SITE STATS - TOTAL	
CONDOMINIUM UNITS	358
STACKED TOWN UNITS	148
TOTAL No. COM. UNITS	1
TOTAL No. OF RES. OF UNITS	506
GROSS SITE AREA	16,466.68 sq.m.
ROAD WIDENING AREA	88.92 sq.m.
NET SITE AREA	16,377.76 sq.m.
DENSITY	310 UPH
PH.1 RES. PARKING SPACES (MIN. 2 PER UNIT)	298
PH.2 RES. PARKING SPACES (MIN. 1 PER UNIT)	358
TOTAL VISITOR SPACES	56
COMMERCIAL SPACES (3 SP/100m2 @ 162.57m2)	5
TOTAL PARKING SPACES	717
PARKING SPACES U/G	709
ESTIMATED AREA OF U/G (2 LEVELS COMBINED)	26,385 m2

SITE STATS - PH.1	
STACKED TOWNS	148
3 BEDROOM UNITS	37
2 BEDROOM UNITS	111
NET SITE AREA	8,077.58 sq.m.
TOTAL NO. OF UNITS	148
BUILDING HEIGHT	3 STOREYS (10.72m)
RES. PARKING SPACES (MIN. 2 PER UNIT)	298
SURFACE VISITOR SPACES (ACCESSIBLE)	2
TOTAL PARKING SPACES (MIN. 2 PER UNIT)	300
PARKING SPACES U/G	298
BICYCLE PARKING (SHORT TERM-SURFACE)	30
BICYCLE PARKING (LONG TERM-GARAGE)	119
ESTIMATED AREA OF U/G (2 LEVELS COMBINED)	11,020 m2

SITE STATS - PH.2	
RESIDENTIAL UNITS	358
COMMERCIAL UNITS	1
NET SITE AREA	8,385.39 sq.m.
TOTAL NO. OF UNITS	359
INDOOR AMENITY AREA	1,433.381 sq.m.
RES. PARKING SPACES (MIN. 1 PER UNIT)	358
TOTAL VISITOR SPACES (MIN. 0.15 PER UNIT)	54
SURFACE VISITOR SPACES	6
COMMERCIAL SPACES (3 SP/100m2 @ 162.57m2)	5
PARKING SPACES U/G	411
TOTAL ACCESSIBLE PARKING SPACES	14
SURFACE ACCESSIBLE PARKING SPACES	2
UNDERGROUND ACCESSIBLE PARKING SPACES	12
TOTAL PARKING SPACES (1.15 PER UNIT + COMMERCIAL)	417

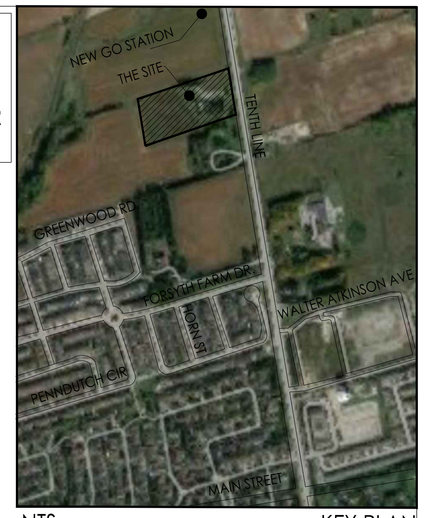
SITE STATS - PH.2 - CONT.	
BICYCLE PARKING (SHORT TERM - SURFACE)	72
BICYCLE PARKING (LONG TERM - GARAGE)	287
BUILDING COVERAGE	3,594.1 sq.m. (42.8%)
ESTIMATED AREA OF U/G (2 LEVELS COMBINED)	15,365 m2

CONDOMINIUM STATS	
LEVEL	# OF UNITS
GROUND FLR.	35
2nd TO 4th FLR. (3 @ 52)	156
5th TO 6th FLR. (2 @ 36)	72
7th TO 10th FLR. (4 @ 24)	96
BUILDING HEIGHT	10 STOREYS (31.8 m)
LANDSCAPED AREA	3,018.76 sq.m. (36%)
BIKE/STORAGE LOCKERS	358
TOTAL NO. OF UNITS	358
EACH UNIT SIZE +/- 670 SFT	

CONDOMINIUM UNIT COUNT

FLOOR	TOTAL	COMMERICAL	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM
GROUND	35	1	4	24	4	0	1	1
2ND	52	0	1	42	4	1	2	2
3RD	52	0	1	42	4	1	2	2
4TH	52	0	1	42	4	1	2	2
5TH	36	0	1	28	0	3	2	2
6TH	36	0	1	28	0	3	2	2
7TH	24	0	1	16	0	1	4	2
8TH	24	0	1	16	0	1	4	2
9TH	24	0	1	16	0	1	4	2
10TH	24	0	1	16	0	1	4	2
TOTAL	359	0	13	270	16	13	27	19

ALL BUILDINGS INCLUDING THE CONDOMINIUM AND STACKED TOWNHOUSE BLOCKS SHALL BE SPRINKLER PROTECTED



NTS KEY PLAN

THESE DRAWINGS ARE NOT TO BE SCALED: ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

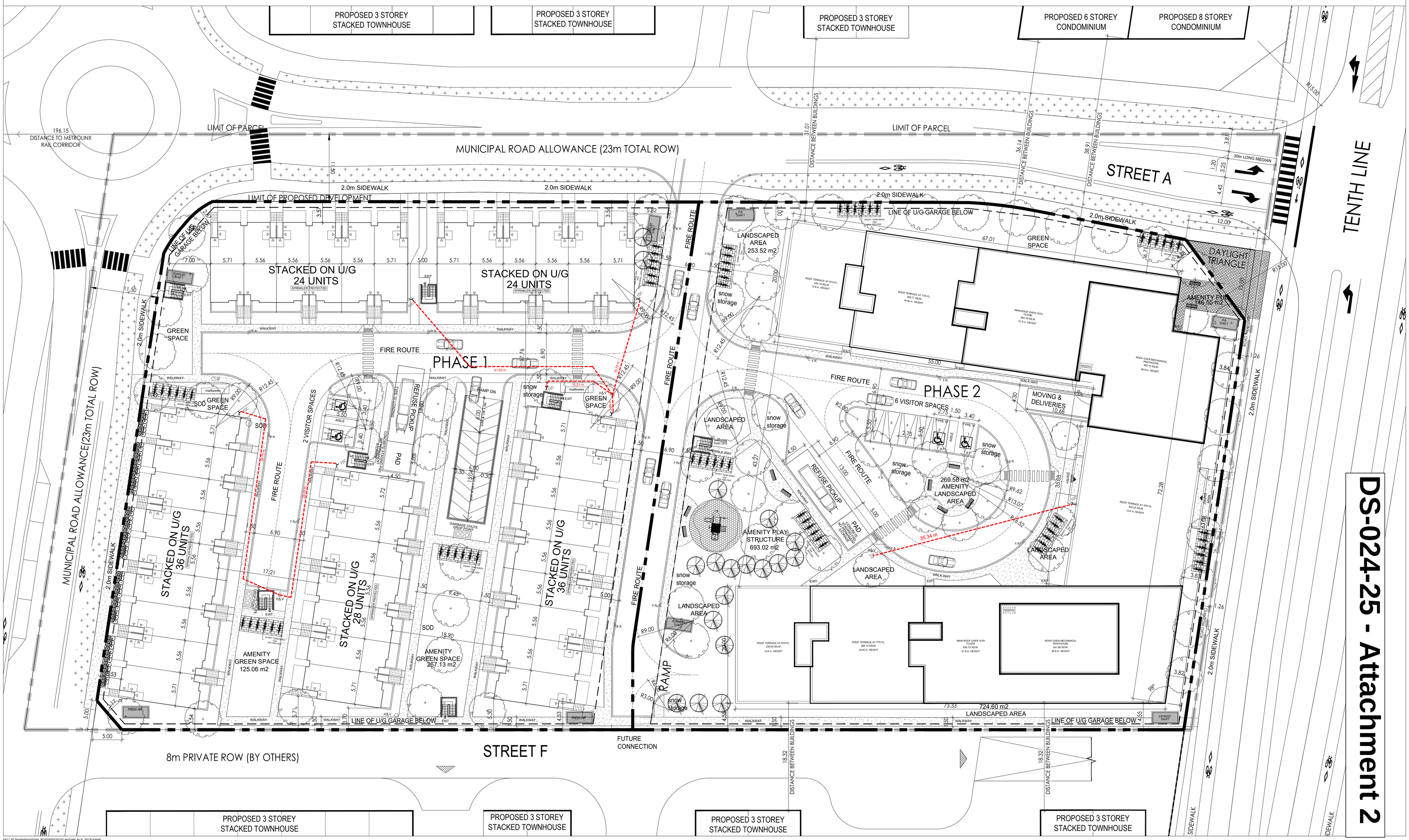
NO:	DATE:	ISSUED FOR:
1	2024.11.20	ISSUED FOR COORDINATION
2	2024.12.05	ISSUED FOR COORDINATION
3	2024.12.11	ISSUED FOR COORDINATION
4	2024.12.18	ISSUED FOR ZBA
5	2025.04.04.	RE-ISSUED FOR ZBA

ADDITIONAL NOTES:

LEGEND

- MAIN ENTRANCE
- TYPE 'B' BARRIER FREE PARKING
- TYPE 'A' BARRIER FREE PARKING
- STANDARD PARKING STALL
- H&V FIRE HYDRANT, REFER TO CIVIL DRAWINGS
- LS LIGHT POLE, REFER TO ELECTRICAL DRAWINGS
- LB LIGHT BOLLARD, REFER TO ELECTRICAL DRAWINGS
- WL WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DWGS
- F.R. FIRE ROUTE SIGN AS PER CITY STANDARD
- H.S. BARRIER FREE PARKING SIGN, AS PER CITY STANDARD
- S.S. STOP SIGN
- I.S. IDLE FREE ZONE SIGN
- P.S. POPS SIGN
- TACTLE INDICATOR
- TRANSFORMER
- DC DEPRESSED CURB
- G GAS METER
- H HYDRO METER
- NFHB NON FREEZABLE HOSE BIB
- EVCS ELECTRIC VEHICLE CHARGING STATION
- FDC FIRE DEPARTMENT CONNECTION
- XXX SUITE NUMBER
- F/B FIRE BREAK BLOCK
- LLE LOWER LEVEL ELEVATION
- FFE FIRST FLOOR ELEVATION
- AREA DRAIN
- DENOTES FIRE ROUTE
- DENOTES AMENITY BOUNDARY
- DENOTES PARKING LOT LANDSCAPING BOUNDARY
- DENOTES SOFT LANDSCAPING AREA

PRELIMINARY, NOT FOR CONSTRUCTION
ALL AREAS CALCULATIONS ARE PRELIMINARY



DS-024-25 - Attachment 2

NO:	DATE:	REVISION COMMENT:

SRN ARCHITECTS
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PROJECT:
Lincolnville
12762 Tenth Line
Stouffville, Ontario, L4A 7X3

DRAWING TITLE:
PHASE 2
SITEPLAN

DATE: 2024-11-20	SCALE: 1:250
DRAWN BY: AB	CHECKED BY: GF
PROJECT NUMBER: S24008	DRAWING NUMBER: A101

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