

Project North True North

**GENERAL NOTES**

1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
6. The material contained herein reflects the consultant's best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

SITE DATA		
326 Main St, Schomberg, ON		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - CAS	8,152 (m <sup>2</sup> )
LOT AREA (m <sup>2</sup> )	MIN 350.0 (m <sup>2</sup> )	8,152 (m <sup>2</sup> )
MAX LOT COVERAGE	70%	30% (2466 m <sup>2</sup> )
FRONT YARD (m)	MIN 0 (m)	EXIST. HERITAGE BUILDING, STORAGE BUILDING, OUTDOOR PATIOS AND PROJECTIONS IN THE UPPER FLOORS ARE INCLUDED
INTERIOR SIDE YARD (m)	MIN 1 - 4.5 (m)	37.8 (m) (Existing Building) 52.2 (m) (Proposed Building)
EXTERIOR SIDE YARD (m)	MIN 4.5 (m)	N/A (m)
REAR YARD (m)	MIN 7.5 (m)	5.4 (m)

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL NO. OF UNITS	---	99 (units)
NEW BUILDING INCLUDING 1ST LEVEL BALCONIES	---	1,403 (m <sup>2</sup> )
EXIST. BUILDING INCL ENCLOSED PORCH AND EXIST. STORAGE BUILDING	---	237 (m <sup>2</sup> )
TOTAL FOOTPRINT	---	1,640 (m <sup>2</sup> ) (20% OF LOT AREA)
GROSS FLOOR AREA (m <sup>2</sup> ) (BASEMENT, BALCONIES AND PATIOS EXCLUDED)	---	9,692 (m <sup>2</sup> )
NUMBER OF STOREYS	---	6 STOREYS + ROOF AMENITIES
BUILDING HEIGHT (m)	11 (m)	25.50 (m)
FLOOR AREA FOR COMMERCIAL AREA (EXIST. 2 FLOORS HERITAGE BUILDING AND ENCLOSED PORCH ARE INCLUDED)	---	247 (m <sup>2</sup> )
OPEN AIR PATIO + RAMP + BALCONY + STAIR	---	131 (m <sup>2</sup> )
FLOOR AREA OF NEW 2 FLOOR BLG ON THE BACK	---	74 (m <sup>2</sup> )
TOTAL	---	452 (m <sup>2</sup> )
ROOF TOP OUTDOOR AMENITY AREA	---	203 (m <sup>2</sup> )
PRIVATE AMENITY AREA (PATIOS AND BALCONIES)	---	972 (m <sup>2</sup> )
AT GRADE AMENITY AREA	50 (m <sup>2</sup> )	242 (m <sup>2</sup> )
TOTAL AMENITY AREA	15x8+7.5x84 = 750 (m <sup>2</sup> )	1,417 (m <sup>2</sup> )

GROSS FLOOR AREA (PER FLOOR)		
DATA	INTERIOR (Balcony, Patios, Roof Excl'd)	EXTERIOR (Balcony, Patios, Roof)
P1 LEVEL - NEW	3,036 (m <sup>2</sup> )	-
P1 LEVEL - EXISTING	74 (m <sup>2</sup> )	-
GROUND LEVEL - NEW	1,403 (m <sup>2</sup> )	141 (m <sup>2</sup> )
GROUND LEVEL - EXISTING	135 (m <sup>2</sup> )	---
LEVEL 2 - NEW	1,522 (m <sup>2</sup> )	108 (m <sup>2</sup> )
LEVEL 2 - EXISTING	118 (m <sup>2</sup> )	9 (m <sup>2</sup> )
LEVEL 3 - NEW	1,850 (m <sup>2</sup> )	156 (m <sup>2</sup> )
LEVEL 4 - NEW	1,850 (m <sup>2</sup> )	156 (m <sup>2</sup> )
LEVEL 5 - NEW	1,651 (m <sup>2</sup> )	232 (m <sup>2</sup> )
LEVEL 6 - NEW	1,416 (m <sup>2</sup> )	179 (m <sup>2</sup> )
ROOF - NEW	189 (m <sup>2</sup> )	203 (m <sup>2</sup> )
<b>GROSS FLOOR AREA - P1 EXCL.</b>	<b>10,134 (m<sup>2</sup>)</b>	<b>1,184 (m<sup>2</sup>)</b>
<b>GROSS FLOOR AREA (GFA + Underground)</b>	<b>13,244 (m<sup>2</sup>)</b>	

LANDSCAPING SURFACE DATA		
DATA	REQUIRED	PROVIDED
ASPHALT PAVING INCLUDING CROSSWALKS	---	26 (%)
CONCRETE INTERLOCK PAVING	---	2,103 (m <sup>2</sup> )
LANDSCAPE (GREEN) INCL STONEDUST PATH, EXCLUDING EXISTING BUILDING TO REMAIN	---	9 (%)
CURBS AND WALLS	---	722 (m <sup>2</sup> )
LANDSCAPE AREA	---	40 (%)
	---	3,301 (m <sup>2</sup> )
	---	4 (%)
	---	337 (m <sup>2</sup> )
	---	79 (%)
	---	6,463 (m <sup>2</sup> )

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	124 (1.25 / unit)	99 (1.0 / unit)
BARRIER FREE PARKING	0 (Notwithstanding Provision)	5 (included above)
EV PARKING	---	6 (included above)
VISITOR PARKING	0 (Core Area Zone)	0
COMMERCIAL PARKING (For 247 m <sup>2</sup> )	10 (1 per 27 m <sup>2</sup> )	0 (1 per 35 m <sup>2</sup> )
<b>TOTAL</b>	<b>134</b>	<b>106</b>

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	0.25 / units=0.25*99= 25	25 (5 Exposed / 20 Enclosed)
COMMERCIAL BICYCLE PARKING	1 / 100 sq. m. (247/100=2.47 (3 Spaces)	3 (3 Exposed)
<b>TOTAL</b>	<b>28</b>	<b>28</b>

NOTE: EXISTING STORAGE BUILDING TO THE SOUTH REMAINS THE SAME

No.	Date	Revision
11	2024-05-27	RE-ISSUED FOR SPA
10	2023-11-02	ISSUED FOR SPA
9	2023-10-24	ISSUED FOR COORDINATION
8	2023-09-28	ISSUED FOR COORDINATION
7	2023-04-26	ISSUED FOR SPA
6	2023-04-20	ISSUED FOR COORDINATION
5	2022-12-20	ISSUED FOR COORDINATION
4	2021-12-22	ISSUED FOR ZBA
3	2021-11-30	ISSUED TO CLIENT
2	2021-11-15	ISSUED FOR COORDINATION
1	2021-11-10	ISSUED FOR REVIEW

Client:

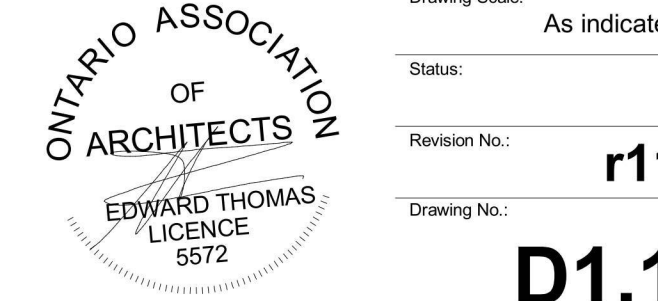
Project Name / Address:

**MARCOR REALTY LTD**  
**326 MAIN STREET,**  
**TOWNSHIP OF KING**

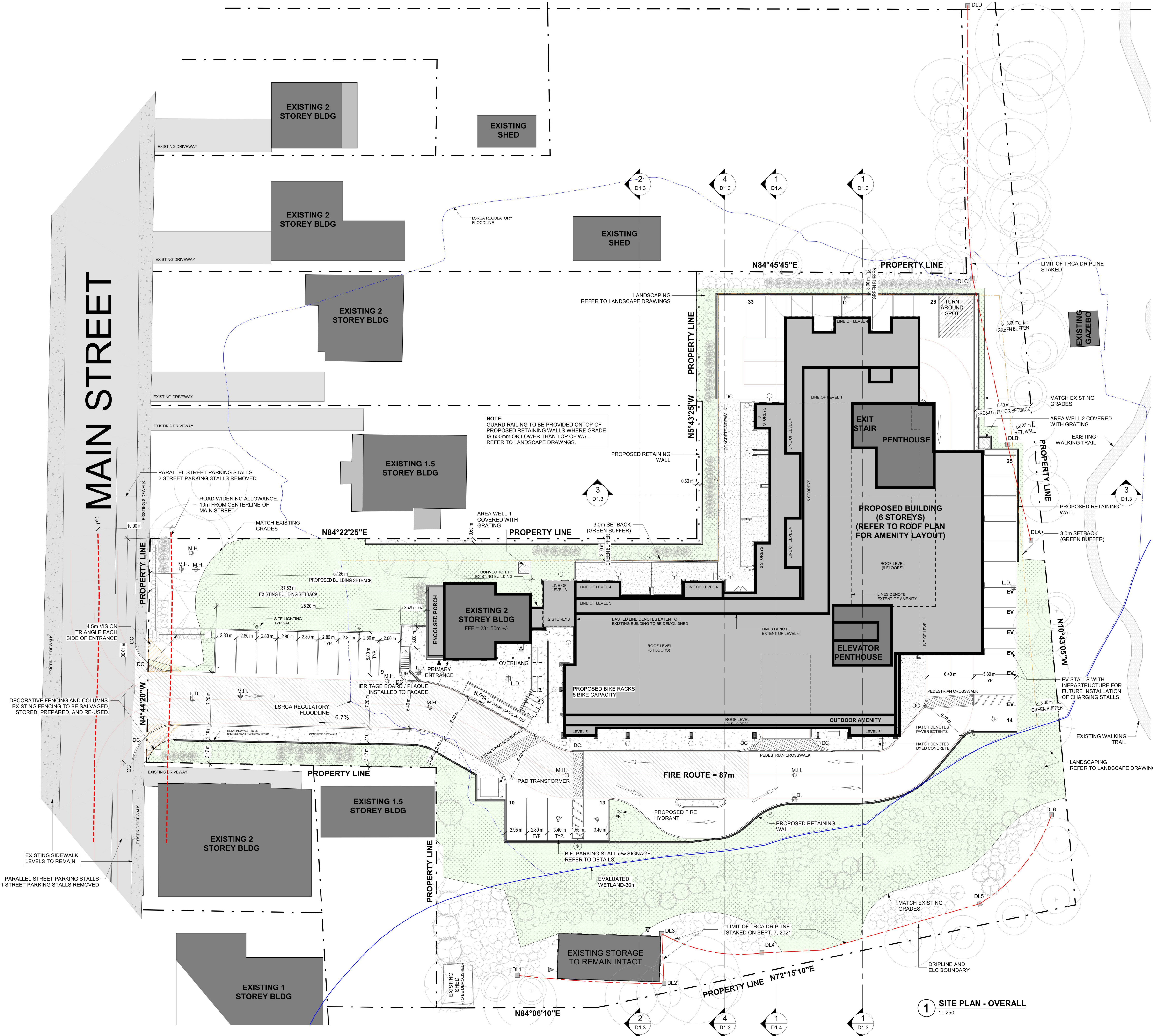
Project No: 21064  
 Drawing Date: 03/20/17  
 Checked by: ESE AIZ  
 Drawn by: ESE AIZ  
 Office Location: KITCHENER  
 Plot Date / Time: 2024-05-29 4:36:35 PM

**SITE PLAN - OVERALL**

Drawing Scale: As indicated  
 Status: **r11**  
 Revision No.: **r11**  
 Drawing No.: **D1.1**



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**1 SITE PLAN - OVERALL**  
 1:250