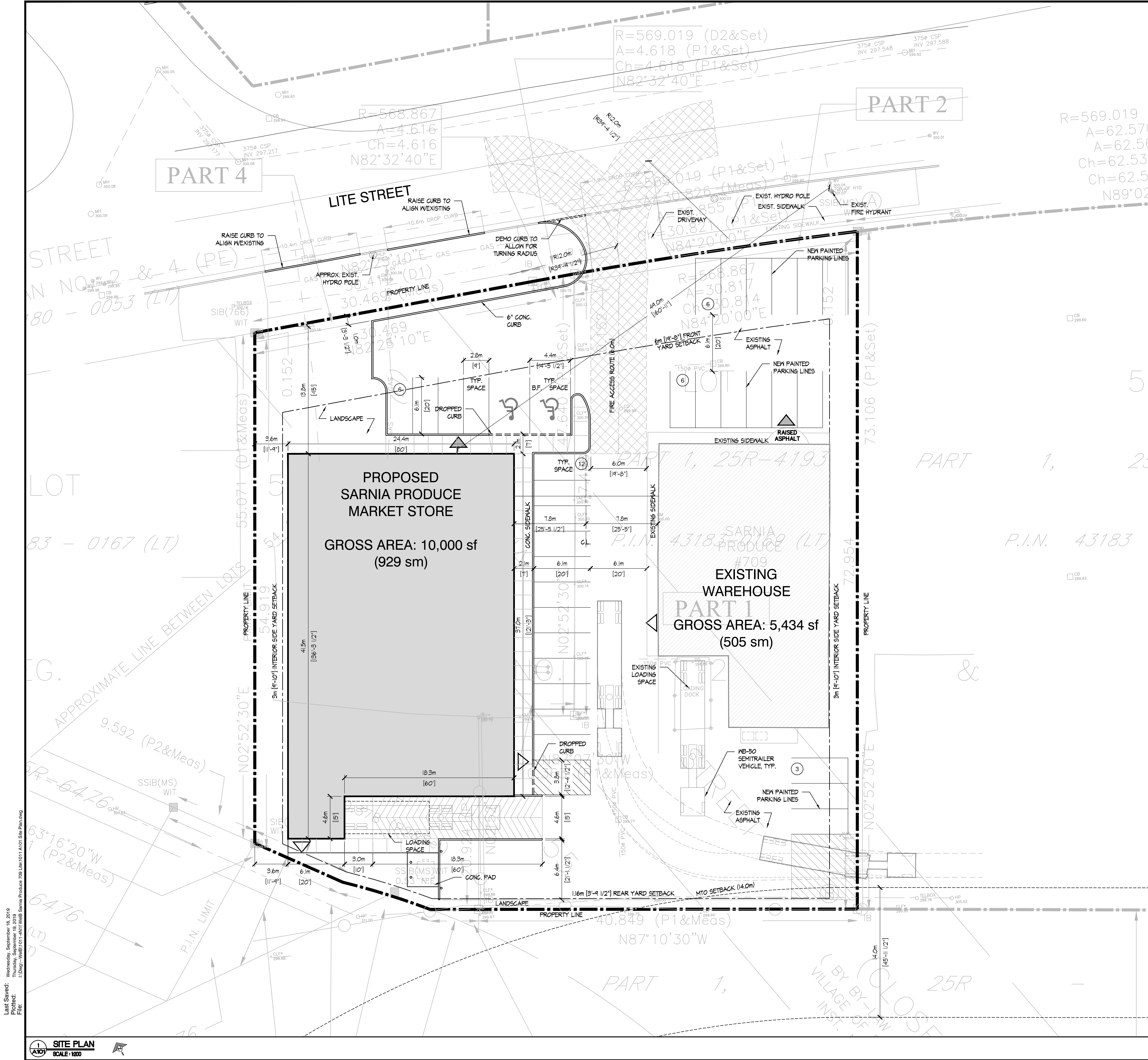




SITE DATA MATRIX

1. GROSS SITE AREA: 46,942 s.f. (4,361 s.m.) (0.4361 HECTARES)
2. TOTAL BUILDING AREA: 15,434 s.f. (1,434 s.m.)
3. ASPHALT AREA: 23,615 s.f. (2,193 s.m.)

ITEM	ZONE PROVISIONS	REQUIREMENTS	PROPOSED
4.	ZONE	C3	C3
5.	LOT AREA (MIN)	10,164 s.f. (1,000 s.m.)	46,942 s.f. (4,361 s.m.)
6.	LOT FRONTAGE (MIN)	65'-1" (20.0 m)	215'-2" (65.0 m)
7.	FRONT YARD SETBACK (MIN)	15'-0" (4.6 m)	44'-10" (13.7 m)
8.	SIDE YARD SETBACK (MIN)	9'-10" (3 m)	9'-10" (3 m) (EXISTING)
9.	SIDE YARD SETBACK (MIN)	9'-10" (3 m)	11'-9" (3.6 m)
10.	REAR YARD SETBACK (MIN)	24'-1" (7.3 m)	6'-3" (1.9 m)
11.	LANDSCAPED OPEN SPACE (% MIN)	10%	16%
12.	LOT COVERAGE (% MAX)	40%	33%
13.	HEIGHT (MAX)	3 STOREYS	1 STOREY
14.	PARKING REQUIRED	RETAIL: 1 SPACE PER 371 s.m. OF GROSS FLOOR AREA WAREHOUSE: 5 SPACES MIN FOR FIRST 1,800 s.m. OF GROSS FLOOR AREA (26+5+31 SPACES)	35 SPACES (2 LOADING SPACES INCLD.)

LEGEND

- F.H. FIRE HYDRANT
• O.L.S. LIGHT STANDARD
• FIRE DEPARTMENT CONNECTION
• ASPHALT PAVING
• FIRE ROUTE - ASPHALT
• BUILDING ENTRY/EXIT
• FIRE FIGHTER/PRINCIPAL ENTRANCE
• CHAIN LINK FENCE
• ORNAMENTAL FENCE
• WOOD PRIVACY FENCE
• CONC. SIDEWALK
• PAINTED PAVEMENT MARKER MARKING DIRECTION
• B.F.# BARRIER FREE ONLY PARKING SIGN
• F.R.# FIRE ROUTE SIGN
• C.B. CATCH BASIN
• WALL MOUNTED LIGHT FIXTURE
• FLOOD LIGHT FIXTURE
• BICYCLE RACK
• C.C. CURB CUT

NOTE:

THE PURPOSE OF THIS DRAWING IS TO SHOW THE GENERAL LOCATION OF THE BUILDINGS, FIRE ROUTES, PARKING, SETBACKS, LIMITING DISTANCES, GARBAGE ENCLOSURES, SITE SIGNAGE AND THE GENERAL LOCATION AND ARRANGEMENT OF LANDSCAPED AREAS. ITS INTENDED USE IS FOR BUILDING PERMIT AND SITE PLAN APPROVAL SUBMISSION ONLY.

THIS DRAWING CONTAINS INFORMATION PROVIDED BY OTHERS. IT MAY NOT BE COMPLETE OR CURRENT, AND IS COMPILED HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY.

FOR ALL CONSTRUCTION PURPOSES, REFER TO THE MOST UP TO DATE COPY OF CONSTRUCTION DOCUMENTS PREPARED BY OTHER CONSULTANTS, IE: SURVEYS, SOILS REPORTS, SITE SERVICING, GRADING, SITE LIGHTING, LANDSCAPE AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

OTHER THAN FOR COMPLIANCE WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED THE DETAILS OR DESIGNS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.

SURVEY & SITE INFORMATION IS DERIVED FROM PLANS PROVIDED BY:
MONTEITH & SUTHERLAND LIMITED
FILE: PE-21/B-1205 DATED: JUNE 6, 2019

LEGAL DESCRIPTION

PLAN OF SURVEY OF PART OF LOTS 53, 54, 55 AND PART OF HELANA STREET (CLOSED) (CLOSED BY BY-LAW NO. 138)
REGISTERED PLAN NO. 2 & 4 (FE)
VILLAGE OF POINT EDWARD
COUNTY OF LAMBTON

OBC DESIGNATION

BUILDING AREAS: EXISTING WAREHOUSE: 5,375 s.f./499 s.m.
PROPOSED MARKET STORE: 10,000 s.f./929 s.m.

OCCUPANCY: GROUP E, UP TO 2 STOREYS
PART 3 BUILDING 322.61
COMBUSTIBLE/NON-COMBUSTIBLE CONSTRUCTION

FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH A 45 MIN. FIRE RATING

LOAD-BEARING WALLS/SUPPORTING STRUCTURE TO HAVE A FRR EQUAL TO THE SUPPORTED ASSEMBLY

3.425(1) MAX. TRAVEL DISTANCE FROM ANY POINT ON A FLOOR AREA TO AN EXIT 30m (98'-5")

MAX. FLAME SPREAD RATINGS OF 150 FOR ALL INTERIOR WALL & CEILING SURFACES

FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASHME 814 AND CAN4-S101M. PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT & OFFICIALS

CONCEALED CEILING SPACES USED AS RETURN AIR PLenums TO HAVE MAX. FLAME SPREAD RATING OF 25 AND A MAX. SMOKE DEVELOPMENT CLASSIFICATION OF 50

1011

AS NOTED

By: JS/AR

Date: MAR 1/19

Project No: 1011

Scale: AS NOTED

Dwg. No: A101

SITE PLAN

SARNIA PRODUCE

709 LITE STREET

POINT EDWARD, ON

PRELIMINARY NOT FOR CONSTRUCTION

1 MAR 2019 ISSUED FOR CLIENT REVIEW

12 INCH

10 MM