

OWNER

HM PF (822-838 RICHMOND) LTD.
 474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS

PLANNING: 5+N ARCHITECTS + PLANNERS
 LANDSCAPE: LAND ART DESIGN
 TRANSPORTATION: BA GROUP
 SERVICING: RV ANDERSON
 ENERGY: EQ BUILDING PERFORMANCE INC.
 CODE CONSULTANT: VORTEX FIRE
 MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
 STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
 SURVEYOR: R. AVIS SURVEYING INC.
 WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

GENERAL NOTES

IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.

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SEAL

STATUS

SUBMITTED FOR OPA & ZBA
DO NOT USE FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
12	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
11	ISSUED FOR COORDINATION	KJ	15-04-2023
10	ISSUED FOR COORDINATION	KJ	29-03-2023
09	ISSUED FOR COORDINATION	KJ	31-01-2023
08	ISSUED FOR COORDINATION	KJ	11-01-2023
07	ISSUED FOR COORDINATION	KJ	09-01-2023
06	ISSUED FOR COORDINATION	KJ	12-14-2022
05	ISSUED FOR COORDINATION	KJ	12-08-2022
04	ISSUED FOR OPA / ZBA SUBMISSION	KB	06-21-2022
03	ISSUED FOR COORDINATION	KB	06-07-2022
02	ISSUED FOR COORDINATION	KB	05-23-2022
01	ISSUED FOR COORDINATION	KJ	05-05-2022

PROJECT

2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

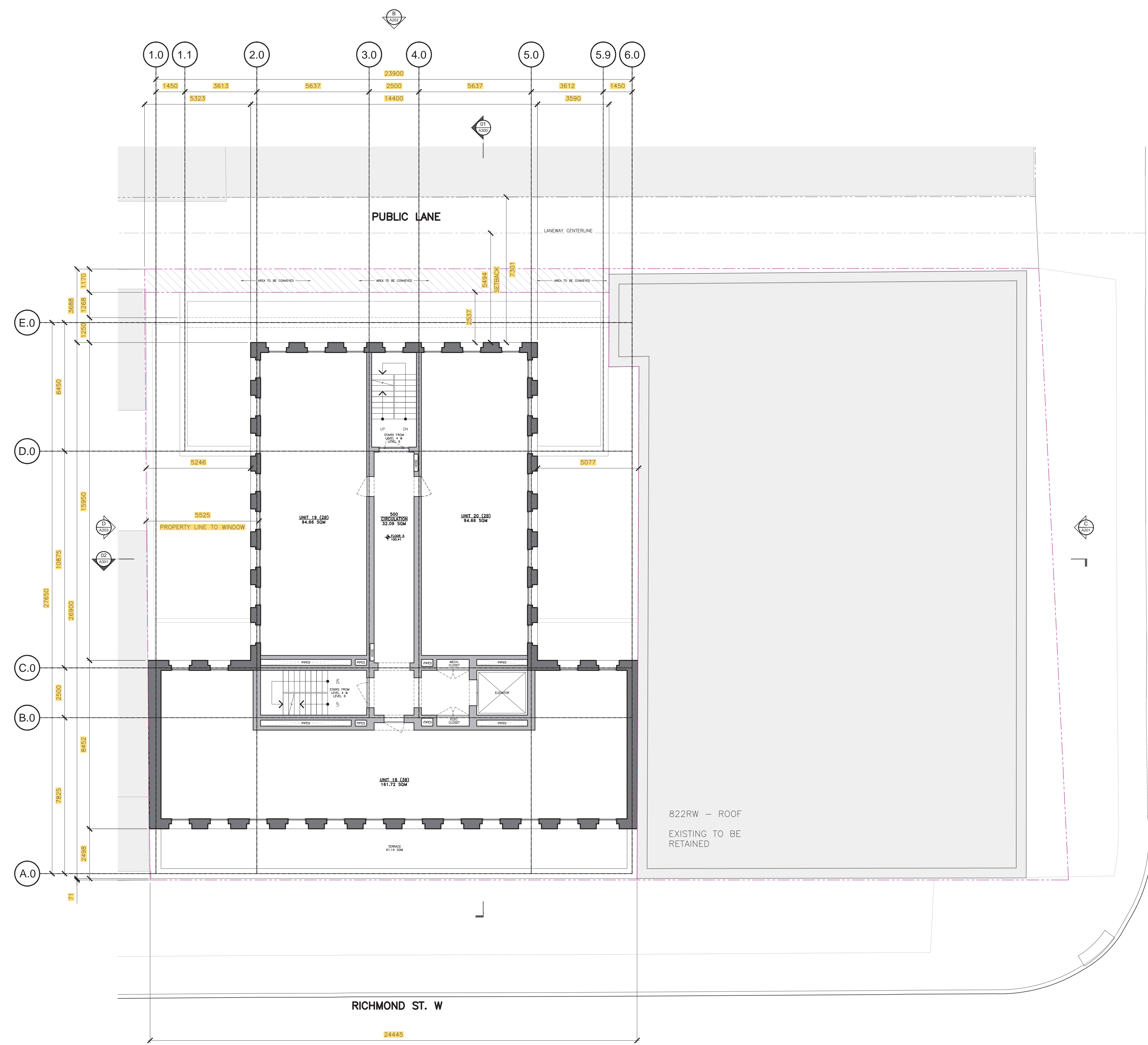
PHASE

SCHEMATIC DESIGN

DESCRIPTION

FLOOR PLANS
FIFTH FLOOR

SCALE:	1:100	TIMESTAMP:	18/07/2023
PROJECT CODE:	2114-TOR	PAGE:	
FILE NAME:	2114-TOR_A100.dwg		
DESIGNED BY:	ADB		
DRAFTED BY:	KJ		
VERIFIED BY:	ADB		



FLOOR 5 PLAN
 1:100

RICHMOND ST. W

OWNER

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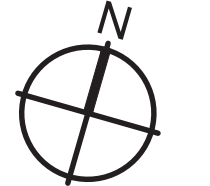
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KEY PLAN



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PROJECT

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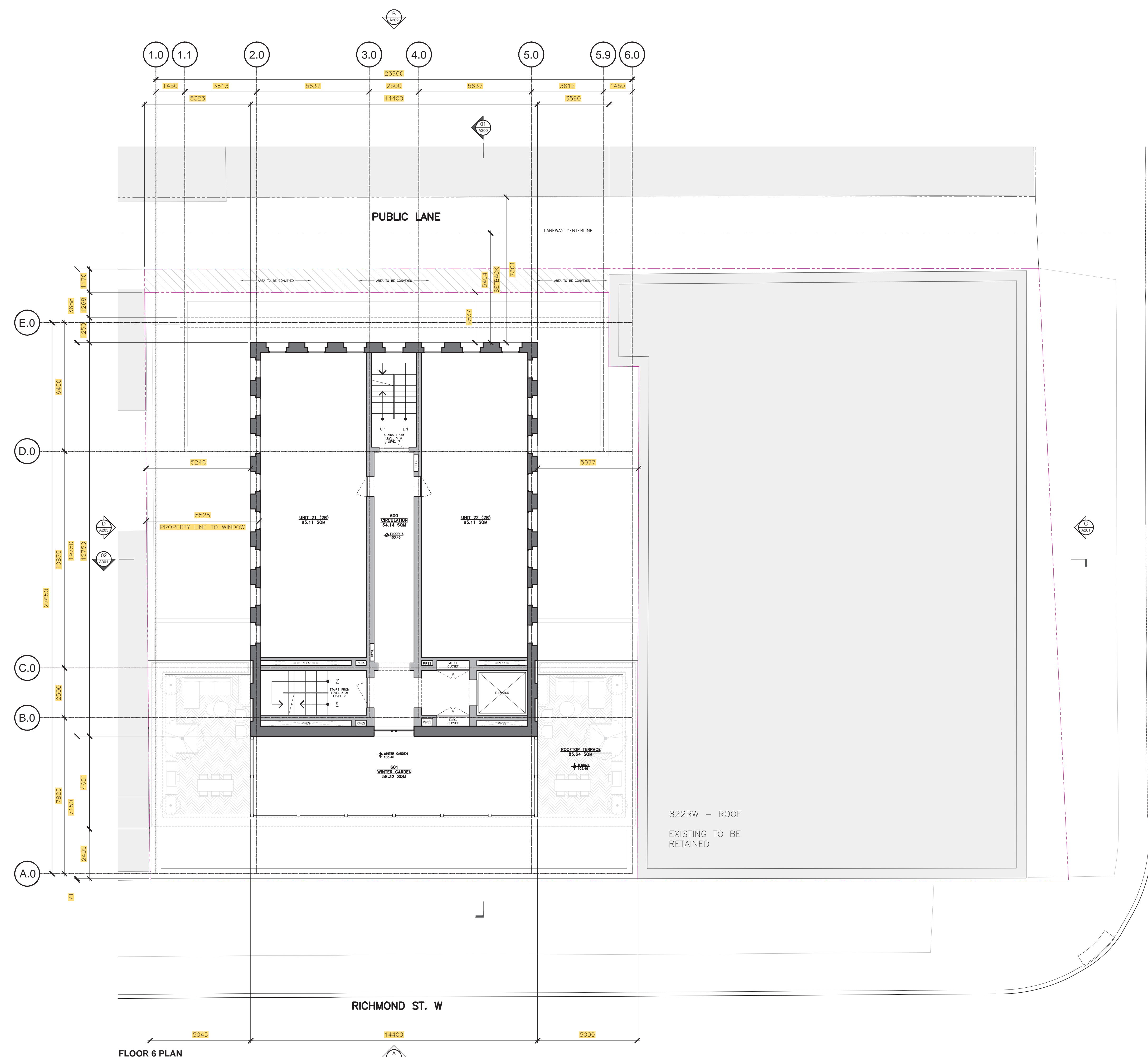
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SCHEMATIC DESIGN

DESCRIPTION

FLOOR PLANS
SIXTH FLOOR

SCALE: 1:100 TIMESTAMP: 18/07/2023
 PROJECT CODE: 2114-TOR PAGE:
 FILE NAME: 2114-TOR_A100.dwg
 DESIGNED BY: ADB
 DRAFTED BY: KJ
 VERIFIED BY: ADB



FLOOR 6 PLAN
 1:100

OWNER
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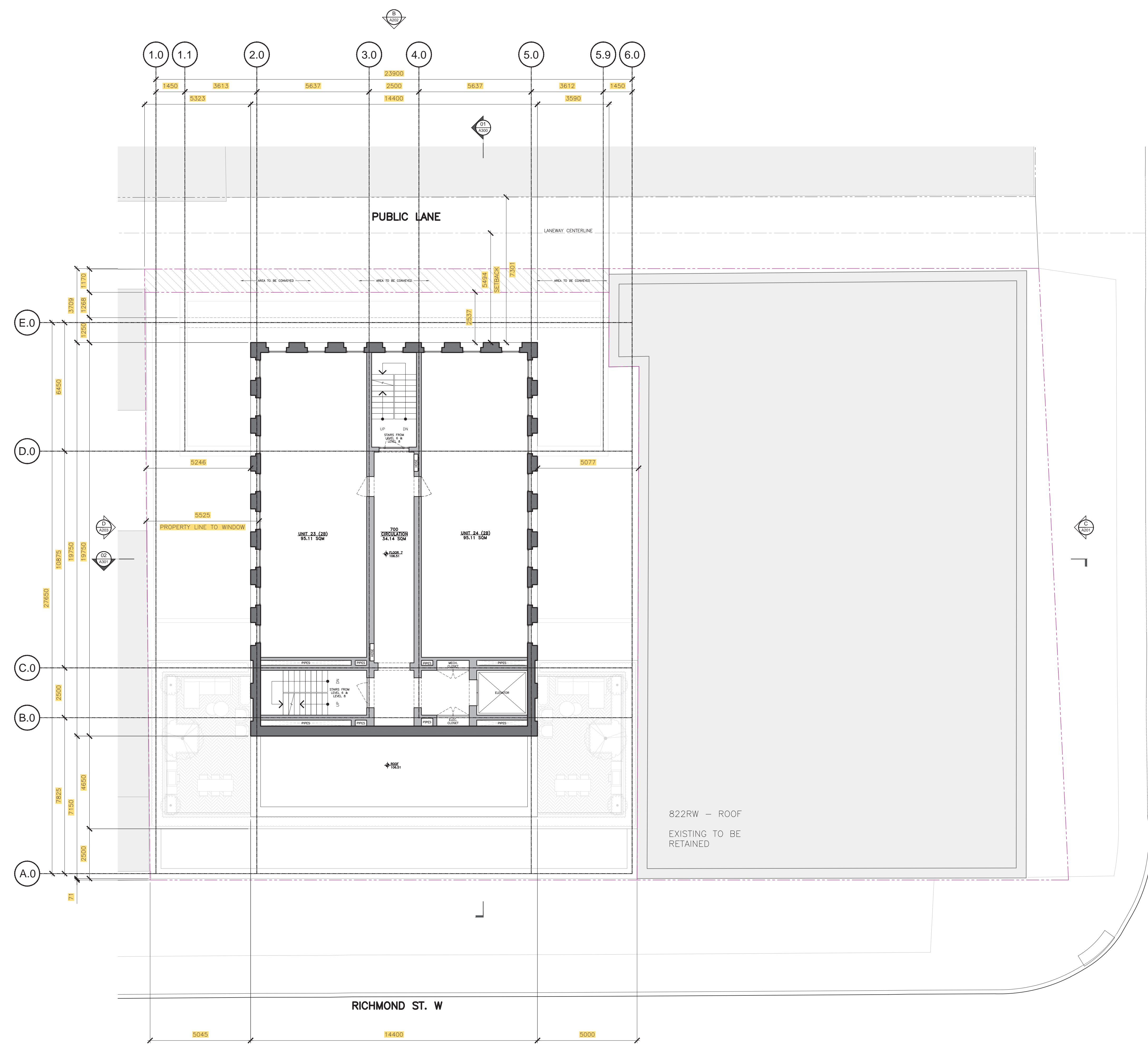
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01	ISSUED FOR COORDINATION	KJ	05-05-2022

PROJECT
 2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE
 SCHEMATIC DESIGN

DESCRIPTION
 FLOOR PLANS
 SEVENTH FLOOR



FLOOR 7 PLAN
 1:100

OWNER

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01	ISSUED FOR COORDINATION	KJ	05-05-2022

PROJECT

2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE

SCHEMATIC DESIGN

DESCRIPTION

FLOOR PLANS
EIGHTH FLOOR

SCALE: 1:100 **TIMESTAMP: 18/07/2023**

PROJECT CODE: 2114-TOR **PAGE: 1**

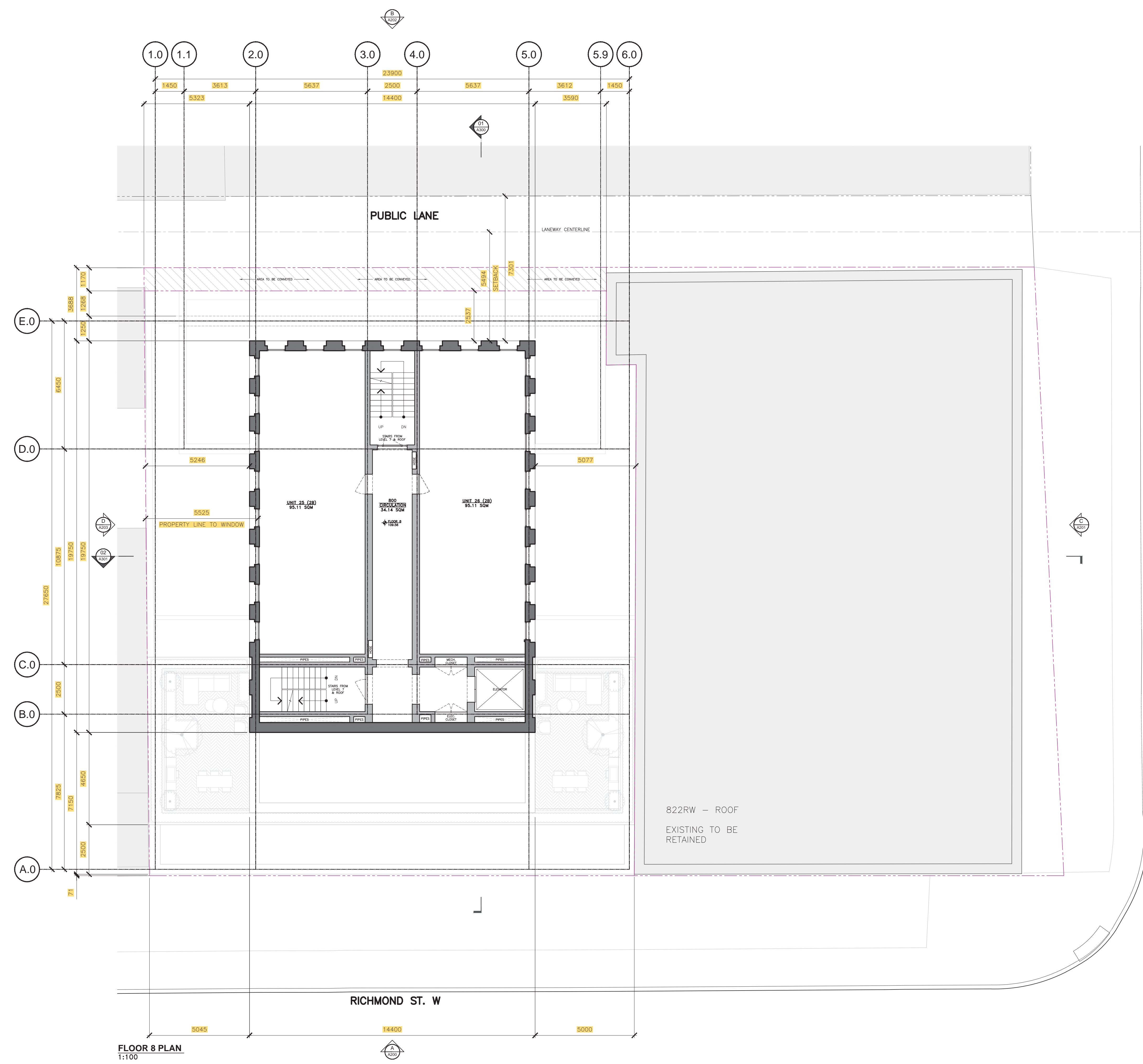
FILE NAME: 2114-TOR_A100.dwg

DESIGNED BY: ADB

DRAFTED BY: KJ

VERIFIED BY: ADB

A108



FLOOR 8 PLAN
 1:100

OWNER

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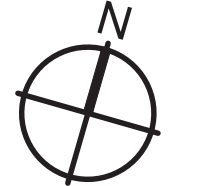
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KEY PLAN



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PROJECT

2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

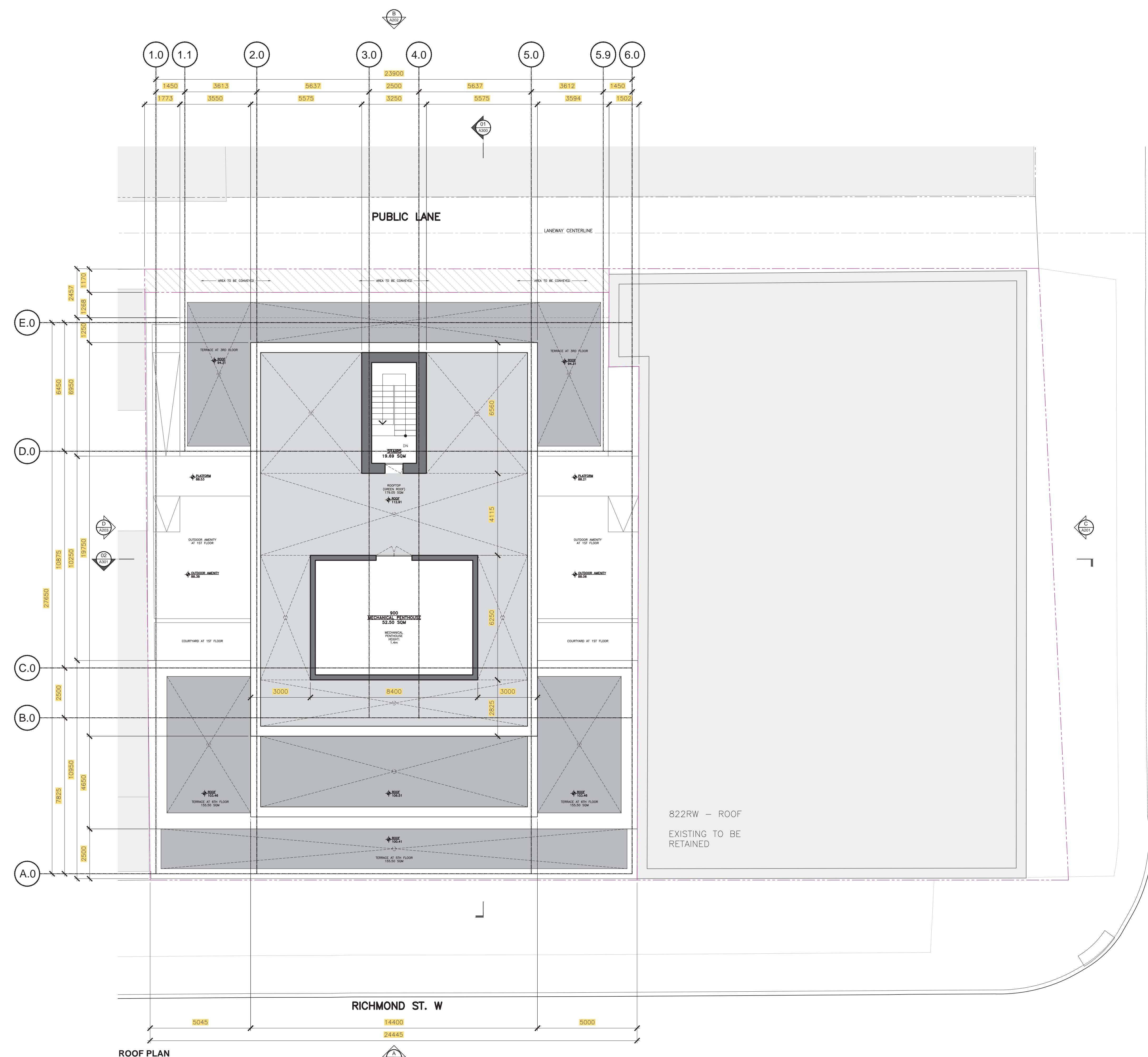
PHASE

SCHEMATIC DESIGN

DESCRIPTION

FLOOR PLANS
ROOF

SCALE: 1:100 **TIMESTAMP:** 21/07/2023
PROJECT CODE: 2114-TOR **PAGE:** 1
FILE NAME: 2114-TOR_A100.dwg
DESIGNED BY: ADB
DRAFTED BY: KJ
VERIFIED BY: ADB



ROOF PLAN
1:100

OWNER
 HM PF (822-838 RICHMOND) LTD.
 474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS

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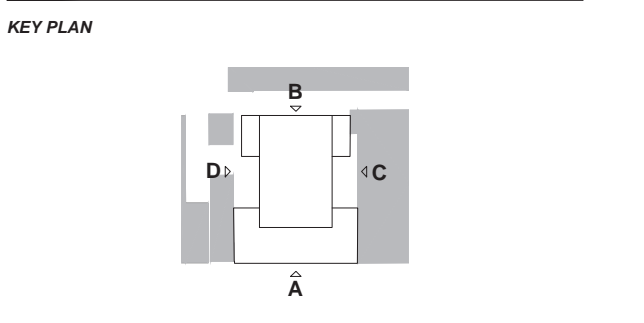
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PROJECT

2114-TOR
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PHASE

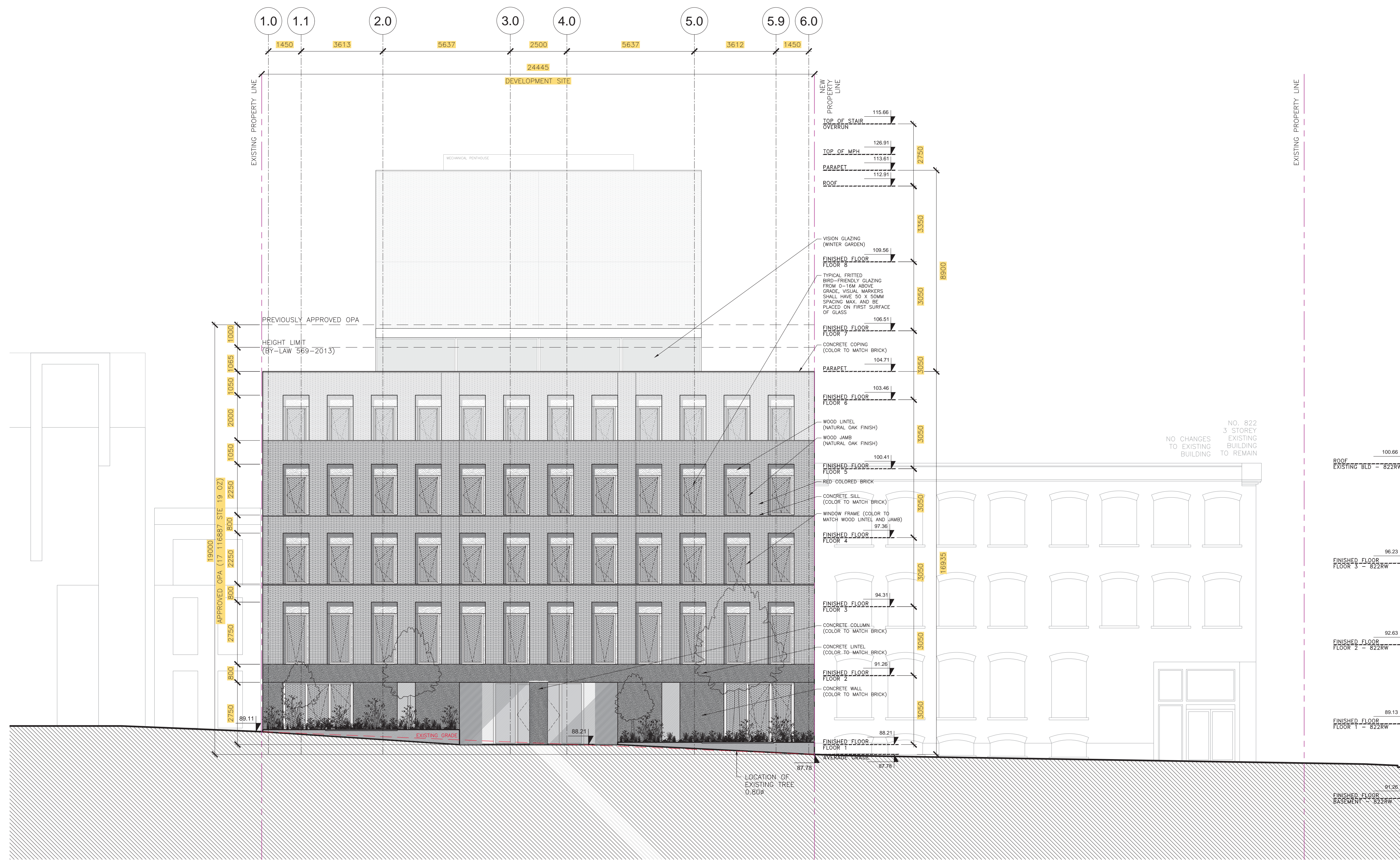
SCHEMATIC DESIGN

DESCRIPTION

BUILDING ELEVATIONS
SOUTH ELEVATION

SCALE: 1:100
 PROJECT CODE: 2114-TOR
 FILE NAME: 2114-TOR_A200.dwg
 DESIGNED BY: ADB
 DRAFTED BY: KJ
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 PAGE: 1
A200



A SOUTH ELEVATION
 A200 1:100

OWNER

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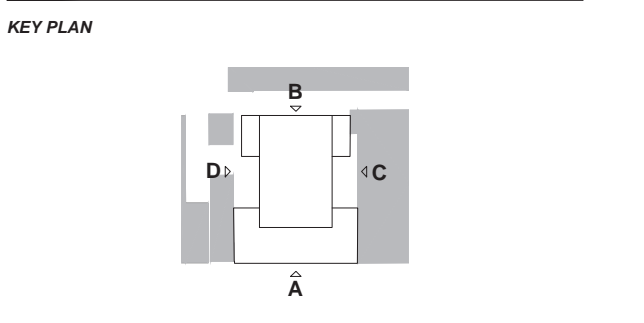
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2114-TOR

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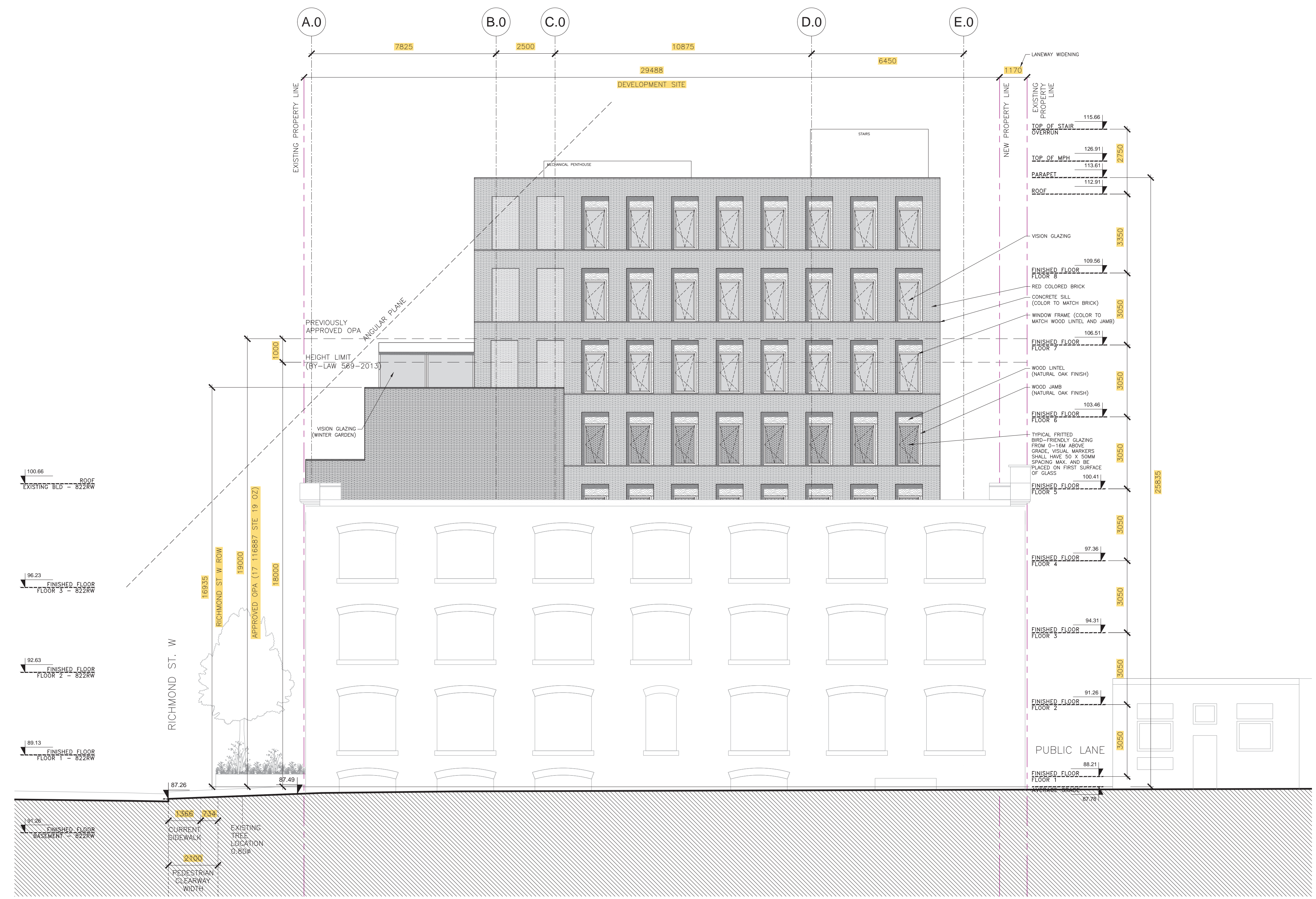
SCHEMATIC DESIGN

DESCRIPTION

BUILDING ELEVATIONS
EAST ELEVATION

SCALE:	1:100	TIMESTAMP:	21/07/2023
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FILE NAME:	2114-TOR_A200.dwg		
DESIGNED BY:	ADB		
DRAFTED BY:	KJ		
VERIFIED BY:	ADB		

A201



C EAST ELEVATION
 A201 1:100

OWNER

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474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS

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- LANDSCAPE: LAND ART DESIGN
- TRANSPORTATION: BA GROUP
- SERVICING: RV ANDERSON
- ENERGY: EQ BUILDING PERFORMANCE INC.
- CODE CONSULTANT: VORTEX FIRE
- MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
- STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
- SURVEYOR: R. AVIS SURVEYING INC.
- WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

GENERAL NOTES

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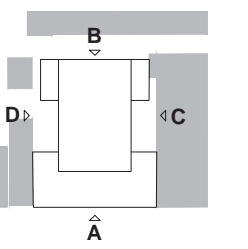
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KEY PLAN



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SEAL

STATUS

**SUBMITTED FOR OPA & ZBA
DO NOT USE FOR CONSTRUCTION**

NO. DESCRIPTION BY DATE

NO.	DESCRIPTION	BY	DATE
07	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
06	ISSUED FOR COORDINATION	KJ	11-04-2023
05	ISSUED FOR COORDINATION	KJ	29-03-2023
04	ISSUED FOR COORDINATION	KJ	01-24-2023
03	ISSUED FOR OPA / ZBA SUBMISSION	KB	06-21-2022
02	ISSUED FOR COORDINATION	KB	06-07-2022
01	ISSUED FOR COORDINATION	KJ	05-23-2022

PROJECT

2114-TOR

828-838 RICHMOND STREET WEST

828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE

SCHEMATIC DESIGN

DESCRIPTION

**BUILDING ELEVATIONS
NORTH ELEVATION**

SCALE: 1:100 TIMESTAMP: 21/07/2023

PROJECT CODE: 2114-TOR PAGE: 1

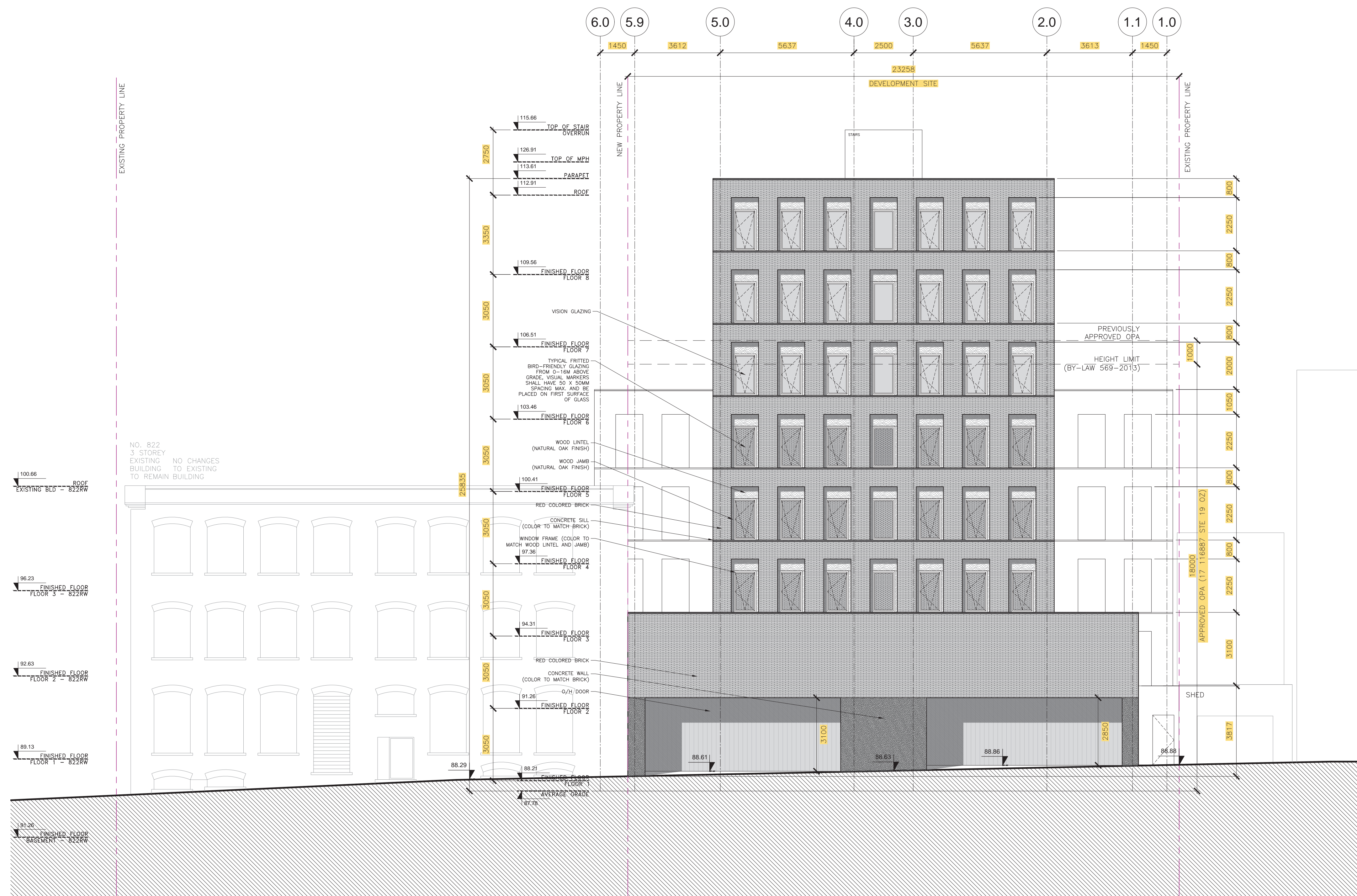
FILE NAME: 2114-TOR_A200.dwg

DESIGNED BY: ADB

DRAFTED BY: KJ

VERIFIED BY: ADB

A202

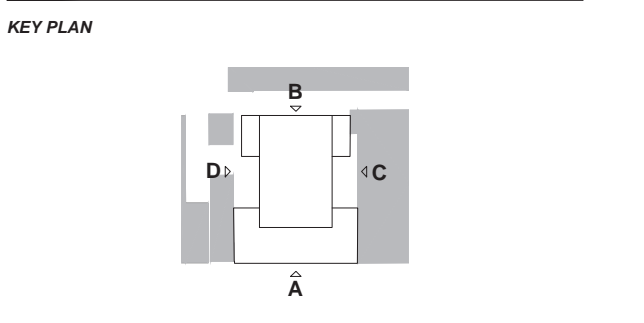


B NORTH ELEVATION
A202 1:100

OWNER
HM PF (822-838 RICHMOND) LTD.
 474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS
 PLANNING: 5+N ARCHITECTS + PLANNERS
 LANDSCAPE: LAND ART DESIGN
 TRANSPORTATION: BA GROUP
 SERVICING: RY ANDERSON
 ENERGY: EQ BUILDING PERFORMANCE INC.
 CODE CONSULTANT: VORTEX FIRE
 MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
 STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
 SURVEYOR: R. AVIS SURVEYING INC.
 WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

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03	ISSUED FOR OPA / ZBA SUBMISSION	KB	06-21-2022
02	ISSUED FOR COORDINATION	KB	06-07-2022
01	ISSUED FOR COORDINATION	KJ	05-23-2022

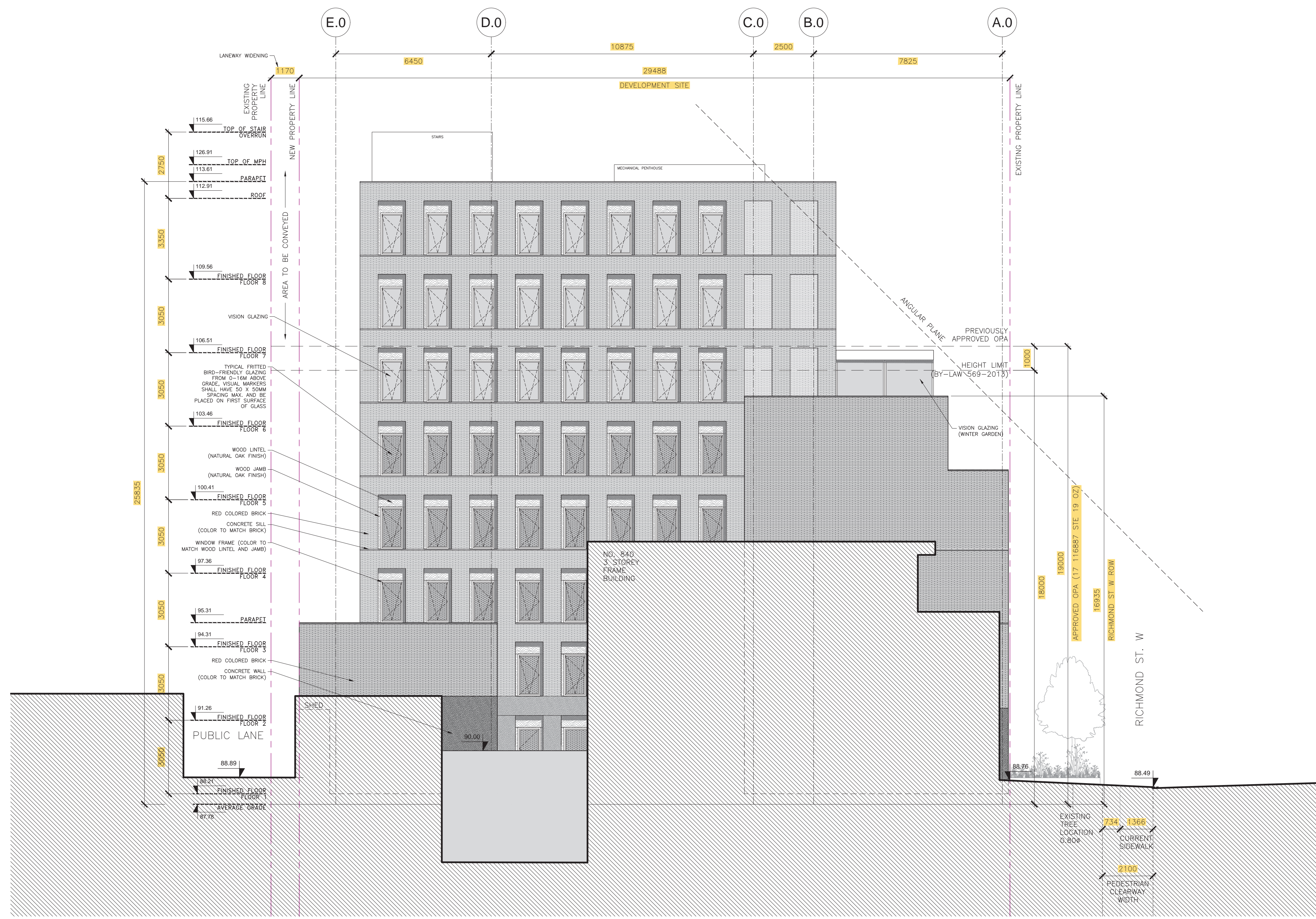
PROJECT
2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W, TORONTO, ON M6J 1C9

PHASE
SCHEMATIC DESIGN

DESCRIPTION
BUILDING ELEVATIONS
WEST ELEVATION

SCALE: 1:100
 PROJECT CODE: 2114-TOR
 FILE NAME: 2114-TOR_A200.dwg
 DESIGNED BY: ADB
 DRAFTED BY: KJ
 VERIFIED BY: ADB

TIMESTAMP: 21/07/2023
 PAGE: 1
A203



D WEST ELEVATION
 A203 1:100

OWNER

HM PF (822-838 RICHMOND) LTD.
 474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS

PLANNING:	5+N ARCHITECTS + PLANNERS
LANDSCAPE:	LAND ART DESIGN
TRANSPORTATION:	BA GROUP
SERVICING:	RV ANDERSON
ENERGY:	EQ BUILDING PERFORMANCE INC.
CODE CONSULTANT:	VORTEX FIRE
MEP ENGINEER:	WILD THOMAS GROUP & ELEVATION ENG.
STRUCTURAL ENGINEER:	HONEYCOMB GROUP INC.
SURVEYOR:	R. AVIS SURVEYING INC.
WIND ENGINEER:	GRADIENT WIND ENGINEERING INC.

GENERAL NOTES

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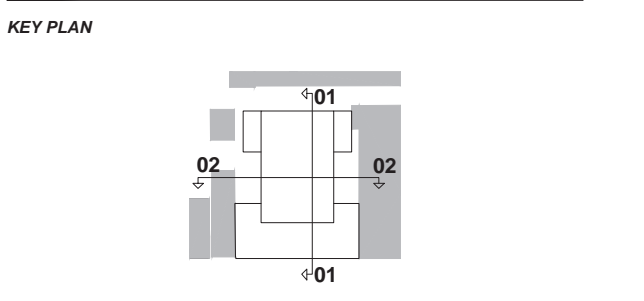
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03	ISSUED FOR COORDINATION	KJ	29-03-2023
02	ISSUED FOR OPA / ZBA SUBMISSION	KR	09-21-2022
01	ISSUED FOR COORDINATION	KJ	05-23-2022

PROJECT

2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE

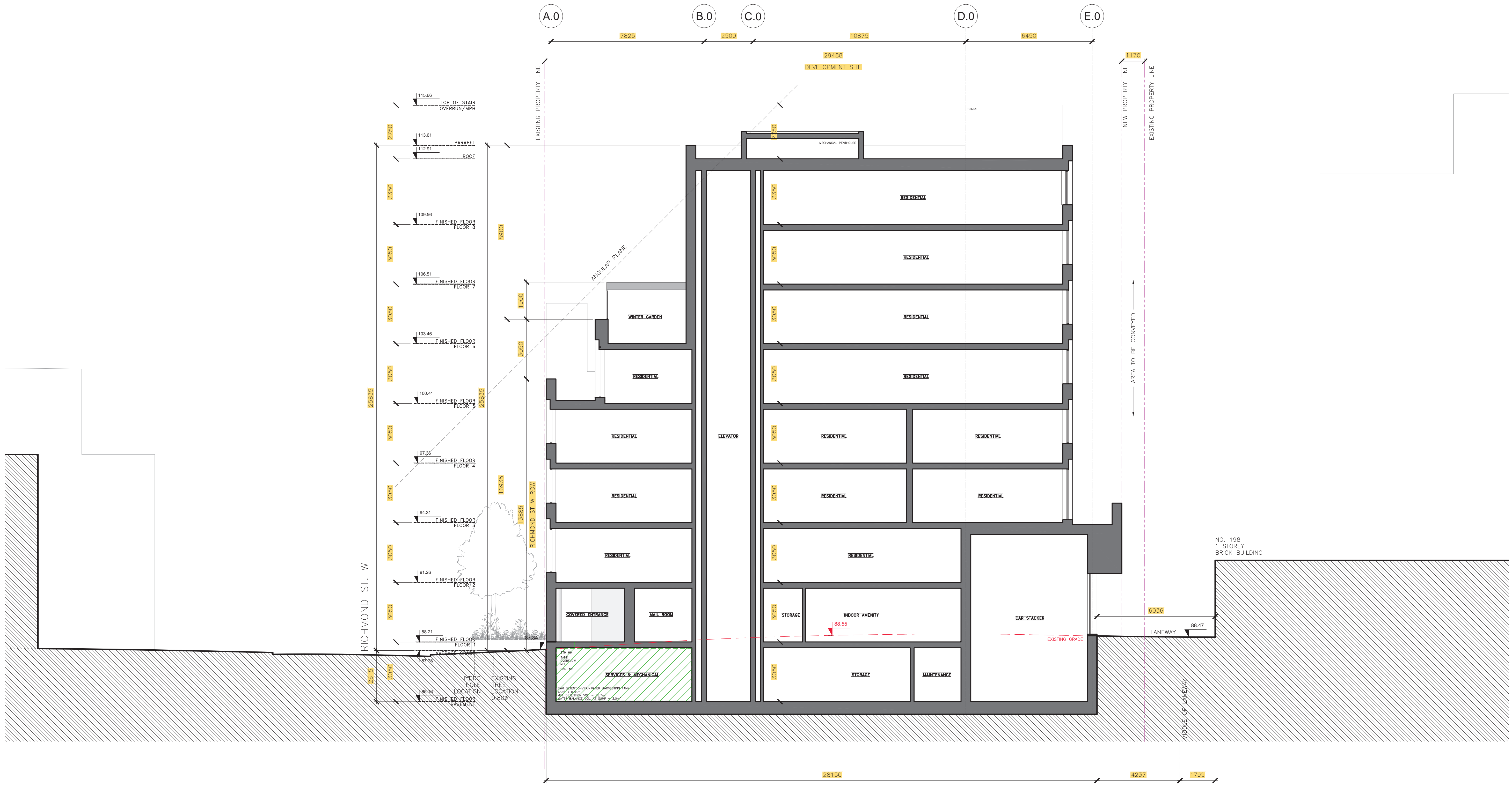
SCHEMATIC DESIGN

DESCRIPTION

BUILDING SECTIONS
LONGITUDINAL SECTION

SCALE:	1:100	TIMESTAMP:	21/07/2023
PROJECT CODE:	2114-TOR	PAGE:	
FILE NAME:	2114-TOR_A300.dwg	DESIGNED BY:	ADB
		DRAFTED BY:	KJ
		VERIFIED BY:	ADB

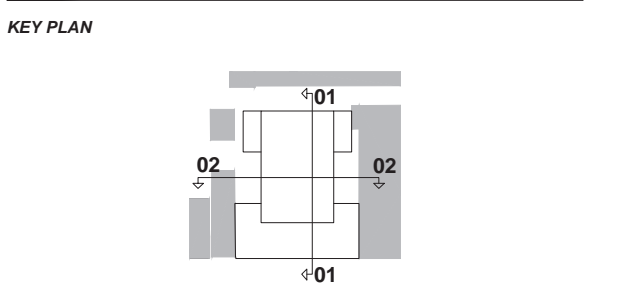
A300



OWNER
 HM PF (822-838 RICHMOND) LTD.
 474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS
 PLANNING: 5+N ARCHITECTS + PLANNERS
 LANDSCAPE: LAND ART DESIGN
 TRANSPORTATION: BA GROUP
 SERVICING: RV ANDERSON
 ENERGY: EQ BUILDING PERFORMANCE INC.
 CODE CONSULTANT: VORTEX FIRE
 MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
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01	ISSUED FOR COORDINATION	KJ	05-23-2022

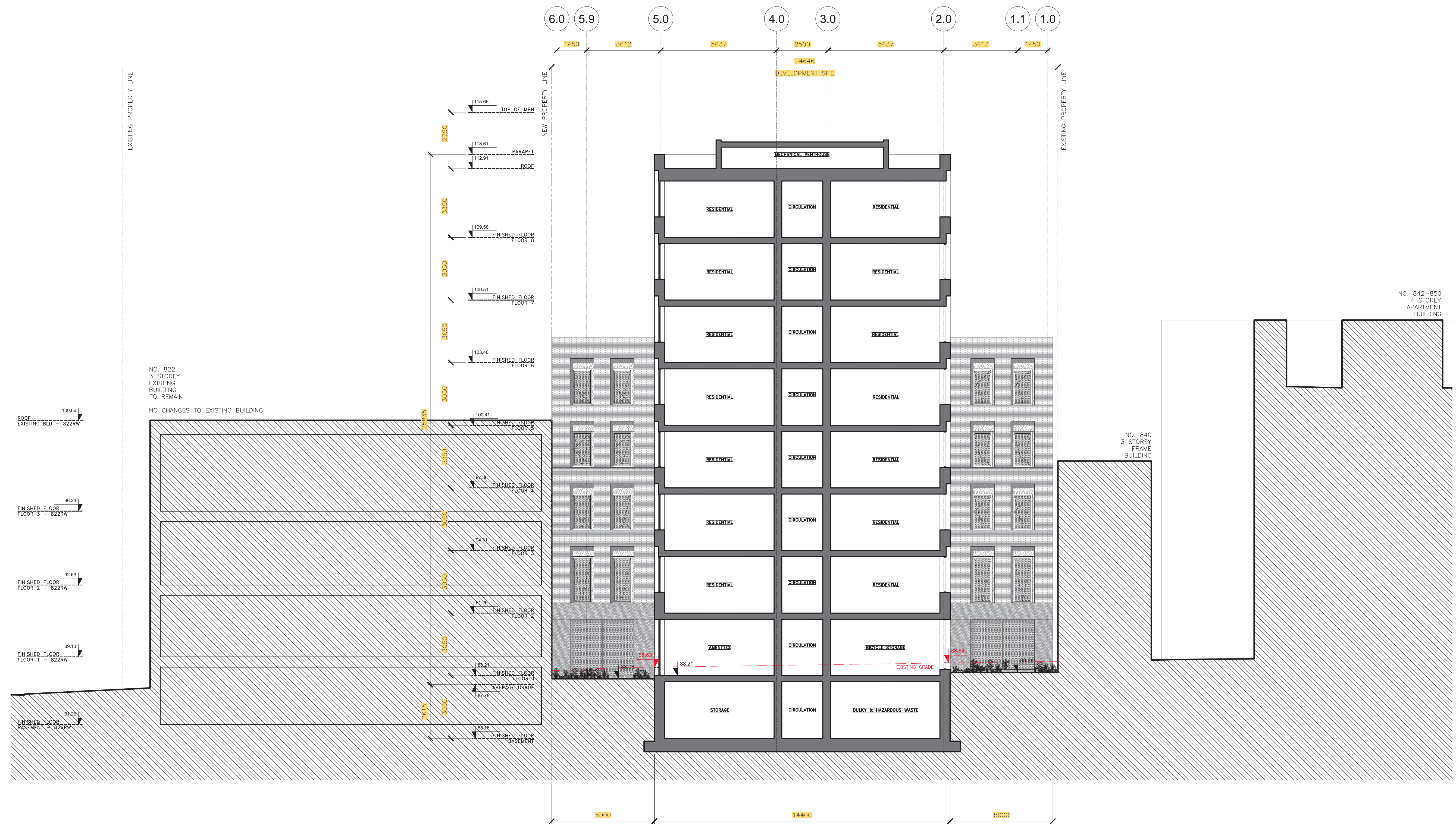
PROJECT
 2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE
 SCHEMATIC DESIGN

**BUILDING SECTIONS
 LATERAL SECTION**

SCALE: 1:100 **TIMESTAMP:** 21/07/2023
PROJECT CODE: 2114-TOR **PAGE:** 1
FILE NAME: 2114-TOR_A300.dwg
DESIGNED BY: ADB
DRAFTED BY: KJ
VERIFIED BY: ADB

A301



**02 CROSS SECTION
 A301 1:100**