



RECONSTRUCTION PLAN

for

314 JARVIS STREET

Toronto, ON
(GBCA Project No: 18040.1)

prepared for:	prepared by:
Jarvis Carlton Limited Partnership 200 King Street West, Suite 1602, Box 42, Toronto, Ontario M5H 3T4	Goldsmith Borgal & Company Ltd. Architects 362 Davenport Road, suite 100 Toronto, Ontario M5R 1K6



2 December 2020

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Under Separate cover / available upon request

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1. INTRODUCTION

1.1 Property Description

The development site is located on the west side of Jarvis Street, south of Carlton Street immediately adjacent to the laneway named MCLear Place (this east-west laneway runs on the northern boundary of the site, connecting Jarvis and Mutual Streets). The City-owned Allan Gardens is directly across Jarvis Street from the development site.

The site includes four properties which consist of the addresses 308, 310-312 and 314 Jarvis Street and 225 Mutual Street. The site is primarily vacant (recently used as surface parking) with one existing building:

314 Jarvis Street, is a 2-1/2 storey brick building with stucco finish and considered as one of the few remaining structures from the early residential context of Jarvis St. This building is designated under Part IV of the *Ontario Heritage Act*.

1.2 Present Owner and Contact Information

Owner: **Jarvis Carlton Limited Partnership**
200 King Street East, Suite 1602, Box 42
Toronto, ON M5H 3T4

Contact: Graywood Group
200 King Street East, Suite 1602, Box 42
Toronto, ON M5H 3T6
Attn: Neil Pattison, MCIP, RPP
Senior Vice President Development
(416) 599-2512

Architect: Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON M3B 2T8
Attn: Anita Yu, Associate
(416) 425-2222 x235



Aerial view showing subject site in a red dashed boundary.

1.3 Development History

In 2018 GBCA was retained by Jarvis Carlton Limited Partnership to produce a Heritage Impact Assessment (HIA) for a proposed development at 308-314 Jarvis Street. That development was bound by a February 2018 Ontario Municipal Board (OMB) decision that approved a 10-storey podium element, which stepped back as it rose and extended through the subject site to front Mutual Street (at a maximum 3-storey townhouse scale), and a 34-storey tower.

The site (under a previous ownership) had been subject to a 2012 Zoning By-law Amendment (ZBA) application for mixed-use development. That application was supported by an HIA prepared by Philip Goldsmith Architect (a firm not related to GBCA). Through negotiations with the Planning Department further versions of HIAs were prepared (by Philip Goldsmith Architect), the final version being produced 24 November 2017. One reason for the 2017 HIA (replacing the 2012 HIAs) was due to a fire in January 2016, which required changes to the Conservation Strategy as defined in that HIA.

The 2012 ZBA application was appealed to the Ontario Municipal Board (OMB). A Settlement Offer between the former owner and the City of Toronto was approved by the OMB in a decision dated 27 February 2018. The OMB decision approved a 34-storey mixed-use building with a 10-storey stepped podium along Jarvis Street and at-grade townhouses along Mutual Street. The OMB decision also cited the in situ retention, conservation and restoration of the fire-damaged heritage designated building at 314 Jarvis Street.

In order to satisfy the decision of the OMB, the current development, submitted for SPA in 2019, was designed to be substantially in accordance with that approved at the OMB. GBCA prepared an HIA dated 29 August 2019 to support that SPA application.

The Settlement Offer, endorsed by City Council and approved by the OMB, provided a list of conditions which must be met prior to the OMB (now Local Planning Appeal Tribunal (LPAT)) issuing the Tribunal's Final Order and approving the ZBA. Item (b) of the Conditions (PL 150016) states that

the owner must provide a detailed Conservation Plan that is consistent with the Conservation Strategy set out in the previous HIAs.

Prior to a Conservation Plan being completed, the building was subject to a devastating fire. On 1 September 2019, the fire destroyed a good portion of the historic building. As a part of an "Emergency Fire Mitigation Plan," prepared in consultation with the City of Toronto Heritage Preservation Services Staff, some of the affected exterior perimeter walls were removed for safety. Due to the great extent of the fire damage, the Conservation Strategy, as laid out in the 29 August 2019 HIA (which described repairs and alterations) was no longer applicable. The revised Conservation Strategy requires reconstruction of the entire structure (integrating the few remaining exterior wall portions). This current document therefore describes and illustrates the proposed reconstruction of the designated building as it will be integrated with the new development.



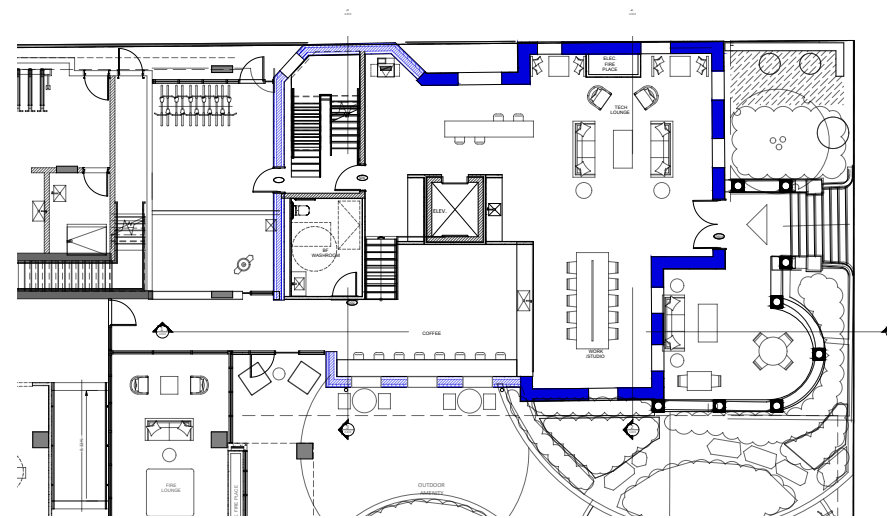
Archival image showing 314 Jarvis c.1970 (Source: Toronto Public Library)



Image showing the remaining exterior heritage walls at 314 Jarvis after the 2019 fire (Source: GBCA, 2020).



Image showing 314 Jarvis condition after the 2016 fire, the original roof was destroyed during the fire and replaced with a temporary roof structure (Source: GBCA, 2019).



Excerpt of proposed site plan showing the extents of the remaining exterior heritage walls to be conserved (solid blue lines) and perimeter walls to be reconstructed (light blue hatch).

2. SUMMARY OF CONSERVATION STRATEGY

This Reconstruction Plan details the conservation work related to the conservation of the form, scale and mass of the heritage building at 314 Jarvis Street, in accordance with the scope of preservation approved in the OMB (now LPAT) decision dated February 27, 2018.

While the building's exterior appearance had already been altered over the years, it was a series of devastating fires (one in 2016 and another in 2019) that destroyed much of the original building form and mass. For this reason, the earlier proposed Conservation Strategies (as described in the previous HIAs) have been amended to here address more than just repairs and alterations. The current Conservation Strategy is based on the current poor and limited condition of the building.

In this Conservation Strategy the remaining portions of the heritage facades are stabilized and documented. Using archival and more recent photographic and architectural documentation, now missing exterior masonry walls, wood features and roof elements will be reconstructed. Original brick and stone elements in good condition will be repaired, as described under this Reconstruction Plan. The extent of the Conservation Strategy is described in the Restoration Notes on Drawing AH0.1 found in Appendix II of this Reconstruction Plan.

Note well, as with all heritage-related projects, new information may be uncovered during the restoration process.



Proposed elevations (314 Jarvis) highlighting the building elements to be reconstructed, to preserve the original form, scale and mass of this designated heritage building (Source: GBCA, 2020).

3. OBSERVATIONS AND ACTIONS

The information contained in this section is also annotated on drawings found in Appendix II to this Reconstruction Plan. Refer also to the notes on GBCA's drawings.

For the purposes of this report, the following definition applies:

Good:	Only minor repairs required (ie. cleaning)
Fair:	Functional, requires repair (ie. repointing)
Poor:	Requires repair in order to be functional
Very poor:	May be nearing functional failure
Unsalvageable:	Beyond repair, too far compromised to warrant retention/ repair

3.1 General Reconstruction Notes

- Heritage Consultant is GBCA Architects
- All work to be executed as noted in the specifications
- All work to be of highest workmanship standards
- Verify all conditions in the field and notify consultant immediately of any discrepancy between drawings and existing conditions.
- Contractor is responsible for disposal of all demolished material except where otherwise noted
- Fixing scaffolding, temporary barriers and/or hoarding into heritage materials (brick, stone, etc) shall not be permitted. Anchor only into mortar joints
- Protect existing heritage features (bricks, stone, etc.) from damage during dismantling and reconstruction, and repair any damage to as found or better condition
- Masonry cleaning (poulticing, biological growth, stains and efflorescence) includes all window and door returns
- Make test patches (mock-up) and consult with Heritage Consultant to select the most suitable cleaning method in each case (brick, stone, stain and/or effloresces, etc.)
- The level of cleanliness and/or alternate method in each case, to be determined by Heritage Consultant on site.

- Areas marked-up as 10% re-pointing are comprised of isolated mortar joints to be cut out and re-pointed as follows:
 - Vertical joints: at top and bottom of the defective joint, cut out 25mm at both sides, clean and follow procedure described in restoration note M1
 - For re-pointing horizontal joints: see restoration note M1

3.2 Exterior walls

Observations	Actions
<ul style="list-style-type: none"> • Exterior walls consist of three-wythe load bearing brick masonry. • Bricks are laid in common bond (headers every 6th course). • The exterior face of the remaining perimeter walls are covered with cementitious stucco parging • Some step cracking was noted near window openings, it is unknown if it affects the exterior masonry wythe or just the parging finish • Mortar joints are cracked and/or deteriorated at the interior faces of remaining masonry walls, presumably due to fire exposure and associated stabilization work • The interior masonry arches at windows and door openings are in fair to poor condition • The remaining stone sills are in good to fair condition. Some sills are cracked and chipped with signs of soiling staining • The stone band courses are in good condition, but with some exhibiting damage including chipped, cracked and shifted stone units 	<ul style="list-style-type: none"> • Document exterior walls, bonding type, brick sizes and mortar thicknesses (already completed for the interior face of the exterior walls) • Carefully dismantle deteriorated foundation wall areas and salvage stone elements in good condition. • Remove stucco parging finishes from the remaining exterior walls, complete required masonry repairs and re-apply new stucco finish • Repair damaged mortar joints at the interior face of the remaining perimeter walls • Repair and stabilize masonry arches at windows and door openings • Reconstruct perimeter walls to a pre-fire condition, with new structural backing and assembly as required.



Image showing multi-wythe masonry wall at typical window opening, note staining at stone window surround (Source: GBCA, 2020)



Image showing remaining south wall portion, note deteriorated stucco parging and staining at stone band course (Source: GBCA, 2020)



Detail showing cracked and displaced stone sill (Source: GBCA, 2020)



Image showing deteriorated stucco parging, stained stone band and decommissioned electrical conduits to be removed (Source: GBCA)



Interior detail showing damaged masonry arch at window opening, note deteriorated mortar joints and brick staining (Source: GBCA, 2020)



Detail showing northwest foundation wall segment and non-original curb to be removed (Source: GBCA, 2020)

3.2 Exterior walls - Raised stone foundation (water table)

Observations	Actions
<ul style="list-style-type: none"> • The raised stone foundation at the eastern portion of the building consists of rock face stone of random sizes laid in horizontal position • The raised stone foundation is listed as part of the Reasons for Designation of the 314 Jarvis property (By-Law No. 81-90) • The stone foundation is in fair condition, with deteriorated stones, failed mortar joints, soiling and paint staining. • Biological growth and vines were observed affected the stones at grade level • A decommissioned electrical box is located at the northeast corner of the foundation 	<ul style="list-style-type: none"> • Carefully repair and reset (if required) all deteriorated stone surfaces. • Repair damaged mortar • Clean soiled stone surfaces and remove vines. • Infill with stone the decommissioned openings at the foundation area (infills to be recessed 13mm from the existing stone face). • Remove non-heritage finishes from stone foundation. • Refer to section 3.2 - Front Porch below for information about the stone base at the front porch area.



Image showing raised stone foundation with paint staining, biological growth and vines (Source: GBCA)



Image showing decommissioned opening to be infilled and efflorescence staining. Red box indicates portion of front porch stone base to be dismantled and reconstructed, refer to section '3.2 Front Porch' below for more information (Source: GBCA)



Image showing face lintels at modified basement window, non-original finishes to be removed (see drawings) and decommissioned window (Source: GBCA, 2020)



Image showing decommissioned electrical box to be removed and infilled with stone, note non-original stucco finish to the left of the electrical box (Source: GBCA, 2020)



Image showing typical condition along north foundation wall, note deteriorated stones (red box) and efflorescence (Source: GBCA, 2020)

3.2 Front Porch

Observations	Actions
<ul style="list-style-type: none"> • The 2019 fire affected the front wrap-around porch and associated elements. Due to its deteriorated condition, the front porch was removed after being carefully documented (including extensive photography and 3D scanning). • The wrap-around porch and associated elements are listed as part of the Reasons for Designation of the 314 Jarvis property (By-Law No. 81-90) • The stone base is in fair condition, with deteriorated stones, failed mortar joints and displaced stone elements. • The floor finishes at the front porch are non-original and consist of ceramic tiles, that remain in poor to fair condition. 	<ul style="list-style-type: none"> • Reconstruct the front wrap-around porch including columns, trims and moulded eave cornice based on 3D scan and photo-documentation • Carefully dismantle and reconstruct deteriorated portions of the stone base (south elevation). • Infill with stone the decommissioned window openings at the porch base (infills to be recessed 13mm from the existing stone face). • Remove deteriorated non-original ceramic tile floor finish and replace with contemporary material. • Provide a perimeter glass railing inset behind the porch columns to comply with current building code regulations.



Image showing damaged wood porch after the 2019 fire (Source: GBCA, 2019)



Detail Image showing damaged wood column (Source: GBCA)



Image showing wood porch removal process (Source: GBCA, 2019)



3D model showing documented wood porch (Source: D.L. Engineering Inc./Heritage Restoration Inc.)



Image showing non-original ceramic tile flooring to be removed (Source: GBCA, 2020)



Image showing portion of stone base (south elevation) to be carefully dismantled and reconstructed (Source: GBCA, 2020)

3.3 Windows and doors

Observations	Actions
<ul style="list-style-type: none"> All wood windows and doors were destroyed during the 2016 and subsequent 2019 fire. The window arrangements and the main entrance double door with semi-elliptical transom are listed as part of the Reasons for Designation of the 314 Jarvis property (By-Law No. 81-90) 	<ul style="list-style-type: none"> Re-construct wood windows and doors using archival and photographic documentation All new windows to be fixed with double pane low-E glazing The fenestration arrangements and locations at the reconstructed perimeter walls are to be reproduced using archival and photographic documentation



Image of typical east elevation wood window showing condition before 2019 fire (Source: GBCA)



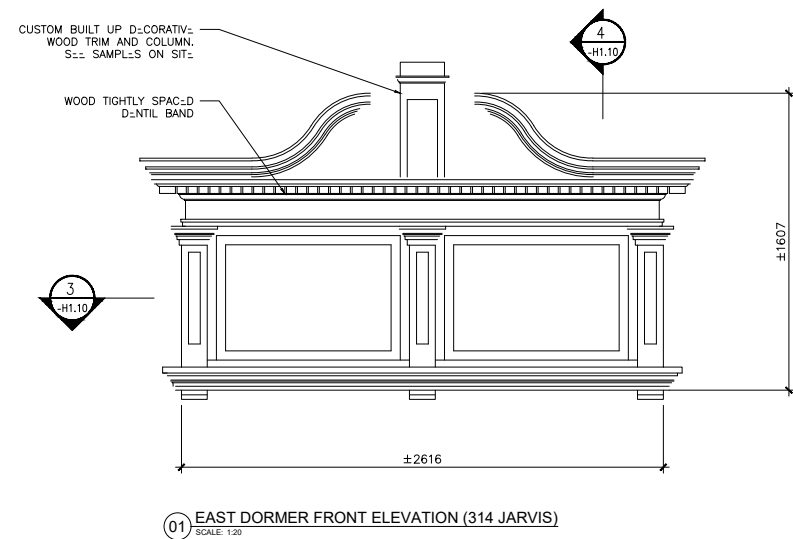
Detail showing destroyed wood window after 2019 fire (Source: GBCA)

3.4 Roofs (including dormers)

Observations	Actions
<ul style="list-style-type: none"> All the original (and temporary) roof elements including dormers, cornices and built gutters were completely destroyed during the 2016 and 2019 fires. The original roof structure, dormers, and moulded eave cornices are listed as part of the Reasons for Designation of the 314 Jarvis property (By-Law No. 81-90). 	<ul style="list-style-type: none"> Re-construct the roof structure including dormers, detailed trim and moulded eave cornices using archival and photographic documentation. New roof to be non-combustible structure Provide new high-quality asphalt shingles and lead coated copper roof finishes.



Archival image of 314 Jarvis showing roof configuration to be reconstructed (Source: Toronto Public Library, c.1980)



Excerpt from Reconstruction Plan showing elevation detail of proposed east dormer (Source: GBCA)

3.5 Chimneys

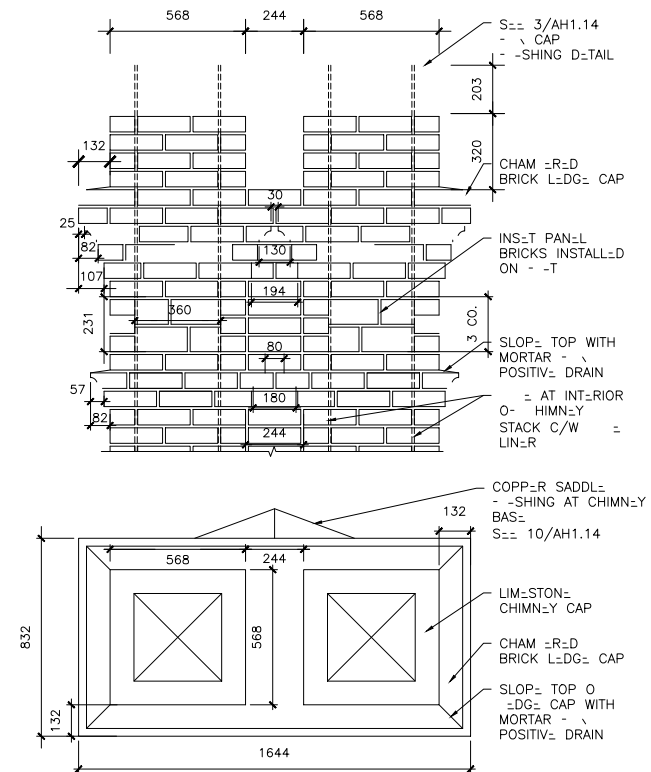
Observations	Actions
<ul style="list-style-type: none"> The large decorative masonry chimneys were destroyed by the 2016 and 2019 fires. Only the lower part of the north chimney stack remains in place. At some point after 1981 (based on photographic evidence), the decorative masonry chimneys were covered with stucco parging (which is still evident at the remaining north chimney stack). 	<ul style="list-style-type: none"> Re-construct masonry chimneys using archival and photographic documentation. Complete masonry repairs and remove stucco parging from the remaining north chimney stack. The re-constructed chimneys are not going to include stucco parging



Decorative south masonry chimneys, c.1981 (Source: Toronto Public Library)



Remaining north masonry stack (Source: GBCA, 2020)



Excerpt of Reconstruction Plans drawings showing details for decorative masonry chimneys (Source: GBCA, 2020)

3.6 Exterior entrance steps and handrails

Observations	Actions
<ul style="list-style-type: none"> The existing front entrance steps appear to be non-original (based on photographic evidence, at least 2 new steps were added in the early 1980's) The front steps are in very poor to unsalvageable condition with exposed heating tubing and rebar, the steps appear to be modern replacements of concrete and are covered in ceramic tiles Handrails are of metal, and are modern replacements 	<ul style="list-style-type: none"> Remove all existing steps and handrails and replace with new units of contemporary design. New steps to be stone or cast stone units with clean edges and no nosing (see images below for examples) New handrails to be black cast metal



Image showing existing entrance steps condition, note deteriorated surface, exposed rebar, chipped ceramic tile finish and modern central handrail (Source: GBCA, 2020).



Image showing example of proposed treatment for the front steps at Jarvis Street, the steps material is proposed to be stone or cast stone material with no nosing.

3.7 Heritage Specifications

The following heritage-related specifications have been prepared by GBCA and are available upon request:

- Division 01 GENERAL REQUIREMENTS**
 - General Instructions
 - Photographic Documentation
 - Submittal Procedures
 - Crack Monitoring

- Division 02 EXISTING CONDITIONS**
 - Existing Conditions Assessment
 - Selective Dismantling Procedures
 - Shoring and Support of Period Structures

- Division 04 MASONRY**
 - Masonry Reconstruction Procedures
 - Conservation Treatment for Period Masonry
 - Period Masonry Cleaning
 - Period Stone Repairing
 - Common Work Results (Mortar & Grout)
 - Unit Brick Masonry
 - Stone Masonry
 - Masonry Anchorage and reinforcing

- Division 06 WOOD**
 - Wood Restoration
 - Rough Carpentry
 - Finish Carpentry

- Division 07 THERMAL AND MOISTURE PROTECTION**
 - Sheet Metal Flashing and Trim
 - Sheet Metal Roofing
 - Joint Sealants
 - Asphalt shingles
 - Sprayed Insulation: Polyurethane Foam

- Division 08 OPENINGS**
 - Wood Windows
 - Wood Doors
 - Glass and Glazing

- Division 09 FINISHES**
 - Paint Cleaning
 - Painting
 - Historic Stucco

Note: The specifications may require revisions to reflect unforeseen site conditions during construction phase.

4. PHASING & SCHEDULING OF RECONSTRUCTION WORK

At this stage of the project, planning for the phasing of the reconstruction work is ongoing.

4.1 Building documentation

This phase typically includes extensive photography of the exterior of the buildings as well as the preparation of as-found drawings. This documentation has been completed.

4.2 Building dismantling and re-construction

After additional documentation has been collected on portions of the remaining stone porch base, these can be dismantled and subsequently reconstructed using salvaged stone elements.

The dismantling will take into account that materials in good condition are to be salvaged for re-use in the reconstruction. Materials (in good condition) anticipated to be salvaged consist of good quality bricks and stone, stone caps, stone sills and lintels. All other elements that will not be visible from the public (existing backing structure of exterior walls, roof structure), non-original elements (cementitious stucco parging, provisional wood frames at window/door openings, non-original tile floor at the porch, temporary structural reinforcements, hoarding, etc), as well items in poor unsalvageable condition, will be discarded.

The reconstruction of the remaining exterior walls will consist of using new bricks to match (where required or necessary). New walls will be constructed to recreate (using archival and photographic documentation) the original exterior perimeter walls that were destroyed by the 2019 fire.

This new construction assembly will be coordinated with building envelope performance requirements, without significantly impacting the exterior appearance of the buildings in their reconstructed state. The reconstruction of the roof will involve new non-combustible materials and will integrate recreated dormers.

4.3 Coordination with design team

At this stage of the design of the project, coordination with other consultants has progressed and as the development proceeds into subsequent phases, detailed drawings and specifications can be completed for tendering and construction purposes. Considerations for detailed building envelope performance, detailed wood trim, glazing specifications and hardware requirements are ongoing and have not been fully developed at this stage. They will be addressed at appropriate times during the preparation of construction drawings and will not impact the Conservation Strategy for the site as described in this Reconstruction Plan.

4.4 Unknown conditions

As in all work involving existing buildings, new information may be uncovered during the building dismantling process, which can impact anticipated details in this Reconstruction Plan.

An example is the unknown condition of the exterior brick wythe at the remaining heritage walls, which are covered by stucco/cement parging. Once the parging is removed during the dismantling process, additional assessments and tests will be required to determine brick condition and the possible repair approach. Once the masonry repairs are completed, a new and more “breathable” layer of stucco (without cementitious components) will be applied.

5. COSTING

Costing estimate is available under separate cover.

6. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

APPENDIX I
Designation By-law No. 81-90

No. 81-90. A BY-LAW

*To designate the property at 314 Jarvis Street
of architectural and historical value or interest.*

(Passed January 29, 1990.)

Whereas by Clause 15 of Neighbourhoods Committee Report No. 2 adopted by Council at its meeting held on January 29, 1990, authority was granted to designate the property at 314 Jarvis Street architectural value or interest; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 314 Jarvis Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

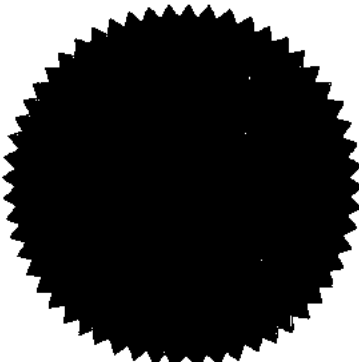
Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural and historical value or interest the real property more particularly described in Schedule "A" hereto, known as 314 Jarvis Street.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.


ARTHUR C. EGGLETON,
Mayor.


BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, January 29, 1990.
(L.S.)



SCHEDULE "A"

in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Park Lot 6 in Concession 1 from the Bay in the original Township of York, designated as PART 1 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63), as 63R-3883.

TOGETHER WITH the right to maintain the cornice of the house on the lands herein described in its present portion.

AND TOGETHER WITH a Right-of-way over that part of the said Park Lot 6 in Concession 1, designated as PARTS 1 and 2 on a plan of survey deposited in the the said Land Registry Office as 63R-2388.

The westerly limit of Jarvis Street and the southerly limit of Carlton Street as confirmed under the Boundaries Act by Plan BA-691, registered on July 23, 1975, as CT131410.

The said land being most recently described in Instrument CT65669.

SCHEDULE "B"

Reasons for the designation of the property at 314 Jarvis Street:

The property at 314 Jarvis Street is designated on architectural and historical grounds. It is a good example of Beaux-Arts classicism as applied to residential design, it is important in its context along Jarvis Street, and it was the home of two important Toronto citizens.

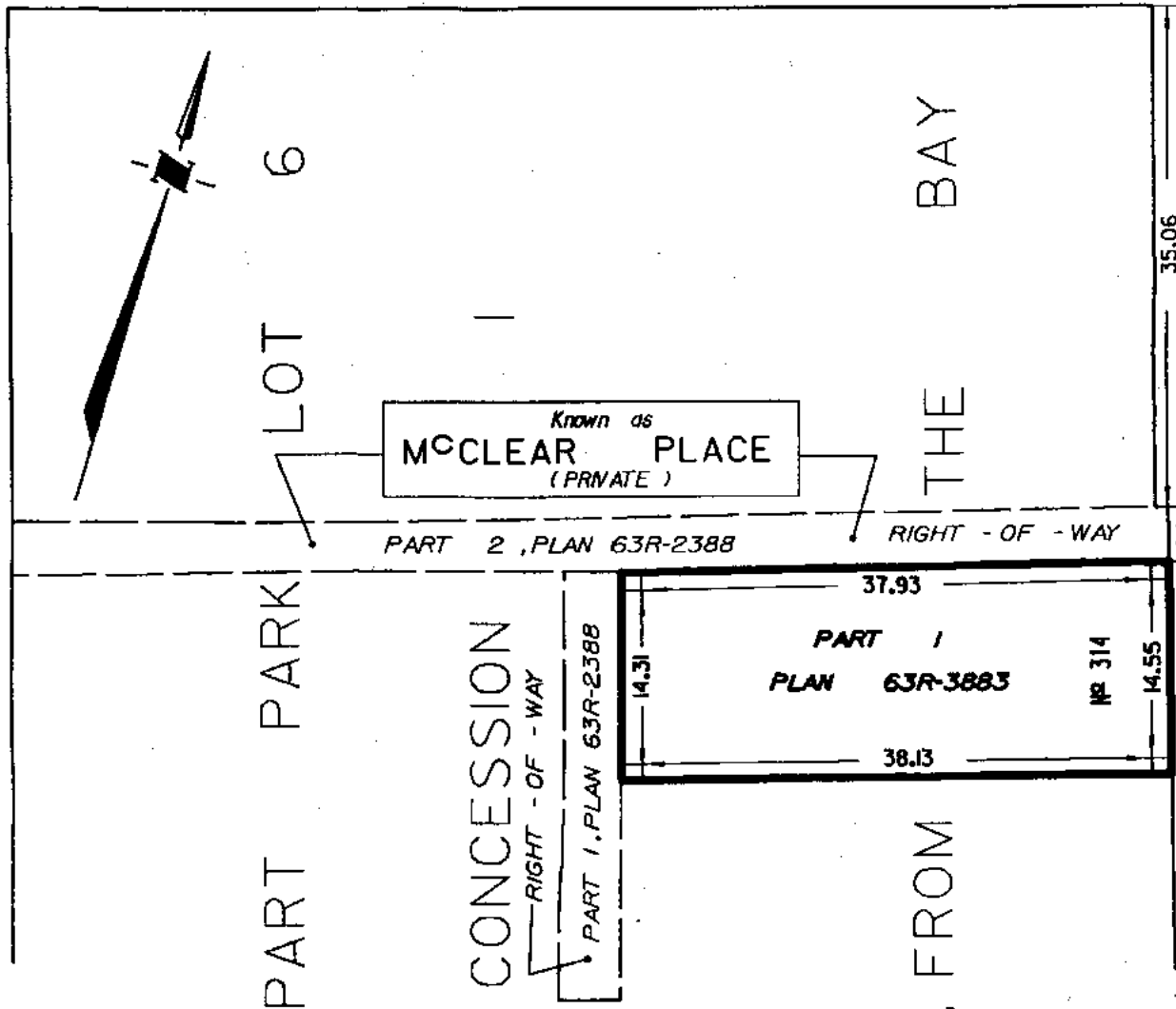
Built in 1865, the house was altered in 1901 for Dr. Charles Sheard following the designs of the owner's brother, Architect, Matthew Sheard. Dr. Charles Sheard was a prominent physician and had a distinguished career as Toronto's Medical Officer of Health. His wife, Virna Stanton Sheard, achieved national fame as an important Canadian poet.

The two and one half storey brick house with stucco finish is largely symmetrical with regular fenestration. Important features are the raised stone foundation, the window arrangements, the window sash, the stone window surrounds, sills and heads, the stone band courses, the moulded eave cornice and the chimneys.

Other significant elements are the elaborate verandah with handsome columns, ceiling design and cornice; the main entrance with partially glazed double doors, stone surround, and a semi-elliptical leaded glass transom; and the roof structure with dormer windows.

CARLTON STREET

MUTUAL STREET



DESIGNATED AS BEING OF ARCHITECTURAL AND HISTORICAL

VALUE OR INTEREST

CITY OF TORONTO BY-LAW 81-90

PASSED JANUARY 29, 1990

Registered February 9, 1990 as CA75388

DEPARTMENT OF PUBLIC WORKS
CITY OF TORONTO

SKETCH TO ILLUSTRATE
PART OF PARK LOT 6
CONCESSION I, FROM THE BAY
TOWNSHIP OF YORK
CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO
RATIO 1:500



NOTE

THIS IS NOT A PLAN OF SURVEY

Drawn G.B.
Checked
Approved JAS

R. J. Crewe O.L.S.
R.J. Crewe - City Surveyor April 3, 1990
FILE J9-H11
PLAN SYE2393

APPENDIX II
Reconstruction Drawings
by GBCA Architects

308-314 Jarvis Street

TORONTO, ONTARIO
RECONSTRUCTION PLAN



RESTORATION NOTES

MASONRY

- M1** RE-POINT FAILED, MISSING AND/OR OPEN JOINTS. USE LIME-BASED MORTAR PER HERITAGE SPECIFICATIONS. SEE DETAIL 6/AH1.14 AND GENERAL NOTE 11. THIS ACTIVITY INCLUDES:
- REMOVAL AND CLEANING OF CRUSTS INCLUDING DOOR AND WINDOWS RETURNS WHERE APPLICABLE
 - CUTTING OUT DETERIORATED AND/OR HARD CEMENT-BASED MORTAR JOINTS
 - RUB BACK LOOSE MATERIAL
 - POINTING
- M2** REPLACE DAMAGED BRICKS. THIS ACTIVITY INCLUDES:
- CUTTING OUT MORTAR JOINT (SEE DETAIL 6/AH1.14)
 - REMOVE DAMAGED BRICKS
 - GROUTING OF VOIDS
 - LAY OUT SALVAGED OR NEW BRICK. BRICK DIMENSION AND COLOUR TO MATCH EXISTING SURROUNDING
 - THICKNESS, TEXTURE AND COLOUR OF NEW MORTAR JOINTS TO MATCH EXISTING SURROUNDING
 - INSTALL NEW BRICK KEYED INTO EXISTING (SEE DETAIL 4/AH1.14)
- M3** REMOVE PORTLAND CEMENT PATCH AND REPLACE DAMAGED BRICKS. FOR BRICK REPLACEMENT SEE NOTE M2. FOR PURPOSE OF TENDER CONSIDER 2 BRICKS TO BE REPLACED AT EACH LOCATION WHERE PORTLAND CEMENT PATCH IS REMOVED
- M4** INFILL OPENING WITH BRICKS/STONES (TO MATCH ADJACENT/ORIGINAL) RECESS 13MM (1/2")
- M5** REMOVE MISCELLANEOUS ITEMS FROM MASONRY (ELECTRICAL WIRING, BOX, PLASTIC, WOOD AND/OR METAL ANCHORS AND OTHERS). REPAIR HOLES AS FOLLOWS (SEE DETAIL 1/AH1.14):
- HOLES LESS THAN 1" (25 mm) LENGTH OR DIAMETER: USE COLOURED MORTAR TO MATCH EXISTING BRICK
 - HOLES GREATER THAN 1" (25 mm) LENGTH OR DIAMETER: REPLACE BRICK AND KEYED INTO EXISTING TO MATCH EXISTING SURROUNDING. SEE DETAIL 2/AH1.0 AND RESTORATION NOTE M2
 - UNLESS OTHERWISE NOTICED, FOR PURPOSE OF TENDER CONSIDERS 50% OF HOLES TO BE LESS THAN 1" (25 mm) AND 50% BIGGER THAN 1" (25 mm)
- M6** INSTALL CRACK MONITOR PER STRUCTURAL ENGINEER INSTRUCTIONS TO VERIFY IF CRACK IS ACTIVE OR DORMANT. PROVIDE READING REPORT EVERY TWO MONTHS, SIGNED BY STRUCTURAL ENGINEER, FOR HERITAGE CONSULTANT REVIEW. MONITOR CRACKS PER STRUCTURAL ENGINEER RECOMMENDATION OR AT LEAST FOR SIX (6) CONSECUTIVE MONTHS:
- CONDITION #1 - CRACK IS ACTIVE: SEE STRUCTURAL DRAWINGS FOR DETAILS
 - CONDITION #2 - CRACK IS DORMANT: AFTER ALL STRUCTURAL WORK (EXCAVATION, NEW FOUNDATION AND ALL HEAVY-MACHINERY RELATED WORK IS FINISHED), REPAIR CRACK PER RESTORATION NOTE M1 AND M2.
- M7** STONE REPAIR WITH DUTCHMAN TO MATCH ORIGINAL PROFILE. THIS CONSIST OF (SEE DETAIL 2/AH1.14):
- REMOVE EXISTING DETERIORATED STONE
 - CUT WEDGE-EDGE FACE AT BOTH SIDES OF EXISTING STONE
 - CUT SQUARE FACE IN THE NEW PIECE
 - INSERT STAINLESS STEEL BARS, SET IN EPOXY IN THE NEW STONE
 - DRILL THE EXISTING STONE AND SET EPOXY TO RECEIVE THE STAINLESS STEEL BARS
 - FINISH JOINTS WITH MORTAR
- M8** STONE REPAIR JAHN MORTAR (SEE DETAIL 5/AH1.14):
- REMOVAL OF PREVIOUS PATCHES / REPAIRS AND PAINTS WHERE APPLICABLE AND/OR DAMAGED STONE
 - PROVIDE SQUARE CUT IN DAMAGED STONE SURFACE
 - CLEAN THE SUBSTRATE FROM DUST AND/OR MOISTURE
 - FILL DAMAGED STONE W/ JAHN MORTAR OR APPROVED EQUAL
 - APPLY RESTORATION MORTAR IN LAYERS NO GREATER THAN 25MM. PROVIDE STAINLESS STEEL TIES FOR VOIDS LARGER THAN 100MM IN DEPTH
 - CLEAN CRACKS FROM LOOSE DEBRIS AND FILL WITH RESTORATION MORTAR
 - COLOUR OF RESTORATION MORTAR TO MATCH STONE UNIT
 - REPRODUCE DECORATIVE FEATURES WHERE APPLICABLE
 - IF MORTAR REPAIR IS NOT POSSIBLE, SEE M7 FOR DUTCHMAN REPAIRS OR REPLACE STONE ELEMENT IN KIND
- M9** CLEANING PAINT FROM MASONRY:
- CHEMICAL CLEANING. FOR PURPOSE OF TENDER CONSIDER THE USE OF A SECOND APPLICATION IN THE 75% OF THE AREA.
 - USE PEEL AWAY SYSTEM OR APPROVED ALTERNATIVE
- M10** CLEANING GRAFFITI FROM MASONRY:
- USE ORGANIC SOLVENTS AND/OR PAINT REMOVERS
 - FOR PURPOSE OF TENDER INCLUDE A SECOND APPLICATION FOR 25% OF THE TOTAL AREA TO BE CLEANED IN ISOLATED AREAS. SEE GENERAL NOTES 9,10, & 11
- M11** CLEANING SOIL ON BRICKS AND/OR STONES:
- USE J.O.S SYSTEM OR OTHER APPROVED SYSTEM
 - FOR PURPOSE OF TENDER CONSIDER A SECOND APPLICATION WITH CHEMICAL PRODUCTS ON 25% OF THE TOTAL AREA TO BE CLEANED
 - RINSE THE ENTIRE AREA WITH WATER THOROUGHLY. PRESSURE AND WATER FLOW PER MANUFACTURER'S OF CHEMICAL CLEANING INSTRUCTIONS AND BASED ON SITE MOCK-UP RESULTS. SEE GENERAL NOTES 8, 9, & 10
- M12** CLEANING EFFLORESCENCE ON BRICKS AND/OR STONES:
- USE POULTICE
 - FOR PURPOSE OF TENDER CONSIDERS A SECOND APPLICATION IN 25% OF THE TOTAL AREA TO BE CLEANED (ISOLATED AREAS)
 - RINSE THE ENTIRE AREA WITH WATER THOROUGHLY. PRESSURE AND WATER FLOW PER MANUFACTURER'S OF POULTICE CLEANING INSTRUCTIONS.
- M13** CLEANING BIRD DROPPING ON BRICKS AND/OR STONE:
- SCRAPE WITH PLASTIC SCRAPERS
 - APPLY DISINFECTANT
 - FINAL CLEANING
- M14** CLEANING BIOLOGICAL GROWTH ON BRICKS AND/OR STONES:
- REMOVE ALGAE, FUNGI AND LICHENS BY HOT WATER CLEANING
 - MANUAL BRUSH CLEANED AREAS
 - AFTER SURFACE IS DRIED, TREAT THE ENTIRE SURFACE WITH A MICROBICIDAL AGENT (ALGICID PLUS FROM KEIM OR APPROVED EQUAL). SEE ALSO GENERAL NOTES 8, 9 & 10
- M15** REMOVE VINES FROM WALLS

- M16** RESET SHIFTED/DISPLACED STONE. THIS ACTIVITY INCLUDES:
- CAREFULLY REMOVE SHIFTED/DISPLACED STONE. CLEAN DIRT, MORTAR, AND LOOSE DEBRIS. RETAIN FOR REUSE. RE-BUILD SUPPORT MASONRY AND LAY NEW BEDDING MATERIAL.
 - CLEAN ANY EXPOSED METAL ANCHORS OF ALL CORROSION BY SCRAPING AND BRUSHING WITH STIFF WIRE BRUSHES. REPLACE ANY UNSOUND ANCHORS AS NECESSARY WITH STAINLESS STEEL ANCHORS OF SAME APPROXIMATE SIZE AND SHAPE. BED NEW ANCHORS IN EPOXY GROUT.
 - RE-SET STONE, MAXIMUM TOLERANCES FROM PLUMB AND LEVEL OF NEW WORK NOT EXCEED VARIATION FROM PLUMB AND LEVEL OF ADJACENT EXISTING WORK.
- M17** REPLACE STUCCO PARGING. THIS ACTIVITY INCLUDES:
- CAREFULLY REMOVE EXISTING STUCCO FINISHES. CLEAN RESIDUES AND LOOSE DEBRIS. REPLACE DAMAGED BRICK UNITS, FOR THE PURPOSE OF TENDER INCLUDE 25% OF EXISTING BRICKS TO BE REPLACED. FOR BRICK REPLACEMENT SEE NOTE M2.
 - REPORT DETERIORATED MORTAR JOINTS, FOR THE PURPOSE OF TENDER INCLUDE 50% OF EXISTING MORTAR JOINTS TO BE REPOINTED. SEE NOTE M1.
 - APPLY NEW STUCCO PARGING FINISH TO MATCH EXISTING IN COLOUR AND TEXTURE.

- M18** REPLACE DAMAGED DECORATIVE BRICKS AT DETERIORATED OVOLO COURSE. FOR BRICK REPLACEMENT SEE NOTE M2.
- M19** REPLACE DAMAGED DECORATIVE BRICKS AT DETERIORATED CYMA RECTA COURSE. FOR BRICK REPLACEMENT SEE NOTE M2.

- M20** CLEANING METAL STAINING ON BRICKS, STONES AND/OR CAST-STONES:
- USE POULTICE PER MANUFACTURER'S INSTRUCTIONS. LEAVE IT ON STAIN AS LONG AS PREVIOUS MOCK-UP HAD DETERMINED, TO DRAW THE STAIN OUT OF THE MASONRY
 - AFTER THE STAIN IS REMOVED, RINSE W/ WATER THOROUGHLY SEE ALSO GENERAL NOTES 8, 9 & 10

- M21** DOCUMENT, CAREFULLY DISMANTLE AND RECONSTRUCT WALL. SALVAGE STONES, STORE AND CLEAN FOR RE-USE. RECONSTRUCT ABOVE THE GRADE MASONRY REPRODUCING DISMANTLED ORIGINAL STONE WORK. REMOVE AND REPLACE METAL PINS AND ANCHORS AS NECESSARY WITH STAINLESS STEEL ELEMENTS OF SAME APPROXIMATE SIZE AND SHAPE. BED NEW ANCHORS IN EPOXY GROUT. WHERE APPLICABLE, REFER TO ARCHITECTURAL AND STRUCTURAL FOR FLOOR STRUCTURE & FINISHES.

- M22** CAREFULLY REMOVE TEMPORARY/EMERGENCY MASONRY INFILL. CLEAN DEBRIS AND PREPARE AFFECTED AREA. INSTALL NEW STONE ELEMENT (SILL/WINDOW SURROUND/LINTEL/BAND/CAP...) TO MATCH EXISTING REMAINING ORIGINAL ELEMENTS IN SIZE, MATERIAL AND TOOLING.

- M23** CAREFULLY DEMOLISH CLAY TILE FINISHES AT FRONT DOOR BASE TO EXPOSE ORIGINAL STONE THRESHOLD. REFER TO M7 AND M8 FOR STONE REPAIRS.

- M24** DEMOLISH EXISTING NON-ORIGINAL FRONT STEPS, INCLUDING METAL RAILING. REPLACE WITH NEW STEPS, REFER TO ARCHITECTURAL FOR NEW LEVELS AND DETAILS.

- M25** DEMOLISH EXISTING NON-ORIGINAL CONCRETE CURBS, REFER TO ARCHITECTURAL AND LANDSCAPE FOR NEW ELEMENTS.

- M26** CAREFULLY REMOVE STUCCO PARGING FROM STONE ELEMENTS. CLEAN DEBRIS AND REPAIR STONE SURFACE. SEE NOTES M7 AND M8 FOR STONE REPAIRS.

- M27** RECONSTRUCT MASONRY CHIMNEYS, SEE DETAILS.

- M28** REFER TO ARCHITECTURAL AND STRUCTURAL FOR INTERFACE BETWEEN RETAINED HERITAGE FACADES AND NEW BUILDING ELEMENTS.

- M29** RECONSTRUCT MISSING UPPER COURSES AT REMAINING HERITAGE MASONRY WALLS. SEE DETAILS

- M30** CAREFULLY REMOVE EXISTING METAL TIE. REPLACE WITH SIMILAR STAINLESS STEEL ELEMENT AND SECURE IN PLACE. NEW METAL TIE TO CONNECT RECONSTRUCTED PORCH ROOF TO EXISTING MASONRY WALL, SEE STRUCTURAL

- M31** CAREFULLY REMOVE DETERIORATED MASONRY WALL, REMOVE DEBRIS AND PREPARE AREA TO RECEIVE NEW WALL ASSEMBLY. SEE STRUCTURAL AND ARCHITECTURAL FOR NEW FOUNDATION WALL ASSEMBLY.

- M32** CAREFULLY REMOVE NON-ORIGINAL FINISH, REINSTATE STONE ELEMENTS TO MATCH ADJACENT FINISHES.

- M33** REPAIR EXISTING MASONRY ARCH AT INTERIOR FACE OF ALL REMAINING WINDOW AND DOOR OPENINGS, TYPICAL. SEE STRUCTURAL.

- M34** CAREFULLY DEMOLISH CLAY TILE FINISHES AT FRONT PORCH. SEE ARCHITECTURAL AND LANDSCAPE FOR NEW FINISHES AND DETAILS.

- M35** REPAIR CRACK IN STONE (WINDOW SILL, LINTEL OR SIMILAR) WITH EPOXY AND STAINLESS STEEL PINS. SEE SPECS FOR DETAILS.

ROOF AND DRAINAGE SYSTEM

- R1** REPRODUCE MISSING ROOF, REFER TO STRUCTURAL AND ARCHITECTURAL. SEE DETAILS

- R2** CAREFULLY REMOVE EXISTING ABANDONED DRAINAGE PIPE. SEE MECHANICAL

WOOD

- WD1** REINSTATE WOOD PORCH. REPRODUCE MISSING WOOD ELEMENTS. SEE DETAILS

- WD2** REPRODUCE MISSING WOOD ELEMENT (MOULDING, TRIM, CASING, EAVES, ETC.). SEE DETAILS

WINDOWS AND DOORS

- W1** REMOVE PROVISIONAL WOOD BLOCKING. INSTALL NEW WINDOW IN EXISTING OPENING. SEE WINDOW SCHEDULE.

- D1** REMOVE PROVISIONAL WOOD BLOCKING. INSTALL NEW DOOR IN EXISTING OPENING. SEE DETAILS.

GENERAL

- G1** TEMPORARY STRUCTURE AND HOARDING TO BE CAREFULLY REMOVED. SEE STRUCTURAL

- G2** NON-HERITAGE ITEM/FINISH

- G3** REMOVE NON-ORIGINAL LIGHT FIXTURES, REPLACE WITH SYMPATHETIC ELEMENT, SEE ELECTRICAL

DRAWING LIST

AH0.1	COVER SHEET, DRAWING LIST & RESTORATION NOTES
AH1.0	EXISTING PLAN
AH1.1	SOUTH ELEVATION REPAIRS
AH1.2	EAST & WEST ELEVATION REPAIRS
AH1.3	NORTH ELEVATION REPAIRS
AH1.4	PROPOSED SOUTH & EAST ELEVATION
AH1.5	PROPOSED NORTH & WEST ELEVATION
AH1.6	HERITAGE WINDOW SCHEDULE AND DETAILS
AH1.7	HERITAGE WINDOW DETAIL
AH1.8	HERITAGE DOOR SCHEDULE AND DETAILS
AH1.9	PROPOSED ROOF PLAN AND DETAILS
AH1.10	WOODWORK: RECONSTRUCTED EAST DORMER
AH1.11	WOODWORK: RECONSTRUCTED WEST DORMER
AH1.12	WOODWORK: FRONT PORCH RECONSTRUCTION
AH1.13	DETAILS
AH1.14	GENERAL DETAILS

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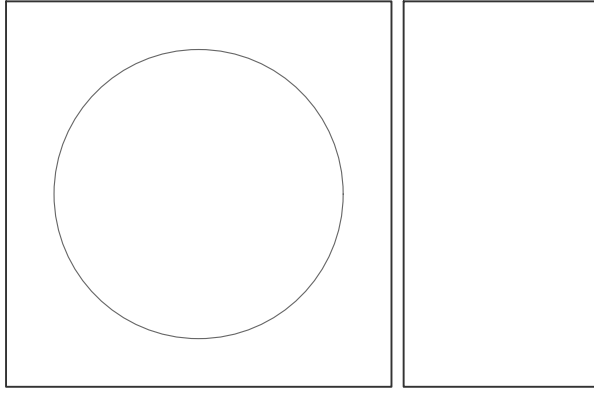
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LEGEND

DAMAGED AREA TO BE REPAIRED

RESTORATION NOTE

EXISTING CRACK. SEE RESTORATION NOTE M6.

SOILED AREA TO BE CLEANED. SEE ALSO RESTORATION NOTE M11

NEW OPENING IN MASONRY (FOR WINDOWS, DOORS AND/OR MECHANICAL VENT). SEE NOTE M20.

DAMAGED MORTAR JOINTS TO BE REPAIRED PERCENTAGE SHOWN ON DRAWING. SEE NOTE M1

TEMPORARY STRUCTURE AND HOARDING. SEE G1

INFILL OPENING. SEE NOTE M4

GRAFFITI SEE NOTE M10

REMOVE NON ORIGINAL ELEMENT/INFILL

GENERAL NOTES:

- HERITAGE CONSULTANT IS GBCA ARCHITECTS
- ALL WORK TO BE EXECUTED AS NOTED IN THE SPECIFICATIONS
- ALL WORK TO BE OF HIGHEST WORKMANSHIP STANDARDS
- VERIFY ALL CONDITIONS IN THE FIELD AND NOTIFY CONSULTANT IMMEDIATELY OF ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEMOLISHED MATERIAL EXCEPT WHERE OTHERWISE NOTED
- FIXING SCAFFOLDING, TEMPORARY BARRIERS AND/OR HOARDING INTO HERITAGE MATERIALS (BRICK, STONE, ETC.) SHALL NOT BE PERMITTED. ANCHOR ONLY INTO MORTAR JOINTS
- PROTECT EXISTING HERITAGE FEATURES (BRICKS, STONE, ETC.) FROM DAMAGE DURING DISMANTLING AND RECONSTRUCTION AND REPAIR ANY DAMAGE TO AS FOUND OR BETTER CONDITION
- MASONRY CLEANING (POULTICING, BIOLOGICAL GROWTH, STAINS AND EFFLORESCENCE) INCLUDES ALL WINDOW AND DOOR RETURNS
- MAKE TEST PATCHES (MOCK-UP) AND CONSULT WITH HERITAGE CONSULTANT TO SELECT THE MOST SUITABLE CLEANING METHOD IN EACH CASE (BRICK, STONE, STAIN AND/OR EFFLORESCES, ETC.)
- THE LEVEL OF CLEANLINESS AND/OR ALTERNATE METHOD IN EACH CASE, TO BE DETERMINED BY HERITAGE CONSULTANT ON SITE
- AREAS MARKED-UP AS 10% RE-POINTING ARE COMPRISED OF ISOLATED MORTAR JOINTS TO BE CUT OUT AND RE-POINTED AS FOLLOWS:

- VERTICAL JOINTS: AT TOP AND BOTTOM OF THE DEFECTIVE JOINT, CUT OUT 25 mm AT BOTH SIDES, CLEAN AND FOLLOW PROCEDURE DESCRIBED IN RESTORATION NOTE M1
- FOR RE-POINTING HORIZONTAL JOINTS: SEE RESTORATION NOTE M1

REPOINTING SCHEDULES

NORTH ELEVATION			
BRICK RE-POINTING SCHEDULE			
PERCENTAGE (%)	GROSS AREA (m²)	RE-POINTING FACTOR	NET AREA (m²)
100 ⁽¹⁾	76.6	1.00	76.6
75	0.0	0.75	0.0
50	76.6	0.50	38.3
25	0.0	0.25	0.0
10	0.0	0.10	0.0
TOTAL	153.2 ⁽²⁾	---	114.9

NOTE:
(1) INTERIOR SURFACE FACE OF REMAINING HERITAGE MASONRY WALL

(2) TOTAL AREA INCLUDING EXTERIOR AND INTERIOR MASONRY SURFACE

SOUTH ELEVATION			
BRICK RE-POINTING SCHEDULE			
PERCENTAGE (%)	GROSS AREA (m²)	RE-POINTING FACTOR	NET AREA (m²)
100 ⁽¹⁾	45.5	1.00	45.5
75	0.0	0.75	0.0
50	45.5	0.50	22.75
25	0.0	0.25	0.0
10	0.0	0.10	0.0
TOTAL	91 ⁽²⁾	---	68.25

NOTE:
(1) INTERIOR SURFACE FACE OF REMAINING HERITAGE MASONRY WALL

(2) TOTAL AREA INCLUDING EXTERIOR AND INTERIOR MASONRY SURFACE

EAST ELEVATION			
BRICK RE-POINTING SCHEDULE			
PERCENTAGE (%)	GROSS AREA (m²)	RE-POINTING FACTOR	NET AREA (m²)
100 ⁽¹⁾	81.91	1.00	81.91
75	0.0	0.75	0.0
50	81.91	0.50	40.9
25	0.0	0.25	0.0
10	0.0	0.10	0.0
TOTAL	163.82 ⁽²⁾	---	122.81

NOTE:
(1) INTERIOR SURFACE FACE OF REMAINING HERITAGE MASONRY WALL

(2) TOTAL AREA INCLUDING EXTERIOR AND INTERIOR MASONRY SURFACE

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PROJECT: 308-314 JARVIS STREET

308-314 Jarvis Street
Toronto, Ontario

FOR: JARVIS CARLTON LIMITED PARTNERSHIP
200 King Street West
Toronto, Ontario

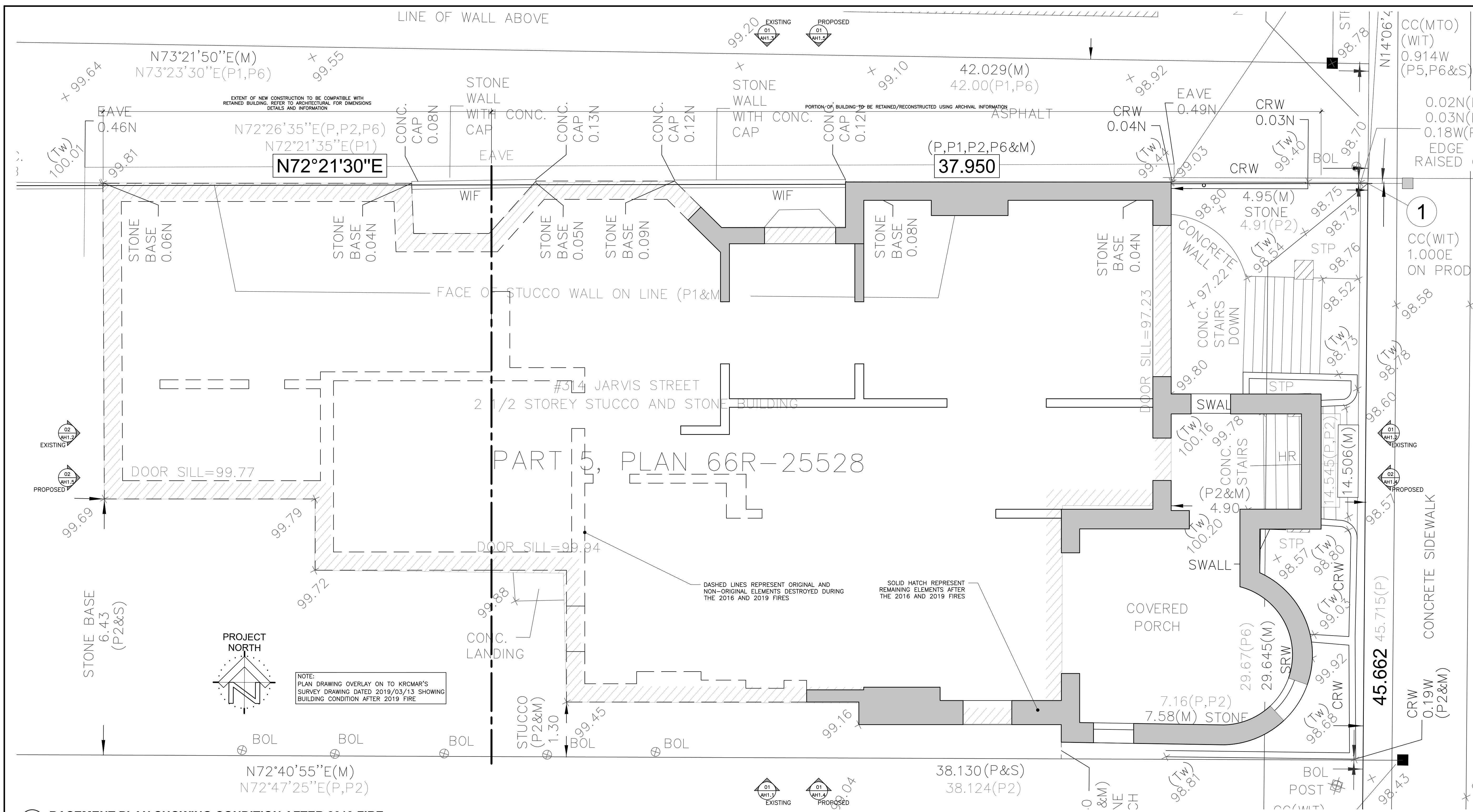
PROJECT NO.: 18040.1 SCALE: AS NOTED

DRAWN BY: JP REVIEWED BY: CB

TITLE: DRAWING NO.

Cover, Drawing List & Restoration Notes

AH0.1



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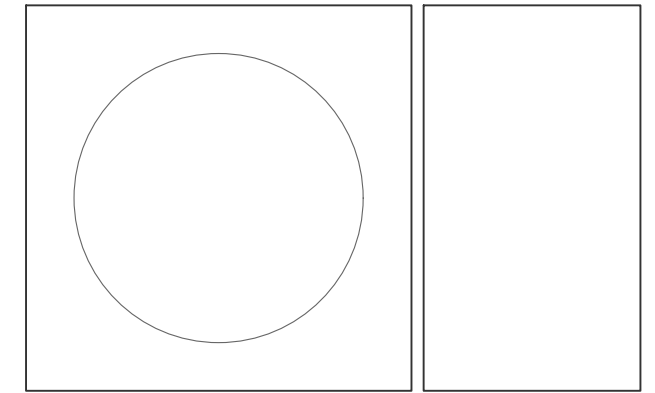
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NOTE:
PLAN DRAWING OVERLAY ON TO KRCMAR'S SURVEY DRAWING DATED 2019/03/13 SHOWING BUILDING CONDITION AFTER 2019 FIRE

1 BASEMENT PLAN SHOWING CONDITION AFTER 2019 FIRE
1:50



2 CURRENT SITE PHOTOS SHOWING CONDITION AFTER 2019 FIRE
N.T.S.



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PROJECT NO.: **18040.1** SCALE: **AS NOTED**

DRAWN BY: **JP** REVIEWED BY: **CB**

TITLE: **Existing Plan** DRAWING NO.:

AH1.0

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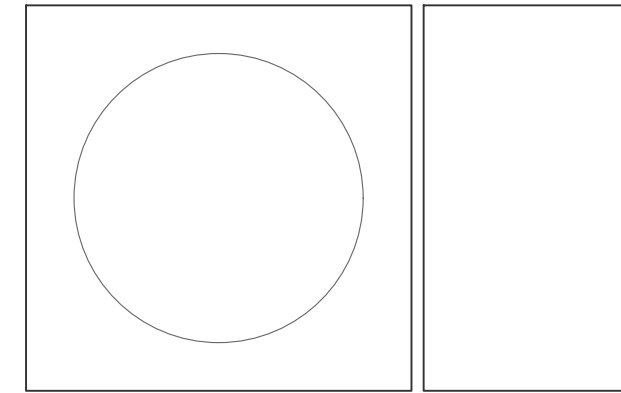
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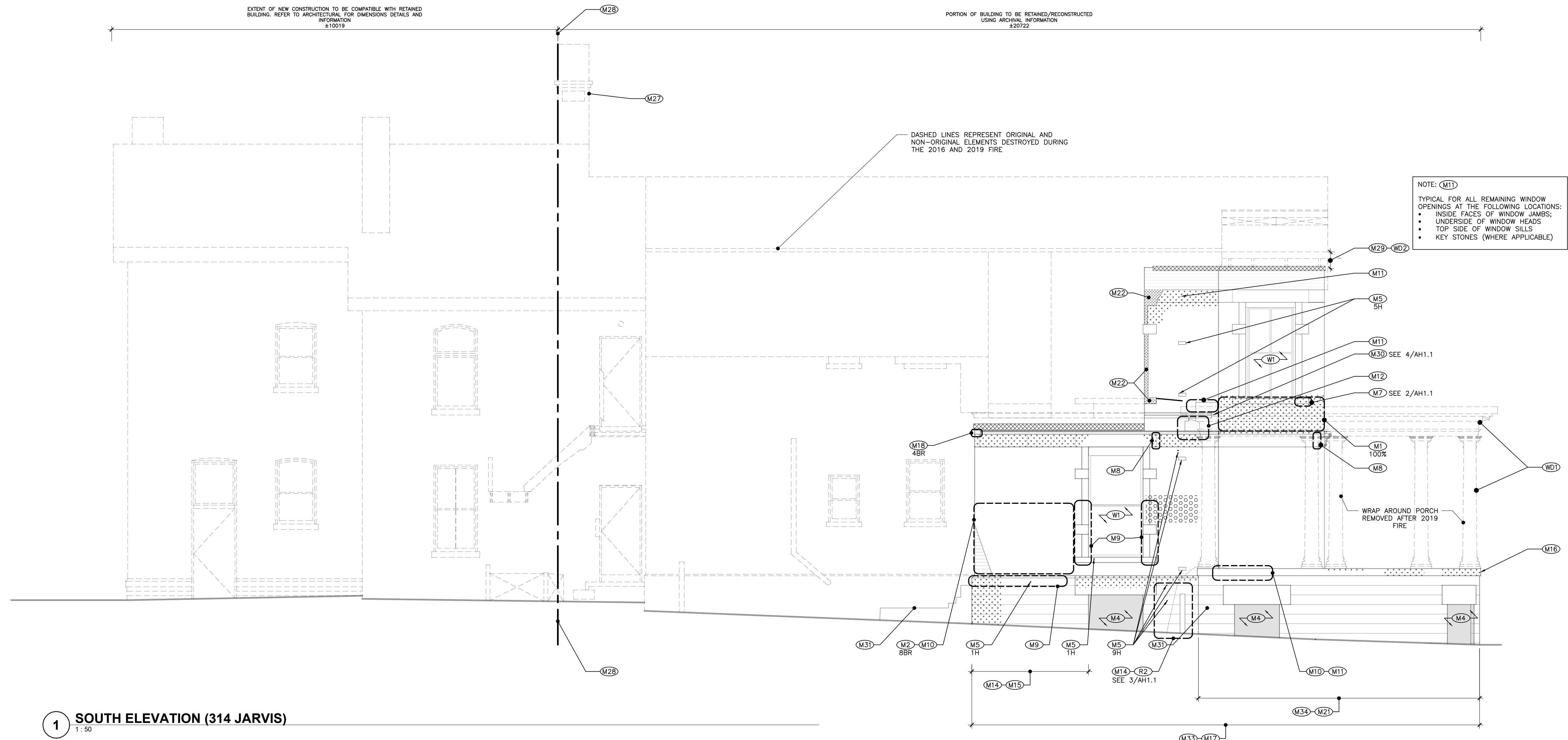
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1 SOUTH ELEVATION (314 JARVIS)
1:50

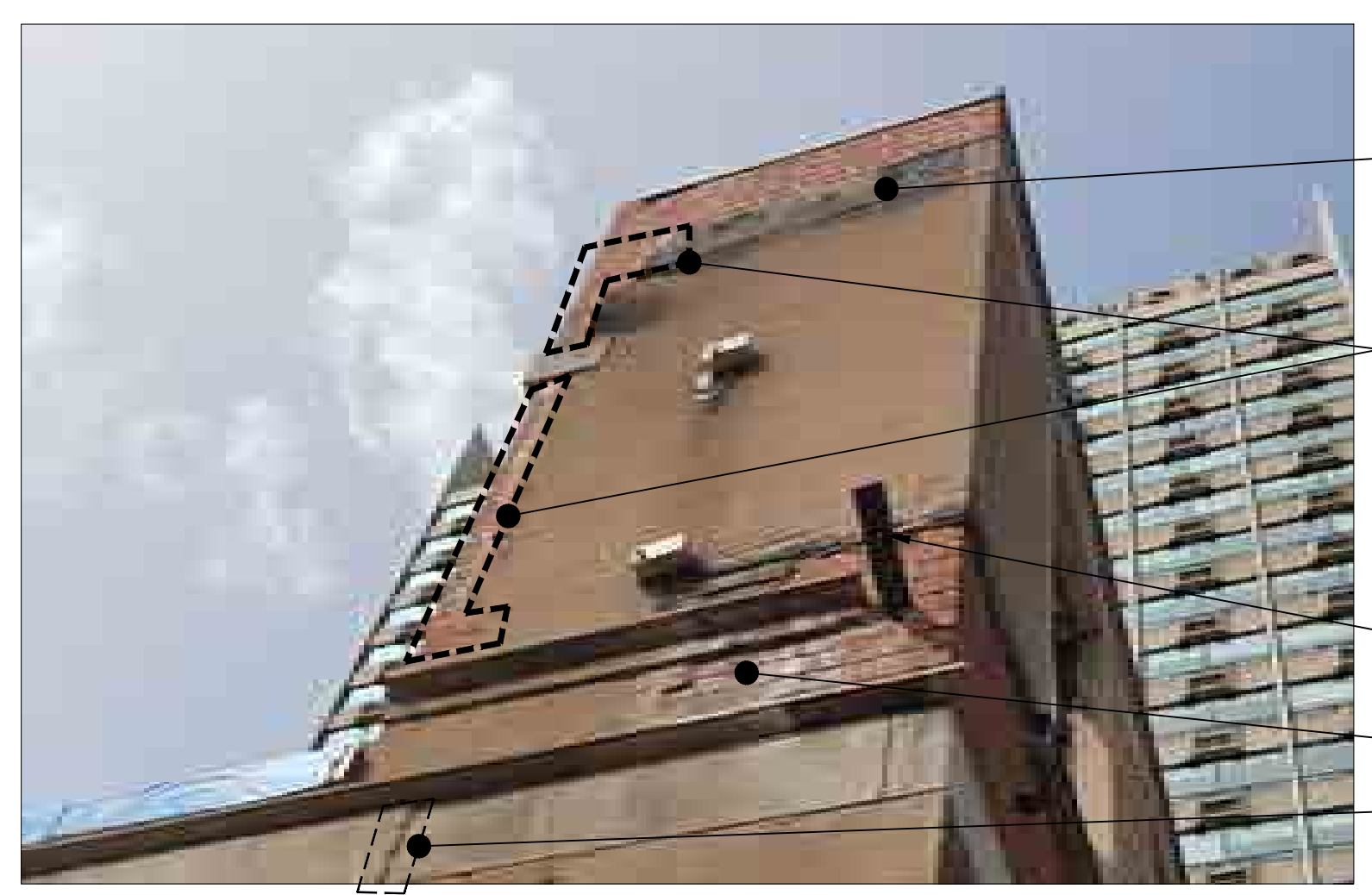
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2 SOUTH ELEV. SOILING AND DETERIORATED WINDOW SILL
N.T.S



3 SOUTH ELEV. SOILING AND DETERIORATED RUBBLE STONE
N.T.S



4 SOUTH ELEV. SOILING AND DETERIORATION AT REMAINING WALL
N.T.S

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SCALE: AS NOTED

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TITLE: South Elevation Repairs
DRAWING NO.

AH1.1

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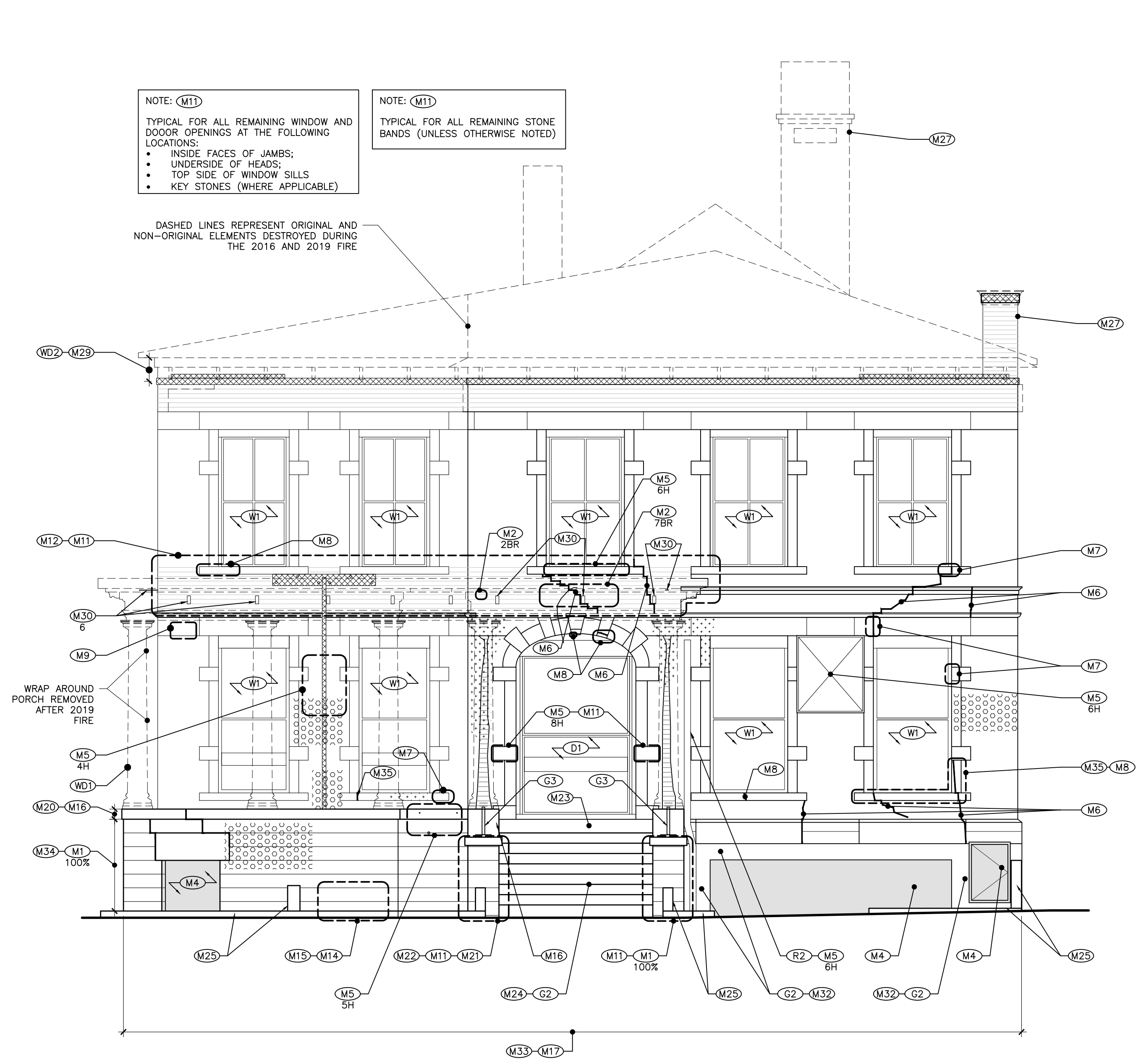
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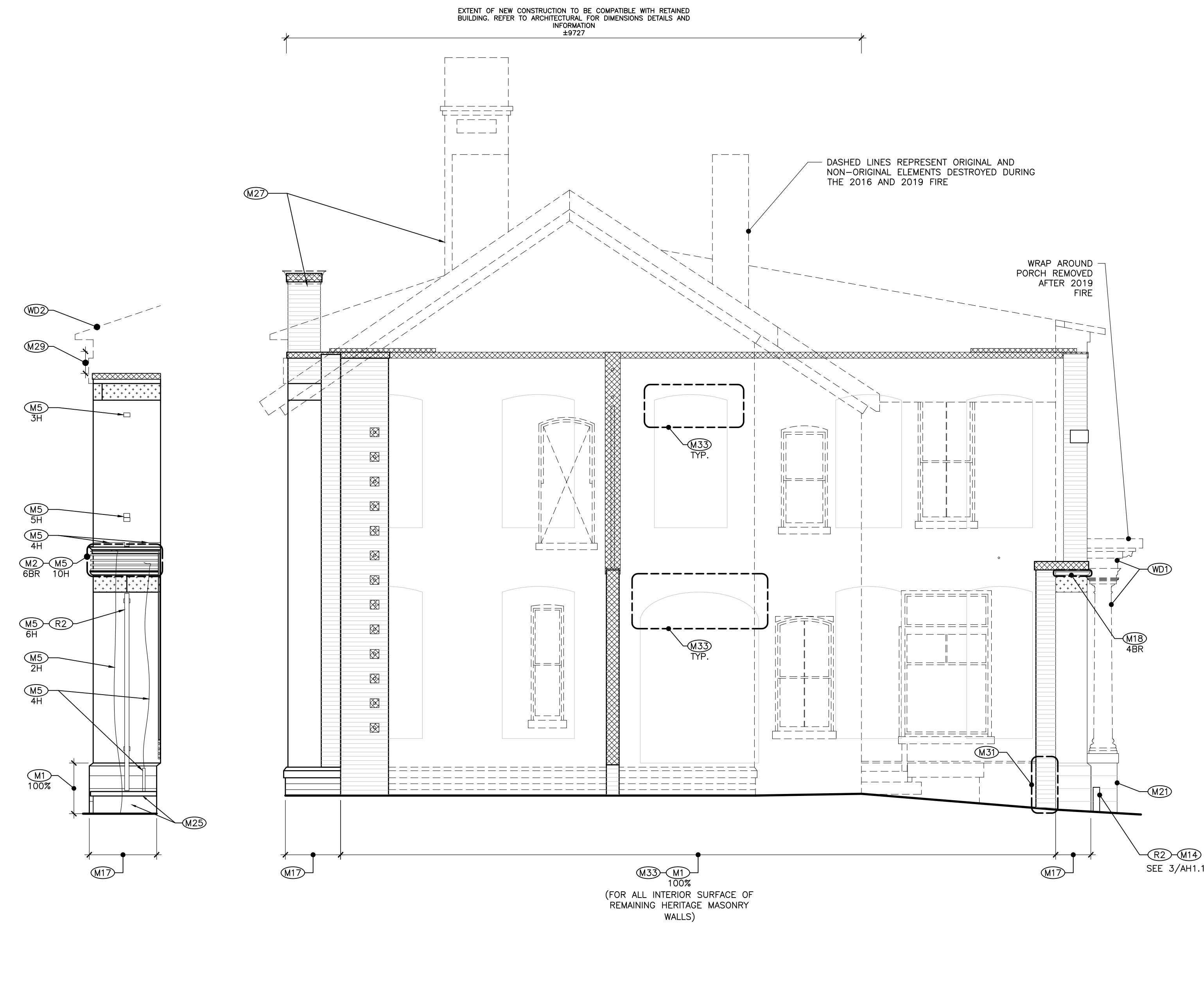
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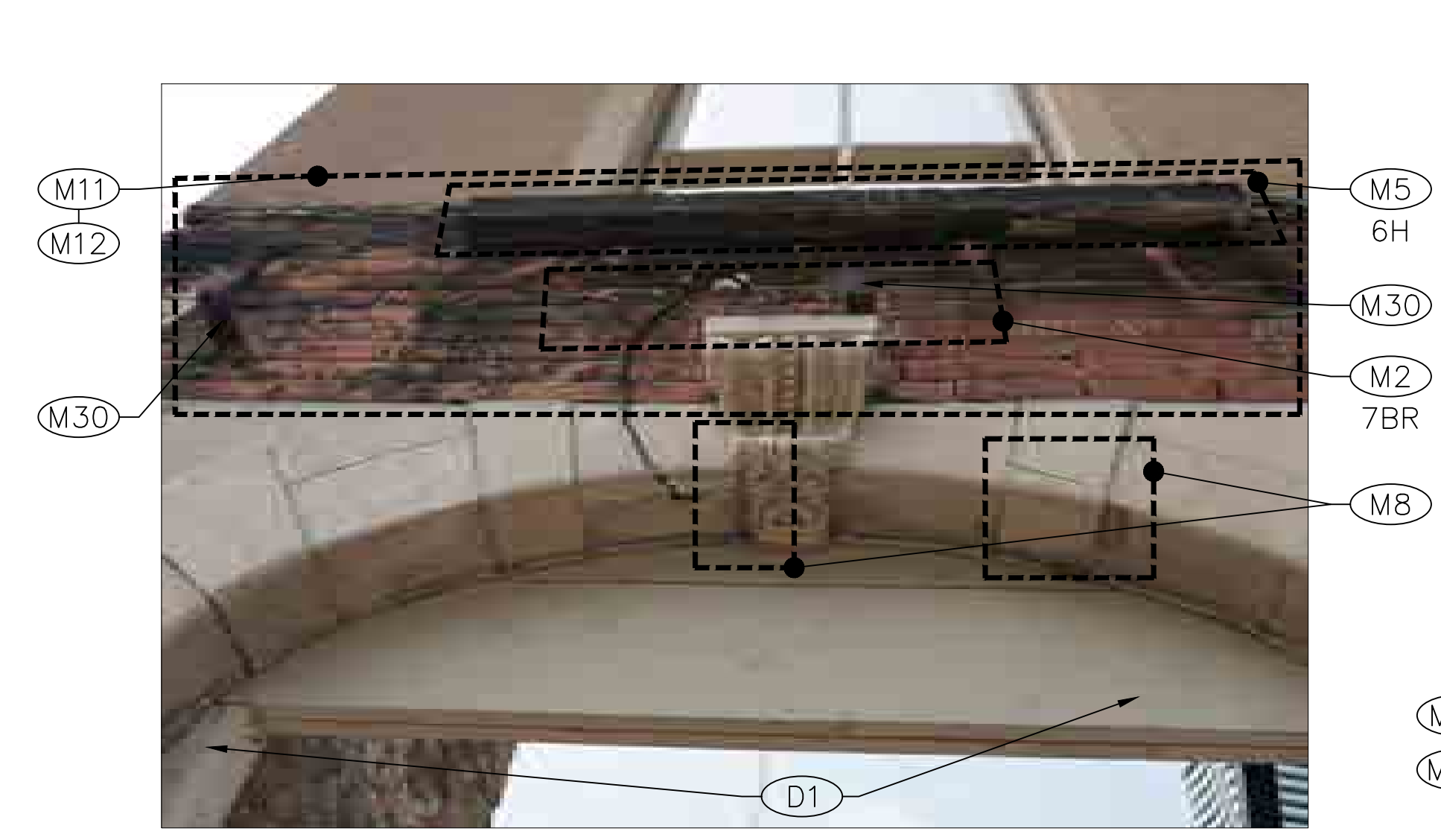
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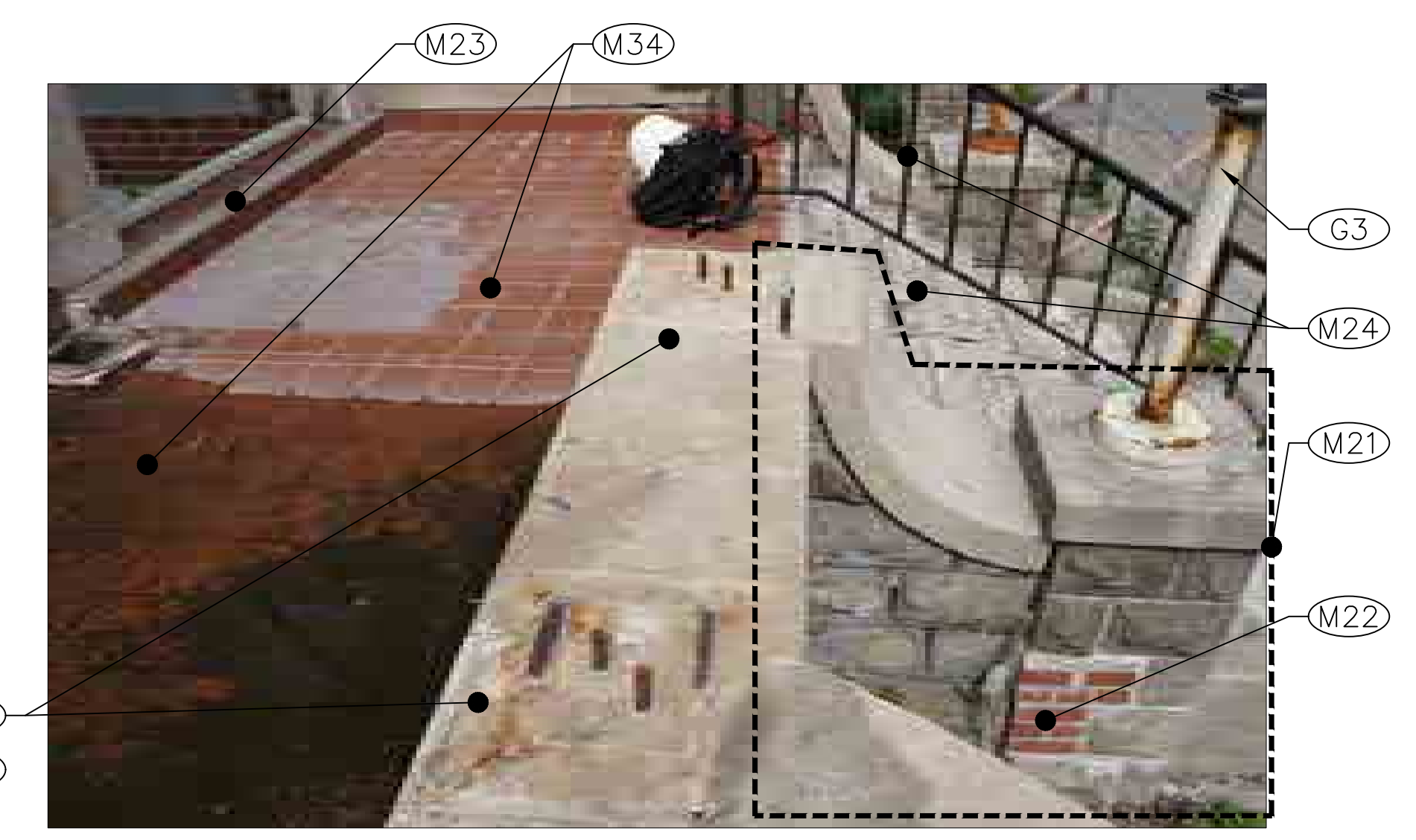
1 EAST ELEVATION (314 JARVIS)
1:50



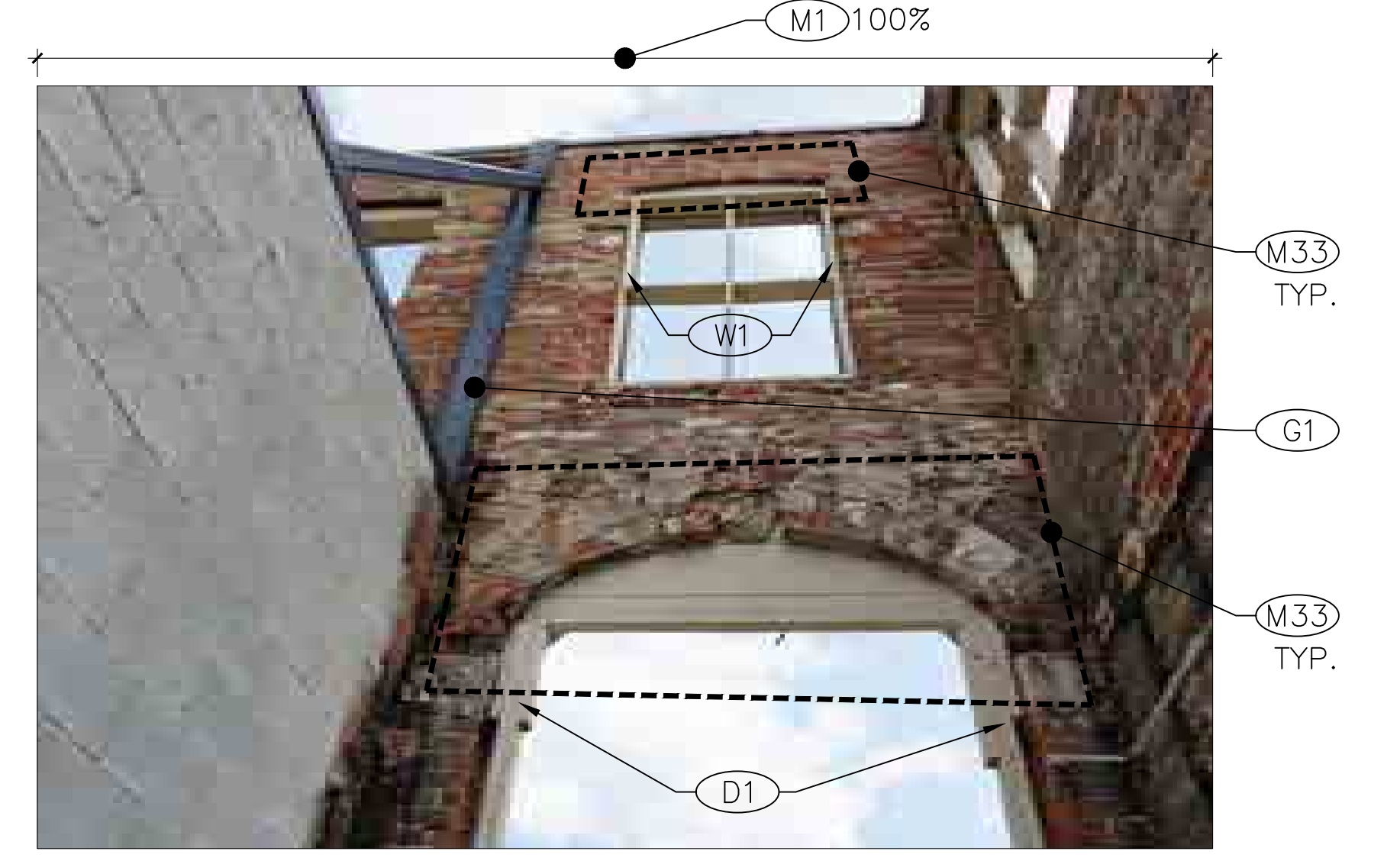
2 WEST ELEVATION (314 JARVIS)
1:50



3 EAST ELEV. DETERIORATED MASONRY AT ENTRANCE AREA
N.T.S.



4 EAST ELEV. CURRENT CONDITION AT ENTRANCE PORCH AREA
N.T.S.



5 EAST ELEV. SHOWING TYPICAL CONDITION AT MASONRY WALL (INTERIOR)
N.T.S.

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DRAWN BY: JP
REVIEWED BY: CB

TITLE: DRAWING NO.

East & West Elevation Repairs

AH1.2

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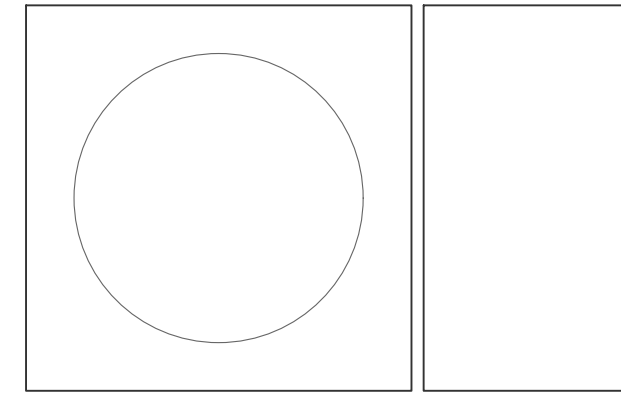
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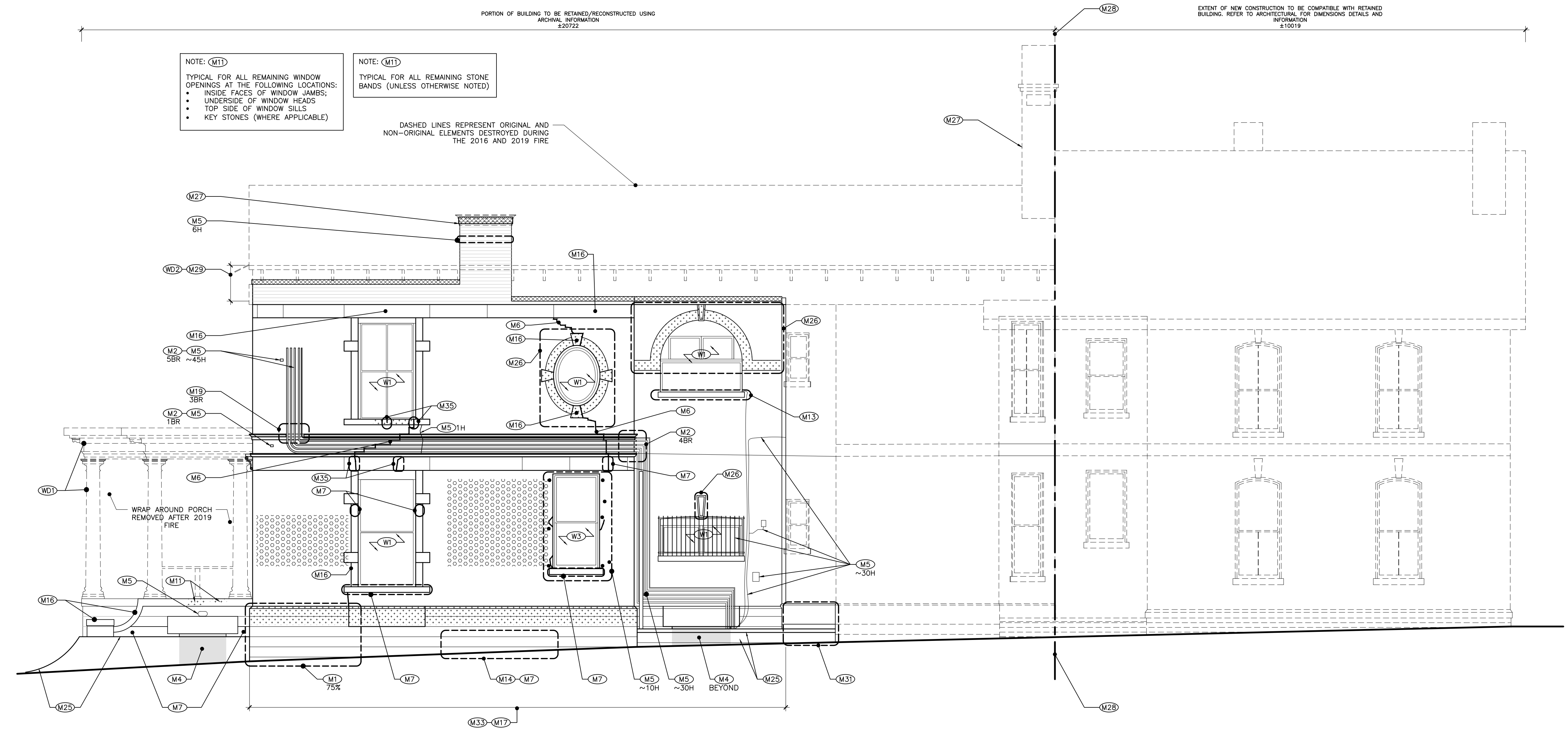
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1 NORTH ELEVATION (314 JARVIS)
1:50

NOT FOR CONSTRUCTION



2 NORTH ELEVATION DETAIL VIEW
N.T.S.



3 NORTH ELEVATION DETAIL VIEW
N.T.S.



4 NORTH ELEVATION DETAIL VIEW
N.T.S.

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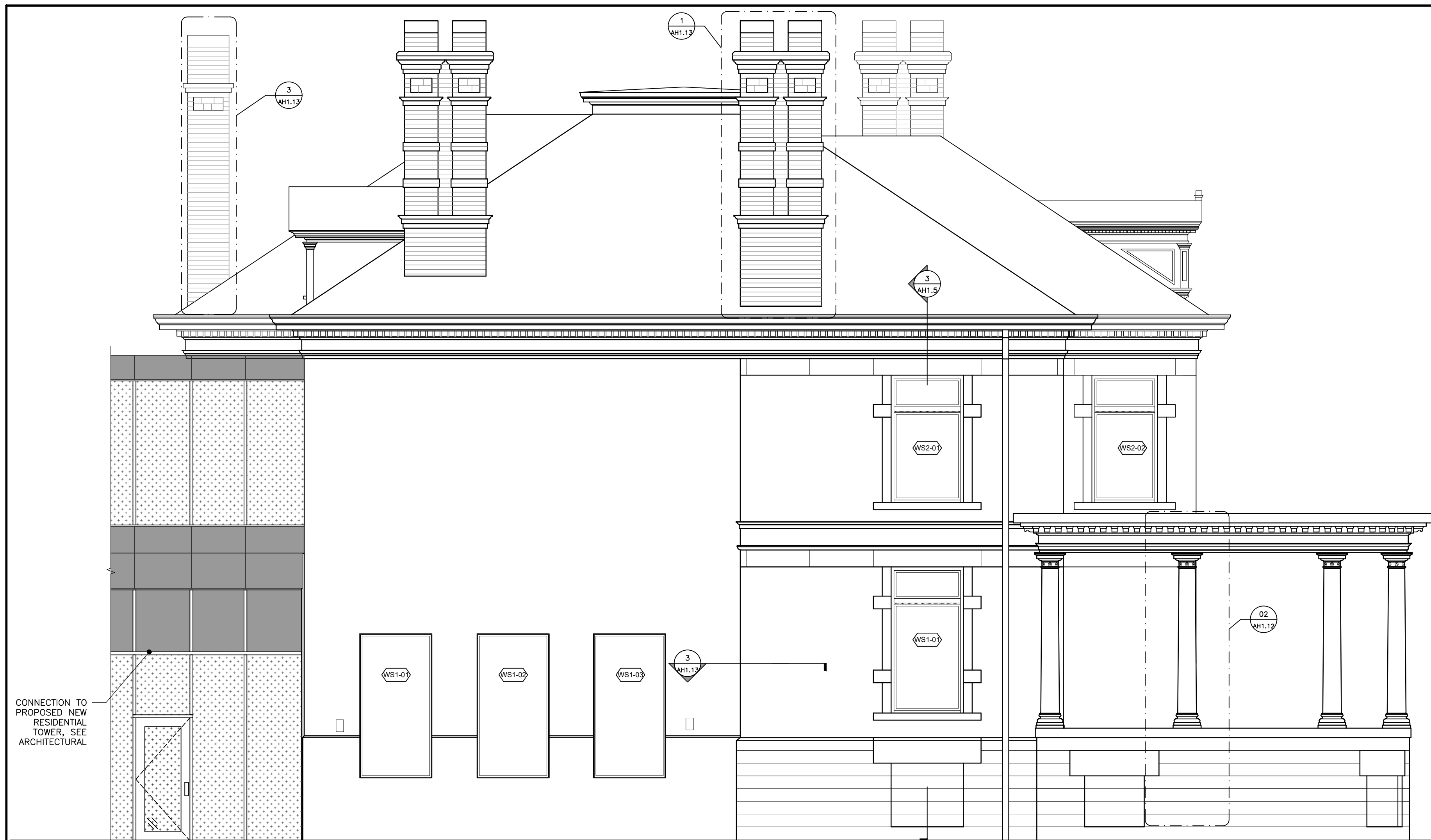
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TITLE: DRAWING NO.

North Elevation Repairs

AH1.3



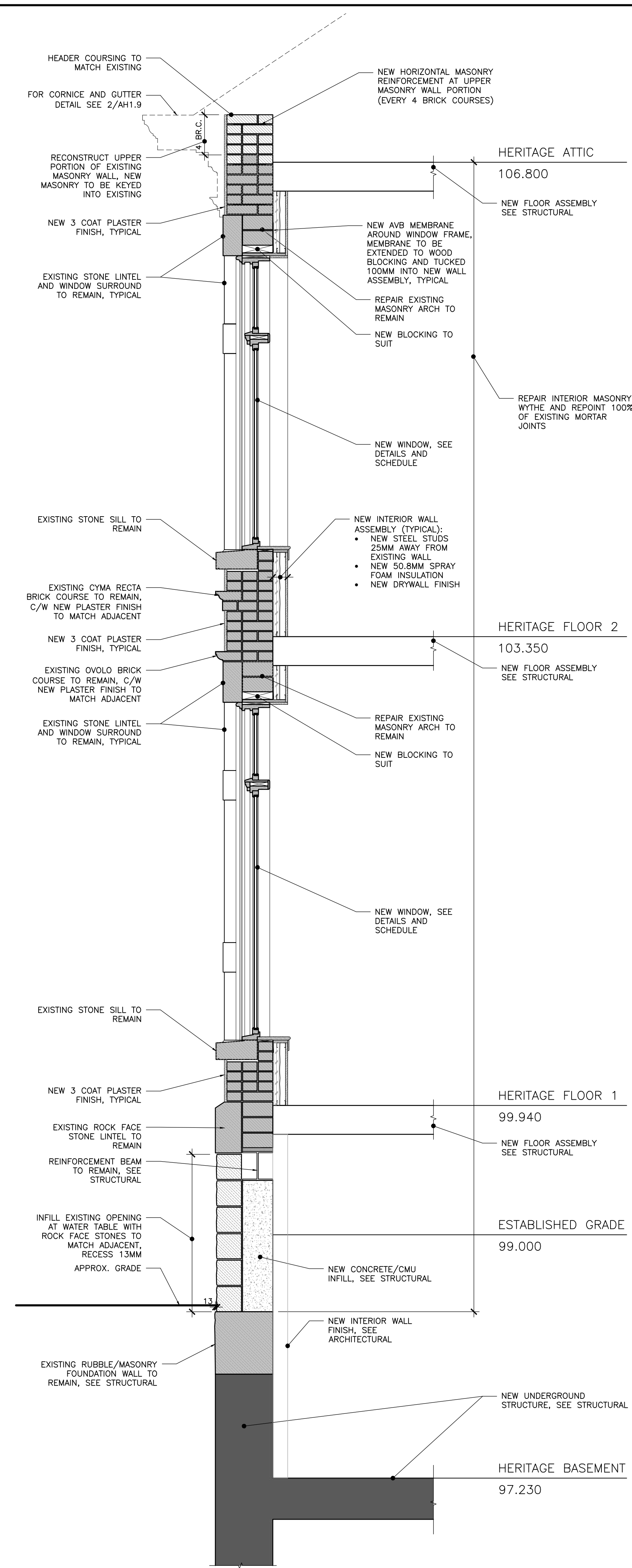
1 SOUTH ELEVATION (314 JARVIS)

1:50



2 EAST ELEVATION (314 JARVIS)

1:50

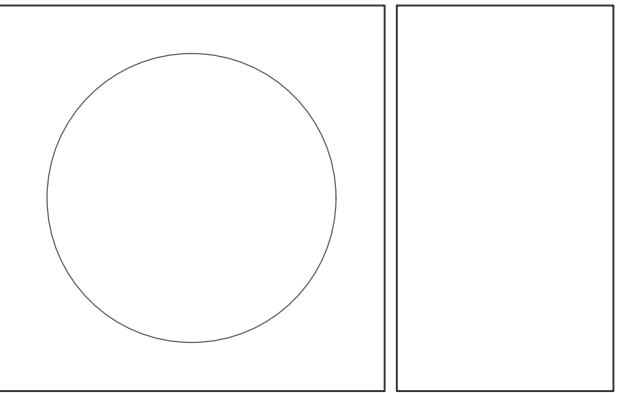


3 SECTION AT EXISTING MASONRY WALL

1:20

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2020.12.02	2	ISSUED FOR RECONSTRUCTION PLAN

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PROJECT:
308-314 JARVIS STREET
308-314 Jarvis Street
Toronto, Ontario

FOR:
JARVIS CARLTON LIMITED PARTNERSHIP
200 King Street West
Toronto, Ontario

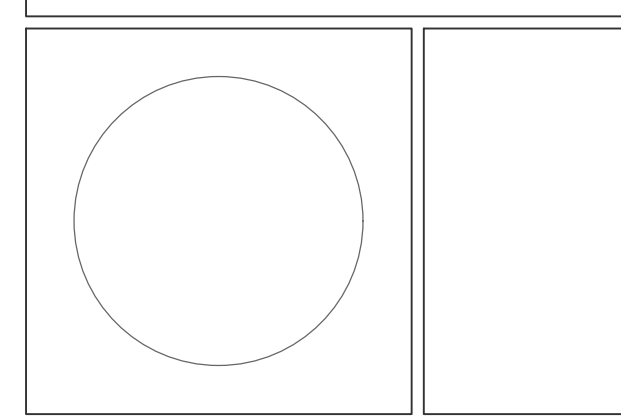
PROJECT NO.: **18040.1** SCALE: **AS NOTED**
DRAWN BY: **JP** REVIEWED BY: **CB**

TITLE: **Proposed South & East Elevation** DRAWING NO.:

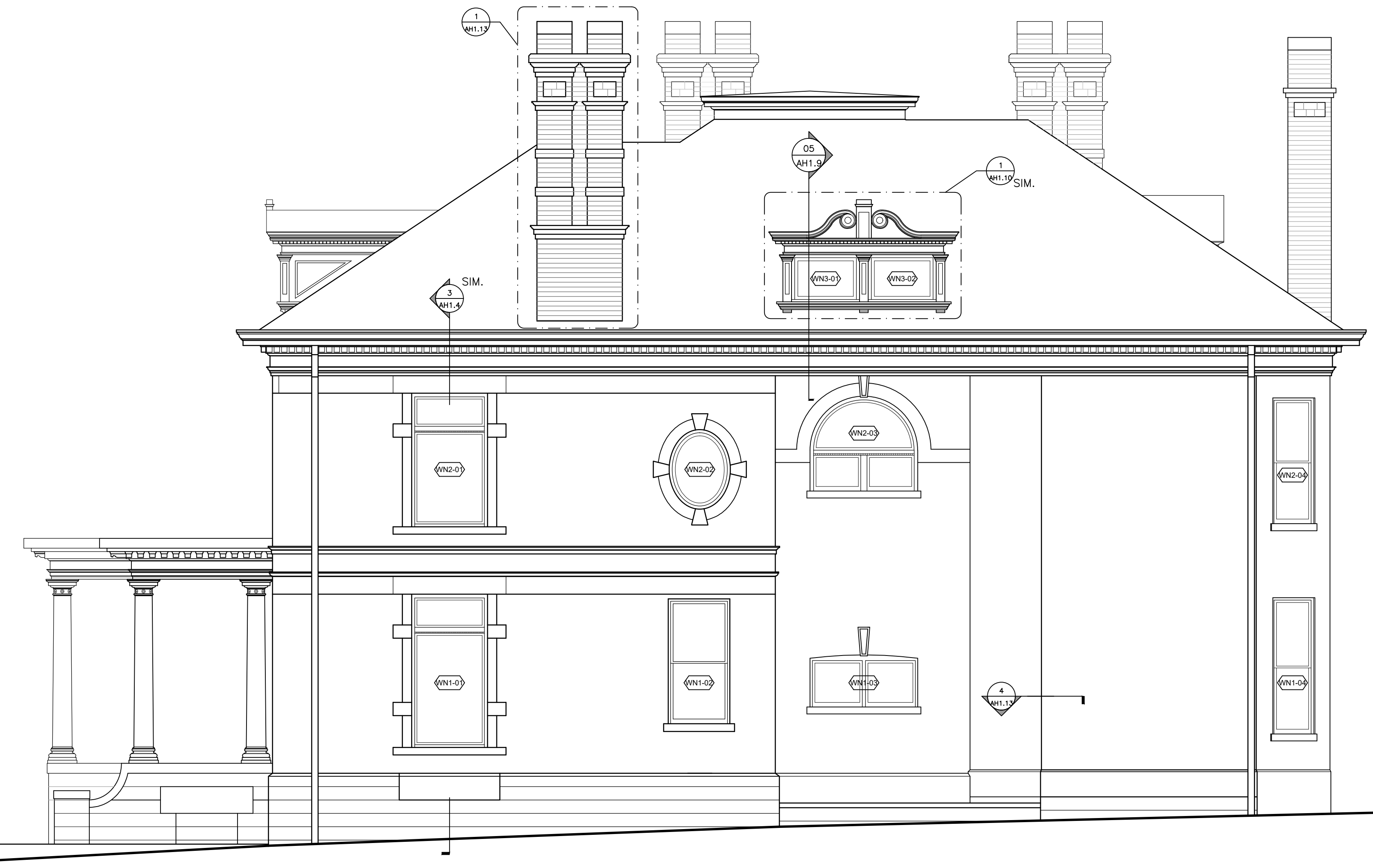
AH1.4

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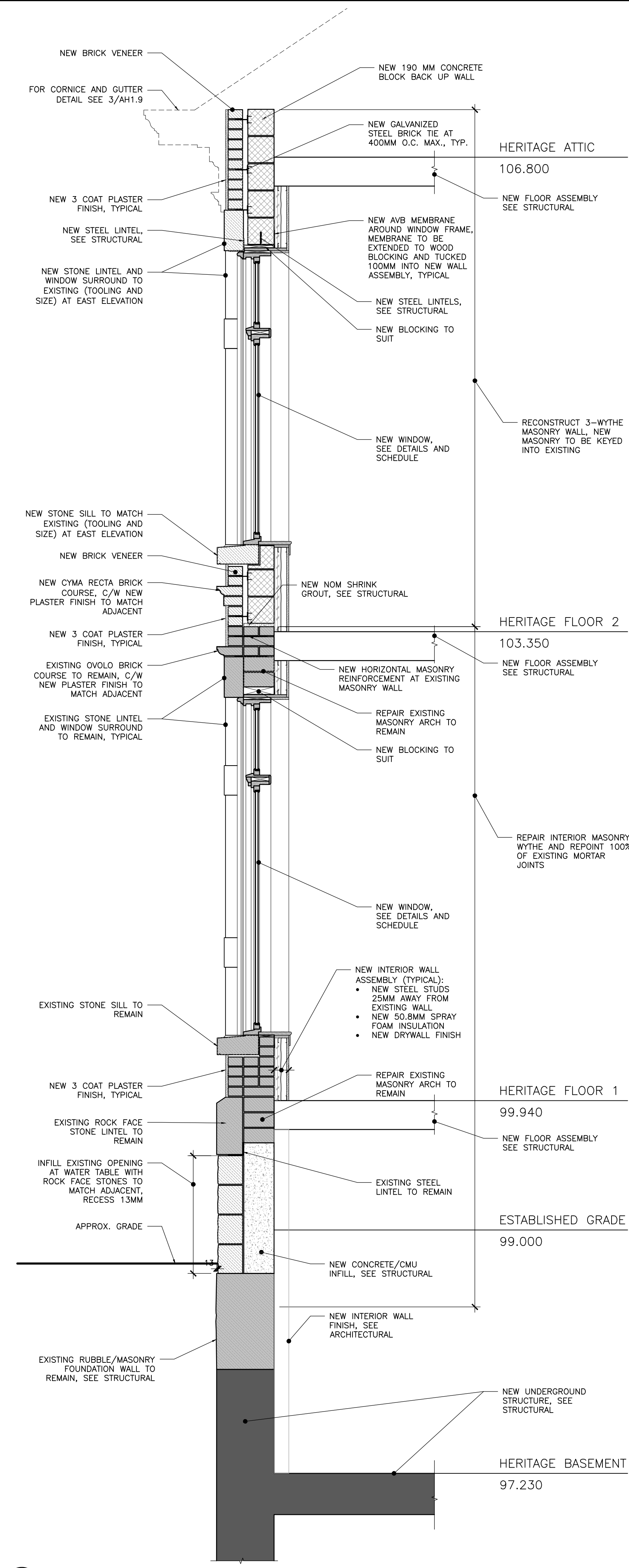
DATE	NO.	DESCRIPTION
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1 NORTH ELEVATION (314 JARVIS)
 1:50



2 WEST ELEVATION (314 JARVIS)
 1:50



3 SECTION AT RECONSTRUCTED MASONRY WALL
 1:20

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 308-314 Jarvis Street
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FOR:
JARVIS CARLTON LIMITED PARTNERSHIP
 200 King Street West
 Toronto, Ontario

PROJECT NO.:
18040.1

SCALE:
AS NOTED

DRAWN BY:
JP

REVIEWED BY:
CB

TITLE: DRAWING NO.

Proposed North & West Elevation

AH1.5

NEW HERITAGE WINDOW SCHEDULE

ELEVATION	LEVEL	WINDOW				R.O. SIZE		FRAME		SASH		REMARKS	WINDOW COLOUR		
		NO.	FACING STREET	FUNCTION	TYPE	WIDTH (mm)	HEIGHT (mm)	MATERIAL	FINISH	MATERIAL	FINISH			GLAZING UPPER	GLAZING LOWER
EAST ELEVATION	GROUND LEVEL	WE1-01	JARVIS ST (EAST)	F	A	~1073	~2477	WD	PT	WD	PT	GLH1	GLH1	T.B.D	
		WE1-02	JARVIS ST (EAST)	F	A	~1077	~2477	WD	PT	WD	PT	GLH1	GLH1		
		WE1-03	JARVIS ST (EAST)	F	A	~1232	~2477	WD	PT	WD	PT	GLH1	GLH1		
		WE1-04	JARVIS ST (EAST)	F	A	~1233	~2477	WD	PT	WD	PT	GLH1	GLH1		
		WE2-01	JARVIS ST (EAST)	F	A	~1115	~2158	WD	PT	WD	PT	GLH1	GLH1		
	SECOND LEVEL	WE2-02	JARVIS ST (EAST)	F	A	~1115	~2158	WD	PT	WD	PT	GLH1	GLH1	T.B.D	
		WE2-03	JARVIS ST (EAST)	F	A	~1233	~2158	WD	PT	WD	PT	GLH1	GLH1		
		WE2-04	JARVIS ST (EAST)	F	A	~1222	~2158	WD	PT	WD	PT	GLH1	GLH1		
		WE2-05	JARVIS ST (EAST)	F	A	~1233	~2158	WD	PT	WD	PT	GLH1	GLH1		
		WN3-01	JARVIS ST (EAST)	F	B	~1098	~762	WD	PT	WD	PT	GLH1	GLH1		AT DORMER
THIRD LEVEL	WN3-02	JARVIS ST (EAST)	F	B	~1098	~762	WD	PT	WD	PT	GLH1	GLH1	AT DORMER	T.B.D	
NORTH ELEVATION	GROUND LEVEL	WN1-01	McCLEAR PI(NORTH)	F	A	~1225	~2477	WD	PT	WD	PT	GLH1	GLH1	FALSE WINDOW	T.B.D
		WN1-02	McCLEAR PI(NORTH)	F	C	~995	~2017	WD	PT	WD	PT	GLH1	GLH1	FALSE WINDOW	
		WN1-03	McCLEAR PI(NORTH)	F	D	~1740	~841	WD	PT	WD	PT	GLH1	GLH1	FALSE WINDOW	
		WN1-04	McCLEAR PI(NORTH)	F	E	~930	~2200	WD	PT	WD	PT	GLH1	GLH1	FALSE WINDOW	
		WN2-01	McCLEAR PI(NORTH)	F	A	~1225	~2158	WD	PT	WD	PT	GLH1	GLH1	FALSE WINDOW	
	SECOND LEVEL	WN2-02	McCLEAR PI(NORTH)	F	F	~990	~1285	WD	PT	WD	PT	GLH1	GLH1	FALSE WINDOW	T.B.D
		WN2-03	McCLEAR PI(NORTH)	F	G	~1740	~1529	WD	PT	WD	PT	GLH1	GLH1	FALSE WINDOW	
		WN2-04	McCLEAR PI(NORTH)	F	E	~930	~2033	WD	PT	WD	PT	GLH1	GLH1	FALSE WINDOW	
		WN3-01	McCLEAR PI(NORTH)	F	B	~1098	~762	WD	PT	WD	PT	GLH1	GLH1	AT DORMER	
		WN3-02	McCLEAR PI(NORTH)	F	B	~1098	~762	WD	PT	WD	PT	GLH1	GLH1	AT DORMER	
WEST ELEVATION	THIRD LEVEL	WW3-01	WEST ELEVATION	LV	H	~623	~885	WD	PT	WD	PT	LV	DOW	T.B.D	
	WW3-02	WEST ELEVATION	LV	H	~623	~885	WD	PT	WD	PT	LV	DOW	T.B.D		
SOUTH ELEVATION	GROUND LEVEL	WS1-01	SOUTH ELEVATION	F	I	~1220	~2440	WD	PT	WD	PT	SEE ARCHITECTURAL	SEE ARCHITECTURAL	T.B.D	
		WS1-02	SOUTH ELEVATION	F	I	~1220	~2440	WD	PT	WD	PT	SEE ARCHITECTURAL	SEE ARCHITECTURAL		
		WS1-03	SOUTH ELEVATION	F	I	~1220	~2440	WD	PT	WD	PT	SEE ARCHITECTURAL	SEE ARCHITECTURAL		
		WS1-04	SOUTH ELEVATION	F	A	~1225	~2477	WD	PT	WD	PT	GLH1	GLH1		
	SECOND LEVEL	WS2-01	SOUTH ELEVATION	F	A	~1225	~2158	WD	PT	WD	PT	GLH1	GLH1	T.B.D	
		WS2-02	SOUTH ELEVATION	F	A	~1115	~2158	WD	PT	WD	PT	GLH1	GLH1		

GENERAL NOTES - WINDOWS

- ALL MEASUREMENTS IN THIS SCHEDULE ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL MEASUREMENTS IN THIS SCHEDULE PRIOR OF PROVIDING SHOP DRAWINGS.
- ALL WINDOWS ARE FIXED. ALL INTERIOR FACES OF SASHES AND FRAMES TO BE OF STANDARD FINISH BY MANUFACTURER. CONTRACTOR TO PROVIDE STANDARD FINISHES FOR REVIEW AND APPROVAL BY ARCHITECT.
- INTERIOR HARDWARE TO BE OF STANDARD FINISH. PROVIDE FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL. FOR ALL GLAZING TYPES, SEE 08 00 00. COORDINATE ALL TIE-INS OF MEMBRANES WITH ARCHITECTURAL.
- ALL FALSE WINDOWS INCLUDE THIRD HEAT STRENGTHENED, ACID ETCHED GLASS PANEL. SUBMIT SAMPLES TO HERITAGE CONSULTANT.

LEGEND:

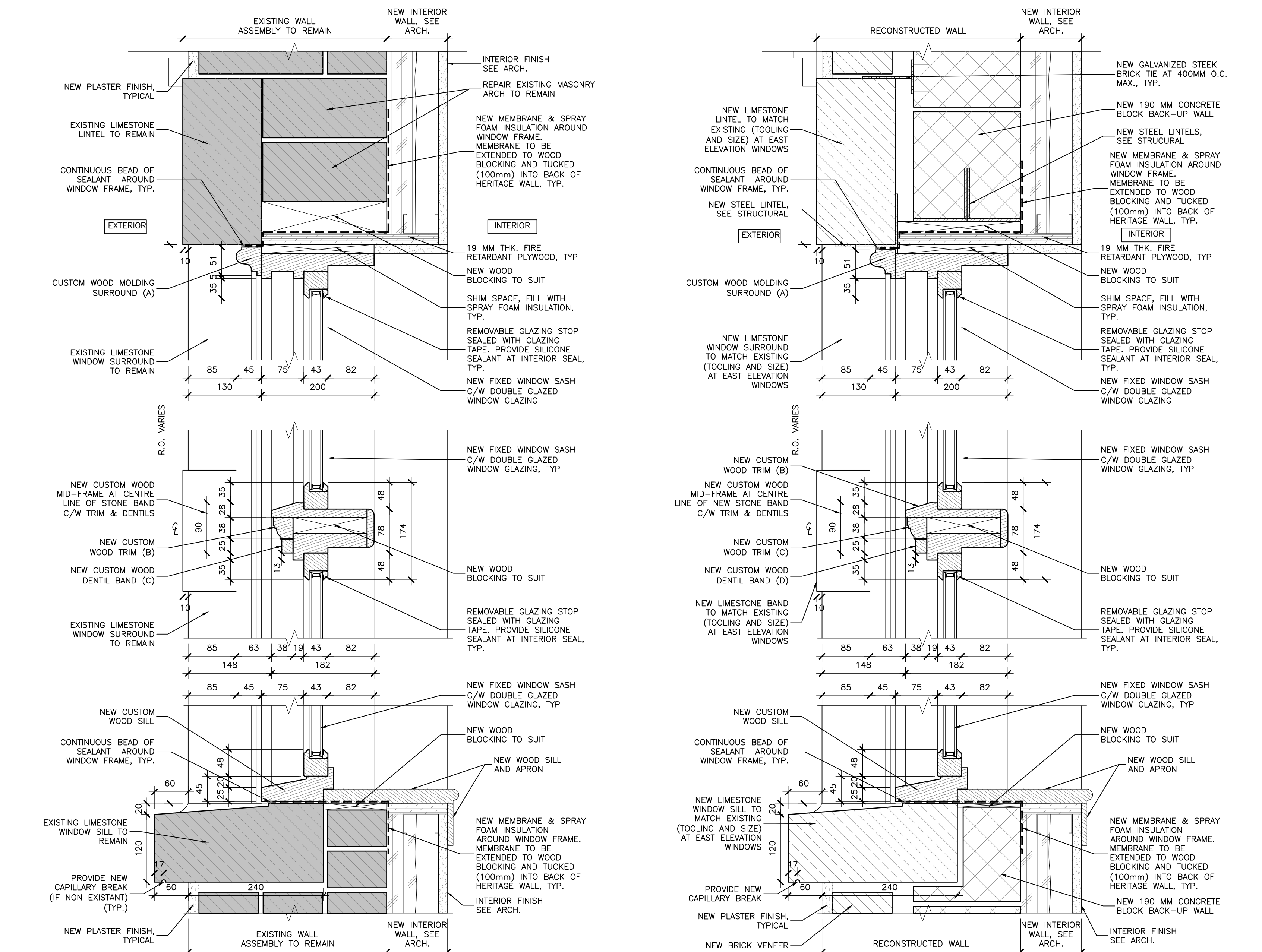
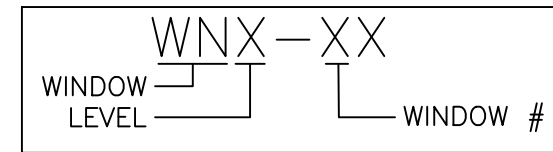
- C CASEMENT
- F FIXED
- SH SINGLE HUNG
- WD WOOD
- PT PAINTED
- LV LOUVERED
- GLH1 GLAZING TYPE H1 (DOUBLE PANE, LOW E, TEMPERED)
- DOW DORMER WINDOW

SCHEDULE NOTES:

- RESERVED

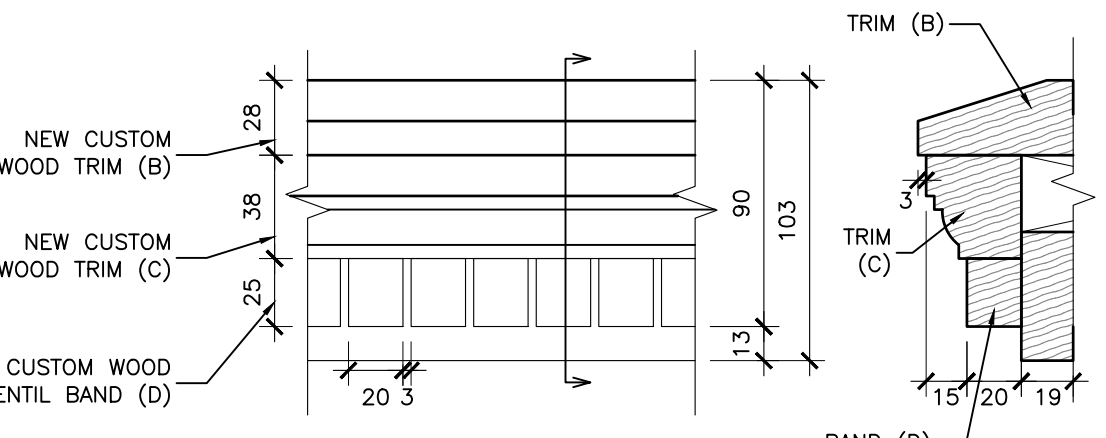
EXTERIOR WINDOW COLOURS

- COLOURS TO BE CONSISTENT, AND FROM MANUFACTURER'S STANDARD COLOUR RANGE. CONTRACTOR TO PROVIDE STANDARD COLOUR RANGE TO ARCHITECT FOR REVIEW AND APPROVAL.

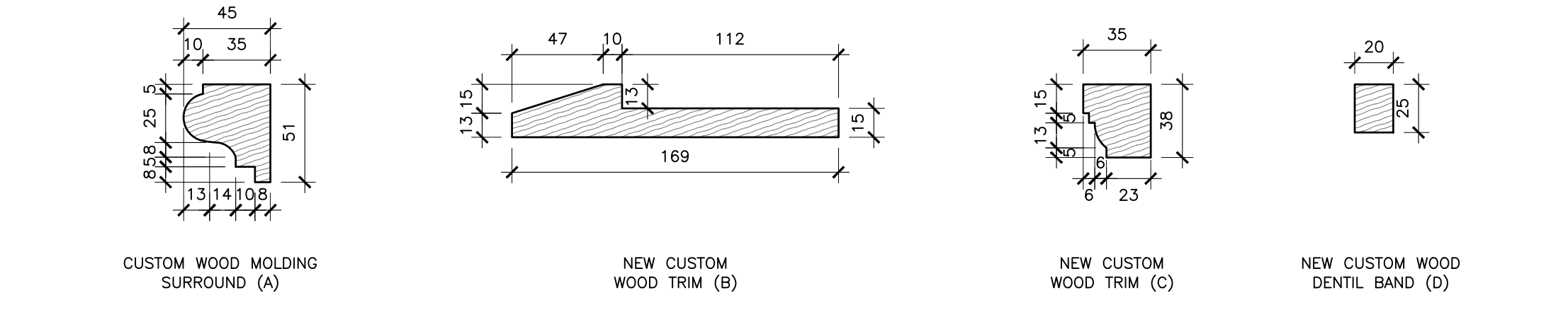


3 NEW WINDOW SECTION AT EXISTING HERITAGE WALL
1:5 (WE1-01, WE1-02, WE1-03, WE1-04, WE2-01, WE2-02, WE2-03, WE2-04, WE2-05, WN1-01, WN2-01, WS1-04 & WS2-02)

4 NEW WINDOW SECTION AT RECONSTRUCTED HERITAGE WALL
1:5 (WS2-01)

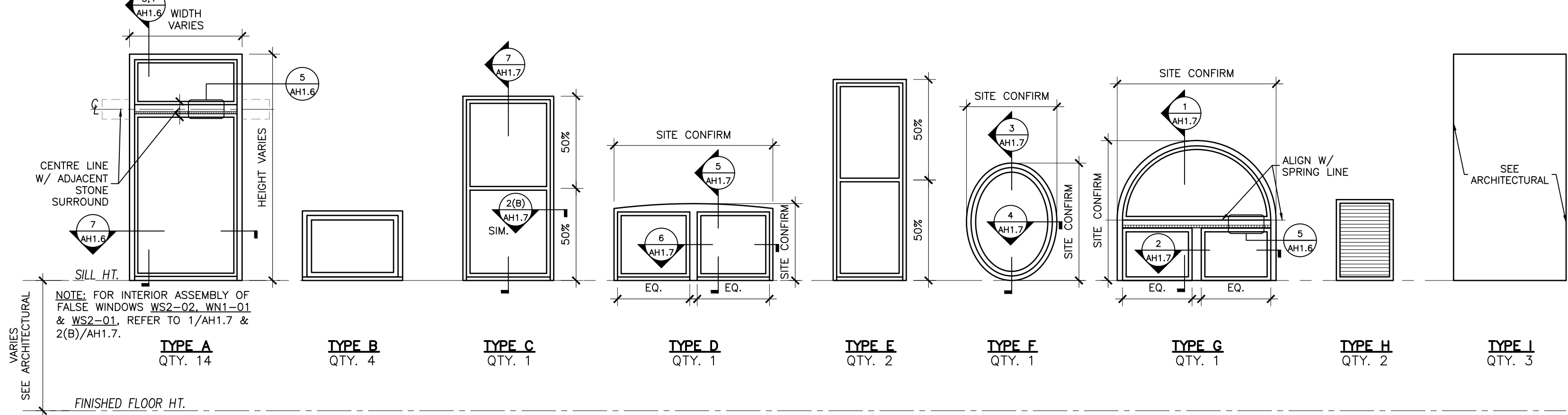


5 ELEV. DETAIL AT MID-FRAME
1:2

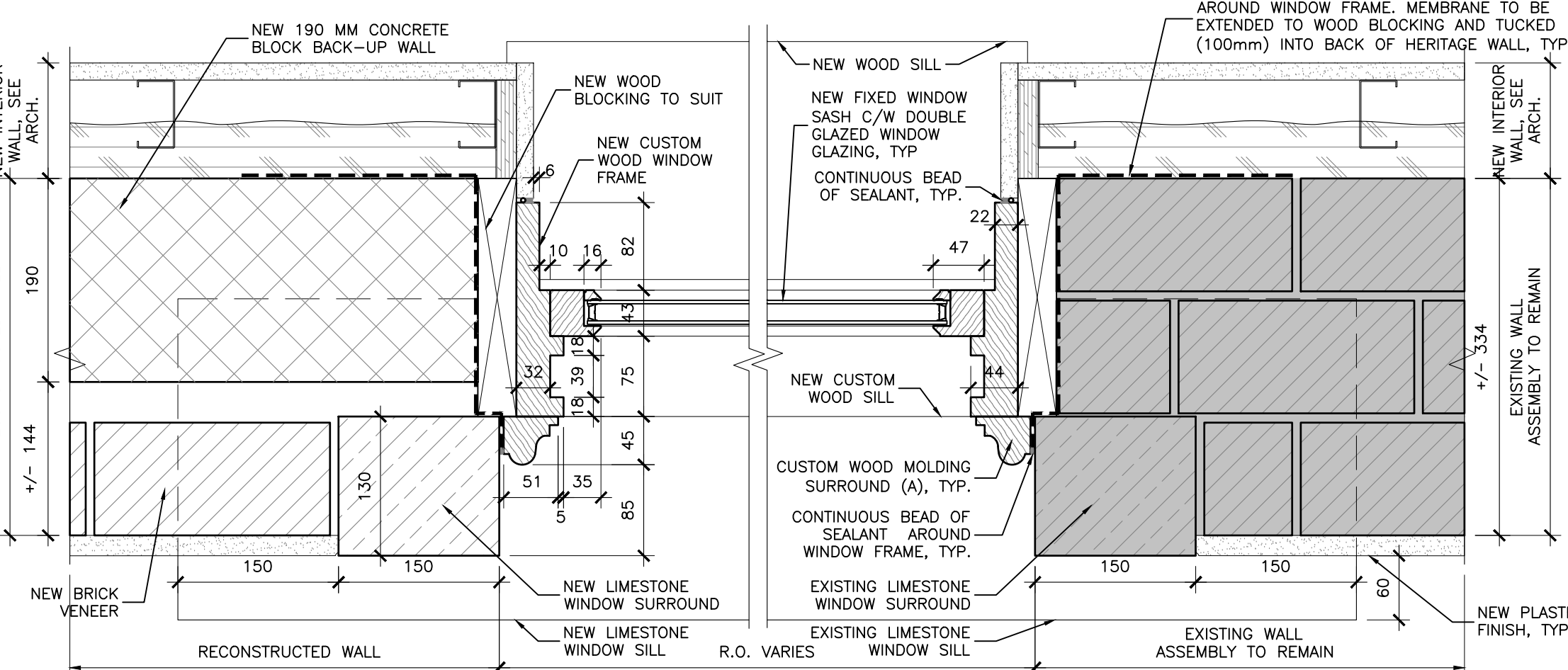


6 CUSTOM WOOD TRIMS AND PROFILES
1:2

1 HERITAGE WINDOW SCHEDULE
N.T.S.



2 WINDOW TYPES
N.T.S.



7 NEW WINDOW SECTION - JAMB DETAIL
1:5 (SHOWING RECONSTRUCTED AND EXISTING WALL CONDITIONS)

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PROJECT:
308-314 JARVIS STREET
308-314 Jarvis Street
Toronto, Ontario

FOR:
JARVIS CARLTON LIMITED PARTNERSHIP
200 King Street West
Toronto, Ontario

PROJECT NO.:
18040.1

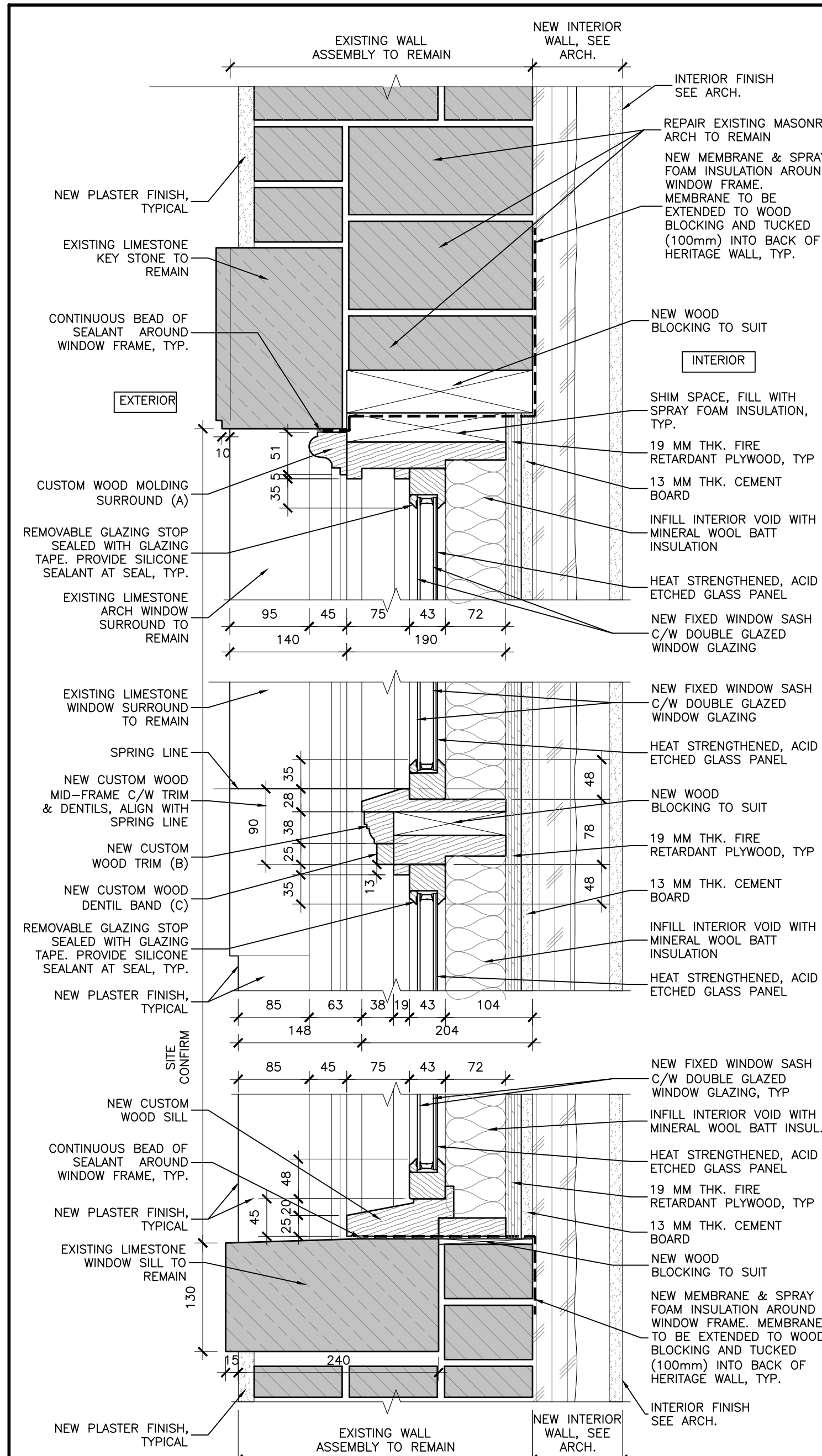
DRAWN BY:
JP

TITLE:
DRAWING NO.

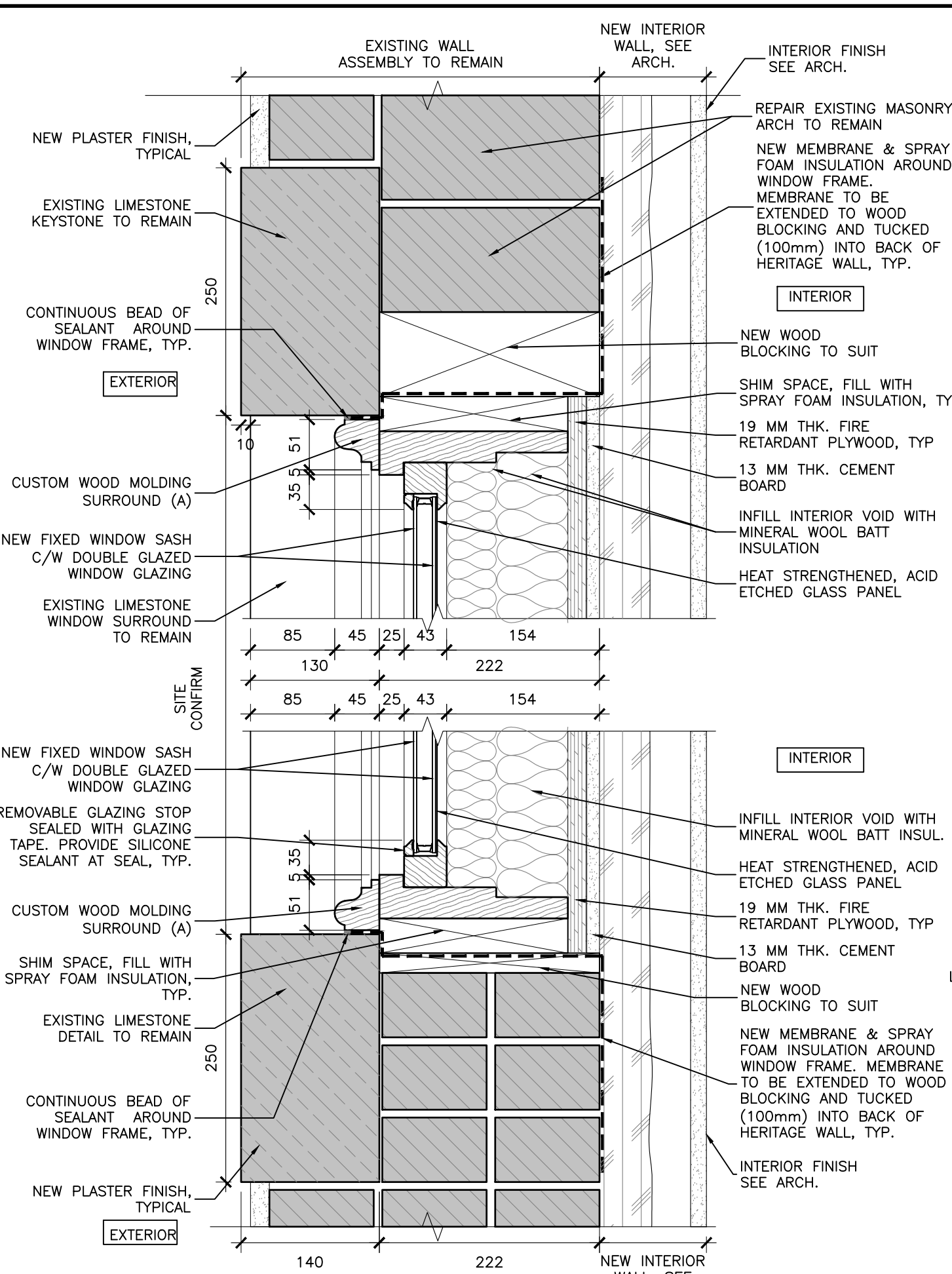
Heritage Window Schedule and Details

AH1.6

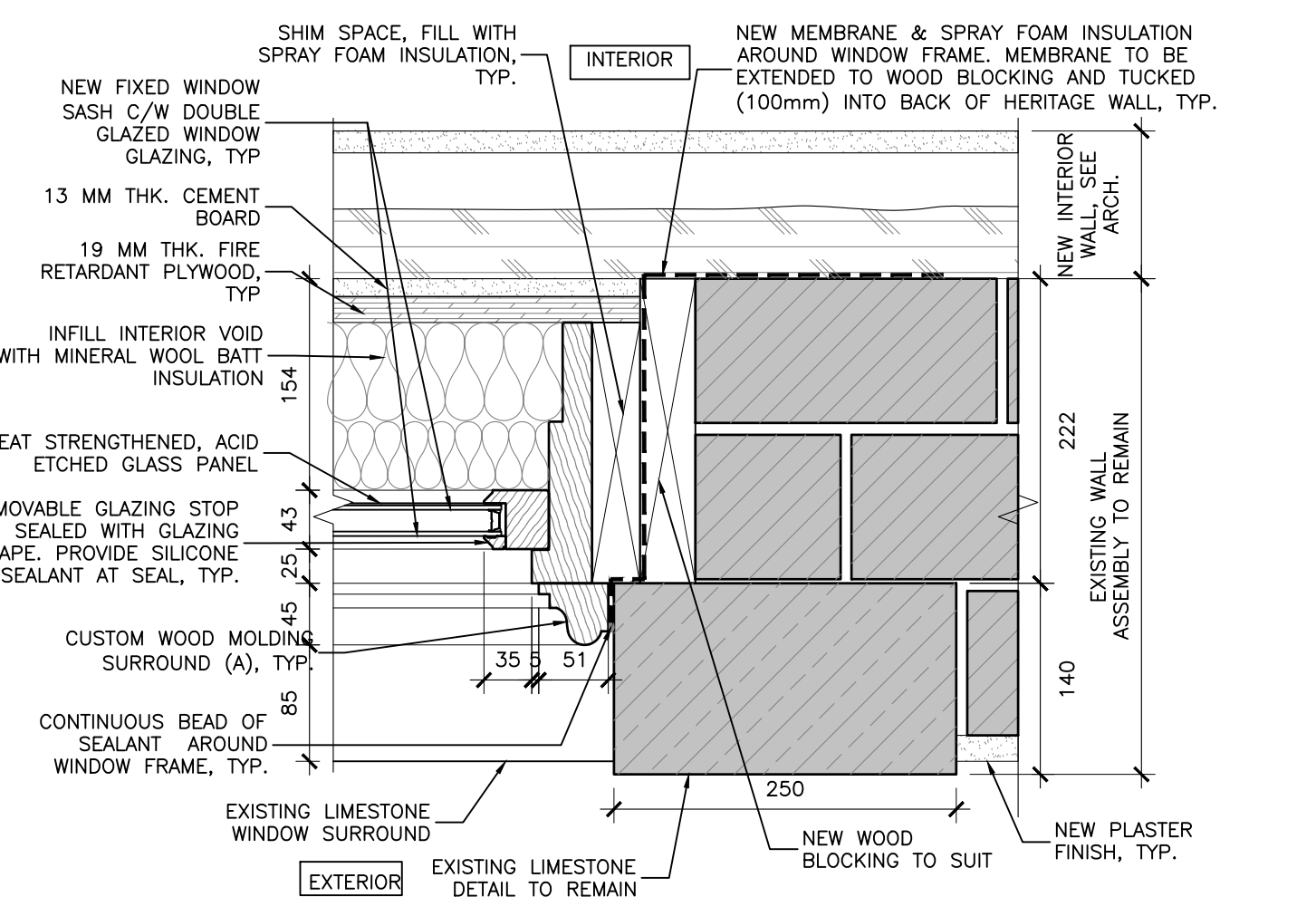
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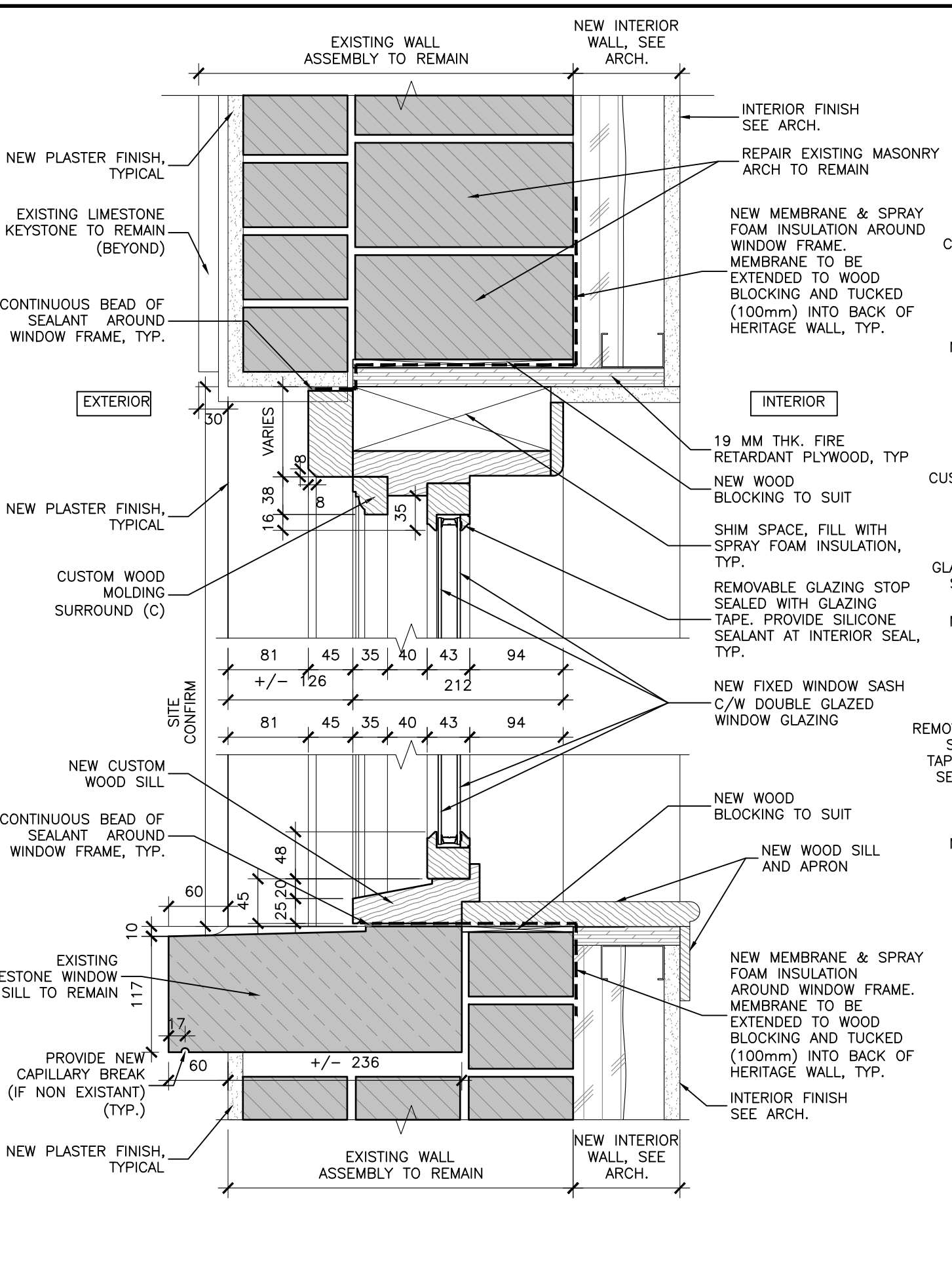
1 NEW WINDOW SECTION AT EXISTING HERITAGE WALL
1:5 (WN2-03)



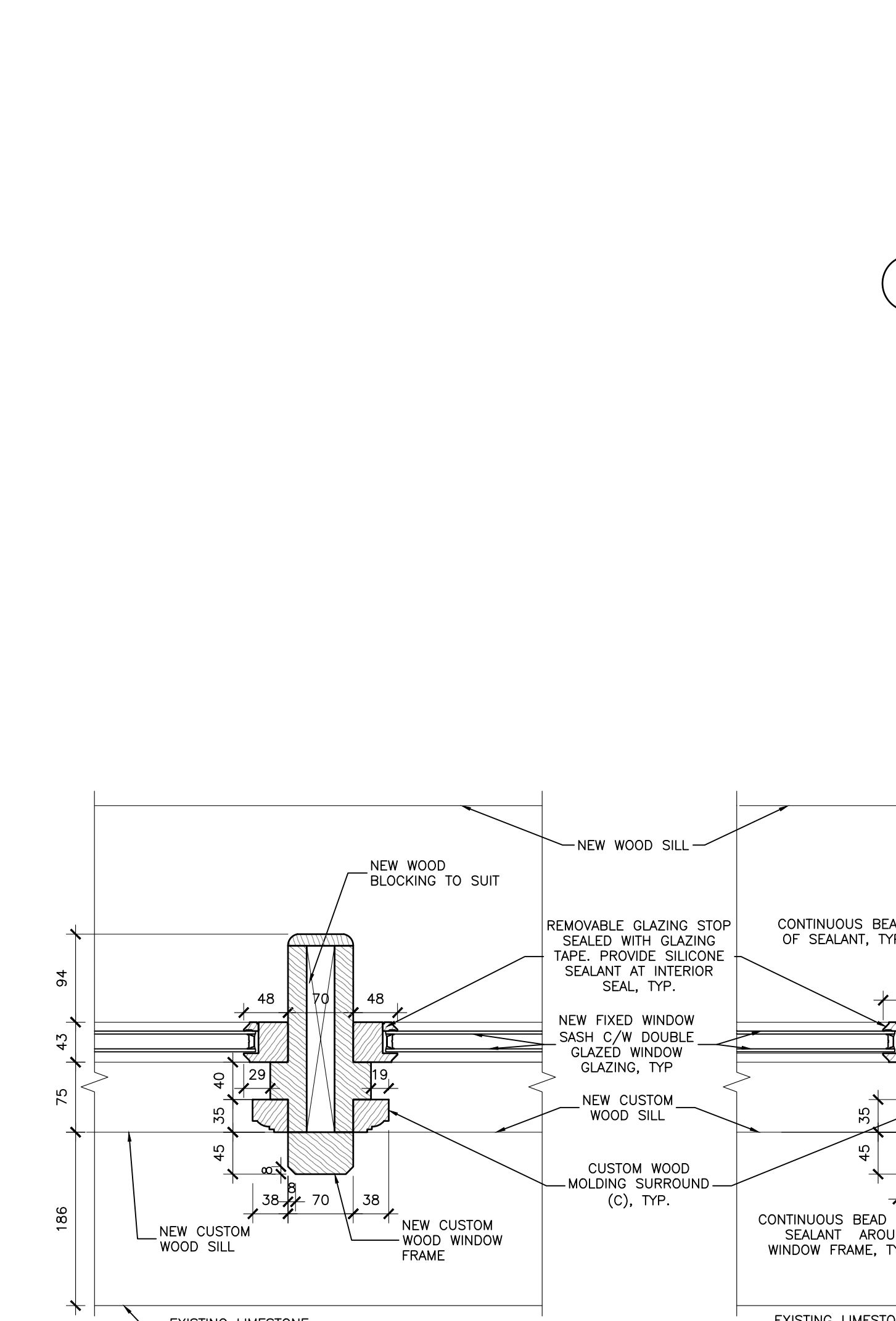
3 NEW WINDOW SECTION AT EXISTING HERITAGE WALL
1:5 (WN2-02)



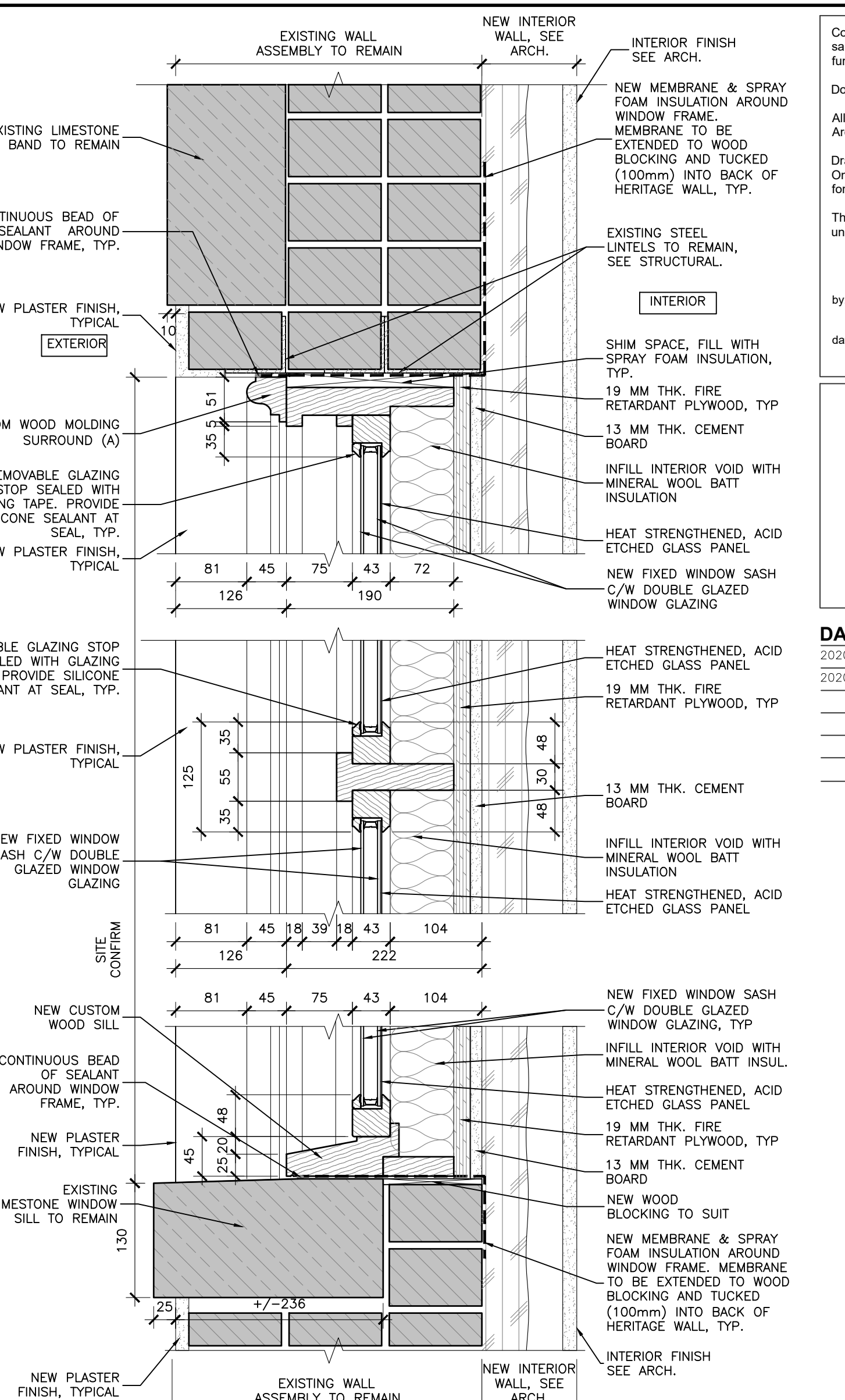
4 NEW WINDOW SECTION - JAMB DETAIL
1:5 (WN2-02)



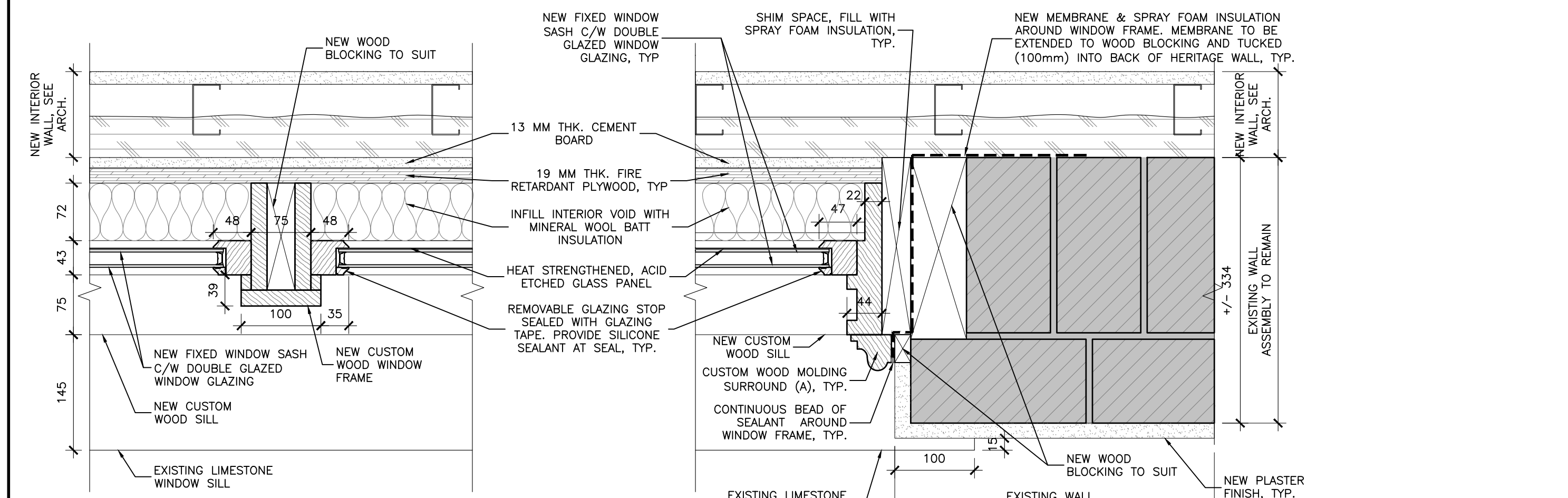
5 NEW WINDOW SECTION AT EXISTING HERITAGE WALL
1:5 (WN1-03)



6 NEW WINDOW SECTION - VERTICAL MULLION AND JAMB DETAIL
1:5 (WN1-03)



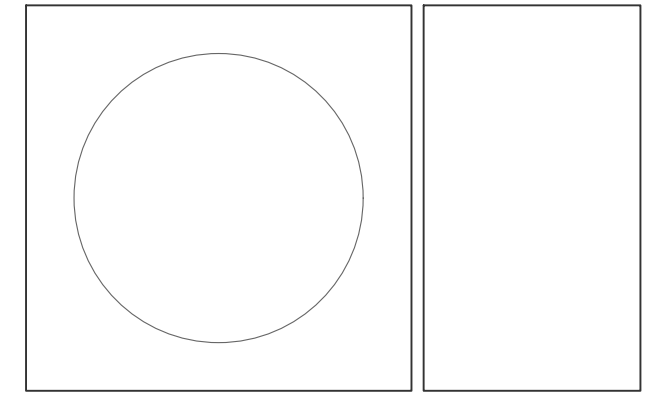
7 NEW WINDOW SECTION AT EXISTING HERITAGE WALL
1:5 (WN1-02)



2 NEW WINDOW SECTION - VERTICAL MULLION (A) AND JAMB DETAIL (B)
1:5 (WN2-03)

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FOR:
JARVIS CARLTON LIMITED PARTNERSHIP
200 King Street West
Toronto, Ontario

PROJECT NO.:
18040.1

DRAWN BY:
JP

TITLE:
Heritage Window Details

SCALE:
AS NOTED

REVIEWED BY:
CB

DRAWING NO.

AH1.7

NEW HERITAGE DOOR SCHEDULE

DOOR NO.	FACING STREET	TYPE	R.O. SIZE		DOOR LEAF							DOOR FRAME			HARDWARE
			WIDTH (mm)	HEIGHT (mm)	MATERIAL	FINISH	GLAZING	HEIGHT (MM)	WIDTH (MM)	THK (MM)	F.R.R	MATERIAL	FINISH	F.R.R	
DE1-01	JARVIS ST (EAST)	A	±1073	±2477	WD	PT	GLH1	2246	904	40	NOTE #5	WD	PT	NOTE #5	AO, DC, KP, PH, WST, TH, H, FS, NOTE # 5
DW1-01	WEST ELEVATION	B	±1000	±2180	NOTE#5	NOTE#5	NOTE#5	NOTE#5	NOTE#5	NOTE#5	NOTE#5	NOTE#5	NOTE#5	NOTE#5	NOTE#5

GENERAL NOTES - DOORS

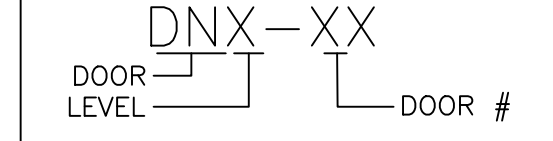
- ALL MEASUREMENTS IN THIS SCHEDULE ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL MEASUREMENTS IN THIS SCHEDULE PRIOR OF PROVIDING SHOP DRAWINGS.
- PROVIDE HARDWARE FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL.
- FOR GLAZING TYPES, SEE 08 80 00.
- COORDINATE ALL TIE-INS OF MEMBRANES WITH ARCHITECTURAL.
- FOR ADDITIONAL INFORMATION REFER TO ARCHITECTURAL SCHEDULE

HARDWARE:

- AO AUTO OPERATOR TO BE CONNECTED TO FIRE ALARM SYSTEM
- DC DOOR CLOSER
- KP KICK PLATE
- PH PANIC HARDWARE W/LOCK SET AND LEVER ON THE EXTERIOR
- WST WEATHER STRIP
- TH THRESHOLD
- DS DOOR SWEEP
- H HINGES (3 UNITS)
- FS FLOOR STOP

EXTERIOR DOOR COLOURS

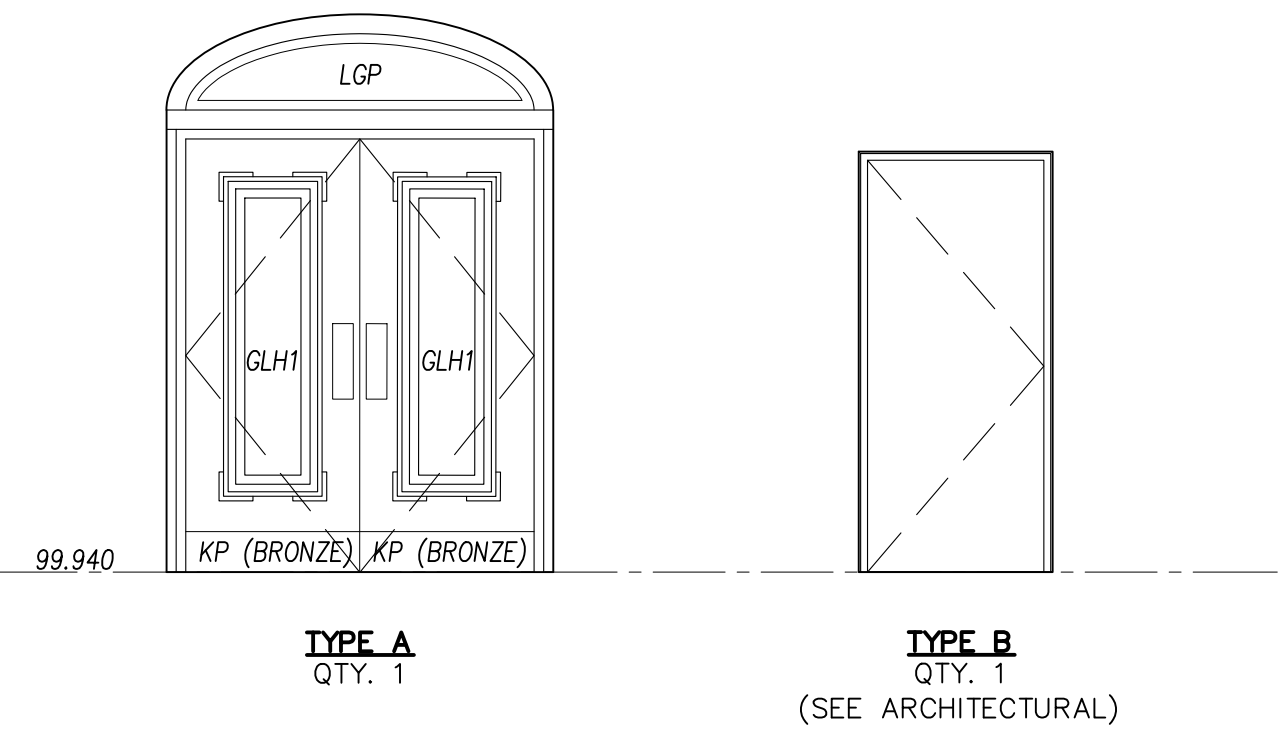
- COLOURS TO BE CONSISTENT, AND FROM MANUFACTURER'S STANDARD COLOUR RANGE. CONTRACTOR TO PROVIDE STANDARD COLOUR RANGE TO ARCHITECT FOR REVIEW AND APPROVAL.



LEGEND:

- WD WOOD
- PT PAINTED
- GLH1 GLAZING TYPE H1 (DOUBLE PANE, LOW E, TEMPERED)
- LGP LEADED GLASS PANEL

1 HERITAGE DOOR SCHEDULE
N.T.S.



2 DOOR TYPES
N.T.S.

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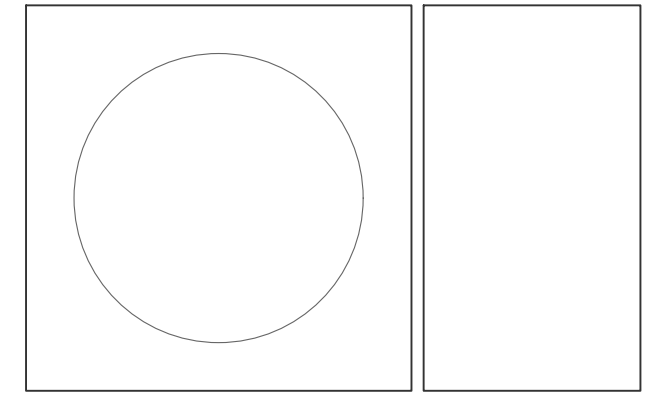
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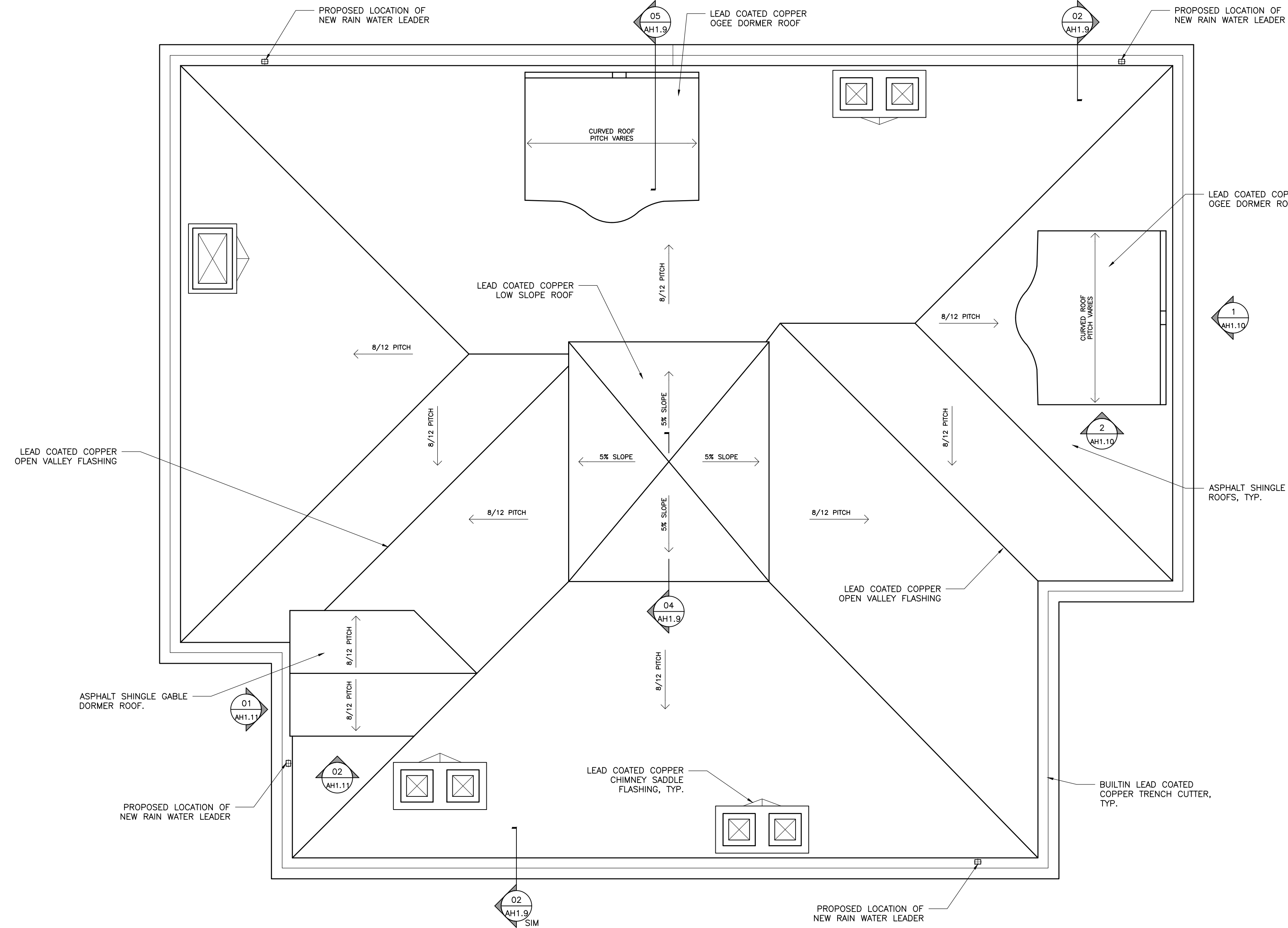
PROJECT NO.: **18040.1** SCALE: **AS NOTED**

DRAWN BY: **JP** REVIEWED BY: **CB**

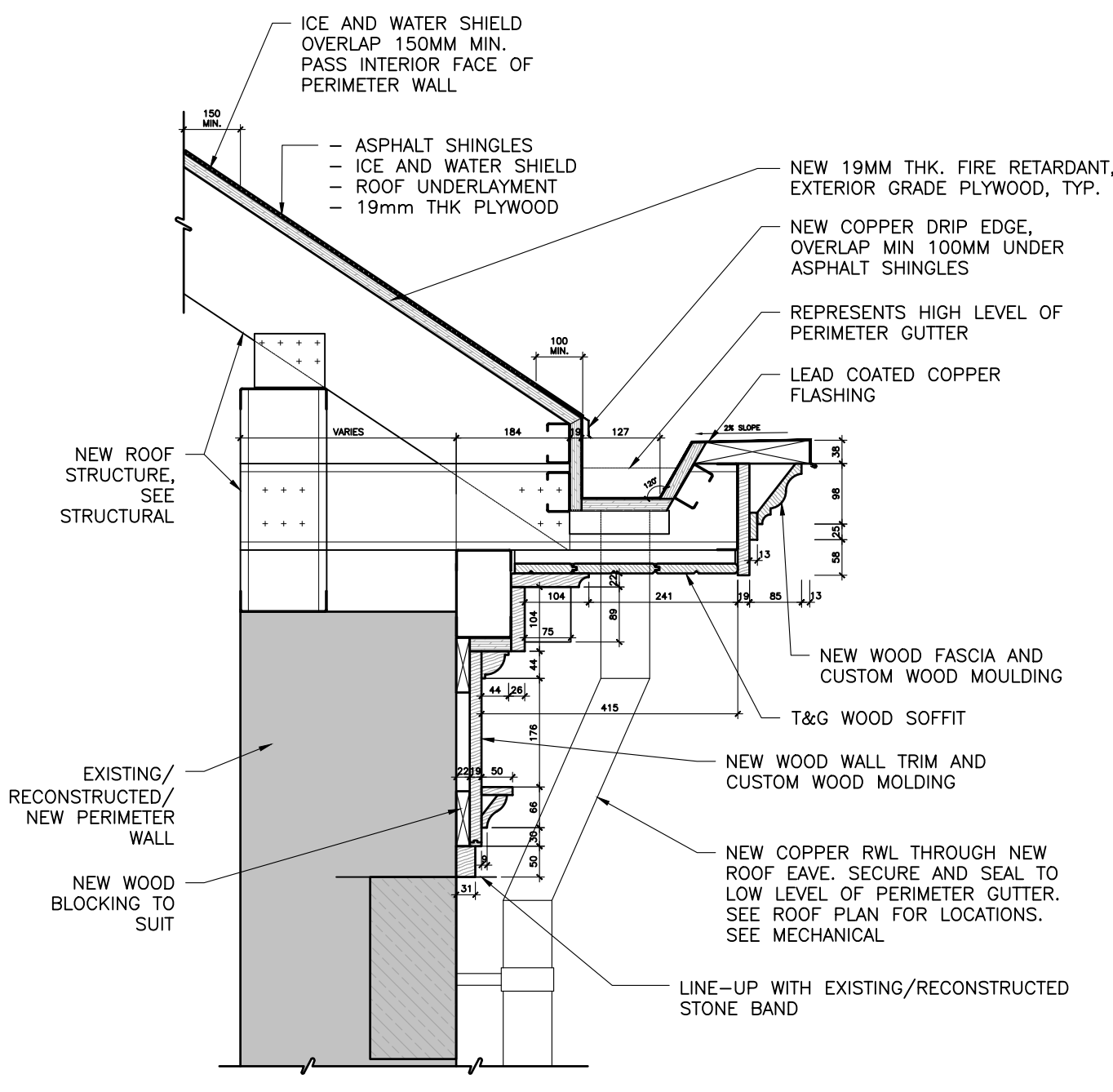
TITLE: DRAWING NO.

Heritage Doors
Schedule and Details

AH1.8

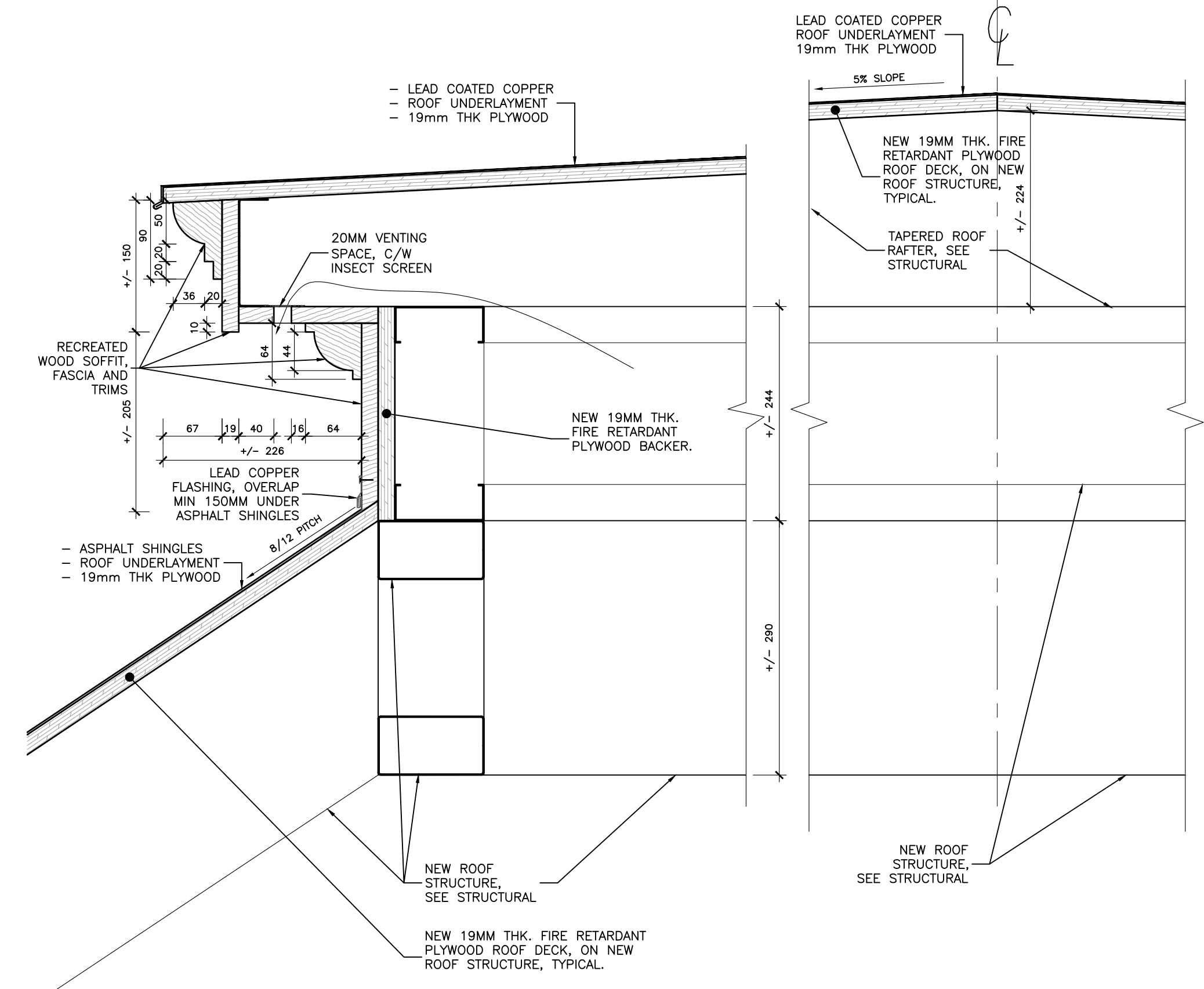
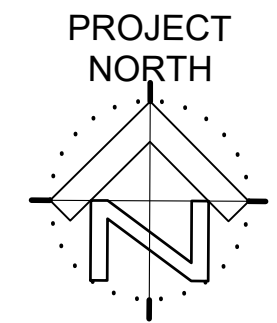


1 PROPOSED ROOF PLAN
1:50

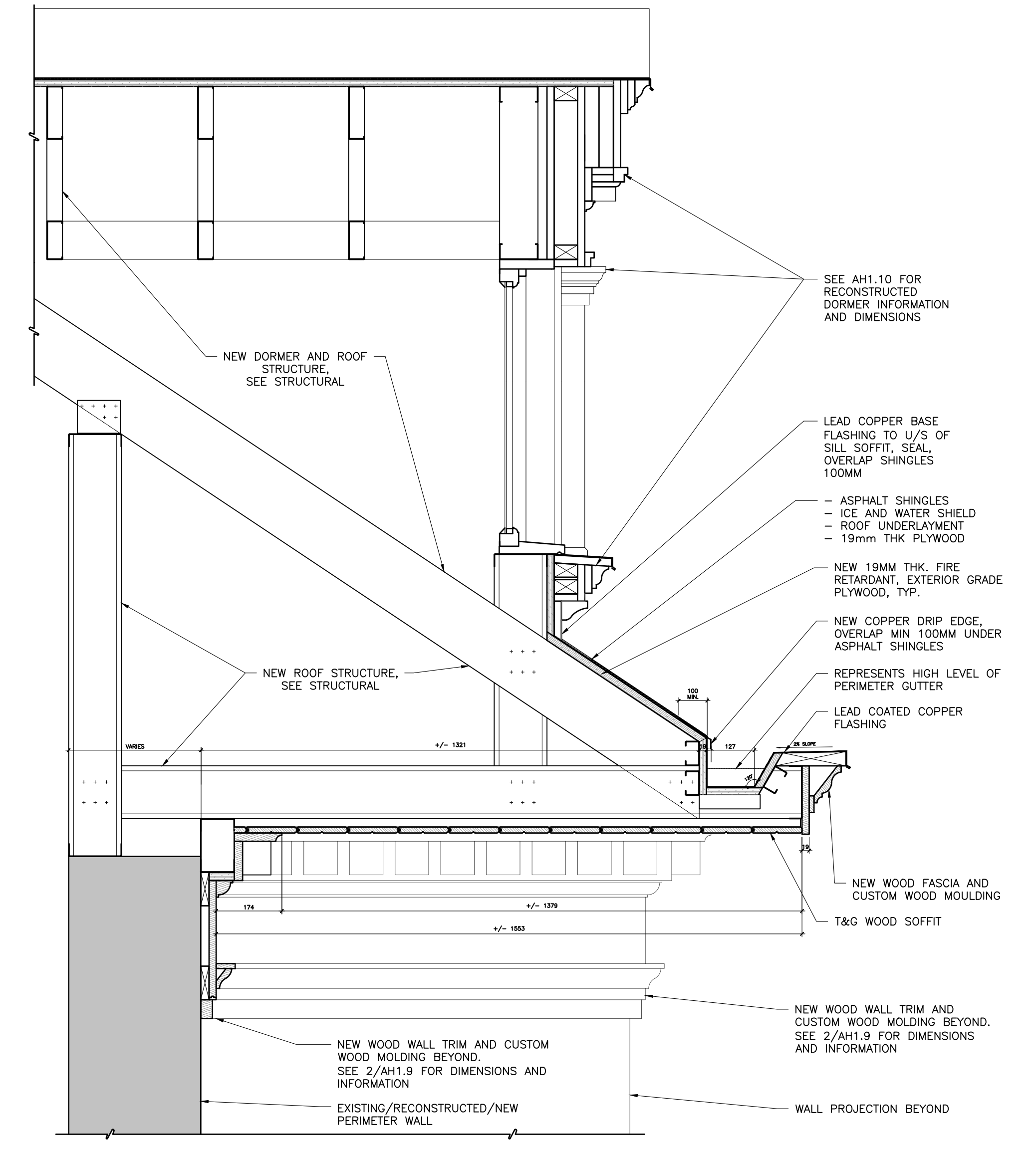


2 CORNICE & BUILT GUTTER DETAIL
1:10

4 RESERVED
1:10

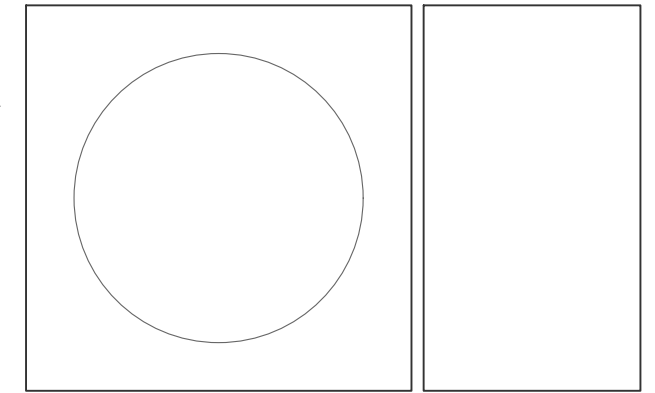


4 FLAT ROOF TOP - DETAIL SECTION
1:5



5 CORNICE & BUILT GUTTER DETAIL AT RECESSED WALL (AT NORTH DORMER AREA)
1:10

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200 King Street West
Toronto, Ontario

PROJECT NO.:
18040.1
SCALE: **AS NOTED**
DRAWN BY: **JP** REVIEWED BY: **CB**

TITLE: DRAWING NO.

Proposed Roof Plan and Details

AH1.9

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Architect and await further instruction before commencing work.

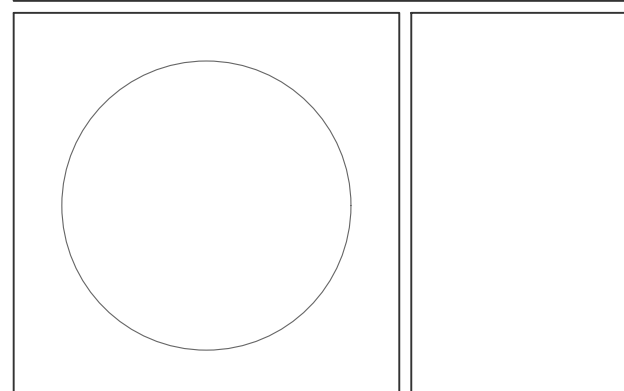
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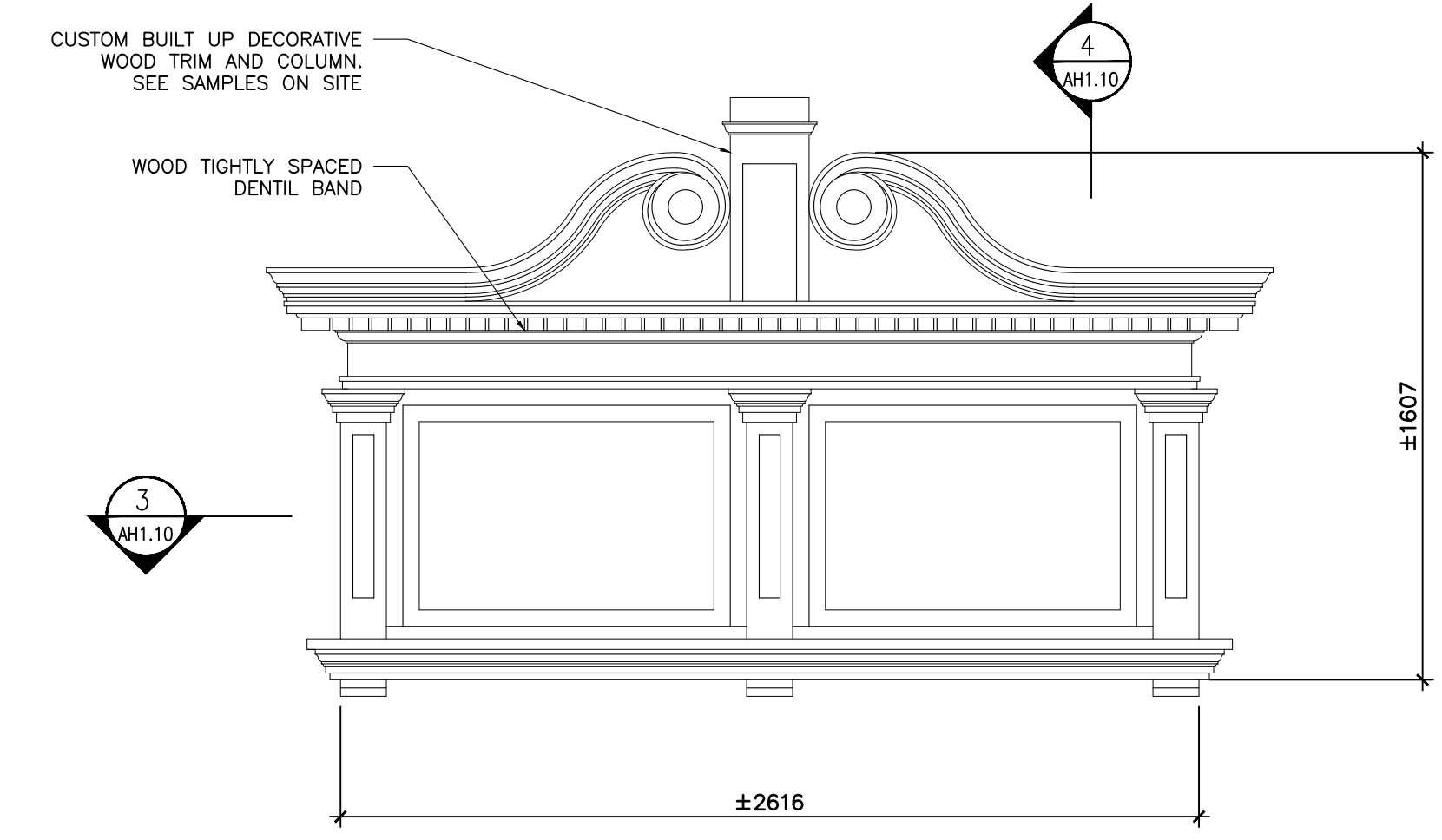
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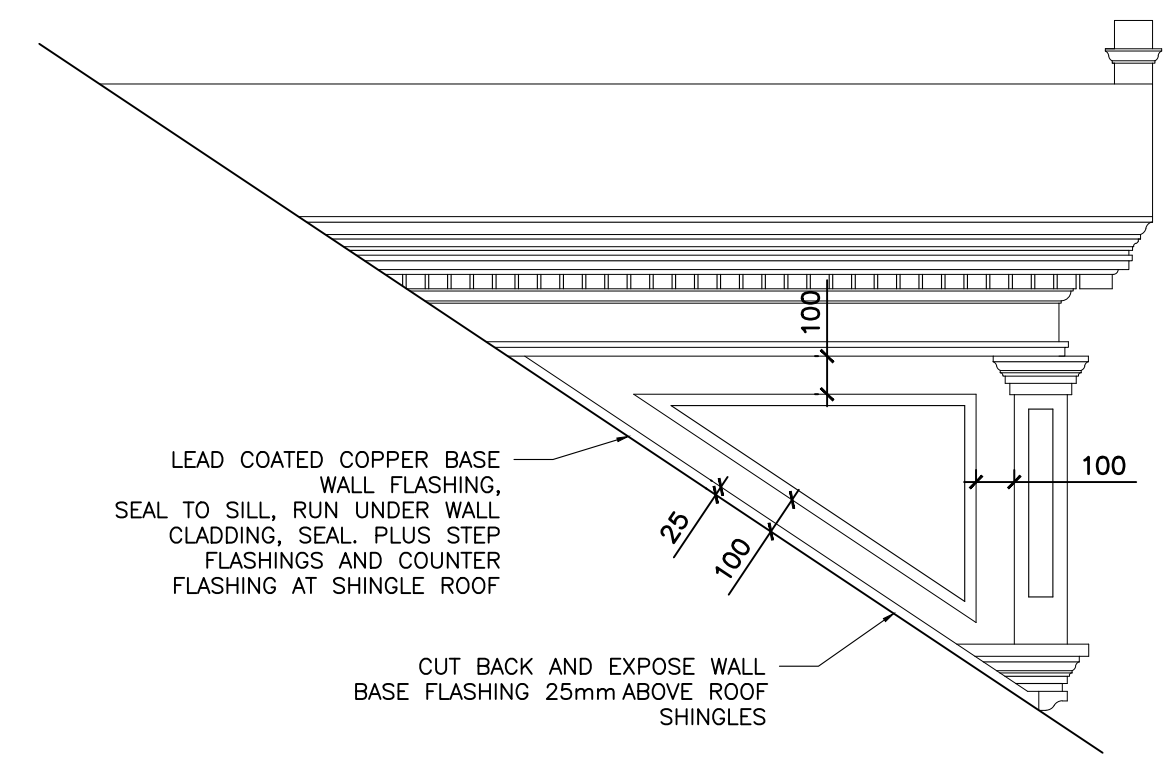
by:
date:



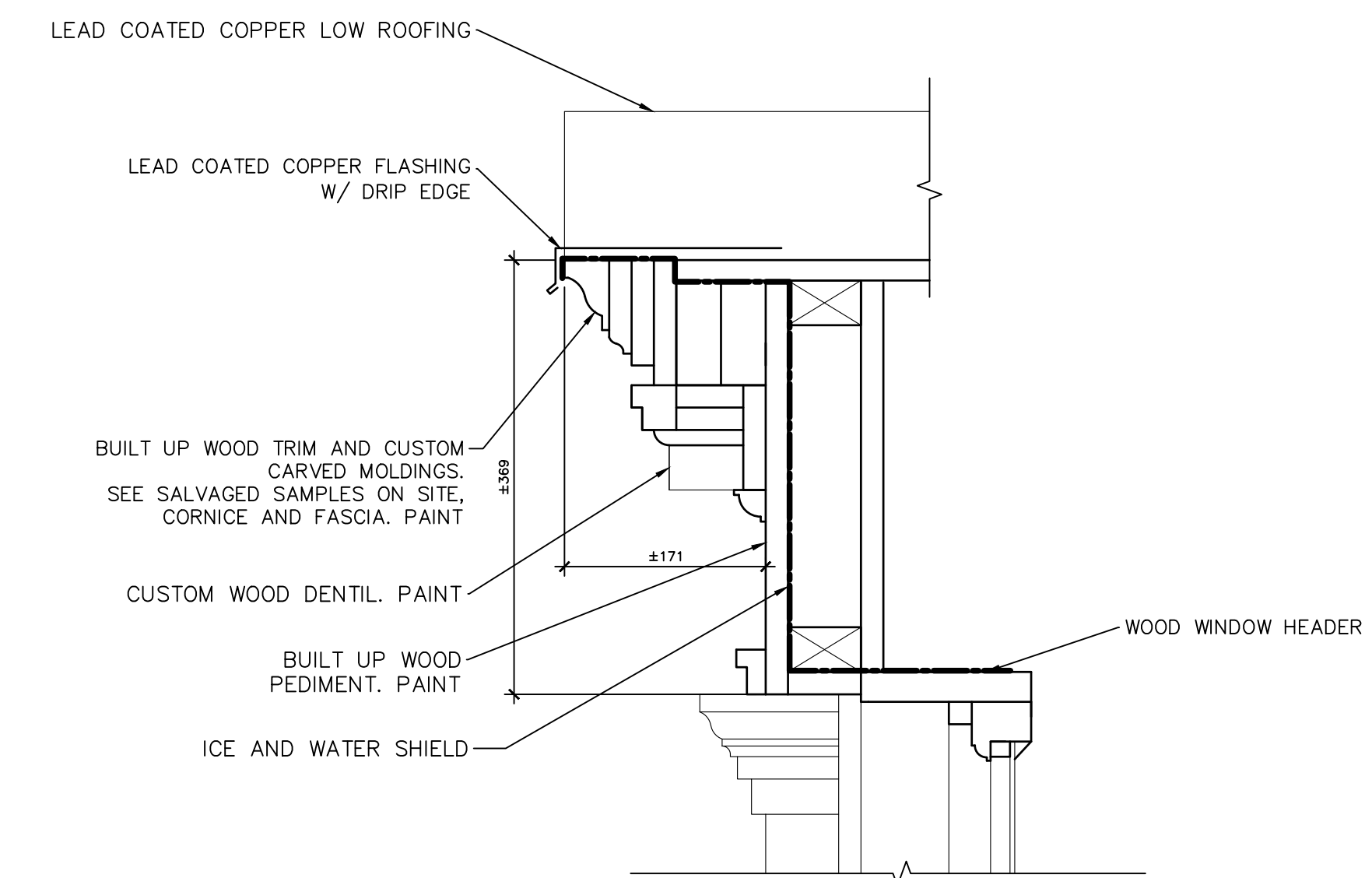
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2020.12.02	2	ISSUED FOR RECONSTRUCTION PLAN



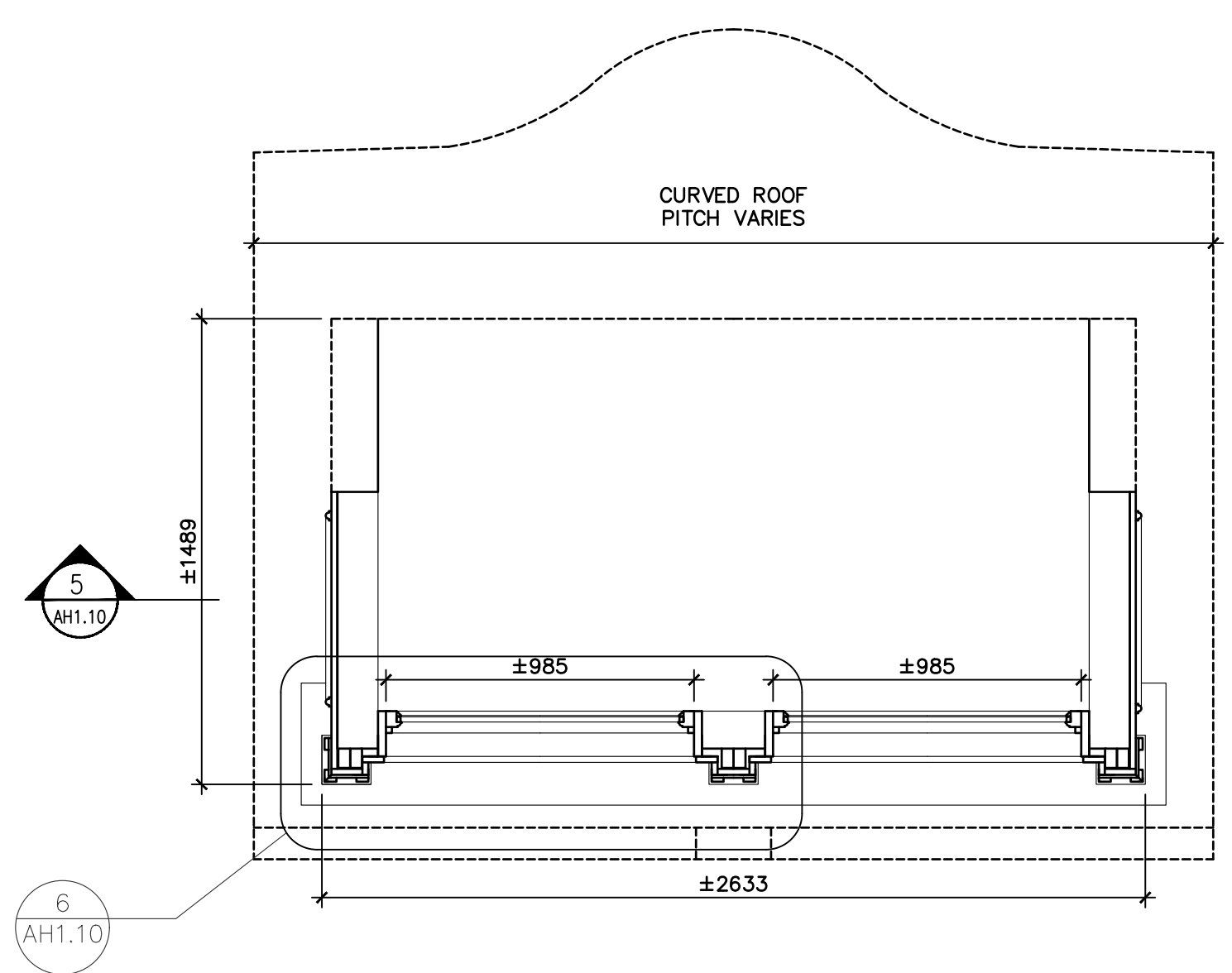
01 EAST DORMER FRONT ELEVATION (314 JARVIS)
SCALE: 1:20



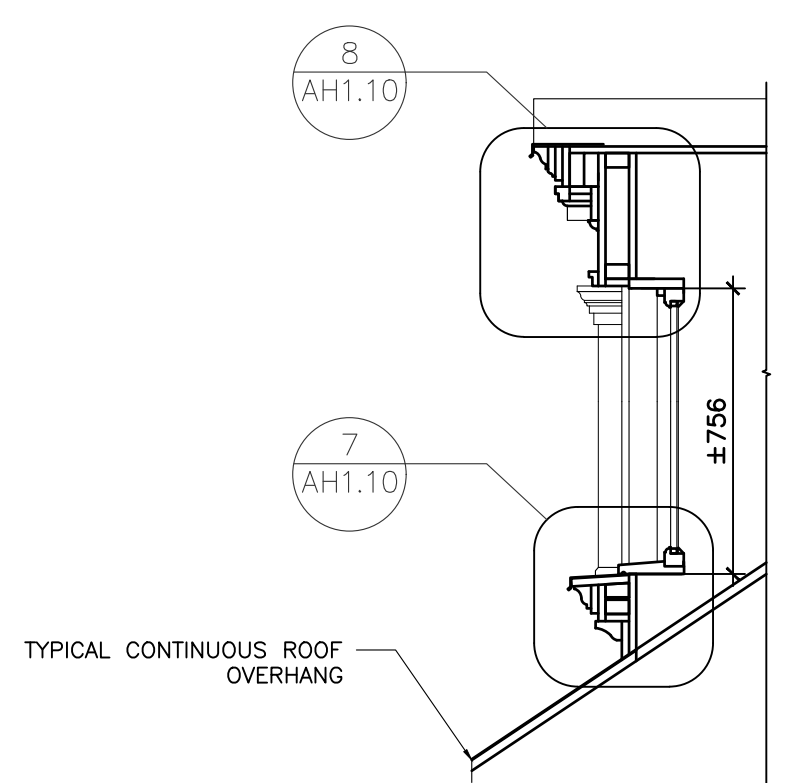
02 EAST DORMER SIDE ELEVATION (314 JARVIS)
SCALE: 1:20



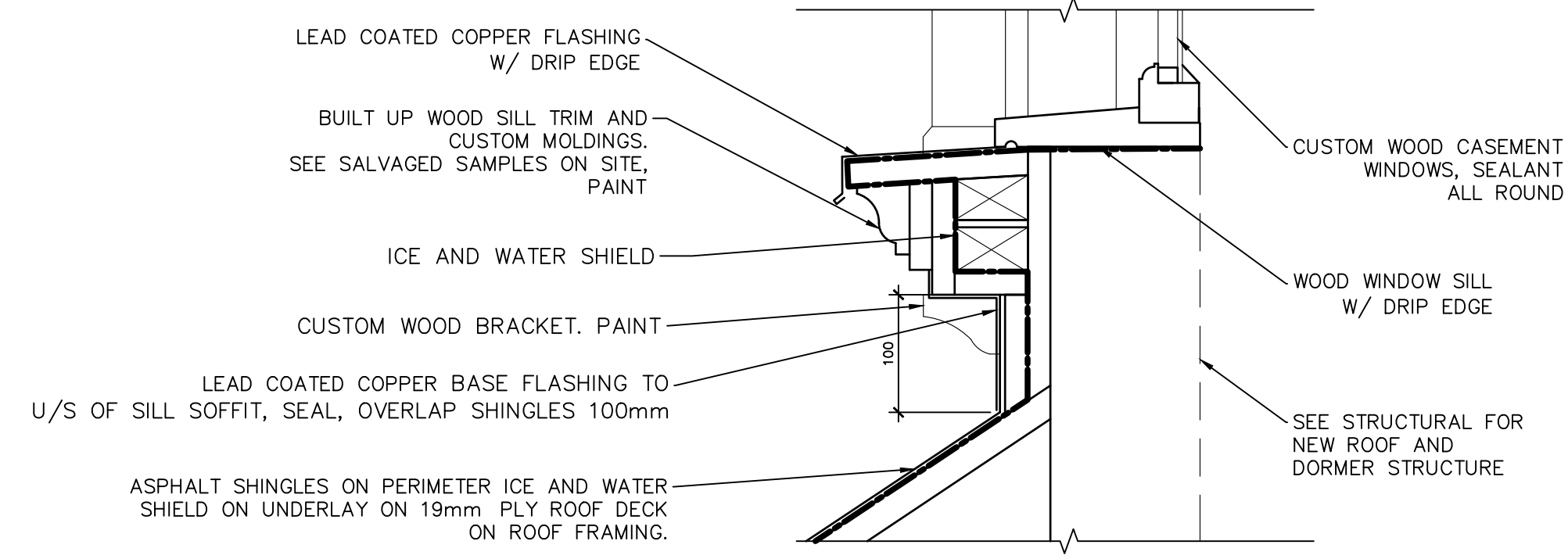
08 EAST DORMER HEADER DETAIL
SCALE: 1:5



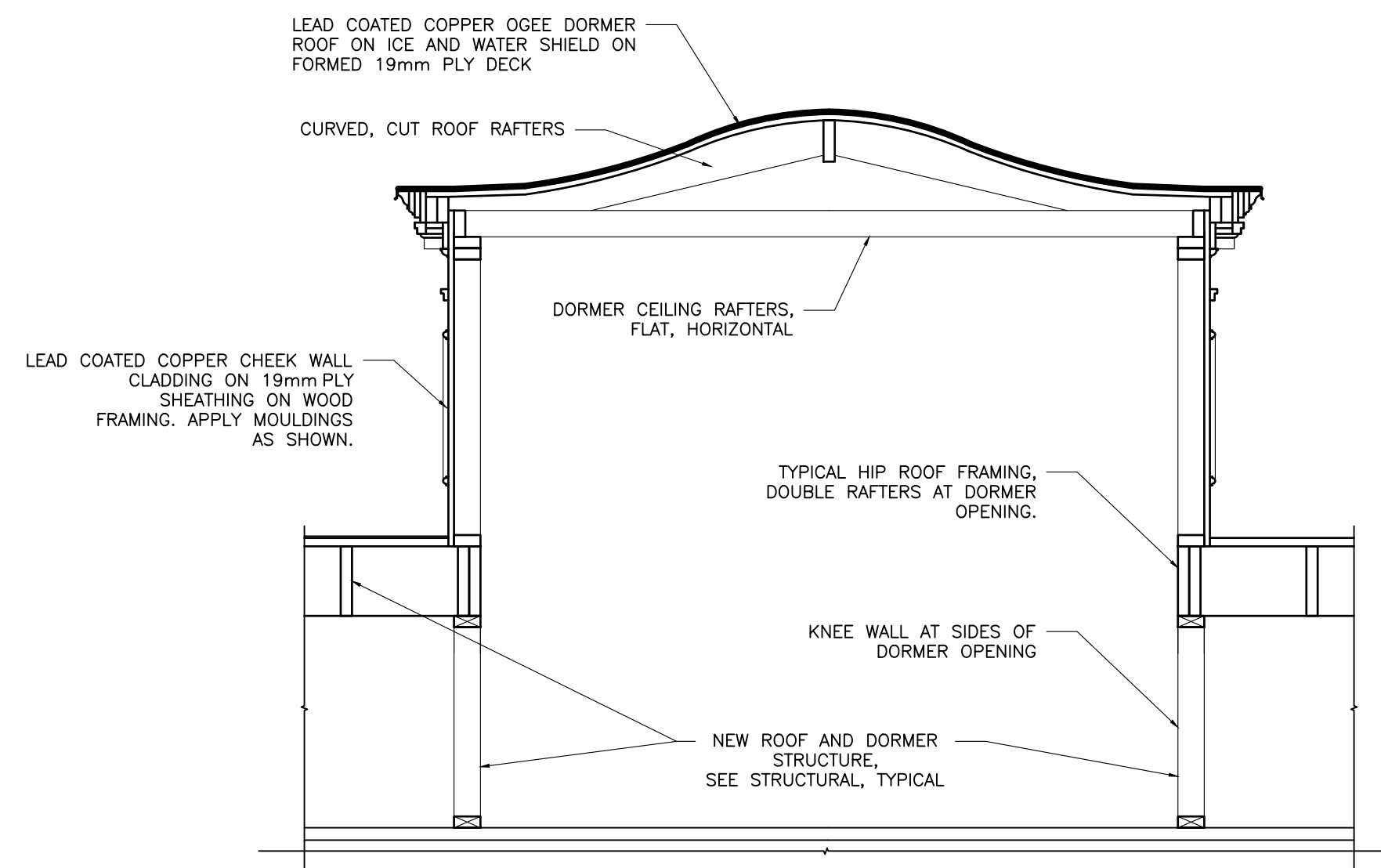
03 EAST DORMER SECTION 1
SCALE: 1:20



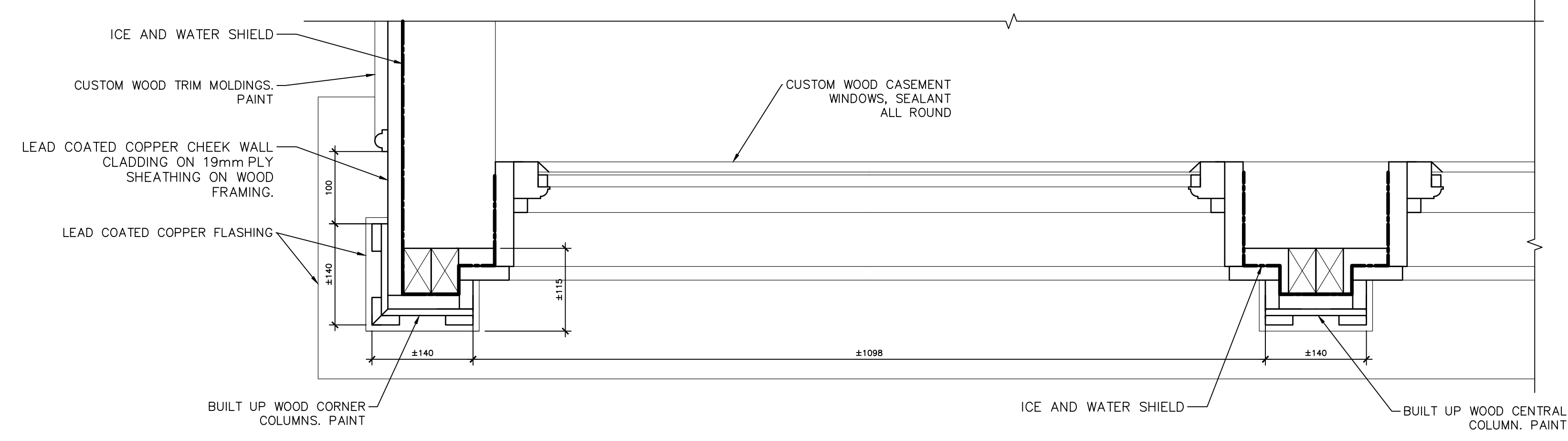
04 EAST DORMER SECTION 2
SCALE: 1:20



07 EAST DORMER SILL DETAIL
SCALE: 1:5



05 EAST DORMER SECTION 3
SCALE: 1:20



06 EAST DORMER PLAN DETAIL
SCALE: 1:5

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PROJECT: **308-314 JARVIS STREET**
308-314 Jarvis Street
Toronto, Ontario

FOR: **JARVIS CARLTON LIMITED PARTNERSHIP**
200 King Street West
Toronto, Ontario

PROJECT NO.: **18040.1** SCALE: **AS NOTED**
DRAWN BY: **JP** REVIEWED BY: **CB**
TITLE: **Woodwork: Reconstructed East Dormer** DRAWING NO.

**Woodwork:
Reconstructed East
Dormer**

AH1.10

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Architect and await further instruction before commencing work.

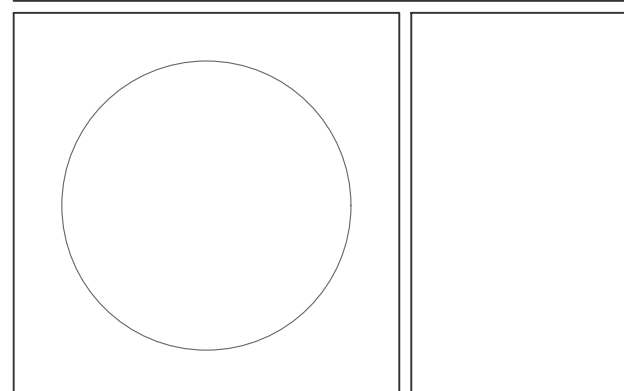
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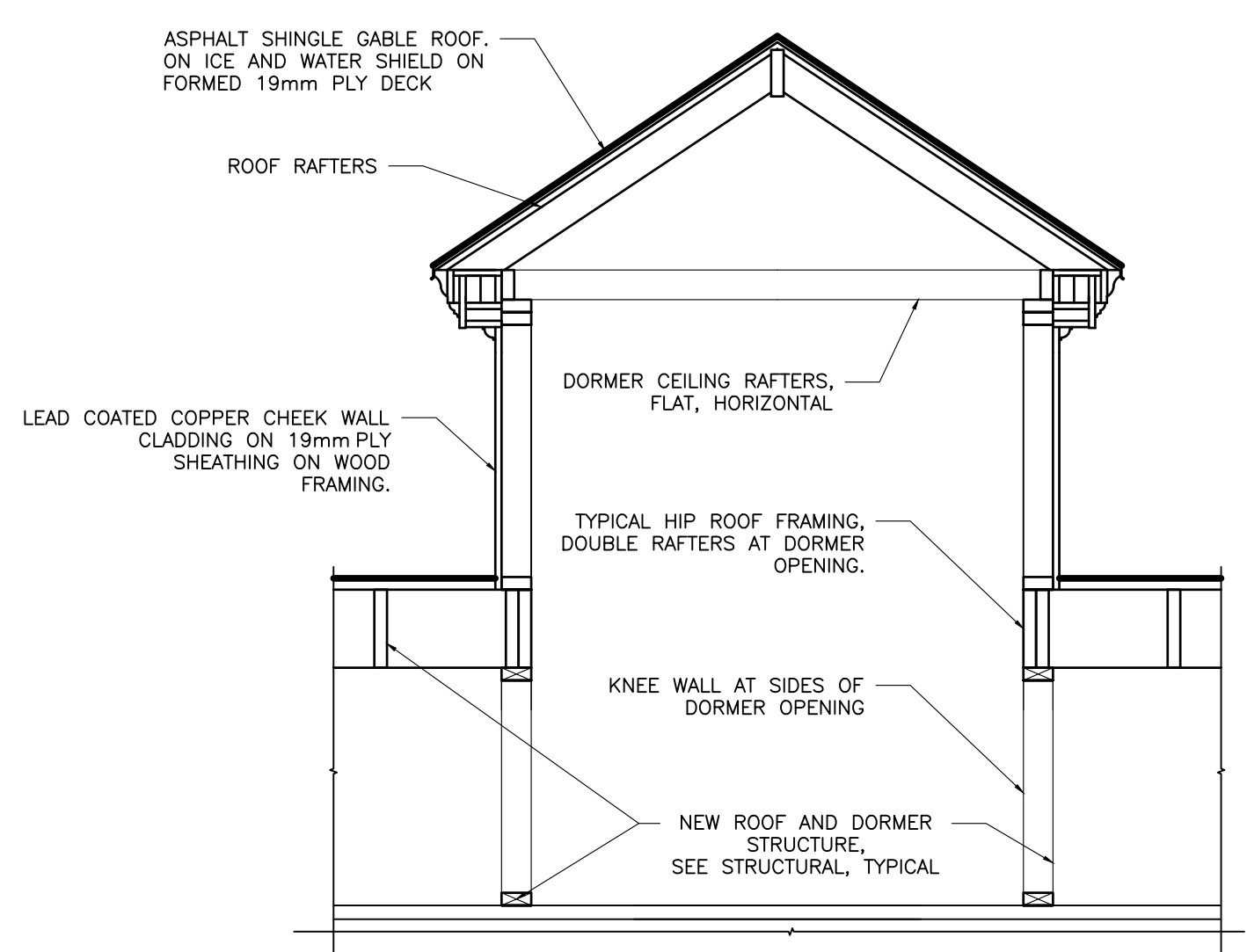
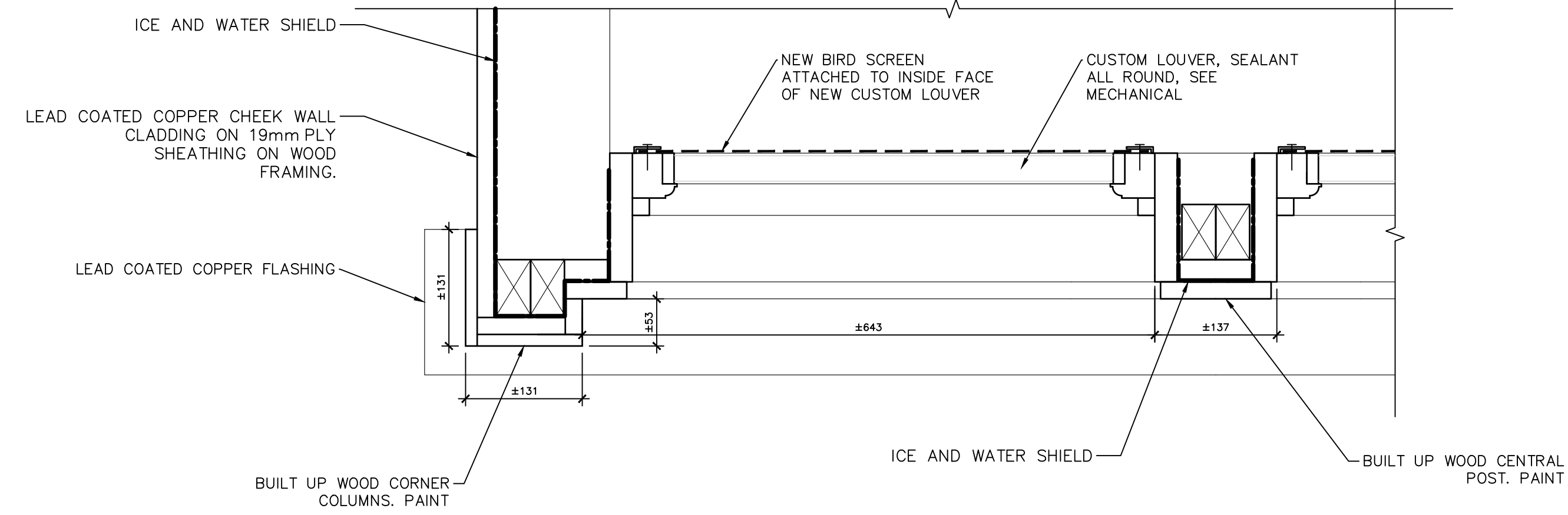
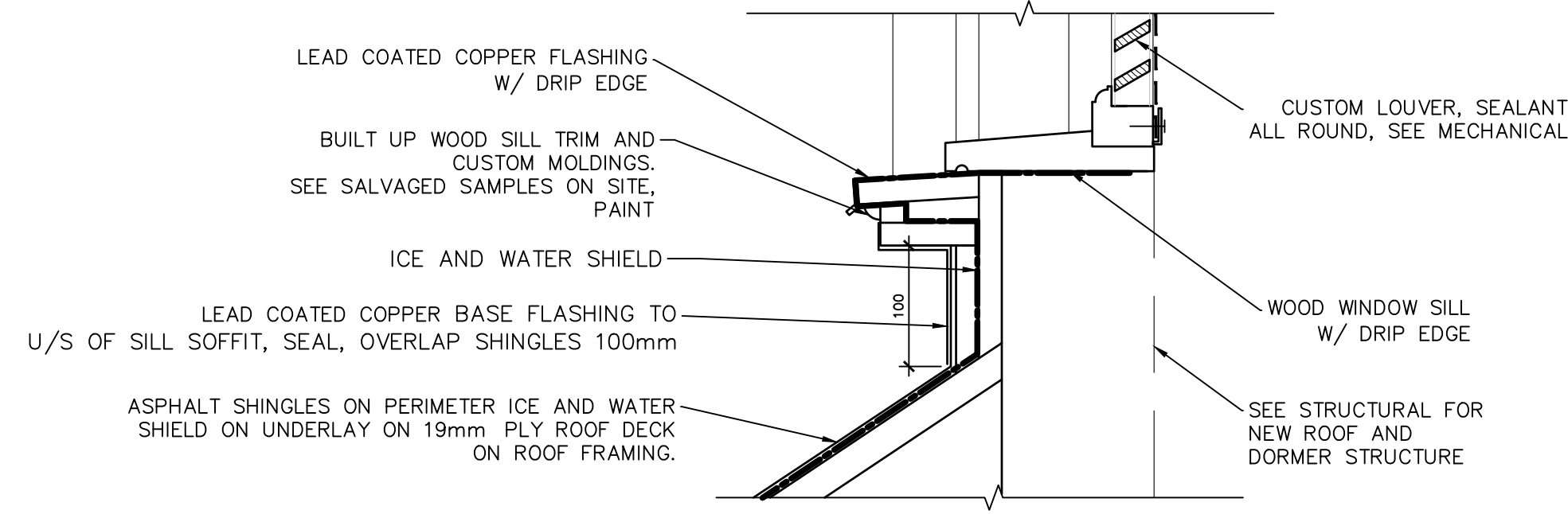
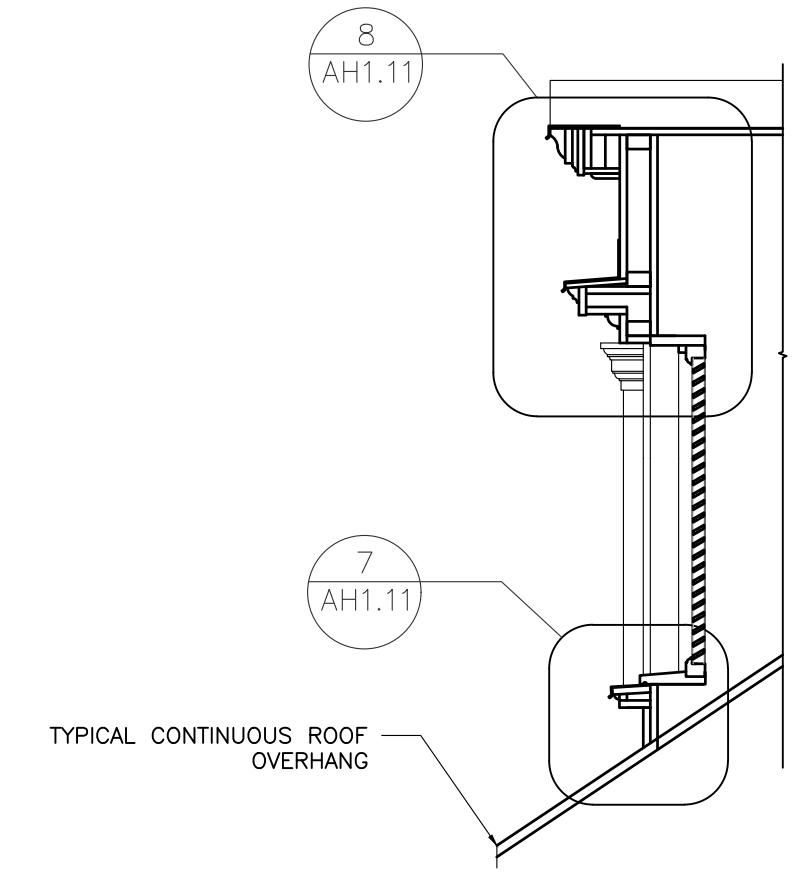
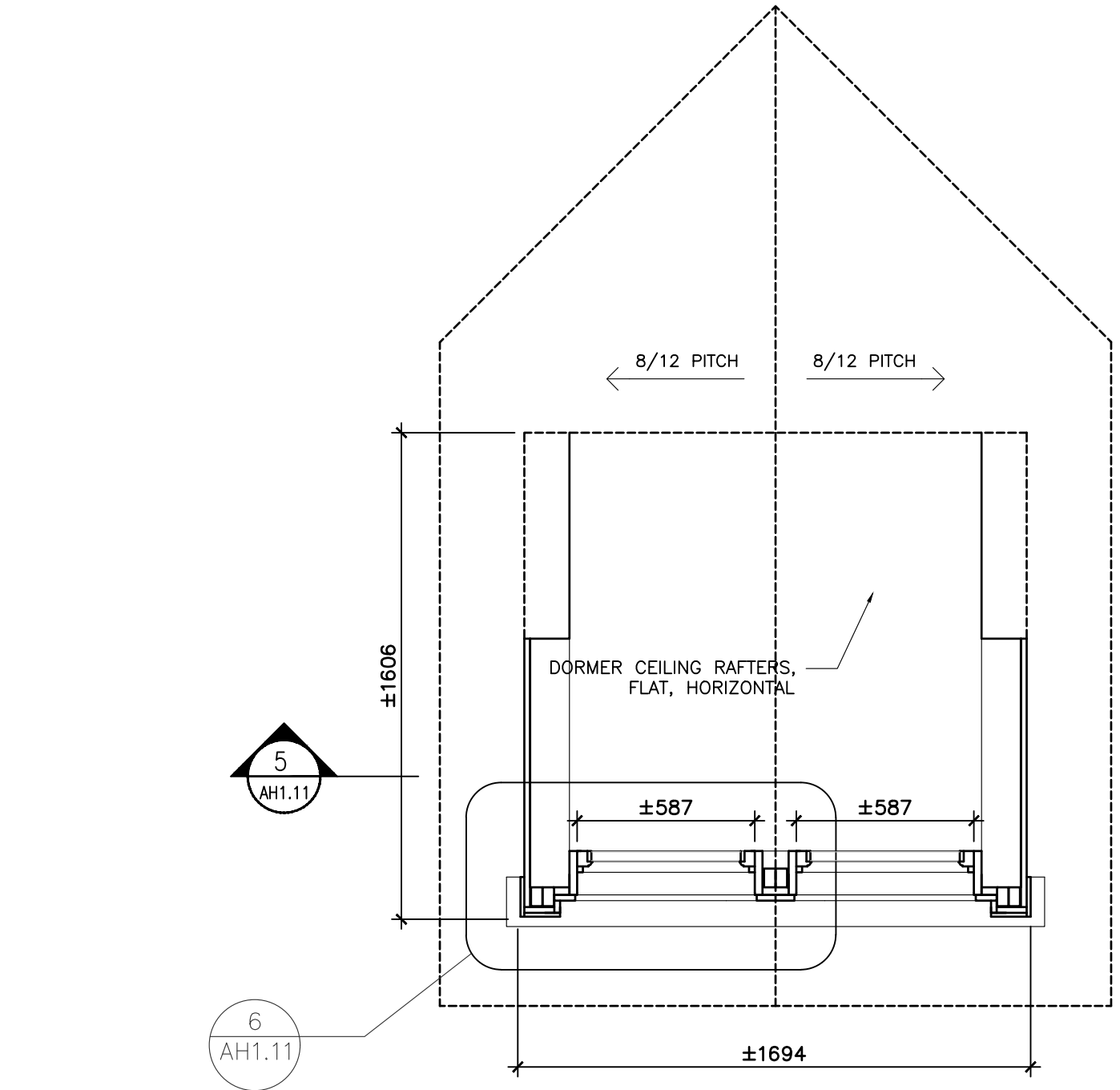
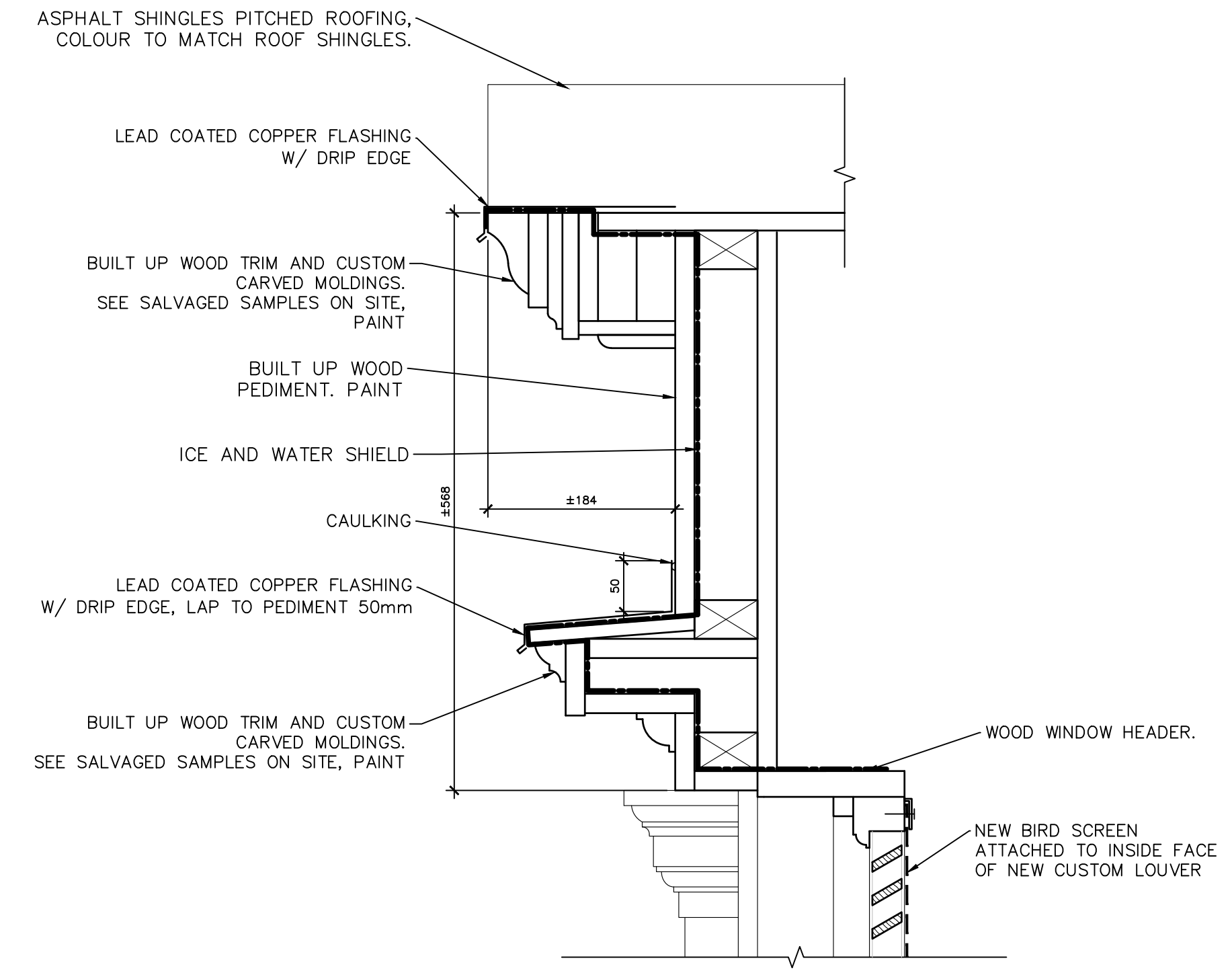
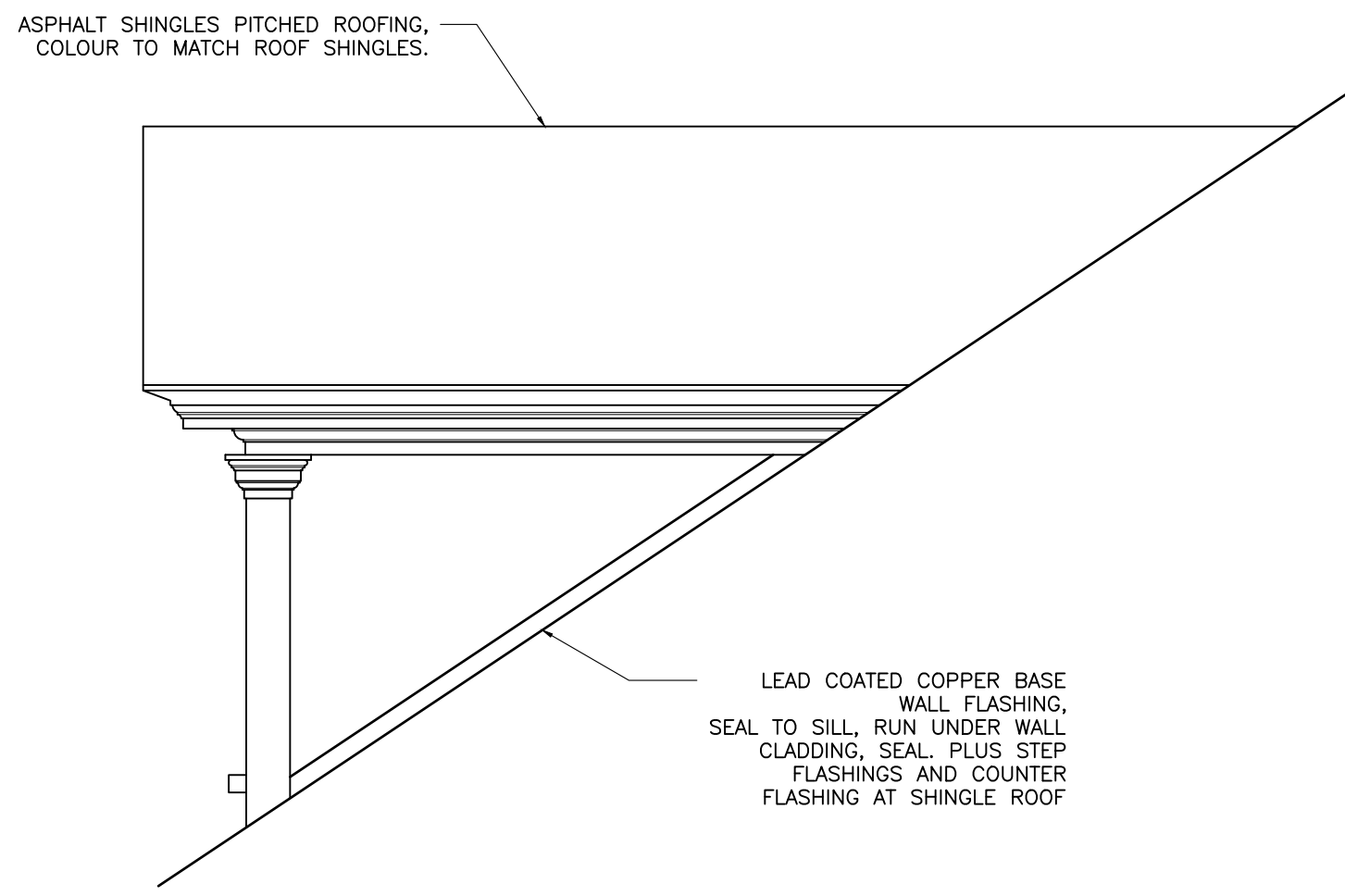
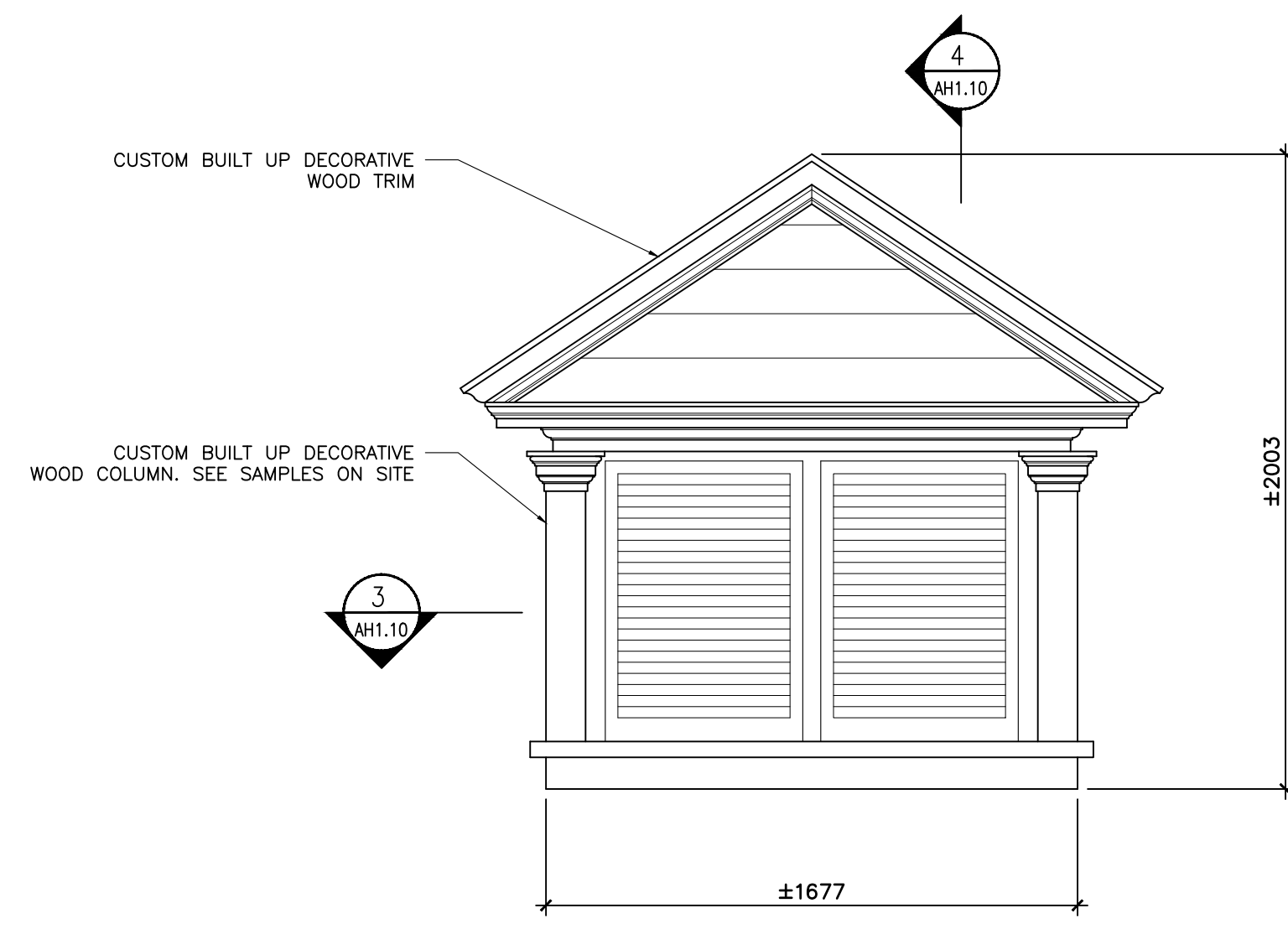
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date:



DATE	NO.	DESCRIPTION
2020.11.03	1	ISSUED FOR COORDINATION
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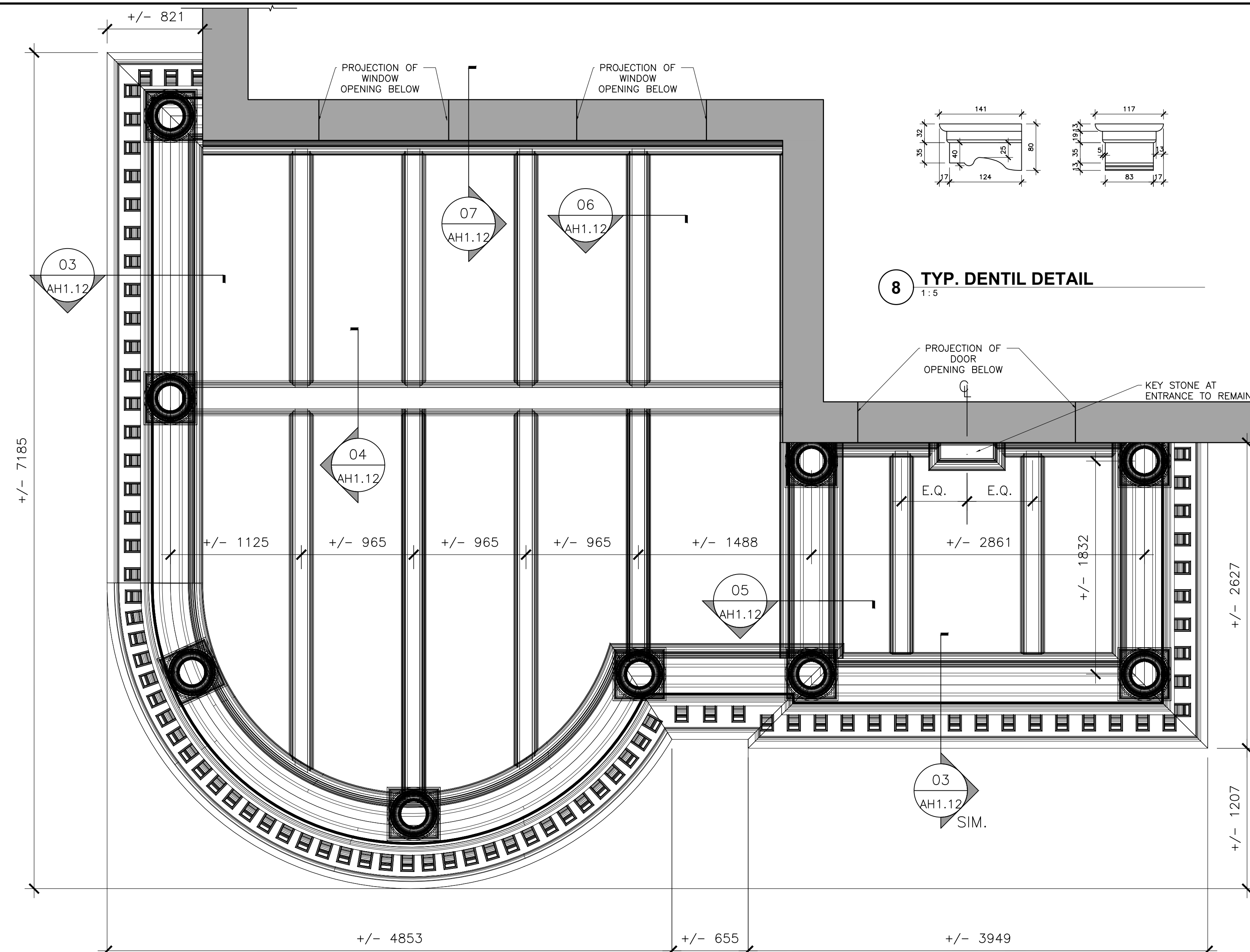
PROJECT: **308-314 JARVIS STREET**
308-314 Jarvis Street
Toronto, Ontario

FOR: **JARVIS CARLTON LIMITED PARTNERSHIP**
200 King Street West
Toronto, Ontario

PROJECT NO.: **18040.1** SCALE: **AS NOTED**
DRAWN BY: **JP** REVIEWED BY: **CB**
TITLE: **WOODWORK: RECONSTRUCTED WEST DORMER** DRAWING NO.

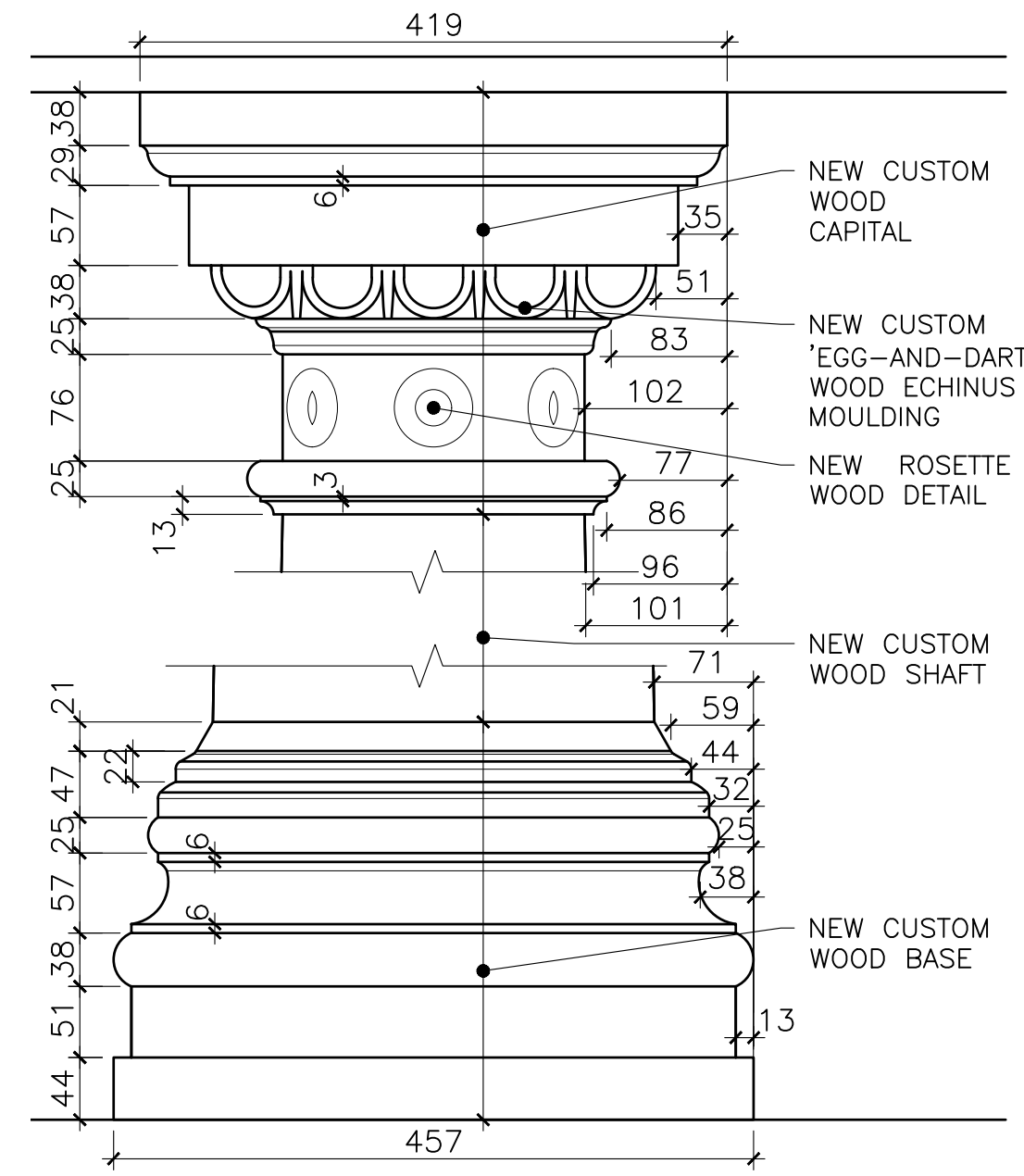
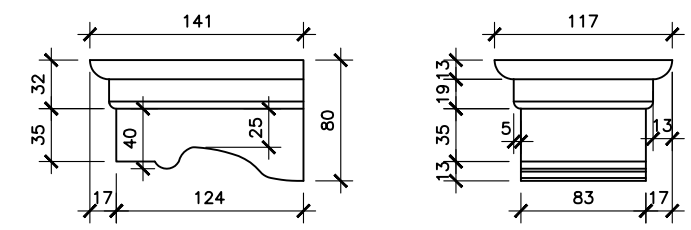
**Woodwork:
Reconstructed West
Dormer**

AH1.11



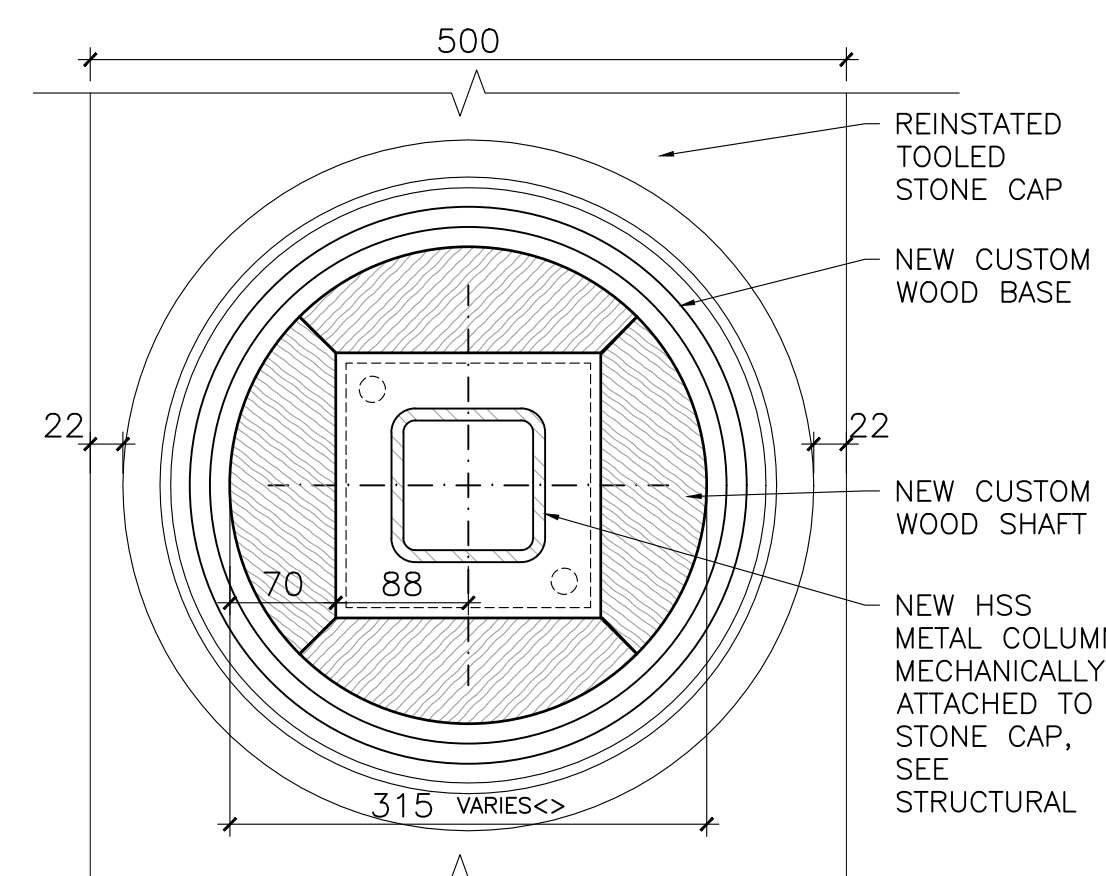
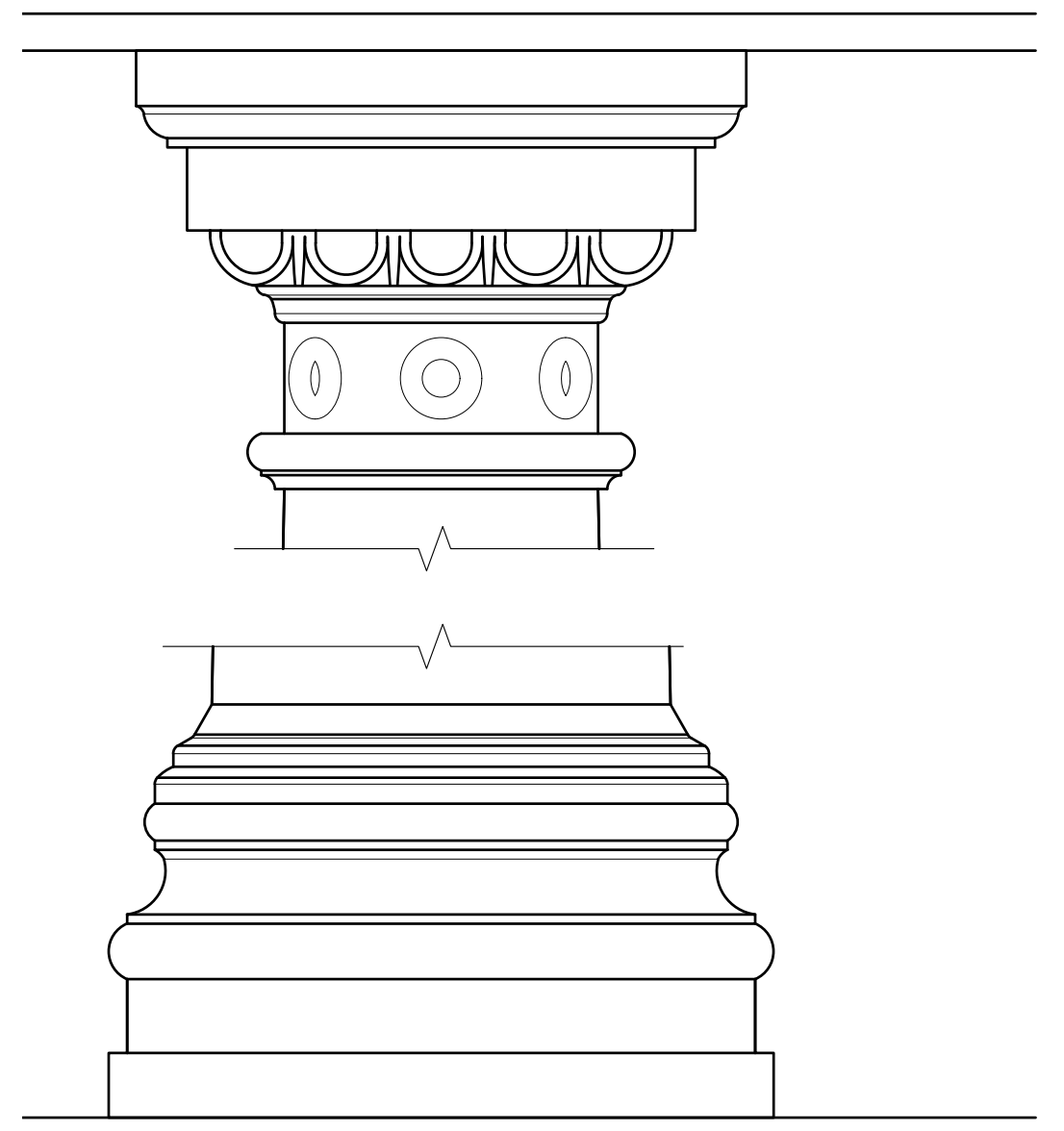
1 RECONSTRUCTED PORCH - REFLECTED CEILING PLAN
1:25

8 TYP. DENTIL DETAIL
1:5

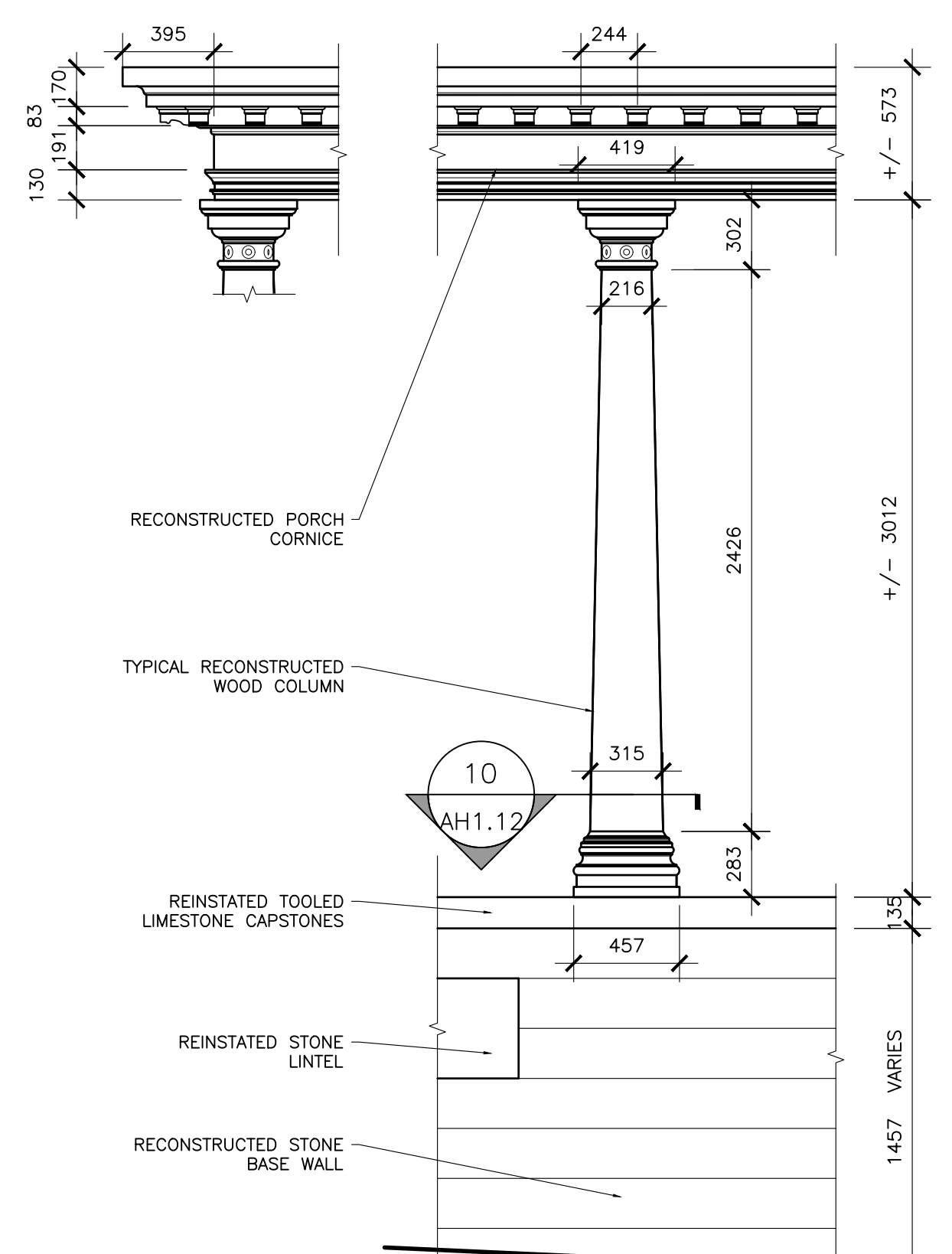


9 TYP. CAPITAL AND BASE DETAIL
1:5

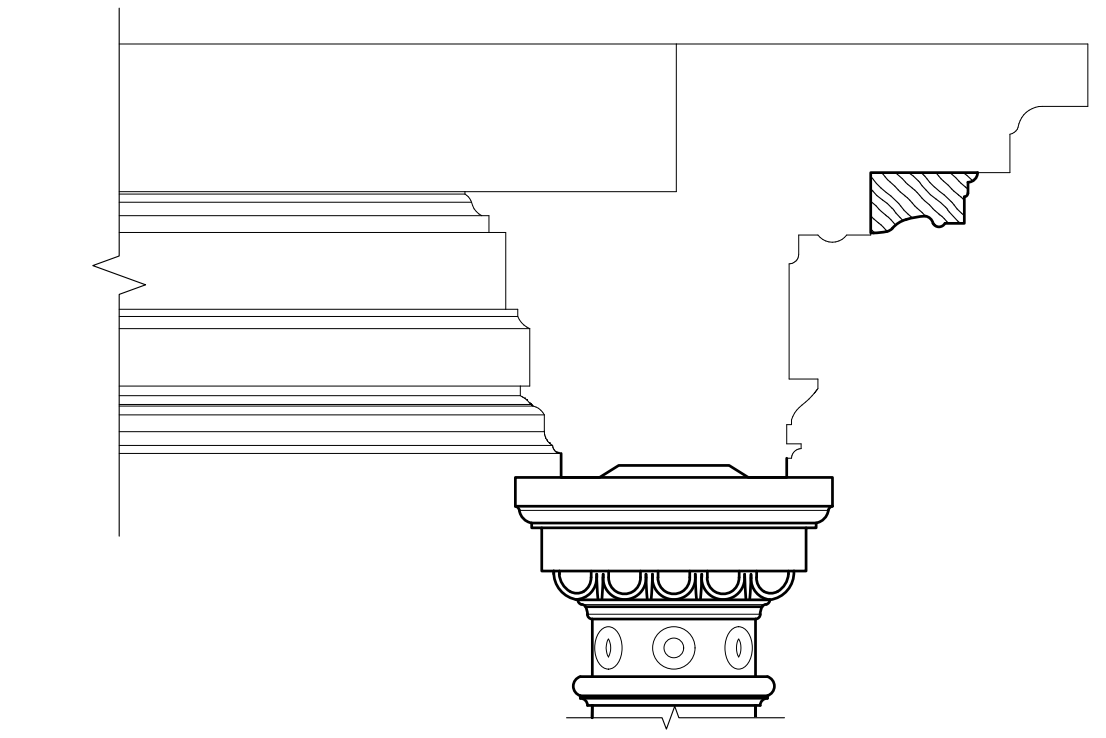
11 TYP. DETAIL SECTION AT NEW WOOD COLUMN
1:5



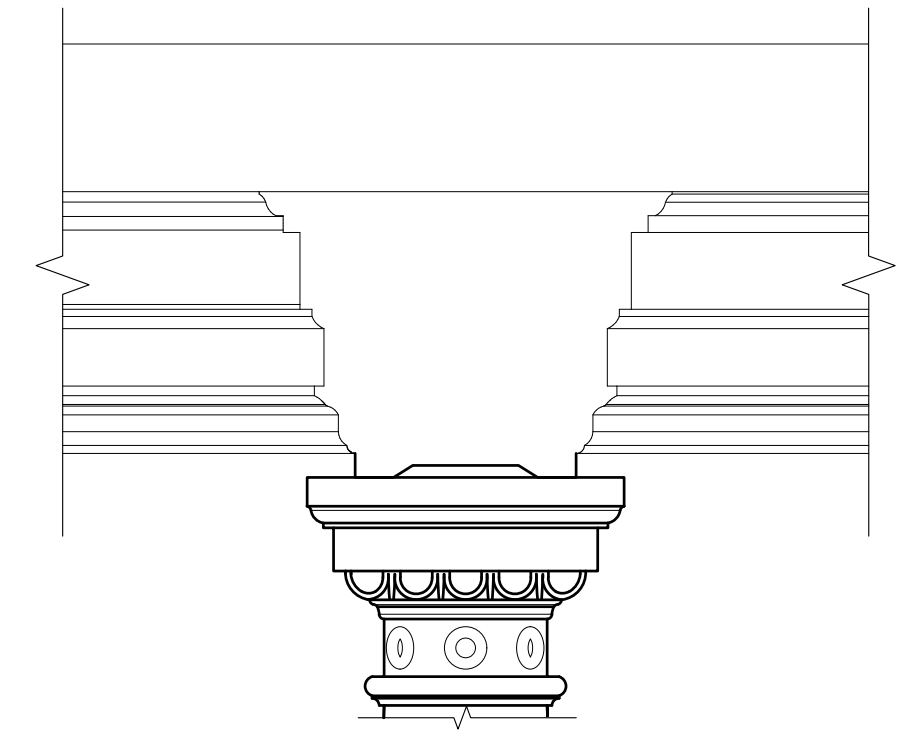
10 TYP. SECTION AT COLUMN BASE
1:5



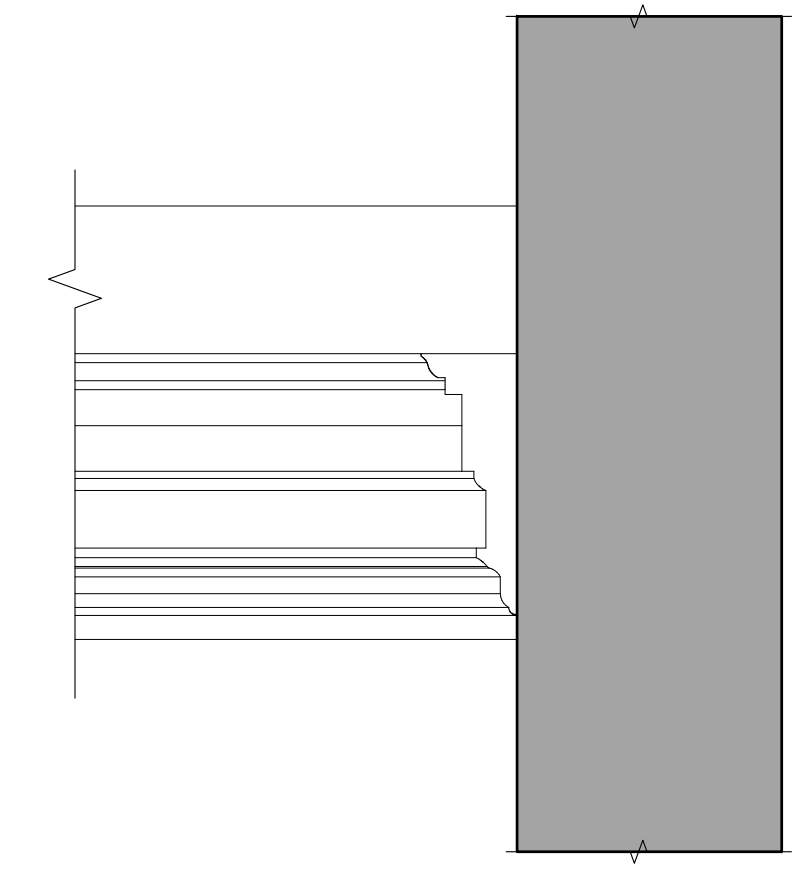
2 TYP. WOOD COLUMN AND CORNICE - ELEVATION
1:25



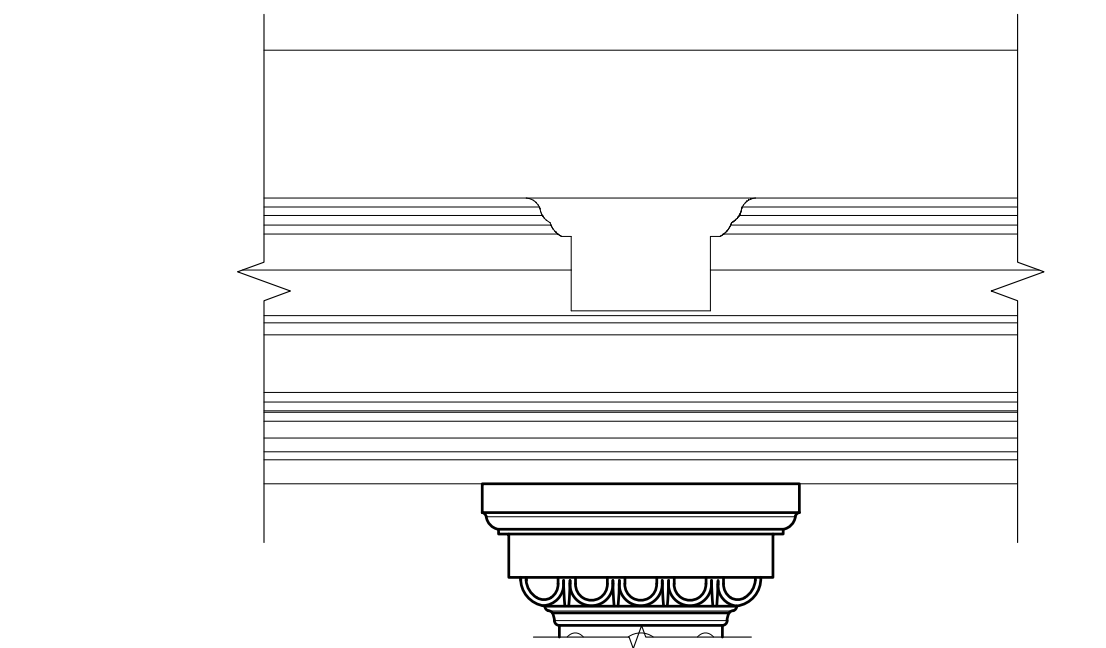
3 DETAIL SECTION AT PERIMETER CORNICE
1:10



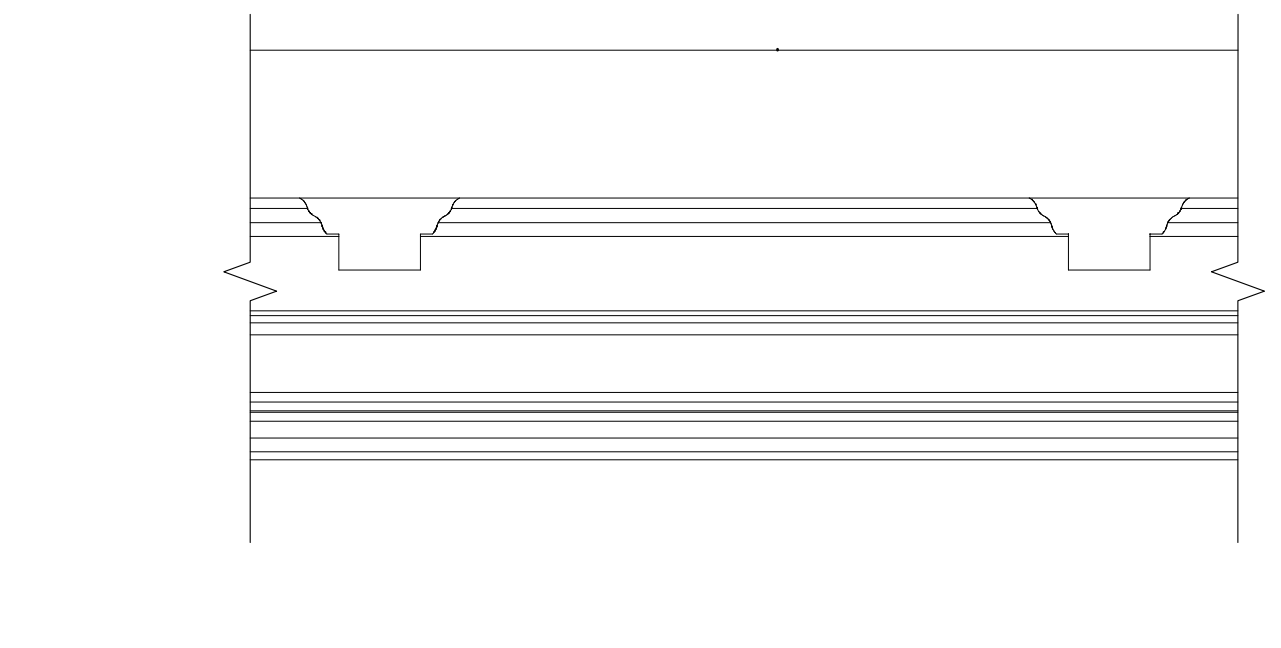
5 DETAIL SECTION AT BEAM
1:10



7 DETAIL SECTION AT EXISTING WALL INTERFACE
1:10



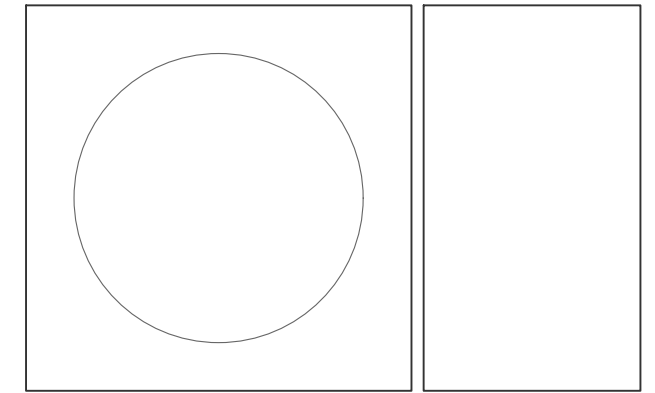
4 DETAIL SECTION AT BEAM
1:10



6 DETAIL SECTION AT BEAMS
1:10

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Architect and await further instruction before commencing work.
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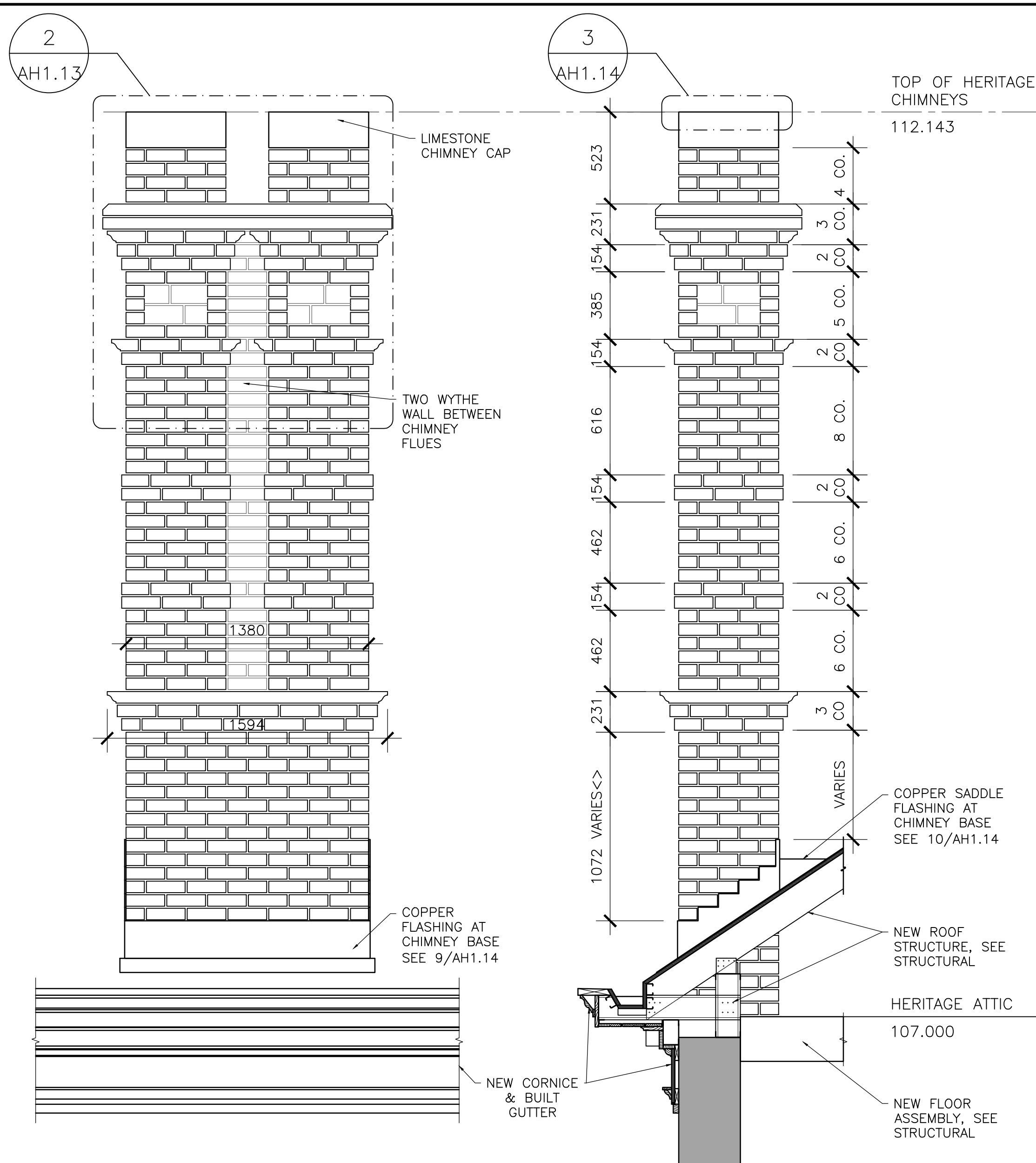
PROJECT:
308-314 JARVIS STREET
308-314 Jarvis Street
Toronto, Ontario

FOR:
JARVIS CARLTON LIMITED PARTNERSHIP
200 King Street West
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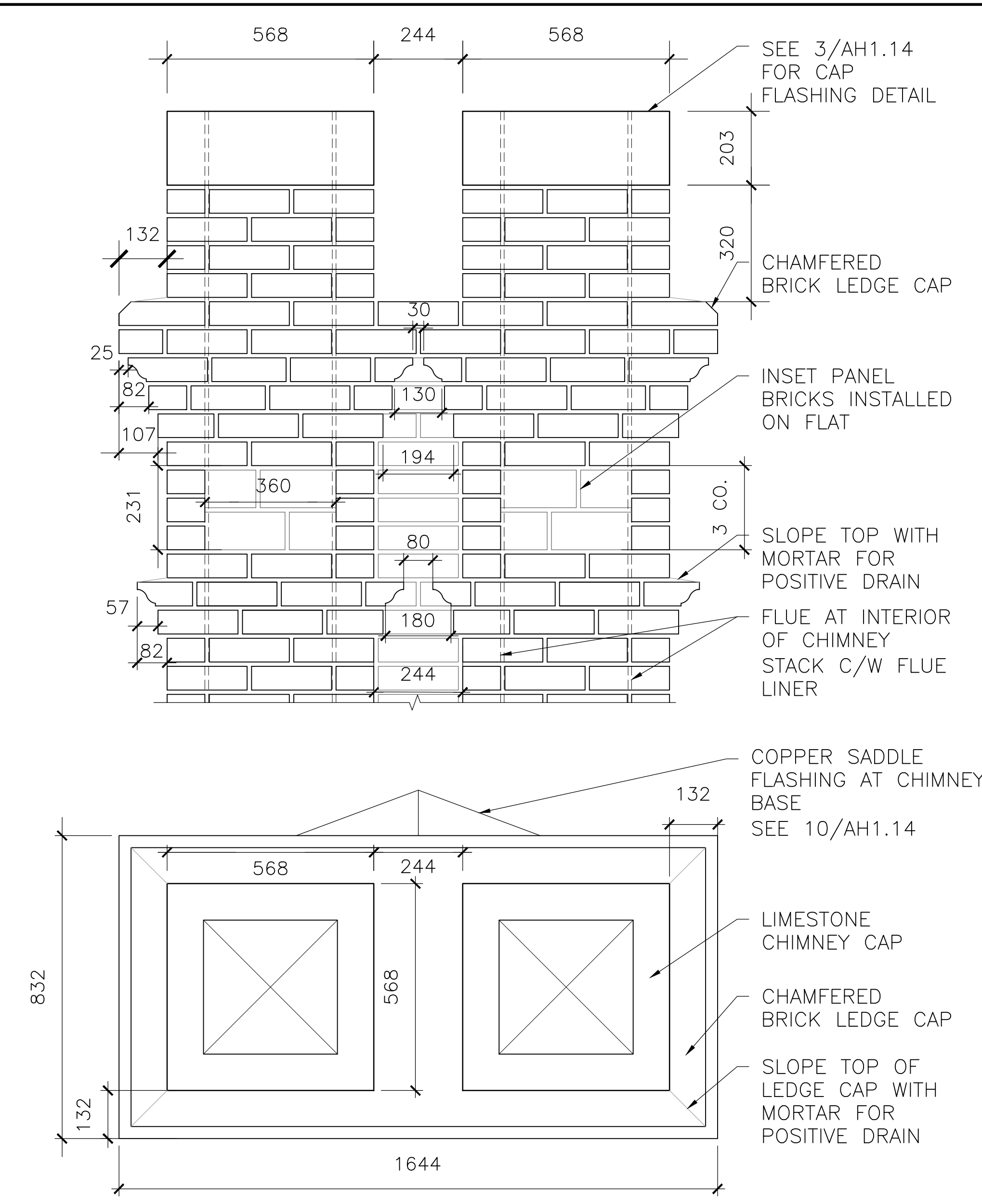
PROJECT NO.: 18040.1
SCALE: AS NOTED
DRAWN BY: JP
REVIEWED BY: CB
TITLE: DRAWING NO.

**Woodwork:
Front Porch
Reconstruction**

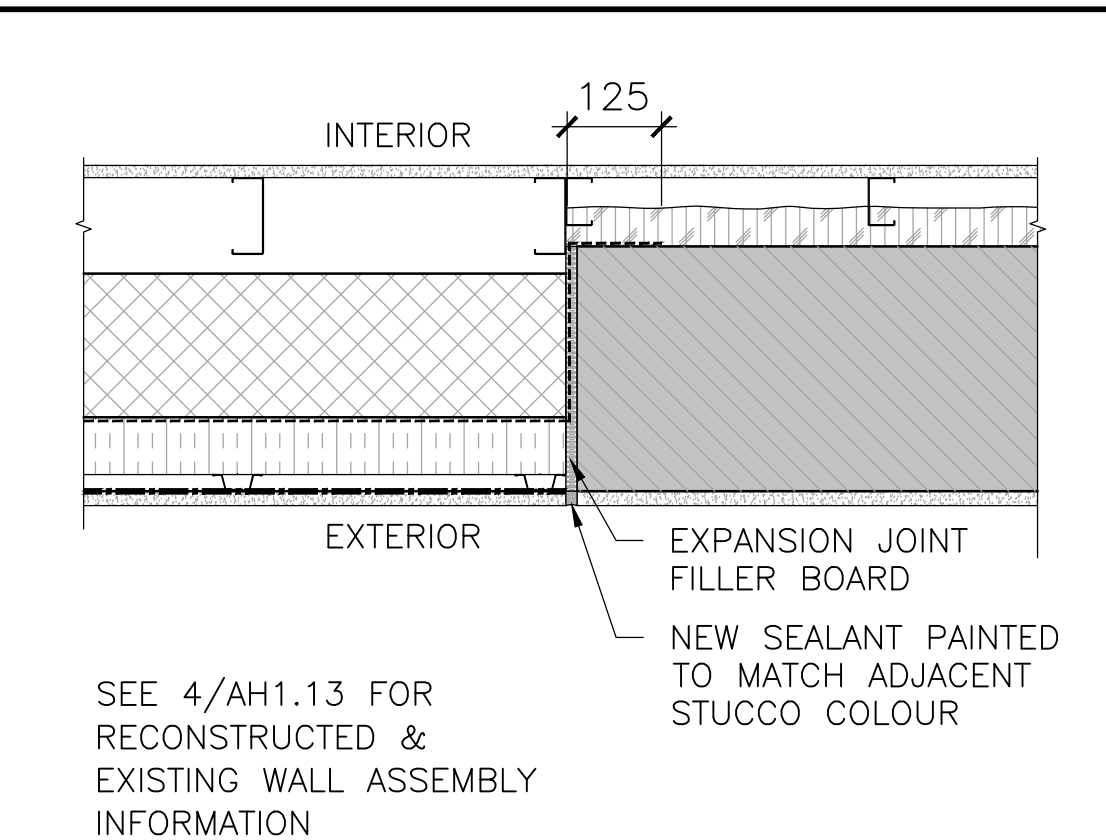
AH1.12



1 TYPICAL DOUBLE STACK CHIMNEY - FRONT AND SIDE ELEVATION
1:20



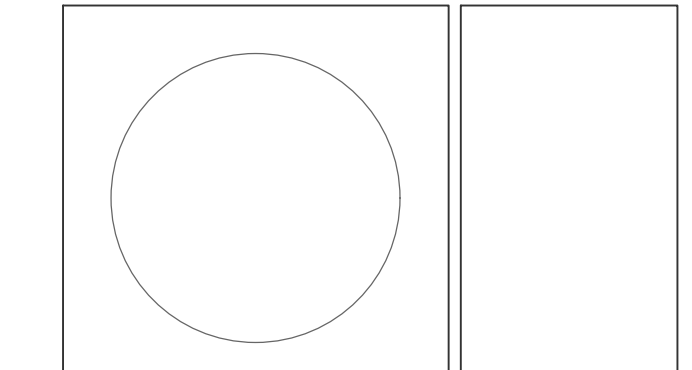
2 TYPICAL DOUBLE STACK CHIMNEY - DETAIL AT CAP AND PLAN VIEW
1:10



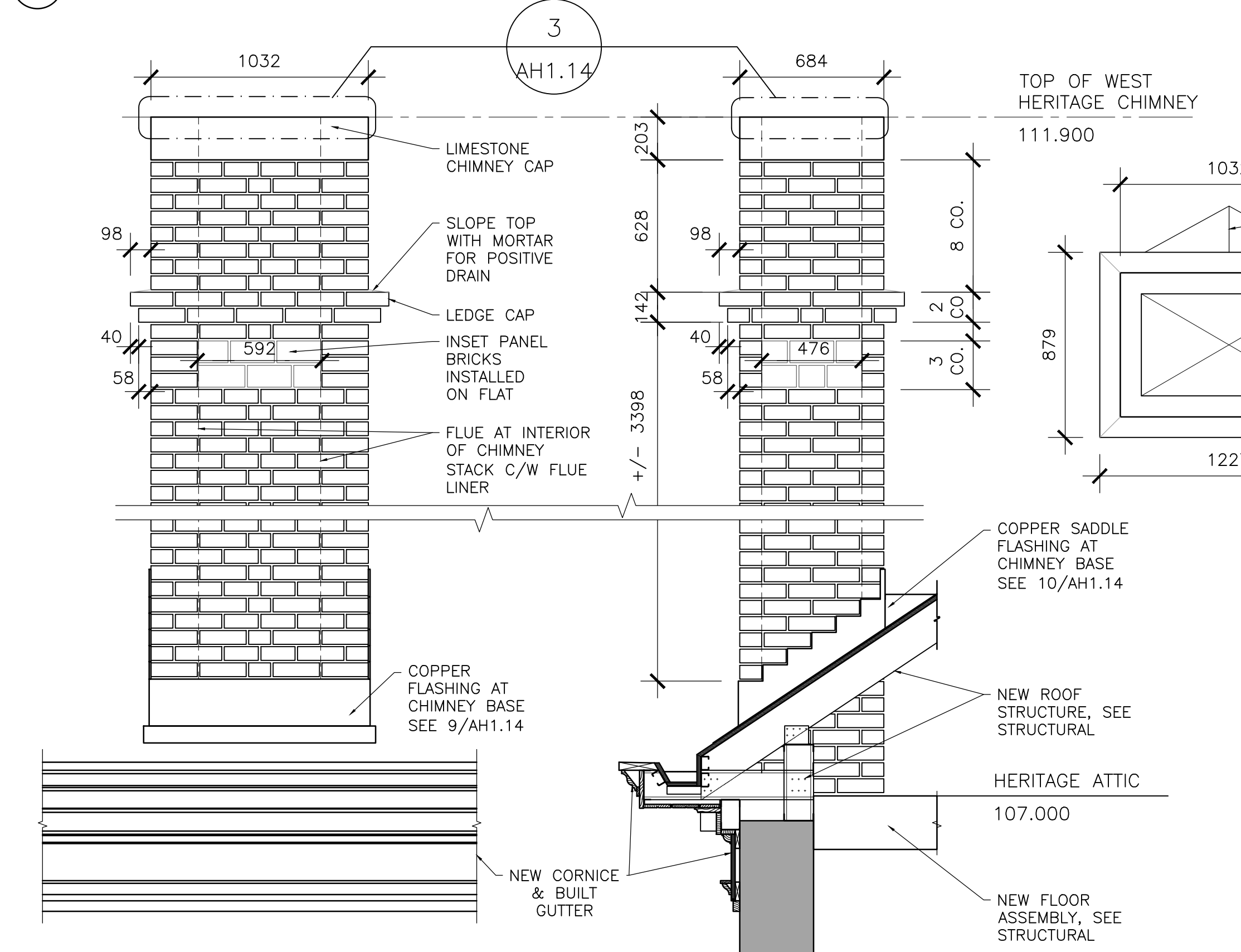
5 WALL INTERFACE: RECONSTRUCTED - EXISTING
1:10

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Architect and await further instruction before commencing work.
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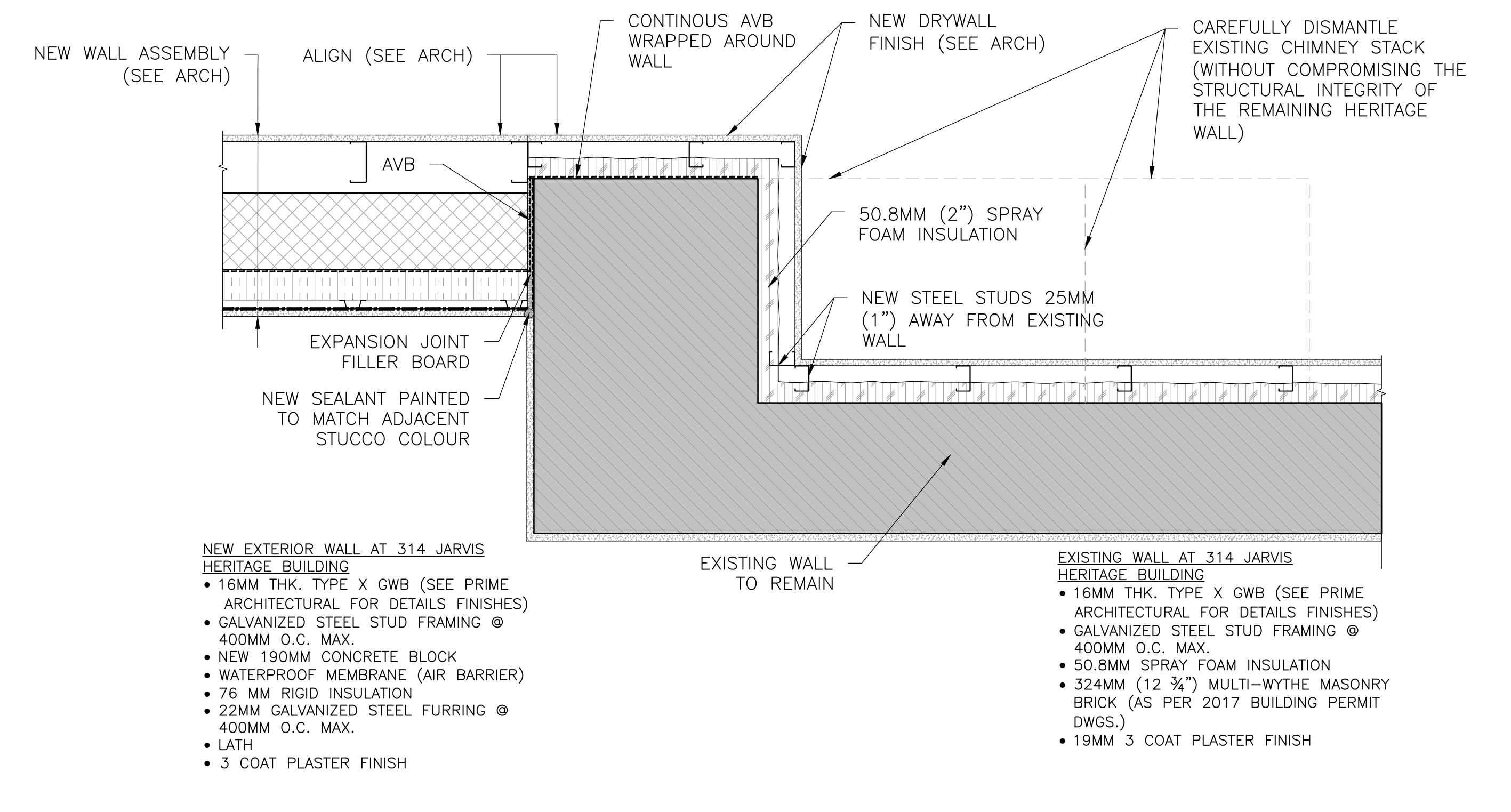
by:
date:



DATE	NO.	DESCRIPTION
2020.11.02	1	ISSUED FOR COORDINATION
2020.12.02	2	ISSUED FOR RECONSTRUCTION PLAN



3 WEST CHIMNEY - FRONT, SIDE ELEVATION AND PLAN VIEW
1:20



4 WALL INTERFACE: RECONSTRUCTED - EXISTING (AT REMAINING SOUTH WALL - GROUND LEVEL)
1:10

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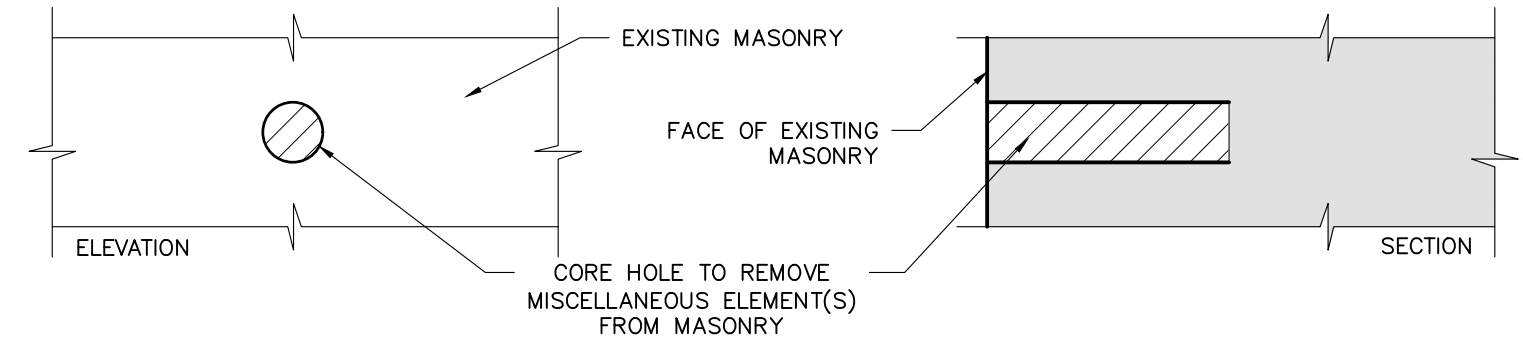
FOR:
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200 King Street West
Toronto, Ontario

PROJECT NO.:
18040.1
SCALE: **AS NOTED**
DRAWN BY: **JP**
REVIEWED BY: **CB**

TITLE: DRAWING NO.

Details

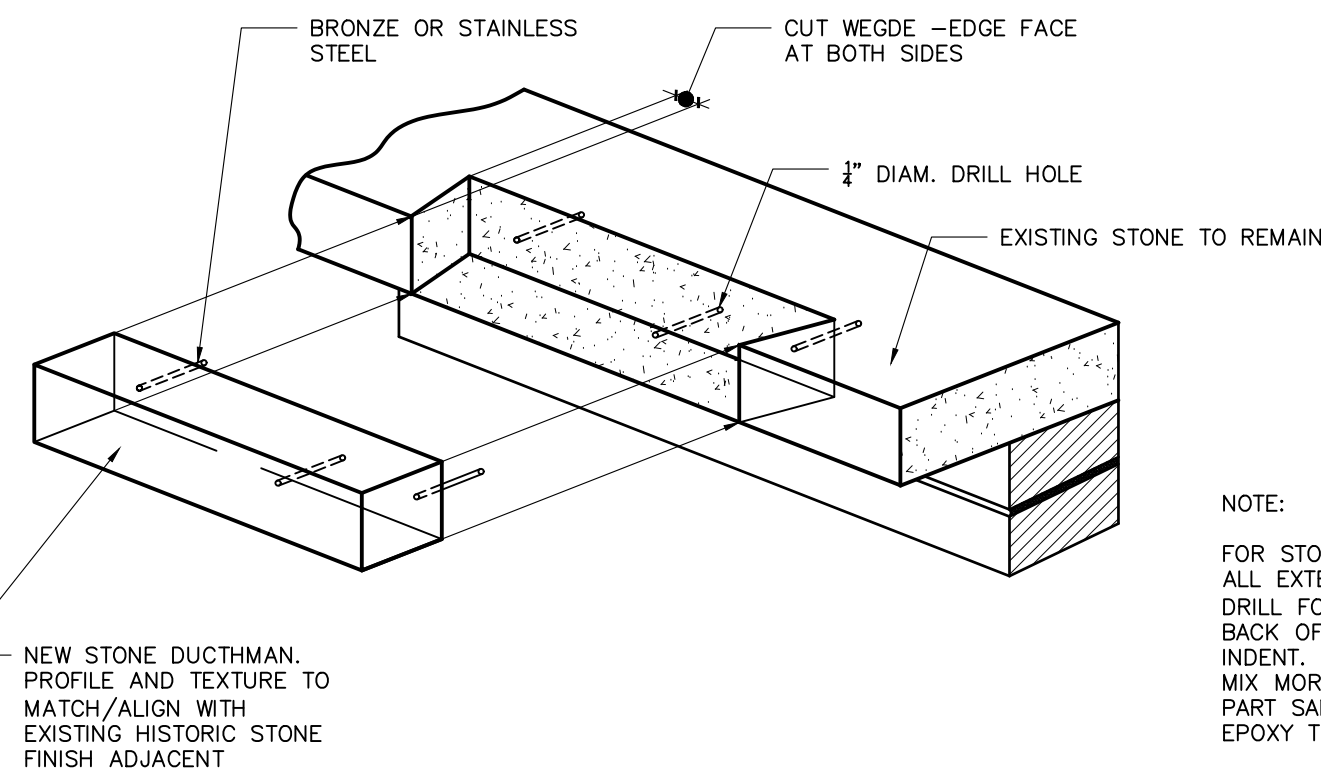
AH1.13



REPAIR NOTES:

- REPAIR HOLES ON STONE:
 - FOR REPAIR HOLES UP TO 75 mm (3") CORE HOLE, PROVIDE STONE DOWEL. DUTCHMAN BEADED ONTO MORTAR TO FIT.
- REPAIR HOLES ON BRICKS:
 - FOR REPAIR HOLES UP TO 25 mm (1") CORE HOLE, FILL WITH SUITABLE MORTAR (JAHN OR APPROVED EQUAL). COLOUR TO MATCH EXISTING SURROUNDING BRICKS

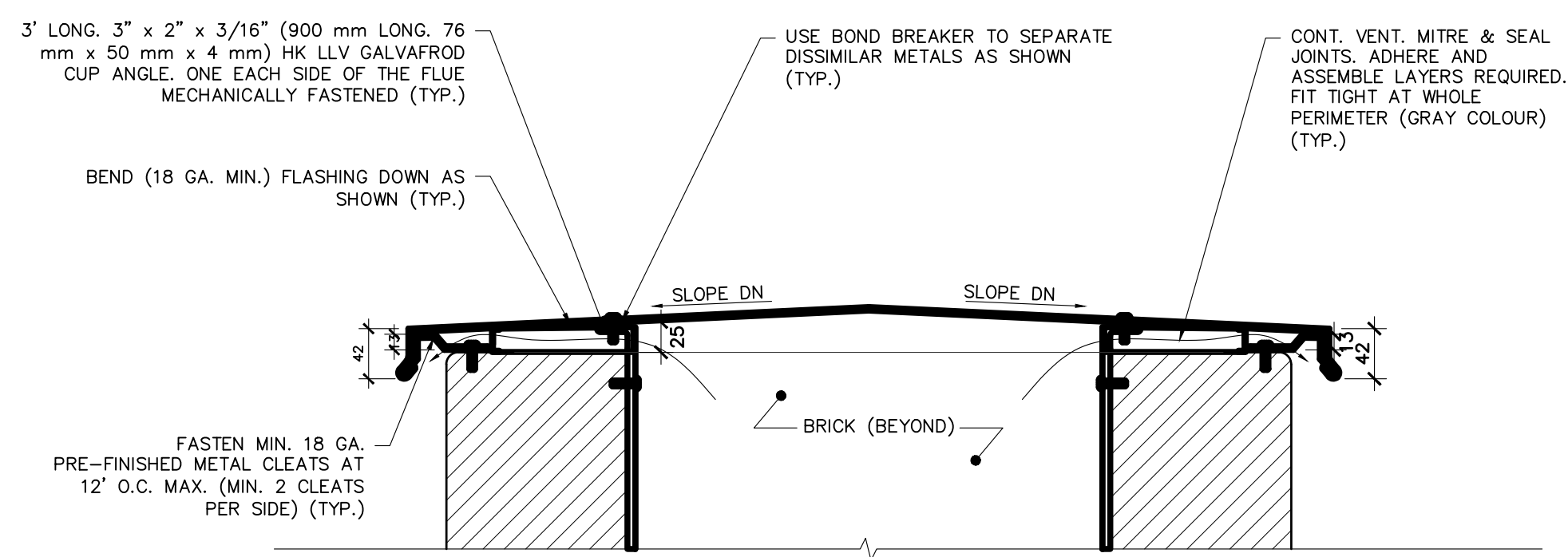
1 TYPICAL REPAIR OF HOLES AT MASONRY



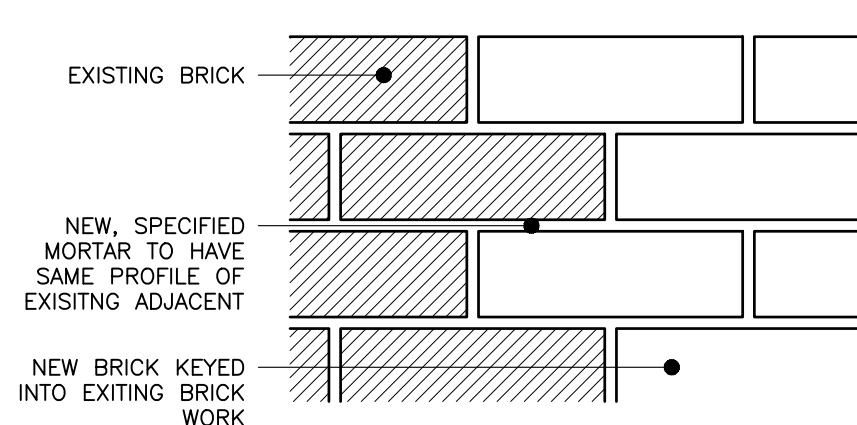
NOTE:

FOR STONE DUTCHMAN, CUT OUT DAMAGED STONE, SQUARE ALL EXTERIOR FACES AND WEDGE-EDGE AT INTERIOR FACES. DRILL FOR 6mm (1/4") BRONZE OR STAINLESS PINS INTO BACK OF INDENT PIECE, MARK AND DRILL HOLES TO RECEIVE INDENT. MIX MORTAR AT RATE OF 1 PART HYDRAULIC LIME AND 1 PART SAND TO ACT AS A SETTING BED AND INSTALL USING EPOXY TO SET PINS INTO STONES.

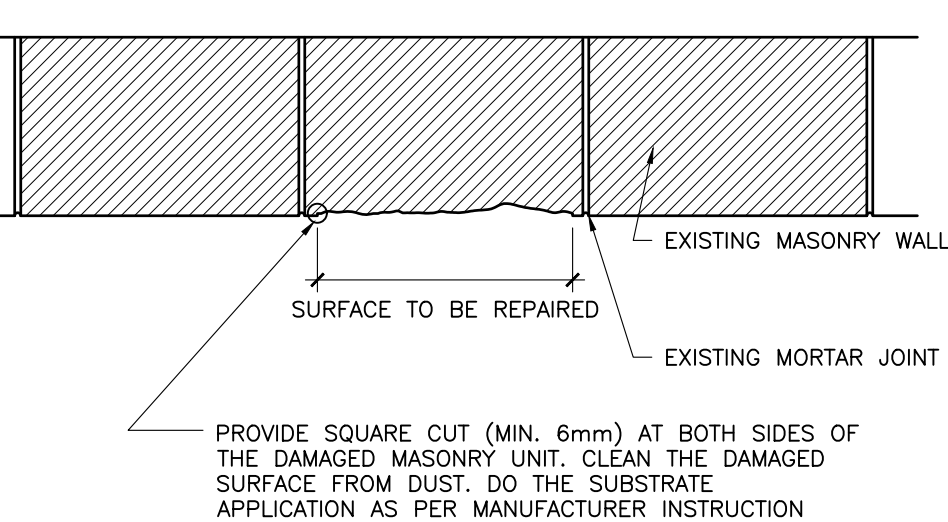
2 TYPICAL STONE DUTCHMAN REPAIR DETAIL



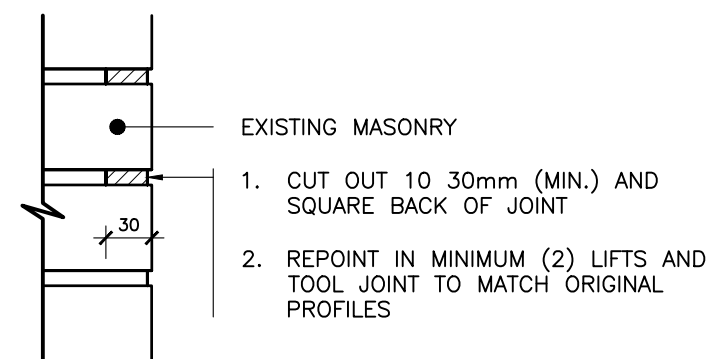
3 TYPICAL CHIMNEY METAL CAP FLASHING DETAIL



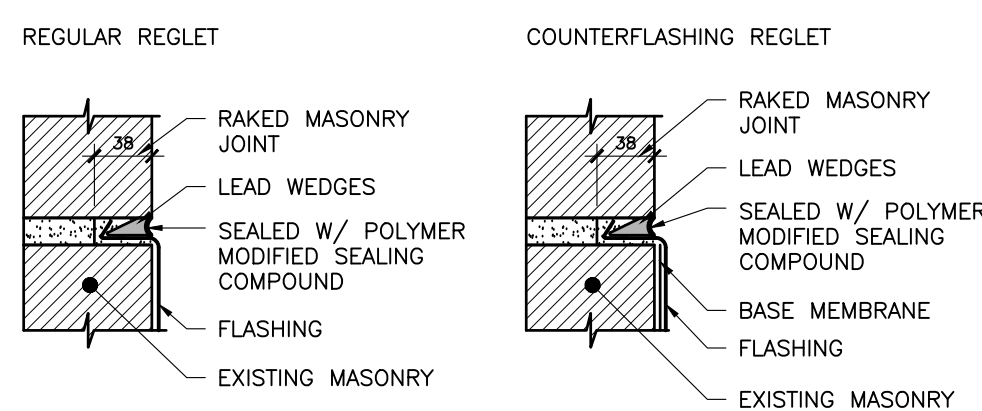
4 TYPICAL BRICK INFILL DETAIL



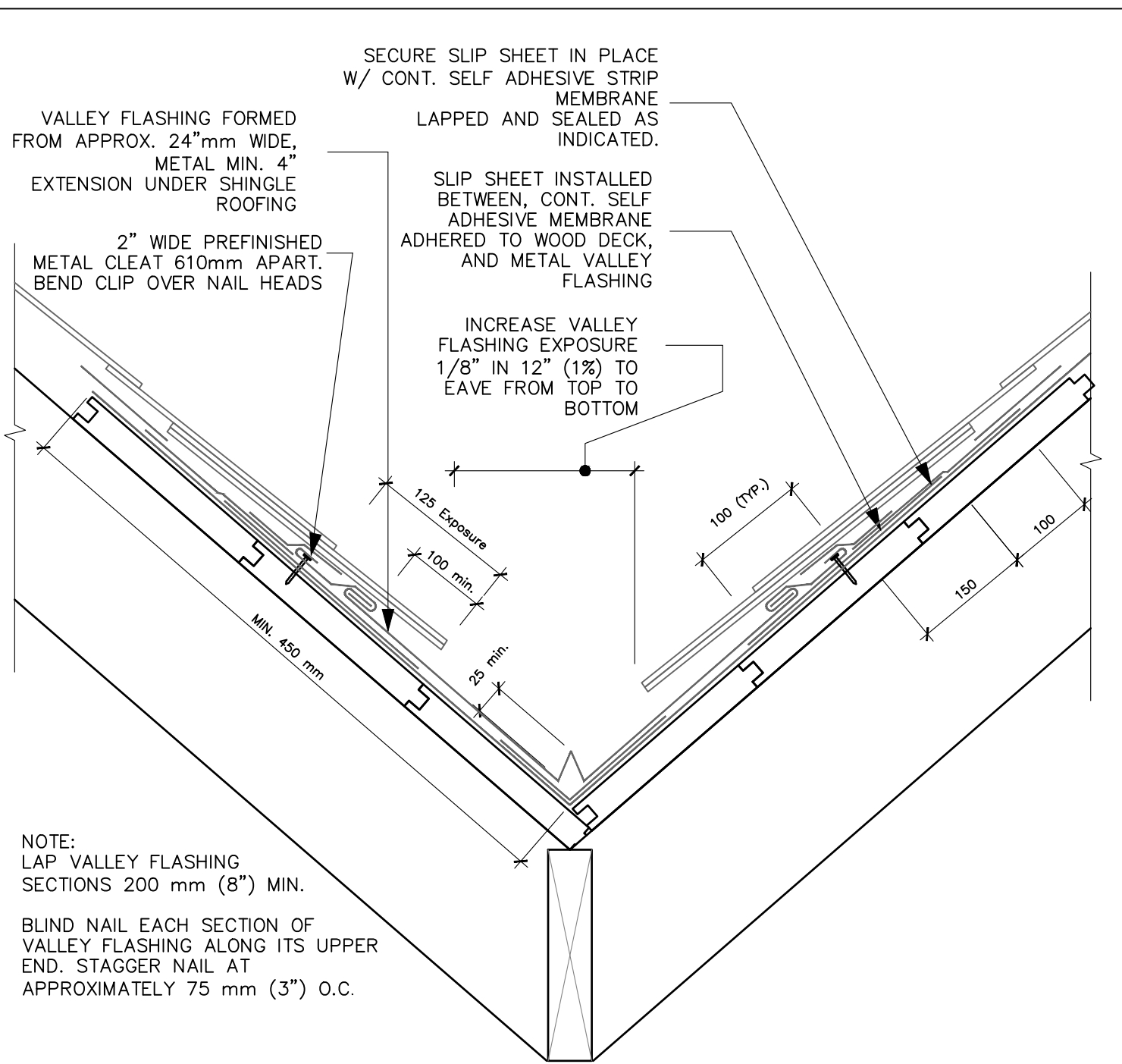
5 TYP. SURFACE REPAIR AT MASONRY



6 TYPICAL REPOINTING DETAIL



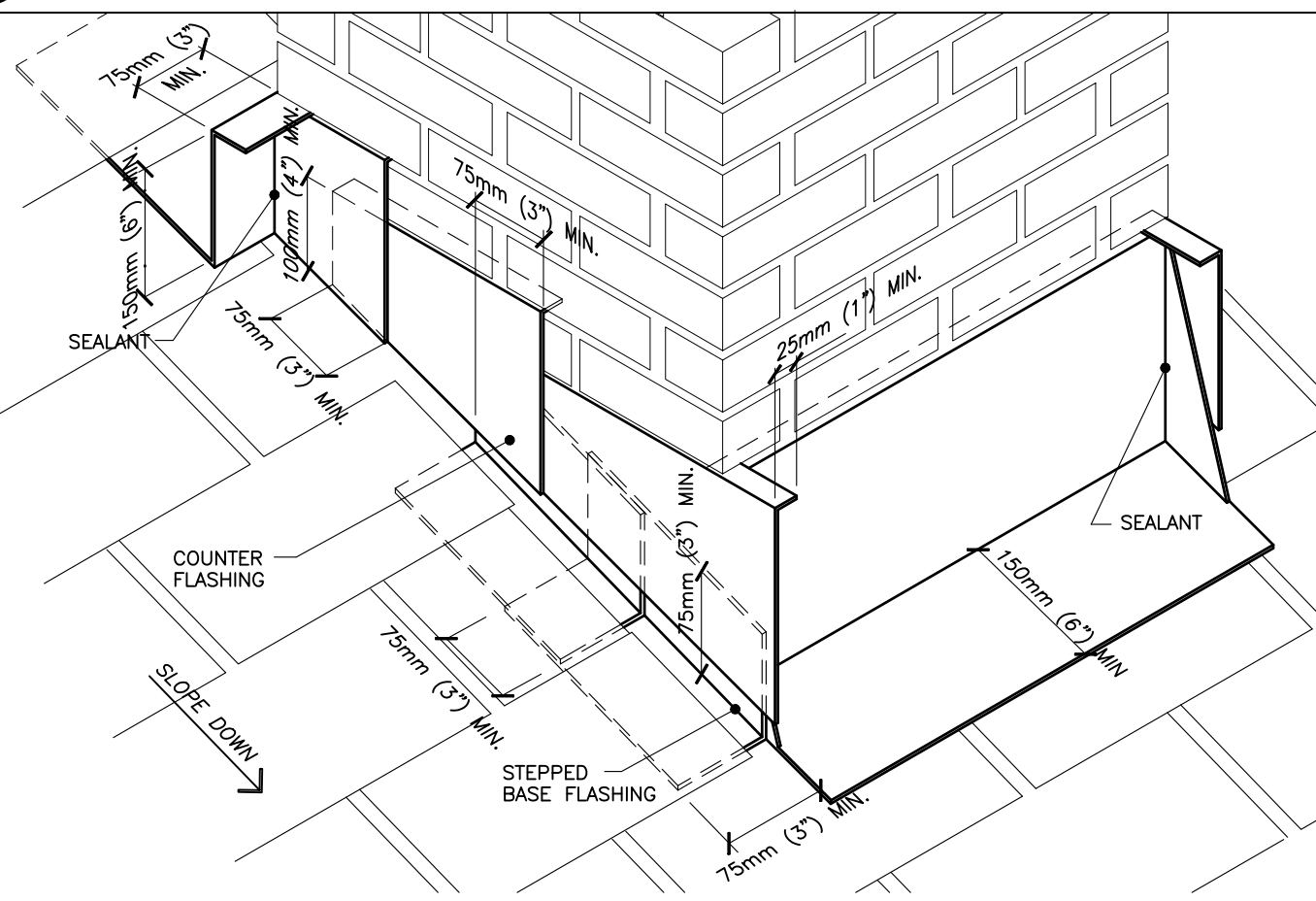
7 TYPICAL REGLET DETAILS



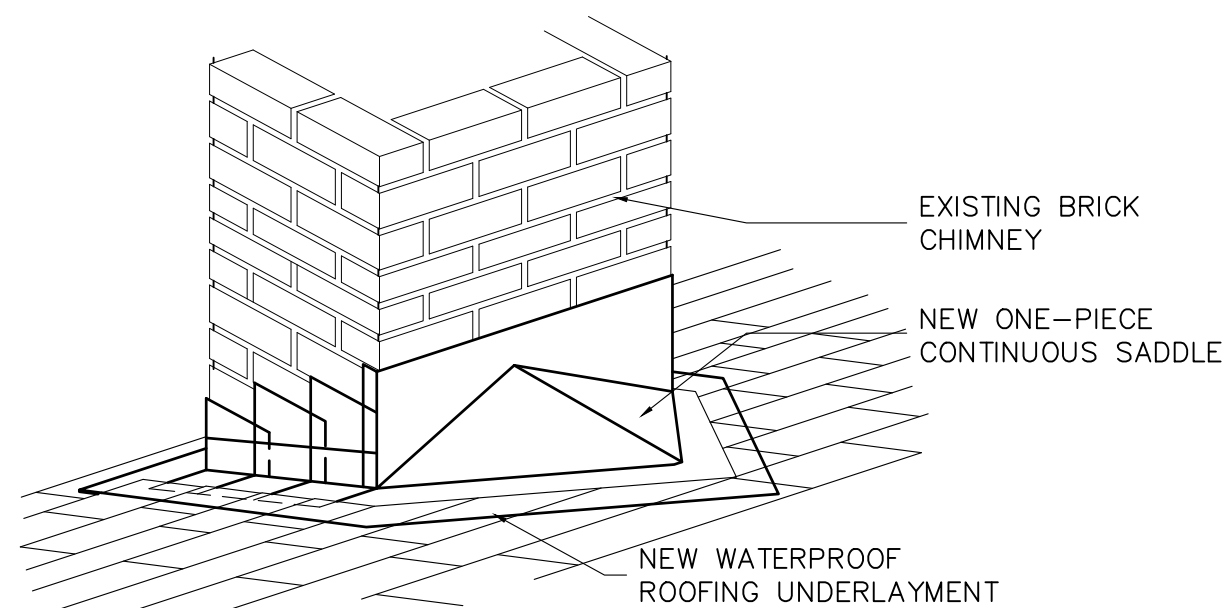
NOTE:

LAP VALLEY FLASHING SECTIONS 200 mm (8") MIN.
BLIND NAIL EACH SECTION OF VALLEY FLASHING ALONG ITS UPPER END. STAGGER NAIL AT APPROXIMATELY 75 mm (3") O.C.

8 TYPICAL FLASHING DETAIL AT ROOF VALLEY



9 TYP. FLASHING DETAIL AT CHIMEY BASE



10 TYPICAL CHIMNEY SADDLE FLASHING DETAIL

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Architect and await further instruction before commencing work.

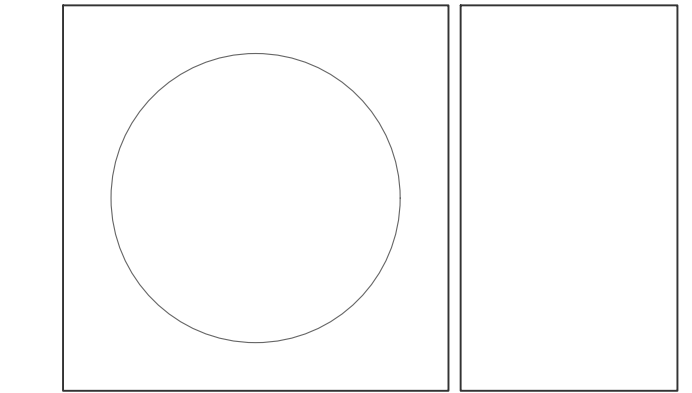
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PROJECT:
308-314 JARVIS STREET
308-314 Jarvis Street
Toronto, Ontario

FOR:
JARVIS CARLTON LIMITED PARTNERSHIP
200 King Street West
Toronto, Ontario

PROJECT NO.: **18040.1** SCALE: **AS NOTED**
DRAWN BY: **JP** REVIEWED BY: **CB**
TITLE: DRAWING NO.

General Details

APPENDIX III
Select Architectural Drawings
by Turner Fleischer Architects Inc.



Graywood Developments
200 King Street W., Suite 1602
Toronto, Ontario M5H 3T4
Tel: 416 599 2512
Contact: Neil Pattison
E-mail: npattison@graywoodgroup.com

Phantom Developments
207 Weston Rd
Toronto, Ontario, M6N 4Z3
Tel: 416 762 7177
Contact: Rik Dittmer
E-mail: Rik@phantom.ca

JAC CONDOS

308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

18.189CS

Sheet Number	Sheet Name
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GENERAL INFORMATION

A000 COVER SHEET
A001 STATISTICS
A002 SURVEY
A003 CONTEXT PLAN
A004 SITE PLAN
A005 CONSTRUCTION ASSEMBLIES
A006 CONSTRUCTION ASSEMBLIES
A006 FIRE SEPARATION DIAGRAMS
A007 FIRE SEPARATION DIAGRAMS
A008 FIRE SEPARATION DIAGRAMS

1:100 SCALE FLOOR PLANS

A101 UNDERGROUND PARKING LEVEL 2
A102 UNDERGROUND PARKING LEVEL 1
A103 GROUND FLOOR
A104 2ND FLOOR
A105 3RD FLOOR
A106 4TH FLOOR
A107 5TH - 6TH FLOOR
A108 7TH FLOOR
A109 8TH FLOOR
A110 9TH FLOOR
A111 10TH FLOOR
A112 11TH FLOOR

1:50 SCALE FLOOR PLANS

A200 BASEMENT - HERITAGE BUILDING
A201 GROUND - PART 1
A202 GROUND - PART 2
A203 GROUND - PART 3
A204 2ND FLOOR - PART 1
A205 2ND FLOOR - PART 2
A206 2ND FLOOR - PART 3
A207 3RD FLOOR - PART 1
A208 3RD FLOOR - PART 2
A209 3RD FLOOR - PART 3
A210 4TH FLOOR - PART 1
A211 4TH FLOOR - PART 2
A212 5TH & 6TH FLOOR - PART 1
A213 5TH & 6TH FLOOR - PART 2
A214 7TH FLOOR - PART 1
A215 7TH FLOOR - PART 2
A216 8TH FLOOR - PART 1
A217 8TH FLOOR - PART 2
A218 9TH FLOOR - PART 1
A219 9TH FLOOR - PART 2
A220 10TH FLOOR - PART 1
A221 10TH FLOOR - PART 2
A222 11TH FLOOR
A223 12TH - 13RD FLOOR
A224 14TH FLOOR
A225 MPH
A226 ROOF

ELEVATIONS

A301 ELEVATIONS
A302 ELEVATIONS
A303 HERITAGE BUILDING ELEVATIONS
A304 HERITAGE BUILDING ELEVATIONS

BUILDING SECTIONS

A401 BUILDING SECTIONS
A402 BUILDING SECTIONS
A403 HERITAGE BUILDING SECTIONS

WALL SECTION

A411 WALL SECTIONS

STAIR DETAILS

A501 STAIR DETAILS
A502 STAIR DETAILS
A503 STAIR DETAILS
A504 STAIR DETAILS
A505 STAIR DETAILS

DETAILS

A601 PLAN DETAILS
A611 SECTION DETAILS
A612 SECTION DETAILS

SCHEDULES

D001 DOOR SCHEDULE



TURNER FLEISCHER
67 Lesmill Road
Toronto, ON, M3B 2T8
turnerfleischer.com

ISSUED FOR PERMIT
2020-11-16

TURNER FLEISCHER
ARCHITECT

Turner Fleischer Architects Inc
67 Lesmill Road
Toronto, Ontario, M3B 2T8
Tel: 416 425 2222
Fax: 416 425 6717
Contact: Anita Yu
E-mail: anita@turnerfleischer.com

JAP
STRUCTURE

Jablonsky Ast & Partners
1129 Leslie St.
North York, Ontario M3C 2K5
Tel: 416 447 7405
Contact: Paul Ast & Jeff Watson
E-mail: jap@astint.on.ca
jwatson@astint.on.ca

M.V. Shore Associates Limited
402-1200 Eglinton Ave E
North York, Ontario, M3C 1H9
Tel: 416 443 1995
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E-mail: bc@mshore.com

ALEXANDER BUDREVICS + ASSOCIATES LTD
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Contact: Arnis Budrevics
E-mail: arnis@budrevics.ca

ODAN-DETECH
SITE SERVICES

The Odan/Detech Group Inc.
701 Rossland Road, Suite 201
Whitby, Ontario, L1N 8Y9
Tel: 905 632 3811
Contact: Daniel Bancroft
E-mail: daniel@odantech.com

BA Group
TRANSPORTATION

BA CONSULTING GROUP LTD.
45 St. Clair Ave. W. Suite 300
Toronto, Ontario, M4V 1K9
Tel: 416 961 7110
Contact: Steve Krossey
E-mail: Krossey@bagroup.com

TOMAS PEARCE
INTERIOR DESIGN

Tomas Pearce Interior Design
Consulting Inc.
131 Miranda Ave., Toronto, ON
M6B 3W8
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E-mail: mel@tomaspearce.com

GBCA
HERITAGE

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362 Davenport Road, Suite 100, Toronto ON M5R 1K6
Tel: 416 645 1186
Tel: 416 929 6556
Contact: Sharon Vattay
E-mail: sharon@gbca.ca

EQ BUILDING PERFORMANCE
ENERGY MODEL

EQ Building Performance
20 Floral Pkwy, Concord, Ontario L4K 4R1
Tel: 416 645 1186
Contact: Craig McIntyre
E-mail: cmcintyre@eqbuilding.com

KRCMTR
SURVEYOR

Krcmar Surveyors Ltd
1137 Centre St
Thornhill, Ontario, L4J 3M6
Tel: 905 738 0053
Contact: Sasa Krcmar
E-mail: sasa@krcmar.ca

PROJECT SUMMARY

LAND USE	m ²	ft ²	%
BUILDING COVERAGE (GROUND FLOOR)	1,818.8	19,577	56.3%
OUTDOOR AMENITY	222.0	2,396	6.3%
LANDSCAPED OPEN SPACE	339.0	3,618	10.5%
PAVED AREA	827.9	8,912	25.4%
TOTAL SITE AREA	3,204.6	34,495	100.0%

PROJECT INFORMATION

	REQUIRED	PROVIDED
BUILDING HEIGHT EXCL. M.P.H.	101.5M (10 STOREYS)	101.5M (10 STOREYS)
BUILDING HEIGHT INCL. M.P.H.	106.5M	106.5M
PODIUM HEIGHT JARVIS STREET	81.5M (10 STOREYS)	81.5M (10 STOREYS)
PODIUM HEIGHT MUTUAL STREET	10.5M (2 STOREYS)	10.5M (2 STOREYS)

	REQUIRED	PROVIDED
EAST SETBACK (FRONTING JARVIS STREET)	5.5 M	5.5 M
EAST SETBACK (FRONTING MUTUAL STREET)	14.75 M	15.30 M
EAST SETBACK (FRONTING 10TH FLOOR)	13.05 M	13.05 M
WEST SETBACK (FRONTING MUTUAL STREET)	8.5 M TO 3.7 M	8.55 M TO 8.75 M

ESTABLISHED GRADE	99.0 M	99.0 M
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GROSS FLOOR AREA SUMMARY AS PER BY-LAW NO. 569-2013

USE	m ²	ft ²	FM
RETAIL/OFFICE	242.7	2,612	0.5
TOTAL NON-RESIDENTIAL	242.7	2,612	0.5
NON-SALABLE (RESIDENTIAL)	4,079.0	43,913	1.3
SALABLE (RESIDENTIAL)	27,869.3	297,659	8.7
TOTAL RESIDENTIAL (INCLUDING EXCESS INDOOR AMENITY)	31,948.3	341,572	10.0
TOTAL (INCLUDING EXCESS INDOOR AMENITY)	32,191.0	344,184	10.1
TOTAL FLOOR AREA (GFA) (NO EXCLUSIONS)	41,542.3	447,338.3	
INDOOR AMENITY PROVIDED	197.9	2,134	0.5
INDOOR AMENITY (REQUIRED) EXCL. FROM GFA	978.0	10,572	0.3
INDOOR AMENITY (EXCESS) INCL. IN GFA	8.0	85	0.0

AREA CALCULATION BREAKDOWN (BY-LAW NO. 569-2013)

FLOOR	TOTAL RETAIL/OFFICE		TOTAL RESIDENTIAL		TOTAL GROSS FLOOR AREA (GFA) (NO EXCLUSIONS)	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
USG	83.4	898	83.4	898	83.4	898
USG	71.8	772	71.8	772	71.8	772
BASEMENT (B1)	21.6	232	21.6	232	21.6	232
1	242.7	2,612	809.1	8,701	1,051.8	11,313
2			1,967.5	21,116	1,967.5	21,116
3			1,967.5	21,116	1,967.5	21,116
4			1,796.3	19,287	1,796.3	19,287
5			1,796.4	19,287	1,796.4	19,287
6			1,796.4	19,287	1,796.4	19,287
7			1,796.4	19,287	1,796.4	19,287
8			1,796.4	19,287	1,796.4	19,287
9			1,796.4	19,287	1,796.4	19,287
10			1,796.4	19,287	1,796.4	19,287
11			1,796.4	19,287	1,796.4	19,287
12			1,796.4	19,287	1,796.4	19,287
13			1,796.4	19,287	1,796.4	19,287
14			1,796.4	19,287	1,796.4	19,287
15			1,796.4	19,287	1,796.4	19,287
16			1,796.4	19,287	1,796.4	19,287
17			1,796.4	19,287	1,796.4	19,287
18			1,796.4	19,287	1,796.4	19,287
19			1,796.4	19,287	1,796.4	19,287
20			1,796.4	19,287	1,796.4	19,287
21			1,796.4	19,287	1,796.4	19,287
22			1,796.4	19,287	1,796.4	19,287
23			1,796.4	19,287	1,796.4	19,287
24			1,796.4	19,287	1,796.4	19,287
25			1,796.4	19,287	1,796.4	19,287
26			1,796.4	19,287	1,796.4	19,287
27			1,796.4	19,287	1,796.4	19,287
28			1,796.4	19,287	1,796.4	19,287
29			1,796.4	19,287	1,796.4	19,287
30			1,796.4	19,287	1,796.4	19,287
31			1,796.4	19,287	1,796.4	19,287
32			1,796.4	19,287	1,796.4	19,287
33			1,796.4	19,287	1,796.4	19,287
34			1,796.4	19,287	1,796.4	19,287
M.P.H.						
TOTAL	242.7	2,612	31,948.3	341,572	32,191.0	344,184

*HERITAGE BUILDING INCLUDED** MPH NOT INCLUDED

UNIT MIX - PROVIDED

FLOOR	UNIT								TOTAL
	STUDIO	1B	1B+D	2B	2B+D	3B+D	3B+D (G)	TH (G)	
1								5	
2		3		3	5	4	2	17	
3	1	4	4	3	4	2	4	22	
4	1	4	4	3	4	2	4	22	
5	1	4	4	3	4	2	4	22	
6	1	4	4	3	4	2	4	22	
7	1	4	2	4	3	2	1	17	
8	1	4	2	3	4	4	1	19	
9	1	4	2	3	4	4	1	19	
10	1	2	2	3	3	1		12	
11	3	3	2	1	4			13	
12	3	3	2	1	4			13	
13	3	3	2	1	4			13	
14	3	3	2	1	4			13	
15	3	3	2	1	4			13	
16	3	3	2	1	4			13	
17	3	3	2	1	4			13	
18	3	3	2	1	4			13	
19	3	3	2	1	4			13	
20	3	3	2	1	4			13	
21	3	3	2	1	4			13	
22	3	3	2	1	4			13	
23	3	3	2	1	4			13	
24	3	3	2	1	4			13	
25	3	3	2	1	4			13	
26	3	3	2	1	4			13	
27	3	3	2	1	4			13	
28	3	3	2	1	4			13	
29	3	3	2	1	4			13	
30	3	3	2	1	4			13	
31	3	3	2	1	4			13	
32	3	3	2	1	4			13	
33	3	3	2	1	4			13	
34	3	3	2	1	4			13	
SUBTOTAL	80	105	72	52	131	23	21	5	
%	16.4%	21.5%	14.7%	10.6%	26.8%	4.7%	4.3%	1.0%	
TOTAL UNITS	80	177		183		49		489	
UNIT MIX	16.4%	36.2%		37.4%		10.0%		100.0%	

AVERAGE UNIT SIZE PER UNIT TYPE

AVG. UNIT SIZE	STUDIO	1B	2B	3B & MORE	TOTAL
m ²	30.9	48.0	66.1	100.2	57.2
ft ²	332	516	711	1,079	616

BARrier-free UNIT PER UNIT TYPE

AVG. UNIT SIZE	1B	2B	3B & MORE	TOTAL
REQUIRED	12	27	8	75
PROVIDED	12	27	9	78

	REQUIRED	PROVIDED
TOWER SETBACKS		
NORTH SETBACK	1.0 M	1.55 M
SOUTH SETBACK	29.2 M	24.2 M
EAST SETBACK (FRONTING JARVIS STREET)	23.2 M	23.5 M
SOUTH WEST SETBACK	10.8 M	10.8 M
WEST SETBACK (FRONTING MUTUAL STREET)	10.7 M	10.8 M

GROSS FLOOR AREA SUMMARY AS PER BY-LAW NO. 438-86

USE	m ²	ft ²	FM
RETAIL/OFFICE	242.7	2,612	0.5
TOTAL NON-RESIDENTIAL	242.7	2,612	0.5
TOTAL RESIDENTIAL (INCLUDING EXCESS INDOOR AMENITY)	32,837.0	353,454	10.3
TOTAL GFA (INCLUDING EXCESS INDOOR AMENITY)	33,079.7	356,066	10.3
TOTAL FLOOR AREA (GFA) (NO EXCLUSIONS)	41,542.3	447,338.3	
TOTAL GFA IN SETTLEMENT NOVEMBER 28, 2017	33,676.0	362,483	10.3

TOTAL FLOOR AREA SUMMARY

FLOORS	GFA	FM
	m ²	ft ²
LEVEL 1 - 2 - BASEMENT	5,563.8	59,998
FLOOR 1 - FLOOR 34	35,978.5	387,340
TOTAL	41,542.3	447,338

GROSS FLOOR AREA DEFINITION

CITY OF TORONTO ZONING BY-LAW NO. 569-2013

Gross Floor Area Calculation For a Mixed Use Building, in the Commercial Residential Zone, Category 1, in the Commercial Residential Zone category of the City of Toronto Zoning By-law, 569-2013, is the floor area of a building used for: (a) parking, loading and bicycle parking below ground; (b) required loading spaces at the ground level and required bicycle parking spaces at or above ground; (c) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; (d) showers and change facilities required by this By-law for required bicycle parking spaces; (e) amenity space required by this By-law; (f) elevator shafts; (g) garbage chutes; (h) mechanical penthouses; and (i) roof setbacks in the building.

GROSS FLOOR AREA DEFINITION

CITY OF TORONTO ZONING BY-LAW NO. 438-86

"residential gross floor area" means: (a) subject to paragraph (b) below, the aggregate of the area of each floor and the space occupied by walls and stairs above and below grade, of a residential building or a residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the building or structure, exclusive of the following areas: 1. a room or enclosed area, including its enclosing walls within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than residential) or telecommunications equipment that is within the building; 2. loading facilities required by this By-law or any other zoning by-law; 3. a part of the building or structure that is used for the parking of motor vehicles or bicycles, storage, residential amenity space or other accessory use, provided the floor level, including any access ramp, is at least 0.3 metres below grade; 4. above grade residential amenity space required by this By-law; and (b) notwithstanding paragraph (a) above, in the case of a detached house, semi-detached house, rowhouse, duplex, semi-detached duplex, triplex, semi-detached triplex, converted dwelling and rooming house, or a rooming house, located in an R district, the aggregate of the following areas: 1. the area of each floor and the space occupied by walls and stairs above and below grade measured between the exterior faces of the exterior walls of the building; 2. the area of each floor and the space occupied by walls and stairs above and below grade measured between the exterior faces of the exterior walls of the building where the vertical clearance of more than 4.5 metres between the top of the floor and the ceiling immediately below it; and (c) in the case of a building or portion of a floor which has a vertical clearance of more than 4.5 metres between the top of the floor and the ceiling, the horizontal area above the uppermost storey of such building or addition having a vertical clearance of more than 1.8 metres between the ceiling joists and the roof rafters, provided at least 80% of such area is a horizontal area of more than 1.8 metres and an area of at least 9.3 square metres, exclusive of the following areas: 1. the area of each floor and the space occupied by walls and stairs above and below grade measured between the exterior faces of the exterior walls of the building; 2. the area of each floor and the space occupied by walls and stairs above and below grade measured between the exterior faces of the exterior walls of the building; 3. a part of the building or structure that is used for the parking of motor vehicles or bicycles, storage, or other accessory use, provided the floor level, including any access ramp, is at least 0.3 metres below grade; 4. parking facilities required by this By-law which are provided in a private garage;

BUILDING HEIGHT DEFINITION

As per the draft Zoning By-law Amendment

Despite Sections 40.5, 40.10 and 40.10.40, the following building elements and structures are permitted to extend above the height shown on Diagram 5 of By-law (Clerks to adopt by law #9) as follows:

Architectural features, air intake and air handling units, awnings, balconies, bicycle racks, barbecue, canopies, chimneys, communication equipment, cooling towers, antennas, signs, fences, signs, green roof, guardrails, insulation and roof surface materials, landscaping and public art features, lighting fixtures, color attenuation walls, ornamental elements, pipes, planters, platforms, ceilings, retaining walls, screens, stairs, steel enclosures, screens, balconies, underground garage ramps and their associated structures, walkways, wheel chair ramps, wind protection, and window lifts.

Elements or structures on any portion of a roof used for outside or open air recreation, including required residential amenity space; and Mechanical penthouses, mass attenuation walls, parapets, vents, stacks, railings, window washing equipment, elevator enclosures and covers, and roof stairs, which may extend the height specified on Diagram 5 by a maximum of 0.6 metres, provided such elements do not have the effect of increasing any non-residential shadow impact on adjacent lots resulting from the OMB approved plans and drawings;

AMENITY AREAS - REQUIRED & PROVIDED

TYPE	REQUIRED*		PROVIDED	
	RATIO	m ²	ft ²	RATIO
INDOOR	2 sm/unit	978.0	10,527.19	2.0 sm/unit
OUTDOOR	1.5 sm/unit	733.5	7,895.39	1.5 sm/unit
TOTAL	3.5 sm/unit	1,711.5	18,422.59	3.6 sm/unit

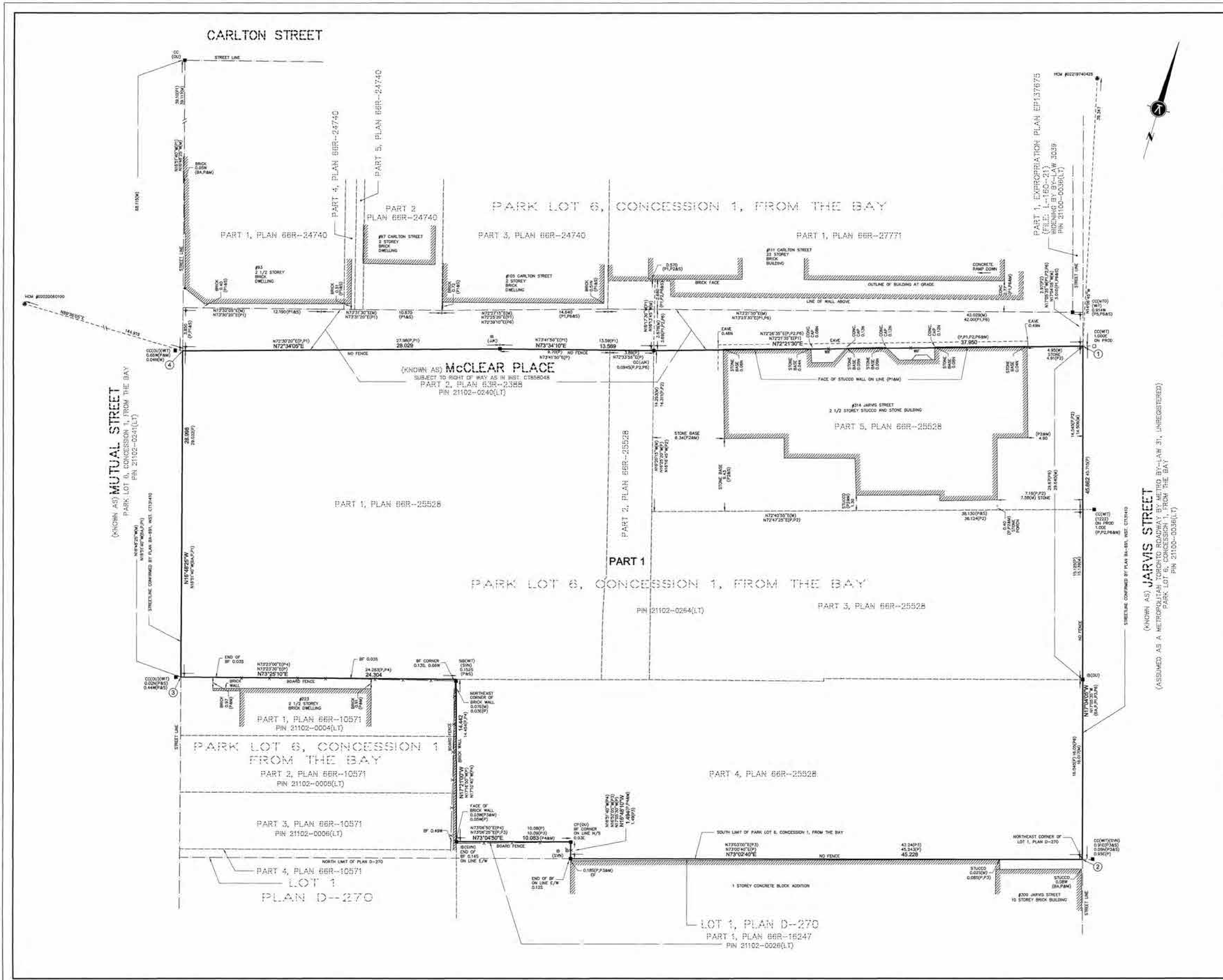
* AMENITY RATIO AS PER SETTLEMENT NOVEMBER 28, 2017.

BICYCLE PARKING - REQUIRED & PROVIDED

RESIDENTIAL	REQUIRED		PROVIDED	
	RATIO	SPACES	RATIO	SPACES
LONG-TERM	0.9 per unit	441	0.90 per unit	441
SHORT-TERM	0.1 per unit	49	0.10 per unit	49
TOTAL	1.0 per unit	490	1.00 per unit	490
COMMERCIAL	REQUIRED		PROVIDED	
	RATIO	SPACES	RATIO	SPACES
LONG-TERM	0.2 per 100 m ²	1		1
SHORT-TERM	340.3 per 100 m ²	4		4
TOTAL	per 100 m²	5	TOTAL	495

VEHICULAR PARKING - PROPOSED* & PROVIDED

RESIDENTIAL	PROPOSED		PROVIDED	
	RATIO	SPACES	RATIO	SPACES
RESIDENT	0.17 per unit	83	0.17 per unit	84
VISITOR	0.05 per unit	24	0.05 per unit	24
TOTAL	0.22 per unit	107	0.22 per unit	



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 66R-	
RECEIVED AND DEPOSITED		DATE _____, 2019	
DATE _____, 2019	DATE _____, 2019	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE (No.64)	
WALDEMAR COLINSKI ONTARIO LAND SURVEYOR			

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m ²)
1	PART OF PARK LOT 6	CONCESSION 1	ALL OF PIN 21102-0264(LT)	3204.7

PLAN OF SURVEY OF
PART OF PARK LOT 6
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF YORK)
FROM THE BAY
CITY OF TORONTO
SCALE 1:150
KRCMAR SURVEYORS LTD. 2019

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING
BEARINGS SHOWN HEREON ARE GRID DERIVED FROM HORIZONTAL CONTROL MONUMENTS NO. 0202006100 AND NO. 02219740426, AND ARE REFERRED TO THE 3' MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST, LONGITUDE.
(3) MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS(1997)).
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999886.

INTEGRATION DATA

SPECIFIED CONTROL POINTS			
MONUMENT ID.	PUBLISHED VALUES	CALCULATED VALUES	
HCM 0202006100	N: 4 835 604.339 E: 314 720.802	N: 4 835 626.401 E: 314 736.565	
HCM 02219740426	N: 4 835 541.440 E: 314 509.575	N: 4 835 763.480 E: 314 525.361	

3' MTM ZONE 10 COORDINATES
NAD 83 (CSRS(1997)) CENTRAL MERIDIAN 79°30' WEST LONGITUDE
THE MTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/70 FILED UNDER THE SURVEYORS ACT.

REFERENCE POINTS			
POINT	NORTHING	EASTING	
1	4 835 768.25	314 748.18	
2	4 835 744.60	314 759.59	
3	4 835 764.51	314 670.27	
4	4 835 736.76	314 678.65	

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM (REGULATOR ONLY).
COORDINATE CHANGES IN THESE VALUES, BE LINES TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES HORIZONTAL CONTROL MONUMENT
 - SB DENOTES STANDARD IRON BAR
 - SB DENOTES STANDARD IRON BAR
 - SB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (U) DENOTES ORIGIN UNKNOWN
 - (W) DENOTES WITNESS
 - (BA) DENOTES PLAN BA-691
 - (P) DENOTES PLAN 66R-25528
 - (P1) DENOTES PLAN 63R-2388
 - (P2) DENOTES PLAN 63R-3883
 - (P3) DENOTES PLAN 66R-16247
 - (P4) DENOTES PLAN 66R-10571
 - (P5) DENOTES EXPROPRIATION PLAN EP137675 (BY-LAW 3039) L-160-21
 - (P6) DENOTES PLAN 66R-27771
 - (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
 - (1222) DENOTES C.E. DOTTERILL LTD., O.L.S.
 - (MTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - (SVN) DENOTES SREIGHT AND VAN NOSTRAND LIMITED, O.L.S.
 - (JK) DENOTES JOHN J. KONING, O.L.S.
 - PROD DENOTES PRODUCTION
 - CF DENOTES CONCRETE FOUNDATION
 - - - DENOTES FENCE
 - BF DENOTES BOARD FENCE
 - WF DENOTES WROUGHT IRON FENCE

MUNICIPAL ADDRESSES:
No. 314 JARVIS STREET, TORONTO
No. 225 MUTUAL STREET, TORONTO

SURVEYOR'S CERTIFICATE

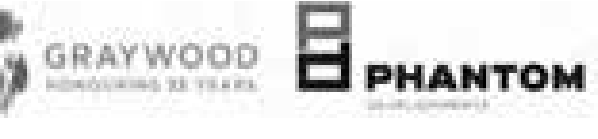
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 11TH DAY OF MARCH, 2019.

DATE MARCH 13, 2019
WALDEMAR COLINSKI
ONTARIO LAND SURVEYOR

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca			
FIELD:	22/DL	DRAWN:	S.D.
CHECKED:	W.G.	JOB NO.:	19-007
DWG NAME:	19-007B01	PLOT NO.:	11/27/13/Mar/2019
WORK ORDER NO.:	1197 Centre Street Thornhill ON L4J 3M6	905.738.0053	F 905.738.9221
www.krcmar.ca			



NO.	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REC
2			



JAC CONDOS
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

SURVEY

PROJECT NO. 18-18923
PROJECT DATE 2020-08-01
DRAWN BY REC
CHECKED BY SN
SCALE 6:2

ONTARIO ASSOCIATION OF ARCHITECTS
ETHEL H. MOORE
LICENCE 6862

DRAWING NO. A002

WALL TYPE	FIRE RATING & TEST NO.	STC RATING & TEST NO.	GRAPHIC	DESCRIPTION	REMARKS
[10A1]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 41mm STEEL STUDS @ 400mm O.C.	
[10A2]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 64mm STEEL STUDS @ 400mm O.C.	
[10A3]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 12mm STEEL STUDS @ 400mm O.C.	
[10A4]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 15mm STEEL STUDS @ 400mm O.C.	
[10A5]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 19mm STEEL STUDS @ 400mm O.C.	
[10A6]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 23mm STEEL STUDS @ 400mm O.C.	
[10A7]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 27mm STEEL STUDS @ 400mm O.C.	
[10A8]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 31mm STEEL STUDS @ 400mm O.C.	
[10A9]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 35mm STEEL STUDS @ 400mm O.C.	
[10A10]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 39mm STEEL STUDS @ 400mm O.C.	
[10A11]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 43mm STEEL STUDS @ 400mm O.C.	
[10A12]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 47mm STEEL STUDS @ 400mm O.C.	
[10A13]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 51mm STEEL STUDS @ 400mm O.C.	
[10A14]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 55mm STEEL STUDS @ 400mm O.C.	
[10A15]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 59mm STEEL STUDS @ 400mm O.C.	
[10A16]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 63mm STEEL STUDS @ 400mm O.C.	
[10A17]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 67mm STEEL STUDS @ 400mm O.C.	
[10A18]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 71mm STEEL STUDS @ 400mm O.C.	
[10A19]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 75mm STEEL STUDS @ 400mm O.C.	
[10A20]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 79mm STEEL STUDS @ 400mm O.C.	
[10A21]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 83mm STEEL STUDS @ 400mm O.C.	
[10A22]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 87mm STEEL STUDS @ 400mm O.C.	
[10A23]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 91mm STEEL STUDS @ 400mm O.C.	
[10A24]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 95mm STEEL STUDS @ 400mm O.C.	
[10A25]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 99mm STEEL STUDS @ 400mm O.C.	
[10A26]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 103mm STEEL STUDS @ 400mm O.C.	
[10A27]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 107mm STEEL STUDS @ 400mm O.C.	
[10A28]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 111mm STEEL STUDS @ 400mm O.C.	
[10A29]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 115mm STEEL STUDS @ 400mm O.C.	
[10A30]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 119mm STEEL STUDS @ 400mm O.C.	
[10A31]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 123mm STEEL STUDS @ 400mm O.C.	
[10A32]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 127mm STEEL STUDS @ 400mm O.C.	
[10A33]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 131mm STEEL STUDS @ 400mm O.C.	
[10A34]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 135mm STEEL STUDS @ 400mm O.C.	
[10A35]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 139mm STEEL STUDS @ 400mm O.C.	
[10A36]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 143mm STEEL STUDS @ 400mm O.C.	
[10A37]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 147mm STEEL STUDS @ 400mm O.C.	
[10A38]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 151mm STEEL STUDS @ 400mm O.C.	
[10A39]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 155mm STEEL STUDS @ 400mm O.C.	
[10A40]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 159mm STEEL STUDS @ 400mm O.C.	
[10A41]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 163mm STEEL STUDS @ 400mm O.C.	
[10A42]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 167mm STEEL STUDS @ 400mm O.C.	
[10A43]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 171mm STEEL STUDS @ 400mm O.C.	
[10A44]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 175mm STEEL STUDS @ 400mm O.C.	
[10A45]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 179mm STEEL STUDS @ 400mm O.C.	
[10A46]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 183mm STEEL STUDS @ 400mm O.C.	
[10A47]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 187mm STEEL STUDS @ 400mm O.C.	
[10A48]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 191mm STEEL STUDS @ 400mm O.C.	
[10A49]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 195mm STEEL STUDS @ 400mm O.C.	
[10A50]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 199mm STEEL STUDS @ 400mm O.C.	
[10A51]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 203mm STEEL STUDS @ 400mm O.C.	
[10A52]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 207mm STEEL STUDS @ 400mm O.C.	
[10A53]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 211mm STEEL STUDS @ 400mm O.C.	
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[10A56]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 223mm STEEL STUDS @ 400mm O.C.	
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[10A58]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 231mm STEEL STUDS @ 400mm O.C.	
[10A59]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 235mm STEEL STUDS @ 400mm O.C.	
[10A60]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 239mm STEEL STUDS @ 400mm O.C.	
[10A61]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 243mm STEEL STUDS @ 400mm O.C.	
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[10A63]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 251mm STEEL STUDS @ 400mm O.C.	
[10A64]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 255mm STEEL STUDS @ 400mm O.C.	
[10A65]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 259mm STEEL STUDS @ 400mm O.C.	
[10A66]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 263mm STEEL STUDS @ 400mm O.C.	
[10A67]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 267mm STEEL STUDS @ 400mm O.C.	
[10A68]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 271mm STEEL STUDS @ 400mm O.C.	
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[10A70]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 279mm STEEL STUDS @ 400mm O.C.	
[10A71]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 283mm STEEL STUDS @ 400mm O.C.	
[10A72]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 287mm STEEL STUDS @ 400mm O.C.	
[10A73]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 291mm STEEL STUDS @ 400mm O.C.	
[10A74]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 295mm STEEL STUDS @ 400mm O.C.	
[10A75]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 299mm STEEL STUDS @ 400mm O.C.	
[10A76]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 303mm STEEL STUDS @ 400mm O.C.	
[10A77]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 307mm STEEL STUDS @ 400mm O.C.	
[10A78]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 311mm STEEL STUDS @ 400mm O.C.	
[10A79]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 315mm STEEL STUDS @ 400mm O.C.	
[10A80]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 319mm STEEL STUDS @ 400mm O.C.	
[10A81]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 323mm STEEL STUDS @ 400mm O.C.	
[10A82]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 327mm STEEL STUDS @ 400mm O.C.	
[10A83]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 331mm STEEL STUDS @ 400mm O.C.	
[10A84]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 335mm STEEL STUDS @ 400mm O.C.	
[10A85]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 339mm STEEL STUDS @ 400mm O.C.	
[10A86]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 343mm STEEL STUDS @ 400mm O.C.	
[10A87]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 347mm STEEL STUDS @ 400mm O.C.	
[10A88]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 351mm STEEL STUDS @ 400mm O.C.	
[10A89]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 355mm STEEL STUDS @ 400mm O.C.	
[10A90]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 359mm STEEL STUDS @ 400mm O.C.	
[10A91]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 363mm STEEL STUDS @ 400mm O.C.	
[10A92]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 367mm STEEL STUDS @ 400mm O.C.	
[10A93]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 371mm STEEL STUDS @ 400mm O.C.	
[10A94]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 375mm STEEL STUDS @ 400mm O.C.	
[10A95]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 379mm STEEL STUDS @ 400mm O.C.	
[10A96]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 383mm STEEL STUDS @ 400mm O.C.	
[10A97]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 387mm STEEL STUDS @ 400mm O.C.	
[10A98]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 391mm STEEL STUDS @ 400mm O.C.	
[10A99]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 395mm STEEL STUDS @ 400mm O.C.	
[10A100]	N/A	N/A		- 13mm G.W.B. ON BOTH SIDES OF - 399mm STEEL STUDS @ 400mm O.C.	

GENERAL NOTES

GENERAL NOTES

- All openings in concrete walls to be filled with non-shrink grout.
- Stud framing to be minimum 25 gauge unless otherwise noted.
- Apply firestop sealant control powder in all stud wall tracks, pipe spaces and other concealed spaces within stud partitions. Refer to Specifications.
- Provide above resistant gypsum board in lieu of standard gypsum board @ the following rooms:
 - Storage rooms
 - Electrical rooms
 - Mechanical rooms
 - Cable/rack/server rooms
- Where resistant gypsum board to be same thickness and gypsum type (rated or non-rated) as shown on wall schedule
- Obtain design to meet requirements of CBC 4.1.1.15 and Supplementary Standard SB-13 "Gases in Quarters"

PARTITIONS NOTES

- All pipe spaces to be fully insulated or provide insulation wrap to all pipe within.
- Provide fiberglass or mineral fibre sound attenuation batt on all suite partitions at areas where there is mechanical equipment.
- Provide fiberglass or mineral fibre insulation batt on all plumbing space with vertical stack sanitary gas.
- Extend gypsum board partitions full height to top of floor or roof slab above, unless otherwise indicated.
- Seal perimeter joints and penetrations at all of the listed partitions with applicable ILC rated sealant systems. Refer to Specifications.
- Refer to National Research Council Canada - IRC-R701 (Sound Transmission Through Gypsum Board Walls, Sound Transmission Results).
- Provide perimeter joint control powder at all exterior wall openings with application ILC rated sealant systems.
- Use moisture resistant board around shower areas, bathtub enclosures.
- All insulated interior walls, seal perimeter joints and penetrations with acoustic sealant.
- Provide grab bar blocking stud reinforcement for all washrooms.

INTERIOR CEILING TYPES					
WALL TYPE	FIRE RATING & TEST NO.	STC RATING & TEST NO.	GRAPHIC	DESCRIPTION	REMARKS
[11] INTERIOR SUSPENDED CEILING	N/A	N/A		<ul style="list-style-type: none"> 13mm G.W.B. ON SUSPENDED OR FRAMED CEILING SYSTEM STUCCO OR PAINT FINISH OR T.BAR (REFER TO I.D. DWGS) 	-BATHROOM CEILINGS AND BULKHEADS WITH PIPE OFFSETS TO RECEIVE 150mm ACOUSTIC INSULATION
[12] ACOUSTIC CEILING BELOW MECHANICAL PENTHOUSE	N/A	N/A		<ul style="list-style-type: none"> AIRMECHANICAL SPACE 150mm ACOUSTIC INSULATION 2 LAYERS OF 16mm G.W.B. ON SUSPENDED OR FRAMED CEILING SYSTEM CW ISOLATION HANGERS AIRMECHANICAL SPACE 13mm G.W.B. ON SUSPENDED OR FRAMED CEILING SYSTEM CW ISOLATION HANGERS 	-REFER TO ACOUSTICAL REPORT FOR ADDITIONAL INFORMATION
[13] ACOUSTIC CEILING AT AMENITY	N/A	N/A		<ul style="list-style-type: none"> AIRMECHANICAL SPACE 150mm ACOUSTIC INSULATION 2 LAYERS OF 16mm G.W.B. ON SUSPENDED OR FRAMED CEILING SYSTEM CW ISOLATION HANGERS CEILING FINISH (REFER TO I.D. DWGS) 	-REFER TO ACOUSTICAL REPORT FOR ADDITIONAL INFORMATION
[13B] ACOUSTIC CEILING AT AMENITY	N/A	N/A		<ul style="list-style-type: none"> 75mm THICK FOIL-FACED SEMI-RIGID INSULATION (ROXUL) AIRMECHANICAL SPACE 2 LAYERS OF 16mm G.W.B. ON SUSPENDED OR FRAMED CEILING SYSTEM CW ISOLATION HANGERS CEILING FINISH (REFER TO I.D. DWGS) 	-REFER TO ACOUSTICAL REPORT FOR ADDITIONAL INFORMATION
[13C] LOW-PROFILE ACOUSTIC CEILING AT AMENITY	N/A	N/A		<ul style="list-style-type: none"> 41mm FURRING CHANNELS INSTALLED ON LOW-PROFILE ISOLATION CEILING HANGERS 22mm FURRING CHANNELS 2 LAYERS OF 16mm G.W.B. CEILING FINISH (REFER TO I.D. DWGS) 	-REFER TO ACOUSTICAL REPORT FOR ADDITIONAL INFORMATION
[13D] ACOUSTIC CEILING AT GARAGE ROOM	N/A	N/A		<ul style="list-style-type: none"> AIRMECHANICAL SPACE 150mm ACOUSTIC INSULATION 2 LAYERS OF 16mm G.W.B. ON SUSPENDED OR FRAMED CEILING SYSTEM CW ISOLATION HANGERS CEILING FINISH (REFER TO I.D. DWGS) 	-REFER TO ACOUSTICAL REPORT FOR ADDITIONAL INFORMATION
[14] 2-HOUR HORIZONTAL FIRE RATED BULKHEAD	2 hr BMEC No. 89-1-118	N/A		<ul style="list-style-type: none"> HORIZONTAL MEMBRANE OR METAL DUCT ENCLOSURE 15mm SHEET WALL LINER PANEL 64mm C-H STUDS SPANNING HORIZONTALLY @600 O.C. 2 LAYERS OF 13mm TYPE X G.W.B. CEILING FINISH (IF REQUIRED REFER TO I.D. DWGS) 	-RATED SUPPORTING WALL TO BE INSTALLED IF SPAN OF CEILING EXCEEDS 2.13m

EXTERIOR SOFFIT TYPES					
WALL TYPE	FIRE RATING & TEST NO.	STC RATING & TEST NO.	GRAPHIC	DESCRIPTION	REMARKS
[15] EXTERIOR NON-INSULATED SOFFIT	N/A	N/A		<ul style="list-style-type: none"> AIRMECHANICAL SPACE HEATING ELEMENTS (REFER TO MECH. & ELEC. DWGS) 13mm EXTERIOR GRADE SHEATHING BOARD ON FRAMED CEILING SYSTEM ARMOPLAR BARRIER MEMBRANE 100mm SEMI-RIGID INSULATION CW GALVANIZED METAL Z-GIRT 13mm EXTERIOR GRADE SHEATHING BOARD STUCCO FINISH 	-STEEL STUD CONTRACTOR TO SUBMIT SHOP DRAWINGS WITH P. ENG STAMP FOR APPROVAL
[15B] EXTERIOR INSULATED SOFFIT	N/A	N/A		<ul style="list-style-type: none"> AIRMECHANICAL SPACE HEATING ELEMENTS (REFER TO MECH. & ELEC. DWGS) 13mm EXTERIOR GRADE SHEATHING BOARD ON FRAMED CEILING SYSTEM ARMOPLAR BARRIER MEMBRANE 100mm SEMI-RIGID INSULATION CW GALVANIZED METAL Z-GIRT 13mm EXTERIOR GRADE SHEATHING BOARD STUCCO FINISH 	-STEEL STUD CONTRACTOR TO SUBMIT SHOP DRAWINGS WITH P. ENG STAMP FOR APPROVAL
[16] HEAT TRACED SOFFIT	N/A	N/A		<ul style="list-style-type: none"> HEATING CABLES (REFER TO MECHANICAL DWGS) 20mm HAT CHANNELS 13mm EXTERIOR GRADE SHEATHING BOARD TROWELED ON AIR BARRIER EPS CW 100mm THICK EXPANDED RIGID INSULATION (RSI Z-GIRTS) CW DRAINAGE CHANNELS 	-PIPES TO BE HEAT-TRACED (REFER TO MECH. & ELEC.)
[17] HEAT TRACED SOFFIT	N/A	N/A		<ul style="list-style-type: none"> 100mm VINYL-FACED SEMI-RIGID INSULATION, MECHANICALLY FASTENED TO UNDERSIDE OF SLAB 	-PIPES TO BE HEAT-TRACED (REFER TO MECH. & ELEC.)

5	2020-11-16	ISSUED FOR PERMIT	REC'D
#	DATE	DESCRIPTION	BY



PROJECT
JAC CONDOS
 308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING
CONSTRUCTION ASSEMBLIES

PROJECT NO.	18-189CS
PROJECT DATE	2020-09-01
DRAWN BY	ROD
CHECKED BY	SN
SCALE	1:20



DRAWING NO.
A005a

The drawing and its contents are prepared, approved and issued by the principal of Turner Fleischer Architects Inc. The principal is not responsible for any errors or omissions in this drawing and shall not be held liable for any such errors or omissions. The drawing is not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc. The drawing is not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc. The drawing is not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc.

LEGEND

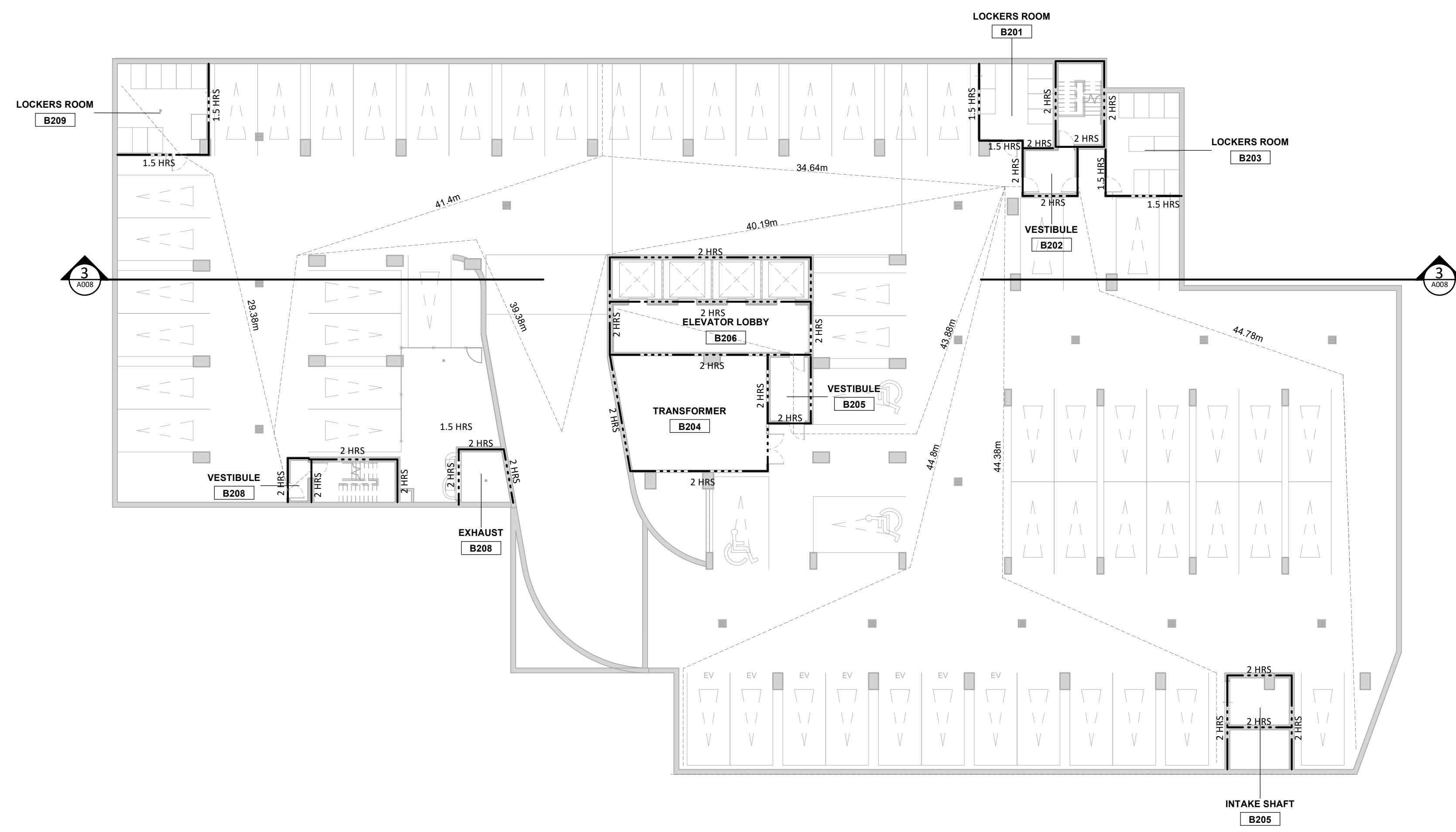
- 45 MINUTE RATED WALL
- - - 1 HOUR RATED WALL
- 1.5 HOUR RATED WALL
- 2 HOUR RATED WALL

NOTES:

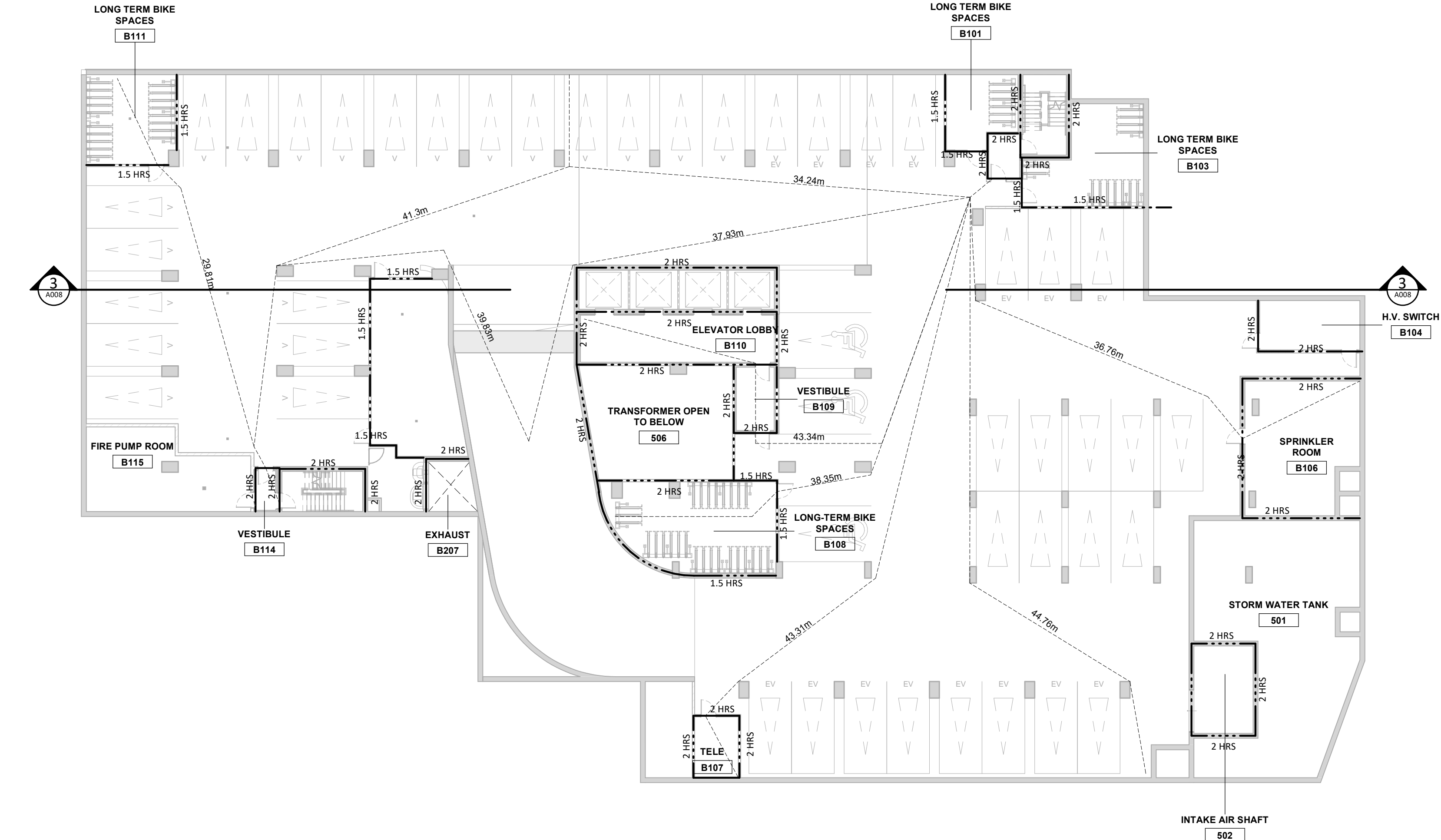
REQUIRED FIRE RESISTANCE RATING FOR SUPPORTING STRUCTURE WALL SUPERSEDES SUITE TO SUITE SEPARATIONS WHERE APPLICABLE.

AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR USE BY FIRE FIGHTERS. TO BE PROVIDED WITH A CLOSURE AT EACH SHaft OPENING SO THAT THE INTERLOCK MECHANISM REMAINS MECHANICALLY ENGAGED AND ELECTRICAL CONTINITY IS MAINTAINED IN THE INTERLOCK CIRCUITS AND ASSOCIATED WIRING FOR A PERIOD OF NOT LESS THAN 1 HR WHEN THE ASSEMBLY IS SUBJECT TO THE STANDARD FIRE EXPOSURE DESCRIBED IN CANA-S104-M "FIRE TEST OF DOOR ASSEMBLIES".

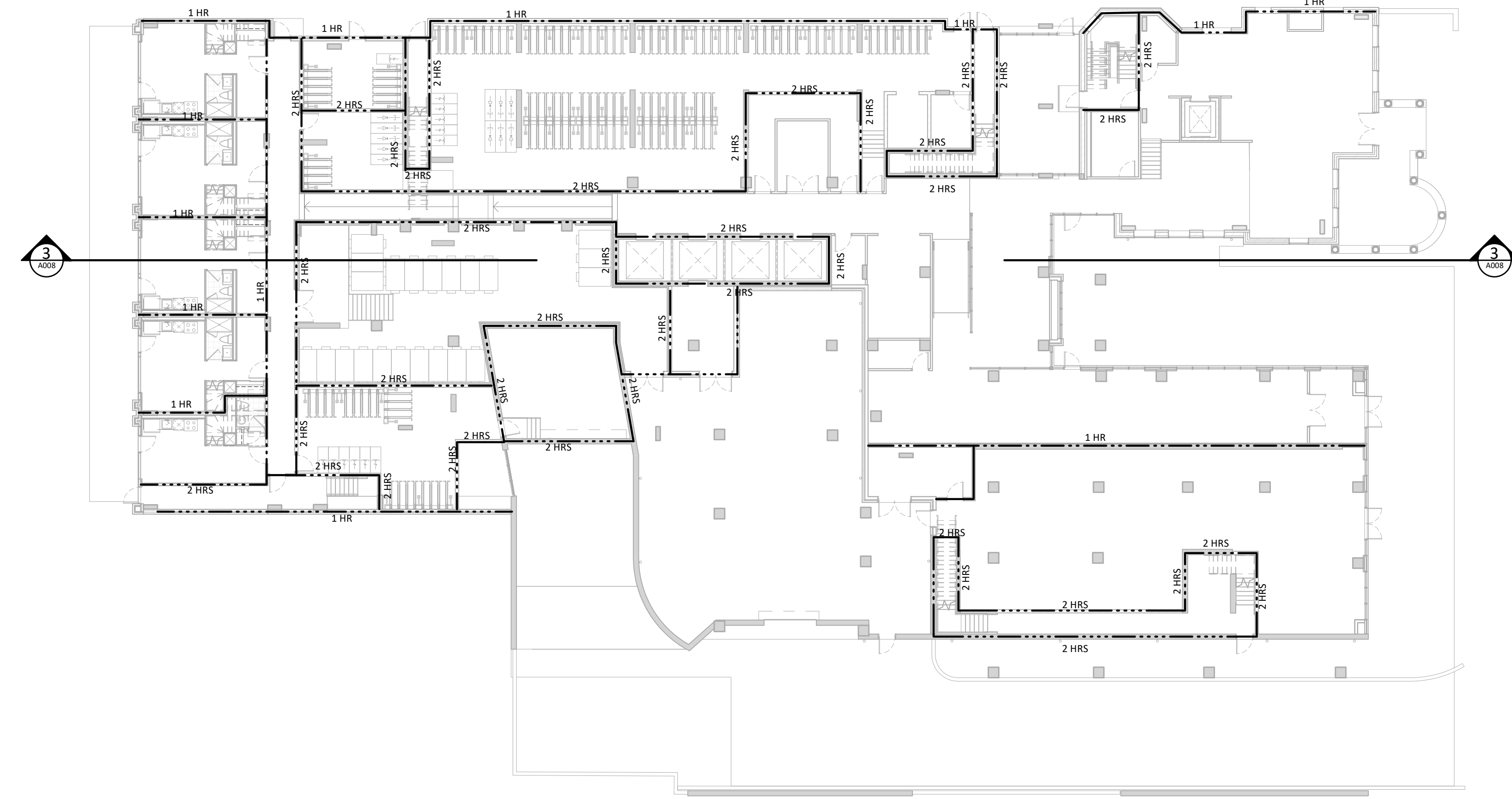
PROVIDE 2 HR SEPARATIONS FOR ABOVE AND BELOW GRADE STAIRS MEASURE AS USR PLANS AND STAIRS FOR LOCATIONS



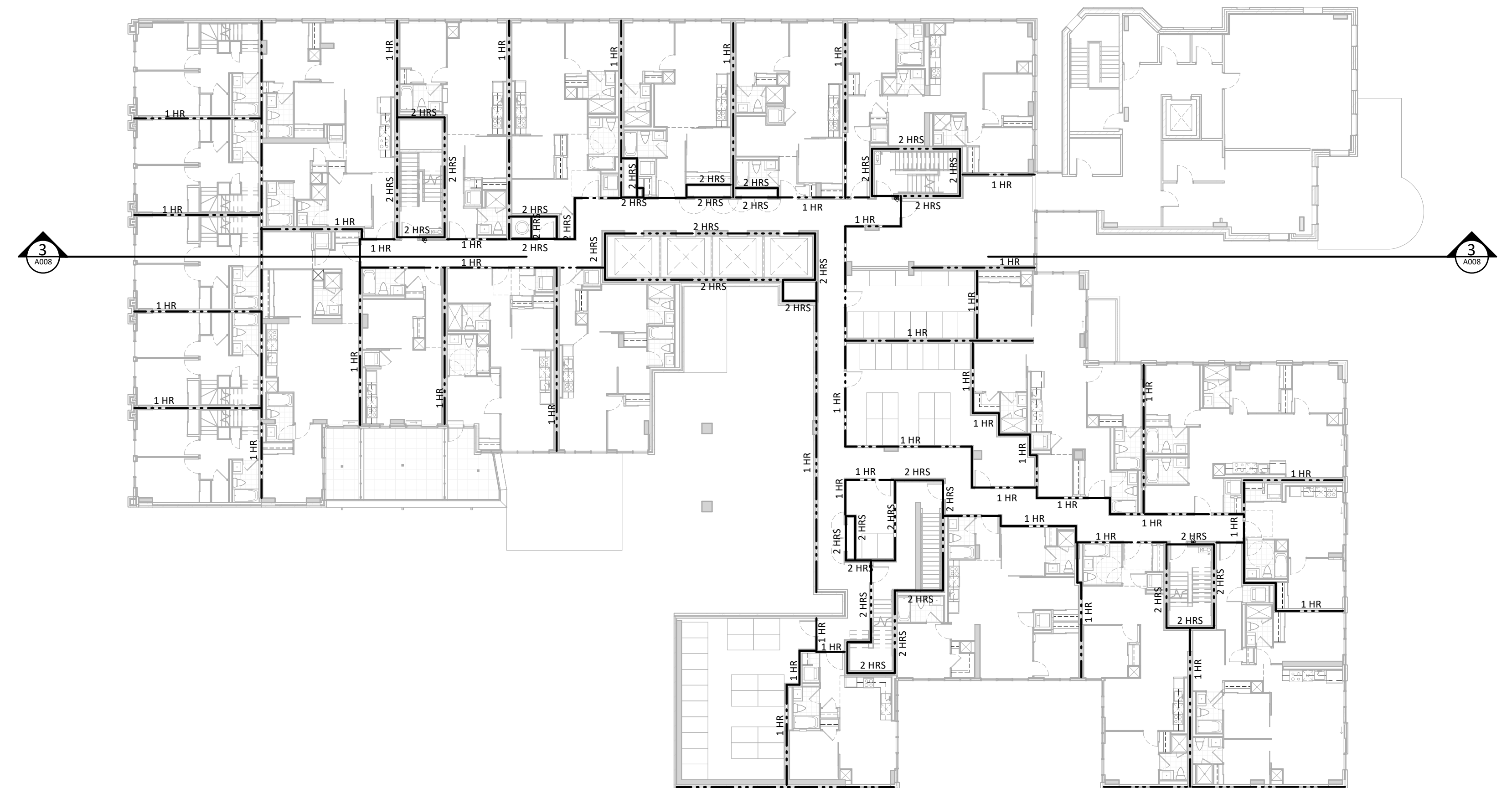
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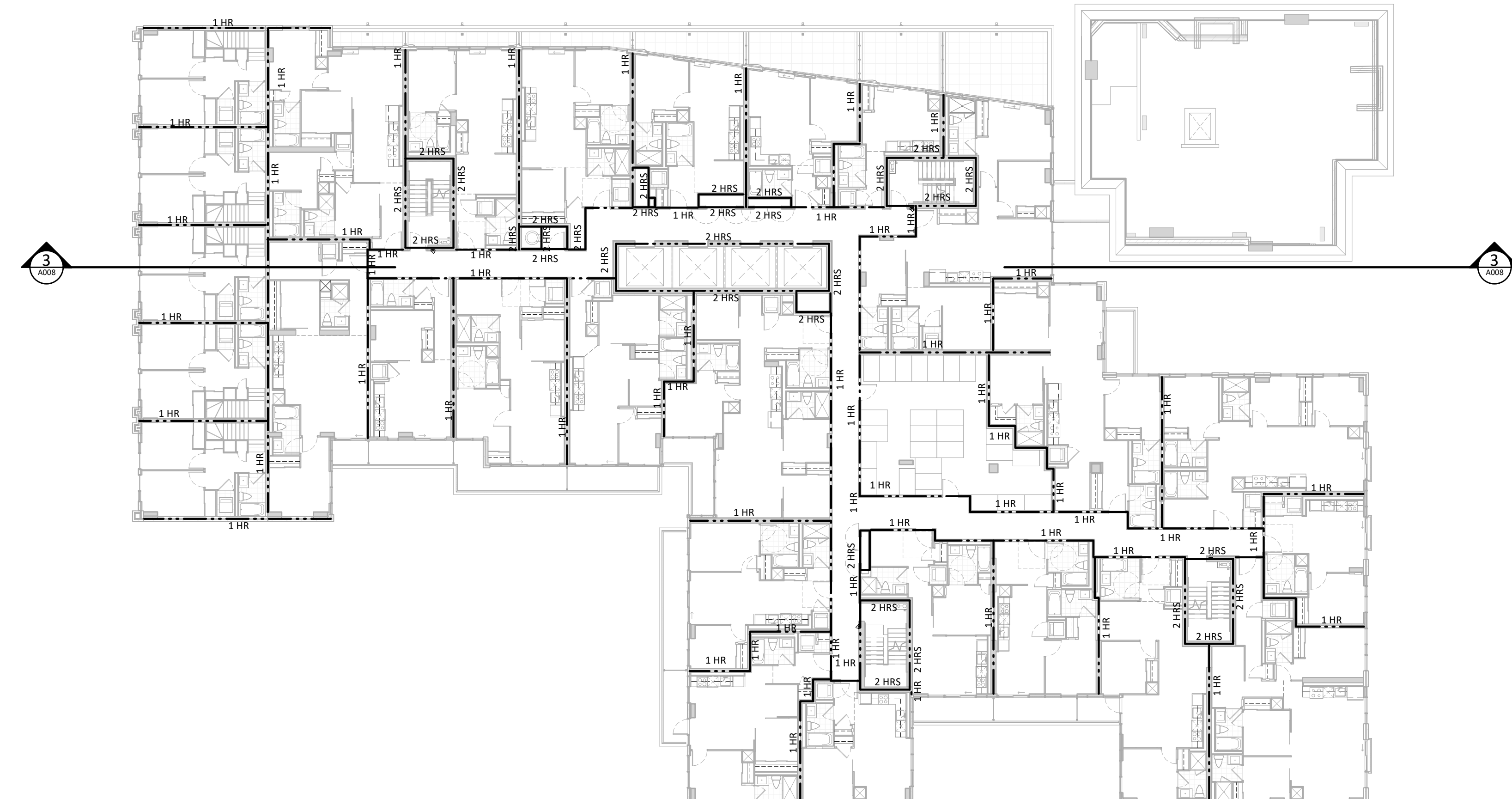
2 FS - UNDERGROUND PARKING 1
 1:200



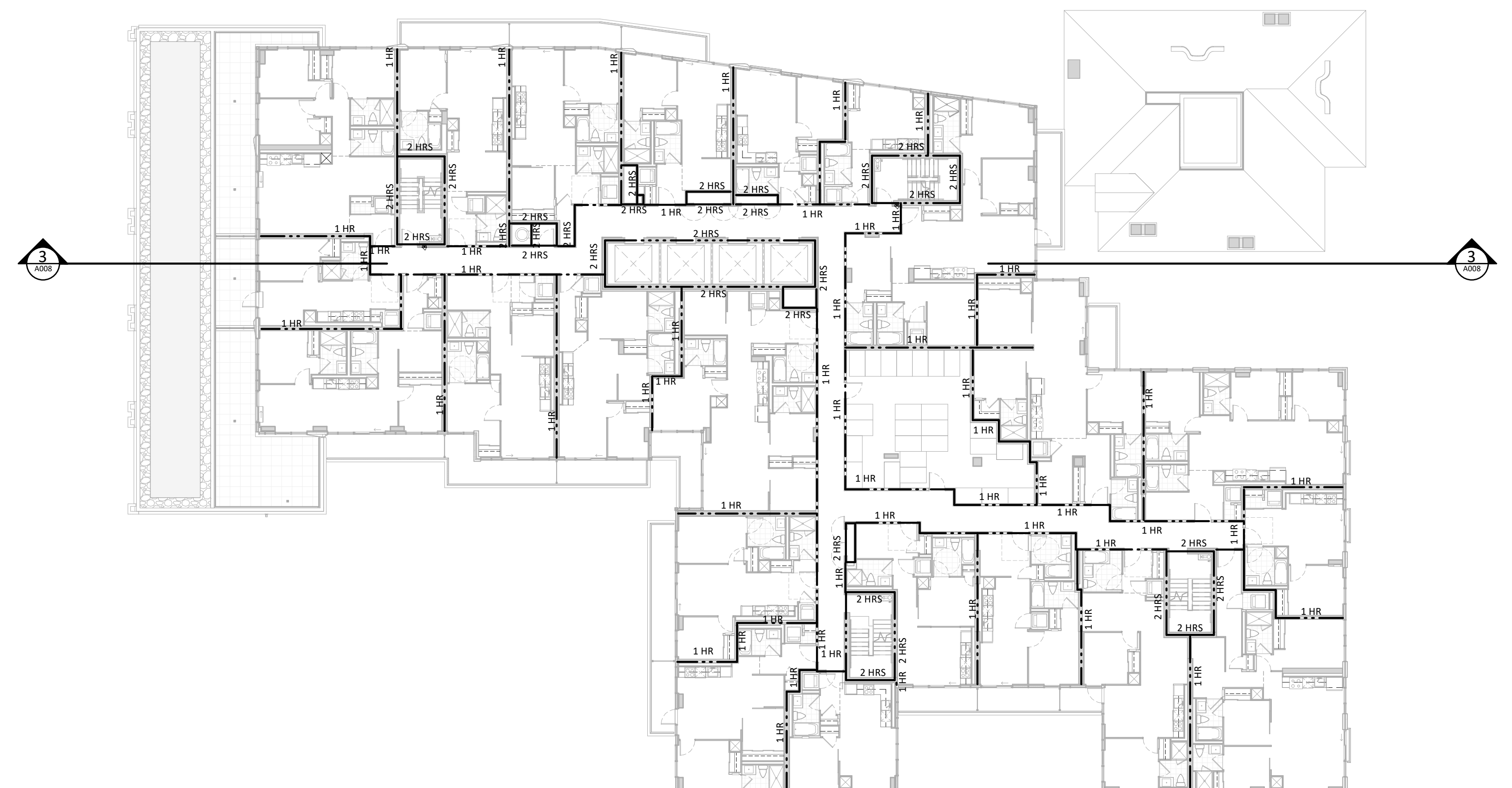
3 FS - GROUND
 1:200



4 FS - 2ND LEVEL
 1:200



5 FS - 3RD LEVEL
 1:200



6 FS - 4TH LEVEL
 1:200

#	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REC



PROJECT
JAC CONDOS
 308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING
FIRE SEPARATION DIAGRAMS

PROJECT NO.	18-18923
PROJECT DATE	2020-09-01
DRAWN BY	REC
CHECKED BY	SN
SCALE	As Indicated

ONARIO ASSOCIATION OF ARCHITECTS
 ETIQUETTE & ETHICS
 LICENCE # 6862

DRAWING NO. **A006**

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- LEGEND**
- 45 MINUTE RATED WALL
 - - - 1 HOUR RATED WALL
 - 1.5 HOUR RATED WALL
 - 2 HOUR RATED WALL

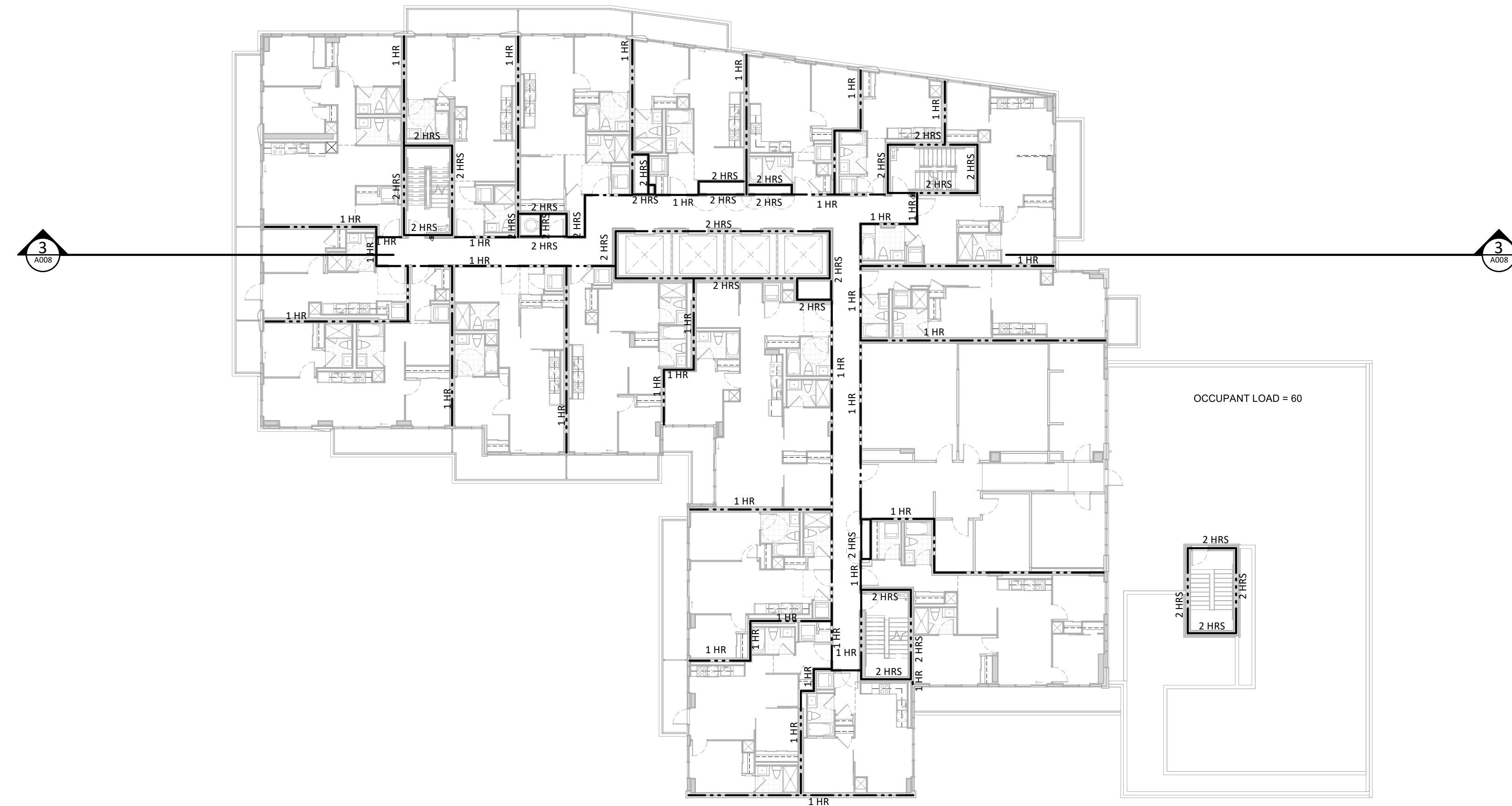
NOTES:
 REQUIRED FIRE RESISTANCE RATING FOR SUPPORTING STRUCTURE WALL SUPERSEDES SUITE TO SUITE SEPARATIONS WHERE APPLICABLE

AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR USE BY FIRE FIGHTERS. TO BE PROVIDED WITH A CLOSURE AT EACH SHUNT OPENING SO THAT THE INTERLOCK MECHANISM REMAINS MECHANICALLY ENGAGED AND ELECTRICAL CONTINUITY IS MAINTAINED IN THE INTERLOCK CIRCUITS AND ASSOCIATED WIRING FOR A PERIOD OF NOT LESS THAN 1 HR WHEN THE ASSEMBLY IS SUBJECT TO THE STANDARD FIRE EXPOSURE DESCRIBED IN CAN-ULC 100. FIRE TEST OF DOOR ASSEMBLIES

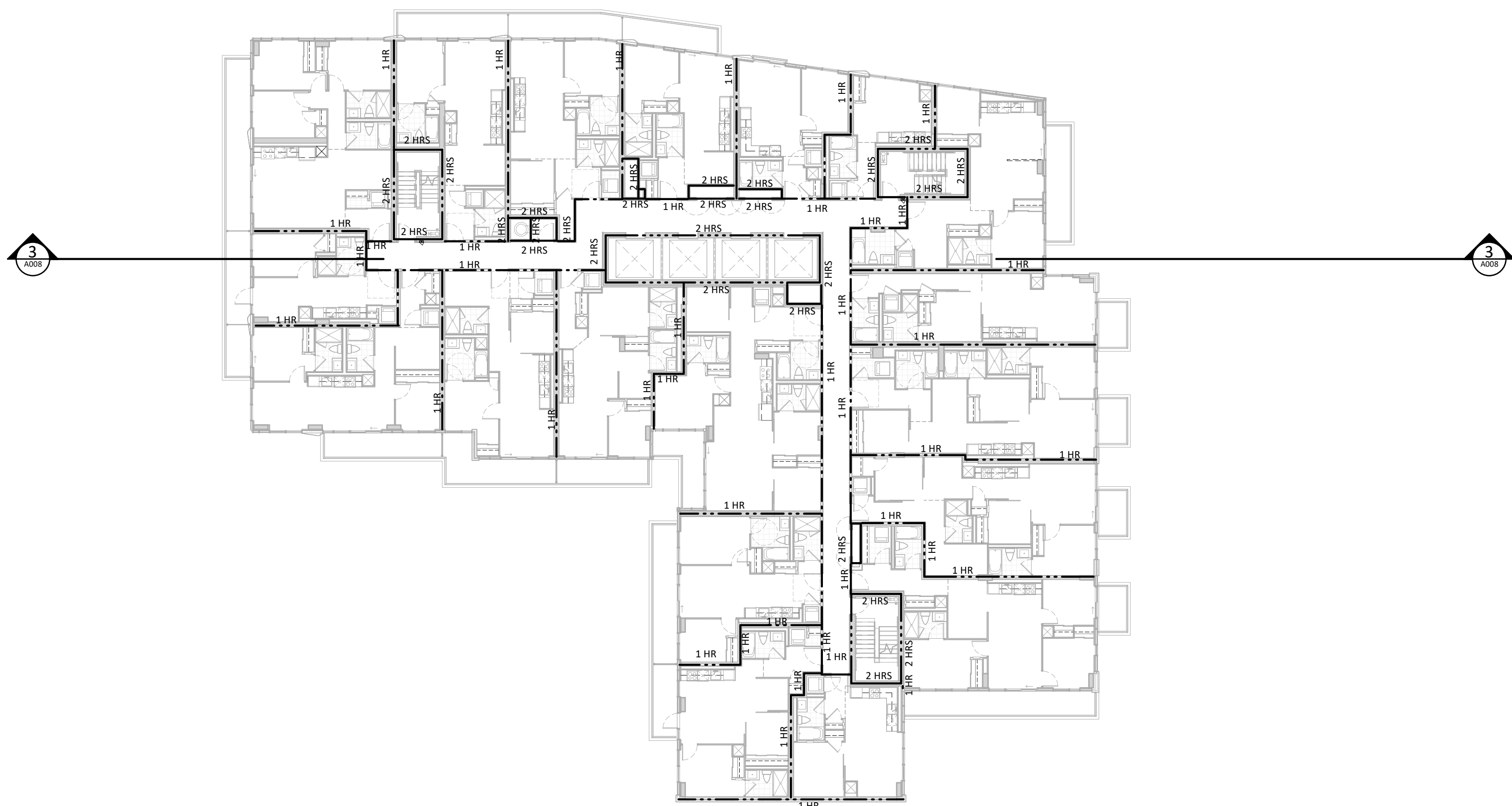
PROVIDE 2-HR SEPARATIONS FOR ABOVE AND BELOW GRADE STAIRS MEASURE A, USE PLANS AND STAIRS FOR LOCATIONS



1 FS - 5TH - 6TH LEVEL
 1:200



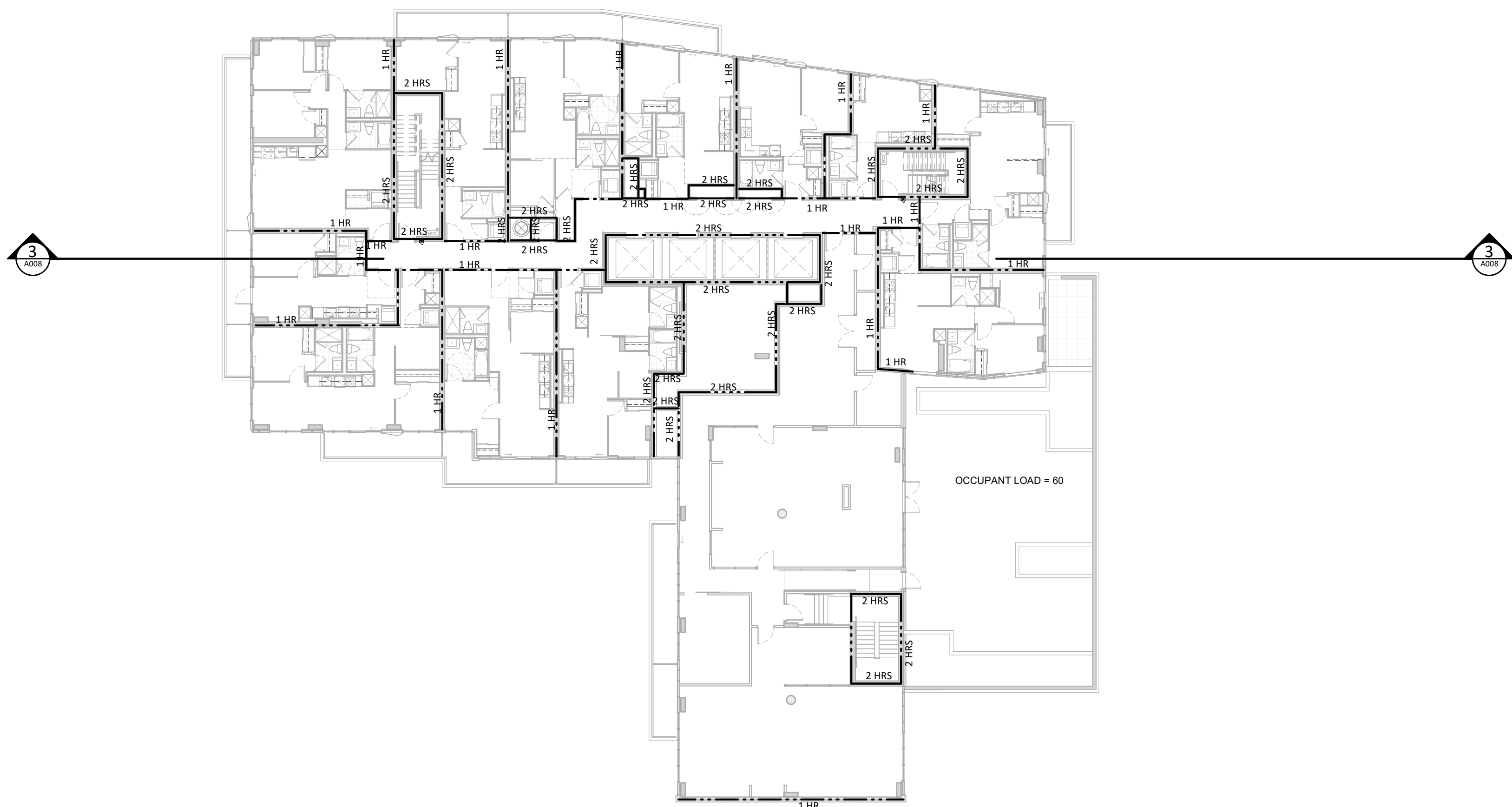
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 1:200



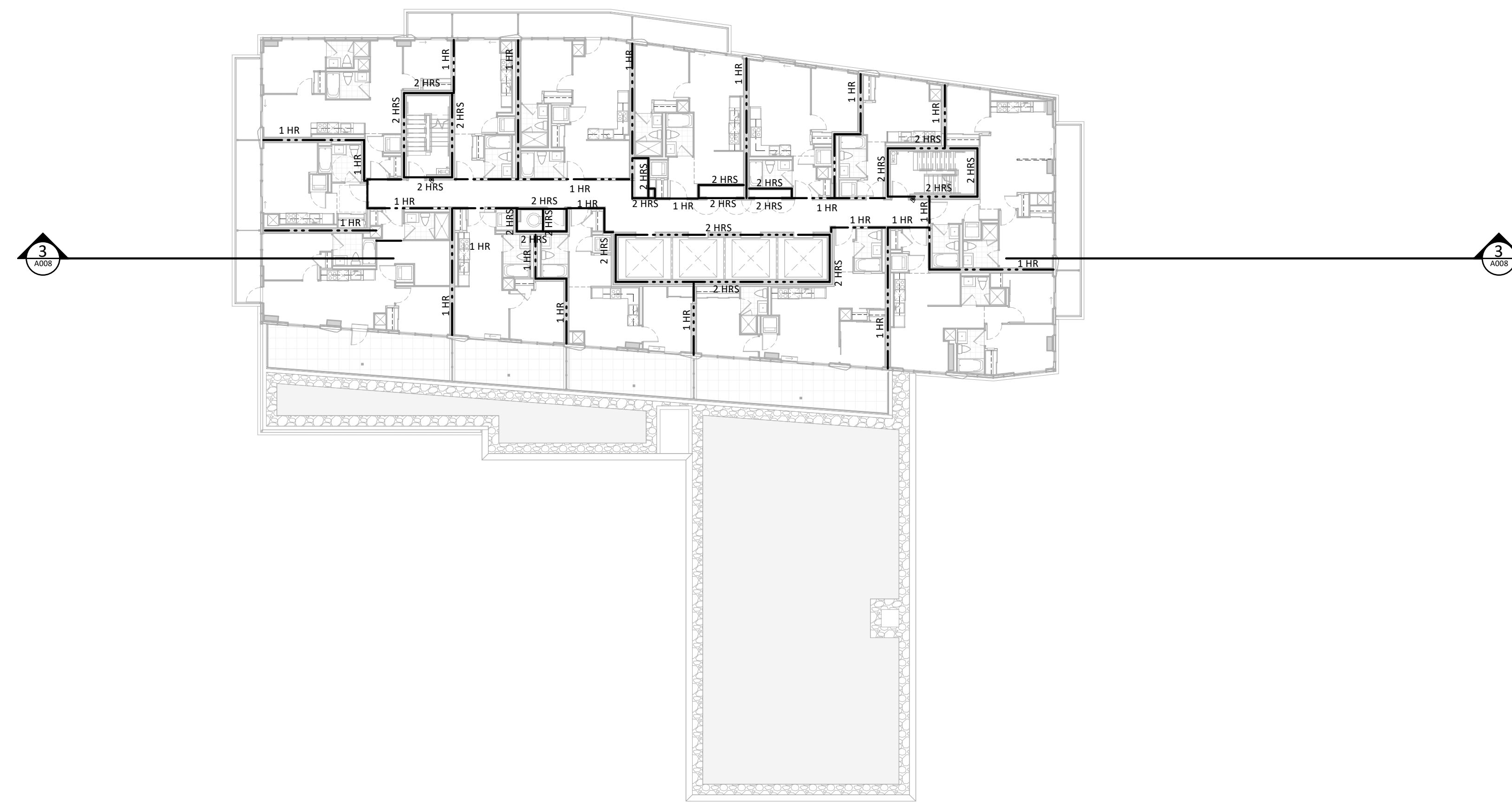
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 1:200



4 FS - 9TH LEVEL
 1:200

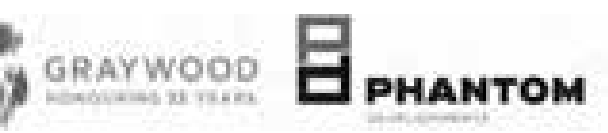


5 FS - 10TH LEVEL
 1:200



6 FS - 11TH LEVEL
 1:200

#	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REC'D

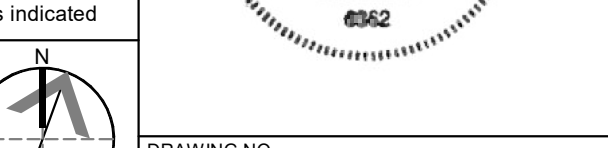


PROJECT
JAC CONDOS

308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING
FIRE SEPARATION DIAGRAMS

PROJECT NO.	18-18923
PROJECT DATE	2020-08-01
DRAWN BY	REC'D
CHECKED BY	SN
SCALE	As Indicated



DRAWING NO.
A007

The drawings and documents prepared by us are the property of Turner Fleischer Architects Inc. and shall remain our property. We warrant that the drawings and documents are prepared in accordance with the applicable laws and regulations. We warrant that the drawings and documents are prepared in accordance with the applicable laws and regulations. We warrant that the drawings and documents are prepared in accordance with the applicable laws and regulations.

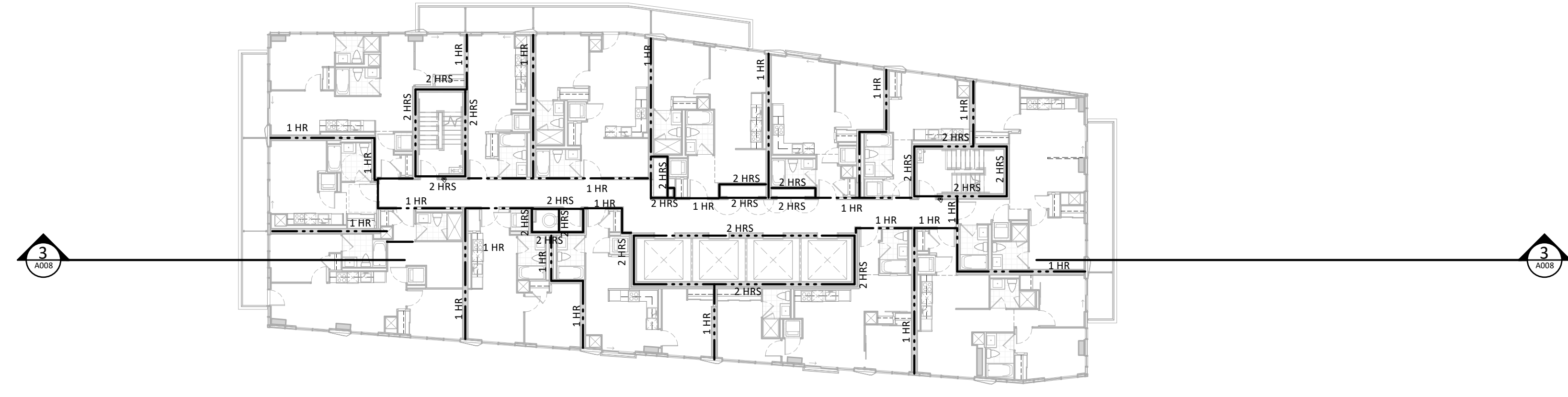
LEGEND

--- (dashed line)	45 MINUTE RATED WALL
--- (dash-dot line)	1 HOUR RATED WALL
--- (dotted line)	1.5 HOUR RATED WALL
--- (solid line)	2 HOUR RATED WALL

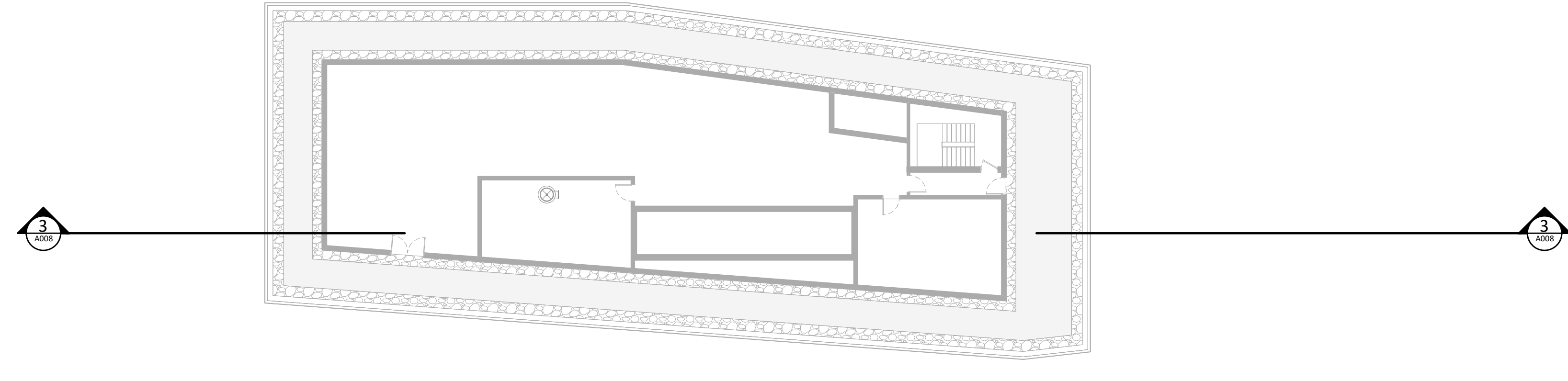
NOTES:
 REQUIRED FIRE RESISTANCE RATING FOR SUPPORTING STRUCTURE WILL SUPERSEDE SUITE TO SUITE SEPARATIONS WHERE APPLICABLE

AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR USE BY FIREFIGHTERS. TO BE PROVIDED WITH A CLOSURE AT EACH SHUTTLE OPENING SO THAT THE INTERLOCK MECHANISM REMAINS MECHANICALLY ENGAGED AND ELECTRICAL CONTINUITY IS MAINTAINED IN THE INTERLOCK CIRCUITS AND ASSOCIATED WIRING FOR A PERIOD OF NOT LESS THAN 1 HR WHEN THE ASSEMBLY IS SUBJECT TO THE STANDARD FIRE EXPOSURE DESCRIBED IN CAN-1516-M "FIRE TEST OF DOOR ASSEMBLIES"

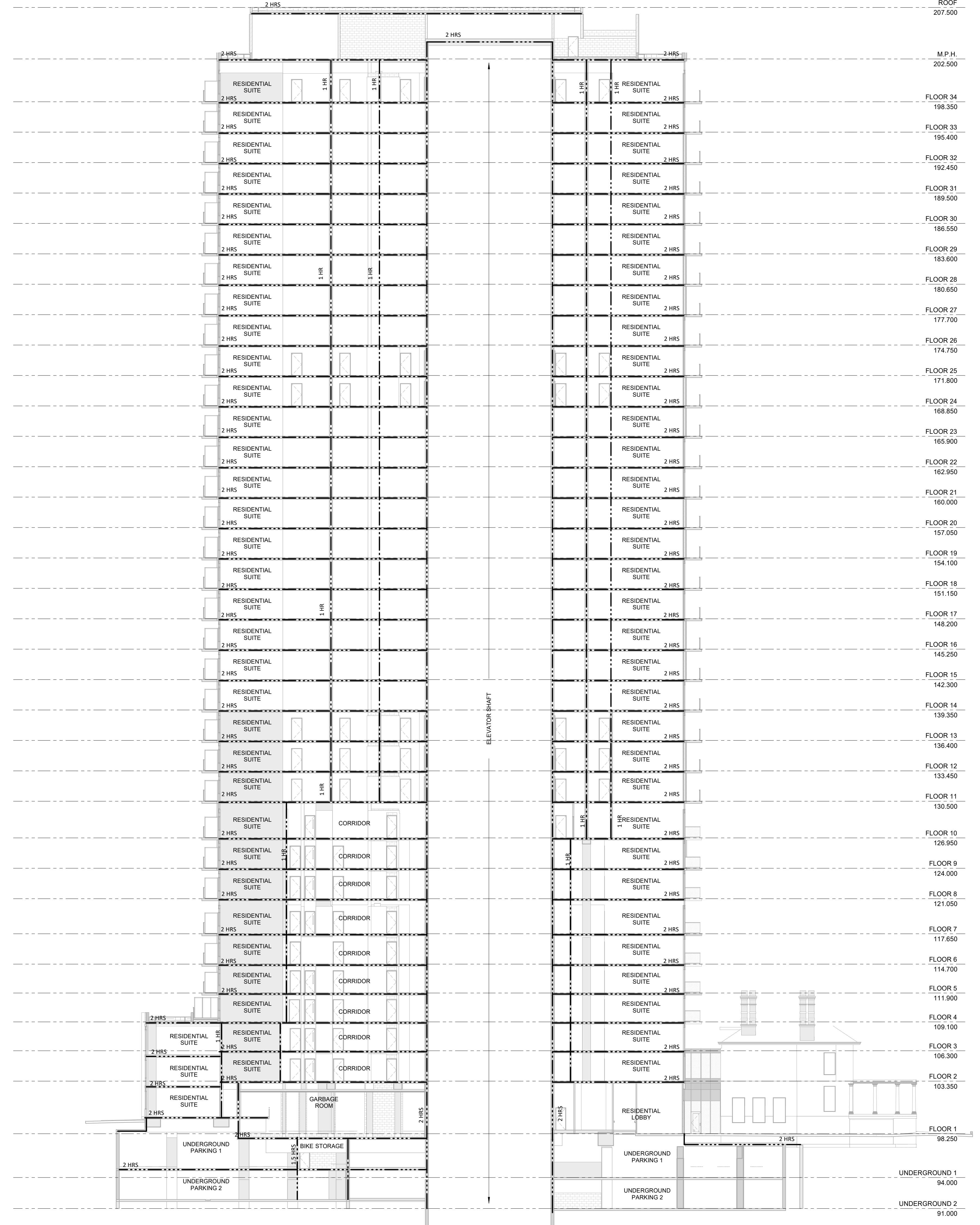
PROVIDE 2-HR SEPARATIONS FOR ABOVE AND BELOW GRADE STAIRS (MEASURE A), SEE PLANS AND STAIRS FOR LOCATIONS



1 FS - 12TH - 34TH
 1:200

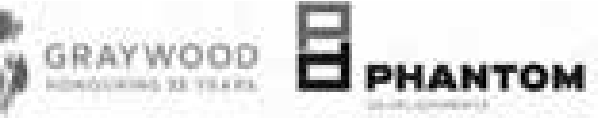


2 FS - MPH
 1:200



3 FS - BUILDING SECTION
 1:100

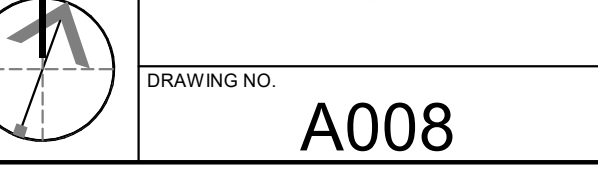
#	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REC



PROJECT
JAC CONDOS
 308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING
FIRE SEPARATION DIAGRAMS

PROJECT NO.	18-18923
PROJECT DATE	2020-09-01
DRAWN BY	REC
CHECKED BY	SN
SCALE	As Indicated

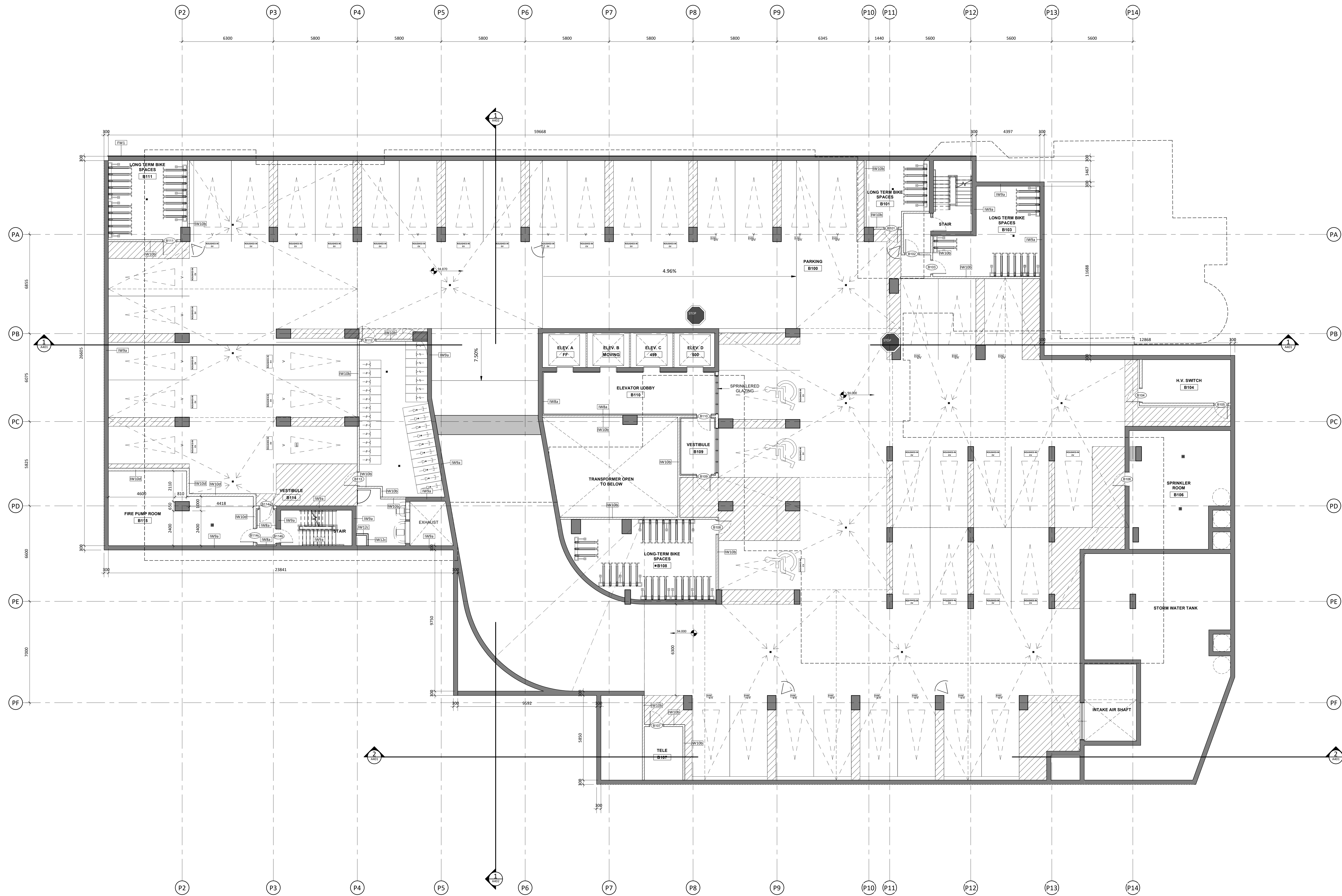


DRAWING NO. **A008**

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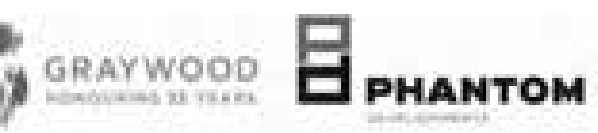
LEGEND

- RESIDENT PARKING SPACE
- VISITOR PARKING SPACE
- ACCESSIBLE PARKING SPACE
- ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED
- ROUGHED-IN FOR FUTURE EYE INSTALLATION
- CONVEX MIRROR
- STOP SIGN



100 - UG 1
 1:100

NO.	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	RCO

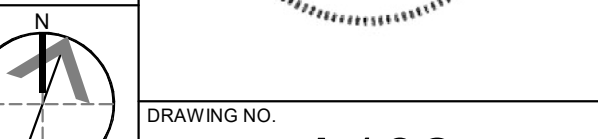


PROJECT: **JAC CONDOS**

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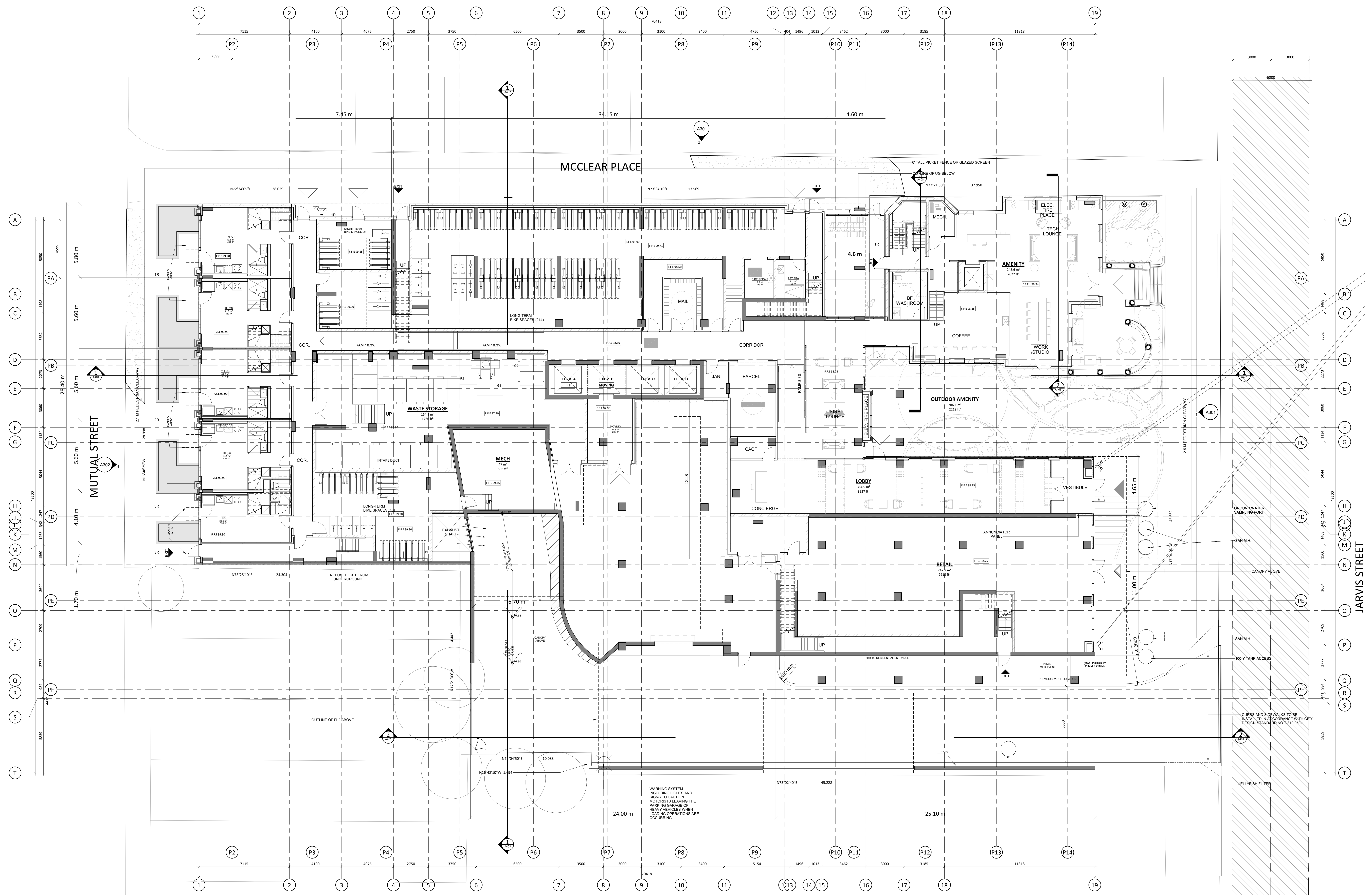
DRAWING: **UNDERGROUND PARKING LEVEL 1**

PROJECT NO.	18-18923
PROJECT DATE	2020-08-01
DRAWN BY	RCO
CHECKED BY	SN
SCALE	As Indicated



DRAWING NO. **A102**

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NO.	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REC

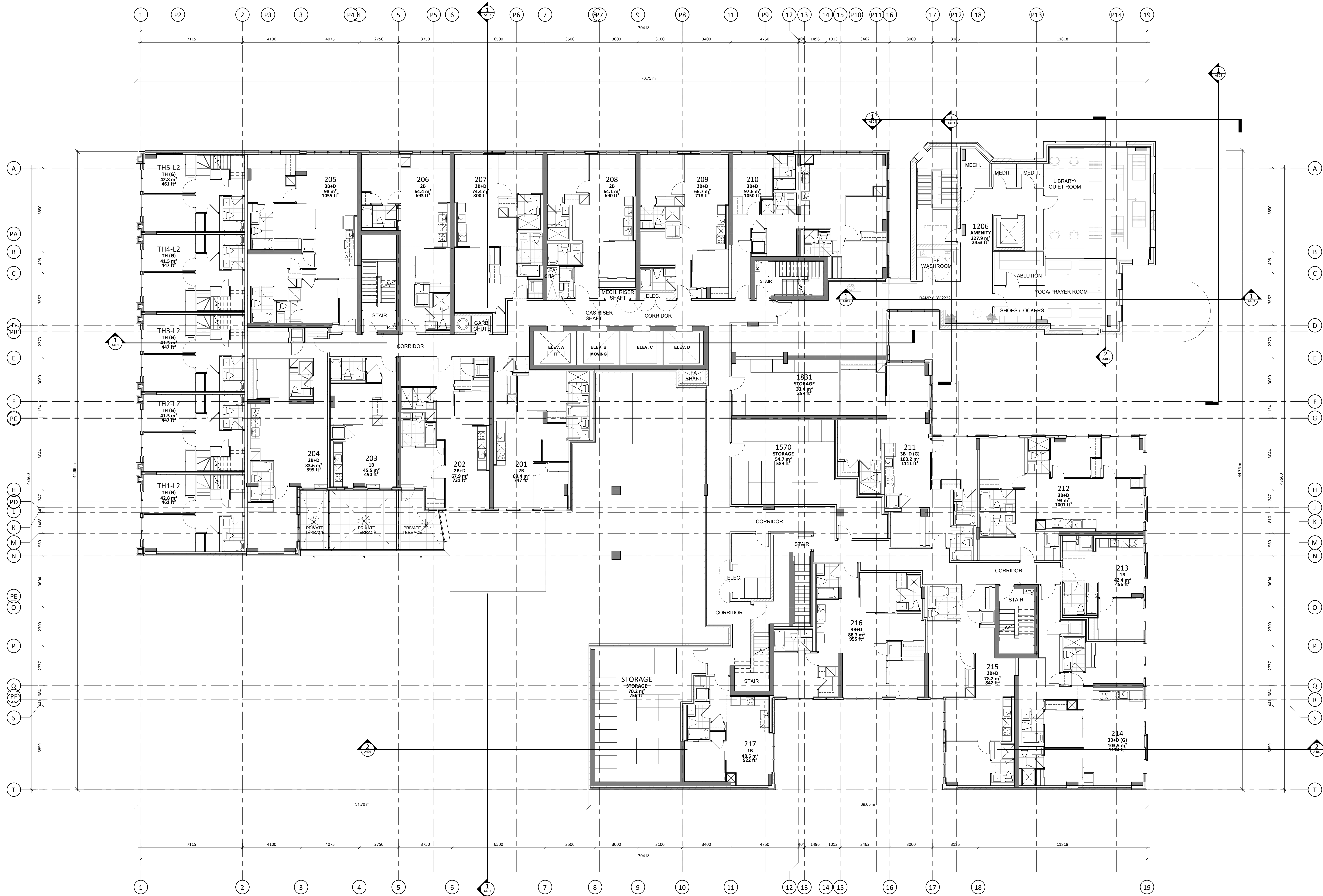
GRAYWOOD PHANTOM
CONSTRUCTION 30 YEARS

PROJECT: **JAC CONDOS**
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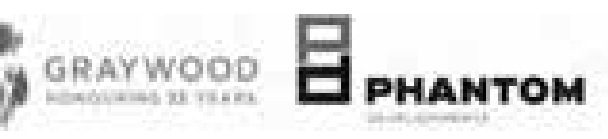
DRAWING: **GROUND FLOOR**

PROJECT NO.: 18-19923
PROJECT DATE: 2020-09-01
DRAWN BY: REC
CHECKED BY: SN
SCALE: 1:100
DATE: 2020





NO.	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REC

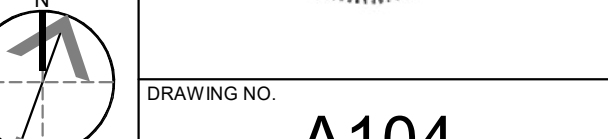


PROJECT
JAC CONDOS

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DRAWING
2ND FLOOR

PROJECT NO.	18-1892S
PROJECT DATE	2020-08-01
DRAWN BY	REC
CHECKED BY	SN
SCALE	1:100
DATE	2020



DRAWING NO. **A104**