

PREScribed SIGNS FOR PARKING SPACES UNDER
THE HIGHWAY TRAFFIC ACT, REGULATION 581
PREScribed SIGNS FOR PARKING SPACES DESIGNATED UNDER A
MUNICIPAL BY-LAW FOR THE USE OF PEOPLE WITH DISABILITIES

[illegible][illegible]

FIRE ROUTE SIGN	SIGN POST

**SIGN MOUNTING
DETAIL**

2000 min. to 2500 max.

1550 min. to 2050 max.

600mm

GRA

COLOUR		SIZING
Sign Plote	Aluminum	300mm wide 450mm high 0.063 thick
Front Background	Reflective white w/ black border	
Rear Background	Unfinished	
"b"	Black	101.6mm
Circle w/ Slash	Red	190.5mm
"FIRE ROUTE"	Black	44.5mm
Enforced Wording	Black	19.1mm

	REQ'D/MAX./MIN.	PROPOSED
--	-----------------	----------

ZONING	I-37-H (INSTITUTIONAL)	R4 (RESIDENTIAL)
LOT AREA (ENTIRE SITE) DEVELOPMENT AREA	65921.9m ² (6.59 ha) 40973.6m ² (4.097 ha)	
LOT FRONTAGE	18.0m (MIN)	152.24m
FRONT YARD SETBACK	9.0m (MIN)	45.78m
EXTERIOR SIDEYARD SETBACK	15.0m (MIN)	67.9m
REAR YARD SETBACK	6.0m (MIN)	109.82m
INTERIOR SIDEYARD SETBACK	3.0m (MIN)	22.631m
LANDSCAPED OPEN SPACE	25% (MIN)	25%(10,163.3m ²)
BUILDING COVERAGE	30% (MAX)	21%(8,615.3m ²)
HEIGHT (TALLEST PARAPET)		20.78m (MAX)

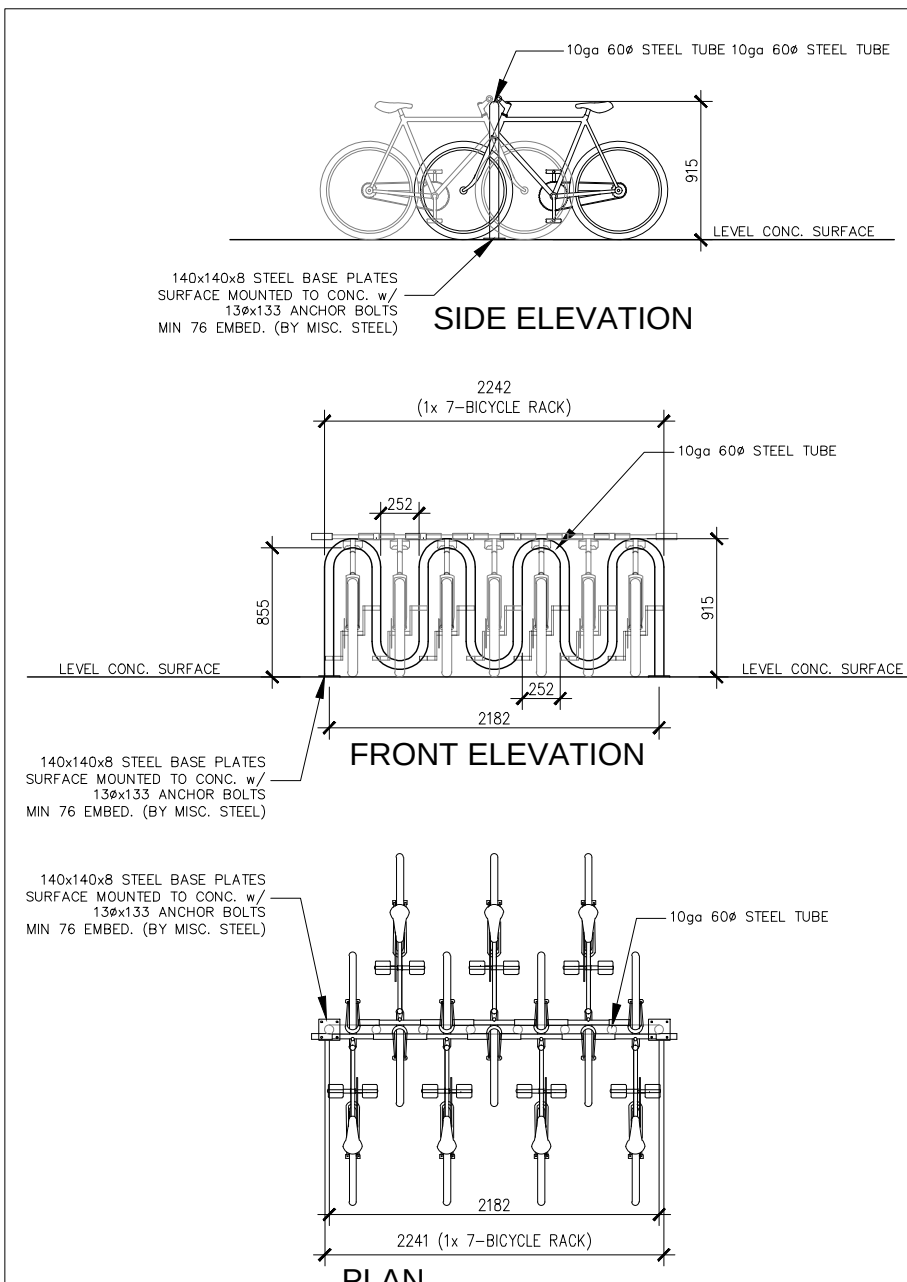
ACCOMMODATION DATA:	
8 - 6 STOREY APARTMENT BUILDINGS	62 UNITS/BUILDING
DEVELOPMENT TOTAL	372 UNITS
 <u>SUITE BREAKDOWN</u>	
62 SUITES PER BUILDING:	
31 1-BEDROOM SUITES PER BUILDING	
31 2-BEDROOM SUITES PER BUILDING	
 INTERIOR AMENITY AREAS (PER BUILDING):	
FITNESS ROOM	36.0m²
RECREATION ROOM	68.5m²
TOTAL INTERIOR AMENITY AREA PER BUILDING	104.5m²

ANCILLARY SPACES (PER BUILDING):	
BICYCLE STORAGE ROOM	124.3m ²
TENANT STORAGE LOCKER ROOMS	305.3m ²
<u>TOTAL ANCILLARY SPACES AREA PER BUILDING</u>	<u>429.6m²</u>
GRAND TOTAL INTERIOR AMENITY AREA	627.0m ²
GRAND TOTAL ANCILLARY SPACES AREA	2,577.6m ²

PARKING REQUIRED:	
372 x1.5 SPACES/UNIT	558 SPACES
TOTAL REQUIRED PARKING	558 SPACES

PARKING PROVIDED:	
2-LEVEL PARKADE	148 SPACES
SURFACE LEVEL	590 SPACES
TOTAL PROVIDED PARKING	738 SPACES
(2.00 SPACES/UNIT)	

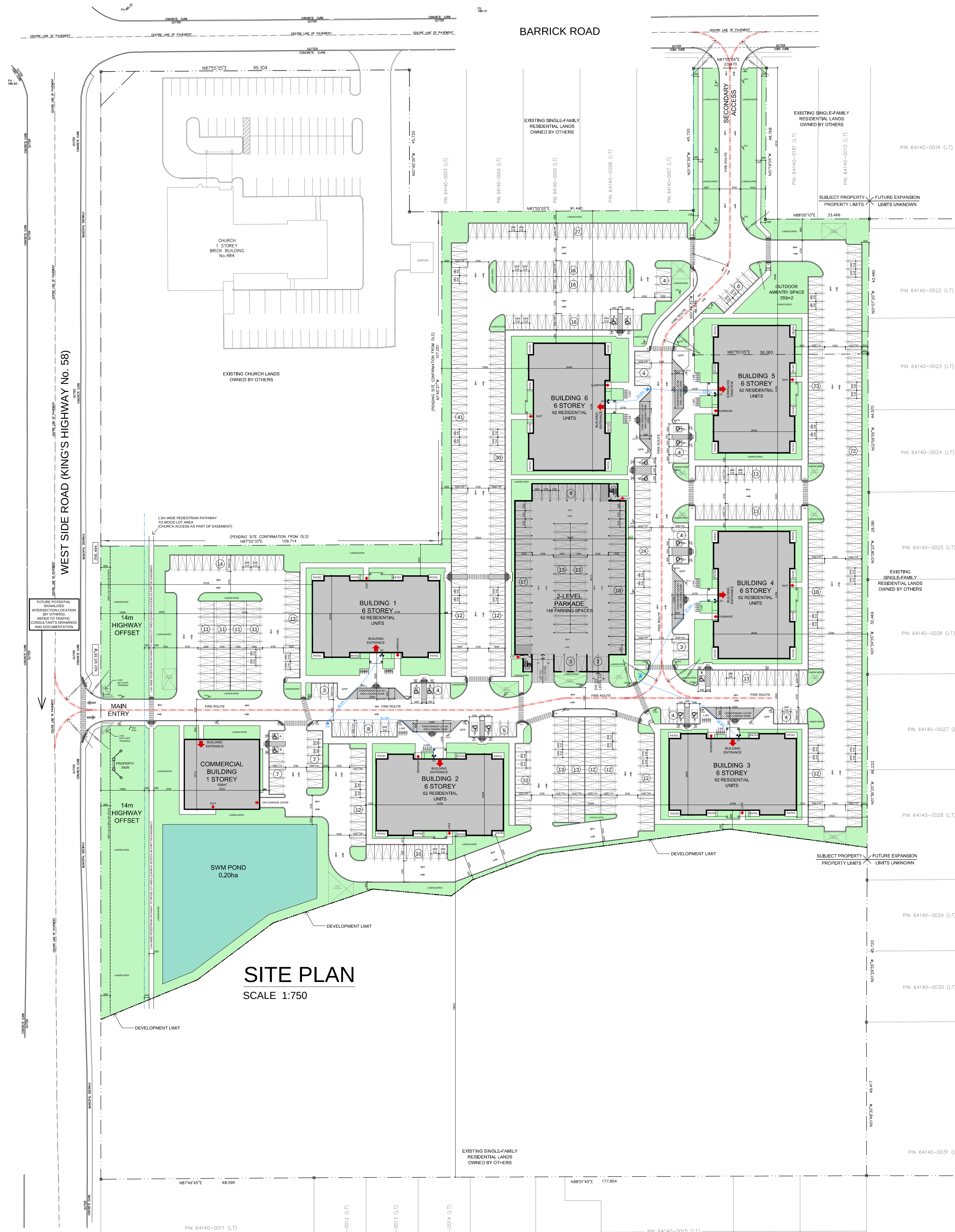
COVERAGE:	
<u>BUILDING AREA:</u>	
BUILDING 1	1018.5 m ²
BUILDING 2	1018.5 m ²
BUILDING 3	1018.5 m ²
BUILDING 4	1018.5 m ²
BUILDING 5	1018.5 m ²
BUILDING 6	1018.5 m ²
COMMERCIAL BUILDING	558.0 m ²
PARKADE	1946.3 m ²
TOTAL COVERAGE AREA	8615.3 m ²



○ **SHORT-TERM BICYCLE PARKING - ROLLING RACK**
SCALE 1:50 GRAINGER CANADA "MADRAX" SYSTEM OR EQUIVALENT

WASTE MANAGEMENT NOTE:
GARBAGE AND RECYCLING TO BE STORED INSIDE EACH BUILDING
(REFER TO FLOOR PLANS) AND MOVED TO GARBAGE PICK UP PAD (GPP)
FOR PICK UP ON COLLECTION DAYS

FIRE ROUTE WILL NOT HAVE ANY CENTRE LINE
TURNING RADII OF LESS THAN 12m OR A
CHANGE OF GRADIENT NOT MORE THAN 1 IN
12.5 (8%) OVER A MINIMUM DISTANCE OF 15m.

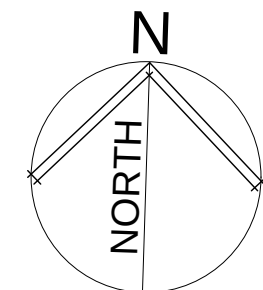
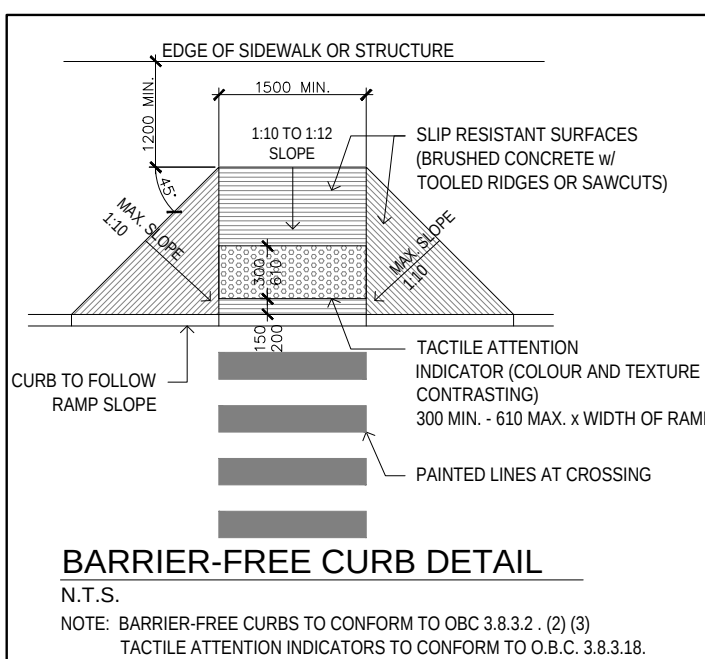
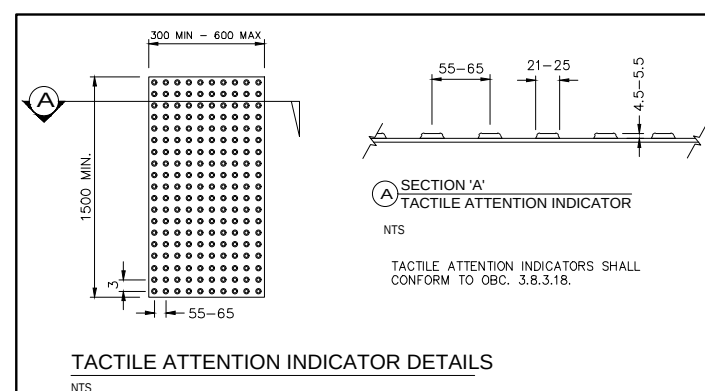


N.T.S.	
--------	---

	GARBAGE PICK-UP PAD: GARBAGE TO BE STORED INDORS AND MOVED TO GPP ON COLLECTION DAY.
	BARRIER-FREE CURB WITH CURB TRANSITION AND SLIP RESISTANT SURFACE (DETAIL ATTACHED)
	AIR INTAKE OR AIR EXHAUST AREAWAY WITH METAL GRATE FROM UPG IRUING STRUCTURE BELOW. CONFIRM LOCATION WITH MECHANICAL DWGS.
	SIAMESE CONNECTION (FIRE DEPARTMENT)
	BARRIER-FREE PARKING SPACE SIGN
	PARKING SPACE ("V" FOR VISITOR SPACE)
	BARRIER-FREE PARKING SPACE & TYPE (A OR B)
	"STOP" SIGN
	"ACCESSIBLE PASSENGER LOADING ZONE" SIGN
	SHORT TERM BICYCLE STORAGE AREA
	FIRE ROUTE SIGN AS PER CITY OF PORT COLBORNE EMERGENCY SERVICES POLICY
	TACTILE ATTENTION INDICATOR
	FIRE ROUTE
	UNOBSTRUCTED LENGTH FROM F.H. TO S.C. (45m MAX)
	FIRE HYDRANT
	AREA DRAIN (100mm OD)
	LANDSCAPE DRAIN (175mm OD)

NOTE:
SIDEWALKS DESIGNED TO ACHIEVE THE FOLLOWING:

- PROVIDE BARRIER-FREE WALKWAYS BETWEEN ALL BARRIER-FREE ENTRANCES, BARRIER-FREE PARKING, PASSENGER LOADING AREAS, MINIMUM SIDEWALKS AND OUTDOOR AMENITIES (E.G., PLANTING AREAS, PUBLIC FURNITURE, PUBLIC ART, PUBLIC LIGHTS, ETC.)
- BE A MINIMUM OF 1.1m wide AND PROVIDE SUFFICIENT ADDITIONAL SPACE TO ACCOMMODATE PEDESTRIAN TRAFFIC TO 2004 COMPACT SITE GUIDE
- SO AS NOT TO RESTRICT THE REQUIRED CLEAR PATH OF TRAVEL.
- WHERE TWO SIDEWALKS MEET, THEY SHALL MEET AT THE SIDEWALK (E.G. NO STEPS)
- A CONTINUOUS CURB SHALL NOT BE GREATER THAN 5% WITH A CROSS-SLOPE BETWEEN 1% AND 2%
- SLOPES GREATER THAN 5% SHALL BE DESIGNED AS A RAMP ACCORDING TO 2004 COMPACT SITE GUIDE
- PROVIDE NON-SLIP, NON-GLARE SURFACES FOR SIDEWALKS. DO NOT INCLUDE EXPOSED AGGREGATES OR RIDGES
- PROVIDE A FLUSH CURB OR RAMP TO BE CONCRETE OR SET IN PLACE CONCRETE WITH A BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL (PREFERRED) OR ASPHALT
- PROVIDE A FLUSH CURB OR RAMP TO BE CONCRETE OR SET IN PLACE CONCRETE WITH A BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL
- PROVIDE FLUSH CURBS ARE REQUIRED AT ALL INTERSECTING ROADWAYS.
- WHERE BARRIER-FREE PARKING SPACES OR LOADING AREAS ARE PROVIDED NOT IMMEDIATELY ADJACENT TO A MAIN ENTRANCE, FLUSH CURBS MUST BE PROVIDED ALONG THE BARRIER-FREE PATH OF TRAVEL
- FLUSH CURBS AT BARRIER-FREE ENTRANCES SHALL HAVE A LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY OF AT LEAST 3.7m x 1.7m. SO THAT THE LEVEL AREA IS AT LEAST 1.7m WIDE AND 3.7m LONG, THE LATCH OF THE DOOR OPENING, EXCEPT THAT WHERE THE DOOR OPENS AWAY FROM THE RAMP, THE AREA EXTENDING BEYOND THE LATCH SHALL BE 3.7m WIDE
- ALL BARRIER-FREE (DEPRESSED) CURBS AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE TO LOCAL MUNICIPAL AND/OR



GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE OWNER BEFORE PROCEEDING WITH ANY WORK. ALL CONTRACTORS MUST COMPLY WITH THE CITY OF BIRMINGHAM'S ORDINANCES AND LOCAL HEALTH JURISDICTION. ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH D.B.C. C.S.A. C.M.A.C. U.L.C. ETC. STANDARDS AND BE APPROVED BY THE CITY OF BIRMINGHAM'S LOCAL HEALTH JURISDICTION. UNTIL IT HAS BEEN SIGNED BY THE ARCHITECT AND A BUILDING PERMIT HAS BEEN ISSUED, CONSTRUCTION TO BE ACCORDING TO THE OWNER'S DRAWINGS. THE CONTRACTOR SHALL BE REQUIRED TO VERIFY DIMENSIONS WITH THE ARCHITECT'S DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF MARSH KATZ ARCHITECT INC. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.

[illegible]

NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED



200 QUEENS AVE, SUITE 103, LONDON, ONTARIO N6A1J3
TEL: 519 432-2020 marshvk@rogers.com

PROJECT

**MULTI BUILDING
RESIDENTIAL
APARTMENT COMPLEX**

434 & 484 BARRICK RD., PORT COLBORNE, ON.

CLIENT

DUNSIRE
PROPERTIES INC

29 HARRIET ST.
HAMILTON, ONTARIO L8R 2E5

DRAWING TITLE

- SITE PLAN, SCHEMATIC #5

FILE	W\OSCAR'S COMP\UNSURE\PORT COLBOURNE\BARRICK	PROJ. NO.	25-2455
SCALE	AS SHOWN	DRAWING NO.	<i>SP1</i>
DATE	OCT 31, 2025		
DRAWN	O.M.		
CHECKED	B.K.		
SITE PLAN APPLICATION No.			
PRINTED/PLOTTED			