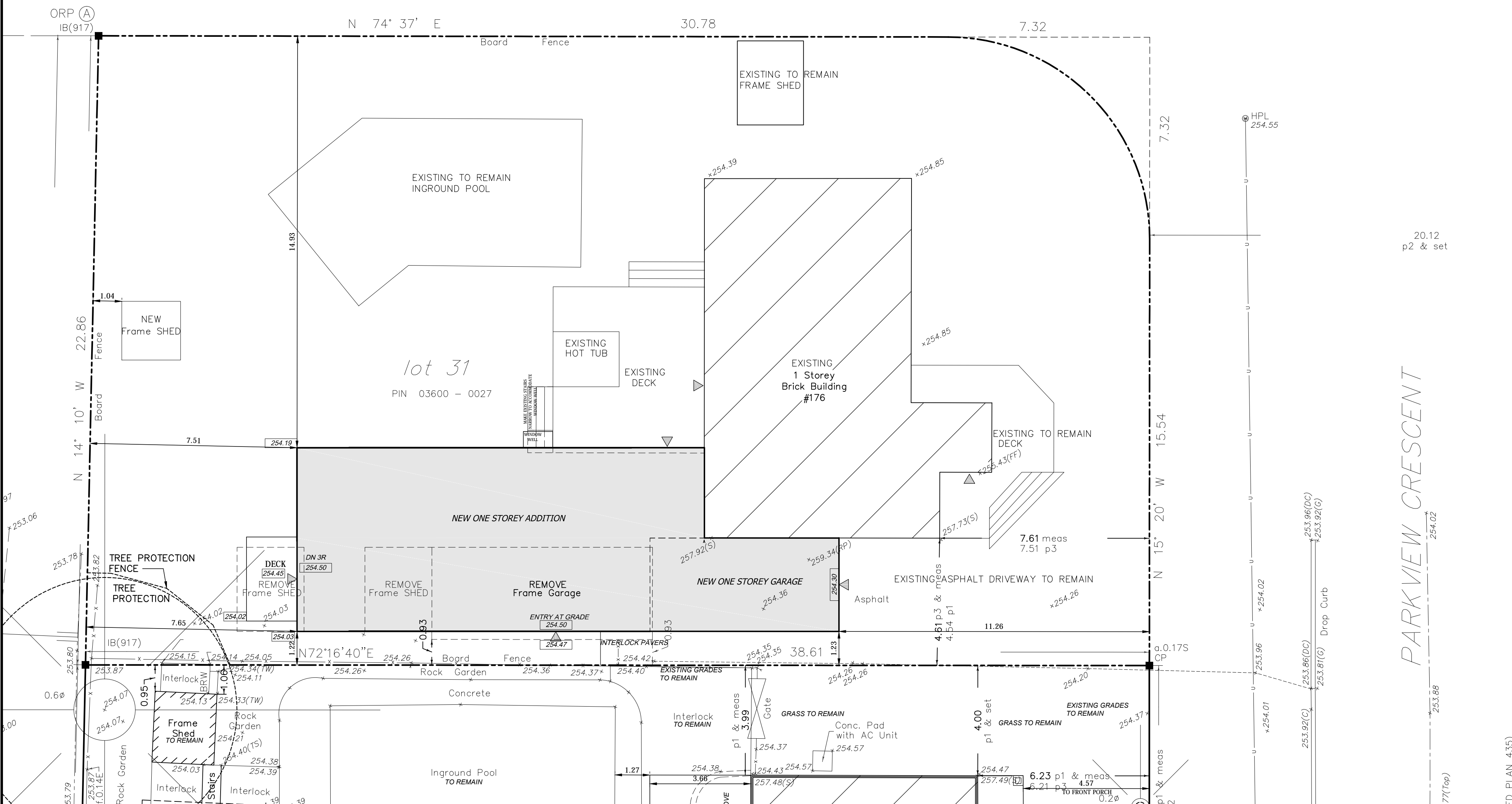


QUEEN STREET (BY REGISTERED PLAN 435)



1 SITE PLAN Scale: 1:100

This Site Plan is based on a SURVEYORS REAL PROPERTY REPORT Plan prepared by R.A. GARDEN ONTARIO LAND SURVEYORS dated FEBRUARY 10, 1984

2 SITE STATISTICS

Town of Newmarket Zoning By-law 2010-40 Consolidated Dec. 2013  
R1-D - 119

LOT AREA:	863.35 m <sup>2</sup>	
MAXIMUM LOT COVERAGE	PERMITTED	PROPOSED
	1 storey 35%	EXISTING DWELLING 107.79 m <sup>2</sup>
	302.17 m <sup>2</sup>	PROPOSED ADDITION 91.78 m <sup>2</sup>
		PROPOSED GARAGE 23.23 m <sup>2</sup>
		NEW FRAME SHED 4.55 m <sup>2</sup>
	TOTAL LOT COVERAGE 227.35 m <sup>2</sup>	= 26.3%
SETBACKS	PERMITTED	PROPOSED
FRONT (EAST) YARD	6.23 m south neighbour	11.26 m TO NEW FRONT WALL
NORTH SIDE YARD	1.2 m	14.93 m
SOUTH SIDE YARD	1.2 m	1.22 m
REAR (WEST) YARD	7.5 m	7.5 m

CALCULATION OF FRONT AVERAGE GRADE		1	254.30
		2	254.28
		3	254.85
		4	254.85
FRONT AVERAGE GRADE			254.57

MAX. HEIGHT FROM FRONT GRADE	PERMITTED	PROPOSED
	8.5 m	4.77 m
		TOP OF ROOF 259.34
		TOP OF EXISTING ROOF 259.34

CALCULATION OF FINISHED OVERALL AVERAGE GRADE		1	254.30
		2	254.28
		3	254.85
		4	254.85
		5	254.39
		6	254.19
		7	254.03
		8	254.47

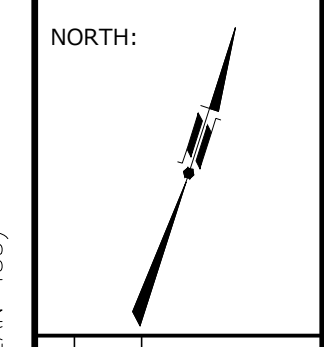
FINISHED OVERALL AVERAGE GRADE	254.42
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MAX. HEIGHT FROM OVERALL GRADE	PERMITTED	PROPOSED
	8.5 m	4.92 m
		TOP OF ROOF 259.34
		TOP OF EXISTING ROOF 259.34

ALL CONSULTANTS AND CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO FIRST STEP DESIGN.  
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DO NOT SCALE DRAWING.

LEGEND

	EXISTING GRADE
	PROPOSED GRADE



NO.	DATE	DESCRIPTION
3	2020 / 02 / 14	ISSUED FOR REVIEW
2	2020 / 01 / 23	ISSUED FOR REVIEW
1	2019 / 11 / 28	ISSUED FOR REVIEW

REVISIONS

416-779-9370  
www.firststepdesign.ca

PROJECT ADDRESS:  
176 PARKVIEW CRES.  
NEWMARKET, ON

DRAWING TITLE:  
SITE PLAN

PROJECT NUMBER: 1962  
DRAWN BY: CM  
DATE: NOV 2019  
SCALE: 1:100  
DRAWING NUMBER:  
**A-1.0**