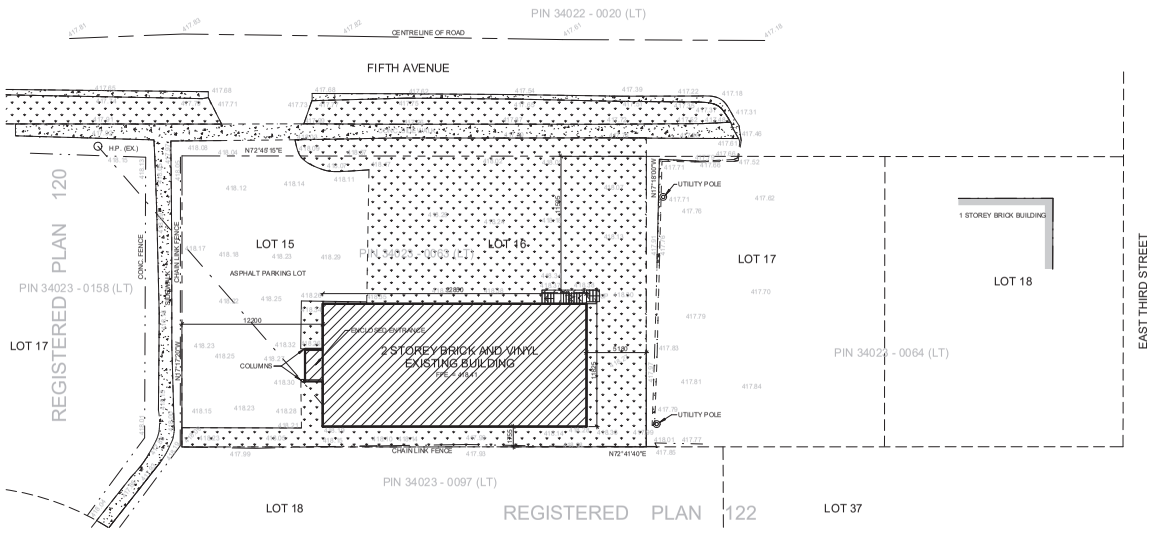
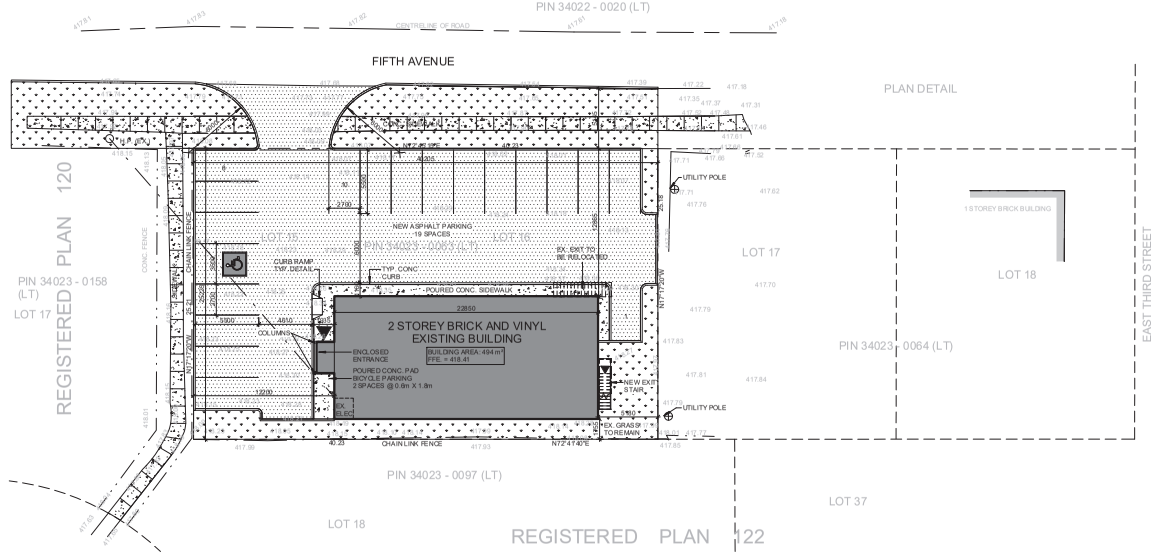


EX.SITE PLAN
1 : 200



SITE PLAN
1 : 200

LEGAL DESCRIPTION

PLAN OF SURVEY OF PART OF LOTS 15 AND 16 BLOCK 15 REGISTERED PLAN 222 TOWN OF ORANGEVILLE COUNTY OF DUFFERIN (RODNEY GEYER ONTARIO LAND SURVEYOR, Feb 5 2020 - 20-3206-S1)

SITE DESCRIPTION

ZONING (CURRENT) : INSTITUTIONAL

BUILDING CLASSIFICATION

OCCUPANCY CATEGORY (INDUSTRIAL/COMMERCIAL)
CLASSIFICATION: GROUP D

BUILDING STATISTICS

GROSS FLOOR AREA (GFA)	m²	S.F.
EXISTING	495m²	5381 SF
PROPOSED	0m²	0 SF
GFA - TOTAL	495m²	5381 SF

NUMBER OF PARKING SPACES REQUIRED

PARKING CALCULATION: 1 PARKING PER 20m² OF FLOOR AREA
REQUIRED: 500m²/20 = 25 PARKING SPACES
PROVIDED: 19 PARKING SPACES

BARRIER FREE PARKING CALCULATION: 2% OF REQ. SPACES:
TOTAL PARKING SPACES PROVIDED: 19 SPACES
TOTAL BARRIER-FREE PROVIDED ((INCLUDED ABOVE)): 1 SPACES
TYPICAL PARKING SPACE: 2.7 m x 5.5 m
TYPICAL BARRIER-FREE PARKING SPACE: 3.5m x 5.5m
AISLE WIDTH (min.): N/A
LOADING SPACE REQUIREMENT: TBD

SITE STATISTICS

	REQUIRED	PROVIDED
LOT AREA (MIN.)	800m²	1013.74 m²
LOT FRONTAGE (MIN):	20m	40.28 m
LANDSCAPED OPEN SPACE	N/A	26.5 %
LANDSCAPED OPEN SPACE CALCULATION:		
LANDSCAPED OPEN SPACE (ON-SITE) 100.62 m²		10 %
LANDSCAPED OPEN SPACE (OFF-SITE)	167.8 m²	16.54 %
LOT COVERAGE (MAXIMUM)	N/A	24 %
FRONT YARD SETBACK (3.5m - 22.5m):	3.5-22.5m	12.86 m
SIDEYARD SETBACK (3.5m - 22.5m)	3.5-22.3m	5.18 m/12.3m
REAR YARD SETBACK (MIN) :	7.5 m	1.75 m
SETBACK FROM RESIDENTIAL (MIN):	5 m	1.75 m
LANDSCAPE BUFFER	3 m	0 m/5m between Id & 5th Ave
LOT DEPTH:	-	25.22 m
BUILDING HEIGHT (MAX):	12.0m	8.4m

BICYCLE PARKING (COMMERCIAL): 2 PLUS 1 FOR EVERY 1000m2 OF FLOOR AREA

PROPERTY LINE
BUILDING SETBACKS
LANDSCAPING SETBACKS
CONC. CURB
CONC. CURB & GUTTER
WATERMAIN
SANITARY SEWER
STORM SEWER
WEEPING TILE
MANHOLE — MH# 1
CATCH BASIN — CB# 1
CATCH BASIN/MANHOLE — CB-MH# 1
FIRE HYDRANT — FH
EXISTING ELEVATION — +111.111
NEW ELEVATION — 111.111
SWALE
SLOPE
HYDRO POLE — HP
LIGHT STANDARD — LS
LIGHT STANDARD
OVERHEAD HYDRO
BELL TELEPHONE
GASLINE
RELOCATED DRIVE WAY LIGHTS — LS
NEW DRIVE WAY LIGHTS
BOREHOLE — BH# 1
TEST PIT — TP# 1
HANDICAP PARKING SPACE

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PROJECT NORTH
ACTUAL NORTH

No.	Description	Date
(2)	Surveyor	2020.02.2
(1)	Concept #1 Site	2020.02.1

DICKINSON + HICKS
ARCHITECTS INC.
45 MILL STREET, ORANGEVILLE, ON. L9W 2M4
TEL: (519) 941-0912 FAX: (519) 941-9142

CONSULTANT

PROJECT RENOVATION FOR
ABSOLUTE INSURANCE BROKERS
ORANGEVILLE 71 5TH AVENUE ONTARIO

SHEET TITLE
SITE PLAN

PROJ. NO.	19-192
DATE	2020/01/30
DRAWN BY	WL
CHECKED	WG
SCALE	As indicated
DATE PLOTTED	2020-02-25 1:35:25 PM
DRAWING NO.	A1.1

2:\2019\19-129 Absolute Insurance\01 - Concept\pub\19-192 - ABSOLUTE INSURANCE (02-14-SITE.rvt

Report No. INS-2020-001 - Attachment No. 4