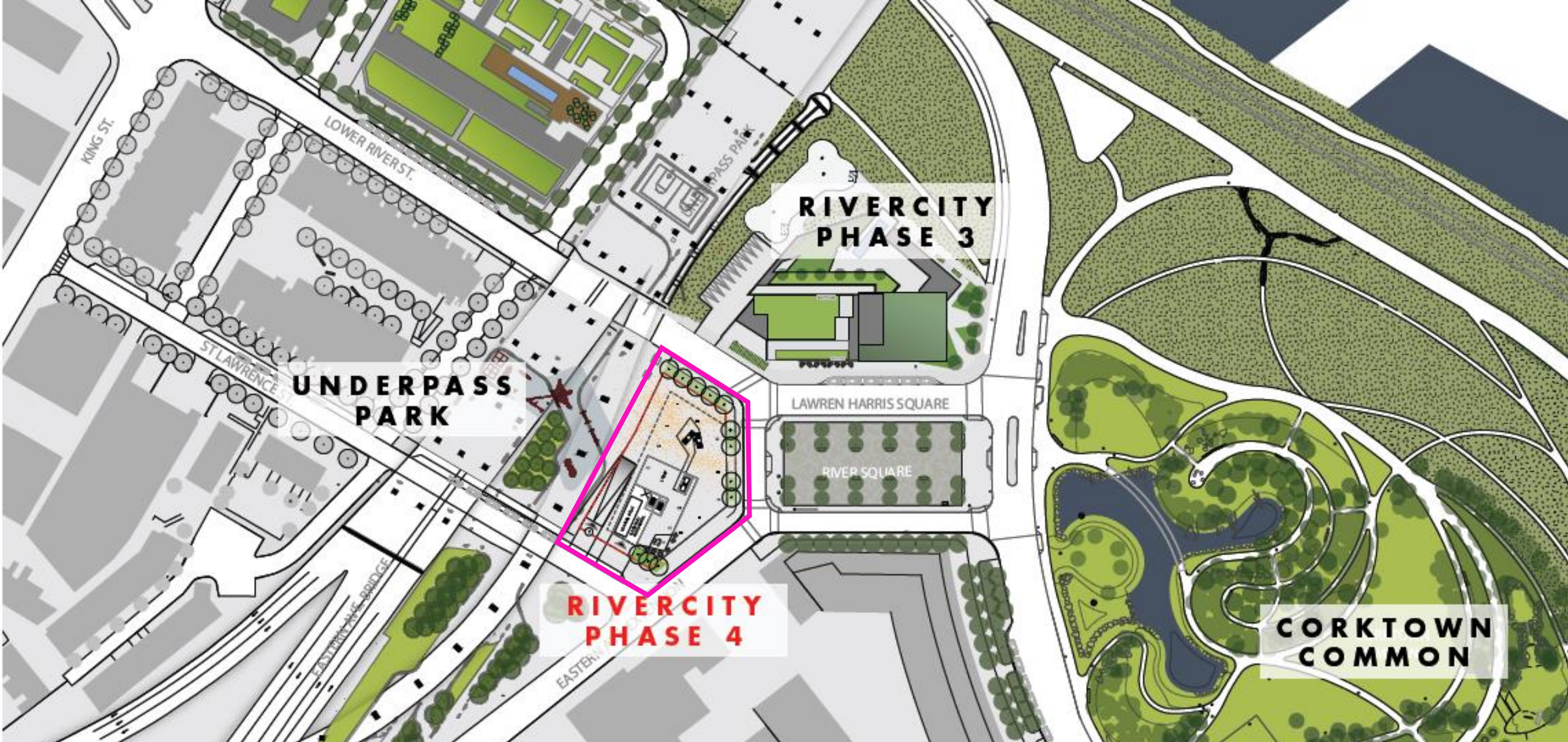




River City Phase 4

July 26, 2017

Project Description & Background

- RC4 (Harris Square) is the 4th and final phase of the River City project
- Once complete River City will consist of 5 market residential buildings
- The first two phases (3 buildings) are complete and occupied
- The third phase is currently under construction
- This is the project's fourth time presenting at the DRP
- The team is presenting Construction Documents
- Bus ramp easement needs to be removed to accommodate underground parking
 - Staff Report adopted at City Council on July 4th recommending the removal of the bus ramp easement. Fee consideration for removal to be settled.
- Downtown relief line easement:
 - One option now being considered for Relief Line impacts the site
 - Have redesigned P3 level to accommodate a 3m buffer zone for proposed tunnel alignment
 - Revised shoring to allow 3m buffer zone + tunnel to be clear of tie-backs

Key Dates for River City Phase 4:

- Construction start - Fall of 2017
- Project is approx. 50% sold

Sustainability

- Deal negotiated in 2008
- Contractual commitment to LEED Gold under version 1 and MGBR version 1
- When negotiating deal, did not feel could include a progressive uptick for sustainability targets. Would result in a significant hit on land value as a purchaser would need to factor in unknown costs and risk.
- Urban Capital is exceeding LEED and MGBR contractual obligations

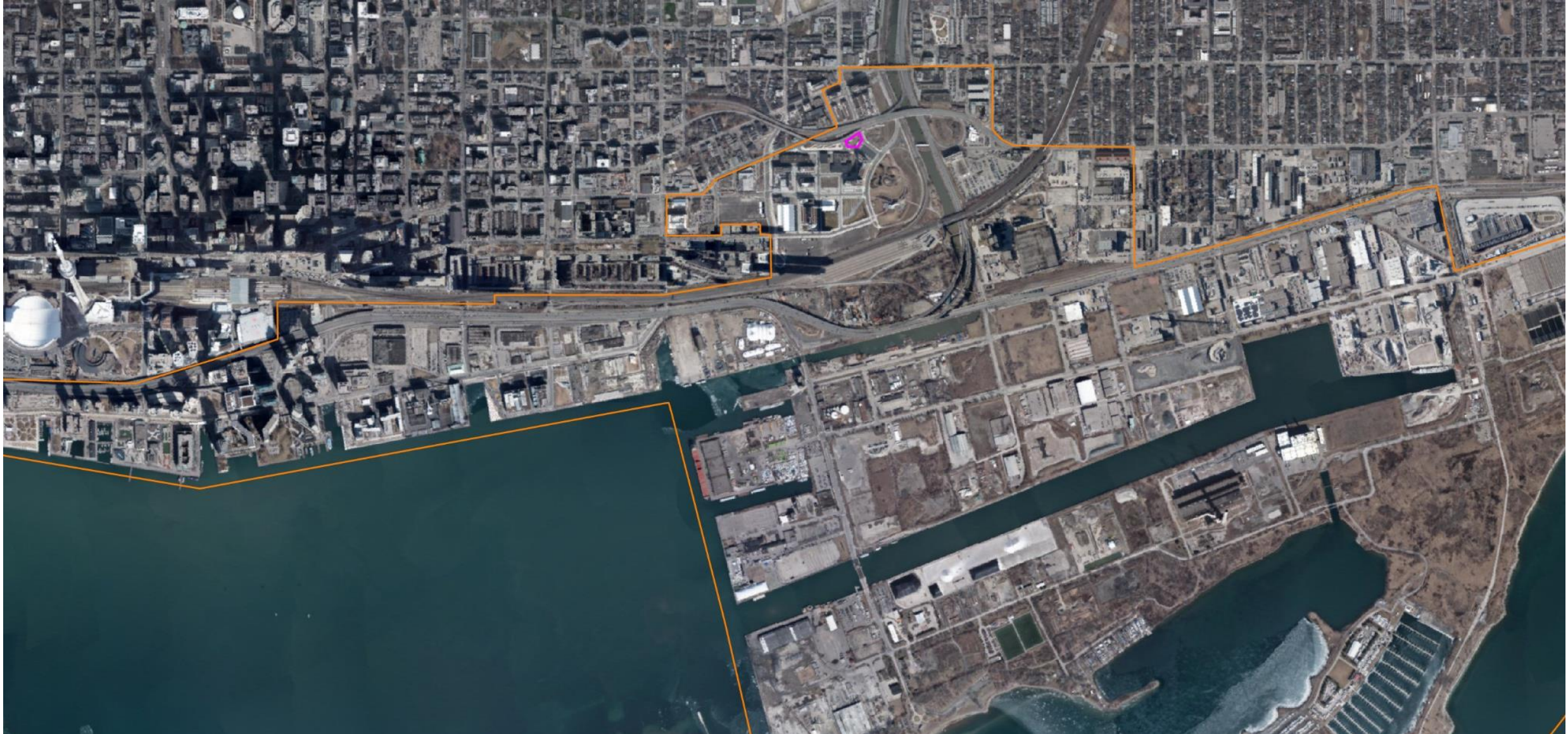
Site Context

River City Phase 4 (Harris Square)

Proponent: Urban Capital

Design Team: Saucier + Perrotte Architectes, ZAS Architects

Review Stage: Construction Documents



Site Context

West Don Lands Built Form

River City Phase 4 (Harris Square)

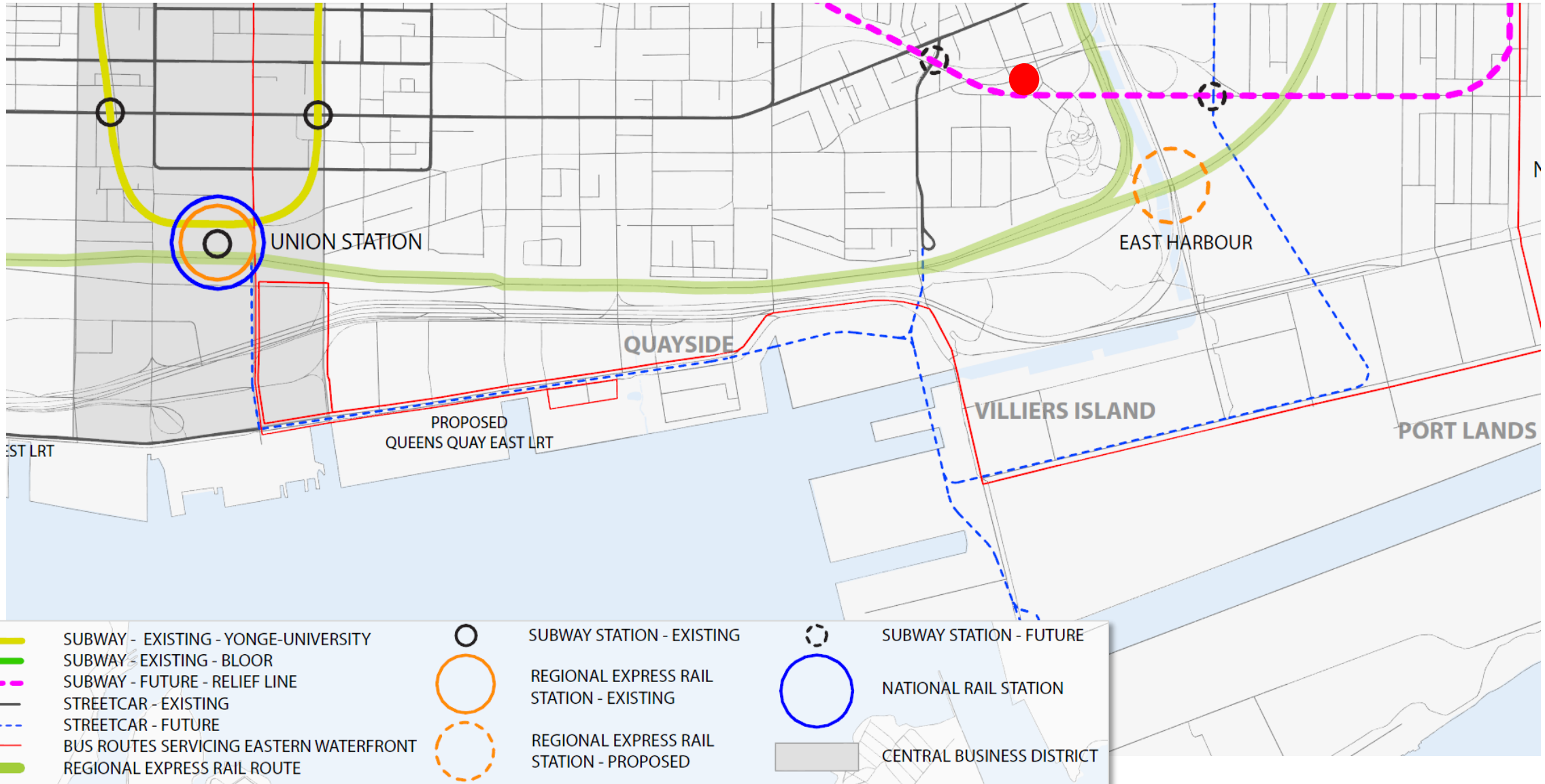
Proponent: Urban Capital

Design Team: Saucier + Perrotte Architectes, ZAS Architects

Review Stage: Construction Documents



Site Context - Transit



Policy Context - Central Waterfront Secondary Plan

D21_A NEW BEGINNING FOR THE WEST DON LANDS

The West Don Lands will be redeveloped into diverse mixed-use communities. These communities will capitalize on their **strategic downtown location**, the synergy created by the simultaneous development of the Port Lands and their historic roots as part of the original town of York, as well as the Don River's new environmental health.

(P32) **Excellence in the design of public and private buildings**, infrastructure (streets, bridges, promenades, etc.) **parks and public spaces** will be promoted to achieve **quality, beauty and worldwide recognition**.

(P33) New development will be **located, organized and massed to protect view corridors, frame and support the adjacent public realm** and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

Recap

Summary of the Panel's comments from May 2017:

- The type of retail on the ground floor, potential seating and other program elements will be critical to the activation of the public realm space.
- Explore the possibility of flexibility in combining units.
- The cladding of the public stairwell needs to be explored in further detail to ensure that it becomes something positive, such as public art.
- The treatment to the underside of the soffit is an important detail as it will be visible from the pedestrian level.
- The relationship and transition between the soffits and the balconies is critical.
- The EUI for this building seems high, consider integrating additional sustainability measures.

Vote: Conditional Support

Topics for Panel Consideration

- Detailed Design for the landscape
- Updates on the stairwell detailing
- Materiality and detailing of the soffit and interface with the balcony
- Appropriateness of the materials

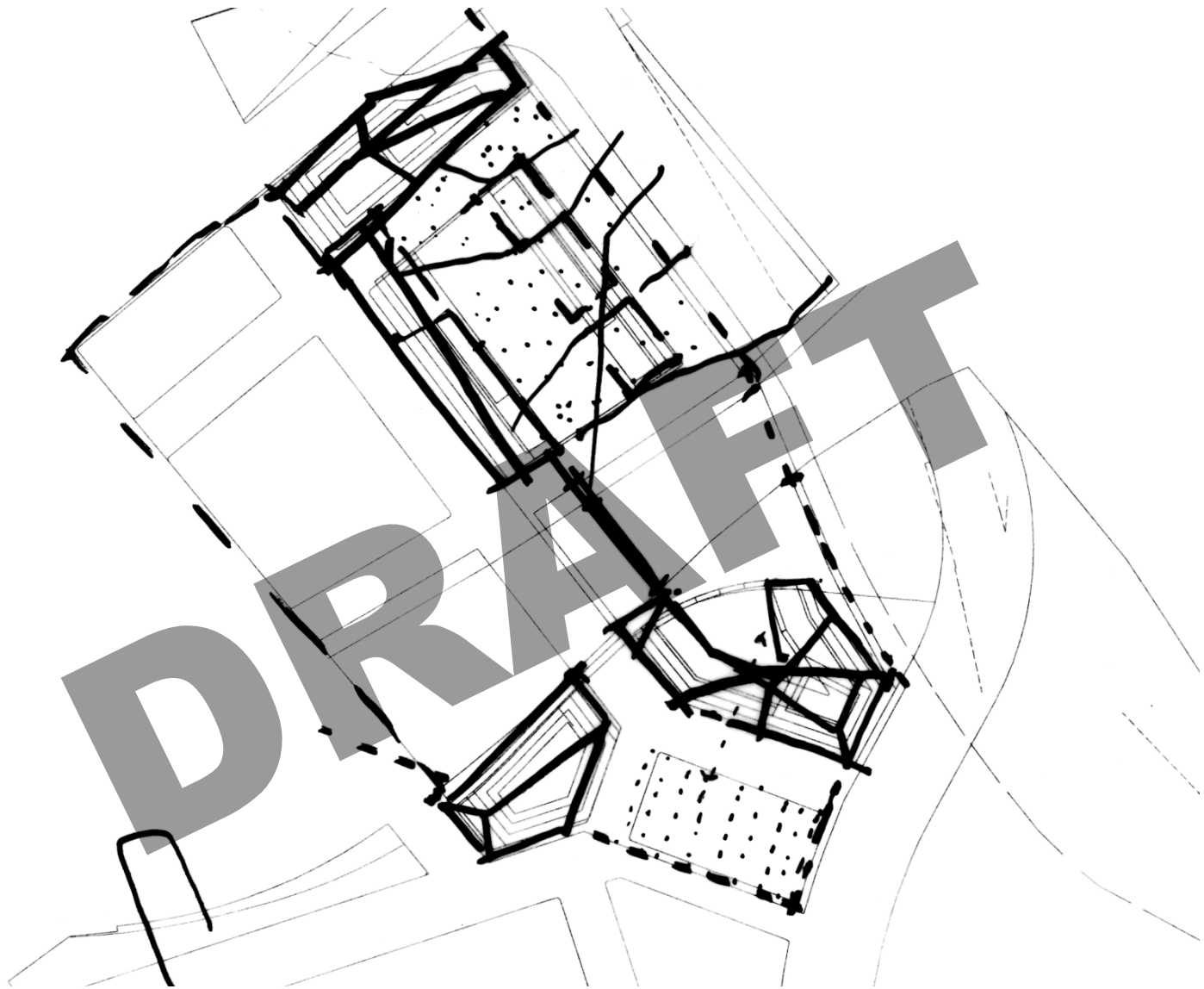
Additional City of Toronto Concerns:

- Requested screen to block garbage and loading area from Underpass Park (has been incorporated in SPA final submission)

DRAFT

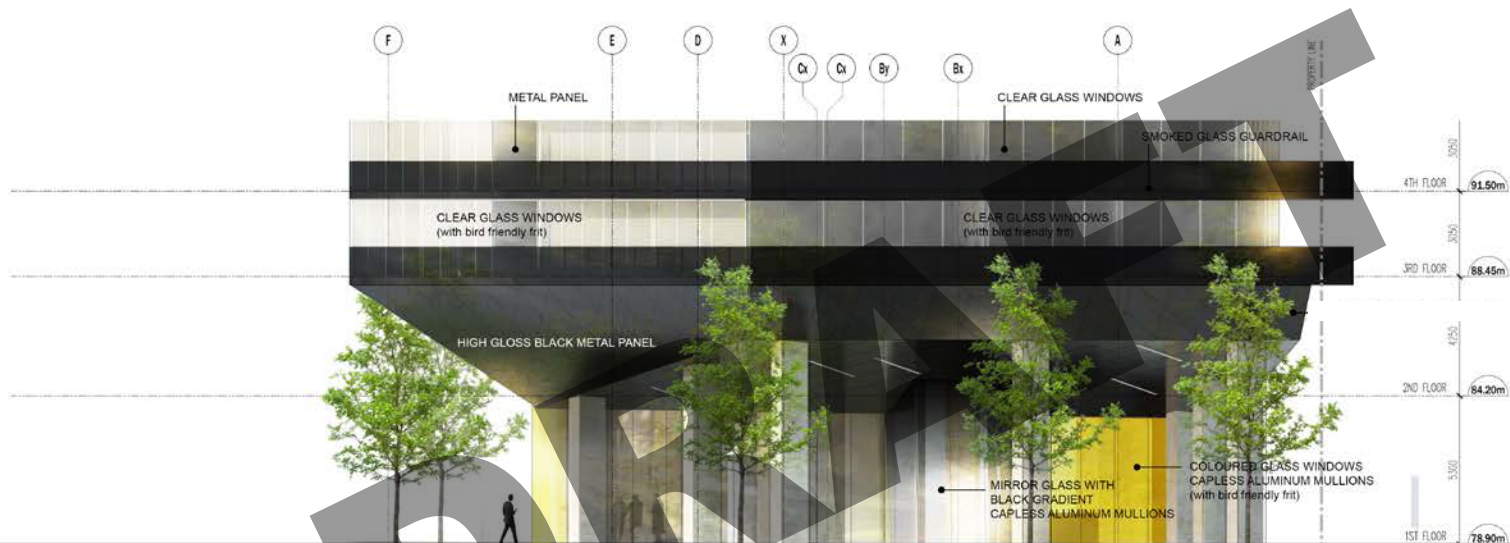
WEST DON LANDS – RIVER CITY PHASE 4
DESIGN REVIEW PANEL 4 – JULY 26 2017











LOWER RIVER STREET ELEVATION

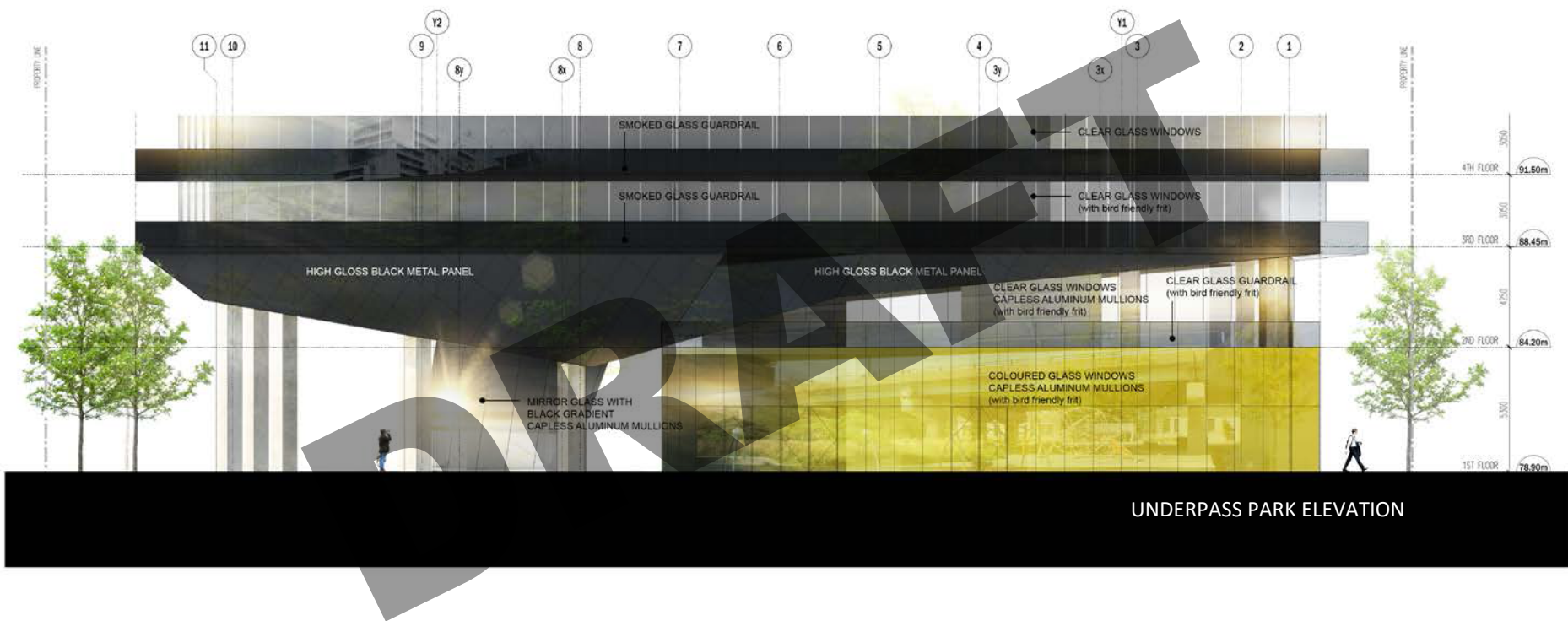


LAWREN HARRIS SQUARE ELEVATION





ST LAWRENCE STREET ELEVATION





Harris Square Screen

6-8" High screen, approx 78' long

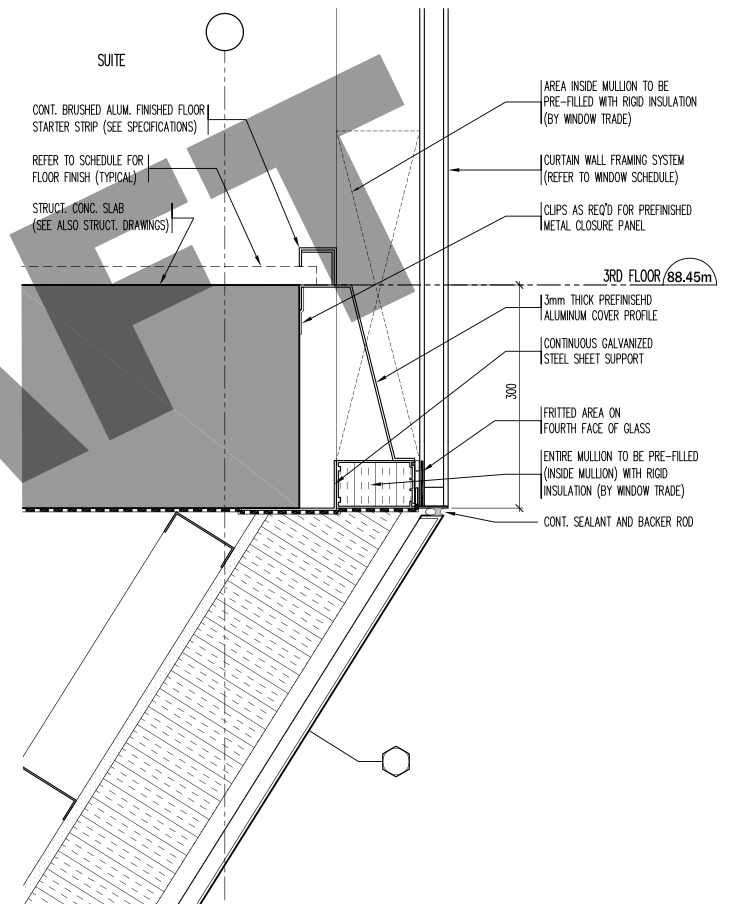
Curtain wall framed opaque grey glass

Idea to subtly reflect park and surrounding colours with a polished material. Matches with concrete as if it were a polished version of it
Covers extents of garbage, loading and gas meter at edge of site

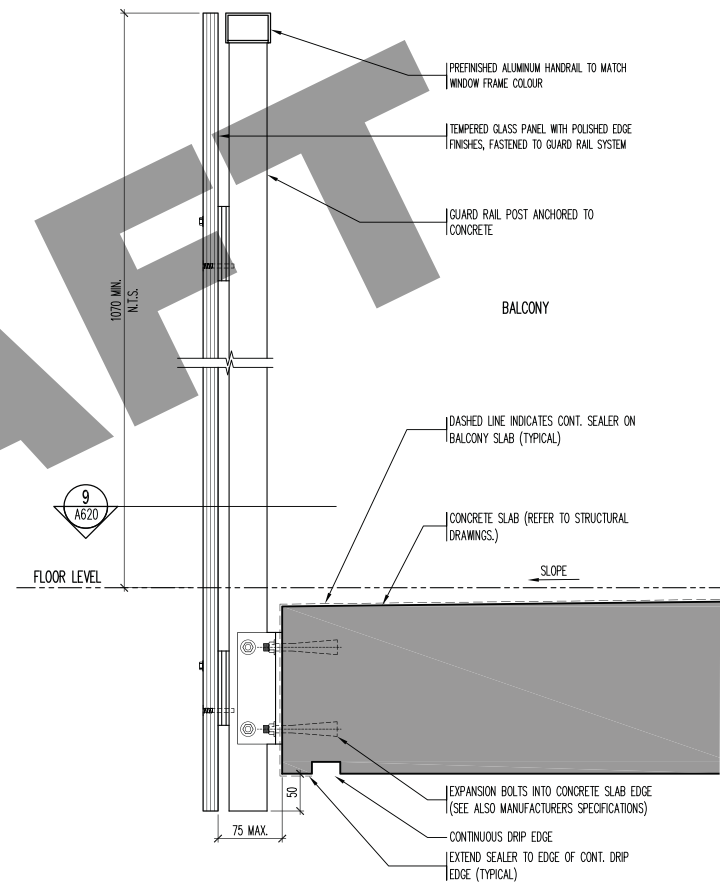




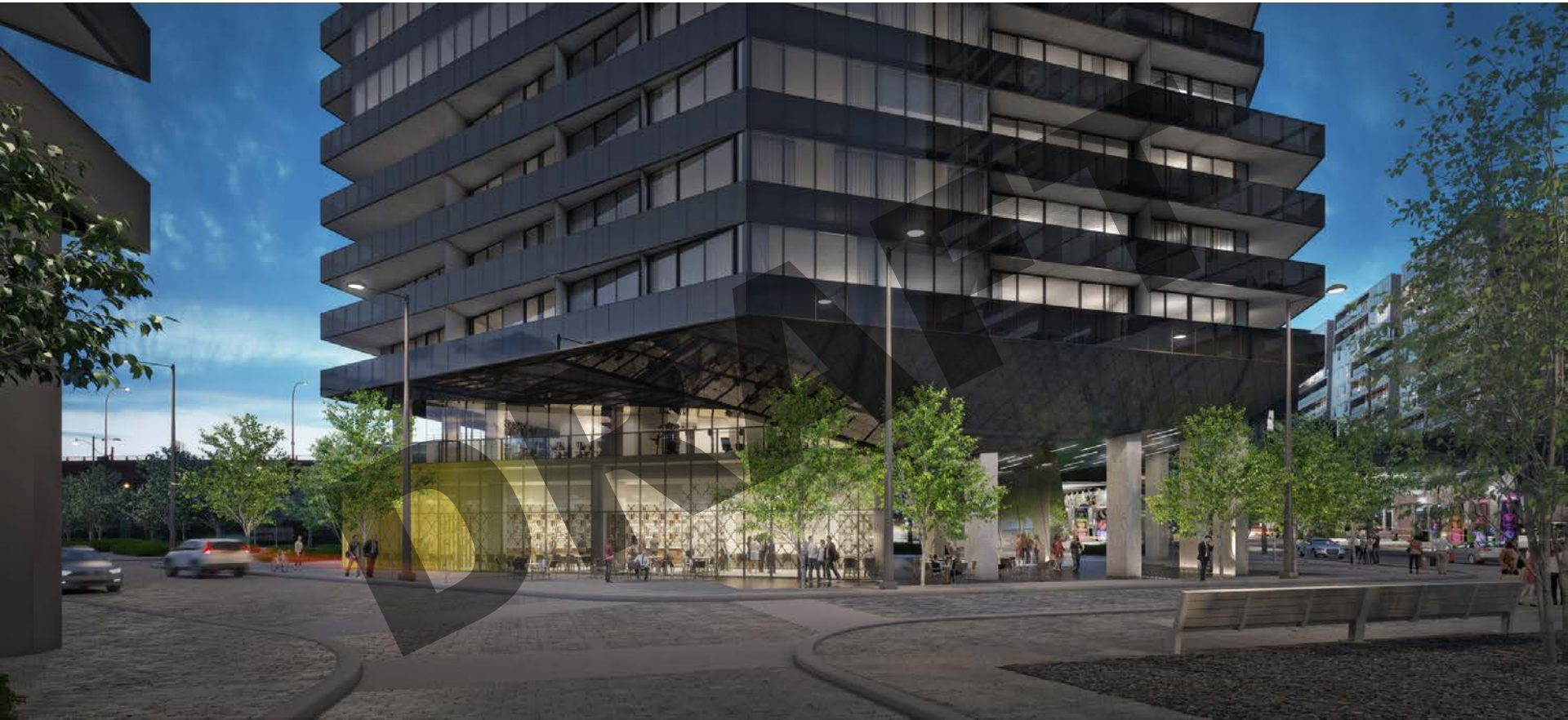
SOFFIT DETAIL

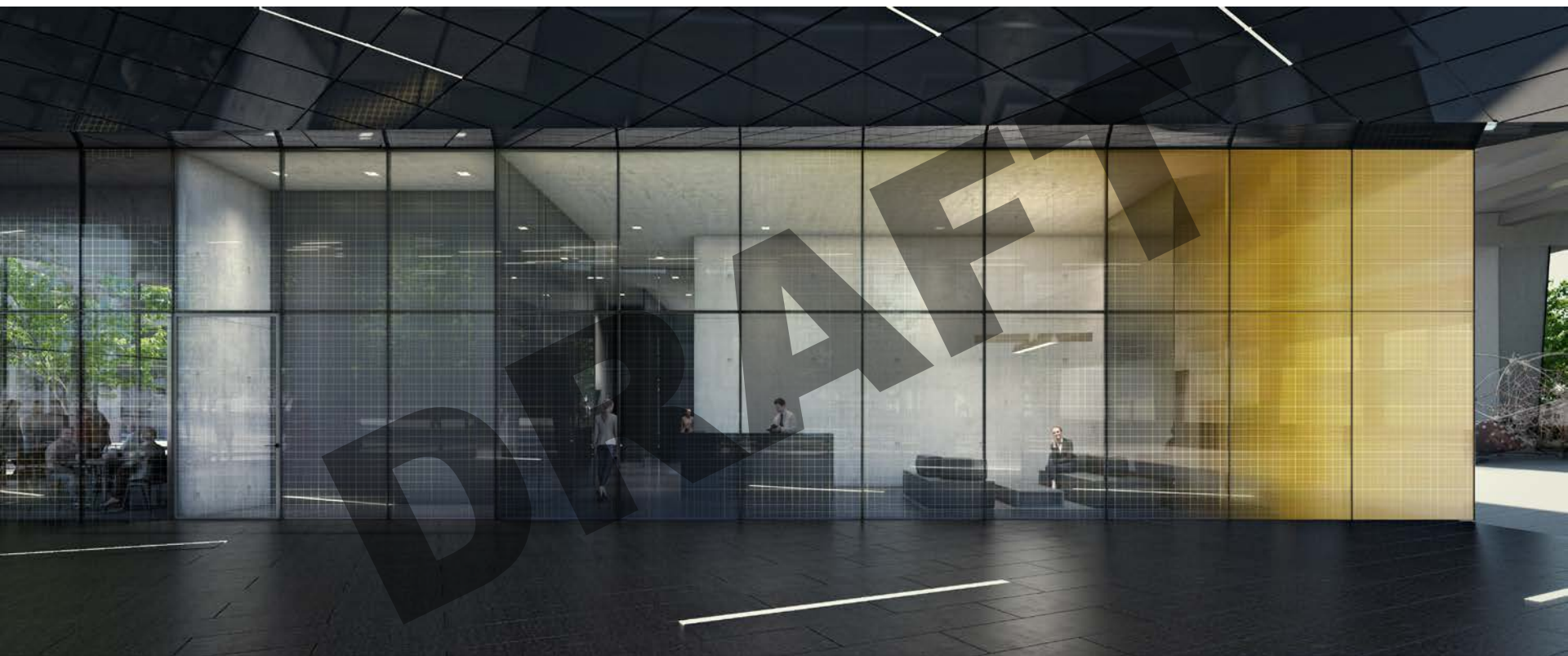


SLOPED SOFFIT DETAIL AT CURTAIN WALL
AND BALCONY



TYP. BALCONY SOFFIT DETAIL





SMOKED GLASS GUARD

HIGH GLOSS BLACK METAL PANEL

GRADIENT FROM SOLID
BLACK TO MIRROR

MIRROR GLASS WITH
BLACK GRADIENT
CAPLESS ALUMINUM MULLIONS

PUBLIC STAIR WELL CLADDING DETAIL



PUBLIC STAIR WELL CLADDING DETAIL

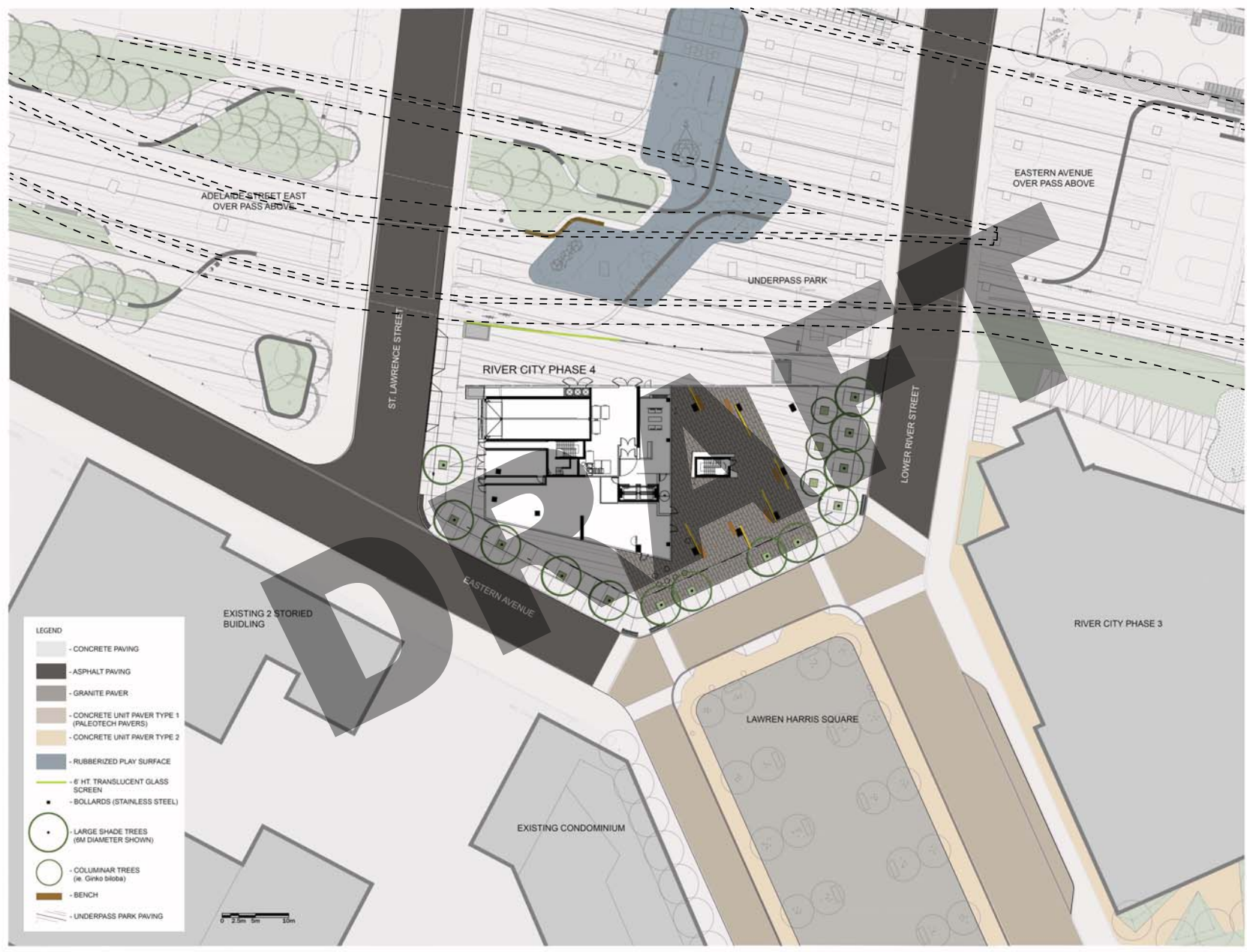
NOTES:

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 TOPOGRAPHY SURVEY DRAWINGS PROVIDED BY THE CLIENT AS FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINE AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY SPACINGS, LINES, LEVELS, DIMENSIONS AND MATERIALS. CONTRACTOR TO REPORT ANY DISCREPANCIES 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
4	JULY-14-2017	ISSUED FOR SPA
5		
6		
7		
8		
9		
10		



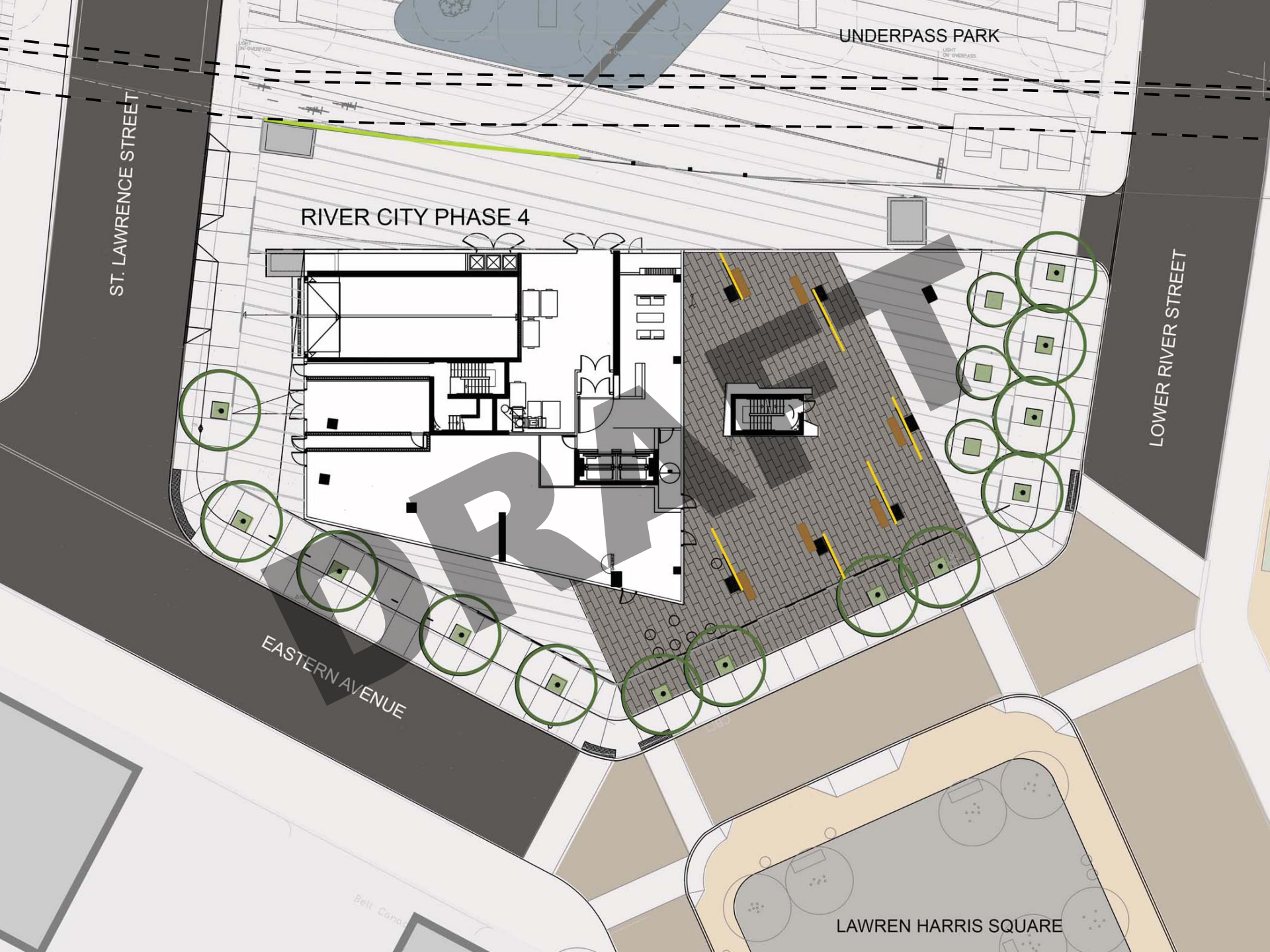
PROJECT	
RIVER CITY PHASE 4	
TORONTO, CANADA	
LANDSCAPE PLAN	
GROUND LEVEL	
DATE	
2016-10-08	
SCALE	
1:250	
DRAWN BY	
HS	
CHECKED BY	
LC	
PROJECT NO.	
18-210	
DRAWING NO.	



- LEGEND**
- CONCRETE PAVING
 - ASPHALT PAVING
 - GRANITE PAVER
 - CONCRETE UNIT PAVER TYPE 1 (PALEOTECH PAVERS)
 - CONCRETE UNIT PAVER TYPE 2
 - RUBBERIZED PLAY SURFACE
 - 6' HT. TRANSLUCENT GLASS SCREEN
 - BOLLARDS (STAINLESS STEEL)
 - LARGE SHADE TREES (6M DIAMETER SHOWN)
 - COLUMNAR TREES (ie. Ginkgo biloba)
 - BENCH
 - UNDERPASS PARK PAVING

0 2.5m 5m 10m





UNDERPASS PARK

LIGHT ON OVERPASS

RIVER CITY PHASE 4

ST. LAWRENCE STREET

LOWER RIVER STREET

EASTERN AVENUE

LAWREN HARRIS SQUARE

Bell Canada



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

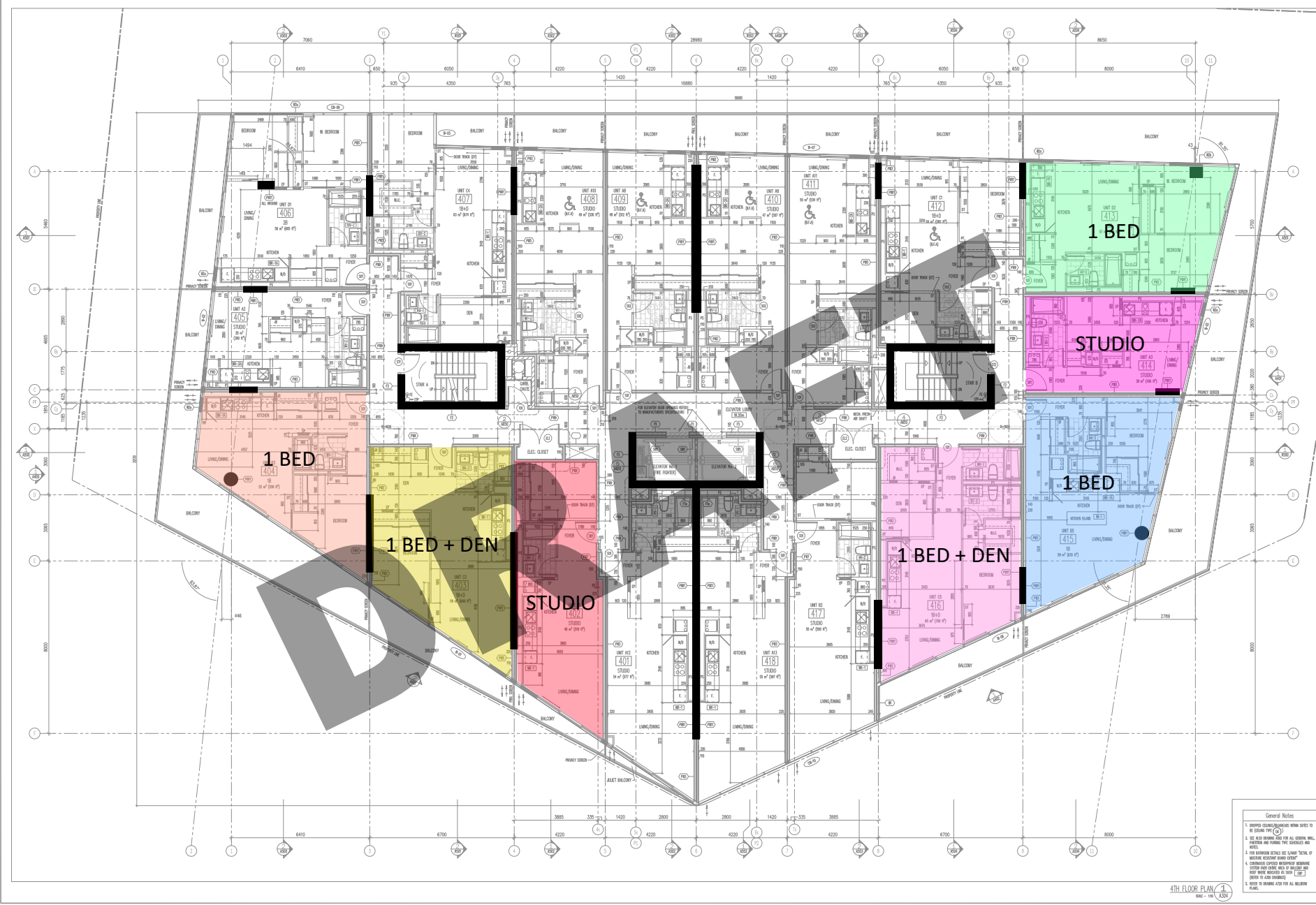
Toronto, Ontario



		Unit Count										
	Use	Level	Studio	1B	1B+D	2B	2B+D	2B+Conv	3B	3B+D	4B	Total
Podium	Mixed	1	0	0	0	0	0	0	0	0	0	0
	Res	2	0	0	0	0	0	0	0	0	0	0
Tower	Res	3	6	2	2	2	0	0	0	0	0	12
	Res.	4	10	2	4	2	0	0	0	0	0	18
	Res.	5	10	2	4	2	0	0	0	0	0	18
	Res.	6	10	2	4	2	0	0	0	0	0	18
	Res.	7	7	1	2	0	2	1	1	0	0	14
	Res.	8	7	1	2	0	2	1	1	0	0	14
	Res.	9	7	1	2	0	2	1	1	0	0	14
	Res.	10	7	1	1	0	1	1	2	0	0	13
	Res.	11	7	1	1	1	1	0	2	0	0	13
	Res.	12	7	1	1	1	1	0	2	0	0	13
	Res. PH	13	0	0	1	4	1	0	0	0	1	7
	Mech.	MPH	0	0	0	0	0	0	0	0	0	0
		Totals	78	14	24	14	10	4	9	0	1	154

Parking Supply						
Level	Visitor Spaces	Car-Share Spaces		Resident Spaces	Accessible Spaces	Bicycle Spaces
P1	9	0		18	2	154
P2	0	0		35	2	0
P3	0	0		19	2	0
GRADE						19
Totals	9	0		72	6	87

Loading	
Residential Loading Required	1 Type G
Residential Loading Provided	1 Type G

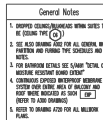


- General Notes
1. SHOWN CLADDING/PAINTING WHEN APPLICABLE TO THE EXTERIOR WALL.
 2. SEE ALSO FINISHES SCHEDULE FOR ALL EXTERIOR WALL, FLOORING AND FINISHES TYPE COORDINATE WITH ARCHITECT.
 3. FOR FINISHES DETAILS SEE CLADDING DETAIL OF ARCHITECTURAL DRAWING.
 4. CONTINGENT UPON APPROVAL OF ARCHITECT FOR ALL EXTERIOR WALL, FLOORING AND FINISHES TYPE COORDINATE WITH ARCHITECT.
 5. REFER TO FINISHES SCHEDULE FOR ALL FINISHES TYPE.

4TH FLOOR PLAN
SCALE - 1/8" = 1'-0"

UNIT FLEXIBILITY

DRP JULY, 2017



DOOR PLAN (1)
SCALE - 1/8" = 1'-0" (A304)

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



SUSTAINABLE AND GREEN BUILDING SYSTEMS

Minimum Green Building Requirements

Energy Performance

- Compare vs. MNECB for LEED (energy cost), TGS Tier 2 (energy)
- 8 EAc1 points targeted for LEED NC 2009
- Current modelled EUI: **147 ekWh/m²** (TGS Tier 2: 170 ekWh/m²)

Minimum Green Building Requirements

Energy Efficiency Measures

- *Envelope*
 - Enhanced thermal break (walls only)
 - Increased soffit insulation
 - Higher insulating levels for glazing
 - **Increased spandrel/metal panel insulation (net R-15 vs. R-6)**

Minimum Green Building Requirements

Targeted	Pending	Decision Req'd	Not Pursued	LEED® NC 2009 Scorecard for River City - Phase 4		
				Potential LEED Rating: Gold		
65	7	2	36	Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 or more points		
25	1	0	0	SUSTAINABLE SITES		RESPONSIBILITY
-				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

Minimum Green Building Requirements

6	2	0	2	WATER EFFICIENCY	RESPONSIBILITY
*				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
*				EAp1 Fundamental Commissioning of Building Energy Systems	Commissioning Agent, Contractor
*				EAp2 Minimum Energy Performance	Mechanical & Electrical Engineer, Architect
*				EAp3 Fundamental Refrigerant Management	Mechanical Engineer
8	2		9	EAc1 Optimize Energy Performance	Mechanical & Electrical Engineer, Architect
			7	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	

Minimum Green Building Requirements

5	2	0	7	MATERIALS & RESOURCES	RESPONSIBILITY
•				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

Minimum Green Building Requirements

Targeted	Pending	Decision Req'd	Not Pursued	LEED® NC 2009 Scorecard for River City - Phase 4		
65	7	2	36	Potential LEED Rating: Gold		
Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 or more points						
9	0	0	6	INDOOR ENVIRONMENTAL QUALITY		RESPONSIBILITY
-				EQp1 Minimum IAQ Performance		Mechanical Engineer
-				EQp2 Environmental Tobacco Smoke Control		Urban Capital
			1	EQc1 Outdoor Air Delivery Monitoring		
			1	EQc2 Increased Ventilation		
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

Minimum Green Building Requirements

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

PLANTING LIST

Key	Botanical Name	Common Name	Qty.	Condition	Spacing (mm)	Remarks	Native	Drought Tolerant
TREES								
GB	<i>Juniperus horizontalis</i>	Princeton Sentry	3	W.B.	Per plan		N	Y
LP	<i>Linnaea borealis</i>	American Elm	4	W.B.	Per plan		N	Y
CO	<i>Cedrus occidentalis</i>	Hackberry	6	W.B.	Per plan		Y	Y

Plant material to conform 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

- 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.
- QUANTITIES NOTED WITHIN THE PLAN SUPERSEDE THOSE IN THE PLANT SCHEDULE.
- ANY SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAKED FOR LOCATION BY CONTRACTOR, SOILLY FOR APPROVAL BY LANDSCAPE ARCHITECT.
- UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATIONS STANDARDS.
- AN INSPECTION TO APPROVE PLANT MATERIAL AND LOCATIONS WILL OCCUR PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 48 HOURS NOTIFICATION TO LANDSCAPE ARCHITECT.
- PLANTINGS MAY BE MINIMALLY ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES OR SERVICES.
- LANDSCAPE CONTRACTOR TO PROVIDE A WATER PROGRAM TO MAINTAIN THE TREES FOR 2 YEARS DURING WARRANTY PERIOD AFTER PLANTING.
- 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.
- 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.
- 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.

ST. LAWRENCE STREET

EXISTING CURB TO BE REMOVED AND REPLACED REFER TO CITY STANDARD T-603.1-1

VEHICULAR ENTRANCE IN COMBINED CURB AND SIDEWALK REFER TO CITY STANDARD T-310.050-1

LIMIT OF SOIL TRENCH BELOW

PROPOSED TREE IN HARDSCAPE, TYP. 100m² SHARED SOIL VOLUME (21.0m² / TREE)

EXISTING FIRE HYDRANT TO BE RELOCATED

EXISTING LIGHT STANDARD TO REMAIN, TYP.

BICYCLE RACKS (4), TYP.

PROPOSED TREE IN HARDSCAPE, TYP.

CAST IN PLACE CONCRETE PAVING, SRI 38

SEE ENLARGEMENT

LIMIT OF SOIL TRENCH BELOW

LOCATION AND DETAIL OF JOINTS FOR SIDEWALK, REFER TO CITY STANDARD T-310.010-1

PROPOSED PRIVACY SCREEN REFER TO ARCHITECTURAL DRAWING

CAST IN PLACE CONCRETE PAVING, SRI 38 BANDING TO MATCH UNDERPASS PARK

PROPOSED BOLLARDS REFER TO ARCHITECTURAL DRAWING

600mm WIDE FLUSH CIP CONCRETE CURB, TYP. REFER TO ARCHITECTURAL DRAWING

LINE OF FOUNDATION WALL

LINE OF BUILDING ABOVE

LINE OF BUILDING ABOVE

LINE OF BUILDING ABOVE

LINE OF BUILDING ABOVE

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MOUNTABLE CURB, TYP. REFER TO CITY STANDARD T-310.050-2

URBAN ENTRANCES REFER TO CITY STANDARD T-310.01

EXISTING CURB TO BE REMOVED AND REPLACED REFER TO CITY STANDARD T-603.05-1

PROPOSED TREE IN HARDSCAPE, TYP. 75.0m² SHARED SOIL VOLUME (23.6m² / TREE)

PROPOSED TREE IN HARDSCAPE, TYP.

PROPOSED TREE IN HARDSCAPE, TYP. 80.3m² SHARED SOIL VOLUME (20.07m² / TREE)

CAST IN PLACE CONCRETE PAVING, SRI 38 BANDING TO MATCH UNDERPASS PARK

BICYCLE RACKS (4), TYP.

TACTILE WALKING SURFACE INDICATOR AND DEPRESSIONED CURB PER T-310.030-11

LIMIT OF SOIL TRENCH BELOW

SEE ENLARGEMENT

EXISTING CURB TO BE REMOVED AND REPLACED REFER TO CITY STANDARD T-603.05-1

STONE PAVING ON SLAB, SRI-38

INGROUND LIGHTING, TYP.

PROPOSED TREE IN HARDSCAPE, TYP. 84.6m² SHARED SOIL VOLUME (21.15m² / TREE)

EXISTING LIGHT STANDARD TO REMAIN, TYP.

SEE ENLARGEMENT

EXISTING CURB TO BE REMOVED AND REPLACED REFER TO CITY STANDARD T-603.05-1

STONE PAVING ON SLAB, SRI-38

INGROUND LIGHTING, TYP.

PROPOSED TREE IN HARDSCAPE, TYP. 84.6m² SHARED SOIL VOLUME (21.15m² / TREE)

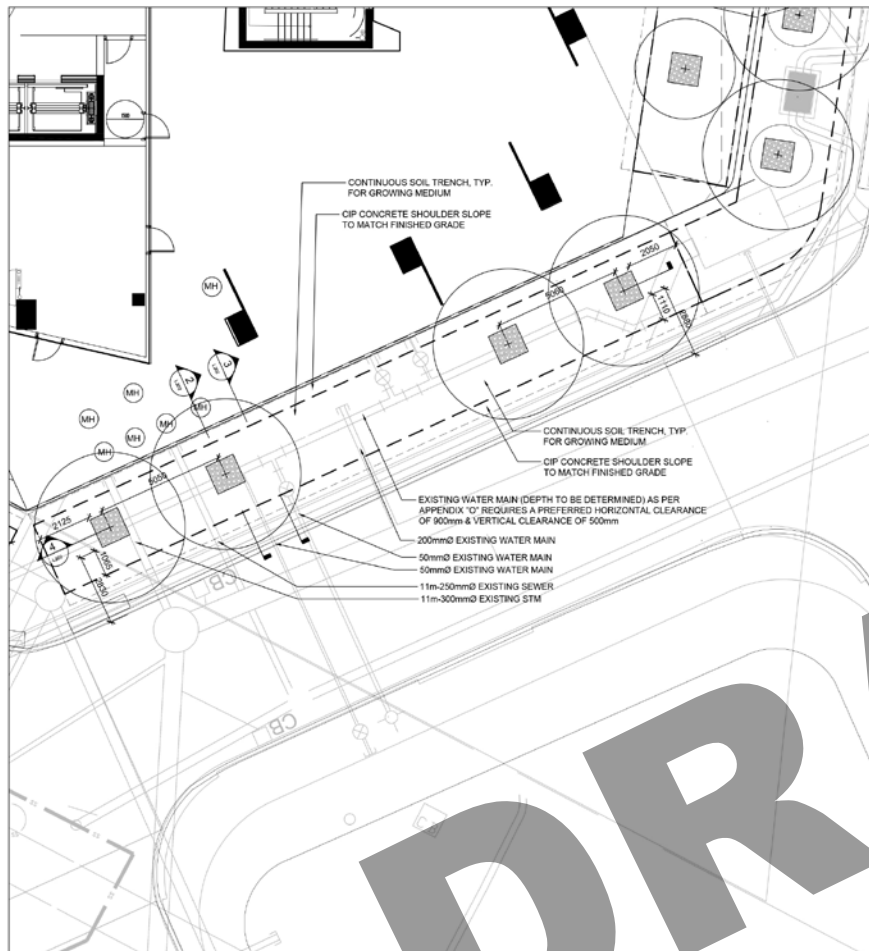
EXISTING LIGHT STANDARD TO REMAIN, TYP.

SEE ENLARGEMENT

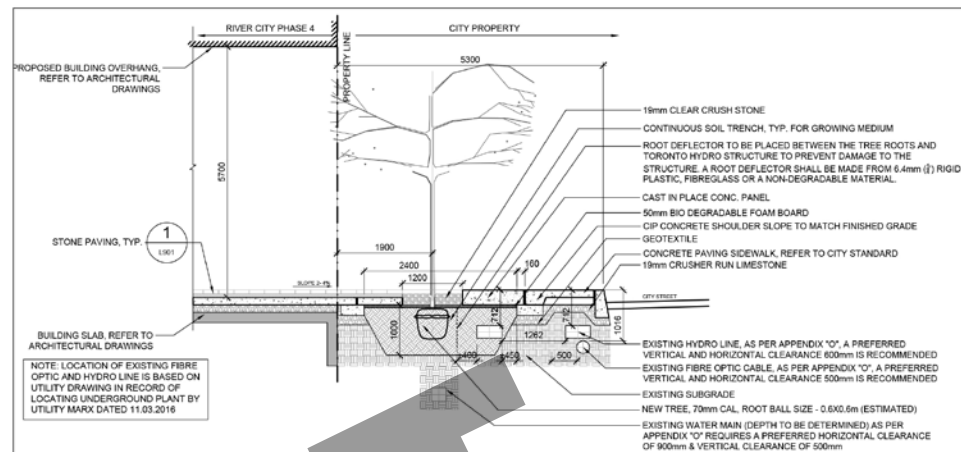
EXISTING CURB TO BE REMOVED AND REPLACED REFER TO CITY STANDARD T-603.05-1

STONE PAVING ON SLAB, SRI-38

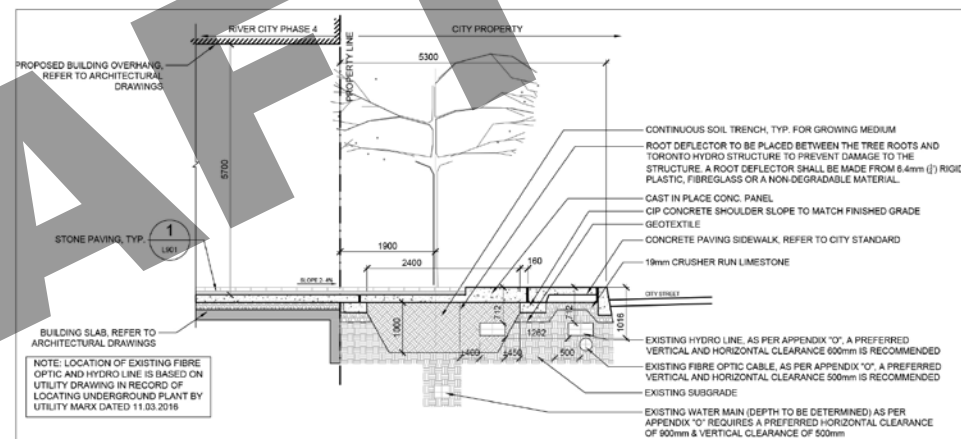
INGROUND LIGHTING, TYP.



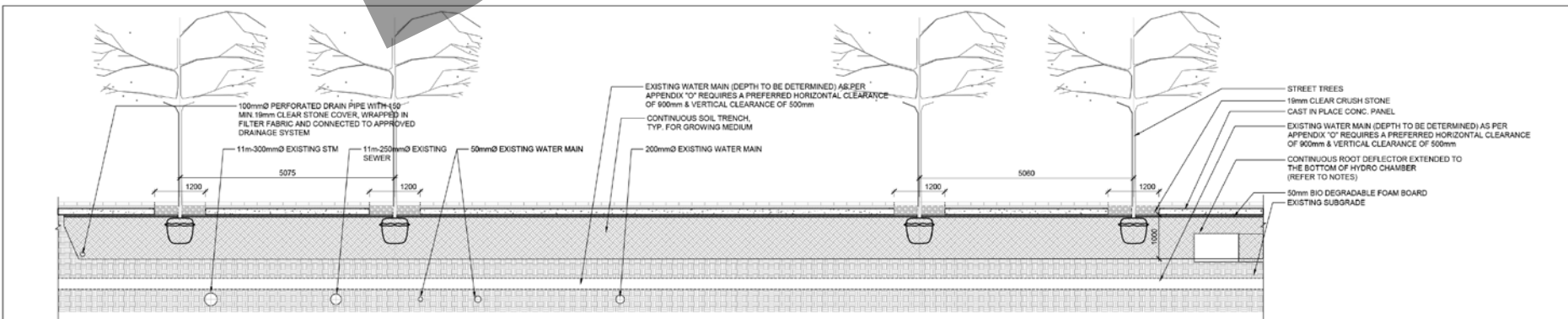
1 PART PLAN
1:100



2 SECTION 1
1:50

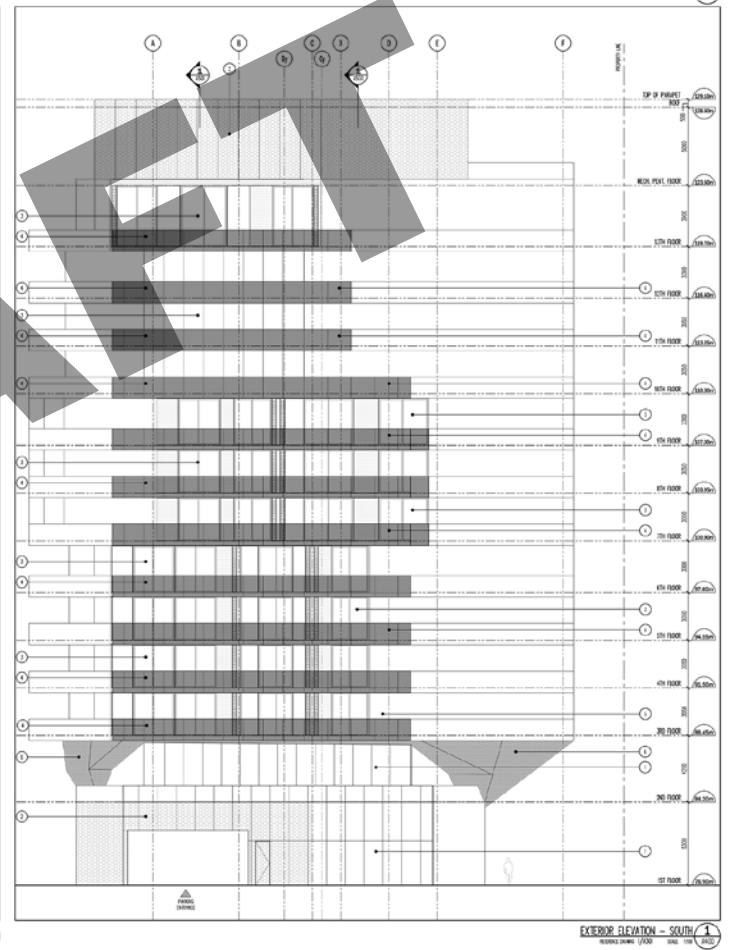
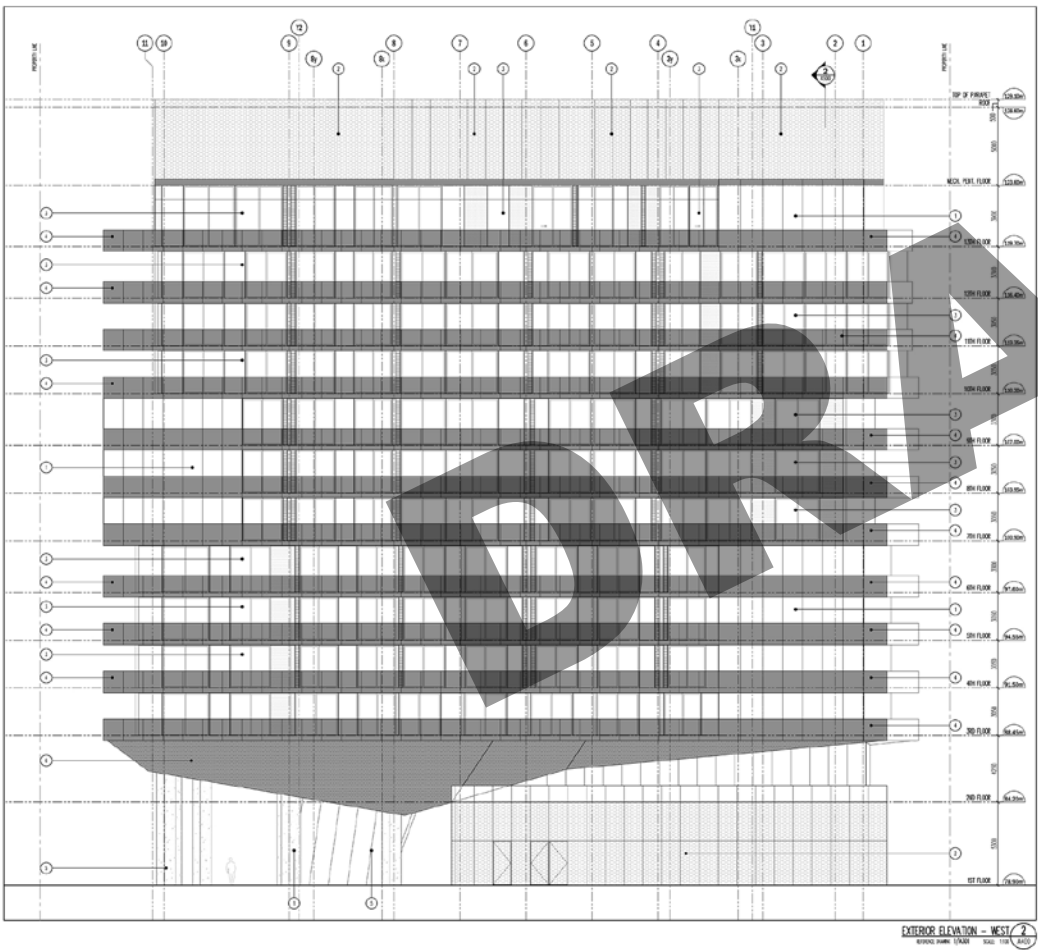


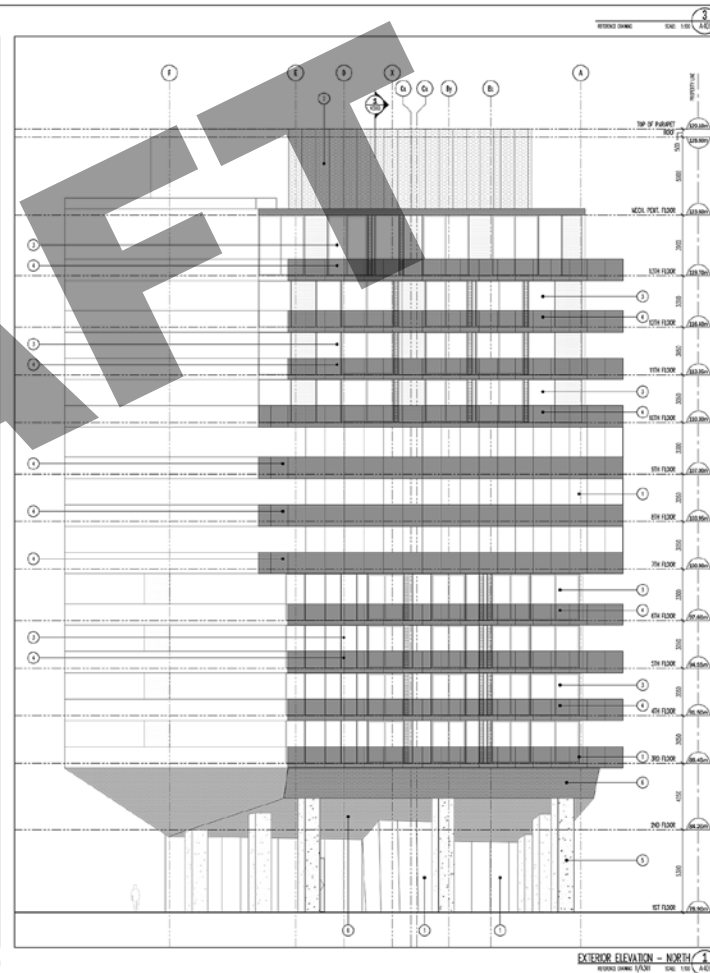
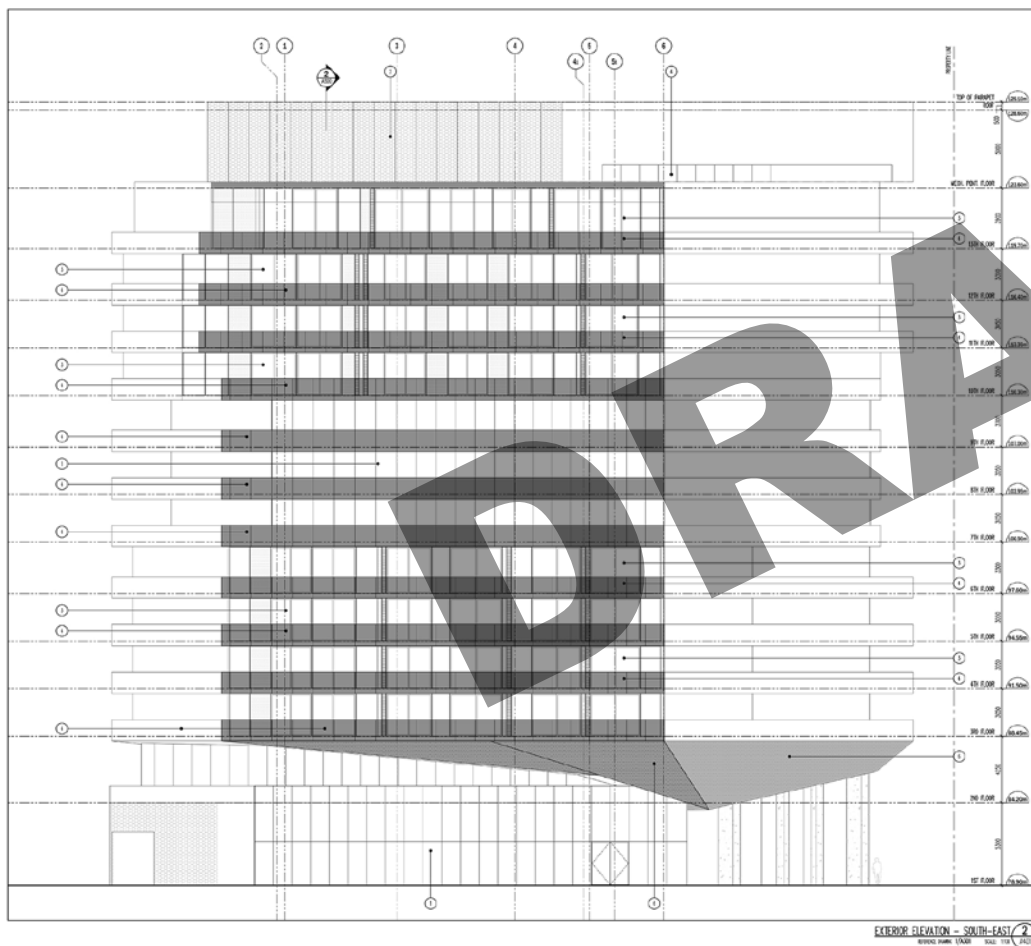
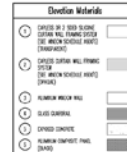
3 SECTION 2
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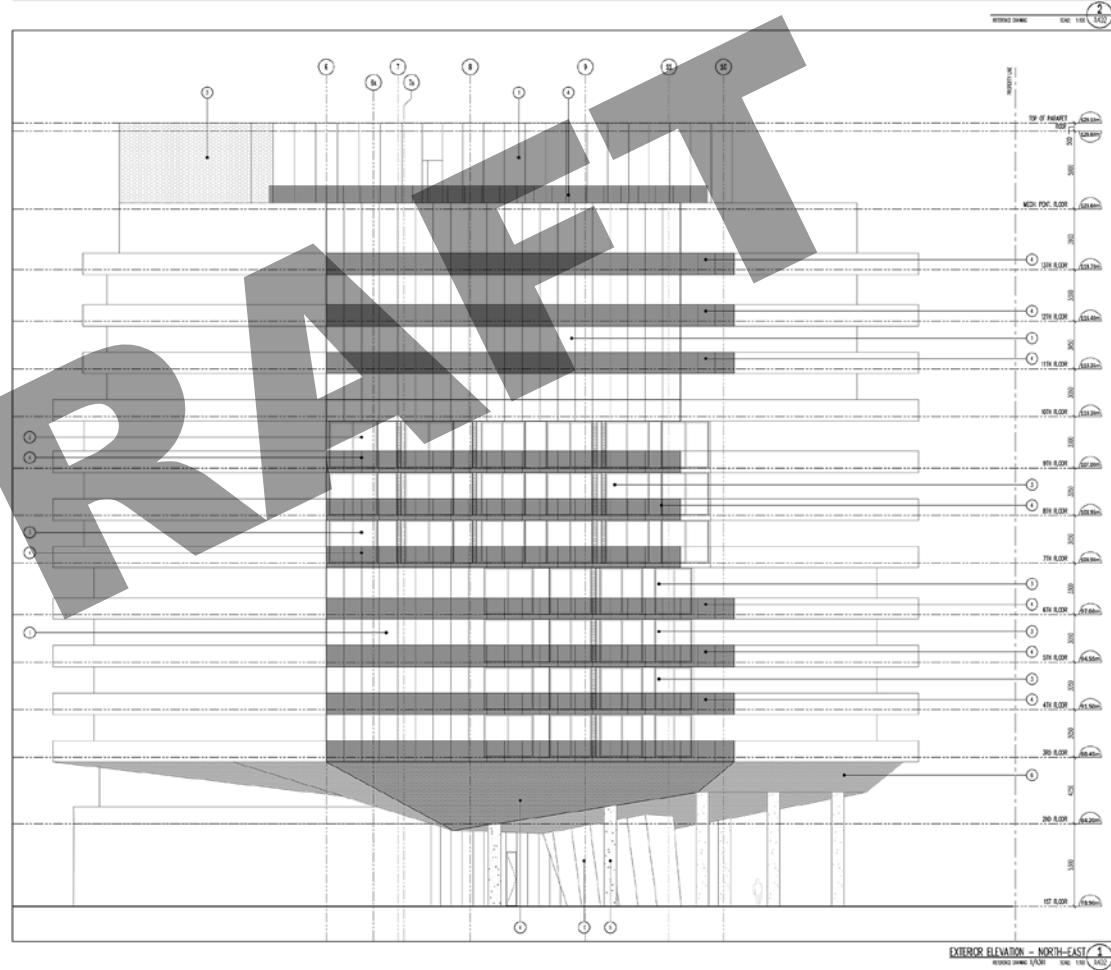
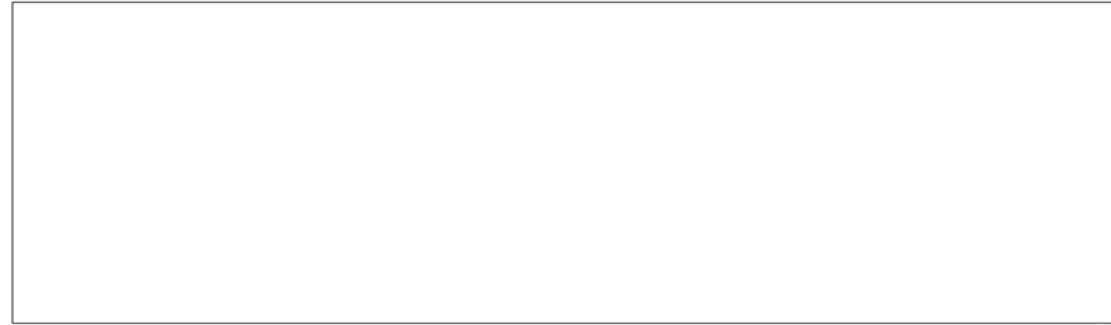
4 SECTION 3
1:50

Elevation Schedule	
①	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
②	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
③	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
④	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
⑤	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
⑥	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
⑦	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
⑧	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
⑨	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
⑩	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
⑪	EXTERIOR WALL SYSTEM (SEE MECHANICAL SCHEDULE)
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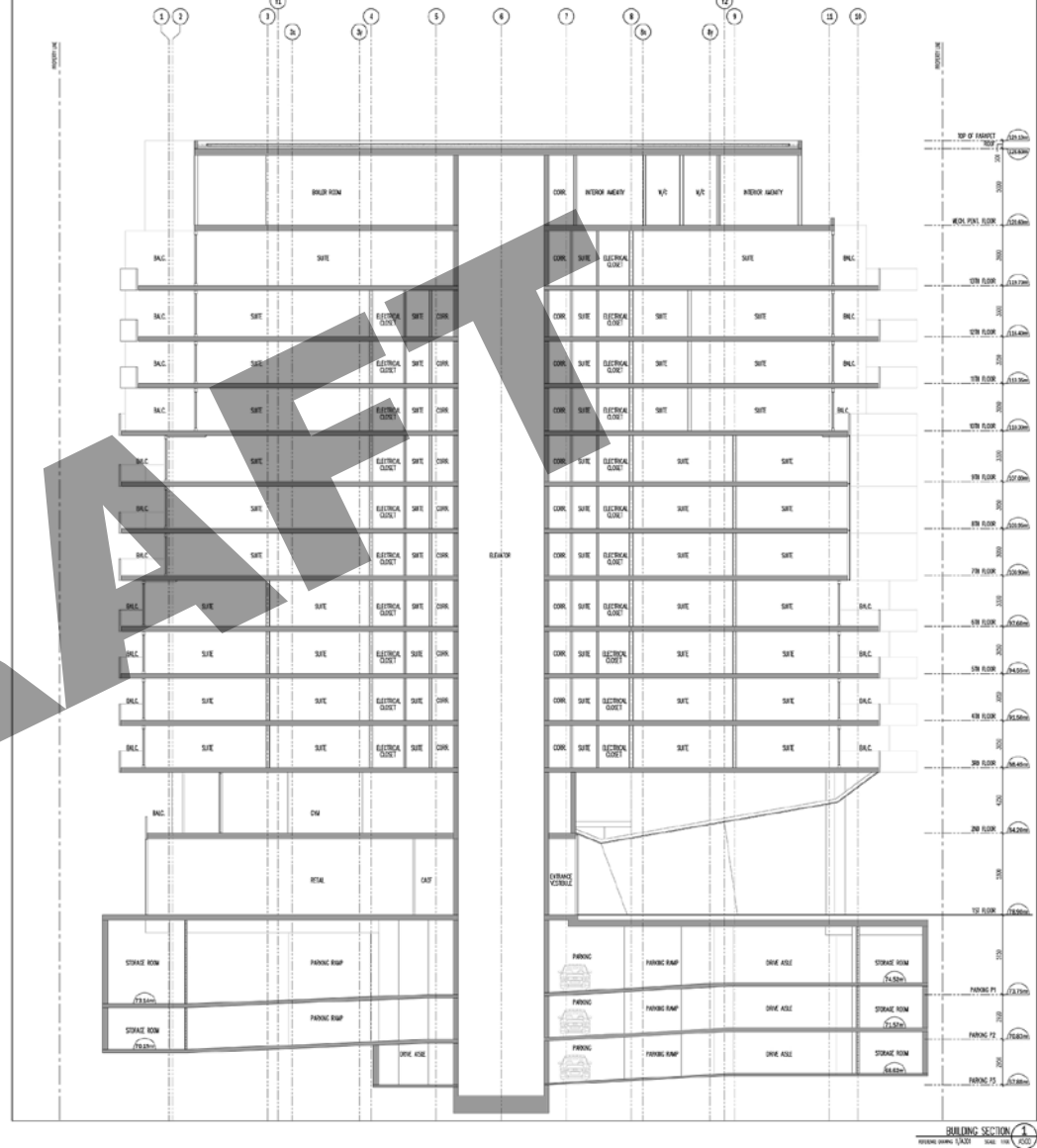


- Division Materials**
- ① SAUCIER 36.5 GRID BLOCK
CLAYTON WALL FORMING SYSTEM
(SEE WORKSCHEDULE PARTS
FOR DETAILS)
 - ② SAUCIER CLAYTON WALL FORMING
SYSTEM
(SEE WORKSCHEDULE PARTS
FOR DETAILS)
 - ③ ALUMINUM WALL PANEL
 - ④ SLAB FORMING
 - ⑤ FORMED CONCRETE
 - ⑥ ALUMINUM COMPOSITE PANEL
(CLAYTON)

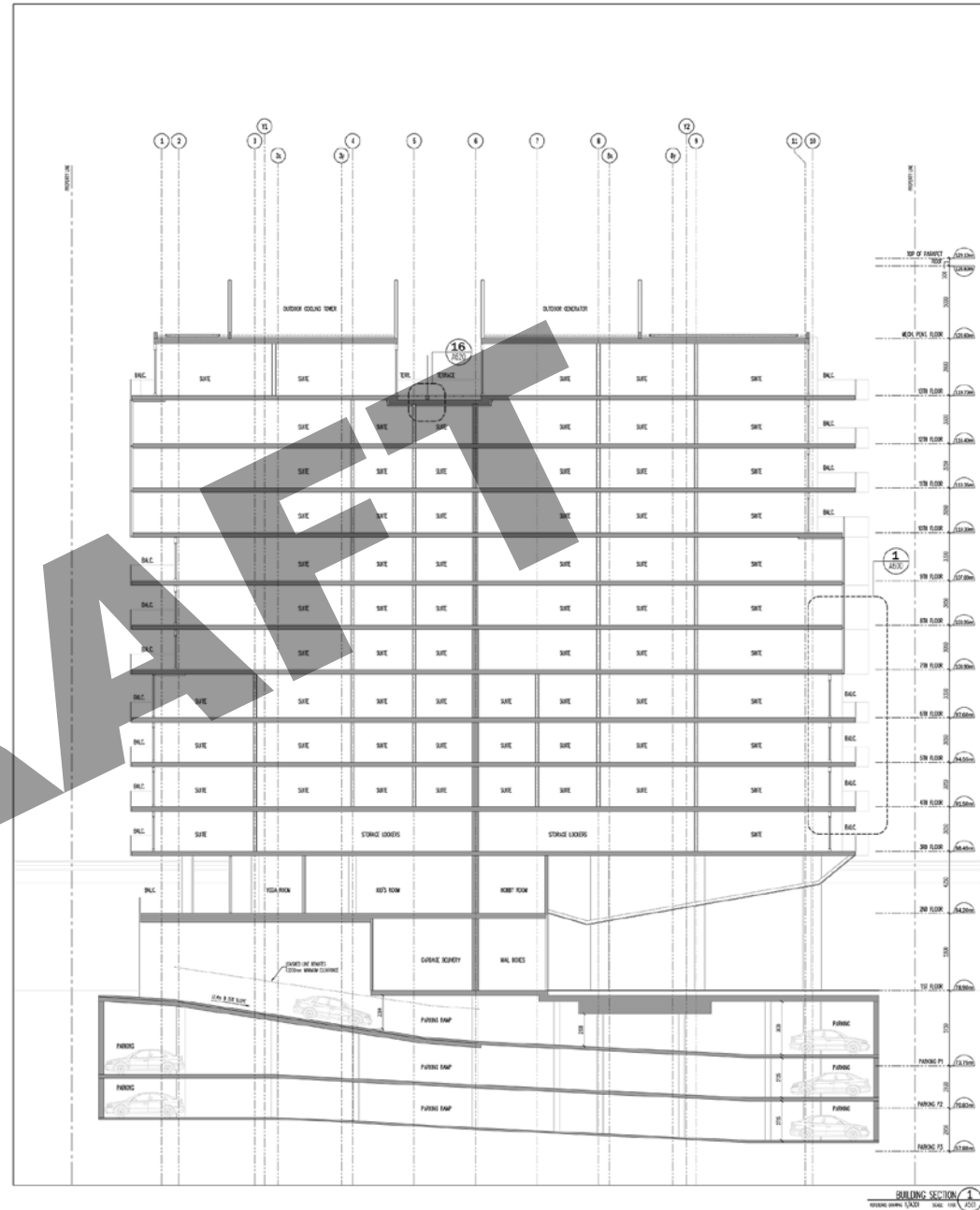


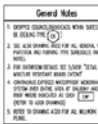
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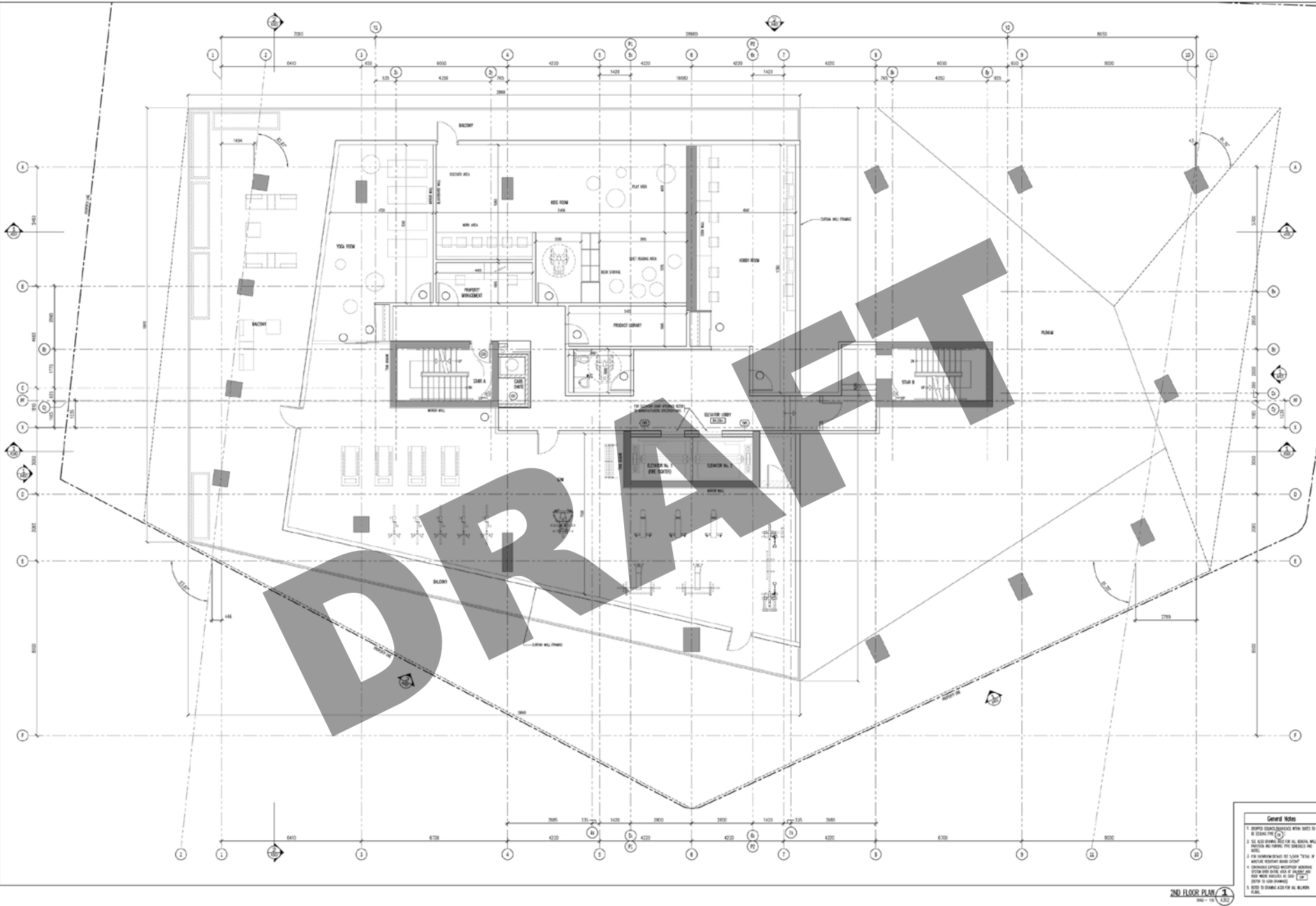
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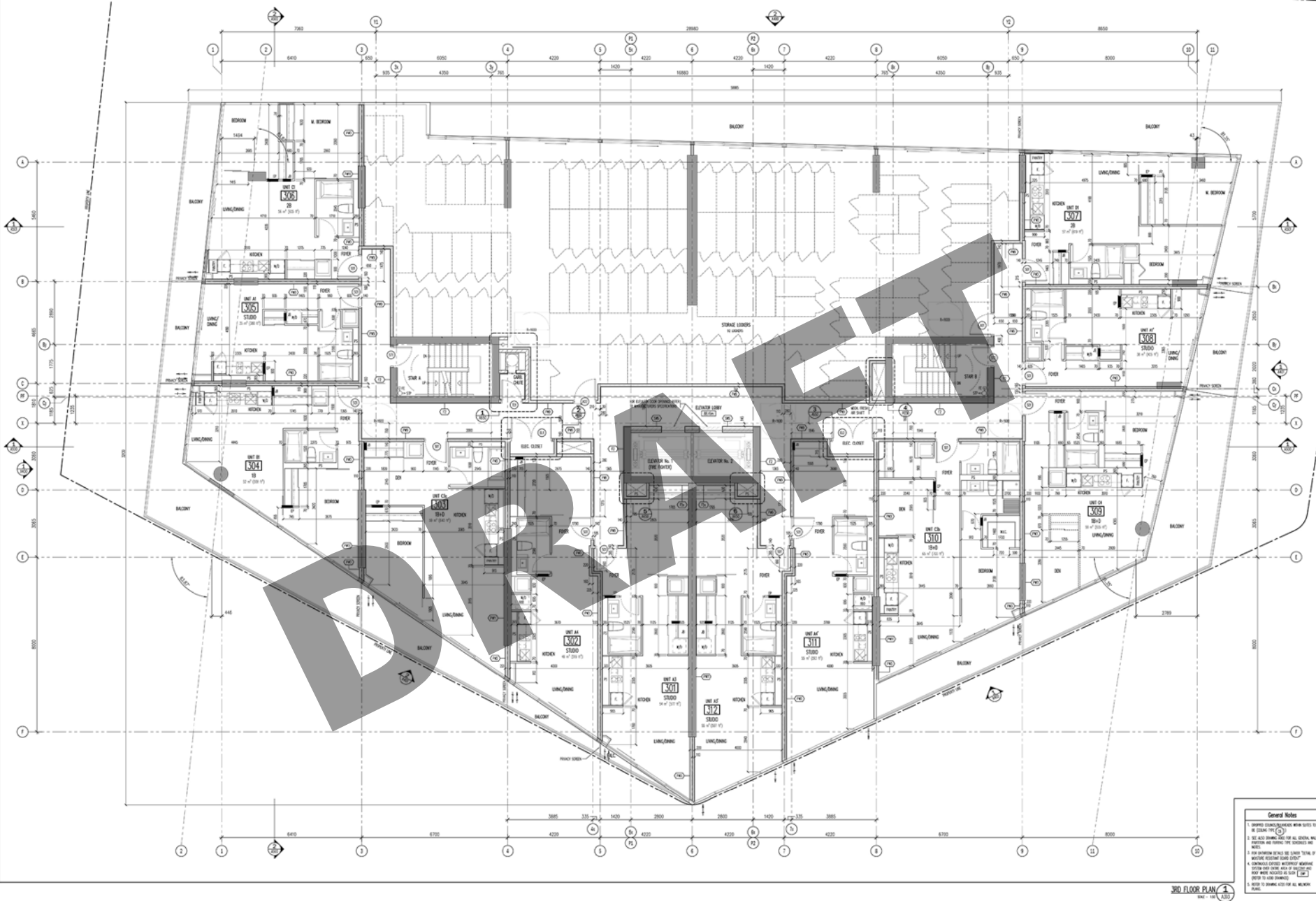


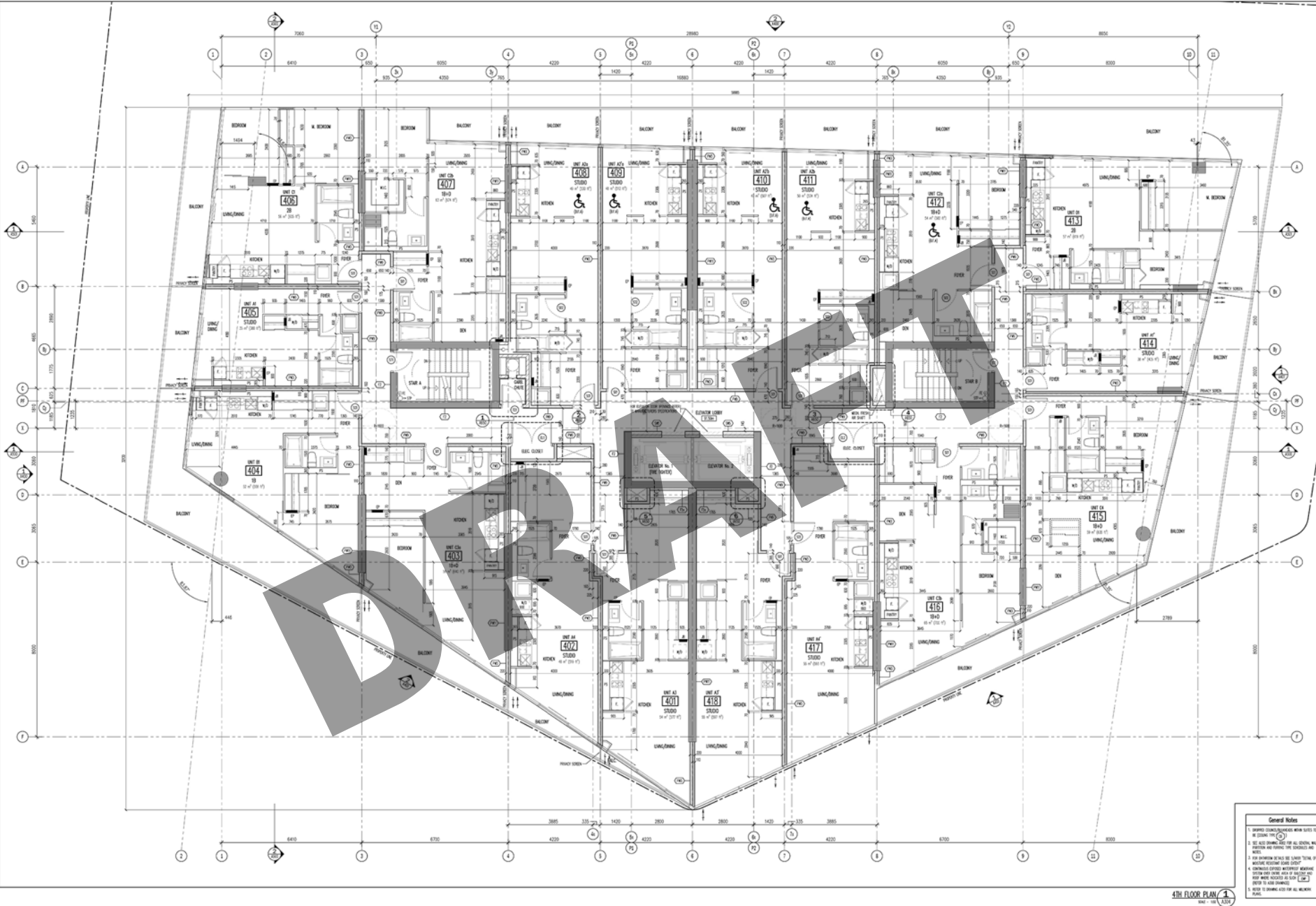
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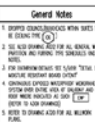


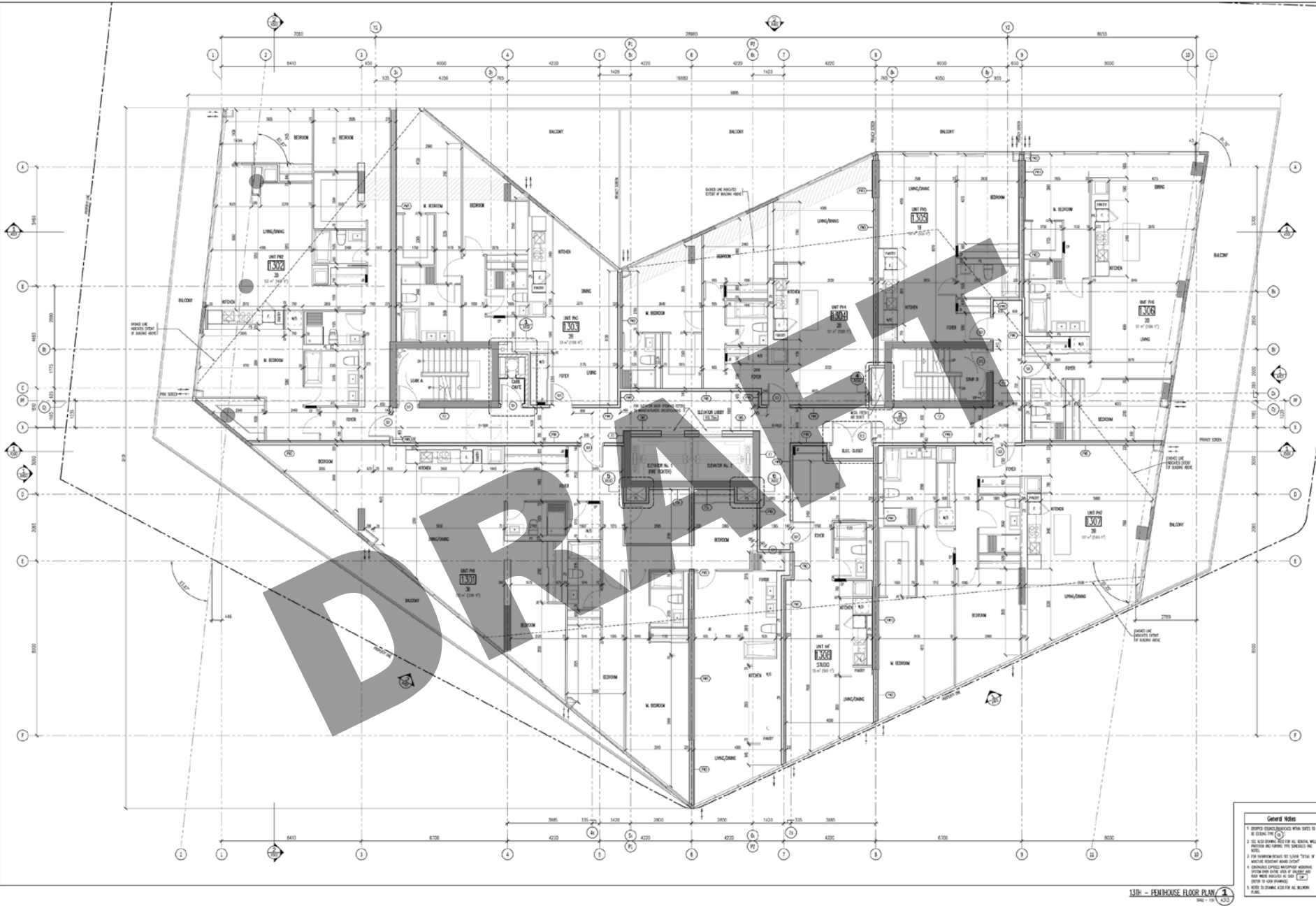












- General Notes**
1. SHOWN DIMENSIONS WITH UNITS TO BE EXACTLY AS SHOWN.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. FOR INFORMATION OF LIAISON WITH OTHER TRADES, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. DIMENSIONS OF WALLS AND PARTITIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. DIMENSIONS OF WALLS AND PARTITIONS ARE TO FACE UNLESS NOTED OTHERWISE.

13TH - PENTHOUSE FLOOR PLAN / 1
 SCALE: 1/8" = 1'-0"

