

Fire Route Signage

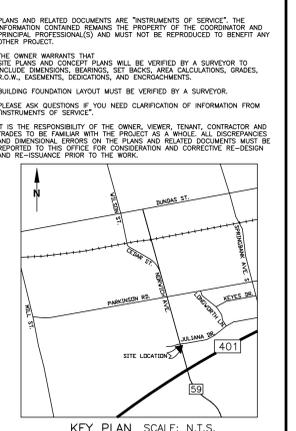
Site Data

- GROSS SITE AREA: 28,578.5 m² / 307,626.5 s.f.
7.06 acres / 2,8578 ha.
- BUILDING AREA:
 - A. BUILDING "A": 336.67 m² / 3,624.0 s.f.
 - B. BUILDING "B": 445.8 m² / 4,798.7 s.f.
 - C. BUILDING "C": 241.15 m² / 2,595.8 s.f.
 - D. BUILDING "D": 232.2 m² / 2,391.8 s.f.
 - E. BUILDING "E": 773.79 m² / 8,329.3 s.f.
 - F. BUILDING "F": 521.05 m² / 5,608.72 s.f.
 - G. BUILDING "G": 2,035.18 m² / 21,907.25 s.f.
 - H. BUILDING "H": 37.39 m² / 402.5 s.f.
- TOTAL BUILDING AREA: 4,613.25 m² / 49,658.23 s.f.

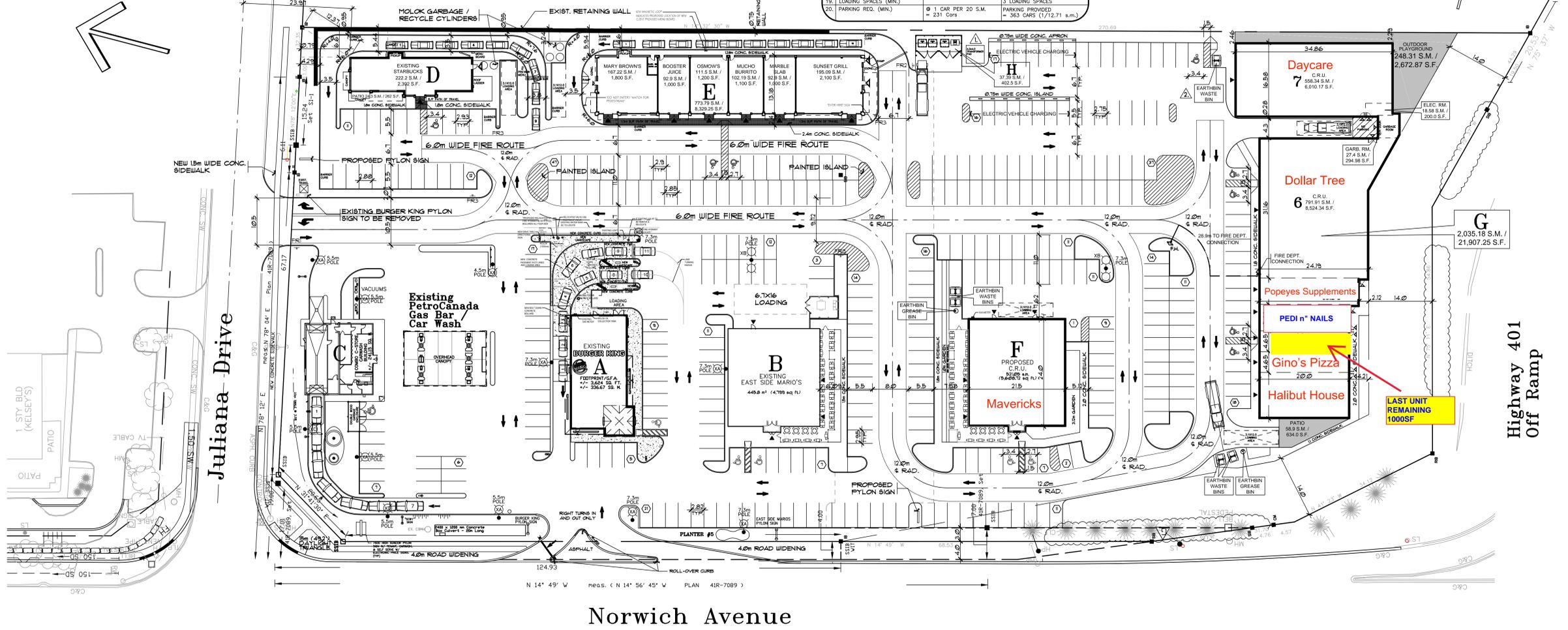
ITEM	ZONING	PROPOSED
1. PERMITTED USES	BY-LAW SECTION 16.1	BY-LAW SECTION 16.1
2. ARTERIAL ROAD SETBACK (MIN.)	22.5m from centreline	23.97m (78.64')
3. LOT DEPTH (MIN.)	30.0 m (98.43')	253.76m (832.5')
4. LOT FRONTAGE (MIN.)	20.0 m (65.62')	110.0m (360.89') - JULIANA
5. FRONT YARD (MIN.)	4.8m (15.75')	3.0m (9.84')
6. REAR YARD (MIN.)	3.0m (9.84')	3.0m (9.84')
7. INTERIOR SIDE YARD (MIN.)	2.0m except that any bldg. located within 120m of the northerly lot line to be 3.0m	3.0m (9.84')
8. DRIVE THRU LANE SETS (MIN.)	1.5m (4.92')	4.29m (14.07')
9. DRIVE THRU LANE SETS (MIN.)	0.6m (1.97')	0.6m (1.97')
10. GARBAGE ENCL. SETBK. (MIN.)	0.6m (1.97')	0.6m (1.97')
11. LANDSCAPED OPEN SPACE (% MIN.)	10% min.	10% min.
12. LOT COVERAGE (% MAX.)	30%	16.72% ON 4,777.9 s.m.
13. HEIGHT 1 STOREY BLDG. (MAX.)	11.0m (36.1')	10.5m (34.45')
14. JULIANA DRIVE WIDTH (MAX.)	13.0m (42.65')	10.5m (34.45')
15. GROSS FLOOR AREA FOR NON-DEPT. STORE (MAX.)	325.0 s.m. (3,498.4 s.f.)	325.0 s.m. (3,498.4 s.f.)
16. LOADING SPACES (MIN.)	1 CAR PER 20 S.M. = 231 Cars	3 LOADING SPACES PARKING PROVIDED = 363 CARS (1/12.71 s.m.)



Google Site Photo

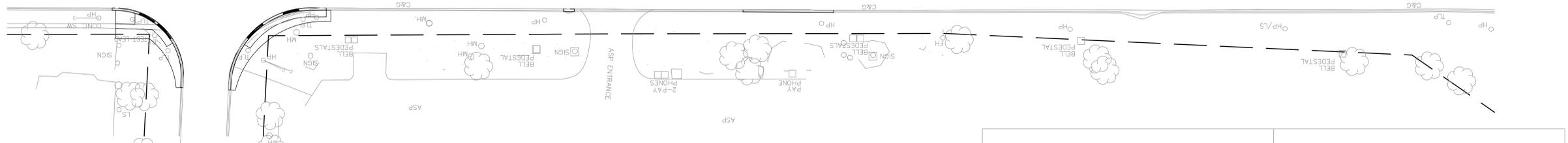


KEY PLAN SCALE: N.T.S.



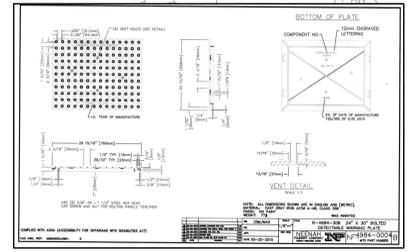
Norwich Avenue

Highway 401
Off Ramp

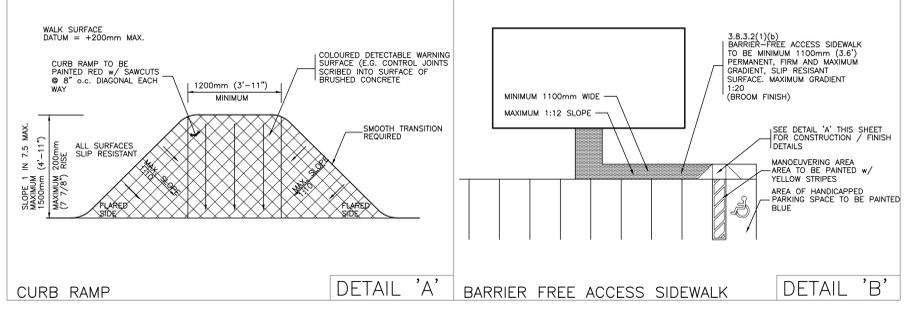


SITE PLAN

1 : 400



Tactile Walking Surface Indicator Detail



CURB RAMP DETAIL 'A' BARRIER FREE ACCESS SIDEWALK DETAIL 'B'

"PLANS AND RELATED DOCUMENTS ARE 'INSTRUMENTS OF SERVICE'. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE COORDINATOR AND PRINCIPAL, PROFESSIONALLY AND MUST NOT BE REPRODUCED TO BENEFIT ANY OTHER PROJECT."
 "THE OWNER WARRANTS THAT THE PLANS AND CONCEPT PLANS WILL BE VERIFIED BY A SURVEYOR TO INCLUDE DIMENSIONS, BEARINGS, SET BACKS, AREA CALCULATIONS, GRADES, R.O.W., EASEMENTS, DEDICATIONS, AND ENCROACHMENTS."
 "BUILDING FOUNDATION LAYOUT MUST BE VERIFIED BY A SURVEYOR."
 "PLEASE ASK QUESTIONS IF YOU NEED CLARIFICATION OF INFORMATION FROM INSTRUMENTS OF SERVICE."
 "IT IS THE RESPONSIBILITY OF THE OWNER, VIEWER, TENANT, CONTRACTOR AND TRADER TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO THIS OFFICE FOR CONSIDERATION AND CORRECTIVE RE-DESIGN AND RE-ISSUANCE PRIOR TO THE WORK."

date	item	by

SITE PLAN APPROVAL

STANFORD CONSULTING & DESIGN
 625 EMERY STREET EAST - LONDON - ONTARIO - M6C 2E3
 TEL. (519) 679-8888 - Email stanford@erecink.com

PROJECT:
PROPOSED COMMERCIAL DEVELOPMENT
 Hwy. No. 59 at Juliana Drive
 WOODSTOCK ONTARIO

SHEET TITLE:
SITE PLAN - PHASE 3

DATE: DEC. 11, 2024 DRAWN: M.S.

SP:1

SHEET No. SCALE: 1 : 400 COMP. REF. /SITE15