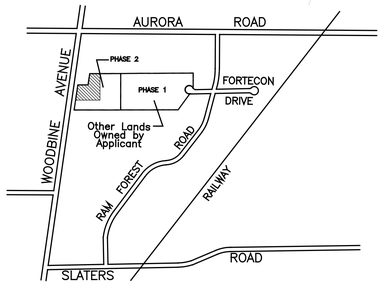
KEY MAP



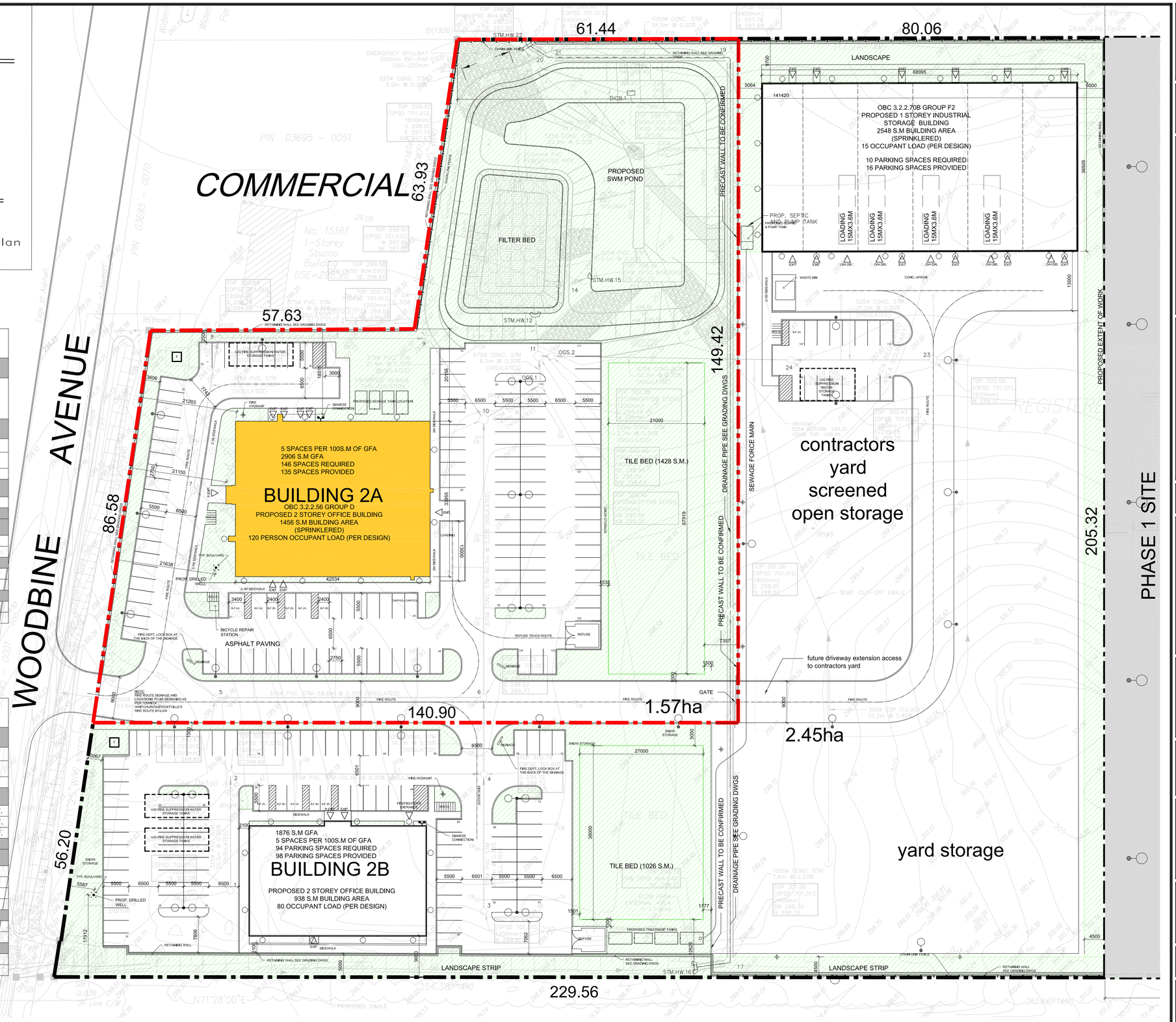
Subject Lands of Site Plan Approval Application

INFORMATION FOR PROPOSED LOT 2A

DESCRIPTION			
BLOCK 19, REGISTERED PLAN 65M-2571 PART LOT 20, CONCESSION 4 TOWN OF WHITCHURCH-STOUFFVILLE REGION OF YORK			
RE-ZONING REQUEST ZBA APPLICATION			
'EBP' - EMPLOYMENT BUSINESS PARK			
PROPOSED LOT AREA:	15754 S.M.	1.57 Hectares	3.88 Acres
PROPOSED BUILDING AREAS			
OFFICE BUILDING 2A	1457 S.M.	15672 S.F.	
LOT COVERAGE	9.2%		
PROPOSED TOTAL GROSS FLOOR AREA			
OFFICE BUILDING 2A	2906 S.M.		
PROPOSED LANDSCAPED AREA	7996 S.M.		
	50.8% (10% REQ'D)		
PARKING			
PARKING SPACES REQUIRED	146 (INCL. 6 B.F. SPACES)		
PARKING SPACES PROVIDED	134 (INCL. 6 B.F. SPACES)		

INFORMATION FOR PROPOSED LOT 2B

RE-ZONING REQUEST ZBA APPLICATION			
'EBP' - EMPLOYMENT BUSINESS PARK			
PROPOSED LOT AREA:	24496 S.M.	2.45 Hectares	6.05 Acres
PROPOSED BUILDING AREAS			
OFFICE BUILDING 2B	938 S.M.	10096.5 S.F.	
WAREHOUSE / INDOOR STORAGE	2548 S.M.	27426.4 S.F.	
TOTAL BUILDING AREAS	3486 S.M.	37524.2 S.F.	
LOT COVERAGE	14.2%		
PROPOSED TOTAL GROSS FLOOR AREA			
OFFICE BUILDING 2B	1876 S.M.		
WAREHOUSE	2548 S.M.		
TOTAL GROSS FLOOR AREA	4424 S.M.		
PROPOSED LANDSCAPED AREA	5037 S.M.		
	20.6% (10% REQ'D)		
PARKING			
PARKING SPACES REQUIRED	104 (INCL. 6 B.F. SPACES)		
PARKING SPACES PROVIDED	114 (INCL. 6 B.F. SPACES)		



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION

No. / No. — DETAIL NUMBER / DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
ZBA COORDINATION	1.	08.12.21	PM
ZBA COORDINATION	2.	20.12.21	PM
ZBA COORDINATION	3.	21.12.21	PM
ZBA SUBMISSION	4.	23.12.21	PM
ZBA, SPA SUBMISSION	5.	31.03.23	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH ARCHITECTURE • SOLUTIONS
KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
PRZEMYSLAW MYSZKOWSKI
LICENCE 7984

LIMEN (Operating Entity)
SCAL Properties Ltd.
(Property Owner)

LIMEN HEAD OFFICE 2A

FORTECON DRIVE
STOUFFVILLE, ONTARIO

DRAWING SHEET TITLE:
PHASE 2 SITE PLAN

DRAWING SCALE: 1:400	PROJECT NUMBER: 21054
DRAWN BY: KNYMH / CHECKED BY: –	DRAWING SHEET NUMBER: SP1
DRAWING VERSION: 001	
PLOT DATE: April 5, 2023	

TIMESTAMP:2023-04-05 11:21:40 AM DLEPATIN O:\2021\21054 - Limen - Fortecon Fwy\B\14. Desktop\14.03 Schematic Design\21054 - 2023-03-31 - Site Plan.dwg