

# 281 MAIN STREET NORTH, NEWMARKET, ON, L3Y 9A9

PART OF LOT 98, CONCESSION 1  
REGISTERED PLAN M-74  
TOWN OF NEWMARKET  
REGION MUNICIPALITY OF YORK

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**SITE ANALYSIS**

LOT AREA	5418.86 m <sup>2</sup>
LOT AREA (AFTER DEDICATION)	5157.56 m <sup>2</sup>
MIN LOT FRONTAGE	82m

**STATISTICS**

	REQUIRED	PHASE1 EXIST/ APPROVED	PHASE 2 PROP.	TOTAL PH1&PH2
LOT FRONTAGE ON A PRIVATE ROAD	5.9m	5.0m	N/A	5m
FRONT YARD SETBACK (WEST)	5.00m	5.00m	31.25m	5m
REAR YARD SETBACK (EAST)	25m	32.55m	25m	25m
SIDE YARD SETBACK (NORTH)	1.4m	3.42m	3.42m	1.4m
SIDE YARD SETBACK (SOUTH)	20.99m	20.99m	47.70m	20.99m
NUMBER OF UNITS	11	11	5	16
SETBACK FROM GARAGE TO PRIVATE ROAD	5.5m	5.5m	5.5m	5.5m
SETBACK FROM DAYLIGHT TRIANGLE	0.3m	0.3m	N/A	0.3m
BUILDING HEIGHT	11m(3 STOREY)	11 m (3 STOREY)	11 m(3 STOREY)	11m(3 STOREY)
BUILDING GFA	N/A	1526.11m <sup>2</sup>	714.12m <sup>2</sup>	2240.23m <sup>2</sup>
LOT COVERAGE	(50%)	613.95 (11.3%)	291.65m <sup>2</sup> (5.7%)	905.6m <sup>2</sup> (17%)
SETBACK TO SOUTH LINE OF OS-EP	2.9m	2.8m	8.84m	2.9m
SETBACK TO EAST LINE OF OS-EP	N/A	N/A	1m	1m

**PARKING CALCULATION**

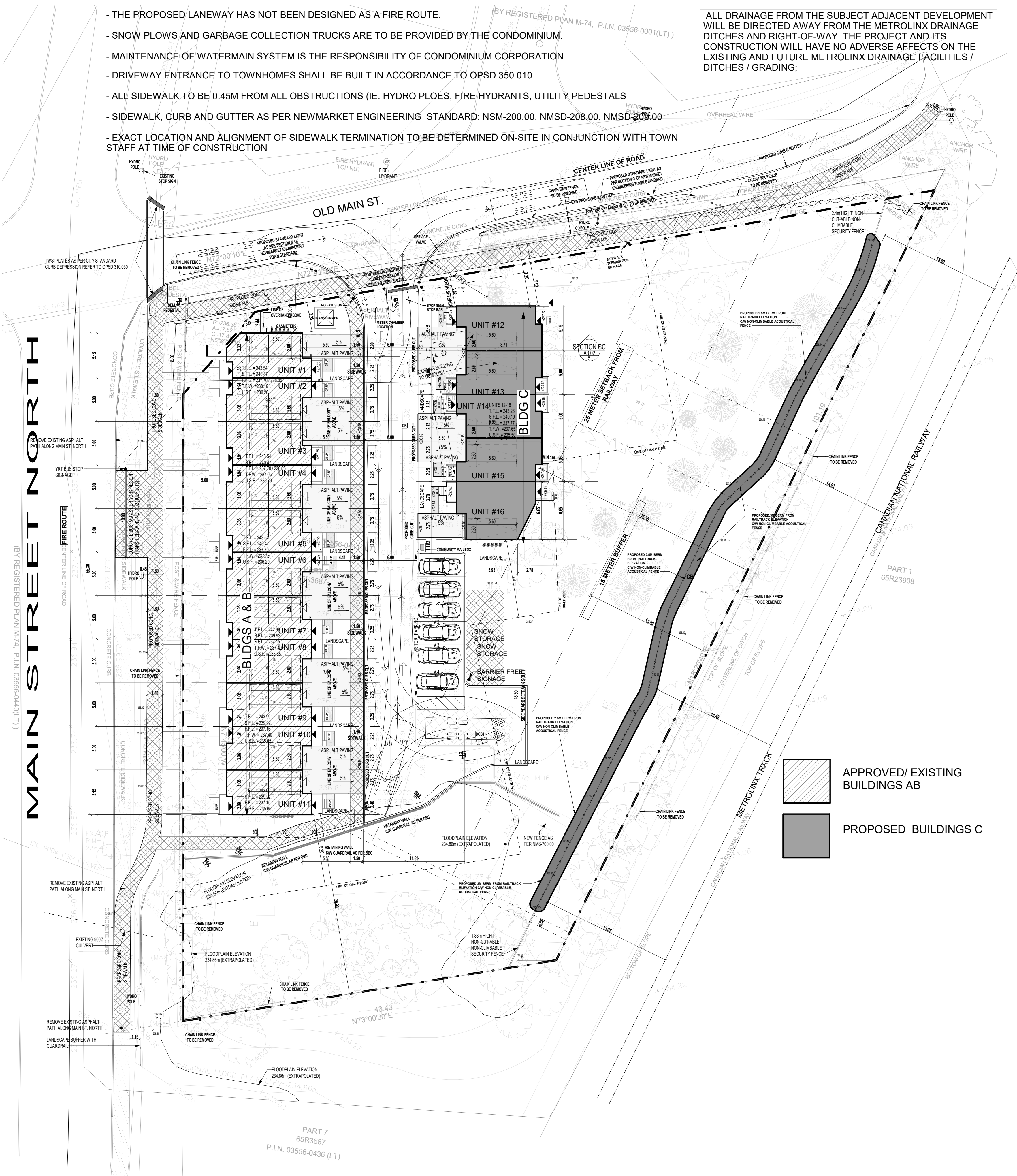
	TOTAL REQUIRED FOR PH1 & PH2	PHASE 1 EXIST./ APPROVED	PHASE 2 PROPOSED
PARKING (2/PER UNIT)	2/UNIT =32	22	10
VISITOR PARKING (REGULAR)	0.25/UNIT=4	2.75 (4 PROVIDED)	2
VISITOR PARKING (ADA)		1	0
TOTAL PARKING	36	26	12

**GFA BUILDING C (UNITS 12-16)**

UNIT NO.	FIRST FLOOR AREA	SECOND FLOOR AREA	THIRD FLOOR AREA	GROSS FLOOR AREA (GFA)	GARAGE AREA
12	28.33 m <sup>2</sup>	57.47 m <sup>2</sup>	57.47 m <sup>2</sup>	143.27 m <sup>2</sup>	17.49 m <sup>2</sup>
13	26.97 m <sup>2</sup>	55.63 m <sup>2</sup>	55.63 m <sup>2</sup>	138.22 m <sup>2</sup>	17.49 m <sup>2</sup>
14	26.97 m <sup>2</sup>	55.63 m <sup>2</sup>	55.63 m <sup>2</sup>	138.22 m <sup>2</sup>	17.49 m <sup>2</sup>
15	26.97 m <sup>2</sup>	55.63 m <sup>2</sup>	55.63 m <sup>2</sup>	138.04 m <sup>2</sup>	18.84 m <sup>2</sup>
16	33.12 m <sup>2</sup>	61.81 m <sup>2</sup>	61.43 m <sup>2</sup>	156.36 m <sup>2</sup>	17.54 m <sup>2</sup>
TOTAL: 5	142.34 m <sup>2</sup>	285.99 m <sup>2</sup>	285.79 m <sup>2</sup>	714.12 m <sup>2</sup>	88.85 m <sup>2</sup>

**ONTARIO BUILDING CODE DATA MATRIX**

SECTION	DESCRIPTION	EXISTING	NEW	TOTAL (N/A 1, 1.2)
1.01	PROJECT TYPE	New Construction		(N/A) 1, 1.2
1.02	OCCUPANCY CLASSIFICATION	Residential		5.10.2
1.03	SUPERANNOSED MAJOR OCCUPANCIES	NO		5.10.2.3
1.04	BUILDING AREA (m <sup>2</sup> )	EXISTING	NEW	TOTAL (N/A 1, 1.2)
1.05	GROSS AREA (m <sup>2</sup> )	EXISTING	NEW	TOTAL (N/A 1, 1.2)
1.06	MEZZANINE AREA (m <sup>2</sup> )	EXISTING	NEW	TOTAL & N/A 1
1.07	BUILDING HEIGHT	3	STOREYS ABOVE GRADE	11 (H) ABOVE GRADE (N/A 1, 1.2, & 9/10.4)
1.08	NUMBER OF STREETS FIRE FIGHTER ACCESS	2	STREETS BELOW GRADE	2 (STREETS)
1.09	SPRINKLER SYSTEM	Not Required	Provide: None	5.10.8.3-4
1.10	FIRE ALARM SYSTEM	Not Required	TYPE PROVIDED:	5.10.18
1.11	WATER SERVICE SUPPLY IS ADEQUATE	YES	RESTRICTIONS	5.10.8
1.12	CONSTRUCTION TYPE	ACTUAL	COMBUSTIBLE / NON-COMBUSTIBLE	HEAVY TIMBER CONSTRUCTION (N/A)
1.13	POST GREATER BUILDING	FLOOR LEVELS AREA	OCCUPANCY TYPE	BASED ON OCCUPANT LOAD (PERSONS): 31.15
1.14	BARRIER-FREE DESIGN	NO		5.1.2
1.15	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	FIRE RESISTANCE RATING (H)	SUPPORTING ASSEMBLY (H)
1.16	SPATIAL SEPARATION	WALL	REQUIRED FRR (H)	CONSTRUCTION TYPE
1.17	PLUMBING FIXTURE REQUIREMENTS	N/A	MALE/FEMALE - 50/50 EXCEPT AS NOTED OTHERWISE	OCCUPANT LOAD
1.18	ENERGY EFFICIENCY RESIDENTIAL	COMPLIANCE OPTION	56-12 Prescriptive Compliance Packages	52.2.1
1.19	NOTES	DEMISING WALL PROVIDED WITH ONE HOUR FIRE SEPARATION AT TIC SPACES SEPARATION BETWEEN UNITS PROVIDED FIREWALL PROVIDED.		



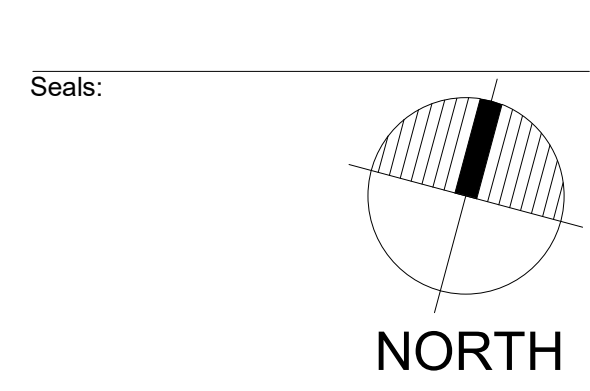
**1 SITE PLAN**  
1: 250



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ID	DATE	ISSUE / REVISION	BY
18.04.18		ISSUED FOR SPA	MK
20.10.05		ISSUED FOR SPA	MK
21.09.16		ISSUED FOR SPA	MK
21.11.03		ISSUED FOR REZONING	MK

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Project:  
**281 MAIN STREET NORTH  
NEWMARKET**  
NEWMARKET, ON, L3Y 9A9

Sheet Title:  
**SITE PLAN PHASE 2**

Drawn: Author Sheet No:  
Checked: Checker  
Project No: 107-17  
Date: JULY 2020  
Scale: 1: 250

**A1.01B**