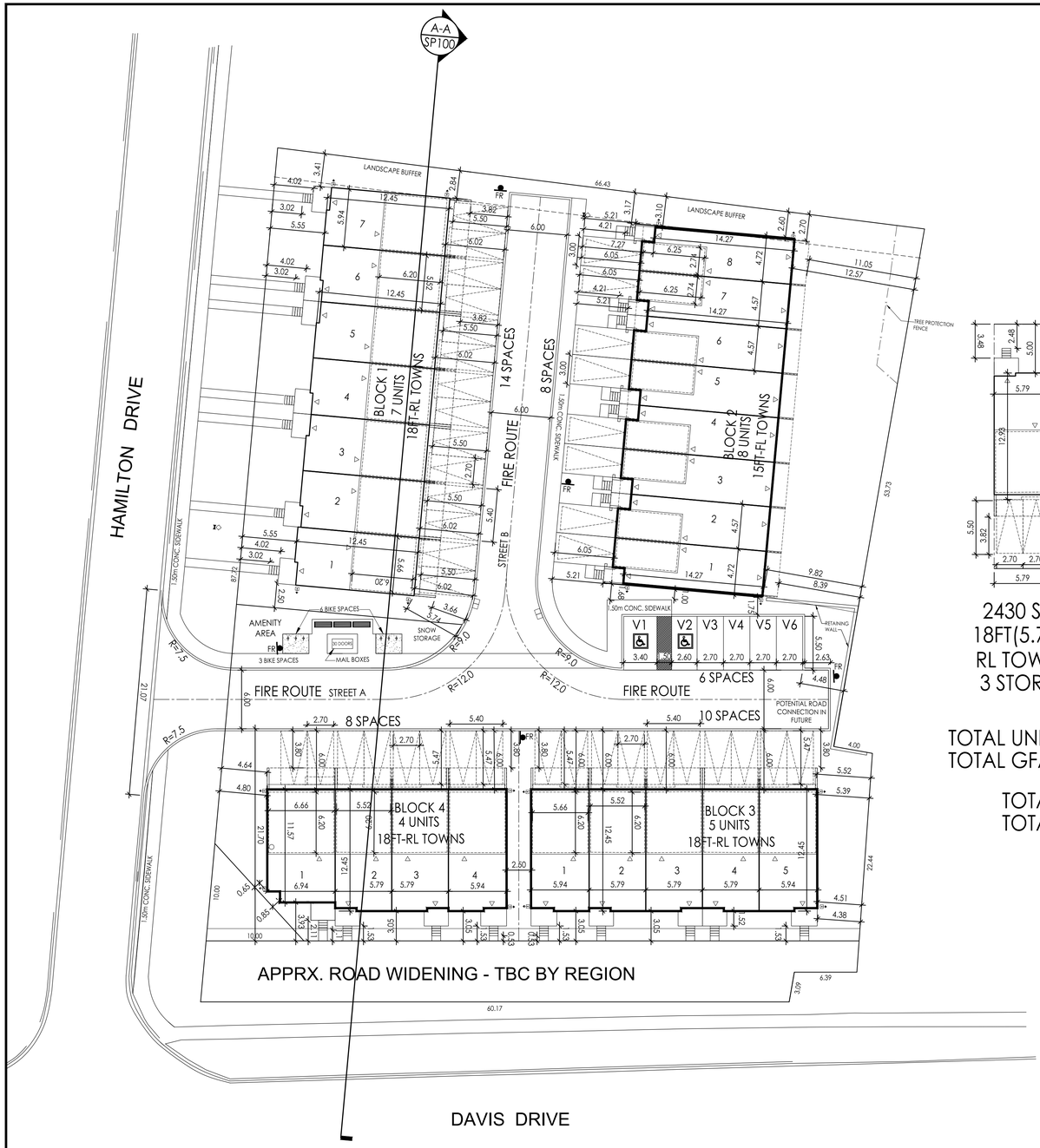
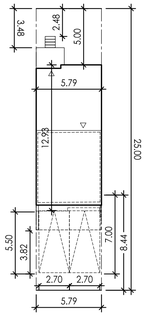
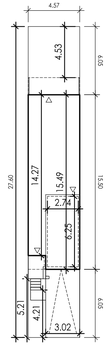




2430 SFT
18FT(5.79m)
RL TOWNS
3 STOREY



1850 SFT
15FT(4.5m)
FL TOWNS
3 STOREY

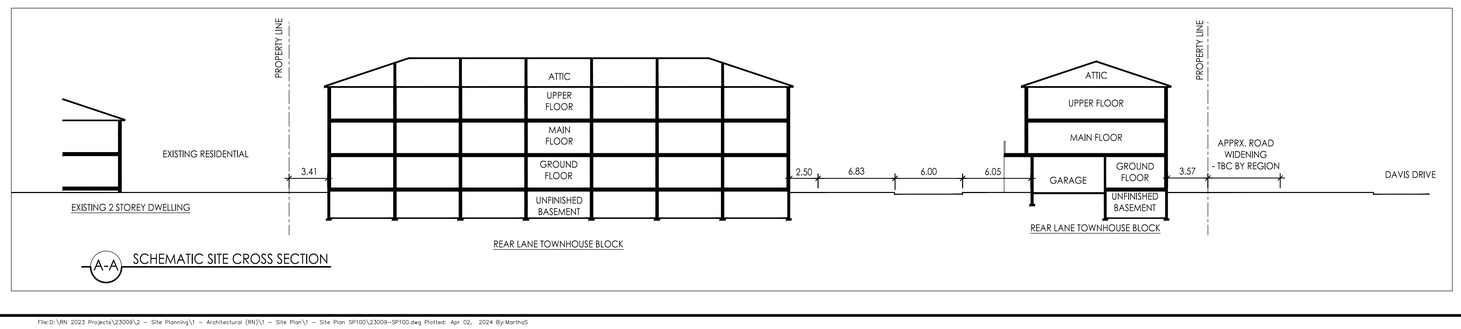
TOTAL UNITS - 16
TOTAL GFA - 38880 SFT

TOTAL UNITS - 8
TOTAL GFA - 14800 SFT

TOTAL UNITS - 24
TOTAL GFA - 53680 SFT

ZONING CHART

		Provided
Height		12m
Lot Coverage (Entire Site)		35%
Lot frontage of the subject land (Davis Dr)		66.7m
Lot frontage of each unit (min.)		4.5m
Setbacks for the land:		
	North (minimum)	2.6m
	West (minimum)	4.5m(end unit) 5.5 front façade)
	East (minimim)	4.3m(end unit) (9.5 rear façade)
	South (minimum)	3m
Setbacks for each unit:		
	Front (Hamilton Dr.)	5.5m
	Front (Davis Dr.)	3.0m
	Front (private Road)	6.0m
	Rear (private road)	5.4m
	Rear (East)	9.5m
	Interioir side	1.2m
	Exterior side Hamilton Dr.	4.6m
Encroachments		
	Unenclosed porch and steps encroaching into the front and exterior side yard of the subject land	2.5m
	Unenclosed porch and steps encroaching into the required setback of a private road from a front façade	3.0m
	Raised decks project from the rear façade	2.0m
Parking dimensions		
Landscape Buffer (North)		2.6m
Outdoor amenity space area		118.5m2



SITE STATISTICS

			GFA
SITE AREA	5418.14 m2	0.54 Ha	
RL TOWNS	16		4600.00 m2
FL TOWNS	8		
TOTAL NO. OF UNITS	24		4600.00
DENSITY	44 UPH		
PARKING STATS			
PROPOSED VISITOR PARKING SPACES		PROPOSED RESIDENTS PARKING SPACES	COMBINED PARKING SPACES
6 (0.25 PER UNIT)		40(1.67 PER UNIT)	46 (1.92 PER UNIT)

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

PROJECT CONSULTANTS:

LEGEND

FSE FINISHED SECOND FLOOR ELEVATION	WATER CONNECTION
FFE FINISHED FLOOR ELEVATION	WATER VALVE CHAMBER
TFW TOP OF FOUNDATION WALL	HYDRANT AND VALVE
TBS TOP OF BASEMENT SLAB	HYDRO METER
USF UNDER SIDE FOOTING	GAS METER
USFR UNDER SIDE FOOTING @ REAR	DOWN LIGHT
USFG UNDER SIDE FOOTING @ GARAGE	# OF POLE LIGHTING
# NUMBER OF RISERS TO GRADE	14' POLE LIGHTING
WOD WALKOUT DECK	BOLLARD LIGHTING
LCB LOOKOUT BASEMENT	STOP SIGN
WOB WALK OUT BASEMENT	NO PARKING
WUB WALK UP BASEMENT	NO PARKING IN LANEWAY
REV REVISED PLAN	FIRE ROUTE
STD STANDARD PLAN	3HRS PARKING (RIGHT)
DOOR	3HRS PARKING (LEFT)
WINDOW	PROPOSED SPOT GRADE
BELL PEDESTAL	EXISTING SPOT GRADE
CABLE PEDESTAL	EXISTING TREE (TO BE REMOVED)
CATCH BASIN	EXISTING TREE (TO BE RETAINED)
DBL. CATCH MAIN	
ENGINEERED FILL	MUNICIPAL ADDRESS
HYDRO CONNECTION	RETAINING WALL BY OTHERS/TBC BY REGION
FIRE HYDRANT	SNOW STORAGE AREAS
STREET LIGHT	
MAIL BOX	CHAINLINK FENCE
TRANSFORMER	PRIVACY FENCE
SEWER CONNECTIONS (2 LOTS)	SOUND BARRIER
SEWER CONNECTIONS (1 LOT)	LOT LINE TO BE EXTENDED TO CENTRE OF DAVIS DRIVE
AIR CONDITIONING	FIRE FIGHTER TRAVEL PATH
DOWN SPOUT TO SPLASH PAD	REVERSE CHECK FOUNDATION
SWALE DIRECTION	
SUMP PUMP	

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	09-MAY-23	RP	
2	ISSUED FOR REVIEW	26-MAY-23	RP	
3	ISSUED FOR REVIEW	22-SEP-23	AG	
4	ISSUED FOR REVIEW	17-NOV-23	RP	
5	REV PER CLIENT COMMENT	04-DEC-23	RP	
6	REV PER CLIENT COMMENT	05-DEC-23	RP	
7	ISSUED FOR 1ST SUBMISSION	15-DEC-23	AS	
8	REVISED PER COMMENTS	7-MAR-24	AS	

RN DESIGN
WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

CLIENT: FIFTH AVENUE HOMES

PROJECT/LOCATION: DAVIS DRIVE NEWMARKET

DRAWING: SITE PLAN

DATE	SCALE
15-DEC-2023	1:250
DRAWN BY: AG	CHECKED BY:
PROJECT NUMBER: 23009	DRAWING NUMBER: SP100

File:D:\RN 2023 Projects\23009\2 - Site Planning\1 - Architectural (RN)\1 - Site Plan\1 - Site Plan SP100\23009-SP100.dwg Plotted: Apr 02, 2024 By:MarthaS