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**1656 GREEN LANE EAST**

1656 GREEN LANE EAST,  
EAST GWILLIMBURY  
ONTARIO, CANADA, L9N 0L8

**PROJECT DATA**

**RICE GROUP**  
SITE STATISTICS  
1656 Green Lane East, East Gwillimbury, ON

Zoning	M2 (Regulation 451/20)	
Lot Area	76,749.33m <sup>2</sup>	
Lot Coverage	40.27%	
Building Height	13.72 m	
Building Area	30,903.38m <sup>2</sup>	
Gross Floor Area	30,903.38m <sup>2</sup>	
% Landscaped Area	28.44%	

**Zone Permitted Use**

Proposed Use	Industrial	
	<b>Proposed</b>	<b>Required</b>
Min. Front Yard Building Setback (m)	34.44 m	6.0 m
Min. Interior Side Yard Building Set back (m)	15.53 m	3.0 m
Min. Exterior Side Yard Building Set back (m)	30.03 m	14.0 m
Min. Rear Yard Building Setback (m)	45.61 m	6.0 m

**BUILDING FLOOR AREA**

Warehouse	29,567.34m <sup>2</sup>	318,261.00 ft <sup>2</sup>
Office	1,336.04m <sup>2</sup>	14,380.00 ft <sup>2</sup>
<b>Total Area</b>	<b>30,903.98m<sup>2</sup></b>	<b>332,641.00 ft<sup>2</sup></b>

**PARKING REQUIREMENT**

	<b>Required</b>	<b>Proposed</b>
Industrial Parking	<10,000 m <sup>2</sup> (1/100 m <sup>2</sup> )	100
	>10,000 m <sup>2</sup> (1/200 m <sup>2</sup> )	98
Parking Office	(1/30 m <sup>2</sup> )	45
<b>Total No. of Parking Spaces</b>	<b>242</b>	<b>358</b>
<b>Accessible Parking Spaces (1+3%)</b>	<b>8</b>	<b>18</b>

**Parking Stall Dimensions**

Barrier Free Parking Stall (Type A)	2.75 m X 5.8 m
Barrier Free Parking Stall (Type B)	3.4 m X 5.8 m
Barrier Free Parking Access Aisle	2.4 m X 5.8 m
Trailer Parking	1.5 m X 5.8 m

**DOCK STATISTICS**

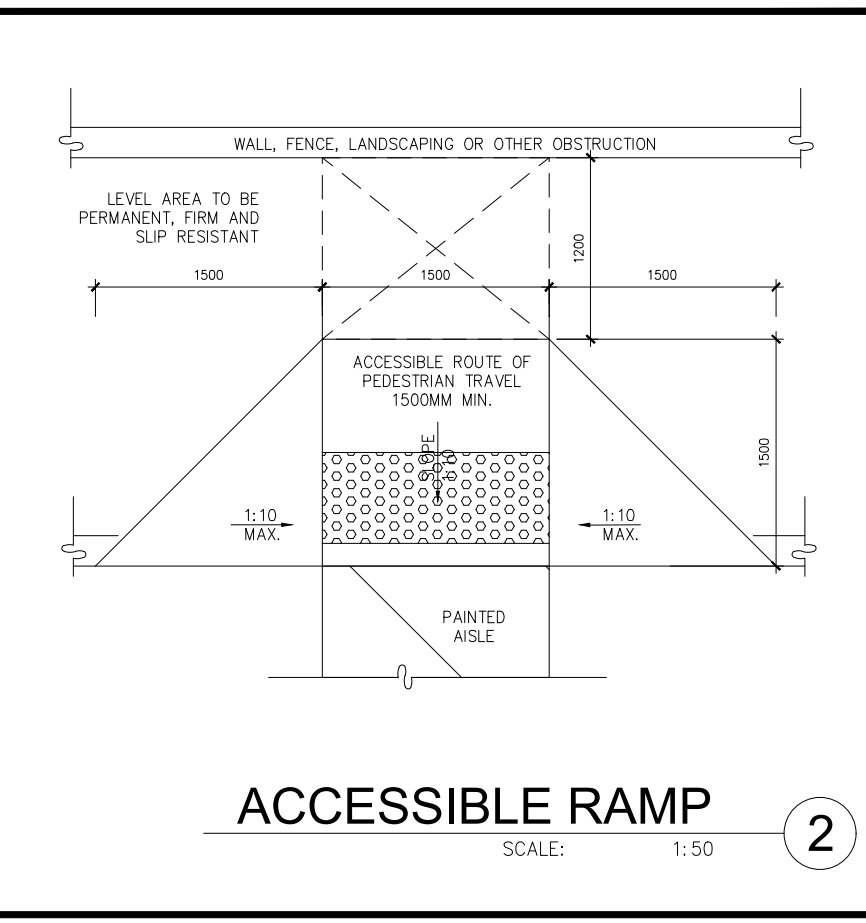
TRAILER PARKING	Proposed
DOCK-HIGH DOORS	83
GRADE-LEVEL DOORS	

**SITE PLAN NOTES**

- |   |   |   |
|---|---|---|
| 1 EXISTING PROPERTY LINE  | 17 PROPOSED LOCATION OF MECHANICAL ROOM                                   | 33 PROPOSED LOCATION OF MECHANICAL ROOM                   |
| 2 2750x5800 PARKING STALL, PAINTED STRIPING PER CITY STANDARDS  | 18 FIRE TRUCK ROUTE   | 34 FIRE TRUCK ROUTE                                       |
| 3 1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O   | 19 BIKE RACK. SEE LANDSCAPE DWG   | 35 BIKE RACK. SEE LANDSCAPE DWG                           |
| 4 DRIVE-IN RAMP, WITH GALVANIZED GUARDRAIL. SEE CIVIL DRAWING FOR SLOPE %   | 20 TACTILE WALKING SURFACE INDICATOR                                      | 36 TACTILE WALKING SURFACE INDICATOR                      |
| 5 CONCRETE APRON  | 21 BUILDING ENTRY   | 37 BUILDING ENTRY   |
| 6 LANDSCAPE AREA - SEE LANDSCAPE DWGS.  | 22 PROPOSED GARBAGE COLLECTION POINT-REFER DETAIL ON A1.2                 | 38 PROPOSED GARBAGE COLLECTION POINT-REFER DETAIL ON A1.2 |
| 7 EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.   | 23 DAYLIGHT TRIANGLES-10M X 10M   |   |
| 8 TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS. EACH PAIR OF SHARED STALL TO HAVE 2400X5800 AND 3400X5800 WITH A 1500mm WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS. | 24 CONCRETE PAD FOR MAILBOX INSTALLATION AS PER THE CANADA POST STANDARDS |   |
| 9 150mm WIDE CURB TYPICAL - SEE CIVIL DWGS  | 25 PROPOSED LOCATION FOR TRANSFORMER PAD                                  |   |
| 10 FIRE DEPARTMENT CONNECTION / SIAMESE. SEE CIVIL DWG.   | 26 PROPOSED FENCE - SEE LANDSCAPE DWGS                                    |   |
| 11 RETAINING WALL WITH 1070mm HIGH GALVANIZED GUARDRAIL. SEE CIVIL DWG.   | 27 HATCHED AREA DENOTES HEAVY DUTY ASPHALT                                |   |
| 12 ACCESSIBLE PARKING SIGNAGE   | 28 LIGHT DUTY ASPHALT. SEE CIVIL DWGS                                     |   |
| 13 PRINCIPAL ENTRANCE   | 29 PEDESTRIAN WALKWAY WITH PAINTED LINES AS PER MUNICIPAL STANDARDS       |   |
| 14 EXTERIOR BOLLARD   | 30 TACTILE INDICATOR  |   |
| 15 PROPOSED LOCATION OF TRANSFORMER-SEE ELECTRICAL DWGS   | 31 SNOW STORAGE AREA  |   |
| 16 PROPOSED LOCATION OF ELECTRICAL ROOM   |   |   |

**SITE LEGEND**

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- NEW CONCRETE PAVING AREA (HATCHED)
- PROPOSED SNOW STORAGE (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
- PROPERTY LINE
- MAN DOOR ENTRY
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- NEW STOP SIGN
- FC FLUSH CURB AT ACCESSIBLE PARKING SPACES
- D.C. 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2 FENCE
- DOCK HIGH TRUCK DOOR
- KNOCK-OUT PANEL
- GRADE LEVEL DRIVE-IN TRUCK DOOR
- CANADA POST- MAILBOX
- FIRE ACCESS ROUTE SIGNAGE
- PROPOSED LOCATION FOR TRANSFORMER PAD
- LOADING SPACE
- DENOTES CATCHBASIN (SEE CIVIL DWGS)
- DENOTES MANHOLE (SEE CIVIL DWGS)
- NO. OF PARKING SPACES



**OVERALL SITE PLAN**

DATE	REMARKS
2021-09-03	SFA DRAFT SET
2022-06-10	ISSUED FOR SFA
2022-09-30	PIPE YARD ADDED
2022-11-10	RE-ISSUED FOR SFA
2022-12-20	ISSUED FOR COORDINATION
2023-01-26	ISSUED FOR COORDINATION
2023-04-24	RE-ISSUED FOR SFA

PA / PM: O. EMUWA  
DRAWN BY: JG  
JOB NO.: TOR21-0044-00

SHEET  
**A1.0**