

SITE PLAN SCALE: 1/16" = 1'-0"

	SITE	DATA MATRIX			OBC REFERENCE	
PROJECT DES 1 STOREY SH		NEW 2ND STORY ADDITION ALTERATION CHANGE OF USE			 PART 3 PART 9 PART 11 	
ZONING DESIGNATION:		CH-3 - HAMLET COMMERCIAL ZONE				
MAJOR OCCUPANCY:		GROUP E - MERCANTILE OCCUPANCY				
BUILDING CL	ASSIFICATION:	GROUP E, UP TO 2 STOREYS (3.2.2.61)				
SITE AREA		BUILDING AREA		GROSS AF	EA	
EXISTING:	2,581 m ²	EXISTING:	210m ²	EXISTING:	300m ²	
PROPOSED:	2,581 m ²	PROPOSED:	702 m ²	PROPOSED	845m ²	
TOTAL:	2,581 m ²	TOTAL:	702 m ²	TOTAL:	845m ²	
LOT COVERAGE		MINIMUM LOT FRONTAGE		BUILDING	HEIGHT	
MAXIMUM:	40%	REQUIRED:	23m	MAXIMUM:	10.5m	
PROVIDED:	32.7%	PROVIDED:	47.1m	PROVIDED:	10.5m	
MINIMUM FRONT YARD DEPTH		MINIMUM REAR YARD DEPTH		MINIMUM	MINIMUM SIDE YARD DEPTH	
MIN:	10.5m	MIN:	7.5m	MIN:	1m	
PROVIDED:	22.8m	PROVIDED:	3.0m	PROVIDED:	15.5m / 3m	
PARKING				LOADING SPACES		
USE CLASSIFICATION				EXISTING:	0	
REQUIRED: 1per 18.5m ² retail store		s: 845m ² = 46 2(BF)		PROPOSED REQUIRED:	1	
55050055	0 (1 DE)					
PROPOSED:	9 (1 BF)		INTAL PARKING 9	TOTAL:	1	
TOTAL: 9 (1 BF)		TOTAL 9				
			SCAPE AREA %			
MIN	516m ²	MIN	20%			
PROPOSED:	541m ²	PROPOSED	20.9%			
TOTAL:	541m ²	TOTAL:	20.9%			

NOTE:

1. ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.23 OF ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIO WITH DISABILITIES ACT AND SECTIONS 3.8.1.3 AND 3.8.3.2 OF THE ONTARIO BUILDING CODE

2. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.26(1) OF THE ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIO WITH DISABILITIES ACT AND SECTION 3.8.3.18 OF THE ONTARIO BUILDING CODE.



KEY MAP

NOTES:

1. ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT 2. ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 SIGNS INSTALLED

LANDSCAPING	LEGEND
	UNIT PAVING
	GRASS/SOD
	NEW HARD SURFACE ROAD
REFER TO LANDSCA	PE PLAN, EXTENT OF ALL LANDSCAPE FINISHES. WALKWAYS, AND PLANTINGS.
	NEW TREE
REFER TO LANDSCA	PE PLAN, FOR TREE PRESERVATION PLANS, PLANTING AND SPECIES.

SHEET NUMBER	Rocksolid Windows New Facility	Drawn G.J. Checked P.W. Approved P.W.		PARTNER / CONS		
2022-05-17 S	Rocksolid Windows 2165 North Talbot Road, Tecumseh		ONSULT CRIPTION ISSI	SULTANTS	BAIRD A E architecture + engineering	ering
	SHEET TITLE	Use	JE		700-1350 Provincial Rd	109 - 27 Princess Street
	Site Plan	PRELIMII CONSTRI RECORD ot scale figured nsions only	202 DA		Windsor ON N8W 5W1	Learnington ON N8H 2X8
	-121	JCTION	<u>1-11-09</u> TE		A DIVISION OF MATTHEW J. BAIRD CONSULTING SERVICES INC.	