

Planning Committee Meeting

20 December 2011

Item 4.9

**220-228 Bay Road, Sandringham
(Application No. 2010/0232/1 – Ward: Southern)**

Pages: 9

- RESPONSE TO PLANNING CONDITIONS
- F. 20' WIDE CONTIGUOUS ZONE PROVIDED FOR ALL LOADS EXCEPT THOSE INDICATED BY SHADING IN THIS SPACE.
- G. ALL HIGH RISE BUILDINGS SHALL BE LIMITED TO FOUR FLOORS.
- H. MEDICAL OFFICE USE SHALL BE LIMITED TO COMMERCIAL ZONE.
- I. APARTMENTS SHALL BE LIMITED TO CENTRAL BUSINESS DISTRICT AND SHALL BE LIMITED TO FOUR FLOORS ON LEVELS ABOVE.
- J. SUBSTITUTION REQUIRED.
- K. CARE BUILDING PLAN ADDED.
- L. BUILDING HEIGHT ABOVE GROUND LEVEL SHALL BE 100' MAX.
- M. AMENDMENTS TO SECOND LEVEL TO ADDRESS FLOOR LEVEL.
- N. CENTRAL BUSINESS DISTRICT INTERNAL.

DRAWING LEGEND

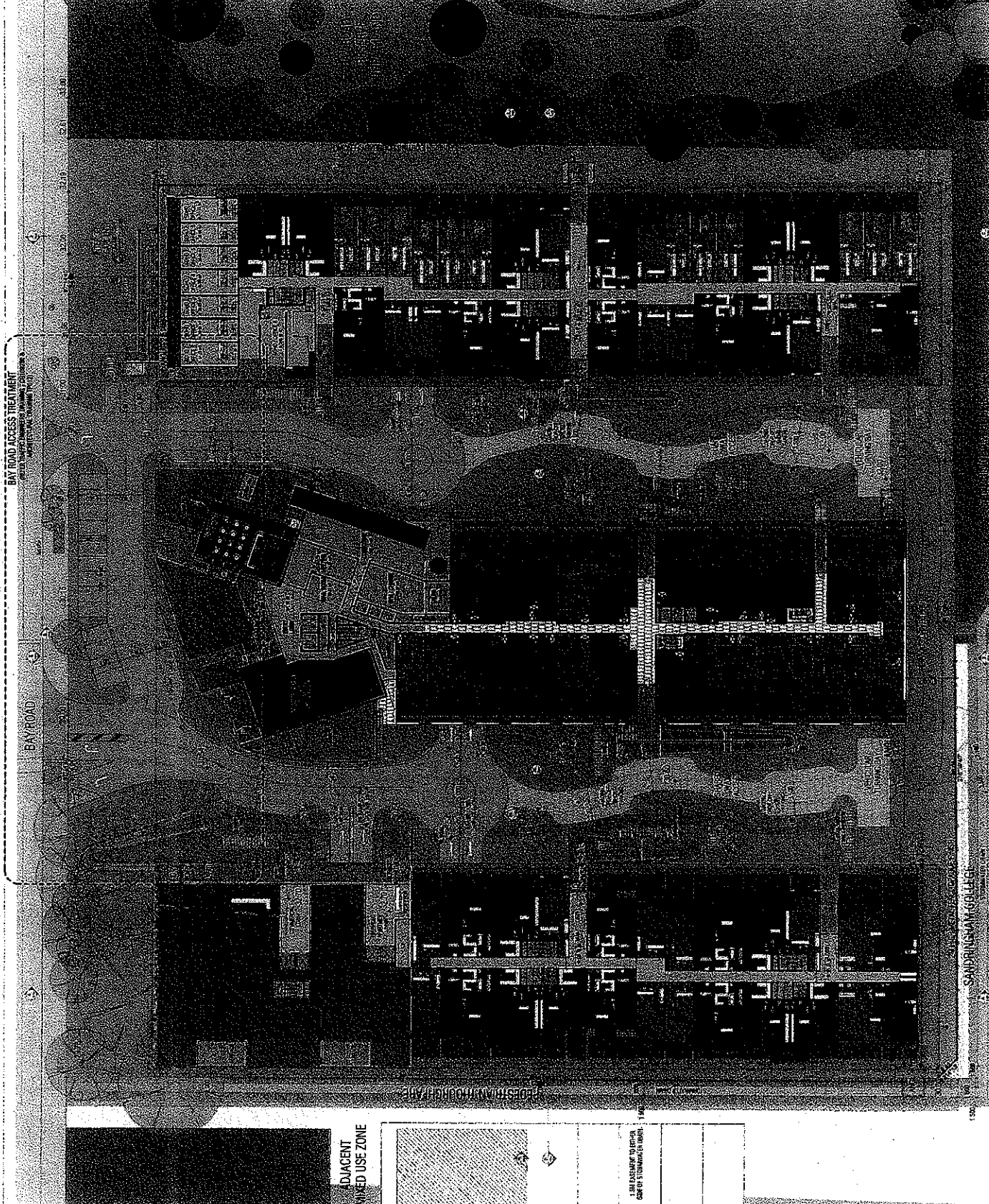
- RESIDENTIAL
- 1 BEDROOM APPT
- 2 BEDROOM APPT
- 3 BR APARTMENT
- TOWNHOUSE
- SP4
- 2 BR POOL
- CONVANCY AREA
- COMMERCIAL
- COMMERCIAL
- RETAIL / CARE
- SITE
- EXISTING TREE REMOVED
- EXISTING TREE REMAINS

WATSON YOUNG ARCHITECTS/INTERIORS

200 BAY ROAD
 2ND FLOOR
 NEW YORK, NY 10011
 TEL: (212) 312-1234
 FAX: (212) 312-1235
 WWW: www.watsonyoung.com

DATE: 08/15/11
 PROJECT: 100 BAY ROAD
 SHEET: 100-01
 TITLE: 100 BAY ROAD, FLOOR PLAN (200)

100 BAY ROAD
 100 BAY ROAD
 100 BAY ROAD



ADJACENT
 UNKED USE ZONE

1. SEE DRAWING FOR NOTES
 2. SEE DRAWING FOR NOTES

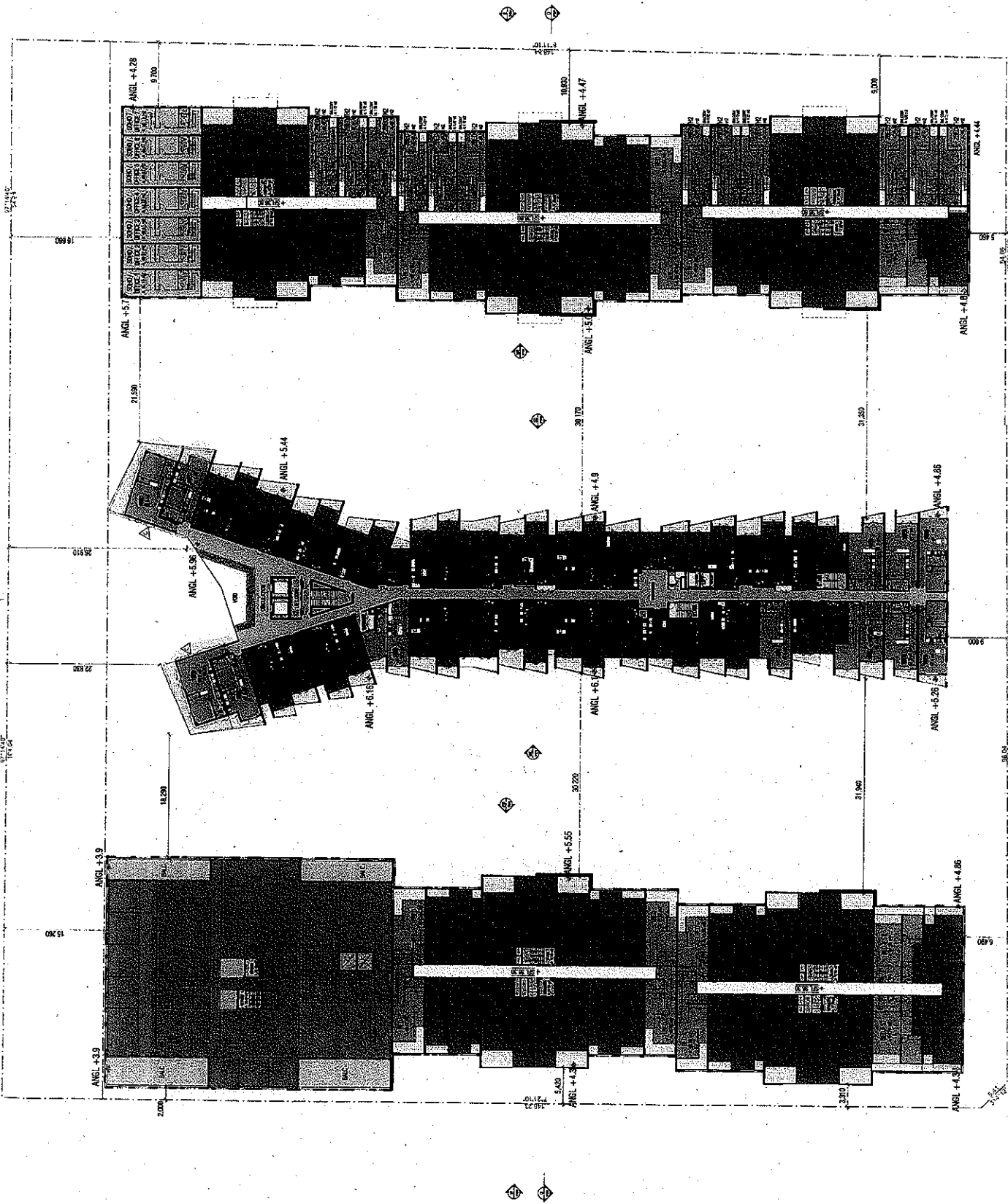
SANBORNUSMAN COLLEGE

REPOSE TO PLACING CONDITIONS:
 A. CENTRAL BUILDING LOBBY SPACE ADDED AT CENTRAL CORE TO ANTICIPATE CORRIDOR AND PARTNERSHIP REPAIRS TO MAIN FLOOR LIGHT AND VENTILATION GRILL ACCESS TO THIS AREA.
 B. CENTRAL BUILDING APARTMENTS TO BE REFINISHED TO MATCH EXISTING APARTMENTS TO SOUTH FLOOR FOR NATURAL LIGHT AND VENTILATION.
 C. MEDICAL COURSE ZONE MARKED TO COMMERCIAL SPACE.
 D. BUILDING HEIGHT ABOVE GROUND LEVEL SHOWN PANEL.
 E. CENTRAL BUILDING RETAINED WITHIN APPROVED DWELLING.

10/11/2011
 10/11/2011
 10/11/2011

WATSONYOUNG
 ARCHITECTS/INTERIORS

26 BAY ROAD
 SUITE 100
 WASHINGTON, DC 20005
 TEL: (202) 462-1100
 FAX: (202) 462-1101
 WWW: WATSONYOUNG.COM
 11/08/11
 TP104 C



REFERENCE TO PLANNING CONDITIONS:
 A. CRITICAL BUILDING - LARGEST SPACE
 ADDED AT CRITICAL CORNER TO ARTICULATE
 BUILDING MASSING AND TO PROVIDE
 ALLOW NATURAL LIGHT AND VENTILATION
 FROM SPACES TO THIS AREA.
 B. CRITICAL BUILDING APARTMENTS
 RE-PLANNED TO ALLOW CORRIDOR TO EXTEND
 TO PROVIDE FOR NATURAL LIGHT
 AND VENTILATION.
 L. BUILDING HEIGHT ABOVE GROUND LEVEL
 SHOWN (FMSL).
 T. CRITICAL BUILDING RE-PLANNED WITHIN
 APPROVED ENVELOPE.

DRAWING
 LEGEND

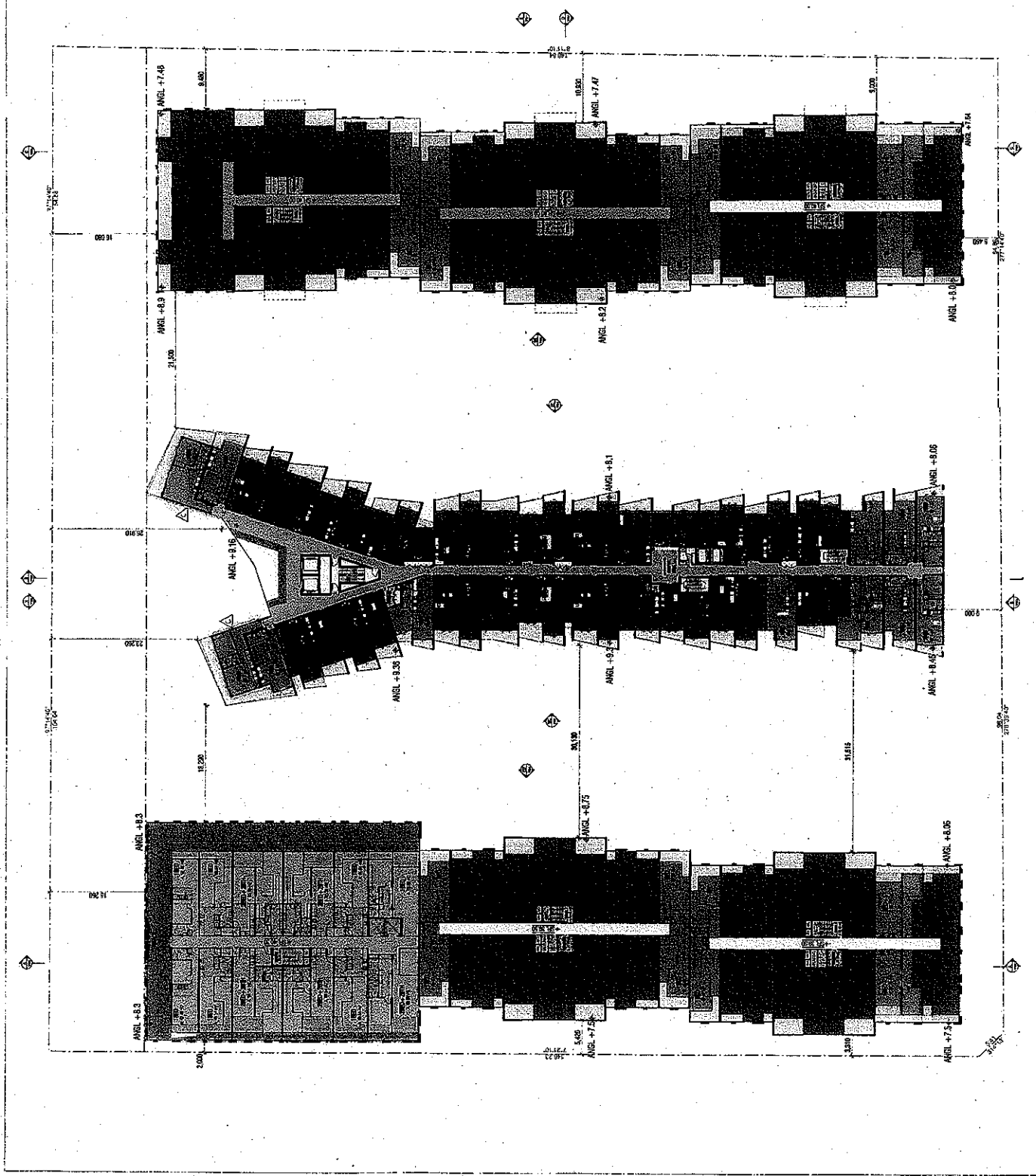
[Symbol]	RECREATIONAL
[Symbol]	1 BEDROOM APT
[Symbol]	2 BEDROOM APT
[Symbol]	COMMON AREAS
[Symbol]	SPRINKLED APARTMENTS
[Symbol]	1 BEDROOM APT
[Symbol]	2 BEDROOM APT

WATSONYOUNG
 ARCHITECTS/INTERIORS

200 BAY ROAD
 2ND FLOOR
 NEW YORK, NY 10011
 TEL: (212) 850-1000
 FAX: (212) 850-1001
 WWW: www.watsonyoung.com

DATE: 11/20/08
 SCALE: 1/8" = 1'-0"

PROJECT: 200 BAY ROAD PL.
 SHEET: 110105 C



RESPONSE TO PERMIT CONDITIONS:

- A. CENTRAL BUILDING - LOBBY SPACE ADDED AT CENTRAL CORE TO ACCOMMODATE COMMON AREAS AND TO ALLOW NATURAL LIGHT AND VIEW FROM FRONTSIDES TO THIS AREA.
- B. BUILDING HEIGHT ABOVE GROUND LEVEL SHOWN (ANGL).
- C. OVER RUN AND ROOF ACCESS STAIRS ADDED.
- D. CENTRAL BUILDING REMAINED WITHIN APPROVED FOOTPRINT.

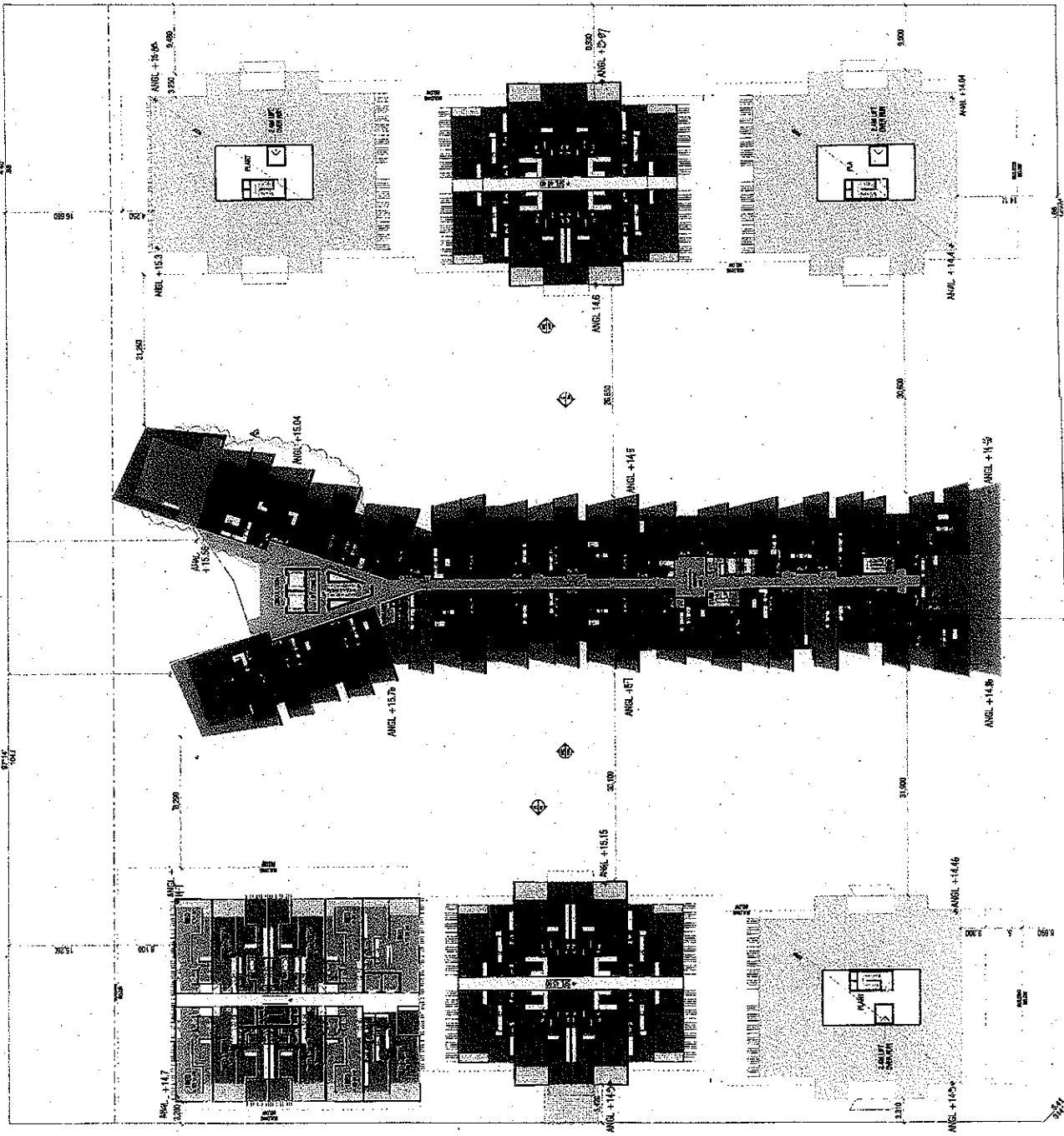
- DRAWN BY: LEGSA
- REVISION: 1. REVISION A
- 2. REVISION B
- 3. REVISION C
- COMMON AREAS
- SERVICES
- APARTMENTS
- 1. REVISION A
- 2. REVISION B

WATSON YOUNG
ARCHITECTS/INTERIORS

225-228 BAY ROAD
SUITE 100
DUBLIN, CA 94568
TEL: 925-835-1100
FAX: 925-835-1101
WWW.WATSONYOUNG.COM

PROJECT: 15155
DATE: 10/15/10
SCALE: 1/8" = 1'-0"

15155
10/15/10
10/15/10
10/15/10



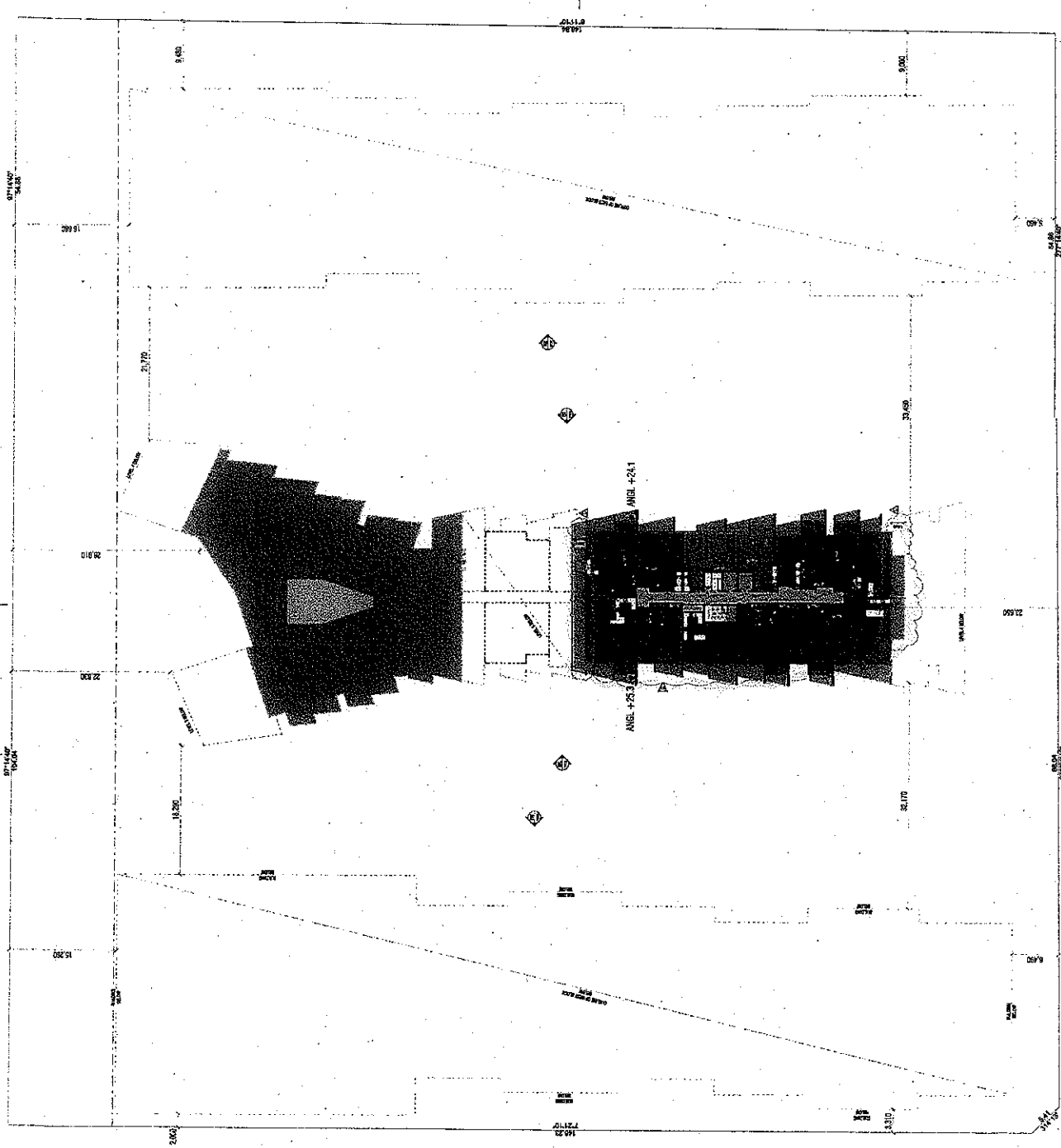
RESPONSE TO PERMIT CONDITIONS
 A. FINISHES FOR WALLS TO ALLOW
 NATURAL LIGHT AND VENTILATION INTO
 CORRIDOR.
 L. BUILDING HEIGHT ABOVE GRAUND LEVEL
 SHOWN (AMEL).
 T. CRITICAL RELATIONS SHOWN WITHIN
 APPROVED DAYOUT.

**DRAWING
 LEGEND**

- RESIDENTIAL
- 1 BEDROOM APT
- 2 BEDROOM APT
- COMMON AREAS
- 3 BEDROOM APT

**WATSON YOUNG
 ARCHITECTS/INTERIORS**

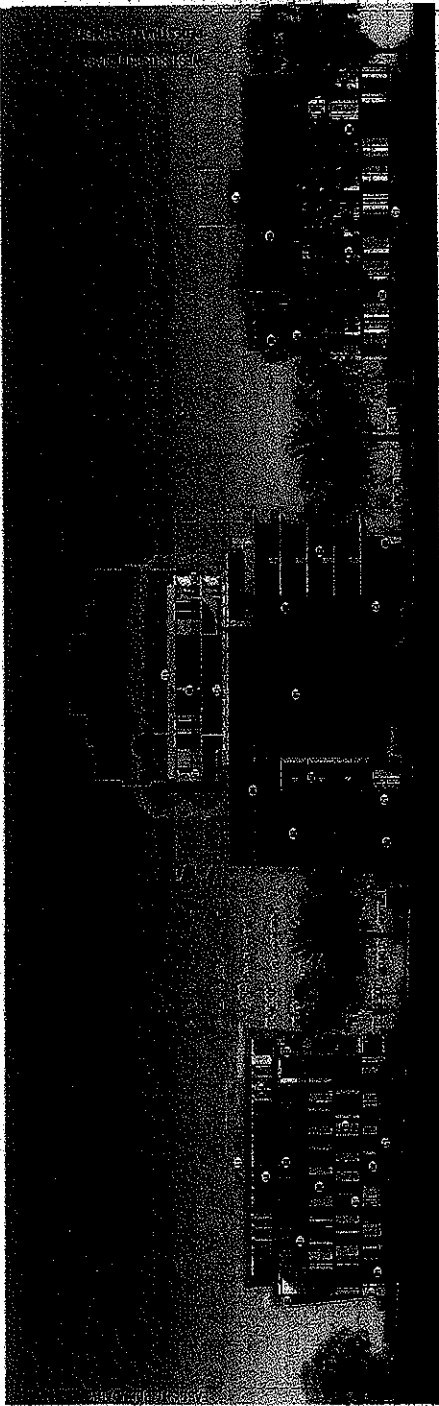
220 WEST 20TH STREET
 PHOENIX, ARIZONA 85001
 TEL: 602.254.1100
 FAX: 602.254.1101
 WWW: WATSONYOUNG.COM
 PROJECT NO. 2010-001
 SHEET NO. 101
 DATE: 08/11/10
 DRAWN BY: J. WATSON
 CHECKED BY: J. WATSON
 APPROVED BY: J. WATSON
 TITLE: C



MATERIAL LEGEND

- ① 64-FORM CONCRETE - CLUST FINISH
- ② GLASS REINFORCED CONCRETE - FABRIC REINFORCING
- ③ PRECAST CONCRETE PANEL - TEXTURED FINISH
- ④ REINFORCING MESH - COLOUR: ANTIWEAR WHITE
- ⑤ COMPOSITE METAL CLADDING - COMPASSIVE METALIC
- ⑥ COMPOSITE METAL CLADDING - BRASS/BRONZE
- ⑦ COMPOSITE METAL CLADDING - WINE
- ⑧ METAL CLADDING - COLOUR: CHARCOAL
- ⑨ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑩ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑪ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑫ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑬ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑭ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑮ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑯ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑰ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑱ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑲ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ⑳ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉑ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉒ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉓ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉔ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉕ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉖ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉗ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉘ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉙ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉚ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉛ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉜ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉝ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉞ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㉟ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊱ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊲ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊳ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊴ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊵ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊶ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊷ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊸ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊹ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊺ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊻ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊼ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊽ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊾ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH
- ㊿ METAL CLADDING - COLOUR: CHARCOAL ALUMINUM FINISH

2nd FLOOR RL 42.100
 3rd FLOOR RL 43.800
 4th FLOOR RL 45.500
 5th FLOOR RL 47.200
 6th FLOOR RL 48.900
 7th FLOOR RL 50.600
 8th FLOOR RL 52.300
 9th FLOOR RL 54.000
 10th FLOOR RL 55.700



BAY RD RESERVE
 RL 42.100 2nd FLOOR
 RL 43.800 3rd FLOOR
 RL 45.500 4th FLOOR
 RL 47.200 5th FLOOR
 RL 48.900 6th FLOOR
 RL 50.600 7th FLOOR
 RL 52.300 8th FLOOR
 RL 54.000 9th FLOOR
 RL 55.700 10th FLOOR



BAY RD RESERVE
 1st FLOOR RL 42.100
 2nd FLOOR RL 43.800
 3rd FLOOR RL 45.500
 4th FLOOR RL 47.200
 5th FLOOR RL 48.900
 6th FLOOR RL 50.600
 7th FLOOR RL 52.300
 8th FLOOR RL 54.000
 9th FLOOR RL 55.700



BAY RD RESERVE
 RL 42.100 1st FLOOR
 RL 43.800 2nd FLOOR
 RL 45.500 3rd FLOOR
 RL 47.200 4th FLOOR
 RL 48.900 5th FLOOR
 RL 50.600 6th FLOOR
 RL 52.300 7th FLOOR
 RL 54.000 8th FLOOR
 RL 55.700 9th FLOOR



WATSON YOUNG
 ARCHITECTS/INTERIORS
 220 - 222 Bay Road
 Suite 100
 North Sydney, NSW 1585
 Australia
 Phone: +61 (0)2 9439 1000
 Fax: +61 (0)2 9439 1001
 Email: info@wy.com.au
 www.watsonyoung.com.au

TP200 C
 1:100
 15/08/2010

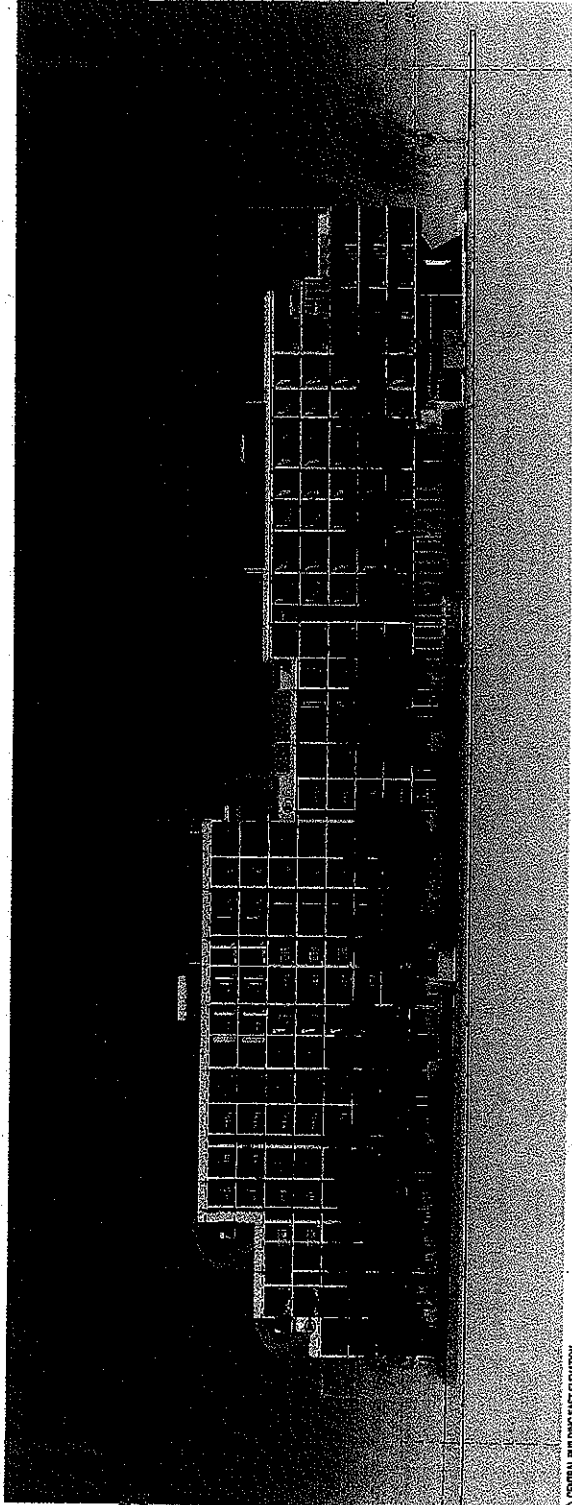
MATERIAL LEGEND

- ① BIT FORM CONCRETE - CLASS I FINISH
- ② GLASS REINFORCED CONCRETE - TYPICAL HANDED FINISH
- ③ PRECAST CONCRETE PANEL - TYPICAL HANDED FINISH
- ④ POLISHED CONCRETE - TYPICAL HANDED FINISH
- ⑤ COMPOSITE METAL CLADDING - CHAMFERED METALIC
- ⑥ COMPOSITE METAL CLADDING - BRONZE METALIC
- ⑦ COMPOSITE METAL CLADDING - WHITE
- ⑧ METAL SIDINGS - COLOR: CHARCOAL
- ⑨ CLEAR GLASS BALUSTRADE WITH ANODIZED ALUMINUM FRAME
- ⑩ TINTED GLASS IN CHARCOAL POWDERCOATED ALUMINUM FRAME
- ⑪ POWDERCOATED DOWNERS - COLOR: CHARCOAL
- ⑫ TYPICAL ALUMINUM DOWNERS - COLOR: BRONZE METALIC
- ⑬ POWDERCOATED ALUMINUM DOWNERS - COLOR: BRONZE METALIC
- ⑭ RECYCLED HARDWOOD TIMBER

- RESPONSE TO PERMIT CONDITIONS**
- A. FINISHMENTS REPLACED TO ALLOW FOR FINISH AND VENDOR NOT IN CONTRACT.
 - L. BUILDING HEIGHT ABOVE GROUND LEVEL (SEE FINISH).
 - a. 1 FT OVER RAIN CAPED.

BAY ROAD

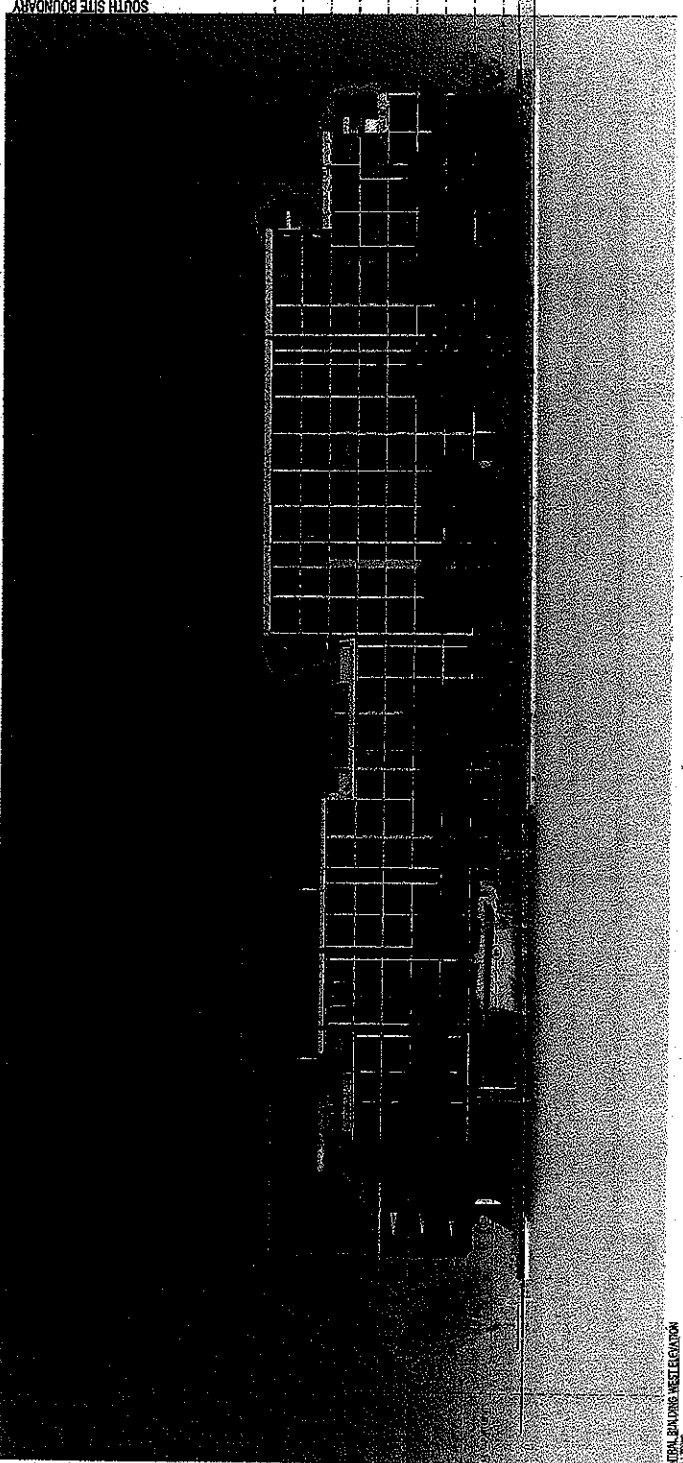
- ① - 0.50' ABOVE RL 99.100
- ② - 0.50' ABOVE RL 99.000
- ③ - 0.50' ABOVE RL 98.700
- ④ - 0.50' ABOVE RL 98.500
- ⑤ - 0.50' ABOVE RL 98.300
- ⑥ - 0.50' ABOVE RL 98.100
- ⑦ - 0.50' ABOVE RL 97.900
- ⑧ - 0.50' ABOVE RL 97.700



GENERAL BUILDING ELEVATION
 BAY ROAD

SANDRINGHAM
 PUBLIC DIAL

SANDRINGHAM
 PUBLIC DIAL



GENERAL BUILDING ELEVATION
 BAY ROAD

- ① - 0.50' ABOVE RL 99.100
- ② - 0.50' ABOVE RL 98.900
- ③ - 0.50' ABOVE RL 98.700
- ④ - 0.50' ABOVE RL 98.500
- ⑤ - 0.50' ABOVE RL 98.300
- ⑥ - 0.50' ABOVE RL 98.100
- ⑦ - 0.50' ABOVE RL 97.900
- ⑧ - 0.50' ABOVE RL 97.700
- ⑨ - 0.50' ABOVE RL 97.500

WATSONYOUNG
 ARCHITECTS/INTERIORS

200 BAY ROAD
 2ND FLOOR
 SANDRINGHAM, ONTARIO
 L4S 1G7
 Phone: (905) 882-1100
 Fax: (905) 882-1101
 Email: info@watsonyoung.com

Project: Building West & East Elevations
 Date: 11/06
 Scale: 1/8" = 1'-0"