INFORMATION ON THIS DRAWING WAS TAKEN FROM SURVEY PLAN BY JAMES E. KIRKLAND LTD. LOT DEPTH: REQ. 50 m ACTUAL: 111 m WAREHOUSE = $786m^2 / 90m^2 = 8.7$ SPACES PIN 73508-1010 FRONT YARD SETBACK: 7.5 m ABUTTING A SECONDARY ARTERIAL ROAD TOTAL REQUIRED PARKING SPACES = 13 SPACES INCLUDING 1 BARRIER EASEMENT No. LT-386617 IN FAVOR OF SUDBURY AIRPORT FREE SPACE. SIDE YARD SETBACK: NO MINIMUM REQUIRED TOTAL PARKING SPACES PROVIDED = 16 SPACES REAR YARD SETBACK: 7.5 m BICYCLE PARKING REQUIREMENTS BASED ON RETAIL STORE USE: 2 SPACES ON A LOT, PLUS 1 SPACE PER 500 m² GROSS FLOOR AREA TO A MAXIMUM REQUIREMENT OF 24/LOT MAX. COVERAGE: 50% MAX. ACTUAL: 17.5% LANDSCAPED OPEN SPACE : 5% MIN. ACTUAL: 7.8% (405m²) BICYCLE PARKING REQUIRED: 4 LANDSCAPE STRIP REQUIRED: <u>3m</u> PROPOSED: <u>1.5m</u> BICYCLE PARKING PROVIDED : $\underline{4}$ BUILDING CLASSIFICATION: GROUP E MAX. HEIGHT: 15m ACTUAL: 8.6m MAX GROSS FLOOR AREA: <u>2,587.2m²</u> ACTUAL: <u>977m²</u> EXISTING BUILDING GROSS FLOOR AREA = 160 m² BUILDING ADDITION GROSS FLOOR AREA = 817 m² **EXISTING C2 ZONE** VACANT LAND AT PRESENT DENOTES LOCATION OF PROPOSED NEW PROPERTY LINE DENOTES LOCATION OF EXISTING PROPERTY LINE +/- 20000 +/- 5000 +/- 110960 SNOW STORAGE / LANDSCAPE STRIP MHCB(E) LANDSCAPE STRIP EXISTING ONE STOREY F.F.E. = 295.332@ SHOP NEW TEST — MANHOLE DENOTES NEW OPAQUE FENCE WITH A MINIMUM STORAGE HEIGHT OF 2.2 METRES EXISTING I ZONE ISTITUTIONAL - NEW BICY/CLE RACK - 4 SPACES LOADING SPACE 3.6m x 9.0m FIRE ROUTE REMOVE AND DISPOSE OF ↓ CB(E) EXISTING GARDEN BED **EXISTING C2 ZONE** COMMERCIAL USE CB(E) ____ -CB(E) +/- 111101 +/- 50 00 SITE PLAN 1:200

PARKING REQUIREMENTS:

PARKING REQUIREMENTS BASED ON WAREHOUSE USE, MINIMUM PARKING REQUIRED IS 1 SPACE / $20m^2$ OF RENTAL SHOP AND 1 SPACE / $90m^2$ OF WAREHOUSE NET FLOOR AREA

RENTAL SHOP = $124m^2 / 33m^2 = 3.7$ SPACES

PROJECT DATA:

CURRENT ZONE: C2 PROPOSED ZONE: C2-S

LOT AREA: MIN. <u>1350 m²</u> ACTUAL: <u>5598 m²</u>

LOT FRONTAGE: REQ. 30 m ACTUAL: 48 m

LEGAL INFORMATION:

TOWNSHIP OF CAPROL APPLICABLE BY-LAW: 83-300

REGISTERED PLAN M-410 AND LOT 18

DENOTES EXISTING ASPHALT DENOTES NEW ASPHALT

DENOTES PROPERTY LINE

—— —— DENOTES SETBACK LINE

DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE

DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE

DENOTES FENCE REFER TO DETAILS AND SPECS.

DENOTES NEW/EXISTING SOD OR LAWN SEEDING

DENOTES NEW CURB HATCH DENOTES DROP CURB

DENOTES NEW CONCRETE WALKWAY

SITE LEGEND

DENOTES EXISTING BUILDING

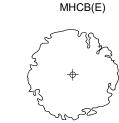
DENOTES FUTURE BUILDING

DENOTES EXISTING FIRE HYDRANT CB(E)

DENOTES EXISTING CATCH BASIN DENOTES EXISTING MANHOLE / CATCH BASIN

DENOTES BUILDING ENTRANCE. OH NEXT

DENOTES EXISTING HYDRO POLE



DENOTES NEW TREE

DENOTES TYPICAL PARKING SPACE

TO SYMBOL DENOTE OVERHEAD DOOR DENOTES EXISTING ITEM

— W— — DENOTES WATER LINE SERVICE — SAN- — DENOTES SANITARY LINE SERVICE

— G— — DENOTES GAS LINE SERVICE

— E— — DENOTES OVERHEAD ELECTRICAL SERVICE --- ST-- -- DENOTES STORM LINE - REFER TO SURVEY

GENERAL NOTES:

- REFER TO SURVEY DRAWING PREPARED BY JAMES E. KIRKLAND LTD. FOR GRADING INFORMATION.
- 2. REFER TO GEOTECHNICAL REPORT PREPARED BY EXP. FOR ADDITIONAL INFORMATION.
- 3. PROVIDE NEW 3" WIDE (WHITE) LINE PAINTING ON ALL NEW ASPHALT.
- 4. ALL SIDEWALKS & PATHWAYS TO BE 5'-0" MIN. WIDE UNLESS OTHERWISE NOTED.
- 5. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE NOTE:

4.29 - OUTDOOR STORAGE OUTDOOR STORAGE SHALL BE SCREENED BY OPAQUE FENCING WITH A MINIMUM



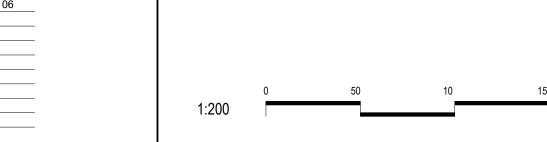
Drawn By: IA Checked By: TJ

2024 08 13

DRAWINGS ARE NOT TO BE SCALED CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO ARCHITECTS BEFORE PROCEEDING WITH THE WORK.

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Revision / Version: Date: 1 ISSUED FOR SPART APPLICATION 2024 09 11 2 ISSUED FOR REZONING APPLICATION 2024 11 06 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SEALED.





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