

Autodesk Docs\2411117 - Union City Phase 1\2411117_Variance_AE_PDPK_07001_LB1.rvt
STATISTICS
8/22/2025 9:55:17 AM
A01

Enterprise North - Statistics

TOTALS - Buildings 1, 2, 3 and Amenity Podium		
Total Units		1,368
Total GFA (sm)		109,558
Total NFA (sm)		94,983
Residential GFA (sm)		109,370
Residential NFA (sm)		94,795
Non-Residential GFA (sm)		188
Non-Residential NFA (sm)		188
Total Indoor Amenity (sm)		2,310
Total Outdoor Amenity (sm)		4,468

DENSITY		
	hectares	sm
Total Property Area	2.473	20,725
Development Portion	1.674	16,137
Park Portion	0.459	4,587
FSI (Total Property Area)	5.37	
FSI (Development Portion)	6.9	

VEHICULAR PARKING		Ratio		Spaces Req'd	Spaces Provided
Residential Occupant		0.60		821	824
Residential Visitor Visitor parking spaces for Apartment Dwellings and Multiple Dwellings shall be shared with all non-residential uses		0.15		206	206
Non-Residential		1 parking space per 30m2 (MAX. 4 dedicated spaces)	7	4	4
		A reduction of up to 3 parking spaces from the combined required totals of visitor parking for residential uses and non- residential uses is permitted.	-3		
Car Share				2	2
Total		0.75		1,033	1,036

Note: The grand total included 24 accessible spaces (11 Type A and 13 Type B)

BICYCLE PARKING				
Floor	Res Long Term	Res Short Term	Retail Short Term	Total
parking level 7	14			14
parking level 6	30			30
parking level 5	90			90
parking level 4	202			202
parking level 3	0	54		54
parking level 2 & GF landscape	0	83	3	86
parking level 1	350			350
Total	686	137	3	826

Use	Ratio	Spaces Req'd	Spaces Provided
Short Term	0.10	137	137
Long Term	0.50	684	686
Retail	0.00	3	3
Total	0.60	824	826

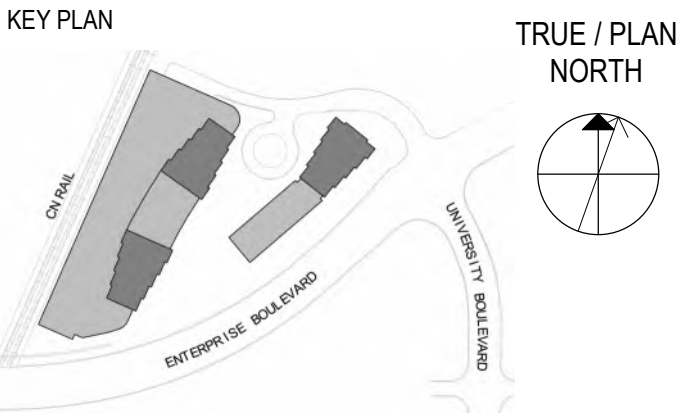
TOTAL UNITS		
Unit Type	TOTAL	Provided (%)
Studio	57	4.2%
1 Bedroom	855	62.5%
2 Bedroom	383	28.0%
3 Bedroom	73	5.3%
Total	1,368	

LOCKERS			
Level	Tower	Subtotal	Total
LS UPPER			
T1&T2	T1&T2	117	117
P7	T1&T2	94	94
P6	T1&T2	148	148
P5	T1&T2	108	108
P4	T1&T2	56	56
P3	T1&T2	130	
T3_L2	T3	123	
P2	T3	13	13
P1	T3	73	73
Total		739	

	PODIUM						TOWER 1				TOWER 2				TOWER 3				RETAIL	
	GFA(sq.m)	GFA(sq.ft)	PARKING(sq.m)	PARKING(sq.ft)	NFA(sq.m)	NFA(sq.ft)	GFA(sq.m)	GFA(sq.ft)	NFA(sq.m)	NFA(sq.ft)	GFA(sq.m)	GFA(sq.ft)	NFA(sq.m)	NFA(sq.ft)	GFA(sq.m)	GFA(sq.ft)	NFA(sq.m)	NFA(sq.ft)	GFA/NFA(sq.m)	GFA/NFA(sq.ft)
P1 Parking Level	3886	41580.2		9,171	98129.7	919.0				9833.3									188	2011.6
P2/ and Residential GF	3708	39675.6		4284	45838.8	2394.0				25615.8										
P3 Parking Level	351	3755.7		4265	45635.5	244.0				2610.8										
P4 and Residential Level 2	2074	22191.8		4344	46480.8	1676.0				17933.2					661	7072.7	501	5360.7		
P5 and Residential Level 3	2189	23422.3		4638	49626.6	1943.0				20790.1					799	8549.3	744	7960.8		
P6 and Residential Level 4	2211	23657.7		4634	49583.8	1960.0				20972.0					799	8549.3	744	7960.8		
P7 and Residential Level 5 Lower	2278	24374.6		4588	49091.6	1842.0				19709.4					799	8549.3	744	7960.8		
Residential Level 5 Upper	2468	26407.6				1930				20651.0										
Residential Level 6	2408	25765.6				2176				23283.2					799	8549.3	744	7960.8		
Level 7							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 8							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 9							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 10							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 11							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 12							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 13							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 14							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 15							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 16							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 17							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 18							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 19							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 20							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 21							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 22							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 23							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 24							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 25							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 26							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 27							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 28							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 29							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 30							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 31							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 32							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 33							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 34							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 35							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 36							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 37							800	8560	739	7907	800	8560	738	7897	799	8549.3	744	7960.8		
Level 38							800	8560	739	7907	800	8560	738	7897	419	4483.3				
Level 39							800	8560	739	7907	800	8560	738	7897	81	866.7				
Level 40							800	8560	739	7907	800	8560	738	7897						
Level 41							441	4719			800	8560	738	7897						
Level 42							94	1006			800	8560	738	7897						
Level 43											800	8560	738	7897						
Level 44											800	8560	738	7897						
MPH (Tower 2)											441	4718.7								
MPH (Tower 2)											95	1016.5								
Subtotal	21573	230831.1	35924	384386.8	15084.0	161398.8	27735	296765	25126	268848	30936	331015	28044	300071	29126	311648.2	26541	283989	188	2011.6
TOTAL GFA																				109558
TOTAL NFA																				94983
TOTAL RESIDENTIAL GFA																				109370
TOTAL RESIDENTIAL NFA																				94795

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REVISION			
NO.	DATE	DESCRIPTION	ISSUED BY
1	2025-07-23	ISSUED FOR MV DRAFT REVIEW	B+H
2	2025-08-22	ISSUED FOR MV DRAFT REVIEW	B+H
3	2025-09-17	ISSUED FOR MV APPLICATION	B+H



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Toronto, ON M5H 4A6 Canada
T/416.596.2299 F/416.586.0599



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Toronto - T/ 416.596.1930
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Toronto - T/ 416.447.7405
MECHANICAL ENGINEER :
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20 Denley Avenue
Toronto - T/ 416.235.1170
ELECTRICAL ENGINEER :
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Toronto - T/ 416.235.1170
OWNER :

ENTERPRISE BOULEVARD INC.

2300 Yonge Street, Suite 807
Toronto - T/ 416.486.4242

PROJECT :
NORTH ENTERPRISE

Part Lot 9, Concession 5
Part 4 Registered Plan 65R-27018
City of Markham

SHEET CONTENTS :
STATISTICS

PROJECT NUMBER :
241117

DRAWING SCALE :

DRAWN BY :
Author

CHECKED BY :
Checker

DATE:
07/06/25

SHEET NO :
A101

REV :

TOTAL UNITS							
Unit Type	TOTAL	%	Target (%)	Totals	BF Req'd	BF Pro'd	% Pro'd
STUDIO	57	4.2%		57	9	9	16%
1BED	352	25.7%		855	128	130	15%
1BED+D	503	36.8%					
2BED	377	27.6%		383	57	60	16%
2BED+D	6	0.4%					
3BED	72	5.3%		73	11	12	16%
3BED+MEDIA	1	0.1%					
Total	1,368			1,368	205	211	

LEGEND:

- EXISTING TREES
- GARBAGE ROOM
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- 2.43M HIGH SECURITY FENCE (NON-CUTTABLE/NON-CLIMBABLE)
- 2.43M DEBRIS SCREEN AT LEVEL 6 (NON-CUTTABLE/NON-CLIMBABLE)
- 1.5M HT BLACK VINYL CHAINLINK FENCE
- FIRE ACCESS ROUTE
- FIRE ACCESS ROUTE SIGN
- FD CONNECTION WITH IDENTIFYING SIGNAGE
- HYDRANT
- MANHOLE / OVERFLOW
- AREA DRAIN

- * ALL FIRE ACCESS ROUTE SIGNS ARE SET AT AN ANGLE OF NOT LESS THAN 30° AND NOT MORE THAN 45° TO A LINE PARALLEL TO THE FLOW OF TRAFFIC AND SHALL ALWAYS BE VISIBLE TO APPROACHING TRAFFIC.
- * 100MM FIRE HYDRANT STORZ (HIGH VOLUME) CONNECTION IS FACING FIRE ACCESS ROUTE.
- * FIRE ACCESS ROUTE TO BE PAVED WITH ASPHALT AND STAMPED CONCRETE.

2.43 M HIGH SECURITY FENCE
REFER TO SHEET A403
FOR DETAIL

RETAINING WALL

2.43 M HIGH DEBRIS
SCREEN AT LEVEL 6
REFER TO SHEET A403
FOR DETAIL

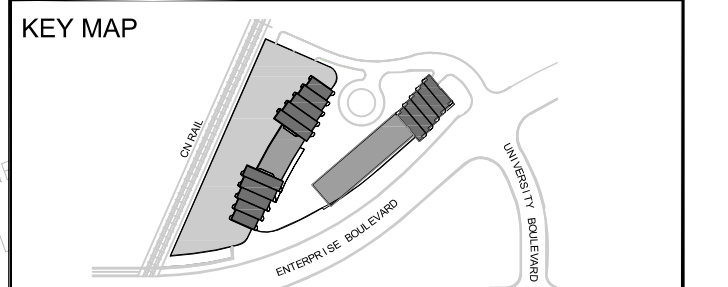
2.43 M HIGH DEBRIS
SCREEN AT LEVEL 6
REFER TO SHEET A403
FOR DETAIL

2.43 M HIGH SECURITY FENCE
REFER TO SHEET A403
FOR DETAIL

SITE STATISTICS	
ZONING CATEGORY	MC-D2 MARKHAM CENTRE DOWNTOWN 2
ZONING BY-LAW	ZBL 2022-103, AMENDED BY ZBL 2004-196, AS AMENDED BY ZBL 2012-152
TOTAL LOT AREA	20,725 m ²
TOTAL GFA	107,739 m ²
TOTAL NFA	92,881 m ²
DEVELOPMENT PORTION	16,137 m ²
FSI	6.68
TOTAL UNITS	1,360
NON-RESIDENTIAL GFA	211 m ²
NUMBER OF PARKING SPACES	1,027
PARKING RATIO	0.75
NON-RESIDENTIAL PARKING	4 SPACES

GENERAL NOTES:

- FOR LANDSCAPE DETAILS REFER DRAWINGS L300-L305 PREPARED BY QUINN CONSULTING
- FOR SITE GRADING REFER TO GRADING PLAN C-100 TO C-102 PREPARED BY STANTEC CONSULTING ENGINEERS
- FOR SITE SERVICING REFER TO SITE SERVICING PLAN C-103 TO C-104 PREPARED BY STANTEC CONSULTING ENGINEERS
- FOR TRUCK TURNING MOVEMENTS REFER TO DRAWINGS PREPARED BY WSP
- ALL GRATES WILL HAVE A POROSITY OF LESS THAN 20mm X 20mm
- ALL EXTERIOR LIGHTING (AT GRADE & AMENITY) WILL BE FULL CUTOFF & DIRECTED DOWNWARDS
- BIRD FRIENDLY TREATMENT TO BE APPLIED ON A MINIMUM 85% OF CONTIGUOUS GLASS PANEL AREA, WHERE EACH PANEL AREA IS GREATER THAN 2 SQ M AND WITHIN 16M FROM FINISHED GRADE. PATTERN IS TO BE APPLIED AS 5 MM DIA CERAMIC FRIT DOT @ 5CM ON CENTRE WITH A STRONG CONTRAST COLOUR.
- PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE OWNER SHALL PROVIDE THE CITY WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING: 1) DESIGN CODE - ONTARIO BUILDING CODE, 2) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION, AND 3) BUILDING CODE REQUIREMENT IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS
- OWNER TO PROVIDE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LARGE VEHICLE OPERATORS FOR REFUSE COLLECTION AND OTHER LARGE TRUCKS WITH THE BACK UP MANUEVER TO AND FROM THE LOADING SPACE
- THE NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION
- GEODETIC ELEVATIONS STATED ARE BASED ON NAD83 WHICH UNDER THE GEOMATICS CANADA, CANADIAN SPECIAL REFERENCE SYSTEM IS COVD28
- FIRE SERVICES HAS FULL ACCESS TO ALL AREAS/ROOMS LEADING FROM THE IDENTIFIED PRINCIPAL ENTRANCES OF BUILDING A/B AND C.



APPLICATION
CITY OF MARKHAM
DEVELOPMENT SERVICES
DEPARTMENT

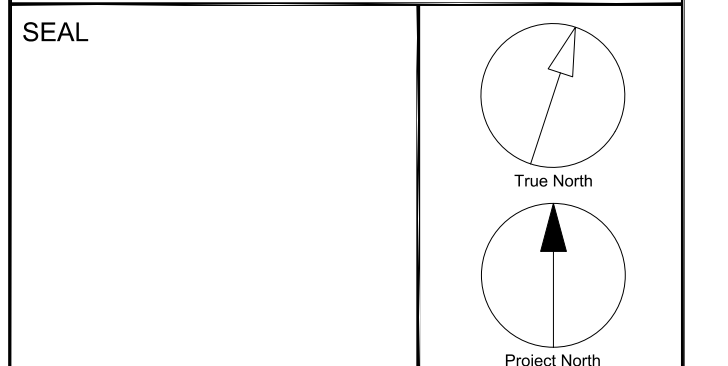
CLIENT
METROPIA
2300 Yonge St. Suite 807, Toronto, ON,
Canada M4P 1E4

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IBI Group Architects (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES	No.	DESCRIPTION	DATE
	01	ISSUED FOR SPA	2021-08-15
	02	ISSUED FOR SPA (2 nd SUBMISSION)	2022-07-15
	03	ISSUED FOR SPA (3 rd SUBMISSION)	2023-02-10
	04	ISSUED FOR SPA (4 th SUBMISSION)	2023-07-24

CIVIL ENGINEER	STANTEC	amber.palmer@stantec.com	416-606-5485
PLANNING	GATZIOS Planning	maria@gatziosplanning.com	647-748-9466
ECOLOGIST	SLR CONSULTING	dleadbeater@slrconsulting.com	905-415-7248
LANDSCAPE ARCHITECT	QUINN DESIGN ASSOCIATES	dchristie@quinnesign.ca	416-962-8700
SOUND & VIBRATION	HGC Engineering	bchapnik@hgcengineering.com	905-828-4044
Geo technical, environmental and hydrological	MCORAK	bchapnik@hgcengineering.com	905-828-4044
WIND	Western University	pcc@blwluwo.ca	519-661-2111 x88143
TRANSPORTATION	WSP	sharon.sterling@wsp.com	289-982-4755

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PROJECT
Enterprise North
Part Lot 9, Concession 5, Part 4 Registered
Plan 65R-27018, City of Markham

PROJECT NO:
121671

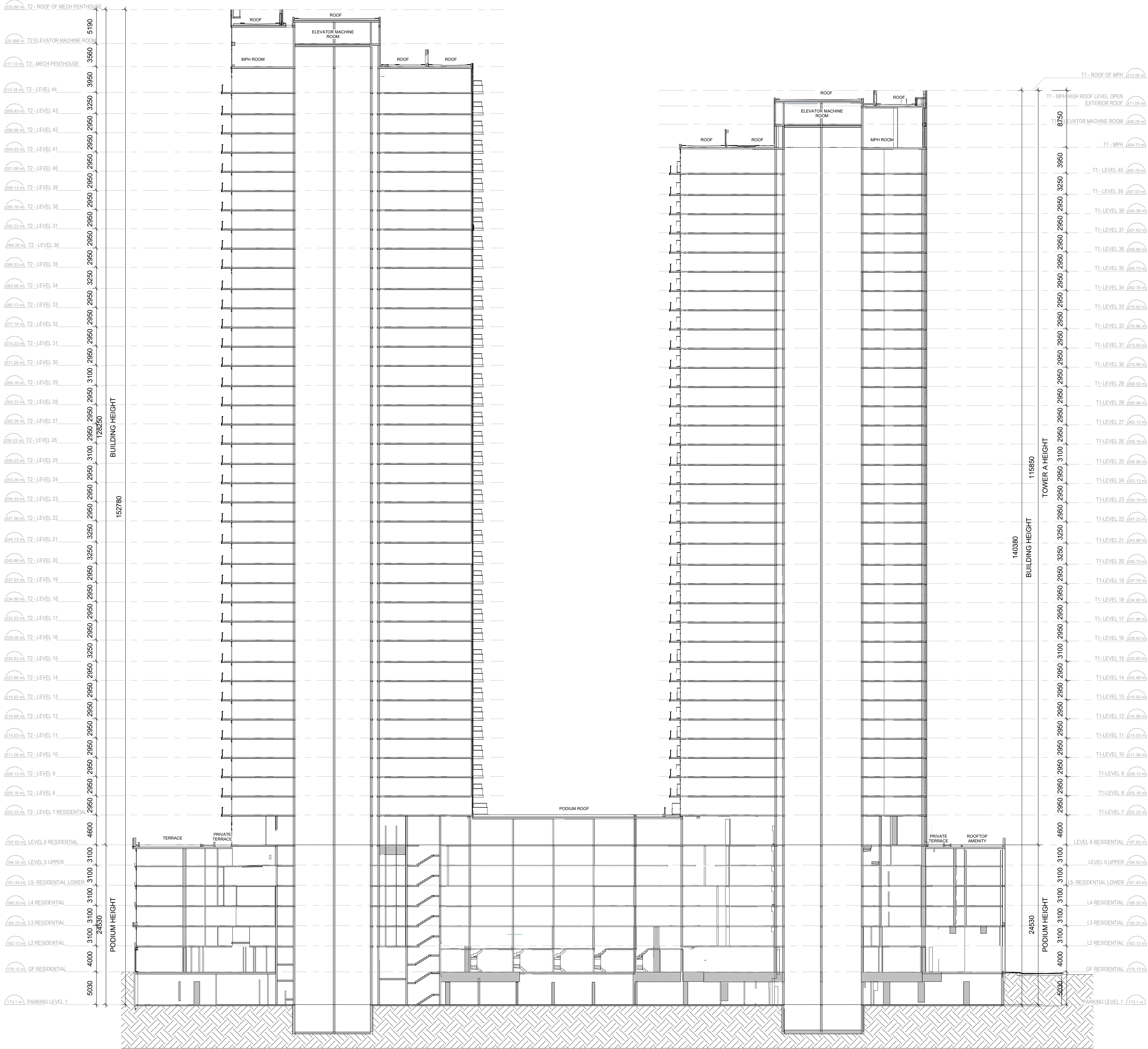
DRAWN BY: CHECKED BY:

SCALE: 1:400 DATE:

SHEET TITLE
SITE PLAN

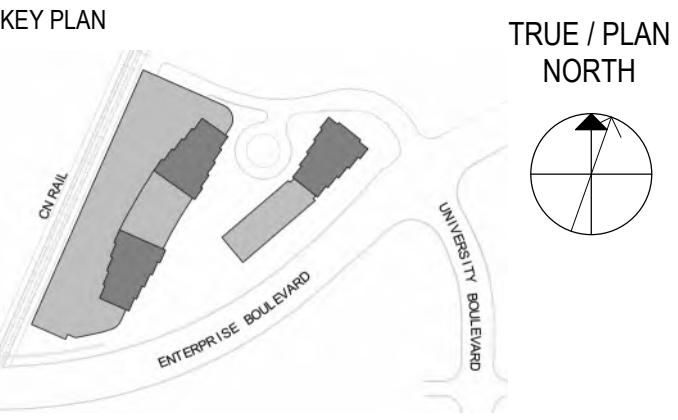
SHEET NUMBER
A103

ISSUE



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PROJECT :
NORTH ENTERPRISE

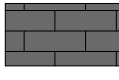
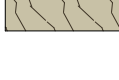
Part Lot 9, Concession 5
Part 4 Registered Plan 65R-27018
City of Markham

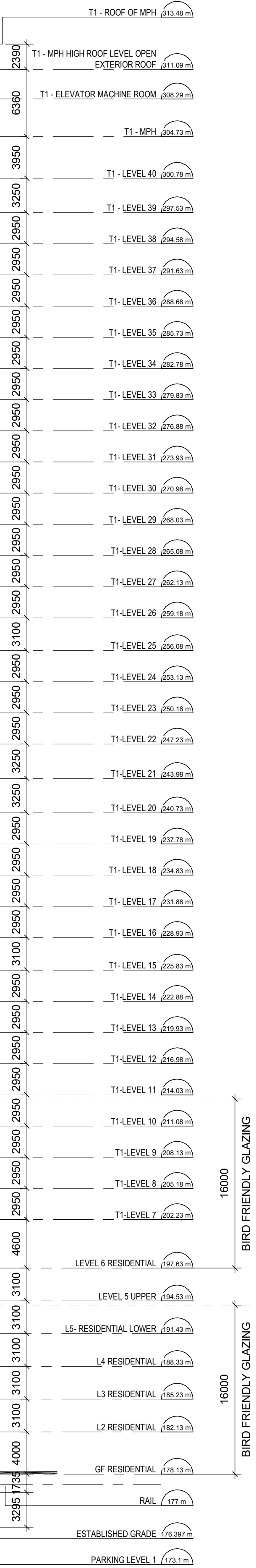
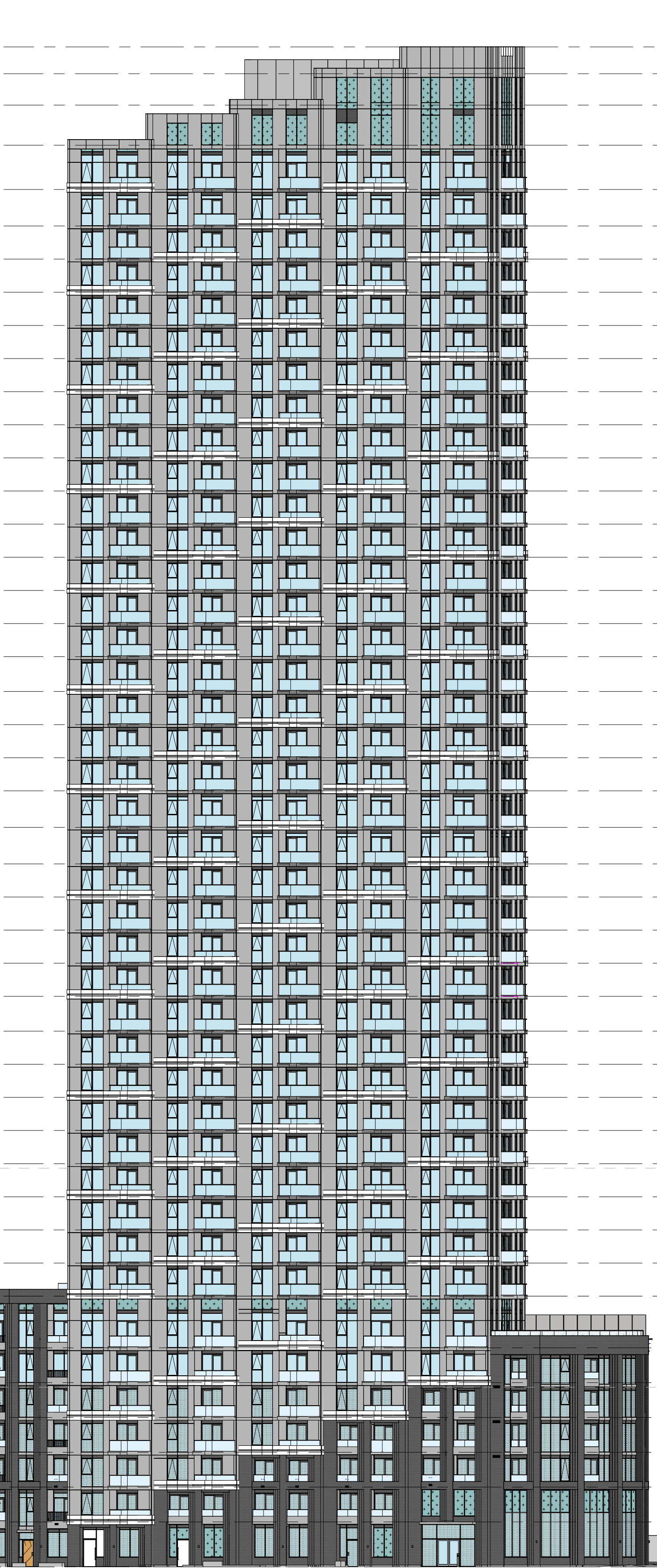
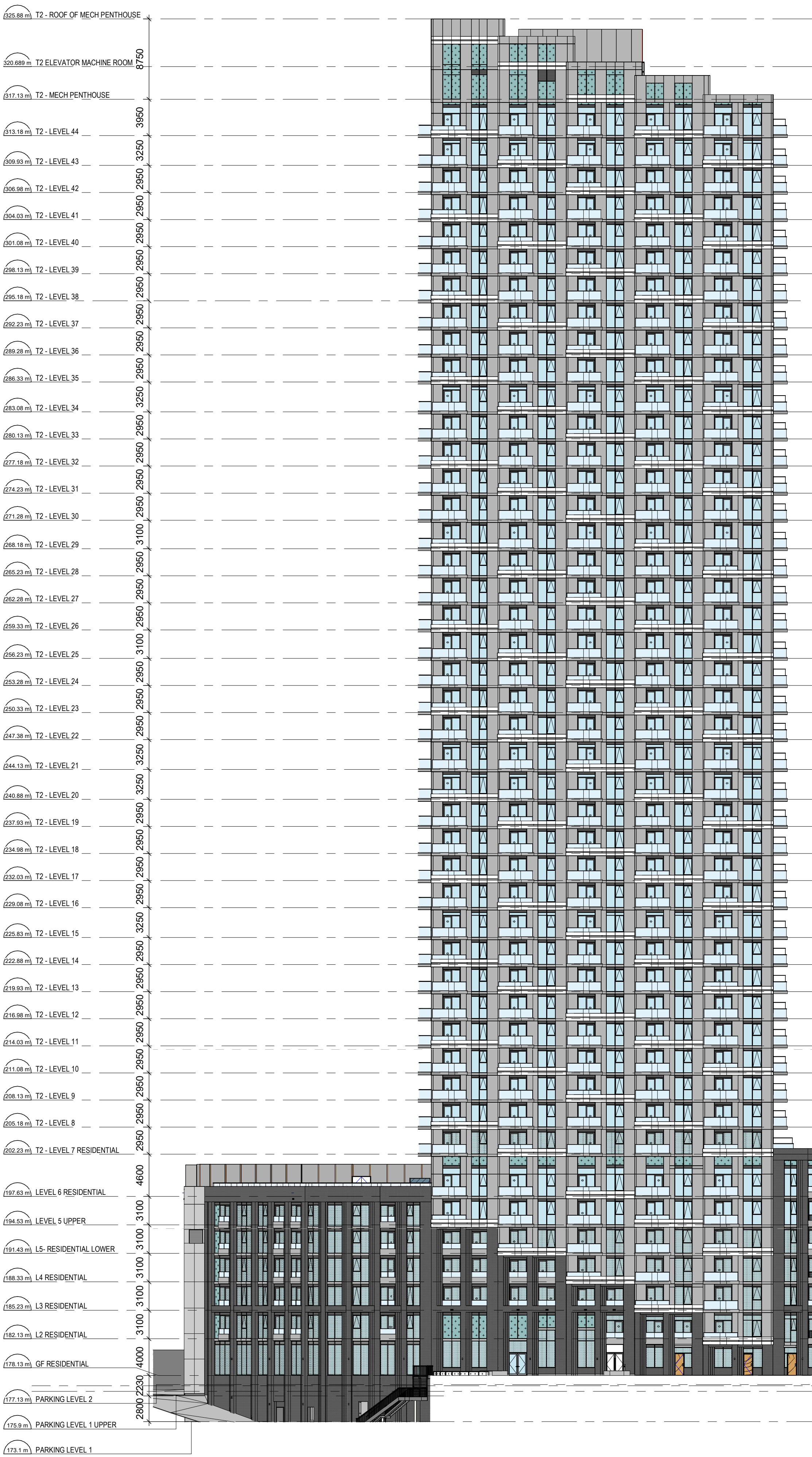
SHEET CONTENTS :
BUILDINGS 1 & 2 SOUTH-NORTH SECTION

PROJECT NUMBER :
2411117

DRAWING SCALE :
1 : 300

DRAWN BY : Author	CHECKED BY : Checker	DATE: 07/06/25
SHEET NO : A402		REV :

MATERIAL COLOUR LEGEND:	
	A - BRICK MASONRY (DARK GREY)-MB1 MODULAR - YANKEE HILL CAPITAL IRONSPOT SMOOTH
	B - METAL PANEL - GREY - MP1 UCFX13021 - ACRYNAR CHEATING HEART
	D - METAL PANEL- WHITE - MP2 UCFX10004 - ACRYNAR BONE WHITE
	C - METAL PANEL - TAN - MP3 UC(FX)106666F NATURAL SUEDE
	L - WOOD GRAIN METAL PANEL DOOR
	E -ALUMINUM MULLIONS- GREY UCFX13021 - ACRYNAR CHEATING HEART
	G -ALUMINUM RAILING CAP- GREY UCFX13021 - ACRYNAR CHEATING HEART
	F -ALUMINUM LOUVERS- GREY UCFX13021 - ACRYNAR CHEATING HEART
	I -VISION GLAZING-WGL1
	H -BIRD FRINDLY GLAZING-WGL2
	J -SPANDREL GLAZING-WSP1
	N -LIME STONE - LYMRA SESAME BRUSHED
	K -ARCHITECTURAL CONCRETE-C2



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an **su** company
SEAL: 

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OWNER :

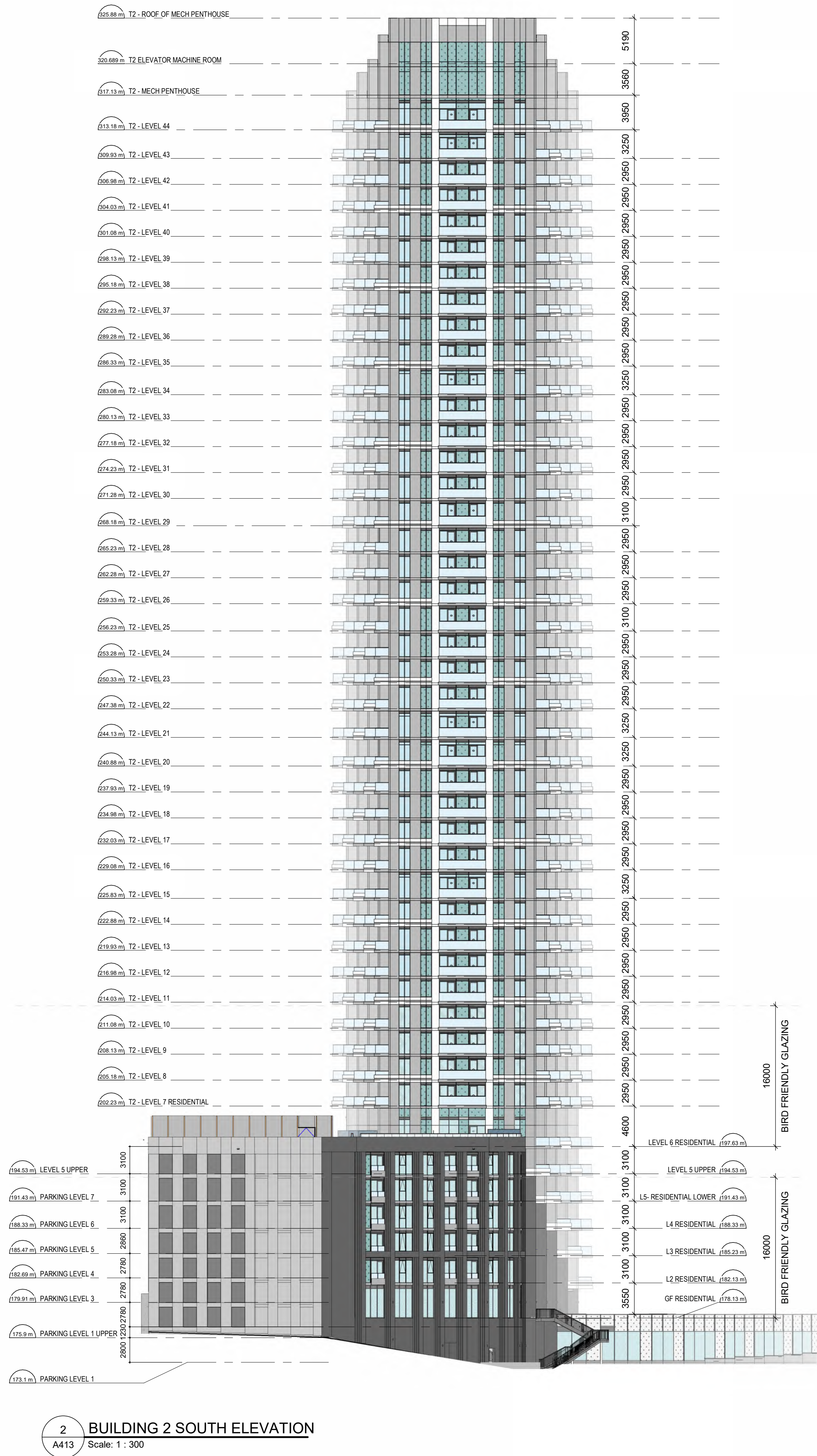
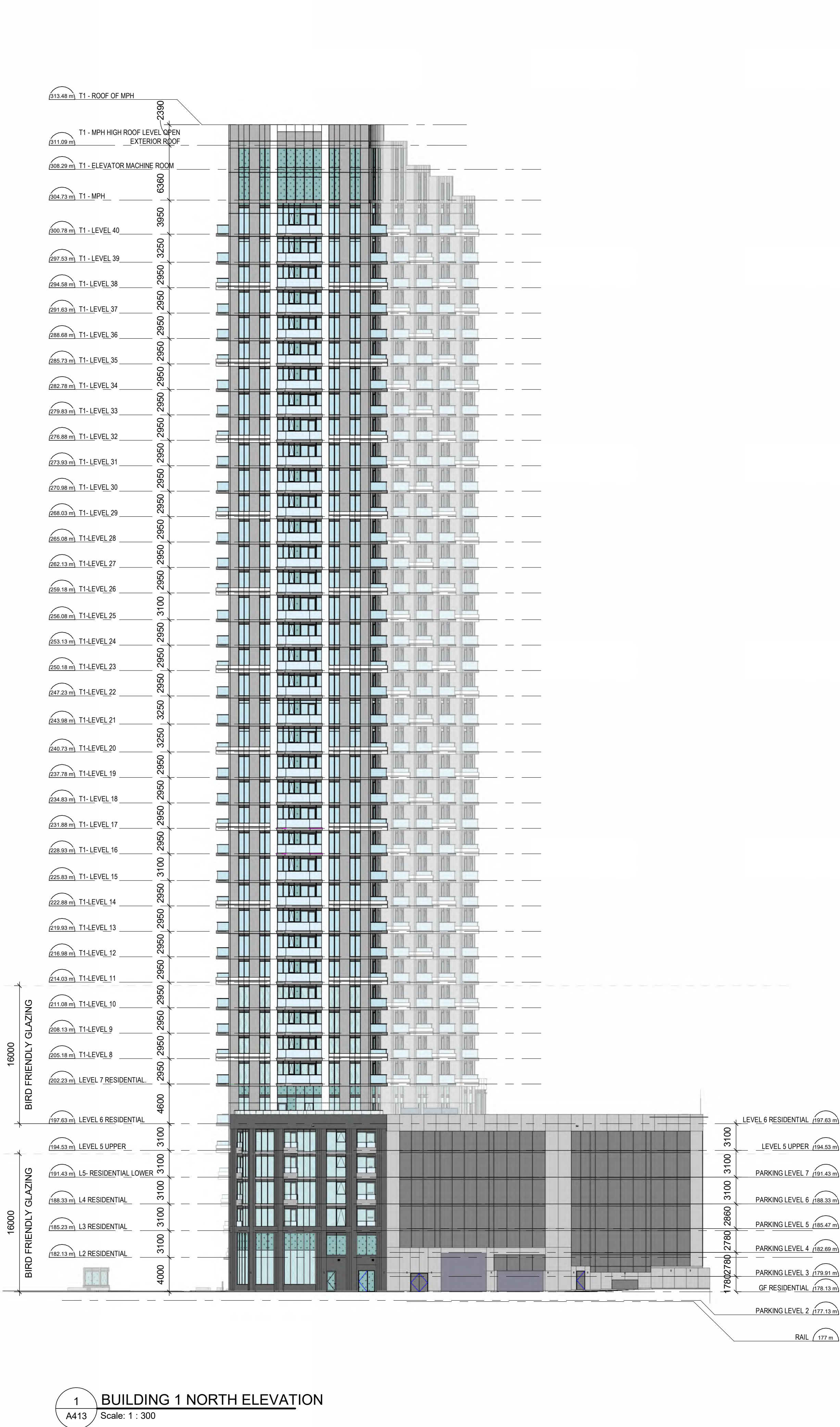
ENTERPRISE BOULEVARD INC.
2300 Yonge Street, Suite 807
Toronto - T416.486.4242
PROJECT :
NORTH ENTERPRISE

Part Lot 9, Concession 5
Part 4 Registered Plan 65R-27018
City of Markham
SHEET CONTENTS :
BUILDINGS 1 & 2 ELEVATION EAST

PROJECT NUMBER :
2411117
DRAWING SCALE :
As indicated
DRAWN BY :
Author
CHECKED BY :
Checker
DATE:
07/06/25
SHEET NO :
A412
REV :

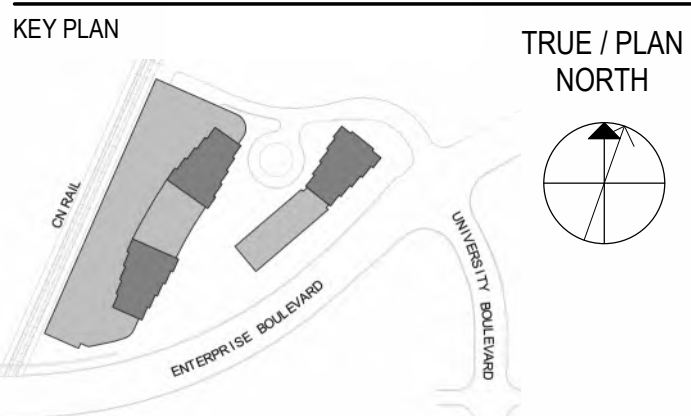
Autodesk Docs\2411117 - Union City Phase 1\2411117_Variance_AE_PDPK_07001_LBh.rvt
BUILDINGS 1 & 2 ELEVATION NORTH/SOUTH
8/21/2025 1:32:26 PM
A413

MATERIAL COLOUR LEGEND:	
	A - BRICK MASONRY (DARK GREY)-MB1 MODULAR - YANKEE HILL CAPITAL IRONSPOT SMOOTH
	B - METAL PANEL - GREY - MP1 UCFX13021 - ACRYNAR CHEATING HEART
	D- METAL PANEL- WHITE - MP2 UCFX10004 - ACRYNAR BONE WHITE
	C - METAL PANEL - TAN - MP3 UC(FX)106666F NATURAL SUEDE
	L -WOOD GRAIN METAL PANEL DOOR
	E -ALUMINUM MULLIONS- GREY UCFX13021 - ACRYNAR CHEATING HEART
	G -ALUMINUM RAILING CAP- GREY UCFX13021 - ACRYNAR CHEATING HEART
	F -ALUMINUM LOUVERS- GREY UCFX13021 - ACRYNAR CHEATING HEART
	I -VISION GLAZING-WGL1
	H -BIRD FRINDLY GLAZING-WGL2
	J -SPANDREL GLAZING-WSP1
	N -LIME STONE - LYMRA SESAME BRUSHED
	K -ARCHITECTURAL CONCRETE-C2



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.

REVISION		
NO.	DATE	DESCRIPTION
1	2025-07-23	ISSUED FOR MV DRAFT REVIEW
2	2025-08-22	ISSUED FOR MV DRAFT REVIEW
3	2025-09-17	ISSUED FOR MV APPLICATION
		ISSUED BY
		B+H
		B+H
		B+H



B+H Architects
320 Bay Street, Suite 200
Toronto, ON M5H 4A6 Canada
T/416.596.2299 F/416.586.0599



DESIGN ARCHITECT :
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Toronto - T/ 416.596.1930
STRUCTURAL ENGINEER :
JABLONSKY, AST AND PARTNERS
400-3 Concorde Gate
Toronto - T/ 416.447.7405
MECHANICAL ENGINEER :
ABLE ENGINEERING INC.
20 Densley Avenue
Toronto - T/ 416.235.1170
ELECTRICAL ENGINEER :
ABLE ENGINEERING INC.
20 Densley Avenue
Toronto - T/ 416.235.1170
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