

Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket Ontario



This drawing has been created electronically.
Handwritten or manual revisions to the drawing are only valid when accompanied by the Architect's initials.
Do not scale drawings.
Check and verify all dimensions and information on the drawings and report all errors or omissions to the Architect before proceeding with the work.
This drawing may have been reduced.

No.	Issuance Description	YY/MM/DD
1	ISSUED TO SPA	03.02.2020
2	ISSUED TO CLIENT REVIEW	17.03.2020
3	ISSUED TO CLIENT - RAILING AND BUILDING FACE MATERIAL REVISIONS	02.04.2020

ISSUED FOR:
REVIEW
DRAWINGS "REVIEW" ARE NOT TO BE USED FOR PERMIT APPLICATIONS OR CONSTRUCTION UNTIL SO AUTHORIZED BY THE CONSULTANT.

Client
Neuhaus Developmens-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
COVER

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:04 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			

NOT FOR CONSTRUCTION

Project No.
S19028
Drawing No.
A000

SHEET LIST

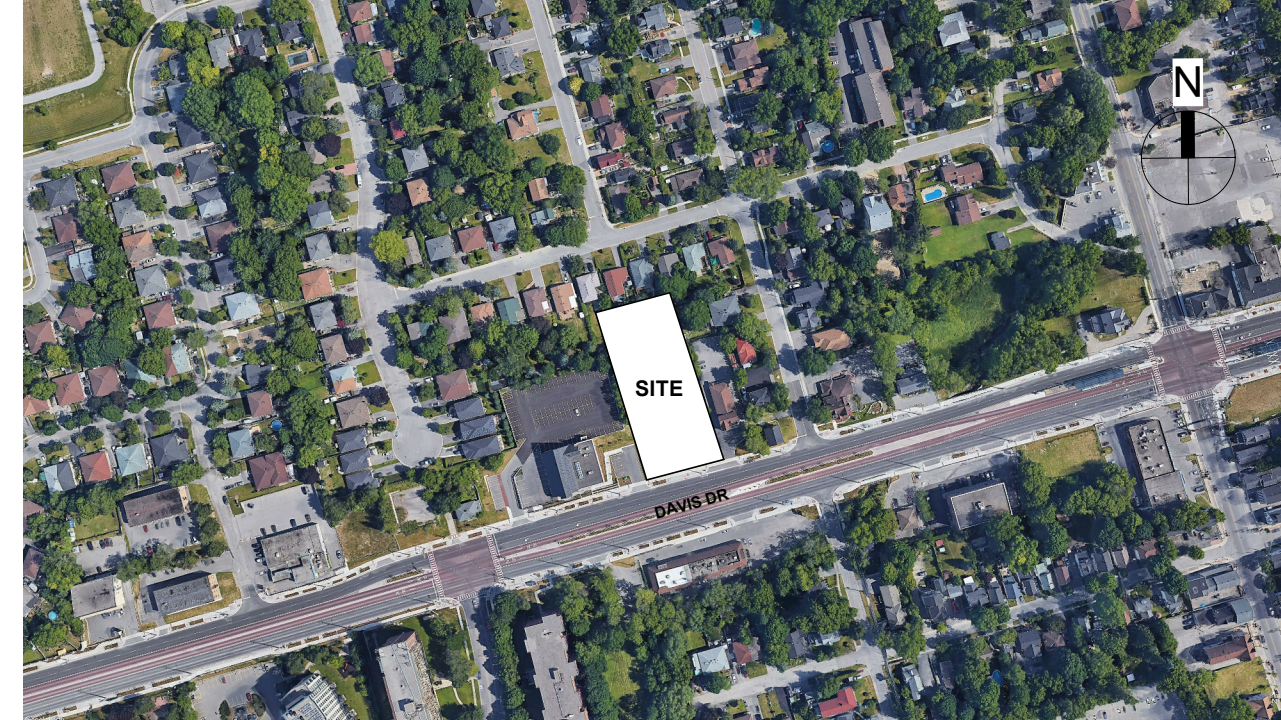
- A00 COVER
- A000 COVER
- A100 SITE PLAN/IBC MATRIX
- A101 ARCHITECTURAL NOTE
- A102 WALL-FLOOR AND ROOF ASSEMBLIES
- A103 SURVEY AND GRADING
- A200 REFLECTED CEILING PLAN
- A210 UNDERGROUND FLOOR PLAN
- A300 GROUND FLOOR PLAN
- A301 2ND FLOOR PLAN
- A302 3RD FLOOR PLAN
- A303 4TH FLOOR PLAN
- A304 5TH FLOOR PLAN
- A305 6TH FLOOR PLAN
- A306 Mechanical Penthouse
- A400 WEST ELEVATIONS
- A401 SOUTH ELEVATIONS
- A402 EAST ELEVATION
- A403 NORTH ELEVATION
- A500 SECTIONS
- A600 WALL SECTIONS
- A700 STAIR PLAN AND SECTIONS
- A800 DETAILS
- A900 SCHEDULES

Grand total: 24

No.	Issuance Description	YY/MM/DD
1	ISSUED TO SPA	03.02.2020
2	ISSUED TO CLIENT REVIEW	17.03.2020

FLOOR	AREA SQM-SF	OCU	UNITS
UNDERGROUND	479.58 SQM - 5162.12 SF	F3	-
GROUND FLOOR	282.75 SQM - 3056.38 SF	C	-
2ND FLOOR	1278.28 SQM - 13759.29 SF	C	15
3RD FLOOR	1250.76 SQM - 13463.07 SF	C	15
4TH FLOOR	1211.82 SQM - 13043.92 SF	C	15
5TH FLOOR	1007.27 SQM - 10842.16 SF	C	13
6TH FLOOR	916.15 SQM - 9861.07 SF	C/A2	10
MECH PENTHOUSE	104.85 SQM - 1129.59 SF	F3	-
TOTAL	5887.86 SQM - 63475.43 SF (EXCLUDING F3)		68

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:16 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			



OBC DATA MATRIX

FIRM NAME: SRN ARCHITECTS INC.
385 JANE STREET, SUITE 202
VAUGHAN, ONTARIO L4K 5T2 905-417-5515

NAME OF PROJECT: DAVIS DRIVE CONDO
DAVIS DRIVE, NEWMARKET, ONTARIO
OWNER: MARIANEVILLE DEVELOPMENTS LIMITED

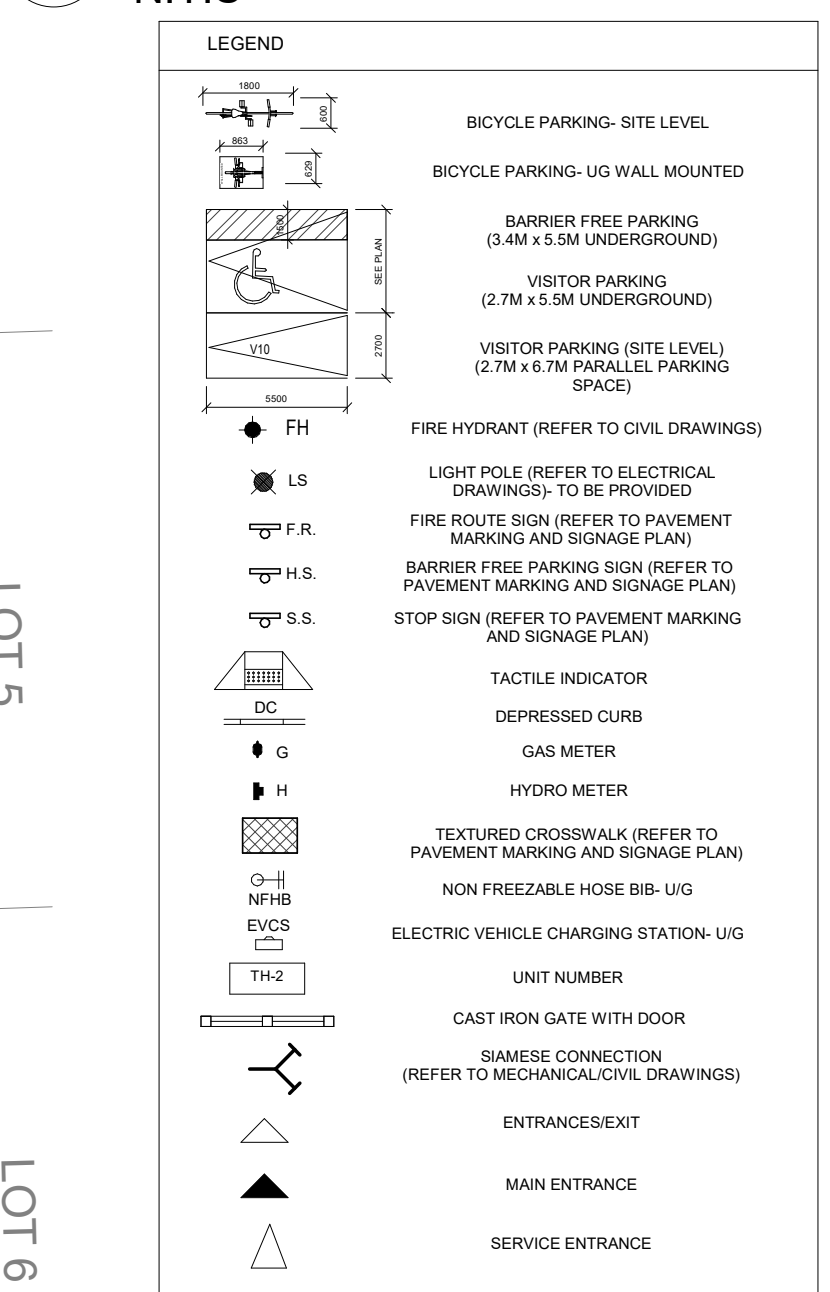
ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 3	OBC REFERENCE
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE	<input checked="" type="checkbox"/> PART 3 - 1.1.2.1 (A) <input type="checkbox"/> PART 11 - 11.1 TO 11.4
2	MAJOR OCCUPANCY(S): GROUP C - RESIDENTIAL OCCUPANCIES GROUP F - DIVISION 3 - LOW HAZARD INDUSTRIAL OCCUPANCIES	3.1.2.1 (1)
3	BUILDING AREA (SQ.M.): EXISTING 0 SQ.M. NEW BUILDING A - 880,422 SQ.M. NEW BUILDING B - 975,601 SQ.M. NEW C - 5790.93 SQ.M. TOTAL 2780.93 SQ.M.	1.4.1.2 (A) 3.2.2.1 (A)
4	GROSS AREA (SQ.M.): EXISTING 0 SQ.M. NEW-F3 2111.5 SQ.M. TOTAL 2111.5 SQ.M. NEW-A2 106.1 SQ.M. TOTAL 106.1 SQ.M.	1.4.1.2 (A) 1.4.1.2 (A)
5	NUMBER OF STOREYS: ABOVE GRADE 6 BELOW GRADE 1	1.4.1.2 (A) & 3.2.1.1
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS: GROUP C UP TO 6 STOREY, SPRINKLERED, NONE COMBUSTIBLE CONSTRUCTION	3.2.2.1 (A) & 3.2.5
7	BUILDING CLASSIFICATION: GROUP F, DIVISION 3, ONE STOREY, SPRINKLERED, SUBSIDIARY OCCUPANCY TO C MAJOR OCCUPANCY GROUP A, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED, SUBSIDIARY OCCUPANCY TO C MAJOR OCCUPANCY	3.2.2.1 (A) 3.2.2.2
8	SPRINKLER SYSTEM PROPOSED: <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED	3.2.2.1 (A) 3.2.1.5 3.2.2.1 (A) INDEX
9	STANDPIPE REQUIRED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.9
10	FIRE ALARM REQUIRED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4.1 (h)
11	WATER SERVICE/SUPPLY IS ADEQUATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7
12	HIGH BUILDING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6
13	CONSTRUCTION RESTRICTIONS: <input type="checkbox"/> COMBUSTIBLE PERMITTED <input checked="" type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH	3.2.2.1 (A) 3.2.1.2
14	MEZZANINE(S) AREA SQ.M.: N/A	3.2.1.1 (3) TO 3.2.1.1 (8)
15	OCCUPANT LOAD BASED ON: SQ.M./PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING <input type="checkbox"/> PERSONS <input type="checkbox"/> LOAD C = 2 persons per sleeping room F3 = 46 A2 = 9.95	3.1.1.7
16	BARRIER FREE DESIGN: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)	3.8
17	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2 & 3.3.1.19
18	REQUIRED FIRE RESISTANCE RATING (FRR): <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.1.2, 3.2.2.1, & 3.2.1.4 & 3.2.2.3
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3

OBC Matrix-3

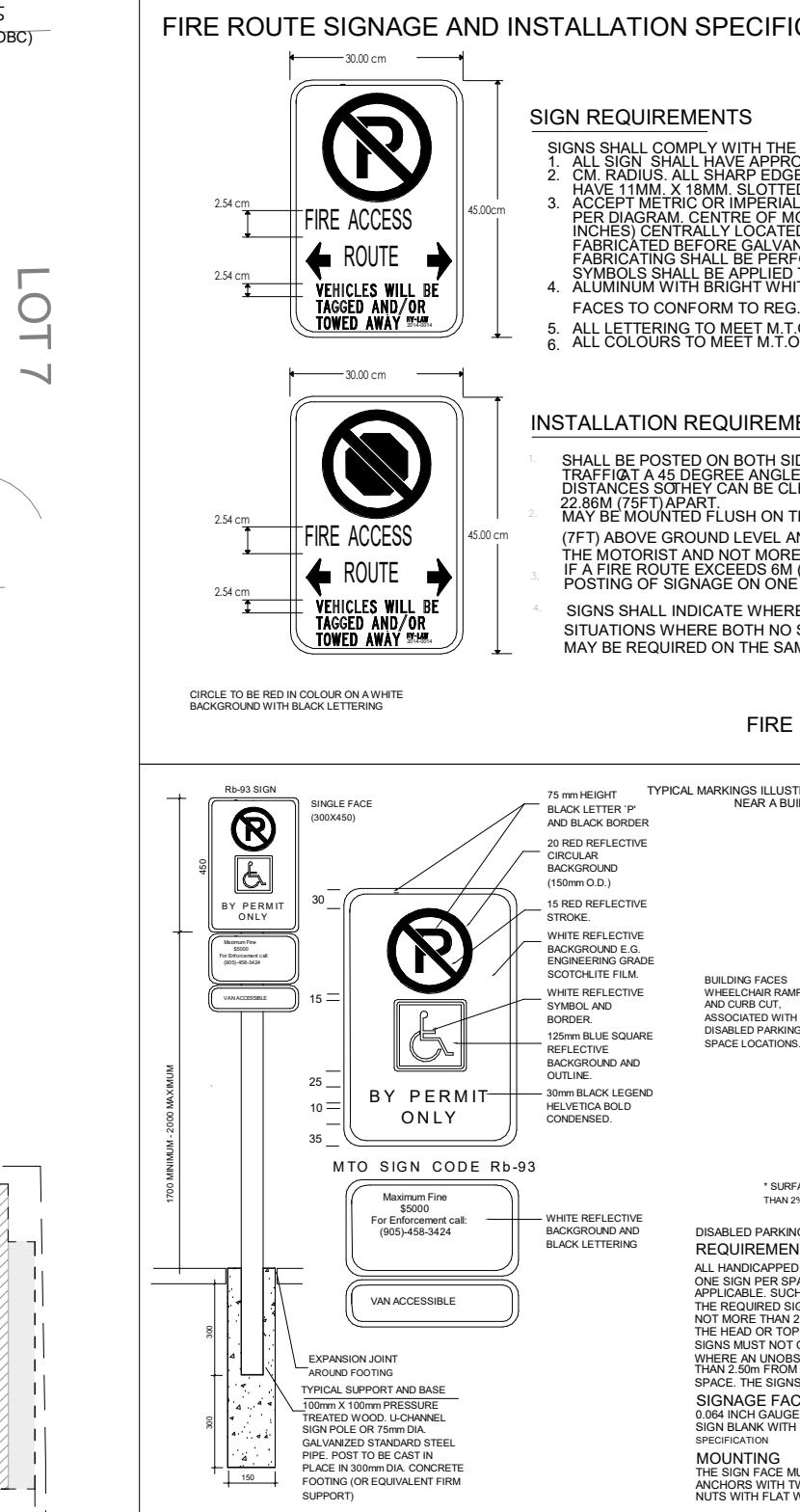
N.T.S.

LOT AREA GROSS	2948.83 SQM - 31740.94 SF
BUILDING AREA	1783.22 SQM - 19079.14 SF
BUILDING COVERAGE	59.79 %
FSI (GROSS LOT AREA)	GFA x 100 LOT A = FSI 5887.83 x 100 2948.83 = 2.00
LANDSCAPE AREA	
HARD SURFACE	319.03 SQM = 10.81 % (EXCEPT TO BUILDING FOOTPRINT)
SOFT SURFACE	322.48 SQM = 10.93 % (SOFT LEVEL GREEN SURFACES)
GREEN ROOF	N/A
PAVED AREA	636.56 SQM - 6779.14 SF = 18.22% (ROAD & SITE LEVEL PAVING)
TOTAL LANDSCAPE EXCLUDING PAVED AREAS	641.43 SQM - 6904.29 SF (SOFT AND HARD)
AMENITY SPACES	
AMENITY SPACE (INDOOR)	2 SQM PER UNIT = 68 X 2 = 136
AMENITY SPACE (OUTDOOR)	2 SQM PER UNIT = 68 X 2 = 136
TOTAL AMENITY	272 SQM 213.96 SQM
UNIT COUNTS	
1 BEDROOM UNITS:	35 UNITS
2 BEDROOM UNITS:	33 UNITS
TOTAL # OF UNITS:	68 UNITS
VEHICLE PARKING	
REQUIRED	AS PER BY-LAW 2018 - 48
PROVIDED	
35 x 18D @ 80 UNIT + 0.15 VIS	32
33 x 28D @ 80 UNIT + 0.15 VIS	38
TOTAL PROJECT PARKING	70 WITH 30% REDUCTION 49 48 FOR 68 UNITS @ 0.8 PU
BARRIER FREE PARKING	1 TYPE "A" SPACE 1 TYPE "B" SPACE
TOTAL GARAGE LOADING	1 SPACE (STREET LEVEL) 1 SPACE (STREET LEVEL)
LONG TERM LOCKERS	
REQUIRED	AS PER BY-LAW 2018 - 48
PROVIDED	
1 PU REQUIRED/UNIT	68 (UNDERGROUND) 7
LONG TERM LOCKERS	68 (UNDERGROUND) 7
MIN. SETBACKS	
NORTH	5.500 m 3.144 m
WEST	5.500 m 1.712 m
SOUTH (FRONT)	3.000 m 5.080 m
EAST	5.500 m 10.140 m

Tactile Curb Cut

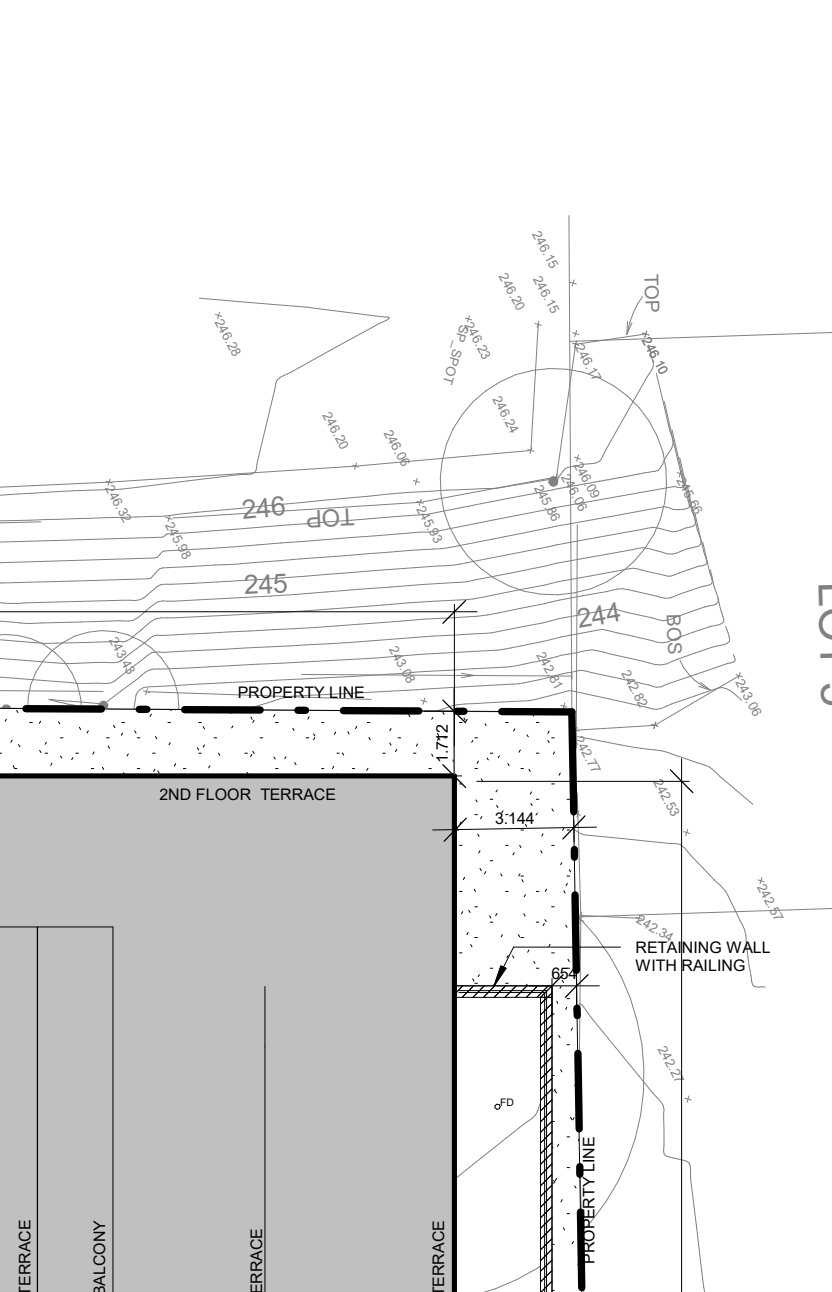


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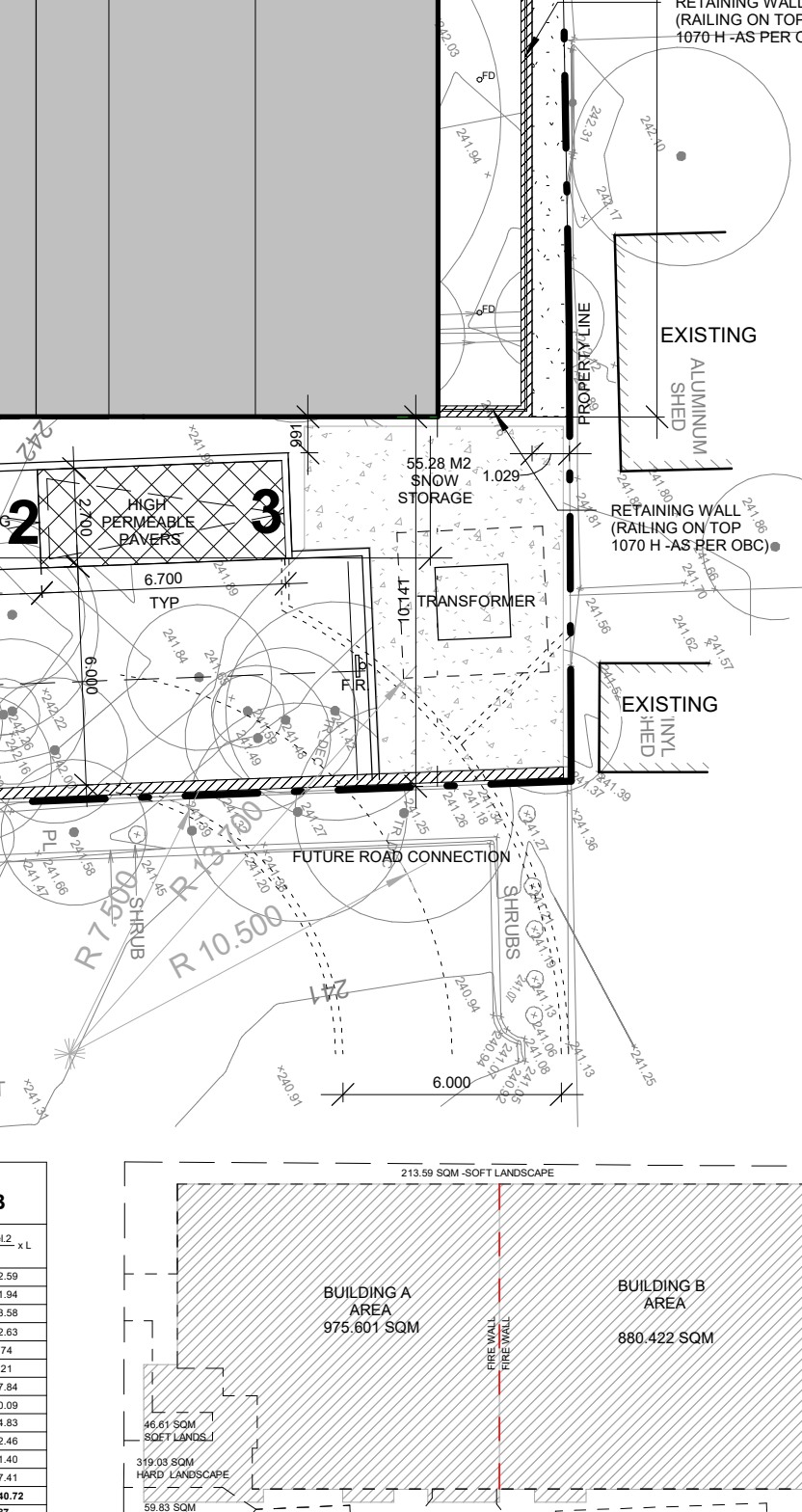


Site Areas

Tactile Locations

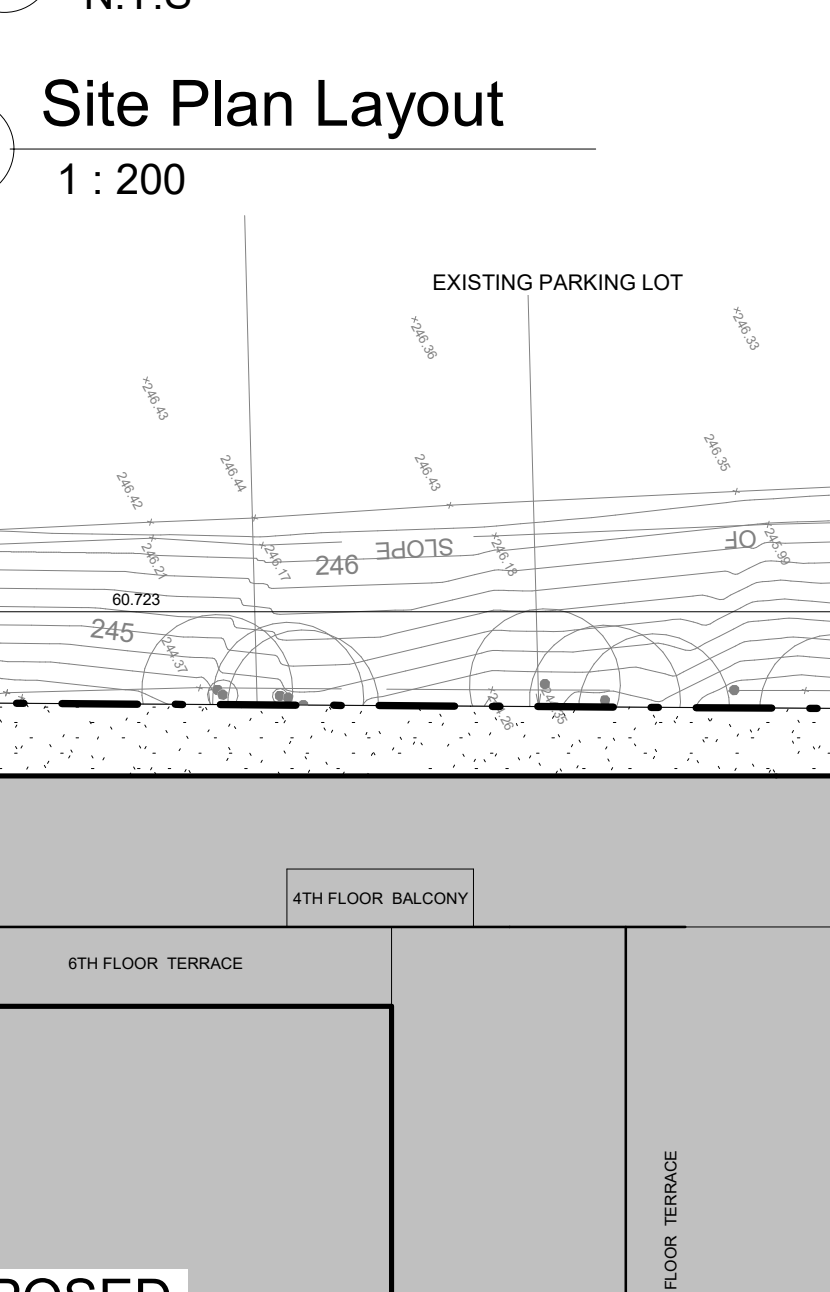


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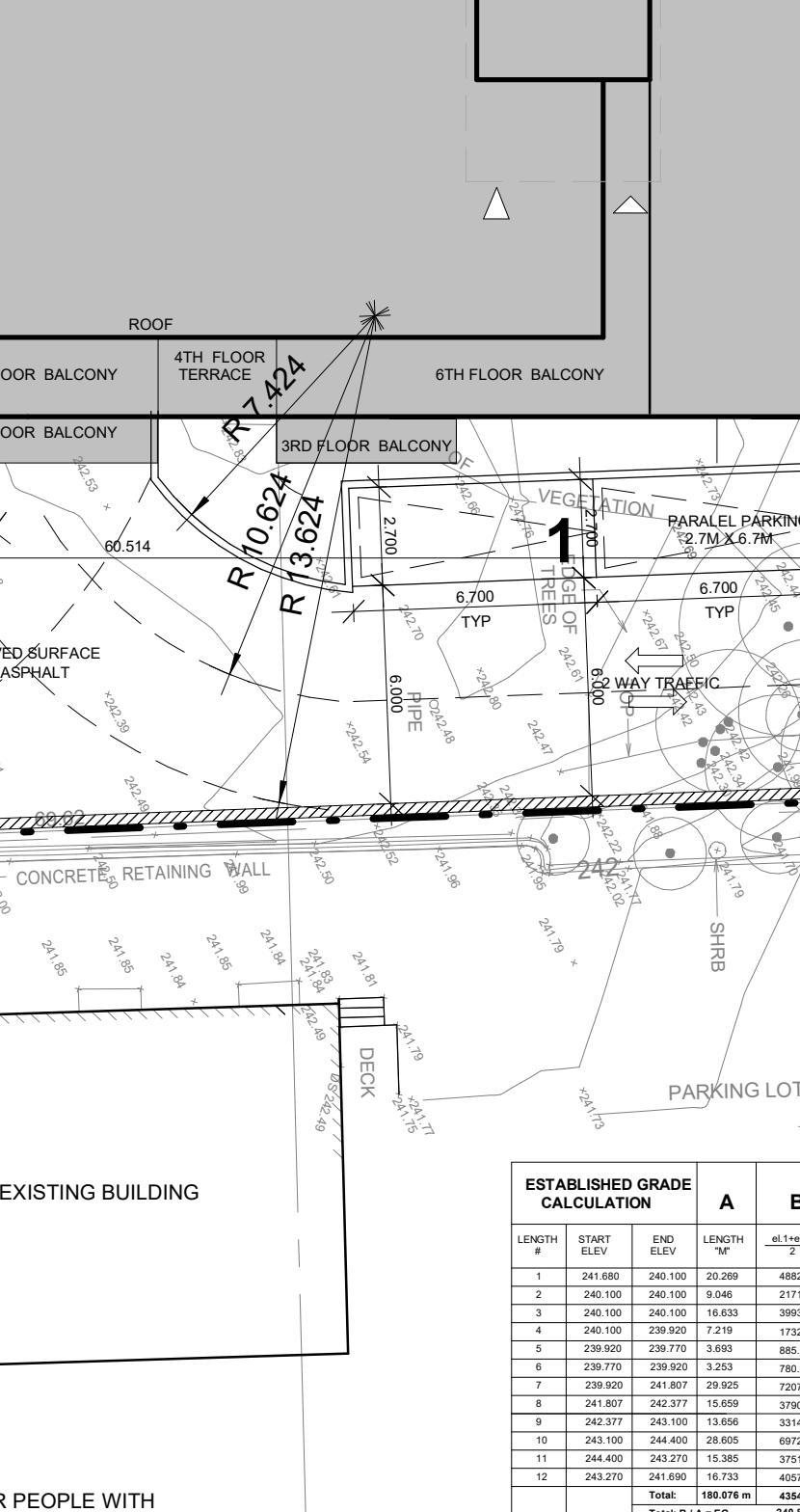


Site Areas

Tactile Detail

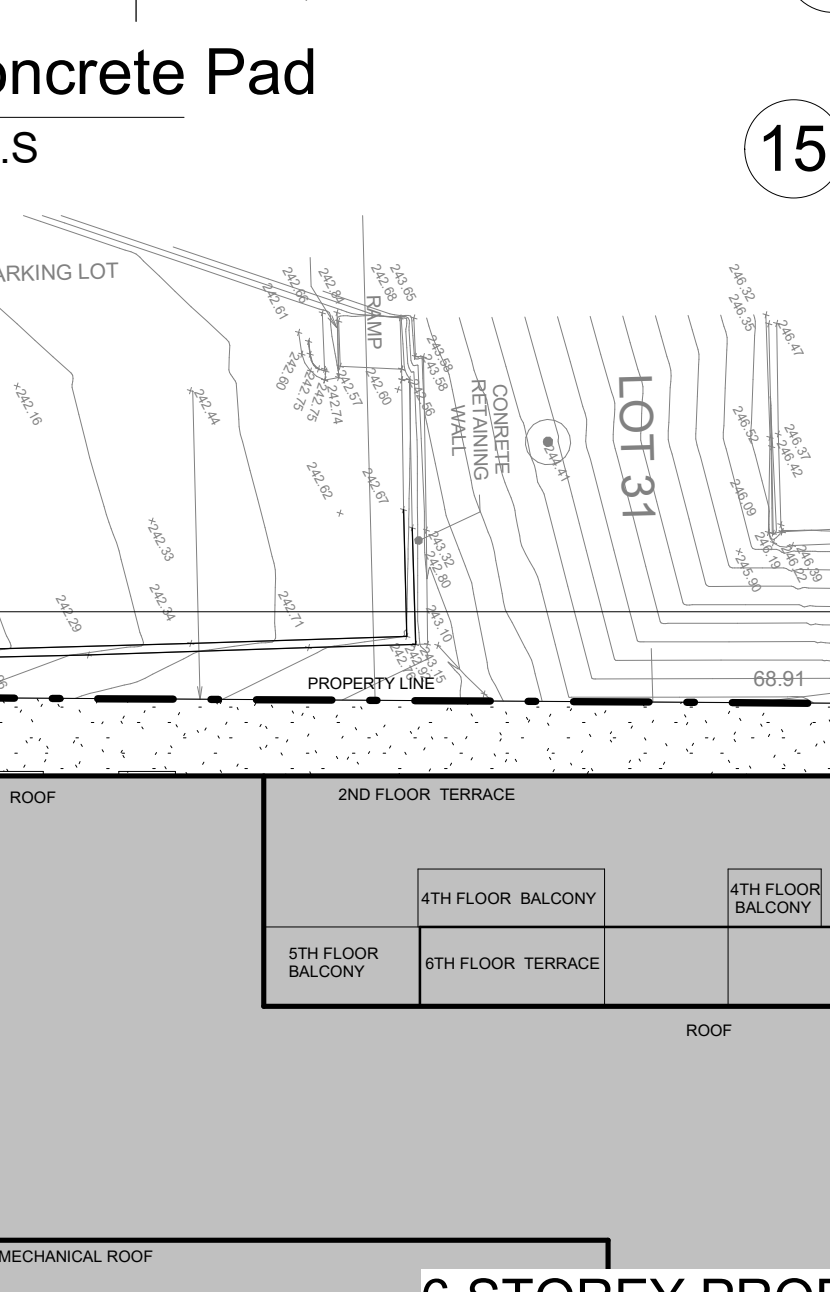


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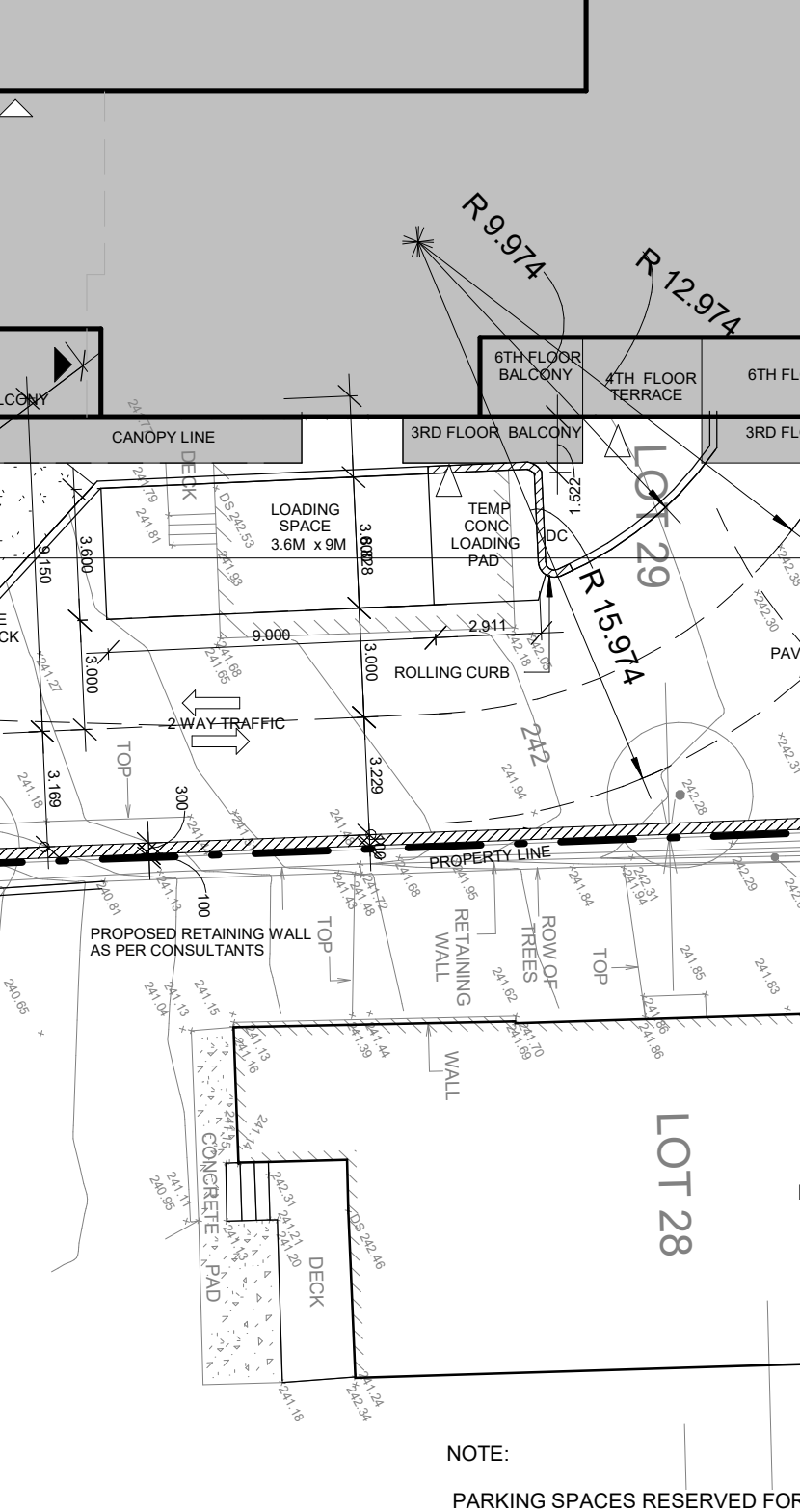


Site Areas

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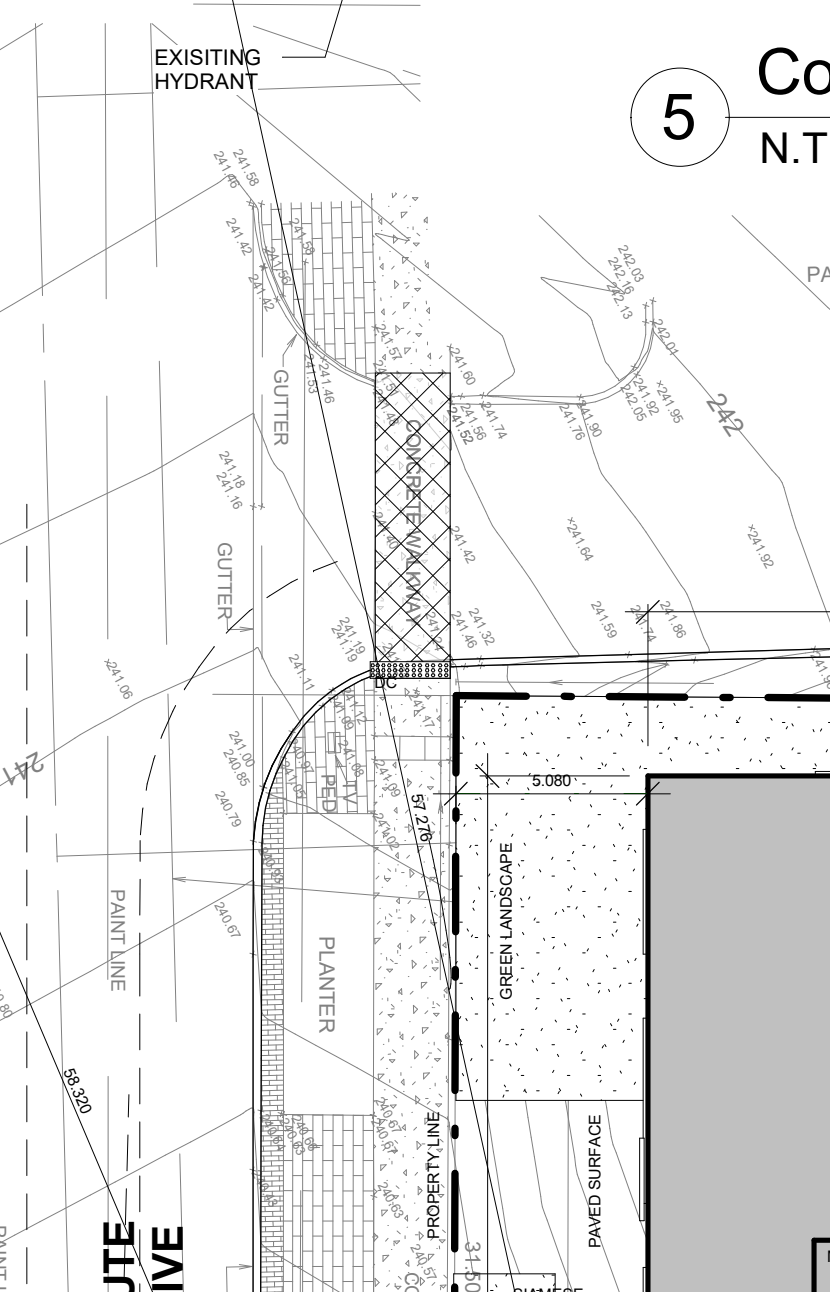


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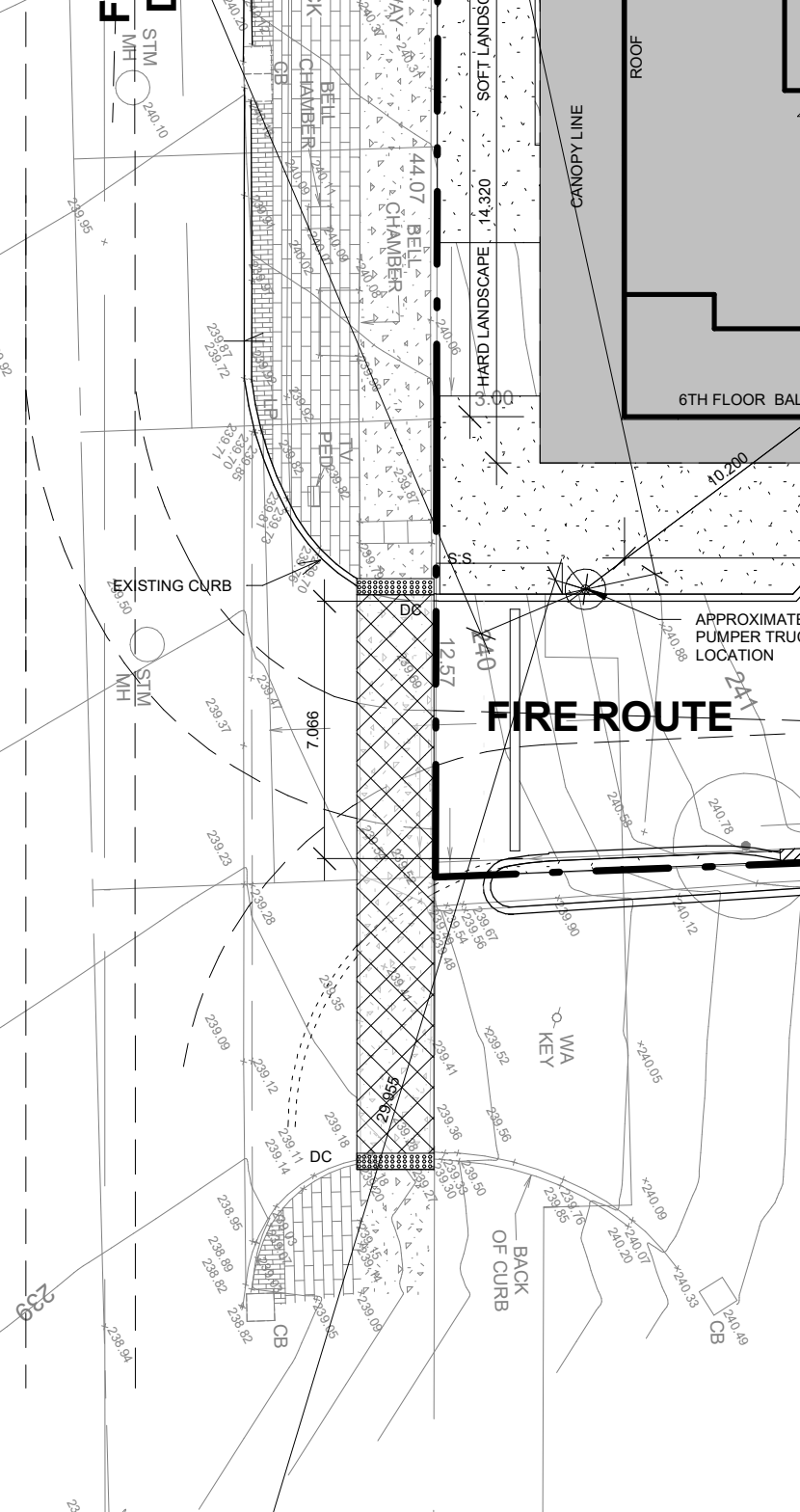


Site Areas

Section Con.Curb

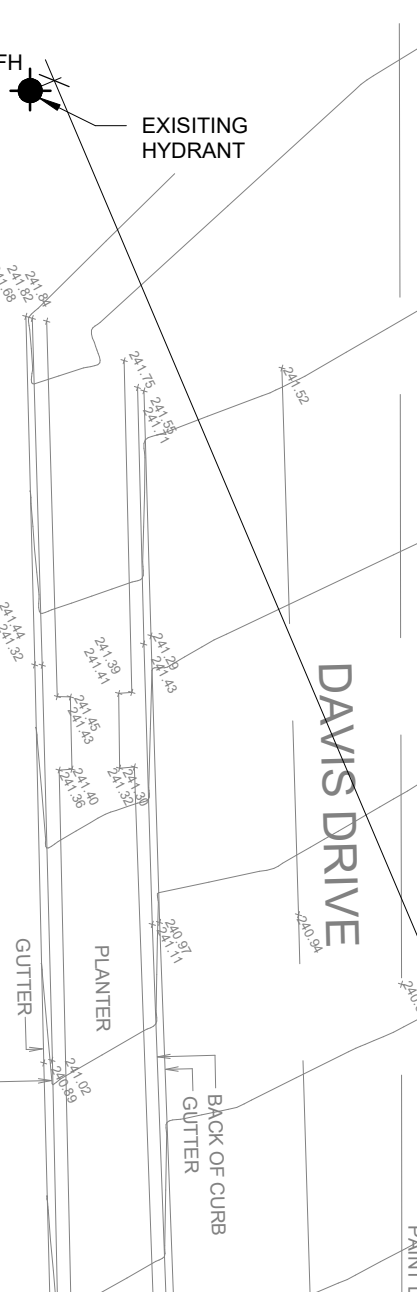


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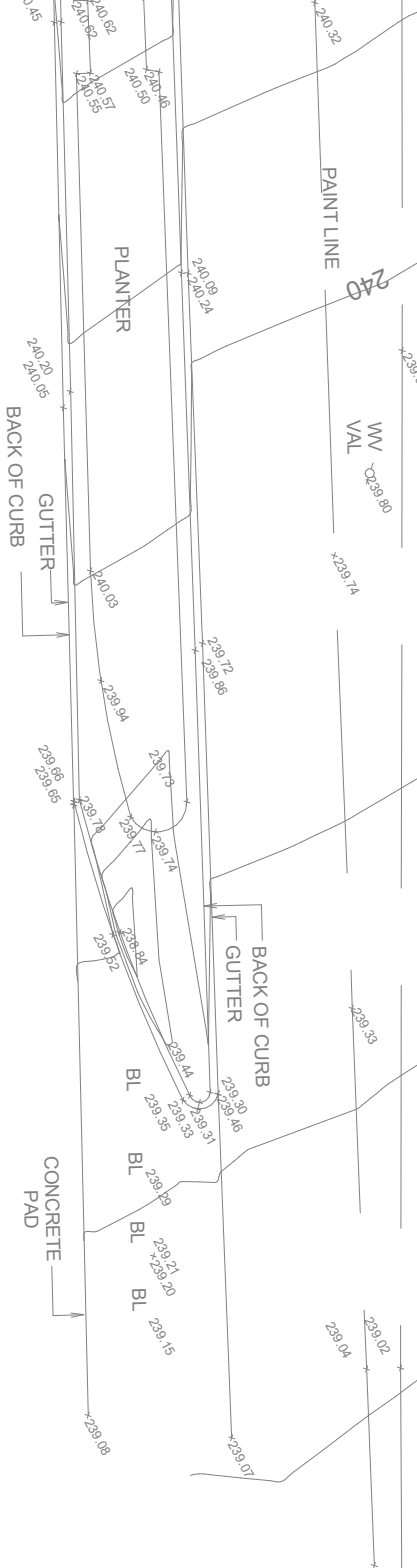


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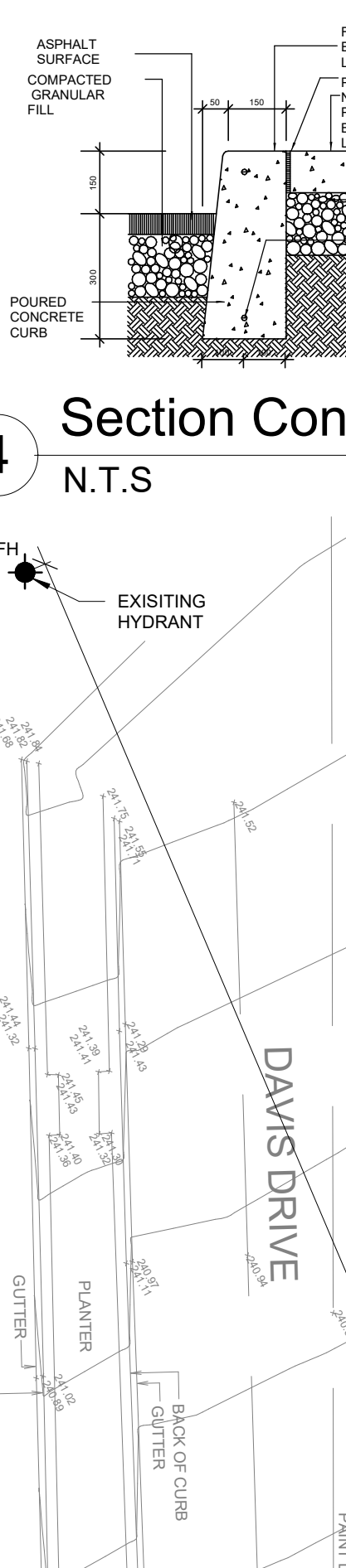


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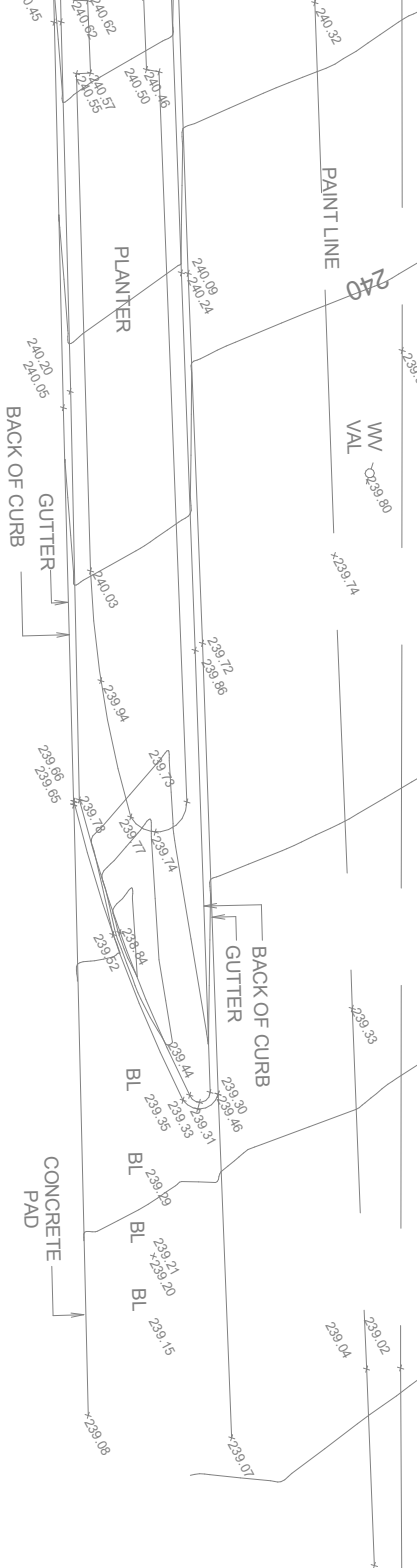


Site Areas

Depressed Pad

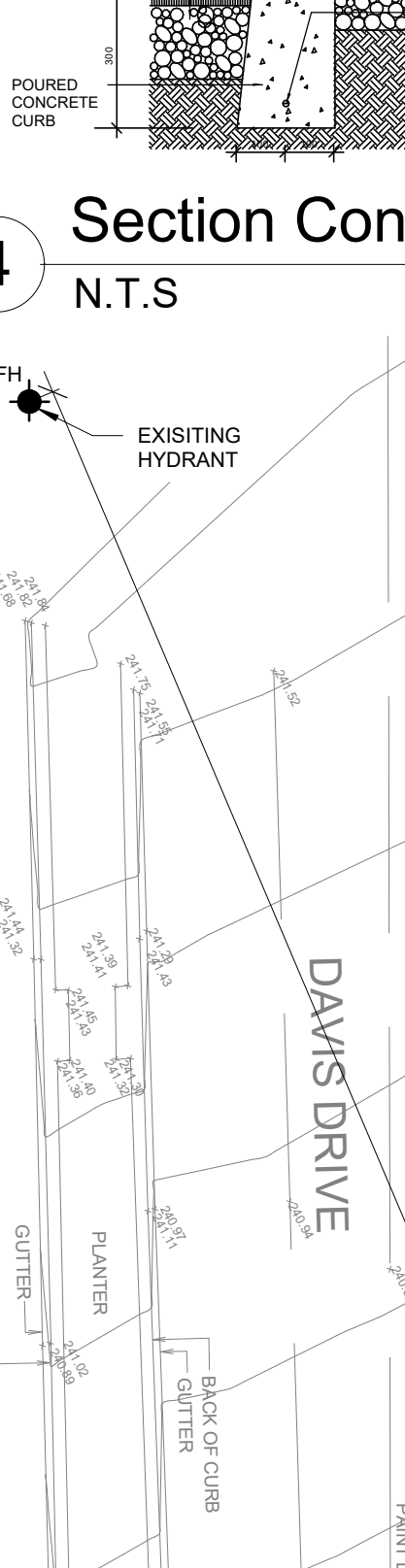


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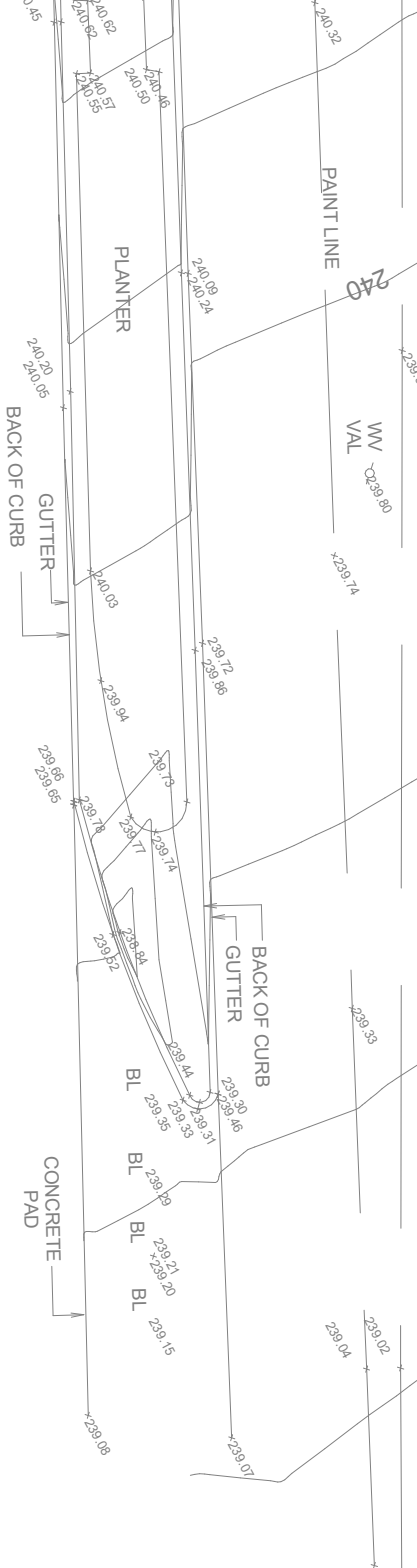


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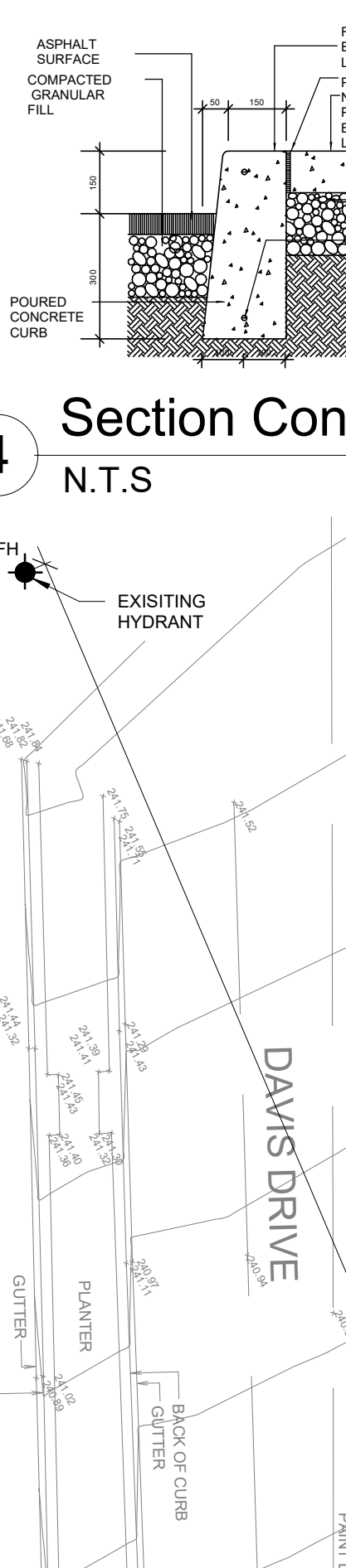


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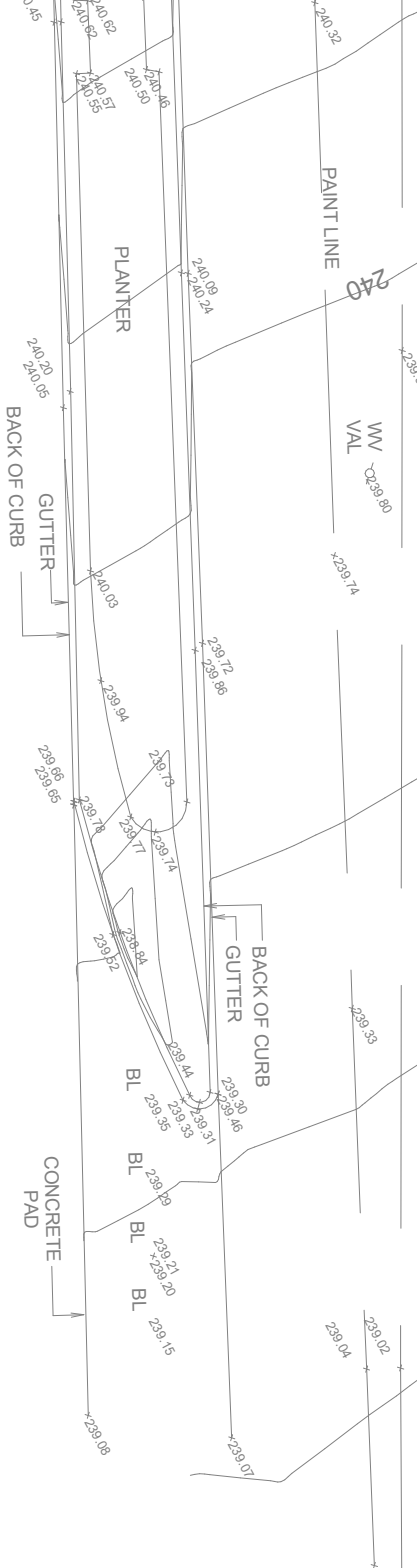


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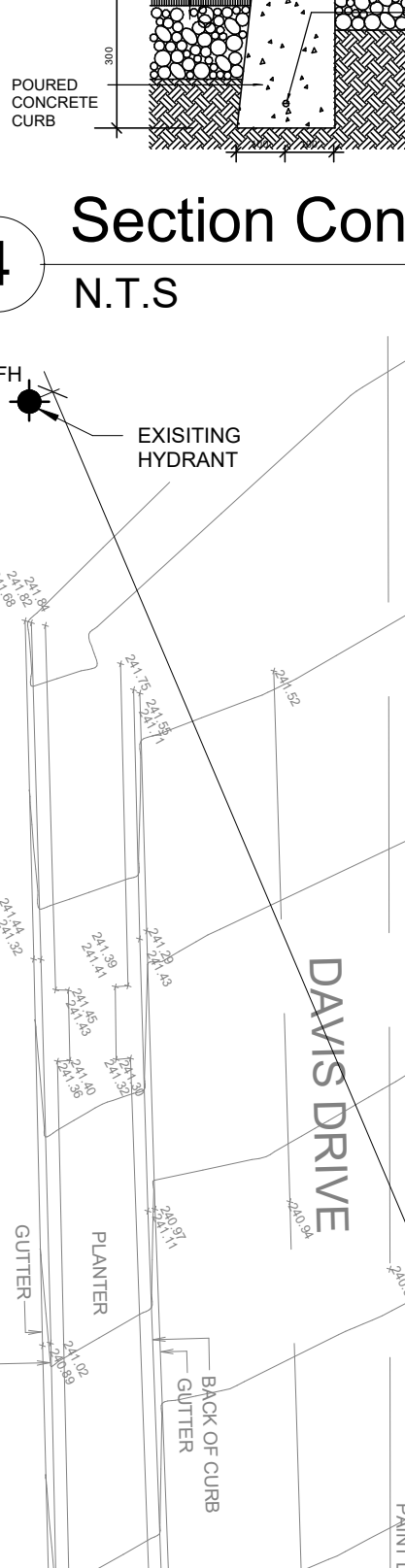


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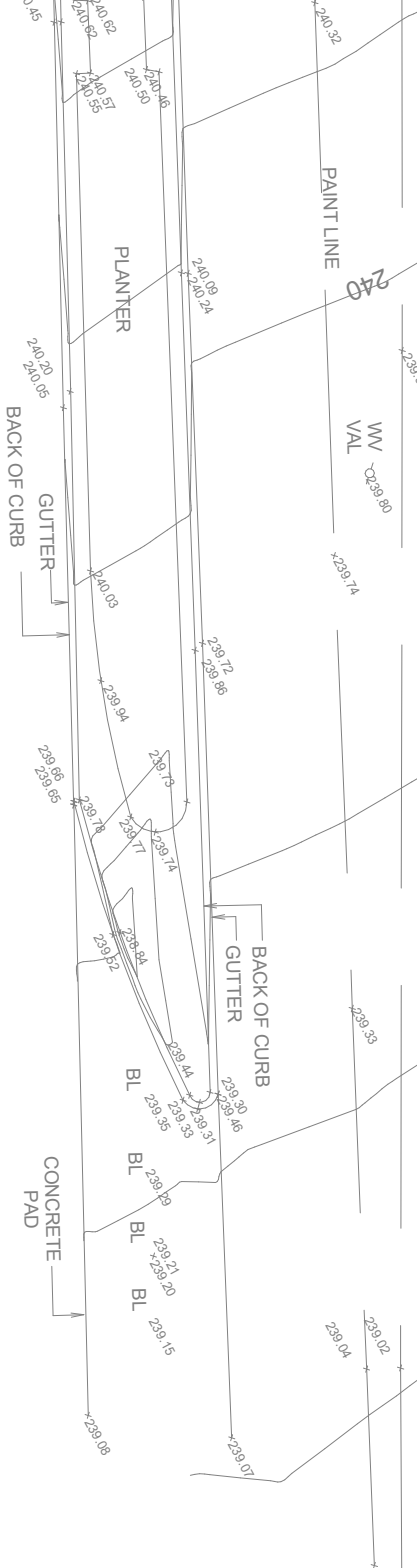


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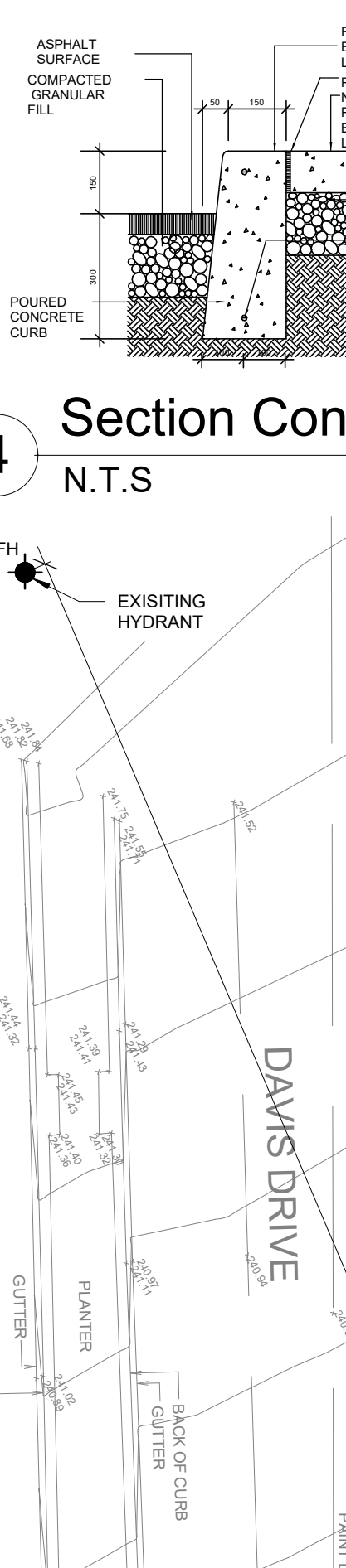


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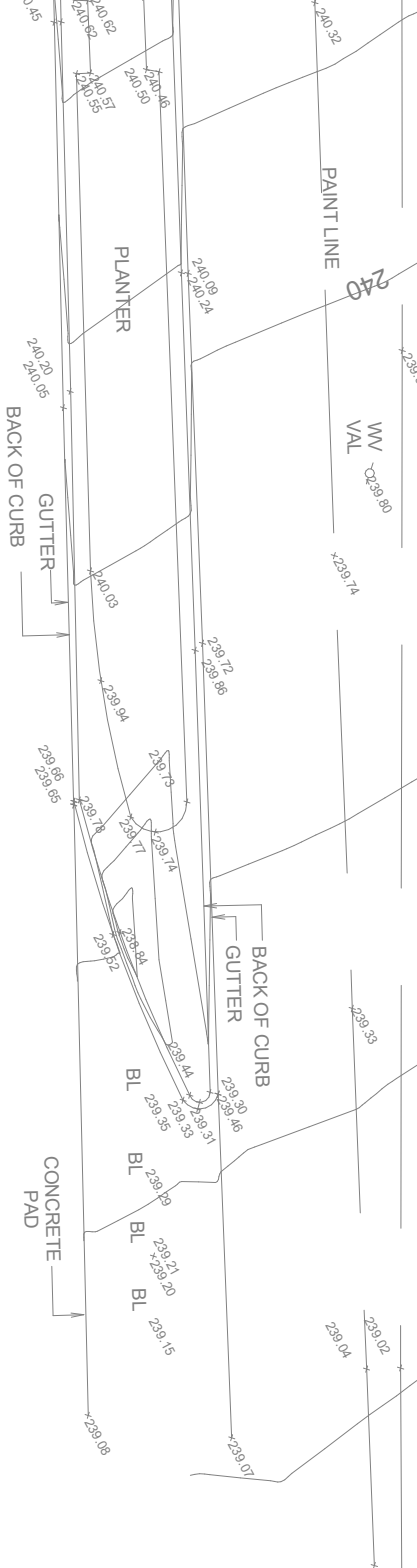


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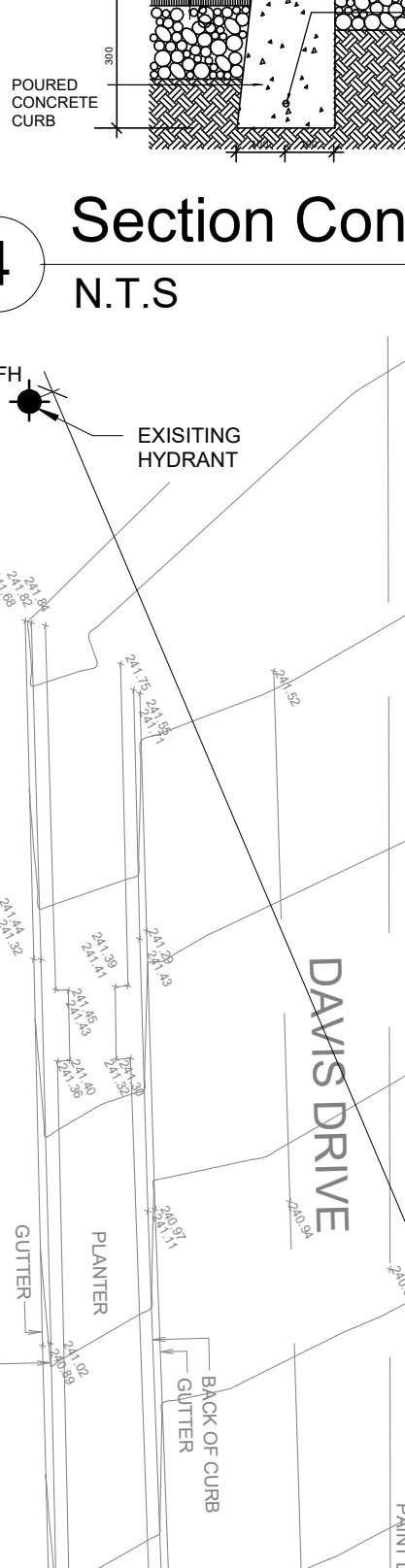


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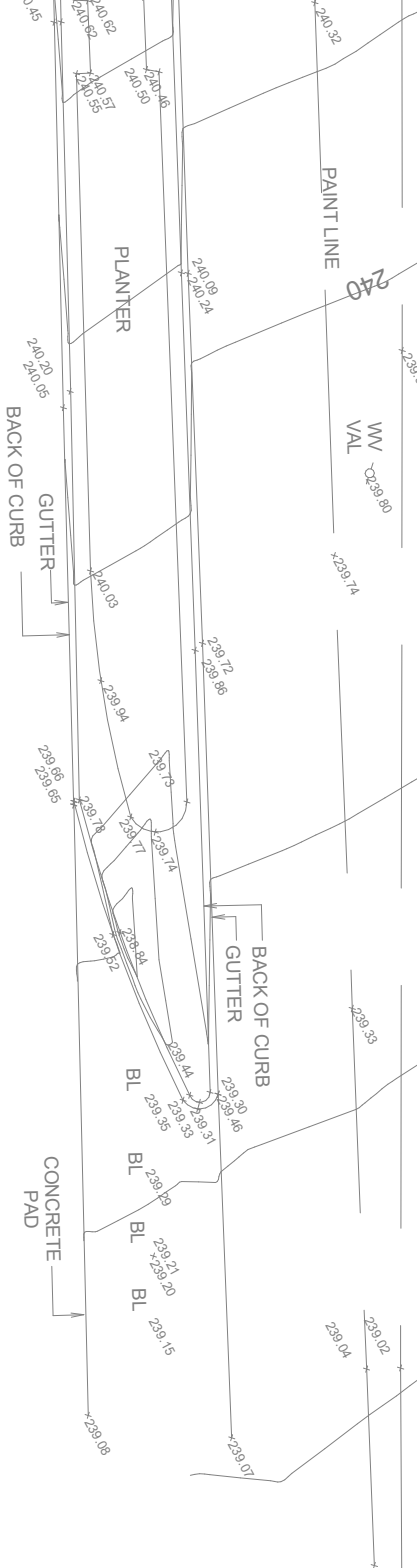


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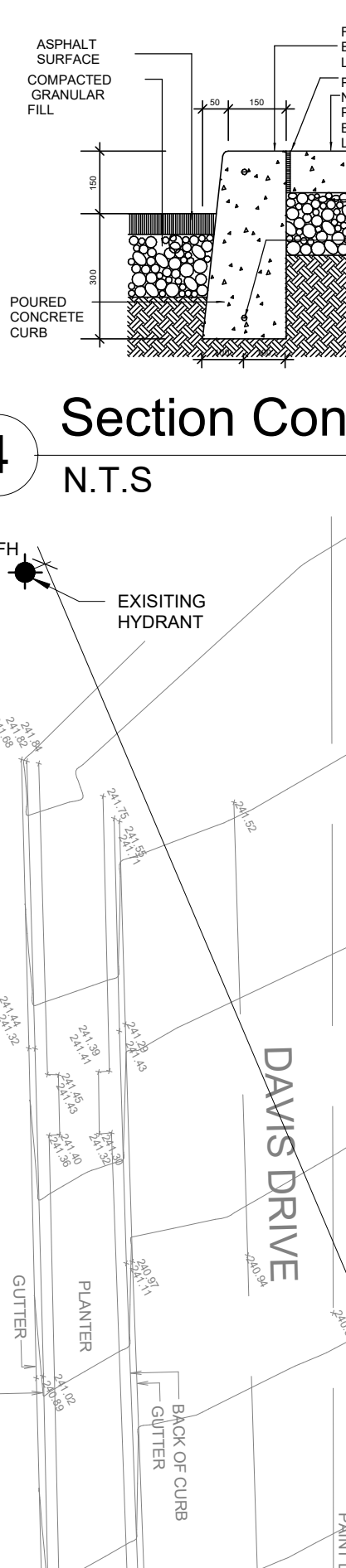


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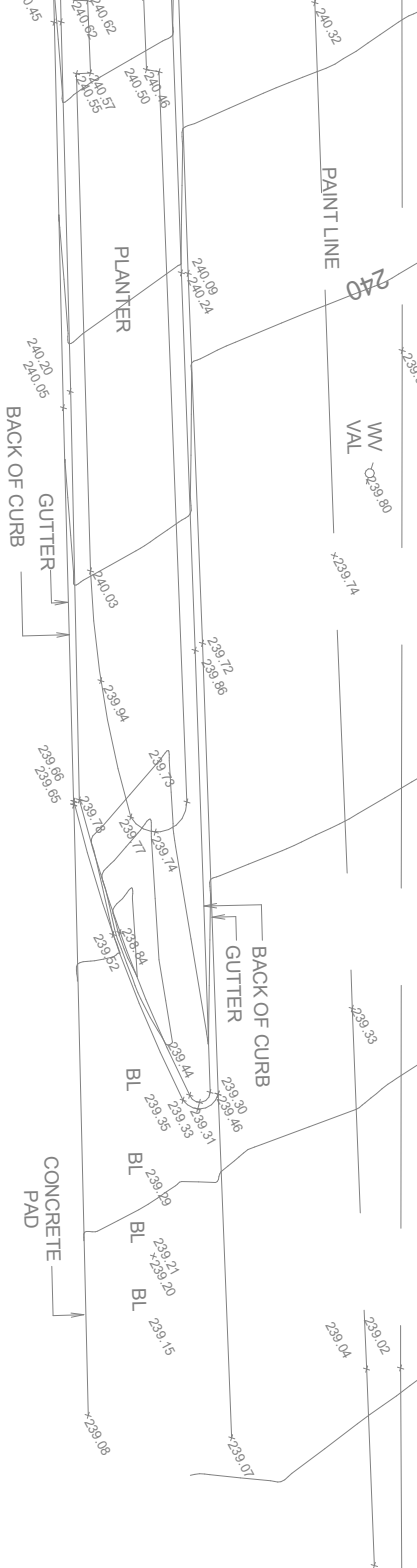


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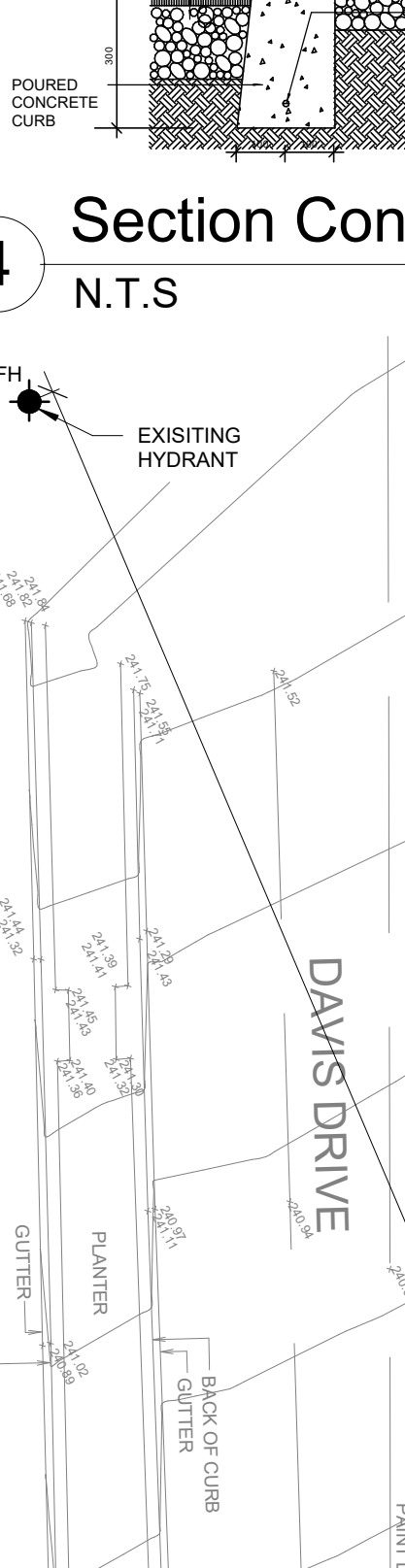


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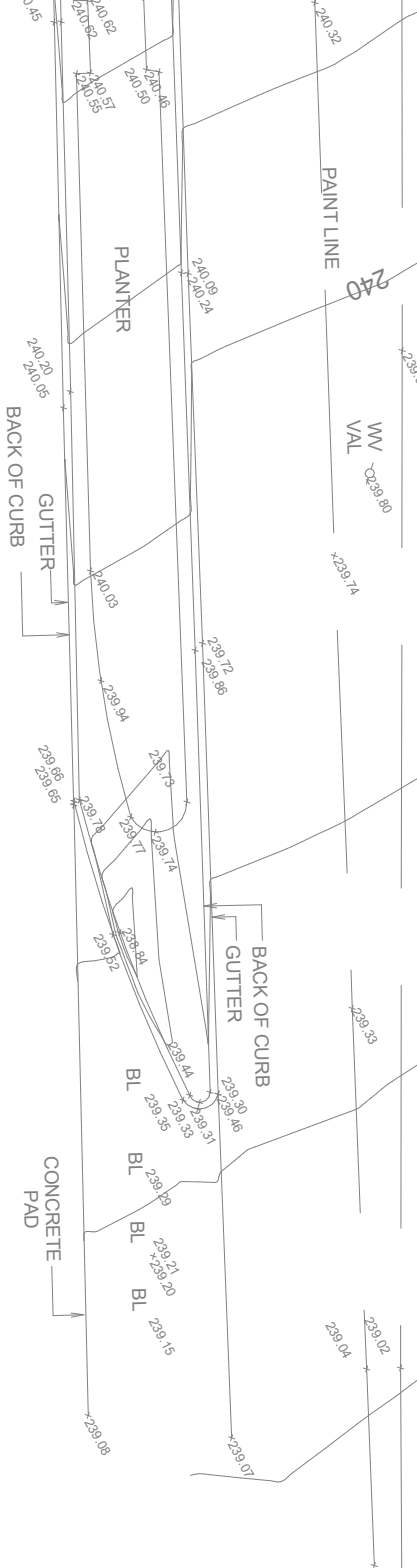


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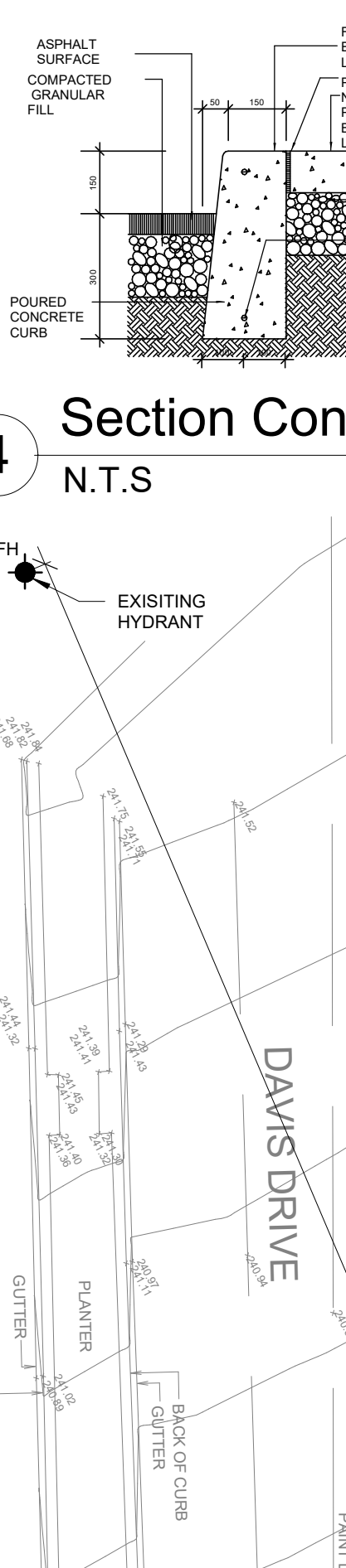


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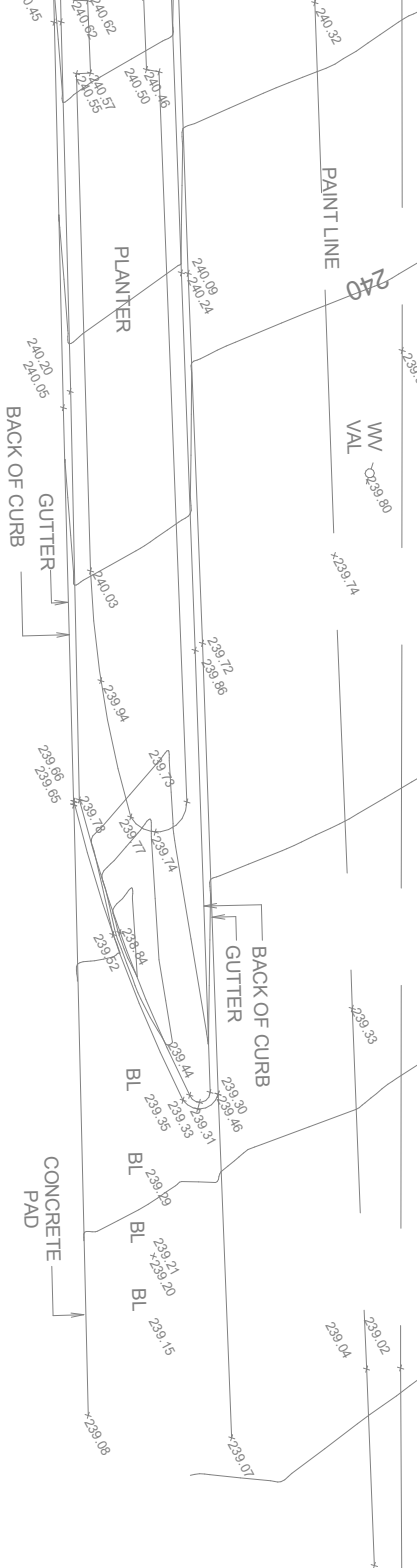


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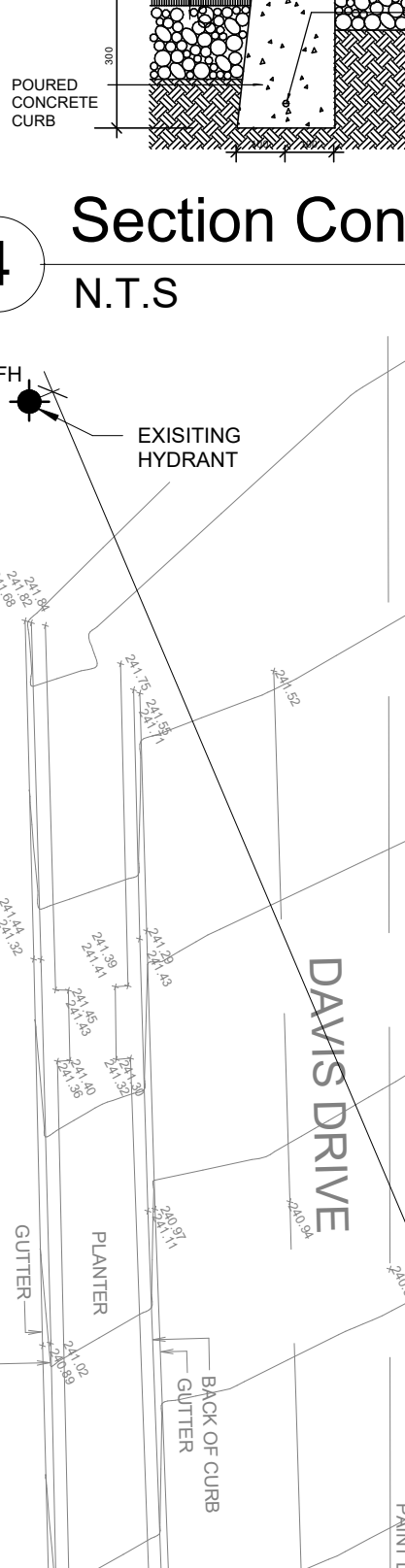


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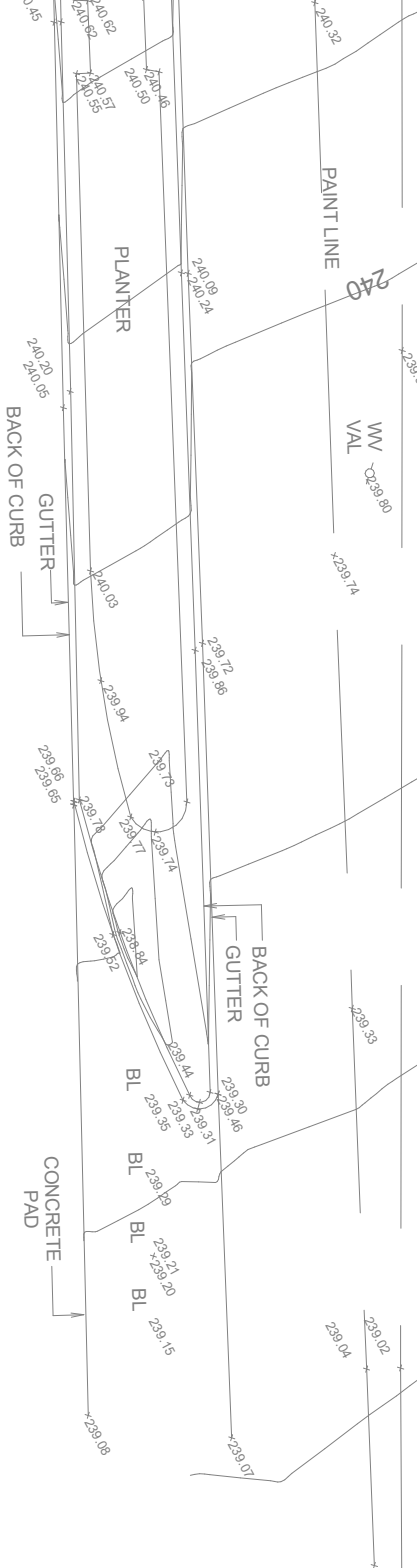


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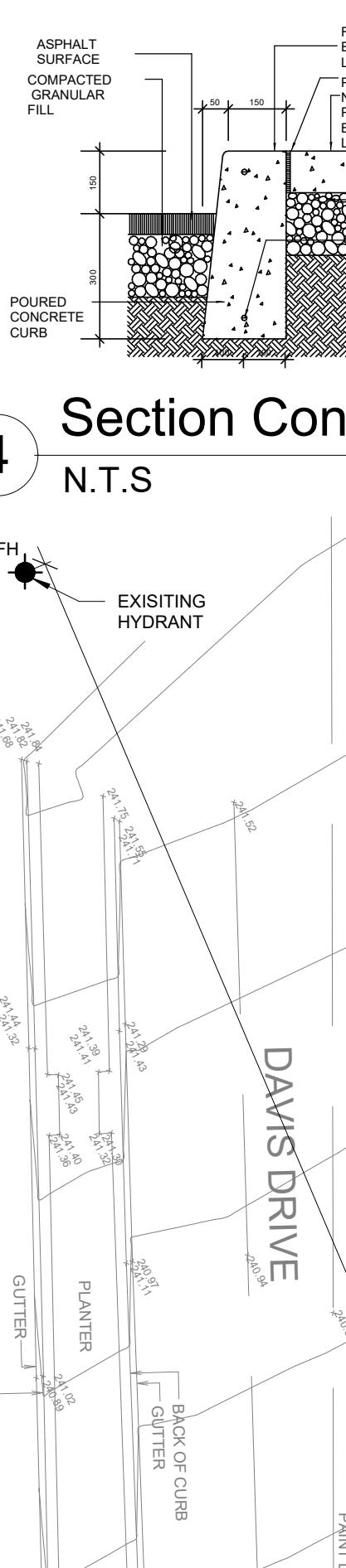


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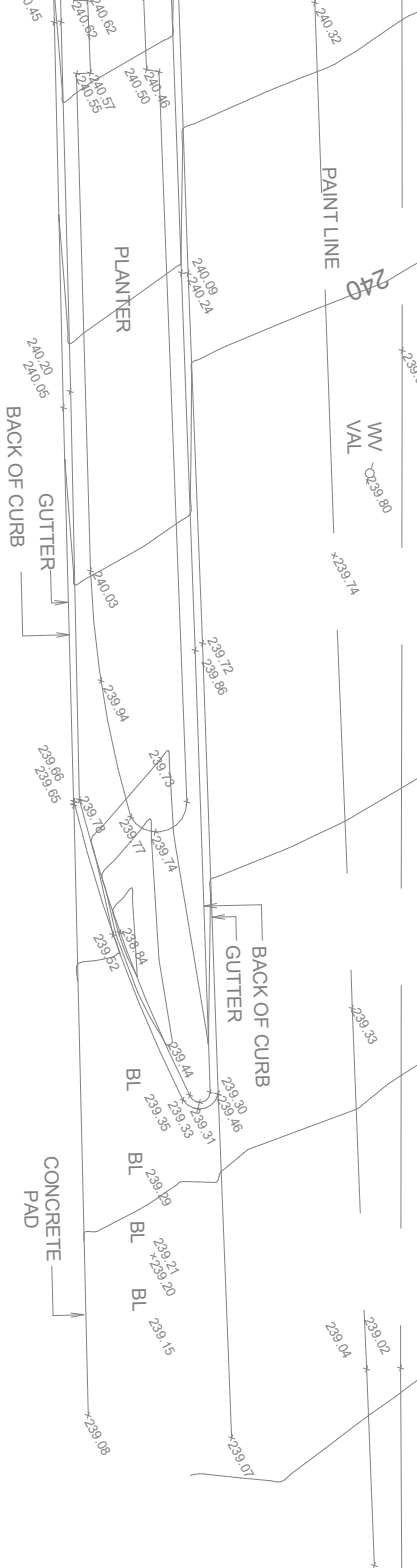


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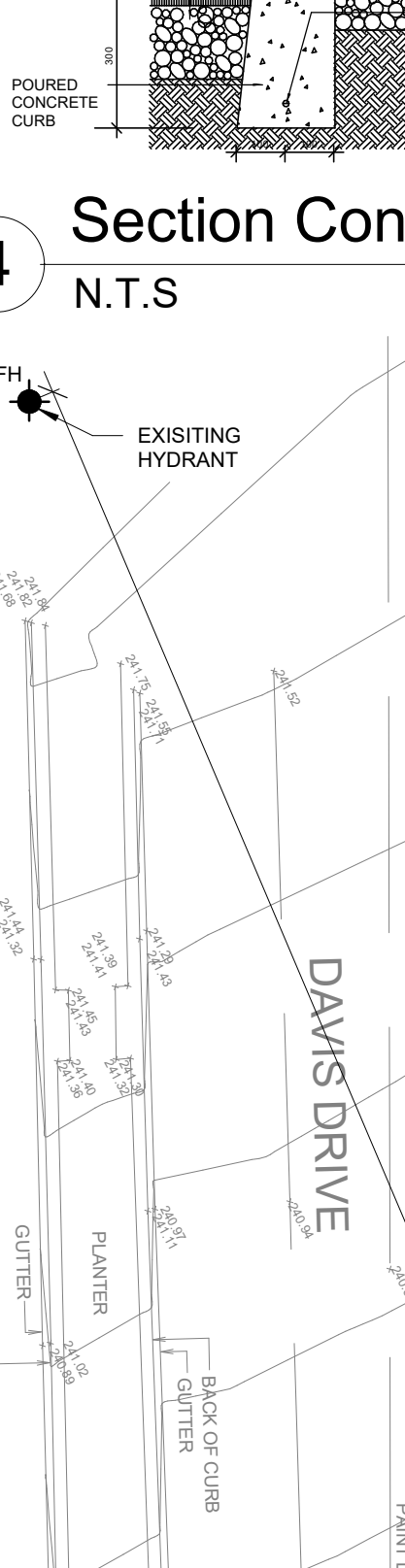


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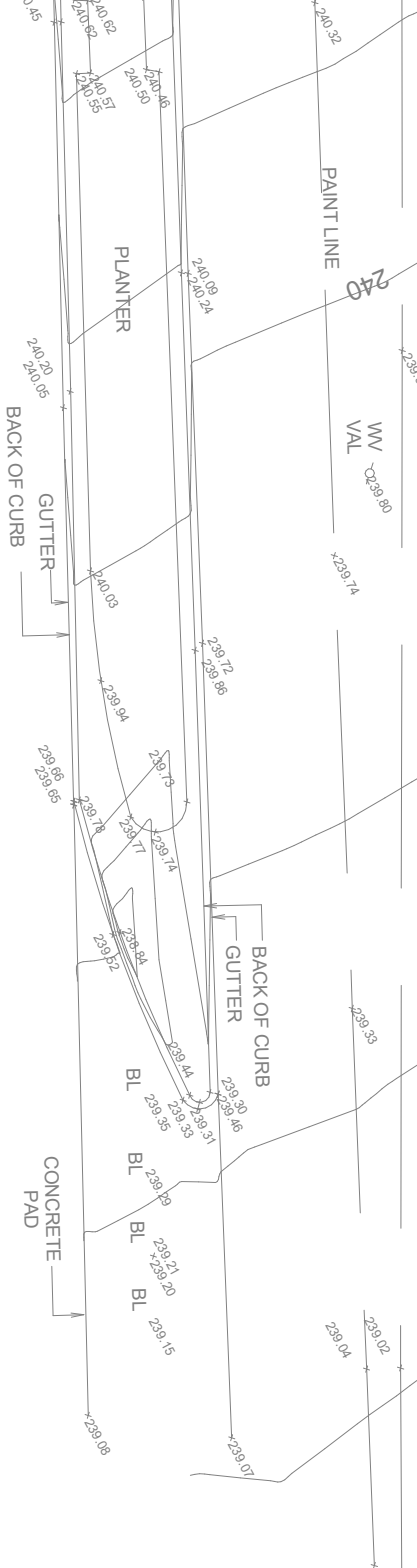


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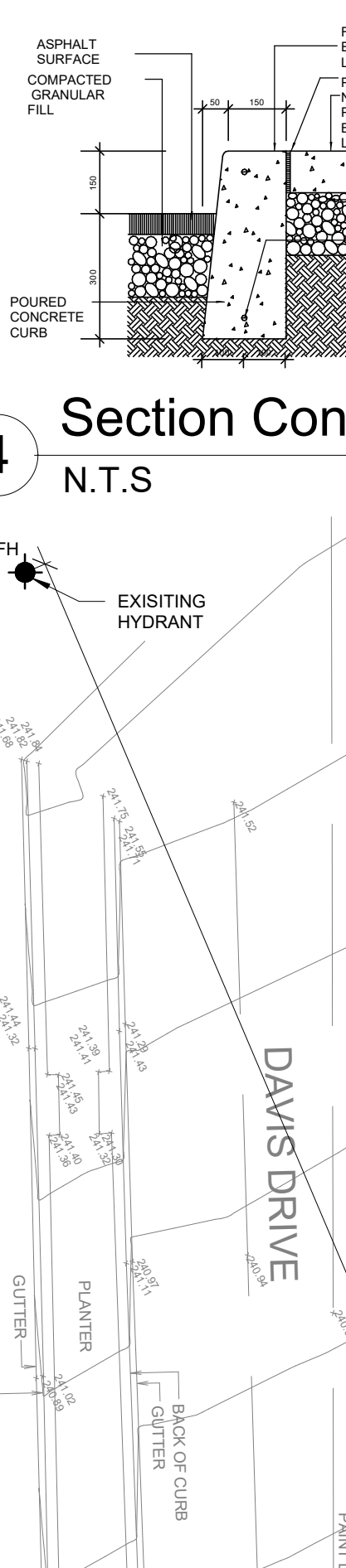


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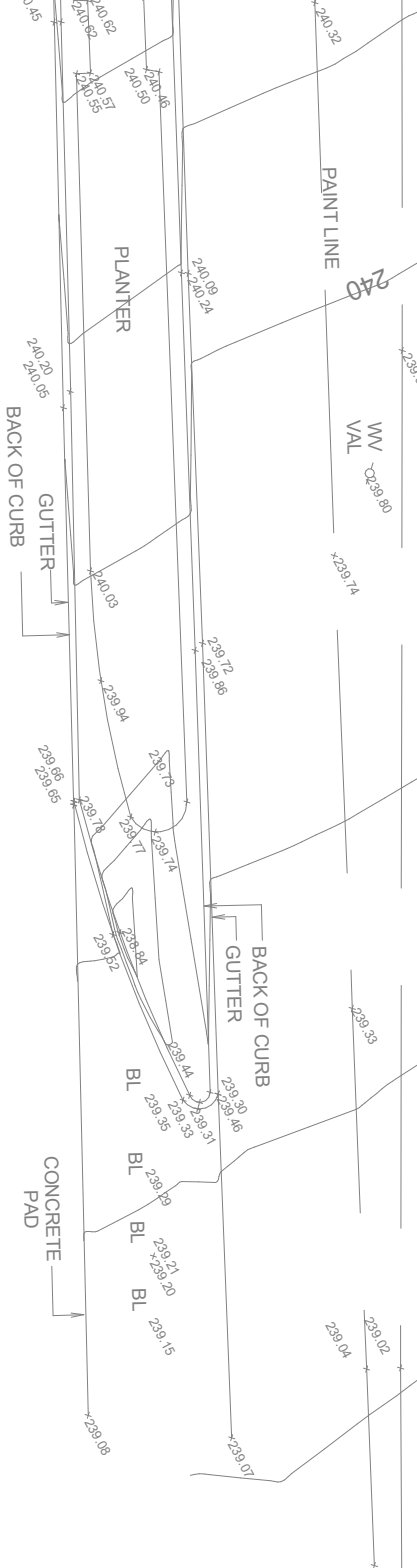


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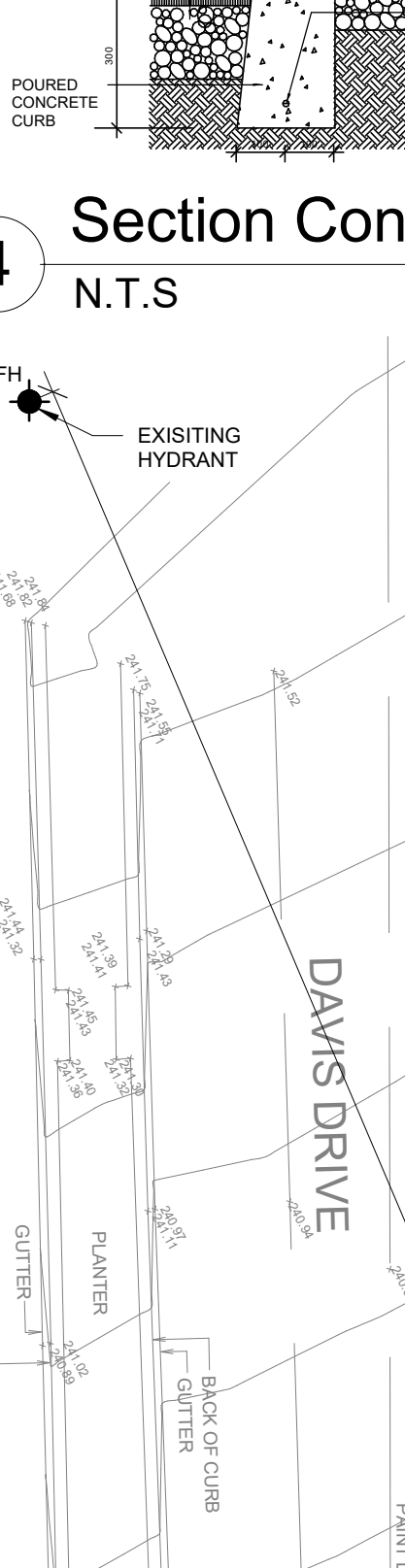


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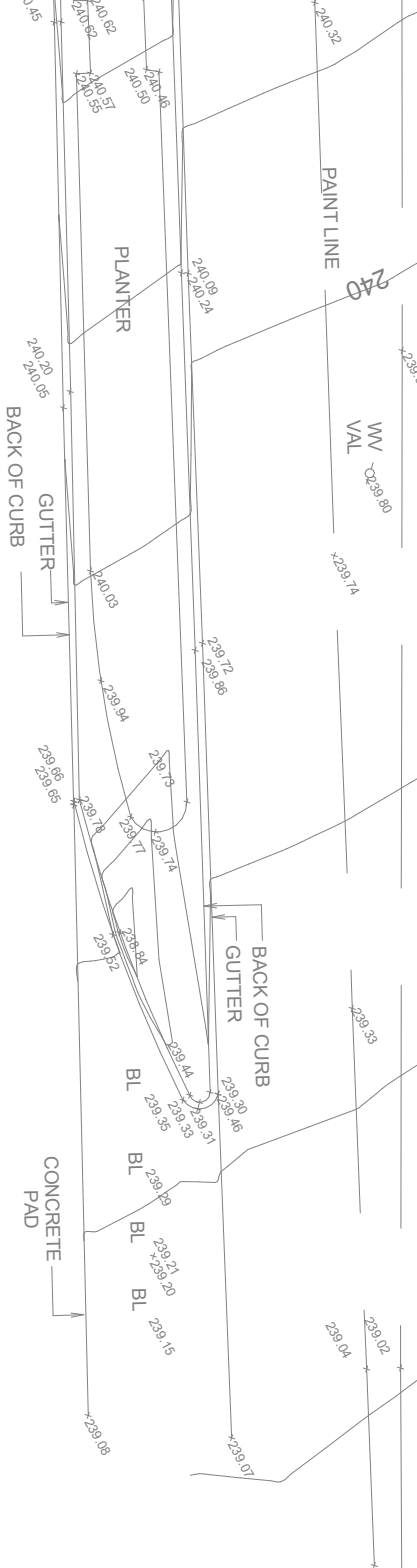


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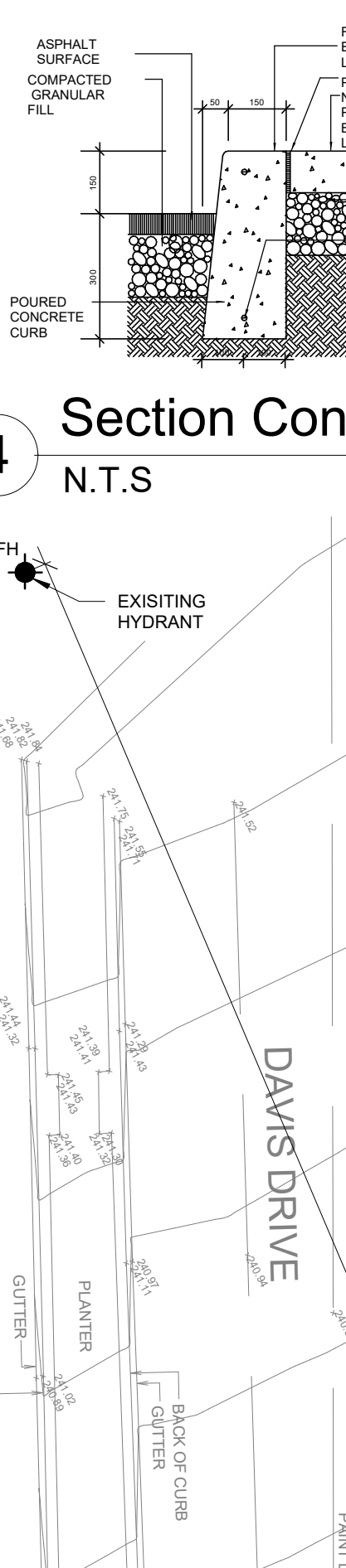


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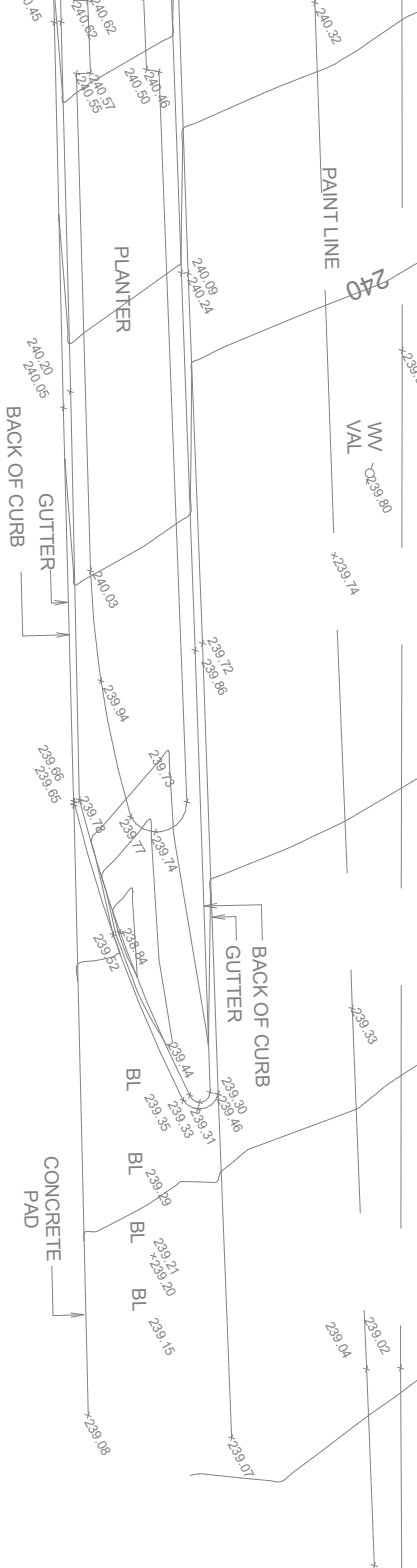


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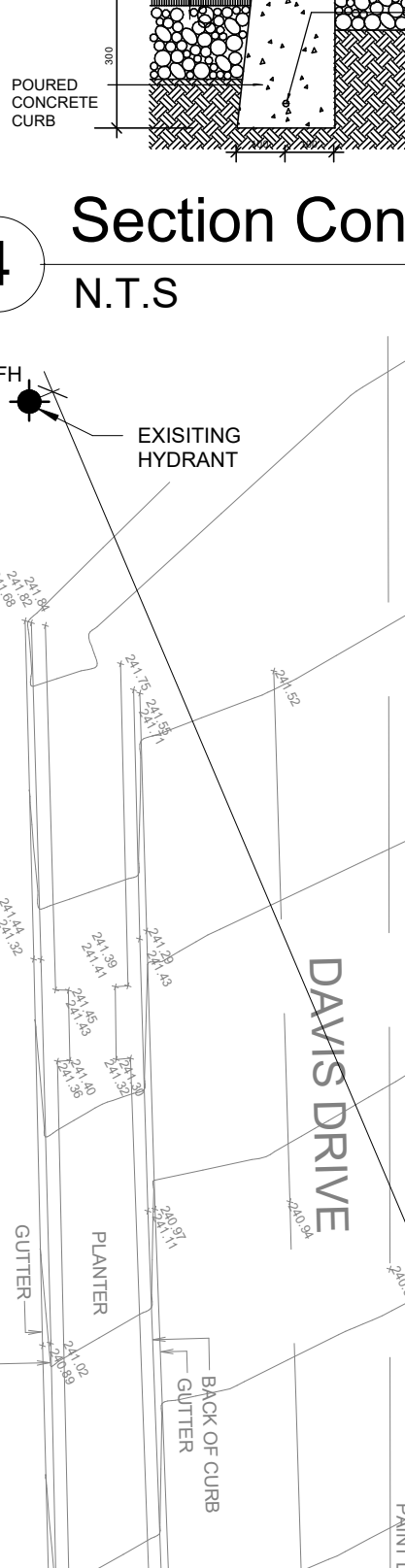


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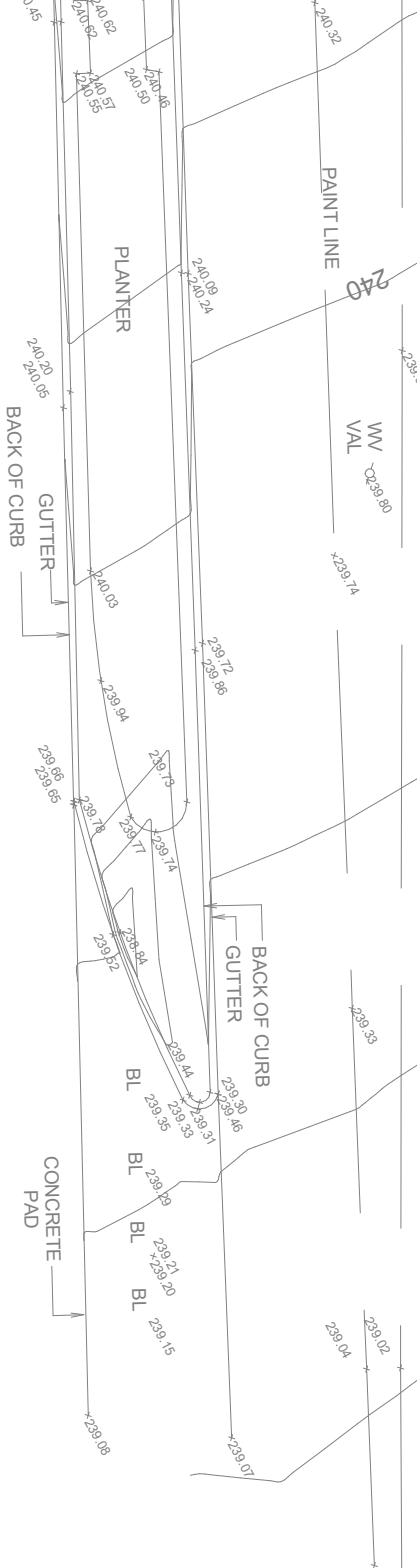


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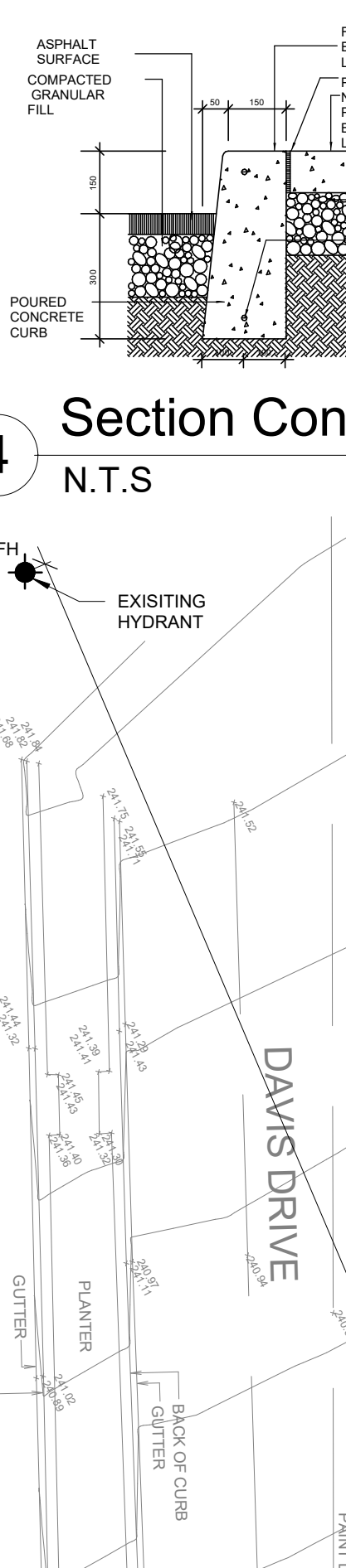


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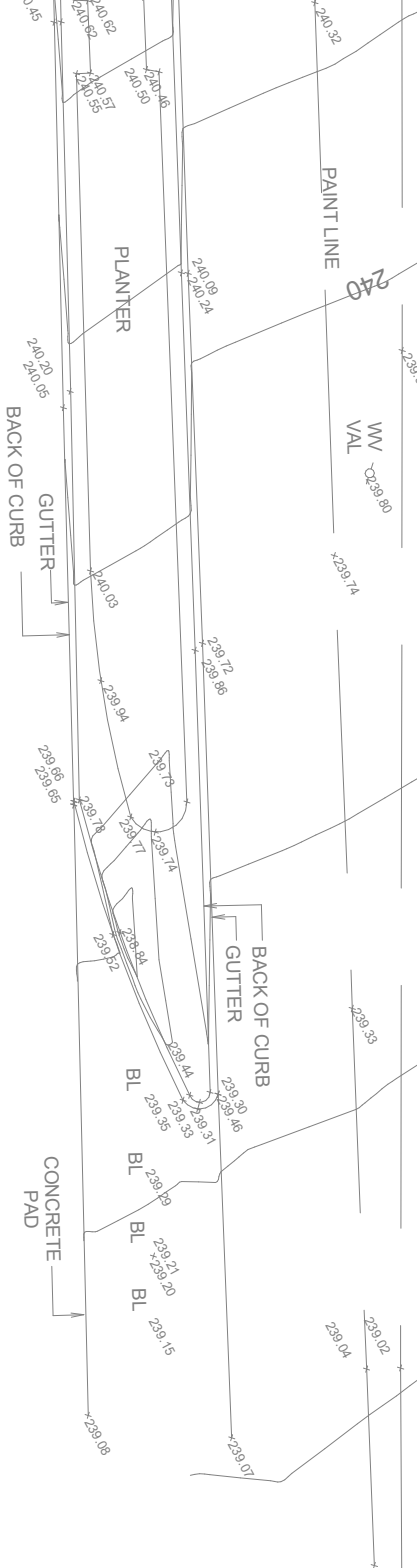


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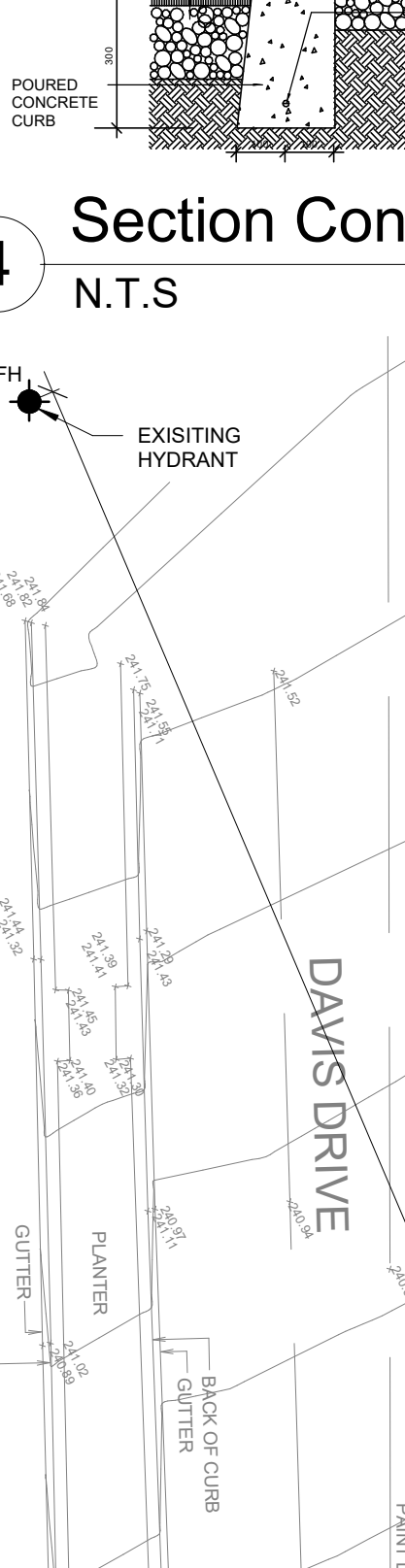


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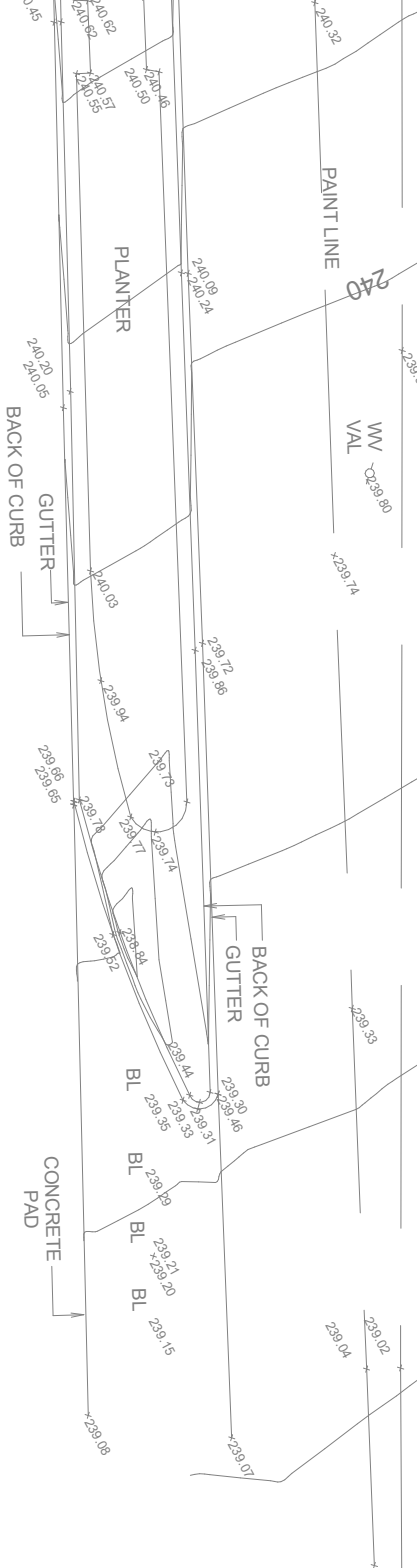


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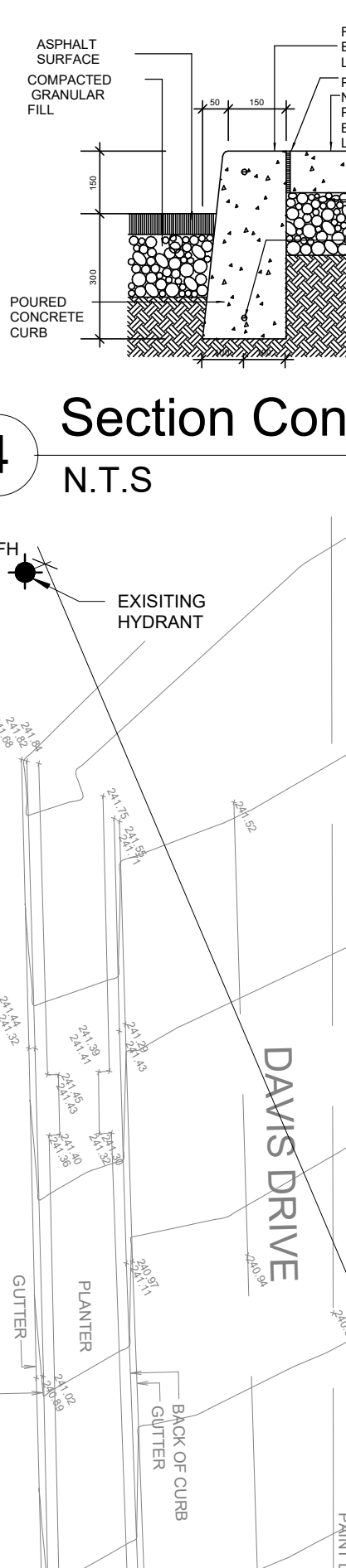


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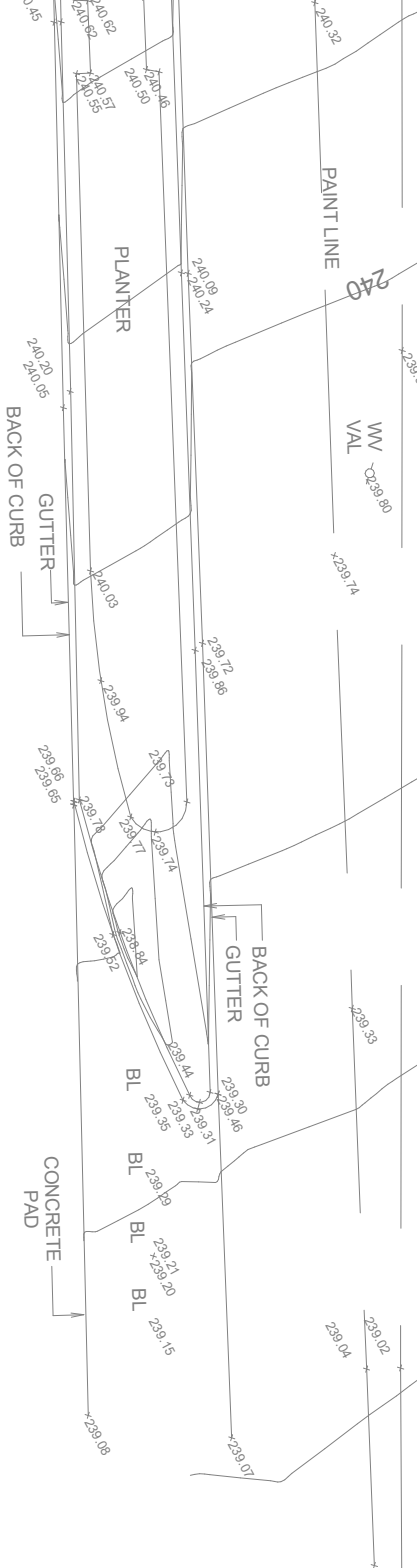


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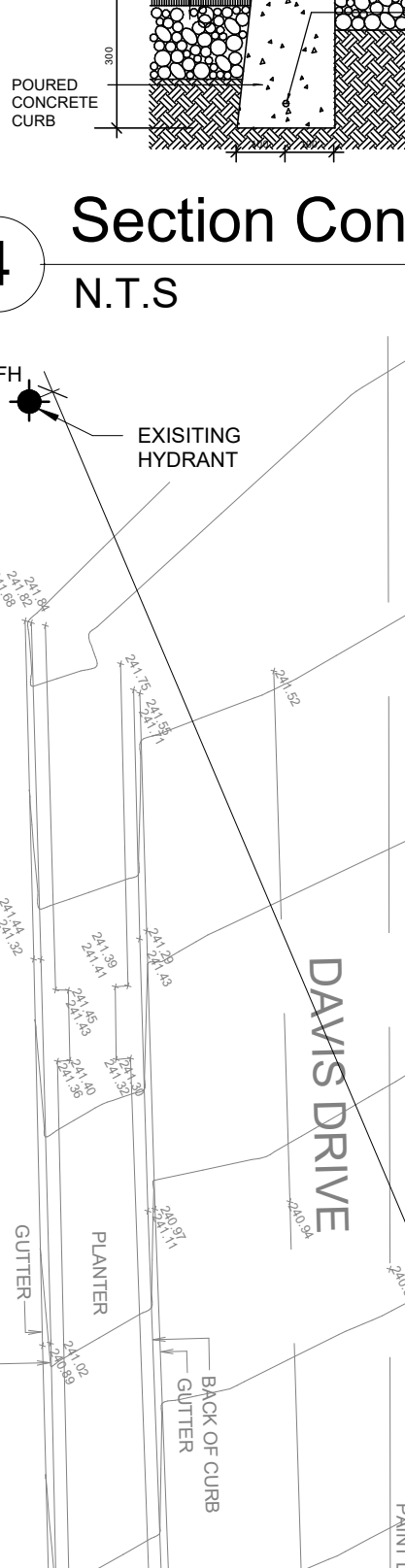


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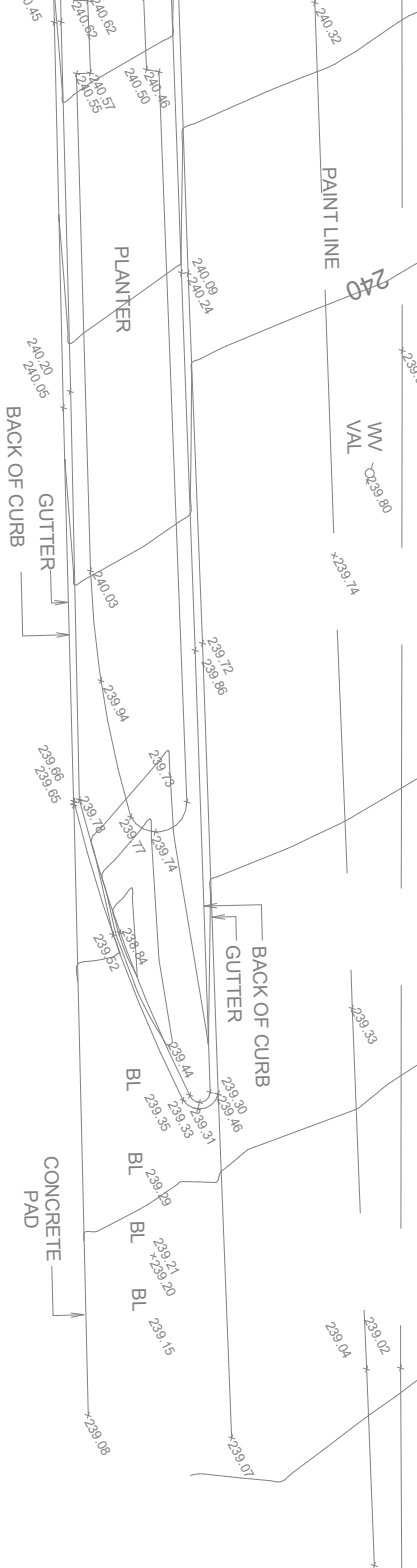


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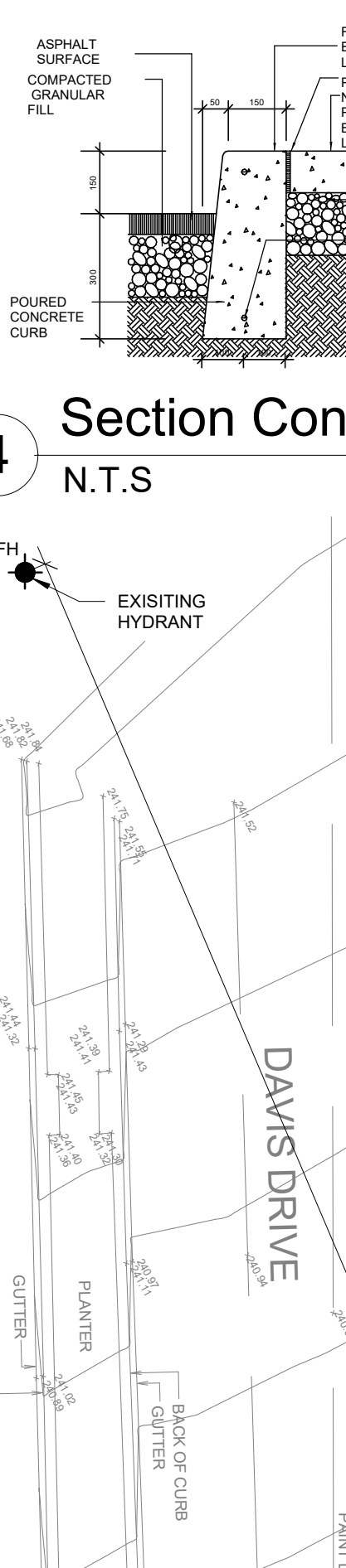


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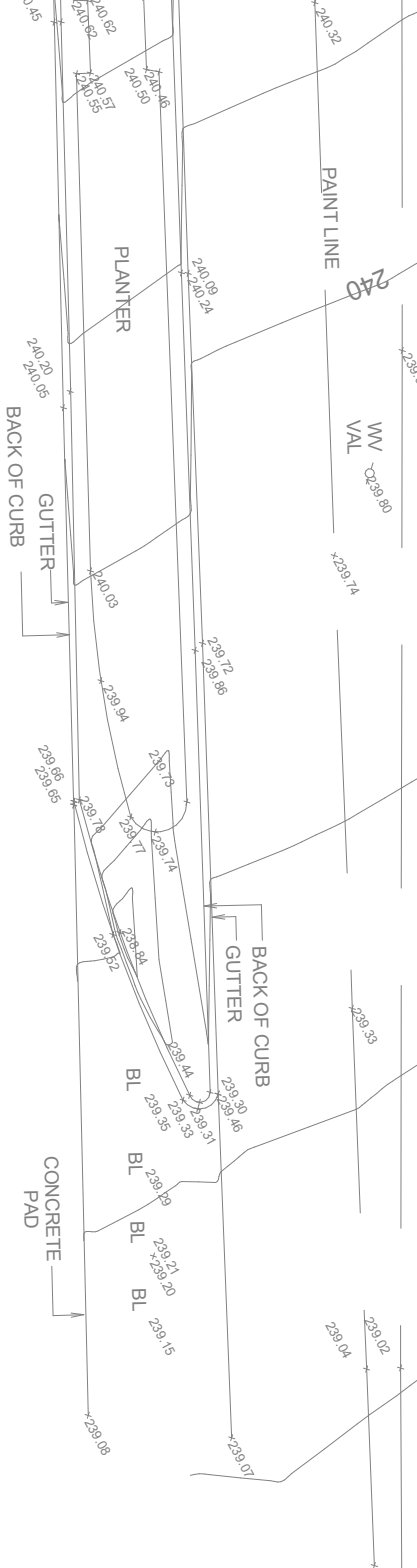


Site Areas

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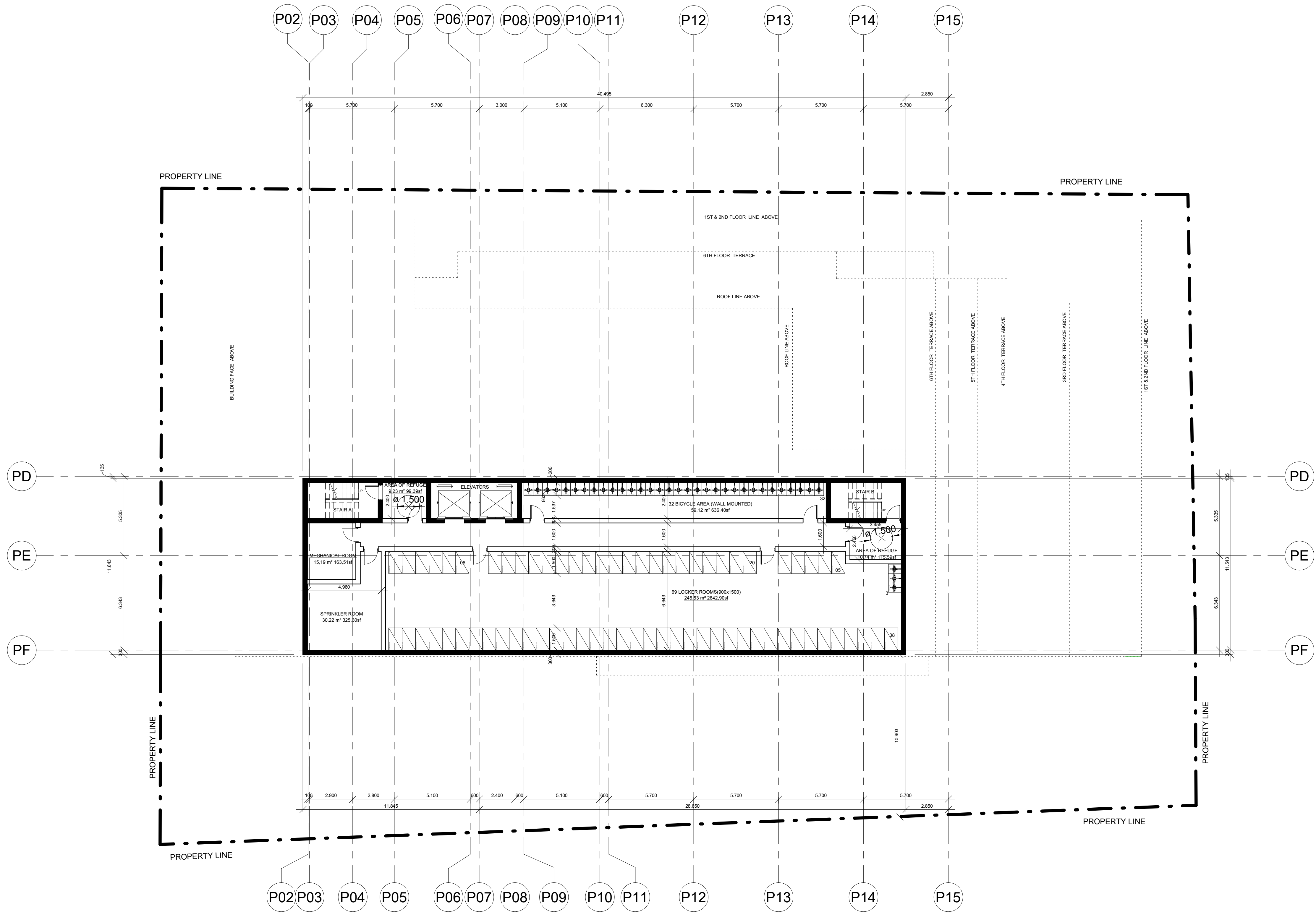
Legends



Site Areas

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2	ISSUED TO CLIENT REVIEW	17.03.2020



AREA OF FLOOR PLATE
(NOT INCLUDING BALCONY/TERRACES)

479.58 SQM / 5162.12 SF

1 Underground Floor Plan
1 : 150

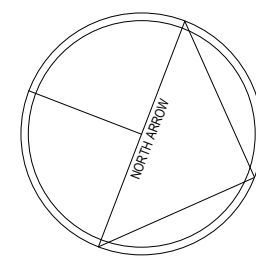
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Client
Neuhaus Developmens-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
UNDERGROUND FLOOR PLAN

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:20 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			



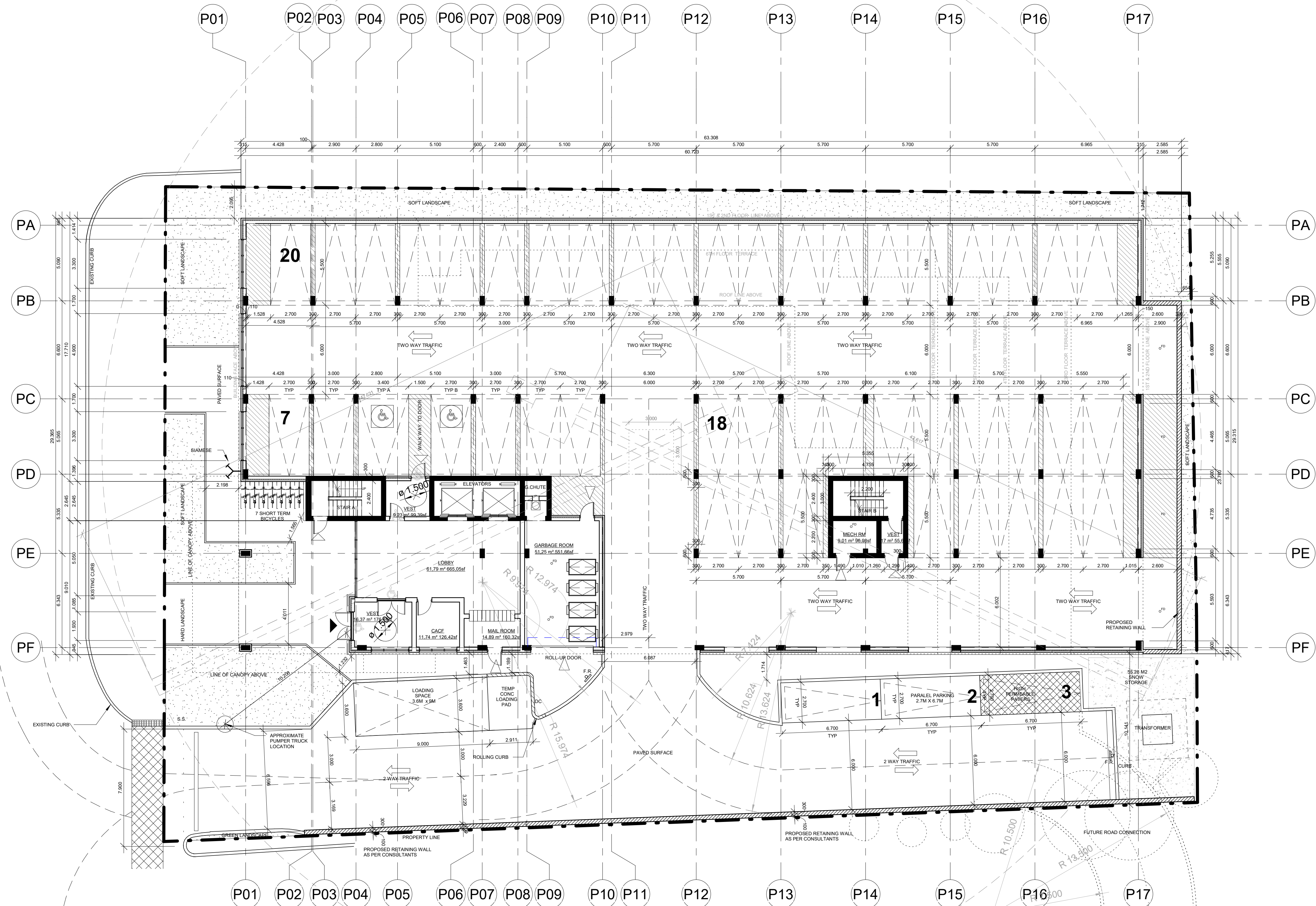
NOT FOR
CONSTRUCTION

Project No.
S19028

Drawing No.
A210

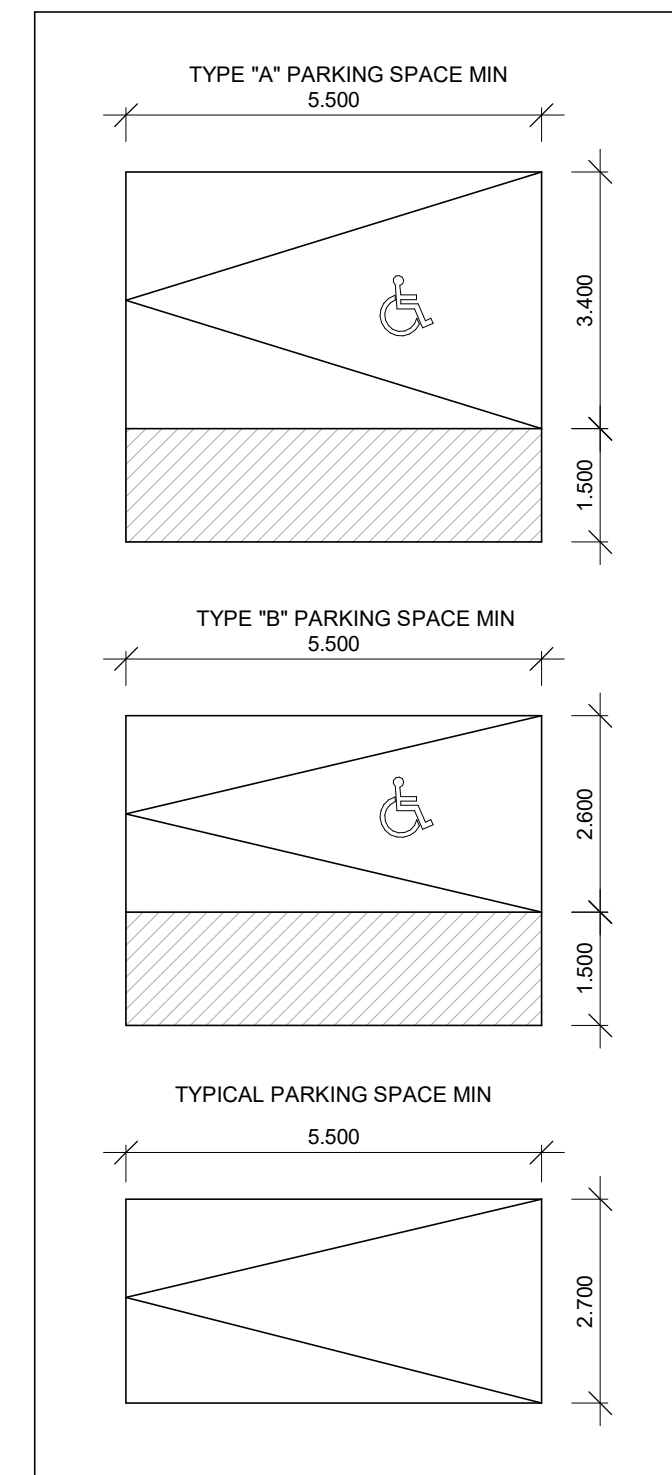
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No.	Issuance Description	YY/MM/DD
1	ISSUED TO SPA	03.02.2020
2	ISSUED TO CLIENT REVIEW	17.03.2020



AREA OF FLOOR PLATE (NOT INCLUDING BALCONY / TERRACES AND PARKING SPOTS AREA)	232.75 SQM / 52505.30 SF
# OF PARKINGS	48

1 Ground Floor Plan
1 : 150



2 Parking Diagram
1 : 100

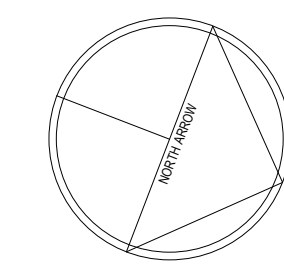
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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
GROUND FLOOR PLAN

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:25 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			



Project No.
S19028

Drawing No.
A300

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No.	Issuance Description	YY/MM/DD
1	ISSUED TO SPA	03.02.2020
2	ISSUED TO CLIENT REVIEW	17.03.2020

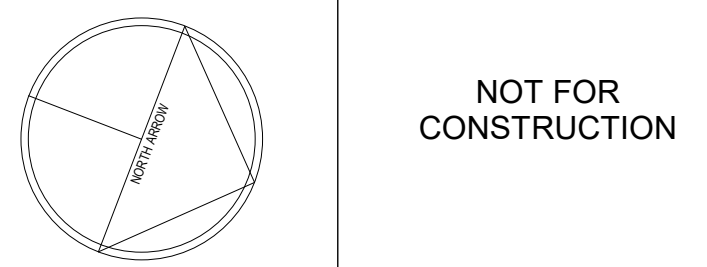
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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

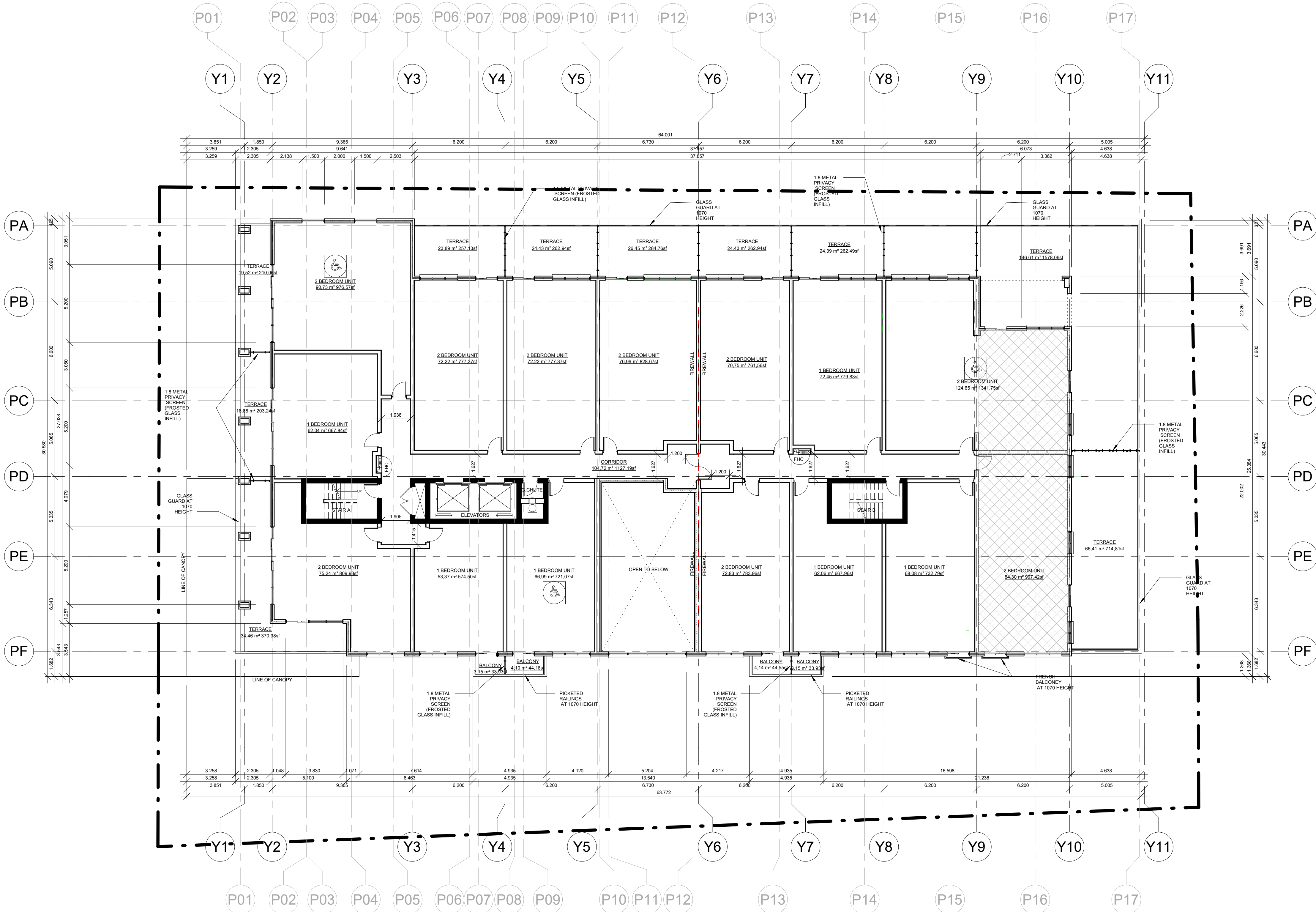
Drawing:
2ND FLOOR PLAN

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:29 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			



Project No.
S19028

Drawing No.
A301



AREA OF FLOOR PLATE	1278.28 SQM / 13759.29 SF
(NOT INCLUDING BALCONY/TERRACE(S))	
NUMBER OF UNITS	
1 BEDROOM	6
2 BEDROOM	9
TOTAL:	15

1 2nd Floor Plan
1 : 150

ISSUED FOR:

REVIEW

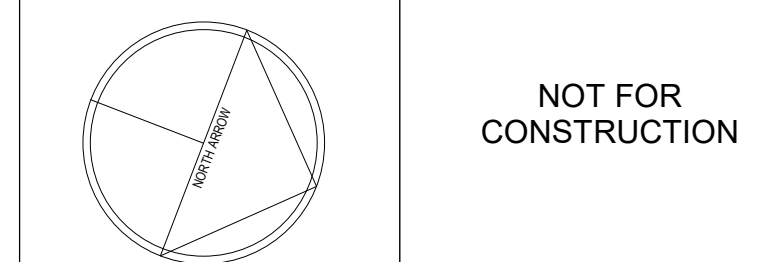
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Project

Neuhaus Developments

Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:32 AM	Drawn by:	EJ	Approved by:	-
Orientation	Stamp				

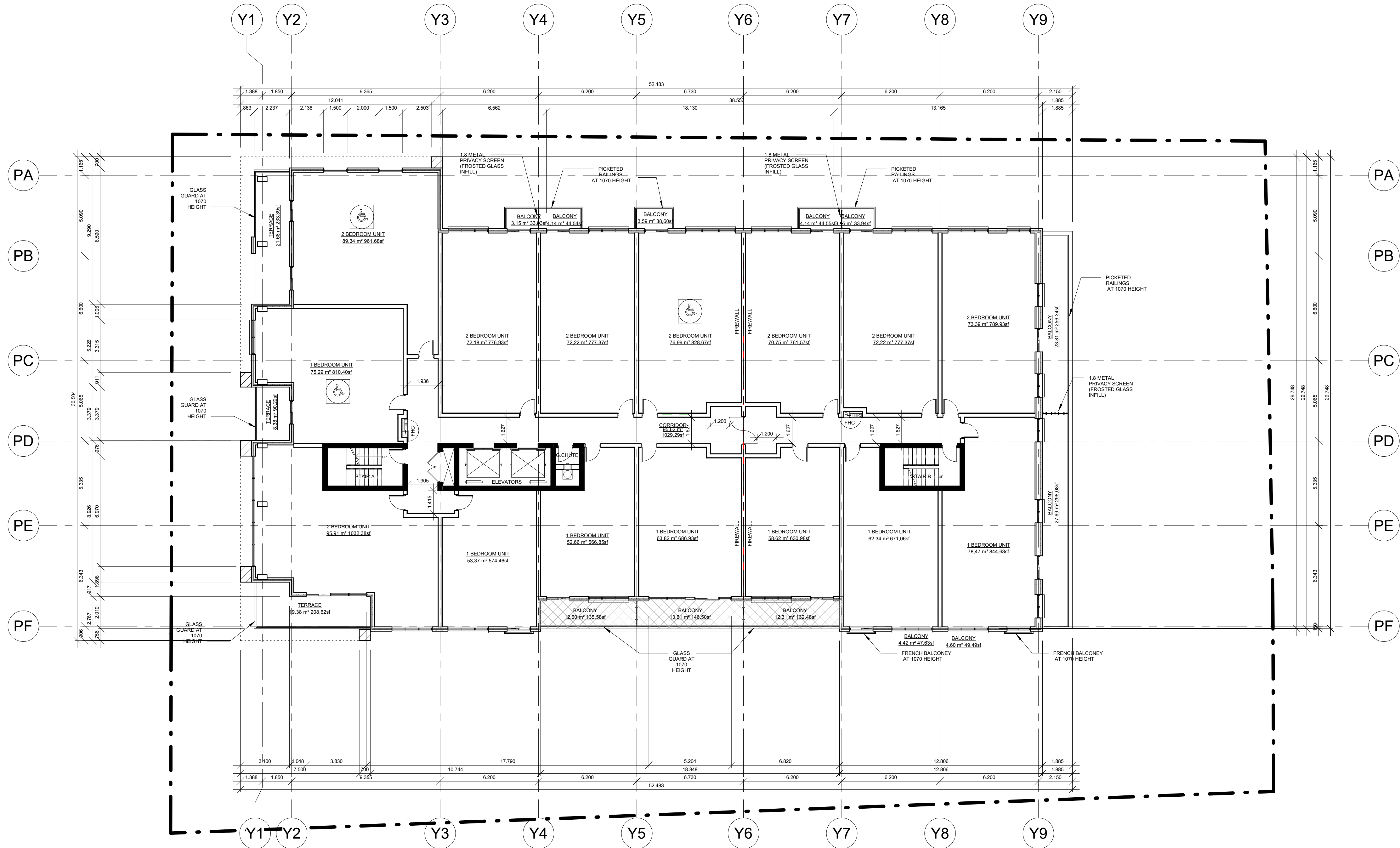


AREA OF FLOOR PLATE (NOT INCLUDING BALCONY / TERRACES)	1250.76 SQM / 13463.07 SF
NUMERE OF UNITS	
1 BEDROOM	6
2 BEDROOM	9
TOTAL:	15

1 3rd Floor Plan
1 : 150

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AREA OF FLOOR PLATE (NOT INCLUDING BALCONY/TERRACE)	1211.82SQM / 13043.92 SF
NUMBER OF UNITS	
1 BEDROOM	7
2 BEDROOM	8
TOTAL:	15

1 4th Floor Plan
1 : 150

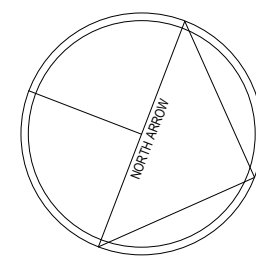
ISSUED FOR:
REVIEW
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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
4TH FLOOR PLAN

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:35 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			



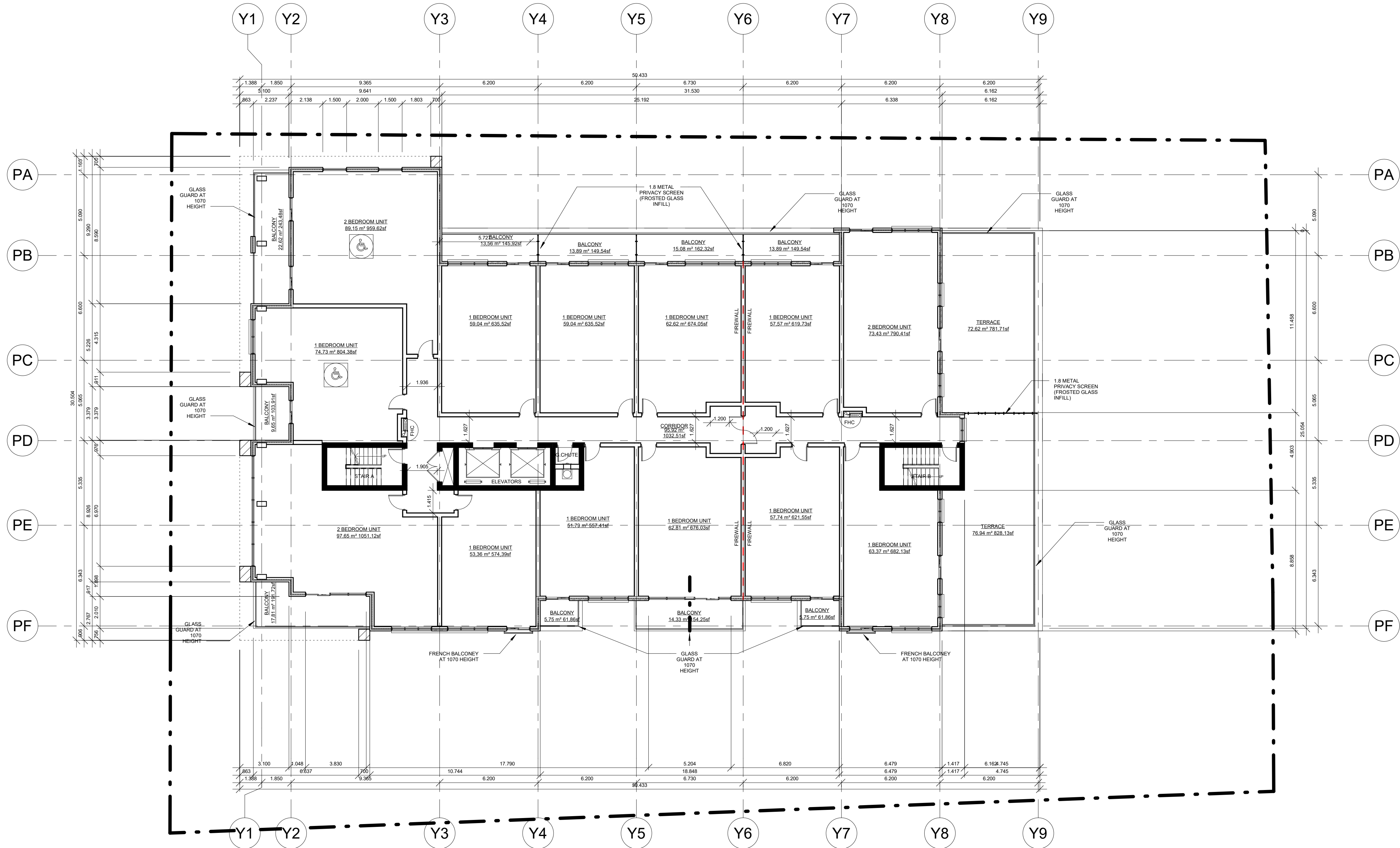
Project No.
S19028

NOT FOR
CONSTRUCTION

Drawing No.
A303

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1	ISSUED TO SPA	03.02.2020
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AREA OF FLOOR PLATE (NOT INCLUDING BALCONY/TERRACE(S))	1007.27 SQM / 10842.16 SF
NUMBER OF UNITS	
1 BEDROOM	10
2 BEDROOM	3
TOTAL:	13

1 5th Floor Plan
1 : 150

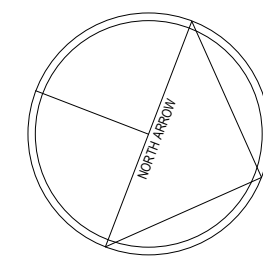
ISSUED FOR:
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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
5TH FLOOR PLAN

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:39 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			



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Project No.
S19028
Drawing No.
A304

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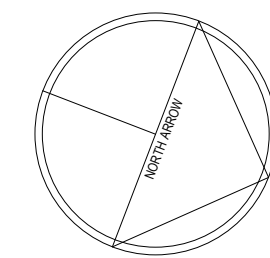
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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

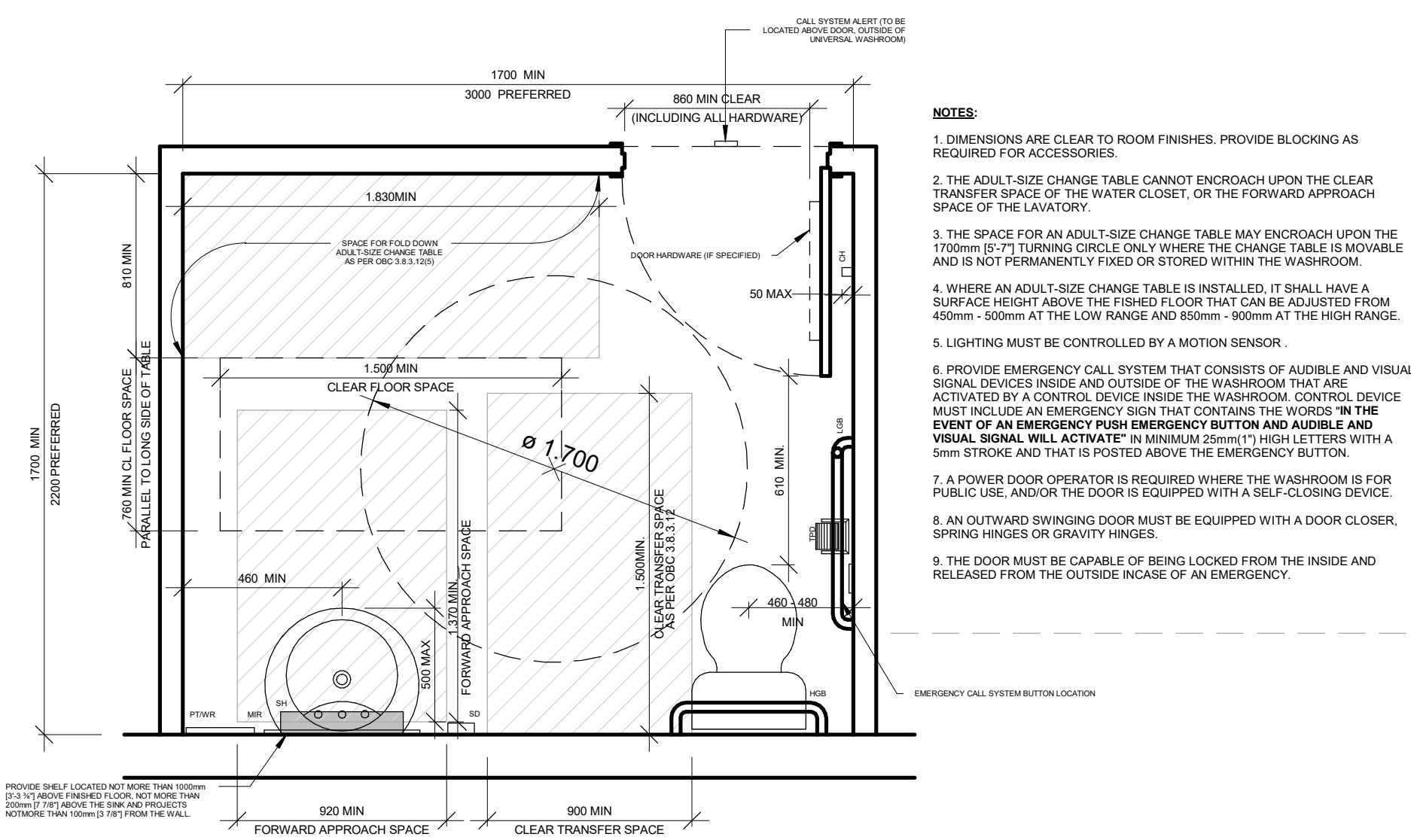
Drawing:
6TH FLOOR PLAN

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:42 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			



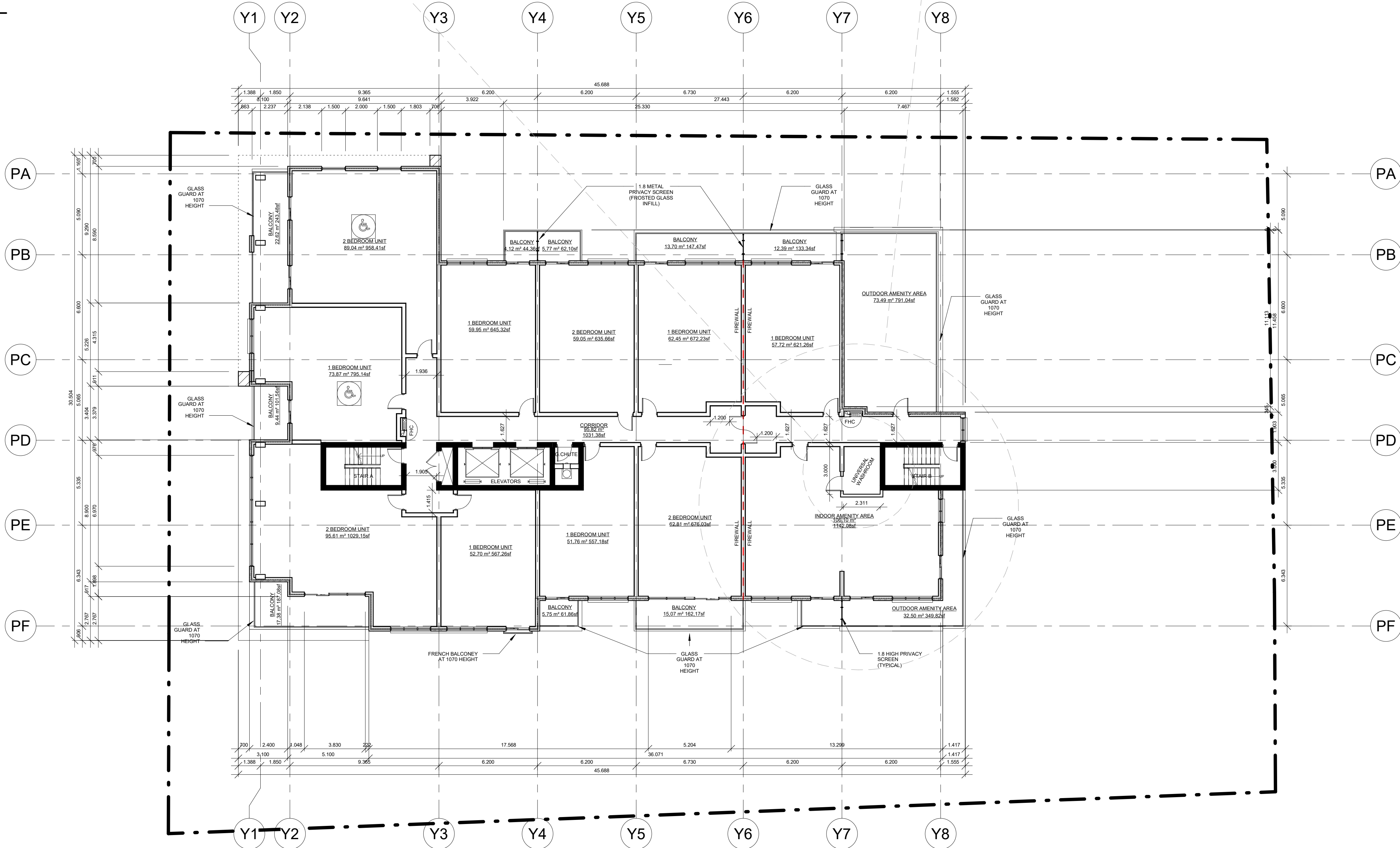
Project No.
S19028
Drawing No.
A305

3 Universal Washroom N.T.S



WASHROOM LEGEND	
MIR	MIRROR
HGB	HORIZONTAL GRAB BAR
LGB	L-SHAPED GRAB BAR
SD	SOAP DISPENSER
TPD	TOILET PAPER DISPENSER
PTWR	PAPER TOWEL / WASTE RECEPTACLE
CH	COAT HOOK
HD	HAND DRYER
SH	SHelf
DND	SANITARY NAPKIN DISPOSAL

PRIVATE AMENITY SPACE	AS PER BY-LAW 2018-48	
	REQUIRED	PROVIDED
INDOOR	68 x 2 = 136 SQM	107.57 SQM
OUTDOOR	68 x 2 = 136 SQM	105.99 SQM
TOTAL:	272 SQM	213.56 SQM

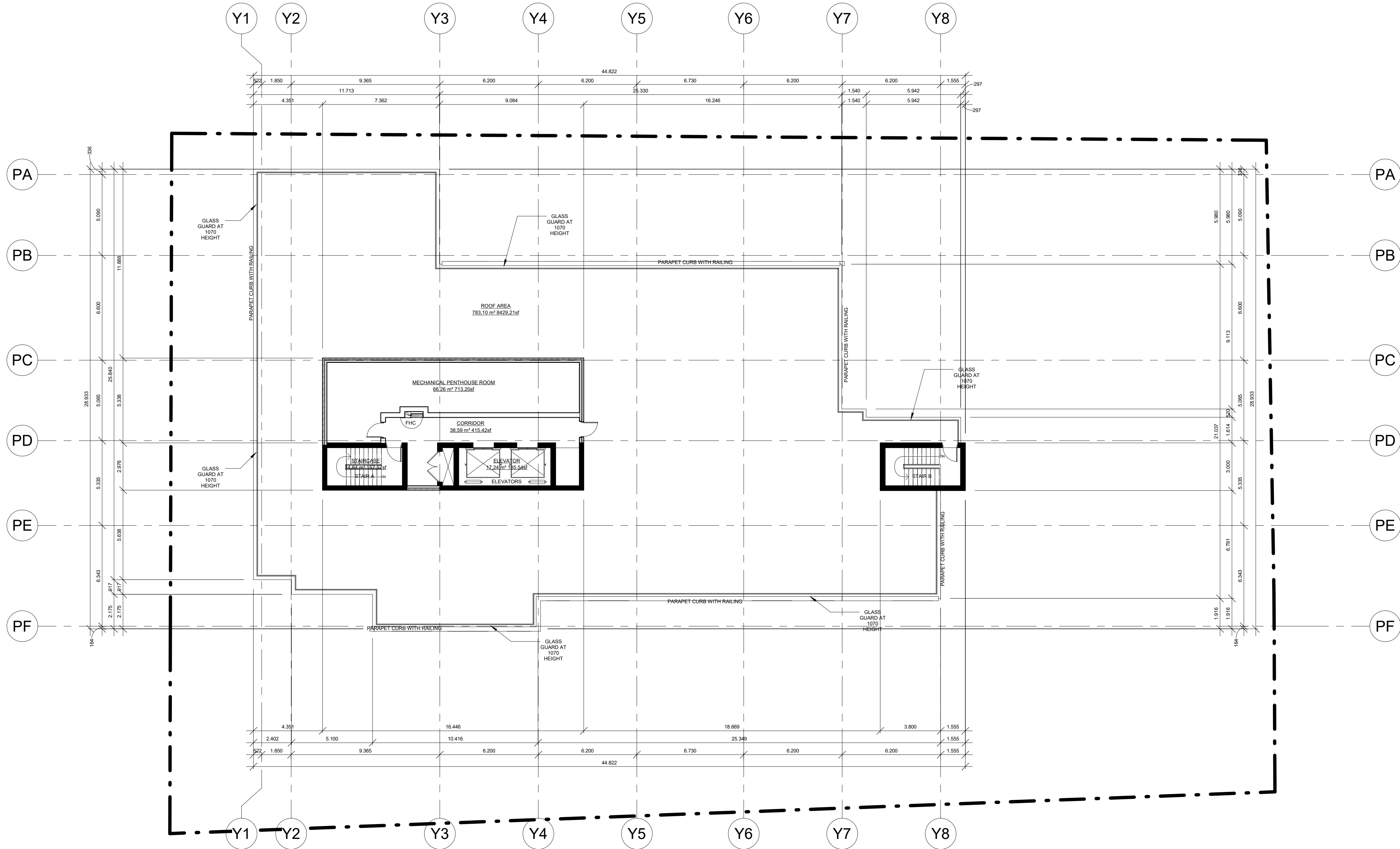


AREA OF FLOOR PLATE (NOT INCLUDING BALCONY TERRACES)	916.15 SQM / 1128.59 SF
NUMBER OF UNITS	6
1 BEDROOM	4
2 BEDROOM	10
TOTAL:	10

1 6th Floor Plan
1 : 150

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AREA OF FLOOR PLATE	104.85 SQM / 1128.59 SF
---------------------	-------------------------

1 Mechanical Penthouse
1 : 150

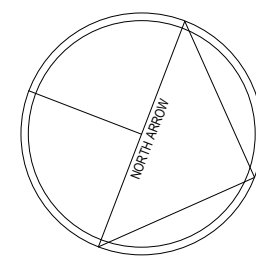
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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
Mechanical Penthouse

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:07:45 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			



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Project No.
S19028
Drawing No.
A306

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1 West Elevation
1 : 100

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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
WEST ELEVATIONS

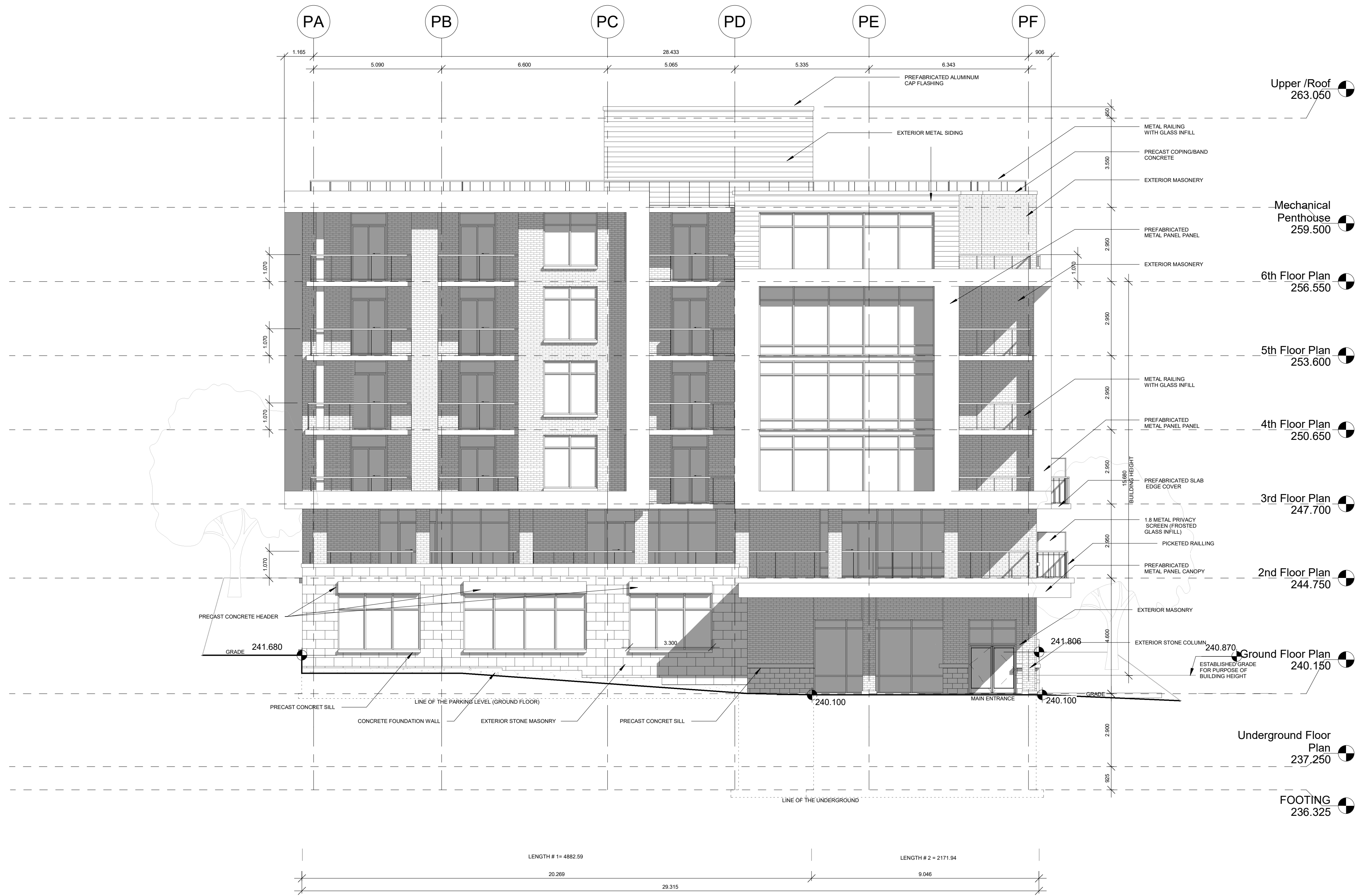
Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:08:02 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			

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CONSTRUCTION

Project No.
S19028
Drawing No.
A400

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2 South Elevation
1 : 100

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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
SOUTH ELEVATIONS

Project No.	S19028	Designed by:	GR	Checked by:	GR
Time Stamp:	2020-04-02 9:08:18 AM	Drawn by:	EJ	Approved by:	-
Orientation		Stamp			

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Project No.
S19028

Drawing No.
A401

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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
EAST ELEVATION

Project No.	S19028	Designed by	Designer	Checked by	Checker
Time Stamp:	2020-04-02 9:08:33 AM	Drawn by:	Author	Approved:	Approver
Orientation			Stamp		

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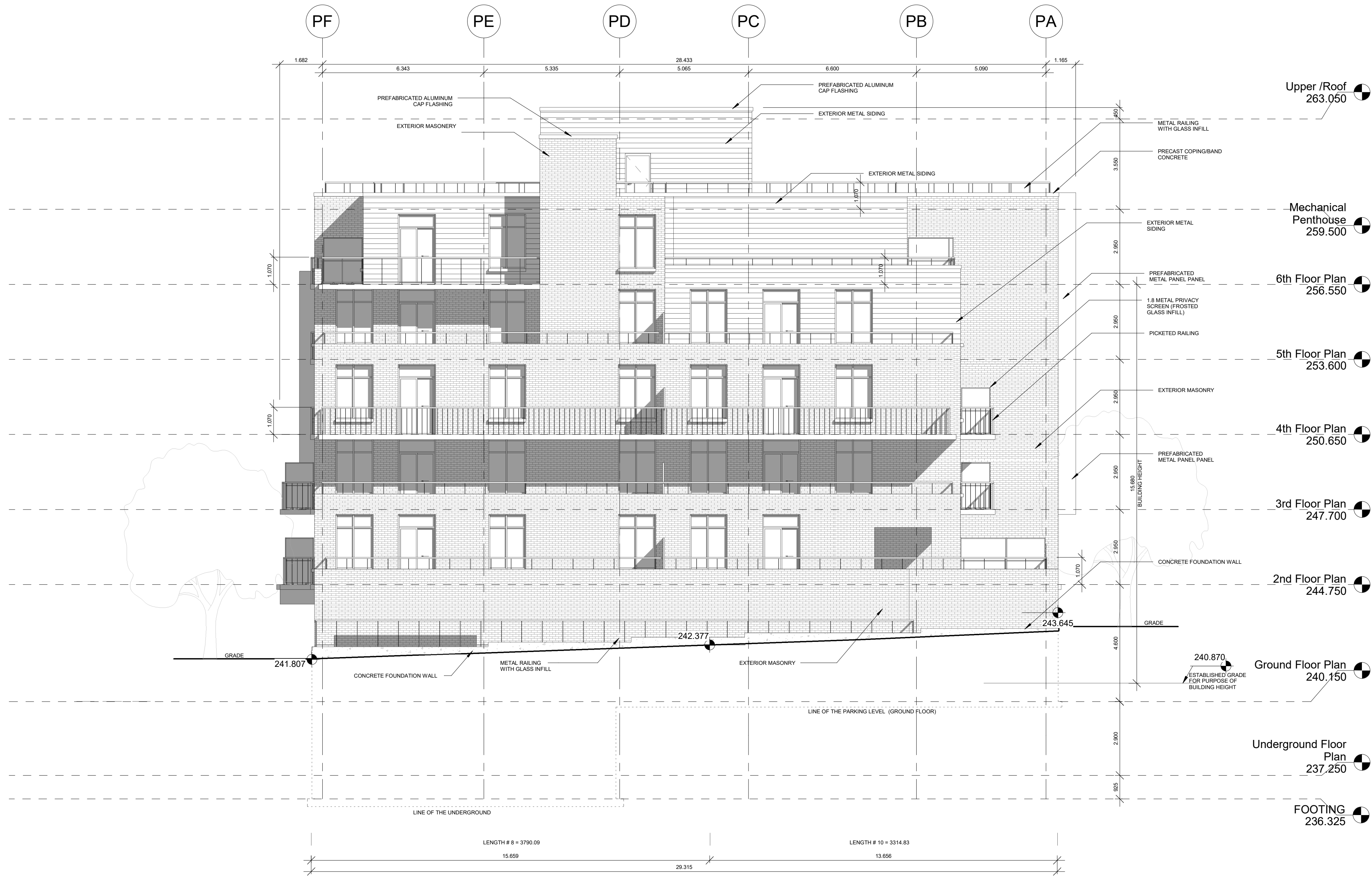
Project No.
S19028
Drawing No.
A402



1 East Elevation
1 : 100

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Client
Neuhaus Developments-108
Stouffville Rd, Richmond Hill, ON,
L4E 3P3

Project
Neuhaus Developments
Mid-Rise Condo
345 & 351 Davis Dr, Newmarket
Ontario

Drawing:
NORTH ELEVATION

Project No.	S19028	Designed by	Designer	Checked by	Checker
Time Stamp:	2020-04-02 9:08:43 AM	Drawn by:	Author	Approved:	Approver
Orientation		Stamp			

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CONSTRUCTION

Project No.
S19028

Drawing No.
A403