

**1 SITE PLAN**  
1:1000

**OVERALL PARKING STATISTICS**

	Bldg Area	Req'd	Provided
WAREHOUSE FLOOR AREA 1 stall/120m <sup>2</sup> Gross Floor Area	37,194 m <sup>2</sup>	310	
OFFICE FLOOR AREA 1stall/28m <sup>2</sup> Gross Floor Area	929 m <sup>2</sup>	34	
<b>TOTAL PARKING REQUIRED</b>		<b>344</b>	<b>365 (incl. 10 BF below)</b>
<b>BARRIER FREE PARKING REQUIRED/PROVIDED</b> 6 for 150 stalls and 1 for additional 50 stalls		<b>10</b>	<b>10</b>
<b>DRIVE IN DOORS</b>			<b>5</b>
<b>LOADING POSITIONS</b> Over 7,400 m <sup>2</sup> , 3+1 space for each additional 7400 m <sup>2</sup>		<b>3+5=8</b>	<b>66</b>
<b>TRAILER PARKING POSITIONS</b>			<b>62</b>
<b>TOTAL BIKE PARKING PROVIDED</b>			<b>3</b>

**NOTE:**

- THE DIMENSIONS OF THE SITE ARE TAKEN FROM LEGAL SURVEY DRAWING PROVIDED BY VAN HARTEN SURVEYING INC, DATED ON APR 08, 2021
- FIRE ROUTE SIGNAGE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW
- EMERGENCY GENERATOR WITH ENCLOSURE TO HAVE MAXIMUM OVERALL SOUND POWER LEVEL RATING OF 111DBA (BOTH EXHAUST AND INTAKE COMBINED) TO MEET NOISE MITIGATION MEASURES WITHIN SECTION 6.3.3 OF THE D-6 COMPATIBILITY ASSESSMENT

- 1 PROPERTY LINE.
- 2 MAXIMUM 45M UNOBSTRUCTED PATH OF TRAVEL FROM A FIRE DEPARTMENT PUMPER TO EACH SECTION OF THE BUILDING
- 3 2750 x 6000 PARKING STALL, YELLOW PAINTED PARKING STRIPPING AS PER CITY STANDARDS.
- 4 TYPE A 3400 x 6000 AND TYPE B 2400 x 6000 BARRIER FREE PARKING STALL c/w min.2000 WIDE AISLE AS PER CITY STANDARD
- 5 LOCATION OF ACCESSIBLE PARKING SIGN, HEIGHT 1.5M FROM THE GROUND TO THE BOTTOM OF THE SIGN, AS PER TOWNSHIP OF AMARANTH BY LAWS 3.15.9. FOR U CHANNEL POST REFER TO DETAIL 3/A0-06 LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 MAXIMUM 3:1 LANDSCAPE SLOPE, REFERS TO LANDSCAPE AND CIVIL
- 8 TYPICAL CURB RADIUS 900mm
- 9 CONTINUOUS (MINIMUM 1800 WIDE) CONC. SIDEWALK TYPICAL (U.N.O.)
- 10 LIGHT DUTY ASPHALT PAVING
- 11 HEAVY DUTY ASPHALT PAVING
- 12 POURED CONCRETE PAVING IN ALL LOADING AREA (UNLESS NOTED)
- 13 DRIVE - IN DOOR, TYPICAL.
- 14 LOADING DOCK DOOR, DETAILS REFER TO SPEC
- 15 2.4m HIGH GALVANIZED CHAIN LINK FENCE
- 16 INSULATED MANDOOK IN HOLLOW METAL FRAME

- 17 CONCRETE RETAINING WALL/TIE WALL, PROVIDE 1100 HIGH GUARD RAILING WHERE HEIGHT DIFFERENCE IS OVER 600, TYPICAL, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
- 18 FIRE HYDRANT LOCATION c/w BOLLARDS AS PER DETAIL 6/A0.05
- 19 EXISTING FIRE HYDRANT TO REMAIN
- 20 MUNICIPAL SIDEWALK & CURB ACROSS PROPOSED ACCESS (HEAVY DUTY)
- 21 ALL DRIVEWAYS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD DETAILS AND OPSD 350.010, THE MUNICIPAL CURB AND SIDEWALK CONTINUOUS THROUGH THE DRIVEWAY TO BE HEAVY DUTY
- 22 TRENCH DRAIN REFER TO CIVIL DRAWINGS FOR DETAILS
- 23 PROVIDE CONCRETE WHEEL STOP WHERE THERE IS RETAINING WALL
- 24 OUTDOOR BICYCLE PARKING (3 SPACES)
- 25 FOR TACTILE WALKING SURFACE DETAILS AND CURB RAMP DETAILS REFER TO DETAIL 2/A0.06
- 26 6.10M (W) x 1.8M (H) GALV. SING GATE FOR CHAIN LINK FENCE (MANUAL OP.)
- 27 LIGHT POLE AS PER SPECS
- 28 LIGHT POLE AND BASE AS PER SPECS. INSTALLED MIN. 1.2m FROM THE CURB
- 29 FROST CURB AT ENTRANCE DOOR
- 30 EV CHARGING STATION, TOTAL 8, REFER TO ELEC.
- 31 7.315M (W) x 1.8M (H) GALV. TILT UP GATE FOR CHAIN LINK FENCE

**REV DATE DESCRIPTION**

01	MAR 11, 2022	ISSUED FOR SPA
02	MAY 04, 2022	ISSUED FOR COORDINATION
03	MAY 11, 2022	ISSUED FOR PRICING
04	SEP 30, 2022	ISSUED FOR 2ND SPA
05	SEP 06, 2022	ISSUED FOR BUILDING PERMIT
06	JAN 23, 2023	ISSUED FOR SPA RESUBMISSION
07	MAR 22, 2023	REVISED FOR PERMIT RESUBMISSION
08	APR 14, 2023	ISSUED FOR SPA APPROVAL
09	JAN 19, 2024	ISSUED FOR COORDINATION
10	FEB 05, 2024	ISSUED FOR PERMIT RESUBMISSION
11	APR 11, 2024	ISSUED FOR SPA RESUBMISSION

**LEASED SITE STATISTICS**

LEASED SITE AREA: 26.3 Ac/10,64H

TOTAL BUILDING GFA: 38,122.89 m<sup>2</sup>/410,351 sf  
 DISTRIBUTION CENTER: 37,193.89 m<sup>2</sup>/400,351 sf  
 OFFICE: 929 m<sup>2</sup>/10,000 sf

COVERAGE PER LEASED SITE: 36%  
 LANDSCAPE COVERAGE PER LEASED SITE: 12%

**BUILDING SETBACK** REQUIRED PROVIDED

-FRONT YARD	15m	26m
-SIDE YARD (NORTH)	6m	66m
-SIDE YARD (SOUTH)	6m	6-152m
-REAR YARD	7.5m	7.5m

**LANDSCAPE SETBACK**

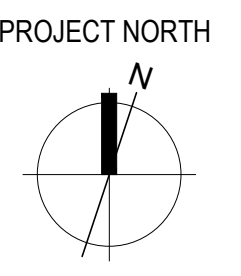
-FROM STREET	5m	5m
-SETBACK FROM SIDE YARD	6m	6m

**WIDTH OF DRIVEWAY** 9m MAX. 9m  
**BUILDING HEIGHT** 14.2m MAX. 12.8m

**TOTAL SECURED OUTDOOR STORAGE AREA:** 6.6 Ac/2,65HA  
 (INCLUDING SOUTH SITE AREA AND NORTH TRAILER PARKING AREA, EMPLOYEE PARKING NOT INCLUDED)

-PERCENTAGE OF BUILDING GFA: 70% (MAX.75%)

- 2024-04-11: REVISIONS**
- NEW FENCE ADDED ALONG NORTH PROPERTY LINE
  - ADDED ACCESS GATE @ PUMP HOUSE
  - ADDED 24' WIDE TILT UP GATE @ NORTH ENTRANCE.
  - REVISED THE CURB TO ACCOMMODATE TILT-UP GATE PAD
  - ADDED 20' WIDE SLIDING GATE @ SOUTH ENTRANCE
  - REVISED THE CURB TO ACCOMMODATE SLIDING GATE RAIL
  - RELOCATED THE FIRE HYDRANT
  - REVISED THE GEOMETRY OF THE FIRE ROUTE, REMOVED THE HAMMERHEAD AND INTRODUCED A BULB FOR TURNING
  - NEW GATES ADDED TO ACCESS THE POND AREA
  - NEW EXTENT OF ASPHALT INDICATED IN THE SOUTH
  - CONCRETE PAD LOCATION INDICATED



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**blackwood PARTNERS**

**PROPOSED WAREHOUSE**

AMARANTH, ONTARIO

**SITE PLAN FOR PROPOSED WAREHOUSE/ DISTRIBUTION CENTRE SP 01-2022**

DRAWN BY: PY  
 DATE: FEB 16, 2022  
 SCALE: 1:1000  
 PROJECT NO.:  
 SHEET NO.: **A0.04**