

REVISED

RESTORATION PLANS

FOR GOODERHAM AND WORTS

CASE GOODS BUILDING AND THE CANNERY BUILDING

ALTERATIONS

(BUILDINGS 58, 59 AND 74)

Including Appendices:

- A Interpretation Plan
- B Archaeological Plan
- C Building Condition Report
- D Record Photographs
- E Restoration Plan Drawings
- F Structural Response
- G Revised Addendum

PREPARED FOR:

Cityscape Development Corporation / Artscape / Zeidler Grinnell

PREPARED BY:

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ISSUED FOR APPROVAL:

September 20th, 2002

RESTORATION PLANS

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INTRODUCTION

PURPOSE

This Restoration Plans consist of two separate buildings to be occupied by Artscape. The Restoration plan is being submitted to comply with the requirements of the Agreement under Section 37 of the Planning Act between the City and the Owner regarding the heritage resources known as:

the Cannery and the Case Goods, (Buildings 58,59 and 74)

as defined in "1.1 (t) Restoration Plan" and described in "2.2 Building Restoration General" of the Agreement.

E.R.A. Architects Inc. has prepared the Restoration Plans as Heritage Consultant and architect for the Owner. The architect of design and record is Zeidler Grinnell, the structural consultant for the project is Peter Sheffield & Associates Ltd., the building code consultant is Leber Rubes Inc., the construction manager is Dalton Engineering & Construction Ltd., and the electrical engineer is Merber Corporation. The proposed tenant is Artscape.

EXECUTION OF THE WORK AND REVIEW PROCEDURE

The restoration work outlined will be reviewed on site by the Heritage Consultant – E.R.A. Architects Inc.

Construction drawings for the will be submitted at building permit stage for review and approval by Heritage Preservation Services. To facilitate the building permit review stage, documents detailing the restoration plans work will be circulated before the permit submission.

It will be specified that the construction, demolition and restoration contractors provide progress photographs and drawings of the work carried out on site. This documentation will be reviewed by the Heritage Consultant and Heritage Preservation Services and will be provided as part of the archival material for interpretation. These photographs are different from those required to be provided by the Owner at the completion of the project as described in the Heritage Easement Agreement.

ARCHITECTURAL DESCRIPTION

EXISTING BUILDINGS

The Cannery

The following is the description of the existing building from the Heritage Easement Agreement:

“Reasons for Identification – Cannery Building 58 and 59

The Cannery defines the south edge of the Pure Spirits Building Group. It abuts the Mash Tun Room (Building 57) and Tank Houses No. 1 and No. 2 (Buildings 61 and 62) on the north and the Long Room (Building 62A) on the east. Constructed in 1873 for the case storage, the Cannery was later converted for other uses.

The Cannery is rectangular in plan covered by a flat roof with brick parapets. The two westernmost bays facing Trinity Street are four stories and the rest of the Cannery is three stories. Above a stone base, red brick walls are divided into bays by piers and panels with sawtooth brick detailing. The segmental-headed and square headed openings have wood sash windows, wood doors, brick voussoirs, and stone sills. The third openings are larger. There is a steel escape on the south wall.

A bridge connects the Cannery to the Case Goods Warehouse (Building 74 which is slated to be demolished) to the south, and an enclosed conveyor extends from the Cannery to the Case Goods Warehouse to the abandoned railway corridor. A network of pipes extends across the west façade of the Cannery Pump House (Building 60) to the south. Two individual pipes connect the Cannery to the Pump House. Two chutes extend from the upper stories of the Cannery down through the roof adjoining Long Room (Building 62A).

On the interior of the Cannery, the lower stories are divide up into two parts (Building 58 and 59) by a brick partition wall with arched openings. The interior features wood floors, stairs and beams, cast iron and wood columns, brick corbel and, in the southwest corner of the third floor, wood partitions. The floor-to-floor heights vary, with the third storey being higher than the others.

The Cannery contains wood tank bases and a spiral case goods chute.

The Case Goods

The Case Goods is covered by the designation by-law (154-76) but the proposed alterations to no affect the reasons for identification. It is currently not covered by a Heritage Easement Agreement but holds various artifacts that are identified in Schedule K (Residual Artifacts) and Report 5 (Heritage Equipment Registry).

PROPOSED WORK

The Cannery

The ground floor of Building 58 and 59 is proposed retail/gallery and studio space. The 2nd, 3rd, and 4th floor are to be studio and office spaces.

The current proposed work is to alter the ground, 2nd, 3rd and 4th floors to allow for the new occupancy. Two stairs are being added and an existing stair is being altered to provide egress for upper floors. Washrooms are being added.

The removal of the existing ground floor approximately 3 ft. will include the removal of the knee walls and lowering of the doors is understood to be an intervention not covered by the demonstration scheme or a permitted alteration in the Heritage Easement Agreements. These are reasonable alterations to consider to provide barrier free access for occupancy in the building. In previous schemes of the Cannery, barrier free access was provided by connections throughout the Pure Spirits. Since Artscape is using the Cannery alone, these types of connections cannot occur. Lowering the floor will also increase the floor to ceiling height that is needed to incorporate the new arts uses. Peter Sheffield has confirmed the building's structural integrity in the removal of the knee walls below the ground floor (refer to Appendix F).

Seven door sills on the ground floor will be lowered to the existing exterior grade. The existing ground floor doors are to be retained and re-installed at the new sill level. Four of these doors will combine the retained doors in an open position and new operative doors which will swing out.

There are 4 windows to be unblocked and 1 door that is to be altered and replaced by a window.

There are 20 columns on the third floor that are proposed to be removed to create larger column free spaces for the new use. The 4th floor is being made level.

The Case Goods

The ground floor of Building 74 is proposed retail/gallery and studio space. The 2nd, 3rd, and 4th floor are to be studio and office spaces.

The current proposed work is to repair windows and concrete sills of the windows. In some cases, new doors with glazed elements will replace existing wood sliding doors, to accommodate the new occupancy. A 6 ft. center portion of the existing canopy will be replaced with glazing.

ELEMENT RESTORATION STRATEGY

The Cannery

The only element that is proposed for restoration are 4 windows located on the east wall of Building 58 and 59. The currently blocked up windows will replicate the existing windows on the 2nd and third floor, 3 on the 2nd floor and 1 on the third floor. An existing door on the 3rd floor will be replaced by a new window to match existing adjacent windows.

The Case Goods

There are no elements identified for restoration at Building 74.

DETAILS OF PROPOSED CONSERVATION PROGRAMME

CONSERVATION STANDARDS

This Restoration Plan has been developed with the aim of having as low an impact on the remaining elements as is possible. The goals of the minimal intervention approach are identified in the Conservation and Adaptive Re-Use Guidelines – Principles 1 to 18, which were reprinted from “Gooderham and Worts/Triangle Lands Heritage Assessment” which were included in Report 11. For reference the guidelines 1 to 11 are quoted here (Principles for Conserving Buildings).

Principles for Conserving Buildings

This first set of principles intends to govern matters of restoration, rehabilitation and continued use of buildings identified as heritage resources.

1. Find viable uses and users for existing buildings.
2. Adapt new uses to existing spaces.
3. Maintain each building's relationship to its neighbour's and to the complex as a whole.
4. Respect the aging process.
5. Respect the visual expression of the period(s) of each building's construction and operation.
6. Respect the materials and traces of accumulations, accretions and additions.
7. Respect craft and quality where it survives.
8. Keep as much as possible.
9. Alter and intrude as little as possible.
10. For restoration, follow evidence; for invention, follow precedent.

These guidelines form the standards that will be followed throughout the project. The plan follows the Adaptive Reuse demonstration shown in Report 12, but in most instances it proposes less intervention than the demonstration scheme.

CONSERVATION WORK

The Cannery

Relocation and preservation of the main spiral box chute, 59-1-1.

The Case Goods

Retain the main spiral chute in Building 74.

PROPOSED ALTERATIONS

HERITAGE EASEMENT - FRAMEWORK FOR ADAPTIVE REUSE

The Cannery

The Easement outlines the principles and specific elements of the building that are to be maintained or restored for the site. For clarity, this Restoration Plan has attached these guidelines with comments to illustrate how the proposed project has addressed each item.

HERITAGE EASEMENT GUIDELINES SCHEDULE "E"	RESTORATION PLAN RESPONSE
1. Opportunities and Constraints for New Uses:	
These two buildings have open floor areas readily adaptable to new use. The main constraints to modern occupation are the floor plans created by long party walls, the raised ground floor level, and the low headroom between the first and second floors (2.49m or 7.0ft).	The current plan involves the adaptive reuse of Building 58 and 59. Artscape is also retaining Building 74 which had not been identified. The plan adapts the new use to the existing constraints of the two buildings. The guidelines of the Report 12 Adaptive Re-Use have been a considered demonstration for the new use.
2.1 General 2.1.1 The principles and strategies set forth in Report 11 entitled "Conservation & Adaptive Reuse Guidelines" of the Heritage Master Plan shall be applied.	Report 11 has been read by all involved in the preparation of this plan.
2.1.2 In order to accommodate uses permitted by the Official Plan and Zoning By-laws, alterations required to respond to the Building Code, Universal Access, other statutory or municipal regulations or the functional needs of new uses may be permitted provided they are sensitive to and respect the heritage attributes of the building.	Two additional stairs will connect the floors to accommodate the new uses. Washrooms are be added. Entrances are proposed to be barrier free.

2.1.3	Except for those sections of floor given over to interpretation, new reversible floor finishes may be added to provide safe surfaces.	The existing ground floor will be dismantled and replaced with a new 4" slab on grade to provide a safe surface.
2.1.4	Window and door openings currently blocked up may be reinstated.	A proposal to reopen blocked up windows that are currently blocked in are located at the west and north elevation of the 2 nd and 3 rd floor in Building 58 and 59. Lower existing doors on ground floor of Building 58 and 59 to grade.
2.1.5	Non-structural partitions may be removed from the interior to accommodate the functional needs of new uses.	No new structural partitions exist at this point.
2.1.6	New partitioning to subdivide functions within the building at accommodate new uses may be constructed provided the visual and material integrity of the original structure is respected.	Some new partitions are being added, particularly partitions around stairwells 1 and 2, the division of studios, retail and exhibition spaces, and the washrooms.
2.1.7	Washroom and service spaces and associated partition walls may be constructed in locations which are sensitive to and least obstructive to the heritage interiors.	New additional washrooms and service spaces have been added in areas that have the least impact.
2.4	Cannery (Buildings 58 and 59)	
1.	A freight elevator and egress stair may be constructed in the southeast area of Building 59.	In the identified area for a proposed freight elevator in Building 59, the ground floor and the second floor will be filled in.
2.	Three new exterior skirts may be constructed on the south face of Building 59, in order to provide access to existing doors.	There is no need for new exterior skirts since we are proposing to lower the existing doors to grade.
2A.	Two new stairs may be constructed, one at each end, of Building 58 to provide access between the ground and second floor.	Two new stairs are proposed in Building 59. The staircase at the northwest corner of 58 will be replaced. All other staircases are be removed.
2B.	The portion of the enclosed conveyor between Building 59 and Building 74 which occupies the space required for the new building to south may be removed at the time the new building is erected provided the remaining portion of the enclosed conveyor connects Building 59 to the new building.	There is no proposal at this time for any new building to replace Building 74. The enclosed conveyor Between 59 and 74 will remain intact.
Ground Floor		
3.	Some openings may be centrally between pilasters in the north wall of Building 58 in to 61 and 62.	There is no proposal to make any openings on the ground floor between Building 58 in to 61 and 62.
4.	Openings may be made centrally between the pilasters of the party wall separating Building 58 and 59 in order to provide for access and visibility between the two buildings.	The current plan proposes 6 new openings made centrally between the pilasters of the party wall separating Building 58 and 59. There are 3 existing openings that will be framed in with steel studs and 5/8" G.W.B on each side.

<p>4A. A new stair and door opening may be constructed between Buildings 58 and 61.</p>	<p>The proposal for a new door opening between Building 58 and 61 will serve as a future exit from Building 61.</p>
<p>Second Floor</p>	
<p>5. Openings may be made by removing decking and floor joists in order to provide a sense of space in these to floors.</p>	<p>Other than the area needed to replace the existing set of stairs, there are two main areas that are to be opened between the ground and second floor. This includes the lobby in Building 59, and an area along the north wall of Building 58 that proposes to remove a floor area of 9 bays.</p>
<p>6. Openings may be made centrally in the bays of the wall separating Building 58 from 61 and 62, to permit circulation and views. The size of openings should be consistent with the size of window openings on this floor at the south elevation of Building 59.</p>	<p>The proposal does not include any openings in the wall separating Building 58 from 61 and 62.</p>
<p>7. Openings may be made centrally between the pilasters of the partywall separating Building 58 from 59, in order to provide for access and visibility between the two buildings.</p>	<p>The current plan proposes 7 new openings made centrally between the pilasters of the party wall separating Building 58 and 59.</p>
<p>8. A new exterior door opening may be made by modifying a window opening in the east wall, linking to a new bridge which may be constructed to connect this building complex with the adjacent proposed office building to the east.</p>	<p>Such a modification is not needed at this time.</p>
<p>Third Floor</p>	
<p>9. A window opening may be converted to a doorway to provide access from Building 58 to the proposed elevator lobby above Building 57.</p>	<p>The proposal does not require a door between Building 58 and 57, but a door opening is proposed on the north wall of Building 58 into 61 as a future exit.</p>
<p>10. The floor surface may be made level by reversible means.</p>	<p>The floor surface will be made level by reversible means.</p>
<p>Fourth Floor</p>	
<p>11. A window opening may be converted to a doorway in the north wall of Building 58 to provide access to the proposed elevator lobby above Building 57.</p>	<p>Such a modification will not be made at this point. The existing stairs will be replaced and filled to allow for the new stairs. An existing opening will be modified to a new door on the east wall.</p>

<p>12. The following items of equipment listed in Schedule "D" may be removed: 58-4-1 Tank Scale 58-4-2 Tank Mixers 58-4-3 Tank Mixers</p>	<p>All the items will be removed from the fourth floor. In addition, there are three spiral box chutes which have been ambiguously identified in the prepared agreements. In Report 12 they are identified as: item 58-1-24, 59-1-1/2 In Report 10 one of them is identified as: item 59-1-1 In the easement agreements, Schedule "D" and "E" they are not identified. In Section 37, Schedule "J" + "K" they are not identified.</p> <p>In light of this we will identify that there are three spiral box chutes, each located in Building 59. Two are identical and are located between the ground floor and the second floor. The third extends from the floor level of the ground floor to the floor level of the third floor. This third chute will be relocated to the lobby of the proposed plan in Building 59. The other two chutes will be dismantled, stored on site and considered for relocation.</p>
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INCLUDING APPENDICES:

A INTERPRETATION PLAN

A Site Interpretation Plan for each building is required under Section 2.6.3 (2). It is recommended however that an interpretive plaque/panel to match in appearance and quality the signs erected at 70 Mill Street be erected here.

The Cannery

The theme for the Cannery is bottling and canning, interpreted through the spiral box chutes.
Schedule "I" identifies a number of Specified Heritage Interiors be accessible within the Cannery. Those interiors are:

- Building 58 the Cannery B – grade, 2nd, 3rd, 4th
- Building 59 the Cannery B – grade, 2nd, 3rd, 4th

The proposed plan accommodates the B level of access.

The Case Goods

An interpretation theme was not prepared for Building 74, the Case Goods, because it was to be demolished. It will be interpreted through the spiral box chute.

B ARCHAEOLOGICAL PLAN

The Cannery

According to Report 1 – Aboriginal and Early Settlements, as referenced by the Easement Agreement, the foundations for the Gooderham and Worts Cannery are not identified as an archaeological resource. The site is not being disturbed by excavation and no monitoring is now proposed.

The Case Goods

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C BUILDING CONDITION REPORT

The Building Condition Report is required to comply with the requirements of the Section 37 Agreement.

For all buildings on the site a structural condition report (June 18th 2001) was prepared by Read Jones Christofferson Ltd., a mechanical and electrical report (May 30 2001) was prepared by Merber Corporation, and a summary report (July 2001) by ERA Architects.

D RECORD OF ITEMS

The Heritage Easement Agreements Identify four items. The Tank Scale (58-4-1) and Tank Mixers (58-4-2/3) will be relocated from the Cannery to be stored on site. The Spiral Box Chute (59-1-1) is the main chute in the Cannery which will be retained and relocated in the proposed lobby.

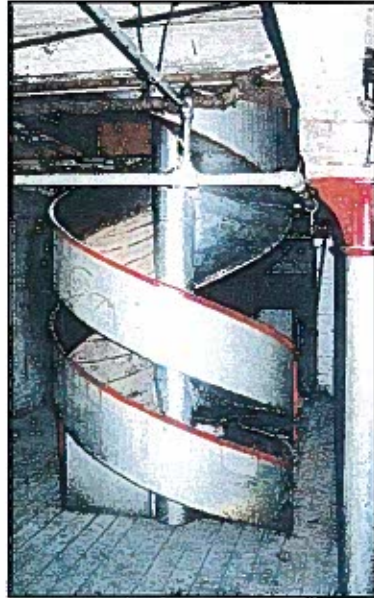
Other items in Building 59 include two smaller Spiral Box Chutes that will be relocated on site. In Building 74, a large Spiral Chute that had not been identified will be retained.

The remaining items are to be tagged, catalogued and stored on site.

Equip. No.	Description	Heritage Easement Agreement		Section 37 Agreement					Comments
		Sched. 'E'	Sched. 'D'	Sched. 'J'	Sched. 'K'	Report 10	Report 12	Report 5	
58-1-1	Gear Pump				•			•	tag, catalogue, store
58-1-2	Foil Crimper				•			•	tag, catalogue, store
58-1-3	Table Scale				•			•	tag, catalogue, store
58-1-4	Telephone				•			•	tag, catalogue, store
58-1-5	Yeast Tub				•			•	tag, catalogue, store
58-1-6/7	Hand Canners				•			•	tag, catalogue, store
58-1-8/9	Hose Nozzles				•			•	tag, catalogue, store
58-1-10/11	Hose Nozzles				•			•	tag, catalogue, store

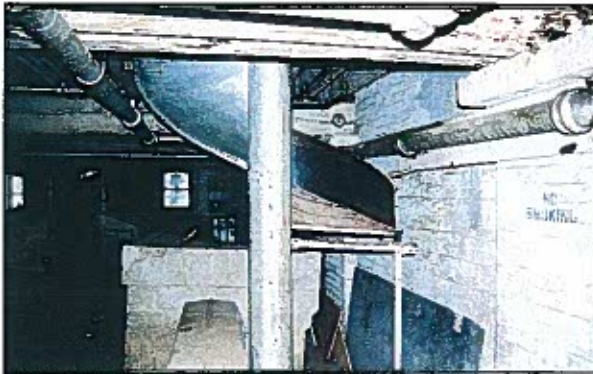
Equip. No.	Description	Heritage Easement Agreement		Section 37 Agreement				Report 5	Comments
		Sched. 'E'	Sched. 'D'	Sched. 'J'	Sched. 'K'	Report 10	Report 12		
58-1-12	Gas Can				•			•	tag, catalogue, store
58-1-13	Patterns				•			•	tag, catalogue, store
58-1-14	Bung Pullers				•			•	tag, catalogue, store
58-1-15/16	Hoop Drivers				•			•	tag, catalogue, store
58-1-17	Stencils				•			•	tag, catalogue, store
58-1-18	Funnels				•			•	tag, catalogue, store
58-1-19	Pails				•			•	tag, catalogue, store
58-1-20	Anvil				•			•	tag, catalogue, store
58-1-21	Taps				•			•	tag, catalogue, store
58-1-22	Barrel Thief				•			•	tag, catalogue, store
58-1-23	Hydrometers				•			•	tag, catalogue, store
58-4-1	Tank Scale	•	•	•			•	•	tag, catalogue, store
58-4-2	Tank Mixers	•	•				•	•	tag, catalogue, store
58-4-3	Tank Mixers	•	•						tag, catalogue, store
58-24-1	Spiral Box Chute						•		Relocated
59-1-1	Spiral Box Chute		•			•	•	•	retained & relocated
59-1-2	Spiral Box Chute						•		Relocated
74-1-1	Barrel Scale				•			•	tag, catalogue, store
74-1-2	Desk				•			•	tag, catalogue, store
74-1-3	Hand Barrow				•			•	tag, catalogue, store
74-1-4	Hand Cart				•			•	tag, catalogue, store
74-1-5	Hand Cart				•			•	tag, catalogue, store
74-1-6	Desk				•			•	tag, catalogue, store
74-1-7/8	Scale				•			•	tag, catalogue, store
74-1-9	Scale				•			•	tag, catalogue, store
74-1-10	Scale				•			•	tag, catalogue, store
74-1-11/12/13	Scale				•			•	tag, catalogue, store
74-1-14	Scale				•			•	tag, catalogue, store
74-1-15	Stencils				•			•	tag, catalogue, store
74-1-16	Crimper				•			•	tag, catalogue, store
74-1-17/18	Taps				•			•	tag, catalogue, store
74-1-19/20	Pallet Trucks				•			•	tag, catalogue, store
74-1-21/22	Pallet Trucks				•			•	tag, catalogue, store
74-1-23	Pallet Trucks				•			•	tag, catalogue, store
74-1-24/25/26	Filters				•			•	tag, catalogue, store
74-1-27	Wardrobe				•			•	tag, catalogue, store
74-1-28	Pails				•			•	tag, catalogue, store
74-1-29	Funnels				•			•	tag, catalogue, store
74-1-30	Sampler				•			•	tag, catalogue, store
74-1-31/32	Measures				•			•	tag, catalogue, store
74-1-33	Work Tables				•			•	tag, catalogue, store
74-1-34	Desk				•			•	tag, catalogue, store
Bldg. 74	Spiral Chute					•			Retained

ADDITIONAL EQUIPMENT



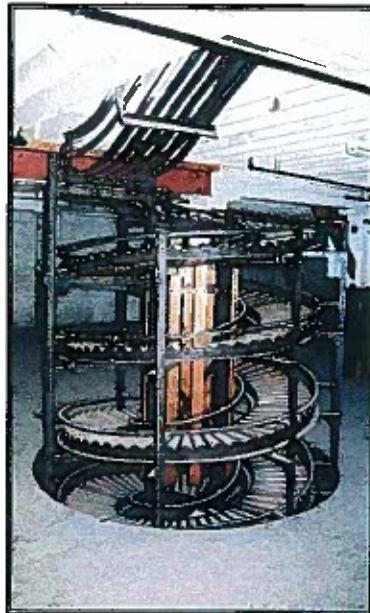
59-1-1
Building 59
Main Spiral Box Chute

The main chute extends from the first to third floor. It will be retained and relocated to the lobby of Building 59 as an interpretive display.



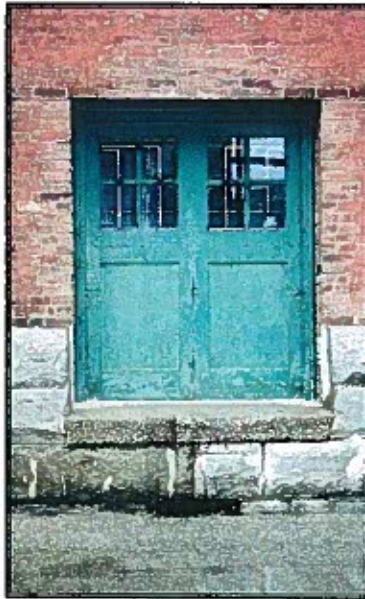
Building 59
Small Spiral Box Chutes
(1 of 2)

There are two small spiral box chutes between the first and second floor. Each of these will be relocated elsewhere on site and await future relocation.

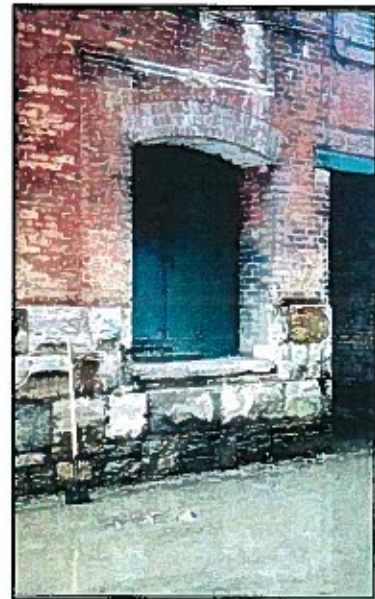


Building 74
Large Spiral Chute

This large chute will be retained in its original position.



South Elevation, Type 1

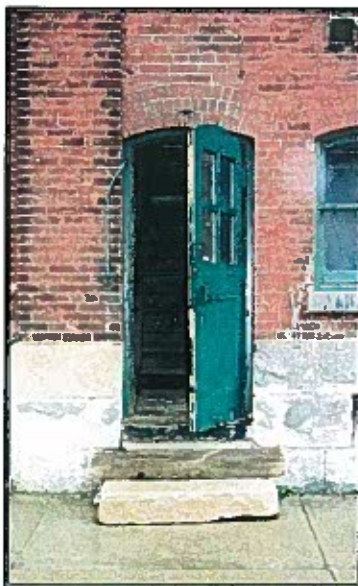


South Elevation, Type 2

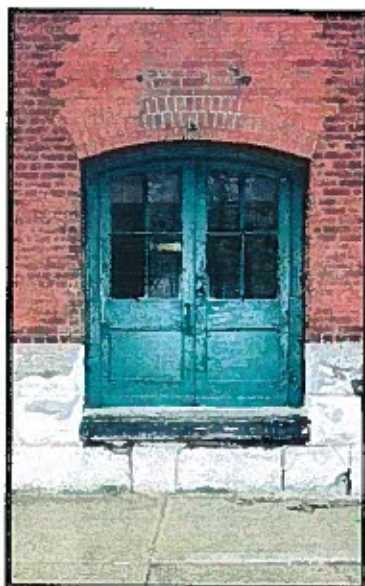
DOOR OPENINGS

The existing ground floor is being lowered approximately 3 feet. In order to compensate for the ground floor alteration and barrier free access, 7 door sills on the ground floor will also be lowered. Zeidler Grinnell's application specifies that the doors must swing out which is contrary to Report 12 which identifies the doors to swing in. A resolution of these considerations is being reviewed by Leber Rubes.

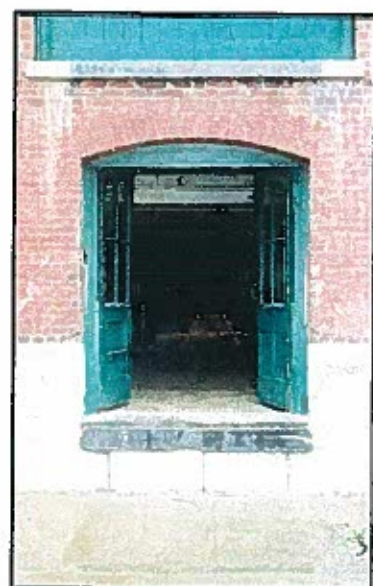
Our second concern is related to the proposed transom indicated to be installed above the existing door once they have been lowered. Each door on the west elevation (as seen below) is unique and will require detailed drawings to verify how the transom will resolve the existing door frame and the brick archway above.



West Elevation, Type 1



West Elevation, Type 2



West Elevation, Type 3

E RESTORATION PLAN DRAWINGS

Please refer to drawings prepared by Zeidler Grinnell Partnership/Architects, issued for Building Permit July 22, 2002 for the Case Goods:

- A-001: Cover Sheet
- A-002: Partition Schedule and Abbreviations
- A-003: Door Type, Frame Type, and Jamb Types (new drawing)
- A-201: Life Safety Plan: Ground Floor
- A-202: Life Safety Plan: Second Floor
- A-203: Life Safety Plan: Third Floor
- A-204: Life Safety Plan: Fourth Floor
- A-211: Ground Floor Plan
- A-212: Second Floor Plan
- A-213: Third Floor Plan
- A-214: Fourth Floor Plan
- A-211: Case Goods Washrooms: Component Plans
- A-301: Ground Floor Reflected Ceiling Plan
- A-302: Second Floor Reflected Ceiling Plan
- A-303: Third Floor Reflected Ceiling Plan
- A-304: Fourth Floor Reflected Ceiling Plan
- A-401: Case Goods Elevations and Building Sections (revision)
- A-410: Interior Elevations – Miscellaneous
- A-501: Case Goods Stair Sections
- A-611: Section Details
- S1: Framing Plan Ground Floor
- S2: Framing Plan Second Floor
- S3: Framing Plan Third Floor
- S4: Framing Plan Fourth Floor

- FA-1: Fire Alarm System Layout, Ground and Second Floor Plan
- FA-2: Fire Alarm System Layout, Third and Fourth Floor Plan
- M-100: Mechanical, Schedules, Legend and Drawing Lists
- M-200: Plumbing, Drainage and Fire Protection: Ground Floor Plan
- M-201: Plumbing, Drainage and Fire Protection: Second Floor Plan
- M-202: Plumbing, Drainage and Fire Protection: Third Floor Plan
- M-203: Plumbing, Drainage and Fire Protection: Fourth Floor Plan
- M-300: H.V.A.C.: Ground Floor Plan
- M-301: H.V.A.C.: Second Floor Plan
- M-302: H.V.A.C.: Third Floor Plan
- M-303: H.V.A.C.: Fourth Floor Plan
- M-400: Mechanical: Details and Schematic Diagrams
- E-100: Electrical: Specification and Legend
- E-200: Lighting and Power Layout: Ground Floor
- E-201: Lighting and Power Layout: Second Floor
- E-202: Lighting and Power Layout: Third Floor
- E-203: Lighting and Power Layout: Fourth Floor

Please refer to drawings prepared by Zeidler Grinnell Partnership/Architects, issued for Building Permit August 29th, 2002 for the Cannery:

- A-001: Cover Sheet
- A-002: Partition Schedule and Abbreviations
- A-003: Door Type, Frame Type, and Jamb Types (new drawing)
- A-011: Life Safety Plan: Ground Floor
- A-012: Life Safety Plan: Second Floor
- A-013: Life Safety Plan: Third Floor
- A-014: Life Safety Plan: Fourth Floor
- A-201: Ground Floor Plan
- A-202: Second Floor Plan
- A-203: Third Floor Plan
- A-204: Fourth Floor Plan
- A-212: Cannery Washrooms: Component Plans
- A-301: Ground Floor Reflected Ceiling Plan
- A-302: Second Floor Reflected Ceiling Plan
- A-303: Third Floor Reflected Ceiling Plan
- A-304: Fourth Floor Reflected Ceiling Plan
- A-402: Cannery Elevations and Building Sections (revision)
- A-502: Cannery Stair Sections
- A-611: Section Details
- S1: Framing Plan Ground Floor
- S2: Framing Plan Second Floor
- S3: Framing Plan Third Floor
- S4: Framing Plan Fourth Floor

- FA-1: Fire Alarm System Layout, Ground Floor Plan
- FA-2: Fire Alarm System Layout, Second Floor Plan
- FA-3: Fire Alarm System Layout, Third Floor Plan
- FA-4: Fire Alarm System Layout, Fourth Floor Plan
- M-100: Mechanical, Schedules, Legend and Drawing Lists
- M-200: Plumbing, Drainage and Fire Protection: Ground Floor Plan
- M-201: Plumbing, Drainage and Fire Protection: Second Floor Plan
- M-202: Plumbing, Drainage and Fire Protection: Third Floor Plan
- M-203: Plumbing, Drainage and Fire Protection: Fourth Floor Plan
- M-300: H.V.A.C.: Ground Floor Plan
- M-301: H.V.A.C.: Second Floor Plan
- M-302: H.V.A.C.: Third Floor Plan
- M-303: H.V.A.C.: Fourth Floor Plan
- M-400: Mechanical: Details and Schematic Diagrams
- E-100: Electrical: Specification and Legend
- E-200: Lighting and Power Layout: Ground Floor
- E-201: Lighting and Power Layout: Second Floor
- E-202: Lighting and Power Layout: Third Floor
- E-203: Lighting and Power Layout: Fourth Floor



Peter Sheffield & Associates Ltd. Consulting Engineers

Peter Sheffield

O.L.C., F.I.C.E., F.I.S.I.M.C.E., F.A.S.C.E., F.O.S.C.E., P. Eng.

September 2nd, 2002

Project # 0207

Zeidler Grinnell Architects,
315 Queen Street West
Toronto
Ontario,
M5V 2X2

Attention Graham Wunsch

Re: Toronto Artscape - Gooderham and Worts Buildings

ZEIDLER GRINNELL PARTNERSHIP	
JOB NO. 201T234	FILE 2.2.1
Rec'd: SEP 03 2002	
ANS'D	
REFER'D	
Action By	

cc: TIM JONES - ARTSCAPE
PHILIP EVANS - ERA.

Dear Sirs,

This is to confirm that it is our opinion that the removal of the knee walls below the ground floor of the Cannery Building will not adversely affect the structural integrity of the building.

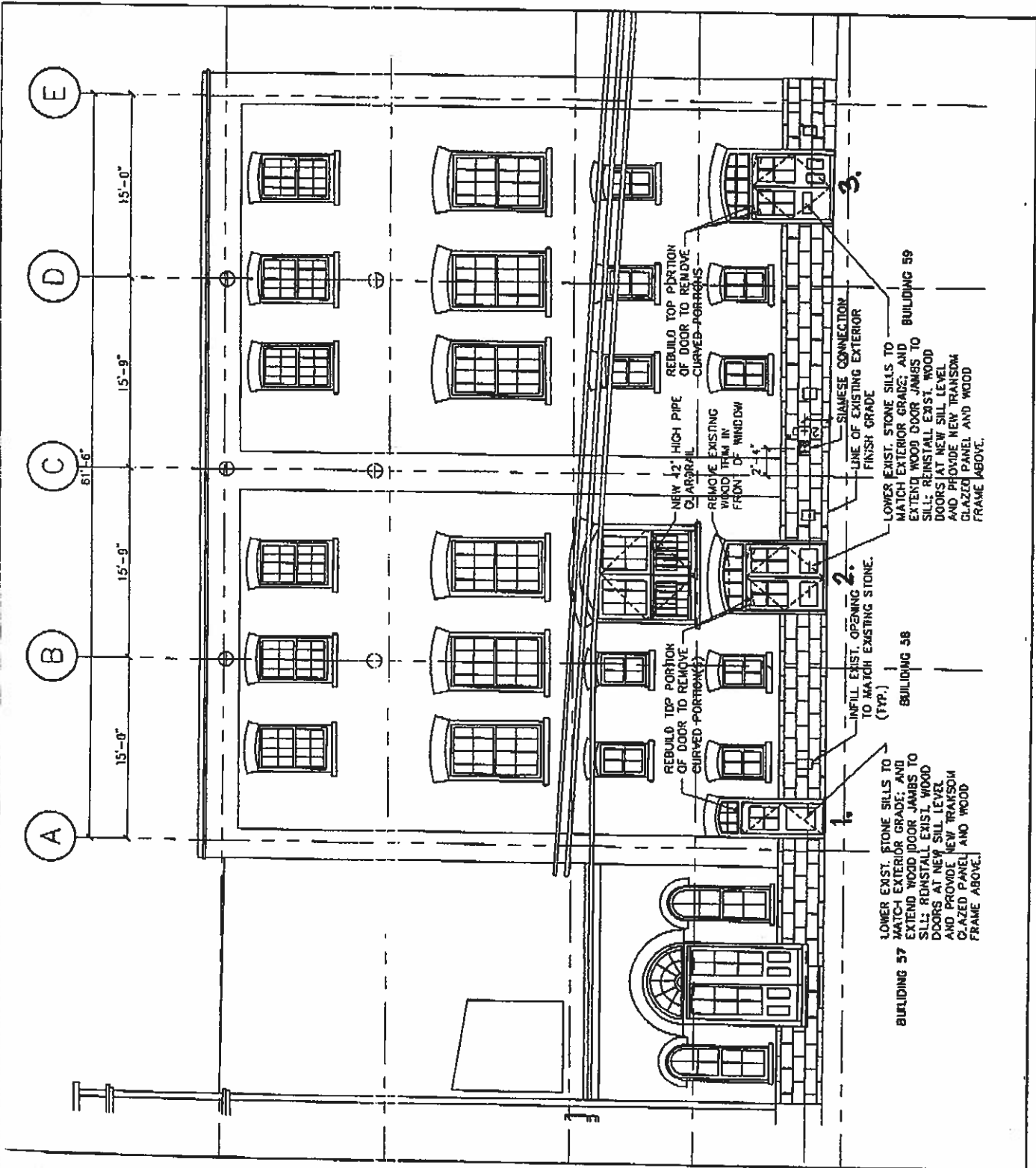
Yours very truly,

Peter Sheffield and Associates

Peter Sheffield P.Eng.

President

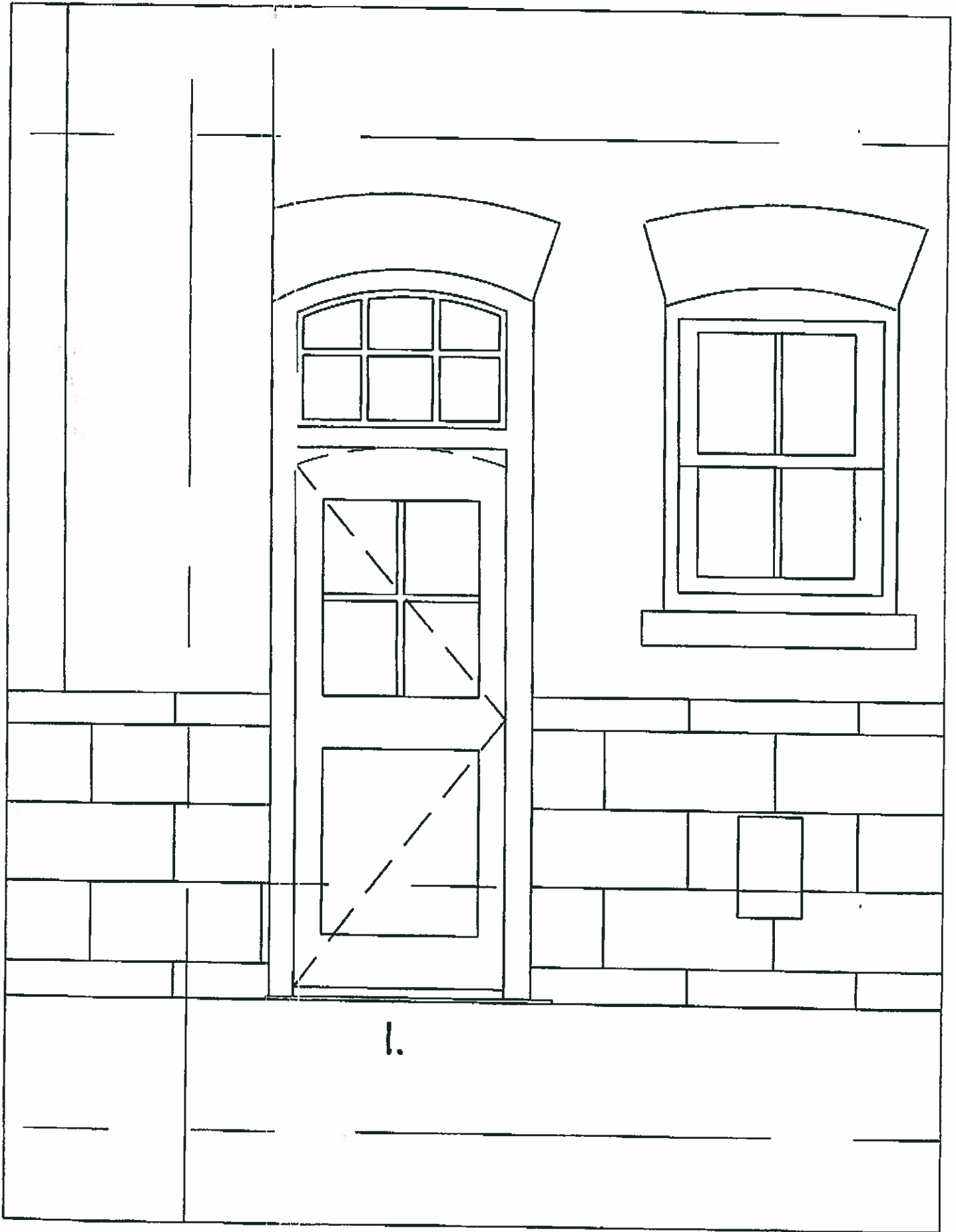




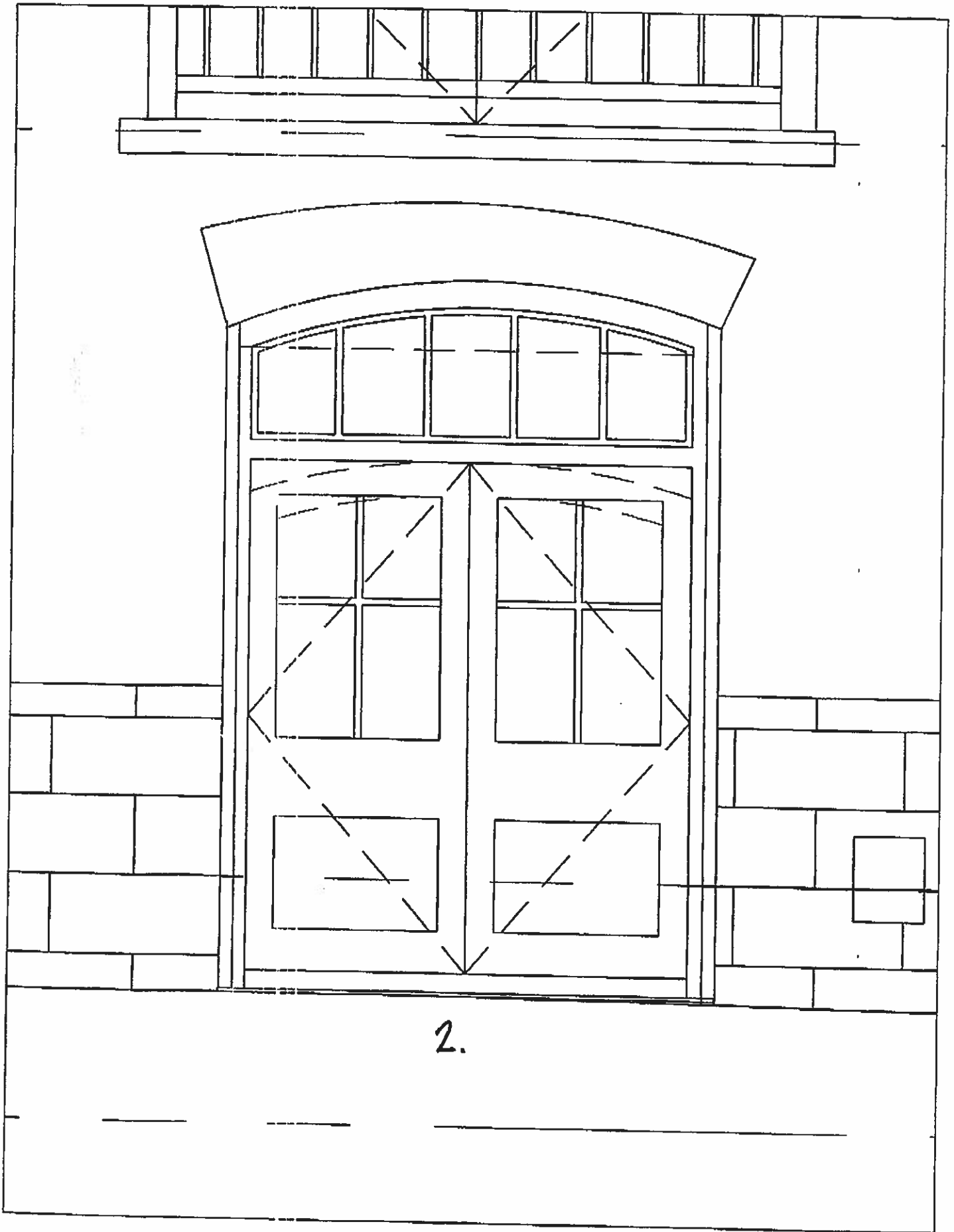
4 WEST ELEVATION (TRINITY STREET)

REF.: A201, A202, A203, A204

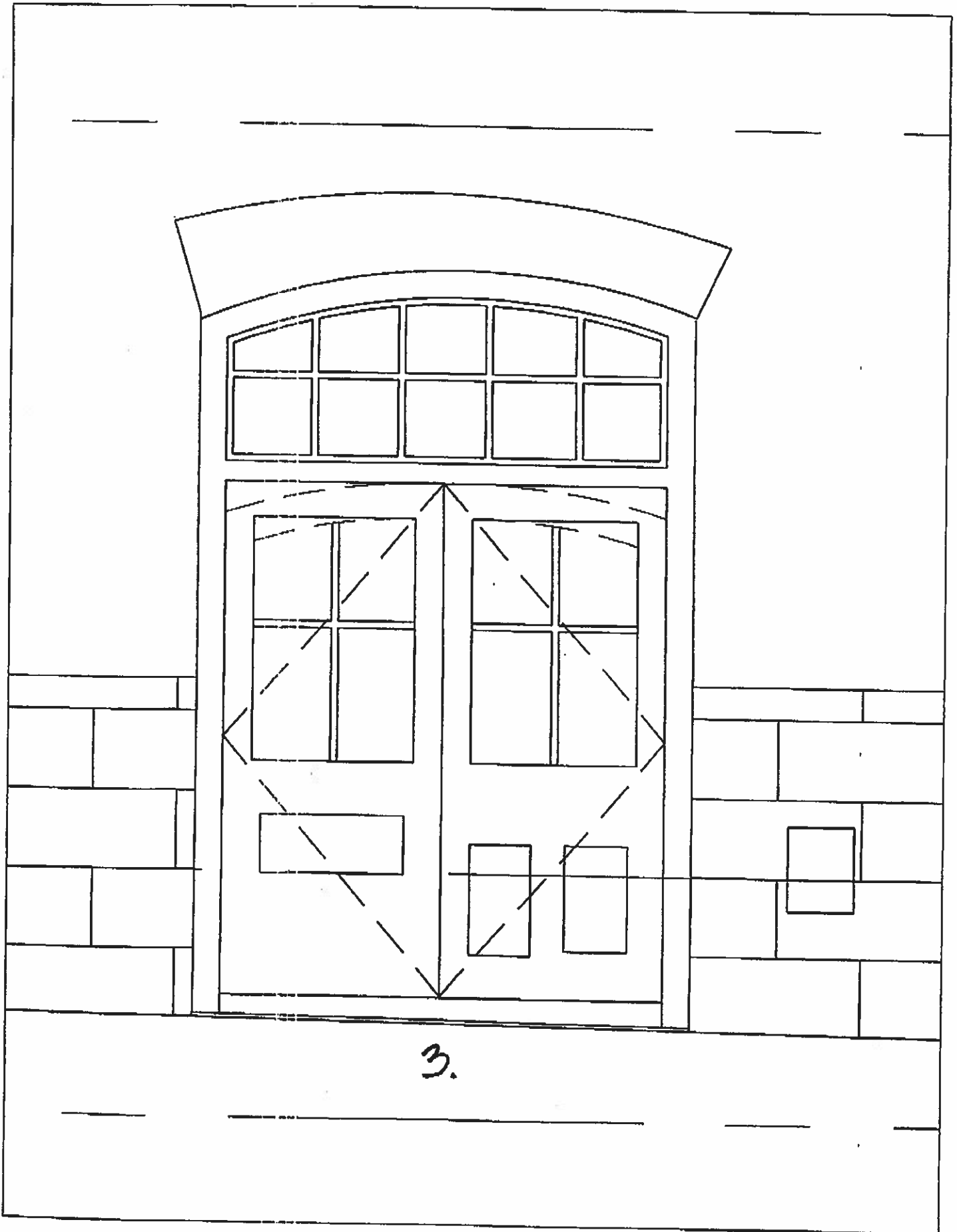
A-402



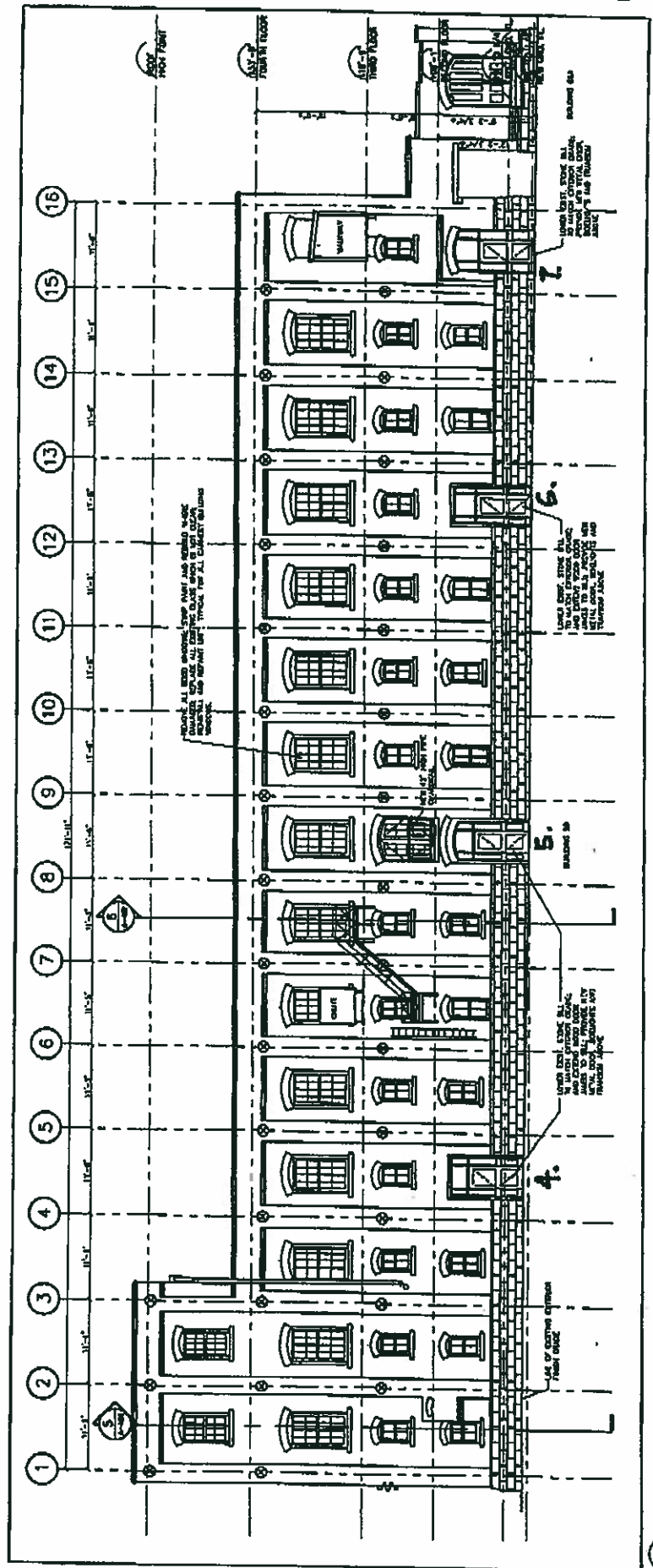
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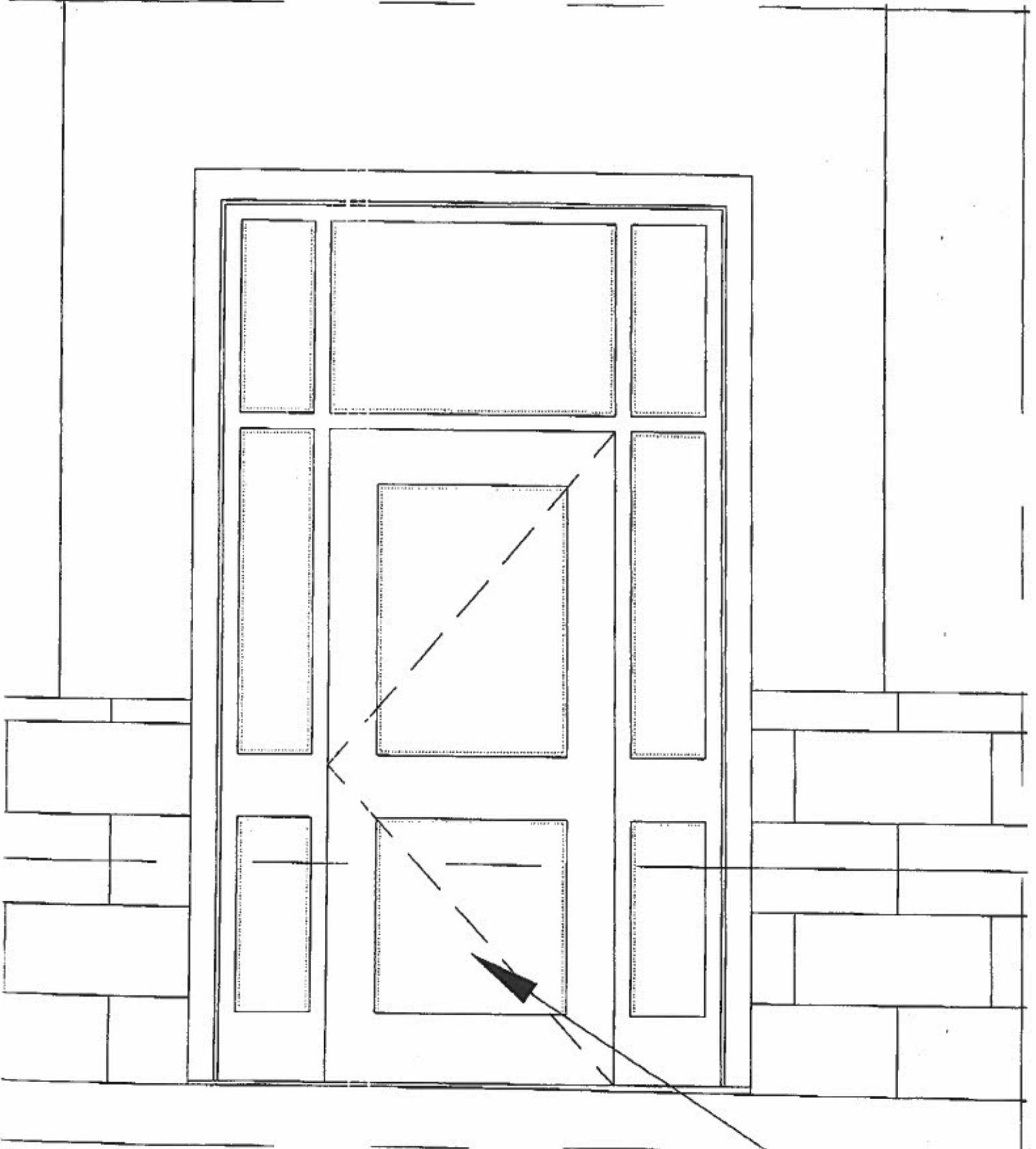


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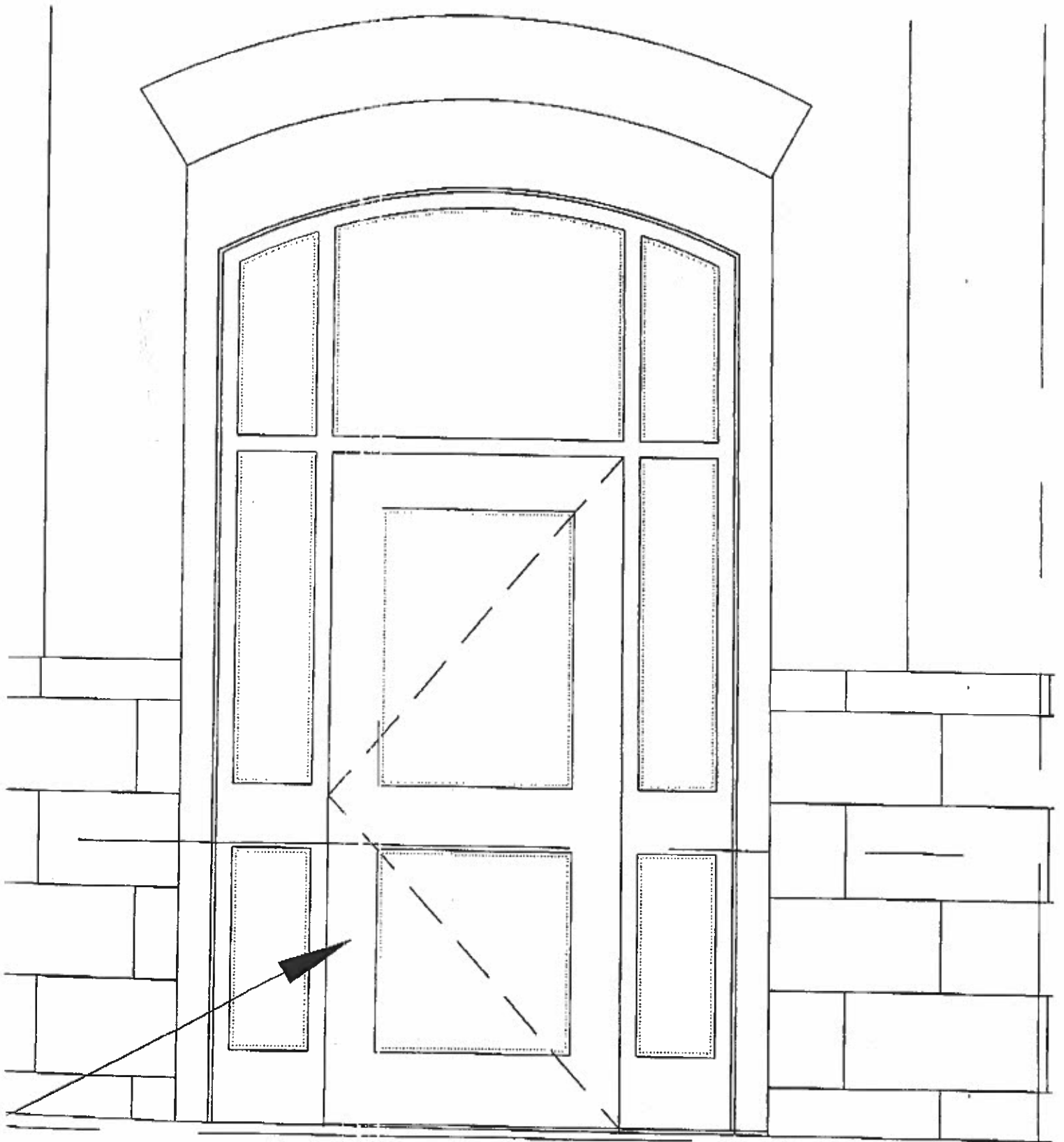


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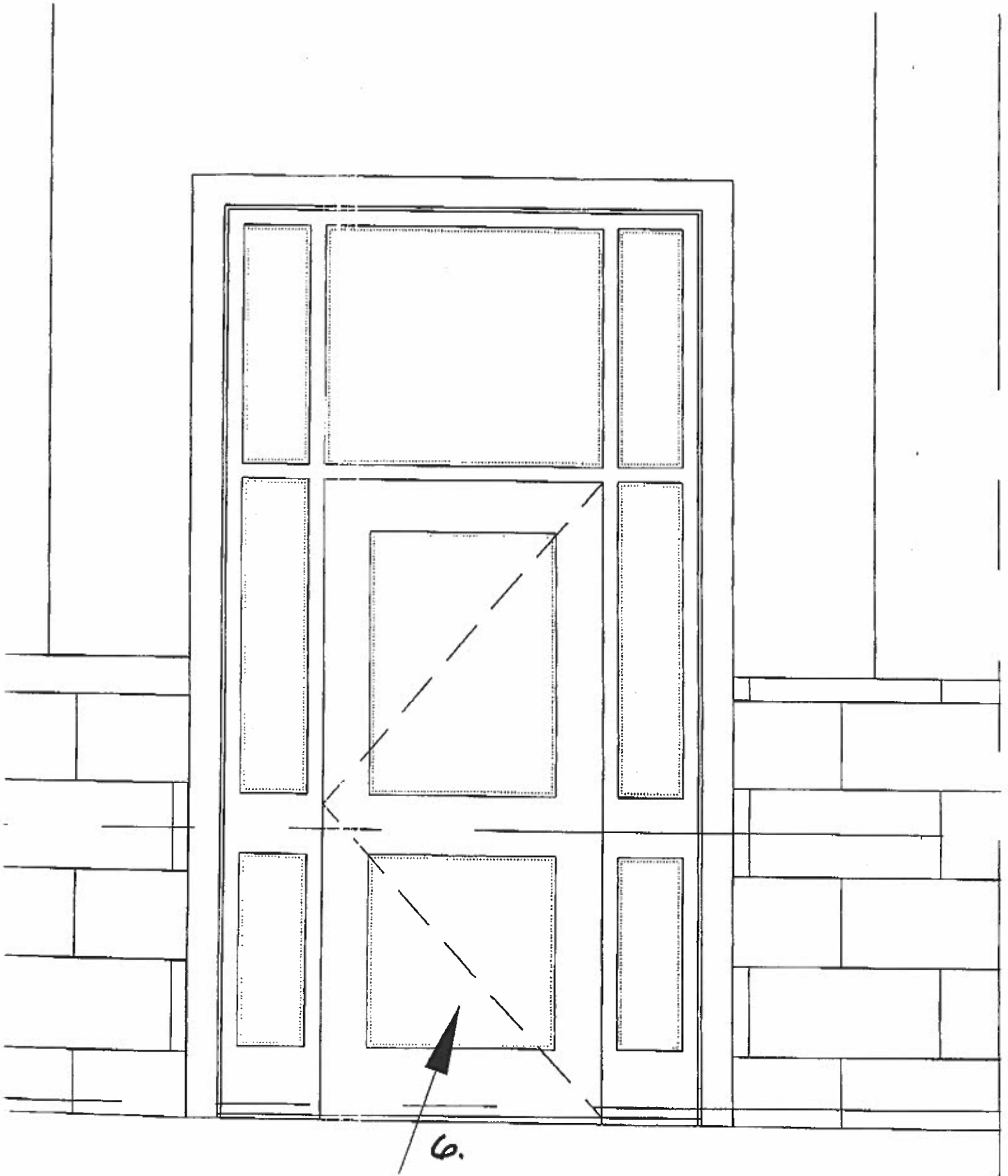


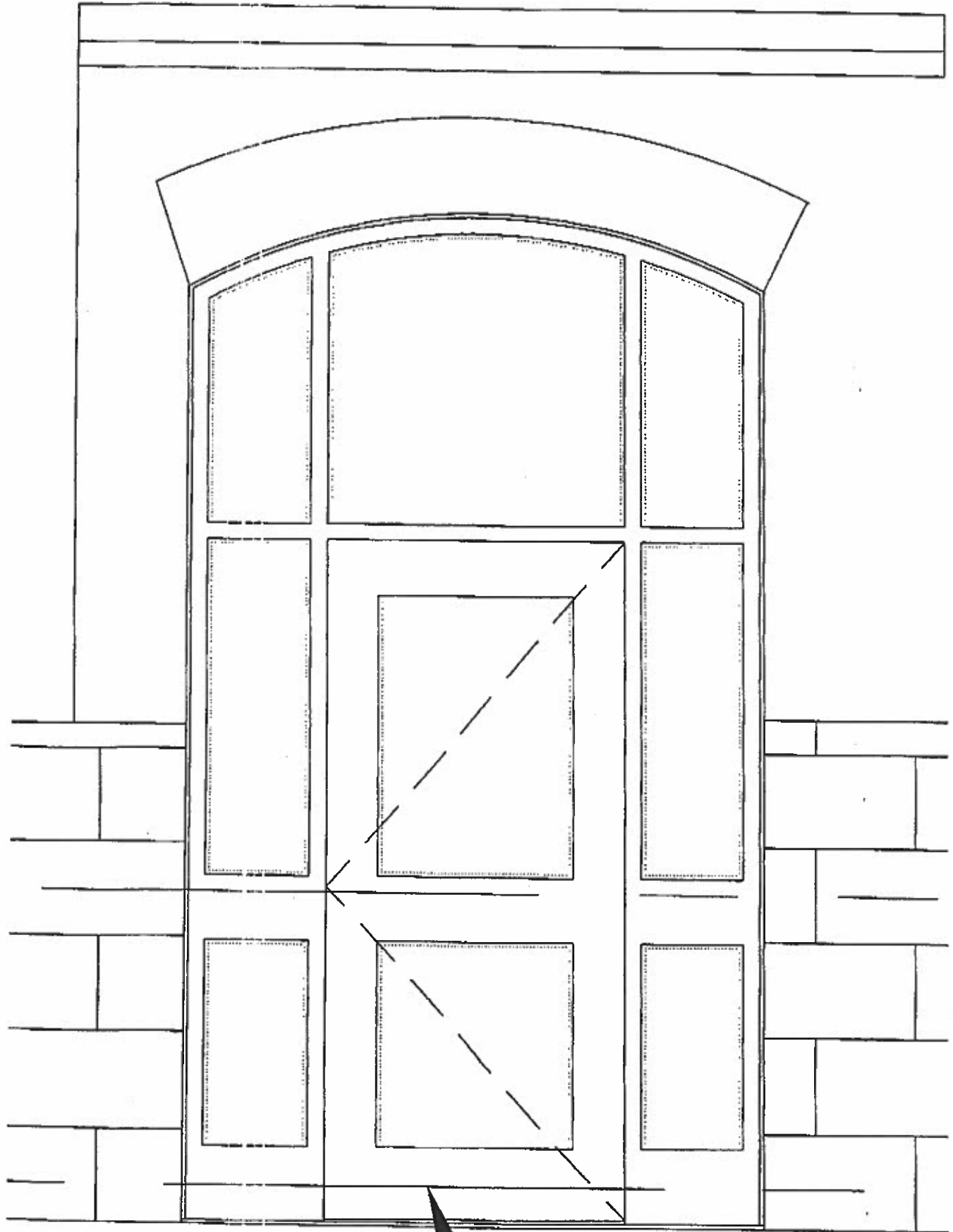


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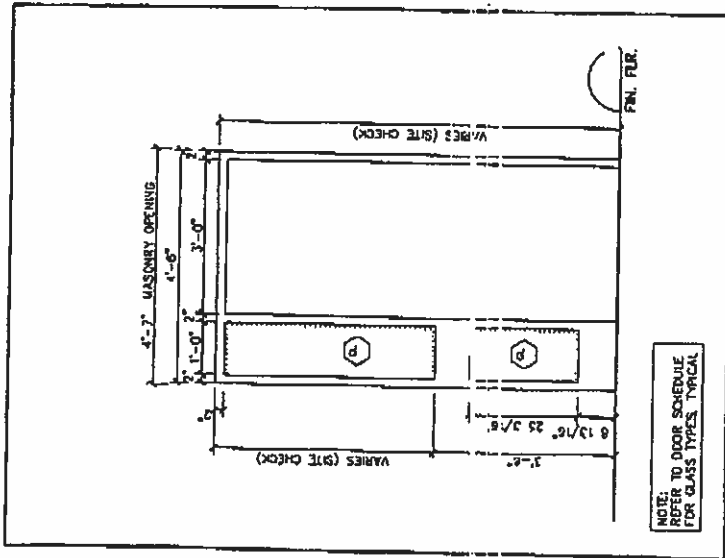


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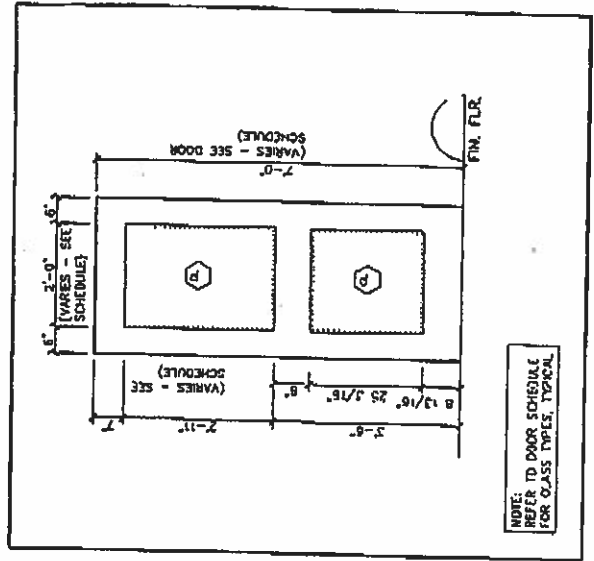




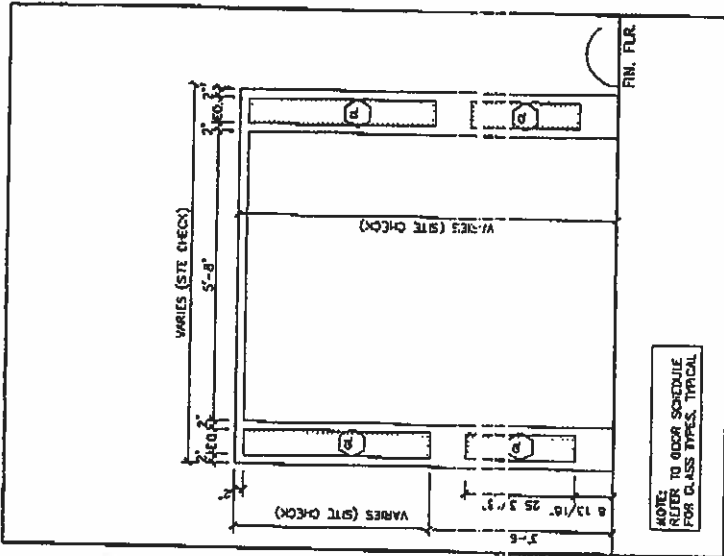
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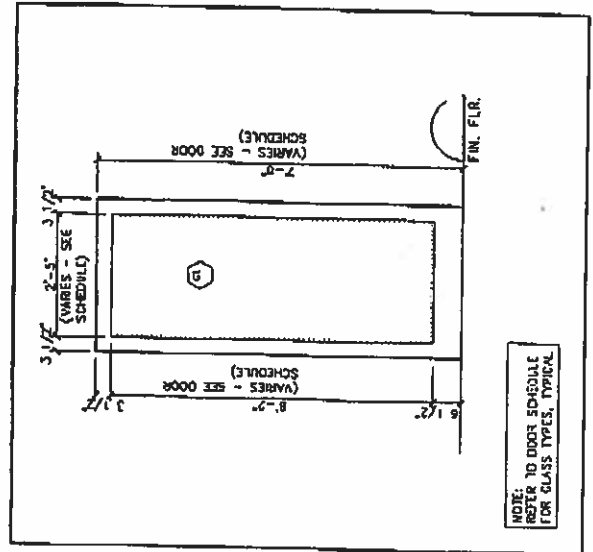
7 DOOR FRAME TYPE C
SCALE: 1/2" = 1'-0"
A-003



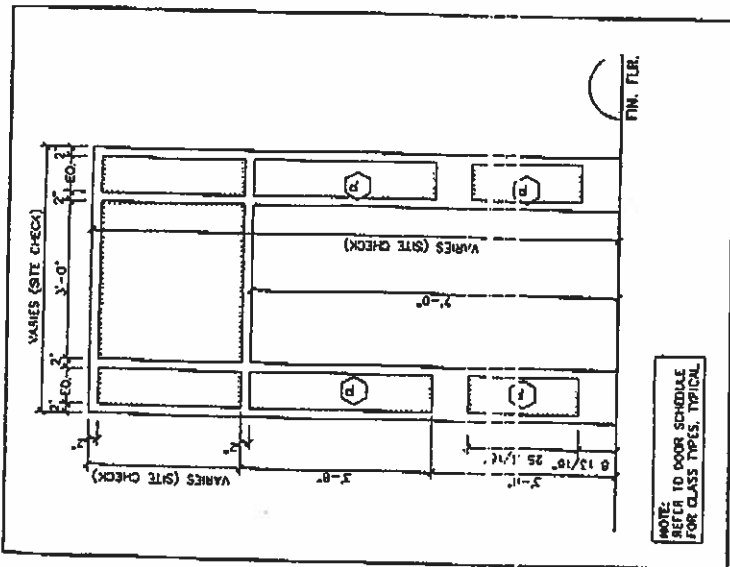
3 DOOR TYPE C
SCALE: 1/2" = 1'-0"
A-003



8 DOOR FRAME TYPE D
SCALE: 1/2" = 1'-0"
A-003



4 DOOR TYPE D
SCALE: 1/2" = 1'-0"
A-003



9 DOOR FRAME TYPE E
SCALE: 1/2" = 1'-0"
A-003