



LOCATION MAP

AMENITY AREAS		
LEVEL	AREA (m2)	AREA (ft2)
LEVEL 1 (306.60)	170.61 m ²	1,836 ft ²
Amenity - Indoor	170.61 m ²	1,836 ft ²
LEVEL 1 (306.60)	76.94 m ²	828 ft ²
Amenity - Outdoor	76.94 m ²	828 ft ²
LEVEL 1 (306.60)	66.07 m ²	711 ft ²
LEVEL 2	128.32 m ²	1,381 ft ²
LEVEL 3	128.32 m ²	1,381 ft ²
LEVEL 4	265.58 m ²	2,859 ft ²
Amenity - Private Outdoor	588.30 m ²	6,332 ft ²
TOTAL AMENITY	835.84 m ²	8,997 ft ²

DD DRAWING LIST	
NO.	NAME
A 0.00	COVER + STATISTICS
A 0.40	OBC MATRIX
A 1.10	SURVEY
A 1.30	SITE PLAN
A 2.10	P1 FLOOR PLAN
A 2.11	LEVEL 1 PLAN
A 2.12	LEVEL 2 PLAN
A 2.13	LEVEL 3 PLAN
A 2.14	LEVEL 4 PLAN
A 2.15	MECH. P/H PLAN
A 2.16	ROOF PLAN
A 3.20	EAST (FRONT) ELEVATION
A 3.21	SOUTH (SIDE) ELEVATION
A 3.22	WEST (REAR) ELEVATION
A 3.23	NORTH (SIDE) ELEVATION
A 4.00	SECTION 1
A 4.01	SECTION 2
A 4.02	SECTION 3
A 4.03	SECTION 4 + 5
A 5.00	3D VIEWS
A 5.01	3D VIEWS
A 5.02	3D VIEWS
A 5.03	3D VIEWS
A 6.00	SUN/SHADOW STUDY
A 6.01	SUN/SHADOW STUDY
A 6.02	SUN/SHADOW STUDY
A 6.03	SUN/SHADOW STUDY

TOTAL FLOOR AREA (TFA/GCA) BREAKDOWN		
LEVEL	AREA (m2)	AREA (ft2)
P1	1,115.08 m ²	12,003 ft ²
EXCLUDED	1,115.08 m ²	12,003 ft ²
P1	404.35 m ²	4,352 ft ²
LEVEL 1 (306.60)	793.44 m ²	8,540 ft ²
LEVEL 2	887.00 m ²	9,548 ft ²
LEVEL 3	887.00 m ²	9,548 ft ²
LEVEL 4	619.85 m ²	6,672 ft ²
MECH. P/H	98.00 m ²	1,055 ft ²
GFA	3,689.62 m ²	39,715 ft ²
TOTAL FLOOR AREA	4,804.71 m ²	51,717 ft ²

GROSS FLOOR AREA (GFA) BREAKDOWN		
LEVEL	AREA (m2)	AREA (ft2)
P1	404.35 m ²	4,352 ft ²
LEVEL 1 (306.60)	793.44 m ²	8,540 ft ²
LEVEL 2	887.00 m ²	9,548 ft ²
LEVEL 3	887.00 m ²	9,548 ft ²
LEVEL 4	619.85 m ²	6,672 ft ²
MECH. P/H	98.00 m ²	1,055 ft ²
TOTAL GFA	3,689.62 m ²	39,715 ft ²

UNIT TYPE BREAKDOWN	
NAME	COUNT
3B	2
LEVEL 1 (306.60)	2
1B	1
1B (B/F)	1
2B	3
2B (B/F)	1
LEVEL 2	6
1B	2
2B	3
2B (B/F)	1
LEVEL 3	6
3B+D	1
3B+D (B/F)	1
LEVEL 4	2
TOTAL UNITS	16

PROJECT STATISTICS:

	REQUIRED / PERMITTED:	PROPOSED:
ZONING	R1C (EXISTING); R4 (PROPOSED)	R4
BUILDING TYPE	APARTMENT DWELLING	APARTMENT DWELLING
LOT AREA	1,000.00 m ² (MIN.)	1,859.25 m ² (0.1859 ha)
LOT COVERAGE	650.73 m ² = 35.0% (MAX.)	1,057.72 m ² = 56.9%
PERVIOUS SURFACES		
FRONT YARD AREA		263.50 m ²
% OF FRONT YARD	52.70 m ² = 20.0% OF FRONT YARD (MIN.)	135.09 m ² = 51.2%
% OF TOTAL LOT	464.82 m ² = 25.0% OF TOTAL LOT (MIN.)	476.70 m ² = 25.6%
LOT FRONTAGE	24.00 m (MIN.)	32.00 m
TOTAL UNITS	N/A	16 UNITS
UNITS PER HECTARE (UPH)	N/A	86.07 UPH
FLOOR SPACE INDEX (FSI)	N/A	1.99
GROSS FLOOR AREA (GFA)	N/A	3,689.62 m ²
ESTABLISHED GRADE		305.97
BUILDING HEIGHT (m)	11.00 m (MAX.)	18.64 m
BUILDING HEIGHT (STOREYS)	N/A	4 STOREYS
FRONT (EAST) SETBACK	4.50 m (MIN.)	8.23 m
REAR (WEST) SETBACK	7.50 m (MIN.)	9.87 m
INT. SIDE (NORTH) SETBACK	3.50 m (MIN.)	2.50 m
INT. SIDE (SOUTH) SETBACK	3.50 m (MIN.)	2.50 m
STEP BACK ABOVE 2ND STOREY	N/A	(VARIES, REFER TO PLANS)
PARKING		
RESIDENTS	20 SPACES = (1.25/UNIT)	21 SPACES = (1.31/UNIT)
VISITORS	4 SPACES = (0.25/UNIT)	4 SPACES = (0.25/UNIT)
TOTAL	24 SPACES = (1.50/UNIT)	25 SPACES = (1.56/UNIT)
*BARRIER-FREE SPACES REQUIRED = 2 SPACES (IF 16-25 SPACES ARE REQUIRED)		
LOADING	0 SPACES	0 SPACES

*NOTES:

GROSS FLOOR AREA = THE AGGREGATE OF THE FLOOR AREAS OF ALL THE STOREYS OF A BUILDING INCLUDING THE FLOOR AREA OF ANY BASEMENT, WHERE THE FLOOR AREAS ARE MEASURED BETWEEN THE EXTERIOR FACES OF THE EXTERIOR WALLS OF THE BUILDING AT EACH FLOOR LEVEL BUT EXCLUDING PARKING AREAS WITHIN THE BUILDING.

FLOOR AREA = THE TOTAL HABITABLE FLOOR AREA WITHIN A BUILDING WHICH AREA IS MEASURED BETWEEN THE EXTERIOR FACES OF THE EXTERIOR WALLS OR FROM THE CENTRE LINE OF A COMMON OR PARTY WALL, BUT EXCLUDING ANY PRIVATE GARAGE, BREEZEWAY, PORCH, BALCONY, SUN ROOM, ATTIC, OR BASEMENT, EXCEPT THAT WHERE THE NATURAL TERRAIN PERMITS A WALKOUT BASEMENT, 25% OF THE FLOOR AREA OF THE WALKOUT BASEMENT SHALL BE INCLUDED IN THE CALCULATION OF FLOOR AREA.

CARICARI LEE ARCHITECTS

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PROJECT NAME
BANNER LANE CONDOS
24 BANNER LANE, KING CITY, ONTARIO

DRAWING TITLE
COVER + STATISTICS

No. Date: Issued / Revision: By:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

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SCALE 1 : 128

PROJECT NO. 22018

DATE JAN 2024

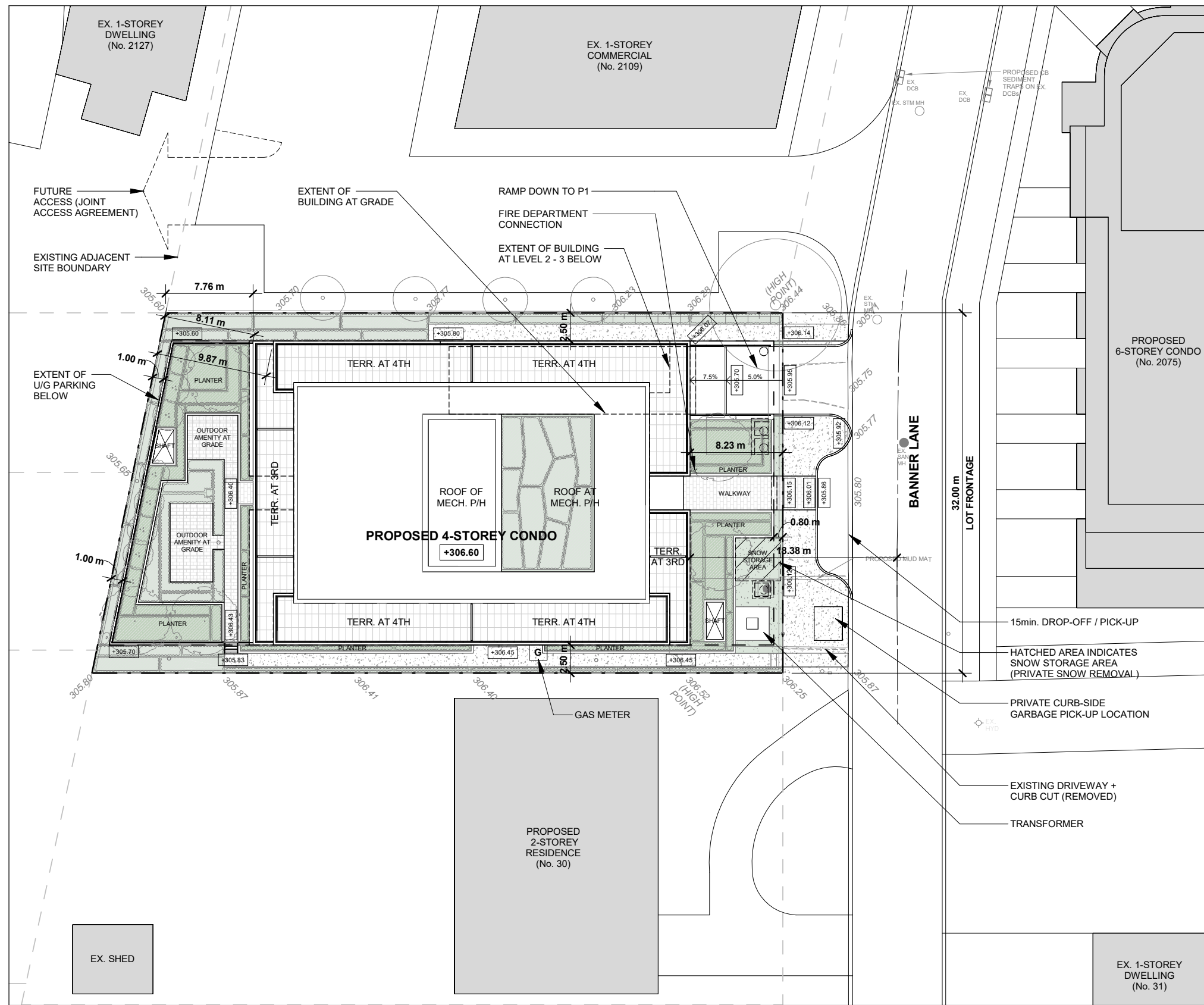
DRAWN BY AL

CHECKED BY MNG

NORTH:

DRAWING NO.

A 0.00



1 SITE
1 : 400



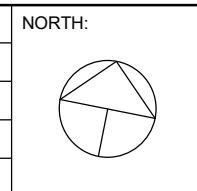
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SCALE	1 : 400
PROJECT NO.	22018
DATE	JAN 2024
DRAWN BY	MNG
CHECKED BY	CLA



MATERIAL LEGEND

- BR-1 **BRICK 1**
COLOUR: TBD
- LT-1 **EXTERIOR LIGHT 1**
COLOUR: TBD
- MT-1 **METAL PANEL 1**
COLOUR: TBD
- RL-1 **RAILING 1**
COLOUR: TBD



① **EAST (FRONT) ELEVATION**
1 : 150

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DRAWING TITLE
EAST (FRONT) ELEVATION

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DATE	JAN 2024
DRAWN BY	AL
CHECKED BY	MNG

NORTH:

DRAWING NO.
A 3.20

MATERIAL LEGEND

- BR-1 **BRICK 1**
COLOUR: TBD
- LT-1 **EXTERIOR LIGHT 1**
COLOUR: TBD
- MT-1 **METAL PANEL 1**
COLOUR: TBD
- RL-1 **RAILING 1**
COLOUR: TBD



1 **SOUTH (SIDE) ELEVATION**
1 : 150

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DRAWING TITLE
SOUTH (SIDE) ELEVATION

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CHECKED BY	CLA

NORTH:

DRAWING NO.

A 3.21

MATERIAL LEGEND

- BR-1 **BRICK 1**
COLOUR: TBD
- LT-1 **EXTERIOR LIGHT 1**
COLOUR: TBD
- MT-1 **METAL PANEL 1**
COLOUR: TBD
- RL-1 **RAILING 1**
COLOUR: TBD



1 WEST (REAR) ELEVATION
1 : 150

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DRAWING TITLE
WEST (REAR) ELEVATION

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CHECKED BY	CLA

NORTH:

DRAWING NO.

A 3.22

MATERIAL LEGEND

- BR-1 **BRICK 1**
COLOUR: TBD
- LT-1 **EXTERIOR LIGHT 1**
COLOUR: TBD
- MT-1 **METAL PANEL 1**
COLOUR: TBD
- RL-1 **RAILING 1**
COLOUR: TBD



1 NORTH (SIDE) ELEVATION
1 : 150

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DRAWING TITLE
NORTH (SIDE) ELEVATION

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NORTH:

DRAWING NO.
A 3.23