

48 ISABELLA STREET

Proposed Residential Development



CLIENT

LAND'S EDGE PROPERTIES

20 PRINCE ARTHUR AVE,
TORONTO, ON M5R 1B1

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KIRKOR ARCHITECTS & PLANNERS

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DRAWING LIST		
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TOTAL NUMBER OF SHEETS: 17		

Authorities Having Jurisdiction

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01	ZBA/OPA Submission	May 30, 2025
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48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Cover Sheet

Scale:

Drawn by:
B.B. J.S
Checked by:
R.P
Project No.:
23114
Date:
May 30, 2025
Drawing No.:

dA0-00

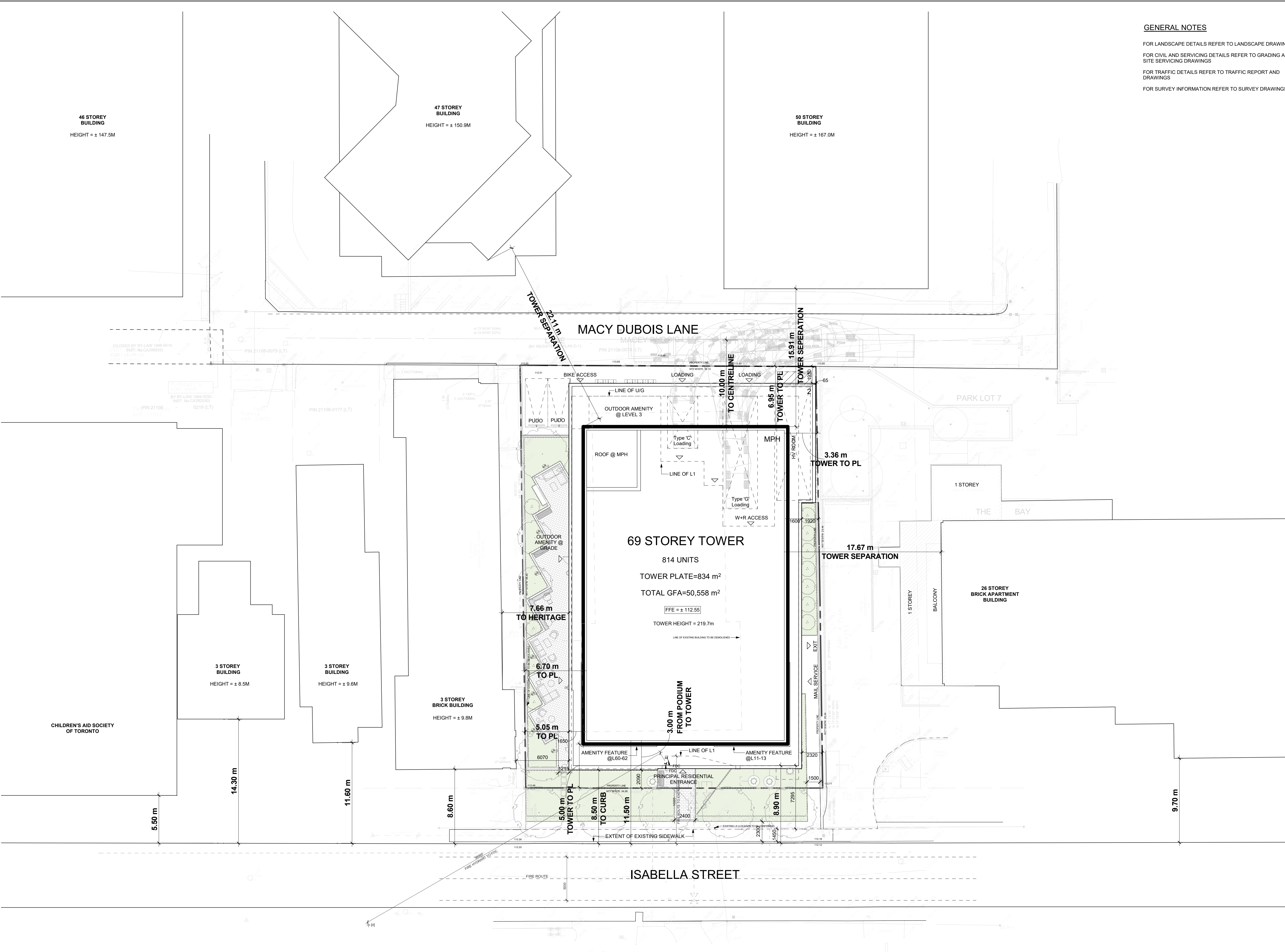
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48 ISABELLA ST
RESIDENTIAL DEVELOPMENT
Toronto, ON

Project Statistics										Project No. 23-114	
May 26, 2025											
1.0	Site Information										
1.1	Site Area		hectare	acres	sq. m	sq. ft.					
	Area		0.17	0.41	1,666.70	17,940					
2.0	Underground Area										
	Level	Underground	floors	sq. m	sq. m	sq. ft.					
2.1	Proposed Underground Area		1 x	1,129	1,129	12,148					
3.0	Proposed GFA(Gross Floor Area)										
GFA: The gross floor area of a mixed use building is reduced by the area in the building used for: (A) parking, loading and bicycle parking below-ground; (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground; (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; (D) shower and change facilities required by this By-law for required bicycle parking spaces; (E) amenity space required by this By-law; (F) elevator shafts; (G) garbage shafts; (H) mechanical penthouse; and (I) exit stairwells in the building.											
3.1	Residential GFA		floors	sq. m	sq. m	sq. ft.					
	Level	P1	1 x	73	73	783					
	Level	1	1 x	479	479	5,152					
	Level	2	1 x	339	339	3,646					
	Level	3	1 x	90	90	967					
	Level	13	1 x	579	579	6,230					
	Levels	14	to 20	7 x	757	8,172					
	Levels	21	to 59	39 x	771	8,365					
	Level	60	1 x	587	587	6,323					
	Level	61	to 62	2 x	587	6,323					
	Level	63	to 69	7 x	771	8,365					
	Proposed Residential GFA			60	44,092	474,600					
3.2	Rental Replacement GFA		floors	sq. m	sq. m	sq. ft.					
	Levels	4	to 10	7 x	5302	5,707					
	Level	11	1 x	582	582	6,267					
	Level	12	1 x	582	582	6,270					
	Proposed Rental Replacement GFA			9	6,467	69,607					
3.3	Total Proposed GFA			0.54	9	sq. m	sq. ft.				
	Residential GFA					44,092	474,600				
	Rental Replacement GFA					6,467	69,607				
	Total Proposed GFA					50,559	544,207				
3.4	Proposed Floor Space Index						FSI				
	Floor Space Index: The gross floor area of all buildings on a lot divided by the lot area.						30.33				
5.0	Amenity										
5.1	Proposed Amenity				sq. m	sq. ft.					
	Combined Indoor and Outdoor Amenity		2.6 sqm / unit		2,035	21,905					
	Total Required Amenity				2,035	21,905					
5.2	Indoor Amenity		floors	sq. m	sq. m	sq. ft.					
	Level	1	1 x	151	151	1,627					
	Level	3	1 x	668	668	7,186					
	Level	11	1 x	175	175	1,883					
	Levels	12	to 13	2 x	99	198					
	Level	60	1 x	184	184	1,977					
	Levels	61	to 62	2 x	111	1,197					
	Total Indoor Amenity				1,597	17,193					
5.3	Outdoor Amenity										
	Level	1	1 x	204	204	2,196					
	Level	3	1 x	235	235	2,530					
	Total Outdoor Amenity				439	4,725					
5.4	Total Proposed Amenity		rate								
	Indoor Amenity		1.96		1,597	17,193					
	Outdoor Amenity		0.54		439	4,725					
	Total Proposed Amenity		2.50		2,036	21,919					
6.0	Unit Count										
6.1	Unit Count		floors	units / floor	Studio	1BR	1BR+D	2BR	3BR	Total	
	Level	11	1 x	1		+1				1	
	Level	12	1 x	1		+1				1	
	Level	13	1 x	9		+3	+3		+2	9	
	Levels	14	to 20	7 x	13	+7	+2	+2	+2	91	
	Levels	21	to 39	19 x	13	+5	+4	+1	+2	247	
	Levels	40	to 59	20 x	13	+5	+4	+3	+1	260	
	Level	60	1 x	10		+5	+2	+3		10	
	Levels	61	to 62	2 x	10	+5	+2	+3		20	
	Levels	63	to 69	7 x	13	+5	+4	+3	+1	91	
	Total Unit Count				297	207	143	81		730	
	Percentage				41.0%	28.4%	19.6%	11.1%			
6.2	Rental Replacement for 48 Isabella St		floors	units / floor	Studio	1BR	1BR+D	2BR	3BR	Total	
	Levels	4	to 10	7 x	10	+3	+6	+1		70	
	Level	11	1 x	7		+3	+3	+1		7	
	Level	12	1 x	7		+3	+3	+1		7	
	Total Unit Count				27	48	9			84	
	Percentage				32.1%	57.1%	10.7%				
6.3	Total Units (Proposed + Rental Replacement)				27	347	207	152	81	Total	
					3.3%	42.4%	28.4%	14.7%	10.9%	814	
6.4	Combined Unit Count for 40% 3B/2B		floors	units / floor	Studio	1BR	1BR+D	Combination Unit	2BR	3BR	Total
	Level	11	1 x	1		+1					1
	Level	12	1 x	1		+1					1
	Level	13	1 x	8		+1					8
	Levels	14	to 20	7 x	11	+3	+2	+1	+1	+2	77
	Levels	21	to 39	19 x	11	+3	+2	+2	+2	+2	209
	Levels	40	to 59	20 x	12	+3	+4	+1	+3	+1	240
	Level	60	1 x	9		+3	+2	+1	+3		18
	Levels	61	to 62	2 x	9	+3	+2	+1	+3		18
	Levels	63	to 69	7 x	12	+3	+4	+1	+3	+1	84
	Total Unit Count				171	169	83	143	81		647
	Percentage				26%	26%	13%	22%	12.5%		
6.5	Total Units + Rental Replacement				27	219	169	83	152	81	Total
	Total Unit Count				3.7%	38.9%	23.1%		43.2%		731
7.0	Rental Replacement Analysis for 48 Isabella St										
7.1	Existing Rental Replacement Area				sq. m	sq. ft.					
	Total Area				5,426	58,405					
	Total Area				5,426	58,405					
7.2	Proposed Rental Replacement Area		floors	sq. m	sq. m	sq. ft.					
	Levels	4	to 10	7 x	674	7,271					
	Levels	11	to 12	2 x	500	5,399					
	Proposed Rental Replacement Area				5,720	61,574					
7.3	Rental Replacement Analysis		Existing sq. m	Existing sq. ft.	Proposed sq. m	Proposed sq. ft.	Total Percentage				
	Total Area		5,426.00	58,405	5,720	61,574	105.4%				
8.0	Vehicular Parking										
8.1	Parking Required		Residential	Visitor							
	Parking		Standard - EVSE	Accessible - EVSE	Standard - EVSE	Accessible - EVSE					
	Total Parking Provided		0	0	16	16					
8.2	Parking Provided		Residential	Visitor							
	P1		Standard - EVSE	Accessible - EVSE	Standard - EVSE	Accessible - EVSE					
	Total Parking Provided		0	0	0	0					
9.0	Bicycle Parking										
Residential Bike Parking per Zoning By-Law 569-2013											
Bicycle parking space requirements for dwelling units in an apartment building or mixed use building are:											
(A) in Bicycle Zone 1, a minimum of 1.1 bicycle parking spaces for each dwelling unit, allocated as 0.8 "long-term" bicycle parking space per dwelling unit and 0.2 "short-term" bicycle parking space per dwelling unit; and (B) in Bicycle Zone 2, a minimum of 0.7 bicycle parking spaces for each dwelling unit, allocated as 0.6 "long-term" bicycle parking space per dwelling unit and 0.1 "short-term" bicycle parking space per dwelling unit.											
9.1	Bicycle Parking Required		Ratio-Long term	Ratio-Short term	Long Term	Short Term					
	Residential		0.90 /unit	0.20 /unit	733	163					
	Publicly Accessible as per TGS				977	10					
	Total Bicycle Parking Required				733	173					
9.2	Electric Bike Parking Rate per TGS-AQ 2.4		Rate	Long Term Spaces							
	Overlaid Spaces per Bylaw 223-2025		0.15	733							
			0.05	733							
9.3	Short Term Bicycle Parking Provided		Ratio-Short term	Publicly Accessible	Short Term						
	Residential		0.10 /unit	10	62						
	Publicly Accessible as per TGS				10						
	Total Short Term Bicycle Parking Provided				92						
9.4	Bicycle Parking Provided		Long Term	Short Term							
	Level P1		Residential	Publicly Accessible							
	Level 1		30	110	37	82	10				
	Level 2		556	733							
	Total Bicycle Parking Provided				733	92					
9.5	Net Floor Area Occupied By Bicycle Parking		Bicycle Parking Area	Total Floor Area	Percentage						
	Level P1		370	1,129	33%						
	Level 1		75	807	8%						
	Level 2		581	1,033	56%						
	Total Bicycle Parking Provided		1,026								

1 | Project Statistics
NTS

Item	The Ontario Building Code 2012 OBC, O.Reg. 332/12 as amended to O.Reg. 762/20				OBC Reference
	Data Matrix Part 3 High Rise Residential Building				
1	Project Description: New Residential Apartment Building				1.1.2.
2	Major Occupancy(s) Group C - Residential occupancies Group F3 - Low hazard industrial occupancies (Waste and Disposal)				3.1.2 (1)
3	Substanty Occupancy(s) Group A2 - Assembly occupancies (Amenity Areas) Group F2 - Medium hazard industrial occupancies (Storage and Service Room)				3.1.2 (1)
4	Building Area (m ²)				1880 m ² 14.1.2.
5	Gross Area (m ²)				5955 m ² 14.1.2.
6	Maximum Area (m ²)				23 m ² 14.1.2 & 3.2.1
7	Number of Floors Above Grade: 60 Below Grade: 1				3.2.1.8 & 3.2.1.5
9	Building Classification Group C - Residential occupancies Group F3 - Medium hazard industrial occupancies (Waste and Disposal)				3.2.2.42
10	Sprinkler System Proposed				3.2.2.15 3.2.2.20 - 83
11	Standpipe required				Yes 3.2.9
12	Fire Alarm required				Yes 3.2.4
13	Visual Smoke-survey is Adequate				Yes 3.2.5.17
14	High Building				Yes 3.2.5
15	Construction Restrictions				Non-combustible required 3.2.2.20 - 85 & 3.2.1.4
16	Required Fire Resistance Rating (FRR)				
		Horizontal Assemblies (FRR hours)		Latest Design No. or Description (SG-2)	
		Floor	2 hr	Refer to A3 Schedule	
		Roof	2 hr & 2 hr for Occupied roof	Refer to A3 Schedule	
		Mechazene	1 hr	Refer to A3 Schedule	3.2.2.20 - 85 & 3.2.1.4
		FRR of Supporting Members		Latest Design No. or Description (SG-2)	
		Floor	2 hr	Refer to A3 Schedule	
		Roof	2 hr & 2 hr for Occupied roof	Refer to A3 Schedule	
		Mechazene	1 hr	Refer to A3 Schedule	
17	DESCRIPTION OF FIRE SEPARATIONS				Fire-Resistance Rating OBC Reference
	Exit Stairs				3.4.4 (1) (1)
	Firefighting Elevator Shaft				2 hours 3.2.6, 3.2.7.9 & 3.5.3 (1)
	Electrical Choo (Containing equipment required to be in a service room by the Ontario Electrical Safety Code)				1 hour (1) 3.6.2.7.18 (1)
	Electrical Choo				2 hour 3.2.7.9
	Vertical Service Spaces				1 hour (1) 3.6.3.1 (1)
	Janitor's Room				2 hour 3.3.1.25 (2)
	Electrical Equipment Vault (RA)				2 hours (2) 3.6.2.7 (1)
	Sub-to-Subs Fire Separation (Including Subs to Corridor Fire Separation (Group C))				1 hour 3.3.4.2 (1)
	Storage Locker Rooms for Residents				1 hour 3.3.4.2 (3)
	Residential Computer Room				1 hour 3.3.1.4 (1) & 3.3.1.4 (1)
	Fire Separation (Including Corridor Roof Terrace and Floor-to-Floor Fire Separations)				2 hour 3.2.2.42 & 3.2.5.17 & 3.2.2.15
	Passenger Floor Assembly				1 hour 3.2.4
	Parking Garage and any Other Occupancy				1.5 hours 3.2.6.2 (1)
	Garage Choo Intake Rooms				45 mins 3.3.3.1 (3)
	Garage Choo Discharge Room				2 hours 3.6.3.1 (3) (3)
	Garage Choo Intake Room				2 hours (2) 3.6.3.1 (3)
	Garage Choo and Control Facility				2 hours 3.2.6.2 & 3.2.7.9
	Emergency Generator Room				2 hours 3.6.2.1 (1)
	Service Rooms				2 hours 3.2.7.8
	Service Rooms (With Fuel Equipment)				1 hour 3.2.7.8
	Vestibules to protect elevators on below grade floors				2 hour GB-4 Measure A (1)
	(1) 2 1/2 hours Emergency Fire safety circuits / equipment				
	(2) Without rooms of waste into Discharge Room (1 in otherwise)				
	(3) 3 hour if not sprinkled (3.2.6.7 (1))				
18	Statel Specification Refer to code report prepared by MGA (Code consultant) Construction of Exterior Walls Refer to A3 Schedule				3.2.3.
19	Barrier-free Design - Toronto Accessibility Design Guidelines If a Group C major occupancy apartment building, not less than 1% of residential units and the accessible unit with a barrier-free path of travel to meet the OBC requirements within a minimum of 3.3.1.2 (1) (1				



GENERAL NOTES

FOR LANDSCAPE DETAILS REFER TO LANDSCAPE DRAWINGS
FOR CIVIL AND SERVICING DETAILS REFER TO GRADING AND SITE SERVICING DRAWINGS
FOR TRAFFIC DETAILS REFER TO TRAFFIC REPORT AND DRAWINGS
FOR SURVEY INFORMATION REFER TO SURVEY DRAWINGS

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48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Site Plan

Scale:
As indicated

Drawn by:

B.B. J.S

Checked by:

R.P

Project No.:

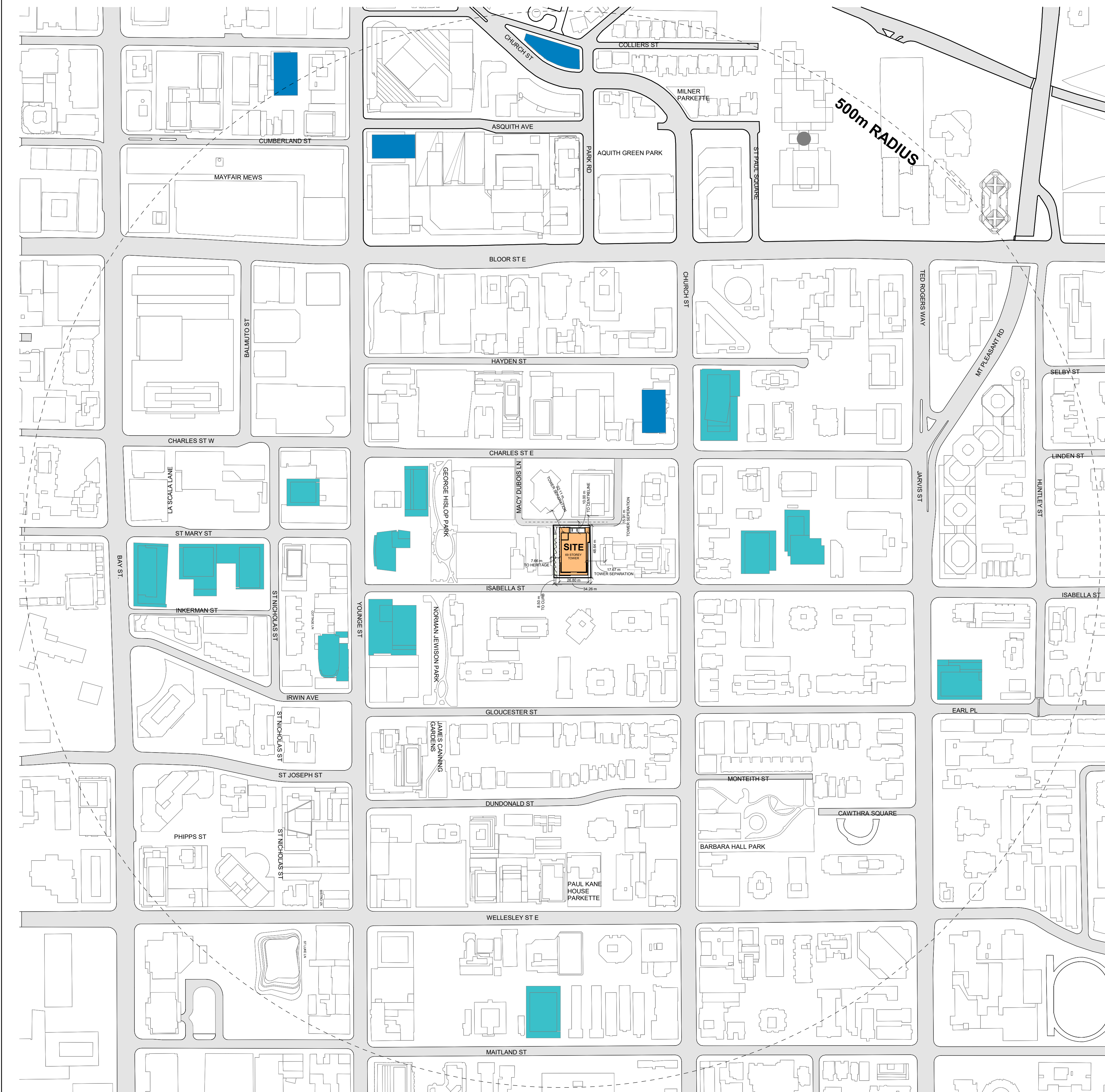
23114

Date:

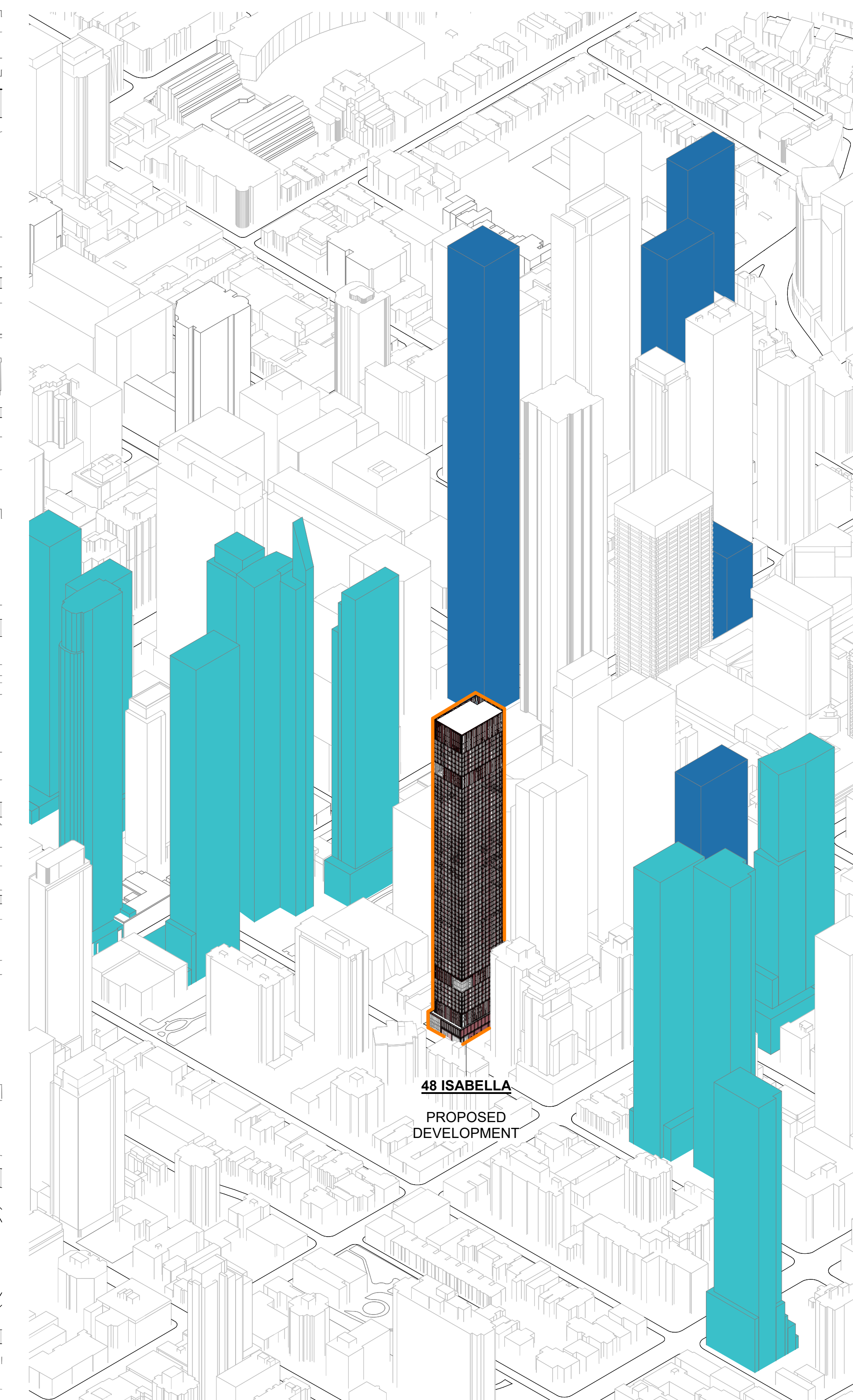
May 30, 2025

Drawing No.:

dA1-02



1 | Context Plan
1 : 2000



2 | 3D Context View

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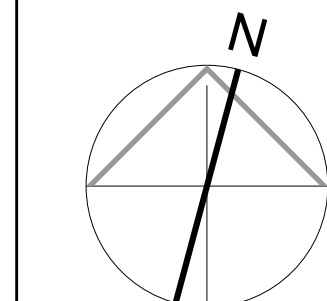
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Drawing No.:



dA1-03

Print Date: 2025-05-30 11:08:00 AM File Path: C:\Users\23114\OneDrive\Documents\48_Isabella.dwg Plot Date: 2025-05-30 11:08:00 AM

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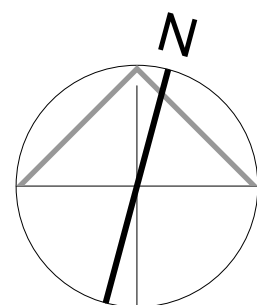
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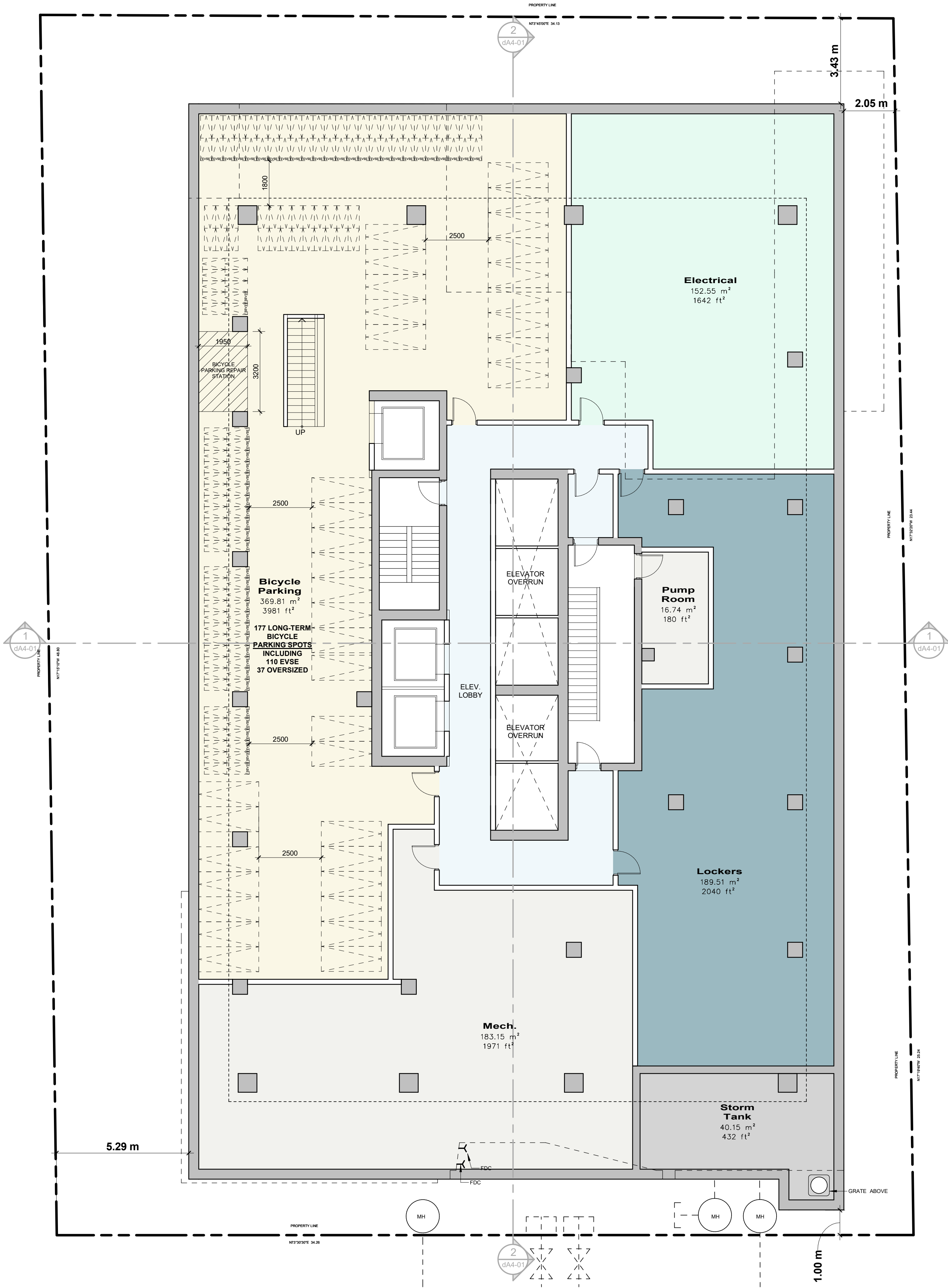
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Drawing Title:
Floor Plan - Underground



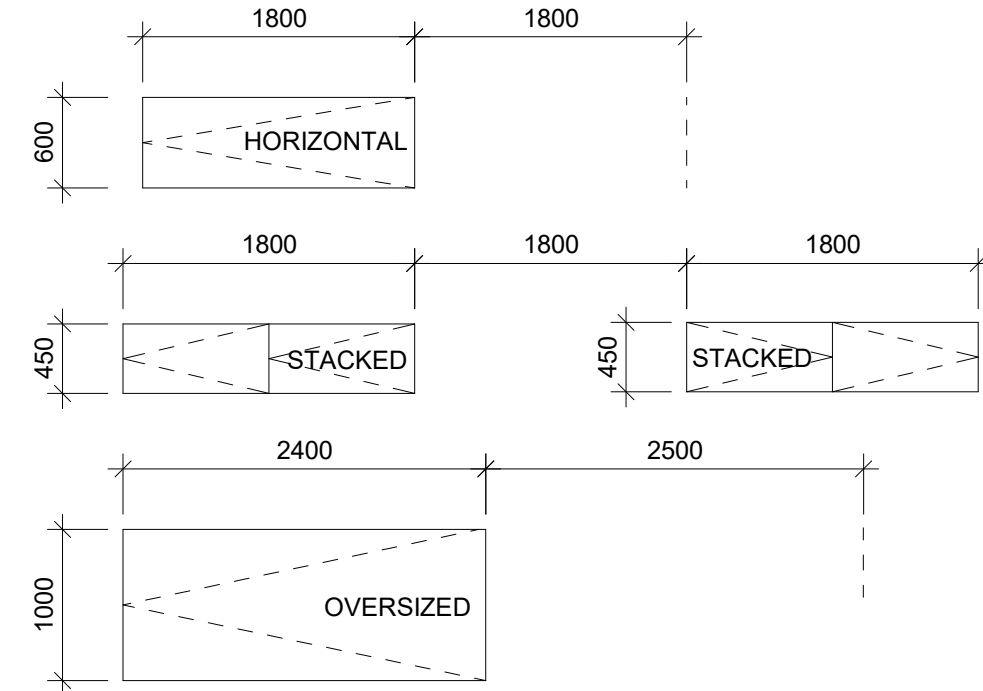
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Project No.:
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Date:
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Drawing No.:

dA2-01



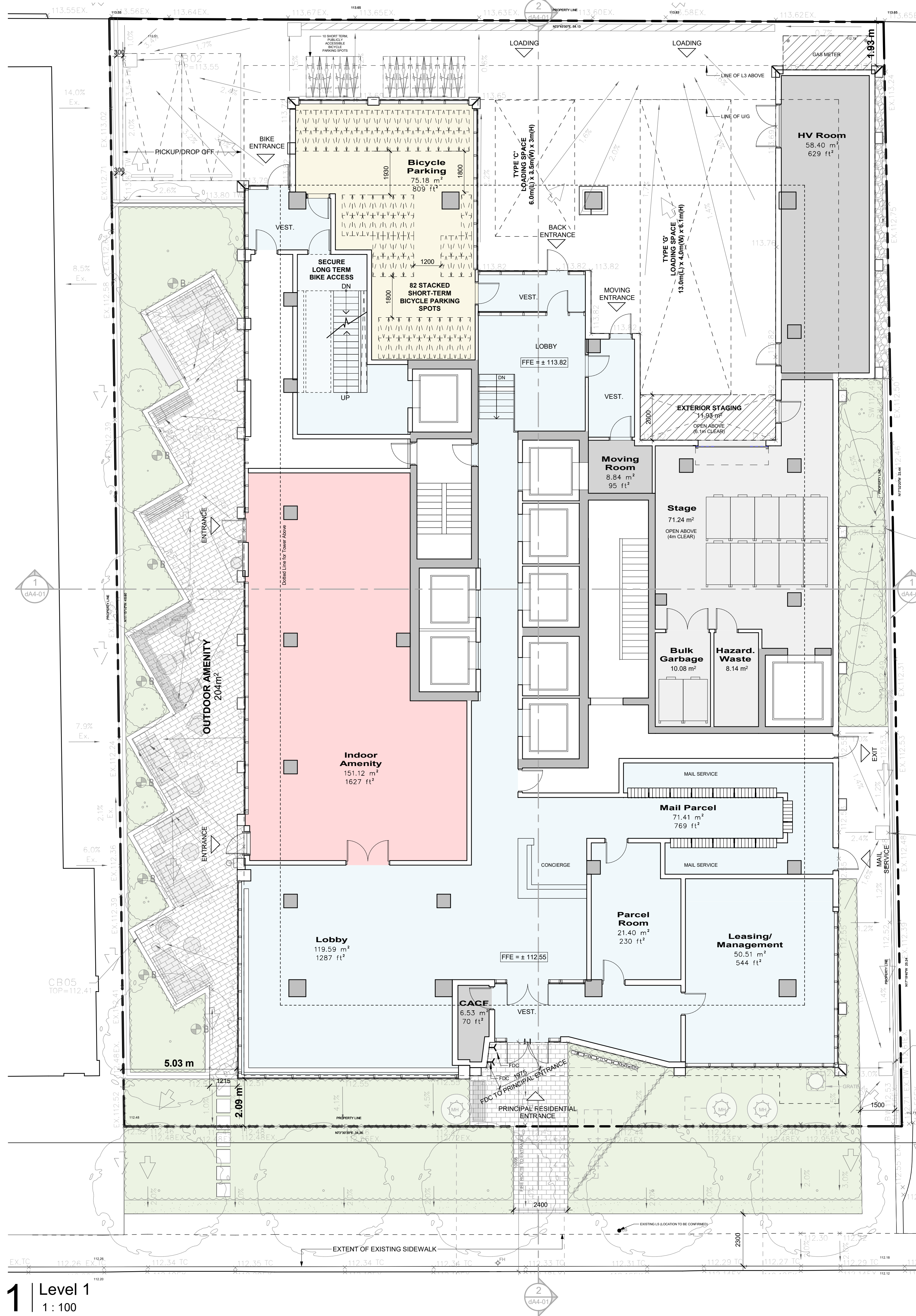
TYPICAL BICYCLE PARKING SPACE:

HORIZONTAL PARKING SPACE: 1800mm (L) x 600mm (W)
STACKED PARKING SPACE: 1800mm (L) x 450mm (W)
OVERSIZED PARKING SPACE: 2400mm (L) x 1000mm (W)

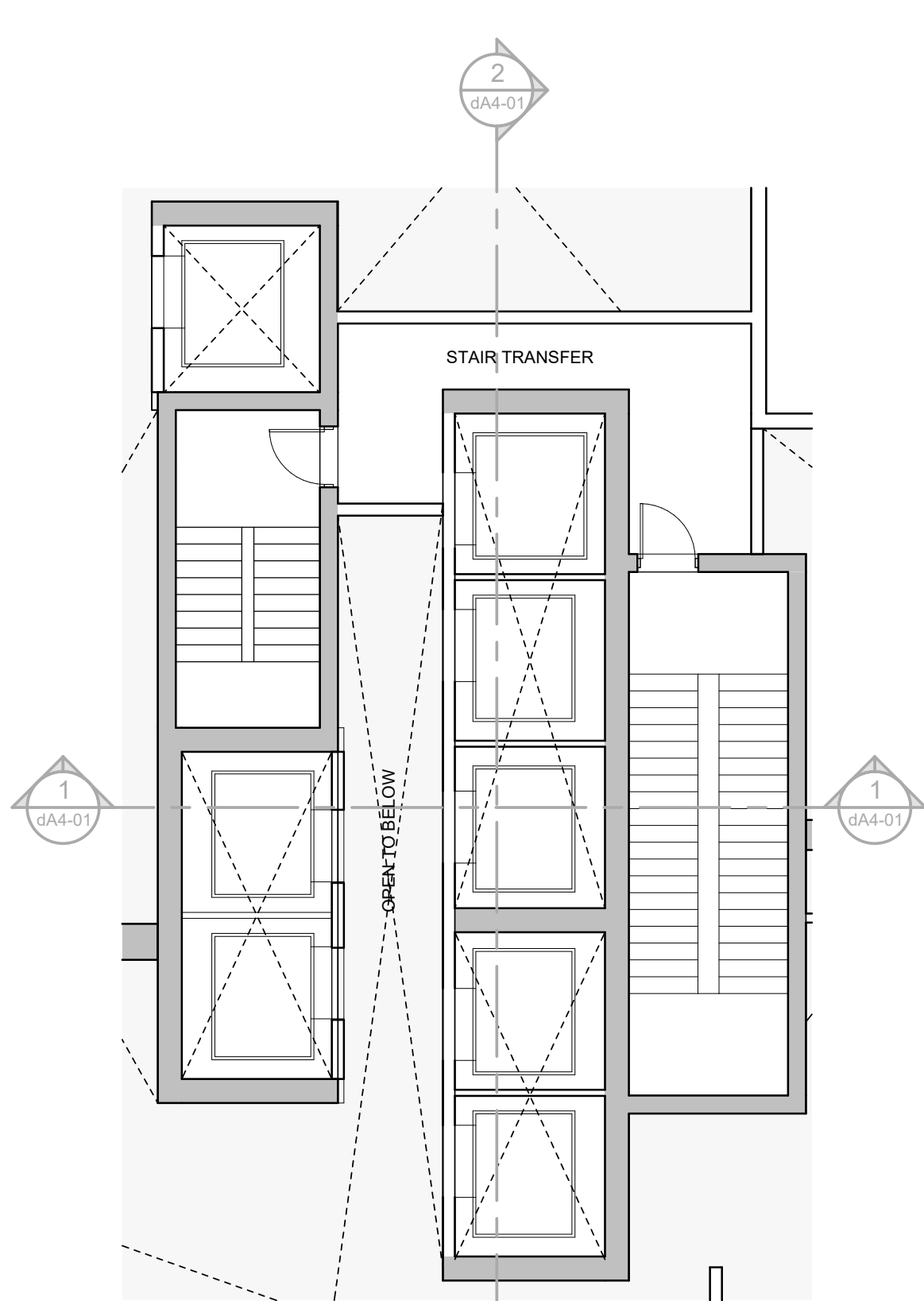


2 | Bicycle Parking Legend
NTS

1 | Underground Plan
1 : 100



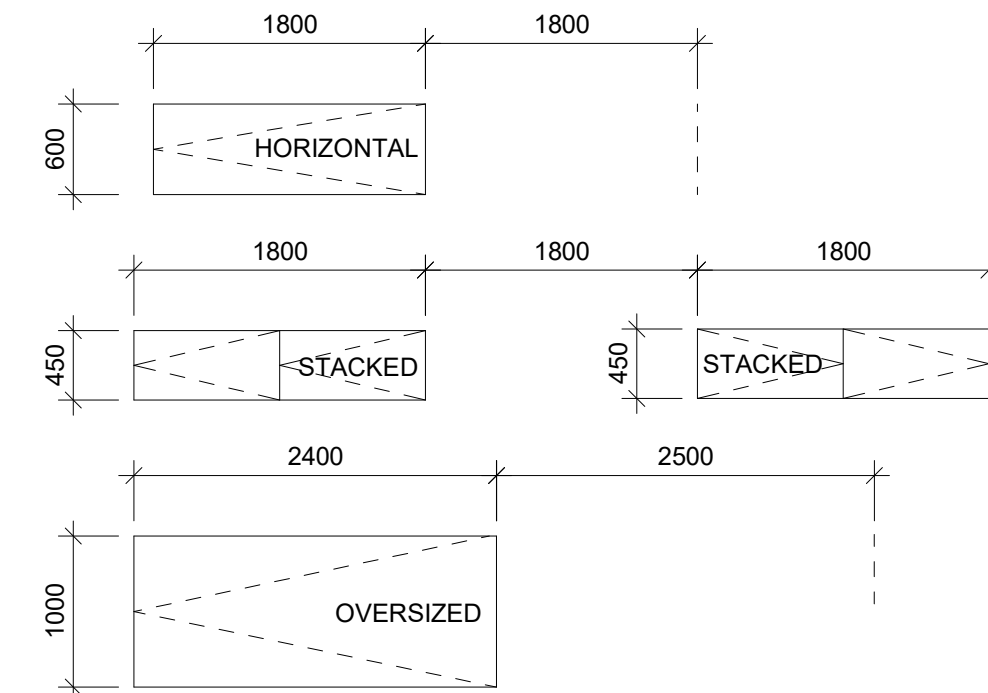
1 | Level 1
1 : 100



2 | Level 1 - Mezz
1 : 100

TYPICAL BICYCLE PARKING SPACE:

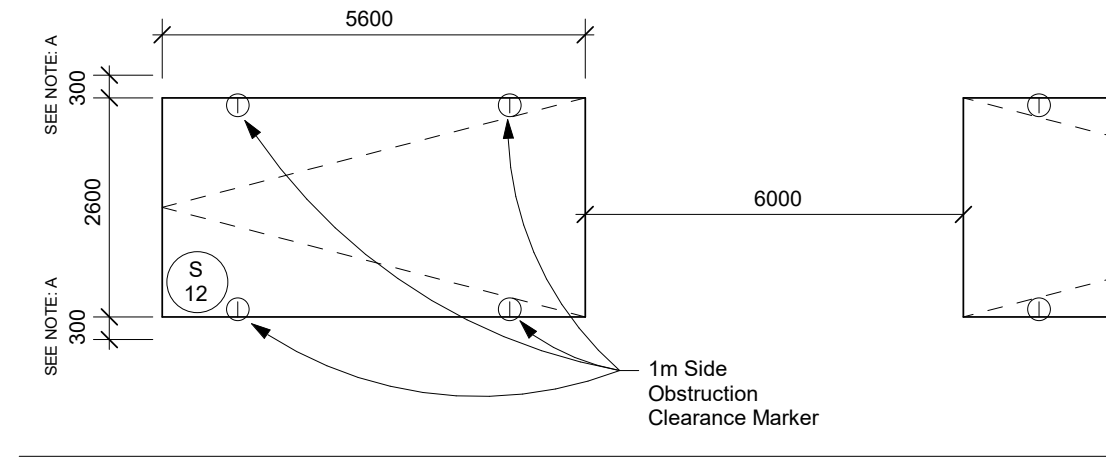
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STACKED PARKING SPACE: 1800mm (L) x 450mm (W)
OVERSIZED PARKING SPACE: 2400mm (L) x 1000mm (W)



4 | Bicycle Parking Legend
NTS

TYPICAL PARKING SPACE:

Drive Aisle @ 6m MIN.



NOTES:
A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

5 | Parking Legend
NTS

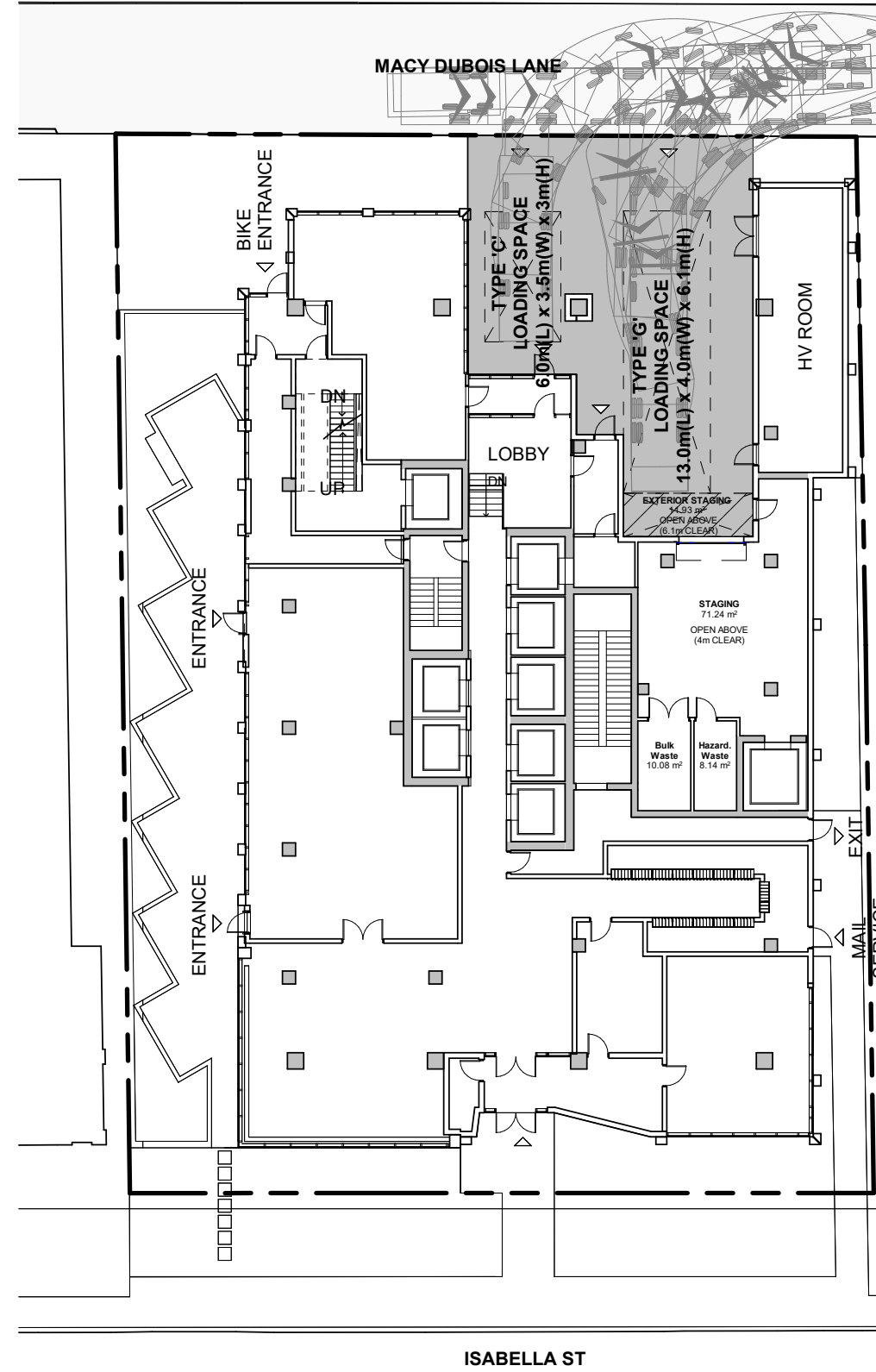
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FOR CIVIL AND SERVISING DETAILS REFER TO GRADING AND SITE SERVISING DRAWINGS

FOR TRAFFIC DETAILS REFER TO TRAFFIC REPORT AND DRAWINGS

FOR SURVEY INFORMATION REFER TO SURVEY DRAWINGS



3 | Waste Plan
1 : 300

LEGEND

PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE
LOADING AREA 200MM REINFORCED CONCRETE WITH GRADE (NOT TO EXCEED 2%)

STAGING AND RECYCLING NOTES:

RESIDENTIAL GARBAGE / RECYCLING STORAGE ROOM

WASTE DIVERSION SYSTEM: DOUBLE CHUTE WITH BI-SORTER AND COMPACTOR
CITY OF TORONTO REQUIREMENTS:
GARBAGE/RECYCLING: 25m² / FIRST 50 UNITS + 0.26 x EACH ADDITIONAL 50 UNITS + 10m² (BULKY GARBAGE) + 8.14m² (HAZARDOUS WASTE)
CALCULATED GARBAGE/RECYCLING REQUIREMENT: ((814-50) x 0.26) + 25m² + 10m² + 8.14m² = 241.78m²
CALCULATED STAGING AREA REQUIREMENT: 5m² FOR EVERY 50 UNITS > 50+5
TOTAL REQUIRED STAGING AREA: ((814-50) / 50 x 5m²)+5 = 81.4m²

RESIDENTIAL WASTE / RECYCLING/ORGANIC BIN COUNT

CITY OF TORONTO RECOMMENDED WEEKLY WASTE STORAGE VOLUME:
COMPACTED GARBAGE VOLUME: 48 yd³ = 16 BINS (3yd³)
RECYCLING VOLUME: 64 yd³ = 22 BINS (3yd³)
ORGANICS VOLUME: 16 yd³ = 6 BINS (3yd³)

TOTAL WASTE/RECYCLING/ORGANIC BIN COUNT: 76 BINS (3yd³)

NOTES:

PAVEMENT DESIGN OF ACCESS ROUTE SHALL MEET THE FOLLOWING DEPTH REQUIREMENTS:

- 50MM COMPACTED DEPTH HL-3 ASPHALT FOR TOP COURSE
- 75MM COMPACTED DEPTH HL-9 ASPHALT FOR BASE COURSE
- 150MM COMPACTED DEPTH OF 25MM Ø CRUSHER RUN LESTONE
- 300MM COMPACTED DEPTH OF 50MM Ø CRUSHER RUN LESTONE

DRIVEWAY WIDTH SHALL BE A MINIMUM 6.0 METRES FROM FACE-OF-CURB TO FACE-OF-CURB

RADIUS THROUGHOUT ENTIRE ACCESS ROUTE SHALL BE NO LESS THAN 12.0 METRES (CENTRE LINE).

ACCESS ROUTE TO HAVE MINIMUM VERTICAL CLEARANCE OF 4.4M AND SLOPE SHALL NOT BE GREATER THEN 5%.

STRUCTURE BELOW CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000KG, AND SHALL CONFORM ALL APPLICABLE LEGISLATION.

LOADING AREA AND LOADING PAD TO HAVE MINIMUM VERTICAL CLEARANCE OF 7.5M.

LOADING PAD SHALL HAVE A MINIMUM BASE OF 300MM COMPACTED 20MM CRUSHER RUN LESTONE AND SHALL BE FINISHED TO A MINIMUM OF 200MM DEPTH OF CONCRETE OR A CITY APPROVED ALTERNATIVE.

GRADE OF LOADING PAD SHALL BE NO GREATER THAN ±2%.

BOLLARDS OR OTHER TYPE BARRIERS AREA TO BE INSTALLED ON EITHER SIDE OF THE LOADING DOOR(S).

SNOW STORAGE AREAS MUST NOT INTERFERE OR COMPROMISE THE MINIMUM SPECIFICATIONS OF THE ACCESS ROUTE OR TURNING OPERATIONS.

RESPONSIBILITY OF OWNER TO MEET NO LESS THAN MINIMUM STANDARDS PURSUANT TO ONTARIO BUILDING CODE AND APPROPRIATE ODOUR CONTROLS REQUIREMENTS FOR WASTE STORAGE FACILITY.
TRAINED ON-SITE PERSONNEL WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND TO ACT AS A FLAG PERSON WHEN THE TRUCK IS REVERSING. IF ON-SITE PERSONNEL IS UNAVAILABLE AT THE TIME OF COLLECTION, THE COLLECTION VEHICLE WILL RETURN FOR THE NEXT SCHEDULED COLLECTION DAY.

6 | Waste Management Notes
NTS

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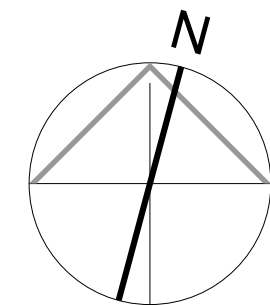
01	ZBA/OPA Submission	May 30, 2025
No.:	Issued For:	Date:

Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Floor Plan - Level 1

Scale:
As indicated
Drawn by:
B.B. J.S
Checked by:
R.P
Project No.:
23114
Date:
May 30, 2025
Drawing No.:



dA2-02

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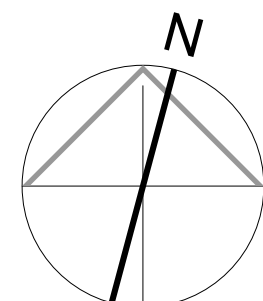
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No.:	Issued For:	Date:

Client:
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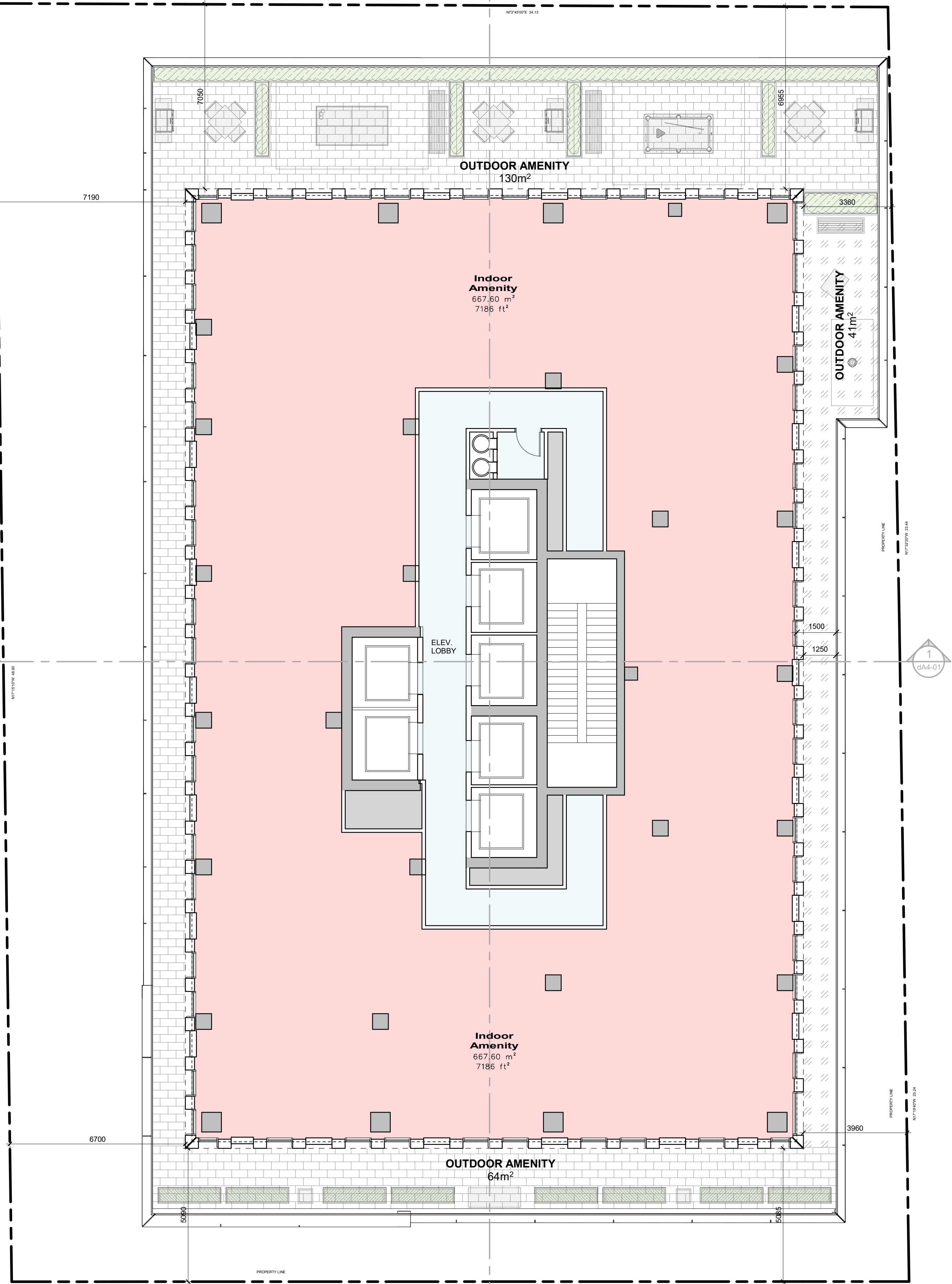
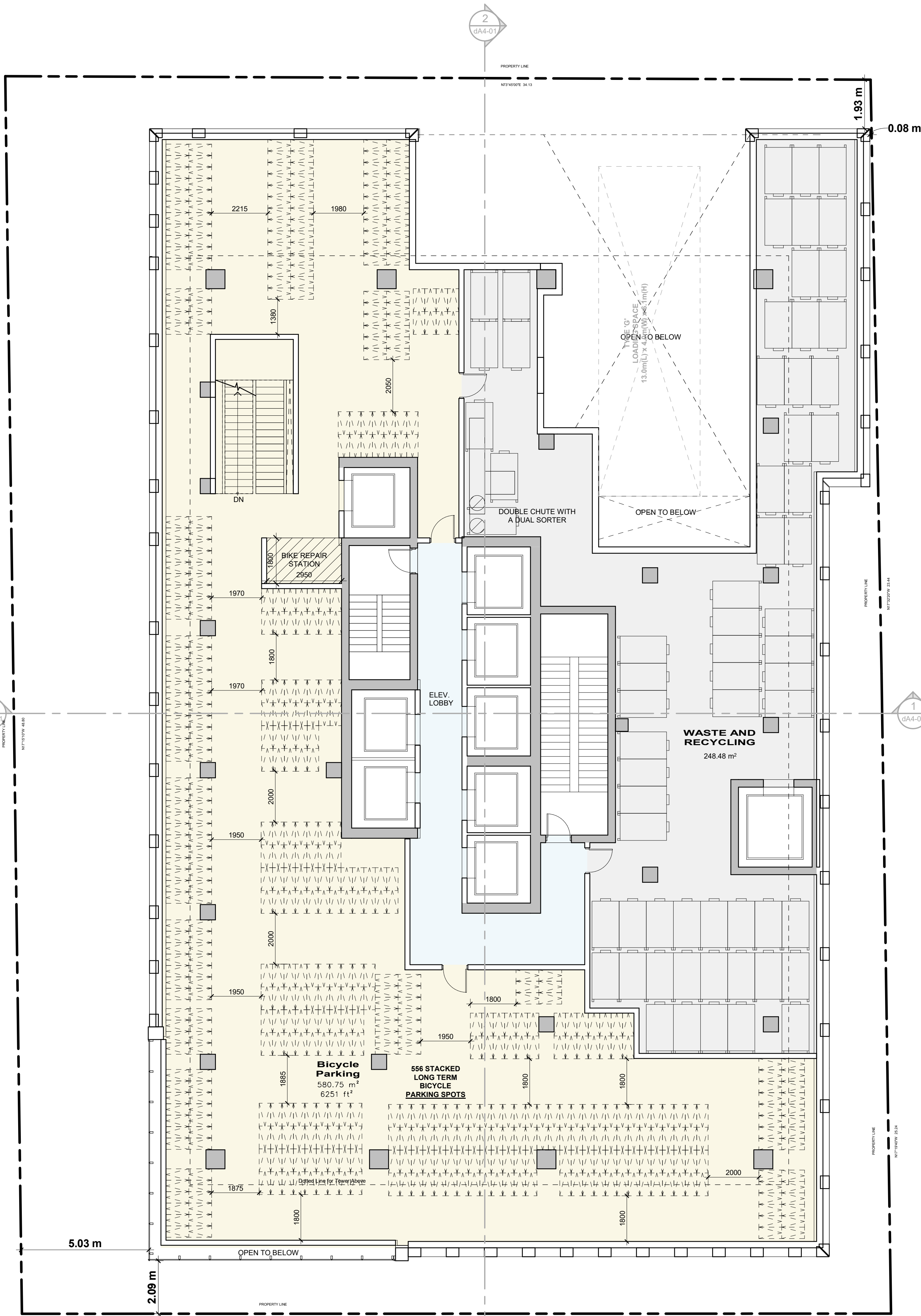
48 ISABELLA ST
Proposed Residential Development

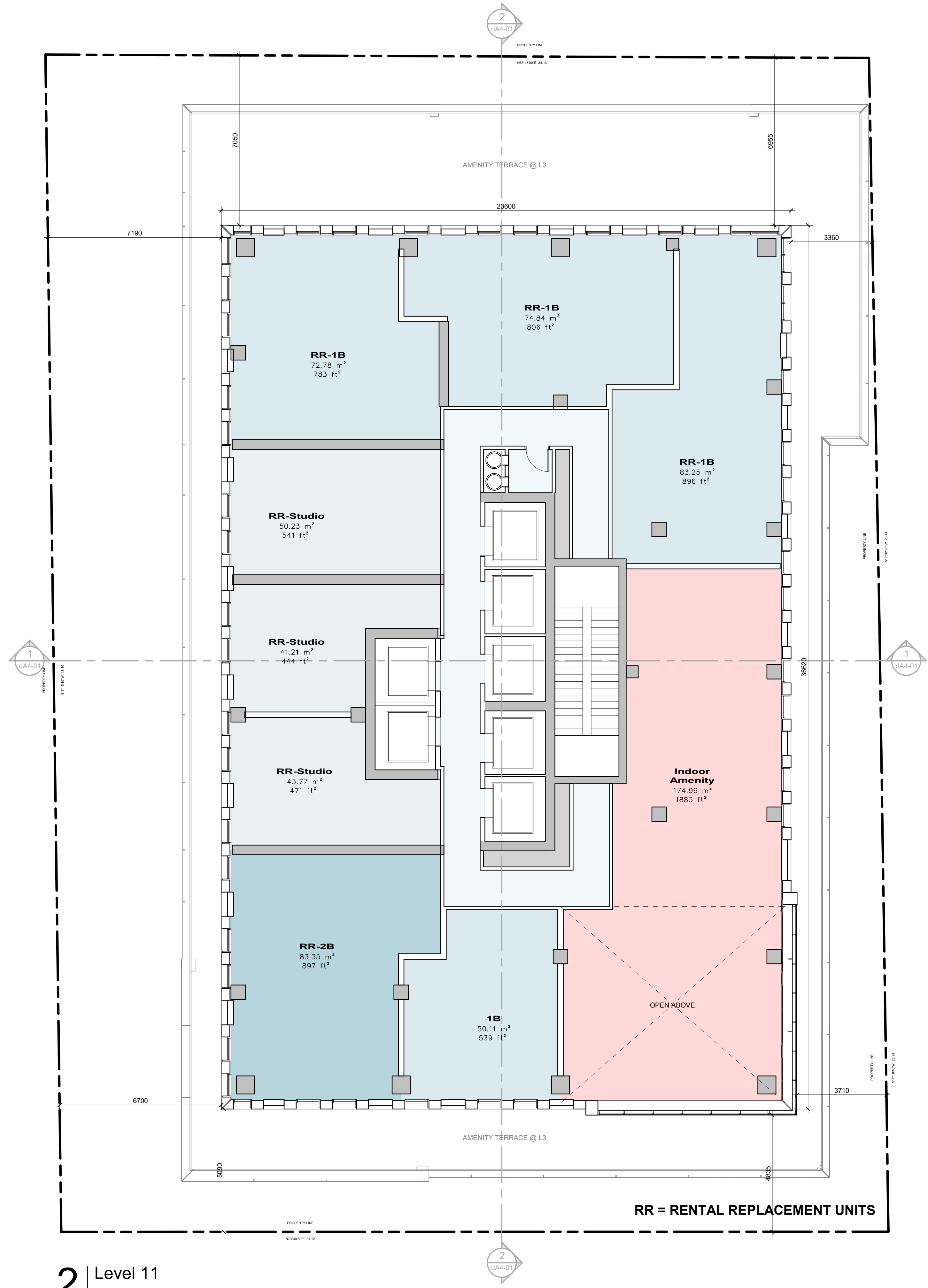
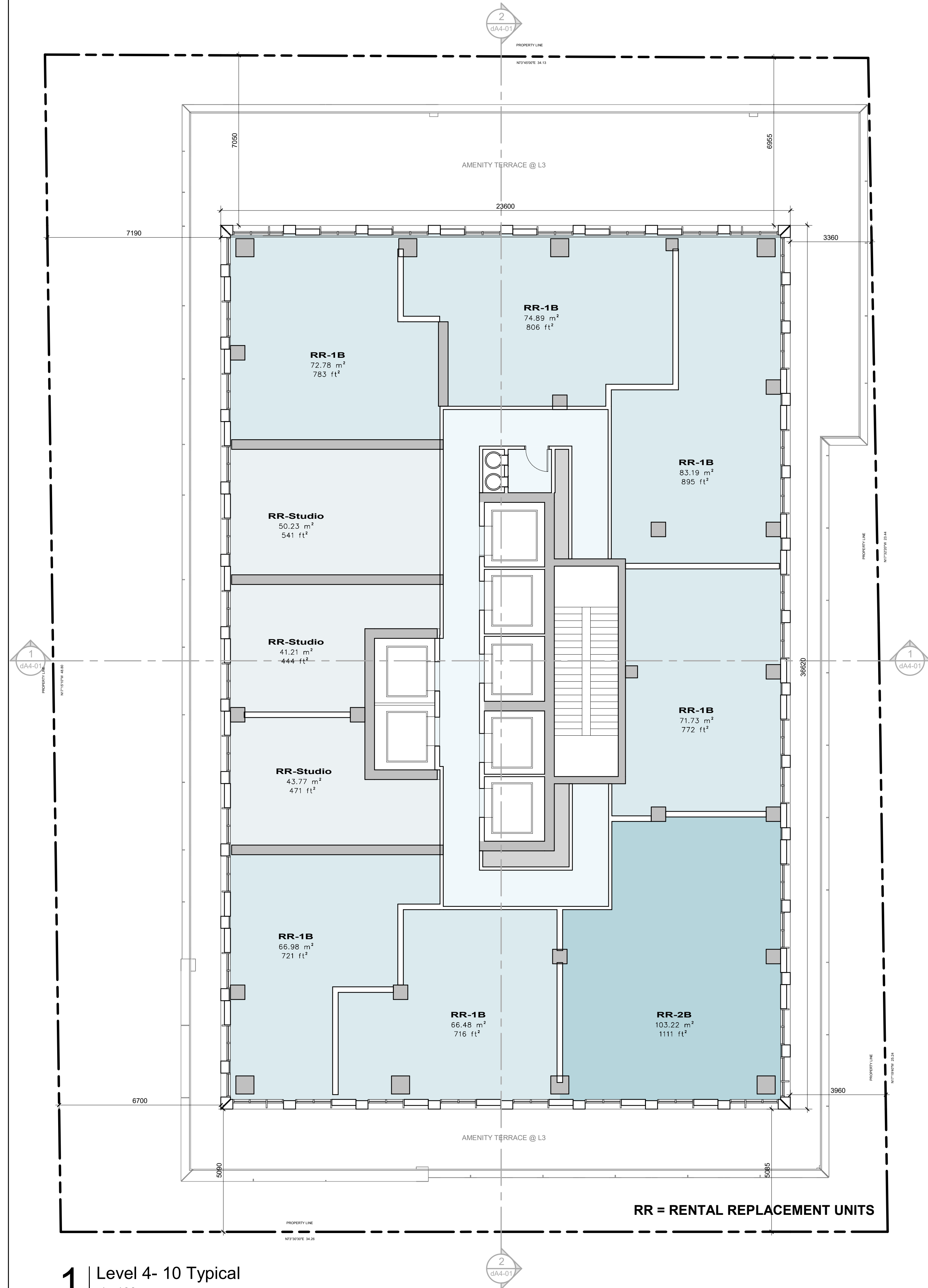
Drawing Title:
Floor Plan - Level 2 to 3

Scale:
1 : 100
Drawn by:
B.B. J.S.
Checked by:
R.P.
Project No.:
23114
Date:
May 30, 2025
Drawing No.:



dA2-03





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48 ISABELLA ST
Proposed Residential Development

Drawing Title:

Floor Plan - Level 4 to 11

Scale:
1 : 100

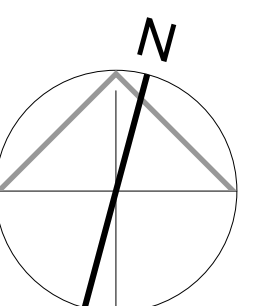
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B.B, J.S

Checked by:
R.P

Project No.:
23114

Date:
May 30, 2025

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dA2-04

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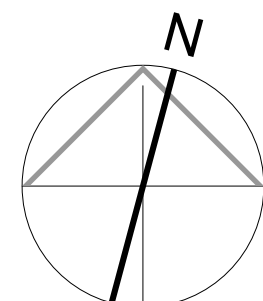
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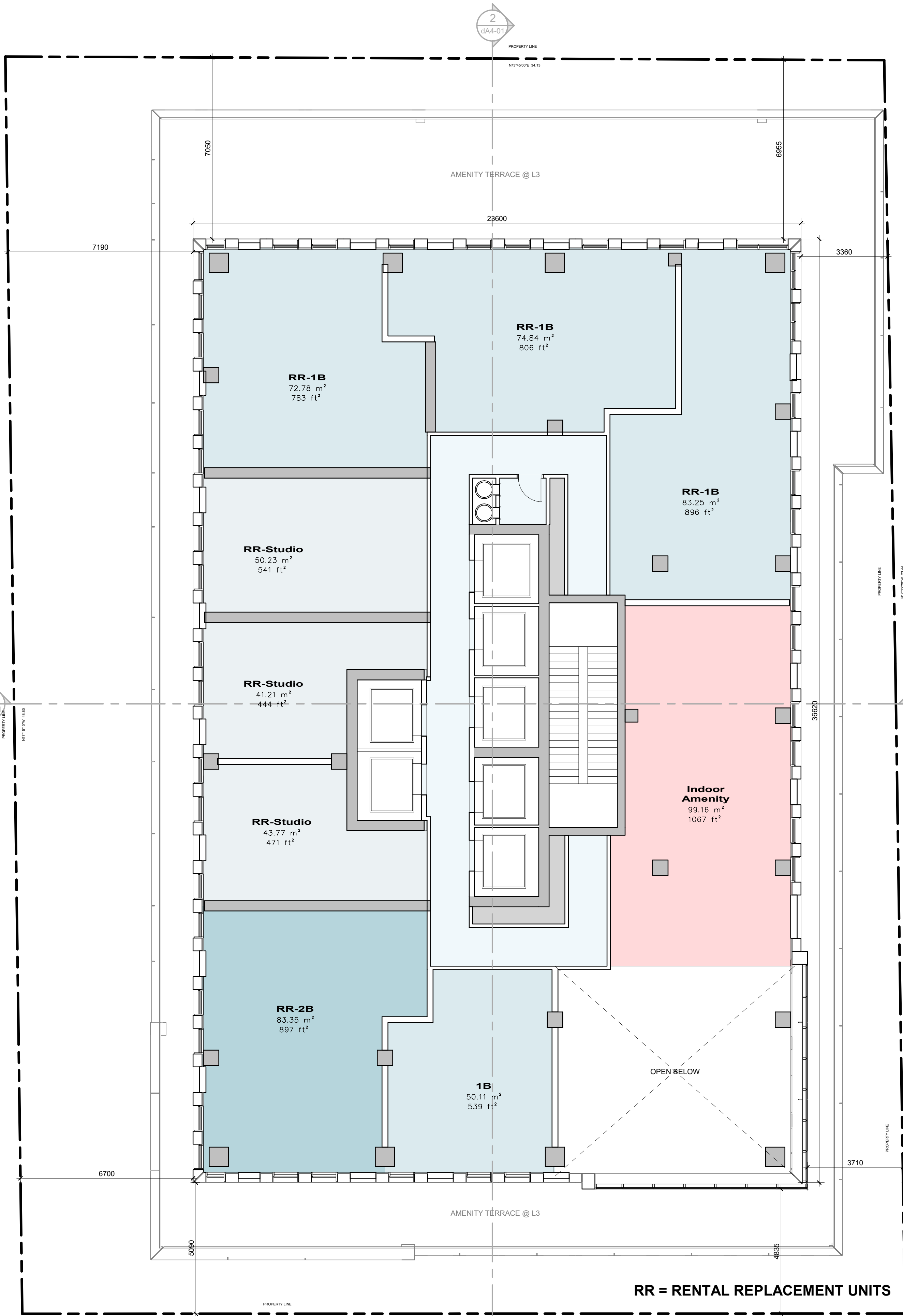
48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Floor Plan - Level 12 to 13

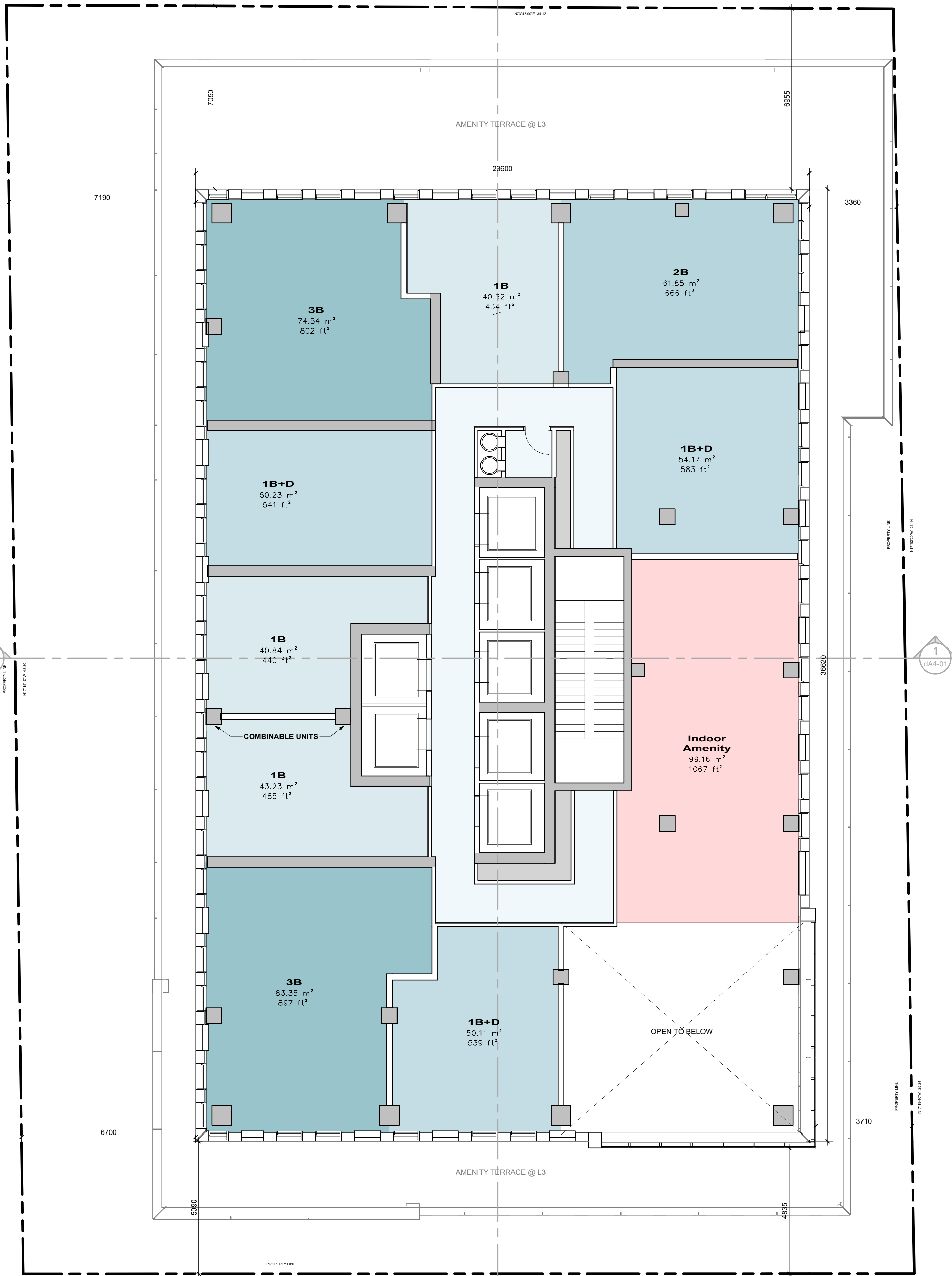
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1 : 100
Drawn by:
B.B. J.S
Checked by:
R.P
Project No.:
23114
Date:
May 30, 2025
Drawing No.:



dA2-05



1 | Level 12
1 : 100



2 | Level 13
1 : 100

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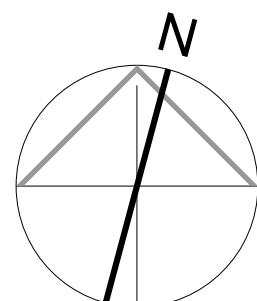
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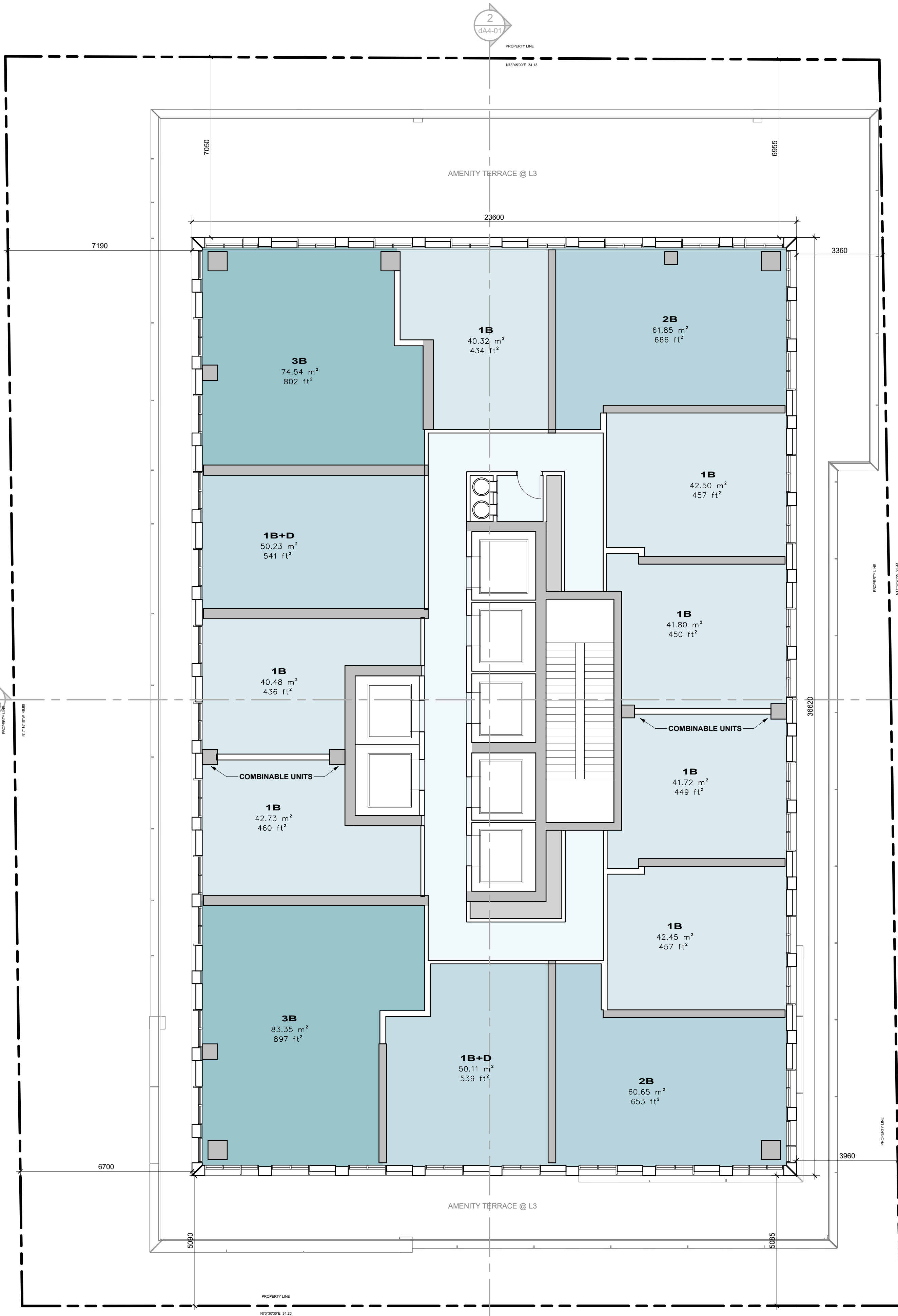
48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Floor Plan - Level 14 to 39

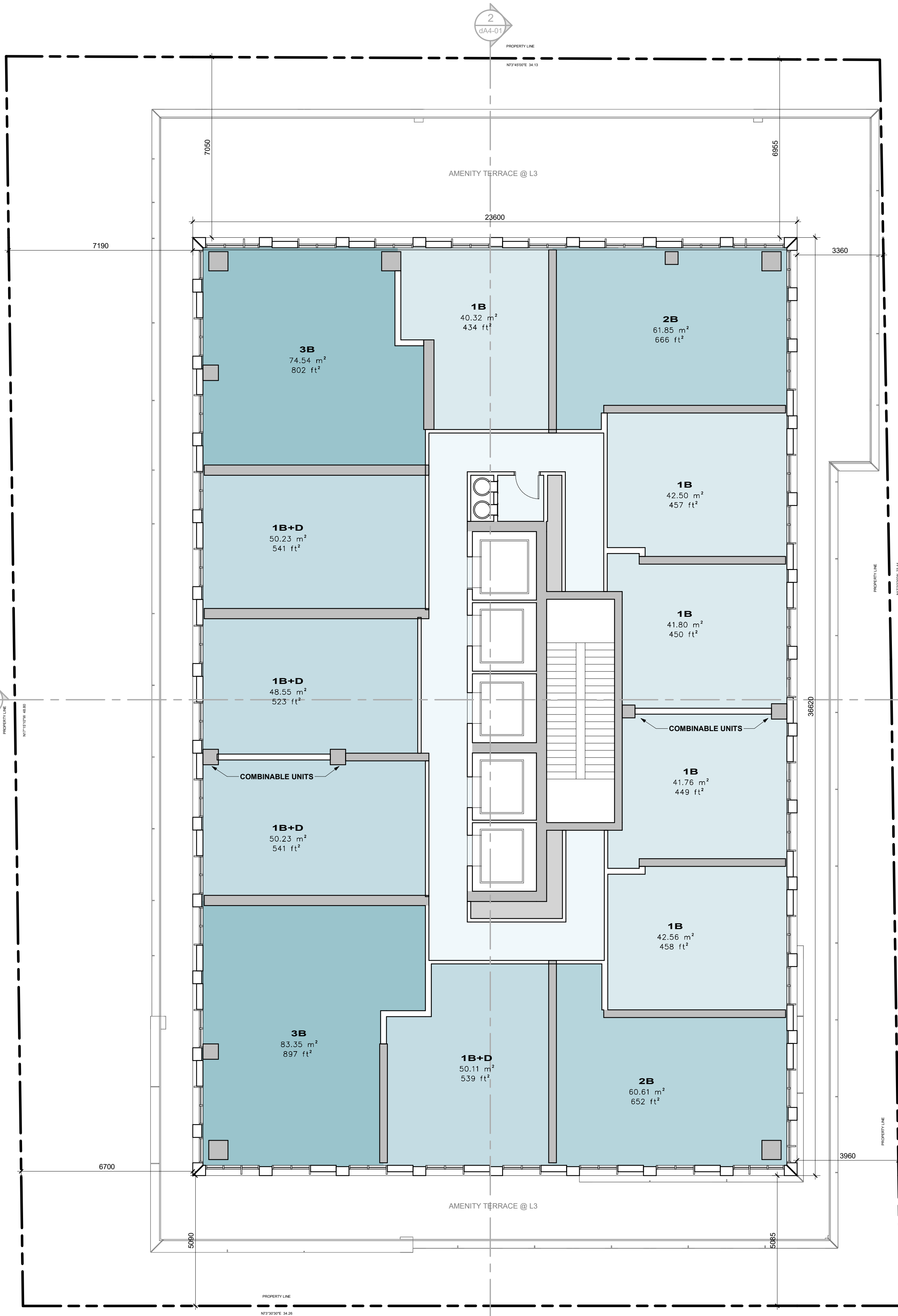
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1 : 100
Drawn by:
B.B. J.S
Checked by:
R.P
Project No.:
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Date:
May 30, 2025
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dA2-06



1 | Level 14 - 20 Typical
1 : 100



2 | Level 21 - 39 Typical
1 : 100

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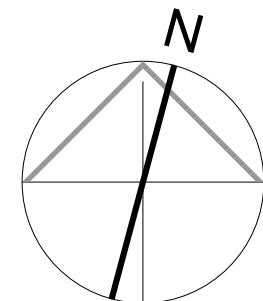
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48 ISABELLA ST
Proposed Residential Development

Drawing Title:
**Floor Plan - Level 40 to 60
& 63 to 69**

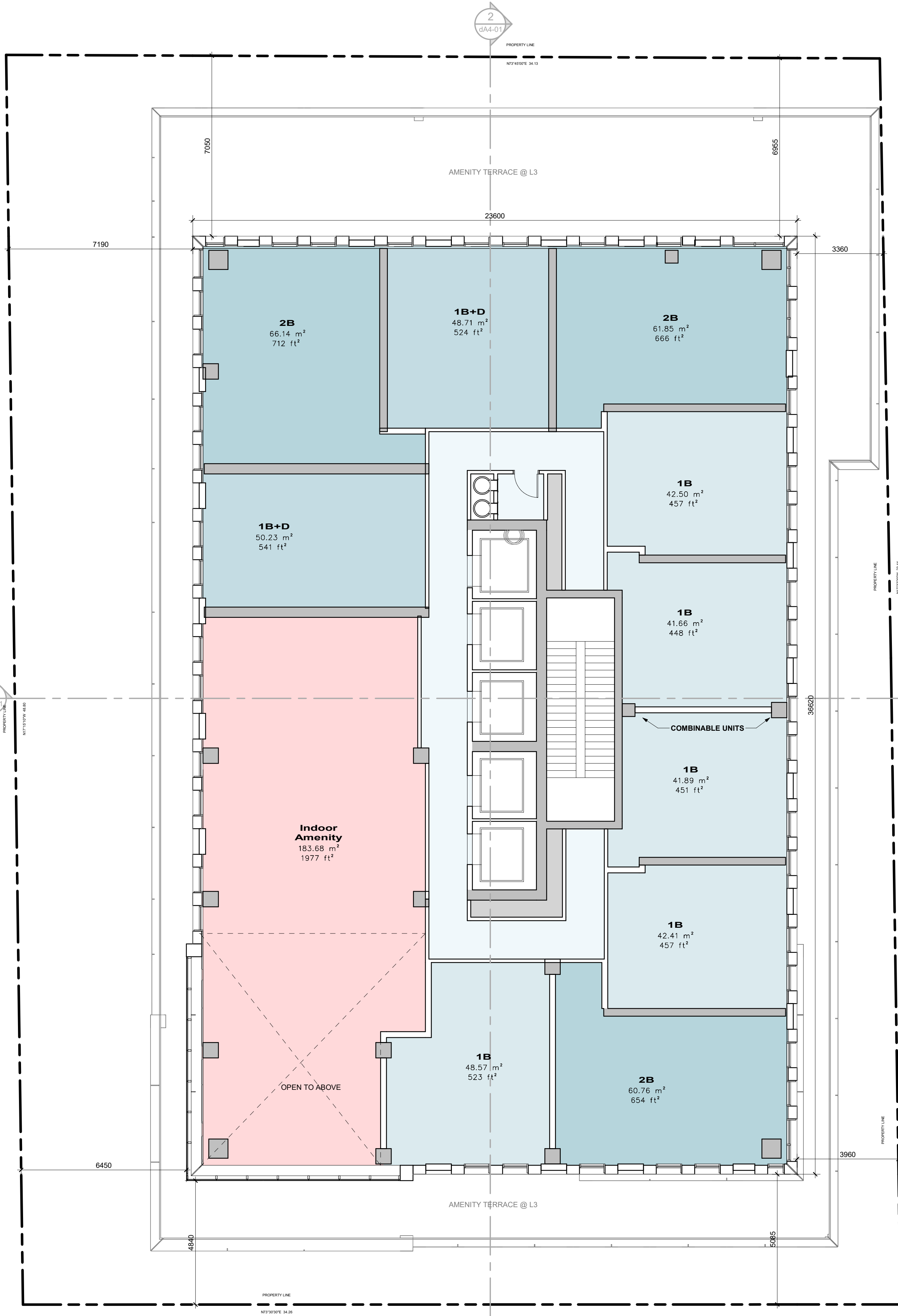
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Drawn by:
B.B. J.S
Checked by:
R.P
Project No.:
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Date:
May 30, 2025
Drawing No.:



dA2-07



1 | Level 40-59, 63-69 Typical
1 : 100



2 | Level 60
1 : 100

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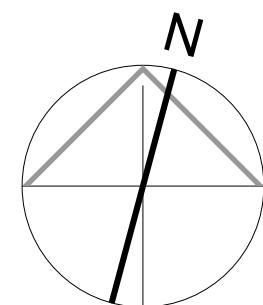
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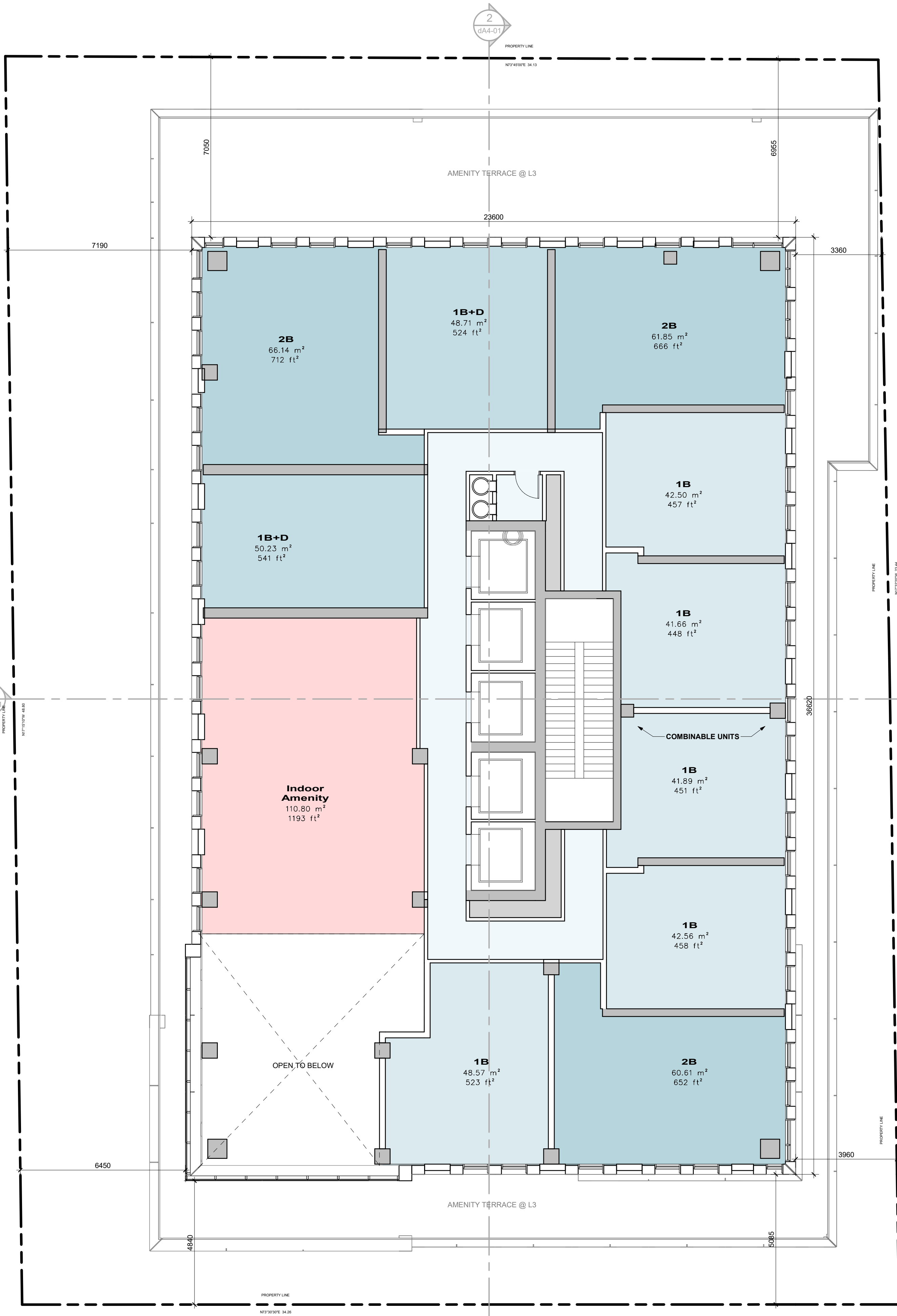
48 ISABELLA ST
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Drawing Title:
Floor Plan - Level 61 to 62

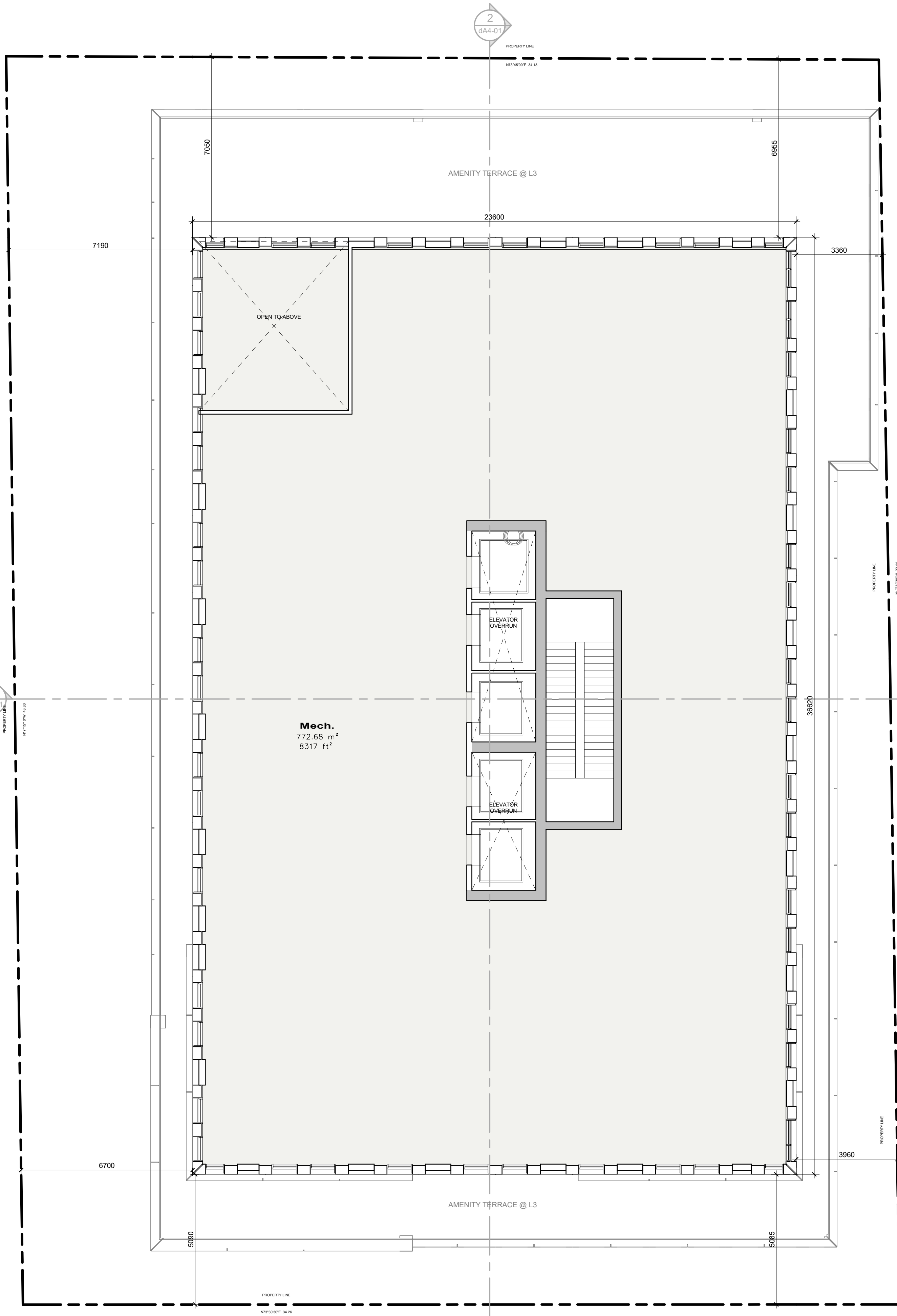
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Drawn by:
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Checked by:
R.P
Project No.:
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Date:
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Drawing No.:



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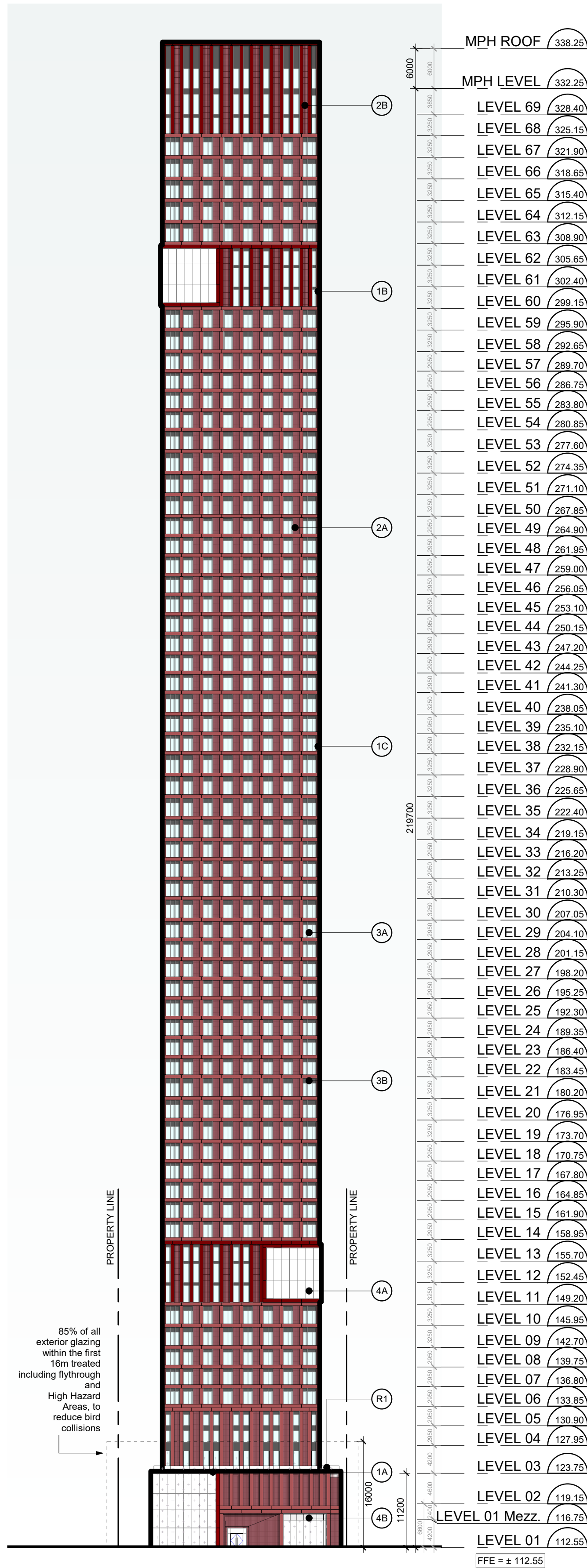
1 | Level 61-62 Typical
1 : 100



2 | MPH LEVEL
1 : 100



1 | North Elevation
1 : 500



2 | South Elevation
1 : 500

EXTERIOR FINISH LEGEND

- 1A PRE-CAST CONCRETE - RED 1
- 1B PRE-CAST CONCRETE - DARK RED 2
- 1C PRE-CAST CONCRETE - LIGHT RED 3
- 2A MASONRY PANEL - RED 1
- 2B MASONRY PANEL - RED 2
- 3A WINDOW WALL - VISION PANEL
- 3B WINDOW WALL - METAL SPANDREL PANEL
- 4A CURTAIN WALL - VISION PANEL
- 4B CURTAIN WALL - METAL SPANDREL PANEL
- R1 CLEAR VISION GLASS GUARD

Bird-Friendly Design Statistics

	Elevation First 16m* Above Grade					
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m ²)	103	186	135	268	692	100%
Untreated Area (m ²)	0	9	0	0	9	1%
Treated Area (m ²)	103	177	135	268	683	99%
Low-Reflectance Opaque Glass (m ²)	0	0	0	0	0	
Visual Markers (m ²)	103	177	135	268	683	
Shaded (m ²)	0	0	0	0	0	
*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade.						
Building Window : Wall Ratio						

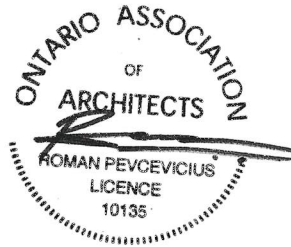


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Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
North & South Elevations

Scale:
1 : 500
Drawn by:
B.B. J.S
Checked by:
R.P
Project No.:
23114
Date:
May 30, 2025
Drawing No.:

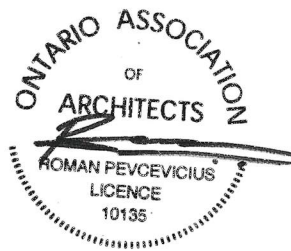
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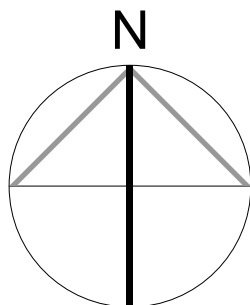
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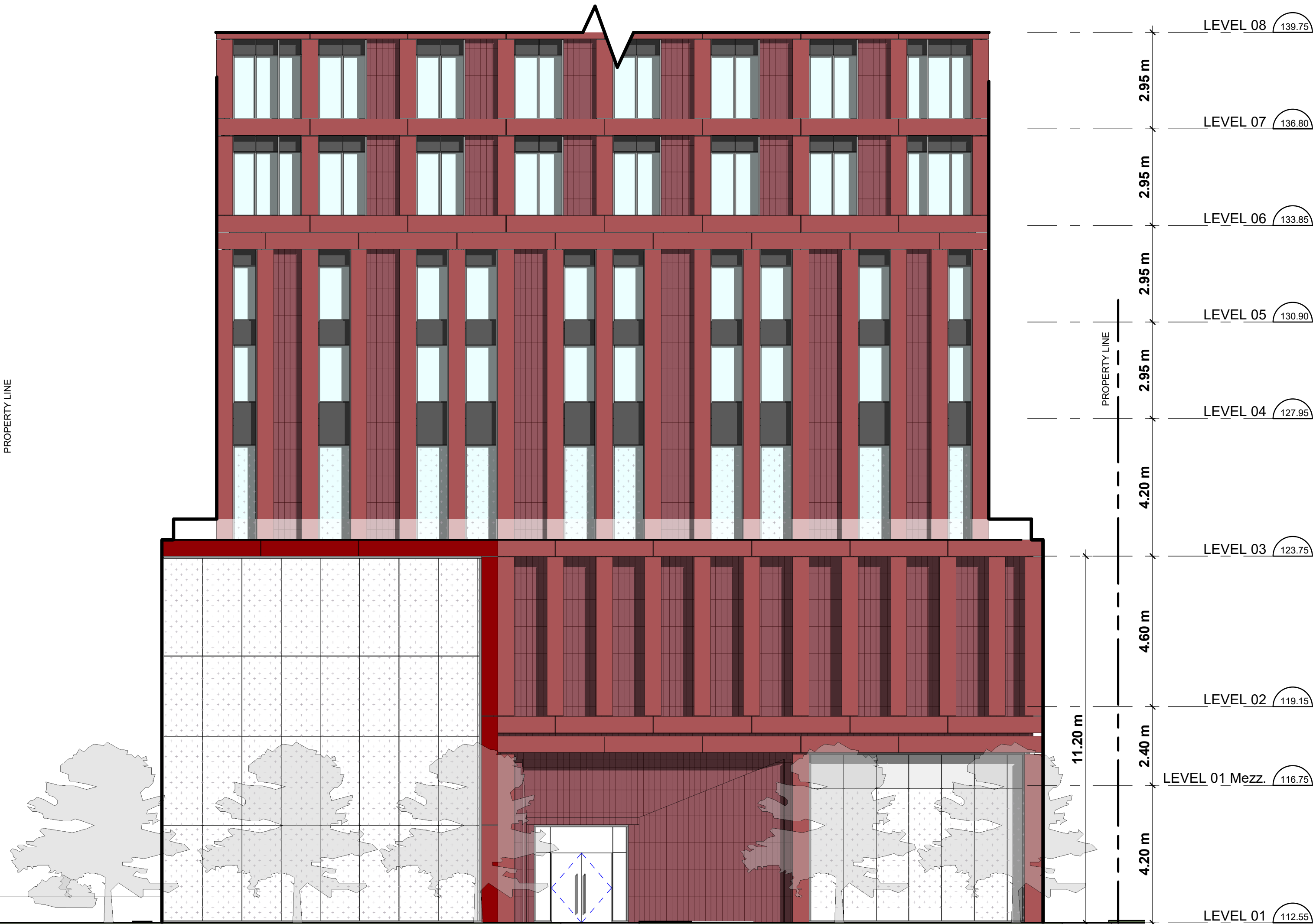
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Proposed Residential Development

Drawing Title:
Streetscape Elevation

Scale:
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Drawn by:
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Checked by:
R.P
Project No.:
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Date:
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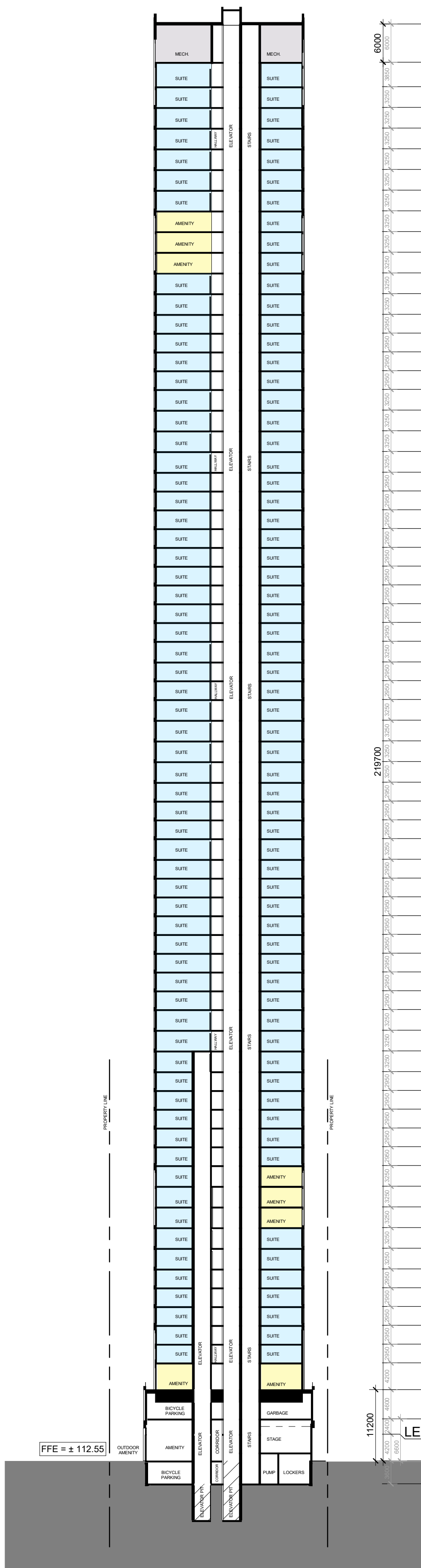
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Proposed Residential Development

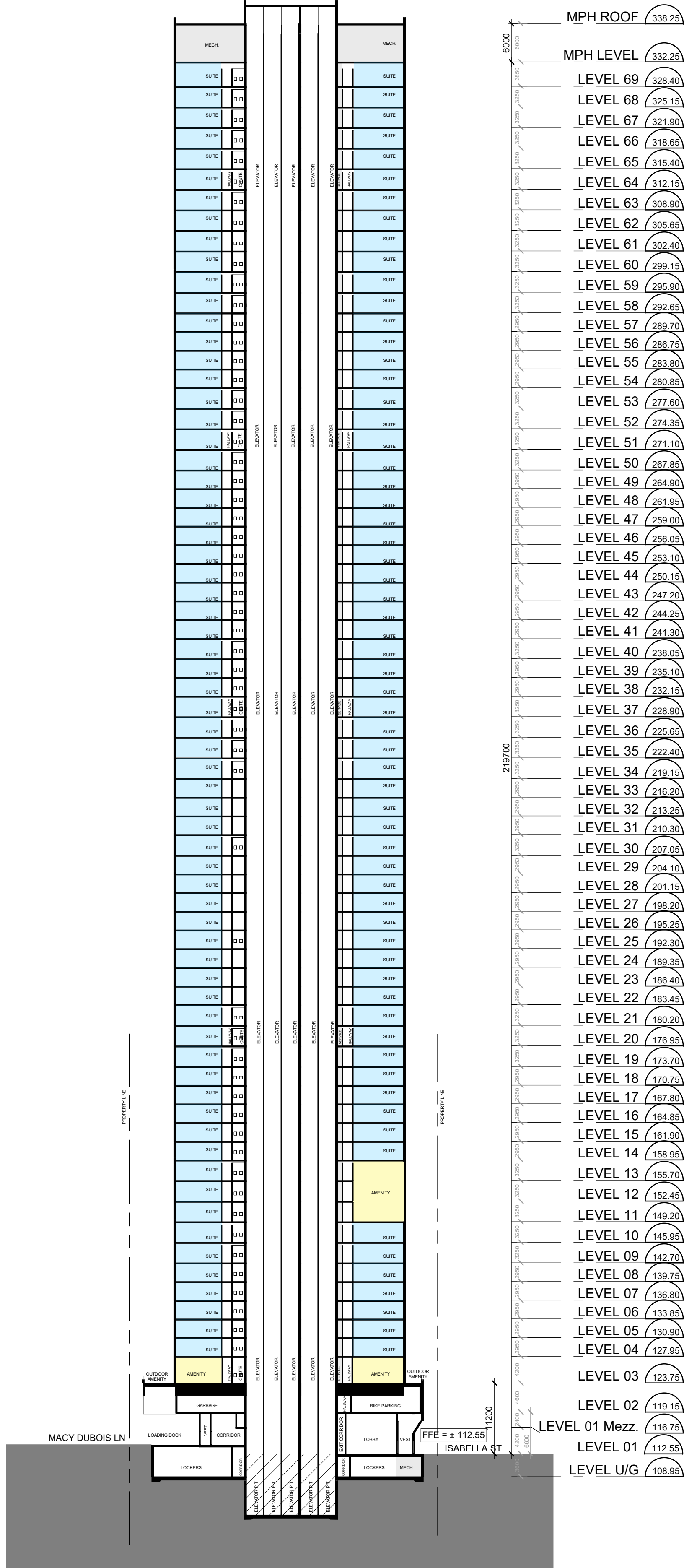
Drawing Title:
Building Sections

Scale:
1 : 500
Drawn by:
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Checked by:
R.P
Project No.:
23114
Date:
May 30, 2025
Drawing No.:

dA4-01



1 | LATITUDE SECTION
1 : 500



2 | LONGITUDE SECTION
1 : 500