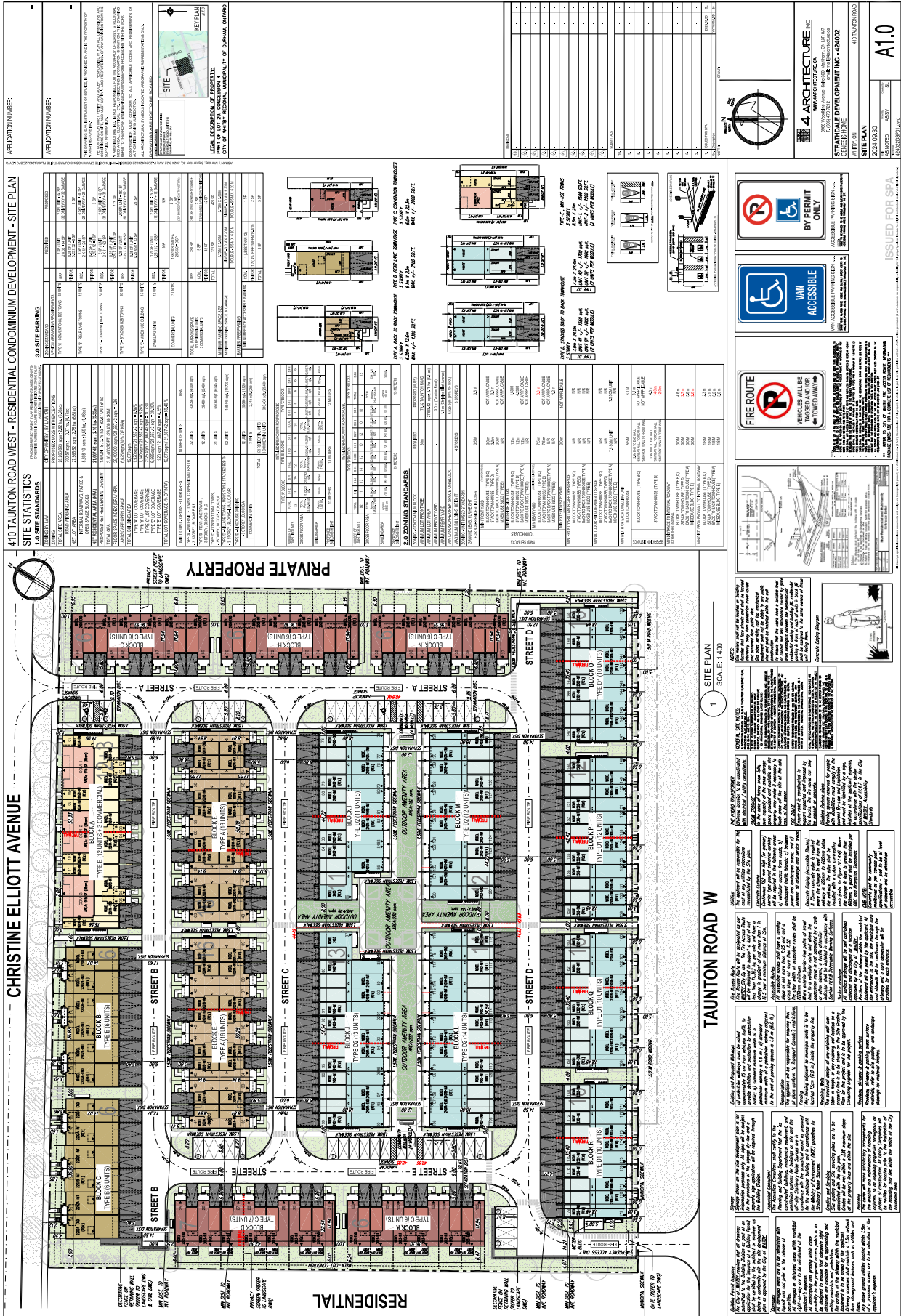


Proponent's Proposed Concept Plan



410 TAUNTON ROAD WEST - RESIDENTIAL CONDOMINIUM DEVELOPMENT - SITE PLAN

SITE STATISTICS

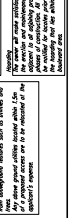
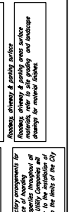
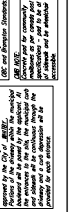
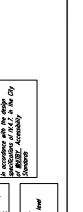
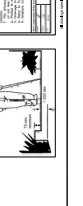
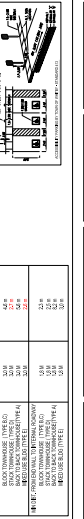
ITEM	DESCRIPTION	QUANTITY	REMARKS
1	TOTAL GROSS FLOOR AREA	10,000 SQ. FT.	
2	TOTAL NET FLOOR AREA	8,500 SQ. FT.	
3	TOTAL UNIT COUNT	120 UNITS	
4	TOTAL GARAGE SPACES	120 SPACES	
5	TOTAL BIKE SPACES	120 SPACES	
6	TOTAL STORAGE SPACES	120 SPACES	
7	TOTAL COMMON AREAS	1,500 SQ. FT.	
8	TOTAL EXTERIOR AREAS	2,000 SQ. FT.	
9	TOTAL LANDSCAPING AREAS	1,000 SQ. FT.	
10	TOTAL PARKING AREAS	1,000 SQ. FT.	
11	TOTAL BIKE RACKS	120 RACKS	
12	TOTAL BIKE REPAIR STATIONS	120 STATIONS	
13	TOTAL BIKE STORAGE	120 STORAGE	
14	TOTAL BIKE REPAIR	120 REPAIR	
15	TOTAL BIKE STORAGE	120 STORAGE	
16	TOTAL BIKE REPAIR	120 REPAIR	
17	TOTAL BIKE STORAGE	120 STORAGE	
18	TOTAL BIKE REPAIR	120 REPAIR	
19	TOTAL BIKE STORAGE	120 STORAGE	
20	TOTAL BIKE REPAIR	120 REPAIR	

3.00 SITE STANDARDS

ITEM	DESCRIPTION	REQUIREMENTS
1	SETBACKS	FRONT: 10 FT., SIDE: 5 FT., REAR: 10 FT.
2	MAXIMUM BUILDING HEIGHT	35 FT.
3	MAXIMUM FLOOR AREA	10,000 SQ. FT.
4	MAXIMUM UNIT COUNT	120 UNITS
5	MAXIMUM GARAGE SPACES	120 SPACES
6	MAXIMUM BIKE SPACES	120 SPACES
7	MAXIMUM STORAGE SPACES	120 SPACES
8	MAXIMUM COMMON AREAS	1,500 SQ. FT.
9	MAXIMUM EXTERIOR AREAS	2,000 SQ. FT.
10	MAXIMUM LANDSCAPING AREAS	1,000 SQ. FT.
11	MAXIMUM PARKING AREAS	1,000 SQ. FT.
12	MAXIMUM BIKE RACKS	120 RACKS
13	MAXIMUM BIKE REPAIR STATIONS	120 STATIONS
14	MAXIMUM BIKE STORAGE	120 STORAGE
15	MAXIMUM BIKE REPAIR	120 REPAIR
16	MAXIMUM BIKE STORAGE	120 STORAGE
17	MAXIMUM BIKE REPAIR	120 REPAIR
18	MAXIMUM BIKE STORAGE	120 STORAGE
19	MAXIMUM BIKE REPAIR	120 REPAIR
20	MAXIMUM BIKE STORAGE	120 STORAGE

3.00 ZONING STANDARDS

ITEM	DESCRIPTION	REQUIREMENTS
1	ZONING DISTRICT	R-100
2	MAXIMUM BUILDING HEIGHT	35 FT.
3	MAXIMUM FLOOR AREA	10,000 SQ. FT.
4	MAXIMUM UNIT COUNT	120 UNITS
5	MAXIMUM GARAGE SPACES	120 SPACES
6	MAXIMUM BIKE SPACES	120 SPACES
7	MAXIMUM STORAGE SPACES	120 SPACES
8	MAXIMUM COMMON AREAS	1,500 SQ. FT.
9	MAXIMUM EXTERIOR AREAS	2,000 SQ. FT.
10	MAXIMUM LANDSCAPING AREAS	1,000 SQ. FT.
11	MAXIMUM PARKING AREAS	1,000 SQ. FT.
12	MAXIMUM BIKE RACKS	120 RACKS
13	MAXIMUM BIKE REPAIR STATIONS	120 STATIONS
14	MAXIMUM BIKE STORAGE	120 STORAGE
15	MAXIMUM BIKE REPAIR	120 REPAIR
16	MAXIMUM BIKE STORAGE	120 STORAGE
17	MAXIMUM BIKE REPAIR	120 REPAIR
18	MAXIMUM BIKE STORAGE	120 STORAGE
19	MAXIMUM BIKE REPAIR	120 REPAIR
20	MAXIMUM BIKE STORAGE	120 STORAGE



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STRATFORD DEVELOPMENT INC. #42002
1000 VICTORIA ST.
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VANCOUVER, BC V6Z 2R6
TEL: 604.681.1111
FAX: 604.681.1112

DATE: 2024-05-30
SCALE: AS SHOWN
SHEET NO. 10 OF 10

SITE PLAN
ISSUED FOR SPA

A1.0