



**SITE CONSTRUCTION NOTES**



**SITE SYMBOL LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
M1	MATERIAL TAG	[Solid Grey]	EXISTING BUILDING	[Triangle]	ENTRANCE   EXIT
[Dashed]	CONSTRUCTION NOTE	[Star]	FIRE DEPT CONNECTION	[Arrow]	BARRIER FREE ENTRANCE   EXIT
[Dotted]	DEMOLITION NOTE	[Tree]	EXISTING TREE	[Square]	EX CATCH BASIN
[Circle]	DATUM POINT	[Line]	GAS LINE	[Circle]	LS LIGHT STANDARD
[North Arrow]	NORTH ARROW	[Line]	WATER LINE	[Circle]	HP HYDRO POLE
[Circle]	DOOR OPERATOR TAG ACTIVATION BUTTON	[Line]	STORM SEWER	[Circle]	GW GUIDE WIRE
[Square]	NEW ASPHALT PAVING	[Line]	SANITARY LINE	[Circle]	FH FIRE HYDRANT
[Square]	NEW CONCRETE PAVING	[Dashed]	PROPERTY LINE	[Tree]	EXISTING VEGETATION
		[Dashed]	6' HIGH CONSTRUCTION FENCE	[Square]	MULCHED AREA

**ZONING CHART**

No.	DESCRIPTION	REQUIRED	ACTUAL	BYLAW REF.
1	LOT DESCRIPTION	CONCESSION 1, LOT 2, 200 MAIN STREET EAST, KINGSVILLE ONTARIO		
2	ZONING CLASSIFICATION	R4.1	R4.1	6.4.1
3	PERMITTED USE	APARTMENT BUILDING   MEDICAL CLINIC	APARTMENT BUILDING   MEDICAL CLINIC	6.4.1 C
4	SIZE OF PARKING SPACE	MIN WIDTH 2.7M (9 FT) MIN LENGTH 5.5M (18FT)	MIN WIDTH 2.7M (9 FT) MIN LENGTH 5.5M (18FT)	5.14.(C)
5	PARKING AISLE	MIN WIDTH OF AISLE 6.5M	MIN WIDTH OF AISLE 6.5M	5.6
6	PARKING SPACES REQUIRED	DWELLING UNIT 1.25 PER UNIT MEDICAL CLINIC 6 PER PRACTITIONER BARRIER FREE SPACES	150 REQUIRED 60 PROVIDED 215 REQUIRED 250 PROVIDED	5.12
7	LOT FRONTAGE	MINIMUM 25M	ACTUAL 61.722M	6.4.1
8	FRONT YARD DEPTH	MINIMUM 8M	ACTUAL 8M	6.4.1
9	INTERIOR SIDE YARD	MINIMUM 4.5M	ACTUAL 4.5M	6.4.1
10	EXTERIOR SIDE YARD	MINIMUM 4.5M	ACTUAL N/A	6.4.1
11	REAR YARD DEPTH	MINIMUM 22M	ACTUAL 24.5M	6.4.1
12	LOT COVERAGE	MAXIMUM 45%	ACTUAL 16.6%	6.4.1
13	BUILDING HEIGHT	MAXIMUM 22M	ACTUAL -	6.4.1
14	LOT AREA	MINIMUM 950 SQM	ACTUAL 22,806 SQM	6.4.1

**GENERAL SITE NOTES**

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- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CIVIL AND ELECTRICAL DRAWINGS AND THE SPECIFICATIONS. ALL WORK TO BE COORDINATED AND VERIFIED PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE TO VERIFY ALL SITE DIMENSIONS, SPOT ELEVATIONS AND REPORT AND DISCREPANCIES TO THE CONSULTANTS PRIOR TO CONSTRUCTION.
  - REPLACE, REPAIR AND MAKE GOOD ALL EXISTING CONCRETE SIDEWALKS, GRASSED AND MULCHED AREAS THAT ARE DAMAGED AS A RESULT OF THIS WORK. THIS INCLUDES ANY AREAS DAMAGED OUTSIDE THE LIMITS OF THE CONTRACT. CONTRACTOR TO DOCUMENT EXISTING SITE CONDITIONS WITH PHOTOGRAPHS PRIOR TO CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS AND EGRESS TO ALL EXISTING BUILDING, WALKWAYS, LANES ROADS AND PARKING LOTS IN THE SURROUNDING AREA.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED MATERIALS AND DEBRIS FROM THE SITE.

**01 SITE PLAN**

SP101 SCALE: 1/32" = 1'-0"

<p><b>NOTES</b></p> <p>THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING OR PROCEEDING WITH ANY WORK ON THIS PROJECT. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT COPYRIGHT 2016. THESE DRAWINGS AND SPECIFICATIONS ARE DESIGNED FOR THE CLIENT AND THE PROPERTY INDICATED ON THESE DRAWINGS ONLY AND SHALL NOT BE CONSTRUCTED FOR ANY OTHER CLIENT OR ANY OTHER PROPERTY. DO NOT SCALE DRAWINGS.</p>	<p><b>PROJECT IDENTIFICATION</b></p> <p>KINGSVILLE PICTURESQUE 200 MAIN STREET KINGSVILLE, ONTARIO</p>	<p><b>DRAWING IDENTIFICATION</b></p> <p>SITE PLAN</p>	<p><b>ORIENTATION</b></p>	<p><b>SUB-CONSULTANT</b></p>	<p><b>PRIME CONSULTANT</b></p> <p><b>ROA studio inc.</b> 67 King Street West, Chatham ON N7M 1C7 tel. 519.397.0943 email. info@roastudio.com</p>	<p><b>DISCIPLINE SEAL</b></p>	<p><b>DRAWING SUBMISSION(S)</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>04</td> <td>SITE ENTRY GATEWAY RE-CONFIGURATION</td> <td>02-02-2018</td> </tr> <tr> <td>03</td> <td>ISSUED FOR SITE PLAN APPROVAL</td> <td>11-28-2017</td> </tr> <tr> <td>02</td> <td>ISSUED FOR CLIENT REVIEW</td> <td>10-21-2016</td> </tr> <tr> <td>01</td> <td>ISSUED FOR CLIENT REVIEW</td> <td>08-25-2016</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	04	SITE ENTRY GATEWAY RE-CONFIGURATION	02-02-2018	03	ISSUED FOR SITE PLAN APPROVAL	11-28-2017	02	ISSUED FOR CLIENT REVIEW	10-21-2016	01	ISSUED FOR CLIENT REVIEW	08-25-2016	<p><b>INTERNAL INFO</b></p> <p>ARCHITECTURE</p> <p>PROJECT ID DRAWN BY REVIEWED BY DATE SCALE</p> <p>MM-DD-YY</p> <p>ROA16-021 J. OUELLETTE M. RAPOSO 11.28.2017 AS NOTED</p>	<p>COPYRIGHT 2016</p>
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ROA16-021 KINGSVILLE PICTURESQUE

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