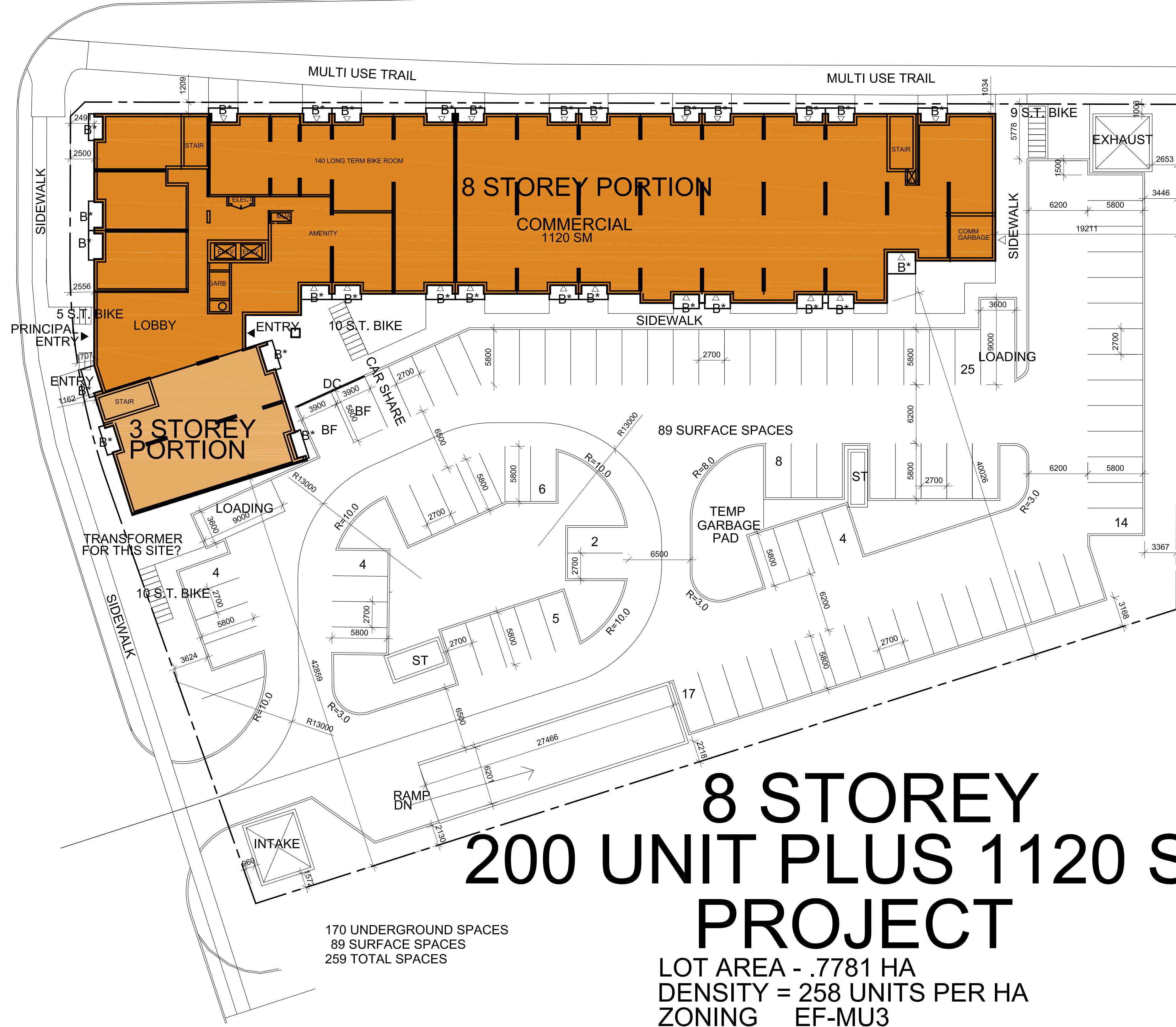


RICE ROAD

MERIDIAN WAY



170 UNDERGROUND SPACES
89 SURFACE SPACES
259 TOTAL SPACES

8 STOREY 200 UNIT PLUS 1120 SM COMMERCIAL PROJECT

LOT AREA - .7781 HA
DENSITY = 258 UNITS PER HA
ZONING EF-MU3

OFFICIAL PLAN REQUIREMENTS	PERMITTED	PROVIDED
MUST BE LEED SILVER - UP TO 2021		
MUST BE LEED GOLD - AFTER 2021	160 UNITS PER HA- 124 UNITS	258 UNITS PER HA- 200 UNITS

ZONING - EF-MU3	REQUIRED	PROVIDED
MIN BUILDING HEIGHT	2 STOREYS - 6.0 M	8 STOREYS
MAX BUILDING HEIGHT	10 STOREYS - 35.0 M	
YARD TO MERIDIAN WAY	0.0M TO 3.0M	0.0M TO 3.0M
YARD TO RICE ROAD	0.0M TO 3.0M	0.0M TO 3.0M
PARKING LOT SETBACK FROM MERIDIAN WAY OR RICE ROAD INCL. LANDSCAPE BUFFER	3.0M	3.6M
MIN SEPARATION OF BUILDINGS TALLER THAN 3 STOREYS	5.0M	NA
PARKING REQUIREMENTS PER DWELLING UNIT	1.0 TO 1.25 SPACES PER UNIT MINUS 10 IF CAR SHARE	190 - 240 SPACES
OFFICE USES	2.75 TO 3.25 SPACES PER 100 GLFA	190 SPACES
MEDICAL USES	4.0 TO 5.25 SPACES PER 100 GLFA	
RETAIL / SERVICE COMMERCIAL USES	4.25 TO 5.25 SPACES PER 100 GLFA	48 SPACES
VISITOR SPACES	20 VISITOR SPACES	20 SPACES
CAR SHARE SPACES	1 CAR SHARE SPACE	1 SPACES
TOTAL SPACES		259 SPACES
PARKING SPACE SIZE		
STANDARD SPACE	2.7MX5.8M	2.7MX5.8M
ADJACENT TO COLUMN OR WALL	3.0MX5.8M	3.0MX5.8M
ADJACENT TO SIDEWALK OR OPEN SPACE GREATER THAN 1.0M IN WIDTH	2.4MX5.8M	
aisle width	6.2M	6.2M
FIRE ROUTE AISLE WIDTH	6.5M	6.5M
LOADING REQUIREMENTS		
LESS THAN 930SM	1 SPACE	2 SPACE
930SM TO ???	2 SPACE	3.5MX9.0M
BARRIER FREE REQUIREMENTS		
QUANTITY	2 SPACES ??	2 SPACES
SIZE	3.5MX9.0M	3.5MX9.0M
ENCROACHMENTS PERMITTED		
UNDERGROUND PARKING	NOT SUBJECT TO ZONING	
BALCONIES	1.5M INTO ANY REQUIRED YARD	1.5M INTO ANY REQUIRED YARD
ENTRANCE CANOPY	3.0M INTO FRONT YARD	3.0M INTO FRONT YARD

LEGEND
 B* = BALCONY SECOND FLOOR AND ABOVE
 DC = DEPRESSED CURB
 ST = STAIR
 ◁ = COMMERCIAL ENTRY
 ◀ = RESIDENTIAL ENTRY

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
 ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF 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 OR HER WORK.

KEY TO DETAIL LOCATION	
No.	DETAIL NUMBER / DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
PRELIM REVIEW	1	07.12.2020	WH
9 STOREY COMMERCIAL AT GRADE	2	07.01.2021	WH
SURFACE PARKING REVISION	3	14.01.2021	WH
+75% ONE BEDROOMS	4	21.01.2021	WH
PER TOWN MEETING	5	23.02.2021	WH
ASIES	6	24.02.2021	WH
FOR OP/2BA COORDINATION	7	08.04.2021	WH
WALKWAYS DRAFT PER LANDSCAPE	8	20.04.2021	WH
SURVEY INCLUDED	9	20.05.2021	WH
MULTI USE TRAIL	10	09.06.2021	WH
BIKE SPACES/ CAR SHARE/ COMMER	11	28.06.2021	WH
BIKE SPACES	12	06.07.2021	WH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED			
REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

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RESIDENTIAL DEVELOPMENT
 RICE ROAD
 FONTHILL, ONTARIO

DRAWING SHEET TITLE:
 SITE PLAN

DRAWING SCALE:
 PROJECT NUMBER:
 20050

DRAWN BY: CHECKED BY:
 DRAWING SHEET NUMBER:
 SP1
 PLOT DATE:
 July 6, 2021

1 SITE PLAN
 SP1
 SCALE: 1:250

TIMES/AMP/2021/07/06/10:46:34-26/PM FILEPATH: C:\2020\20050 - 8th-MU3-Development - Formfill-Estia - D:\work\proj\103-Schematic-Design\20050-SP1-CONCEPT-08.dwg

