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NO.	DATE	ISSUED FOR
1	05/07/2019	CLIENT REVIEW
2	23/08/2019	CLIENT REVIEW
3	18/10/2019	CLIENT REVIEW
4	11/12/2019	CLIENT REVIEW
5	04/02/2020	ISSUED TO PLANNER

ADDITIONAL NOTES:

NO.	DATE	REVISION COMMENT
1	23/08/2019	PLANNERS COMMENTS

**SRN ARCHITECTS**  
 8395 JANE STREET SUITE 202  
 VAUGHAN, ONTARIO, L4K 5Y2  
 PHONE: 905.417.5515 FAX: 905.417.5517

ONTARIO ASSOCIATION OF ARCHITECTS  
 GREGORY W. PARKER P.Eng. Q.Eng.  
 6996  
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CLIENT:  
**VITMONT HOLDINGS (OAK RIDGES) INC.**  
 100 CASTER AVENUE  
 WOODBRIDGE, ONTARIO, L4L 5Y9  
 905.264.5564

PROJECT:  
**LOTUS PARK**  
 RENTAL RESIDENTIAL DEVELOPMENT  
 1460 VICTORIA PARK AVENUE

DRAWING TITLE:  
**SITE PLAN**

DATE: June 23, 2021 SCALE: 1:100  
 DRAWN BY: GF/DC CHECKED BY: JS  
 PROJECT NUMBER: DRAWING NUMBER:  
**S16031 A100**

SITE PLAN 1  
 1:100 SCALE A100

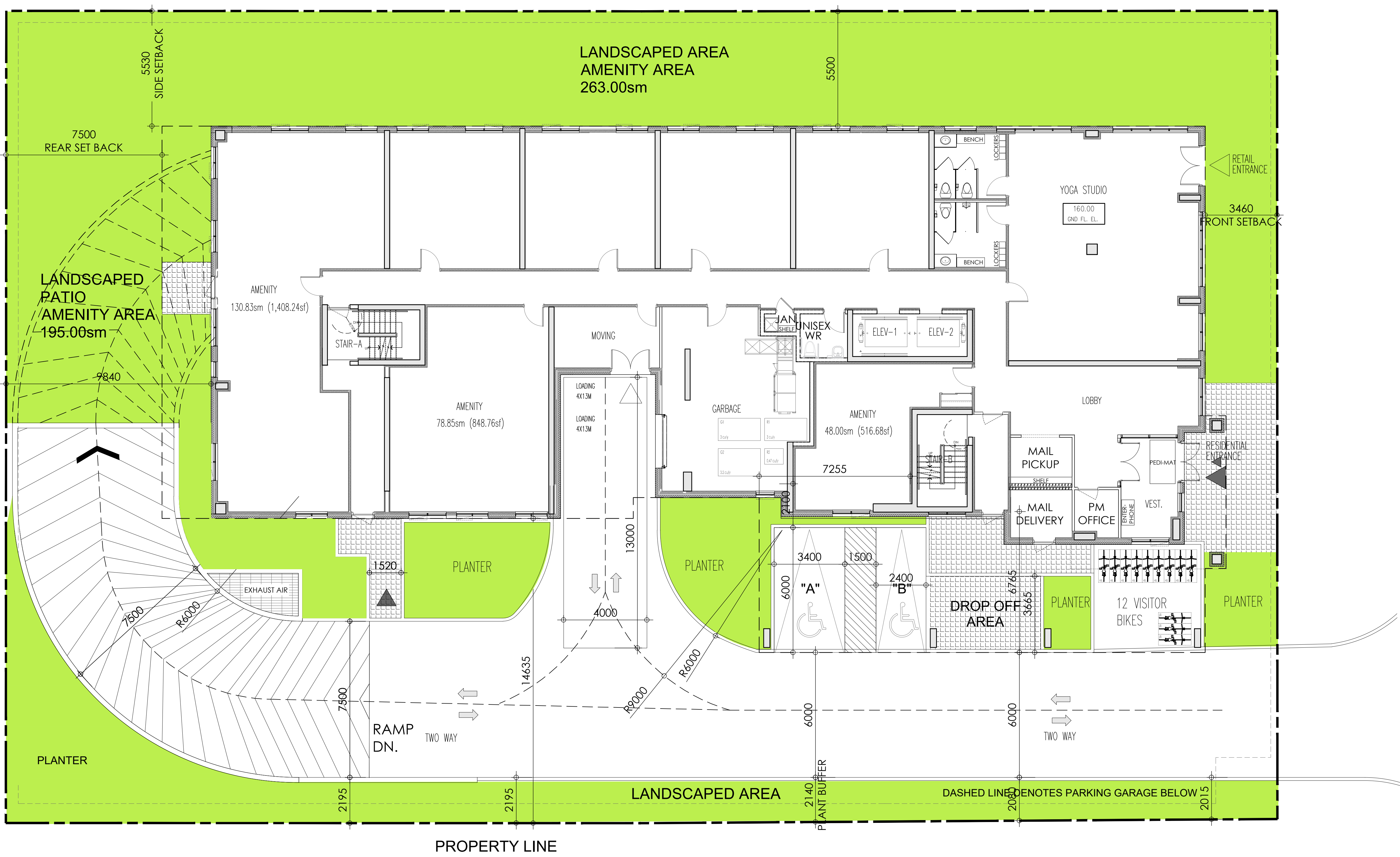
NO. 04R50088

File Path: SRN\Projects\2021 - 1460 VICTORIA PARK AVENUE\CONSTRUCTION\SETBACKS\CONTRACTOR\SETBACKS\CONTRACTOR\SRN\_ARCHITECTS\A100\_SitePlan.dwg, Job No.: 2021-04R50088

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4	11/12/2019	CLIENT REVIEW
5	04/02/2020	ISSUED TO PLANNER
6	2021.09.10	ISSUED TO PLANNER

ADDITIONAL NOTES:



SITE DEVELOPMENT DATA					
<b>ZONING BY LAW 7625</b>					
<b>SITE AREA</b>	SM	SF			
	2370.60	25517.76			
	0.237 Ha	5856 ACRES			
<b>BUILDING AREA</b>					
	SM	SF			
FOOTPRINT	1083.00	11657.31			
<b>GROSS FLOOR AREAS</b>					
	SQ M	SQ FT.			
FLOORS					
GROUND FLOOR	900.00	9687.52			
SECOND FLOOR	1083.00	11657.31			
THIRD FLOOR	1083.00	11657.31			
FOURTH FLOOR	1030.00	11086.83			
FIFTH FLOOR	974.50	10489.43			
SIXTH FLOOR	974.50	10489.43			
SEVENTH FLOOR	974.50	10489.43			
EIGHTH FLOOR	859.00	9246.20			
NINTH FLOOR	819.00	8815.93			
TENTH FLOOR	819.00	8815.93			
ELEVENTH FLOOR	861.60	9214.40			
TOTAL GFA	10178.10	109556.73			
<b>LOT COVERAGE</b>		51.60%			
<b>DENSITY</b>	F.S.I. =	4.29			
F.S.I. CALCULATION	GROSS FLOOR AREA =	10178.10			
	SITE AREA =	2370.60			
<b>UNIT SUMMARY</b>					
<b>FLOORS</b>	Studio	1 BR.	2BR	3BR	
SUBTOTAL:	0	74	31	11	
TOTAL UNITS: 116					
<b>PARKING</b>					
REQUIRED			PROVIDED		
0	AT 0.8 PER	FOR STUDIO @ 0.8 = 0 X 0.8 =			0
66	AT 0.9 PER	FOR 1 BED @ 0.72 = 74 X 0.72 =			54
31	AT 1.0 PER	FOR 2 BED @ 1 = 31 X 1 =			31
13	AT 1.2 PER	FOR 3 BED @ 1.2 = 11 X 1.2 =			14
23	AT 0.2 PER	VISITORS @ 116 X 0.15 =			18
<b>133</b>			<b>TOTAL PARKING 117</b>		
<b>BUILDING HEIGHT</b>					
	M	F			
TOTAL	36.50 M	119.75 FT			
<b>BUILDING AMENITY SPACE</b>					
	SM	SF			
INDOOR AMENITY	257.68 sm	2,773.73 sf			
<b>OUTDOOR AMENITY</b>					
11th FLOOR TERRACE	142.00 sm	1,528.47 sf			
9th FLOOR TERRACE	40.00 sm	430.55 sf			
8th FLOOR TERRACE	115.00 sm	1,237.85 sf			
GROUND FLOOR	415.00 sm	4,467.02 sf			
TOTAL	969.68 sm	10,437.89 sf			

NO.	DATE	REVISION COMMENT:
1	23/08/2019	PLANNERS COMMENTS

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ONTARIO ASSOCIATION OF ARCHITECTS  
 REG. NO. 10000  
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 100 CASTER AVENUE  
 WOODBRIDGE, ONTARIO, L4L 5Y9  
 905.264.5564

PROJECT:  
 LOTUS PARK  
 RENTAL RESIDENTIAL DEVELOPMENT  
 1460 VICTORIA PARK AVENUE

DRAWING TITLE:  
 COMBINED SITE PLAN  
 AND GROUND FLOOR PLAN

DATE: July 28, 2021 SCALE: 1:100  
 DRAWN BY: DC/AC CHECKED BY: GF  
 PROJECT NUMBER: DRAWING NUMBER:  
**S16031 A101**

COMBINED GROUND FLOOR SITE PLAN 1  
 1:100 SCALE A101

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6	2021.09.20	ISSUED TO PLANNER

ADDITIONAL NOTES:



NORTH BUILDING ELEVATION 1  
1:150 SCALE A400



FRONT/EAST ELEVATION 2  
1:150 SCALE A400



SOUTH BUILDING ELEVATION 3  
1:150 SCALE A400



REAR/WEST BUILDING ELEVATION 4  
1:150 SCALE A400

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905.264.5564

PROJECT:  
LOTUS PARK  
RENTAL RESIDENTIAL DEVELOPMENT  
1460 VICTORIA PARK AVENUE

DRAWING TITLE:  
BUILDING ELEVATIONS

DATE: Sep 20, 2021 SCALE: 1:150  
DRAWN BY: DC CHECKED BY: GF

PROJECT NUMBER: S16031 DRAWING NUMBER: A400