



**SITE STATISTICS:**

SITE AREA		
PART OF BLK A	LOT 1	314.9 sm
PART OF BLK A	LOT 2	144.7 sm
PART OF BLK A	LOT 3	167.5 sm
<b>BLOCK A</b>		<b>627.1 sm</b>
PART OF BLK B	LOT 5	167.2 sm
PART OF BLK B	LOT 6	142.7 sm
PART OF BLK B	LOT 7	142.5 sm
PART OF BLK B	LOT 8	228.0 sm
<b>BLOCK B</b>		<b>680.4 sm</b>
<b>BLOCK C</b>	Common Element - To be Determined	<b>1584.0 sm</b>
<b>TOTAL SITE AREA</b>		<b>2891.4 sm</b>
<b>COVERAGE</b>		<b>0.26</b>
<b>FSI</b>		<b>0.78</b>
<b>TOTAL Landscaped Areas</b>		
Front Yard Soft Landscape		46.4%
Front Yard Hard Landscape		6.4%
Drive		47.2%
<b>HEIGHT</b>		
TOP OF FLAT ROOF (HP)		12.1 m
TOP OF PARAPET		12.8 m
Parking Provided		3 spaces/ TH
<b>UNIT AREA CALCULATIONS</b>		
A1	ENTRY LEVEL	57.14 sm
	FIRST FLOOR	119.38 sm
	SECOND FLOOR	151.15 sm
	THIRD FLOOR	105.35 sm
	<b>TOTAL</b>	<b>433.02 sm</b>
A2	ENTRY LEVEL	17.47 sm
	FIRST FLOOR	80.83 sm
	SECOND FLOOR	106.56 sm
	THIRD FLOOR	84.91 sm
	<b>TOTAL</b>	<b>289.76 sm</b>
A3	ENTRY LEVEL	19.23 sm
	FIRST FLOOR	80.83 sm
	SECOND FLOOR	111.20 sm
	THIRD FLOOR	88.26 sm
	<b>TOTAL</b>	<b>299.52 sm</b>
B1	ENTRY LEVEL	19.23 sm
	FIRST FLOOR	80.83 sm
	SECOND FLOOR	111.20 sm
	THIRD FLOOR	88.26 sm
	<b>TOTAL</b>	<b>299.52 sm</b>
B2	ENTRY LEVEL	17.47 sm
	FIRST FLOOR	80.83 sm
	SECOND FLOOR	106.56 sm
	THIRD FLOOR	84.91 sm
	<b>TOTAL</b>	<b>289.76 sm</b>
B3	ENTRY LEVEL	17.47 sm
	FIRST FLOOR	80.83 sm
	SECOND FLOOR	106.56 sm
	THIRD FLOOR	84.91 sm
	<b>TOTAL</b>	<b>289.76 sm</b>
B4	ENTRY LEVEL	37.81 sm
	FIRST FLOOR	98.76 sm
	SECOND FLOOR	123.93 sm
	THIRD FLOOR	87.70 sm
	<b>TOTAL</b>	<b>348.20 sm</b>

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_

LANDSCAPE ARCHITECT:  
**GEOMETRIC STUDIO INC.**  
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MISSISSAUGA, ON L5L 2A8  
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david@geometricstudio.ca

CIVIL ENGINEER:  
**WSP Canada Inc.**  
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TORONTO, ON M5V 2L1  
416-750-7158  
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Lot Front Yard Landscaped Areas	Landscape Area	Soft Landscape/ Landscape
A1	78%	96%
A2	37%	80%
A3	46%	83%
B1	46%	83%
B2	37%	80%
B3	37%	80%
B4	46%	82%

2023-08-09 RE-ISSUED FOR ZBA  
2023-05-16 RE-ISSUED FOR ZBA  
2023-03-31 RE-ISSUED FOR ZBA  
2023-02-08 RE-ISSUED FOR ZBA  
2022-04-11 RE-ISSUED FOR SPA & ZBA

DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_

SEAL: \_\_\_\_\_

**ONTARIO ASSOCIATION OF ARCHITECTS**

GIUSEPPE CARICARI LICENCE 6500

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CLIENT NAME:  
**KING HOME CONSTRUCTION INC.**  
VAUGHAN, ON  
L6A 4A8  
kenzo@kinghomematrix.com

PROJECT NAME:  
**WALLACE MILLS RESIDENTIAL TH DEVELOPMENT**  
158-166 WALLACE STREET  
CITY OF VAUGHAN, ONTARIO, L4L 2P4

VAUGHAN APPLICATION #: OP 17.006.217.015, PAC.21.110

SHEET TITLE:  
**SITE PLAN KEY PLAN, SITE STATISTICS**

PROJECT NORTH	TRUE NORTH:

SCALE: AS NOTED REVISION NO. \_\_\_\_\_  
PROJECT NO. 21024  
DATE: JUNE 2021 DRAWING NO. \_\_\_\_\_  
DRAWN: JC  
CHECKED: JC

**A1.0**