

PICKERING DESIGN CENTRE (BLOCK 1)

1775 PICKERING PARKWAY
 PICKERING, ON.

06.037RZ



**TURNER
 FLEISCHER**

67 Lesmill Rd
 Toronto, ON, M3B 2T8
 Contact name : Anita Yu
 Phone Number : 416-425-2222 ext: 235
 Email : anita.yu@turnerfleischer.com

**ISSUED FOR SPA
 APRIL 4, 2024**



CIVIL

ODAN DETECH

5230 South Service Road
 Unit 107
 Burlington, ON, L7L 5K2
 Tel:905-632-3811
 Contact:Mark Harris
 Email:mark@odandetech.com



Studio TLA

20 Champlain Boulevard
 Suite 102
 Toronto, ON, M3H 2Z1
 Tel:416-638-4911
 Contact:Ray Ronaghan
 Email:rronaghan@studiotla.ca



NOISE

HGC Engineering

2000 Argentia Road, Plaza One
 Suite 203
 Mississauga, ON, L5N 1P7
 Tel:905-826-4044
 Contact:Yvonne Lo
 Email:ylo@hgcengineering.com



SURVEYING

**Speight, Van Nostrand &
 Gibson Limited**

750 Oakdale Road
 Unit 65 & 66
 Toronto, ON, M3N 2Z4
 Tel:416-749-7866
 Contact:Dave Wilton
 Email:wilton@svng.on.ca



PLANNING

Zelinka Priamo Ltd.

20 Maud Street, Suite 305
 Toronto, Ontario
 M5V 2M5
 Tel:416-801-6140
 Contact:Robert MacFarlane
 Email:robert.m@zplan.com

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SALEABLE UNIT MIX PROVIDED

Table with columns: BLDG, FLOOR, STUDIO, 1B, 1B+D, 2B, 2B+D, 3B, 3B+D, TOTAL, AVG. UNIT SIZE. Rows for TOWER A1+A2 floors 2-31 and summary rows.

AMENITY AREAS REQUIRED & PROVIDED

Table with columns: TYPE, RATIO, m², ft², PROVIDED RATIO, m², ft². Rows for TOWER A1: INDOOR AMENITY, OUTDOOR AMENITY, TOTAL AMENITY, PRIVATE BALCONIES.

AMENITY AREAS REQUIRED & PROVIDED

Table with columns: TYPE, RATIO, m², ft², PROVIDED RATIO, m², ft². Rows for TOWER A2: INDOOR AMENITY, OUTDOOR AMENITY, TOTAL AMENITY, PRIVATE BALCONIES.

SALEABLE UNIT MIX REQUIRED

Table with columns: TOWER A1+A2, RATIO, STUDIO, 1B, 1B+D, 2B, 2B+D, 3B, 3B+D, COUNT, TOTAL.

SALEABLE UNIT MIX PROVIDED - UNIT TOTALS

Table with columns: BLDG, FLOOR, STUDIO, 1B, 1B+D, 2B, 2B+D, 3B, 3B+D, TOTAL, AVG. UNIT SIZE. Rows for TOWER A1+A2 and summary rows.

VEHICULAR PARKING - MINIMUM REQUIRED

Table with columns: USE, RATIO (MIN.), UNITS / GFA (m²), SPACES (MIN.). Rows for TOWER A1+A2: VISITOR, STUDIO UNITS, 1B & 1B+D UNITS, 2B & 2B+D UNITS, 3B & 3B+D UNITS, RETAIL, TOTAL.

VEHICULAR PARKING PROVIDED

Table with columns: FLOOR, RETAIL, USE VISITOR, RESIDENTIAL, TOTAL. Rows for TOWER A1+A2: FLOOR 1, UG 1, UG 2, UG 3, UG 4, TOTAL.

BICYCLE PARKING - MINIMUM REQUIRED (AS PER CITY OF PICKERING BY-LAW 7553/17)

Table with columns: TOWER A1+A2, RESIDENTIAL RATIO, SPACES, RETAIL RATIO, SPACES, TOTAL. Rows for TOWER A1+A2: 0.50 / UNIT, 315, 1/1000 m², 2, 3.

BICYCLE PARKING PROVIDED

Table with columns: FLOOR, RETAIL, USE RESIDENTIAL, TOTAL. Rows for TOWER A1+A2: LEVEL 1, UG 1, UG 2, UG 3, TOTAL.

50% OF BICYCLE PARKING TO BE VERTICAL. THE REST MUST BE HORIZONTAL. 25% MUST BE LOCATED WITHIN: 1) A BUILDING OR STRUCTURE 2) A SECURE AREA (SUPERVISED PARKING LOT OR ENCLOSURE) 3) BICYCLE LOCKERS

SALEABLE UNIT MIX PROVIDED

Table with columns: BLDG, FLOOR, STUDIO, 1B, 1B+D, 2B, 2B+D, 3B, 3B+D, TOTAL, AVG. UNIT SIZE. Rows for TOWER A1 floors 2-31 and summary rows.

SALEABLE UNIT MIX PROVIDED

Table with columns: BLDG, FLOOR, STUDIO, 1B, 1B+D, 2B, 2B+D, 3B, 3B+D, TOTAL, AVG. UNIT SIZE. Rows for TOWER A2 floors 2-31 and summary rows.

ACCESSIBLE PARKING - MINIMUM REQUIRED (AS PER CITY OF PICKERING BY-LAW 7553/17)

Table with columns: USE, RATIO (MIN.), SPACES (MIN.). Rows for TOWER A1+A2: VISITOR, RESIDENTIAL, TOTAL.

ACCESSIBLE PARKING PROVIDED

Table with columns: FLOOR, VISITOR, USE RESIDENTIAL, TOTAL. Rows for TOWER A1+A2: LEVEL 1, UG 1, UG 2, UG 3, UG 4, TOTAL.

Table with columns: #, DATE, DESCRIPTION, BY.



PICKERING DESIGN CENTRE (BLOCK 1) 1775 PICKERING PARKWAY PICKERING, ON.

STATISTICS P2

PROJECT NO. 06.037RZ PROJECT DATE 2024-4-04 DRAWN BY TKA CHECKED BY AYU SCALE

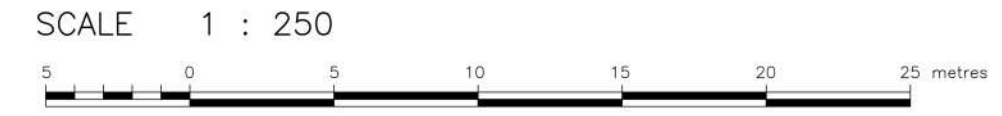
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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	PLAN 40R-	
	RECEIVED AND DEPOSITED	DATE _____
DATE _____	D. A. WILTON ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF DURHAM (No. 40)

SCHEDULE

PART	PART OF LOT	CONCESSION	PART OF PIN
1	18	1	26330-0165 (LT)

PLAN OF SURVEY OF
PART OF LOT 18
CONCESSION 1
 (GEOGRAPHIC TOWNSHIP OF PICKERING)
CITY OF PICKERING
 REGIONAL MUNICIPALITY OF DURHAM



SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS

BEARING NOTE

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHHERLY LIMIT OF HIGHWAY 401 AS SHOWN ON PLAN 40R-20443, HAVING A BEARING OF N57°27'00"E.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

DENOTES	
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
WIT	WITNESS MONUMENT
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
CC	CUT CROSS
N,S,E,W	NORTH, SOUTH, EAST, WEST
OU	ORIGIN UNKNOWN
MMI	MARSHALL MACKLIN MONAGHAN, O.L.S.
MTC	MINISTRY OF TRANSPORTATION AND COMMUNICATION
P	PLAN BY SPEIGHT, VAN NOSTRAND AND GIBSON, O.L.S. - DATED MAY 25, 2006
P1	PLAN 40R-20443

SURVEYOR'S CERTIFICATE

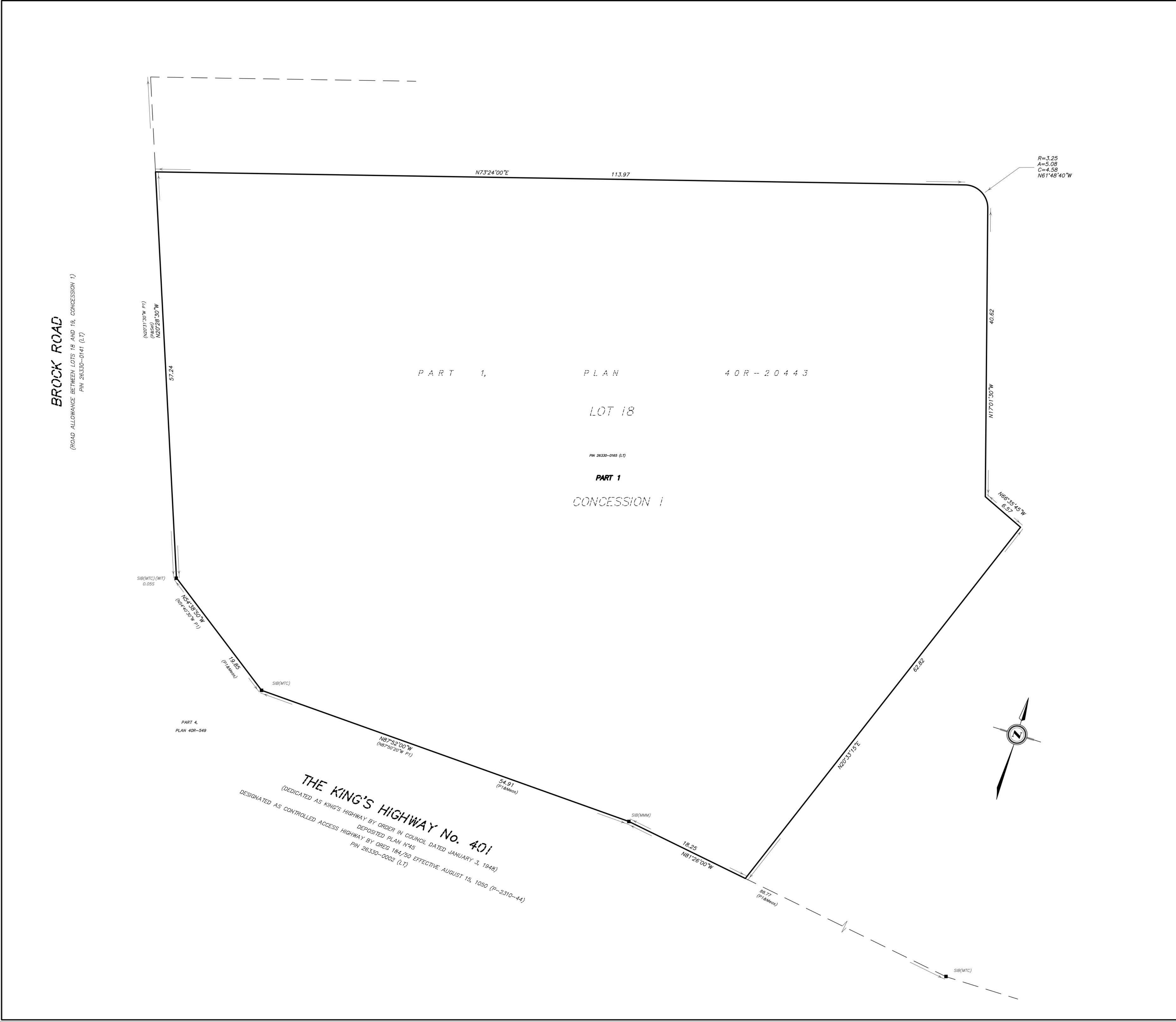
I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED ON _____

DATE: _____ D. A. WILTON, ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 750 OAKDALE ROAD, Units 65 & 66, TORONTO, ONTARIO M3N 2Z4
 TEL. 416 749-SVNG(7864) FAX 416 749-7866
 E-MAIL: toronto@svng.on.ca

DRAWN : F. P. B./I. K.	JOB No. : 201-0202
CHECKED : D. A. W.	REF. No. : 58-Con 1 Pickering

FILE NAME :	R2010202.DWG	PLOTTED :	
PLOT SCALE :	MET. 1=0.25	UPDATED :	



BROCK ROAD
 (ROAD ALLOWANCE BETWEEN LOTS 18 AND 19, CONCESSION 1)
 PIN 26330-0141 (LT)

THE KING'S HIGHWAY No. 401
 (DEDICATED AS KING'S HIGHWAY BY ORDER IN COUNCIL DATED JANUARY 3, 1948)
 DEPOSITED PLAN NMS
 DESIGNATED AS CONTROLLED ACCESS HIGHWAY BY OREG 194/50 EFFECTIVE AUGUST 15, 1950 (P-2310-44)
 PIN 26330-0002 (LT)

58-Con 1 Pickering

#	DATE	DESCRIPTION	BY

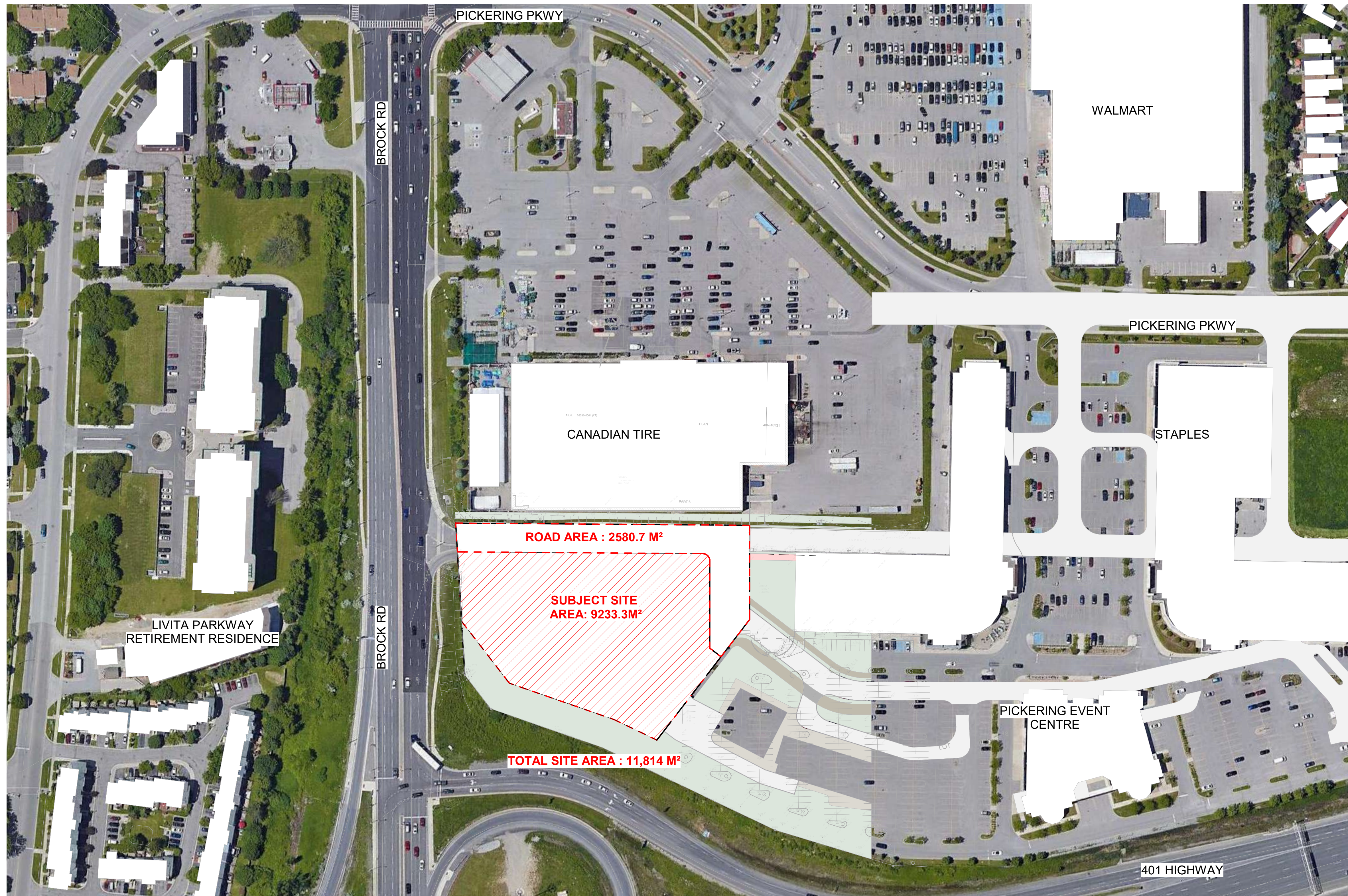


PROJECT
**PICKERING DESIGN CENTRE
 (BLOCK 1)**
 1775 PICKERING PARKWAY
 PICKERING, ON.

DRAWING
SURVEY

PROJECT NO.	06.03FRZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	Checker
SCALE	

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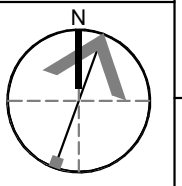
#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
CONTEXT PLAN

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
1 : 1000

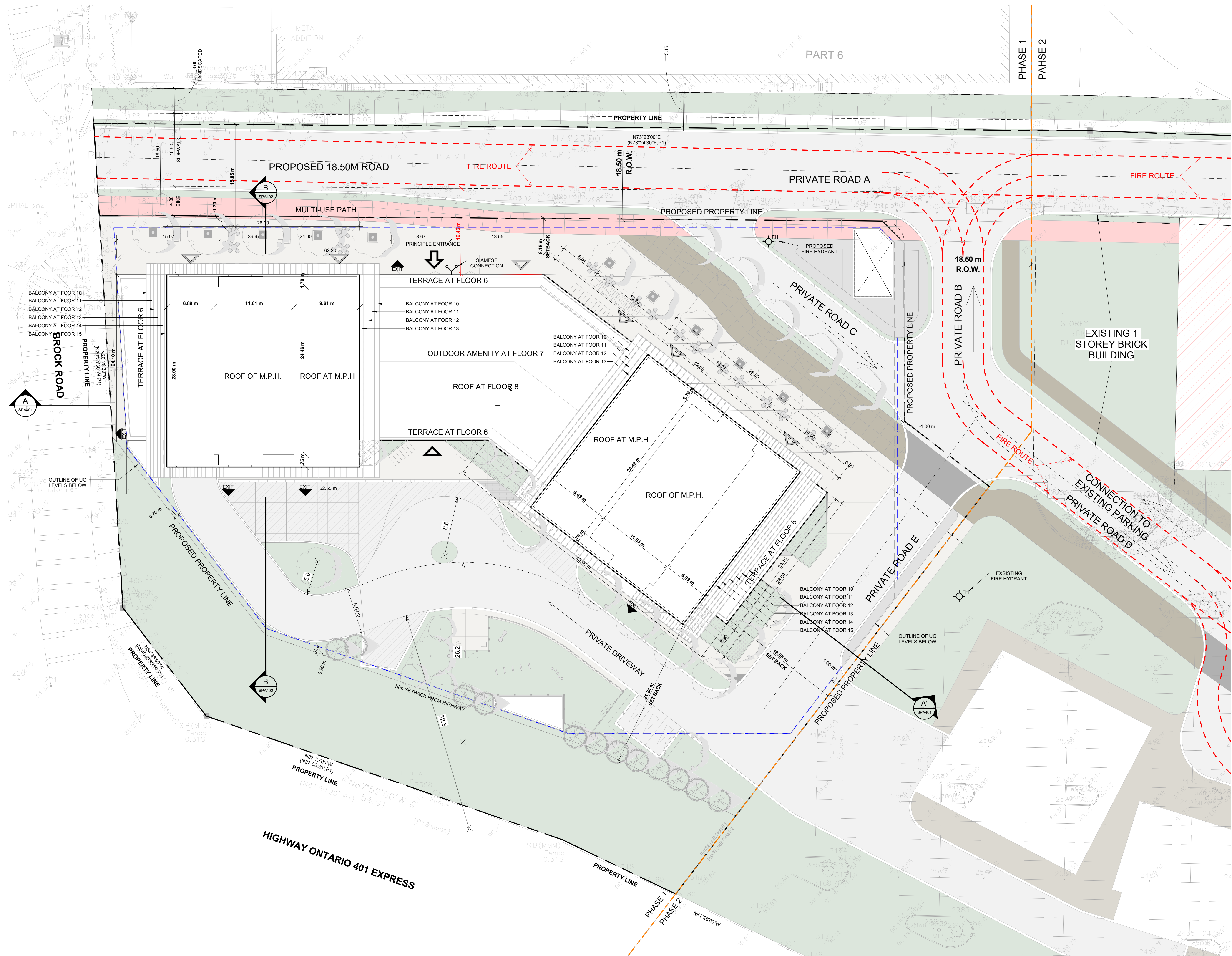


DRAWING NO.
SPA005

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LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	TRANSFORMER WITH CLEARANCES
	FIRE ROUTE SIGN
	0.000.00 SPOT ELEVATION
	GAS/HYDRO METER



#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO. 06.037RZ
PROJECT DATE 2024-4-04
DRAWN BY TKA
CHECKED BY Checker
SCALE As indicated

DRAWING NO.
SPA006

WASTE MANAGEMENT REQUIREMENTS - GENERAL NOTES

THE PROPOSED DEVELOPMENT WILL BE SERVED BY A GARAGE CHUTE WITHIN THE BUILDINGS WITH SEPERATE GARBAGE AND RECYCLING LOCATED ON THE GROUND FLOOR TO DIVERT GARBAGE AND RECYCLEABLE MATERIALS INTO SEPERATE BINS.

- PRIVATE COLLECTION WILL BE PROVIDED FOR COMMERCIAL WASTE MANAGEMENT
- MUNICIPAL COLLECTION WILL BE PROVIDED FOR THE RESIDENTIAL UNITS

THE PROPOSED WASTE COLLECTION AREAS WILL REQUIRE MOVEMENT OF BINS AND ROLL-AWAY CARTS BY PROPERTY MANAGEMENT DURING WASTE COLLECTION. AS SUCH:

- PROPERTY MANAGEMENT IS RESPONSIBLE FOR MOVING BINS DURING COLLECTION TO STAGING AREA
- GARBAGE TO BE TRACTORED FROM GARBAGE ROOMS TO STAGING AREA

SOLID WASTE MANAGEMNET REQUIREMENTS (CITY OF PICKERING)

- A FRONT END GARBAGE BIN WITH A CAPACITY OF ONE CUBIC YARD PER TEN (10) RESIDENTIAL UNITS
- ROLLOUT RECYCLING CART, ONE 95 GALLON CART FOR EVERY 7 UNITS

TOWER A1

GARBAGE

346 UNITS/40 (NUMBER OF UNITS PER BIN) = 9 BINS (4 CUBIC YARDS)

RECYCLING

346 UNITS/7 (NUMBER OF UNITS PER CART) = 49 BINS (95 GALLON)

TOWER A2

GARBAGE

332 UNITS/40 (NUMBER OF UNITS PER BIN) = 8 BINS (4 CUBIC YARDS)

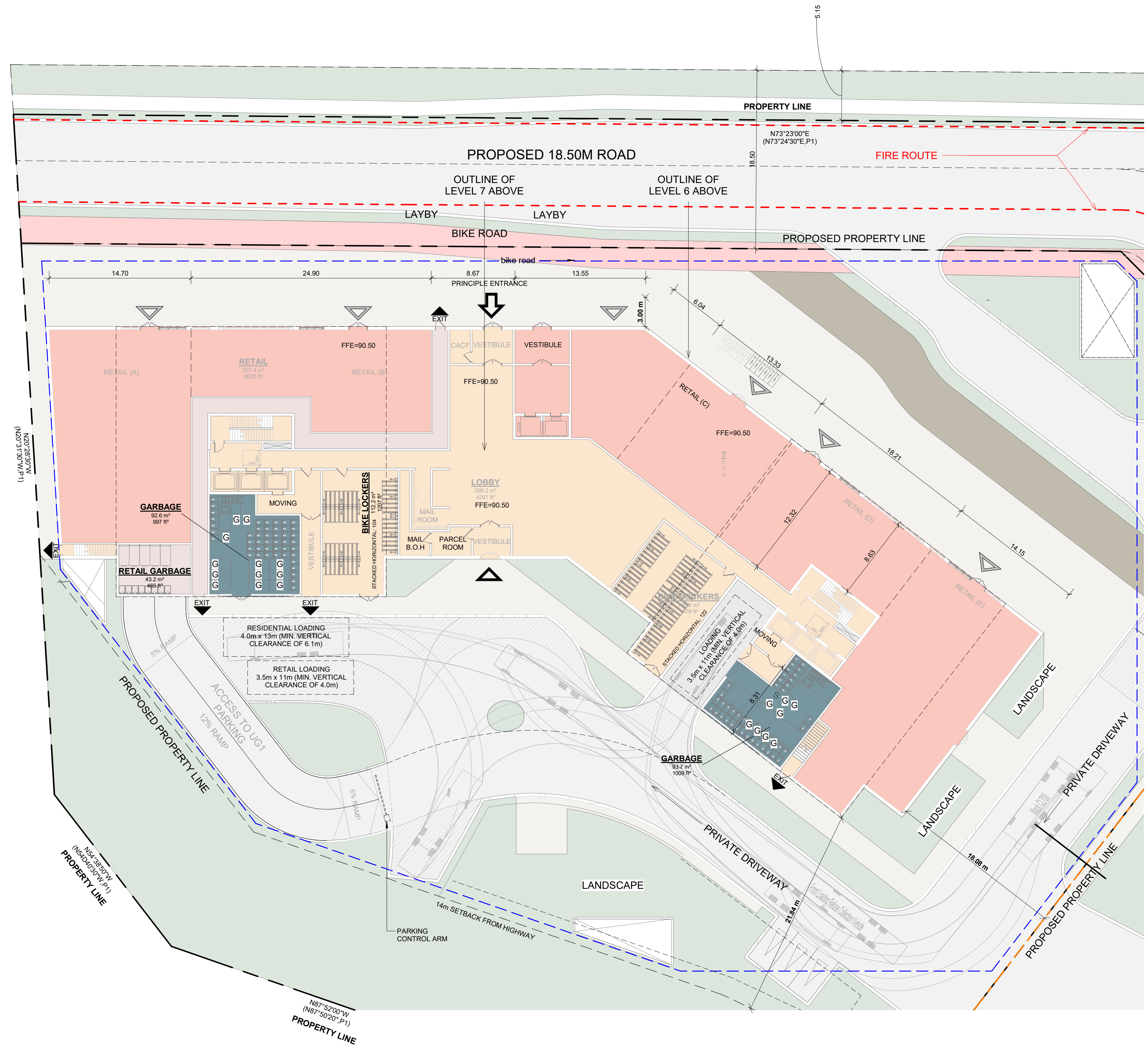
RECYCLING

332 UNITS/7 (NUMBER OF UNITS PER CART) = 47 BINS (95 GALLON)

TOTAL NUMBER OF UNITS = 678

TOTAL NUMBER OF GARBAGE BINS = 17 (4 CUBIC YARD BINS)

TOTAL NUMBER OF RECYCLING BINS = 96 (96 GALLON CARTS)



**TOWER A1
31 STOREYS**

**TOWER A2
31 STOREYS**

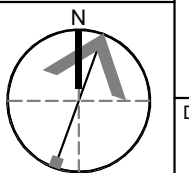
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
**RESIDENTIAL SOLID WASTE
MANAGEMENT**

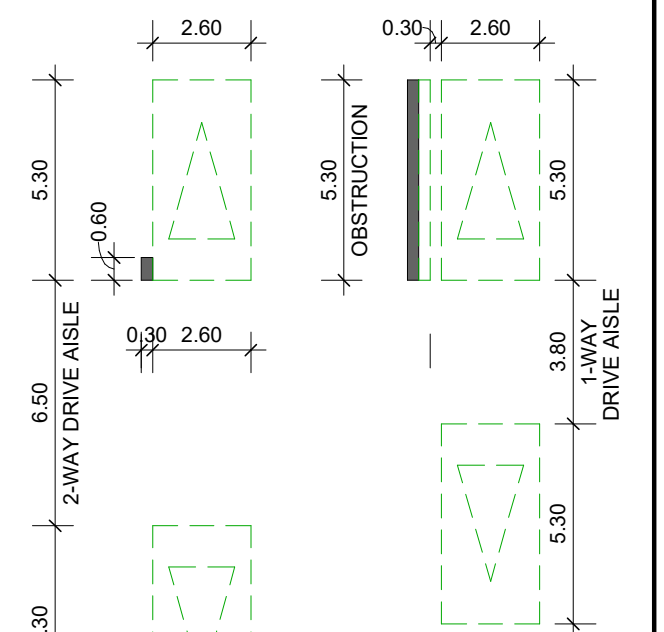
PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
1 : 250



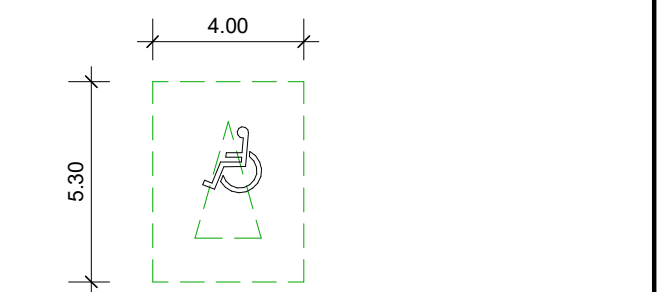
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SPA008

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TYPICAL DIMENSIONS (UNLESS OTHERWISE NOTED):
2-WAY AISLE WIDTH: MIN. 6.50m
1-WAY AISLE WIDTH: MIN. 3.80m
TYPICAL PARKING SPACE: MIN 2.60 x 5.30m
PARALLEL PARKING SPACE: MIN 2.60 x 5.30m



TYPICAL BARRIER-FREE SPACE MIN. 4.0 x 5.3 x 2.75m HIGH



CONVEX MIRROR

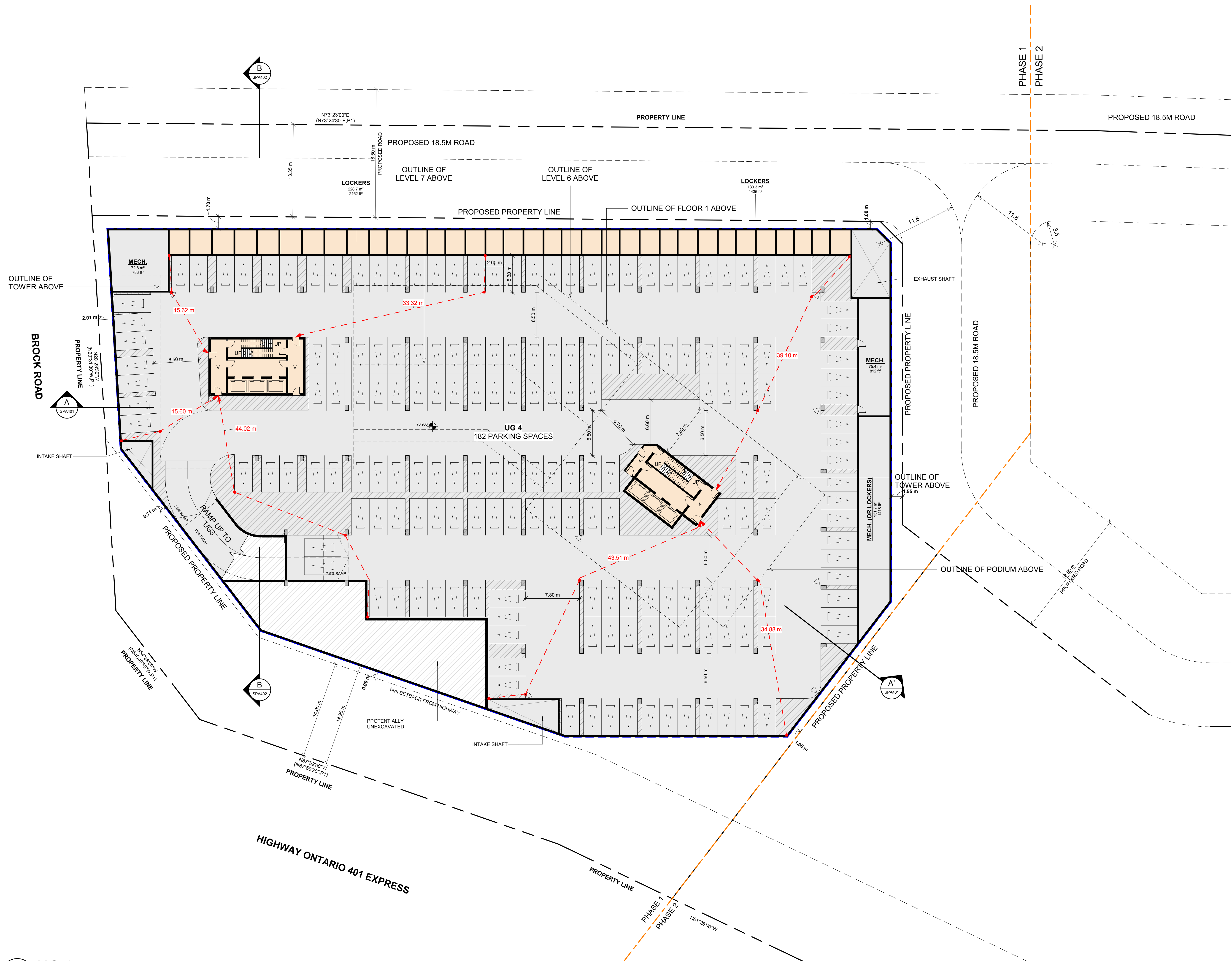
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND LEVEL 04

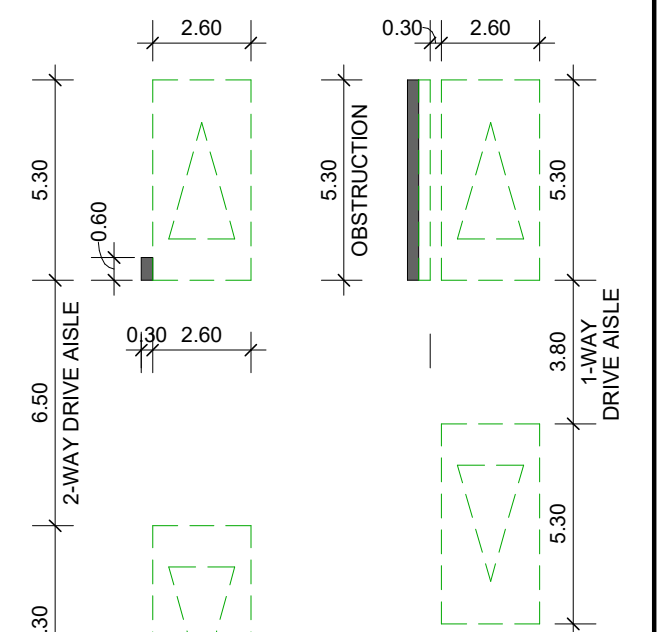
PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	As indicated



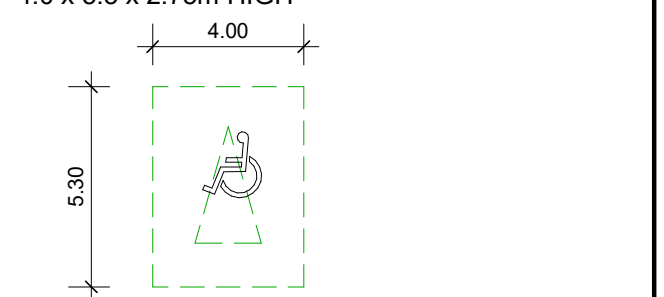
1 UG 4
SPA101 1 : 250

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TYPICAL DIMENSIONS (UNLESS OTHERWISE NOTED):
2-WAY AISLE WIDTH: MIN. 6.50m
1-WAY AISLE WIDTH: MIN. 3.80m
TYPICAL PARKING SPACE: MIN 2.60 x 5.30m
PARALLEL PARKING SPACE: MIN 2.60 x 5.30m



TYPICAL BARRIER-FREE SPACE MIN.
4.0 x 5.3 x 2.75m HIGH



CONVEX MIRROR

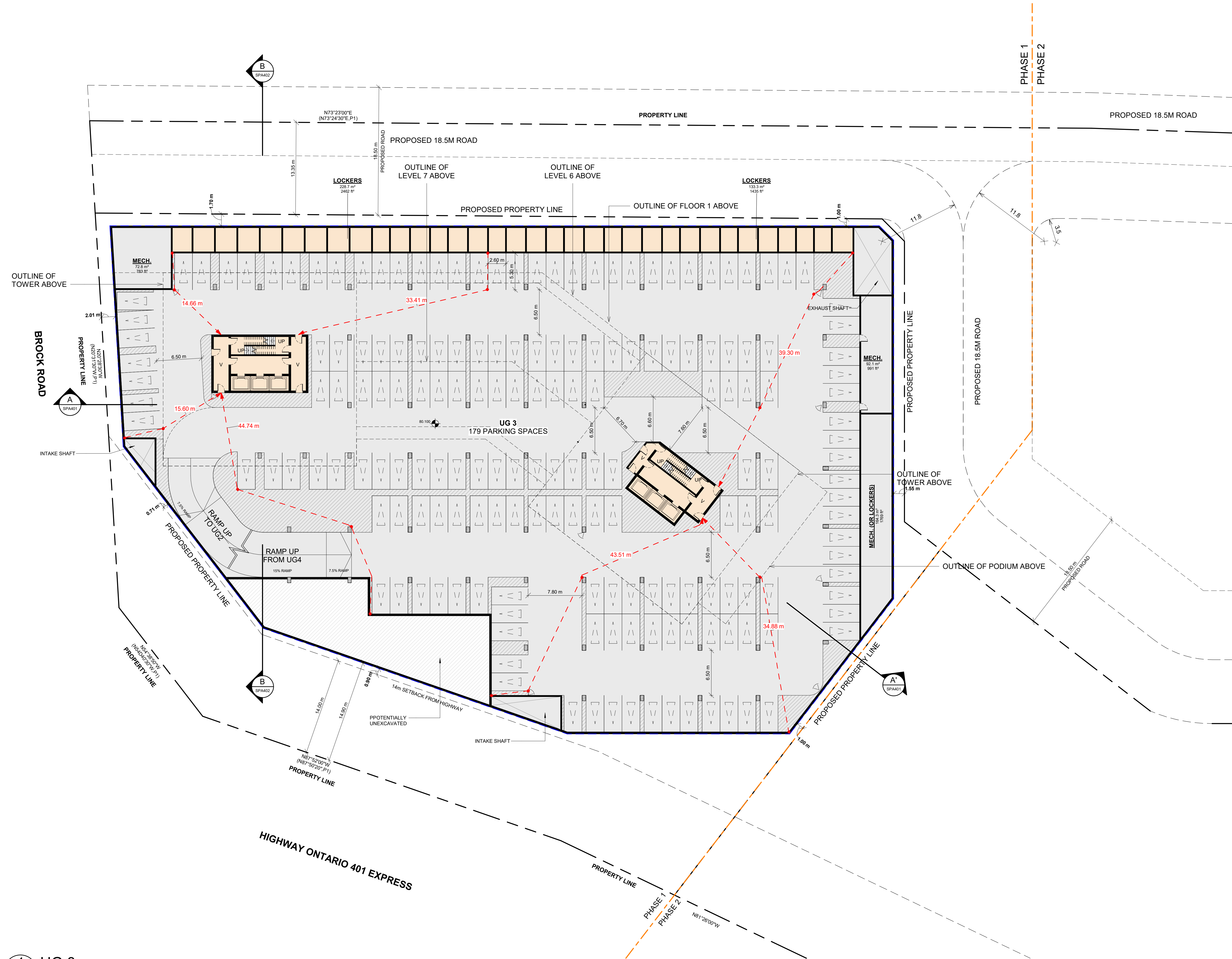
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND LEVEL 03

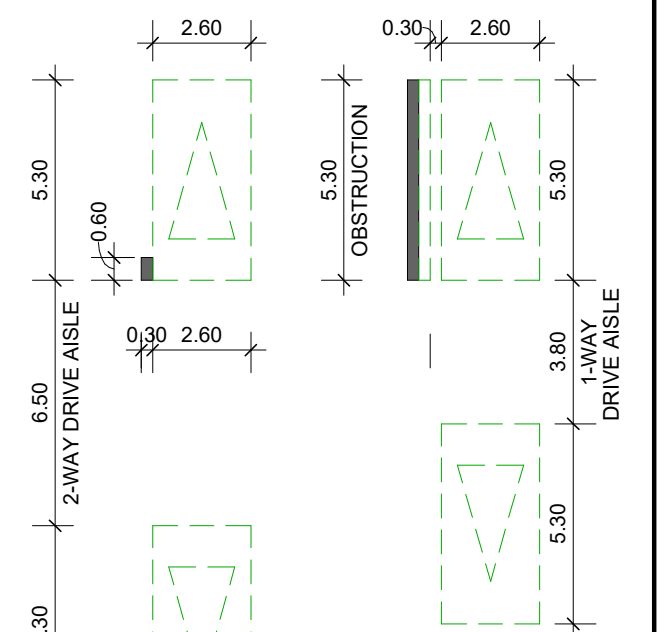
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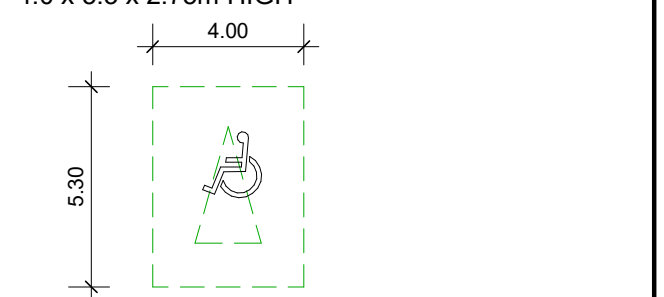
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SPA102 1 : 250

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TYPICAL DIMENSIONS (UNLESS OTHERWISE NOTED):
2-WAY AISLE WIDTH: MIN. 6.50m
1-WAY AISLE WIDTH: MIN. 3.80m
TYPICAL PARKING SPACE: MIN 2.60 x 5.30m
PARALLEL PARKING SPACE: MIN 2.60 x 5.30m



TYPICAL BARRIER-FREE SPACE MIN.
4.0 x 5.3 x 2.75m HIGH



CONVEX MIRROR

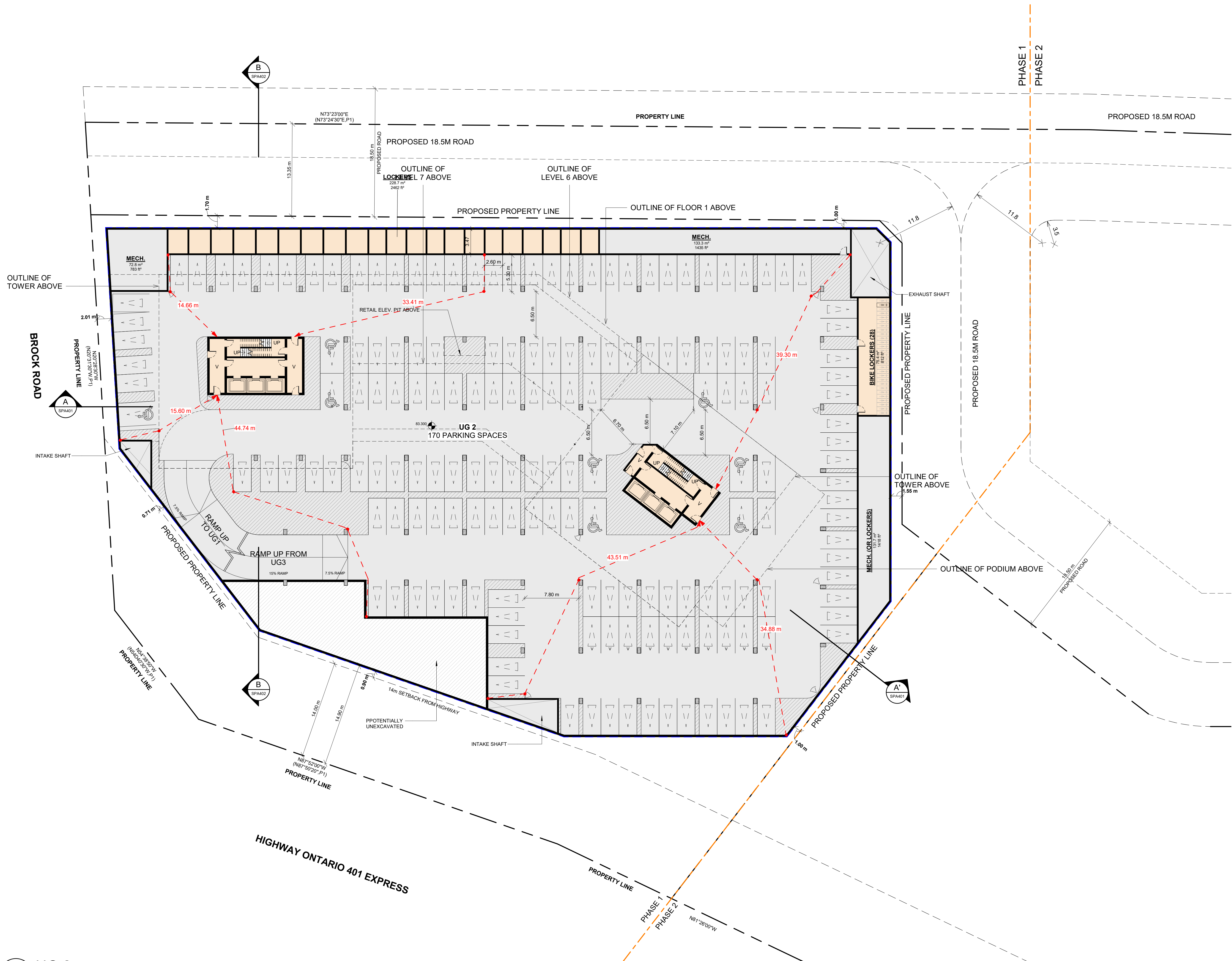
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND LEVEL 02

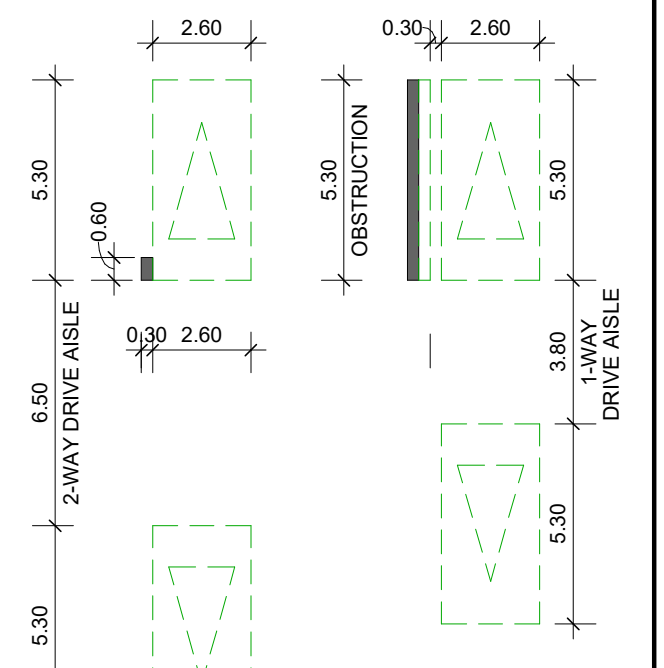
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PROJECT DATE	2024-4-04
DRAWN BY	TKA
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SCALE	As indicated



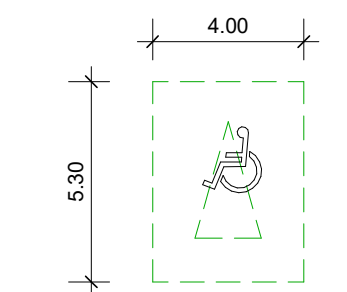
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SPA103 1 : 250

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TYPICAL DIMENSIONS (UNLESS OTHERWISE NOTED):
2-WAY AISLE WIDTH: MIN. 6.50m
1-WAY AISLE WIDTH: MIN. 3.80m
TYPICAL PARKING SPACE: MIN 2.60 x 5.30m
PARALLEL PARKING SPACE: MIN 2.60 x 5.30m



TYPICAL BARRIER-FREE SPACE MIN.
4.0 x 5.3 x 2.75m HIGH



CONVEX MIRROR

CONVEX MIRROR

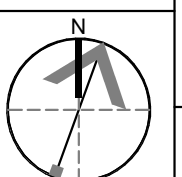
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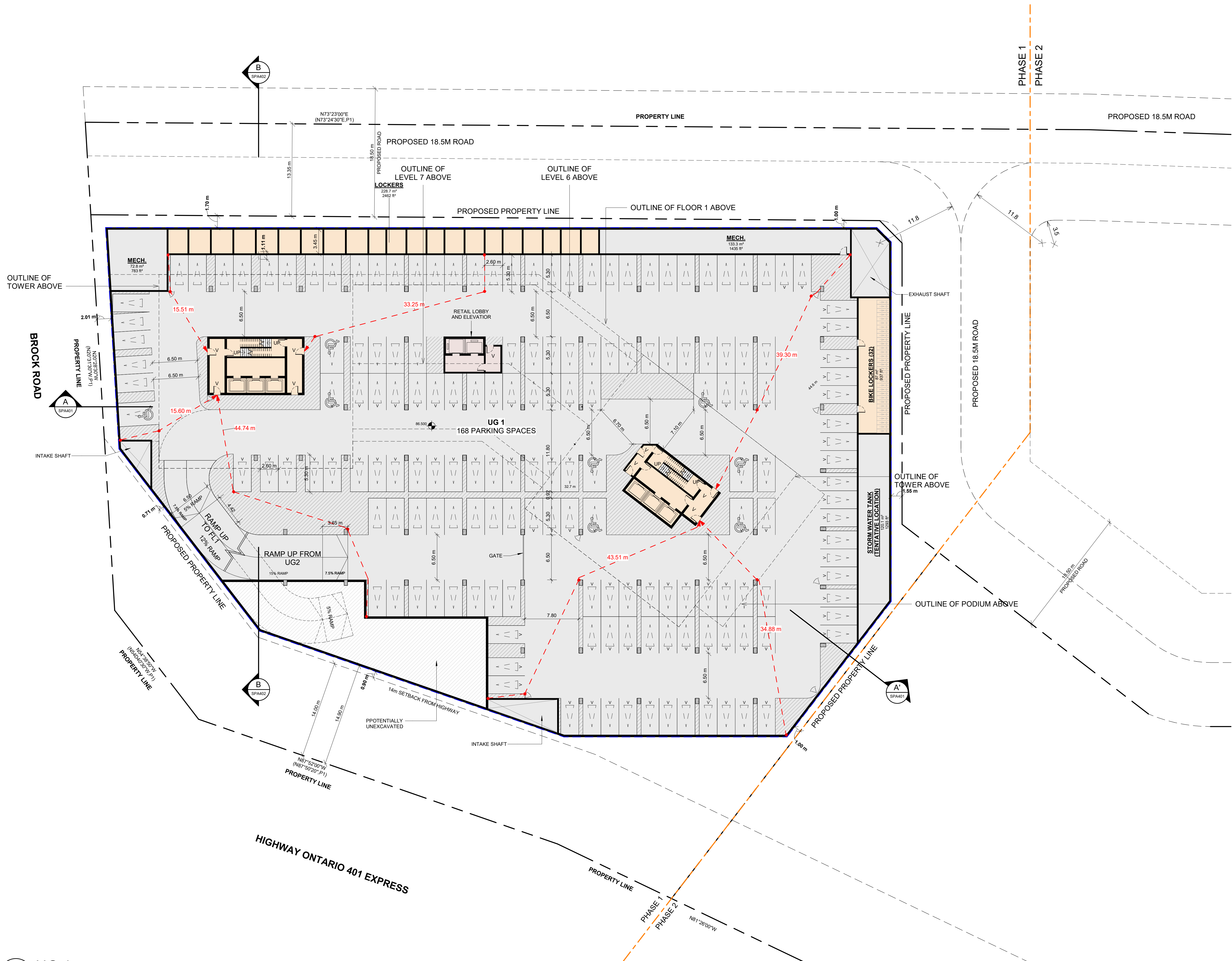
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND LEVEL 01

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
As indicated



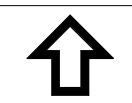

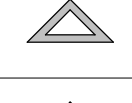
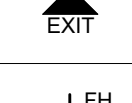
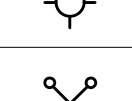
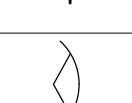
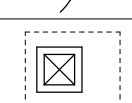
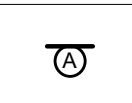
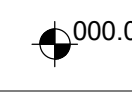


DRAWING NO.
SPA104

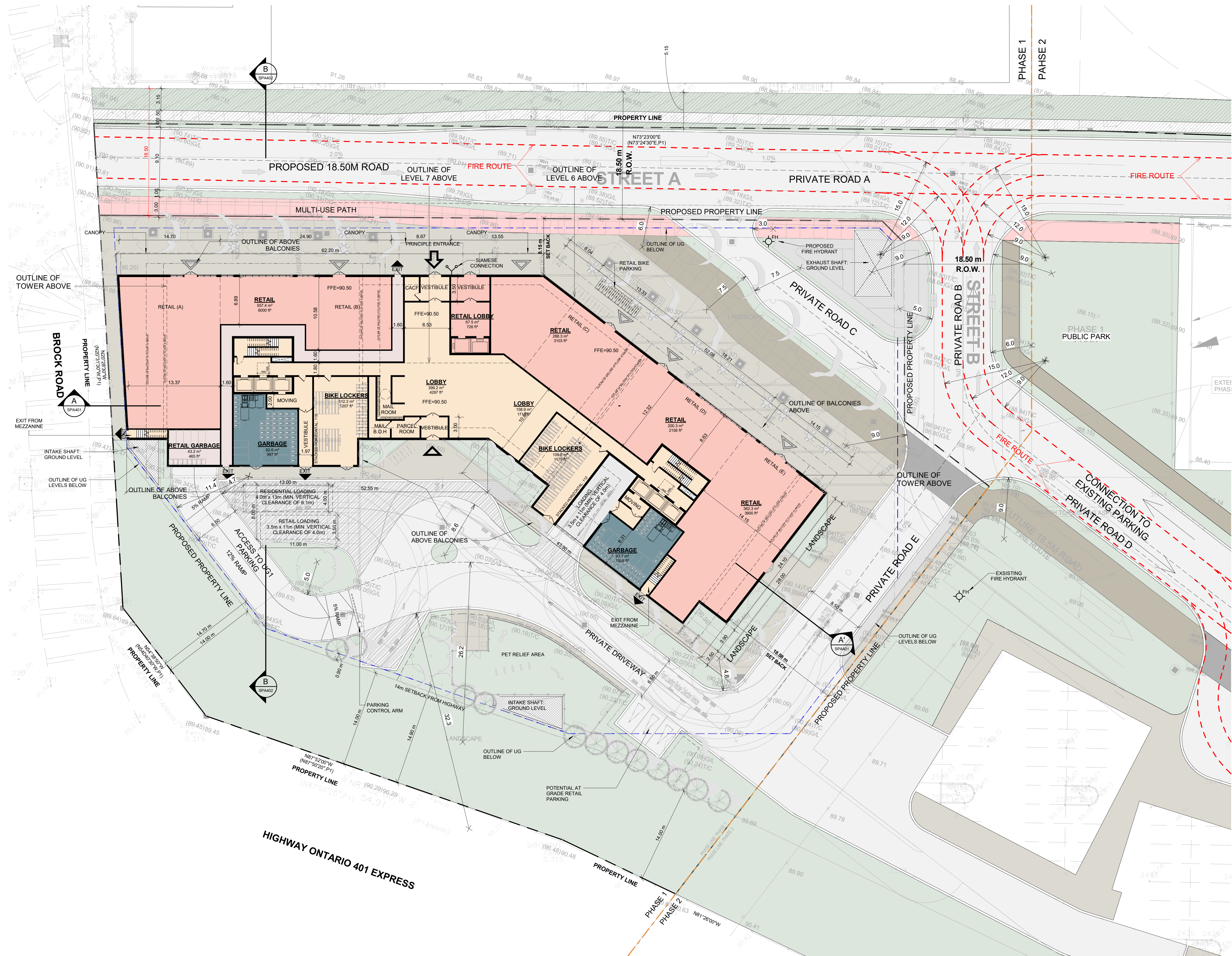


1 UG 1
SPA104 1 : 250

This drawing is an instrument of service, it 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 supplied information. The 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all relevant building authorities. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER



#	DATE	DESCRIPTION	BY



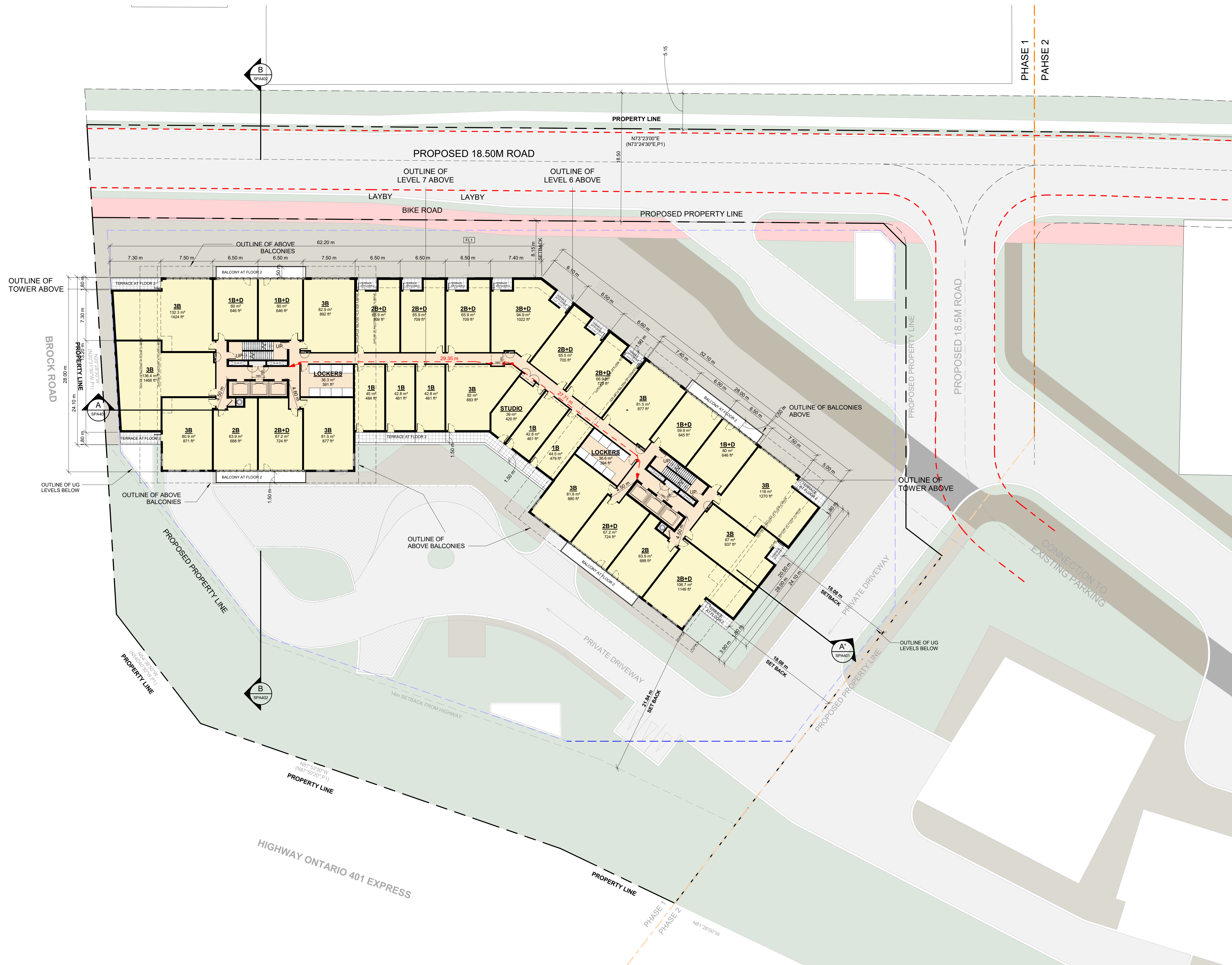
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 01

PROJECT NO. 06.037RZ
PROJECT DATE 2024-4-04
DRAWN BY VVA
CHECKED BY AYU
SCALE 1:1100

	PROJECT NO. SPA151	REV.
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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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



#	DATE	DESCRIPTION	BY
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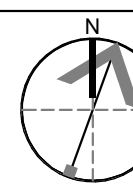


PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

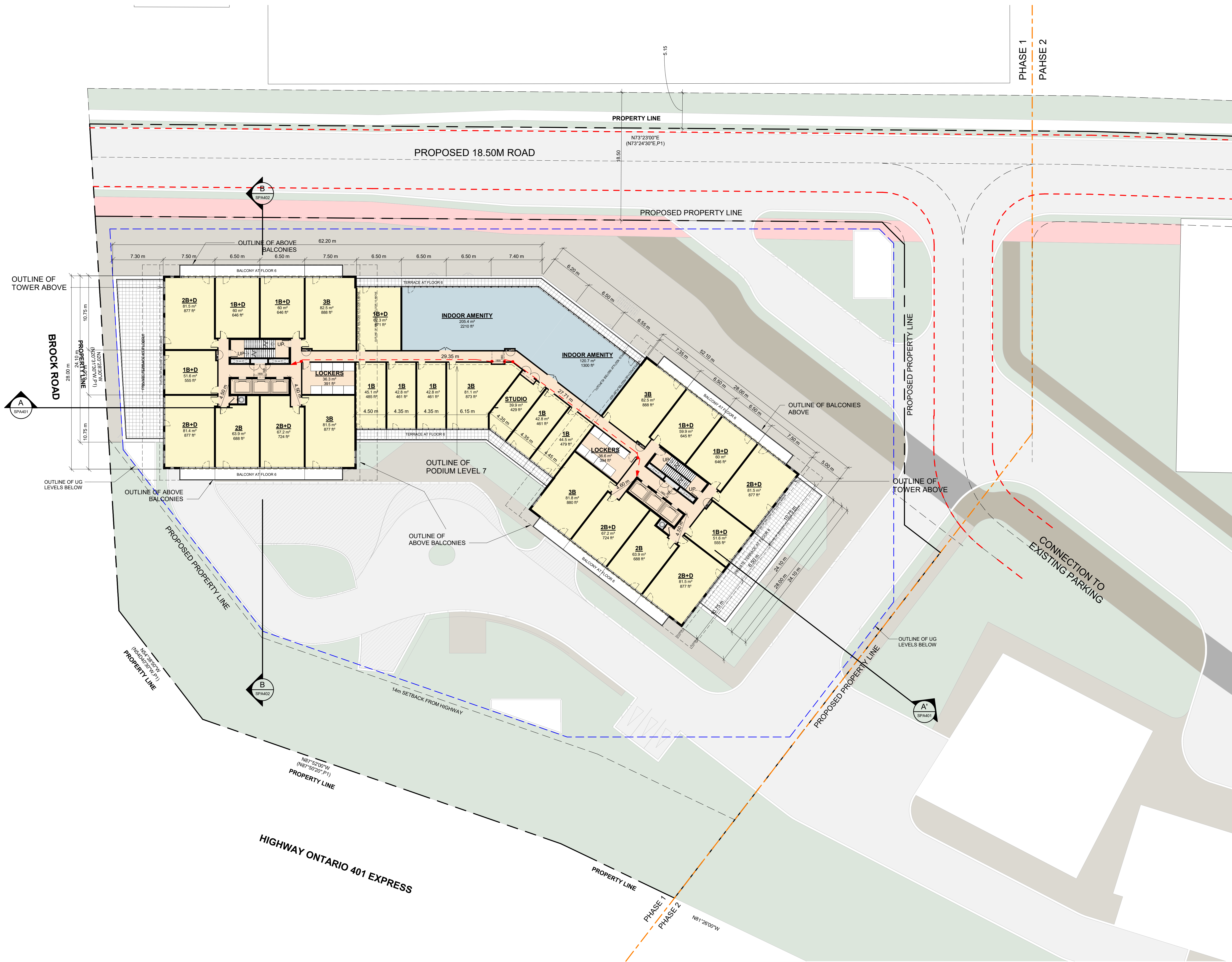
DRAWING
FLOOR 02 - 05

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
1 : 250

DRAWING NO.
SPA152



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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



#	DATE	DESCRIPTION	BY
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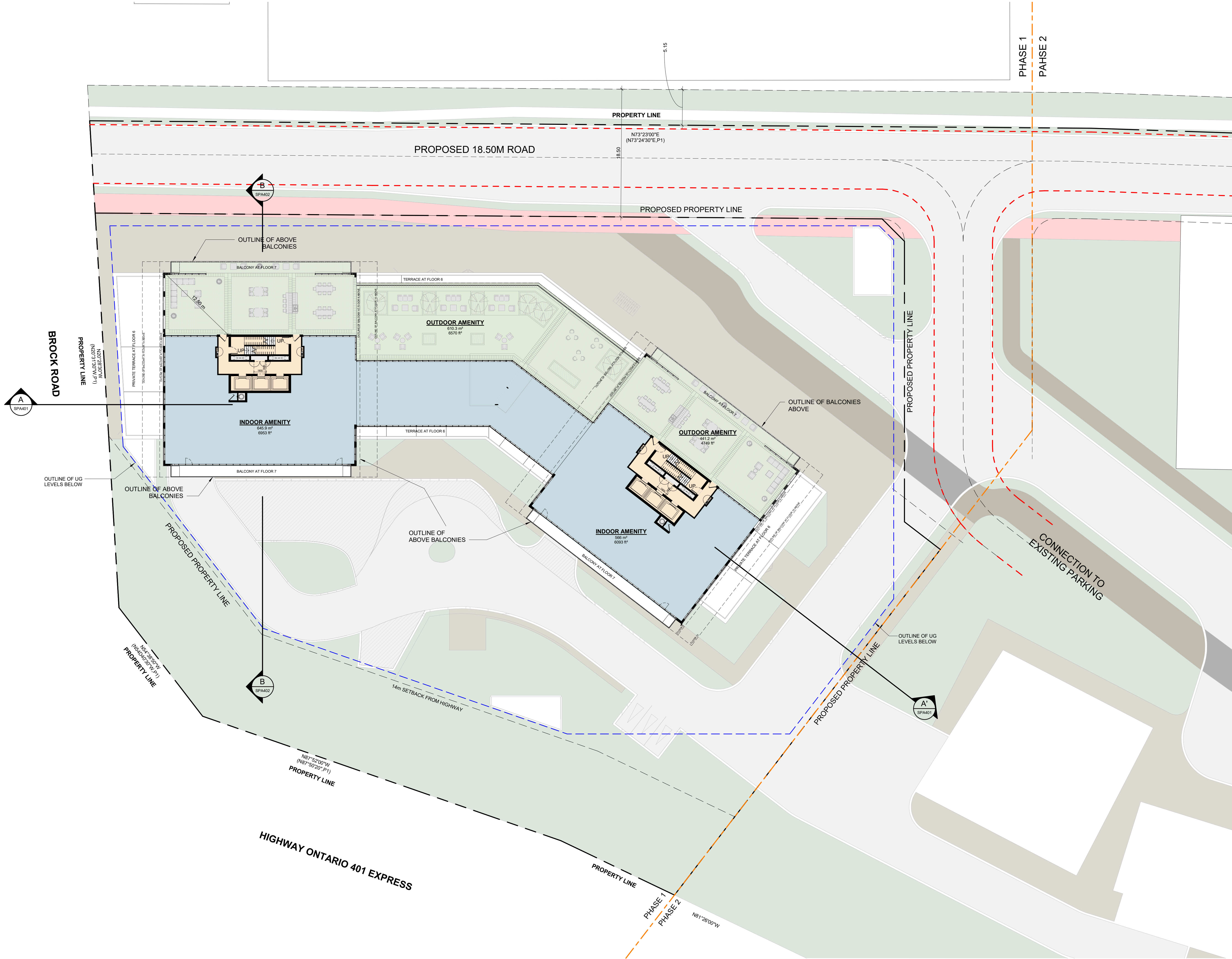
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 06

PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	1 : 250

DRAWING NO. **SPA153**

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



#	DATE	DESCRIPTION	BY
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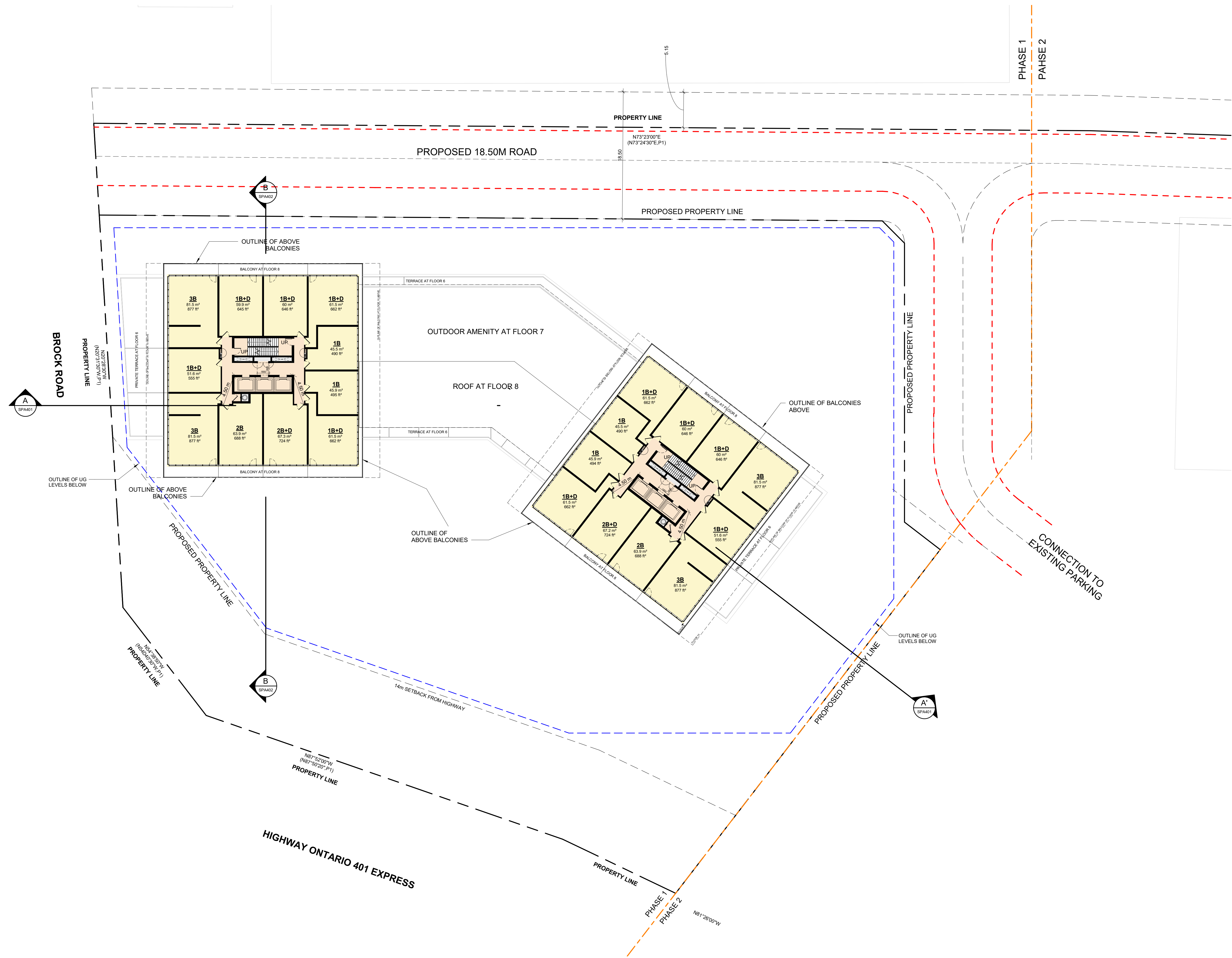


PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 07

PROJECT NO. 06.037RZ
PROJECT DATE 2024-4-04
DRAWN BY TKA
CHECKED BY AYU
SCALE 1 : 250

DRAWING NO. **SPA154**



#	DATE	DESCRIPTION	BY
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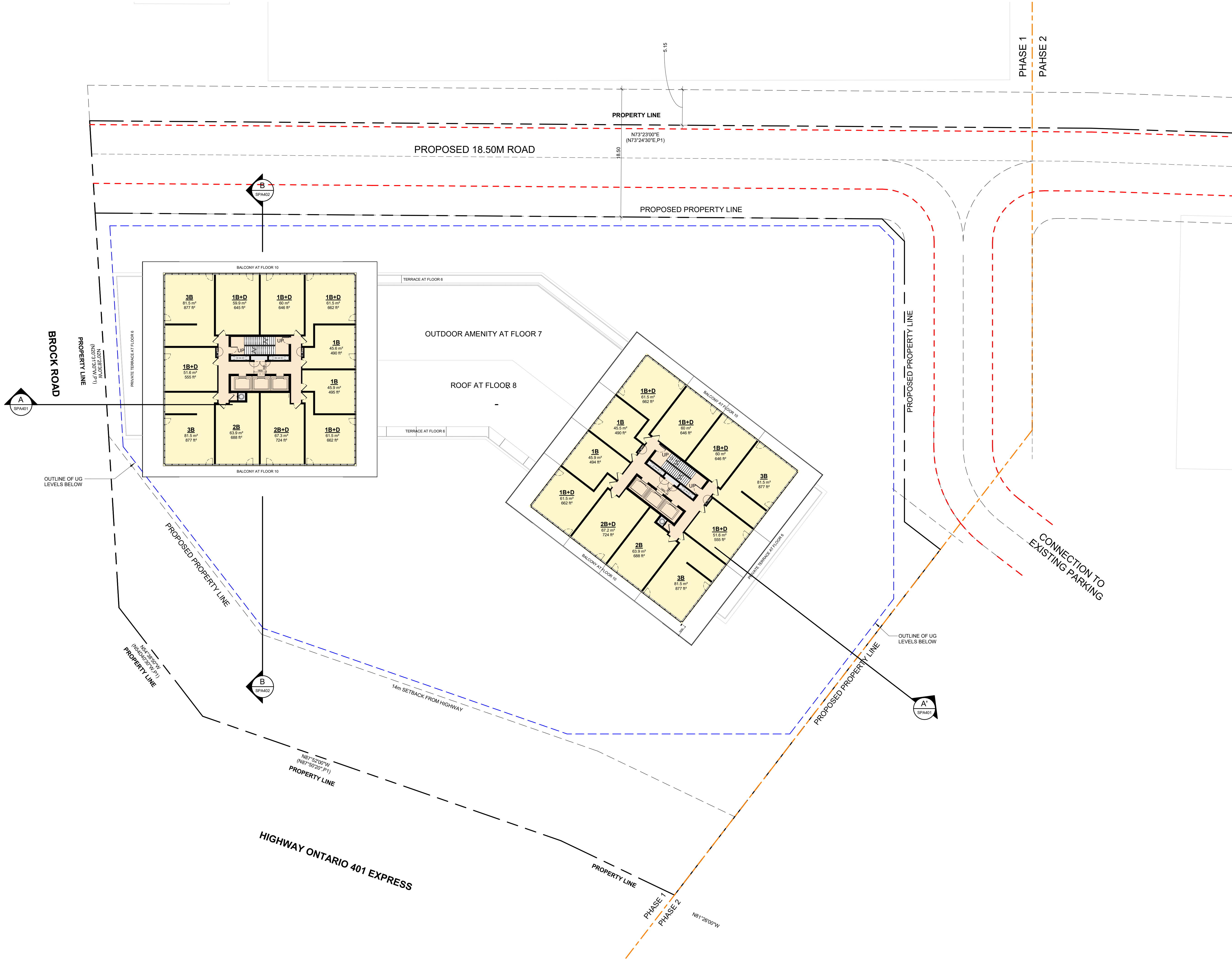
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 08 - 09

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
1 : 250

DRAWING NO.
SPA155

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



#	DATE	DESCRIPTION	BY
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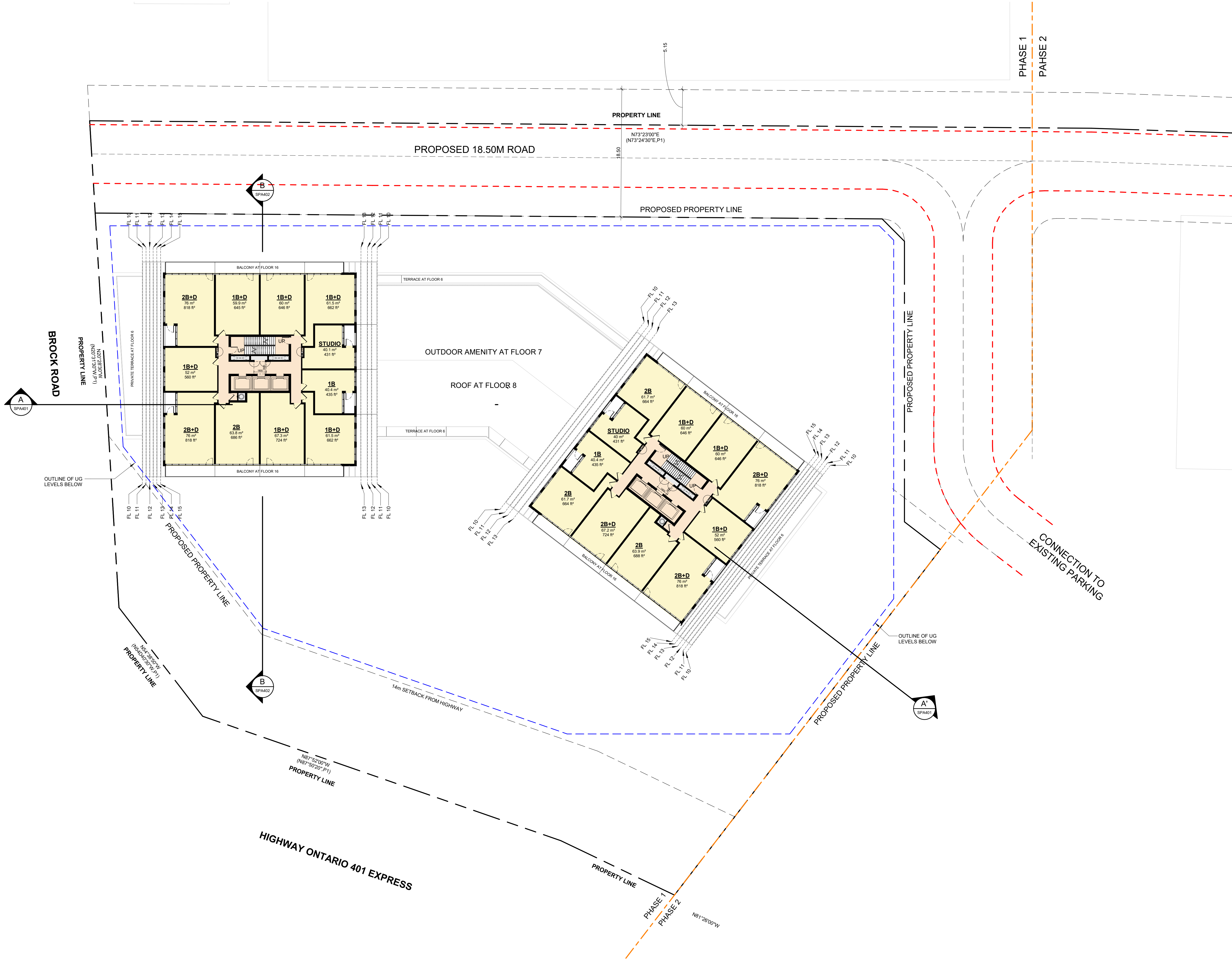
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 10 - 15

PROJECT NO. 06.037RZ	
PROJECT DATE 2024-4-04	
DRAWN BY TKA	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO.
SPA156

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



#	DATE	DESCRIPTION	BY
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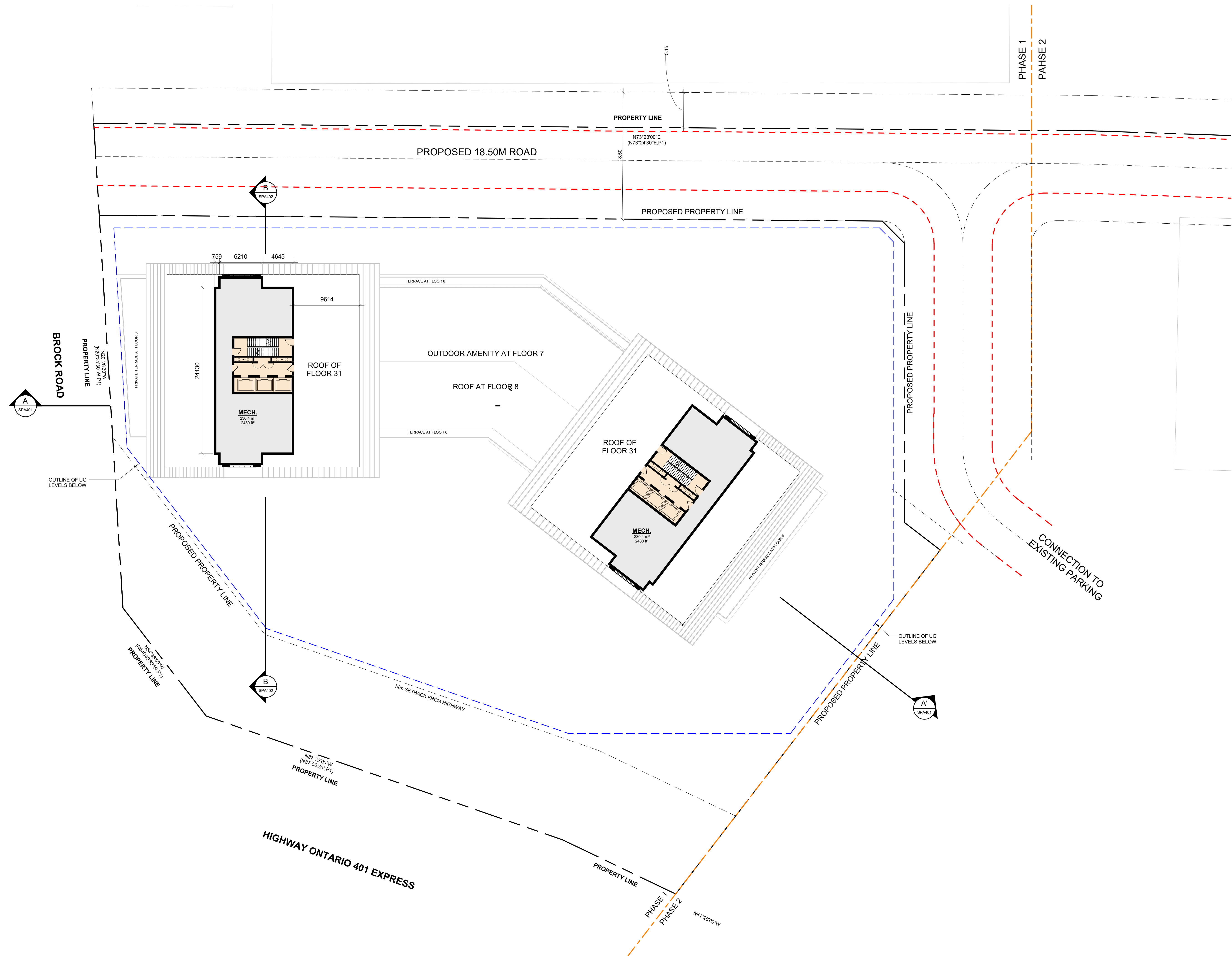
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
FLOOR 16 - 31 (TYPICAL)

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
1 : 250

DRAWING NO.
SPA156B

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



#	DATE	DESCRIPTION	BY
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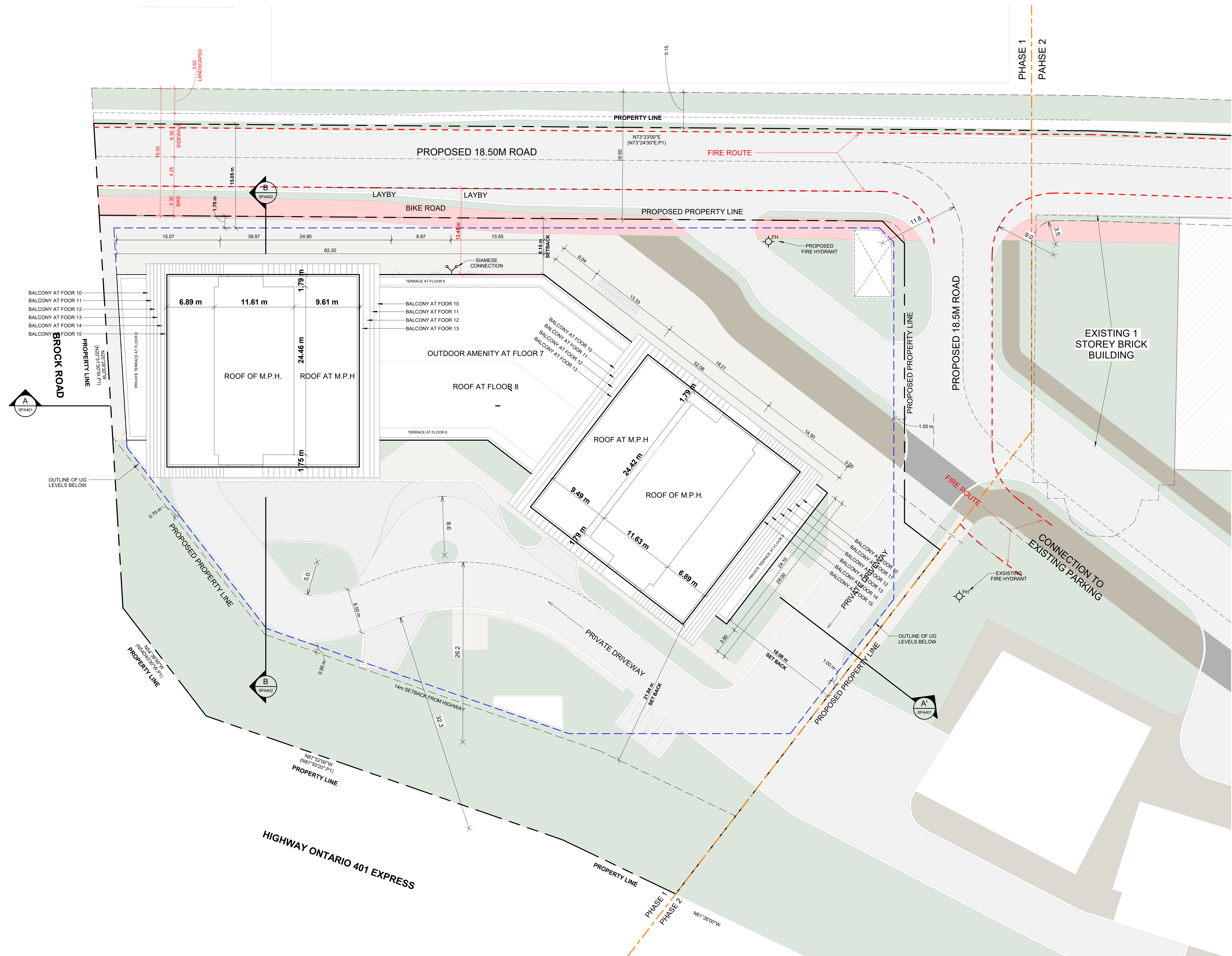
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
M.P.H.

PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	1 : 250

DRAWING NO. **SPA157**

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authority having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
ROOF PLAN

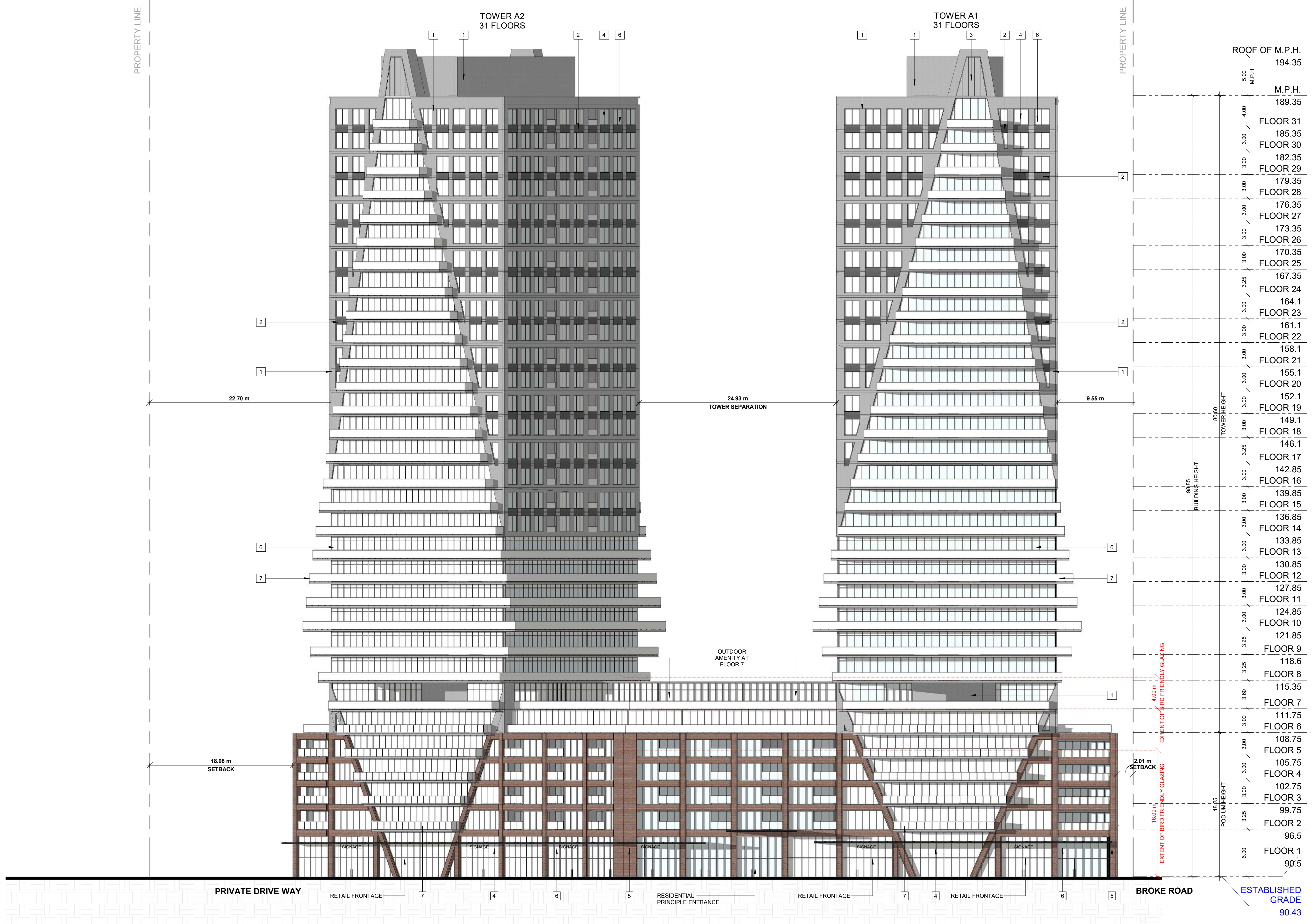
PROJECT NO. 06.037RZ
PROJECT DATE 2024-4-04
DRAWN BY TKA
CHECKED BY AYU
SCALE 1 : 250

DRAWING NO. SPA158

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all relevant building jurisdictions. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING



#	DATE	DESCRIPTION	BY
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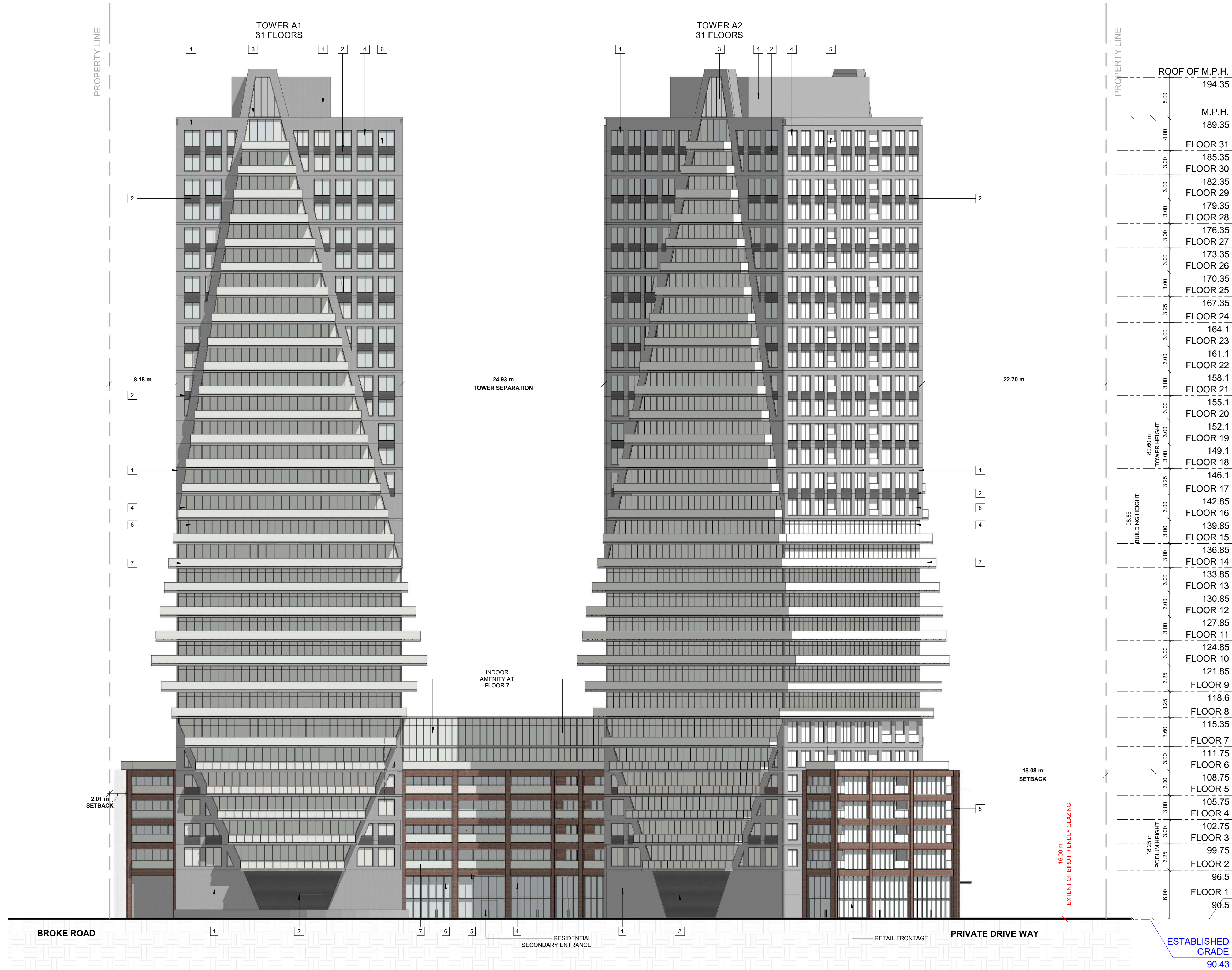
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
NORTH ELEVATION

PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.
SPA301

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

#	DATE	DESCRIPTION	BY
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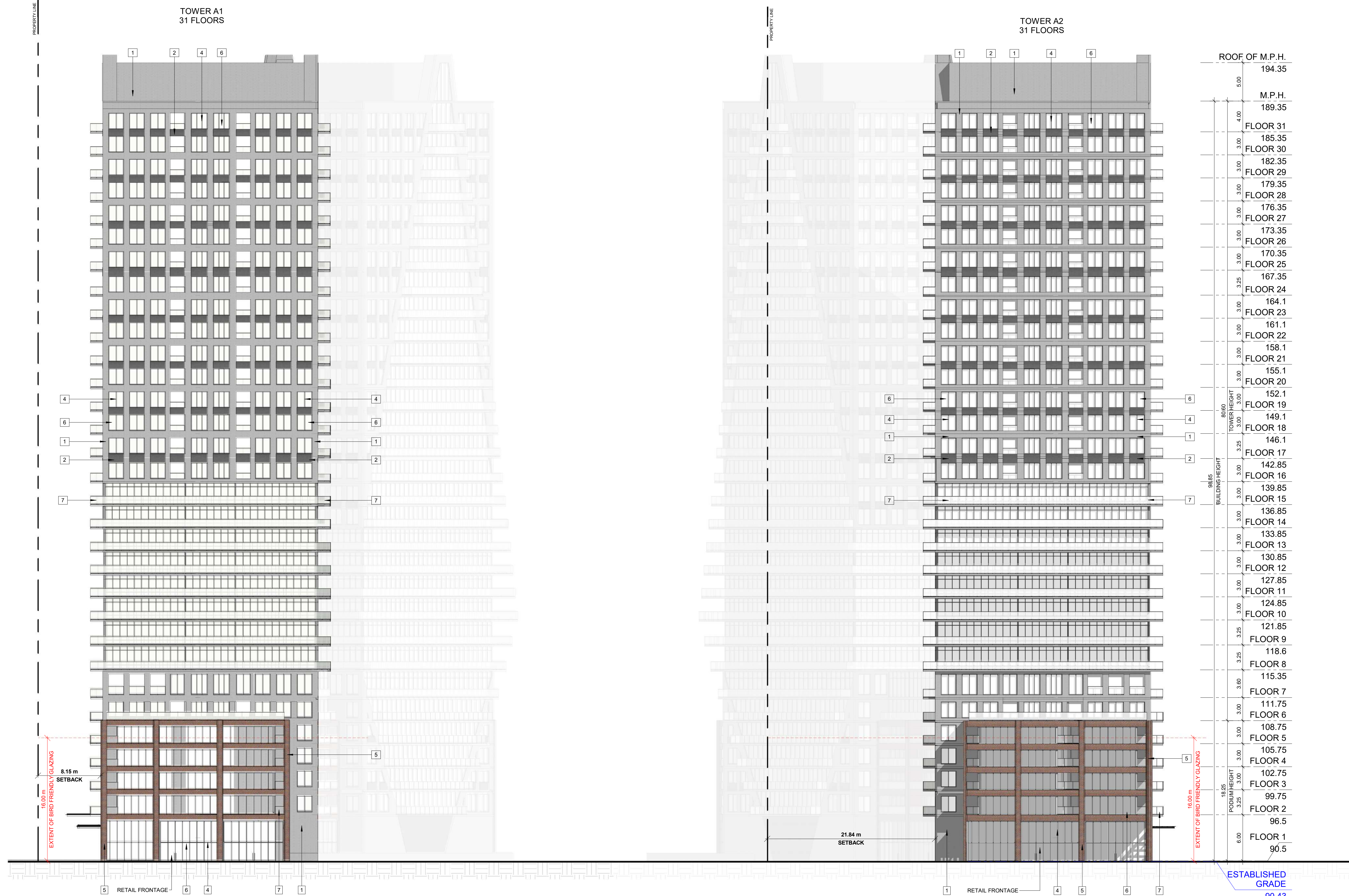
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
SOUTH ELEVATION

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
As indicated

DRAWING NO.
SPA302

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for Contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.



2 West Elevation
SPA303 1 : 250

1 South East Elevation
SPA303 1 : 250

EXTERIOR FINISH LEGEND	
1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

#	DATE	DESCRIPTION	BY

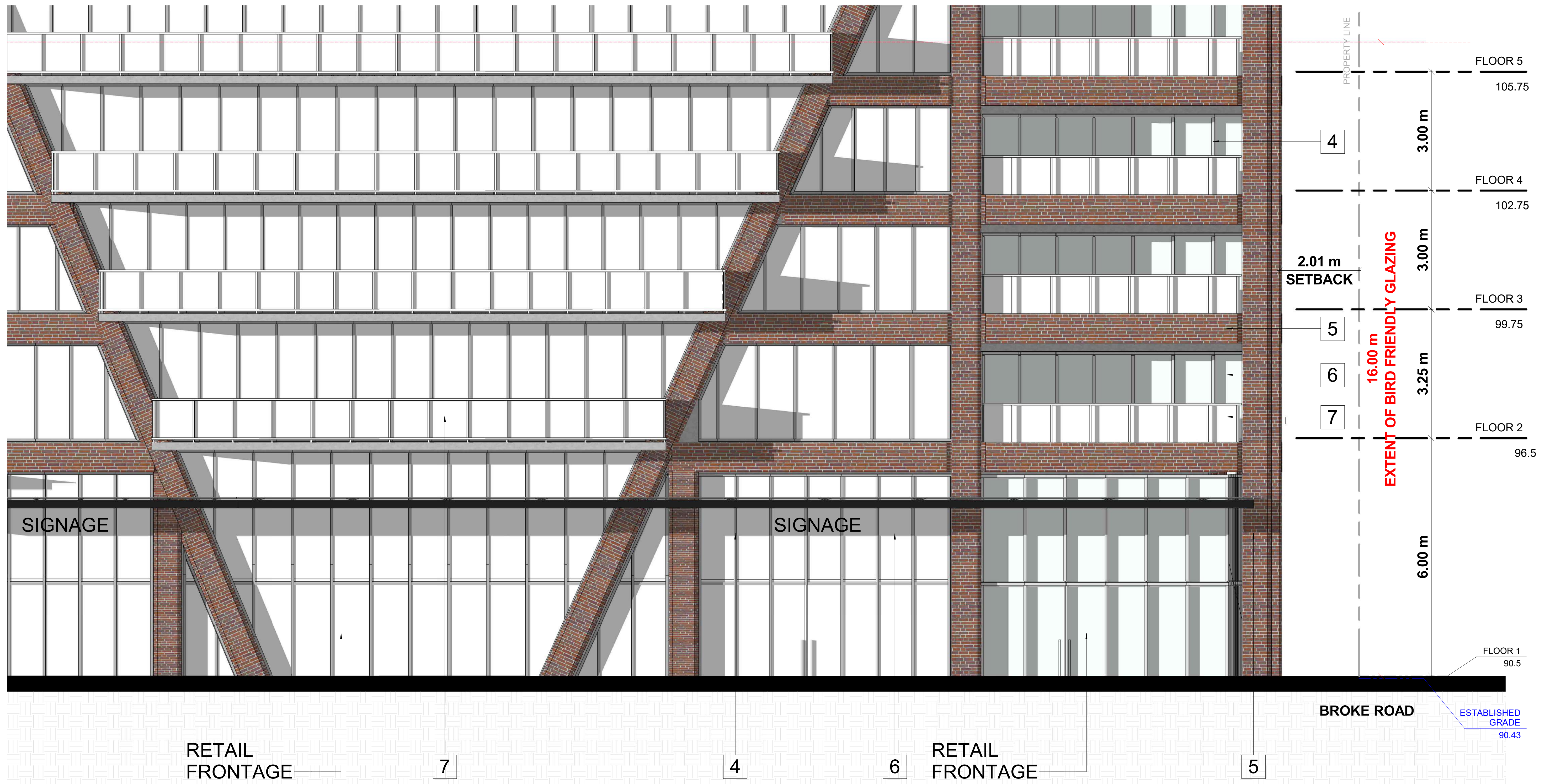
PROJECT
PICKERING DESIGN CENTRE
(BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
EAST AND WEST ELEVATIONS

PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.
SPA303

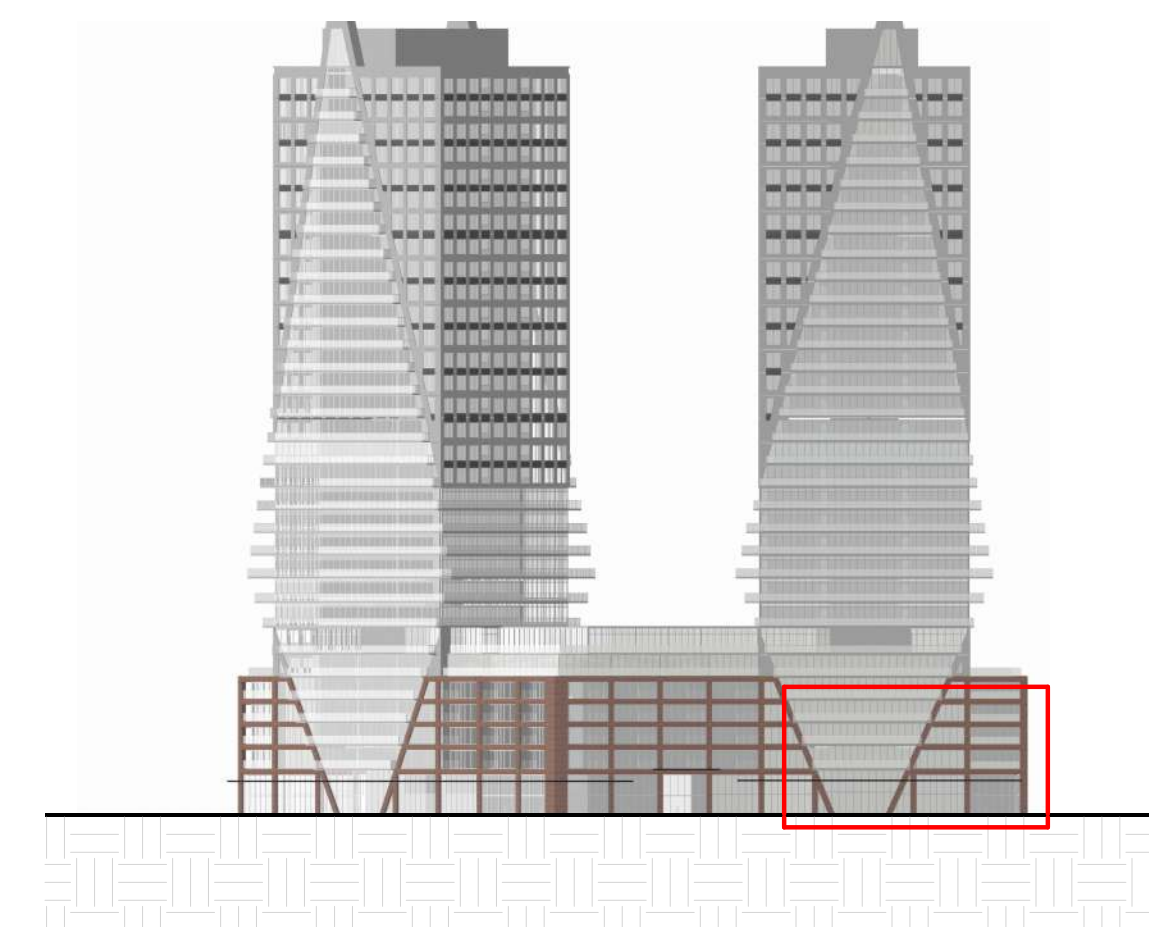
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for Contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.



EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

1 Detailed North Elevation P1
SPA311 1:50



#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
1 TO 50 ELEVATIONS

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
As indicated

DRAWING NO.
SPA311

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



EXTERIOR FINISH LEGEND	
1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING

SIGNAGE

SIGNAGE

FLOOR 5

105.75

FLOOR 4

102.75

FLOOR 3

99.75

FLOOR 2

96.5

FLOOR 1

90.5

16.00 m
EXTENT OF BIRD FRIENDLY GLAZING

3.00 m

3.00 m

3.25 m

6.00 m

ESTABLISHED GRADE
90.43

RESIDENTIAL LOBBY ENTRANCE

RETAIL FRONTAGE

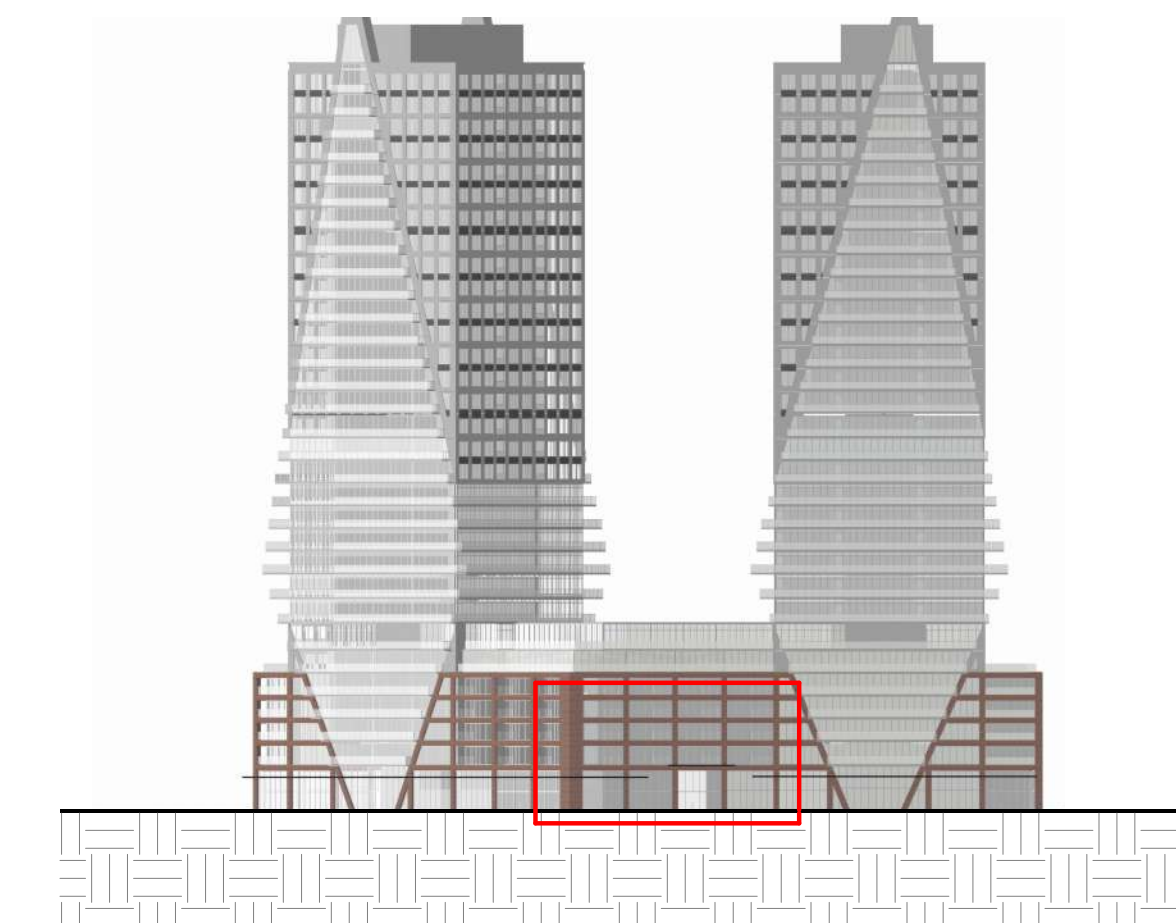
4

7

6

5

1 Detailed North Elevation P2
SPA312 1:50

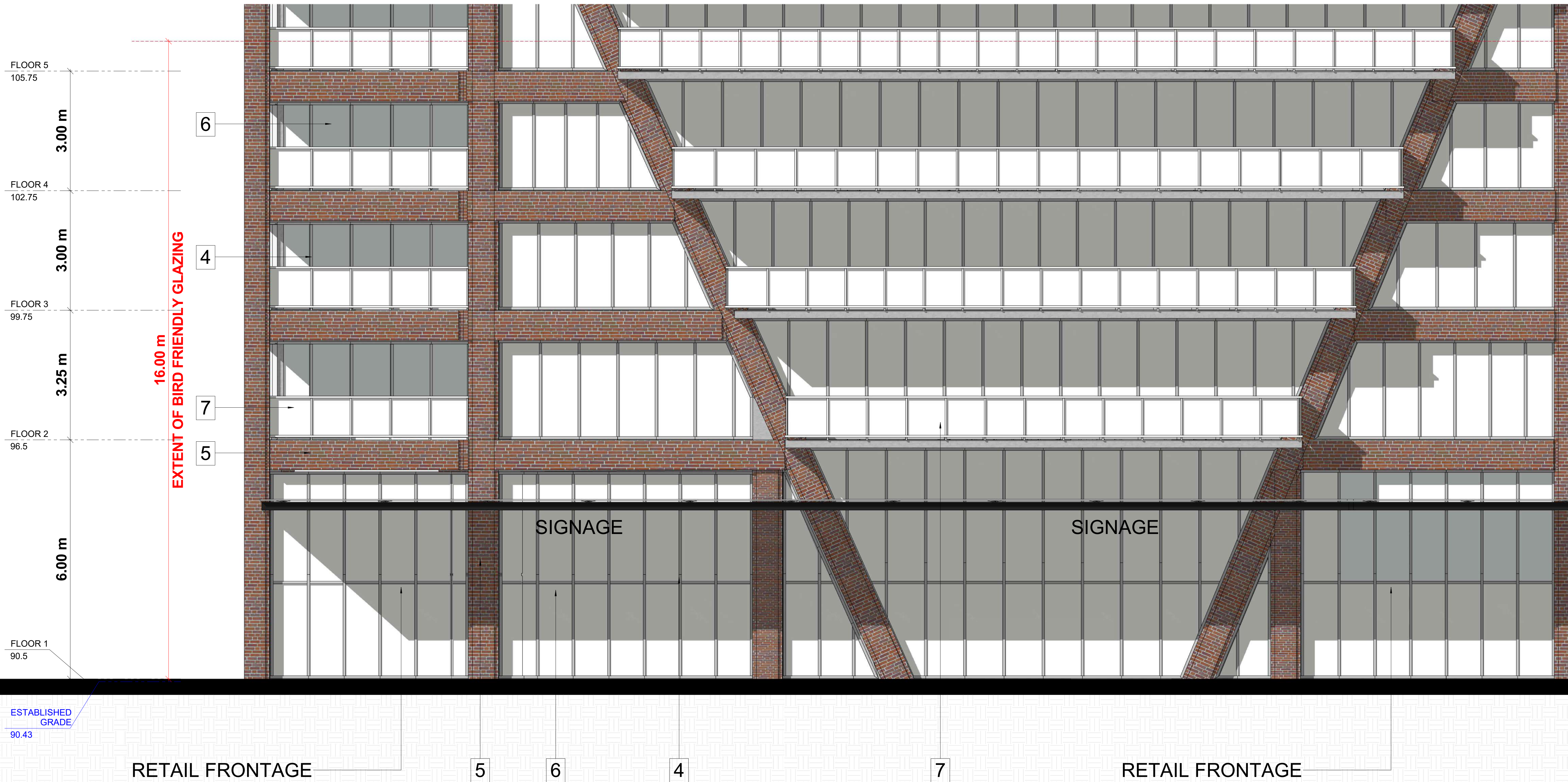


#	DATE	DESCRIPTION	BY
PROJECT PICKERING DESIGN CENTRE (BLOCK 1) 1775 PICKERING PARKWAY PICKERING, ON.			
DRAWING 1 TO 50 ELEVATIONS			
PROJECT NO.	06.037RZ		
PROJECT DATE	2024-4-04		
DRAWN BY	TKA		
CHECKED BY	AYU		
SCALE	As indicated		
DRAWING NO.		SPA312	

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 supplied 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 drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING



ESTABLISHED GRADE
90.43

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
1 TO 50 ELEVATIONS

1 Detailed North Elevation P3
SPA313 1:50

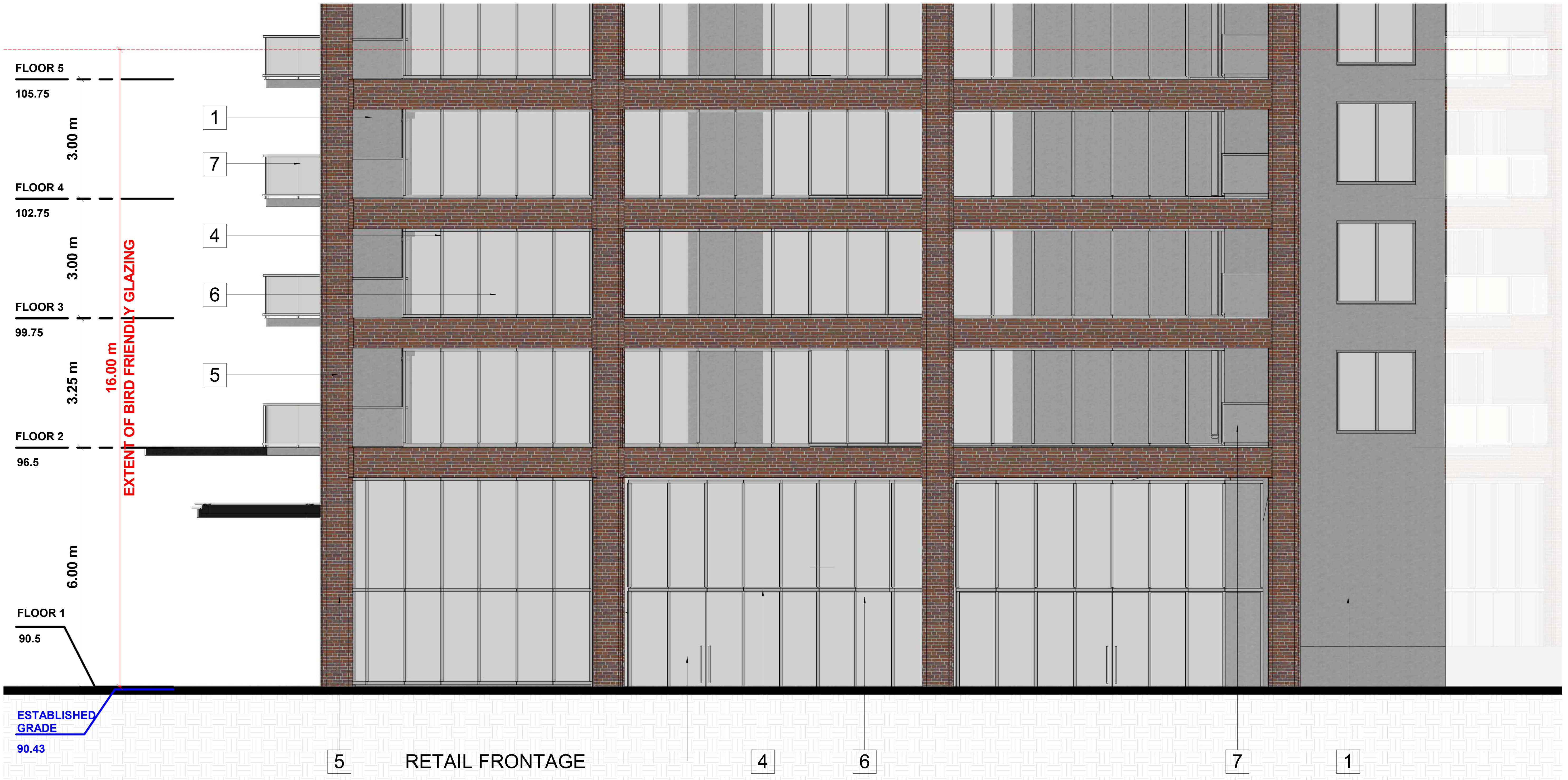
PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.
SPA313

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 supplied 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 consultants' drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "for Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING



1 Detailed West Elevation
SPA314 1 : 50

#	DATE	DESCRIPTION	BY
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PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

1 TO 50 ELEVATIONS

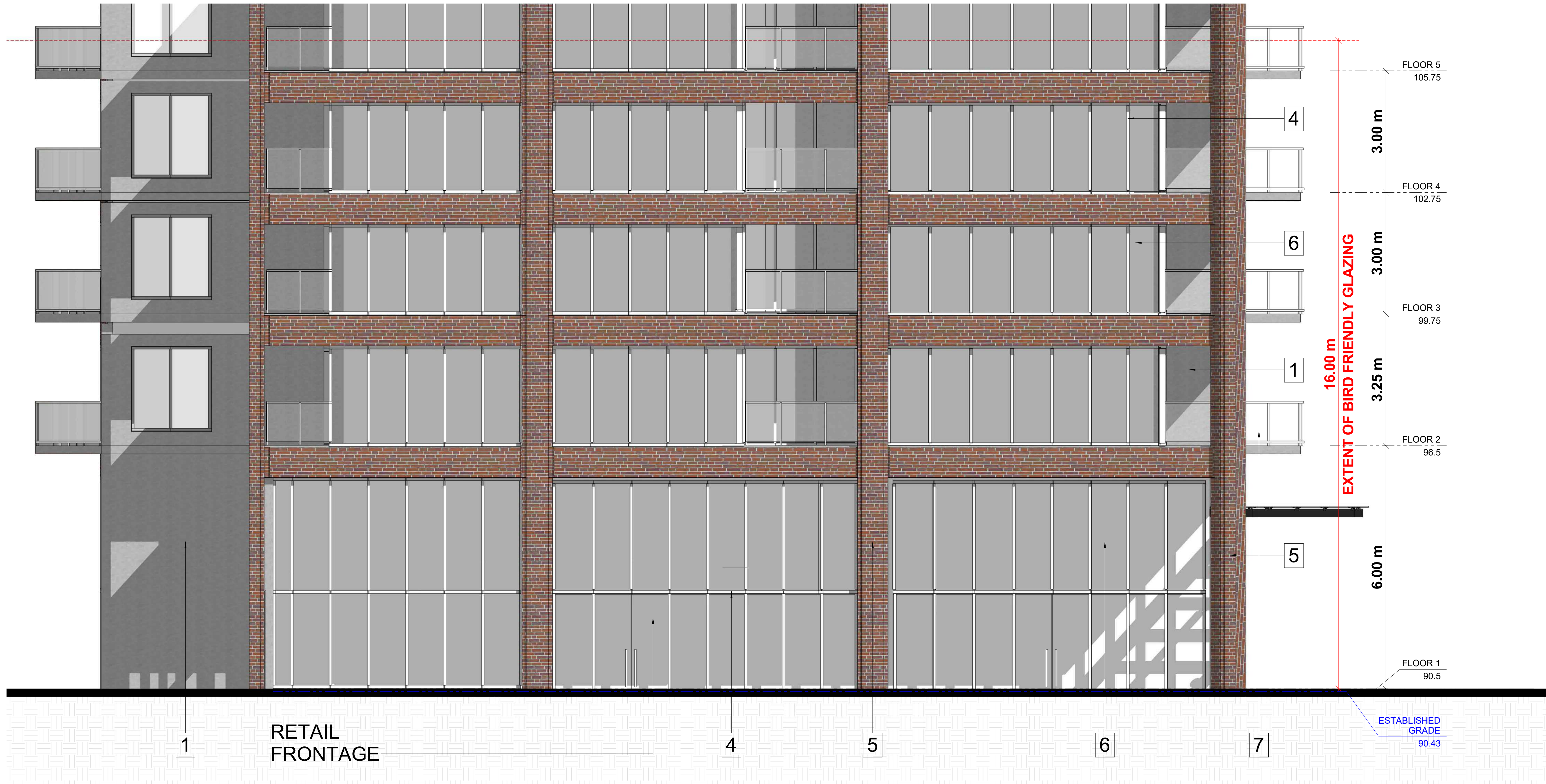
PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO. SPA314

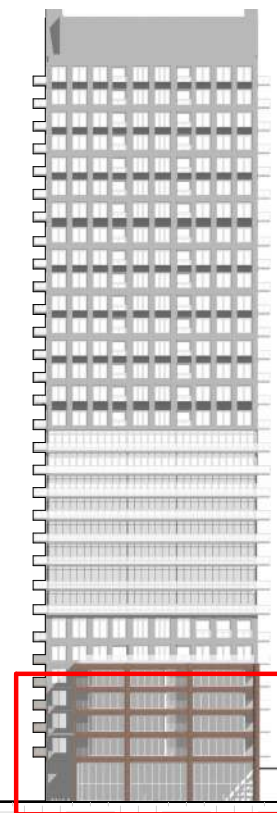
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. 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 consultants' drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

EXTERIOR FINISH LEGEND

1	PRECAST CONCRETE - LIGHT GREY
2	PRECAST CONCRETE - DARK GREY
3	SPANDREL PANEL - DARK GREY
4	ALUMINUM MULLION - GREY
5	MASONRY - DARK RED
6	CLEAR GLAZING
7	BALCONY GLAZING



1 Detailed South East Elevation
SPA315
1:50



#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
1 TO 50 ELEVATIONS

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
As indicated

DRAWING NO.
SPA315

1775 PICKERING PARKWAY, PICKERING, ON

BIRD FRIENDLY DIAGRAM

1. Solid / Opaque Surfaces
On the EAST ELEVATION, 457.7 m² is located within the bird-friendly zone. Of this total surface area, 203.9 m² or 44.6% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the WEST ELEVATION, 450.7 m² is located within the bird-friendly zone. Of this total surface area, 203.2 m² or 45.1% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the NORTH ELEVATION P1, 1200.5 m² is located within the bird-friendly zone. Of this total surface area, 444.8 m² or 37.0% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the NORTH ELEVATION P2, 1034.5 m² is located within the bird-friendly zone. Of this total surface area, 397.8 m² or 38.5% are opaque surfaces such as precast, brick, metal panel, and aluminum.

2. Glass
On the EAST ELEVATION, 253.7 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 2.0% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 96.4% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.
A breakdown of these areas are shown in the chart:

On the WEST ELEVATION, 247.5 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 0.0% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 100.0% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.
A breakdown of these areas are shown in the chart:

On the NORTH ELEVATION P1, 755.7 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 7.7% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 92.3% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.
A breakdown of these areas are shown in the chart:

On the NORTH ELEVATION P2, 636.7 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 19.3% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 80.7% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.
A breakdown of these areas are shown in the chart:

Frit with a pattern which meets the requirements of the City of Toronto 'Bird Friendly Guidelines' will be used.

06.037 PICKERING DESIGN CENTRE, PICKERING, ON

PICKERING, ONTARIO

PROJECT SUMMARY

REVISED: 2022-04-08

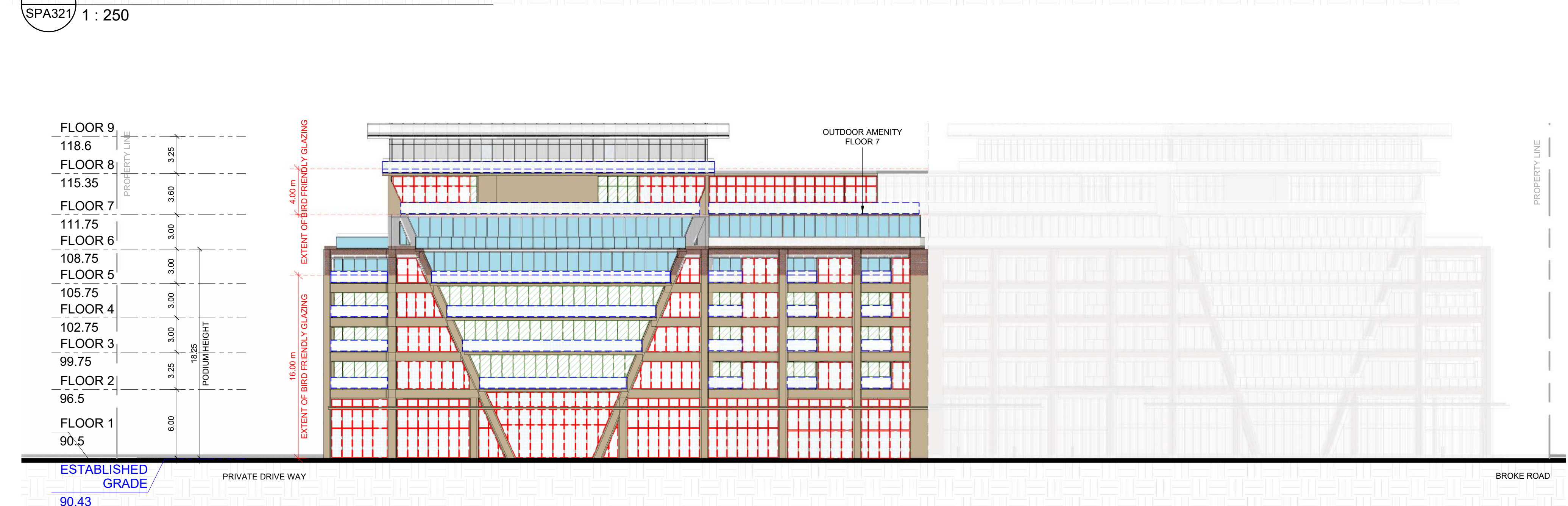
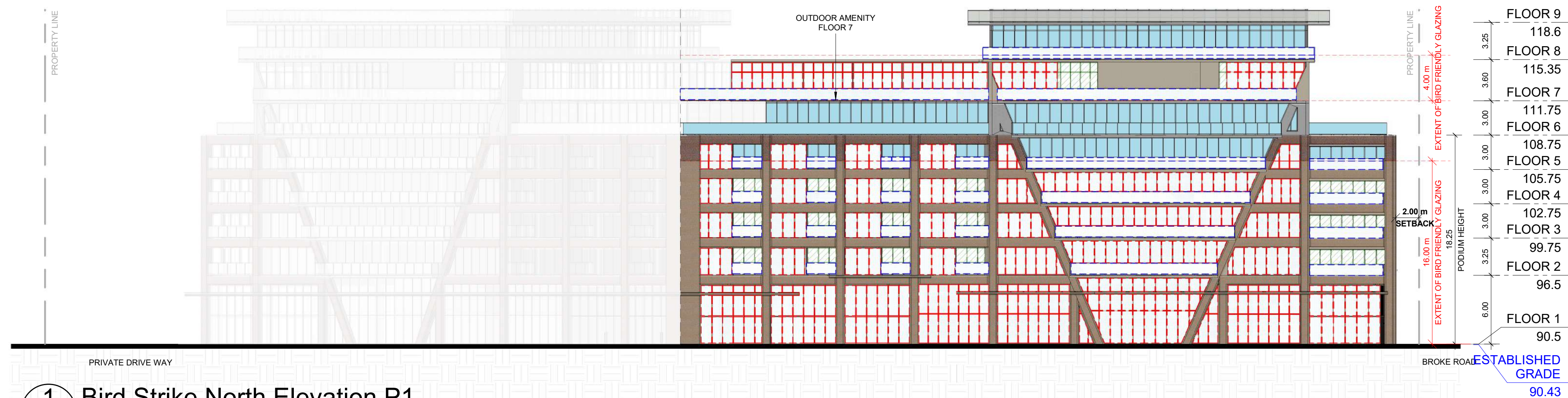
BIRD FRIENDLY ELEVATION CHART

SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	203.9	44.6%	N/A
Glazed Surfaces with Frit Pattern	244.685	53.5%	96.4%
Glazed Surfaces with Shading	9.03	2.0%	3.6%
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	457.7	100%	100%
Total Glazed Surfaces 253.7			

SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	203.2	45.1%	N/A
Glazed Surfaces with Frit Pattern	247.5	54.9%	100.0%
Glazed Surfaces with Shading	0.0	0.0%	0.0%
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	450.7	100%	100%
Total Glazed Surfaces 247.5			

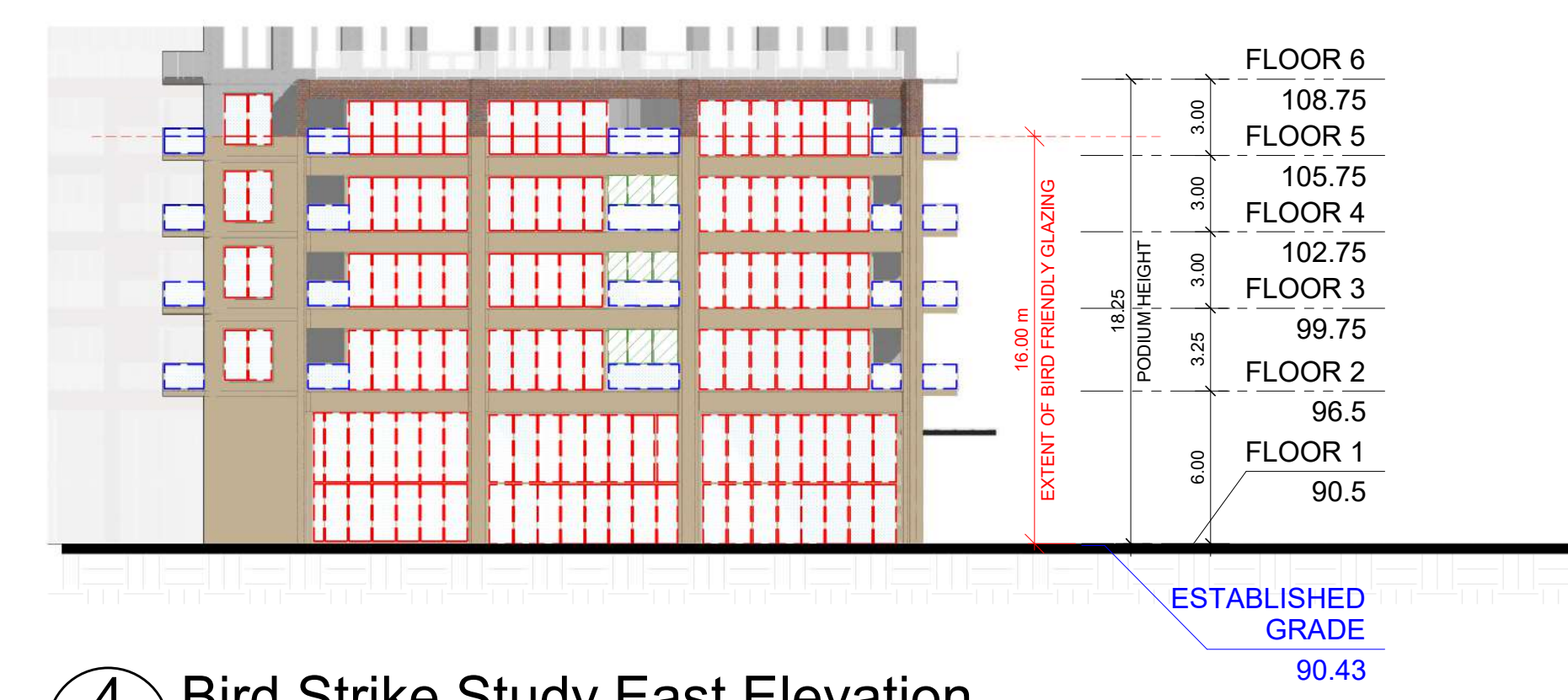
SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	444.8	37.0%	N/A
Glazed Surfaces with Frit Pattern	697.7	58.1%	92.3%
Glazed Surfaces with Shading	58.0	4.8%	7.7%
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	1200.5	100%	100%
Total Glazed Surfaces 755.7			

SURFACE	AREA (m ²)	% OF TOTAL	
		VERTICAL SURFACE	TREATMENTS OF
Opaque Surfaces - Precast/Metal Panel/Aluminum	397.8	38.5%	N/A
Glazed Surfaces with Frit Pattern	513.8	49.7%	80.7%
Glazed Surfaces with Shading	122.9	11.9%	19.3%
Glazed Surfaces - Spandrel Glass	0.0	0.0%	0.0%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	1034.5	100%	100%
Total Glazed Surfaces 636.7			



2 Bird Strike North Elevation P2

SPA321 1:250



4 Bird Strike Study East Elevation

SPA321 1:250



3 Bird Strike Study West Elevation

SPA321 1:250

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON, M5B 2T8
1-416-425-2222
turnerfleischer.com

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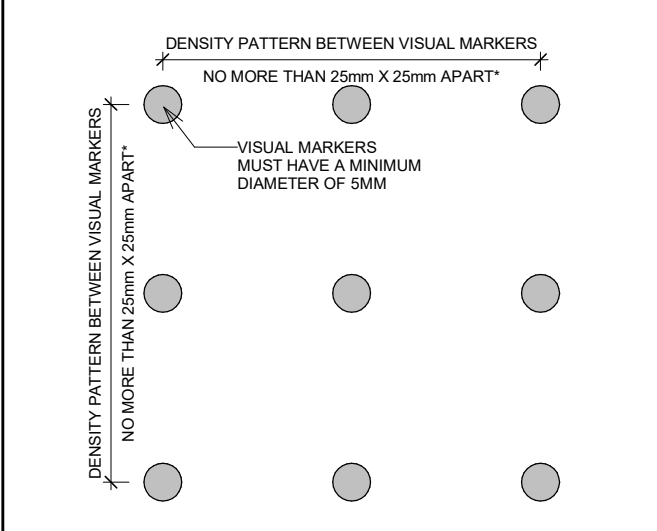
- GLAZED SURFACES TREATED WITH FRIT PATTERN AS PER THE FRIT PATTERN DETAIL
- GLAZED BALCONIES TREATED WITH FRIT PATTERN AS PER THE FRIT PATTERN DETAIL
- GLAZED SURFACES SHADED BY PROJECTION / OVERHANGS
- GLAZED SURFACES VISION GLASS (UNTREATED)
- OPAQUE SURFACES SUCH AS PRECAST, BRICK, METAL PANEL AND ALUMINUM

BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
 - VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:
 - APPLICATION OF FILM AND DECALS TO THE GLASS
 - MUTTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE
 - CANOPIES LOCATED ALONG THE BUILDING FAÇADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
 - USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2
- REDUCTION OF LIGHT POLLUTION
 - REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.
 - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DETAIL NOTE:
FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)



#	DATE	DESCRIPTION	BY
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PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

BIRD STRIKE STUDY

PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO. SPA321

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1775 PICKERING PARKWAY, PICKERING, ON

BIRD FRIENDLY DIAGRAM

1. Solid / Opaque Surfaces

On the SOUTH ELEVATION P1, 841.9 m² is located within the bird-friendly zone. Of this total surface area, 435.0 m² or 51.7% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the SOUTH ELEVATION P2, 710.9 m² is located within the bird-friendly zone. Of this total surface area, 401.9 m² or 56.5% are opaque surfaces such as precast, brick, metal panel, and aluminum.

2. Glass

On the SOUTH ELEVATION P1, 406.9 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 35.9% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 64.1% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.

A breakdown of these areas are shown in the chart:

On the SOUTH ELEVATION P2, 308.9 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 38.0% is shaded from balcony and canopy overhangs, 0.0% is spandrel glass, 62.0% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated.

A breakdown of these areas are shown in the chart:

Frit with a pattern which meets the requirements of the City of Toronto 'Bird Friendly Guidelines' will be used.

SURFACE	AREA (m ²)	% OF TOTAL		% FOR TREATMENTS OF
		VERTICAL SURFACE		
Opaque Surfaces - Precast/Metal Panel/Aluminum	435.0	51.7%		N/A
Glazed Surfaces with Frit Pattern	260.8	31.0%		64.1%
Glazed Surfaces with Shading	146.1	17.4%		35.9%
Glazed Surfaces - Spandrel Glass	0.0	0.0%		0.0%
Glazed Surfaces (Untreated)	0.0	0.0%		0.0%
TOTAL	841.9	100%		100%
Total Glazed Surfaces	406.9			

SURFACE	AREA (m ²)	% OF TOTAL		% FOR TREATMENTS OF
		VERTICAL SURFACE		
Opaque Surfaces - Precast/Metal Panel/Aluminum	401.9	56.5%		N/A
Glazed Surfaces with Frit Pattern	191.6	27.0%		62.0%
Glazed Surfaces with Shading	117.3	16.5%		38.0%
Glazed Surfaces - Spandrel Glass	0.0	0.0%		0.0%
Glazed Surfaces (Untreated)	0.0	0.0%		0.0%
TOTAL	710.9	100%		100%
Total Glazed Surfaces	308.9			

SURFACE	AREA (m ²)	% OF TOTAL		% FOR TREATMENTS OF
		VERTICAL SURFACE		
Opaque Surfaces - Precast/Metal Panel/Aluminum	2086.6	44.4%		N/A
Glazed Surfaces with Frit Pattern	2156.2	45.9%		82.6%
Glazed Surfaces with Shading	453.3	9.7%		17.4%
Glazed Surfaces - Spandrel Glass	0.0	0.0%		0.0%
Glazed Surfaces (Untreated)	0.0	0.0%		0.0%
TOTAL	4696.1	100%		100%
Total Glazed Surfaces	2609.5			

Total Glazed Surfaces 7305.6



1 Bird Strike Study South Elevation P1

SPA322 1 : 200



2 Bird Strike Study South Elevation P2

SPA322 1 : 200

- GLAZED SURFACES TREATED WITH FRIT PATTERN AS PER THE FRIT PATTERN DETAIL
- GLAZED BALCONIES TREATED WITH FRIT PATTERN AS PER THE FRIT PATTERN DETAIL
- GLAZED SURFACES SHADED BY PROJECTION / OVERHANGS
- GLAZED SURFACES VISION GLASS (UNTREATED)
- OPAQUE SURFACES SUCH AS PRECAST, BRICK, METAL PANEL AND ALUMINUM

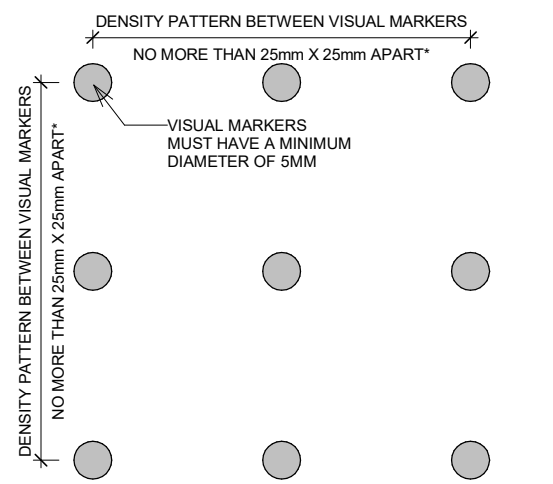
BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
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 - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
 - USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

- REDUCTION OF LIGHT POLLUTION
 - REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.
 - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DETAIL NOTE:
FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)



#	DATE	DESCRIPTION	BY



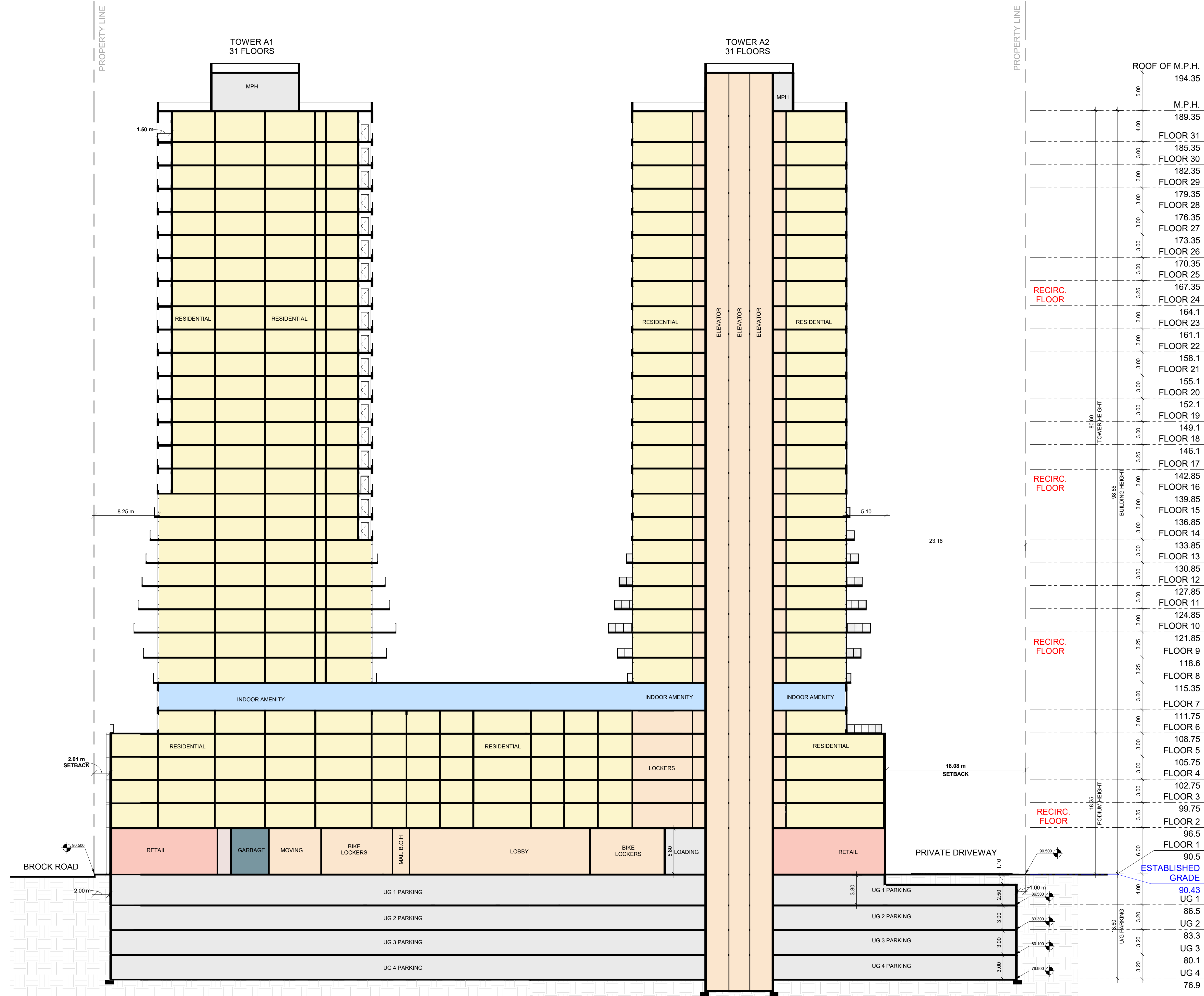
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
BIRD STRIKE STUDY

PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.
SPA322

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#	DATE	DESCRIPTION	BY
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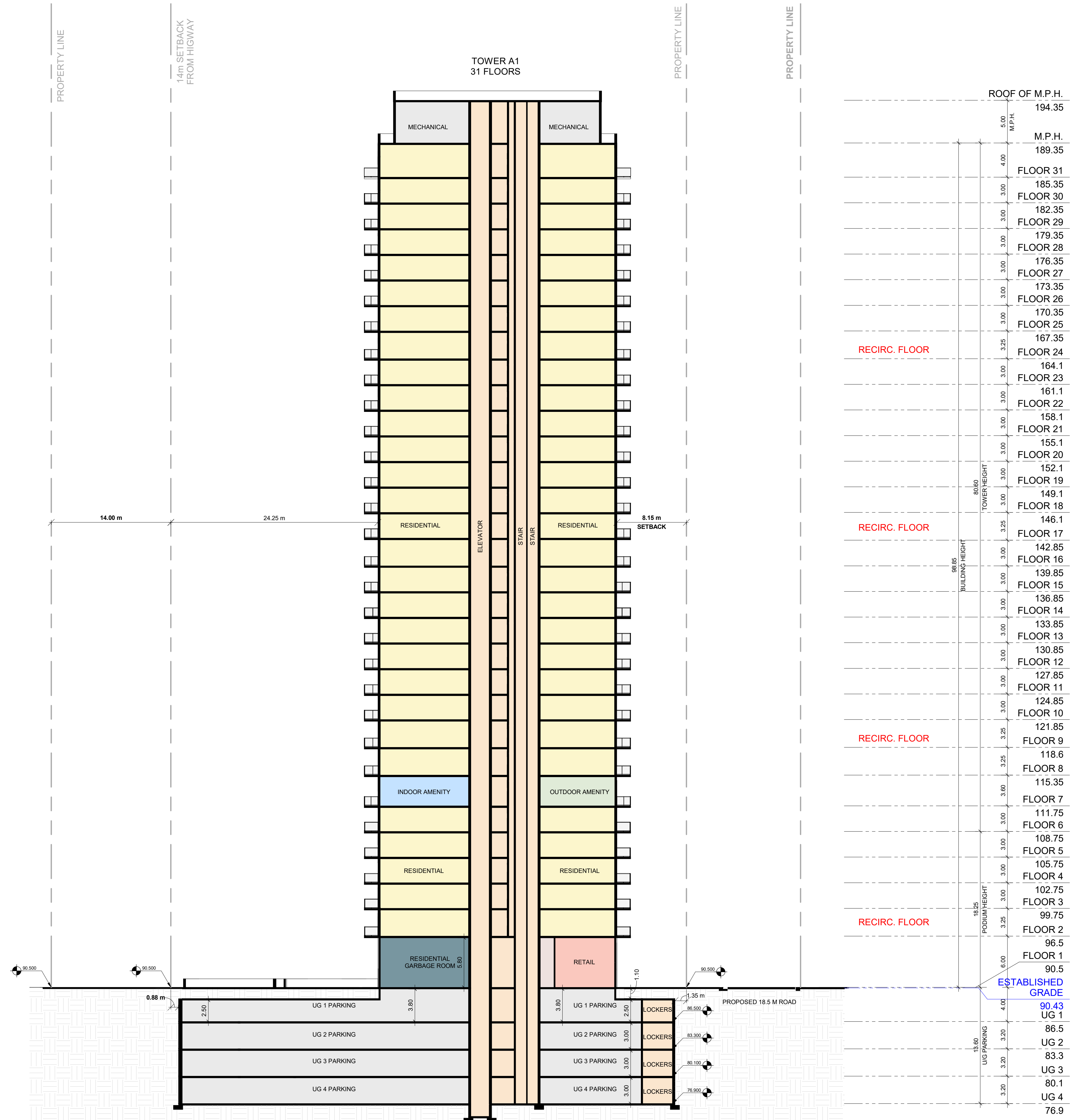
PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
BUILDING SECTIONS

PROJECT NO. 06.037RZ
PROJECT DATE 2024-4-04
DRAWN BY TKA
CHECKED BY AYU
SCALE 1 : 250

DRAWING NO.
SPA401

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B Section B-B
SPA402 1 : 250

#	DATE	DESCRIPTION	BY
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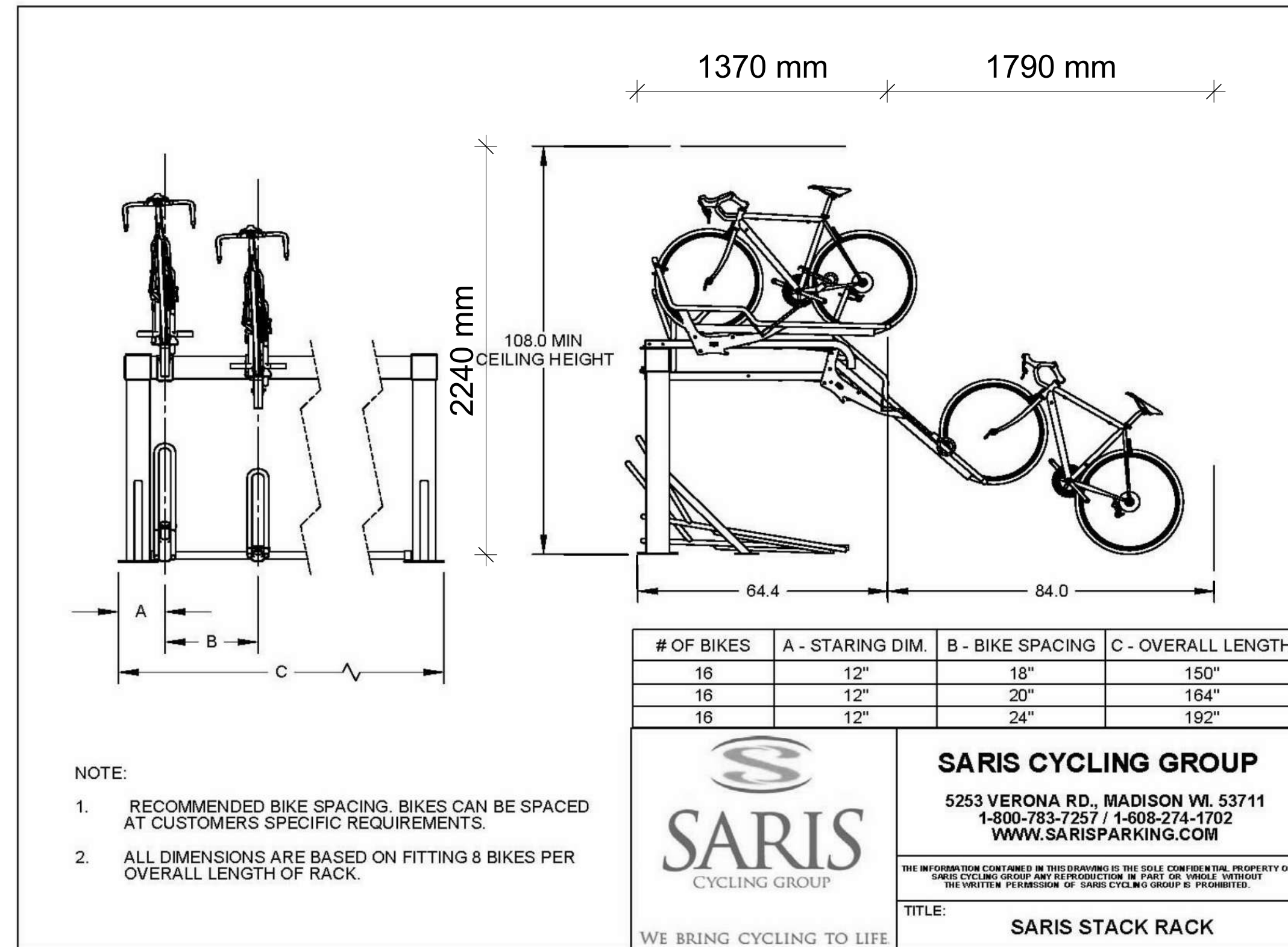


PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

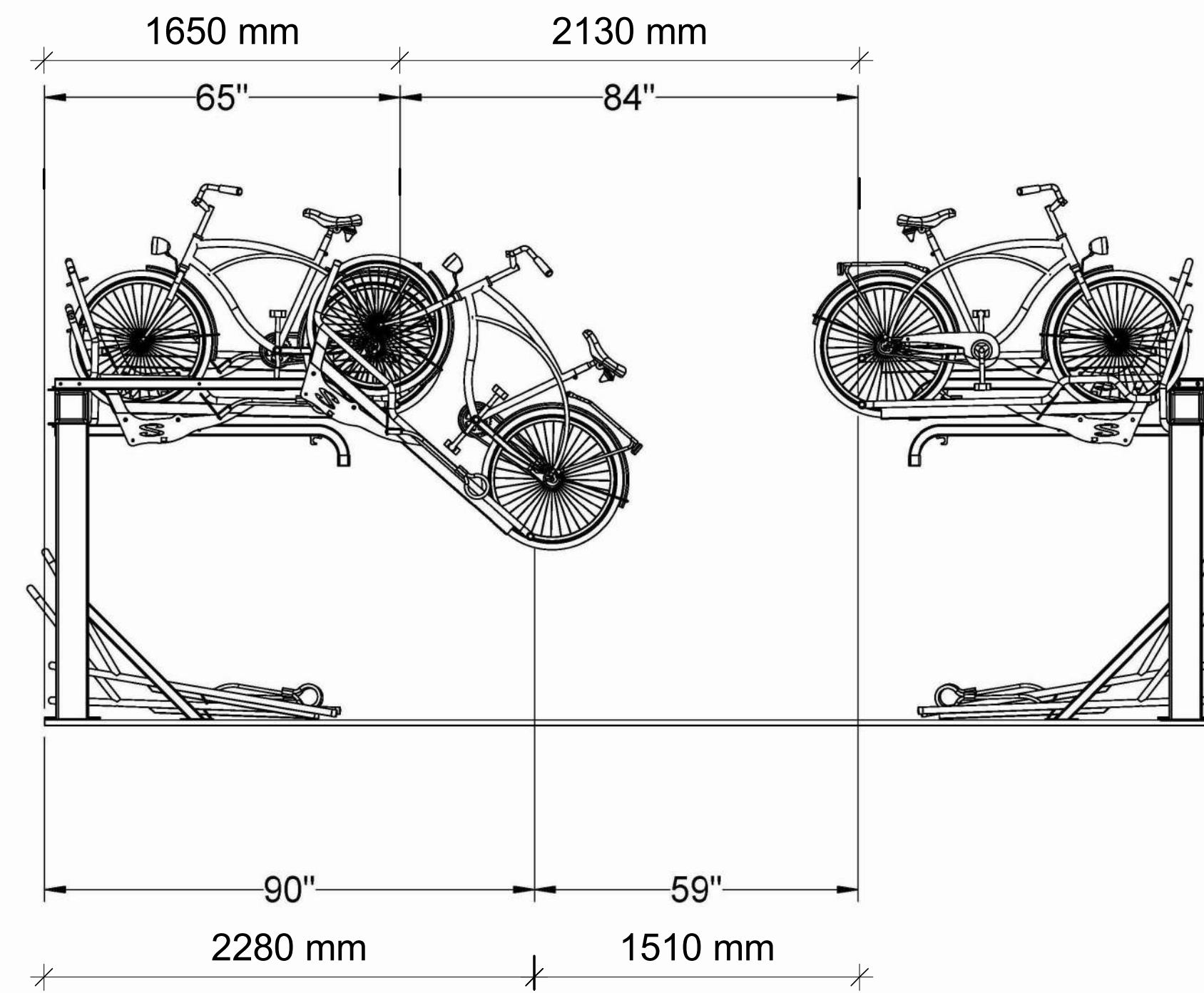
BUILDING SECTIONS

PROJECT NO.	06.037RZ
PROJECT DATE	2024-4-04
DRAWN BY	TKA
CHECKED BY	AYU
SCALE	1 : 250

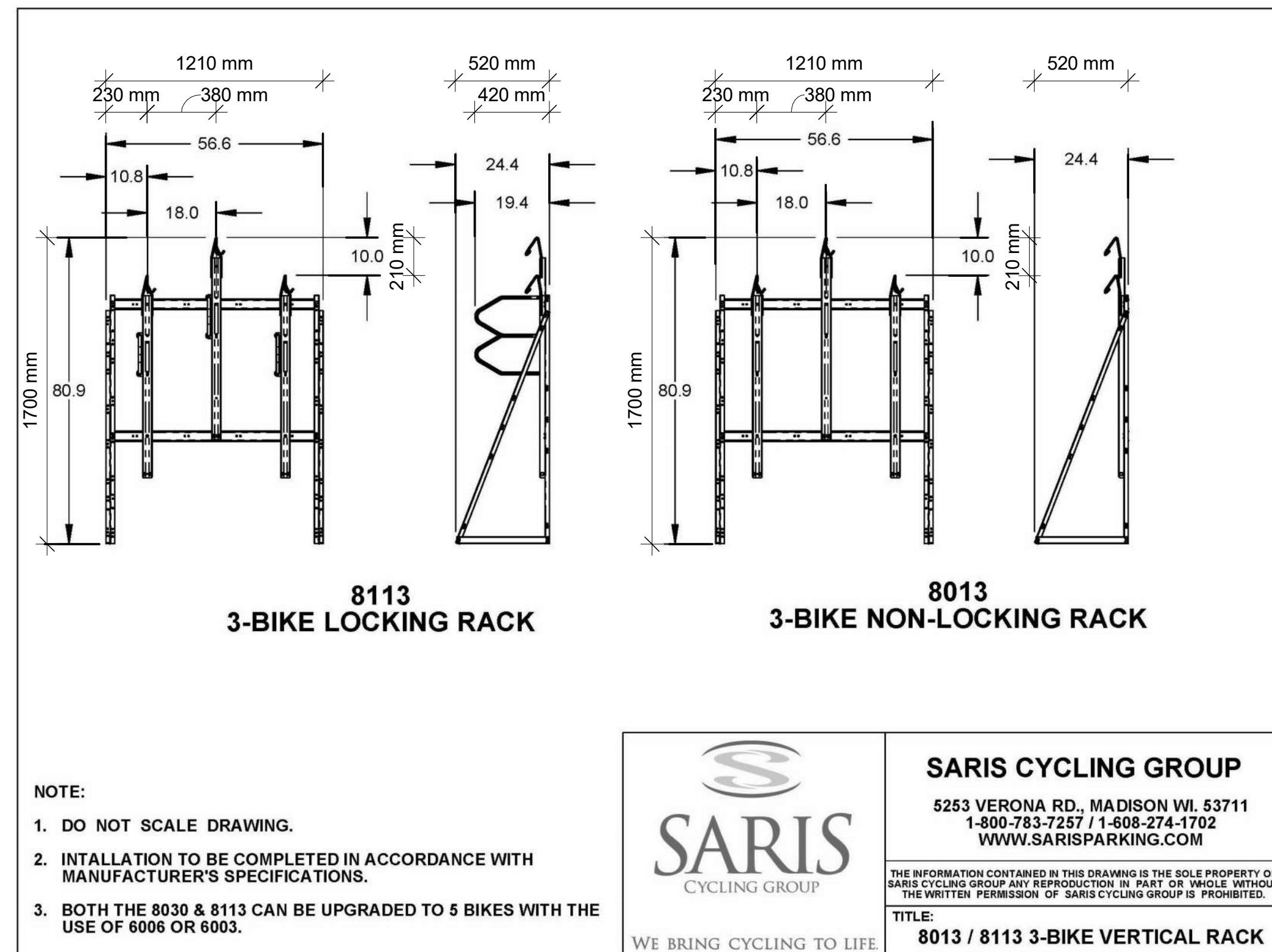
DRAWING NO.
SPA402



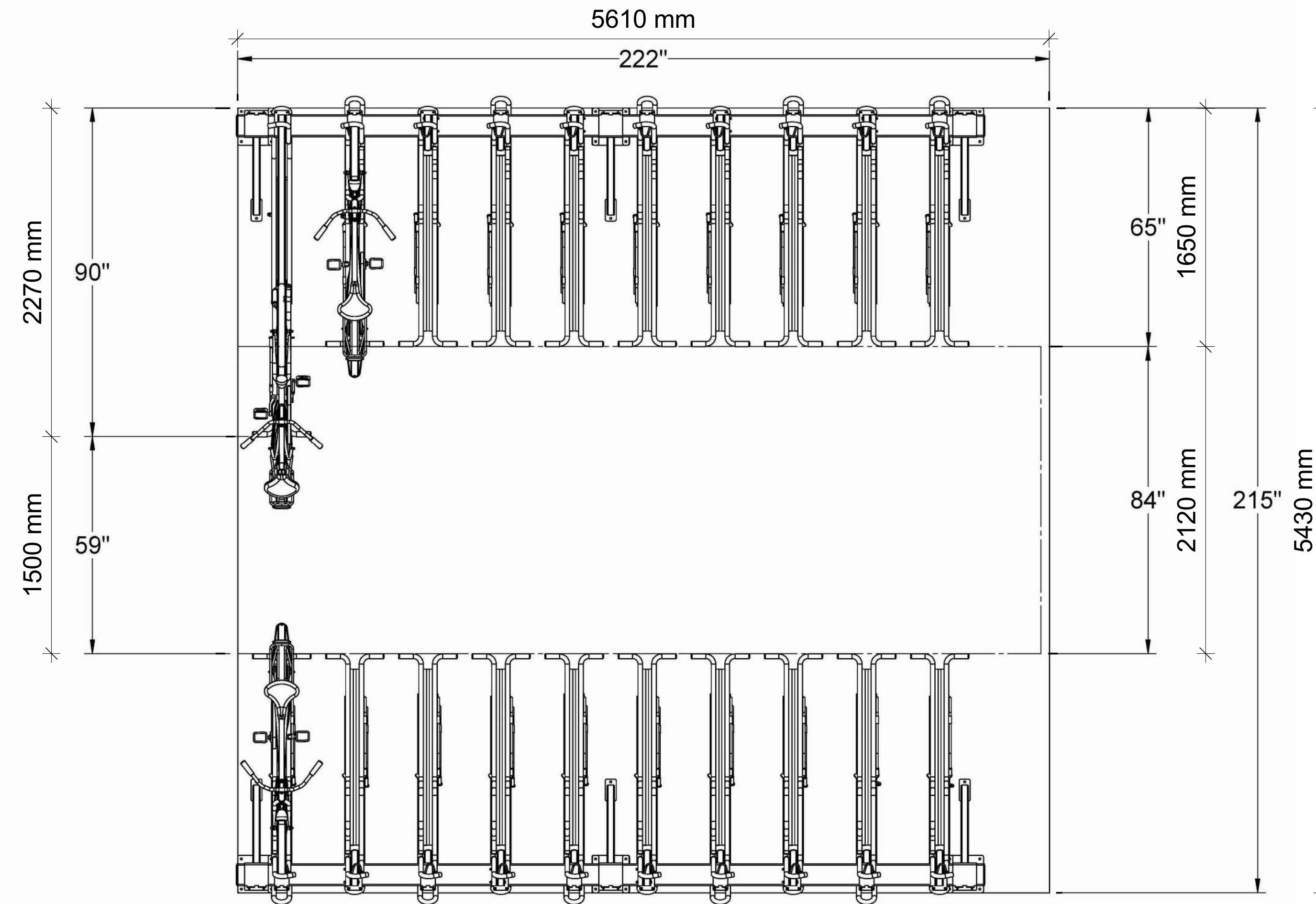
SPECIFICATIONS OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SECTION OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SPECIFICATIONS OF SARIS VERTICAL BICYCLE PARKING SPACES



PLAN OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
DETAILS (SARIS BIKE RACK)

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE
1:25

DRAWING NO.
SPA600

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VIEW FROM RIGHT-OF-WAY LOOKING SOUTH

#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
3D PERSPECTIVES

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA801

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VIEW FROM RIGHT OF WAY LOOKING SOUTH

#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
(BLOCK 1)**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING

3D PERSPECTIVES

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA802

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VIEW FROM RIGHT-OF-WAY LOOKING NORTH WEST

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
3D PERSPECTIVES

PROJECT NO.
06.03FRZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA803

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VIEW OF SOUTH OF SIGHT LOOKING NORTH WEST

#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE (BLOCK 1)
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
3D PERSPECTIVES

PROJECT NO.
06.037RZ
PROJECT DATE
2024-4-04
DRAWN BY
TKA
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA804