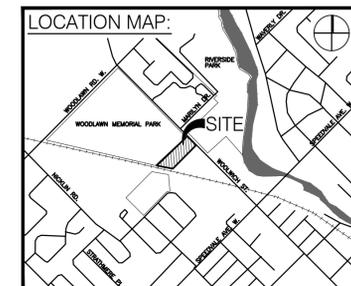


SITE PLAN DATA CHART			
PROPERTY ADDRESS:	710 WOOLWICH ST.		
LEGAL DESCRIPTION:	TAKEN FROM TOPOGRAPHIC SURVEY OF PART OF LOT 19, DIVISION A - CITY OF GUELPH, COUNTY OF WELLINGTON AS PREPARED BY VAN NOSTRAND & GIBSON LIMITED, ONTARIO LAND SURVEYORS DATED JULY 18, 2018.		
BUILDING AREA	618.45 m ²	(6,657 R ²)	
GROSS FLOOR AREA	629 m ² (10m ² mezz.)	(6,770.5 R ²)	
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* (m ²)	N/A	3,363.2 m ²	
LOT FRONTAGE* (m)	30.00 m	50.22 m	YES
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 STOREYS 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.		YES
OFF STREET PARKING	IN ACCORDANCE WITH SECTION 4.13 1 PER 16.5 m ² = 38	33 SPACES	NO
OFF STREET LOADING	IN A () COMMERCIAL MALL OR USE, OR A WAREHOUSE SHALL HAVE ADEQUATE LOADING SPACES PROVIDED		YES
MINIMUM LANDSCAPED OPENSPACE*	10% OF THE LOT AREA	1188 = 32.9%	YES
FENCES	IN ACCORDANCE WITH SECTION 4.20		YES
ACCESSORY BUILDINGS OR STRUCTURES	IN ACCORDANCE WITH SECTION 4.5	N/A	YES
GARBAGE, REFUSE STORAGE AND COMPACTORS	IN ACCORDANCE WITH SECTION 4.9	IN ACCORD. WITH SECT. 4.9	YES
PLANTING AREA	A LANDSCAPED STRIP, 3 m IN WIDTH SHALL BE MAINTAINED ADJACENT TO THE STREET LINE		YES

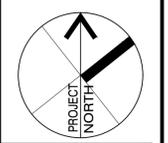


NO	DATE	ISSUE
2	04/16/21	RE ISSUED FOR SPA
1	02/16/21	ISSUED FOR SITE PLAN APPROVAL

MARTIN SIMMONS
ARCHITECTS

113 BREITHAUPT STREET, SUITE 200
KITCHENER, ONTARIO, N2H 5G9
TEL. 519-745-4754 FAX. 519-745-0061

DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE ARCHITECT / CONSULTANT BEFORE COMMENCING THE WORK.
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT / CONSULTANT AND ARE NOT TO BE DUPLICATED OR DISTRIBUTED WITHOUT CONSENT FROM THE ARCHITECT / CONSULTANT.



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

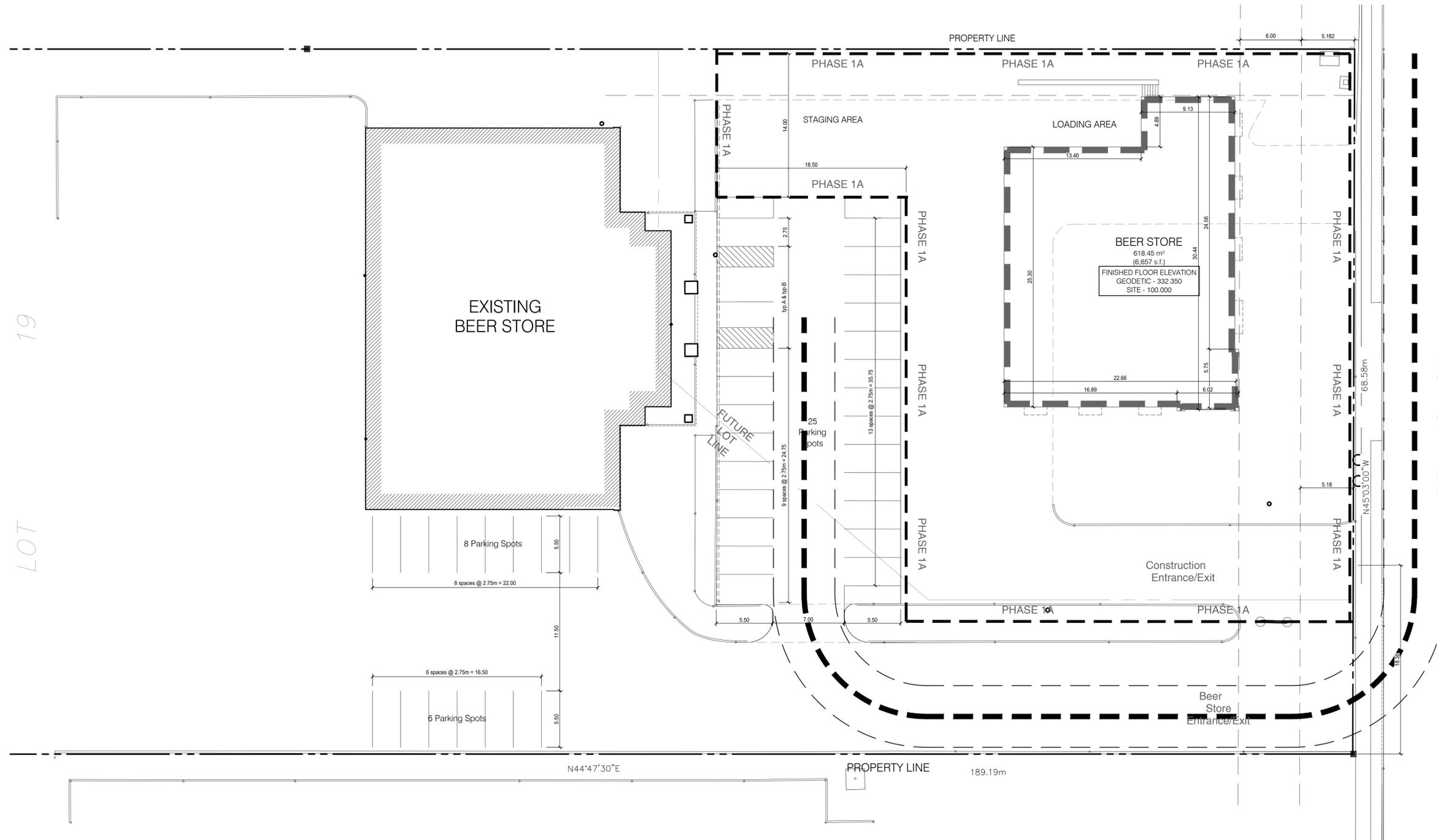
SCALE: 1:200
DRAWING NO:

PROJECT NO:
20018-1

SITE LEGEND:			
PROPERTY LINE	MH ○ NEW MANHOLE	EX HP ● EX. HYDRO POLE/ HYDRO POLE LIGHT STANDARD	NEW CONDENSING UNIT AT GRADE
BUILDING EXIT	OSS ○ NEW OSS	EX TL ● EX. EXISTING TRAFFIC LIGHT	EXISTING TV PEDESTAL
BF - BARRIER FREE	HW — NEW HEADWALL	EX WV ● EX. EXISTING WATER VALVE	EXISTING CHAINLINK FENCE
FF - FIRE FIGHTER	CO ○ NEW CLEAN-OUT	EX FH ● EX. EXISTING FIRE HYDRANT	NOTE: UNMARKED RADII TO BE 1.00m
PRINCIPAL ENTRANCE	WV ○ NEW WATER VALVE	EX GW ● EX. EXISTING GUY WIRE	
GRADE LEVEL	FH ● NEW FIRE HYDRANT	EX PB ○ EX. EXISTING PULL BOX	
OVERHEAD DOOR	FDC ● NEW FIRE DEPARTMENT CONNECTION	EX BP ● EX. EXISTING BELL PEDESTAL	
DENOTES FIRE ROUTE	LS ● NEW LIGHT STANDARD		
MIN. 6.0m WIDE WITH MIN. 12.0m CENTRELINE RADIUS	WML ● NEW WALL MOUNTED LIGHT FIXTURE		
	UP/LS ○ NEW UTILITY POLE/ LIGHT STANDARD		
	NEW TRAFFIC SIGNAGE REFER TO SIGNAGE LEGEND		
BARRIER FREE PARKING	EX CB ■ EX. EXISTING CATCH BASIN		
CB □ NEW CATCH BASIN	MH ○ EX. EXISTING MANHOLE		
DCB □ NEW DOUBLE CATCH BASIN			
CBMH ○ NEW CATCH BASIN MANHOLE			
DCBMH ○ NEW DOUBLE CATCH BASIN MANHOLE			
AD □ NEW AREA DRAIN			

SITE PLAN NOTES	
① CONCRETE CURB - REFER TO CIVIL DWGS.	⑩ STONE GARDEN WALL - SEE LANDSCAPE DWGS.
② CONCRETE WALKWAY - REFER TO CIVIL/LANDSCAPE DWGS.	⑪ RAMPED WALKWAY - SEE CIVIL DWGS.
③ PAINTED LINE MARKINGS AND GRAPHICS	⑫ 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	

SIGNAGE LEGEND:
VP - VISITOR PARKING
AP - ACCESSIBLE PARKING - REFER TO D02-104
NOTE: ALL SIGNAGE ON SITE WILL ADHERE TO CITY OF GUELPH SIGNAGE BYLAW AND WILL HAVE PERMITS APPLIED FOR UNDER THIS BYLAW.

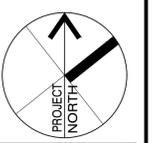


2	04/16/21	RE ISSUED FOR SPA
1	02/16/21	ISSUED FOR SITE PLAN APPROVAL
№	DATE	ISSUE

MARTIN SIMMONS
ARCHITECTS

113 BREITHAUPST STREET, SUITE 200
KITCHENER, ONTARIO, N2H 5G9
TEL. 519-745-4754 FAX. 519-745-0061

DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE ARCHITECT / CONSULTANT BEFORE COMMENCING THE WORK.
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT / CONSULTANT AND ARE NOT TO BE DUPLICATED OR DISTRIBUTED WITHOUT CONSENT FROM THE ARCHITECT / CONSULTANT.



PROJECT
**710 WOOLWICH STREET
MIXED USE
DEVELOPMENT**

710 WOOLWICH STREET, GUELPH, ONTARIO

DRAWING
**SP - 2
STAGING
PHASE 1B**

DRAWN BY: AV
CHECKED BY: JS
DATE: APRIL 16, 2021

SCALE: 1:200
DRAWING №: 20018-1

PROJECT №: 20018-1

LOT 19