

SCHEMATIC DESIGN  
GEORGETOWN MIXED-USE

71 MAIN ST. S, GEORGETOWN  
OCTOBER 27, 2015

STUDIO  
**JCI**

71 Main McGibbon Area Summary (sf) - REVISED OCTOBER 15, 2015

AREA STATISTICS

TOTAL BUILDING GFA (above ground):	185,449 sf
PARKING GROSS AREA:	84,576 sf
COMMERCIAL GFA:	14,647 sf
RESIDENTIAL GFA:	159,138 sf
at 88% EFFICIENCY:	140,755 sf
indoor residential amenity space:	7,307 sf
outdoor amenity area:	23,976 sf
TOTAL SELLABLE RESIDENTIAL AREA:	140,755 sf
TOTAL LOT AREA:	29,849 sf

ZONING NOTES

ZONING BY-LAW: 2010-0050  
 ZONING: DOWNTOWN COMMERCIAL ONE (DC1)  
 MAX HEIGHT: 13.0m  
 PROPOSED HEIGHT: 42.0m (incl. Mech) ESTABLISHED GRADE: 250.28

LOADING REQUIREMENTS

COMMERICAL: 0-300 m2 REQUIRES 0 LOADING SPACES  
 RESIDENTIAL: N/A

Lot Area: 2773 m2 [ 29,849 sf]  
 GFA: 185449 sf  
 FSI: 6.21

LEVEL	Common Area/ Circulation	Residential Area	Commercial Area	Amenity Area	Total
Ground Floor	5,850		14,647	5,814	26,311
Second F2	2,148	20,912			23,060
Third Floors F3	2,150	20,824			22,974
Fourth Floor F4	1,779	15,738		1,493	19,007
Fifth (5)	1,779	17,201			18,904
Sixth (6)	1,580	14,078			15,658
Seventh (7)	1,653	13,320			14,973
Eighth (8)	1,801	11,099			12,900
Ninth (9)	1,467	10,748			12,215
Tenth (10)	1,355	8,787			10,142
Eleventh (11)	1,256	8,050			9,306
<b>TOTAL AREA</b>	<b>22,818</b>	<b>140,755</b>	<b>14,647</b>	<b>7,307</b>	<b>185,449</b>

UNIT COUNT

A - 33 UNITS  
 B - 48 UNITS  
 C - 39 UNITS  
 D - 5 UNITS  
 125 UNITS

UNIT LEGEND  
 A = 750 - 1000 sf  
 B = 1000 - 1250 sf  
 C = 1250 - 1500 sf  
 D = +1500 sf

PARKING REQUIREMENTS

188 residential spaces (1.5/unit)  
 31 shared visitor/commercial spaces (0.25/unit)  
 219 parking spaces required

PARKING FEASIBILITY: 219 parking spaces provided (2.5 levels)  
 37 tandem parking spaces

TOTAL: 256 parking spaces (sellable)  
 8 barrier free spaces (included in total)

General Notes:  
 1. These Contract Documents are the property of Architect. The Architect bears no responsibility for interpretations of these documents by the Contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. Architect will review Shop Drawings submitted by Contractor for design conformance only.  
 2. Drawings are not to be scaled for construct. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancy with the Contract Documents to the Architect before commencing work.  
 3. Positions of exposed or finished mechanical or elect devices, fittings, and fixtures are indicated on Architectural drawings. The locations shown on Architectural drawings govern over the Mechanical Electrical drawings. Those items not clearly located will be located as directed by the Architect.

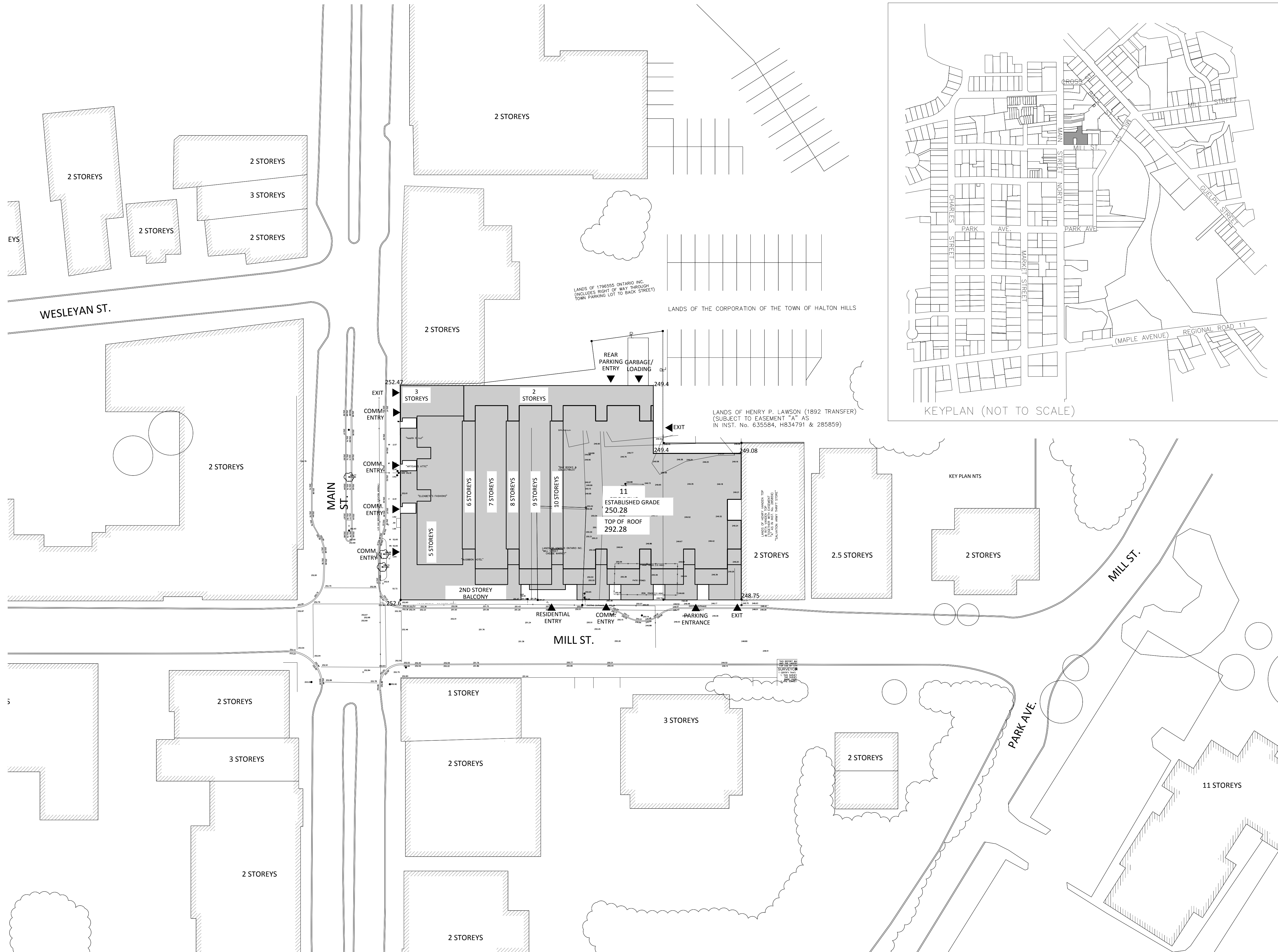
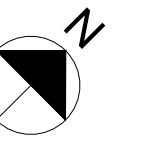


GEORGETOWN MIXED-USE DEVELOPMENT

71 MAIN ST SOUTH, GEORGETOWN ON

SITE STATISTICS AND AREAS

Project No.: 1509  
 Scale: NTS  
 Date: OCT 27, 2015  
 Drawn by:  
 Drawing No.:



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**GEORGETOWN MIXED-USE DEVELOPMENT**

71 MAIN ST SOUTH, GEORGETOWN ON

**SITE PLAN**

Project No.: 1509  
 Scale: 1:350  
 Date: OCT 27, 2015  
 Drawn by:

Drawing No.: