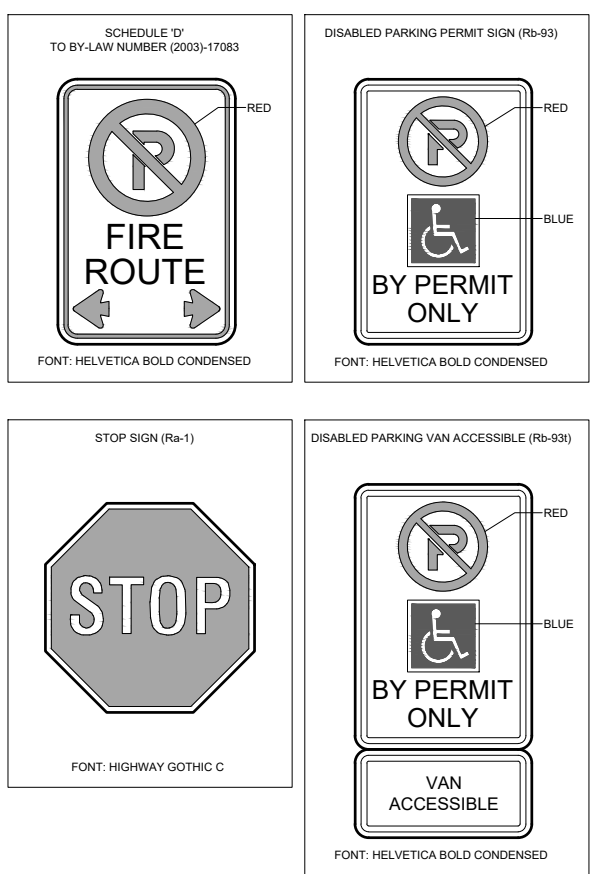


### Site Plan Keynotes

- 101 HEAVY DUTY ASPHALT PAVING AT FIRE ROUTE (SHOWN SHADED) + SERVICE AREA, REFER TO GEOTECHNICAL INVESTIGATION
- 102 MEDIUM DUTY ASPHALT PAVING, REFER TO GEOTECHNICAL INVESTIGATION
- 103 PEDESTRIAN CROSSWALK, REFER TO LANDSCAPE DRAWINGS FOR MATERIAL
- 104 POURED CONCRETE CURB AS REQUIRED FOR ACCESSIBILITY
- 106 HARD SURFACE WALK, REFER TO LANDSCAPE DRAWINGS
- 107 TACTILE INDICATOR (TWSI) TO BE PROVIDED AT ALL PEDESTRIAN CROSSINGS
- 108 PAINTED PAVEMENT MARKINGS
- 109 LOADING AREA SCREEN, 2.4m HIGH SOLID WALL
- 110 RESERVED
- 111 4m x 5m SIGHT LINE TRIANGLE
- 121 INVERTED U-SHAPE BICYCLE RACKS ON CONCRETE PAD, REFER TO LANDSCAPE PLAN
- 114 STONE DUST ACTIVITY TRAIL
- 115 LINE OF CANOPY/ROOF ABOVE
- 116 LOW STONE FEATURE WALL
- 117 IN-GROUND GARBAGE + RECYCLING STORAGE
- 118 LAMP STANDARD + CONCRETE BASE, REFER TO ELECTRICAL FOR DETAILS + PHASING
- 119 PEDESTRIAN LIGHTING, REFER TO ELECTRICAL
- 120 GROUND SIGN, REFER TO DETAILS
- 121 WAY-FINDING SIGNAGE
- 122 LANDSCAPED AREA
- 123 SODDED/BEEDED AREA
- 131 REFER TO CIVIL DRAWINGS FOR STRUCTURES
- 132 LOADING AREA

### General Site Notes

- PREREQUISITE EROSION CONTROL
  - 300m3 INFILTRATION GALLERY
  - 650m3 EXCESS WATER
  - SURFACE WATER TO REPLENISH AQUIFER
  - GEOTHERMAL, HORIZ. CLOSED LOOP
  - SOLAR COVERS AT BIKE + CHARGING STATIONS
  - ELECTRIC VEHICLE CHARGING STATIONS
  - BIRD FRIENDLY GLAZING - LOW REFLECTIVITY, FRIT APPLIED
  - BUG RATING (BACKLIT, UPLIGHT, NO-GLARE) L2-1 DESIGNATE - ZERO TRESPASS
- STOP SIGN (Rb-1) INSTALLED AS PER CITY BYLAW  
DISABLED PARKING PERMIT SPACE SIGN (VAN) INSTALLED AS PER CITY BYLAW  
FIRE ROUTE / NO PARKING SIGN AS PER SCHEDULE 'D' OF CITY BYLAW (2003) - 17083  
DISABLED PARKING PERMIT SPACE SIGN (Rb-93) INSTALLED AS PER CITY BYLAW  
ELECTRIC VEHICLE PARKING ONLY, BY OWNER  
CARPOOL PARKING ONLY, BY OWNER



**Key Plan**  
**Legal Description**  
Parts 1, 2 & 3, Block S, Plan 61M-176;  
Part of PIN 71200-0273 (LT);  
Subject to Easement over Parts 1 & 2 as in WC335497;  
City of Guelph

Property information taken from Surveyor's Real Property Report Plan of Part of Block S Registered Plan 61M-176, City of Guelph, County of Wellington as prepared by Van Herten Surveying, January 7, 2019

**Owner**  
10952893 CANADA INC.  
Shawn Fitzgerald, VP  
The Co-operators  
shawn.fitzgerald@cooperators.ca  
130 McDermott Street  
Guelph, ON N1H 6P8

Gross Floor Areas			
Ground Floor	76,810 sf	7136 m <sup>2</sup>	
Second Floor	71,510 sf	6643 m <sup>2</sup>	
Third Floor	71,385 sf	6633 m <sup>2</sup>	
Mechanical Penthouse	7,200 sf	669 m <sup>2</sup>	
Total GFA	226,915 sf	21081 m <sup>2</sup>	
Useable Floor Area	211,000 sf	19603 m <sup>2</sup>	
Site Area		19.33 Ac	
Landscape Area		32811m <sup>2</sup> 42 %	

### Site Plan Resubmission

19	FEB 10/21	SITE PLAN APPLICATION RE-SUBMISSION
18	OCT 1/20	REVISED PATHWAY AT MTO SETBACK
17	APR 6/20	SITE PLAN APPLICATION RE-SUBMISSION
16	FEB 12/20	SITE PLAN APPLICATION RE-SUBMISSION
15	OCT 31/19	SITE PLAN APPLICATION
14	OCT 9/19	TEAM MEETING PRE-SPA APPLICATION
13	SEP 25/19	TEAM MEETING PRE-SPA APPLICATION
12	FEB 4/19	SUSTAINABILITY & CITIZENSHIP MEETING
11	JAN 30/18	CONSULTANT MEETING
No.	DATE	ISSUE

**NEO**  
ARCHITECTURE INC.  
1-248 King St. E., Kitchener, ON N2C 2A8 | 519-590-1658  
neoarchitecture.ca

**ONTARIO ASSOCIATION OF ARCHITECTS**  
LARO ANDREW ROBERTSON  
LICENCE 4921

**the co-operators**  
A Better Place For You

### NEW CORPORATE HEAD OFFICE

SITE PLAN FILE NUMBER: PRE 18-0115  
10952893 Canada Inc.  
101 Cooper Drive, Guelph

### OVERALL SITE PLAN

850 Parking Spaces Provided

PROJECT NUMBER  
17-058  
PROJECT DATE  
August 2018  
DRAWN BY  
dmccintosh

**SP-1**