

NOTES:
CIVIC ADDRESS: 311303 HIGHWAY 6,
MOUNT FOREST, ON
ZONING: C4 (COMMERCIAL RURAL)
DOWN SPOUT LOCATIONS APPROXIMATE

LEGEND:

DS	DENOTES	DOWN SPOUT
FF	"	FINISHED FLOOR
L	"	LANDSCAPED AREA
LS	"	LOADING SPACE
GD	"	GARAGE DOOR

HYDRAULIC LOAD			
	QUANTITY	FIXTURE UNITS	TOTAL FIXTURE UNITS
TOILET	1	4	4
SINK	2	1.5	3
			7

DOWN SPOUT DRAINAGE PIPE

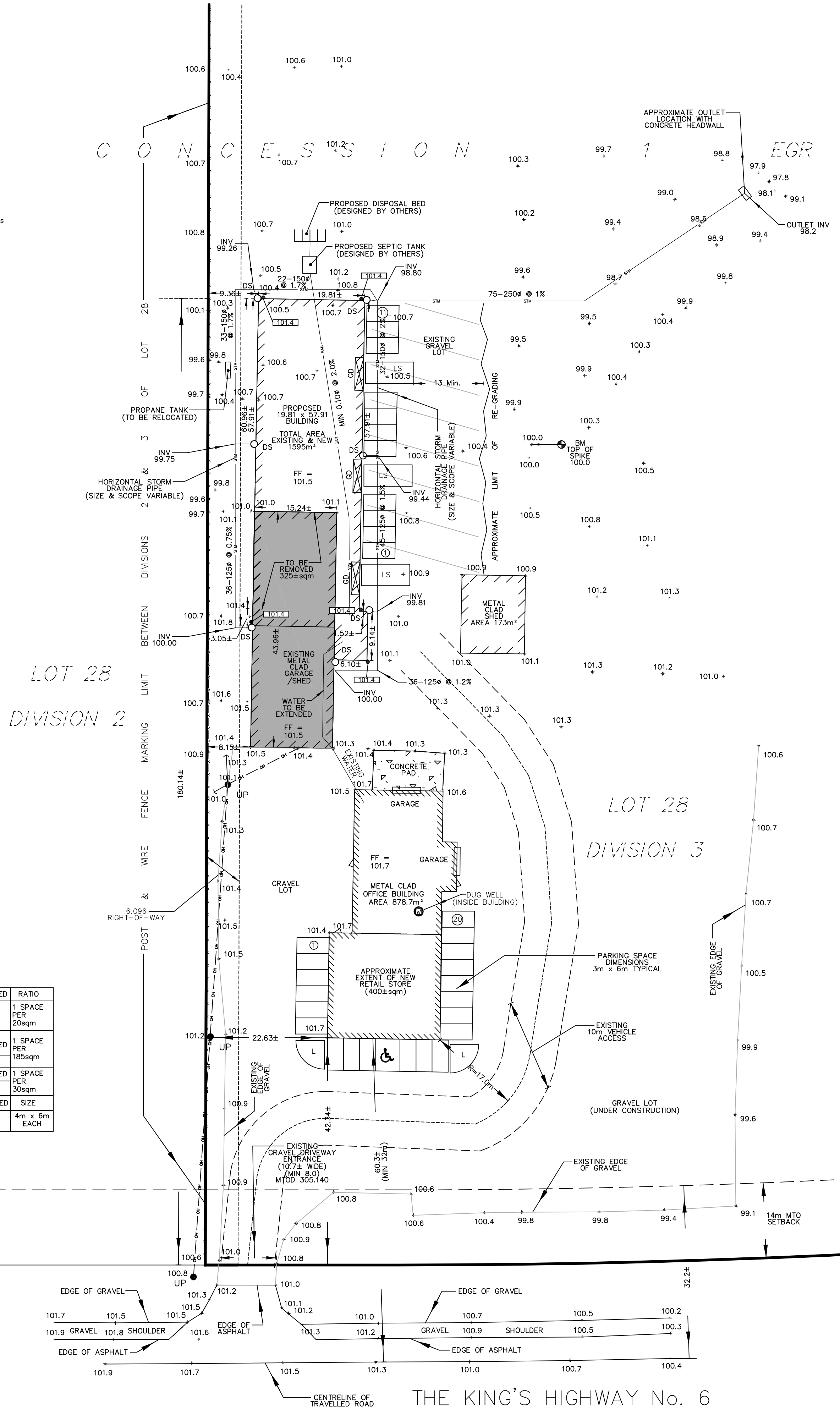
- SEWER BEDDING SHALL BE AS PER OPSD 802.010 FOR FLEXIBLE PIPES.
- DRAINAGE PIPE SHALL BE A COMBINATION OF 125, 150 AND 250mmØ PVC WITH A SDR 28 RATING. ROOF DRAINAGE TO BE DISCHARGED TO SUB-SURFACE DRAINAGE PIPING AS SHOWN.
- CONCRETE HEADWALL TO BE SET AT OUTLET LOCATION IN ACCORDANCE WITH OPSD 804.030.

SANITARY PIPING

- SANITARY PIPE SHALL BE MINIMUM 100Ø PVC WITH A SDR 28 RATING.

PARKING DETAIL

PARKING CALCULATIONS	AREA OF RETAIL STORE	PARKING SPOTS REQUIRED	RATIO
	400sqm	20	1 SPACE PER 20sqm
	AREA OF WAREHOUSE/STORAGE	PARKING SPOTS REQUIRED	1 SPACE PER
	1540sqm	9	185sqm
	AREA OF OFFICE	PARKING SPOTS REQUIRED	1 SPACE PER
LOADING SPACES	55sqm	2	30sqm
	GROSS FLOOR AREA	LOADING SPOTS REQUIRED	SIZE
	1595sqm	2	4m x 6m EACH



THE KING'S HIGHWAY No. 6

THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGES TO THEM.

BENCHMARK NOTE:
ELEVATION SHOWN ON THIS PLAN ARE ASSUMED AND ARE RELATED TO THE TOP OF SPIKE, SHOWN HEREON, HAVING AN ELEVATION OF 100.00 METRES. THE TOPOGRAPHICAL DETAIL WAS SURVEYED STARTED JANUARY 24, 2025 BY WILSON-FORD SURVEYING & ENGINEERING

SITE/GRADING & DRAINAGE/SERVICING PLAN

PART LOT 28, DIVISION 3, CONCESSION 1 EGR
GEOGRAPHIC TOWNSHIP OF EGREMONT
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

REVISED	DESCRIPTION	DRN	CHK	DATE
4	PARKING SPACES AND LOADING SPACES ADDED	JB		04/07/25
3	GRAVEL DRIVEWAY ADDED	JB		03/24/25
2	COMPLETED BUILDING CORNERS TO THE OFFICE BUILDING	WvDM	GF	02/12/25
1	PARKING SPACES ADDED	JP	GF	02/05/25
0	1ST SUBMISSION - TOWNSHIP OF SOUTHGATE	JB	GF	02/04/25

CLIENT: SOUTHBEND
BUILDING SUPPLY



WILSON - FORD
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DESIGN	DRAWN
GF	JB
PROJECT No. 25-10094	