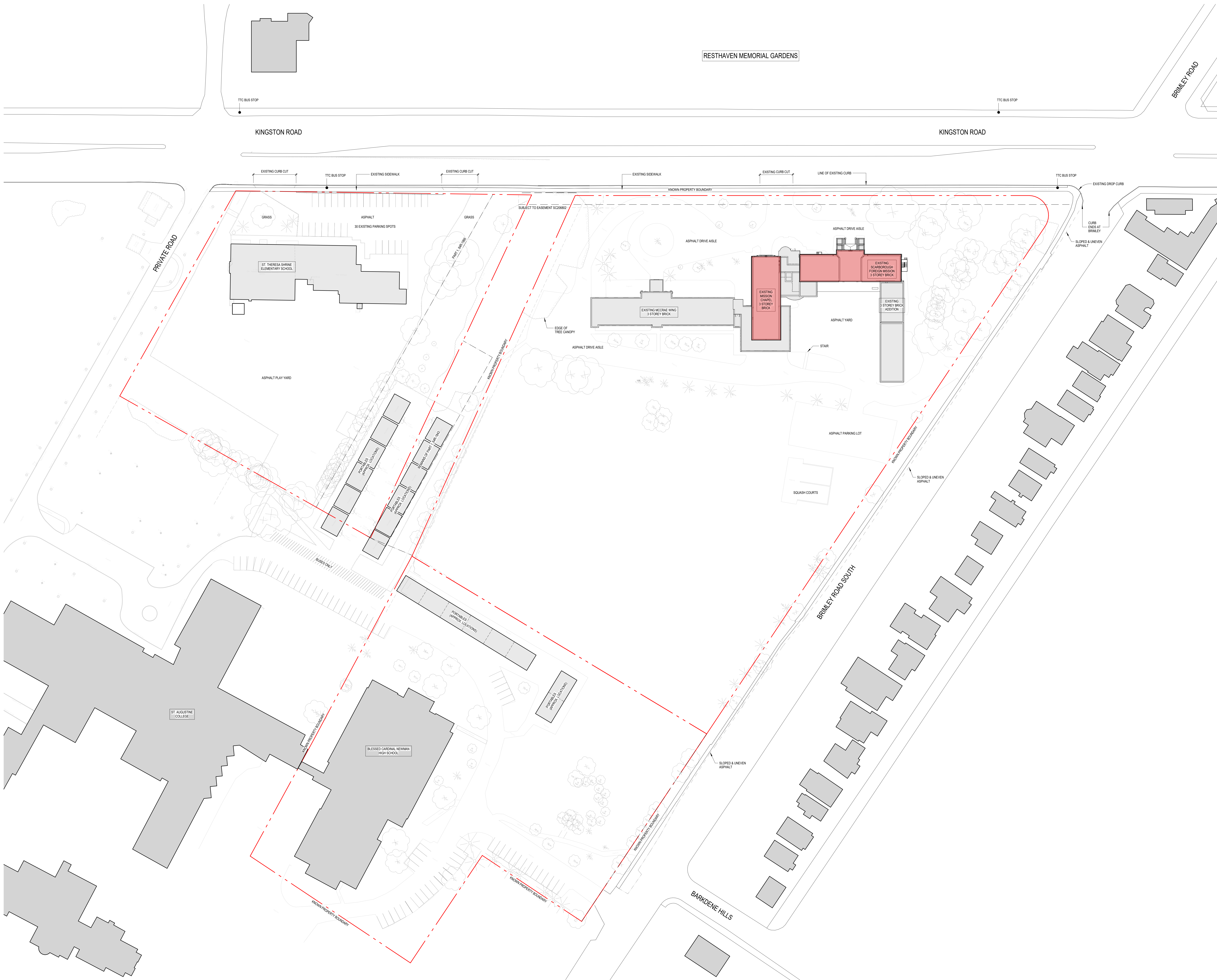
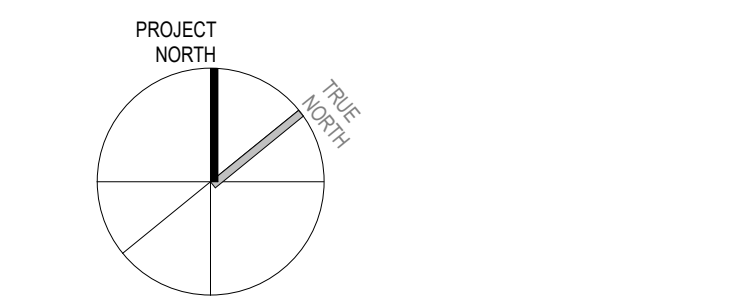




11	2020-10-30	ISSUED FOR SPA - REV.1	MSA
10	2020-10-26	ISSUED FOR 60% CD	MSA
9	2020-09-29	ISSUED FOR 50% CD	MSA
8	2020-06-15	ISSUED FOR 100% DD	MSA
5	2020-04-08	ISSUED FOR SPA	MSA
4	2020-04-28	ISSUED FOR PPR	MSA
#	date:	revision:	by:

revisions

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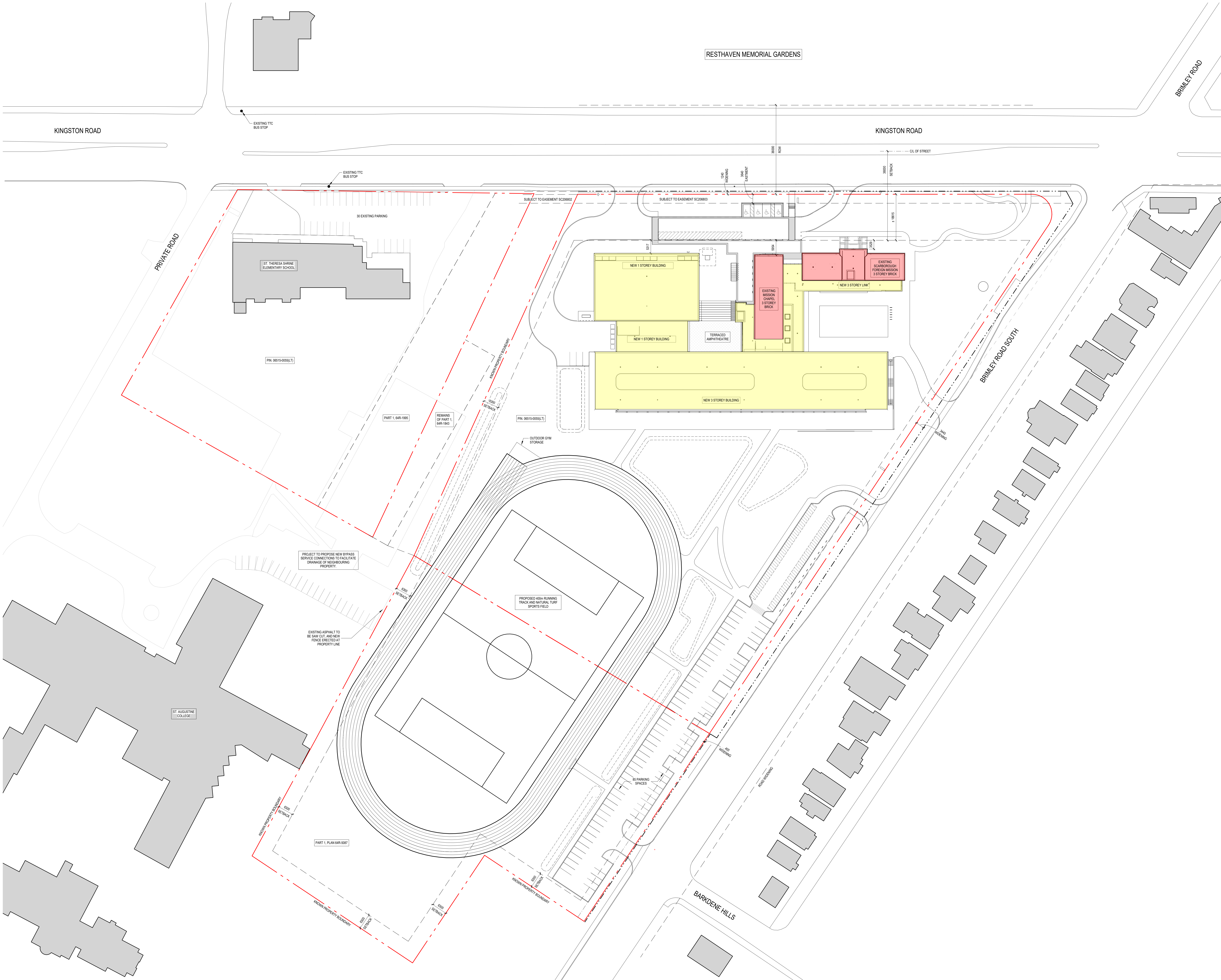
ST. JOHN HENRY NEWMAN
SECONDARY SCHOOL

2885 Kingston Road
Toronto, Ontario (Scarborough District)

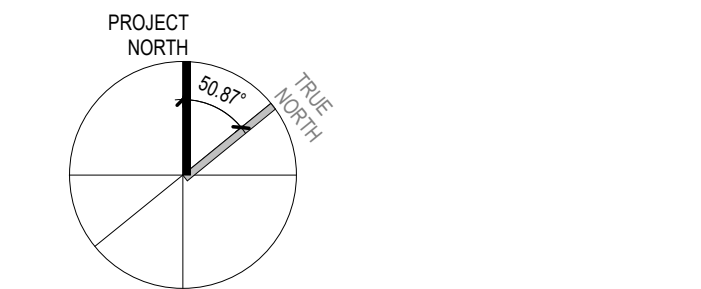
EXISTING CONTEXT PLAN

scale: 1 : 500
drawn by: Author
reviewed by: Checker
job number: 19033
plot date: 2020-10-30
drawing number:

A1.02



MontgomerySisam



SITE & BUILDING STATISTICS

TOTAL LOT AREA	48,846m ²
EXISTING BUILDING FOOTPRINT	2,007m ²
EXISTING BUILDING FOOTPRINT TO REMAIN	1,330m ²
NEW BUILDING FOOTPRINT ADDITION	4,739m ²
NEW BUILDING FOOTPRINT	6,069m ²
PERCENTAGE OF BUILDING AREA COVERAGE	12%
LOT FRONTAGE	261.8m
AVERAGE GRADE	161.2m
NUMBER OF STOREYS ABOVE GRADE	3
NUMBER OF STOREYS BELOW GRADE	1
EXISTING BUILDING HEIGHT ABOVE GRADE	16.9m
PROPOSED BUILDING HEIGHT ABOVE GRADE	11.5m

SETBACK REQUIREMENT	m
NORTH*	±10.2
EAST**	6.3
SOUTH**	6.3
WEST**	6.3

LANDSCAPE AREA	m ²
EXISTING HARDSCAPE AREA	11,224
EXISTING SOFTSCAPE AREA	37,614
PROPOSED HARDSCAPE AREA	10,068
PROPOSED SOFTSCAPE AREA	31,278
PERCENTAGE OF PAVED/GRAVELLED AREA	27%
PERCENTAGE OF LANDSCAPE AREA	79%

PRE-CONSTRUCTION GFA	m ²
BASEMENT-2	734
BASEMENT-1	118
LEVEL 1	2,418
LEVEL 2	2,368
LEVEL 3	1,993
LEVEL 4	126
SUB-TOTAL	6,755

EXISTING BUILDING AREA TO BE DEMOLISHED	m ²
BASEMENT-2	734
BASEMENT-1	666
LEVEL 1	1,616
LEVEL 2	1,966
LEVEL 3	1,142
LEVEL 4	126
SUB-TOTAL	6,852

PROPOSED ADDITION	m ²
BASEMENT-2	-
BASEMENT-1	3,601
LEVEL 1	3,821
LEVEL 2	3,166
LEVEL 3	236
LEVEL 4	-
SUB-TOTAL	10,724

POST-CONSTRUCTION GFA	m ²
BASEMENT	4,271
LEVEL 1	4,921
LEVEL 2	4,166
LEVEL 3	1,087
TOTAL	13,847

TOTAL ROOF AREA	m ²
EXISTING ROOF TO REMAIN	671
EXISTING ROOF TO BE DEMOLISHED	1,038
NEW PROPOSED ROOF	5,661
TOTAL	5,322

PARKING	REQUIRED	PROVIDED
STANDARD PARKING****	206	69
BARBER/FREE PARKING****	7	4
PARKING SPACES IN EYE****	20	20
SHORT TERM BICYCLE PARKING*****	12	60
LONG TERM BICYCLE PARKING*****	9	9
CHANGE AND SHOWER FACILITIES	1	1

- * 3m FROM CENTRELINE OF STREET PER 603.30.1032(A)
- ** HALF THE HEIGHT OF THE BUILDING FOR 10.1.1032
- *** GROSS FLOOR AREA CALCULATION UNDER 28.0368
- **** SHALL MEAN THE AREA OF ALL FLOORS INCLUDING BASEMENTS AND MEZZANINE FLOORS, EXCEPT THAT STORAGE ROOMS AND WASHROOMS LOCATED IN THE BASEMENT, PLUMBING FLOORS INCLUDING STAIRS AND DRIVEWAYS, AND UTILITY ROOMS SHALL NOT BE INCLUDED. GROSS FLOOR AREA SHALL BE MEASURED TO THE EXTERIOR FACES OF THE EXTERIOR WALLS, EXCEPT THAT GROSS FLOOR AREA OF A USE OCCUPYING A PORTION OF A BUILDING SHALL BE MEASURED TO THE EXTERIOR LINE OF EXTERIOR WALLS AND THE EXTERNAL FACES OF THE EXTERIOR WALLS, WHERE THERE IS NO DIVIDING WALL BETWEEN USES. THE GROSS FLOOR AREA SHALL BE MEASURED TO THE DIVIDING LINE BETWEEN USES.
- ***** EYE INSTALLATION FOR 20% OF PARKING SPACES PER TGS VERSION 3
- ***** REQUIREMENT FOR BICYCLE ZONE 2 PER LOWING PLANNING CHAPTER 20

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PROPOSED CONTEXT PLAN

scale:	As Indicated
drawn by:	Author
reviewed by:	Checker
job number:	19033
plot date:	2020-10-30
drawing number:	

