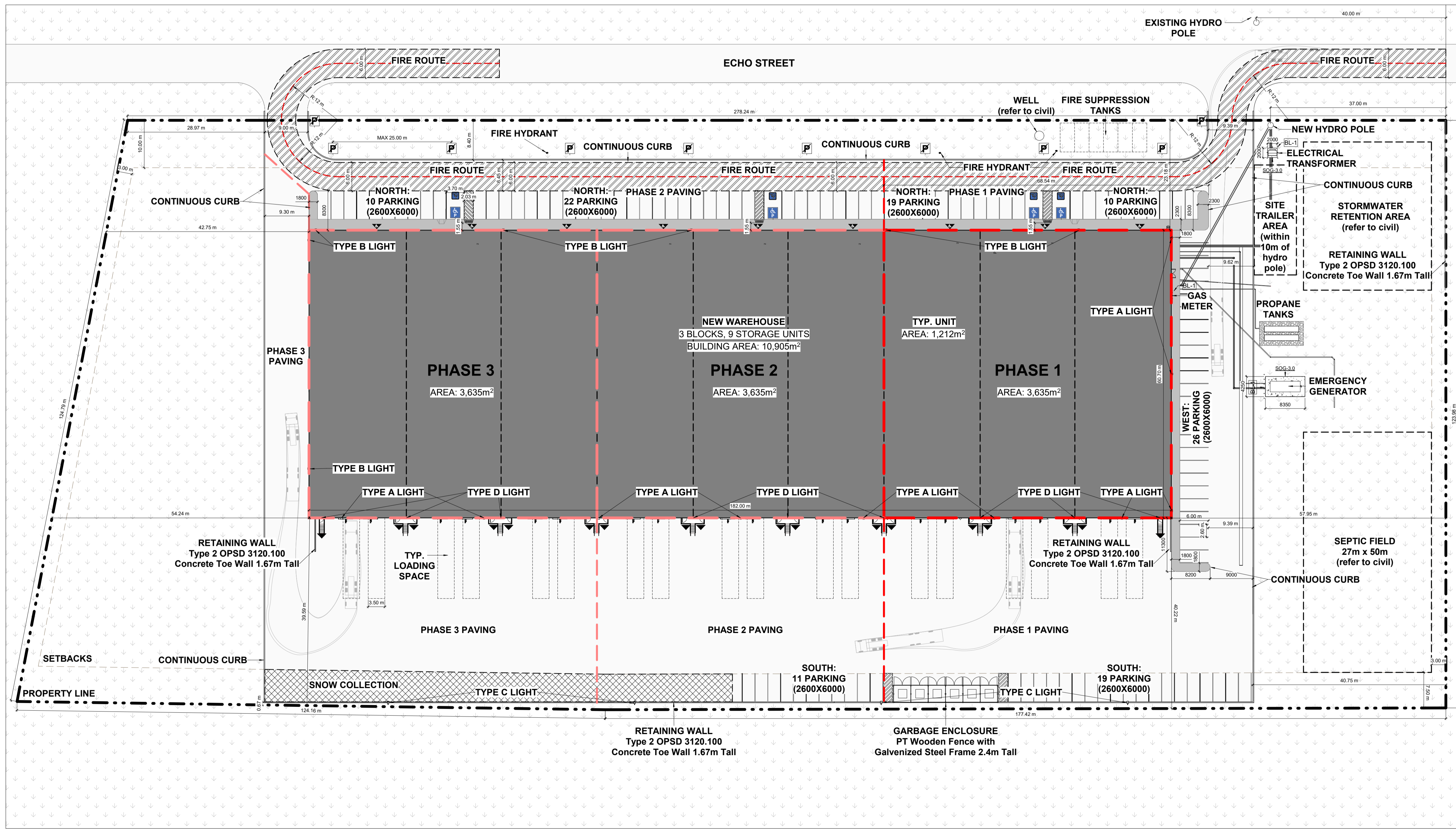


SITE INFORMATION:			SITE INFORMATION:		
DESCRIPTION	REQUIREMENT	ACTUAL	DESCRIPTION	REQUIREMENT	ACTUAL
LOT FRONTAGE:	MINIMUM 35m	278.24m	PARKING:	116 SPACES	116 SPACES
GEOMETRY:			GENERAL SPACES:	3 SPACES	3 SPACES
BUILDING HEIGHT:	MAXIMUM 15m	11.2m (Top of Parapet)	BARRIER FREE SPACES:	3 SPACES	3 SPACES
LOT AREA:	MINIMUM 0.4 ha	3.53 ha	COVERAGES:		
SETBACKS:			LOT COVERAGE:	50% MAXIMUM	30.4%
	FRONT YARD: 10m	23.18m	LOT AREA:	4,000m ² MINIMUM	35,930m ²
	REAR YARD: 7.5m	39.60m	BUILDING AREA:	16,412.5m ² MAXIMUM	10,905m ²
	EXTERIOR SIDE YARD: 10m	n/a	LANDSCAPED AREA:	10% MINIMUM	33.2%
	INTERIOR SIDE YARD: 3m	42.95m (W) and 57.95m (E)		3,285m ²	11,928m ²

SCHEDULE - PARKING/LOADING, BY LOCATION			SCHEDULE - SIGNAGE AND PAVEMENT MARKING		
DESCRIPTION (mm)	QTY	REQ	DESCRIPTION (mm)	QTY	REQ
NORTH ACCESSIBLE PARKING TYPE A/VAN (3700x6000)	4	4	SIGNAGE FIRE ROUTE (300x600, mounted at 1500)	10	10
WEST PARKING (2600x6000)	62	62	BARRIER FREE PARKING (300x600, mounted at 1500)	4	4
SOUTH PARKING (2600x6000)	26	26	PAVEMENT MARKING		
LOADING (1500x16500)	18	18	BARRIER FREE PARKING (1150x1625)	4	4
TOTAL LOADING	18	18			
TOTAL PARKING	117	117			

SCHEDULE - PARKING BY AREA - PHASED APPROACH					
PHASE	USE	AREA (m ²)	REQ	TOTAL	ACTUAL
PHASE 1	WAREHOUSE	3,424	28		
PHASE 2	OFFICE	218	12	40	67
PHASE 3	WAREHOUSE	6,727	55		
PHASE 1+2+3	OFFICE	546	24	79	117
PHASE 1	WAREHOUSE	10,078	81		
PHASE 2	OFFICE	877	36	117	117

SITE INFORMATION:
DATA: SITE SURVEY BY ANNIS, O'SULLIVAN VOLLEBEKK LTD., COMPLETED JUN. 27, 2022.
THE INFORMATION REGARDING SURVEY AND SOILS INFORMATION IS RECEIVED FROM OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN THIS RESPECT.
REFER TO CIVIL DOCUMENTS FOR SITE SERVICES, GRADING AND LAYOUT.
REFER TO LANDSCAPE DOCUMENTS FOR HARD / SOFT-SCAPING AND VEGETATION DETAILS.
REFER TO ELECTRICAL DRAWING E101 FOR DETAILED LIGHTING DESIGN.
ZONING BY-LAW, JULY 2018 - INDUSTRIAL PARK - UNRESERVED



ISSUED FOR SITE PLAN CONTROL RESUBMISSION
1000311386 ONTARIO INC.
553 ECHO ST.
RUSSELL, ONTARIO

CLIENT # 21590

SITE PLAN

DATE: 2023-07-10
CHECKED BY: DDS
DRAWN BY: ARNU
SCALE: AS NOTED.

A100