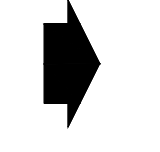
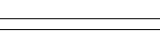
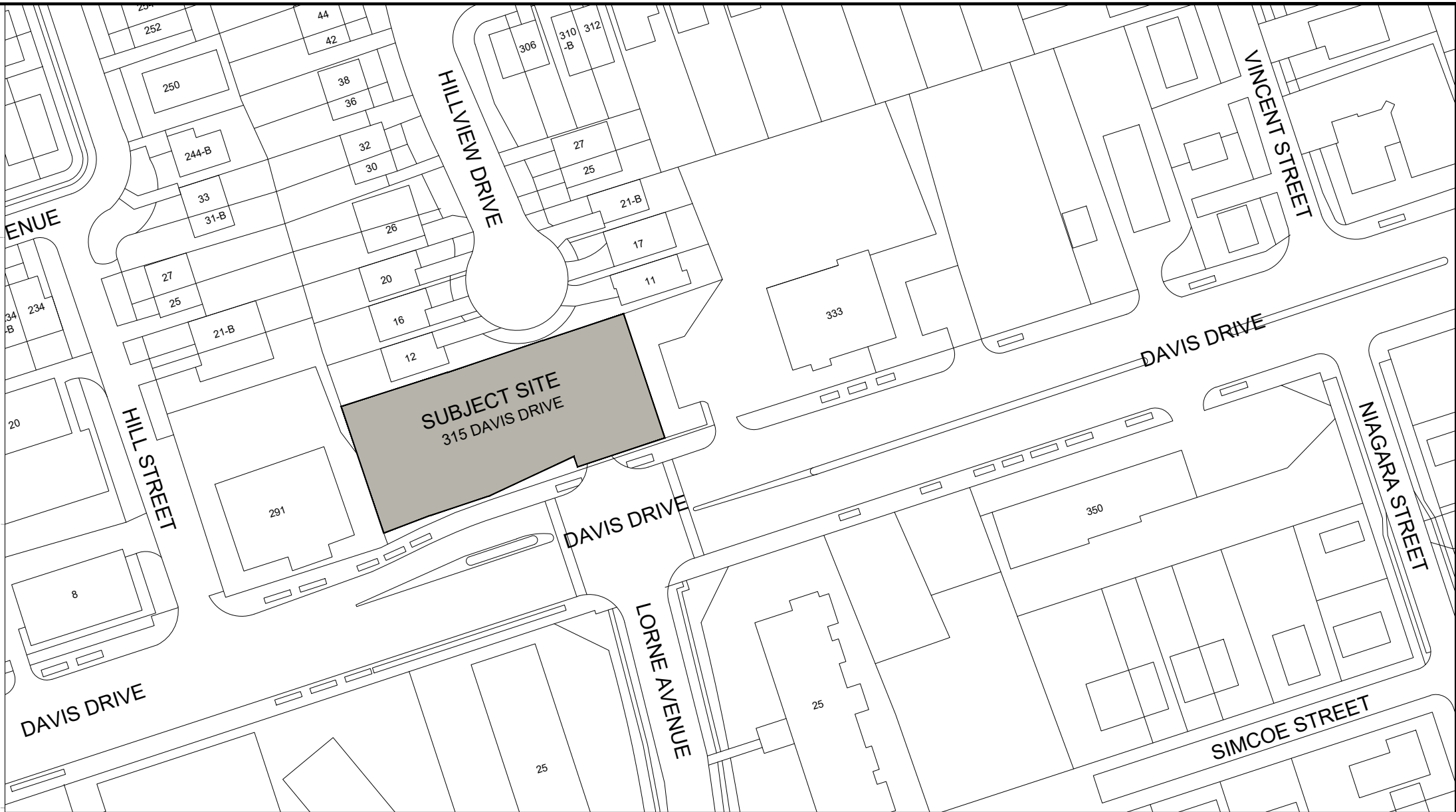
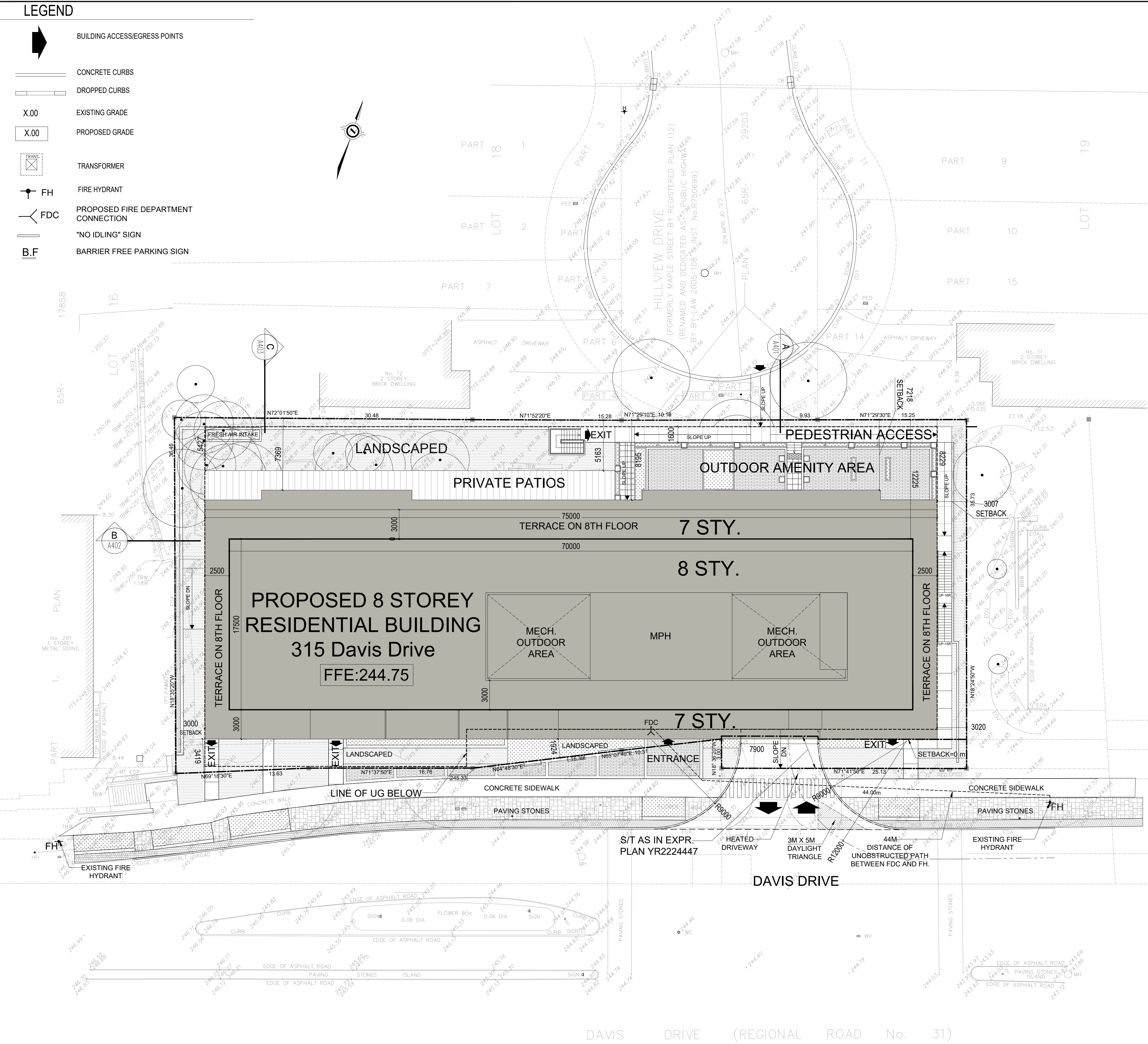


LEGEND

-  BUILDING ACCESS/EGRESS POINTS
-  CONCRETE CURBS
-  DROPPED CURBS
-  EXISTING GRADE
-  PROPOSED GRADE
-  TRANSFORMER
-  FIRE HYDRANT
-  PROPOSED FIRE DEPARTMENT CONNECTION
-  "NO IDLING" SIGN
-  BARRIER FREE PARKING SIGN



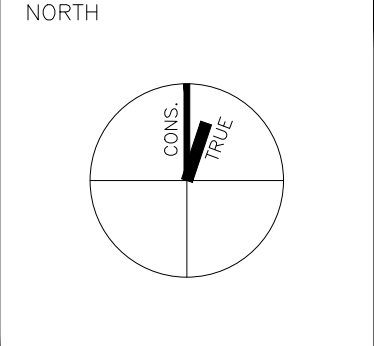
KEY PLAN_ENTS

Zoning Chart

Provision (Mixed Use One – MU1 Zone)	Requirement	Provided
Minimum Setbacks		
From Davis Drive	3m	0m
From any lot line for a wall containing windows (not adjacent to a street)	5.5m	3m for 1st-7th 5.5m for 8th
Height Minimum	8m	
Height Maximum	20m	24.97
Floor Space Index		
Minimum FSI	1.5	
Maximum FSI	2	4.23
Minimum Amenity Space per unit		
Indoor Common Area	2.0m2/unit	2.0m2/unit
Outdoor Common Area	2.0m2/unit	1.65m2/unit
Landscape Buffer – Rear (abutting a residential zone)	3.0m	5.16m
Minimum Parking Space Dimensions	2.7m x 5.5m	2.7m x 5.5m
If obstructed, increase width by	0.3m	0.3m
Minimum Barrier Free Parking Space Dimension – Type A	3.4m x 5.5m Plus 1.5m which can be shared by 2 spaces	3.4m x 5.5m Plus 1.5m which can be shared by 2 spaces
Minimum Barrier Free Parking Space Dimension – Type B	2.6m x 5.5m Plus 1.5m which can be shared by 2 spaces	2.6m x 5.5m Plus 1.5m which can be shared by 2 spaces
Minimum Parking Aisle Width – two way	6.0m	6.0m

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NO.	REVISION/ISSUE	DATE	BY
01	ISSUED FOR REZONING	23-04-15	
02	ISSUED FOR REZONING	23-09-15	
03	ISSUED FOR OPA & REZONING	22-06-20	
04	ISSUED FOR OPA & REZONING	22-06-20	



8 STOREY RESIDENTIAL BUILDING
315 DAVIS DRIVE - NEWMARKET

DRAWING TITLE
SITE PLAN & ZONING CHART

Scale:
1/200

Date:
APR.14, 2023

Project No.
22111

Drawn by:
RK

Checked by:
RE

Drawing No.
A100

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