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A0.02 Perspective
A0.03 Perspective
A0.04 Perspective
A1.01 Statistics
A1.02 Site Survey

Site
A1.03 Context Plan
A1.04 Site Plan

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A2.03 Floor Plan - Level 3
A2.04 Floor Plan - Level 4
A2.05 Floor Plan - Level 5
A2.06 Floor Plan - Level 6 and 8
A2.07 Floor Plan - Level 7 and 9
A2.08 Floor Plan - Level 10
A2.09 Floor Plan - Level 11
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<th>No.</th>
<th>Issuance</th>
<th>Date</th>
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WALLMANARCHITECTS

485 WELLINGTON ST. W
TORONTO, ONTARIO
LIFETIME DEVELOPMENTS

PERSPECTIVE

DRAPER ST RESIDENTIAL ENTRANCE
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485 Wellington St. W
Project Statistics
November 6, 2018

<table>
<thead>
<tr>
<th>Unit Count</th>
<th>Area Summary</th>
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<table>
<thead>
<tr>
<th>Levels</th>
<th>Total Units</th>
<th>Total GFA</th>
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<tbody>
<tr>
<td>PI</td>
<td>1,334.0</td>
<td>11,198</td>
</tr>
<tr>
<td>P2</td>
<td>1,334.0</td>
<td>11,198</td>
</tr>
<tr>
<td>Total Below Grade</td>
<td>2,668 22,236</td>
<td></td>
</tr>
</tbody>
</table>

- **Ground:** 998.9 10,499
- **Amenity:** 2 0 0 1 0 1 13 829.4 0.08
- **5th:** 2 1 2 0 0 1 8 711.6 0.07
- **6th:** 2 1 1 0 0 1 8 769.0 0.07
- **7th:** 2 1 1 0 0 1 8 769.0 0.07
- **8th:** 2 1 0 0 0 7 834.6 0.09
- **9th:** 2 1 0 0 0 7 834.6 0.09
- **10th:** 2 1 0 0 0 7 834.6 0.09
- **11th:** 2 1 0 0 0 7 834.6 0.09
- **12th:** 2 1 0 0 0 7 834.6 0.09
- **13th:** 2 1 0 0 0 7 834.6 0.09
- **14th:** 0 0 0 0 0 0 380.3 0.04
| Total Above Grade | 59 17 29 9 16 117 10,531 119,395 |
|                  | 47.0% 14.6% 17.1% 7.7% 13.7% |

Zoning Summary: CRE (z-1.5) As per Zoning by-law 955-2013

| Site Area | 1,153 |
| Combined GFA | 5,697 |
| PFS | 2.6 |

Parking Required

- **Parking - Res. Visitors:** 117 x 0.07 = 7
- **Parking - Residents:**
  - 16B+D 73 x 0.35 = 26
  - 26B+D 29 x 0.35 = 22
  - 33 15 x 1.2 = 18
- **Parking - Retail:**
  - Ground Floor 0
  - Second Floor 8 special/300mm 1
- **Total:** 125

Parking Provided

<table>
<thead>
<tr>
<th>Visitors</th>
<th>Residents</th>
<th>Retail</th>
<th>Total</th>
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<tbody>
<tr>
<td>PI</td>
<td>0</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>P2</td>
<td>0</td>
<td>21</td>
<td>21</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>24</td>
<td>18</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bicycle Parking Required: TOS Tier 1, bicycle zone 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicycle Parking Required: TOS Tier 1, bicycle zone 1)</td>
</tr>
<tr>
<td>Bicycle Parking Provided: TOS Tier 1, bicycle zone 1)</td>
</tr>
</tbody>
</table>

Green Roof Statistics

- **Sieve Floor Area (as defined in Green Roof By-law):** 320 m²
- **Available Roof Space (as defined in Green Roof By-law):** 0.160 m²

Covers of Available Roof Space:
- **Covers of Available Roof Space (%)**: 40% 40%
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**PROPERTY LINE**

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**WALLMAN ARCHITECTS**

485 WELLINGTON ST. W

TORONTO, ONTARIO

LIFETIME DEVELOPMENTS

LEVEL 6

LEVEL 8

15-11

2013-11-05

1:200

drawn by

sheet

WITHOUT PREJUDICE

A2.06
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485 WELLINGTON ST. W
TORONTO, ONTARIO
LIFETIME DEVELOPMENTS
LEVEL 15 (MPH)

15-11
2018-11-05
1:200
A2.13
drawn by
sheet
without prejudice
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8 VISITOR PARKING SPACES
1 RETAIL PARKING SPACE
4 RESIDENT PARKING SPACES

2600
5600
3900
5600

14 PARKING SPACES (8 VISITOR + 1 COMMERCIAL + 3 RESIDENTIAL)

27.0 sq.m
19.8 sq.m
55.9 sq.m
80.60
81.12

ELEV. LOBBY
BIKE STOR. (16 STACKED STALLS)
SHORT TERM

17.48m @ 3%
3m @ 7.5%

SCALE 1:200

WALLMAN ARCHITECTS
485 WELLINGTON ST. W
TORONTO, ONTARIO
LIFETIME DEVELOPMENTS

PARKING LEVEL - P1

NO. ISSUANCE DATE

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8. Project drawings have been prepared to be consistent with the Code and applicable codes.

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485 WELLINGTON ST. W
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SOUTH ELEVATION

15-11
2018-11-05
1:250
A3.03
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WALLMANARCHITECTS
485 WELLINGTON ST. W
TORONTO, ONTARIO
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WEST ELEVATION

15-11 2018-11-05
1:250

A3.04