





ALISA WINDICH PRIVATE LTR.  
 10000 1st Avenue, Suite 100  
 San Diego, CA 92121  
 (619) 594-1100  
 www.alisawindich.com

DESIGNED BY  
 BAYNEWEAVER ARCHITECTS  
 10000 1st Avenue, Suite 100  
 San Diego, CA 92121  
 (619) 594-1100  
 www.bayneweaver.com

PREPARED BY  
 BAYNEWEAVER ARCHITECTS  
 10000 1st Avenue, Suite 100  
 San Diego, CA 92121  
 (619) 594-1100  
 www.bayneweaver.com

DATE: 08/14/2013  
 PROJECT: 10000 1st Avenue  
 SHEET: 01-01

SCALE: 1/8" = 1'-0"

PROJECT: 10000 1st Avenue  
 SHEET: 01-01

DATE: 08/14/2013

PROJECT: 10000 1st Avenue

SHEET: 01-01

DATE: 08/14/2013

PROJECT: 10000 1st Avenue

SHEET: 01-01

DATE: 08/14/2013

PROJECT: 10000 1st Avenue

SHEET: 01-01

DATE: 08/14/2013

PROJECT: 10000 1st Avenue

SHEET: 01-01

DATE: 08/14/2013

BAYNEWEAVER -  
 OMCG MIXED-USE  
 (RETAIL & HOTEL)  
 PROJECT  
 RETAIL AND HOTEL FLOOR PLAN



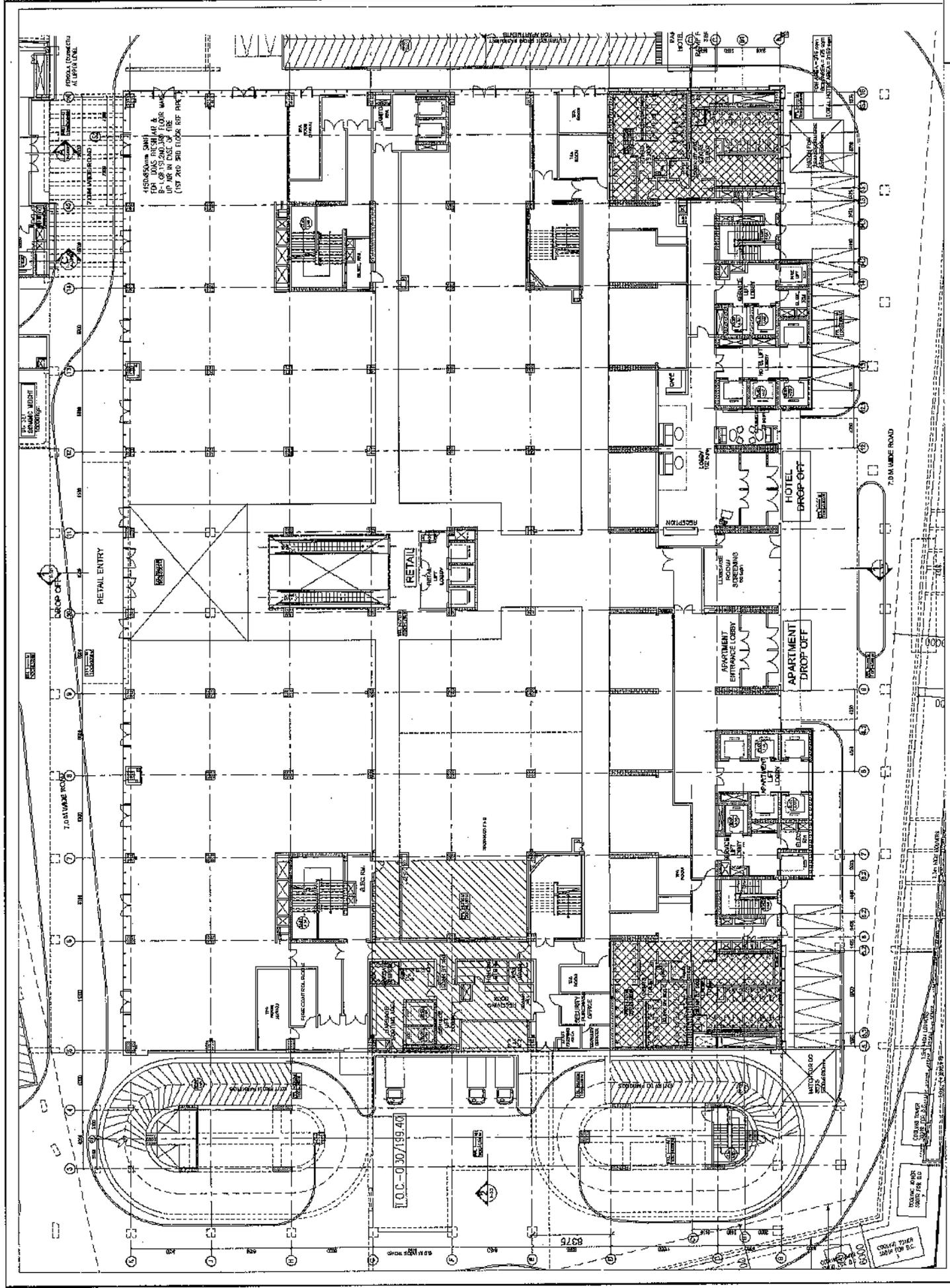
NO.	DATE	DESCRIPTION
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2	08/14/2013	ISSUED FOR PERMIT
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10	08/14/2013	ISSUED FOR PERMIT

GROUND FLOOR PLAN  
 RETAIL-1

DATE: 08/14/2013  
 PROJECT: 10000 1st Avenue  
 SHEET: 01-01



DATE: 08/14/2013  
 PROJECT: 10000 1st Avenue  
 SHEET: 01-01



DPA-OMG-PV  
 05



**SCALE INFORMATION REQUIRED BY:**  
 ARCHITECT: [Faint text]  
 ENGINEER: [Faint text]  
 CONTRACTOR: [Faint text]

**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND ENGINEER.

**PROJECT INFORMATION:**  
 PROJECT NAME: [Faint text]  
 PROJECT ADDRESS: [Faint text]  
 PROJECT NO.: [Faint text]

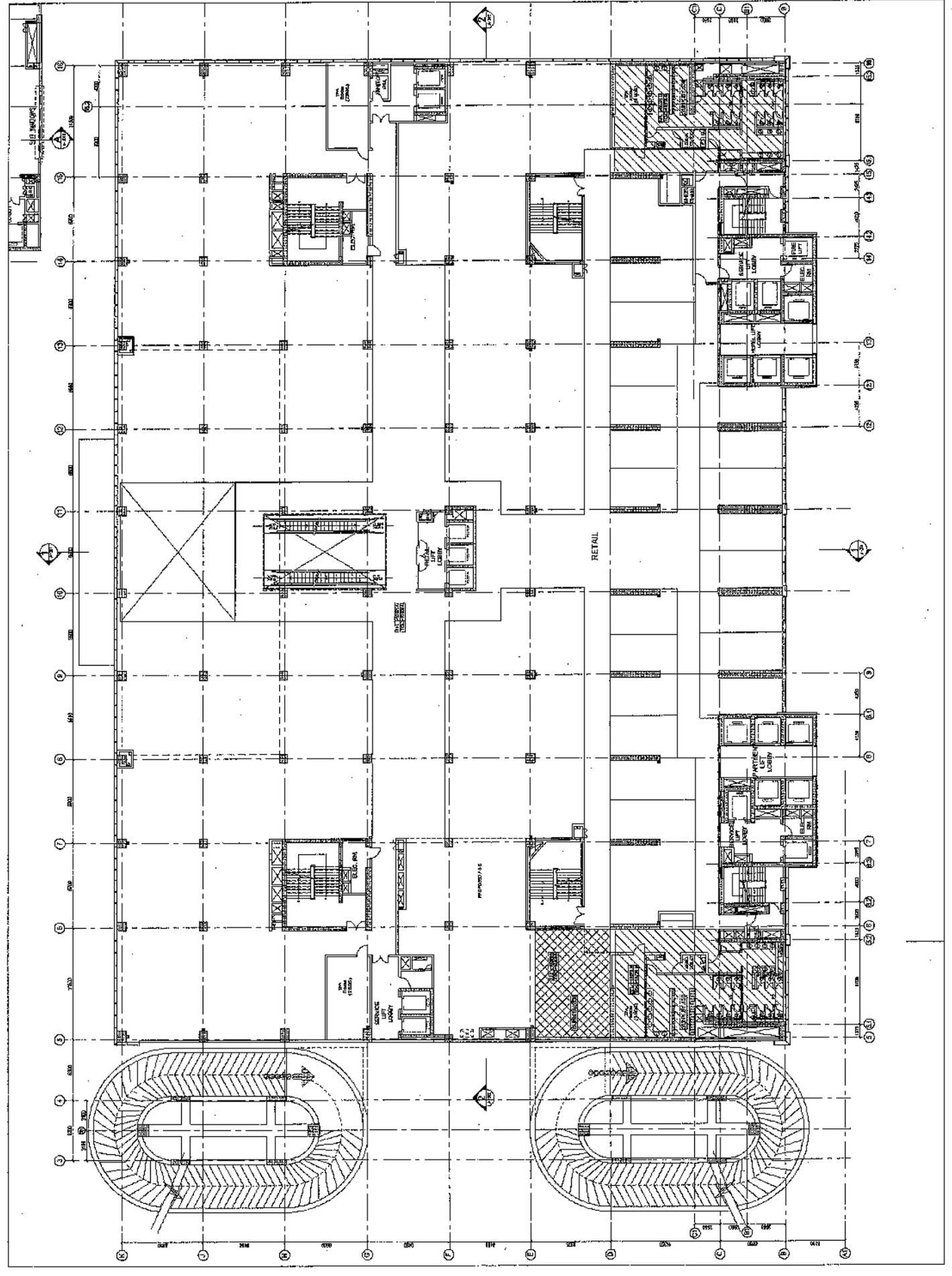
**DESIGN NOTES:**  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.  
 3. ALL WALLS SHALL BE 200mm THICK UNLESS OTHERWISE SPECIFIED.

**REVISIONS:**  
 NO. DESCRIPTION DATE  
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 2. [Faint text] [Faint text] [Faint text]

**PROJECT INFORMATION:**  
 PROJECT NAME: [Faint text]  
 PROJECT ADDRESS: [Faint text]

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**3rd FLOOR PLAN**  
**RETAIL FLOOR**  
 SCALE: [Faint text]  
 DATE: [Faint text]  
 DRAWN BY: [Faint text]  
 CHECKED BY: [Faint text]



**AUSIMBERTECH-PARVATEL, LTD.**  
 ARCHITECTURE  
 11111 111th Street  
 Richmond, BC V6V 2G9  
 TEL: 604-273-1111  
 FAX: 604-273-1112  
 WWW.AUSIMBERTECH.COM

**GENERAL NOTES**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION.  
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 6. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.  
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA (NBC) AND THE BC BUILDING REGULATIONS.  
 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS.  
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS FOR ELECTRICAL INSTALLATIONS.  
 12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS FOR MECHANICAL INSTALLATIONS.  
 13. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS FOR PLUMBING INSTALLATIONS.  
 14. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS FOR FIRE PROTECTION.  
 15. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS FOR SAFETY.

**CLIENT:** BAYNEWEAVER - OMC MIXED-USE PROJECT  
**PROJECT:** 3rd FLOOR PLAN - RETAIL FLOOR  
**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

**DESIGNER:** AUSIMBERTECH-PARVATEL, LTD.  
**ARCHITECT:** AUSIMBERTECH-PARVATEL, LTD.  
**ENGINEER:** AUSIMBERTECH-PARVATEL, LTD.  
**MECHANICAL ENGINEER:** AUSIMBERTECH-PARVATEL, LTD.  
**ELECTRICAL ENGINEER:** AUSIMBERTECH-PARVATEL, LTD.  
**PLUMBING ENGINEER:** AUSIMBERTECH-PARVATEL, LTD.  
**FIRE ENGINEER:** AUSIMBERTECH-PARVATEL, LTD.  
**SAFETY ENGINEER:** AUSIMBERTECH-PARVATEL, LTD.

**PROJECT LOCATION:** 11111 111th Street, Richmond, BC  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

**PROJECT NAME:** BAYNEWEAVER - OMC MIXED-USE PROJECT  
**PROJECT TYPE:** RETAIL FLOOR  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

**PROJECT LOCATION:** 11111 111th Street, Richmond, BC  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

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**PROJECT TYPE:** RETAIL FLOOR  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

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**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

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**PROJECT TYPE:** RETAIL FLOOR  
**PROJECT NO.:** 11111-111  
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**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

**PROJECT LOCATION:** 11111 111th Street, Richmond, BC  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

**PROJECT NAME:** BAYNEWEAVER - OMC MIXED-USE PROJECT  
**PROJECT TYPE:** RETAIL FLOOR  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

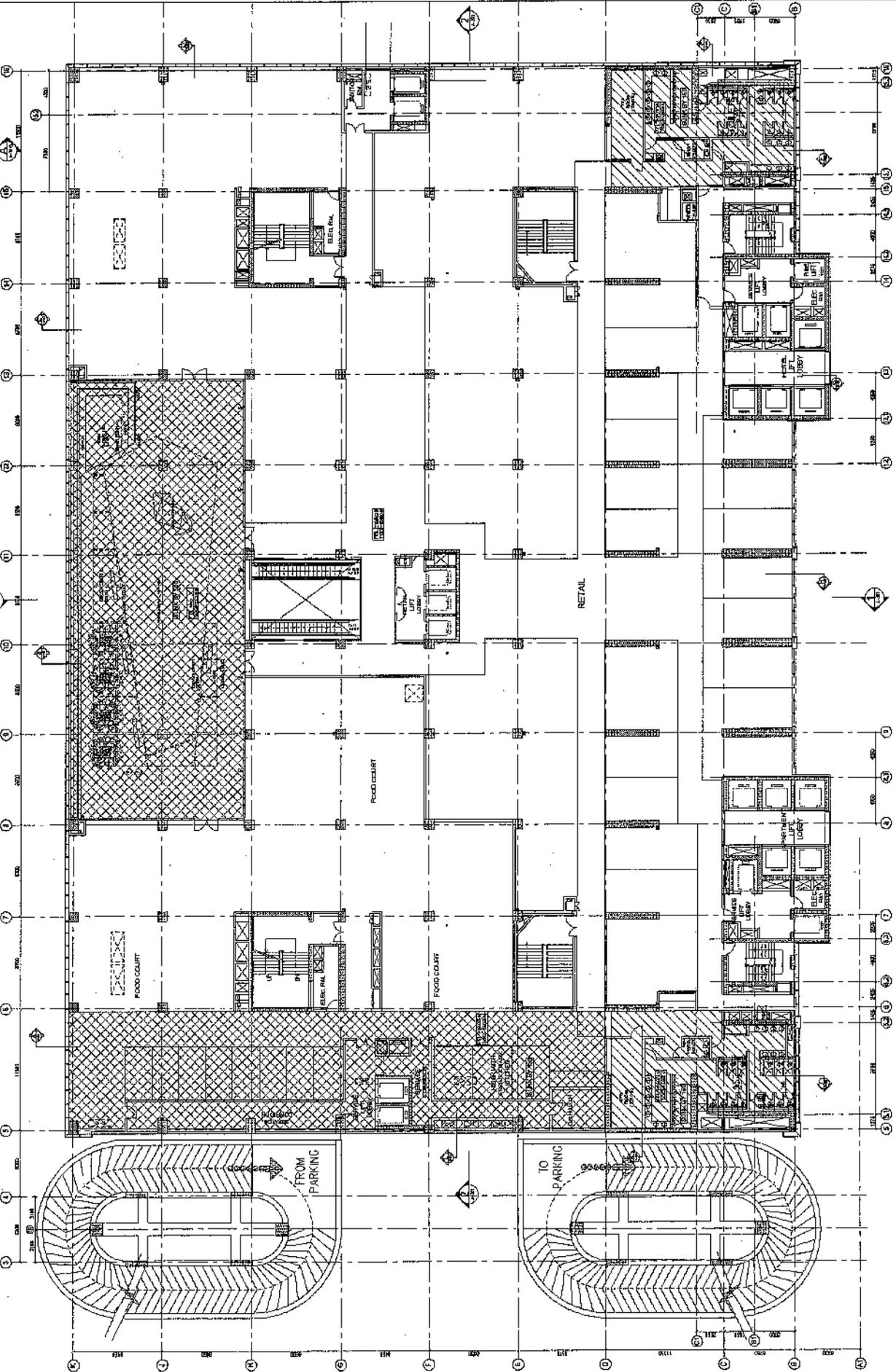
**PROJECT LOCATION:** 11111 111th Street, Richmond, BC  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
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**PROJECT TYPE:** RETAIL FLOOR  
**PROJECT NO.:** 11111-111  
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**DATE:** 11/11/2024  
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**PROJECT LOCATION:** 11111 111th Street, Richmond, BC  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
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**PROJECT NAME:** BAYNEWEAVER - OMC MIXED-USE PROJECT  
**PROJECT TYPE:** RETAIL FLOOR  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"

**PROJECT LOCATION:** 11111 111th Street, Richmond, BC  
**PROJECT NO.:** 11111-111  
**CLIENT NO.:** 11111-111  
**DATE:** 11/11/2024  
**SCALE:** 1/8" = 1'-0"



**BAYNEWEAVER - OMC MIXED-USE (RETAIL & HOTEL) PROJECT**  
 3rd FLOOR PLAN  
 RETAIL FLOOR

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/2024
2	ISSUED FOR PERMIT	11/11/2024
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50	ISSUED FOR PERMIT	11/11/2024





BAYVIEW-  
 ON'S MALL  
 (RETAIL & HOTEL)  
 PROJECT  
 R/C 01 CON. SECTION (R/C FLOOR PLAN)

ARCHITECT: [Faded]  
 STRUCTURAL ENGINEER: [Faded]  
 CIVIL ENGINEER: [Faded]  
 MECHANICAL ENGINEER: [Faded]  
 ELECTRICAL ENGINEER: [Faded]

GENERAL NOTES:  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. REFER TO THE ARCHITECTURAL DRAWINGS FOR FINISHES AND SCHEDULES.  
 3. ALL WALLS AND PARTITIONS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.  
 4. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.  
 5. ALL ROOFS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.  
 6. ALL STRUCTURAL MEMBERS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.  
 7. ALL STRUCTURAL MEMBERS ARE TO BE REINFORCED CONCRETE UNLESS OTHERWISE SPECIFIED.  
 8. ALL STRUCTURAL MEMBERS ARE TO BE CAST IN PLACE CONCRETE UNLESS OTHERWISE SPECIFIED.  
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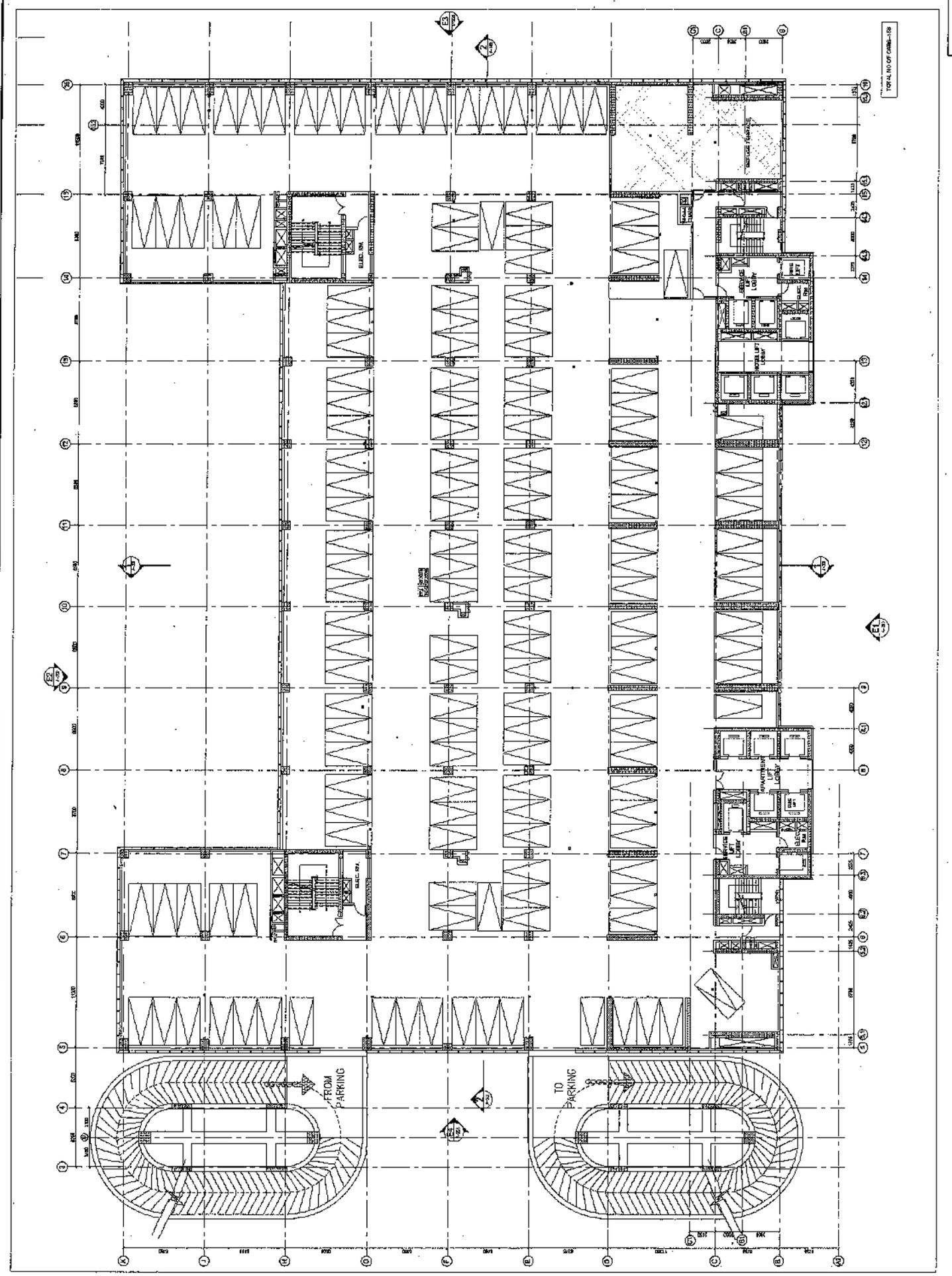
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APPROVED BY: [Faded]

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PROJECT NO. [Faded]

DRAWING NO. [Faded]













**ALFA BILIRGEN FİNANSE LTD.**  
 İnşaat Yatırım Menkul Değerler A.Ş.  
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**BEKİR ERGÜN İNŞAAT MENKUL DEĞERLER A.Ş.**  
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**BAYINDIRLIK VE İNŞAAT BAKANLIĞI**  
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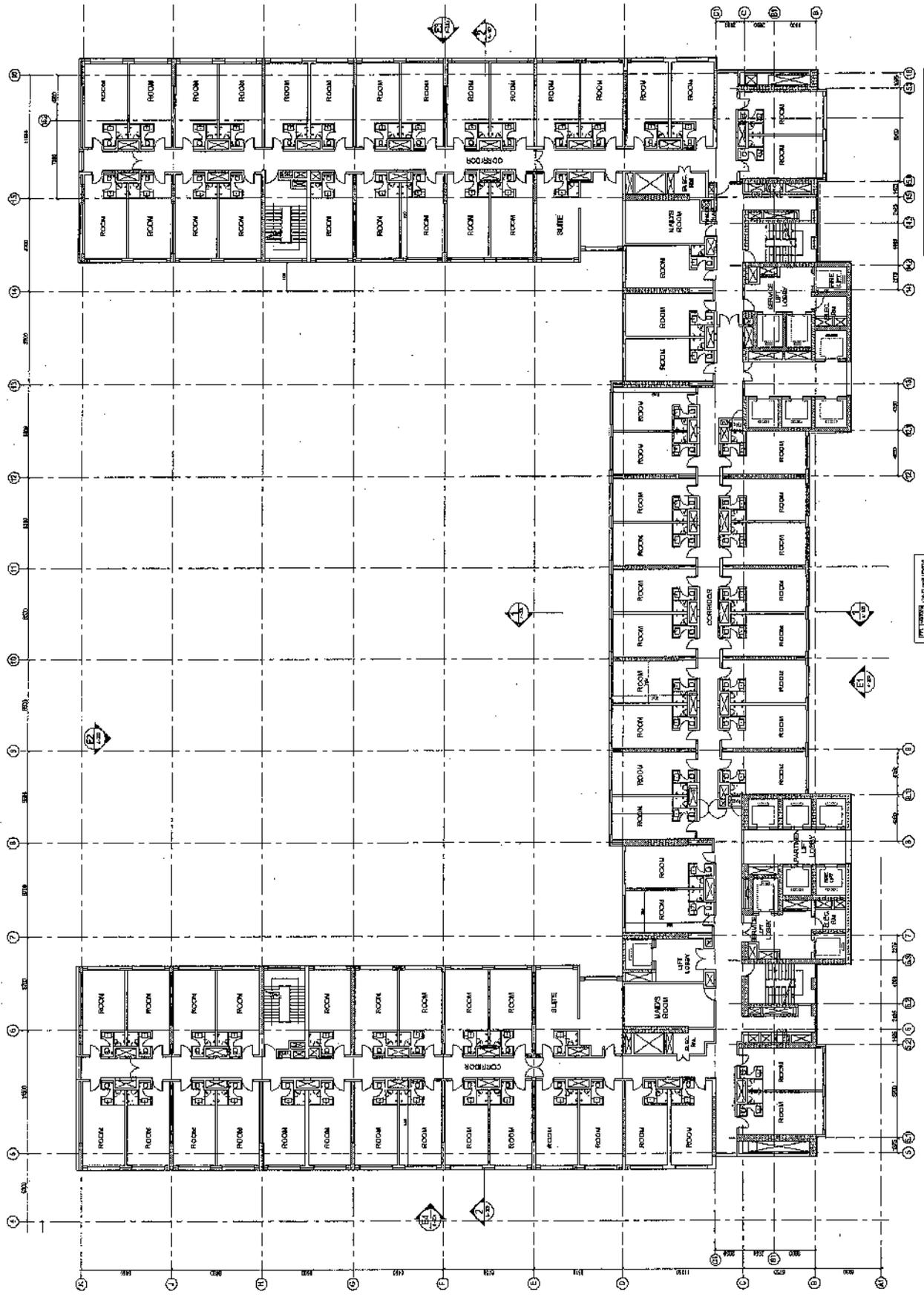
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**BAYINDIRLIK VE İNŞAAT BAKANLIĞI**  
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**BAYINDIRLIK VE İNŞAAT BAKANLIĞI**  
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**BAYINDIRLIK VE İNŞAAT BAKANLIĞI**  
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**BAYINDIRLIK VE İNŞAAT BAKANLIĞI**  
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 İNŞAAT BAKANLIĞI



TOTAL HOTEL AREA = 3658 sqm  
 NO. OF KEYS = 75

1/2000 ÇİZİMİNİN ÇİZİMİNE İZİN VERİLMEZ  
 1/2000 ÇİZİMİNİN ÇİZİMİNE İZİN VERİLMEZ  
 1/2000 ÇİZİMİNİN ÇİZİMİNE İZİN VERİLMEZ











**ARCHITECT**  
**SKIDMORE OWINGS & MERRILL LLP**  
 110 West 57th Street  
 New York, NY 10019  
 Tel: 212 512 2000  
 Fax: 212 512 2001  
 www.skidmoreowingsmerrill.com

**OWNER**  
**RAY MEASNER - OMO MEDICAL (RETAIL & HOTEL) PROJECT**  
 100 West 57th Street  
 New York, NY 10019  
 Tel: 212 512 2000  
 Fax: 212 512 2001  
 www.skidmoreowingsmerrill.com

**DATE**  
 10/15/2014

**PROJECT**  
 100 West 57th Street  
 New York, NY 10019  
 Tel: 212 512 2000  
 Fax: 212 512 2001  
 www.skidmoreowingsmerrill.com

**DESCRIPTION**  
 100 West 57th Street  
 New York, NY 10019  
 Tel: 212 512 2000  
 Fax: 212 512 2001  
 www.skidmoreowingsmerrill.com

**SCALE**  
 1/8" = 1'-0"

**NOTES**  
 1. SEE ARCHITECTURAL SPECIFICATIONS FOR DETAILS.  
 2. SEE MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR DETAILS.  
 3. SEE STRUCTURAL DRAWINGS FOR DETAILS.  
 4. SEE FINISH SCHEDULE FOR DETAILS.  
 5. SEE ELEVATION DRAWINGS FOR DETAILS.  
 6. SEE SECTION DRAWINGS FOR DETAILS.  
 7. SEE SITE PLAN FOR DETAILS.  
 8. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILS.  
 9. SEE INTERIOR DESIGN DRAWINGS FOR DETAILS.  
 10. SEE FURNITURE SCHEDULE FOR DETAILS.  
 11. SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS.  
 12. SEE SOUND ATTENUATION CLASSIFICATION (SAC) DRAWINGS FOR DETAILS.  
 13. SEE VIBRATION ISOLATION DRAWINGS FOR DETAILS.  
 14. SEE ENERGY EFFICIENCY DRAWINGS FOR DETAILS.  
 15. SEE ACCESSIBILITY DRAWINGS FOR DETAILS.  
 16. SEE SECURITY DRAWINGS FOR DETAILS.  
 17. SEE PEST CONTROL DRAWINGS FOR DETAILS.  
 18. SEE FIRE SAFETY DRAWINGS FOR DETAILS.  
 19. SEE DISASTER PREPAREDNESS DRAWINGS FOR DETAILS.  
 20. SEE SUSTAINABILITY DRAWINGS FOR DETAILS.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/2014	ISSUE FOR PERMIT
2	10/15/2014	ISSUE FOR CONSTRUCTION

**PROJECT INFORMATION**  
 PROJECT NO.: 100-57-14  
 SHEET NO.: 100-57-14-01  
 TOTAL SHEETS: 100-57-14-01 TO 100-57-14-02

**PROJECT LOCATION**  
 100 West 57th Street  
 New York, NY 10019  
 Tel: 212 512 2000  
 Fax: 212 512 2001  
 www.skidmoreowingsmerrill.com

**RAY MEASNER - OMO MEDICAL (RETAIL & HOTEL) PROJECT**

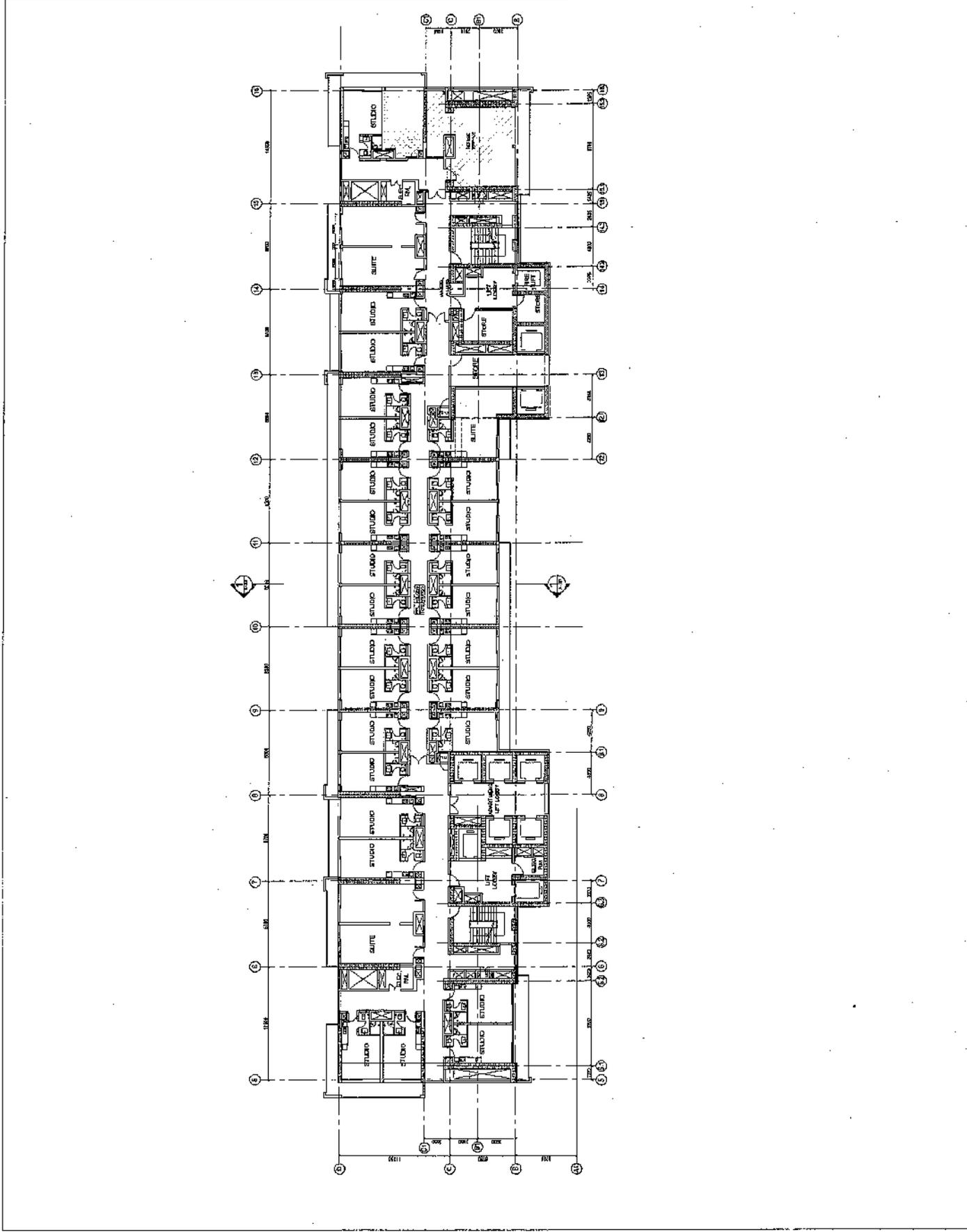


NO.	DATE	DESCRIPTION
1	10/15/2014	ISSUE FOR PERMIT
2	10/15/2014	ISSUE FOR CONSTRUCTION

**100 FLOOR PLAN**  
**SIMPLEX UNIT FLOORS**

**DATE**  
 10/15/2014

**PROJECT NO.**  
 100-57-14



**ALBA INGENIERIA PRIVADA S.A.**  
 PROYECTO: BAYWEAVER -  
 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROYECTO

**CONTRATANTE:**  
 BAYWEAVER -  
 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROYECTO

**PROYECTANTE:**  
 ALBA INGENIERIA PRIVADA S.A.  
 CARRANZA 1000, TORRE 1, PUNTO  
 CANAL, SAN CARLOS, GUAYAMA, P.R.

**PROYECTO:**  
 BAYWEAVER -  
 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROYECTO

**PROYECTO:**  
 BAYWEAVER -  
 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROYECTO

**PROYECTO:**  
 BAYWEAVER -  
 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROYECTO

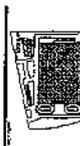
**PROYECTO:**  
 BAYWEAVER -  
 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROYECTO

**PROYECTO:**  
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 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROYECTO

**PROYECTO:**  
 BAYWEAVER -  
 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROYECTO

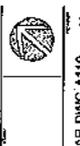
**PROYECTO:**  
 BAYWEAVER -  
 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROYECTO

**BAYWEAVER -  
 OMBG MIXED USE  
 (RETAIL & HOTEL)  
 PROJECT**

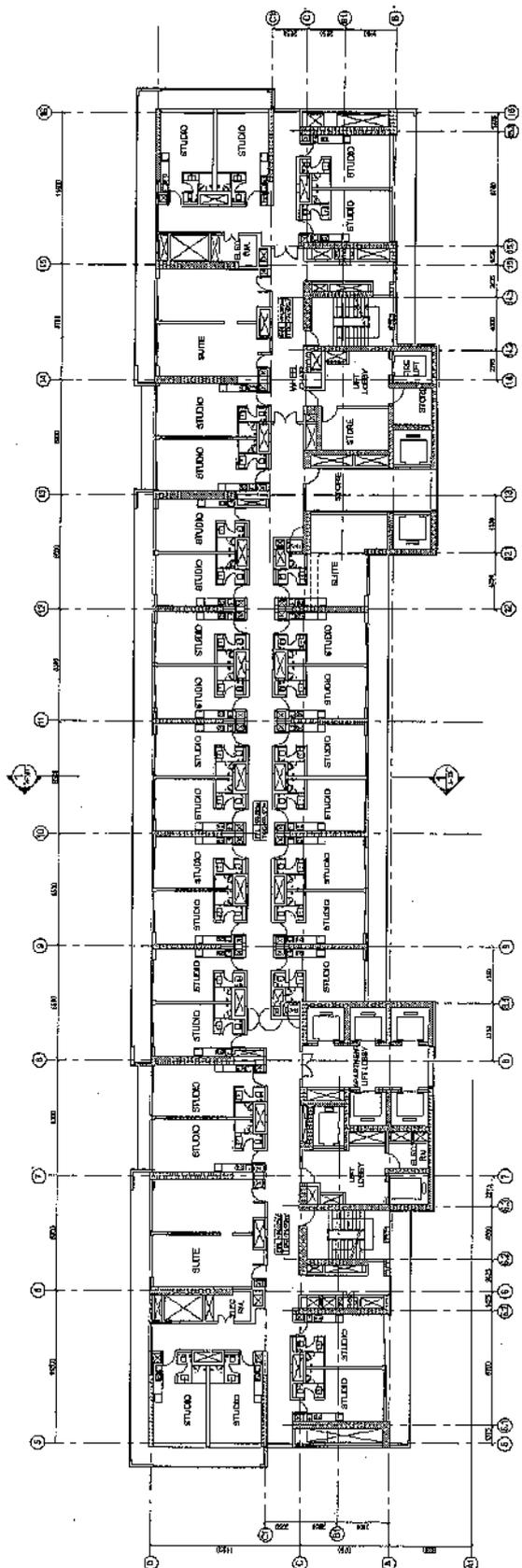


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**1000 FLOOR PLAN  
 MIXED USE UNIT FLOORS**



**AR-DWG-AT19 04**



**DPA-OMBG-PW**















3/27/2011  
 AUBURN UNIVERSITY PROJECTS, LTD.  
 1000 UNIVERSITY AVENUE  
 AUBURN, ALABAMA 36849  
 TEL: 334-887-1111  
 FAX: 334-887-1112

ARCHITECTS ASSOCIATES  
 1000 UNIVERSITY AVENUE  
 AUBURN, ALABAMA 36849  
 TEL: 334-887-1111  
 FAX: 334-887-1112

CONTRACTOR  
 BRYAN KEENER  
 1000 UNIVERSITY AVENUE  
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 FAX: 334-887-1112

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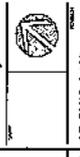
CONTRACTOR  
 BRYAN KEENER  
 1000 UNIVERSITY AVENUE  
 AUBURN, ALABAMA 36849  
 TEL: 334-887-1111  
 FAX: 334-887-1112

BRYAN KEENER  
 OMG MODULARISE  
 (RETAIL & HOTEL)  
 PROJECT

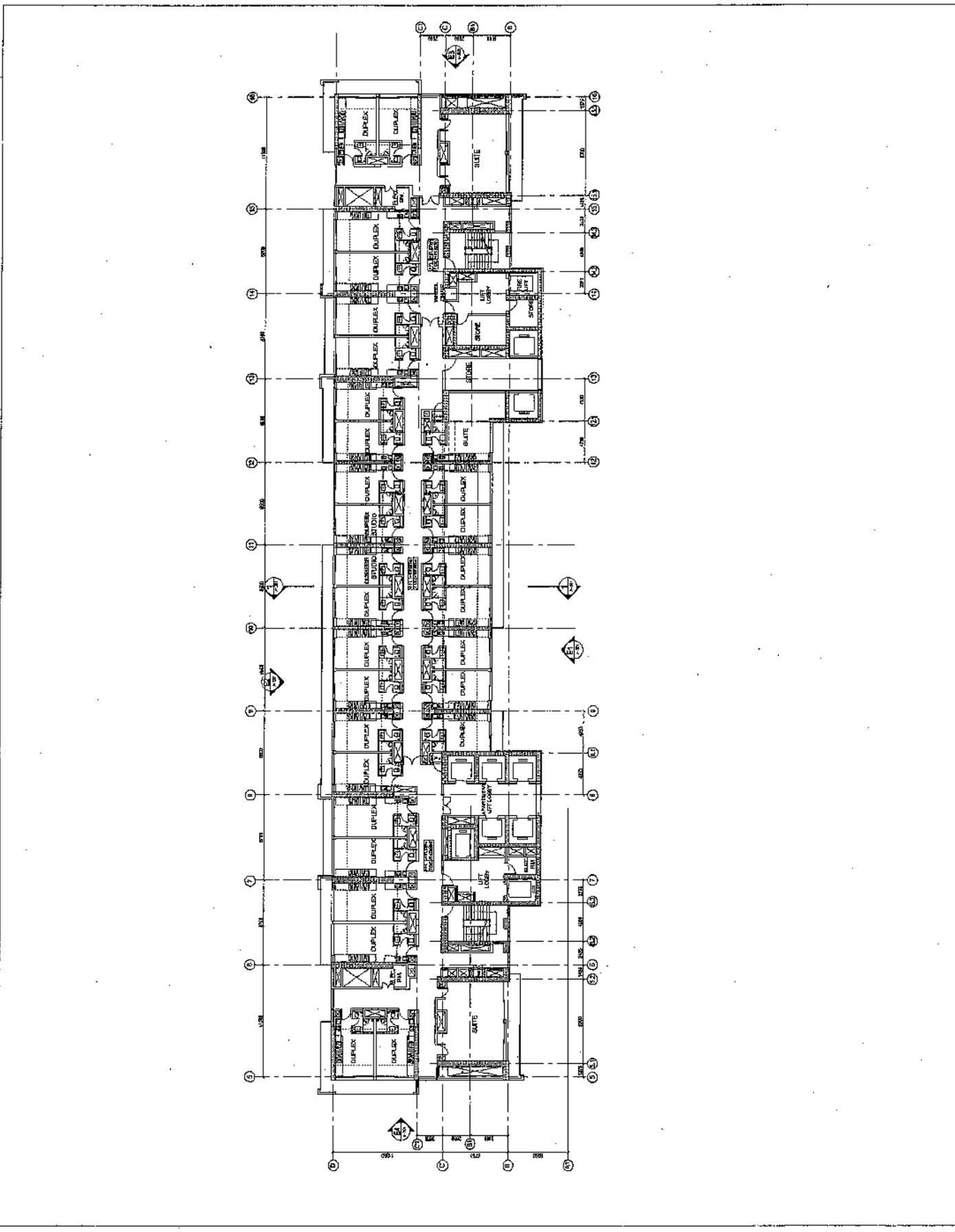


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100	05/11/2027	ISSUED FOR PERMIT

THIS FLOOR PLAN  
 SUPERSEDES ALL  
 PREVIOUS EDITIONS  
 OF THIS PLAN  
 DATE: 11/11/2010  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



AR-DWG-PW  
 IN



**ALUMINUM TECH PROFILE, LTD.**  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 (405) 521-1111

**ALUMINUM TECH PROFILE, LTD.**  
 1000 W. 10th Street, Suite 100  
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 (405) 521-1111

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 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 (405) 521-1111

**BAYMEWER -**  
**OMG MIXED-USE**  
**(RETAIL & HOTEL)**  
 PROJECT NUMBER: 10000000000000000000

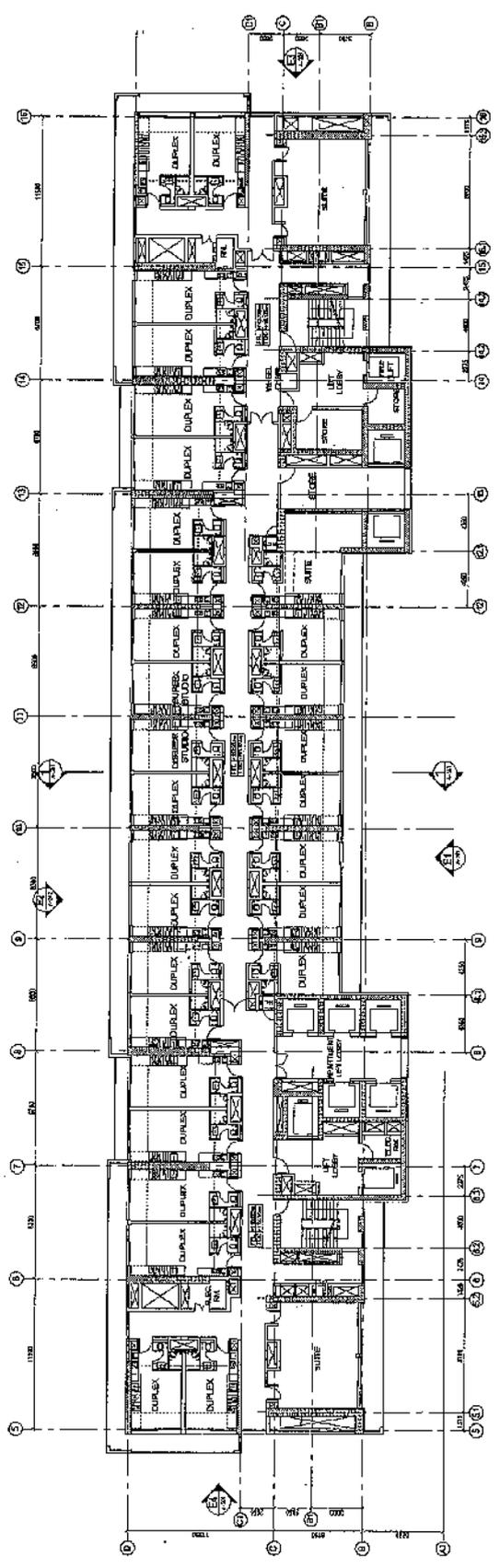


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50	REVISED PER COMMENTS	12/25/2025

**28th FLOOR PLAN**  
**DUPLEX UNIT FLOOR**



AR-DWG-A-128 04



ALUMINUM FINISH PRIVATE LTD.  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

TECHNICAL SPECIFICATIONS  
 1. GENERAL  
 2. MATERIALS  
 3. WORKMANSHIP  
 4. FINISHES  
 5. PAINTS  
 6. GLASS  
 7. METALS  
 8. CERAMICS  
 9. FLOORING  
 10. CEILING  
 11. LIGHTING  
 12. MECHANICAL  
 13. ELECTRICAL  
 14. PLUMBING  
 15. HEATING & COOLING  
 16. SAFETY  
 17. ACCESSIBILITY  
 18. SUSTAINABILITY  
 19. OTHER

GENERAL NOTES  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) STANDARDS.  
 2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUPPLIED BY REPUTABLE MANUFACTURERS.  
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 6. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES.  
 8. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL AUTHORITIES.

REVISIONS  
 NO. DESCRIPTION DATE  
 1. Initial Design 10/10/2023  
 2. Client Approval 15/10/2023  
 3. Final Design 20/10/2023

PROJECT INFORMATION  
 PROJECT NAME: BAYVIEW - OMS MIXED USE (RETAIL & HOTEL)  
 PROJECT LOCATION: [REDACTED]  
 PROJECT NO: [REDACTED]  
 CLIENT: [REDACTED]  
 ARCHITECT: [REDACTED]

DATE: 20/10/2023  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

SCALE: 1:100  
 SHEET NO: [REDACTED]  
 TOTAL SHEETS: [REDACTED]

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 ARCHITECT: [REDACTED]

DATE: 20/10/2023  
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SCALE: 1:100  
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 PROJECT LOCATION: [REDACTED]  
 PROJECT NO: [REDACTED]  
 CLIENT: [REDACTED]  
 ARCHITECT: [REDACTED]

DATE: 20/10/2023  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

SCALE: 1:100  
 SHEET NO: [REDACTED]  
 TOTAL SHEETS: [REDACTED]

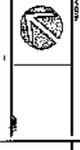
NOTES:  
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BAYVIEW - OMS MIXED USE (RETAIL & HOTEL)  
 PROJECT NO: [REDACTED]  
 NOTES: [REDACTED]

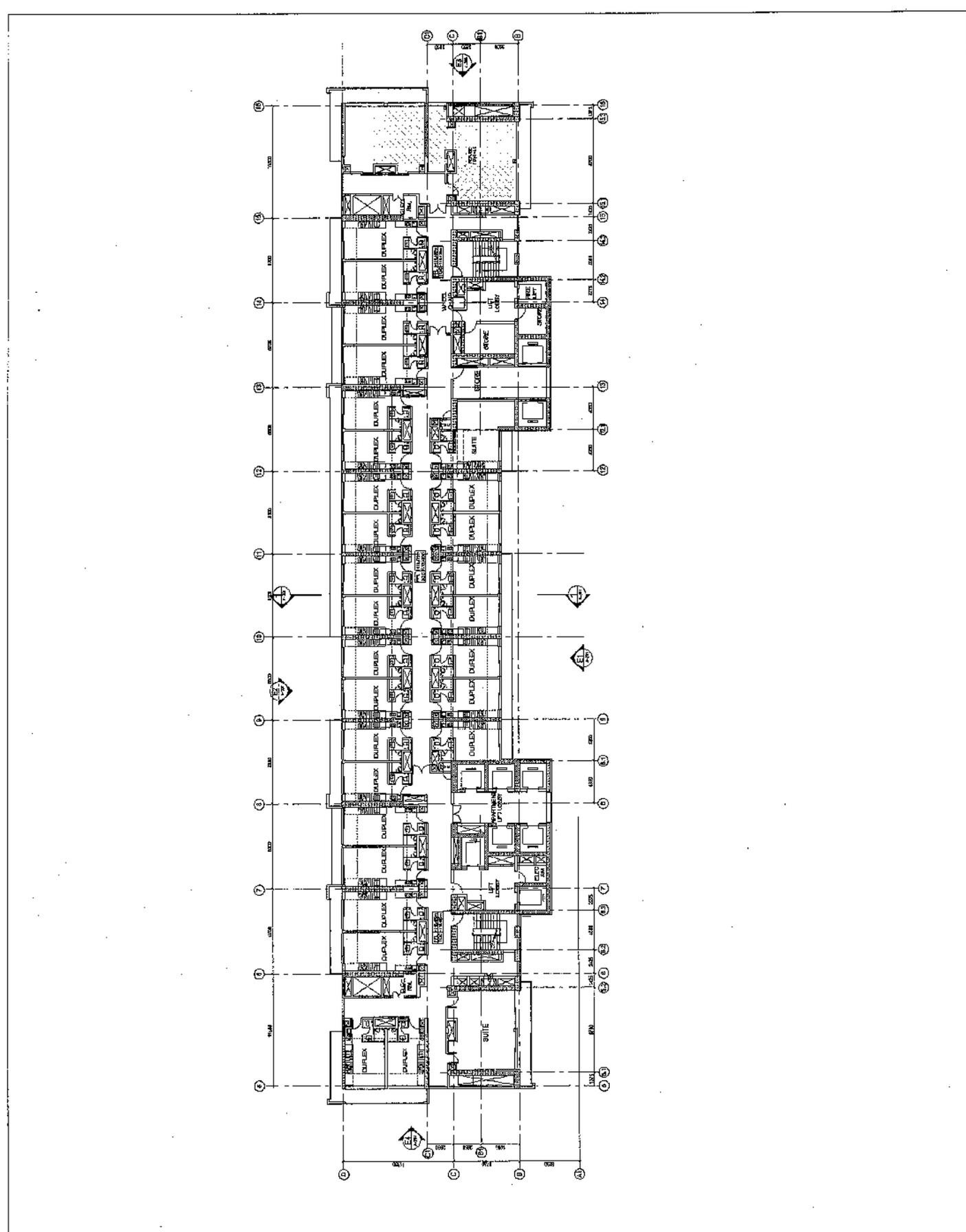


NO.	REVISION	DATE
1	Initial Design	10/10/2023
2	Client Approval	15/10/2023
3	Final Design	20/10/2023

25th FLOOR PLAN  
 DUPLEX UNIT FLOOR  
 SCALE: 1:100  
 SHEET NO: [REDACTED]  
 TOTAL SHEETS: [REDACTED]



DATE: 20/10/2023  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]







**ALBA INTERIORS FINANCE LTD.**  
 1000 SHEPPARD AVENUE EAST  
 SUITE 1000 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111 FAX: (416) 291-1112  
 WWW.ALBAINTECH.COM

**PROJECT:**  
 BAYWEAVER - DMG MIXED-USE  
 (RETAIL & HOTEL)  
 PROJECT NO: 2014-001  
 DRAWING NO: 2014-001-001

**CLIENT:**  
 BAYWEAVER DEVELOPMENT  
 1000 SHEPPARD AVENUE EAST  
 SUITE 1000 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111 FAX: (416) 291-1112

**ARCHITECT:**  
 BAYWEAVER ARCHITECTS  
 1000 SHEPPARD AVENUE EAST  
 SUITE 1000 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111 FAX: (416) 291-1112

**DATE:**  
 2014-001-001-001  
 2014-001-001-001

**SCALE:**  
 1/8" = 1'-0"

**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. REFER TO ALL OTHER DRAWINGS IN THIS SET.  
 3. ALL FINISHES TO BE AS NOTED OR AS SHOWN ON FINISH SCHEDULE.  
 4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE BY-LAWS.  
 5. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE OF CANADA.  
 6. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE BY-LAWS.  
 7. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL MECHANICAL CODE (CNMC) AND ALL APPLICABLE BY-LAWS.  
 8. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL PLUMBING AND HEATING CODE (CNPHC) AND ALL APPLICABLE BY-LAWS.  
 9. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL GAS CODE (CNGC) AND ALL APPLICABLE BY-LAWS.  
 10. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SANITARY AND VENTILATION CODE (CNSSVC) AND ALL APPLICABLE BY-LAWS.  
 11. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SOUND AND VIBRATION CODE (CNSVC) AND ALL APPLICABLE BY-LAWS.  
 12. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ACCESSIBILITY ACT AND ALL APPLICABLE REGULATIONS.  
 13. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ENVIRONMENTAL ACT AND ALL APPLICABLE REGULATIONS.  
 14. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL APPLICABLE REGULATIONS.  
 15. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE OF CANADA.

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**REVISIONS:**  
 1. 2014-001-001-001-001  
 2. 2014-001-001-001-001  
 3. 2014-001-001-001-001

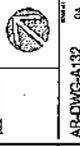
**DATE:**  
 2014-001-001-001-001  
 2014-001-001-001-001

**BAYWEAVER - DMG MIXED-USE (RETAIL & HOTEL) PROJECT**  
 PAGE 001 OF 001 TOTAL 001

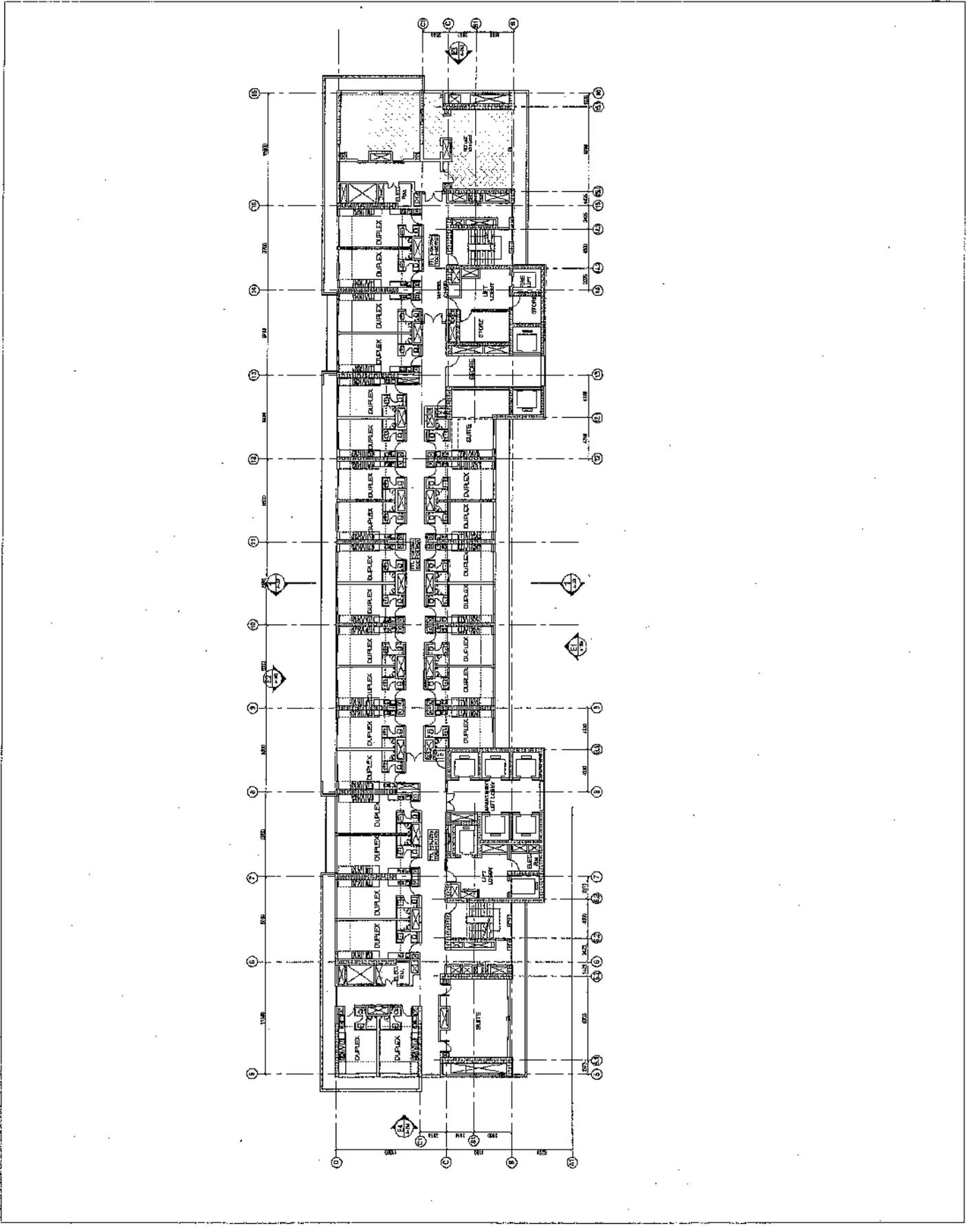


NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2014-001-001-001-001
2	ISSUED FOR CONSTRUCTION	2014-001-001-001-001
3	ISSUED FOR AS-BUILT	2014-001-001-001-001

**2nd FLOOR PLAN DUPLEX UNIT FLOOR**  
 SCALE: 1/8" = 1'-0"  
 DATE: 2014-001-001-001-001



**ALBA-DWG-PW 04**



**ALBA-DWG-PW**

**ALCOA INDUSTRIAL PRODUCTS LTD.**  
 PROJECT NO. 100-100-100-100  
 DRAWING NO. 100-100-100-100  
 DATE: 10/10/10

**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND LOCAL AUTHORITIES.

**REVISIONS:**  
 NO. DATE DESCRIPTION  
 1 10/10/10 ISSUED FOR PERMIT  
 2 10/15/10 CORRECTED PERMIT COMMENTS

**OWNER:**  
 ALCOA INDUSTRIAL PRODUCTS LTD.  
 100 INDUSTRIAL BLVD.  
 ALCOA, PA 15009

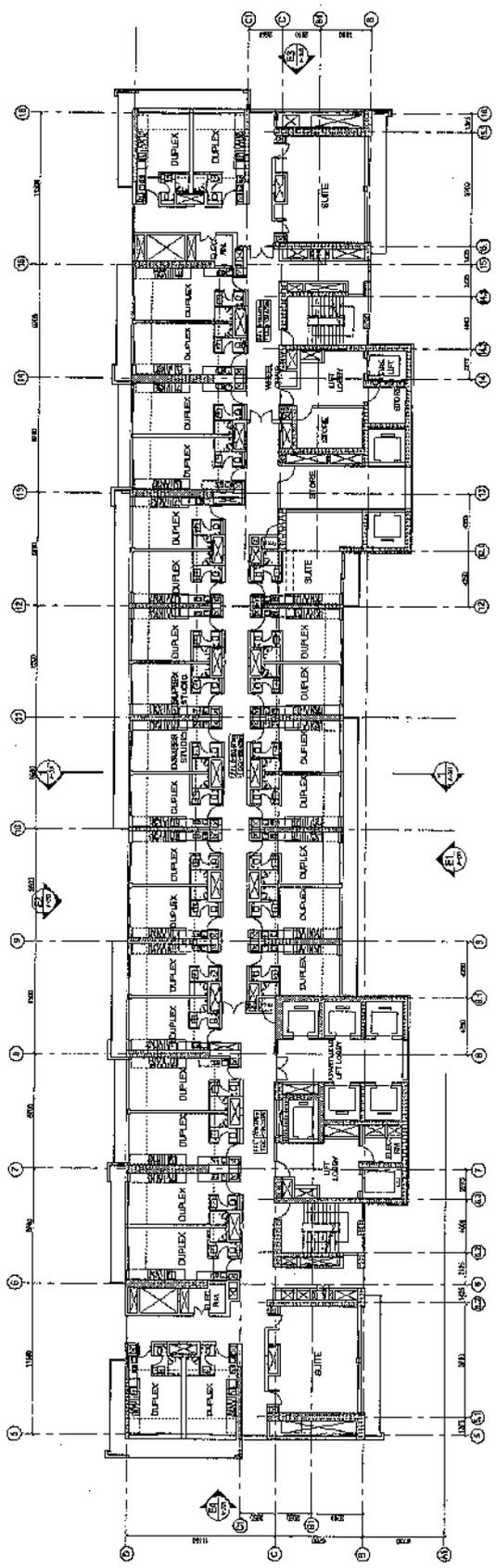
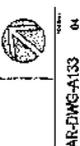
**ARCHITECT:**  
 BAYWEAVER ARCHITECTS  
 100 BAYVIEW BLVD.  
 ALCOA, PA 15009

**BAYWEAVER -  
 OMS MIXED-USE  
 (RETAIL & HOTEL)  
 PROJECT**



NO.	DATE	DESCRIPTION
1	10/10/10	ISSUED FOR PERMIT
2	10/15/10	CORRECTED PERMIT COMMENTS

**3RD FLOOR PLAN  
 DUPLEX UNIT FLOOR**



ALLEN HIRSHWICH ARCHITECTS LTD.  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112

DESIGNER: ALLEN HIRSHWICH ARCHITECTS LTD.  
 DRAWING NO.: 100-100-100-100-100  
 DATE: 10/10/10

CLIENT: BAYMEAVEER - ONIG MIXED-USE (RETAIL & HOTEL)  
 PROJECT: 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5

PROJECT: 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5

DATE: 10/10/10

SCALE: 1/8" = 1'-0"

PROJECT: 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5

DATE: 10/10/10

SCALE: 1/8" = 1'-0"

PROJECT: 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5

DATE: 10/10/10

SCALE: 1/8" = 1'-0"

PROJECT: 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5

DATE: 10/10/10

SCALE: 1/8" = 1'-0"

PROJECT: 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5

DATE: 10/10/10

SCALE: 1/8" = 1'-0"

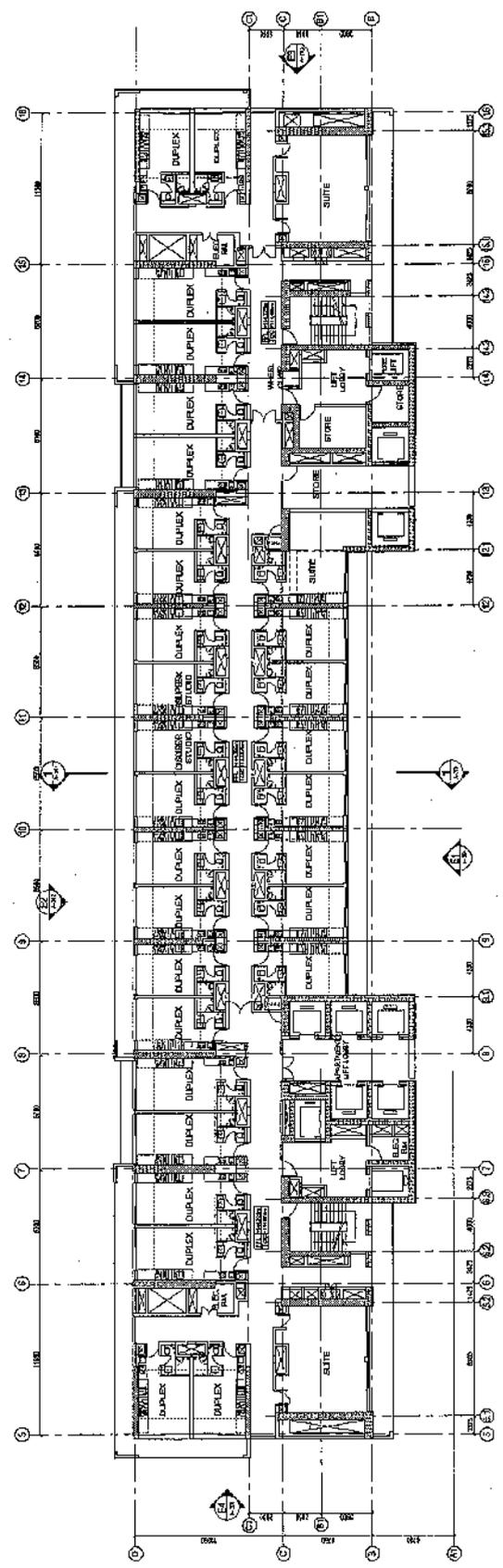
BAYMEAVEER - ONIG MIXED-USE (RETAIL & HOTEL)  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5



NO.	REVISION	DATE
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2	ISSUED FOR PERMIT	10/10/10
3	ISSUED FOR PERMIT	10/10/10
4	ISSUED FOR PERMIT	10/10/10
5	ISSUED FOR PERMIT	10/10/10
6	ISSUED FOR PERMIT	10/10/10
7	ISSUED FOR PERMIT	10/10/10
8	ISSUED FOR PERMIT	10/10/10
9	ISSUED FOR PERMIT	10/10/10
10	ISSUED FOR PERMIT	10/10/10

DATE: 10/10/10

SCALE: 1/8" = 1'-0"





**ALBA INVESTMENTS PRIVATE LTD.**  
 1000 SHEPPARD AVENUE EAST  
 SUITE 1000  
 SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.ALBAINVESTMENTS.COM

**DEVELOPERS:**  
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**ENGINEER:**  
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**MECHANICAL ENGINEER:**  
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**ELECTRICAL ENGINEER:**  
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 FAX: (416) 291-1112  
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**PLUMBING ENGINEER:**  
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 1000 SHEPPARD AVENUE EAST  
 SUITE 1000  
 SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.BAYWEAVERPLUMBING.COM

**CONTRACTOR:**  
 BAYWEAVER CONTRACTING  
 1000 SHEPPARD AVENUE EAST  
 SUITE 1000  
 SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.BAYWEAVERCONTRACTING.COM

**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE BY-LAWS.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL ELECTRICAL CODE OF CANADA (NEC) AND ALL APPLICABLE BY-LAWS.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL PLUMBING CODE OF CANADA (NPC) AND ALL APPLICABLE BY-LAWS.  
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL MECHANICAL CODE OF CANADA (MCC) AND ALL APPLICABLE BY-LAWS.  
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL FIRE CODE OF CANADA (NFC) AND ALL APPLICABLE BY-LAWS.  
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL SAFETY CODE OF CANADA (NSC) AND ALL APPLICABLE BY-LAWS.  
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL APPLICABLE BY-LAWS.  
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL ENVIRONMENTAL PROTECTION ACT (NEPA) AND ALL APPLICABLE BY-LAWS.  
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL ACCESSIBILITY ACT (NAA) AND ALL APPLICABLE BY-LAWS.  
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING ACT (NBA) AND ALL APPLICABLE BY-LAWS.

**REVISIONS:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE BY-LAWS.  
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**BAYWEAVER -  
 CMG MIXED-USE  
 (RETAIL & HOTEL)  
 PROJECT**

DATE: 2024-01-15



NO.	DATE	DESCRIPTION
1	2024-01-15	ISSUED FOR PERMIT
2	2024-01-15	ISSUED FOR PERMIT
3	2024-01-15	ISSUED FOR PERMIT
4	2024-01-15	ISSUED FOR PERMIT
5	2024-01-15	ISSUED FOR PERMIT
6	2024-01-15	ISSUED FOR PERMIT
7	2024-01-15	ISSUED FOR PERMIT
8	2024-01-15	ISSUED FOR PERMIT
9	2024-01-15	ISSUED FOR PERMIT
10	2024-01-15	ISSUED FOR PERMIT

**36th FLOOR PLAN  
 DUPLEX UNIT FLOOR**



AR-DWG-A138 04

