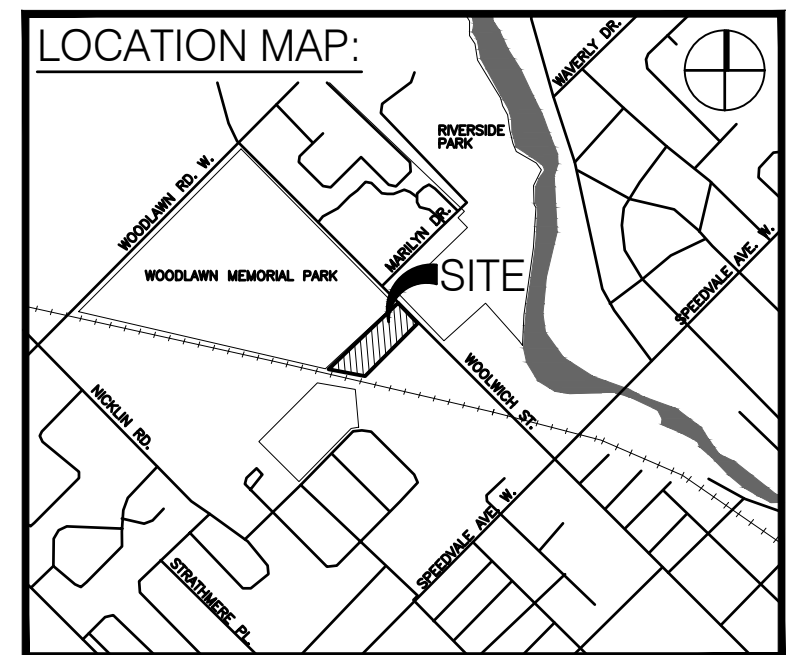


SITE PLAN DATA CHART				
PROPERTY ADDRESS:		710 WOOLWICH ST.		
LEGAL DESCRIPTION:		TAKEN FROM TOPOGRAPHIC SURVEY OF PART OF LOT 19, DIVISION A - CITY OF GUELPH, COUNTY OF WELLINGTON AS PREPARED BY VAN NOSTRAND & GIBSON LIMITED, ONTARIO LAND SURVEYORS DATED JULY 18, 2018.		
BUILDING AREA		618.45 m² (6,657 ft²)		
GROSS FLOOR AREA		629 m² (10m² mezz.) (6,770.5 ft²)		
BUILDING CLASSIFICATION		3,2,2,61		
ZONING		SC.1-28		
ZONING AS PER TABLE 6.4.2 (* - APPLICABLE TO FUTURE LOT)				
DATA		REQUIRED	PROVIDED	CONFORMS
SITE AREA* (m²)		N/A	3,363.2 m²	YES
LOT FRONTAGE* (m)		30.00 m	50.22 m	YES
SETBACKS	WOOLWICH R.O.W.	5.182 m	5.182 m	YES
	FRONT	6.00 m	6.00 m	YES
	INTERIOR SIDE	3.00 m	4.63 m	YES
	REAR	EQUAL TO ONE-HALF THE BUILDING HEIGHT BUT NOT LESS THAN 6.00 m	41.90 m	YES
MAX. BUILDING HEIGHT (m)		3 STOREYS AND IN ACCORDANCE WITH SECTIONS 4.16, 4.19	1 STOREY 6.78 m	YES
BUFFER STRIPS		WHERE AN SC ZONE ABUTS RESIDENTIAL, INSTITUTIONAL, PARK, WETLAND, OR URBAN RESERVE ZONE, A BUFFER STRIP SHALL BE DEVELOPED.		
OFF STREET PARKING		IN ACCORDANCE WITH SECTION 4.13 1 PER 16.5 m² = 38 SPACES		
OFF STREET LOADING		IN A ( ), COMMERCIAL MALL OR USE, OR A WAREHOUSE SHALL HAVE ADEQUATE LOADING SPACES PROVIDED		
MINIMUM LANDSCAPED OPENSPACE*		10% OF THE LOT AREA 1188 / 3585 = 32.9%		
FENCES		IN ACCORDANCE WITH SECTION 4.20		
ACCESSORY BUILDINGS OR STRUCTURES		IN ACCORDANCE WITH SECTION 4.5		
GARBAGE, REFUSE STORAGE AND COMPACTORS		IN ACCORDANCE WITH SECTION 4.9 IN ACCORD. WITH SECT. 4.9		
PLANTING AREA		A LANDSCAPED STRIP, 3 m IN WIDTH SHALL BE MAINTAINED ADJACENT TO THE STREET LINE		



SITE LEGEND:			
PROPERTY LINE	MH ○ NEW MANHOLE	EX HP ● EX HPL	NEW CONDENSING UNIT AT GRADE
BUILDING EXIT	OCS ○ NEW OGS	EX TL ● EX HPL	EXISTING TV PEDESTAL
BF - BARRIER FREE	HW — NEW HEADWALL	EX TL ● EX HPL	EXISTING TV PEDESTAL
FF - FIRE FIGHTER	CO ○ NEW CLEAN-OUT	EX TL ● EX HPL	EXISTING TV PEDESTAL
PRINCIPAL ENTRANCE	WV ○ NEW WATER VALVE	EX TL ● EX HPL	EXISTING TV PEDESTAL
GRADE LEVEL	FH ● NEW FIRE HYDRANT	EX TL ● EX HPL	EXISTING TV PEDESTAL
OVERHEAD DOOR	FH ● NEW FIRE HYDRANT	EX TL ● EX HPL	EXISTING TV PEDESTAL
DENOTES FIRE ROUTE	FDC — NEW FIRE DEPARTMENT CONNECTION	EX TL ● EX HPL	EXISTING TV PEDESTAL
MIN. 6.0m WIDE WITH MIN. 12.0m CENTRELINE RADIUS	LS ● NEW LIGHT STANDARD	EX TL ● EX HPL	EXISTING TV PEDESTAL
BARRIER FREE PARKING	WMF — NEW WALL MOUNTED LIGHT FIXTURE	EX TL ● EX HPL	EXISTING TV PEDESTAL
NEW CATCH BASIN	UPI ○ NEW UTILITY POLE/LIGHT STANDARD	EX TL ● EX HPL	EXISTING TV PEDESTAL
NEW DOUBLE CATCH BASIN	LS ○ NEW UTILITY POLE/LIGHT STANDARD	EX TL ● EX HPL	EXISTING TV PEDESTAL
NEW CATCH BASIN MANHOLE	NEW TRAFFIC SIGNAGE REFER TO SIGNAGE LEGEND	EX TL ● EX HPL	EXISTING TV PEDESTAL
NEW DOUBLE CATCH BASIN MANHOLE	EX CB ■ EXISTING CATCH BASIN	EX TL ● EX HPL	EXISTING TV PEDESTAL
NEW AREA DRAIN	EX MH ○ EXISTING MANHOLE	EX TL ● EX HPL	EXISTING TV PEDESTAL
		EX TL ● EX HPL	EXISTING TV PEDESTAL

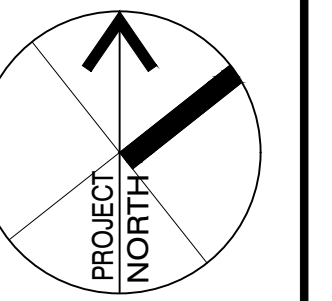
SITE PLAN NOTES			
1 CONCRETE CURB - REFER TO CIVIL DWGS.	11 STONE GARDEN WALL - SEE LANDSCAPE DWGS.		
2 CONCRETE WALKWAY - REFER TO CIVIL/LANDSCAPE DWGS.	12 RAMPED WALKWAY - SEE CIVIL DWGS.		
3 PAINTED LINE MARKINGS AND GRAPHICS	13 CONCRETE BOLLARDS		
4 CONCRETE/BRICK VENEER WALL - REFER TO ARCH/CIVIL			
5 NEW CONCRETE SIDEWALK AS PER CITY STANDARDS ACROSS NEW DRIVEWAY ACCESS - REFER TO LANDSCAPE/CIVIL DWGS.			
6 BARRIER FREE FLUSH CURB RAMP AND TACTILE WARNING STRIP - REFER TO LANDSCAPE/CIVIL DWGS.			
7 PLANTING BED - REFER TO LANDSCAPE DWGS.			
8 LANDSCAPED AREA - REFER TO LANDSCAPE DWGS.			
9 LOADING AREA (20.8m x 6.05m)			
10 4m x 5m VISIBILITY TRIANGLE			

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PROJECT  
710 WOOLWICH STREET  
MIXED USE  
DEVELOPMENT

710 WOOLWICH STREET, GUELPH, ONTARIO

DRAWING  
SP - 1  
SITE PLAN  
PHASE 1

DRAWN BY  
AV

CHECKED BY  
JS

DATE  
APRIL 16, 2021

SCALE  
1:200

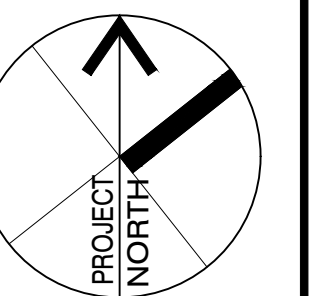
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710 WOOLWICH STREET, GUELPH, ONTARIO

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