

Fusion Capital

Site Plan Control
276 Duke St.
Dryden, ON.

LBE Group Project #21050

ISSUED FOR SITE PLAN CONTROL: 2021/06/10

DRAWING INDEX		REV.
21-050-001	SITE PLAN - OVERALL LAYOUT	1
21-050-002	SITE SERVICES	1
21-050-003	SITE - LANDSCAPING	1
21-050-004	SITE - DRAINAGE PLAN	1

269 DUKE ST.

275 DUKE ST.

277 DUKE ST.

281 DUKE ST.

DUKE ST. – RIGHT OF WAY

270 DUKE ST.

274 DUKE ST.

320 CHARLES ST.

47252 [155']

124958 [410']

271 ANDERSON ST.

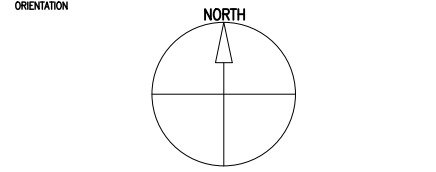


DRAWING NOTES

LOT AREA: 5895m²

BUILDING AREA: 4X 455m²

1	ISSUED FOR SITE PLAN CONTROL	2021/06/10
0	ISSUED FOR COMMENT	2021/05/07
NO	REVISION	DATE



SEA

The Contractor shall check and verify all dimensions and report all errors and omissions to the Engineer (as applicable) for his/her written direction before proceeding with the Work.

A	Detail No
B	Sheet No where detailed

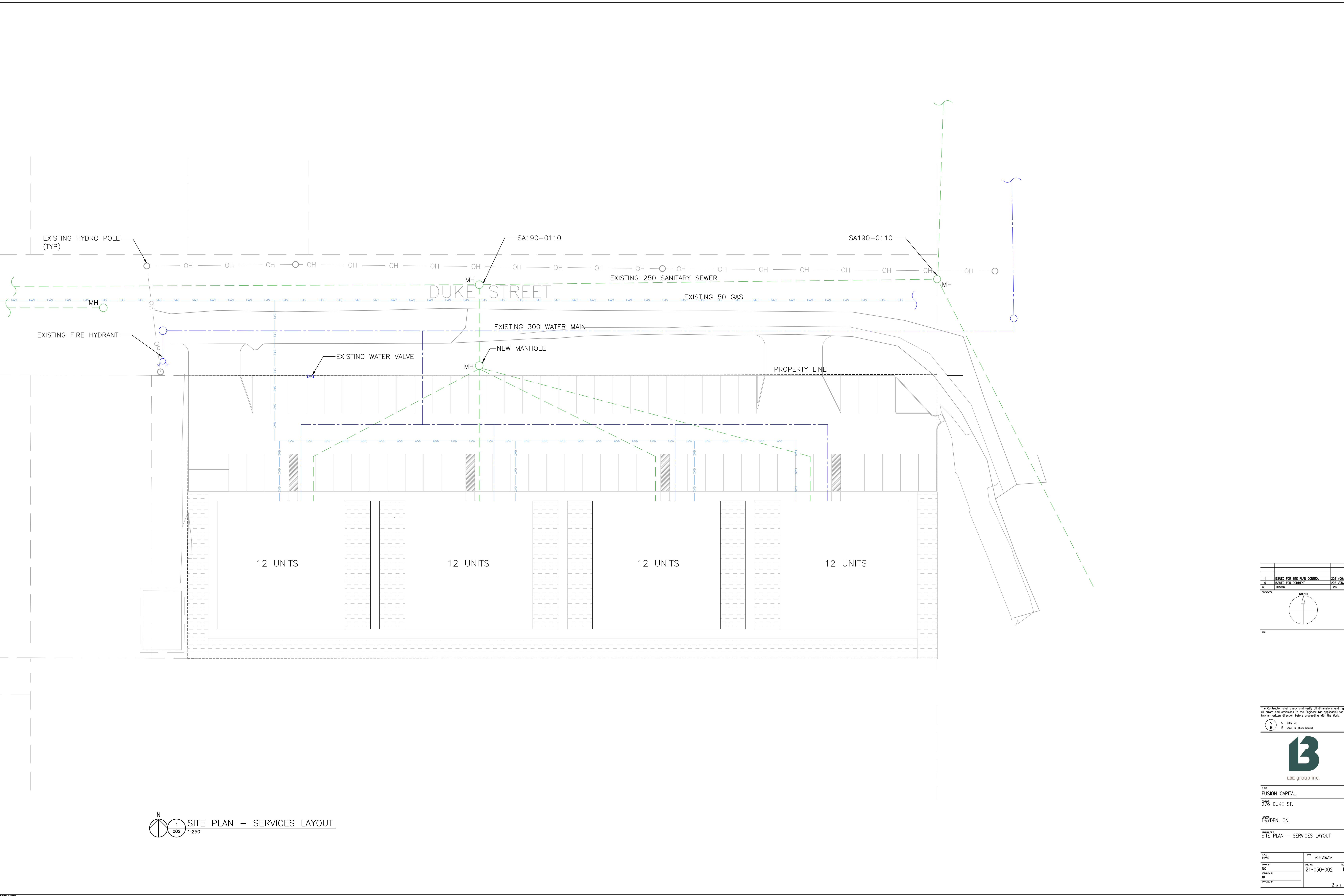


CLIENT
FUSION CAPITAL
276 DUKE ST.

LOCATION
DREYDEN, ON.

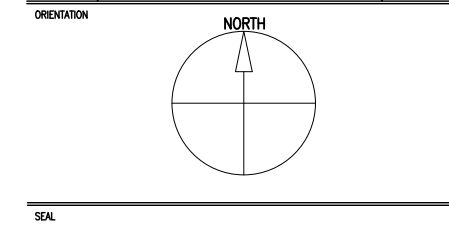
DRAWING TITLE
SITE PLAN

SCALE 1:250	DATE 2021/06/02
DRAWN BY TLC	DWG NO. 21-050-001
CHECKED BY AD	REV. 1
APPROVED BY	1 of 4



N
1
002
1:250
SITE PLAN — SERVICES LAYOUT

1	ISSUED FOR SITE PLAN CONTROL	2021/05/10
0	ISSUED FOR COMMENT	2021/05/07
NO	REVISION	DATE



The Contractor shall check and verify all dimensions and report all errors and omissions to the Engineer (as applicable) for his/her written direction before proceeding with the Work.

A	Detail No
B	Sheet No where detailed



CLIENT
FUSION CAPITAL
276 DUKE ST.

LOCATION
DRIYDEN, ON.

PROJECT TITLE
SITE PLAN — SERVICES LAYOUT

SCALE 1:250	DATE 2021/05/02
DRAWN BY TLC	DWG NO. 21-050-002
DESIGNED BY AD	REV. 1
CHECKED BY	SHEET NO. 2 of 4

269 DUKE ST.

275 DUKE ST.

277 DUKE ST.

281 DUKE ST.

DUKE ST. – RIGHT OF WAY

PROPERTY LINE

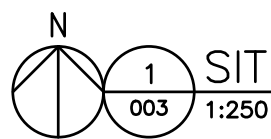
270 DUKE ST.

274 DUKE ST.

320 CHARLES ST.

EXISTING RETAINING WALL

271 ANDERSON ST.



SITE PLAN – LANDSCAPING

1:250

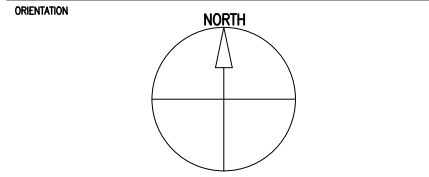
SHEET KEY NOTES

GRASS

ASPHALT

CONCRETE

NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN CONTROL	2021/05/10
2	ISSUED FOR COMMENT	2021/05/27



SCALE

The Contractor shall check and verify all dimensions and report all errors and omissions to the Engineer (as applicable) for his/her written direction before proceeding with the Work.

A	Detail No.
B	Sheet No. where detailed



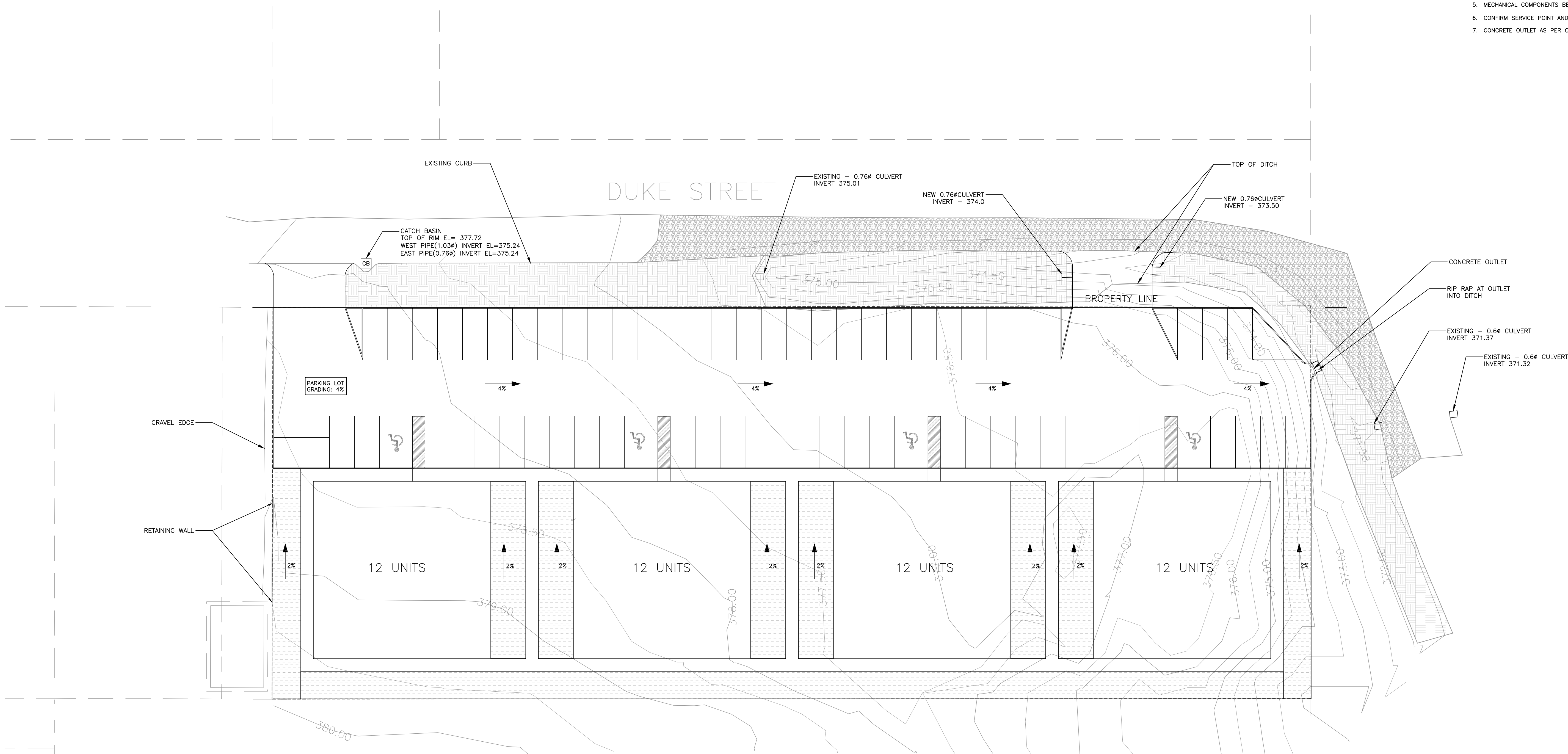
CLIENT
FUSION CAPITAL
276 DUKE ST.

LOCATION
DUNDAS, ON.

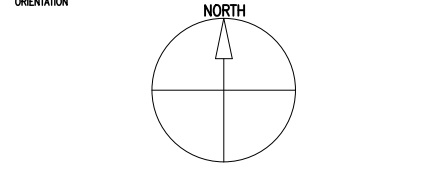
PROJECT TITLE
SITE PLAN – LANDSCAPING LAYOUT

SCALE 1:250	DATE 2021/05/02
DRAWN BY TLC	CHECKED BY 21-050-003
DESIGNED BY AD	DATE 1
APPROVED BY	3 of 4

- DRAWING NOTES:**
1. THIS DRAWING IS DIAGRAMMATIC ONLY. DO NOT SCALE.
 2. THE SERVICES SHOWN ARE APPROXIMATE, IN LOCATION ONLY. CONTRACTOR TO VERIFY EXACT LOCATION ON SITE PRIOR TO COMMENCEMENT OF WORK.
 3. ALL WORK SHALL COMPLY WITH THE MOST CURRENT VERSION OF ALL APPLICABLE CODES AND STANDARDS. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MOST STRINGENT REGULATION SHALL PREVAIL.
 4. CONTRACTOR TO MAINTAIN DIGITAL PHOTOGRAPHIC RECORDS OF ALL INSTALLATIONS PRIOR TO CONCEALMENT BY SUPPORTING TRADES.
 5. MECHANICAL COMPONENTS BEING STORED ON SITE TO BE PROTECTED UNTIL INSTALLATION INTO SYSTEM.
 6. CONFIRM SERVICE POINT AND METHOD OF INSTALLATION WITH UTILITIES PRIOR TO INSTALLATION.]
 7. CONCRETE OUTLET AS PER OPSD 604.010



1	ISSUED FOR SITE PLAN CONTROL	2021/05/10
0	ISSUED FOR COMMENT	2021/05/07
NO	REVISION	DATE



SCALE

The Contractor shall check and verify all dimensions and report all errors and omissions to the Engineer (as applicable) for his/her written direction before proceeding with the Work.

A	Detail No.
B	Sheet No. where detailed



CLIENT
FUSION CAPITAL
276 DUKE ST.

LOCATION
DUNDAS, ON.

DRAWING TITLE
SITE PLAN - DRAINAGE PLAN

SCALE 1:250	DATE 2021/05/02
DRAWN BY TLC	SHEET NO. 21-050-004
DESIGNED BY AD	REV. 1
PERMITTED BY	4 of 4

N
1
004
SITE PLAN - DRAINAGE LAYOUT
1:250