



38 CAMDEN STREET

471 RICHMOND STREET WEST

471 RICHMOND STREET W. TORONTO ON M5V 1X9

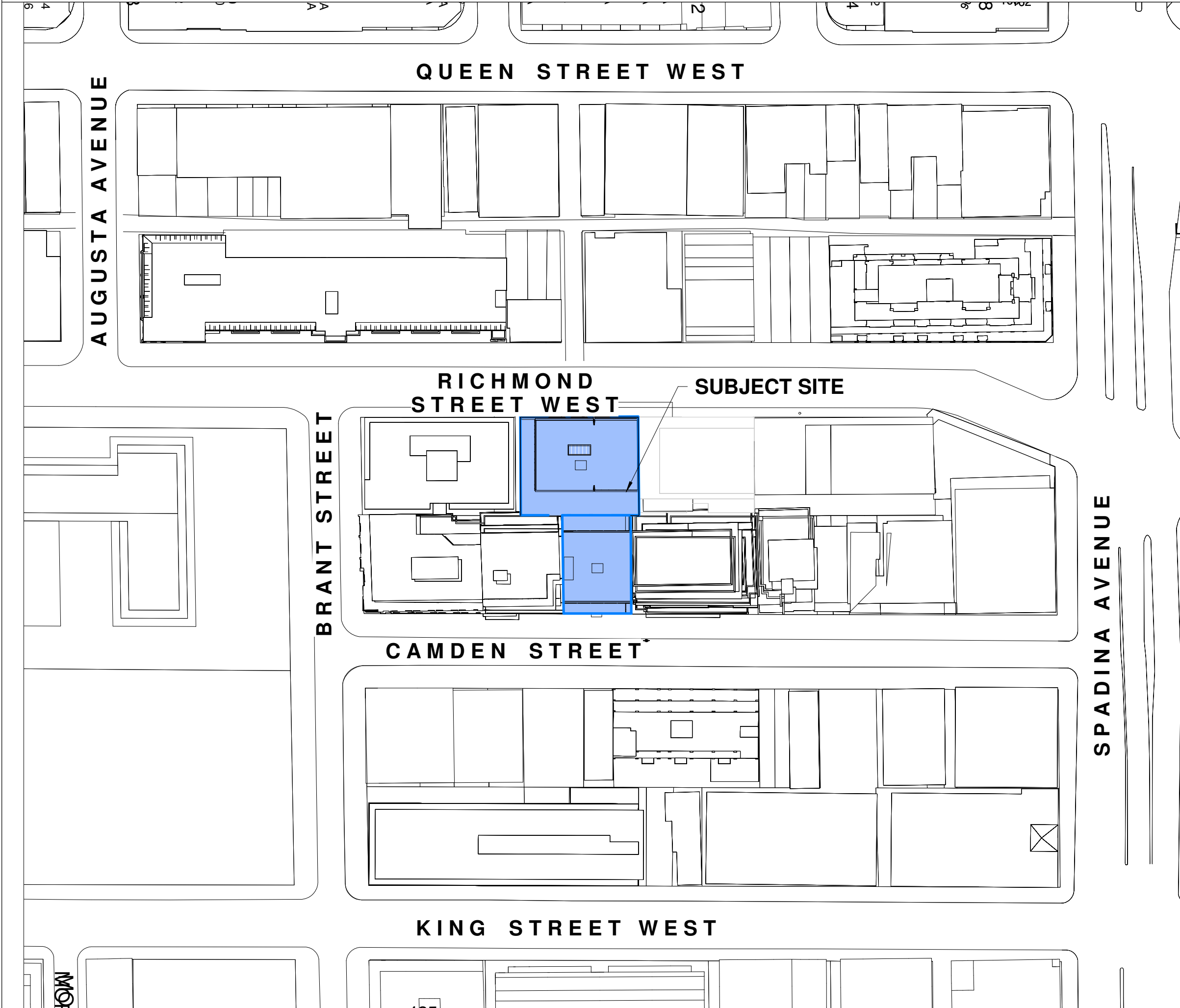
PROJECT NO. 1806

GENERAL NOTES

1. This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
2. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
3. For Landscaping, refer to landscape drawings.
4. For proposed grading, refer to ground floor plan and landscape drawings.
5. All perimeter existing information indicated taken from survey.
6. Type "B" loading space and garbage staging area will have a grade of no more than 2% and made of at least 200mm reinforced concrete. An unencumbered vertical clearance is 4.1m min.

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1 Context Plan
A000 1 : 1000



The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications. www.toronto.ca/greendevelopment

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

Toronto Green Standard Statistics	
General Project Description	Proposed
Total Gross Floor Area	14,471 sm
Breakdown of project components (m²):	
Residential	
Retail	
Commercial	
Industrial	
Institutional/other (HOTEL)	14,471 sm
Total number residential units (residential only)	

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	19	42	
Number of parking spaces dedicated for priority LEV parking	8	8	
Number of parking spaces with EVSE	5	5	
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	0	0	
Number of long-term bicycle parking spaces (all other uses)	2	2	
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		7	100%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		0	0%
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)		0	0%
Number of short-term bicycle parking spaces (residential)	0	0	
Number of short-term bicycle parking spaces (all other uses)	5	7	
Number of male shower and change facilities (non-residential)	0	1	
Number of female shower and change facilities (non-residential)	0	1	
Tree Planting & Soil Volume	Required	Proposed	Proposed (%)
Total Soil Volume (40% of the site area + 66 m² x 30 m²)	242.6	31.56	13%

CONSULTANT TEAM

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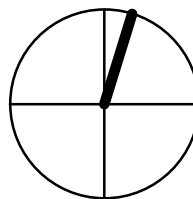
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ISSUED / REVISED

No.	Description	Date
1	Rezoning	19-07-03



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PROJ. NAME

471 Richmond Street
38 Camden St

OWNER

Manga Hotels (Richmond) Inc.

DWG TITLE

Cover Page

DATE : 21-01-12

SCALE : 1 : 1000

DRAWN : SS

CHECKED : DS

PROJ. No. : 1806

DWG No.

A000

ZONING INFORMATION

PROJECT DESCRIPTION	Proposed 18/15 Storey Mixed-used (Hotel) Building	AVERAGE GRADE	+ 90.79m on Richmond	+ 90.0m on Camden
ADDRESS	465-471 Richmond Street West and 38 Camden Street West	FIRST FLOOR GRADE	+ 0.0m	
ZONING	By-law 569-2013	LOADING PROVIDED	2 Type B - C Combined	
ZONE:	"RA" Reinvestment Area / "CRE (x76)"	POLICY AREA	PA 1	
SITE AREA	1,334.36 m2 (~14362.93 sf)	BUILDING HEIGHT	56.9 on Richmond	
LOT COVERAGE RATIO:	1.0		45 on Camden	
DENSITY	10.6		(FROM AVG. GRADE TO T/O BUILDING INCLUDING MECHANICAL PENTHOUSE)	

FLOOR AREA									PARKING & UNIT SUMMARY				
LEVEL	FLOOR TO FLOOR HEIGHT CAMDEN STREET	FLOOR TO FLOOR HEIGHT RICHMOND STREET	TFA (M ²)			GFA 569-2013 (M ²)			CAR PARKING (NOT INCL. TANDEM PARKING)	BICYCLE PARKING	GUEST SUITE		
			Richmond St.	Camden St.	TOTAL	Richmond St.	Camden St.	TOTAL			Richmond St.	Camden St.	TOTAL
P3	3.60		795.6	457.0	1252.6	0.0	0.0	0.0	17	7	0	0	0
P2	3.60		797.0	457.0	1254.0	137.5	0.0	137.5	17	7	0	0	0
P1	4.80		796.3	457.0	1253.3	0.0	76.8	76.8	8	7	0	0	0
SUBTOTAL BELOW GRADE	0.00		2388.9	1371.0	3759.9	137.5	76.8	214.3	42	21			
LEVEL 1	4.20	4.20	837.2	471.7	1308.9	405.0	306.9	711.9	0	0	0	0	0
LEVEL 1 MEZZ	3.50	3.50	448.1	378.9	826.9	315.5	285.9	601.4	0	0	0	0	0
LEVEL 2	2.65	2.65	551.0	292.1	843.2	550.8	243.0	793.8	0	0	14	10	24.0
LEVEL 3	2.65	2.65	554.7	292.1	846.9	538.8	255.8	794.6	0	0	14	10	24.0
LEVEL 4	2.65	2.65	567.6	292.1	859.8	527.0	268.8	795.8	0	0	14	10	24.0
LEVEL 5	2.65	2.65	549.8	348.9	898.8	495.0	300.0	795.0	0	0	14	10	24.0
LEVEL 6	2.65	2.65	549.8	348.9	898.7	494.0	300.0	794.0	0	0	14	10	24.0
LEVEL 7	2.65	2.65	549.8	348.9	898.7	490.0	300.0	790.0	0	0	14	10	24.0
LEVEL 8	2.65	2.65	549.8	348.9	898.7	490.0	300.0	790.0	0	0	14	10	24.0
LEVEL 9	2.65	2.65	549.8	348.9	898.7	490.0	300.0	790.0	0	0	14	10	24.0
LEVEL 10	2.65	2.65	549.8	348.9	898.7	490.0	300.0	790.0	0	0	14	10	24.0
LEVEL 11	2.65	2.65	549.8	348.9	898.7	490.0	300.0	790.0	0	0	14	10	24.0
LEVEL 12	2.65	2.65	525.8	348.9	874.8	490.0	300.0	790.0	0	0	14	10	24.0
LEVEL 13	2.65	2.65	525.8	348.9	874.7	490.0	300.0	790.0	0	0	14	10	24.0
LEVEL 14	2.65	2.65	525.8	348.9	874.7	490.0	300.0	790.0	0	0	14	10	24.0
LEVEL 15	2.85	2.65	525.8	348.9	874.7	490.0	300.0	790.0	0	0	14	10	24.0
LEVEL 16		2.65	525.8	110.0	635.8	481.0	0.0	481.0	0	0	14	0	14.0
LEVEL 17		2.65	525.8	110.0	635.8	481.0	0.0	481.0			14	0	14.0
LEVEL 18		2.65	525.8	0.0	525.8	481.0	0.0	481.0	0	0	14	0	14.0
LEVEL 19		4.15	525.8	0.0	525.8	417.3	0.0	417.3	0	0	5	0	5
SUBTOTAL ABOVE GRADE	45.00	56.90	11013.7	5785.3	16799.0	9596.4	4600.3	14256.8	0	0	243	140	383
TOTAL	56.90		13402.6	7156.3	20558.8	9733.9	4737.1	14471.1	42.00	21.00	243.00	140.00	383.00

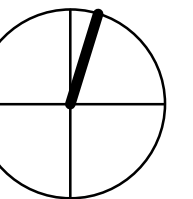
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ISSUED / REVISED

Description	Date
Rezoning	19-07-03



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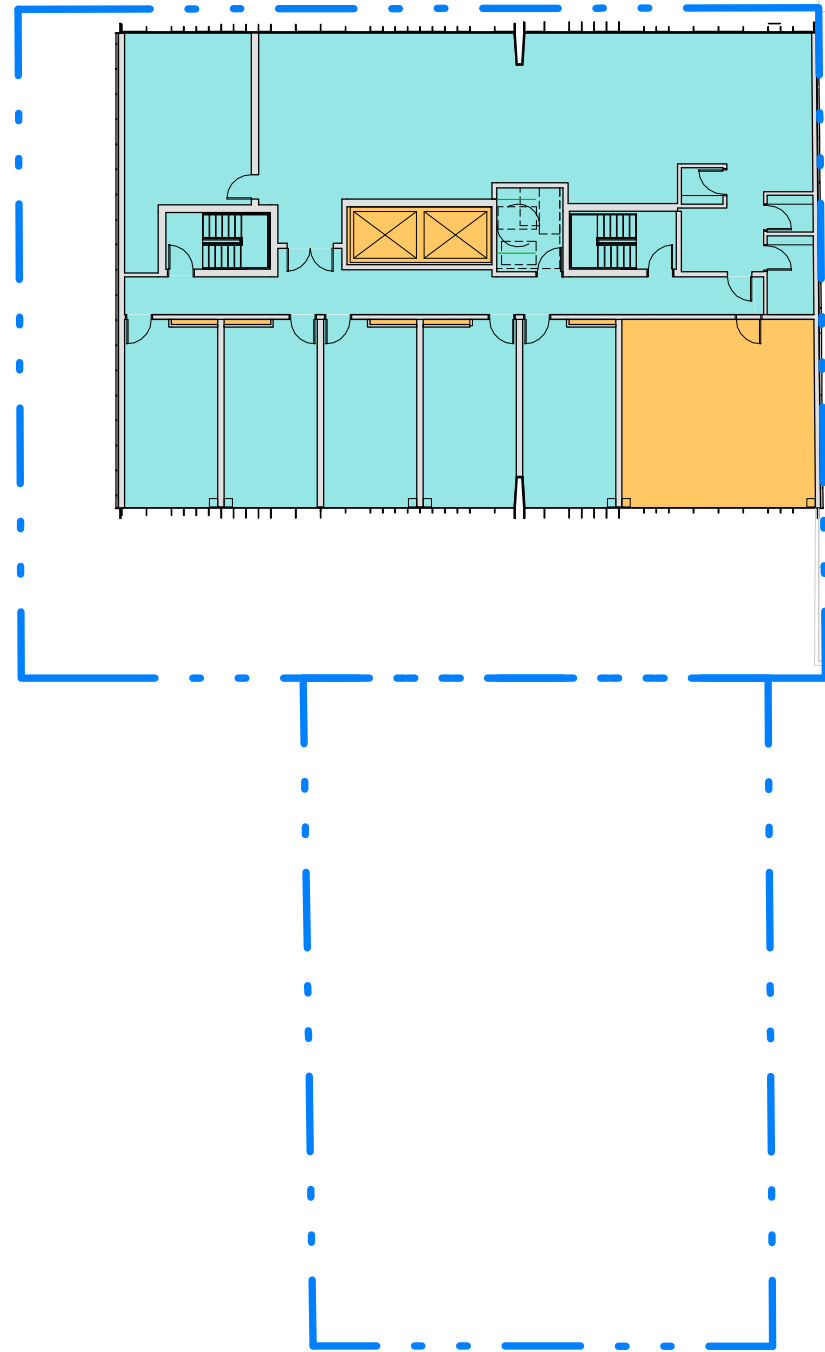
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PROJ. NAME
471 Richmond Street
88 Camden St

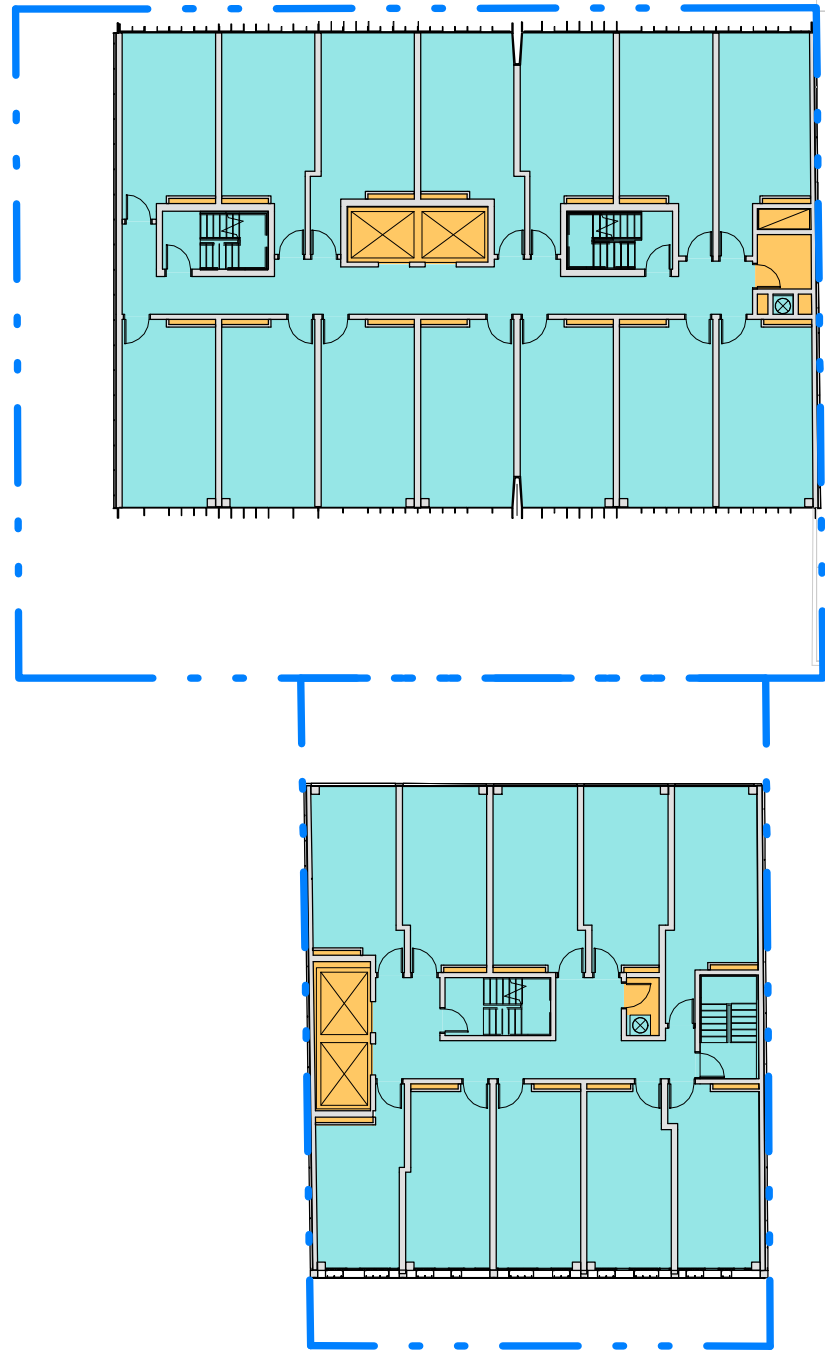
Manga Hotels (Richmond) Inc.

Development Statistics

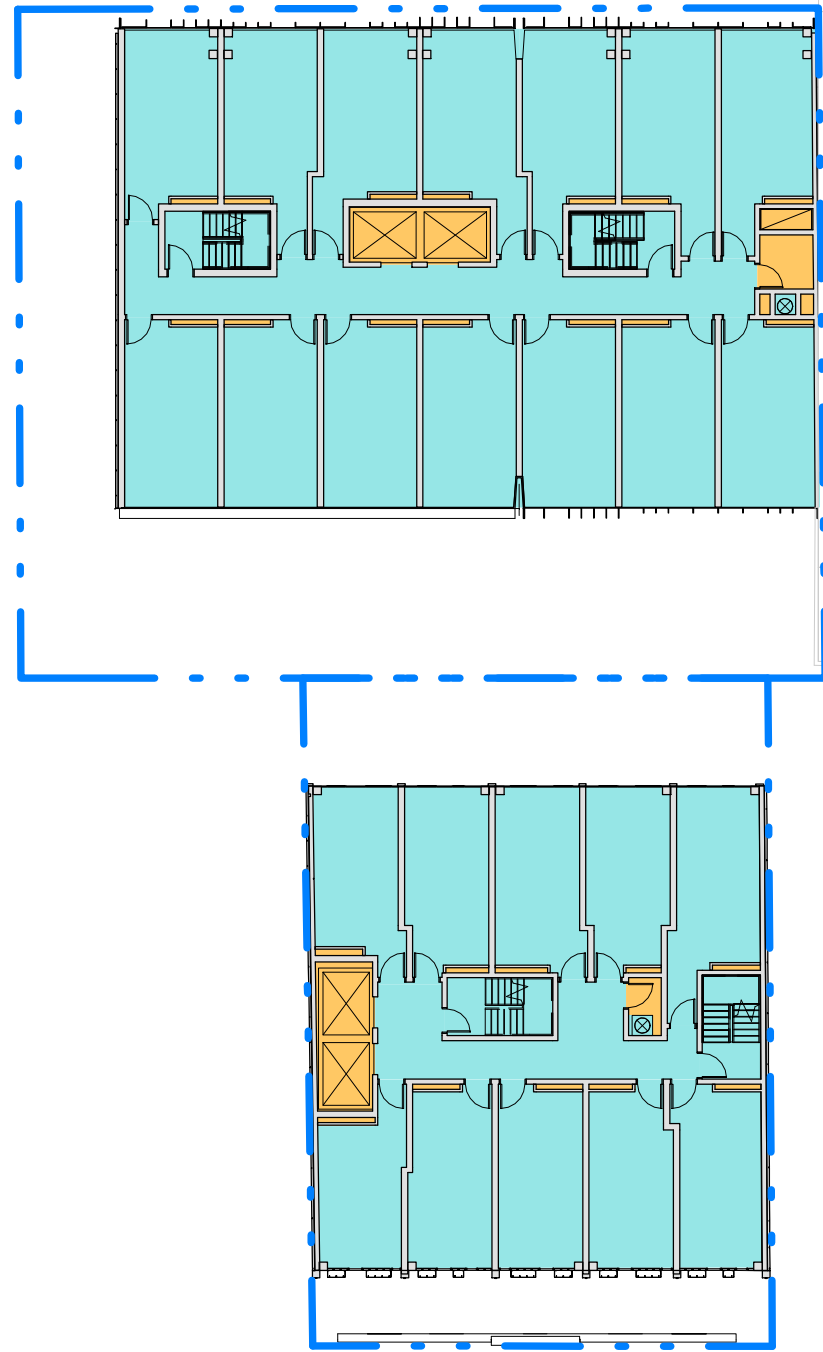
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PROJ. No. : 1806



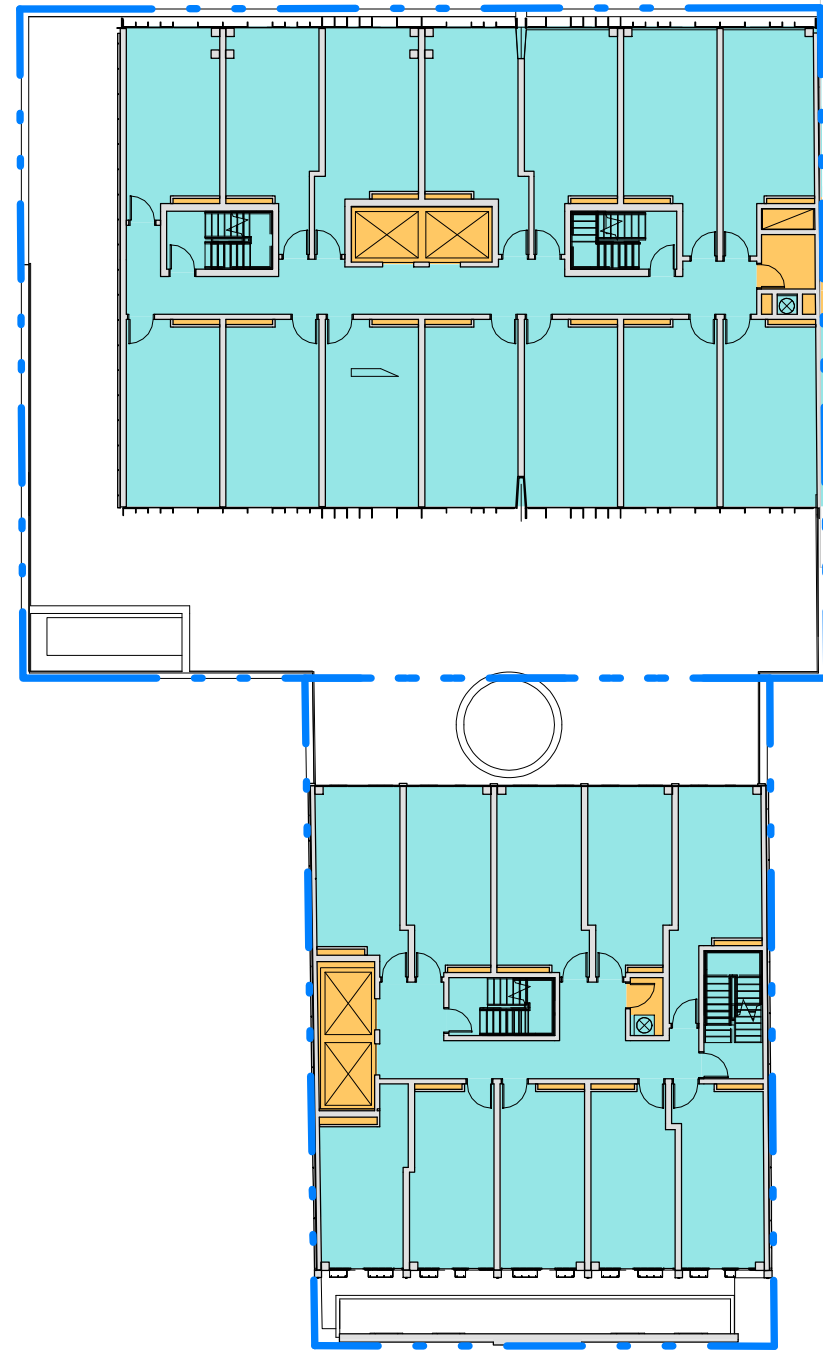
19th Floor		
Total floor area	521.62 m²	
Zoning exclusions	Elevator Shaft 16.66 m²	
	M&E 65.24 m²	
Exclusions subtotal	81.9 m²	
Gross floor areas	Amenity 222.69 m²	
	Corridor 42.3 m²	
	Guestroom 147.75 m²	
	Stair 26.96 m²	
Gross Floor Area	439.71 m²	



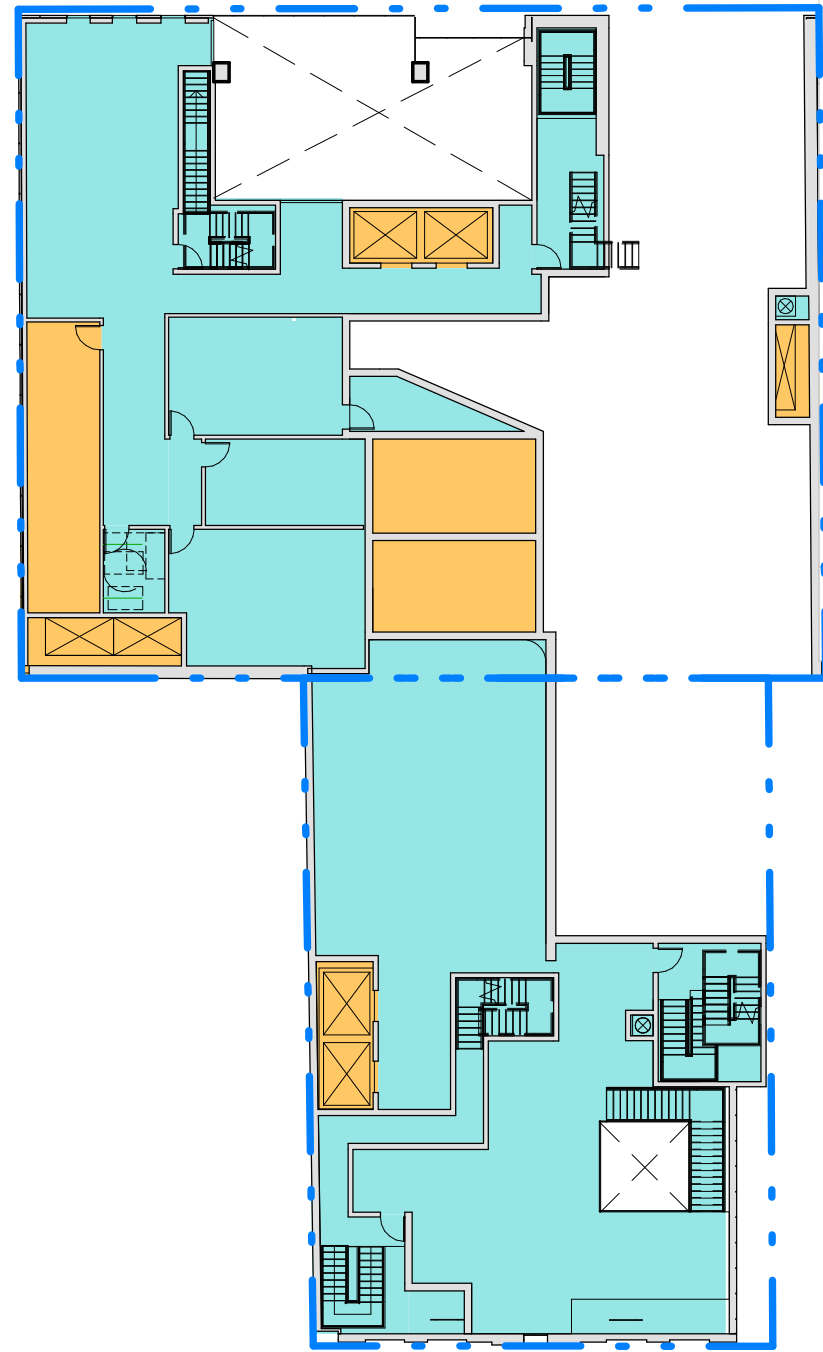
15th Floor / MPH		
Total floor area	867.1 m²	
Zoning exclusions	Elevator Shaft 29.94 m²	
	Guestroom 1.17 m²	
	M&E 27.89 m²	
	Ventilation 1.46 m²	
Exclusions subtotal	60.46 m²	
Gross floor areas	Corridor 90.78 m²	
	Guestroom 667.73 m²	
	Laundry 2.01 m²	
	Stair 46.12 m²	
Gross Floor Area	806.64 m²	



Typical Floor		
Total floor area	871.68 m²	
Zoning exclusions	Elevator Shaft 30.05 m²	
	Guestroom 1.28 m²	
	M&E 28.77 m²	
	Ventilation 1.46 m²	
Exclusions subtotal	61.57 m²	
Gross floor areas	Corridor 88.85 m²	
	Guestroom 667.55 m²	
	Laundry 2.01 m²	
	Stair 45.72 m²	
Gross Floor Area	810.12 m²	



Second Floor		
Total floor area	875.92 m²	
Zoning exclusions	Elevator Shaft 29.76 m²	
	Guestroom 1.15 m²	
	M&E 29.61 m²	
	Ventilation 1.82 m²	
Exclusions subtotal	62.34 m²	
Gross floor areas	Corridor 87.02 m²	
	Guestroom 674.17 m²	
	Laundry 1.67 m²	
	Stair 50.71 m²	
Gross Floor Area	813.58 m²	



Ground floor mezzanine		
Total floor area	828.1 m²	
Zoning exclusions	Elevator Shaft 88.17 m²	
	M&E 64.6 m²	
Exclusions subtotal	236.77 m²	
Gross floor areas	Corridor 142.4 m²	
	Laundry 2.09 m²	
	Office 398.27 m²	
	Stair 132.57 m²	
Gross Floor Area	675.33 m²	

ZONING AREA LEGEND

- EXCLUSIONS
- ZONING AREA BY-LAW 569-2013

NON-RESIDENTIAL GROSS FLOOR AREA - ZONING BY-LAW 438-86

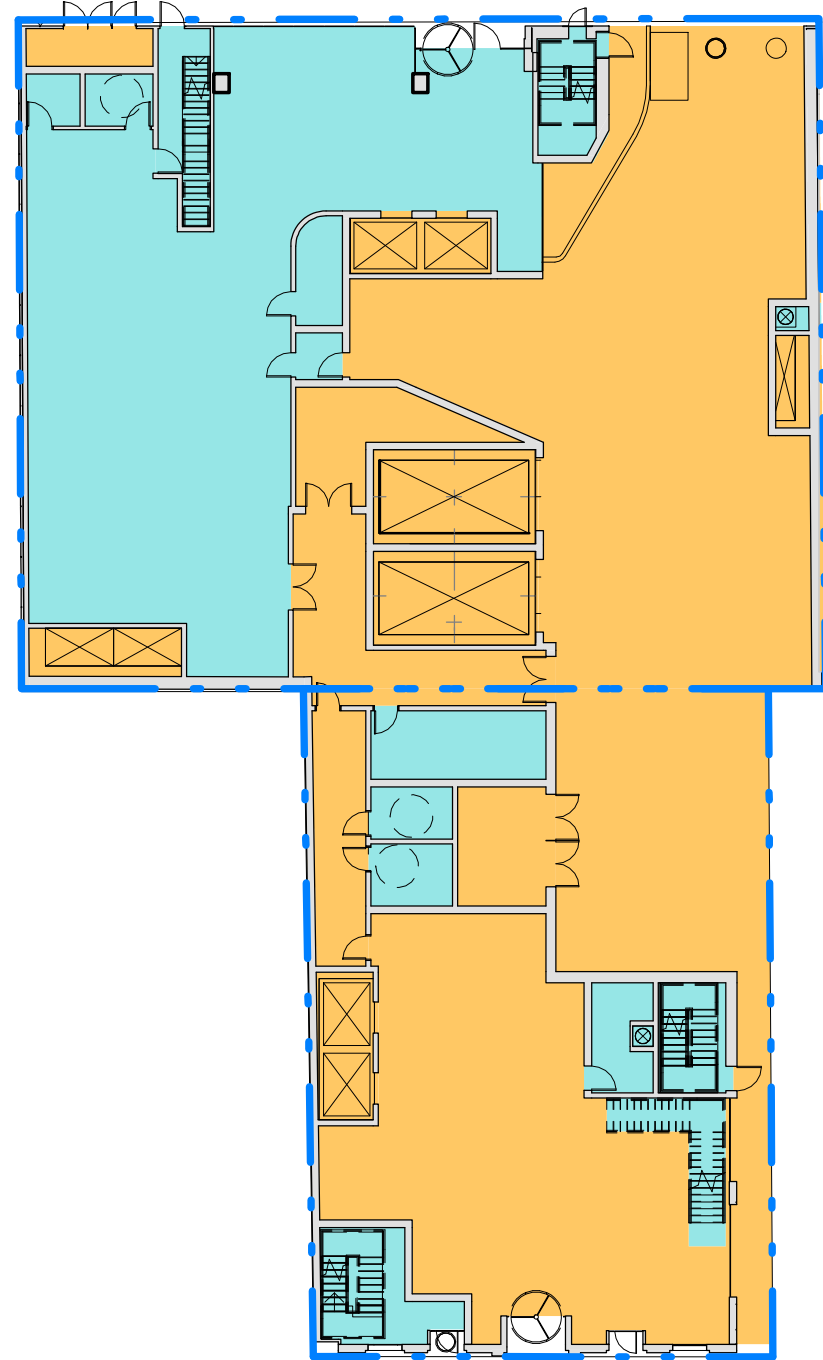
Non-Residential Gross Floor Area (as per Section 2):

means the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below grade, of a non-residential building or the non-residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of the following areas:

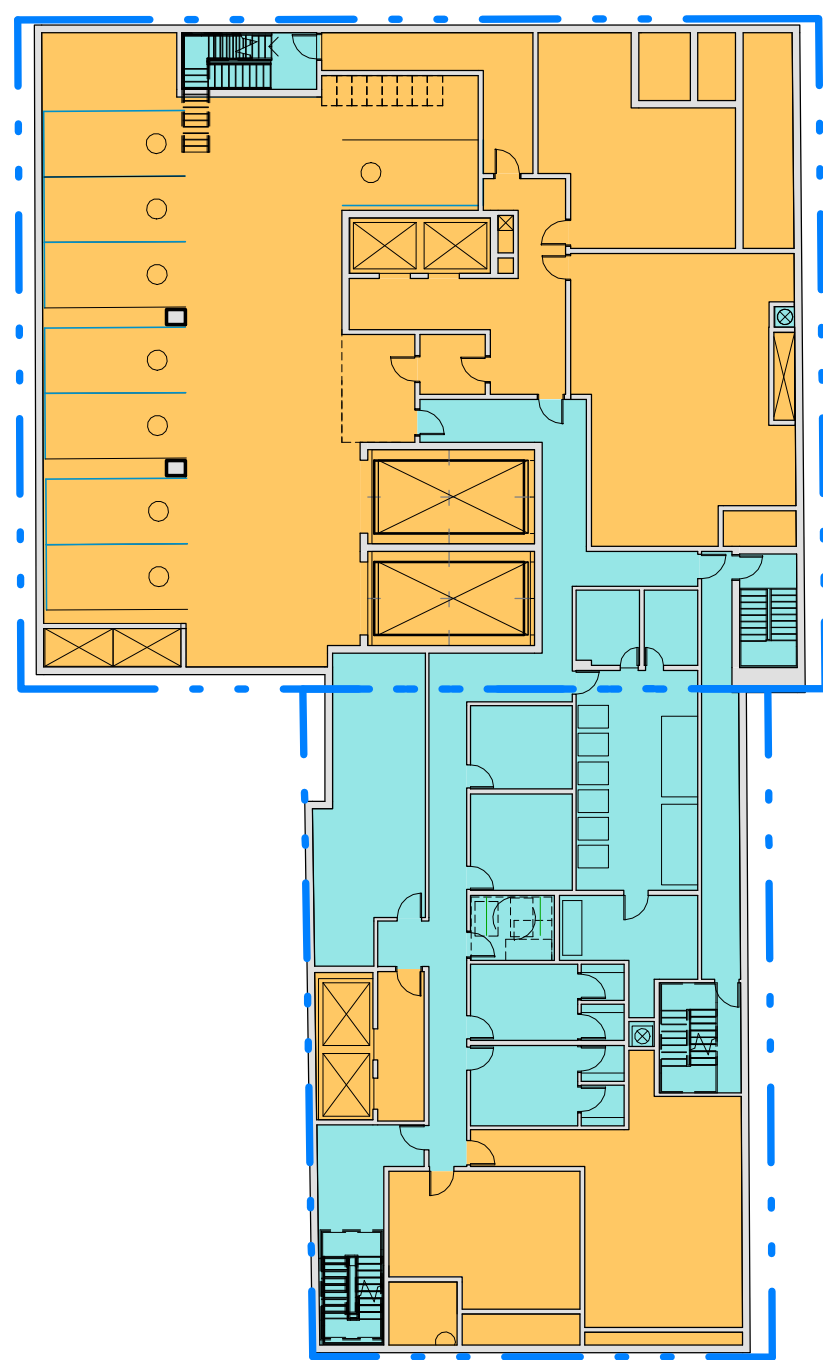
- (i) a room or enclosed area, including its enclosing walls, within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that service the building;
- (ii) loading facilities above or below grade required by this by-law;
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles, storage or other accessory use;
- (iv) a part of the building or structure above grade that is used for the required parking or storage of bicycles;

NON-RESIDENTIAL GFA - ZONING BY-LAW 438-86

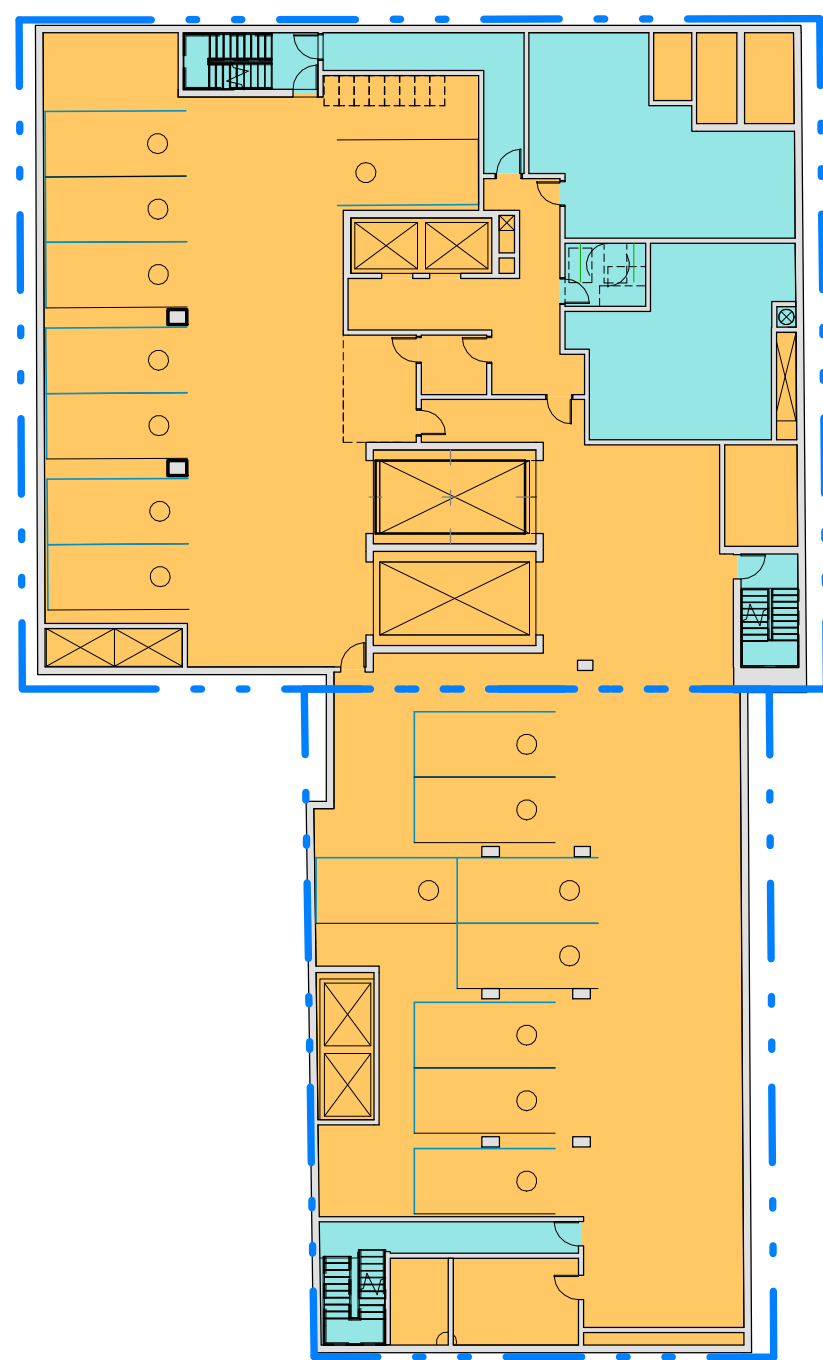
Level	Area	Area (SF)
Not Placed	0 m²	0 SF
Level -3 Parking	184.3 m²	1,984 SF
Level -2 Parking	216.7 m²	2,332 SF
Level -1 Parking	297.3 m²	3,200 SF
Level 1	1,067.8 m²	11,494 SF
Level 1Mezz	675.3 m²	7,269 SF
Level 2	813.6 m²	8,757 SF
Level 3	810.1 m²	8,720 SF
Level 4	812.7 m²	8,748 SF
Level 5	810.7 m²	8,727 SF
Level 6	812.2 m²	8,742 SF
Level 7	812.2 m²	8,742 SF
Level 8	812.2 m²	8,742 SF
Level 9	812.2 m²	8,742 SF
Level 10	812.2 m²	8,742 SF
Level 11	812.2 m²	8,742 SF
Level 12	806.6 m²	8,683 SF
Level 13	806.6 m²	8,683 SF
Level 14	806.6 m²	8,683 SF
Level 15	806.6 m²	8,683 SF
Level 16	485.8 m²	5,229 SF
Level 17	485.8 m²	5,229 SF
Level 18	485.8 m²	5,229 SF
Level 19	439.7 m²	4,733 SF
Total GFA:	15,685.3 m²	168,835 SF



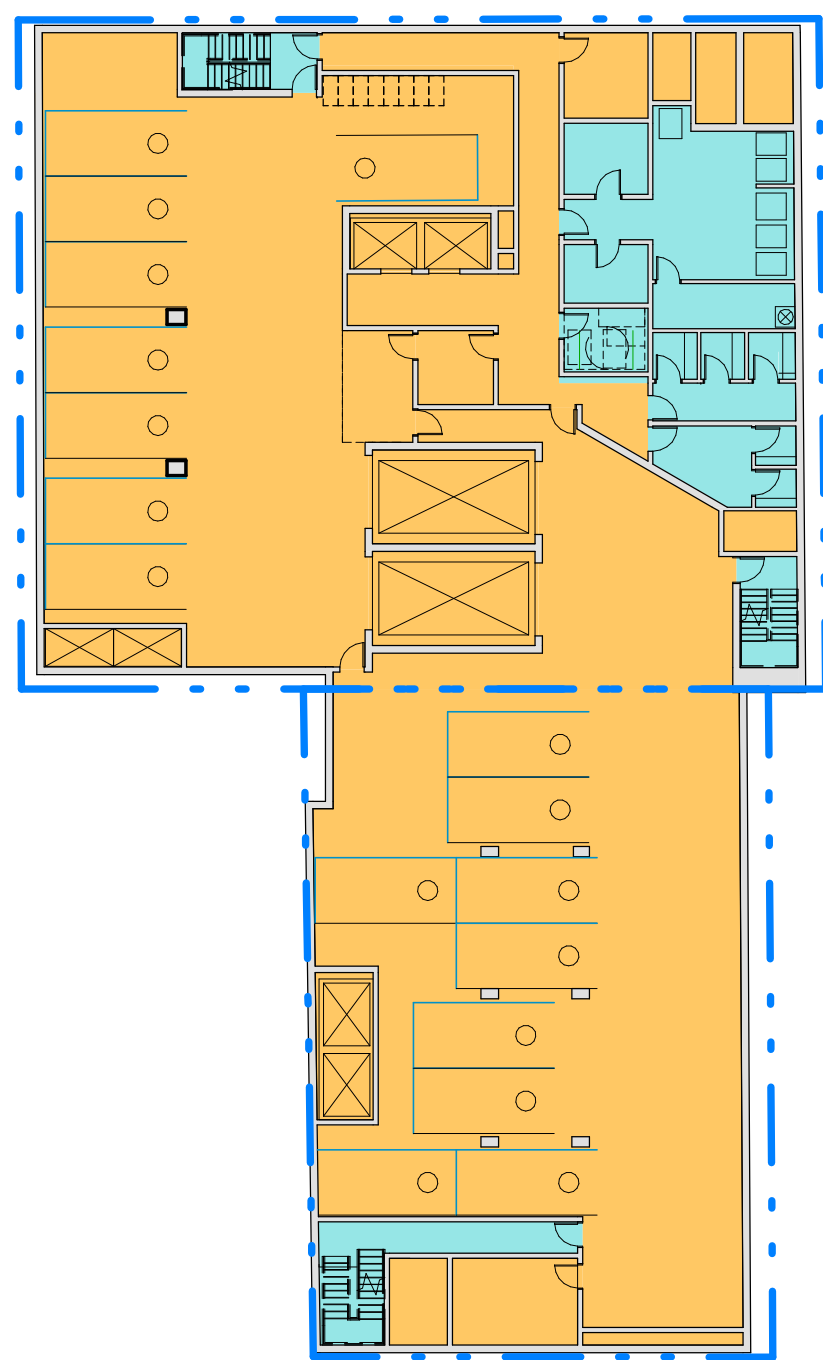
Ground floor		
Total floor area	1,304.57 m²	
Zoning exclusions	Corridor 94.3 m²	
	Elevator Shaft 85.9 m²	
	Loading Dock 0 m²	
	M&E 56.57 m²	
Exclusions subtotal	236.77 m²	
Gross floor areas	Amenity 324.29 m²	
	Corridor 307.11 m²	
	Hotel BOH 40.06 m²	
	Hotel Lobby 298.51 m²	
	Laundry 3.31 m²	
	M&E 12.93 m²	
	Stair 81.59 m²	
Gross Floor Area	1,067.8 m²	



P1 floor		
Total floor area	1,253.03 m²	
Zoning exclusions	Corridor 192.68 m²	
	Elevator Shaft 89.94 m²	
	M&E 328.12 m²	
	Parking 333.29 m²	
	Ventilation 11.72 m²	
Exclusions subtotal	955.75 m²	
Gross floor areas	Amenity 53.14 m²	
	Hotel BOH 145.94 m²	
	Laundry 2.1 m²	
	M&E 0 m²	
	Office 17.61 m²	
	Stair 78.5 m²	
Gross Floor Area	297.29 m²	



P2 floor		
Total floor area	1,253.77 m²	
Zoning exclusions	Corridor 43.21 m²	
	Elevator Shaft 87.44 m²	
	M&E 66.77 m²	
	Parking 827.85 m²	
	Ventilation 11.85 m²	
Exclusions subtotal	1,037.11 m²	
Gross floor areas	Amenity 66.27 m²	
	Corridor 22.71 m²	
	Hotel BOH 9.47 m²	
	Laundry 0.73 m²	
	Office 60.27 m²	
	Stair 57.21 m²	
Gross Floor Area	216.67 m²	



P3 floor		
Total floor area	1,252.63 m²	
Zoning exclusions	Corridor 73.49 m²	
	Elevator Shaft 87.88 m²	
	M&E 81.77 m²	
	Parking 813.22 m²	
	Ventilation 11.99 m²	
Exclusions subtotal	1,068.35 m²	
Gross floor areas	Hotel BOH 126.66 m²	
	Laundry 0.63 m²	
	Stair 56.98 m²	
Gross Floor Area	184.28 m²	

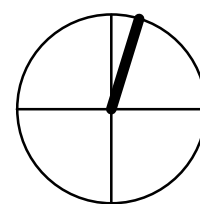
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No.	Description	Date
2	Rezoning	19-11-13



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PROJ. NAME

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38 Camden St

OWNER

Manga Hotels (Richmond) Inc.

DWG TITLE

Area Diagrams ZBL-438-86

DATE : 21-01-12

SCALE : 1 : 300

DRAWN : SS

CHECKED : DS

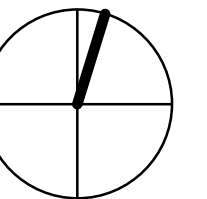
PROJ. No. : 1806

DWG No.

A002

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Description	Date
Rezoning	19-07-03

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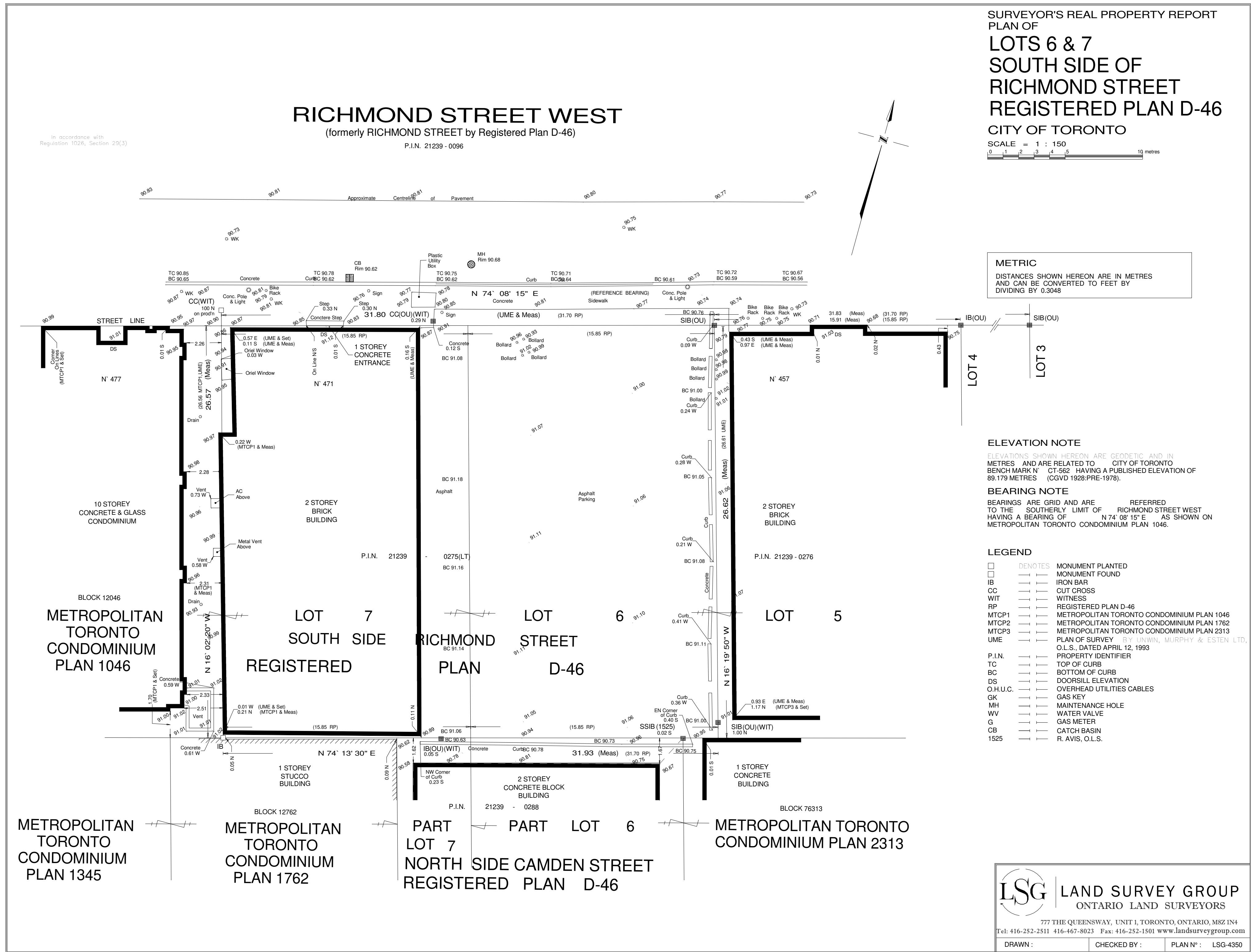
OWNER
Manga Hotels (Richmond) Inc.

DWG TITLE
Survey

DATE : 21-01-12
SCALE : 1 : 150
DRAWN :
CHECKED :
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VG No.

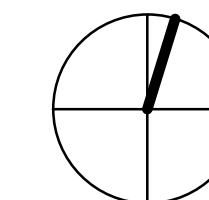
A100



SEE A101 FOR 38 CAMDEN STREET SURVEY

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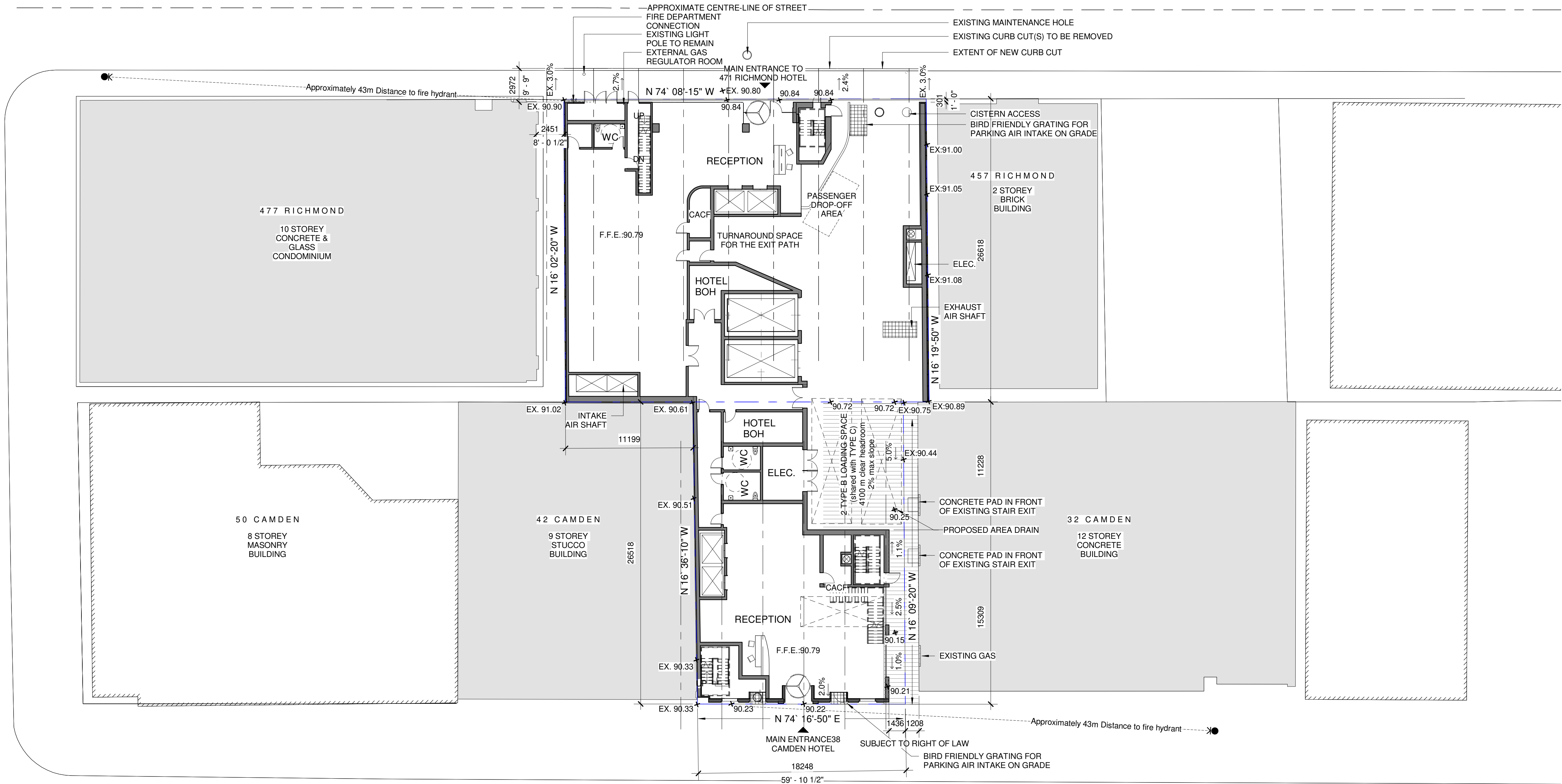
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BRANT STREET

RICHMOND STREET WEST

CAMDEN STREET WEST



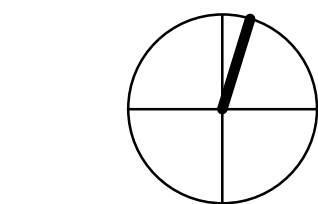
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ISSUED / REVISED

No.	Description	Date
1	Rezoning	19-07-03



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Architects

134 Peter Street Suite 1601 Toronto ON Canada M5V 2H2 P 416.971.6252 F 416.971.5420 E info@sandco.com W sweenyandco.com

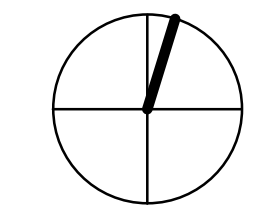
PROJ. NAME
471 Richmond Street
38 Camden St

OWNER
Manga Hotels (Richmond) Inc.

DWG TITLE
Site Plan

DATE : 21-01-12
SCALE : 1 : 200
DRAWN : SS
CHECKED : DC, DS
PROJ. No. : 1806
DWG No.
A102

[illegible]

[illegible]









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Description	Date
Rezoning	19-07-03

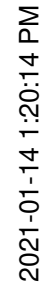
[illegible]

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Toronto ON E info@andco.com
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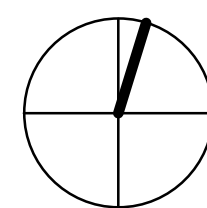
OWNER
Manga Hotels (Richmond) Inc.

DATE : 21-01-12
SCALE : 1 : 100
DRAWN : SS DWG No.
CHECKED : DC, DS
PROJ. No. : 1806

A206







No.	Description	Date
1	Rezoning	19-07-03

[illegible]

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Sweeny&Co Architects

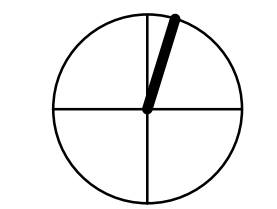
134 Peter Street P 416.971.6252
Suite 1601 F 416.971.5420
Toronto ON E info@andco.com
Canada M5V 2H2 W sweenyandco.com

PROJ. NAME
471 Richmond Street
38 Camden St

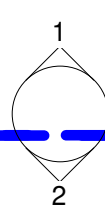
OWNER
Manga Hotels (Richmond) Inc

DWG TITLE
9th- 15th Floor Plan

DATE : 21-01-12
SCALE : 1 : 100
DRAWN : SS DWG No.
CHECKED : DS
PROJ. No. : 1806



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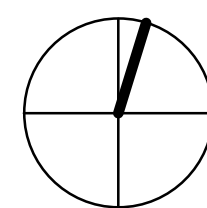
PROJ. NAME
471 Richmond Street
38 Camden St

OWNER
Manga Hotels (Richmond) Inc.

DWG TITLE
18th Floor Plan

DATE : 21-01-12
SCALE : 1 : 100
DRAWN : SS
CHECKED : DC, DS
PROJ. No. : 1806

A210



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PROJ. NAME
471 Richmond Street
38 Camden St

OWNER
Manga Hotels (Richmond) Inc.

DWG TITLE
Level 19

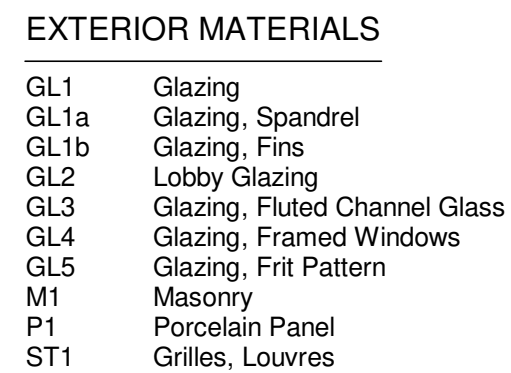
DATE : 21-01-12
SCALE : 1 : 100
DRAWN : SS
CHECKED : DS
PROJ. No. : 1806

A211

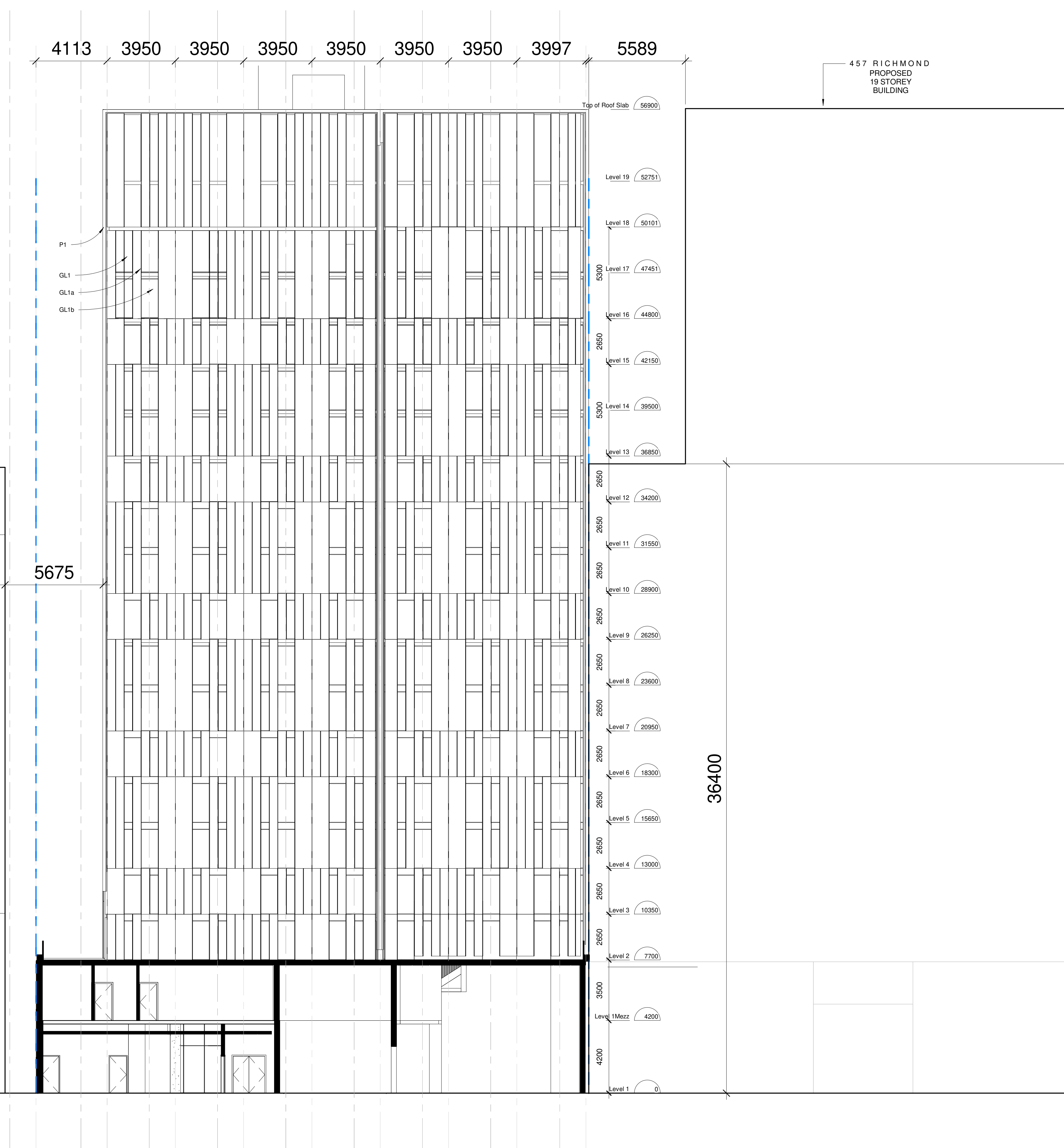
Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)		14,516
Total Roof Area (m²)		1,200
Area of Residential Private Terraces (m²)		0
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)		0
Area of Renewable Energy Devices (m²)		0
Tower(s) Roof Area with floor plate less than 750 m²		900
Total Available Roof Space (m²)		300
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m²)	120	123
Coverage of Available Roof Space (%)	40%	40%



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DATE : 21-01-12
SCALE : 1 : 125
DRAWN : SS DWG
CHECKED : DS
PROJ. No. : 1806



DATE : 21-01-12
SCALE : 1 : 125
DRAWN : SS
CHECKED : DS
PROJ. No. : 1806

DWG No.

A401

A401

GL1	Glazing
GL1a	Glazing, Spandrel
GL1b	Glazing, Fins
GL2	Lobby Glazing
GL3	Glazing, Fluted Channel Glass
GL4	Glazing, Framed Windows
GL5	Glazing, Frit Pattern
M1	Masonry
P1	Porcelain Panel
ST1	Grilles, Louvres

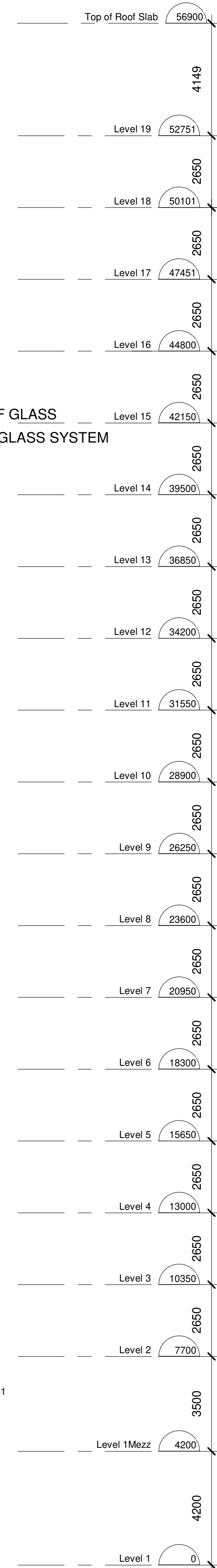
P1 —

TO FACE OF GLASS —
ARCHITECTURAL FIN —

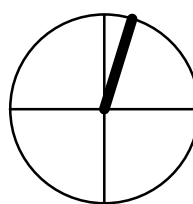
— GL1b

PROPERTY LINE

- TO FACE OF GLASS
- CHANNEL GLASS SYSTEM



No.	Description	Date
1	Rezoning	19-07-03



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PROJ. NAME
471 Richmond Street
38 Camden St

OWNER
Manga Hotels (Richmond) Inc.

DWG TITLE
West Elevation

DATE : 21-01-12
SCALE : 1 : 125
DRAWN : SS
CHECKED : DS
PROJ. No. : 1806

C:\Users\subhan\Documents\20-11-26_471 Richmond St W_2 towers_HERITAGE_Central_slobhan7G26T.rvt 2021-01-14 1:20:35 PM

EXTERIOR MATERIALS

- GL1 Glazing
- GL1a Glazing, Spandrel
- GL1b Glazing, Fins
- GL2 Lobby Glazing
- GL3 Glazing, Fluted Channel Glass
- GL4 Glazing, Framed Windows
- GL5 Glazing, Frit Pattern
- M1 Masonry
- P1 Porcelain Panel
- ST1 Grilles, Louvres



2 Camden North Elevation
A403 1 : 125

1 Camden South Elevation
A403 1 : 125

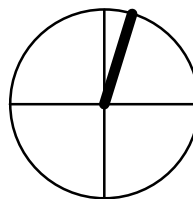
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ISSUED / REVISED

No.	Description	Date
1	Rezoning	19-07-03



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PROJ. NAME
471 Richmond Street
38 Camden St

OWNER
Manga Hotels (Richmond) Inc.

DWG TITLE
38 Camden Elevations
South and North

DATE : 21-01-12
SCALE : 1 : 125
DRAWN : SS
CHECKED : DS
PROJ. No. : 1806

DWG No.
A403

GL1	Glazing
GL1a	Glazing, Spandrel
GL1b	Glazing, Fins
GL2	Lobby Glazing
GL3	Glazing, Fluted Channel Glass
GL4	Glazing, Framed Windows
GL5	Glazing, Frit Pattern
M1	Masonry
P1	Porcelain Panel
ST1	Grilles, Louvres





DRAWING NOT TO BE SCALED

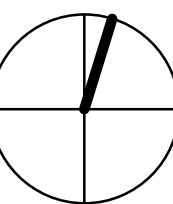
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ISSUED / REVISED

No.	Description	Date
1	Rezoning	19-07-03

Level 19	52751
Level 18	50101
Level 17	47451
Level 16	44800
Level 15	42150
Level 14	39500
Level 13	36850
Level 12	34200
Level 11	31550
Level 10	28900
Level 9	26250
Level 8	23600
Level 7	20950
Level 6	18300
Level 5	15650
Level 4	13000
Level 3	10350
Level 2	7700
Level 1Mezz	4200
Level -1 Parking	-4800
Level -2 Parking	-8400
Level -3 Parking	-12000



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PROJ. NAME
**471 Richmond Street
38 Camden St**

OWNER
Manga Hotels (Richmond) Inc.

DWG TITLE
N-S Section

DATE : 21-01-12
SCALE : 1 : 125
DRAWN : SS
CHECKED : DS
PROJ. No. : 1806

DWG No.
A501