

460 King Street
West

2025 April 8



THE ADDITIVE STAY

ENVR-3006-504
Retail & Hospitality
Samer Hout

BY: TALIA GHANDOUR, TRISTAN NASCIMENTO

Statement Of Intent

This hotel project introduces a contemporary rooftop addition to a preserved heritage building at 460 King Street West. Working within the limitations of the existing structure, we focused on layering new experiences above the old. Creating a rooftop restaurant, lounge, and mezzanine bar enclosed in glass.

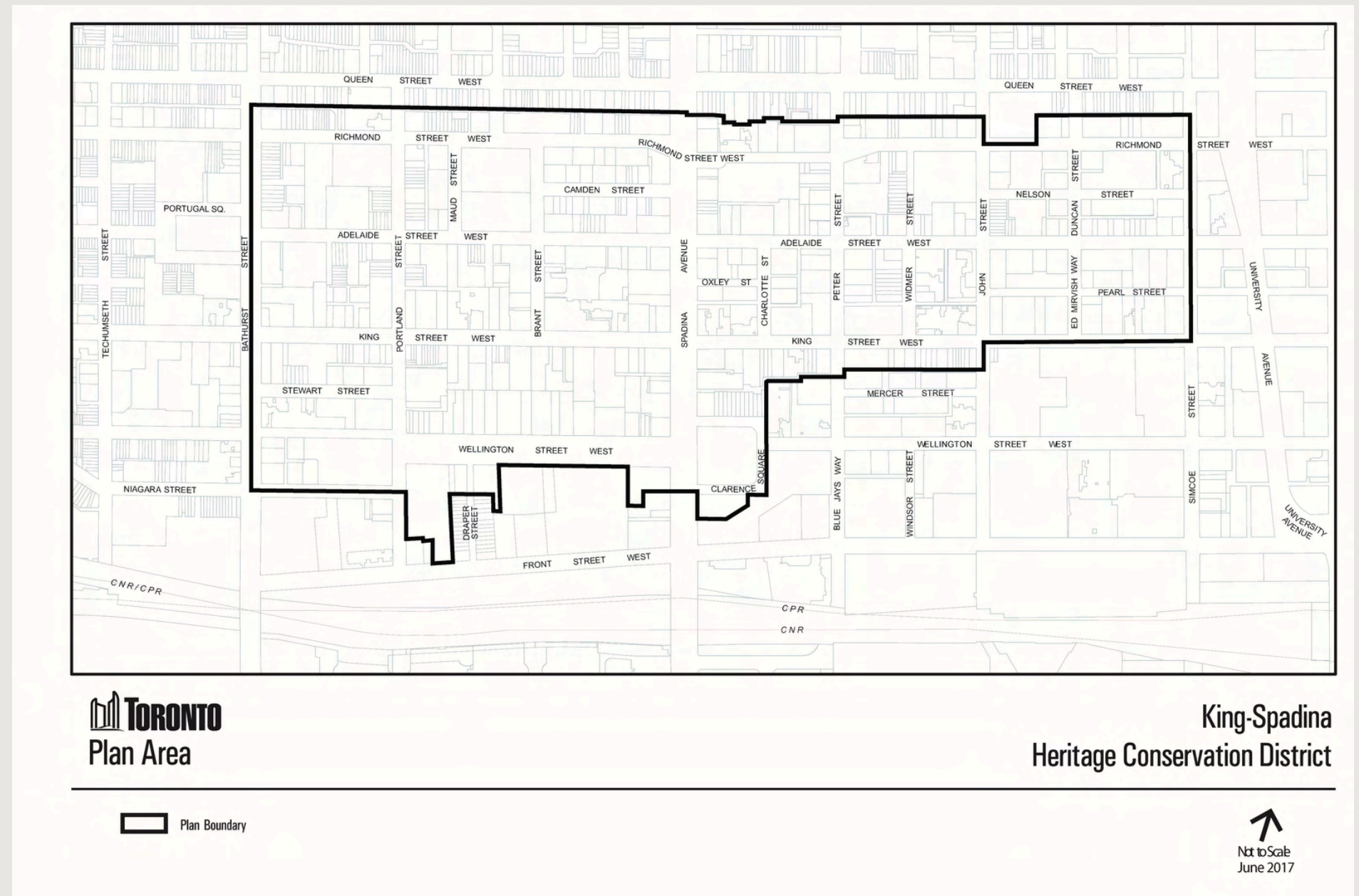
Each floor below has a distinct purpose: the basement is a wellness space with a pool and gym; the main floor has a café and reception with low wooden partitions that divide seating areas and filter in light. The second and third floors include a workshop and a library, offering space for both creative work and quiet retreat. These patterns are echoed outside on the patio for a sense of continuity.

At the back of the building, we reconfigured one of the only walls we were allowed to change, adding a strip of continuous linear windows to reflect the project's overall rhythm and additive concept.

The Additive Stay is about respecting what exists while building something new on top, physically and experientially.

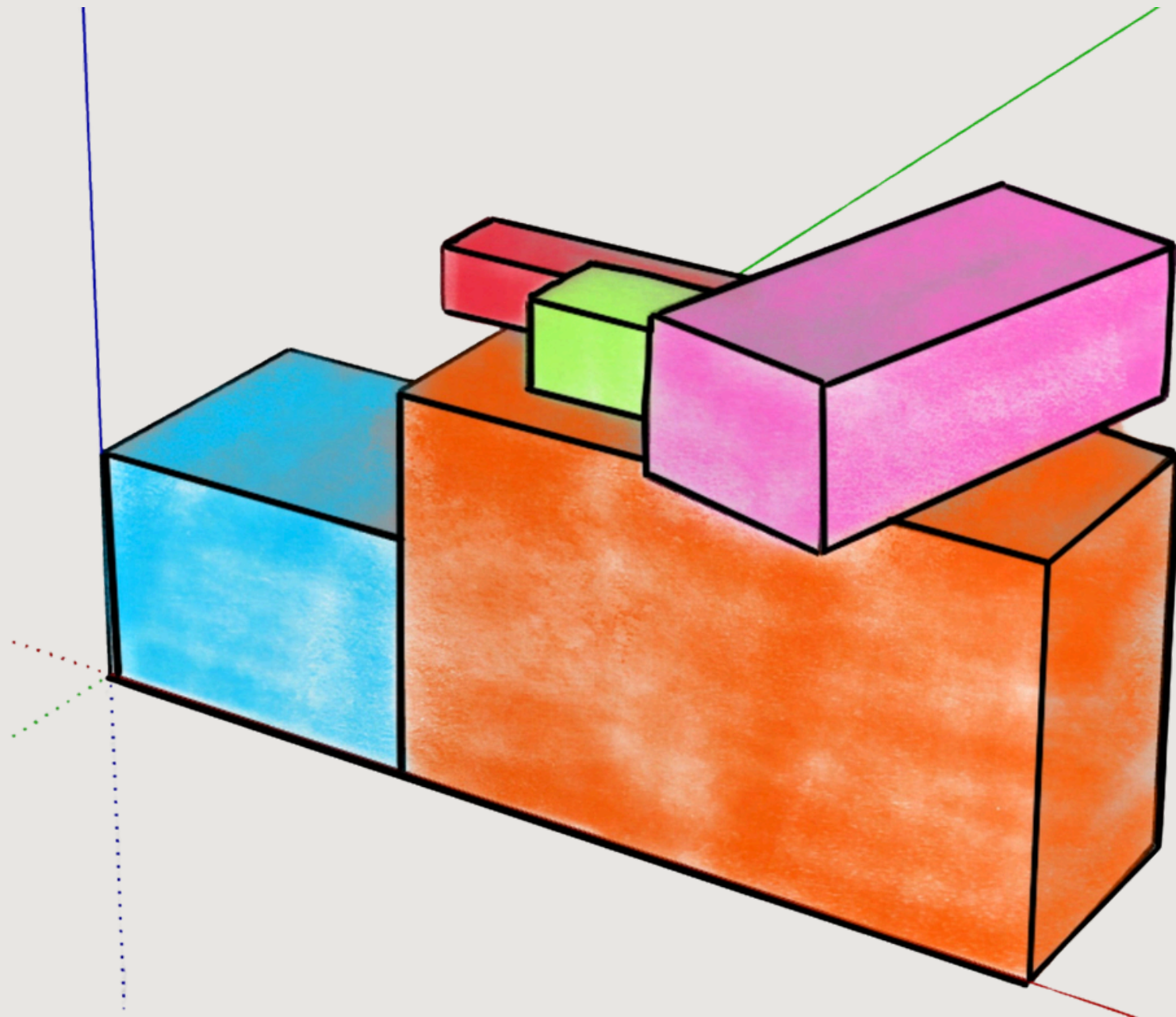
Site Interpretation

460 King Street West sits within the King-Spadina Heritage Conservation District. A dense urban area with strong architectural character and preservation rules. Because of its heritage status, the building's structure had to remain intact, shaping our decision to build upward rather than outward. Our design works with the existing urban rhythm and respects the surrounding streetscape.



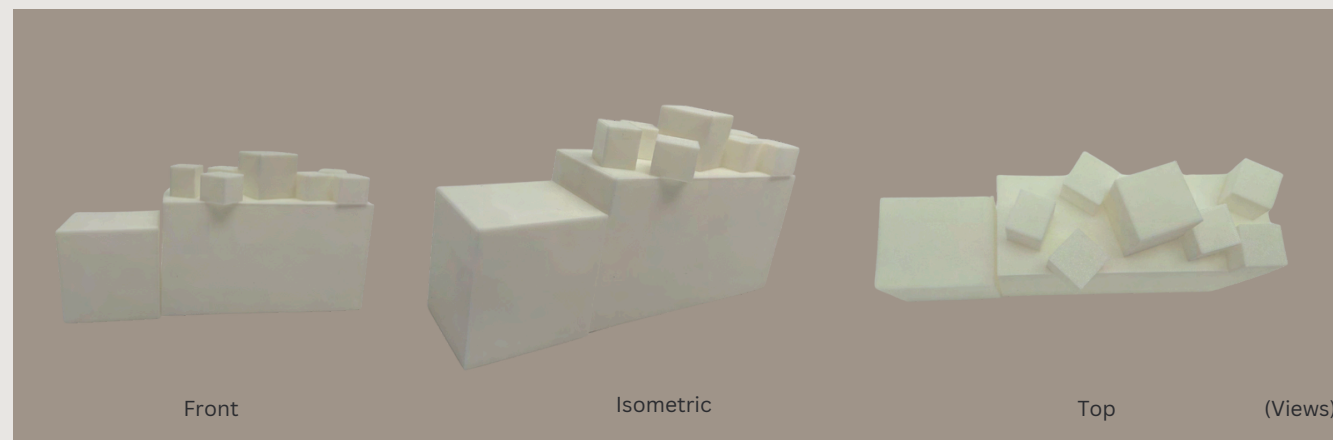
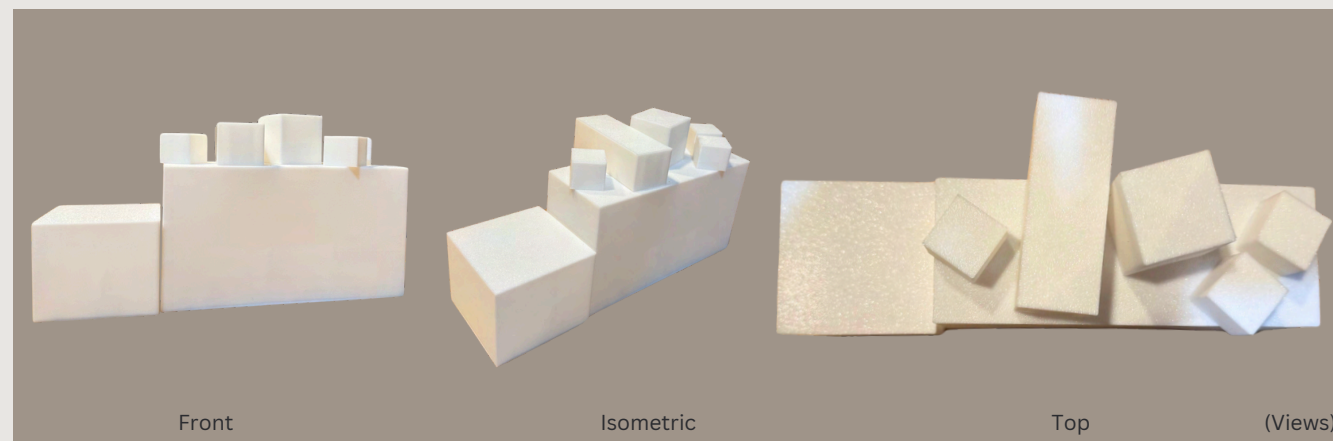
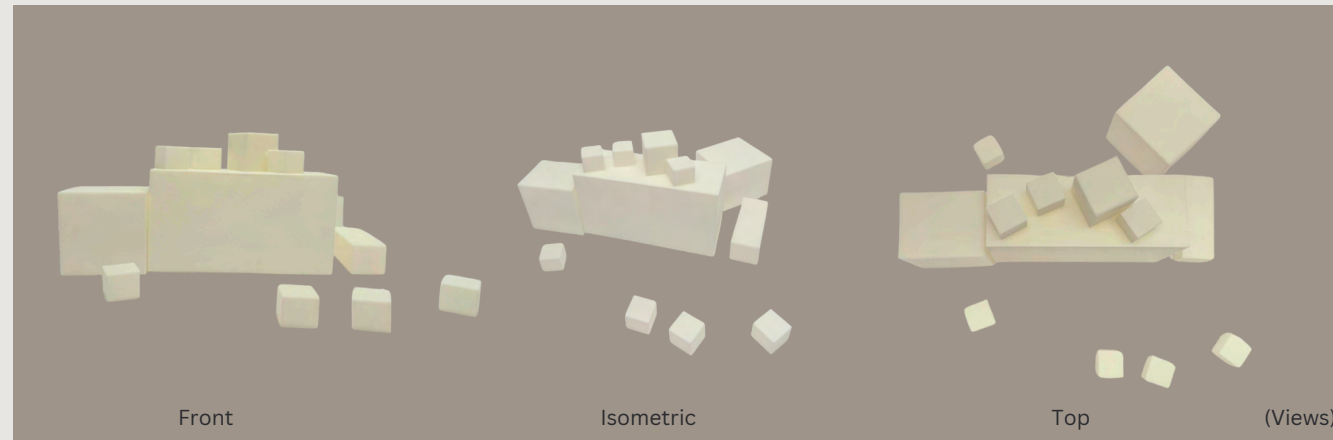
A Layered Response to Context

Our design adds a contemporary rooftop layer that introduces new public and private experiences, while keeping the ground plane active and open to the city. The linearity of the surrounding street grid is echoed in the new strip windows at the rear, and the project's form respects the proportions of the heritage building below. From the café and courtyard at street level to the glass rooftop lounge, each element is tied back to the site's original character but expressed in a modern way.



Massing Study

Massing Model



Rejected Massing Models

Throughout the design process, we explored multiple massing options that tested different ways to layer new functions on top of the heritage building. These models helped us study proportions, circulation, and how the rooftop addition could respond to the existing structure. Some versions were too dominant or disconnected, while others didn't create enough contrast. The final approach balances old and new. Stacking forms that respect the base while introducing a bold, contemporary top layer that defines The Additive Stay.

Architectural Drawings

A1 SITE PLAN
A2 FLOOR PLANS 1
A FLOOR PLANS 2
A4 FLOOR PLANS
A5 FLOOR PLANS 4
A6 ROOF PLAN
A7 SECTION
A8 NORTH ELEVATION
A SOUTH ELEVATION
A10 EAST ELEVATION
A11 WEST ELEVATION

Notes:

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Architect:

Talia Ghandour,
Tristan Nascimento

PROJECT TITLE:

**460 K N S REE
WES H E**

COURSE CODE:

ENVR 3006-504

PROJECT LOCATION:

460 king Street West,
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Canada

DATE:

8/4/25

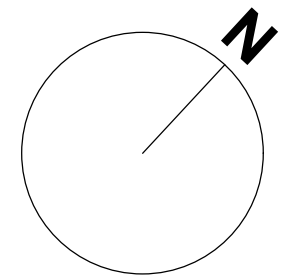
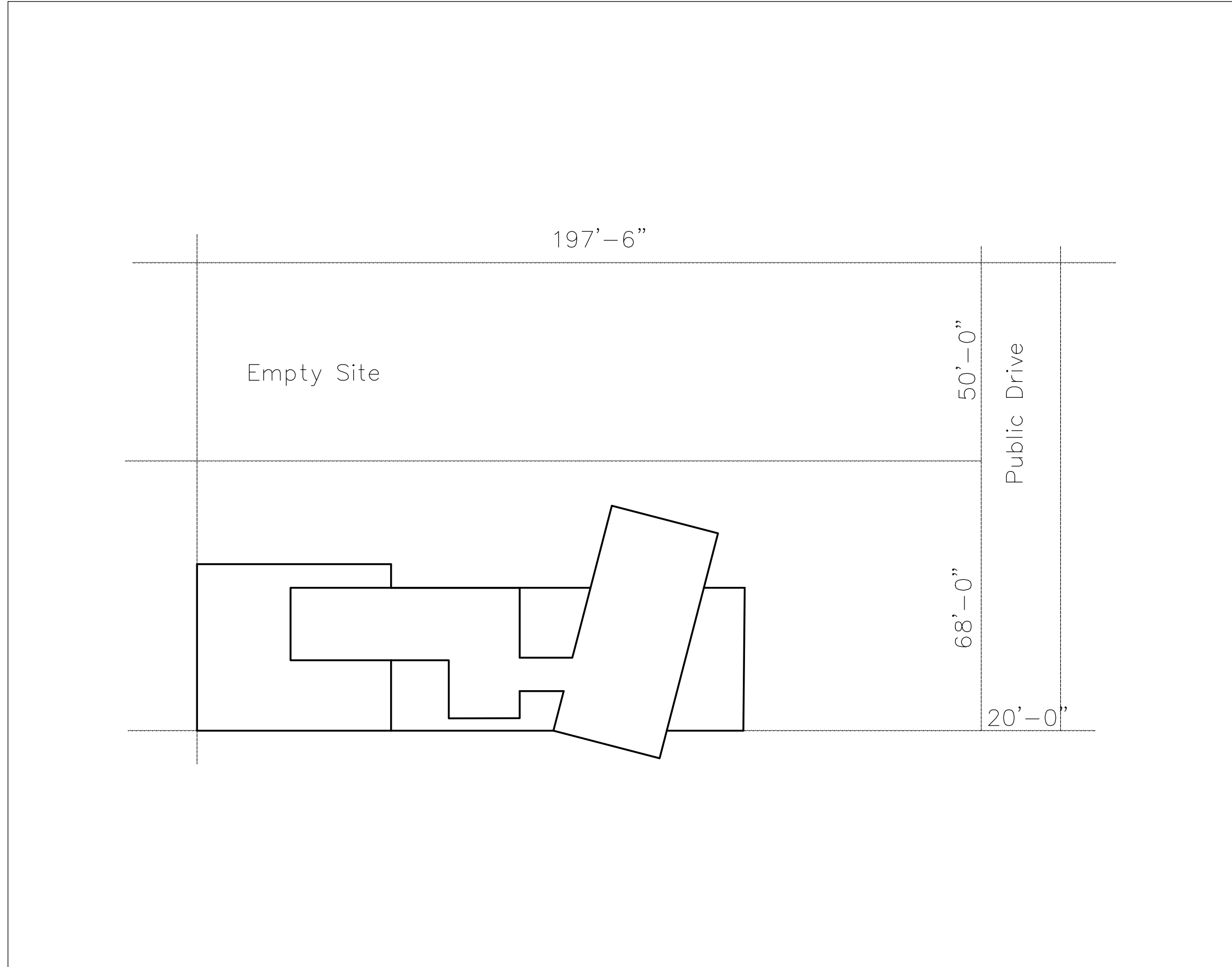
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Cover Page

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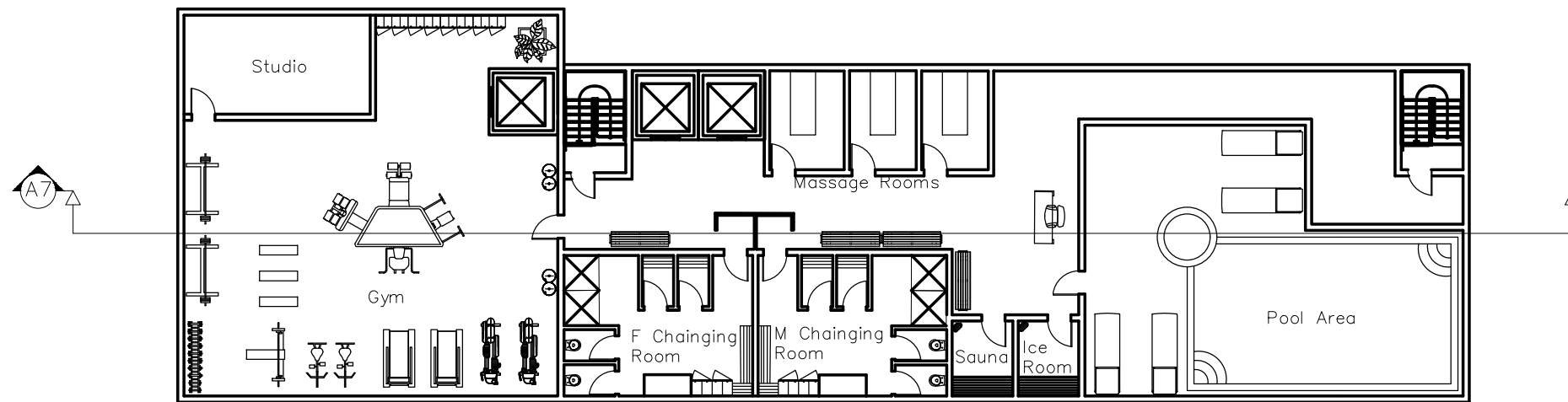
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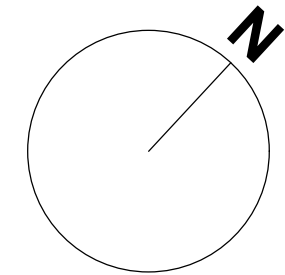
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Site Plan

A1



A2 1 **BASEMENT FLOOR PLAN**
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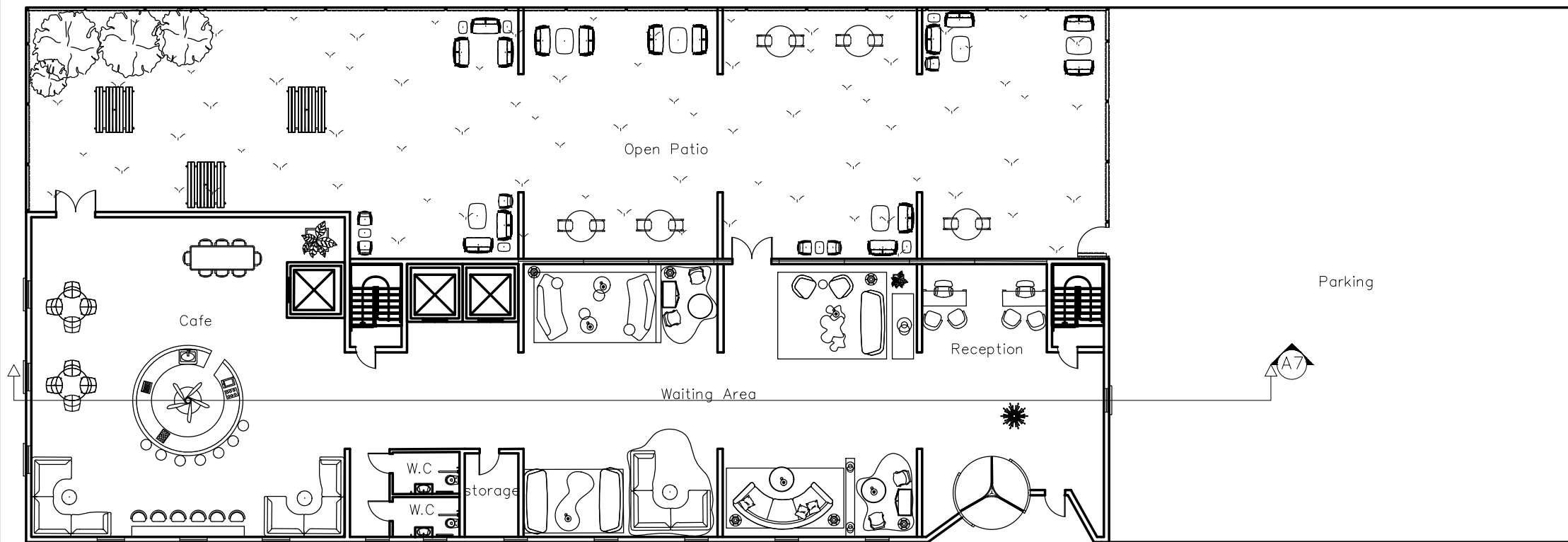
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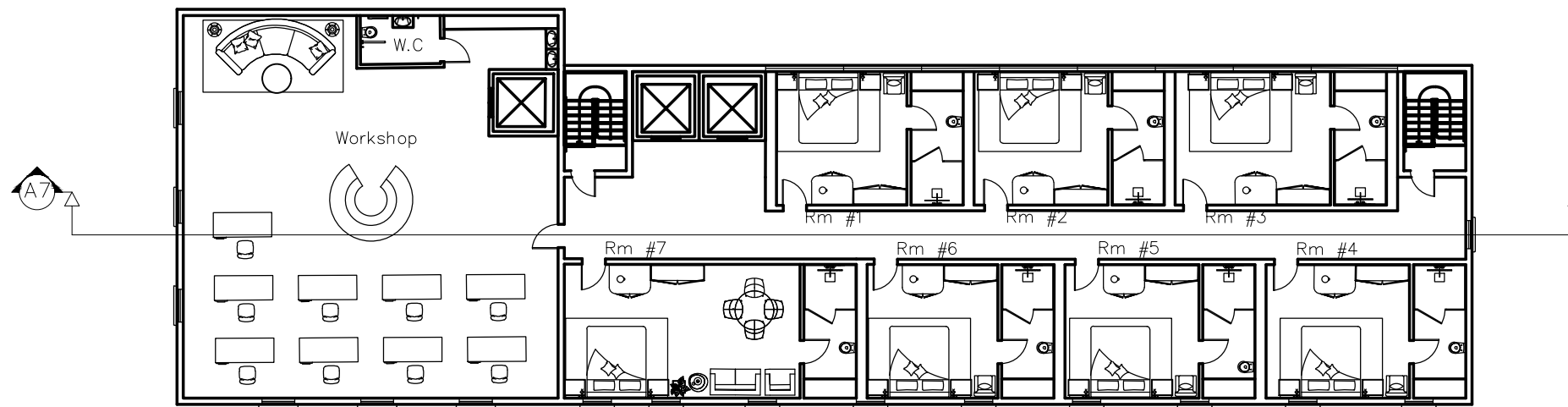
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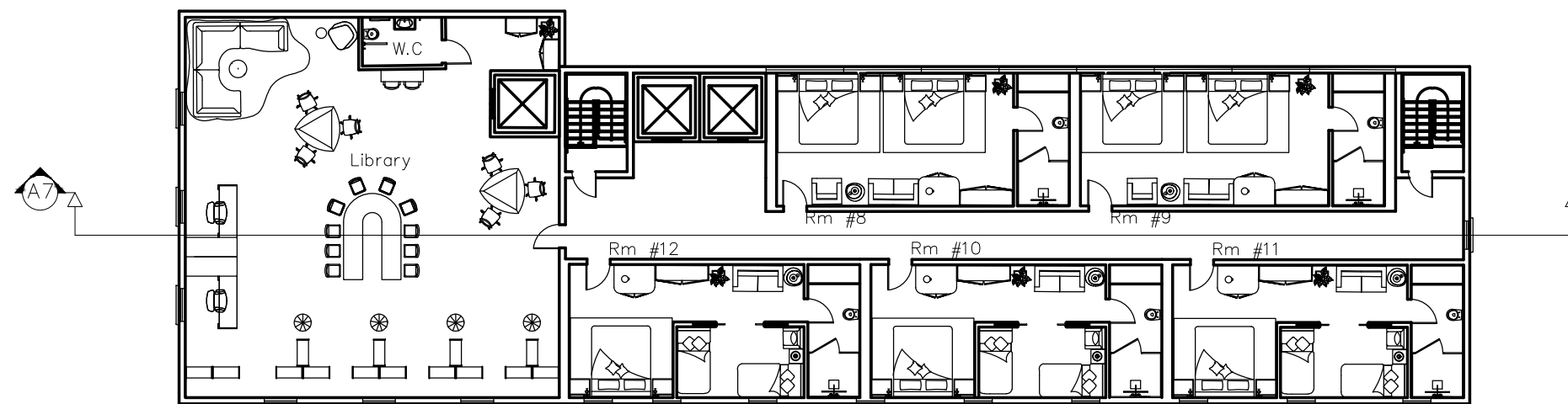
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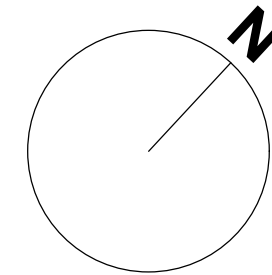
A2 2 **FIRST FLOOR PLAN**
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A 1 **SECOND FLOOR PLAN**
SCALE 1:200



A 2 **THIRD FLOOR PLAN**
SCALE 1:200



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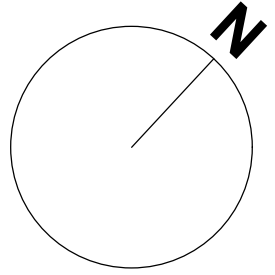
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Floor Plan 2

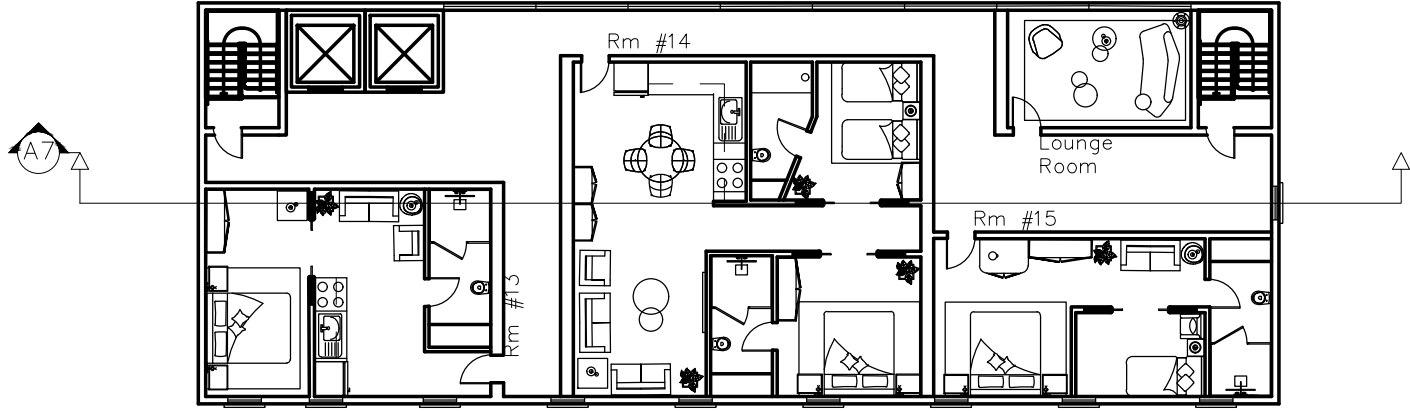
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A4 1 **FOURTH FLOOR PLAN**
 SCALE 1:200

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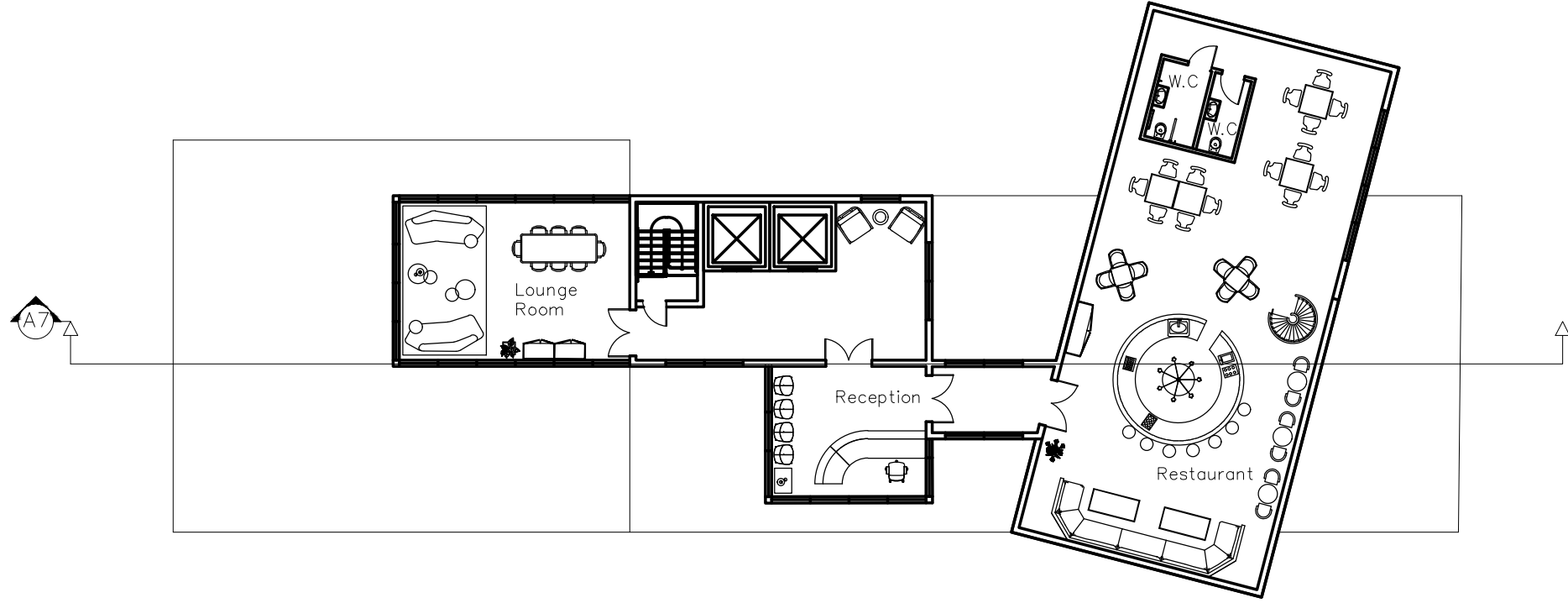
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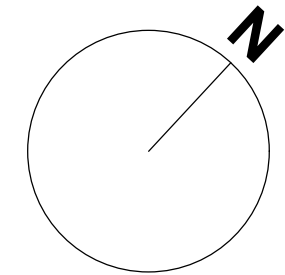
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DRAWING TITLE:
Floor Plan

A4



A4 2 **FIFTH FLOOR PLAN**
 SCALE 1:200



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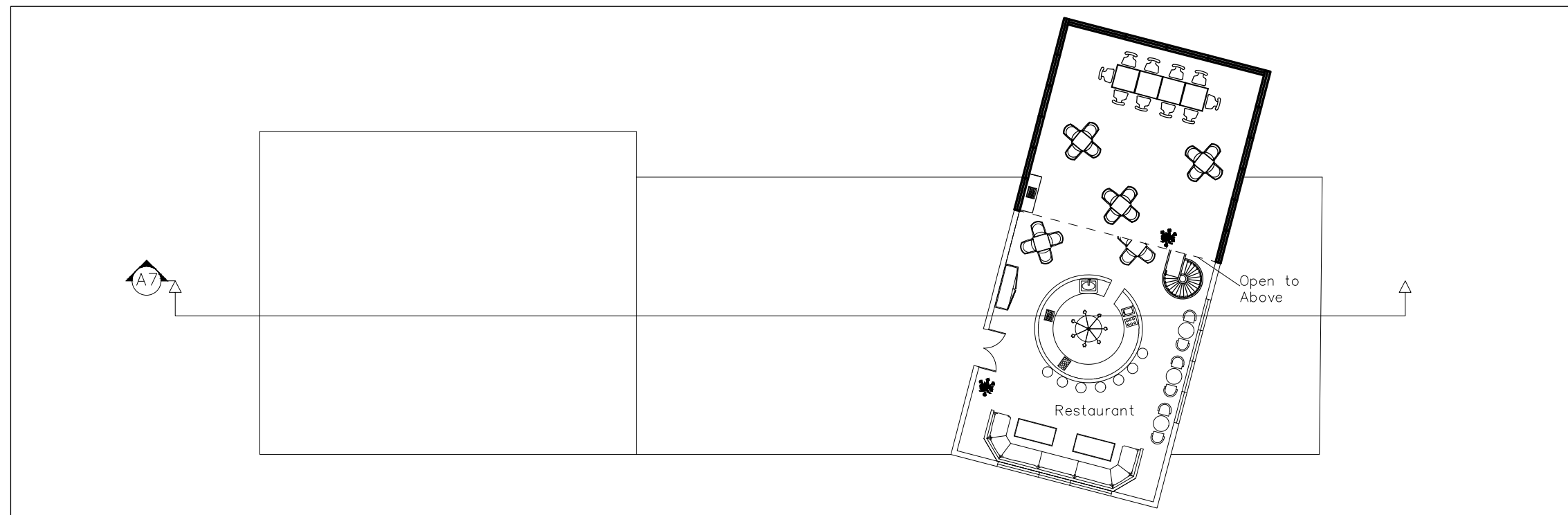
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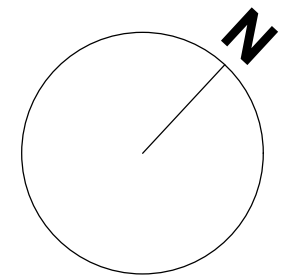
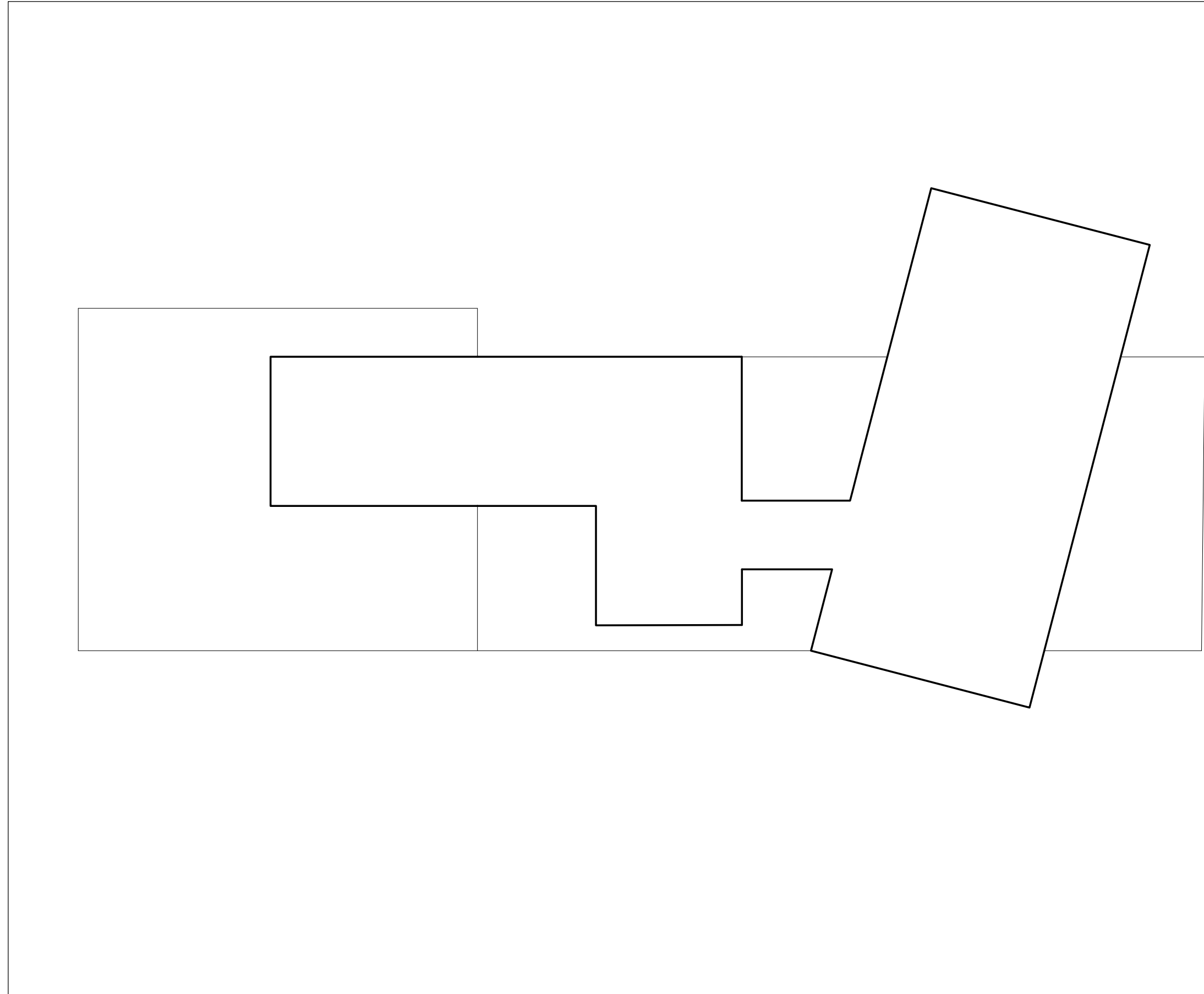
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Floor Plan 4

A5



A5-1 **SIXTH FLOOR PLAN**
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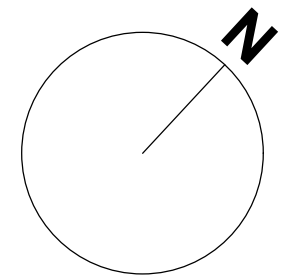
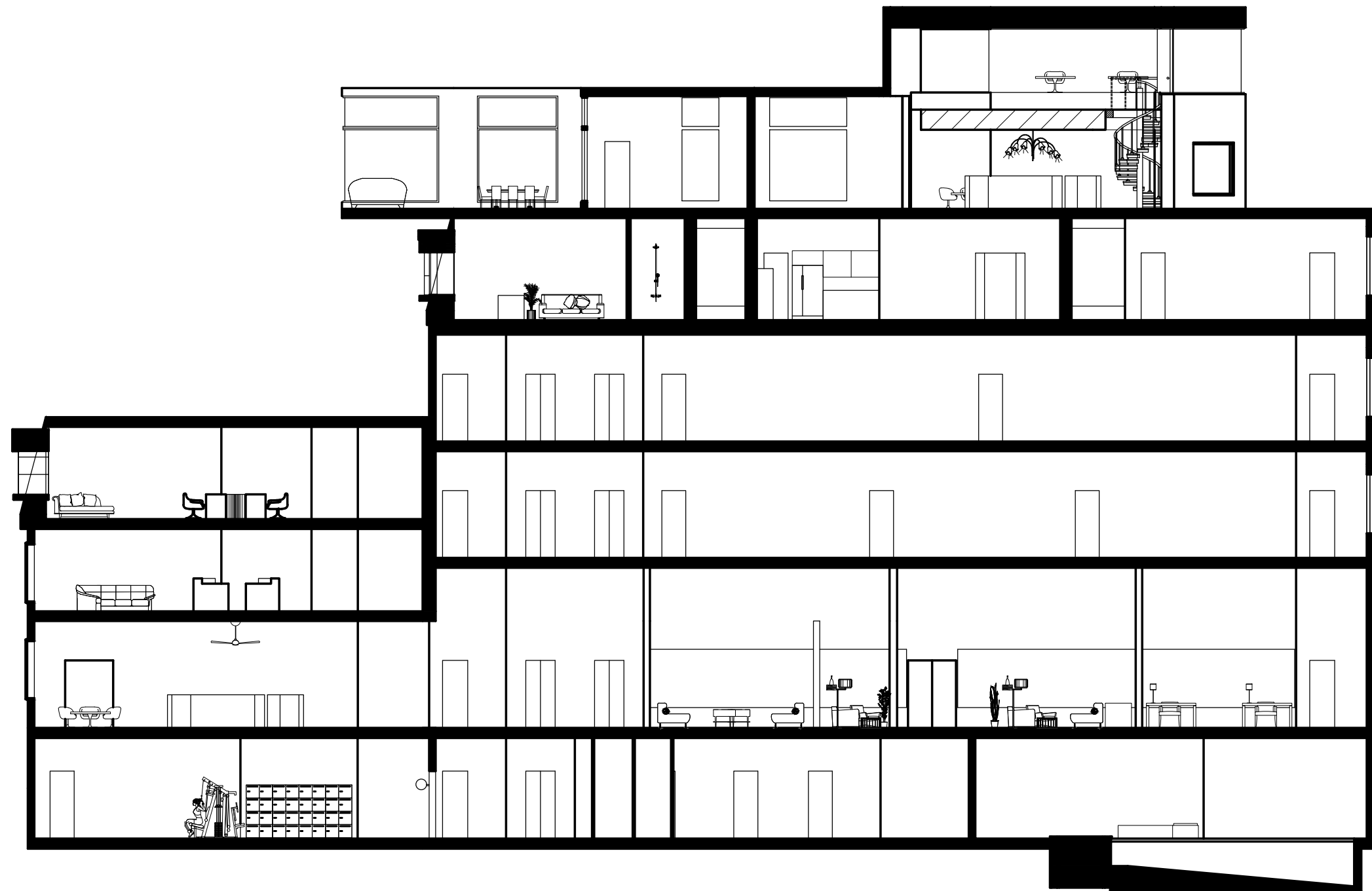
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Roo Plan

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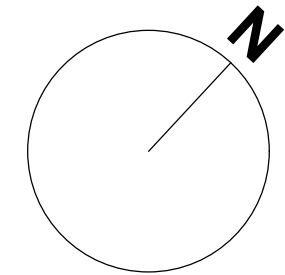
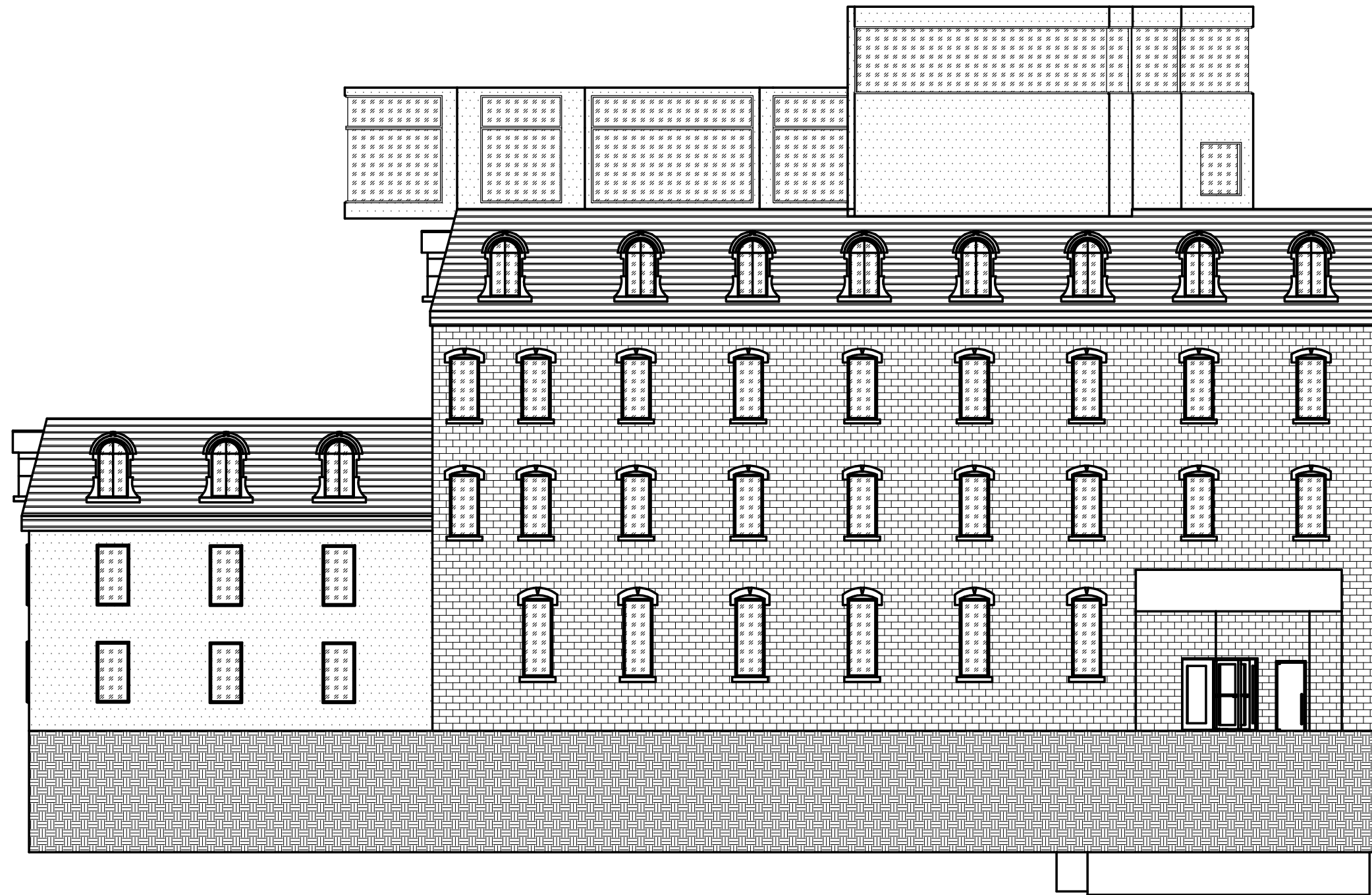
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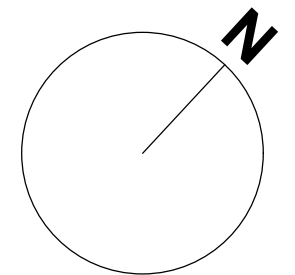
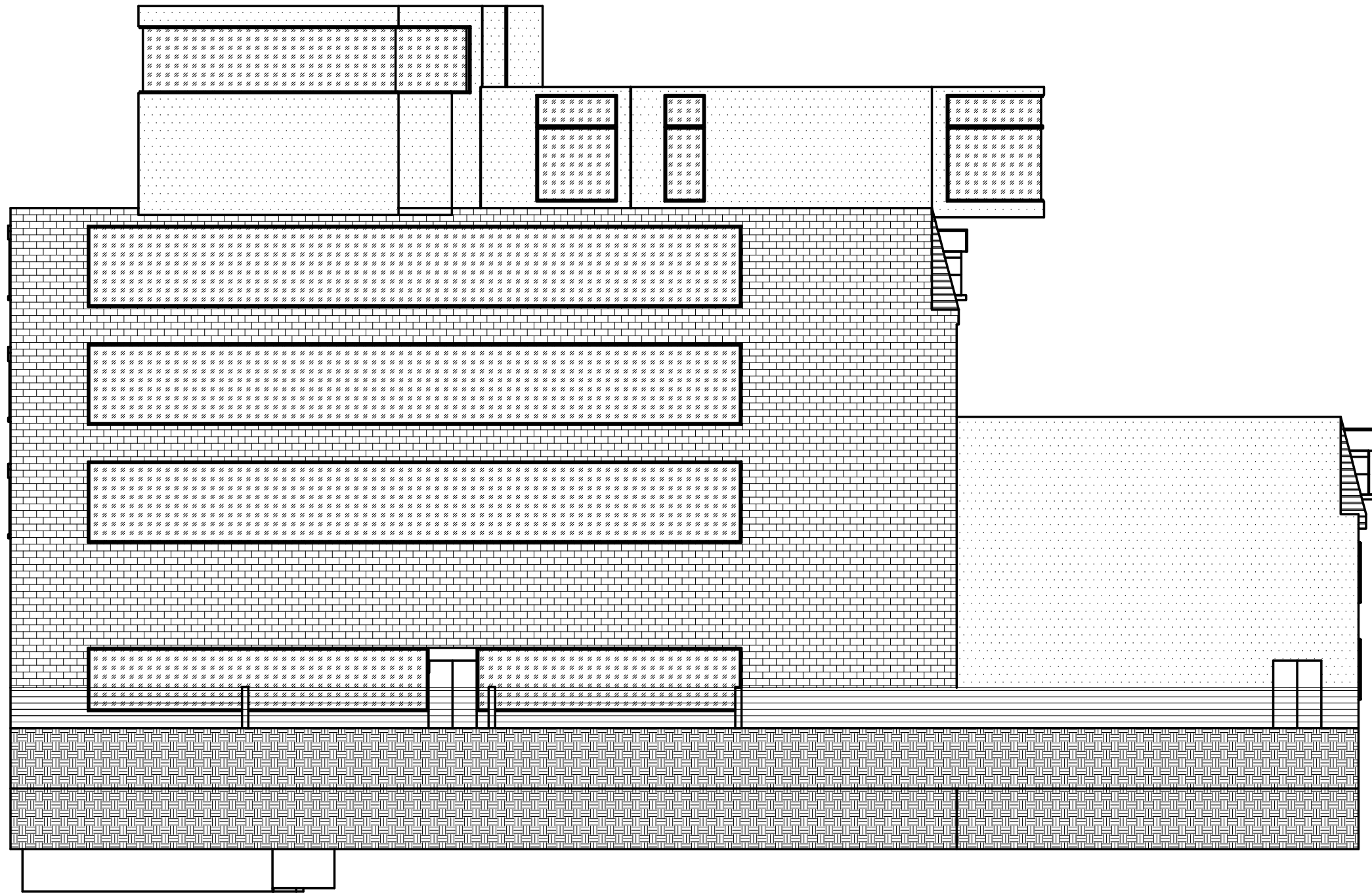
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**North
 Elevation**

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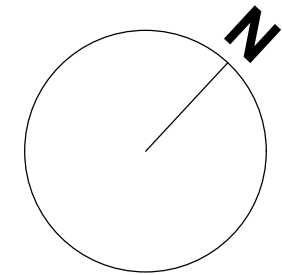
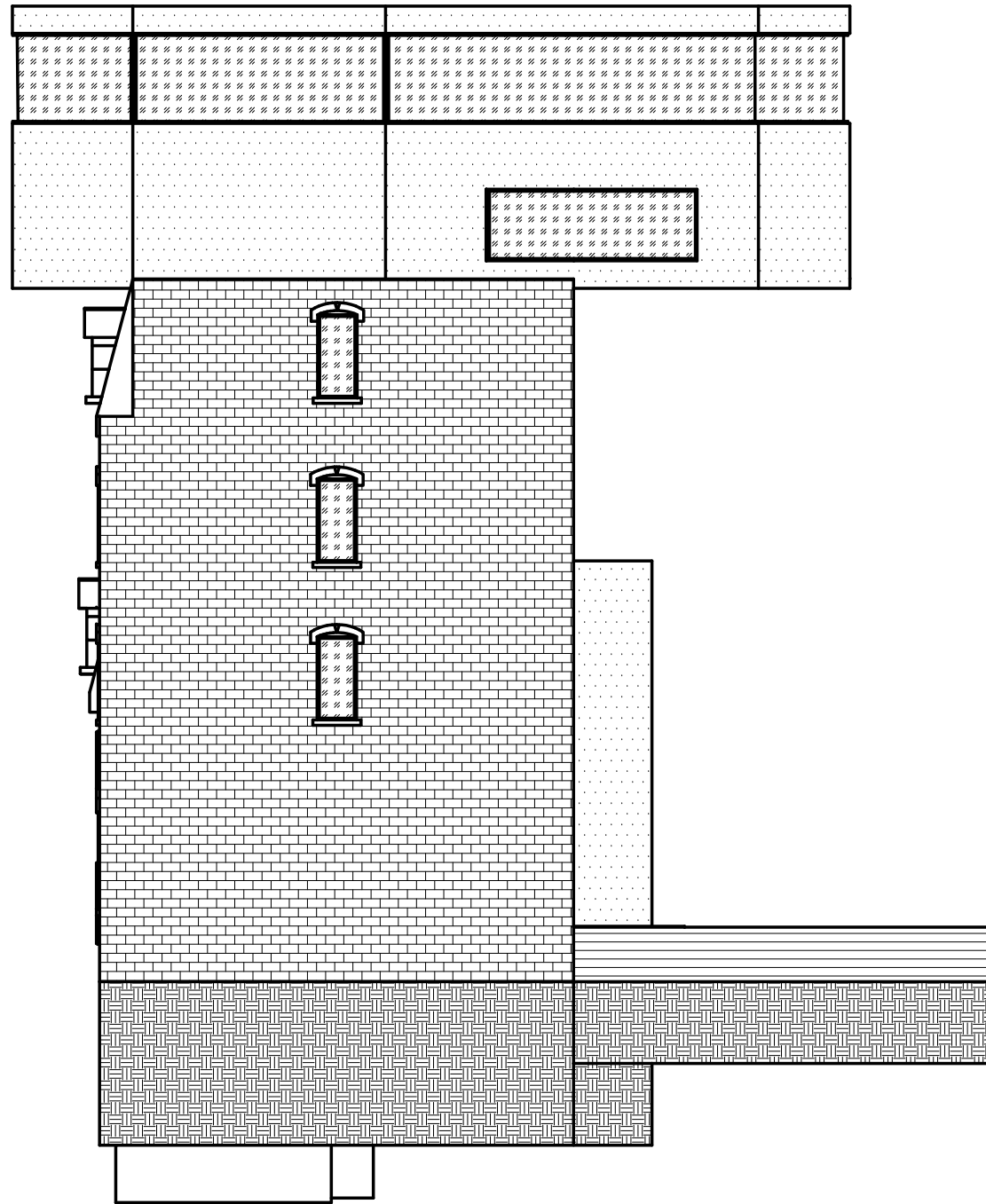
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**South
 Elevation**

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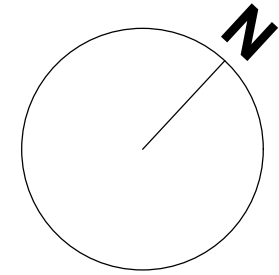
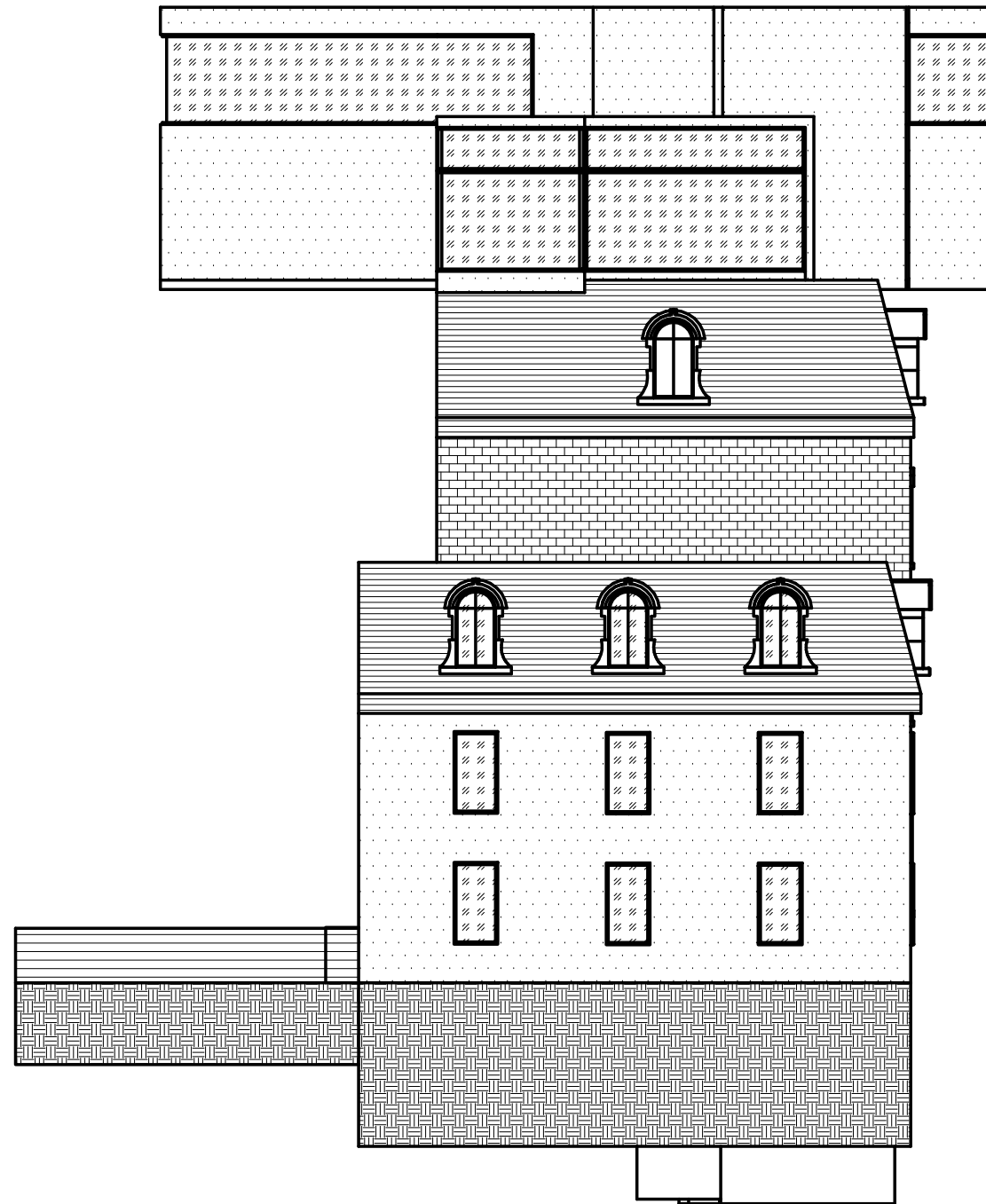
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DRAWING TITLE:

**East
Elevation**

A10



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TALIA GHANDOUR

Architects:
**Talia Ghandour,
 Tristan Nascimento**

PROJECT TITLE:
**460 King Street
 West Hotel**

COURSE CODE:
ENVR 3006-504

PROJECT LOCATION:
 460 king Street West,
 Toronto, ON, M5V 1L7,
 Canada

DATE:
8/4/25

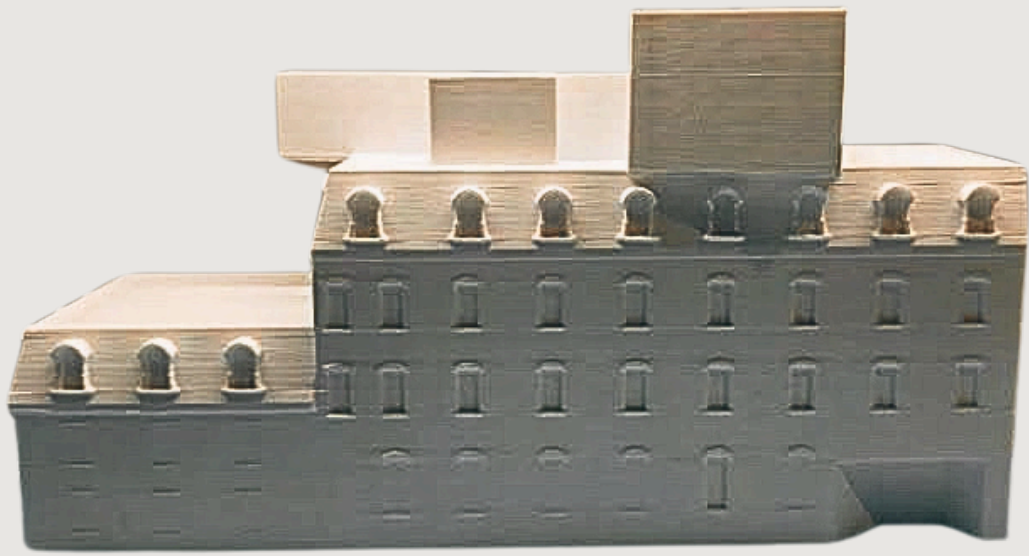
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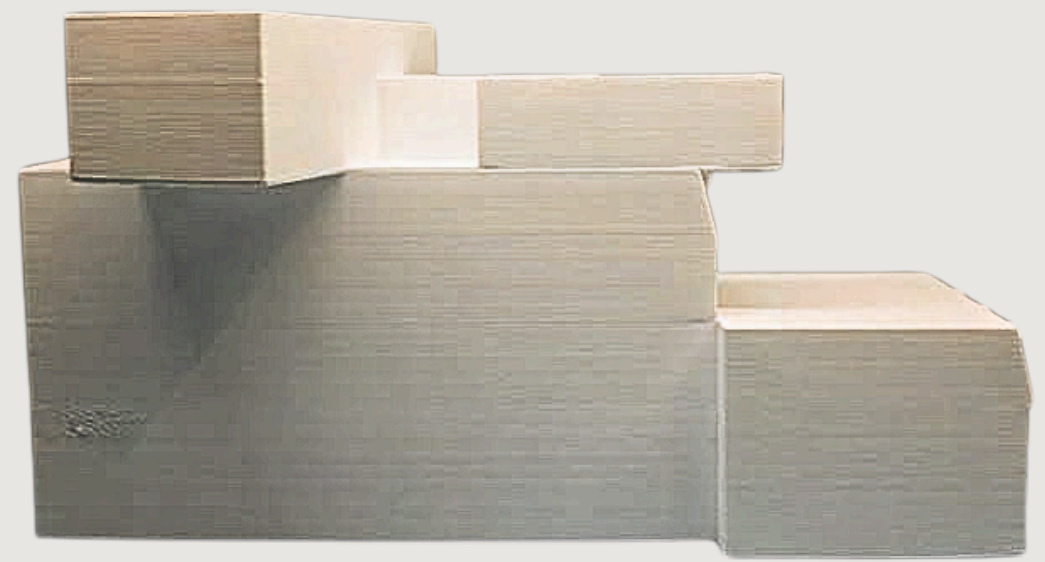
**West
 Elevation**

A11

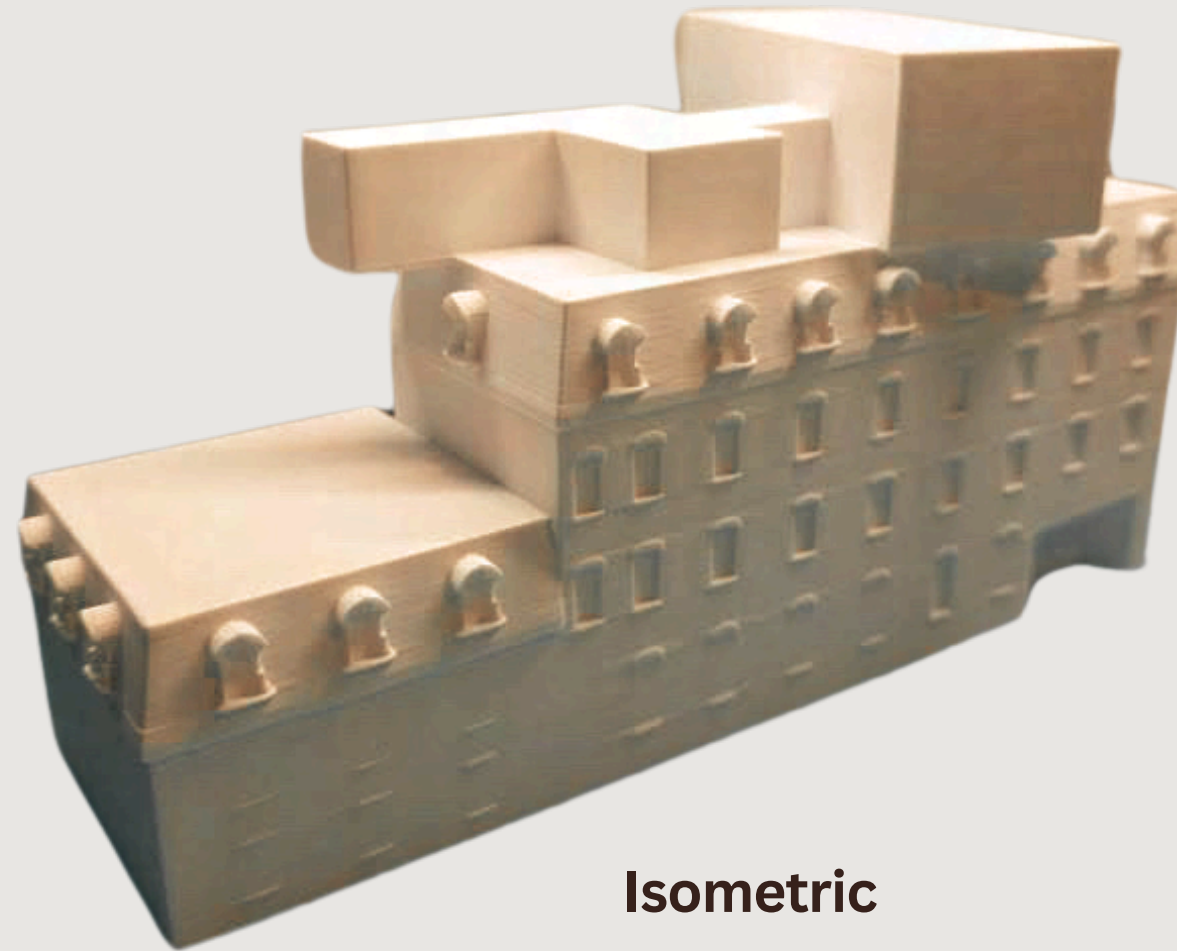
3D Printed Model



North



South



Isometric



East



West

Digital 3d Model

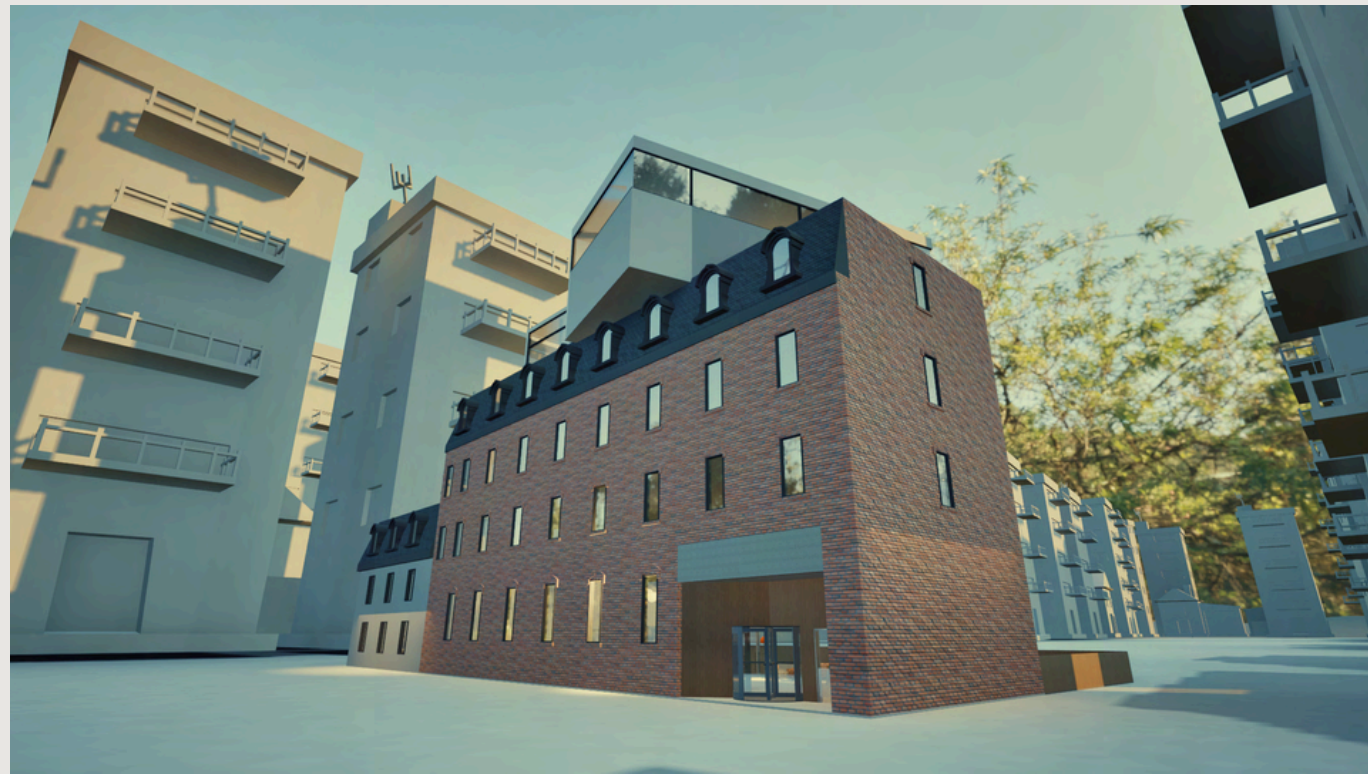
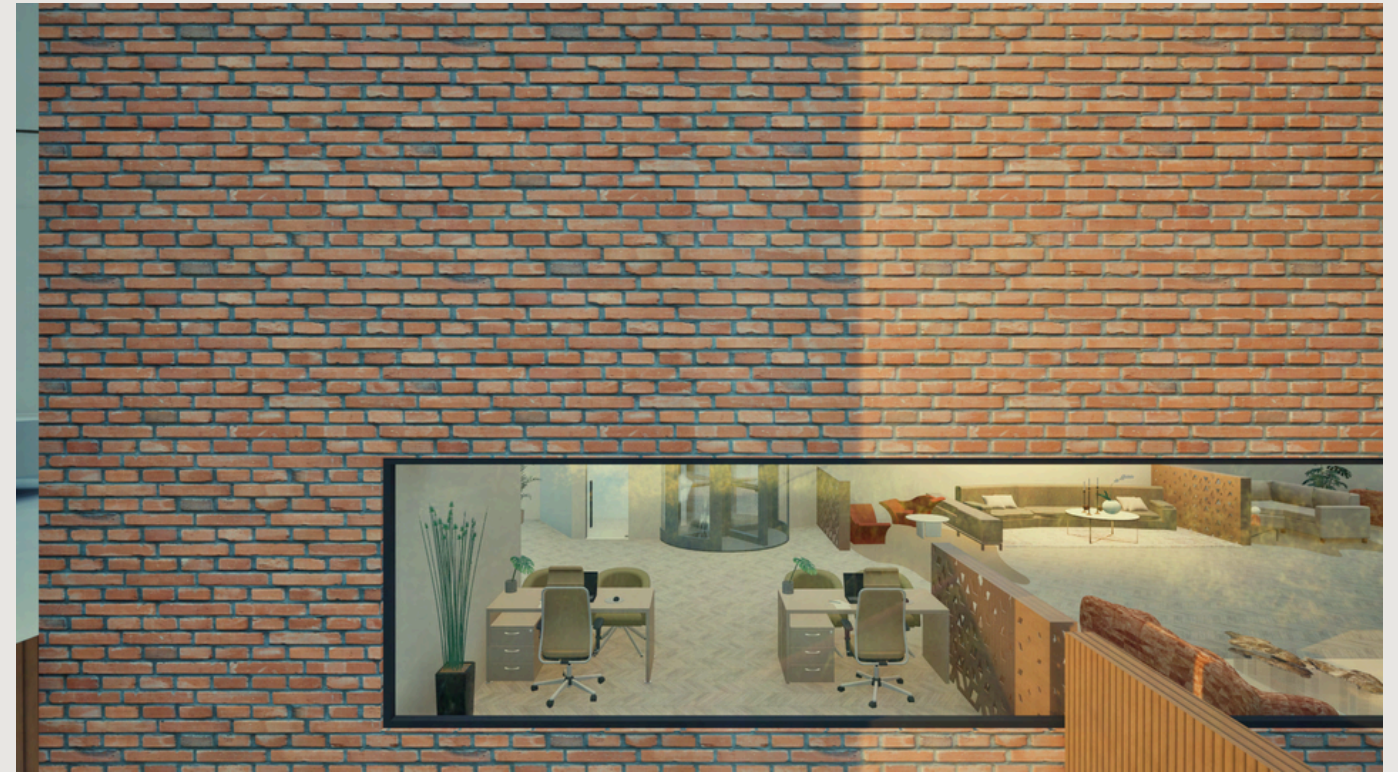
Rendered Views - Exterior

North View



Isometric View





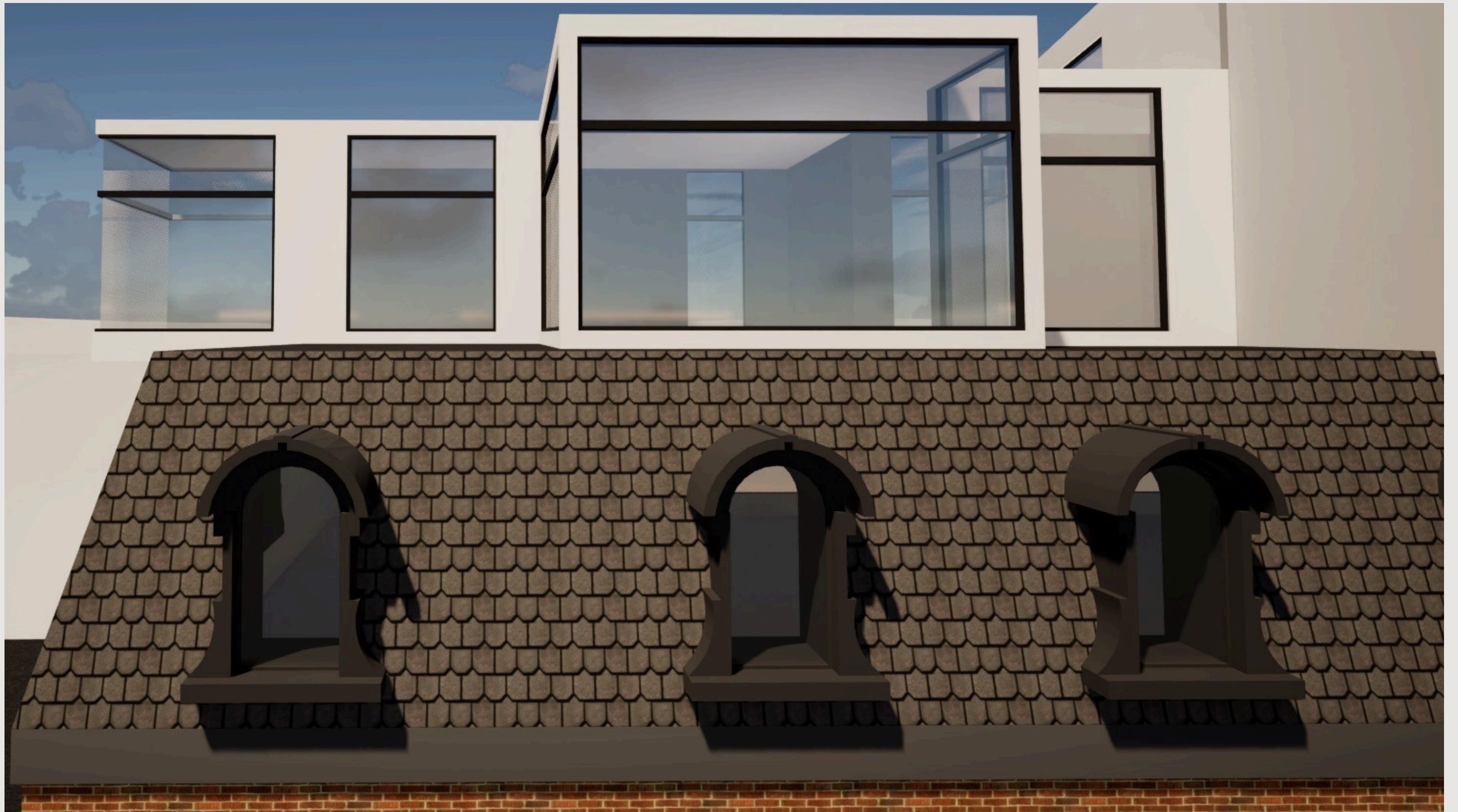
Entrance



Top view



Rooftop



Redered Views - Interior

Reception



Lounge Area





Café



Restaurant







Hotel Room 1









Hotel Room 2





