PROJECT STATISTICS
Prudhommes Landing - Phase1

Town of Lincoln By-Law 93-14-Z1
Monday, January 30, 2023
Project Number 21063

1.0 LOT AREA	sq.m.	sq. ft.	acres	hectares
Total Lot Phase 1	**20,328.0**	**218,808.8**	**5.02**	**2.03**

1.1 LOT FRONTAGE	m.	ft.
Lot Frontage (Measured 7.5m from Property Line on Street 8, North Side)	**178.63**	**586.1**
Lot Depth (Measured 7.5m from Property Line on Street A, East side)	**83.09**	**272.6**
Lot Depth (Measured 7.5m from Property Line on Street F, West side)	**126.10**	**413.7**

2.0 PROPOSED BUILDINGS	BLDG "D"	BLDG "E"	BLDG "F" COMMERCIAL	BLDG "F" RESIDENTIAL	BLDG "G"
	m.	m.	m.	m.	m.
Building Height (Measured from Ground Floor, excluded MPH)	**7.01***	**6.66***	**21.15****		**6.1***
Setback North	**N/A**	**44.9**	**3**		**3.86**
Setback East	**N/A**	**N/A**	**3**		**N/A**
Setback West	**5.52**	**N/A**	**-**		**26.01**
Setback South	**5.35**	**23.3**	**3**		**N/A**

* top of the highest parapet
** mechanical penthouse floor excluded

2.1 PROPOSED BUILDINGS AREAS	BLDG "D"	BLDG "E"	BLDG "F" COMMERCIAL	BLDG "F" RESIDENTIAL	BLDG "G"	TOTAL
	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m
Building Footprint	509	253	2,117		442	3,321
GFA (Gross Floor Area)	509	253	1,146	10,563	442	12,913
GFA (Publicly Area for Dining)		124		216		
Residential Dwelling Unit				111		
Lot Coverage	2.5%	1.2%	10.4%		2.2%	**16.3%**
FSI	0.03	0.01	0.58		0.02	**0.64**

Total Open Landscape Area	sq.m	sq.ft	of total lot
	4,608.00	**49,600.1**	**23%**

3.0 PARKING REQUIRED	BLDG "D"	BLDG "E"	BLDG "F"	BLDG "G"		TOTAL
Residential			111			**111**
Visitors			28			**28**
Commercial	15	28	38	48		**129**
Gas station use	2					
Total Parking Required	17	28	177	48		**270**
Commercial: 1 parking space / 30 sq.m	30.00					
Eating Estab. Dining: 1 parking space / 4.5 sq.m	4.50					
Residential: 1 resid. parking space / dwelling unit	1.00					
Residential: 0.25 visitor parking space / dwelling unit	0.25					

3.1 BIKE PARKING REQUIRED	BLDG "D"	BLDG "E"	BLDG "F"	BLDG "G"		TOTAL
Residential			18			**18**
Commercial						**0**
Total Parking Required	0	0	18		0	**18**
Residential: 0.15 resid. Bike space / dwelling unit	0.15					

3.2 PARKING PROVIDED	BLDG "D"	BLDG "E"	BLDG "F"	BLDG "G"		TOTAL
Residential at grade			0			**0**
Residential below grade			118			**118**
Visitors			15			**15**
Visitors below grade			11			
Visitors Accessible			2			**2**
Commercial below grade			0			**0**
Commercial at grade	13	26	38	46		**123**
Commercial at grade Accessible	2	2		2		**4**
Commercial EV Charger	4					
Gas Station Use	2					**2**
Total Parking Proposed	21	28	184	48		**281**

3.3 BIKE PARKING PROPOSED	BLDG "D"	BLDG "E"	BLDG "F"	BLDG "G"		TOTAL
Residential Long Term			25			**25**
Commercial Short Term	8	4	4	4		**20**
Total Bike Parking Proposed	8	4	29		0	**45**

1.0 REQUIREMENTS BUILDING F			sq.m	sq.ft
Total Lot Phase 1			20,328.0	218,808.8
			m	**ft**
Building Height REQUIRED		min.	10.5	34.4 2 storey
		max	42	137.8 12 storey
Lot coverage REQUIRED *	55%	min		
*parking garage excluded				
Landscape outdoor	30%	min.	6,098.4	65,642.6

1.1 PROPOSED BUILDING F		m	ft
Building Height (Measured from Est. Grade, excluded MPH)		**20.65**	**67.7**
Building Footprint		**2,196**	**7,205**
Lot Coverage	11% *		
		sq.m	**sq.ft**
TOTAL GFA (gross floor area)		**11,654**	**125,442.5**
RESIDENTIAL GFA		**10,463**	**112,622.7**
COMMERCIAL GFA		**1,304**	**14,036.1**
LANDSCAPE OUTDOOR AREA	9% *	**1,784**	**19,202.8**
*based on total lot phase 1			

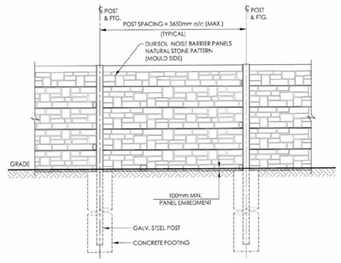
2.0 GFA PROPOSED	RESIDENTIAL	COMMERCIAL	EXCLUSION	TOTAL GFA	
				sq.m	sq.ft
P1 - LEVEL	400.0		4,687.0	400.0	4,305.6
GROUND FLOOR	532.0	1,191.0		1,723.0	18,546.2
2ND FLOOR	1,927.0			1,927.0	20,742.0
3RD FLOOR	2,036.0			2,036.0	21,915.3
4TH FLOOR	2,036.0			2,036.0	21,915.3
5TH FLOOR	1,966.0			1,966.0	21,161.8
6TH FLOOR	1,566.0			1,566.0	16,856.7
MECH. PENT.					
Total GFA	**10,463.0**	**1,191.0**	**4,687.0**	**11,654.0**	**125,442.5**

3.0 UNIT COUNT	1-BED	1-BED + D	2-BED	2-BED + D	3-BED	3-BED + D	TOTAL
2ND FLOOR	1	8	8	5	0	0	22
3RD FLOOR	0	8	9	6	0	0	23
4TH FLOOR	0	8	9	6	0	0	23
5TH FLOOR	2	7	8	6	0	0	23
6TH FLOOR	7	4	9	0	0	0	20
Total Units	**10**	**35**	**43**	**23**	**0**	**0**	**111**
Percentage	9%	32%	39%	21%	0%	0%	91%

1. Topographic Aerial View Phase 1

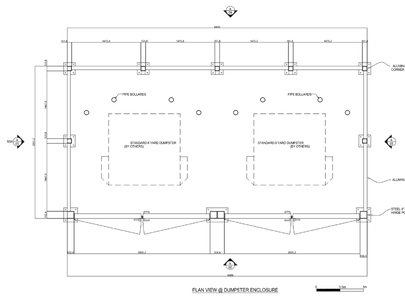
2. Satellite Aerial View Phase 1

SITE PLAN LEGEND	
1.	PAVEMENT MARKING & DIRECTIONAL ARROWS
2.	HEIGHT RESTRIC BARRIER
3.	GROUND DIRECTIONAL
4.	ORDERING BOX
5.	MENU BOARDS
6.	BOLLARDS
7.	CONCRETE DRIVE-THRU PAD
8.	DRIVE-THRU WINDOW
9.	PILON SIGN AND BASE
10.	EXTERIOR WALK IN FREEZER
11.	GARBAGE BINS + 2200mm WOODEN FENCE W/ METAL STRUC. ON A CONCRETE PAD
12.	ELECTRICAL TRANSFORMER
13.	GAS METER + BOLLARDS
14.	COMMUNITY MAIL BOX LOCATION
15.	CMB CONCRETE PAD 2 MODULES

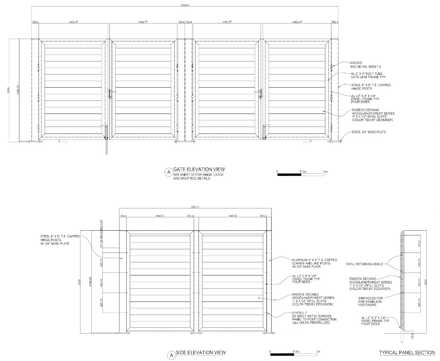


1. NOISE BARRIER SHOP DRAWINGS CERTIFIED BY A PROFESSIONAL ENGINEER ARE REQUIRED
2. NOISE BARRIER TO SATISFY THE REQUIREMENTS AS IDENTIFIED IN THE ACOUSTIC REPORT

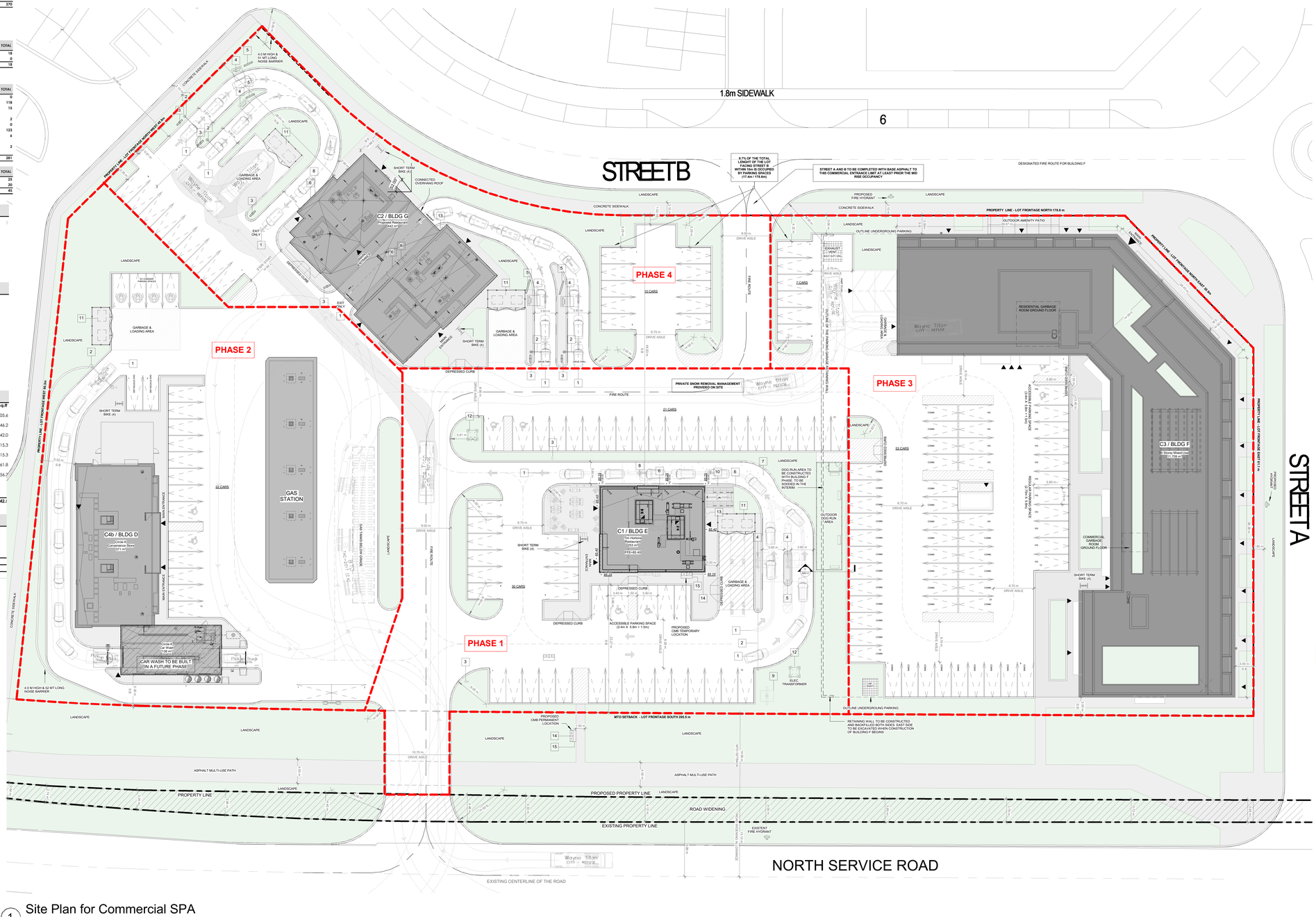
3. Noise Barrier Wall



4. Garbage enclosure detail - Plan



5. Garbage enclosure detail - Sections



1 Site Plan for Commercial SPA
1:250

PRUDHOMME LANDING

PHASE 1

Vineland, Town of Lincoln, ON

© Copyright KFA Architects and Planners Inc., all rights reserved. No part of this document whether printed form or supplied as digital data may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical photocopying, recording or otherwise without the prior written permission of KFA Architects and Planners Inc.
All dimensions to be checked on site by the contractor. Drawings are not to be scaled, any discrepencies are to be reported to the Architect before proceeding with the work.

No.	Description	Date
	Issued for SPA	2023/03/17
	Issued for Coordination	2023/04/24

DRAFT

CONTEXT KEY PLAN

PROJECT NORTH

STAMP

CLIEN T

KFA architects + planners inc.

PROJECT NO.	21063
SCAL E	As indicated
DAT E	01.26.2023
DRAWN BY	Author

DRAWING TITLE

OVERALL SITE PLAN & STATISTICS FOR SPA

DRAWING NO

A-001