

Project Site Data:

	Building	Garage	Total	% of GLA
Gross Lot Area			838.5 m ²	
Existing Gross Lot Coverage	143.3	85.8	229.0 m ²	27.3%
Proposed Gross Lot Coverage	238.5	0	238.5 m ²	28.4%
Existing Gross Lot Coverage (INCLUDING RAMPS WALKS AND STEPS)	177.5	85.8	263.3 m ²	31.4%
Proposed Gross Lot Coverage (INCLUDING RAMPS WALKS AND STEPS)	287.0	0.0	287.0 m ²	34.2%
Existing Landscape Area			92.4 m ²	11.0%
Proposed Landscape Area			46.5 m ²	5.5%

LEGEND

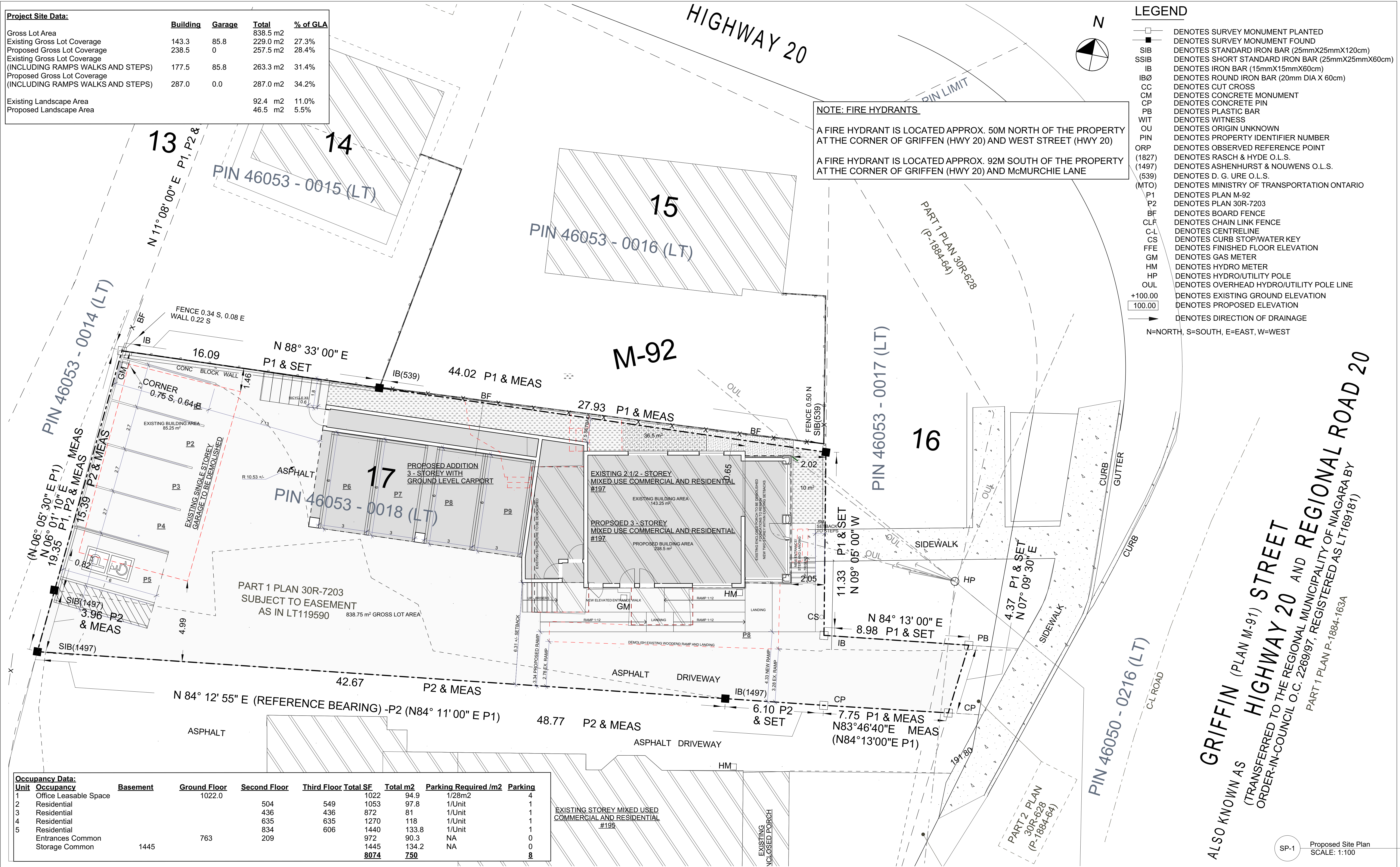
□	DENOTES SURVEY MONUMENT PLANTED
■	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
SSIB	DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
IB	DENOTES IRON BAR (15mmX15mmX60cm)
IBØ	DENOTES ROUND IRON BAR (20mm DIA X 60cm)
CC	DENOTES CUT CROSS
CM	DENOTES CONCRETE MONUMENT
CP	DENOTES CONCRETE PIN
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
ORP	DENOTES OBSERVED REFERENCE POINT
(1827)	DENOTES RASCH & HYDE O.L.S.
(1497)	DENOTES ASHENHURST & NOUWENS O.L.S.
(539)	DENOTES D. G. URE O.L.S.
(MTO)	DENOTES MINISTRY OF TRANSPORTATION ONTARIO
P1	DENOTES PLAN M-92
P2	DENOTES PLAN 30R-7203
BF	DENOTES BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
C-L	DENOTES CENTRELINE
CS	DENOTES CURB STOP/WATER KEY
FFE	DENOTES FINISHED FLOOR ELEVATION
GM	DENOTES GAS METER
HM	DENOTES HYDRO METER
HP	DENOTES HYDRO/UTILITY POLE
OUL	DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
+100.00	DENOTES EXISTING GROUND ELEVATION
100.00	DENOTES PROPOSED ELEVATION
→	DENOTES DIRECTION OF DRAINAGE

N=NORTH, S=SOUTH, E=EAST, W=WEST

NOTE: FIRE HYDRANTS

A FIRE HYDRANT IS LOCATED APPROX. 50M NORTH OF THE PROPERTY AT THE CORNER OF GRIFFEN (HWY 20) AND WEST STREET (HWY 20)

A FIRE HYDRANT IS LOCATED APPROX. 92M SOUTH OF THE PROPERTY AT THE CORNER OF GRIFFEN (HWY 20) AND McMURCHIE LANE



Occupancy Data:

Unit	Occupancy	Basement	Ground Floor	Second Floor	Third Floor	Total SF	Total m ²	Parking Required /m ²	Parking
1	Office Leasable Space		1022.0			1022	94.9	1/28m ²	4
2	Residential			504	549	1053	97.8	1/Unit	1
3	Residential			436	436	872	81	1/Unit	1
4	Residential			635	635	1270	118	1/Unit	1
5	Residential			834	606	1440	133.8	1/Unit	1
	Entrances Common		763			972	90.3	NA	0
	Storage Common	1445		209		1445	134.2	NA	0
						8074	750		8

G:\Shared drives\1 Konsept Project Drive\21495 Smithville\CAD Files\21495 Smithville 220808.pln

ALSO KNOWN AS
GRIFFIN (PLAN M-91) STREET
HIGHWAY 20
 (TRANSFERRED TO THE REGIONAL MUNICIPALITY OF NIAGARA BY ORDER-IN-COUNCIL O.C. 2269/97, REGISTERED AS LT169187)
 PART 1 PLAN P-1884-163A
AND REGIONAL ROAD 20

Do not scale drawings. Report any Discrepancies to the Designer prior to proceeding with the work. All drawings must bear the Designer's BCIN No. and signature for permit application and construction purposes. All drawings and related documentation remain the property of the Konsept and are protected by copyright laws. All construction to be in accordance with the Ontario Building Code and local by-laws.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.
 Qualification Information Required unless design is exempt under Div. C - 3.2.5.1. of the building code

Name: Shawn P. Ryan
 Signature:
 BCIN : 36441

Registration Information
 Required unless design is exempt under Div. C - 3.2.4.1. of the building code

Firm Name: Bicubic Project Management Inc. - O/A Konsept
 BCIN: 43704

[konsept]

Konsept
 30 NIAGARA STREET UNIT #1
 WELLAND, ONTARIO L3C 1H9
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KONSEPT IS A REGISTERED BUILDER WITH TARION REG. # 38901



Rev	Date	Description

Project Name
 21495
 Additions and Alterations to
 197 Griffin St.,
 197 Griffin Street (Hwy #20)
 Smithville, ON

Plot Date
 8/15/2022

Scale
 AS GIVEN

Drawing Description
 Proposed Site Plan

Drawing Number
SP-1

SP-1 Proposed Site Plan
 SCALE: 1:100