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NO.	DATE:	ISSUED FOR:
21	26/08/20	SITE PLAN APPLICATION
22	09/12/20	CONSULTANT COORD.
23	22/12/20	PRE-PERMIT REVIEW
24	25/01/21	CLIENT REVIEW
25	11/02/21	UG - BUILDING PERMIT
26	15/04/20	SPA RESUBMISSION
27	23/04/21	UG - VALUE ENG. COORD.
28	01/06/21	FOUNDATION PERMIT
29	16/07/21	EXCAVATION
30	26/07/21	FORMING TENDER
31	30/07/21	SPA RESUBMISSION

THE DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF SRN ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY SRN ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. SRN ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO APPROPRIATE ENGINEERS' DRAWINGS BEFORE PROCEEDING WITH ANY WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION UNDERTAKEN OTHERWISE NOTED. NO INVESTIGATION HAS BEEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE ERECTION OF THEIR WORK. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

ADDITIONAL NOTES:
SLOPE MINIMUM 1.5% TO ALL INTERNAL SLAB DRAINS (TYPICAL).
BASEMENT WINDOWS MOUNTED 3000 MM FROM FLOOR FOR 600 MM WINDOWS (TYPICAL - REFER TO RESIDENTIAL PLANS).
STEP DOWN FOUNDATION WALLS IS 3.0' TO BE CONFIRMED ON SITE BY CONTRACTOR.
DIMENSIONS FOR WINDOW OPENING TO BE VERIFIED WITH WINDOW SUPPLIER - CONTRACTOR TO COORDINATE (TYPICAL).
REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING (TYPICAL).
ALL PHASED CONSTRUCTION TO BE SUBMITTED AND REVIEWED BY THE ARCHITECT PRIOR TO FABRICATION OF ANY SHOP DRAWINGS (TYPICAL).

KEY MAP

SUBJECT TO LT92047 AND

BLOCK 1, REGISTERED PLAN 65M-2118, PART 1, PLAN 65R-5345

LEGEND

- MAIN ENTRANCE
- BICYCLE PARKING, REFER TO LANDSCAPE DRAWINGS
- BARRIER FREE PARKING
- VISITOR PARKING
- FH FIRE HYDRANT, REFER TO CIVIL DRAWINGS
- LS LIGHT POLE, REFER TO ELECTRICAL DRAWINGS
- LB LIGHT BOLLARD, REFER TO ELECTRICAL DRAWINGS
- WL WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DWGS
- F.R. FIRE ROUTE SIGN AS PER CITY STANDARD
- H.S. BARRIER FREE PARKING SIGN, AS PER CITY STANDARD
- S.S. STOP SIGN
- I.S. IDLE FREE ZONE SIGN
- P.S. POPP SIGN
- TACTILE INDICATOR
- G. DEPRESSURE CURB
- G. GAS METER
- H. HYDRO METER
- NFHB NON FREEZABLE HOSE BIB
- EVCS ELECTRIC VEHICLE CHARGING STATION
- Y. SIEMENS CONNECTION
- Y. SUITE NUMBER
- F. FIRE BREAK BLOCK
- LLE LOWER LEVEL ELEVATION
- FFE FIRST FLOOR ELEVATION

APPROVED

- ☐ AS AMENDED
- ☐ CONDITIONALLY
- ☒ AS SUBMITTED

RESPECTING PLANNING REQUIREMENTS ONLY

Jason Unger

March 1, 2022

NEWMARKET, ONTARIO

ACCEPTED
AS SUBMITTED AS AMENDED
SUBJECT TO THE DEPARTMENT LETTER DATED

S. bagheri

DIRECTOR OF ENGINEERING SERVICES
TOWN OF NEWMARKET

This acceptance is in no way deemed nor to be construed as verification of Engineering content, including without limitation, soundness of design and capability of the works to function as intended and to be in compliance with Town of Newmarket standards and requirements, for which the sealing Engineer is solely responsible to verify and upon which verification the Town of Newmarket is relying.

TOWN OF NEWMARKET

SITE PLAN REVIEW

Submission No.:	3
Date Rec'd.:	Nov. 6, 2021
Date Reviewed:	Nov. 26, 2021
Reviewed By:	HM
R.J. BURNSIDE & ASSOCIATES LIMITED	

NO.	DATE:	REVISION COMMENT:

FILE NUMBER
SP.20.N.0264

SRN ARCHITECTS INC SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

SRN
ARCHITECTS

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PHONE: 905.417.5515 FAX: 905.417.5517

CLIENT: MARIANNEVILLE DEVELOPMENTS LIMITED

26 LESMILL ROAD, UNIT 3
TORONTO, ONTARIO, M5S 2T5
(P) 416.733.3128 (F) 416.733.3129

PROJECT: MIXED-USE RESIDENTIAL

BLOCK 164 / 165
GLENWAY - NEWMARKET, ON

DRAWING TITLE: CONCEPT SITE PLAN OVERALL

DATE: 03/04/18 SCALE: 1:300

DRAWN BY: N.W. CHECKED BY: G.P.R.

PROJECT NUMBER: DRAWING NUMBER

S17066 A100

THE KING'S HIGHWAY NO. 9 KNOWN AS DAVIS DRIVE WEST

ABOVE GROUND SITE PHASE 1
ABOVE GROUND SITE PHASE 2

BLOCK 2
6 LIVE/WORK UNITS
(MIXED-USE)
WITH 12 RESIDENTIAL
PARKING SPACES

BLOCK 3
28 UNITS
STACKED TOWNHOUSING

BLOCK 4
28 UNITS
STACKED TOWNHOUSING

BLOCK 8
36 UNITS
STACKED TOWNHOUSING

BLOCK 10
28 UNITS
STACKED TOWNHOUSING

BLOCK 6
28 UNITS
STACKED TOWNHOUSING

BLOCK 7
28 UNITS
STACKED TOWNHOUSING

BLOCK 12
28 UNITS
STACKED TOWNHOUSING

BLOCK 9
28 UNITS
STACKED TOWNHOUSING

BLOCK 5
28 UNITS
STACKED TOWNHOUSING

BLOCK 11
32 UNITS
STACKED TOWNHOUSING

BLOCK 10
28 UNITS
STACKED TOWNHOUSING

SITE STATISTICS			
LOT AREA (NET)	2.71 ha / 27,070 SQ.M.		
FBI (GFA/LOT)	1.05		
DENSITY (UPH)	112		
BUILDING COVERAGE	8,013.7 SQ.M. (29.6%)		
LANDSCAPED AREA	14,590.4 SQ.M. (53.9%)		
PAVED AREA	4,465.9 SQ.M. (16.5%)		
PRIVATE AMENITY AREA	7670.7 SQ.M. (28.3%)		
SNOW STORAGE AREA	55.1 SQ.M. (7.9%)		
	MIN. 5% OF THE PARKING AREA		
	695.6 SQ.M X 5% = 34.78 SQ.M		
UNIT TYPE	NUMBER	PERCENT	
LIVE/WORK	12	3.9%	
1 BEDROOM	80	26.3%	
2 BEDROOM	172	56.6%	
3 BEDROOM	40	13.2%	
TOTAL:	304	100%	

BUILDING STATISTICS:			
	UNITS PER BLOCK	BUILDING COVERAGE	BUILDING GFA (AS PER ZONING BY-LAW)
BLOCK 1	6 LIVE/WORK UNITS	587.2 SQ.M.	1,360.05 SQ.M. (14,640 SQ.FT.)
BLOCK 2	6 LIVE/WORK UNITS	587.2 SQ.M.	1,360.05 SQ.M. (14,640 SQ.FT.)
BLOCK 3	28 UNITS	653.6 SQ.M.	2,466.9 SQ.M. (26,554 SQ.FT.)
BLOCK 4	28 UNITS	653.6 SQ.M.	2,466.9 SQ.M. (26,554 SQ.FT.)
BLOCK 5	28 UNITS	653.6 SQ.M.	2,466.9 SQ.M. (26,554 SQ.FT.)
BLOCK 6	28 UNITS	653.6 SQ.M.	2,466.9 SQ.M. (26,554 SQ.FT.)
BLOCK 7	28 UNITS	653.6 SQ.M.	2,466.9 SQ.M. (26,554 SQ.FT.)
BLOCK 8	36 UNITS	854.8 SQ.M.	3,218.5 SQ.M. (34,644 SQ.FT.)
BLOCK 9	28 UNITS	653.6 SQ.M.	2,466.9 SQ.M. (26,554 SQ.FT.)
BLOCK 10	28 UNITS	653.6 SQ.M.	2,466.9 SQ.M. (26,554 SQ.FT.)
BLOCK 11	32 UNITS	755.7 SQ.M.	2,847.35 SQ.M. (30,649 SQ.FT.)
BLOCK 12	28 UNITS	653.6 SQ.M.	2,466.9 SQ.M. (26,554 SQ.FT.)
TOTAL	304 UNITS (292 STACKED + 12 LIVE/WORK UNITS)	8,013.7 SQ.M.	26,521.15 SQ.M. (307,005 SQ.FT.)
UNDERGROUND GARAGE GFA			16,146.4 SQ.M. (173,800 SQ.FT.)

BICYCLE PARKING STATISTICS:			
	REQUIRED PARKING	PROVIDED PARKING SITE LEVEL	UG TOTAL
COMMERCIAL SPACE: 558.4 SQ.M. (6011 SQ.FT.)			
BICYCLE PARKING SPACES PER 1000 SQ.M. OF COMMERCIAL GFA			
2 LONG TERM + 5 SHORT TERM	2 + 3	10	- 10
RESIDENTIAL	0	10	- 10
TOTAL:	5	20	- 20

BUILDING HEIGHT:			
	GROUND FLOOR	GROUND FLOOR U/S OF CEILING	AVERAGE GRADE
BLOCK 1	282.130	N/A	281.980
BLOCK 2	282.250	N/A	283.210
BLOCK 3	283.440	N/A	283.070
BLOCK 4	283.620	284.410	283.210
BLOCK 5	284.760	284.540	282.160
BLOCK 6	283.900	283.550	282.470
BLOCK 7	284.270	283.920	282.870
BLOCK 8	284.640	284.290	283.060
BLOCK 9	284.730	284.380	282.770
BLOCK 10	284.640	284.290	283.710
BLOCK 11	284.060	283.710	282.370
BLOCK 12	284.640	284.290	282.850