

GROUND FLOOR RETAIL
 GROUND FLOOR RETAIL STORE AREA = ±6,741 S.F.
 TOTAL RETAIL AREA = ±7,032 S.F.
 (INC. MEZZANINE)
 GROUND FLOOR OFFICE AREA = ±409 S.F.
 GROUND LEVEL (LV +0'-00")
 GROSS GROUND FLOOR AREA
 (PER BY-LAW 569-2013) = ±7,441 S.F.
 NON-RESIDENTIAL GROSS GROUND
 FLOOR AREA (PER BY-LAW 438-86) = ±8,174 S.F.
 (LV +105.85)

NOTE: EXISTING BUILDING LOCATED AT 491 COLLEGE TO BE DEMOLISHED, EXISTING FACADE TO BE RETAINED

NOTE: PROPOSED ELEVATORE A - 2500 LB HYDRAULIC ELEVATOR BASED ON SCHINDLER MODEL 330A

NOTE: PROPOSED ELEVATORE B - 4000 LB HYDRAULIC ELEVATOR BASED ON SCHINDLER MODEL 330A

NOTE: STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER. UPON COMPLETION, IF ANY PARTY, INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT OWNER

39	2016-04-14	RE-ISSUED FOR SPA	NA
36	2015-12-11	ISSUED FOR REVIEW	NA
Issue / Rev:	Date:	Issue / Revision:	By:

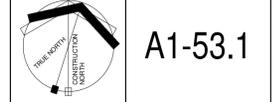
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Project: **491 COLLEGE STREET**
 TORONTO, ONTARIO

Drawing Name: **SITE AND GROUND FLOOR PLAN**

Proj no.:	13.360	Date:	2016-03-31
Drawn by:	NA	Scale:	1:100
Checked by:	RD	Drawing No.:	A1-53.1



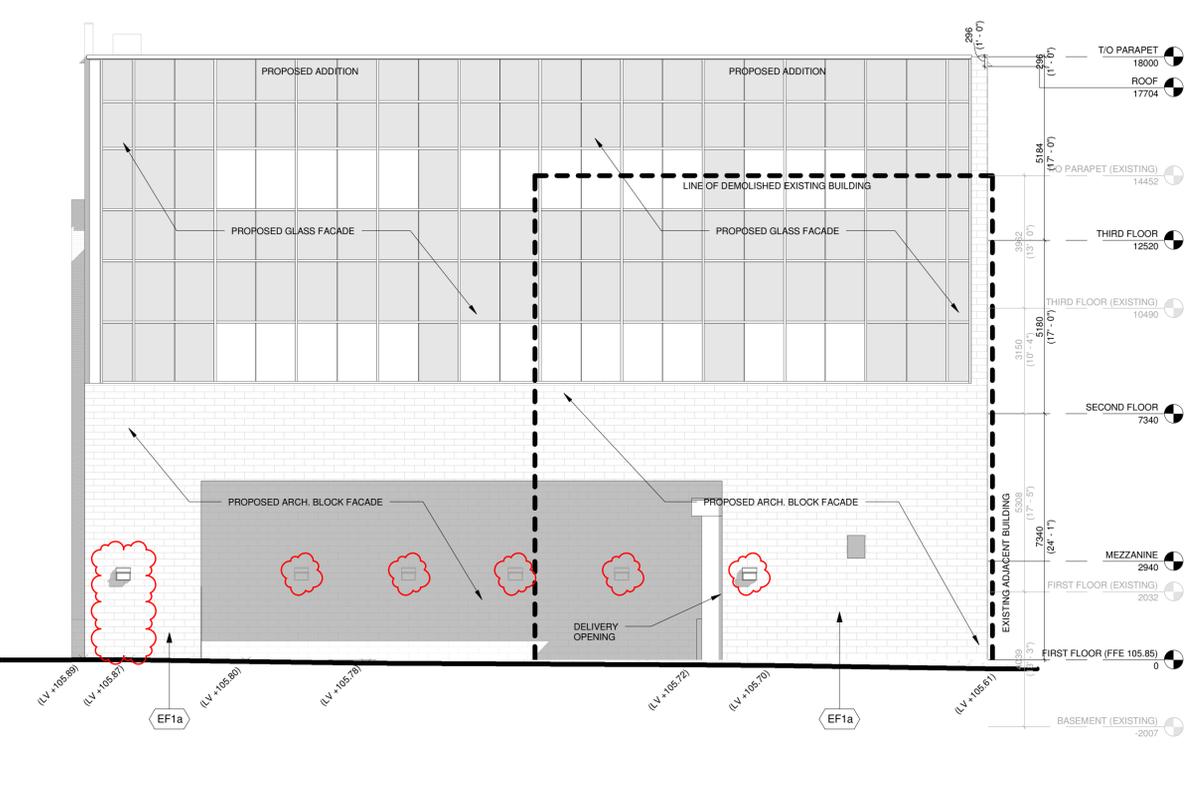
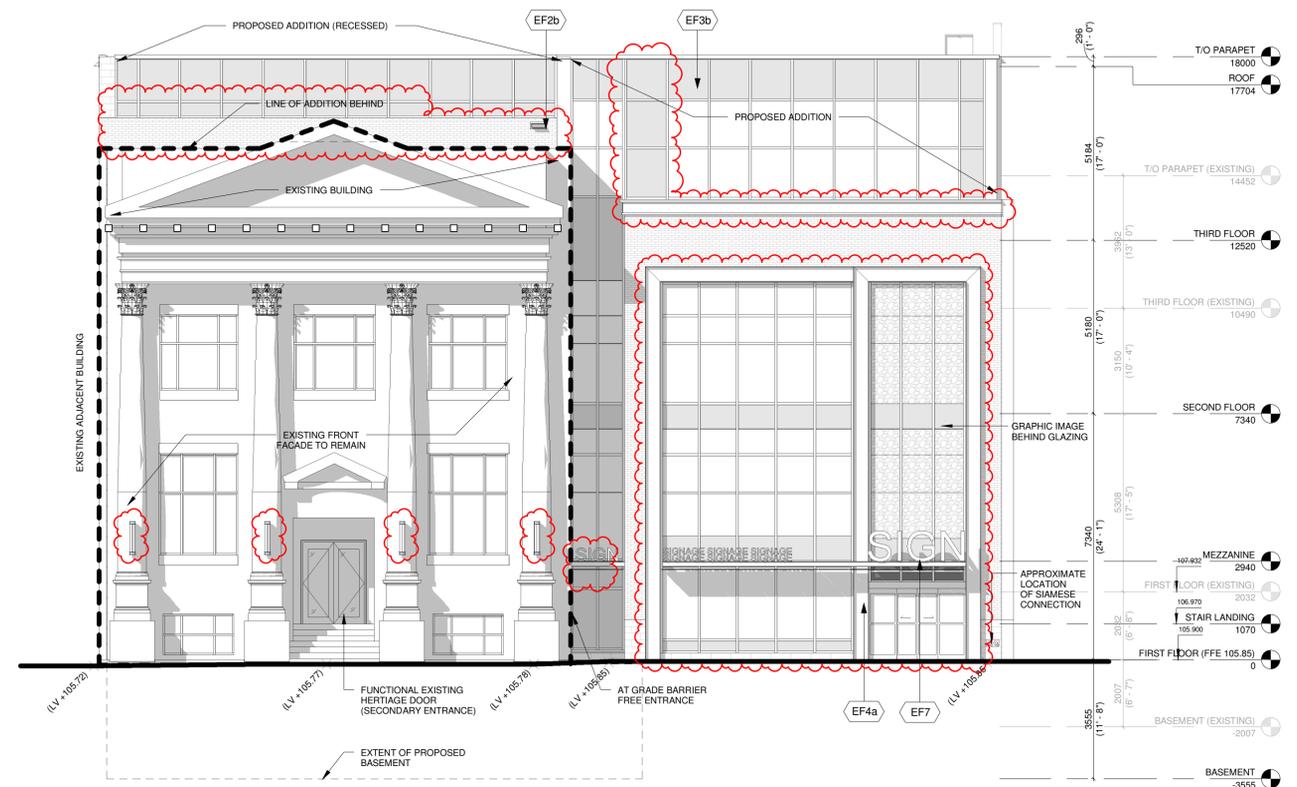
A1-53.1

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This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the approved information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damage resulting from his work.

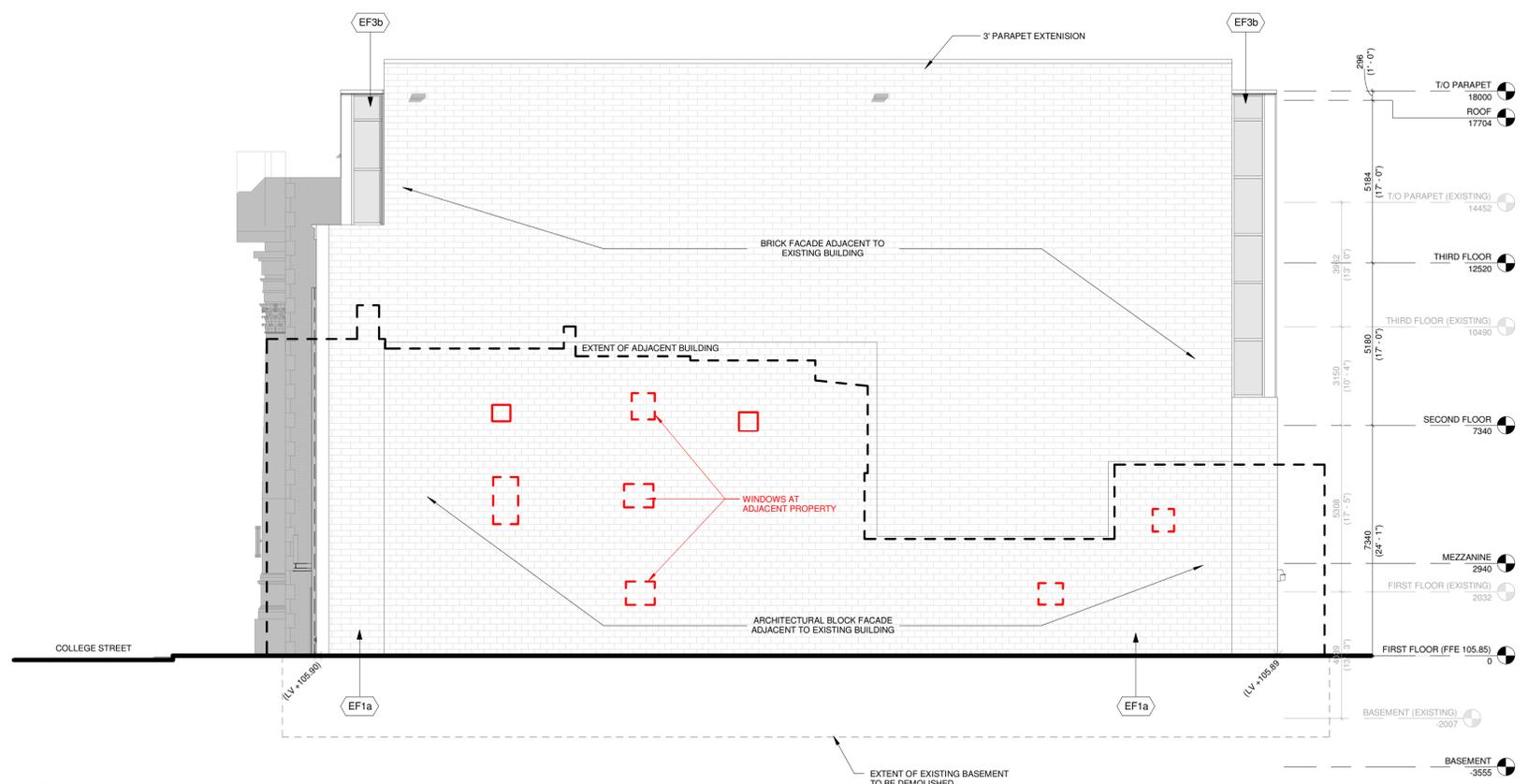
EXTERIOR FINISH SCHEDULE

- EF1 ARCHITECTURAL BLOCK:
190 H x 590 L x 90 W
COLOUR: CHARCOAL
FINISH: BUFFED WITH SEALER
MORTAR COLOUR: NATURAL GREY
MANUFACTURER: PERMACON GROUP
- EF2a DARK CLAY BRICK:
53 H x 194 L x 92 W
COLOUR: DARK PONSOT MODULAR
MORTAR COLOUR: NATURAL GREY
MANUFACTURER: THAMES VALLEY BRICK
- EF2b LIGHT CLAY BRICK:
SALVAGED BRICK FROM
EXISTING WEST FACADE
- EF3a CLEAR GLAZING
UV PROTECTION FILM ALONG
WITH SECURITY FILM
COLOUR: CLEAR
- EF3b SPANDREL GLAZING
OPAC/COAT 300
COLOUR: #3-1850 KENDALL CHARCOAL BY
ICD COATINGS
- EF4a METAL POETAL FRAME
STEEL W-SHAPE MEMBERS
COLOUR: DEEP BLACK POWDERCOAT
- EF4b PREFINISHED METAL TRIM
REFINISHED METAL FLASHING
COLOUR: DEEP BLACK POWDERCOAT
- EF5a CURTAIN WALL MULLION
COLOUR: DEEP BLACK POWDERCOAT
- EF5b CURTAIN WALL MULLION
COLOUR: CLEAR ANODIZED
- EF6 HM DOORS AND FRAMES
- EF7 SIGNAGE



1 North Elevation
A1-53.3 1 : 100

2 South Elevation
A1-53.3 1 : 100



3 West Elevation
A1-53.3 1 : 100

39	2016-04-14	RE-ISSUED FOR SPA	NA
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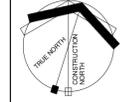
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Project:
491 COLLEGE STREET
TORONTO, ONTARIO

Drawing Name:
ELEVATIONS

Proj no.:	13.360	Date:	2016-03-31
Drawn by:	NA	Scale:	1 : 100
Checked by:	RD	Drawing No.:	A1-53.3



A1-53.3

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