

FEBRUARY 2014

RYGAR CORPORATION INC.



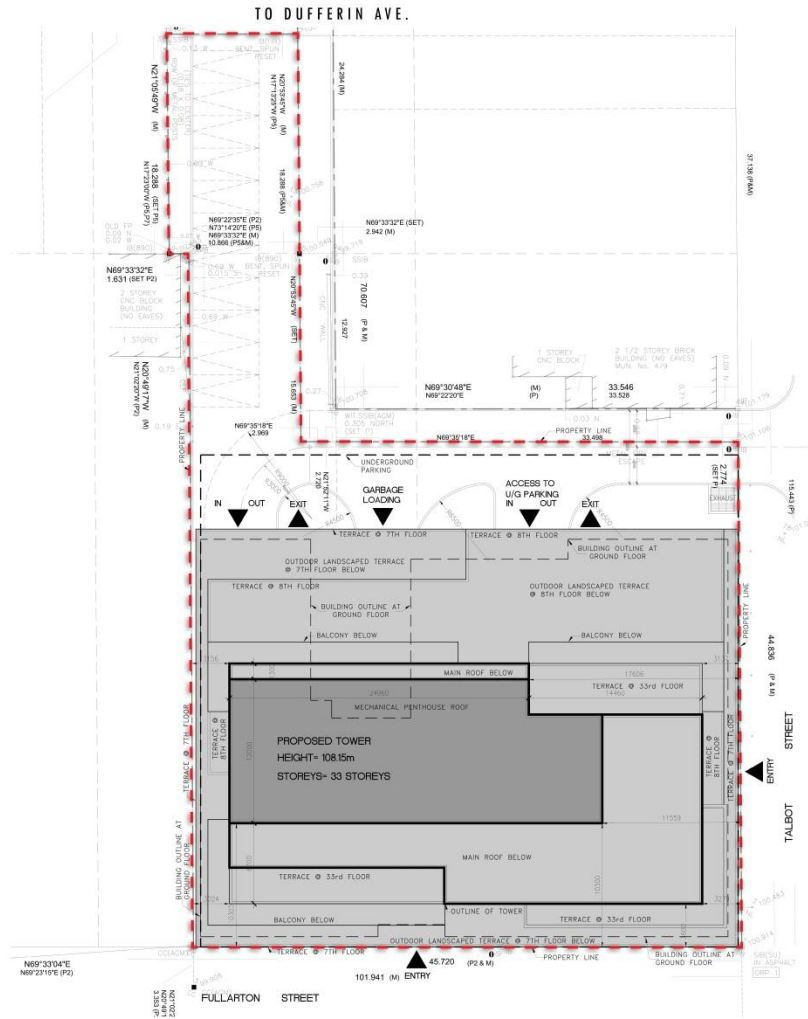
PROPOSED MIXED USE DEVELOPMENT
FULLARTON ST. AND TALBOT ST.-CITY OF LONDON, ONTARIO

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

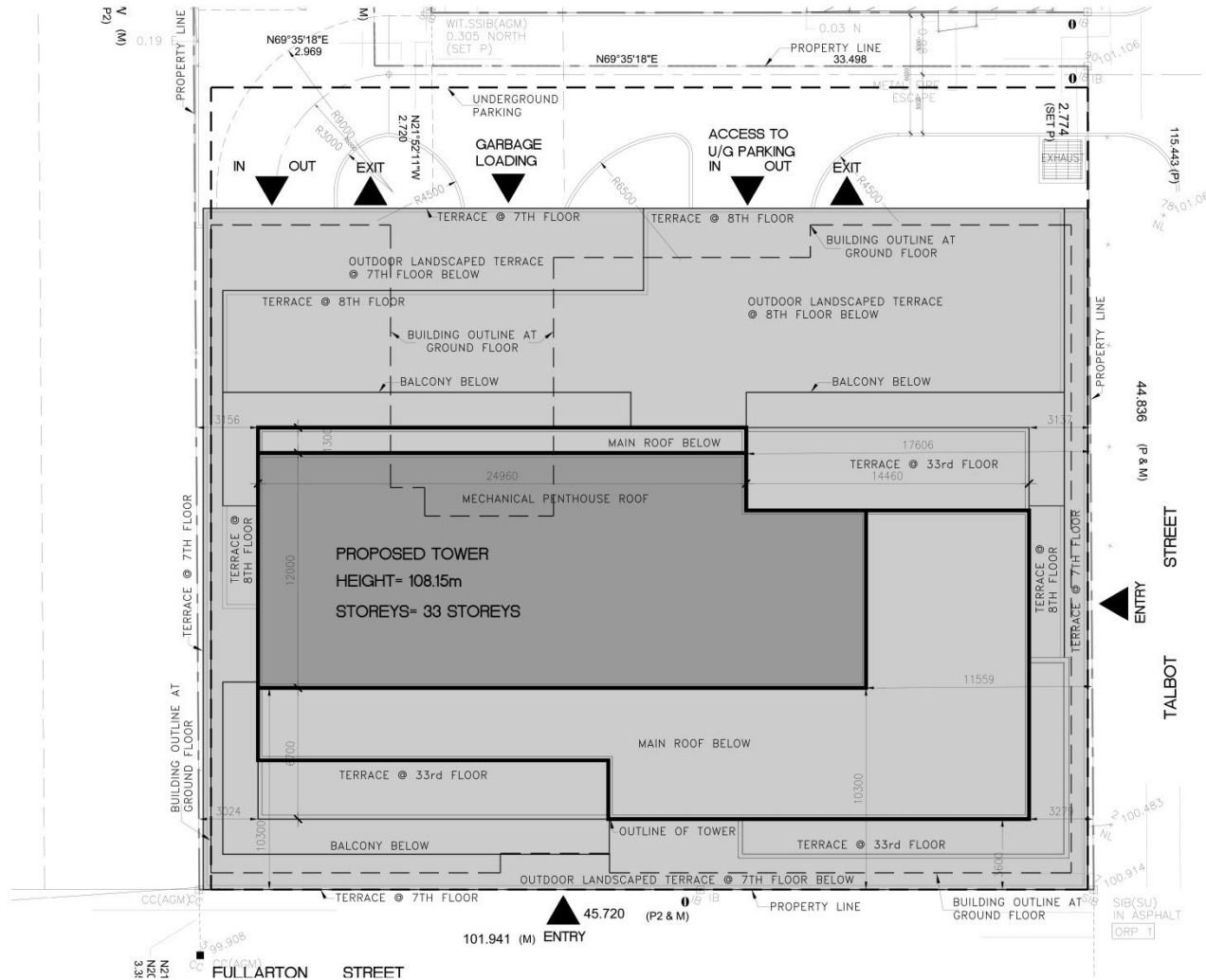
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2013-020



SITE PLAN







- RESIDENTIAL
- COMMERCIAL
- OFFICE
- AMMENITIES
- SERVICE/MECH.
- COMMON AREA
- PARKING
- LANDSCAPED TERRACE

P1 PARKING FLOOR



- RESIDENTIAL
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- SERVICE/MECH.
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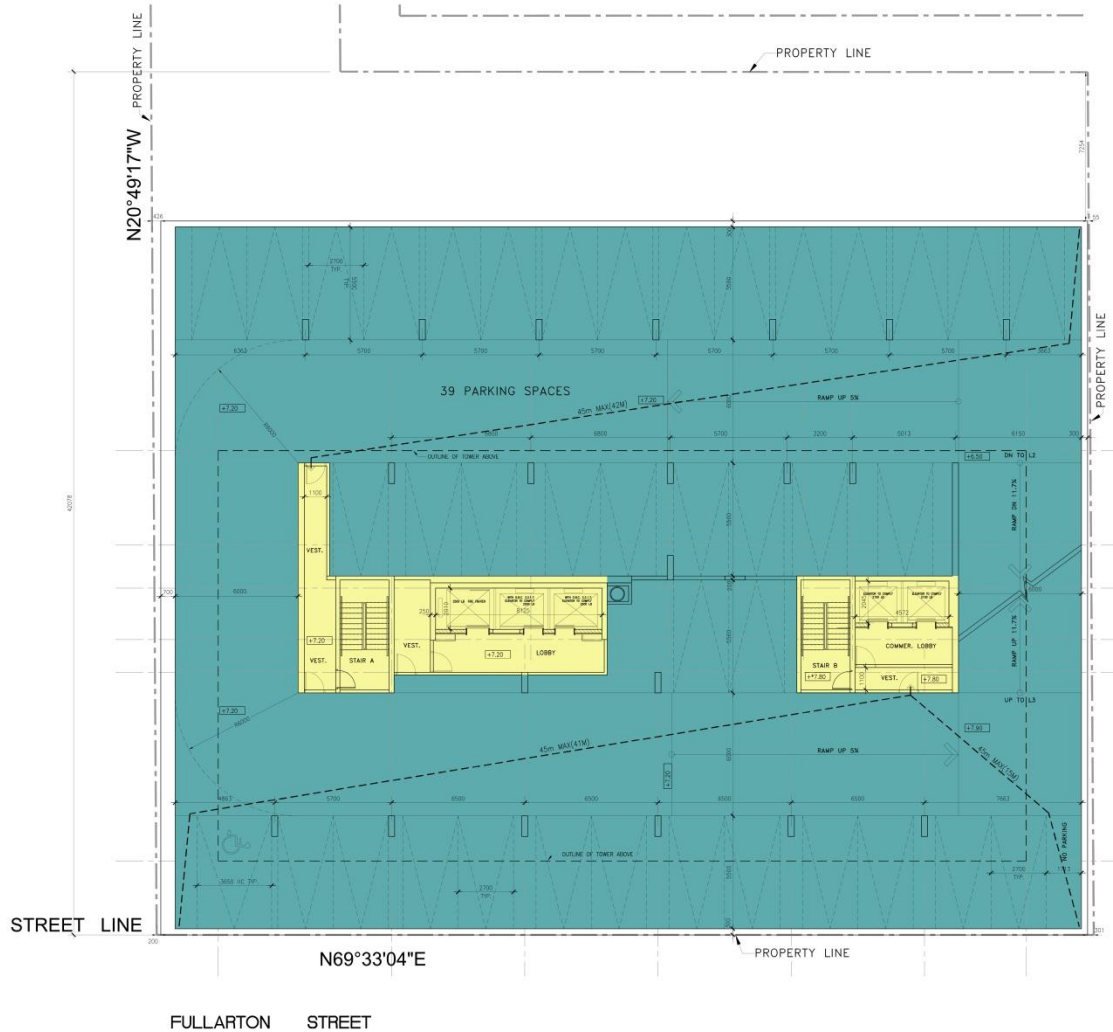
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GROUND FLOOR



- RESIDENTIAL
- COMMERCIAL
- OFFICE
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- SERVICE/MECH.
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2ND FLOOR



- RESIDENTIAL
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- OFFICE
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- SERVICE/MECH.
- COMMON AREA
- PARKING
- LANDSCAPED TERRACE



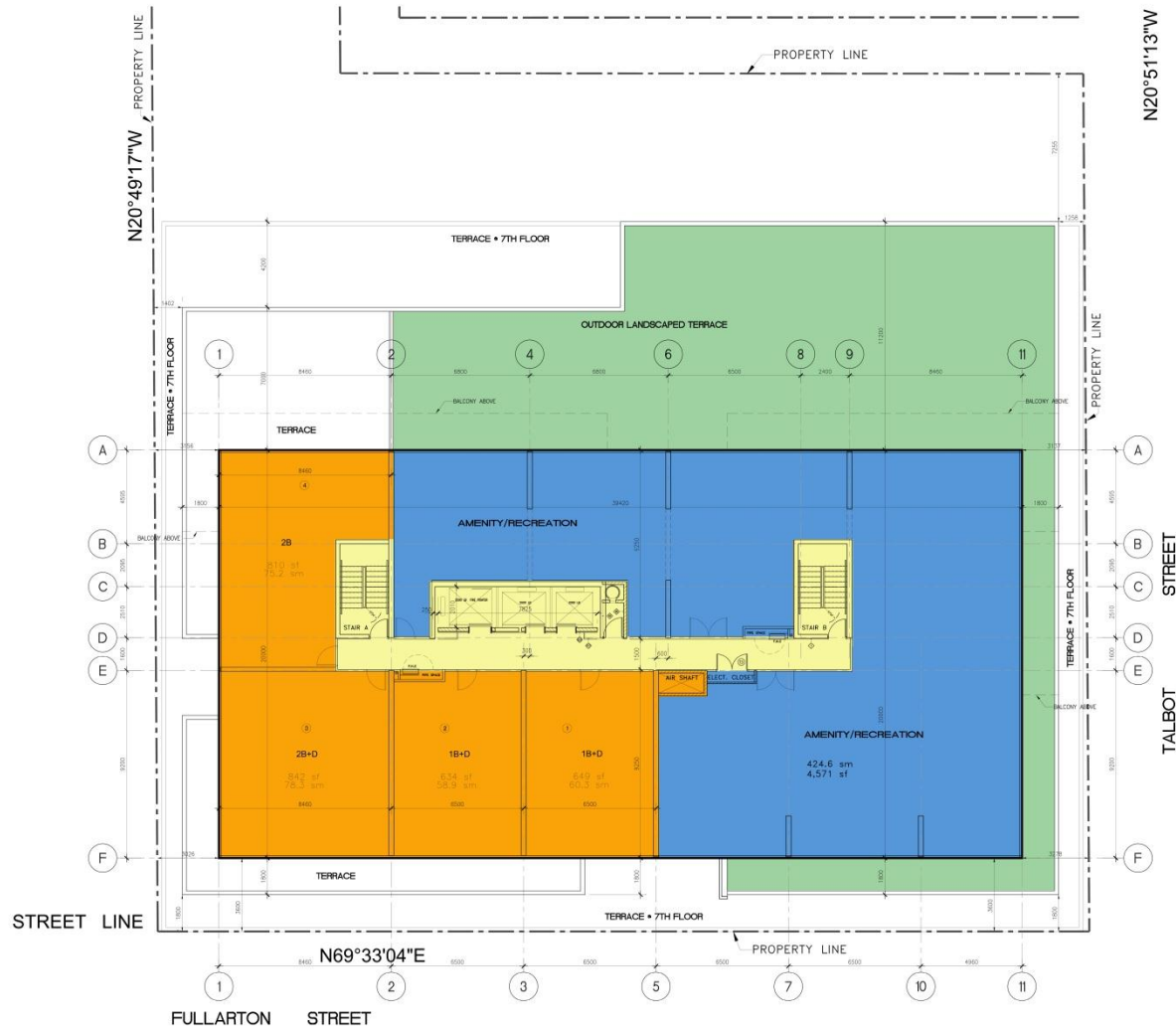
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7TH FLOOR



- RESIDENTIAL
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8TH FLOOR



- RESIDENTIAL
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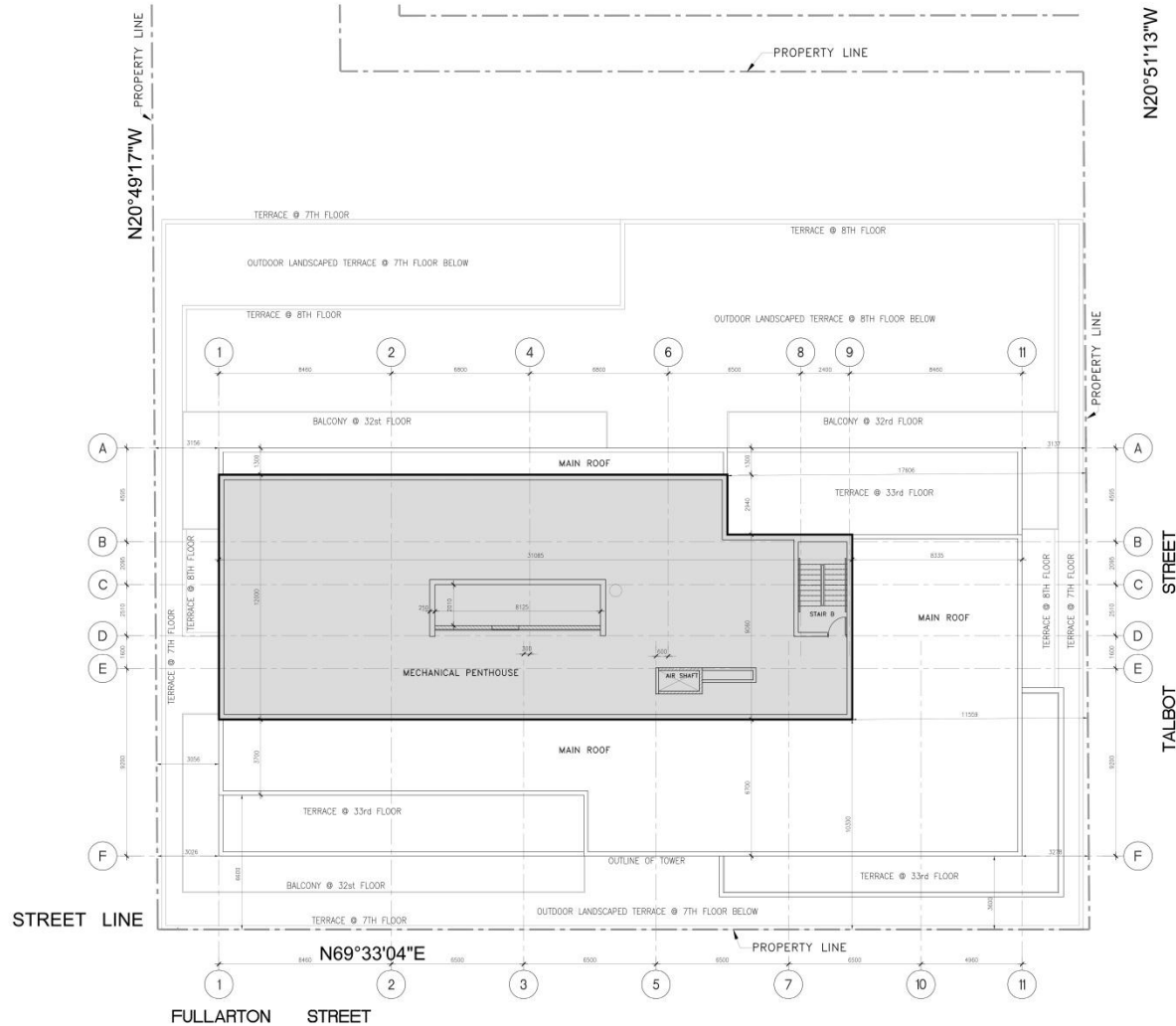
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9TH TO 32ND FLOOR



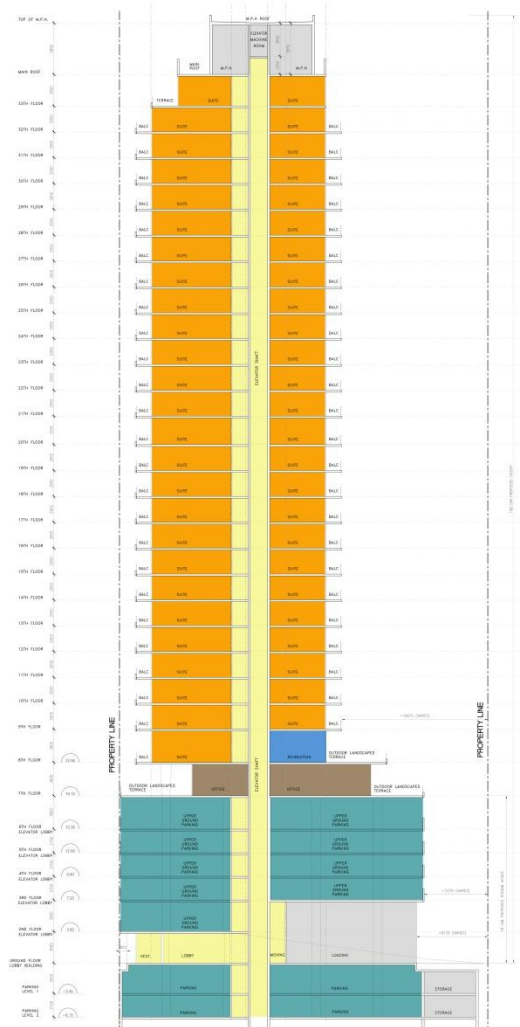
- RESIDENTIAL
- COMMERCIAL
- OFFICE
- AMMENITIES
- SERVICE/MECH.
- COMMON AREA
- PARKING
- LANDSCAPED TERRACE

33RD FLOOR



- RESIDENTIAL
- COMMERCIAL
- OFFICE
- AMMENITIES
- SERVICE/MECH.
- COMMON AREA
- PARKING
- LANDSCAPED TERRACE

MECHANICAL PENTHOUSE



- RESIDENTIAL
- COMMERCIAL
- OFFICE
- AMMENITIES
- SERVICE/MECH.
- COMMON AREA
- PARKING
- LANDSCAPED TERRACE

SECTION



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3D PERSPECTIVE VIEW

PROPOSED MIXED USE DEVELOPMENT

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3D PERSPECTIVE VIEW

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FULLARTON ST. AND TALBOT ST. - CITY OF LONDON, ONTARIO



502 Talbot

Talbot Street

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1



2



3



4



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3D PERSPECTIVE VIEW

PROPOSED MIXED USE DEVELOPMENT @ FULLARTON ST. AND TALBOT ST.-CITY OF LONDON, ONTARIO



TOTAL LANDS AREA 2,266 SM

BUILDING 'A'	TOTAL LANDS AREA (100%)
COVERED AREA	1573.87 SM (69.45%)
PAVED AREA	495.4 SM (21.86%)
LANDSCAPED AREA	196.73 SM (8.68%)
LANDSCAPED ROOF @ 7 FLOOR	693 SM
LANDSCAPED ROOF @ 8 FLOOR	390 SM

*BY-LAW 569-2013 15.5.50 (1)(A)(B)
LANDSCAPING TO BE MIN. 50% OF LOT AREA OF WHICH 50% MUST BE SOFT LANDSCAPING.

PROPOSED GFA 22,158.5 SM

PROPOSED FSI 9.77x

PROPOSED BUILDING HEIGHT* 108.15 M

*ESTABLISHED GRADE ----

TOTAL PROPOSED NUMBER OF UNITS: 248 UNITS

SUITE TYPE	1BR	1BR+D	2BR	2BR+D	PENTHOUSE	TOTAL
BLDG "A"	48	50	49	97	4	248

VEHICLE PARKING PROPOSED

PARKING SPACES PROPOSED:	BUILDING "A"
BELOW GROUND	TOTAL
P2	38
P1	27
TOTAL BELOW GROUND	65
ABOVE GROUND	
+3.60	15
+7.20	39
+9.90	39
+12.60	39
+15.30	40
OUTDOOR PARKING	11
TOTAL ABOVE GROUND	11+172
TOTAL PROPOSED	248

AMENITY AREA PROPOSED

	BUILDING 'A'
INDOOR AMENITY	8th FLOOR 424.6 SM
TOTAL PROPOSED	424.6 SM