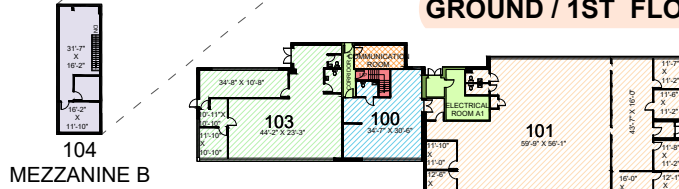


GROUND / 1ST FLOOR EAST SIDE OFFICES

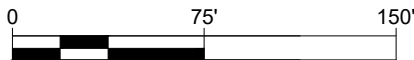
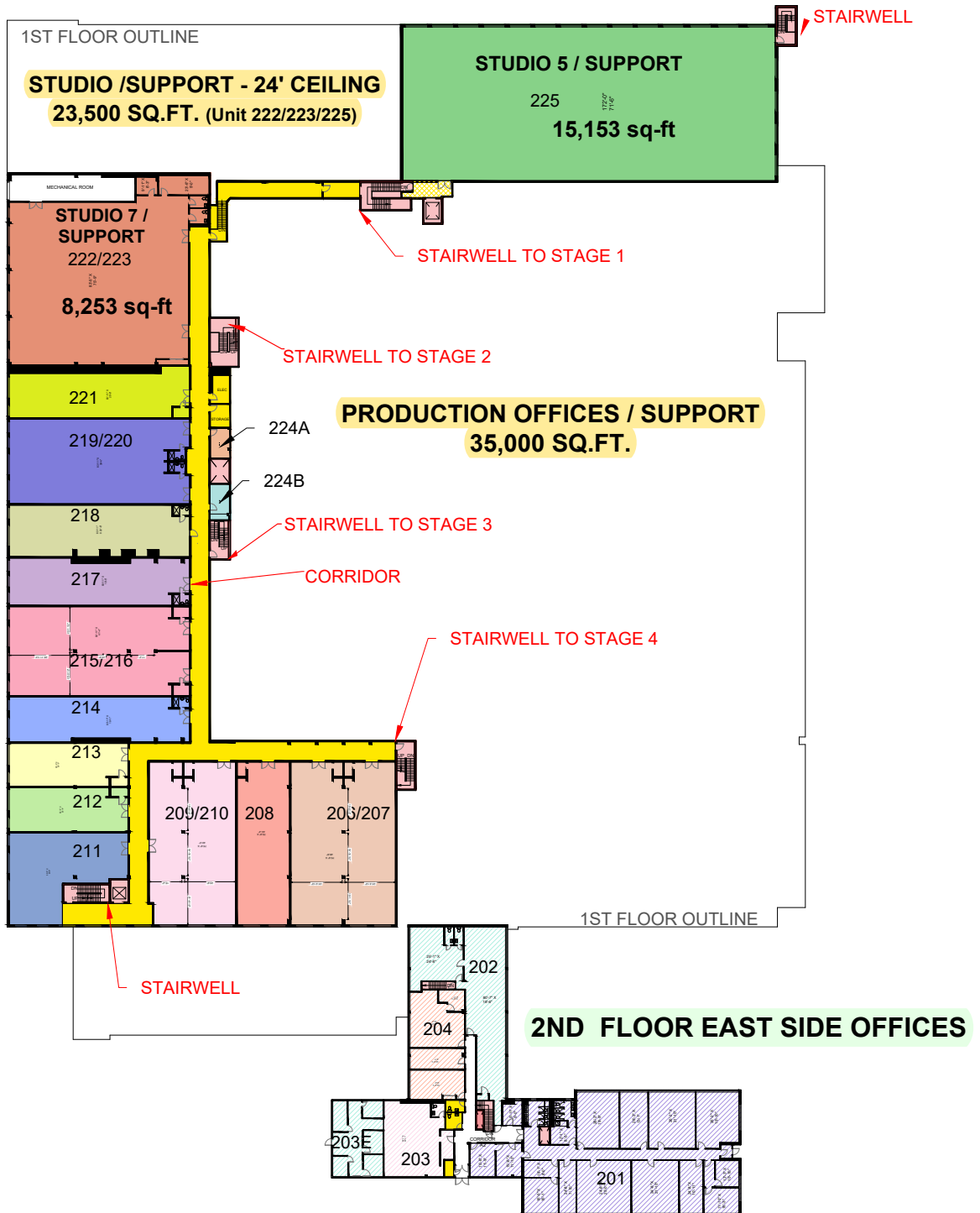


LEGEND	
	BUILDING A UNITS
	BUILDING B UNITS
	CAMPUS COMMON

Professional Engineers Ontario
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Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.

ADDRESS: 1510 Birchmount Road Toronto, ON	PLEASE REFER TO CAMPUS GLOBAL SUMMARY OF AREAS FOR AREAS	LOCATION PLAN: 	DRAWING DATE: July 21, 2023	DATE MEASURED: June 30, 2023
DRAWING TITLE: First Floor Plan			SCALE: 1" = 75'	DUFFERIN GATE BIRCHMOUNT STUDIO 1510
PREPARED FOR: Lakemount Development Inc			DRAWN BY: CHKD BY: ES LM	
	MEASURED ACCORDING TO: ANSI/BOMA Z65.2 - 2012, METHOD A		PREPARED BY: Dufferin Gate Studios 416-252-9998 contact@dufferingate.com	



LEGEND	
	BUILDING A UNITS
	BUILDING B UNITS

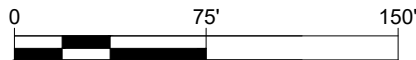
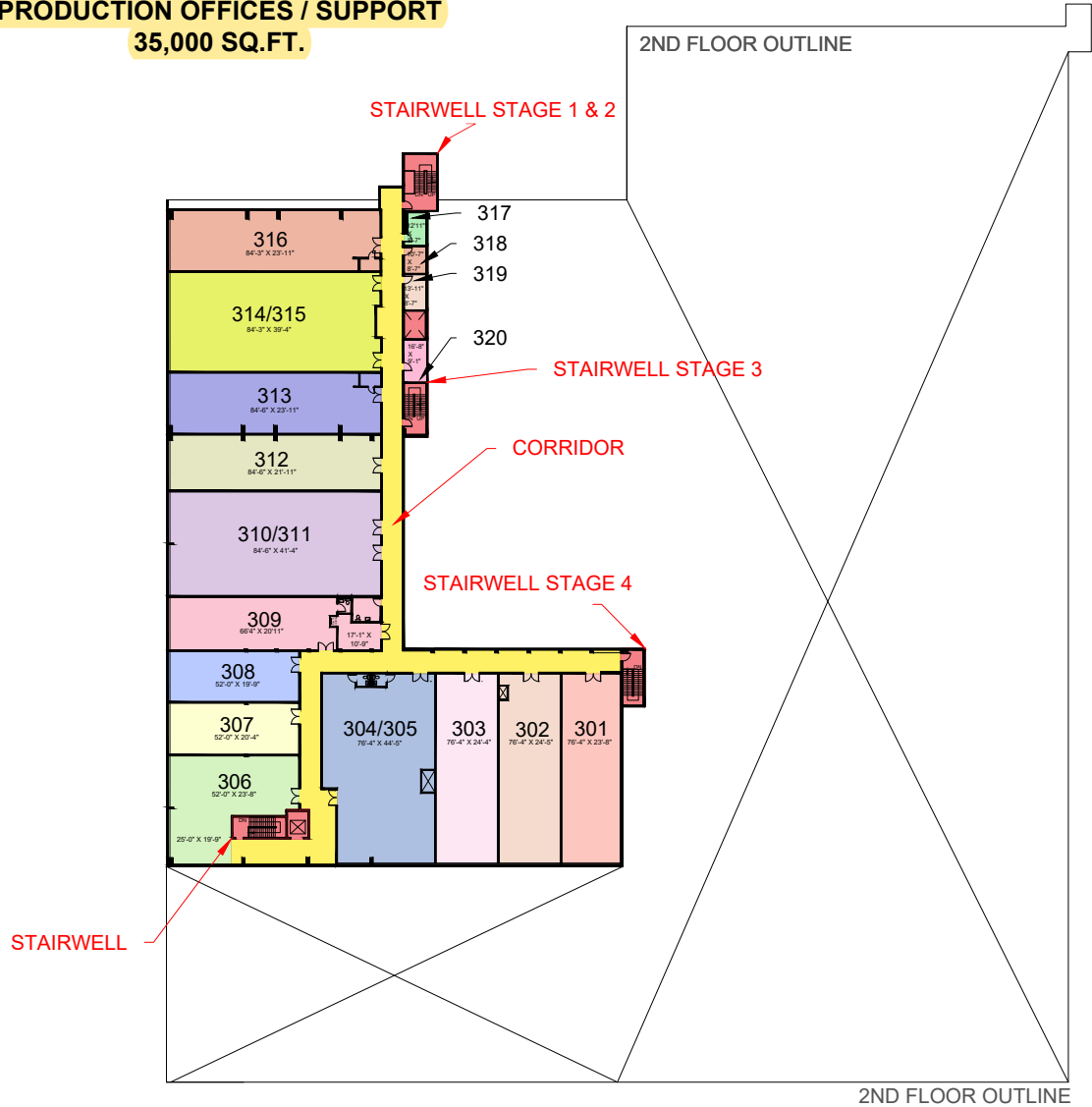
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ADDRESS: 1510 Birchmount Road Toronto, ON	PLEASE REFER TO CAMPUS GLOBAL SUMMARY OF AREAS FOR AREAS	LOCATION PLAN: 	DRAWING DATE: October 14, 2020
DRAWING TITLE: Second Floor Plan	DUFFERIN GATE STUDIOS		SCALE: 1" = 75'
PREPARED FOR: Dufferin Gate Studios			DRAWN BY: SP CHKD BY: IF
BOMA MEASURED ACCORDING TO: ANSI/BOMA Z65.2 - 2012, METHOD A	CONTACT INFO: Dufferin Gate Studios 416-252-9998 contact@dufferingate.com		DUFFERIN GATE BIRCHMONT STUDIO 1510



EXECUTIVE OFFICES
PRODUCTION OFFICES / SUPPORT
35,000 SQ.FT.



LEGEND
 BUILDING B UNITS

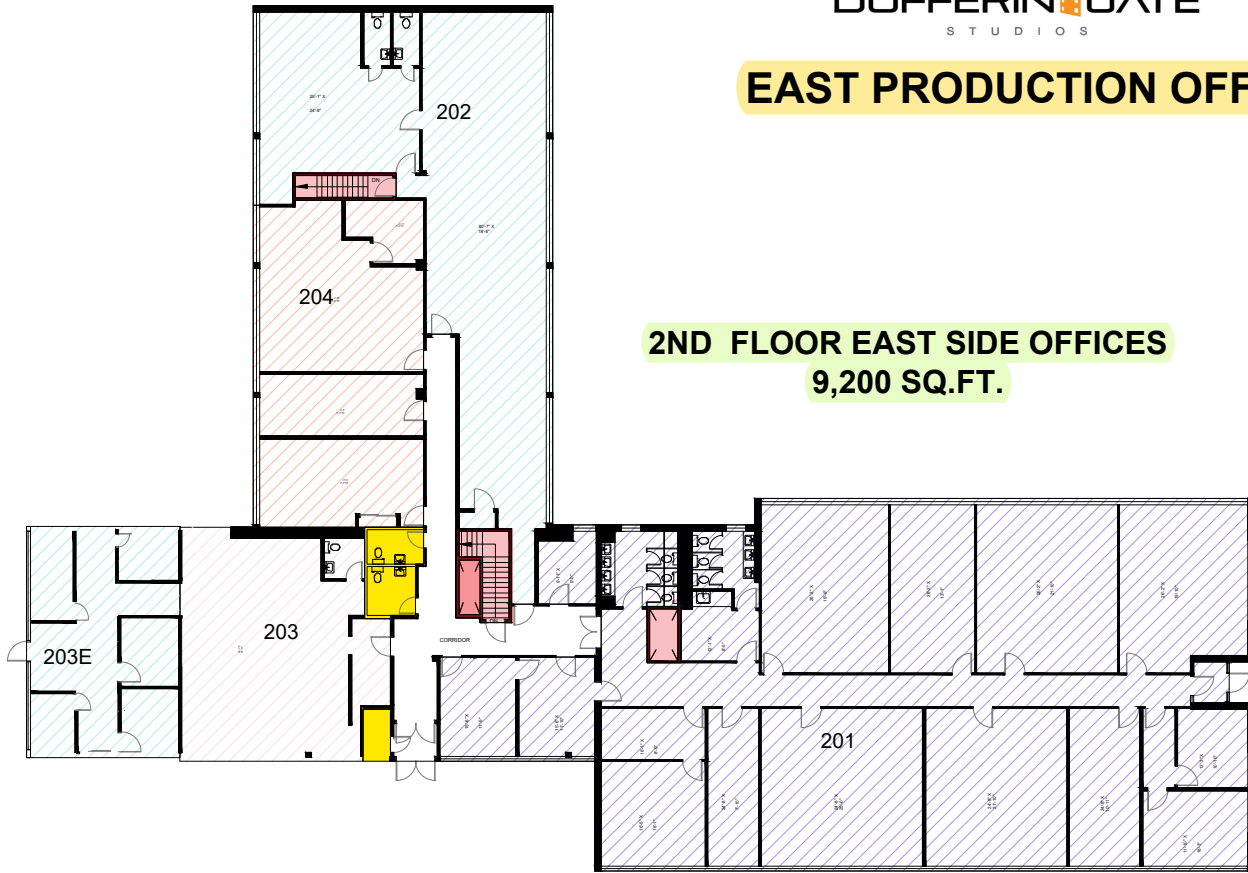
Professional Engineers Ontario
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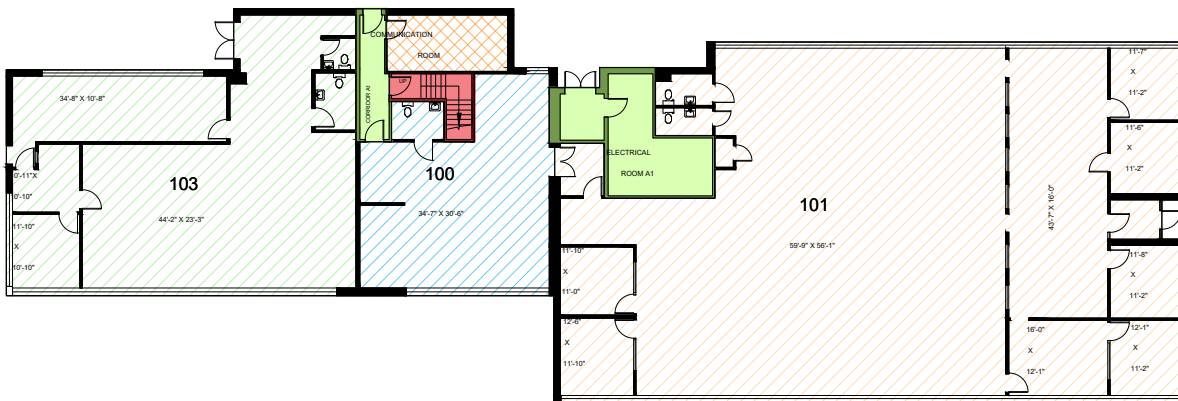
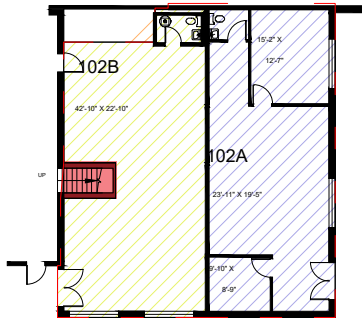
ADDRESS: 1510 Birchmount Road Toronto, ON		PLEASE REFER TO CAMPUS GLOBAL SUMMARY OF AREAS FOR AREAS	LOCATION PLAN: 		DRAWING DATE: July 20, 2023
DRAWING TITLE: Third Floor Plan			SCALE: 1" = 75'		DRAWN BY: CHKD BY: ES LM
PREPARED FOR: Dufferin Gate Studios					
BOMA INTERNATIONAL <small>MARKET ASSOCIATION</small>		MEASURED ACCORDING TO: ANSI/BOMA Z65.2 - 2012, METHOD A		DUFFERIN GATE BIRCHMONT STUDIO 1510	

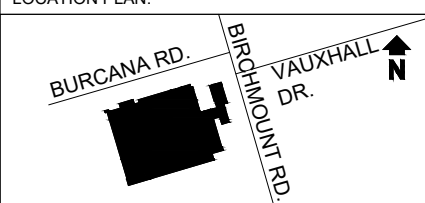
EAST PRODUCTION OFFICES

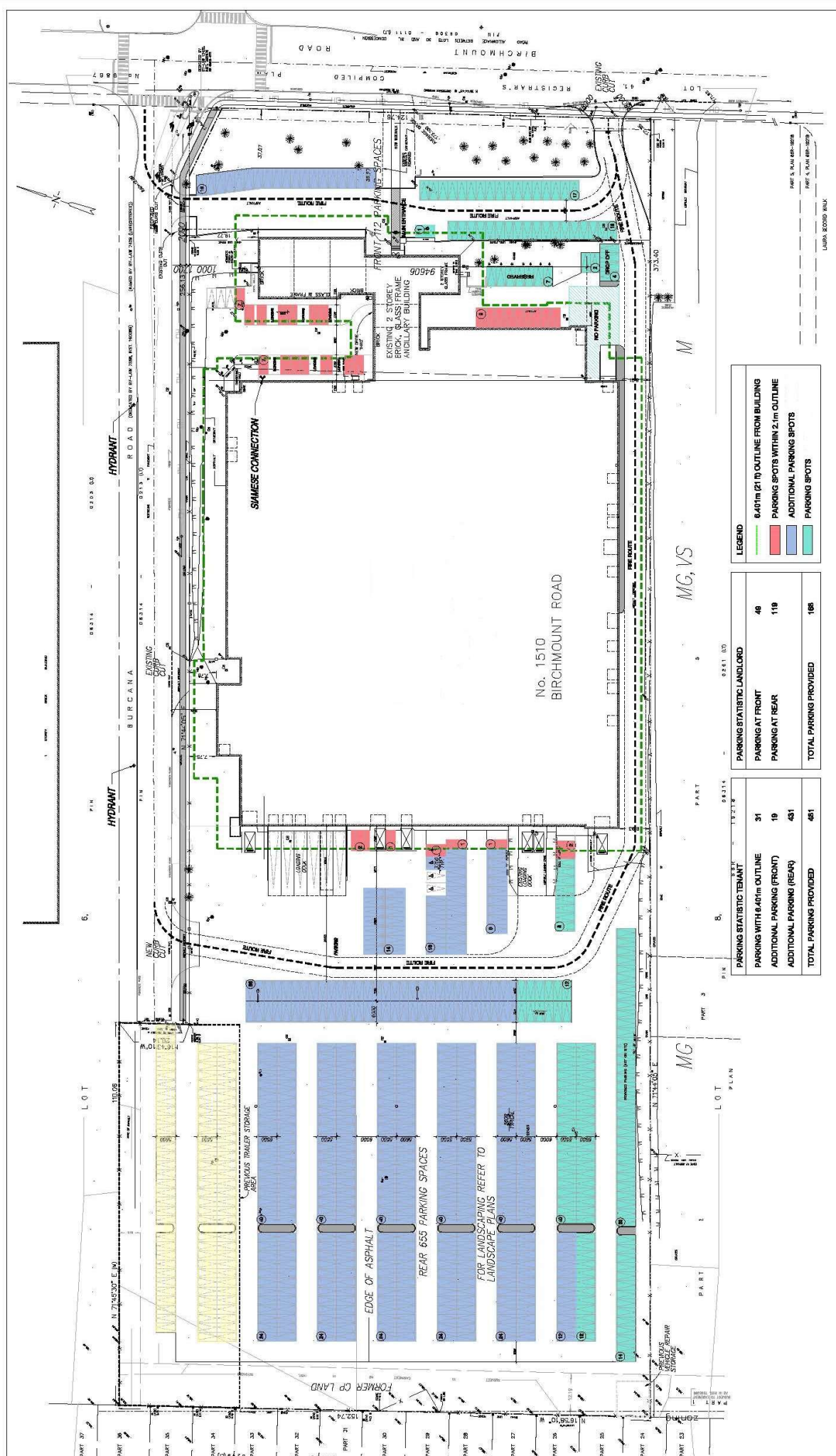
**2ND FLOOR EAST SIDE OFFICES
9,200 SQ.FT.**



**GROUND / 1ST FLOOR EAST SIDE OFFICES
12,800 SQ.FT**



ADDRESS: 1510 Birchmount Road Toronto, ON	PLEASE REFER TO CAMPUS GLOBAL SUMMARY OF AREAS FOR AREAS	LOCATION PLAN: 	DRAWING DATE: July 21, 2023	DATE MEASURED: June 30, 2023	
DRAWING TITLE: First Floor Plan	DUFFERIN GATE STUDIOS	1" = 75'	SCALE:	DUFFERIN GATE BIRCHMOUNT STUDIO 1510	
PREPARED FOR: Lakemount Development Inc			DRAWN BY: ES		CHKD BY: LM
			PREPARED BY: Dufferin Gate Studios 416-252-9998 contact@dufferingate.com		



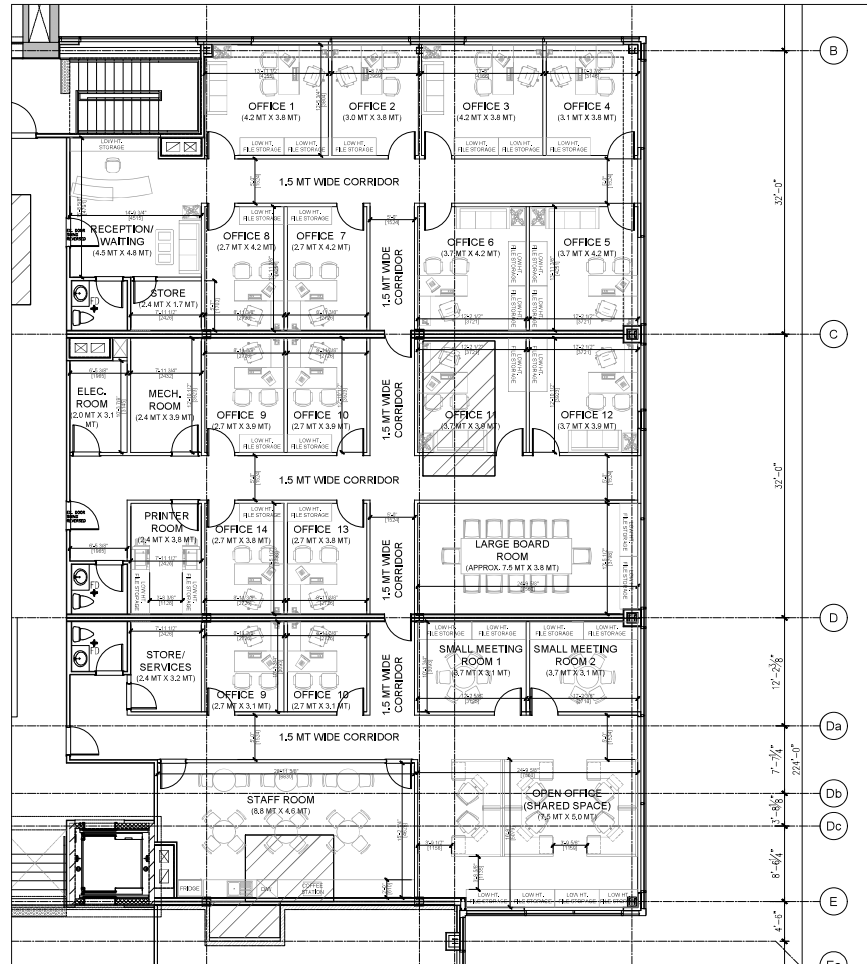
LEGEND

- 6.40m (21'0) OUTLINE FROM BUILDING
- PARKING SPOTS WITHIN 2.1m OUTLINE
- ADDITIONAL PARKING SPOTS
- PARKING SPOTS

PARKING STATISTIC	LANDLORD
PARKING AT FRONT	48
PARKING AT REAR	119
TOTAL PARKING PROVIDED	168

PARKING STATISTIC	TENANT
PARKING WITH 6.40m OUTLINE	31
ADDITIONAL PARKING (FRONT)	19
ADDITIONAL PARKING (REAR)	481
TOTAL PARKING PROVIDED	481

NO.	DATE	BY	FOR
1	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
2	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
3	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
4	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
5	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
6	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
7	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
8	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
9	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
10	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
11	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
12	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
13	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
14	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
15	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
16	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
17	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
18	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
19	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
20	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
21	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
22	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
23	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
24	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
25	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
26	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
27	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
28	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
29	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
30	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
31	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
32	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
33	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
34	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
35	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
36	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT
37	2021-08-20	M. G. V. S.	ISSUED FOR PERMIT



DESIGN CONCEPTS FOR ADDITIONAL OFFICES / SUPPORT SPACES
FOR 2ND AND 3RD FLOOR AT 1510 BIRCHMONT ROAD

Contractor must check and verify all dimensions and be prepared for items, reporting any discrepancies to the Engineer before commencing work.
 This plan shall not be used for construction until signed approval for construction by the Engineer.
 All drawings, prints and specifications are the property of the Engineer and shall be returned to him on completion of the work.
 All work shall be performed in accordance with the latest edition of the Ontario Building Code, National Building Code and regulatory regulations of the TOWNSHIP OF KING Building Department.
 These notes are to be read in conjunction with all drawings and specifications.

The Contractor shall check all dimensions and other data from the Job and report any discrepancies to the Architect before proceeding.

No.	Date:	Revisions:	D'wn.	Ch'd.
1.	07/12/2022	CONCEPT PLAN FOR CLIENT REVIEW	SW	MM



Project:			
1510 BIRCHMOUNT DESIGN CONCEPTS 1510 BIRCHMOUNT ROAD BIRCHMOUNT, ONTARIO			
Sheet Title:	OFFICE - CONCEPT PLAN OPTION 1	Job no.:	22-103
Scale:	AS NOTED	Date:	JUL 12 2022
Drawn:	SAR	Checked:	J.M.
		W'ng. no.:	A1