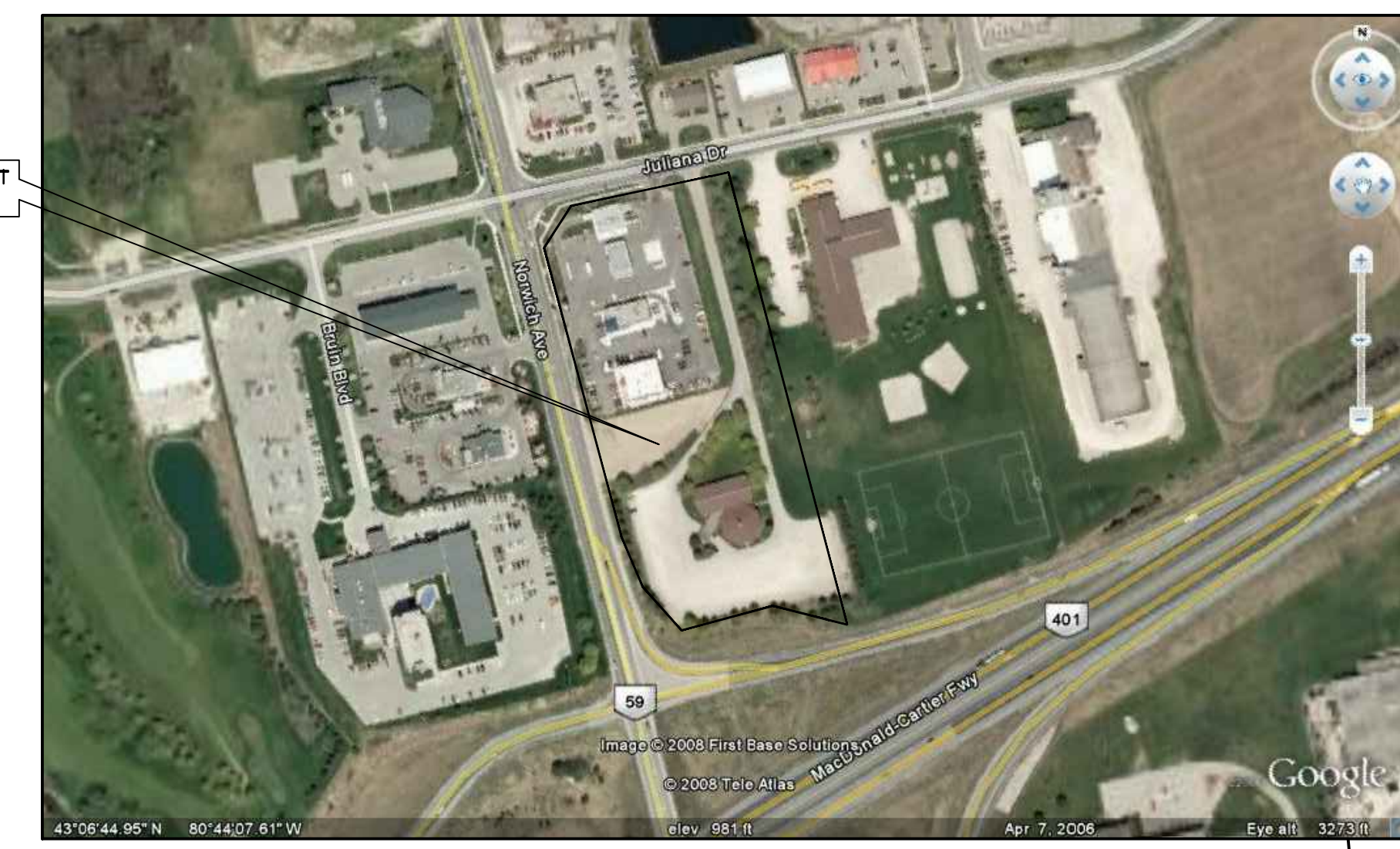


Fire Route Signage

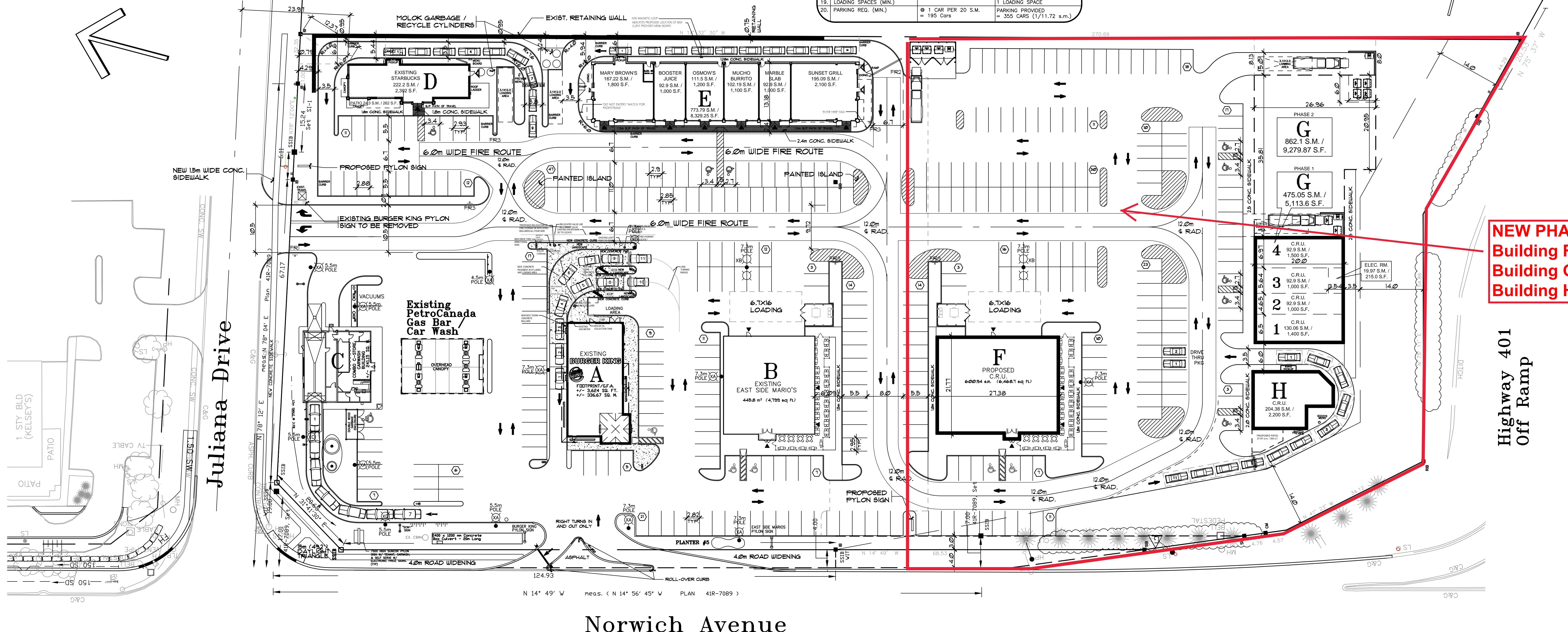
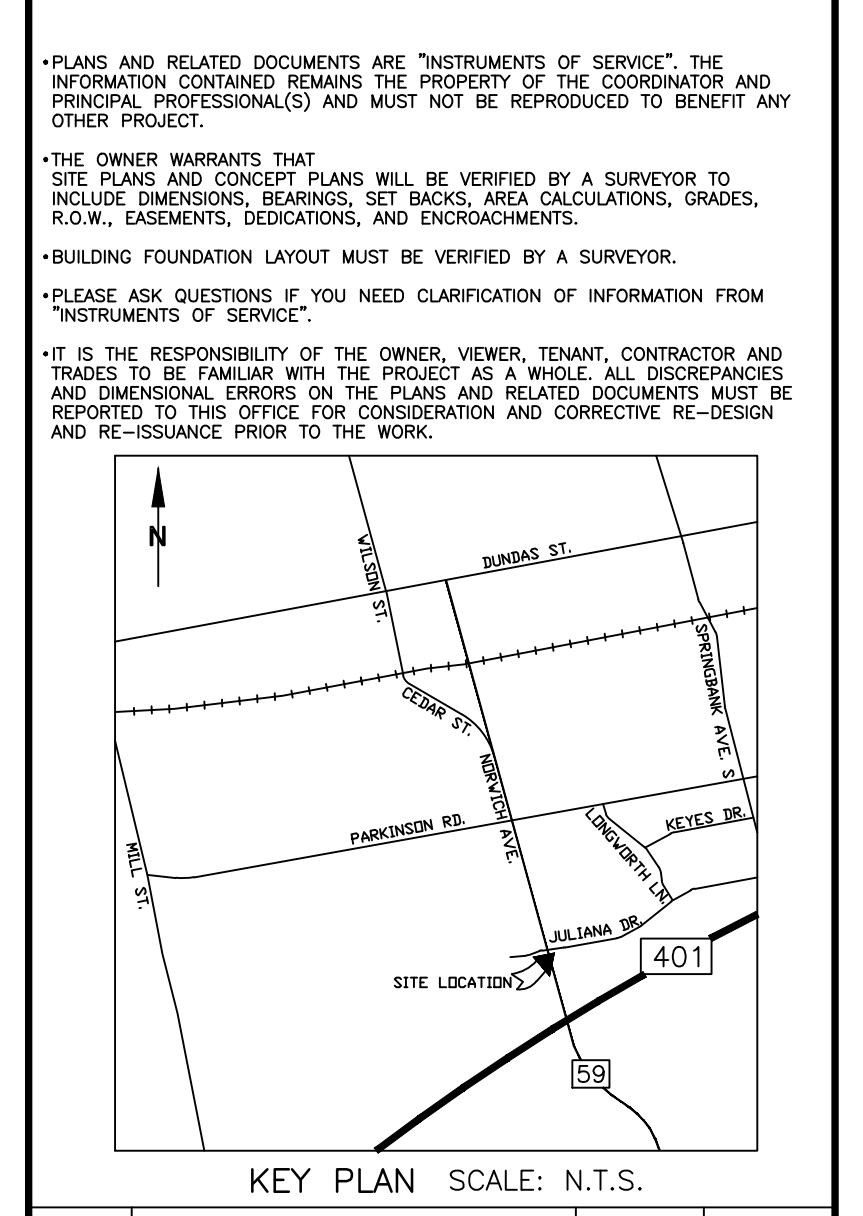
### Site Data

- GROSS SITE AREA: 28,578.5 m<sup>2</sup> / 307,626.5 s.f.  
7.06 acres / 2,8578 ha.
- BUILDING AREA:
  - A. BUILDING "A": 336.67 m<sup>2</sup> / 3,624.0 s.f.
  - B. BUILDING "B": 445.8 m<sup>2</sup> / 4,798.7 s.f.
  - C. BUILDING "C": 241.15 m<sup>2</sup> / 2,595.8 s.f.
  - D. BUILDING "D": 222.2 m<sup>2</sup> / 2,391.8 s.f.
  - E. BUILDING "E": 773.79 m<sup>2</sup> / 8,329.3 s.f.
  - F. BUILDING "F": 600.94 m<sup>2</sup> / 6,468.7 s.f.
  - G. BUILDING "G": 1,337.15 m<sup>2</sup> / 14,393.4 s.f.
  - H. BUILDING "H": 204.38 m<sup>2</sup> / 2,200.0 s.f.
- TOTAL BUILDING AREA: 4,162.08 m<sup>2</sup> / 44,801.72 s.f.

ITEM	ZONES	ZONING	PROPOSED
4. PERMITTED USES		BY-LAW SECTION 16.1	BY-LAW SECTION 16.1
5. ARTERIAL ROAD SETBACK (MIN.)		22.5m from centreline	23.97m (78.64')
6. LOT DEPTH (MIN.)		35.0 m (98.43')	233.76m (766.57')
7. LOT FRONTAGE (MIN.)		20.0 m (65.62')	110.0m (360.89') - JULIANA
8. FRONT YARD (MIN.)		4.8m (15.75')	3.0m (9.84')
9. REAR YARD (MIN.)		3.0m (9.84')	3.0m (9.84')
10. INTERIOR SIDE YARD (MIN.)		2.0m except that any bldg. located within 1.20m of the northern lot line to be 3.0m	
11. PARKING AREA SETBACK		3.0m (9.84')	3.0m (9.84')
12. DRIVE THRU LANE SETB. (MIN.)		1.5m (4.92')	4.22m (14.07')
13. GARAGE ENCL. SETBK. (MIN.)		0.6m (1.97')	
14. LANDSCAPED OPEN SPACE (%) MIN.		10% min.	
15. LOT COVERAGE % MAX.		30%	14.56% ON 4,162.08 s.m.
16. HEIGHT 1 STOREY BLDG. (MAX.)		11.0m (36.1')	
17. JULIANA DRIVE WIDTH (MAX.)		13.0m (42.65')	10.5m (34.45')
18. GROSS FLOOR AREA FOR NON-DEPT. STORE DSTM (MAX.)		325.0 s.m. (3,498.4 s.f.)	
19. LOADING SPACES (MIN.)			1 LOADING SPACE
20. PARKING REQ. (MIN.)			PARKING PROVIDED = 355 CARS (1/11.72 s.m.) = 1 CAR PER 20 S.M. = 195 CARS



Google Site Photo



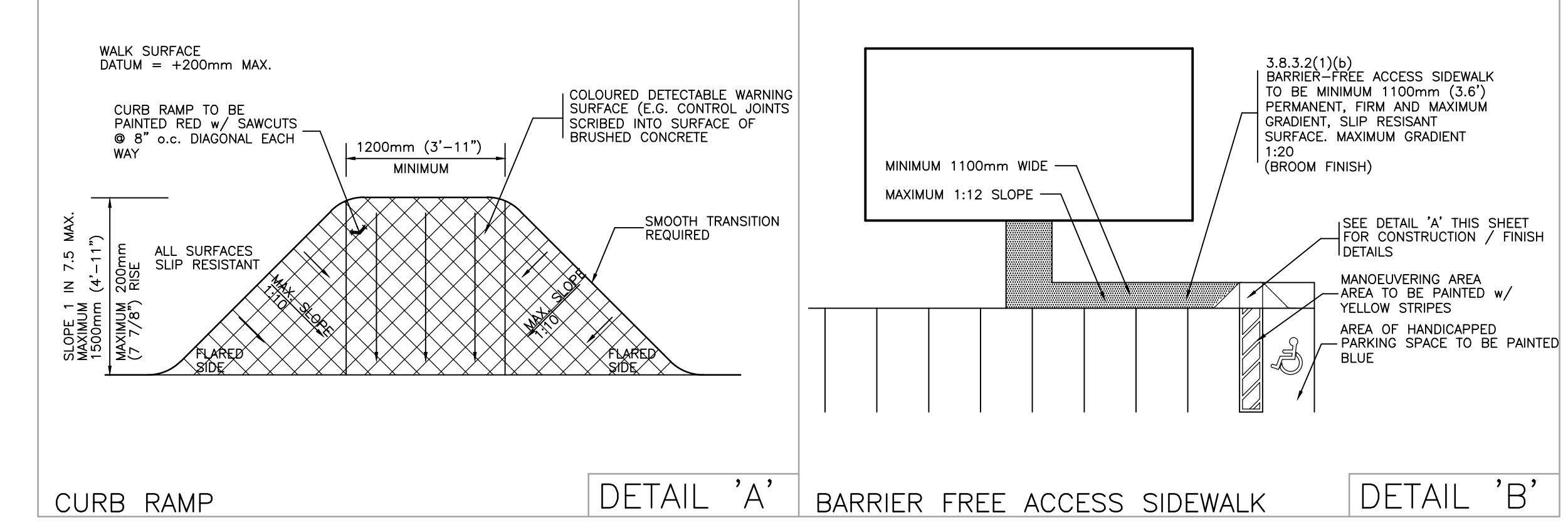
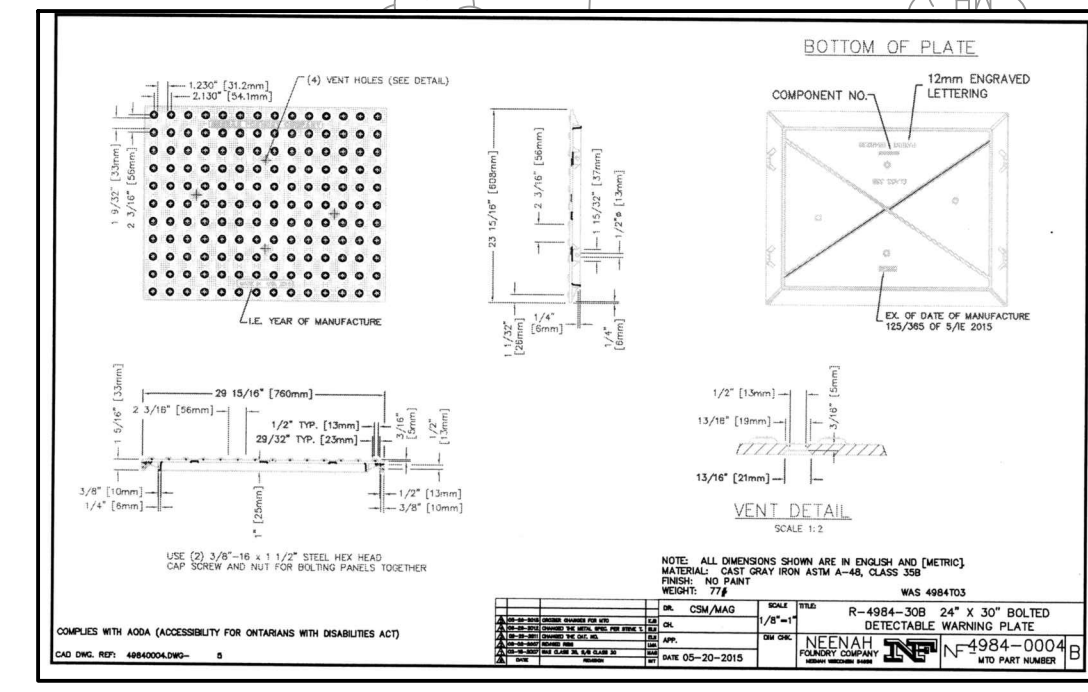
**NEW PHASE**  
 Building F: 6469SF  
 Building G: 14,393SF  
 Building H: 2,200SF

Highway 401  
Off Ramp

Norwich Avenue

# SITE PLAN

1 : 400



**STANFORD CONSULTING & DESIGN**  
 625 EMERY STREET EAST • LONDON • ONTARIO • N6C 2G3  
 TEL. (519) 679-8888 • Email stanford@erealink.com

PROJECT:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
 Hwy. No. 59 at Juliauna Drive  
 WOODSTOCK ONTARIO

SHEET TITLE:  
**SITE PLAN - PHASE 3**

DATE: OCT. / 22 DRAWN: M.S.

# SP:1

SHEET No.  
 SCALE: 1 : 400 COMP. REF. PHASE 3/SITE 60