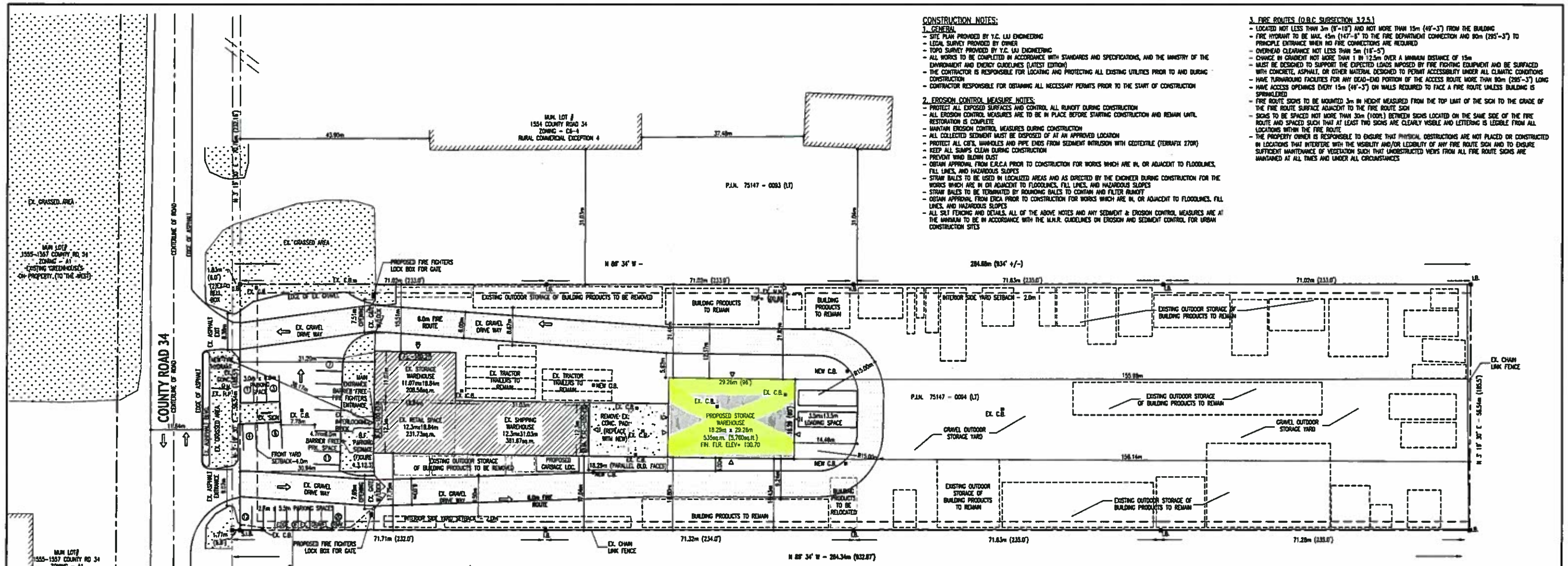


CONSTRUCTION NOTES:

1. GENERAL

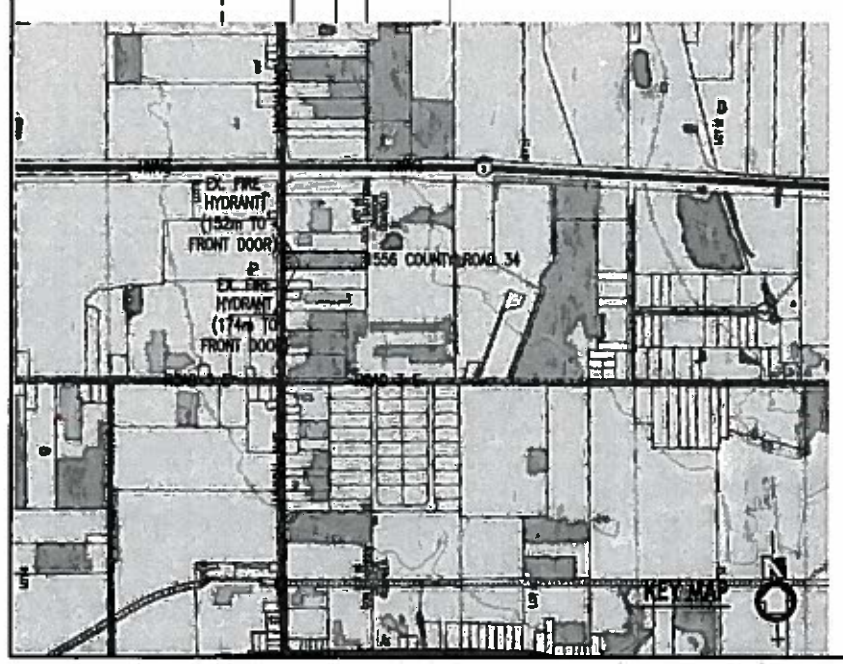
- SITE PLAN PROVIDED BY Y.C. LIU ENGINEERING
- LOCAL SURVEY PROVIDED BY OWNER
- TOPO SURVEY PROVIDED BY Y.C. LIU ENGINEERING
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS, AND THE MINISTRY OF THE ENVIRONMENT AND ENERGY GUIDELINES (LATEST EDITION)
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION

2. EROSION CONTROL MEASURE NOTES:

- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION
- ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN UNTIL RESTORATION IS COMPLETE
- MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION
- ALL COLLECTED SEDIMENT MUST BE DISPOSED OF AT AN APPROVED LOCATION
- PROTECT ALL CB'S, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270R)
- KEEP ALL SUMPS CLEAN DURING CONSTRUCTION
- PREVENT WIND BLOWN DUST
- OBTAIN APPROVAL FROM E.R.C.A PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOODLINES, FILL LINES, AND HAZARDOUS SLOPES
- STRAW BALES TO BE USED IN LOCALIZED AREAS AND AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR THE WORKS WHICH ARE IN, OR ADJACENT TO FLOODLINES, FILL LINES, AND HAZARDOUS SLOPES
- STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF
- OBTAIN APPROVAL FROM ERCA PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOODLINES, FILL LINES, AND HAZARDOUS SLOPES
- ALL SILT FENCING AND DETAILS, ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE M.N.R. GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES

3. FIRE ROUTES (O.B.C SUBSECTION 3.2.5.)

- LOCATED NOT LESS THAN 3m (9'-10") AND NOT MORE THAN 15m (49'-3") FROM THE BUILDING
- FIRE HYDRANT TO BE MAX. 45m (147'-6" TO THE FIRE DEPARTMENT CONNECTION AND 90m (295'-3") TO PRINCIPLE ENTRANCE WHEN NO FIRE CONNECTIONS ARE REQUIRED
- OVERHEAD CLEARANCE NOT LESS THAN 5m (16'-5")
- CHANGE IN GRADIENT NOT MORE THAN 1 IN 12.5m OVER A MINIMUM DISTANCE OF 15m
- MUST BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT, OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS
- HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m (295'-3") LONG
- HAVE ACCESS OPENINGS EVERY 15m (49'-3") ON WALLS REQUIRED TO FACE A FIRE ROUTE UNLESS BUILDING IS SPRINKLERED
- FIRE ROUTE SIGNS TO BE MOUNTED 3m IN HEIGHT MEASURED FROM THE TOP UNIT OF THE SIGN TO THE GRADE OF THE FIRE ROUTE SURFACE ADJACENT TO THE FIRE ROUTE SIGN
- SIGNS TO BE SPACED NOT MORE THAN 30m (100ft.) BETWEEN SIGNS LOCATED ON THE SAME SIDE OF THE FIRE ROUTE AND SPACED SUCH THAT AT LEAST TWO SIGNS ARE CLEARLY VISIBLE AND LETTERING IS LEGIBLE FROM ALL LOCATIONS WITHIN THE FIRE ROUTE
- THE PROPERTY OWNER IS RESPONSIBLE TO ENSURE THAT PHYSICAL OBSTRUCTIONS ARE NOT PLACED OR CONSTRUCTED IN LOCATIONS THAT INTERFERE WITH THE VISIBILITY AND/OR LEGIBILITY OF ANY FIRE ROUTE SIGN AND TO ENSURE SUFFICIENT MAINTENANCE OF VEGETATION SUCH THAT UNOBSTRUCTED VIEWS FROM ALL FIRE ROUTE SIGNS ARE MAINTAINED AT ALL TIMES AND UNDER ALL CIRCUMSTANCES



TAMAR BUILDING PRODUCTS SITE REGULATIONS
RURAL COMMERCIAL – C6

PROVISION	REQUIREMENT	EXISTING CONDITIONS	PROPOSED
LOT AREA (min.)	557.0sq.m.	16086 sq.m.	16086 sq.m.
LOT FRONTAGE (min.)	22.0m	56.54m	56.54m
LOT COVERAGE (max.)	60%	5.11%	8.44%
LANDSCAPED OPEN SPACE (min.)	30%	2.5% (N.C.)	2.5% (N.C.)
RETAIL SPACE (min.)	232.3sq.m.	231.73sq.m.	231.73sq.m.
FRONT YARD DEPTH (min.)	4.0m	30.49m	30.49m
INTERIOR SIDE YARD (min.) (NORTH)	2.0m	15.51m	21.46m
INTERIOR SIDE YARD (min.) (SOUTH)	2.0m	17.04m	18.43m
REAR YARD DEPTH (min.)	6.0m abutting Residential	N/A	N/A (153.98m)

ACCESSORY STRUCTURE REGULATIONS

PROVISION:	PROPOSED:
a) Must be located behind front face of main building	18.29m BEHIND EXISTING
b) Max. 1 Storey in height	1 STOREY
c) a max. of 10% lot coverage	535.1sq.m./16086 = 3.33%
d) must have sufficient separation clearance for emergency access to the main building	*RELOCATE OUTDOOR STORAGE AS INDICATED

PARKING REQUIREMENTS FOR TAMAR BUILDING PRODUCTS

BUILDING	REQUIRED
EXISTING BUILDING SUPPLY OUTLET – 1 PER 18sq.m. of RETAIL SPACE	231.73sq.m.(RETAIL SPACE) ÷ 18sq.m. = 12.87 13 SPACES
EXISTING WAREHOUSE SPACE – 1 PER 200sq.m.	208.56sq.m. + 381.67sq.m. = 590.23sq.m. 590.23sq.m. ÷ 200sq.m. = 2.9 (3 SPACES) 3 SPACES
PROPOSED WAREHOUSE SPACE – 1 PER 200sq.m.	535.1sq.m. ÷ 200sq.m. = 2.7 3 SPACES
	TOTAL SPACES REQ'D = 19 SPACES
	TOTAL SPACES PROVIDED = 20 SPACES

SPACE #1-11 = 3.0m x 6.0m
SPACE #12-20 = 2.7m x 5.5m

LOADING SPACE REQUIREMENTS FOR TAMAR BUILDING PRODUCTS

PROVISION	BUILDING AREA TOTAL
1 PER 300sq.m. + 1 PER ADD. 2000sq.m.	208.56sq.m. + 381.67sq.m. = 231.73sq.m.
EX. BUILDING FOOT PRINT	821.96
PROPOSED TOTAL BUILDING FOOT PRINT	+ 752.5 (PROPOSED BUILDING) = 1574.46sq.m.
	TOTAL SPACES REQ'D = 2 LOADING SPACES
	TOTAL SPACES PROVIDED = 2 LOADING SPACES

BARRIER FREE PARKING REQUIREMENTS FOR TAMAR BUILDING PRODUCTS

TOTAL NUMBER OF STANDARD PARKING SPACES REQUIRED	NUMBER OF BARRIER FREE PARKING SPACES REQUIRED
6-50	1 (4.7m x 6.0m)

LIGHTING NOTES:

- ALL EXTERIOR LIGHTING FULL CUT-OFF AND "DARK SKY" COMPLIANT

LEGEND

SYMBOL	DESCRIPTION
△	OVERHEAD DOOR LOCATION
△	MAN DOOR LOCATION
# F.R.S.	FIRE ROUTE SIGN (SEE DETAIL)

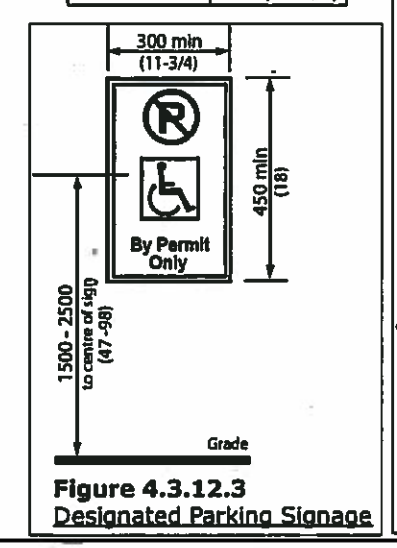
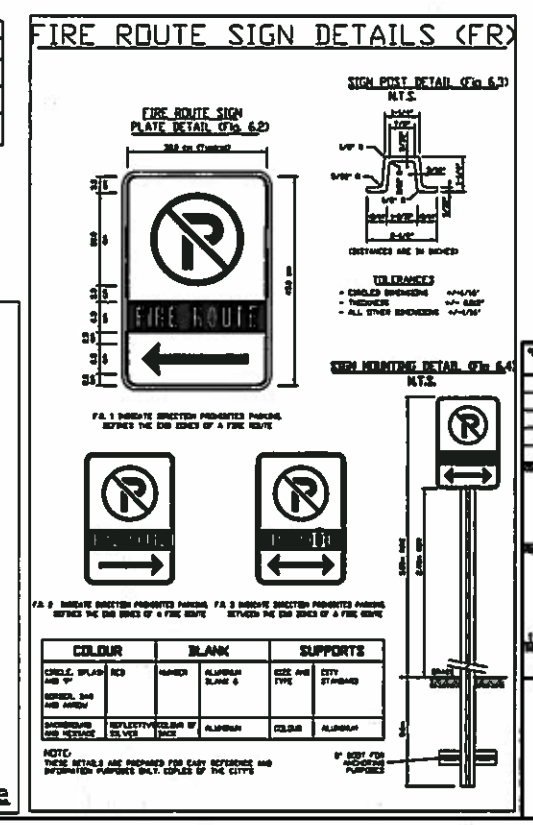


Figure 4.3.12.3
Designated Parking Signage



NOTE: BENCH MARK SET TO 100.42 ON FINISHED FLOOR OF OVERHEAD DOOR LOCATION AT REAR OF EXISTING SHIPPING WAREHOUSE

REVISIONS	ISSUED FOR	DATE
	OWNER APPROVAL	JULY 11/16
	REVISED BUILDING SIZE/OWNER APPROVAL	DEC. 21/17

PROJECT:

BUILDING ADDITION FOR TAMAR BUILDING PRODUCTS

1554 COUNTY ROAD 34 — NATHAL ONTARIO

SITE PLAN

Y.C. LIU ENGINEERING

DRAWN	CHECKED	FILE NO.	DWG. NO.
C.W.	C.L.	16-097	1
SCALE	FILE SCALE	DATE	SHEET NO.
20529	29635	JUNE/16	SP-1 of 1