

SITE STATISTICS:		
	REQUIREMENTS	PROPOSED
ZONING DESIGNATION	GENERAL COMMERCIAL ARTERIAL H1-C3	-
MINIMUM LOT AREA	1850 m ²	OVERALL SITE= 48,375.05 m ² YES
MINIMUM LOT FRONTAGE	45 m	OVERALL SITE= 149.35m YES
TOTAL GFA		BLDG 1: 462 m ² BLDG 2: 269 m ² BLDG 3: 411 m ² BLDG 4: 3333.8 m ² BLDG 5: 549 m ² BLDG 6: 1047 m ² SHOPPING CENTRE TOTAL: 6,071 m ² STORAGE BLDG 1: 3582 m ² STORAGE BLDG 2: 223 m ² STORAGE BLDG 3: 521 m ² STORAGE BLDG 4: 595 m ² STORAGE BLDG 5: 633 m ² STORAGE BLDG 6: 633 m ² SELF STORAGE FACILITY TOTAL: 6,197 m ² COMBINED TOTAL: 12,258 m ² YES
MINIMUM YARD REQUIREMENTS	NORTH (PARKGALS) = 7.5M EAST = 6M WEST = 6M SOUTH = 7.5M	BLDG 1: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m BLDG 2: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m BLDG 3: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m BLDG 4: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m BLDG 5: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m BLDG 6: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m STORAGE BLDG 1: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m STORAGE BLDG 2: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m STORAGE BLDG 3: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m STORAGE BLDG 4: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m STORAGE BLDG 5: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m STORAGE BLDG 6: N = 8.6 m E = 12.0 m S = 12.0 m W = 12.0 m
MAXIMUM BUILDING HEIGHT	10.5 m	10.5 YES
MINIMUM UNDEVELOPED OPEN SPACE	15%	(11,224.58/48,375.05)100= 23.2% YES
MAXIMUM LOT COVERAGE	40%	(12,258/48,375.05)100= 25.3% YES
PARKING	SHOPPING CENTRE: 5.0 SPACES PER 100 m ² OF GFA TOTAL GFA OF 6071 m ² = 303 SELF SERVICE STORAGE FACILITY: 1 SPACES PER 100 m ² OF GFA TOTAL GFA OF 6197 m ² = 62 TOTAL PARKING PROVIDED: 380 SPACES TOTAL PARKING REQUIRED: 365 SPACES	MIN SIZE = 2.75m x 5.5m TOTAL PARKING PROVIDED: 380 SPACES TOTAL PARKING REQUIRED: 365 SPACES
DESIGNATED BARRIER FREE PARKING SPACES	ACCESSIBILITY SPACE = 3.5m x 5.5m	14 SPACES PROVIDED YES
BICYCLE PARKING	-	40 YES

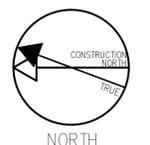
NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.

Revisions

No.:	For:	Date:
3	REVISED FOR SITE PLAN APPROVAL	09/04/2025
2	SITE PLAN APPROVAL	01/09/2025
1	ISSUED FOR ZBA	04/30/2024

Issue Table

Note:
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.
CONTRACTORS AND SUBCONTRACTORS SHALL USE THIS DRAWING IN CONJUNCTION WITH OTHER DISCIPLINARY ENGINEER DRAWINGS AND TENANT FIT-UP DRAWINGS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL ISSUED FOR CONSTRUCTION BY DESIGN PROFESSIONAL UNDER ISSUE COLUMN.
CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION BY THE CONSULTANTS.
ALL DRAWINGS ARE TO BE REVIEWED AS A FULL PACKAGE SET.

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Project: **3087 PARKEDALE AVENUE DEVELOPMENT**
BROCKVILLE, ONTARIO

Drawing Title: **SITE PLAN**

Drawn By: -- Scale: As Noted
Checked By: SE Plot Date: 2025.08.19
Project Date: NOVEMBER 2023
Project No. 23-116

Drawing No. **A100** Sheet version. **0**