

SITE PLAN CONCEPT FOR 1250 GORHAM STREET

SCALE 1:300
 5 2.5 0 5 10 15 Metres
 LLOYD & PURCELL A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.

GEOGRAPHIC NOTE
 PART OF LOT 16
 REGISTERED PLAN 65M-2558
 TOWN OF NEWMARKET
 REGIONAL MUNICIPALITY OF YORK

BENCH MARK
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN OF NEWMARKET BENCHMARK N° 8 HAVING A PUBLISHED ELEVATION OF 262.50 METRES.

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE STATISTICS
 THIS PROPERTY IS ZONED EG-12 (GENERAL EMPLOYMENT ZONE) UNDER BY-LAW 2010-40

| | |
|--------------------------------------|-------------------------|
| FRONTAGE | ±90.57m |
| LOT AREA | ±6,184.23m ² |
| EXISTING GROSS FLOOR AREA | ±1,118.16m ² |
| PROPOSED GROSS FLOOR AREA (ADDITION) | ±358.94m ² |
| TOTAL GROSS FLOOR AREA PROPOSED | ±1,477.10m ² |
| EXISTING GROUND FLOOR AREA | ±1,011.14m ² |
| PROPOSED GROUND FLOOR AREA | ±358.94m ² |
| TOTAL GROUND FLOOR AREA PROPOSED | ±1,370.08m ² |
| LOT COVERAGE (MAX LOT COVERAGE 50%) | 22.2% |
| PROPOSED OPEN STORAGE AREA | ±1,094.51m ² |

PARKING

| | |
|---------------------------|--|
| PARKING REQUIREMENT | 1 SPACE / 45m ² OF GFA (GROSS FLOOR AREA) |
| TOTAL PARKING REQUIRED | 33 SPACES |
| EXISTING PARKING PROVIDED | 36 SPACES (INCLUDES 2 BARRIER FREE SPACES) |

LOADING SPACES PROVIDED 2 SPACES
BICYCLE PARKING PROVIDED 4 SPACES

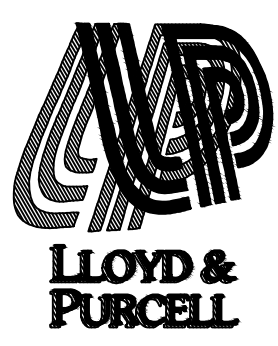
| BUILDING SETBACKS | BY-LAW | PROPOSED |
|-------------------|--------|----------|
| FRONT | 12.00m | 12.08m |
| SIDE | 3.00m | 21.16m |
| SIDE | 6.00m | 34.12m |
| REAR | 12.00m | 2.81m |
| HEIGHT | 15.00m | ±9.50m |

- LEGEND**
- U - OVERHEAD UTILITY
 - (C) TOP OF BACK OF CURB
 - (DC) DROP CURB
 - (G) GUTTER
 - B BOLLARD/GUARD POST
 - Bk BLOCK
 - Brk BRICK
 - CB CATCH BASIN
 - CLF CHAIN LINK FENCE
 - DS DOOR SILL
 - f FENCE
 - Fdn FOUNDATION
 - GS GARAGE SLAB
 - HP HYDRO POLE
 - HYD FIRE HYDRANT
 - MH MAN HOLE
 - PC PRECAST STONE
 - PED BELL PEDESTAL
 - SP SIGN POST
 - TR TRANSFORMER/CONCRETE PAD
 - ⊕ ANCHOR/GUY WIRE
 - ☼ CONIFEROUS TREE (SPREAD)
 - ⊗ DECIDUOUS TREE (SPREAD)
 - - - TOP OF SLOPE
 - · - · - TOE OF SLOPE
 - - - EDGE OF ASPHALT/GRAVEL

NOTE
 DESCRIPTION OF LAND: PART OF LOT 16, PLAN 65M-2558, BEING PART 24 ON PLAN 65R-11063. ALL OF PIN 03619-0015.
 REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: NONE ON TITLE.
 BOUNDARY FEATURES: NOTE THE LOCATION OF THE FENCING IN RELATION TO THE PROPERTY BOUNDARY.

© COPYRIGHT 2019 LLOYD & PURCELL THE REPRODUCTION, ALTERATION, OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF LLOYD & PURCELL, A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD. IS STRICTLY PROHIBITED.

LLOYD & PURCELL
 A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS
 1228 GORHAM STREET, UNIT 28, NEWMARKET, ONTARIO, L3Y 8Z1
 (905) 895-6416 Fax (905) 853-5837 E-MAIL: l_p@ontariolandsurveyors.ca
 TOLL FREE: 1 (855) 779-6500
 WWW.ONTARIOLANDSURVEYORS.CA



| 1 | 2019-12-19 | FOR PRELIMINARY REVIEW | |
|-------|------------|------------------------|--|
| ISSUE | DATE | COMMENT | |
| | | | |

| | | |
|------------|-------------|---------------------|
| CAD: DL | PC: GQ | JOB: 19-223 |
| CALC: RMck | CHK'D: RMck | FILE: N1-M2558-16-1 |