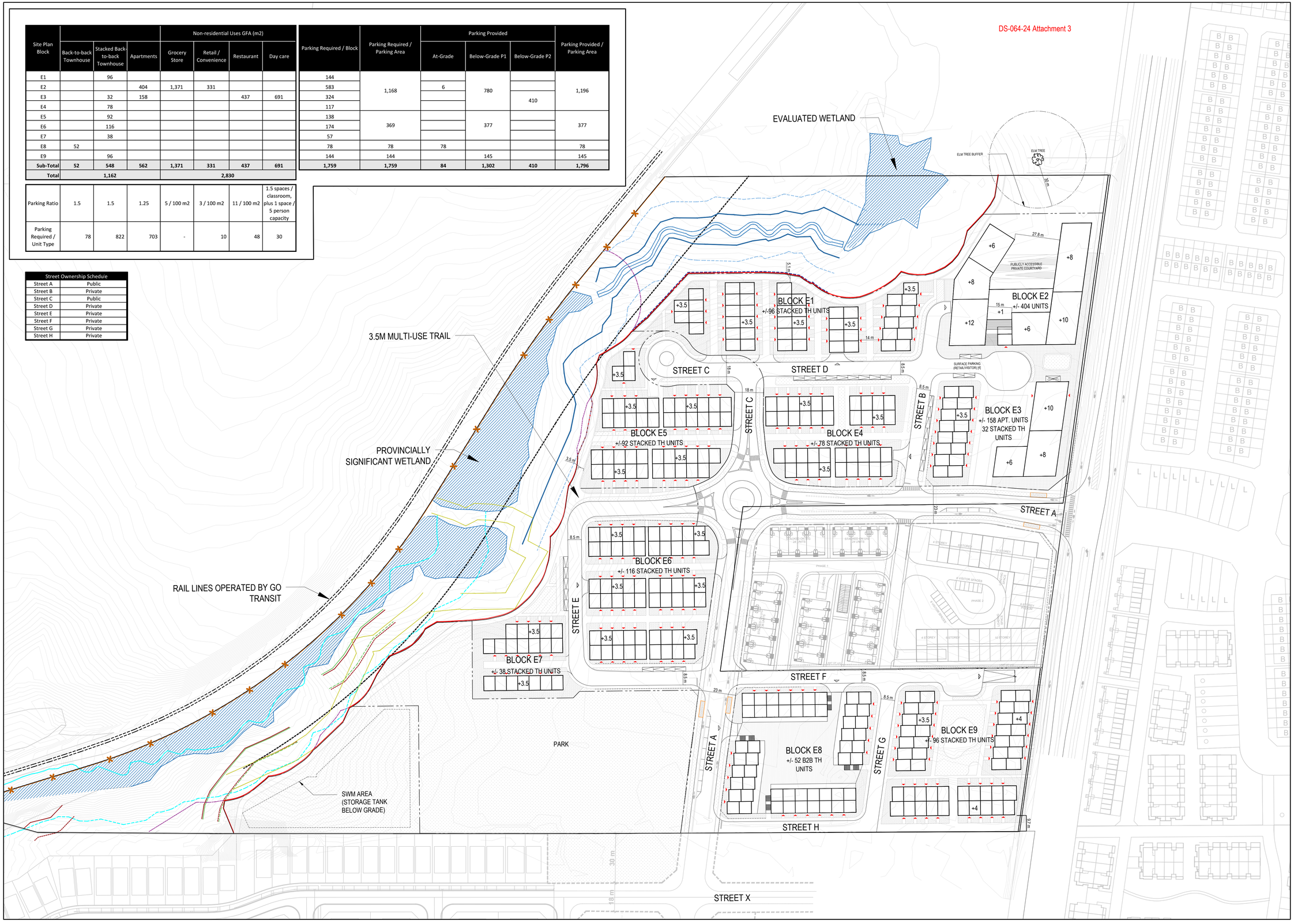
DS-064-24 Attachment 3

Site Plan Block				Non-residential Uses GFA (m2)			
	Back-to-back Townhouse	Stacked Back-to-back Townhouse	Apartments	Grocery Store	Retail / Convenience	Restaurant	Day care
E1		96					
E2			404	1,371	331		
E3		32	158			437	691
E4		78					
E5		92					
E6		116					
E7		38					
E8	52						
E9		96					
Sub-Total	**52**	**548**	**562**	**1,371**	**331**	**437**	**691**
Total	**1,162**			**2,830**			
Parking Ratio	1.5	1.5	1.25	5 / 100 m2	3 / 100 m2	11 / 100 m2	1.5 spaces / classroom, plus 1 space / 5 person capacity
Parking Required / Unit Type	78	822	703	-	10	48	30

Parking Required / Block	Parking Required / Parking Area	Parking Provided			Parking Provided / Parking Area
		At-Grade	Below-Grade P1	Below-Grade P2	
144	1,168	6	780		1,196
583					
324				410	
117					
138	369		377		377
174					
57					
78	78	78			78
144	144		145		145
1,759	**1,759**	**84**	**1,302**	**410**	**1,796**

Street Ownership Schedule	
Street A	Public
Street B	Private
Street C	Public
Street D	Private
Street E	Private
Street F	Private
Street G	Private
Street H	Private



COPYRIGHT RESERVED. THIS DESIGN AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS, ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS, AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO.	DATE	REVISION / ISSUANCE

LEGEND

- BELOW GRADE PARKING
- PRIMARY BUILDING ACCESS
- SOFT LANDSCAPING
- PAVED SURFACE
- TOWNHOUSE LANDSCAPING
- SNOW STORAGE
- SHARED DECK
- WETLAND
- PROPOSED YRT BUS STOP
- DRIPLINE (STAKED WITH TRCA)
- DRIPLINE BUFFER (10M)
- TOP OF SLOPE
- TOP OF SLOPE BUFFER (10M)
- LONG TERM STABLE TOP OF SLOPE
- LONG TERM STABLE TOP OF SLOPE BUFFER (10M)
- WATERCOURSE
- 100-YEAR STORM EVENT FLOOD LINE
- 10M SETBACK FROM FLOOD LINE
- WATERCOURSE BUFFER (30M)
- STOUFFVILLE CREEK TRIBUTARY
- STOUFFVILLE CREEK BUFFER (30M)
- RAIL SAFETY SETBACK (30M)
- PSW BUFFER (30M)
- COMBINED ENVIRONMENTAL CONSTRAINTS LINE
- 2.43M SECURITY FENCE

SvN
110 Adelaide St. E.
Toronto, Ontario
M5C 1K9
416.593.6499
info@svn-ap.com

NEWSTONE TENTH LINE
12724 and 12822 Tenth Line
Whitchurch-Stouffville, Ontario

SITE ROOF PLAN

PROJECT	42036-1	**DRAWN**	DG
SCALE	1:1000	**CHECKED**	MM
DATE	2021.05.20	**PLOTTED**	2024.09.18

A001