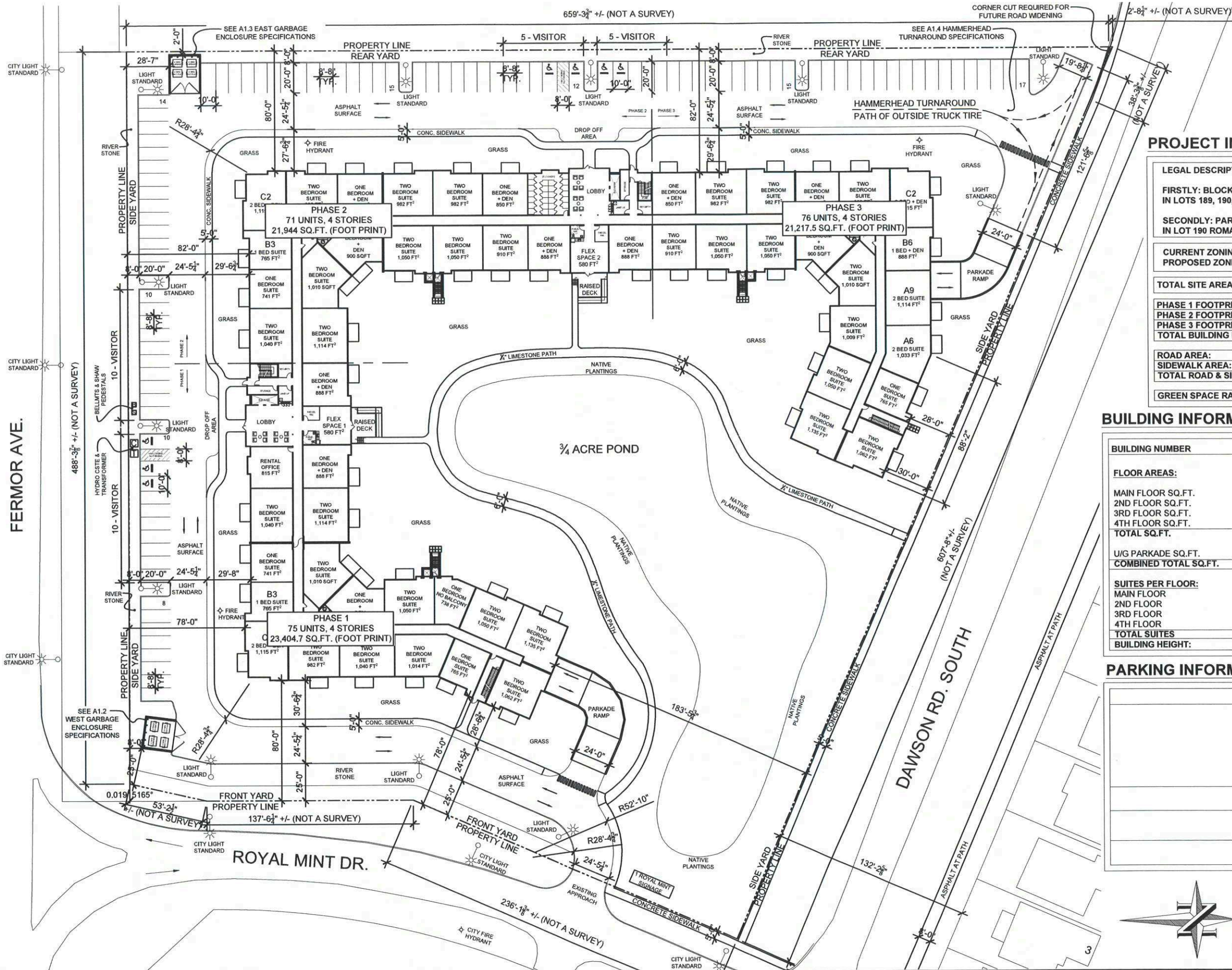




PROJECT INFORMATION:

LEGAL DESCRIPTION:		
FIRSTLY: BLOCK 21 PLAN 21549 WLTO IN LOTS 189, 190, 207 AND 208 ROMAN CATHOLIC MISSION PROPERTY		
SECONDLY: PARCEL 1 PLAN 9035 WLTO IN LOT 190 ROMAN CATHOLIC MISSION PROPERTY		
CURRENT ZONING: C3 PROPOSED ZONING: RMF-M		
TOTAL SITE AREA:	= 288,764 SQ.FT. (26,827.05 S.M.)	= 6.63 ACRE
PHASE 1 FOOTPRINT AREA:	= 23,404.7 SQ.FT. (2,174.4 S.M.)	
PHASE 2 FOOTPRINT AREA:	= 21,944.0 SQ.FT. (2,038.6 S.M.)	
PHASE 3 FOOTPRINT AREA:	= 21,217.5 SQ.FT. (1,971.2 S.M.)	
TOTAL BUILDING FOOTPRINT AREA	= 66,566.2 SQ.FT. (6,184.2 S.M.)	
ROAD AREA:	= 57,788.2 SQ.FT. (5,368.7 S.M.)	
SIDEWALK AREA:	= 6,789.2 SQ.FT. (630.7 S.M.)	
TOTAL ROAD & SIDEWALK AREA:	= 64,577.4 SQ.FT. (5,999.4 S.M.)	
GREEN SPACE RATIO TOTAL SITE:	= 157,620.4 SQ.FT. = 3.62 ACRE	= 55% GREEN

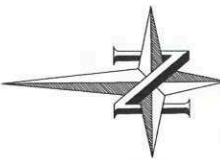
BUILDING INFORMATION:

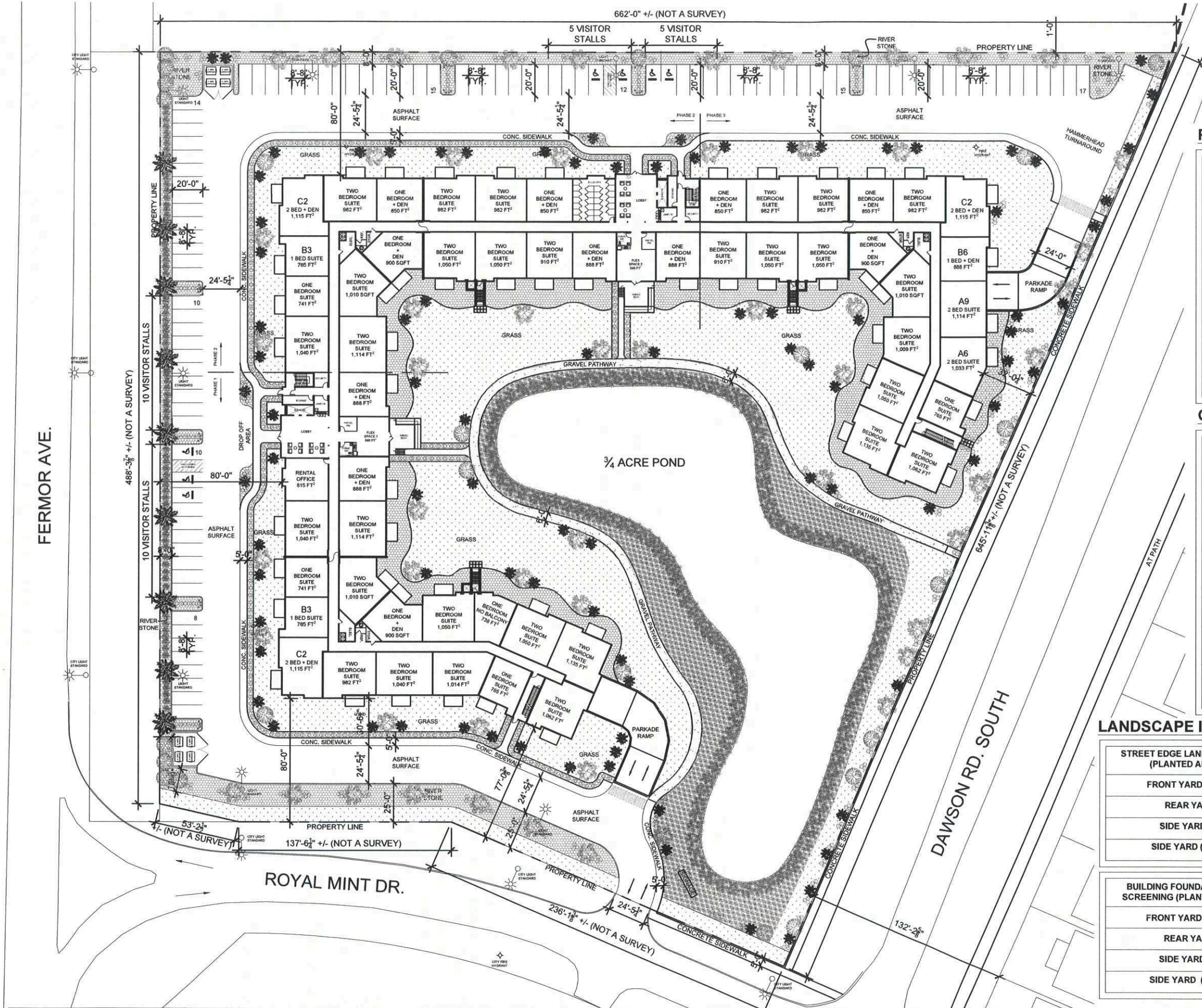
BUILDING NUMBER	PHASE 1	PHASE 2	PHASE 3	GRAND TOTAL
FLOOR AREAS:				
MAIN FLOOR SQ.FT.	23,404.7 SQ.FT.	21,944.0 SQ.FT.	21,217.5 SQ.FT.	66,566.2 SQ.FT.
2ND FLOOR SQ.FT.	"	"	"	"
3RD FLOOR SQ.FT.	"	"	"	"
4TH FLOOR SQ.FT.	"	"	"	"
TOTAL SQ.FT.	93,618.8 SQ.FT.	87,776.0 SQ.FT.	84,870.0 SQ.FT.	266,264.8 SQ.FT.
U/G PARKADE SQ.FT.	23,404.7 SQ.FT.	21,944.0 SQ.FT.	21,217.5 SQ.FT.	66,566.2 SQ.FT.
COMBINED TOTAL SQ.FT.	117,023.5 SQ.FT.	109,720.0 SQ.FT.	106,087.5 SQ.FT.	332,831.0 SQ.FT.
SUITES PER FLOOR:				
MAIN FLOOR	18	17	19	54
2ND FLOOR	19	18	19	56
3RD FLOOR	19	18	19	56
4TH FLOOR	19	18	19	56
TOTAL SUITES	75	71	76	222
BUILDING HEIGHT:	42' TOP OF ROOF SLAB + 5' PARAPET = 47' TOTAL			

PARKING INFORMATION:

SETBACK TO BUILDING:

FRONT YARD (ROYAL MINT)	REAR YARD (EAST)	SIDE YARD (FERMOR)	SIDE YARD (DAWSON RD)
78'	80'	78'	28'





PLANTING LIST:

TYPE	SYM.	PH 1	PH 2	PH 3	TOTAL SITE QTY.
SILVER CLOUD MAPLE 2.5 CALIPER		13	10	31	54
RED ROCKET MAPLE 1-3/4" CALIPER		25	21	50	96
BLACKHILL SPRUCE 5-6" HEIGHT		5	7	13	25
KARL FORESTER REED GRASS 1 GALLON POT		198	198	243	639
FLAME WILLOW SHRUB 1 GALLON POT		40	34	0	74
NATURALIZED POND DESIGN (SEE NATIVE PLANTING PROPOSAL)		VARIES	VARIES	VARIES	VARIES

GROUND COVERING INFO:

TYPE	SYM.	PH 1	PH 2	PH 3	TOTAL SITE QTY.
2X2 CONC. PAVERS ON COMP. 4" LAYER 3/4" DOWN & FABRIC		0	0	128 SQ.FT 32 PAVERS	128 SQ.FT 32 PAVERS
1.5" Ø RIVER STONE 2.5" DEEP, ON FABRIC (INCLUDES STONE UNDER BALCONIES 12'X7')		12,508.2 SQ.FT	11,351.4 SQ.FT	10,271.3 SQ.FT	34,130.9 SQ.FT
BLACK PLASTIC LANDSCAPE EDGING		1,070 LINEAL FEET	680 LINEAL FEET	643.4 LINEAL FEET	2,393.4 LINEAL FEET
PEAT SOD GRASS ON 4" LAYER TOPSOIL		7,939 SQ.FT	6,473 SQ.FT	43,170.5 SQ.FT	57,582.5 SQ.FT
1/4" DOWN LIMESTONE PATH		0 SQ.FT	0 SQ.FT	5,932 SQ.FT	5,932 SQ.FT
NATIVE PLANTINGS (SEE NATIVE PLANTING PROPOSAL)		0 SQ.FT	0 SQ.FT	19,444.5 SQ.FT	19,444.5 SQ.FT

LANDSCAPE INFORMATION:

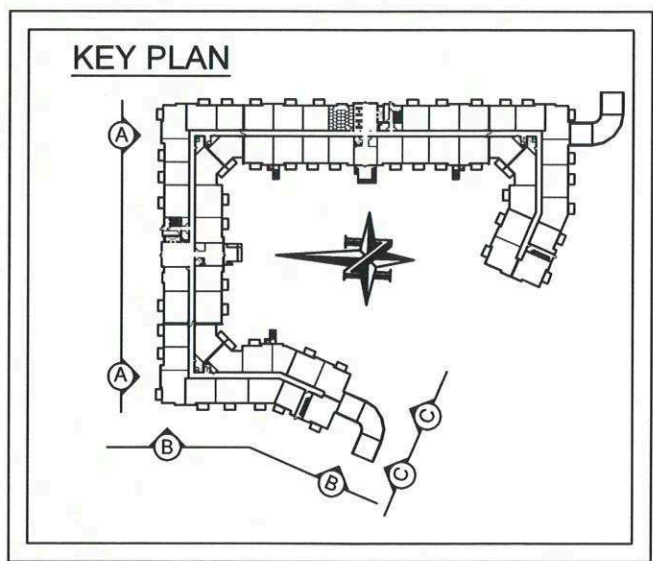
STREET EDGE LANDSCAPE SCREENING (PLANTED AFTER CONST.)	TREES REQ.	TREES PROVIDED	SHRUBS REQ.	SHRUBS PROVIDED
FRONT YARD (ROYAL MINT)	12	12	56	57
REAR YARD (EAST)	19	19	99	99
SIDE YARD (FERMOR)	16	16	73	75
SIDE YARD (DAWSON RD)	22	22	97	97

BUILDING FOUNDATION LANDSCAPE SCREENING (PLANTED AFTER CONST.)	TREES REQ.	TREES PROVIDED	SHRUBS REQ.	SHRUBS PROVIDED
FRONT YARD (ROYAL MINT)	0	13	30	63
REAR YARD (EAST)	0	18	47	73
SIDE YARD (FERMOR)	0	18	73	88
SIDE YARD (DAWSON RD)	0	7	30	30



EXTERIOR FINISHES

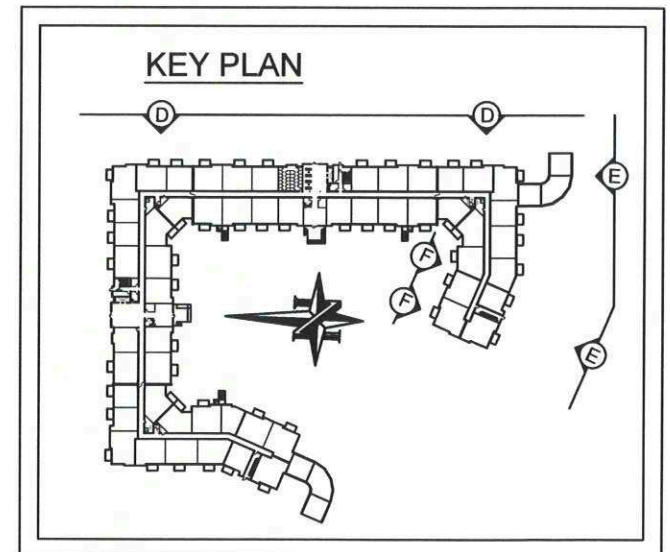
- | | | | |
|---|--------------------------------|---|-------------------------------|
| 1 | ACRYLIC STUCCO
- COLOUR 1 | 4 | CEMENT BOARD
- WOOD SIDING |
| 2 | ACRYLIC STUCCO
- COLOUR 2 | 5 | CEMENT PARGING
- COLOUR 4 |
| 3 | STOCREATIV BRICK
- COLOUR 3 | | |





EXTERIOR FINISHES

- | | | | |
|---|--------------------------------|---|-------------------------------|
| 1 | ACRYLIC STUCCO
- COLOUR 1 | 4 | CEMENT BOARD
- WOOD SIDING |
| 2 | ACRYLIC STUCCO
- COLOUR 2 | 5 | CEMENT PARGING
- COLOUR 4 |
| 3 | STOCREATIV BRICK
- COLOUR 3 | | |



- T/O PARAPET TYPE 4
149' - 4 1/4"
- T/O PARAPET TYPE 3
146' - 7 3/8"
- T/O PARAPET TYPE 2
145' - 5"
- T/O PARAPET TYPE 1
143' - 10 1/2"
- T/O ROOF SLAB
141' - 6 1/2"
- T/O 4TH FLOOR SLAB
131' - 1 1/8"
- T/O ENTRANCE PARAPET
127' - 0"
- T/O 3RD FLOOR SLAB
120' - 9 1/4"
- T/O 2ND FLOOR SLAB
110' - 4 3/8"
- T/O MAIN FLOOR SLAB
100' - 0"
- T/O GRADE
95' - 5"
- PARKADE FLOOR SLAB
90' - 1"

1 COURTYARD ELEVATION - ELEV. H-H
A3.3 1/32" = 1'-0"

2 COURTYARD ELEVATION - ELEV. I-I
A3.3 1/32" = 1'-0"

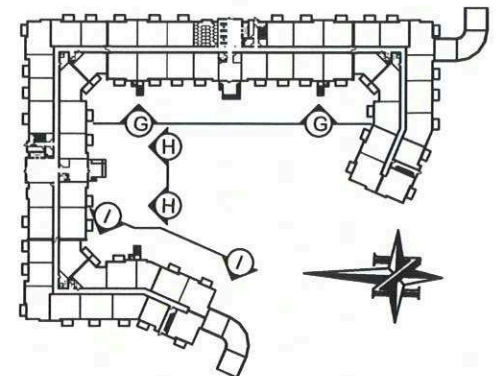
EXTERIOR FINISHES

- | | |
|--------------------------------|---------------------------------|
| 1 ACRYLIC STUCCO
- COLOUR 1 | 4 CEMENT BOARD
- WOOD SIDING |
| 2 ACRYLIC STUCCO
- COLOUR 2 | 5 CEMENT PARGING
- COLOUR 4 |
| 3 CREATIV BRICK
- COLOUR 3 | |

- T/O PARAPET TYPE 4
149' - 4 1/4"
- T/O PARAPET TYPE 3
146' - 7 3/8"
- T/O PARAPET TYPE 2
145' - 5"
- T/O PARAPET TYPE 1
143' - 10 1/2"
- T/O ROOF SLAB
141' - 6 1/2"
- T/O 4TH FLOOR SLAB
131' - 1 1/8"
- T/O ENTRANCE PARAPET
127' - 0"
- T/O 3RD FLOOR SLAB
120' - 9 1/4"
- T/O 2ND FLOOR SLAB
110' - 4 3/8"
- T/O MAIN FLOOR SLAB
100' - 0"
- T/O GRADE
95' - 5"
- PARKADE FLOOR SLAB
90' - 1"

3 COURTYARD ELEVATION - ELEV. G-G
A3.3 1/32" = 1'-0"

KEY PLAN



1 ROYAL MINT DRIVE
222 UNIT - MURB

4 - 4 YD GARBAGE BINS (STORED EXTERIOR)
3 - 4 YD GARBAGE BINS (STORED INTERIOR)
7 - 4 YD GARBAGE BINS (TOTAL)

4 - 4 YD RECYCLE BINS (STORED EXTERIOR)
3 - 4 YD RECYCLE BINS (STORED INTERIOR)
7 - 4 YD RECYCLE BINS (TOTAL)

PROPOSED COLLECTION: (ONCE FULLY OCCUPIED)
4 - 4 YD GARBAGE BINS COLLECTED - TWICE WEEKLY
4 - 4 YD RECYCLE BINS COLLECTED - TWICE WEEKLY



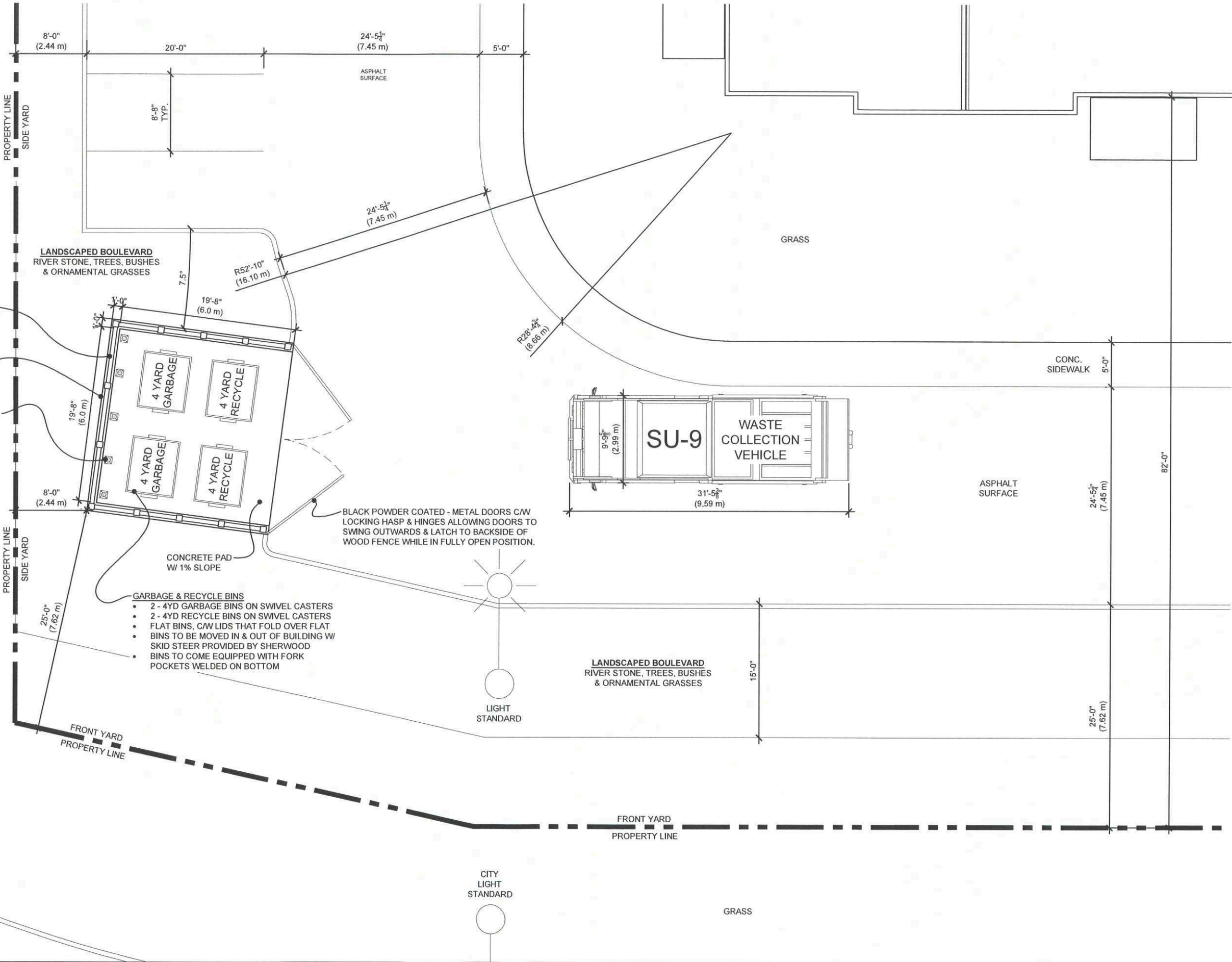
COLLECTION AREA #1 - WEST

GENERAL NOTES:

RESPONSIBILITY OF SHERWOOD TO OPEN GATES, AND ORGANIZE BINS SO THAT ONLY THE BINS GETTING EMPTIED ARE LOCATED IN THE FRONT ROW.

THIS SKETCH DEMONSTRATES HOW BINS ARE TO BE STACKED ON TYPICAL RECYCLING COLLECTION DAY.

IF NOT POSSIBLE TO HAVE CITY SERVICE COLLECT GARBAGE & RECYCLING ON SEPARATE DAYS, SHERWOOD TO PAY FOR PRIVATE COLLECTION FOR ONE OF THE TWO SERVICES, TO ENSURE COLLECTION OF BOTH GARBAGE & RECYCLING DOES NOT TAKE PLACE ON THE SAME DAY.



4 - 4 YD GARBAGE BINS (STORED EXTERIOR)
 3 - 4 YD GARBAGE BINS (STORED INTERIOR)
 7 - 4 YD GARBAGE BINS (TOTAL)

4 - 4 YD RECYCLE BINS (STORED EXTERIOR)
 3 - 4 YD RECYCLE BINS (STORED INTERIOR)
 7 - 4 YD RECYCLE BINS (TOTAL)

PROPOSED COLLECTION: (ONCE FULLY OCCUPIED)
 4 - 4 YD GARBAGE BINS COLLECTED - TWICE WEEKLY
 4 - 4 YD RECYCLE BINS COLLECTED - TWICE WEEKLY



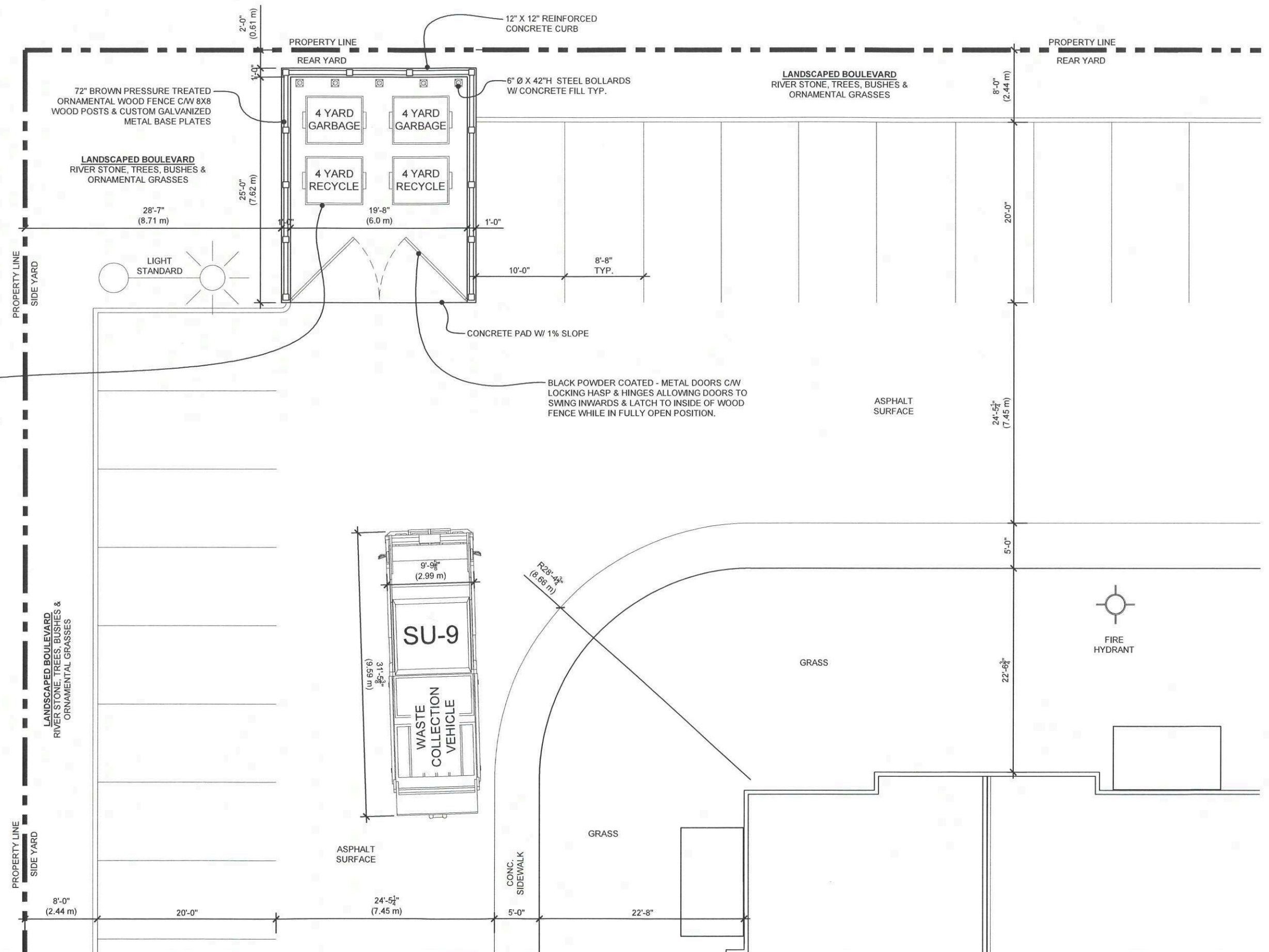
GENERAL NOTES:

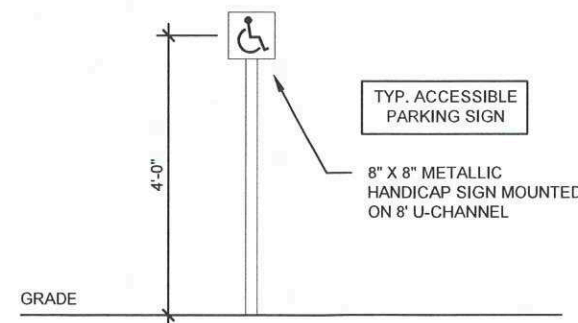
RESPONSIBILITY OF SHERWOOD TO OPEN GATES, AND ORGANIZE BINS SO THAT ONLY THE BINS GETTING EMPTIED ARE LOCATED IN THE FRONT ROW.

THIS SKETCH DEMONSTRATES HOW BINS ARE TO BE STACKED ON TYPICAL NON- COLLECTION DAY.

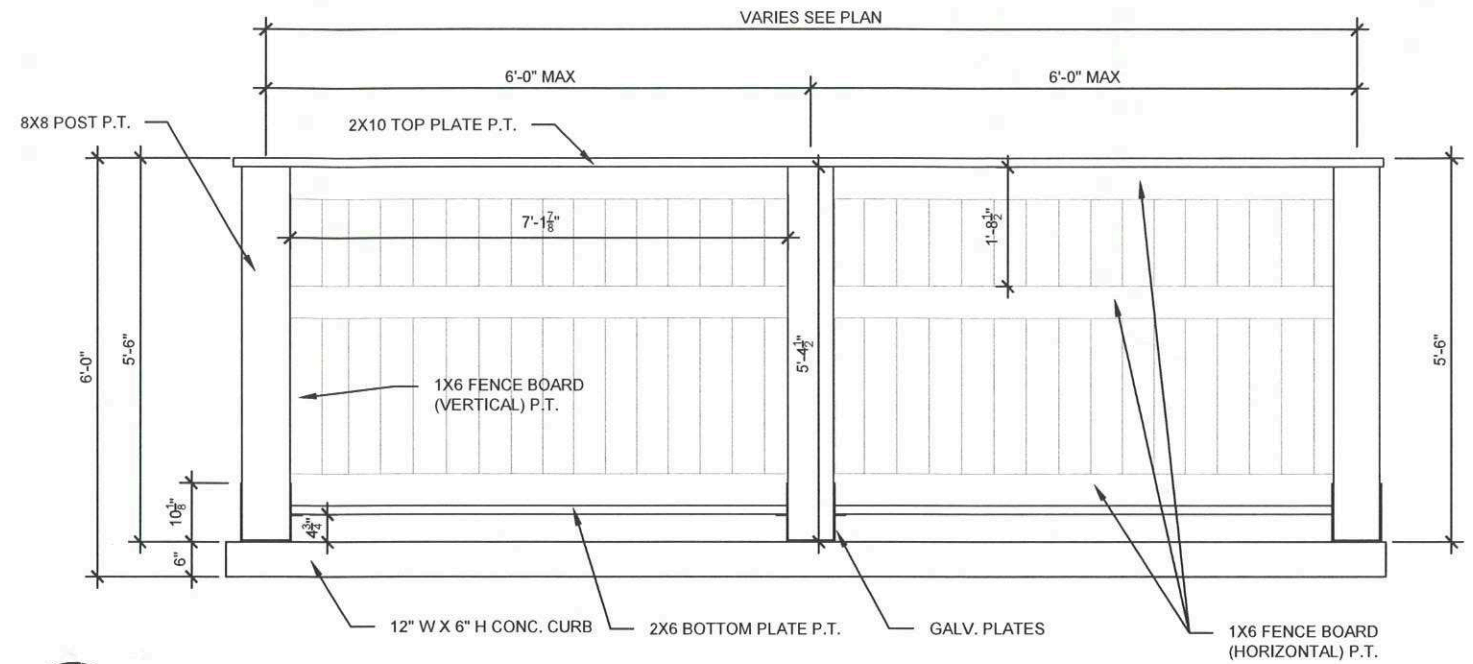
ON RECYCLING & GARBAGE COLLECTION DAYS SHERWOOD TO ADVANCE THE BINS THAT ARE TO BE COLLECTED SIDE-BY-SIDE AND IN-LINE WITH THE WESTERN EDGE OF CONCRETE PAD.

IF NOT POSSIBLE TO HAVE CITY SERVICE COLLECT GARBAGE & RECYCLING ON SEPARATE DAYS, SHERWOOD TO PAY FOR PRIVATE COLLECTION FOR ONE OF THE TWO SERVICES, TO ENSURE COLLECTION OF BOTH GARBAGE & RECYCLING DOES NOT TAKE PLACE ON THE SAME DAY.

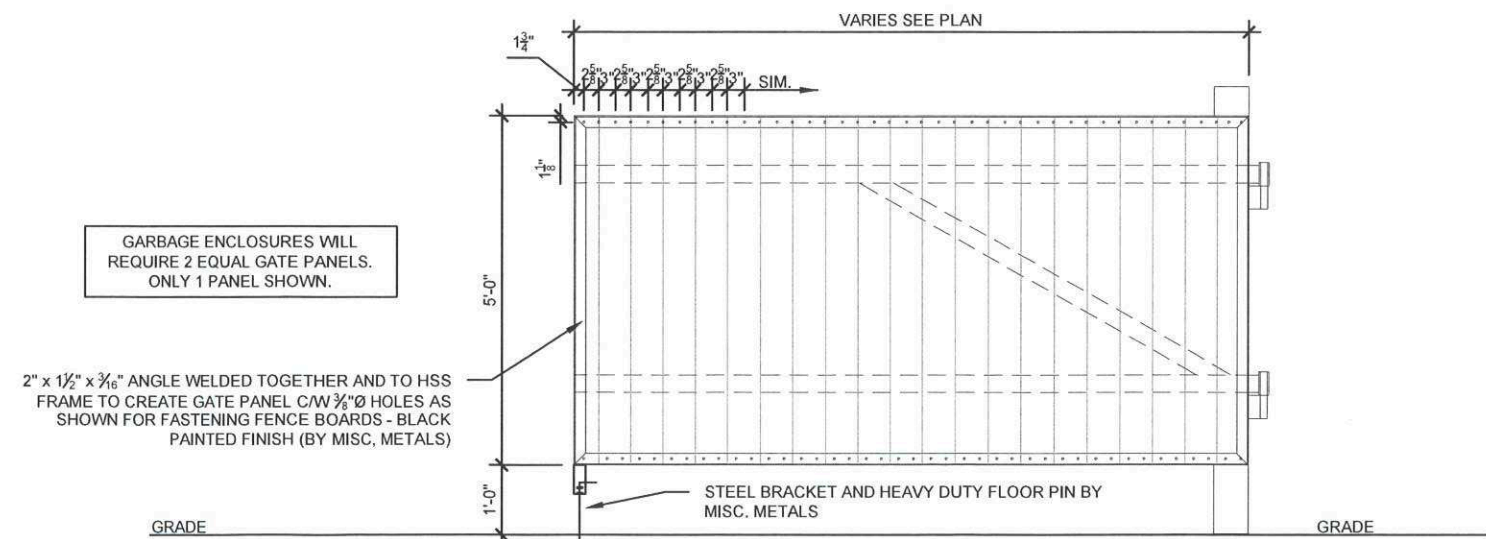




1 ACCESSIBLE PARKING SIGN
A1.7 $\frac{3}{8}" = 1'-0"$



2 TYP. GARBAGE ENCLOSURE ELEVATION
A1.7 $\frac{3}{8}" = 1'-0"$



3 GARBAGE ENCLOSURE GATE
A1.7 $\frac{3}{8}" = 1'-0"$

