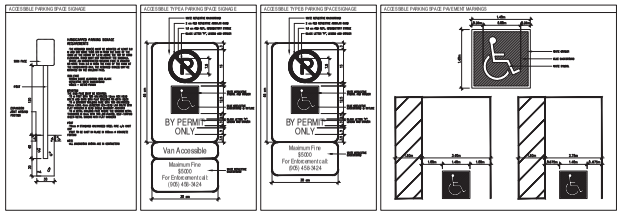

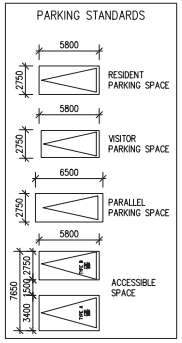

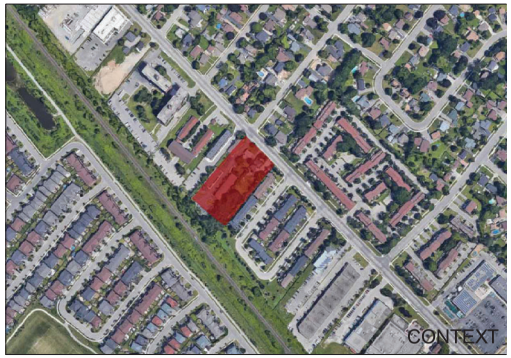

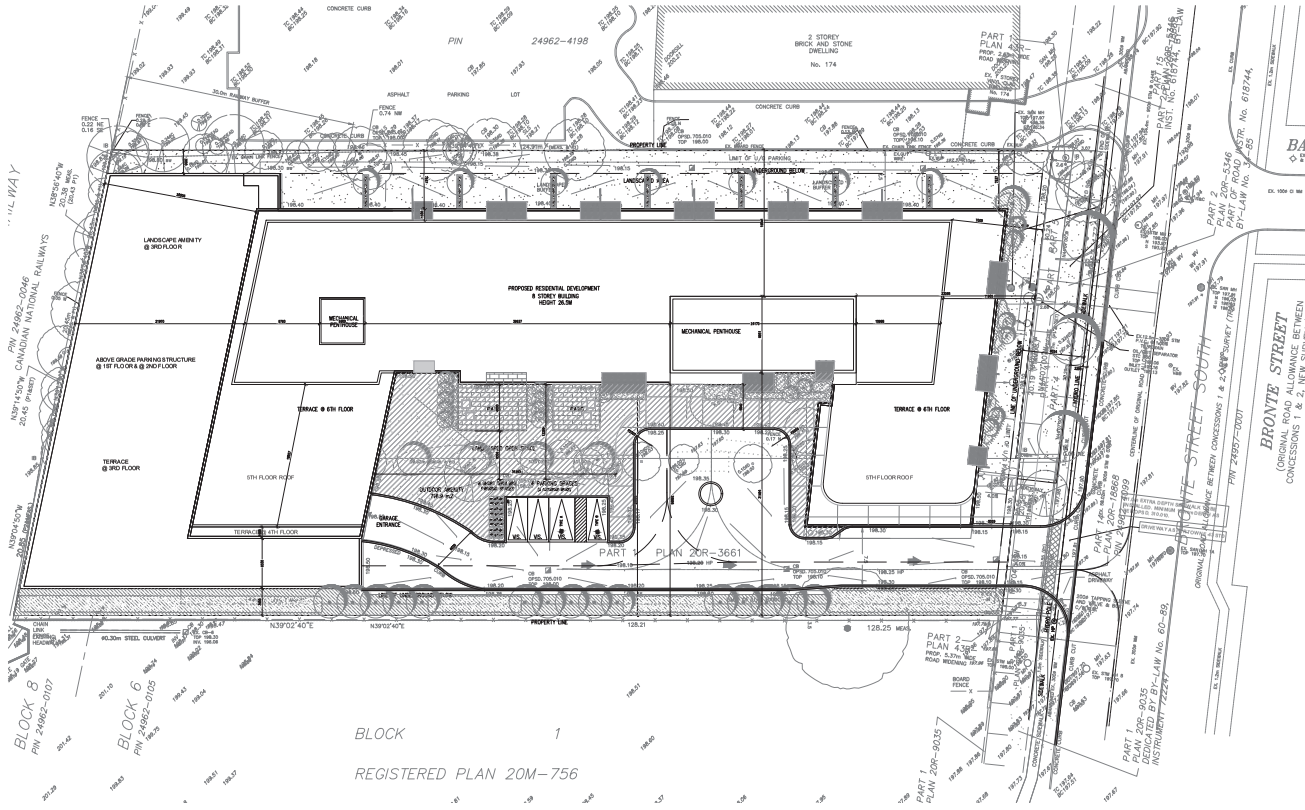

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These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor or others and undertakes to respond only to requests for written clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawing submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractors verify all existing conditions and dimensions required to perform the work and report any discrepancies in the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings governover the mechanical and electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction"

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation in any party about the constructability of the represented systems, all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

- Existing site access is to be removed and the sidewalk, boulevard, and curbing are to be restored to Town of Milton engineering specifications.

219 dufferin street, suite 201b, toronto, on, m6k3j1 tel: (416)601.5416 info@unfolded.ca

architecture**unfolded**

3	issued freissued for rezoning	11.22.21
2	reissued for rezoning	07.16.21
1	issued for rezoning	10.21.20

revisions:

architectural team :

mark zwicker
nupoor bhansali

ONTARIO ASSOCIATION OF ARCHITECTS LICENCE 5867

planning :
batory management

structural:

electrical:

mechanical:

landscape:
baker turner inc.

site services:
skira & associates ltd

transportation:
ibi group

project:
194 Bronte Rd

site plan

nov.22.2021 — date:
1:300 — scale:
20-24 — project:
nb — drawn by:

true north / construction north

drawing number:
A101

architecture**unfolded**

369 dufferin street, toronto, on, m6k 1z6 tel. (416) 601-5416

STATISTICS	194 Bronte Rd S	DATE 2021.10.27	PROJECT # 2024

1. ZONING — By-law 016-2014 - Residential Medium Density I (RMD1) Zone RO* 42

2.SITE AREA

PROVIDED	7,561.10 m2	81,386.92 ft2	1.87	ACRES

3. ESTABLISHED GRADE

4. PROPOSED BUILDING:

GFA		19,003 m2	204,542 ft2	
BUILDING AREA / COVERAGE	54.09%	4,090.00 m2	44,024.35 ft2	
LOT FRONTAGE		60.729 m		
LOT DEPTH		126.226 m		
DENSITY		2.51 FSI (GFA / SA)		
RESIDENTIAL UNITS		268		
	8	18 & 18+D	28	TOTAL
	11	223	34	268
PARKING		418		
LANDSCAPE COVERAGE		2,041.9 m2	21,979 ft2	27.0%

7.FLOOR AREA :

LEVEL		GROSS FL. AREA(GFA) / TOTAL FLOOR AREA(TFA)			NET SALABLE AREA (NSA)		
P2		3,736.80 m2		40,222.5 ft2	- m2	-	ft2
P1		7,234.99 m2		77,876.7 ft2	- m2	-	ft2
GND	Residential Above grade parking garage	2,060.30 m2	2,029.70 m2	21,847.5 ft2	1,596.40 m2	17,183.5	ft2
2ND	Residential Above grade parking garage	2,229.30 m2	2,106.70 m2	22,176.9 ft2 / 22,676.3 ft2	1,931.70 m2	20,792.6	ft2
3RD			3,080.50 m2	33,158.2 ft2	2,771.80 m2	29,835.4	ft2
4TH-5TH			6,093.20 m2 / 3,046.60 x2	65,586.6 ft2 / 32,793.3 x2	5,615.80 m2 / x2	60,447.9	ft2 / x2
6TH-8TH			5,692.50 m2 / 1,897.50 x3	61,273.5 ft2 / 20,424.5 x3	5,341.80 m2 / x3	57,498.6	ft2 / x3
GRAND TOTAL		GARAGE NOT INCLUDED	19,002.60 m2	204,542 ft2	17,258 m2	185,758	ft2

8. UNIT SUMMARY

FLOOR	8	18	18+D	28	TOTAL
GND	0	5	14	1	20
2ND	1	12	14	3	30
3TH	3	15	18	6	42
4TH-5TH	4 / 2 x x 2 ft.	34 / 17 x x 2 ft.	36 / 18 x x 2 ft.	12 / 6 x x 2 ft.	86
6TH-8TH	3 / 1 x x 3 ft.	75 / 25 x x 3 ft.	0 / 0 x x 3 ft.	12 / 4 x x 3 ft.	90
TOTAL	11	141	82	34	268
TOTAL TYPES		223			

9. EFFICENCY (NSA/GFA) — 90.8%

11. HEIGHT (FROM ESTABLISHED GRADE (RES.XX))

PERMITTED :	4 STOREYS (12.50m)	PROPOSED :	8 STOREYS (26.50m)

12. PARKING (7.5m x 5.8m SERVED BY 6.0m DRIVE AISLE)

REQUIRED : RESIDENTIAL (INCL. VISITORS)				PROPOSED :					PROVIDED:
RESIDENT	1.5	PER UNIT[268]	= 402	RESIDENT	1.3	PER UNIT[268]	= 348		RES. P1 = 165
				VISITOR	0.25	PER UNIT[268]	= 67		VIS. P1 = 15
									RES. P2 = 132
									VIS. GRO= 52
VISITOR	0.25	PER UNIT[268]	= 67						RES. 2ND= 54
TOTAL			469	TOTAL				415	418

Note: Parking @1st floor & @2nd floor is above grade parking structure.

Note: Parking @ P1 floor & @P2 floor is below grade parking structure.

13. ACCESSIBLE PARKING

REQUIRED :				PROPOSED				PROVIDED:
2	+	9 (2% of 469)	11	2 +	8	=	10	P1 = 3
								P2 = 2
								GROUND= 3
								2ND= 2
TOTAL			11	TOTAL				10

min. of 2 parking spaces + 2% of required spaces

14. LOCKERS — REQUIRED : N/A — PROPOSED : N/A

15. BICYCLE PARKING

REQUIRED				PROPOSED :	
	0.2 /unit	268	54		P2 = 59
					P1 = 25
					GROUND= 24
					GROUND (VIS)= 8
		TOTAL=	54		TOTAL= 116

16.AMENITY

	REQUIRED			PROPOSED :			
INDOOR AMENITY	REQUIRED	N/A.		0.87 m2 / U	260.30 m2	2,801.8	ft2
				AMENITY @ ground floor (ground floor & 1st floor)	223.70 m2 / 36.60	2,407.5	ft2
					260.30 m2	2,801.8	ft2
OUTDOOR AMENITY	REQUIRED	4 m2/unit	1072 m2	6.19 m2 / U	1,658.75 m2	17,854.6	ft2
				at grade open space (excluding private patios)	750.30 m2	7,888.5	ft2
				3TH FLOOR TERRACE	927.65 m2	9,985.3	ft2
					1,858.75 m2	17,854.6	ft2
TOTAL AMENITY	TOTAL AMENITY REQUIRED		1,072.0 m2	TOTAL	1,919.1 m2	20,656.5	ft2

17. PAVING (residential parking spaces and drive aisles included, commercial parking spaces and loading space not included)

PROPOSED :			
	SITE AREA	7,561.10	m2
	PAVING ON SITE	1552	m2
TOTAL		21%	m2

18.LOADING SPACE

PROPOSED :		
		1
TYPE G LOADING SPACE	SIZE=	13000 x 6500