

1 SITE PLAN  
1 : 300

**LEGEND**

- FIRE ROUTE SIGN
- MAN DOOR (ENTRANCES & EXITS)
- GARAGE ENTRANCES
- PROPOSED GRADING
- UNDERGROUND STORM TANK UNITS
- PERMEABLE PAVERS
- PROPOSED MANHOLES
- UTILITY POLES
- STREET LIGHT
- CATCH BASIN
- FIRE HYDRANT
- AREA DRAIN

12	2024-06-24	REISSUED FOR SPA	HW
11	2023-08-01	ISSUED FOR REVIEW	HW
10	2022-11-29	ISSUED FOR SPA	HW
9	2022-09-16	ISSUED FOR SPA	HW
8	2022-08-30	ISSUED FOR REVIEW	HW
7	2022-03-01	ISSUED FOR SPA	HW
6	2021-10-25	ISSUED FOR COORDINATION	HW
5	2021-10-14	ISSUED FOR REVIEW	HW
4	2021-10-01	ISSUED FOR REVIEW	HW
3	2021-08-24	ISSUED FOR REVIEW	HW
2	2021-08-17	ISSUED FOR REVIEW	HW
1	2021-07-23	ISSUED FOR REVIEW	HW
No.	Date:	Issued/Revision:	By

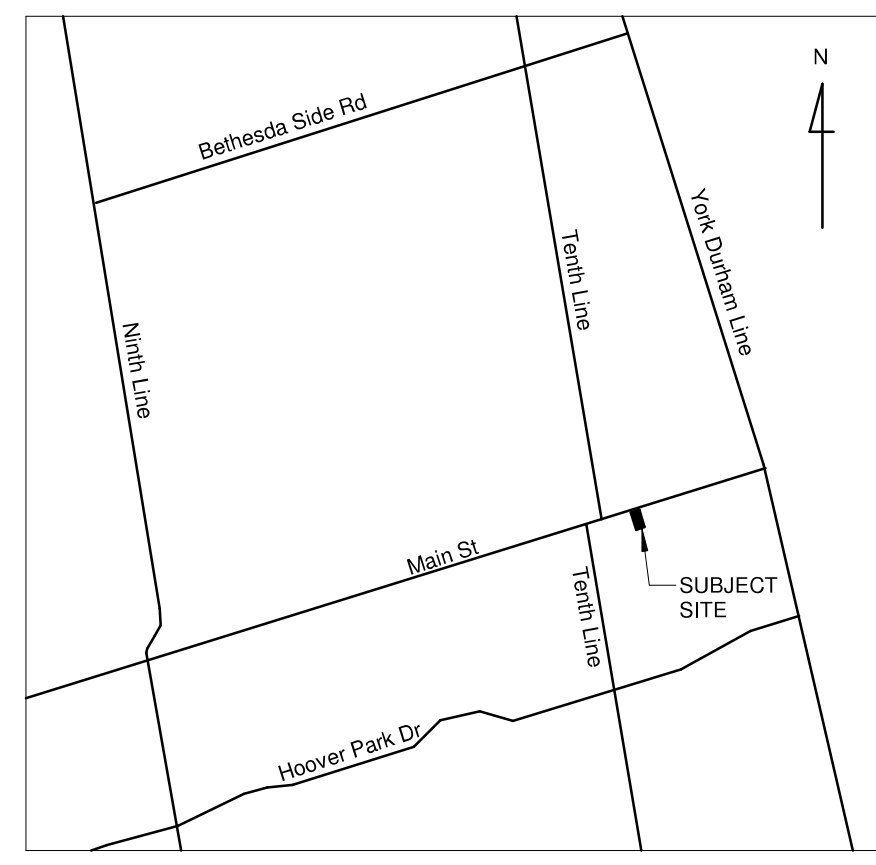
**SITE STATISTIC**

ZONE CATEGORY: RN2 TO RN4  
 LOT AREA: 1,525.25 m<sup>2</sup> (0.1525 HECTARE)  
 NUMBER OF UNITS: 9  
 DENSITY: 59 UNITS/HECTARE  
 LANDSCAPE AREA: 619.7 m<sup>2</sup> (40.63% OF LOT AREA)  
 PARKING: 20 SPACES PROVIDED INC. 2 VISITOR PARKING

**GROSS FLOOR AREA \***

UNIT	BSMT	1st FL	2nd FL	3rd FL	4th FL	TOTAL
1	667 SF	719 SF	873 SF	857 SF	-	3,116 SF
2	608 SF	656 SF	813 SF	829 SF	-	2,906 SF
3	368 SF	634 SF	602 SF	512 SF	-	2,116 SF
4	354 SF	654 SF	621 SF	540 SF	-	2,169 SF
5	354 SF	621 SF	588 SF	497 SF	-	2,060 SF
6	354 SF	654 SF	621 SF	540 SF	-	2,169 SF
7	354 SF	633 SF	600 SF	509 SF	-	2,096 SF
8	536 SF	571 SF	790 SF	728 SF	632 SF	3,257 SF
9	602 SF	652 SF	869 SF	806 SF	657 SF	3,586 SF

\* GROSS FLOOR AREA DOES NOT INCLUDE GARAGE



**SITE STATISTICS**

BUILDING A (SEMI-DETACHED)					
	UNIT 1	UNIT 2			
LOT AREA (m <sup>2</sup> )	190.68	199.92			
COVERAGE	48.3%	42.7%			
FRONT YARD SETBACK	1.81m	1.89m			
SIDE YARD SETBACK	1.21m/-	-/3.0m			
REAR YARD SETBACK	6.0m	2.09m			
HEIGHT	9.98m	9.98m			
BUILDING B (TOWNHOUSE)					
	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7
LOT AREA (m <sup>2</sup> )	159.87	135.29	135.50	135.73	160.60
COVERAGE	42.3%	51.3%	49.0%	51.2%	42.0%
FRONT YARD SETBACK	4.01m	4.05m	4.05m	4.05m	4.05m
SIDE YARD SETBACK	1.2m/-	-/-	-/-	-/-	-/1.2m
REAR YARD SETBACK	4.61m	4.61m	4.61m	4.61m	4.66m
HEIGHT	11.71m	11.71m	11.71m	11.71m	11.71m
BUILDING C (SEMI-DETACHED)					
	UNIT 8	UNIT 9			
LOT AREA (m <sup>2</sup> )	169.83	201.84			
COVERAGE	45.6%	42.2%			
FRONT YARD SETBACK	1.90m	2.25m			
SIDE YARD SETBACK	-/1.2m	3.0m/-			
REAR YARD SETBACK	5.09m	2.09m			
HEIGHT	12.73m	12.73m			

**ONTARIO BUILDING CODE DATA MATRIX - PART 9 HOUSING AND SMALL BUILDINGS**

	BUILDING CODE REFERENCE
1 <b>Building Code Version:</b> O.Reg.332/12 Last Amendment O.Reg.191/14	
2 <b>Project Type:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use	(A)1.1.2.
3 <b>Major Occupancy Classification:</b> Group C - Residential	9.10.2.
4 <b>Building Area (m<sup>2</sup>)</b> BLD "A" - 168.59 m <sup>2</sup> BLD "B" - 297.10 m <sup>2</sup> BLD "C" - 154.48 m <sup>2</sup>	(A)1.4.1.2.
5 <b>Gross Area (m<sup>2</sup>)</b> BLD "A" - 441 m <sup>2</sup> BLD "B" - 820 m <sup>2</sup> BLD "C" - 530 m <sup>2</sup>	(A)1.4.1.2.
6 <b>Number of Storeys</b> Above Grade: BLD "A"&"B"= 3; Block "C"=4 Below Grade = 1	(A)1.4.1.2. & 9.10.4.
7 <b>Number of Streets(Fire Routes)</b> 3	9.10.20
8 <b>Sprinkler System Proposed</b> BLD "A"&"B" - Not required BLD "C" - Required	9.10.8.2.-4.
9 <b>Fire Alarm System</b> Not required	9.10.18.
10 <b>Water Supply is Adequate</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
11 <b>Construction Restrictions</b> <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both <b>Actual Construction</b> <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	9.10.6.
12 <b>Occupant Load Based On:</b> <input checked="" type="checkbox"/> Design of Building <input type="checkbox"/> Area (m <sup>2</sup> )/Person BLD "A" - 20 Persons BLD "B" - 30 Persons BLD "C" - 18 Persons	3.1.17.
13 <b>Barrier-free Design</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain)	9.5.2.
14 <b>Hazardous Substances</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.1.3.
15 <b>Required Fire Resistance Rating</b> Horizontal Assembly Rating: <input type="checkbox"/> Noncombustible in lieu of rating Floors over basement: - Floors: - Mezzanine: - Roof: -	9.10.8.
16 <b>Spatial Separation</b> Wall: EBF Area (m <sup>2</sup> ), L.D. (m), Max. Unprotected Opening (% of EBF), Prop. Unprotected Opening (% of EBF), Required FRR(H), Construction Type Required, Cladding Type Required BLD "A": East, North, West, South BLD "B": East, North, West, South BLD "C": East, North, West, South	9.10.14. & 9.10.15.

**ELITE CLASS DEVELOPMENTS**

**vizion media inc.**  
Architectural Consulting

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Project :  
**ESQUIRE STOUFFVILLE MAIN STREET TOWNHOUSE DEVELOPMENT**  
6835 MAIN STREET STOUFFVILLE ONTARIO

Drawing Name :  
**SITE PLAN**

Date: JULY 2021 Project No: 21021  
 Scale: As indicated  
 Drawn by: JW Drawing No: **A1**  
 Checked by: HW

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