICAL
CLOSET
ELEVATOR
GYM
RETAIL
CACF
ENTRANCE
VESTIBULE
STORAGE ROOM
PARKING RAMP
PARKING
DRIVE AISLE
73.14m
70.19m
74.52m
71.57m
68.62m
BUILDING SECTION 1
REFERENCE DRAWING 1/A301
SCALE: 1:100
A500


PROPERTY LINE
OUTDOOR COOLING TOWER
OUTDOOR GENERATOR
TERRACE
SUITE
BALC.
STORAGE LOCKERS
YOGA ROOM
KID'S ROOM
HOBBY ROOM
GARBAGE DELIVERY
MAIL BOXES
PARKING RAMP
PARKING
TOP OF PARAPET ROOF
MECH. PENT. FLOOR
13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
PARKING P1
PARKING P2
PARKING P3
BUILDING SECTION 1
A501


6
6x
7
7x
8
9
11
10
PROPERTY LINE
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
(with bird friendly frit)
CLEAR GLASS WINDOWS
(with bird friendly frit)
4TH FLOOR
91.50m
3050
3RD FLOOR
88.45m
3050
HIGH GLOSS BLACK METAL PANEL
HIGH GLOSS BLACK METAL PANEL
CLEAR GLASS GUARDRAIL
(with bird friendly frit)
CLEAR GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
4250
84.20m
MIRROR GLASS WITH
BLACK GRADIENT
CAPLESS ALUMINUM MULLIONS
COLOURED GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
ST FLOOR
78.90m


2
1
3
4
5
4x
5x
6
PROPERTY LINE
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
(with bird friendly frit)
CLEAR GLASS WINDOWS
(with bird friendly frit)
HIGH GLOSS BLACK METAL PANEL
CLEAR GLASS CAPLESS
ALUMINUM MULLIONS
(with bird friendly frit)
CLEAR GLASS GUARDRAIL
(with bird friendly frit)
HIGH GLOSS BLACK METAL PANEL
COLOURED GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
3050
4TH FLOOR
91.50m
3050
3RD FLOOR
88.45m
4250
2ND FLOOR
84.20m
5300
1ST FLOOR
78.90m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PROPERTY LINE
CLEAR GLASS WINDOWS
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
(with bird friendly frit)
CLEAR GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
SMOKED GLASS GUARDRAIL
CLEAR GLASS GUARDRAIL
(with bird friendly frit)
HIGH GLOSS BLACK METAL PANEL
COLOURED GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
4TH FLOOR
91.50m
3RD FLOOR
88.45m
2ND FLOOR
84.20m
1ST FLOOR
78.90m
3050
3050
4250
5300


11
10
Y2
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8y
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8
7
6
5
4
3y
3x
Y1
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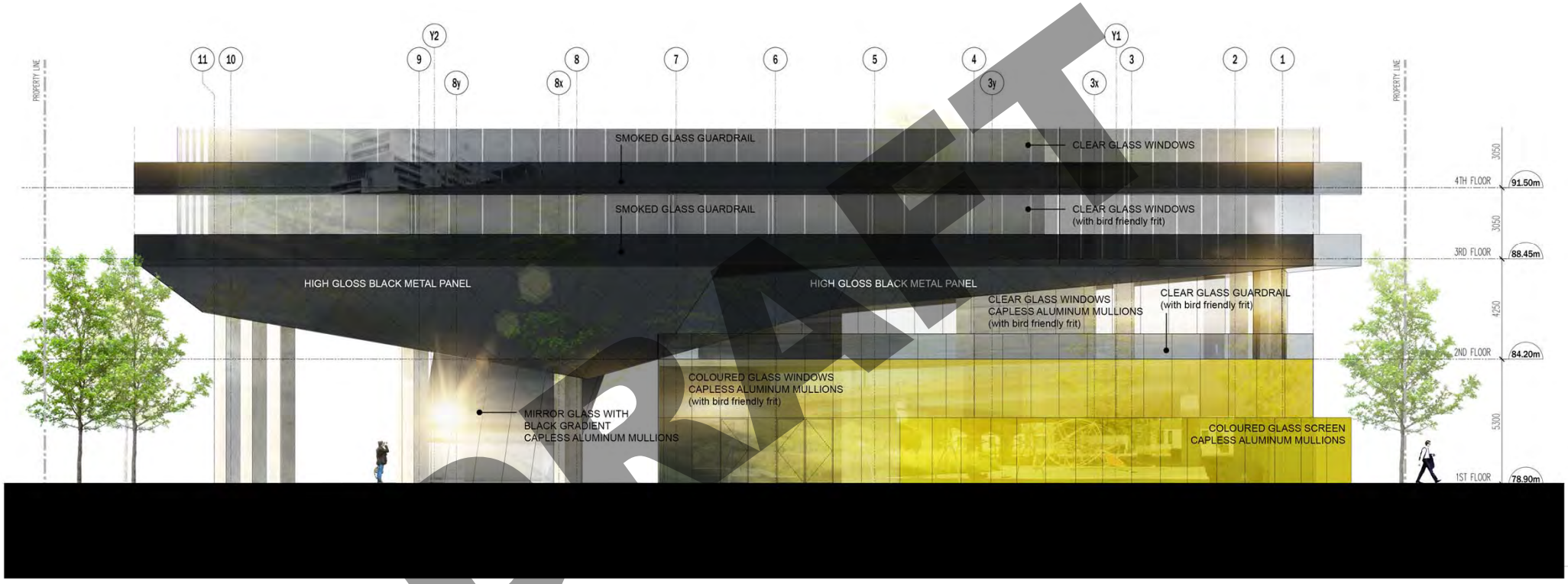
1
PROPERTY LINE
PROPERTY LINE
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
(with bird friendly frit)
HIGH GLOSS BLACK METAL PANEL
HIGH GLOSS BLACK METAL PANEL
CLEAR GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
CLEAR GLASS GUARDRAIL
(with bird friendly frit)
COLOURED GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
MIRROR GLASS WITH
BLACK GRADIENT
CAPLESS ALUMINUM MULLIONS
4TH FLOOR
91.50m
3RD FLOOR
88.45m
2ND FLOOR
84.20m
1ST FLOOR
78.90m
3050
3050
4250
5300


PROPERTY LINE
11
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Y2
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8y
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Y1
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PROPERTY LINE
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
(with bird friendly frit)
HIGH GLOSS BLACK METAL PANEL
HIGH GLOSS BLACK METAL PANEL
CLEAR GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
CLEAR GLASS GUARDRAIL
(with bird friendly frit)
COLOURED GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
MIRROR GLASS WITH
BLACK GRADIENT
CAPLESS ALUMINUM MULLIONS
COLOURED GLASS SCREEN
CAPLESS ALUMINUM MULLIONS
3050
4TH FLOOR
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3RD FLOOR
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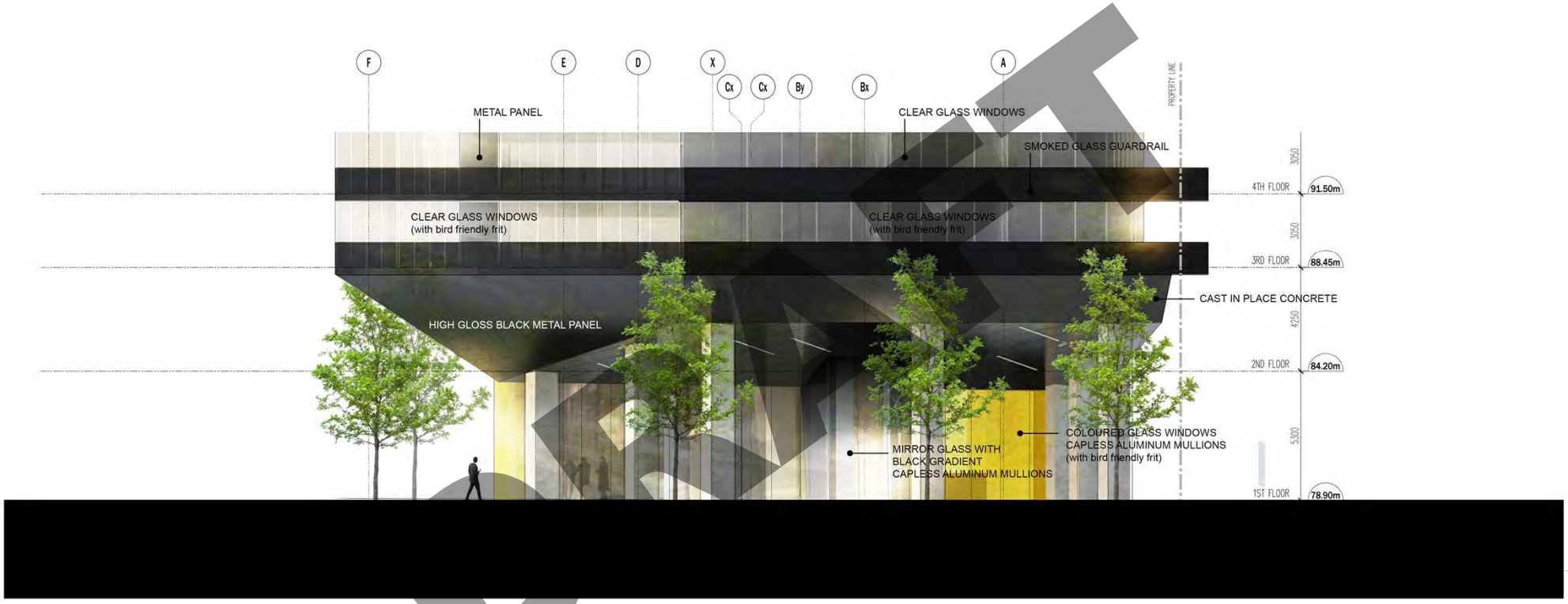
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PROPERTY LINE
METAL PANEL
CLEAR GLASS WINDOWS
SMOKED GLASS GUARDRAIL
CLEAR GLASS WINDOWS
(with bird friendly frit)
CLEAR GLASS WINDOWS
(with bird friendly frit)
HIGH GLOSS BLACK METAL PANEL
CAST IN PLACE CONCRETE
MIRROR GLASS WITH
BLACK GRADIENT
CAPLESS ALUMINUM MULLIONS
COLOURED GLASS WINDOWS
CAPLESS ALUMINUM MULLIONS
(with bird friendly frit)
4TH FLOOR
91.50m
3RD FLOOR
88.45m
2ND FLOOR
84.20m
1ST FLOOR
78.90m
3050
3050
4750
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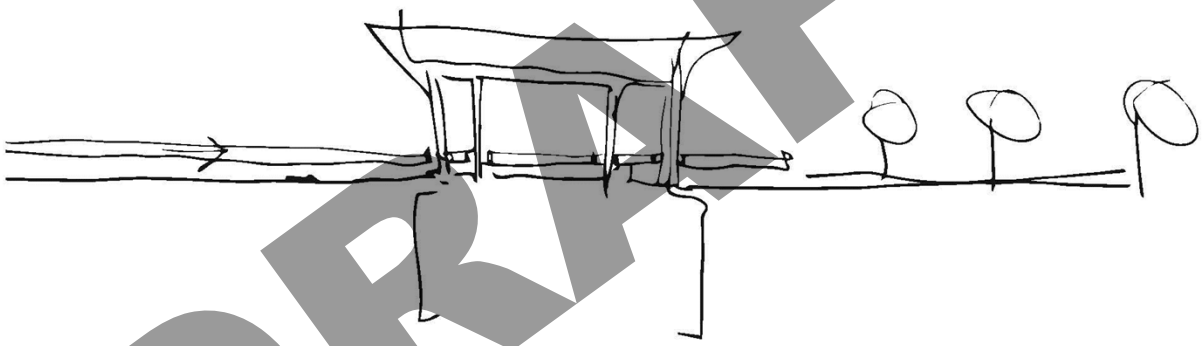
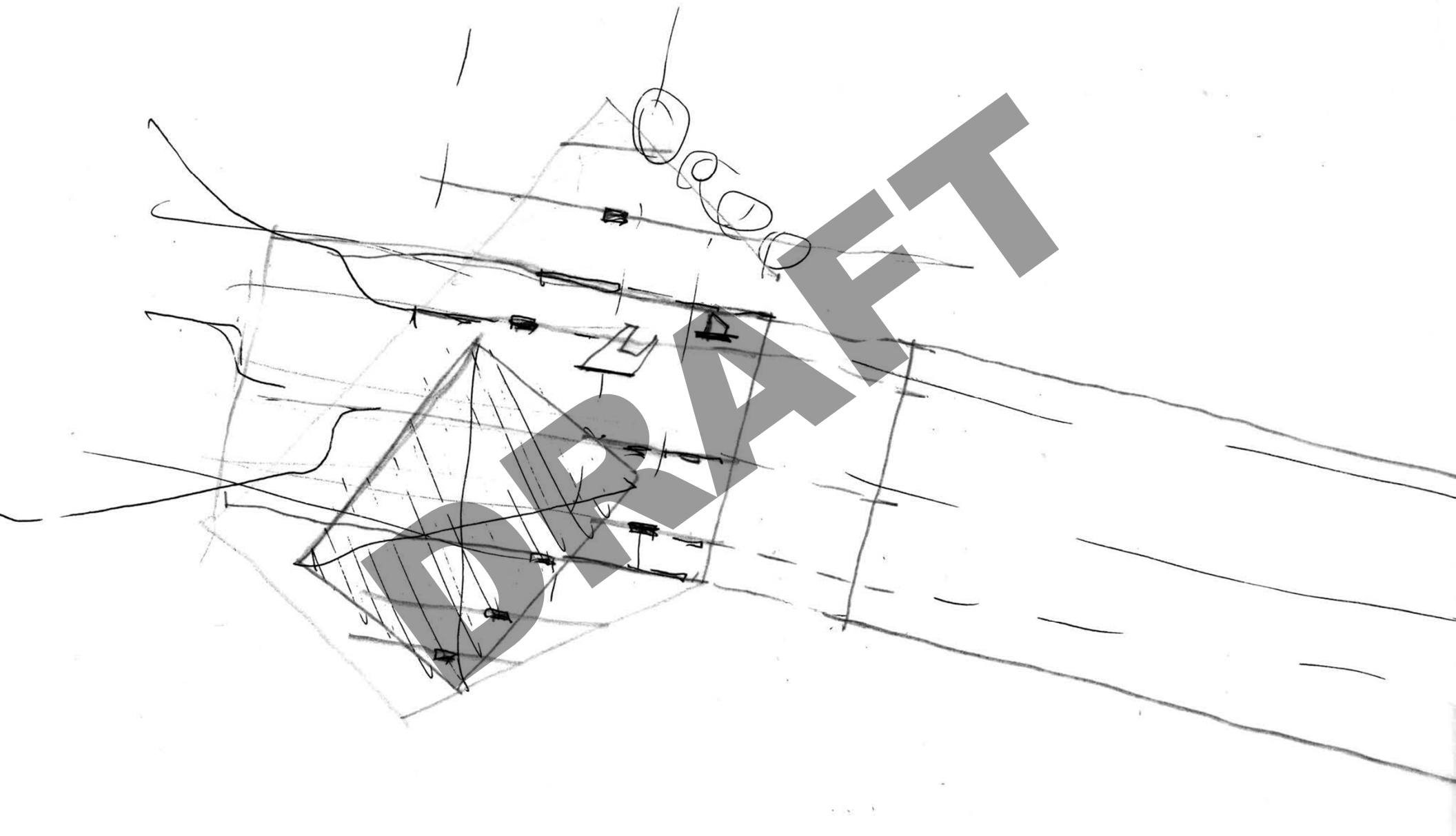


LANDSCAPE SKETCHES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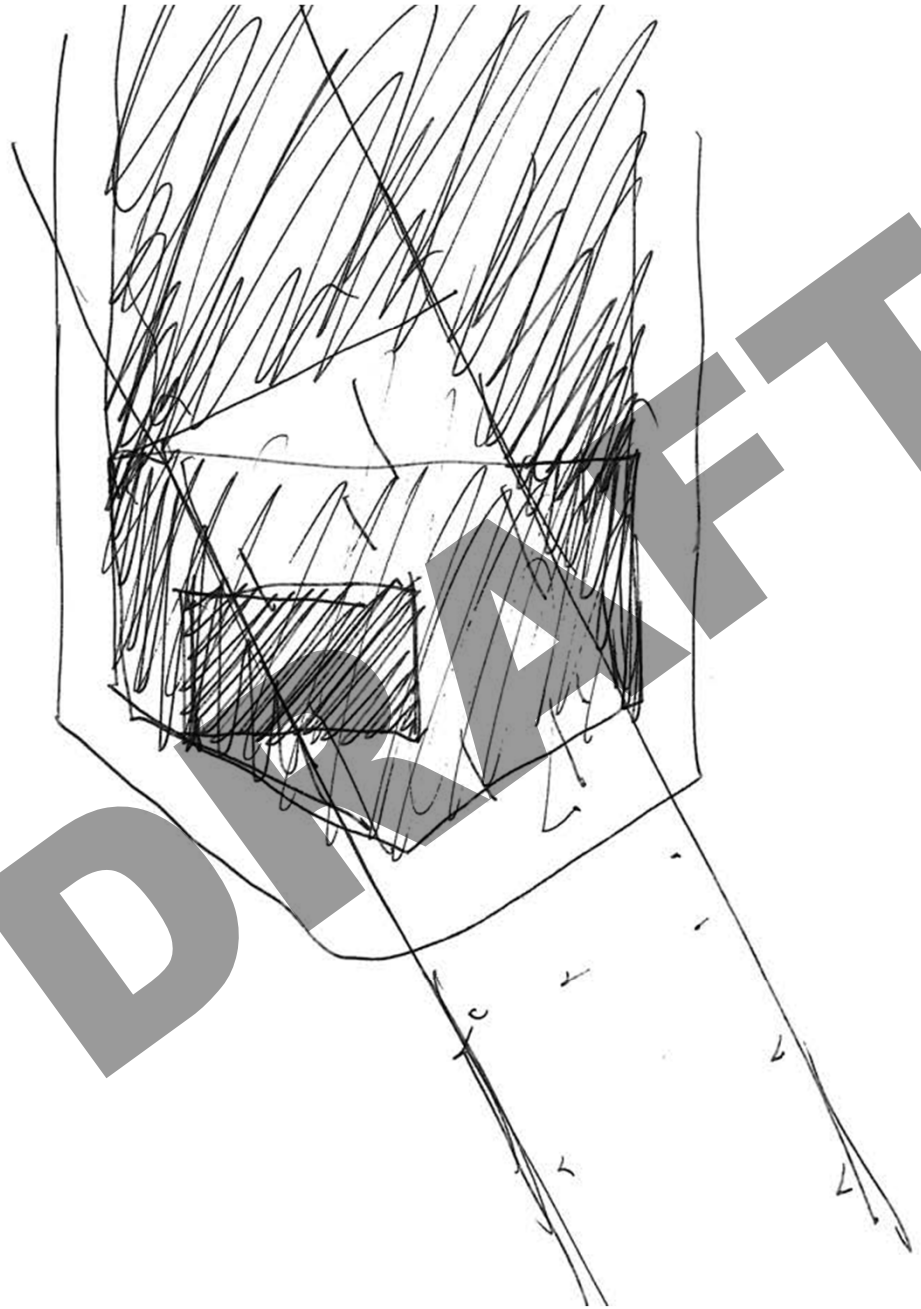
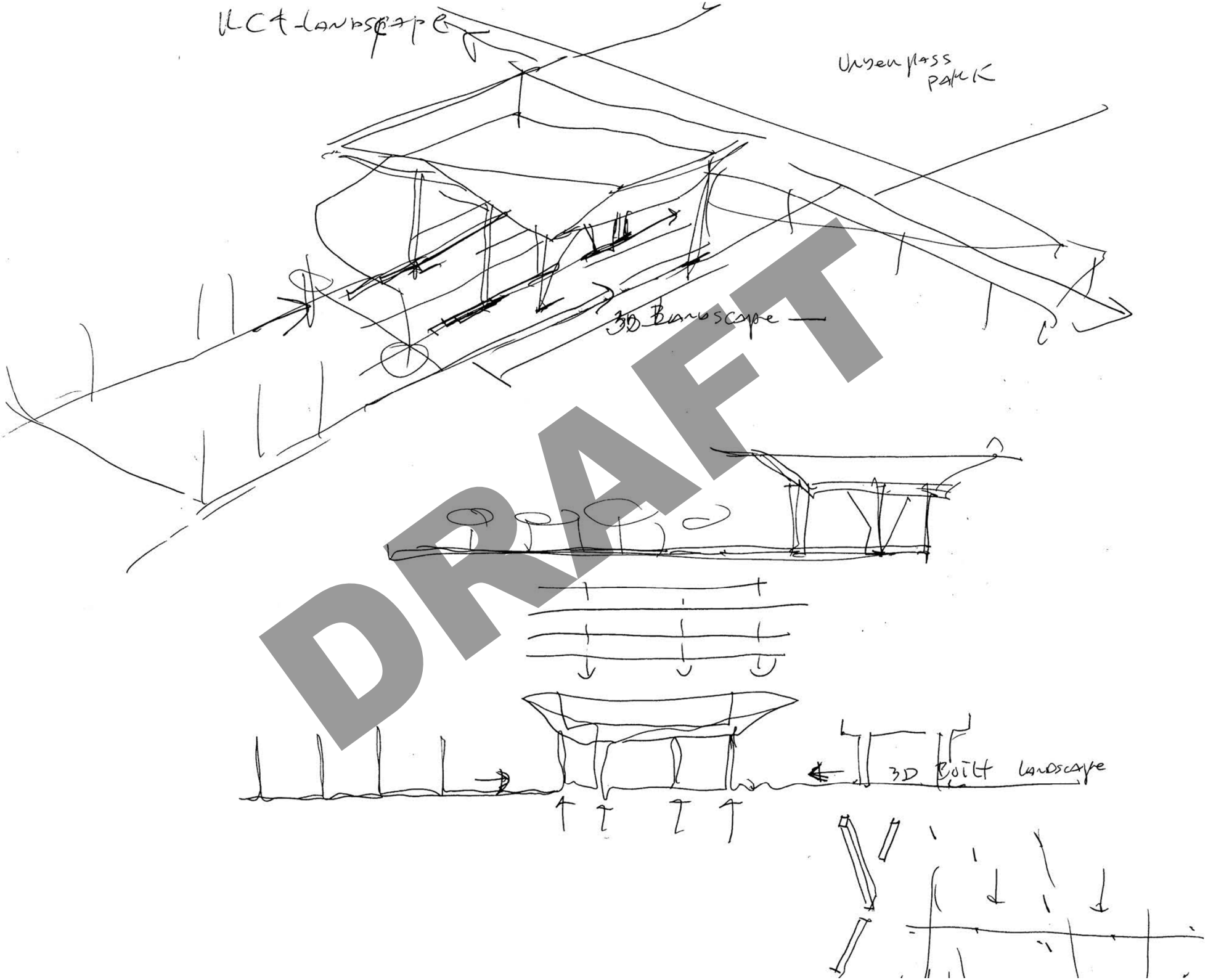
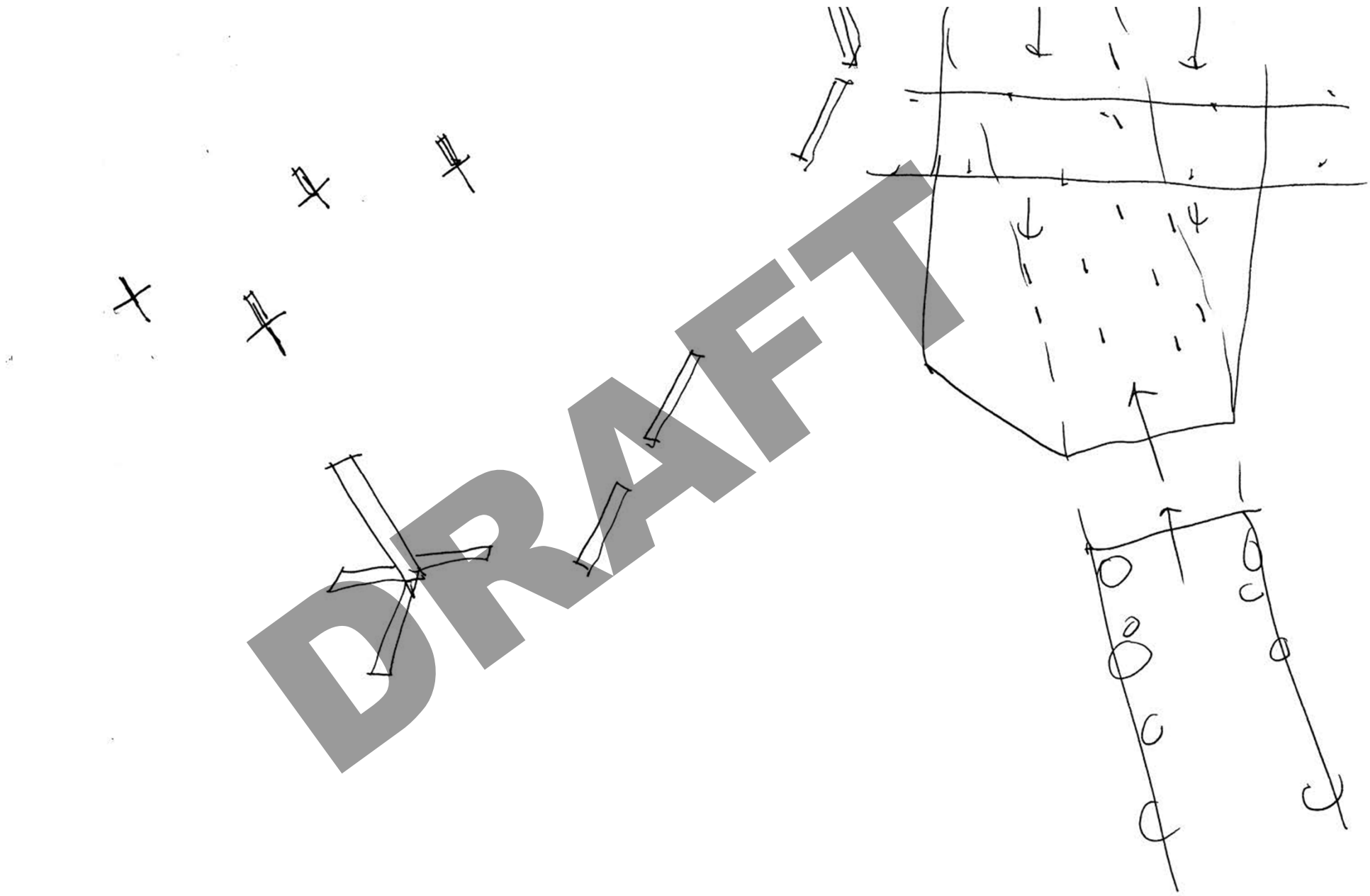



LCA Landscape
Unsen pass park
3D Landscape
3D built landscape



Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.

219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8686 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

NOTES:

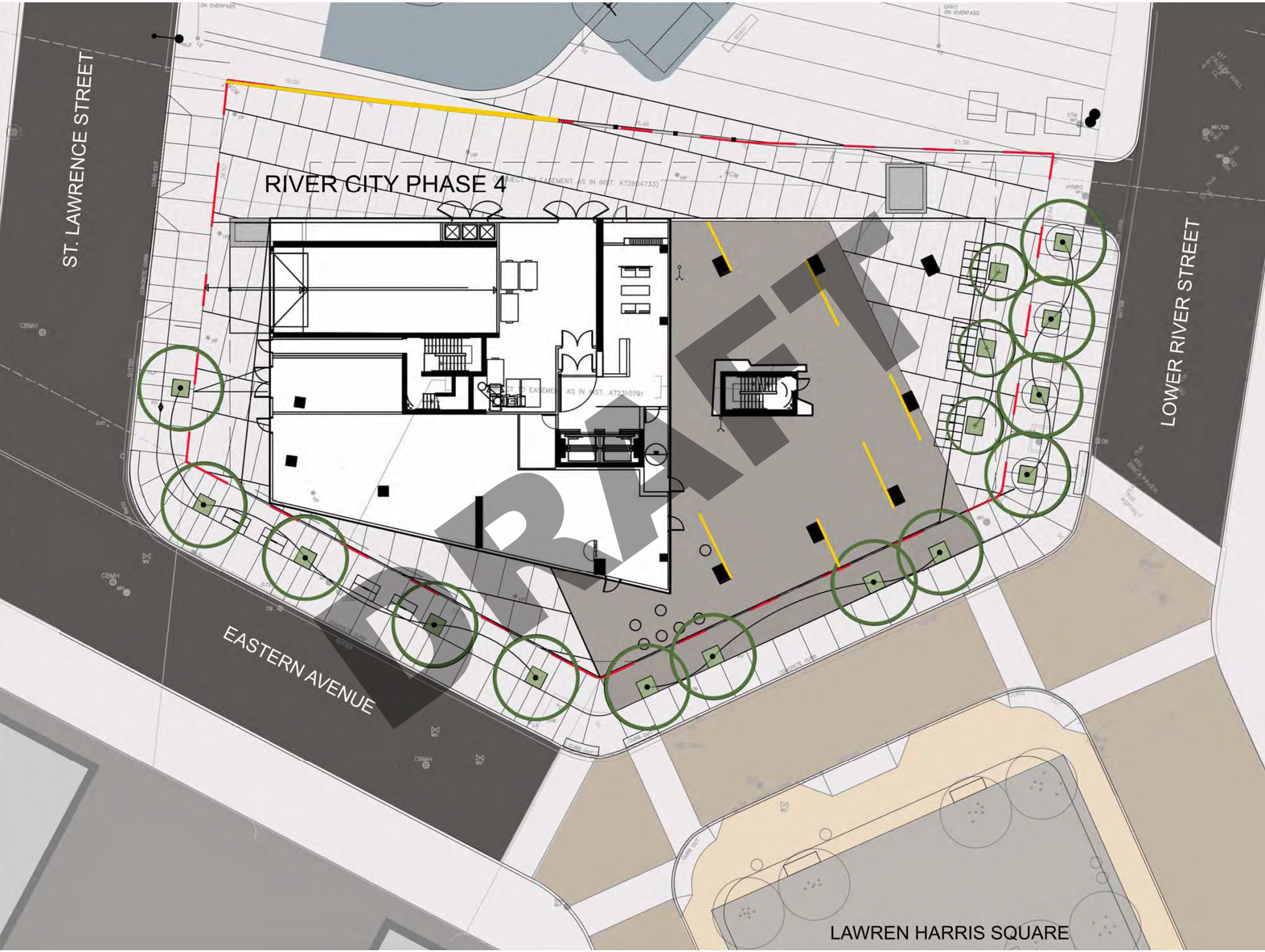
1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC Ltd.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

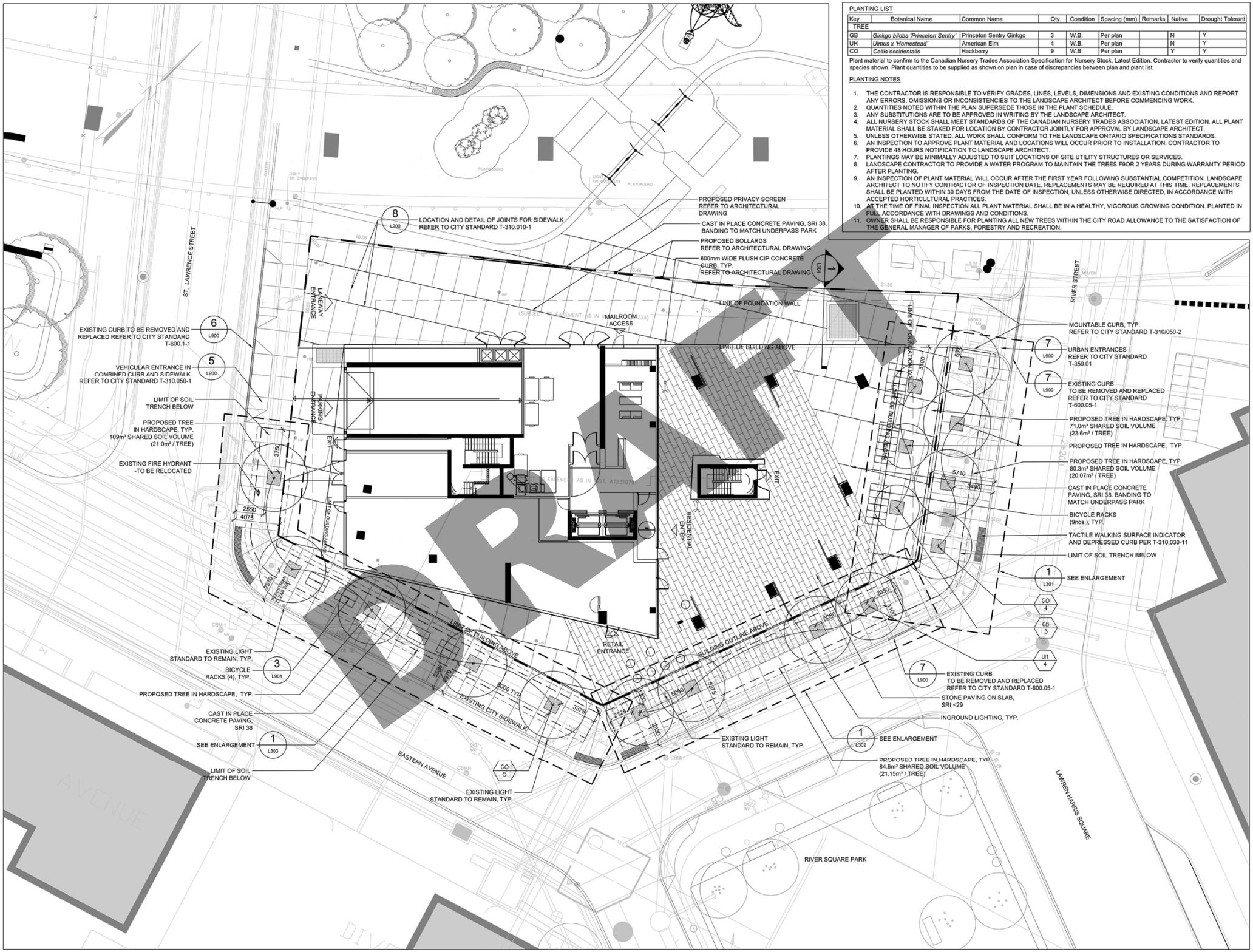
NO.	DATE	DESCRIPTION
1	DEC-12-2016	ISSUED FOR SPA
2	MAR-22-2017	ISSUED FOR CLIENT REVIEW
3	MAY-05-2017	ISSUED FOR SPA
-		
-		

NORTH

PROJECT: RIVER CITY PHASE 4
TORONTO, CANADA
DRAWING TITLE: LANDSCAPE PLAN GROUND LEVEL

DATE: 2016-10-06	SCALE: 1:250
DRAWN BY: SY	CHECKED BY: VB
PROJECT NO.: 16-210	
DRAWING NO.: L 102A	


ST. LAWRENCE STREET
RIVER CITY PHASE 4
LOWER RIVER STREET
EASTERN AVENUE
LAWREN HARRIS SQUARE
DRAFT



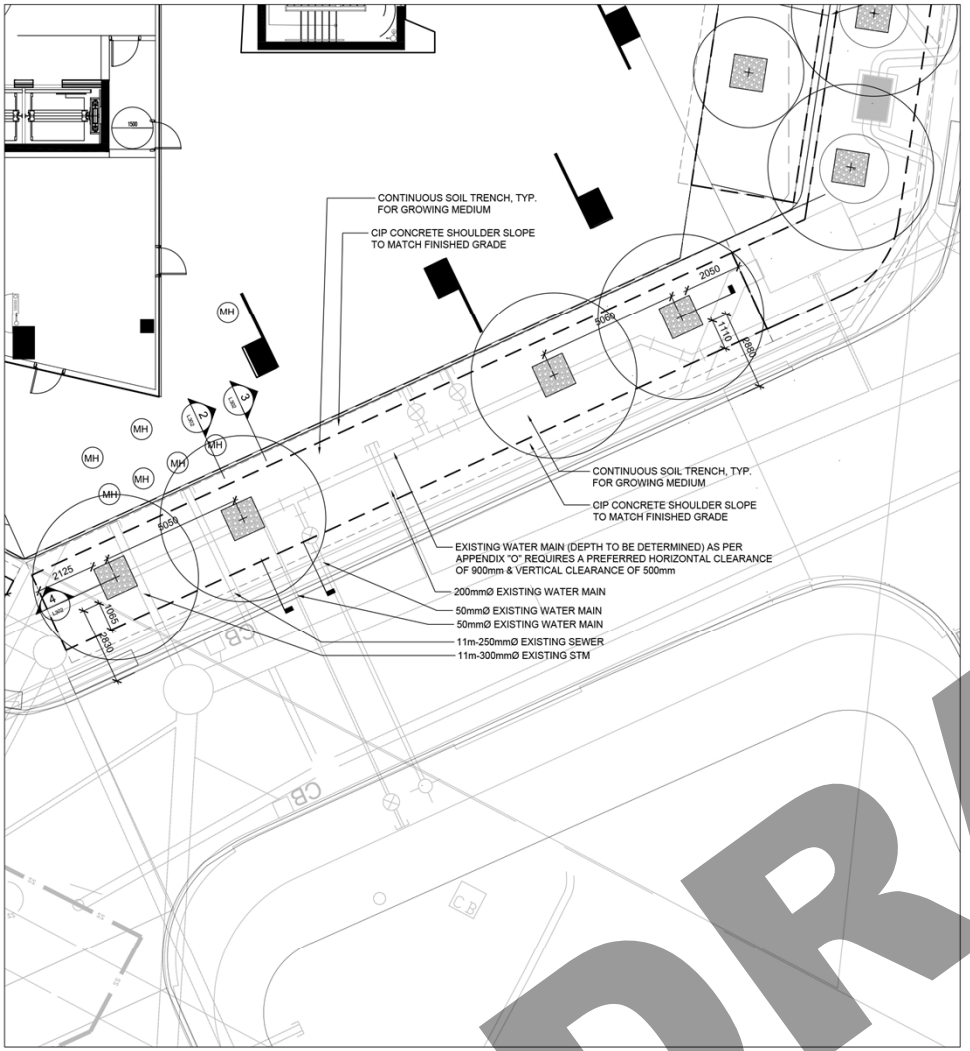
PLANTING LIST

Key	Botanical Name	Common Name	Qty.	Condition	Spacing (mm)	Remarks	Native	Drought Tolerant
TREE								
GB	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	3	W.B.	Per plan		N	Y
UH	*Ulmus x 'Homestead'*	American Elm	4	W.B.	Per plan		N	Y
CO	*Celtis occidentalis*	Hackberry	9	W.B.	Per plan		Y	Y

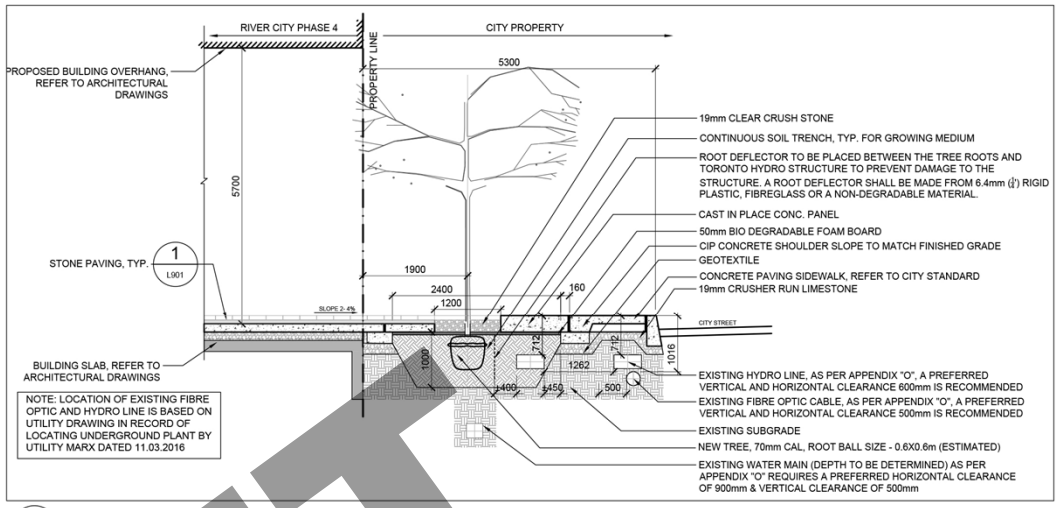
Plant material to confirm to the Canadian Nursery Trades Association Specification for Nursery Stock, Latest Edition. Contractor to verify quantities and species shown. Plant quantities to be supplied as shown on plan in case of discrepancies between plan and plant list.

PLANTING NOTES

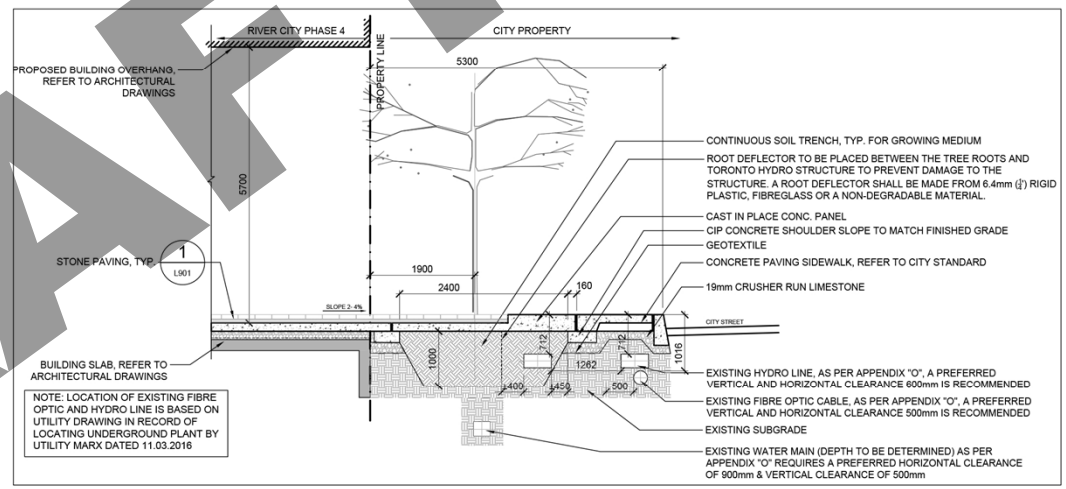
1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY ERRORS, OMISSIONS OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
2. QUANTITIES NOTED WITHIN THE PLAN SUPERSEDE THOSE IN THE PLANT SCHEDULE.
3. ANY SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
4. ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAKED FOR LOCATION BY CONTRACTOR JOINTLY FOR APPROVAL BY LANDSCAPE ARCHITECT.
5. UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATIONS STANDARDS.
6. AN INSPECTION TO APPROVE PLANT MATERIAL AND LOCATIONS WILL OCCUR PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 48 HOURS NOTIFICATION TO LANDSCAPE ARCHITECT.
7. PLANTINGS MAY BE MINIMALLY ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES OR SERVICES.
8. LANDSCAPE CONTRACTOR TO PROVIDE A WATER PROGRAM TO MAINTAIN THE TREES F9OR 2 YEARS DURING WARRANTY PERIOD AFTER PLANTING.
9. AN INSPECTION OF PLANT MATERIAL WILL OCCUR AFTER THE FIRST YEAR FOLLOWING SUBSTANTIAL COMPETITION. LANDSCAPE ARCHITECT TO NOTIFY CONTRACTOR OF INSPECTION DATE. REPLACEMENTS MAY BE REQUIRED AT THIS TIME. REPLACEMENTS SHALL BE PLANTED WITHIN 30 DAYS FROM THE DATE OF INSPECTION, UNLESS OTHERWISE DIRECTED, IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
10. AT THE TIME OF FINAL INSPECTION ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION. PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
11. OWNER SHALL BE RESPONSIBLE FOR PLANTING ALL NEW TREES WITHIN THE CITY ROAD ALLOWANCE TO THE SATISFACTION OF THE GENERAL MANAGER OF PARKS, FORESTRY AND RECREATION.



1 L302 PART PLAN 1:100



2 L302 SECTION 1 1:50



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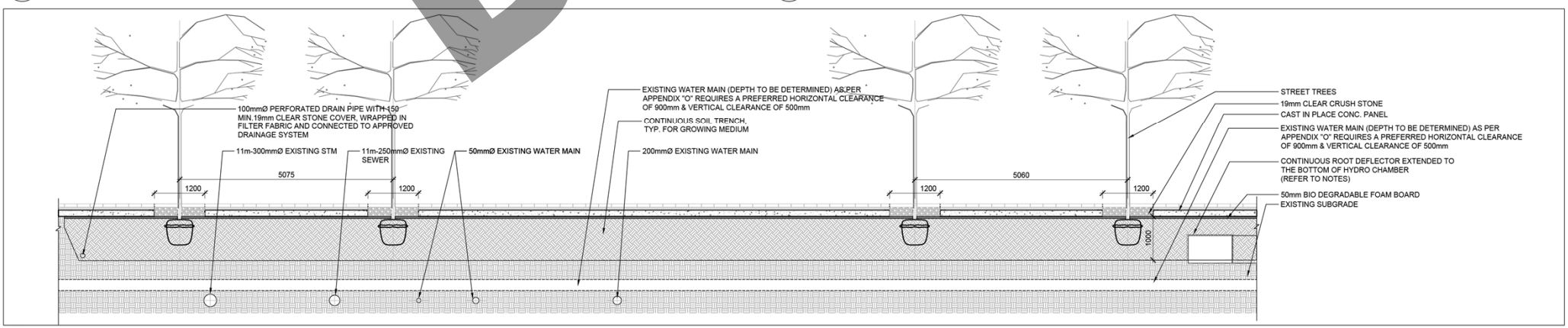
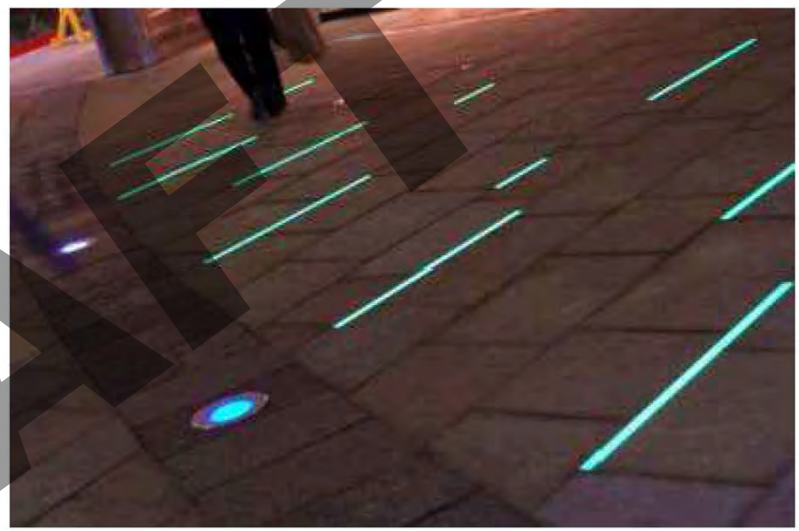


4 L302 SECTION 3 1:50

Granite paving



Lighting in paving

RIVER CITY PHASE 4

Toronto, Ontario

Washed aggregate in concrete paving

Washed aggregate in concrete paving

PAVING OPTION

RIVER CITY PHASE 4

Toronto, Ontario

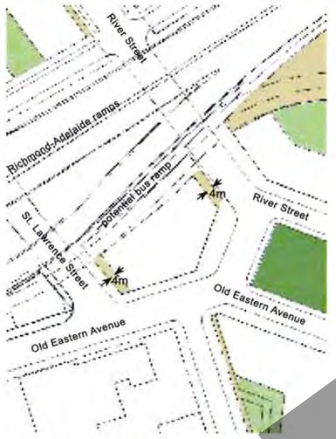
Block 19

FRONTAGES AND GROUND FLOOR USES

A combination of active and residential frontage is required along Old Eastern Avenue, St. Lawrence Street, River Street and at the head of River Square. Proposed uses should complement the other employment and residential uses in this area of the Precinct.

ACTIVE USE FRONTAGE ZONE

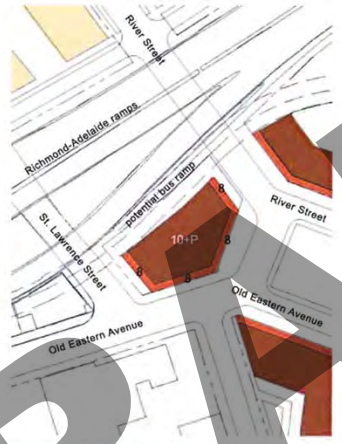
RESIDENTIAL USE FRONTAGE ZONE



SETBACKS, COURTYARDS, AND OPEN SPACE

A 4m setback zone is prescribed along St. Lawrence Street, and along River Street. No setback is required along Old Eastern Avenue and River Square.

SETBACK ZONE

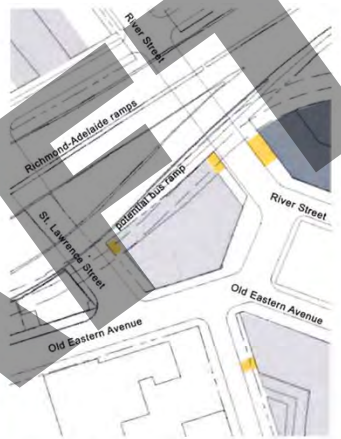


HEIGHTS AND STEPBACKS

The building on Block 20 is a 10 storey building with a stepback after the 8th floor.

8 STOREYS / 27M

10 STOREYS + PENTHOUSE / 36M

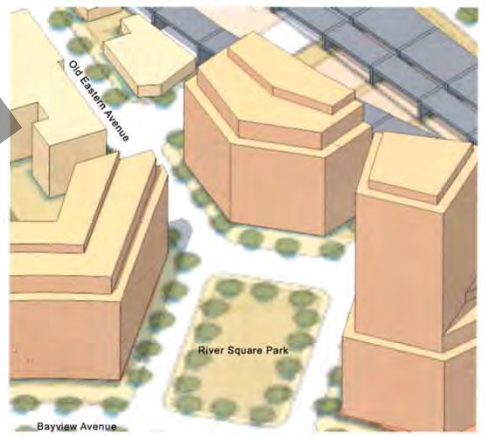


PARKING AND SERVICING

Below-grade parking is required. Access to parking and servicing is to be provided along the northern portion of the block.

REQUIRED BELOW-GRADE PARKING

POTENTIAL ACCESS WAY



OVERALL MASSING

Large apartment buildings define all streets.

DECEMBER 2007 UPDATE

As part of the Don Mills Road Transit Improvements Environmental Assessment, the City of Toronto has requested that an easement be reserved for a potential bus ramp extending from the Eastern overpass to Bayview Avenue. The impacts of this potential bus ramp are shown at the northern edge of Blocks 19 and 20. Any service and parking access proposed beneath this ramp to be negotiated. Area calculations have been updated to include ground floor commercial and residential uses.

BLOCK 19
INDICATIVE DEVELOPMENT PROGRAM

Approximate residential GSM	11,210
Approximate commercial GSM	750
Approximate total GSM	11,960
Approximate residential units	121
Approximate parking spaces	90

Minimum Green Building Requirements

Integrated Design Process

- Building upon process from River City 3
- Milestones:
  - Sustainability Conceptual Development - Complete
  - Schematic Design Development/Energy Charrette - Complete
  - Detailed Design Development (Charrette) - Imminent
  - Design Reviews (60% CD) - Future
  - Design Reviews (90% CD) - Future

Minimum Green Building Requirements

LEED Gold

- Registered under LEED NC-Canada 2009
- 60 Points Required
- **65 Points Currently Targeted**

Toronto Green Standard (TGS v2.0)

- Tier 1 + Tier 2 (Base)
- Optional Tier 2 Selections (3 measures)
  1. SW3.1 Construction and Demolition Waste
  2. SW1.5 Enhanced Waste Storage Space (MGBR 9)
  3. GHG2.2 Operational Systems (MGBR 6)
  4. *SW5.1 Regional Materials (LEED MRc5)*

Targeted	Pending	Decision Req'd	Not Pursued	LEED® NC 2009 Scorecard for River City - Phase 4 Potential LEED Rating: Gold
45	7	2	38	Certified: 40 to 45 points; Silver: 50 to 59 points; Gold: 60 to 79 points; Platinum: 80 or more points

26	0	0	0	SUSTAINABLE SITES	RESPONSIBILITY
Y				SSp1 Construction Activity Pollution Prevention	Contractor
1				SSc1 Site Selection	Urban Capital
5				SSc2 Development Density and Community Connectivity	Urban Capital
1				SSc3 Brownfield Redevelopment	Urban Capital
6				SSc4.1 Alternative Transportation: Public Transportation Access	Urban Capital
1				SSc4.2 Alternative Transportation: Bicycle Storage & Changing Rooms	Architect
3				SSc4.3 Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	Urban Capital
2				SSc4.4 Alternative Transportation: Parking Capacity	Architect
1				SSc5.1 Site Development: Protect or Restore Habitat	Landscape Architect
1				SSc5.2 Site Development: Maximize Open Space	Landscape Architect
1				SSc6.1 Stormwater Design: Quantity Control	Civil Engineer
1				SSc6.2 Stormwater Design: Quality Control	Civil Engineer
1				SSc7.1 Heat Island Effect: Non-Roof	Landscape Architect
1				SSc7.2 Heat Island Effect: Roof	Landscape Architect
1				SSc8 Light Pollution Reduction	Electrical Engineer

6	2	0	2	WATER EFFICIENCY	RESPONSIBILITY
Y				WEp1 Water Use Reduction	Mechanical Engineer
2	2			WEc1 Water Efficient Landscaping	Landscape Architect
			2	WEc2 Innovative Wastewater Technologies	
4				WEc3 Water Use Reduction	Mechanical Engineer

13	2	0	20	ENERGY & ATMOSPHERE	RESPONSIBILITY
Y				EAp1 Fundamental Commissioning of Building Energy Systems	Commissioning Agent, Contractor
Y				EAp2 Minimum Energy Performance	Mechanical & Electrical Engineer, Architect
Y				EAp3 Fundamental Refrigerant Management	Mechanical Engineer
8	2		9	EAc1 Optimize Energy Performance	Mechanical & Electrical Engineer, Architect
			1	EAc2 On-Site Renewable Energy	
			2	EAc3 Enhanced Commissioning	
2				EAc4 Enhanced Refrigerant Management	Mechanical Engineer
3				EAc5 Measurement & Verification	Measurement & Verification Specialist
			2	EAc6 Green Power	

4	3	0	7	MATERIALS & RESOURCES	RESPONSIBILITY
Y				MRp1 Storage & Collection of Recyclables	Architect
			4	MRc1 Building Reuse	
2				MRc2 Construction Waste Management	Contractor
			2	MRc3 Materials Reuse	
1	1			MRc4 Recycled Content	Contractor
1	1			MRc5 Regional Materials	Contractor
			1	MRc6 Rapidly Renewable Materials	
	1			MRc7 Certified Wood	Contractor

Targeted	Pending	Decision Req'd	Not Pursued	LEED® NC 2009 Scorecard for River City - Phase 4 Potential LEED Rating: Gold
45	7	2	38	Certified: 40 to 45 points; Silver: 50 to 59 points; Gold: 60 to 79 points; Platinum: 80 or more points

9	0	0	6	INDOOR ENVIRONMENTAL QUALITY	RESPONSIBILITY
Y				EQp1 Minimum IAQ Performance	Mechanical Engineer
Y				EQp2 Environmental Tobacco Smoke Control	Urban Capital
			1	EQc1 Outdoor Air Delivery Monitoring	
			1	EQc2 Increased Ventilation	SAS
1				EQc3.1 Construction IAQ Management Plan: During Construction	Contractor
1				EQc3.2 Construction IAQ Management Plan: Before Occupancy	Contractor
1				EQc4.1 Low-Emitting Materials: Adhesives & Sealants	Contractor
1				EQc4.2 Low-Emitting Materials: Paints & Coatings	Contractor
			1	EQc4.3 Low-Emitting Materials: Flooring Systems	
			1	EQc4.4 Low-Emitting Materials: Composite Wood and Agrifiber Products	
1				EQc5 Indoor Chemical & Pollutant Source Control	Mechanical Engineer
1				EQc6.1 Controllability of Systems: Lighting	Electrical Engineer
	1			EQc6.2 Controllability of Systems: Thermal Comfort	Mechanical Engineer
1				EQc7.1 Thermal Comfort: Design	Mechanical Engineer
			1	EQc7.2 Thermal Comfort: Verification	
			1	EQc8.1 Daylight & Views: Daylight	
1				EQc8.2 Daylight & Views: Views	Architect

4	0	2	0	INNOVATION IN DESIGN	RESPONSIBILITY
1				IDc1.1 Green Building Education	Urban Capital
1				IDc1.2 Exceptional Performance for SSc7.2 Heat Island: Non-Roof	Landscape Architect
1				IDc1.3 Exceptional Performance for WEc3 Water Use Reduction (>45%)	Mechanical Engineer
		1		IDc1.4 Bird Collision Deterrence	Architect
		1		IDc1.5 Possible ID Credit	TBD
1				IDc2 LEED® Accredited Professional	MMM

3	0	0	1	REGIONAL PRIORITY	RESPONSIBILITY
			1	RPc1 Donesti Building	
1				RPc2 Regional Priority (SSc2)	Urban Capital
1				RPc2 Regional Priority (SSc7.2)	Landscape Architect
1				RPc2 Regional Priority (WEc3)	Mechanical Engineer

Minimum Green Building Requirements

Optimize Energy Performance Targets

- MGBR 4a: 40% reduction energy cost to MNECB (No Process Loads)
- TGS Tier 2: 44% reduction energy to MNECB (Process Loads)

Energy Efficiency Measures

- *Envelope* – Reductions to window-to-wall ratio, enhanced thermal break, higher soffit insulation, higher insulating levels for glazing and spandrel
- *HVAC* – Chiller with high COP, condensing boiler, in-suite ERVs, fan coil controls, ventilation rates for MUA unit
- *Lighting* – LED lighting, lighting controls

Minimum Green Building Requirements

Measurement and Verification

- EAc5 is part of the LEED Gold strategy for River City 4
- Next steps:
  - Conduct M&V design review
  - Develop M&V plan
  - Develop M&V specifications

Minimum Green Building Requirements

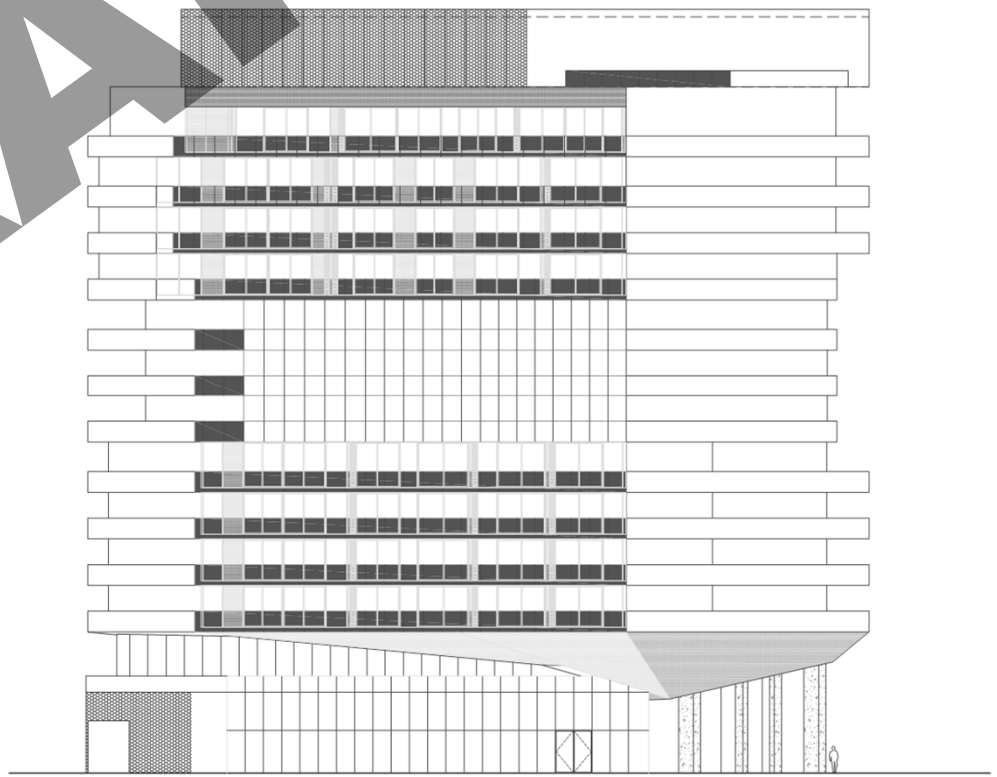
Suite Features

- Energy Star rated dishwasher, washing machine & refrigerator
- Suite level metering for energy and water consumption
- Separate cabinet space capable of three-stream waste collection
- Access to bicycle parking that is beyond LEED ND requirements (Toronto Green Standard more stringent)

Minimum Green Building Requirements

Long Term Flexibility

- All below grade parking
- Slab-to-slab height
- Live load capacity



Minimum Green Building Requirements

Green Roofs

- Roof at upper level will be designed to accommodate a superimposed dead load of an intensive green roof
- Green roof coverage representing 50% of the ground floor area for all roof areas will be achieved
- Meet Toronto Green Roof Bylaw (more stringent)