

SITE DATA	
DATA	PROVIDED
OWNER	TRC
LOT AREA (sq ft)	63,876 sq ft (2,351,39 sq m)
FRONT YARD (sq ft)	2,773 sq ft
REAR YARD (sq ft)	3,776 sq ft
LEFT SIDE YARD (sq ft)	1,876 sq ft
RIGHT YARD (sq ft)	9,223 sq ft

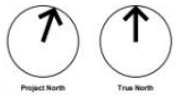
BUILDING DATA	
DATA	PROVIDED
TOTAL DENSITY (per sq ft)	100 (units)
BUILDING AREA (sq ft)	37,344 sq ft (3,452 sq m)
GFA (sq ft) BELOW GRADE	113,048 sq ft (10,482 sq m)
GFA (sq ft) ABOVE GRADE	238,879 sq ft (22,046 sq m)
GROUNDING	25,000 sq ft (2,323 sq m)
LEVEL 2	25,000 sq ft (2,323 sq m)
LEVEL 3	33,344 sq ft (3,083 sq m)
LEVEL 4	25,000 sq ft (2,323 sq m)
LEVEL 5	25,000 sq ft (2,323 sq m)
LEVEL 6	25,000 sq ft (2,323 sq m)
LEVEL 7	27,488 sq ft (2,552 sq m)
LEVEL 8	17,000 sq ft (1,583 sq m)
RESIDENTIAL AREA (sq ft)	170,884 sq ft (15,874 sq m)
COMMERCIAL AREA (sq ft)	13,875 sq ft (1,283 sq m)
IDENTITY AREA (sq ft)	6,511 sq ft (607 sq m)
NUMBER OF STOREYS	8
BUILDING HEIGHT (per local code)	38.00 (m)

LANDSCAPING DATA	
DATA	PROVIDED
LANDSCAPE AREA (percentage)	37.00%
LANDSCAPE AREA (sq ft)	23,939 sq ft (2,214 sq m)

VEHICLE PARKING DATA	
DATA	PROVIDED
RESIDENTIAL PARKING	201 (21 / UNIT)
UNDERGROUND P1 LEVEL	100
UNDERGROUND P2 LEVEL	101
RESERVED FREE PARKING	0 (P1) 1
COMMERCIAL PARKING AT GRADE	48
TOTAL	250

BICYCLE PARKING DATA	
DATA	PROVIDED
RESIDENTIAL BICYCLE PARKING	170 BICYCLE STALLS
UNDERGROUND	170
COMMERCIAL BICYCLE PARKING	30 BICYCLE STALLS
AT GRADE	30
TOTAL	200

UNIT DATA							
FLOOR	1 BED	1 BED + D	2 BED	2 BED + D	3 BED	UNITS / FLOOR	UNIT EFFICIENCY (%)
GROUND LEVEL	2	2	0	5	5	14 SUITES	68.7%
LEVEL 2	2	2	8	4	8	24 SUITES	63.8%
LEVEL 3	3	2	4	3	7	19 SUITES	51.9%
LEVEL 4	3	2	4	3	7	19 SUITES	51.9%
LEVEL 5	3	2	4	3	7	19 SUITES	51.9%
LEVEL 6	3	2	4	3	7	19 SUITES	51.9%
LEVEL 7	2	1	2	2	5	12 SUITES	55.7%
LEVEL 8	0	0	0	0	5	5 SUITES	67.7%
TOTAL	15	11	26	20	45	117 SUITES	58.8%
PERCENTAGE	12.77%	9.37%	22.22%	16.84%	38.81%		
AVERAGE (SQ FT)	100	1000	1000	1000	2000	TOTAL	110 SUITES



- GENERAL NOTES**
1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  2. All work shall comply with the 2012 Ontario Building Code and amendments.
  3. Contractors shall check with all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  4. All contractors and sub-contractors shall have a valid approved contractor's license on file at all times.
  5. All documents remain the property of the architect. Unapproved use, modification, or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
  6. The architect cannot be held liable for the construction cost overruns in light of the information available to them at the time of preparation. They can only be held liable for the cost of construction, in any instance, where decisions to be made based on them are the responsibility of each third party.
  7. The consultant accepts no responsibility for any claims, suits, or damages by any third party as a result of incorrect copies of notes based on the contract documents.

No.	Date	Revision
10	2023/05/20	REVISION FOR CLIENT REVIEW
9	2023/05/10	REVISION FOR CLIENT REVIEW
8	2023/05/10	REVISION FOR CLIENT REVIEW
7	2023/05/10	REVISION FOR CLIENT REVIEW
6	2023/05/10	REVISION FOR CLIENT REVIEW
5	2023/05/10	REVISION FOR CLIENT REVIEW
4	2023/05/10	REVISION FOR CLIENT REVIEW
3	2023/05/10	REVISION FOR CLIENT REVIEW
2	2023/05/10	REVISION FOR CLIENT REVIEW
1	2023/05/10	REVISION FOR CLIENT REVIEW



392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER

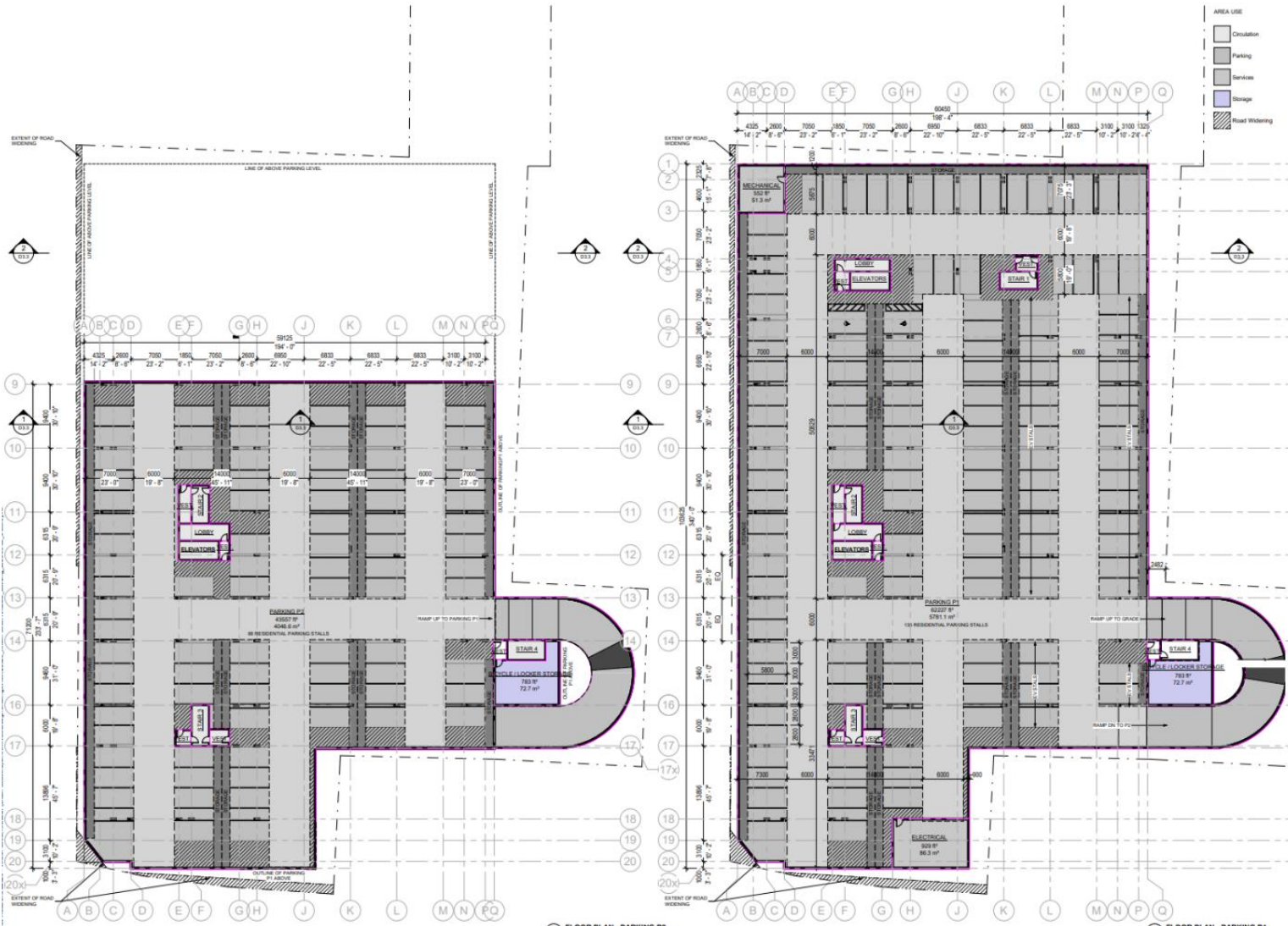
Project No. 22021  
 Drawing Date: 07/11/2024  
 Drawing Title: ET  
 Discipline: KITCHENER  
 Drawing No.: 2024-01-201-0-21-48-AM  
 Drawing Date: 2024-01-201-0-21-48-AM

**SITE PLAN**

As shown: As indicated  
 Scale: r10  
 Drawing No.: D1.1

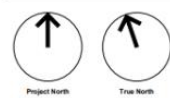
**PRELIMINARY**

1 SITE PLAN  
1:300



**AREA USE**

- Circulation
- Parking
- Service
- Storage
- Road Widening



- GENERAL NOTES**
1. Show work drawings. Vertical dimensions and have precedence over horizontal dimensions.
  2. All work shall comply with the 2012 Ontario Building Code and amendments.
  3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  5. All documents remain the property of the architect. Unapproved use, modification, or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the architect for the amount of work indicated.
  6. The colored combined hatched reflects the consultant's best judgment to light of the information available to him at the time of preparation. Any use which is not specifically stated herein shall be the responsibility of each third party.
  7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of reliance made on advice based on the combined documents.

No.	Date	Revision
1	2023-05-30	ISSUE FOR CLIENT REVIEW
2	2023-05-30	ISSUE FOR PERMITS
3	2023-05-30	ISSUE FOR PERMITS
4	2023-05-30	ISSUE FOR PERMITS
5	2023-05-30	ISSUE FOR PERMITS
6	2023-05-30	ISSUE FOR PERMITS
7	2023-05-30	ISSUE FOR PERMITS
8	2023-05-30	ISSUE FOR PERMITS
9	2023-05-30	ISSUE FOR PERMITS
10	2023-05-30	ISSUE FOR PERMITS
11	2023-05-30	ISSUE FOR PERMITS
12	2023-05-30	ISSUE FOR PERMITS
13	2023-05-30	ISSUE FOR PERMITS
14	2023-05-30	ISSUE FOR PERMITS
15	2023-05-30	ISSUE FOR PERMITS
16	2023-05-30	ISSUE FOR PERMITS
17	2023-05-30	ISSUE FOR PERMITS
18	2023-05-30	ISSUE FOR PERMITS
19	2023-05-30	ISSUE FOR PERMITS
20	2023-05-30	ISSUE FOR PERMITS



392-412 WILSON STREET  
EAST & 15 LORNE AVENUE, ANCASTER

Project No: 22023  
Drawing No: 261110221  
Drawing Date: 24  
Drawing Scale: ET  
Drawing Author: KITCHENER  
Drawing Date: 2023-05-30 10:22:24 AM

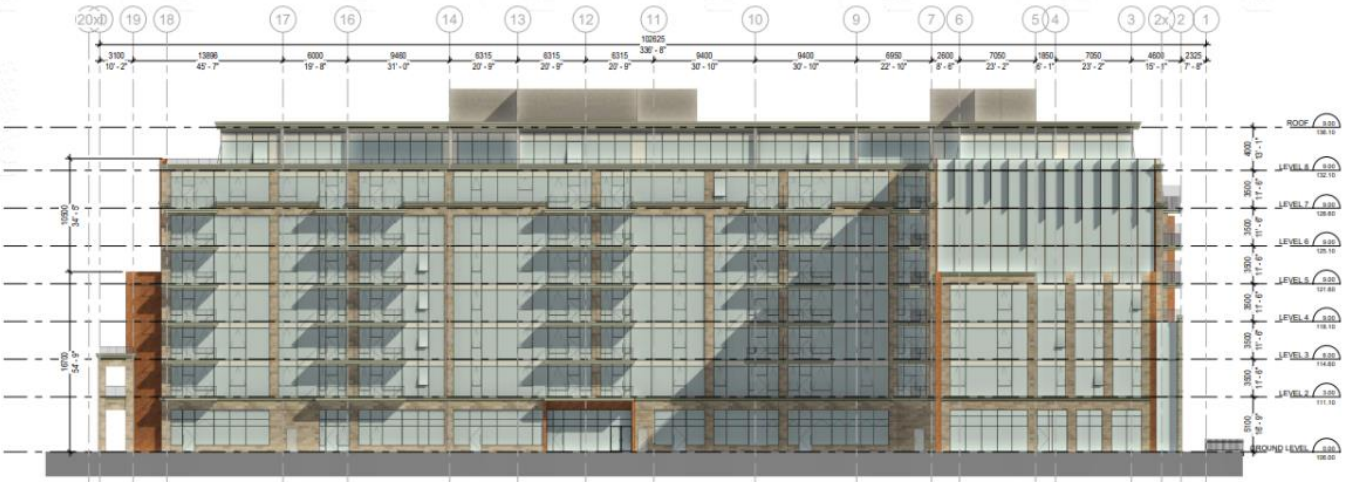
**FLOOR PLANS - PARKING P1 & P2**

Drawing Scale: 1:250  
Drawing Title: r12  
Drawing Date: 21  
**D2.1**

1 FLOOR PLAN - PARKING P2

2 FLOOR PLAN - PARKING P1





1 EAST ELEVATION  
1:200



2 SOUTH ELEVATION (ACADEMY STREET)  
1:200

- GENERAL NOTES**
1. See all work drawings. Written dimensions shall have precedence over scaled dimensions.
  2. All work shall comply with the 2012 Ontario Building Code and amendments.
  3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  5. All documents remain the property of the architect. Contractors use, modification, reproduction or distribution of these documents is prohibited without written permission. The contract documents were prepared by the architect for the account of the owner.
  6. The material contained herein reflects the architect's best judgment in light of the information available to him at the time of preparation. Any use which is third party makes of the contract documents, or any reliance, error, discrepancy or inaccuracy based thereon are the responsibility of the contractor to be made based on the contract documents.
  7. This consultant accepts no responsibility for damages of any nature suffered by any third party as a result of mistakes made or actions based on the contract documents.

No.	Date	Revision
1		PROVISIONAL PROJECT FOR CLIENT REVIEW
2		PROVISIONAL PROJECT FOR CLIENT REVIEW
3		PROVISIONAL PROJECT FOR CLIENT REVIEW
4		PROVISIONAL PROJECT FOR CLIENT REVIEW
5		PROVISIONAL PROJECT FOR CLIENT REVIEW
6		PROVISIONAL PROJECT FOR CLIENT REVIEW
7		PROVISIONAL PROJECT FOR CLIENT REVIEW
8		PROVISIONAL PROJECT FOR CLIENT REVIEW



392-412 WILSON STREET  
EAST & 15 LORNE  
AVENUE, ANCASTER

Project No: 22021  
Drawing Date: 05/12/2021  
Drawing Title: TH ET  
Architect: SRM architects+urban+designers  
Architect: KITCHENER  
Plot Date: Time: 2023-05-30 10:23:58 AM

**ELEVATIONS**

Drawing Title: 1:200  
Scale: r8  
Drawing No: D3.2

PRELIMINARY