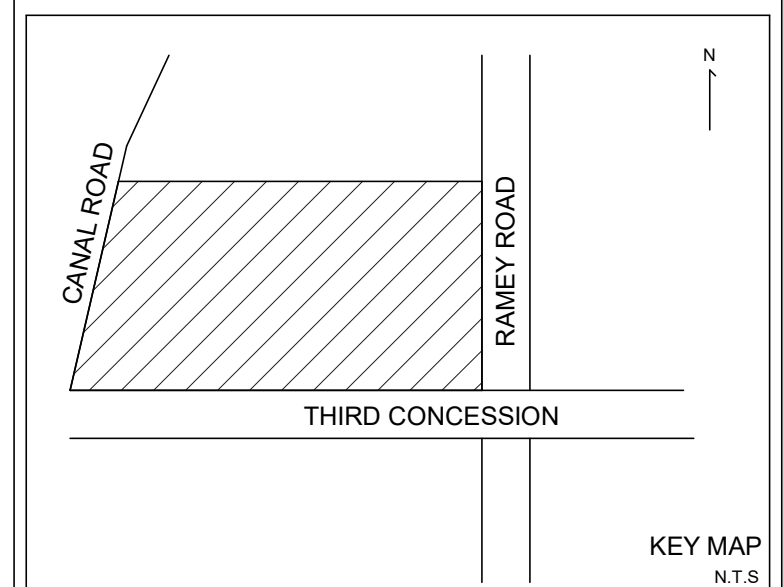


**0TH FORK ROAD, LOT 23 TO 25,
PORT COLBORNE, ON.**

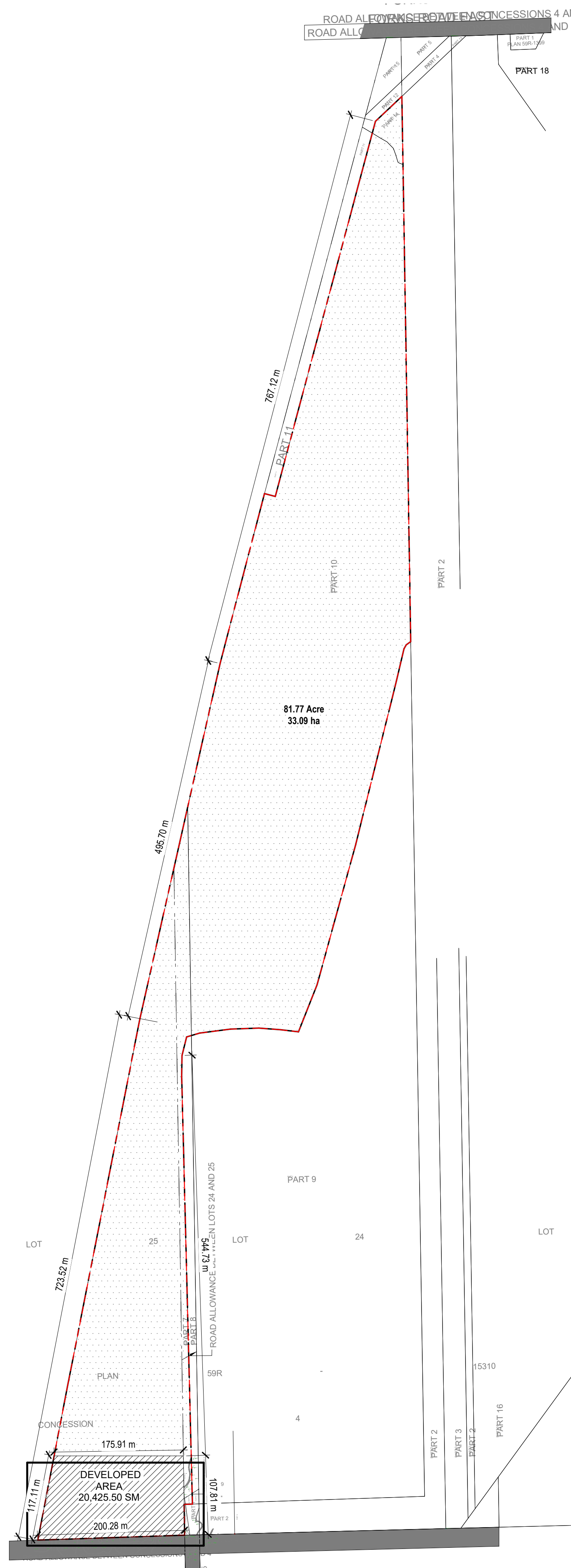
Sheet List	
A-000	Cover Page
A-001	Site Plan
A-101	Ground & First Floor Plan
A-201	Elevations
A-301	Section



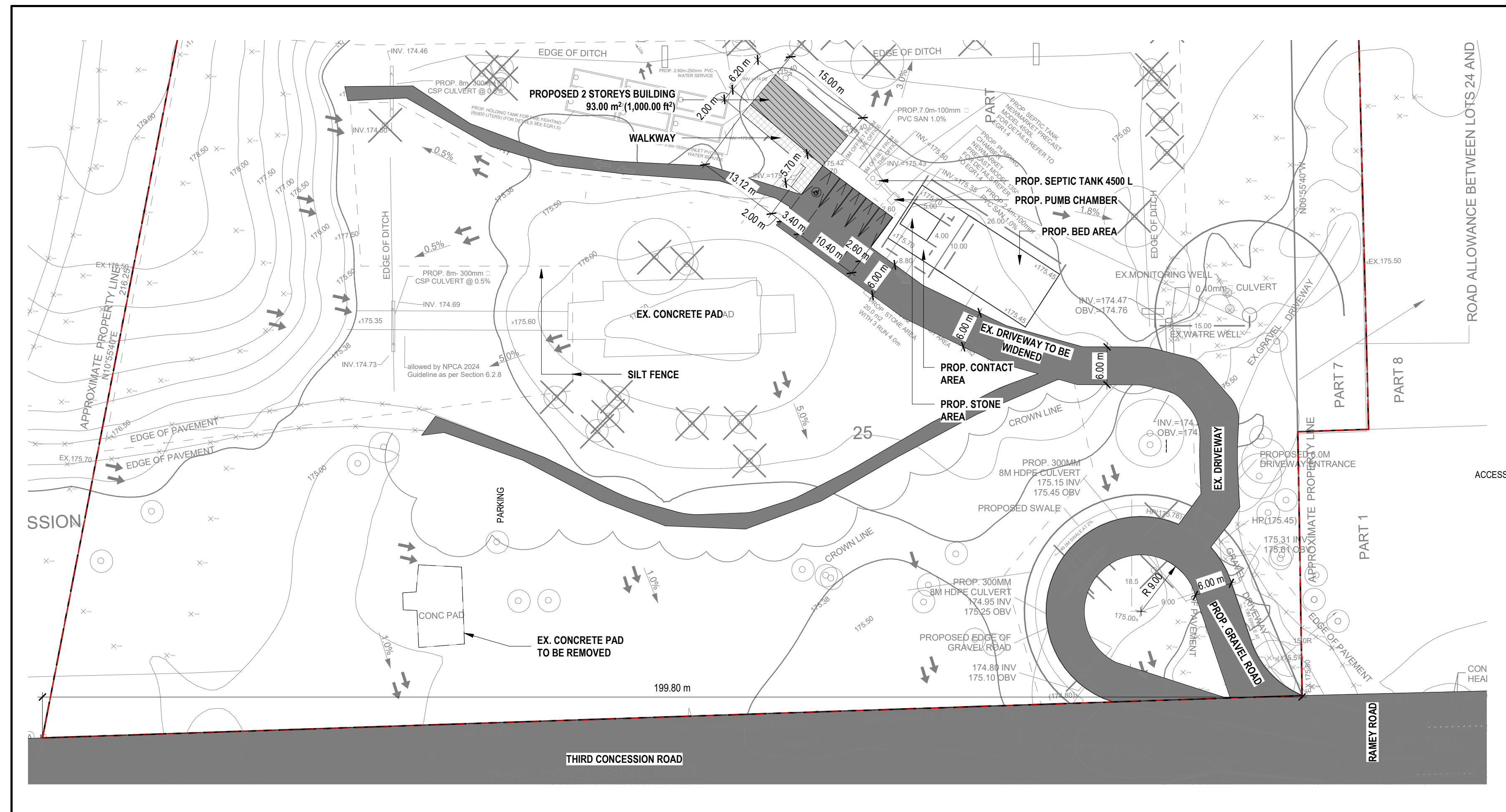
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A-000



1 KEY PLAN
A-001 SCALE: 1 : 4000



2 SITE PLAN
A-001 SCALE: 1:500

Statistics

ZONING	ID- 47-H - (BY-LAW # 6575/30/18 & 5989/95-2013)	
LEGAL DESCRIPTION	PIN 64456-0099(LT) PART OF LOTS 23, 24 AND 25 PLAN 59R - 12468	319,420.15 SM 31.94 HA 78.92-3 ACRE
LOT FRONTAGE	200.28 M	LOT DEPTH 1,986.34 M

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN LOT FRONTAGE	200.28 M	NO CHANGE	30.00 M	27.4
MIN LOT WIDTH	EXISTING	NO CHANGE	N/A	
MIN LOT AREA	319,420.15 SM	NO CHANGE		
MAX.BUILDING HEIGHT		8.00 M	MAX. 11.00 M	27.4
NO. OF STORIES		2		
DRIVEWAY WIDTH	2.00 M	6.00 M		
BUILDING AREA		93.00 SM (1,000.00 SF)		

GROSS FLOOR AREA			
GROUND FLR		93 SM	TOTAL 186 SM (2,000.00 SF)
SECOND FLR		93 SM	

FLOOR SPACE INDEX (FSI)	
	$\frac{186 \text{ SM}}{319,420.15 \text{ SM}} = 0.00$

SETBACK	EXISTING	PROPOSED	REQUIRED	SECTION
FRONT (NORTH)		12.60 M	7.50 M	27.4
SIDE (EAST)		59.97 M	15.00 M	27.4
SIDE (WEST)		132.12 M	15.00 M	27.4
REAR (SOUTH)		> 100.00 M	8.00 M	27.4

AREAS	EXISTING	PROPOSED		REQUIRED	SECTION
PROPOSED DEVELOPED AREA		100 %	20,425.50 SM		
PROPOSED BUILDING AREA		0.5 %	93.00 SM		
DRIVEWAY & PARKING SPACES		6.0 %	1,217.02 SM		
EXISTING CONCRETE PAD		1.8 %	360.00 SM		
LANDSCAPED AREA		91.8 %	18,755.48 SM		
PARKING	EXISTING	PROPOSED		REQUIRED	SECTION
TOTAL PARKING		4 SPACES		1 SPACE PER 100 SM GFA	3.1.2
INCLUDING ACCESSIBLE PARKING		1 SPACES		1 SPACES	3.3
LOADING	EXISTING	PROPOSED		REQUIRED	SECTION
NUMBER OF LOADING SPACES				3.5M X 9 M	3.10

OBC CLASSIFICATION: PART 9 - GROUP F DIVISION 3
NOT SPRINKLERED

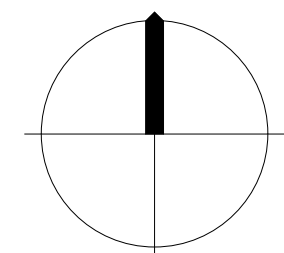
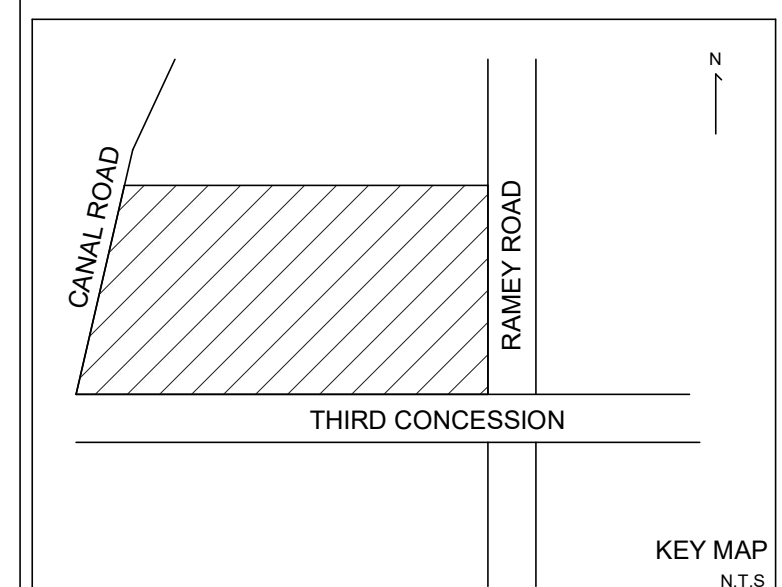
 PROPOSED BUILDING
 ROAD / STREET
 SITE BOUNDARY

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CONTRACTOR MUST CHECK & VERIFY ALL
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TAES Architects Inc.

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XUE JU (JACK) ZHENG
INDUSTRIAL
DEVELOPMENT

0TH FORK ROAD, LOTS 23 TO 25
PORT COLBORNE

Project No. T2023027

Drawn Scale As indicated

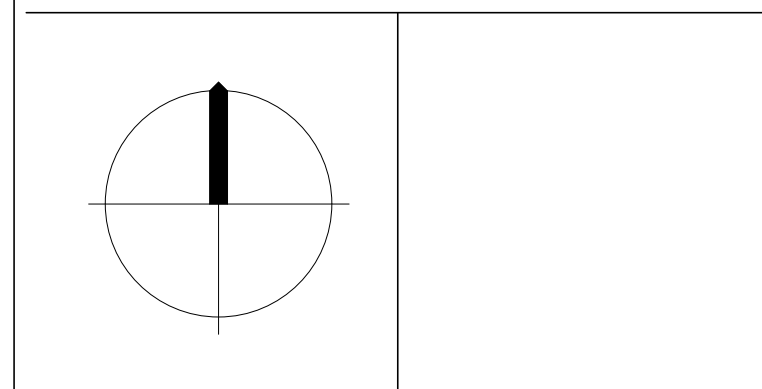
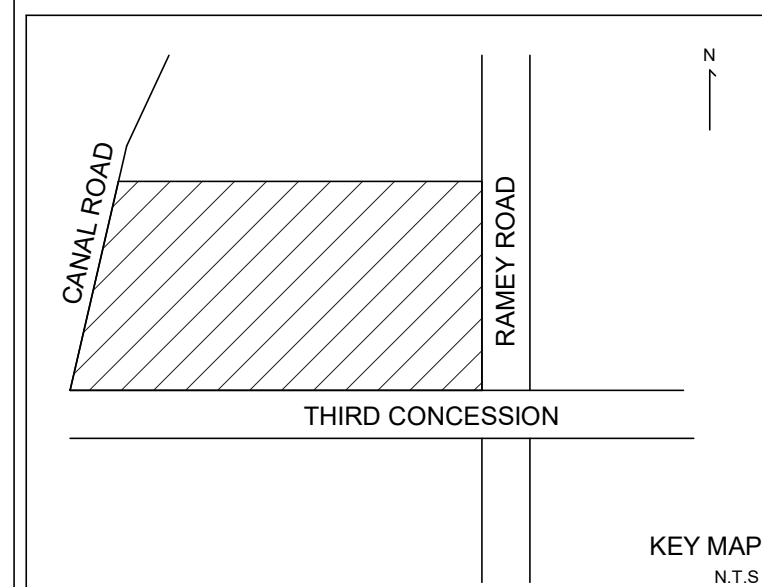
Checked	Date 2023-06-06
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Site Plan

Drawing No.

A-001

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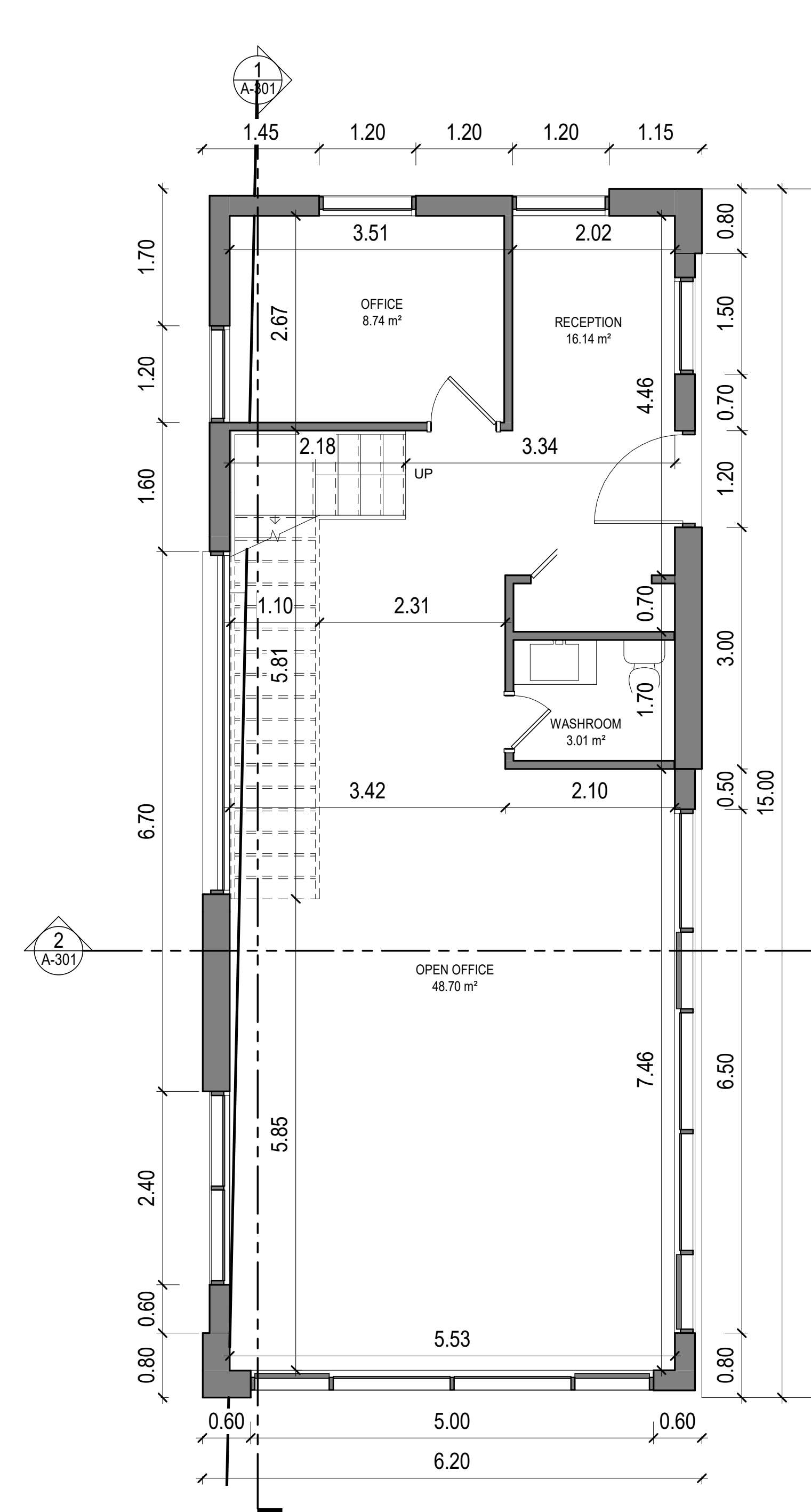
0TH FORK ROAD, LOTS 23 TO 25
PORT COLBORNE

Checked	Date 2023-06-06
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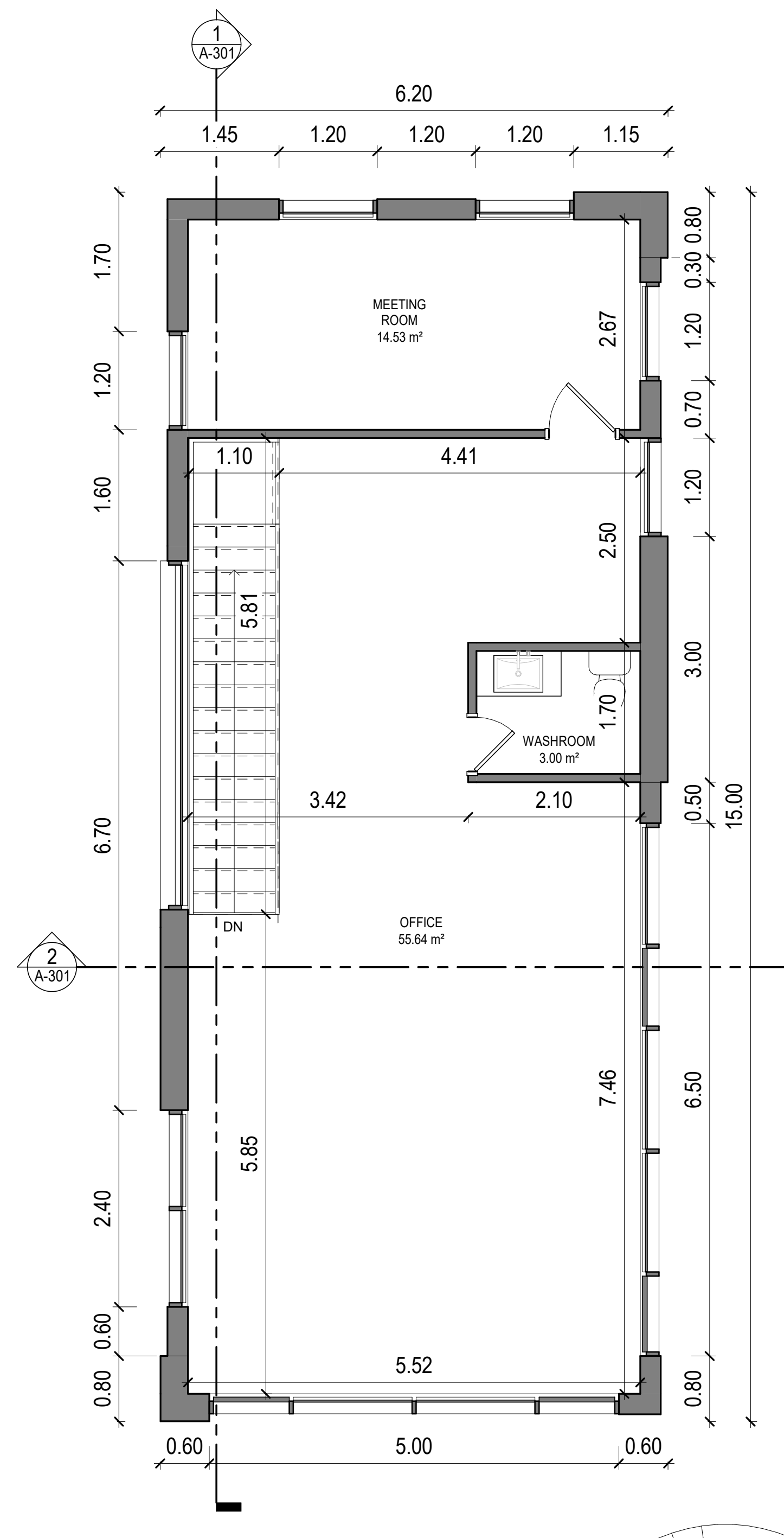
Ground & First Floor Plan

Drawing No.

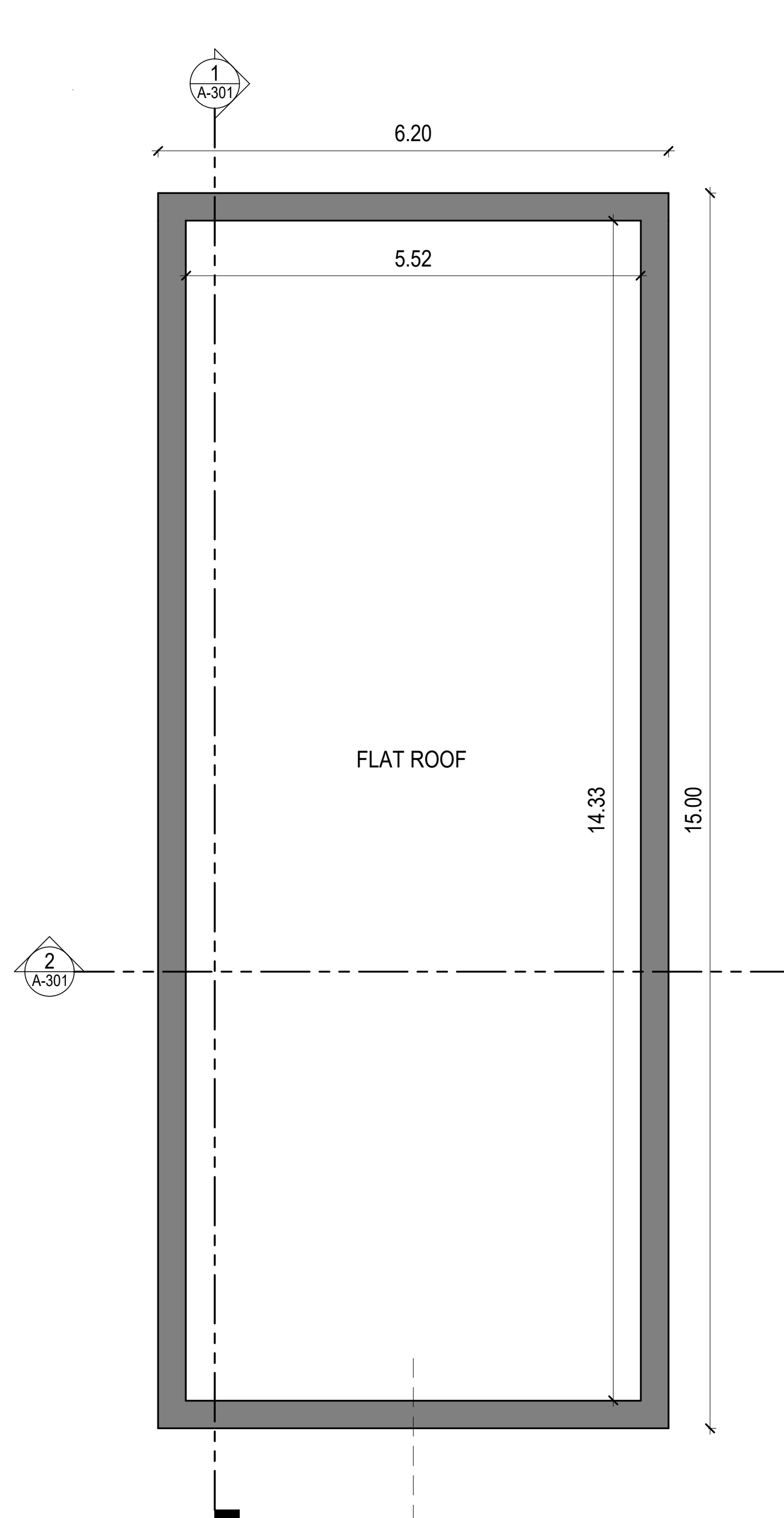
A-101



1 GROUND FLOOR PLAN
A-101 SCALE: 1 : 50

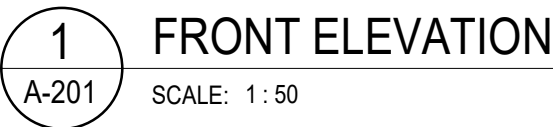
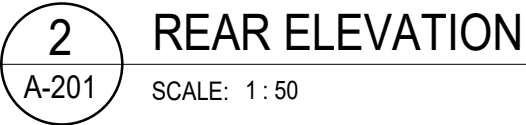
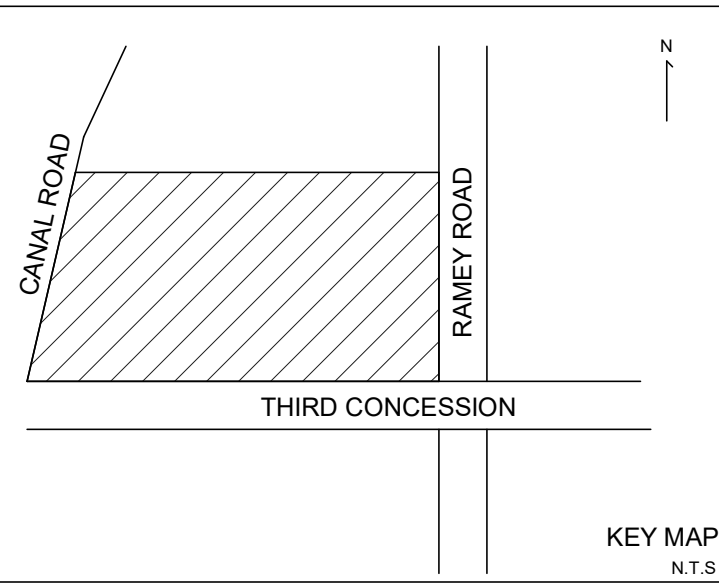


2 1ST FLOOR PLAN
A-101 SCALE: 1 : 50



3 ROOF FLOOR PLAN
A-101 SCALE: 1 : 50

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INDUSTRIAL DEVELOPMENT

0TH FORK ROAD, LOTS 23 TO 25
PORT COLBORNE

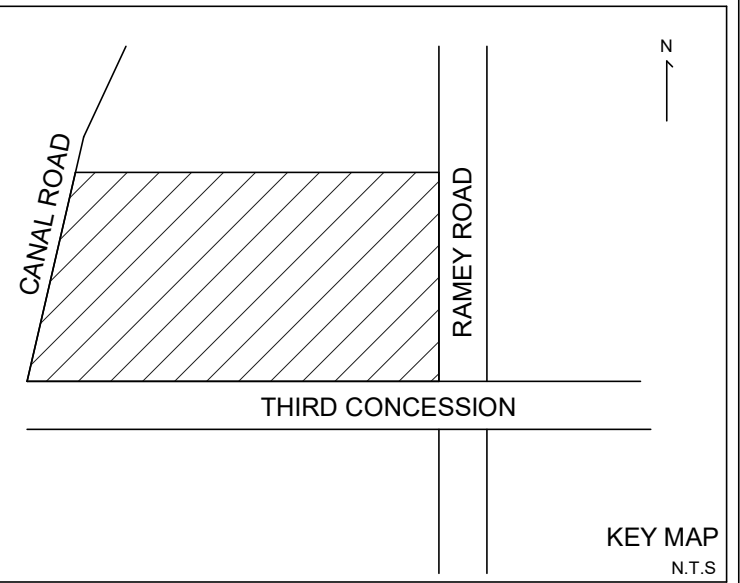
Project No.	T2023027
Drawn	Scale 1 : 50
Checked	Date 2023-06-06

Elevations

Drawing No.

A-201

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**INDUSTRIAL
DEVELOPMENT**

0TH FORK ROAD, LOTS 23 TO 25
PORT COLBORNE

Project No.	T2023027
Drawn	Scale 1 : 50
Checked	Date 2023-06-06

Section

Drawing No.

A-301