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EXISTING SITE CONDITIONS 05
 PROPOSED MIXED USE DEVELOPMENT @ FULLARTON ST. AND TALBOT ST., CITY OF LONDON, ONTARIO

FULLARTON St. and TALBOT St.-CITY OF LONDON

TOTAL LANDS AREA		6,013.09 SM
TOTAL LANDS AREA		6,013.09 SM (100%)
COVERED AREA		5,092.4 SM (84.85%)
PAVED AREA		21.1 SM (0.35%)
LANDSCAPED AREA		899.29 SM (14.80%)
LANDSCAPED ROOF @ 2 FLOOR		1045.2 SM
LANDSCAPED ROOF @ 10 FLOOR		913.0 SM

PROPOSED GFA		57,063.4 SM (94,226 SF)
PHASE 1:		9,817.1 SM (105,871 SF)
PHASE 2:		26,448.1 SM (284,696 SF)
PHASE 3:		20,798.2 SM (223,870 SF)
TOTAL GFA FOR PHASE 1, 2, 3:		57,063.4 SM (94,226 SF)

PROPOSED FSI 9.48x

PROPOSED BUILDING HEIGHT	
PHASE 1:	9 STOREYS - 39.75M (ACTUAL) / 45.00M (REG.)
PHASE 2:	38 STOREYS - 128.85M (ACTUAL) / 135.00M (REG.)
PHASE 3:	29 STOREYS - 101.45M (ACTUAL) / 105.00M (REG.)

*ESTABLISHED GRADE 248.80

TOTAL PROPOSED NUMBER OF UNITS: 703 UNITS						
SUITE TYPE	1BR	1BR+0	2BR	2BR+0	PENTHOUSE	TOTAL
PHASE 1	10	47	23	12	-	92
PHASE 2	138	93	75	40	2	348
PHASE 3	41	86	63	72	-	262
TOTAL PROPOSED	190	226	161	124	2	703

VEHICLE PARKING PROPOSED				
PARKING SPACES PROPOSED:	PHASE 1	PHASE 2	PHASE 3	TOTAL PHASE 1,2&3
BELOW GROUND				
P4	43	71	40	154
P3	43	71	40	154
P2	43	71	40	154
P1	30	71	40	141
TOTAL BELOW GROUND	159	284	160	603
ABOVE GROUND				
GROUND FLOOR	-	17	-	17
2ND FLOOR	-	56	4	60
3RD FLOOR	-	40	4	44
TOTAL ABOVE GROUND	-	113	8	121
TOTAL PARKING PROPOSED:				724
PARKING SPACES FOR PERSONS WITH DISABILITIES PROPOSED:				21
(TYPE 2.85M X 5.5M)				
NUMBER OF LOADING SPACES PROPOSED:				2

AMENITY AREA PROPOSED				
	PHASE 1	PHASE 2	PHASE 3	TOTAL
INDOOR AMENITY	2ND FLOOR			620.0 SM
OUTDOOR AMENITY	2ND FLOOR			356.4 SM
OUTDOOR AMENITY	ROOF @ 10TH FLOOR			913.0 SM
	PHASE 2			
INDOOR AMENITY	2TH FLOOR			91.4 SM
OUTDOOR AMENITY	2TH FLOOR			668.8 SM
	PHASE 3			
INDOOR AMENITY	2ND FLOOR			683.0 SM
INDOOR AMENITY	3RD FLOOR			53.0 SM
TOTAL PROPOSED INDOOR:				1,457.4 SM
TOTAL PROPOSED OUTDOOR:				1,956.2 SM

BICYCLES PARKING PROPOSED				
	PHASE 1	PHASE 2	PHASE 3	TOTAL PHASE 1,2&3
BICYCLES PROPOSED:				
INTERMEDIATE FLOOR	327	95	52	474
*REGULATED: 0.75/APARTMENT UNIT - 474				

STATISTICS 06
 PROPOSED MIXED USE DEVELOPMENT @ FULLARTON ST. AND TALBOT ST., CITY OF LONDON, ONTARIO

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