# KING + ADELAIDE CENTER

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MGM CONSULTING INC. 400 BRONTE STREET MILTON, ONTARIO L9T 0H7 TEL: 905-875-1228 FAX: 416-351-3303 WIND STUDY ENGINEER:

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NEXTRANS
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SUITE 204
AURORA, ONTARIO
L4G 1N4
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11 INDELL LN
BRAMPTON, ONTARIO
L6T 3Y3
TEL: 905-796-2650

LIGHTING ENGINEER

REVISED: February 17th 2021

SMITH + ANDERSEN 4211 YONGE STREET SUITE 204 NORTH YORK, ONTARIO M2P 2A9 TEL: 416-487-8151



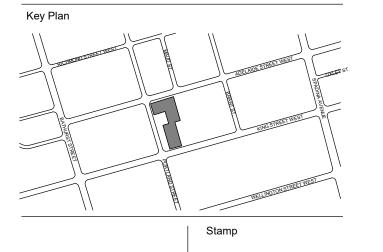
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B104	EXISTING SUN/SHADOW STUDY (Winter Solstice)

# King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario

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١.	Description	Date
	Issued for RZ & SPA	2017-08-09
	Revised	2020-03-02
	Revised	2020-12-03





	Project No:	1405
	Scale:	1:
	Date:	07/17/201
	Drawn by:	Autho
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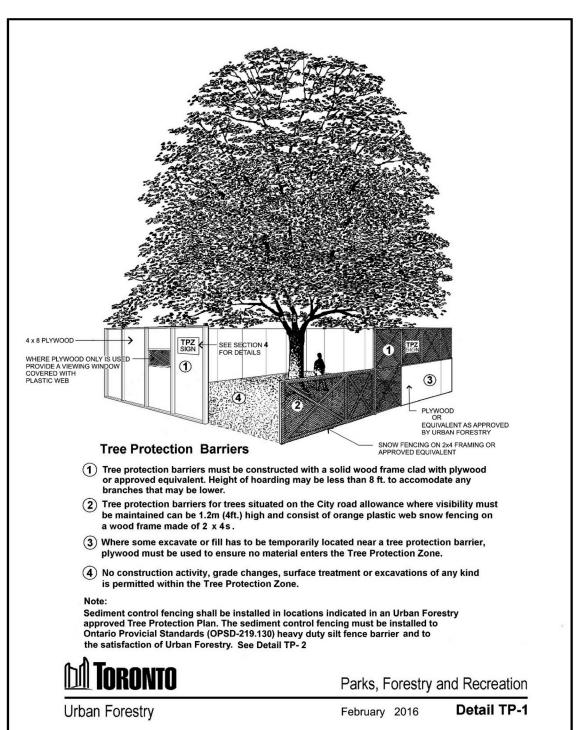
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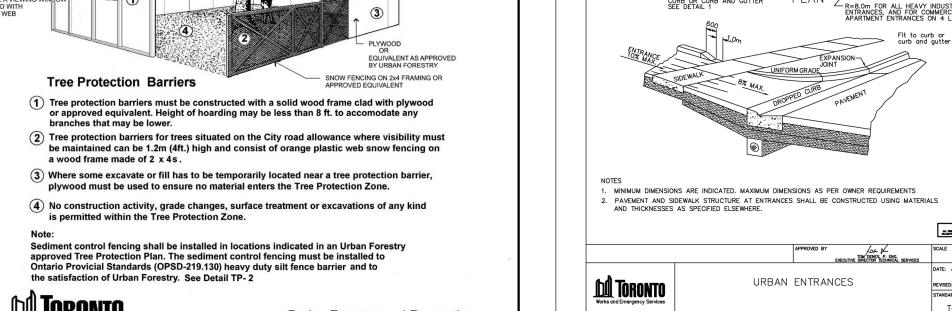
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#### 7. Tree Protection Plan Details

## The following diagrams provide details for tree protection barriers and sediment protection

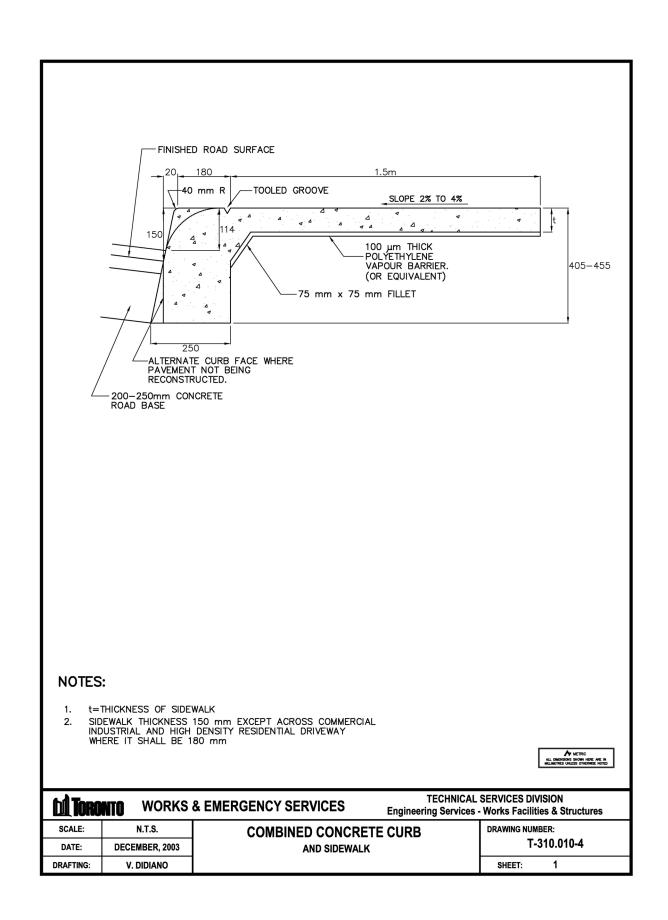




1.0m DROPPED CURB

DETAIL 1

Figure 4: Urban Forestry Detail TP-1



## PROJECT STATISTICS: King + Adelaide Centre / Updated: February 17th 2021

#### SITE DESCRIPTION

#### PIN 21239-0210

Lots 1, 2, 3, and 4 Registered Plan D108, Lot 5, Section "G" Military Reserve Plan, 1 Foot Reserve, Lane and Lots 2 and 3 Registered Plan 1086

#### SITE AREA

sq.m	sq. ft.	Hectares	Acres	F.S.I (569-2013)
5,073.26	54,608	0.5073	1.25	7.38

#### ZONING BY-LAW 569-2013

#### **EXISTING GFA ENVELOPE CALCULATIONS**

	590 King Block		Adelaide Blo	ck	Tot	als
Levels	Existing Retail Gross Floor Area (sq.m)	Existing Commercial Gross Floor Area (sq.m)	Existing Retail Gross Floor Area (sq.m)	Existing Commercial Gross Floor Area (sq.m)	Existing Gross Floor Area per Level (sq. m)	
Basement (Ground)	1,486.5				1,486.5	16,000
1st	1,480.0	55.8	1,593.3		3,129.0	33,681
2nd		1,564.7		1,585.1	3,149.8	33,904
3rd		1,564.7		1,055.5	2,620.2	28,204
4th		1,563.9		1,055.7	2,619.6	28,197
Subtotal Area per	·					
Block	2,966.5	4,749.1	1,593.3	3,696.3		
Total Existing Gross	Floor Area			(BY-LAW 569-2013)*	13,005.2	139,986

#### PROPOSED GFA ENVELOPE CALCULATIONS (BY-LAW 569-2013)\*

	590 King Block		Adelaide Blo	ock	Tota	ls
Levels	Proposed Retail Gross Floor Area (sq.m)	Proposed Commercial Gross Floor Area (sq.m)	Proposed Retail Gross Floor Area (sq.m)	Proposed Commercial Gross Floor Area (sq.m)	Total Proposed Gross Floor Area per Level (sq. m.)	Total Proposed Gross Floor Area per Level (sq. ft.)
Basement (Ground)	1,469.5		0.0	0.0	1,469.5	15,818
1st	1,450.1	80.0	259.4	1078.56	2,868.1	30,872
2nd		1,555.1		2,502.0	4,057.1	43,671
3rd		1,555.1		2,263.0	3,818.1	41,098
4th		1,555.1		2,361.0	3,916.1	42,153
5th		1,378.0		1,750.0	3,128.0	33,670
6th		1,378.0		2,064.0	3,442.0	37,049
7th		1,112.0		2,064.0	3,176.0	34,186
8th		1,112.0		2,064.0	3,176.0	34,186
9th		1,096.0		2,064.0	3,160.0	34,014
10th		923.0		1,715.0	2,638.0	28,395
11th		0.0		1,715.0	1,715.0	18,460
12th		0.0		870.0	870.0	9,365
Subtotal Area per				5.5.5		-,
Block	2,919.6	11,744.4	259.4	22,510.6		
Total Proposed Gros	s Floor Area	14,664.0		22,770.0	37,434	402,936
		·	·	,		*Includes existing gross floor area

#### VEHICLE PARKING STATS

Туре	BY-LAW 569-2013	BY-LAW 438-86	
.,,,,,	No. of Spaces	No. of Spaces	
Commercial/Office	90	75	
Retail Store	-	-	
Total Vehicle Parking	88	87	

Levels	Proposed No. of Spaces
P1 Total	26
P2 Total	30
P3 Total	33
P4 Total	33

#### LOADING SPACE STATS

Required Type	No. Required
Гуре 'В'	2 spaces
Type 'C'	2 spaces
Proposed Loading	g Spaces
Proposed Loading	g Spaces
Гуре	g Spaces Provided
Гуре	Provided
<b>Гуре</b> Гуре 'В'	Provided 2

#### **BICYCLE PARKING STATS**

Required Parking		
BY-LAW 569-2013		
Req. Short Term	Req. Long Term	
55	52	
13	6	
67	58	
	Req. Short Term 55	

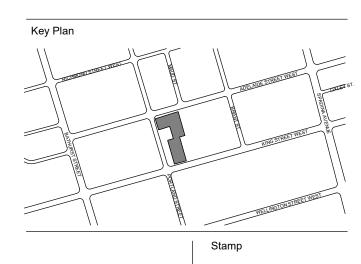
Proposed Bike Parking			
Levels		Prop. Short Term	Prop. Long Term
Ground Floor		-	58
Surface	OFF-SITE	14	<u>-</u>
Total Proposed Bike Parking Spaces		14	50

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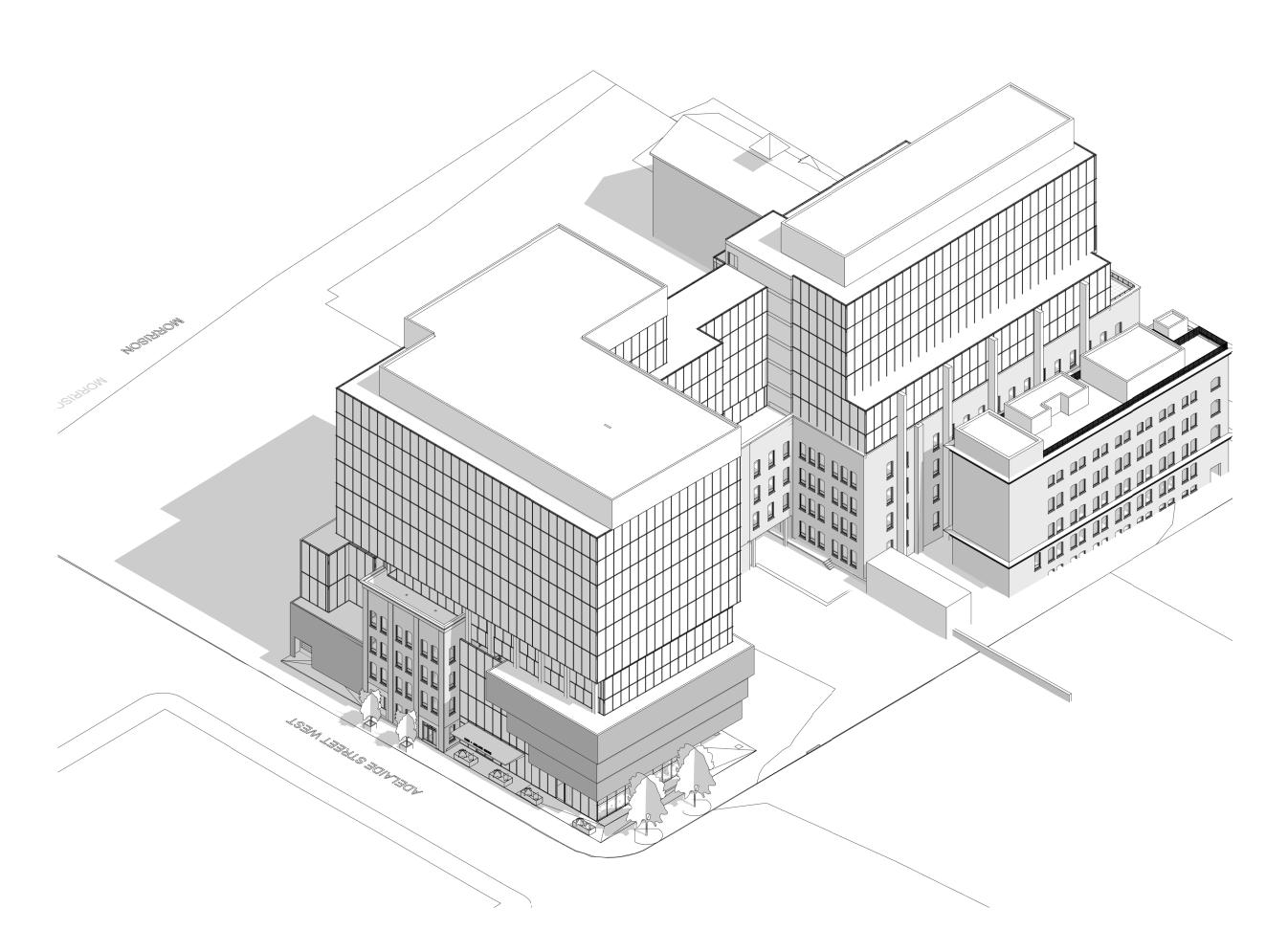


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Date:	07/17/2019
Drawn by:	KE

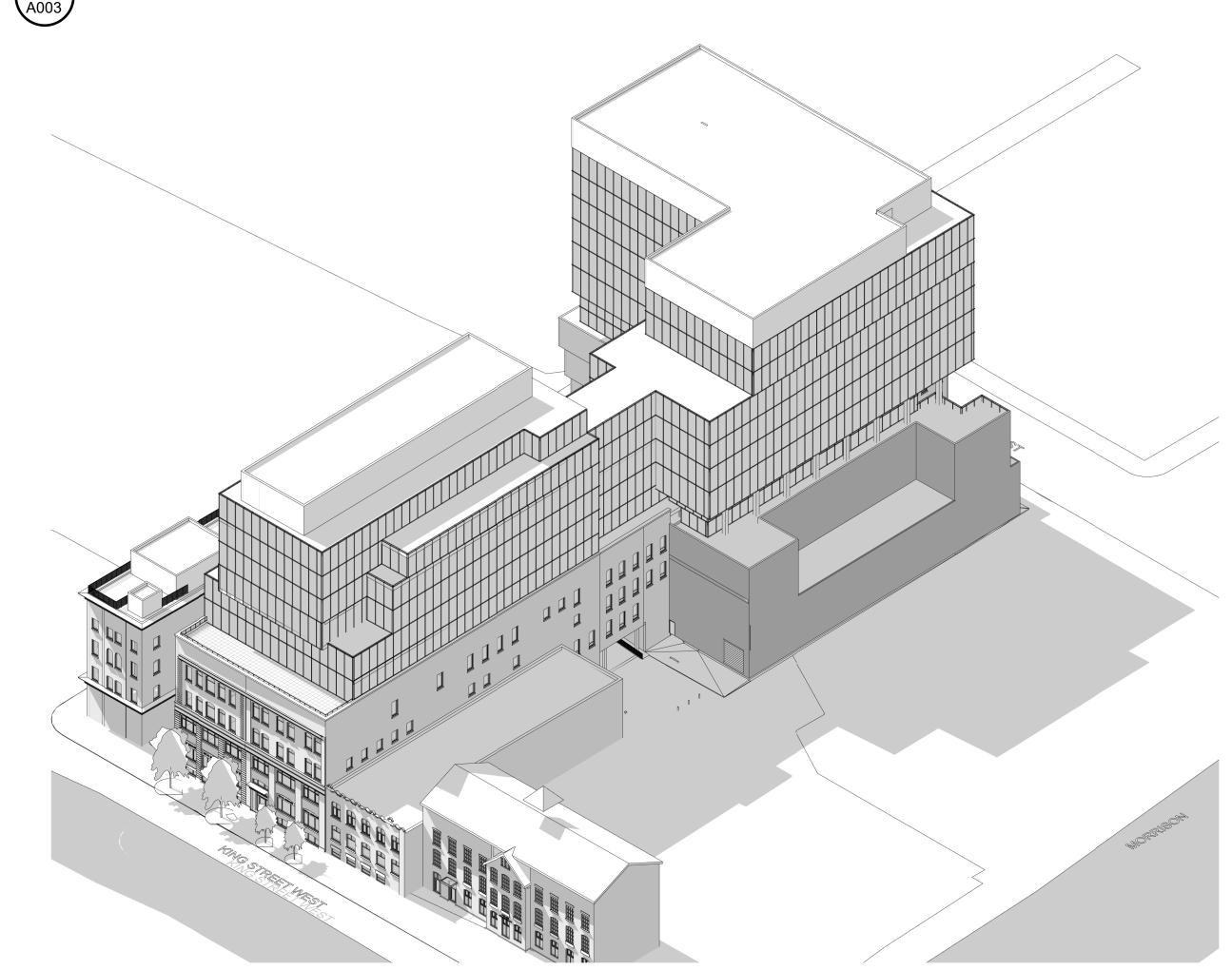
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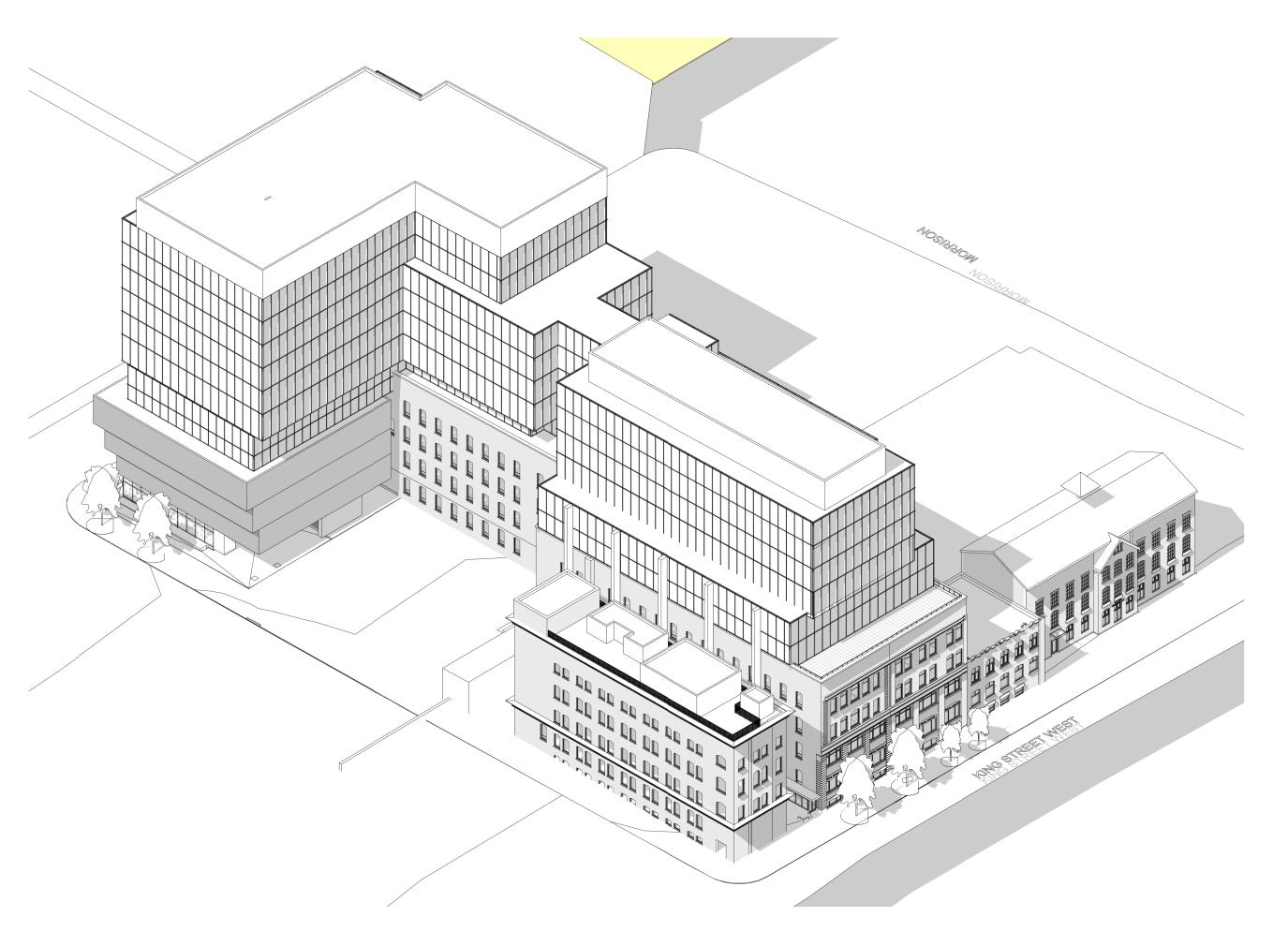
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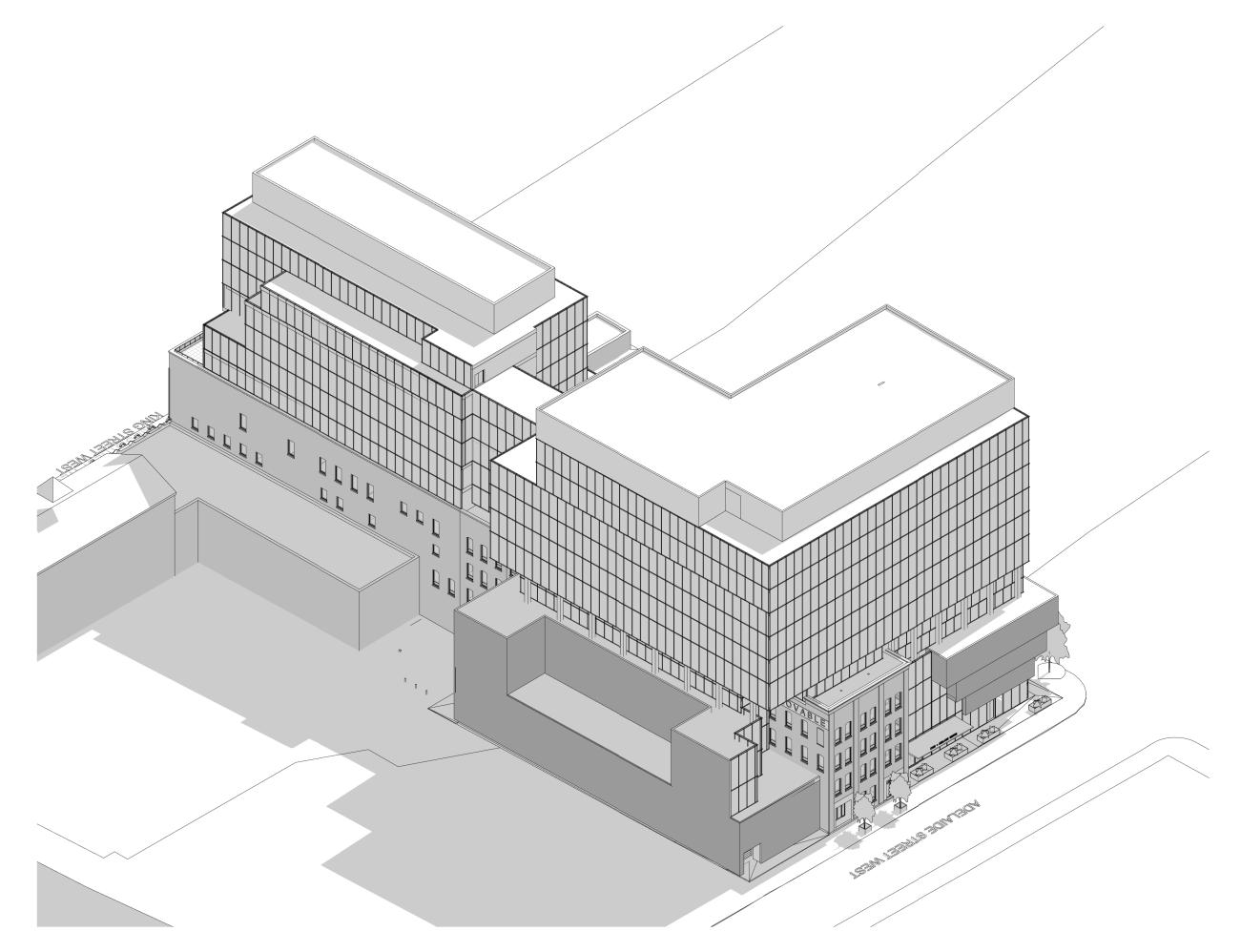




3. Axo King St.West & Brant St.



2. Axo King St.West at Portland



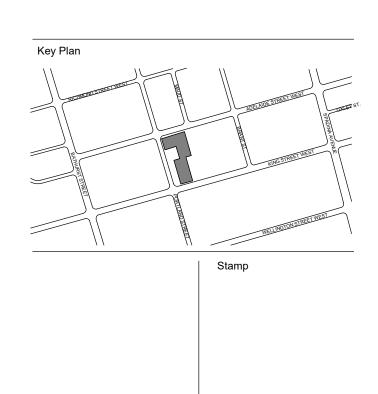
4. Axo Adelaide St.West & Morrison

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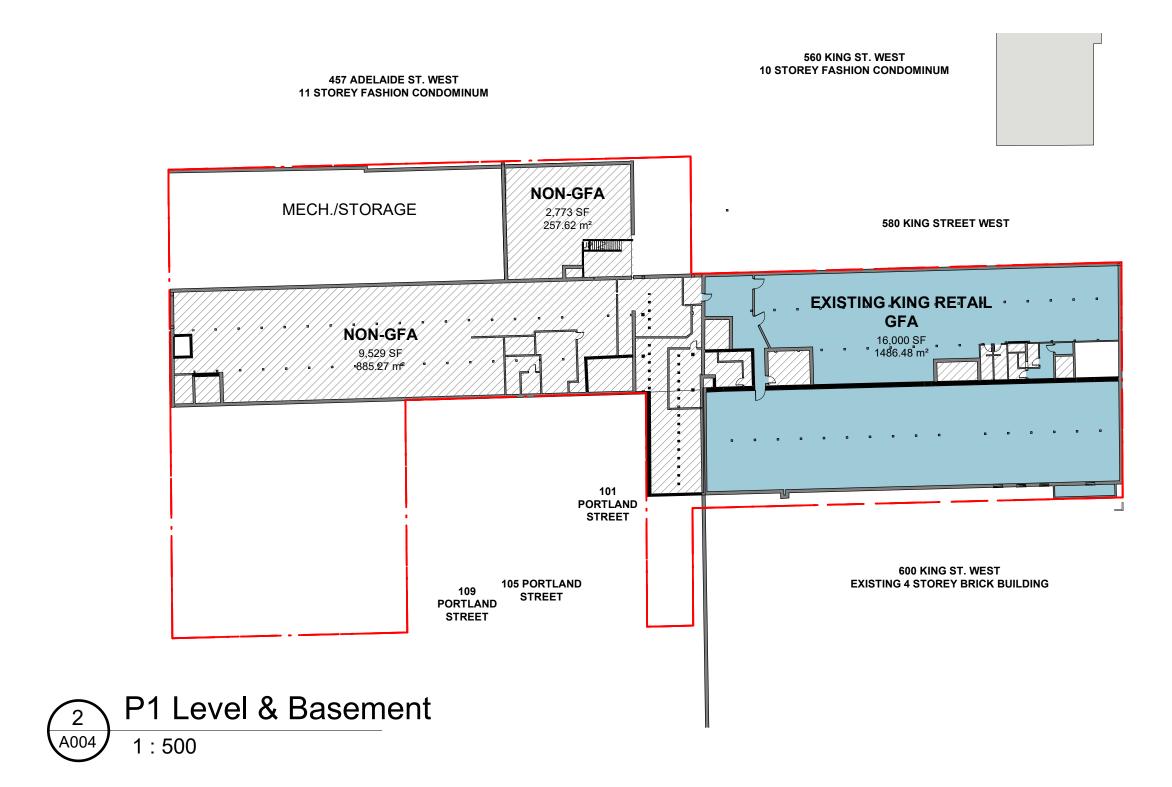


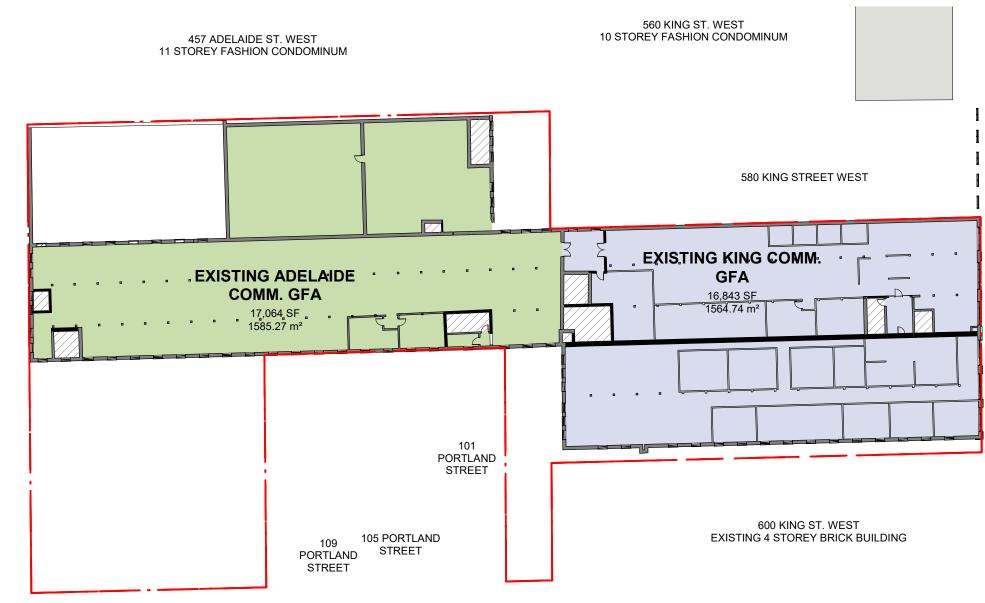


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Drawn by:	KE
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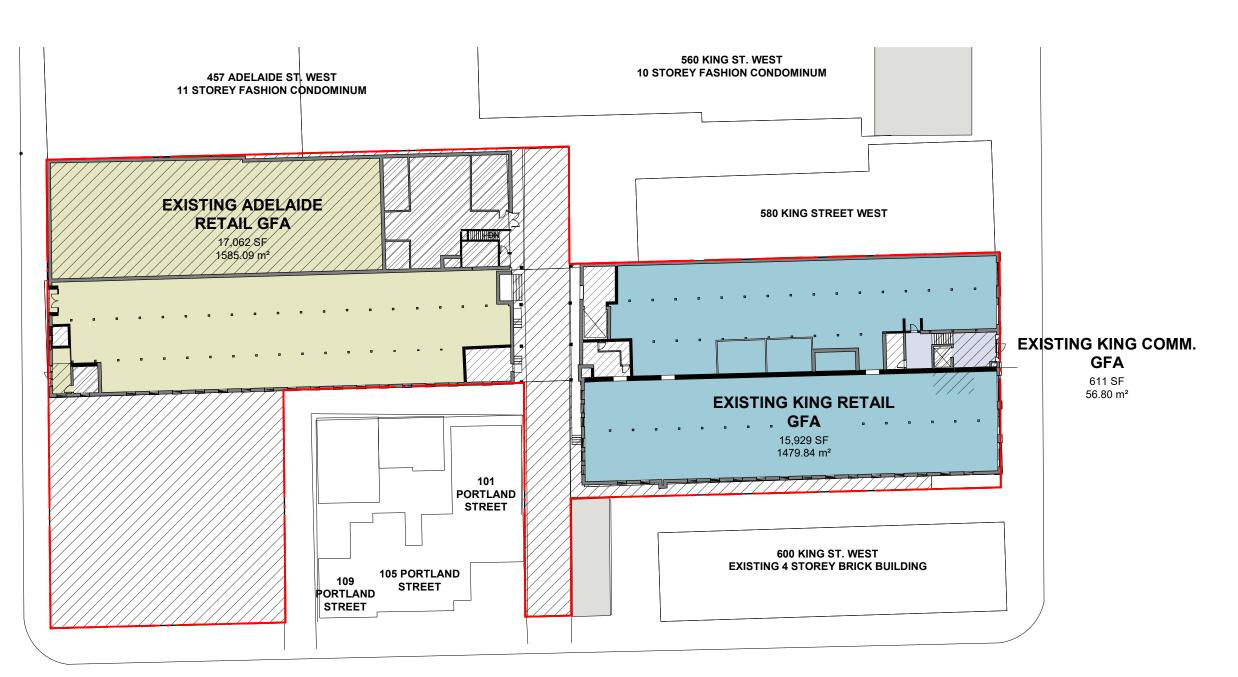
**AXONOMETRIC VIEWS** 

Draw Numl



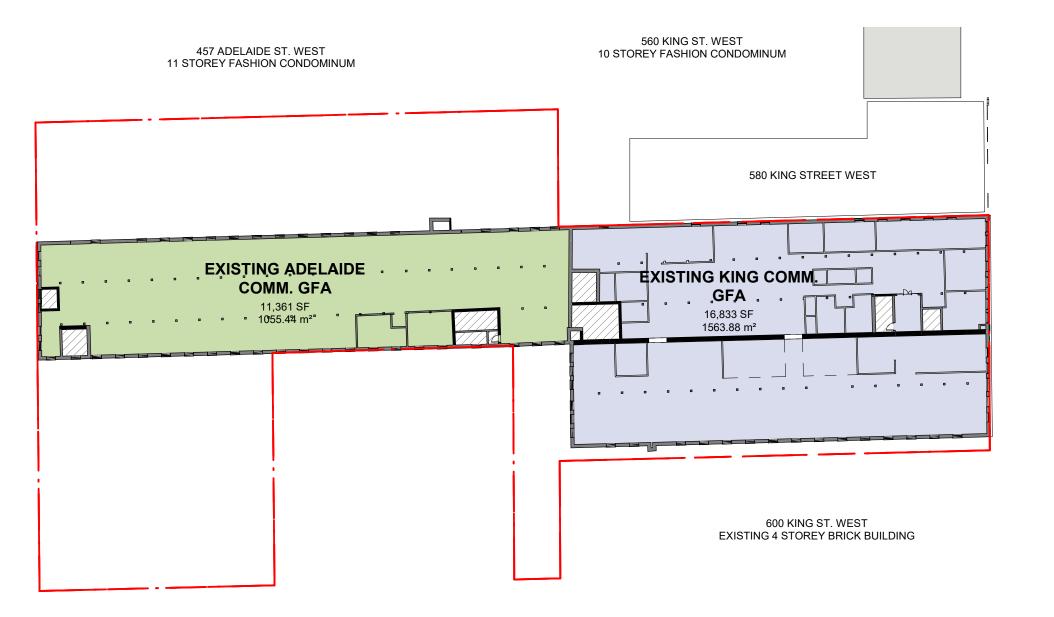


3 2nd Floor 1:500



Ground Floor- Adelaide

1:500



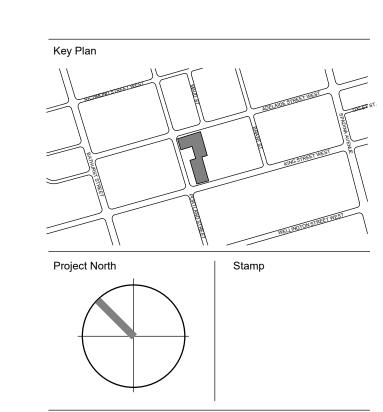
4 3rd Floor 1:500

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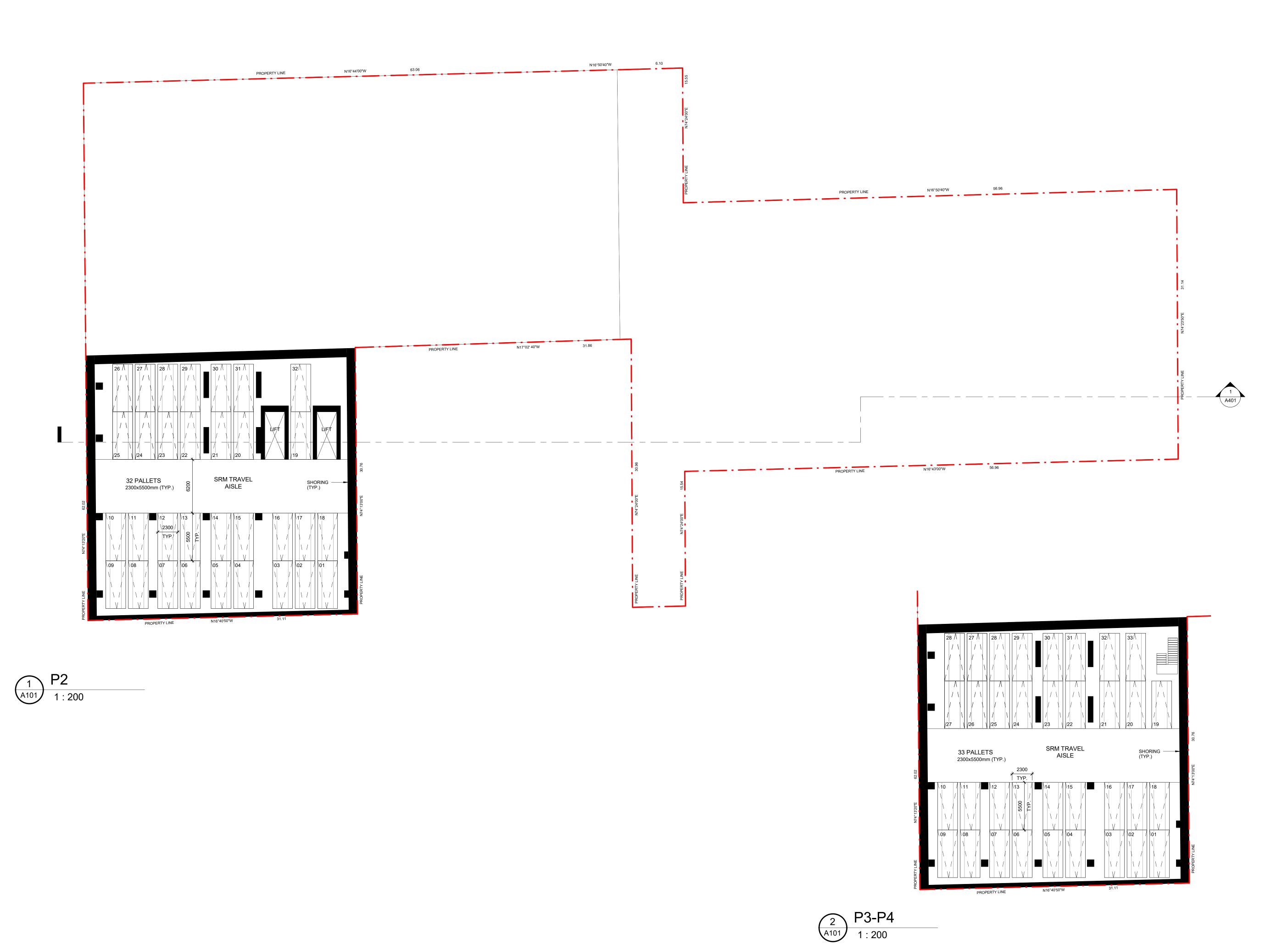


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Date:	07/17/201
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EXISTING GFA CALCULATIONS

Drawing Number

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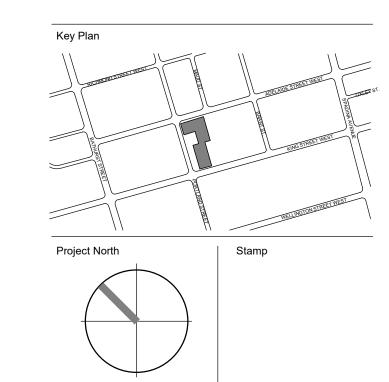


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Date:	07/17/201
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P2 & P3-P4 U/G LEVELS

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Drawii

per

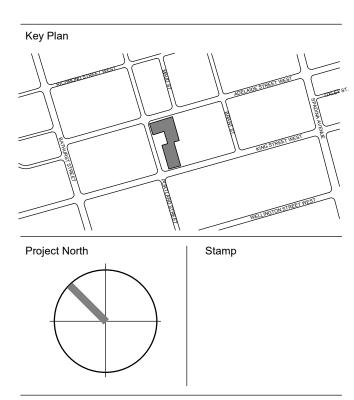
# 560 KING ST. WEST **EXISTING 12 STOREY FASHION** CONDOMINUM 457 ADELAIDE ST. WEST 11 STOREY FASHION CONDOMINUM N16°50'40"W LANDSCAPE PLANTERS N16°44'00"W PROPERTY LINE (mɛ.ʔऽ) (mɛ.25) TERRACE AT TTH FL TERRACE AT 7TH FL MECHANICAL 0054 STORAGE EL. +85.67 STORM WATER CISTERN 578 - 580 KING 580 KING STREET WESTE STREET WESTEN BUILDING EL. +85.67 (PROPOSED 9 STOREY BUILDING) SPRINKLER ROOM +36.4m (+MPH) — SERVICE ELEVATOR 1 A402 KING RETAIL GFA **ENWAVE** MECH. ROOM - SERVICE STAIR 101 PORTLAND EXISTING 2-STOREY BUILDINGS 28 PALLETS 2300x5500mm (TYP.) SRM TRAVEL AISLE SHORING — (TYP.) 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND STREET EXISTING 2-STOREY BUILDINGS 109 PORTLAND STREET P1 Level & Basement 1: 200 PORTLAND STREET

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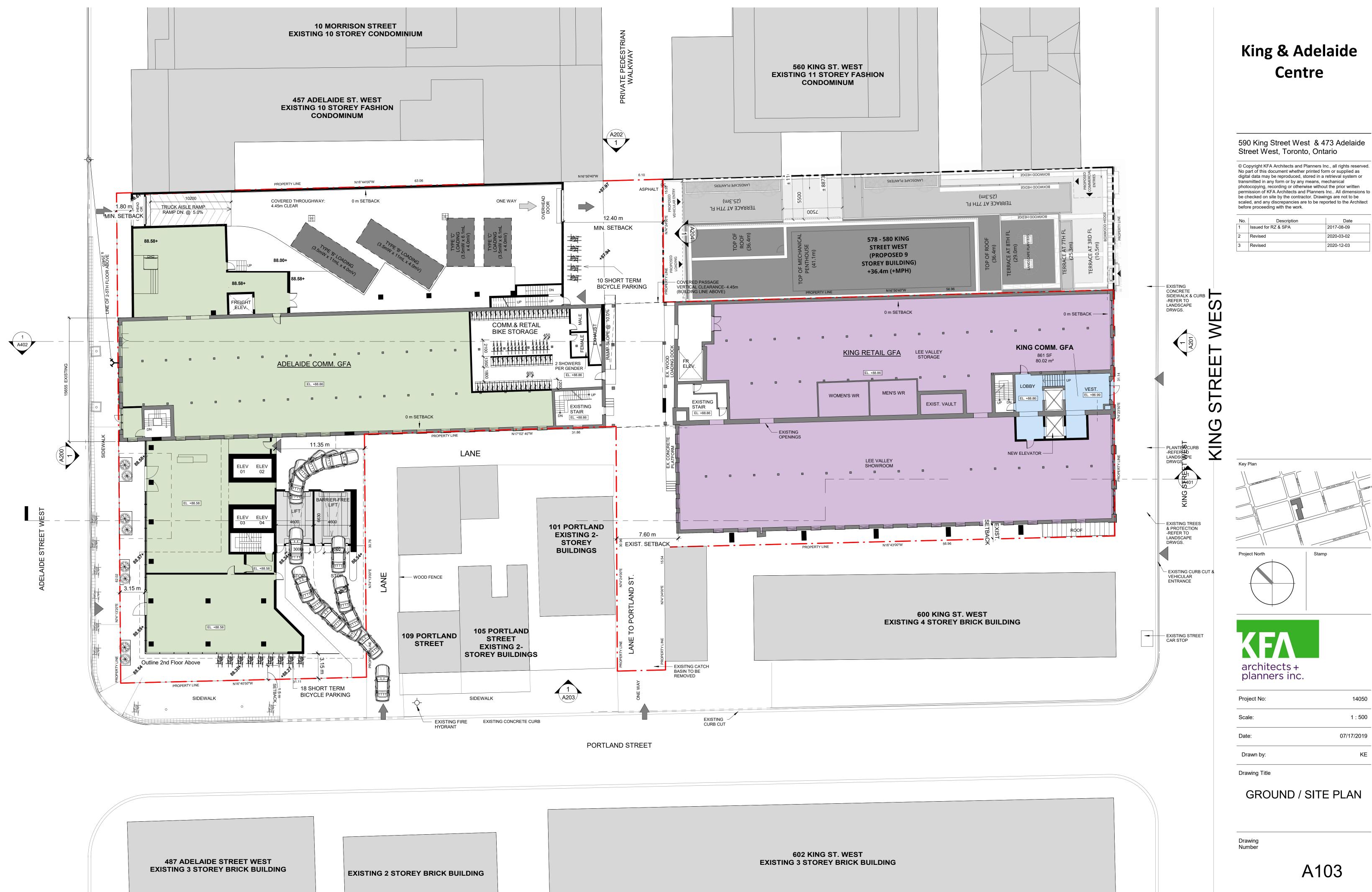




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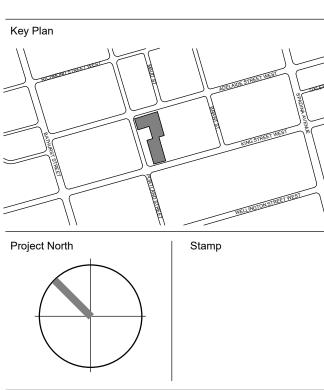
Drawing Title

P1 LEVEL / BASEMENT



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Project No:	14050
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Drawn by:	KE

#### 560 KING ST. WEST EXISTING 11 STOREY FASHION 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM CONDOMINUM LANDSCAPE PLANTERS N16°44'00"W LANDSCAPE PLANTERS (m£.2S) (mɛ.ʔ2) TERRACE AT 7TH FL 0 m SETBACK JA HTC TA 32ARRET 0057 1.80 m MIN. SETBACK 578 - 580 KING MIN. SETBACK STREET WEST (PROPOSED 9 STOREY BUILDING) +36.4m (+MPH) OFFICE 1 OFFICE 2 OFFICE 3 OFFICE 4 0 m SETBACK A402 0 m SETBACK — KING COMM. GFA EXISTING FREIGHT FLEV ADELAIDE COMM. GFA KITCHEN/CAFE EXISTING STAIR EL. +93.21 -WOMEN'S — MEETING-ROOM— — —— EXISTING STAIR 0 m SETBACK MEETING ROOM WOMEN'S WR MEN'S WR — NEW ELEVATOR RECEPTION 109 PORTLAND 7.60 m OPEN TO BELOW STREET -MIN. SETBACK **EXISTING 2** OFFICE OFFICE 0 m SETBACK ─ OFFICE BOARD ROOM STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST **EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND** STREET 109 PORTLAND **EXISTING 2-**STOREY BUILDINGS

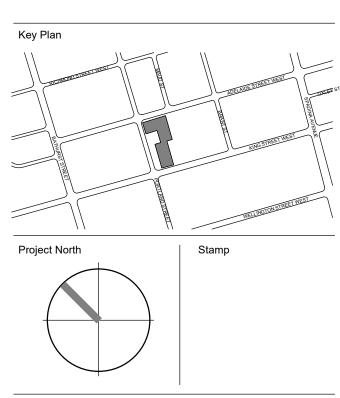
PORTLAND STREET

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Project No:	1405
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Drawn by:	K

Drawing Title

2ND FLOOR

#### 560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM N16°50'40"W LANDSCAPE PLANTERS LANDSCAPE PLANTERS BOXMOOD HEDGE (mɛ.ʔऽ) PRIVACY SCREEN FENCE (mɛ.ʔઽ) TERRACE AT 7TH FL JA HTY TA 3DARA3T 0054 3.60 m 578 - 580 KING STREET WEST MIN. SETBACK STREEENESTING 1 1/2 STOREY BRECK BUIEDING (PROPOSED 9 STOREY BUILDING) +36.4m (+MPH) TERRACE WORKSHOP MARKET PLACE 0 m SETBACK PHOTO STUDIO A402 LAUNCH PAD KING COMM. GFA 0 m SETBACK EXISTING FREIGHT FLEV ADELAIDE COMM. GFA SERVER EXISTING STAIR -EL. +97.52 WOMEN'S MEN'S WR EXISTING STAIR LIBRARY COPY CENTRE 0 m SETBACK DRIVE OPEN TO BELOW 7.60 m 109 PORTLAND STREET -MIN. SETBACK **EXISTING 2** 0 m SETBACK — STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST **EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND** STREET 109 PORTLAND **EXISTING 2-**STOREY BUILDINGS

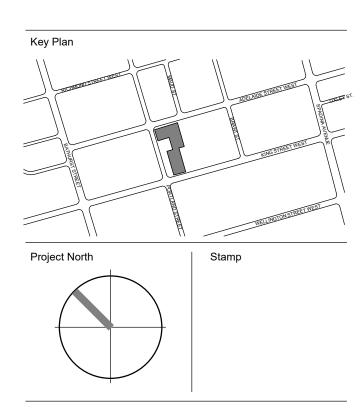
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D	rawn by:	KE

3RD FLOOR

Drawing Number

Drawing Title

# 560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM A202 LANDSCAPE PLANTERS LANDSCAPE PLANTERS BOXMOOD HEDGE (mɛ.ʔઽ) (mɛ.ʔઽ) TERRACE AT 7TH FL JA HTC TA 3DA9A3T 0054 3rd FLOOR TERRACE 3.60 m 12.40 578 - 580 KING MIN. SETBACK STREET WEST (PROPOSED 9 STOREY BUILDING) 3rd FLOOR TERRACE +36.4m (+MPH) 0 m SETBACK 1 A402 0 m SETBACK — 0 m SETBACK 7.60 m 109 PORTLAND MIN. SETBACK STREET -**EXISTING 2** 0 m SETBACK → STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST → 0 m SETBACK **EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND** STREET 109 PORTLAND EXISTING 2-STOREY BUILDINGS 0 m SETBACK

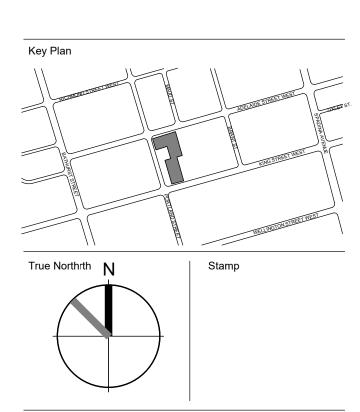
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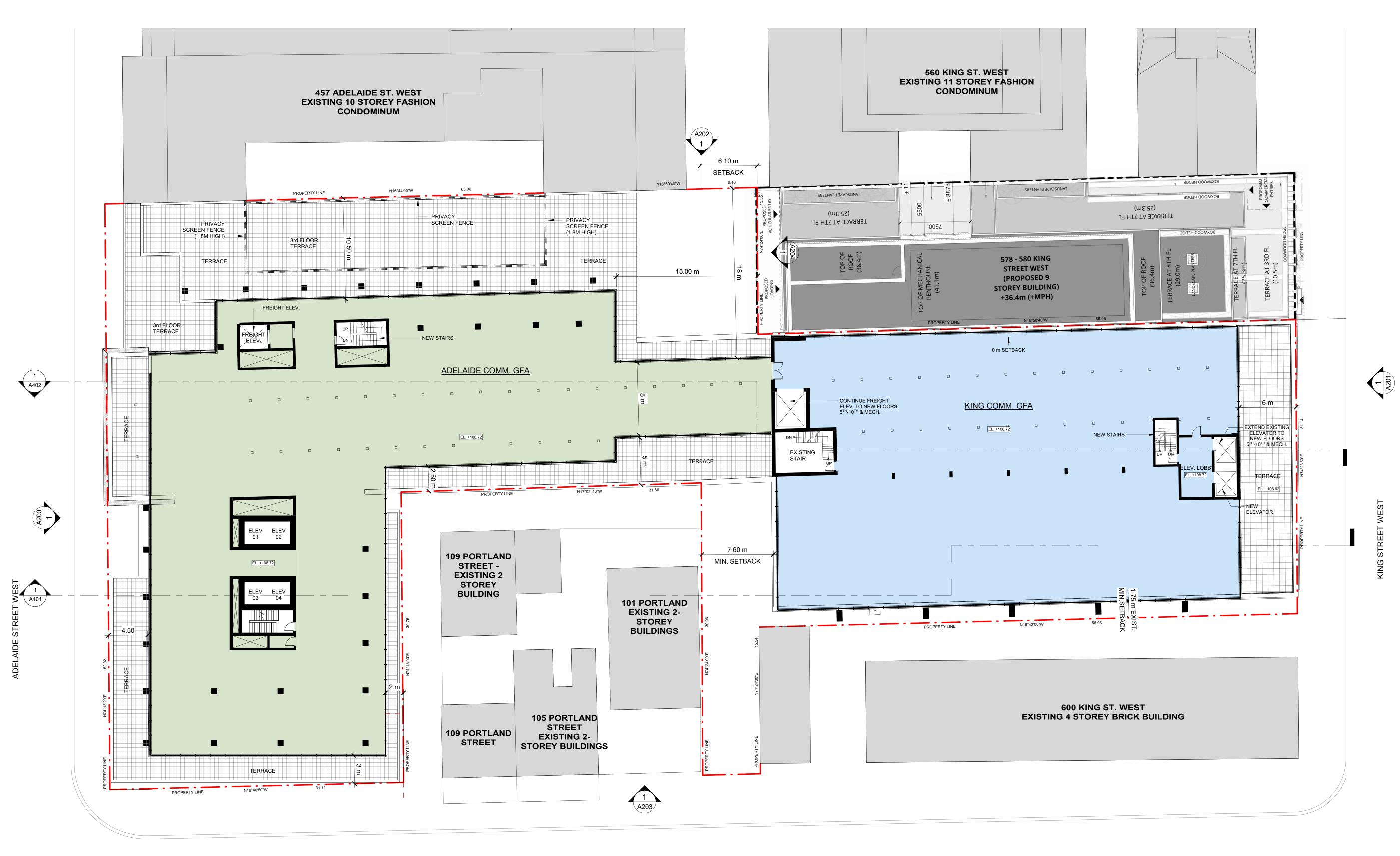
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Drawing Title	

4TH FLOOR



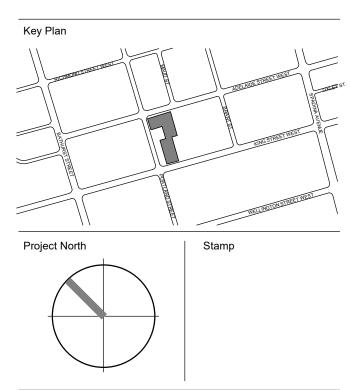
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Drawn by:	Author
Drawing Title	

5TH FLOOR

# 560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM BOXMOOD HEDGE N16°50'40"W LANDSCAPE PLANTERS (mɛ.ʔऽ) (mɛ.ʔઽ) TERRACE AT 7TH FL TERRACE AT 7TH FL 0054 3TH FLOOR TERRACE 5TH FLOOR TERRACE 5TH FLOOR TERRACE 578 - 580 KING STREET WEST (PROPOSED 9 12.40 m STOREY BUILDING) MIN. SETBACK +36.4m (+MPH) 0 m SETBACK 5TH FLOOR TERRACE 1 A402 6.00 m EL. +112.72 - CONTINUE FREIGHT ELEV. TO NEW FLOORS: 5<sup>TH</sup>-10<sup>TH</sup> & MECH. KING COMM. GFA NEW STAIRS — 5TH FLOOR TERRACE 5TH FLOOR TERRACE 0 m SETBACK NEW ELEVATOR — 7.60 m 109 PORTLAND STREET -MIN. SETBACK **EXISTING 2** 0 m SETBACK ─► STOREY BUILDING **101 PORTLAND** EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND STREET EXISTING 2STOREY BUILDINGS 109 PORTLAND

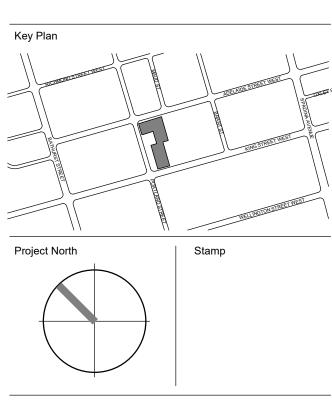
PORTLAND STREET

# King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario

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No.	Description	Date
1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-12-03





_		
	Project No:	14050
	Scale:	1 : 200
_	Date:	07/17/2019
_	Drawn by:	KE

Drawing Title

6TH FLOOR

## 560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM BOXMOOD HEDGE N16°50'40"W LANDSCAPE PLANTERS BOXMOOD HEDGE TERRACE AT 7TH FL (m£.2S) (m£.2S) JA HTY TA 3DARA3T 0057 5TH FLOOR TERRACE 3TH FLOOR 5TH FLOOR TERRACE 578 - 580 KING STREET WEST 12.55 m (PROPOSED 9 STOREY BUILDING) +36.4m (+MPH) 8.00 m 7TH FLOOR 5TH FLOOR TERRACE TERRACE ADELAIDE COMM. GFA EXTEND EXISTING ELEVATOR TO NEW FLOORS — CONTINUE FREIGHT ELEV. TO NEW FLOORS: 5<sup>TH</sup>-10<sup>TH</sup> & MECH. 5<sup>TH</sup>-10<sup>TH</sup> & MECH. NEW STAIRS ---KING COMM. GFA 5TH FLOOR TERRACE 0 m SETBACK NEW ELEVATOR — 0 m SETBACK -109 PORTLAND STREET -EXISTING 2 7TH FLOOR TERRACE STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 109 PORTLAND STREET STREET EXISTING 2STOREY BUILDINGS

PORTLAND STREET

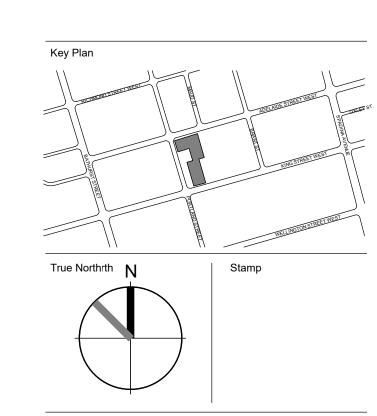


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1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-12-03





Project No:	1405
Scale:	1 : 20
Date:	07/17/201
Drawn by:	Autho

Drawing Title

7TH & 8TH FLOOR

# 560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM LANDSCAPE PLANTERS LANDSCAPE PLANTERS TERRACE AT 7TH FL (m£.2S) (mɛ.ʔ১) TERRACE AT 7TH FL 0054 3TH FLOOR TERRACE 5TH FLOOR TERRACE 5TH FLOOR TERRACE 578 - 580 KING STREET WEST (PROPOSED 9 12.55 m STOREY BUILDING) +36.4m (+MPH) 7TH FLOOR TERRACE 5TH FLOOR TERRACE A402 5.00 m ADELAIDE COMM. GFA KING COMM. GFA 8 5TH FLOOR TERRACE 5TH FLOOR TERRACE 7TH FLOOR TERRACE

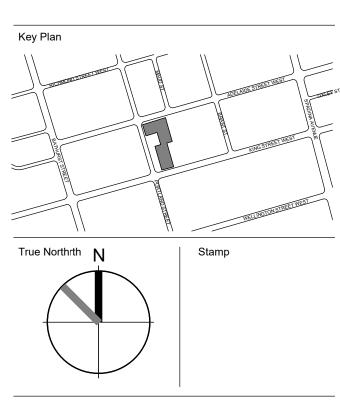
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No.	Description	Date
3	Revised	2020-12-03





14050
1 : 200
07/17/2019
FC

Drawing Title

9TH FLOOR

Draw

# 560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM A202 LANDSCAPE PLANTERS LANDSCAPE PLANTERS BOXMOOD HEDGE (mɛ.ʔ2) (mɛ.ʔઽ) TERRACE AT 7TH FL JA HTC TA 32ARR3T 0054 5TH FLOOR TERRACE 3TH FLOOR TERRACE 5TH FLOOR TERRACE 578 - 580 KING STREET WEST (PROPOSED 9 STOREY BUILDING) +36.4m (+MPH) 7TH FLOOR TERRACE 5TH FLOOR TERRACE 10TH FLOOR TERRACE ADELAIDE COMM. GFA EXTEND EXISTING ELEVATOR TO NEW FLOORS 5<sup>TH</sup>-10<sup>TH</sup> & MECH. — CONTINUE FREIGHT ELEV. TO NEW FLOORS: 5<sup>TH</sup>-10<sup>TH</sup> & MECH. TERRACE 5.00 m NEW STAIRS — KING COMM. GFA 5TH FLOOR TERRACE NEW ELEVATOR — 7.60 m MIN. SETBACK 109 PORTLAND STREET -**EXISTING 2** 0 m SETBACK ── 7TH FLOOR TERRACE STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 109 PORTLAND STREET STREET EXISTING 2STOREY BUILDINGS

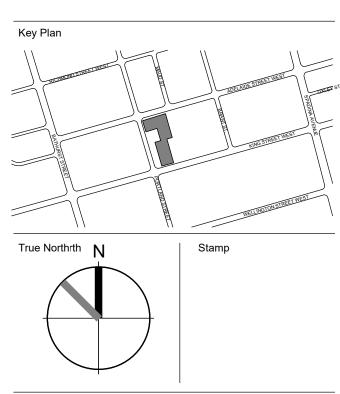
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1	Issued for RZ & SPA	2017-08-09
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Project No:	140
Scale:	1 : 2
Date:	07/17/20
Drawn by:	Auth
Drawing Title	

10TH FLOOR

## 560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM LANDSCAPE PLANTERS LANDSCAPE PLANTERS BOXMOOD HEDGE TERRACE AT 7TH FL (m£.2S) (mɛ.ʔ2) JA HTC TA 3DAЯЯЭТ 0057 3TH FLOOR TERRACE 5TH FLOOR TERRACE 5TH FLOOR TERRACE 578 - 580 KING STREET WEST (PROPOSED 9 21 m STOREY BUILDING) +36.4m (+MPH) 7TH FLOOR 5TH FLOOR TERRACE TERRACE 10TH FLOOR ADELAIDE COMM. GFA 10TH FLOOR TERRACE 10TH FLOOR GREEN ROOF 6.00 m 5TH FLOOR TERRACE MECHANICAL RM. 5TH FLOOR TERRACE MECHANICAL ROOM NON INCLUDED IN GFA 11 m 10TH FLOOR GREEN ROOF 109 PORTLAND STREET -**EXISTING 2** 0 m SETBACK → 7TH FLOOR TERRACE STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 109 PORTLAND 105 PORTLAND STREET EXISTING 2STOREY BUILDINGS STREET

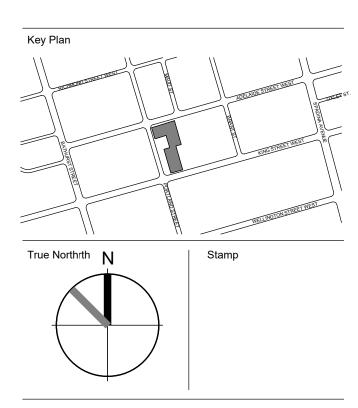
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No.	Description	Date
3	Revised	2020-12-03





Project No:	14050
Scale:	1 : 200
Date:	07/17/2019
Drawn by:	Author
Drawing Title	

Drawing Title

11TH FLOOR

## 560 KING ST. WEST EXISTING 11 STOREY FASHION 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM CONDOMINUM A202 BOXMOOD HEDGE LANDSCAPE PLANTERS (m£.2S) (mɛ.ʔ2) TERRACE AT 7TH FL TERRACE AT 7TH FL 0054 5TH FLOOR TERRACE 3TH FLOOR 5TH FLOOR TERRACE TOP OF ROOF (36.4m) 578 - 580 KING STREET WEST (PROPOSED 9 STOREY BUILDING) +36.4m (+MPH) 21 m 7TH FLOOR TERRACE 5TH FLOOR TERRACE 10TH FLOOR TERRACE ADELAIDE COMM. GFA 10TH FLOOR GREEN ROOF 10TH FLOOR TERRACE 5TH FLOOR TERRACE 5TH FLOOR TERRACE MECH P ROOF 0 m SETBACK -10TH FLOOR GREEN ROOF 109 PORTLAND STREET -**EXISTING 2** STOREY BUILDING 7TH FLOOR TERRACE 101 PORTLAND EXISTING 2-STOREY BUILDINGS MECHANICAL RM. 600 KING ST. WEST MECHANICAL ROOM NON INCLUDED IN GFA **EXISTING 4 STOREY BRICK BUILDING** 109 PORTLAND 105 PORTLAND STREET - STREET EXISTING 2 EXISTING 2STOREY STOREY BUILDINGS STREET -EXISTING 2 BUILDING

#### PORTLAND STREET

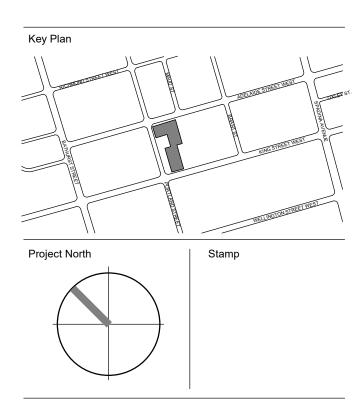


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No.	Description	Date
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2	Revised	2020-03-02
3	Revised	2020-12-03





Project No:	1405
Scale:	1 : 20
Date:	07/17/201
Drawn by:	Autho

Drawing Title

12TH FLOOR / MECH. PENTHOUSE FLOOR

# 560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM LANDSCAPE PLANTERS N16°44'00"W LANDSCAPE PLANTERS (mɛ.ʔઽ) (mɛ.ʔઽ) TERRACE AT 7TH FL JA HTY TA 3DARA3T 0054 3TH FLOOR TERRACE TERRACE 5TH FLOOR TERRACE 5TH FLOOR TERRACE 578 - 580 KING STREET WEST (PROPOSED 9 STOREY BUILDING) +36.4m (+MPH) 7TH FLOOR TERRACE 5TH FLOOR TERRACE 10TH FLOOR TERRACE 10TH FLOOR TERRACE 10TH FLOOR GREEN ROOF 5TH FLOOR TERRACE 5TH FLOOR TERRACE MECH. P. ROOF 12TH FLOOR / MECHANICAL PENTHOUSE ROOF 10TH FLOOR GREEN ROOF **109 PORTLAND** STREET -**EXISTING 2** 1 A401 7TH FLOOR TERRACE STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST **EXISTING 4 STOREY BRICK BUILDING** 109 PORTLAND STREET - STREET EXISTING 2 EXISTING 2STOREY STOREY BUILDINGS BUILDING

# 12th Floor / Mech. Penthouse Roof

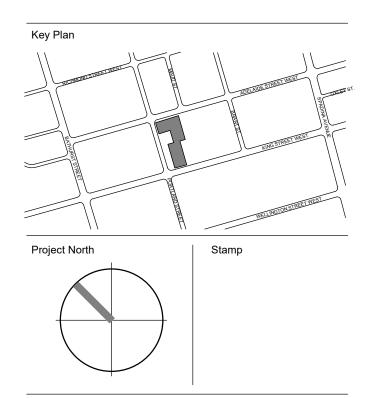
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3	Revised	2020-12-03

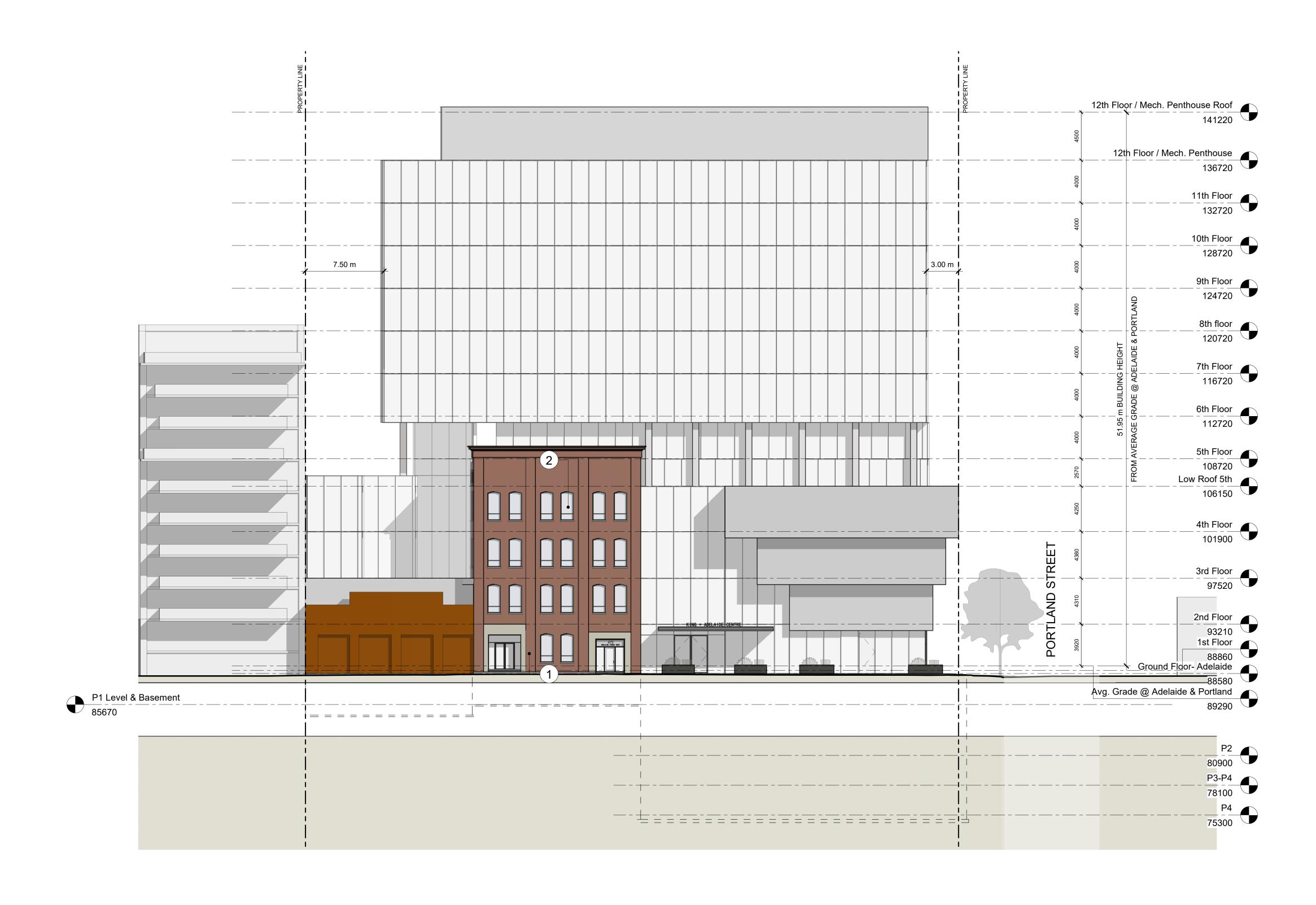




Project No:	140
Scale:	1:2
Date:	07/17/20
Drawn by:	Auth

Drawing Title

12TH FLOOR / MECH. PENTHOUSE ROOF



## **MATERIAL LEGEND**

- EXISTING HERITAGE BRICK
- EXISTING HERITAGE WINDOW GLASS & FRAME
- PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY)
- PRE-COATED ANODIZED ALUM. PANELS- (WHITE)

(TORONTO GREEN STANDARDS, TIER #1)

- SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING
- WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING) 12. PRE-FINISHED METAL CANOPY
- STONE VENEER OR BASE

ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m)

WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES

- STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE
- STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING
- 11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING: OFF-WHITE
- 13. ARCHITECTURAL LOUVERS

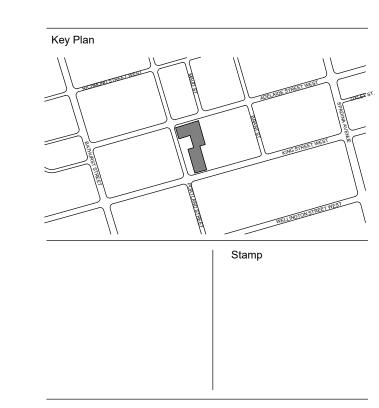
#### 14. GLASS + ALUM. RAILING- FROSTED GLAZING 15. STANDING SEAM METAL ROOF

# King & Adelaide Centre

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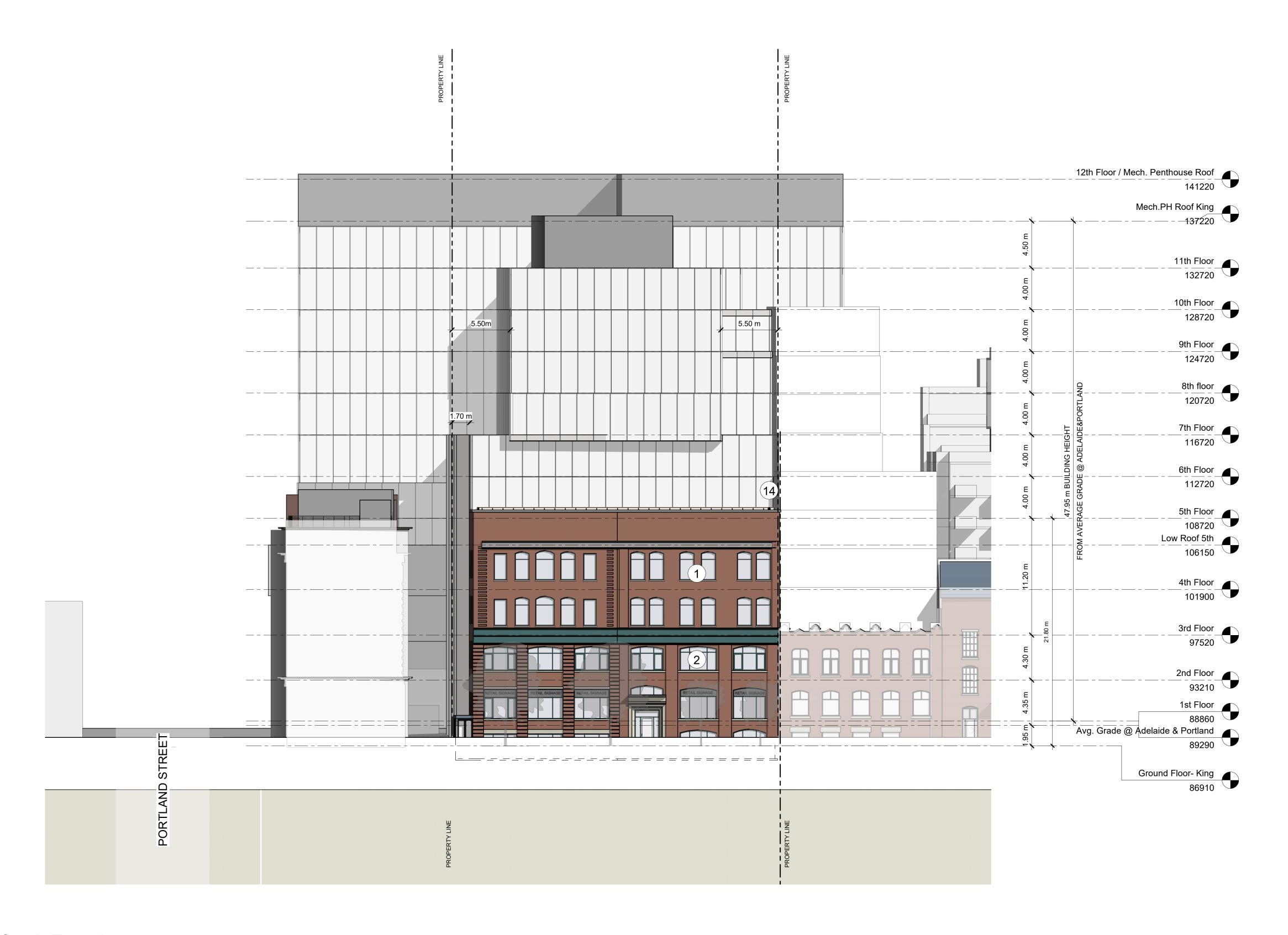




	Scale:	As indicated
	Date:	07/17/2019
•	Drawn by:	KE

Drawing Title

#### NORTH ELEVATION



14. GLASS + ALUM. RAILING- FROSTED GLAZING

15. STANDING SEAM METAL ROOF



South Elevation

#### **MATERIAL LEGEND**

- EXISTING HERITAGE BRICK
- EXISTING HERITAGE WINDOW GLASS & FRAME
- PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY)
- PRE-COATED ANODIZED ALUM. PANELS- (WHITE) 11. STRUCTURAL CAPLESS CURTAI WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING) 12. PRE-FINISHED METAL CANOPY
- SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING

(TORONTO GREEN STANDARDS, TIER #1)

- 7. STONE VENEER OR BASE

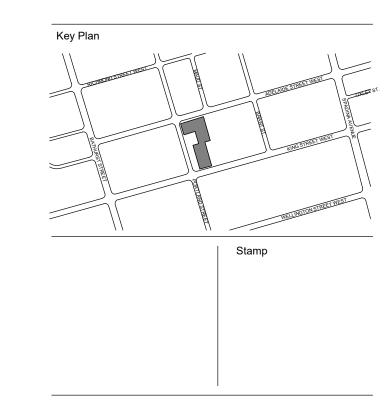
- STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE
- STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING
   STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING
- 11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING: OFF-WHITE
- 13. ARCHITECTURAL LOUVERS
- ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES

# King & Adelaide Centre

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3	Revised	2020-12-03





	Project No:	14050
	Scale:	As indicated
	Date:	07/17/2019
	Drawn by:	KE

#### SOUTH ELEVATION

Drawing Number

Drawing Title

A201

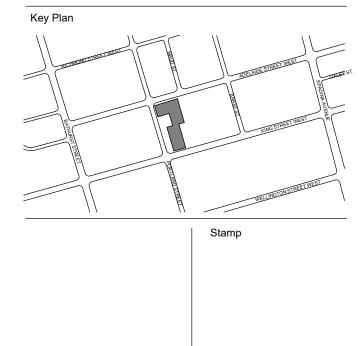
## 12th Floor / Mech. Penthouse Roof 141220 Mech.PH Roof King Mech.PH Roof King 12th Floor / Intern. Fermiouse 137220 11th Floor 132720 11th Floor 132720 10th Floor 128720 10th Floor 128720 9th Floor 124720 9th Floor 124720 8th floor 120720 -8th floor 120720 7th Floor 116720 7th Floor 116720 6th Floor 112720 6th Floor 112720 5th Floor 108720 5th Floor 108720 Low Roof 5th 106150 Low Roof 5th 106150 4th Floor 101900 4th Floor 101900 3rd Floor 3rd Floor 97520 97520 2nd Floor 2nd Floor 93210 93210 Ground Floor- Adelaide 1st Floor 88860;rade @ Adelaide & Portland Avg. Grade @ Adelaide & Pc88860 Ground Floor- King 86910 89290 P1 Level & Basement 85670 P1 Level & Basement 85670

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3	Revised	2020-12-03





Project No:	14050
Scale:	As indicated
Date:	07/17/2019
Drawn by:	Author
Drawing Title	

**EAST ELEVATION** 

Drawing Number

**MATERIAL LEGEND** 

**East Elevation** 

EXISTING HERITAGE BRICK

EXISTING HERITAGE WINDOW GLASS & FRAME PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY)

PRE-COATED ANODIZED ALUM. PANELS- (WHITE) WINDOW WALL PROFILE SYSTEM- (DARK MULLIÓNS W/ CLEAR GLAZING) 12. PRE-FINISHED METAL CANOPY SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING

STONE VENEER OR BASE

ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE

STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING 15. STANDING SEAM METAL ROOF 10. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING: OFF-WHITE 13. ARCHITECTURAL LOUVERS

14. GLASS + ALUM. RAILING- FROSTED GLAZING

# 11th Floor 132720 - 11th Floor 132720 10th Floor 128720 10th Floor 128720 3.00 m 9th Floor 124720 9th Floor 124720 8th floor 120720 8th floor 120720 7th Floor 116720 -7th Floor 116720 6th Floor 112720 -6th Floor 112720 6.0 m - 5th Floor 108720 Low Roof 5th 106150 Low Roof 5th 4th Floor 101900 -4th Floor 101900 •—(2) 3rd Floor 97520 -3rd Floor 97520 2nd Floor 93210 2nd Floor 93210 Ground Floor- Adelai Avg. Grade @ Adelaista & Portland Avg. (Sade @ Adelaide & Portland Ground Floor- King P1 Level & Basement 85670 P1 Level & Basement 85670 P4 75300



#### **MATERIAL LEGEND**

- EXISTING HERITAGE BRICK EXISTING HERITAGE WINDOW GLASS & FRAME
- PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY)
- PRE-COATED ANODIZED ALUM. PANELS- (WHITE)

(TORONTO GREEN STANDARDS, TIER #1)

- STONE VENEER OR BASE
- ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES
- WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING) 12. PRE-FINISHED METAL CANOPY
- SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING
- STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING
- 11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING: OFF-WHITE
- - 13. ARCHITECTURAL LOUVERS

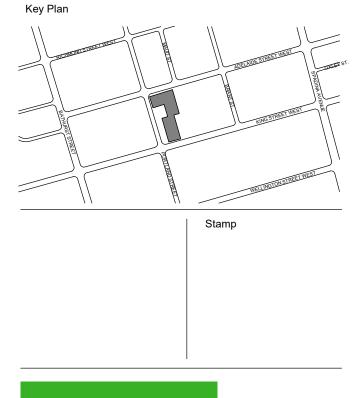
14. GLASS + ALUM. RAILING- FROSTED GLAZING 15. STANDING SEAM METAL ROOF

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	Project No:	14050
	Scale:	As indicated
	Date:	07/17/2019
	Drawn by:	KE

# WEST ELEVATION

Drawing Number

Drawing Title



14. GLASS + ALUM. RAILING- FROSTED GLAZING15. STANDING SEAM METAL ROOF



#### **MATERIAL LEGEND**

- EXISTING HERITAGE BRICK
- EXISTING HERITAGE WINDOW GLASS & FRAME
- PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY) PRE-COATED ANODIZED ALUM. PANELS- (WHITE)
- WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING) 12. PRE-FINISHED METAL CANOPY SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING 13. ARCHITECTURAL LOUVERS
- STONE VENEER OR BASE

- 8. STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE
  9. STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING
  10. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING
  11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING: OFF-WHITE

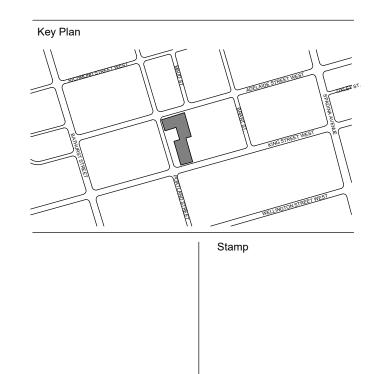
## ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

# King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario

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No.	Description	Date
1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-12-03





14050
As indicated
07/17/2019
Author

Drawing Title

SOUTH ELEVATION **ALONG LANEWAY** 

Drawing Number

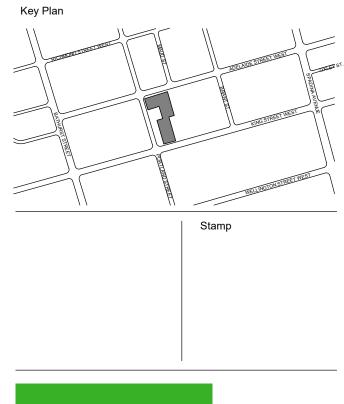
A204

# King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario © Copyright KFA Architects and Planners Inc., all rights reserved. transmitted in any form or by any means, mechanical 12th Floor / Mech. Penthouse Roof 141220 scaled, and any discrepancies are to be reported to the Architect before proceeding with the work. Mech.PH Roof King 137220 Mech.PH Roof King, 1201 Floor / WieGh. Penthouse 11th Floor 132720 11th Floor 132720 10th Floor 128720 10th Floor 128720 9th Floor 124720 -8th floor 120720 7th Floor 116720 7th Floor 116720 6th Floor 112720 5th Floor 108720 Low Roof 5th 106150 Low Roof 5th 106150 4th Floor 101900 4th Floor 101900 3rd Floor 97520 3rd Floor 97520 2nd Floor
93210
Ground Floor- Adelaide
Avg. Grade @ Adelaide & Port.st.nd
89290 2nd Floor 93210 1st Floor \_\_88860 TRUCK AISLE Avg. Grade @ Adelaide & Portland 89290 AUTOMATED PARK SHELFS P1 Level & Basement 85670 P1 Level & Basement 85670 architects + planners inc. P2 80900 P3-P4 78100 P4 75300 North-South Section thru Adelaide Elevator 1 A401 Drawing Title 1:200

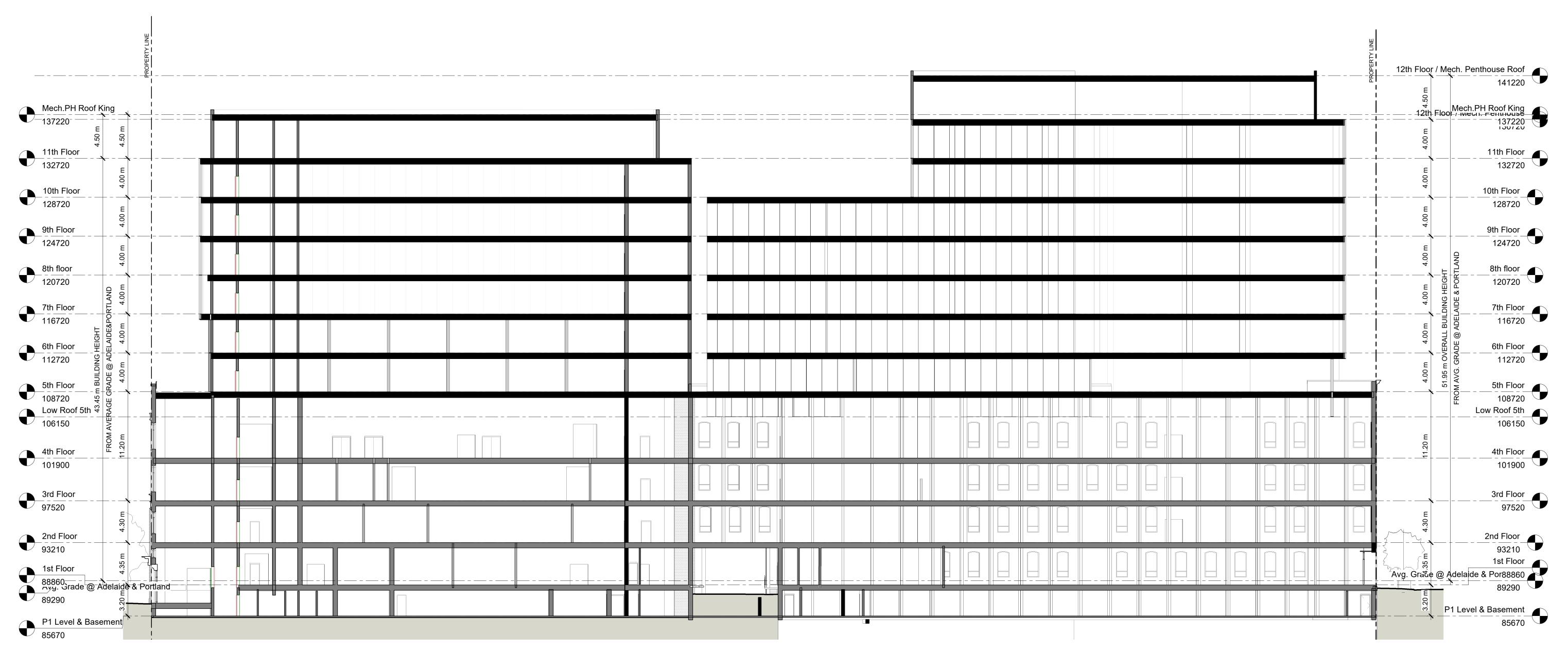
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No.	Description	Date	
1	Issued for RZ & SPA	2017-08-09	
3	Revised	2020-12-03	



Project No:	14050
Scale:	1 : 200
Date:	07/17/2019
Drawn by:	KE

NORTH-SOUTH SECTION



North-South Section thru Laneway

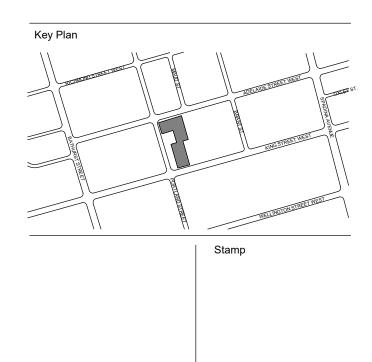
1: 200

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3	Revised	2020-12-03





	Project No:	14050
	Scale:	1 : 200
	Date:	07/17/2019
	Drawn by:	KE
	Drawing Title	

SECTIONS

Drawing Number

A402









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Description	Date
Issued for RZ & SPA	2017-08-09
Revised	2020-03-02
Revised	2021-01-18

MARCH 21- 10:18 AM

MARCH 21-2:18 PM







True North N

MARCH 21-3:18 PM MARCH 21-4:18 PM

MARCH 21- 1:18 PM







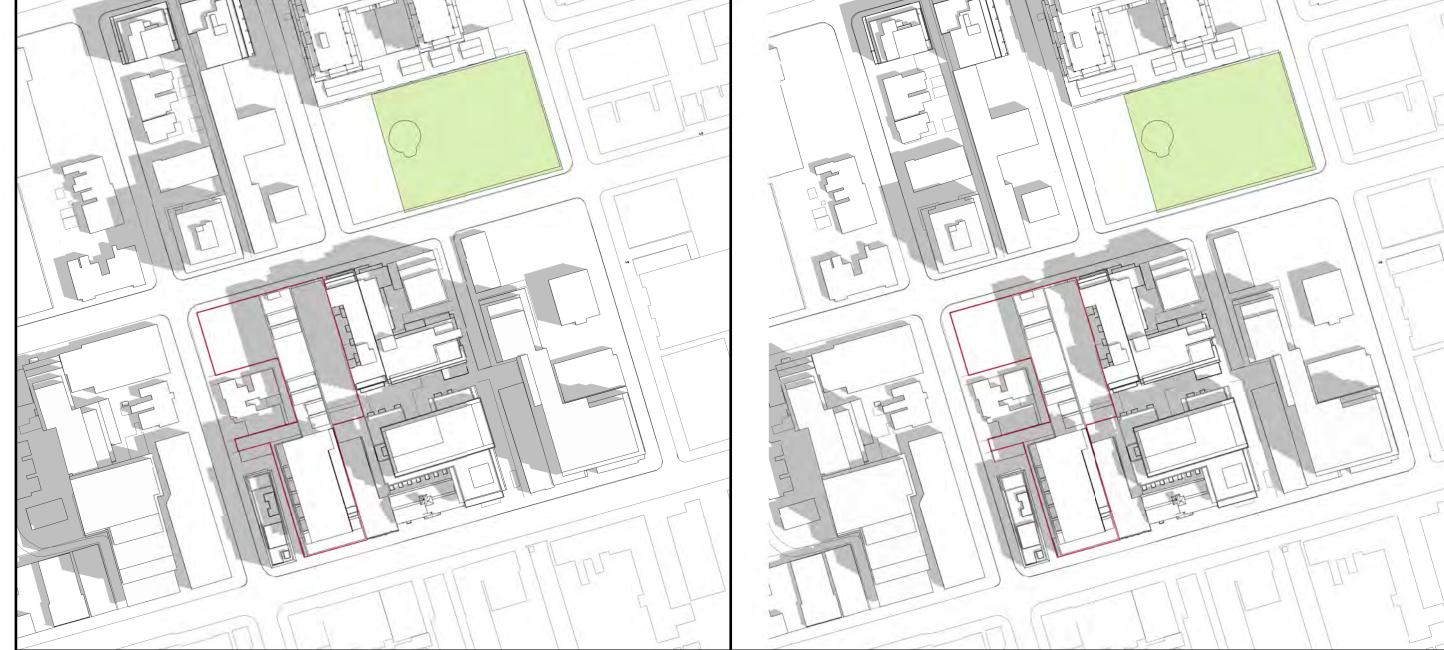


Project No:	14050
Scale:	1 : 1800
Date:	07/17/2019
Drawn by:	Author
Drawing Title	

EXISTING SUN/SHADOW STUDY (Spring Equinox)

MARCH 21-5:18 PM MARCH 21-6:18 PM





JUNE 21- 11:18 AM

JUNE 21- 3:18 PM



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lo.	Description	Date
	Issued for RZ & SPA	2017-08-09
	Revised	2020-03-02
	Revised	2021-01-18

JUNE 21- 9:18 AM



JUNE 21- 1:18 PM







JUNE 21- 4:18 PM

True North N



Project No:	14050
Scale:	1 : 1800
Date:	07/17/2019
Drawn by:	Author
Drawing Title	

EXISTING SUN/SHADOW STUDY (Summer Solstice)



JUNE 21- 2:18 PM

JUNE 21- 6:18 PM JUNE 21- 5:18 PM

B102



SEPT 21- 9:18 AM







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).	Description	Date
	Issued for RZ & SPA	2017-08-09
	Revised	2020-03-02
	Revised	2021-01-18

SEPT 21- 10:18 AM





SEPT 21- 11:18 AM



True North N Stamp

SEPT 21- 1:18 PM SEPT 21- 2:18 PM





SEPT 21- 3:18 PM SEPT 21- 4:18 PM



Project No:	14050
Scale:	1 : 1800
Date:	07/17/2019
Drawn by:	F.S.
Drawing Title	

## EXISTING SUN/SHADOW STUDY (Fall Equinox)

Drawing

B103

SEPT 21- 5:18 PM SEPT 21- 6:18 PM



DECEMBER 21- 9:18 AM







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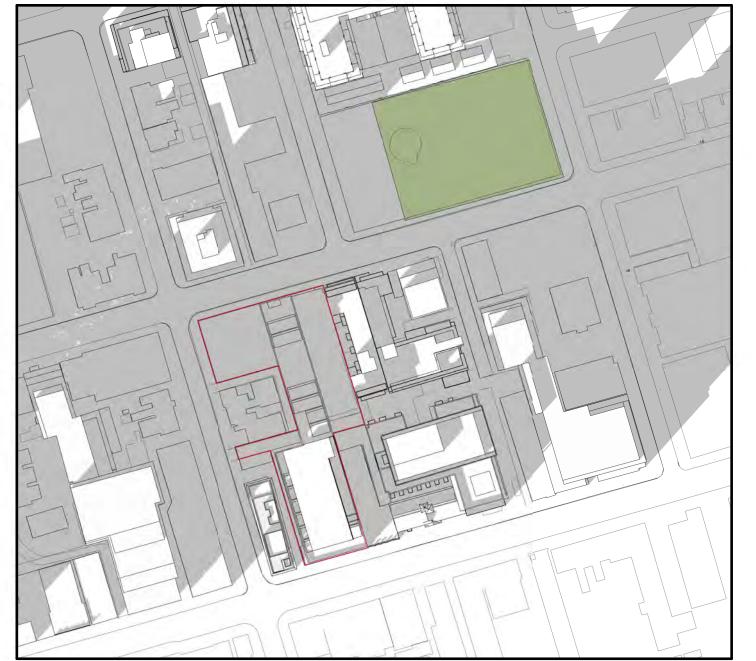
lo.	Description	Date
	Issued for RZ & SPA	2017-08-09
	Revised	2020-03-02
	Revised	2021-01-18

DECEMBER 21- 10:18 AM

DECEMBER 21- 2:18 PM







DECEMBER 21- 4:18 PM

True North N Stamp

DECEMBER 21- 1:18 PM





DECEMBER 21- 3:18 PM



Project No:	1405
Scale:	1 : 180
Date:	07/17/201
Drawn by:	Autho

architects + planners inc.

Drawing Title

EXISTING SUN/SHADOW STUDY (Winter Solstice)

Drawing Number

B104

DECEMBER 21- 5:18 PM DECEMBER 21- 6:18 PM