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+1 (514) 360 2223 CONTACT@ATELIERBARDA.COM 214-5795 AVENUE DE GASPÉ MONTRÉAL QC CANADA H2S 2X3

OWNER

HM PF (822-838 RICHMOND) LTD.

474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3	
CONSULTANTS	
PLANNING:	SvN 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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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	11-04-2023
10	ISSUED FOR COORDINATION	КJ	29-03-2023
09	ISSUED FOR COORDINATION	КJ	31-01-2023
08	ISSUED FOR COORDINATION	KJ	11-01-2023
07	ISSUED FOR COORDINATION	КJ	09-01-2023
06	ISSUED FOR COORDINATION	КJ	12-14-2022
05	ISSUED FOR COORDINATION	КJ	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

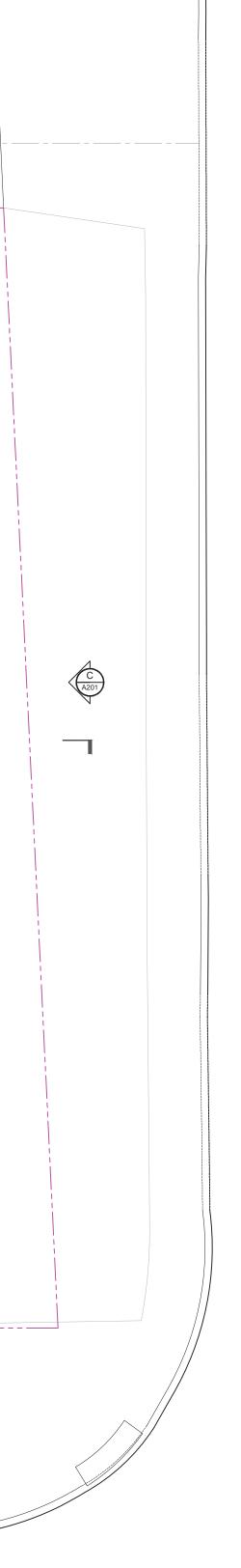
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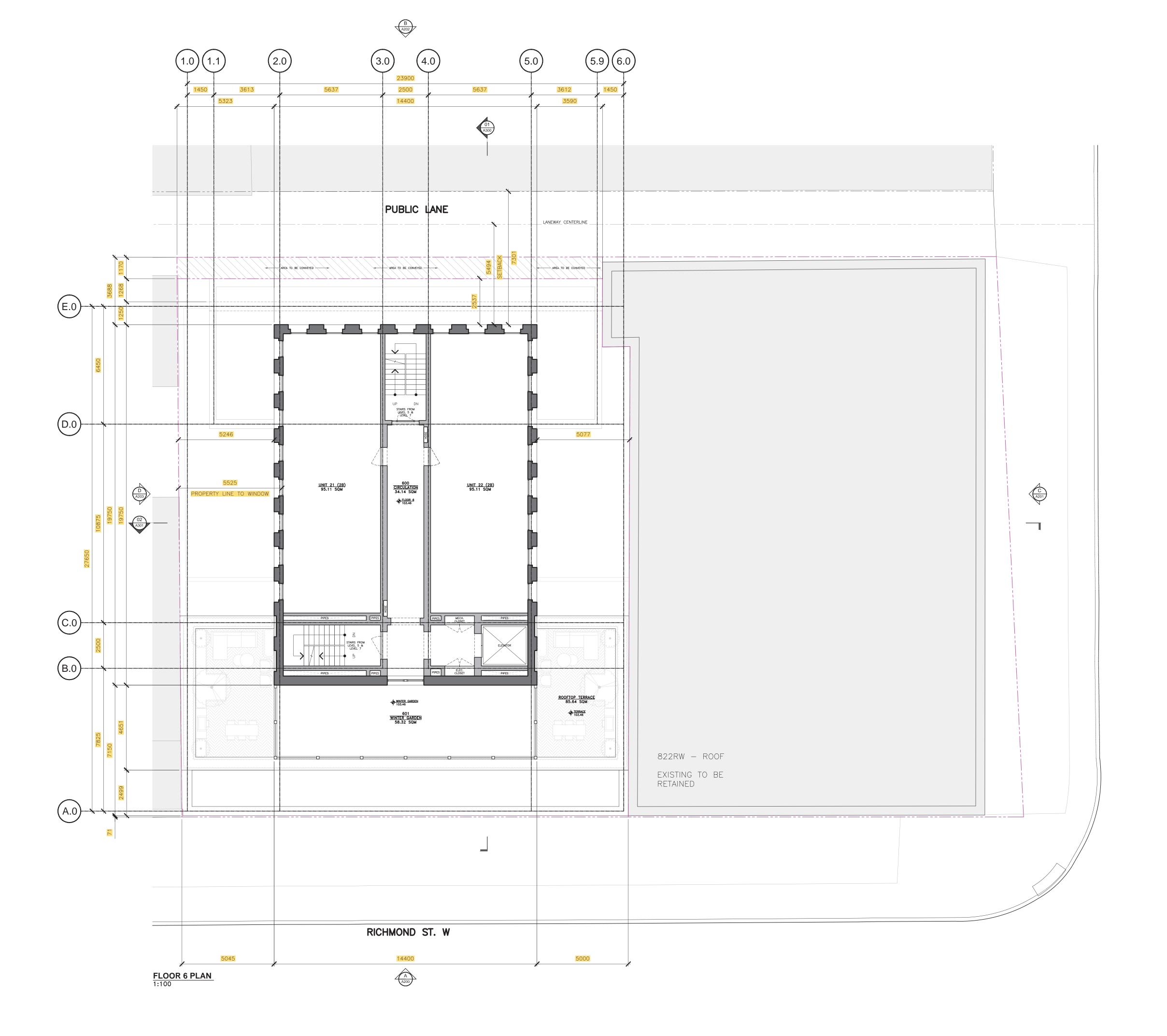
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 DESIGNED BY :
 ADB

 DRAFTED BY :
 KJ

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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 SIXTH FLOOR

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 TIMESTAMP :
 18/07/2023

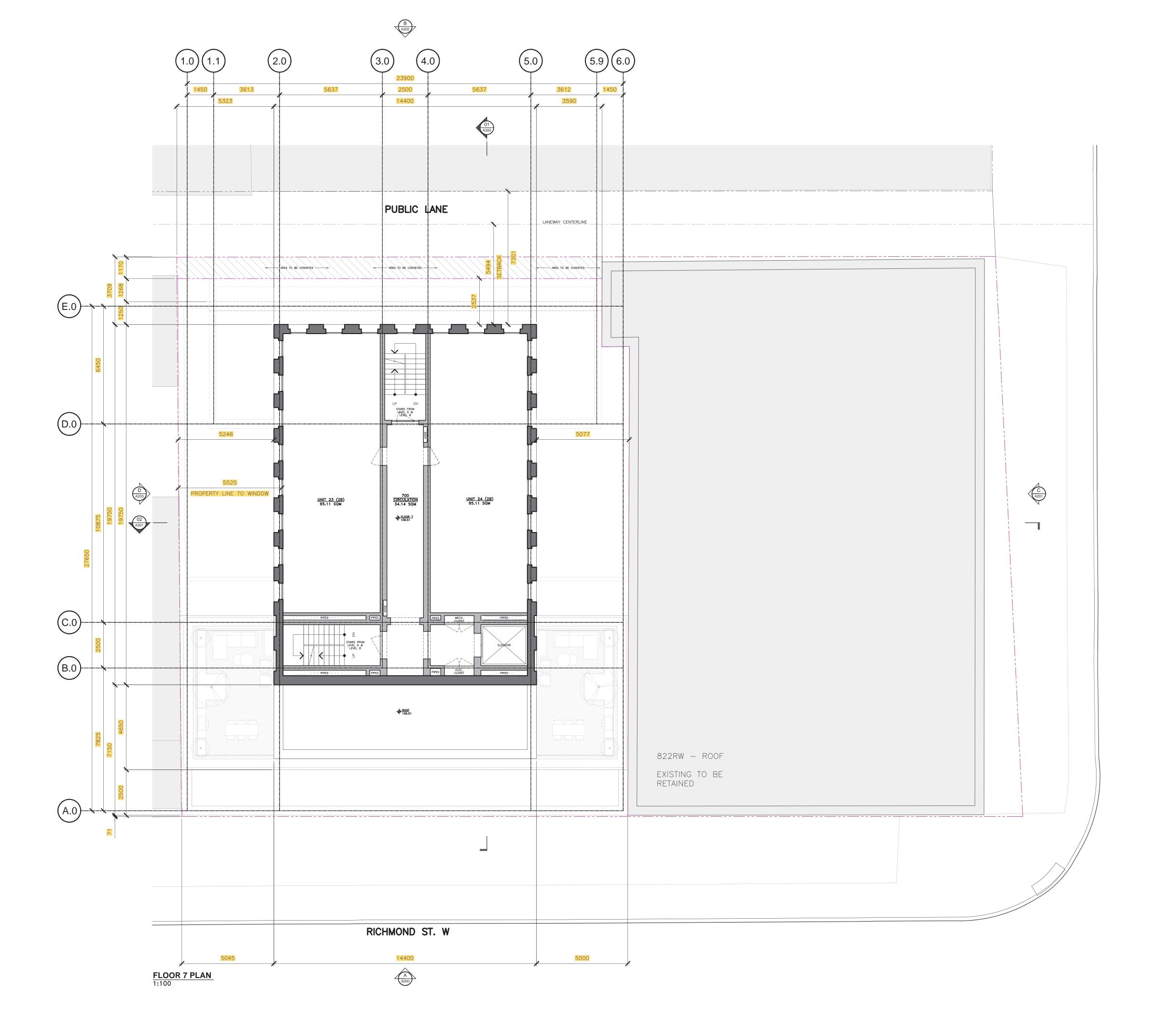
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2114-TOR

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

PHASE

SCHEMATIC DESIGN

DESCRIPTION

FLOOR PLANS SEVENTH FLOOR

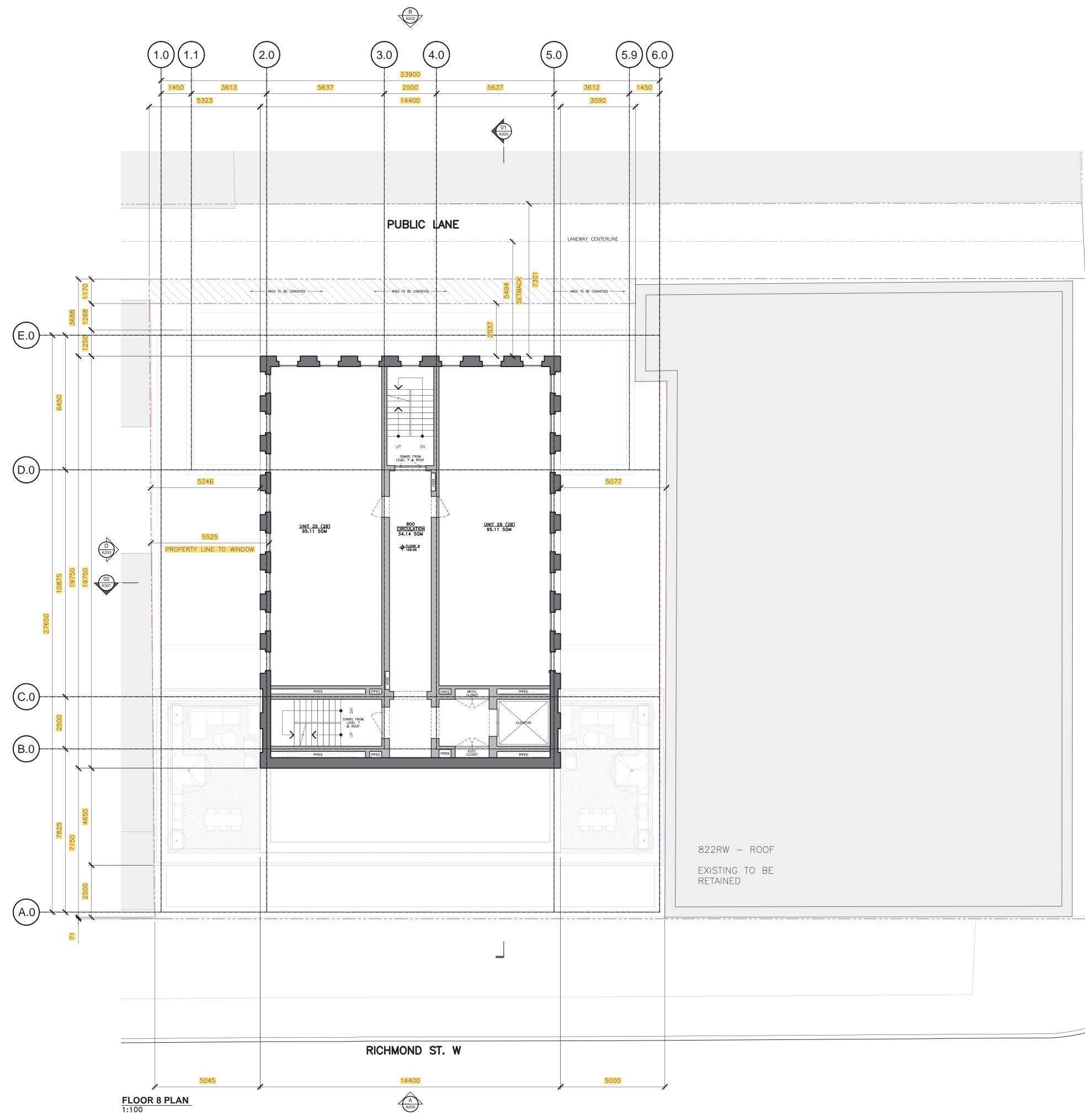
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828-838 RICHMOND STREET WEST 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE

SCHEMATIC DESIGN

DESCRIPTION

FLOOR PLANS EIGHTH FLOOR

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 TIMESTAMP:
 18/07/2023

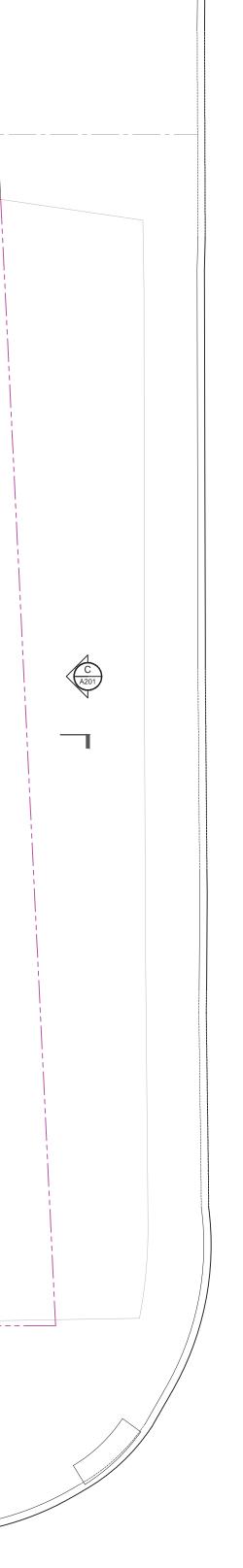
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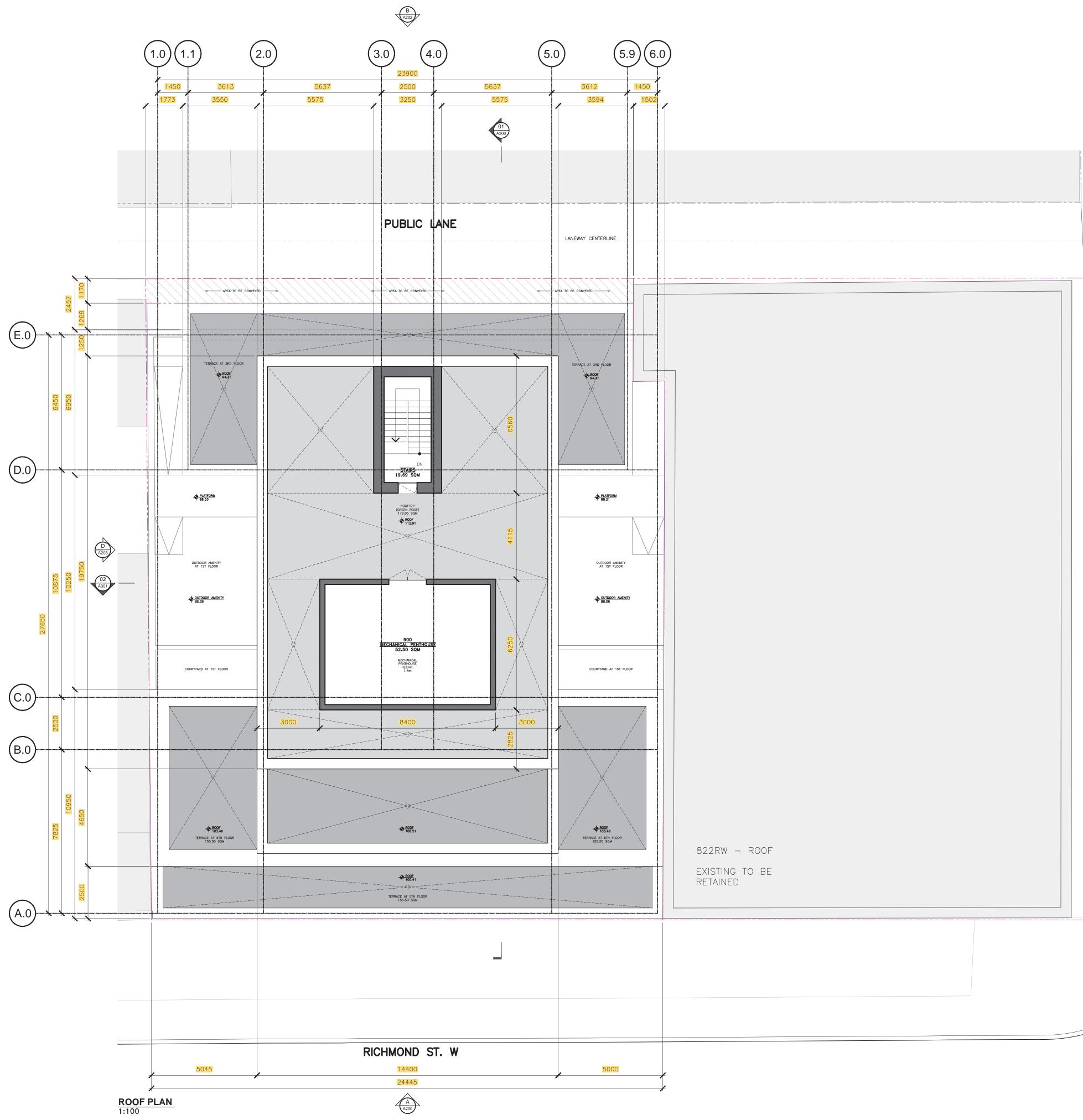
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2114-TOR

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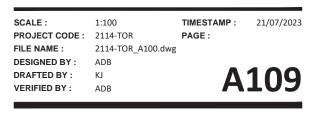
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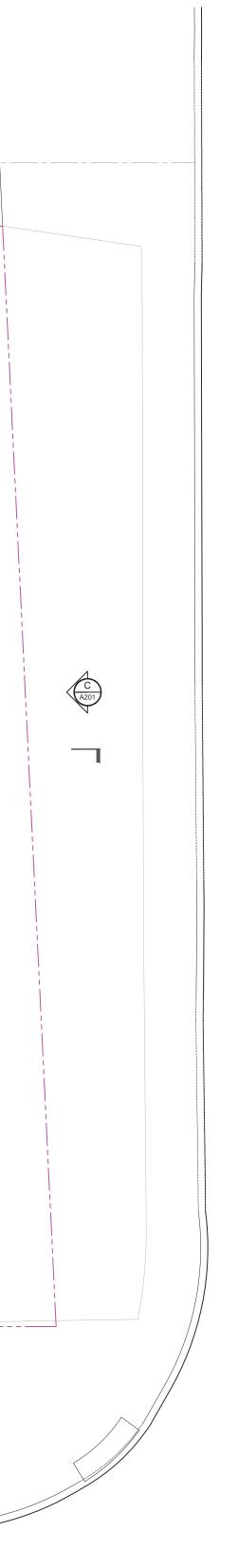
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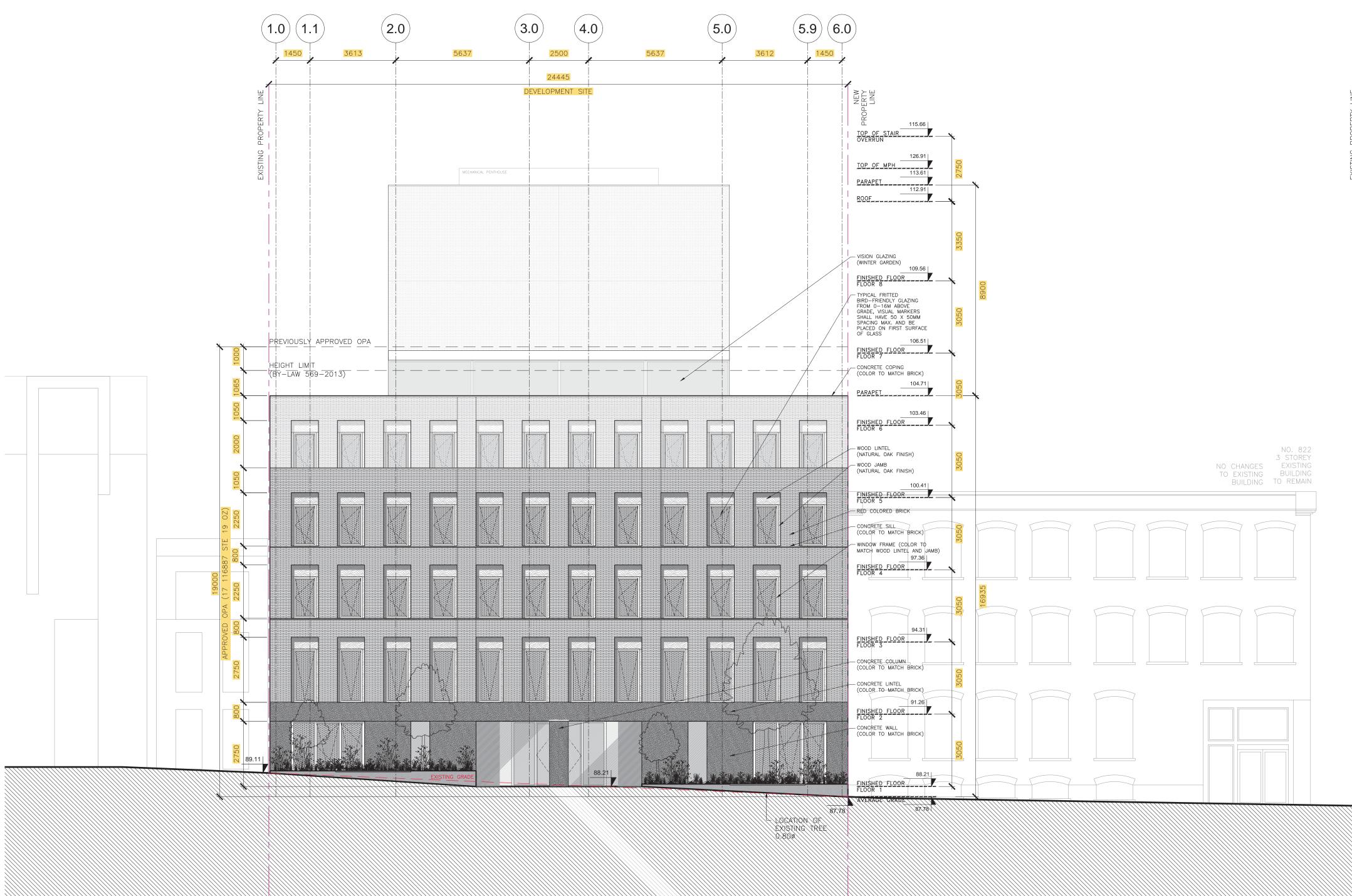
DESCRIPTION

FLOOR PLANS

ROOF







A SOUTH ELEVATION A200 1:100

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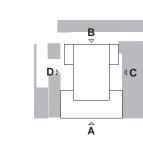
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SEAL

STATUS

ROOF EXISTING BLD - 822RW

96.23 FINISHED_FLOOR FLOOR 3 - 822RW

92.63 FINISHED FLOOR FLOOR 2 - 822RW

89.13 FINISHED FLOOR FLOOR 1 - 822RW

P1.26 FINISHED FLOOR BASEMENT - 822RW

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PRO	JECT			
211	4-TOR			
828-8	828-838 RICHMOND STREET WEST			
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028-0	828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9			

PHASE

SCHEMATIC DESIGN

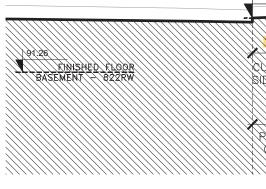
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BUILDING ELEVATIONS SOUTH ELEVATION

SCALE :	1:100	TIMESTAMP :	21/07/2023
PROJECT CODE :	2114-TOR	PAGE :	
FILE NAME :	2114-TOR_A200.dwg		
DESIGNED BY :	ADB	_	
DRAFTED BY :	KJ	Λ	200
VERIFIED BY :	ADB	A	200







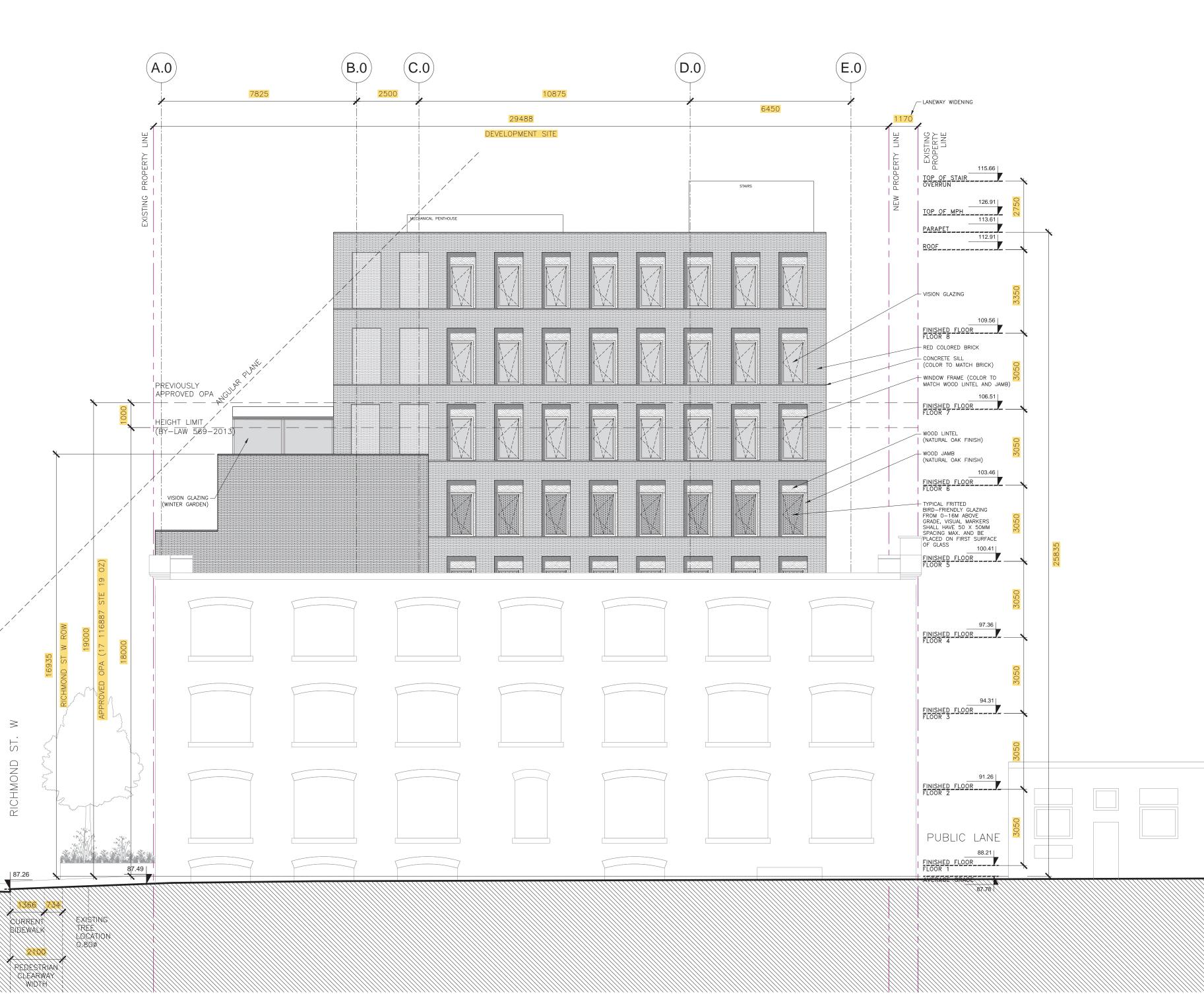
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92.63 FINISHED_FLOOR FLOOR 2 - 822RW

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96.23 FINISHED FLOOR FLOOR 3 - 822RW

100.66 ROOF EXISTING BLD - 822RW



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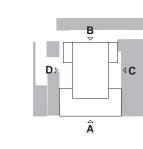
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07	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-202		
06	ISSUED FOR COORDINATION	KJ	11-04-202		
05	ISSUED FOR COORDINATION	KJ	29-03-202		
04	ISSUED FOR COORDINATION	KJ			
03	ISSUED FOR OPA / ZBA SUBMISSION	KB	06-21-202		
02	ISSUED FOR COORDINATION	JB			
01	ISSUED FOR COORDINATION	KJ	05-23-202		
PRO	JECT				
211	4-TOR				
828-838 RICHMOND STREET WEST					
828-	838 RICHMOND STREET W. TORONTO, ON M	5J 1C9			
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SCHEMATIC DESIGN

DESCRIPTION

BUILDING ELEVATIONS EAST ELEVATION

SCALE :	1:100	TIMESTAMP :	21/07/2023
PROJECT CODE :	2114-TOR	PAGE :	
FILE NAME :	2114-TOR_A200.dwg		
DESIGNED BY :	ADB	_	
DRAFTED BY :	KJ	Λ	201
VERIFIED BY :	ADB	A	ZUL



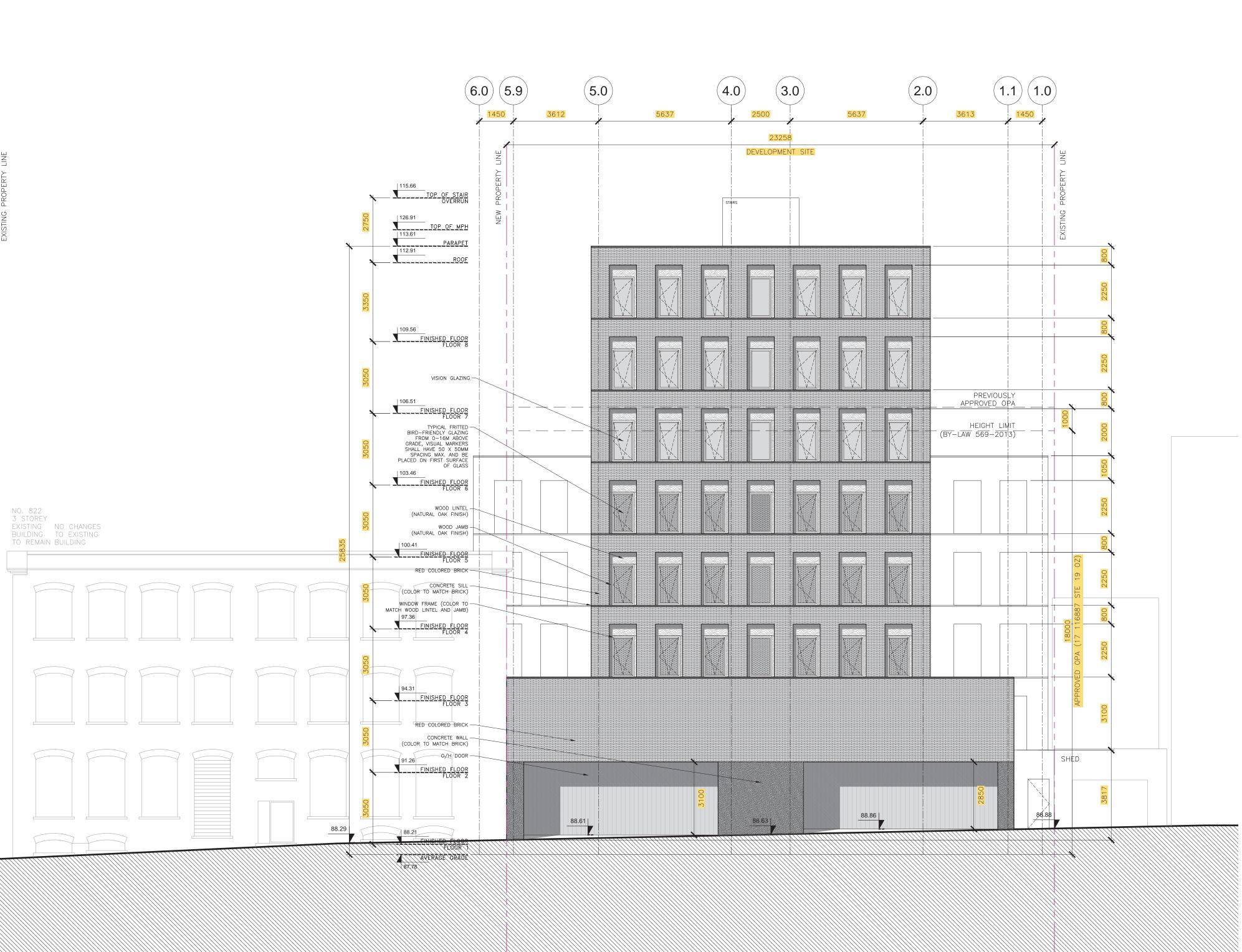




92.63 FINISHED_FLOOR FLOOR 2 - 822RW

96.23 FINISHED FLOOR FLOOR 3 - 822RW

100.66 ROOF EXISTING BLD - 822RW



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OWNER

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474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3				
CONSULTANTS				
PLANNING:	SvN ARCHITECTS + PLANNERS			
LANDSCAPE:	LAND ART DESIGN			
TRANSPORTATION:	BA GROUP			
SERVICING:	RV ANDERSON			

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.

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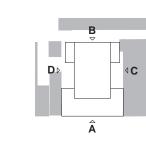
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02	ISSUED FOR COORDINATION	KB	06-07-2022
01	ISSUED FOR COORDINATION	KJ	05-23-2022
PRO	JECT		

2114-TOR

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

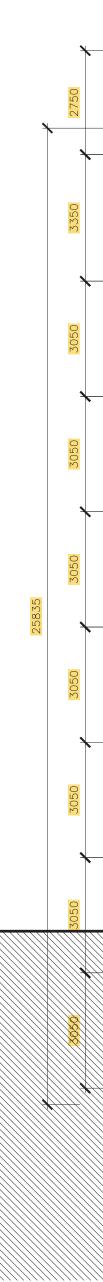
PHASE

SCHEMATIC DESIGN

DESCRIPTION

BUILDING ELEVATIONS NORTH ELEVATION

SCALE :	1:100	TIMESTAMP :	21/07/2023
PROJECT CODE :	2114-TOR	PAGE :	
FILE NAME :	2114-TOR_A200.dwg		
DESIGNED BY :	ADB	_	
DRAFTED BY :	KJ	Λ	202
VERIFIED BY :	ADB		ZUZ



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LANEWAY WIDENING	/	6450		29488	2500	7825
LINE EXISTING PROPERTY LINE 112'20				DEVELOPMENT SITE		
OVERRUN		STAIRS				
126.91 <u>TOP_OF_MPH</u> 113.61 <u>PARAPET</u>				MECHANICAL PENTHOUSE		
112.91 ROOF						
CONVEYED						
109.56 						
FLOOR 8						Wellaw Stank
106.51 FINISHED_FLOOR FLOOR 7						
TYPICAL FRITTED BIRD-FRIENDLY GLAZING FROM 0-16M ABOVE GRADE, VISUAL MARKERS I SHALL HAVE 50 X 50MM SPACING MAX. AND BE PLACED ON FIRST SURFACE OF GLASS						(BY-
PLACED ON FIRST SURFACE OF GLASS 103.46 FINISHED_FLOOR FLOOR 6						
WOOD LINTEL (NATURAL OAK FINISH)						
WOOD JAMB (NATURAL OAK FINISH)						
RED COLORED BRICK CONCRETE SILL (COLOR TO MATCH BRICK)						
WINDOW FRAME (COLOR TO MATCH WOOD LINTEL AND JAMB)				NO: 840 3 STOREY FRAME BUILDING		
95.31				BUILDING		
94.31 FINISHED_FLOOR FLOOR 3						
FLOOR 3 RED COLORED BRICK CONCRETE WALL (COLOR TO MATCH BRICK)						
	RHED					
PUBLIC LANE		<u>90.00</u>]				
88.89						
FINISHED FLOOR FLOOR AVERAGE GRADE						

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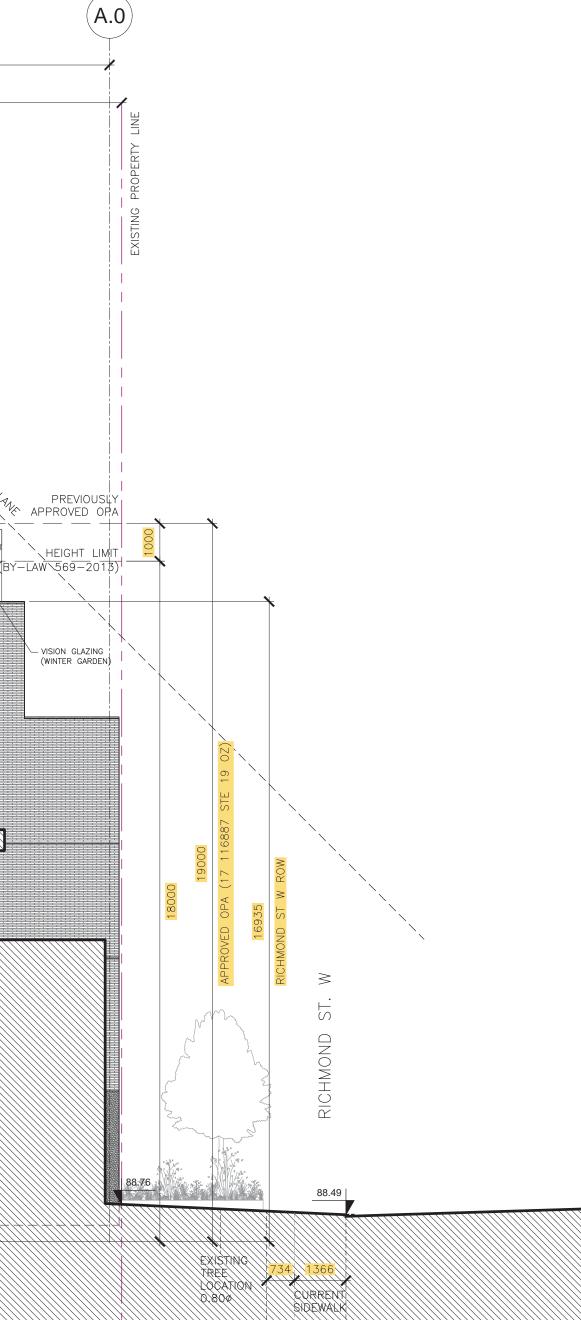
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CONSULTANTS			
PLANNING:	SvN ARCHITECTS + PLANNERS		
LANDSCAPE:	LAND ART DESIGN		
TRANSPORTATION:	BA GROUP		
SERVICING:	RV ANDERSON		
ENERGY:	EQ BUILDING PERFORMANCE INC.		
CODE CONSULTANT:	VORTEX FIRE		
MEP ENGINEER:	WILD THOMAS GROUP & ELEVATION ENG.		
STRUCTURAL ENGINEER:	HONEYCOMB GROUP INC.		
SURVEYOR:	R. AVIS SURVEYING INC.		
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2100 PEDESTRIAN CLEARWAT WIDTH

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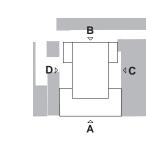
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02	ISSUED FOR COORDINATION	KB	06-07-2022
01	ISSUED FOR COORDINATION	KJ	05-23-2022
PRO	JECT		

2114-TOR

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

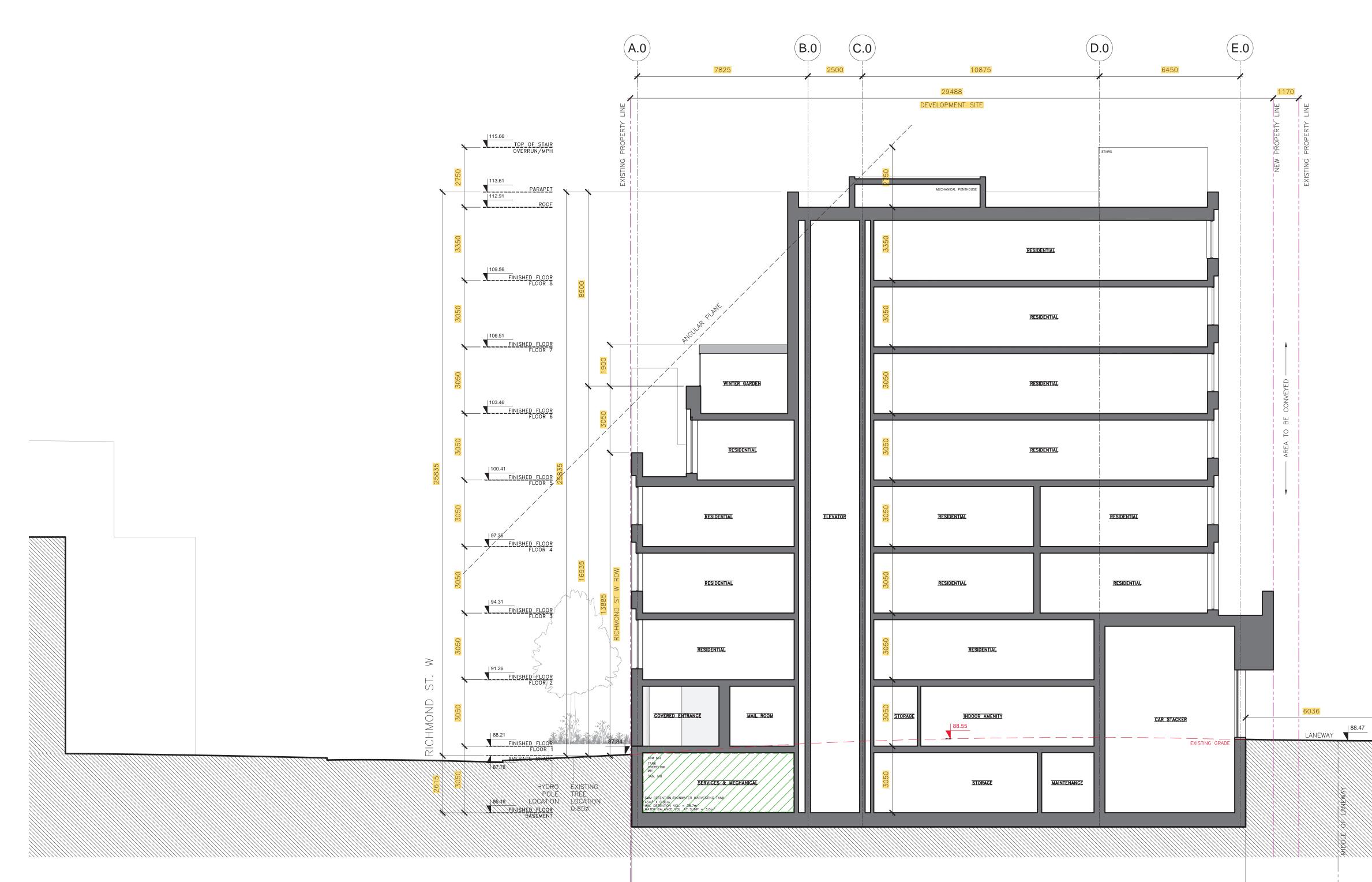
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SCHEMATIC DESIGN

DESCRIPTION

BUILDING ELEVATIONS WEST ELEVATION

SCALE :	1:100	TIMESTAMP :	21/07/2023
PROJECT CODE :	2114-TOR	PAGE :	
FILE NAME :	2114-TOR_A200.dwg		
DESIGNED BY :	ADB		
DRAFTED BY :	KJ	<u>л</u>	203
VERIFIED BY :	ADB	A	203



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PLANNING:	SvN ARCHITECTS + PLANNERS
LANDSCAPE:	LAND ART DESIGN
TRANSPORTATION:	BA GROUP
SERVICING:	RV ANDERSON
ENERGY:	EQ BUILDING PERFORMANCE INC.
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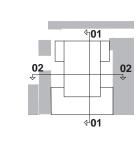
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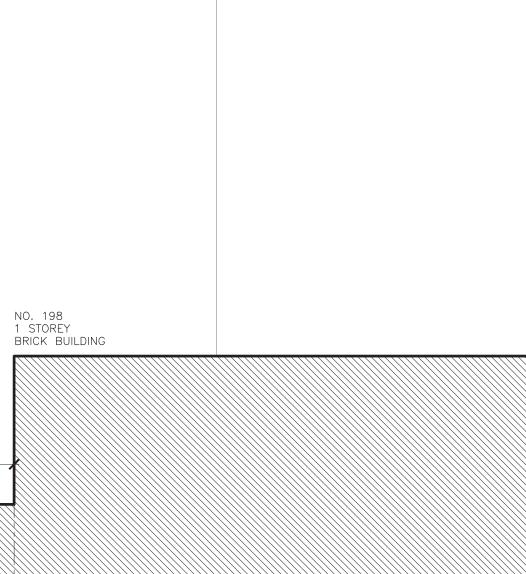
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04 19 03 19 02 19	SUED FOR COORDINATION	KJ			
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03 IS	SUED FOR COORDINATION		11-04-2		
02 15		KJ	11 0 . 1		
	SUED FOR OPA / ZBA SUBMISSION		29-03-2		
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D1 IS	SUED FOR COORDINATION	KJ	05-23-2		
		SI 1C9			
828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9					
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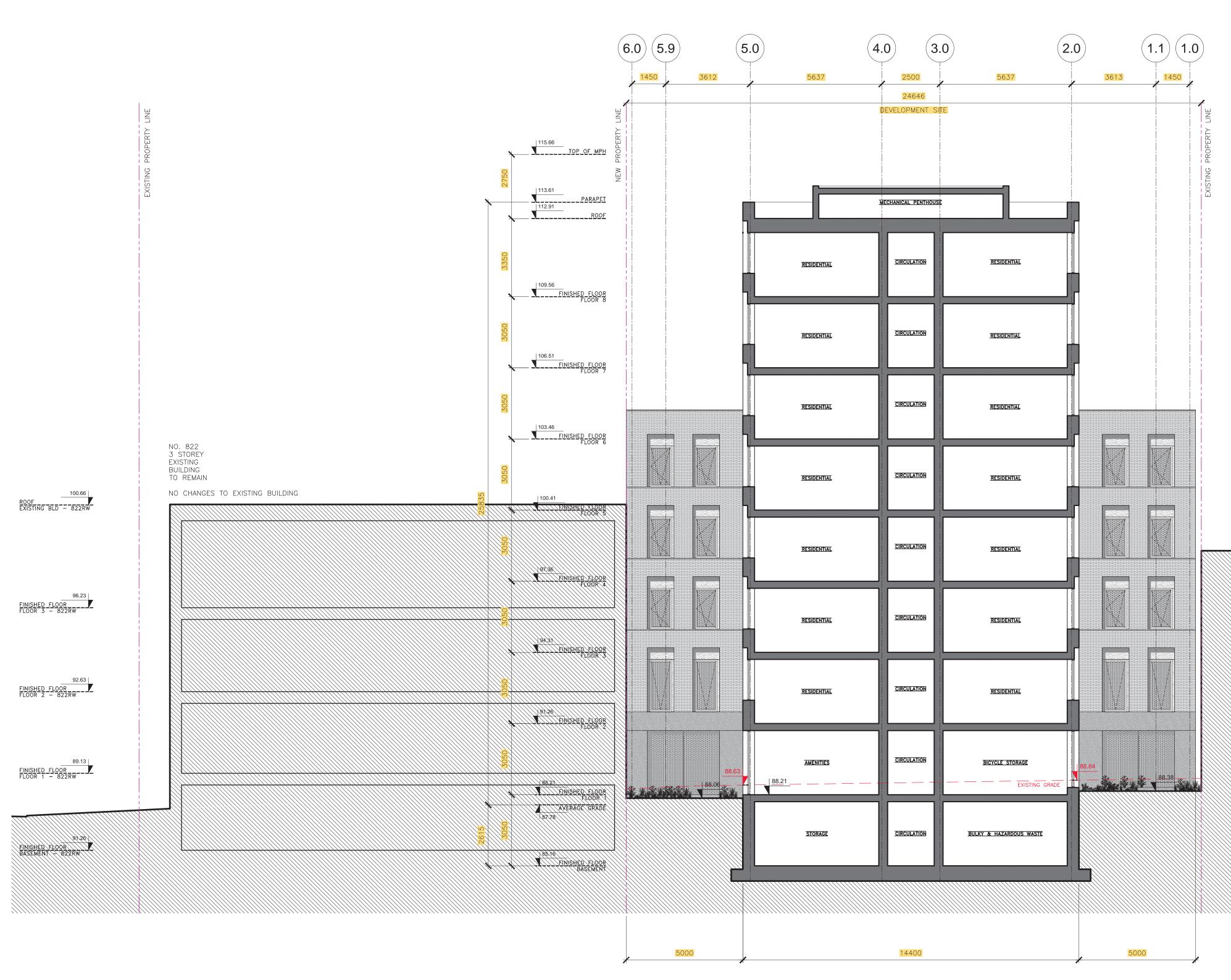
SCALE :1:100TIMESTAMP :21/07/2023PROJECT CODE :2114-TORPAGE :FILE NAME :2114-TOR_A300.dwgDESIGNED BY :ADBDRAFTED BY :KJVERIFIED BY :ADB



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CONSULTANTS	
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LANDSCAPE:	LAND ART DESIGN
TRANSPORTATION:	BA GROUP
SERVICING:	RV ANDERSON
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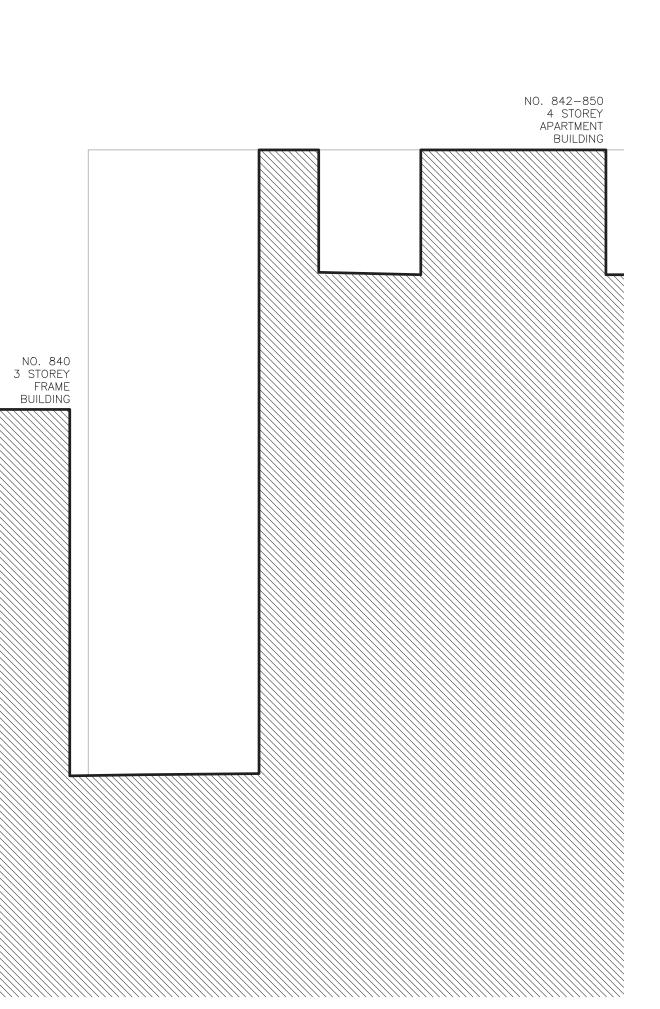
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211	JECT	KJ	05-23-200
<i>PRO</i> 211 828-8	JECT 4-TOR B38 RICHMOND STREET WEST		05-23-200
PRO 211 828-8 828-8	JECT 4-TOR 838 RICHMOND STREET WEST 838 RICHMOND STREET W. TORONTO, ON M6.		05-23-200
<i>PRO</i> 211 828-8	JECT 4-TOR 838 RICHMOND STREET WEST 838 RICHMOND STREET W. TORONTO, ON M6.		05-23-200
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рко 2111 828-4 828-4 828-4 РНА SC	JECT 4-TOR B38 RICHMOND STREET WEST B38 RICHMOND STREET W. TORONTO, ON M6. SE HEMATIC DESIGN CRIPTION		05-23-200
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