



SITE STATS - ZENTS-BROCK TOWNHOUSES - 2680 BROCK ROAD, PICKERING, ONTARIO
 LEGAL DESCRIPTION: PART OF LOTS 1, 2 AND 3 AS SHOWN ON OPOS DATED JUNE 27, 2002

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SITE STATS	UNIT	AREA	PERCENT	AREA	PERCENT
NET SITE AREA (DEVELOPMENT FOOTPRINT)	26383.0	26383.0	100.0	263.83	6.000
TL OPEN SPACE (PER OPOS)	10662.2				
TL SHORT TRAVEL (PER OPOS)	800.0				
TL ROAD TRAVEL (PER OPOS)	1000.0				
TOTAL BUILDING COVERAGE	13129.4	131.80	49.7		
TOTAL PARKING AREA	706.2	2.68	1.0		
TOTAL LANDSCAPE AREA	16414.4	62.25	23.2		
TOTAL GROSS FLOOR AREA	26514.4	100.46	100.0		
NO. OF UNITS	195				
NO. OF STOREYS	3				
NO. OF FLOORS	4				
DENSITY (UNITS/HECTARE)	74.14				

* SITE AREA NET OF ITEMS 1, 2 AND 3 AS SHOWN ON OPOS DATED JUNE 27, 2002

BLOCK/UNIT STATS

Block/Unit	Type	Bedrooms	Quantity	Area (sqm)	Area (sqft)	Height (m)	Height (ft)	Count
BLOCK 1 (3 STOREY 5 PLEX - REAR LANE STACKED TOWNHOUSES)								
Includes staircase	S1	LOWER 1 STOREY UNIT	28ED	2	1,917	85.2	2.742	255.7
and open to below	S2	UPPER 2 STOREY UNIT	28ED	4	1,907	122.4	5.500	384.2
on every floor	S3	UPPER 2 STOREY UNIT	28ED	4	1,940	124.5	5.599	401.8
S4	UPPER 2 STOREY UNIT	28ED	1	1,809	56.9	6.00	56.6	
S5	UPPER 2 STOREY UNIT	28ED	1	1,585	147.9	1.905	147.9	
S6	UPPER 2 STOREY UNIT	28ED	1	1,441	155.9	1.905	155.9	
S7	UPPER 2 STOREY UNIT	28ED	1	1,187	123.9	1.827	123.9	
S8	UPPER 2 STOREY UNIT	28ED	2	1,187	123.1	2.724	251.1	
Total			15	16,705	1737.3			
BLOCK 2 (3 STOREY 8 PLEX AND 9 PLEX - REAR LANE STACKED TOWNHOUSES)								
Includes staircase	S1	LOWER 1 STOREY UNIT	28ED	2	1,917	85.2	1.825	170.4
and open to below	S2	UPPER 2 STOREY UNIT	28ED	4	1,907	122.4	5.500	384.2
on every floor	S3	UPPER 2 STOREY UNIT	28ED	4	1,940	124.5	5.599	401.8
S4	UPPER 2 STOREY UNIT	28ED	1	1,809	56.9	6.00	56.6	
S5	UPPER 2 STOREY UNIT	28ED	1	1,585	147.9	1.905	147.9	
S6	UPPER 2 STOREY UNIT	28ED	1	1,441	155.9	1.905	155.9	
S7	UPPER 2 STOREY UNIT	28ED	1	1,187	123.9	1.827	123.9	
S8	UPPER 2 STOREY UNIT	28ED	2	1,187	123.1	2.724	251.1	
Total			15	16,705	1737.3			

Block 13 (3 STOREY 2 PLEX - REAR LANE STACKED TOWNHOUSES)

Type	Bedrooms	Quantity	Area (sqm)	Area (sqft)	Height (m)	Height (ft)	Count
S1	LOWER 1 STOREY UNIT	28ED	2	1,917	85.2	1.825	170.4
S2	UPPER 2 STOREY UNIT	28ED	4	1,907	122.4	5.500	384.2
S3	UPPER 2 STOREY UNIT	28ED	4	1,940	124.5	5.599	401.8
S4	UPPER 2 STOREY UNIT	28ED	1	1,809	56.9	6.00	56.6
S5	UPPER 2 STOREY UNIT	28ED	1	1,585	147.9	1.905	147.9
S6	UPPER 2 STOREY UNIT	28ED	1	1,441	155.9	1.905	155.9
S7	UPPER 2 STOREY UNIT	28ED	1	1,187	123.9	1.827	123.9
S8	UPPER 2 STOREY UNIT	28ED	2	1,187	123.1	2.724	251.1
Total			15	16,705	1737.3		

Block 14 (3 STOREY 3 PLEX - REAR LANE STACKED TOWNHOUSES)

Type	Bedrooms	Quantity	Area (sqm)	Area (sqft)	Height (m)	Height (ft)	Count
S1	LOWER 1 STOREY UNIT	28ED	2	1,917	85.2	1.825	170.4
S2	UPPER 2 STOREY UNIT	28ED	4	1,907	122.4	5.500	384.2
S3	UPPER 2 STOREY UNIT	28ED	4	1,940	124.5	5.599	401.8
S4	UPPER 2 STOREY UNIT	28ED	1	1,809	56.9	6.00	56.6
S5	UPPER 2 STOREY UNIT	28ED	1	1,585	147.9	1.905	147.9
S6	UPPER 2 STOREY UNIT	28ED	1	1,441	155.9	1.905	155.9
S7	UPPER 2 STOREY UNIT	28ED	1	1,187	123.9	1.827	123.9
S8	UPPER 2 STOREY UNIT	28ED	2	1,187	123.1	2.724	251.1
Total			15	16,705	1737.3		

Block 15 (3 STOREY 3 PLEX - REAR LANE STACKED TOWNHOUSES)

Type	Bedrooms	Quantity	Area (sqm)	Area (sqft)	Height (m)	Height (ft)	Count
S1	LOWER 1 STOREY UNIT	28ED	2	1,917	85.2	1.825	170.4
S2	UPPER 2 STOREY UNIT	28ED	4	1,907	122.4	5.500	384.2
S3	UPPER 2 STOREY UNIT	28ED	4	1,940	124.5	5.599	401.8
S4	UPPER 2 STOREY UNIT	28ED	1	1,809	56.9	6.00	56.6
S5	UPPER 2 STOREY UNIT	28ED	1	1,585	147.9	1.905	147.9
S6	UPPER 2 STOREY UNIT	28ED	1	1,441	155.9	1.905	155.9
S7	UPPER 2 STOREY UNIT	28ED	1	1,187	123.9	1.827	123.9
S8	UPPER 2 STOREY UNIT	28ED	2	1,187	123.1	2.724	251.1
Total			15	16,705	1737.3		

Block 16 (3 STOREY 3 PLEX - REAR LANE STACKED TOWNHOUSES)

Type	Bedrooms	Quantity	Area (sqm)	Area (sqft)	Height (m)	Height (ft)	Count
S1	LOWER 1 STOREY UNIT	28ED	2	1,917	85.2	1.825	170.4
S2	UPPER 2 STOREY UNIT	28ED	4	1,907	122.4	5.500	384.2
S3	UPPER 2 STOREY UNIT	28ED	4	1,940	124.5	5.599	401.8
S4	UPPER 2 STOREY UNIT	28ED	1	1,809	56.9	6.00	56.6
S5	UPPER 2 STOREY UNIT	28ED	1	1,585	147.9	1.905	147.9
S6	UPPER 2 STOREY UNIT	28ED	1	1,441	155.9	1.905	155.9
S7	UPPER 2 STOREY UNIT	28ED	1	1,187	123.9	1.827	123.9
S8	UPPER 2 STOREY UNIT	28ED	2	1,187	123.1	2.724	251.1
Total			15	16,705	1737.3		

Block 17 (3 STOREY 3 PLEX - REAR LANE STACKED TOWNHOUSES)

Type	Bedrooms	Quantity	Area (sqm)	Area (sqft)	Height (m)	Height (ft)	Count
S1	LOWER 1 STOREY UNIT	28ED	2	1,917	85.2	1.825	170.4
S2	UPPER 2 STOREY UNIT	28ED	4	1,907	122.4	5.500	384.2
S3	UPPER 2 STOREY UNIT	28ED	4	1,940	124.5	5.599	401.8
S4	UPPER 2 STOREY UNIT	28ED	1	1,809	56.9	6.00	56.6
S5	UPPER 2 STOREY UNIT	28ED	1	1,585	147.9	1.905	147.9
S6	UPPER 2 STOREY UNIT	28ED	1	1,441	155.9	1.905	155.9
S7	UPPER 2 STOREY UNIT	28ED	1	1,187	123.9	1.827	123.9
S8	UPPER 2 STOREY UNIT	28ED	2	1,187	123.1	2.724	251.1
Total			15	16,705	1737.3		

TOTALS

Category	Quantity	Area (sqm)	Area (sqft)	Count
TOTALS	195	263,066	2,824	

PARKING

RESIDENT PARKING (PROPOSED)
 150 UNITS x 2.0 = 300 RESIDENT PARKING SPACES

VISITOR PARKING (PROPOSED)
 150 UNITS x 0.2 = 30 VISITOR PARKING SPACES
 45 VISITOR SPACES PROVIDED

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineer shall verify all footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS

4 NOV 11, 2022 ISSUED TO CLIENT

no. date revision

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owner **BROCK-ZENTS PARTNERSHIP**

project **ZENTS - BROCK TOWNS**
 2680 BROCK ROAD
 PICKERING, ONTARIO

drawing **SITE CONCEPT PLAN**
SITE/BLOCK/UNIT STATS

scale 1:500

date MAY 2022

drawn BB

ch'd

project number 22.185

SP-1