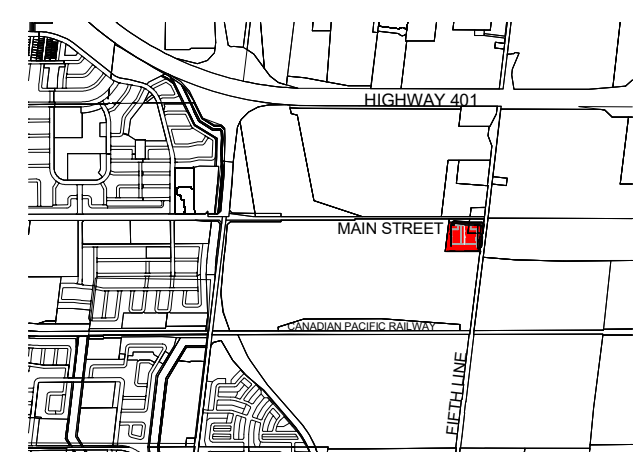


The issue of this report drawing is a representation by Turner Fleischer Architects Inc. that the construction, arrangement or location of the items shown is intended to comply with applicable laws, regulations, codes and standards, and that the items shown are intended to be constructed in accordance with the design shown. The client is responsible for the accuracy of the information provided to Turner Fleischer Architects Inc. and the client is responsible for the accuracy of the information provided to other professionals. The information is provided for the use of the client and other professionals. Turner Fleischer Architects Inc. shall not be held responsible for the accuracy or completeness of the information provided to the client.



LEGEND

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED SIGN
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED CONCRETE SIDE WALK
- PROPOSED CONCRETE APRON
- LANDSCAPED AREA

NOTE:
- MUNICIPAL DRAWINGS OF MAIN STREET EAST AND FIFTH LINE HAVE BEEN PROVIDED ON 2022-08-23.
- SNOW STORAGE TO BE REMOVED AND STORED OFFSITE BY A PRIVATE CONTRACTOR.

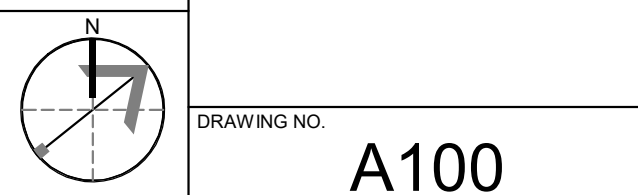
#	DATE	DESCRIPTION	BY
25	2023-10-23	ISSUED FOR SPA	MHB
24	2023-08-21	ISSUED FOR SPA	RLA
23	2023-05-17	ISSUED FOR COORDINATION	RLA
22	2023-08-10	ISSUED FOR COORDINATION	RLA
21	2023-08-03	ISSUED FOR COORDINATION	RLA
20	2023-07-28	ISSUED FOR COORDINATION	LUJ
19	2023-07-25	ISSUED FOR SPA	RLA
18	2023-07-19	ISSUED FOR CLIENT REVIEW	RLA
17	2023-06-27	ISSUED FOR CLIENT REVIEW	RLA
16	2023-06-15	ISSUED FOR CLIENT REVIEW	RLA
15	2023-05-31	ISSUED FOR RESUBMISSION	AAB
14	2023-05-29	ISSUED FOR REVIEW	AAB
13	2023-05-12	ISSUED FOR REVIEW	AAB
12	2023-04-18	ISSUED FOR COORDINATION	RLA
11	2023-03-23	ISSUED FOR REVIEW	RLA
10	2023-03-09	ISSUED FOR REVIEW (SKECH)	RLA
9	2023-01-26	ISSUED FOR COORDINATION	RLA
8	2022-12-09	ISSUED FOR REVIEW	RLA
7	2022-12-06	ISSUED FOR COORDINATION	RLA
6	2022-11-08	ISSUED FOR COORDINATION	RLA
5	2022-10-11	ISSUED FOR COORDINATION	RLA
4	2022-06-28	ISSUED FOR COORDINATION	RLA
3	2022-06-17	ISSUED FOR COORDINATION	RLA
2	2022-06-09	ISSUED FOR COORDINATION	RLA
1	2022-06-03	ISSUED FOR COORDINATION	RLA



PROJECT **WAREHOUSE**
SITE PLAN FILE NUMBER SP-34/22
7472 FIFTH LINE
MILTON, ON

SPA SITE PLAN

PROJECT NO. 22.067
PROJECT DATE 2022-05-30
DRAWN BY RLA
CHECKED BY JJJ
SCALE As indicated



ZONING AND STATS

SITE A - AREA	±6.71 ACRES	±2.72 HA
BUILDING A AREA	±148,405 S.F.	±13,787 S.M.
UNIT 1 WAREHOUSE	±82,037 S.F.	±7,621 S.M.
UNIT 2 WAREHOUSE	±48,249 S.F.	±4,482 S.M.
EXIT CORRIDOR	±1,040 S.F.	±97 S.M.
ACCESSORY OFFICE SPACES	±15,780 S.F.	±1,468 S.M.
ME ROOM & SPRINKLER	±1,300 S.F.	±121 S.M.
TOTAL LEASIBLE AREA (GFA)	±147,105 S.F.	±13,667 S.M.

PARKING REQUIRED BY ZONING BY-LAW - 016-2014		
FIRST 1,000 S.M. - 1 PARKING SPACE PER 30 S.M. OF GFA		
GFA RANGE BETWEEN 1,001 TO 5,000 S.M. - 1 SPACE PER 100 S.M. OF GFA		
GREATER THAN 5,000 S.M. OF GFA - 1 SPACE PER 200 S.M. OF GFA		
UNIT 1	86.4 SPACES	
UNIT 2	68.1 SPACES	
TOTAL PARKING REQUIRED	155 SPACES	
1,051,000 S.F.		1.13/100 S.M.

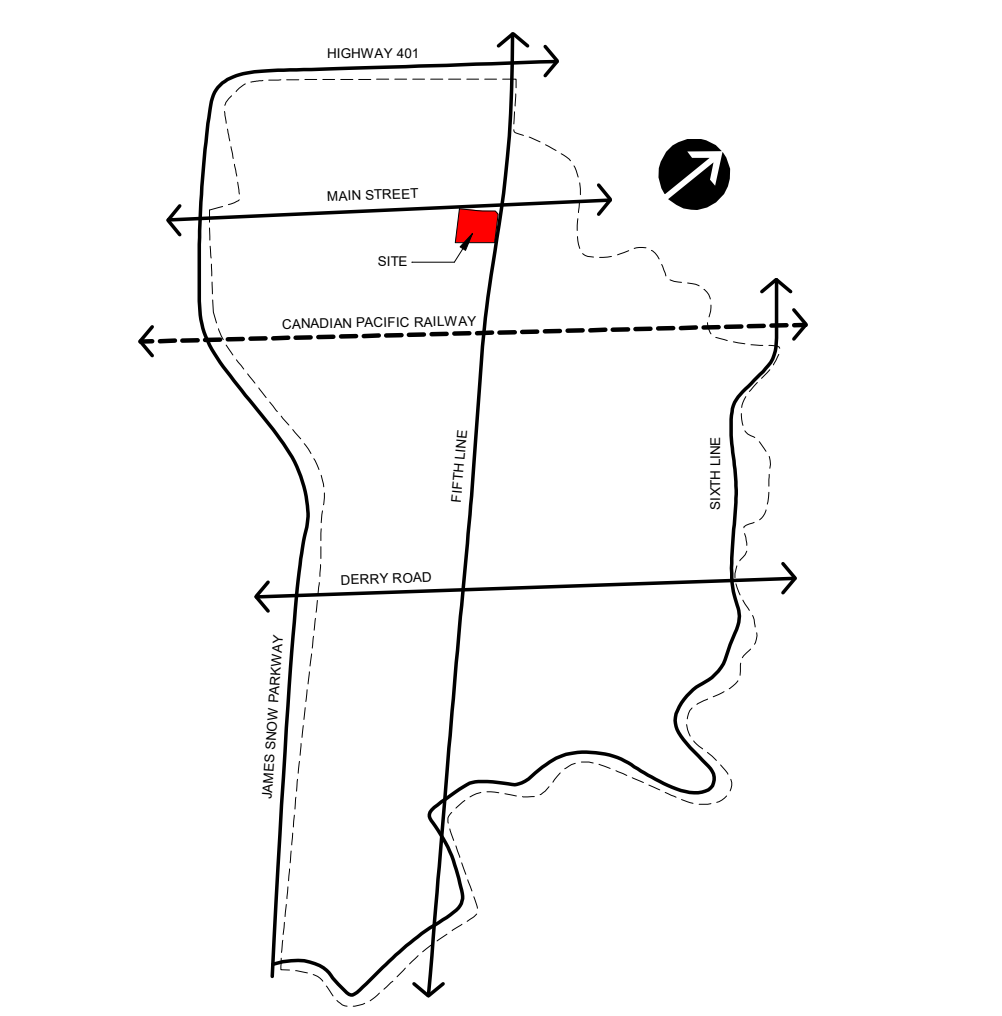
PROPOSED INDUSTRIAL PARKING RATE		
FIRST 5,000 S.M. OF GFA - 1 PARKING SPACE PER 175 S.M. OF GFA		
GREATER THAN 5,000 S.M. OF GFA - 1 SPACE PER 200 S.M. OF GFA		
UNIT 1	41.7 SPACES	
UNIT 2	25.6 SPACES	
PARKING REQUIRED (TOTAL)	68 SPACES	

PROPOSED PARKING SUPPLY		
BARRIER FREE PARKING PROVIDED	6 SPACES	
TYPE A	3 SPACES	
TYPE B	3 SPACES	
CARPOOL SPACES PROVIDED	4 SPACES	
TOTAL PARKING PROVIDED	77 SPACES	
0.52/1000 S.F.		0.56/100 S.M.

BICYCLE SPACES REQUIRED		
BICYCLE SPACES PROVIDED 0.8M X 1.8M	12 SPACES	
20 SPACES		
LOADING SPACES REQUIRED (3+19,300 S.M.)	4 SPACES	
3 SPACES FOR FIRST 7,441 S.M.	3 SPACES	
1 SPACES	1 SPACES	
LOADING SPACES PROVIDED 3.5M X 12.0M	24 SPACES	

M1 ZONE / BUSINESS PARK		
BUILDING COVERAGE	N/A	
FRONT YARD	9.0 M	8.09 M
REAR YARD	12.0 M	37.7 M
INT. YARD	3.0 M	15.4 M
EXT. YARD	9.0 M	16.4 M
MIN. GFA INDEX	N/A	-
MAX. BUILDING HEIGHT	15.0 M	14.84 M

LANDSCAPE		
LANDSCAPE BUFFER	10%	10.00%
ABUTTING A STREET LINE	4.5 M	4.5 M
LANDSCAPE AREA WITHIN EASEMENTS	6.38%	±1,731 S.M.
LANDSCAPE AREA OUTSIDE OF EASEMENT	4.80%	±1,305 S.M.
TOTAL LANDSCAPE AREA	11.18%	±3,036 S.M.



KEY MAP
N.T.S.

