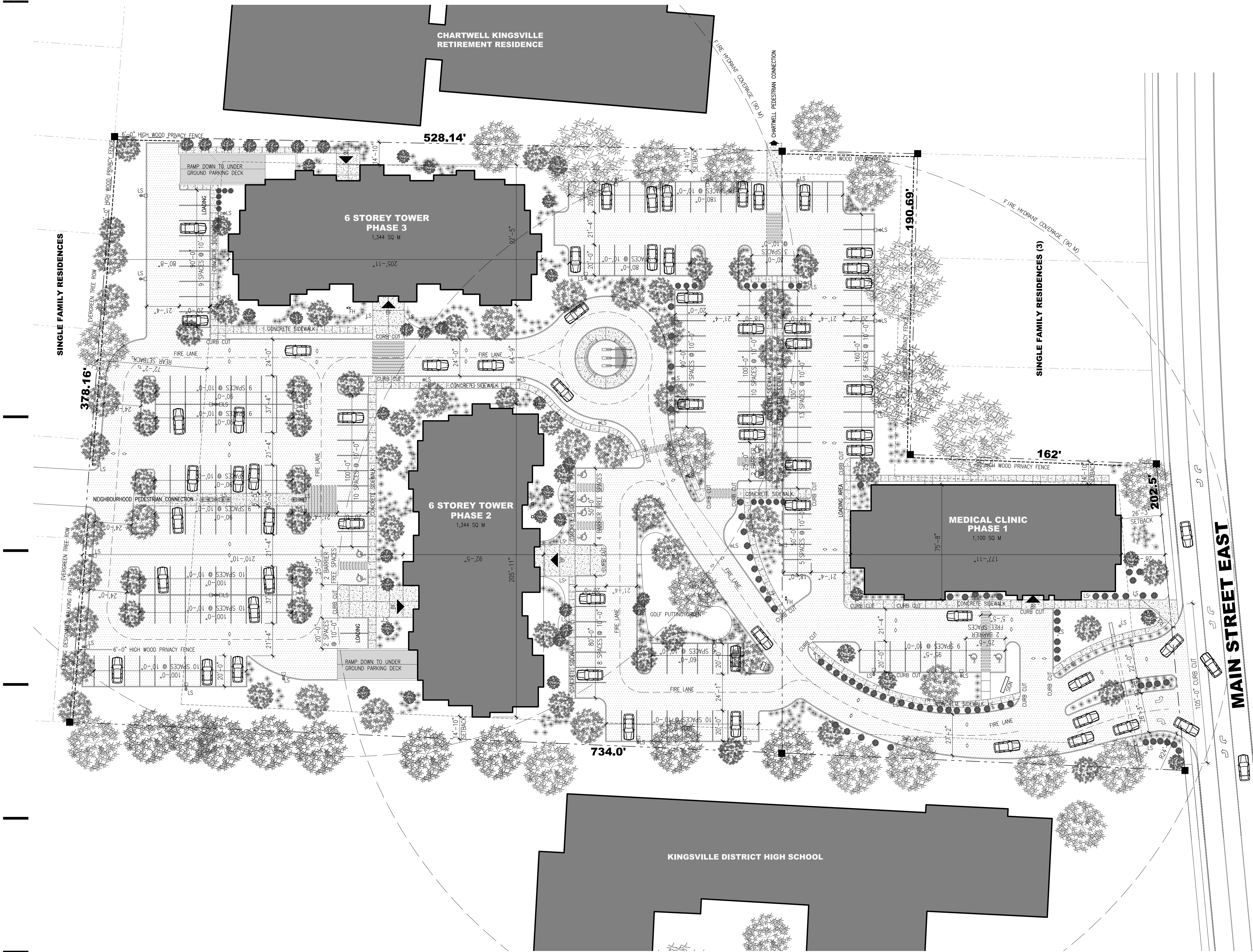




SITE CONSTRUCTION NOTES



SITE SYMBOL LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	MATERIAL TAG		EXISTING BUILDING		ENTRANCE EXIT
	CONSTRUCTION NOTE		FIRE DEPT CONNECTION		BARRIER FREE ENTRANCE EXIT
	DEMOLITION NOTE		EXISTING TREE		EX CATCH BASIN
	DATUM POINT		GAS LINE		LIGHT STANDARD
	NORTH ARROW		WATER LINE		HYDRO POLE
	DOOR OPERATOR TAG ACTIVATION BUTTON		STORM SEWER		GUIDE WIRE
	NEW ASPHALT PAVING		SANITARY LINE		FIRE HYDRANT
	NEW CONCRETE PAVING		PROPERTY LINE		EXISTING VEGETATION
			6' HIGH CONSTRUCTION FENCE		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 145 SURFACE 30 UNDERGROUND 60 REQUIRED 15 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	
1. 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.	
2. 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	
3. 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.	
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS AND EGRESS TO ALL EXISTING BUILDING, WALKWAYS, LANES ROADS AND PARKING LOTS IN THE SURROUNDING AREA.	
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED MATERIALS AND DEBRIS FROM THE SITE.	

01 SITE PLAN

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

NOTES

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.

PROJECT IDENTIFICATION

KINGSVILLE PICTURESQUE
200 MAIN STREET
KINGSVILLE, ONTARIO

DRAWING IDENTIFICATION

SITE PLAN

ORIENTATION

SUB-CONSULTANT

PRIME CONSULTANT

67 King Street West, Chatham ON N7M 1C7
tel. 519.397.0943
email. info@roastudio.com

DISCIPLINE SEAL

DRAWING SUBMISSION(S)

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

INTERNAL INFO

ARCHITECTURE

PROJECT ID
DRAWN BY
REVIEWED BY
DATE
SCALE

ROA16-021
J. QUELLETTE
M. RAPOSO
11.28.2017
AS NOTED

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