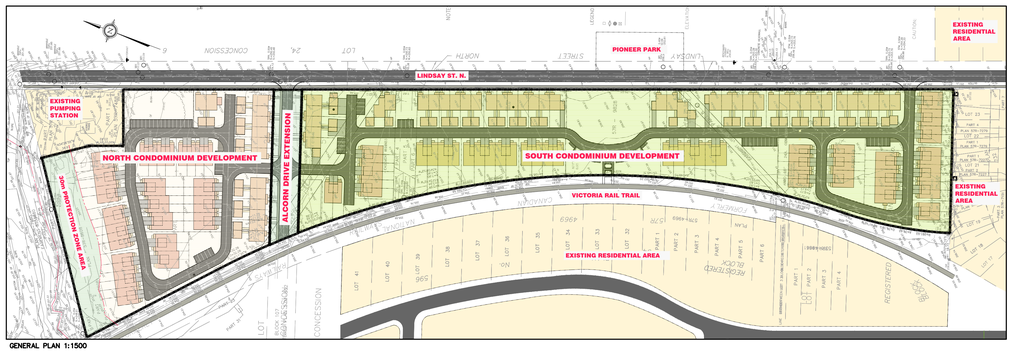

GENERAL PLAN 1:1500

SITE PLAN 1:600

LEGEND:

- EXISTING ELEVATION
- 146.79bc CURB ELEVATIONS
- 147.60 PROPOSED ELEVATION
- 1.8m WOOD PRIVACY FENCE
- 1.5m BLACK CHAIN LINK FENCE
- TREE HOARDING
- 600x600 CONCRETE SLABS
- UNIT PAVERS
- CENTRAL AIR CONDITIONING UNITS
- PROVISION FOR THE ADDITION OF AIR CONDITIONING
- A/C AIR CONDITIONING UNIT
- GAS METER
- HYDRO METER
- VALVE & BOX
- VALVE CHAMBER
- STREET LIGHT
- CATCH BASIN
- TRANSFORMER
- HYDRANT
- WATER SERVICE
- DIRECTION OF FLOW
- FG FINISHED FLOOR ENTRY
- TFW TOP OF FOUNDATION WALL
- FBS FINISHED BASEMENT SLAB
- INV INVERSE OF PIPEWALL
- BUILDING ENTRACE
- STM MANHOLE
- SAN MANHOLE
- MB MAILBOX
- 00 UNIT NUMBER
- 0000 MUNICIPAL ADDRESS
- EXISTING TREES TO BE SAVED TYP.
- BUILDING ENTRANCES

SITE STATISTICS - FOR TOTAL SITE:

GROSS SITE AREA	57124.32 m^2 14.1157 Ac 5.7124 Ha
ALCORN DR. EXTENSION	– 2120.06 m^2
30m PROTECTION ZONE AREA	– 2721.15 m^2
NET SITE AREA	52283.11 m^2 12.9194 Ac 5.2283 Ha
TOTAL DENSITY	152 UNITS/12.9194 Ac = 11.765 UPA 152 UNITS/5.2283 Ha = 29.073 UPH
FLOOR SPACE INDEX(FSI)	Gross floor area / Gross site area = 52283.11

SITE STATISTICS

SOUTH CONDOMINIUM DEVELOPMENT

GROSS SITE AREA	37348.57 m^2
ALCORN DR. EXTENSION	2120.06 m^2
NET SITE AREA	35228.31 m^2/8.703 Ac/ 3.5228 Ha

NUMBER OF UNITS:		
BLOCK 1	2 UNITS	
BLOCK 2	6 UNITS	
BLOCK 3	6 UNITS	
BLOCK 4	6 UNITS	
BLOCK 5	6 UNITS	
BLOCK 6	5 UNITS	
BLOCK 7	3 UNITS	
BLOCK 8	7 UNITS	
BLOCK 9	6 UNITS	
BLOCK 10	2 UNITS	
BLOCK 11	5 UNITS	
BLOCK 12	3 UNITS	
BLOCK 13	6 UNITS	
BLOCK 14	4 UNITS	
BLOCK 15	5 UNITS	
BLOCK 16	4 UNITS	
BLOCK 17	6 UNITS	
BLOCK 18	5 UNITS	
BLOCK 19	5 UNITS	
BLOCK 20	4 UNITS	
TOTAL	20 BLOCKS	97 UNITS

DENSITY:	97 UNITS/3.5228 Ha 97 UNITS/8.7032 Ac	27.535 UPH 11.143 UPA

COVERAGE	11277.54 M^2	32.013%
ROADS, WALKWAYS, G/W	7817.15 M^2	22.190%
LANDSCAPE	16133.62 M^2	45.797%

PARKING:

(2 CARS PER UNIT, 1 IN GARAGE; 1 IN DRIVEWAY) 57x2	114
(2 CARS PER UNIT, 2 IN GARAGE) 32x2	64
(2 CARS PER UNIT, 1 IN GARAGE; 2 IN DRIVEWAY) 4x3	12
(4 CARS PER UNIT, 2 IN GARAGE; 2 IN DRIVEWAY) 4x4	16
VISITOR PARKING: required (0.25/unit x 97 units = 24.25) provided (including two accessible parkings)	28
TOTAL:	245

NORTH CONDOMINIUM DEVELOPMENT

GROSS SITE AREA	19775.85 m^2
30m PROTECTION ZONE AREA	2721.15 m^2
NET SITE AREA	17054.70 m^2/1.2143 Ac/ 1.7058 Ha

NUMBER OF UNITS:		
BLOCK A	6 UNITS	
BLOCK B	6 UNITS	
BLOCK C	2 UNITS	
BLOCK D	6 UNITS	
BLOCK E	5 UNITS	
BLOCK F	6 UNITS	
BLOCK G	4 UNITS	
BLOCK H	6 UNITS	
BLOCK I	4 UNITS	
BLOCK J	4 UNITS	
BLOCK K	6 UNITS	
TOTAL	11 BLOCKS	55 UNITS

DENSITY:	55 UNITS/1.7058 Ha 55 UNITS/1.2143 Ac	32.249 UPH 13.551 UPA

COVERAGE	5720.95 M^2	33.541%
ROADS, WALKWAYS, G/W	4219.36 M^2	24.740%
LANDSCAPE	7114.48 M^2	41.719%

PARKING:

(2 CARS PER UNIT, 1 IN GARAGE; 1 IN DRIVEWAY) 41x2	82
(2 CARS PER UNIT, 2 IN GARAGE) 14x2	28
VISITOR PARKING: required (0.25/unit x 55 units = 13.75) provided	27
TOTAL:	137

Date	Ref.	Description
11.22.18	CZ	Updated Site Plan per 31 in setback & recreational Site Statistics
11.13.18	CZ	Updated Site Plan per 31 in setback & recreational Site Statistics
09.25.18	CZ	Updated Site Plan and Calculated Site Statistics
04.09.18	CZ	UPDATED PER COMMENTS
03.22.18	CZ	PRELIMINARY SITE PLAN

Revisions

Drawn	CZ
Date	03/24/18
Checked	
Approved	
Printed	11.22.18
CAD File	17-1399-SP6.DWG

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents. Such work is to be reported to the Architect.

Single pages of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work.

Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty.

Do not scale drawings.

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SP

ANVIL DEVELOPMENTS (LINDSAY) LTD.

PROPOSED RESIDENTIAL DEVELOPMENT

220 LINDSAY STREET NORTH,
LINDSAY, ONTARIO

Sheet Title	SITEPLAN
Scales	1:600
Sheet Number	17-1399-SP1