



RADICAL CAPITAL

1880 ASSUMPTION

PART 2



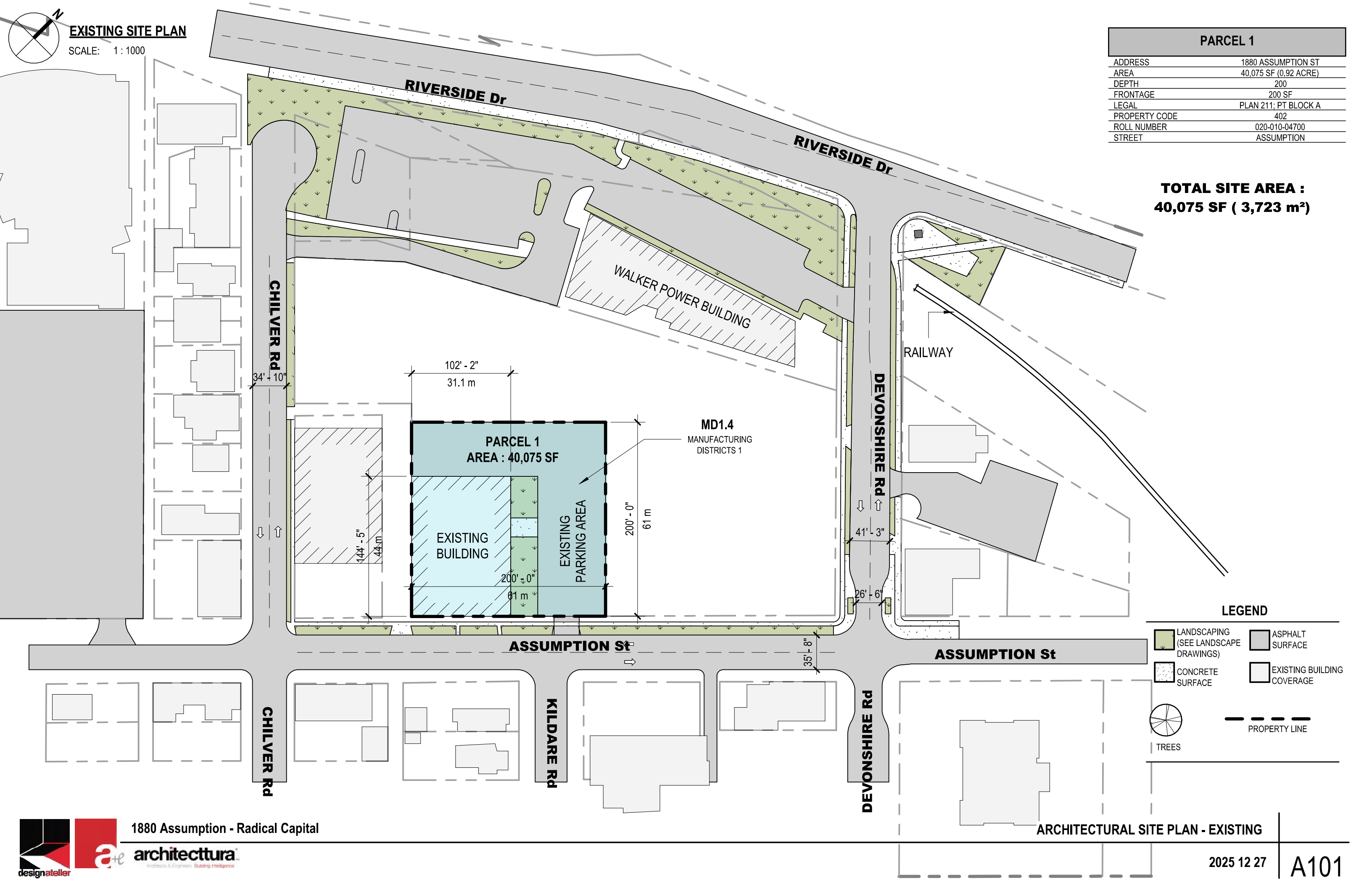
TOTAL UNITS SUMMARY MATRIX		
CATEGORY	UNIT COUNT	
- BACHELOR (650 SF)	4	
- 1 BR UNITS (850 SF)	64	
- 2 BR UNITS (1150 SF)	114	
- 2 BR + DEN (1400 SF)	22	
TOTAL UNITS	204	

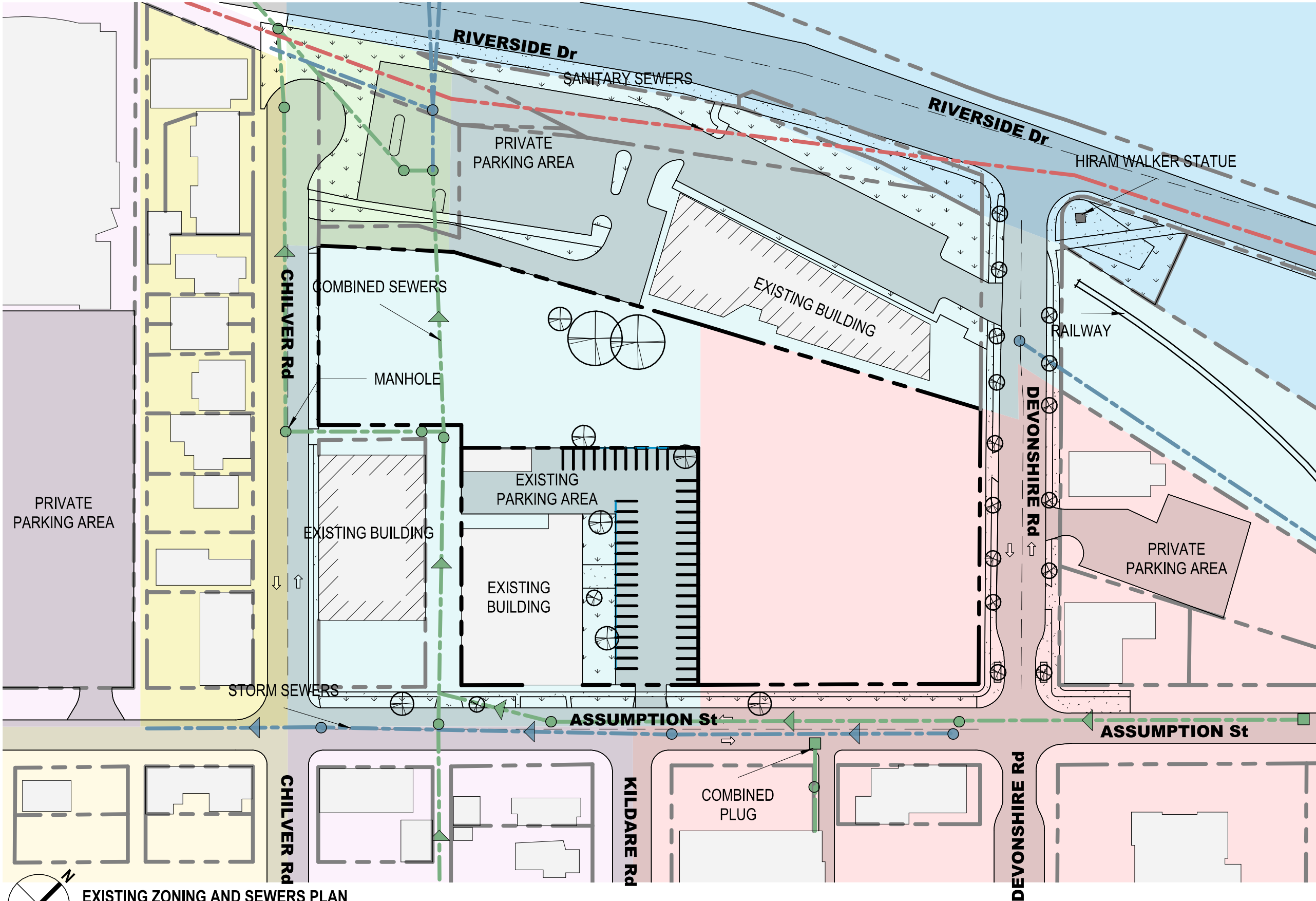
SUMMARY OF NON-PARKING FLOOR AREA		
CATEGORY	UNITS AREA (SF)	UNITS COUNT
- Penthouse	13,681	4
- level 19	13,681	8
- level 18	13,681	8
- level 17	13,681	8
- level 16	13,681	8
- level 15	13,681	8
- level 14	20,581	14
- level 13	20,581	14
- level 12	20,581	14
- level 11	20,581	14
- level 10	20,581	14
- level 09	20,785	15
- level 08	20,785	15
- level 07	20,785	15
- level 06	20,785	15
- level 05	13,240	10
- level 04	19,919	10
- level 03	11,618	10
- level 02	8,187	-
- level 01	9,192	-
- level 00 (Below grade)	935	-
TOTAL	331,658 SF 30,812 m²	204

PROJECT SUMMARY MATRIX			
CATEGORY	AREA (SF)	STOREY	UNIT COUNT
RESIDENTIAL			
- CONDOS	230,496	18	204
- BALCONIES	27,351		
COMMERCIAL			
- COMMERCIAL / RETAIL	5,142	2	
AMENITIES			
- LOBBY	1007		
- GYM	1252		
- EVENTS ROOM	3,048		
- POOL	1804		
- CHANG / WASH RM.	1121		
SERVICES AND UTILITIES			
- BOH/MEC	2,141		
- CIRCULATION SPACES	47,607		
- SECURITY	230		
- REFUSE	613		
- STORAGE	9,846		
TOTAL	331,658 SF 30,812 m²	19	204

PARKING SUMMARY	
CATEGORY	PARKING COUNT
PROVIDED PARKING	
- Level 01	52 + 6 BF
- Level 02	68
- Level 03	68
- Level P1 (Underground Garage)	89 + 2 BF
TOTAL PROVIDED PARKING	285
REQUIRED PARKING	
- Residential Units (204 x 1.25)	255
- Retail (477.7m² ÷ 22.5 m²)	21
- Visitor Parking	9
TOTAL REQUIRED PARKING	285
Bicycle Parking spaces	15

PARKING SUMMARY MATRIX	
CATEGORY	PARKING AREA (SF)
- Level 03	25,727
- Level 02	25,699
- Level 01	28,728
- Level P1 (U/G)	36,986
TOTAL PARKING AREA	117,140



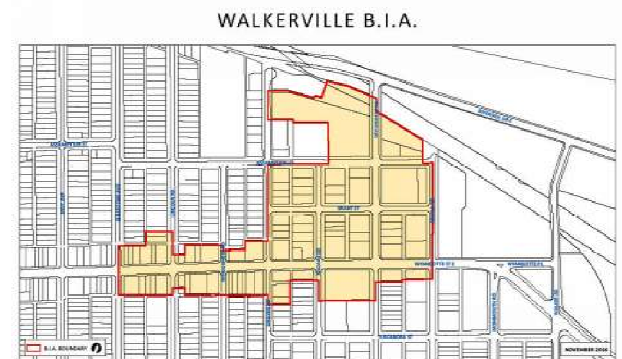
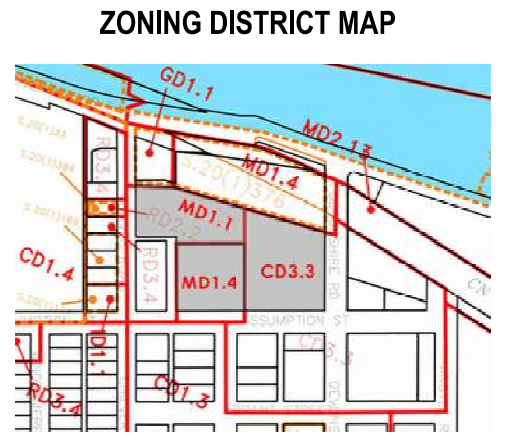


LEGEND

LANDSCAPING (SEE LANDSCAPE DRAWINGS)	ASPHALT SURFACE
CONCRETE SURFACE	EXISTING BUILDING COVERAGE
TREES	PROPERTY LINE

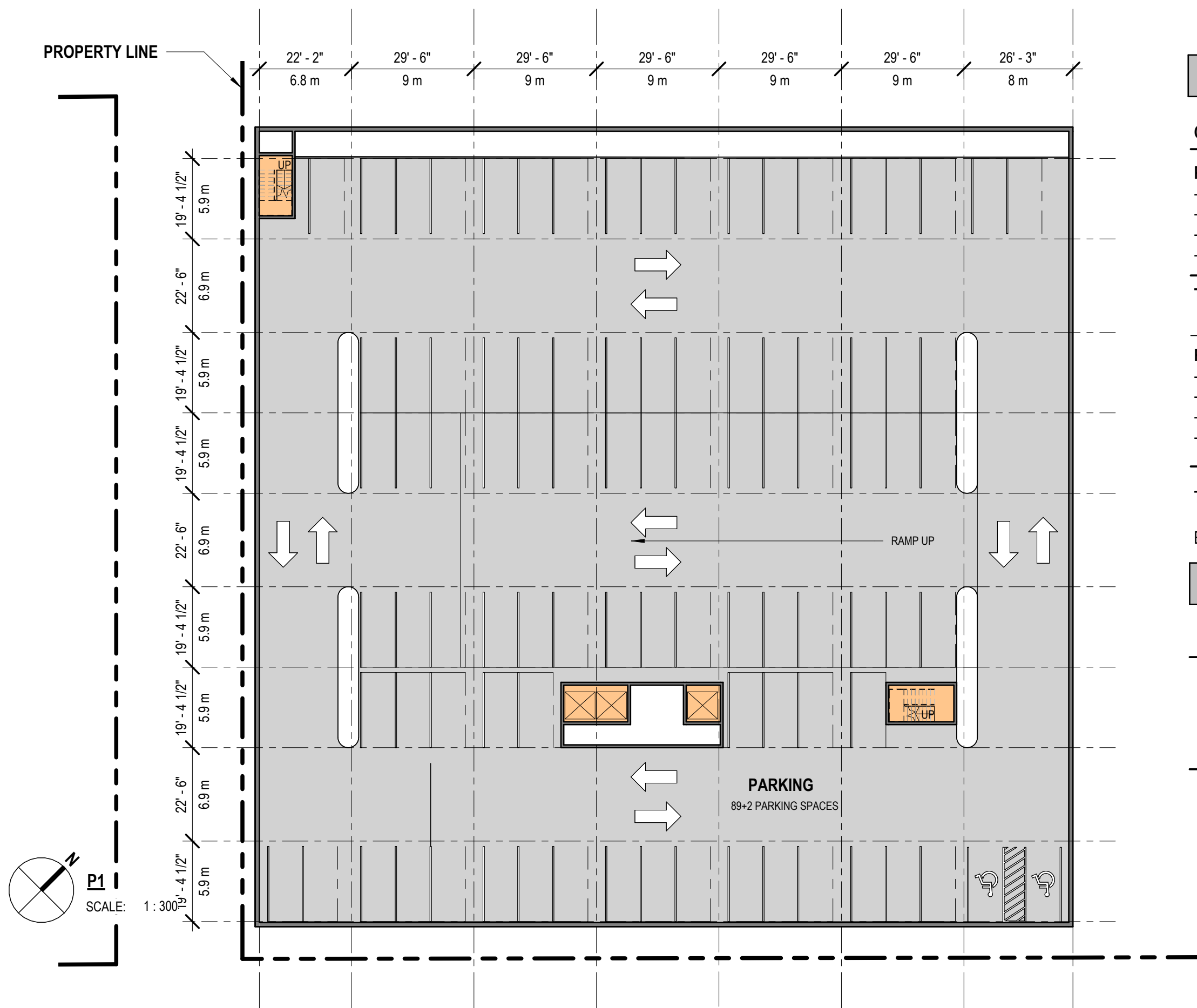
ZONING CLASSIFICATIONS (BY-LAW 8600)

MANUFACTURING DISTRICTS 1	MANUFACTURING DISTRICTS 2
COMMERCIAL DISTRICTS 1	COMMERCIAL DISTRICTS 2
RESIDENTIAL DISTRICTS 2	RESIDENTIAL DISTRICTS 3
GREEN DISTRICTS	



EXISTING ZONING AND SEWERS PLAN

SCALE: 1 : 1000



PARKING SUMMARY

CATEGORY	PARKING COUNT
PROVIDED PARKING	
- Level 01	52 + 6 BF
- Level 02	68
- Level 03	68
- Level P1 (Underground Garage)	89 + 2 BF
TOTAL PROVIDED PARKING	285
REQUIRED PARKING	
- Residential Units (204 x 1.25)	255
- Retail (392 m ² ÷ 22.5 m ²)	17
- Cafe (85.5 m ² ÷ 7.5 m ²)	11
- Visitor Parking	2
TOTAL REQUIRED PARKING	285
Bicycle Parking spaces	15

PARKING SUMMARY MATRIX

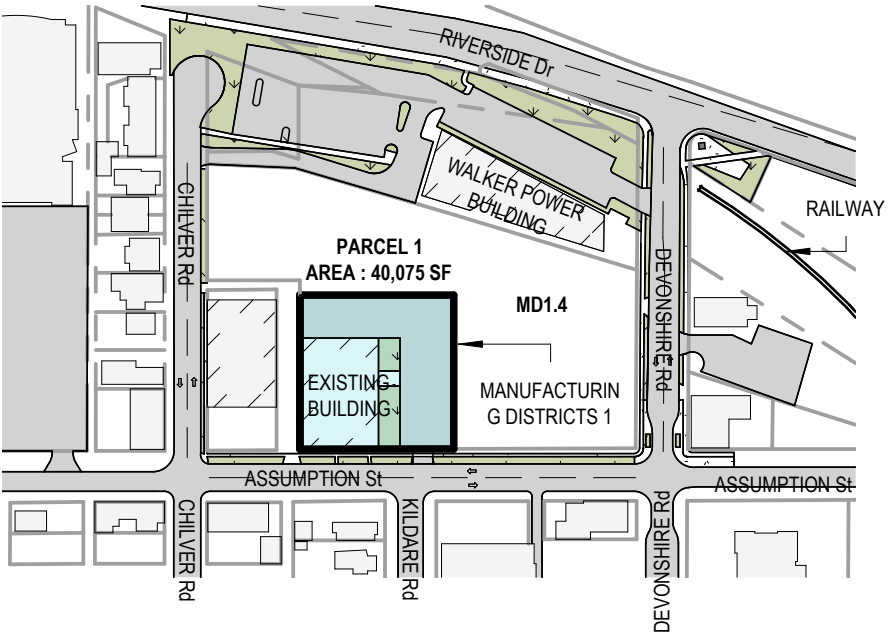
CATEGORY	PARKING AREA (SF)
- Level 03	25,727
- Level 02	25,699
- Level 01	28,728
- Level P1 (U/G)	36,986
TOTAL PARKING AREA	117,140



1ST FLOOR
SCALE: 1 : 400

1ST FLOOR SUMMARY MATRIX

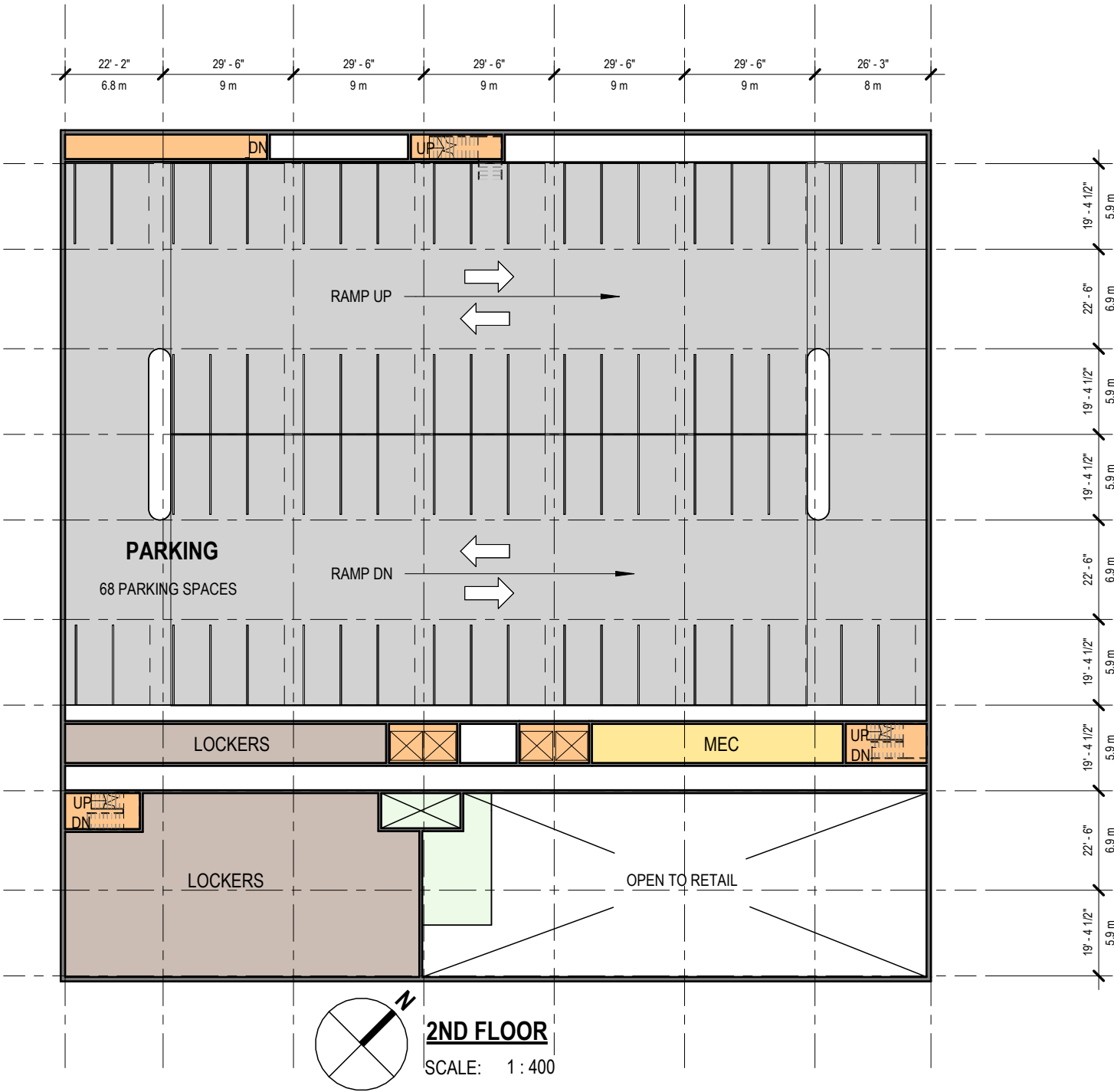
CATEGORY	AREA (SF)
- PARKING	28,728
- COMMERCIAL / RETAIL	5,142
- CIRCULATION SPACES	1,513
- LOBBY	1007
- REFUSE	613
- SECURITY	230
- STORAGE	687
TOTAL	37,920 SF



EXISTING SITE PLAN

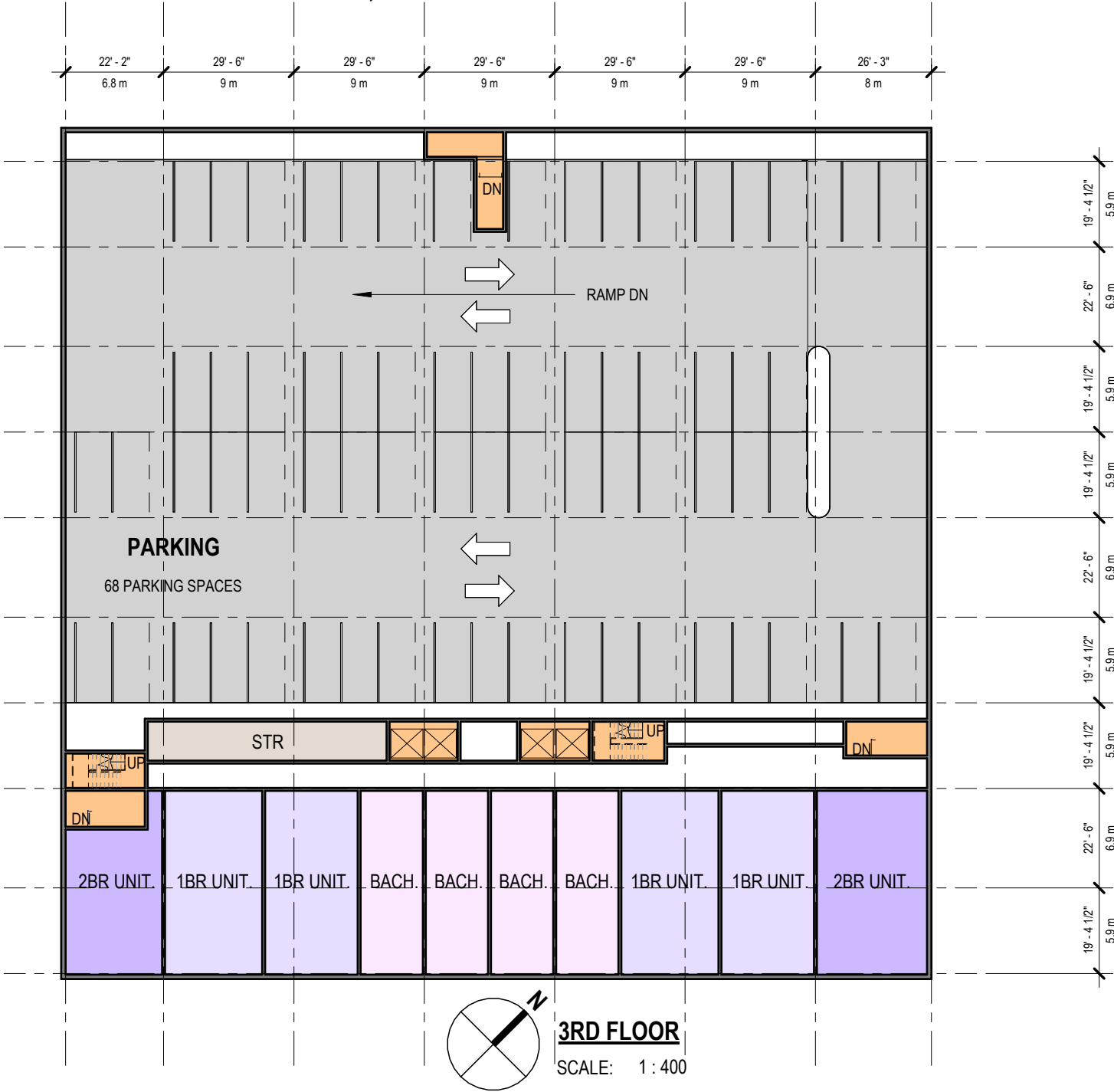
2ND FLOOR SUMMARY MATRIX

CATEGORY	AREA (SF)
- PARKING	25,699
- MEC.	545
- CIRCULATION SPACES	3,684
- STORAGE / LOCKERS	3,958
TOTAL	33,886 SF



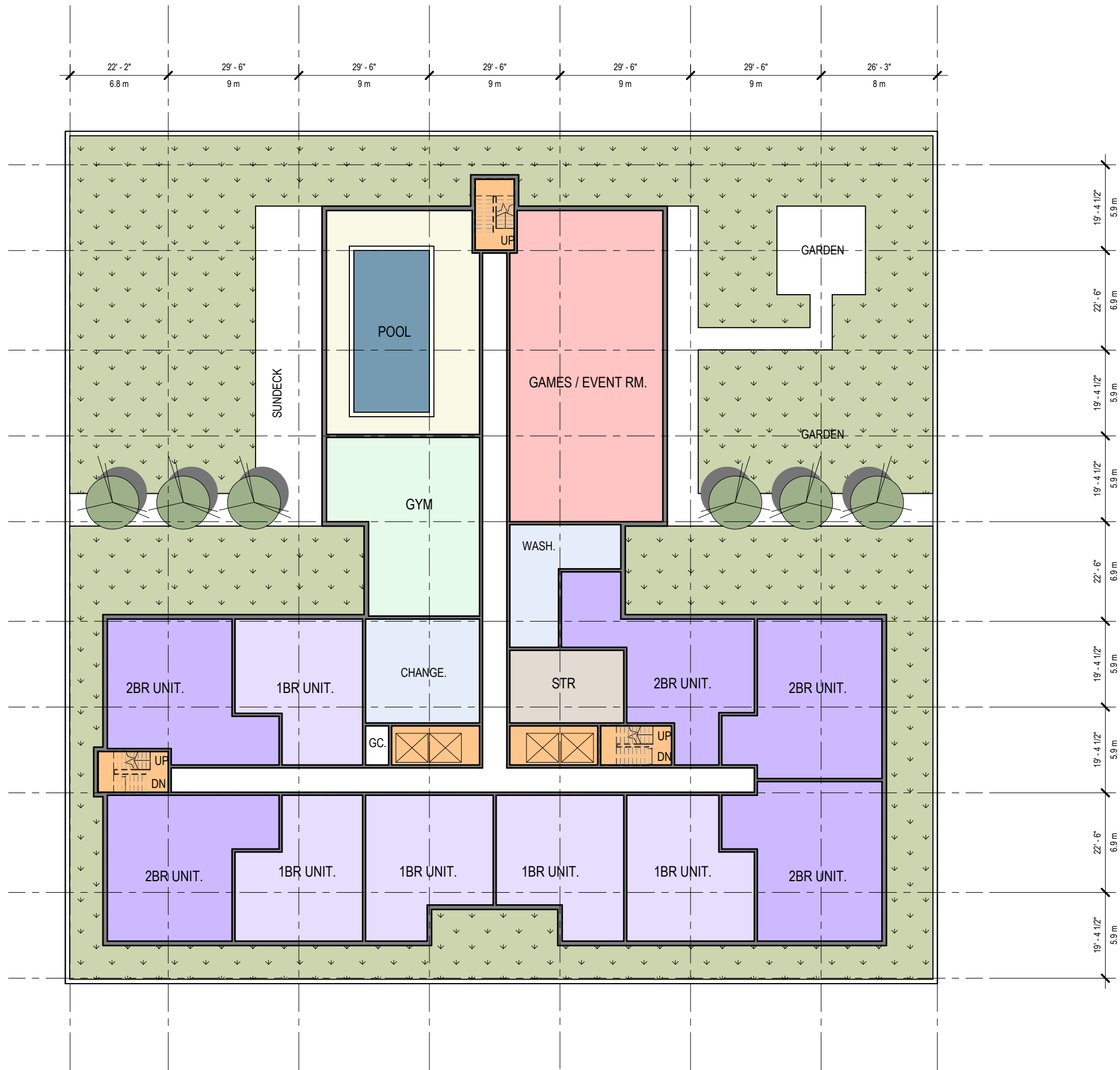
3RD FLOOR SUMMARY MATRIX

CATEGORY	AREA (SF)
- PARKING	26,302
- RESIDENTIAL	8,282
- CIRCULATION SPACES	2,817
- STORAGE	519
TOTAL	37,920 SF



3RD - 4TH - 5TH FLOORS AFFORDABLE UNITS

CATEGORY	UNIT COUNT
- BACHELOR (650 SF)	4
- 1 BR UNITS (850 SF)	13
- 2 BR UNITS (1150 SF)	13
TOTAL UNITS	30



4TH - 5TH FLOORS SUMMARY MATRIX

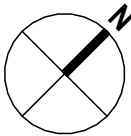
CATEGORY	AREA (SF)
LIVABLE AREAS	10,303
CIRCULATION SPACES	2,486
STR	451
GYM	1,252
GAMES / EVENT AREAS	2,502
CHANGE AND WASHRM.	1,121
POOL	1,804

TOTAL AREA 19,919 SF

3RD - 4TH - 5TH FLOORS AFFORDABLE UNITS

CATEGORY	UNIT COUNT
- BACHELOR (650 SF)	4
- 1 BR UNITS (850 SF)	13
- 2 BR UNITS (1150 SF)	13

TOTAL UNITS 30



4TH FLOOR

SCALE: 1 : 300



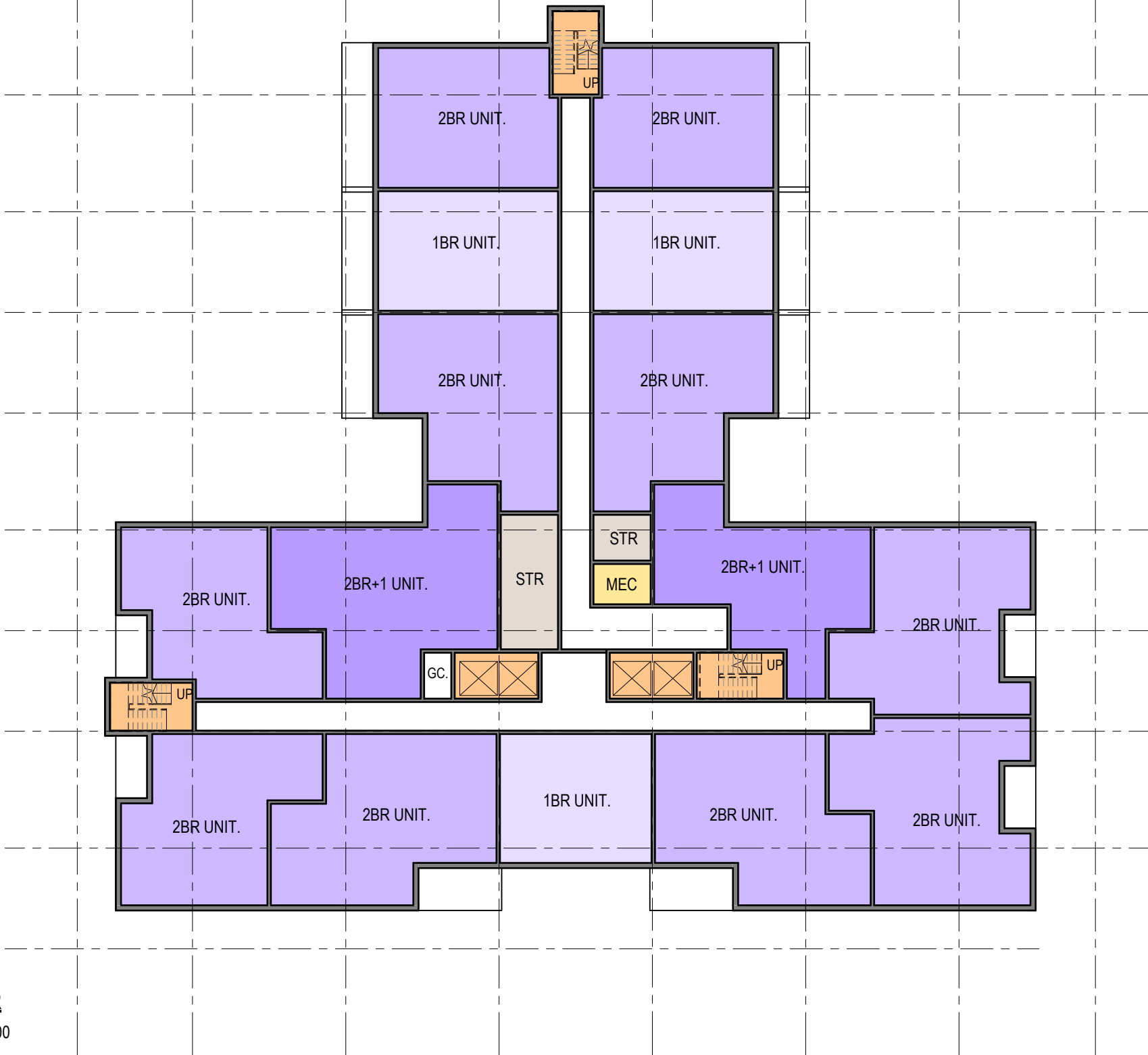
1880 Assumption - Radical Capital

architectura
Architects & Engineers Building Intelligence

FLOOR PLAN - LEVEL 4 - 5

2025 12 27

A204



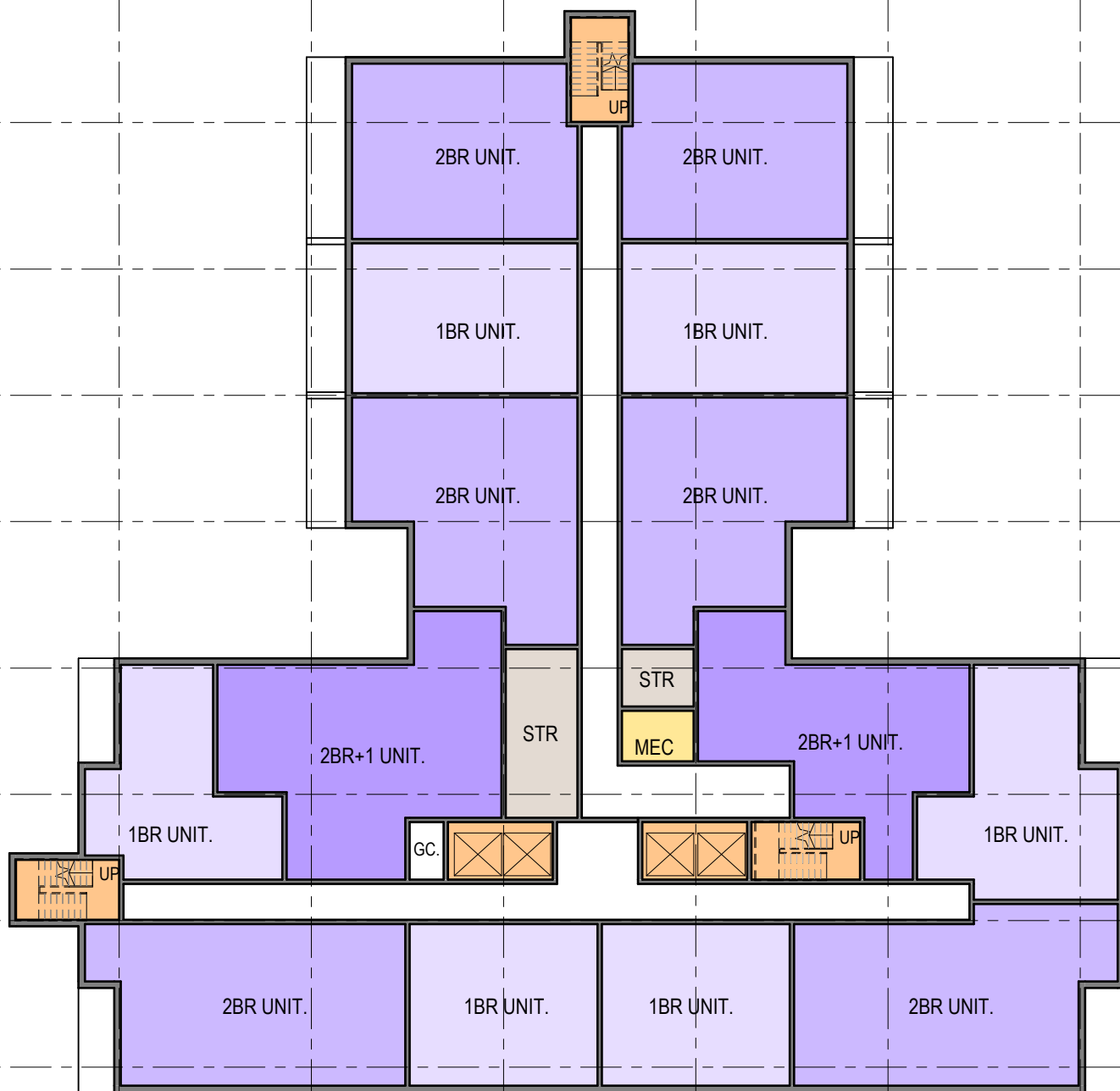
 **9TH FLOOR**
 SCALE: 1 : 300

6TH - 9TH FLOORS SUMMARY MATRIX

CATEGORY	AREA (SF)
LIVABLE AREAS	16,115
CIRCULATION SPACES	2,709
STR	420
MEC	98
BALCONIES	1,416
TOTAL AREA	20,785 SF

6TH - 9TH FLOORS UNITS SUMMARY

CATEGORY	UNIT COUNT
- 1 BR UNITS (850 SF)	12
- 2 BR UNITS (1150 SF)	40
- 2 BR + DEN (1400 SF)	8
TOTAL UNITS	60

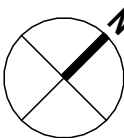


10TH - 14TH FLOORS SUMMARY MATRIX

CATEGORY	AREA (SF)
LIVABLE AREAS	16,115
CIRCULATION SPACES	2,712
STR	420
MEC	98
BALCONIES	1,236
TOTAL AREA	20,581 SF

10TH - 14TH FLOORS UNITS SUMMARY

CATEGORY	UNIT COUNT
- 1 BR UNITS (850 SF)	30
- 2 BR UNITS (1150 SF)	30
- 2 BR + DEN (1400 SF)	10
TOTAL UNITS	70

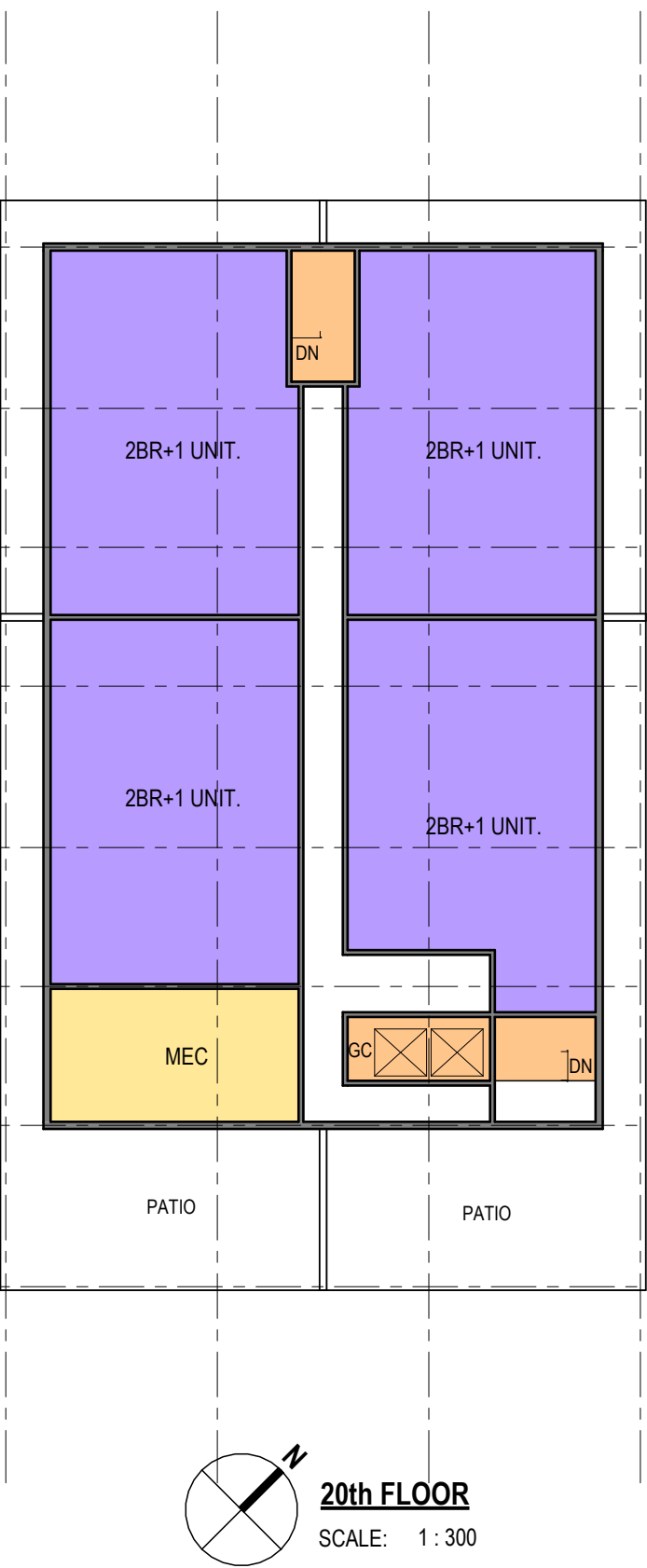
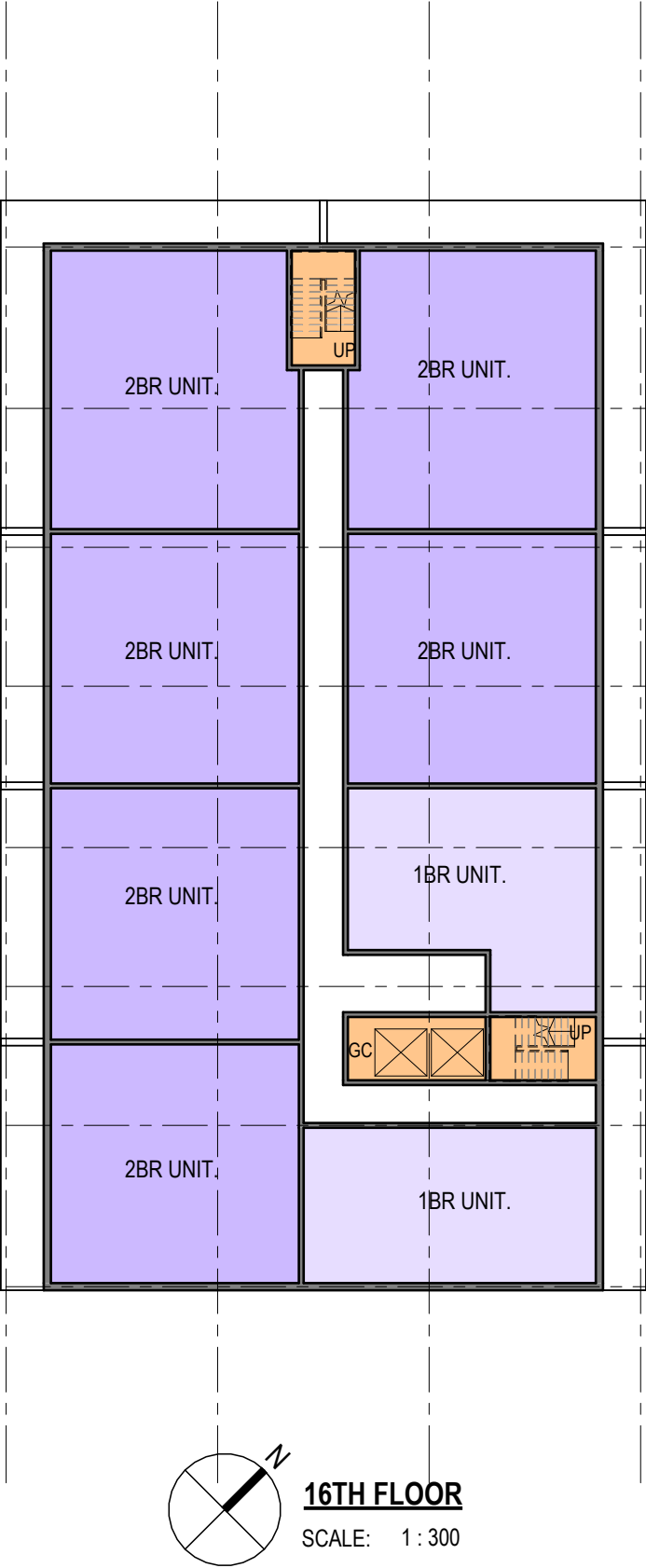
 **14TH FLOOR**
SCALE: 1 : 300

15TH - 19TH FLOORS SUMMARY MATRIX

CATEGORY	AREA (SF)
LIVABLE AREAS	9,846
CIRCULATION SPACES	1,543
BALCONIES	2,292
TOTAL AREA	13,681 SF

15TH - 19TH FLOORS UNITS SUMMARY

CATEGORY	UNIT COUNT
- 1 BR UNITS (850 SF)	10
- 2 BR UNITS (1150 SF)	30
TOTAL UNITS	40



LEVEL 20 SUMMARY MATRIX

CATEGORY	AREA (SF)
LIVABLE AREAS	7,343
CIRCULATION SPACES	1,577
BALCONIES	4,047
MEC.	714
TOTAL AREA	13,681 SF

LEVEL 20 UNITS SUMMARY

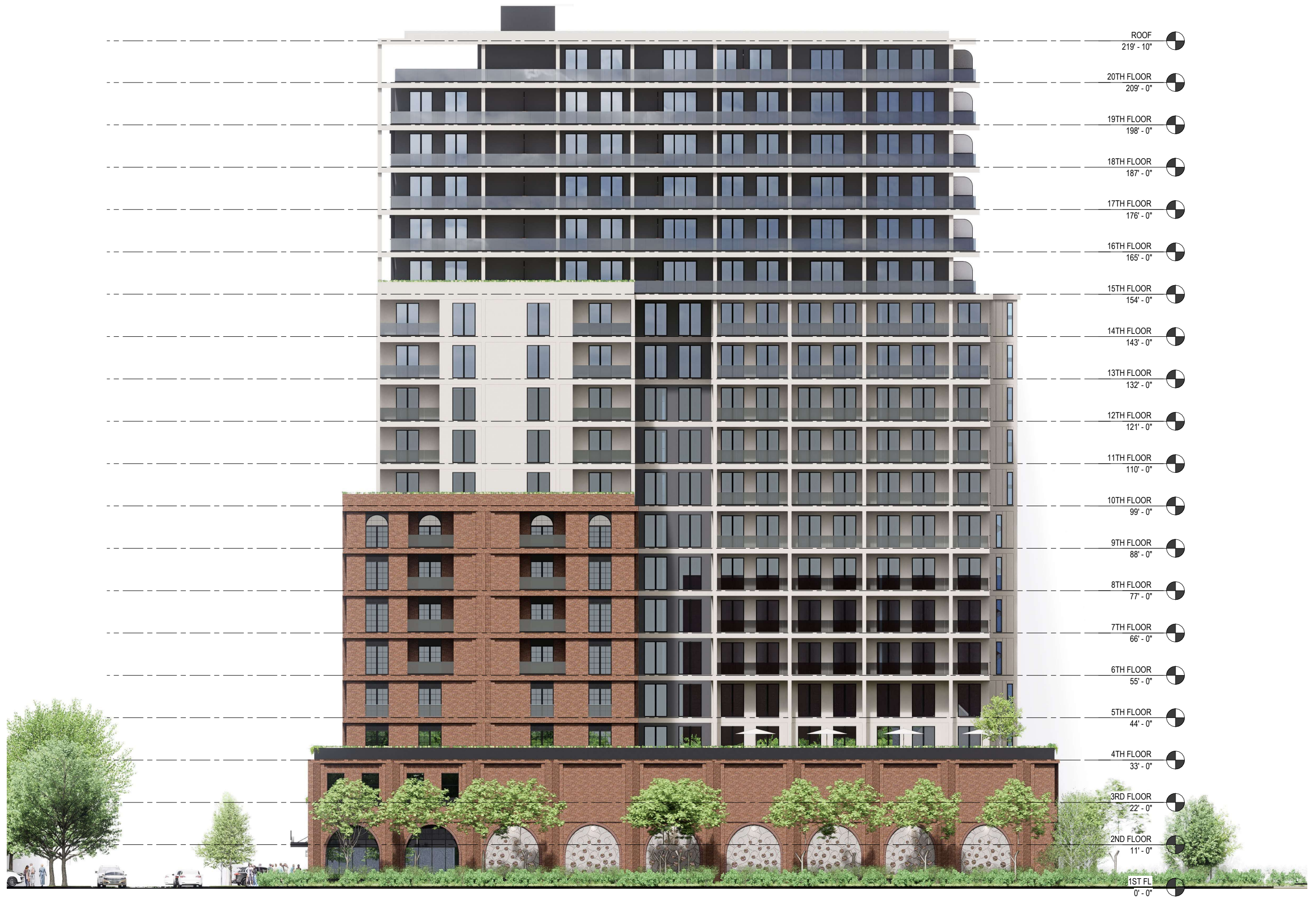
CATEGORY	UNIT COUNT
- 2 BR + DEN (1400 SF)	4



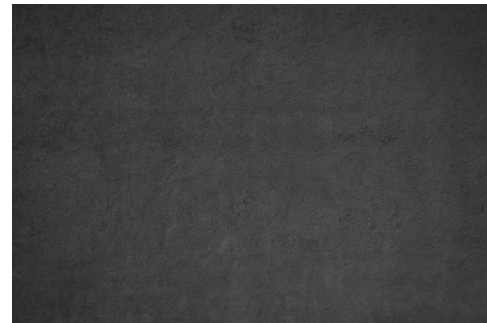
NORTH ELEVATION



SOUTH ELEVATION







Fiber Cement Panel



LIMESTONE – ARRIS-CLIP



Brick (Madison County)
Size: 90 x 79 x 257 mm