

NOTE: FIRE ROUTE, RESERVOIR DRAFT PIPE & SAMESE CONNECTION TO BE KEPT CLEAR OF SNOW

A
1 SITE PLAN
SCALE = 1:400

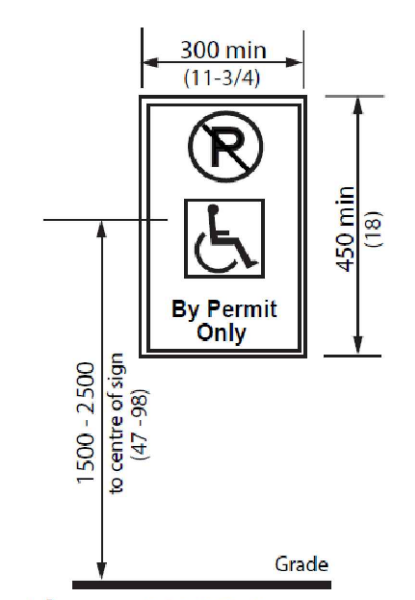
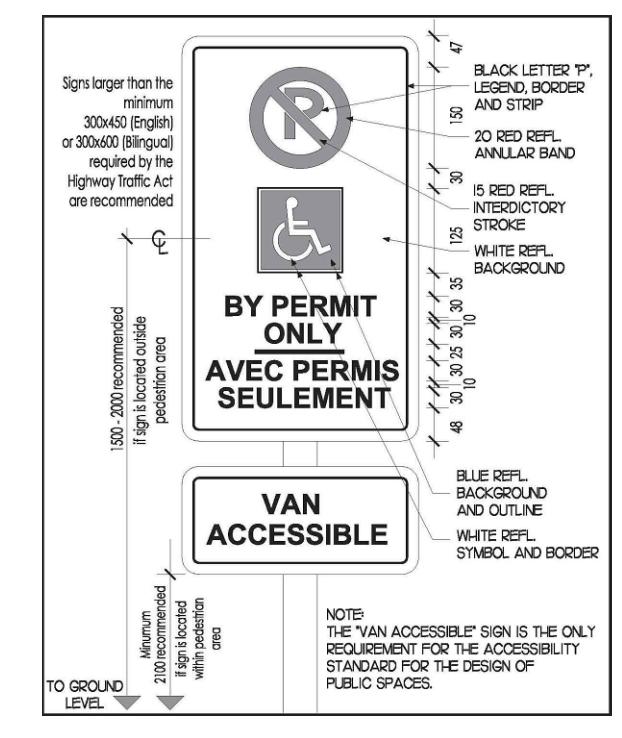


Figure 4.3.12.4 Designated Parking Signage

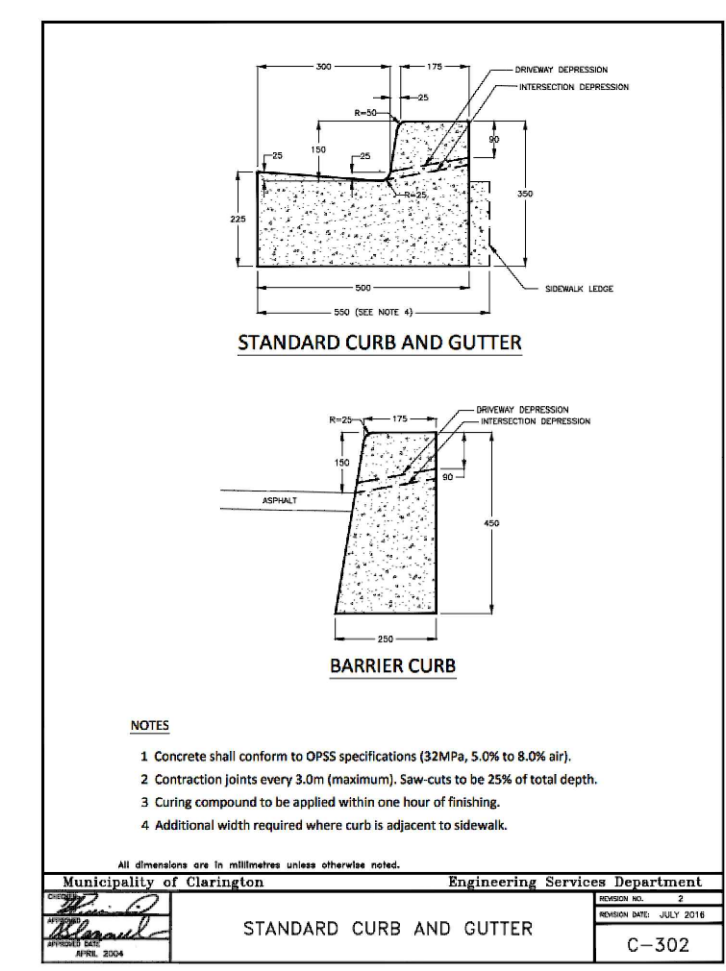


TYPE "A" ACCESSIBLE PARKING SIGN



FIRE ROUTE SIGN

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A. MINIMUM LOT AREA (sq.m.)	MIN. 3,500 sq.m.	21,335.41 sq.m.
B. MINIMUM LOT FRONTAGE (m)	MIN. 30.00 m	167.64 m
C. MAXIMUM LOT FRONTAGE (%)	MAX. 40.00 %	27.02 %
D. MIN. FRONT YARD (m)	MIN. 15.00 m	15.00 m
E. MIN. INTERIOR SIDE YARD (m)	MIN. 5.00 m MIN. 10.00 m WHERE SIDE LOT ABUTS RESIDENTIAL ZONE	15.00 m
F. MIN. EXTERIOR SIDE YARD (m)	MIN. 10.00m	85.40 m
G. MIN. REAR YARD (m)	MIN. 5.00 m MIN. 10.00 m WHERE SIDE LOT ABUTS RESIDENTIAL ZONE	26.68 m
H. MIN. LANDSCAPED AREA (sq.m.)	MIN. 10.00 %	12.68 %
I. MAXIMUM BUILDING HEIGHT (m)	MAX. 10.00 m	7.65 m



PART of LOT 22, CONCESSION 2 DARLINGTON, DESIGNATED AS PARTS 1, 2, 3, 4 & 5 on REFERENCE PLAN 10R-936 and FURTHER IDENTIFIED by PROPERTY IDENTIFICATION NUMBER 26610-0041 (LT) TOWN of BOWMANVILLE MUNICIPALITY of CLARINGTON

ZONING: C4

- LEGEND:
- ▶ ENTRANCE / EXIT DOOR
 - ▷ OH DOOR / DOCK DOOR
 - - - - - FENCE
 - ▨ LIGHT-DUTY ASPHALT
 - ▩ HEAVY-DUTY ASPHALT
 - CONCRETE

SITE DATA:
 SITE AREA 21,333.29 sq.m.
 BUILDING AREA 5,765.45 sq.m. 27.03%
 HEAVY-DUTY ASPHALT AREA 9,062.78 sq.m. 42.48%
 LIGHT-DUTY ASPHALT AREA 2,915.71 sq.m. 13.67%
 CONCRETE AREA 398.24 sq.m. 1.86%
 SEED & LANDSCAPING 3,191.11 sq.m. 14.96%

ZONING: C4
 O.B.C. DATA:
 BUILDING CLASSIFIED AS GROUP E CONFORMING TO SECTION 3.2.2.6
 ONE STOREY BUILDING FACING 1 STREET COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED SPRINKLERED

PARKING:
 PARKING REQUIRED:
 RETAIL = 1/30 sq.m. = 3,699.55 / 30 = 124
 WAREHOUSE = 1/100 sq.m. = 2,064.24 / 100 = 21
 TOTAL PARKING REQUIRED = 145
 PARKING PROVIDED:
 TOTAL PARKING PROVIDED = 145 INCL. 5 BARRIER-FREE
 PARKING SPACE = 2,769x5.70m.(m.)
 H.C. PARKING SPACE = 3.4m x 6.0m + 1.5m AISLE
 LOADING SPACES
 3,001 - 7,000 sq.m. OF G.F.A. = 3 SPACES

GARBAGE:
 IF GARBAGE TO BE STORED OUTSIDE OF BUILDING IT MUST BE OUT OF PUBLIC VIEW.
 BARRIER-FREE ACCESS:
 BARRIER-FREE ACCESS FROM PARKING AREA TO PRINCIPAL ENTRANCE IS PROVIDED. EXTERIOR WALKS SHALL HAVE A FIRM SLIP-RESISTANT SURFACE, WITH AN UNINTERRUPTED WIDTH OF NOT LESS THAN 3'-0". A GRADIENT NOT EXCEEDING 1 in 20, BE FREE FROM OBSTRUCTIONS FOR THE FULL WIDTH, AND HAVE A 1.67m x 1.67m LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY.

SIGNAGE:
 DESIGN & LOCATION OF BUILDING SIGNAGE TO BE DETERMINED AND THEN APPROVED BY CITY OF CAMBRIDGE PRIOR TO INSTALLATION

NO.	DATE	REVISION

SCHIEDEL
 CONSTRUCTION INCORPORATED
 GENERAL CONTRACTORS - PROJECT MANAGERS
 405 QUEEN ST. W. CAMBRIDGE, ONT. N3C 1G6 519-658-9317
 email address: reception@schiedelconst.com

PROJECT
 2021 NEW FACILITY
 BOWMANVILLE HHBC

Bowmanville, Ontario

SCALE	DATE	DRAWN BY	PROJECT NO.
1:400	MAY 12, 2020	EK	190108

DRAWING	DRAWING NO.
SITE PLAN	1