

The drawings are the property of Architecture Unfolded. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Designer.

These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

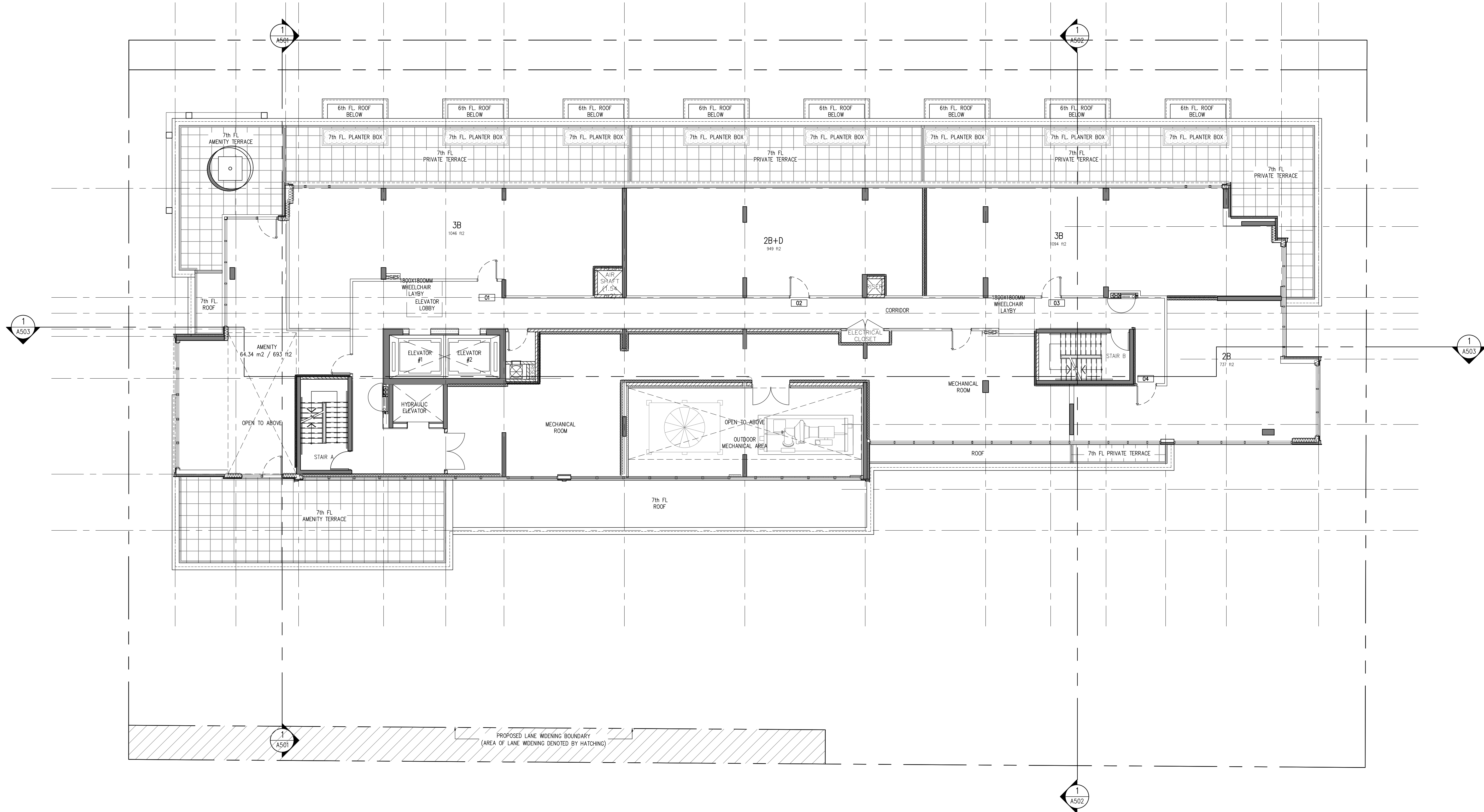
Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the movement by them, all contractors or subcontractors must verify themselves when bidding and at all times that they can properly construct the work represented by these plans.



notes:

re-issued for rezoning	07.??.2018
re-issued for rezoning	05.09.2018
re-issued for rezoning	10.20.2017
issued for rezoning	12.16.2016
issued for client review	11.21.2016
issued for pre-consultation	08.09.2016
issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz  
 maurizio di giulio  
 olena kobets-singh



planning:  
 bousfields inc.

structural:  
 .

electrical:  
 .

mechanical:  
 .

landscape:  
 PMA landscape architects ltd.

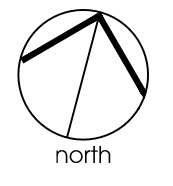
heritage:  
 ERA consulting

site services:  
 fabian papa & partners

project:  
 227 gerrard street east  
 toronto, ontario

7th floor plan

date:	jun 28, 2018
scale:	1:100
project:	16-06
drawn by:	mdg



drawing number:  
**A307**

The drawings are the property of Architecture Unfolded. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Designer.

These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify of existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Locations of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the same. All contractors or subcontractors must verify themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

re-issued for rezoning	07.??.2018
re-issued for rezoning	05.09.2018
re-issued for rezoning	10.20.2017
issued for rezoning	12.16.2016
issued for client review	11.21.2016
issued for pre-consultation	08.09.2016
issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz  
maurizio di giulio  
olena kobets-singkh



planning:  
bousfields inc.

structural:

electrical:

mechanical:

landscape:  
PMA landscape architects ltd.

heritage:  
ERA consulting

site services:  
fabian papa & partners

project:  
227 gerrard street east  
toronto, ontario

roof top amenity plan  
(main roof)

june 28, 2018

1:100

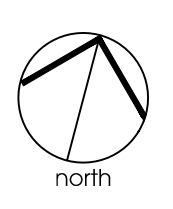
mdg

date:

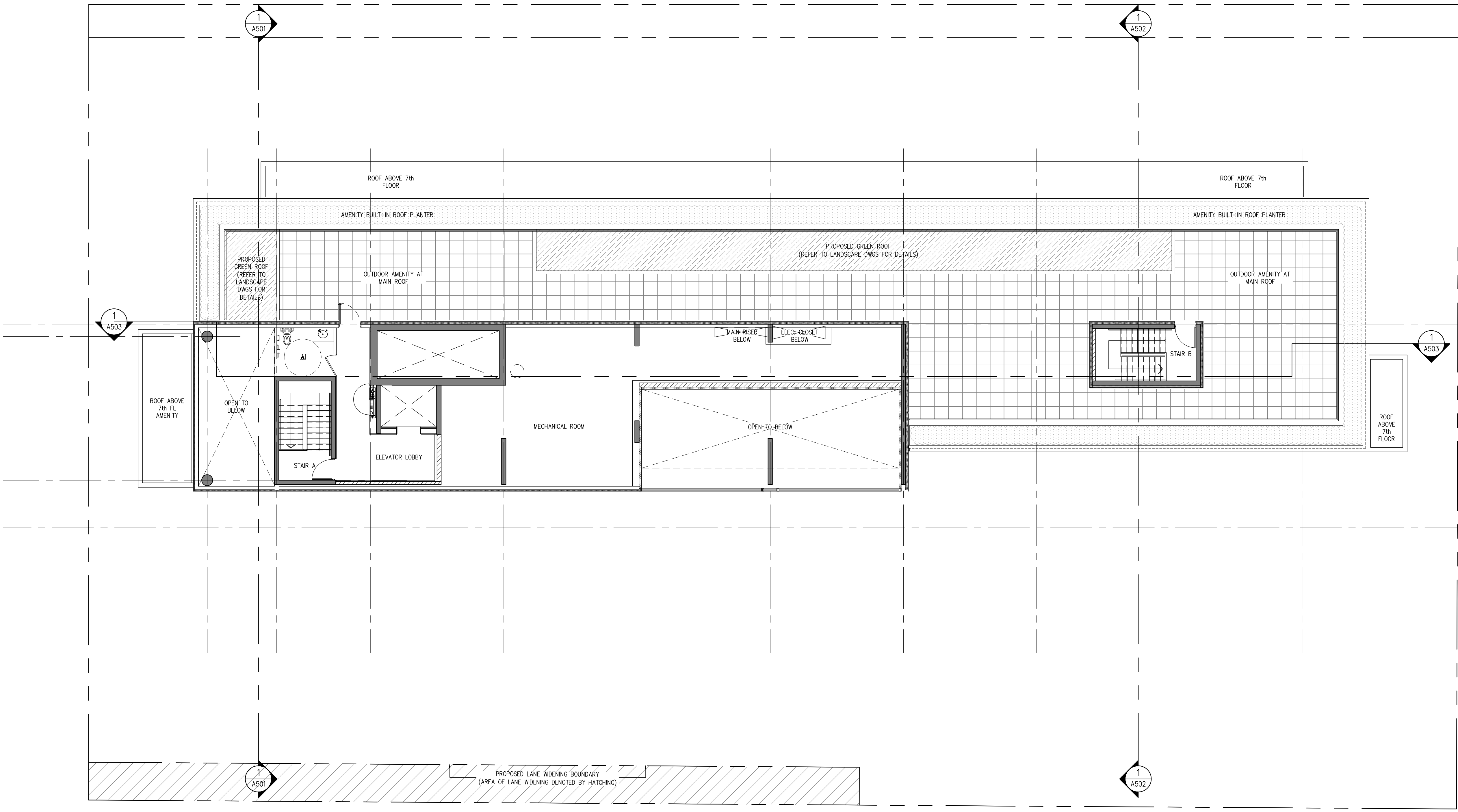
scale:

project:

drawn by:

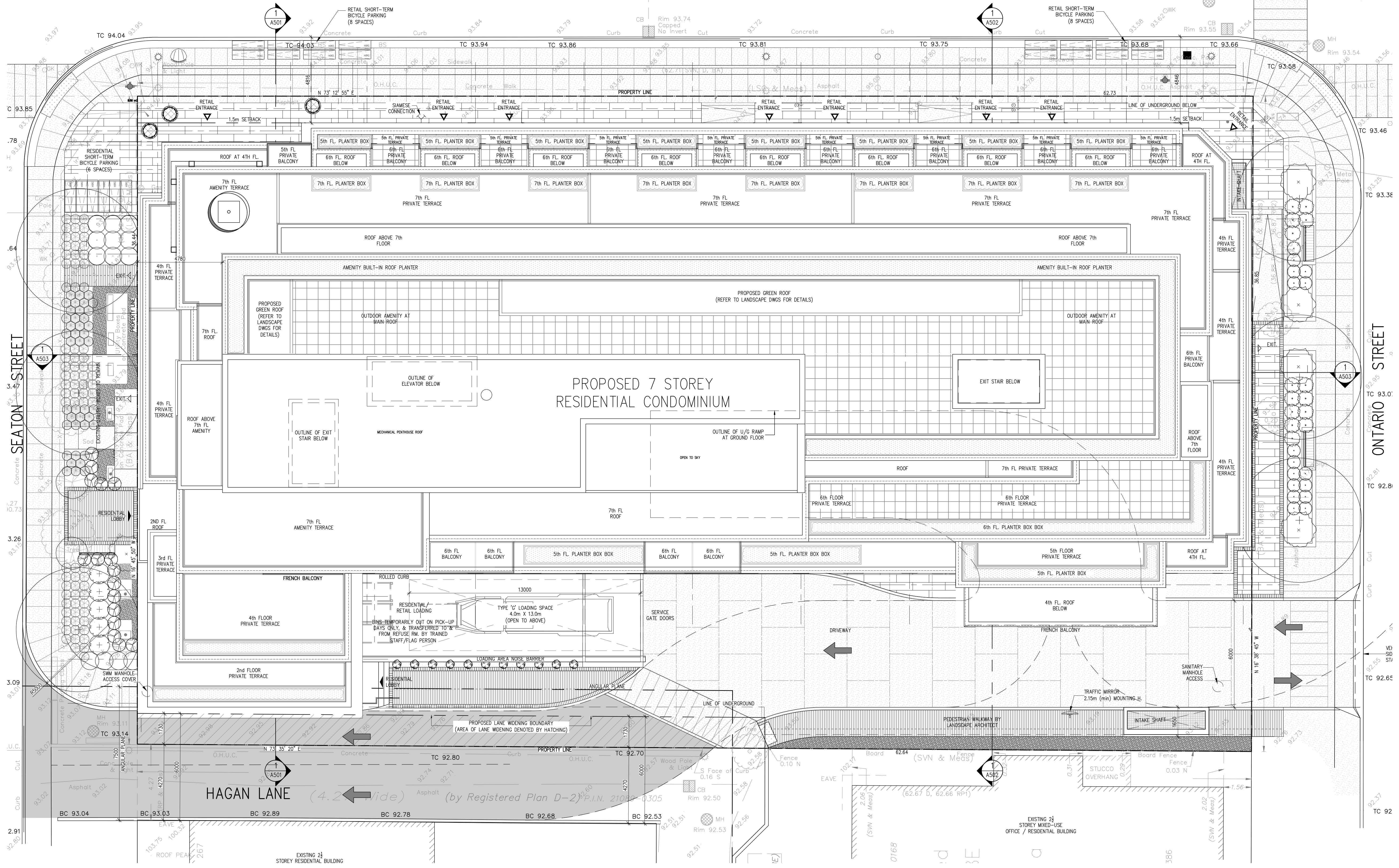


drawing number:  
**A308**



(Part of Registered Plan D-2 Established by Deed)

# GERRARD STREET EAST



The drawings are the property of Architecture Unfolded. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Designer.

These Contract Documents are the property of the architect. The architect takes no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify of existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Locations of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the measurement by them, all contractor or subcontractor must verify, themselves when bidding and at all times that they can properly construct the work represented by these plans.

### notes:

re-issued for rezoning 07.??.2018  
 re-issued for rezoning 05.09.2018  
 re-issued for rezoning 10.20.2017  
 issued for rezoning 12.16.2016  
 issued for client review 11.21.2016  
 issued for pre-consultation 08.09.2016  
 issued for team review 06.10.2016  
 revisions: m. d. yr

### architectural team:

eduardo ortiz  
 maurizio di giulio  
 olena kobets-singkh

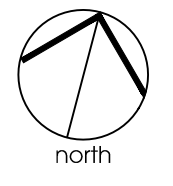


planning: bousfields inc.  
 structural:  
 electrical:  
 mechanical:  
 landscape: PMA landscape architects ltd.  
 heritage: ERA consulting  
 site services: fabian papa & partners

project:  
 227 gerrard street east  
 toronto, ontario

### roof plan

date: june 28, 2018  
 scale: 1:100  
 project: 16-06  
 mdg  
 drawn by:



drawing number:  
**A309**

The drawings are the property of Architecture Unfolded. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Designer.

These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Locations of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and below of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the same. It is the responsibility of the contractor or subcontractor to verify the constructability of the work represented by these plans.

notes:

LEGEND	
1	RED BRICK
2	YELLOW BRICK
3	MULLIONS
4	VISION GLASS
5	FRITTED GLASS PATTERN
6	GLASS RAILING
7	METAL PANEL
8	LOUVRES
9	PLANTERS
10	SPANDREL GLASS (LOW REFLECTANCE)
11	PRECAST PANEL
12	LIGHT FIXTURE
13	FRENCH BALCONY

re-issued for rezoning	07.??.2018
re-issued for rezoning	05.09.2018
re-issued for rezoning	10.20.2017
issued for rezoning	12.16.2016
issued for client review	11.21.2016
issued for pre-consultation	08.09.2016
issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz  
 maurizio di giulio  
 alena kobets-singkh



planning:  
 bousfields inc.

structural:

electrical:

mechanical:

landscape:  
 PMA landscape architects ltd.

heritage:  
 ERA consulting

site services:  
 fabian papa & partners

project:  
 227 gerrard street east  
 toronto, ontario

north elevation  
 (Gerrard Street)

date:  
 1:100  
 16-06  
 mdg

date:  
 scale:  
 project:  
 drawn by:

drawing number:  
**A401**



The drawings are the property of Architecture Unfolded. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Designer.

These Contract Documents are the property of the architect. The architect takes no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and belows of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

LEGEND	
1	RED BRICK
2	YELLOW BRICK
3	MULLIONS
4	VISION GLASS
5	FRITTED GLASS PATTERN
6	GLASS RAILING
7	METAL PANEL
8	LOUVRES
9	PLANTERS
10	SPANDREL GLASS (LOW REFLECTANCE)
11	PRECAST PANEL
12	LIGHT FIXTURE
13	FRENCH BALCONY

re-issued for rezoning	07.??.2018
re-issued for rezoning	05.09.2018
re-issued for rezoning	10.20.2017
issued for rezoning	12.16.2016
issued for client review	11.21.2016
issued for pre-consultation	08.09.2016
issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz  
maurizio di giulio  
olena kobets-singkh



planning:  
bousfields inc.

structural:

electrical:

mechanical:

landscape:  
PMA landscape architects ltd.

heritage:  
ERA consulting

site services:  
fabian papa & partners

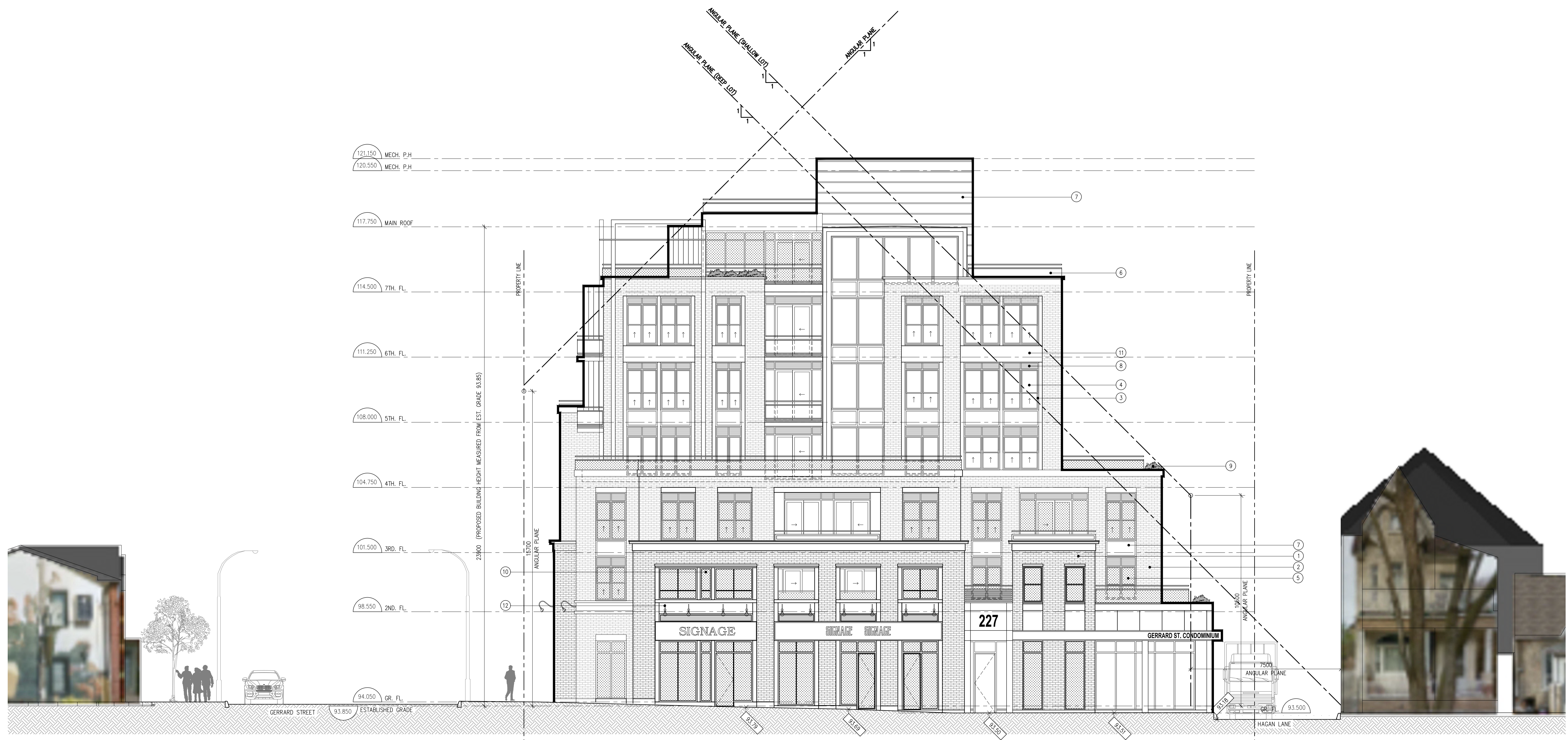
project:  
227 gerrard street east  
toronto, ontario

west elevation  
(Seaton Street)

date:  
1:100  
16-06  
mdg

date:  
scale:  
project:  
drawn by:

drawing number:  
**A402**





The drawings are the property of Architecture Unfolded. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Designer.

These Contract Documents are the property of the architect. The architect takes no responsibility for the interpretation of these documents by the Contractor, upon written application the architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the same by them, all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

LEGEND	
1	RED BRICK
2	YELLOW BRICK
3	MULLIONS
4	VISION GLASS
5	FRITTED GLASS PATTERN
6	GLASS RAILING
7	METAL PANEL
8	LOUVRES
9	PLANTERS
10	SPANDREL GLASS (LOW REFLECTANCE)
11	PRECAST PANEL
12	LIGHT FIXTURE
13	FRENCH BALCONY

re-issued for rezoning 07.??.2018  
 re-issued for rezoning 05.09.2018  
 re-issued for rezoning 10.20.2017  
 issued for rezoning 12.16.2016  
 issued for client review 11.21.2016  
 issued for pre-consultation 08.09.2016  
 issued for team review 06.10.2016  
 revisions: m. d. yr

architectural team :

eduardo ortiz  
 maurizio di giulio  
 olena kobets-singkh



planning:  
 bousfields inc.

structural:

electrical:

mechanical:

landscape:  
 PMA landscape architects ltd.

heritage:  
 ERA consulting

site services:  
 fabian papa & partners

project:  
 227 gerrard street east  
 toronto, ontario

east elevation  
 (Ontario Street)

date:  
 1:100  
 16-06  
 mdg

date:  
 scale:  
 project:  
 drawn by:

drawing number:  
**A403**

The drawings are the property of Architecture Unfolded. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Designer.

These Contract Documents are the property of the architect. The architect takes no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and belows of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the movement by them, all contractors or subcontractors must verify themselves when bidding and at all times that they can properly construct the work represented by these plans.

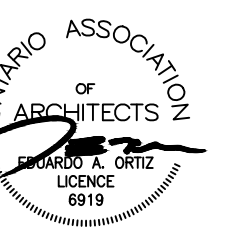
notes:

LEGEND	
1	RED BRICK
2	YELLOW BRICK
3	MULLIONS
4	VISION GLASS
5	FRITTED GLASS PATTERN
6	GLASS RAILING
7	METAL PANEL
8	LOUVRES
9	PLANTERS
10	SPANDREL GLASS (LOW REFLECTANCE)
11	PRECAST PANEL
12	LIGHT FIXTURE
13	FRENCH BALCONY

re-issued for rezoning	07.??.2018
re-issued for rezoning	05.09.2018
re-issued for rezoning	10.20.2017
issued for rezoning	12.16.2016
issued for client review	11.21.2016
issued for pre-consultation	08.09.2016
issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz  
maurizio di giulio  
olena kobets-singkh



planning:  
bousfields inc.

structural:

electrical:

mechanical:

landscape:  
PMA landscape architects ltd.

heritage:  
ERA consulting

site services:  
fabian papa & partners

project:  
227 gerrard street east  
toronto, ontario

south elevation  
(Hagan Lane)

june 28, 2018

1:100

16-06

mdg

date:

scale:

project:

drawn by:



drawing number:  
**A404**

