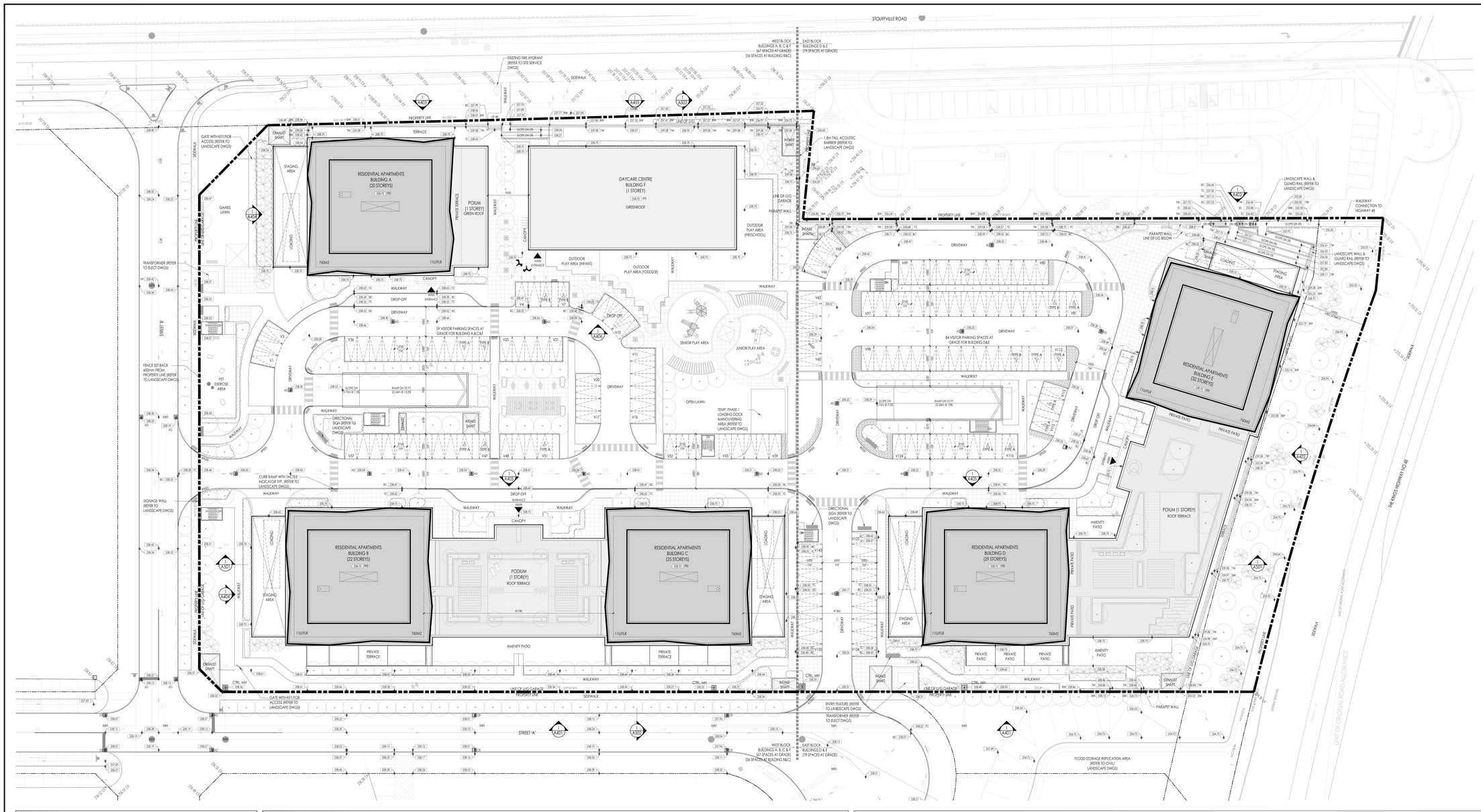

KEY PLAN NTS

SURVEY INFORMATION

PLAN OF SURVEY	PART OF LOTS 34 AND 35 CONCESSION 7 TOWN OF WHITCHURCH - STOUFFVILLE (GEOGRAPHIC TOWNSHIP OF MARKHAM) REGIONAL MUNICIPALITY OF YORK
NOTES	BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 00819010017 AND No.00819060177, ZONE 17, CENTRAL MERIDIAN 81° 00' WEST LONGITUDE. 10° UNIVERSAL TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-CORVA-2010). HCN No. 00819010017 HCN No. 00819060177 N 4860964.776 N 4862664.133 E 637921.990 E 639799.960 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999804.
ADDITIONAL NOTES	DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
SURVEY PLOT DATE	DECEMBER 13, 2024
SURVEYOR CONTACT INFORMATION	R. AVIS SURVEYING INC. 235 FORKLAND BOULEVARD, SUITE 203 BRAMPTON, ONTARIO M6S 4W5 TEL: (416) 491-8202 FAX: (416) 491-6206 www.avissurveying.com

GENERAL NOTES

1. LOADING SPACE AND STAGING PAD TO BE LEVEL (1 - 2%) AND CONSTRUCTED OF MINIMUM 200mm REINFORCED CONCRETE. MINIMUM 5.1m UNENCUMBERED VERTICAL CLEARANCE REQUIRED.
2. ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4m THROUGHOUT.
3. ANY DRIVEWAY OR COLLECTION AREA REQUIRING A MINIMUM TURNING RADIUS TO BE DIRECTLY OVER A SUPPORTED STRUCTURE TO BE RATED TO SAFELY SUPPORT THE REQUIRED LOADS.

SITE PLAN LEGEND NTS

- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING GRADE DATUM
- FINISH FLOOR ELEVATION
- ESTABLISHED GRADE
- PROPOSED GRADE DATUM
- EXISTING TREE (REFER TO SURVEY) CANOPY NOT TO SCALE
- PROPOSED TREE (REFER TO LANDSCAPE DWGS)
- EXISTING HYDRANT (REFER TO SURVEY)
- PROPOSED HYDRANT (REFER TO CIVIL DWGS)
- SIAMESE CONNECTION (REFER TO MECH/CIVIL DWGS)
- SANITARY MANHOLE (REFER TO CIVIL DWGS)
- STORM SEWER MANHOLE (REFER TO CIVIL DWGS)
- CATCHBASIN SEDIMENT TRAP (REFER TO CIVIL DWGS)
- CATCHBASIN (REFER TO CIVIL DWGS)
- EXISTING STREET LIGHT (REFER TO SURVEY/ELEC)
- PROPOSED STREET LIGHT (REFER TO ELEC DWGS)
- TRANSFORMER (REFER TO ELEC DWGS)
- GAS METER (REFER TO MECH DWGS)
- HYDRO METER (REFER TO ELEC DWGS)
- RECEPTACLE (REFER TO ELEC DWGS)
- AREA DRAIN
- HOSE BIB (REFER TO MECH/CIVIL DWGS)
- POST-MOUNTED SIGN (REFER TO TRAFFIC REPORT)
- WALL/COLUMN-MOUNTED SIGN (REFER TO TRAFFIC REPORT)
- BF = BARRIER FREE PARKING; STOP = STOP SIGN; LZ = LOADING ZONE; TW = TRUCK WAND/LEVERING; NP = NO PARKING; CM = CONVEX MIRROR; NS = NO STOPPING; FR = FIRE ROUTE
- BL = BOLLARD LIGHTING (REFER TO LANDSCAPE DWGS); PL = POLE LIGHTING
- WALL/COLUMN/FENCE-MOUNTED OR CEILING-MOUNTED CONVEX MIRROR SUBJECT TO ACTUAL CONDITION
- ELECTRIC VEHICLE CHARGER ROUGH-IN (SEE ELEC DWGS)

PARKING LEGEND NTS

NOTE: TYPICAL DRIVE AISLE - MIN 6000 CLEAR

- TYPICAL PARKING SPACE (2750 x 5500)
- TANDEM PARKING SPACE (2750 x 5500)
- TYPICAL VISITOR PARKING SPACE (2750 x 5500)
- TYPICAL PARALLEL PARKING SPACE (2750 x 6700)
- PROPOSED HORIZONTAL BICYCLE PARKING (MIDM 1800) - AS DEF. REFER TO LANDSCAPE DWGS
- TYPE 'A' BARRIER FREE PARKING SPACE (3400 x 5500 + 1500 AISLE*) *NOTE: 2 BF SPACE MAY SHARE AISLE
- TYPE 'B' BARRIER FREE PARKING SPACE (2400 x 5500 + 1500 AISLE*) *NOTE: 2 BF SPACE MAY SHARE AISLE
- TYP. LOADING SPACE (3600 x 13000)

1. SITE AREA

	SQ. FEET (ft2)	SQ. METER (m2)	ACRES (ac)	HECTARES (ha)
TOTAL	307,632 ft2	28,580 m2	7.06 ac	2.86 ha

2. DENSITY (F.S.I)

GROSS FLOOR AREA (GFA) / LOT AREA	103,010 m2	/ 28,580 m2	3.60

3. BUILDING HEIGHT (OVERALL HEIGHT MEASURED FROM GROUND FLOOR)

	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	BUILDING F
PODIUM	1 STOREY	1 STOREY	1 STOREY	1 STOREY	1 STOREY	1 STOREY
TOWER	19 STOREY	21 STOREY	24 STOREY	28 STOREY	31 STOREY	
TOTAL	20 STOREY	22 STOREY	25 STOREY	29 STOREY	32 STOREY	1 STOREY

4. GARBAGE/RECYCLING ROOM

	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	BUILDING F
GARBAGE ROOM	1	1	1	1	1	1
MINIMUM OF 20 m2 FOR BULKY ITEMS STORAGE	1	1	1	1	1	1

6. LOCKER STORAGE

	WEST BLOCK				EAST BLOCK			
	BUILDING A	BUILDING B	BUILDING C	TOTAL	BUILDING D	BUILDING E	TOTAL	TOTAL
GROUND	0	0	0	0	0	0	0	0
P1 UNDERGROUND	168	60	4	232	51	40	91	323
P2 UNDERGROUND	222	102	60	404	110	128	240	677
P3 UNDERGROUND					110	128	240	240
TOTAL PROVIDED	390	212	64	666	281	296	577	1,243 (1.0 SP/UNIT)

5. UNIT MIX

| WEST BLOCK | | | | |