

GENERAL SITE INFORMATION:	
Site Address:	400-420 King Street West
Developer:	
Building Type:	Mixed Use Development (Commercial/Residential/Office)

SITE AREA:				
	sq.m.	sq.ft.	acre	ha
<b>Total Area:</b>	2,612	28,112	0.6	0.3

DENSITY (FSI):					
Total GFA:	43,200	Site Area:	2,612	FSI:	16.5
Toronto Zoning Bylaw 560/2013					

BUILDINGS:		
ZBL Established Site Elevation (at grade)	86.4 m	
	<b>Storeys</b>	<b>Height*</b>
Building Height	49+ Mechanical Penthouse	156.9

\*From established grade to Top of Mechanical PH, excluding roofing materials, parapets, and architectural ornamental elements.

BUILDING USE:		
	sq.m.	sq.ft.
Residential GFA	39,843	428,868
Non-Residential GFA	3,357	36,132
<b>Total GFA</b>	<b>43,200</b>	<b>465,004</b>
Toronto Zoning Bylaw 566-2013		

BUILDINGS AREAS: TOTAL FLOOR AREA (TFA) AND ABOVE GRADE GROSS FLOOR AREA (GFA)										Toronto Zoning Bylaw 569-2013			Toronto Zoning Bylaw 438-86			UNIT MIX														
OCCUPANCY		TOTAL TFA		COMMERCIAL TFA				RESIDENTIAL TFA			TOTAL GFA			TOTAL GFA			FLOOR LEVEL	UNIT TYPE												
		TFA (EXCLUDING BALCONIES & TERRACES)		TOTAL COMMERCIAL FLOOR AREA AND PROPOSED OFFICE		COMMERCIAL LEASABLE & PROPOSED OFFICE		COMMERCIAL EFFICIENCY	TOTAL RESIDENTIAL FLOOR AREA		RESIDENTIAL SALEABLE AREA		RESIDENTIAL EFFICIENCY	GFA DEDUCTION	TOTAL GFA			GFA DEDUCTION	TOTAL GFA		UNIT TYPE									
Floor Level		sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.		sq. m.	sq. ft.	sq. m.	sq. ft.		%	sq. m.	sq. m.	sq. ft.	sq. m.	sq. m.	sq. ft.		S	1 BR	2 BR	3 BR	TOTAL				
Podium																														
Level 1 (Retail)		1,639	17,845	1,250	13,459				389	4,185	-	-			128.1	1,511.1	16,266	109.9	1,525.6	16,422										
Level 2 (Retail/Office)		2,272	24,458	2,237	24,075				36	383	-	-			104.7	2,167.5	23,331	65.9	2,204.9	23,734										
Podium Lower (Typical)																														
Level 3 (Amenity)		1,627	17,512	-	-	-	-	-	1,627	17,512	-	-			150.8	1,476.2	15,889	74.8	1,549.6	16,679										
Level 4		1,572	16,917	-	-	-	-	-	1,572	16,917	-	-			66.0	1,505.6	16,206	64.5	1,507.1	16,223			2	6	10	4	22			
Level 5		1,539	16,569	-	-	-	-	-	1,539	16,569	-	-			65.6	1,473.7	15,863	64.5	1,475.0	15,876			2	6	10	4	22			
Level 6		1,541	16,589	-	-	-	-	-	1,541	16,589	-	-			83.7	1,457.5	15,689	64.5	1,476.7	15,895			2	4	12	3	21			
Podium Upper (Typical)																														
Level 7		1,173	12,628	-	-	-	-	-	1,173	12,628	-	-			61.9	1,111.3	11,962	64.5	1,108.7	11,934			2	7	6	2	17			
Level 8		1,158	12,469	-	-	-	-	-	1,158	12,469	-	-			61.9	1,096.6	11,803	64.5	1,094.0	11,775			5	8	7	-	20			
Level 9		1,158	12,469	-	-	-	-	-	1,158	12,469	-	-			61.9	1,096.6	11,803	64.5	1,094.0	11,775			5	8	7	-	20			
Level 10		1,158	12,469	-	-	-	-	-	1,158	12,469	-	-			61.9	1,096.6	11,803	64.5	1,094.0	11,775			5	8	7	-	20			
Level 11		1,158	12,469	-	-	-	-	-	1,158	12,469	-	-			61.9	1,096.6	11,803	64.5	1,094.0	11,775			5	8	7	-	20			
Level 12 (Amenity)		814	8,767	-	-	-	-	-	814	8,767	-	-			75.9	738.6	7,950	57.7	758.3	8,163			1	5	3	-	9			
Tower (Typical)																														
Level 13		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			2	8	4	-	14			
Level 14		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			2	8	4	-	14			
Level 15		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			2	8	4	-	14			
Level 16		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			2	8	4	-	14			
Level 17		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			2	8	4	-	14			
Level 18		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 19		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 20		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 21		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 22		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 23		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 24		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 25		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 26		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 27		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 28		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 29		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 30		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 31		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 32		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 33		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 34		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 35		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 36		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 37		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 38		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 39		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 40		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 41		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 42		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 43		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			1	7	4	1	13			
Level 44		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			-	-	4	5	9			
Level 45		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			-	-	4	5	9			
Level 46		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			-	-	4	5	9			
Level 47		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			-	-	4	5	9			
Level 48		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			-	-	4	5	9			
Level 49 (Residential PH)		833	8,967	-	-	-	-	-	833	8,967	-	-			59.0	774.0	8,331	57.7	775.3	8,345			-	-	4	5	9			
DEVELOPMENT TOTAL		47,634	512,725	3,487	37,534				44,147	475,191					3,167.4	44,466.3	478,631	2957.6	44,566.9	480,791			65	282	217	69	633			
		sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.		sq. m.	sq. ft.	sq. m.	sq. ft.			sq. m.	sq. m.	sq. ft.	sq. m.	sq. m.	sq. ft.			10.3%	44.5%	34.3%	10.9%	100%			
General Notes:															AMENITY DEDUCTION (2 sq.m. per Unit)		1,266		13,627		1,266		13,627							
1. All areas are approximate. Actual square footage may vary from that stated herein.															FINAL GFA		43,200		465,004		43,401		467,164		AVERAGE UNIT SIZE: 605 sq. ft.					
2. Final car parking, bicycle parking and loader count to be confirmed pending structural and mechanical input.																														
3. All figures are reflective of the current state of schematic and conceptual design and are subject to change.																														
4. These are preliminary numbers and are not to be relied upon for final agreements, project valuations, sales, etc.																														

- General Notes:
1. All areas are approximate. Actual square footage may vary from that stated herein.
  2. Final car parking, bicycle parking and locker count to be confirmed pending structural and mechanical input.
  3. All figures are reflective of the current state of schematic and conceptual design and are subject to change.
  4. These are preliminary numbers and are not to be relied upon for legal agreements, project valuations, sales, etc.

Proposed Indoor Amenity			
Levels		Area	
		sq.m.	sq.ft.
Levels 03 & 12	Ratio	1,665	17,917
<b>Total Proposed (Indoor Amenity)</b>	<b>2.6</b>	<b>1,665</b>	<b>17,917</b>

Proposed Outdoor Amenity			
Levels 03 & 12	Ratio	sq.m.	sq.ft.
Total Proposed (Outdoor Amenity)	1.5	960	10,330

Proposed Amenity per Unit	
Type	Proposed Ratio
Indoor Amenity	2.6
Outdoor Amenity	1.5

	sq.m.	sq.ft.
<b>Total Gross Retail Area</b>	2,426	26,118
<b>Total Gross Office Area</b>	930	10,015

Building Heights	
Building	Height (m)
Tower (excluding Mechanical Penthouse)	154.0
Average Grade Height (m)	0.86

<b>Location</b>	<b>Regular</b>	<b>Accessible</b>	<b>Total</b>
P3	50	3	53
P2	49	3	52
P1	22	3	25
<b>Total</b>	121	9	130

Required Resident Parking Spaces			
Type	Resident	Visitor	Total
1 BR	243		243
2 BR	258		258
3 BR	69		69
Visitor		64	64
<b>Total</b>	<b>570</b>	<b>64</b>	<b>634</b>
<b>Required Retail Parking Spaces</b>			<b>173</b>
<b>Total Required Parking Spaces</b>			<b>807</b>

Number of Units	
Building	# of Units
	633
<b>Total</b>	633

Proposed Unit Mix					
Building	Studio	1 BR	2 BR	3 BR	Total
Tower and Podium	65	282	217	69	633
<b>Total</b>	<b>65</b>	<b>282</b>	<b>217</b>	<b>69</b>	<b>633</b>

<b>Use</b>	<b># of Units</b>	<b>Standard</b>	<b>Bicycle Space Required</b>
Resident Occupant	633		
Resident Visitor			
	<b>Area (sq.m.)</b>		<b>Subtotal</b>
Retail / Office Occupant	10931.9		
Retail / Office Visitor			
			<b>Subtotal</b>
Long-Term Space Required			
Short-Term Space Required			
<b>Total Bicycle Parking Spaces Required</b>			
<b>Total Bicycle Parking Spaces Provided</b>			688

Use	Units / GFA	Required Number of Loading Spaces				# of Loading
		Type 'A'	Type 'B'	Type 'C'	Type 'G'	
Residential	633	0	0	1	1	2
Retail & Office	10931.9	0	1	0	0	1
Total (Residential and Non-residential Sharing)		0	1	1	1	2

Green Roof Calculation		
Green Roof Statistics		Proposed
Gross Floor Area, as defined in Green Roof By-Law (sq.m.)		49,638
Total Roof Area (sq.m.)		2,082.1
Area of Residential Private Terraces (sq.m.)		382.8
Rooftop Outdoor Amenity Space, if in a Residential Building (sq.m.)		959.7
Area of Renewable Energy Devices (sq.m.)		N/A
Tower (s) Roof Area with floor plate less than 750 (sq.m.)		N/A
Total Available Roof Space (sq.m.)		739.6
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (sq.m.)	443.8	450
Coverage of Available Roof Space (%)	60%	60%

(\*) **Toronto Zoning Bylaw 569-2013**

Deduction in accordance with **Toronto Zoning Bylaw 569-2013** which includes Exit stairwells, Mechanical rooms, Elevator shafts, Bicycle Parking and Garbage Chute. Required amenity by this by-law and above grade bicycle parking required by this by-law.

Deduction in accordance with **Toronto Zoning Bylaw 438-86** which includes Mechanical rooms, Elevator shafts, Bicycle Parking and Garbage Chute (Including Surrounding Walls). Required amenity by this by-law and above grade bicycle parking required by this by-law.

## PUBLIC APPENDIX B



# Toronto Green Standard Version 2.0

## Statistics Template

The Toronto Green Standard Statistics Template is submitted with Site Plan Control applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Buildings and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: [www.toronto.ca/greendevdevelopment](http://www.toronto.ca/greendevdevelopment)

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

## Toronto Green Standard Statistics

General Project Description	Proposed
Total Gross Floor Area	43,200 m2
Breakdown of project components (m²)	
Residential	39,818 m2
Retail	2,436 m2
Commercial	962 m2
Industrial	N/A
Institutional/other	N/A
Total number residential units ( <i>residential only</i> )	633

**Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications**

<b>Automobile Infrastructure</b>	<b>Required</b>	<b>Proposed</b>	<b>Proposed (%)</b>
Number of parking spaces	490	136	
Number of parking spaces with physical provision for future EV charging ( <i>residential</i> )	N/A	N/A	
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing ( <i>institutional/commercial</i> )	N/A	N/A	
<b>Cycling Infrastructure</b>	<b>Required</b>	<b>Proposed</b>	<b>Proposed (%)</b>
Number of long-term bicycle parking spaces ( <i>residential</i> )	570	600	
Number of long-term bicycle parking spaces ( <i>all other uses</i> )	8	8	
Number of long-term bicycle parking ( <i>residential and all other uses</i> ) located on:			
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		80	2.8
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		296	10.2
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)		232	8.1
Number of short-term bicycle parking spaces ( <i>residential only</i> )	64	64	
Number of short-term bicycle parking spaces ( <i>all other uses</i> )	16	16	
Number of male shower and change facilities ( <i>non-residential only</i> )	1	1	
Number of female shower and change facilities ( <i>non-residential only</i> )	1	1	
<b>Storage and Collection of Recycling and Organic Waste</b>	<b>Required</b>	<b>Proposed</b>	<b>Proposed (%)</b>
Waste storage room area ( <i>residential only</i> ) (m <sup>2</sup> )	181	189	104 %

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.

2- 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.

3- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the 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.

5	RE-ISSUED FOR SETTLEMENT OFFER	JULY 04/2019
4	RE-ISSUED FOR SETTLEMENT OFFER	JUN. 06/2019
3	ISSUED FOR SETTLEMENT OFFER	APR. 22/2019
2	ISSUED FOR RE-SUBMISSION	MAR 22/2018
1	ISSUED FOR SUBMISSION	JUN. 26/2017
	REVISION DESCRIPTION DATE	



HARIRI PONTARINI  
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400-420 KING STREET  
WEST

## STATISTICS

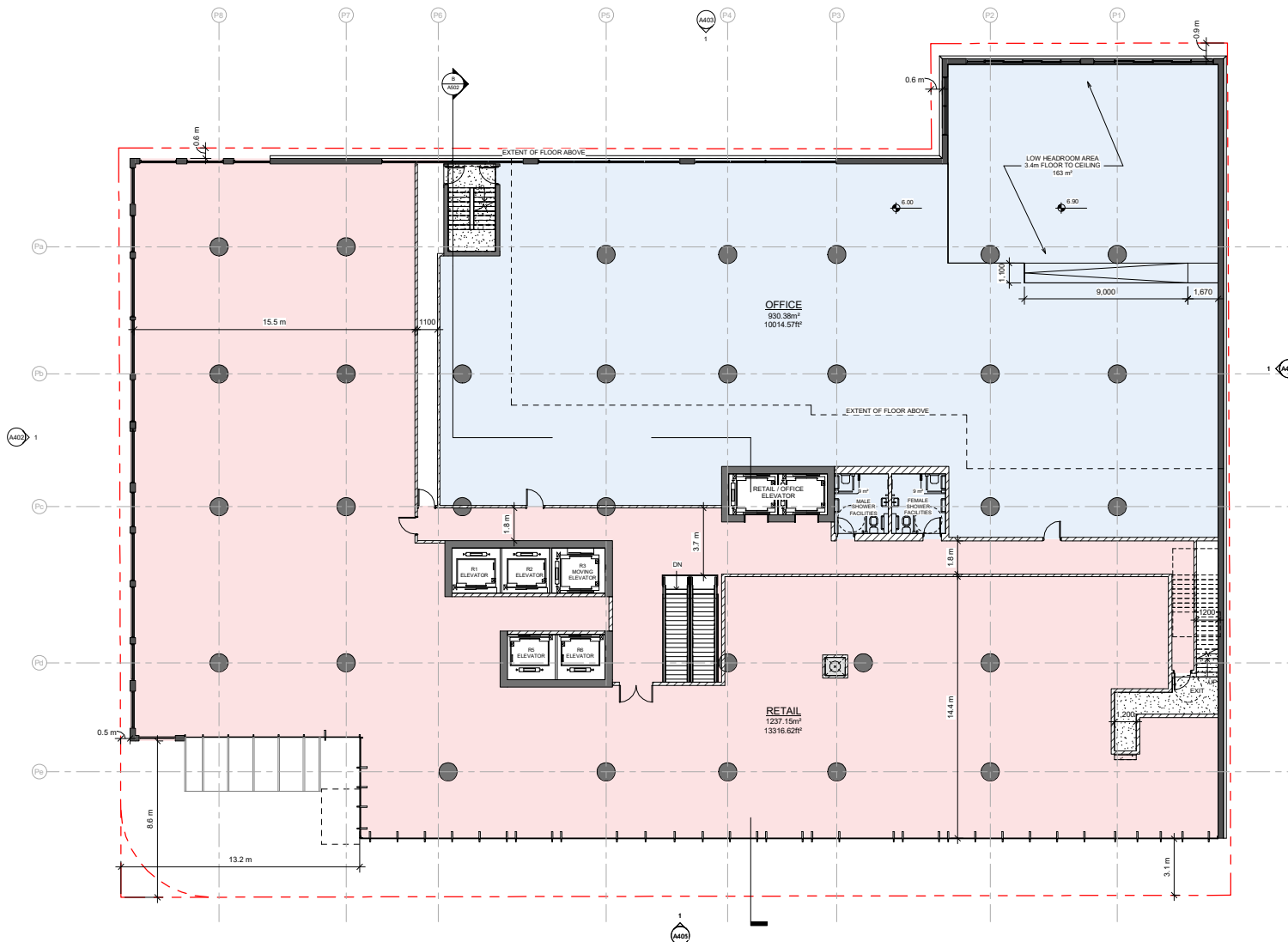
Project No.: 1708  
Scale: 1:1  
Date: JULY 04, 2019  
Drawn by: RM

Drawing No.

# A000a







General Notes:  
 1. These Current Documents are the property of the Architect. The Architect does not accept responsibility for the interpretation of these documents by any other party.  
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REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	2014.05.01
2	ISSUED FOR PERMITTING	2014.05.01
3	ISSUED FOR PERMITTING	2014.05.01
4	ISSUED FOR PERMITTING	2014.05.01
5	ISSUED FOR PERMITTING	2014.05.01
6	ISSUED FOR PERMITTING	2014.05.01
7	ISSUED FOR PERMITTING	2014.05.01
8	ISSUED FOR PERMITTING	2014.05.01
9	ISSUED FOR PERMITTING	2014.05.01
10	ISSUED FOR PERMITTING	2014.05.01



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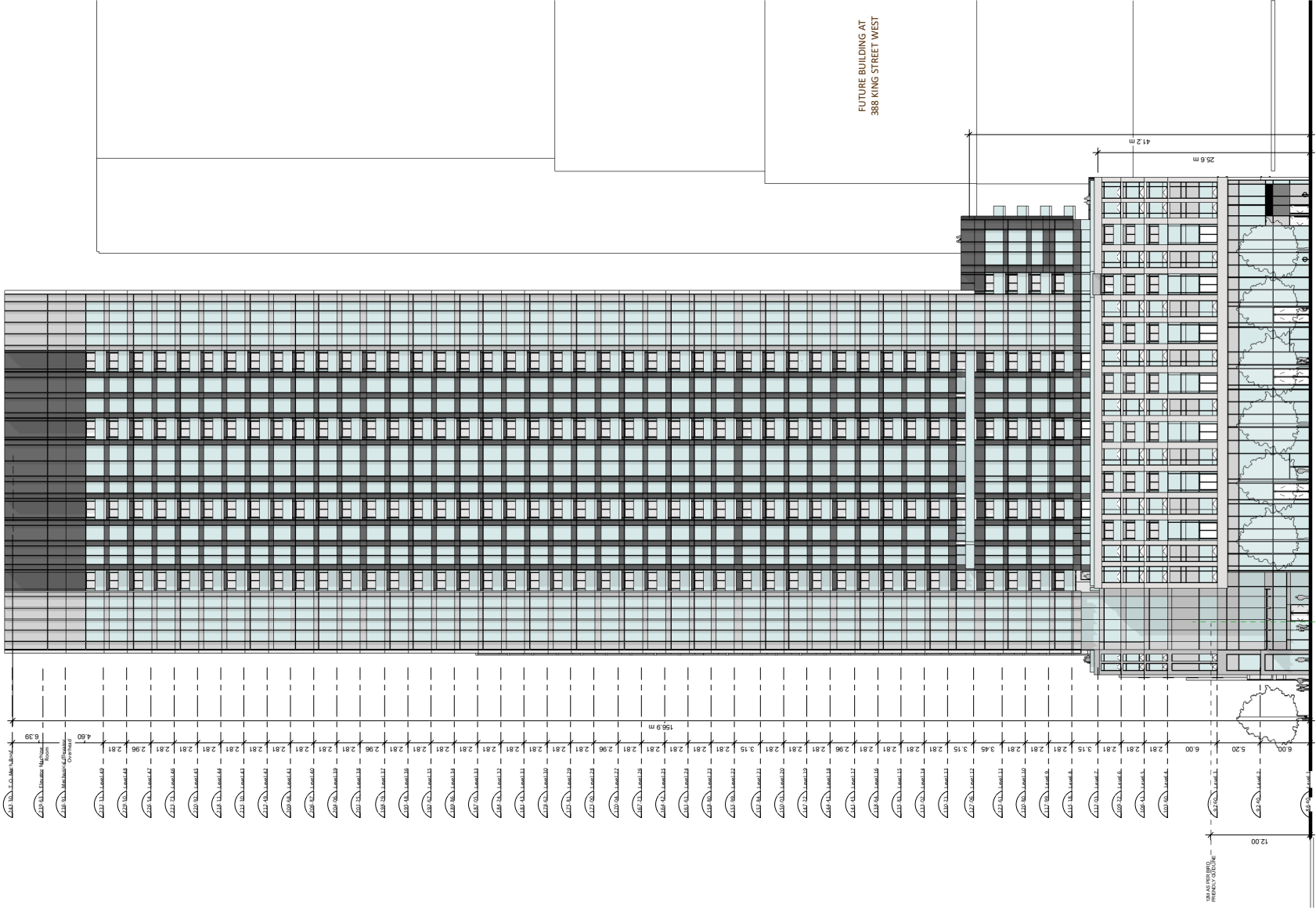
**400-420 KING STREET WEST**

**FLOOR 2**

**Scale:**  
 1/4" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"

**Project No.:**

**A102**



FUTURE BUILDING AT  
388 KING STREET WEST

General Notes:

1. These Contract Documents are the property of the architect. The architect does not accept responsibility for the interpretation of these documents by the contractor.

2. The contractor shall be responsible for the provision of all materials, labor, and equipment required for the construction of the building. The architect will review shop drawings submitted by the contractor for design and construction.

3. Shop drawings must be submitted for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report the findings to the architect. The architect will review the shop drawings for compliance with the contract documents and the building code requirements.

4. Installation of equipment or structural mechanical or electrical systems, piping, and ductwork are indicated on the architectural drawings. The contractor shall be responsible for the installation of the equipment and ductwork shown on the architectural drawings. The contractor shall be responsible for the installation of the equipment and ductwork shown on the architectural drawings. These items are not shown on the drawings and will be located as directed by the architect.

NOTES:

1. Exterior glass of the building will be designed in compliance with the Ontario Building Code.

2. Details will be provided in the Site Plan stage.

REVISION	DESCRIPTION	DATE
1	REVISED FOR REVISIONS	10/10/2023
2	REVISED FOR REVISIONS	10/10/2023
3	REVISED FOR REVISIONS	10/10/2023
4	REVISED FOR REVISIONS	10/10/2023
5	REVISED FOR REVISIONS	10/10/2023
6	REVISED FOR REVISIONS	10/10/2023
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ONTARIO ASSOCIATION  
OF  
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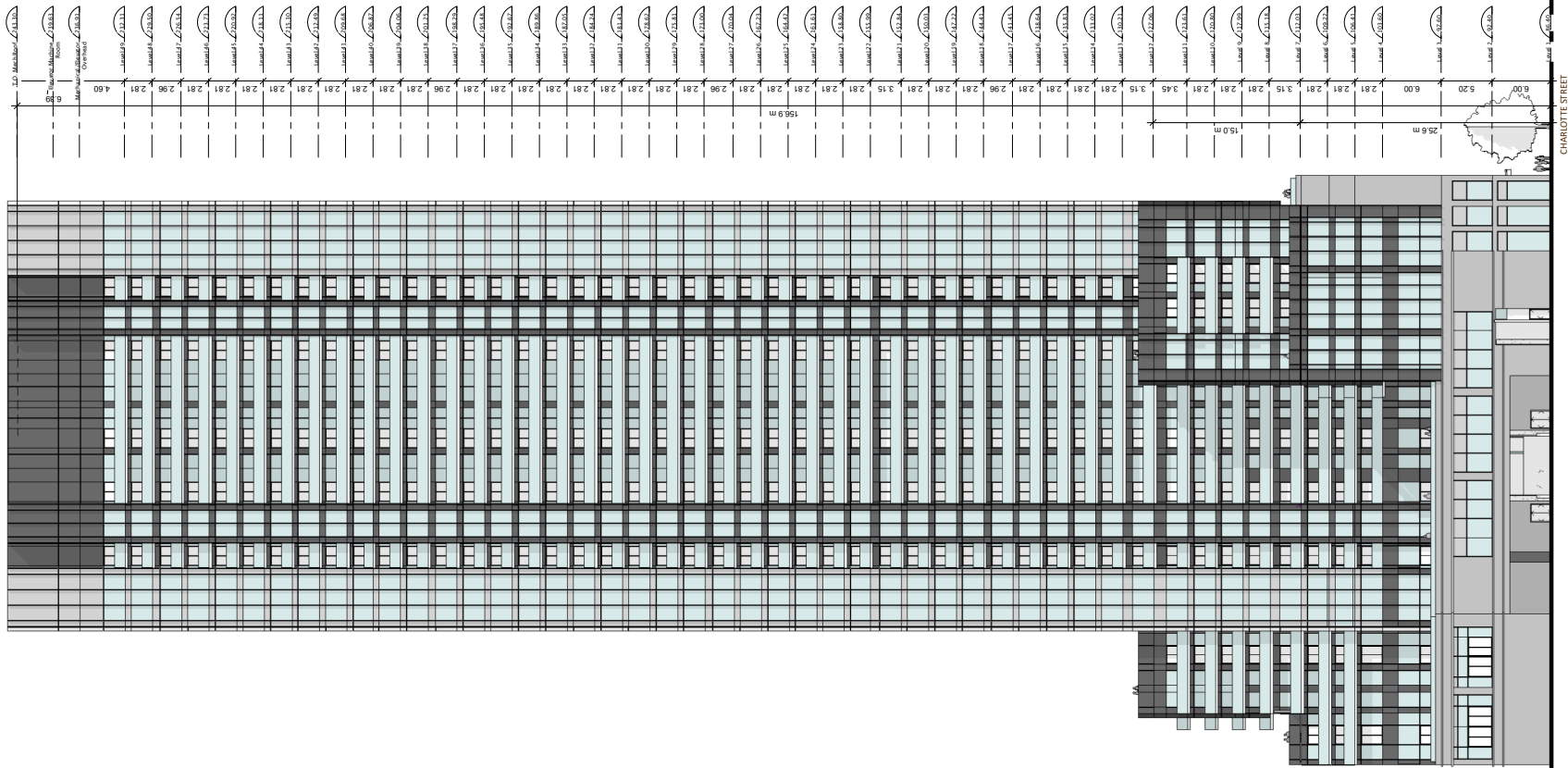
400-420 KING STREET  
WEST

SOUTH ELEVATION

Scale: 1/8" = 1'-0"

Drawing No: A401





FUTURE BUILDING AT  
388 KING STREET WEST

General Notes:  
1. These Contract Documents are the property of the Architect. The Architect does not accept liability for the interpretation of these documents by the Contractor.  
2. The Contractor shall be responsible for the provision of all necessary information to the Architect in order to complete the Contract Documents.  
3. The Architect will review Shop Drawings submitted by the Contractor for design coordination only.  
4. Shop Drawings to be used 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 prior to construction.  
5. All dimensions of material or finished mechanical or electrical devices, fittings, and fixtures are to be as shown on the Architect's drawings. The location shown on the Architect's drawings governs over the material and product's own markings.  
These items not clearly indicated will be located as directed by the Architect.

NOTES:  
1. Exterior glass of the building will be designed in compliance with Wind Force Resistant Practice Guidelines.  
Details will be provided in Site Plan stages.

REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	2024-07-01
2	ISSUED FOR PERMITTING	2024-07-01
3	ISSUED FOR PERMITTING	2024-07-01



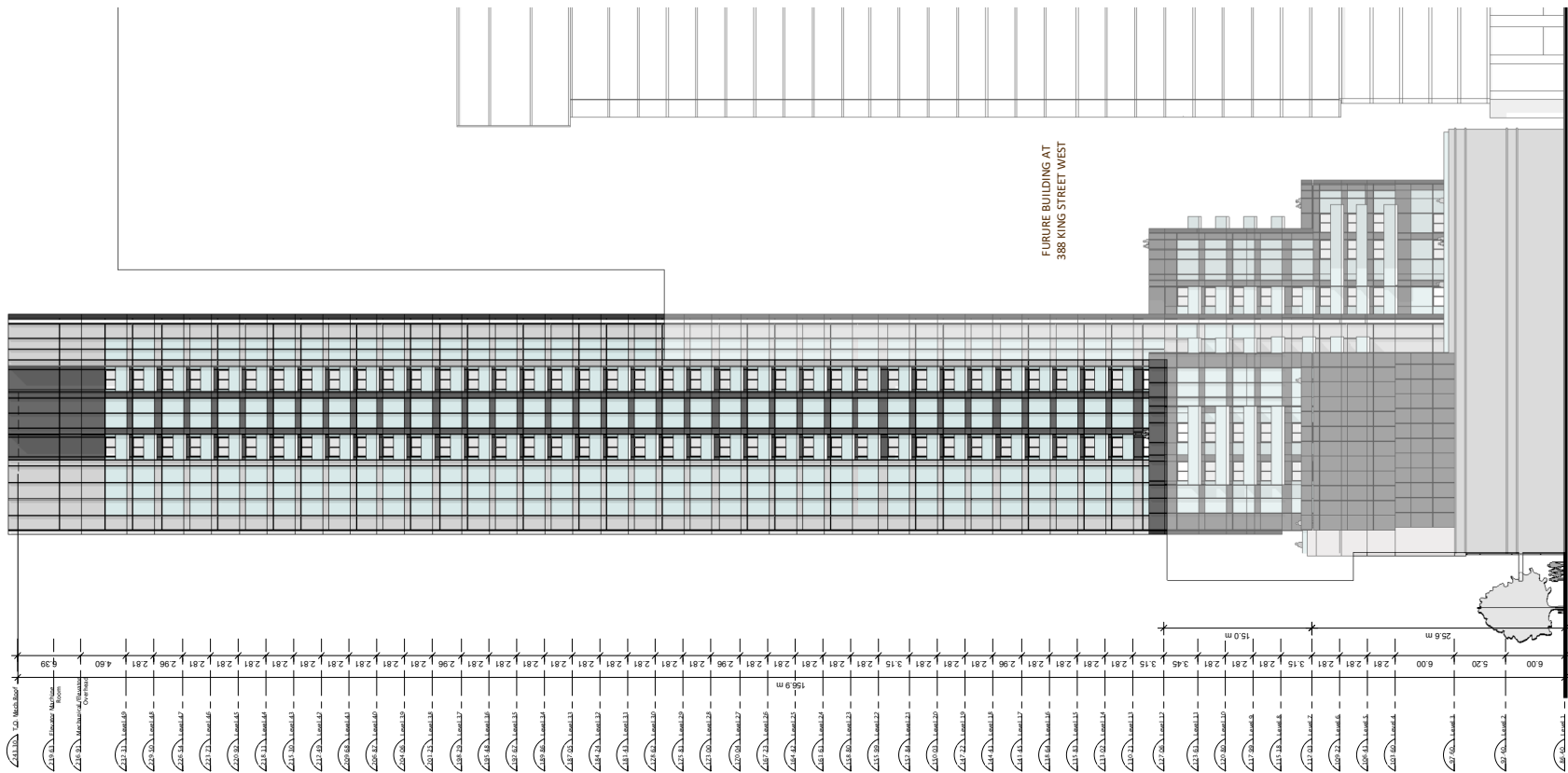
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**400-420 KING STREET WEST**

**NORTH ELEVATION**

Project No.: 171  
Scale: 1/8" = 1'-0"  
Drawing No.: A403

**A403**



General Notes:  
1. These Contract Documents are the property of the Architect. The Architect does not accept liability for the interpretation of a drawing by the user.  
2. These Contract Documents are the property of the Architect. The Architect does not accept liability for the interpretation of a drawing by the user.  
3. These Contract Documents are the property of the Architect. The Architect does not accept liability for the interpretation of a drawing by the user.

NOTES:  
1. Exterior glass of the building will be designed in compliance with Best Practice Best Practices Guidelines.  
Details will be provided in Site Plans stage.

REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW	2024-01-15
2	ISSUED FOR PERMIT REVIEW	2024-01-15
3	ISSUED FOR PERMIT REVIEW	2024-01-15



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**400-420 KING STREET WEST**  
100' 0" x 100' 0"

**EAST ELEVATION**

Project No.: 100-0000000000000000  
Scale: 1/8" = 1'-0"  
Drawing No.: **A404**