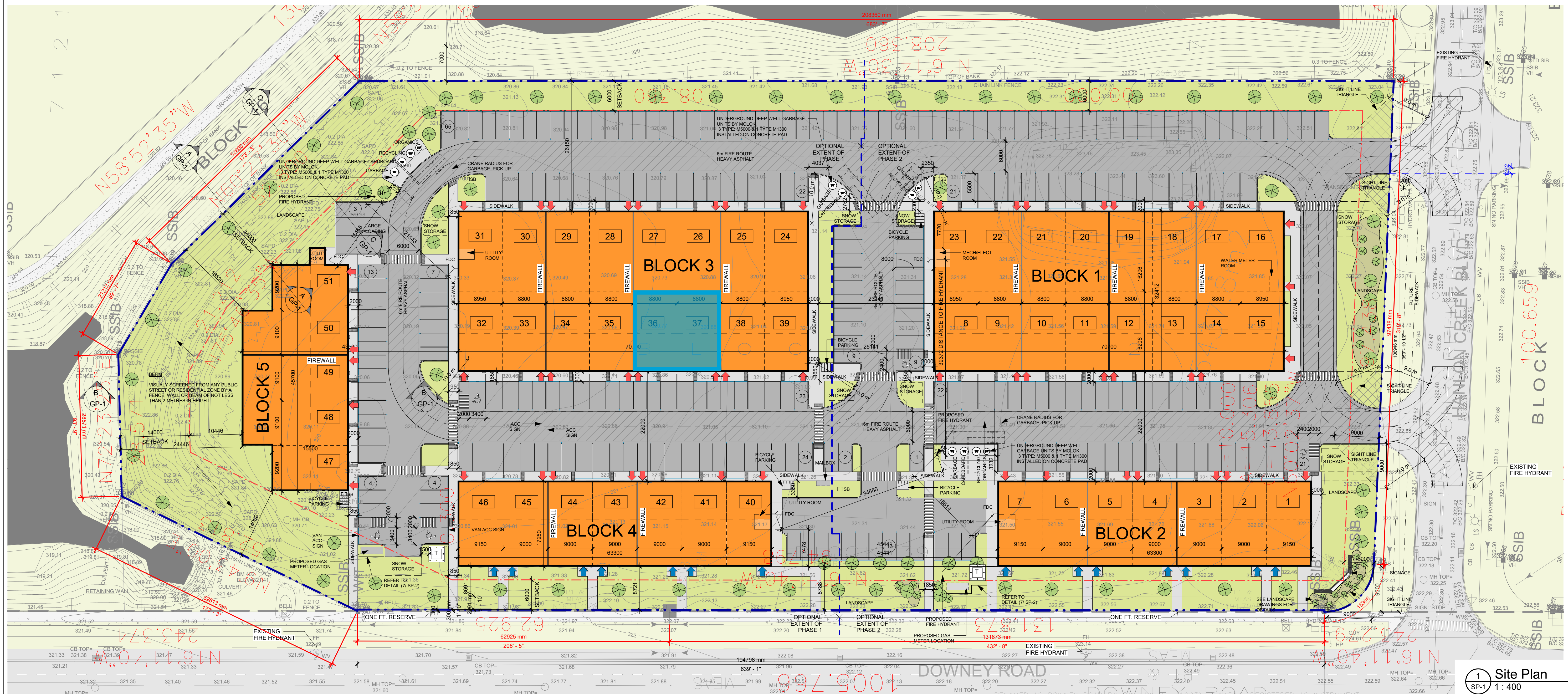
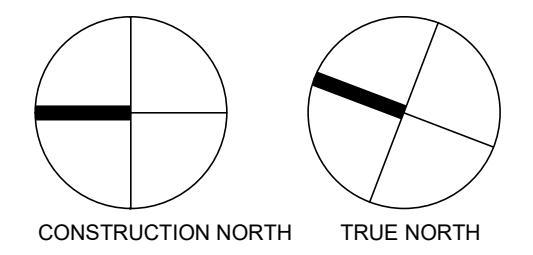


NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-03-19
2	CLIENT REVIEW	2021-03-25
3	CLIENT REVIEW	2021-06-09
4	CONSULTANTS COORD	2021-06-11
5	SITE PLAN APPROVAL	2021-07-01
6	RE-ISSUED FOR SPA	2021-11-04
7	CLIENT REVIEW	2021-12-06
8	RE-ISSUED FOR SPA	2022-03-02
9	ISSUED FOR PERMIT	2022-MAY-24
10	RE-ISSUED FOR SPA	2022-06-17
11	RE-SUBMITTED FOR PERMIT	2022-OCT-21
12	SPA NO. 4	2022-NOV-22

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNERS RIGHTS. MAKING MINOR CHANGES TO PLANS DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INDECENT INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©



1 Site Plan
SP-1 1:400



SITE CONTEXT

- PROPOSED BUILDING
- LANDSCAPE
- ASPHALT DRIVEWAY
- CONCRETE CURB
- CONCRETE SIDEWALK
- PAVERS
- MULCH/ WOODCHIPS
- PAINTED ROAD LINES
- WOOD DECKING
- 6m WIDE FIRE ROUTE ASPHALT
- SIAMASE CONNECTION
- LIGHT STANDARD
- PROPOSED FIRE HYDRANT
- DEPRESSED CURB
- NO PARKING SIGN FOR FIRE ROUTE IN ACCORDANCE WITH THE CITY OF WELLSAND SIGN BY-LAW AND OBC
- SETBACKS
- PROPERTY LINE
- HANDICAP PARKING
- M.O.C. GARBAGE PICK UP TO BE PRIVATE
- FIRE DEPARTMENT CONNECTION
- M.H. MANHOLE
- C.B. CATCHBASIN
- PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS
- PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- SERVICE ENTRANCE
- EV CHARGE (FUTURE ELECTRIC VEHICLE CHARGING STATION)
- S.B. SALT STORAGE BIN (1 PER BLOCK)

GENERAL NOTES:
1. ALL CONC. BASES TO BE ARCHITECTURAL BASE I. FLAG POLE, LIGHT POST, ETC.
2. ALL MECHANICAL UNITS ON THE GROUND TO BE SCREENED WITH A 3'-6" CEDAR FENCE. UNLESS OTHERWISE NOTED. REFER TO LANDSCAPE DRAWINGS

NOTES:

- IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM THE CITY OF VAUGHAN WATER SERVICES DEPARTMENT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGE OF GROUNDWATER INTO THE MUNICIPAL SEWER SYSTEMS AND WATERCOURSES;
- THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED WATERWORKS;
- ALL TREE PRESERVATION WITHIN THE RIGHT OF WAY LANDS SHALL BE IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND TREE PRESERVATION DRAWINGS AND REPORTS, APPROVED BY CITY OF VAUGHAN'S URBAN FORESTS;
- PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT OF WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT UNIT;
- STAFF HAS REVIEWED THE APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND UNDER ONE OWNER. UPON COMPLETION, IF ANY PARTY, INCLUDING THE APPLICANT ARE ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF THE LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT;
- REFER TO THE APPROVED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE, PREPARED BY A REGISTERED ENGINEER, FOR ALL SITE SERVICING AND ABOVE GROUND CONNECTIONS INFORMATION.
- BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND THE EXTERIOR BUILDING MATERIALS.
- PROPOSED FIRE ROUTE SHALL PROVIDE LOAD SUPPORT SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE CODE, CAN/CSA-608, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.
- NO CONSTRUCTION ACCESS OR STORAGE OF MATERIALS WILL BE PERMITTED IN THE ADJACENT CITY OPEN SPACE DURING SITE CONSTRUCTION. IF ANY DAMAGE OCCURS PLEASE CONTACT PARK PLANNING, PS-PARKS, PARKTRAILDEVELOPMENT@GUELPH.CA PRIOR TO ANY RESTORATION WORK.
- GARBAGE PICK UP - WILL BE PRIVATE
- CLEAR GLAZING SHALL NOT BE COVERED FROM EITHER THE EXTERIOR OR INTERIOR
- BUFFER STRIPS MINIMUM WIDTH OF 14 METRES.
- ALONG THE NORTHERLY ZONE LINE SHALL CONSIST OF A LANDSCAPED BERM A MINIMUM HEIGHT OF 2 METRES.
- LANDSCAPING SHALL INCLUDE CONIFEROUS TREES PLANTED AT MINIMUM 3 METRE CENTRE INTERVALS. LANDSCAPE MATERIAL SHALL BE A MINIMUM OF 6 CM CALIPER FOR DECIDUOUS TREES AND 2 METRE HEIGHT FOR CONIFEROUS TREES.

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	7593.18 m ²	81732 ft ²	29.9%
MECH ROOM FOOTPRINT	57.38 m ²	618 ft ²	0.2%
HARD LANDSCAPE			
ASPHALT	8749.68 m ²	94181 ft ²	34.5%
CURB	204.05 m ²	2196 ft ²	0.8%
SIDEWALK	11024.15 m ²	118663 ft ²	43.4%
SOFT LANDSCAPE			
LANDSCAPE 1	6496.43 m ²	69927 ft ²	25.6%
LANDSCAPE 2	201.78 m ²	2172 ft ²	0.8%
	6698.22 m ²	72099 ft ²	26.4%
	25372.93 m ²	273112 ft ²	100.0%
OVERALL SITE	25379.49 m²	273183 ft²	100.0%

PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
ACCESSIBLE STALL - TYPE A - 5.4m X 5.5m	5400x5500	3
ACCESSIBLE STALL - TYPE B - 4.4m X 5.5m	4400 x 5500	2
TYPICAL STALL	2750 x 5500	206
TYPICAL STALL	3300 X 7000	32
TYPICAL STALL	3500 x 7000	19
		262
		262

PARKING SCHEDULE - BICYCLE PARKING		
TYPE	DESCRIPTION	COUNT
BICYCLE PARKING	600 x 1800	20
BICYCLE PARKING		20
BICYCLE PARKING		20

LARGE LOADING:
THERE ARE ALSO 3 LARGE LOADING SPACES, NOT INCLUDED IN THE SCHEDULES ABOVE

PARKING REQUIREMENTS

ZONING B5-3 - CORPORATE BUSINESS PARK

- 4.13.4.1 INDUSTRIAL MALL
- 1 PARKING SPACE PER 50 SQ METRES UP TO 1,000 SQUARE METRES OF GROSS FLOOR AREA
- 1 PARKING SPACE PER 100 SQUARE METRES BETWEEN 1,000 SQUARE METRES AND 5,000 SQ METRES OF GROSS FLOOR AREA, AND
- 1 PARK SPACE PER 150 SQ M OVER 5000 SQ M.

OFFICE 1 PER 33 M² G.F.A.

TOTAL AREA (INCLUDES 2ND FLOOR) = 11,114 SQM

INDUSTRIAL = 11,114 M²

1000 / 50 = 20
4000 / 100 = 40
6114 / 150 = 40.76 (41)

TOTAL PARKING REQUIRED = 101

TOTAL ACCESSIBLE SPACES REQUIRED (PER FDM 4.3.12 PARKING) REQUIRED: 76-100 = 2 TYPE A (VAN ACC) AND 2 TYPE B REQUIRED: 101-133 = 2 TYPE A AND 3 TYPE B
WHERE ODD NUMBER TYPE B CAN BE CHANGED TO TYPE A.

TOTAL TYPICAL SPACES REQUIRED = 101
TOTAL ACCESSIBLE SPACES REQUIRED = 3 TYPE A AND 2 TYPE B

SIZES:

- TYPICAL PARKING = 2750 X 5500
- ACCESSIBLE PARKING = TYPE A = 4000 X 5500 (ACC AISLE TO BE ON PASSENGER SIDE)
- ACCESSIBLE PARKING = TYPE B = 2400 X 5500
- ACCESS AISLE = 2000 WIDE
- PARALLEL PARKING = 2750 X 7200
- LARGE LOADING = TYPE A = 3600 X 9000
- SMALL LOADING = 3500 X 7000

BUILDING STATS

UNIT COUNT: 51

TOTAL BUILDING GFA: 11,114 M²

BLOCK 1: 16 UNITS
BLOCK 2: 4 UNITS
BLOCK 3: 16 UNITS
BLOCK 4: 8 UNITS
BLOCK 5: 5 UNITS

OWNER INFO:

NAME: DAN MARION
EMAIL: DAN@KINGRIDGEDEVELOPMENTS.CA
MAILING ADDRESS: 1660 NORTH SERVICE RD. EAST, SUITE 109-B, L6H 7G3
PHONE: 416-277-7466

Hanlon Flex
Commercial
SPA FILE #:
SP21-019
Plan 61M-169

585 Hanlon Creek Blvd.
Block 2, Hanlon Industrial
Park, Guelph, Ontario

SITE PLAN

START DATE: 2021.12.06
DRAWN BY: CMC
CHECKED BY: JMC
SCALE: As indicated
PROJECT NO: 121015
DRAWING

SP-1

C:\Users\cosal\Documents\121015 - Hanlon Flex Commercial - Site_2022 - cosal@chamberlainipd.com