

SITE LEGEND

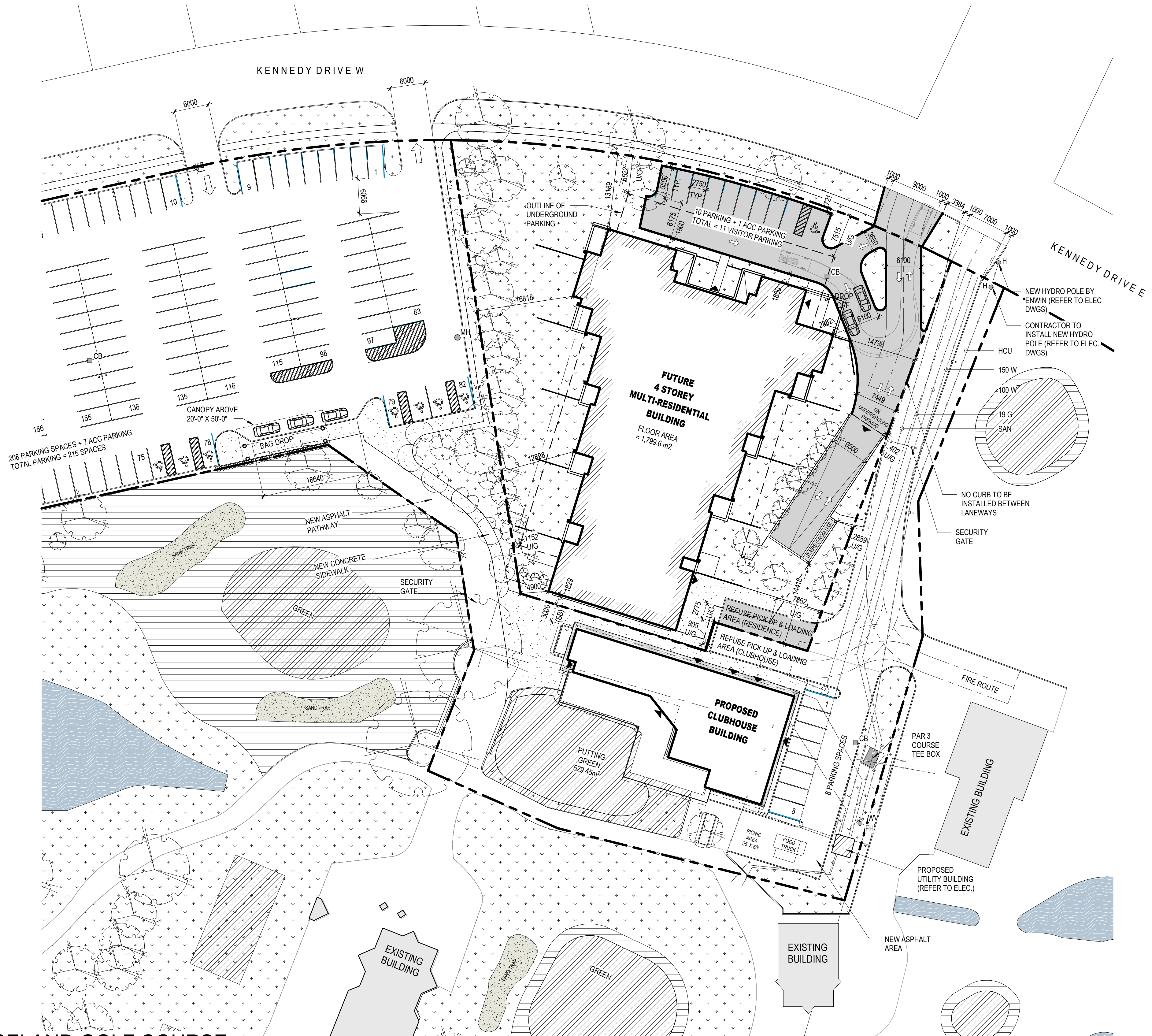
			NOTES: 1. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENT MATERIAL PROFILES AND BASE MATERIALS. 2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE INFORMATION. 3. REFER TO CIVIL DRAWINGS FOR ALL PROPOSED GRADES. 4. ALL CONCRETE APRONS AT EXTERIOR DOOR OPENINGS TO MEET FLUSH (BARRIER FREE). 5. PROVIDE BARRIER FREE CURB DROPS WHERE SIDEWALKS MEET ASPHALT PAVEMENT.

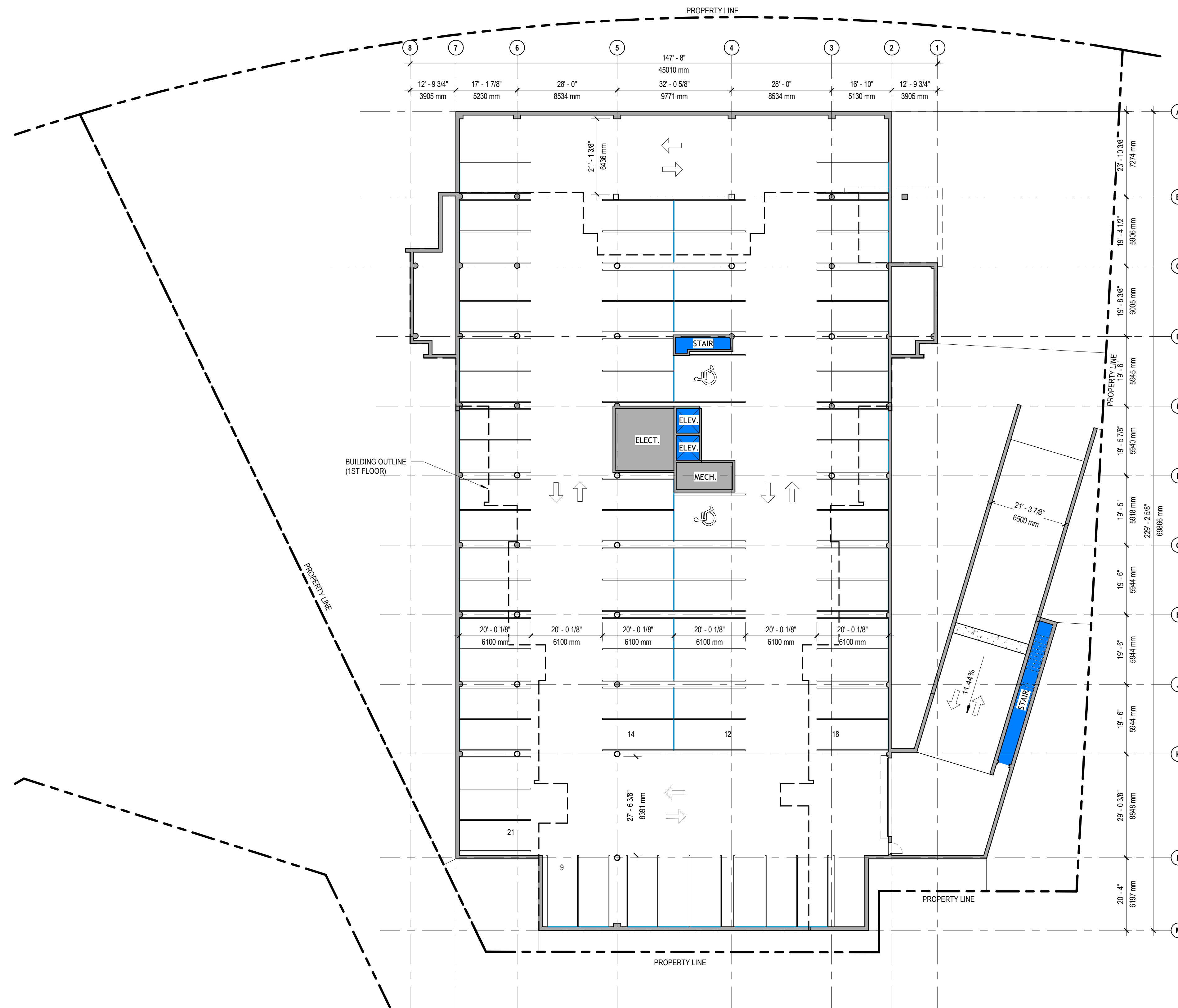
B.F. - "BARRIER FREE PARKING" SIGN
 F.R. - "FIRE-ROUTE - NO PARKING" SIGN
 B.D.O. - "BUS DROP OFF ZONE" SIGN
 S.S. - "STOP" SIGN

REFER TO PLAN FOR LOCATION OF ALL SIGNAGE (REVIEW w/ ARCHITECT PRIOR TO FINAL PLACEMENT)

ZONING CHART - INSERT ZONING / BY-LAW REFERENCE HERE

DESCRIPTION	REQUIRED	PROVIDED	BY-LAW REF.	ADDITIONAL NOTES
ZONING REGULATION	GD1.2	RD3.2 *	12.2	-
PERMITTED USE	CLUB	MULTIPLE DWELLING	12.2.1	-
MINIMUM LOT AREA	3,190 m ²	5,426.96 m ²	12.2.5(d)(e)(f)	FOR ANY OTHER LOT: (d) FOR THE FIRST 4 DWELLING UNITS 540m ² (e) FOR THE NEXT 15 DWELLING UNITS 85m ² / UNIT (f) FOR EACH ADDITIONAL DWELLING UNIT 55m ² / UNIT
MINIMUM LOT FRONTAGE	30.0m	89.91m	-	-
SETBACK - FRONT YARD	-	12.4m, SEE PLAN	-	LOT FRONTS KENNEDY DRIVE
SETBACK - INTERIOR SIDE YARD	-	14.5 & 4.5m SEE PLAN	-	YARD ABUTS GOLF COURSE
SETBACK - REAR YARD	-	1.83m SEE PLAN	-	YARD ABUTS GOLF COURSE
BUILDING AREA		1799.54 m ²		
LOT COVERAGE	MAXIMUM 35%	33.16%	12.2.5.3	LOT AREA COVERED BY ALL BUILDINGS AT GROUND LEVEL: 1,799.55m ²
LANDSCAPED AREA	MINIMUM 35%	33.54%	-	LANDSCAPED OPEN SPACE YARD
BUILDING HEIGHT	MAXIMUM OF 18.0 m	17 m	12.2.5.4	BUILDING HEIGHT - MAXIMUM CORNER LOT - 24.0m INTERIOR LOT - 18.0m
PARKING SPACE - SIZE	MIN. 2.5m x 5.5m	2.75m x 5.5m (AT GRADE) 2.672m x 5.5m (UNDERGRND)	24.20.10.1	-
PARKING SPACE - COUNT	1.5 x 48 UNITS = 72	74 SPACES + 11 VISITOR = 85 TOTAL SPACES SEE PLAN	-	-
PARKING SPACE - ACCESSIBLE SIZE	TYPE A: 3.5m x 5.5m ACCESS AISLE: 1.5m	TYPE A: 3.50m x 5.5m ACCESS AISLE: 1.7m	24.24.10.1 24.24.10.2 24.24.15.2	-
PARKING SPACE - ACCESSIBLE COUNT	4 FOR 26 TO 100 SPACES	4, SEE PLAN	24.24.1.1	TYPE A: 2% OF PARKING SPACES TYPE B: 2% OF PARKING SPACES
PARKING AISLE - WIDTH	6.0m (90° SPACES, TWO-WAY)	6.0m OR GREATER, SEE PLAN	25.25.5.0.3	-
LOADING SPACE - SIZE	3.0m x 7.50m x 3.5m (HEIGHT)	3.0m x 7.50m x 3.5m (HEIGHT)	24.40.10.1	-
LOADING SPACE - COUNT	1	1	24.40.1.9	OVER 275m ² TO 2,500m ² = 1 LOADING SPACE
BICYCLE PARKING	5	5	24.30.1	20 OR MORE - 2 FOR THE FIRST 19 SPACES PLUS 1 FOR EACH ADDITIONAL 20 PARKING SPACES
BICYCLE PARKING - SIZE	0.6m x 2.5m	0.6m x 2.5m	24.30.10	-

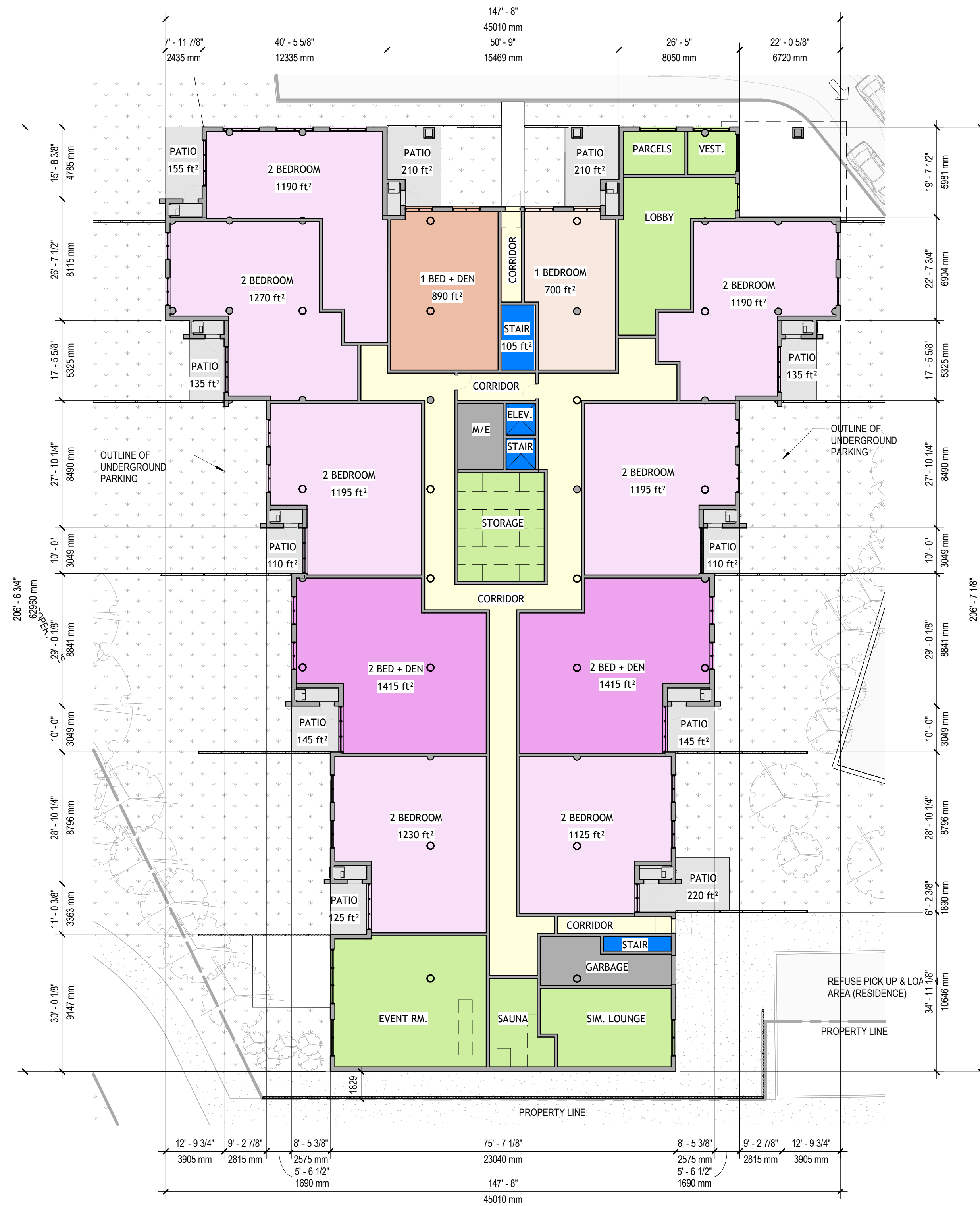




UNDERGROUND PARKING

SCALE: 1:200

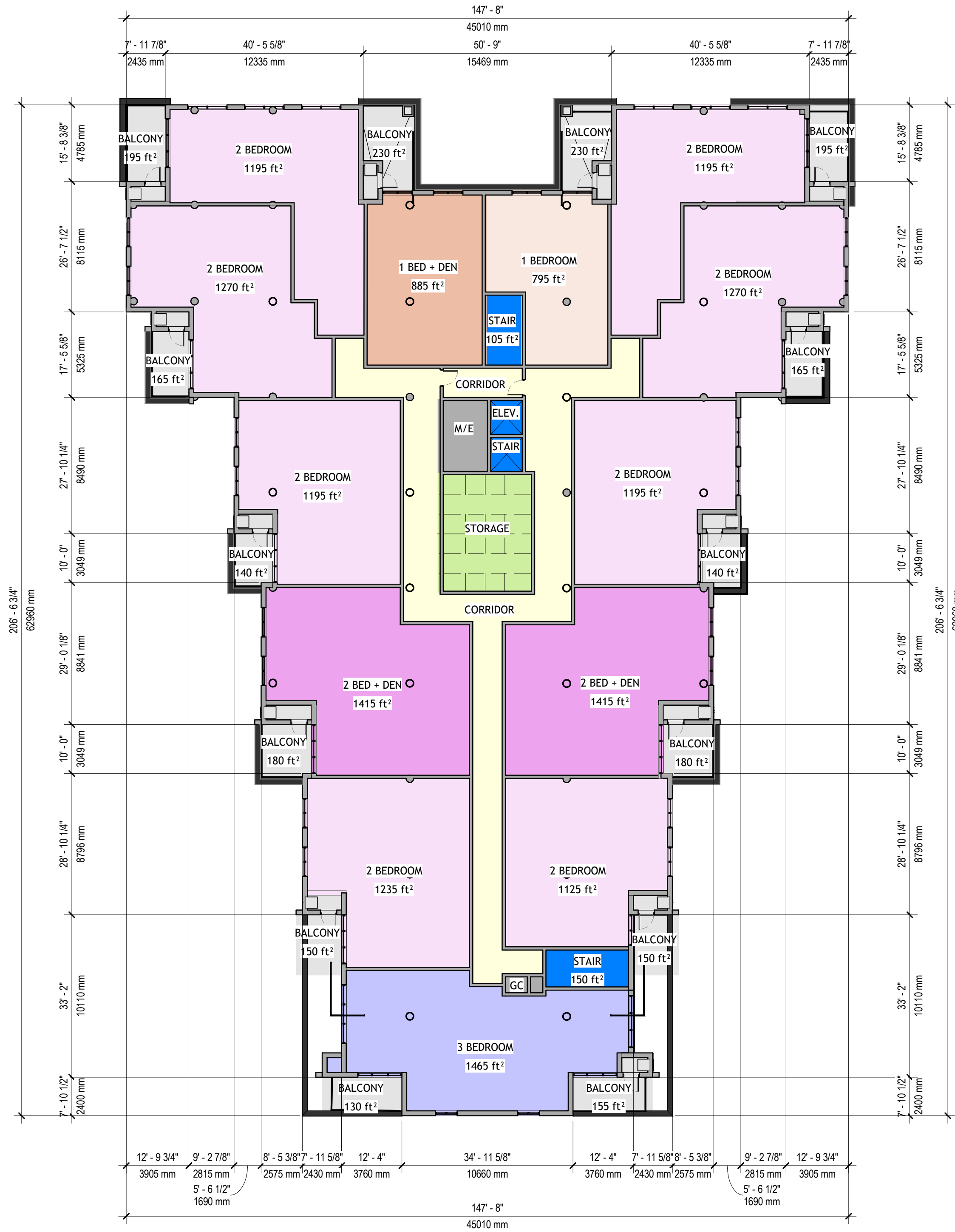
74 UNDERGROUND SPACES
 11 SPACES @ GRADE
 TOTAL = 85 SPACES



FIRST FLOOR PLAN

SCALE: 1:200

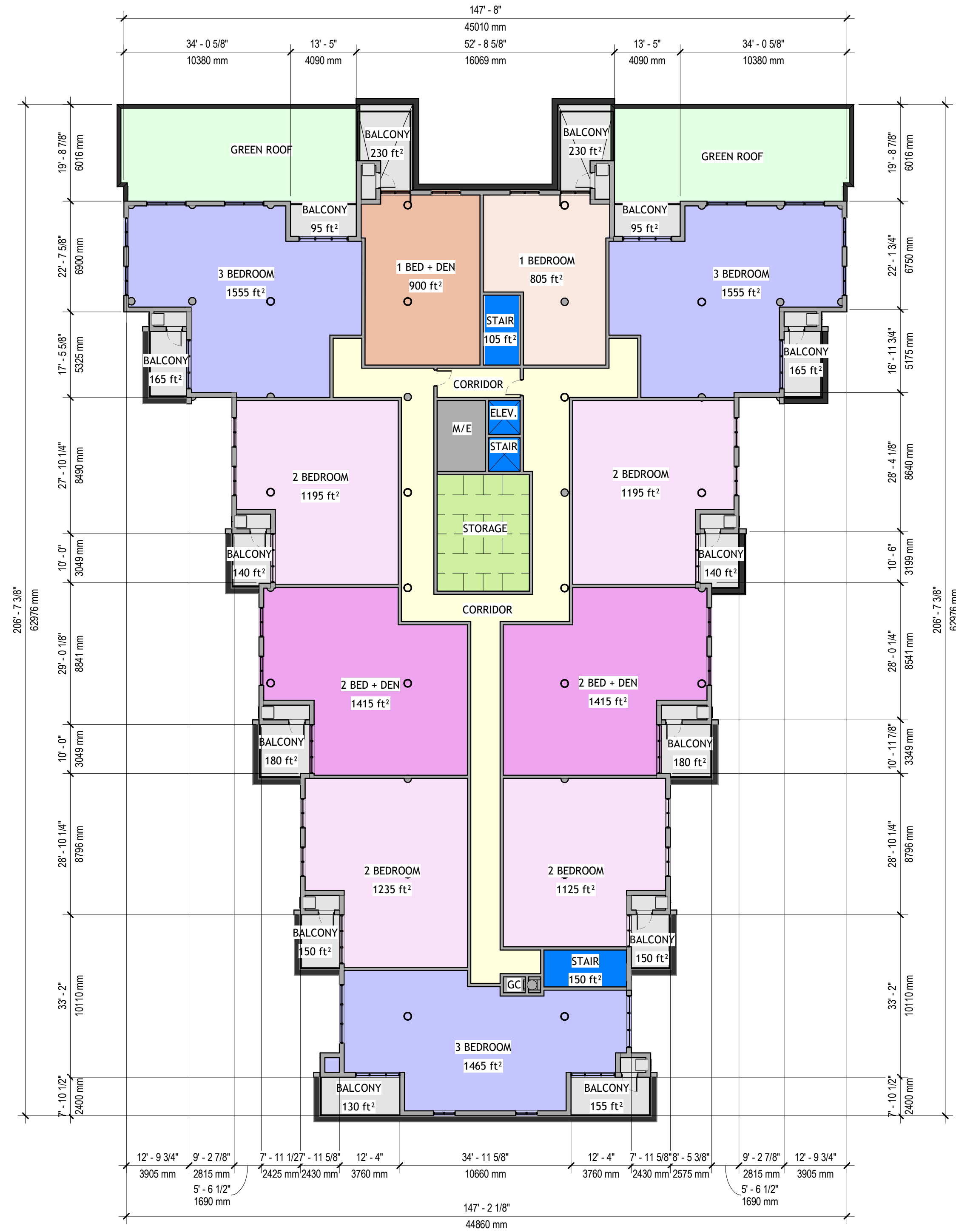
FOOTPRINT AREA = 18,998 SF (WITHOUT PATIOS)
11 UNITS



2ND & THIRD FLOOR PLAN

SCALE: 1:200

FOOTPRINT AREA = 21,051 SF (WITH BALCONIES)
 FOOTPRINT AREA = 18,574 SF (WITHOUT BALCONIES)
 13 UNITS x 2 FLOORS = 26



FOURTH FLOOR PLAN

SCALE: 1:200

FOOTPRINT AREA = 21,137 SF (WITH BALCONIES & GREENROOFS)
 FOOTPRINT AREA = 19,197 SF (WITH BALCONIES & WITHOUT GREENROOFS)
 FOOTPRINT AREA = 16,787 SF (WITHOUT BALCONIES & GREENROOFS)
 11 UNITS

UNIT BREAKDOWN

- 1 BED UNITS = 4 UNITS
- 1 BED + DEN = 4 UNITS
- 2 BED UNITS = 27 UNITS
- 2 BED + DEN = 8 UNITS
- 3 BED UNITS = 5 UNITS

TOTAL 48 UNITS +4 UNITS (44 PRIOR)

FOOTPRINT AREA = 18,998 SF (WITHOUT PATIOS)
 FOOTPRINT AREA = 21,051 SF (WITH BALCONIES)
 FOOTPRINT AREA = 21,051 SF (WITH BALCONIES)
 FOOTPRINT AREA = 19,197 SF (WITHOUT GREENROOFS & WITH BALCONIES)
 TOTAL GROSS AREA WITH BALCONIES AND WITHOUT GREENROOFS
 80,297 SF

FOOTPRINT AREA = 18,998 SF (WITHOUT PATIOS)
 FOOTPRINT AREA = 18,574 SF (WITHOUT BALCONIES)
 FOOTPRINT AREA = 18,574 SF (WITHOUT BALCONIES)
 FOOTPRINT AREA = 16,787 SF (WITHOUT BALCONIES OR GREENROOF)
 TOTAL GROSS AREA WITHOUT BALCONIES OR GREENROOF
 72,933 SF