9-11 MADISON AVENUE
TORONTO ESTONIAN CULTURAL CENTRE
9 MADISON AVENUE
TORONTO, ONTARIO

CITY OF TORONTO

KA Project No: 1309
Issue for Site Plan Approval: March 23, 2018

Consultants

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Entuitive

MECHANICAL & ELECTRICAL
Smith + Anderson

CIVIL
MGM Consulting Inc.

TRAFFIC
BA Consulting Group Ltd.

COSTING
A.W. Hooker Associates Ltd.

HERITAGE
Robyn Mueller Architect

LANDSCAPE
North Design Office

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kuwabara architects
5-99 MORROW AVENUE TEL - 416 - 504 - 9998
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CANADA M6R 4Y6 office@kuwabara-architects.com

1 / A0.01 AERIAL VIEW OF SITE | EAST
NTS

ka
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General Notes

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Notes

Rev.#	Description	Date
01	ISSUED FOR SITE PLAN APP.	2018.05.25

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North Design Office

8-11 MADISON AVENUE
TORONTO ESTONIAN CULTURAL CENTRE

BUILDING PERSPECTIVES

Project Number: 1303
Drawing Scale: NTS
Date: MAY. 25, 2018
File Name: P:
Drawn By: PD
Reviewed By: AK

A0.01

1 / A0.02 STREET FRONTAGE | NORTH ON MADISON AVE.
NTS

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5-11 MADISON AVENUE
TORONTO ESTONIAN CULTURAL CENTRE

BUILDING PERSPECTIVES

Project Number: 1303
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Date: MAY. 25, 2018
File Name: P:
Drawn By: PD
Reviewed By: AK

A0.02

1 / A0.03 LOBBY INTERIOR VIEW | MAIN ENTRANCE
NTS

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9-11 MANSION AVENUE
TORONTO ESTONIAN CULTURAL CENTRE

BUILDING PERSPECTIVES

Project Number: 1303
Drawing Scale: NTS
Date: MAY. 23, 2018
File Name: P:
Drawn By: PD
Reviewed By: AK

A0.03

1 / A0.04 MAIN HALL INTERIOR VIEW TOWARDS COURTYARD
NTS

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TORONTO ESTONIAN CULTURAL CENTRE

BUILDING PERSPECTIVES

Project Number: 1303
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Reviewed By: AK

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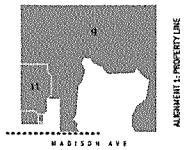

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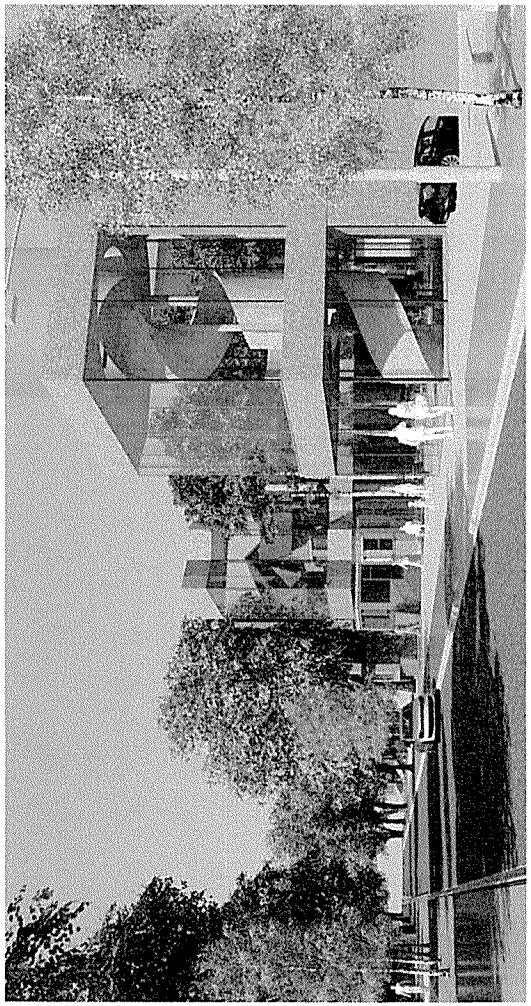
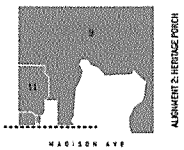
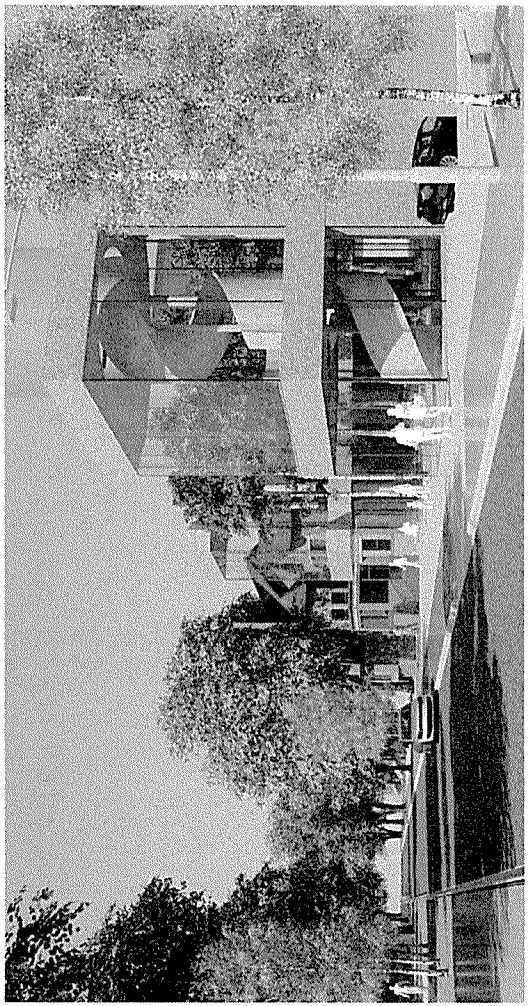
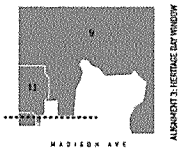


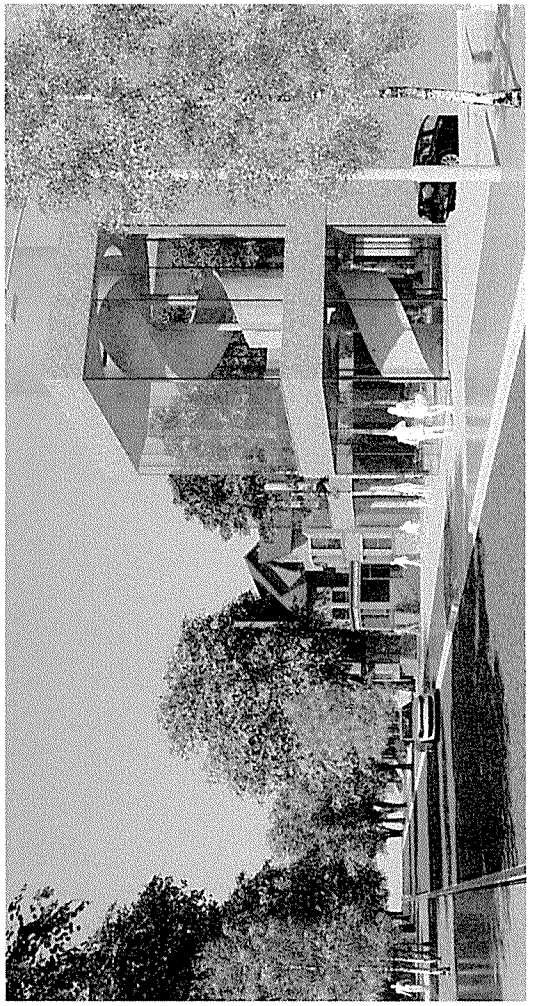


ALIGNMENT 2: HERITAGE PORCH





ALIGNMENT 3: HERITAGE BAY WINDOW



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[illegible]

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Notes

No #	Description	Date
01	MMOD FOR SITE PLAN APP.	2015.05.25

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[illegible]
TORONTO ESTONIAN CULTURAL CENTRE

BUILDING PERSPECTIVES

Project Number: 1303
Drawing Scale: 1/2"
Date: MAY, 25, 2015
File Name: P-
Drawn By: PD
Reviewed By: AK

A0.05

1 SITE LOCATION PLAN
A1.01 1:1500

Name of Practice:
Kongats Architects
2-23 Morrow Avenue
Toronto, ON M6R 2H9
t. 416.504.8998
f. 416.504.6556

Name of Project:
Estonian Centre

Location:
9-11 Madison Avenue
Toronto, Ontario
M5R-2S2

Item	Ontario Building Code Data Matrix Parts 3 or 9					Building Code Reference (References are to Division B unless noted [A] for Division A or [C] for Division C. ✓ Part 3	☐ Part 9
1	Project Description:		✓ New ✓ Addition ☐ Change of Use ✓ Alteration	☐ Part 11 11.1 to 11.4		✓ Part 3 1.1.2. [A]	☐ Part 9 1.1.2. [A] & 9.10.1.3.
2	Major Occupancy(s)	Assembly use / D – Business use			1 hour separation	3.1.2.1.(1)	9.10.2.
3	Building Area (m²)	Existing 115 m²	New 995 m²	Total 1,110 m²		1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area	Existing 456 m²	New 2,314 m²	Total 2,770 m²		1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Storeys	Above grade 3		Below grade 1		1.4.1.2. [A]&3.2.1.1.	1.4.1.2[A] & 9.10.4
6	Number of Streets/Fire Fighter Access 1					3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification 3.2.2.24 Group A Div.2 up to 6 storeys, any area sprinklered					3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed		✓ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ not required			3.2.2.20.-.83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe required		✓ Yes ☐ No			3.2.9.	N/A
10	Fire Alarm required		✓ Yes ☐ No			3.2.4.	9.10.18.
11	Water Service/Supply is Adequate		✓ Yes ☐ No			3.2.5.7.	N/A
12	High Building		☐ Yes ✓ No			3.2.6.	N/A
13	Construction Restrictions Actual Construction	☐ Combustible permitted ☐ Combustible	✓ Non-combustible required ☐ Non-combustible	☐ Both ☐ Both		3.2.2.20.-.83	9.10.6.
14	Importance Category	☐ Low	✓ Normal	☐ High	☐ Post-disaster	4.1.2.1.(3) 5.2.2.1.(2)	9.4.1.1, 4.1.2.1.(3) 5.2.2.1.(2)
	Site Class (A,B,C,D,E from Geotechnical Report) Need geotechnical report					4.1.8.4.	4.1.8.4
	Earthquake importance factor (I_E) 1.0					T.4.1.8.5.	T.4.1.8.5.
	Acceleration based coefficient (Fa) Need Geotechnical report					T.4.1.8.4.B	T.4.1.8.4.B
	5% Spectral Response Acceleration Sa (0.2) 0.22					4.1.8.4.(1) & SB-1, T.1.2.	4.1.8.4 (1) & SB-1, T.1.2.
	Seismic Hazard Index		I_E Fa Sa (0.2) = See above			4.1.8.18.(1)	4.1.8.18.(1)
	Design for Seismic Required for Categories 6 to 21. Table 4.1.8.18. (Equal or Above 0.357) (Yes or No) See above					4.1.8.18.(2)	4.1.8.18.(2), 9.20.1.2., 9.31.6.2.(3)
15	Mezzanine(s) Area m² N/A					3.2.1.1.(3)-(8)	9.10.4.1.
16	Occupant load based on Basement Level Ground Floor 2nd Floor 3rd Floor	✓ m²/person Business Business Events Hall Classrooms	✓ design of building Load **23** persons Load **45** persons Load **569** persons Load **155** persons			3.1.17.	9.9.1.3.
17	Barrier-free Design	✓ Yes ☐ No (Explain)				3.8.	9.5.2.
18	Hazardous Substances	☐ Yes ✓ No				3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. or Description (SG-2)			3.2.2.20.-.83 & 3.2.1.4.	9.10.8. 9.10.9.
		Floors 1 Hour					
		Roof 0 Hours					
		Mezzanine 1 Hour					
		FRR of Supporting Members	Listed Design No. Or Description (SG-2)				
		Floors 1 Hour	**F1b (SB-3 Table 2)**				
		Roof 0 Hours	**F1b (SB-3 Table 2)**				
		Mezzanine 1 Hour					
20	Spatial Separation – Construction of Exterior Walls					3.2.3.	9.10.14.

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
North	391	0.43	-	0	8			No	No	Yes
South	441	0.1	-	0	0			No	No	Yes
East	640	0.17	-	0	0			No	No	Yes
West	271	10.2	-	100	60			No	No	Yes

** Sprinklered protection East/ North elevation

21 Plumbing Fixture Requirements

Male/Female Count @ 50% / 50%, except as noted otherwise	Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided	Building Code Reference ✓ Part 3	☐ Part 9
Basement – Group D	23	3.7.4.7	6	7		
Ground Floor – Group D	45	3.7.4.7		2		
2nd Floor – Group A	561	3.7.4.3.D	16	18		
Group D	8					
3rd Floor – Group A	147	3.7.4.3.A	5			
Group D	8			1		
	Total		27	28		
(Adjust as Required for Additional Floors or Occupancies)						

22 Other (describe) _____

2 BUILDING CODE MATRIX
A1.01 NTS

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General Notes

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Notes

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01	ISSUED FOR SITE PLAN APP.	03.23.2018

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HERITAGE
Robyn Huether Architect

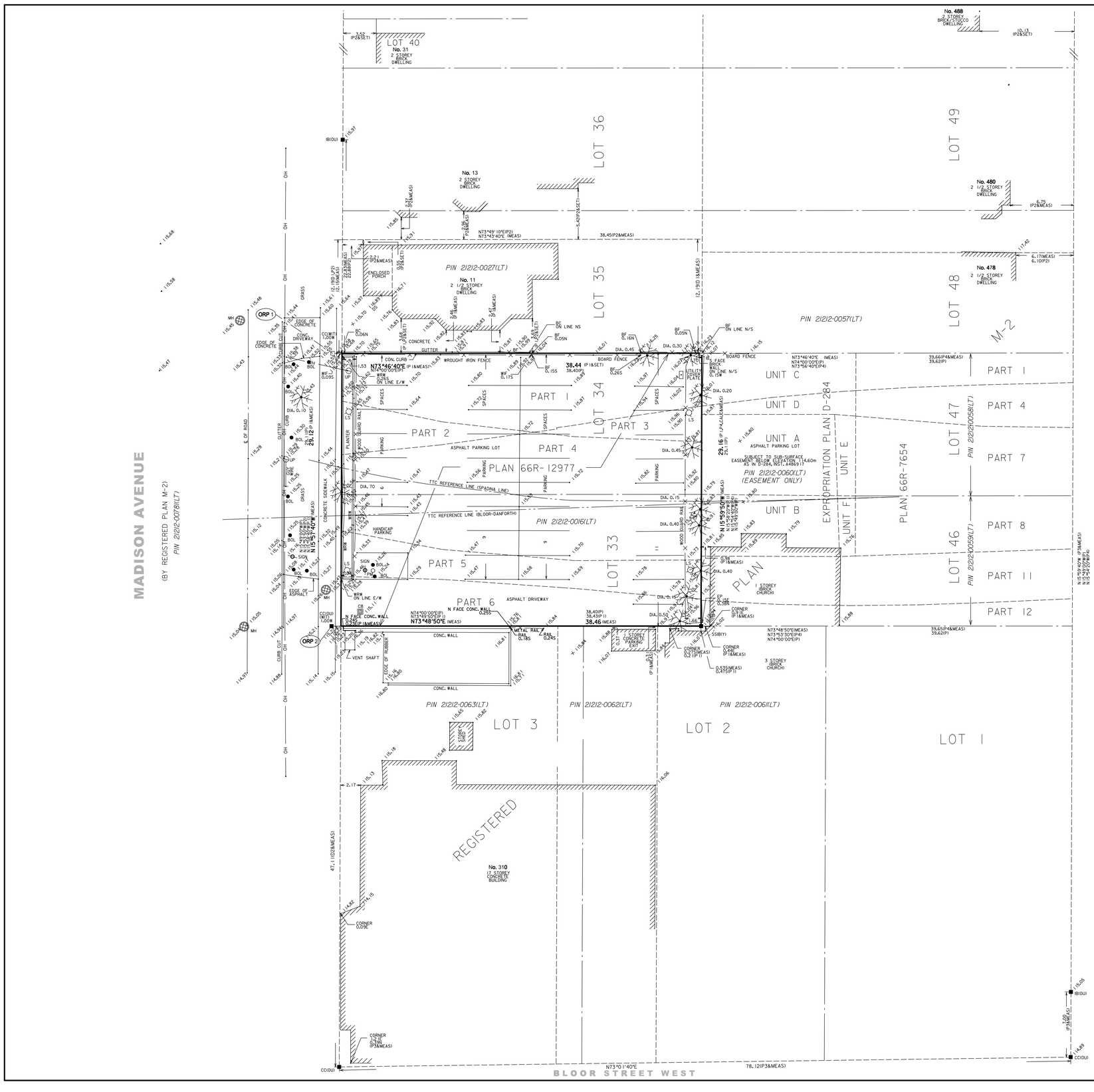
LANDSCAPE
North Design Office

9-11 MADISON AVENUE
TORONTO ESTONIAN CULTURAL CENTRE

BUILDING PERSPECTIVES

Project Number: 1303
Drawing Scale: NTS
Date: JAN. 08 2018
File Name: P:
Drawn By: PP / LA
Reviewed By: AK

A1.01


MADISON AVENUE
(BY REGISTERED PLAN M-2)
PIN 21212-0078(LT)
HURON STREET
(BY REGISTERED PLAN M-2)
PIN 21212-0051(LT)
BLOOR STREET WEST
No. 488
2 STOREY BRICK/STUCCO DWELLING
No. 480
2 1/2 STOREY BRICK DWELLING
No. 478
2 1/2 STOREY BRICK DWELLING
No. 31
2 STOREY BRICK DWELLING
No. 13
2 STOREY BRICK DWELLING
No. 11
2 1/2 STOREY DWELLING
No. 310
17 STOREY CONCRETE BUILDING
LOT 40
LOT 36
LOT 35
LOT 34
LOT 33
LOT 49
LOT 48
LOT 47
LOT 46
LOT 3
LOT 2
LOT 1
M-2
PLAN 66R-7654
EXPROPRIATION PLAN D-284
PLAN 66R-12977
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 11
PART 12
UNIT A
UNIT B
UNIT C
UNIT D
UNIT E
UNIT F
PIN 21212-0027(LT)
PIN 21212-0057(LT)
PIN 21212-0016(LT)
PIN 21212-0060(LT) (EASEMENT ONLY)
PIN 21212-0058(LT)
PIN 21212-0059(LT)
PIN 21212-0063(LT)
PIN 21212-0062(LT)
PIN 21212-0061(LT)
N73°46'40"E (P1&MEAS)
38.44 (P1&SET)
38.40(P2)
38.45(P2&MEAS)
N73°49'10"E(P2)
N73°43'40"E (MEAS)
N15°57'40"W (P1&MEAS)
N15°59'50"W (P3&MEAS)
78.12(P3&MEAS)
41.102(P&MEAS)
29.12 (P1&MEAS)
29.16 (P1&CALC&MEAS)
ASPHALT PARKING LOT
ASPHALT DRIVEWAY
CONC. WALL
BOARD FENCE
WROUGHT IRON FENCE
WOOD RETAINING WALL
TTC REFERENCE LINE (SPADINA LINE)
TTC REFERENCE LINE (BLOOR-DANFORTH)
SUBSURFACE EASEMENT BELOW ELEVATION 14.60m AS IN D-284, INST. 449619
ENCLOSED PORCH
VENT SHAFT
EDGE OF RUBBER
1 STOREY BRICK CHURCH
3 STOREY BRICK CHURCH
1 STOREY CONCRETE PUBLIC EXIT
REGISTERED
ORP 1
ORP 2
IBI(OU)
CC(OU)
MH
SIGN
BOL
CB
LS
GRASS
CONCRETE SIDEWALK
HANDICAP PARKING
PLANTER
CURB CUT
CONC. DRIVEWAY
EDGE OF CONCRETE
EDGE OF ASPHALT
E OF ROAD
CON. CURB
GUTTER
CURB
WRW ON LINE E/W
WRW ON LINE N/S
BF ON LINE N/S
BF ON LINE NS
BF 0.16N
BF 0.05N
BF 0.05S
BF 0.17S
BF 0.15S
BF 0.26S
BF 0.15W
BF 0.15E
BF 0.15N
BF 0.05W
UTILITY COVER PLATE
CORNER 0.53E (P1&MEAS)
CORNER 0.53E (P3&MEAS)
CORNER 0.48E (P1&MEAS)
CORNER 0.2E (P1)
CORNER CLOSE
METAL RAIL 0.18S
RAIL 0.24S
SSI(B)
SSI(Y)
EP N LINE 0.38N
EP N LINE 0.15N
EP N LINE 0.15S
EP N LINE 0.05S
EP N LINE 0.05N
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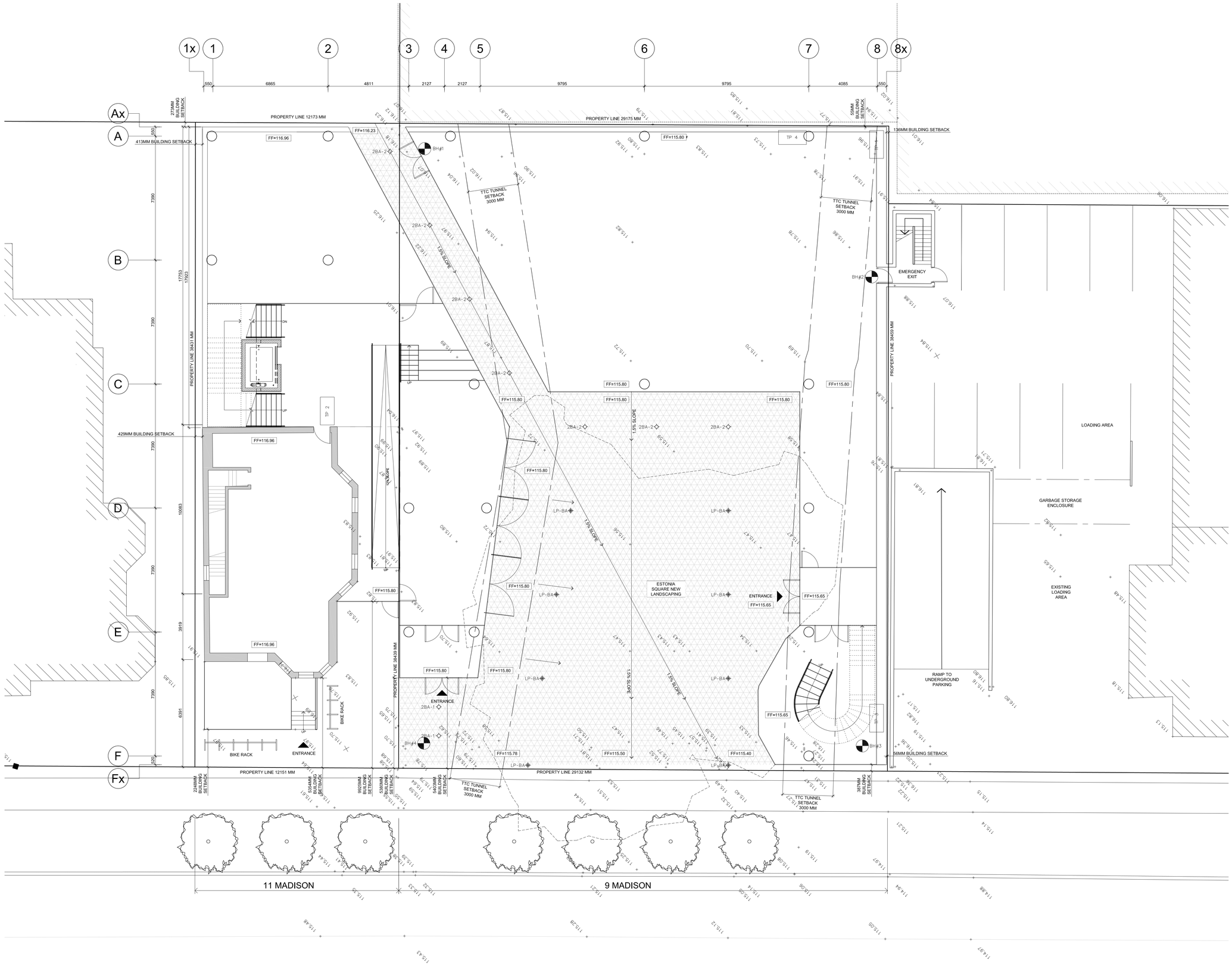

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Notes

	9 MADISON	11 MADISON
LOT SIZE	1,123 m²	466 m²
	12,087 ft²	5,014 ft²
EXISTING GROSS FLOOR	0 m²	456 m²
	0 ft²	4,907 ft²
PROPOSED GROSS FLOOR	1,576 m²	1,193 m²
	16,964 ft²	12,841 ft²
EXISTING BUILDING HEIGHT	0 m / ft	12 m / 39 ft
PROPOSED BUILDING HEIGHT	12 m / 39 ft	12 m / 39 ft
PARKING	0	0
SITE COVERAGE	1.4 x	2.56 x
COMBINED SITE COVERAGE	1.74 x	

ELECTRICAL LEGEND

- LIGHTING POST
- POT LIGHT
- CONTACTOR
- TIME SWITCH FOR CONTROLLING SITE LIGHTING
- ELECTRICAL PANEL
- NOTE: EXTERIOR LIGHTING CIRCUITS TO BE CONTROLLED BY LIGHTING CONTACTOR(S) AND TIME SWITCH
- BORE HOLE

Rev.#	Description	Date
01	ISSUED FOR SITE PLAN APP.	03.23.2018

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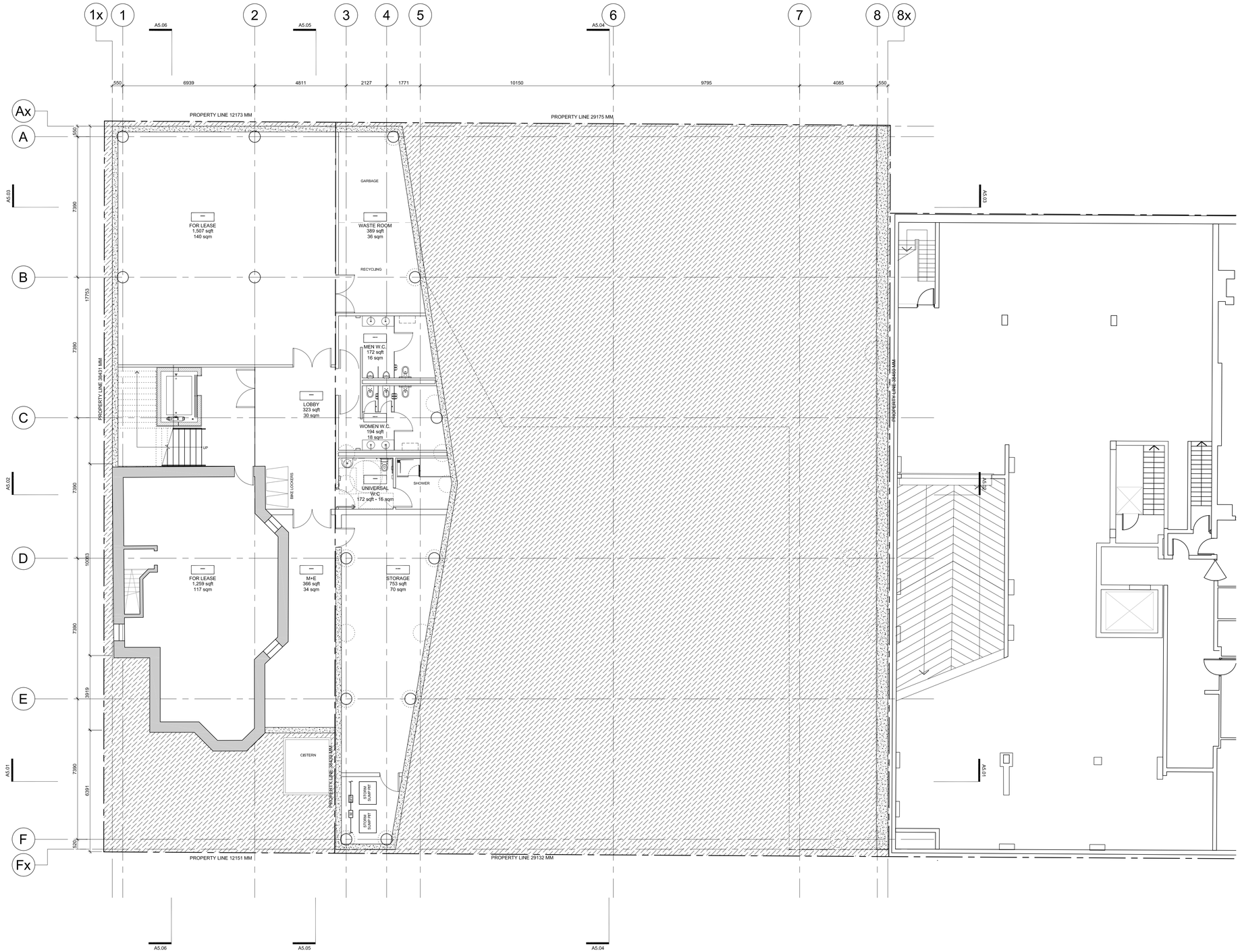
TORONTO ESTONIAN CULTURAL CENTRE

SITE PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: JAN. 10 2018
File Name: P:/SITE PLAN
Drawn By: PP / LA
Reviewed By: AK

Project North

A1.03



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PARKING	0	0
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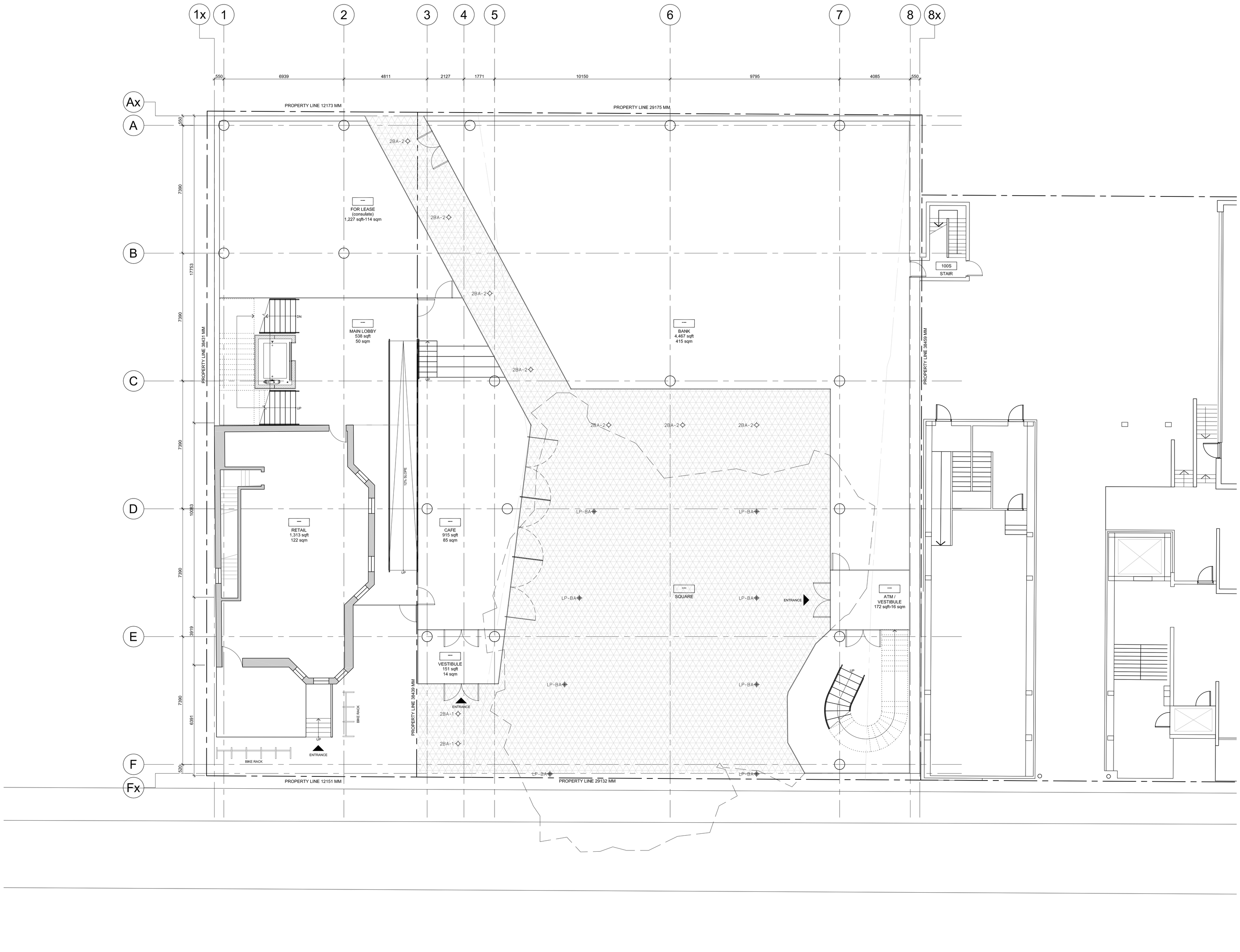
TORONTO ESTONIAN CULTURAL CENTRE

BASEMENT FLOOR PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 02 2018
File Name: P:/PLANS
Drawn By: PP / SB
Reviewed By: AK

Project North

A2.01



KONGATS ARCHITECTS

2-23 MORROW AVENUE
SUITE 302 TORONTO
CANADA M6R 2H9

TEL - 416 . 504 - 8998
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General Notes

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Notes

	9 MADISON	11 MADISON
LOT SIZE	1,123 m²	466 m²
	12,087 ft²	5,014 ft²
EXISTING GROSS FLOOR	0 m²	456 m²
	0 ft²	4,907 ft²
PROPOSED GROSS FLOOR	1,576 m²	1,193 m²
	16,964 ft²	12,841 ft²
EXISTING BUILDING HEIGHT	0 m / ft	12 m / 39 ft
PROPOSED BUILDING HEIGHT	12 m / 39 ft	12 m / 39 ft
PARKING	0	0
SITE COVERAGE	1.4 x	2.56 x
COMBINED SITE COVERAGE	1.74 x	

Rev.#	Description	Date
01	ISSUED FOR SITE PLAN APP.	03.23.2018

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HERITAGE
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LANDSCAPE
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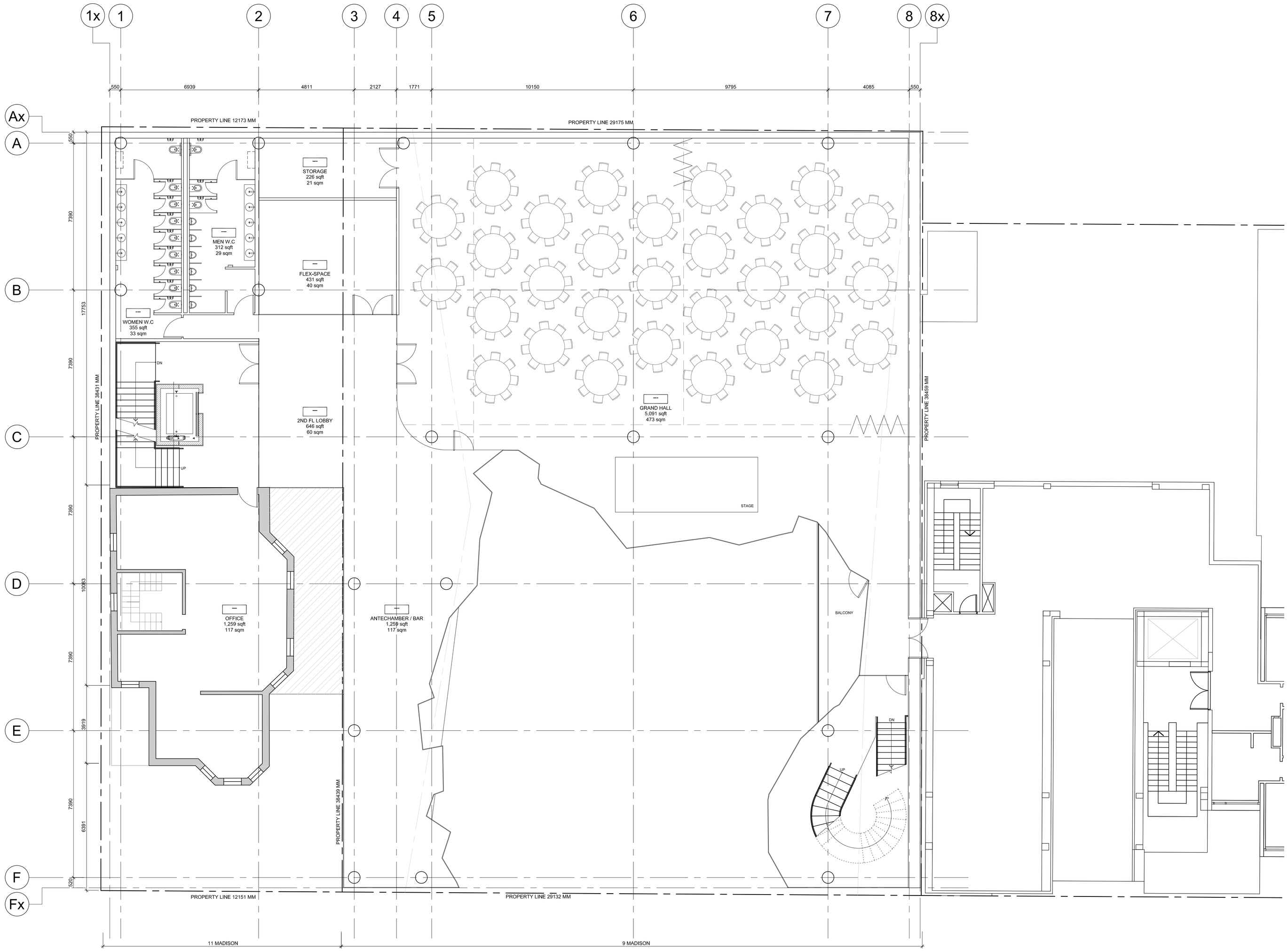
TORONTO ESTONIAN CULTURAL CENTRE

GROUND FLOOR PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 02 2018
File Name: P:/PLANS
Drawn By: PP / SB
Reviewed By: AK

Project North

A2.02



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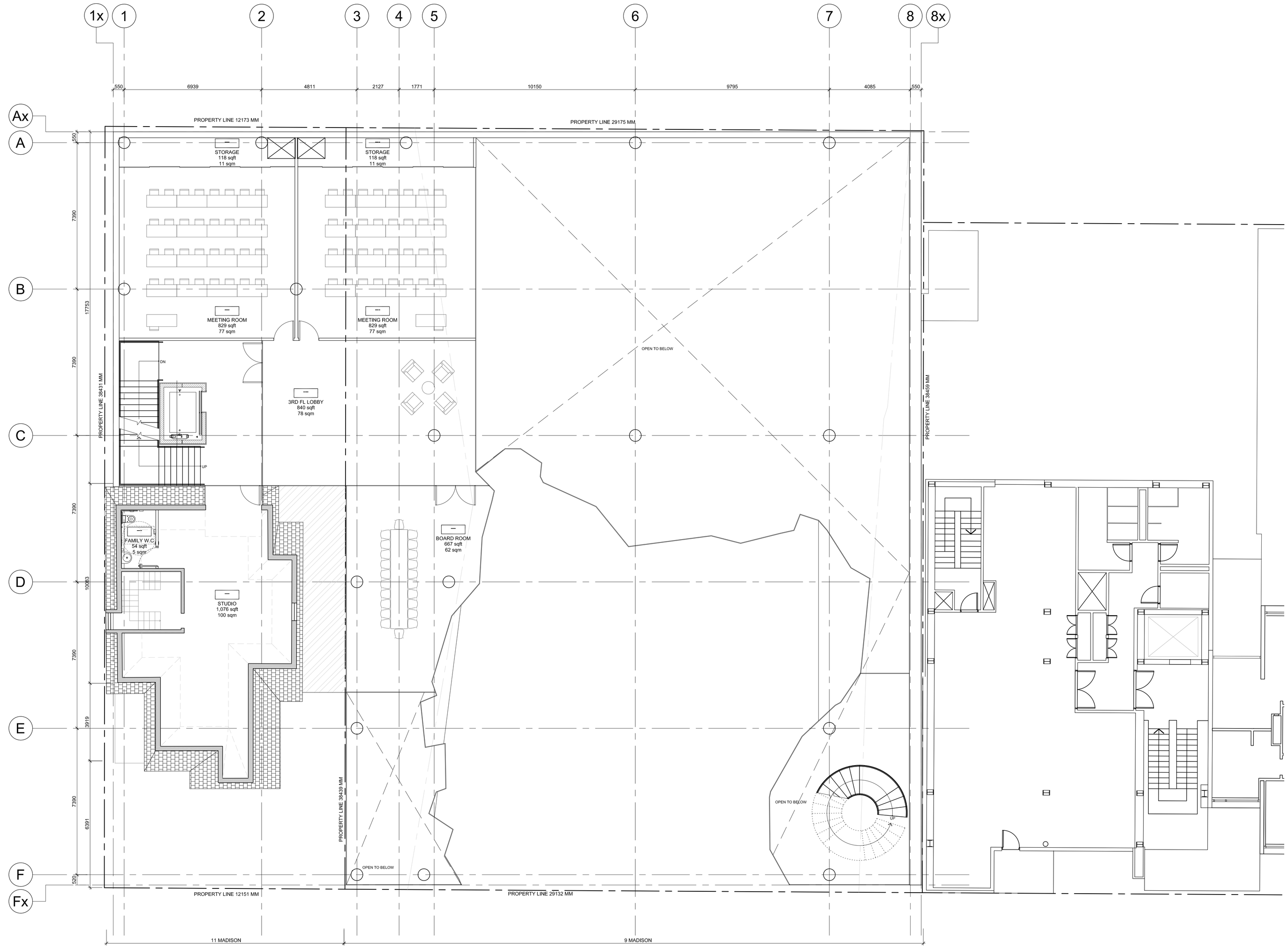
2ND FLOOR PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 02 2018
File Name: P:/PLANS
Drawn By: SB / PP
Reviewed By: AK

Project North

A2.03



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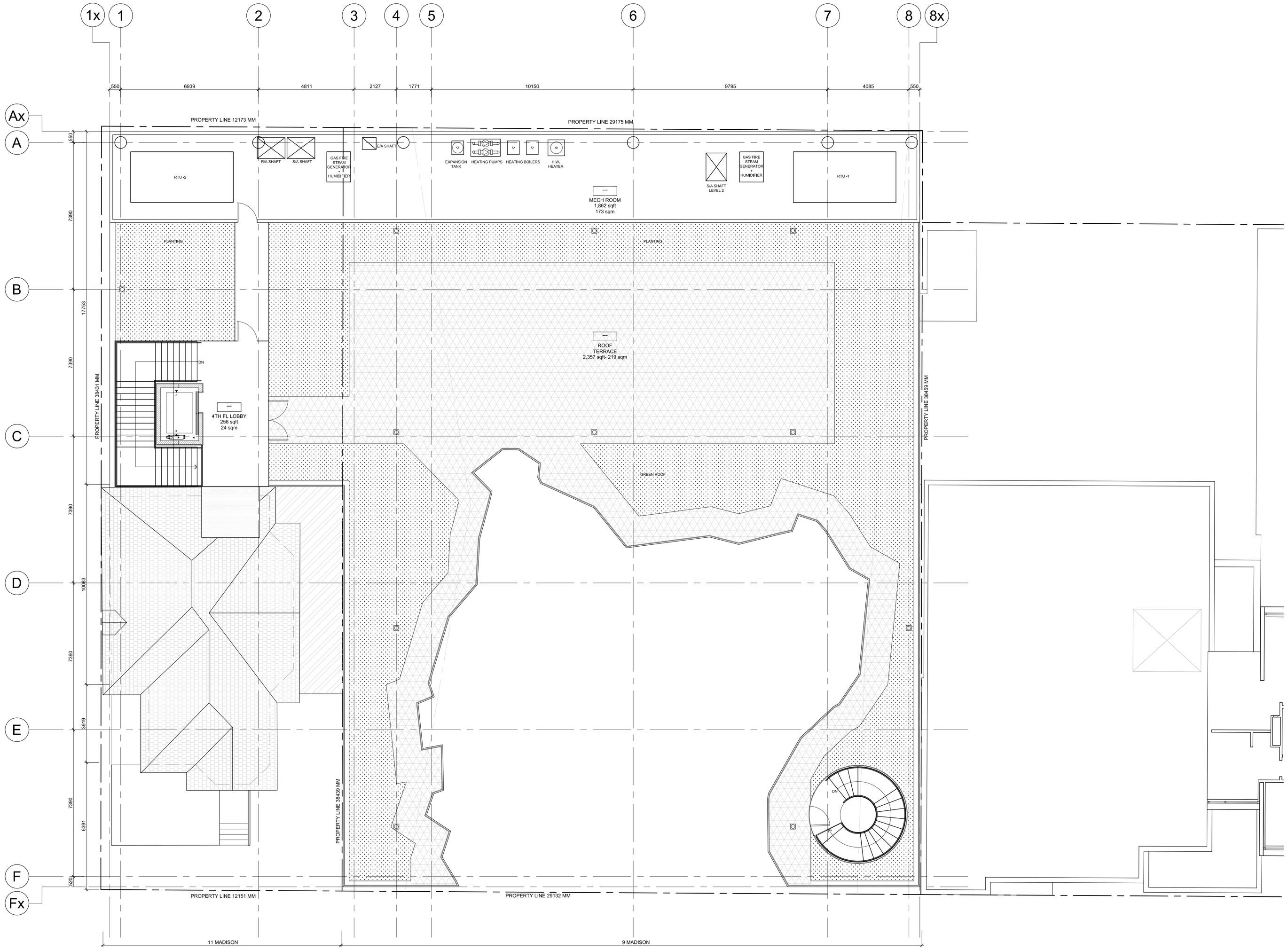
TORONTO ESTONIAN CULTURAL CENTRE

3RD FLOOR PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 02 2018
File Name: P:/PLANS
Drawn By: PP / SL
Reviewed By: AK

Project North

A2.04



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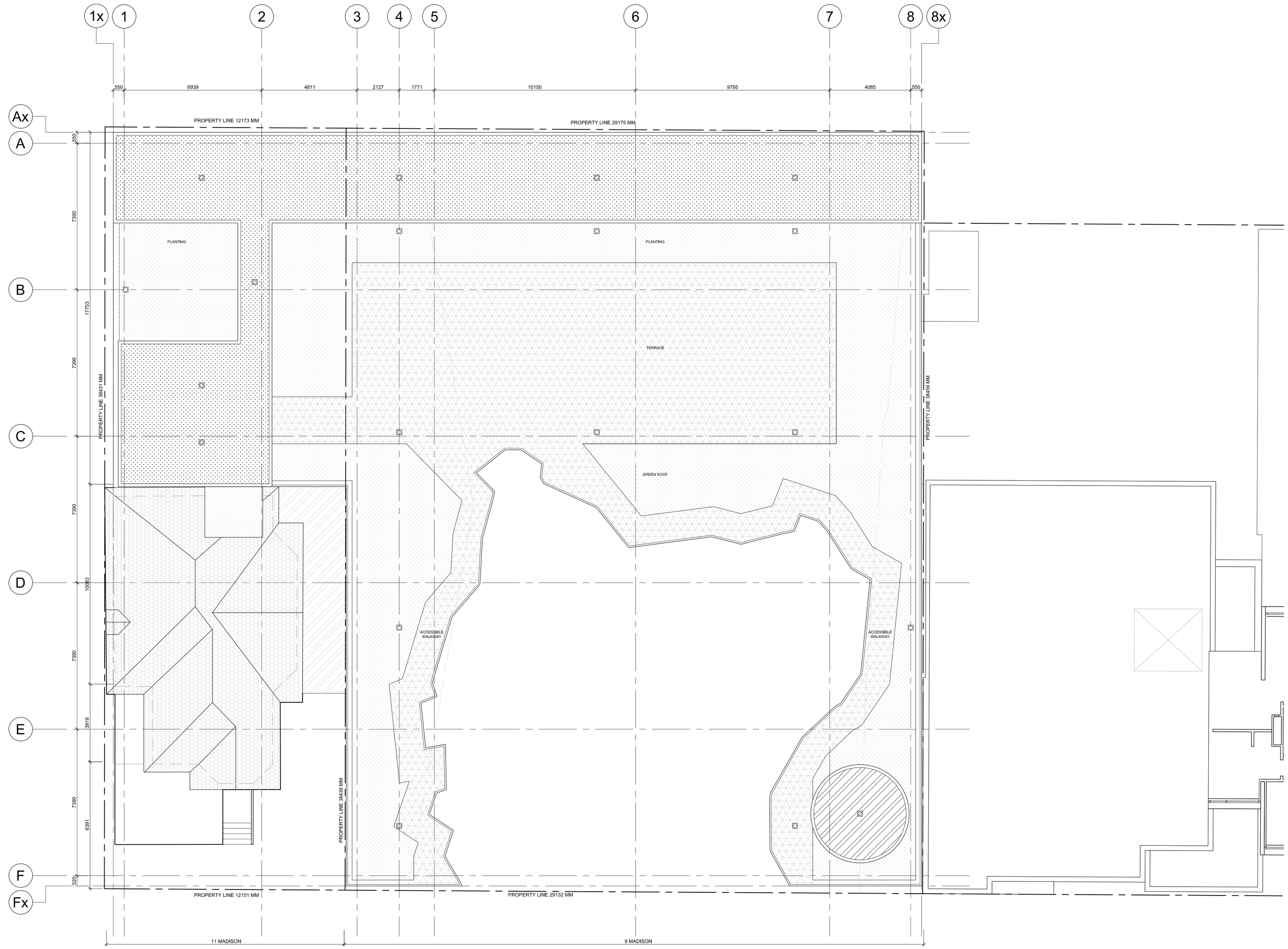
3RD FLOOR PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 02 2018
File Name: P:/PLANS
Drawn By: PP / SL
Reviewed By: AK

Project North

A2.05



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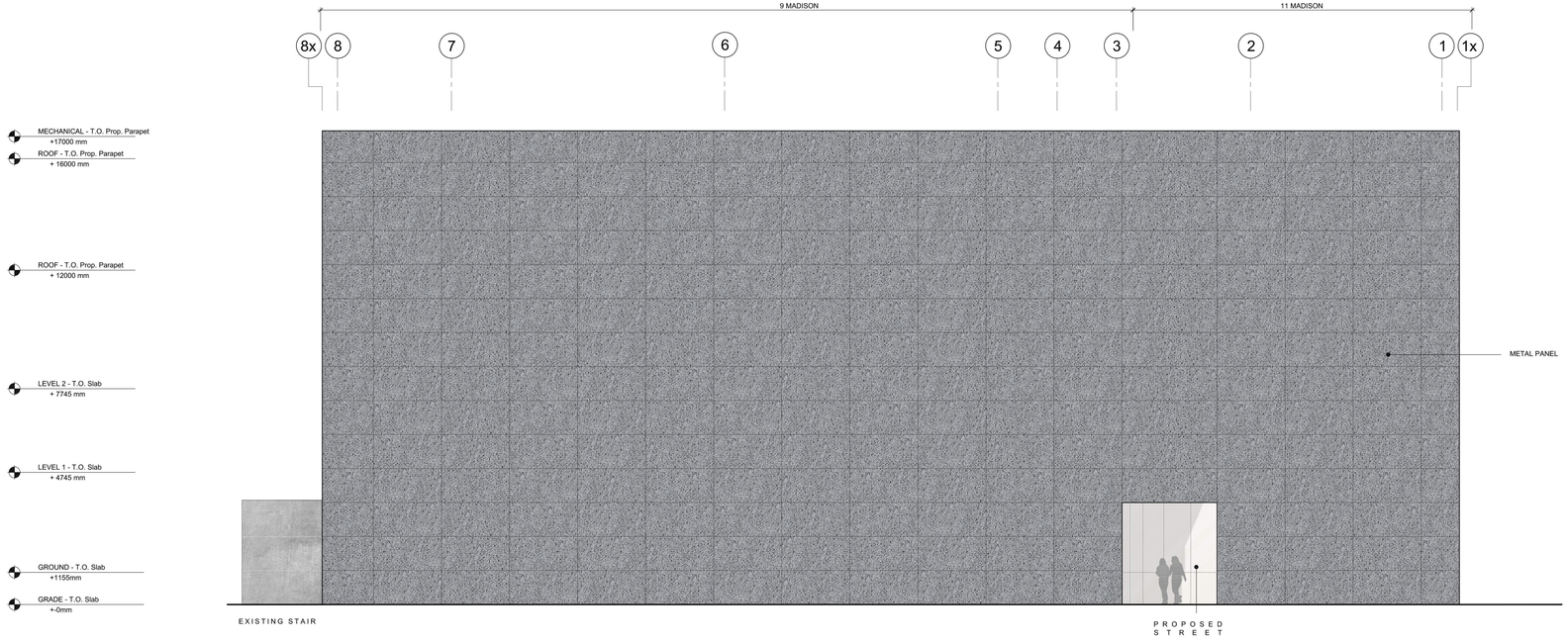
ROOF PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 02 2018
File Name: P:/PLANS
Drawn By: PP / SL
Reviewed By: AK

Project North

A2.06

1 A4.01 WEST ELEVATION 1:100



2 A4.01 EAST ELEVATION 1:100

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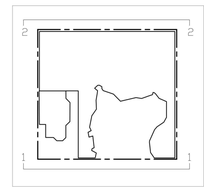

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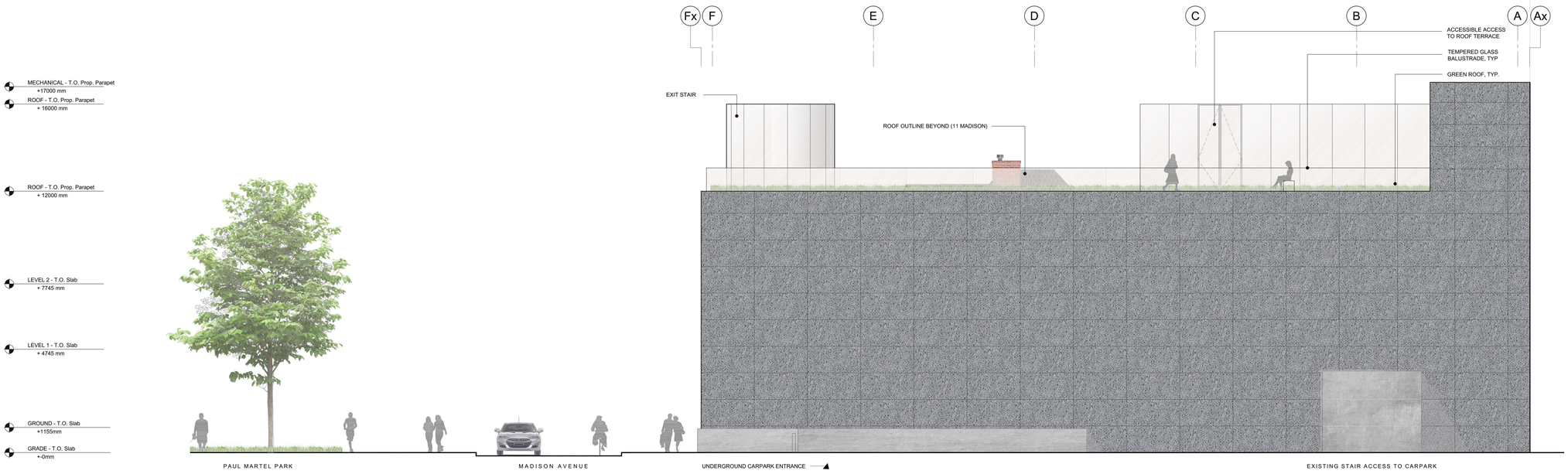
ELEVATIONS WEST & EAST

Project Number: 1303
Drawing Scale: 1:100
Date: FEB 13 2018
File Name: ELEVATIONS
Drawn By: PP / PD
Reviewed By: AK

A4.01

1 A4.02 NORTH ELEVATION
1:100



2 A4.02 SOUTH ELEVATION
1:100

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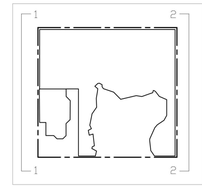

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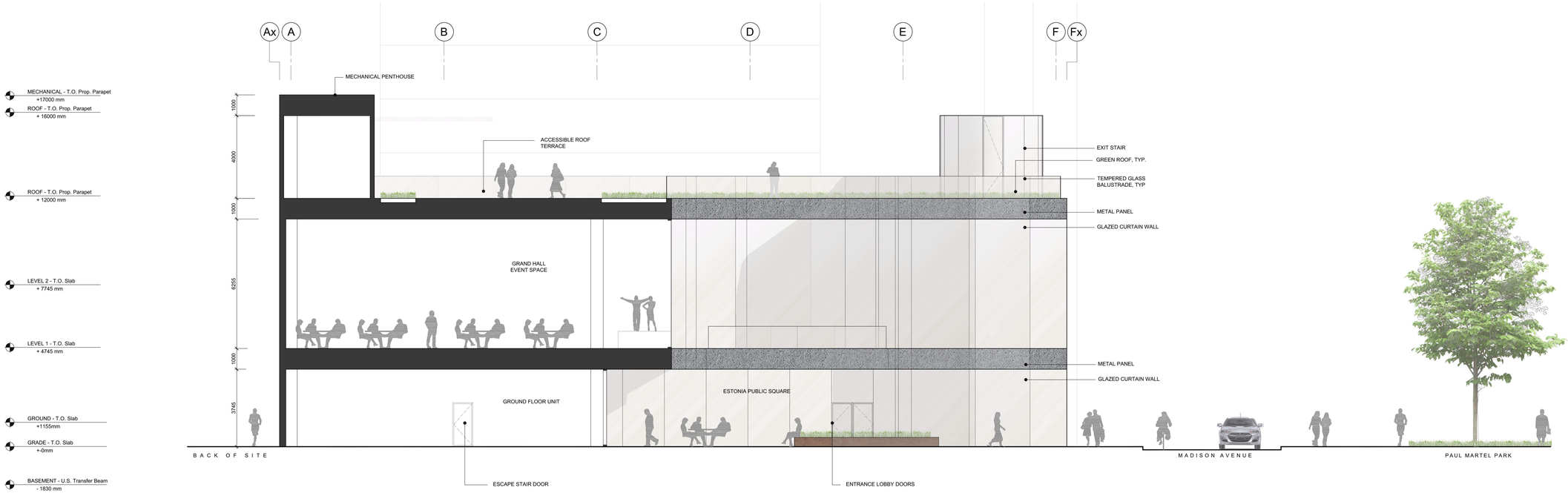
TORONTO ESTONIAN CULTURAL CENTRE

ELEVATIONS SOUTH & NORTH

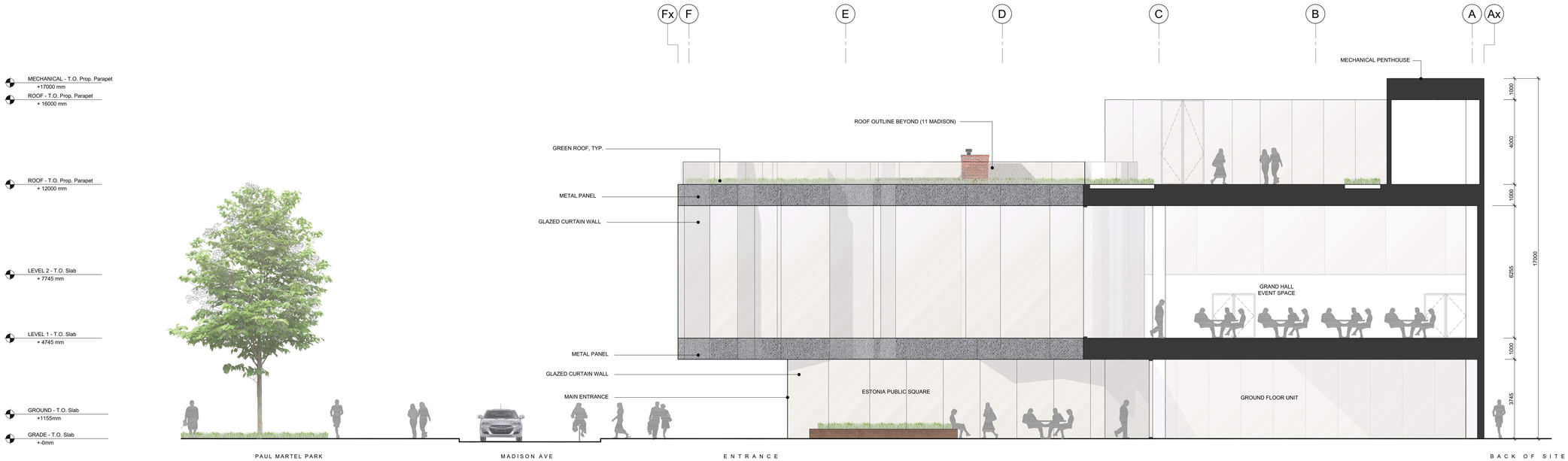
Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 13 2018
File Name: ELEVATIONS
Drawn By: PP / PD
Reviewed By: AK

A4.02



1 A4.03 NORTH COURTYARD ELEVATION

1:100



2 A4.03 SOUTH COURTYARD ELEVATION

1:100

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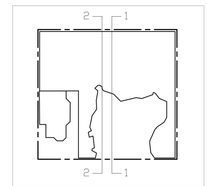

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TORONTO ESTONIAN CULTURAL CENTRE

ELEVATIONS COURTYARD

Project Number: 1303
Drawing Scale: 1:100
Date: FEB 13.2018
File Name: ELEVATIONS
Drawn By: PP / PD
Reviewed By: AK

A4.03

1 / A4.04 WEST ELEVATION (EXISTING)
1:50

2 / A4.04 NORTH ELEVATION (EXISTING)
1:50

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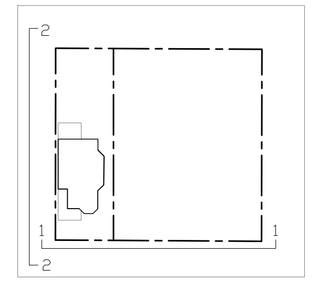

Rev.#	Description	Date
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ELEVATIONS (11 MADISON) WEST & NORTH (EXISTING)

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 12 2018
File Name: ELEVATIONS
Drawn By: LA / PP
Reviewed By: AK

A4.04

1 / A4.05 EAST ELEVATION (EXISTING)
1:50

2 / A4.05 SOUTH ELEVATION (EXISTING)
1:50

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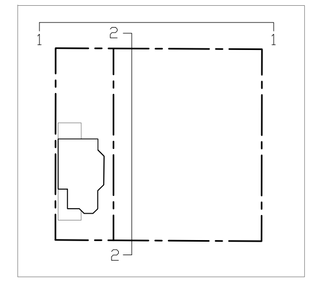

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ELEVATIONS (11 MADISON) EAST & SOUTH (EXISTING)

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 12 2018
File Name: ELEVATIONS
Drawn By: LA / PP
Reviewed By: AK

A4.05

1 / A4.06 WEST ELEVATION (PROPOSED)
1:50

1 / A4.06 NORTH ELEVATION (PROPOSED)
1:50

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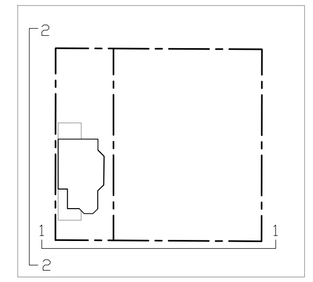

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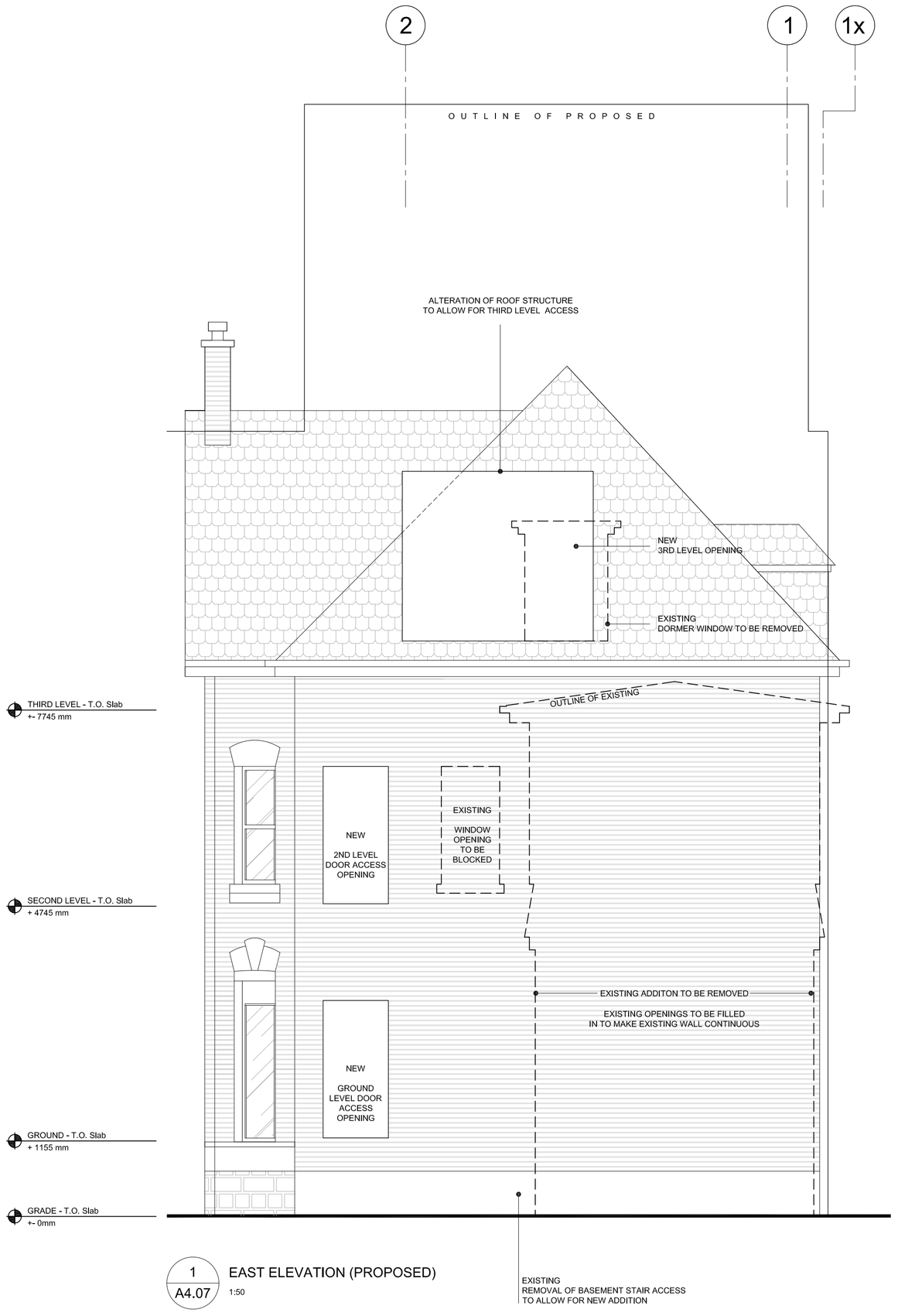
TORONTO ESTONIAN CULTURAL CENTRE

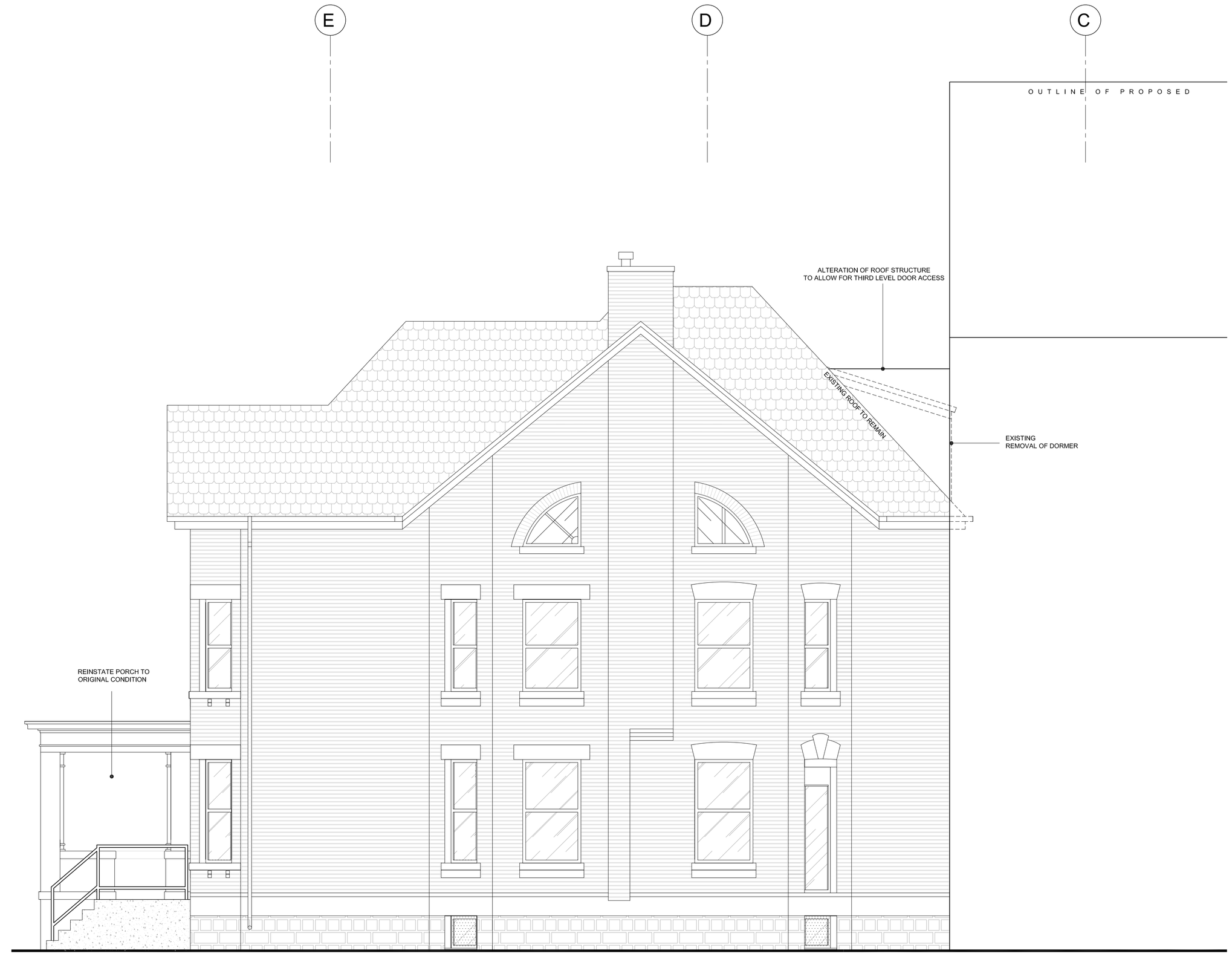
ELEVATIONS (11 MADISON) WEST & NORTH (PROPOSED)

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 12 2018
File Name: ELEVATIONS
Drawn By: LA / PP
Reviewed By: AK

A4.06



1 / A4.07 EAST ELEVATION (PROPOSED)
1:50



1 / A4.07 SOUTH ELEVATION (PROPOSED)
1:50

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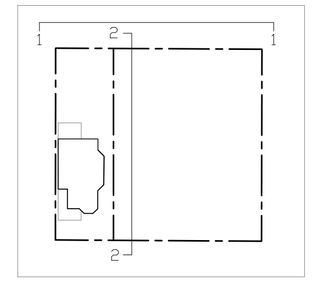

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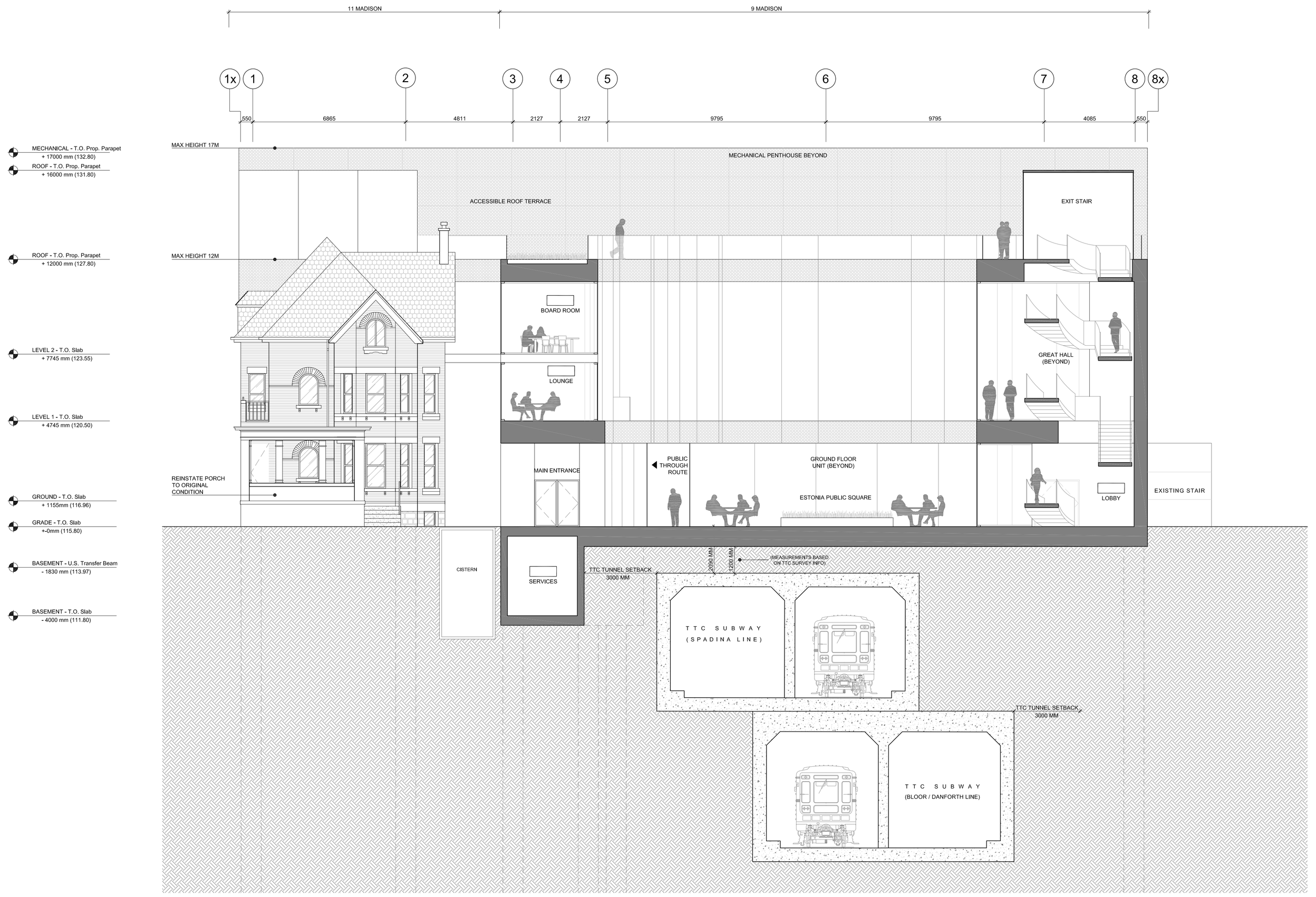
TORONTO ESTONIAN CULTURAL CENTRE

ELEVATIONS (11 MADISON) EAST & SOUTH (PROPOSED)

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 12 2018
File Name: ELEVATIONS
Drawn By: LA / PP
Reviewed By: AK

A4.07



1 SECTION
A5.01 1:100

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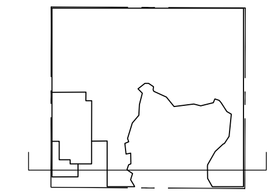

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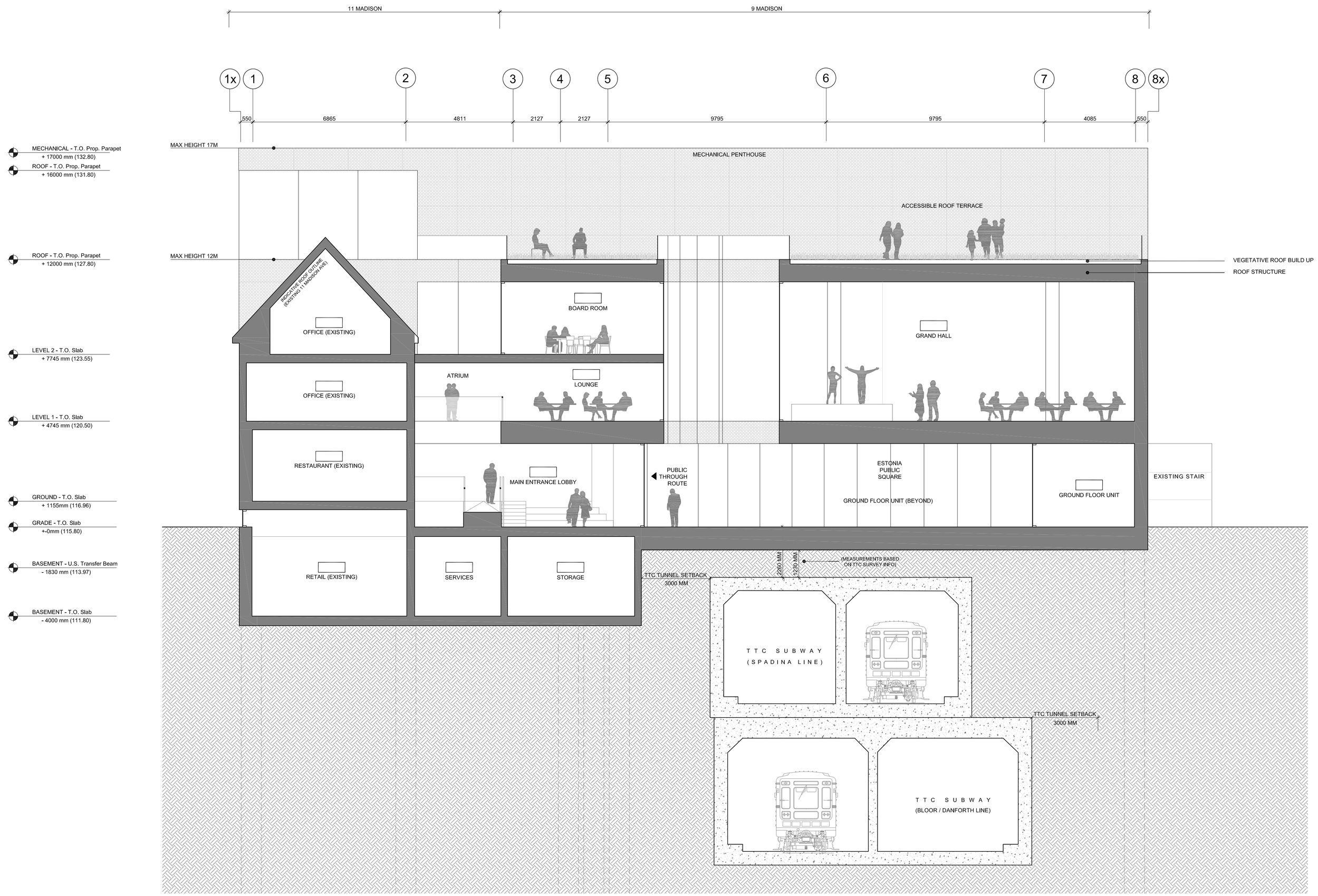
BUILDING SECTIONS

Project Number: 1604
Drawing Scale: 1:100
Date: FEB. 13 2018
File Name: SECTIONS
Drawn By: PP / PD
Reviewed By: AK

A5.01



1 / A5.02 SECTION
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General Notes

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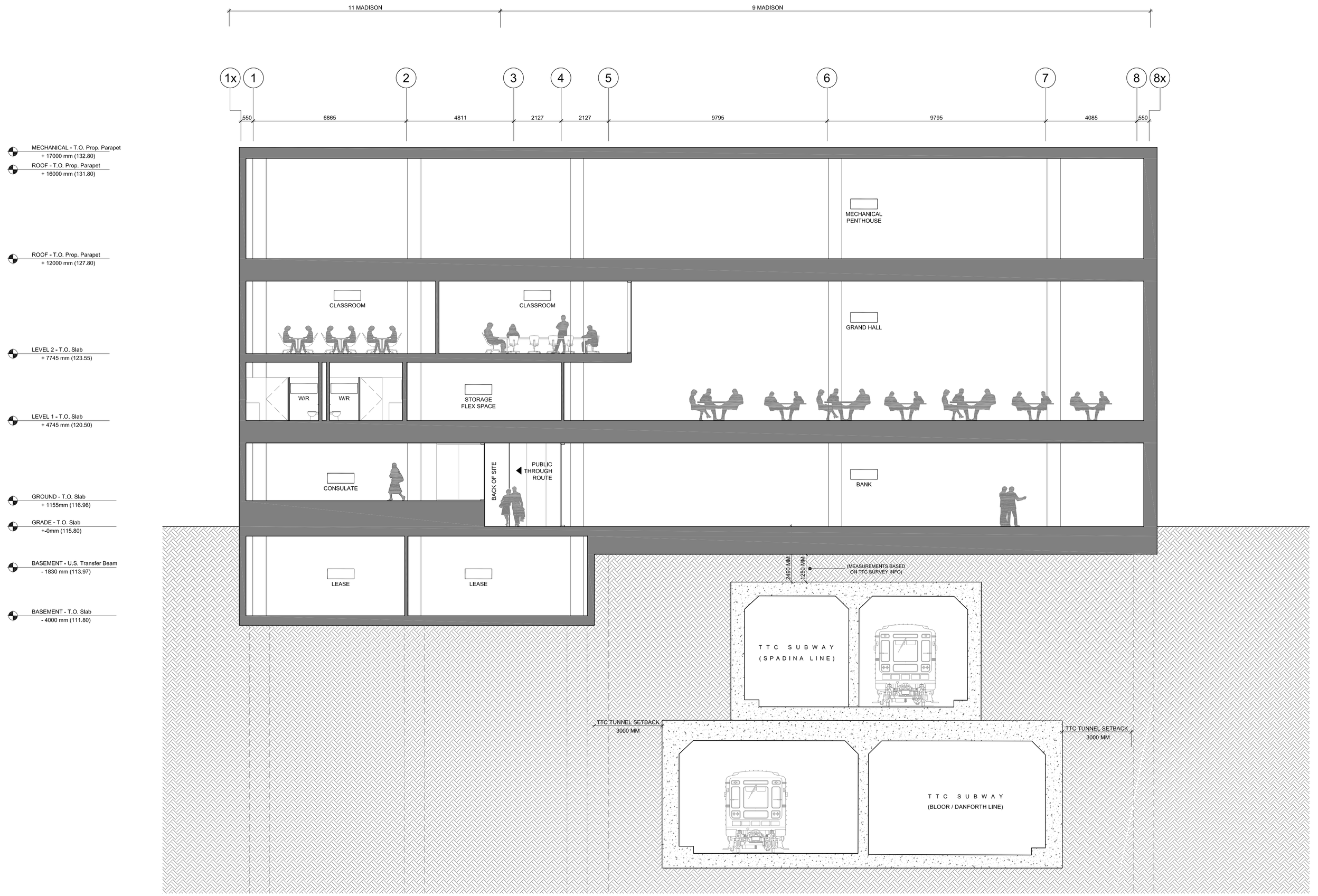

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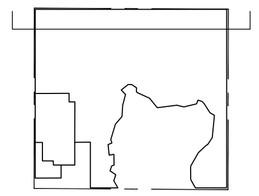

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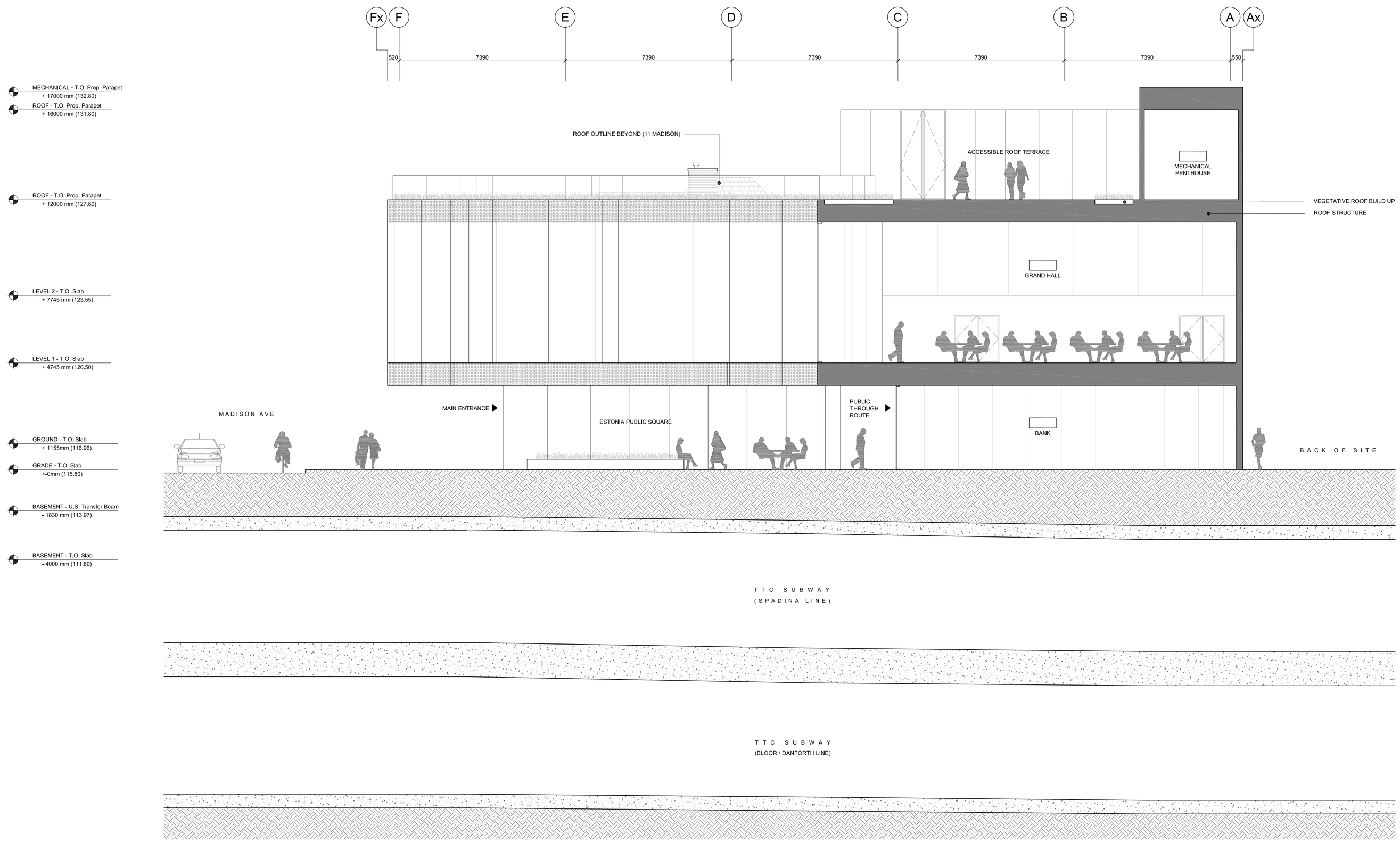

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1:100

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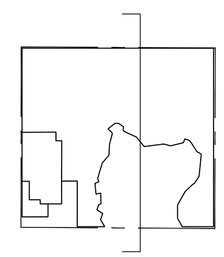

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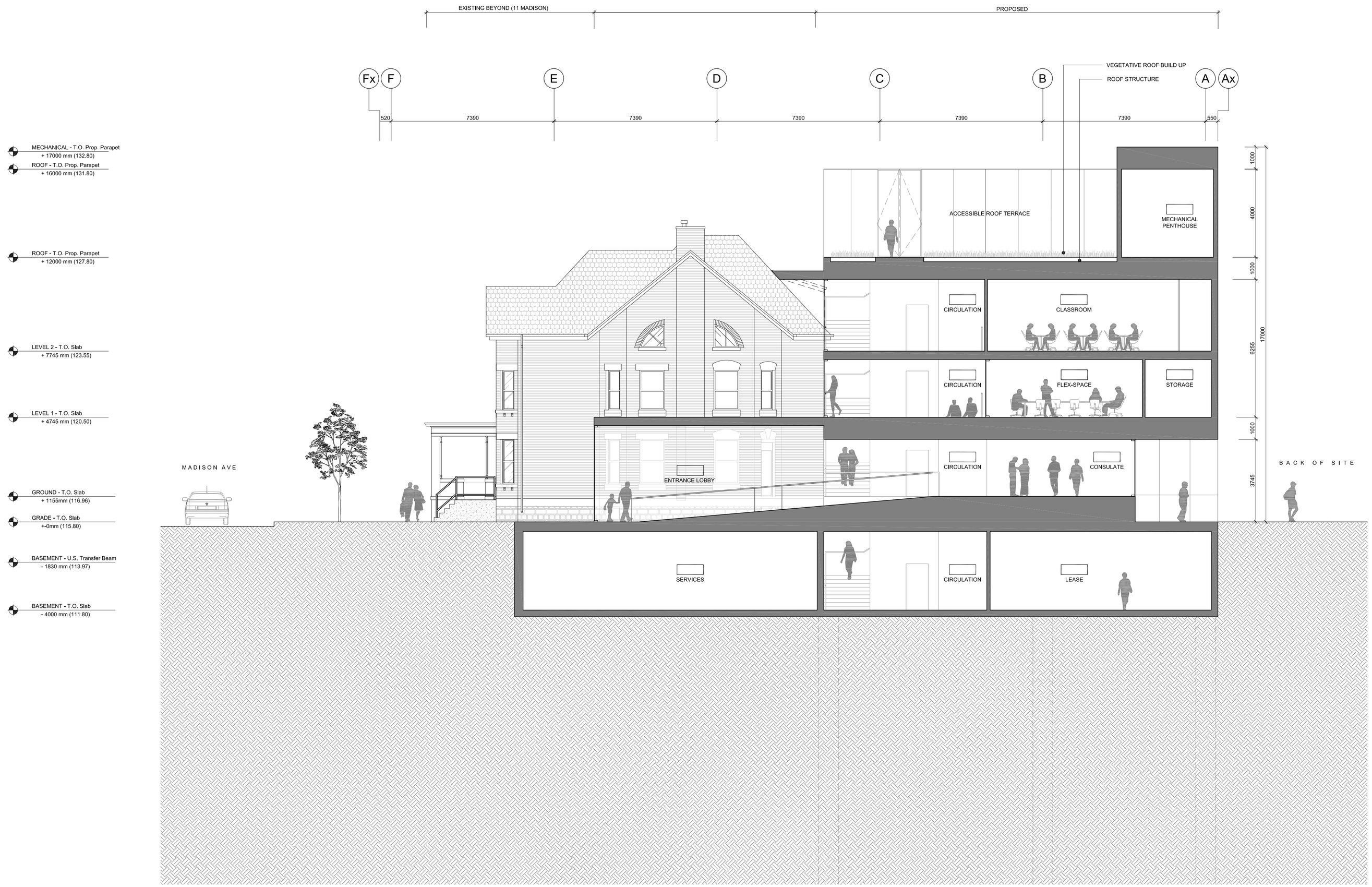
A5.04



1 SECTION
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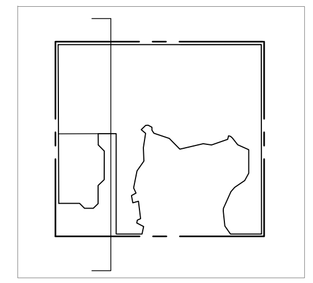

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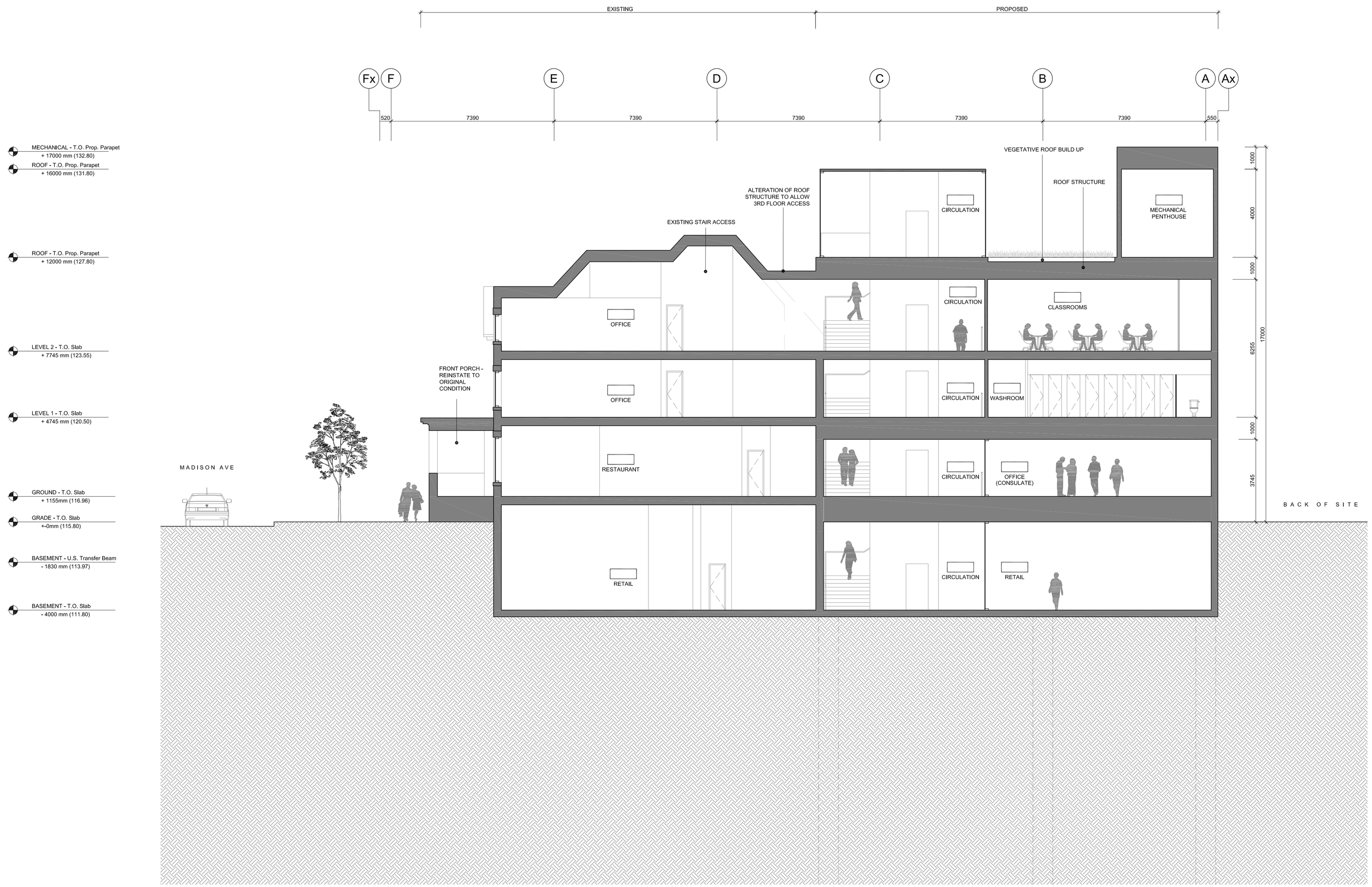

1 SECTION
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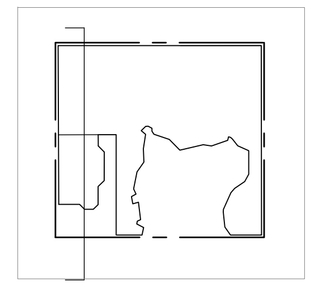

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A5.06