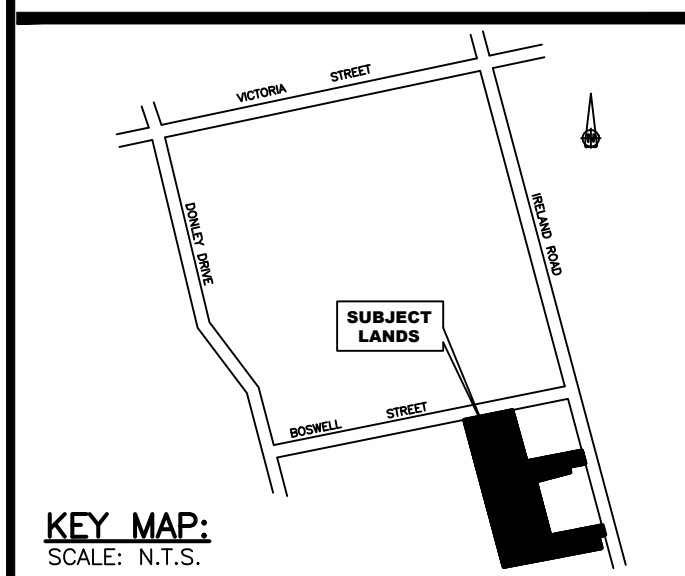


THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS. ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO P.ENGINEER.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF M C ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
- THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT SO NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE, OTHER THAN THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF M C ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.
- PRIMARY DIMENSIONS ARE METRIC.



KEY MAP:
SCALE: N.T.S.

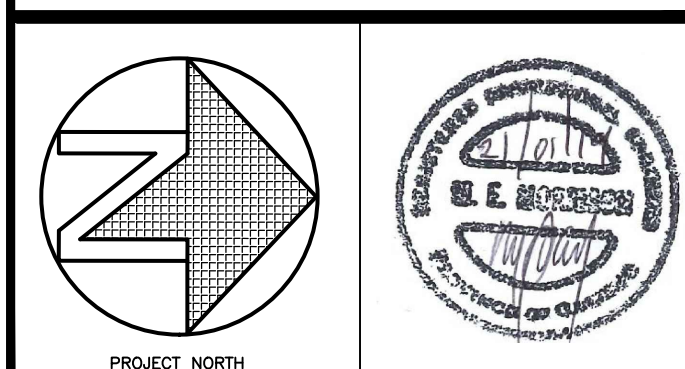
PROPERTY DESCRIPTION:
PART OF LOT 3, CONCESSION 5
GEO. TOWNSHIP OF WOODHOUSE
AND PART 1 REG'D PLAN 260,
PART 1 OF 37R-6704 AND PARTS 1 & 2
OF PLAN 37R-7926 AND
PART 4 OF PLAN 37R-2272
NORFOLK COUNTY

LEGAL PROPERTY BOUNDARY INFORMATION:
THE LEGAL PROPERTY BOUNDARY INFORMATION FOR THIS DRAWING WAS BASED ON A SURVEY SKETCH P13 03 AS284, DATED FEB. 28TH, 2013 PREPARED AND PROVIDED BY JEWITT AND DIXON LTD., O.L.S.,

SITE BENCHMARK: 227.10
TOP OF MANHOLE LID EAST OF MAIN ENTRANCE TO SITE, ON BOSWELL DRIVE.

| NO. REVISION | DESCRIPTION | DATE | BY |
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| 3 | ISSUED FOR 1st SUBMISSION | JAN. 21st, 2018 | A.D. |
| 2 | ISSUED FOR CLIENT REVIEW | DEC. 11th, 2018 | A.D. |
| 1 | ISSUED FOR PRE-CONSULTATION | APR. 25th, 2018 | A.D. |
| A | ISSUED FOR CLIENT REVIEW | APR. 25th, 2018 | A.D. |

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A DIVISION OF 392583 ALTA LTD.

PROPOSED INDUSTRIAL OFFICE BUILDING AND WAREHOUSE
RASSAUN SERVICES INC.

22 BOSWELL DRIVE
SIMCOE, ONTARIO
N3Y 4K2
CONTACT: KEVIN SAUNDERS
CELL#519-909-1250

| | |
|--------------|-----------|
| SHEET TITLE: | SITE PLAN |
| SCALE: | AS SHOWN |
| DRAWN BY: | C.B. |
| CHECKED BY: | M.E.M. |
| DATE: | MAY 2018 |
| FILE NAME: | 6692.dwg |
| PROJECT NO.: | 6692 |
| DWG. NO.: | SP1 |
| REV. NO.: | 3 |

- GENERAL NOTES:**
- PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
 - PROPER SITUATION MEASURES TO TAKE PLACE. SILENT CONTROLS, I.E. SILENT 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 (SILENT FENCING TO BE PROPERLY SECURED C/W 1.8m POSTS IN GROUND & C/W FILTER FABRIC) FENCING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS. (REFER TO OPSD 218.130).
 - ANY DISCREPANCY(IES) 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-SEEDING TO BE PLANTED WITH DROUGHT-RESISTANT LOW SHRUBS REFER TO LANDSCAPE PLAN BY OTHERS.
 - TO BE PER NORFOLK COUNTY STANDARDS (SEE DETAIL 2 ON SP1)
 - DISABLED PARKING SIGNAGE FOR CAR ACCESS (TYPE 'B')
 - DISABLED PARKING SIGNAGE FOR VAN ACCESS (TYPE 'A')
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVALS.
 - 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.

| ITEM | REFER TO DETAIL |
|------|--|
| 1 | TYPE 'A' BARRIER CONCRETE CURBS OPSD 600.110 |
| 2 | CONCRETE SIDEWALK OPSD 310.010 |
| 3 | CONC. SIDEWALK ADJACENT TO CURBS OPSD 310.020 |
| 4 | SIDEWALK RAMPS OPSD 310.030 |
| 5 | ASPHALT PAVING 50mm HL 8, 50mm HL 4, 150mm GRANULAR 'A' / 250mm (MIN) GRANULAR 'B' (COMPACTED TO 98% STD. PROCTOR DENSITY) |
| 6 | NEW GRASSED AREAS SEEDING |
| 7 | TEMPORARY SILT SOCKS AT QP'S DETAIL REFER TO DETAIL 2 ON SP4 |
| 8 | PAINTED LINEWORK ON PAVEMENT AT LOCATIONS AS SHOWN, INCLUDING WHEELCHAIR ACCESSIBLE SYMBOL |
| 9 | LANDSCAPE BUFFER TO BE PLANTED WITH DROUGHT-RESISTANT LOW SHRUBS REFER TO LANDSCAPE PLAN BY OTHERS |
| 10 | TO BE PER NORFOLK COUNTY STANDARDS (SEE DETAIL 2 ON SP1) |
| 11 | DISABLED PARKING SIGNAGE FOR CAR ACCESS (TYPE 'B') |
| 12 | DISABLED PARKING SIGNAGE FOR VAN ACCESS (TYPE 'A') |
| 13 | COMMERCIAL DRIVEWAY ENTRANCE ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE COMPLETED TO THE SATISFACTION OF NORFOLK COUNTY AND O.P.S.D. 300.010 |
| 14 | DISTURBED DITCHES, BOUNDARIES & ROAD RESTORATION DETAIL & NOTES) |
| 15 | SITE GROUND SIGN BY OTHERS |
| 16 | FIRE ROUTE SIGNAGE POST-MOUNTED "NO PARKING FIRE ROUTE" SIGNAGE REFER TO DETAIL 3 ON SP1 |

| SITE STATISTICS | |
|---|-------------------------|
| ZONING | REQUIRED |
| GENERAL INDUSTRIAL (IG) | 1,855m ² |
| EXISTING LOT AREA | 19,016m ² |
| AREA OF NEW ANNEXED LOT AREA | 1,333m ² |
| TOTAL PROPOSED LOT AREA | 20,349m ² |
| GRFA OF PROPOSED WAREHOUSE BUILDING | 165.0m ² |
| GRFA OF BUILDING TO BE RELOCATED | 85.0m ² |
| GRFA OF OTHER EXISTING OUT-BUILDINGS TO REMAIN | 37.8m ² |
| GRFA OF EXISTING MAIN BUILDING | 1,955.0m ² |
| GRFA OF PROPOSED OFFICE BUILDING | 608.0m ² |
| PROPOSED TOTAL GRFA OF BUILDINGS | 2,850.8m ² |
| GFA OF PROPOSED WAREHOUSE BUILDING | 165.0m ² |
| GFA OF BUILDING TO BE RELOCATED | 85.0m ² |
| GFA OF OTHER EXISTING OUT-BUILDINGS TO REMAIN | 37.8m ² |
| GFA OF EXISTING MAIN BUILDING (TWO FLOORS) | 2,359.0m ² |
| GFA OF PROPOSED OFFICE BUILDING | 608.0m ² |
| PROPOSED TOTAL GFA OF ALL BUILDINGS | 3,254.8m ² |
| GFA OF PROPOSED WAREHOUSE BUILDING | 165.0m ² |
| GFA OF BUILDING TO BE RELOCATED | 85.0m ² |
| GFA OF OTHER EXISTING OUT-BUILDINGS TO REMAIN | 37.8m ² |
| GFA OF EXISTING MAIN BUILDING (TWO FLOORS) | 2,359.0m ² |
| GFA OF PROPOSED OFFICE BUILDING | 608.0m ² |
| TOTAL PROPOSED GFA OF ALL BUILDINGS | 3,173.8m ² |
| TOTAL EXISTING LANDSCAPED OPEN SPACE | 5,030.85m ² |
| PROPOSED TOTAL LANDSCAPED OPEN SPACE | 2,120.21m ² |
| PROPOSED TOTAL AREA OF HARD SURFACES | 1,813.4m ² |
| TOTAL AREA OF EXISTING GRAVEL SURFACES | 10,903.95m ² |
| PROPOSED TOTAL AREA OF GRAVEL SURFACES | 10,653.95m ² |
| EXISTING LOT FRONTAGE | 30m (MIN) |
| PROPOSED LOT FRONTAGE | 30m (MIN) |
| FRONT YARD SET BACK | 6m * |
| INTERIOR SIDE YARD (EAST) | 3m * |
| INTERIOR SIDE YARD (WEST) | 3m * |
| REAR YARD SET BACK | 9m * |
| BUILDING HEIGHT: 45 DEGREE ANGULAR PLANE FROM ANY RESIDENTIAL, COMMERCIAL OR INSTITUTIONAL ZONED LOT. | N/A |

| REQUIRED | PROVIDED |
|---|-----------|
| EXISTING LOT FRONTAGE | 30m (MIN) |
| PROPOSED LOT FRONTAGE | 30m (MIN) |
| FRONT YARD SET BACK | 6m * |
| INTERIOR SIDE YARD (EAST) | 3m * |
| INTERIOR SIDE YARD (WEST) | 3m * |
| REAR YARD SET BACK | 9m * |
| BUILDING HEIGHT: 45 DEGREE ANGULAR PLANE FROM ANY RESIDENTIAL, COMMERCIAL OR INSTITUTIONAL ZONED LOT. | N/A |

EXPLANATORY NOTE:

GRFA (GROUND FLOOR AREA) REFERS TO THE "FOOTPRINT" OR TOTAL HORIZONTAL AREA OF THE GROUND FLOOR ABOVE GRADE, WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS. THIS CALCULATION IS MAINLY USED FOR CALCULATING THE BUILDING/LOT (%) COVERAGE.

GFA (GROSS FLOOR AREA) REFERS TO THE TOTAL HORIZONTAL AREA OF ALL THE FLOORS, ABOVE GRADE, WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS, OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTRE LINE OF FIREWALLS EXCLUDING ELEVATOR SHAFTS, LOBBIES (OTHER THAN ON THE FIRST FLOOR), OR ROOMS THAT HOUSE ONLY EQUIPMENT USED FOR THE BUILDING'S OPERATION.

GFA (GROSS FLOOR AREA) REFERS TO THE TOTAL HORIZONTAL AREA OF ALL THE FLOORS, ABOVE GRADE, WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS, OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTRE LINE OF FIREWALLS

1 OVERALL SITE PLAN
SCALE: 1:300 (METRIC)

2 BARRIER-FREE SIGNAGE
N.T.S.

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.39, (as amended 2009) please refer to stamped O.L.S. drawing(s) 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.

Van Accessible Type 'A' Barrier-free Parking Space

Car Accessible Type 'B' Barrier-free Parking Space

DISABLED PARKING PERMIT SIGN

BY PERMIT ONLY

BY PERMIT ONLY

Van Accessible

30 cm x 45 cm

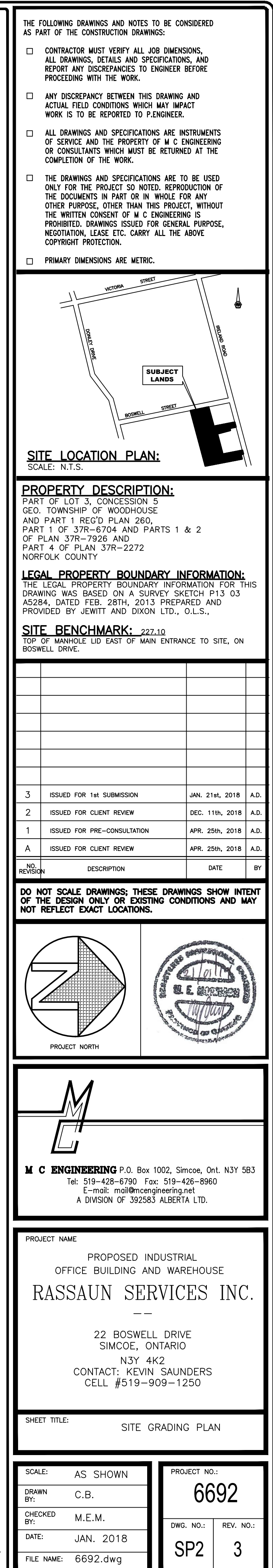
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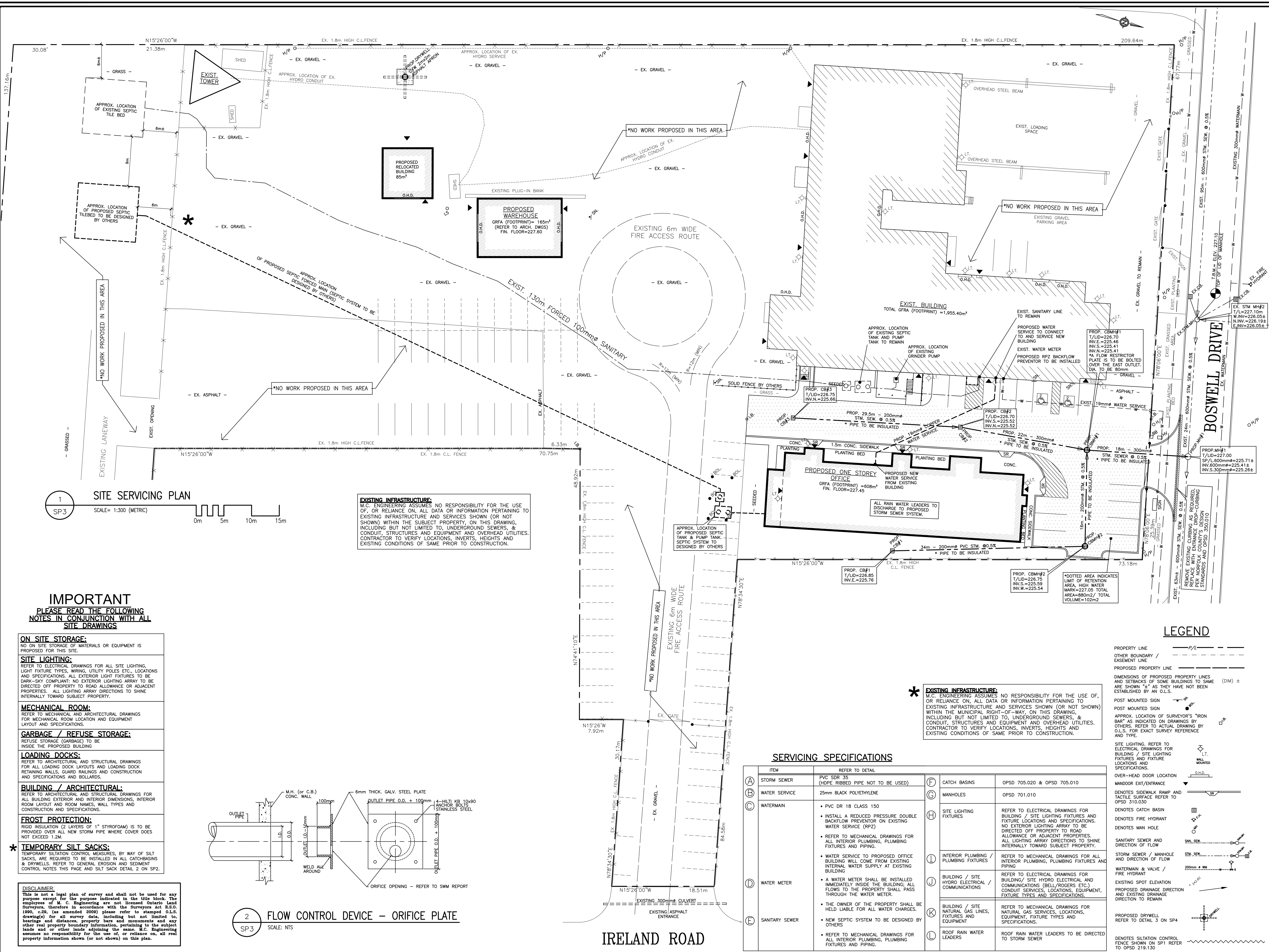
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Symbol of Access and Symbol Border - Blue Reflective

Legend & Border - Black

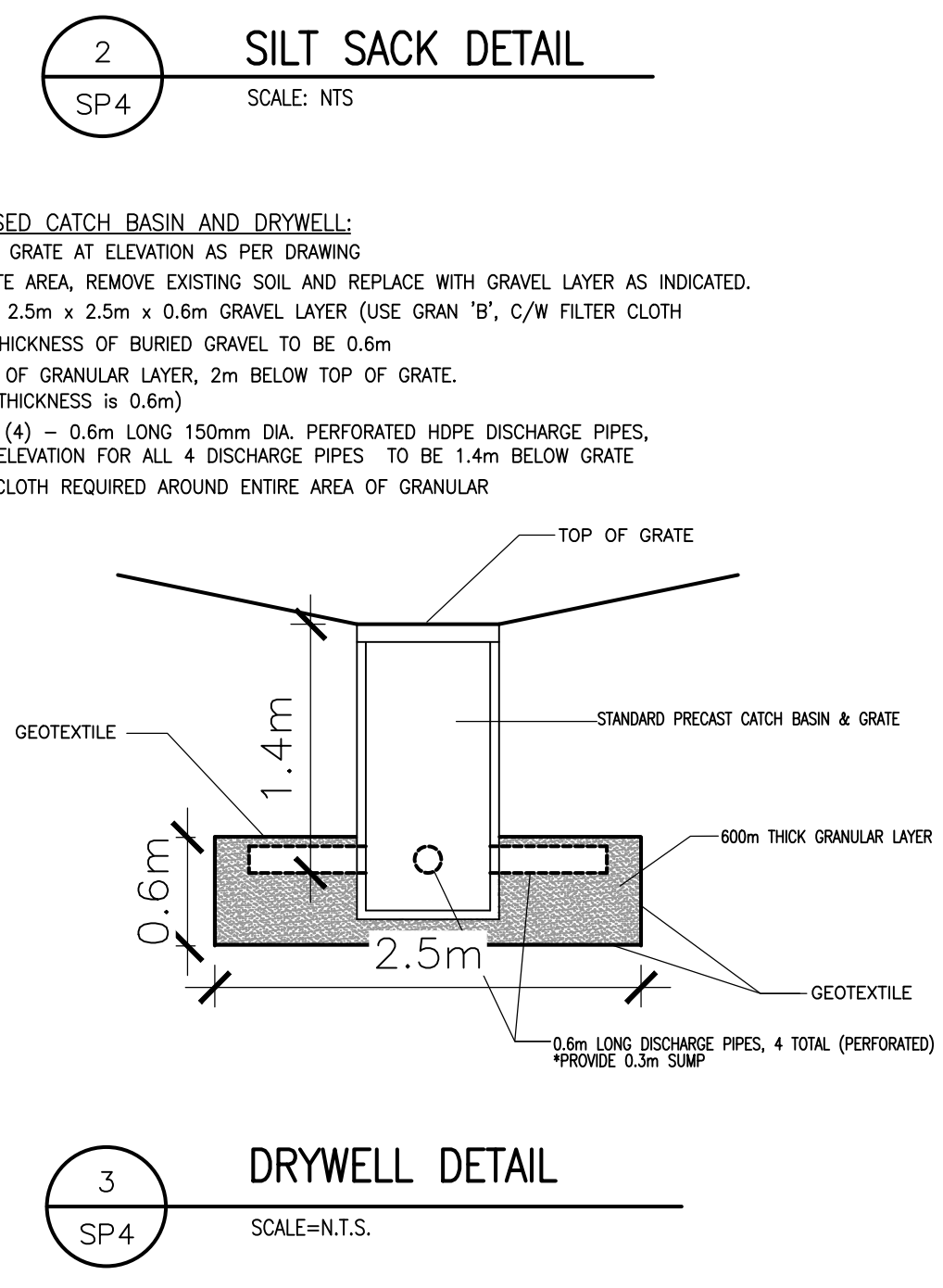
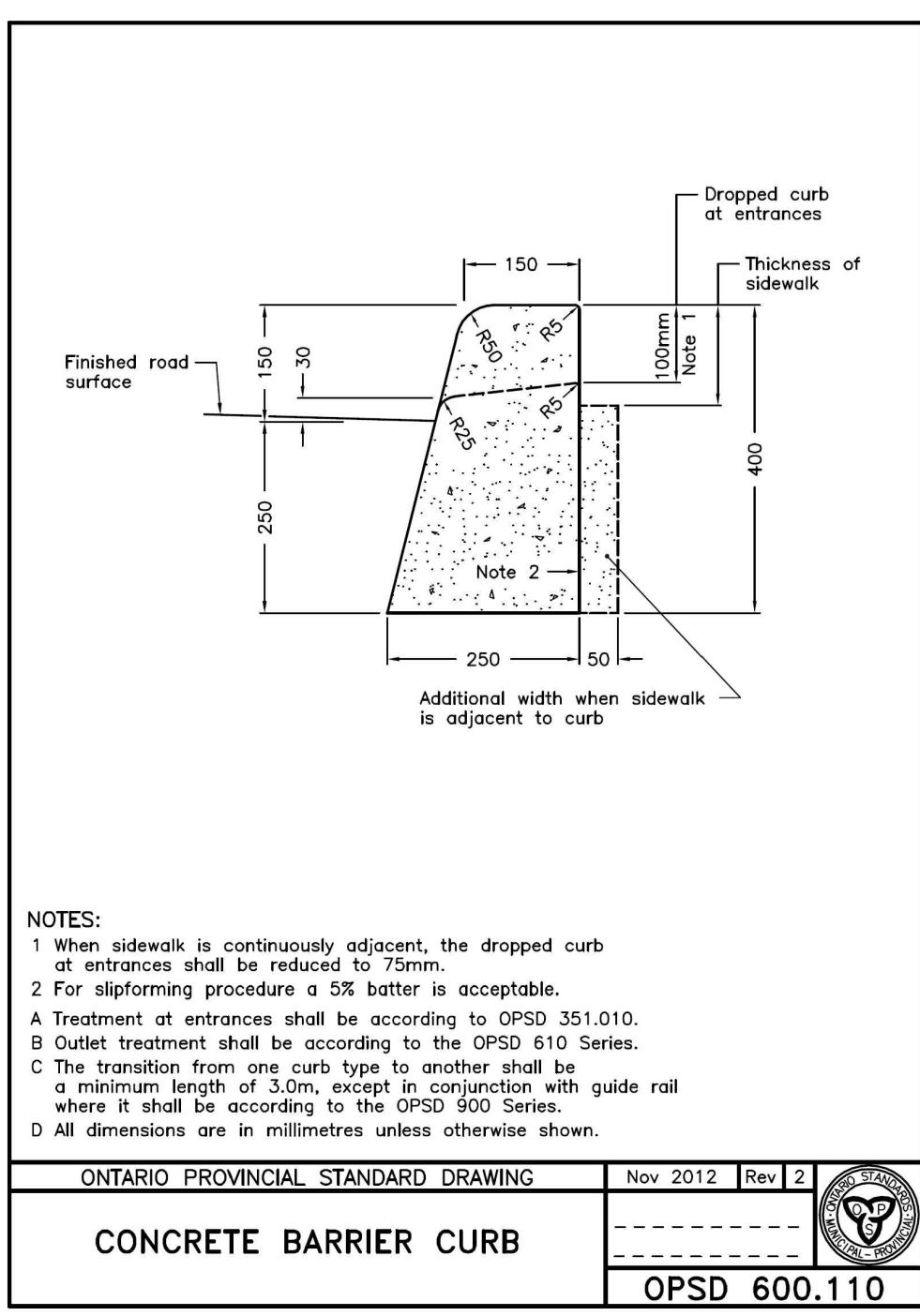
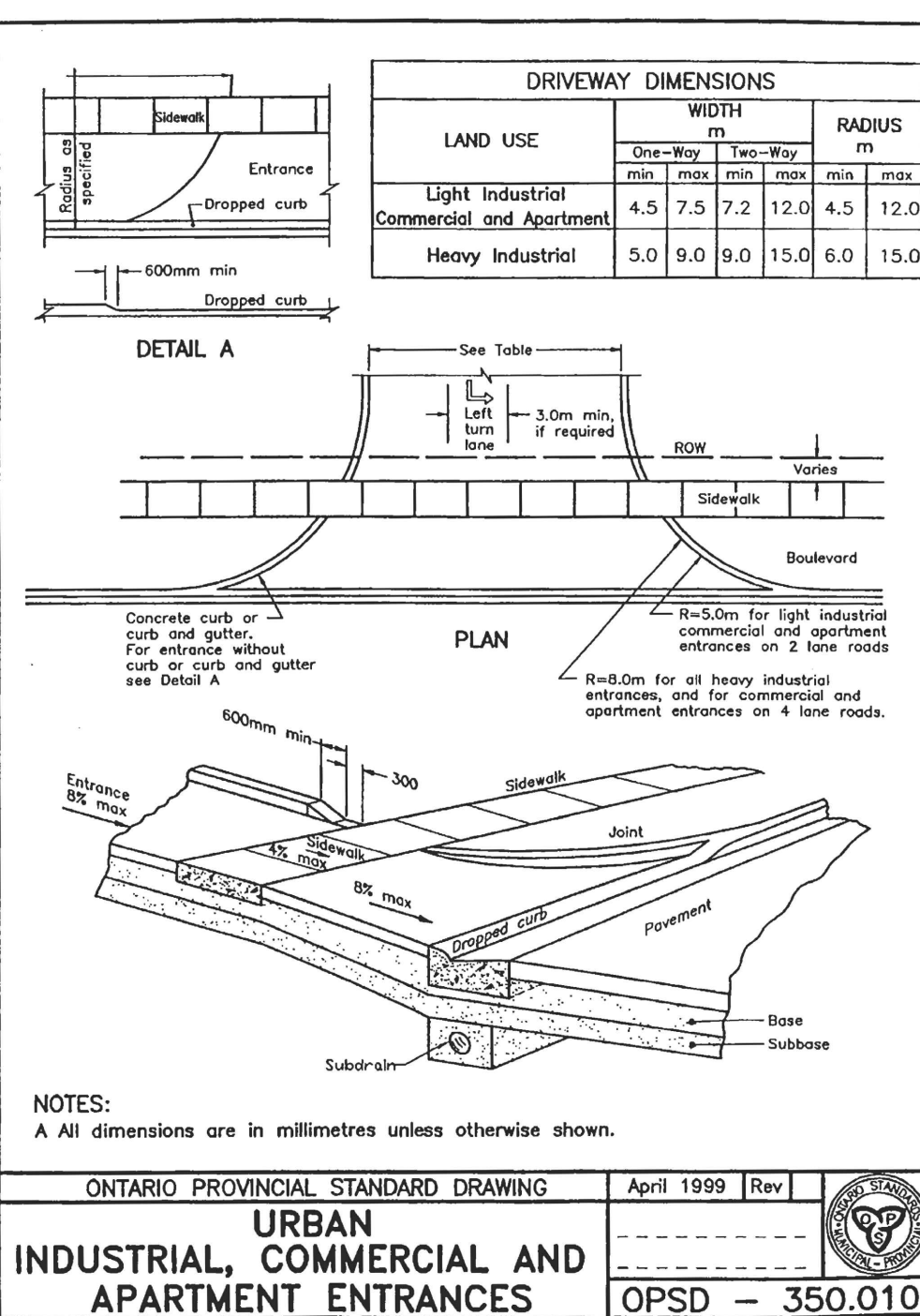
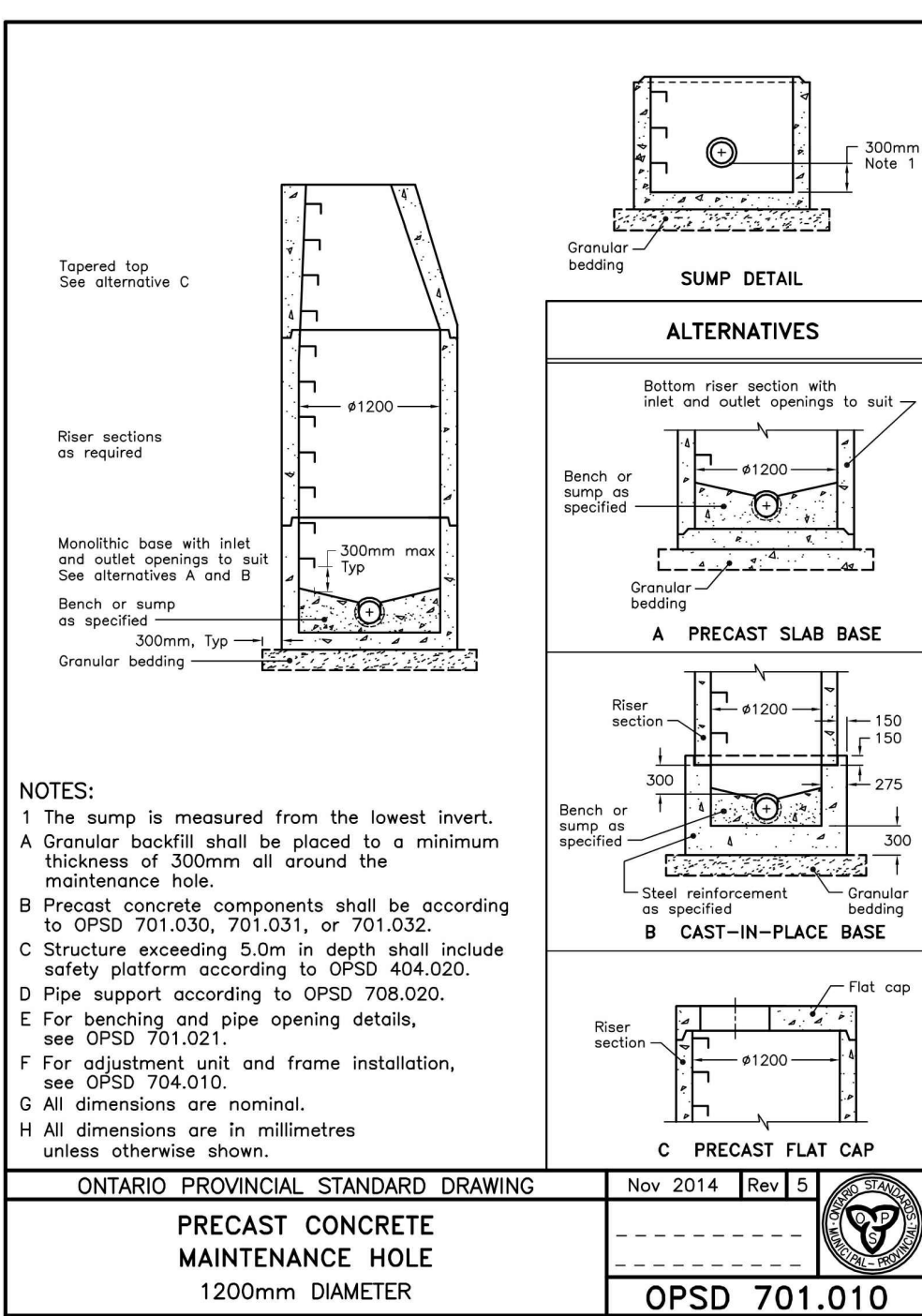
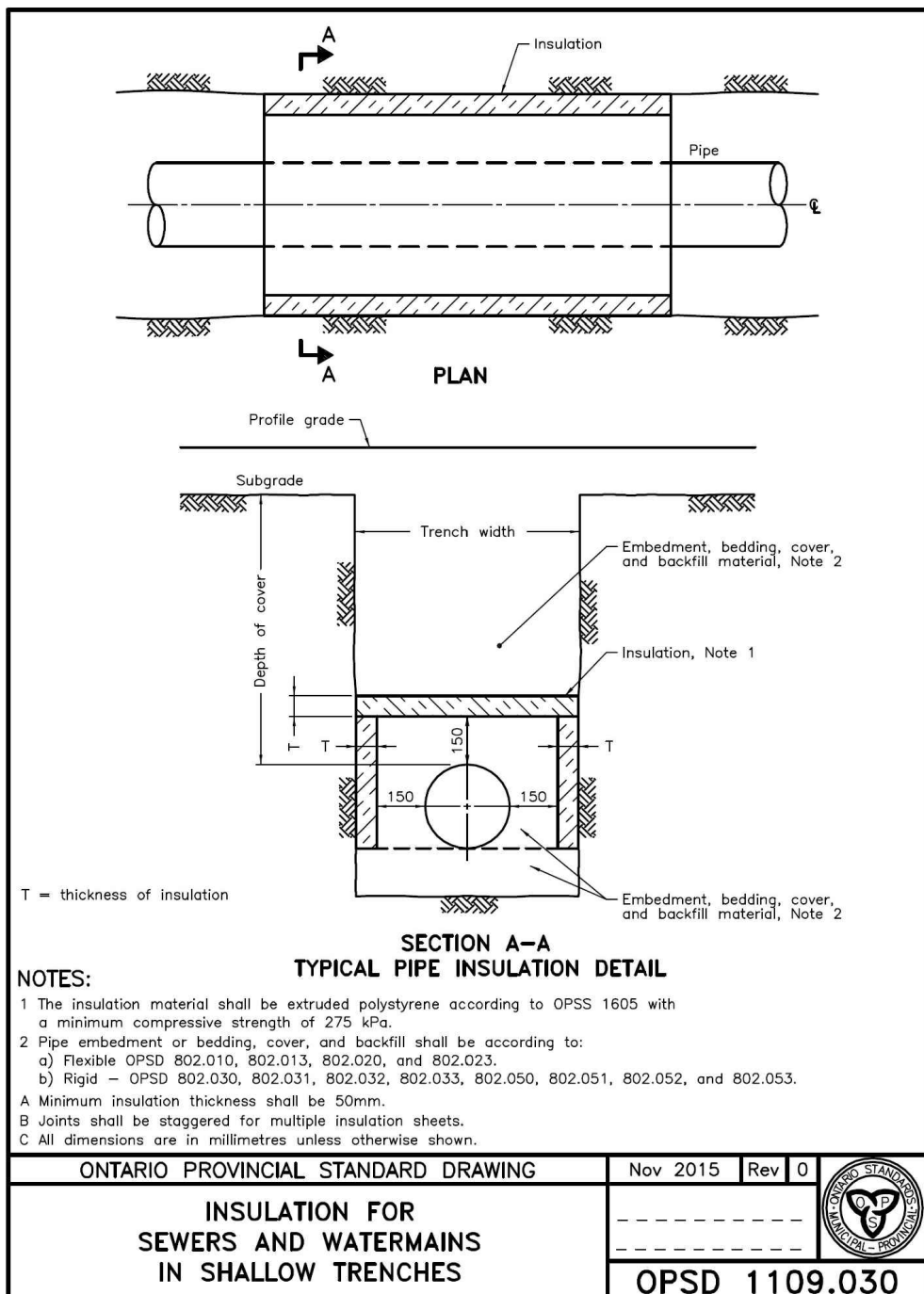
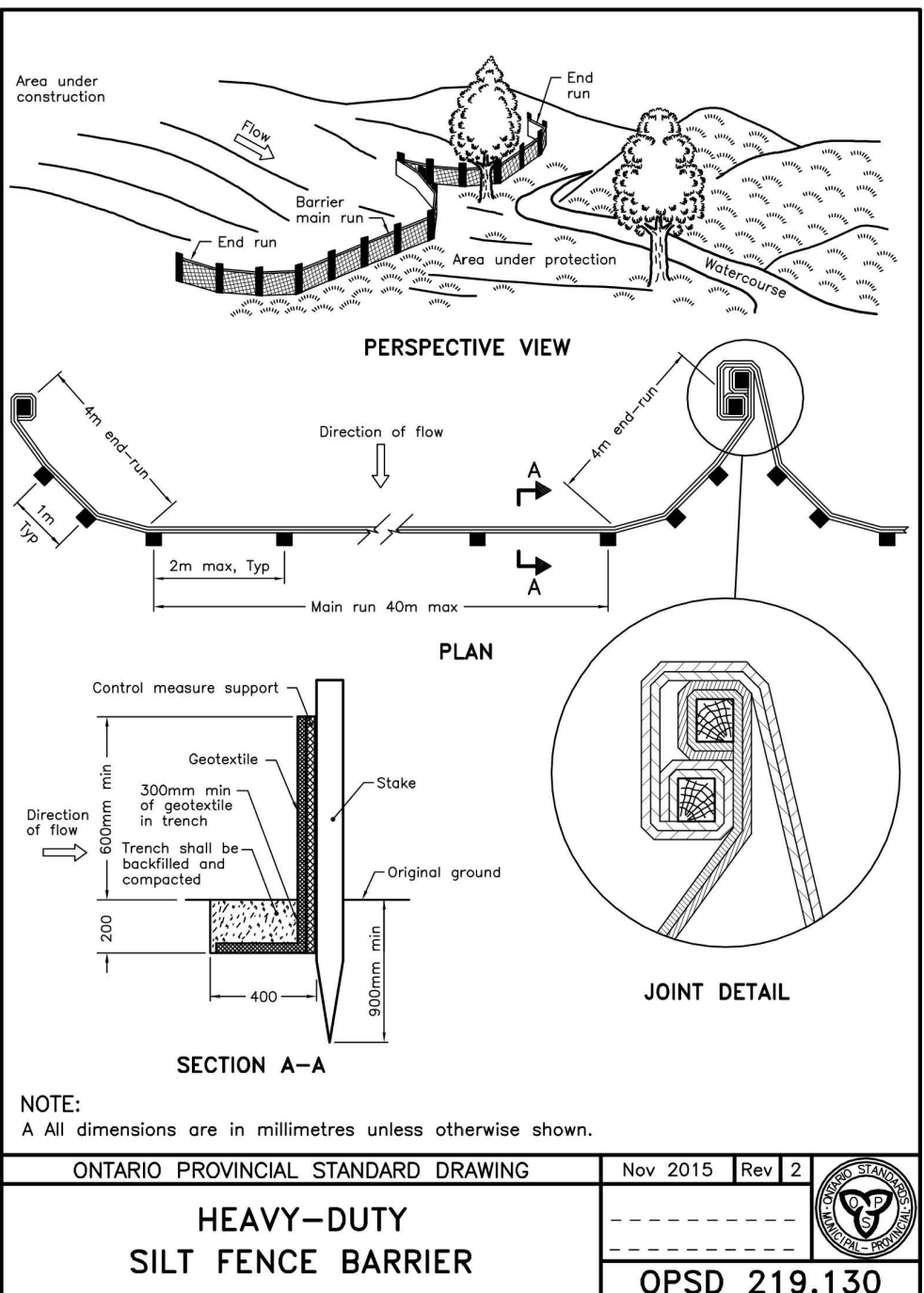
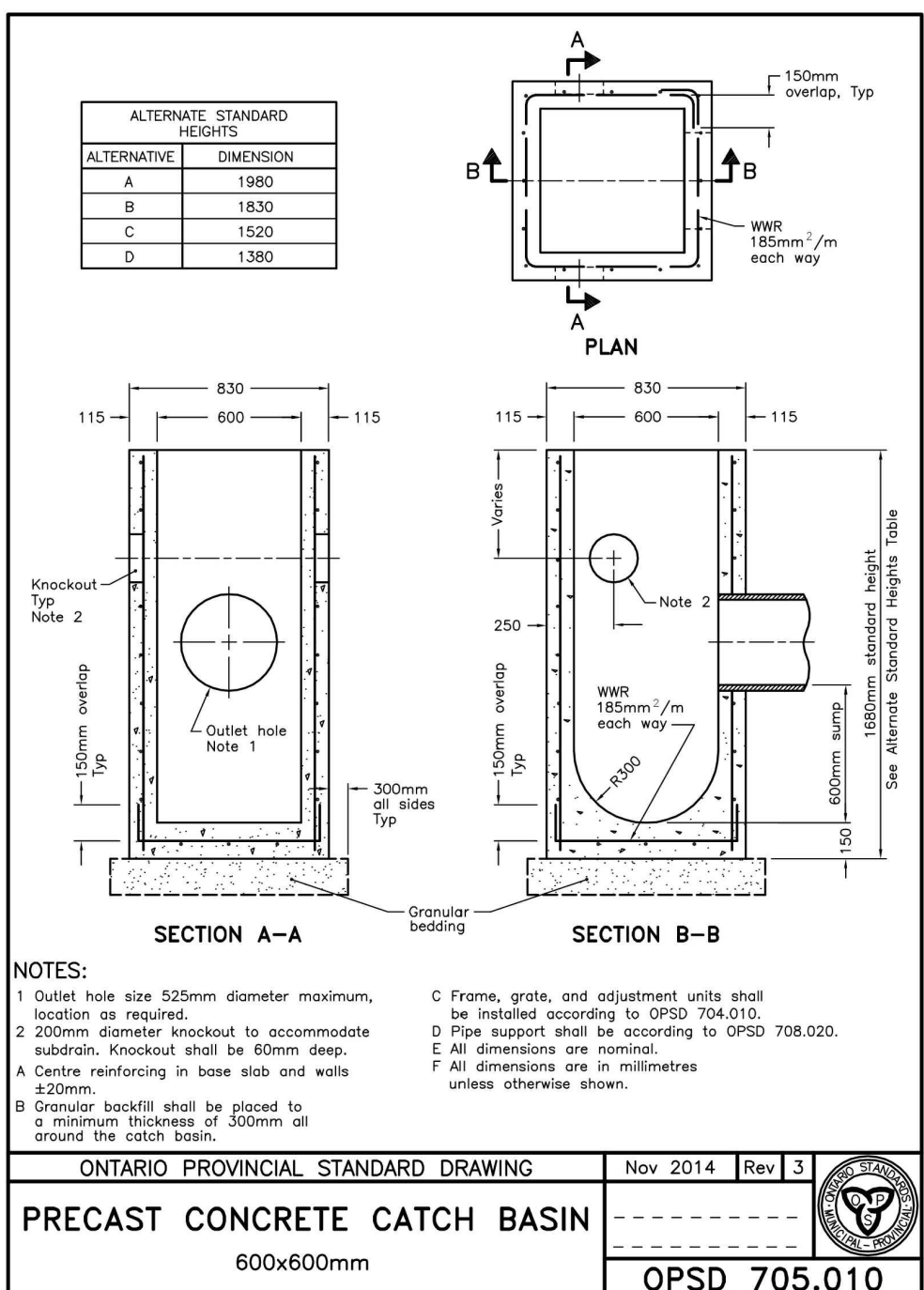
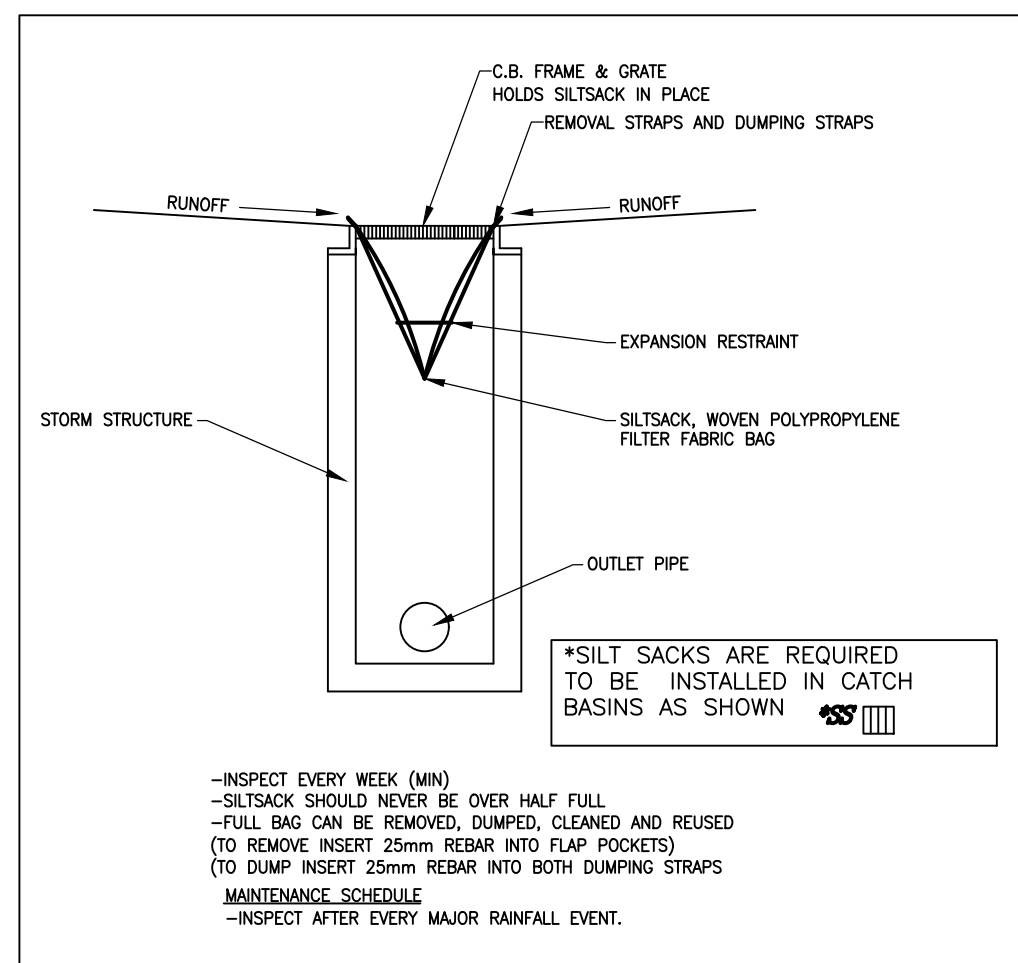
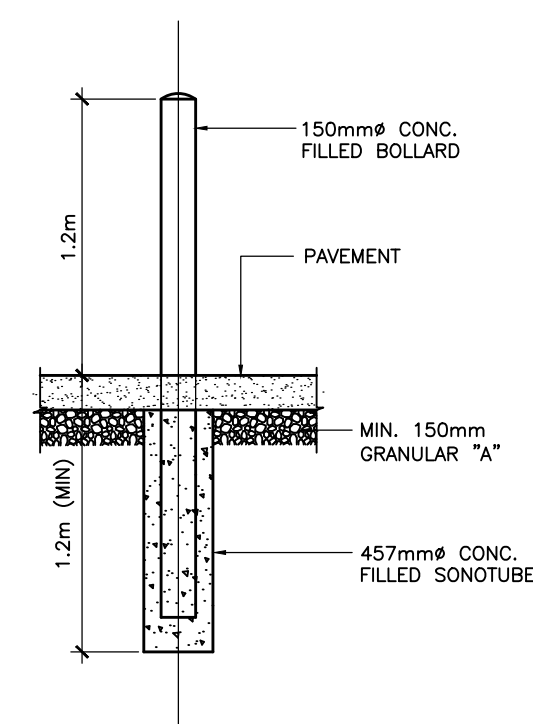
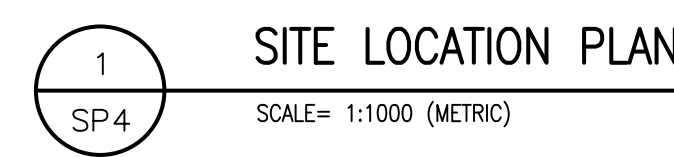
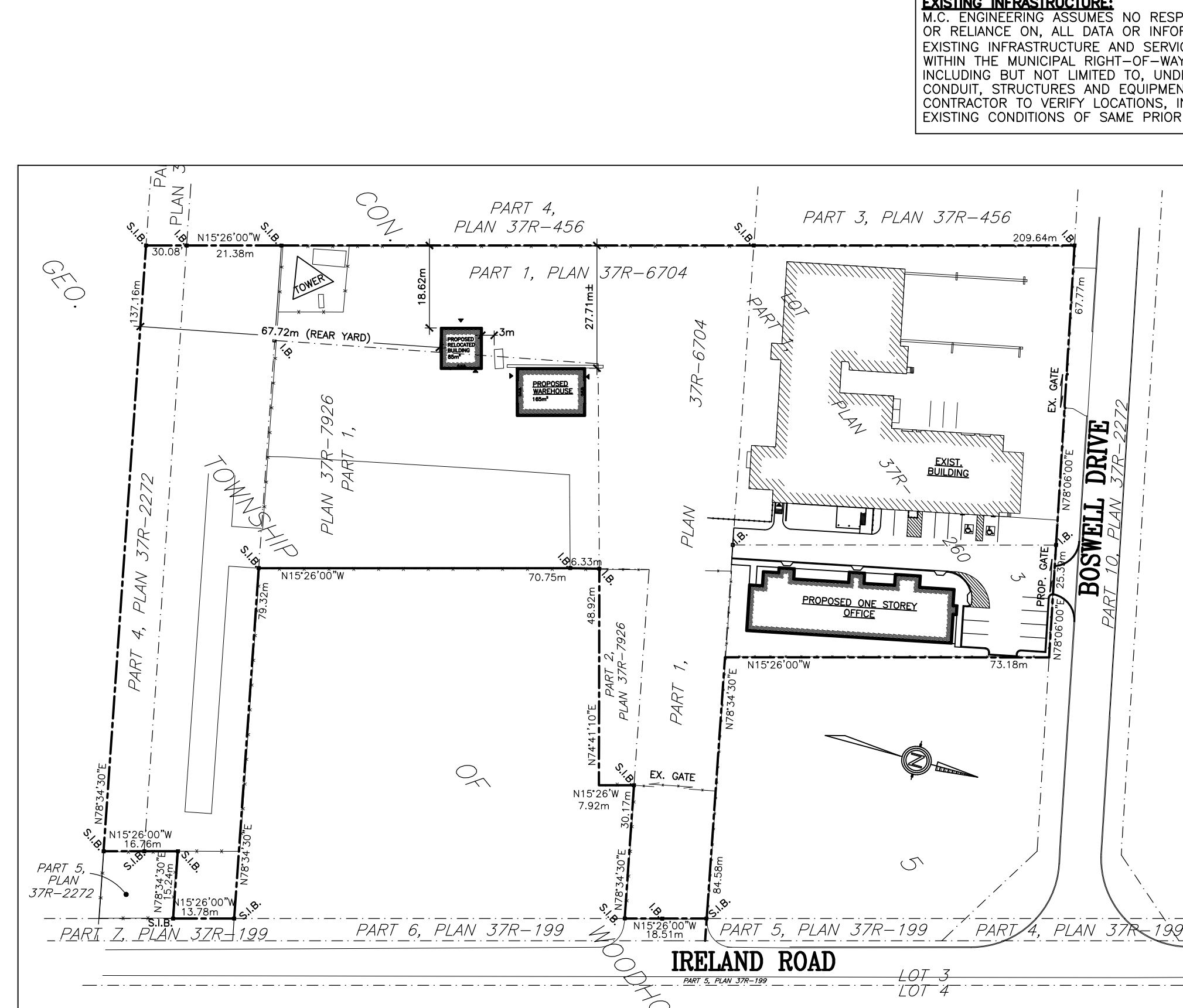
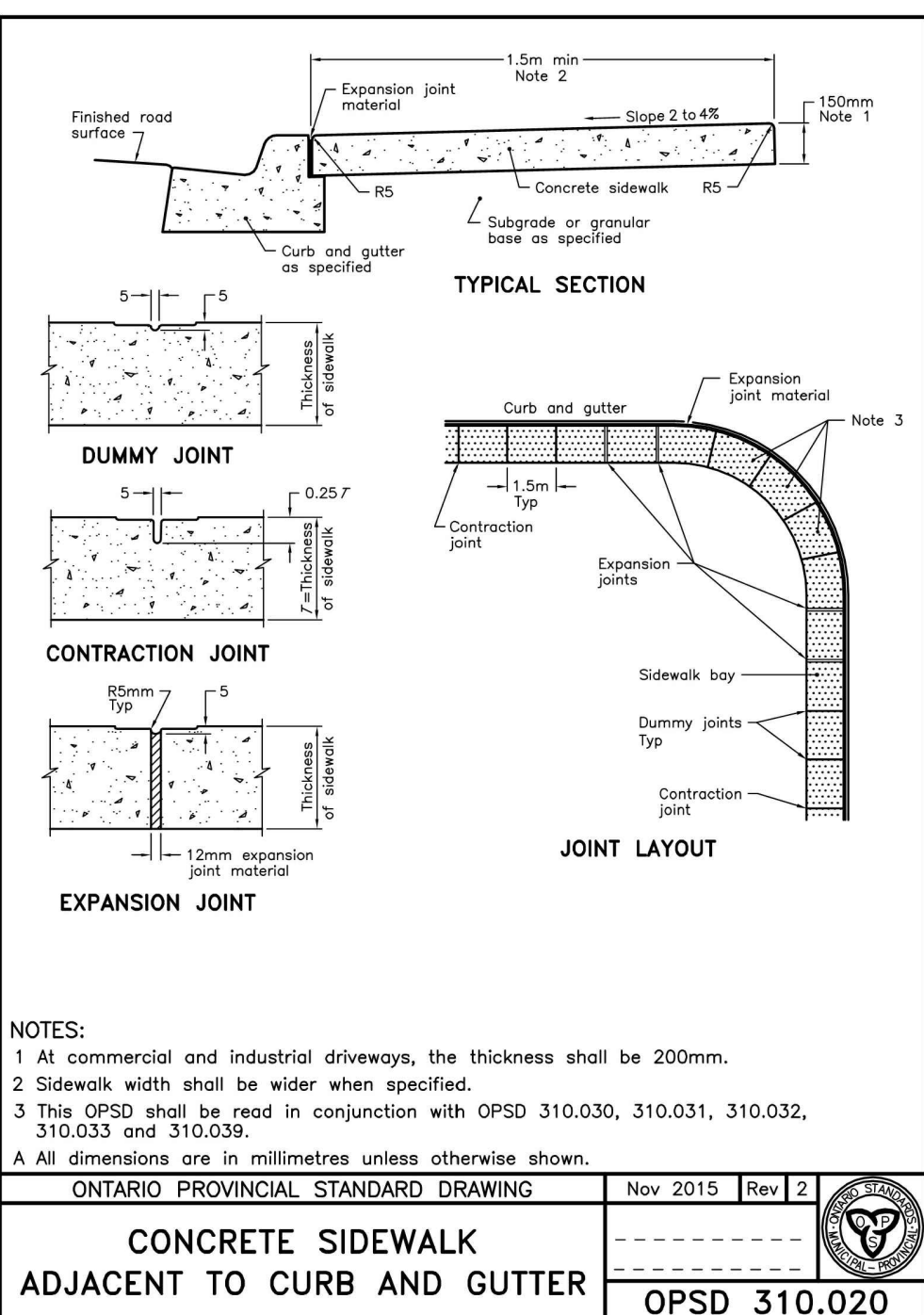
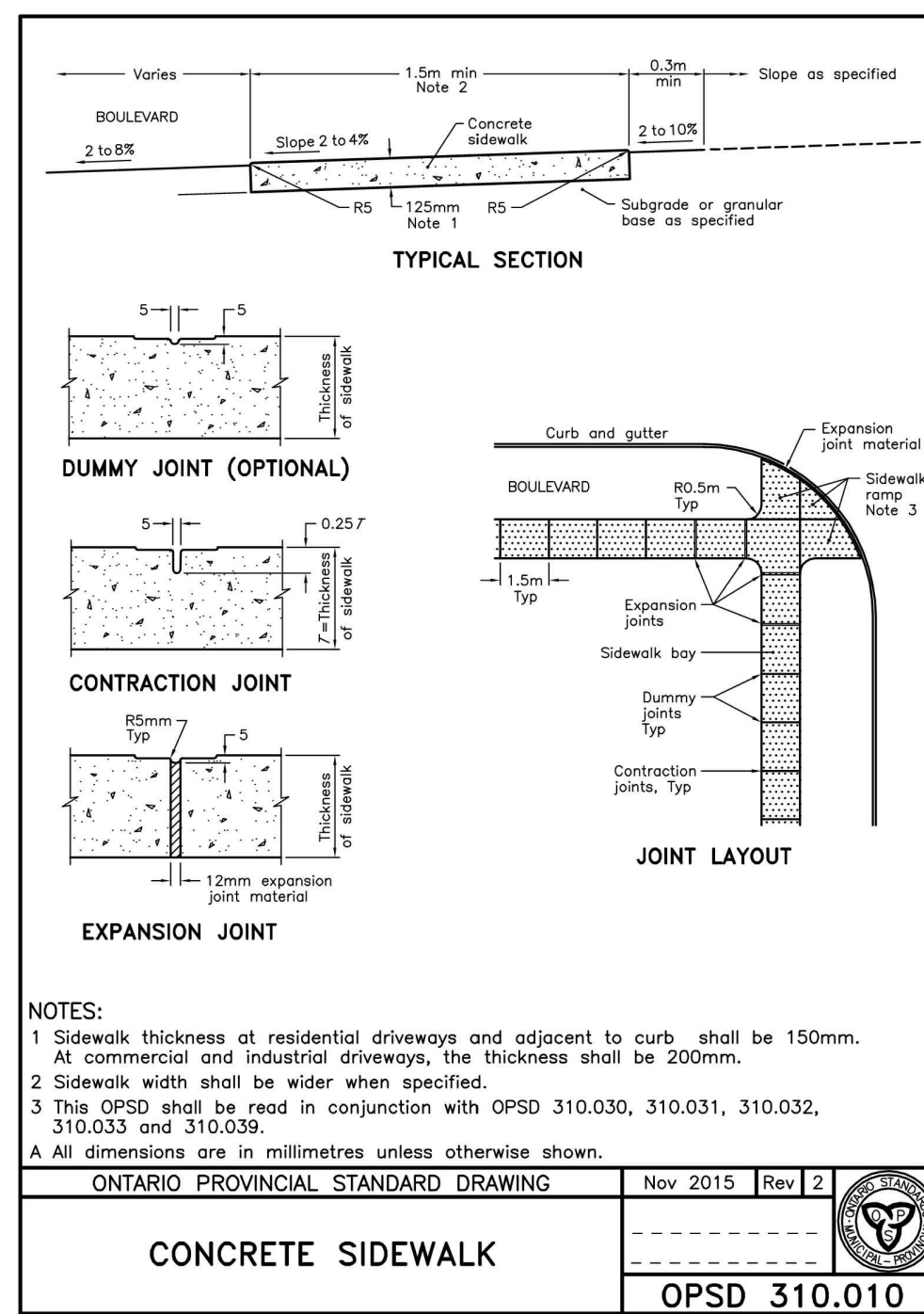
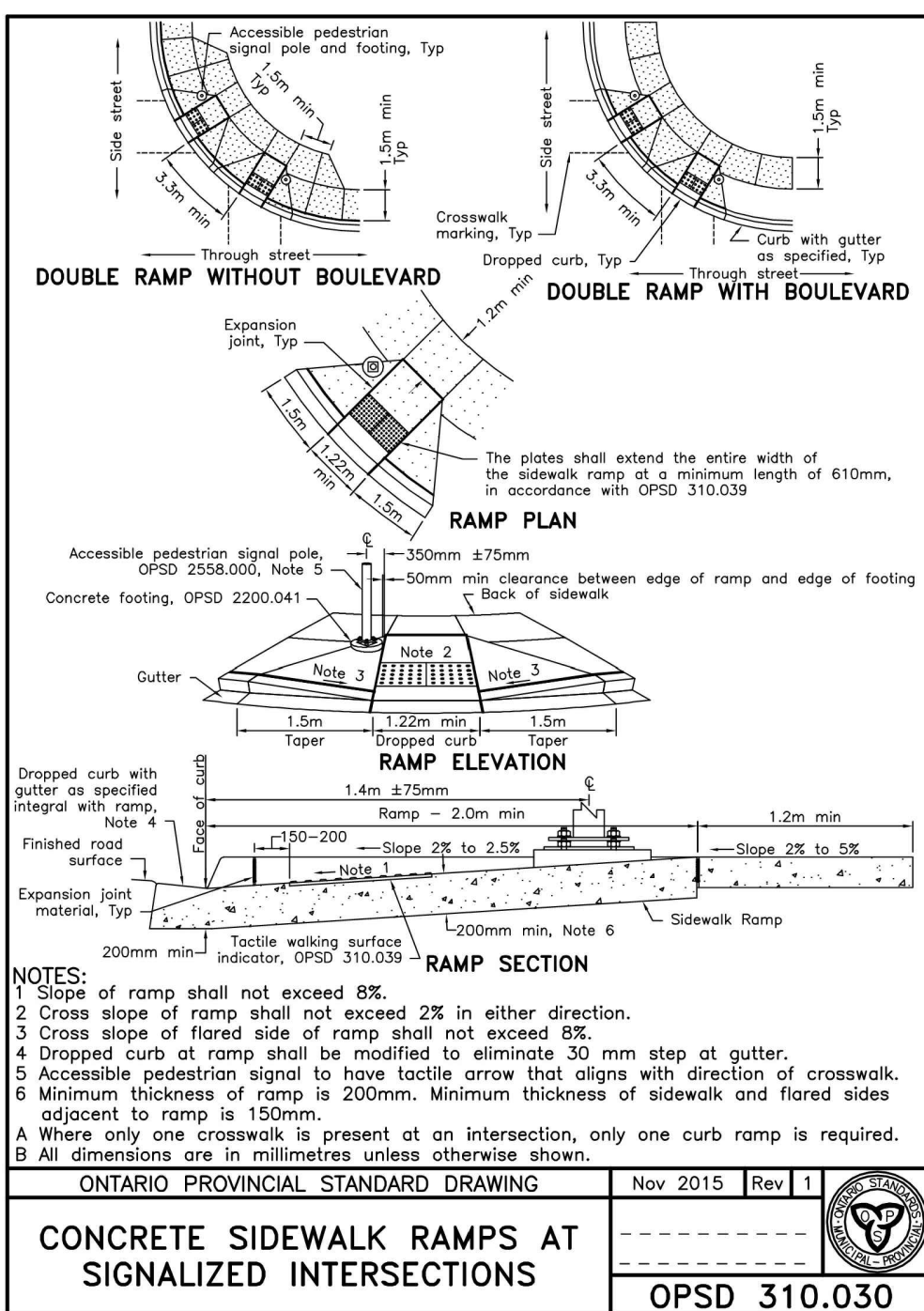
Background - White Reflective





THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

- ☐ CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
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- ☐ PRIMARY DIMENSIONS ARE METRIC.



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SITE LOCATION PLAN:

SCALE: N.T.S.

PROPERTY DESCRIPTION:

PART OF LOT 3, CONCESSION 5, GEO. TOWNSHIP OF WOODHOUSE AND PART 1 OF 37R-6704 AND PART 1 OF 37R-6704 AND PARTS 1 & 2 OF PLAN 37R-7926 AND PART 4 OF PLAN 37R-2272, NORFOLK COUNTY

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SITE BENCHMARK: 227.10
TOP OF MANHOLE LID EAST OF MAIN ENTRANCE TO SITE, ON BOSWELL DRIVE.

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PROJECT NORTH

M.C. ENGINEERING

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

PROPOSED INDUSTRIAL OFFICE BUILDING AND WAREHOUSE

RASSAUN SERVICES INC.

22 BOSWELL DRIVE
SIMCOE, ONTARIO
N3Y 4K2
CONTACT: KEVIN SAUNDERS
CELL#519-909-1250

SHEET TITLE: SITE DETAILS / OPSD DETAILS

| SCALE: | AS SHOWN | PROJECT NO.: | 6692 |
|-------------|----------|--------------|------|
| DRAWN BY: | C.B. | OWG. NO.: | SP4 |
| CHECKED BY: | M.E.M. | REV. NO.: | 3 |
| DATE: | — | | |
| FILE NAME: | 6692.dwg | | |