SITE	STATS	
OVERALL SITE AREA (Approx.)		53,497 sq.m
DEVELOPMENT SITE AREA		22,188 sq.m
PROPOSED PARKLAND DEDICATION	8%	1800 sq.m
NET SITE AREA		20,388 sq.m
DENSITY		3.75 FSI
LANDSCAPE COVERAGE		42%
BUILDING HEIGHTS		
TOWER A	<b>14 STOREYS</b>	45.74 m*
TOWER B1	<b>14 STOREYS</b>	44.27 m*
TOWER B2	<b>10 STOREYS</b>	32.27 m*
TOWER C	<b>14 STOREYS</b>	45.85 m*
TOWER D	<b>14 STOREYS</b>	45.07 m*
* Measured from	average grade	

UNIT MIX PHASE 01 PHASE 02 
 BUILDING A
 BUILDING B

 1B
 1B+D
 2B
 2B+D
 3B
 2B TH
 3B TH
 TOTAL
 1B
 1B+D
 2B
 2B+D
 3B
 2B TH
 3B TH
 1B
 1B+D
 2B
 2B+D
 3B
 2B TH
 3B TH
 1C
 LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8 LEVEL 8 LEVEL 9 LEVEL 10 LEVEL 11 LEVEL 12 LEVEL 13 LEVEL 14 TOTAL GRAND TOTAL 7% 42% 1B 50% 2B 8% 3B 715 UNITS TOTAL ALL PHASES INCLUDING PARKLAND 322 UNITS/HA EXCLUDING PARKLAND 351 UNITS/HA

PH	PHASE 1 - BUILDING A		Pł	HASE 2 - BUIL	DING B	PH	ASE 3 - BUILD	DING C	PHASE 3 - BUILDING D			
	<b>GFA</b> (sq.m)	<b>NET FLOOR</b> <b>AREA</b> (sq.m)		<b>GFA</b> (sq.m)	NET FLOOR AREA (sq.m)		GFA (sq.m)	<b>NET FLOOR</b> <b>AREA</b> (sq.m)		<b>GFA</b> (sq.m)	NET FLOOR AREA (sq.m)	
LEVEL 1	2238	1581	LEVEL 1	2980	2323	LEVEL 1	2045	1571	LEVEL 1	1773	1428	
LEVEL 2	1708	1358	LEVEL 2	2192	1740	LEVEL 2	988	753	LEVEL 2	428	292	
LEVEL 3	2021	1763	LEVEL 3	2433	2117	LEVEL 3	1563	1398	LEVEL 3	1391	1237	
LEVEL 4	2021	1763	LEVEL 4	2433	2117	LEVEL 4	1563	1398	LEVEL 4	1391	1237	
LEVEL 5	2021	1763	LEVEL 5	2433	2117	LEVEL 5	1563	1398	LEVEL 5	1391	1237	
LEVEL 6	2021	1763	LEVEL 6	2433	2117	LEVEL 6	1563	1398	LEVEL 6	1391	1237	
LEVEL 7	901	798	LEVEL 7	1679	1476	LEVEL 7	925	808	LEVEL 7	869	744	
LEVEL 8	880	770	LEVEL 8	1655	1447	LEVEL 8	882	780	LEVEL 8	830	767	
LEVEL 9	880	770	LEVEL 9	1655	1447	LEVEL 9	882	780	LEVEL 9	830	722	
LEVEL 10	880	770	LEVEL 10	1655	1447	LEVEL 10	882	780	LEVEL 10	830	722	
LEVEL 11	880	770	LEVEL 11	827	722	LEVEL 11	882	780	LEVEL 11	830	722	
LEVEL 12	880	770	LEVEL 12	827	722	LEVEL 12	882	780	LEVEL 12	830	722	
LEVEL 13	880	770	LEVEL 13	827	722	LEVEL 13	882	780	LEVEL 13	830	722	
LEVEL 14	880	770	LEVEL 14	827	722	LEVEL 14	882	780	LEVEL 14	830	722	
MECH PH	420	0	MECH PH	420	0	MECH PH	420	55	MECH PH	420	79	
TOTAL	19510	16179	TOTAL	25274	21234	TOTAL	16803	14233	TOTAL	14864	12588	

TOTAL GFA (sq.m) FOR ALL PHASES TOTAL NFA (sq.m) FOR ALL PHASES

New Zoning By-law (2023)-20790 :

**64234** sq.m

**76450** sq.m

Gross floor area (GFA) means the floor area of a building measured from the centre line of partition walls and from the exterior face of outside walls.

Net floor area means the gross floor area of a building measured from the interior walls, excluding stairways, common hallways, elevator shafts and other service and mechanical shafts, service and mechanical rooms, waste and recycling rooms, loading areas, and common washroom facilities.

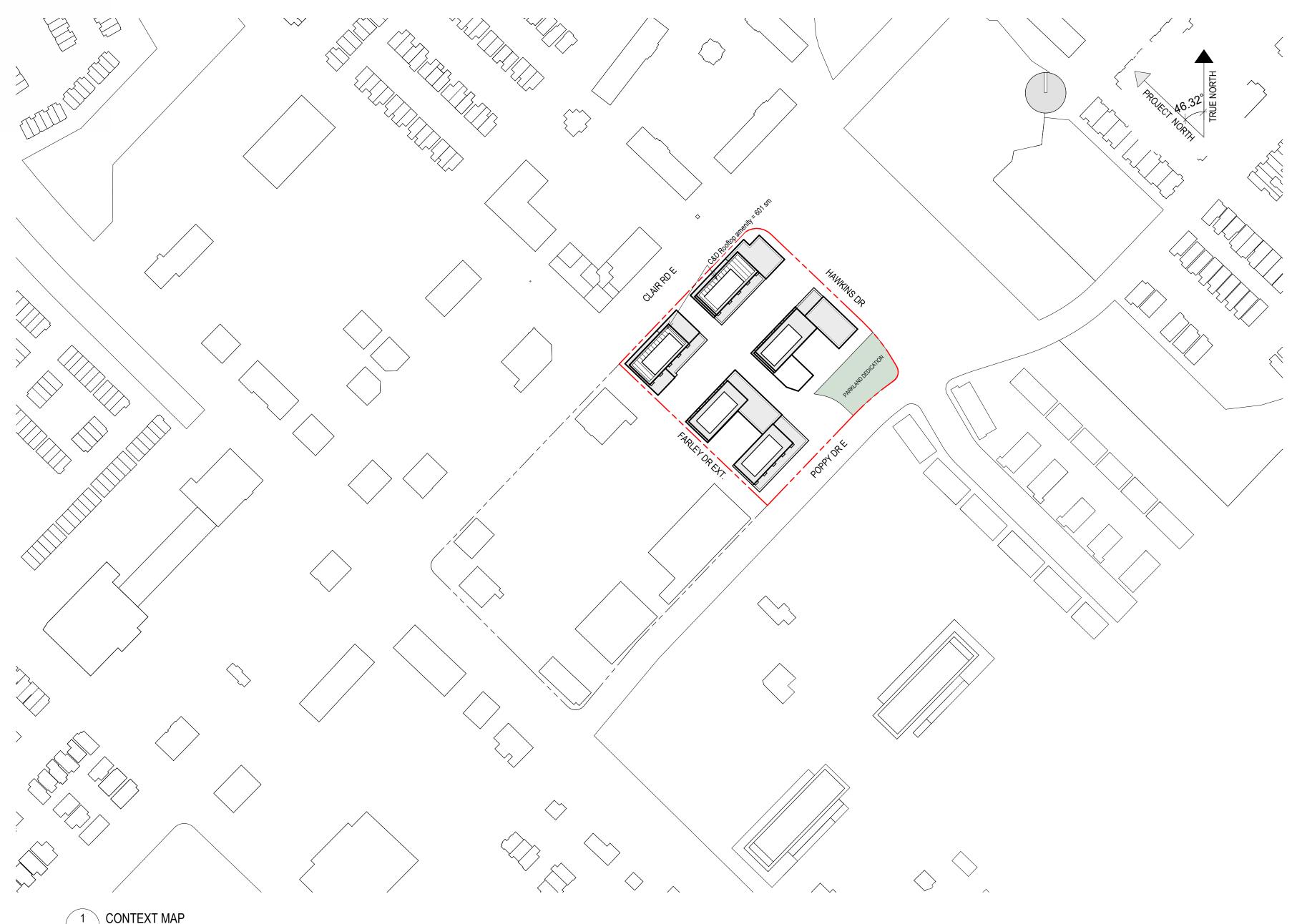
CAR PARKING

PHASE 1   BUILDING A	i.	PHASE 2   BU	JILDING B		PHASE 3   BUILDIN	GSC&D	
	107			246	NO. OF UNITS		
IO. OF UNITS /IN REQ. VISITOR .1/unit	187 19	NO. OF UNITS MIN REQ. VISITOR	.1/unit	246 25	MIN REQ. VISITOR	.1/unit	
1IN REQ. RESIDENTIAL .8/unit	187	MIN REQ. RESIDENTIAL	.8/unit	246	MIN REQ. RESIDENTIAL	.8/unit	
EQ. ACCESSIBLE SPACES 1+2%	5	REQ. ACCESSIBLE SPACES	1+2%	240	REQ. ACCESSIBLE SPACES	.8/um 1+2%	
EQ. ACCESSIBLE SPACES ITZ/	5	NEQ. ACCESSIBLE SPACES	1+270	0	NEQ. ACCESSIBLE SPACES	17270	
ROPOSED		PROPOSED			PROPOSED		
EVEL P1		LEVEL P1			LEVEL P1		
ON-RES PARKING	23	NON-RES PARKING		26	NON-RES PARKING		
ESIDENTIAL PARKING	103	RESIDENTIAL PARKING		97	RESIDENTIAL PARKING		
OTAL	126	TOTAL		123	TOTAL		
EVEL P2		LEVEL P2			LEVEL P2		
ON-RES PARKING	о	NON-RES PARKING		о	NON-RES PARKING		
ESIDENTIAL PARKING	129	RESIDENTIAL PARKING		129	RESIDENTIAL PARKING		
OTAL	129	TOTAL		129	TOTAL		
OTAL ACCESSIBLE	10	TOTAL ACCESSIBLE		12	TOTAL ACCESSIBLE		
VERALL TOTAL	255	OVERALL TOTAL		252	OVERALL TOTAL		
PROPOSED PARKING RATIO   NON-RES	0.1	PROPOSED PARKING RATIO   NON	I-RES	0.1	PROPOSED PARKING RATIO   NON-R	ES	
ROPOSED PARKING RATIO   RES	1.2	PROPOSED PARKING RATIO   RES		0.9	PROPOSED PARKING RATIO   RES		
VERALL ALL PHASES ON-RES PARKING	85	COMMERCIAL PARKING		2127			
		OVERALE COMMERCIAL AREA (BED	d3 A,B,C & DJ	2127	0 = 1 = 1 = 1		
ESIDENTIAL PARKING ROPOSED PARKING RATIO   NON-RES	742 0.1	MIN REQUIRED COMMERCIAL PARI	KING	57	0 spaces for the first 500 m <sup>2</sup> of GFA;		
ROPOSED PARKING RATIO   NON-RES	1.04	NON-RES SURFACE PARKING PROPO		23	3.5 spaces / 100 m <sup>2</sup> GFA in excess of 5	00	
	1.04						
		NON-RES PARKING PROPOSED IN B		36			
		OVERALL NON-RES PARKING PROP	OSED	59			
BIKE PARKING		OVERALL NON-RES PARKING PROP	OSED	59			
(a) A set of the se	DEC			29			
BIKE PARKING PHASE 1   BUILDING A   F	RES	DVERALL NON-RES PARKING PROP PHASE 2   BUILI		29	PHASE 3   BUILDIN	G C   RES	
PHASE 1   BUILDING A   F	<b>RES</b> 189			250	PHASE 3   BUILDIN	 G C   RES	
PHASE 1   BUILDING A   F		PHASE 2   BUILI				G C   RES	
PHASE 1   BUILDING A   F		PHASE 2   BUILI				<b>G C   RES</b> .1/unit	
PHASE 1   BUILDING A   F IO. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit	189	PHASE 2   BUILI	DING B  RES	250	NO. OF UNITS		
PHASE 1   BUILDING A   F IO. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM	189	PHASE 2   BUILI	DING B  RES	250 25	NO. OF UNITS		
NO. OF UNITS REQUIRED SHORT-TERM	189 19	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING	DING B  RES	250	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING		
PHASE 1   BUILDING A   F NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit PROPOSED SHORT-TERM PARKING	189 19	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING	DING B  RES	250 25	NO. OF UNITS REQUIRED SHORT-TERM PARKING		
PHASE 1   BUILDING A   F IO. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit	189 19 <b>20</b>	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING	DING B  RES .1/unit 1/unit	250 25 <b>26</b>	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING	.1/unit	
PHASE 1   BUILDING A   F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL	189 19 <b>20</b>	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING	DING B  RES .1/unit 1/unit	250 25 <b>26</b>	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING	.1/unit	
PHASE 1   BUILDING A   F IO. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL	189 19 20 189	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/	DING B  RES .1/unit ARKING 25%	250 25 <b>26</b> 250	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE	.1/unit 1/unit	
PHASE 1   BUILDING A   F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES 25% ROPOSED HORIZONTAL	189 19 20 189	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES	DING B  RES .1/unit ARKING 25%	250 25 <b>26</b> 250	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES	.1/unit 1/unit	
PHASE 1   BUILDING A   F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES 25%	189 19 20 189 47	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE P	DING B  RES .1/unit 1/unit ARKING 25%	250 25 <b>26</b> 250 63	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE	.1/unit 1/unit 25%	
PHASE 1   BUILDING A   F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED STACKED BICYCLE	189 19 20 189 47	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE P SPACES	DING B  RES .1/unit 1/unit ARKING 25%	250 25 <b>26</b> 250 63	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES	.1/unit 1/unit 25%	
PHASE 1   BUILDING A   F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED STACKED BICYCLE ARKING SPACES	189 19 20 189 47 <b>49</b>	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE P SPACES PROPOSED STACKED BICYCLE PARK SPACES	DING B  RES .1/unit 1/unit ARKING 25%	250 25 <b>26</b> 250 63 <b>78</b>	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES	.1/unit 1/unit 25%	
PHASE 1 BUILDING A F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES 25% ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED STACKED BICYCLE ARKING SPACES ROPOSED LONG-TERM	189 19 20 189 47 <b>49</b>	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE PARK	DING B  RES .1/unit 1/unit ARKING 25%	250 25 <b>26</b> 250 63 <b>78</b>	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING	.1/unit 1/unit 25%	
PHASE 1 BUILDING A F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES 25% ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED STACKED BICYCLE ARKING SPACES ROPOSED LONG-TERM ARKING	189 19 20 189 47 49 144 193	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE PARK SPACES PROPOSED STACKED BICYCLE PARK SPACES PROPOSED LONG-TERM PARKING	DING B  RES .1/unit 1/unit ARKING ARKING ING	250 25 250 63 78 176 254	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES PROPOSED LONG-TERM PARKING	.1/unit 1/unit 25%	
PHASE 1 BUILDING A F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES 25% ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED STACKED BICYCLE ARKING SPACES ROPOSED LONG-TERM ARKING	189 19 20 189 47 49 144 193	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE P SPACES PROPOSED STACKED BICYCLE PARK SPACES	DING B  RES .1/unit 1/unit ARKING ARKING ING	250 25 250 63 78 176 254	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES	.1/unit 1/unit 25%	CIA
PHASE 1 BUILDING A F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING 1/unit EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES 25% ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED STACKED BICYCLE ARKING SPACES ROPOSED LONG-TERM ARKING ARKING	189 19 20 189 47 49 144 193	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE PARK SPACES PROPOSED STACKED BICYCLE PARK SPACES PROPOSED LONG-TERM PARKING	DING B  RES .1/unit 1/unit ARKING ARKING ING	250 25 26 250 63 78 176 254 CIAL	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES PROPOSED LONG-TERM PARKING	.1/unit 1/unit 25%	
PHASE 1 BUILDING A F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES 25% ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED STACKED BICYCLE ARKING SPACES ROPOSED LONG-TERM ARKING ARKING	189 19 20 189 47 49 144 193	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE PARK SPACES PROPOSED STACKED BICYCLE PARK SPACES PROPOSED LONG-TERM PARKING	DING B  RES .1/unit 1/unit ARKING ARKING ING	250 25 250 63 78 176 254	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES PROPOSED LONG-TERM PARKING	.1/unit 1/unit 25%	CI/
PHASE 1   BUILDING A   F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES 25% ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED STACKED BICYCLE ARKING SPACES ROPOSED LONG-TERM ARKING	189 19 20 189 47 49 144 193	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE PARK SPACES PROPOSED STACKED BICYCLE PARK SPACES PROPOSED LONG-TERM PARKING	DING B  RES .1/unit 1/unit ARKING ARKING ING	250 25 26 250 63 78 176 254 CIAL	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES PROPOSED LONG-TERM PARKING	.1/unit 1/unit 25%	
PHASE 1   BUILDING A   F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING 2 EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL CYCLE PARKING SPACES 25% ROPOSED HORIZONTAL CYCLE PARKING SPACES ROPOSED HORIZONTAL CYCLE PARKING SPACES ROPOSED LONG-TERM ARKING SPACES ROPOSED LONG-TERM ARKING COPOSED OVERALL COMMERCIAL BIKE PARKING FOR TERM BIKE PARKING	189 19 20 189 47 49 144 193 ARKING 4 6	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARK SPACES PROPOSED HORIZONTAL BICYCLE PARK SPACES PROPOSED STACKED BICYCLE PARK SPACES PROPOSED LONG-TERM PARKING AREA OF COMMERCIAL SPACE REQUIRED SHORT-TERM PARKING	DING B  RES .1/unit 1/unit 25% ARKING ING B  COMMER	250 25 26 250 63 78 176 254 CIAL	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES PROPOSED LONG-TERM PARKING <b>PHASE 3   BUILDING C  </b> AREA OF COMMERCIAL SPACE REQUIRED SHORT-TERM PARKING	.1/unit 1/unit 25% G COMMER( .2/100 sm	
PHASE 1 BUILDING A F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING 1/unit EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL CYCLE PARKING SPACES 25% ROPOSED HORIZONTAL CYCLE PARKING SPACES ROPOSED HORIZONTAL CYCLE PARKING SPACES ROPOSED STACKED BICYCLE ARKING SPACES ROPOSED LONG-TERM ARKING COPOSED LONG-TERM ARKING	189 19 20 189 47 49 144 193 ARKING 4 6	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE P/ SPACES PROPOSED HORIZONTAL BICYCLE P SPACES PROPOSED STACKED BICYCLE PARK SPACES PROPOSED LONG-TERM PARKING PHASE 2   BUILDING AREA OF COMMERCIAL SPACE	DING B  RES .1/unit 1/unit 25% ARKING ING B  COMMER	250 25 26 250 63 78 176 254 CIAL	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES PROPOSED LONG-TERM PARKING	.1/unit 1/unit 25%	
PHASE 1   BUILDING A   F O. OF UNITS EQUIRED SHORT-TERM ARKING .1/unit ROPOSED SHORT-TERM ARKING EQUIRED LONG-TERM ARKING 1/unit EQUIRED HORIZONTAL ICYCLE PARKING SPACES 25% ROPOSED HORIZONTAL ICYCLE PARKING SPACES ROPOSED STACKED BICYCLE ARKING SPACES ROPOSED LONG-TERM ARKING ARKING	189 19 20 189 47 49 144 193 ARKING 4 6	PHASE 2   BUILI NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARK SPACES PROPOSED HORIZONTAL BICYCLE PARK SPACES PROPOSED STACKED BICYCLE PARK SPACES PROPOSED LONG-TERM PARKING AREA OF COMMERCIAL SPACE REQUIRED SHORT-TERM PARKING	DING B  RES .1/unit 1/unit 25% ARKING ING B  COMMER	250 25 26 250 63 78 176 254 CIAL	NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES PROPOSED LONG-TERM PARKING <b>PHASE 3   BUILDING C  </b> AREA OF COMMERCIAL SPACE REQUIRED SHORT-TERM PARKING	.1/unit 1/unit 25% G COMMER( .2/100 sm	

			COMMON AMENITY AREA			
PHASE 1   BUIL	DING A		PHASE 2   BUILDING B		PHASE 3   BUILDING	C & D
NO. OF UNITS		187	NO. OF UNITS	246	NO. OF UNITS	282
INDOOR AMENITY		459	INDOOR AMENITY	722	INDOOR AMENITY	818
OUTDOOR AMENITY		1740	OUTDOOR AMENITY	1728	OUTDOOR AMENITY	1625
TOTAL AMENITY PROVIDED		2199	TOTAL AMENITY PROVIDED	2450	TOTAL AMENITY PROVIDED	2443
TOTAL AMENITY PER UNIT		11.8	TOTAL AMENITY PER UNIT	10.0	TOTAL AMENITY PER UNIT	8.7
POPS		0	POPS	670	POPS	0
FOF3		0	F0F3	070	FOFS	0
ALL PHASES COMBINED						
INDOOR AMENITY	1,999					
OUTDOOR AMENITY	5,093					
TOTAL	7,092					
TOTAL AMENITY PER UNIT	9.9					
			PRIVATE AMENITY AREA			
PHASE 1   BUIL	DING A		PHASE 2   BUILDING B		PHASE 3   BUILDINGS	C & D
AREA OF BALCONIES		1458	AREA OF BALCONIES	1860	AREA OF BALCONIES	2414
AREA OF BALCONIES PRIVATE AMENITY AREA RATE	4.8	1458 3 sq.m/un		1860	AREA OF BALCONIES	

			PHAS							03							
					BUILD	ING C				BUILDING D							
1	TOTAL	1B	1B+D	2B	2B+D	3B	2B TH	3B TH	TOTAL	1B	1B+D	2B	2B+D	3B	2B TH	3B TH	TOTAL
2	18						2	2	4						0		
																	1
	28	3	3	3	7				16	1	5	5	4				15
	28	3	3	3	7				16	1	5	5	4				15
	28	3	3	3	7				16	1	5	5	4				15
	28	3	3	3	7				16	1	5	5	4				15
	16	2	2	2	1	1			8	4		2					6
	20	3	1	2	2	2			10	4	1	4	1				10
	20	3	1	2	2	2			10	4	1	4	1				10
	20	3	1	2	2	2			10	4	1	4	1				10
	10	3	1	2	2	2			10	4	1	4	1				10
	10	3	1	2	2	2			10	4	1	4	1				10
	10	3	1	2	2	2			10	4	1	4	1				10
	10	3	1	2	2	2			10	4	1	4	1				10
2		35	21	28	43	15	2	2		36	27	50	23	0	0		
%	246	24%	14%	19%	29%	10%	1%	1%	146	26%	20%	37%	17%				136

PHASE 3   BUILDIN	IG D   RES	
NO. OF UNITS		136
REQUIRED SHORT-TERM PARKING	.1/unit	14
PROPOSED SHORT-TERM PARKING		14
REQUIRED LONG-TERM PARKING	1/unit	136
REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE	25%	34
PARKING SPACES	_	41
PROPOSED STACKED BICYCLE PARKING SPACES	G	96
PROPOSED LONG-TERM PARKING		137
PHASE 3   BUILDING D		CIAL
AREA OF COMMERCIAL SPACE		918
REQUIRED SHORT-TERM PARKING	.2/100 sm	2
REQUIRED LONG-TERM PARKING	.1/100 sm	1
PROPOSED SHORT-TERM PARKING		2
PROPOSED LONG-TERM PARKING		2



1 CONTEXT MAP A 101 1 : 2000

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NO.	DATE	<b>REVISION / ISSUANCE</b>					
1	231215	Issued For ZBA Pre-Submission					
2	240726	Issued For ZBA Pre-submission					
3	250320	Issued For ZBA					

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NOTES



PROJECT OVERVIEW

