

SITE STATISTICS

ITEM	PROVIDED	REQUIRED
ZONING CATEGORY		H28-DUC-1-56
LOT AREA	7,914 m ² (0.7914Ha)	
TOTAL NUMBER OF UNITS	163	
GROUND FLOOR AREA	1,610 m ²	
TOTAL GROSS FLOOR AREA	10,858m ²	
LOT COVERAGE	20.3%	
NUMBER OF STANDARD PARKING SPACES	177	177 TOTAL
NUMBER OF ACCESSIBLE PARKING SPACES	8	8
NUMBER OF LOADING AREAS	1	1
PERCENTAGE OF LOT COVERED BY PARKING, LANES AND ACCESS	8.2%	
TYPICAL PARKING STALL DIMENSIONS	2800mm X 5200mm	2800mm X 5200mm
BARRIER FREE TYPE A PARKING STALL DIMENSIONS		2700mm X 5200mm
BARRIER FREE TYPE B PARKING STALL DIMENSIONS	3650mm X 5200mm	3650mm X 5200mm
DIMENSIONS FOR A LOADING AREA	n/a	n/a
PERCENTAGE OF LANDSCAPE AREAS	71.5%	
MAXIMUM BUILDING HEIGHT FOR PRINCIPAL BUILDINGS	7 STOREYS	8 STOREYS
MAXIMUM BUILDING HEIGHT FOR ACCESSORY BUILDINGS	n/a	n/a
TOTAL FLOOR AREA	10,858 m ² (116,869 ft ²)	
FSI	1.4	

SITE PARKING SUMMARY

CATEGORY	PROVIDED SPACES	REQUIRED SPACES
RESIDENT/TENANT PARKING	152	0.932 SPACES/UNIT
VISITOR PARKING	33	0.20 SPACES/UNIT
NON-RES PARKING (CALCULATED @ 90% OF GFA)	n/a	n/a
TOTAL PARKING	185	185
ACCESSIBLE PARKING RESIDENT (INCL. IN PARKING TOTAL)	6	
ACCESSIBLE PARKING VISITOR (INCL. IN PARKING TOTAL)	2	
RESIDENT BICYCLE PARKING	123	123
VISITOR BICYCLE PARKING	41	41

AREA SCHEDULE

AREA TYPE	AREA	
	SM	SF
Not Placed	0 m ²	0 ft ²
	0 m ²	0 ft ²
1st FLOOR		
Residential Common Area	201 m ²	2,166 ft ²
Residential Common Area	376 m ²	4,051 ft ²
Residential Suites	1,032 m ²	11,108 ft ²
	1,610 m ²	17,326 ft ²
2nd FLOOR		
Residential Common Area	193 m ²	2,073 ft ²
Residential Suites	1,350 m ²	14,536 ft ²
	1,543 m ²	16,609 ft ²
3rd FLOOR		
Residential Common Area	192 m ²	2,069 ft ²
Residential Suites	1,348 m ²	14,515 ft ²
	1,541 m ²	16,583 ft ²
4th FLOOR		
Residential Common Area	192 m ²	2,069 ft ²
Residential Suites	1,348 m ²	14,511 ft ²
	1,540 m ²	16,580 ft ²
5th FLOOR		
Residential Common Area	193 m ²	2,073 ft ²
Residential Suites	1,349 m ²	14,523 ft ²
	1,542 m ²	16,596 ft ²
6th FLOOR		
Residential Common Area	192 m ²	2,069 ft ²
Residential Suites	1,348 m ²	14,511 ft ²
	1,540 m ²	16,580 ft ²
7th FLOOR		
Residential Common Area	192 m ²	2,069 ft ²
Residential Suites	1,348 m ²	14,511 ft ²
	1,540 m ²	16,580 ft ²
Total		
	10,856 m ²	116,854 ft ²

SUITE BREAKDOWN - AVERAGE AREA

SUITE PROPERTIES	AVERAGE AREA	
	SM	SF
AVERAGE AREAS BY SUITE TYPE		
SUITE C3A1 1 BEDROOM	45 m ²	484 ft ²
SUITE C3A2 2 BEDROOM	66 m ²	714 ft ²
SUITE C3A3 3 BEDROOM	71 m ²	760 ft ²
SUITE C3B1 1 BEDROOM	40 m ²	485 ft ²
SUITE C3B2 2 BEDROOM	68 m ²	733 ft ²
SUITE C3C1 1 BEDROOM	49 m ²	529 ft ²
SUITE C3E2 2 BEDROOM	71 m ²	764 ft ²
SUITE C3F1 1 BEDROOM + DEN	51 m ²	553 ft ²
SUITE C3G2 2 BEDROOM + DEN	67 m ²	726 ft ²
SUITE C3H1 1 BEDROOM + DEN	51 m ²	552 ft ²
SUITE C3I2 2 BEDROOM	73 m ²	781 ft ²
SUITE C3J1 1 BEDROOM + DEN	53 m ²	566 ft ²
SUITE C3K1 1 BEDROOM + DEN	14 m ²	151 ft ²
SUITE C3M1 1 BEDROOM	53 m ²	571 ft ²
SUITE C3N1 1 BEDROOM + DEN	54 m ²	576 ft ²
SUITE C3O1 1 BEDROOM + DEN	6 m ²	65 ft ²
SUITE C3Q1 1 BEDROOM + DEN	6 m ²	65 ft ²
SUITE C3T1 1 BEDROOM	47 m ²	508 ft ²
AVERAGE AREAS BY PRODUCT TYPE		
1 BEDROOM	54 m ²	500 ft ²
1 BEDROOM + DEN	63 m ²	570 ft ²
2 BEDROOM	33 m ²	357 ft ²
2 BEDROOM + DEN	6 m ²	65 ft ²
3 BEDROOM	7 m ²	886 ft ²
AVERAGE AREA	163	603 ft ²

OVERALL SUITE MIX

Level	UNITS										Count
	1B	1B+D	1B+D-BF	2B	2B+D	2B-BF	3B	3B-BF	Suites with Dens ≥ 7.0m ²	Suites with Dens ≥ 7.0m ²	
1st FLOOR	6	6	3	3	0	0	0	1	0	0	19
2nd FLOOR	8	6	3	4	1	1	1	0	0	0	24
3rd FLOOR	8	6	3	4	1	1	1	0	0	0	24
4th FLOOR	8	6	3	4	1	1	1	0	0	0	24
5th FLOOR	8	6	3	4	1	1	1	0	0	0	24
6th FLOOR	8	6	3	4	1	1	1	0	0	0	24
7th FLOOR	8	6	3	4	1	1	1	0	0	0	24
Total	63	54	21	27	6	6	6	1	0	0	163
	96	42	21	33	39	6	7	0	0	0	163
PERCENTAGE	33.13%	25.77%	12.88%	16.56%	3.68%	3.68%	3.68%	0.61%	0%	0%	100.00%
	58.90%	12.88%	20.25%	23.93%	3.68%	3.68%	0.61%	0%	0%	0%	100.00%
	71.78%						4.29%				100.00%

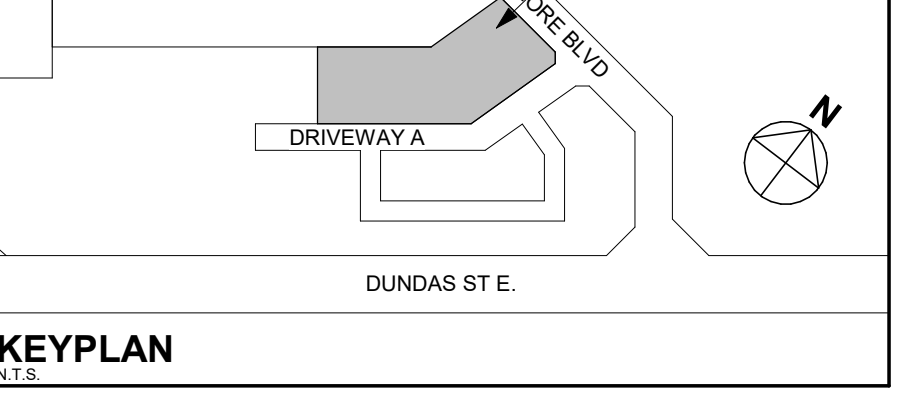


CONSTRUCTION AREA

Level	TOTAL CONST. AREA		GROSS FLOOR AREA		RESIDENTIAL SUITES AREA		RES. COMMON AREA		RES. AMENITY AREA	
	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF
UNDERGROUND LEVEL 2	3,894 m ²	41,918 ft ²								
UNDERGROUND LEVEL 1	3,894 m ²	41,918 ft ²								
1st FLOOR	3,716 m ²	40,001 ft ²	1,610 m ²	17,326 ft ²	1,032 m ²	11,108 ft ²	376 m ²	4,051 ft ²	201 m ²	2,166 ft ²
2nd FLOOR	1,737 m ²	18,702 ft ²	1,544 m ²	16,625 ft ²	1,350 m ²	14,536 ft ²	193 m ²	2,073 ft ²		
3rd FLOOR	1,676 m ²	18,042 ft ²	1,541 m ²	16,583 ft ²	1,348 m ²	14,515 ft ²	192 m ²	2,069 ft ²		
4th FLOOR	1,676 m ²	18,039 ft ²	1,540 m ²	16,580 ft ²	1,348 m ²	14,511 ft ²	192 m ²	2,069 ft ²		
5th FLOOR	1,677 m ²	18,055 ft ²	1,542 m ²	16,596 ft ²	1,349 m ²	14,523 ft ²	193 m ²	2,073 ft ²		
6th FLOOR	1,676 m ²	18,039 ft ²	1,540 m ²	16,580 ft ²	1,348 m ²	14,511 ft ²	192 m ²	2,069 ft ²		
7th FLOOR	1,676 m ²	18,039 ft ²	1,540 m ²	16,580 ft ²	1,348 m ²	14,511 ft ²	192 m ²	2,069 ft ²		
ROOF	1,608 m ²	17,303 ft ²								
MECHANICAL ROOF	344 m ²	3,701 ft ²								
TOTAL	23,575 m²	253,754 ft²	10,858 m²	116,869 ft²	9,124 m²	98,215 ft²	1,530 m²	16,473 ft²	201 m²	2,166 ft²

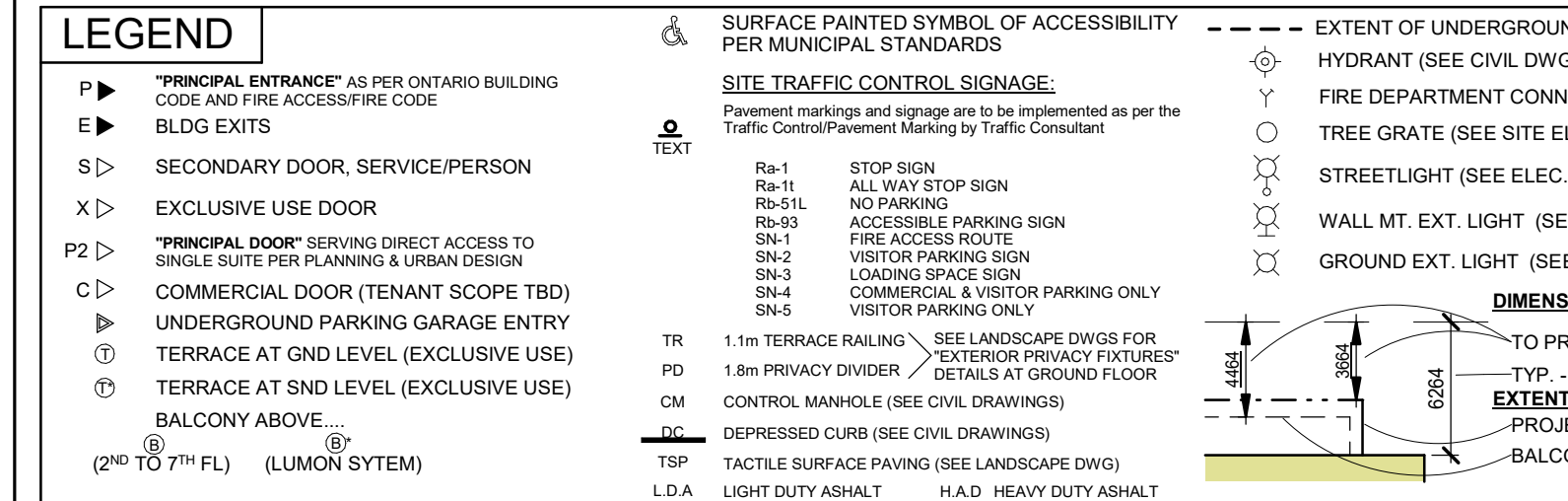
CONSTRUCTION AREA

Level	GROSS PARKING AREA		GROSS CONST. AREA		EXTERIOR CONST. AREA		TOTAL CONST. AREA	
	SM	SF	SM	SF	SM	SF	SM	SF
UNDERGROUND LEVEL 2	3,894 m ²	41,918 ft ²					3,894 m ²	41,918 ft ²
UNDERGROUND LEVEL 1	3,894 m ²	41,918 ft ²					3,894 m ²	41,918 ft ²
1st FLOOR	1,610 m ²	17,326 ft ²	2,107 m ²	22,674 ft ²	3,716 m ²	40,001 ft ²	3,894 m ²	41,918 ft ²
2nd FLOOR	1,544 m ²	16,625 ft ²	1,93 m ²	2,077 ft ²	1,737 m ²	18,702 ft ²	1,544 m ²	16,625 ft ²
3rd FLOOR	1,541 m ²	16,583 ft ²	1,36 m ²	1,459 ft ²	1,676 m ²	18,042 ft ²	1,541 m ²	16,583 ft ²
4th FLOOR	1,540 m ²	16,580 ft ²	1,36 m ²	1,459 ft ²	1,676 m ²	18,039 ft ²	1,540 m ²	16,580 ft ²
5th FLOOR	1,542 m ²	16,596 ft ²	1,36 m ²	1,459 ft ²	1,677 m ²	18,055 ft ²	1,542 m ²	16,596 ft ²
6th FLOOR	1,540 m ²	16,580 ft ²	1,36 m ²	1,459 ft ²	1,676 m ²	18,039 ft ²	1,540 m ²	16,580 ft ²
7th FLOOR	1,540 m ²	16,580 ft ²	1,36 m ²	1,459 ft ²	1,676 m ²	18,039 ft ²	1,540 m ²	16,580 ft ²
ROOF	316 m ²	3,407 ft ²	1,291 m ²	13,966 ft ²	1,608 m ²	17,303 ft ²	316 m ²	3,407 ft ²
MECHANICAL ROOF								
TOTAL	7,789 m²	83,836 ft²	11,174 m²	120,276 ft²	4,612 m²	49,643 ft²	23,575 m²	253,754 ft²



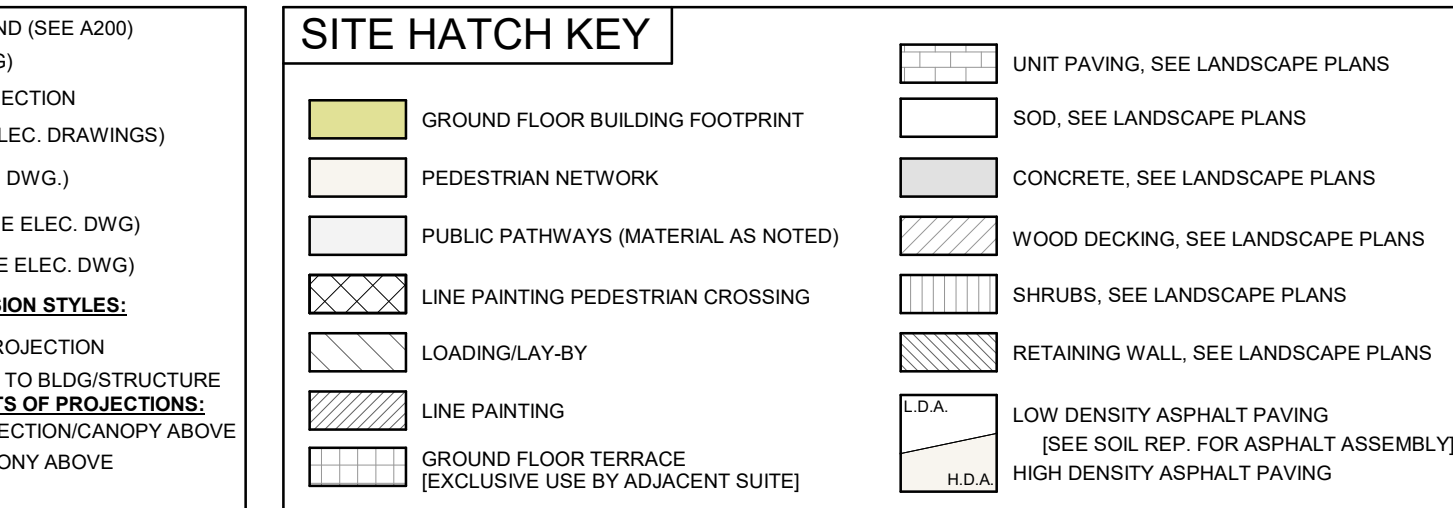
GENERAL NOTES

- DESIGN PROPOSED/SHOWN IS PREPARED IN METRIC UNITS. ALL IMPERIAL DIMENSIONS/MEASUREMENTS SHOWN ARE APPROXIMATE TO METRIC.
- TYPICAL OUTSIDE CURB RADIUS 500mm UNLESS OTHERWISE DIMENSIONED.
- SNOW MANAGEMENT
 - THE PROPERTY MANAGER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS. SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.
 - THE PROPERTY MANAGER IS REQUIRED TO REMOVE SNOW AND ICE FROM ALL EXIT PATHS AND STAIRS.
 - SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.
- PARKING
 - STALL DELINEATION TO BE 100MM WIDE WHITE OR YELLOW PAINT MARKINGS
 - VISITOR SPACES TO BE IDENTIFIED WITH PAINTED V.
 - RESIDENTIAL PARKING TO BE MARKED WITH PAINTED NUMBERS
 - ALL SURFACE PARKING SPACES INCLUDING ACCESSIBLE PARKING SPACES ARE FOR VISITOR USE EXCEPT AS INDICATED BY ICON PER LEGEND AS TENANT SPACE
 - LOCATION OF GUARDS PROTECTING OPENINGS TO ACCESS UNDERGROUND PARKADE ARE IDENTIFIED ON PLAN - DETAIL AND CONSTRUCTION OF GUARD TO BE PART OF FUTURE COMPLETE ARCHITECTURAL DRAWINGS & ENGINEERED SHOP DRAWINGS BY SYSTEM MANUFACTURER ISSUED FOR CONSTRUCTION.



BICYCLE SPACES

Description	Level	COUNT
BICYCLE SIZED STORAGE LOCKER (B+L)		915mm x 1830mm
REGULAR STORAGE LOCKER (L)		900mm x 1500mm
OWNER BICYCLE (O.B.)		800mm x 500mm
VISITOR BICYCLE (V.B.)		600mm x 1800mm
LARGE STORAGE LOCKER (LL)		1060mm x 2530mm**
*denotes minimum dimension		
BICYCLE PARKING SPACE		
OWNER BICYCLE (O.B.)	UNDERGROUND LEVEL 2	38
OWNER BICYCLE (O.B.)	UNDERGROUND LEVEL 1	65
VISITOR BICYCLE (V.B.)	1st FLOOR	41
Subtotal		144
BICYCLE SIZED STORAGE LOCKERS		
REGULAR STORAGE LOCKER (L)	UNDERGROUND LEVEL 2	38
LARGE STORAGE LOCKER (LL)	UNDERGROUND LEVEL 2	14
REGULAR STORAGE LOCKER (L)	UNDERGROUND LEVEL 1	4
LARGE STORAGE LOCKER (LL)	UNDERGROUND LEVEL 1	11
Total		67

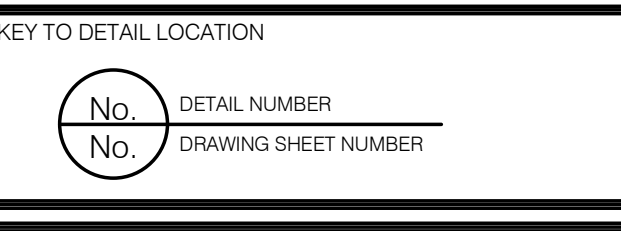


CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.



DRAWING SETS ISSUED

No.	DATE (DD.MM.YY)	BY
1	02.05.23	KNYMH
2	19.05.23	KNYMH
3	18.12.23	KNYMH
4	08.09.23	KNYMH
5	02.10.23	KNYMH
6	15.11.23	KNYMH
7	18.12.23	KNYMH
8	12.01.24	KNYMH
9	07.03.24	KNYMH
10	28.02.25	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING