

SITE STATISTICS

SITE ZONING:	M1
LOT AREA =	369,738 SQ.FT. [34,349m ²] (8.49 ACRES)
REQUIRED FRONT YARD SETBACK =	24.61' [7.5m]
REQUIRED REAR YARD SETBACK =	32.81' [10.0m]
REQUIRED SIDE YARD SETBACK =	14.76' [4.5m]
MIN. FRONTAGE REQUIRED =	59.1' [18.0m]
EXISTING FRONTAGE PROVIDED =	631.18' [192.38m]
EXISTING GROSS BUILDING AREA	
EXISTING OFFICE =	3,195 SQ.FT. [296.8m ²]
EXISTING MEZZANINE =	1,170 SQ.FT. [108.7m ²]
EXISTING PLANT =	42,000 SQ.FT. [3,901.9m ²]
TOTAL EXISTING GROSS BUILDING AREA =	46,365 SQ.FT. [4,307.4m ²]
PLANT ADDITION =	40,050 SQ.FT. [3,720.7m ²]
TOTAL GROSS BUILDING AREA =	86,415 SQ.FT. [8,028.2m ²]
MAX. LOT COVERAGE =	184,869 SQ.FT. [17,174m ²] = (50.0%)
LOT COVERAGE PROVIDED =	85,245 SQ.FT. [7,919.5m ²] (23.06%)
PARKING REQUIRED =	93 SPACES INCL. 3 B.F. SPACES
EX. PARKING REMOVED =	49 SPACES
EX. PARKING TO REMAIN =	24 SPACES INCL. 2 B.F. SPACES
NEW PARKING ADDED =	69 SPACES INCL. 1 B.F. SPACE
TOTAL PARKING PROVIDED =	93 SPACES INCL. 3 B.F. SPACES
MIN. LANDSCAPE AREA REQUIRED =	73,947 SQ.FT. (20.0%)
LANDSCAPE AREA PROVIDED =	120,730 SQ.FT. (32.65%)
MAX. HEIGHT OF ADDITION =	25'-9" A.F.F. (7.84m)

BUILDING CLASSIFICATION

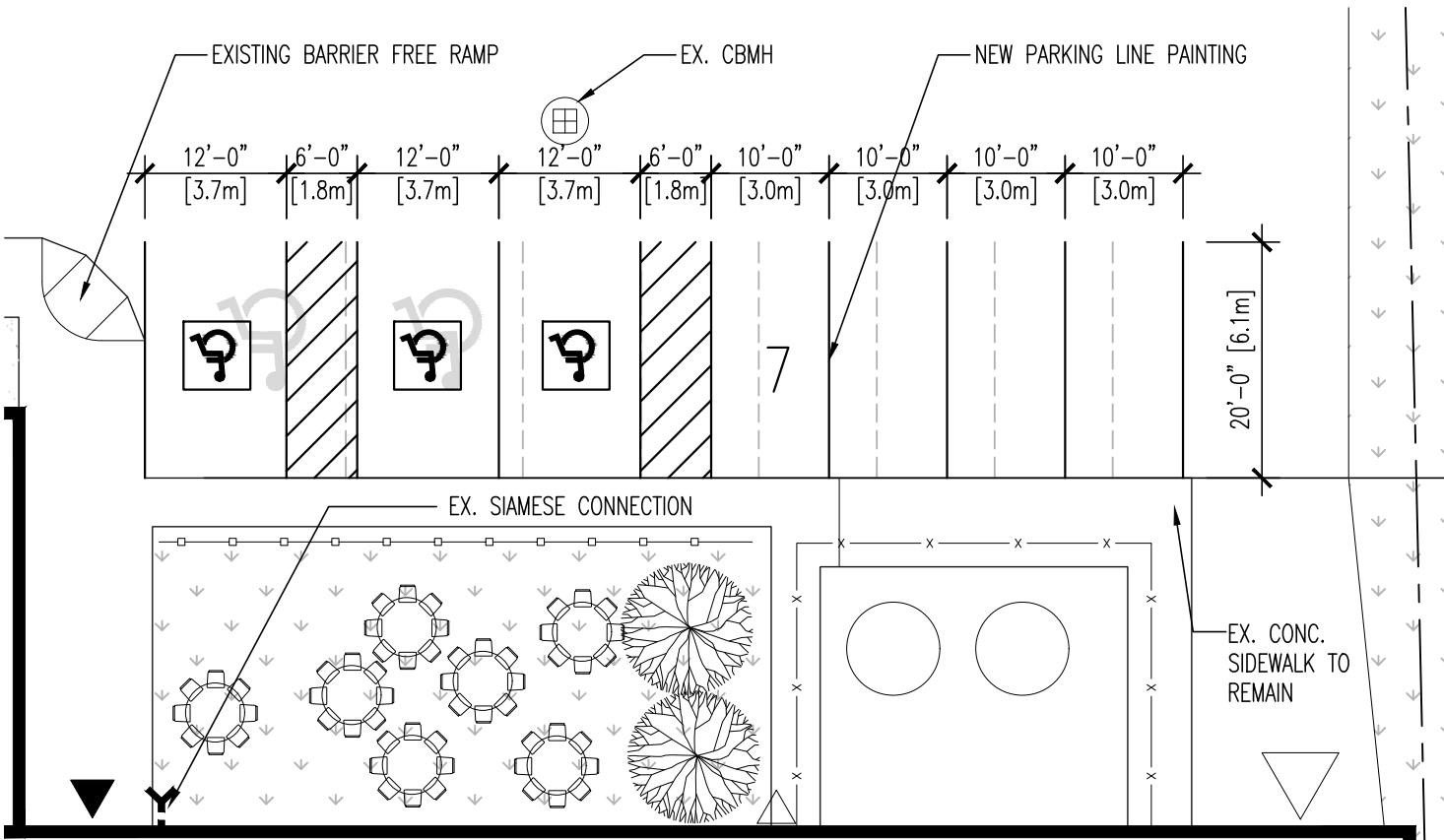
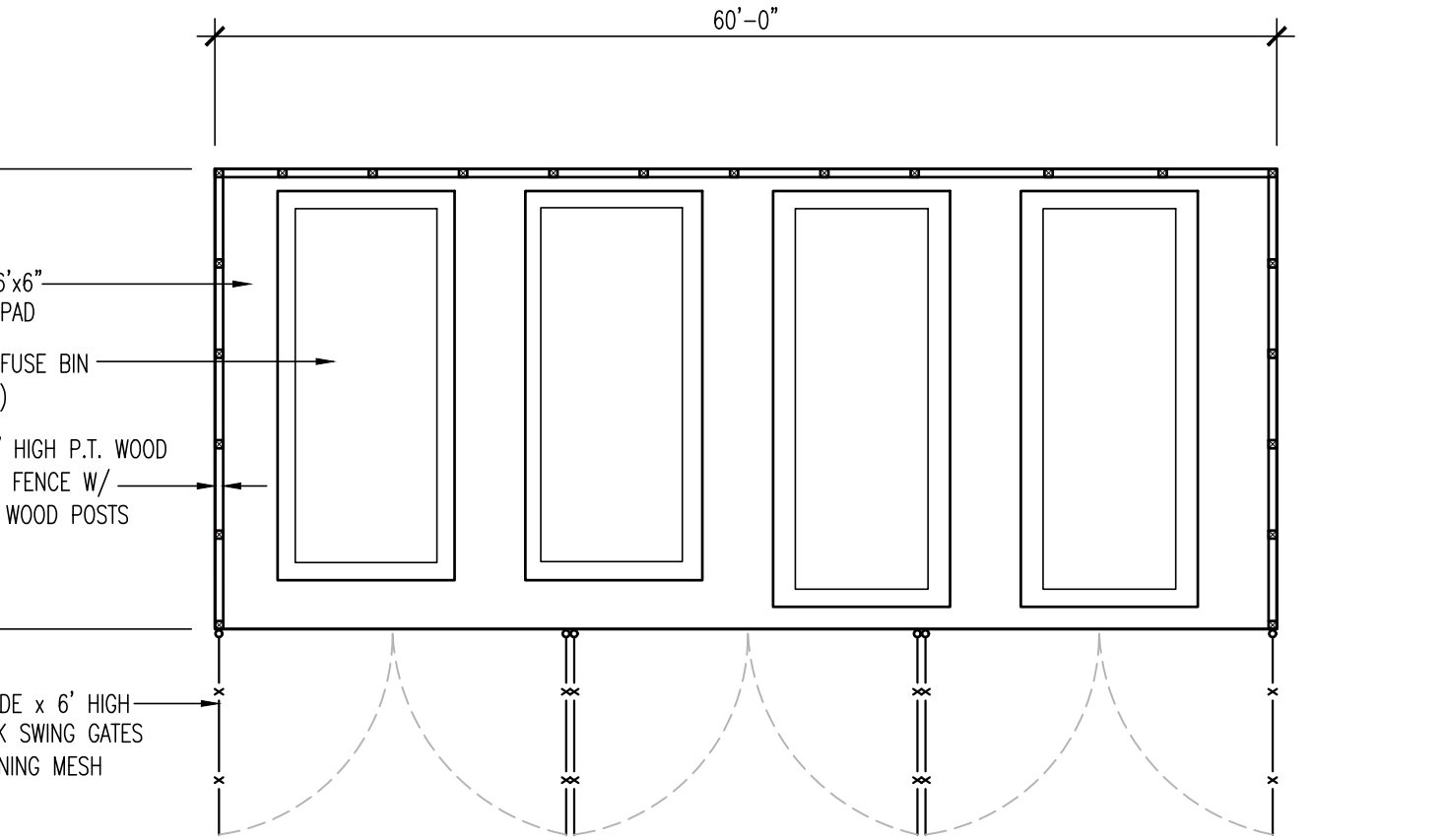
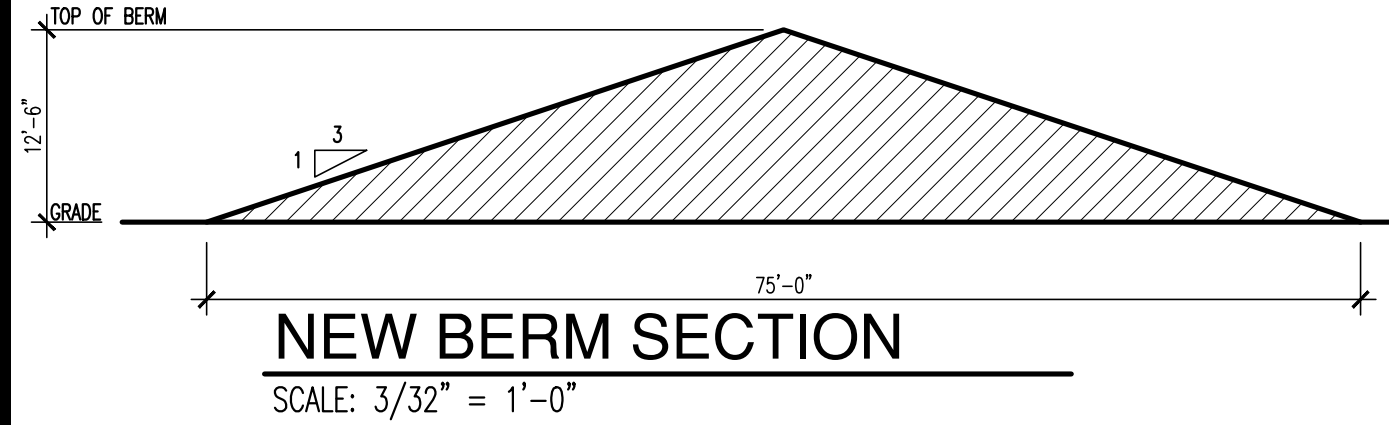
INDUSTRIAL BUILDING, GROUP F, DIVISION 3,
ONE STOREY, (O.B.C. 3.2.2.77)
BUILDING SPRINKLERED (NEW PLANT ADDITION ONLY)

TOWN OF LAKESHORE PARKING REQUIREMENTS

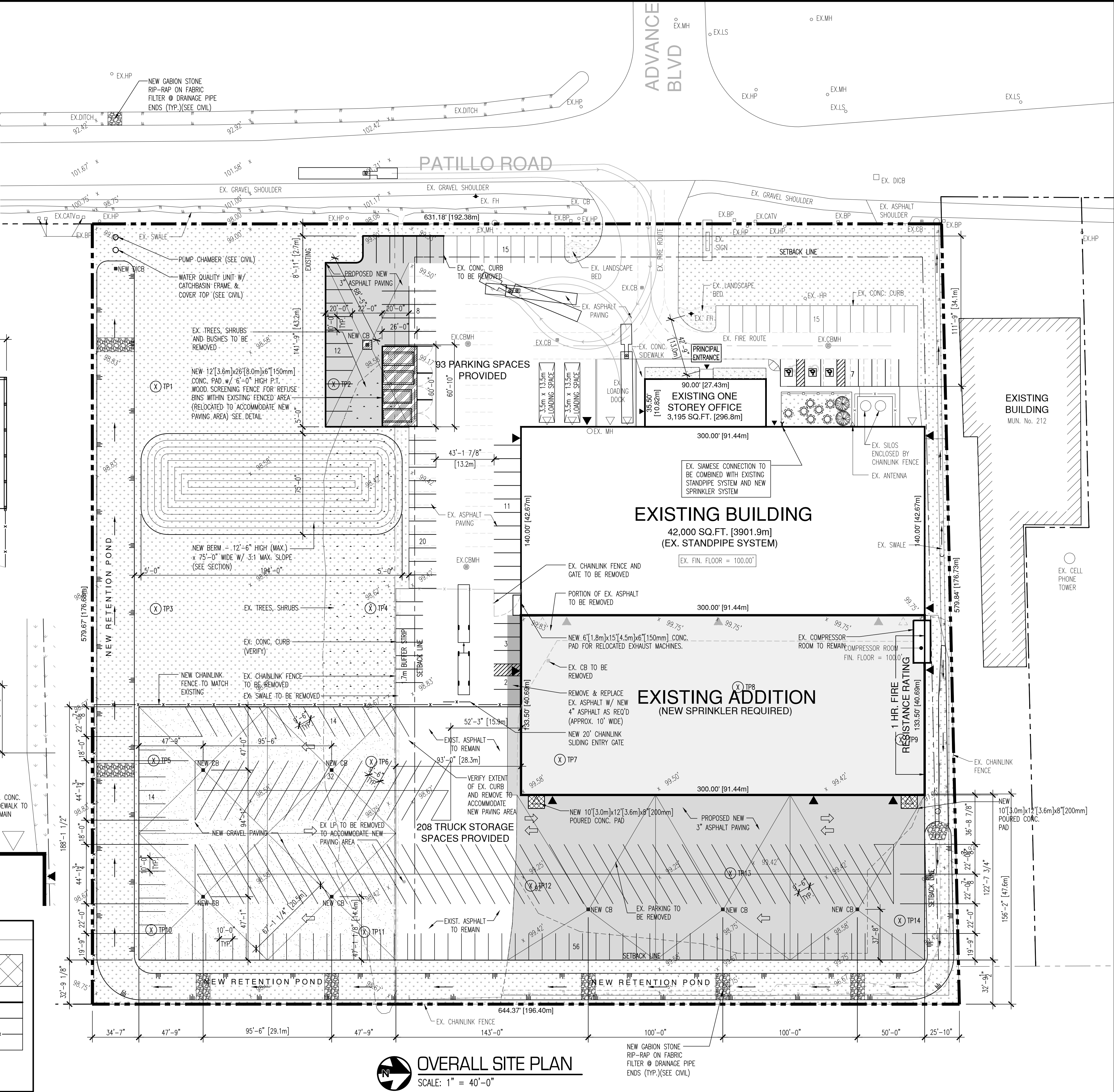
OFFICE = 1 SPACE PER 269.1 SQ.FT. (25.0m²)
MANUFACTURING = 1 SPACE PER 1,022.5 SQ.FT. (95.0m²)

PARKING BREAKDOWN

OFFICE = 3,195 SQ.FT. [296.8m²] = 11.87 SPACES
MANUFACTURING = 82,050 SQ.FT. [7,226.6m²] = 80.24 SPACES
TOTAL SPACES REQUIRED = 92.11 SPACES



PAVING QUANTITIES			
NEW 4" ASPHALT	680 SQ. FT.	NEW 8" CONCRETE PAD	240 SQ. FT.
NEW GRAVEL PAVING	35,935 SQ. FT.	PROPOSED NEW 6" CONC. CURB	290 LN. FT.
NEW 3" ASPHALT	45,360 SQ. FT.	PROPOSED NEW CHAINLINK FENCE	765 LN. FT.
NEW 6" CONCRETE PAD/APRON	1,485 SQ. FT.		



DRAWING TITLE:

OVERALL SITE PLAN

PROJECT/CLIENT:

PROPOSED PLANT ADDITION
PATILLO ROAD, LAKESHORE, ON.

DATE

ISSUED FOR:

DATE

ISSUED FOR:

PROJECT No.: 2016032.003

SCALE: 1" = 40'-0"

DRAWN BY: MH/RU

CHECKED BY: DI

GENERAL NOTES:

ALL DIMENSIONS TO BE CALCULATED
AND VERIFIED ON THE JOB SITE. ANY
AND ALL DISCREPANCIES ARE TO BE
REPORTED TO THE ARCHITECT OR
ENGINEER. ALL DRAWINGS REMAIN
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DO NOT SCALE DRAWINGS

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NOTES:

DRAWING No.:

A1.0