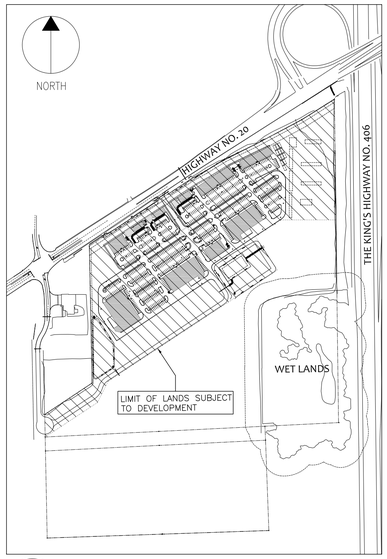


2 A1.0 KEY PLAN

SITE LEGEND:

SYMBOL	DESCRIPTION
	PROPERTY LINE
	FENCE
	NEW BUILDING FOOTPRINT
	BARRIER-FREE PARKING STALL (4.9m x 5.8m) c/w ACCESSIBILITY SIGNAGE
	TYPICAL PARKING STALL (2.75m x 5.8m)
	NO PARKING PAINT
	NEW LANDSCAPED AREA
	PEDESTRIAN PAINTED WALKWAY
	BIKE RACKS
	UNDERGROUND WASTE CONTAINER
	CONTINUOUS CONCRETE CURB
	BUILDING ENTRANCE / EXITS
	FIRE HYDRANT
	BOLLARD

3 A1.0 LEGEND

SITE STATISTICS:

	REQUIREMENTS	PROPOSED	CONFORMS TO MUNICIPAL BY-LAW
ZONING DESIGNATION	HIGHWAY COMMERCIAL (C5) ZONE	HIGHWAY COMMERCIAL (C5) ZONE	YES
MINIMUM LOT AREA	10,000 m^2	OVERALL SITE=268,494 m^2 DEVELOPMENT PARCEL=83,856 m^2	YES
LOT DEPTH	–	96 m	YES
MINIMUM LOT FRONTAGE	75 m	498 m	YES
MINIMUM FRONT YARD	14 m	14 m	YES
MINIMUM REAR YARD	7.5 m	N/A	YES
MINIMUM INTERIOR SIDE YARD	7.5 m	23 m	YES
MINIMUM EXTERIOR SIDE YARD	7.5 m	227 m	YES
MAXIMUM LOT COVERAGE	15%	12.0%	YES
MINIMUM LANDSCAPE OPEN SPACE	10%	41.7%	YES
MAXIMUM BUILDING HEIGHT	10.0 m (1 STOREY)	10.0 m	YES
MINIMUM PLANTING STRIP	5.0 m ABUTTING ANY FRONT OR SIDE LOT LINE 3.0 FOR EVERY OTHER LOT LINE	5.0 m	YES

4 A1.0 SITE STATISTICS

SITE STATISTICS:

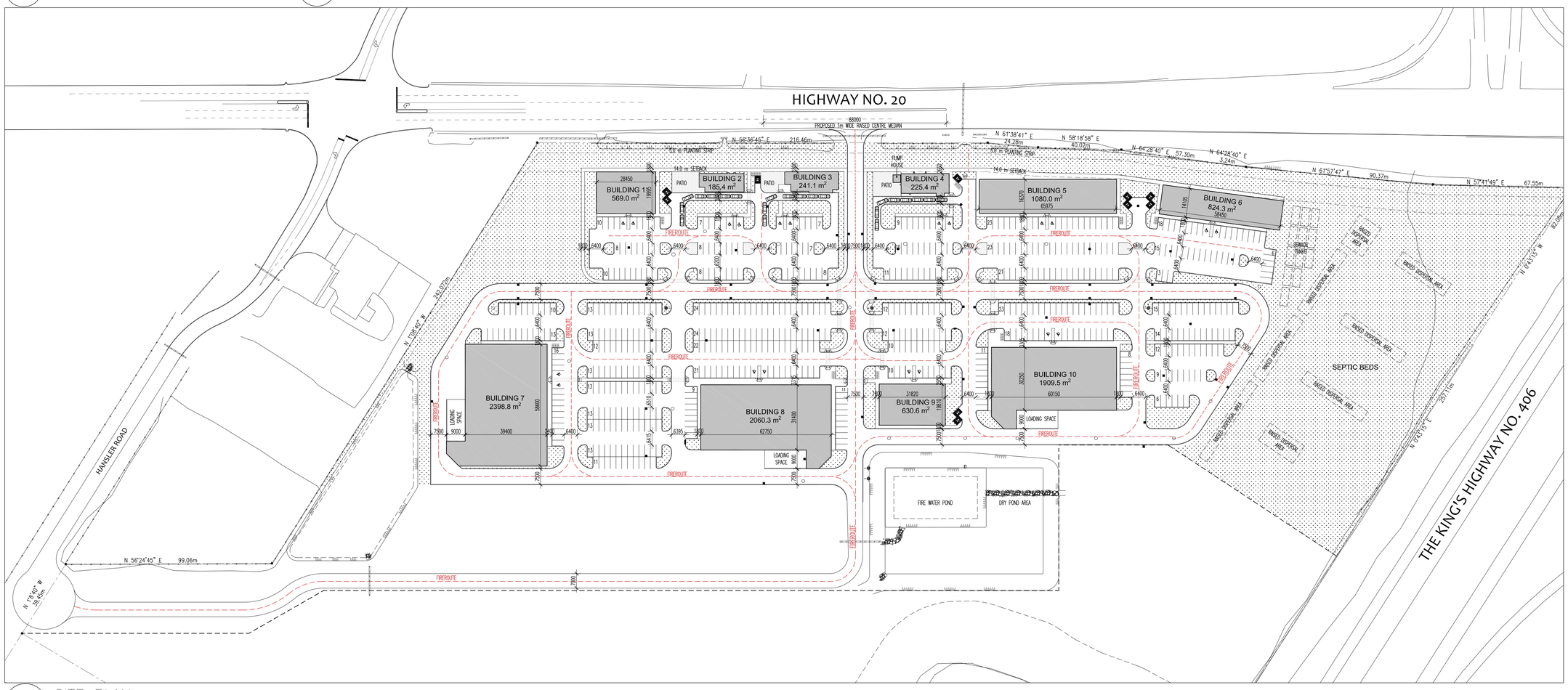
	REQUIREMENTS	PROPOSED	CONFORMS TO MUNICIPAL BY-LAW
COMMERCIAL BUILDING GFA		BLDG 1: 569.0 m^2 BLDG 2: 185.4 m^2 BLDG 3: 241.1 m^2 BLDG 4: 225.5 m^2 BLDG 5: 1080.0 m^2 BLDG 6: 824.3 m^2 BLDG 7: 2398.8 m^2 BLDG 8: 2060.3 m^2 BLDG 9: 630.6 m^2 BLDG 10:1909.5 m^2 Total: 10,124.5 m^2	YES
PARKING	1 SPACE FOR EVERY 20m^2 OF GROSS FLOOR AREA. 506 SPACES REQUIRED 10,124.5 m^2 / 20 = 506 SPACES	MIN SIZE = 2.75m x 5.8m 636 SPACES PROVIDED	YES
DESIGNATED BARRIER FREE PARKING SPACES	2 PLUS 2% OF THE TOTAL NUMBER OF PARKING SPACES IN THE PARKING AREA 506x0.02+2=12 SPACES	20 SPACES PROVIDED	YES
BICYCLE PARKING	3 SPACES PLUS 1 SPACE PER 200 m^2 OF GROSS FLOOR AREA 10,124.5 m^2/200 + 3 = 54 SPACES	56 SPACES PROVIDED	YES
LOADING SPACES	MORE THAN 2,000 m^2 OF GROSS FLOOR AREA 2 SPACES REQUIRED.	3 SPACES PROVIDED	YES

5 A1.0 SITE STATISTICS

PROPOSED COVERAGE TABLE:

	METRES SQUARE	PERCENTAGE OF LOT AREA
TOTAL BUILDING COVERAGE	10,125	12.0
TOTAL PARKING COVERAGE	31,958	38.2
GROSS FLOOR AREA	10,125	12.0
TOTAL LANDSCAPE AREA	41,773	49.8

6 A1.0 PROPOSED COVERAGE TABLE



1 A1.0 SITE PLAN
SCALE: 1:1000

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:
CITY	RECONFIGURED ACCESS FOR SPA	12/05/2024
CITY	SITE PLAN APPROVAL	11/30/2023
To: (Version)	For:	Date:

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.

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ALL DRAWINGS ARE TO BE REVIEWED AS A FULL PACKAGE SET.

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Project:

PROPOSED COMMERCIAL DEVELOPMENT
2093 HIGHWAY 20
THOROLD, ONTARIO

Drawing Title:

SITE PLAN

Drawn By:	MG	Scale:	
Checked By:	SE	Plot Date:	2024.11.27
Project Date:	JANUARY 2023		
Project No:	00-000		
Drawing No:	A1.0	Sheet Version:	0