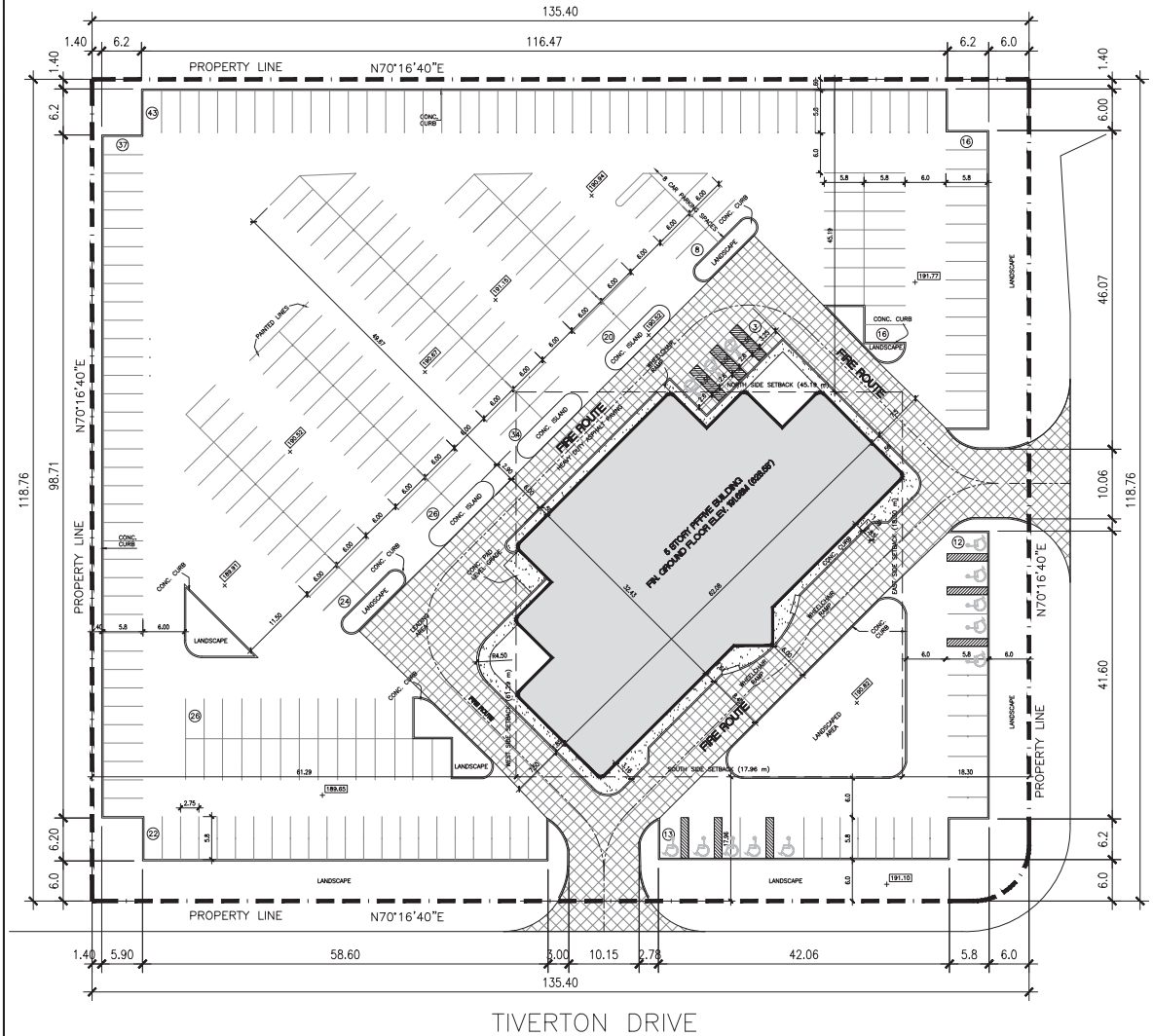


NOTE:

SITE PLAN INFORMATION WAS TAKEN FROM SURVEY FILE: A1400072 BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED (ONTARIO LAND SURVEYORS)
 DATE: MAY 5TH 2014
 ONTARIO LAND SURVEYOR: ADAM J. WERRELL



ALLSTATE PARKWAY

TIVERTON DRIVE

1 SIET PLAN
 A100 1:250

SITE STATISTICS	
PART OF EAST HALF OF LOT 13, CONCESSION 3 AND PART OF BLOCK 11, REGISTERED PLAN M-2029, TOWN OF NEWMARKET, REGIONAL MUNICIPALITY OF YORK.	
ZONING DESIGNATION : M.C.(100%), MARKHAM WARD 2	

LOT AREA	174,263 ft ² (16,189.0 m ²)	
	GROSS	NET
FLOOR AREA		
GROUND	16,643 ft ² (1,546.1 m ²)	11,823 ft ² (1,098.3 m ²)
SECOND	15,893 ft ² (1,476.4 m ²)	14,203 ft ² (1,319.4 m ²)
THIRD	16,150 ft ² (1,500.3 m ²)	14,460 ft ² (1,343.3 m ²)
FOURTH	15,950 ft ² (1,481.7 m ²)	14,360 ft ² (1,334.0 m ²)
FIFTH	15,950 ft ² (1,481.7 m ²)	14,360 ft ² (1,334.0 m ²)
TOTAL	80,586 ft ² (7,486.2 m ²)	69,206 ft ² (6,429.0 m ²)

	ALLOWED	EXISTING
FAR	100%	46%
AREA SITE COVERAGE		
% OF SITE COVERAGE		
AREA OF LANDSCAPED AREAS		35,732 ft ² (3,320.8 m ²)
% OF LANDSCAPED AREAS		20%
AREA OF PAVED AREAS		16,643 ft ² (1,546 m ²)
% OF PAVED AREAS		69.9%
BUILDING SETBACKS	REQUIRED	EXISTING
NORTH--WEST PROPERTY LINE	40 ft (12 m)	144 ft (44 m)
NORTH--EAST PROPERTY LINE	40 ft (12 m)	60 ft (18 m)
SOUTH--EAST PROPERTY LINE	40 ft (12 m)	60 ft (18 m)
SOUTH--WEST PROPERTY LINE	40 ft (12 m)	200 ft (61 m)

	ALLOWED	EXISTING
BUILDING HEIGHT	217.5 ft (66 m) Min. Height of Flightpath-anote	79.0 ft (24 m) (Inc. Penthouse)
PARKING		EXISTING
PARKING RATE (PRIVATE CAREER COLLEGE)		300
1 PER 295 m ²		252
TOTAL SF/SP 7,486 m ²		
NFA 6,429 m ²		
(PROPOSED CONVERSION OF THE ENTIRE BUILDING TO PRIVATE CAREER COLLEGE)		
STANDARD PARKING SPACES:	287	
BARRIER-FREE PARKING SPACE	13	

O.B.C. CLASSIFICATION SUMMARY	
USE AND OCCUPANCY	OFFICE GROUP D
O.B.C. REFERENCE	3.2.2.31
HEIGHT	5 STORIES
SPRINKLER SYSTEM	PROVIDED
CONSTRUCTION TYPE	NON-COMBUSTIBLE (REINFORCED CONCRETE)
STREETS FACING	3
INTERCONNECTED FLOORS	YES OPENING AT SECOND FLOOR UNDER SENTENCE 3.2.9.(4)(d)
F.R.R.	1 HR RATED FLOORS AND ROOF
STANDPIPE & FIREHOSE CABINET	PROVIDED

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND SET CONDITIONS BEFORE ANY COMMENCEMENT TO THE CONSTRUCTION BEFORE PROCEEDING WITH THE WORK. DIMENSIONS ARE NOT TO BE SCALED FOR DIMENSIONS.

A = Drawing/field number
 B = Sheet number where called
 C = Sheet number where shown

No.	Date	Description	By
1	22/09/23	PRELIMINARY ZONING REVIEW APP.	EB
2	13/12/23	CON / MINOR VARIANCE APPLICATION	EB

DIMENSIONS IN THE DRAWING ARE IN METERS, UNLESS MENTIONED OTHERWISE.



Project Title
**5 STORY OFFICE BUILDING
 PROPOSED CHANGE OF USE**

140 ALLSTATE PKWY, MARKHAM, ON

Sheet Title
SITE PLAN

Drawn SP	Checked
Date SEPT 8 2023	Scale 1:250
Project Number 2776	Sheet Number A100