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This drawing is not to be scaled.

The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work.

The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

PRINT DATE:

2022-08-19

OWNER: MANORWOOD COMMERCIAL LTD

APPLICANT: LOFT PLANNING INC

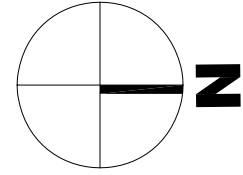
FILE No.: D111819

SUBMISSION: No 5

No. DESCRIPTION DATE
REVISIONS

12	ISSUED FOR SPA REVIEW	2022-08-19
10	ISSUED FOR REVIEW AND COORDINATION	2022-08-15
9	ISSUED FOR SPA REVIEW	2022-05-04
8	ISSUED FOR REVIEW AND COORDINATION	2022-05-02
7	ISSUED FOR CLIENT REVIEW	2022-03-09
6	ISSUED FOR SPA REVIEW	2021-11-30
5	ISSUED FOR REVIEW AND COORDINATION	2021-11-11
4	ISSUED FOR REVIEW AND COORDINATION	2021-11-03
3	ISSUED FOR CLIENT REVIEW	2021-10-26
2	ISSUED FOR SPA REVIEW	2021-05-14
1	ISSUED FOR CLIENT REVIEW	2021-05-13

No. DESCRIPTION DATE
ISSUED FOR



185 BRIDGELAND AVENUE, SUITE 107, TORONTO, ONTARIO M5A 1Y7
T (416)783-5193 F (416)783-3100

CLIENT:

8611 WESTON ROAD, UNIT 214, VAUGHAN, ONTARIO L4L 9P1

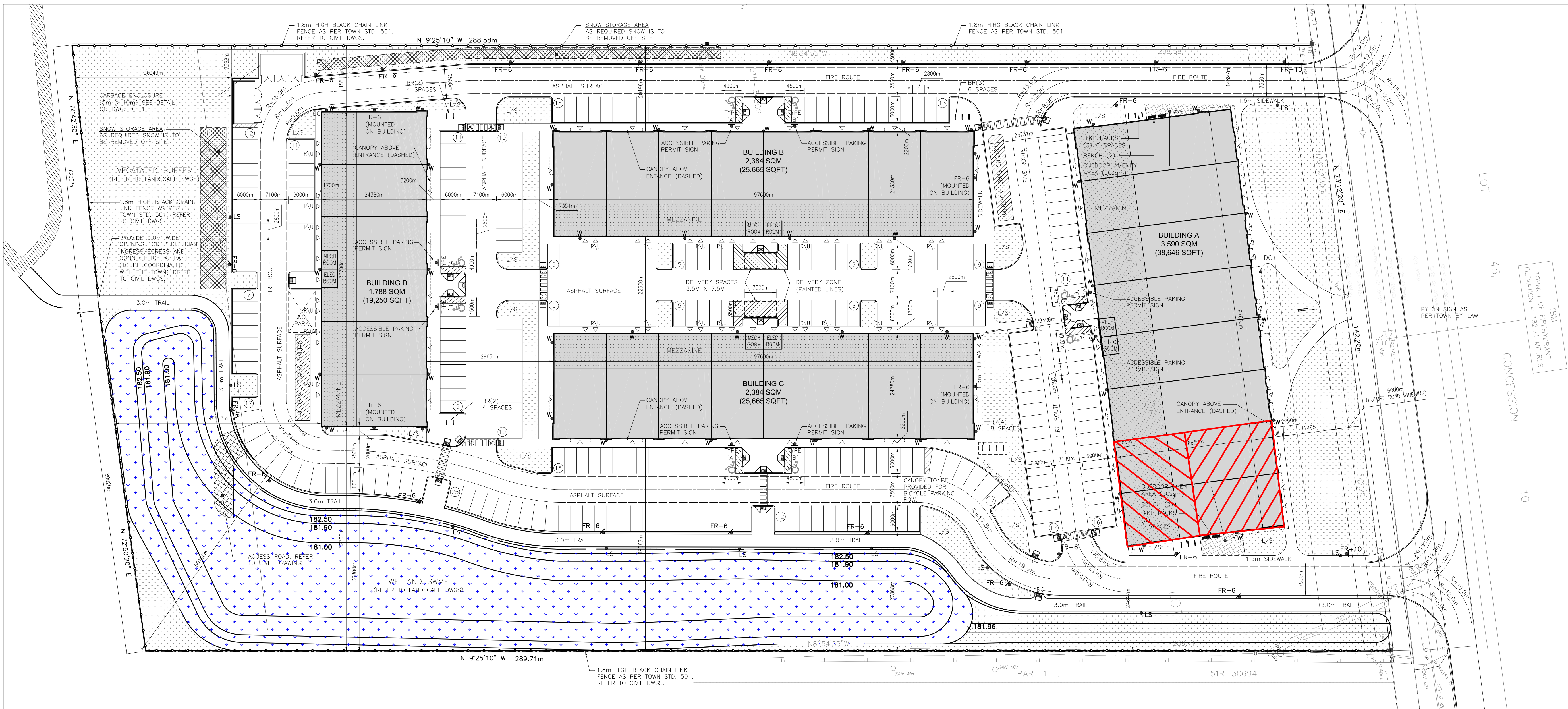
PROJECT:
MANORWOOD BUSINESS PARK
120 MOUNTAIN ROAD
COLLINGWOOD, ON

DATE: MARCH 2021 DWN. BY: MR CHD. BY: DLC

DRAWING TITLE:

SITE PLAN

SCALE: 1:500
PROJ. NO.: 2021-16
DRAWING No.: A100



1 SITE PLAN
SCALE: 1:500

SITE STATISTICS

MANORWOOD BUSINESS PARK
120 MOUNTAIN ROAD
COLLINGWOOD, ON

ZONING LABEL INDUSTRIAL PARK (M5)

LOT AREA	MINIMUM REQUIRED	PROVIDED
	2,000 SQM	40,857 SQM

LOT FRONTAGE	MINIMUM REQUIRED	PROVIDED
	30m	142.20m

LOT COVERAGE	MAXIMUM PERMITTED	PROVIDED
	50%	24.77%

LANDSCAPED OPEN SPACE	MINIMUM REQUIRED	PROVIDED
	15%	35.49%

SETBACKS	FRONT YARD REQUIRED	FRONT YARD PROVIDED	SIDE YARD (WEST) REQUIRED	SIDE YARD (WEST) PROVIDED	SIDE YARD (EAST) REQUIRED	SIDE YARD (EAST) PROVIDED
BUILDING A	12.0m	34.05m	6.0m	17.4m	---	6.0m
BUILDING B	---	---	6.0m	19.7m	---	---
BUILDING C	---	---	---	---	6.0m	49.3m
BUILDING D	---	---	6.0m	15.52m	7.5m	47.09m

BUILDING HEIGHT	MAXIMUM PERMITTED	PROVIDED
BUILDING A	15.0m	9.0m
BUILDING B	15.0m	6.5m
BUILDING C	15.0m	6.5m
BUILDING D	15.0m	6.5m

BUILDING FOOTPRINT AREA		
BUILDING A	3,590 sqm	38,646 sqft
BUILDING B	2,384 sqm	25,665 sqft
BUILDING C	2,384 sqm	25,665 sqft
BUILDING D	1,788 sqm	19,250 sqft
TOTAL GFA	10,146 sqm	109,226 sqft

SIMULTANEOUS AREA		
M&E ROOM @ 32sqm/BLD (4 BUILDINGS TOTAL)	128 sqm	1,376 sqft
WASHROOMS @ 13sqm/UNIT (30 UNITS TOTAL)	390 sqm	4,200 sqft
	518 sqm	5,576 sqft

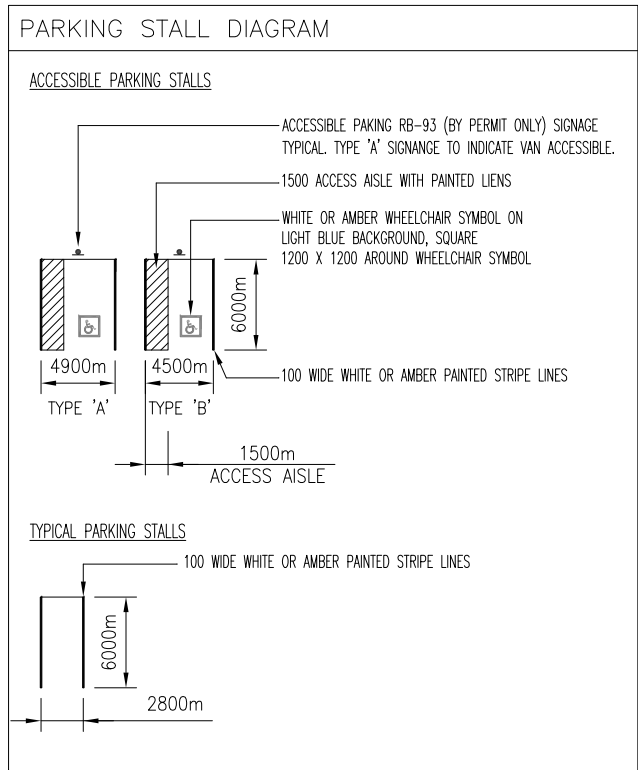
GROSS FLOOR AREA*	9,628 sqm	103,650 sqft
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NOTE:
*SIMULTANEOUS AREA TOTAL DEDUCTED FROM BUILDING FOOTPRINT TOTAL AREA

PARKING	REQUIRED	PROVIDED
PARKING SPACES (3 SPACES / 100sqm OF GFA)	289	291
ACCESSIBLE PARKING (2% OF TOTAL PARKING)	6	8
LOADING SPACES (7,001sqm-10,000sqm OF GFA)	2	2
BICYCLE RACK SPACES (10% OF TOTAL PARKING)	29	34

LEGEND	
• W	WALL LIGHT
• LS	LIGHT STANDARD
FR-6	FIRE ROUTE SIGNAGE
▽	ENTRANCE
▽ R/U	ROLL-UP / SERVICE DOORS
—	CONCRETE CURBS
— DC	DEPRESSED CURB
—	BENCH
(BR)	BIKE RACKS
L/S	LANDSCAPED AREA
—	AMENITY AREA
—	SNOW STORAGE AREA
—	PAINTED LINES/CROSSING
—	LOADING AREA
—	PROPOSED BUILDING
—	MEZZANINE

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH
DRAWINGS ISSUED FOR:
CIVIL, LANDSCAPE & ELECTRICAL.



PARKING CALCULATIONS FOR VARIANCE (REV #2 FEB 4/25) :

RESTAURANT

AREA = 480 SQ.M - 170 SQ.M (KITCHEN/WASHROOM AREA)
PARKING = 310 SQ.M x 8 SPACES / 100 SQ.M = 25 SPACES

WAREHOUSE

AREA = 385 SQ.M
PARKING = 385 SQ.M x 3 SPACES / 100 SQ.M = 12 SPACES

TOTAL REQUIRED = 37 SPACES

TOTAL PROVIDED = 865 SQ.M x 3 SPACES / 100 SQ.M = 26 SPACES

TOTAL PARKING DEFICIT FOR VARIANCE = 11 SPACES