



1587 DUPONT STREET

TORONTO

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unique urban homes



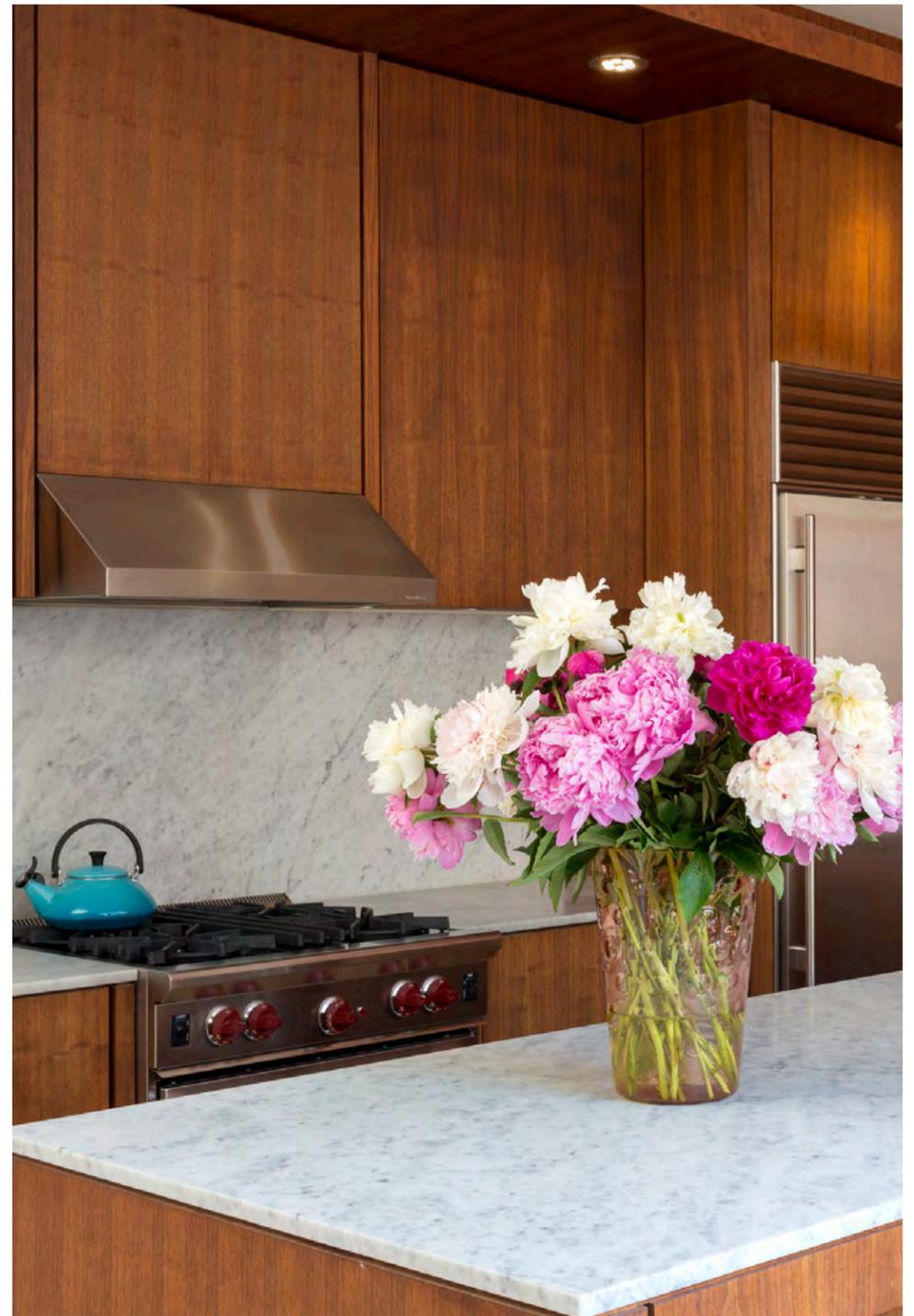
SOMA STUDIO

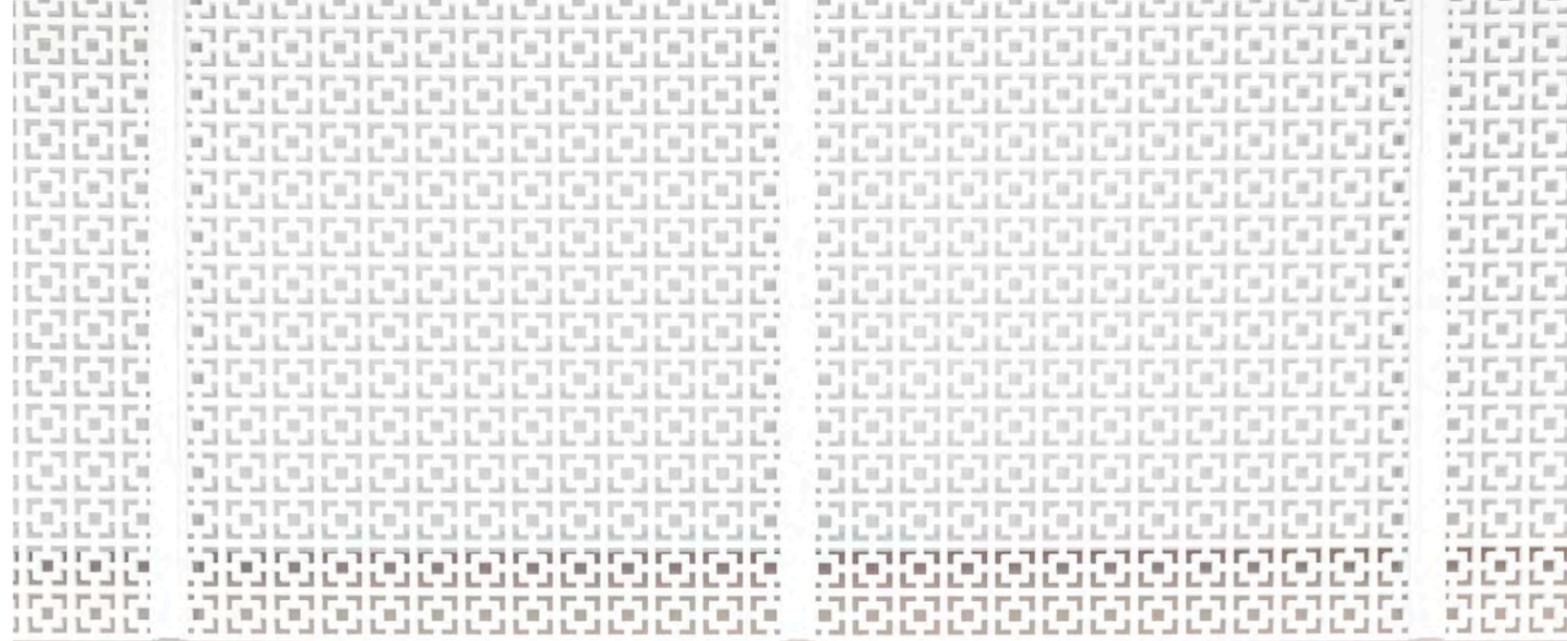
Established by partners Andrew Fee and Linda Corbett in 2000, SOMA Studio is a Toronto-based interdisciplinary design firm.

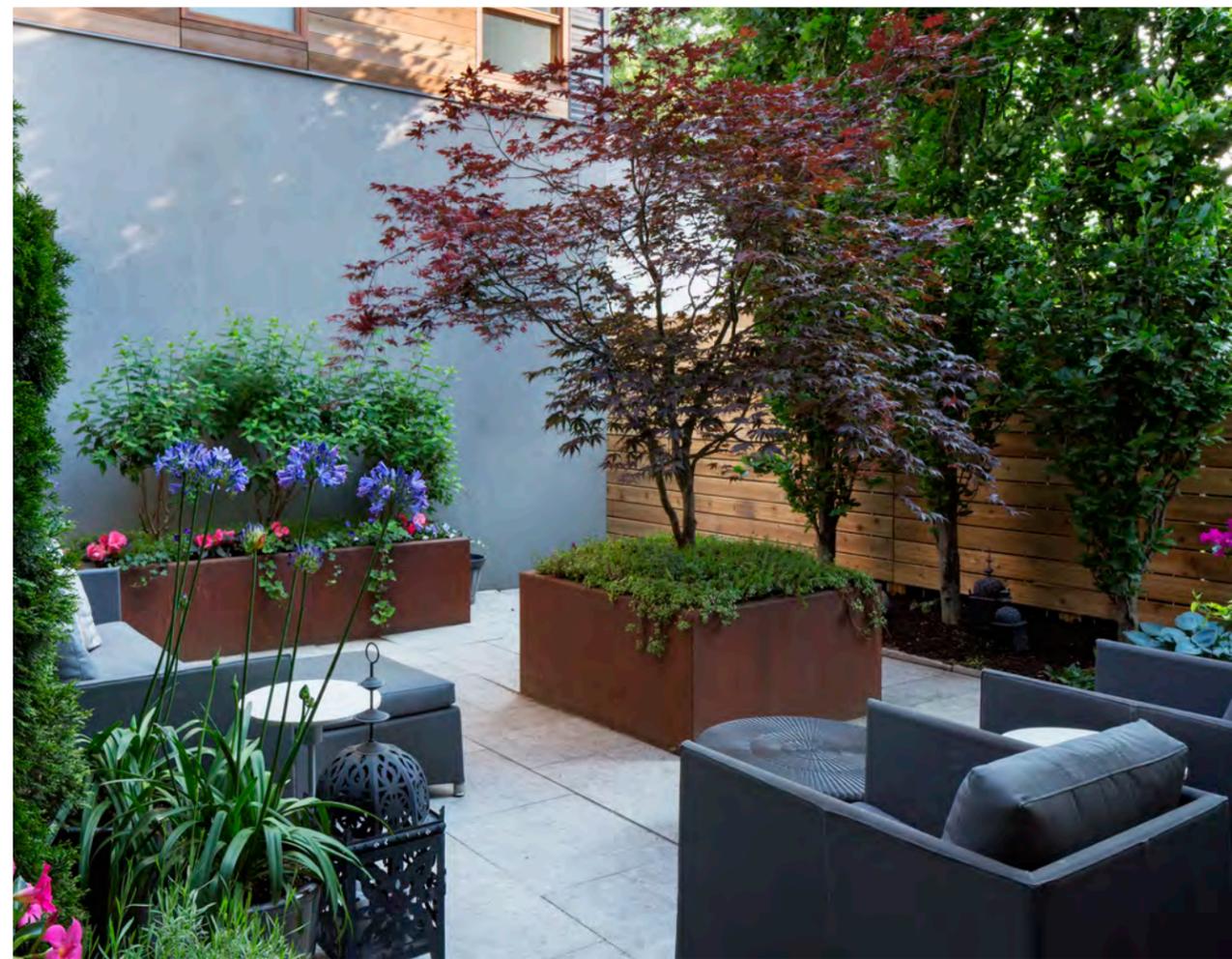
SOMA's project portfolio includes architectural and interior design, as well as site-specific furniture and fittings. The Dupont Project is about re-purposing and re-vitalizing an old main-street Toronto building to create a single family dwelling.

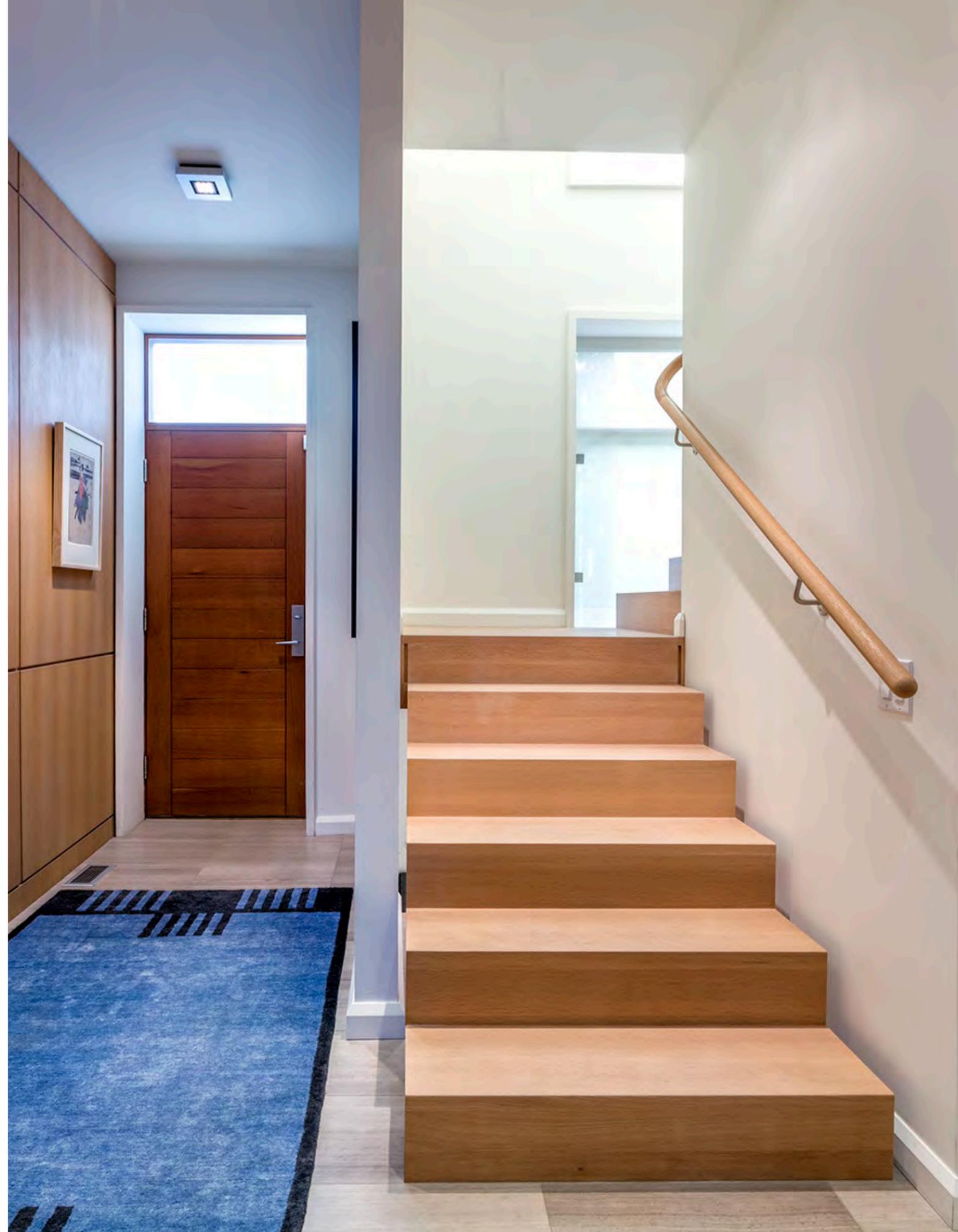
Like many west-end inner-city buildings, Dupont dates from the turn of the twentieth century. Originally designed as a main-floor storefront with residential space above, it met the needs of commerce and living during that period. By 2009 the building had been a residence for fifty years. No renovation or updates had been carried out on the property except for windows and wiring done in the 1970's. Andrew Fee's design for Dupont includes a two-storey residential living space with interior garden, a private outdoor garden and a separate two-car garage with studio space above and laneway access. The original derelict building has been transformed into a contemporary urban residential home in the vibrant Junction Triangle community.

















W E L C O M E

Some notable features of this home

KITCHEN:

- Rift-cut Walnut veneer paneling and cabinetry
 - Upper cabinets with walnut interiors
 - Lower cabinets with maple plywood interiors
 - All drawers are solid maple dovetailed
 - Danish oil hand-rubbed finish
- Countertops are Carrara marble - honed finish
 - Sub-Zero 30" stainless steel fridge
 - Wolf 30" 4-burner gas stove
 - Asko stainless steel dishwasher

LIVING / DINING ROOM:

- Floors are rift-cut white oak with white-wash RUBIO hand-rubbed oil finish
 - Fireplace is STUV - Belgian engineered wood-burning
 - Fireplace surround is Italian Travertine marble
 - Windows are all custom made Spanish Cedar
- Custom "Jali" privacy screen 19' x 10' with computer cut panels

LIBRARY / MEDIA ROOM:

- Painted built-in cabinetry wired for media and electrical

ENTRYWAY:

- Flooring is Mare Bianco stone
- All paneling and doors are rift-cut white oak with RUBIO hand-rubbed oil finish

STAIRCASE:

- Floating solid white oak staircase with RUBIO hand-rubbed finish
 - Handrail is solid white oak

POWDER ROOM:

- Rift cut white oak paneling with Danish hand-rubbed oil finish
 - Custom Calcutta marble mirror and vanity top
 - Chrome Bottle Drain
 - Toto toilet

FRONT HALL CLOSET:

- Rift-cut white oak doors and interior

2ND FLOOR GUEST BATHROOM:

- Italian Porcelain tile with custom walnut and Calcutta marble vanity top
 - New frameless glass shower enclosure
 - Wetstyle Shower pan
 - Toto toilet

MASTER BATHROOM:

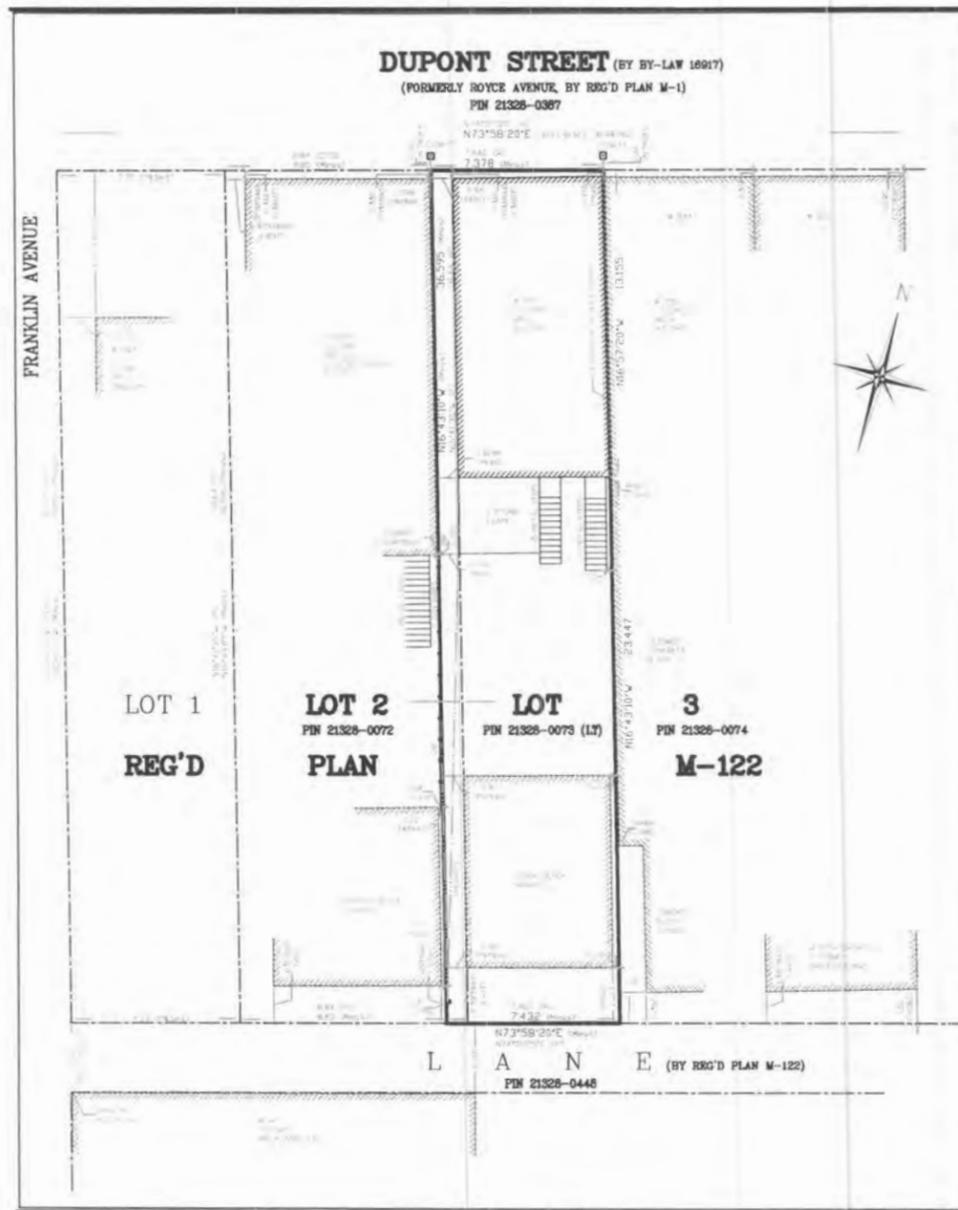
- Rift-cut white oak paneling with RUBIO hand-rubbed oil finish
 - Italian Corian bathtub
 - Honed Carrara marble floors and wall
- Custom-built lacquered double sink vanity and storage cabinet with walnut detail
 - Custom walnut mirror with built-in sconce lighting
 - Wetstyle shower pan
 - Frameless glass shower
 - Toto toilet

MASTER SUITE:

- Dimmable concealed LED lighting valance
- Rift-cut white oak closet doors with RUBIO hand-rubbed finish

LANEWAY HOUSE:

- block construction, stucco, cedar and corrugated metal siding
- brand new Rollup 16' wide x 11' high Insulated metal garage door
- separate heat pump with AC unit and tankless gas hot water heater
 - gas fireplace
 - stonetile hardwood on 2nd level
 - rough in for kitchenette
- Wetstyle shower pan and frameless glass shower
 - Toto toilet
- Double car garage - inside parking and legal one car parking pad on laneway



SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN OF
PART OF LOTS 2 AND 3,
REGISTERED PLAN M-122
CITY OF TORONTO

SCALE: 1" = 150'

DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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PART 2 - REPORT

THIS REPORT WAS PREPARED FOR SOLVA/MANUFACTURING INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES

PART OF LOTS 2 AND 3, REGISTERED PLAN M-122, AS DESCRIBED IN PARCEL 2-1 SECTION M-122.

TITLE SEARCH INDICATES

NO EASEMENTS OR RIGHTS-OF-WAYS REGISTERED ON TITLE.

REMARKS

NOTE THE POSITION OF THE FENCE IN RELATION TO THE WESTERLY BOUNDARY LIMIT. ALSO NOTE THE OVERHEAD WIRES CROSSING THE WESTERLY PROPERTY LINE.

BEARING NOTE

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF DUPONT STREET SHOWN ON PLAN 688-14075 AS HAVING A BEARING OF N73°58'20"E.

ABBREVIATIONS

- DENOTES SURVEY MONUMENT SET
- - SURVEY MONUMENT FOUND
- CC - CUT CROSS
- WT - WITNESS
- RP - REGISTERED PLAN M-122
- R - PARCEL REGISTERED PARCEL 2-1, SECTION M-122
- M - MEASURED
- N, S, E, W - NORTH, SOUTH, EAST, WEST
- P - PLAN OF CITY OF TORONTO SURVEYS DEPT. DATED MARCH 25, 1982
- P1 - PLAN OF CITY OF TORONTO SURVEYS DEPT. DATED JULY 3, 1984
- P2 - PLAN 688-14075
- Br. - BE TAKEN TO BRICK
- UP - UTILITY POLE
- DSF - DOUBLE BOARD FENCE
- O/H - OVERHEAD WIRES
- Prod'n - PRODUCTION

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF JANUARY, 2010

DATE: JANUARY 16, 2010
C. STANCIU
ONTARIO LAND SURVEYOR

ROWAN-STANCIU LTD
LAND SURVEYORS
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Drawn: L.G./File No. 2009-256 [DWG: Dupont 1387.dwg] [Checked: C. Stanciu, O.L.S.]

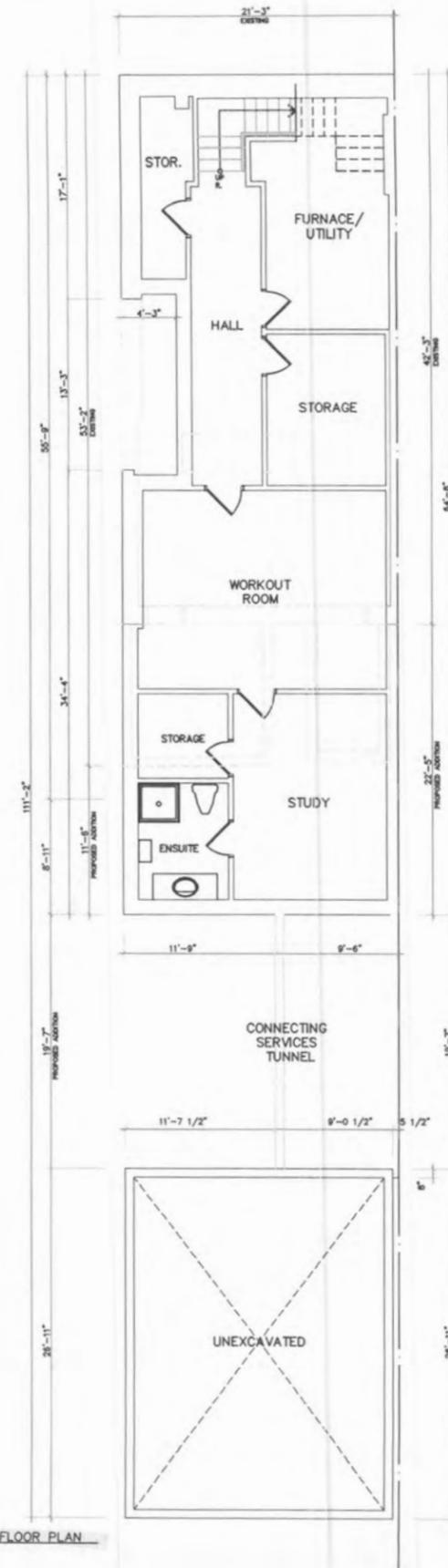
3. NEW GROUND FLOOR PLAN
1/8" = 1'-0"



3. NEW SECOND FLOOR PLAN
1/4" = 1'-0"



1. NEW BASEMENT FLOOR PLAN
1/4" = 1'-0"



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