

LIVGREEN VICTORIA SQUARE CONDOMINIUM RESIDENCES

Victoria Square Boulevard and Elgin Mills Road
Markham, Ontario

A Development by Ledgemark Homes

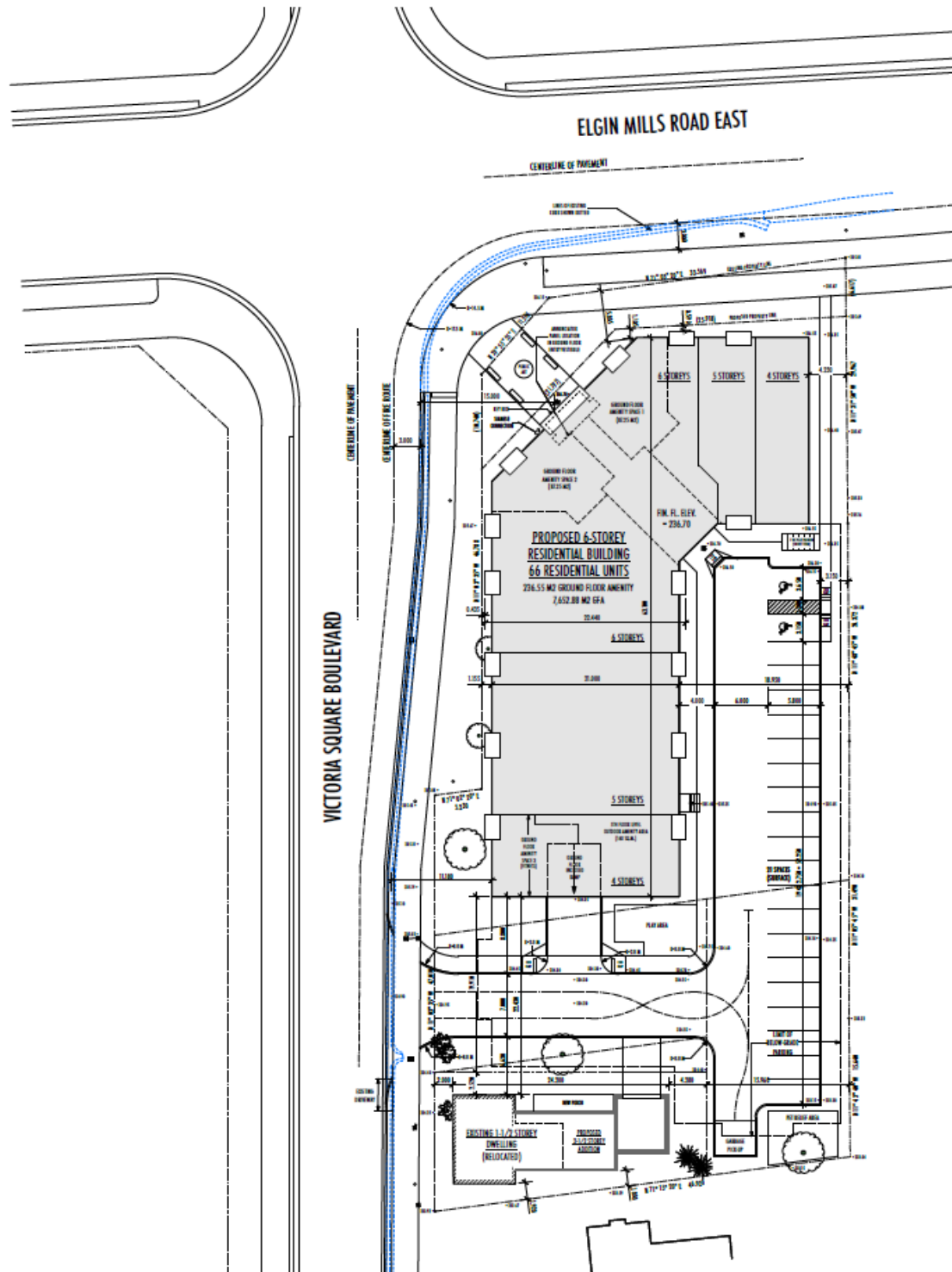
Prepared by:

| | |
|----------------------|-----------------------------------|
| Planning Consultant: | Urban Growth Inc. |
| Project Architect: | Keith Loffler McAlpine Architects |
| Landscape Design: | INSITE Landscape Architects Inc. |
| Site Servicing: | Masongsong Associates Engineering |
| Transportation: | WSP |



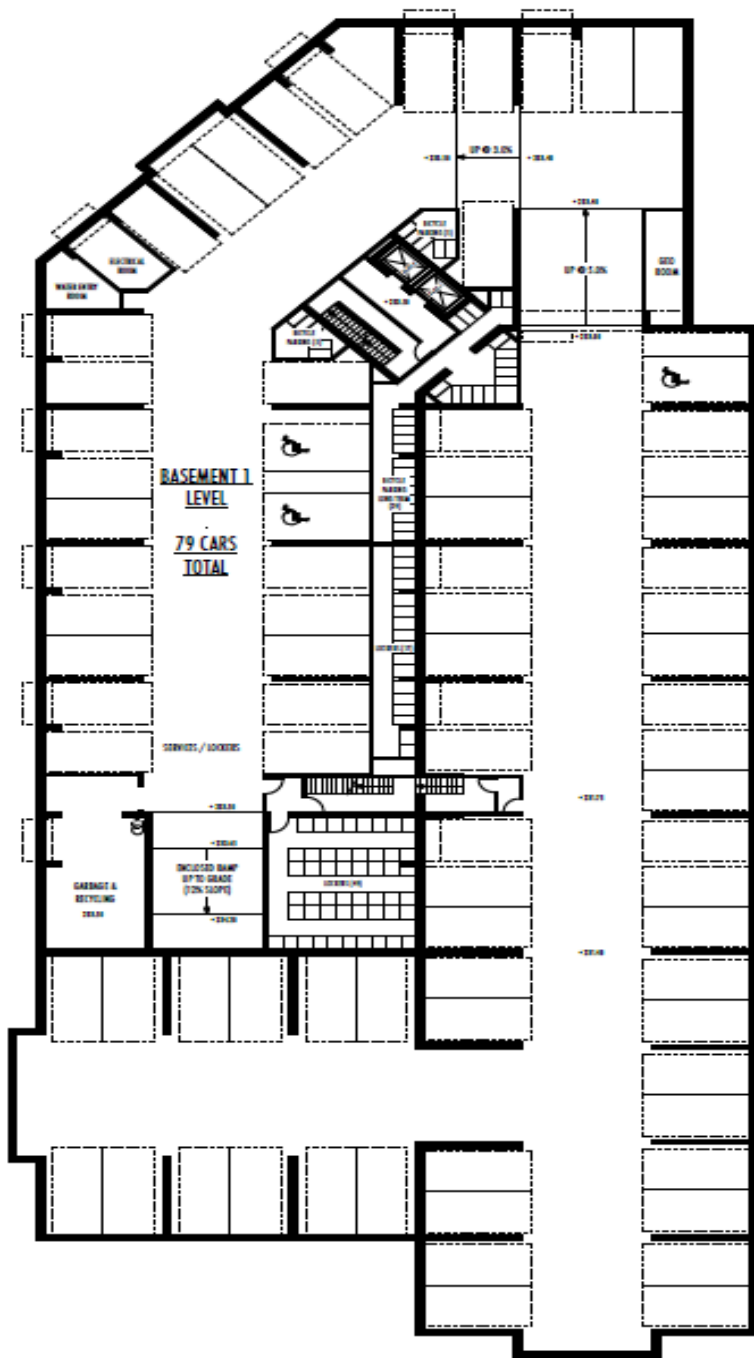
SITE STATISTICS:

| | |
|---------------------------|----------------------------------|
| ZONING: | TBD |
| ORIGINAL SITE AREA : | 3,973.53 M ² |
| DEDICATED LANDS : | 287.28 M ² |
| NET SITE AREA : | 3,686.25 M ² |
| BUILDING COVERAGE: | 1,538.60 M ² (41.7%) |
| LANDSCAPED AREA: | 1,162.95 M ² (31.6%) |
| PAVED AREA: | 984.70 M ² (26.7%) |
| GROSS FLOOR AREA: | 7,652.88 M ² |
| FLOOR SPACE INDEX: | 2.08 |
| TOTAL RESIDENTIAL UNITS: | 66 |
| DENSITY (UNITS/HA.): | 179 |
| BUILDING HEIGHT: | 6 STOREYS (22.40 M) |
| INDOOR AMENITY SPACE: | 174.50 M ² (GND. FL.) |
| OUTDOOR AMENITY SPACE: | 160.00 M ² (5TH FL.) |
| PARKING REQUIRED: | |
| 66 UNITS @ 1.5/UNIT: | 99 SPACES |
| PARKING PROVIDED: | <u>100 SPACES</u> |
| AT GRADE: | 21 SPACES |
| BASEMENT: | 79 SPACES |
| BICYCLE PARKING REQUIRED: | |
| 66 UNITS @ 0.5/UNIT: | 33 SPACES (LONG TERM) |
| 66 UNITS @ 0.1/UNIT: | 7 SPACES (SHORT TERM) |
| BICYCLE PARKING PROVIDED: | |
| BELOW GRADE: | 39 SPACES (LONG TERM) |
| AT GRADE: | 7 SPACES (SHORT TERM) |



MASTER SITE PLAN

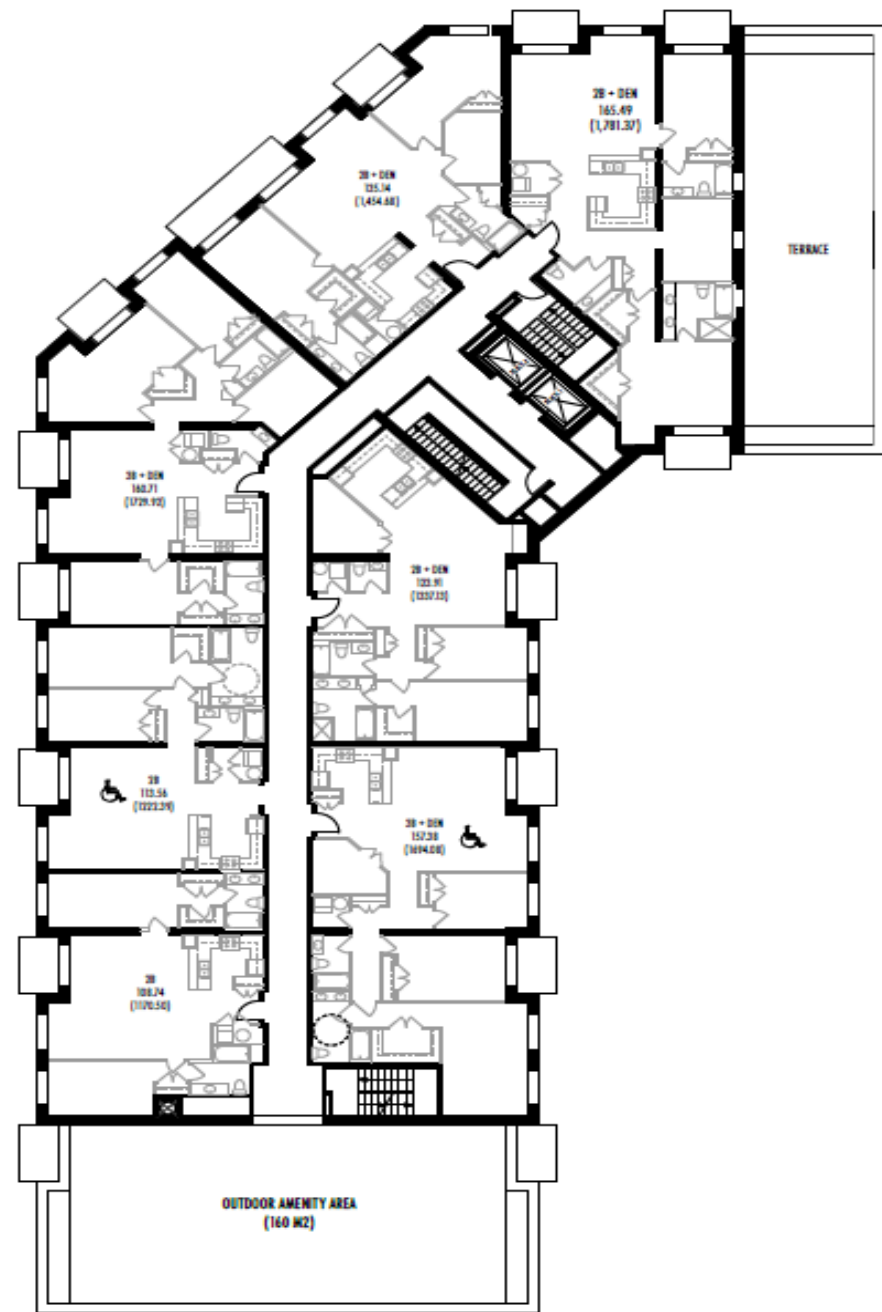
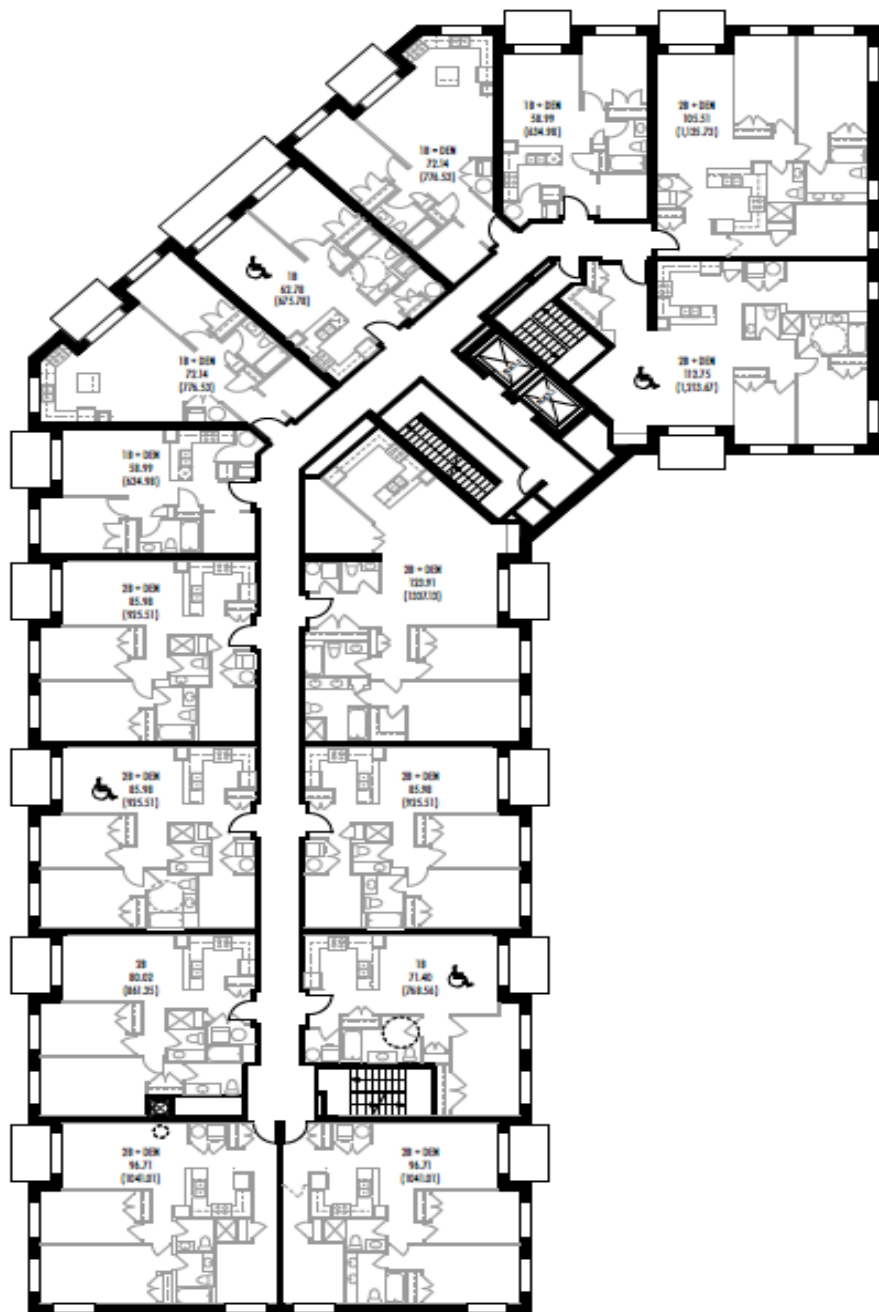




BASEMENT LEVEL PLAN
(1:200)



GROUND FLOOR PLAN
11 UNITS
GFA = 1,440.58 M2

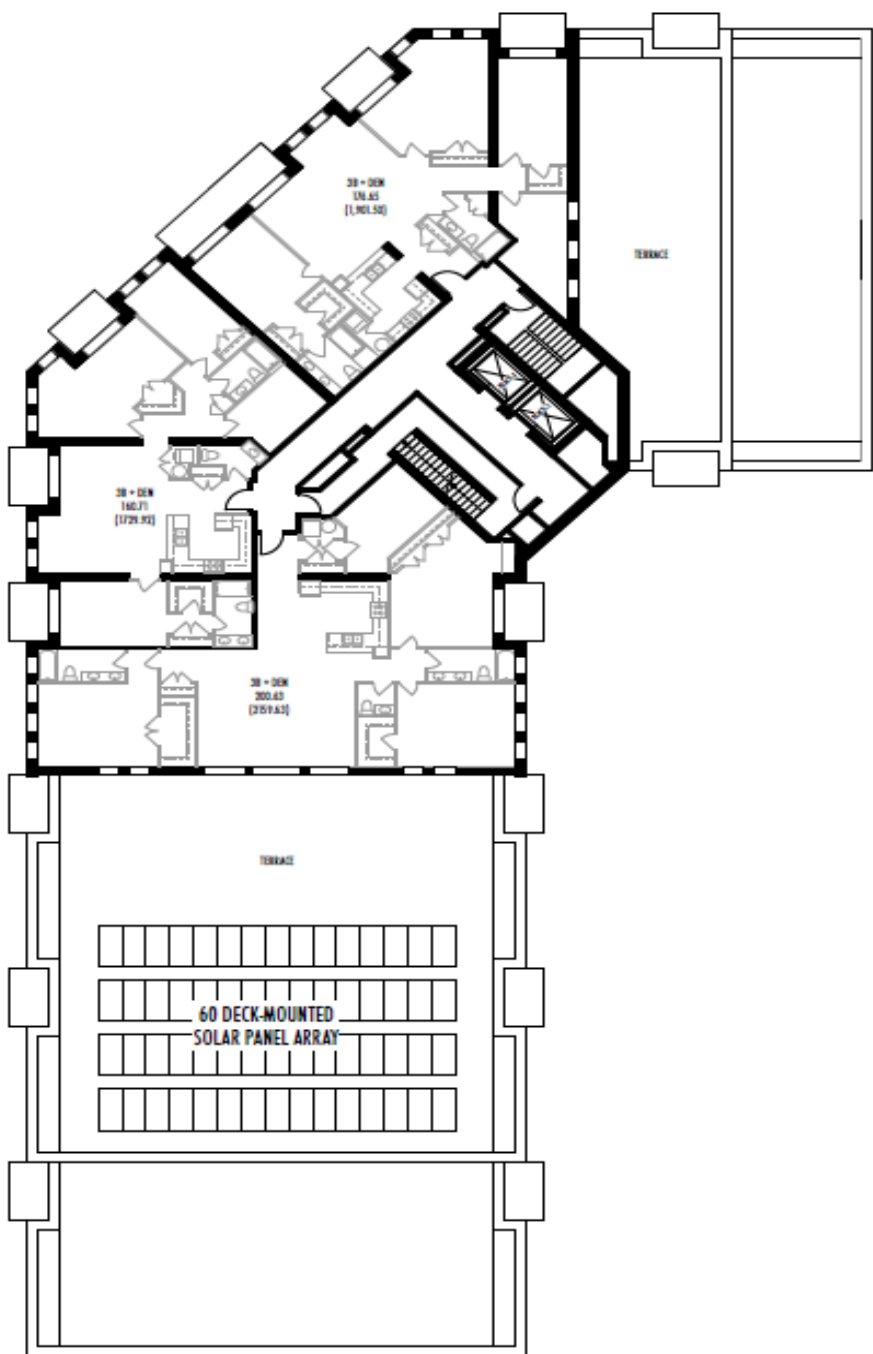


2ND TO 4TH FLOOR PLAN

15 UNITS (X 3 = 45 UNITS)
GFA = 1,466.45 (X 3 = 4,399.35)

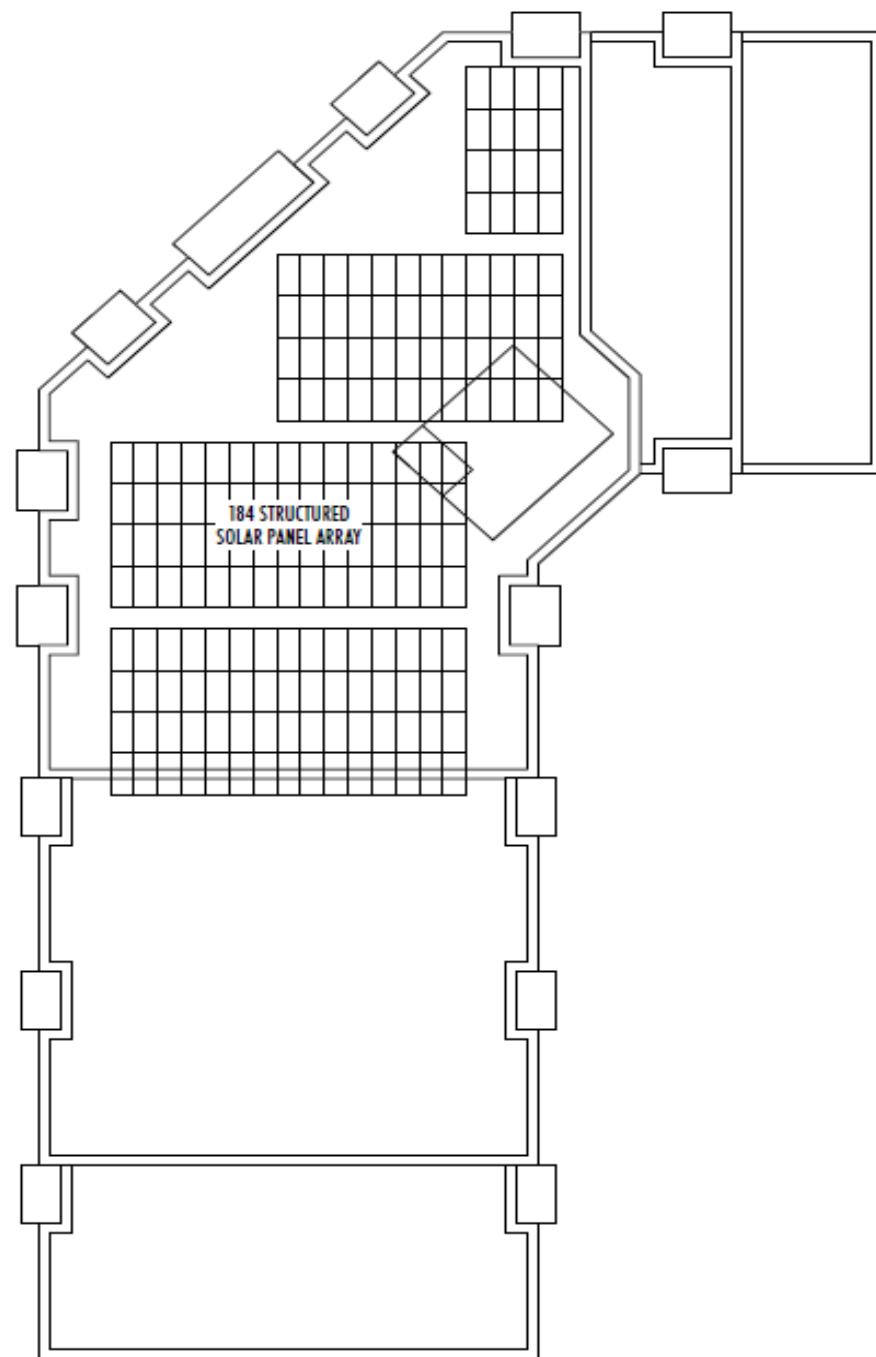
5TH FLOOR PLAN

7 UNITS
GFA = 1,154.52



6TH FLOOR PLAN

3 UNITS



ROOF PLAN



NORTH ELEVATION (ELGIN MILLS ROAD)



WEST ELEVATION (VICTORIA SQUARE BOULEVARD)



LivGreen demonstrates our commitment to sustainability and our customers by incorporating innovative and smart new construction technologies and old world craftsmanship in everything we build.



Graphite infused insulated concrete forms
Key element in our energy saving construction system. R-40+



Electric car charging stations
The use of electric vehicles means zero harmful emissions.



LED lighting
LED are the only lights used with split level lighting systems in the common areas.



R80 roofs - 3x the standard
This virtually eliminates thermal transfer through the significantly sized roof areas.



Sustainable building materials
Reduces the negative human impact on the environment and reduces the pressure on natural resources.



Bicycle parking areas
Cycling means zero harmful emissions and improved overall health of the cyclist.



Triple glazed windows
Reduces energy requirements for heating and cooling and increases sound transmission rating making for a quieter indoor space.



Energy efficient appliances
The more efficient the appliances, the less electricity used and the less drain on natural resources.



Geothermal
Ground source heating and cooling.



Energy monitors for every unit
Makes the owners aware of their consumption.



Careful selection of planting
Native shrubs, flowers and grasses with mulch reduces the requirement for watering.



Thermography imaging
Infrared imaging monitors the building's energy performance.



Solar LED parking lot lighting
An efficient means to provide lighting without the need for standard utility power.



Tri-sorter waste
Designed to divert garbage, green box and blue box waste into separate compactors.



Low flow toilets and showers
Less water used, less impact on the environment.



Post construction energy monitoring
This data is vital to improve future building performance.



Roof Solar Panels
Photo voltaic collection system feeds energy back into the grid and also shading the roof reducing solar heat gain.



Construction waste diversion
All construction waste is collected en masse and then sorted for recycling.



Balcony isolation
Providing a thermal break between balconies and indoor floors reducing energy transfer.



Indoor Garage Entry Ramps
Negates the need in ground ramp heating. Saving energy, money and costly repairs.

ROOF SOLAR PANELS



LivGreen Condominiums
5917 Main Street
Stouffville ON L4A 2Z9

ROOF SOLAR PANELS



Hart Haus Condominiums
208 Main Street Unionville
Unionville ON L3R 6J8



