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Date:



**KIRKOR**  
ARCHITECTS AND PLANNERS  
20 De Boers Drive Suite 400  
Toronto, ON M3J 0H1

Revisions:

No.	Revision:	Date:
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No. 01 Issued for Rezoning & SPA Submission July 15, 2022

Client:  
**Originate**

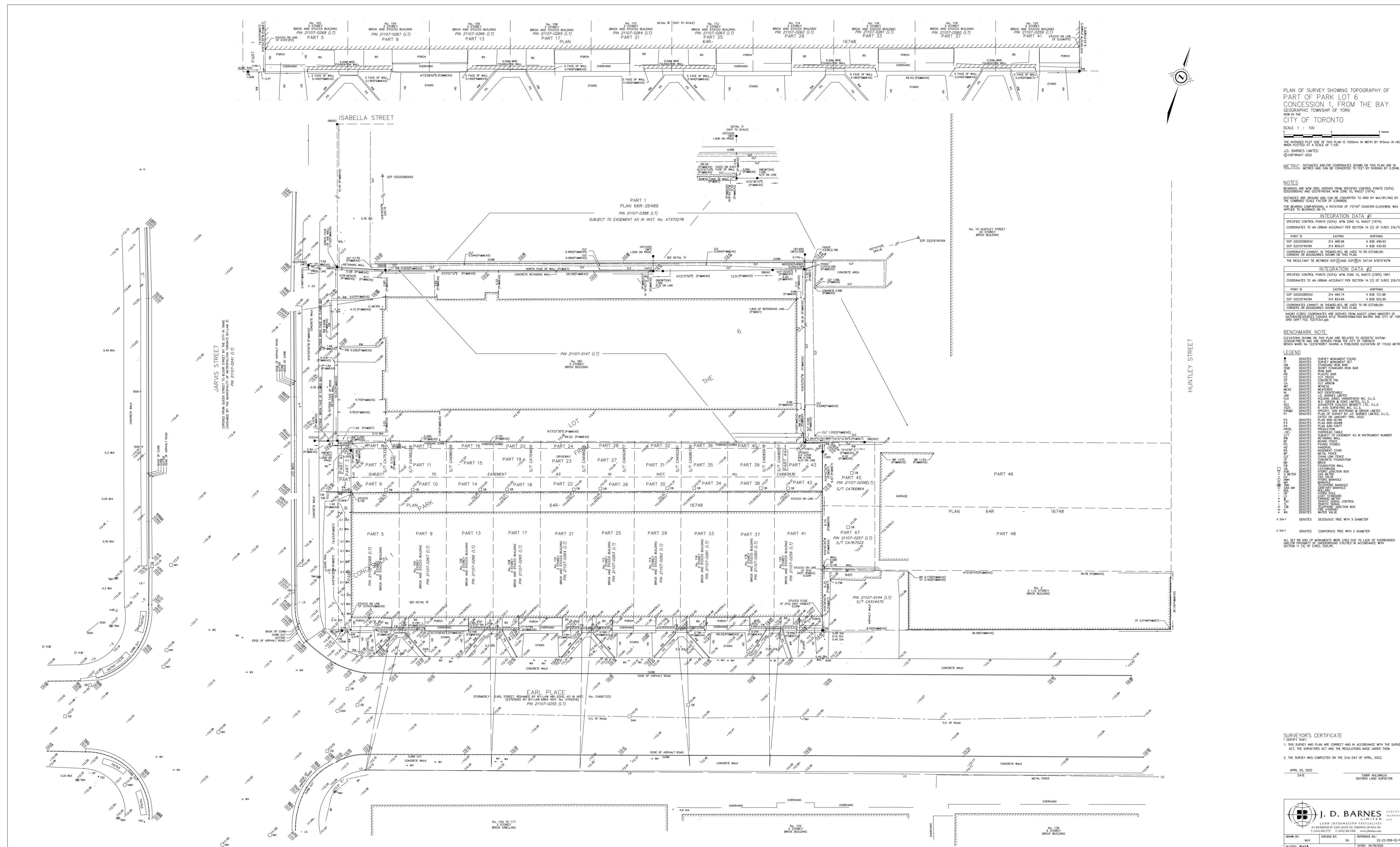
561 JARVIS, 102-120 EARL TORONTO

Drawing Title:  
**Survey**

Scale:

Drawn by:  
**S.V**  
Checked by:  
**R.P**  
Project No.:  
**22-054**  
Date:  
**July 15, 2022**  
Drawing No.:

**dA1.01**



PLAN OF SURVEY SHOWING TOPOGRAPHY OF PART OF PARK LOT 6 CONCESSION 1, FROM THE BAY GEOGRAPHIC TOWNSHIP OF YORK CITY OF TORONTO

SCALE: 1 : 100

THE HORIZONTAL DISTANCE OF THIS PLAN IS 1000mm IN METRE BY 150mm IN HEIGHT WITH NOTICES AT SCALE OF 1:100

J.D. BARNES LIMITED

© COPYRIGHT 2022

METRIC: DIMENSIONS AND COORDINATED POINTS ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

BEARINGS ARE NOW DERIVED FROM SPECIFIED CONTROL POINTS (SPP)

COORDINATES AND DISTANCES ARE TO BE USED TO VERIFY THE

ACCURACY OF THIS PLAN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF CORRECT

COORDINATE CHANGE IS THEREFORE TO BE USED TO RE-ESTABLISH

CONFORM TO THE REQUIREMENTS OF THE REGULATION

THE REGULATION BETWEEN SPP (SPP) AND SPP (SPP) IS 2476.3426 METRES

INTEGRATION DATA #1

SPP (SPP) CONTROL POINTS (SPP) WITH ZONE 18NAD83 (SPP) 18N

COORDINATES TO AN UNBORN ACCURACY FOR SECTION 14 (2) OF OREG 246/16

POINT ID EASTING NORTHING

SPP (SPP) 234 408.36 4 838 498.02

SPP (SPP) 234 804.07 4 838 498.02

COORDINATE CHANGE IS THEREFORE TO BE USED TO RE-ESTABLISH

CONFORM TO THE REQUIREMENTS OF THE REGULATION

INTEGRATION DATA #2

SPP (SPP) CONTROL POINTS (SPP) WITH ZONE 18NAD83 (SPP) 18N

COORDINATES TO AN UNBORN ACCURACY FOR SECTION 14 (2) OF OREG 246/16

POINT ID EASTING NORTHING

SPP (SPP) 234 408.74 4 838 721.96

SPP (SPP) 234 804.07 4 838 721.96

COORDINATE CHANGE IS THEREFORE TO BE USED TO RE-ESTABLISH

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MARKED CONTROL POINTS ARE DERIVED FROM THE CITY OF TORONTO

SPRINT FILE LOCATION

BENCHMARK NOTE

BEARING FROM THIS PLAN ARE RELATED TO THE CITY OF TORONTO

CONTROL POINTS AND ARE DERIVED FROM THE CITY OF TORONTO

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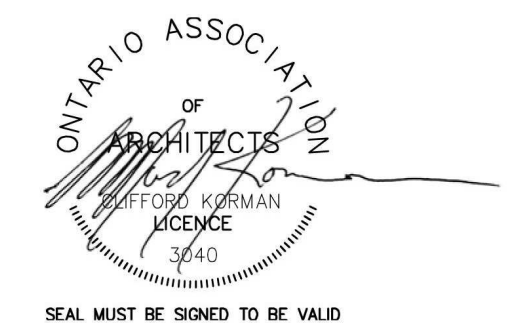
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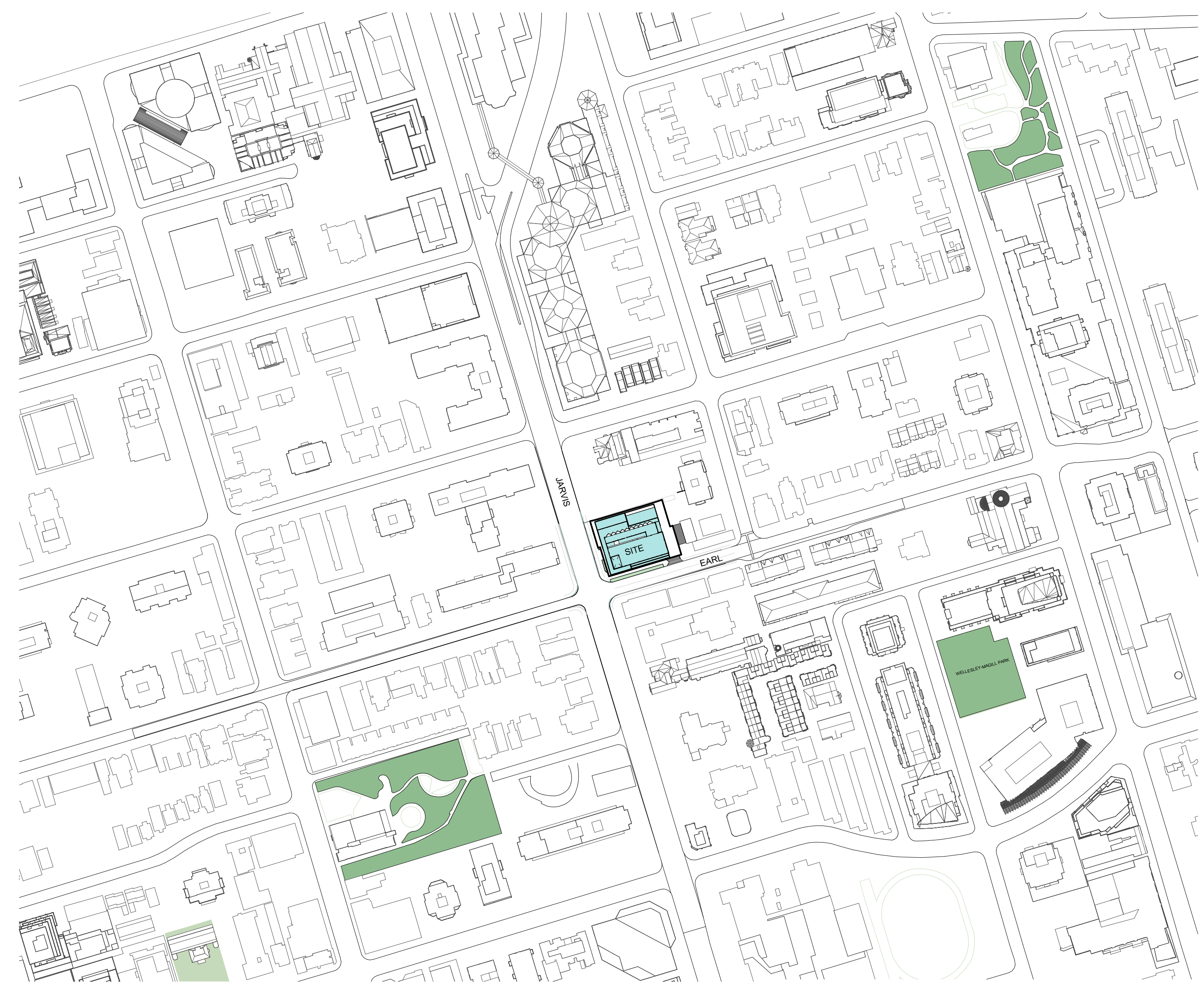
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KIRKOR ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400 Toronto, ON M3J 0H1

Revisions: No.: Revision: Date:



Context map 1 dA1.02 NTS

Table with 10 sections: 1.0 Legal Description, 2.0 Site Area, 3.0 Proposed GFA, 4.0 Proposed Residential GFA - 10 Storey Component, 5.0 Proposed Residential GFA - 15 Storey Component, 6.0 Proposed Residential GFA - 20 Storey Component, 7.0 Proposed Retail GFA, 8.0 Proposed Office GFA, 9.0 Proposed Accessible Parking, 10.0 Proposed Bicycle Parking.

PROJECT STATISTICS 10 dA1.02 NTS

Table with 17 sections: 1. Project Description, 2. Major Occupancy(s), 3. Secondary Occupancy(s), 4. Building Area (m²), 5. Gross Area (m²), 6. Maximum Area (m²), 7. Number of Storeys, 8. Number of Above-Grade Firefighter Access, 9. Building Classification, 10. Sprinkler System Proposed, 11. Standpipe required, 12. Fire Alarm required, 13. Water Service/Supply Adequate, 14. High Building, 15. Construction Restrictions, 16. Required Fire Resistance Rating (FRR), 17. DESCRIPTION OF FIRE SEPARATIONS.

OBC MATRIX 10 dA1.02 NTS

Table with 3 sections: General Project Description, Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications, and Section 2: For Site Plan Control Applications.



Table with 3 sections: Cycling Infrastructure, Tree Canopy, and Section 2: For Site Plan Control Applications.

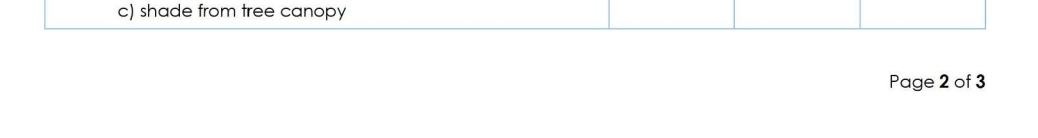
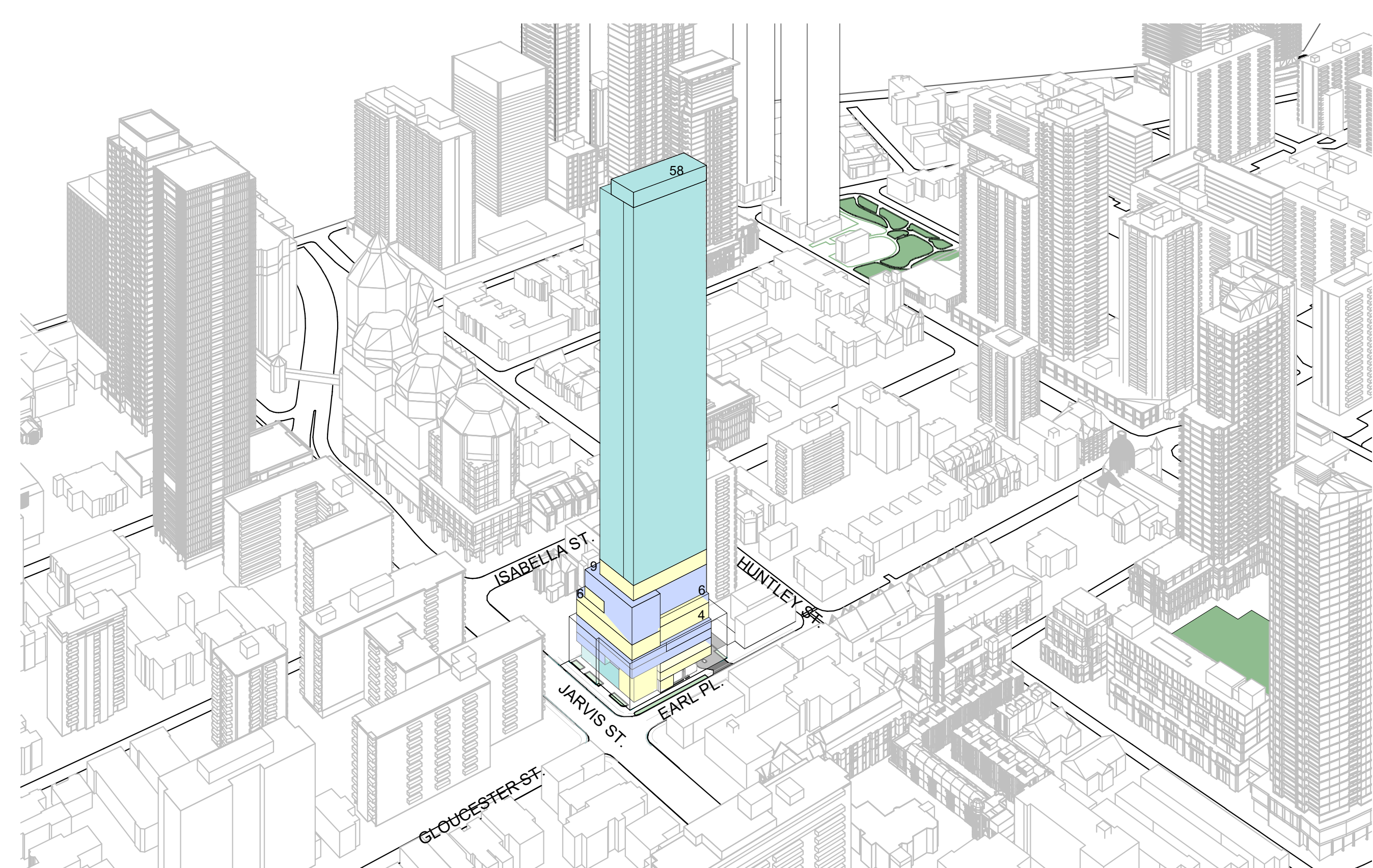


Table with 3 sections: Landscaping & Biodiversity, Bid Collision Deference, and Section 2: For Site Plan Control Applications.



3D Context View from SW 2 dA1.02 NTS

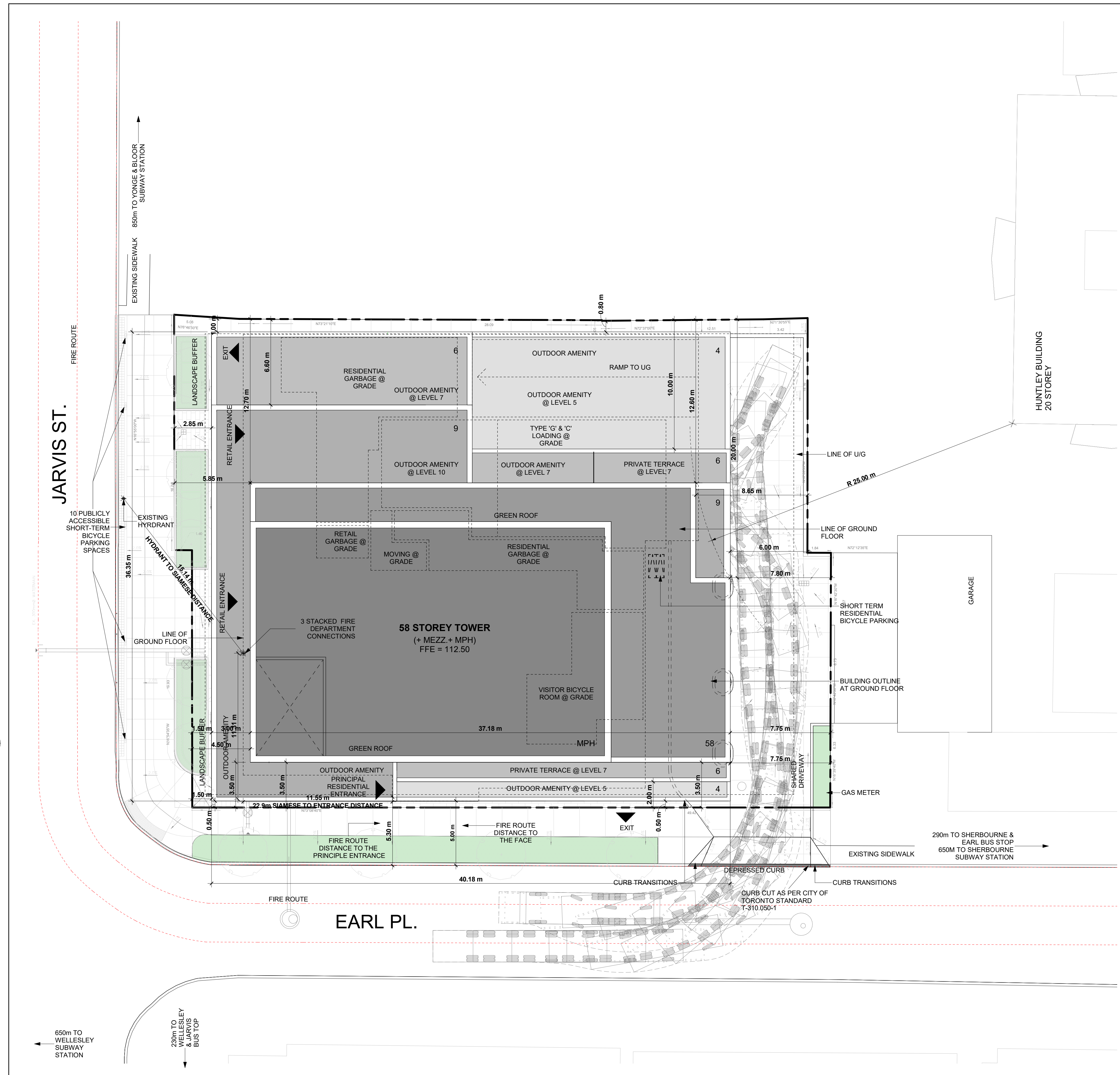
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Print Date: 7/14/2022 8:41:28 AM File Path: C:\Users\jg201\Documents\2022\7-14-2022\2022-07-14-2022\2022-07-14-2022.dwg

**RESIDENTIAL GARBAGE / RECYCLING STORAGE ROOM**  
**WASTE DIVERSION SYSTEM: SINGLE CHUTE WITH TRI-SORTER**  
**CITY OF TORONTO REQUIREMENTS (MAY 2012):**  
**GARBAGE/RECYCLING:**  
 25m<sup>2</sup> / FIRST 50 UNITS + 13m<sup>2</sup> / EACH ADDITIONAL 50 UNITS + 10m<sup>2</sup> (BULKY GARBAGE)  
**CALCULATED GARBAGE/RECYCLING REQUIREMENT:**  
 25m<sup>2</sup> + (13m<sup>2</sup> x ((690-50)/50)) + 10m<sup>2</sup> = 201.40m<sup>2</sup>  
**CALCULATED STAGING AREA REQUIREMENT:**  
 5m<sup>2</sup> FOR EVERY 50 UNITS > 50  
 TOTAL REQUIRED STAGING AREA: (690-50) / 50 x 5m<sup>2</sup> = 64.0m<sup>2</sup>

**NOTES:**  
 PAVEMENT DESIGN OF ACCESS ROUTE SHALL MEET THE FOLLOWING DEPTH REQUIREMENTS:  
 - 50MM COMPACTED DEPTH HL-3 ASPHALT FOR TOP COURSE  
 - 75MM COMPACTED DEPTH HL-9 ASPHALT FOR BASE COURSE  
 - 150MM COMPACTED DEPTH OF 25MM Ø CRUSHER RUN LIMESTONE  
 - 300MM COMPACTED DEPTH OF 50MM Ø CRUSHER RUN LIMESTONE  
 DRIVEWAY WIDTH SHALL BE A MINIMUM 6.0 METRES FROM FACE-OF-CURB TO FACE-OF-CURB  
 RADIUS THROUGHOUT ENTIRE ACCESS ROUTE SHALL BE NO LESS THAN 12.0 METRES (CENTRE LINE).  
 ACCESS ROUTE TO HAVE MINIMUM VERTICAL CLEARANCE OF 4.4M AND SLOPE SHALL NOT BE GREATER THEN 5%.  
 STRUCTURE BELOW CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000KG, AND SHALL CONFORM ALL APPLICABLE LEGISLATION.  
 LOADING AREA AND LOADING PAD TO HAVE MINIMUM VERTICAL CLEARANCE OF 7.5M.  
 LOADING PAD SHALL HAVE A MINIMUM BASE OF 300MM COMPACTED 20MM CRUSHER RUN LIMESTONE AND SHALL BE FINISHED TO A MINIMUM OF 200MM DEPTH OF CONCRETE OR A CITY APPROVED ALTERNATIVE.  
 GRADE OF LOADING PAD SHALL BE NO GREATER THAN ±2%.  
 BOLLARDS OR OTHER TYPE BARRIERS AREA TO BE INSTALLED ON EITHER SIDE OF THE LOADING DOOR(S).  
 SNOW STORAGE AREAS MUST NOT INTERFERE OR COMPROMISE THE MINIMUM SPECIFICATIONS OF THE ACCESS ROUTE OR TURNING OPERATIONS.  
 RESPONSIBILITY OF OWNER TO MEET NO LESS THAN MINIMUM STANDARDS POURSUANT TO ONTARIO BUILDING CODE AND APPROPRIATE ODOUR CONTROLS REQUIREMENTS FOR WASTE STORAGE FACILITY.

GENERAL NOTES 10  
 dA1.03



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No.	Revision	Date

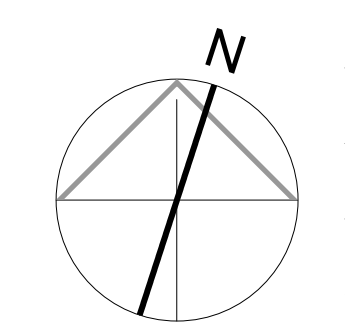
No. 01	Issued for: Rezoning & SPA Submission	July 15, 2022
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Client: Originate

561 JARVIS, 102-120 EARL TORONTO

Drawing Title: Site Plan

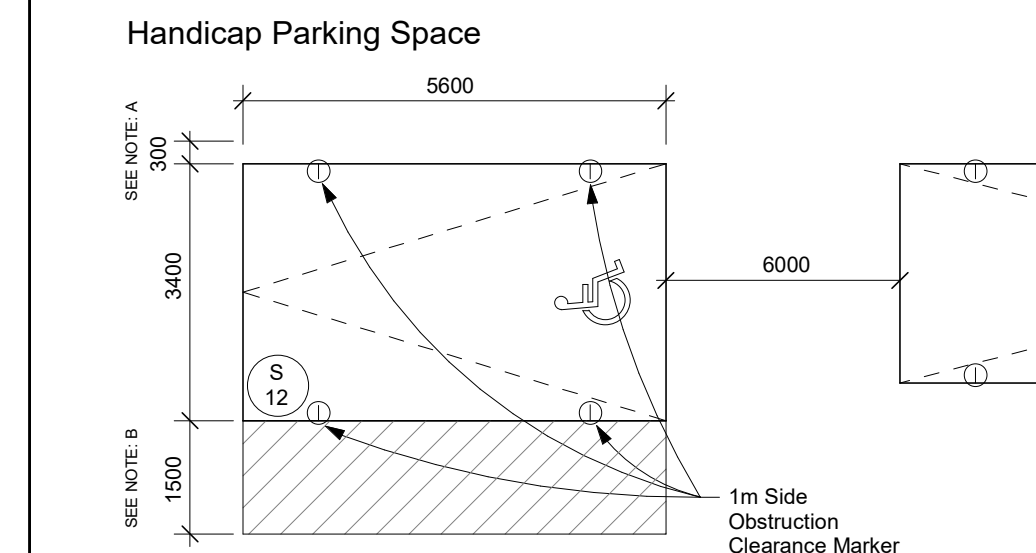
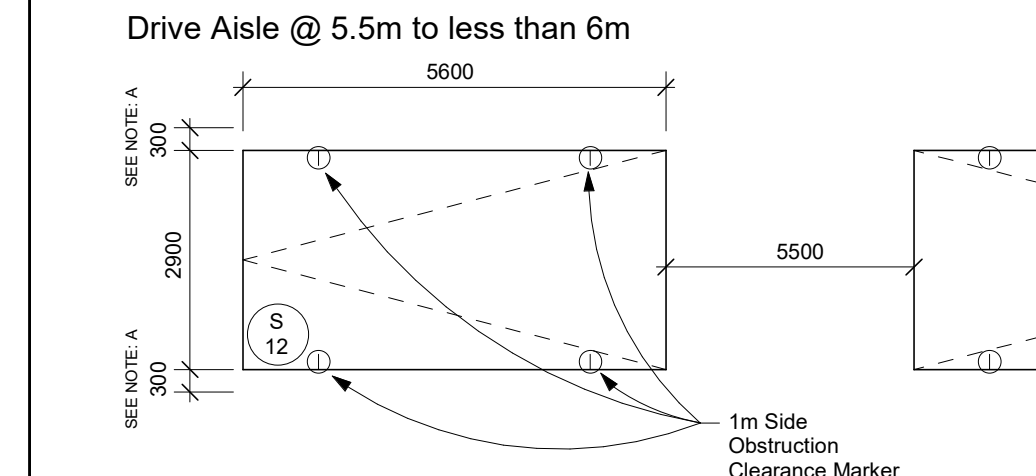
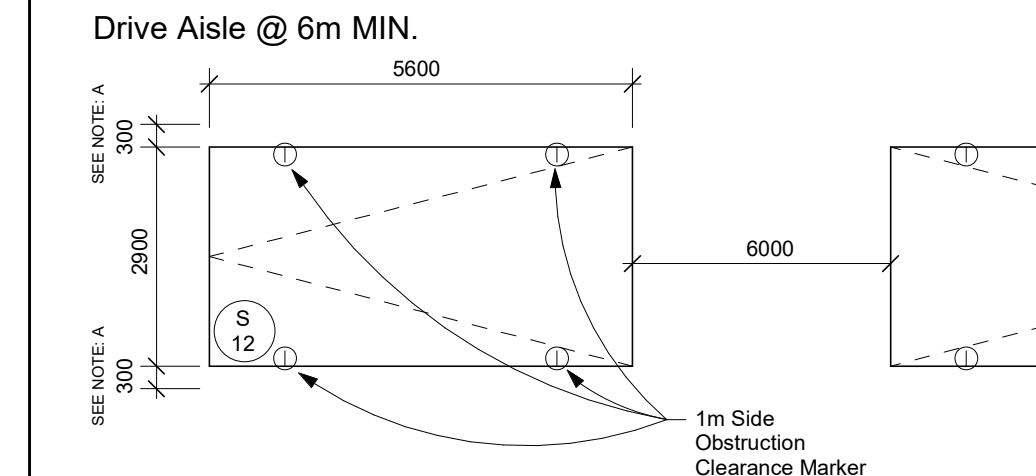
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 Drawn by: S.V.  
 Checked by: R.P.  
 Project No.: 22-054  
 Date: July 15, 2022  
 Drawing No.:



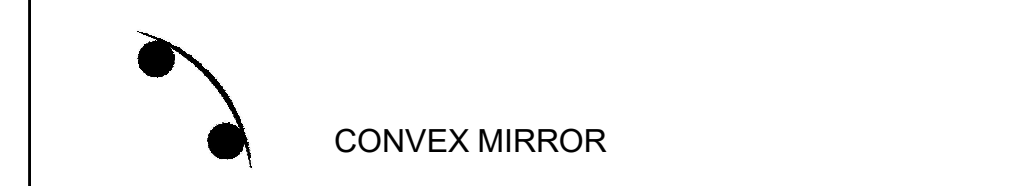
Site Plan 1  
 1:150  
 dA1.03

dA1.03

**TYPICAL PARKING SPACE:**

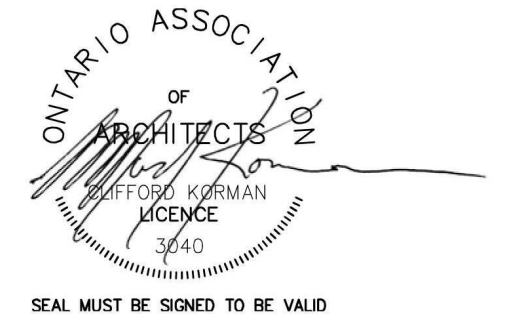


NOTES:  
 A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.  
 B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.



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20 De Boers Drive Suite 400  
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Revisions:		
No.:	Revision:	Date:

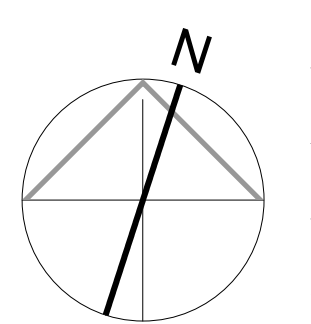
No. 01 Issued for: Rezoning & SPA Submission July 15, 2022

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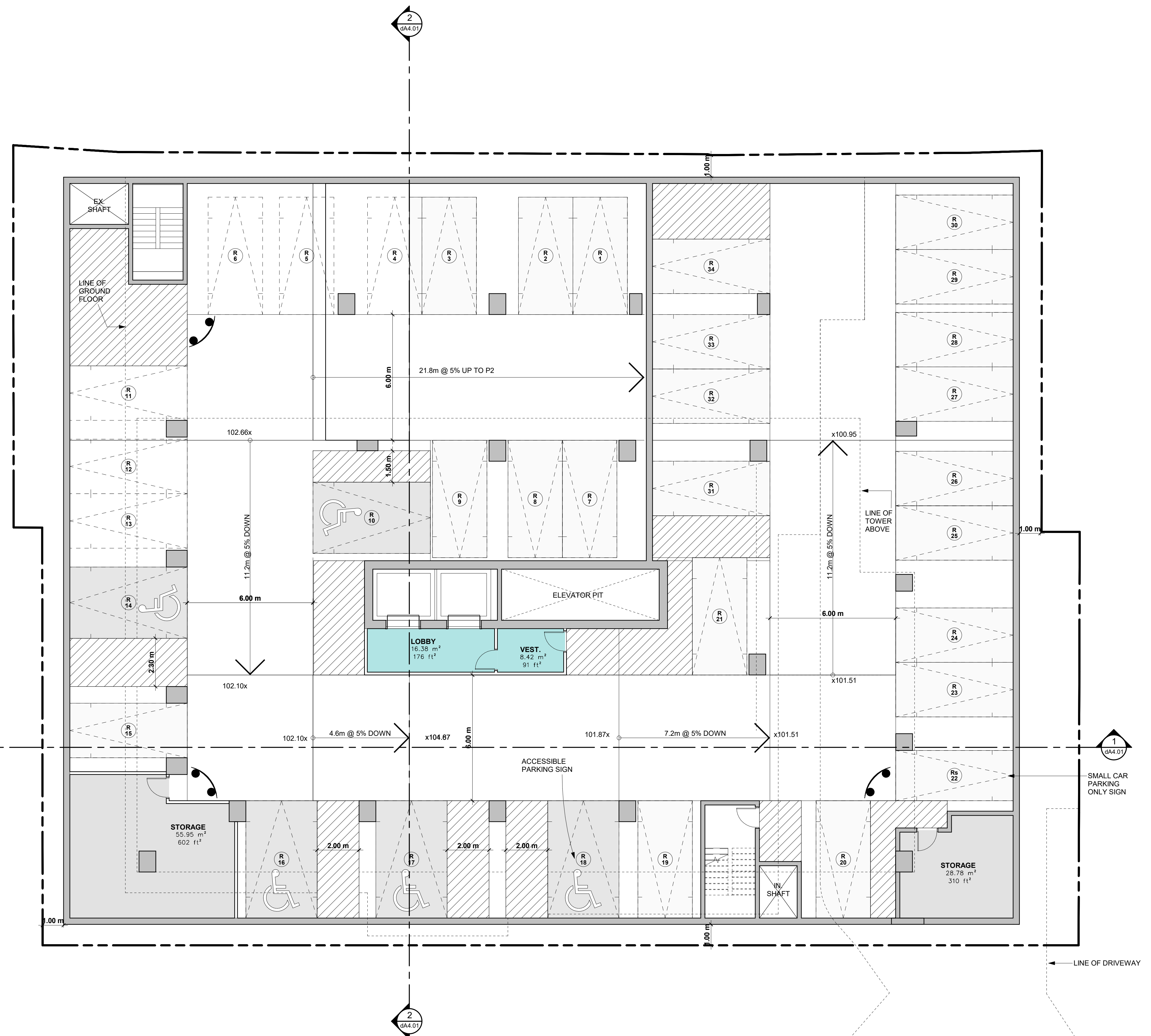
561 JARVIS, 102-120 EARL TORONTO

Drawing Title:  
**Parking Level P3**

Scale:  
**1 : 100**  
 Drawn by:  
**S.V**  
 Checked by:  
**R.P**  
 Project No.:  
**22-054**  
 Date:  
**July 15, 2022**  
 Drawing No.:

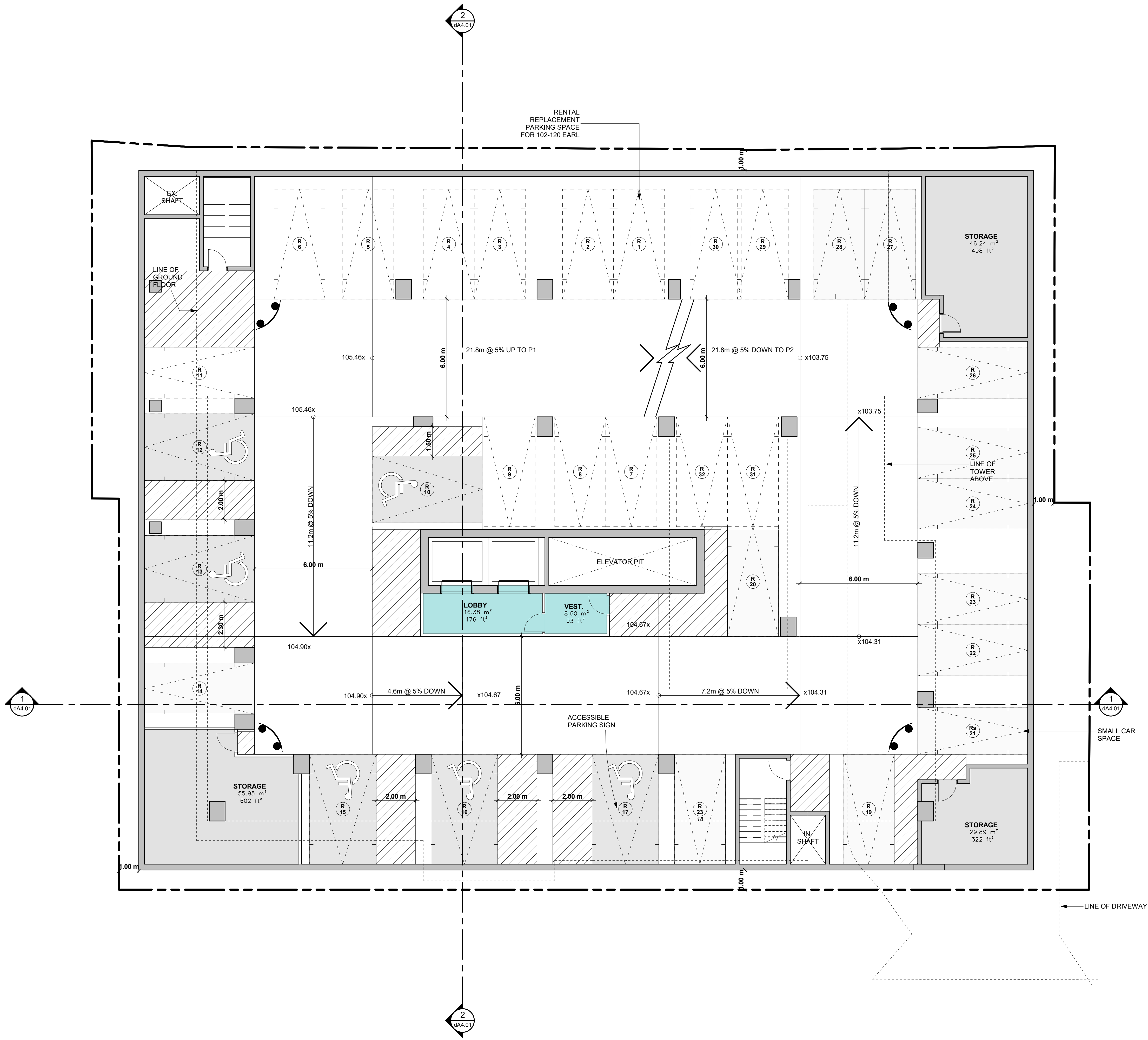


**dA2.01**

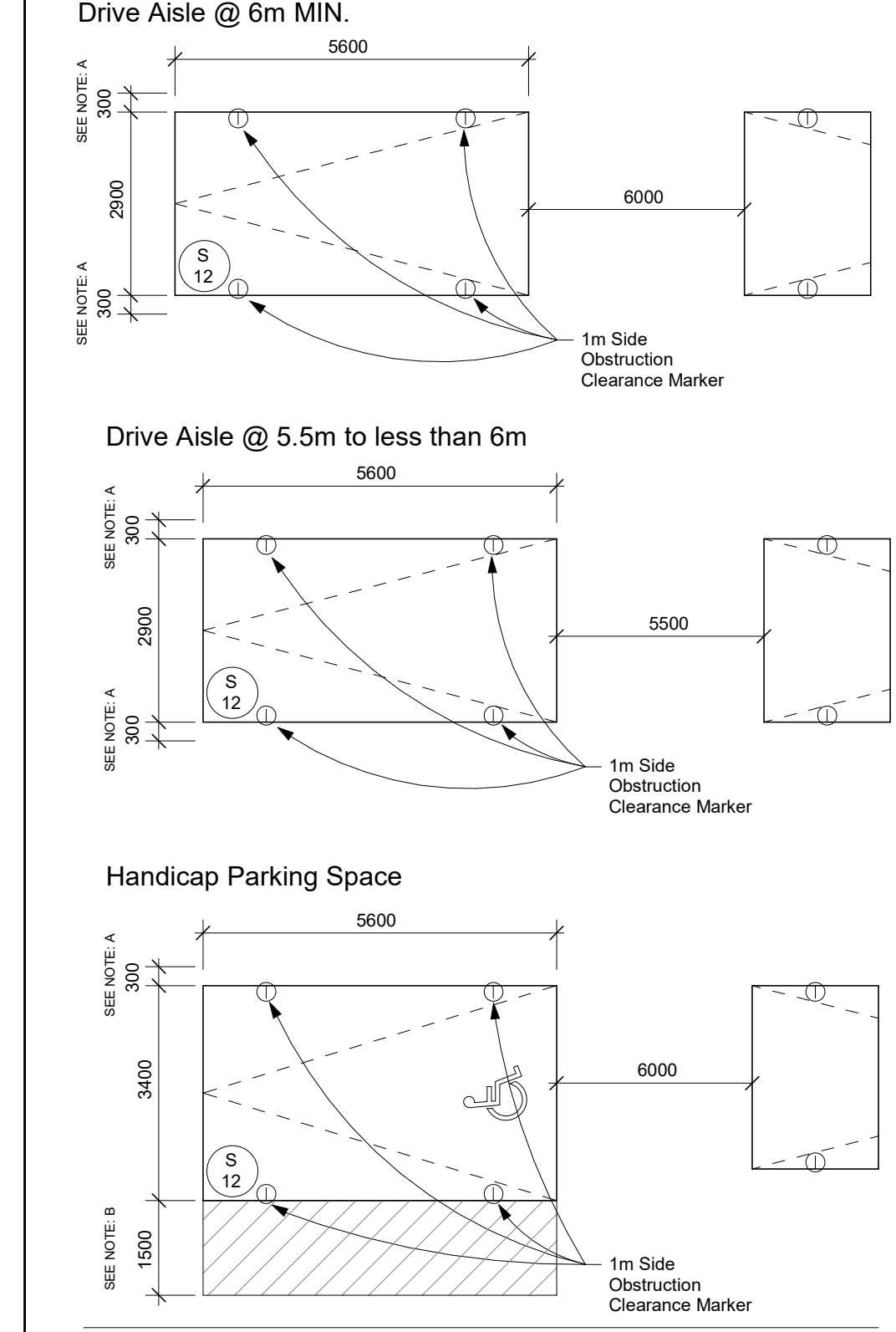


12 A2 Floor Plan - Level P3 **1**  
 1 : 100 **dA2.01**

Key West Elevation **10**  
 dA2.01



**TYPICAL PARKING SPACE:**



NOTES:  
 A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.  
 B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.



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No.:	Date:

No.: 01 Issued for: Rezoning & SPA Submission July 15, 2022

Client:  
**Originate**

561 JARVIS, 102-120 EARL TORONTO

Drawing Title:  
**Parking Level P2**

Scale:  
**1 : 100**

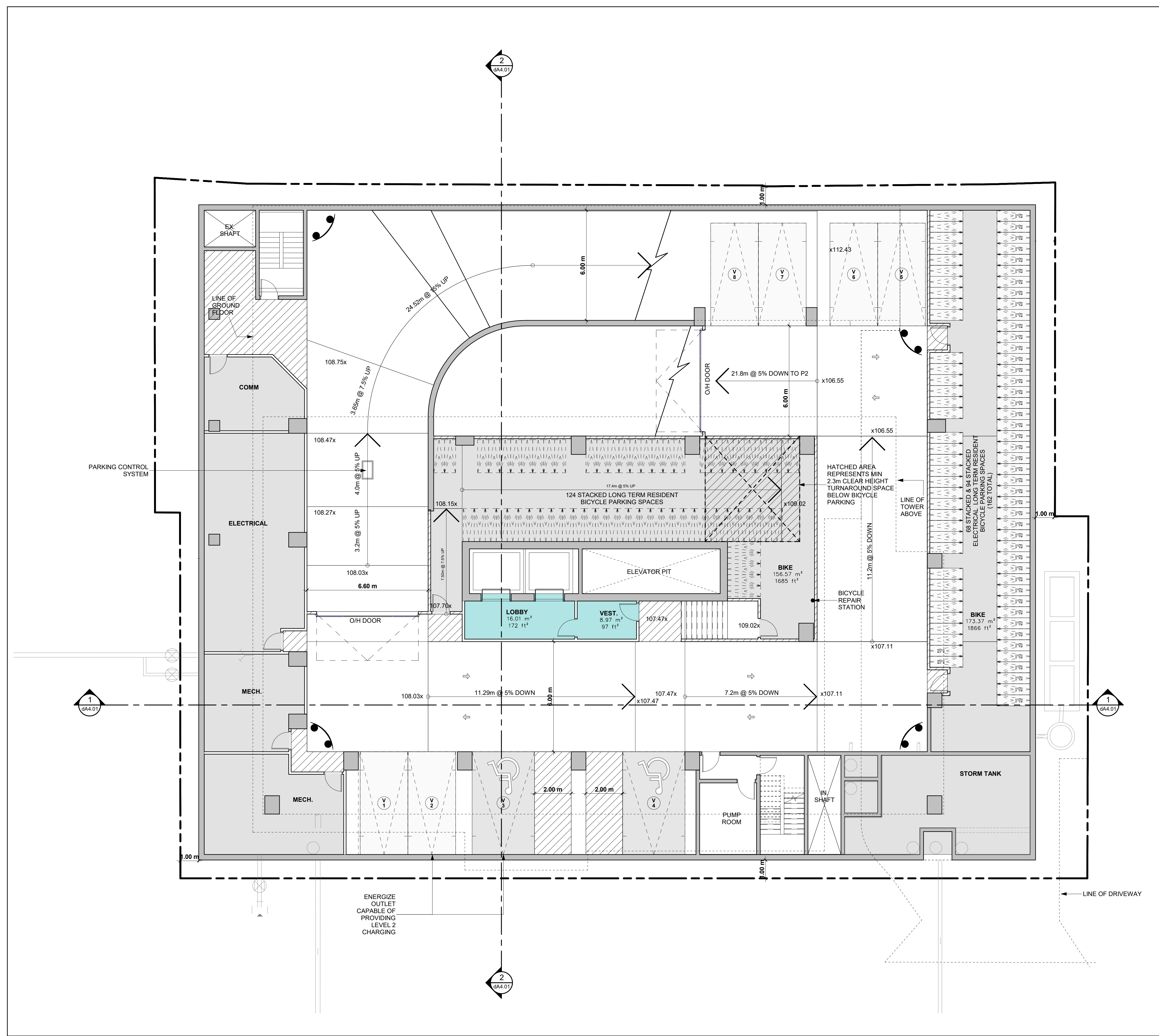
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**S.V.**

Checked by:  
**R.P.**

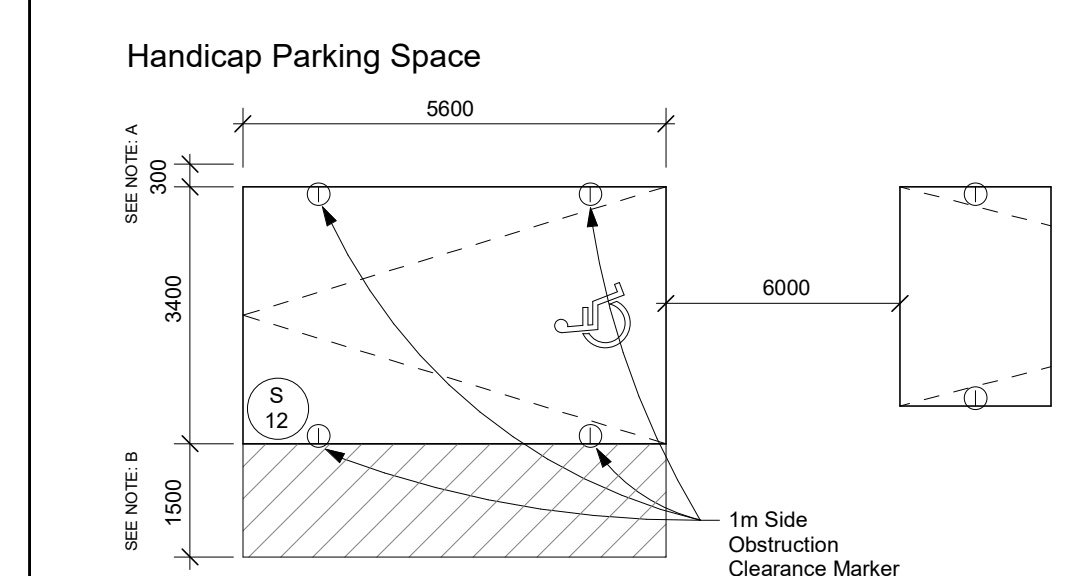
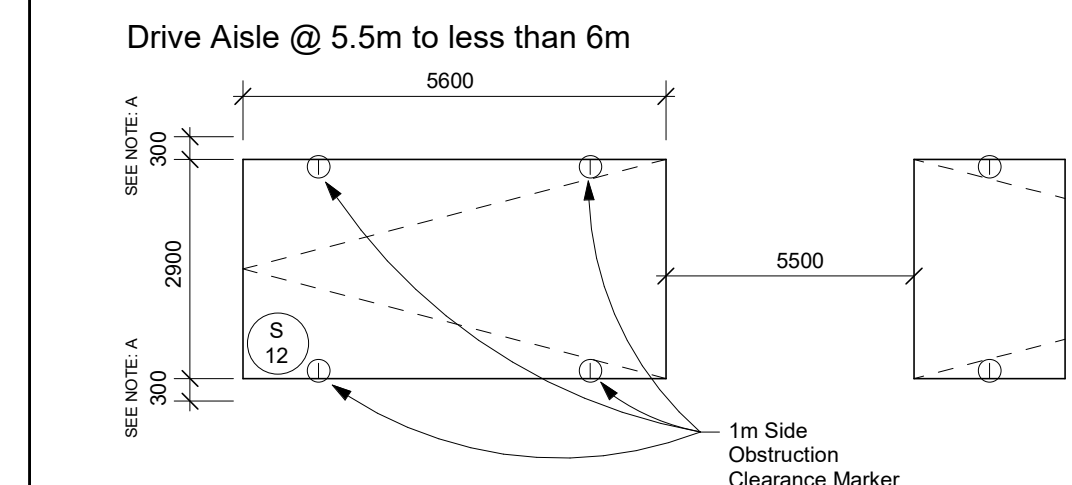
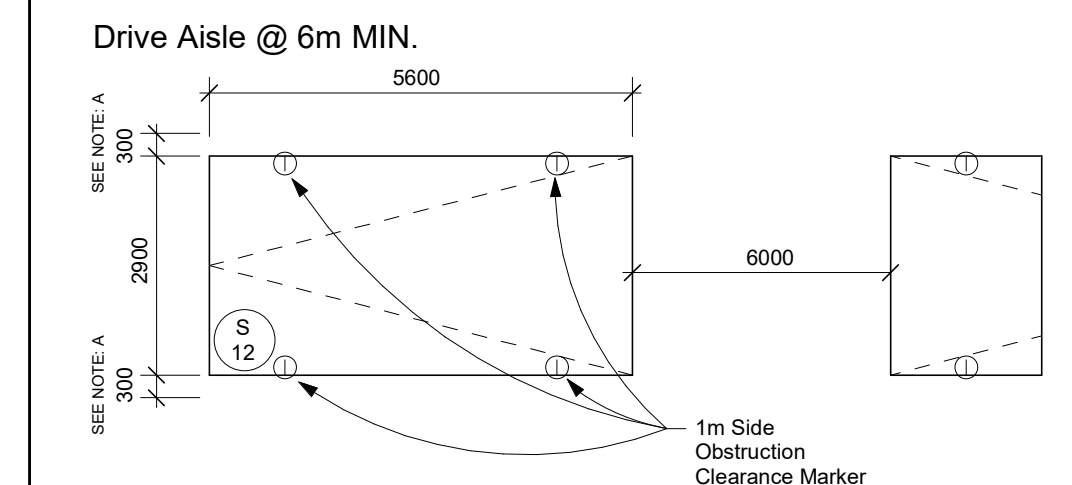
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**22-054**

Date:  
**July 15, 2022**

Drawing No.:  
**dA2.02**



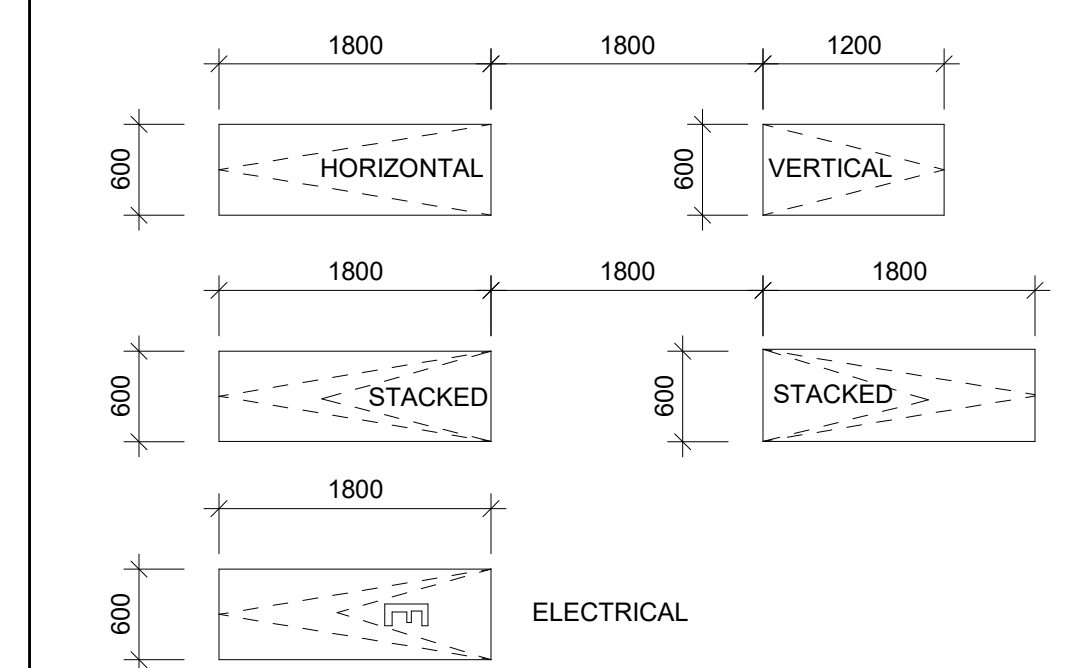
**TYPICAL PARKING SPACE:**



NOTES:  
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 B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.

**TYPICAL BICYCLE PARKING SPACE:**

WALKWAY: MINIMUM 1800mm  
 VERTICAL PARKING SPACE: 1200mm (L) x 600mm (W)  
 HORIZONTAL PARKING SPACE: 1800mm (L) x 600mm (W)  
 STACKED PARKING SPACE: 1800mm (L) x 600mm (W)



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No.:	Revision:	

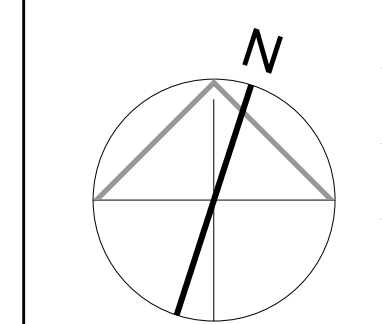
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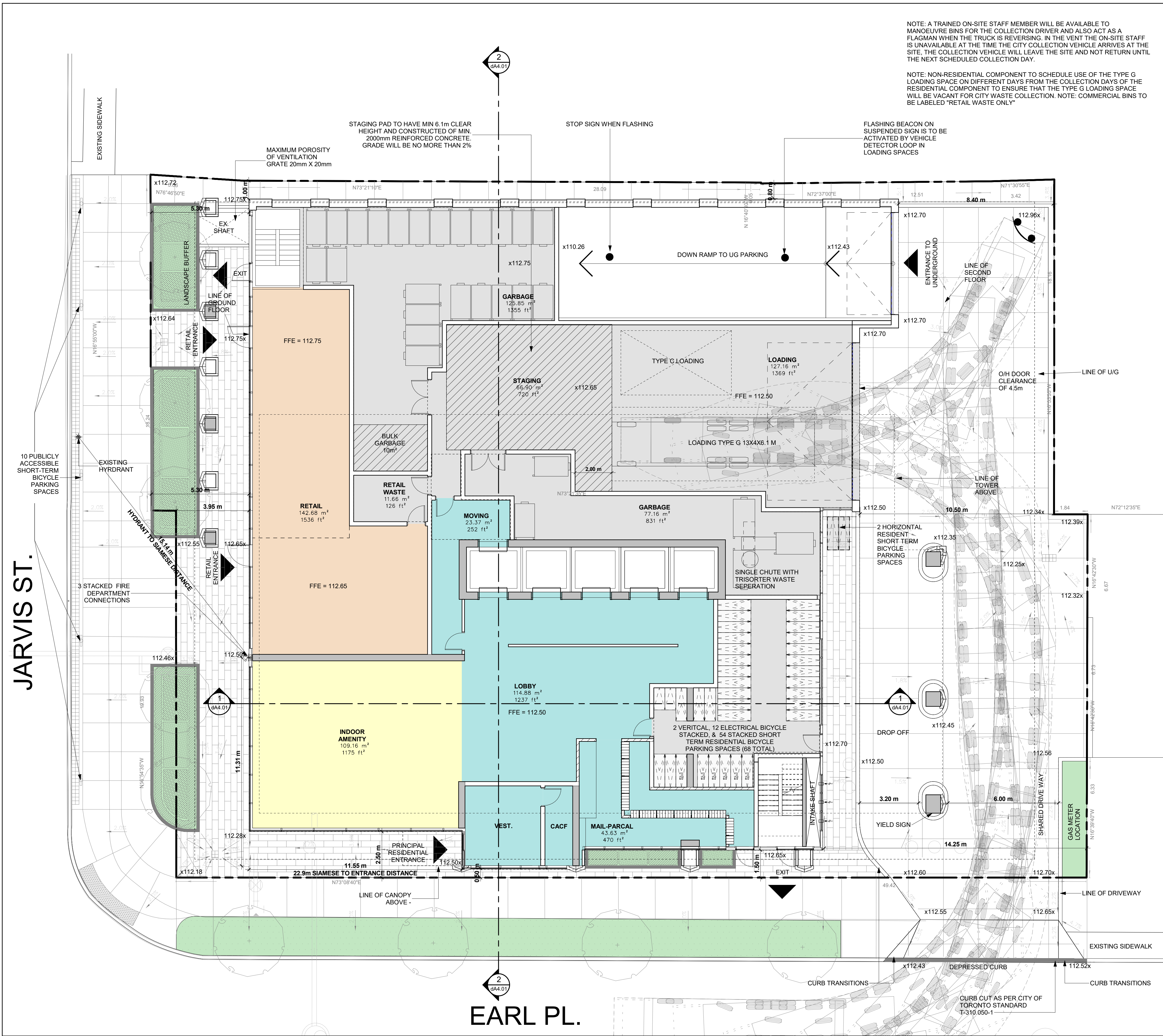
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Drawing Title: **Parking Level P1**

Scale: 1 : 100  
 Drawn by: S.V.  
 Checked by: R.P.  
 Project No.: 22-054  
 Date: July 15, 2022  
 Drawing No.:

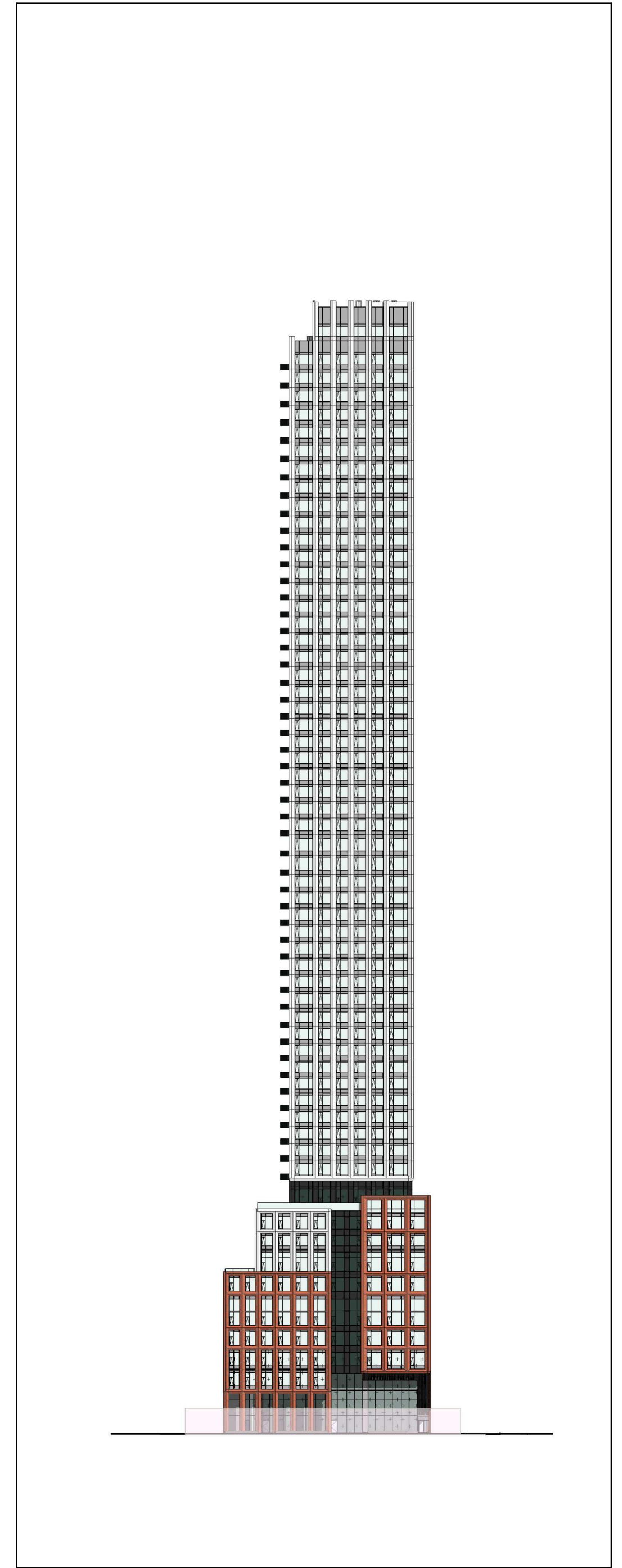
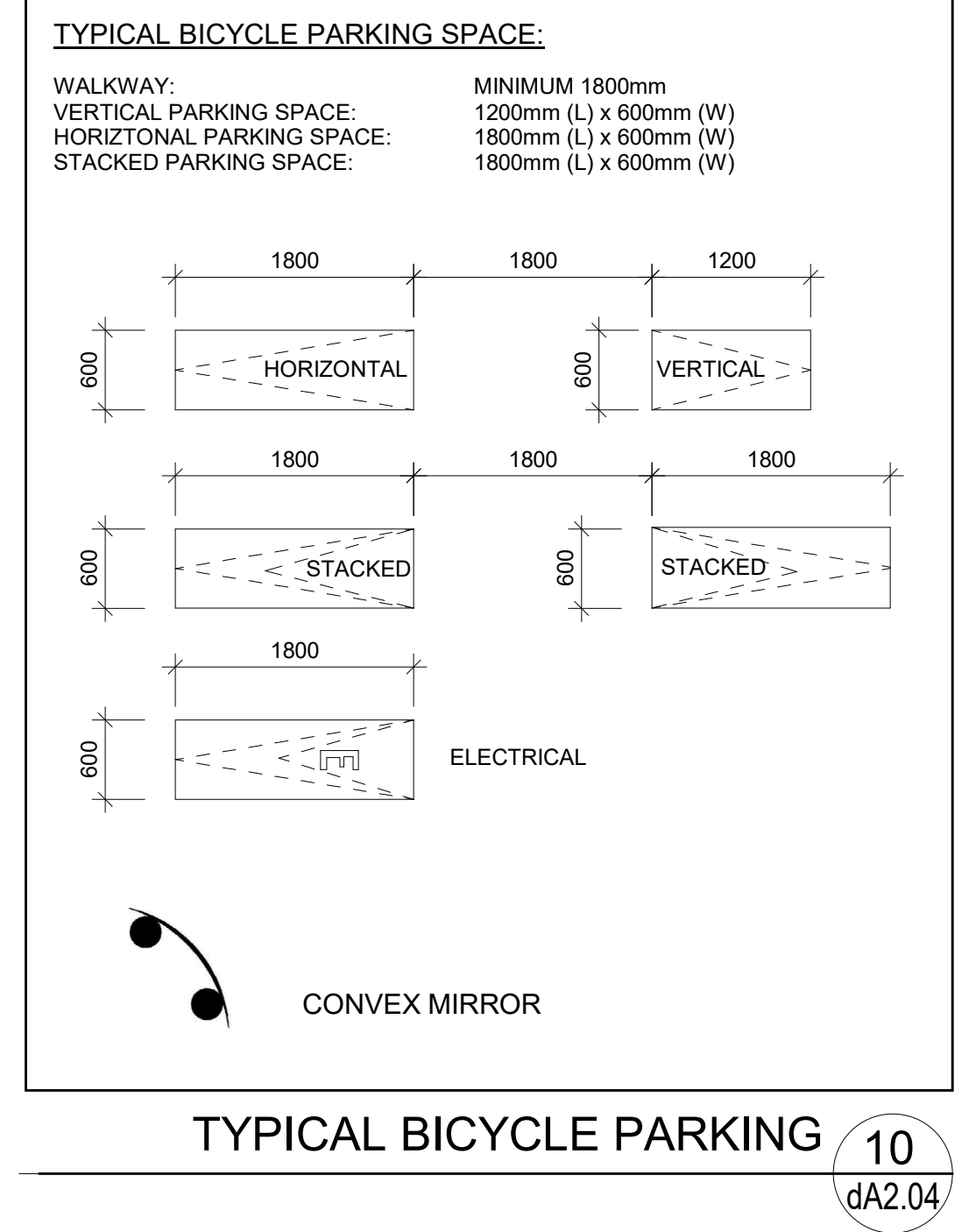


**dA2.03**



NOTE: A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

NOTE: NON-RESIDENTIAL COMPONENT TO SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. NOTE: COMMERCIAL BINS TO BE LABELED "RETAIL WASTE ONLY"



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**ONTARIO ASSOCIATION OF ARCHITECTS**  
 PROFESSIONAL SOCIETY OF ARCHITECTS  
 1980

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 ARCHITECTS AND PLANNERS

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 Toronto, ON M3J 0H1

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 No.: Revision: Date:

No.:01 Issued for: Rezoning & SPA Submission July 15, 2022

Client:  
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561 JARVIS, 102-120 EARL TORONTO

Drawing Title:  
**Floor Plan Level 1**

Scale:  
 As indicated

Drawn by:  
 S.V.

Checked by:  
 R.P.

Project No.:  
 22-054

Date:  
 July 15, 2022

Drawing No.:  
**dA2.04**

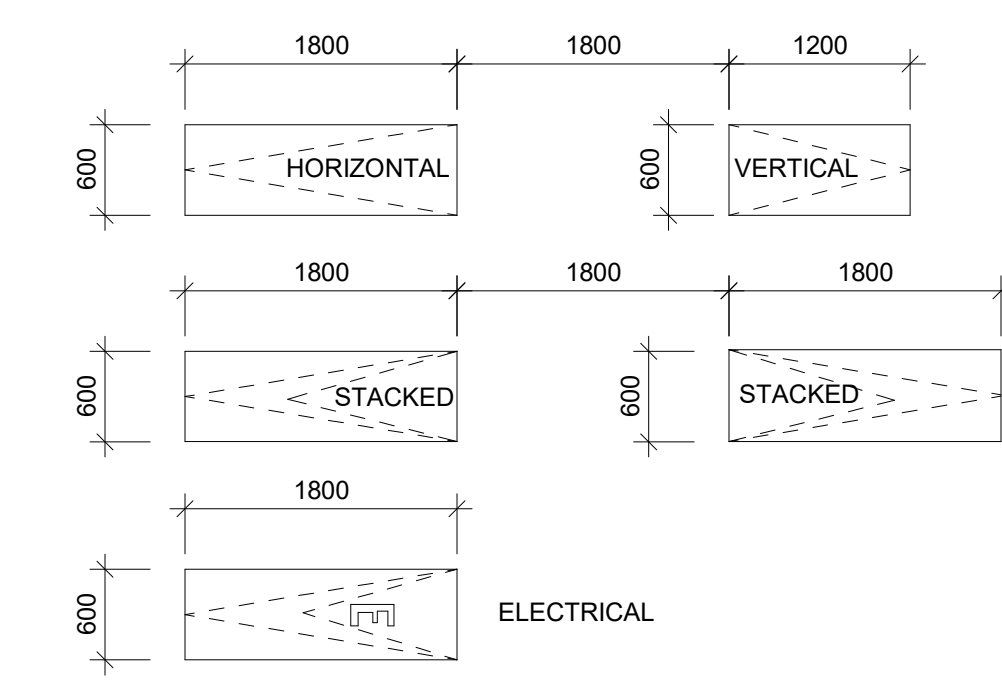
Floor Plan Level 1 1  
1 : 100

West Key Elevation 2  
1 : 750



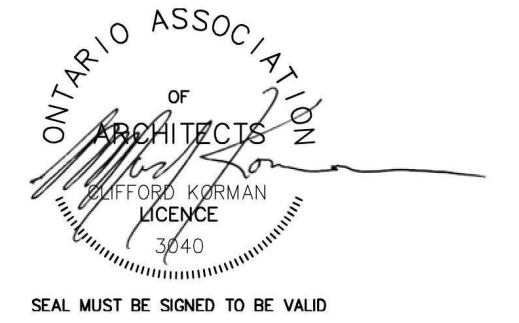
**TYPICAL BICYCLE PARKING SPACE:**

WALKWAY: MINIMUM 1800mm  
 VERTICAL PARKING SPACE: 1200mm (L) x 600mm (W)  
 HORIZONTAL PARKING SPACE: 1800mm (L) x 600mm (W)  
 STACKED PARKING SPACE: 1800mm (L) x 600mm (W)



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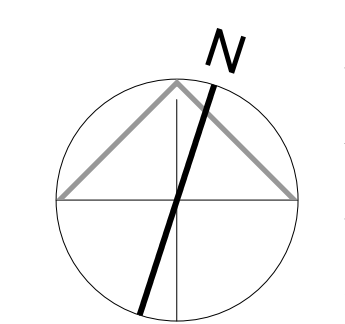
No.:01 Issued for: Rezoning & SPA Submission July 15, 2022

Client:  
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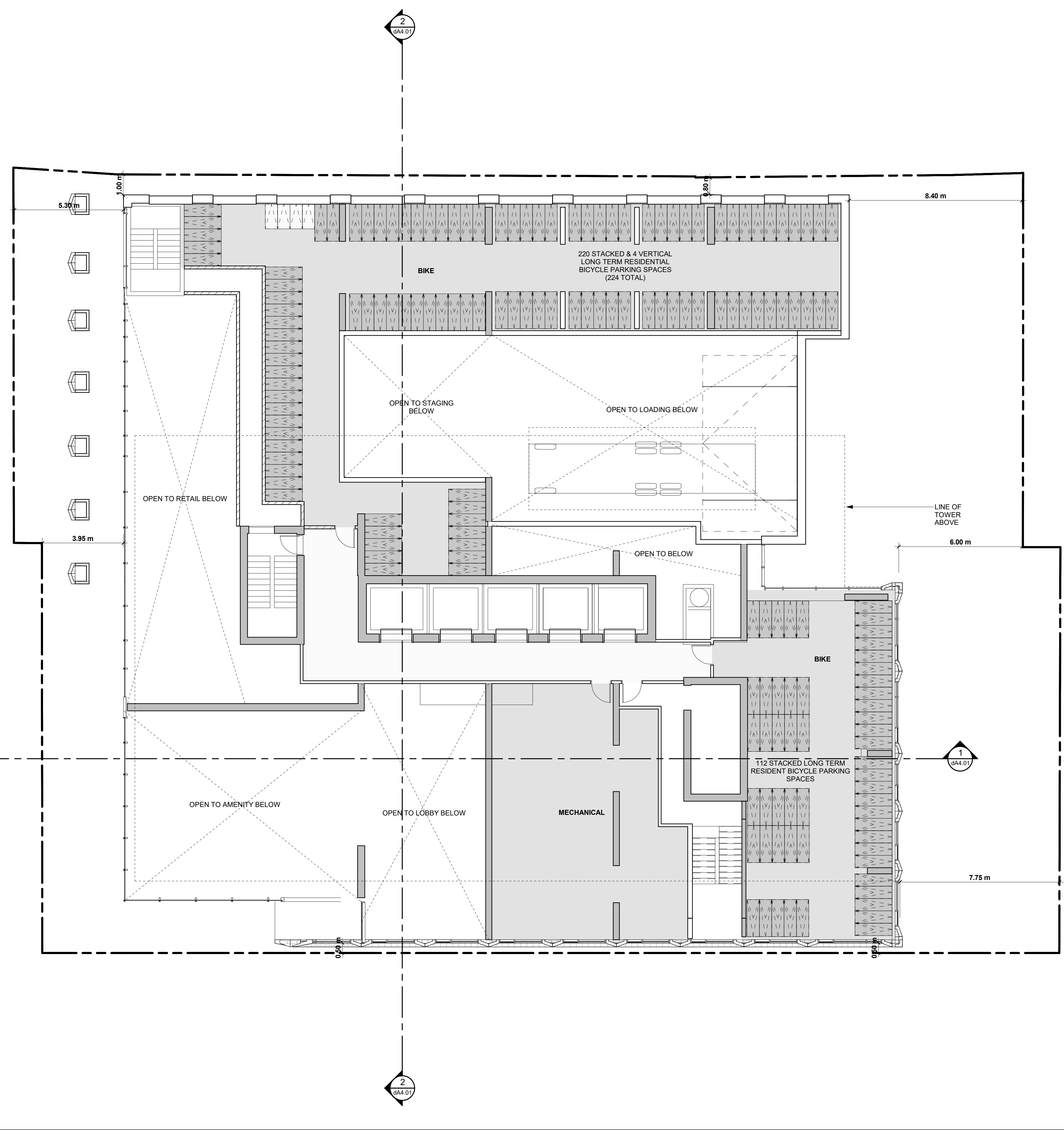
561 JARVIS, 102-120 EARL TORONTO

Drawing Title:  
**Floor Plan Level MEZZ**

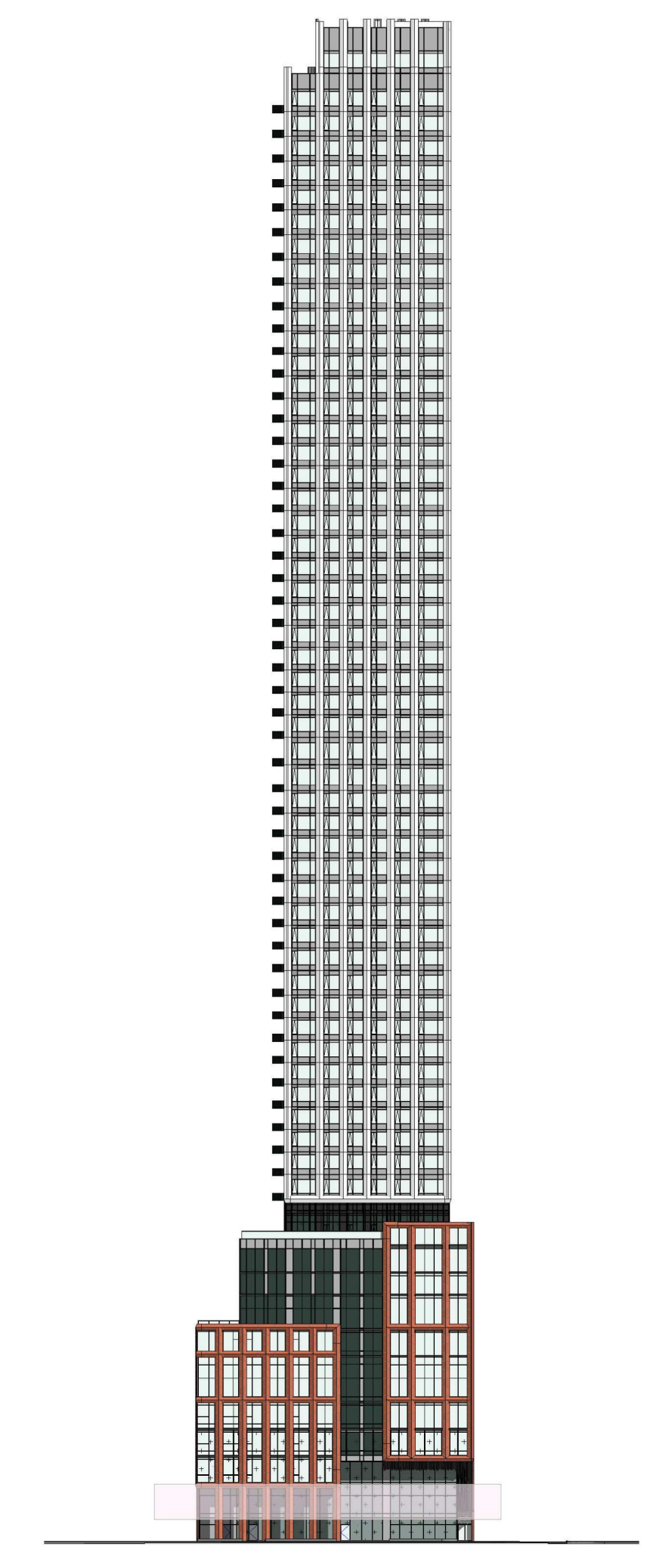
Scale:  
**As indicated**  
 Drawn by:  
 S.V.  
 Checked by:  
 R.P.  
 Project No.:  
 22-054  
 Date:  
 July 15, 2022  
 Drawing No.:



**dA2.05**



Floor Plan Level 2 **1**  
 1 : 100 dA2.05

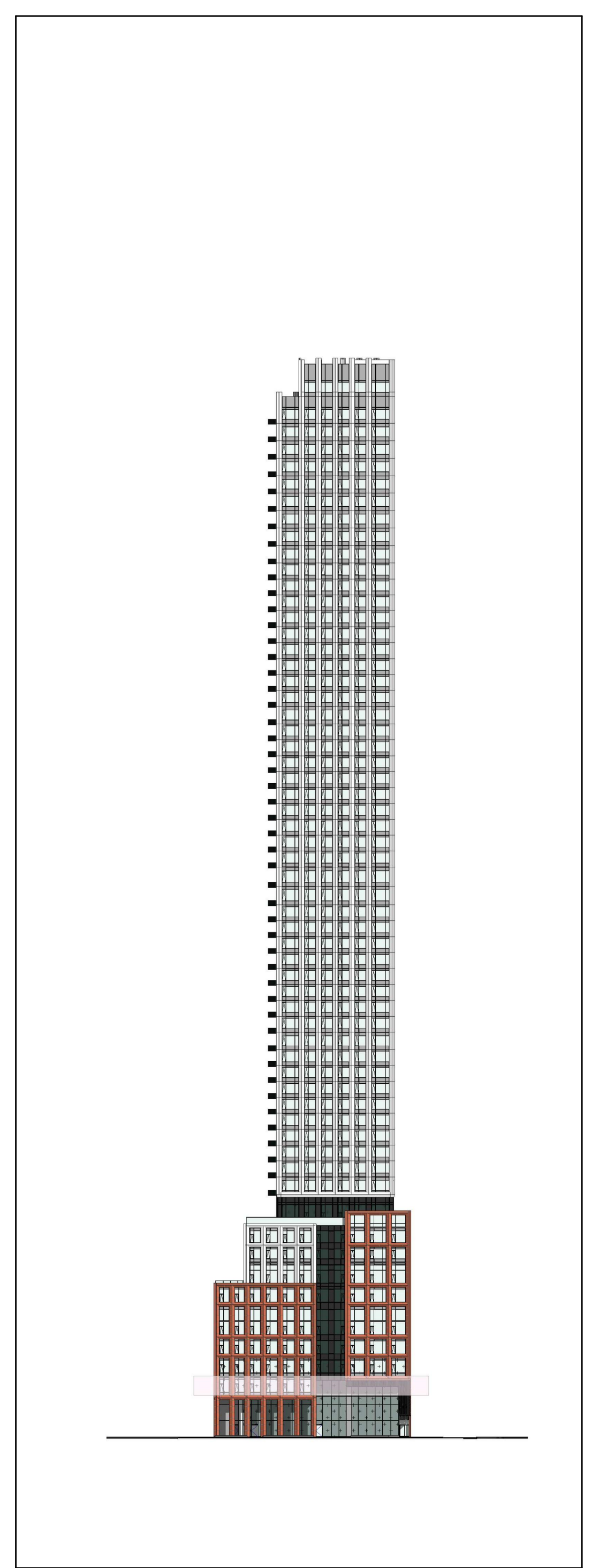


West Key Elevation **2**  
 1 : 750 dA2.05



12 A2 Floor Plan - Level 2 **1**  
1 : 100 **dA2.06**

Room No.	Room Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
1	102-120 EARL - Lower	475	511
2	561 JARVIS - Unit 17	426	457
3	561 JARVIS - Unit 27	426	457
4	561 JARVIS - Unit 4	428	458
5	561 JARVIS - Unit 5	429	459
6	102-120 EARL - Upper	1800	1944
7	561 JARVIS - Unit 10	351	378
8	561 JARVIS - Unit 30	362	390
9	561 JARVIS - Unit 8	268	288
10	561 JARVIS - Unit 18	276	295
11	561 JARVIS - Unit 11	325	351
12	2BR	67.86	730
13	1BR	50.00	538
14	RR-1BR	44.46	479
15	RR-1BR	41.76	450
16	RR-1BR	41.76	450
17	RR-1BR	41.76	450
18	RR-1BR	41.76	450
19	RR-1BR	41.76	450
20	RR-3BR	73.33	784
21	2BR	65.49	705
22	1B-D	48.25	519
23	2BR	78.25	842
24	2B-I	64.93	699
25	2B-I	69.17	745
26	RR-Studio	29.90	322
27	RR-Studio	34.18	368
28	RR-Studio	36.27	390
29	LOCKERS	82.03	883



West Key Elevation **2**  
1 : 750 **dA2.06**

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561 JARVIS, 102-120 EARL TORONTO

Drawing Title: **Floor Plan Level 2**

Scale: **As indicated**

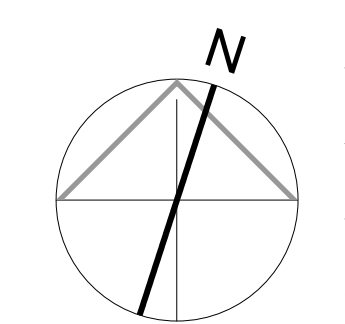
Drawn by: **S.V.**

Checked by: **R.P.**

Project No.: **22-054**

Date: **July 15, 2022**

Drawing No.:



**dA2.06**

Plot Date: 7/14/2022 4:43:31 PM The Path: C:\Users\3021\Documents\22-054\_561\_jarvis\_102120\_220522.dwg

Room No.	Room Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )	Notes
1	1BR	50.00	538	
2	2BR	67.86	730	
3	3BR	80.18	863	
4	1B-D	65.49	705	
5	1B-D	48.25	519	
6	2BR	78.25	842	
7	RR-1BR	41.76	450	
8	RR-1BR	41.76	450	
9	RR-1BR	41.76	450	
10	RR-1BR	41.76	450	
11	RR-1BR	41.76	450	
12	RR-1BR	41.76	450	
13	RR-1BR	41.76	450	
14	RR-1BR	40.11	432	
15	RR-1BR	39.34	430	
16	RR-1BR	39.05	420	
17	RR-1BR	39.05	420	
18	RR-1BR	39.05	420	
19	2BR	66.42	715	
20	1BR	46.47	500	
21	1B-D I	54.01	581	
22	RR-Studio	34.18	368	
23	RR-1BR	44.38	478	
24	2B-I	64.27	692	
25	2B-I	64.93	699	
26	2BR	78.25	842	
27	LOCKERS	84.86	913	
28	STUDIO	32.51	368	
29	STUDIO	27.81	368	
30	1BR	50.00	538	
31	1BR	41.76	450	
32	1BR	41.76	450	
33	1BR	41.76	450	
34	1BR	41.76	450	
35	1BR	41.76	450	
36	1BR	41.76	450	
37	1BR	41.76	450	
38	1BR	41.76	450	
39	1BR	41.76	450	
40	1BR	41.76	450	
41	1BR	41.76	450	
42	1BR	41.76	450	
43	1BR	41.76	450	
44	1BR	41.76	450	
45	1BR	41.76	450	
46	1BR	41.76	450	
47	1BR	41.76	450	
48	1BR	41.76	450	
49	1BR	41.76	450	
50	1BR	41.76	450	

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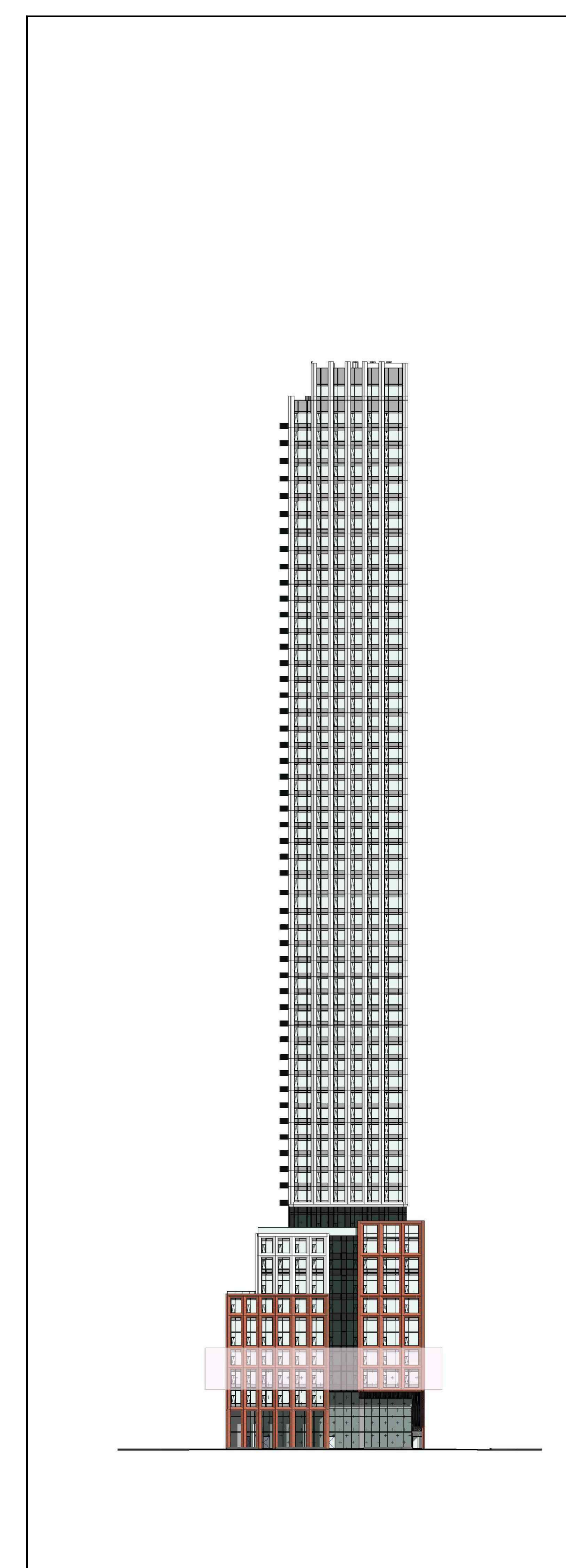
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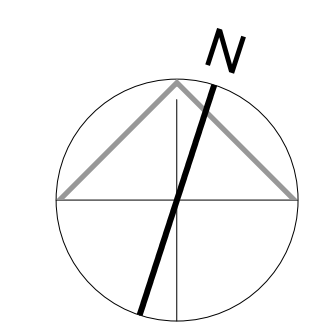


Client:  
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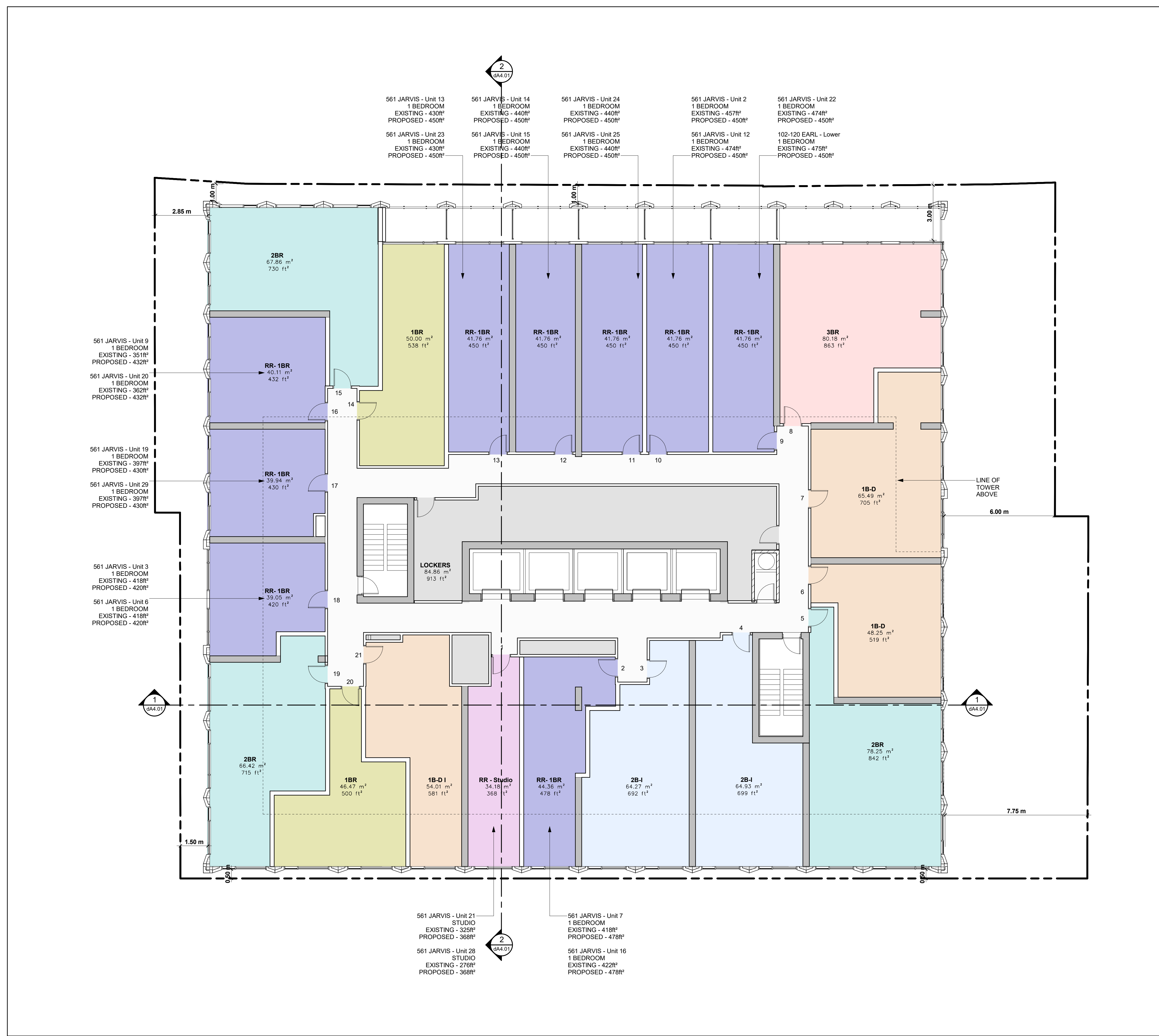
561 JARVIS, 102-120 EARL TORONTO

Drawing Title:  
**Floor Plan Level 3 - 4**

Scale:  
**As indicated**  
Drawn by:  
**S.V.**  
Checked by:  
**R.P.**  
Project No.:  
**22-054**  
Date:  
**July 15, 2022**  
Drawing No.:



**dA2.07**



12 A2 Floor Plan - Level 3 - 4  
1 : 100

West Key Elevation  
1 : 750

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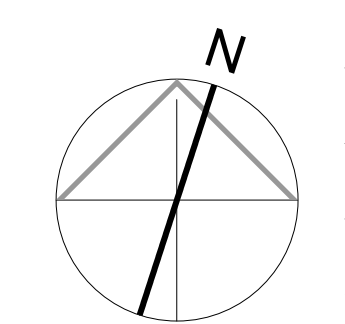
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Client:  
**Originate**

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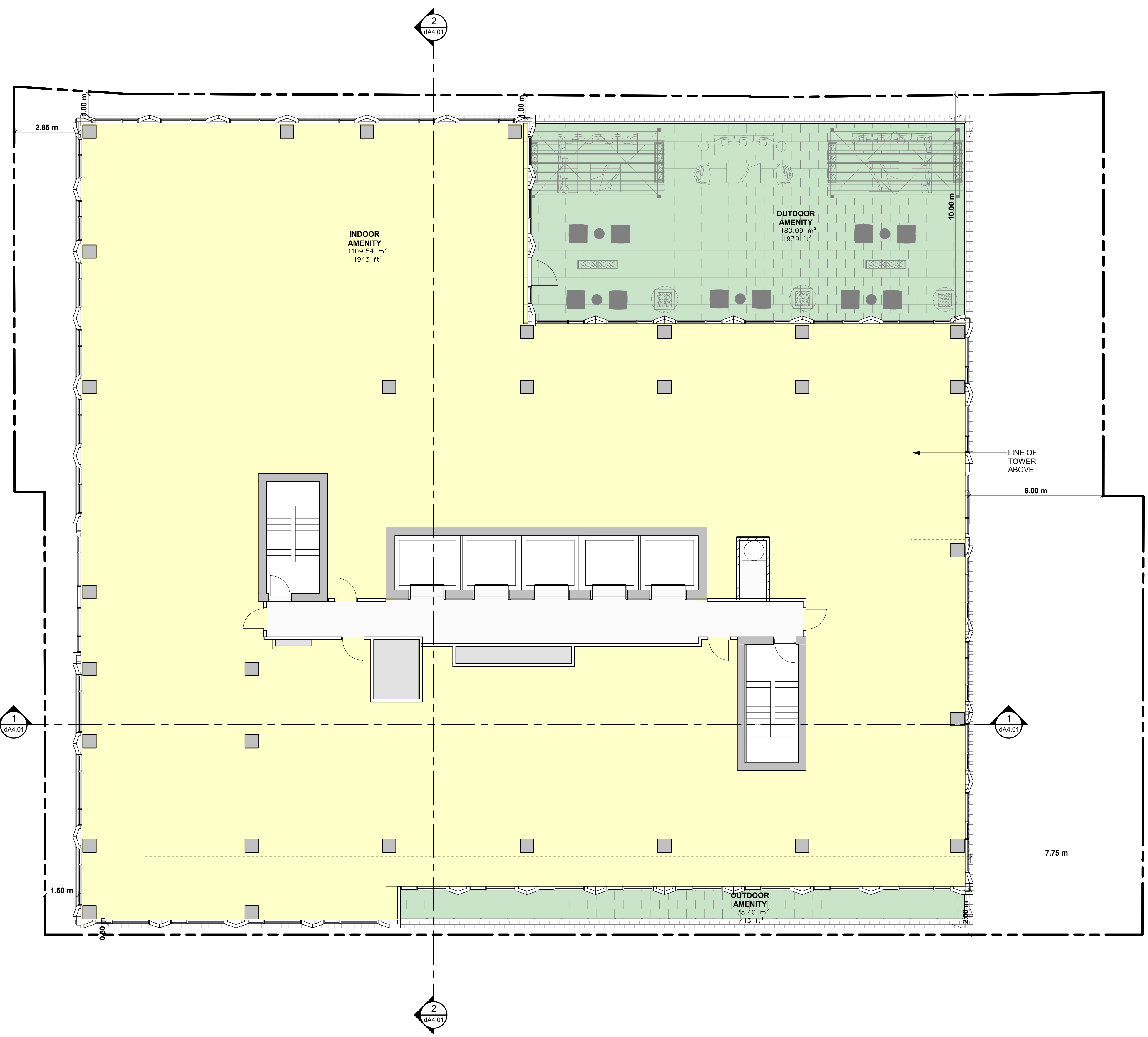
Drawing Title:  
**Floor Plan Level 5**

Scale:  
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Drawn by:  
S.V.  
Checked by:  
R.P.  
Project No.:  
22-054  
Date:  
July 15, 2022  
Drawing No.:

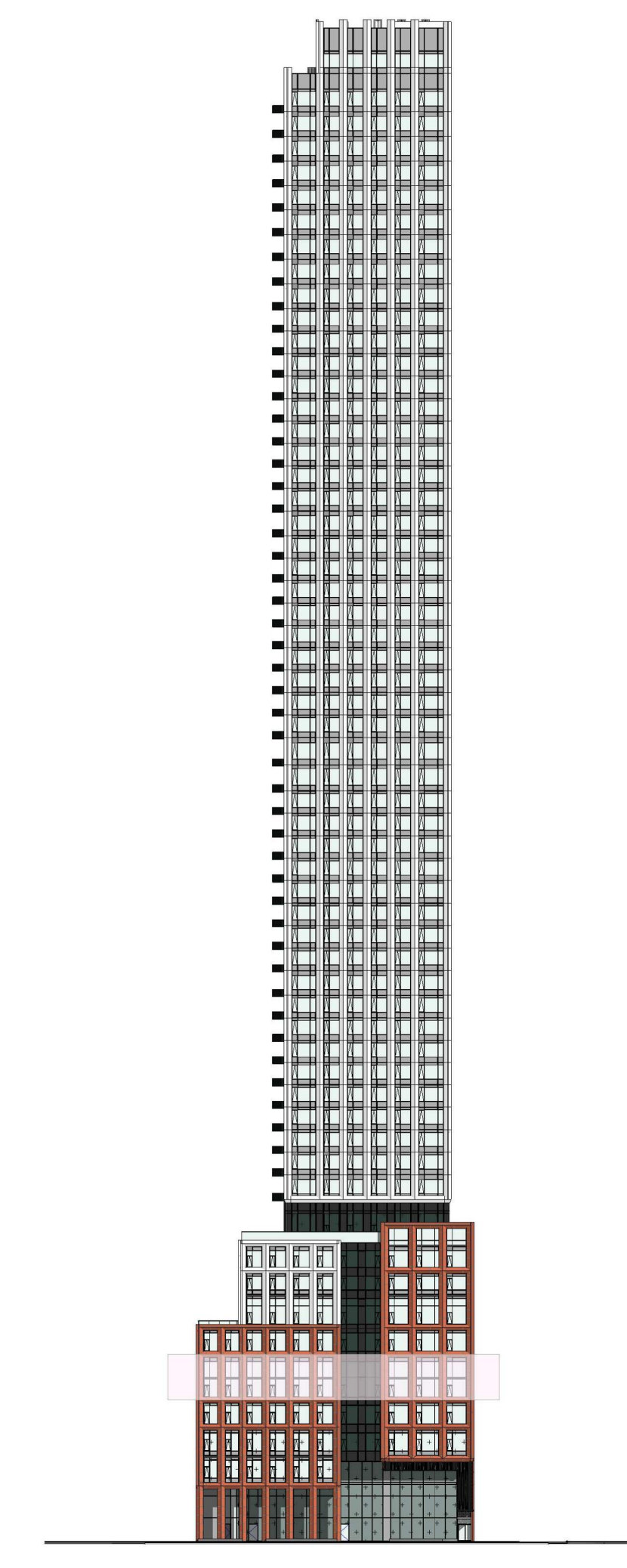


**dA2.09**

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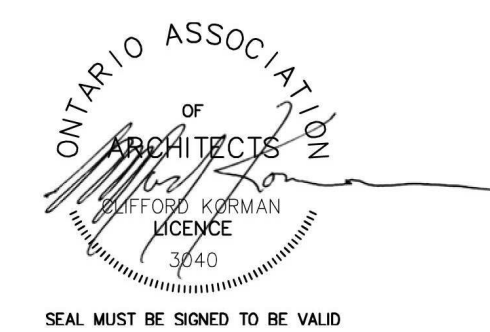
12 A2 Floor Plan - Level 5  
1 : 100



West Key Elevation  
1 : 750

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Drawing Title:  
**Floor Plan Level 6**

Scale:  
As indicated

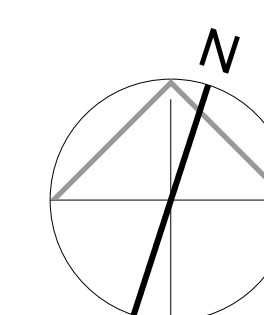
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Project No.:  
22-054

Date:  
July 15, 2022

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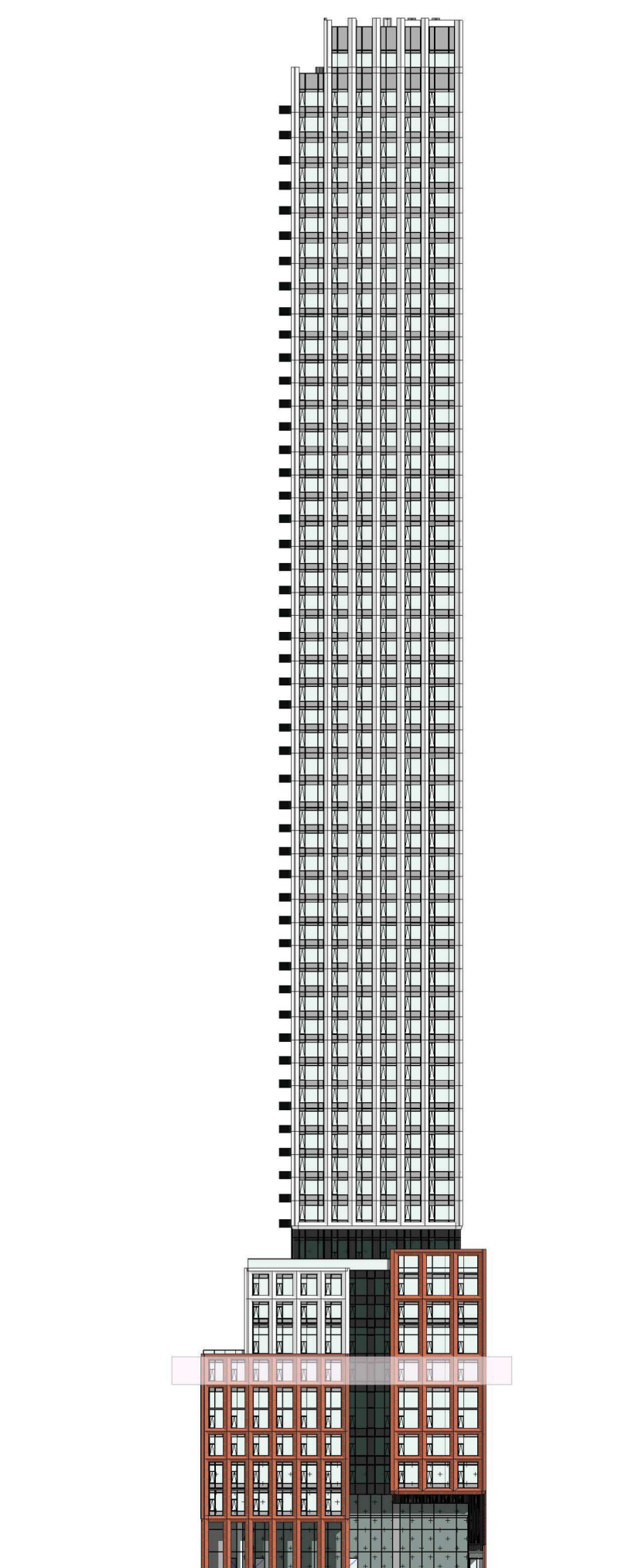


**dA2.10**

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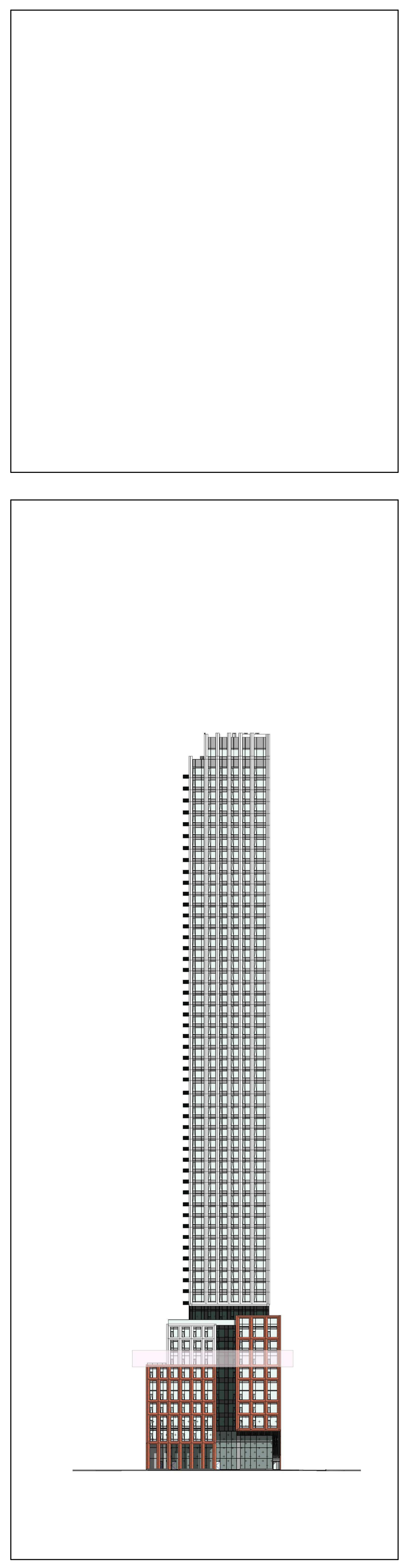
12 A2 Floor Plan - Level 6 **1**  
1 : 100 dA2.10



West Key Elevation **2**  
1 : 750 dA2.10



12 A2 Floor Plan - Level 7  
1 : 100



West Key Elevation  
1 : 750

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Drawing Title:  
**Floor Plan Level 7**

Scale:  
As indicated

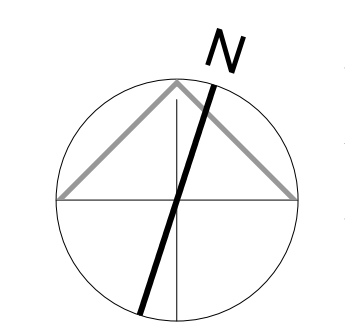
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Checked by:  
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Project No.:  
22-054

Date:  
July 15, 2022

Drawing No.:



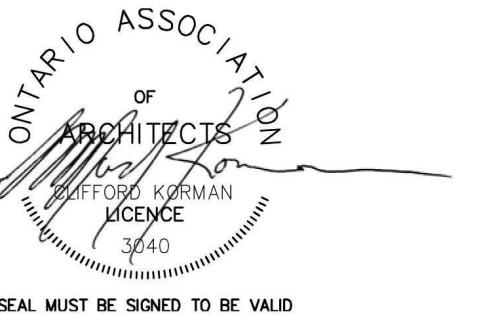
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Drawing Title:  
**Floor Plan Level 8-9**

Scale:  
**As indicated**

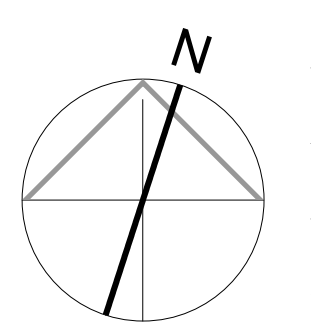
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Date:  
July 15, 2022

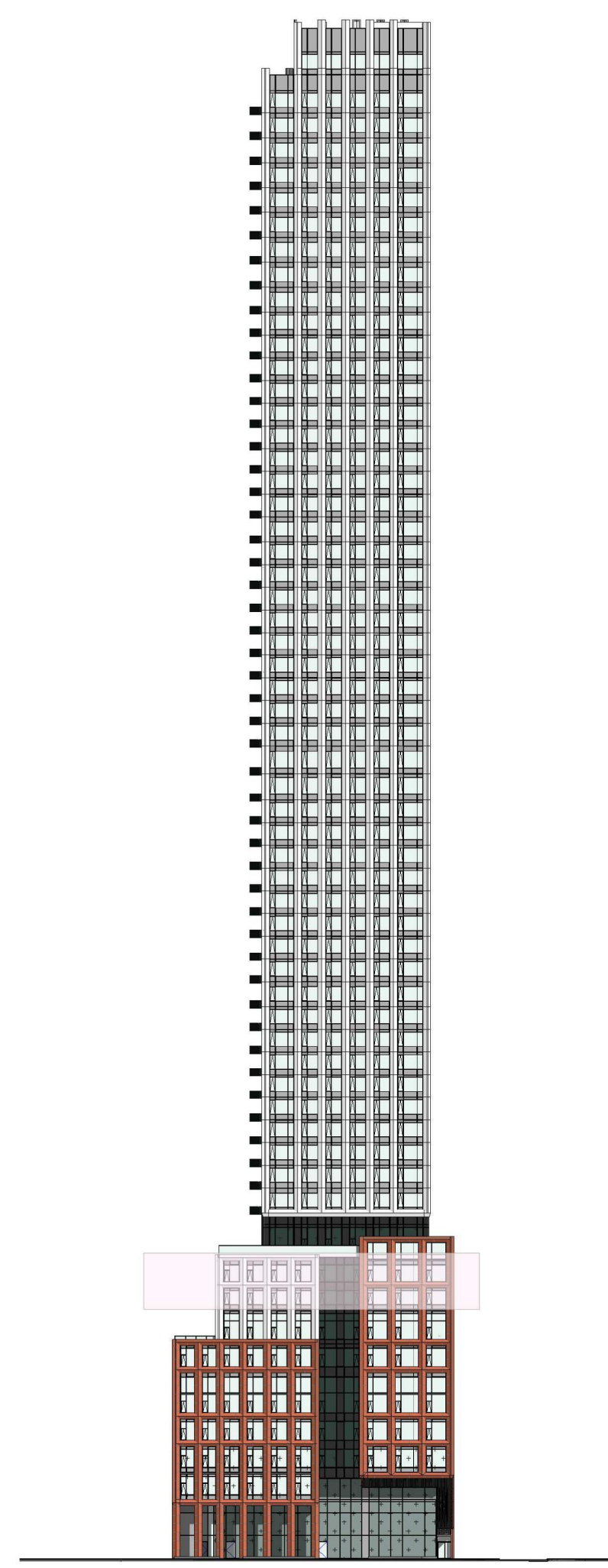
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**dA2.12**



12 A2 Floor Plan - Level 8-9 **1**  
1 : 100 dA2.12



West Key Elevation **2**  
1 : 750 dA2.12

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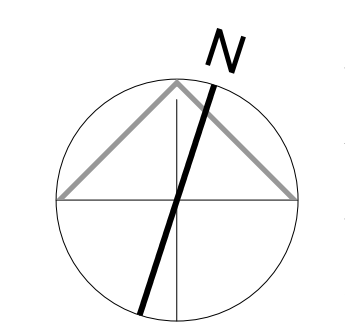
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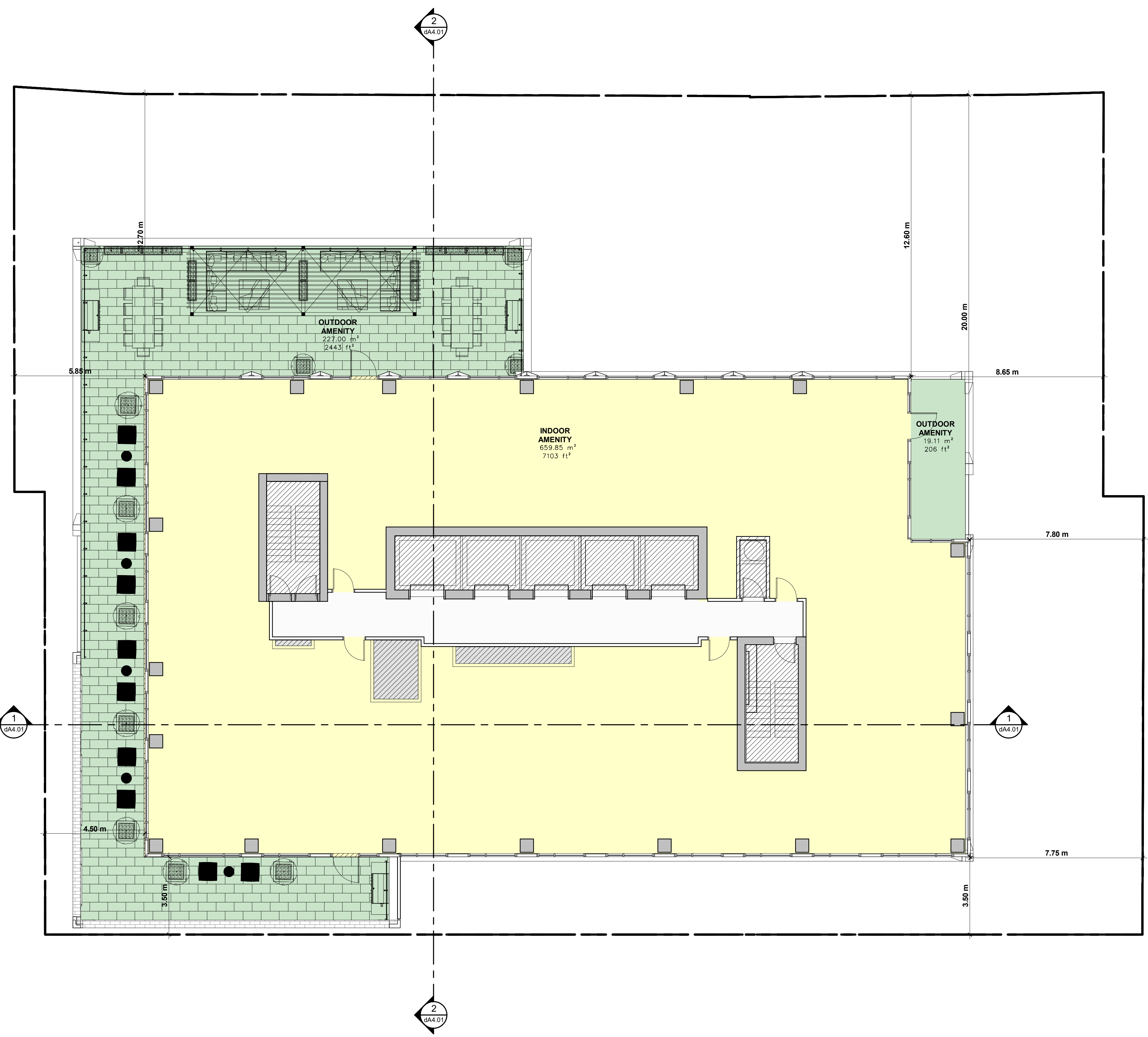
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**Floor Plan Level 10**

Scale:  
As indicated  
Drawn by:  
S.V.  
Checked by:  
R.P.  
Project No.:  
22-054  
Date:  
July 15, 2022  
Drawing No.:

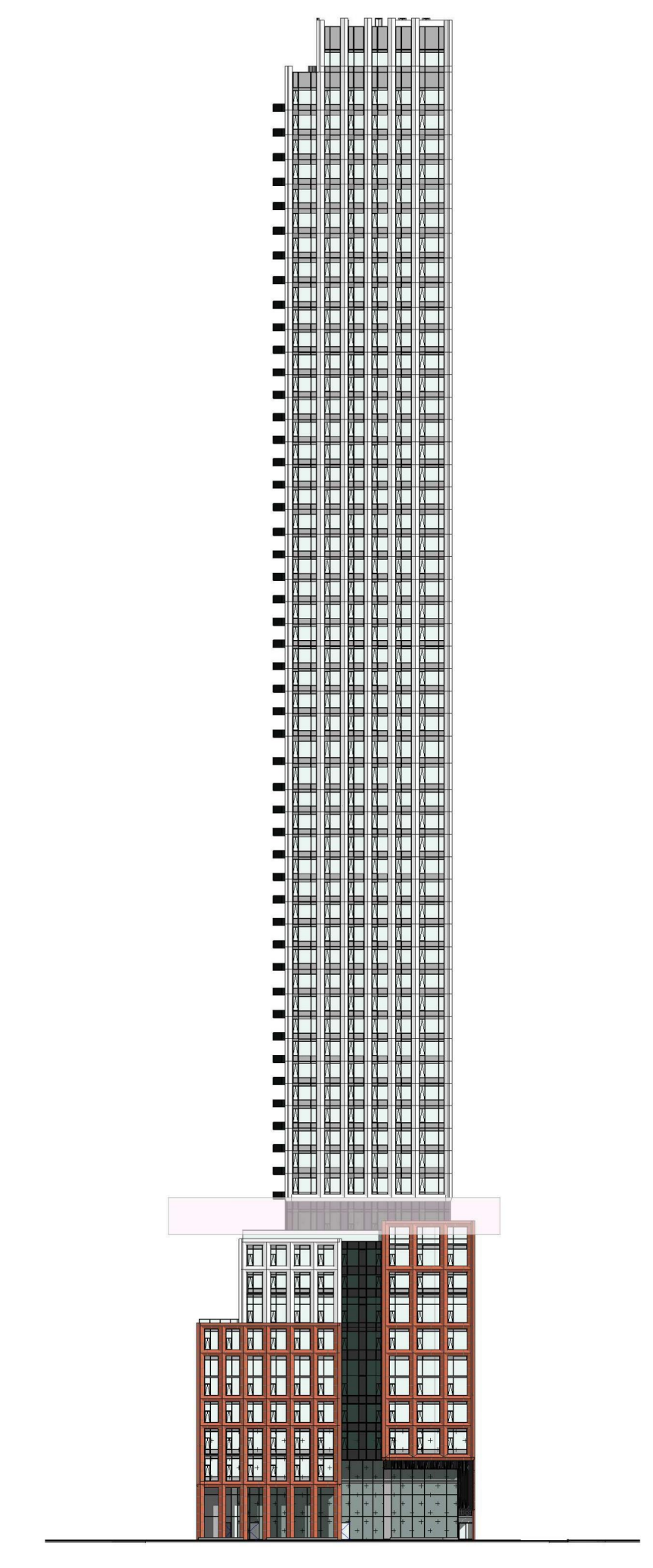


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12 A2 Floor Plan - Level 10 **1**  
1 : 100 dA2.13

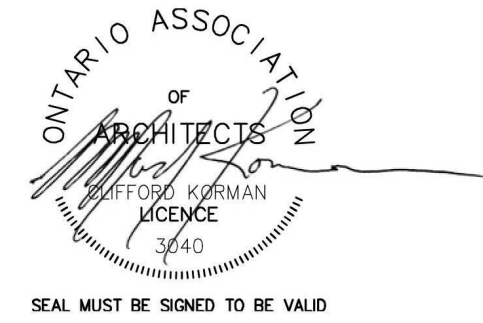


West Key Elevation **2**  
1 : 750 dA2.13



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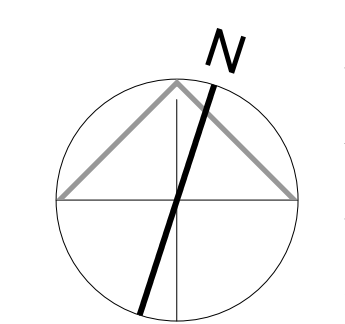
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561 JARVIS, 102-120 EARL TORONTO

Drawing Title:  
**Floor Plan Level 11-29 & 31-49**

Scale:  
**As indicated**  
Drawn by:  
**S.V**  
Checked by:  
**R.P**  
Project No.:  
**22-054**  
Date:  
**July 15, 2022**  
Drawing No.:

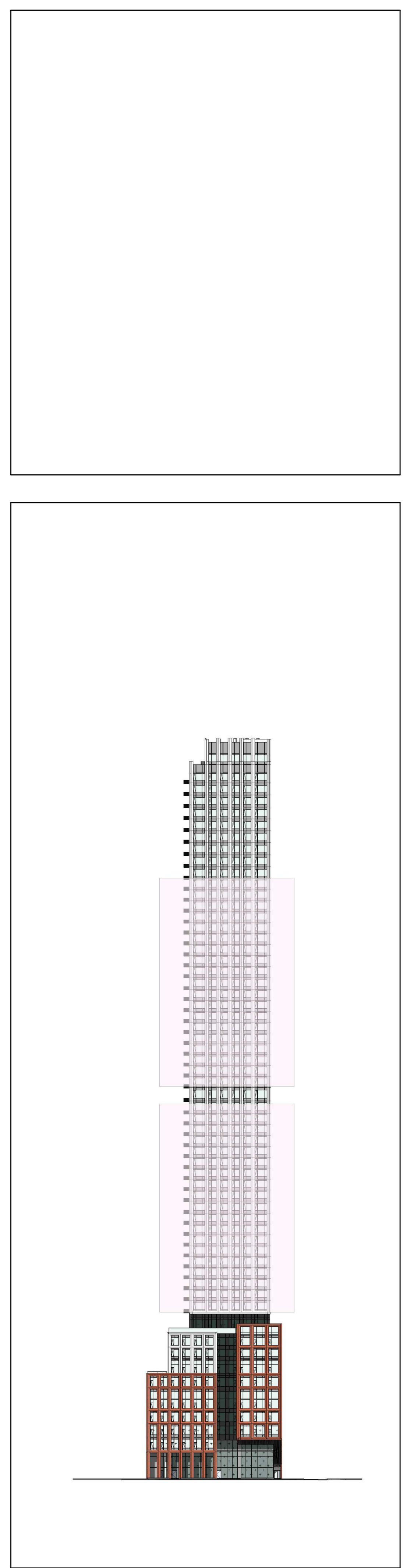


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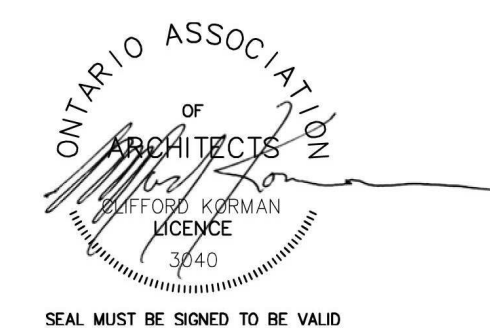


Typical Tower Plan - Level 11 - 49 **1**  
1 : 100 dA2.14



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Client:  
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Drawing Title:  
**Floor Plan Level 30**

Scale:  
**As indicated**

Drawn by:  
 S.V

Checked by:  
 R.P

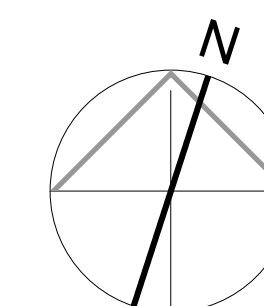
Project No.:

**22-054**

Date:

**June 15, 2022**

Drawing No.:



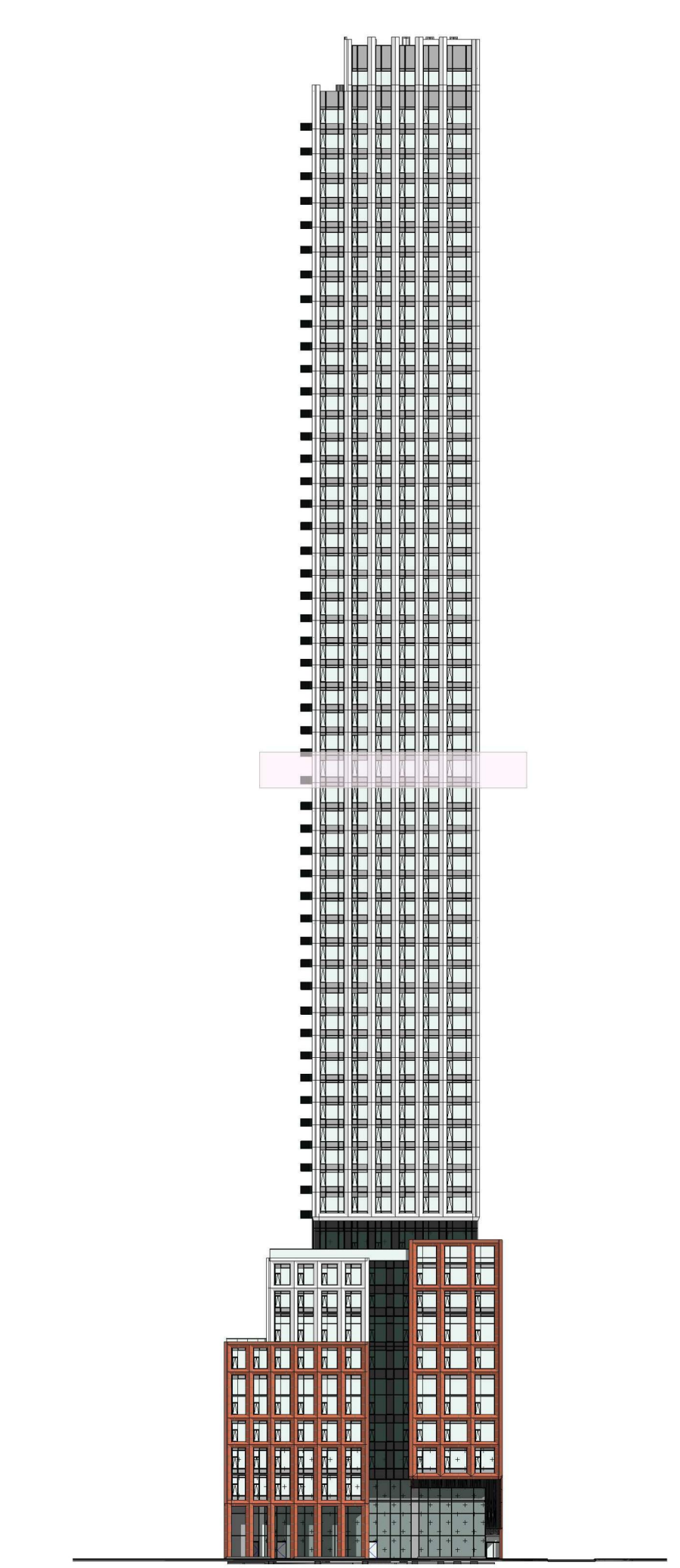
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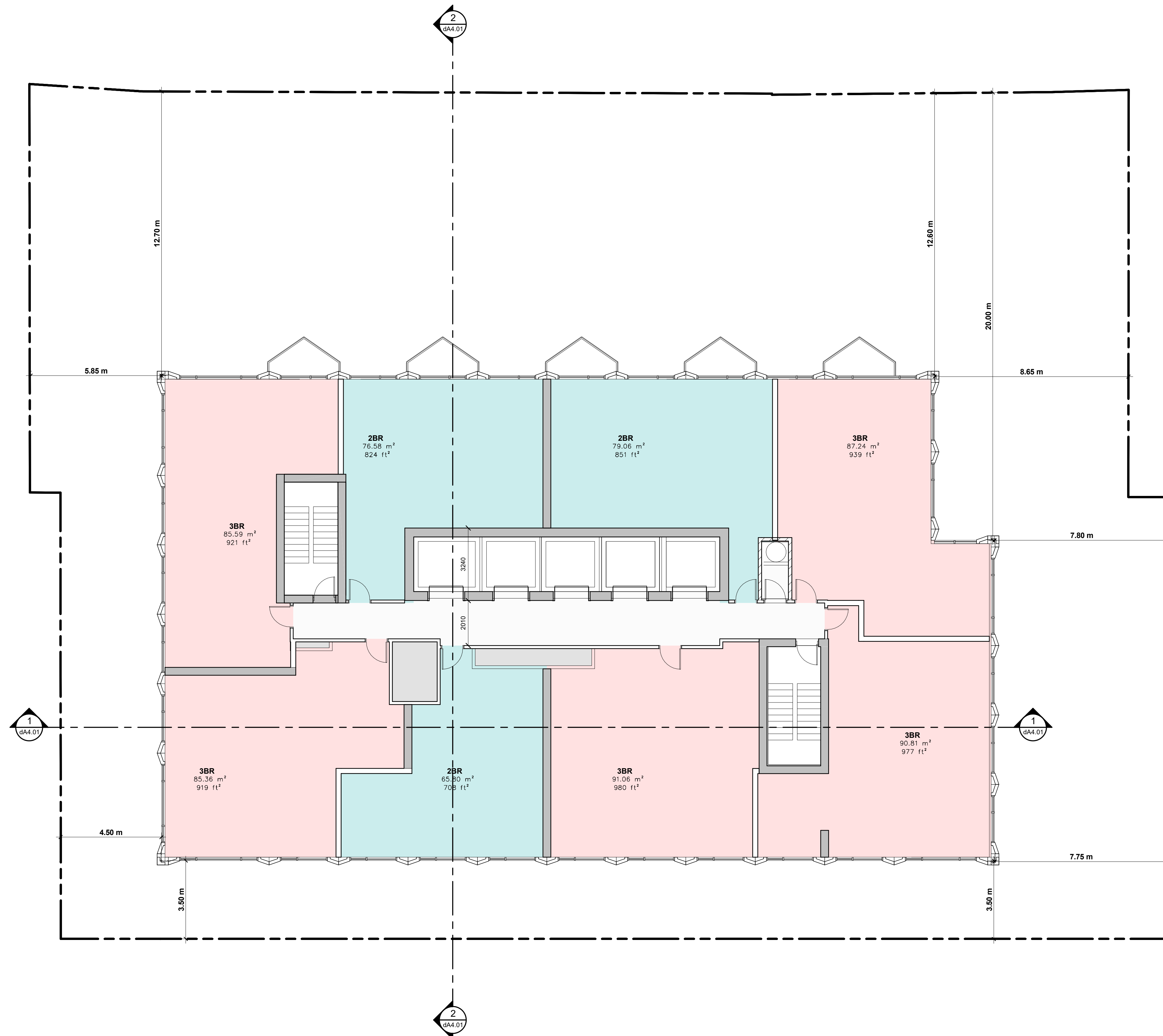


LEVEL 30  
 1 : 100

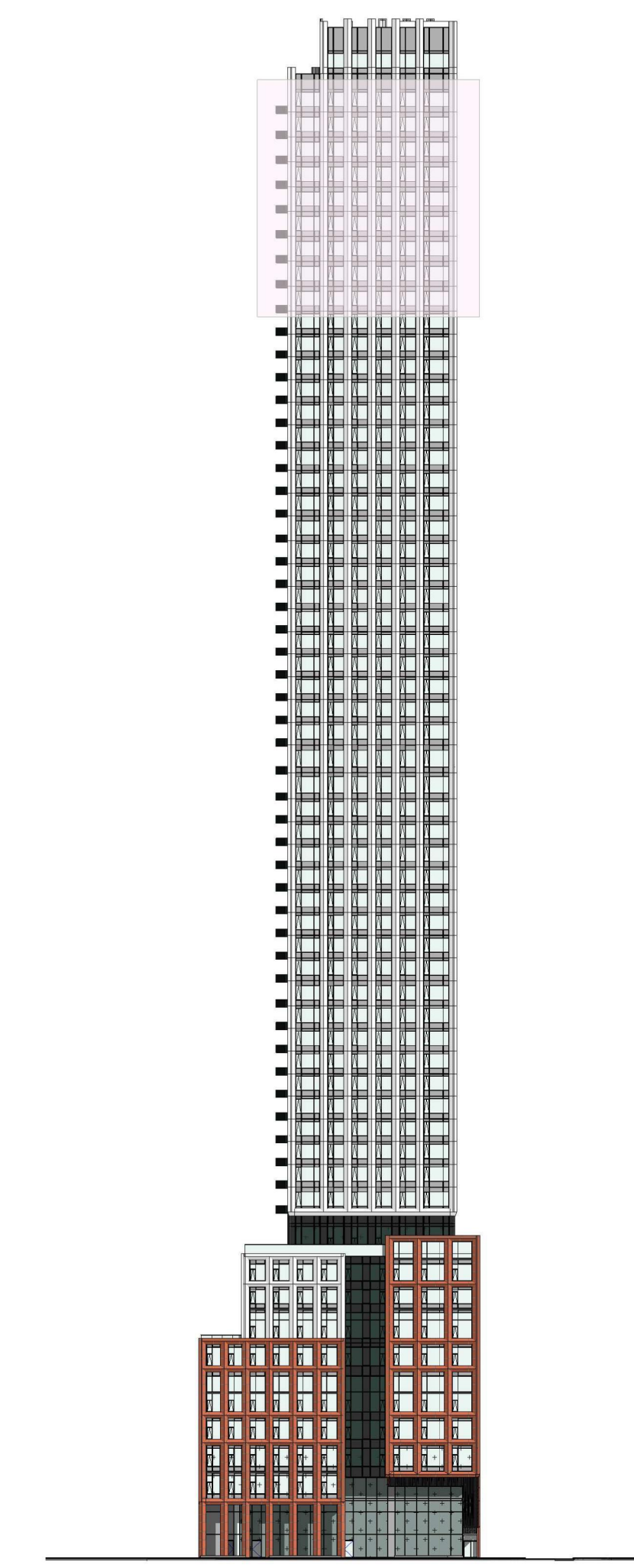
West Key Elevation  
 1 : 750



2  
 dA2.15



12 A2 Floor Plan - Level 50-58 1  
1 : 100 dA2.17



West Key Elevation 2  
1 : 750 dA2.17

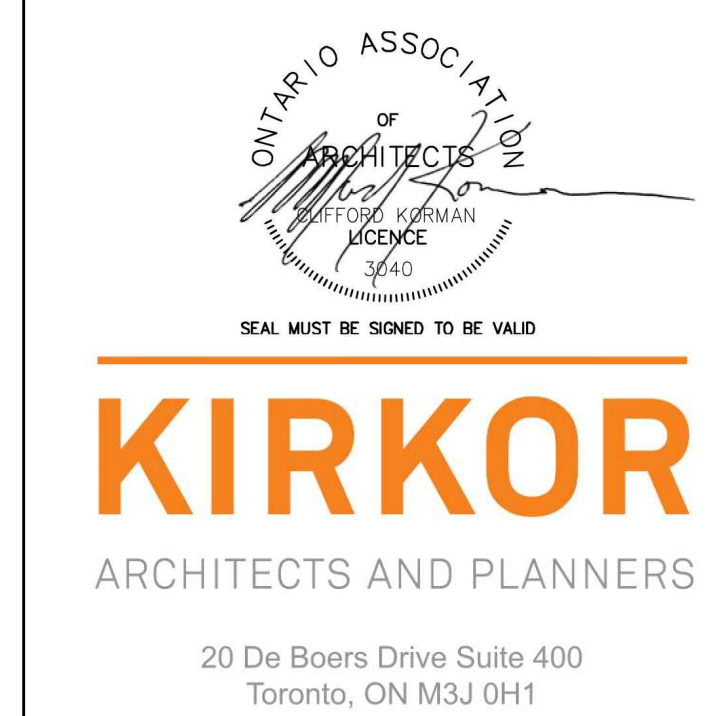
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561 JARVIS, 102-120 EARL TORONTO

Drawing Title: **Floor Plan Level 50-58**

Scale: **As indicated**

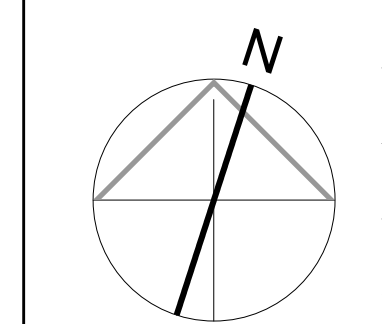
Drawn by: **S.V**

Checked by: **R.P**

Project No.: **22-054**

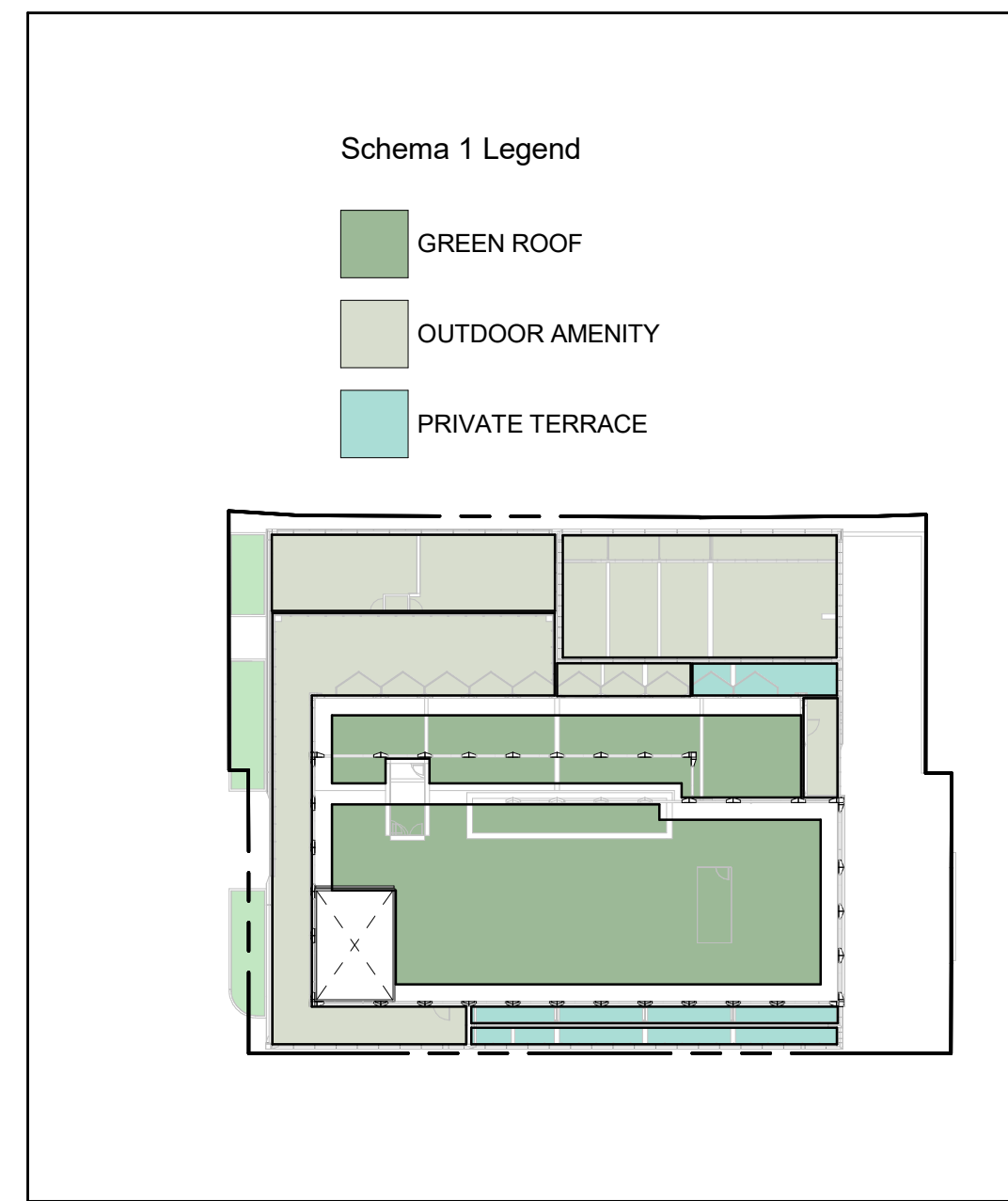
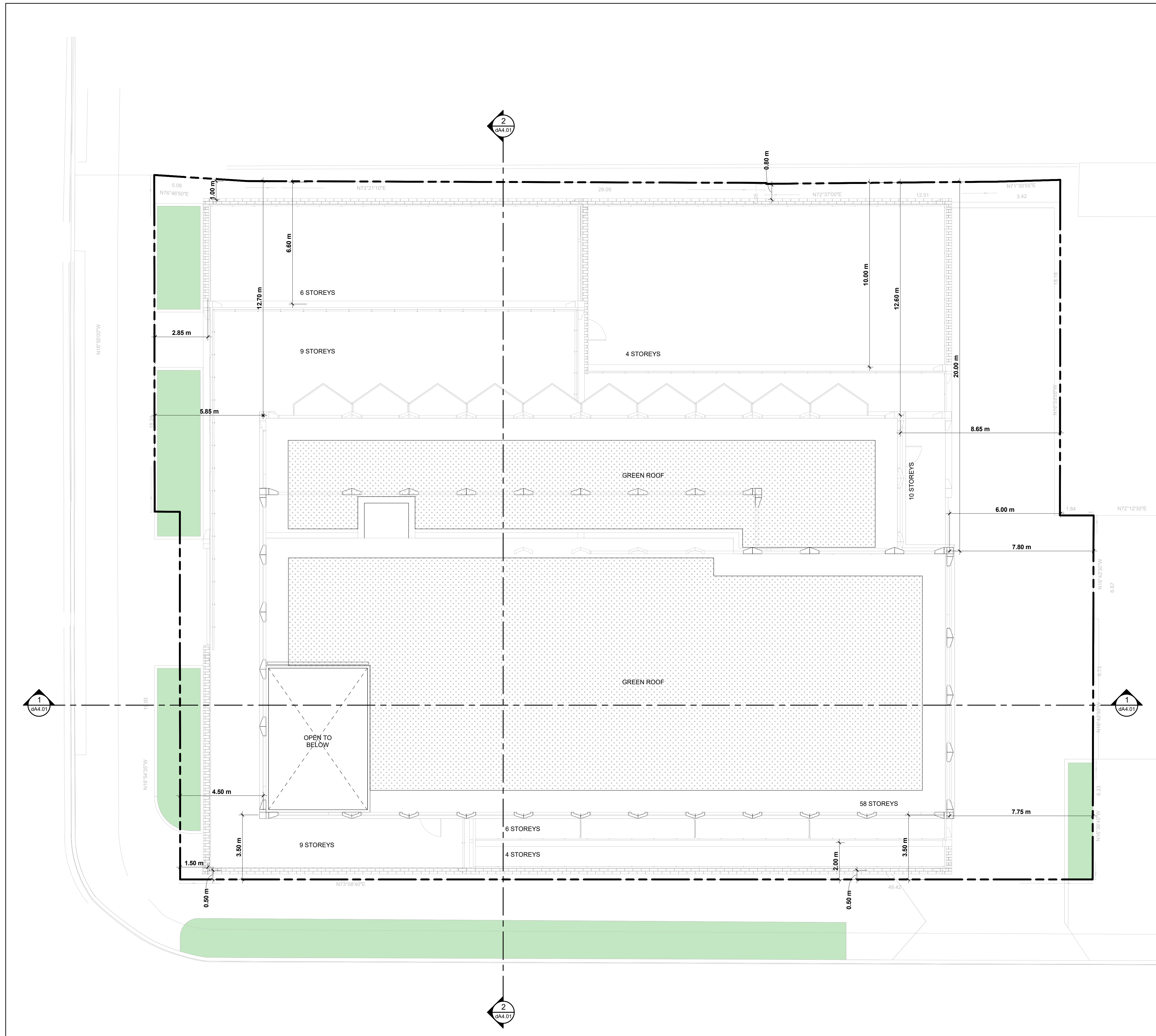
Date: **July 15, 2022**

Drawing No.:



**dA2.17**

Plot Date: 7/17/2022 8:48:35 AM File Path: C:\Users\3201\Documents\22054\22-054.dwg Plot Date: 7/17/2022 8:48:35 AM



**Area Schedule (TGS)**

Name	Level	Area: Type of Area	Area
GREEN ROOF		GREEN ROOF	393.88 m <sup>2</sup>
GREEN ROOF	T.O MPH	GREEN ROOF	161.50 m <sup>2</sup>
GREEN ROOF: 2	T.O MPH	GREEN ROOF	555.37 m <sup>2</sup>
OUTDOOR AMENITY		OUTDOOR AMENITY	212.33 m <sup>2</sup>
OUTDOOR AMENITY	T.O MPH	OUTDOOR AMENITY	165.98 m <sup>2</sup>
OUTDOOR AMENITY	T.O MPH	OUTDOOR AMENITY	106.56 m <sup>2</sup>
OUTDOOR AMENITY	T.O MPH	OUTDOOR AMENITY	16.80 m <sup>2</sup>
OUTDOOR AMENITY	T.O MPH	OUTDOOR AMENITY	21.70 m <sup>2</sup>
OUTDOOR AMENITY: 5	T.O MPH	OUTDOOR AMENITY	523.37 m <sup>2</sup>
PRIVATE TERRACE		PRIVATE TERRACE	29.59 m <sup>2</sup>
TERRACE	T.O MPH	PRIVATE TERRACE	30.57 m <sup>2</sup>
TERRACE	T.O MPH	PRIVATE TERRACE	22.83 m <sup>2</sup>
PRIVATE TERRACE: 3	T.O MPH	PRIVATE TERRACE	82.80 m <sup>2</sup>

**Green Roof Statistics**

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )	43,176.31
Total Roof Area (m <sup>2</sup> )	1,357.36
Area of Residential Private Terraces (m <sup>2</sup> )	99.60
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )	506.57
Area of Renewable Energy Devices (m <sup>2</sup> )	0
Tower (s)Roof Area with floor plate less than 750 m <sup>2</sup>	0
Total Available Roof Space (m <sup>2</sup> )	751.13
Green Roof Coverage	751.13
Coverage of Available Roof Space (m <sup>2</sup> )	Required: 490.67 Proposed: 655.37
Coverage of Available Roof Space (%)	80 74.1

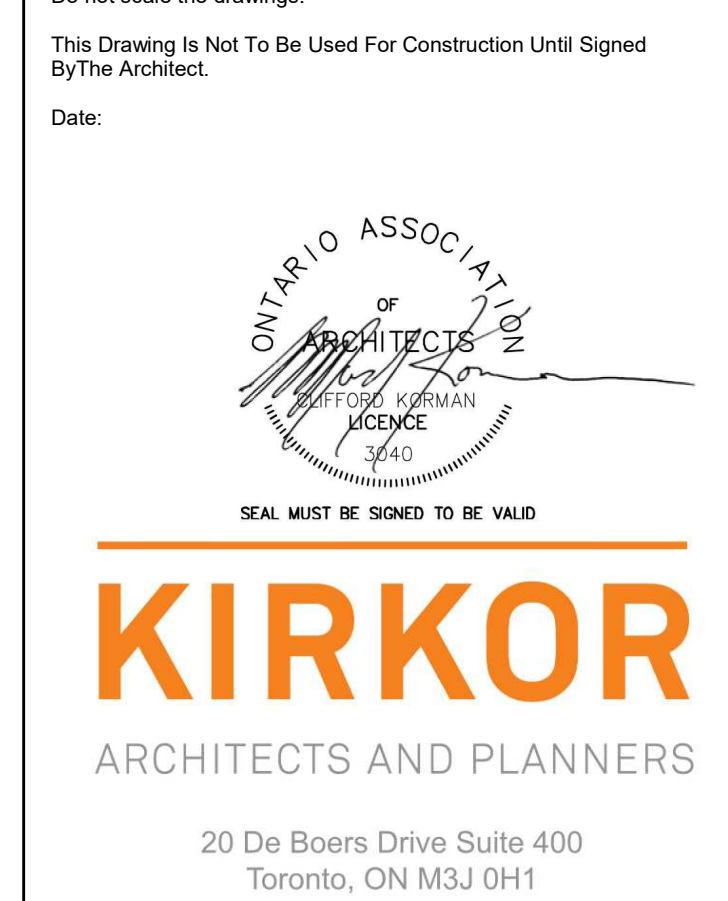
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Revisions:

No.	Revision	Date

No.	Issued for: Rezoning & SPA Submission	July 15, 2022

Client:  
**Originate**

561 JARVIS, 102-120 EARL TORONTO

Drawing Title:  
**Roof Plan**

Scale:  
**As indicated**

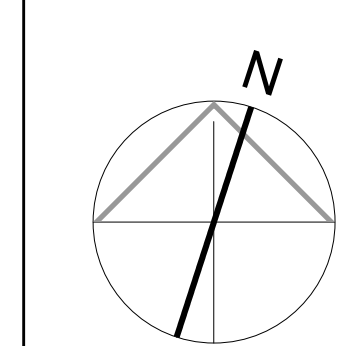
Drawn by:  
**S.V**

Checked by:  
**R.P**

Project No.:  
**22-054**

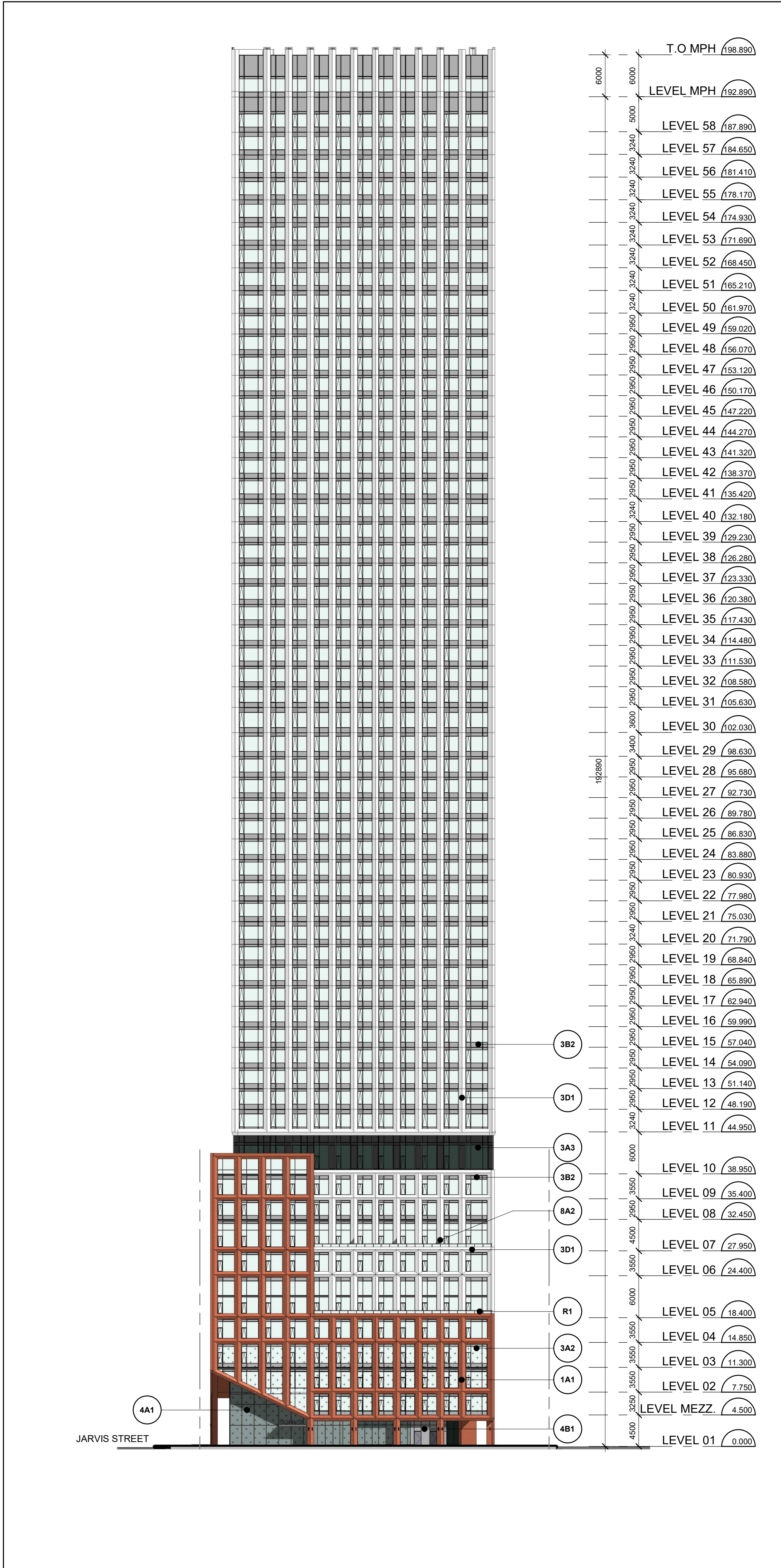
Date:  
**July 15, 2022**

Drawing No.:

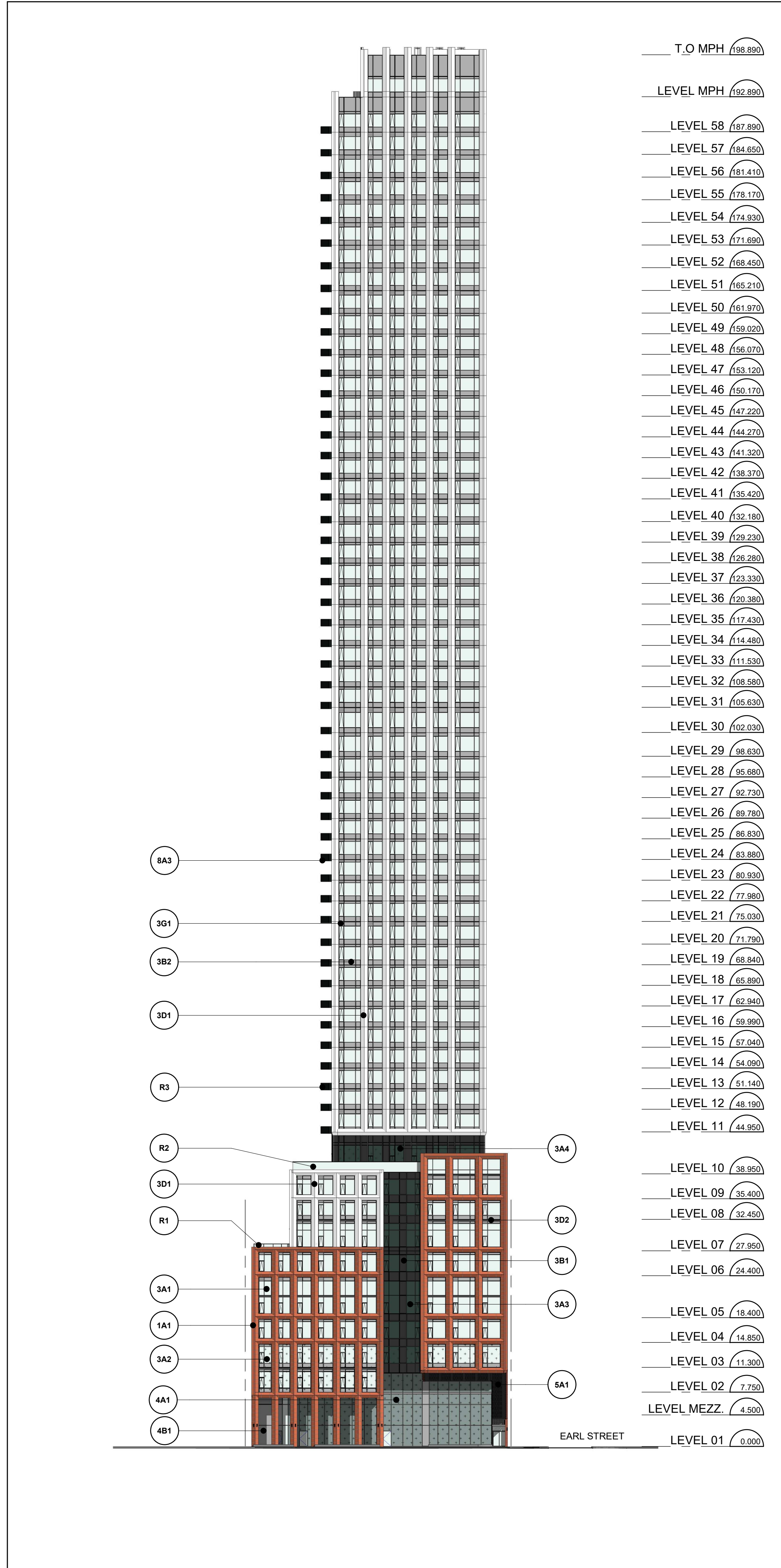


**dA2.18**

T.O MPH **1**  
1 : 100 **dA2.18**



South Elevation 1  
1 : 400 dA3.01



West Elevation 2  
1 : 400 dA3.01

**MATERIAL LEGEND**

- 1A1. PRECAST CONCRETE - BRICK INLAY (BROWN BRICK WITH VARIATION)
- 3A1. WINDOW WALL - CLEAR VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL
- 3A2. WINDOW WALL - VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL /W BIRD FRIENDLY FRIT PATTERN (DOTS)
- 3A3. WINDOW WALL - DARK VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL
- 3A4. WINDOW WALL - DARK VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL /W BIRD FRIENDLY FRIT PATTERN (DOTS)
- 3B1. WINDOW WALL - SPANDREL GLASS ON PREFINISHED ALUMINUM WINDOW WALL (DARK GREY)
- 3B2. WINDOW WALL - SPANDREL GLASS ON PREFINISHED ALUMINUM WINDOW WALL (LIGHT GREY)
- 3D1. WINDOW WALL - METAL PANEL ON PREFINISHED ALUMINUM WINDOW WALL (WHITE)
- 3D2. WINDOW WALL - METAL PANEL ON PREFINISHED ALUMINUM WINDOW WALL (WHITE)
- 3D2. METAL SLAB COVER (DARK GREY)
- 3G1. METAL LOUVRE (DARK GREY)
- 3G2. METAL LOUVRE (LIGHT GREY)
- 4A1. CURTAIN WALL - VISION GLASS ON PREFINISHED ALUMINUM CURTAIN WALL SYSTEM /W BIRD FRIENDLY FRIT PATTERN (DOTS)
- 4A2. CURTAIN WALL - VISION GLASS ON PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
- 4B1. CURTAIN WALL - SPANDREL GLASS ON PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
- 5A1. DARK METAL SOFFIT WITH PERFORATIONS & LIGHTING
- 8A1. BALCONY DIVIDER - FRITTED GLASS
- 9A1. BRUSHCOAT FINISH - WHITE (UNDERSIDE OF BALCONY SLAB)
- R1. CLEAR VISION GLASS GUARD & ALUMINUM RAILING
- R2. CLEAR VISION GLASS GUARD & ALUMINUM WIND SCREEN
- R3. DARK VISION GLASS GUARD & ALUMINUM RAILING
- R4. CLEAR VISION GLASS GUARD & ALUMINUM RAILING /W BIRD FRIENDLY FRIT PATTERN (DOTS)

Bird-Friendly Design Statistics

	Elevation First 16m Above Grade				Total (m <sup>2</sup> )	Total (%)
	North	South	East	West		
Glazing Area (m <sup>2</sup> )	165	294	147	347	973	100%
Glazing Area (m <sup>2</sup> ) Facing High Hazard Area	n/a	n/a	n/a	n/a		
Untreated Area (m <sup>2</sup> )	20	20	9	32	81	8.32%
Treated Area (m <sup>2</sup> )	145	274	138	315	892	91.68%
Visual Markers (m <sup>2</sup> )	77	274	148	315	834	85.71%
Non-reflective glass (m <sup>2</sup> )						
Shaded (m <sup>2</sup> )	68				68	6.99%

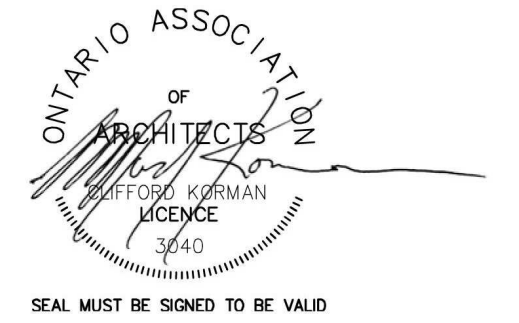
	Elevation First 4m Above Rooftop Vegetation*				Total (m <sup>2</sup> )	Total (%)
	North (Floor 5,7,10)	South (Floor 10)	East (Floor #)	West (Floor 10)		
Glazing Area (m <sup>2</sup> )	168	26	39	49	282	
Untreated Area (m <sup>2</sup> )					0	
Treated Area (m <sup>2</sup> )	168	26	39	49	282	100
Non-reflective glass (m <sup>2</sup> )					0	
Visual Markers (m <sup>2</sup> )	168	26	39	49	282	100
Shaded (m <sup>2</sup> )					0	

\* Include this section only when applicable and provide relevant floor numbers for reference

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Date:



**KIRKOR**  
ARCHITECTS AND PLANNERS

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Toronto, ON M3J 0H1

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No.: Revision: Date:

No.:01 Issued for: Rezoning & SPA Submission July 15, 2022

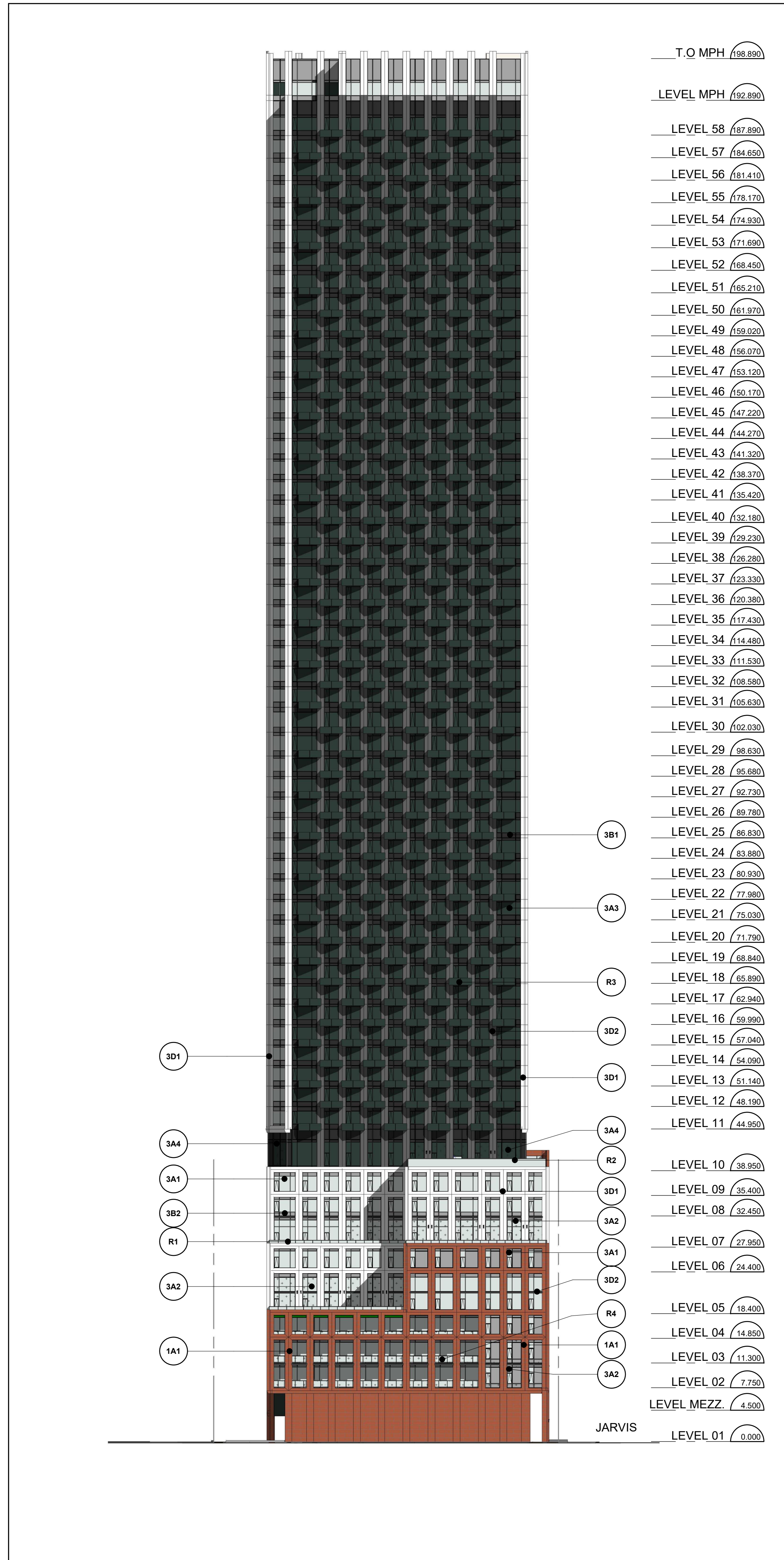
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Originate

561 JARVIS, 102-120 EARL TORONTO

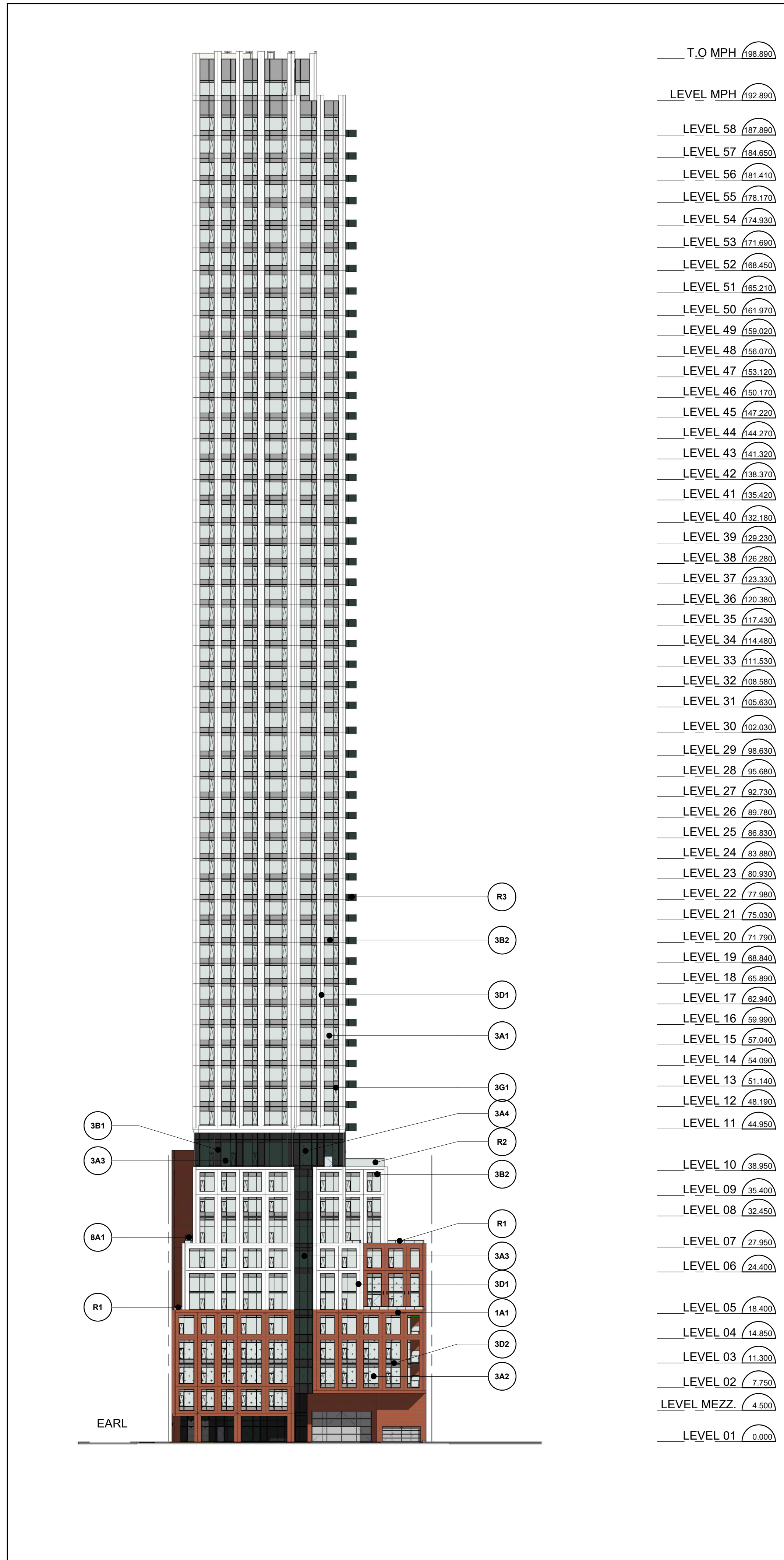
**South & West Elevations**

Scale:  
1 : 400  
Drawn by:  
S.V.  
Checked by:  
R.P.  
Project No.:  
22-054  
Date:  
July 15, 2022  
Drawing No.:

**dA3.01**



North Elevation 1  
1 : 400 dA3.02



East Elevation 2  
1 : 400 dA3.02

**MATERIAL LEGEND**

- 1A1. PRECAST CONCRETE - BRICK INLAY (BROWN BRICK WITH VARIATION)
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Visual Markers (m <sup>2</sup> )	77	274	148	315	834	85.71%
Non-reflective glass (m <sup>2</sup> )						
Shaded (m <sup>2</sup> )	68				68	6.99%

	Elevation First 4m Above Rooftop Vegetation*				Total (m <sup>2</sup> )	Total (%)
	North (Floor 5,7,10)	South (Floor 10)	East (Floor #)	West (Floor 10)		
Glazing Area (m <sup>2</sup> )	168	26	39	40	282	
Untreated Area (m <sup>2</sup> )					0	
Treated Area (m <sup>2</sup> )	168	26	39	40	282	100%
Non-reflective glass (m <sup>2</sup> )					0	
Visual Markers (m <sup>2</sup> )	168	26	39	40	282	100%
Shaded (m <sup>2</sup> )					0	

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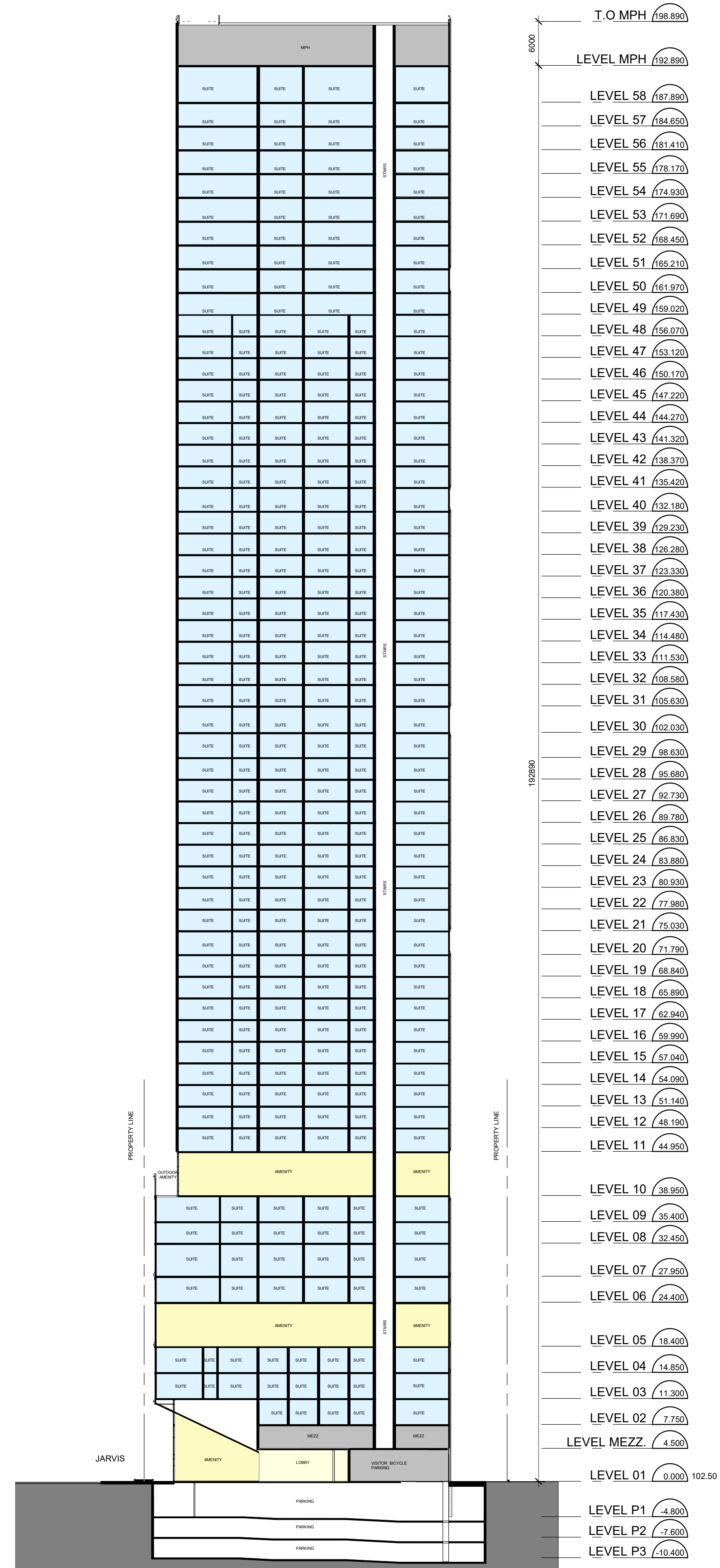
Client:  
Originate

561 JARVIS, 102-120 EARL TORONTO

**North & East Elevations**

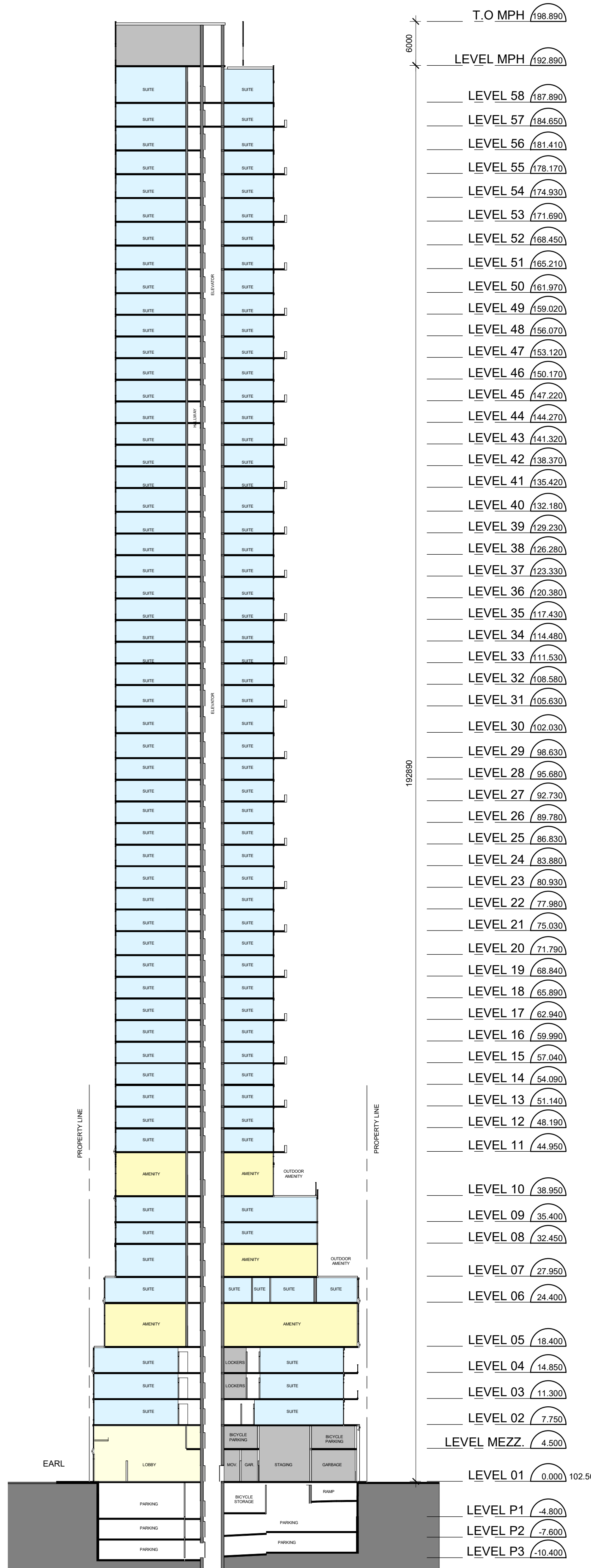
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Drawn by:  
S.V.  
Checked by:  
R.P.  
Project No.:  
22-054  
Date:  
July 15, 2022  
Drawing No.:

**dA3.02**



- T.O MPH (198.890)
- LEVEL MPH (192.890)
- LEVEL 58 (187.890)
- LEVEL 57 (184.650)
- LEVEL 56 (181.410)
- LEVEL 55 (178.170)
- LEVEL 54 (174.930)
- LEVEL 53 (171.690)
- LEVEL 52 (168.450)
- LEVEL 51 (165.210)
- LEVEL 50 (161.970)
- LEVEL 49 (158.020)
- LEVEL 48 (156.070)
- LEVEL 47 (153.120)
- LEVEL 46 (150.170)
- LEVEL 45 (147.220)
- LEVEL 44 (144.270)
- LEVEL 43 (141.320)
- LEVEL 42 (138.370)
- LEVEL 41 (135.420)
- LEVEL 40 (132.180)
- LEVEL 39 (129.230)
- LEVEL 38 (126.280)
- LEVEL 37 (123.330)
- LEVEL 36 (120.380)
- LEVEL 35 (117.430)
- LEVEL 34 (114.480)
- LEVEL 33 (111.530)
- LEVEL 32 (108.580)
- LEVEL 31 (105.630)
- LEVEL 30 (102.030)
- LEVEL 29 (98.630)
- LEVEL 28 (95.680)
- LEVEL 27 (92.730)
- LEVEL 26 (89.780)
- LEVEL 25 (86.830)
- LEVEL 24 (83.880)
- LEVEL 23 (80.930)
- LEVEL 22 (77.980)
- LEVEL 21 (75.030)
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- LEVEL 05 (18.400)
- LEVEL 04 (14.850)
- LEVEL 03 (11.300)
- LEVEL 02 (7.750)
- LEVEL MEZZ. (4.500)
- LEVEL 01 (0.000) 102.50
- LEVEL P1 (-4.800)
- LEVEL P2 (-7.800)
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Section 3 1  
1 : 400 dA4.01



- T.O MPH (198.890)
- LEVEL MPH (192.890)
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- LEVEL 57 (184.650)
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Section 4 2  
1 : 400 dA4.01

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Revisions:		Date:
No.:	Revision:	

No.:	Issued For:	Date:

Client:  
**Originate**

Proposed Residential Development

Drawing Title:  
**Building Sections**

Scale:  
1 : 400  
Drawn by:  
S.V  
Checked by:  
R.P  
Project No.:  
22-054  
Date:  
July 15, 2022  
Drawing No.:

**dA4.01**