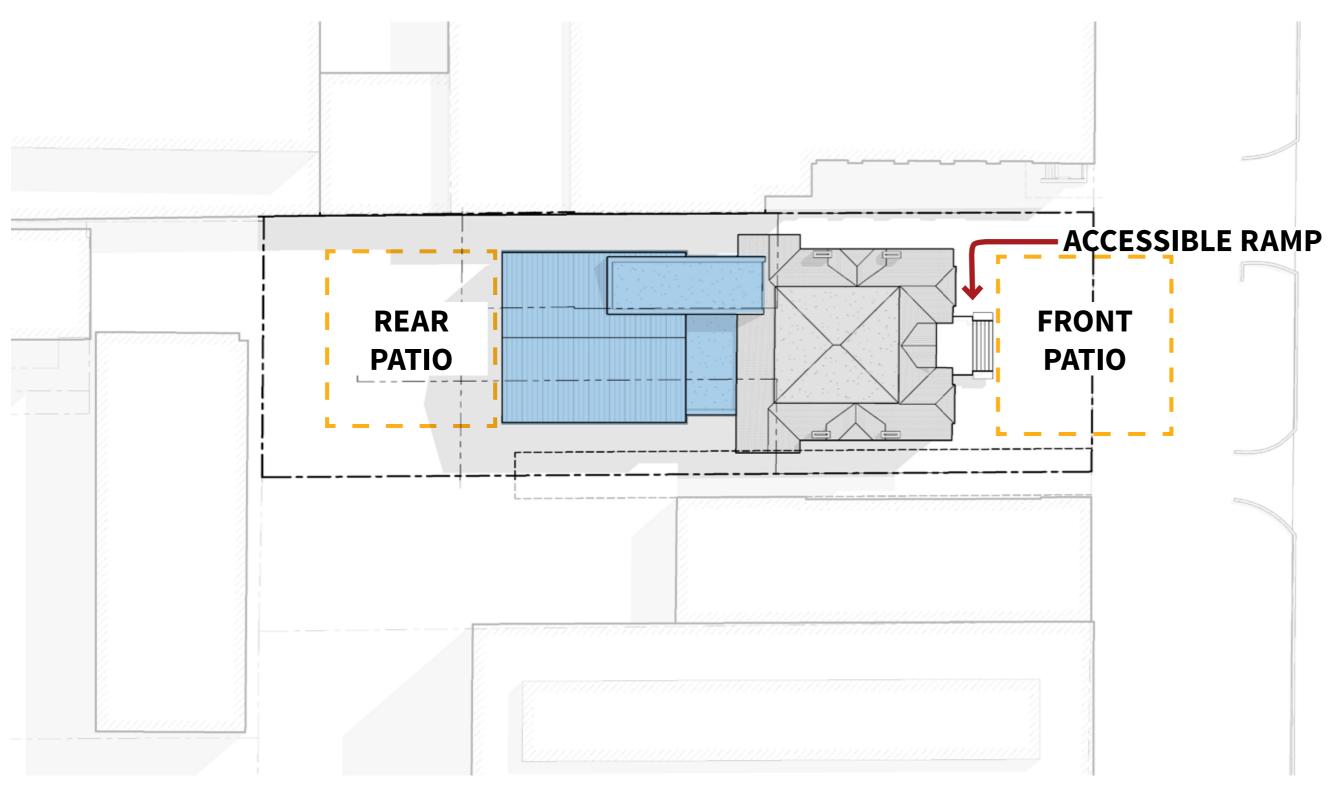
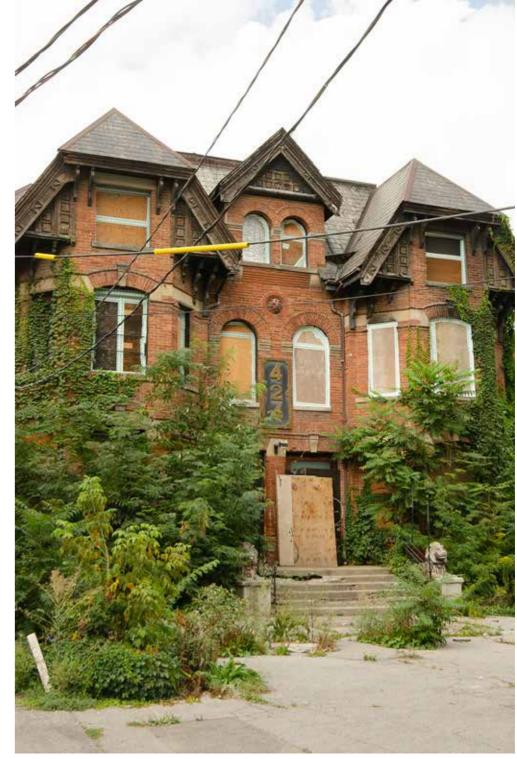


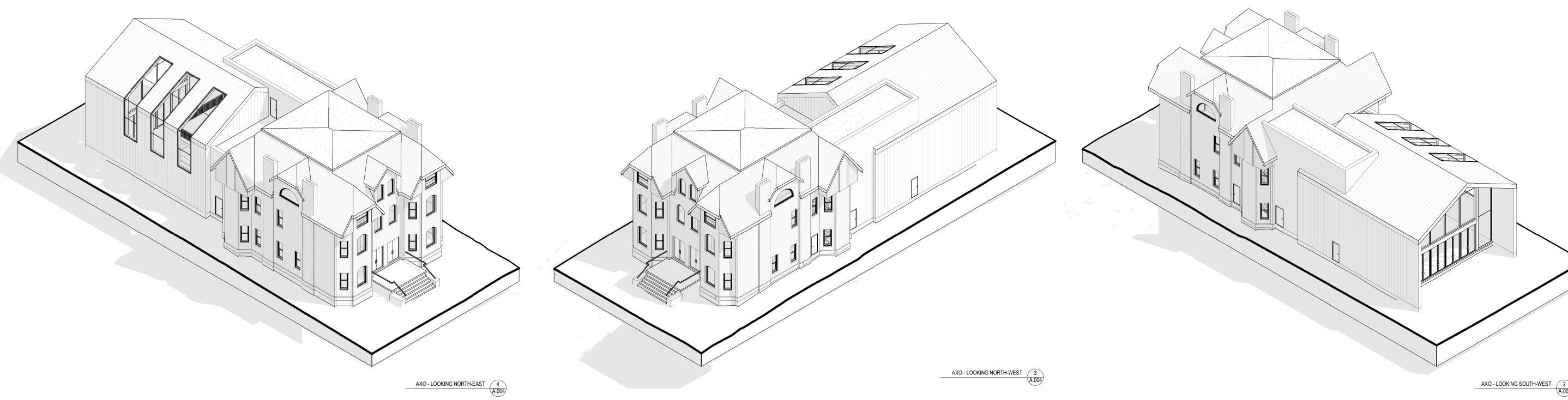
LANDSCAPE + PEDESTRIAN CONNECTIONS

Proposed patios and ramps





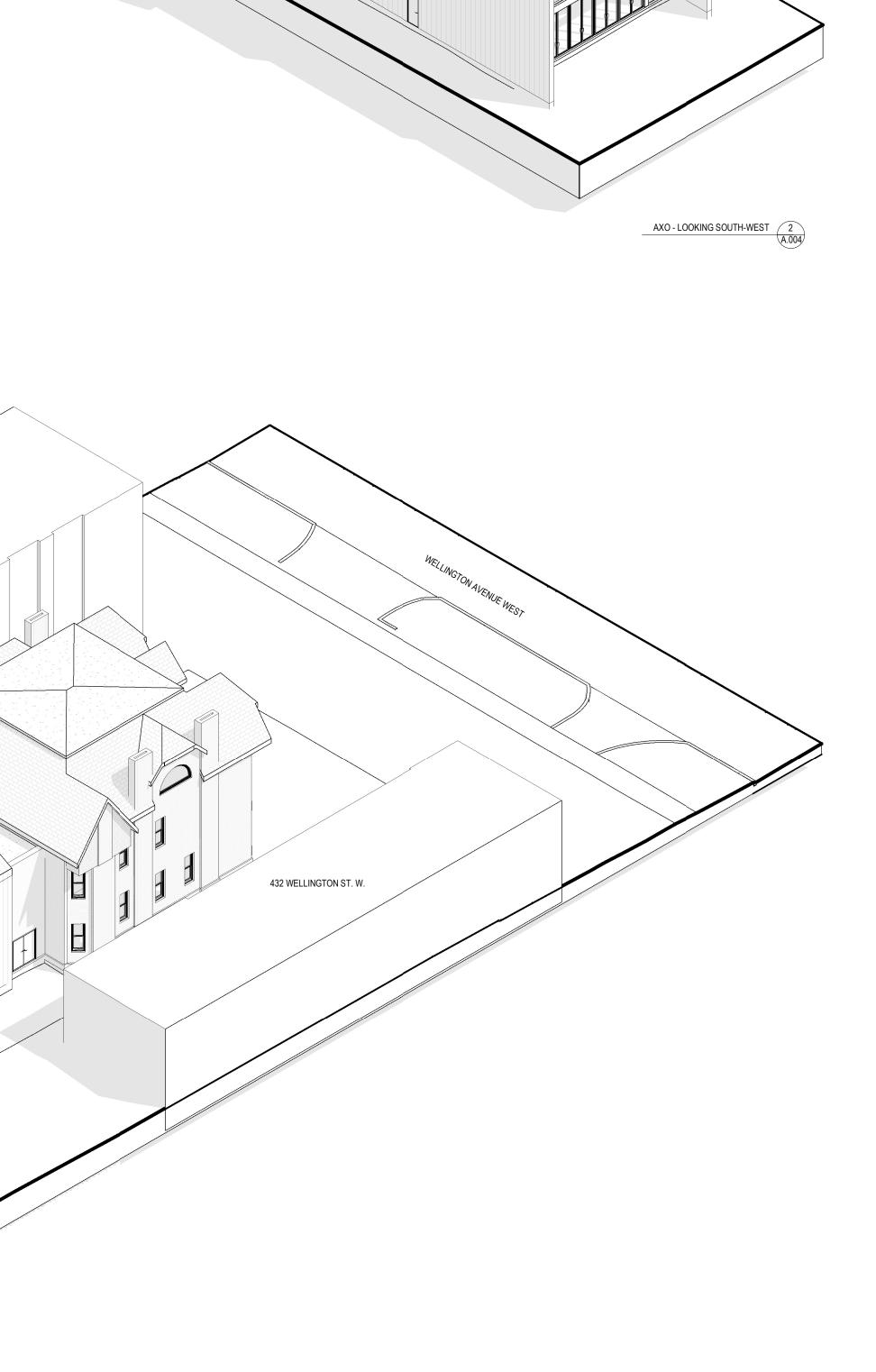




485 KING ST. W.

420 WELLINGTON ST. W.

495 KING ST. W.



This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO. DATE REVISION / ISSUANCE 1 2021-11-12 COORDINATION

NOT FOR CONSTRUCTION

LEGEND

GENERAL NOTES

Project

422-424 WELLINGTON ST W -RENO

422-424 WELLINGTON ST. W., TORONTO ALLIED 21-223-02 Scale at Arch D Drawn by

Reviewed by

Drawing title

AXOS

Sheet no.

AXO - LOOKING SOUTH-EAST 1 A.004

A.004

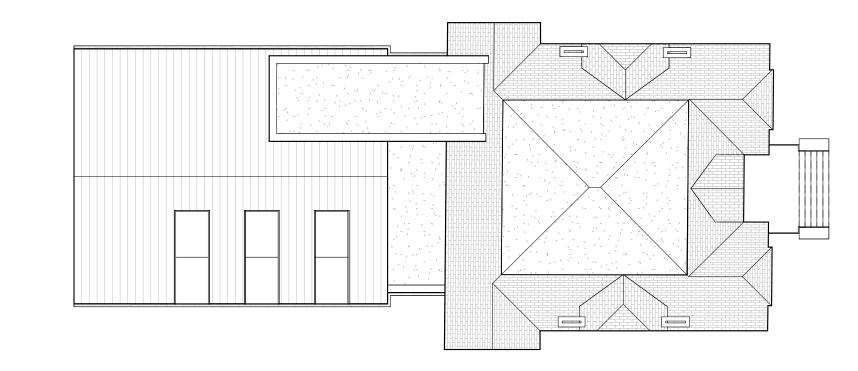


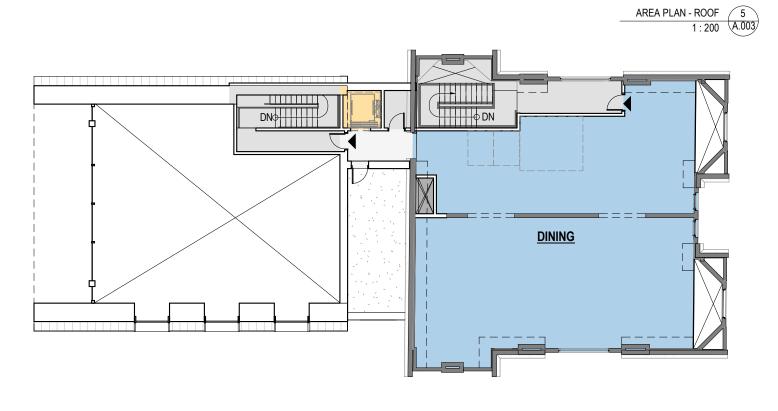
Level	Name	Area	AREA (sf)
EX. BSMT FFL	CIRCULATION (NEW)	18.43 m²	198 ft²
EX. BSMT FFL	EXIT STAIR (NEW)	15.20 m ²	164 ft²
EX. BSMT FFL	KITCHEN (NEW)	41.33 m²	445 ft²
EX. BSMT FFL	LIFT (NEW)	5.55 m ²	60 ft ²
EX. BSMT FFL	MOP (NEW)	3.70 m ²	40 ft ²
EX. BSMT FFL	STAFF (NEW)	34.93 m ²	376 ft²
EX. BSMT FFL	WASHROOMS (NEW)	106.81 m²	1,150 ft ²
EX. BSMT FFL	<u> </u>	225.95 m²	2,432 ft ²
EX. 1ST FFL	CIRCULATION (NEW)	17.28 m²	186 ft²
EX. 1ST FFL	DINING (NEW)	126.90 m²	1,366 ft ²
EX. 1ST FFL	EXIT STAIR (NEW)	15.44 m²	166 ft²
EX. 1ST FFL	KITCHEN+BARS (NEW)	61.47 m ²	662 ft ²
EX. 1ST FFL	LIFT (NEW)	5.31 m ²	57 ft²
EX. 1ST FFL	•	226.42 m²	2,437 ft ²
EX. 2ND FFL	DINING (NEW)	83.53 m ²	899 ft ²
EX. 2ND FFL	EXIT STAIR (NEW)	15.66 m ²	169 ft²
EX. 2ND FFL	LIFT (NEW)	5.31 m ²	57 ft ²
EX. 2ND FFL	MOP (NEW)	3.80 m ²	41 ft ²
EX. 2ND FFL		108.30 m²	1,166 ft ²
EX. 3RD FFL	CIRCULATION (NEW)	7.98 m²	86 ft²
EX. 3RD FFL	EXIT STAIR (NEW)	21.57 m ²	232 ft²
EX. 3RD FFL	LIFT (NEW)	5.57 m ²	60 ft ²
EX. 3RD FFL	MOP (NEW)	3.92 m²	42 ft²
EX. 3RD FFL		39.04 m²	420 ft ²
		599.70 m ²	6,455 ft ²

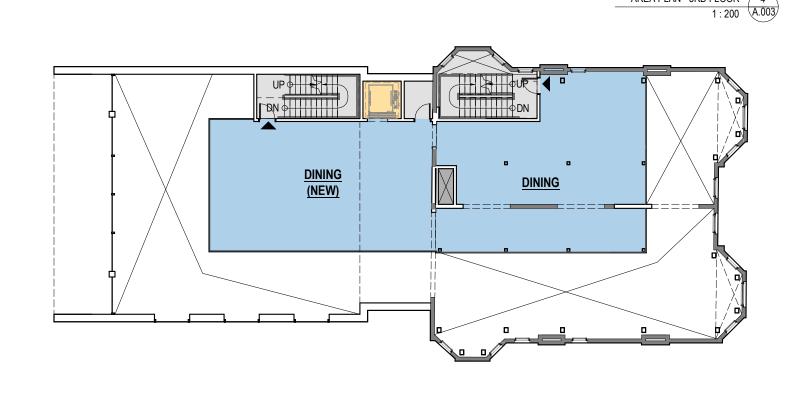
GI	ROSS FLOOR ARE	EA EXEMPT (NE	W)
Level	Name	Area	AREA (sf)

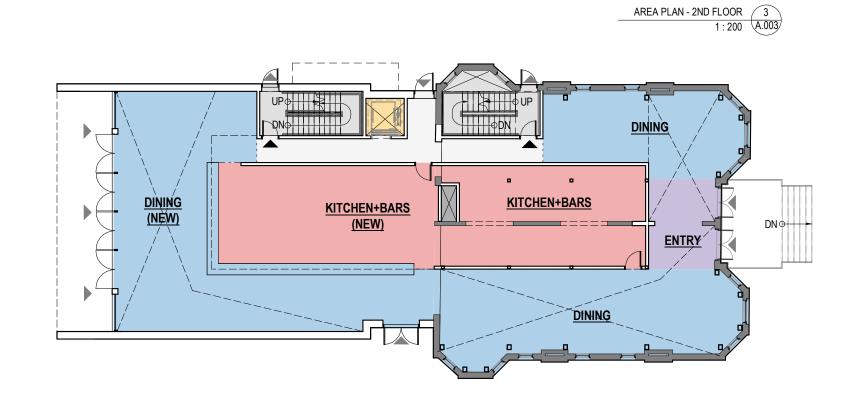
Level	Name	Area	AREA (sf)
EX. BSMT FFL	CIRCULATION	37.62 m²	405 ft ²
EX. BSMT FFL	EXIT STAIR	19.24 m²	207 ft ²
EX. BSMT FFL		56.87 m²	612 ft²
X. 1ST FFL	CIRCULATION	8.13 m ²	87 ft²
X. 1ST FFL	DINING	130.88 m²	1,409 ft ²
X. 1ST FFL	ENTRY	18.55 m²	200 ft ²
X. 1ST FFL	EXIT STAIR	18.03 m²	194 ft²
X. 1ST FFL	KITCHEN+BARS	61.85 m²	666 ft ²
X. 1ST FFL	•	237.44 m²	2,556 ft ²
X. 2ND FFL	DINING	93.23 m ²	1,003 ft ²
X. 2ND FFL	EXIT STAIR	18.45 m²	199 ft²
X. 2ND FFL		111.68 m²	1,202 ft²
X. 3RD FFL	DINING	194.91 m²	2,098 ft ²
X. 3RD FFL	EXIT STAIR	31.93 m²	344 ft ²
X. 3RD FFL		226.84 m²	2,442 ft²
		632.83 m ²	6,812 ft ²

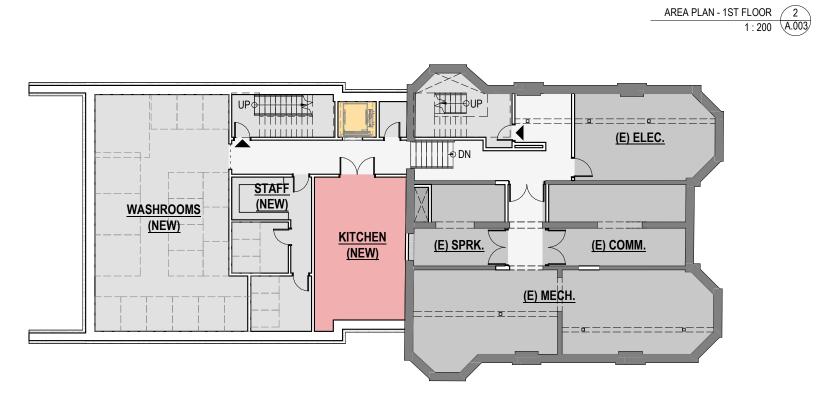
Level	Name	Area	AREA (sf)
K. BSMT FFL	(E) COMM.	38.21 m²	411 ft²
K. BSMT FFL	(E) ELEC.	38.22 m²	411 ft²
K. BSMT FFL	(E) MECH.	83.69 m²	901 ft ²
K. BSMT FFL	(E) SHFT.	1.99 m²	21 ft²
K. BSMT FFL	(E) SPRK.	23.58 m ²	254 ft ²
K. BSMT FFL		185.70 m²	1,999 ft²
K. 1ST FFL	(E) SHFT.	1.99 m ²	21 ft²
K. 1ST FFL		1.99 m²	21 ft²
K. 2ND FFL	(E) SHFT.	1.99 m²	21 ft²
X. 2ND FFL		1.99 m²	21 ft²
K. 3RD FFL	(E) SHFT.	2.41 m ²	26 ft²
/ ADD EEL	-	2.41 m²	26 ft²
X. 3RD FFL		Z.71 III	2010











AREA PLAN - BASEMENT 1 : 200 A.003

AREA PLAN - 3RD FLOOR 4

This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO. DATE REVISION / ISSUANCE

1 2021-11-12 COORDINATION

NOT FOR CONSTRUCTION

LEGEND

EXISTING

DEMOLITION

PROPOSED

GENERAL NOTES

DRAFT





Project

422-424 WELLINGTON ST W -RENO

 Address
 422-424 WELLINGTON ST. W., TORONTO

 For
 ALLIED

 Project no.
 21-223-02

 Scale at Arch D
 1 : 200

 Drawn by
 AR

 Reviewed by

AREA PLANS

Sheet no.

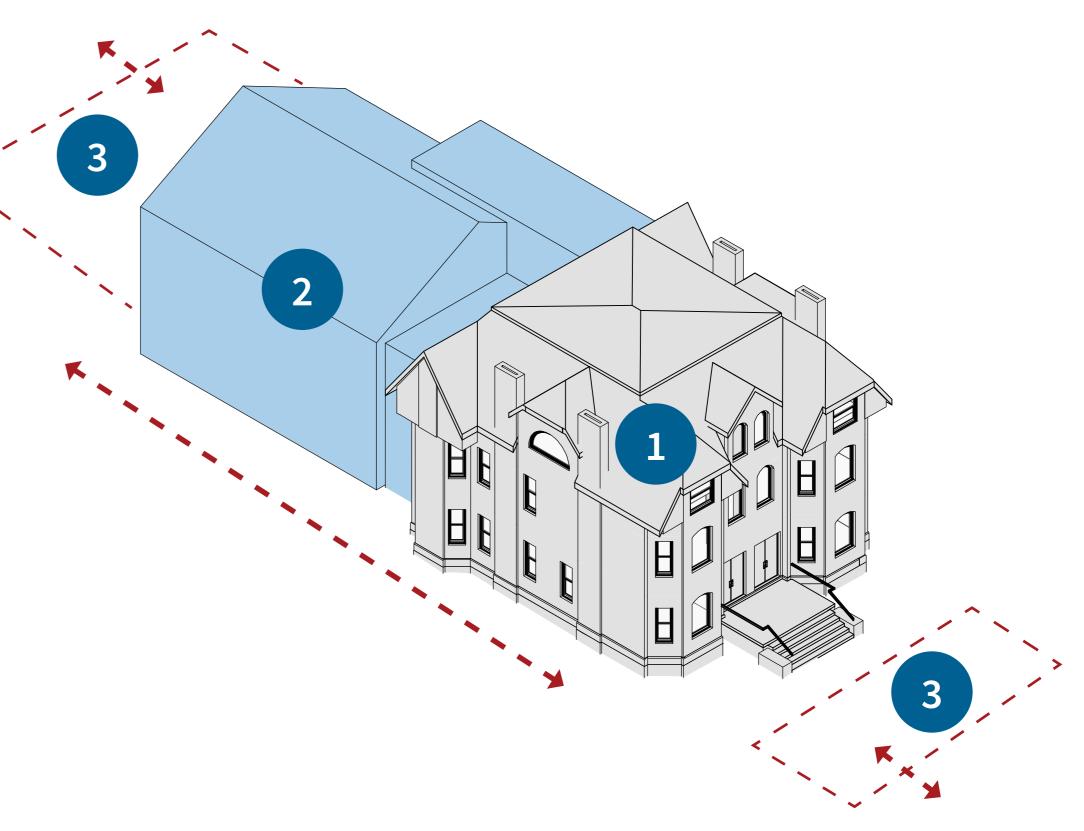
Drawing title

A.003

NEW OWNERSHIP + VISION

Concept

- 1 Retain and restore existing building
- Provide a contemporary rear addition, expanding existing GFA and taking advantage of deep lot size
- Animate site through introduction of outdoor patios and landscaping, as well as pedestrian connections to adjacent properties





NEW CONSTRUCTION

Provide a contemporary addition, doubling existing GFA and taking advantage of deep lot size

- 1. Contemporary addition tucked at the rear of the property
- 2. A transition volume between new construction and existing building to maintain legibility of forms
- 3. Referential window openings (vertical articulation) and alignment of eaves
- 4. Ridge height to sit below existing roof height



Existing rear condition



Preliminary proposed rear addition



NEW CONSTRUCTION

Section perspective





NEW OWNERSHIP + VISION

Program + Aesthetic

• Program: restaurant

• Aesthetic: exposed brick, tall ceilings, natural light







BRASSERIE RESTAURANT - TOKYO KOKAI STUDIOS, 2016



O L S E N - BUENOS AIRES
UNKNOWN, 2000



COPERACO - NEW JERSEY ROKAI STUDIOS, 2016



NEXT STEPS

Zoning Certificate Submission

Approx submission date of December 10th

Minor Variance Application

- Required to address setbacks at rear of property for new addition (new vs. old bylaw)
- Approx submission date of January 19th

Phased Heritage Approvals

- Phase 1 (immediate repairs) approx submission date of December 10th
- Phase 2 (conservation scope) approx submission date of January 10th
- Aiming to undertake conservation scope starting February 1st.
- Phase 3 (adaptive reuse + rear addition) TBD based on minor variance and building permit timelines

