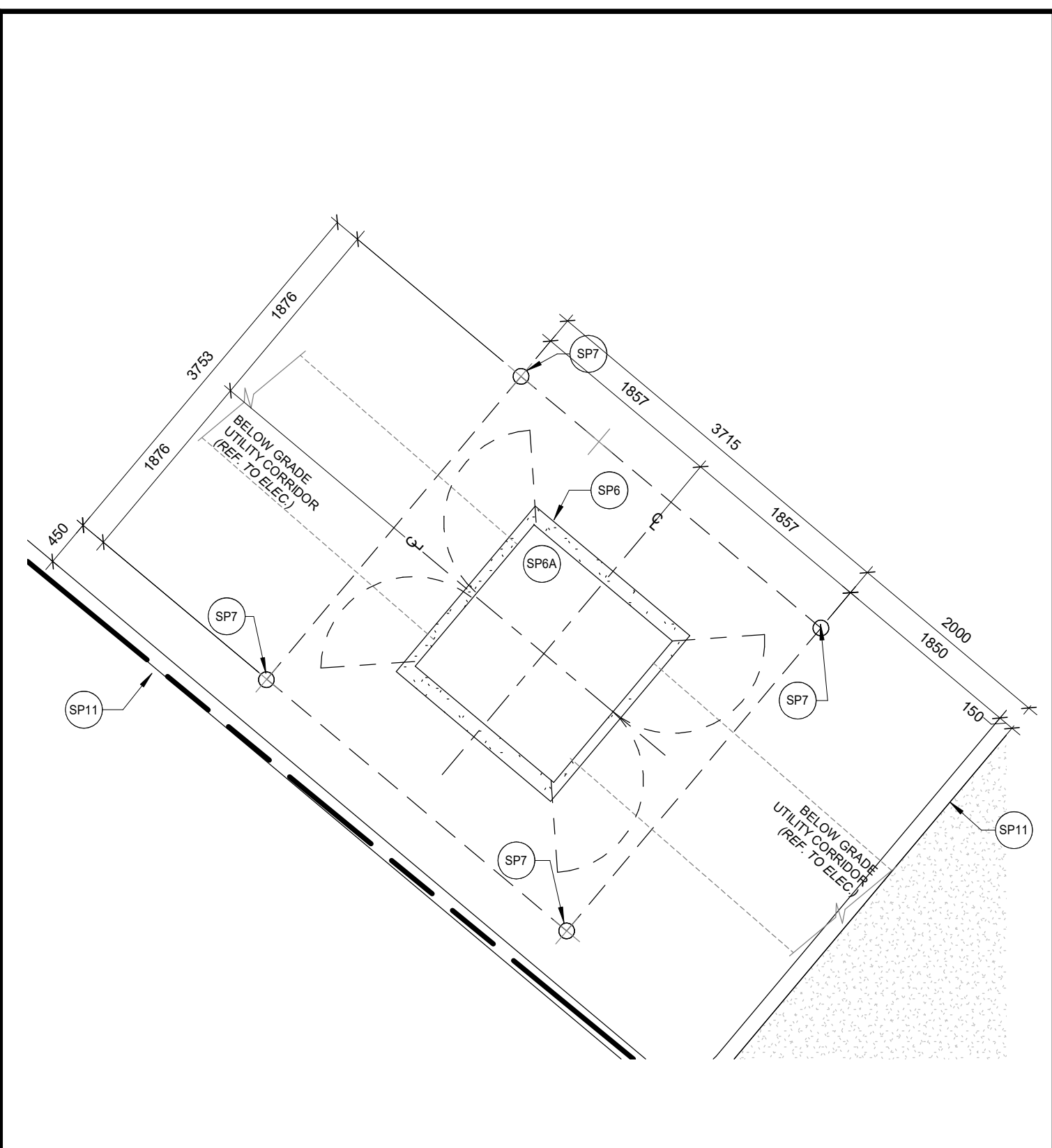
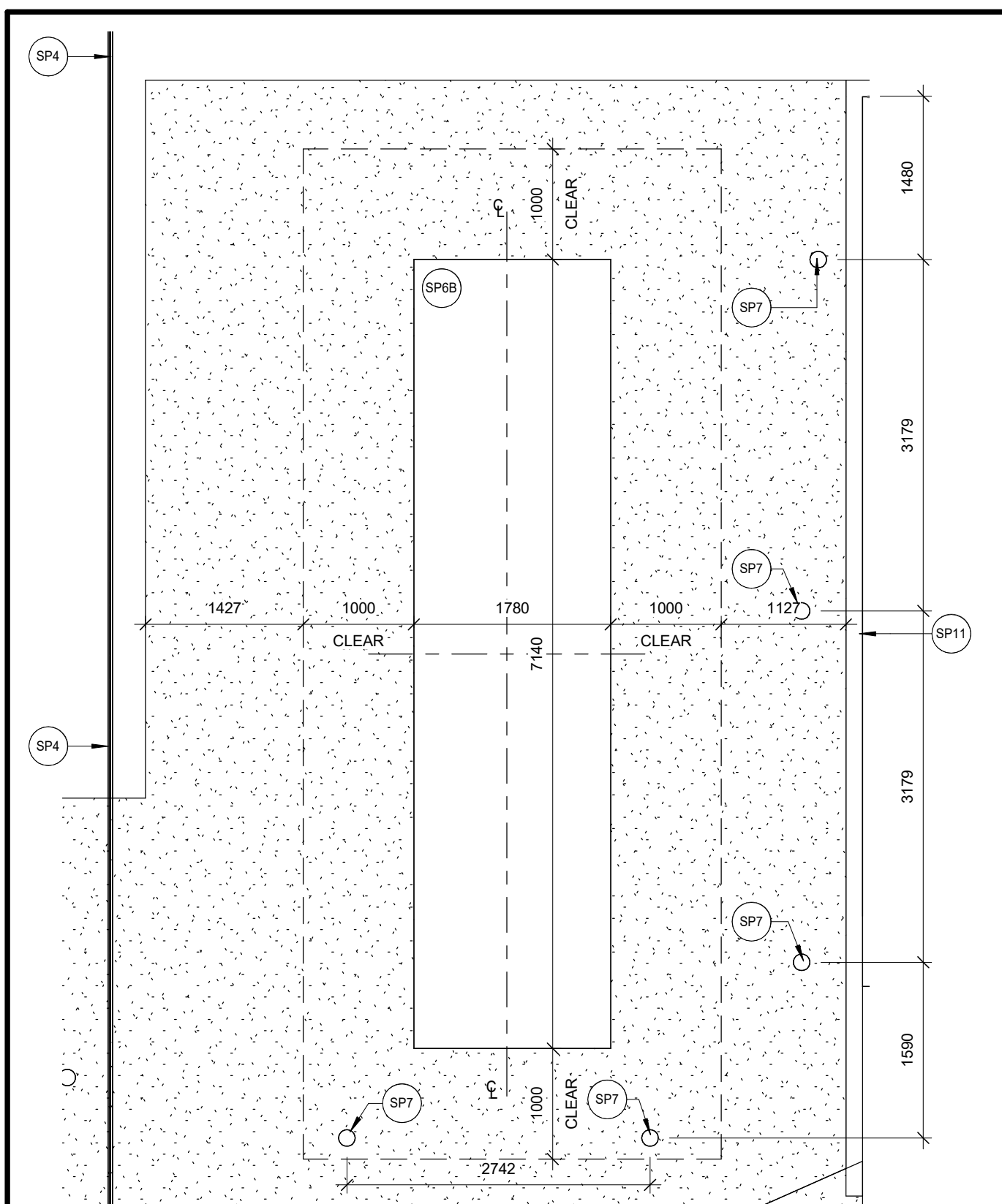


1 SITE PLAN
A101 1 : 300

SITE PLAN KEYNOTE LEGEND	
KEYNOTE TAG	KEYNOTE DESCRIPTION
SP1	ANCILLARY STRUCTURE - HEATED SHED. REFER TO A101.1 FOR PLANS AND DETAILS.
SP2	ANCILLARY STRUCTURE - LOOSE MATERIALS STORAGE BUNKER. REFER TO A101.2 FOR PLANS AND DETAILS.
SP3	GARBAGE BINS.
SP4	NEW CHAINLINK FENCE, 3.0m HIGH, COMPLETE WITH 3 WIRE ANGLED SECURITY TOP PROFILE, GALVANIZED FINISH.
SP5A	NEW CHAINLINK PEDESTRIAN GATE, 1.5m x 2.0m, GALVANIZED FINISH.
SP5B	NEW CHAINLINK VEHICLE GATE, 6.1m x 3.0m DOUBLE LEAF, GALVANIZED FINISH, INCLUDE FOR ACCESS CONTROL.
SP5C	BARRIER FREE DROP CURB, COORD. WITH LANDSCAPE / CIVIL.
SP5D	VEHICLE DROP CURB AT OVERHEAD DOOR, COORD. WITH LANDSCAPE / CIVIL.
SP6	CAST-IN-PLACE CONCRETE EQUIPMENT PAD, REFER TO STRUCTURAL FOR REINF., ELECTRICAL FOR EQUIPMENT COORDINATION.
SP6A	MAIN ELECTRICAL UTILITY TRANSFORMER, REFER TO ELECTRICAL.
SP6B	BACKUP GENERATOR, REFER TO ELECTRICAL.
SP7	VEHICLE BOLLARD, REFER TO STRUCTURAL.
SP8	TWIN-POST E.V. CHARGING STATION, COMPLETE WITH VEHICLE BOLLARDS, COORD. WITH ELECTRICAL.
SP8A	TWIN-POST BLOCK HEATER RECEPTACLE STATION, COMPLETE WITH VEHICLE BOLLARDS, COORD. WITH ELECTRICAL.
SP9	TEMPORARY STORAGE 'SEA-CAN SHIPPING CONTAINER', 6.1m x 2.4m. (DASHED LINE INDICATES ALTERNATE 2 - 4.0m x 2.4m CONFIGURATION OPTION).
SP10	POST MOUNTED SIGN - FIRE ROUTE. SIGN TO BE DESIGNED AND PLACED AS PER SECTION 1090 OF THE RICHMOND HILL MUNICIPAL CODE.
SP10A	POST MOUNTED SIGN - BARRIER FREE PARKING SIGN. SIGN TO BE DESIGNED AND PLACED AS PER RICHMOND HILL MUNICIPAL REQUIREMENTS.
SP11	CONTINUOUS 150mm CONCRETE CURB PERIMETER CURB.
SP12	BASE MOUNTED SINGLE-SIDE LIGHT STANDARD, REFER TO ELECTRICAL.
SP15	PAINTED LINEWORK FOR NO PARKING ZONE, 100mm WIDE, 45 DEGREE PATTERN SPACED AT 600mm CENTERS, LAYOUT AS SHOWN, COLOUR TO BE STANDARD TRAFFIC YELLOW.
SP15A	PAINTED TEXT APPLIED TO ASPHALT, 300mm HIGH, ARIAL FONT, PAINT COLOUR TO BE STANDARD TRAFFIC YELLOW.
SP16	NEW PROPOSED LOCATION OF FIRE HYDRANT, COORDINATE WITH CIVIL.
SP17	PROPOSED GAS METER LOCATION, COORDINATE WITH UTILITY AND MECHANICAL DRAWINGS.



3 ENLARGED SITE PLAN - TRANSFORMER AREA
A101 1 : 50



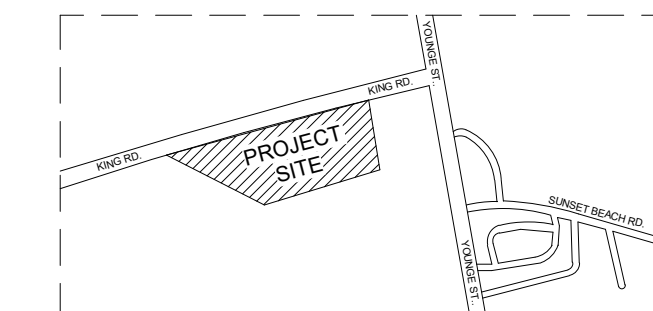
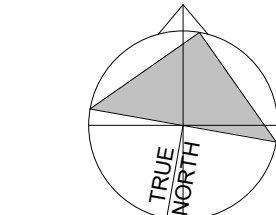
2 ENLARGED SITE PLAN - GENERATOR AREA
A101 1 : 50

SITE DATA MATRIX			
SITE INFORMATION:			
ROLL No.:	193808001239000		
P.I.N. (PROPERTY IDENTIFICATION No.):	---		
PARCEL I.D.:	78154		
LOT DESCRIPTION:	PART OF LOT 65 CONCESSION 1 WEST OF YONGES STREET		
MUNICIPAL ADDRESS:	39 KING ROAD RICHMOND HILL, ONTARIO		
SITE SURVEY INFORMATION:	TAKEN FROM PLAN OF SURVEY, PLAN 65R-39995 DATED: OCTOBER 14th, 2021 SURVEYOR: APRIL SARKANY OF J.D. BARNES LTD.		
APPLICABLE ZONING & BY-LAWS:			
CITY / REGION:	CITY OF RICHMOND HILL		
ZONING BY-LAW(S):	366-86 1275	RICHMOND HILL ZONING MAP, BLOCK 8 RICHMOND HILL ZONING MAP, BLOCK 8	
OFFICIAL PLAN:	CITY OF RICHMOND HILL OFFICIAL PLAN JANUARY 2023 CONSOLIDATION		
TRAFFIC & PARKING:	366-86		
MISC.:	---		
DEFINED ZONING:	366-86 1275	GENERAL COMMERCIAL 1 (GC-1) COMMERCIAL (C)	
ZONING EXEMPTION(S):	- NONE -		
APPLIED ZONING:	ZONING APPLIED AS PER RICHMOND HILL ZONING MAP, BLOCK 8		
OTHER:	SITE SUBJECT TO TORONTO CONSERVATION AUTHORITY REVIEW O. Reg. 166/06 "TRCA: Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses" WETLAND LIMIT LOCATION BASED ON SURVEY: TRW No.: C2-06902-001-361 DATED: DECEMBER 14th, 2021 SURVEYOR: GEOFFREY JONN LTD.		
DEVELOPMENT STATISTICS (BUILDINGS):			
PROPOSED USE:	MAINTENANCE BUILDING		
Ex. BUILDING AREA:	351.08 m ²		
NEW BUILDING AREA:	176.38 m ²		
TOTAL BUILDING AREA:	527.46 m ²		
BUILDING HEIGHT:	5.60 m		
No. OF STOREYS:	2		
NEW GROSS BUILDING AREA:	653.08 m ²		
SITE STATISTICS (AREAS):			
	ACTUAL	PERMITTED	ZONING REF.
OVERALL SITE AREA:	6,867.72 m ² 100.0 %	6,867.72 m ² 100.0 %	
PARKING & HARD SURFACE:	1,443.35 m ² 21.09 %	MAXIMUM 50.0 %	366-86 - s1.3(c)
TOTAL BUILDING AREA:	527.46 m ² 7.68 %	MAXIMUM 60.0 %	1275 - s6.9(c)
LANDSCAPE / GREENSPACE:	4,891.91 m ² 71.23 %	MINIMUM 50.0 %	366-86 - s1.3(c)
SITE SETBACKS, CLEARANCES & RESTRICTIONS:			
SETBACKS:			
FRONT YARD:	15.00 m	(366-86 - SECTION 1.3(c))	
FLANKAGE SIDE YARD:	6.00 m	(366-86 - SECTION 1.4(c))	
INTERIOR SIDE YARD:	6.00 m	(366-86 - SECTION 1.4(c))	
REAR YARD:	12.00 m	(366-86 - SECTION 1.4(c))	
CLEARANCES & RESTRICTIONS:			
MIN. LOT FRONTAGE:	30.00 m	(366-86 - SECTION 1.4(c))	
MAX. BUILDING HEIGHT:	7.50 m	(366-86 - SECTION 1.4(c))	
PARKING REQUIREMENTS:			
PROPOSED SPACE USE:	PARKING RATIO:	REQD. SPACES:	
OFFICE AREA	3.2 SPACES PER 100.0m ² G.F.A. (AS PER BY-LAW 366-86 s1.5(a)(2) & (11))	21 SPACES NOTE: SPACES CALCULATED AS TOTAL FACILITY, AS PARKING RATE BETWEEN USES IS THE SAME.	
MAINTENANCE / CREW AREA (OTHER COMMERCIAL)	3.2 SPACES PER 100.0m ² G.F.A. (AS PER BY-LAW 366-86 s1.5(a)(2) & (11))		
ANY BUILDING	1 LOADING ZONE PER FIRST 1,850m ² , 1 PER 300m ² INCREMENT OVER 1,850m ² (AS PER BY-LAW 366-86 s1.5(b))	1 LOADING ZONE	
PROPOSED PARKING BREAKDOWN:			
SPACE DESCRIPTION:	PARKING STALL SIZE (MIN):	BY-LAW REFERENCE:	QUANTITY:
EMPLOYEE SPACES:	2.75m x 5.8m	366-86 s1.5(c)(1)	5 SPACES
VISITOR / FLEX SPACES:	2.75m x 5.8m	366-86 s1.5(c)(1)	4 SPACES
BARRIER FREE:	3.70m x 5.8m	---	3 SPACES
CREW/UTILITY TRUCK PARKING:	3.20m x 8.0m	---	5 SPACES
SUV PARKING:	2.75m x 6.0m	366-86 s1.5(c)(1)	2 SPACES
			TOTAL = 10 SPACES
LOADING ZONES	3.50m x 12.0m + 4.5m CLEAR OVERHEAD	366-86 s1.5(c)(2)	1 LOADING ZONE

SITE PLAN GRAPHICS LEGEND			
GRAPHIC	DESCRIPTION	GRAPHIC	DESCRIPTION
	MAIN ENTRANCE		PROPERTY LINE
	PERSONELL DOOR		MUNICIPAL BY-LAW SETBACK LINE
	OVERHEAD DOOR		EXISTING BUILDING
	FIRE HYDRANT		NEW BUILDING
	KEYNOTE CALLOUT REF. TO KEYNOTE SCHEDULE		FIRE ROUTE WITH CENTERLINE
	A.H.I. SENSITIVE ZONE REF. TO SITE DATA MATRIX		SNOW STORAGE / PILEUP ZONE
SITE SURFACING GRAPHICS LEGEND			
	GRASSED / VEGETATION		
	CONCRETE (PAD OR SIDEWALK) COORD. WITH CIVIL / STRU.		
	ASPHALT COORD. WITH CIVIL		



NOT FOR
CONSTRUCTION



9	2025-05-14	REVISED FOR TENDER ADDENDUM #02
8	2025-05-07	RE-ISSUED FOR SITE PLAN APPROVAL
7	2025-05-07	RE-ISSUED FOR BUILDING PERMIT - ELEC ROOM UPDATE
6	2025-04-15	ISSUED FOR TENDER
5	2025-03-17	RE-ISSUED FOR SITE PLAN APPROVAL - REVISIONS
4	2025-02-24	ISSUED FOR CLIENT REVIEW - TENDER STAGE
3	2025-01-10	ISSUED FOR BUILDING PERMIT
2	2024-12-19	RE-ISSUED FOR SITE PLAN APPROVAL
1	2024-05-08	ISSUED FOR SITE PLAN APPROVAL
MD	DATE	ISSUED

CONNOR BUILDING
RENOVATIONS

SITE PLAN