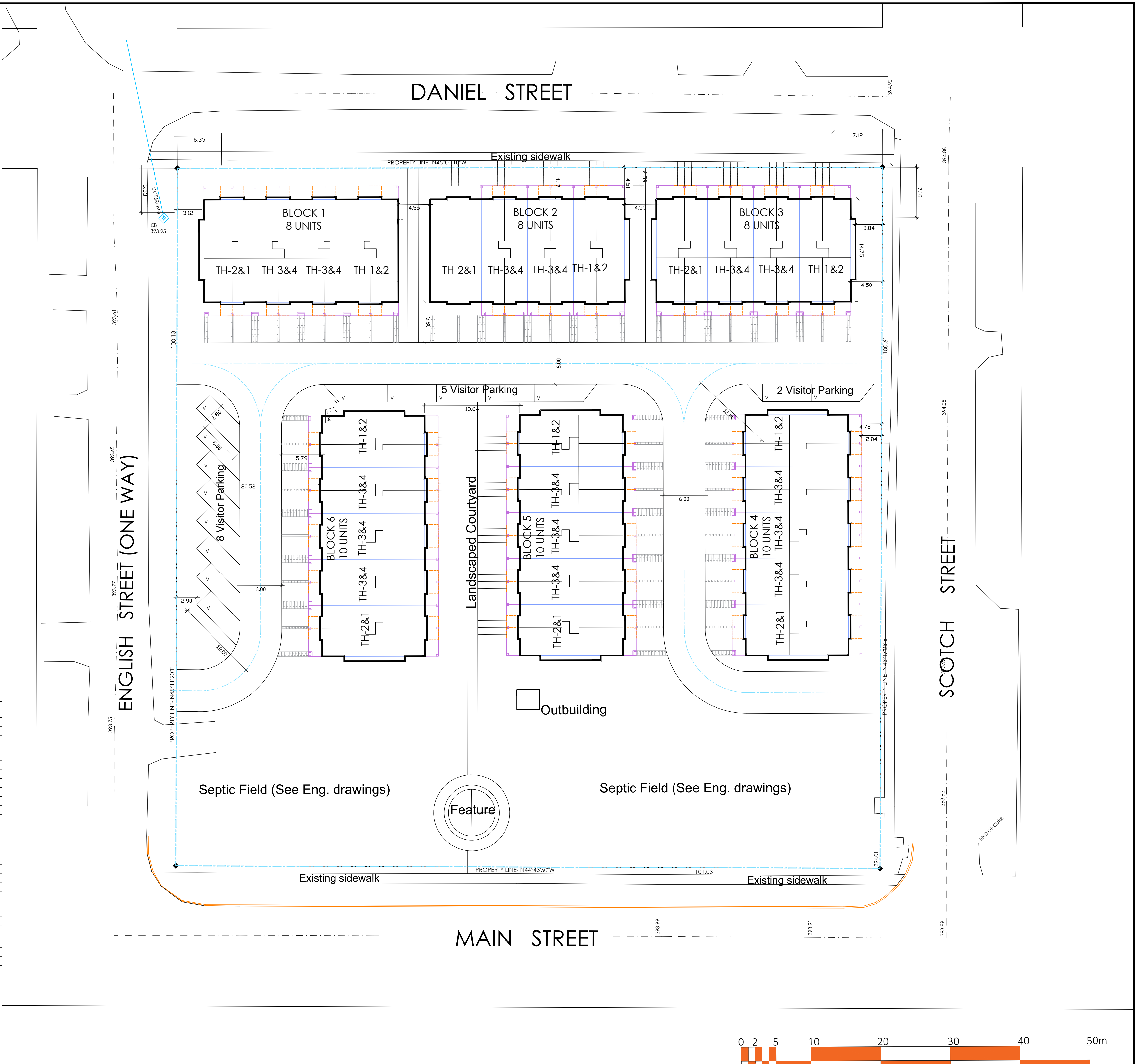


ZONING STATISTICS			
Provision	Provided	Required	
		MV-3	R4
Min. Lot Area	10,150 m2	N/A	8,000m2
Min. Lot Frontage	100.1m	N/A	75m
Minimum Setbacks			
Front Yard(English St.)	3.8m	29.5m	7.5m
Rear Yard(Scotch St.)	4.5m	1.5m	15m
Ext. Side(Daniel St.)	4.5m	48.0m	6.0m
Ext. Side (Main St.)	30m	7.5m	6.0m
Max. Lot Coverage	27.3%	N/A	30%
Max. Building Height	12.4m	4 Storey or 14.2m	11.0m
Parking	123 spaces	81 spaces 1.5/unit	81 spaces 1.5/unit

<u>UNIT STATISTICS</u>			
Unit Type	GFA	No.	Total GFA
Phase 1			
TH-1	1513 sq.ft.	15	22,695 sq.ft.
TH-2	1511 sq.ft.	15	22,665 sq.ft.
TH-3	1625 sq.ft.	4	6,500 sq.ft.
TH-4	1669 sq.ft.	4	6,676 sq.ft.
TH-5	1672 sq.ft.	8	13,376 sq.ft.
TH-6	1717 sq.ft.	8	13,736 sq.ft.
		54	85,648 sq.ft.
Phase 2			
TH-7	1816 sq.ft.	16	29,056 sq.ft.

OBC DATA MATRIX:															
ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 9			OBC REFERENCE											
1	PROJECT DESCRIPTION: RESIDENTIAL CONDOMINIUM DEVELOPMENT	☒ NEW ☐ ADDITION ☐ ALTERATION	☐ DEMOLISH ☐ CHANGE OF USE	REPRESENTATIVE OF THE BUILDING TYPE AND NOT A BUILDING TYPE ☒ PART 9 - 1.1.2. [A] & 9.10.1.3.											
2	MAJOR OCCUPANCY(S)	GROUP C		9.10.2.											
3	BUILDING AREA (SQ.M.)	EXISTING	N/A	1.1.2. [A]											
4	GROSS AREA (SQ.M.)	EXISTING	N/A	1.1.2. [A]											
5	NUMBER OF STOREYS	ABOVE GRADE- 3	BELOW GRADE- 0	1.1.2. [A] & 9.10.4.											
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS- 6			9.10.20											
7	BUILDING CLASSIFICATION	GROUP C - RESIDENTIAL		9.10.2.											
8	SPRINKLER SYSTEM PROPOSED	☐ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED		3.2.2.47. 9.10.8. INDEX											
9	STANDPIPE REQUIRED	☒ YES ☐ NO		N/A											
10	FIRE ALARM REQUIRED	☐ YES ☒ NO ☐ PROVIDED		9.10.18.											
11	WATER SERVICE/SUPPLY IS ADEQUATE	☒ YES ☐ NO		N/A											
12	HIGH BUILDING	☐ YES ☒ NO		N/A											
13	CONSTRUCTION RESTRICTIONS	☒ COMBUSTIBLE PERMITTED ☐ NON-COMBUSTIBLE REQUIRED ☐ BOTH ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ BOTH		9.10.6.											
14	MEZZANINE(S) AREA SQ.M	☒ NONE		9.10.4.1.											
15	OCCUPANT LOAD BASED ON	☐ SQ.M./PERSON ☐ DESIGN OF BUILDING 2 PERSONS PER SLEEPING ROOM @ SLEEPING ROOMS = 120 PERSONS		9.9.1.3.											
16	BARRIER FREE DESIGN	☐ YES ☒ NO (EXPLAIN) AS PER OBC 9.5.2.1.(2)		9.5.2.											
17	HAZARDOUS SUBSTANCES	☐ YES ☒ NO		9.10.1.3.(4)											
18	REQUIRED FIRE RESISTANCE RATING (FRR)	<table><tr><td>HORIZONTAL ASSEMBLIES FRR (HOURS)</td><td rowspan="2">LISTED DESIGN NO. OR DESCRIPTION (SB-2/SB-3)</td></tr><tr><td>FLOORS TBD</td></tr><tr><td>ROOF TBD</td><td rowspan="4">LISTED DESIGN NO. OR DESCRIPTION (SG-2)</td></tr><tr><td>MEZZANINE N/A</td></tr><tr><td>FRR OF SUPPORTING MEMBERS</td></tr><tr><td>FLOORS TBD</td></tr><tr><td>ROOF TBD</td><td></td></tr><tr><td>MEZZANINE N/A</td><td></td></tr></table>	HORIZONTAL ASSEMBLIES FRR (HOURS)	LISTED DESIGN NO. OR DESCRIPTION (SB-2/SB-3)	FLOORS TBD	ROOF TBD	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	MEZZANINE N/A	FRR OF SUPPORTING MEMBERS	FLOORS TBD	ROOF TBD		MEZZANINE N/A		9.10.8. 9.10.9. 3.3.4.2. 3.2.2.47.
HORIZONTAL ASSEMBLIES FRR (HOURS)	LISTED DESIGN NO. OR DESCRIPTION (SB-2/SB-3)														
FLOORS TBD															
ROOF TBD	LISTED DESIGN NO. OR DESCRIPTION (SG-2)														
MEZZANINE N/A															
FRR OF SUPPORTING MEMBERS															
FLOORS TBD															
ROOF TBD															
MEZZANINE N/A															
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS REFER TO CHART ON BUILDING ELEVATION			9.10.14.											



THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO
COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE
REPORTED DIRECTLY TO SRN ARCHITECTS INC.

PROJECT CONSULTANTS:

SITE STATISTICS
PHASE 1
SITE AREA- 1.014 Ha (2.5 Ac)
54 STACKED UNITS
16 REAR-LOADED TOWNS
TOTAL GFA- 114,322 sq.ft.
TOTAL GFA- 114,322 sq.ft.
19 VISITOR SPACES

[illegible]

RN
DESIGN

WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

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CLIENT

KENSINGTON SQUARE
DEVELOPMENTS

PROJECT/LOCATION

185 MAIN STREET, ERIN, ONTARIO

DRAWING

SITE PLAN

DATE 18 OCT 2019	SCALE 1:400
DRAWN BY BM	CHECKED BY
PROJECT NUMBER 18010	DRAWING NUMBER

