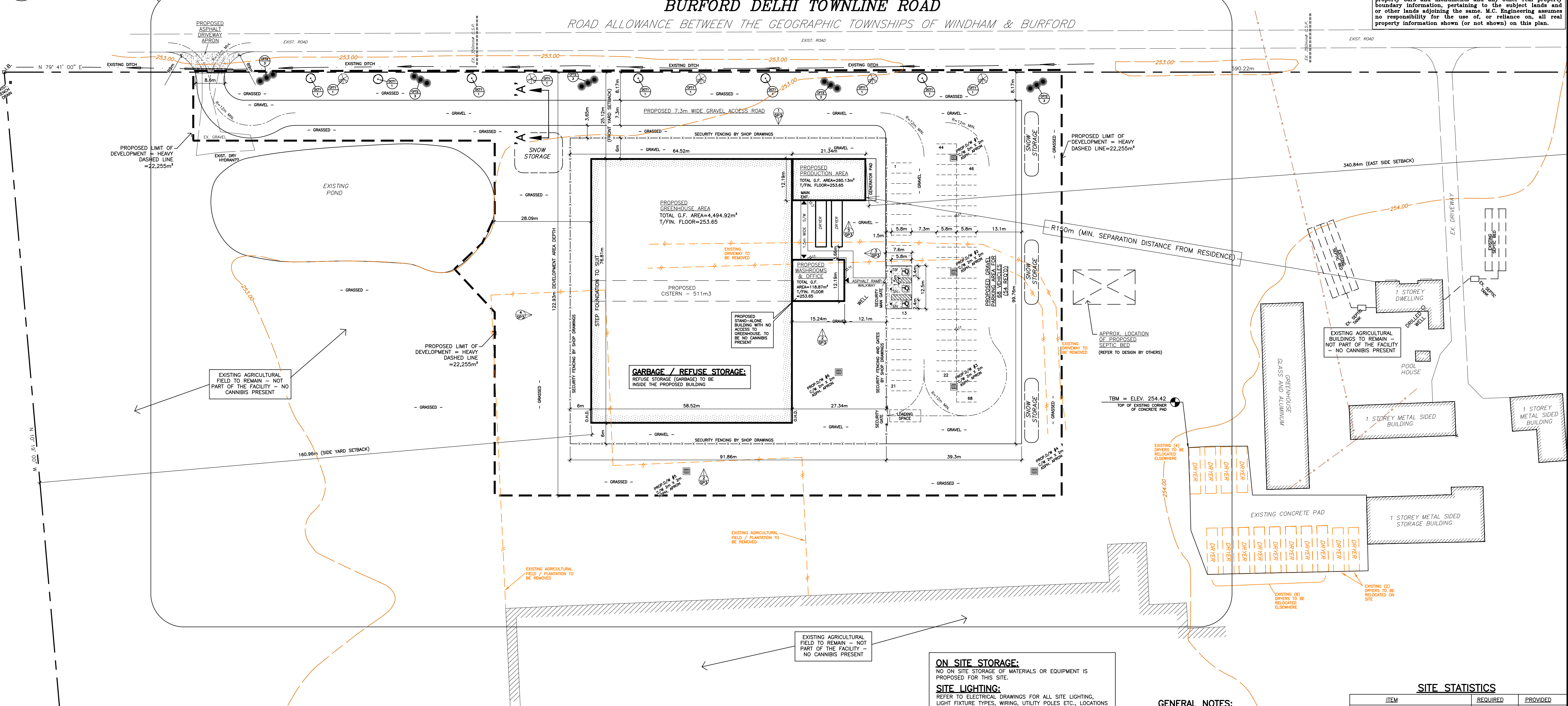
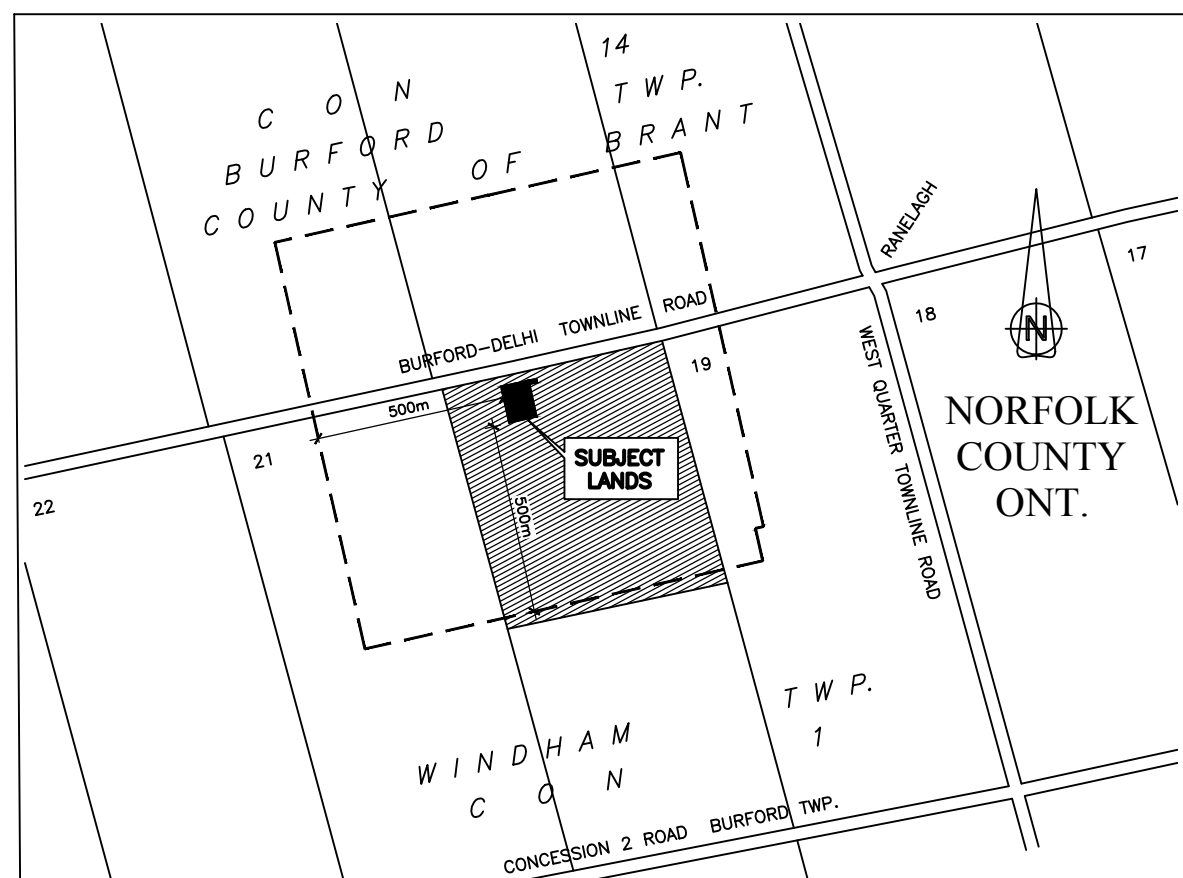
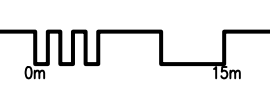


1
SP1
GRADING PLAN



1
SP1
SITE PLAN
SCALE= 1:600 (METRIC)



2
SP1
KEY PLAN
SCALE= 1:20,000m

BURFORD DELHI TOWNLINE ROAD

ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF WINDHAM & BURFORD

DISCLAIMER:
This is not a legal plan of survey and shall not be used for any purpose except for the purpose indicated in the title block. The employees of M.C. Engineering are not licensed Ontario Land Surveyors, therefore in accordance with the Surveyors Act R.S.O. 1990, c.29, (as amended 2009) please refer to stamped O.L.S. drawings for all survey data, including but not limited to, bearings and distances, property lines and monuments and any other real property boundary information, pertaining to the subject lands and or other lands adjoining the same. M.C. Engineering assumes no responsibility for the use of, or reliance on, all real property information shown (or not shown) on this plan.

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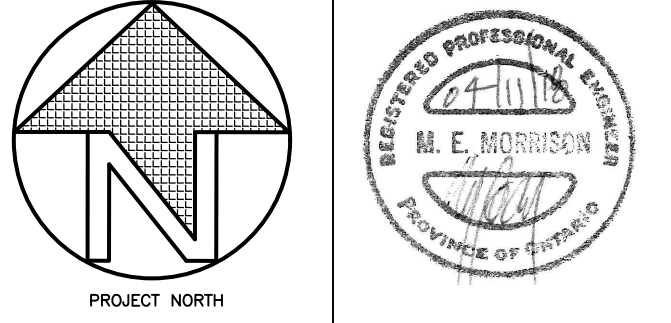
PROPERTY DESCRIPTION:
PART OF LOTS 20
CONCESSION 1, GEO. TWP. OF WINDHAM
NORFOLK COUNTY

LEGAL PROPERTY BOUNDARY INFORMATION:
THE LEGAL PROPERTY BOUNDARY INFORMATION FOR THIS DRAWING WAS BASED ON DRAWING 16-1193, DATED JAN. 18, 2017, PREPARED BY JEWITT AND DIXON LTD., O.L.S. REFER TO THIS DRAWING FOR FURTHER INFORMATION REGARDING PROPERTY BOUNDARIES AND MONUMENTS AND THEIR DESCRIPTIONS.

BENCHMARK: ELEV=254.42
TOP OF CORNER OF EXISTING CONCRETE PAD AT FORMER KILN YARD ON EAST SITE OF SUBJECT SITE.

REVISION	DESCRIPTION	DATE	BY
1	ISSUED FOR APPROVAL	APR. 18TH, 2018	A.D.
A	ISSUED FOR CLIENT REVIEW	JAN 5th, 2018	H.P.

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E-mail: mail@mcengineering.net
A DIVISION OF 392583 ALTA LTD.

PROJECT NAME
PROPOSED FACILITY FOR
AYANDA
M.M.C., CORP.
SPPL2017###
324 BURFORD-DELHI TOWNLINE
NORFOLK COUNTY
OWNER REP: Mike Sioen
372 Burford-Delhi Townline, Norwich, On.,
N0J 1P0 - 519-983-8166

SHEET TITLE: SITE PLAN

SCALE: AS SHOWN	PROJECT NO.: 6583
DRAWN BY: C.B.	OWN. NO.: SP1
CHECKED BY: M.E.M.	REV. NO.: 1
DATE: NOV 2017	
FILE NAME: 6583.dwg	

ON SITE STORAGE:
NO ON SITE STORAGE OF MATERIALS OR EQUIPMENT IS PROPOSED FOR THIS SITE.

SITE LIGHTING:
REFER TO ELECTRICAL DRAWINGS FOR ALL SITE LIGHTING, LIGHT FIXTURE TYPES, WIRING, UTILITY POLES ETC., LOCATIONS AND SPECIFICATIONS. ALL EXTERIOR LIGHT FIXTURES TO BE DARK-SKY COMPLIANT; NO EXTERIOR LIGHTING ARRAY TO BE DIRECTED OFF PROPERTY TO ROAD ALLOWANCE OR ADJACENT PROPERTIES. ALL LIGHTING ARRAY DIRECTIONS TO SHINE INTERNALLY TOWARD SUBJECT PROPERTY.

GARBAGE / REFUSE STORAGE:
REFUSE STORAGE (GARBAGE) TO BE INSIDE THE PROPOSED BUILDING.

BUILDING INTERIOR/ROOM LAYOUT:
REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL INTERIOR ROOM LAYOUT AND ROOM NAMES, WALL TYPES AND CONSTRUCTION AND SPECIFICATIONS.

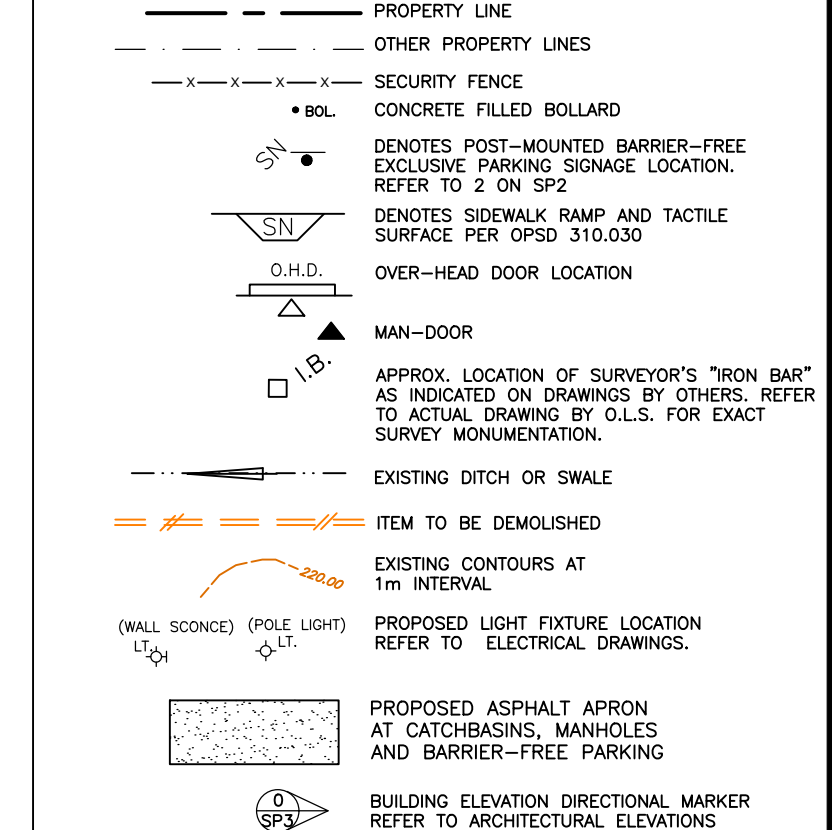
GENERAL NOTES:

- PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
- PROPER SILTATION MEASURES TO TAKE PLACE. SILT CONTROLS, I.E. SILT FENCING AROUND ALL CONSTRUCTION AREAS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W 1 BAR POSTS IN GROUND & C/W FILTER FABRIC) FENCING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS. [REFER TO OPSD 219.130].
- ANY DISCREPANCY(S) BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / P.ENG.
- REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- EXACT LOCATIONS & ELEVATIONS OF ALL EXISTING SERVICES (SANITARY SEWER, WATER, GAS, BELL, ETC.), GRADES, MATERIAL LENGTHS, ELEVATIONS, INVERTS, ETC. TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK.
- ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
- ALL DISTURBED LANDSCAPE AREAS ARE TO BE RE-SEEDDED.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS
 - SEWER PERMITS
 - RELOCATION OF SERVICES
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR ANY APPROVAL(S).
- RIGID INSULATION (2 LAYERS OF 1" STYROFOAM) IS TO BE PROVIDED OVER ALL NEW STORM PIPE WHERE COVER DOES NOT EXCEED 1.2m.
- ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. PROPOSED ELEVATIONS SHOW GENERAL INTENT OF DRAINAGE PLAN.
- ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE COMPLETED TO THE SATISFACTION OF THE COUNTY OF NORFOLK.
- ALL SURFACE DRAINAGE FOR THE SUBJECT SITE IS TO BE SELF-CONTAINED.
- ENGINEER TO BE ON SITE FOR ALL UNDERGROUND SERVING.

SITE STATISTICS

ITEM	REQUIRED	PROVIDED
ZONING = A (AGRICULTURAL)		
TOTAL AREA OF DEVELOPMENT		22,255m ²
DEVELOPMENT LOT FRONTAGE	30m	252.32m
DEVELOPMENT LOT DEPTH		122.93m
GROSS FLOOR AREA OF PROPOSED BUILDINGS		4,873.92m ²
BUILDING HEIGHT	11m	6.1m
FRONT YARD SET BACK	13m	25.12m
REAR YARD SET BACK	9m	581.13m
SIDE YARD SET BACK (EAST)	3m	340.84m
SIDE YARD SET BACK (WEST)	3m	160.96m
PARKING SPACES		
PARKING SPACES = 1 PER 90m ² USABLE FLOOR AREA. THEREFORE 4,873.92 / 90 = 54.	54	68 (INCLUDING 3 B/F)
BARRIER-FREE PARKING SPACES (1) TYPE "A" SPACE AND (2) TYPE "B" = 3 UNEVEN THEREFORE (2) TYPE "A" AND (1) TYPE "B" REQ'D	3	3 B/F

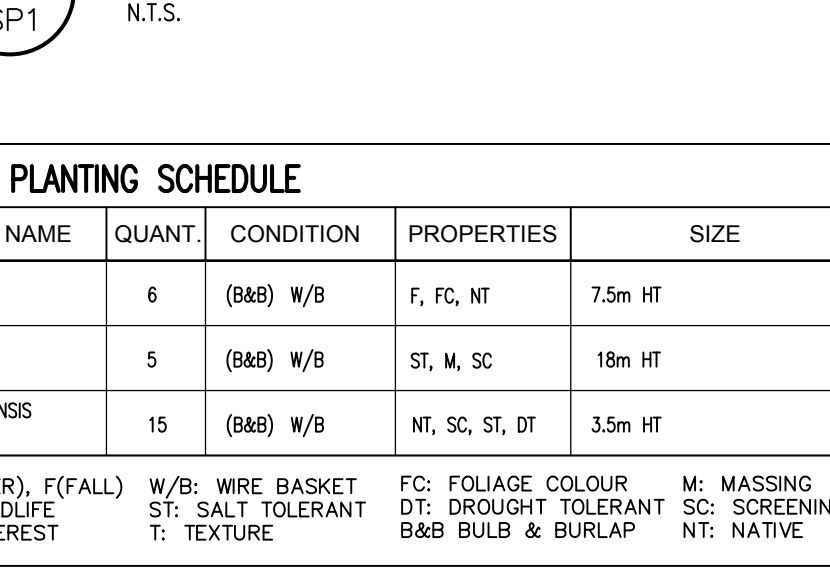
LEGEND



KEY	COMMON NAME	BOTANICAL NAME	QUANT.	CONDITION	PROPERTIES	SIZE
DC11	APOLLO SUGAR MAPLE	ACER SACCHARUM 'BARRETT COLE'	6	(B&B) W/B	F, FC, NT	7.5m Ht
CT11	WHITE SPRUCE	PICEA GLAUCA	5	(B&B) W/B	ST, M, SC	18m Ht
CT12	MOUNTBATTEN JUNIPER	JUNIPERUS CHINENSIS MOUNTBATTEN	15	(B&B) W/B	NT, SC, ST, DT	3.5m Ht

LEGEND: B(BLOOM); SP(STEM); SM(SUMMER); F(FALL) W/B: WIRE BASKET FC: FOLIAGE COLOUR M: MASSING
FR: FRAGRANCE W: ATTRACTS WILDLIFE DT: DROUGHT TOLERANT SC: SCREENING
FC: FALL COLOUR WI: WINTER INTEREST T: TEXTURE B&B BULB & BURLAP NT: NATIVE

3
SP1
BARRIER-FREE PARKING SIGNAGE



TYPE "B" PARKING SPACE
= 2.4m x 5.8m

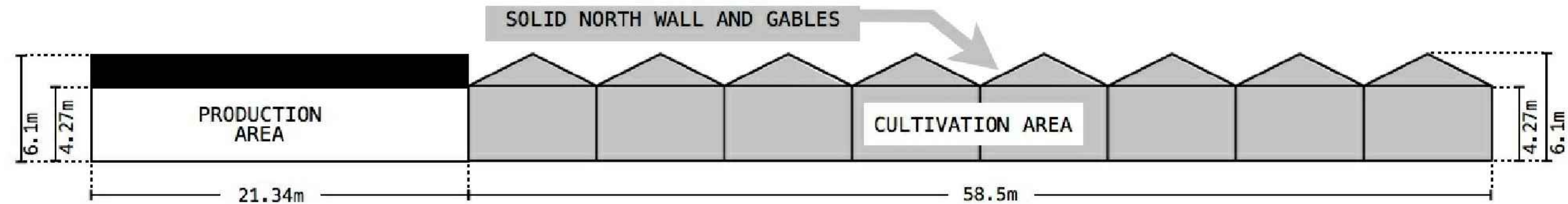
DISABLED PARKING PERMIT SIGN



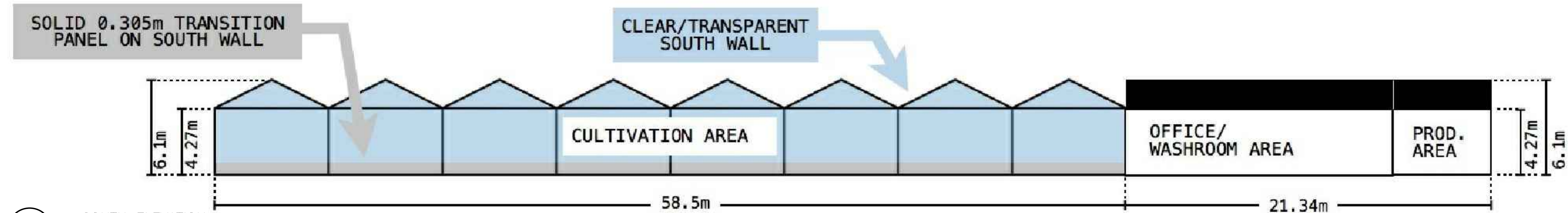
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Colour: Interdisciplinary Symbol - Red Reflective
Symbol of Access and Symbol Border - Blue Reflective
Legend & Border - Black
Background - White Reflective

ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF WINDHAM & BURFORD

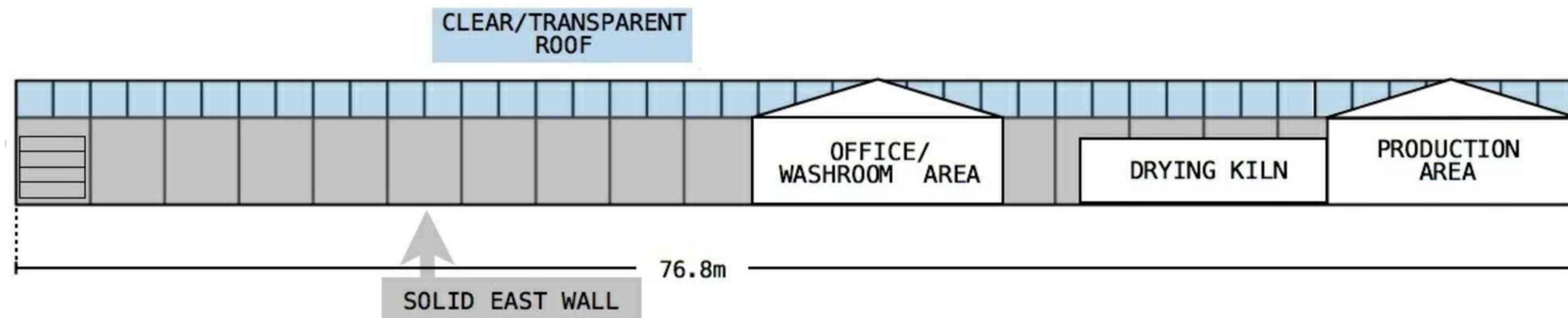




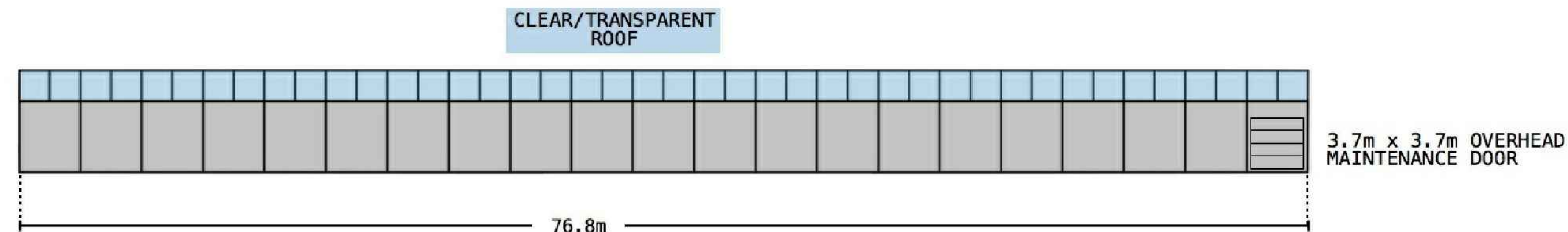
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SCALE= 1:150 (METRIC)
SP3



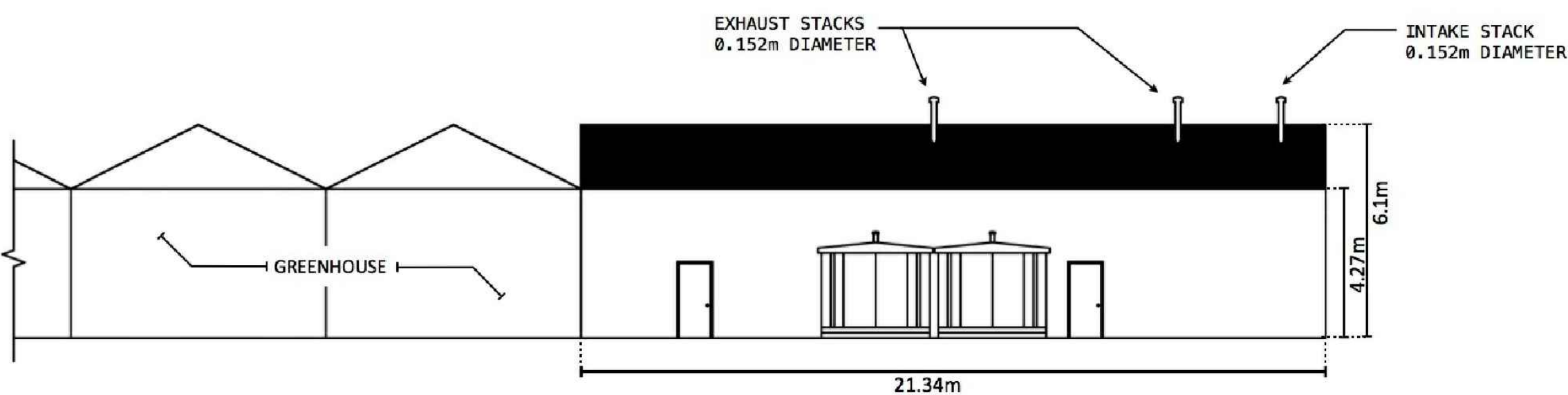
2 SOUTH ELEVATION
SCALE= 1:150 (METRIC)
SP3



3 EAST ELEVATION
SCALE= 1:150 (METRIC)
SP3



4 WEST ELEVATION
SCALE= 1:150 (METRIC)
SP3



5 PARTIAL SOUTH ELEVATION OF PRODUCTION BUILDING
SCALE= 1:150 (METRIC)
SP3

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PROPERTY DESCRIPTION:

PART OF LOTS 20
CONCESSION 1, GEO. TWP. OF WINDHAM
NORFOLK COUNTY

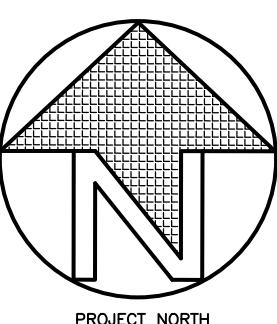
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BENCHMARK: ELEV=254.42
TOP OF CORNER OF EXISTING CONCRETE PAD AT FORMER KILN YARD ON EAST SITE OF SUBJECT SITE.

1	ISSUED FOR APPROVAL	APR. 18TH, 2018	A.D.
A	ISSUED FOR CLIENT REVIEW	NOV. 21st, 2017	H.P.
REVISION	DESCRIPTION	DATE	BY

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Tel: 519-428-6790 Fax: 519-428-6960
E-mail: mail@mcengineering.net
A DIVISION OF 392583 ALBERTA LTD.

PROJECT NAME
PROPOSED FACILITY
FOR
AYANDA
M.M.C., CORP.
SPPL2017###
324 BURFORD-DELHI TOWNLIN
NORFOLK COUNTY
OWNER REP: Mike Sioen
372 Burford-Delhi Townline, Norwich, On.,
NOJ 1P0 - 519-983-8166

SHEET TITLE: BUILDING ELEVATIONS

SCALE: AS SHOWN

DRAWN BY: C.B.

CHECKED BY: M.E.M.

DATE: NOV 2017

FILE NAME: 6583.dwg

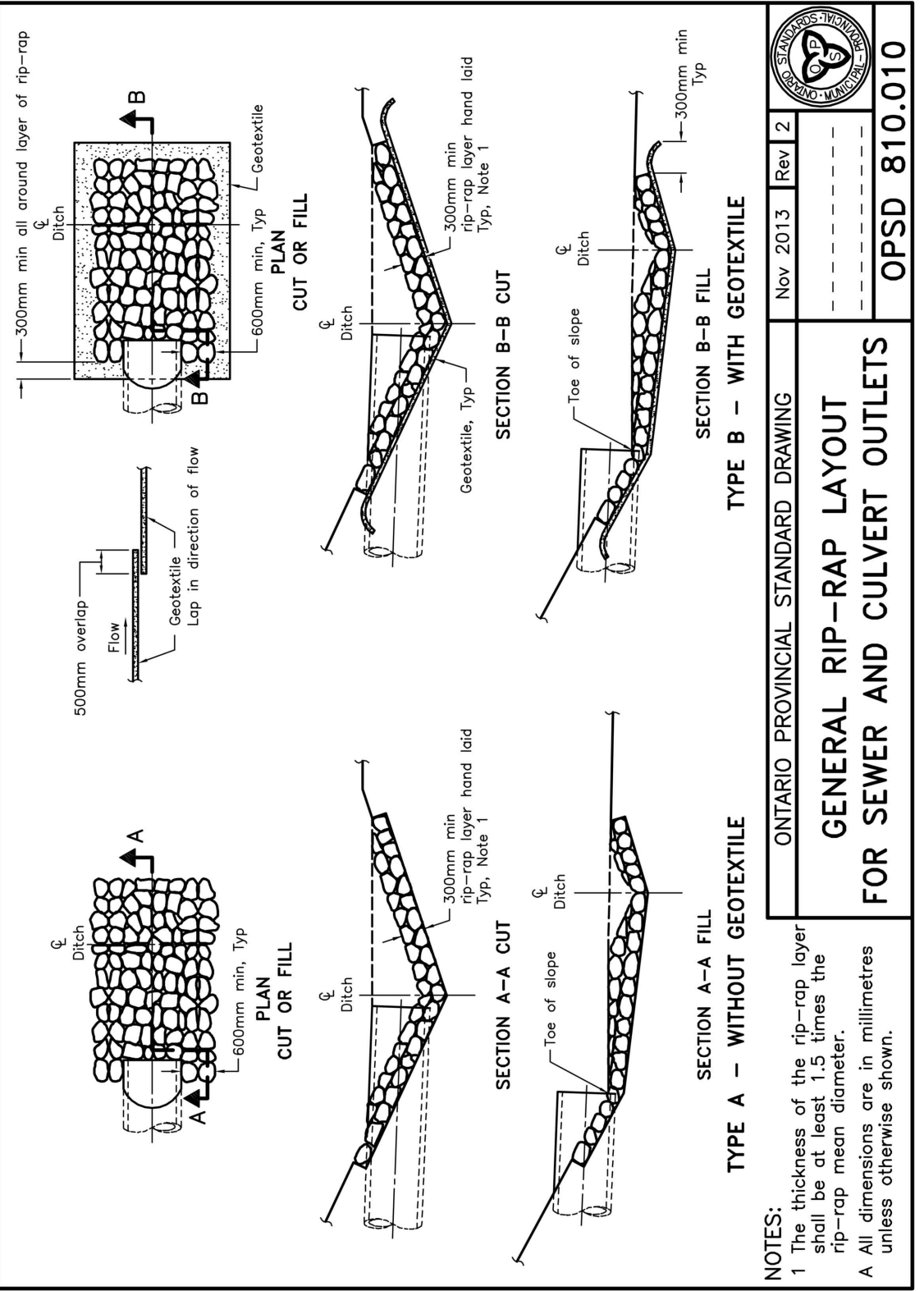
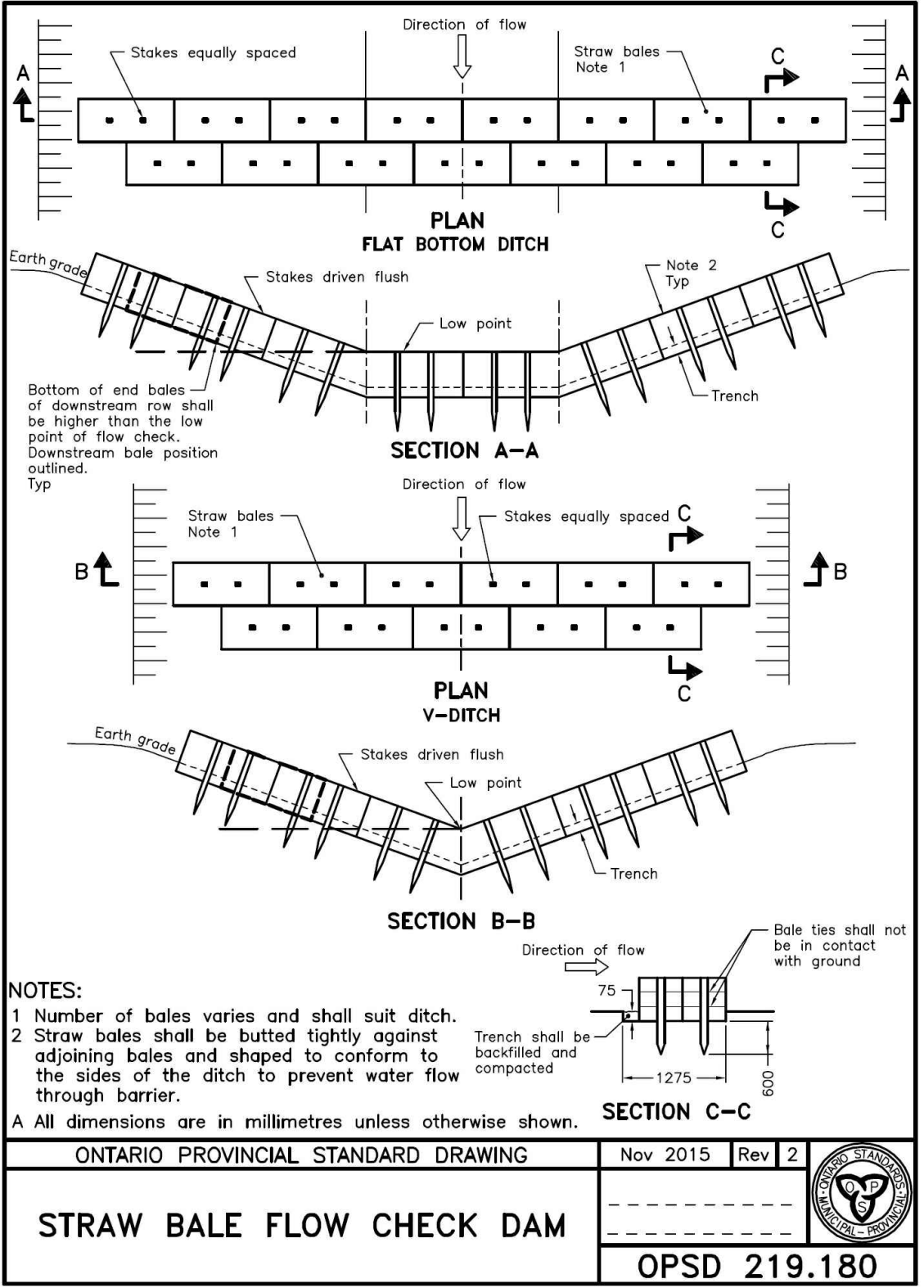
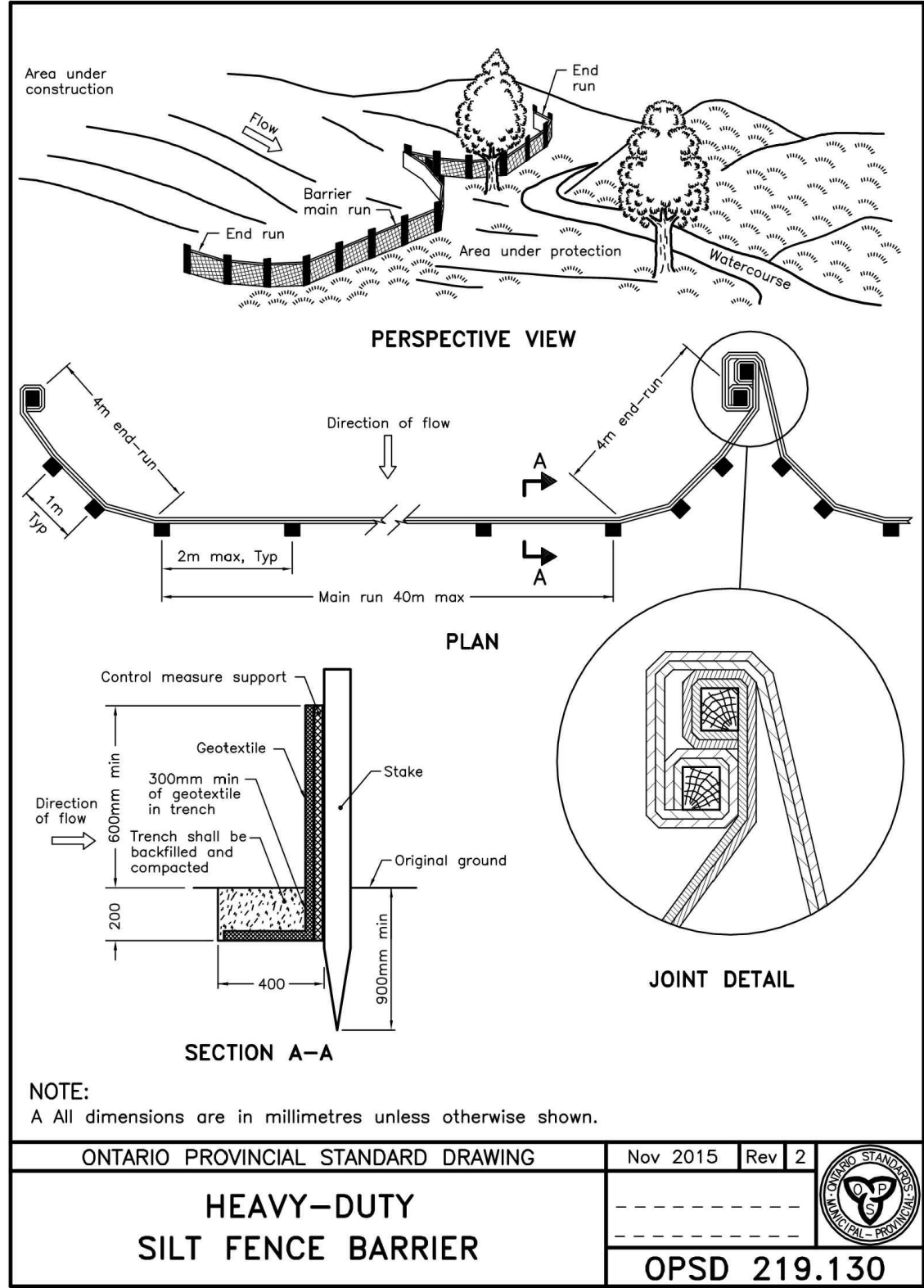
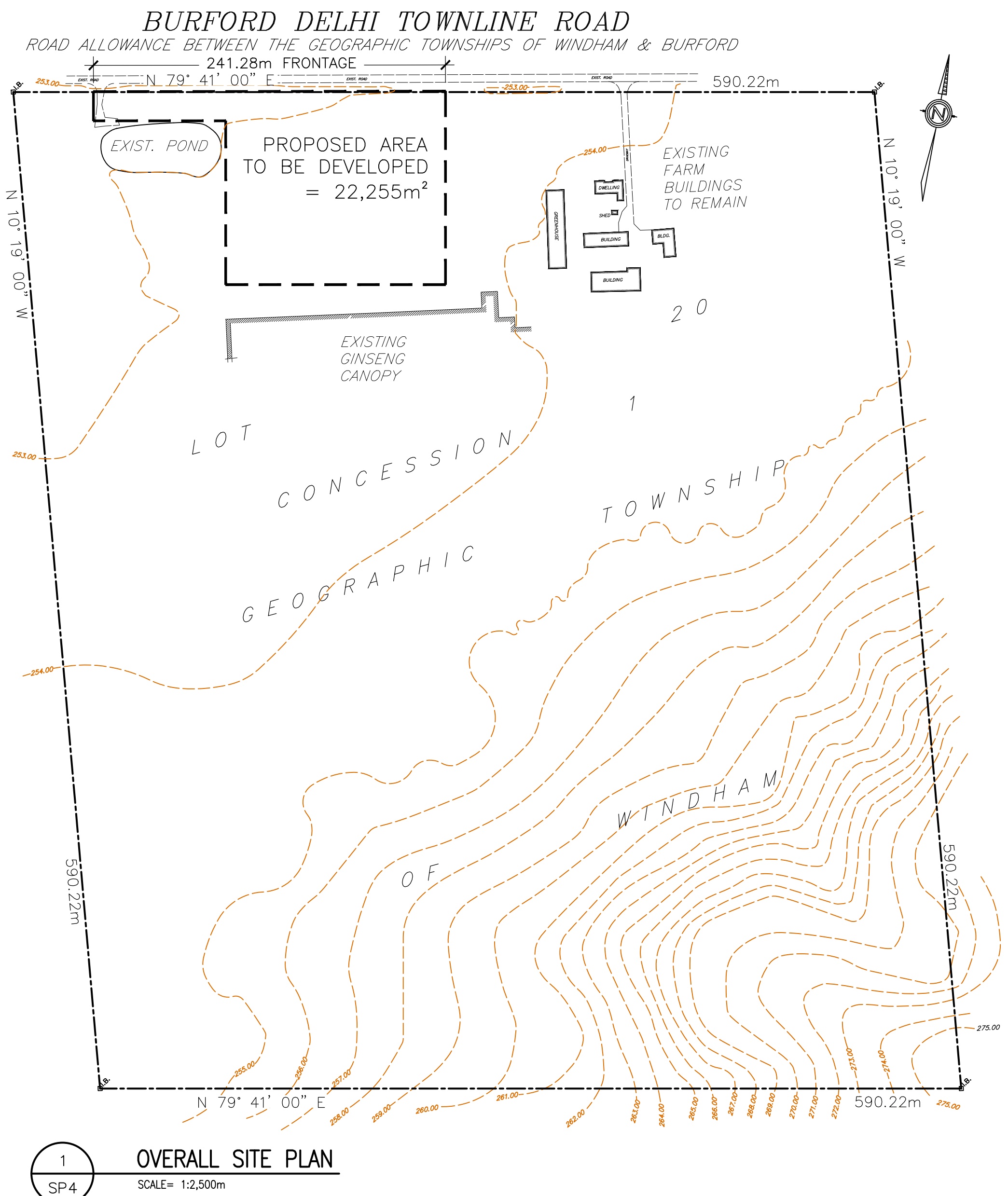
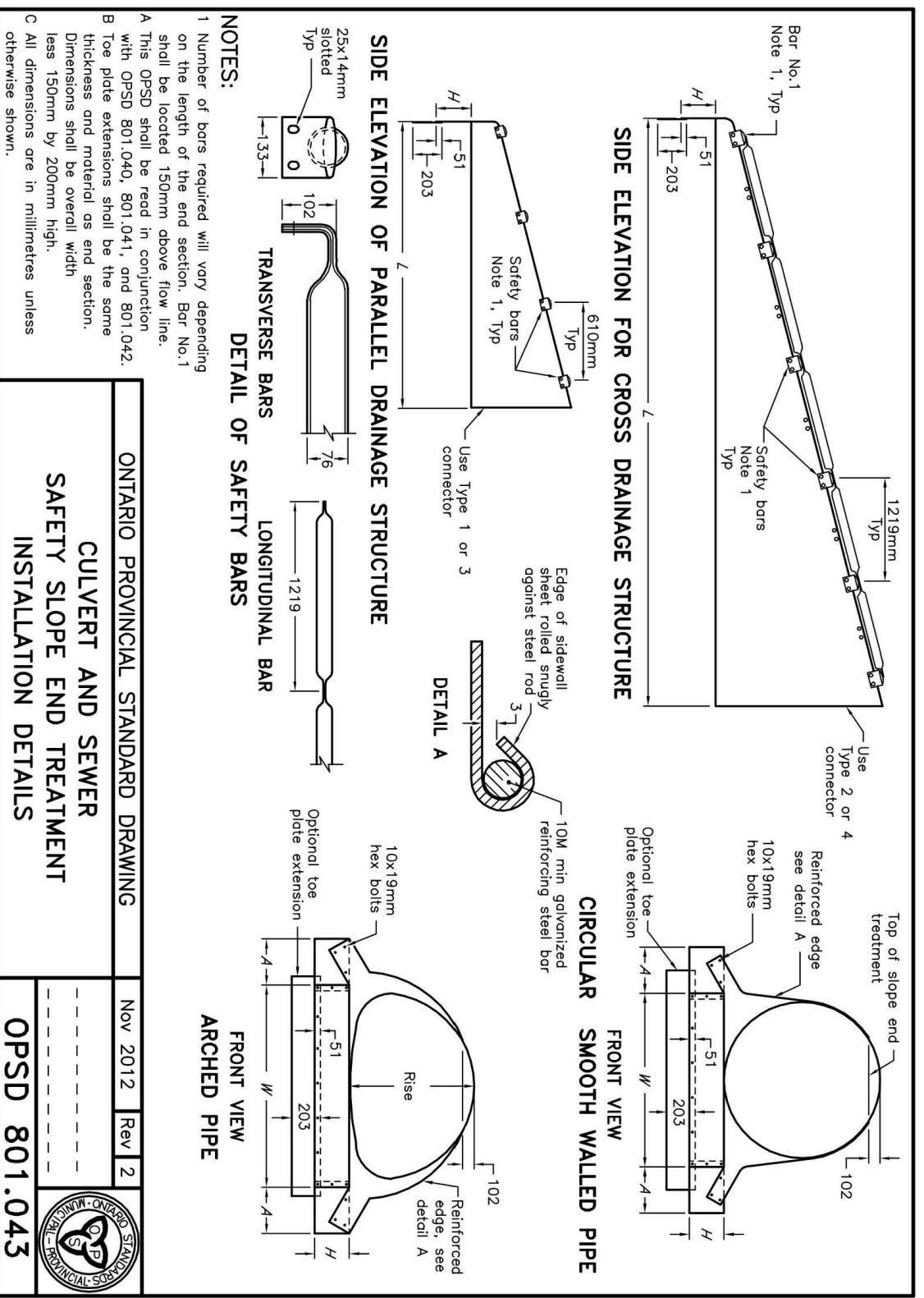
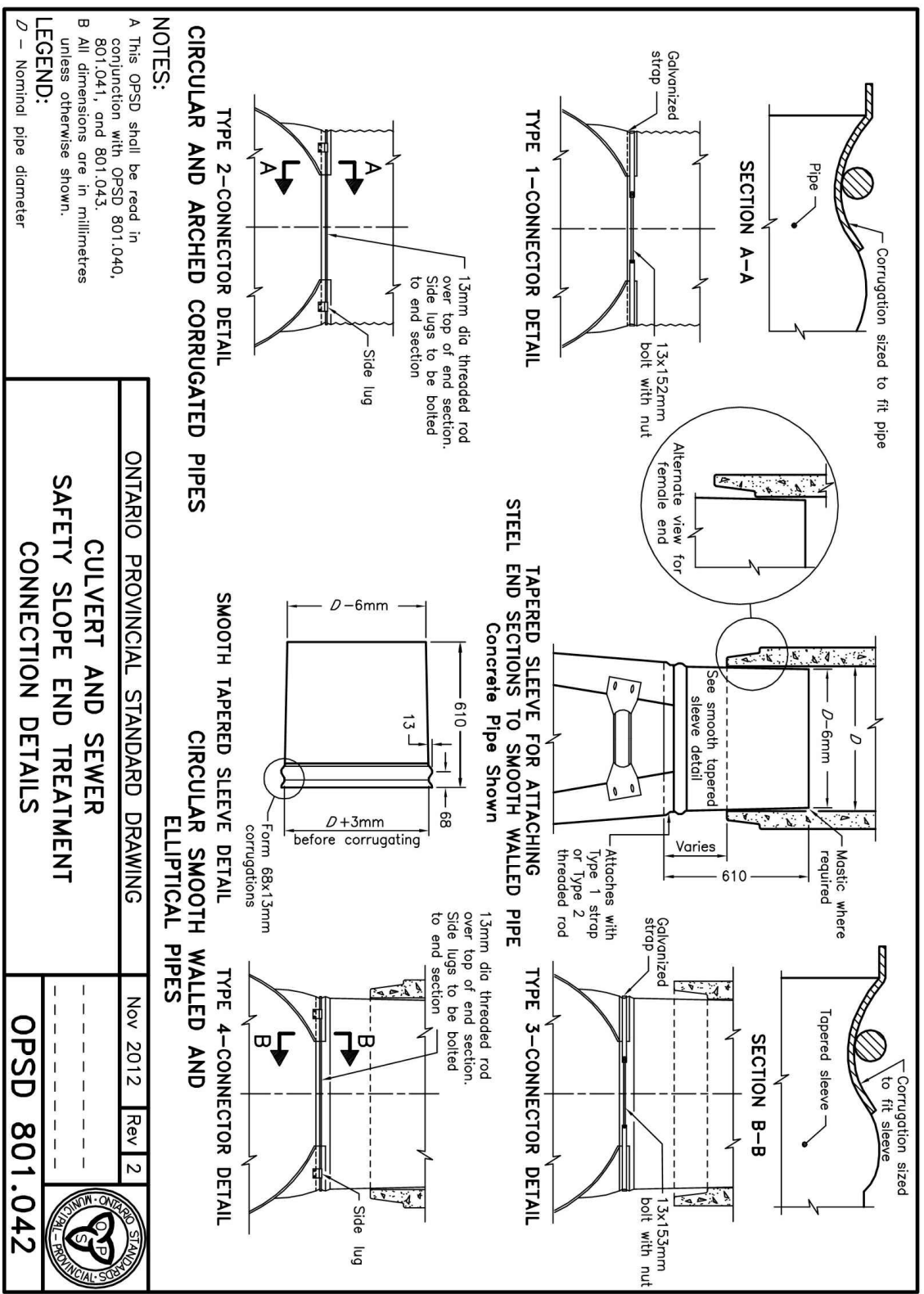
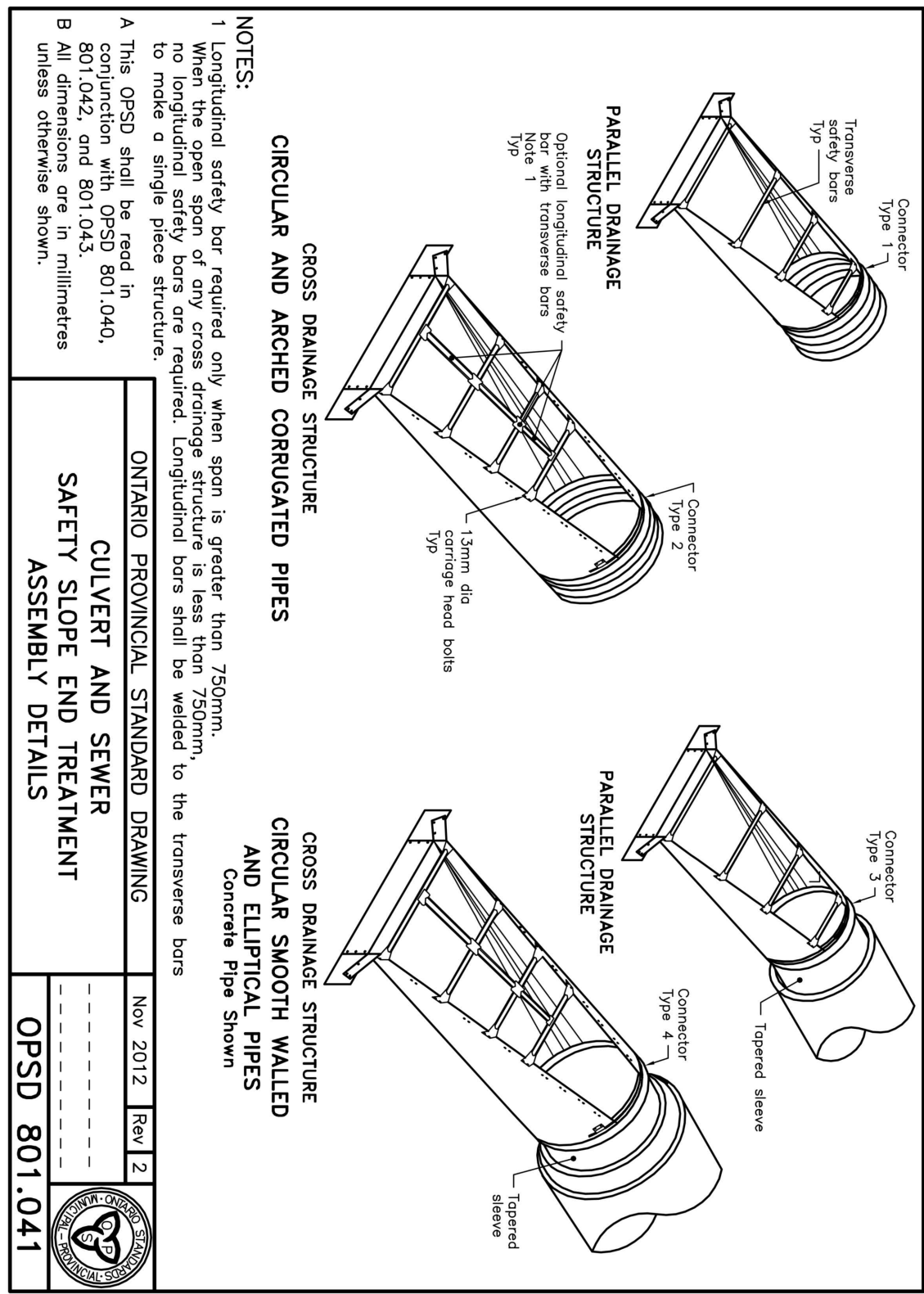
PROJECT NO.:

6583

OWG. NO.:

REV. NO.:

SP3 1



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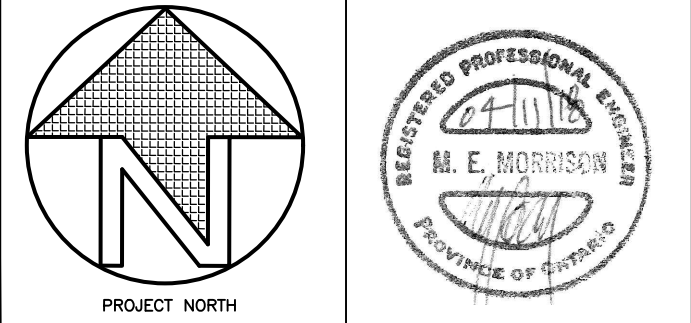
PROPERTY DESCRIPTION:
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CONCESSION 1, GEO. TWP. OF WINDHAM
NORFOLK COUNTY

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NORFOLK COUNTY
OWNER REF: Mike Sioen
372 Burford-Delhi Townline, Norwich, On.,
NOU IPO - 519-983-8166

SHEET TITLE: SITE DETAILS

SCALE: AS SHOWN	PROJECT NO.: 6583
DRAWN BY: C.B.	OWG. NO.:
CHECKED BY: M.E.M.	REV. NO.:
DATE: NOV 2017	SP4
FILE NAME: 6583.dwg	1