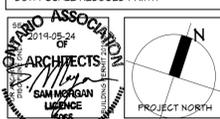


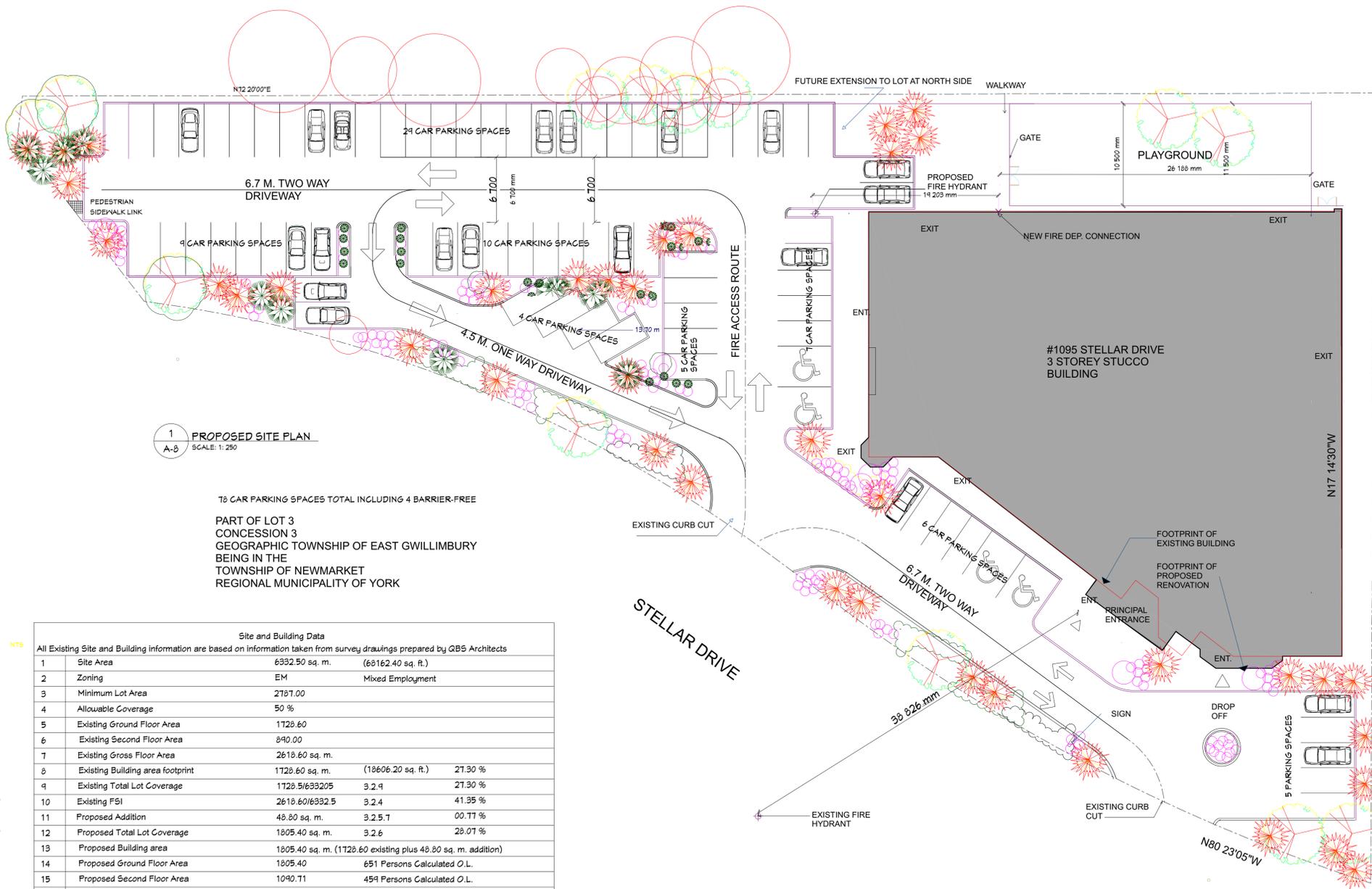
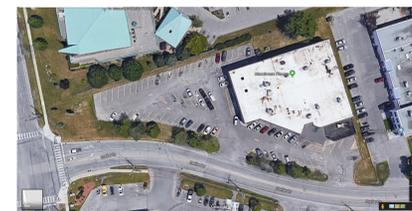
ST. PHILOPATEER &
ST. DEMIANA COPTIC
ORTHODOX CHURCH
1095 Stellar Drive,
Newmarket, Ontario
L3Y 7B8

No.	ISSUE	DATE	BY
1	PRELIMINARY DESIGN	04/03/13	SM
2	DESIGN DEVELOPMENT	02/04/13	SM
3	REZONING APPLICATION	24/05/13	SM

COPYRIGHT SMA, ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT WHETHER IN 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, PHOTOCOPIING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF SMA. EVERY REASONABLE EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION APPEARING IN THIS DRAWING IS ACCURATE AND CURRENT. WE BELIEVE THE INFORMATION TO BE RELIABLE, HOWEVER, SAM MORGAN ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY DUE TO ERRORS OR OMISSIONS. ARCHITECT'S SEAL FOR ARCHITECTURAL DESIGN ONLY. ENGINEERING SYSTEMS INFORMATION INSERTED HEREIN FOR ILLUSTRATION ONLY. REFER TO CONSULTANTS' DOCUMENTS FOR EXACT ENGINEERING INFORMATION. ARCHITECT'S LIABILITY INSURANCE DOES NOT COVER OTHER CONSULTANTS' DESIGN WORK. SCALE SHOWN IS FOR ARCH D (24X36) SHEET ONLY. IF THIS PRINT NOT 24X36 SHEET, DON'T SCALE REDUCED PRINT.



* THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
* DO NOT SCALE DRAWINGS. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REFER TO MANUFACTURERS' SPECIFICATIONS, INSTRUCTIONS AND CATALOGUES BEFORE PROCEEDING WITH THE WORK AND REPORT TO THE ARCHITECT ANY DISCREPANCIES.
* THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE PERFORMANCE OF ANY PRODUCT, MATERIAL, SYSTEM OR ASSEMBLY DESCRIBED HEREIN.
* THIS DRAWING IS NOT VALID UNLESS SIGNED AND DATED BY THE ARCHITECT.
* THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED FOR CONSTRUCTION.
* FOR OTHER DISCIPLINES INFORMATION, REFER TO CONSULTANTS DRAWINGS. IN CASE OF DISCREPANCY, CONSULTANT ENGINEER'S DRAWINGS SHALL SUPERSEDE THIS DRAWING.
* CONTRACTOR TO COORDINATE AND READ THIS DRAWING IN CONJUNCTION WITH DETAILS/SPECS AND ALL OTHER CONSULTANT DRAWINGS AND SHALL SUBMIT SHOP DRAWINGS AND/OR SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING, INSTALLING OR CONSTRUCTING.



1 PROPOSED SITE PLAN
SCALE: 1:250
A-B

78 CAR PARKING SPACES TOTAL INCLUDING 4 BARRIER-FREE
PART OF LOT 3
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF EAST GWILLIMBURY
BEING IN THE
TOWNSHIP OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

LEGEND

- MH MANHOLE EXISTING
- MANHOLE
- BELL PEDESTAL
- CABLE TV PEDESTAL
- EXISTING GRADE
- PROPOSED GRADE
- FFO FINISHED FLOOR ELEVATION
- INDICATES WALKOUT
- INDICATES RAISED DECK
- EXTERIOR DOOR LOCATION
- WATER SERVICE
- VALVE AND BOX
- VALVE AND CHAMBER
- FIRE HYDRANT
- POLE MOUNTED SIGN
- HYDRO POLE
- LIGHT POLE
- OVERHEAD WIRES
- EXISTING CATCH BASIN
- PROPERTY LINE
- LANDSCAPING AREA
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- LIGHTING POLE (1 FIXTURE)
- LIGHTING POLE (2 FIXTURES)
- WALL PACK FIXTURE
- FAÇADE LIGHTING FIXTURE

Site and Building Data			
All Existing Site and Building information are based on information taken from survey drawings prepared by QBS Architects			
1	Site Area	6332.50 sq. m.	(66162.40 sq. ft.)
2	Zoning	EM	Mixed Employment
3	Minimum Lot Area	2787.00	
4	Allowable Coverage	50 %	
5	Existing Ground Floor Area	1128.60	
6	Existing Second Floor Area	840.00	
7	Existing Gross Floor Area	2618.60 sq. m.	
8	Existing Building area footprint	1128.60 sq. m.	(18606.20 sq. ft.) 21.30 %
9	Existing Total Lot Coverage	1128.5/6332.50	3.2.9 21.30 %
10	Existing FSI	2618.60/6332.5	3.2.4 41.35 %
11	Proposed Addition	48.80 sq. m.	3.2.5.7 00.77 %
12	Proposed Total Lot Coverage	1805.40 sq. m.	3.2.6 28.07 %
13	Proposed Building area	1805.40 sq. m. (1128.60 existing plus 48.80 sq. m. addition)	
14	Proposed Ground Floor Area	1805.40	651 Persons Calculated O.L.
15	Proposed Second Floor Area	1040.71	459 Persons Calculated O.L.
16	Proposed Third Floor Area	683.63	183 Persons Calculated O.L.
17	Proposed Gross Floor Area	3579.74	28182.00 S. F. 56.53 %
18	Proposed FSI/FAR (Floor Area Index)	3579.74/6332.50	56.53 %
19	Proposed Building Coverage	1805.40 sq. m.	28.51 %
20	Daycare Outdoor Playground	395.77 sq. m.	For 71 Children 60 S.F./Child
21	Asphalt Paved Area	2727.68 sq. m.	43.07%
22	Concrete Walkway Area	486.68 sq. m.	7.69%
23	Building Coverage	1805.40 sq. m.	28.51%
24	Landscape Area	425.09 sq. m.	14.61%
25	Parking for Worship Space (Church + Chapel)	6471/1 = 78 Cars	Required 78 Provided 78
26	Parking Space Size	2.6 x 5.5 regular, 4.2 x 5.5 Barrier-free, 2.7 x 6.7 Parallel	
27	Driving Aisle Width	6.7 M Two-way	4.5 M One-way Traffic
28	Snow Storage Accommodation	60.00 sq. m.	(5% of 74 x 2.7x5.5) is provided
29	Bicycle parking	Required	4 spaces are provided
30	Front Setback	14.3	Existing No Change
31	Right-side Setback	3.1	Existing No Change
32	Left-side Setback	75.9	Existing No Change
33	Rear Setback	12.1	Existing No Change
34	Established Grade at Street Curb	272.80	
35	Building Height from Grade To Top of Parapet	7.11 at Lower Roof	10.02 at Upper Roof
36	Building Height from Grade To Top of Tower	17.64	4 spaces are provided
37	Building Height from Grade To Top of Dome	20.76 at Tower	14.61 at Main church
38	Worship area is 647 sq. m. total = 480 sq. m. (340 + 40) church and 217 sq. m. chapel for 494 persons (408 at main level, 86 at second level) + 204 at chapel		
39	Daycare area is 395.77 sq. m. for 71 Children		
40	Daycare outdoor playground area is 395.77 sq. m. (5.13 sq. m. per child)		
41	Sunday Classrooms area is 249 sq. m. (124 sq. m. at ground floor and 124 sq. m. at second floor) for 99 persons		
42	Gymnasium area is 236 sq. m. for 25 Persons		
43	Cafeteria area is 143 sq. m. for 12 Persons		

2 PROPOSED SITE AND BUILDING STATISTICS
SCALE: NTS
A-B

GENERAL NOTES:

- BOULEVARDS TO BE GRADED, TOP SOILED 150mm DEPTH AND SODDED BY GENERAL CONTRACTOR TO THE TOWN'S SATISFACTION.
- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN OF NEWMARKET
- A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE GENERAL CONTRACTOR TO A SETBACK OF 1.0m
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY RELOCATES AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION
- ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH OBC 3.8
- THE GENERAL CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN OF NEWMARKET BY-LAW DESIGN CRITERIA as set out in the town of Neumarket By-law and design criteria.
- ALL EXTERIOR ILLUMINATION TO DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUT OFF LIGHT DISTRIBUTION OF THE PROPERTY LINE.
- SIDEWALK AND DRIVEWAYS SHALL BE CONSTRUCTED AS PER TOWN OF NEWMARKET DETAIL AS 231 AND AS 342 RESPECTIVELY
- ALL MUNICIPAL CURBS TO BE CUT BY THE TOWN. CONTACT TO OBTAIN A CURB CUT PERMIT.
- ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM

- THIS DRAWING SHALL CONFORM IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE TOWN OF NEWMARKET
- ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION OF THE ISSUANCE OF BUILDING PERMIT SHALL BE IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE TOWN OF NEWMARKET.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRIERE UPON THE ADJACENT PROPERTIES.
- ALL ROADS AND INTERNAL SERVICES INCLUDING STREET LIGHTS WILL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF NEWMARKET STANDARDS.
- ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
- PARKING SPACE(S) RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF TOWN OF NEWMARKET BY-LAW.
- ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. ALL LANDSCAPING WORKS PROPOSED WITHIN THE TOWN ROAD ALLOWANCE SHALL BE APPROVED BY DESIGN SERVICES, PLANNING & DEVELOPMENT DEPARTMENT. ALL FENCING ADJACENT TO MUNICIPAL ROADWAYS WILL BE LOCATED 30CM. INSIDE THE PROPERTY LINE IF APPLICABLE.
- THE LOCATIONS OF BARRIER-FREE PARKING SPACES SHALL BE CLEARLY IDENTIFIED AND MARKED BY LINES AND MARKINGS PERMANENTLY PAINTED ON THE PAVED SURFACE AND SHALL BE RESERVED EXCLUSIVELY FOR DISABLE PERSONS.
- THE PORTIONS OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.

- GRADES WILL BE MET WITHIN 3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- FIRE ROUTES SHALL BE DESIGNATED AS PER THE TOWN BY-LAW, PRIOR TO OCCUPANCY OF THE BUILDING. LOCATION OF SIGNS INDICATING FIRE ROUTES SHALL BE APPROVED BY THE TOWN OF NEWMARKET FIRE DEPARTMENT.
- ALL FIRE ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M. AT THE ENTRANCE TO THE SITE THE MUNICIPAL SIDEWALK AND CURBS WILL BE CONTINUOUS THROUGH THE DRIVEWAY.
- THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

DESIGN:
HANY HABIB
HANNA
RT Design Group
(416)-722-5454
hanyrt@gmail.com

ARCHITECT:
Sam Morgan
Architect
9 Couling Crescent
Ajax, Ontario L1S 2Z6
(416)-894-7023 morganarch.com
sammorganarchitect@gmail.com

ALTERATION / ADDITION TO
ST. PHILOPATEER & ST.
DEMIANA CHURCH
1095 Stellar Drive, Neumarket, ON L3Y 7B8

CONCEPT
SITE PLAN
PROJECT 180809
Aug. 08, 2016
DRAWN: SM
CHECKED: SM
A-8

C:\sam\2016\Projects\180113-Neumarket Church\CA-190524-REZONING layout May 24, 2014 9:25:54 PM