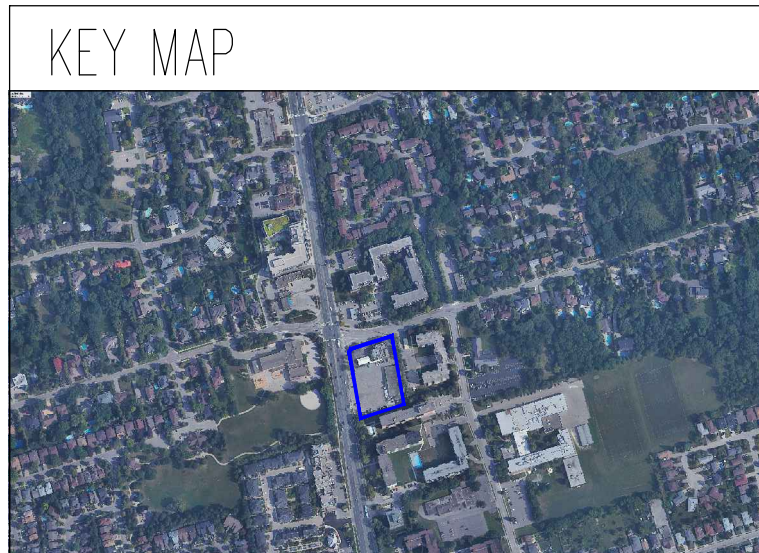


- ### GENERAL NOTES
- FOR LANDSCAPING, REFER TO LANDSCAPE DRAWINGS.
  - FOR PROPOSED GRADING, REFER TO SERVING DRAWINGS.
  - ALL PERIMETER EXISTING INFORMATION INDICATED TAKEN FROM SURVEY.
  - ALL WORK TO BE DONE IN CONFORMANCE WITH THE 2012 ONTARIO BUILDING CODE. [OBC AS AMENDED]



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2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

1. SEPT.15.2023 ISSUED FOR REZONING J. CHI

### LIST OF DRAWINGS

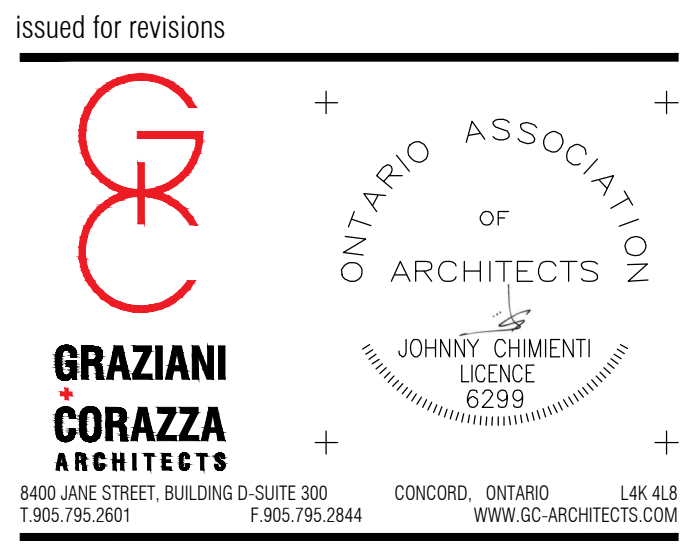
|      |                                  |       |
|------|----------------------------------|-------|
| A000 | COVER PAGE                       | N.T.S |
| A100 | CONTEXT PLAN                     | 1:500 |
| A101 | SITE PLAN                        | 1:300 |
| A201 | P4/P3 UNDERGROUND FLOOR PLAN     | 1:250 |
| A202 | P2 + P1 UNDERGROUND FLOOR PLAN   | 1:250 |
| A301 | GROUND FLOOR PLAN                | 1:250 |
| A302 | 2ND + 3RD TO 8TH FLOOR PLAN      | 1:250 |
| A303 | 9TH + 10TH TO 34TH FLOOR PLAN    | 1:250 |
| A304 | 35TH + 36TH TO 60TH FLOOR PLAN   | 1:250 |
| A305 | LOWER + UPPER MECHANICAL FL. PL. | 1:250 |
| A306 | ROOF PLAN                        | 1:250 |

### LIST OF DRAWINGS

|      |                 |       |
|------|-----------------|-------|
| A401 | NORTH ELEVATION | 1:350 |
| A402 | EAST ELEVATION  | 1:350 |
| A403 | SOUTH ELEVATION | 1:350 |
| A404 | WEST ELEVATION  | 1:350 |
| A501 | SECTION         | 1:400 |
| A601 | MASSING VIEWS   | N.T.S |
| A602 | MASSING VIEWS   | N.T.S |
| A603 | MASSING VIEWS   | N.T.S |

### STATISTICAL INFORMATION

| NO. | DESCRIPTION       | TOWER A & B  |   | OPA/ REZONING  |   |  |
|-----|-------------------|--|---|--|---|--|
|     |                   | REQUIRED   | PROVIDED  | REQUIRED   | PROVIDED  |  |
| 1.  | SITE AREA         | 7,018 M <sup>2</sup><br>75,946 FT <sup>2</sup>   | 0.170 HA<br>1.17 AC<br>(SEE AREA 6 POST YONGE STREET MEETING) |  |   |  |
| 2.  | GFA               |  |   |  |   |  |
|     |                   |  |   | PODIUM   | Total Podium GFA  |  |
|     |                   |  |   | 0ND FLOOR  | 1,091 M <sup>2</sup> (11,620 FT <sup>2</sup> )                              |  |
|     |                   |  |   | 2ND - 8TH FLOOR  | 2,289 M <sup>2</sup> x 7 = 15,987 M <sup>2</sup> (171,882 FT <sup>2</sup> ) |  |
|     |                   |  |   |  | 16,108 M <sup>2</sup> (173,502 FT <sup>2</sup> )                            |  |
|     |                   |  |   | Tower GFA  | Total Tower GFA   |  |
|     |                   |  |   | A 9TH - 60TH FLOOR   | 850 M <sup>2</sup> x 52 = 44,200 M <sup>2</sup> (475,760 FT <sup>2</sup> )  |  |
|     |                   |  |   | B 9TH - 60TH FLOOR   | 850 M <sup>2</sup> x 52 = 44,200 M <sup>2</sup> (475,760 FT <sup>2</sup> )  |  |
|     |                   |  |   |  | 88,400 M <sup>2</sup> (951,520 FT <sup>2</sup> )                            |  |
|     |                   |  |   | TOTAL:   | 104,508 M <sup>2</sup> (1,125,022 FT <sup>2</sup> )                         |  |
| 3.  | LOT COVERAGE      |  | 4,978 M <sup>2</sup> (208 M <sup>2</sup> + 78.05)             |  |   |  |
| 4.  | FBI               |  | 15.33X  |  |   |  |
| 5.  | AMENITY           |  |   |  |   |  |
|     |                   | INDOOR = 2 x 42 PER UNIT = 2 x 1,510 UNIT = 2,980 M <sup>2</sup> (32,000 FT <sup>2</sup> )   |   | OUTDOOR = 2 x 2,687 M <sup>2</sup> (28,920 FT <sup>2</sup> ) |   |  |
|     |                   | OUTDOOR = 2 x 2 PER UNIT = 2,000 M <sup>2</sup> (21,520 FT <sup>2</sup> )  |   | 9TH FLOOR = 465 M <sup>2</sup> (5,015 FT <sup>2</sup> )      |   |  |
|     |                   | OUTDOOR = 2 x 2 PER UNIT = 2,000 M <sup>2</sup> (21,520 FT <sup>2</sup> )  |   | TOTAL = 2,687 M <sup>2</sup> (28,920 FT <sup>2</sup> )       |   |  |
|     |                   | TOTAL REQUIRED 4,980 M <sup>2</sup> (53,520 M <sup>2</sup> )   |   | TOTAL PROVIDED 4,172 M <sup>2</sup> (44,776 M <sup>2</sup> ) |   |  |
| 6.  | BUILDING HEIGHT   |  | TOWER A: 40 STOREYS   |  | TOWER B: 40 STOREYS   |  |
| 7.  | UNIT COUNT        |  |   |  |   |  |
|     |                   |  | TOWER A: 162  |  | TOWER B: 162  |  |
|     |                   |  | 9TH   |  | 9TH   |  |
|     |                   |  | 10TH-34TH (12 U. X 2.5 FL.)                                   |  | 30H-34TH (12 U. X 2.5 FL.)  |  |
|     |                   |  | 35H-60TH (11 U. X 2.5 FL.)                                    |  | 35H-60TH (11 U. X 2.5 FL.)  |  |
|     |                   |  | 584 UNITS   |  | 584 UNITS   |  |
|     |                   |  | TOTAL 1,330 UNITS   |  |   |  |
| 8.  | UNIT BREAKDOWN    |  |   |  |   |  |
|     |                   | 1.3.6.1 (1)  |   |  |   |  |
|     |                   | NOT LESS THAN 10% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARBECUE-FREE PASTH OF TRAVEL FROM THE SUITE ENTRANCE CORR. TO:   |   |  |   |  |
|     |                   | (a) AT LEAST ONE BEDROOM AT THE SAME LEVEL, AND  |   |  |   |  |
|     |                   | (b) AT LEAST ONE BATHROOM,   |   |  |   |  |
|     |                   | (c) WHICH ARE NOT LESS THAN 4.5 M <sup>2</sup> AT THE SAME LEVEL, AND  |   |  |   |  |
|     |                   | (d) CONFORMING TO SECTION 9.1.2.1(1)   |   |  |   |  |
|     |                   | TOWER A+B REQUIRED= 105(1.33) UNITS=138.5 UNITS  |   |  |   |  |
|     |                   | 200 UNITS  |   |  |   |  |
|     |                   | TOTAL = 200 UNITS (A)  |   |  |   |  |
|     |                   | (B) IF 200 UNITS MEET 1.3.6.1 (1) OF THE 2012 OBC  |   |  |   |  |
| 9.  | PARKING           |  |   |  |   |  |
|     |                   | PARKING REQUIRED:  |   | PARKING PROVIDED:  |   |  |
|     |                   | 1 BEDROOM = 1.25 x 479 = 598.75  |   | SURFACE = 600 SPACES   |   |  |
|     |                   | 2 BEDROOM + DEN = 1.25 x 448 = 560   |   | PI LEVEL = 400 SPACES  |   |  |
|     |                   | 3 BEDROOM + DEN = 1.25 x 177 = 221.25  |   | P2 LEVEL = 150 SPACES  |   |  |
|     |                   | 4 BEDROOM + DEN = 1.25 x 114 = 142.5   |   | P3 LEVEL = 175 SPACES  |   |  |
|     |                   | 5 BEDROOM = 1.25 x 42 = 52.5   |   | P4 LEVEL = 175 SPACES  |   |  |
|     |                   | TOTAL = 1,465.25   |   | 483 SPACES   |   |  |
|     |                   | 1,465.25 SPACES***   |   |  |   |  |
|     |                   | VISITOR/ RETAIL:   |   | SURFACE = 600 SPACES   |   |  |
|     |                   | 1.0 SP/PER 30M <sup>2</sup> = 67.3   |   | P = 150 SPACES   |   |  |
|     |                   | 67.3 SPACES***   |   | 150 SPACES   |   |  |
|     |                   | TOTAL REQUIRED 2,063 SPACES***   |   | TOTAL PROVIDED 633 SPACES***                                 |   |  |
| 10. | BUILDING SETBACKS |  |   |  |   |  |
|     |                   | NORTH: 15.00 M   |   |  |   |  |
|     |                   | SOUTH: 6.00 M  |   |  |   |  |
|     |                   | EAST: 6.00 M   |   |  |   |  |
|     |                   | WEST: 15.00 M  |   |  |   |  |
| 11. | GREEN ROOF        |  |   |  |   |  |
|     |                   | AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS SPACES DESIGNATED FOR: RENEWABLE ENERGY DEVICES; PERMANENT DEVICES NOT GREATER IN AREA THAN THE FLOOR SPACE OF THE ABUTTING RESIDENTIAL UNIT AT THE ROOF LEVEL; RESIDENTIAL OUTDOOR AMENITY (PATIO, PORCH) + A TERRACE OR BALCONY WITH A FLOOR PLATE LESS THAN 70M <sup>2</sup> ; BUILDINGS WITH A GFA (10,000 - 14,999 GFA); OR THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF. REQUIRED = GFA / 147 = 41,200 M <sup>2</sup> / 147 = 280 M <sup>2</sup> |   |  |   |  |
|     |                   | GREEN ROOF AT ROOF PLAN = 302 M <sup>2</sup>   |   |  |   |  |
| 12. | BICYCLE STORAGE   |  |   |  |   |  |
|     |                   | TOWER A + B  |   | TOWER A  |   |  |
|     |                   | AS PER MINIMUM SPACES COMBINED: RESIDENTIAL ZONE = 0.28 SP/UNIT OCCUPANT 0.8 x 1,330** = 1,064   |   | 1,064 BICYCLE SPACES   |   |  |
|     |                   | RETAIL + VISITOR   |   |  |   |  |
|     |                   | RETAIL ZONE = 1.00 SP/UNIT VISITOR 0.2 x 1,500** = 300   |   | 300 BICYCLE SPACES   |   |  |
|     |                   | OF WHICH 25 MUST BE PROVIDED AT GRADE 150 x 1.00 = 150 SP (25 SPACES)  |   |  |   |  |
|     |                   | TOTAL REQUIRED 1,364 SPACES  |   | TOTAL PROVIDED 1,364 SPACES                                  |   |  |



PROPOSED MIXED-USE DEVELOPMENT

**7509-7529 YONGE STREET**

GRMADA HOLDINGS INC. ONTARIO

MARKHAM

PROJECT ARCHITECT: E. Corazza

ASSISTANT DESIGNER: J. Chimenti

DRAWN BY: K. Sampura / B. Dodgostar

CHECKED BY: D. Biase

PLOT DATE: SEP. 15. 2023

JOB #: 2132.23

**SITE PLAN + STATISTICS**

1:300 A101

TITLEBLOCK SIZE: 610 x 900