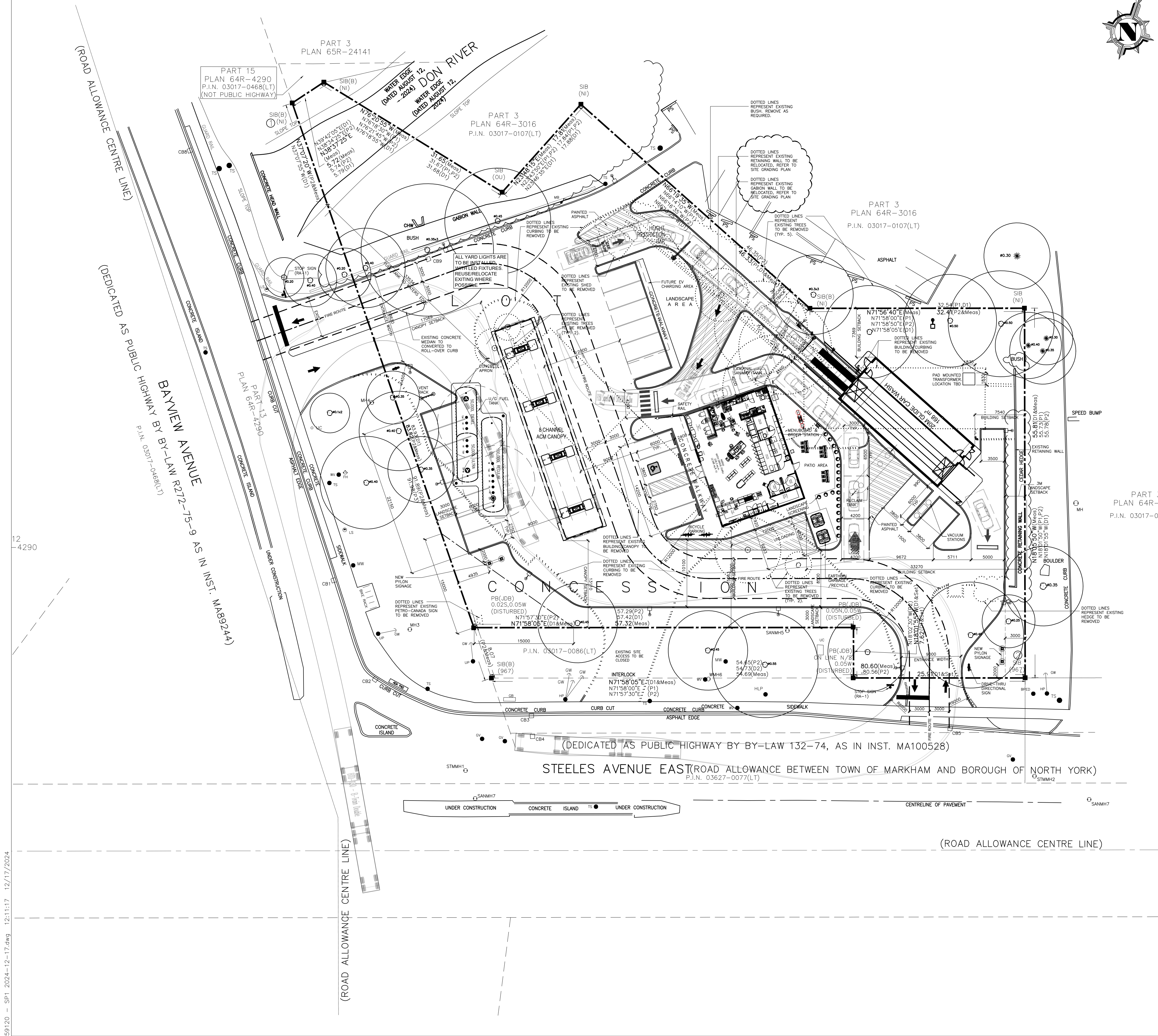




KEYPLAN NTS

PLAN OF SURVEY AND TOPOGRAPHY OF
PART OF LOT 1, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF MARKHAM)
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SITE INFORMATION				
ADDRESS: 274 STEELES AVE EAST, MARKHAM, ONTARIO				
ZONE: RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE)				
	PROPOSED AREA: SQ.M.	EXISTING AREA: SQ.M.	AREA: ACRES	% OF TOTAL LOT AREA
TOTAL LOT AREA	6,111.5 M ²	6,111.5 M ²	1.51	100%
TOTAL BUILDING AREA	371.5 M ²	278.6 M ²		6.08%
LANDSCAPED AREA	1,855.3 M ²	2,261.6 M ²		36.96%
ASPHALT PAVED AREA	3,188.3 M ²	2,903.7 M ²		52.47%
CONCRETE PAVED AREA	696.4 M ²	647.4 M ²		11.39%

	PROPOSED	EXISTING	% OF TOTAL
MAIN BUILDING AREA (GROSS)	237.3 M ²	27.9 M ²	100%
C-STORE GFA	146.4 M ²	27.9 M ²	61.7%
A&W GFA	90.9 M ²	NA	38.3%
CAR WASH	134.2 M ²	NA	100%
4 BAY SERVICE STATION	NA	250.7 M ²	100%
CANOPY COVERAGE	229.3 M ²	344.8 M ²	3.8%
BUILDING HEIGHT - CANOPY:	5.50 M	VERIFY	
BUILDING HEIGHT - STORE:	5.10 M	VERIFY	
BUILDING HEIGHT - CAR WASH:	4.62 M	NA	

PARKING				
	MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED
C-STORE	MOTOR VEHICLE FUELING STATION - 1 SPACE PER 35 M ² OF GFA (146.4/35) 1 = 4.18 = ROUNDED DOWN TO 4, RETAIL STORE - 1 SPACE PER 30 M ² (146.4/30) 1 = 4.88 = ROUNDED UP TO 5	9	8	10 PARKING INCLUDING 1- HANDICAP
A&W	FAST FOOD RESTAURANT - 3 SPACES PER 30 M ² OF GFA (90.9/30) 1 = 3.03 = ROUNDED DOWN TO 3, DRIVE THRU - 10 CAR STACKING	3	NA	3 PARKING (+ 7 CARS STACKING)
CAR WASH	2 PARKING SPACES, PLUS 1 PARKING SPACE FOR EACH SERVICE BAY - 7 CAR STACKING	3	NA	2 PARKING + 2 VACUUM (+ 7 CARS STACKING)
4 BAY SERVICE STATION	N/A	NA	14	N/A
TOTAL:		15	22	17
LOADING SPACE PROVIDED				
C-STORE & A&W	6.0M x 12M	NA	1	1

ISSUED		
NO.	DATE	DESCRIPTION
01	MMM DD/YY	ISSUED FOR CLIENT REVIEW

REVISION		
Δ	MMM DD/YY	REVISION DESCRIPTION

SEAL

The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

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DRAWING TITLE
PROPOSED SITE PLAN

PROJECT
274 STEELES AVE EAST @ BAYVIEW
MARKHAM, ONTARIO

DRAWN J.NORTON	CHECKED
SCALE 1:200	DATE 2024-11-13
PROJECT NO. 59120	DRAWING NO. SP1