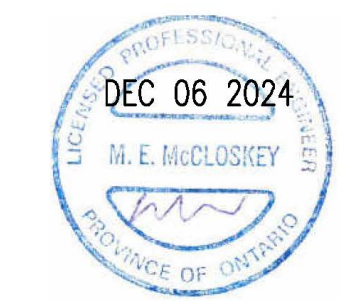


d.c. mcclloskey engineering ltd.
200-545 wpatolite street east, windsor, ontario n9a 1m6 tel (519) 977 6800



PART OF LOT 3,
CONCESSION EAST OF RIVER PECHE
(IN THE GEOGRAPHIC TOWNSHIP EASTSTONE)
TOWN OF LAKESHORE
COUNTY OF ESSEX

SITE STATISTICS:

ZONING	GENERAL EMPLOYMENT (M1)
BUILDING CLASSIFICATION	GROUP 'F2' MEDIUM INDUSTRIAL
ZONE REGULATIONS	
MIN. LOT AREA	500 m ² 8,180 m²
MIN. LOT FRONTAGE	18 m 62.48m
MAX. LOT COVERAGE (incl. accessory bldgs)	50% 27.0%
MIN. LANDSCAPED AREA	20% 2.0% (EX)
LEGAL NON-CONFORMING	
MIN. FRONT YARD SETBACK	7.5 m 16.8m (EX)
MIN. REAR YARD SETBACK	10 m 5.2m (EX)
MIN. INTERIOR SIDE YARD SETBACK	4.5 m 4.6m (EX)
MIN. EXTERIOR SIDE YARD SETBACK	4.5 m 8.9m
MAX. BUILDING HEIGHT	15 m 4.8
PARKING AREA BUFFER STRIP	1.5 m 0m

SITE DATA

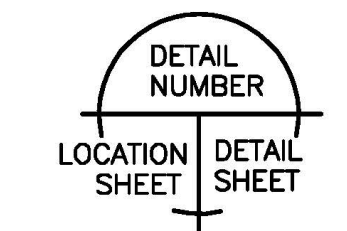
#512	= 2,034 m ²
#514	= 4,085 m ²
#516	= 2,041 m ²
TOTAL SITE AREA	= 8,160 m²
BUILDING AREAS	
EX. BUILDING 'A1'	= 635 m ²
OFFICE AREA (160sm)	
SERVICE BAY AREA (475sm)	
EX. SHED	= 50 m ²
BUILDING 'A2' ADDITION - SERVICE BAYS	= 510.5 m ²
EX. BUILDING B	= 630 m ²
EX. BUILDING C	= 376 m ²
OFFICE AREA (50sm)	
SHOP AREA (325sm)	
TOTAL BUILDING AREA	= 2,200.5 m² (27.0%)
ASPHALT AREA	
GRAVEL AREA	= 4,804.5 m ² (58.9%)
LANDSCAPED/OPEN SPACE	= 987 m ² (12.1%)
LANDSCAPED/OPEN SPACE	= 168 m ² (2.0%)
LINEAR CURBING	= 265 m

PARKING REQUIREMENTS

REQUIREMENTS	REQUIRED	PROVIDED
PARKING SPACES REQUIRED: (MIN. 3.0m x 6.0m w/ 6.1m WIDE PARKING AISLE)		
OFFICE:		
GREATER OF 1 PER 25m ² GFA OR 6 SPACES (210/25)	9 SPACES	
AUTOMOBILE REPAIR ESTABLISHMENT:		
3 SPACES PER SERVICE BAY (19 SERVICE BAYS X 3)	57 SPACES	
PARKING SPACES (ASPHALT) (incl. B.F. SPACES)	49 SPACES	
EXISTING SERVICE BAY PARKING (BUILDINGS A1, B & C)	13 SPACES	
SERVICE BAY PARKING (BUILDING A2)	6 SPACES	
PARKING SUB-TOTAL	68 SPACES	
PARKING SPACES (GRAVEL AREA)	13 SPACES	
PARKING TOTAL	66 SPACES	81 SPACES
BARRIER FREE PARKING REQUIRED: (1.5m x 6.0m)		
FOR 26 TO 99 PARKING SPACES	2 SPACES	2 SPACES
LOADING SPACES: (MIN. 3.5m x 13.5m x 4.5m HIGH)		
1 PER 300m ² GFA PLUS 1 PER 2,000m ² GFA UP TO 4,300m ²	2 SPACES	2 SPACES

general notes:

- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
- DRAWINGS SHALL NOT BE SCALED.
- CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTICED 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 REGARDS TO SUBMISSION OF SHOP DRAWINGS.
- IN THE EVENT THE DESIGNER 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 DESIGNER IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
- THE DESIGNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.



DATE (dd/mm/yy)	ISSUED FOR
06/11/23	PRE-CONSULTATION
01/05/24	SITE PLAN AMENDMENT
25/09/24	BUILDING PERMIT
21/10/24	REVISED FOR SPA
22/11/24	MINOR VARIANCE
16/12/24	REVISED FOR SPA

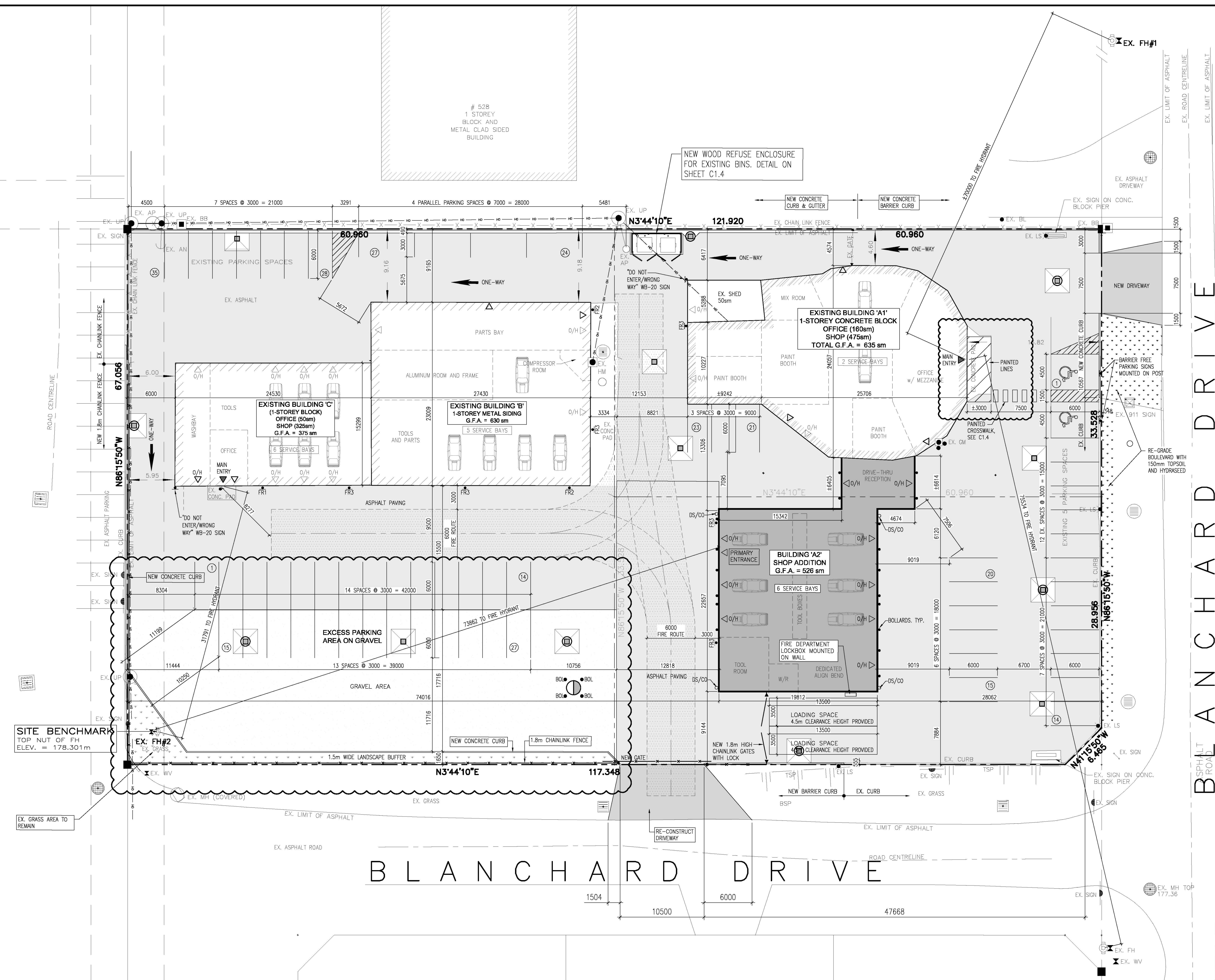
PROJECT
BUILDING ADDITION AT EMERYVILLE COLLISION

516 BLANCHARD DRIVE
LAKESHORE, ONTARIO

CLIENT
20899402 ONTARIO INC.

DRAWING TITLE
SITE PLAN

DATE :	OCT 2023
SCALE :	AS NOTED
DRAWN BY :	JLD
CHECKED BY :	MEM
PROJECT FILE NO.	M23-217
DRAWING NO.	C1.2



SEE FIRE ROUTE PLAN C1.2a FOR ADDITIONAL FIRE ROUTE DATA
SEE TRUCK MANUEVERING DIAGRAMS ON SHEET C1.2b

