

BUILDING & SITE DATA

PROPERTY AREA	4245.150 m ²
PROPERTY ZONING	C2
GROUND FLOOR BUILDING AREAS	906.42 m ² (both buildings)
SECOND FLOOR AREA	48.252 m ² (main building only)
TOTAL NUMBER OF FLOORS	2 (main building only)
GROSS FLOOR AREAS	1588.94 m ² (both buildings)
NET FLOOR AREAS (MAIN FLOOR)	785.74 m ² (both buildings)
NET FLOOR AREAS (SECOND FLOOR)	479.88 m ²
TOTAL NET FLOOR AREAS	1254.67 m ² (both buildings)
PARKING SPACES PROVIDED	95
PARKING SPACES REQUIRED (M.F.)	32
PARKING SPACES REQUIRED (S.F.)	32
LOADING SPACES PROVIDED	1
LOADING SPACES REQUIRED	1 (1.5 per unit x 3 units)

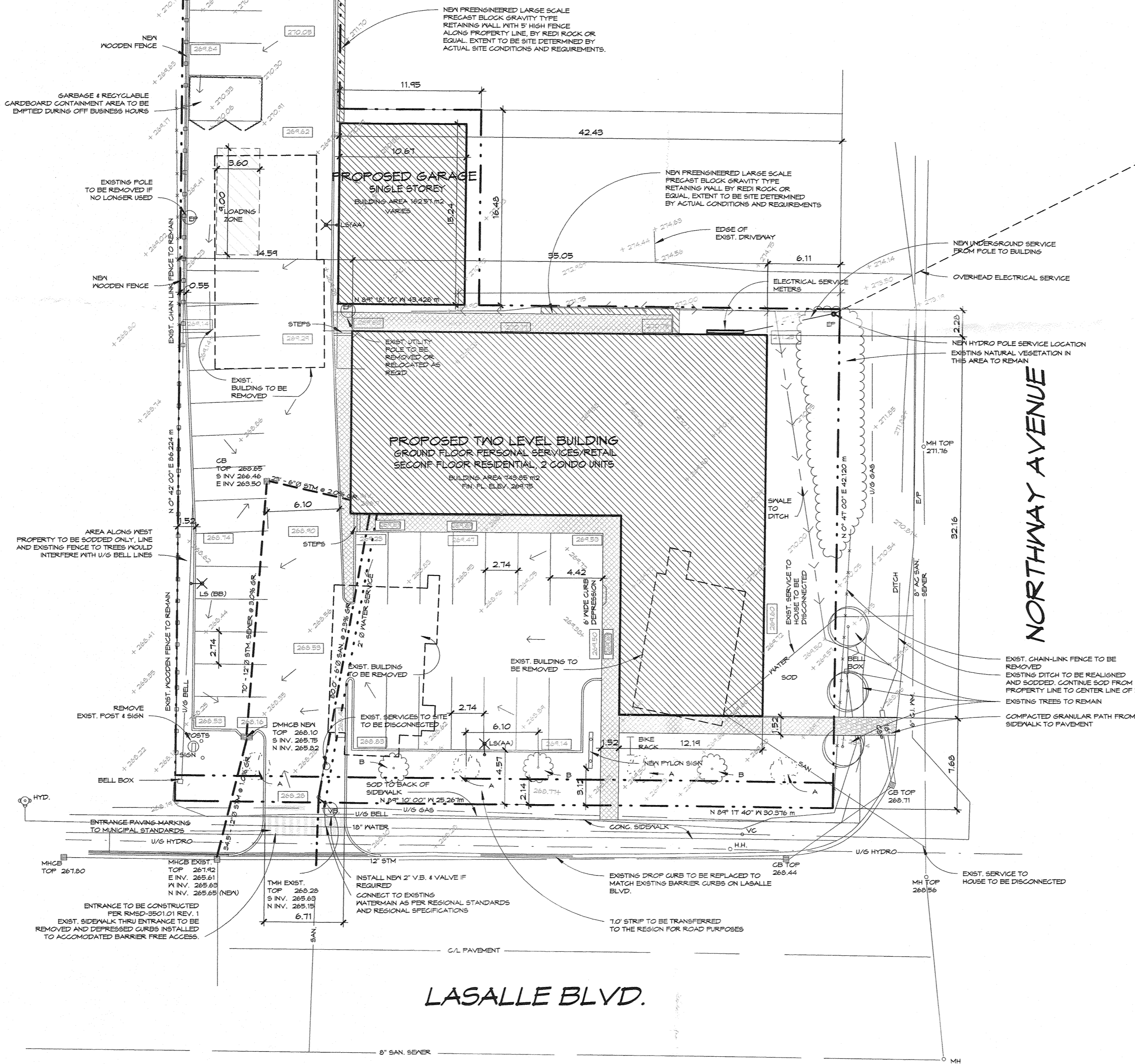
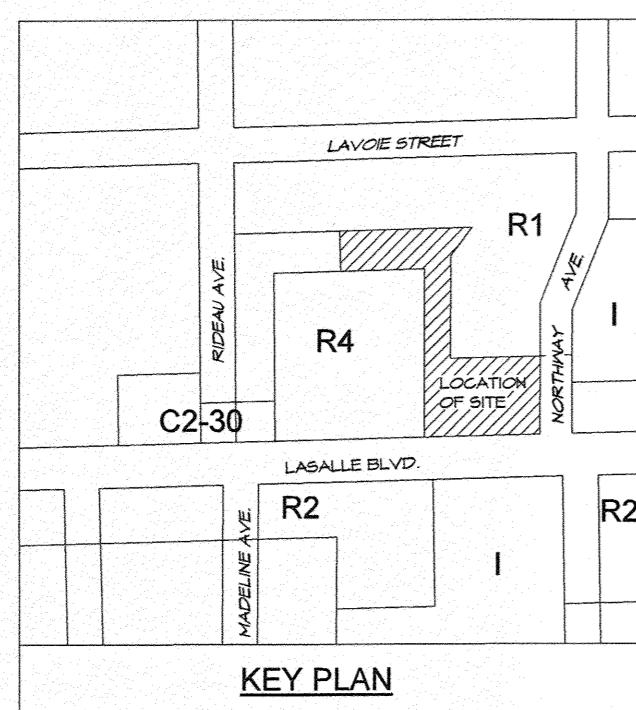
PLANTING LIST

DESIGNATION	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING TIME	NOTES	QUANTITY
A	KALMIA LATIFOLIA	MOUNTAIN LAUREL	8'-0"	BALLED IN BURLAP	4
B	AMELANCHIER ALNIFOLIA	SERVICE BERRY	8'-0"	BALLED IN BURLAP	3

NOTE: CALIPER TO BE MEASURED AT 6" (150MM) ABOVE GROUND. CONTIGUOUS TREES SHALL BE A MINIMUM HEIGHT OF 9'-3" (1.81M) AT THE TIME OF PLANTING. DISCONTIGUOUS TREES SHALL BE MINIMUM HEIGHT OF 8'-0" (2.44M) AT THE TIME OF PLANTING.

LEGAL PROPERTY DESCRIPTION

P.I.N. 02111-0220 (L.T.)
BEING PART OF BLOCK 'A'
REGISTERED PLAN M-246
AND
P.I.N. 02110-0221 (L.T.)
DESIGNATED AS
PART 3, PLAN SR-1908
BEING
PART OF BLOCK 'A'
REGISTERED PLAN M-246
AND ALSO
DESIGNATED AS
PART 2, PLAN SR-1908
BEING
PART OF LOT 3
CONCESSION 6
TOWNSHIP OF MCKIM
REGIONAL MUNICIPALITY OF SUDBURY
DISTRICT OF SUDBURY



GENERAL NOTES

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL OF HIS WORK CONFORMS TO THE REQUIREMENTS OF THE APPLICABLE CODES, STANDARDS AND SPECIFICATIONS, DRAWINGS, AND NOTED. SITE REVIEW BY CONSULTANTS IS FOR THE SOLE PURPOSE OF OBSERVING AND REPORTING ON CONFORMANCE WITH THE DESIGN CONCEPT. CERTIFICATION OF THE WORKS TO THE MUNICIPALITY. RESPONSIBILITY FOR ERRORS & OMISSIONS IN THE CONSTRUCTION AND FOR MEETING ALL REQUIREMENTS RESTS SOLELY ON THE CONTRACTOR. THE CONTRACTOR OWES A DUTY TO REPORT ALL INCONGRUITIES IN WRITING BETWEEN THE DESIGN DRAWINGS AND SITE CONDITIONS TO THE CONSULTANTS IMMEDIATELY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE CONSEQUENCES OF NOT REPORTING SUCH INCONGRUITIES.
- THE CONTRACTOR IS ADVISED THAT THE SITE PLAN AGREEMENT REQUIRES THE OWNER OF THE PROPERTY TO ENGAGE AN ENGINEERING CONSULTANT FIRM TO INSPECT, TEST AND CERTIFY THE WORKS MEET THE REQUIREMENTS OF THE MUNICIPALITY. THEREFORE NO CONSTRUCTION IS TO BE UNDERTAKEN WITHOUT THE BENEFIT OF THE INSPECTION & TESTING OF THE ENGINEERING CONSULTANT.
- ELEVATIONS AND CONTOUR LINES ARE AS SHOWN.
- ALL SITEWORK SHALL COMPLY WITH THE REGION OF SUDBURY STANDARDS AND SPECIFICATIONS.
- SURFACE GRADE SHALL BE 1.5% MIN. 6% MAX. OR AS INDICATED.
- ALL DRIVES, PARKING AREAS, ENTRANCES AND ENTRANCE RADI SHALL BE CONSTRUCTED AS PER ASPHALT DETAIL AND BE PAVED TO THE EXISTING EDGE OF ROADWAY ASPHALT.
- AREAS WITH HEAVY TRUCK TRAFFIC SHALL BE PAVED AS PER HEAVY TRUCK TRAFFIC ASPHALT DETAIL.
- SUBGRADES FOR DRIVEWAY & PARKING AREAS SHALL BE CHECKED BY A SOILS ENGINEER PRIOR TO PLACING OF GRANULARS TO ENSURE THAT FROST SUSCEPTIBLE MATERIALS ARE NOT PRESENT. THE BASE THICKNESSES & ASPHALT MAY BE INCREASED TO SUIT THE REQUIREMENTS ON SITE. SLOPE ALL SUBGRADE MIN. 1.5% TO PREVENT WATER PONDING BELOW GRADE.
- CONCRETE CURBS SHALL BE CAST IN PLACE AS PER DETAIL.
- PARKING SPACES AS PER CITY OF SUDBURY ZONING BY-LAW REQUIREMENTS.
- LOADING SPACE AS PER CITY OF SUDBURY ZONING BY-LAW REQUIREMENTS.
- HANDICAPPED PARKING SPACES ARE TO BE IN ACCORDANCE WITH THE CITY OF SUDBURY BY-LAW 19-182, WITH RESPECT TO NUMBER, SIZE, SIGNS, ETC.
- REQUIRED PARKING BASED ON 1 CAR PER 215.2 sq. FT. NET FLOOR AREA.
- PROVIDE 6" COVER FOR WATERMAN AND ALL WATER SERVICES. SANITARY SEWER AND WATER SHALL BE SEPARATED BY NO LESS THAN 10".
- ALL SERVICES SHALL BE STORED IN DESIGNATED AREAS & PRIVATE PICK-UP.
- FIELD VERIFY EXISTING ROAD GRADES AND REPORT DISCREPANCIES TO ENGINEER.
- FIELD VERIFY LOCATION OF ALL EXISTING SERVICES. ALL SERVICES MAY NOT APPEAR ON THIS PLAN.
- ALL DISTURBED ADJACENT PROPERTIES SHALL BE RESTORED TO ORIGINAL CONDITIONS.
- ALL UNDERGROUND STRUCTURES ON REGIONAL R.O.P.M. SHALL CONFORM TO RMO - 122(01) FOR FROST PROTECTION.
- IN AREAS OF ROCK EXCAVATION FOR PARKING ENSURE NO ROCKETS EXIST TO TRAP SUBSURFACE WATER AND THAT SUBSURFACE DRAINAGE SLOPES OF AT LEAST 1.5% ARE MAINTAINED.
- IN FROST SUSCEPTIBLE SOILS PROVIDE A SUBSURFACE DRAINAGE SYSTEM.
- ALL ORGANIC MATERIAL IS TO BE STRIPPED FROM THE PARKING AND DRIVE AREAS.
- PROVIDE A MINIMUM SLOPE OF 2% AWAY FROM ALL BUILDINGS.
- ALL BUILDING FRONTAGES TO BE PROVIDED WITH BARRIER FREE ACCESSIBLE RAMPS. ENSURE NO FROST SUSCEPTIBLE MATERIALS ARE WITHIN 6' OF THE AFFECTED AREAS. PROVIDE WHEELCHAIR COMPRESSIONS AND RAMPS AT ALL SIDEWALK ENDS AND AT ALL HANDICAPPED PARKING LOCATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO THE REQUIREMENTS OF THE SOILS REPORT.
- SANITARY TEST MANHOLE IS ALREADY EXISTING.
- PROVIDE CONCRETE CURB & GUTTERS FOR ALL DRIVEWAY ENTRANCES FROM LIMIT OF PROPERTY LINE TO THE END OF THE RADI, AS PER RMO-08(01) REV.1
- ALL EXISTING UNUSED SERVICES (I.E. WATER, SANITARY, HYDRO, TELEPHONE, CABLE ETC.) TO BE DISCONNECTED.
- ALL UNUSED SERVICE POLES ON SITE TO BE REMOVED.
- ALL NON-HYDRO, TELEPHONE, CABLE TV TO BE BURIED.

NOTE:
TENANT LAYOUTS, AND THE FLOOR AREAS FOR WASHROOMS, CLOAK ROOMS, LOCKER ROOMS AND INDIVIDUAL MILE ROOMS MAY EFFECT THE CALCULATED NET FLOOR AREA LISTED IN BUILDINGS & SITE DATA.

LEGEND

- EXISTING SPOT ELEVATION
- SURFACE DRAINAGE DIRECTION
- CONCRETE CURB
- FINISHED GRADE (BOXED)
- CONTOUR LINE
- CONCRETE SIDEWALK
- OPAQUE WOOD FENCE
- PROPERTY LINE
- EASEMENT
- WATER SERVICE
- SANITARY SEWER
- STORM SEWER
- GAS LINE
- ELECTRICAL POLE
- HYDRANT
- SURVEY MONUMENT
- LIGHT STANDARD
- CATCH BASIN
- MANHOLE
- VALVE BOX
- DRAINAGE SWALE

REVISIONS:

NO.	DATE	DESCRIPTION
1	FEB. 09	ISSUED
2	DEC. 07	REVISED AS PER REGIONAL COMMENTS AUG. 2007
3	JUL. 11/07	REVISED AS PER REGIONAL COMMENTS AUG. 2007
4	MAY. 21/07	REVISED AS PER REGIONAL COMMENTS AUG. 2007
5	MAY. 1/07	REVISED AS PER REGIONAL COMMENTS AUG. 2007

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SITE PLAN

SKATER'S EDGE COMMERCIAL BUILDING

Suburb Ont.

Skater's Edge

1. INFORMATION ONLY
2. PRELIMINARY DESIGN
3. DESIGN STAGE
4. ESTIMATE APPROVAL
5. ESTIMATE APPROVAL
6. SITE PLAN AGREEMENT
7. TENDER
8. BUILDING PERMIT
9. CONSTRUCTION
10. OTHER

DRAWING ISSUE INFORMATION

THIS DRAWING PRINTED ON:

DRAWN: T.W.S.
CHD: SR
BY: W
DATE: MAR 31/07
SCALE: 1"=20'