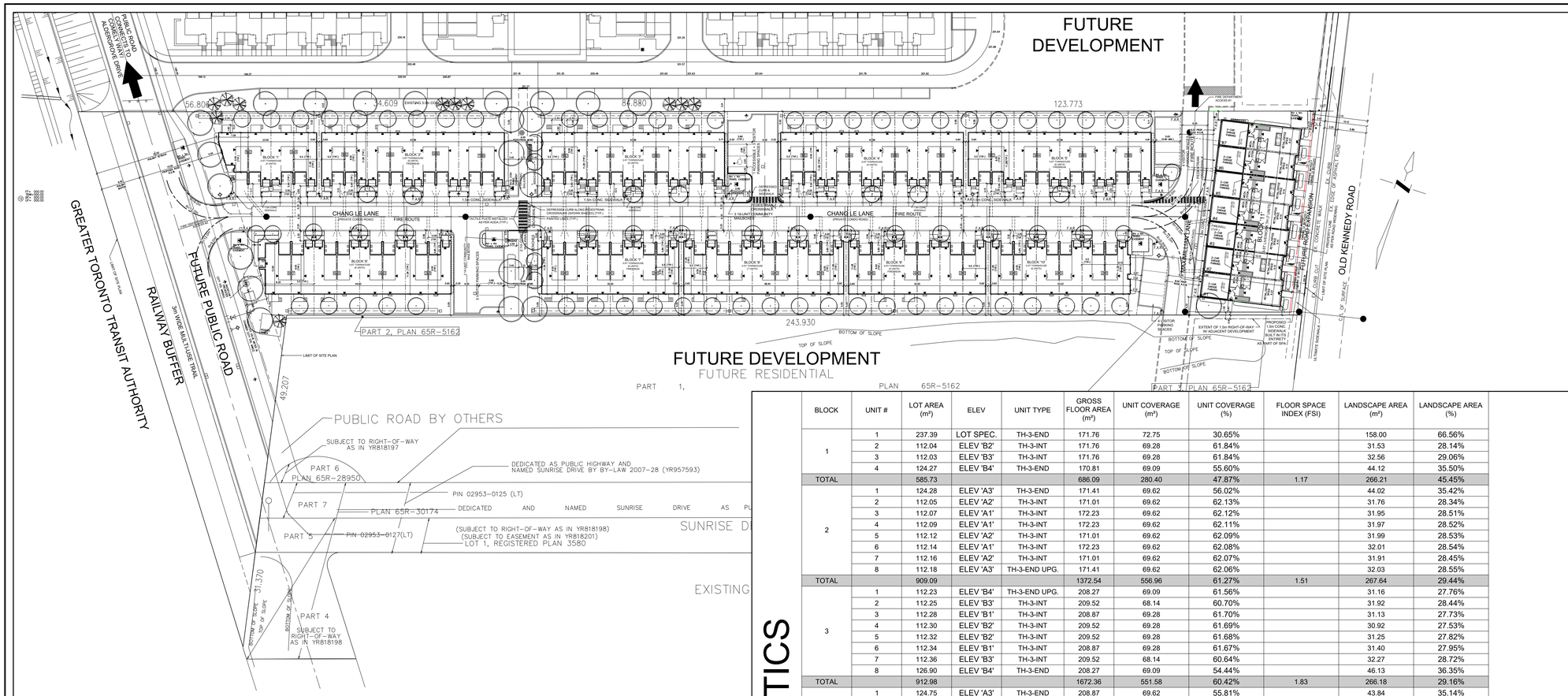


NOTE: STD. DECK SIZE TO BE 8'-0" x 6'-0" UNLESS OTHERWISE SPECIFIED

SITE STATISTICS

UNIT COUNT

5.5m WIDE 3-ST UNITS	= 69
6.1m WIDE LIVE/WORK UNITS	= 7
TOTAL UNIT COUNT	= 76

SITE AREA & DENSITY

GROSS SITE AREA	= 15,547.27m² (1.55 ha, 3.84 ac)
PUBLIC ROAD + FUTURE ROAD EXPANSION	= 2,731.12m²
NET SITE AREA	= 12,816.15m² (1.28 ha, 3.17 ac)
CONDO ROAD AREA	= 2,229.35m²
UTILITY EASEMENT	= 108.00m²
HARDSCAPE AREA	= 1,637.75m²
COVERAGE	= 5,627.50m² / 12,816.15m²
(% OF NET SITE AREA)	= 43.91%
LANDSCAPE AREA	= 3,360.68m² / 12,816.15m²
(% OF NET SITE AREA)	= 26.22%
DENSITY (GROSS)	= 49.03 UNITS/ha, 19.79 UNITS/ac
DENSITY (NET)	= 59.38 UNITS/ha, 23.97 UNITS/ac

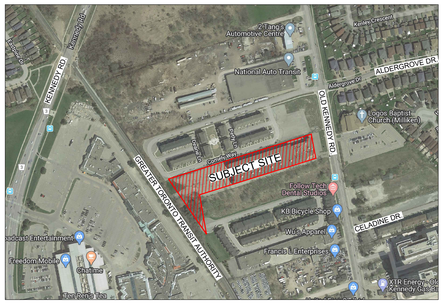
ROADS & VISITOR PARKING

PRIVATE ROAD CENTERLINE LENGTH	= 329.89m
MINIMUM PARKING SPACE	= 2.75m x 5.8m
BARRIER-FREE SPACE	= 2.6m x 5.8m + 1.50m WIDE AISLE
VISITOR PARKING REQUIRED	= 0.22/UNIT x 76 = 17 SPACES
BARRIER-FREE PARKING REQUIRED	= 1/15 VISITOR PARKING SPACES
VISITOR PARKING PROVIDED	= 16 + 1 B.F. = 17 SPACES

NOTE: GARBAGE TO BE STORED IN INDIVIDUAL GARAGES FOR CURBSIDE COLLECTION ON PRIVATE ROADS

COMPREHENSIVE SITE STATISTICS

BLOCK	UNIT #	LOT AREA (m²)	ELEV	UNIT TYPE	GROSS FLOOR AREA (m²)	UNIT COVERAGE (m²)	UNIT COVERAGE (%)	FLOOR SPACE INDEX (FSI)	LANDSCAPE AREA (m²)	LANDSCAPE AREA (%)
1	1	237.39	LOT SPEC.	TH-3-END	171.76	72.75	30.65%		158.00	66.56%
	2	112.04	ELEV 'B2'	TH-3-INT	171.76	69.28	61.84%		31.53	28.14%
	3	112.03	ELEV 'B3'	TH-3-INT	171.76	69.28	61.84%		32.56	29.06%
	4	124.27	ELEV 'B4'	TH-3-END	170.81	69.09	55.60%		44.12	35.50%
TOTAL		585.73			686.09	280.40	47.87%	1.17	266.21	45.45%
2	1	124.28	ELEV 'A3'	TH-3-END	171.41	69.62	56.02%		44.02	35.42%
	2	112.05	ELEV 'A2'	TH-3-INT	171.01	69.62	62.13%		31.76	28.34%
	3	112.07	ELEV 'A1'	TH-3-INT	172.23	69.62	62.12%		31.95	28.51%
	4	112.09	ELEV 'A1'	TH-3-INT	172.23	69.62	62.11%		31.97	28.52%
	5	112.12	ELEV 'A2'	TH-3-INT	171.01	69.62	62.09%		31.99	28.53%
	6	112.14	ELEV 'A1'	TH-3-INT	172.23	69.62	62.08%		32.01	28.54%
	7	112.16	ELEV 'A2'	TH-3-INT	171.01	69.62	62.07%		31.91	28.45%
	8	112.18	ELEV 'A3'	TH-3-END UPG.	171.41	69.62	62.06%		32.03	28.55%
TOTAL		909.09			1372.54	556.96	61.27%	1.51	267.64	29.44%
3	1	112.23	ELEV 'B4'	TH-3-END UPG.	208.27	69.09	61.56%		31.16	27.76%
	2	112.25	ELEV 'B3'	TH-3-INT	209.52	68.14	60.70%		31.92	28.44%
	3	112.28	ELEV 'B1'	TH-3-INT	208.87	69.28	61.70%		31.13	27.73%
	4	112.30	ELEV 'B2'	TH-3-INT	209.52	69.28	61.69%		30.92	27.53%
	5	112.32	ELEV 'B2'	TH-3-INT	209.52	69.28	61.68%		31.25	27.82%
	6	112.34	ELEV 'B1'	TH-3-INT	208.87	69.28	61.67%		31.40	27.95%
	7	112.36	ELEV 'B3'	TH-3-INT	209.52	68.14	60.64%		32.27	28.72%
	8	126.90	ELEV 'B4'	TH-3-END	208.27	69.09	54.44%		46.13	36.35%
TOTAL		912.98			1672.36	551.58	60.42%	1.83	266.18	29.16%
4	1	124.75	ELEV 'A3'	TH-3-END	208.87	69.62	55.81%		43.84	35.14%
	2	112.47	ELEV 'A2'	TH-3-INT	208.76	69.62	61.90%		31.84	28.31%
	3	112.49	ELEV 'A1'	TH-3-INT	209.98	69.62	61.89%		31.92	28.38%
	4	112.52	ELEV 'A1'	TH-3-INT	209.98	69.62	61.87%		31.82	28.28%
	5	112.54	ELEV 'A2'	TH-3-INT	208.76	69.62	61.86%		31.91	28.35%
	6	112.56	ELEV 'A1'	TH-3-INT	209.98	69.62	61.85%		31.86	28.30%
	7	112.58	ELEV 'A2'	TH-3-INT	208.76	69.62	61.84%		32.07	28.49%
	8	124.91	ELEV 'A3'	TH-3-END	208.87	69.62	55.74%		44.63	35.73%
TOTAL		924.82			1673.96	556.96	60.22%	1.81	279.89	30.26%
5	1	124.94	ELEV 'B4'	TH-3-END	208.27	69.09	55.30%		44.04	35.25%
	2	112.65	ELEV 'B3'	TH-3-INT	209.52	68.14	60.49%		32.50	28.85%
	3	112.67	ELEV 'B1'	TH-3-INT	208.87	69.28	61.49%		31.59	28.04%
	4	112.69	ELEV 'B2'	TH-3-INT	209.52	69.28	61.48%		31.92	28.33%
	5	112.71	ELEV 'B2'	TH-3-INT	209.52	69.28	61.47%		31.94	28.34%
	6	112.73	ELEV 'B1'	TH-3-INT	208.87	69.28	61.46%		31.97	28.36%
	7	112.75	ELEV 'B3'	TH-3-INT	209.52	69.14	61.32%		32.83	29.12%
	8	125.43	ELEV 'B4'	TH-3-END UPG.	207.27	69.09	55.08%		44.81	35.73%
TOTAL		926.57			1671.36	552.58	59.64%	1.80	281.60	30.39%
6	1	122.58	ELEV 'A3'	TH-3-END	171.41	69.62	56.80%		43.18	35.23%
	2	110.83	ELEV 'A2'	TH-3-INT	171.01	69.62	62.82%		31.51	28.43%
	3	110.83	ELEV 'A1'	TH-3-INT	172.23	69.62	62.82%		31.44	28.37%
	4	110.83	ELEV 'A1'	TH-3-INT	172.23	69.62	62.82%		31.44	28.37%
	5	110.83	ELEV 'A2'	TH-3-INT	171.01	69.62	62.82%		31.44	28.37%
	6	110.83	ELEV 'A1'	TH-3-INT	172.33	69.62	62.82%		31.44	28.37%
	7	110.83	ELEV 'A2'	TH-3-INT	171.01	69.62	62.82%		31.51	28.43%
	8	333.39	LOT SPEC.	TH-3-END	199.86	86.34	25.90%		208.44	62.52%
TOTAL		1120.95			1401.09	573.68	51.18%	1.25	440.40	39.29%
7	1	122.95	ELEV 'B4'	TH-3-END	208.27	69.04	56.15%		42.86	34.86%
	2	110.83	ELEV 'B3'	TH-3-INT	209.52	68.14	61.48%		31.48	28.40%
	3	110.83	ELEV 'B1'	TH-3-INT	208.87	69.28	62.51%		30.63	27.64%
	4	110.83	ELEV 'B2'	TH-3-INT	209.52	69.28	62.51%		30.32	27.36%
	5	110.83	ELEV 'B3'	TH-3-INT	209.52	68.14	61.48%		31.17	28.12%
	6	110.83	ELEV 'B4'	TH-3-END UPG.	208.27	69.09	62.34%		30.62	27.63%
TOTAL		677.10			1253.97	412.97	60.99%	1.85	197.08	29.11%
8	1	122.95	ELEV 'A3'	TH-3-END	208.87	69.62	56.62%		43.67	35.52%
	2	110.83	ELEV 'A2'	TH-3-INT	208.76	69.62	62.82%		31.48	28.40%
	3	110.83	ELEV 'A1'	TH-3-INT	209.98	69.62	62.82%		31.44	28.37%
	4	110.83	ELEV 'A1'	TH-3-INT	209.98	69.62	62.82%		31.45	28.38%
	5	110.83	ELEV 'A2'	TH-3-INT	208.76	69.62	62.82%		31.44	28.37%
	6	110.83	ELEV 'A1'	TH-3-INT	209.98	69.62	62.82%		31.25	28.20%
	7	122.95	ELEV 'A3'	TH-3-END	208.87	69.62	56.62%		43.89	35.70%
TOTAL		800.05			1465.20	487.34	60.91%	1.83	244.62	30.58%
9	1	122.95	ELEV 'B4'	TH-3-END	208.27	69.09	56.19%		43.54	35.41%
	2	110.83	ELEV 'B3'	TH-3-INT	209.52	68.14	61.48%		31.79	28.68%
	3	110.83	ELEV 'B2'	TH-3-INT	209.52	69.28	62.51%		30.94	27.92%
	4	110.83	ELEV 'B1'	TH-3-INT	208.87	69.28	62.51%		30.94	27.92%
	5	110.83	ELEV 'B3'	TH-3-INT	209.52	68.14	61.48%		31.79	28.68%
	6	122.95	ELEV 'B4'	TH-3-END	208.27	69.09	56.19%		43.23	35.16%
TOTAL		689.22			1253.97	413.02	59.93%	1.82	212.23	30.79%
10	1	162.12	LOT SPEC.	TH-3-END	229.85	74.61	46.02%		77.73	47.95%
	2	110.83	ELEV 'A2'	TH-3-INT	208.76	69.62	62.82%		31.20	28.15%
	3	110.83	ELEV 'A1'	TH-3-INT	209.98	69.62	62.82%		31.13	28.09%
	4	110.83	ELEV 'A1'	TH-3-INT	209.98	69.62	62.82%		31.13	28.09%
	5	110.83	ELEV 'A2'	TH-3-INT	208.76	69.62	62.82%		31.02	27.99%
	6	122.95	ELEV. 'A3'	TH-3-END	208.87	69.62	56.62%		43.23	35.16%
TOTAL		728.39			1276.20	422.71	58.03%	1.75	245.44	33.70%
11	1	195.32		LW-2-END	255.03	120.28	61.58%			
	2	136.95		LW-1-INT	236.32	114.36	83.50%			
	3	136.95		LW-2-INT	250.17	117.83	86.04%			
	4	136.95		LW-1-INT	236.32	114.36	83.50%			
	5	136.95		LW-2-INT	250.17	117.83	86.04%			
	6	138.73		LW-1-INT	236.32	114.36	82.43%			
	7	221.78		LW-2-END	255.03	120.28	54.23%			
TOTAL		1103.63			1719.36	819.30	74.24%		200.90	18.20%
TOTAL	NET LOT AREA (m²)	GROSS LOT AREA (m²)			GROSS FLOOR AREA (m²)	TOTAL COVERAGE (m²)	FLOOR SPACE INDEX (FSI)		TOTAL LANDSCAPE AREA (m²)	TOTAL LANDSCAPE AREA (%)
	12816.15	15547.27			15446.10	5627.50	1.21		3360.68	26.22%

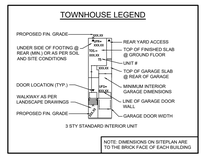


KEYPLAN (NTS)

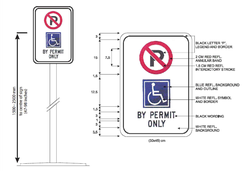
LEGEND

- STREET LIGHT
- HYDRANT
- TRANSFORMER
- VALVE BOX
- VALVE CHAMBER
- WATER SERVICE
- CATCH BASIN
- STM & SAN CONNECT
- SINGLE STM & SAN
- SWALE DIRECTION
- CABLE TV PEDESTAL
- BELL PEDISTAL
- SUPER MAIL BOX
- EXTERIOR DOOR LOCATION
- SIDE WINDOW LOCATION
- EMBANKMENT 3:1 MAX SLOPE
- HYDRO
- FF FINISHED FLOOR ELEVATION
- TBW TOP OF BASEMENT WALL
- BF BASEMENT FLOOR ELEVATION
- UF UNDERSIDE OF FOOTING
- UFG UNDERSIDE OF FTG.–GAR
- UFR UNDERSIDE OF FTG.–REAR
- WOD WALK OUT DECK
- WOB WALK OUT BASEMENT
- SWO SEMI WALK OUT
- REV REVERSE PLANS
- 28,3R NUMBER OF RISERS
- 000.00 PROPOSED ELEVATION
- (000.00) EXISTING ELEVATION
- RAIN WATER LEADER LOCATION
- STREET LIGHT PEDESTAL
- FIRE ACCESS ROUTE SIGN
- T.A.R.

TOWNHOUSE LEGEND



NOTE: DIMENSIONS ON SITEPLAN ARE TO THE BRICK FACE OF EACH BUILDING



GAS OR UTILITY METER SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.

DETAIL STAGING OF CONSTRUCTION AND SERVICING IS TO BE DETERMINED AT THE SITE PLAN STAGE AS ONE DEVELPMENT IS PROPOSED.

No.	Description.	Date	Rev.
10	UPDATED AS PER CANADA POST	NOV. 3/22	SAS
9	UPDATED PER TRANSPORTATION COMMENTS	AUG. 10/22	SAS
8	RE-ISSUED FOR SITE PLAN APPROVAL	JULY 13/22	SAS
7	UPDATED PER CITY COMMENTS	FEB. 22/22	SAS
6	UPDATED PER TRANSPORTATION COMMENTS	JULY 08/21	AMM
5	UPDATED PER LANDSCAPING PLAN	JUNE 14/21	AMM

Cassidy + Company
Residential Design Consultants

Client:
1000872044 Ontario Inc.
(KINGSMEN GROUP)

Project Name:
146 OLD KENNEDY ROAD

CITY OF MARKHAM
REGIONAL MUNICIPALITY OF ONTARIO

Sheet Title:
SITE PLAN SCHEME '15'

Date:	Drawn By:	
NOV. 2024	EO	
Scale: 1 : 400	Checked By: SC	Drawing No. 1 OF 12
Project No. 2024-29	City File No.	