



DARFT

PROJECT ARCHITECTS:
ARCHISYSTEM INC.
 CONSULTING ARCHITECTS
 CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave. Unit A6, Brampton, ON
 Canada L6W 1B5
 Tel: (O) 905-858-2565 (C) 647-295-2565
 www.thearchisystem.com
 e-mail: archisystem@gmail.com

NOTES:
 THE DRAWINGS SHALL NOT BE SCALED.
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCING THE WORK. FAILURE TO THAT THE CONTRACTOR WILL BE LIABLE TO RECTIFY WITHOUT EXTRA COST.
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OWNER / CLIENT:

STRUCTURAL ENGINEERS:

BUILDING PERMIT 09.20.2021
 No.: Issued For: Date:

PROJECT:
 MIXES USE HI-RISE
 DEVELOPMENT 3665
 LAWRENCE AVENUE,
 TORONTO, ONT. M1G 1P7

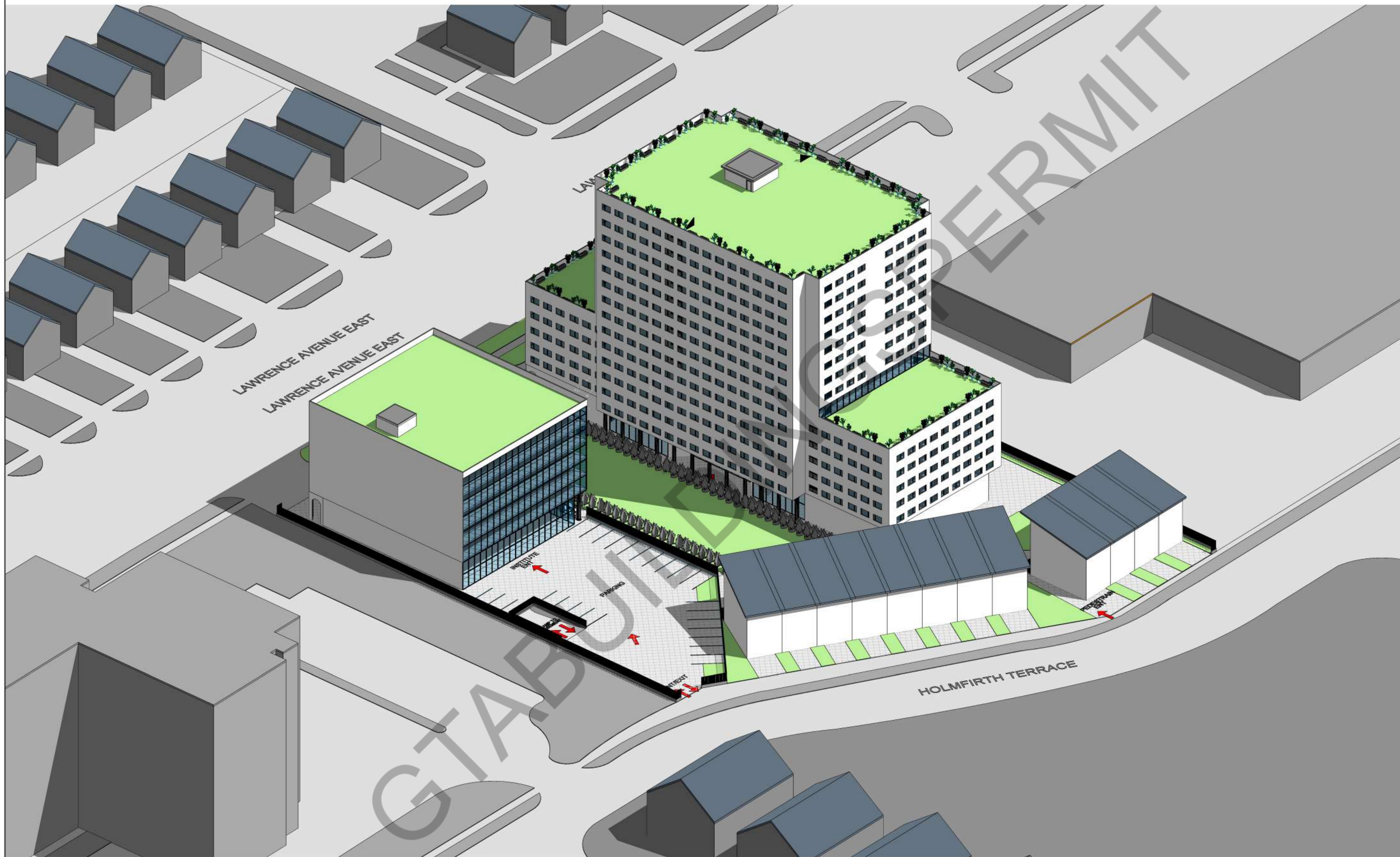
DRAWING TITLE:
 PERMIT SET
 ARCHITECTURAL

SHEET TITLE:
 SITE 3D MASSING
 SOUTH- EAST

JOB #

SCALE:

SHEET NO.: **A. 3.14**



DARFT

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 DEVELOPMENT 3665
 LAWRENCE AVENUE,
 TORONTO, ONT. M1G 1P7**

DRAWING TITLE:
 PERMIT SET
 ARCHITECTURAL

SHEET TITLE:
**SITE 3D MASSING
 SOUTH- WEST**

JOB #

SCALE:

SHEET NO.: **A. 3.13**



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PROJECT:	
MIXES USE HI-RISE DEVELOPMENT 3665 LAWRENCE AVENUE, TORONTO, ONT. M1G 1P7	

DRAWING TITLE:
 PERMIT SET ARCHITECTURAL

SHEET TITLE:
SITE 3D MASSING NORTH- EAST

JOB #

SCALE:

SHEET NO:
A. 3.11



DARFT

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No.:	Date:

PROJECT:
**MIXES USE HI-RISE
 DEVELOPMENT 3665
 LAWRENCE AVENUE,
 TORONTO, ONT. M1G 1P7**

DRAWING TITLE:
 PERMIT SET
 ARCHITECTURAL

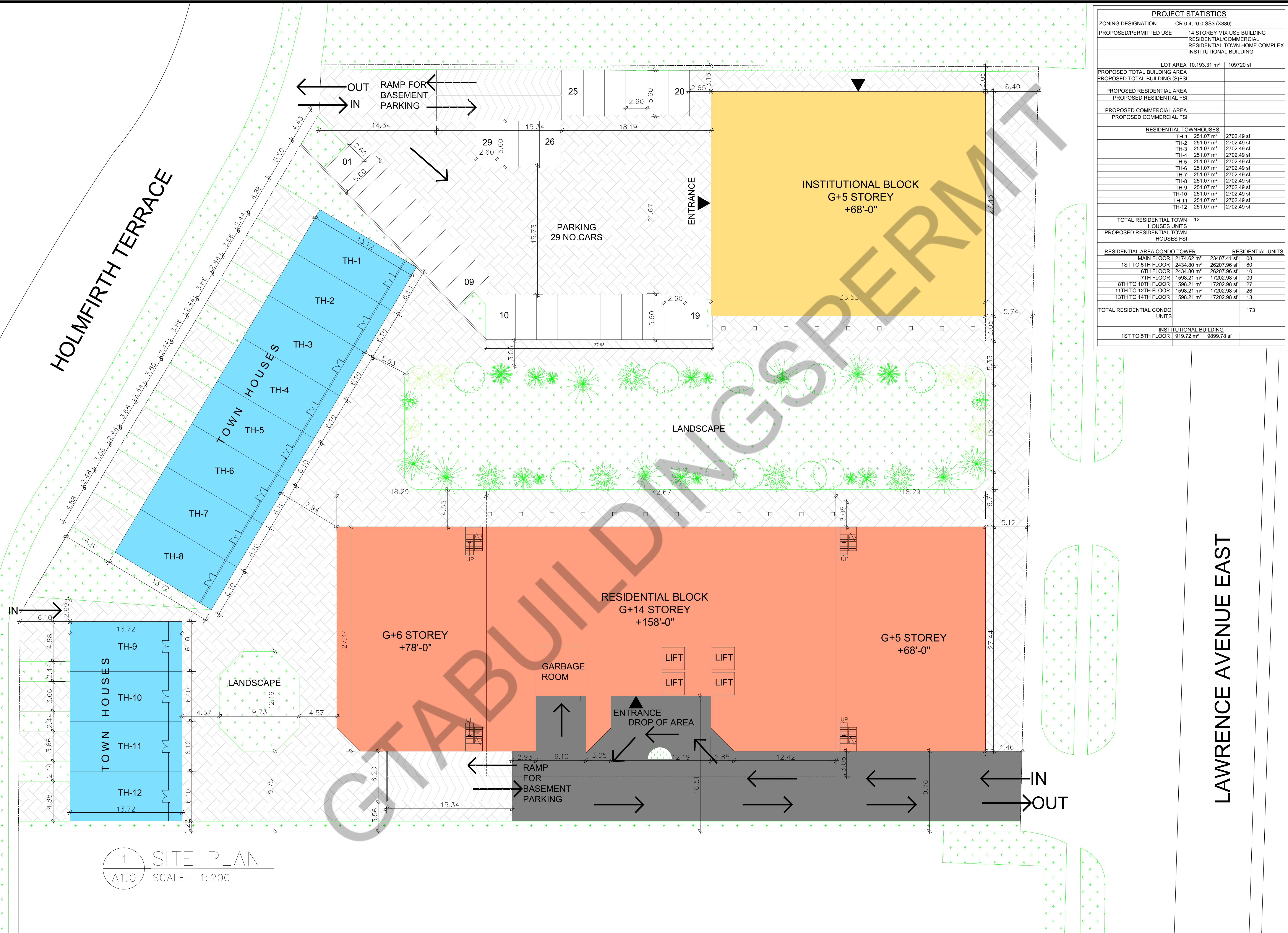
SHEET TITLE:
**SITE 3D MASSING
 NORTH- WEST**

JOB #

SCALE:

SHEET NO.: **A. 3.12**

HOLMFIRTH TERRACE



PROJECT STATISTICS	
ZONING DESIGNATION	CR 0.4: R.O. SS3 (X380)
PROPOSED/PERMITTED USE	14 STOREY MIX USE BUILDING RESIDENTIAL COMMERCIAL RESIDENTIAL TOWN HOME COMPLEX INSTITUTIONAL BUILDING
LOT AREA	10,193.31 m ² 109720 sf
PROPOSED TOTAL BUILDING AREA	
PROPOSED TOTAL BUILDING (S)FSI	
PROPOSED RESIDENTIAL AREA	
PROPOSED RESIDENTIAL FSI	
PROPOSED COMMERCIAL AREA	
PROPOSED COMMERCIAL FSI	
RESIDENTIAL TOWNHOUSES	
TH-1	251.07 m ² 2702.49 sf
TH-2	251.07 m ² 2702.49 sf
TH-3	251.07 m ² 2702.49 sf
TH-4	251.07 m ² 2702.49 sf
TH-5	251.07 m ² 2702.49 sf
TH-6	251.07 m ² 2702.49 sf
TH-7	251.07 m ² 2702.49 sf
TH-8	251.07 m ² 2702.49 sf
TH-9	251.07 m ² 2702.49 sf
TH-10	251.07 m ² 2702.49 sf
TH-11	251.07 m ² 2702.49 sf
TH-12	251.07 m ² 2702.49 sf
TOTAL RESIDENTIAL TOWN HOUSES UNITS	12
PROPOSED RESIDENTIAL TOWN HOUSES FSI	
RESIDENTIAL AREA CONDO TOWER	
MAIN FLOOR	2174.62 m ² 23407.41 sf 08
1ST TO 5TH FLOOR	2434.80 m ² 26207.96 sf 80
6TH FLOOR	2434.80 m ² 26207.96 sf 10
7TH FLOOR	1598.21 m ² 17202.98 sf 09
8TH TO 10TH FLOOR	1598.21 m ² 17202.98 sf 27
11TH TO 12TH FLOOR	1598.21 m ² 17202.98 sf 26
13TH TO 14TH FLOOR	1598.21 m ² 17202.98 sf 13
TOTAL RESIDENTIAL CONDO UNITS	173
INSTITUTIONAL BUILDING	
1ST TO 5TH FLOOR	919.72 m ² 9899.78 sf

PROJECT ARCHITECTS:
ARCHISYSTEM INC.
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 CERTIFICATE OF PRACTICE # 49485
 89 Eastern Avenue, Etobicoke, Ontario, M9C 1S7
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 Email: info@archisystem.com

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 ISSUED FOR: DATE:

PROJECT:
MIXES USE HI-RISE DEVELOPMENT
 3665 LAWRENCE AVENUE, EAST,
 TORONTO, ONT. M1G 1P7

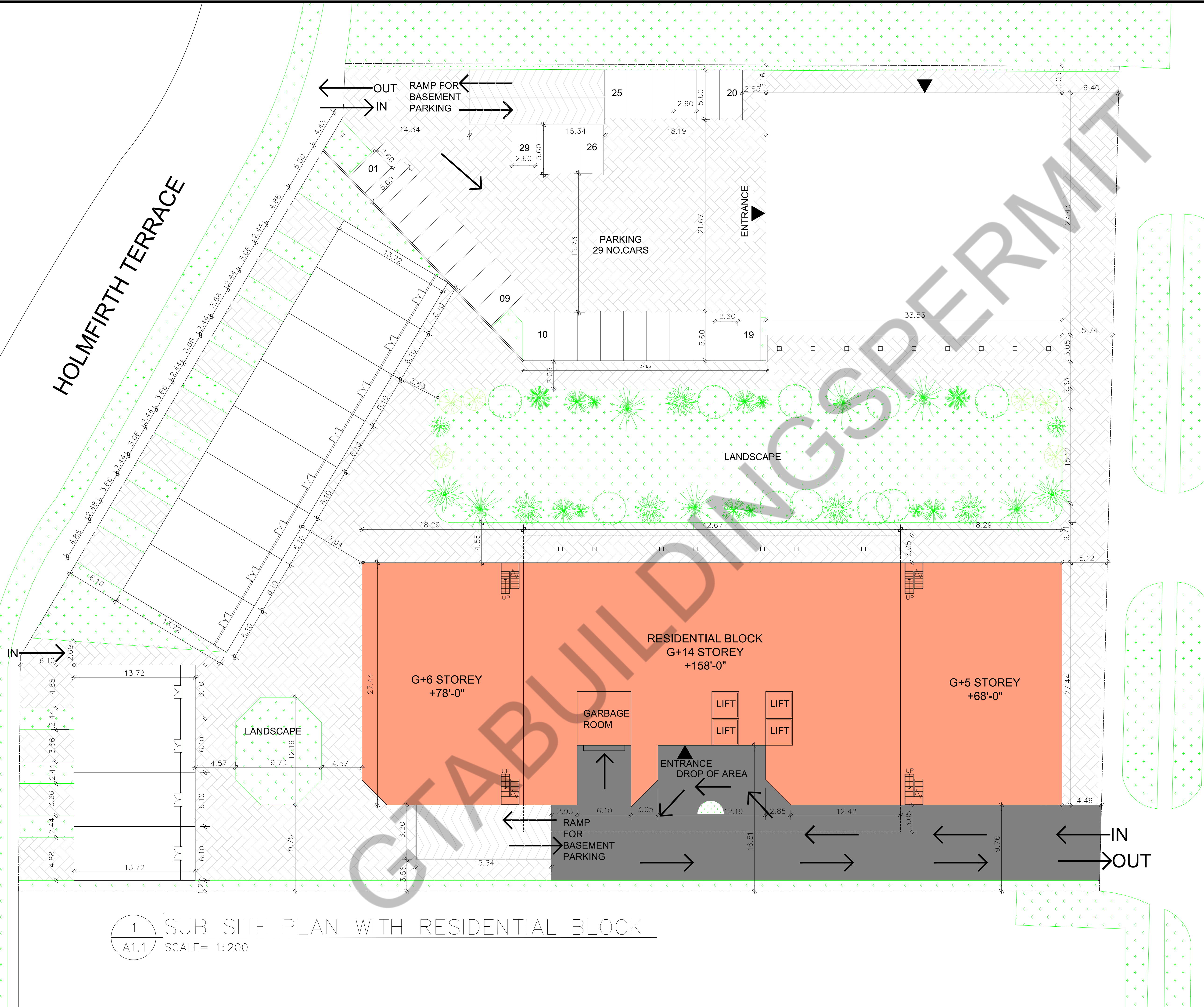
DRAWING TITLE:
PERMIT SET ARCHITECTURAL

SHEET TITLE:
SITE PLAN

JOB #:
 SCALE: AS NOTED
 SHEET NO: **A1.0**

1 SITE PLAN
 A1.0 SCALE = 1:200

HOLMFIRTH TERRACE



1 SUB SITE PLAN WITH RESIDENTIAL BLOCK
A1.1 SCALE = 1:200

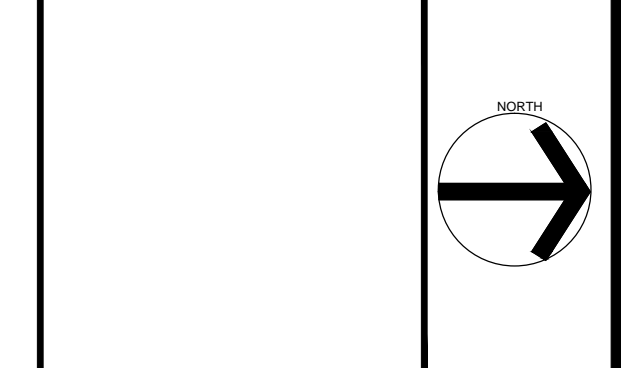
LAWRENCE AVENUE EAST

PROJECT ARCHITECTS:
ARCHISYSTEM INC.
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PROJECT:
MIXES USE HI-RISE DEVELOPMENT
3665 LAWRENCE AVENUE, EAST,
TORONTO, ONT. M1G 1P7

DRAWING TITLE:
PERMIT SET ARCHITECTURAL
SHEET TITLE:
SUB SITE PLAN WITH RESIDENTIAL BLOCK

JOB #:
SCALE: AS NOTED
SHEET NO: A1.1

HOLMFIRTH TERRACE

OUT
IN
RAMP FOR BASEMENT PARKING

INSTITUTIONAL BLOCK
G+5 STOREY
+68'-0"

PARKING
29 NO. CARS

LANDSCAPE

LANDSCAPE

ENTRANCE
DROP OF AREA

RAMP FOR BASEMENT PARKING

IN
OUT

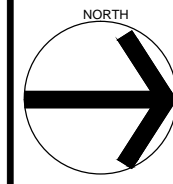
1 SUB SITE PLAN WITH INSTITUTIONAL BLOCK
A1.2 SCALE = 1:200

PROJECT ARCHITECTS:
ARCHISYSTEM INC.
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80 Eastern Avenue, 14th Floor, Toronto, ON
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Tel: (416) 593-8882 Fax: (416) 593-2200
www.archisystem.com
toronto@archisystem.com

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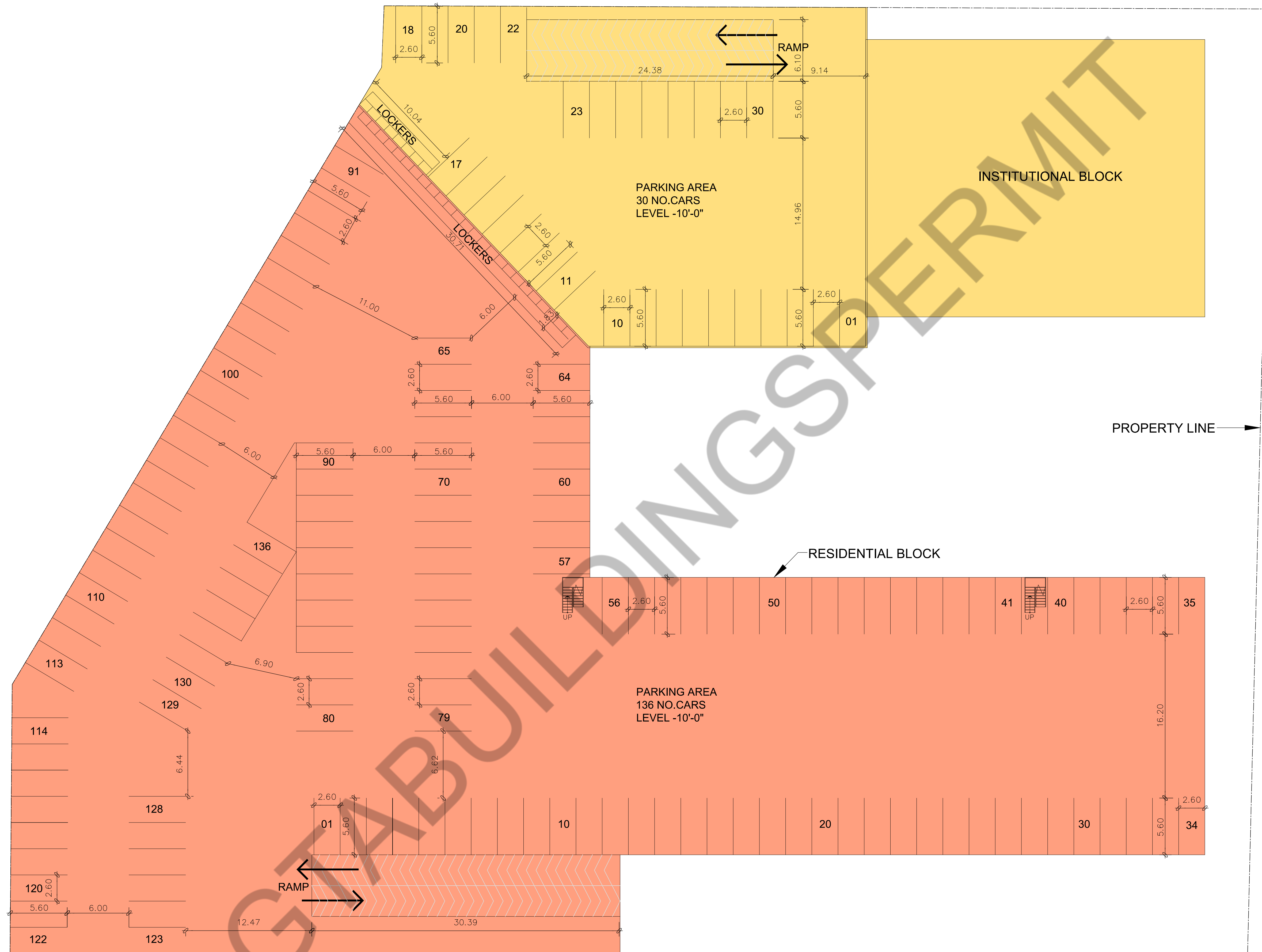
PROJECT:
MIXES USE HI-RISE DEVELOPMENT
3665 LAWRENCE AVENUE, EAST,
TORONTO, ONT. M1G 1P7

DRAWING TITLE:
PERMIT SET ARCHITECTURAL

SHEET TITLE:
SUB SITE PLAN WITH INSTITUTIONAL BLOCK

JOB #:
SCALE: AS NOTED
SHEET NO: A1.2

LAWRENCE AVENUE EAST



1 BASEMENT PLAN - LEVEL -10'-0"
 A2.0 SCALE = 1:200

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

CONSULTING ARCHITECTS
 (CERTIFICATE OF PRACTICE # 43468)

100 Eastern Avenue, 14th Floor, Toronto, ON M4M 1B7, CANADA TEL: (416) 593-8822 FAX: (416) 593-8820 WWW.ARCHISYSTEM.COM EMAIL: info@archisystem.com

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OWNER / CLIENT:

--

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BUILDING PERMIT	09.20.2021
ISSUED FOR:	DATE:

NORTH ↑

PROJECT:

MIXES USE HI-RISE DEVELOPMENT
 3665 LAWRENCE AVENUE, EAST,
 TORONTO, ONT. M1G 1P7

DRAWING TITLE:

PERMIT SET
 ARCHITECTURAL

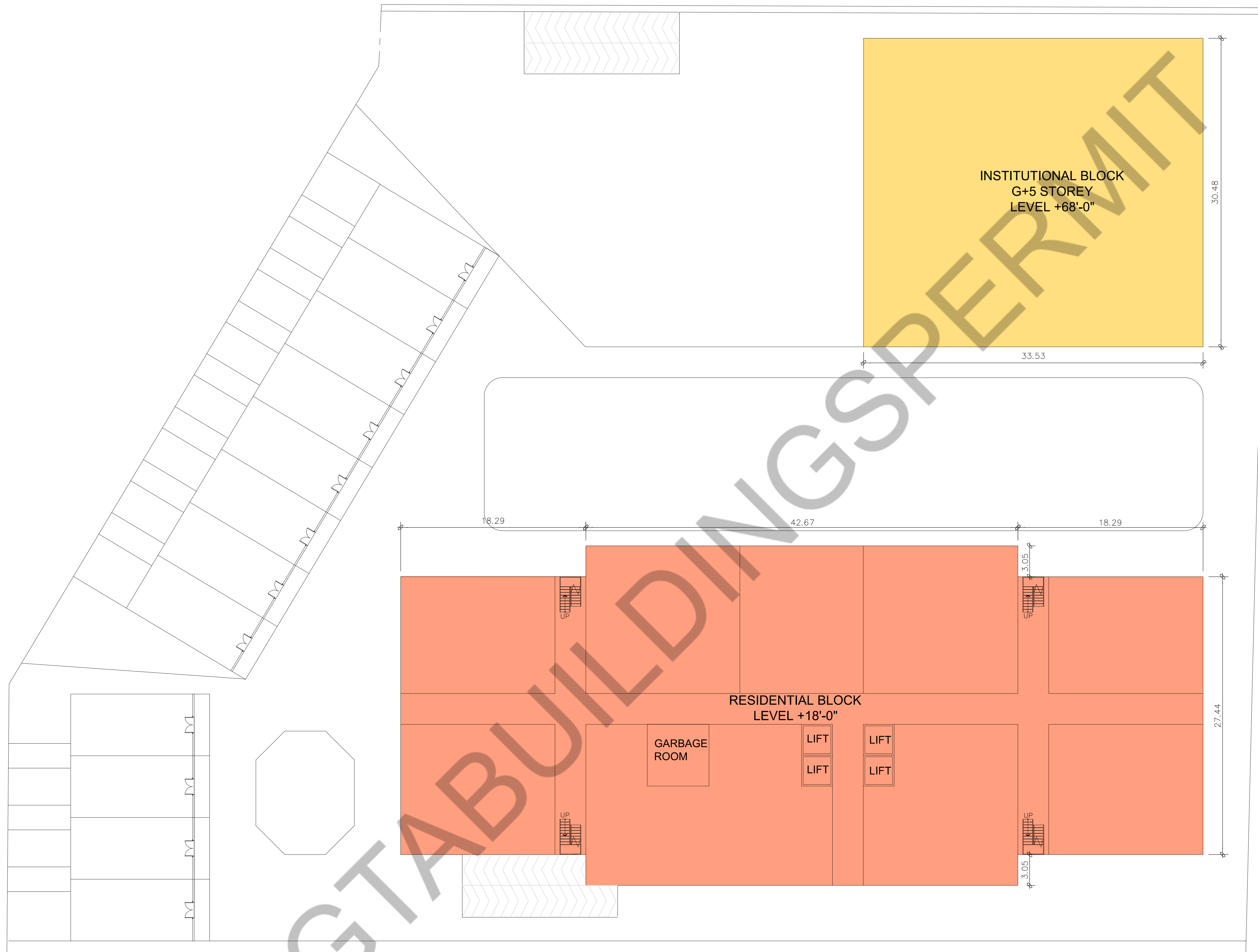
SHEET TITLE:

BASEMENT PLAN

JOB #:

SCALE: AS NOTED

SHEET NO. **A2.0**



1 LEVEL 1 PLAN - LEVEL +18'-0"
 A2.1 SCALE = 1:200

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

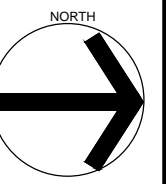
CONSULTING ARCHITECTS
 CERTIFICATE OF PRACTICE # 4948

80 Eastern Avenue, 14th Floor, Toronto, ON
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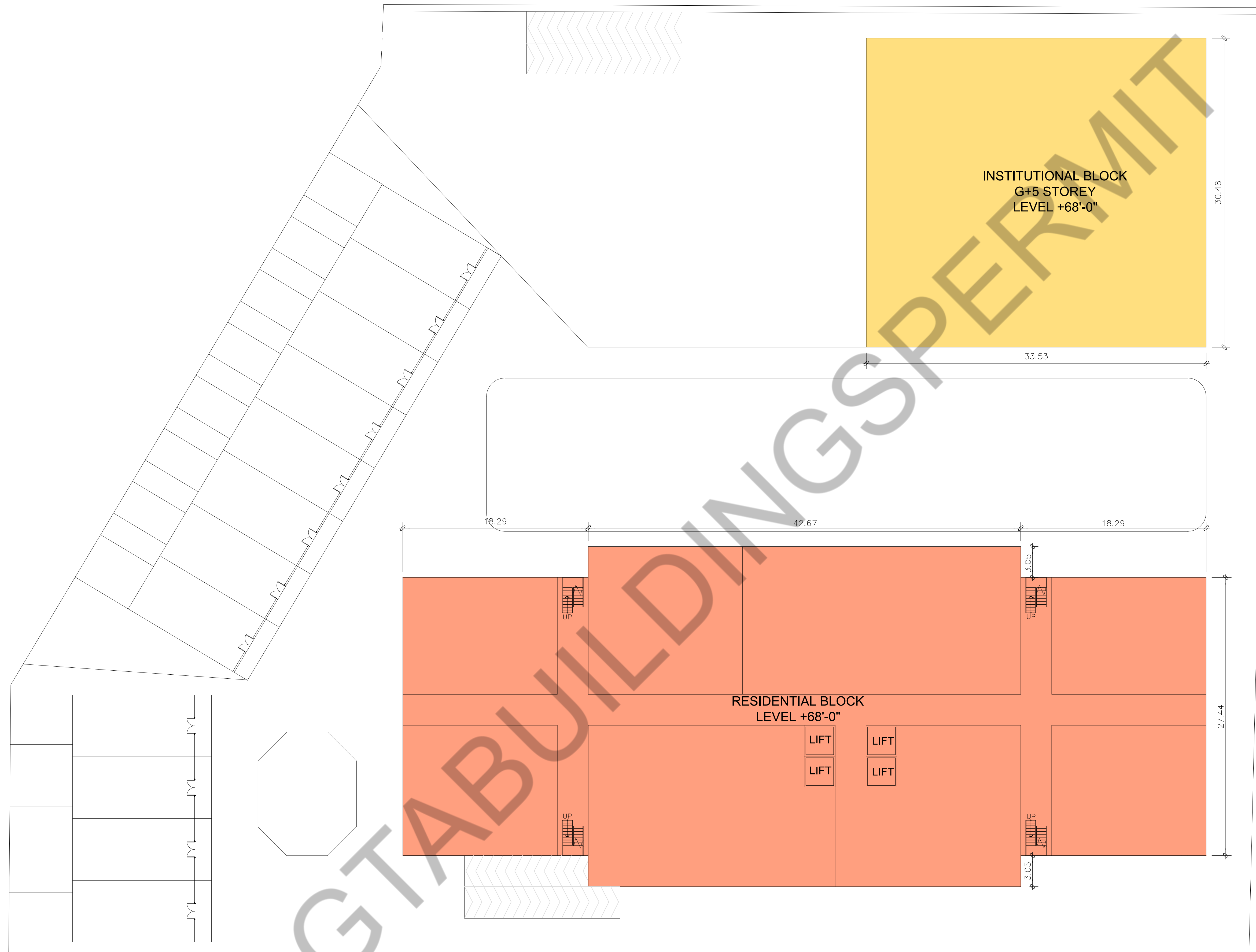
PROJECT:
 MIXES USE HI-RISE DEVELOPMENT
 3665 LAWRENCE AVENUE, EAST,
 TORONTO, ONT. M1G 1P7

DRAWING TITLE:
 PERMIT SET ARCHITECTURAL

SHEET TITLE:
 LEVEL-1 PLAN

JOB #: AS NOTED

SHEET NO: A2.1



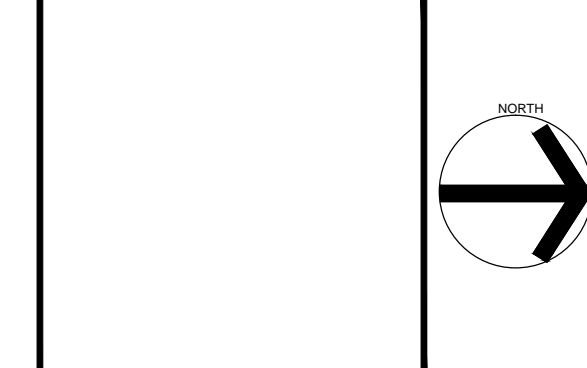
1 LEVEL 2 TO 5 PLAN - LEVEL +28'-0" TILL +68'-0"
A2.2 SCALE = 1:200

PROJECT ARCHITECTS:
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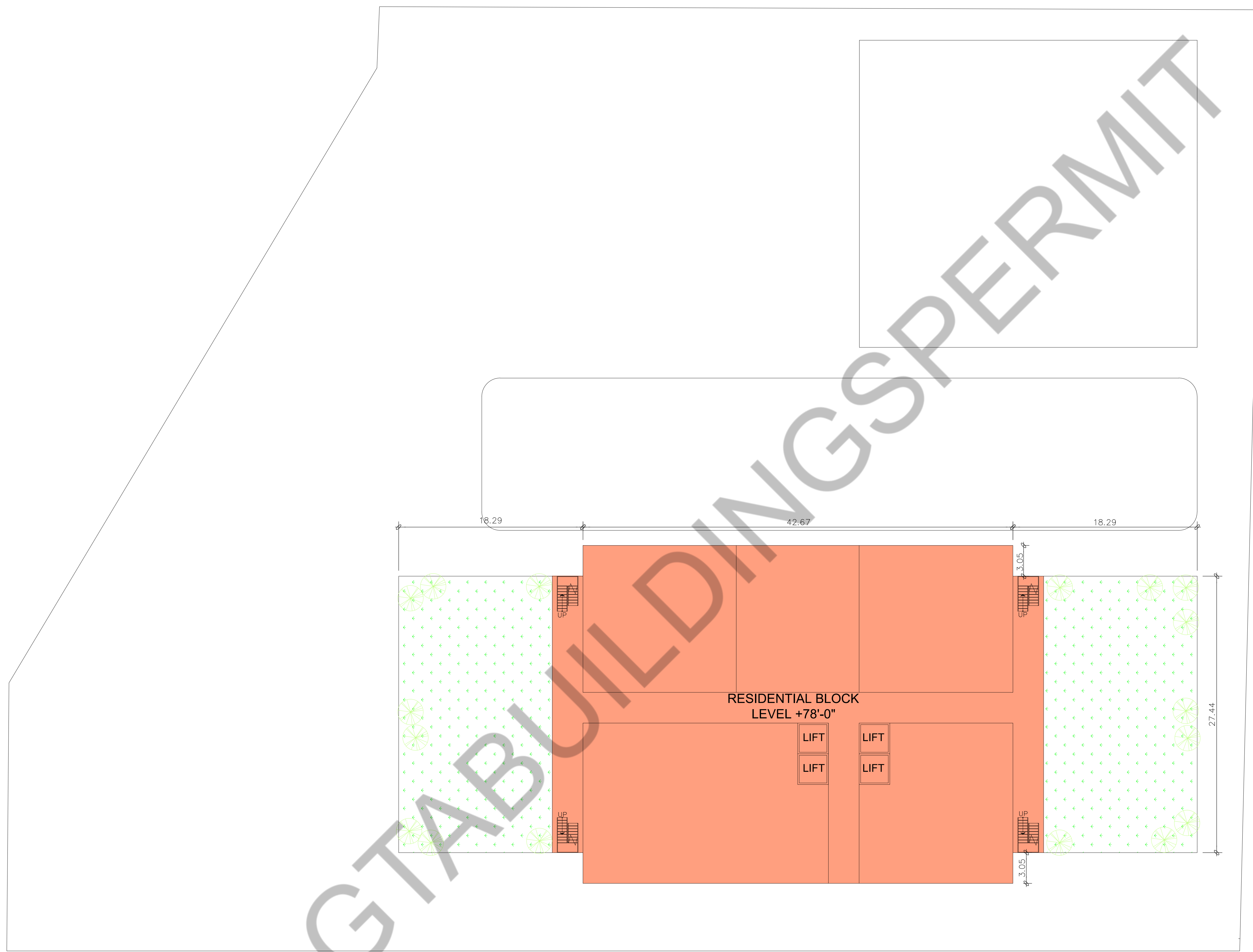
PROJECT:
MIXES USE HI-RISE
DEVELOPMENT
3665 LAWRENCE
AVENUE, EAST,
TORONTO, ONT. M1G 1P7

DRAWING TITLE:
PERMIT SET
ARCHITECTURAL

SHEET TITLE:
LEVEL-2 TO 5 PLAN

JOB #:
SCALE: AS NOTED

SHEET NO: **A2.2**



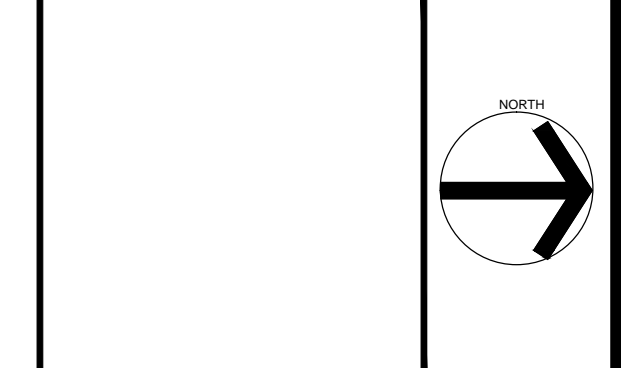
1 RESIDENTIAL LEVEL 6 PLAN - LEVEL +78'-0"
 A2.3 SCALE = 1:200

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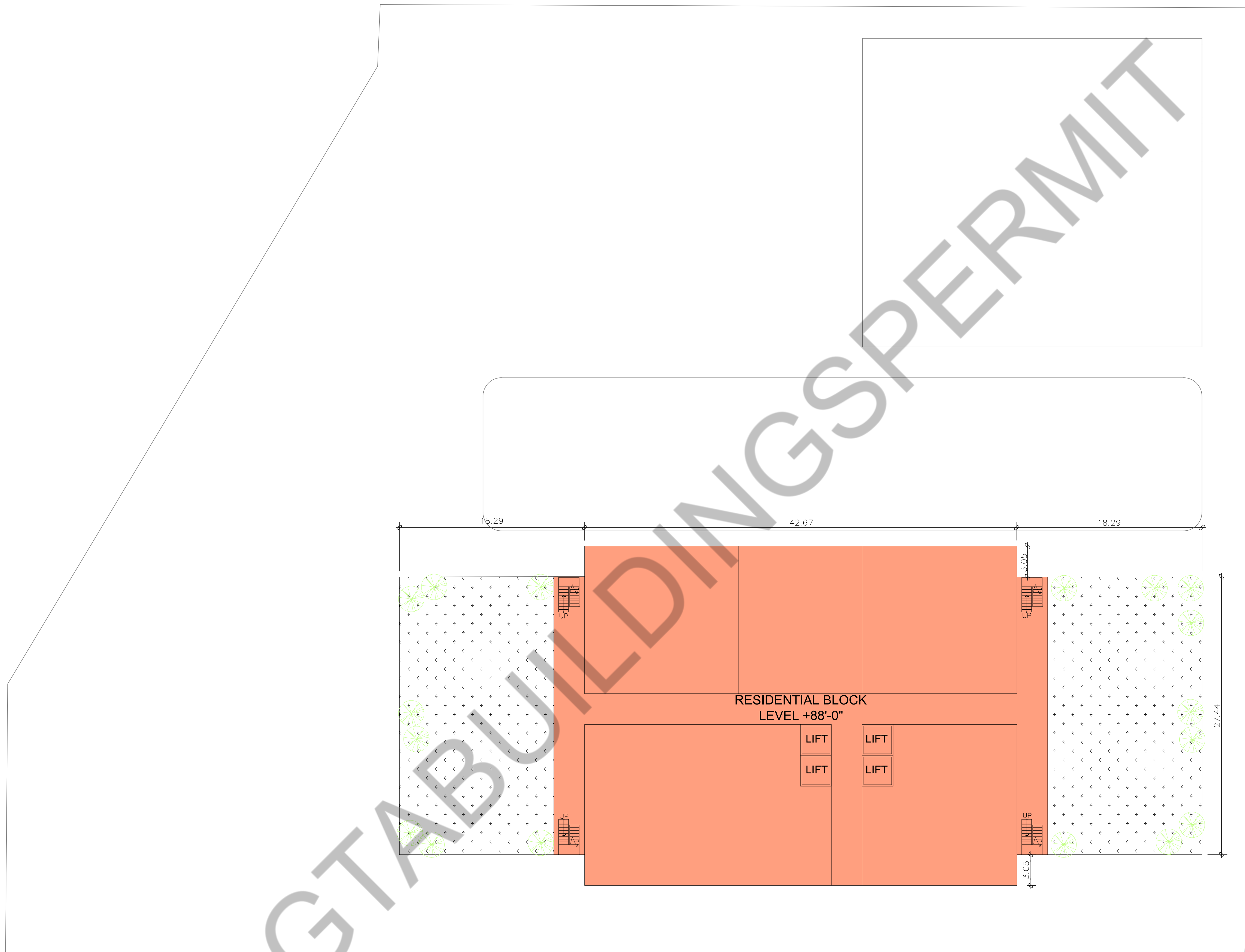
PROJECT:
 MIXES USE HI-RISE DEVELOPMENT
 3665 LAWRENCE AVENUE, EAST,
 TORONTO, ONT. M1G 1P7

DRAWING TITLE:
 PERMIT SET ARCHITECTURAL

SHEET TITLE:
 RESIDENTIAL LEVEL-6 PLAN

JOB #:
 SCALE: AS NOTED

SHEET NO: **A2.3**



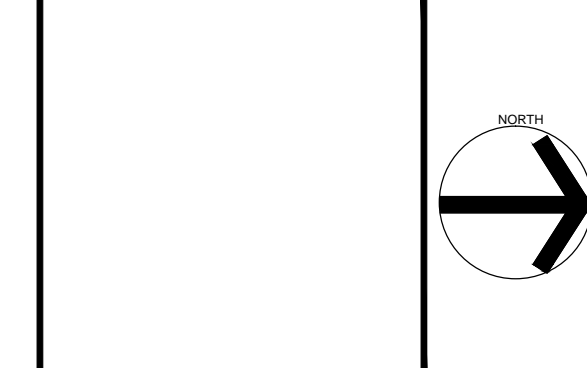
1 RESIDENTIAL LEVEL 7 PLAN - LEVEL +88'-0"
 A2.4 SCALE = 1:200

PROJECT ARCHITECTS:
 ARCHISYSTEM INC.
 CONSULTING ARCHITECTS
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 info@archisysteminc.com

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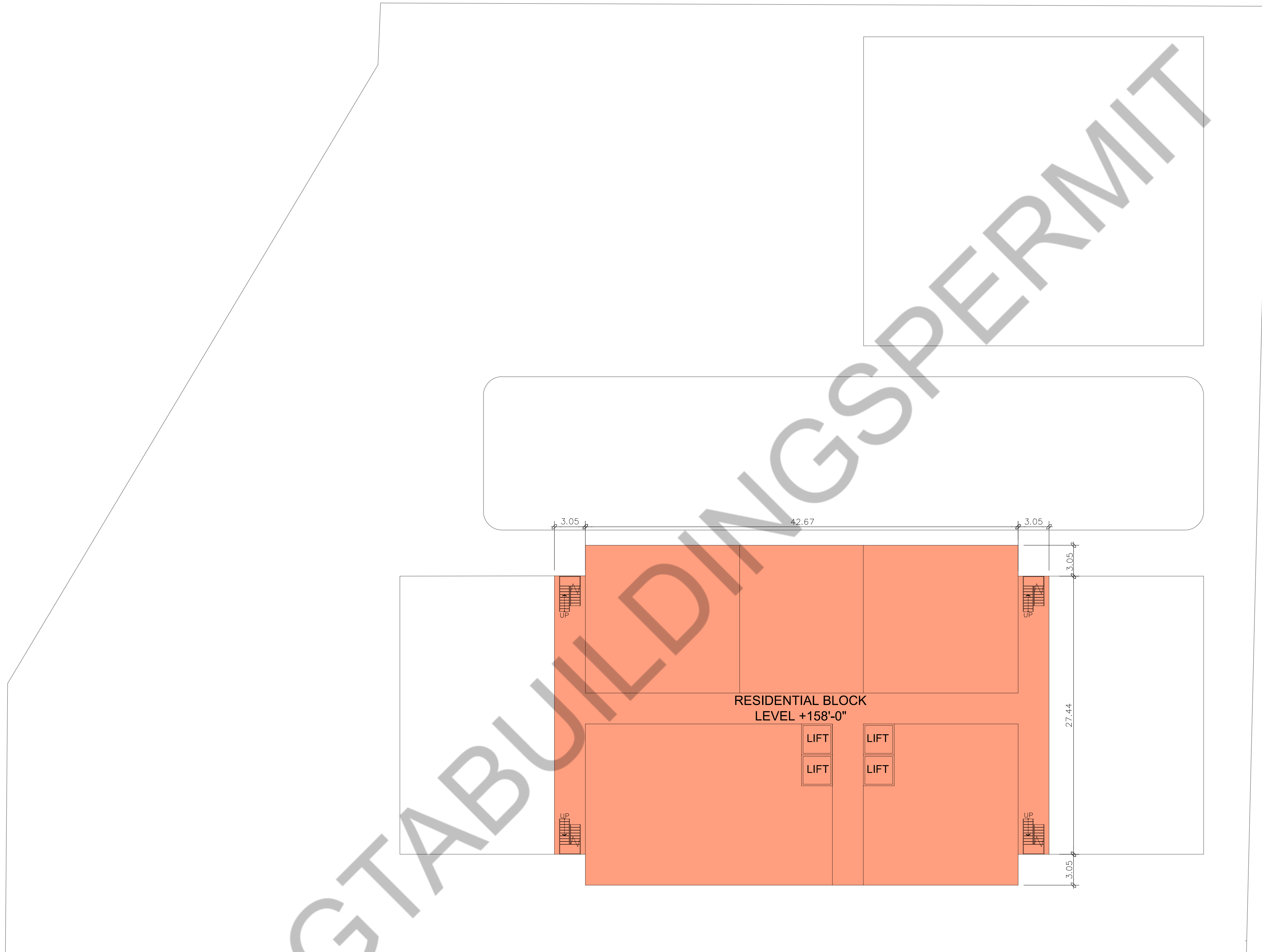
PROJECT:
 MIXES USE HI-RISE DEVELOPMENT
 3665 LAWRENCE AVENUE, EAST,
 TORONTO, ONT. M1G 1P7

DRAWING TITLE:
 PERMIT SET ARCHITECTURAL

SHEET TITLE:
 RESIDENTIAL LEVEL-7 PLAN

JOB #:
 SCALE: AS NOTED

SHEET NO: **A2.4**



GTABUILDINGS PERMIT

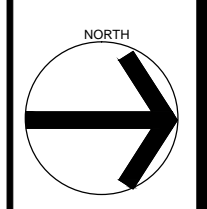
1 RESIDENTIAL LEVEL 8 TILL 14 PLAN - LEVEL +88'-0" TILL 158'-0"
 A2.5 SCALE = 1:200

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ARCHISYSTEM INC.
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 THE DRAWINGS SHALL NOT BE SCALED.
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCING THE WORK. FAILURE TO DO SO THAT THE CONTRACTOR WILL BE LIABLE TO RECTIFY WITHOUT EXTRA COST.
 ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THIS DRAWING IS EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION.
 ALL WORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE.

OWNER / CLIENT:

BUILDING PERMIT	09.20.2021
ISSUED FOR:	DATE:



PROJECT:
MIXES USE HI-RISE DEVELOPMENT
 3665 LAWRENCE AVENUE, EAST
 TORONTO, ONT. M1G 1P7

DRAWING TITLE:
PERMIT SET ARCHITECTURAL

SHEET TITLE:
RESIDENTIAL LEVEL-8 TILL 14 PLAN

JOB #:
 SCALE: **AS NOTED**

SHEET NO: **A2.5**