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

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PLAN PREPARED BY BARICH GRENKIE ONTARIO LAND SURVEYOR DATED JANUARY 12, 2018. THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY.

SITE ANALYSIS

5418.86 m² LOT AREA LOT AREA (AFTER DEDICATION) 5157.56 m² MIN LOT FRONTAGE

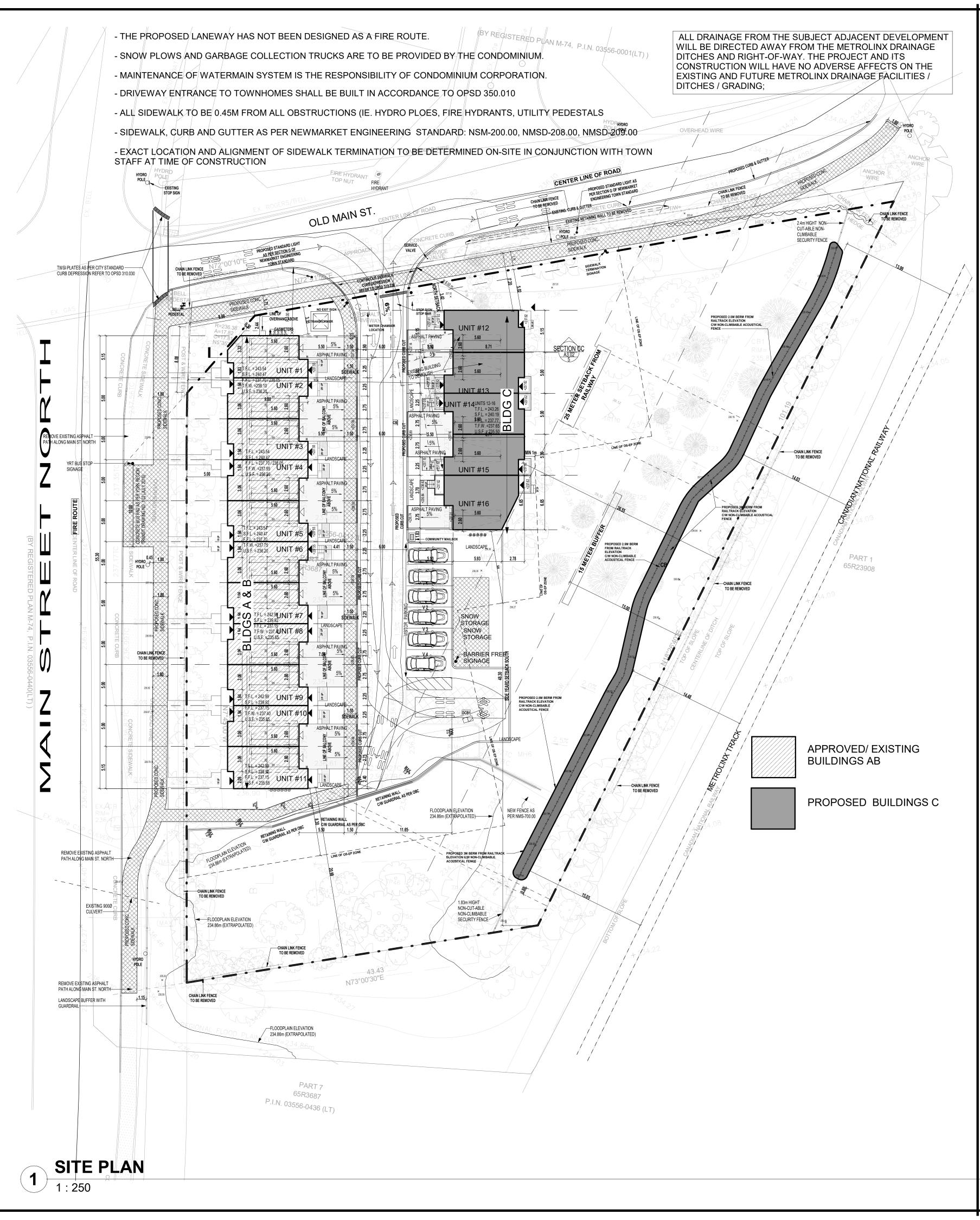
STATISTICS	REQUIRED	PHASE1 EXIST/ APPROVED	PHASE 2 PROP.	TOTAL PH1&PF
LOT FRONTAGE ON A PRIVATE ROAD	5.9m	5.0m	N/A	51
FRONT YARD SETBACK (WEST)	5.00m	5.00m	31.25 m	51
REAR YARD SETBACK (EAST)	25m	32.55m	25 m	25 :
SIDE YARD SETBACK (NORTH)	1.4m	2.44m	3.42 m	1.4
SIDE YARD SETBACK (SOUTH)	20.99m	20.99m	47.70 m	20.99
NUMBER OF UNITS	11	11	5	1
SETBACK FROM GARAGE TO PRIVATE ROAD	5.5m	5.5m	5.5m	5.5
SETBACK FROM DAYLIGHT TRIANGLE	0.3m	0.3m	N/A	0.3
BUILDING HEIGHT	11m(3 STOREY)	11 m (3 STOREY)	11 m(3 STOREY)	11m(3 STORE)
BUILDING GFA	N/A	1526.11m ²	714.12m ²	2240.23n
LOT COVERAGE	(50%)	613.95 (11.3%)	291.65m ² (5.7%)	905.6m² (17%
SETBACK TO SOUTH LINE OF OS-EP	2.9m	2.8m	8.84m	2.9
SETBACK TO EAST LINE OF OS-EP	N/A	N/A	1m	11

PARKING CALCULATION	TOTAL REQUIRED FOR PH1 & PH2	<u>PHASE 1</u> EXIST./ APPROVED	PHASE 2 PROPOSED
PARKING (2/PER UNIT) VISITOR PARKING (REGULAR) VISITOR PARKING (ADA) TOTAL PARKING	2/UNIT =32 0.25/UNIT=4 1	22 2.75 (4 PROVIDED) 1	10 2 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 m² 57.47 m² 57.47 m² 143.27 m² 17.49 m² 13 26.97 m² 55.63 m² 55.63 m² 138.22 m² 17.49 m² 14 26.97 m² 55.63 m² 55.63 m² 138.22 m² 17.49 m² 15 26.97 m² 55.44 m² 55.63 m² 138.04 m² 18.84 m² 16 33.12 m² 61.81 m² 61.43 m² 156.36 m² 17.54 m² TOTAL: 5 142.34 m² 285.99 m² 285.79 m² 714.12 m² 88.85 m²						
13 26.97 m² 55.63 m² 55.63 m² 138.22 m² 17.49 m² 14 26.97 m² 55.63 m² 55.63 m² 138.22 m² 17.49 m² 15 26.97 m² 55.44 m² 55.63 m² 138.04 m² 18.84 m² 16 33.12 m² 61.81 m² 61.43 m² 156.36 m² 17.54 m²	UNIT NO.	FIRST FLOOR AREA	SECOND FLOOR AREA	THIRD FLOOR AREA	GROSS FLOOR AREA (GFA)	GARAGE AREA
14 26.97 m² 55.63 m² 55.63 m² 138.22 m² 17.49 m² 15 26.97 m² 55.44 m² 55.63 m² 138.04 m² 18.84 m² 16 33.12 m² 61.81 m² 61.43 m² 156.36 m² 17.54 m²	12	28.33 m²	57.47 m²	57.47 m²	143.27 m²	17.49 m²
15 26.97 m² 55.44 m² 55.63 m² 138.04 m² 18.84 m² 16 33.12 m² 61.81 m² 61.43 m² 156.36 m² 17.54 m²	13	26.97 m²	55.63 m²	55.63 m²	138.22 m²	17.49 m²
16 33.12 m ² 61.81 m ² 61.43 m ² 156.36 m ² 17.54 m ²	14	26.97 m²	55.63 m²	55.63 m²	138.22 m²	17.49 m²
	15	26.97 m²	55.44 m²	55.63 m²	138.04 m²	18.84 m²
TOTAL: 5 142.34 m ² 285.99 m ² 285.79 m ² 714.12 m ² 88.85 m ²	16	33.12 m²	61.81 m²	61.43 m²	156.36 m²	17.54 m²
	TOTAL: 5	142.34 m²	285.99 m²	285.79 m²	714.12 m²	88.85 m²

ONTARIO BUILDING								Revised: 2017-04
PART 9 - HOUSING AND SMALL BU								OBC REFERENCE
00 BUILDING CODE VERSION	O.Reg. 332/12			(IL	AST AMENDMENT	T O.Reg. 191/14		Y-10-1-1-1-1
9 01 PROJECT TYPE	New Construction							[A] 1.1.2.
02 OCCUPANCY CLASSIFICATION	5 Townhouses OCCUPANCY					USE		9.10.2.
102 OCCUPANCI CDASSIFICATION	C	Residential				Townhouse		9.10.2.
03 SUPERIMPOSED MAJOR OCCUPANCIES	NO	(Vosicionida)				TOWNSOUSE		9.10.2.3.
9.04 BUILDING AREA (m²)	DESCRIPTION				EXISTING	S NE	EW TOTAL	[A] 1.4.1.2.
	Building C (Townhouse East Side, U	Inits 12-16)				285	.99 285.9	9
	TOTAL					285	.99 285.9	9
05 GROSS AREA (m²)	DESCRIPTION				EXISTING	L N	EW TOTAL	[A] 1.4.1.2.
on on our man (m)	1st Storey - Building C (Townhouse	Fact Side Unite 12-16)	:		EATO / III O	142		
	2nd Storey - Building C (Townhouse					285		
	3rd Storey - Building C(Townhouse					285		
	TOTAL					714		
9 06 MEZZANINE AREA (m²)	DESCRIPTION				EXISTING) NI	EW TOTAL	9.10.4.1.
	N/A					100.	T. C.	
	TOTAL				(7)			-
07 BUILDING HEIGHT	3	STOREYS ABOVE GO STOREYS BELOW G				11	(m) ABOVE GRADE [A] 1.4.	1.2. & 9.10.4.
08 NUMBER OF STREETS/ FIRE FIGHTER ACCE	SS	2 STREET(S)	2Avidanii C					9.10.20.
9 9 SPRINKLER SYSTEM	Not Required DESCRIBE			Provided:	None			9.10.8.24.
10 FIRE ALARM SYSTEM	Not Required				TYPE PROVIDED) -		9.10.18.
11 WATER SERVICE SUPPLY IS ADEQUATE	Yes							
12 CONSTRUCTION TYPE	RESTRICTIONS	Combustible Permitte	đ					9.10.6.
13 POST-DISASTER BUILDING	ACTUAL NO	Combustible			Н	EAVY TIMBER CONSTRUCTI	ON NO	(4) 4 4 2 2 (2)
14 OCCUPANT LOAD	FLOOR LEVEL/AREA			OCCUPA	NCY TYPE	BASED ON OCC	CUPANT LOAD (PERSONS)	[A] 1.1.2.2.(2)
14 OCCOPANT LOAD	N/A			OCCOI A	WITTE	- DAGED ON OC	SOFMINI EUND (I ENGONO)	J. 1. 11.
	TOTAL						- %	2
15 BARRIER-FREE DESIGN	4							9.5.2.
16 HAZARDOUS SUBSTANCES	No							9.10.1.3.
9 17 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY				FIRE RESISTANCE RATING (H)	SUPPORTING ASSEMBLY (H)	9.10.8.
	FLOORS EXCEPT CRAWLSPACE				0			
	MEZZANINE				N/A			
	ROOF							
18 SPATIAL SEPARATION	WALL	EBF AREA (m2)	L.D. (m2)		REQUIRED FRR (H)	CONSTRUCTION TYPE	CLADDING TYPE	
	N/A					30	35	2
						(*)	38	-
							35	
AN OF HINDING FIVELING DECLINGUES.	0.70	MALE FEMALE - CO.	50 EXCEPT AS NOTED O	THE PARK		•		004.007.4
19 PLUMBING FIXTURE REQUIREMENTS	RATIO: FLOOR LEVEL/AREA	MALE: FEMALE = 50:	OCCUPANT LOAD			FIXTURES REQUIRED	FIXTURES PROVIDED	9.31. & 3.7.4.
	N/A		OCCOPANT LOAD		OBG SENTENCE	FIX TORES REGUIRED	FIXTURES FROVIDED	-
20 ENERGY EFFICIENCY RESIDENTIAL	COMPLIANCE OPTION:			-	SB-12 Prescriptive	Compliance Packages		12.2.1.
	PROJECT DESIGN CONDITIONS							
	CLIMATIC ZONE				Zone 1 (< 5000 De	egree Days)		
	FENESTRATION				BOVE GRADE ROOF AREA (m²)	GROSS FENESTRATION AREA (m²)	FENESTRATION RATIO	
	VERTICAL (W+D)						< Input values.	-
	SKYLIGHTS			NO			< Input values.	
	SPACE HEATING FUEL					Natural Gas	Programme and Monte and Applications	2
	HEATING EQUIPMENT EFFICI	ENCY				≥ 92% AFUE		
	OTHER CONDITIONS					Slab-on-Ground		
	COMPLIANCE PACKAGE					A1		
3 21 NOTES	DEMICING WALL DROVIDED WITH	ONE HOUR EIDE OFF	ADATION					
	DEMISING WALL PROVIDED WITH ATTIC SPACES SEPERATION BET							3
	FIREWALL PROVIDED.	THER UNITS PROVID						





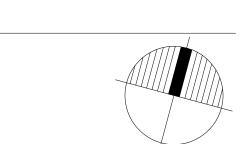
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ID DATE	ISSUE / REVISION	BY
18.04.18	ISSUED FOR SPA	MK
20.10.05	ISSUED FOR SPA	MK
21.09. 16	ISSUED FOR SPA	MK
21.11. 03	ISSUED FOR REZONING	MK

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NAHID



NORTH

281 MAIN STREET NORTH NEWMARKET

NEWMARKET, ON, L3Y 9A9

Sheet Title:

SITE PLAN PHASE 2

Author	Sheet No:
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