

1 SITE PLAN
A100 1:300

SITE PLAN LEGEND:

EXISTING BUILDING & SITE ELEMENTS	ENTRANCE / BARRIER-FREE ENTRANCE	FIRE HYDRANT
DEMOLISHED BUILDING & SITE ELEMENTS	MAIN ENTRANCE	MAINTENANCE HOLE
ASPHALT PAVING	VEHICLE ACCESS	UTILITY POLE
GRASS	PROPERTY LINE	SIAMSE CONNECTION
STONE DUST/ SAND	FENCE PER SURVEY	DROPPED CURB
PAVER TYPE 1	DOMESTIC WATER PER CIVIL	TREE
PAVER TYPE 2	SANITARY PER CIVIL	SHRUB
PAVER TYPE 3	NEW STORM PER CIVIL	EXTERIOR WALL SCANCES PER LIGHTING PACKAGE
	NEW ELECTRICAL SERVICE (BELOW GRADE) PER CIVIL	HOSE BIB
	GAS PER CIVIL	
	OVERHEAD WIRE	
	SUBJECT TO EASEMENT	
	CATCH BASIN, REFER TO CIVIL	
	LIGHT STANDARD	

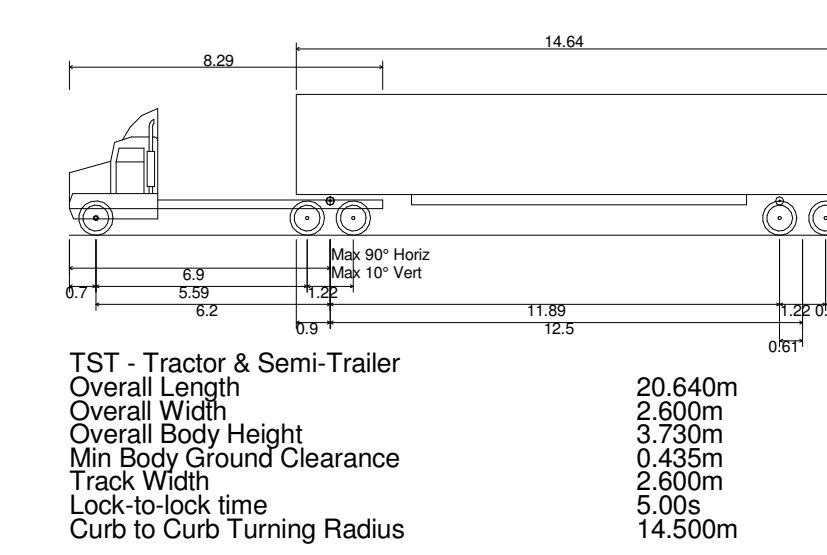
SITE PLAN KEYNOTES:

- LINE OF SETBACK
- DROP OFF / LOADING BAY
- OUTLINE OF SECOND STOREY
- TRUCK TURNING RADIUS
- LINE OF PROPERTY
- FRONT YARD SETBACK
- CORNER YARD SETBACK
- EXISTING SANITARY CONNECTION
- NEW SANITARY CONNECTION
- FIRE TRUCK ROUTE
- TRANSFORMER
- GARBAGE
- PEDESTRIAN WALKWAY
- CANOPY COLUMN
- CANOPY
- DOMESTIC WATER
- 3m LANDSCAPE BUFFER
- BIKE PARKING

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORNE BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SATISFACTION OF THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY LANDSCAPE EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

CIRCULATION SWEEP PATH DESIGN VEHICLE



LEGAL DESCRIPTION:

BLOCK 2, PLAN 4M-1746

REFERENCE SURVEY:

BASED ON SURVEY INFORMATION FROM REGISTERED PLAN 4M - 1746 PREPARED BY SURVEYED BY ANNIS, OSULLIVAN, VOLLEBEKK LTD.

MUNICIPAL ADDRESS:

NOT YET ESTABLISHED

DEVELOPMENT INFORMATION:

SITE AREA: 24,708m²

BUILDING AREA: 3353 m²

GROSS FLOOR AREA: 4605m²

LIGHT INDUSTRIAL: 1995M²

OFFICE: 2610M²

ZONE: IL

SCHEDULE 1: AREA [C]

SCHEDULE 1A: AREA [C]

ZONING PROVISION:

MIN. LOT WIDTH:

MIN. LOT AREA:

MAX. LOT COVERAGE:

MIN. FRONT YARD SETBACK:

MIN. CORNER YARD SETBACK: EAST

MIN. CORNER YARD SETBACK: WEST

MIN. REAR YARD SETBACK:

MIN. INTERIOR YARD SETBACK:

MAXIMUM FLOOR SPACE INDEX:

MAXIMUM BUILDING HEIGHT:

MINIMUM LANDSCAPE AREA:

MINIMUM LANDSCAPE BUFFER:

REQUIRED:

NO MINIMUM

2000 m²

65%

7.5 m

7.5 m

7.5 m

7.5 m

7.5 m

2

18 m

NO MINIMUM

3m

PROVIDED:

86.88m

24708m²

13.6%

20.56m

23.20m

24.01m

131.49m

N/A

0.186

8.44m

15530m²

>3m

PARKING QUEUING + LOADING

TOTAL SPACES:

TYPICAL SPACES:

ACCESSIBLE PARKING:

BICYCLE PARKING:

LOADING SPACES:

REQUIRED:

16 FOR LIGHT INDUSTRIAL

77

(3) TYPE A (4) TYPE B

13

2

PROVIDED:

178

174

(3) TYPE A (4) TYPE B

13

2

REFUSE COLLECTION	REQUIRED:	PROVIDED:
MIN SETBACK FROM LOT LINE (ABUTTING STREET)	9M	>9M
MIN SETBACK FROM LOT LINE (ABUTTING STREET)	3M	>3M
MINIMUM SCREENING REQUIREMENTS	OPAQUE SCREEN WITH MINIMUM HEIGHT OF 2M	WOOD PRIVACY FENCE, 2M