

Mark	Date	Description
16	Work in Progress	Issued for Coordination



165 Tycos Drive

MICACCHI

PROJECT TEAM

CLIENT Anatolia Investment Corp.	CODE CONSULTANT CODENext
GENERAL CONTRACTOR TBD	LIGHTING DESIGN HIDI Group
ARCHITECT Micacchi Architecture Inc.	SPEC WRITER SpecCraft
STRUCTURAL Gravity Engineering	GEOTECHNICAL Forward Eng.
MEP HIDI Group	ARBORIST Kuntz Forestry Consulting
LANDSCAPE ARCHITECTS Alexander Budrevics & Associates	TRANSPORTATION/TRAFFIC CONSULTANT BA Group
CIVIL ENGINEERING GEI	

A001 Cover Sheet	A014 Bird-Friendly Design Guidelines	A301 West Elevation
A002 Survey	A015 OBC Part 3 - Matrix	A302 East Elevation
A003 Draft R - Plan	A016 Site Plan - Demolition	A303 South Elevation
A004 Context Plan	A017 Schedules	A304 North Elevation
A005 Block Context Plan	A018 Schedules	A311 Partial South Elevations
A006 Site Plan	A100 Foundation Plan	A312 Partial North Elevations
A007 Site Plan @ Ground Level	A101 Ground Floor Plan	A313 Partial West Elevations
A008 Project Statistics	A102 Second Floor Plan	A314 Partial East Elevation
A009 Landscape Coverage + TPP	A103 Third Floor Plan	A401 Section 1
A010 Sun/Shadow Study - March	A104 Fourth Floor Plan	A402 Section A
A011 Sun/Shadow Study - Sept.	A105 Fifth Floor Plan	A403 Section B
A012 Material Sample Board	A106 Mech. Panthouse Floor Plan	A501 Wall Sections
A013 Signage Schematic Concept	A107 Roof Plan	A502 Wall Sections

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job title

165 Tycos Dr.

client

Anatolia Investments Corp.

sheet title

Cover Sheet

issue date

Monday, February 23, 2026

scale

job number

2106

A001



SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOT 3,
CONCESSION 3,
WEST OF YONGE STREET
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

SCALE 1 : 200

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METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 – REPORT

- THIS REPORT WAS PREPARED FOR ANATOLIA INVESTMENTS CORP. THE PROPERTY IS MUNICIPALLY KNOWN AS NO. 165 TYCOS DRIVE.
- REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: NONE.
- COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS ARE INVOLVED.
- THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
- SUBJECT LANDS COMPRISE ALL OF PIN 10339-0003 (LT).

BEARING NOTE
 BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF TYCOS DRIVE AS SHOWN ON PLAN BA-277, HAVING A BEARING OF N73°39'30"E.

BENCHMARK NOTE
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No.2002 (ALSO KNOWN AS NY 2014) HAVING AN ELEVATION OF 173.256 METRES. LOCATED AT LANSDOWNE AVENUE AND TYCOS DRIVE AT NORTHWEST CORNER IN EAST WALL OF INDUSTRIAL BUILDING AT 126 TYCOS DRIVE. 0.244M NORTH OF SOUTHEAST CORNER, 0.335 METERS ABOVE GRADE.

LEGEND

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
WIT	WITNESS MONUMENT
SIB	STANDARD IRON BAR
IB	IRON BAR
N,S,E,W	NORTH, SOUTH, EAST, WEST
RL	R.B.LEE, O.L.S.
1188	SIXTON-MONAY LTD., O.L.S.
W	WHEELER ASSOCIATES, O.L.S.
PIN	PROPERTY IDENTIFIER NUMBER
MEAS	MEASURED
P	PLAN 66R-13978
P1	PLAN 66R-21715
W.Y.S.	WEST OF YONGE STREET
INST.	INSTRUMENT
MH	MANHOLE
CB	CATCH BASIN
WV	WATER VALVE
GM	GAS METER
AN	ANCHOR
UP	UTILITY POLE
FH	FIRE HYDRANT
DS	DOOR SILL
CR	CENTERLINE
HM	HYDRO METER
O/H	OVERHEAD
SW	INTERLOCKING PAVEMENT
CSW	CONCRETE SIDEWALK
CBXB	CABLE BOX
BL	BOLLARD
RWC	WOOD RETAINING WALL
CONC.	CONCRETE RETAINING WALL
CLF	CHAIN LINK FENCE
EA	EDGE OF ASPHALT
∅	DIAMETER
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
⊙	BUSH

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 17TH DAY OF JUNE, 2021.

JUNE 18, 2021
 DATE

ALEX MARTON
 ONTARIO LAND SURVEYOR

 ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2170549	 ALEX MARTON LTD. ONTARIO LAND SURVEYORS 160 APPLEWOOD CRESCENT, UNIT 8, CONCORD, ONTARIO, L4K 4B2 PHONE: 905-879-9889 FAX: 905-879-0770 E-MAIL: alex@amsurveying.ca WEBSITE: www.amsurveying.ca
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FILE NAME: 2021-149.DWG PLOT SCALE: 1:200 PROJECT No. 2021-149	

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job title
165 Tycos Dr.
 client
Anatolia Investments Corp.
 sheet 150

Survey
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Monday, February 23, 2026
 scale

job number
2106

GENERAL SITE PLAN NOTES:

1. THE 3.44m WIDE STRIP OF LAND ALONG THE CALEDONIA ROAD FRONTAGE OF THE SITE WILL BE CONVEYED TO THE CITY IN AN UNENCUMBERED MANNER FOR A NOMINAL SUM TO THE SATISFACTION OF THE CITY.

2. THE 6m CORNER ROUNDING AT THE NORTH-WEST CORNER OF THE SITE WILL BE CONVEYED TO THE CITY IN AN UNENCUMBERED MANNER FOR A NOMINAL SUM TO THE SATISFACTION OF THE CITY.

3. THE NEW RECONSTRUCTED PUBLIC SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY.

4. ALL PORTIONS OF EXISTING SITE ACCESS DRIVEWAYS THAT ARE NO LONGER REQUIRED MUST BE CLOSED AND RESTORED WITH SOFT LANDSCAPING AND FULL CONCRETE CURBS TO THE SATISFACTION OF TRANSPORTATION SERVICES.

5. THE PROPOSED REMOVAL OF THE EXISTING SERVICING CONNECTIONS AND RELATED INFRASTRUCTURE TO BE DONE AS PER CIVIL ENGINEER DRAWINGS.

6. THE PROPOSED SERVICING CONNECTIONS TO BE DONE AS PER CIVIL ENGINEER DRAWINGS.

7. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN AND PAVEMENT SPECIFICATIONS AND DETAILS

8. STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND UNDER ONE OWNER, UPON COMPLETION, IF ANY PARTY INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.

9. ALL PROPOSED TYPE B LOADING SPACES HAVE 4m OVERHEAD/VERTICAL CLEARANCE.

10. ALL PROPOSED BICYCLE SPACES HAVE OVERHEAD/VERTICAL CLEARANCE OF 2.1m.

11. LOADING SPACE 1 TO BE RESERVED FOR WASTE COLLECTION AFTER HOURS; LOADING SPACE 2 FOR DELIVERIES ONLY

12. ALL SIGNS ARE SHOWN IN APPROXIMATE LOCATIONS AND TO BE DETERMINED ON SITE. SIGNS MUST BE VISIBLE TO DRIVER AND NOT OBSTRUCTED BY LANDSCAPE.

13. TRAFFIC CONTROL SIGNS AND CONVEX MIRRORS ARE TO BE MOUNTED SO THAT THE BOTTOM OF SIGNS ARE 2.1 METRES ABOVE CURB OR GRADE EXCEPT WHERE RESTRICTED BY OVERHEAD STRUCTURES/UTILITIES IN WHICH CASE THE DISTANCE BETWEEN BOTTOM OF SIGN AND FLOOR SHALL BE MAXIMIZED. SIGNS RUNNING PARALLEL AND PERPENDICULAR TO THE CURB FACE SHOULD BE PLACED SUCH THAT THE OUTER EDGE OF THE SIGN WILL NOT PROJECT BEYOND THE CURB INTO THE TRAFFIC LANE.

14. ALL SIGN POST LOCATIONS MUST BE PLACED SUCH THAT THE SIGN FACE OR EDGE OF SIGN WILL NOT PROJECT BEYOND THE CURB LINE.

15. ALL SIGNS AND CONVEX MIRRORS TO BE FITTED WITH A RUBBERIZED COATING AROUND EDGES WHEN OUTER EDGE OF SIGN EXTENDS BEYOND COLUMN EDGE AND / OR WHEN LESS THAN MINIMUM VERTICAL CLEARANCE (2.1 METRES) IS PROVIDED.

The Loading Management Plan and associated Memo for 165 Tycos Drive, prepared by BA Group, outlines how the development will accommodate servicing, waste collection, and deliveries. The project proposes a 5-storey office building and a showroom, with access provided solely from Tycos Drive. In accordance with North York By-law 7625, the site requires two loading spaces, and the proposal includes two Type "B" spaces: one for solid waste and deliveries, and the other for deliveries only. Because the showroom is display-focused, delivery demand will be minimal. Waste collection will be scheduled outside business hours, with deliveries occurring during the day. In the unlikely event both spaces are in use at once, a management procedure will see on-site staff temporarily relocate vehicles to allow safe exiting.

Loading Management Approach

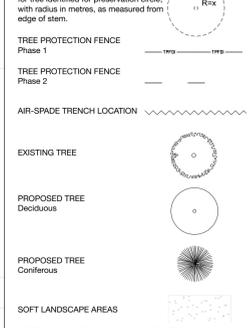
- Showroom deliveries minimal since space is display-only.
- Owner will manage operations
- Waste collection outside business hours.
- Deliveries during business hours.

This scheduling should prevent simultaneous conflicts between waste and delivery vehicles.

- If both spaces are occupied:
- Vehicle enters Loading Space 1 forward.
 - On-site staff temporarily relocate vehicle in Loading Space 2 to the drive aisle.
 - Vehicle in Space 1 exits using the freed space.
 - Relocated vehicle returns to Space 2.
- Vehicle manoeuvring diagrams (VMDs) as prepared by BA Group confirm feasibility of these operations for waste trucks, MSU trucks, Wheel-Trans, and other vehicles.

LEGEND

LANDSCAPE



NOTE: SEE ARBORIST DRAWINGS FOR TREE PRESERVATION STRATEGY DETAILS

Statistics Template - Toronto Green Standard Version 4.0
Mid to High Rise Residential and All Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and Stand-Alone Zoning Bylaw Amendment Applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications, complete General Project Description and Section 1. For Site Plan Control applications, complete General Project Description, Section 1 and Section 2. For further information, please visit www.toronto.ca/greenstandards

General Project Description	Required	Proposed	Proposed %
Total Gross Floor Area	5,133.6m ²		
Breakdown of project components (m ²):			
Residential	N/A		
Retail	N/A		
Commercial	5,133.6m ²		
Industrial	N/A		
Institutional/Other	N/A		
Total number of residential units	N/A		

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	128	20	15.62%
Number of EV Parking Spaces (Residential)	0	0	0
Number of EV Parking Spaces (Non-Residential)	0	0	0

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking located on:	3	4	133%
a) first storey of building	3	4	133%
b) second storey of building	0	0	0
c) first level below-ground	0	0	0
d) second level below-ground	0	0	0
e) other levels below-ground	0	0	0

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	6	18	300%
Number of shower and change facilities (non-residential)	0	0	0%

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m)	710 m ³	780.3 m ³	109.9 %
Soil volume provided within the site area (m ³)		481.74 m ³	63 %
Soil Volume provided within the public boulevard (m ³)		288.56 m ³	37 %

Section 2: For Site Plan Control Applications

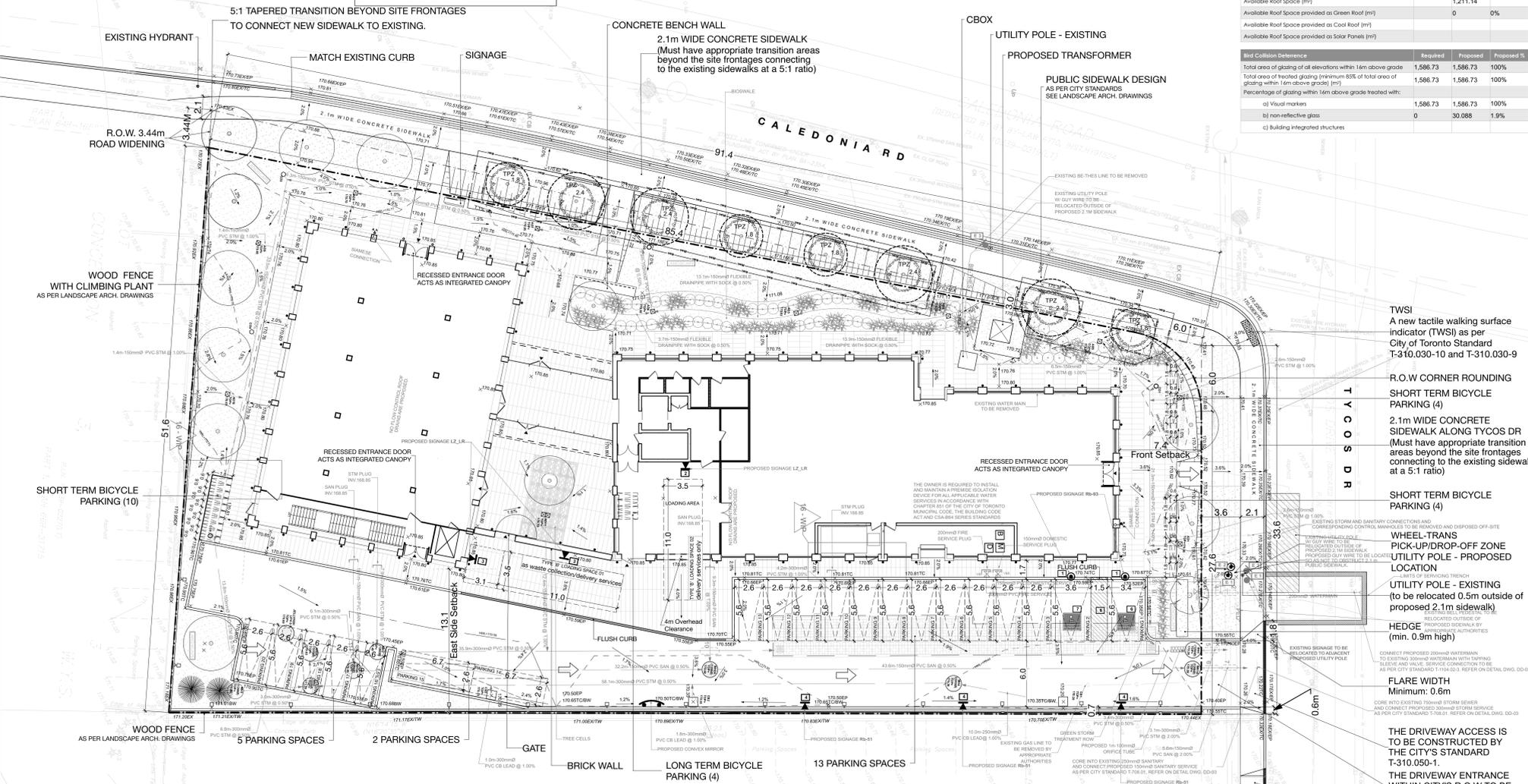
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) (grade or on first level below grade)	6	18	300%
Number of publicly accessible bicycle parking spaces	0	0	0
Number of energized outlets for electric bicycles	0	0	0

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)		3,003.82 m ²	
Total Soil Volume (40% of the site area + 66 m ² x 30 m)	710 m ³	780.3 m ³	
Total number of trees planted		8	
Number of surface parking spaces (if applicable)		20	
Number of shade trees located in surface parking area	4	6	

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		1,658.92 m ²	
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 30%) (m ²)	829.96 m ²	978.42 m ²	118%
Area of non-roof hardscape treated with: (indicate m ²)			
a) High albedo surface material		978.42 m ²	
b) open-grid pavement			
c) shade from tree canopy			

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)		715.02 m ²	28.9%
Total number of plants		492	
Total number of native plants and % of total plants	50%	402	82%
Available Roof Space (m ²)		1,211.14	
Available Roof Space provided as Green Roof (m ²)		0	0%
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Wild Collision Mitigation	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade	1,586.73	1,586.73	100%
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m ²)	1,586.73	1,586.73	100%
Percentage of glazing within 1.6m above grade treated with:			
a) Visual markers	1,586.73	1,586.73	100%
b) non-reflective glass	0	30.088	1.9%
c) Building integrated structures			



TWSI
A new tactile walking surface indicator (TWSI) as per City of Toronto Standard T-310.030-10 and T-310.030-9

R.O.W CORNER ROUNDING
SHORT TERM BICYCLE PARKING (4)

2.1m WIDE CONCRETE SIDEWALK ALONG TYCOS DR
(Must have appropriate transition areas beyond the site frontages connecting to the existing sidewalks at a 5:1 ratio)

SHORT TERM BICYCLE PARKING (4)

WHEEL-TRANS PICK-UP/DROP-OFF ZONE
UTILITY POLE - PROPOSED LOCATION

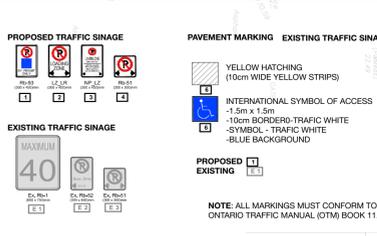
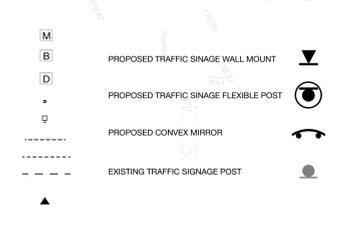
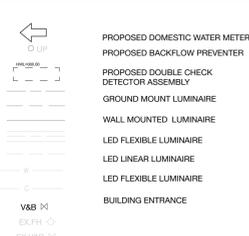
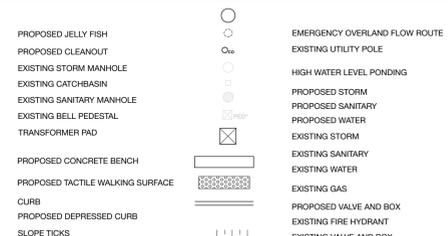
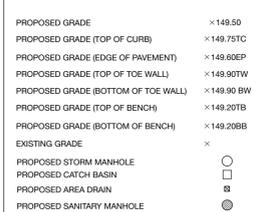
UTILITY POLE - EXISTING (to be relocated 0.5m outside of proposed 2.1m sidewalk)

HEDGE (min. 0.9m high)

FLARE WIDTH
Minimum: 0.6m

THE DRIVEWAY ACCESS IS TO BE CONSTRUCTED BY THE CITY'S STANDARD T-310.050-1.
THE DRIVEWAY ENTRANCE WITHIN CITY'S R.O.W TO BE AS PER T-310.050-8.
CONCEPTUAL EASTERLY CONTINUATION OF SIDEWALK (BY OTHERS)

LEGEND



NOTE: ALL MARKINGS MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 11.

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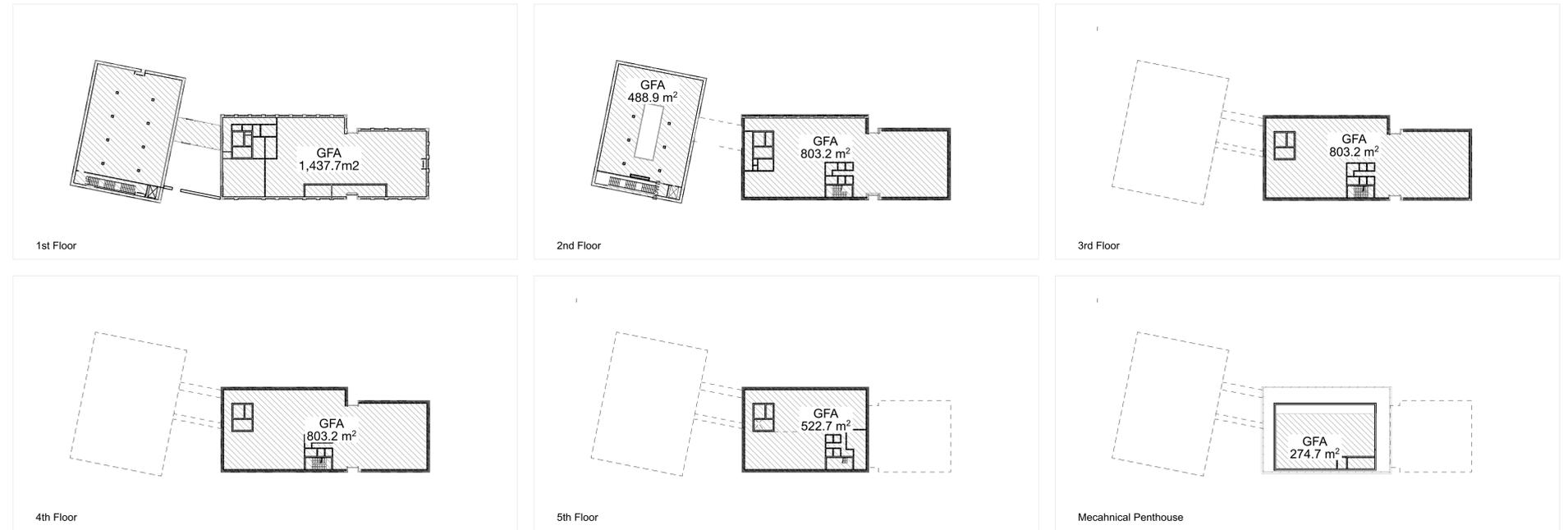
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165 Tycos Dr.
client
Anatolia Investments Corp.
sheet 15/16

Site Plan @ Ground Level
Issue Date
Monday, February 23, 2026
scale
1:200
job number
2106

Project Statistics - General

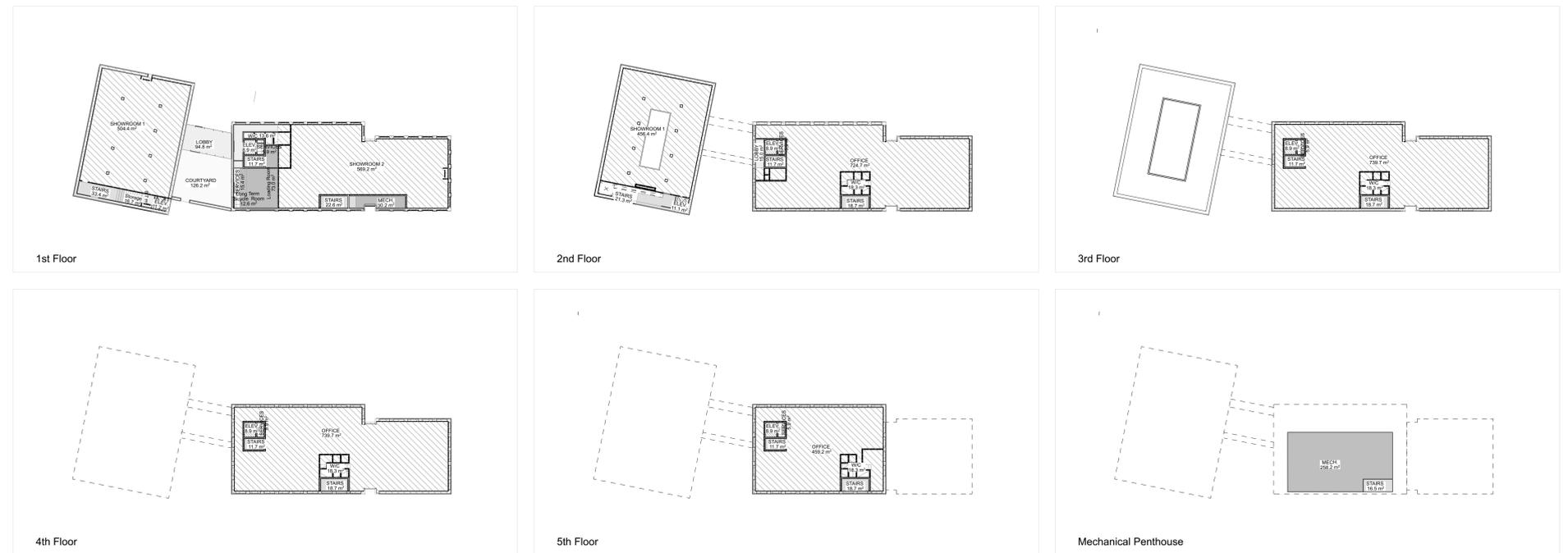
	Regulations	
	New Zoning By-law	Proposed
Zoning By-Law	33091	
Zone Code	M2 - Industrial Zone 2	
Lot Area	3,903.82 m ²	42,020 f ²
Building Footprint	1,437.7 m ²	15,475 f ²
Lot Coverage	37%	
GFA		
Roof - Mechanical	274.7 m ²	2,957 f ²
Floor 5	522.7 m ²	5,626 f ²
Floor 4	803.2 m ²	8,646 f ²
Floor 3	803.2 m ²	8,646 f ²
Floor 2	1,292.1 m ²	13,908 f ²
Ground Floor	1,437.7 m ²	15,475 f ²
Total GFA	5,133.6 m²	55,258 f²
		0 f²
Floor Space Index (FSI)	1.0	max. 1.32
Area (Other)		
Courtyard	126.2 m ²	1,358 f ²
Setbacks		
Front (From Tycos Dr.)	9 m 29.53 ft	min. 7.4 m 24.28 ft
West Side (From Caledonia Rd.)	7.5 m 24.61 ft	min. 4.9 m 16.08 ft
East Side	3 m 9.84 ft	min. 13.1 m 42.98 ft
Rear	7.5 m 24.61 ft	min. 5.8 m 19.03 ft
Building Height		27.4 m 89.9 ft
Loading		
(11m x 3.5m x 4m height)	2 Type 'B' Loading Spaces	
Parking Spots - Vehicles		
Use		
(old by-law) Showroom (< 3000 m ²)	1 spot / 28 m ²	55 parking spots min. (1st - 2nd floors)
(old by-law) Office	1 spot / 48 m ²	55 parking spots min. (2nd - 5th floors)
TOTAL		110 parking spots
(new by-law) Showroom (< 3000 m ²)	1 spot / 100 m ²	15 parking spots min. (1st - 2nd floors)
(new by-law) Office	1 spot / 100 m ²	26 parking spots min. (2nd - 5th floors)
TOTAL		41 parking spots
Parking Spots - Bicycles - Total		22 parking spots
Long term		4 parking spots
Short term		18 parking spots
Landscaping Requirements		
Front Yard Setback Total Area		246.01 m ² 2,648 f ²
Hard Surfaces Driveways, Walkways...		157.6 m ² 1,696 f ²
Percentage	50%	max. 64%
Front Yard Total Landscape Area		88.41 m ² 952 f ²
Percentage	50%	min. 36%
Front Yard Total Soft Landscape Area		79.53 m ² 856 f ²

GFA/FSI - Diagrams



GFA by Use - Statistics and Diagrams

GFA	Showroom		Office		Lobby		Storage		Washrooms		Stairs		Mechanical		Service		Elevators		Bicycle Room		Loading Room	
	m ²	f ²																				
Mech. Penthouse	0	0	0	0	0	0	0	0	0	0	16.5	178	258.2	2,779	0	0	0	0				
Floor 5	0	0	459.2	4,943	0	0	0	0	18.3	197	30.4	327	0	0	5.9	64	8.9	96				
Floor 4	0	0	739.7	7,962	0	0	0	0	18.3	197	30.4	327	0	0	5.9	64	8.9	96				
Floor 3	0	0	739.7	7,962	0	0	0	0	18.3	197	30.4	327	0	0	5.9	64	8.9	96				
Floor 2	456.4	4,913	724.7	7,801	15	161	0	0	18.3	197	51.7	556	0	0	5.9	64	20.1	216				
Ground Floor	1,073.6	11,556	0	0	103.5	1,114	16.7	180	13.6	146	73.1	787	30.2	325	21.3	229	20.1	216	12.6	136	73	786
Total GFA	1,530	16,469	2,663.3	28,668	118.5	1,276	16.7	180	86.8	934	232.5	2,503	288.4	3,104	44.9	483	66.9	720	12.6	136	73	786



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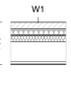
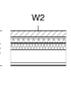
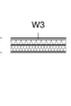
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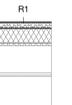
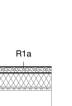
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EXTERIOR WALLS		FIRE-RESISTANCE RATING		RSI value / R-Value		SOUND RATING	
Required	Provided	Required	Provided	Required	Provided	Required	Provided
W1	OBC SB-3 Assembly#: A/LC Design#:	---	---	2.3 + 2.1ci 13 + 12ci	---	---	---
 <p>OFFICE BUILDING EXTERIOR WALL - MASONRY (Typical)</p> <p>Masonry: Brick On Galvanized Brick Ties Air Space 50mm Min. Insulation: Rigid Stone Wool Board (R=12ci/RSI=2.1ci) Liquid Applied Vapour Permeable Air/Weather Barrier Membrane Exterior Sheathing Metal: Light-Frame + Insulation Mineral Wool (R=13/RSI=2.3) Air & Vapour Barrier Metal: Steel Column + Fire Resistant Material + Plenum Box Metal: Light-Frame 16mm Gypsum Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUPPORTING LOAD BEARING STEEL COLUMNS SUPPORTING FLOOR ASSEMBLIES TO BE 2-HR FIRE-RATED.							
W2	OBC SB-3 Assembly#: A/LC Design#:	---	---	2.3 + 2.1ci 13 + 12ci	---	---	---
 <p>ANATOLIA SHOWROOM WING EXTERIOR WALL - MASONRY (Typical)</p> <p>Masonry: Stone Brick Air Space Insulation: Rigid Stone Wool Board (R=12ci/RSI=2.1ci) Liquid Applied Vapour Permeable Air/Weather Barrier Membrane Exterior Sheathing Metal: Light-Frame + Insulation Mineral Wool Metal: Steel Column + Fire Resistant Material + Plenum Box Metal: Light-Frame 16mm Gypsum Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUPPORTING LOAD BEARING STEEL COLUMNS SUPPORTING FLOOR ASSEMBLIES TO BE 2-HR FIRE-RATED.							
W3	OBC SB-3 Assembly#: A/LC Design#:	---	---	2.3 + 2.1ci 13 + 12ci	---	---	---
 <p>ANATOLIA SHOWROOM WING CLEARESTORY EXTERIOR WALL</p> <p>Roofing: Standing Seam Metal Air Space Insulation: Rigid Stone Wool Board (R=12ci/RSI=2.1ci) Liquid Applied Vapour Permeable Air/Weather Barrier Membrane Exterior Sheathing Metal: Light-Frame + Insulation Mineral Wool Air & Vapour Barrier Metal: Light-Frame 16mm Gypsum Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUPPORTING LOAD BEARING STEEL COLUMNS SUPPORTING ROOF ASSEMBLIES TO BE 2-HR FIRE-RATED.							

INTERIOR PARTITION WALLS		FIRE-RESISTANCE RATING		RSI value / R-Value		SOUND RATING	
Required	Provided	Required	Provided	Required	Provided	Required	Provided
P1	OBC SB-3 Assembly#: A/LC Design#:	---	---	---	---	---	---
 <p>DRYWALL PARTITION (Typical)</p> <p>16mm Gypsum Wall Board 92mm Metal Stud @ 400 O.C. 16mm Gypsum Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE:							
P1a	OBC SB-3 Assembly#: A/LC Design#:	---	---	---	---	---	STC 48
 <p>DRYWALL PARTITION (Public Washroom)</p> <p>16mm Gypsum Wall Board 92mm Metal Stud @ 600 O.C. + Sound Attenuation Batt Insulation 16mm Gypsum Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE:							
P2	OBC SB-3 Assembly#: A/LC Design#:	---	---	---	---	---	---
 <p>DRYWALL PARTITION</p> <p>16mm Gypsum Wall Board 152mm Metal Stud @ 600 O.C. 16mm Gypsum Wall Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE:							
P2a	OBC SB-3 Assembly#: A/LC Design#:	---	---	---	---	---	STC 51
 <p>DRYWALL PARTITION (Public Washroom - Plumbing Spaces)</p> <p>16mm Gypsum Wall Board 152mm Metal Stud @ 600 O.C. + Sound Attenuation Batt Insulation 16mm Gypsum Wall Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE:							
P3	OBC SB-3 Assembly#: A/LC Design#:	1.5HR	2HR	---	---	---	STC 55
 <p>DRYWALL PARTITION (Demising)</p> <p>13mm Type 'X' Gypsum Wall Board 13mm Type 'X' Gypsum Wall Board 92mm Metal Stud @ 600 O.C. + Mineral Wool Insulation Air & Vapour Barrier 13mm Type 'X' Gypsum Wall Board 13mm Type 'X' Gypsum Wall Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: ENVIRONMENTAL SEPARATION BETWEEN LOADING DOCK AND SHOWROOM. PROVIDE CONTINUOUS AIRTIGHT CONSTRUCTION; SEAL ALL PENETRATIONS AND JOINTS.							
P4	OBC SB-3 Assembly#: A/LC Design#:	---	---	---	---	---	---
 <p>LOBBY INTERIOR WALL - TBD</p> <p>16mm Gypsum Wall Board 92mm Metal Stud @ 400 O.C. 92mm Metal Stud @ 400 O.C. 16mm Gypsum Wall Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE:							
P5	OBC SB-3 Assembly#: A/LC Design#:	2HR	2HR	---	---	---	---
 <p>SHAFT WALL</p> <p>Concrete Wall Cast-in-Place 13mm Gypsum Wall Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SEE STRUCTURAL PLANS AND DWGS FOR WALL THICKNESS							
P5a	OBC SB-3 Assembly#: A/LC Design#:	2HR	2HR	---	---	---	---
 <p>EXIT STAIR WALL</p> <p>13mm Gypsum Wall Board Concrete Wall Cast-in-Place 13mm Gypsum Wall Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE:							

FLOOR TYPES		FIRE-RESISTANCE RATING		RSI value / R-Value		SOUND RATING	
Required	Provided	Required	Provided	Required	Provided	Required	Provided
F1	OBC SB-3 Assembly#: A/LC Design#:	---	---	2.6 15	---	---	---
 <p>SLAB ON GRADE (TYPICAL)</p> <p>Flooring: Finish (TBD) Flooring: Required Substrate Concrete Cast-in-Place Floor, Beam Insulation: Foam Board (R-value=15/RSI-value=2.6) Stone: Gravel Fill</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE:							
F1a	OBC SB-3 Assembly#: A/LC Design#:	---	---	2.6 15	---	---	---
 <p>SLAB ON GRADE (Loading Dock)</p> <p>Flooring: Finish (TBD) Concrete Cast-in-Place Floor, Beam Insulation: Foam Board (Heavy-Traffic) Stone: Gravel Fill</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE:							
F2	OBC SB-3 Assembly#: A/LC Design#:	2HR	2HR	---	---	---	---
 <p>OFFICE WING FLOOR (2nd Storey Floor)</p> <p>Flooring: Finish (TBD) Flooring: Required Substrate Concrete Topping (65mm) Metal: Wire Fabric Metal: Steel Deck (38mm) Metal: Steel Beam Spray Applied Fire-Resistive Material Over Steel Deck and Beams Metal: Light Steel Framing Anchoring + Wire Plenum Metal: Suspended Light-Frame 16mm Gypsum Board or Acoustic Ceiling Panels</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUSPENDED CEILING AND SUPPORTS ARE NOT PART OF THE ULC FIRE-RESISTANCE RATED ASSEMBLY. THE REQUIRED FIRE PROTECTION OF STRUCTURAL STEEL MUST NOT BE REMOVED FOR THE INSTALLATION OF THE OTHER BUILDING COMPONENTS.							
F2a	OBC SB-3 Assembly#: A/LC Design#:	1HR	2HR	---	---	---	---
 <p>OFFICE WING FLOOR (Typical)</p> <p>Flooring: Finish (TBD) Flooring: Required Substrate Concrete Topping (65mm) Metal: Wire Fabric Metal: Steel Deck (38mm) Metal: Steel Beam Spray Applied Fire-Resistive Material Over Steel Deck and Beams Metal: Light Steel Framing Anchoring + Wire Plenum Metal: Suspended Light-Frame 16mm Gypsum Board or Acoustic Ceiling Panels</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUSPENDED CEILING AND SUPPORTS ARE NOT PART OF THE ULC FIRE-RESISTANCE RATED ASSEMBLY. THE REQUIRED FIRE PROTECTION OF STRUCTURAL STEEL MUST NOT BE REMOVED FOR THE INSTALLATION OF THE OTHER BUILDING COMPONENTS.							
F3	OBC SB-3 Assembly#: A/LC Design#:	2HR	2HR	---	---	---	---
 <p>ANATOLIA SHOWROOM WING FLOOR</p> <p>Flooring: Finish (TBD) Flooring: Required Substrate Concrete Topping (65mm) Metal: Wire Fabric Metal: Steel Deck (38mm) Metal: Steel Beam Spray Applied Fire-Resistive Material Over Steel Deck and Beams Metal: Light Steel Framing Anchoring + Wire Plenum Metal: Suspended Light-Frame 16mm Gypsum Board or Acoustic Ceiling Panels</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUSPENDED CEILING AND SUPPORTS ARE NOT PART OF THE ULC FIRE-RESISTANCE RATED ASSEMBLY. THE REQUIRED FIRE PROTECTION OF STRUCTURAL STEEL MUST NOT BE REMOVED FOR THE INSTALLATION OF THE OTHER BUILDING COMPONENTS.							

ROOF TYPES		FIRE-RESISTANCE RATING		RSI value / R-Value		SOUND RATING	
Required	Provided	Required	Provided	Required	Provided	Required	Provided
R1	OBC SB-3 Assembly#: A/LC Design#:	1HR	TBD	6.2 ci 35 ci	---	---	---
 <p>ROOF - OFFICE TOWER WING (Typical)</p> <p>Stone: Granular Ballast Filter Fabric Roofing: Membrane Insulation: High-density Bitumen-coated Board (R=35ci/RSI=6.2ci) Air & Vapour Barrier Exterior Sheathing Metal: Steel Deck (38mm) Metal: Steel Beam Spray Applied Fire-Resistive Material Over Steel Deck and Beams Metal: Light Steel Framing Anchoring + Wire Plenum Metal: Suspended Light-Frame 16mm Gypsum Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUSPENDED CEILING AND SUPPORTS ARE NOT PART OF THE ULC FIRE-RESISTANCE RATED ASSEMBLY. THE REQUIRED FIRE PROTECTION OF STRUCTURAL STEEL MUST NOT BE REMOVED FOR THE INSTALLATION OF THE OTHER BUILDING COMPONENTS.							
R1a	OBC SB-3 Assembly#: A/LC Design#:	---	---	6.2 ci 35 ci	---	---	---
 <p>ROOF - ANATOLIA SHOWROOM</p> <p>Stone: Granular Ballast Filter Fabric Roofing: Membrane Insulation: High-density Bitumen-coated Board (R=35ci/RSI=6.2ci) Air & Vapour Barrier Exterior Sheathing Metal: Steel Deck (38mm) Metal: Steel Beam Spray Applied Fire-Resistive Material Over Steel Deck and Beams Metal: Light Steel Framing Anchoring + Wire Plenum Metal: Suspended Light-Frame 16mm Gypsum Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUSPENDED CEILING AND SUPPORTS ARE NOT PART OF THE ULC FIRE-RESISTANCE RATED ASSEMBLY. THE REQUIRED FIRE PROTECTION OF STRUCTURAL STEEL MUST NOT BE REMOVED FOR THE INSTALLATION OF THE OTHER BUILDING COMPONENTS.							
R1b	OBC SB-3 Assembly#: A/LC Design#:	---	---	6.2 ci 35 ci	---	---	---
 <p>ROOF - ANATOLIA SHOWROOM - (Clearestory Window Pop-Up Roof)</p> <p>Stone: Granular Ballast Filter Fabric Roofing: Membrane Insulation: High-density Bitumen-coated Board (R=35ci/RSI=6.2ci) Air & Vapour Barrier Exterior Sheathing Metal: Steel Deck (38mm) Metal: Steel Beam Spray Applied Fire-Resistive Material Over Steel Deck and Beams Metal: Light Steel Framing Anchoring + Wire Plenum Metal: Suspended Light-Frame 16mm Gypsum Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUSPENDED CEILING AND SUPPORTS ARE NOT PART OF THE ULC FIRE-RESISTANCE RATED ASSEMBLY. THE REQUIRED FIRE PROTECTION OF STRUCTURAL STEEL MUST NOT BE REMOVED FOR THE INSTALLATION OF THE OTHER BUILDING COMPONENTS.							
R1c	OBC SB-3 Assembly#: A/LC Design#:	---	---	6.2 ci 35 ci	---	---	---
 <p>ROOF - March Penthouse</p> <p>Stone: Granular Ballast Filter Fabric Roofing: Membrane Insulation: High-density Bitumen-coated Board (R=35ci/RSI=6.2ci) Air & Vapour Barrier Exterior Sheathing Metal: Steel Deck (38mm) Metal: Steel Beam Spray Applied Fire-Resistive Material Over Steel Deck and Beams Metal: Light Steel Framing Anchoring + Wire Plenum Metal: Suspended Light-Frame 16mm Gypsum Board</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUSPENDED CEILING AND SUPPORTS ARE NOT PART OF THE ULC FIRE-RESISTANCE RATED ASSEMBLY. THE REQUIRED FIRE PROTECTION OF STRUCTURAL STEEL MUST NOT BE REMOVED FOR THE INSTALLATION OF THE OTHER BUILDING COMPONENTS.							
R2	OBC SB-3 Assembly#: A/LC Design#:	---	---	6.2 ci 35 ci	---	---	---
 <p>ROOF (Lobby Bridge Roof)</p> <p>Pavement: Stone Heat-Traced De-icing System Roof: Pedestal System Insulation: High-density Bitumen-coated Board (R=35ci/RSI=6.2ci) Air & Vapour Barrier Exterior Sheathing Metal: Steel Deck (38mm) Metal: Steel Beam Spray Applied Fire-Resistive Material Over Steel Deck and Beams Metal: Light Steel Framing Anchoring + Wire Plenum Metal: Suspended Light-Frame Ceiling: Finish (TBD)</p>		<p>FIRE-RESISTANCE RATING</p> <p>Required Provided</p>		<p>RSI value / R-Value</p> <p>Required Provided</p>		<p>SOUND RATING</p> <p>Required Provided</p>	
NOTE: SUSPENDED CEILING AND SUPPORTS ARE NOT PART OF THE ULC FIRE-RESISTANCE RATED ASSEMBLY. THE REQUIRED FIRE PROTECTION OF STRUCTURAL STEEL MUST NOT BE REMOVED FOR THE INSTALLATION OF THE OTHER BUILDING COMPONENTS.							

Mark	Date	Description
16	Work in Progress	Issued for Coordination

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job title
165 Tycoo Dr.
client
Anatolia Investments Corp.
sheet title

Schedules
issue date
Monday, February 23, 2026
scale

job number
2106

A017

EXTERIOR DOOR SCHEDULE													
HOME STOREY	DOOR NO.	UNIT DIMENSIONS	LEAF DIMENSION	TYPE	MATERIAL	FINISH	FRAME				QUANTITY	HARDWARE SET	Notes
							TYPE	MATERIAL	FINISH	DETAIL			
1st Floor	xD1	2,102x4,525	2,000x4,475	Undefined							2		
1st Floor	xD2	2,200x3,962	2,098x3,912	Undefined							1		
1st Floor	xD3	2,187x4,494	2,149x4,475	Undefined							1		
1st Floor	xD?	1,902x3,919	1,864x3,900	Undefined							2		
1st Floor	xDF	1,100x2,646	998x2,595	Undefined							2		
1st Floor	xDF	2,189x3,956	870x3,937	Undefined							1		
1st Floor	xDLa	5,187x4,076	5,035x4,000	Undefined							1		
2nd Floor	xDF	1,002x2,063	900x2,012	Undefined							1		
2nd Floor	xDF	2,200x2,100	1,049x2,049	Undefined							1		

INTERIOR DOOR SCHEDULE												
HOME STOREY	DOOR NO.	DOOR				FRAME				QUANTITY	HARDWARE SET	NOTES
		LEAF DIMENSION	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	DETAIL			
1st Floor		---	Undefined								1	
1st Floor	D	2.1x4.5	Undefined								1	
1st Floor	D1	0.8x2.0	Undefined								3	
1st Floor	D1a	0.9x2.0	Undefined								6	
1st Floor	D2	1.8x2.0	Undefined								3	
1st Floor	D3	1.4x2.0	Undefined								1	
1st Floor	D3	1.3x2.4	Undefined								2	
2nd Floor	D1	0.8x2.0	Undefined								4	
2nd Floor	D1a	0.9x2.0	Undefined								4	
2nd Floor	D1a	0.8x2.0	Undefined								1	
2nd Floor	D3	1.3x2.4	Undefined								1	
2nd Floor	D4	1.2x2.0	Undefined								1	
2nd Floor	D7	0.9x2.0	Undefined								1	

WINDOW SCHEDULE								
STOREY	ID	UNIT SIZE		QUANTITY	MATERIAL	FINISH	WINDOW OPENING AREA	NOTES
		WIDTH	HEIGHT					
1st Floor	W1	2.2	4.5	29	---	---	9.9	
1st Floor	W1a	2.2	4.5	1	---	---	9.9	
1st Floor	W2	2.2	4.0	31	---	---	8.7	
1st Floor	W2a	2.2	4.0	1	---	---	8.7	
2nd Floor	W1	2.2	4.5	33	---	---	9.9	
2nd Floor	W1b	2.2	4.5	1	---	---	9.9	
2nd Floor	W3	2.2	3.2	38	---	---	7.0	
2nd Floor	W3a	2.2	3.2	1	---	---	7.0	
3rd Floor	W3	2.2	3.2	39	---	---	7.0	
3rd Floor	W4	1.9	1.0	6	---	---	2.0	
3rd Floor	W4	2.1	1.0	9	---	---	2.2	
3rd Floor	W5	2.1	1.1	3	---	---	2.2	
4th Floor	W3	2.2	3.2	39	---	---	7.0	
5th Floor	W3	2.2	3.2	27	---	---	7.0	

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job title

165 Tycos Dr.

client

Anatolia Investments Corp.

sheet title

Schedules

issue date

Monday, February 23, 2026

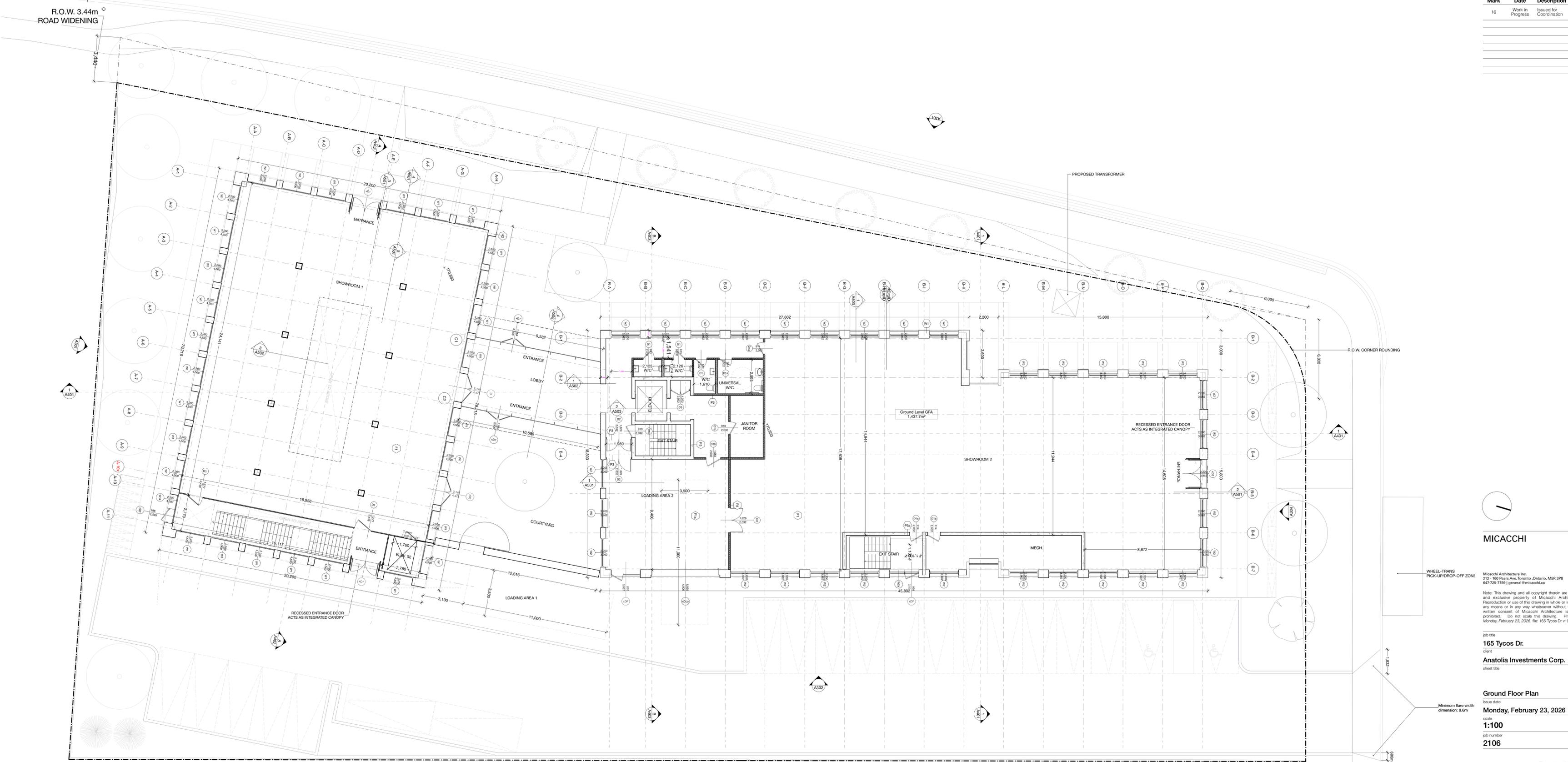
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job number

2106

A018

Mark	Date	Description
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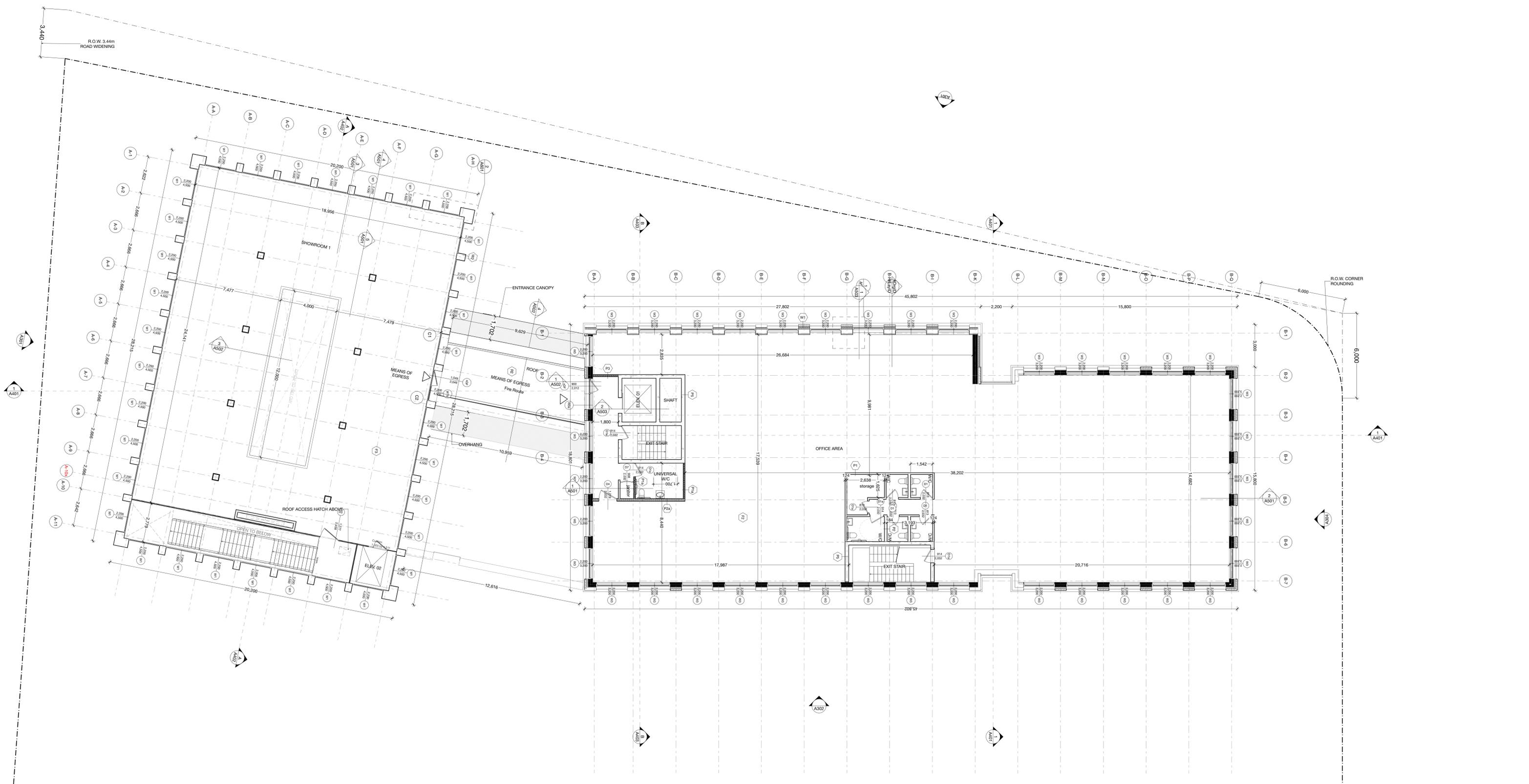
job title
165 Tycos Dr.
 client
Anatolia Investments Corp.
 sheet title

Ground Floor Plan
 issue date
Monday, February 23, 2026
 scale
1:100
 job number
2106

Minimum flare width dimension: 0.6m

A101

Mark	Date	Description
16	Work in Progress	Issued for Coordination



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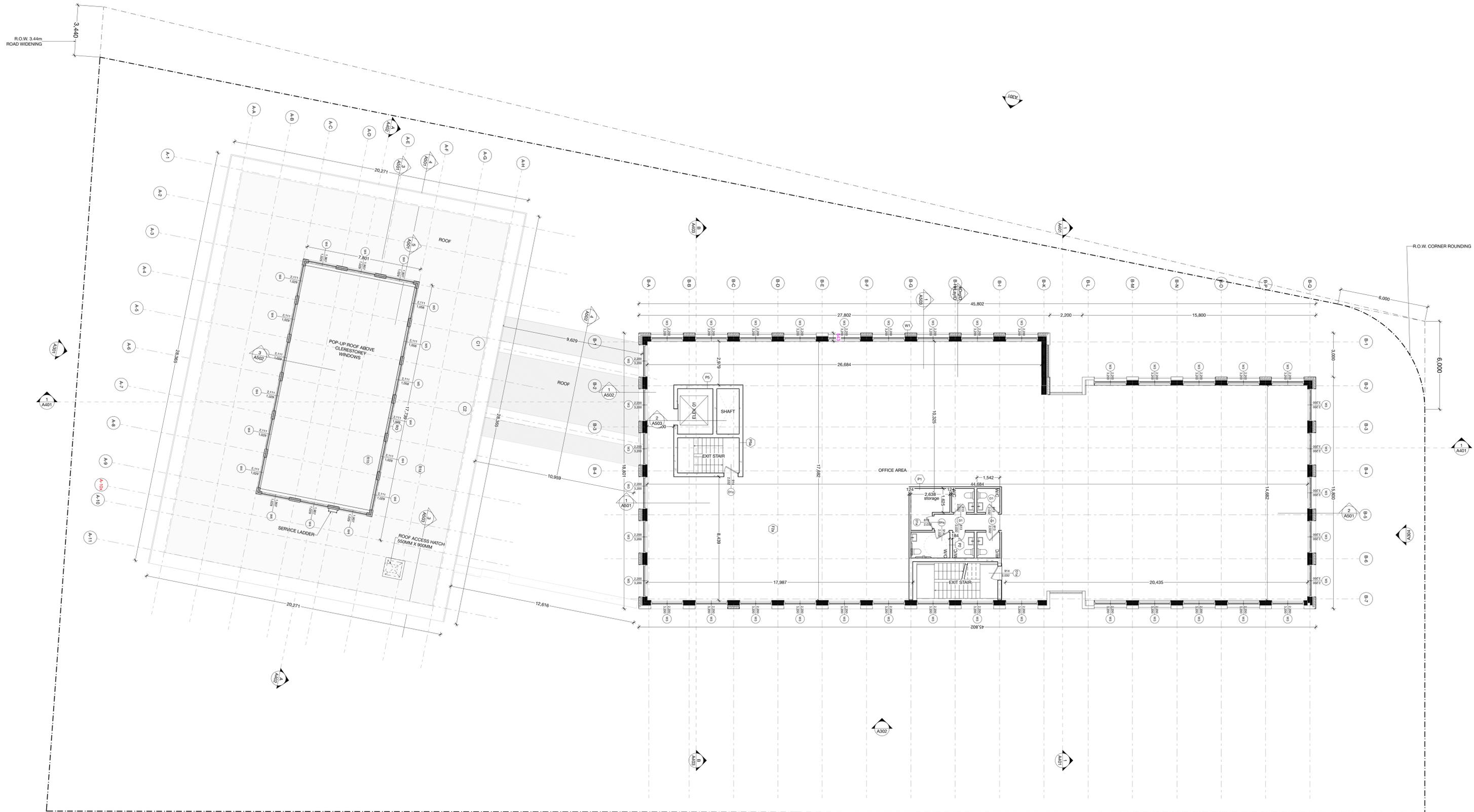
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job title
165 Tycos Dr.
 client
Anatolia Investments Corp.
 sheet title

Second Floor Plan
 issue date
Monday, February 23, 2026
 scale
1:100
 job number
2106

A102

Mark	Date	Description
16	Work in Progress	Issued for Coordination



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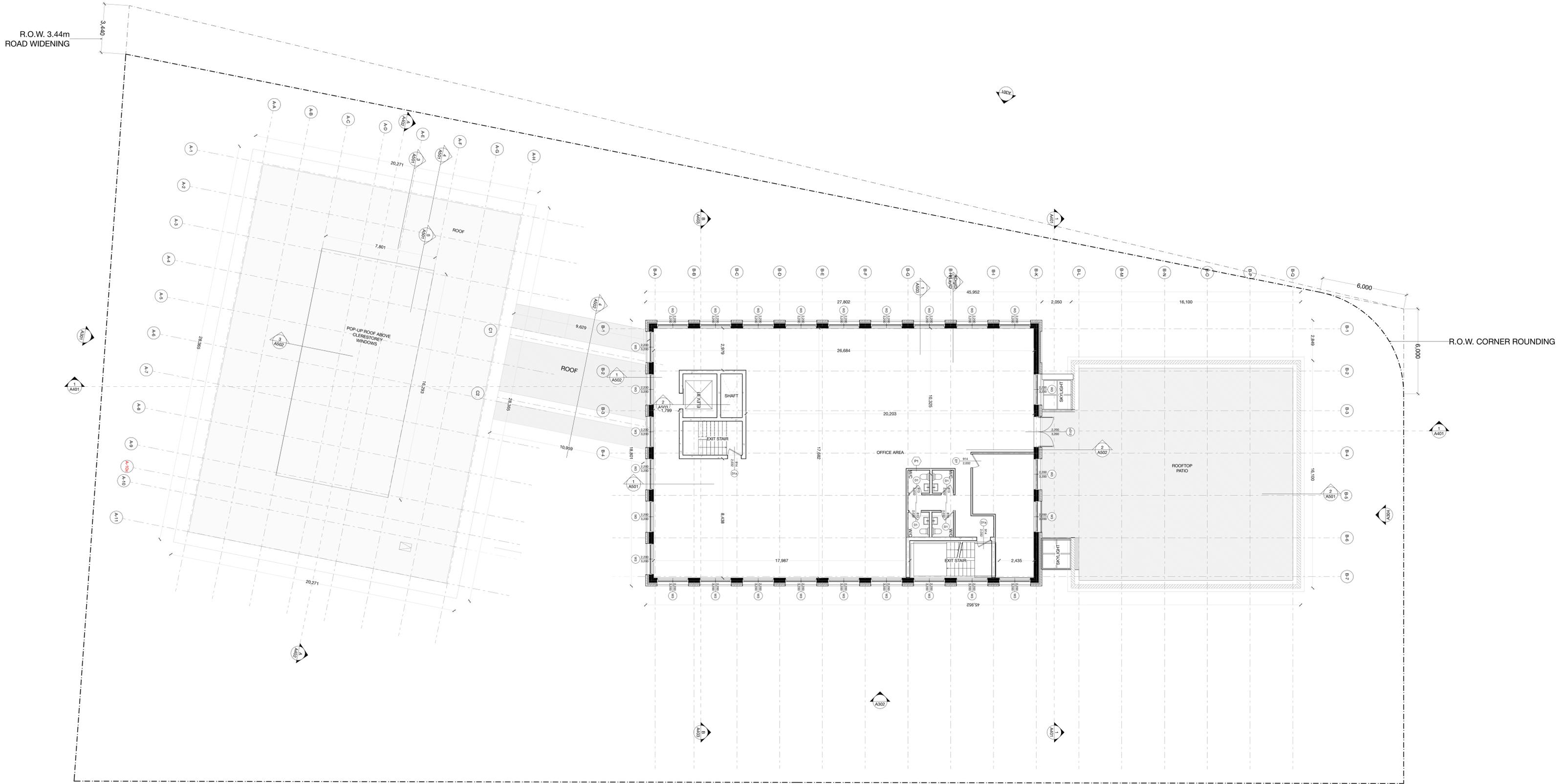
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job title
165 Tycos Dr.
 client
Anatolia Investments Corp.
 sheet title

Third Floor Plan
 issue date
Monday, February 23, 2026
 scale
1:100
 job number
2106

A103

Mark	Date	Description
16	Work in Progress	Issued for Coordination



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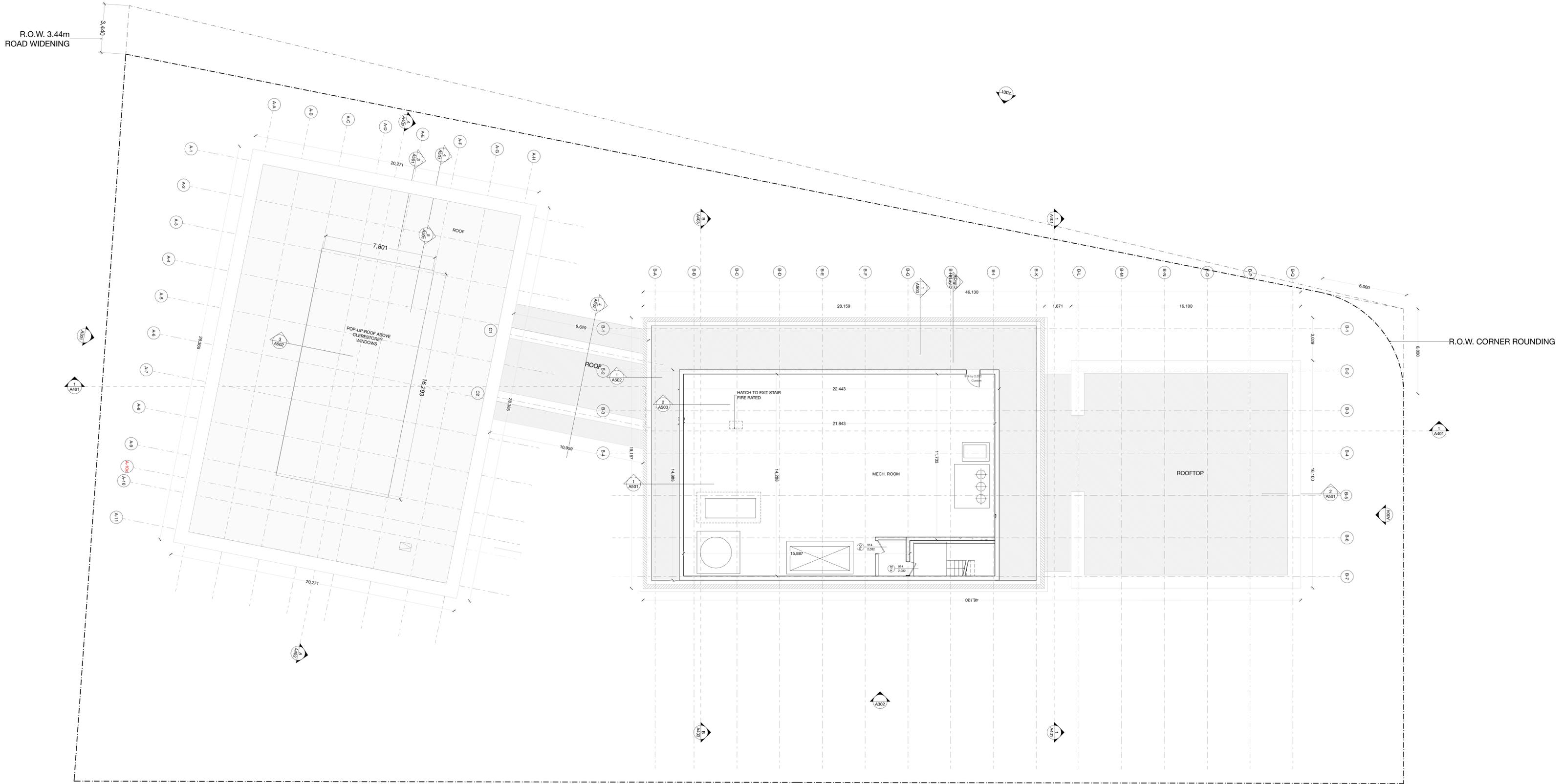
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job title
165 Tycos Dr.
 client
Anatolia Investments Corp.
 sheet title

Fifth Floor Plan
 issue date
Monday, February 23, 2026
 scale
1:100
 job number
2106

A105

Mark	Date	Description
16	Work in Progress	Issued for Coordination



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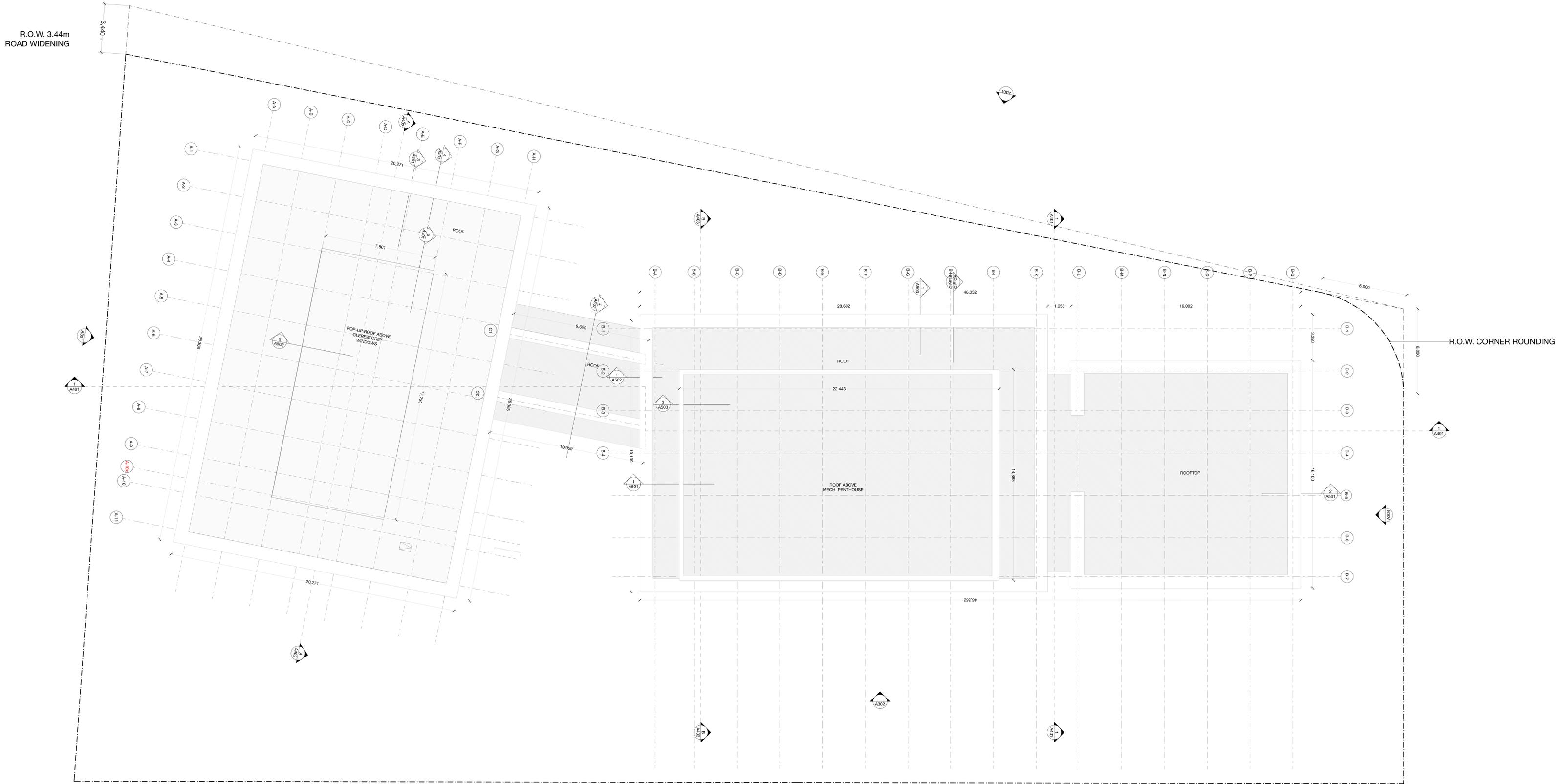
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job title
165 Tycos Dr.
 client
Anatolia Investments Corp.
 sheet title

Mech. Panthouse Floor Plan
 issue date
Monday, February 23, 2026
 scale
1:100
 job number
2106

A106

Mark	Date	Description
16	Work in Progress	Issued for Coordination



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job title
165 Tycos Dr.
 client
Anatolia Investments Corp.
 sheet title

Roof Plan
 issue date
Monday, February 23, 2026
 scale
1:100
 job number
2106

A107