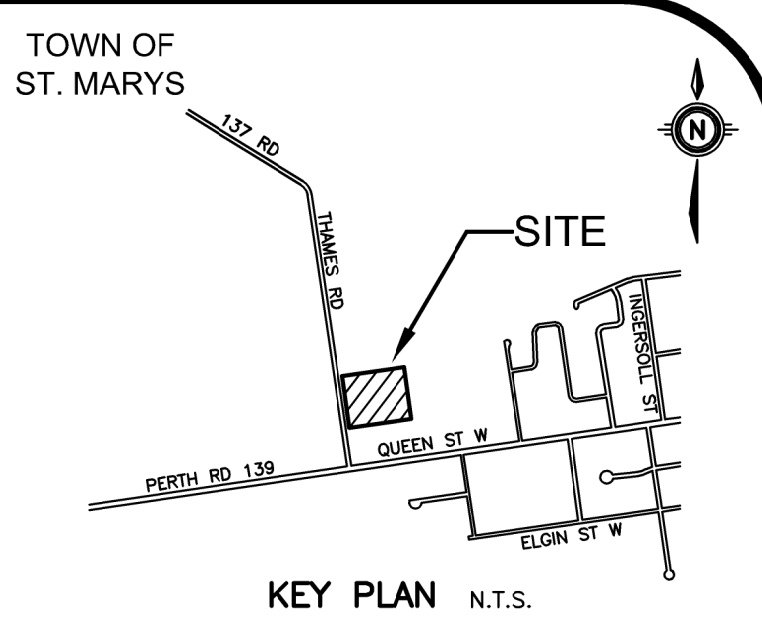
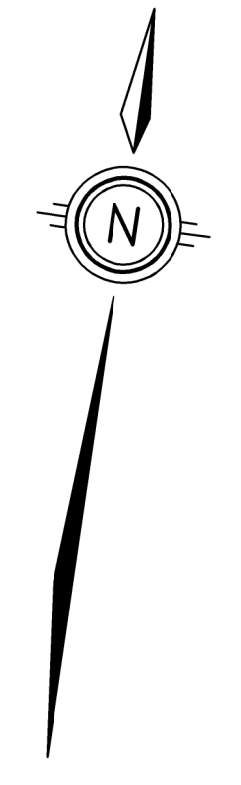
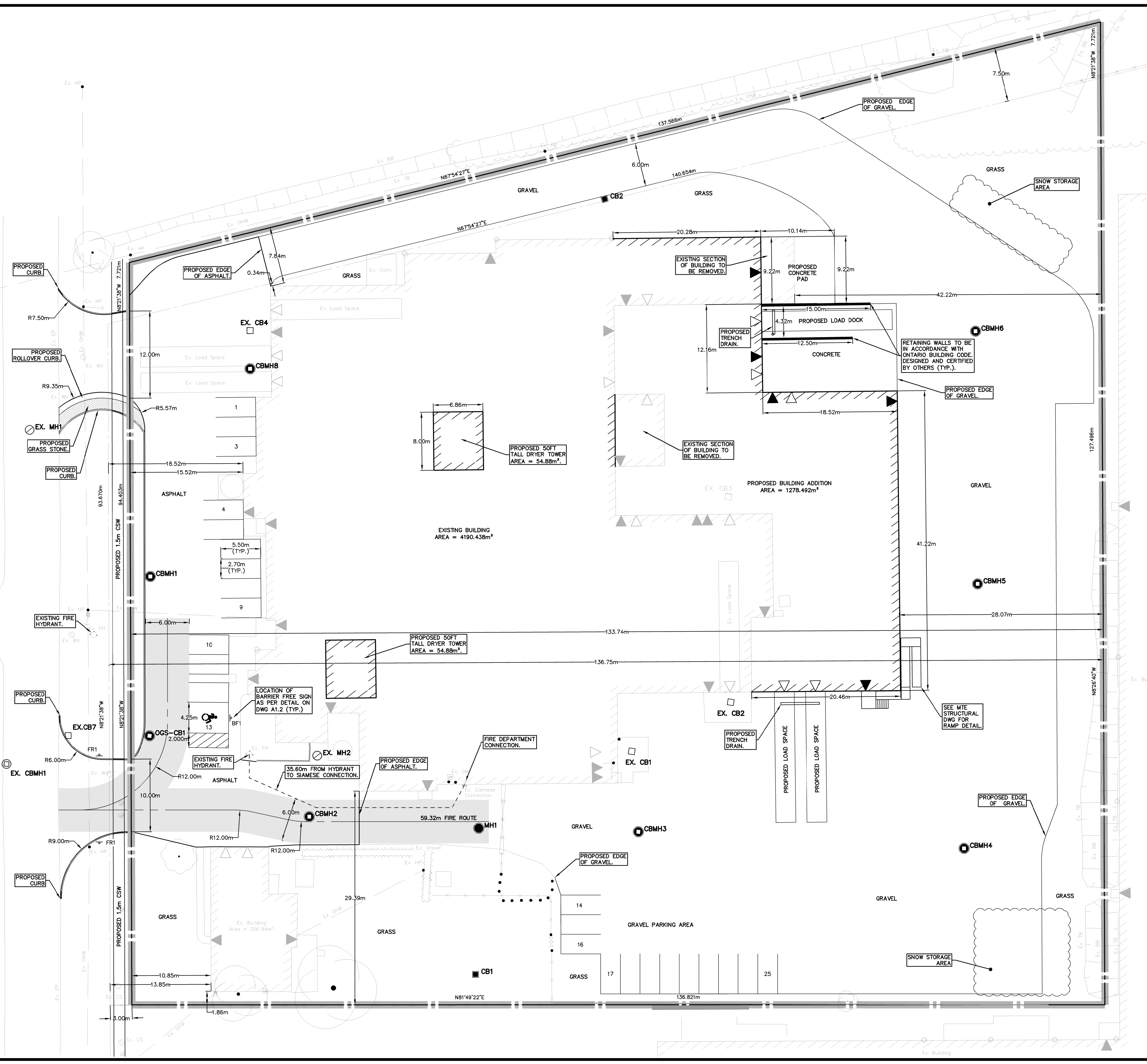


THAMES ROAD NORTH



**GEODETIC BM** ELEV. = 321.731m  
 BM 01019890457, BC IN CURB, FLUSH WITH GRADE. MONUMENT ON QUEEN STREET WEST, 40.0M EAST OF CENTRELINE OF QUEEN STREET NORTH, 4.7M SOUTH OF THE CENTRELINE OF QUEEN STREET, IN THE TOWN OF ST. MARYS.

**SITE BENCHMARK** ELEV. = 323.007m  
 FIRE HYDRANT TOP OF NUT ON THE WEST SIDE OF THE SITE. LOCATED BETWEEN BOTH ENTRANCES ONTO THE PROPERTY, PERPENDICULAR TO THE THAMES ROAD TRAILER PARK ENTRANCE.

**LEGEND OF EXISTING FEATURES**

- SITE BOUNDARY
- ▨ EXISTING BUILDING
- ▩ EXISTING RETAINING WALL
- EXISTING FENCE
- (TOP) EXISTING EMBANKMENT (SLOPE AS NOTED)
- EXISTING DOWNSPOUT
- EXISTING BOLLARD
- △ EXISTING OVERHEAD DOOR
- ▲ EXISTING MAN DOOR

**LEGEND OF PROPOSED FEATURES**

- ▨ PROPOSED BUILDING
- △ OVERHEAD DOOR
- ▲ MAN DOOR
- ← TRAFFIC DIRECTION
- ⊥ SIGN
- ▬ FIRE ROUTE
- ▬ RETAINING WALL
- PROPOSED CURB (DROP CURB)

**NOTE TO CONTRACTOR :**  
 DO NOT SCALE DRAWINGS.  
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

8.		
7.		
6.		
5.		
4.		
3.	ISSUED FOR CLIENT REVIEW	MEW 2022-05-06
2.	ISSUED FOR CONSULTATION	MEW 2022-05-11
1.	ISSUED FOR CLIENT REVIEW	MEW 2022-05-09
No.	REVISION	BY YYYY-MM-DD



519-271-7952

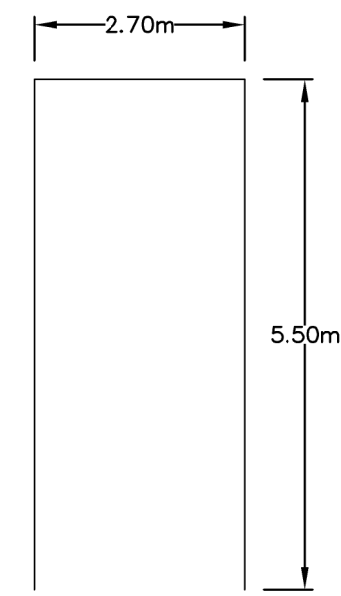
OWNER  
**PERTH COUNTY INGREDIENTS**  
 20 THAMES ROAD ST. MARYS, ONTARIO

PROJECT  
**2022 BUILDING ADDITIONS**  
 20 THAMES ROAD ST. MARYS, ONTARIO

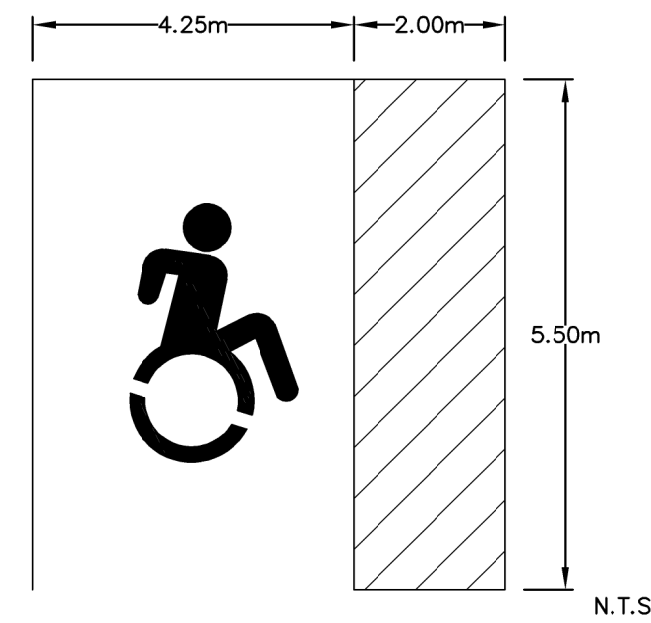
DRAWING  
**SITE & LANDSCAPE PLAN**

Project Manager	M.WHITEMORE	Project No.	44357-112
Design By	SXP	Checked By	JMD
Drawn By	MRB	Checked By	MEW
Surveyed By	MTE OLS	Drawing No.	
Date	May.24/22	<b>A1.1</b>	
Scale	1:250	Sheet 1 of 4	

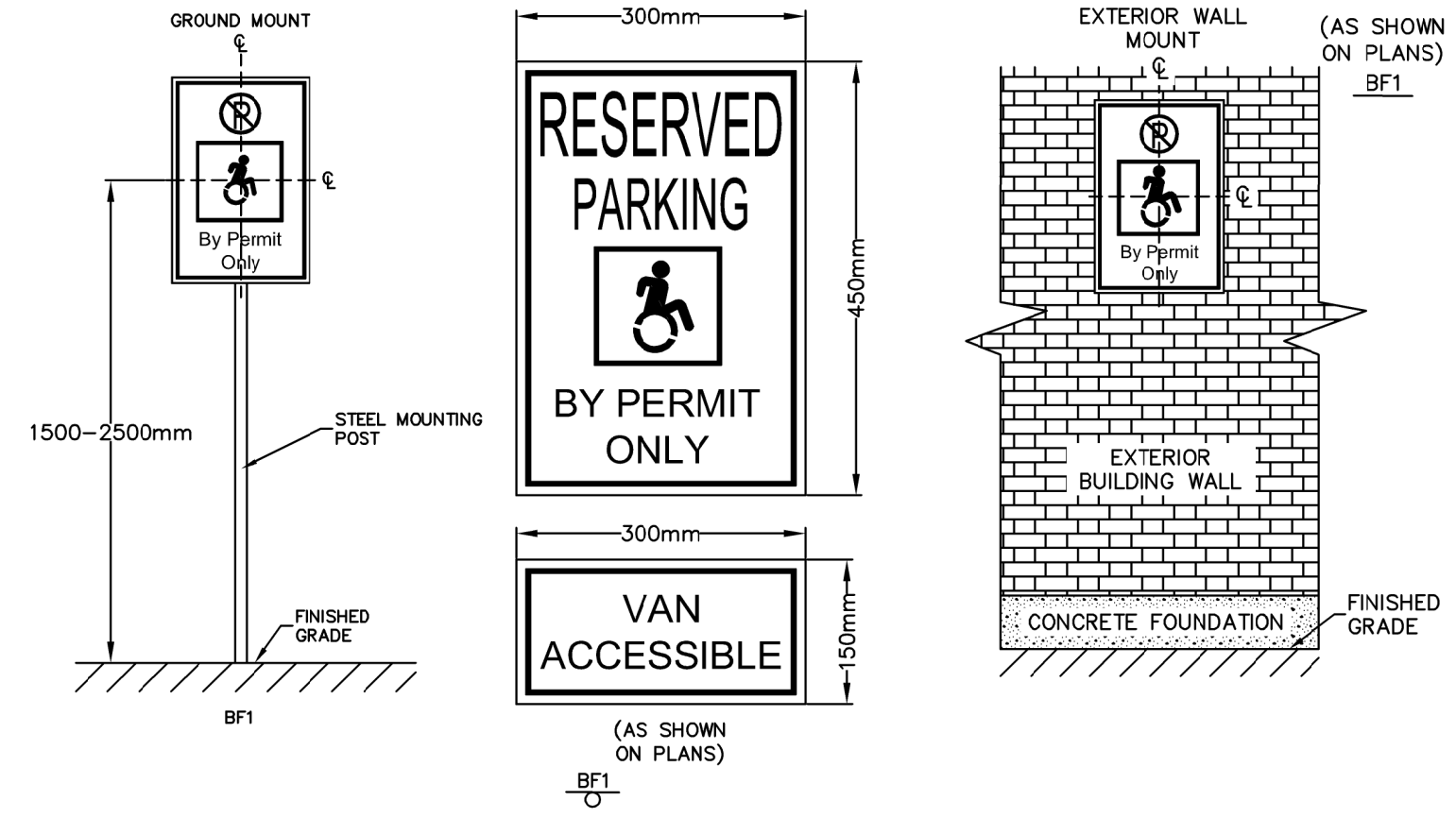
ZONING MATRIX			
ZONE M2	EXISTING	PROPOSED	REQUIREMENT BY ZBL
LOT AREA	15,121.12m <sup>2</sup>	15871.456m <sup>2</sup>	1,350m <sup>2</sup> (MIN.)
LOT FRONTAGE	93.670m	102.124m	30.0m (MIN.)
LOT DEPTH	136.751m	133.74m	45.0m (MIN.)
FRONT YARD	13.85m EX. RESIDENTIAL 18.52m EX. INDUSTRIAL	10.85m EX. RESIDENTIAL 15.52m EX. INDUSTRIAL	15.0m (MIN.)
INTERIOR SIDE YARD WIDTH	1.86m EX. RESIDENTIAL 0.34m EX. INDUSTRIAL 29.39m EX. INDUSTRIAL	1.86m EX. RESIDENTIAL 7.84m EX. INDUSTRIAL 29.39m EX. INDUSTRIAL	3.0m (MIN.)
REAR YARD DEPTH	42.22m	28.07m	7.5m (MIN.)
BUILDING HEIGHT	15.24m	15.24m	20.0m (MAX.)
BUILDING AREA	4397.38m <sup>2</sup>	5634.39m <sup>2</sup>	N/A
LOT COVERAGE	29.08%	35.50%	60.0% (MAX.)
LANDSCAPE OPEN SPACE	20.78%	20.08%	20.0% (MIN.)
TOTAL No. OF PARKING SPACES	INDUSTRIAL 1.25 PER EMPLOYEE LARGEST SHIFT 20 EMPLOYEES TOTAL 25 PARKING SPACES	INDUSTRIAL 1.25 PER EMPLOYEE LARGEST SHIFT 20 EMPLOYEES TOTAL 25 PARKING SPACES	INDUSTRIAL 1.25 PER EMPLOYEE
TOTAL No. OF BARRIER FREE PARKING SPACES	1 SPACES	1 SPACES	PARKING SPACES (1-25) REQUIRES 1 DESIGNATED PARKING SPACES



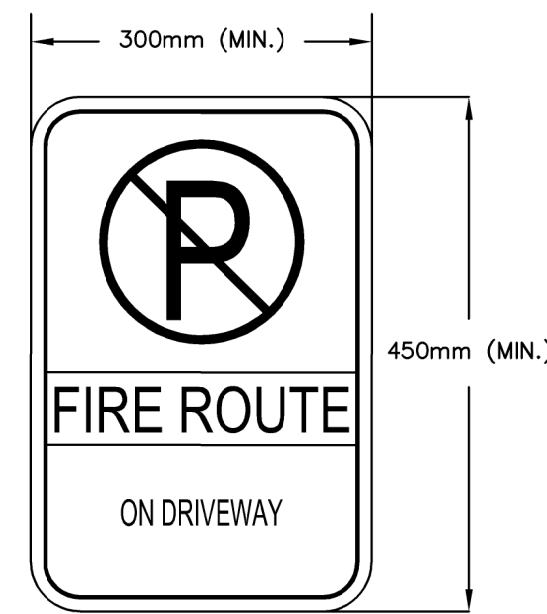
PARKING SPACE DETAIL  
N.T.S.



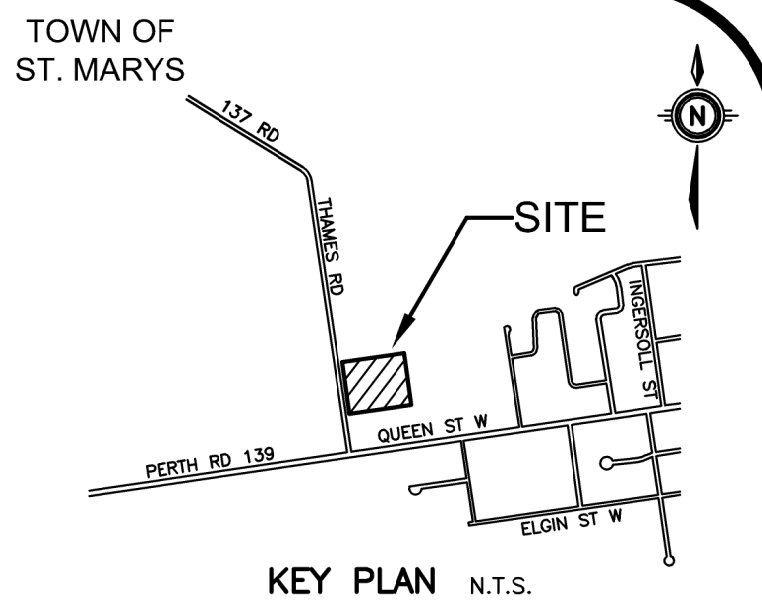
BARRIER FREE PARKING SPACE DETAIL  
N.T.S.



BARRIER FREE PARKING SIGN BF1 DETAIL  
N.T.S.



FR1 SIGN DETAIL  
N.T.S.



**GEODETTIC BM** ELEV. = 321.731m  
 BM 01019890457, BC IN CURB, FLUSH WITH GRADE.  
 MONUMENT ON QUEEN STREET WEST, 40.0M EAST OF  
 CENTRELINE OF WILLIAM STREET NORTH, 4.7M SOUTH OF THE  
 CENTRELINE OF QUEEN STREET, IN THE TOWN OF ST. MARYS.

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Engineers, Scientists, Surveyors

519-271-7952

OWNER  
**PERTH COUNTY INGREDIENTS**  
 20 THAMES ROAD ST. MARYS, ONTARIO

PROJECT  
**2022 BUILDING ADDITIONS**  
 20 THAMES ROAD ST. MARYS, ONTARIO

DRAWING  
**SITE & LANDSCAPE PLAN DETAILS**

Project Manager	M.WHITEMORE	Project No.	44357-112
Design By	SXP	Checked By	JMD
Drawn By	MRB	Checked By	MEW
Surveyed By	MTE OLS	Date	May.24/22
Scale	AS SHOWN	Sheet	2 of 4

**A1.2**