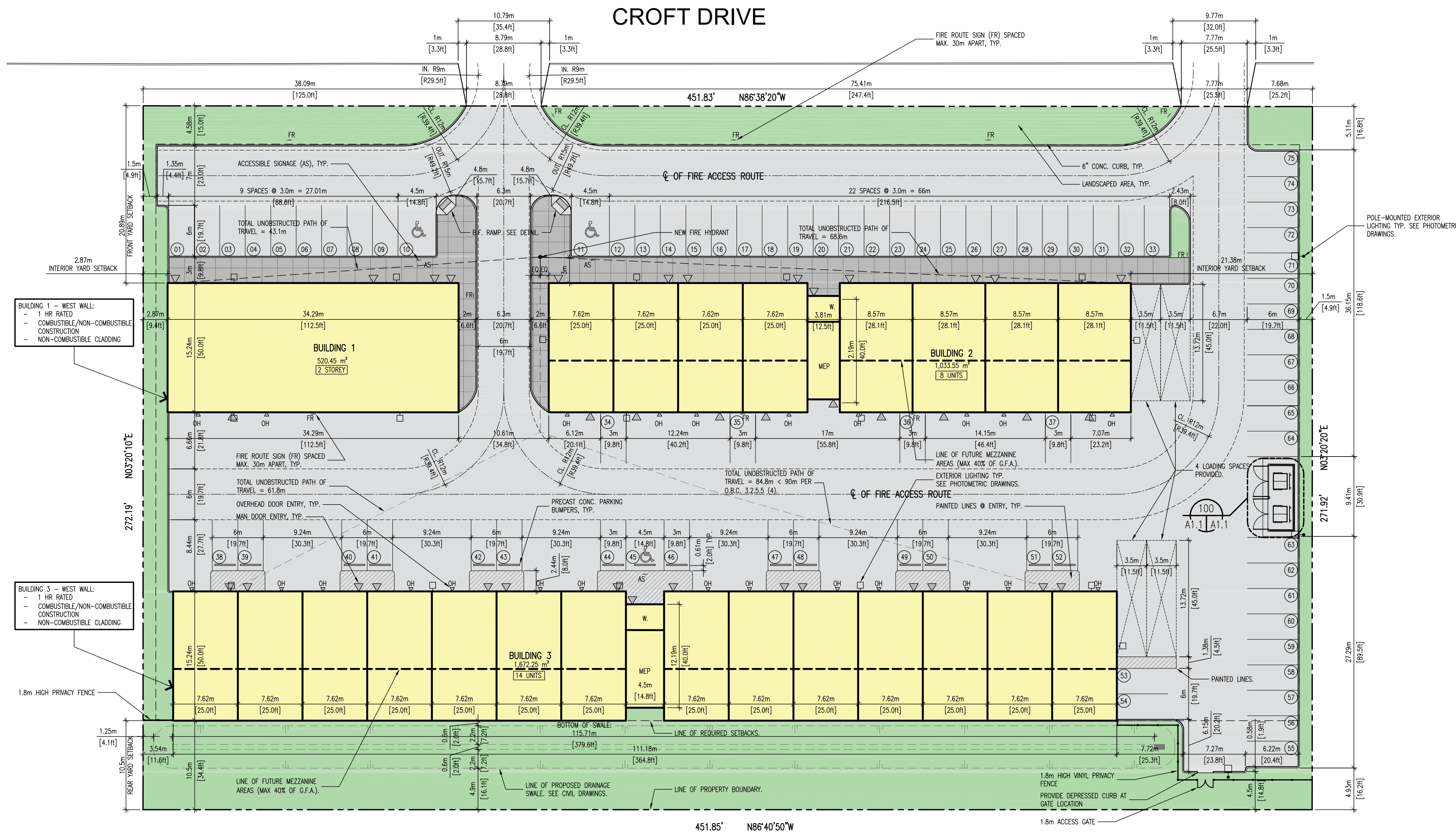


PROPOSED COMMERCIAL DEVELOPMENT

Location: CROFT DRIVE, LAKESHORE



COMMERCIAL DEVELOPMENT - SITE PLAN - MIXED USE (MU-3)			
ZONE REGULATIONS	REQUIRED	PROPOSED	
MINIMUM LOT AREA		N/A	11,420.55 m ²
MINIMUM LOT FRONTAGE	15 m		137.72 m
BUILDING AREA		N/A	
COMMERCIAL BUILDING 1			520.45 m ²
COMMERCIAL BUILDING 2			1,033.55 m ²
COMMERCIAL BUILDING 3			1,672.25 m ²
TOTAL			3,226.25 m ²
MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BUILDINGS)	50%		28.25%
MAX. G.F.A.	3,000 m ²		
COMMERCIAL BUILDING 1			520.45 m ²
1ST FLR. G.F.A.			422.47 m ²
2ND FLR. G.F.A.			97.98 m ²
TOTAL			942.92 m ²
COMMERCIAL BUILDING 2			1,033.55 m ²
1ST FLR. G.F.A.			384.84 m ²
FUTURE MEZZANINE G.F.A.			648.71 m ²
TOTAL			1,428.38 m ²
COMMERCIAL BUILDING 3			1,672.25 m ²
1ST FLR. G.F.A.			850.32 m ²
FUTURE MEZZANINE G.F.A.			821.93 m ²
TOTAL			2,322.58 m ²
TOTAL G.F.A. INCLUDING MAX. 40% MEZZANINES			4,693.88 m ²
LANDSCAPE AREA			
SOFT			2,203.09 m ²
HARD			458.09 m ²
TOTAL			2,661.18 m ²
MINIMUM LANDSCAPE OPEN SPACE	20%		23.30%
MINIMUM SETBACKS (MAIN BUILDINGS)			
FRONT YARD - NORTH	4.5 m		20.89 m
REAR YARD - SOUTH	10.5 m		10.50 m
INTERIOR SIDE YARD - WEST	N/A m		2.87 m
INTERIOR SIDE YARD - EAST	N/A m		21.38 m
MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES	10.5 m		8.00 m
PARKING REQUIREMENTS (EMPLOYMENT-OTHER, INCLUDING ACCESSIBLE SPACES)	1.0 PARKING SPACES PER 45.0m ² OF GROSS FLOOR AREA (FOR FIRST 2800m ²) = 63 SPACES		63 SPACES
FIRST 2800m ² G.F.A.	1.0 PARKING SPACES PER 190.0m ² OF GROSS FLOOR AREA (FOR REMAINING AREA) = 10 SPACES		10 SPACES
REMAINING 1,803.88m ² G.F.A.	1.0 PARKING SPACES PER 4300m ² OF G.F.A.		73 SPACES
TOTAL - 4,693.88m ² G.F.A.			127 SPACES
HANDICAP PARKING SPACES	BETWEEN 26-99 SPACES = 2 SPACES		3 SPACES
LOADING SPACES	3 SPACES FOR UP TO 4300m ² OF G.F.A. 1 SPACE FOR EACH ADDITIONAL 800m ² OF G.F.A.		3 SPACES

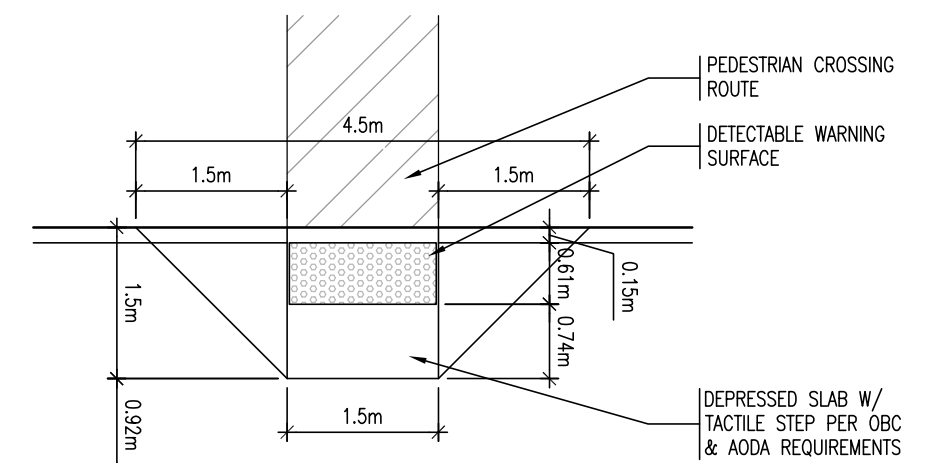
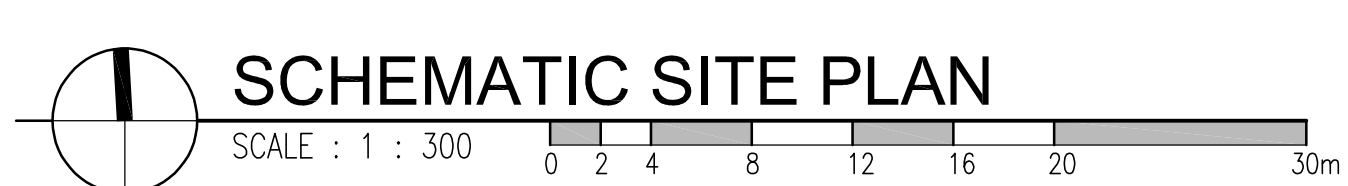
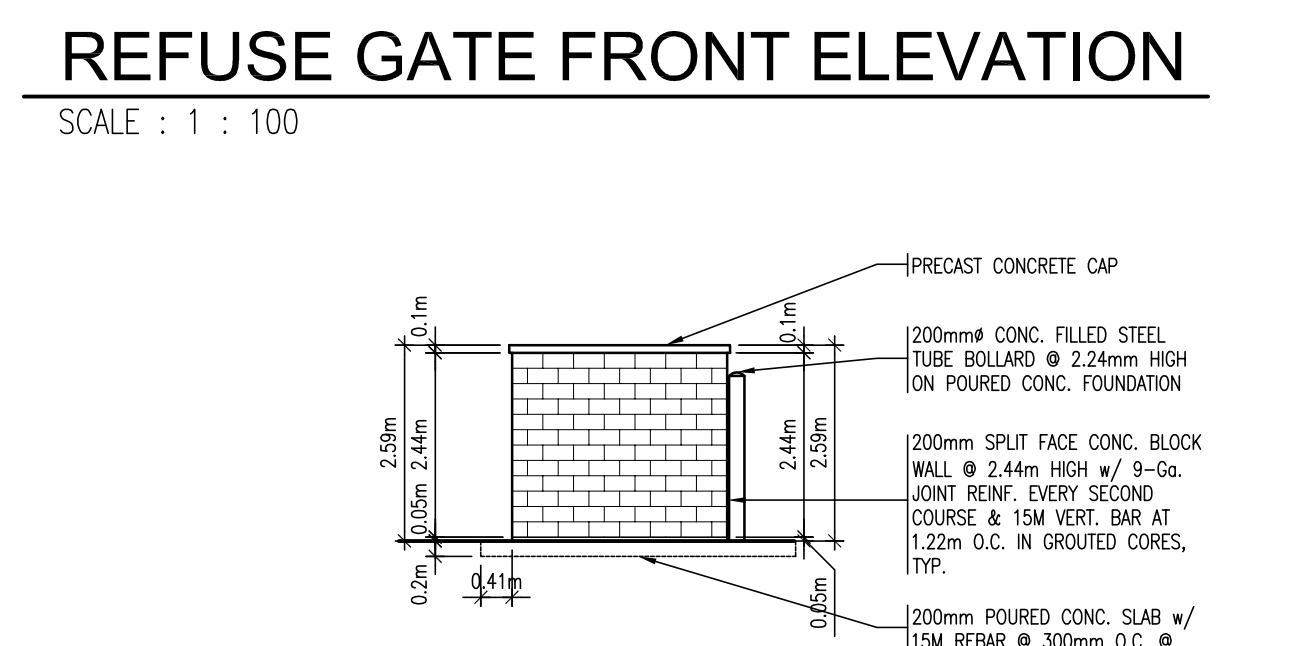
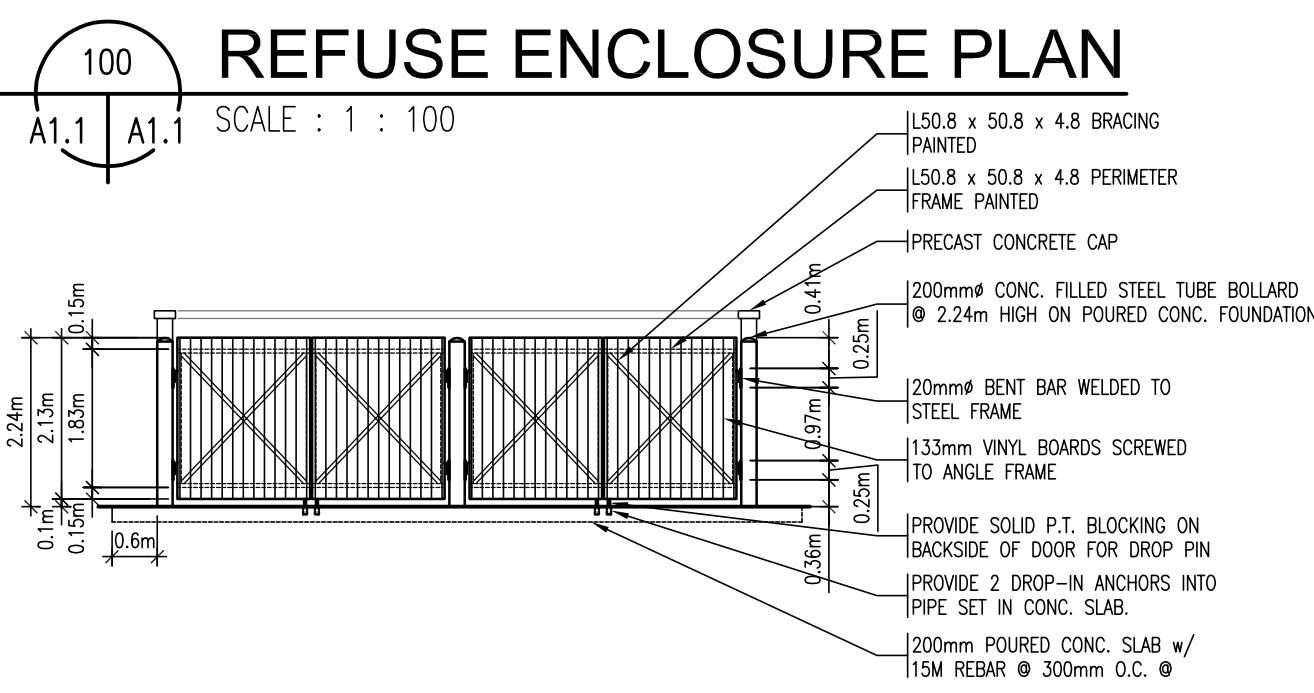
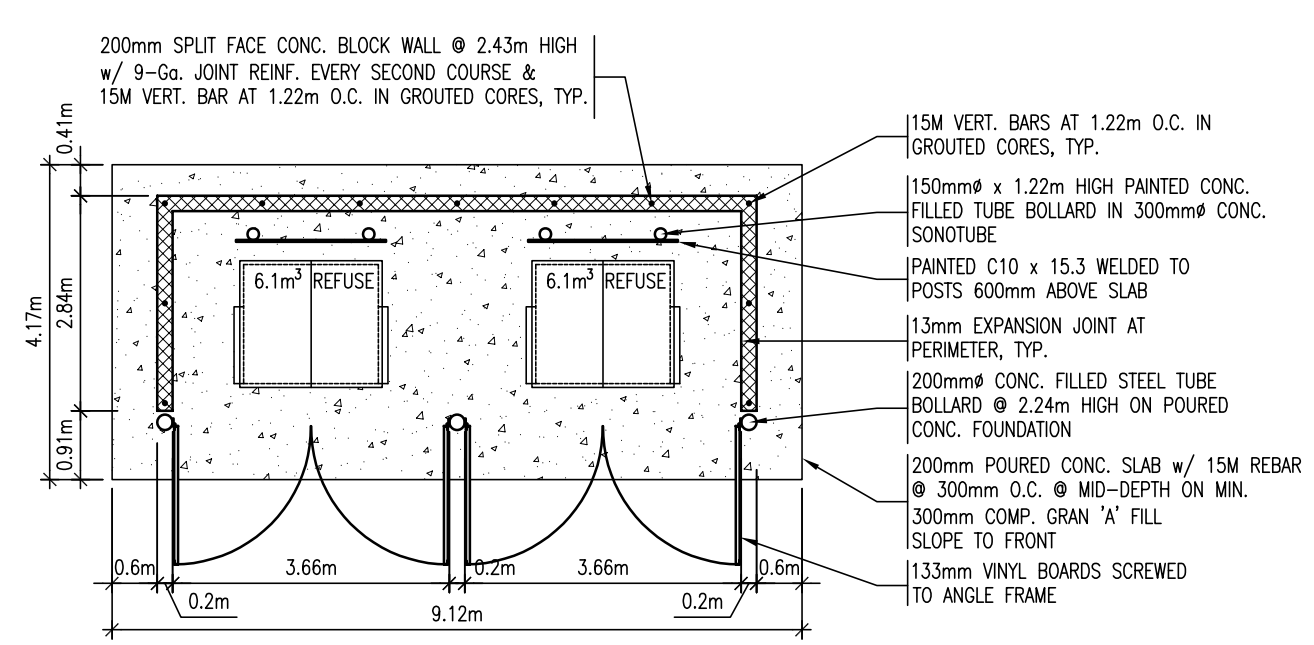
- 2022-06-15 REVISED SITE PLAN
- 2022-04-22 REVISED SITE PLAN
- 2022-01-24 REVISED SITE PLAN
- 2021-11-10 REVISED SITE PLAN

date (yyyy/mm/dd): issued for:

general notes:

- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
- DRAWINGS SHALL NOT BE SCALED.
- CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
- IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
- CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

stamp:



TYPICAL CURB RAMP PLAN
SCALE: 1 : 75

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project:
NEW COMMERCIAL DEVELOPMENT

client:
LEFAVE

title:
SCHEMATIC SITE PLAN

scale:
AS SHOWN

drawn by:
OB

checked by:
SMB

date:
JUNE-2021

comm. no.:
2021-063

sheet no.:

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