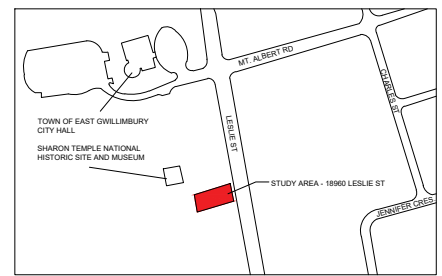


- NOTE:**
- PROVIDE BIRD DECALS WITH SPACING OF NO GREATER THAN 10 X 10 CM ON ALL WINDOWS
 - PROVIDE TIMER CONTROLLED SHIELDED LED LIGHTING ON ALL EXTERIOR LIGHT FIXTURES
 - ALL EXTERIOR LIGHT FIXTURES TO BE DARK SKIES LIGHTING COMPLIANT
 - REFER TO LANDSCAPE PLAN FOR LANDSCAPE DETAILS
 - REFER TO ARBORIST REPORT FOR TREE PRESERVATION
 - REFER TO ENGINEERING DRAWINGS FOR GRADING AND SITE SERVICING DETAILS
 - ALL WATER CONSUMING FIXTURES LISTED BELOW TO BE HIGH-EFFICIENCY WATERSENSE® LABELED OR MEET THE FOLLOWING MAXIMUM FLOW REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE: HIGH EFFICIENCY TOILETS (MAX. FLOW OF 4.0 L/FLUSH OR 3/6 L/FLUSH SIPHONIC DUAL FLUSH TOILETS) LOW FLOW LAVATORY FAUCETS (MAX. FLOW OF 5.7 L/MIN)

NO.	DATE	ISSUE
3.	2023/04/11	REVISED FOR SPA
2	2022/08/18	REVISED FOR SPA
1.	2022/06/14	SPA SUBMISSION



KEY MAP

- NOTE:**
1. FOLLOW ONLY THE WRITTEN DIMENSIONS
 2. DO NOT SCALE THIS DRAWING
 3. ANY DISCREPANCY IN THIS DRAWING SHALL BE BROUGHT TO NOTICE BEFORE EXECUTION

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JOB TITLE

**DENTAL CLINIC
 @ LESLIE STREET,
 ONTARIO**

DRAWING TITLE

SITE PLAN

JOB NO.:

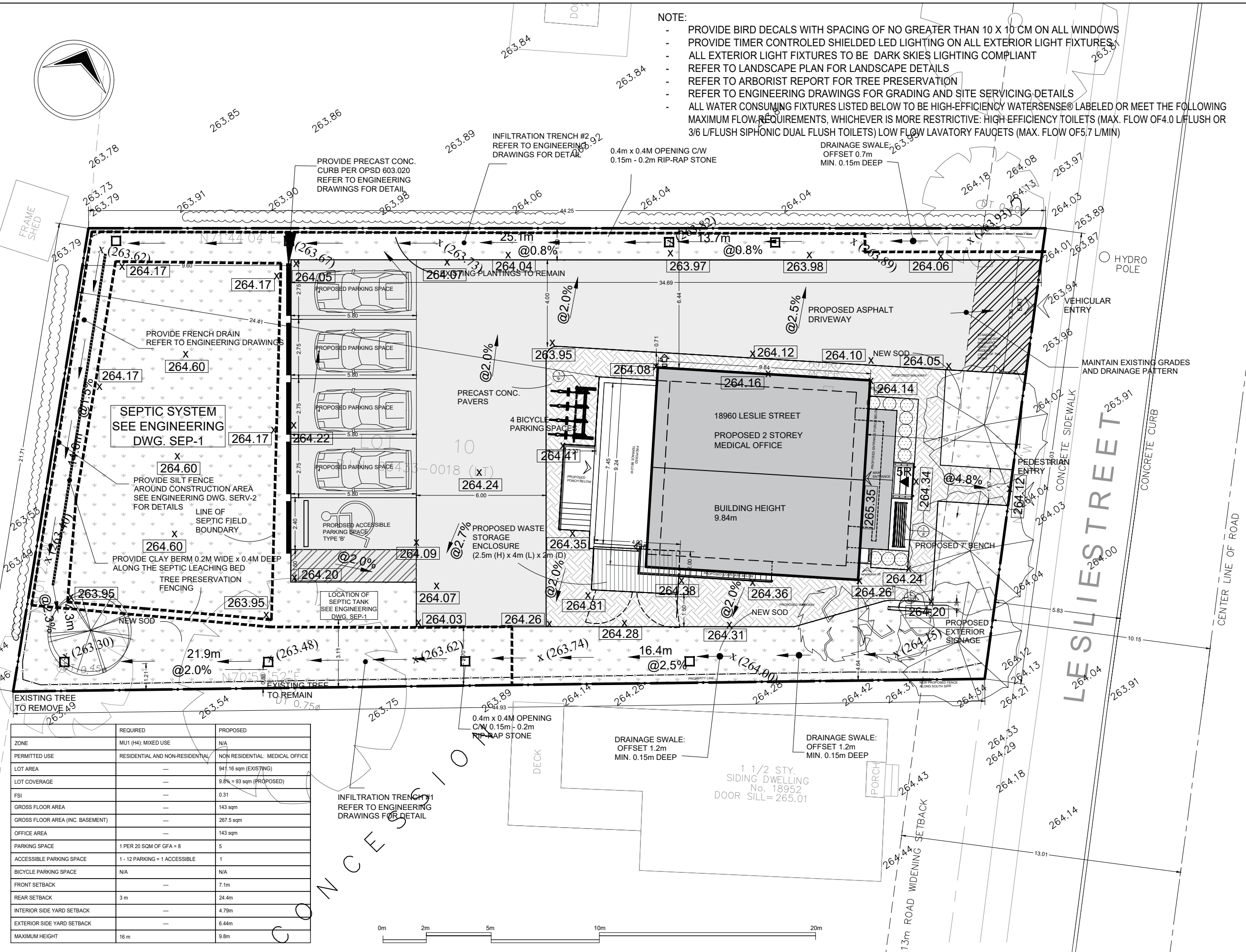
SCALE: NOT TO SCALE

DATE: 2022.08.18

REVISION:

DRAWN:

DRAWING NO.:



ZONE	REQUIRED	PROPOSED
ZONE	MU1 (H4): MIXED USE	N/A
PERMITTED USE	RESIDENTIAL AND NON-RESIDENTIAL	NON RESIDENTIAL: MEDICAL OFFICE
LOT AREA	—	941.16 sqm (EXISTING)
LOT COVERAGE	—	9.8% = 93 sqm (PROPOSED)
FSI	—	0.31
GROSS FLOOR AREA	—	143 sqm
GROSS FLOOR AREA (INC. BASEMENT)	—	267.5 sqm
OFFICE AREA	—	143 sqm
PARKING SPACE	1 PER 20 SQM OF GFA = 8	5
ACCESSIBLE PARKING SPACE	1 - 12 PARKING = 1 ACCESSIBLE	1
BICYCLE PARKING SPACE	N/A	N/A
FRONT SETBACK	—	7.1m
REAR SETBACK	3m	24.4m
INTERIOR SIDE YARD SETBACK	—	4.79m
EXTERIOR SIDE YARD SETBACK	—	6.44m
MAXIMUM HEIGHT	16m	9.8m

