

SITE STATISTICS	
BLOCK 300	
GFA TOTAL, MID-RISE + 7/H	14,193.78 Sq.M.
SITE AREA, NORTH + SOUTH	7,763.19 Sq.M.
FSI	1.83
COVERED AREA	175 Units
STATISTICS BLDG A	
SOUTH - AREA**	6,171.10 Sq.M.
GFA TOTAL*	12,137.38 Sq.M.
FSI	1.57
NO. OF FLOORS	5 Storeys
NO. OF UNITS	157 Units
BUILDING HEIGHT	5 Storeys
INDOOR AMENITY AREA	243.67 Sq.M.
OUTDOOR AMENITY AREA	886.69 Sq.M.
COMMERCIAL AREA	1,076.81 Sq.M.
STATISTICS BLDG B & C	
NORTH - AREA**	1,592.09 Sq.M.
GFA TOTAL	2,056.40 Sq.M.
FSI	1.29
UG PARKING	
GFA TOTAL	7,074.67 Sq.M.
PARKING SPACES LG	175
PARKING EFFICIENCY	40.43 Sq.M.

REQUIRED PARKING-MIXED USE BLDG A	
Resident Spots (1/Unit)	157 Spots
Visitors (0.2/Unit)	31 Spots
Total No. of required spots	188 Spots
**Commercial	36 Spots
TOTAL NO. OF REQUIRED SPOTS	224 Spots
PROVIDED PARKING-MIXED USE BLDG A	
UG Parking Spots	175 Spots
Surface Courtyard Parking Spots	19 Spots
Street Parking Spots	30 Spots
TOTAL NO. OF PROVIDED SPOTS	224 Spots
REQUIRED BICYCLE PARKING-MIXED USE BLDG A	
Resident Spots (0.75/Unit)	118 Spots
Visitors (0.25/Unit)	39 Spots
Total No. of required spots	157 Spots
**Commercial	3 Spots
TOTAL NO. OF REQUIRED SPOTS	160 Spots
PROVIDED BICYCLE PARKING-MIXED USE + 7/H	
UG/PARKING SPOTS	158 Spots
SURFACE SPOTS	48 Spots
TOTAL NO. OF PROVIDED SPOTS	206 Spots
REQUIRED BY PARKING-MIXED USE BLDG A	
Residential/Visitors	6 Spots
Commercial	2 Spots
TOTAL PROVIDED PARKING (BLDG A+B+C)	260 Spots
MIXED-USE + DUPLEXES 7/H	
Residential (UG Parking)	3 Spots
Visitors (UG Surface Courtyard)	4 Spots
Commercial (UG Surface Courtyard)	2 Spots

MIXED USE MID-RISE UNITS COUNT & GFA						
UNIT NO.	1B	1B-C	2B	2B-D	Total	GFA/FLOOR (Sq.m)
1ST FLOOR	6	5	1	1	13	1,094.24 Sq.M.
2ND FLOOR	6	14	2	2	24	2,446.32 Sq.M.
3RD FLOOR	6	14	2	2	24	2,425.45 Sq.M.
4TH FLOOR	6	14	2	2	24	2,425.45 Sq.M.
5TH FLOOR	6	14	2	2	24	2,425.45 Sq.M.
TOTAL	30	61	7	7	105	10,816.90 Sq.M.
% OF UNITS	19%	39%	36%	6%	100%	

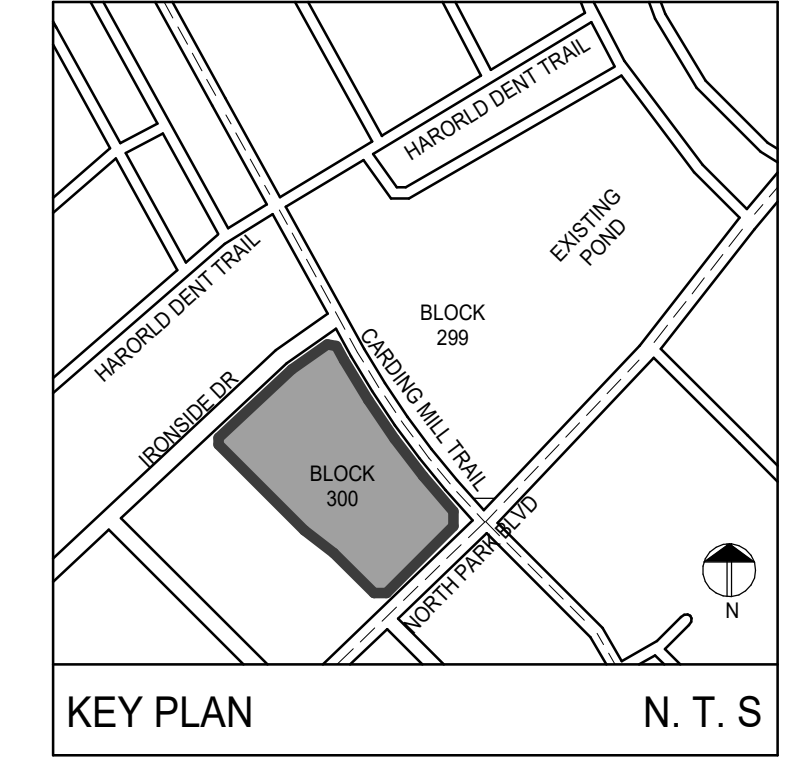
DUPLEXES TOWNHOUSES (7/H)											
AREAS P/ UNIT	UNIT A (CORNER NORTH)	UNIT B (CORNER SOUTH)	UNIT C (MIDDLE NORTH)	UNIT D (MIDDLE SOUTH)	GFA/P/BLOCK	NO. UNIT A	NO. UNIT B	NO. UNIT C	NO. UNIT D	UNITS P/BLOCK	TOTAL AREA OF GFA/P/BLOCK
1ST FLOOR	13.6	13.6	13.6	14.4	BLDG C	3	2	3	2	10 Units	1,141.00 Sq.M.
2ND FLOOR	43.3	43.7	55.7	57.3	BLDG C	2	2	2	2	8 Units	910.40 Sq.M.
3RD FLOOR	49.2	51.9	59.2	51.2		0	0	0	0	0 Units	900.00 Sq.M.
4TH FLOOR	0	0	0	0		0	0	0	0	0 Units	0.00 Sq.M.
5TH FLOOR	0	0	0	0		0	0	0	0	0 Units	0.00 Sq.M.
TOTAL AREA P/ UNIT (Sq.M)	106.10	109.20	119.50	122.90						18 Units	2,956.40 Sq.M.

*Includes Area Inclusive of Commercial & Indoor Amenity, Retail, Balcony, Outdoor Amenity, Amenity Corridor at Ramp & Roof Top.
 Mech. Penthouse Area are not included.
 **For the purpose of design option, the most restrictive rate was used (1 spot per 30 Sq. M.)
 ***Virtual area extracted from the sketches provide on Zoning By-law (Needs to be confirmed)
 **** 7% of Automobile Parking Space

Residential (UG Parking) 3 Spots
 Visitors (UG Surface Courtyard) 4 Spots
 Commercial (UG Surface Courtyard) 2 Spots
 BF Parking Spots are included in Parking Count

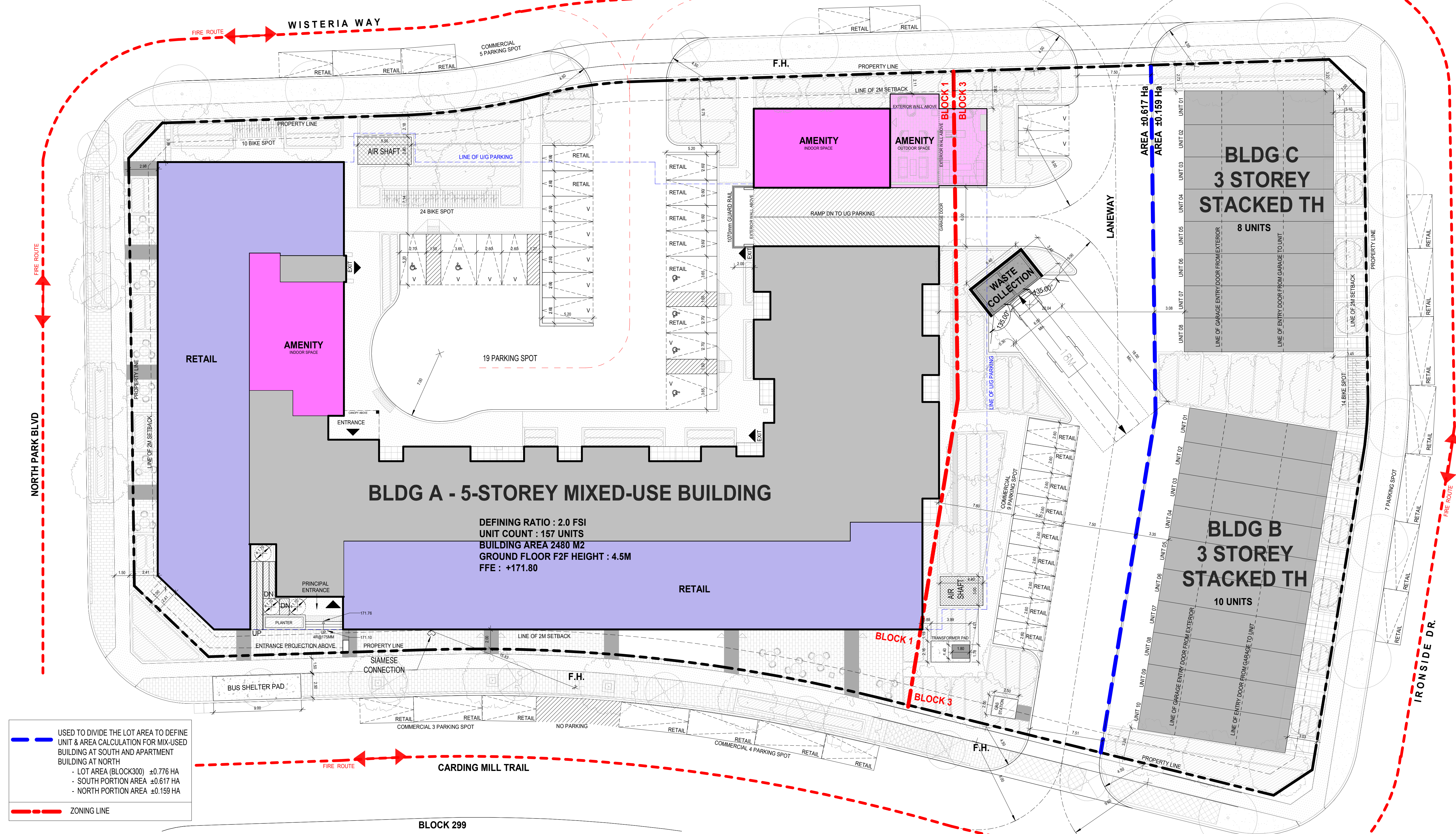
7/H 2ND FLOOR GARAGE AREA IS NOT INCLUDED IN GFA
 7/H 2ND & 3RD FLOOR BALCONY AREAS ARE NOT INCLUDED IN GFA
 7/H ROOF TOP ACCESS ROOM AREAS ARE NOT INCLUDED IN GFA

INFORMATION TAKEN FROM
 RADY-PENTIX & EDWARD SURVEYING LTD., D.L.S.
 PLAN OF SUBDIVISION OF PART OF LOTS 17, 18 AND 19, CONCESSION 1 NORTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON
 BEARING NOTES
 BEARINGS ARE DERIVED FROM UTM ZONE 17, NAD83 (ORIGINAL) DERIVED FROM SFP 0018900318 NORTH 481304.025 EAST 602087.328 SFP 0481990318 NORTH 481304.025 EAST 602087.328
 COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL) TO UTM ZONE 18, NAD83 (ORIGINAL) AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 ALL DIMENSIONS BETWEEN FOUND MONUMENTS ARE PLAN 200-20714 AND MEASURED UNLESS NOTED OTHERWISE.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997056.



TOTAL 49 PARKING SPOTS AT SURFACE
 19 PARKING SPOT INSIDE BLOCK 300
 11 SPOT ALONG LANE WAY
 7 SPOT ALONG CARDING MILL TRAIL
 5 SPOT ALONG WISTERIA WAY
 7 SPOT ALONG IRONSIDE DR.

TOTAL 48 BIKE SPOTS AT SURFACE



USED TO DIVIDE THE LOT AREA TO DEFINE UNIT & AREA CALCULATION FOR MIX-USED BUILDING AT SOUTH AND APARTMENT BUILDING AT NORTH
 - LOT AREA (BLOCK300) ±0.776 HA
 - SOUTH PORTION AREA ±0.617 HA
 - NORTH PORTION AREA ±0.159 HA

ZONING LINE

Q4A ARCHITECTS

Q4 ARCHITECTS INC.
 4110 Yonge Street
 Suite 602, Toronto, ON
 M2P 2B7
 T: 416.322.6334
 F: 416.322.7294
 E: info@q4architects.com

ONTARIO ASSOCIATION OF ARCHITECTS
 MARCELO J. DE GRACA
 LICENSE 4283

Project Title: NORTH PRESERVE BLOCK 300
 Project Description: CARDING HOUSE
 3250 CARDING MILL TRAIL & 256-292 IRONSIDE DRIVE, OAKVILLE, ONTARIO
 MATTAMY HOMES

Project No. 21010
 Scale 1:200
 Drawn By EZ/NY/SS
 Checked By MG/EZ

SITE PLAN

BUILDING A, B & C

A0-1